

Jackson County Residential Market Trends

January 2017

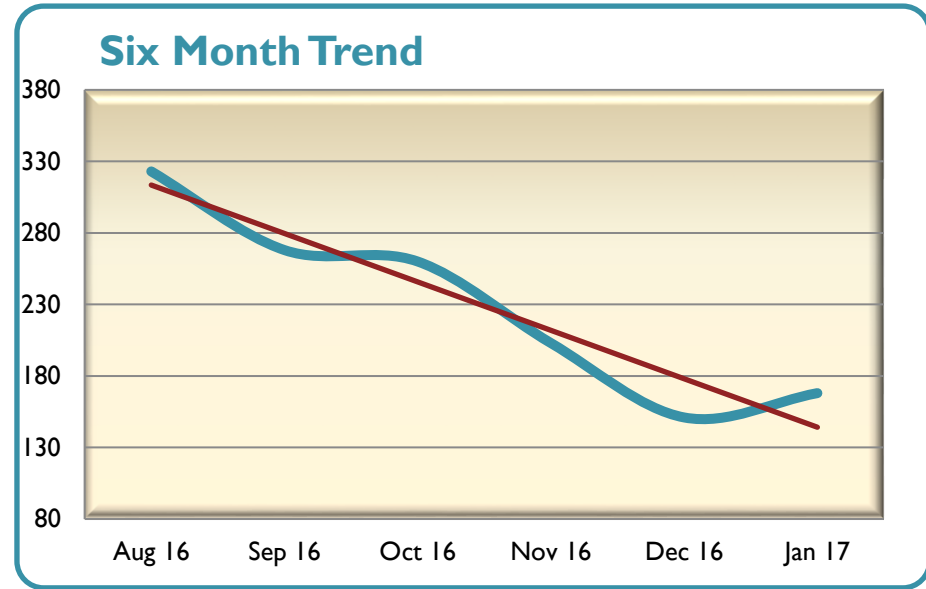
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Overall activity trends are not a measure of pricing or value for individual properties. Small Sampling sizes can lead to wide variances in year to year comparisons.

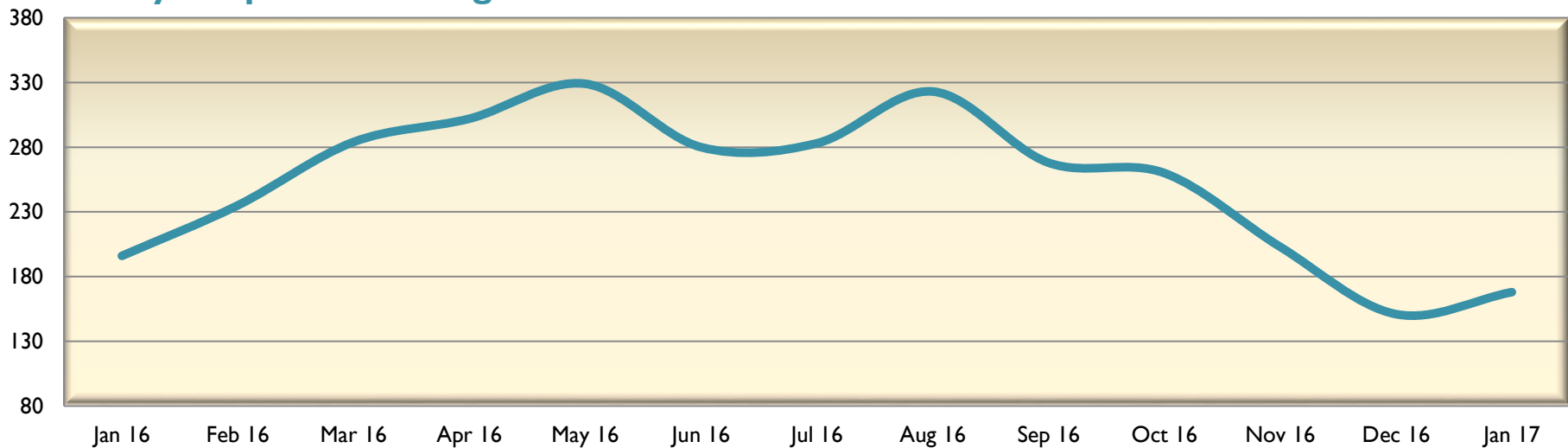
This report represents urban area homes and excludes rural properties. N/A means "No or Insufficient Activity" for the reporting period. All information is based on reporting by REALTORS® to the Southern Oregon Multiple Listing Service.

Pending Sales

Area	Jan 16	Jan 17	Change
Ashland	18	14	-22.2%
Talent	2	2	0.0%
Phoenix	6	5	-16.7%
Jacksonville	6	5	-16.7%
Northwest Medford	6	4	-33.3%
West Medford	28	21	-25.0%
Southwest Medford	16	13	-18.8%
East Medford	59	40	-32.2%
Central Point	18	24	33.3%
White City	13	11	-15.4%
Eagle Point	16	16	0.0%
Shady Cove / Trail	4	2	-50.0%
Gold Hill & Rogue River	4	11	175.0%
COUNTY TOTALS	196	168	-14.3%

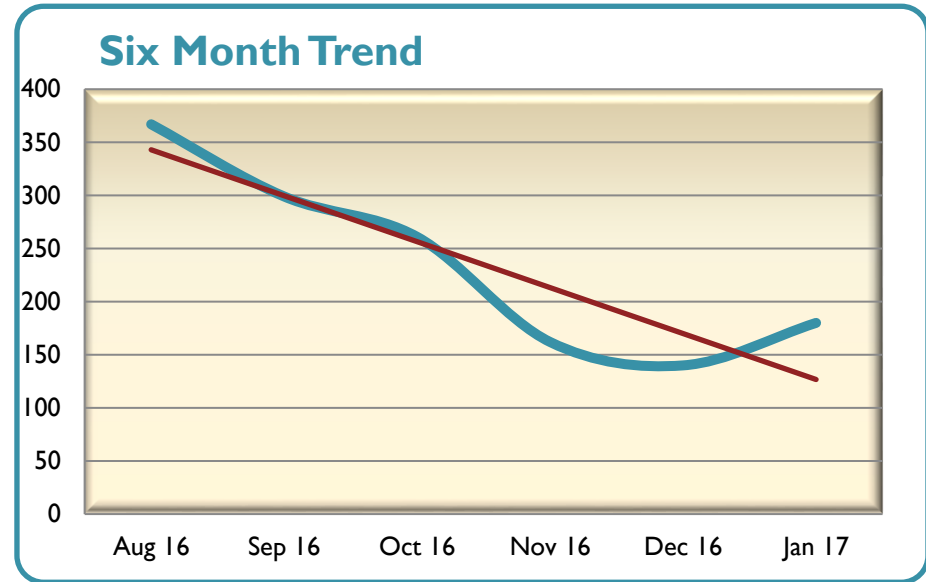


Yearly Snapshot: Pending Sales

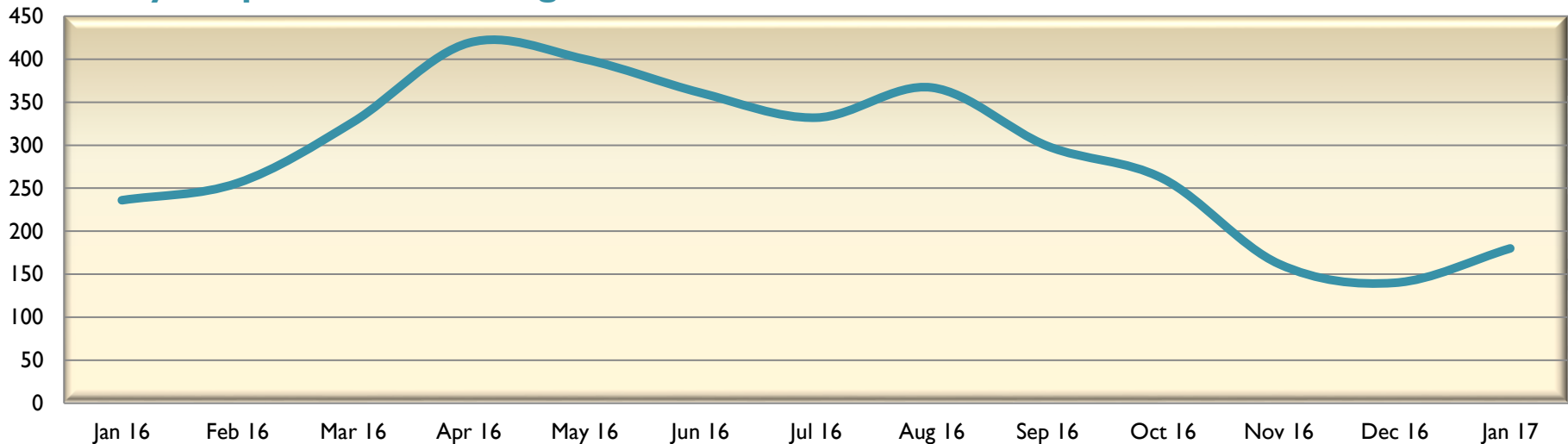


New Listings

Area	Jan 16	Jan 17	Change
Ashland	20	20	0.0%
Talent	3	4	33.3%
Phoenix	3	4	33.3%
Jacksonville	7	5	-28.6%
Northwest Medford	6	4	-33.3%
West Medford	34	25	-26.5%
Southwest Medford	8	11	37.5%
East Medford	84	42	-50.0%
Central Point	29	25	-13.8%
White City	13	6	-53.8%
Eagle Point	17	22	29.4%
Shady Cove / Trail	7	3	-57.1%
Gold Hill & Rogue River	5	9	80.0%
COUNTY TOTALS	236	180	-23.7%

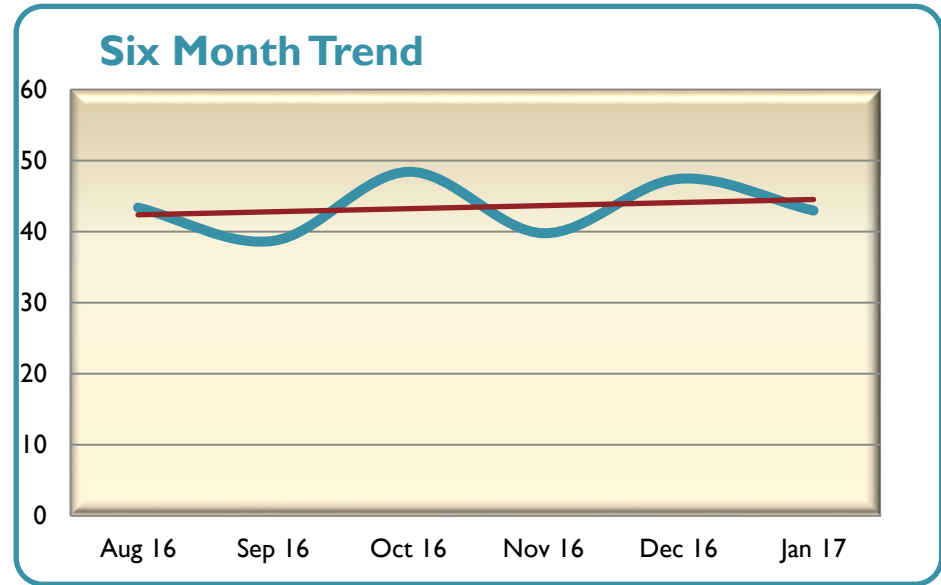


Yearly Snapshot: New Listings

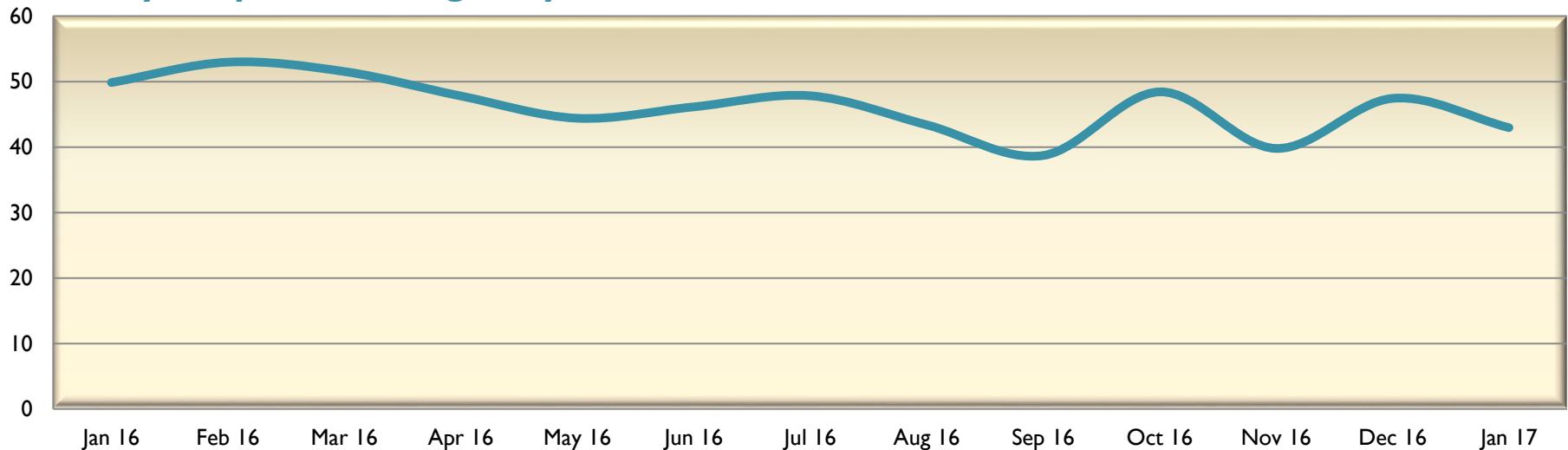


Average Days on Market

Area	Jan 16	Jan 17	Change
Ashland	75	79	5.3%
Talent	21	25	19.0%
Phoenix	34	9	-73.5%
Jacksonville	60	8	-86.7%
Northwest Medford	72	19	-73.6%
West Medford	33	31	-6.1%
Southwest Medford	32	29	-9.4%
East Medford	56	41	-26.8%
Central Point	28	44	57.1%
White City	14	26	85.7%
Eagle Point	86	39	-54.7%
Shady Cove / Trail	70	48	-31.4%
Gold Hill & Rogue River	59	65	10.2%
COUNTY TOTALS	50	43	-14.0%

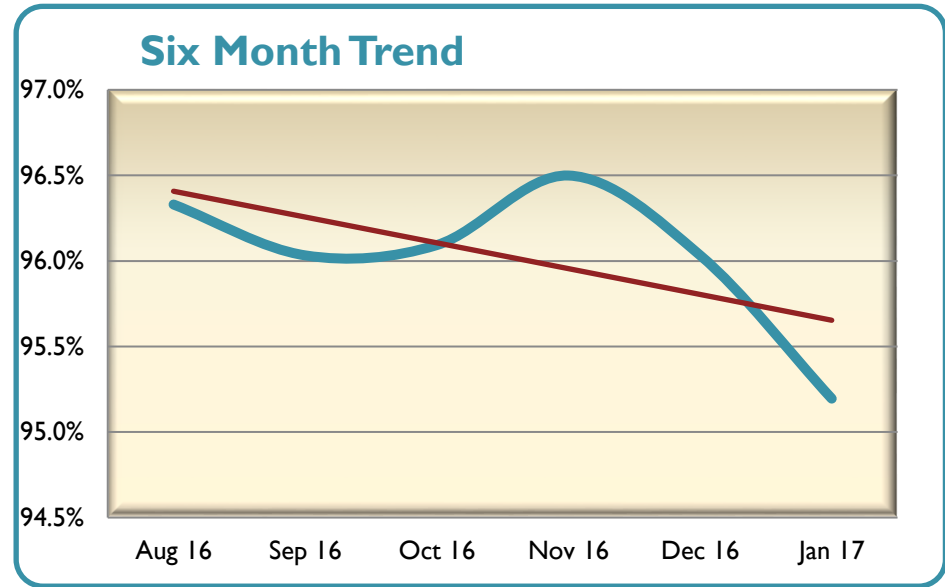


Yearly Snapshot: Average Days on Market

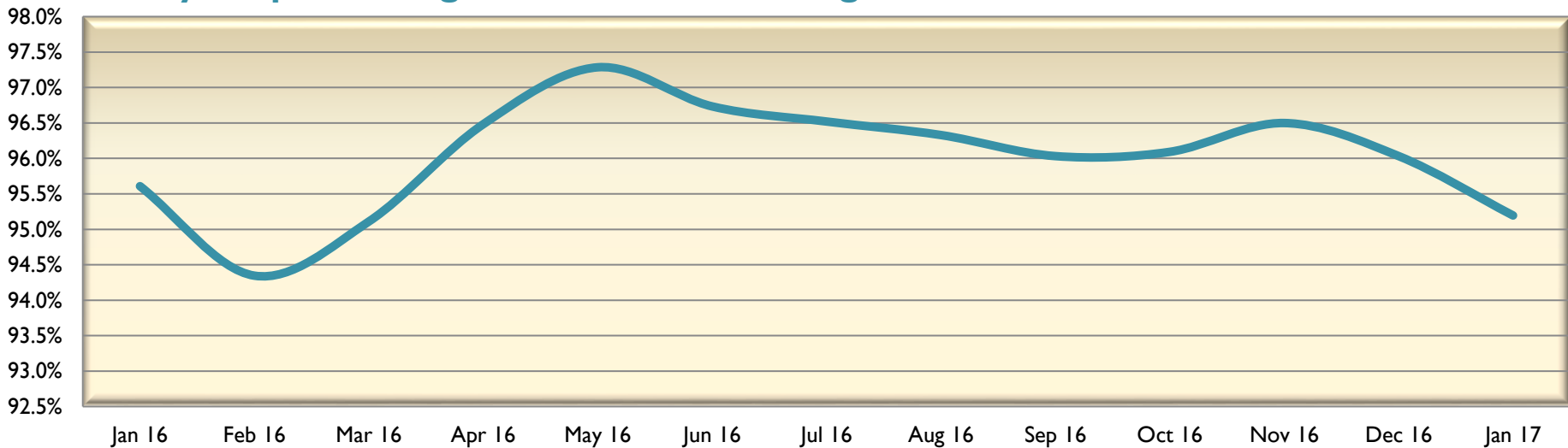


Original List Price vs Selling Price

Area	Jan 16	Jan 17	Change
Ashland	96.3%	94.7%	-1.7%
Talent	98.9%	99.5%	0.6%
Phoenix	100.1%	97.7%	-2.3%
Jacksonville	91.5%	98.7%	7.9%
Northwest Medford	89.4%	97.1%	8.6%
West Medford	98.2%	97.6%	-0.7%
Southwest Medford	96.7%	97.6%	1.0%
East Medford	94.9%	93.5%	-1.5%
Central Point	93.8%	96.6%	3.0%
White City	99.5%	98.9%	-0.6%
Eagle Point	97.3%	97.5%	0.2%
Shady Cove / Trail	91.4%	97.1%	6.2%
Gold Hill & Rogue River	97.1%	90.1%	-7.1%
COUNTY TOTALS	95.6%	95.2%	-0.4%

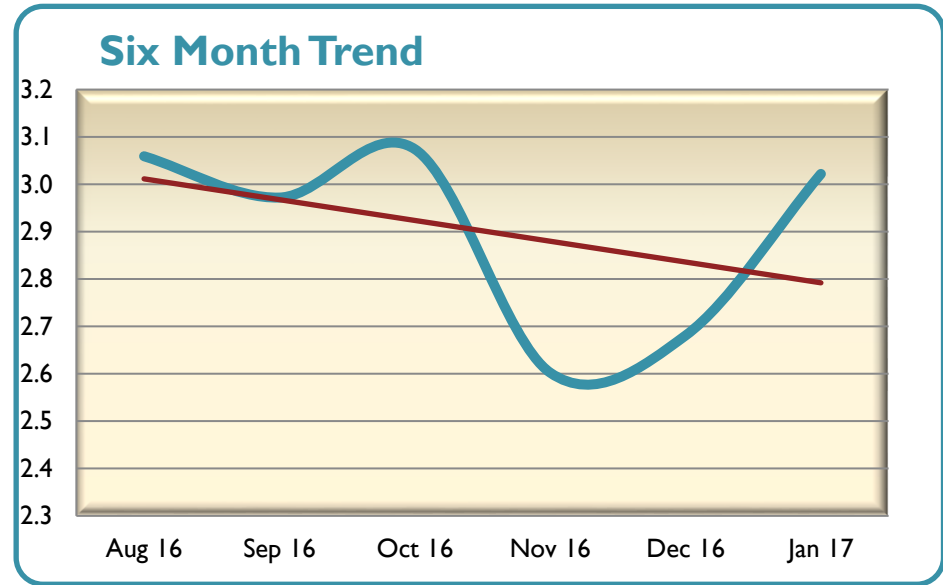


Yearly Snapshot: Original List Price vs Selling Price

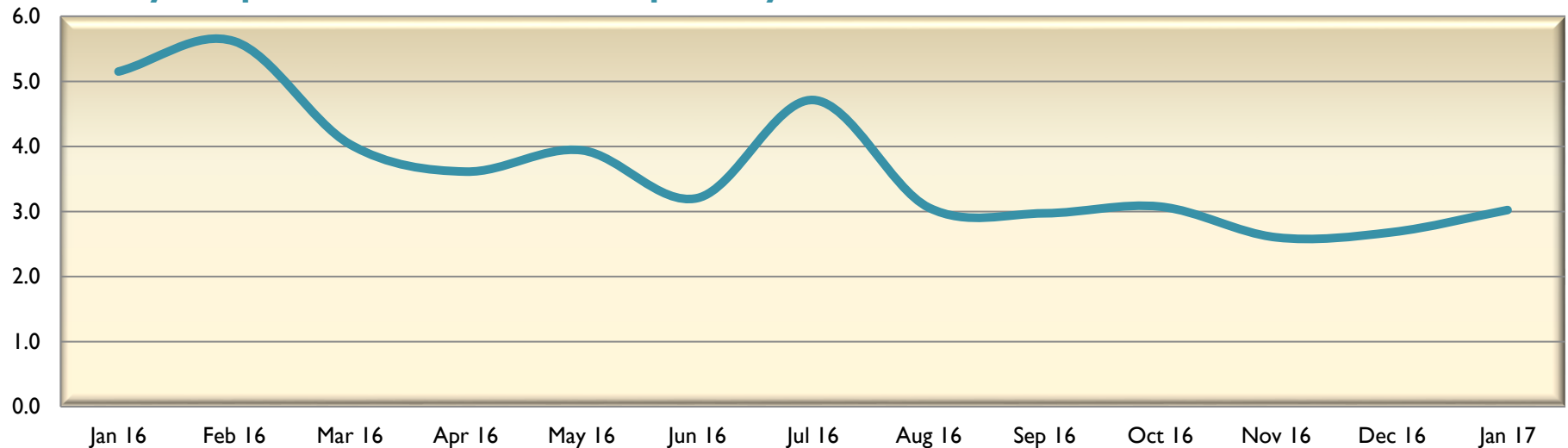


Available Homes per Buyer

Area	Jan 16	Jan 17	Change
Ashland	5.0	3.8	-25.2%
Talent	6.0	5.0	-16.7%
Phoenix	2.5	4.0	60.0%
Jacksonville	5.8	15.0	158.6%
Northwest Medford	5.8	1.1	-80.7%
West Medford	6.7	5.4	-20.1%
Southwest Medford	3.5	3.8	5.8%
East Medford	5.4	2.6	-52.6%
Central Point	5.6	2.5	-55.7%
White City	2.3	2.4	6.3%
Eagle Point	5.8	2.2	-62.9%
Shady Cove / Trail	8.7	3.2	-63.5%
Gold Hill & Rogue River	7.0	3.0	-57.1%
COUNTY TOTALS	5.1	3.0	-41.3%

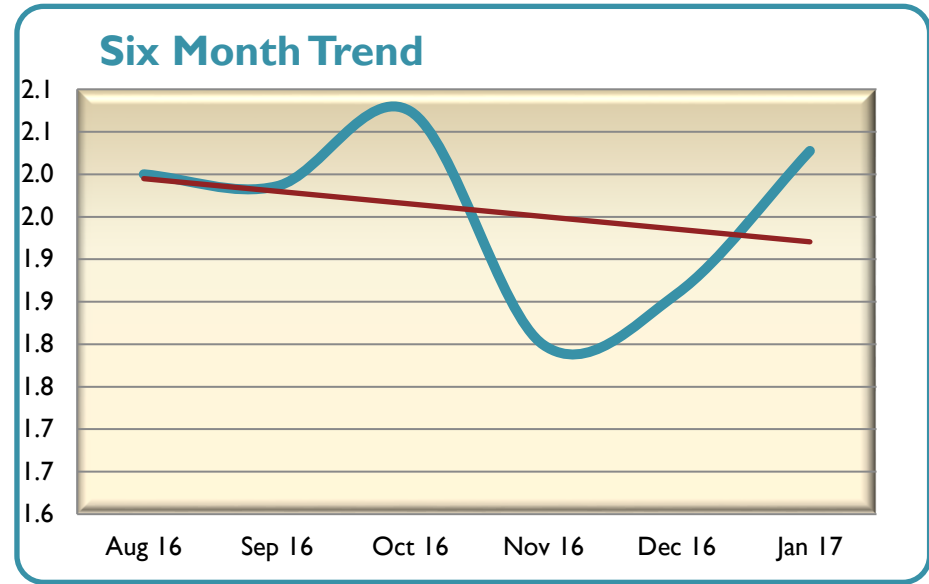


Yearly Snapshot: Available Homes per Buyer

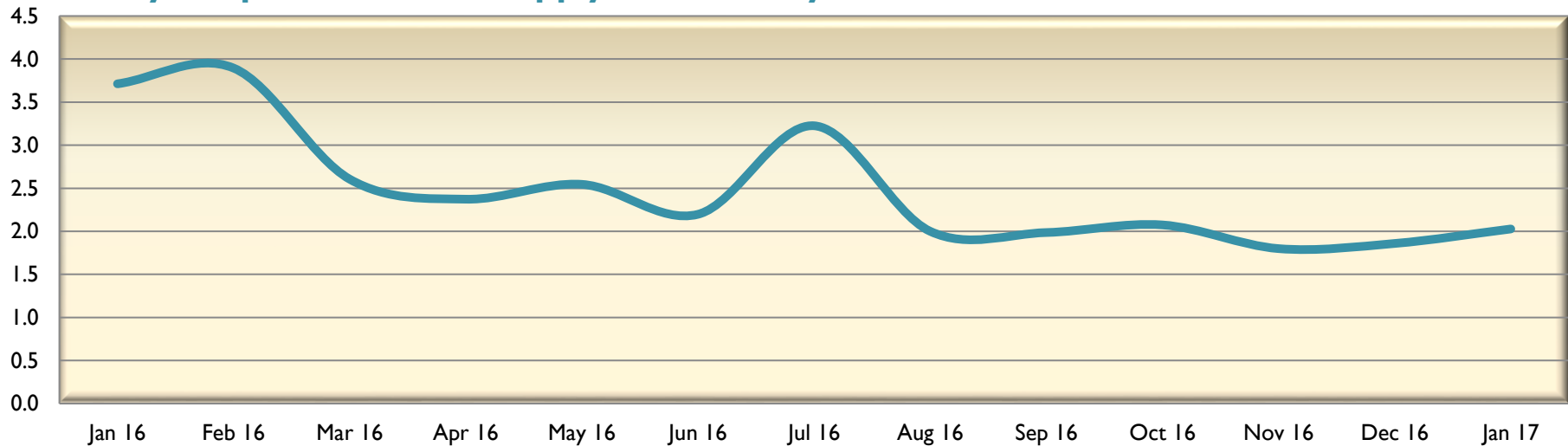


Months Supply of Inventory

Area	Jan 16	Jan 17	Change
Ashland	3.8	3.0	-20.2%
Talent	5.0	3.0	-40.0%
Phoenix	1.5	1.5	0.0%
Jacksonville	4.2	10.5	150.0%
Northwest Medford	4.0	0.7	-83.3%
West Medford	4.5	3.3	-27.3%
Southwest Medford	1.8	2.1	16.9%
East Medford	4.1	1.8	-55.1%
Central Point	4.3	1.6	-63.6%
White City	1.2	0.9	-29.4%
Eagle Point	4.1	1.3	-69.1%
Shady Cove / Trail	6.0	2.5	-58.3%
Gold Hill & Rogue River	5.3	2.0	-61.9%
COUNTY TOTALS	3.7	2.0	-45.4%



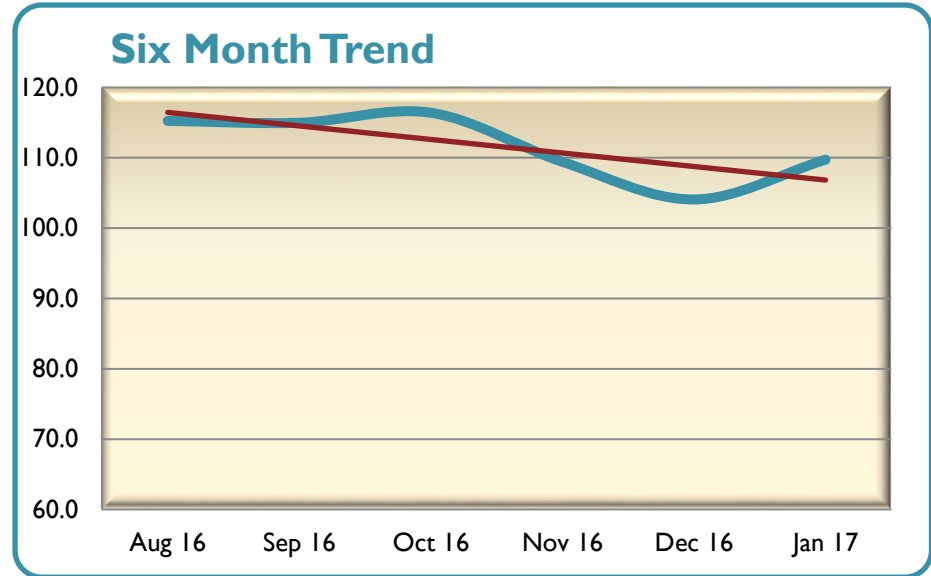
Yearly Snapshot: Months Supply of Inventory



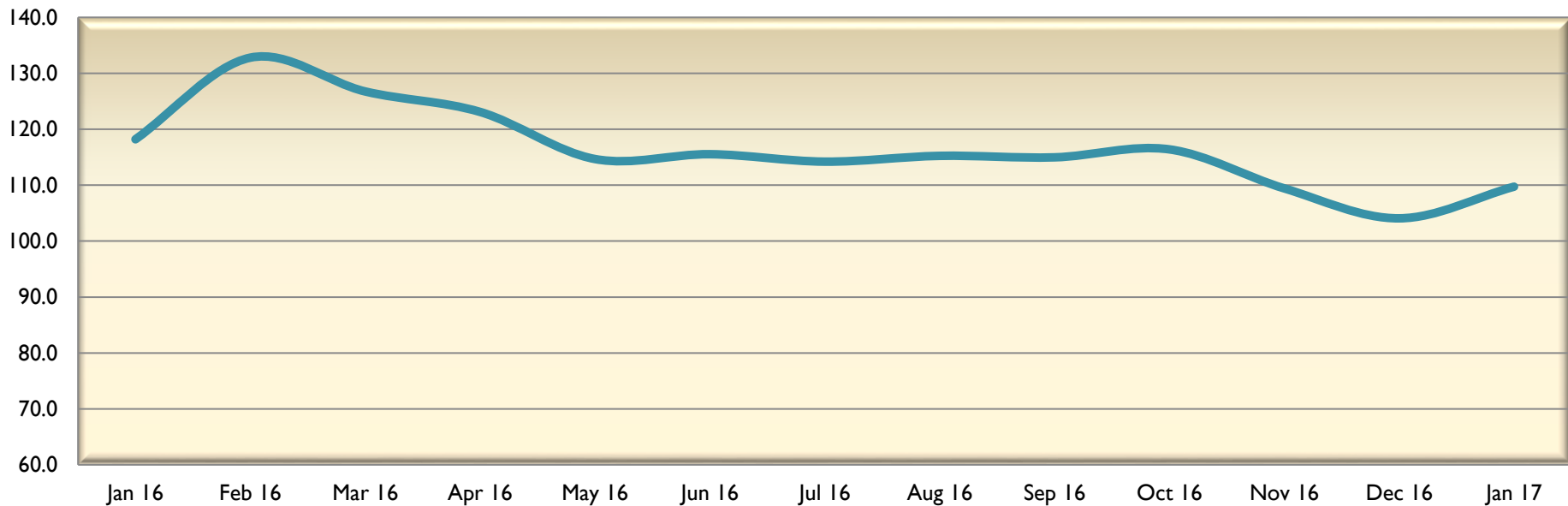
Housing Affordability Index

Jackson County	Jan 16	Jan 17	Change
	118.2	109.7	-7.2%

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	Jan 16	Jan 17	Change
	7154	5676	-20.7%

