

Josephine County Residential Market Trends

December 2016

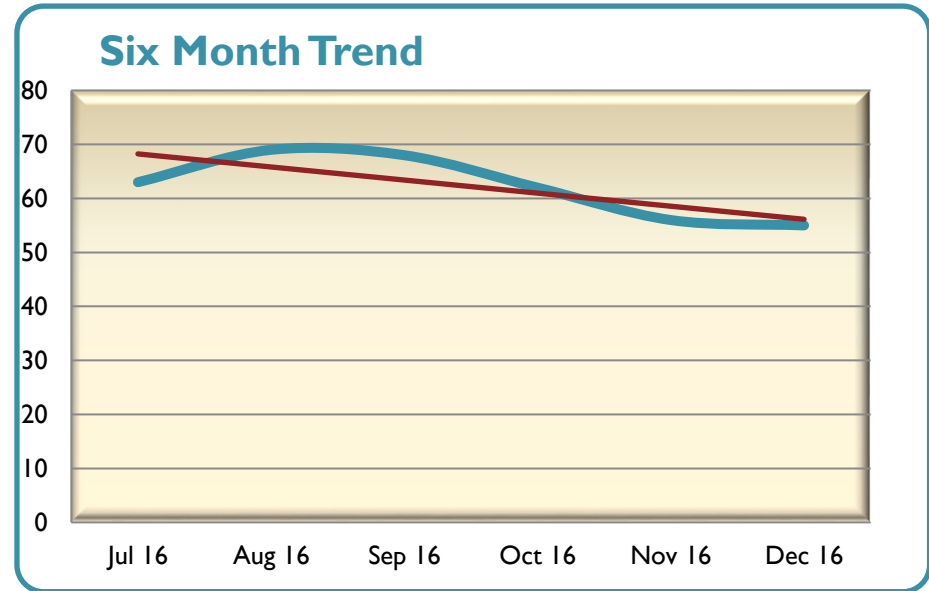
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Overall activity trends are not a measure of pricing or value for individual properties. Small Sampling sizes can lead to wide variances in year to year comparisons.

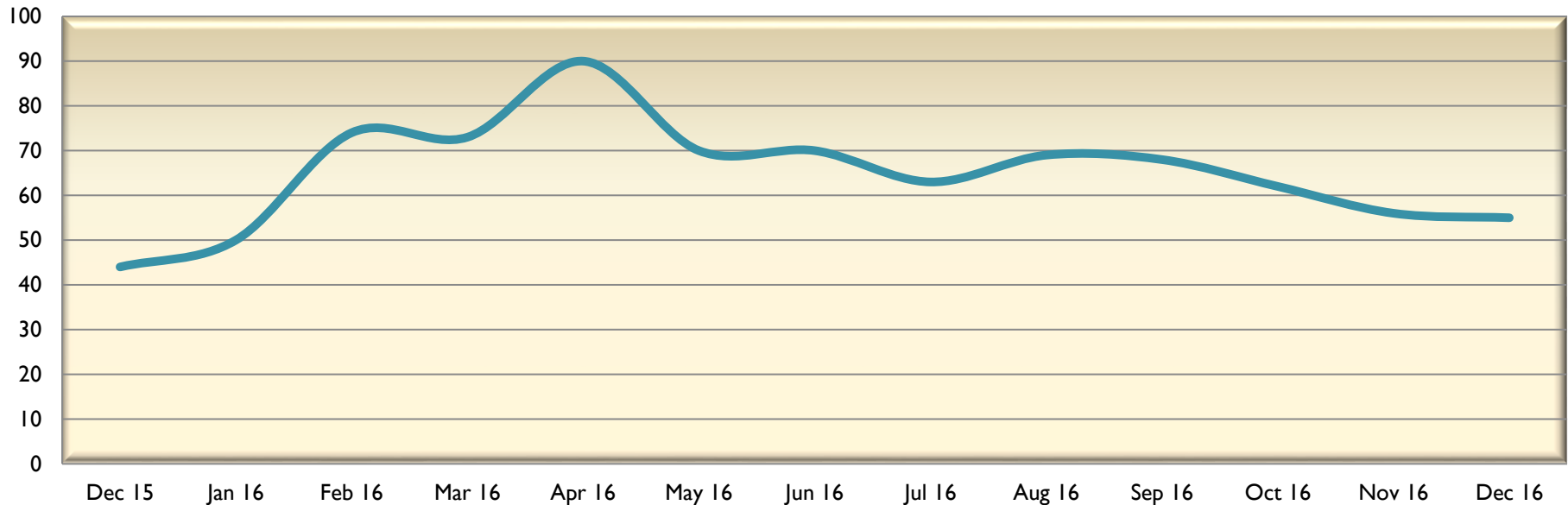
This report represents urban area homes and excludes rural properties. N/A means "No or Insufficient Activity" for the reporting period. All information is based on reporting by REALTORS® to the Southern Oregon Multiple Listing Service.

Pending Sales

Area	Dec 15	Dec 16	Change
Northwest Grants Pass	11	15	36.4%
Northeast Grants Pass	2	13	550.0%
Southwest Grants Pass	21	12	-42.9%
Southeast Grants Pass	7	12	71.4%
Illinois Valley	3	3	0.0%
COUNTY TOTALS	44	55	25.0%

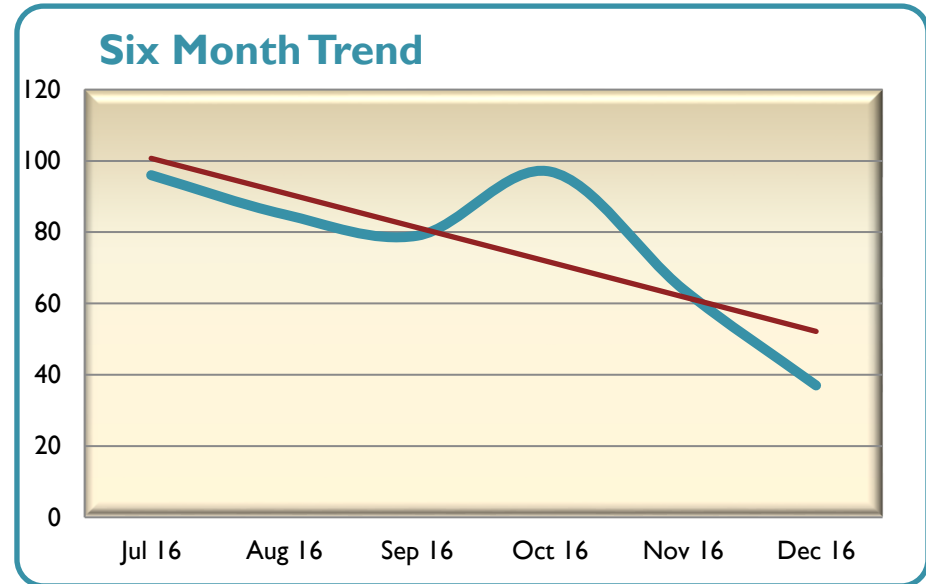


Yearly Snapshot: Pending Sales

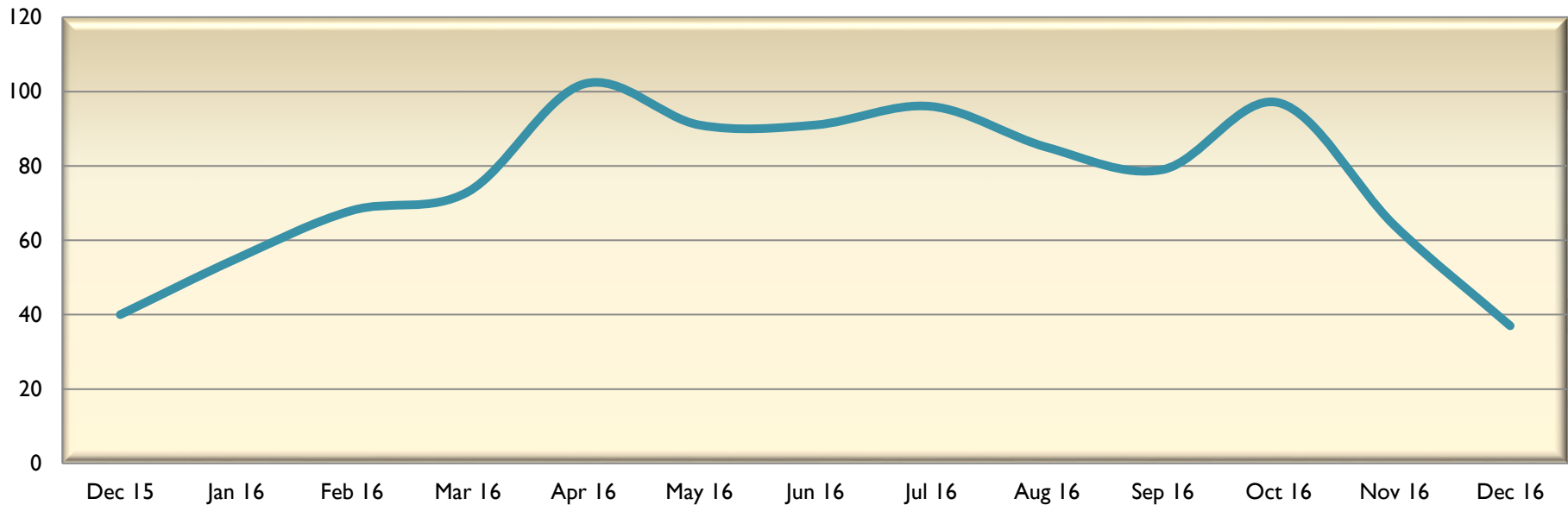


New Listings

Area	Dec 15	Dec 16	Change
Northwest Grants Pass	10	12	20.0%
Northeast Grants Pass	5	11	120.0%
Southwest Grants Pass	16	5	-68.8%
Southeast Grants Pass	7	7	0.0%
Illinois Valley	2	2	0.0%
COUNTY TOTALS	40	37	-7.5%

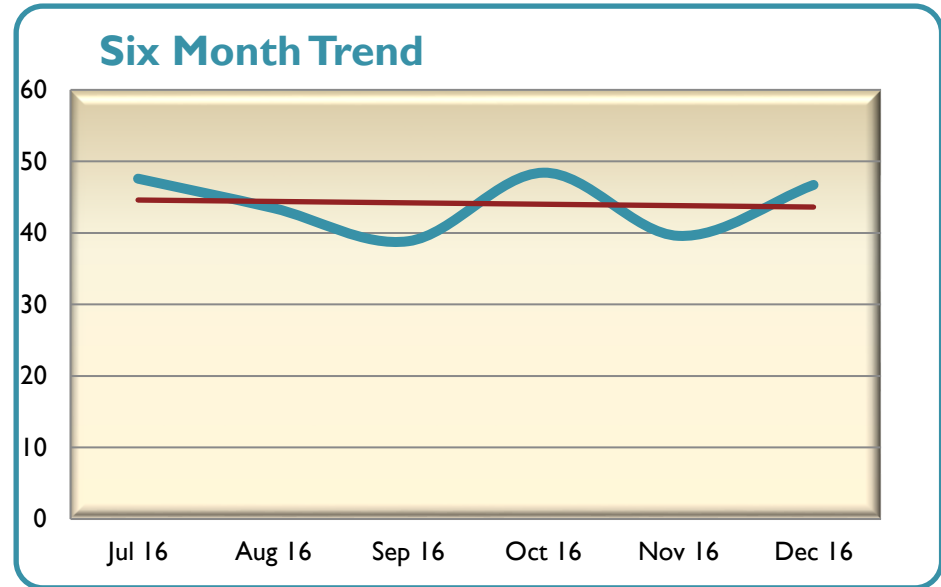


Yearly Snapshot: New Listings

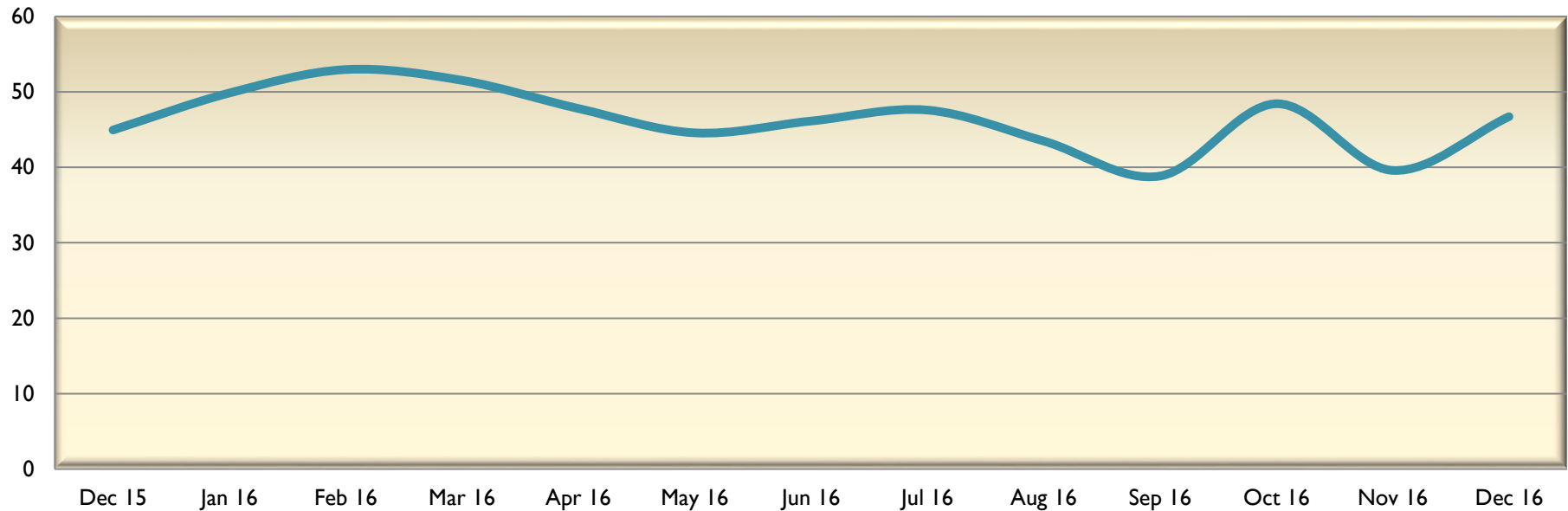


Average Days on Market

Area	Dec 15	Dec 16	Change
Northwest Grants Pass	116	31	-73.3%
Northeast Grants Pass	58	40	-31.0%
Southwest Grants Pass	50	35	-30.0%
Southeast Grants Pass	65	66	1.5%
Illinois Valley	122	50	-59.0%
COUNTY TOTALS	45	47	4.4%

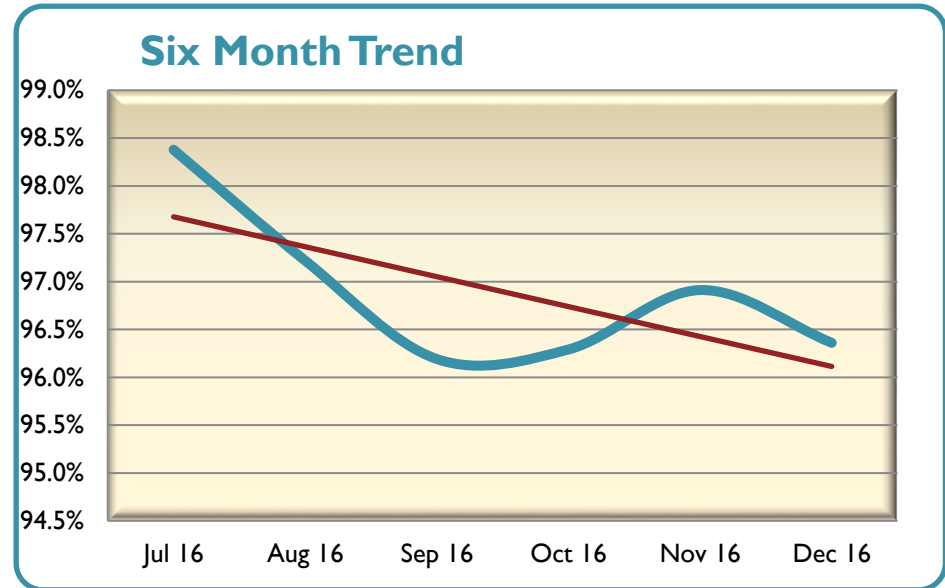


Yearly Snapshot: Average Days on Market

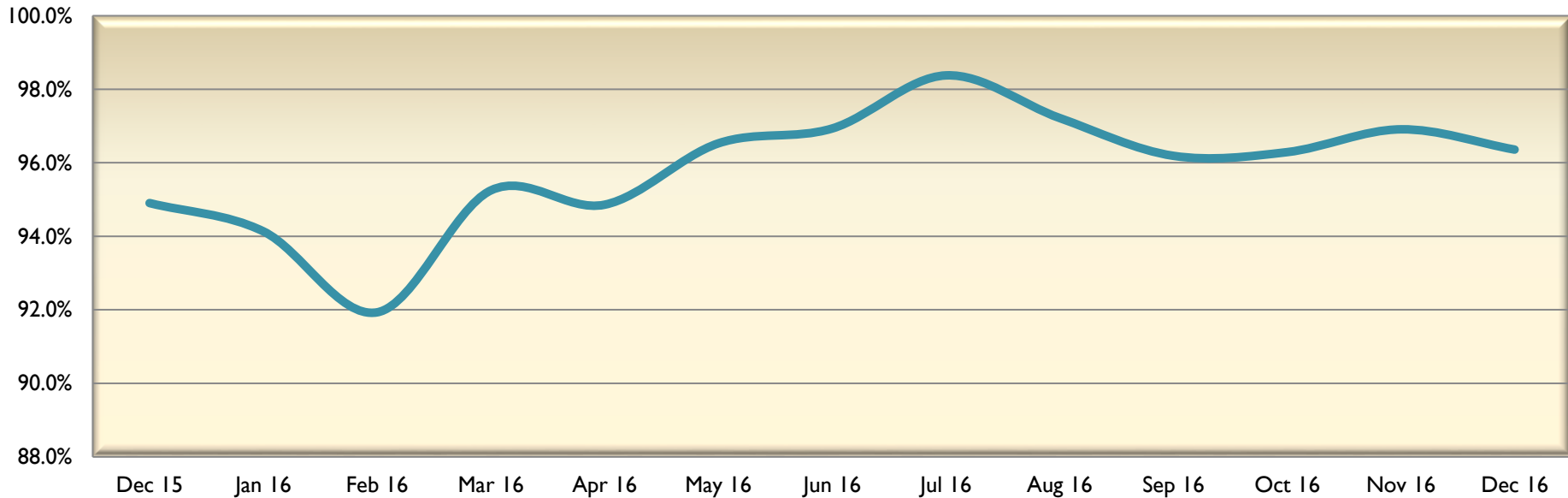


Original List Price vs Selling Price

Area	Dec 15	Dec 16	Change
Northwest Grants Pass	94.8%	98.5%	3.9%
Northeast Grants Pass	95.8%	98.1%	2.4%
Southwest Grants Pass	94.8%	96.6%	1.9%
Southeast Grants Pass	95.3%	92.4%	-3.0%
Illinois Valley	93.5%	94.3%	0.9%
COUNTY TOTALS	94.9%	96.4%	1.5%

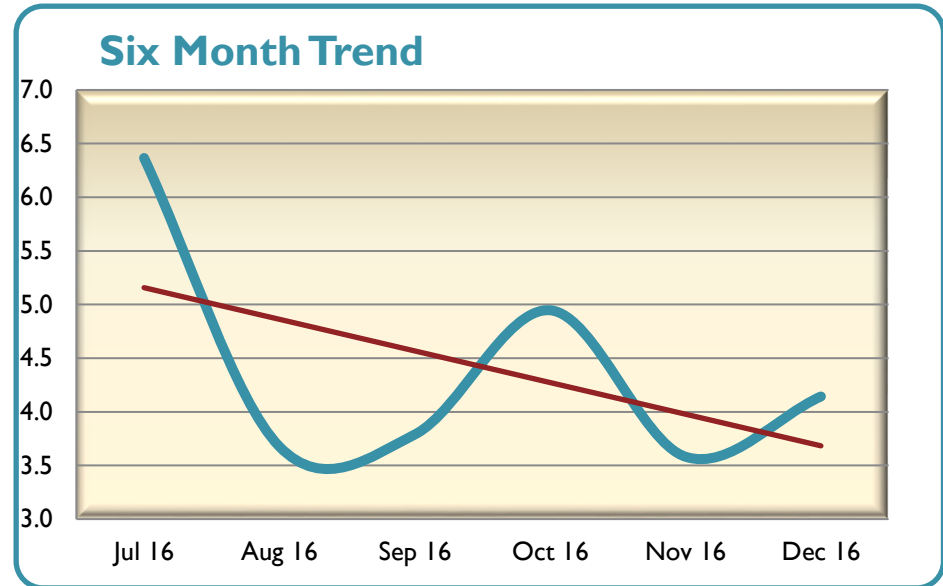


Yearly Snapshot: Original List Price vs Selling Price

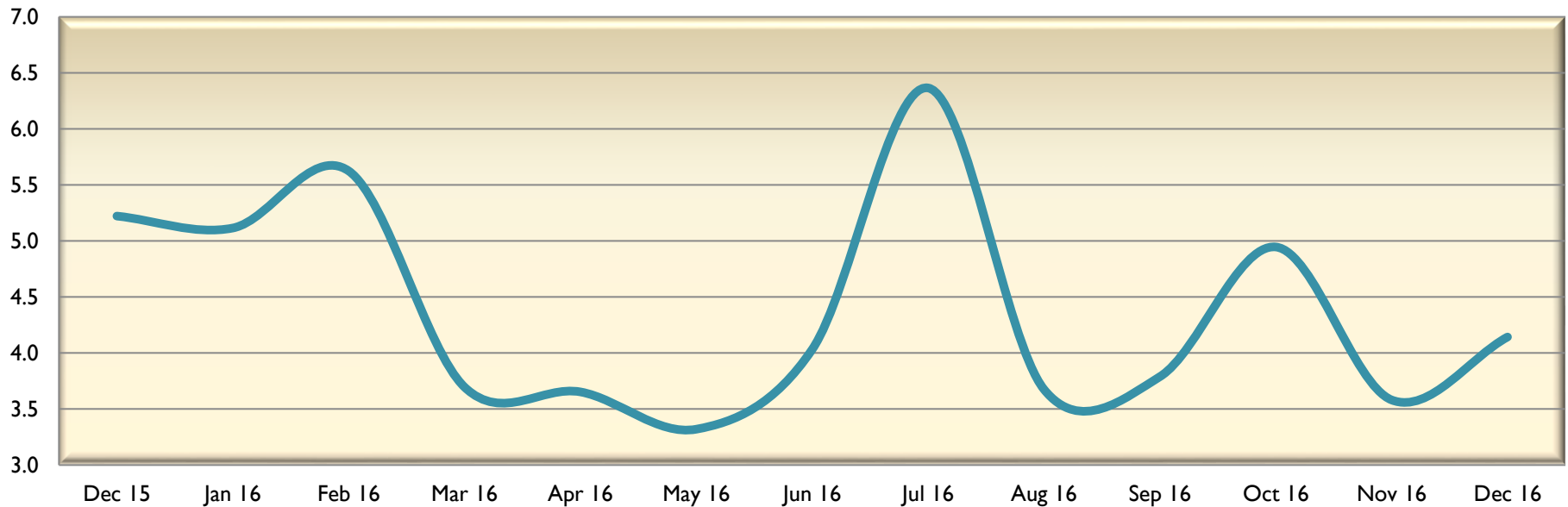


Available Homes per Buyer

Area	Dec 15	Dec 16	Change
Northwest Grants Pass	8.6	2.8	-67.6%
Northeast Grants Pass	9.0	4.6	-48.5%
Southwest Grants Pass	3.9	3.7	-5.5%
Southeast Grants Pass	3.9	3.1	-21.5%
Illinois Valley	8.5	16.7	96.1%
COUNTY TOTALS	5.2	4.1	-20.7%

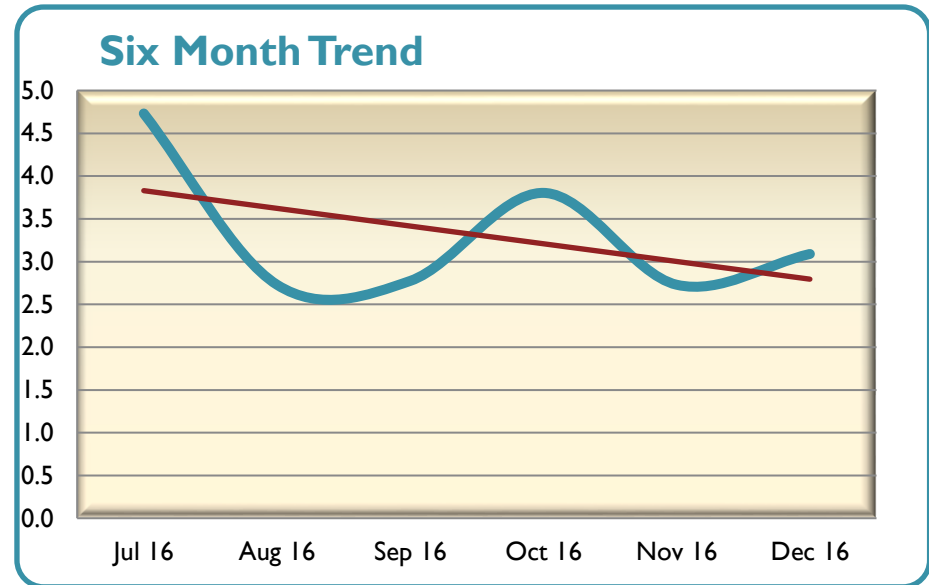


Yearly Snapshot: Available Homes per Buyer

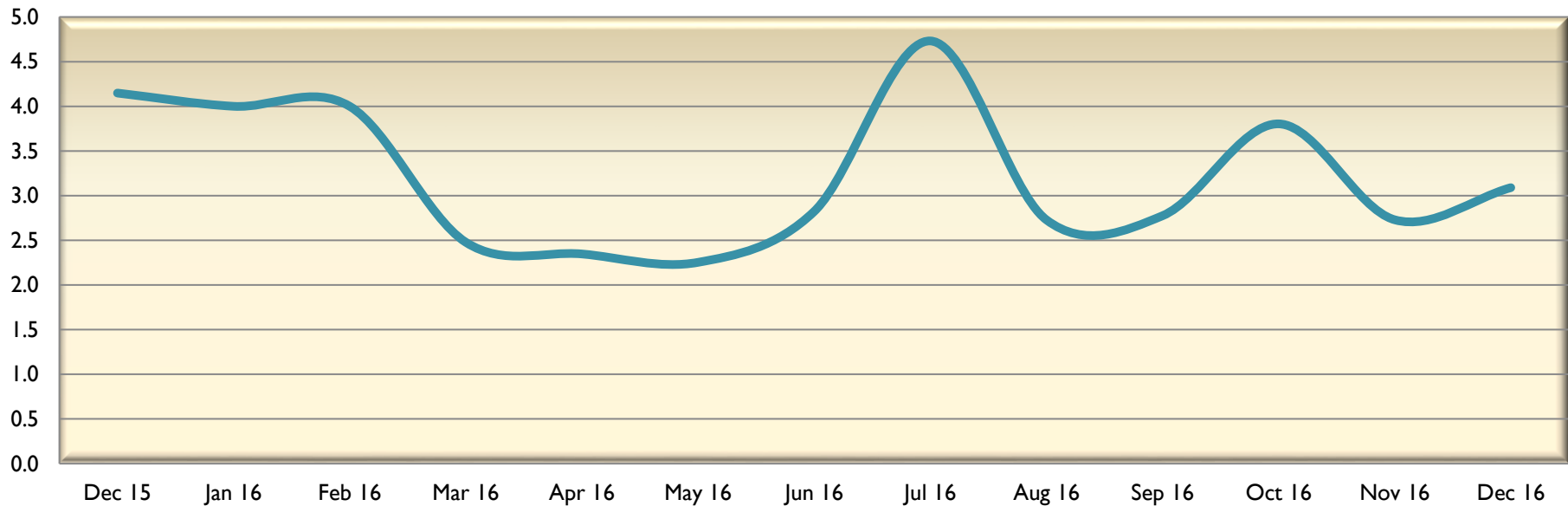


Months Supply of Inventory

Area	Dec 15	Dec 16	Change
Northwest Grants Pass	6.9	1.9	-72.5%
Northeast Grants Pass	8.0	3.4	-58.0%
Southwest Grants Pass	2.8	2.7	-6.1%
Southeast Grants Pass	3.0	1.9	-36.1%
Illinois Valley	7.8	15.7	102.2%
COUNTY TOTALS	4.1	3.1	-25.5%



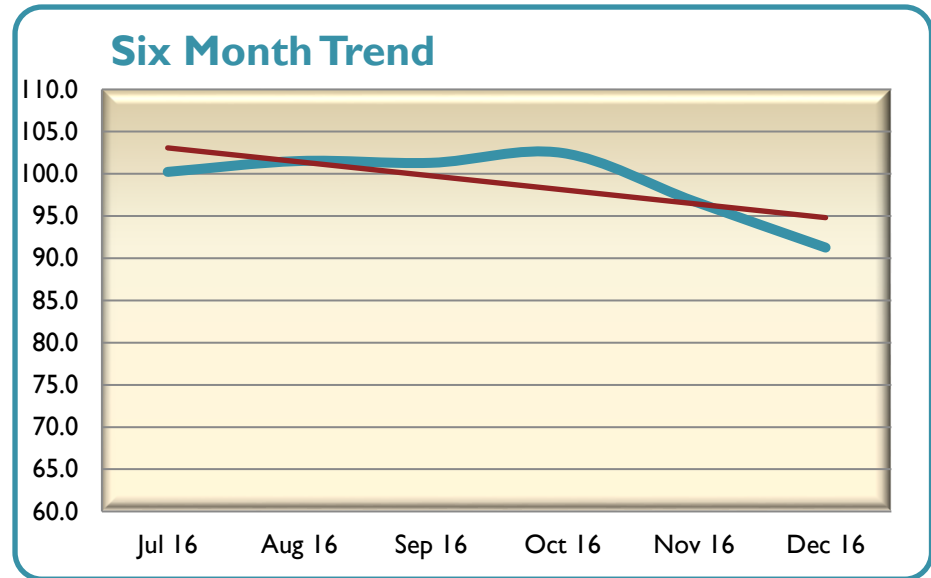
Yearly Snapshot: Months Supply of Inventory



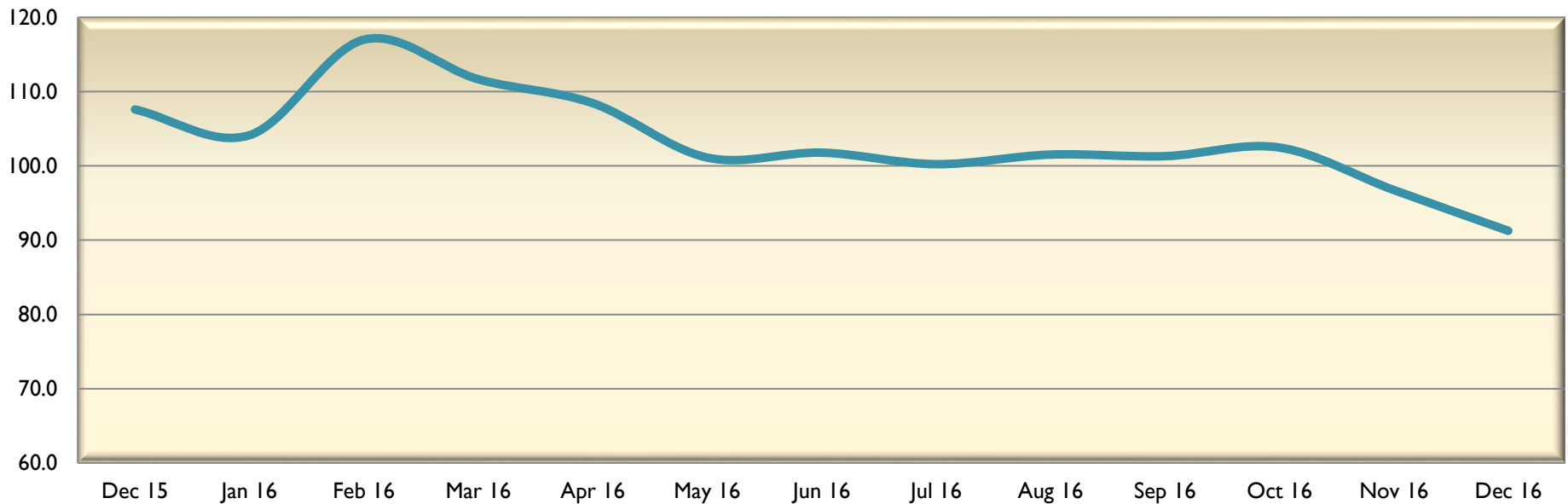
Housing Affordability Index

Josephine County	Dec 15	Dec 16	Change
	107.6	91.3	-15.2%

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	Dec 15	Dec 16	Change
	5190	5093	-1.9%

