

Jackson County Residential Market Trends

May 2018

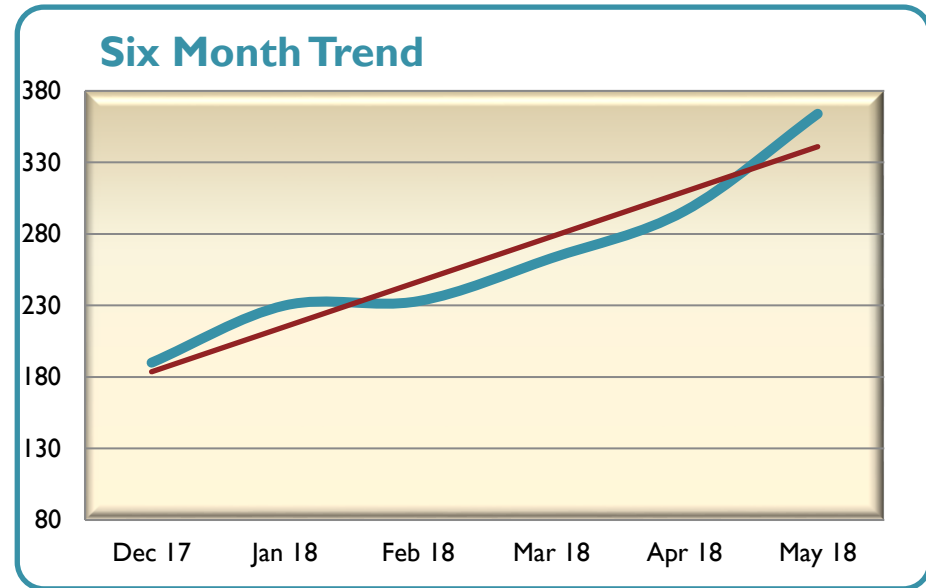
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Overall activity trends are not a measure of pricing or value for individual properties. Small Sampling sizes can lead to wide variances in year to year comparisons.

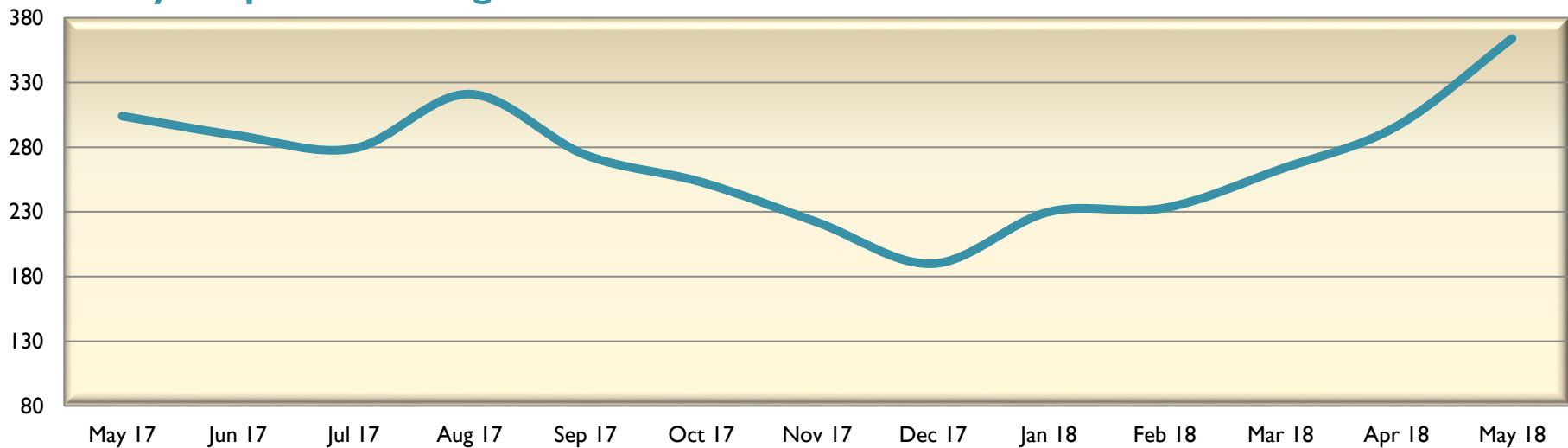
This report represents urban area homes and excludes rural properties. N/A means "No or Insufficient Activity" for the reporting period. All information is based on reporting by REALTORS® to the Southern Oregon Multiple Listing Service.

Pending Sales

Area	May 17	May 18	Change
Ashland	36	54	50.0%
Talent	9	9	0.0%
Phoenix	11	7	-36.4%
Jacksonville	11	11	0.0%
Northwest Medford	12	11	-8.3%
West Medford	29	21	-27.6%
Southwest Medford	24	26	8.3%
East Medford	77	120	55.8%
Central Point	35	37	5.7%
White City	17	16	-5.9%
Eagle Point	30	24	-20.0%
Shady Cove / Trail	6	11	83.3%
Gold Hill & Rogue River	7	17	142.9%
COUNTY TOTALS	304	364	19.7%

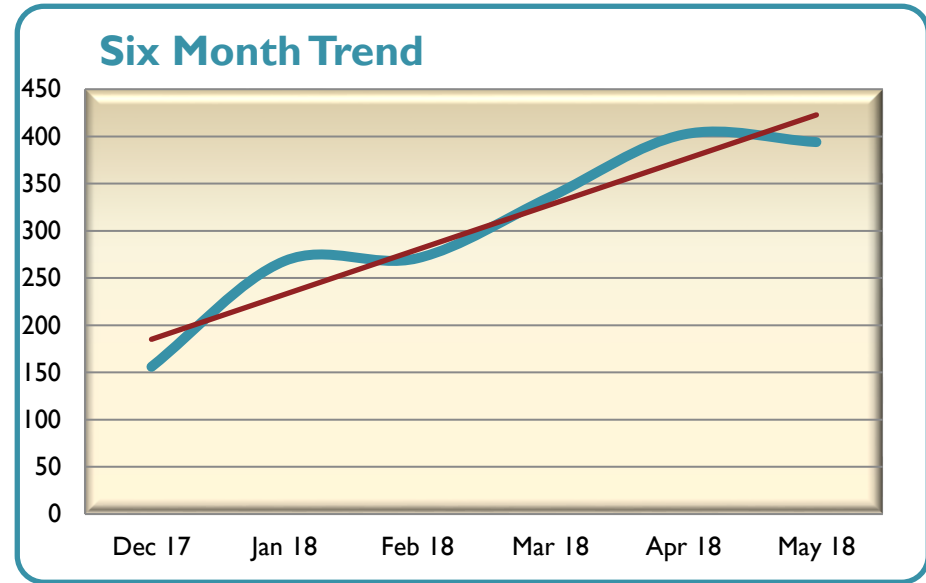


Yearly Snapshot: Pending Sales

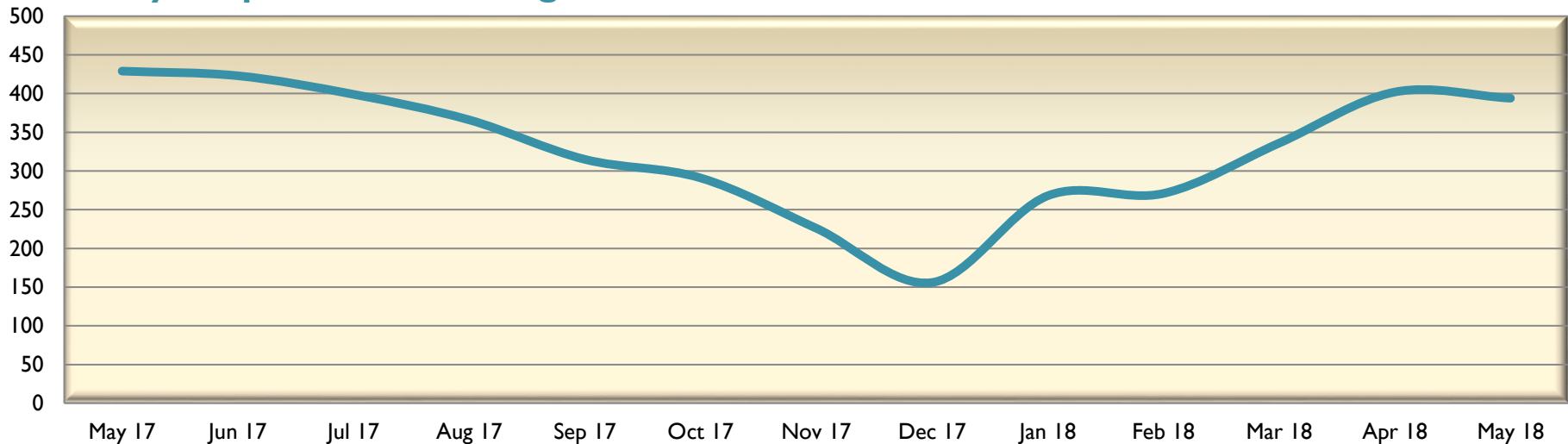


New Listings

Area	May 17	May 18	Change
Ashland	53	72	35.8%
Talent	10	9	-10.0%
Phoenix	10	7	-30.0%
Jacksonville	14	20	42.9%
Northwest Medford	12	7	-41.7%
West Medford	35	22	-37.1%
Southwest Medford	27	33	22.2%
East Medford	131	115	-12.2%
Central Point	54	36	-33.3%
White City	16	15	-6.3%
Eagle Point	37	20	-45.9%
Shady Cove / Trail	14	11	-21.4%
Gold Hill & Rogue River	16	27	68.8%
COUNTY TOTALS	429	394	-8.2%



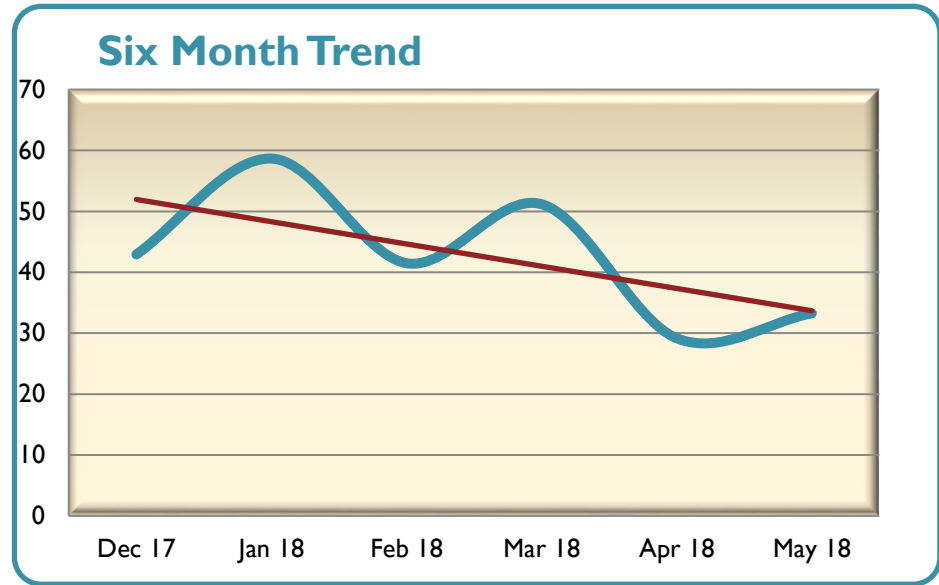
Yearly Snapshot: New Listings



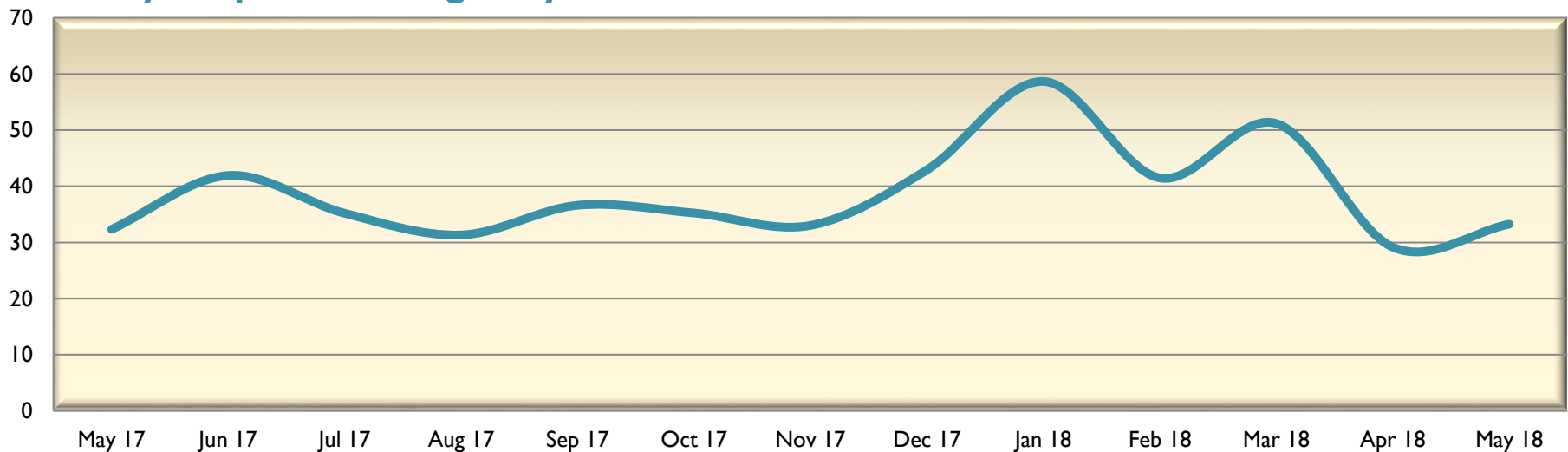
Average Days on Market



Area	May 17	May 18	Change
Ashland	52	42	-19.2%
Talent	40	42	5.0%
Phoenix	12	25	108.3%
Jacksonville	21	88	319.0%
Northwest Medford	26	16	-38.5%
West Medford	28	17	-39.3%
Southwest Medford	31	16	-48.4%
East Medford	30	35	16.7%
Central Point	31	42	35.5%
White City	10	7	-30.0%
Eagle Point	20	59	195.0%
Shady Cove / Trail	143	46	-67.8%
Gold Hill & Rogue River	22	12	-45.5%
COUNTY TOTALS	32	33	3.1%



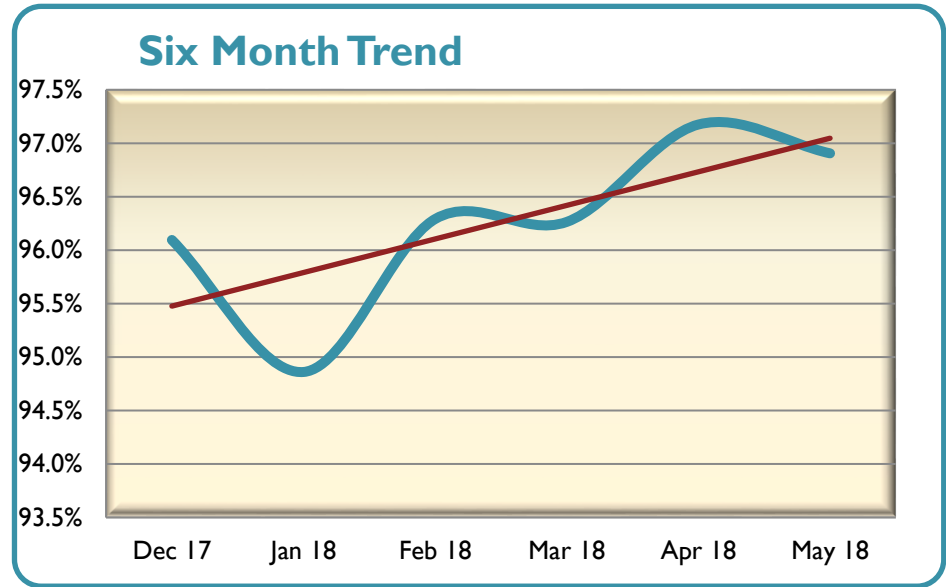
Yearly Snapshot: Average Days on Market



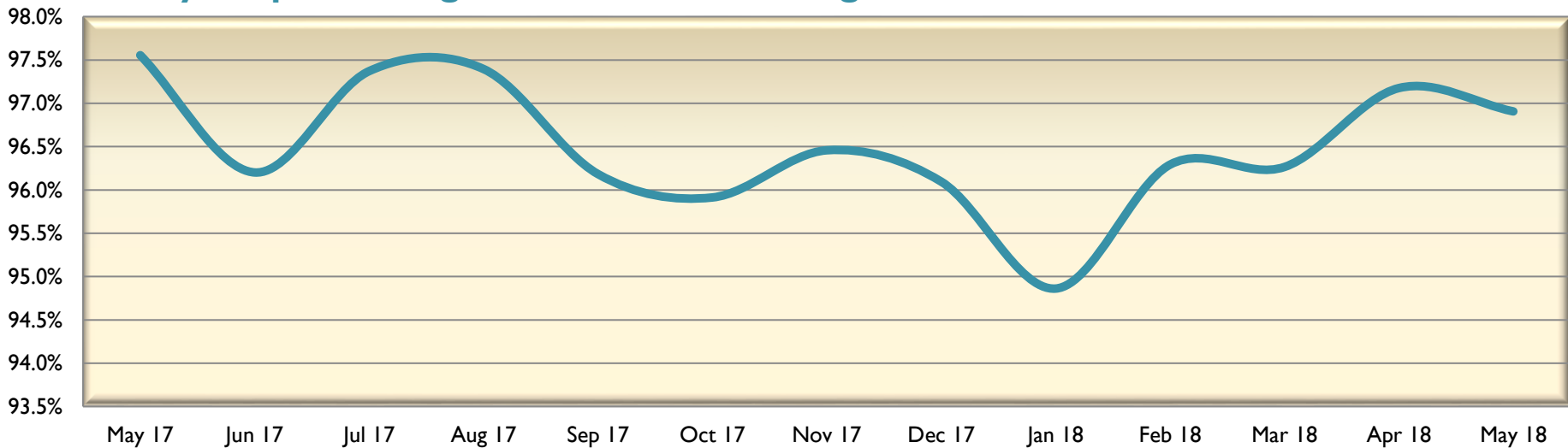
Original List Price vs Selling Price



Area	May 17	May 18	Change
Ashland	96.9%	96.6%	-0.4%
Talent	94.9%	91.4%	-3.7%
Phoenix	98.4%	95.0%	-3.4%
Jacksonville	97.5%	95.5%	-2.1%
Northwest Medford	100.8%	100.1%	-0.7%
West Medford	95.9%	99.7%	4.0%
Southwest Medford	97.6%	98.7%	1.2%
East Medford	97.2%	97.6%	0.4%
Central Point	98.7%	95.7%	-3.0%
White City	98.9%	99.1%	0.1%
Eagle Point	98.5%	95.7%	-2.9%
Shady Cove / Trail	98.5%	93.7%	-4.8%
Gold Hill & Rogue River	100.3%	98.8%	-1.5%
COUNTY TOTALS	97.6%	96.9%	-0.7%

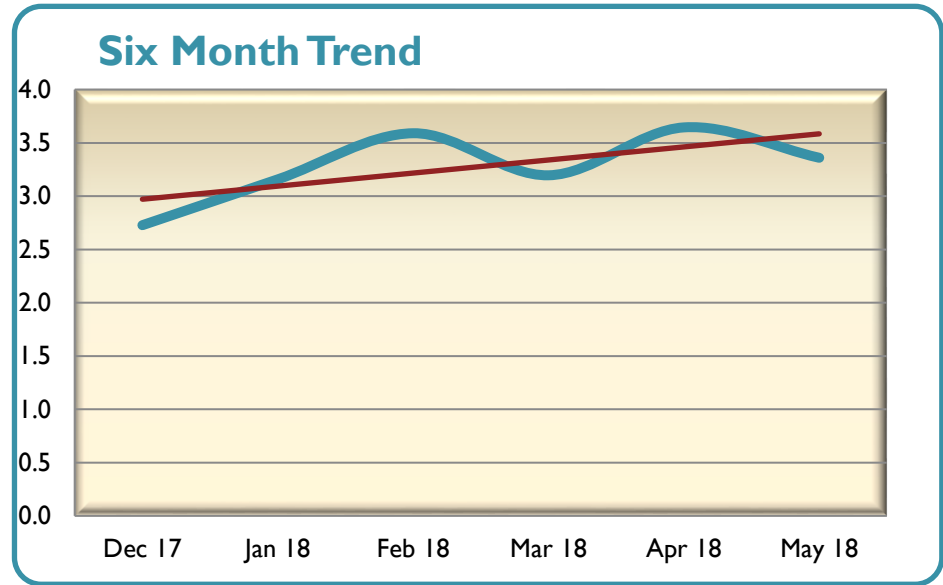


Yearly Snapshot: Original List Price vs Selling Price

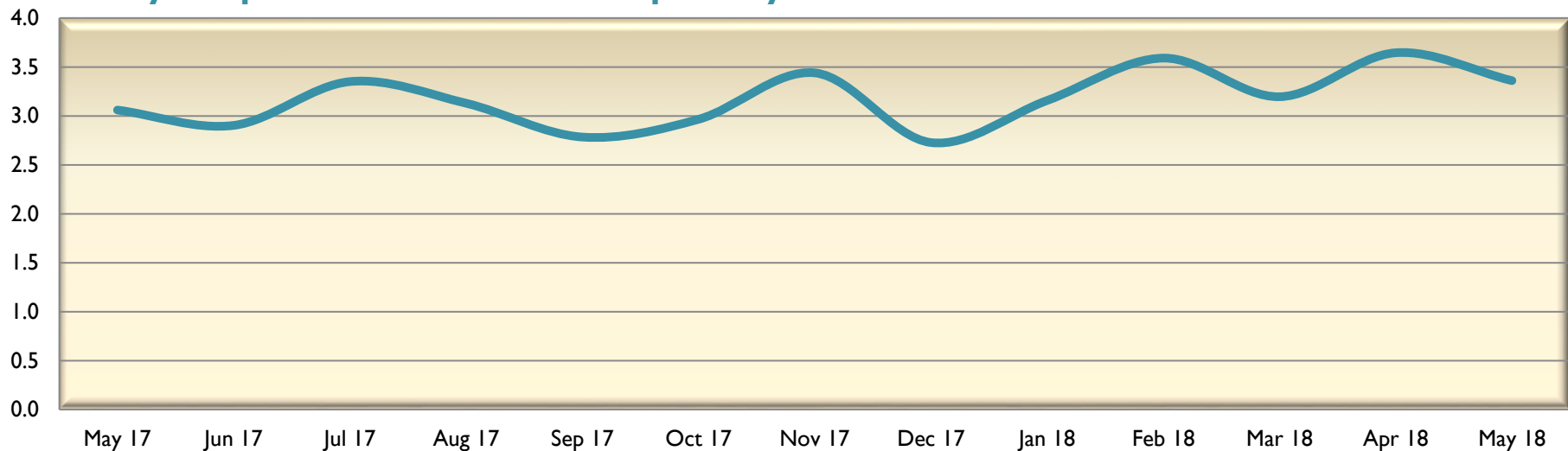


Available Homes per Buyer

Area	May 17	May 18	Change
Ashland	3.7	4.3	14.9%
Talent	2.0	3.0	50.0%
Phoenix	3.0	1.7	-42.4%
Jacksonville	6.3	11.0	73.7%
Northwest Medford	2.3	1.4	-41.0%
West Medford	3.9	5.2	32.9%
Southwest Medford	2.4	3.1	27.8%
East Medford	2.6	3.3	27.4%
Central Point	3.1	2.6	-16.8%
White City	2.5	1.6	-37.1%
Eagle Point	2.8	2.4	-11.6%
Shady Cove / Trail	4.8	13.3	177.8%
Gold Hill & Rogue River	5.1	5.9	14.6%
COUNTY TOTALS	3.1	3.4	9.8%



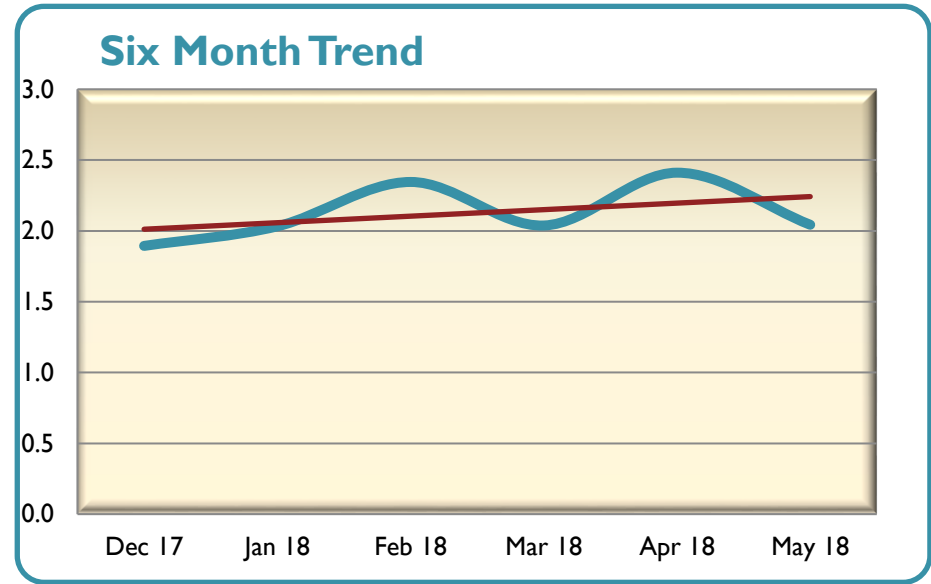
Yearly Snapshot: Available Homes per Buyer



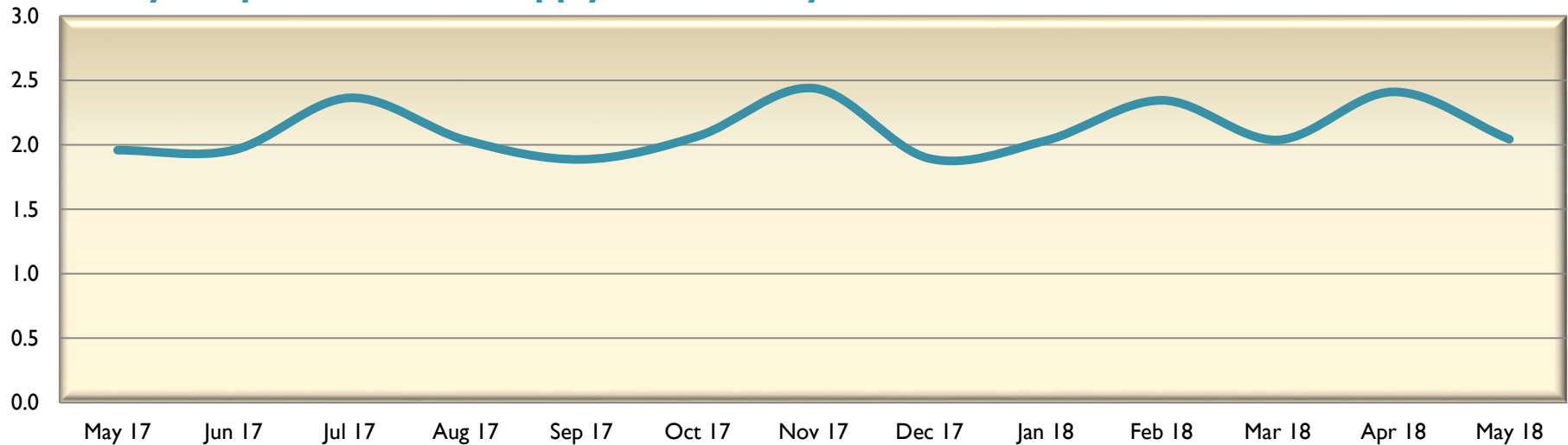
Months Supply of Inventory



Area	May 17	May 18	Change
Ashland	2.6	2.8	8.7%
Talent	0.7	1.9	162.5%
Phoenix	1.2	0.9	-22.1%
Jacksonville	4.8	8.0	65.5%
Northwest Medford	1.2	0.5	-58.3%
West Medford	2.4	3.4	43.0%
Southwest Medford	1.1	1.9	75.3%
East Medford	1.8	1.9	7.8%
Central Point	1.8	1.3	-27.9%
White City	1.0	0.5	-46.7%
Eagle Point	1.8	1.6	-10.3%
Shady Cove / Trail	3.6	9.7	168.5%
Gold Hill & Rogue River	4.3	3.8	-11.8%
COUNTY TOTALS	2.0	2.0	4.3%



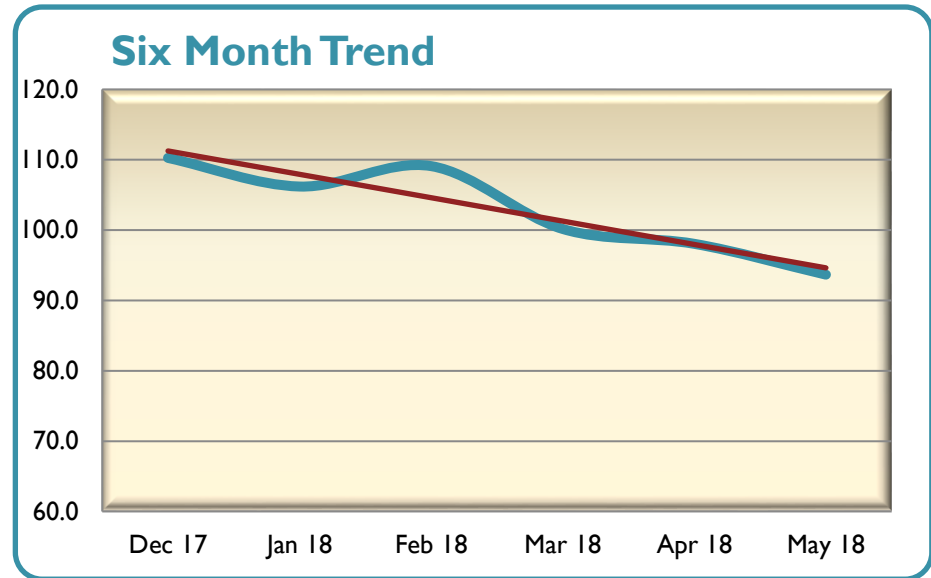
Yearly Snapshot: Months Supply of Inventory



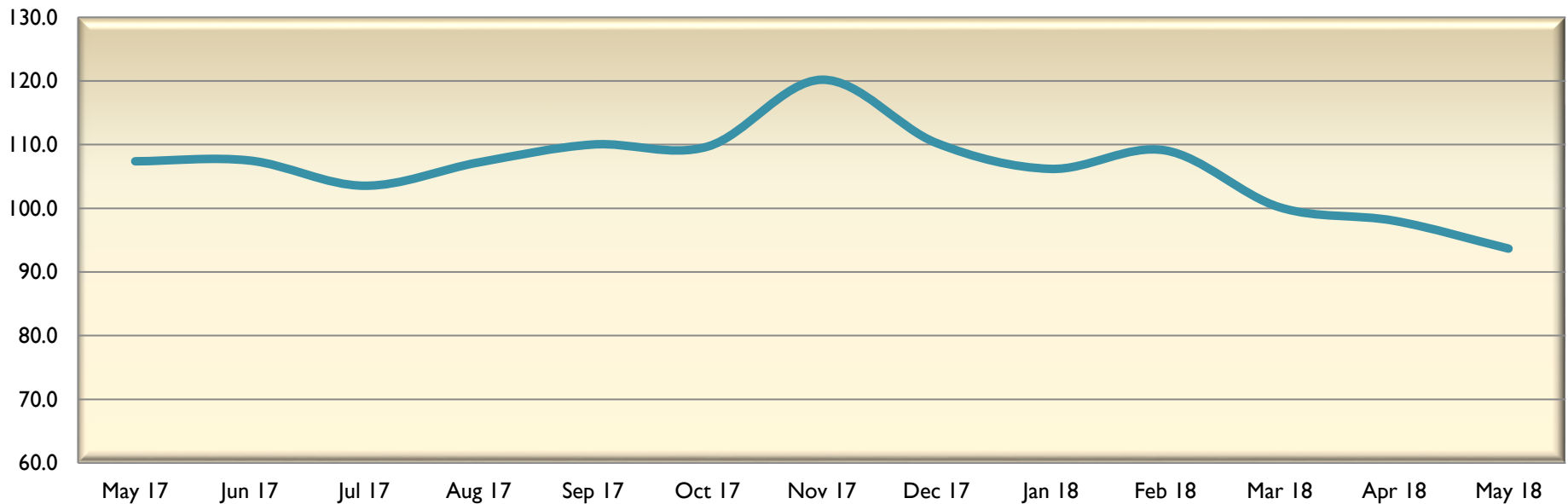
Housing Affordability Index

Jackson County	May 17	May 18	Change
	107.4	93.7	-12.8%

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 17	May 18	Change
	8674	10443	20.4%

