

Josephine County Residential Market Trends

February 2020

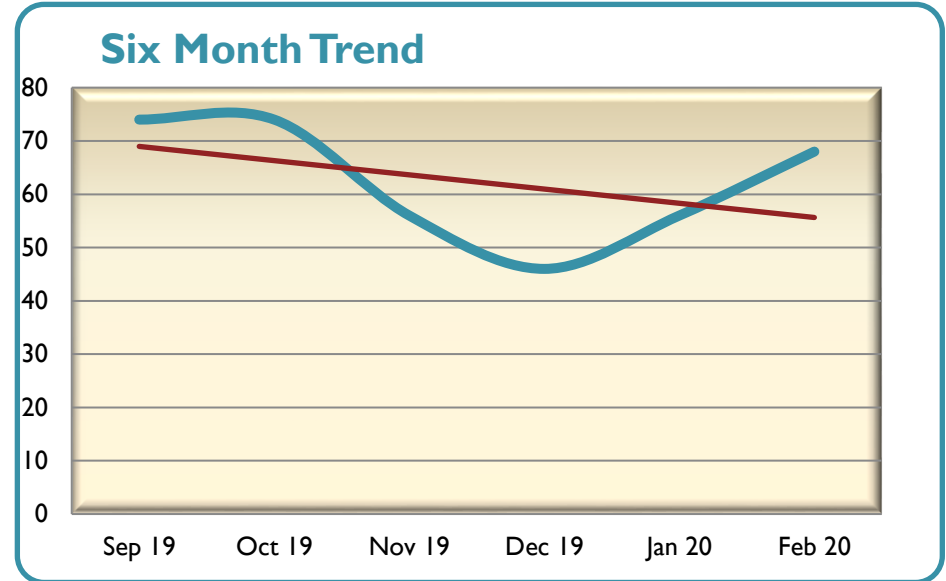
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Overall activity trends are not a measure of pricing or value for individual properties. Small Sampling sizes can lead to wide variances in year to year comparisons.

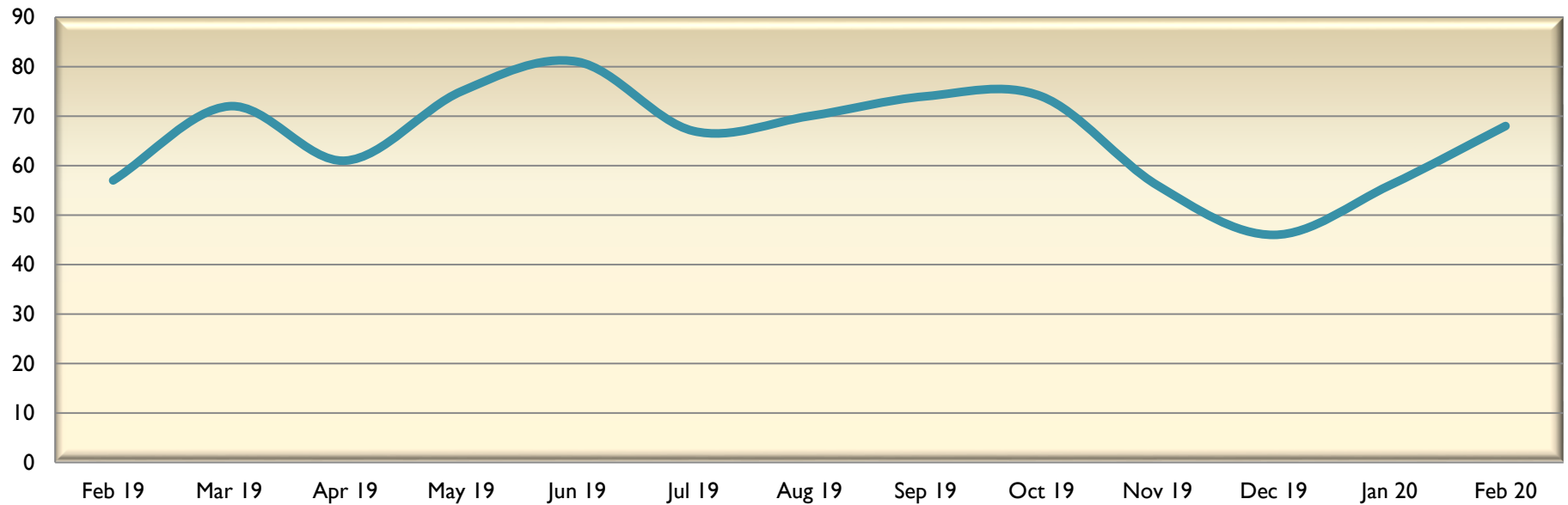
This report represents urban area homes and excludes rural properties. N/A means "No or Insufficient Activity" for the reporting period. All information is based on reporting by REALTORS® to the Southern Oregon Multiple Listing Service.

Pending Sales

Area	Feb 19	Feb 20	Change
Northwest Grants Pass	16	21	31.3%
Northeast Grants Pass	9	11	22.2%
Southwest Grants Pass	15	12	-20.0%
Southeast Grants Pass	9	15	66.7%
Illinois Valley	8	9	12.5%
COUNTY TOTALS	57	68	19.3%

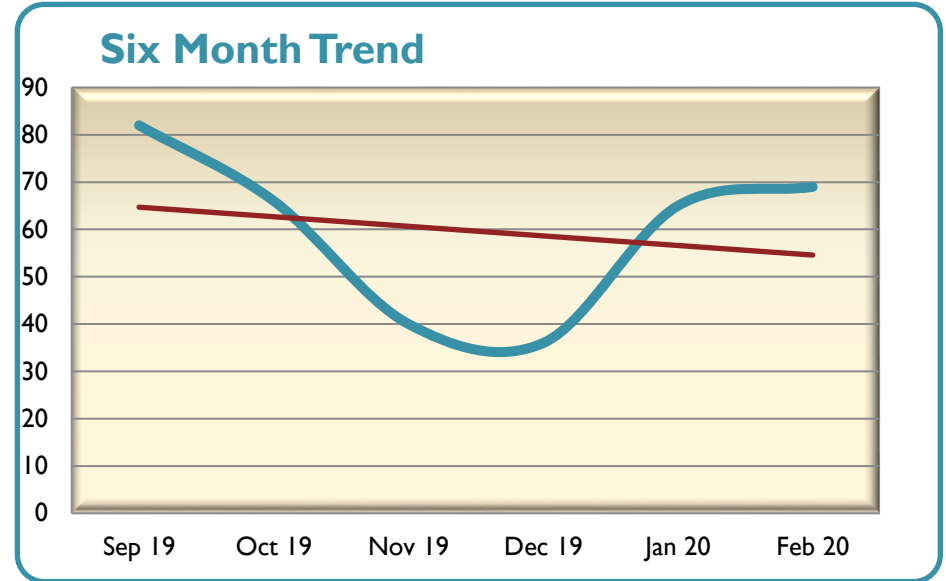


Yearly Snapshot: Pending Sales

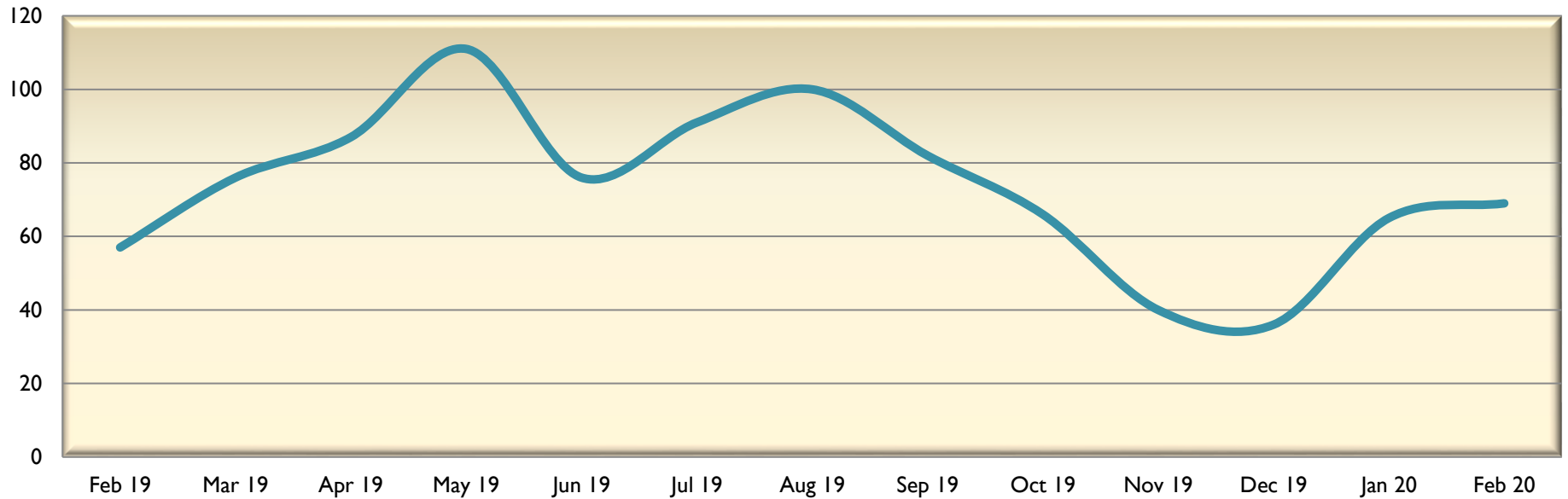


New Listings

Area	Feb 19	Feb 20	Change
Northwest Grants Pass	17	20	17.6%
Northeast Grants Pass	6	7	16.7%
Southwest Grants Pass	10	15	50.0%
Southeast Grants Pass	17	18	5.9%
Illinois Valley	7	9	28.6%
COUNTY TOTALS	57	69	21.1%



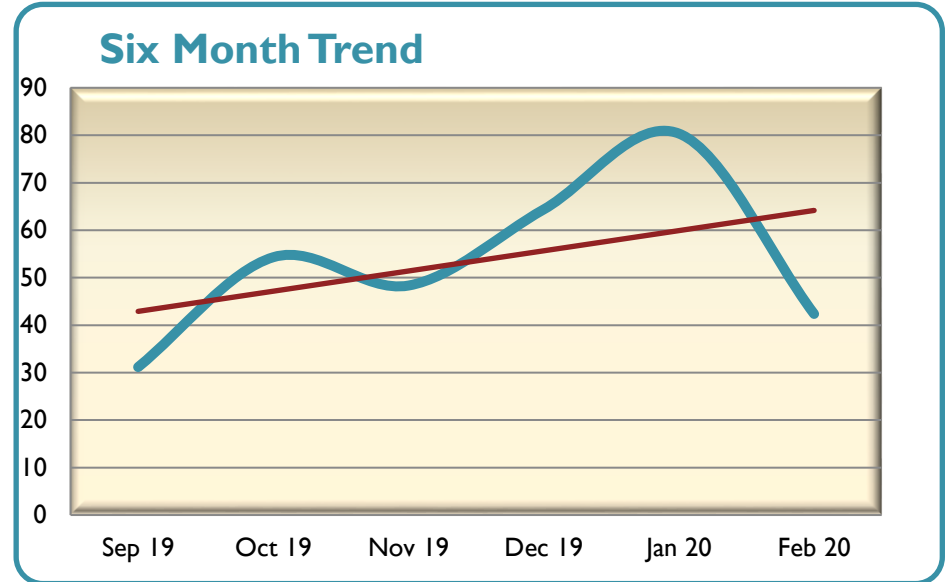
Yearly Snapshot: New Listings



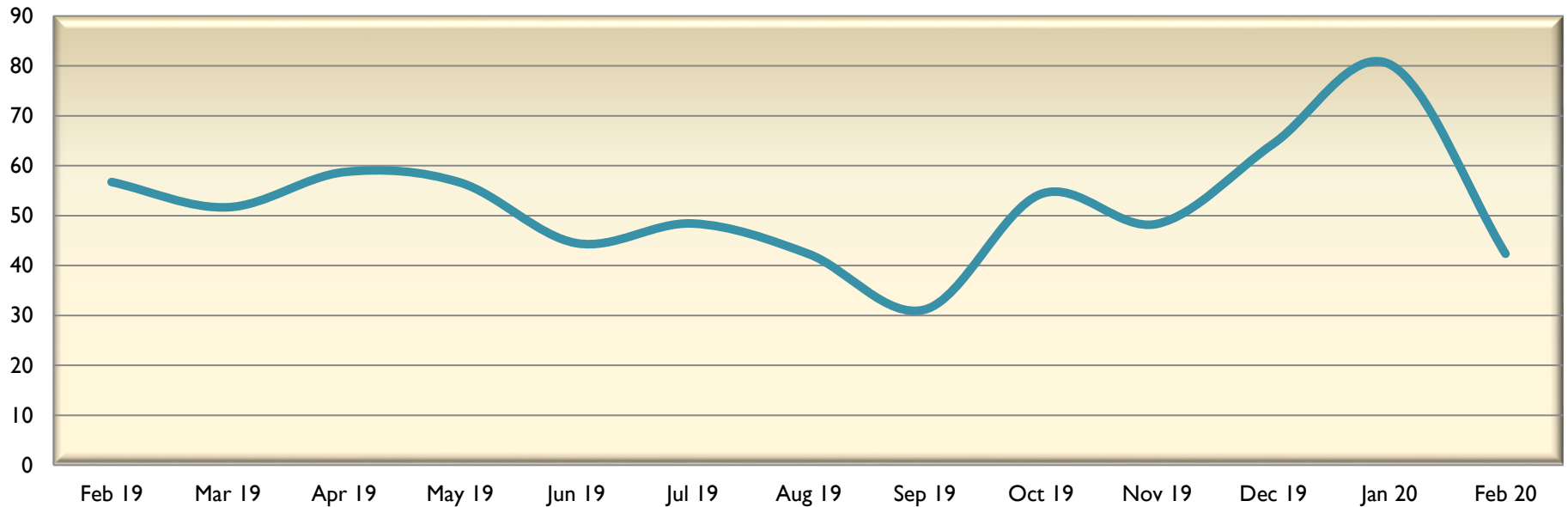
Average Days on Market



Area	Feb 19	Feb 20	Change
Northwest Grants Pass	47	24	-48.9%
Northeast Grants Pass	51	11	-78.4%
Southwest Grants Pass	37	65	75.7%
Southeast Grants Pass	75	48	-36.0%
Illinois Valley	67	74	10.4%
COUNTY TOTALS	57	42	-26.3%



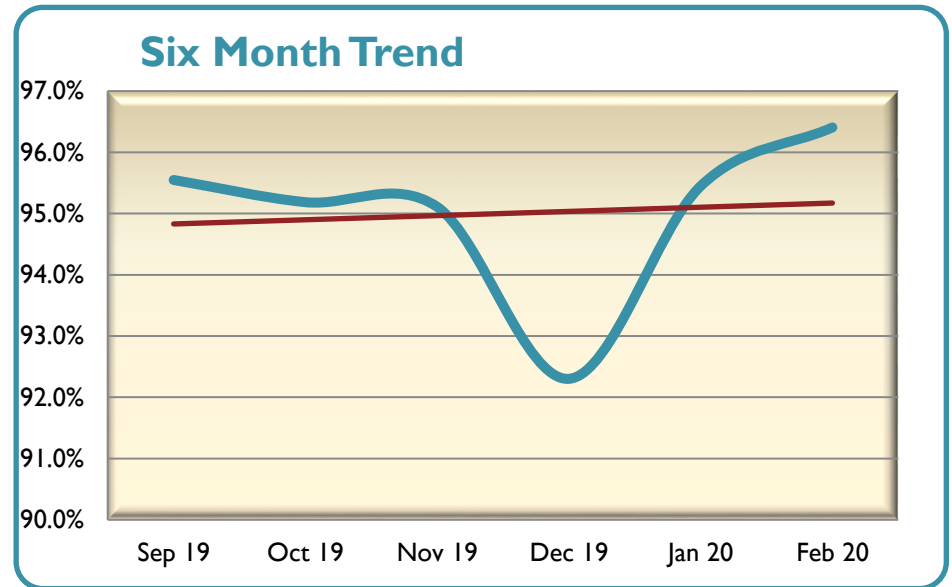
Yearly Snapshot: Average Days on Market



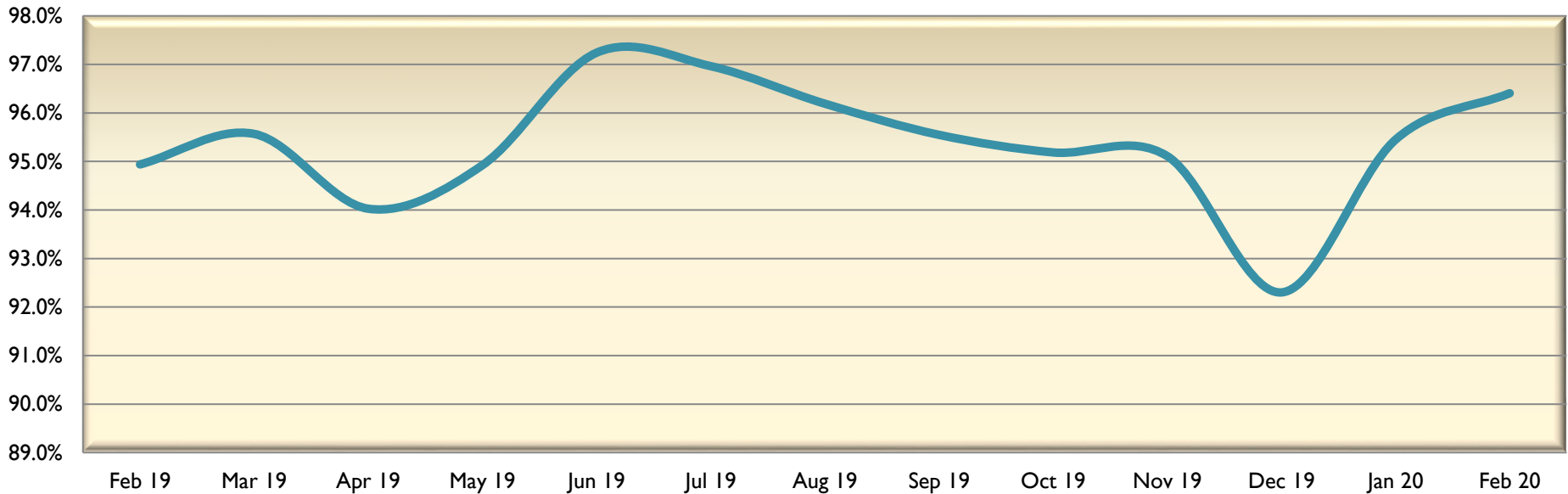
Original List Price vs Selling Price



Area	Feb 19	Feb 20	Change
Northwest Grants Pass	90.8%	97.5%	7.3%
Northeast Grants Pass	95.6%	97.8%	2.3%
Southwest Grants Pass	97.1%	97.4%	0.3%
Southeast Grants Pass	93.7%	94.8%	1.2%
Illinois Valley	96.4%	70.3%	-27.0%
COUNTY TOTALS	94.9%	96.4%	1.5%



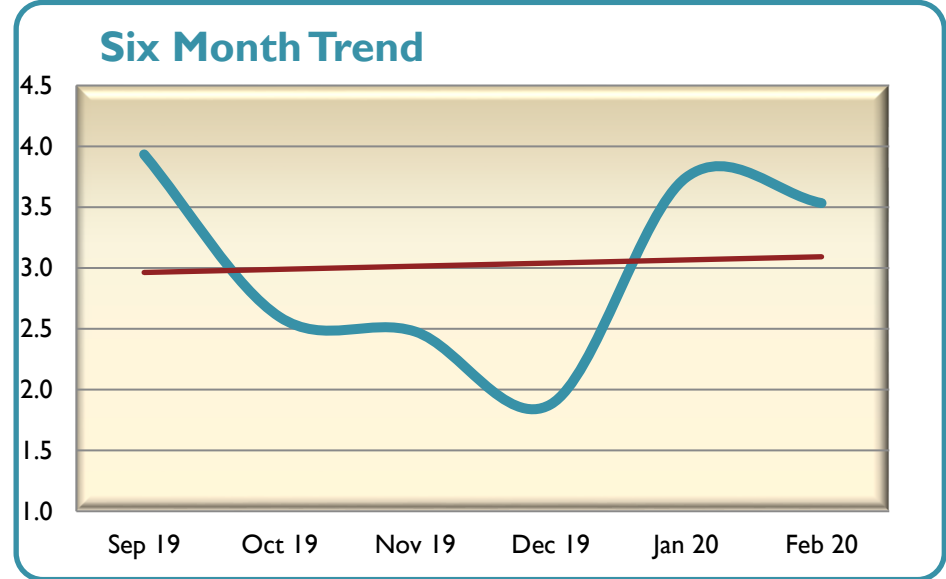
Yearly Snapshot: Original List Price vs Selling Price



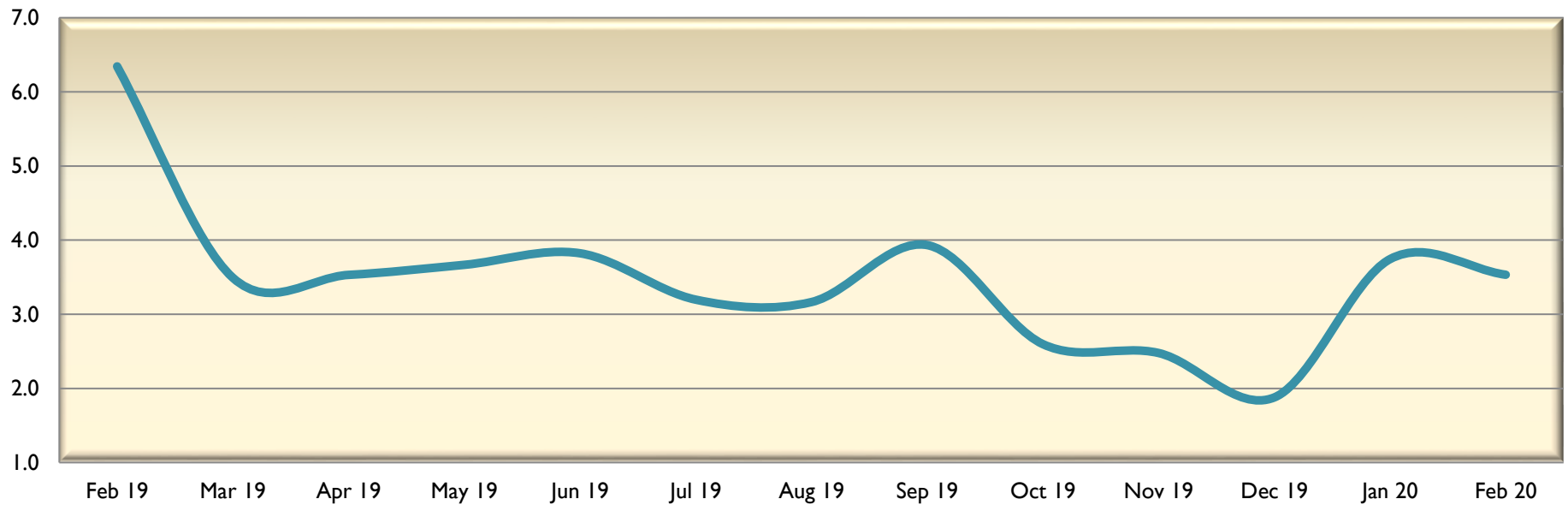
Available Homes per Buyer



Area	Feb 19	Feb 20	Change
Northwest Grants Pass	14.2	4.0	-71.8%
Northeast Grants Pass	2.7	2.1	-22.1%
Southwest Grants Pass	8.2	2.8	-65.5%
Southeast Grants Pass	7.3	3.6	-50.4%
Illinois Valley	4.0	9.5	137.5%
COUNTY TOTALS	6.3	3.5	-44.3%

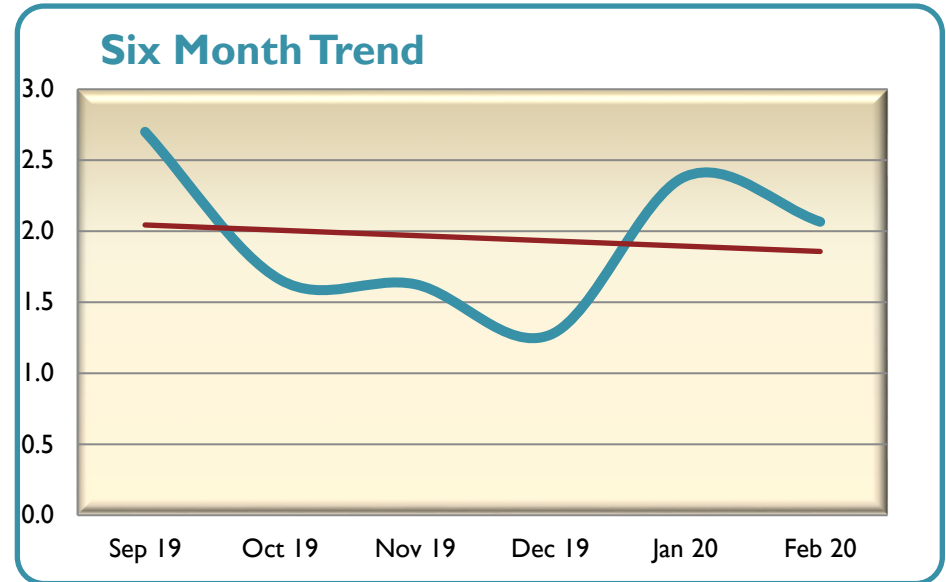


Yearly Snapshot: Available Homes per Buyer

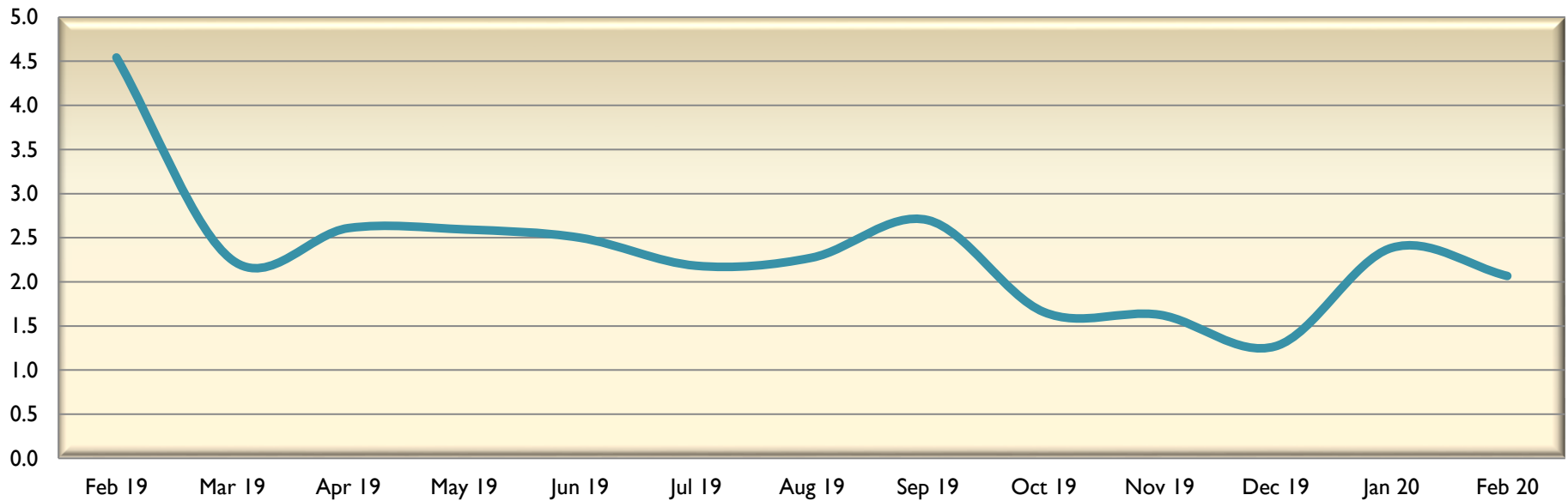


Months Supply of Inventory

Area	Feb 19	Feb 20	Change
Northwest Grants Pass	10.4	2.5	-75.6%
Northeast Grants Pass	2.0	0.8	-62.5%
Southwest Grants Pass	5.2	1.8	-64.8%
Southeast Grants Pass	5.7	2.2	-61.5%
Illinois Valley	2.9	5.0	75.0%
COUNTY TOTALS	4.5	2.1	-54.5%



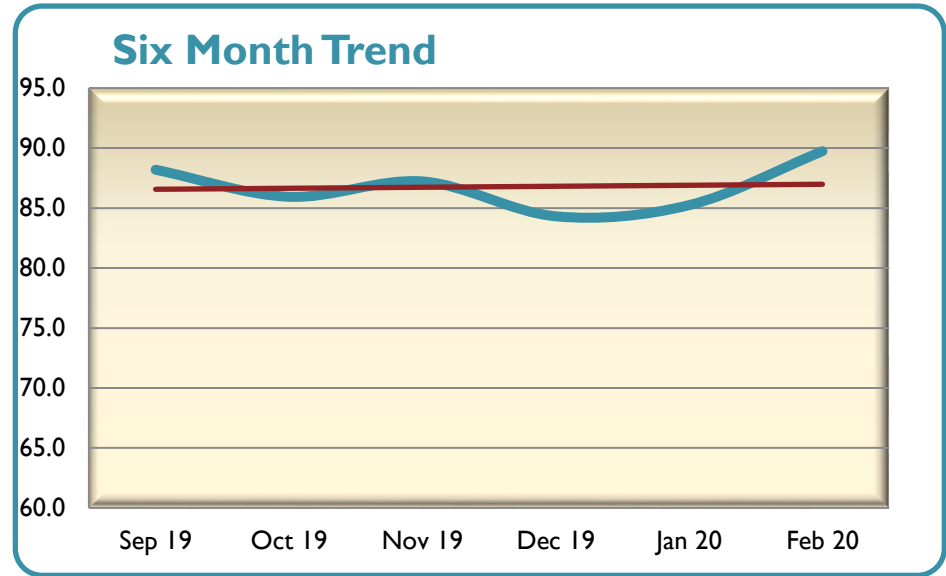
Yearly Snapshot: Months Supply of Inventory



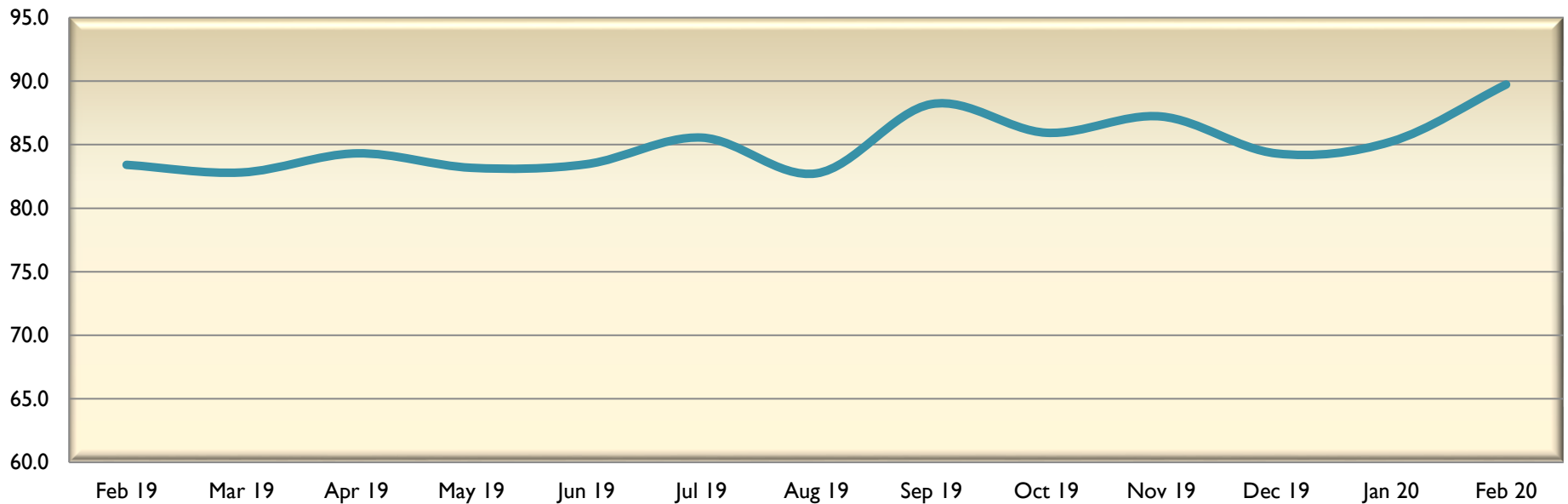
Housing Affordability Index

Josephine County	Feb 19	Feb 20	Change
	83.4	89.7	7.6%

The Housing Affordability Index (HAI) measures the ability of a family with median income to afford monthly mortgage payments on a median priced home. The HAI is calculated using the most recent census data for the area and average interest rates reported by Freddie Mac. Index values under 100 indicate less affordability, while values over 100 show increased affordability.



Yearly Snapshot: Housing Affordability Index



Keybox Activity Report

Keybox Accesses	Feb 19	Feb 20	Change
	7143	8458	18.4%

