

Jackson County Residential Market Trends

May 2017

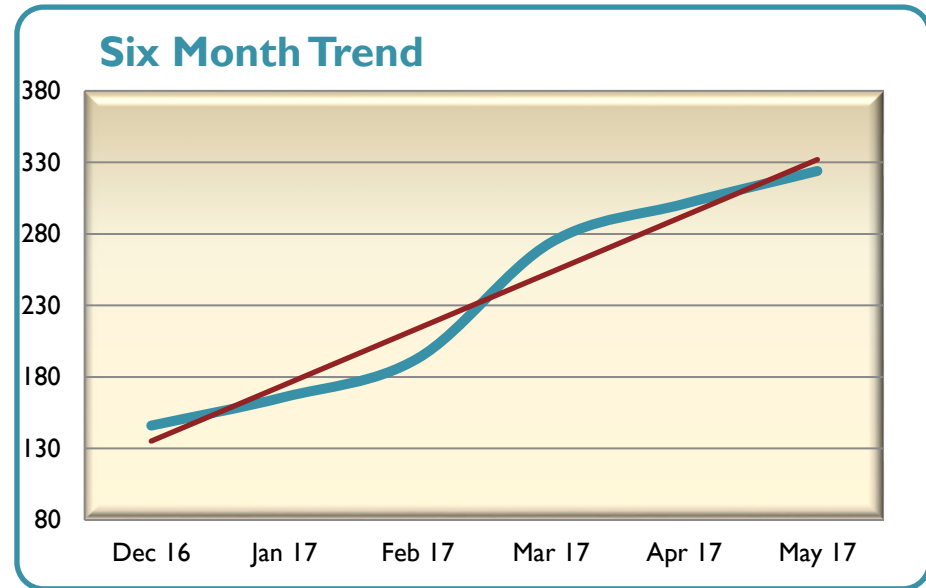
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Overall activity trends are not a measure of pricing or value for individual properties. Small Sampling sizes can lead to wide variances in year to year comparisons.

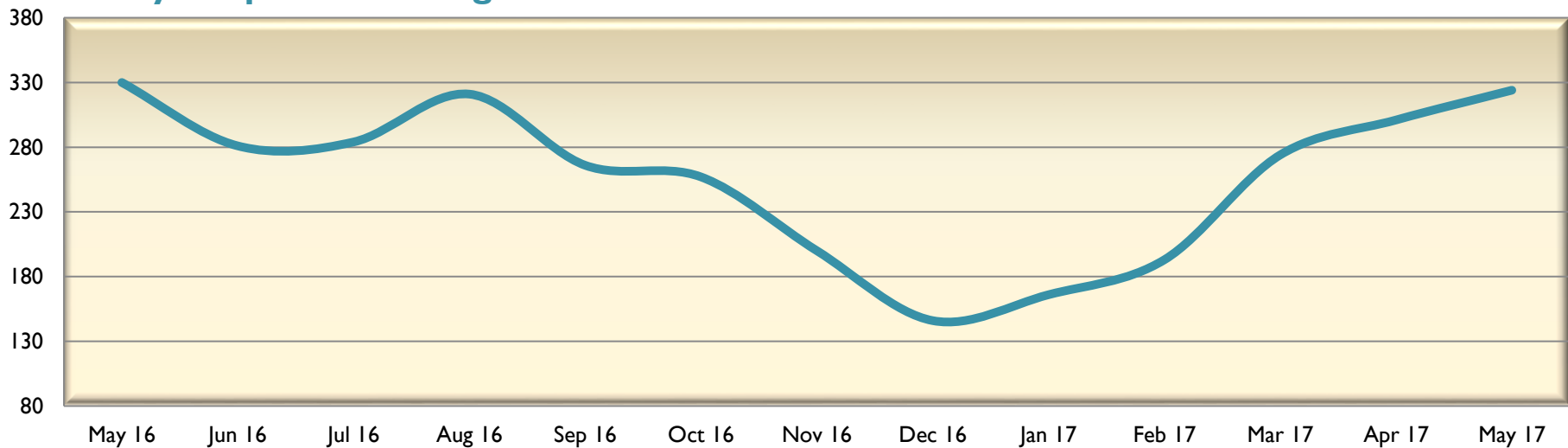
This report represents urban area homes and excludes rural properties. N/A means "No or Insufficient Activity" for the reporting period. All information is based on reporting by REALTORS® to the Southern Oregon Multiple Listing Service.

Pending Sales

Area	May 16	May 17	Change
Ashland	38	37	-2.6%
Talent	9	10	11.1%
Phoenix	5	11	120.0%
Jacksonville	7	13	85.7%
Northwest Medford	7	13	85.7%
West Medford	21	34	61.9%
Southwest Medford	20	25	25.0%
East Medford	127	82	-35.4%
Central Point	42	42	0.0%
White City	17	17	0.0%
Eagle Point	15	25	66.7%
Shady Cove / Trail	10	6	-40.0%
Gold Hill & Rogue River	12	9	-25.0%
COUNTY TOTALS	330	324	-1.8%

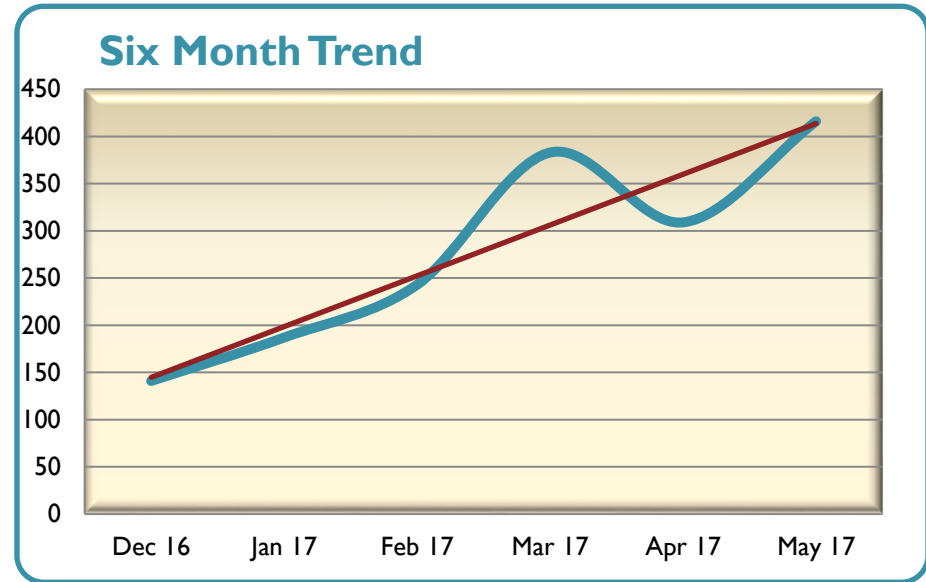


Yearly Snapshot: Pending Sales

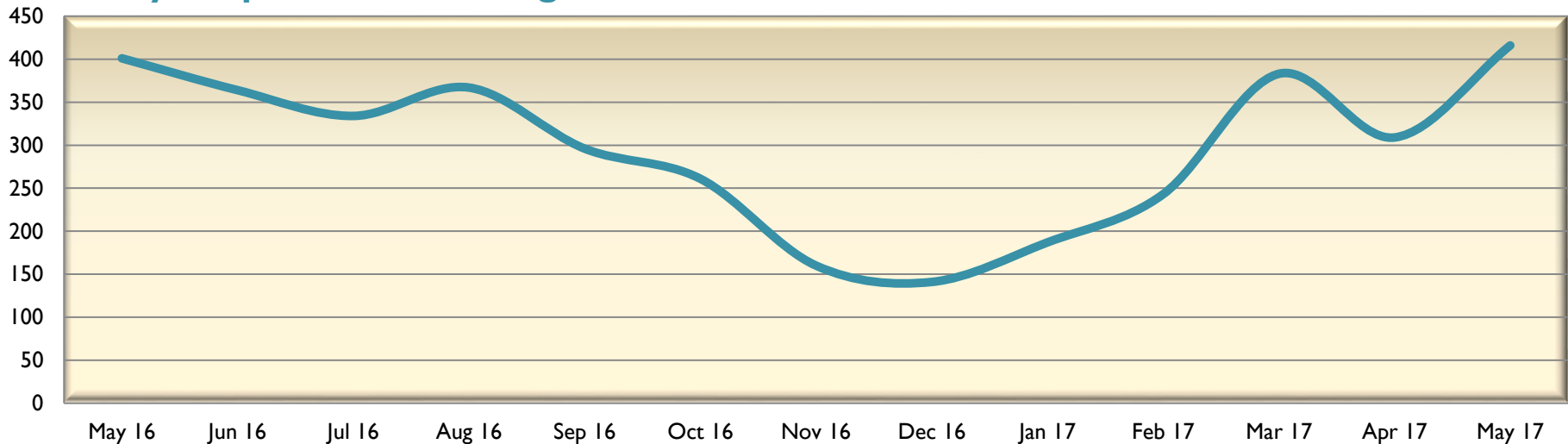


New Listings

Area	May 16	May 17	Change
Ashland	52	52	0.0%
Talent	13	10	-23.1%
Phoenix	10	9	-10.0%
Jacksonville	13	16	23.1%
Northwest Medford	10	12	20.0%
West Medford	30	35	16.7%
Southwest Medford	21	28	33.3%
East Medford	129	130	0.8%
Central Point	51	52	2.0%
White City	29	15	-48.3%
Eagle Point	18	29	61.1%
Shady Cove / Trail	13	14	7.7%
Gold Hill & Rogue River	12	14	16.7%
COUNTY TOTALS	401	416	3.7%

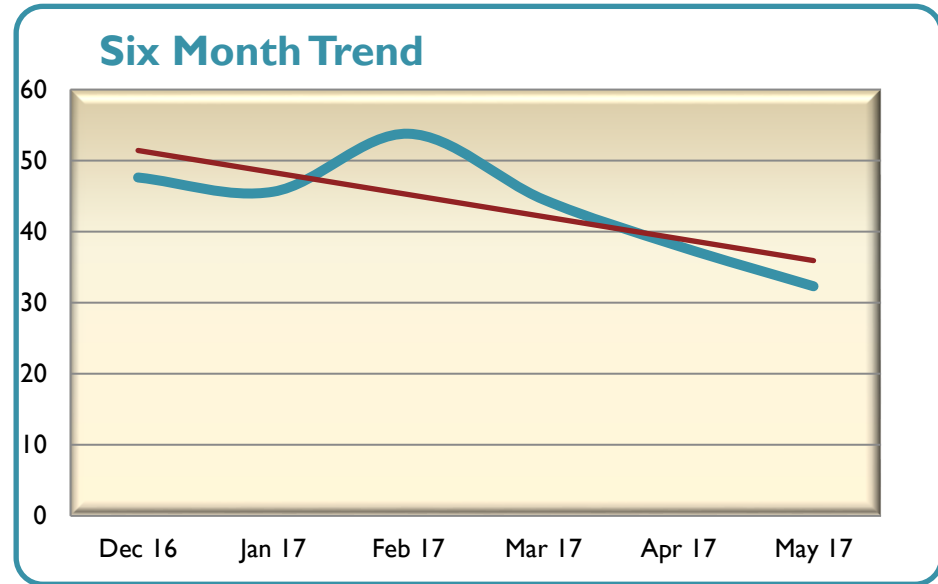


Yearly Snapshot: New Listings

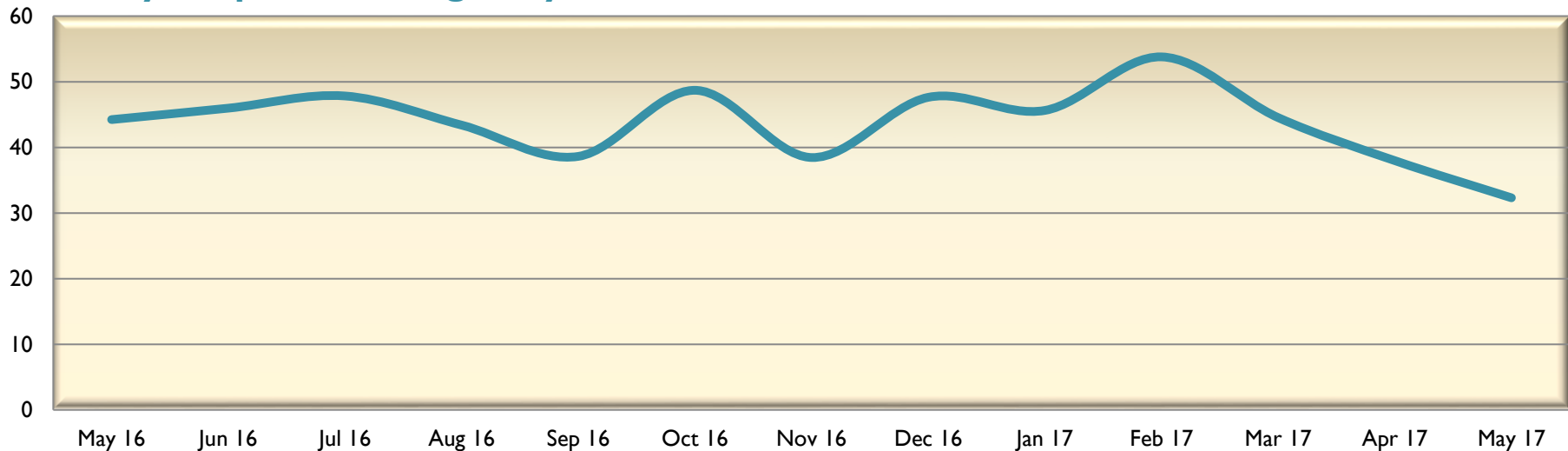


Average Days on Market

Area	May 16	May 17	Change
Ashland	31	54	74.2%
Talent	22	40	81.8%
Phoenix	34	12	-64.7%
Jacksonville	60	21	-65.0%
Northwest Medford	42	24	-42.9%
West Medford	84	28	-66.7%
Southwest Medford	34	34	0.0%
East Medford	46	31	-32.6%
Central Point	42	31	-26.2%
White City	4	10	150.0%
Eagle Point	55	20	-63.6%
Shady Cove / Trail	42	143	240.5%
Gold Hill & Rogue River	56	21	-62.5%
COUNTY TOTALS	44	32	-27.3%

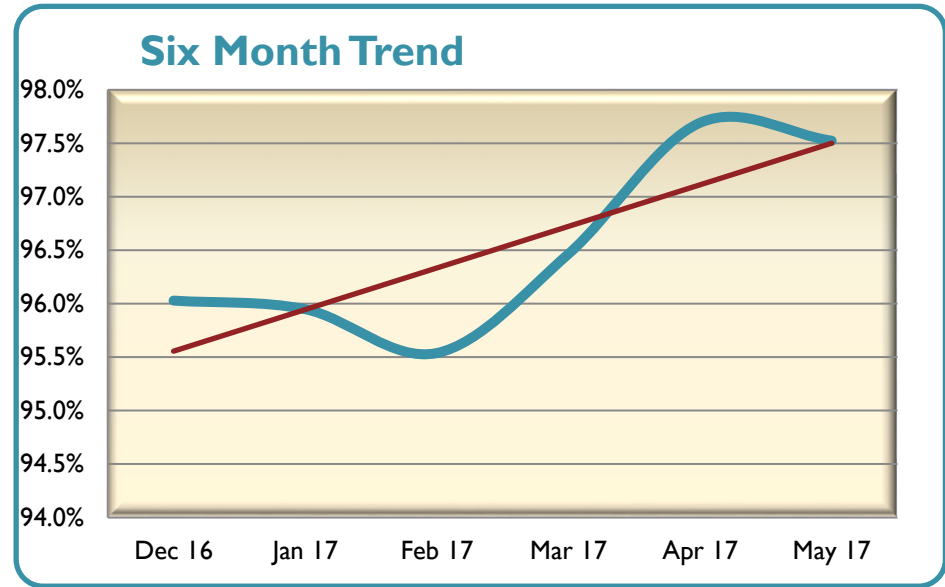


Yearly Snapshot: Average Days on Market

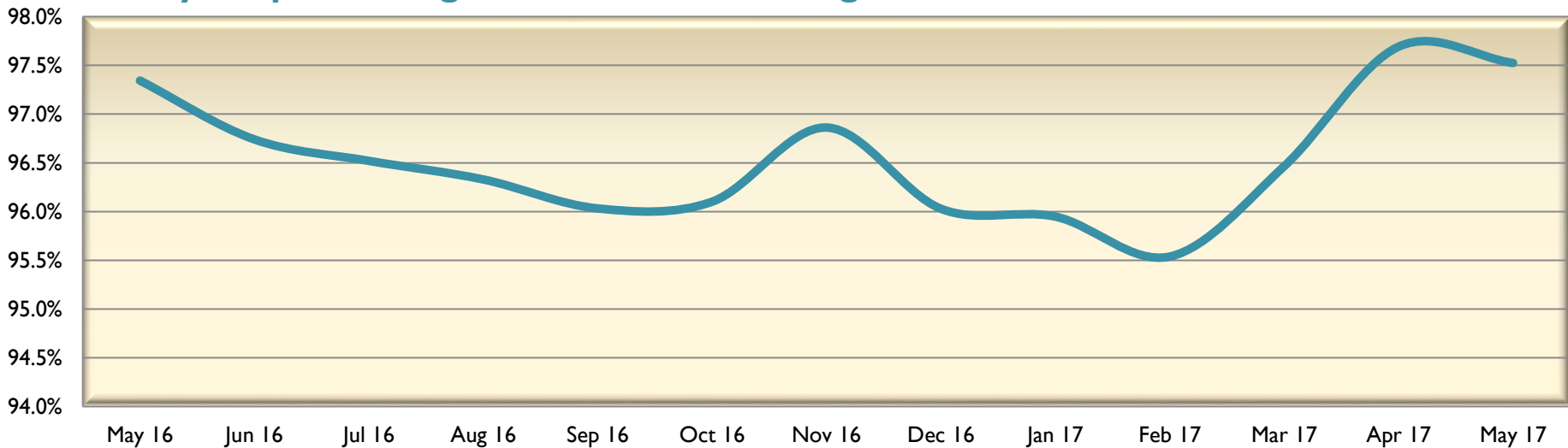


Original List Price vs Selling Price

Area	May 16	May 17	Change
Ashland	98.9%	96.9%	-2.0%
Talent	98.8%	94.9%	-3.9%
Phoenix	98.7%	98.4%	-0.3%
Jacksonville	95.8%	97.5%	1.8%
Northwest Medford	97.7%	100.4%	2.7%
West Medford	97.8%	95.9%	-2.0%
Southwest Medford	98.9%	97.6%	-1.4%
East Medford	95.6%	97.0%	1.5%
Central Point	98.1%	98.7%	0.6%
White City	99.4%	98.9%	-0.5%
Eagle Point	97.7%	98.8%	1.1%
Shady Cove / Trail	97.0%	98.5%	1.5%
Gold Hill & Rogue River	98.4%	100.4%	2.0%
COUNTY TOTALS	97.3%	97.5%	0.2%

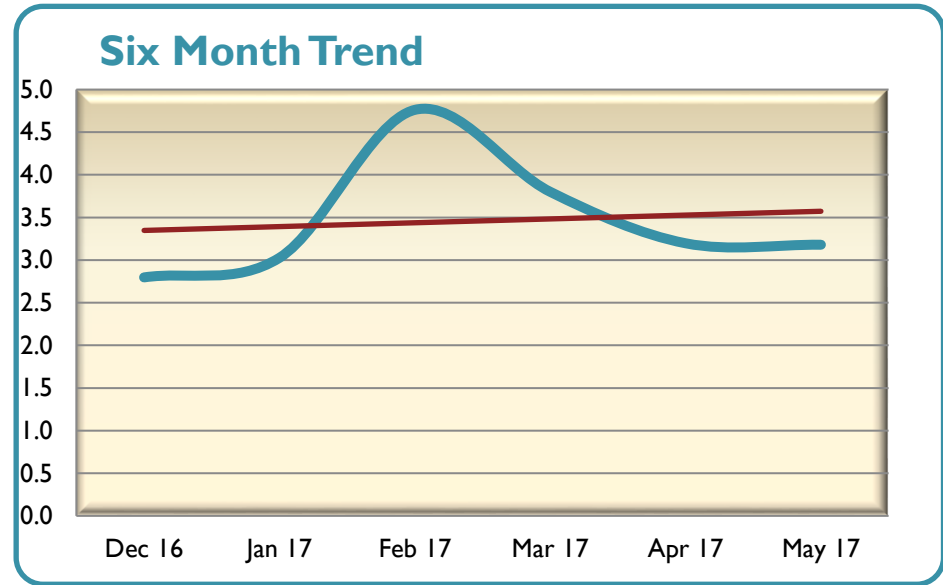


Yearly Snapshot: Original List Price vs Selling Price

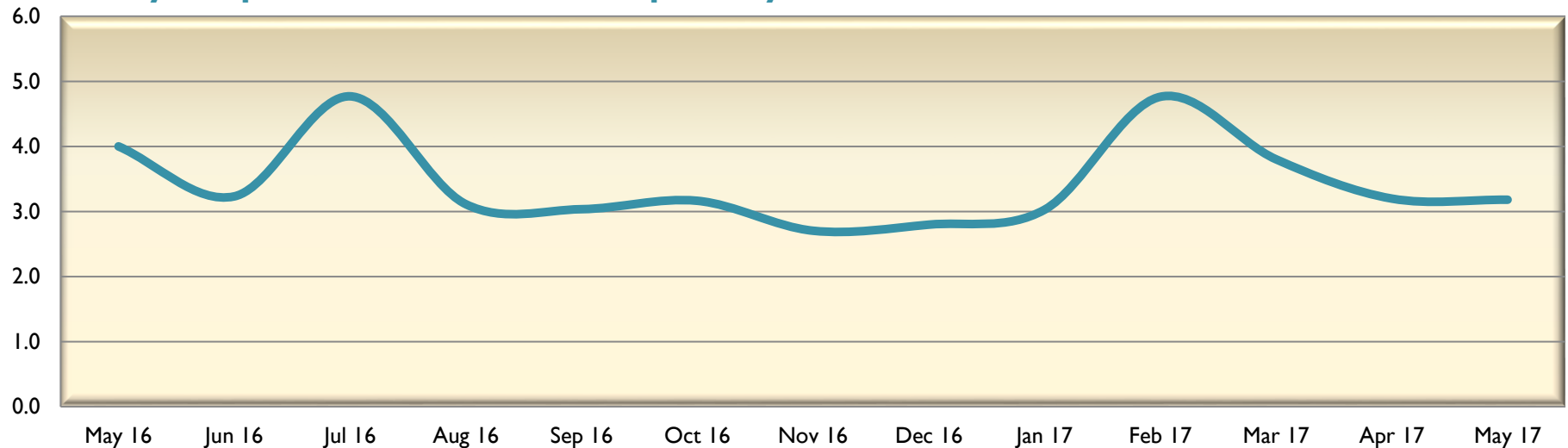


Available Homes per Buyer

Area	May 16	May 17	Change
Ashland	5.0	3.9	-22.9%
Talent	2.2	2.1	-2.6%
Phoenix	9.0	2.7	-70.4%
Jacksonville	3.6	6.8	87.9%
Northwest Medford	2.0	2.4	20.0%
West Medford	4.6	3.7	-19.5%
Southwest Medford	3.7	2.9	-20.9%
East Medford	4.6	2.8	-39.2%
Central Point	2.6	3.2	23.9%
White City	5.4	2.2	-59.4%
Eagle Point	2.8	2.5	-7.7%
Shady Cove / Trail	9.3	6.0	-35.1%
Gold Hill & Rogue River	4.6	5.3	16.0%
COUNTY TOTALS	4.0	3.2	-20.5%

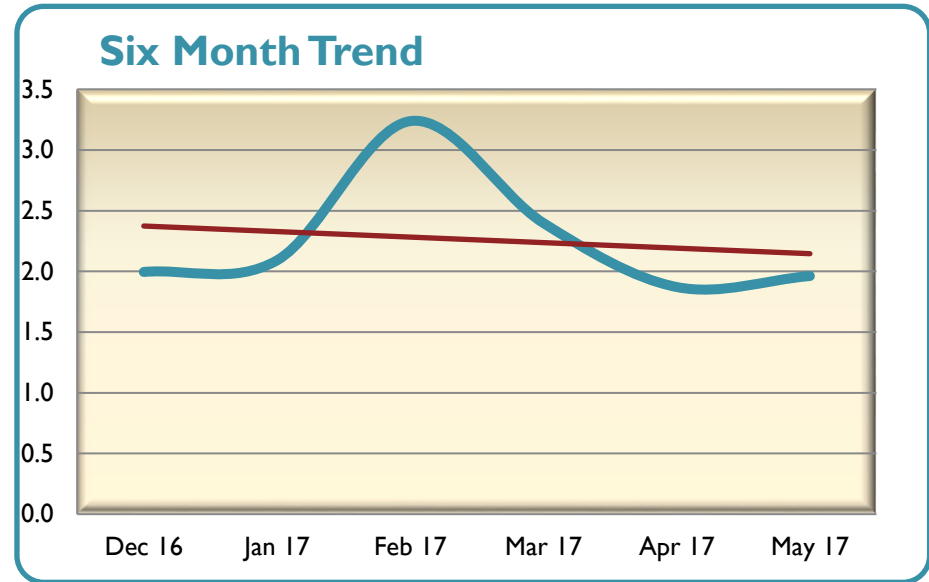


Yearly Snapshot: Available Homes per Buyer

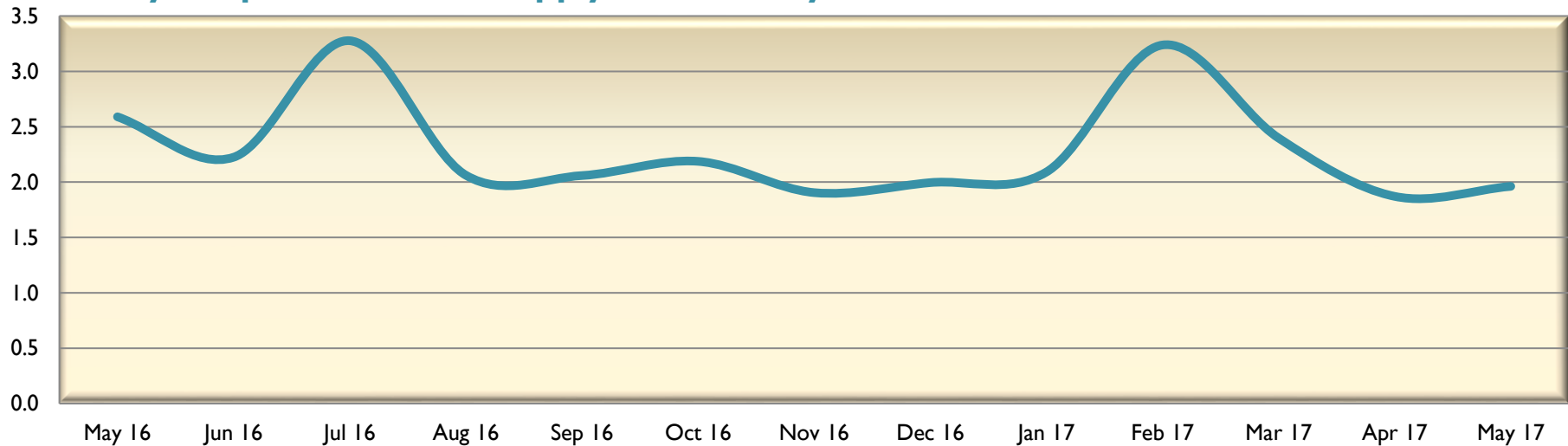


Months Supply of Inventory

Area	May 16	May 17	Change
Ashland	3.7	2.7	-27.1%
Talent	1.3	0.7	-45.1%
Phoenix	6.5	0.8	-87.2%
Jacksonville	2.9	5.0	71.9%
Northwest Medford	1.3	1.2	-5.7%
West Medford	2.7	2.0	-25.6%
Southwest Medford	2.2	1.5	-32.3%
East Medford	2.8	1.8	-34.2%
Central Point	1.6	1.7	9.3%
White City	2.9	0.6	-77.9%
Eagle Point	1.9	1.7	-13.0%
Shady Cove / Trail	6.5	4.8	-26.2%
Gold Hill & Rogue River	3.6	4.0	12.5%
COUNTY TOTALS	2.6	2.0	-24.2%



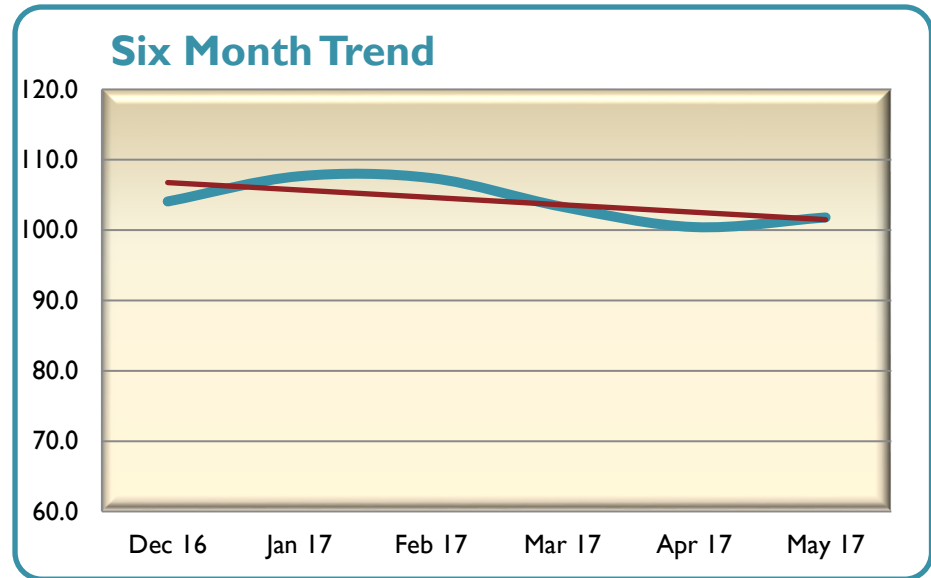
Yearly Snapshot: Months Supply of Inventory



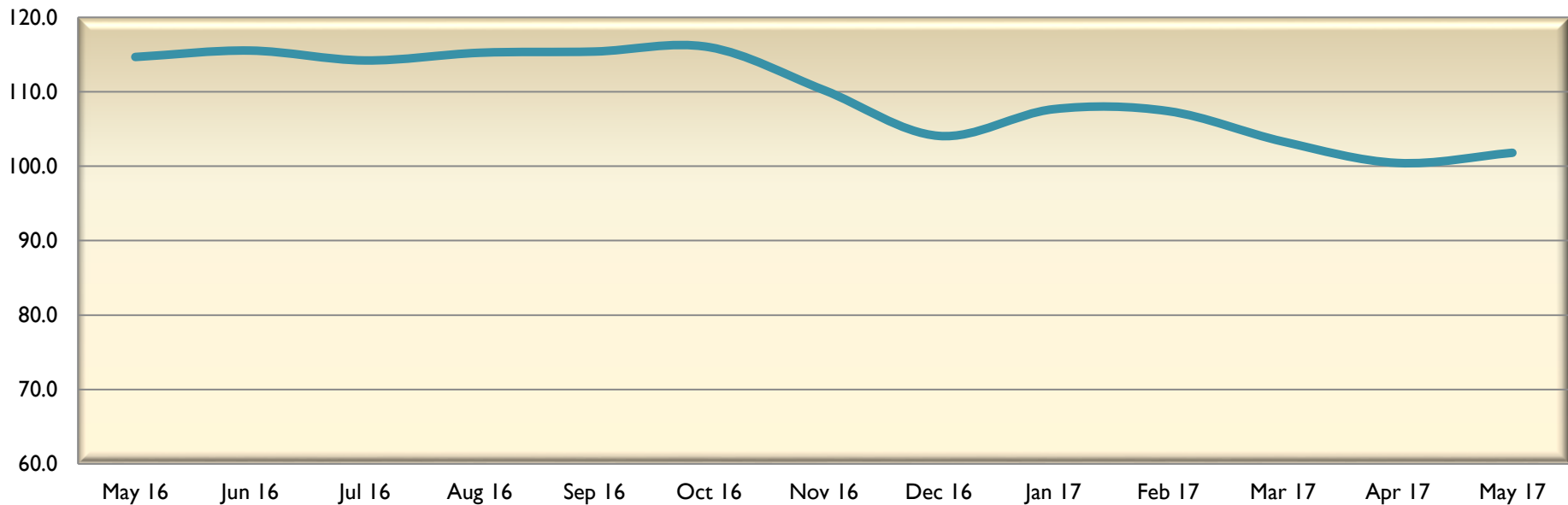
Housing Affordability Index

Jackson County	May 16	May 17	Change
	114.7	101.8	-11.2%

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	May 16	May 17	Change
	8899	8674	-2.5%

