

## Jackson County Residential Market Trends

December 2016

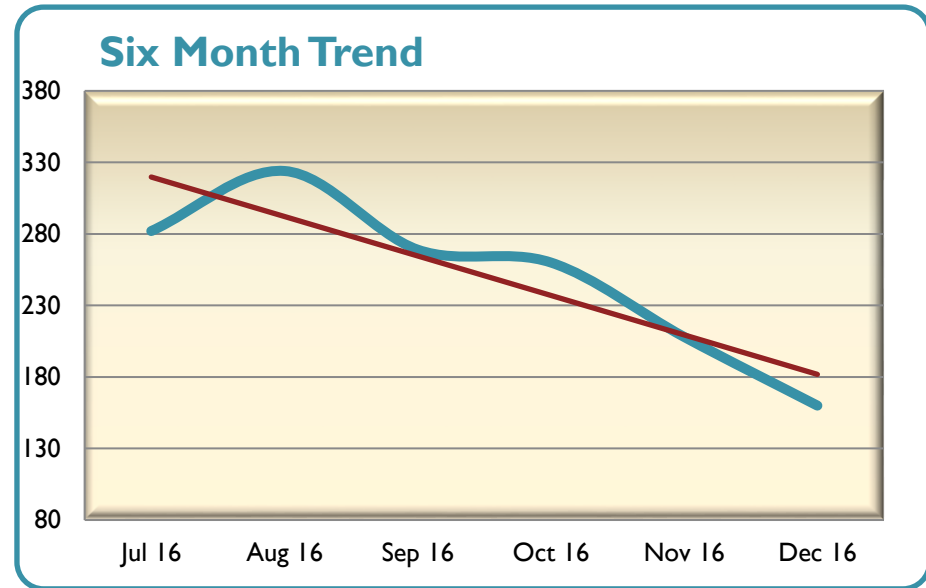
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Overall activity trends are not a measure of pricing or value for individual properties. Small Sampling sizes can lead to wide variances in year to year comparisons.

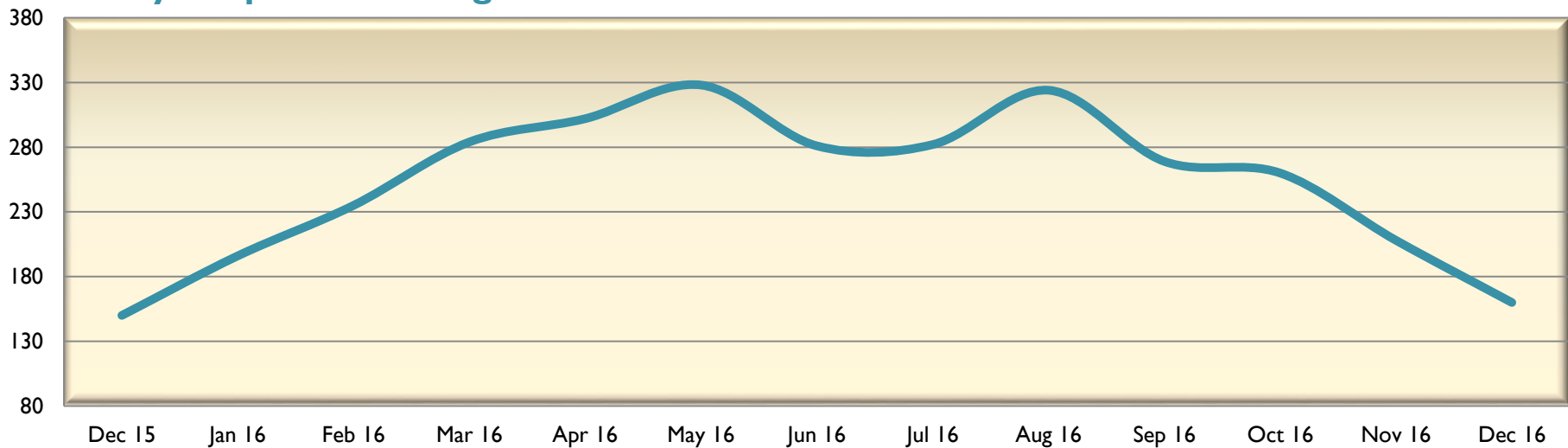
This report represents urban area homes and excludes rural properties. N/A means "No or Insufficient Activity" for the reporting period. All information is based on reporting by REALTORS® to the Southern Oregon Multiple Listing Service.

# Pending Sales

Area	Dec 15	Dec 16	Change
Ashland	12	14	16.7%
Talent	5	5	0.0%
Phoenix	4	3	-25.0%
Jacksonville	2	1	-50.0%
Northwest Medford	4	8	100.0%
West Medford	16	14	-12.5%
Southwest Medford	8	8	0.0%
East Medford	45	48	6.7%
Central Point	23	22	-4.3%
White City	9	7	-22.2%
Eagle Point	16	17	6.3%
Shady Cove / Trail	4	4	0.0%
Gold Hill & Rogue River	2	9	350.0%
<b>COUNTY TOTALS</b>	<b>150</b>	<b>160</b>	<b>6.7%</b>

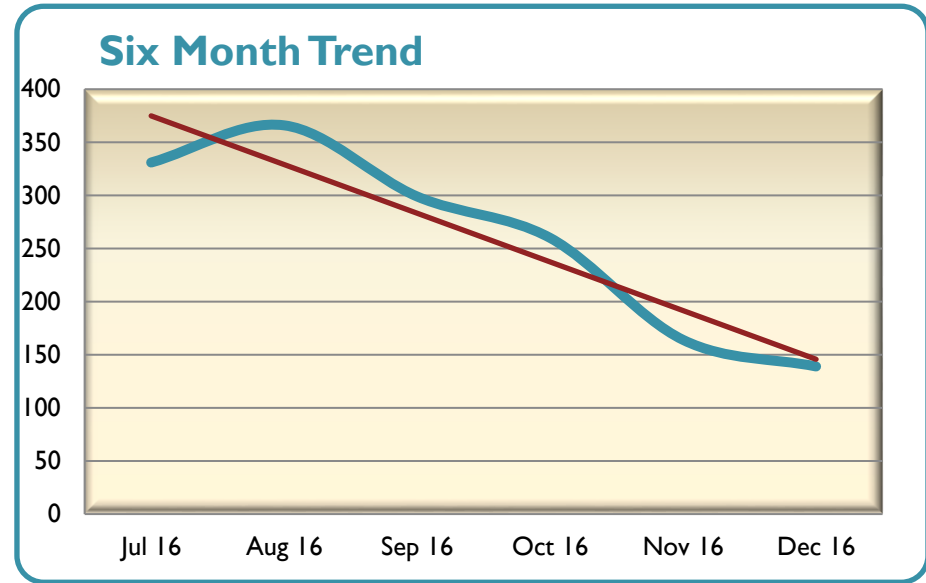


## Yearly Snapshot: Pending Sales

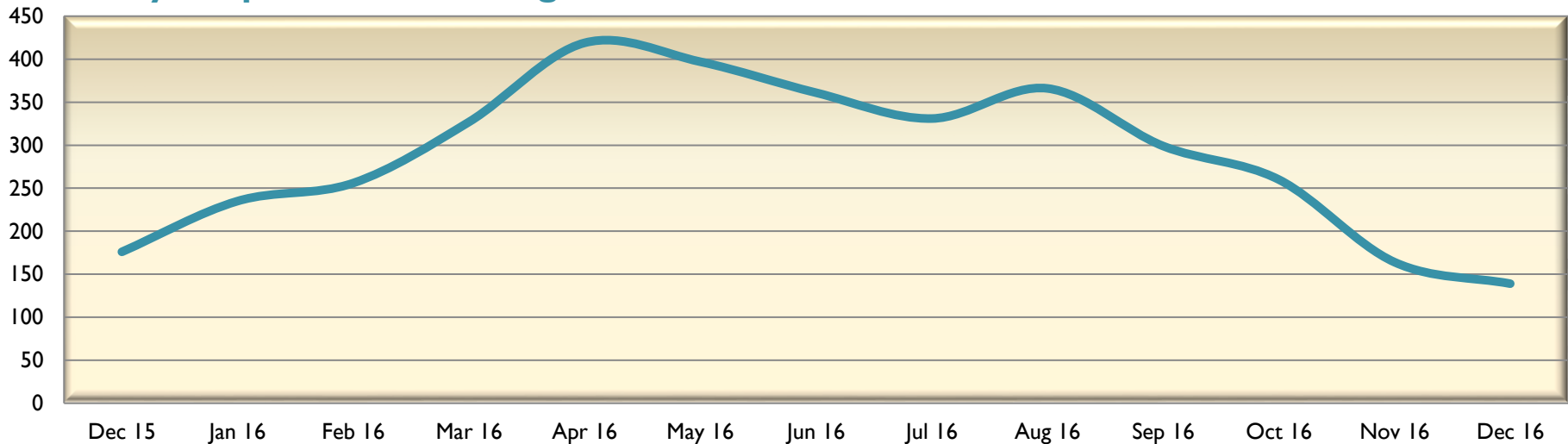


# New Listings

Area	Dec 15	Dec 16	Change
Ashland	18	15	-16.7%
Talent	6	1	-83.3%
Phoenix	6	5	-16.7%
Jacksonville	6	6	0.0%
Northwest Medford	5	9	80.0%
West Medford	21	12	-42.9%
Southwest Medford	11	8	-27.3%
East Medford	48	44	-8.3%
Central Point	22	16	-27.3%
White City	5	3	-40.0%
Eagle Point	19	11	-42.1%
Shady Cove / Trail	5	2	-60.0%
Gold Hill & Rogue River	4	7	75.0%
<b>COUNTY TOTALS</b>	<b>176</b>	<b>139</b>	<b>-21.0%</b>

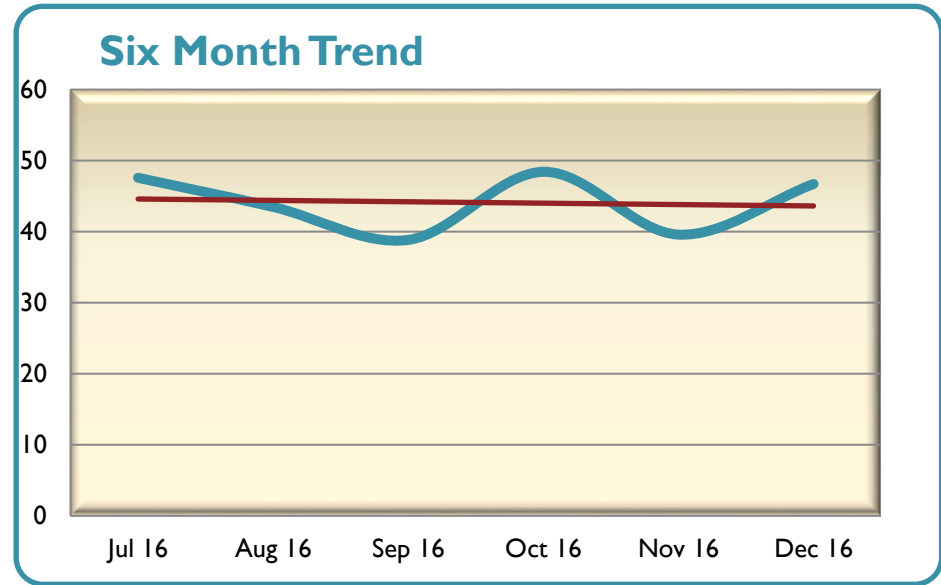


## Yearly Snapshot: New Listings

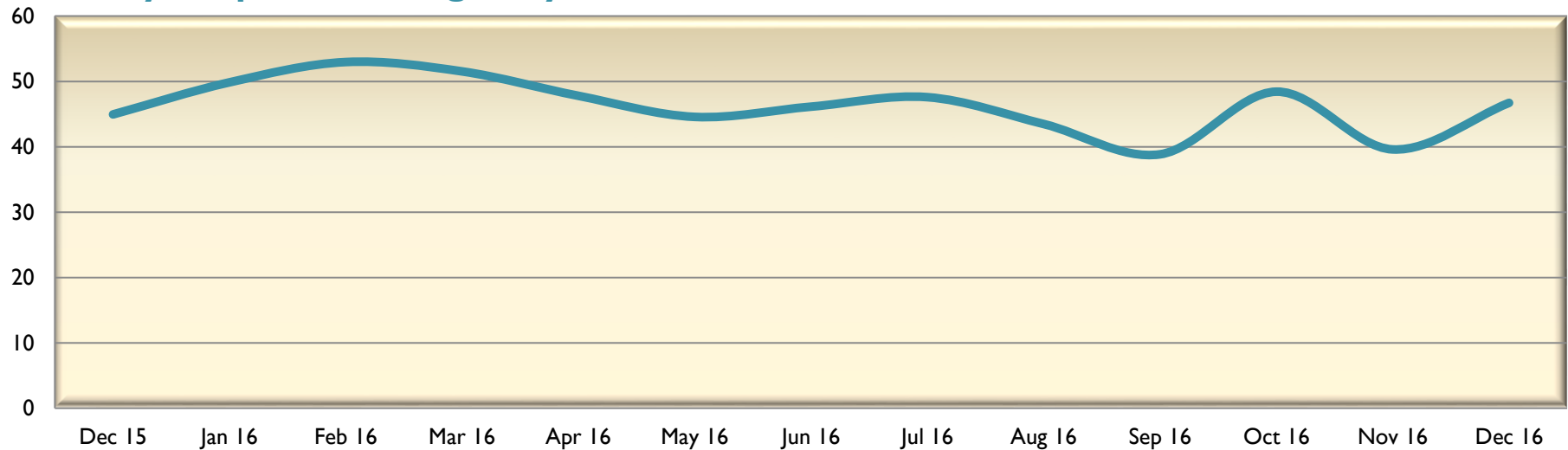


# Average Days on Market

Area	Dec 15	Dec 16	Change
Ashland	86	40	-53.5%
Talent	55	76	38.2%
Phoenix	67	72	7.5%
Jacksonville	72	88	22.2%
Northwest Medford	31	25	-19.4%
West Medford	20	32	60.0%
Southwest Medford	16	19	18.8%
East Medford	43	51	18.6%
Central Point	44	36	-18.2%
White City	24	72	200.0%
Eagle Point	41	50	22.0%
Shady Cove / Trail	52	367	605.8%
Gold Hill & Rogue River	83	58	-30.1%
<b>COUNTY TOTALS</b>	<b>45</b>	<b>47</b>	<b>4.4%</b>

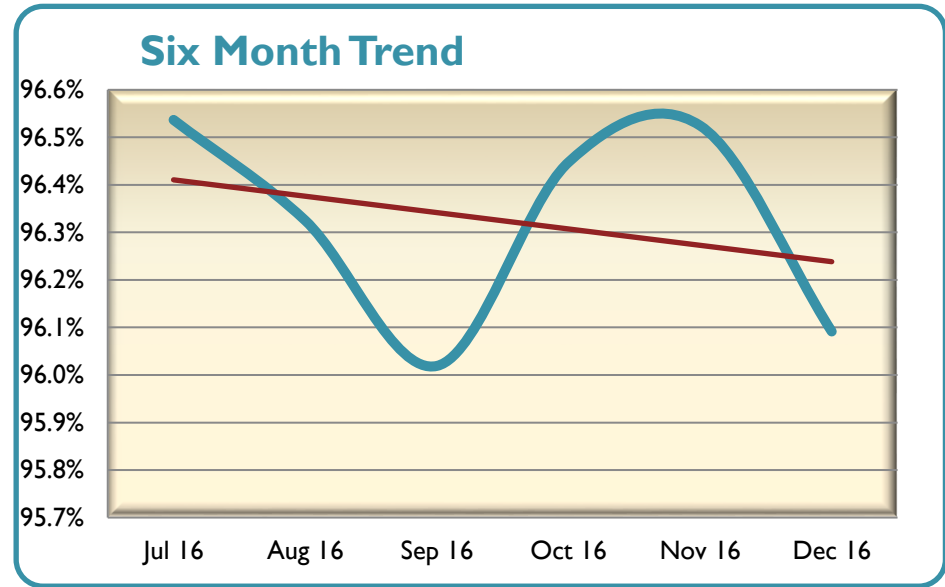


## Yearly Snapshot: Average Days on Market

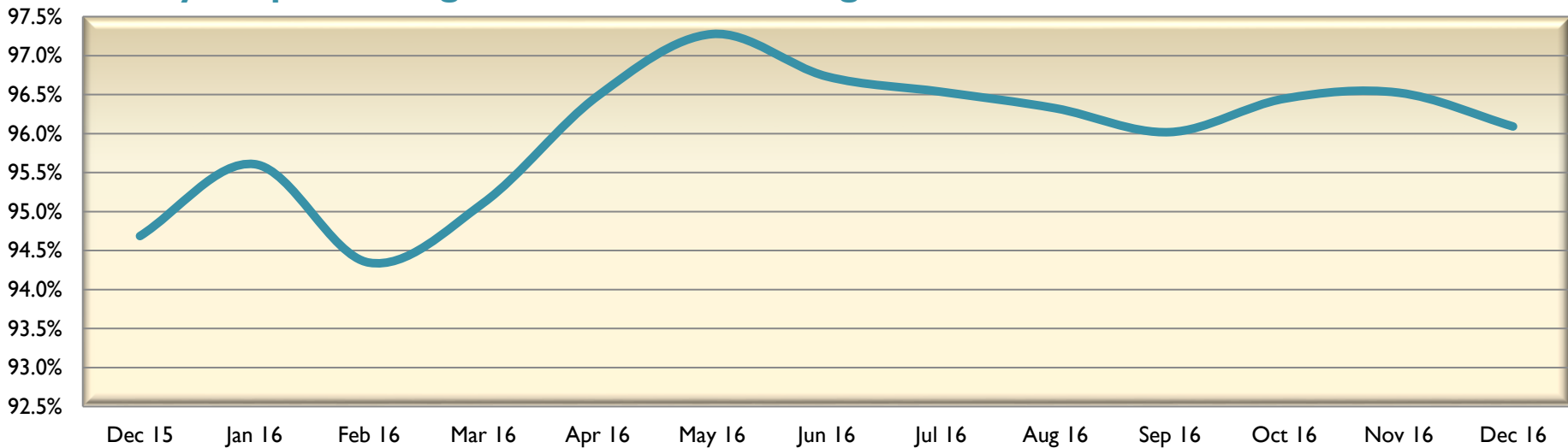


# Original List Price vs Selling Price

Area	Dec 15	Dec 16	Change
Ashland	93.4%	95.5%	2.3%
Talent	97.1%	92.0%	-5.2%
Phoenix	96.3%	81.5%	-15.3%
Jacksonville	98.3%	89.3%	-9.2%
Northwest Medford	97.0%	99.7%	2.8%
West Medford	97.1%	97.1%	0.1%
Southwest Medford	97.9%	98.6%	0.7%
East Medford	93.1%	96.7%	3.8%
Central Point	95.0%	97.1%	2.2%
White City	100.3%	96.5%	-3.7%
Eagle Point	95.8%	96.2%	0.4%
Shady Cove / Trail	97.3%	94.7%	-2.7%
Gold Hill & Rogue River	86.1%	91.1%	5.8%
<b>COUNTY TOTALS</b>	<b>94.7%</b>	<b>96.1%</b>	<b>1.5%</b>

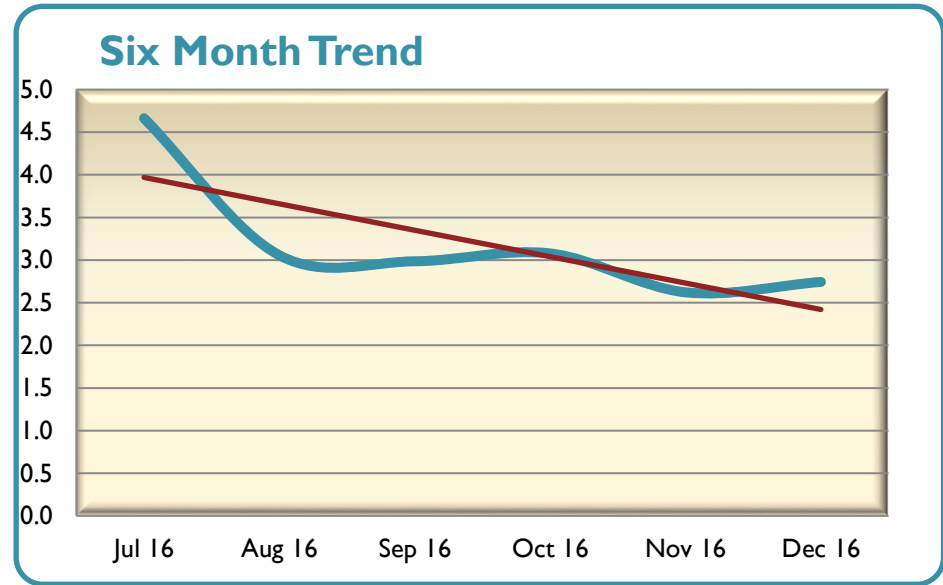


## Yearly Snapshot: Original List Price vs Selling Price

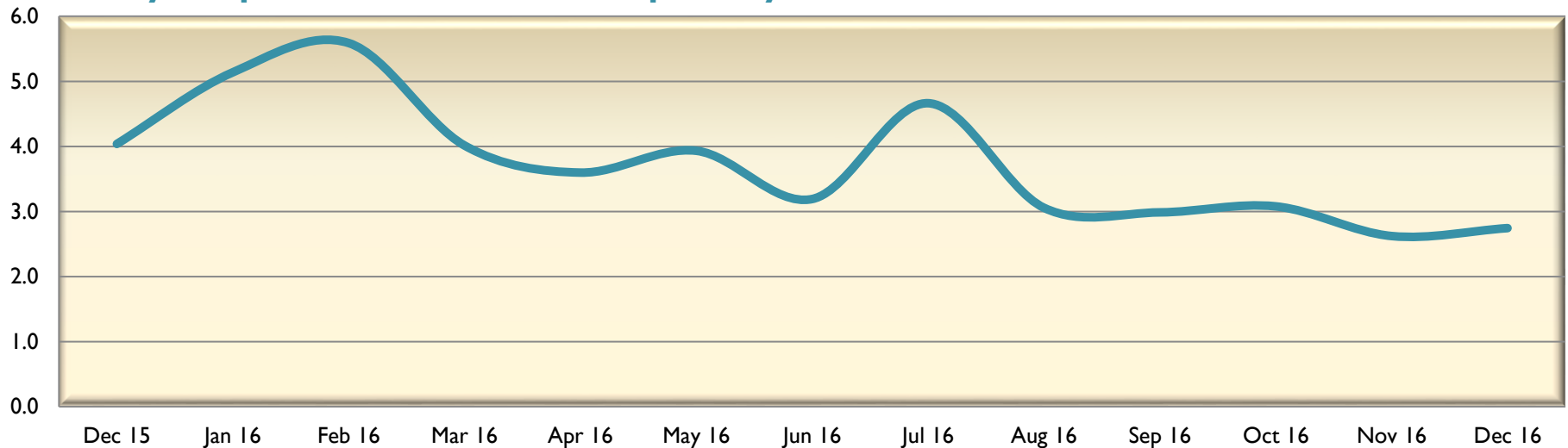


# Available Homes per Buyer

Area	Dec 15	Dec 16	Change
Ashland	4.4	3.1	-30.4%
Talent	3.6	3.0	-16.7%
Phoenix	4.3	10.0	135.3%
Jacksonville	14.0	7.5	-46.4%
Northwest Medford	1.7	1.5	-12.5%
West Medford	3.0	1.8	-41.2%
Southwest Medford	3.0	2.1	-31.1%
East Medford	5.4	2.4	-55.4%
Central Point	4.8	3.7	-22.8%
White City	2.2	1.5	-32.5%
Eagle Point	3.7	2.8	-24.8%
Shady Cove / Trail	4.6	10.5	128.3%
Gold Hill & Rogue River	2.5	6.2	143.6%
<b>COUNTY TOTALS</b>	<b>4.0</b>	<b>2.7</b>	<b>-32.0%</b>

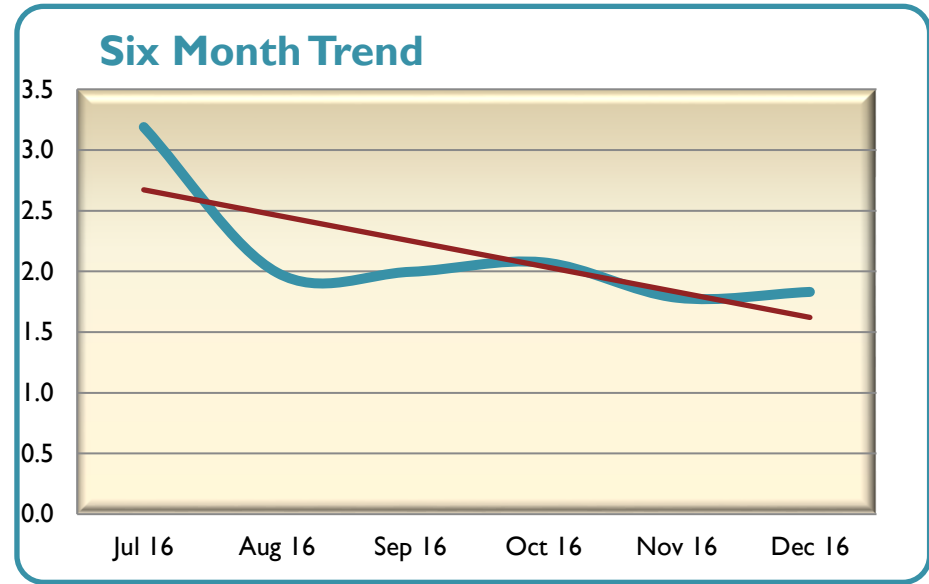


## Yearly Snapshot: Available Homes per Buyer

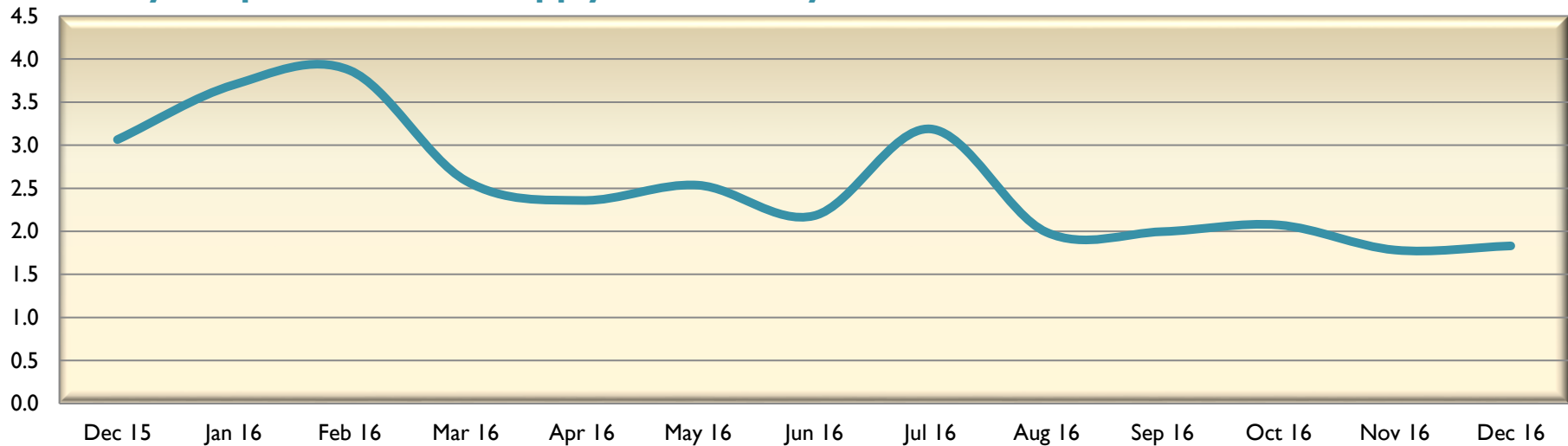


# Months Supply of Inventory

Area	Dec 15	Dec 16	Change
Ashland	3.7	2.2	-39.8%
Talent	2.4	1.0	-58.3%
Phoenix	3.0	7.0	133.3%
Jacksonville	11.5	6.3	-45.7%
Northwest Medford	1.3	0.7	-45.6%
West Medford	2.3	1.2	-48.4%
Southwest Medford	2.4	1.5	-38.5%
East Medford	4.0	1.6	-59.8%
Central Point	3.7	2.4	-33.9%
White City	1.5	0.8	-44.0%
Eagle Point	2.5	1.5	-42.1%
Shady Cove / Trail	3.8	8.0	110.5%
Gold Hill & Rogue River	2.1	4.2	100.9%
<b>COUNTY TOTALS</b>	<b>3.1</b>	<b>1.8</b>	<b>-40.3%</b>



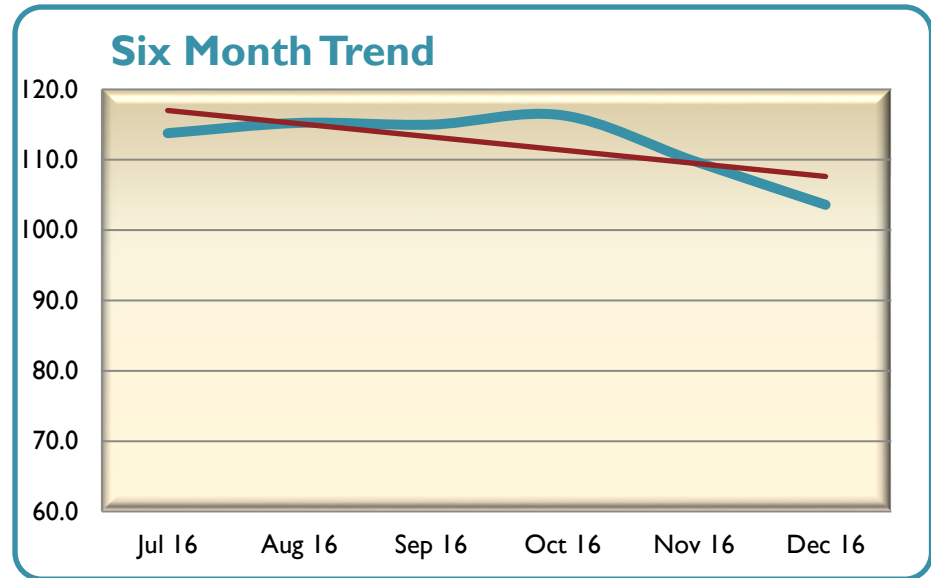
## Yearly Snapshot: Months Supply of Inventory



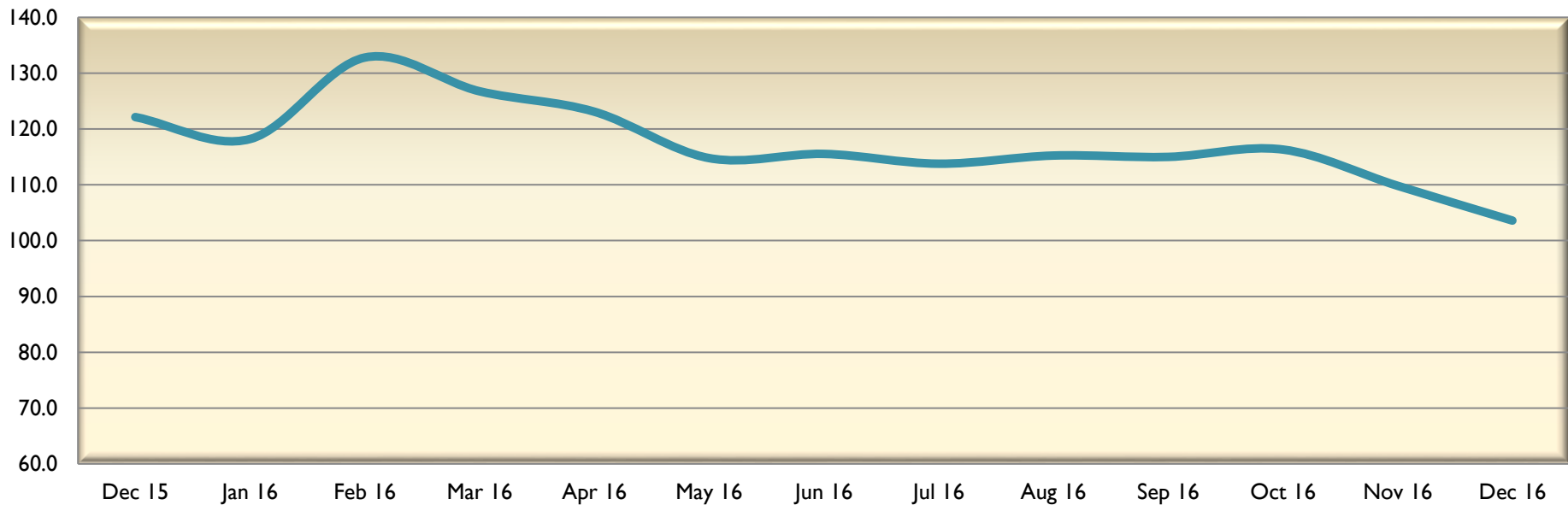
# Housing Affordability Index

Jackson County	Dec 15	Dec 16	Change
	122.1	103.6	-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%

