

Josephine County Residential Market Trends

December 2017

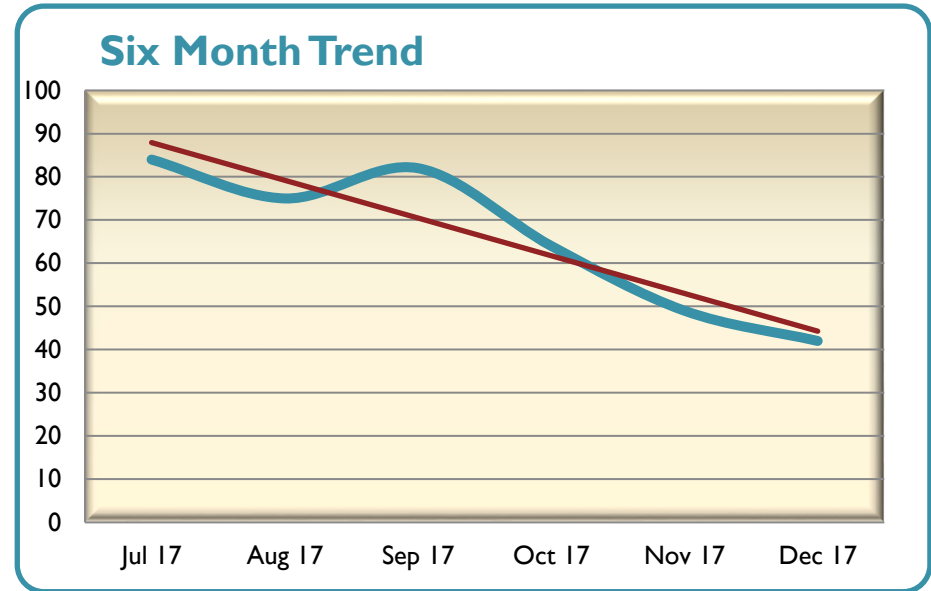
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Overall activity trends are not a measure of pricing or value for individual properties. Small Sampling sizes can lead to wide variances in year to year comparisons.

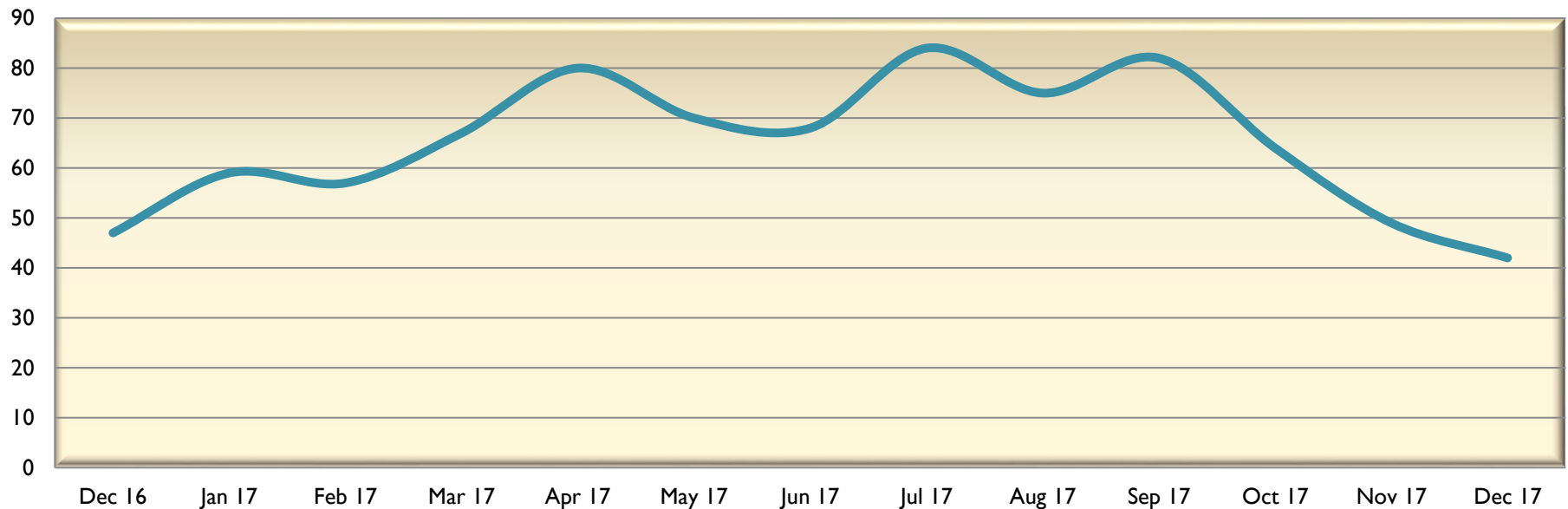
This report represents urban area homes and excludes rural properties. N/A means "No or Insufficient Activity" for the reporting period. All information is based on reporting by REALTORS® to the Southern Oregon Multiple Listing Service.

Pending Sales

Area	Dec 16	Dec 17	Change
Northwest Grants Pass	12	11	-8.3%
Northeast Grants Pass	11	9	-18.2%
Southwest Grants Pass	11	7	-36.4%
Southeast Grants Pass	10	12	20.0%
Illinois Valley	3	3	0.0%
COUNTY TOTALS	47	42	-10.6%

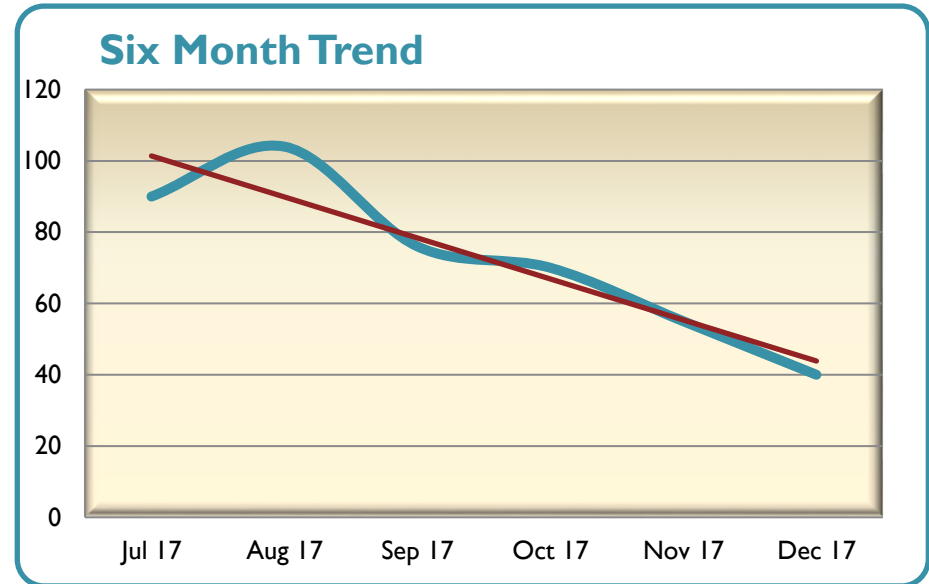


Yearly Snapshot: Pending Sales

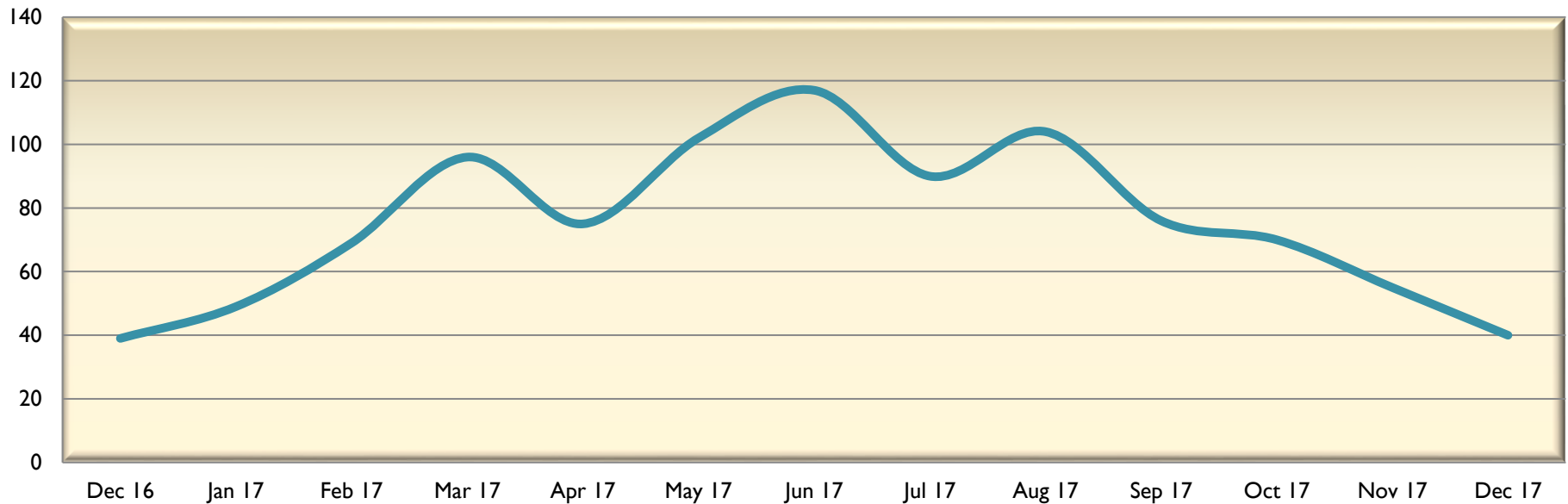


New Listings

Area	Dec 16	Dec 17	Change
Northwest Grants Pass	13	20	53.8%
Northeast Grants Pass	12	5	-58.3%
Southwest Grants Pass	5	3	-40.0%
Southeast Grants Pass	7	8	14.3%
Illinois Valley	2	4	100.0%
COUNTY TOTALS	39	40	2.6%

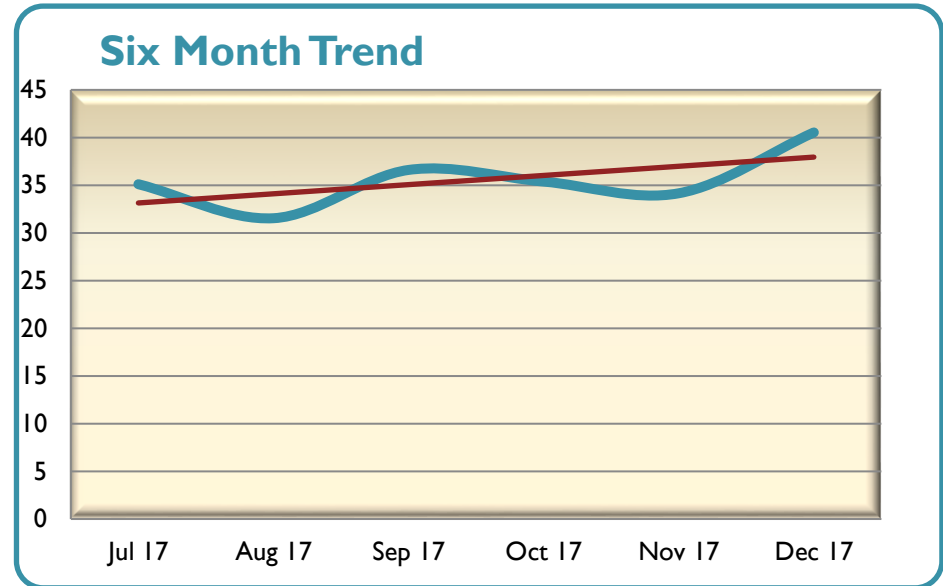


Yearly Snapshot: New Listings

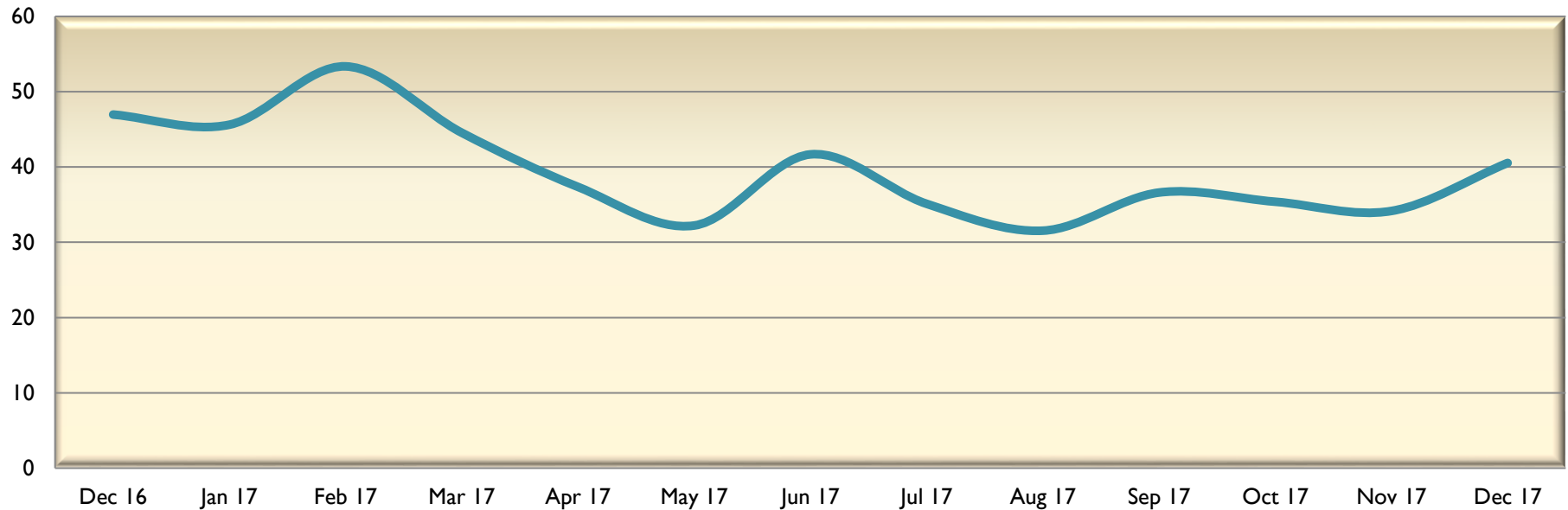


Average Days on Market

Area	Dec 16	Dec 17	Change
Northwest Grants Pass	31	49	58.1%
Northeast Grants Pass	40	94	135.0%
Southwest Grants Pass	35	49	40.0%
Southeast Grants Pass	63	58	-7.9%
Illinois Valley	50	44	-12.0%
COUNTY TOTALS	47	41	-12.8%

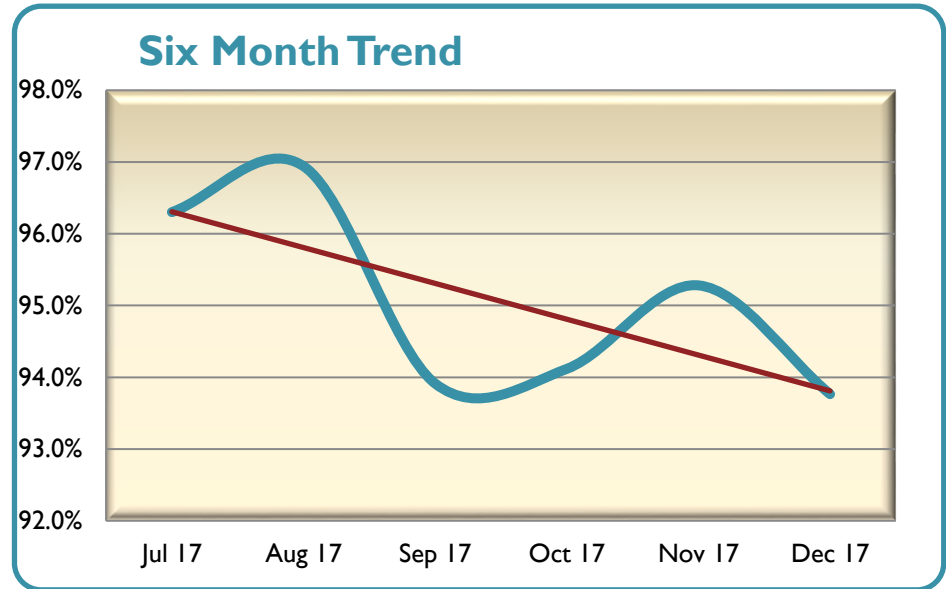


Yearly Snapshot: Average Days on Market

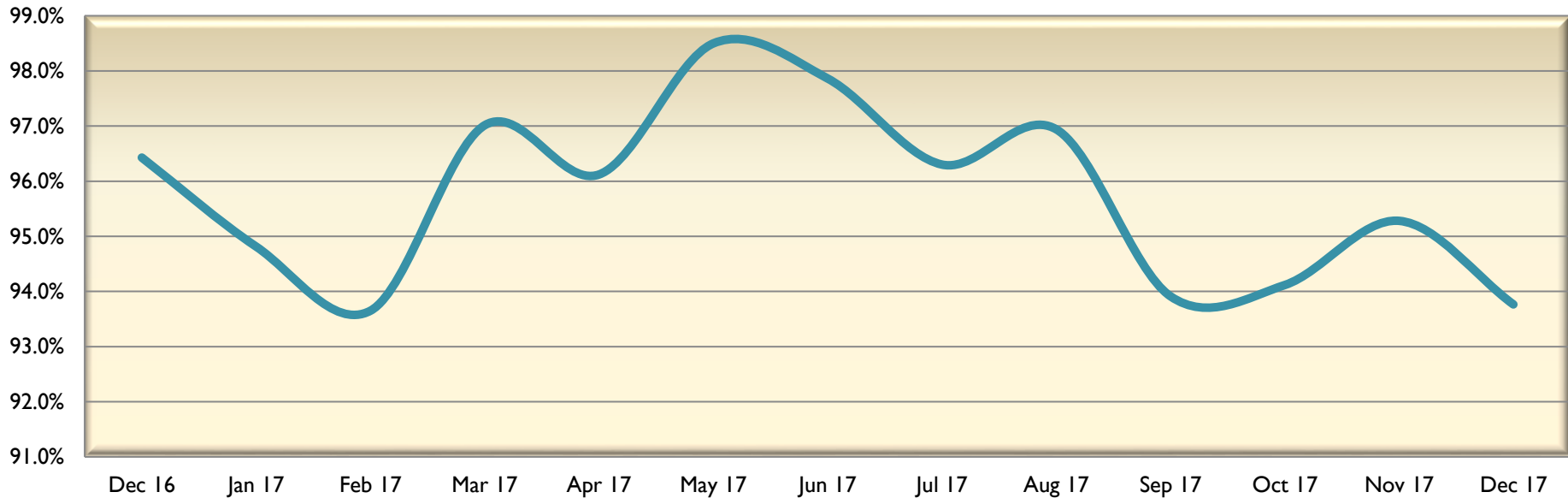


Original List Price vs Selling Price

Area	Dec 16	Dec 17	Change
Northwest Grants Pass	98.5%	95.5%	-3.1%
Northeast Grants Pass	98.5%	90.5%	-8.2%
Southwest Grants Pass	96.6%	95.5%	-1.1%
Southeast Grants Pass	92.6%	90.4%	-2.4%
Illinois Valley	94.3%	97.8%	3.7%
COUNTY TOTALS	96.4%	93.8%	-2.8%

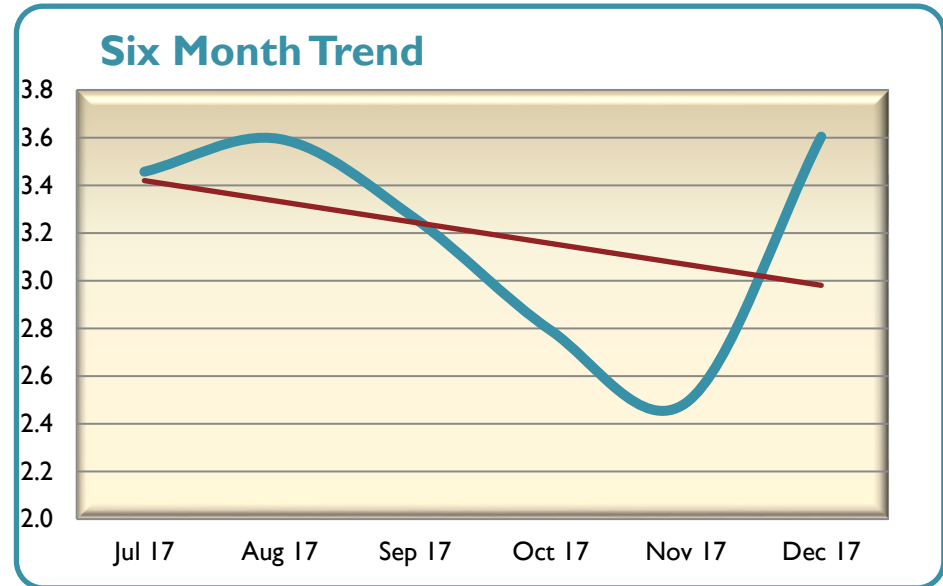


Yearly Snapshot: Original List Price vs Selling Price

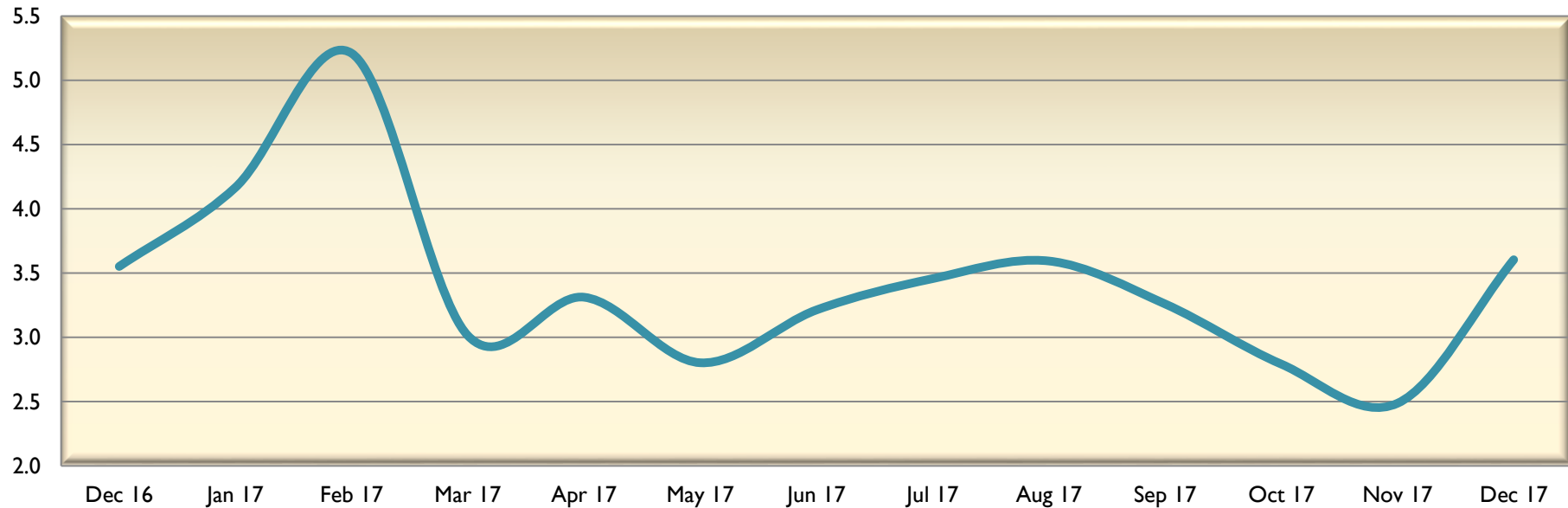


Available Homes per Buyer

Area	Dec 16	Dec 17	Change
Northwest Grants Pass	2.8	2.8	2.0%
Northeast Grants Pass	4.4	3.3	-25.3%
Southwest Grants Pass	3.7	4.3	15.9%
Southeast Grants Pass	2.7	4.5	67.1%
Illinois Valley	8.0	4.8	-40.6%
COUNTY TOTALS	3.6	3.6	1.5%

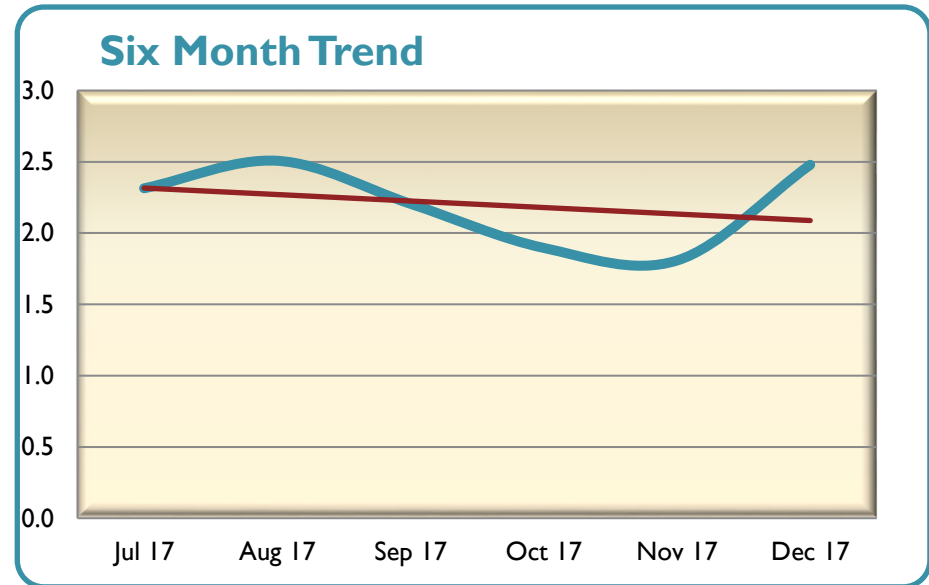


Yearly Snapshot: Available Homes per Buyer

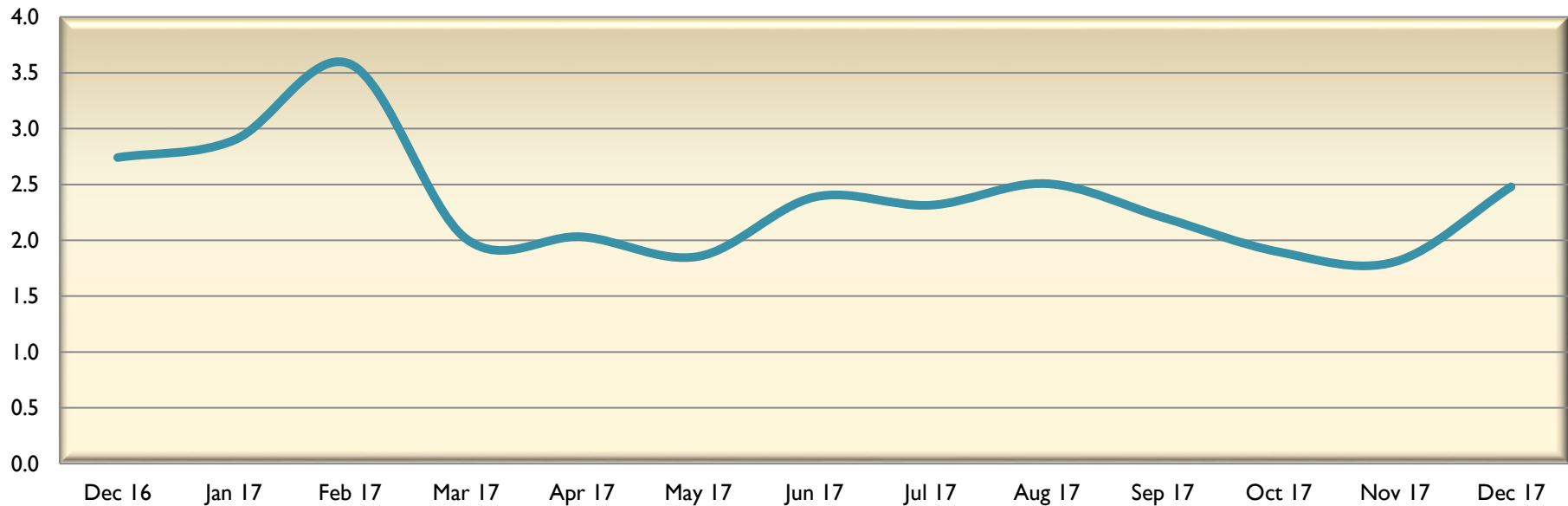


Months Supply of Inventory

Area	Dec 16	Dec 17	Change
Northwest Grants Pass	2.1	2.1	-2.6%
Northeast Grants Pass	3.7	2.2	-40.0%
Southwest Grants Pass	2.8	2.8	0.0%
Southeast Grants Pass	1.8	2.9	62.5%
Illinois Valley	7.0	3.8	-46.4%
COUNTY TOTALS	2.7	2.5	-9.6%



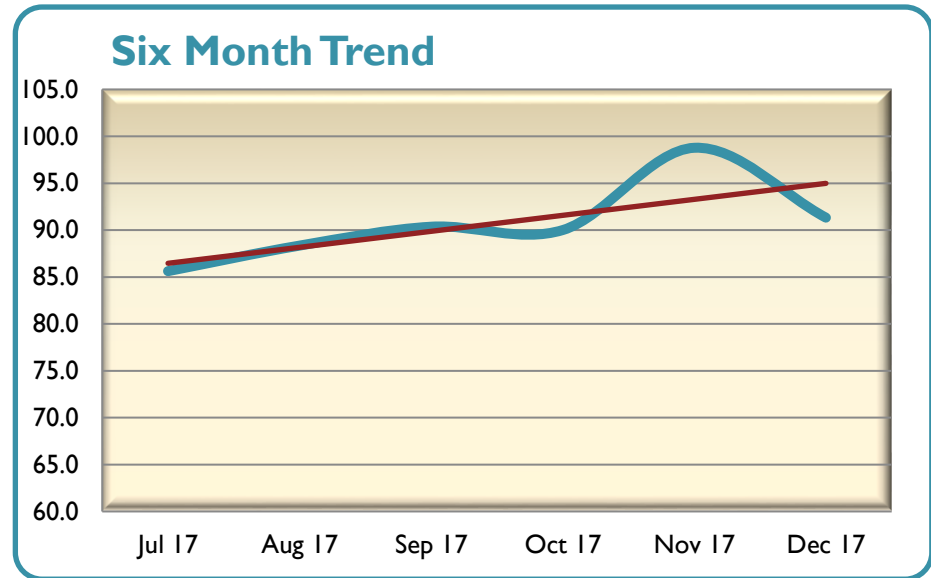
Yearly Snapshot: Months Supply of Inventory



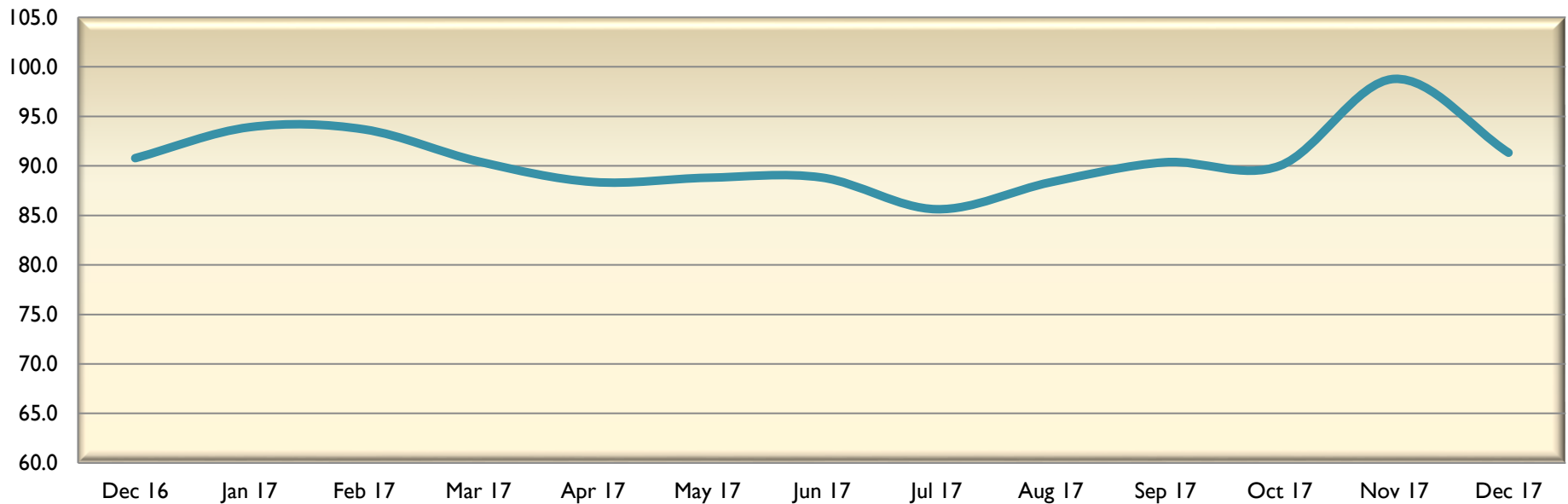
Housing Affordability Index

Josephine County	Dec 16	Dec 17	Change
	90.8	91.3	0.6%

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	Dec 16	Dec 17	Change
	5093	5976	17.3%

