

## Josephine County Residential Market Trends

January 2017

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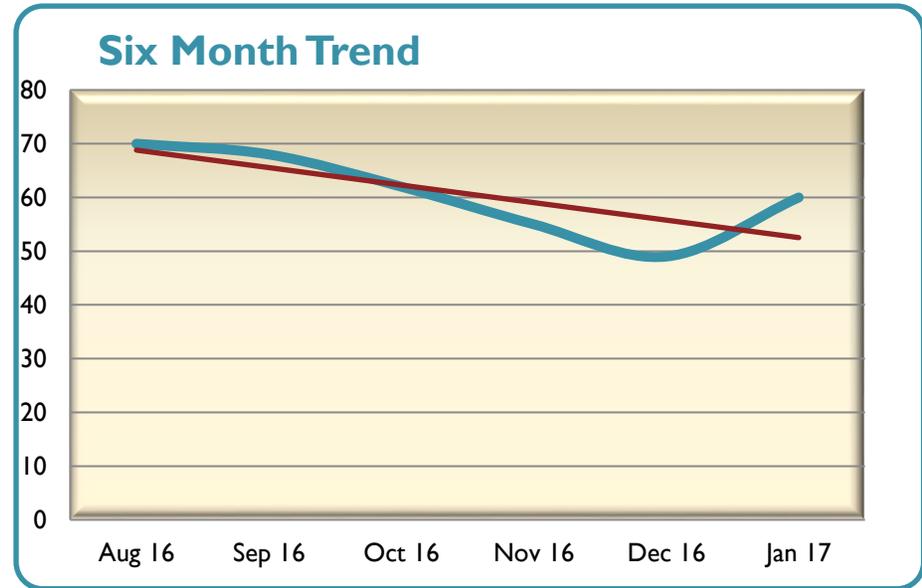
Overall activity trends are not a measure of pricing or value for individual properties. Small Sampling sizes can lead to wide variances in year to year comparisons.

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.

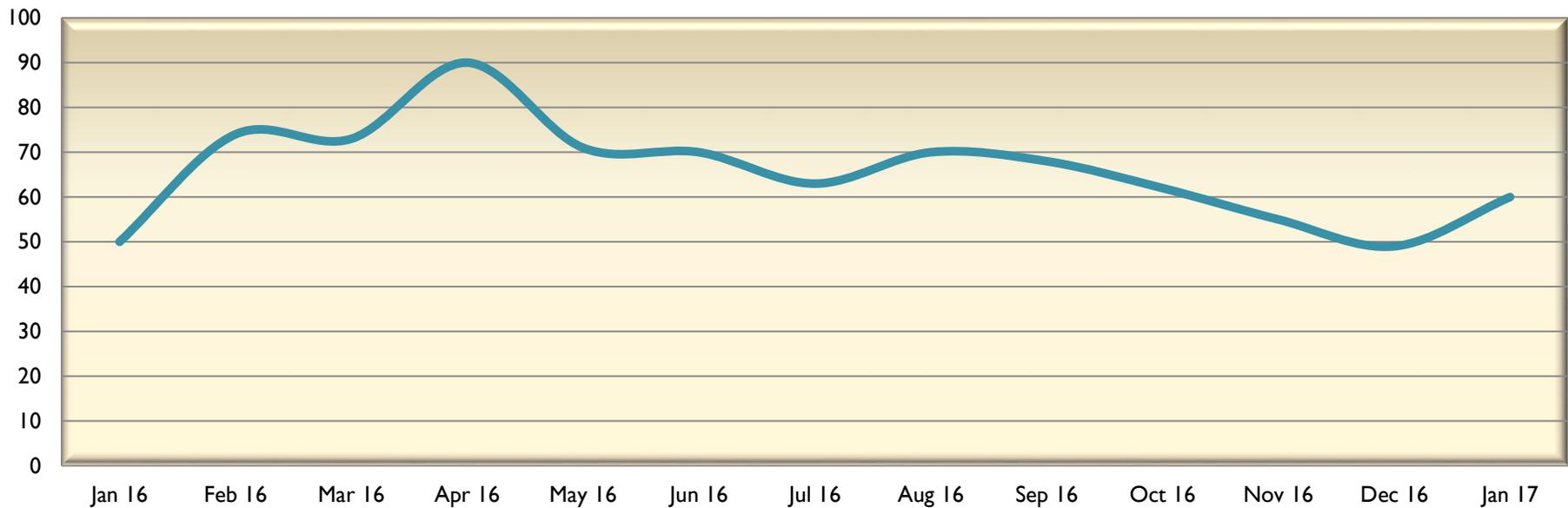
# Pending Sales



Area	Jan 16	Jan 17	Change
Northwest Grants Pass	11	11	0.0%
Northeast Grants Pass	11	16	45.5%
Southwest Grants Pass	20	16	-20.0%
Southeast Grants Pass	7	14	100.0%
Illinois Valley	1	3	200.0%
<b>COUNTY TOTALS</b>	<b>50</b>	<b>60</b>	<b>20.0%</b>

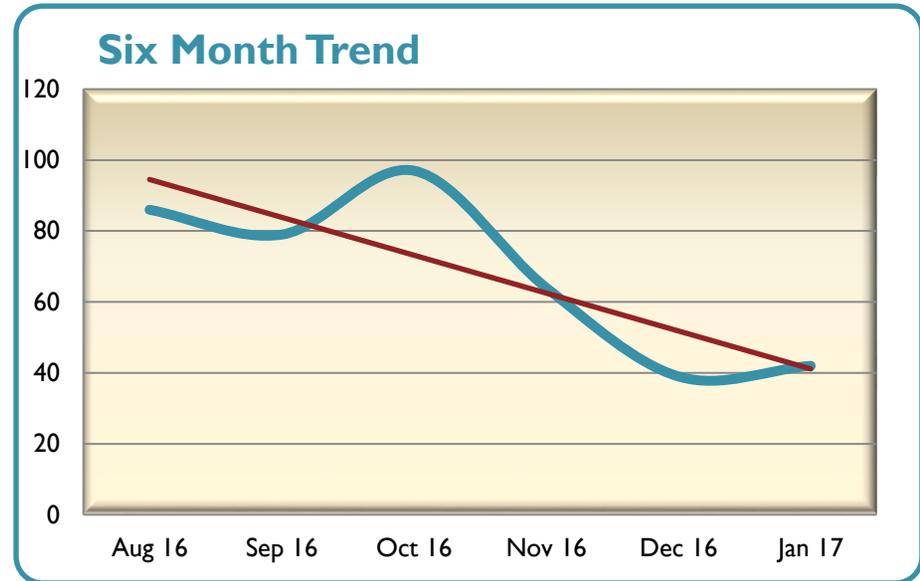


## Yearly Snapshot: Pending Sales

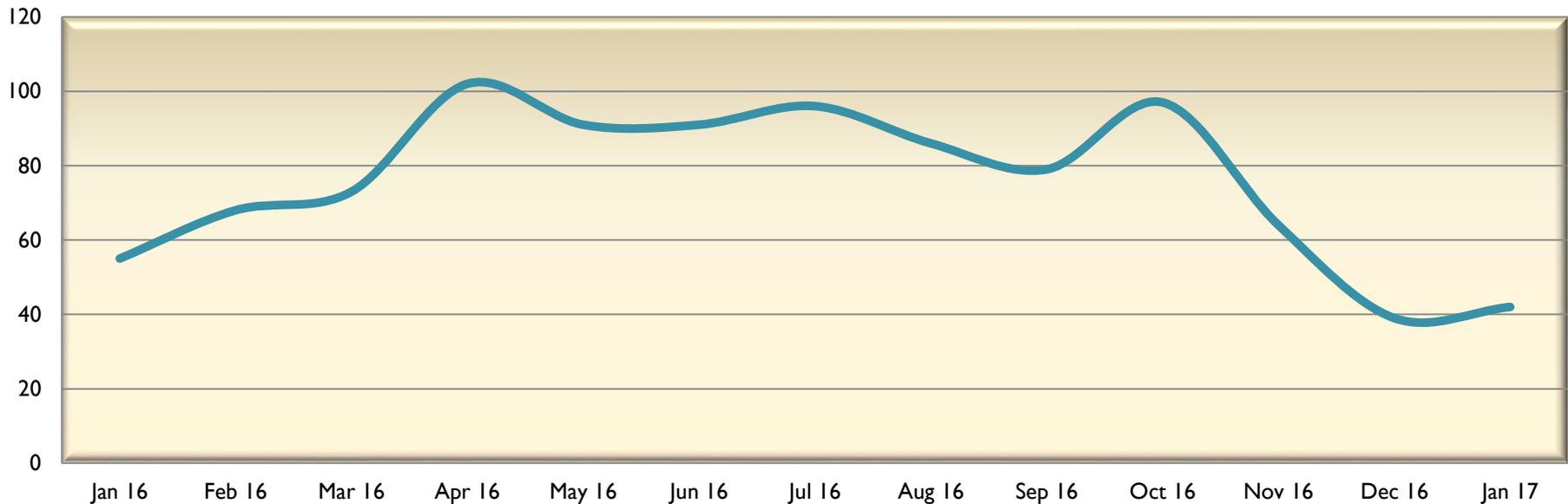


# New Listings

Area	Jan 16	Jan 17	Change
Northwest Grants Pass	14	12	-14.3%
Northeast Grants Pass	10	4	-60.0%
Southwest Grants Pass	17	6	-64.7%
Southeast Grants Pass	10	18	80.0%
Illinois Valley	4	2	-50.0%
<b>COUNTY TOTALS</b>	<b>55</b>	<b>42</b>	<b>-23.6%</b>

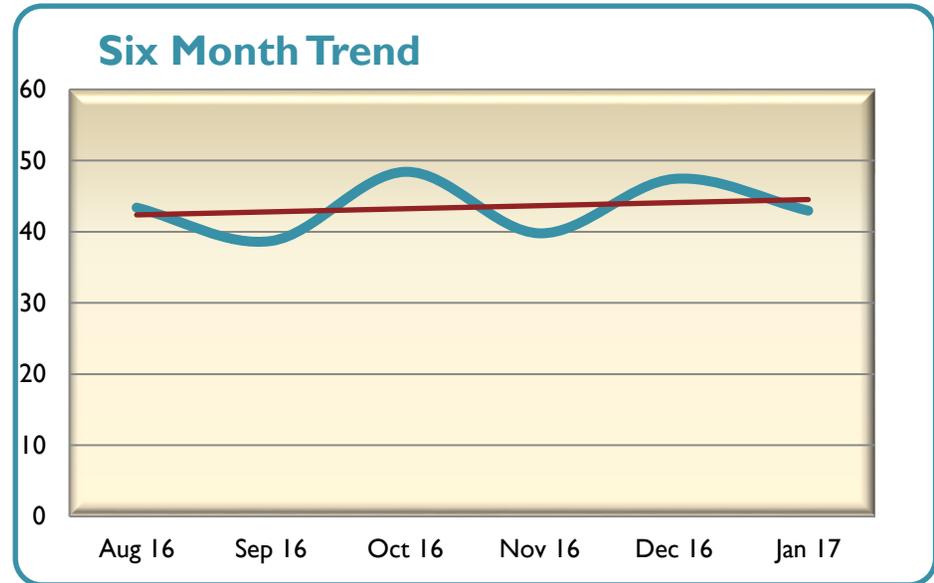


## Yearly Snapshot: New Listings

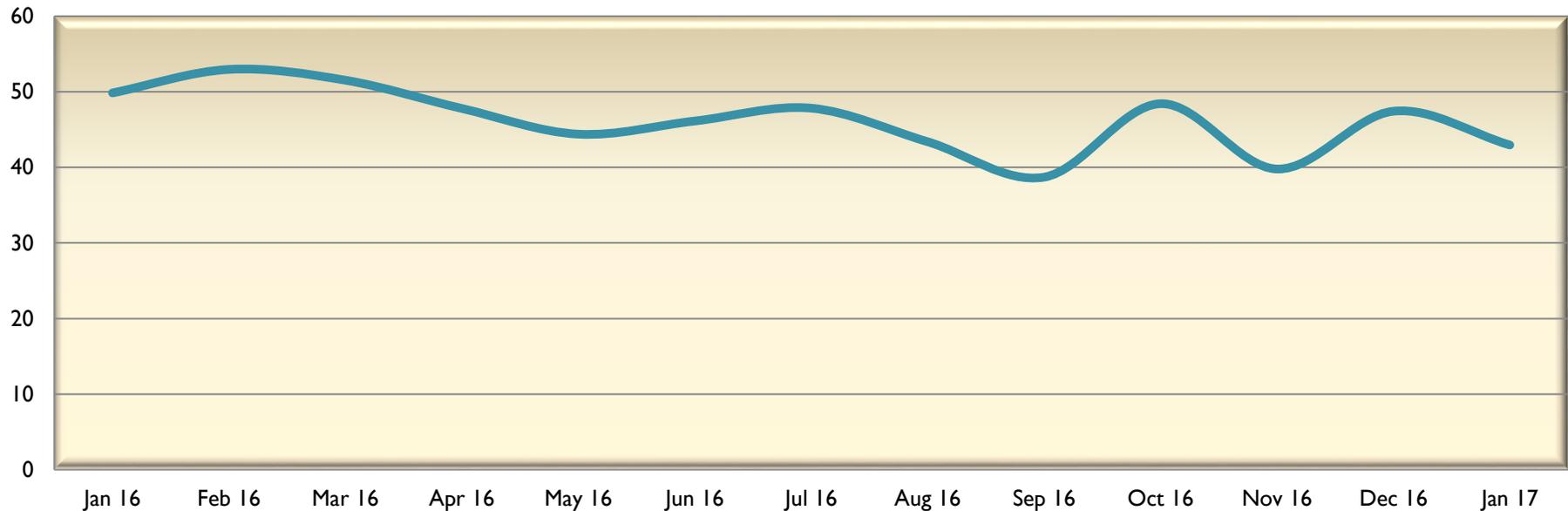


# Average Days on Market

Area	Jan 16	Jan 17	Change
Northwest Grants Pass	88	57	-35.2%
Northeast Grants Pass	98	45	-54.1%
Southwest Grants Pass	77	36	-53.2%
Southeast Grants Pass	88	31	-64.8%
Illinois Valley	99	20	-79.8%
<b>COUNTY TOTALS</b>	<b>50</b>	<b>43</b>	<b>-14.0%</b>

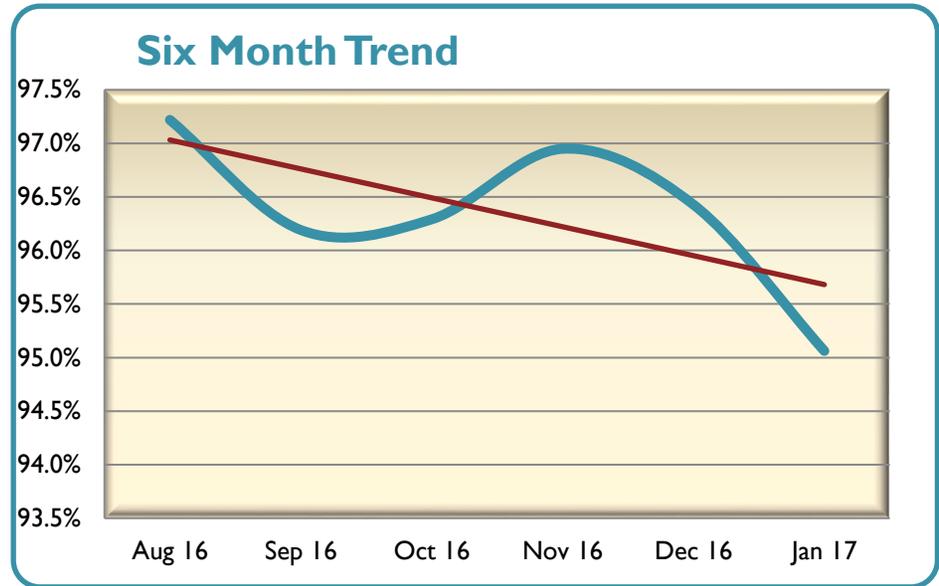


## Yearly Snapshot: Average Days on Market

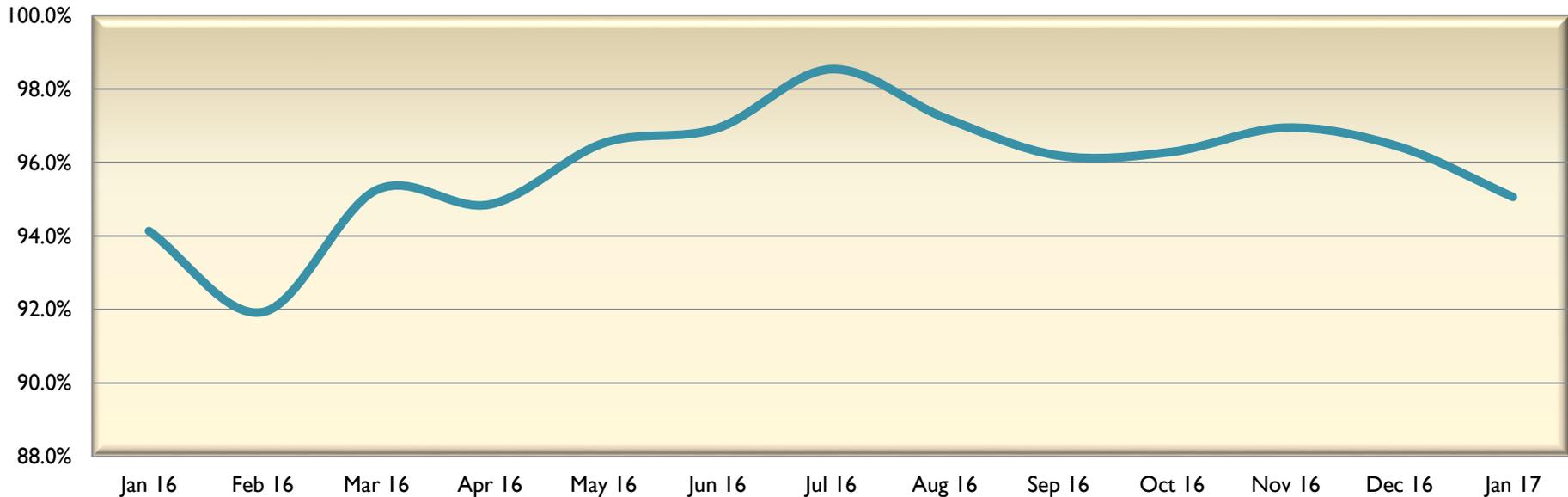


# Original List Price vs Selling Price

Area	Jan 16	Jan 17	Change
Northwest Grants Pass	93.7%	89.9%	-4.0%
Northeast Grants Pass	99.5%	95.1%	-4.4%
Southwest Grants Pass	93.8%	96.8%	3.2%
Southeast Grants Pass	93.8%	98.9%	5.4%
Illinois Valley	90.2%	90.7%	0.6%
<b>COUNTY TOTALS</b>	<b>94.1%</b>	<b>95.1%</b>	<b>1.0%</b>

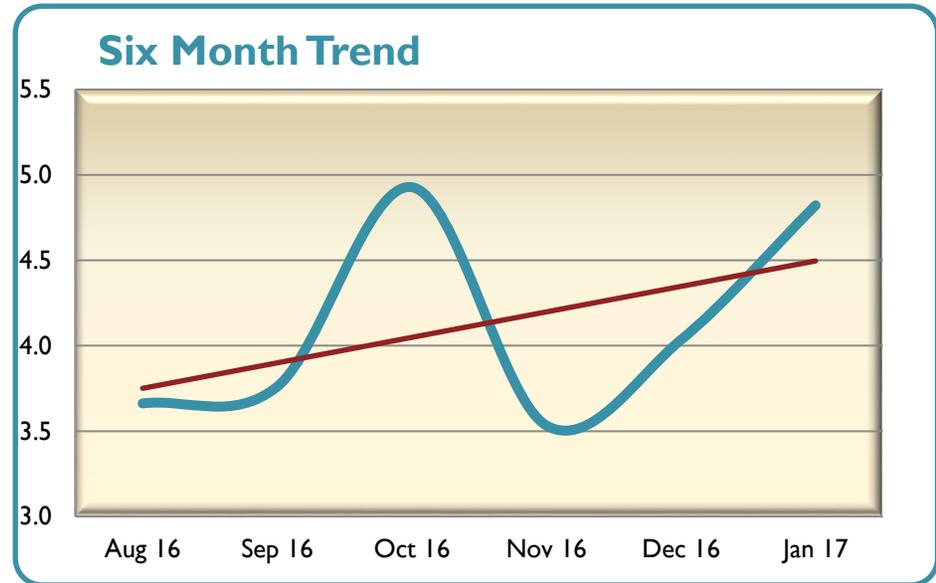


## Yearly Snapshot: Original List Price vs Selling Price

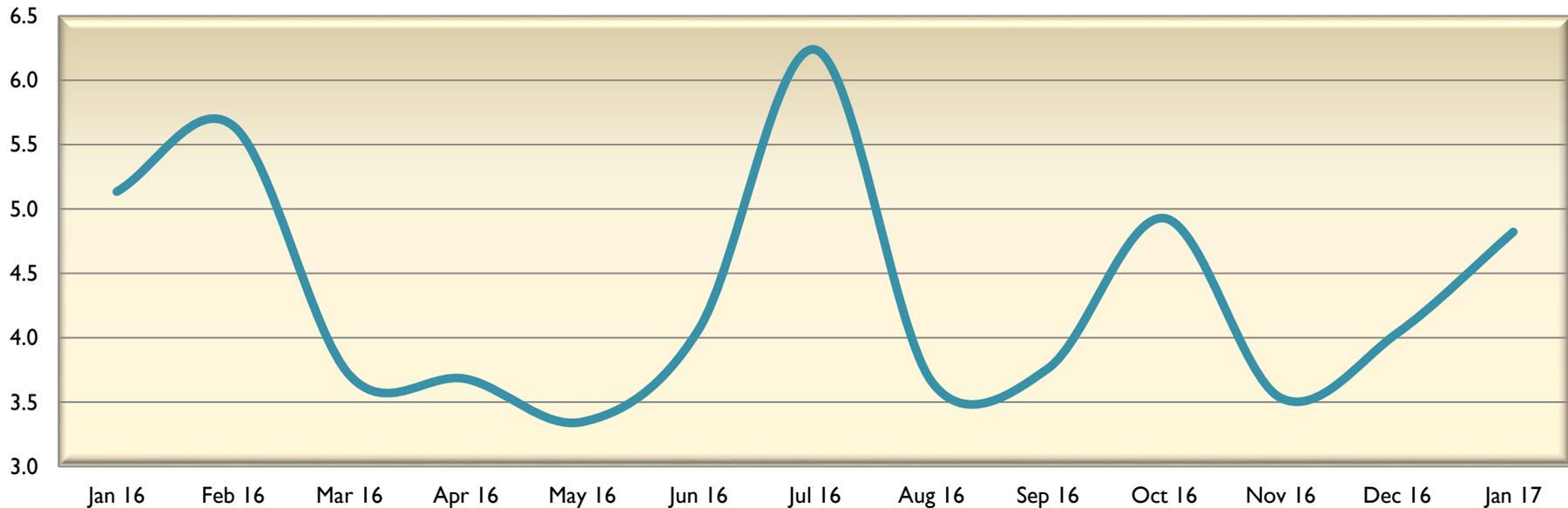


# Available Homes per Buyer

Area	Jan 16	Jan 17	Change
Northwest Grants Pass	6.8	3.5	-47.8%
Northeast Grants Pass	9.8	4.2	-56.9%
Southwest Grants Pass	3.5	3.7	5.7%
Southeast Grants Pass	4.2	3.8	-8.4%
Illinois Valley	11.0	50.0	354.5%
<b>COUNTY TOTALS</b>	<b>5.1</b>	<b>4.8</b>	<b>-6.1%</b>



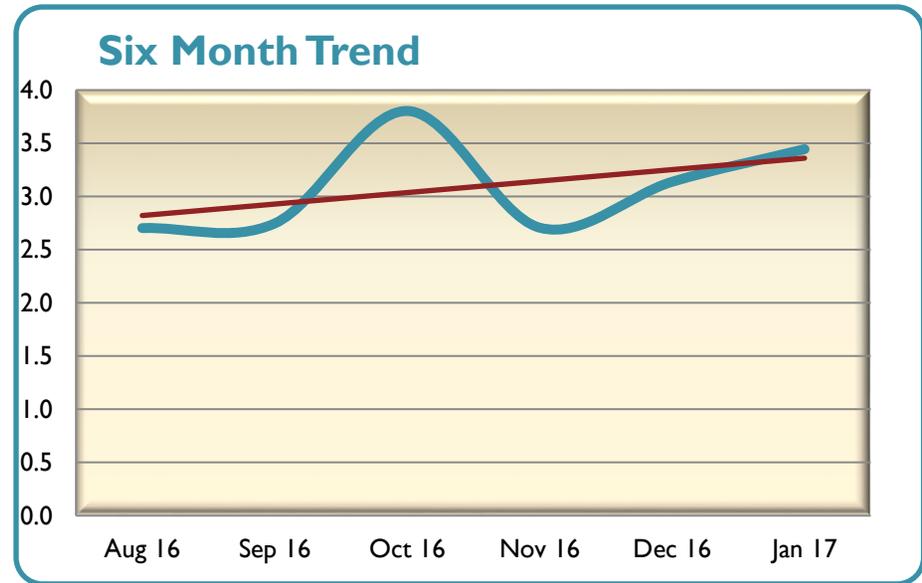
## Yearly Snapshot: Available Homes per Buyer



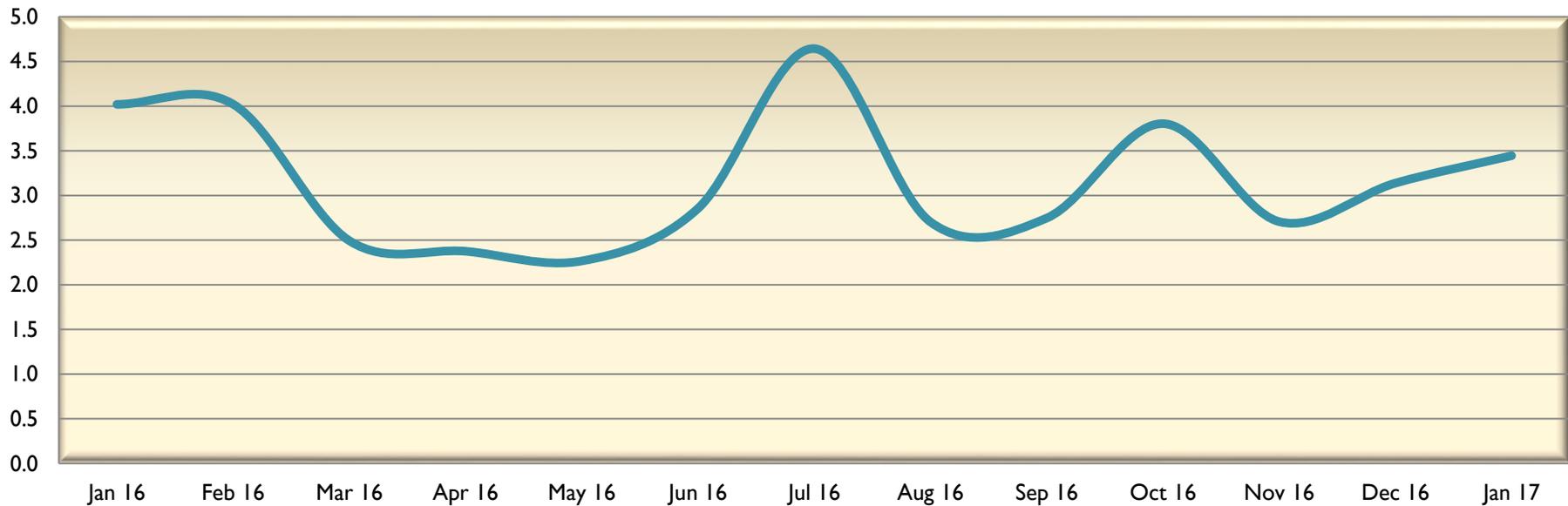
# Months Supply of Inventory



Area	Jan 16	Jan 17	Change
Northwest Grants Pass	5.4	2.6	-52.0%
Northeast Grants Pass	6.8	2.7	-60.0%
Southwest Grants Pass	2.5	2.1	-17.4%
Southeast Grants Pass	3.5	2.4	-32.5%
Illinois Valley	10.0	47.0	370.0%
<b>COUNTY TOTALS</b>	<b>4.0</b>	<b>3.4</b>	<b>-14.3%</b>



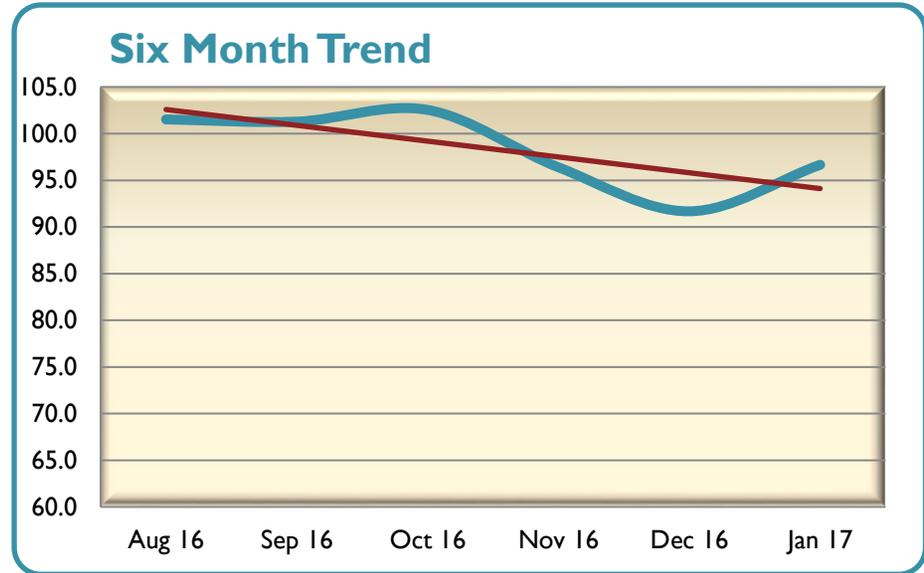
## Yearly Snapshot: Months Supply of Inventory



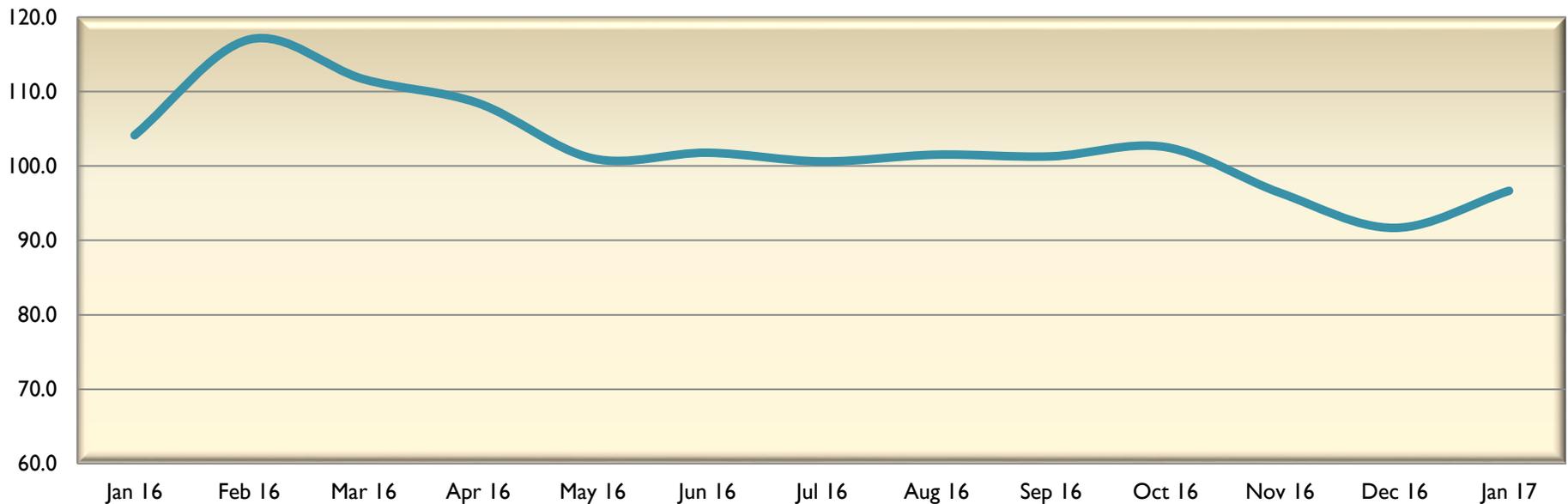
# Housing Affordability Index

Josephine County	Jan 16	Jan 17	Change
	104.1	96.7	-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%

