





## Josephine County Residential Market Trends

January 2019

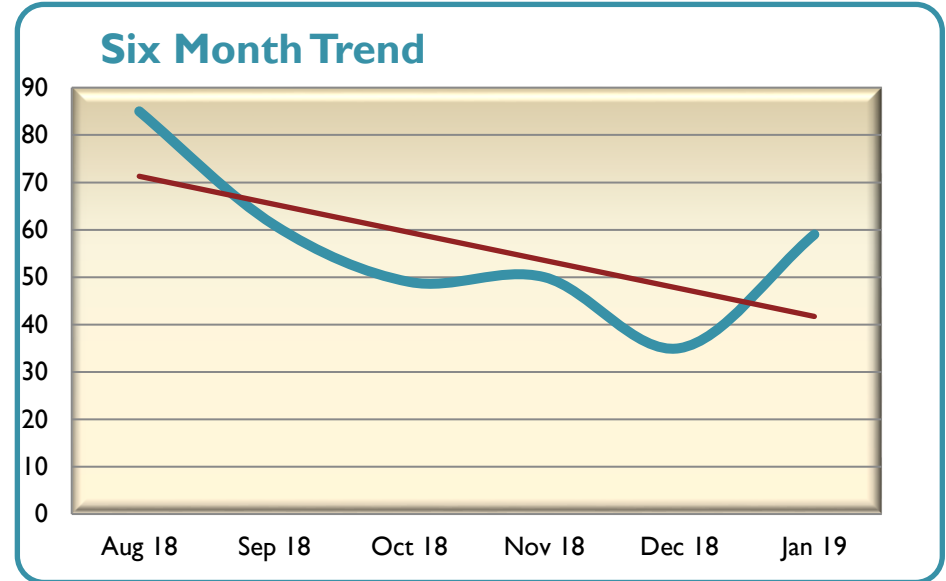
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*Overall activity trends are not a measure of pricing or value for individual properties. Small Sampling sizes can lead to wide variances in year to year comparisons.*

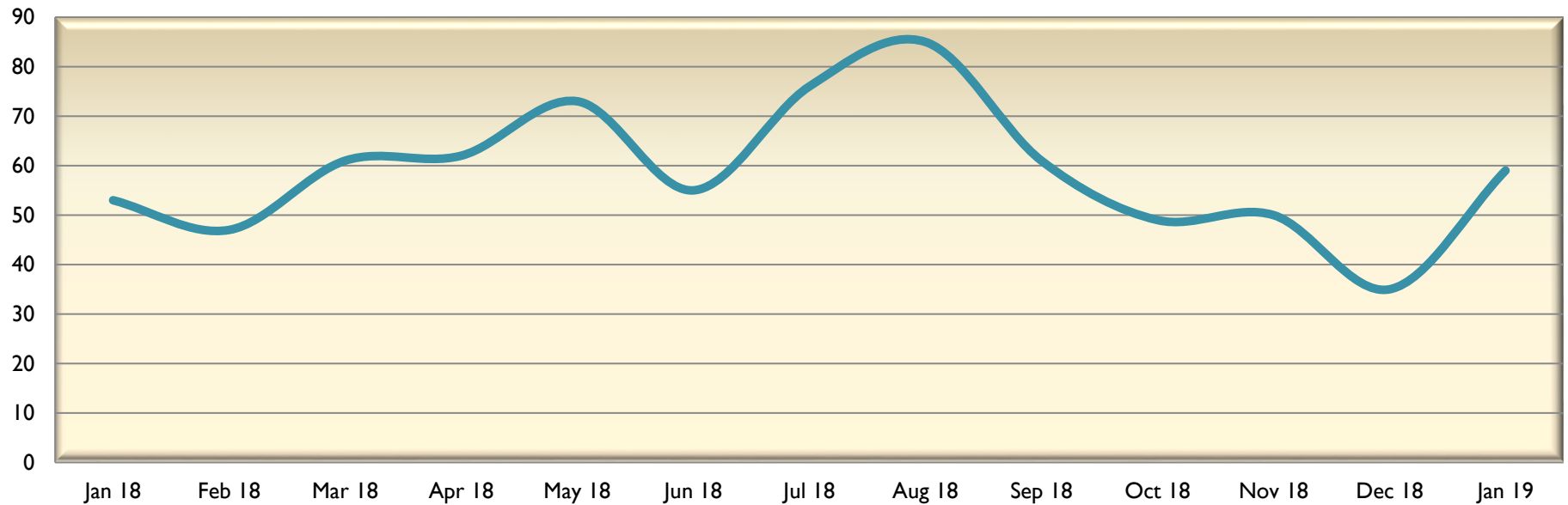
*This report represents urban area homes and excludes rural properties. N/A means "No or Insufficient Activity" for the reporting period. All information is based on reporting by REALTORS® to the Southern Oregon Multiple Listing Service.*

# Pending Sales

Area	Jan 18	Jan 19	Change
Northwest Grants Pass	20	10	-50.0%
Northeast Grants Pass	11	14	18.2%
Southwest Grants Pass	8	18	125.0%
Southeast Grants Pass	9	9	0.0%
Illinois Valley	5	9	80.0%
<b>COUNTY TOTALS</b>	<b>53</b>	<b>60</b>	<b>13.2%</b>



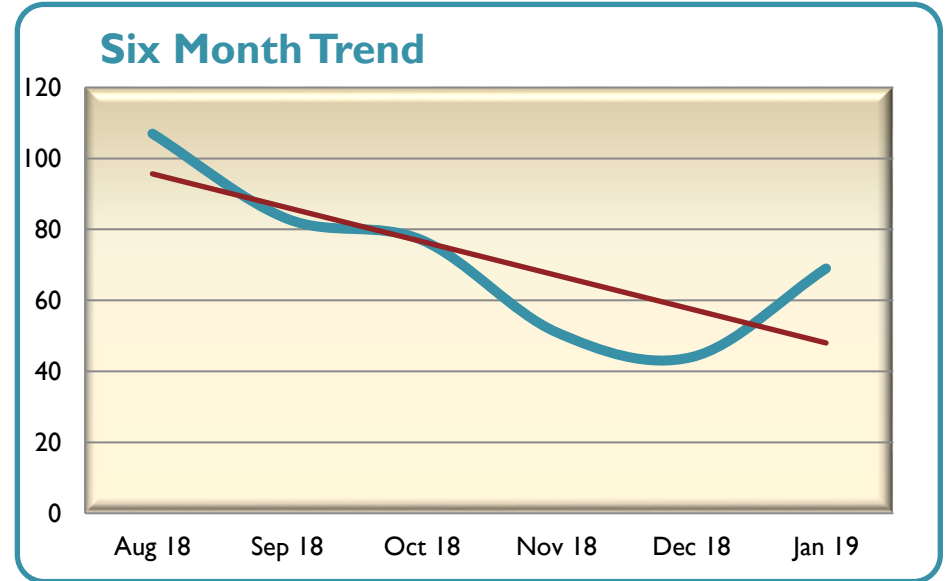
## Yearly Snapshot: Pending Sales



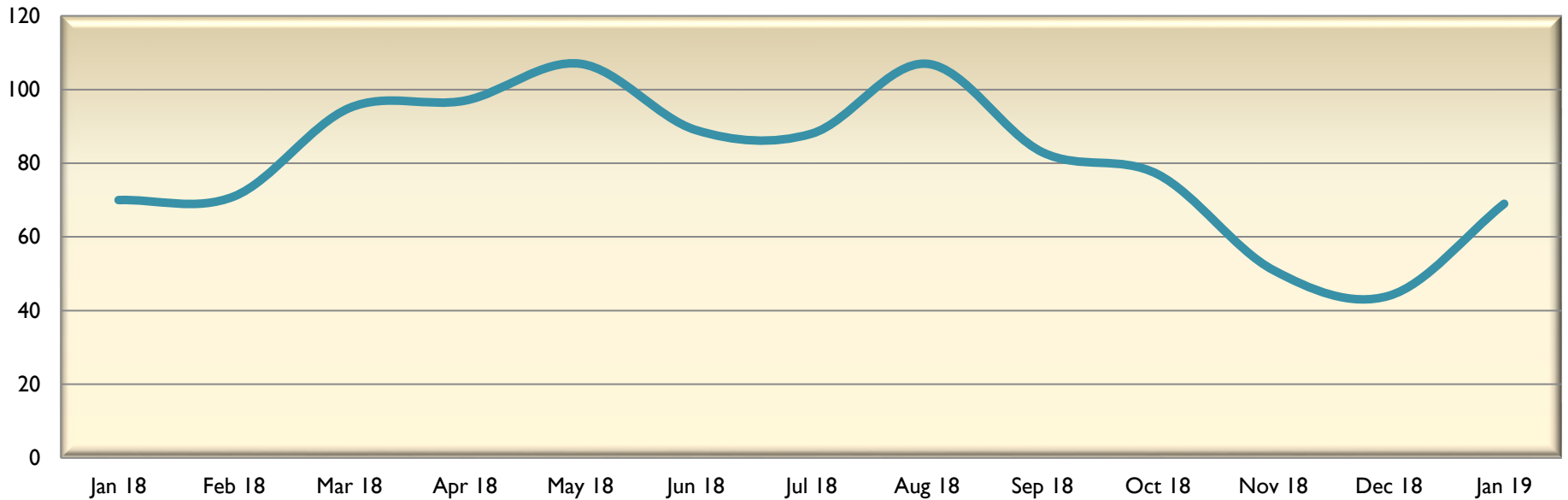
# New Listings



Area	Jan 18	Jan 19	Change
Northwest Grants Pass	22	19	-13.6%
Northeast Grants Pass	14	10	-28.6%
Southwest Grants Pass	15	21	40.0%
Southeast Grants Pass	11	12	9.1%
Illinois Valley	8	7	-12.5%
<b>COUNTY TOTALS</b>	<b>70</b>	<b>69</b>	<b>-1.4%</b>

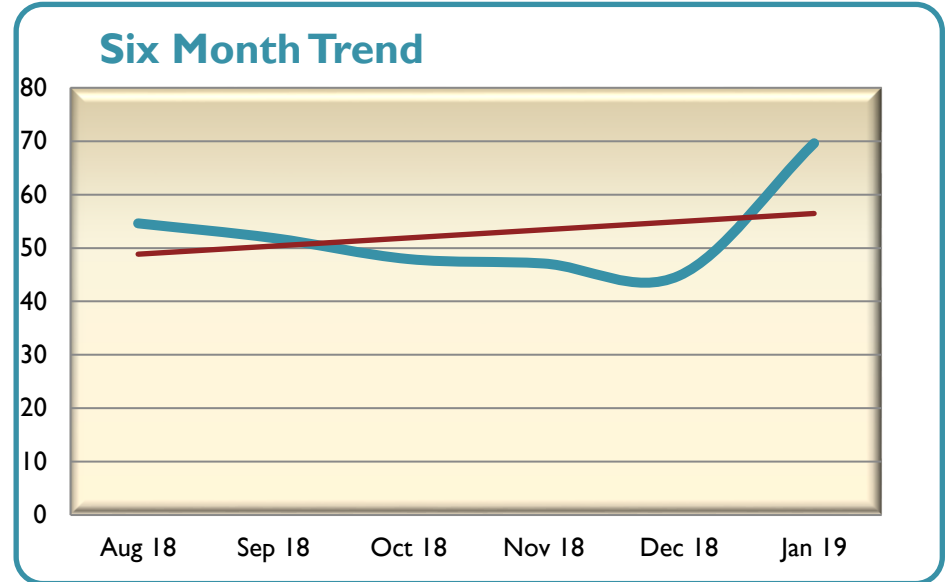


## Yearly Snapshot: New Listings

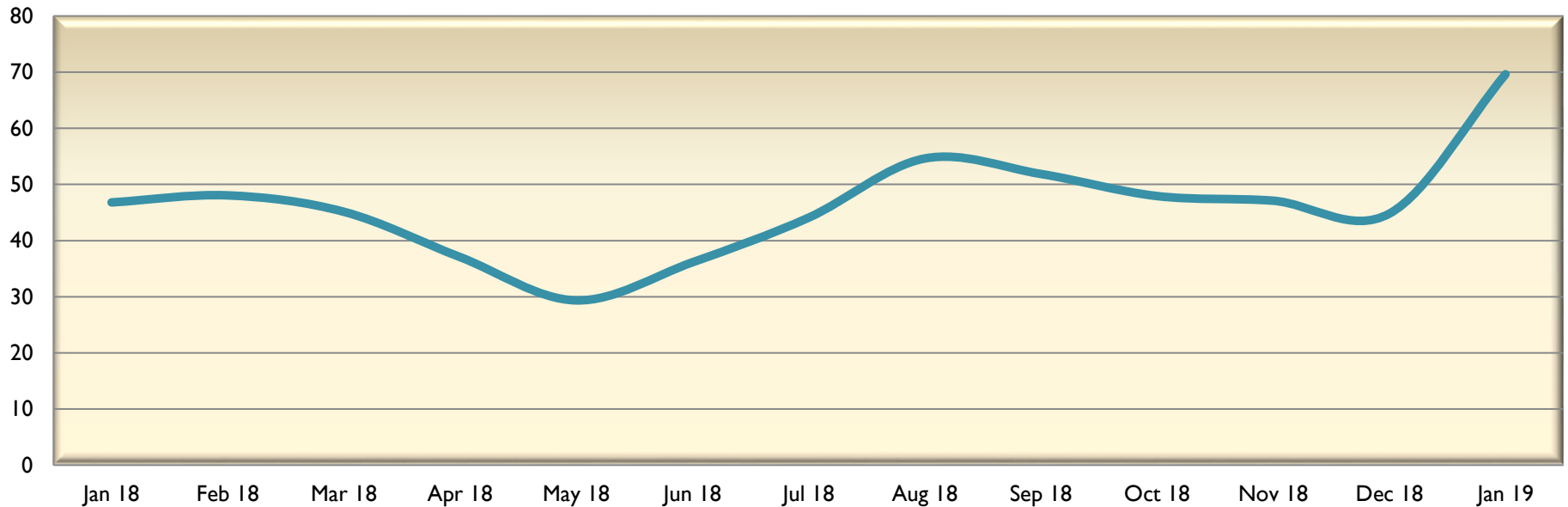


# Average Days on Market

Area	Jan 18	Jan 19	Change
Northwest Grants Pass	50	107	134.0%
Northeast Grants Pass	71	68	-4.2%
Southwest Grants Pass	28	25	-32.1%
Southeast Grants Pass	15	80	493.3%
Illinois Valley	67	10	-85.1%
<b>COUNTY TOTALS</b>	<b>47</b>	<b>70</b>	<b>55.3%</b>



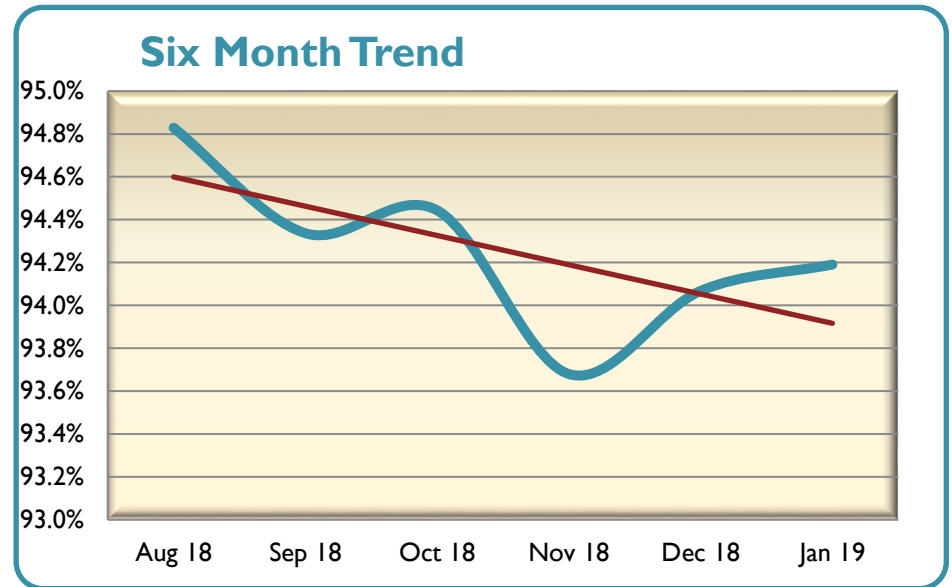
## Yearly Snapshot: Average Days on Market



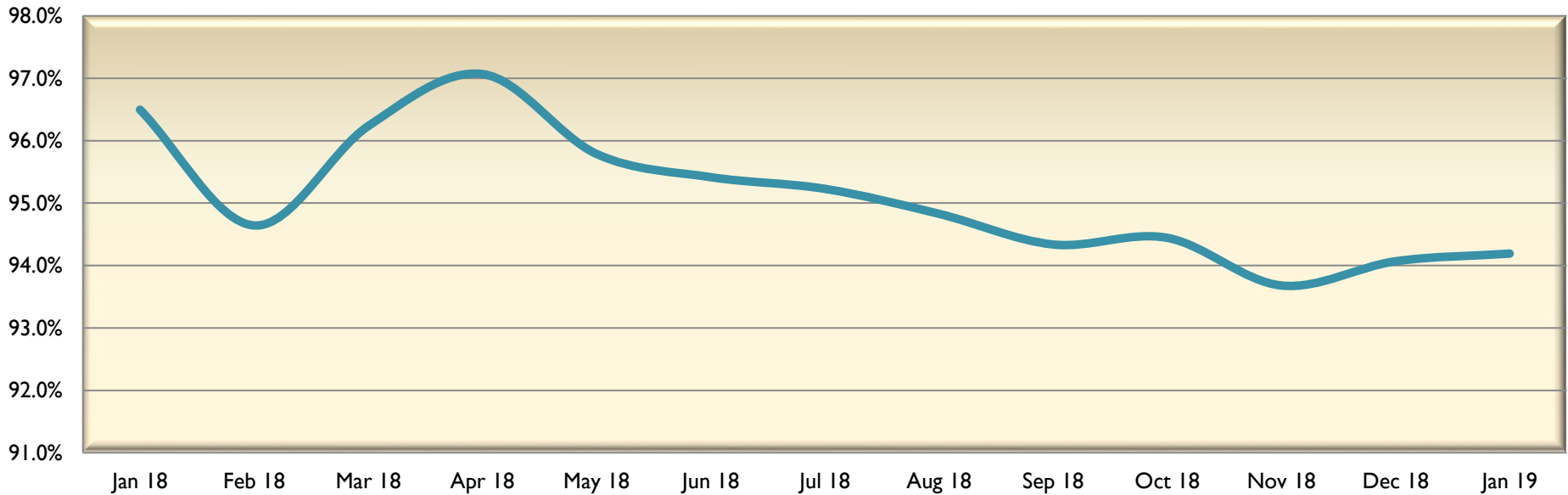
# Original List Price vs Selling Price



Area	Jan 18	Jan 19	Change
Northwest Grants Pass	95.6%	89.1%	-6.7%
Northeast Grants Pass	93.9%	98.1%	4.4%
Southwest Grants Pass	96.9%	97.0%	0.2%
Southeast Grants Pass	101.0%	93.3%	-7.6%
Illinois Valley	94.5%	99.7%	5.5%
<b>COUNTY TOTALS</b>	<b>96.5%</b>	<b>94.2%</b>	<b>-2.4%</b>

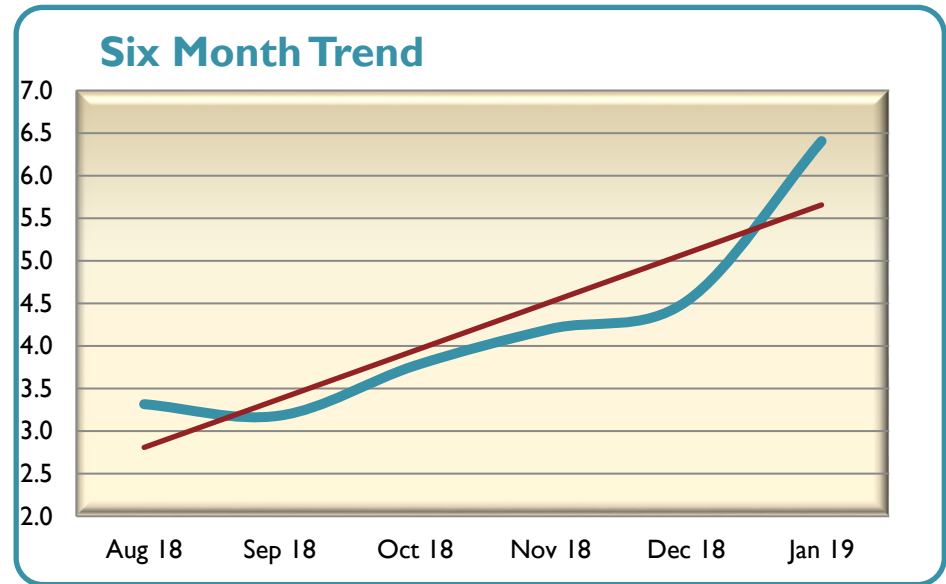


## Yearly Snapshot: Original List Price vs Selling Price

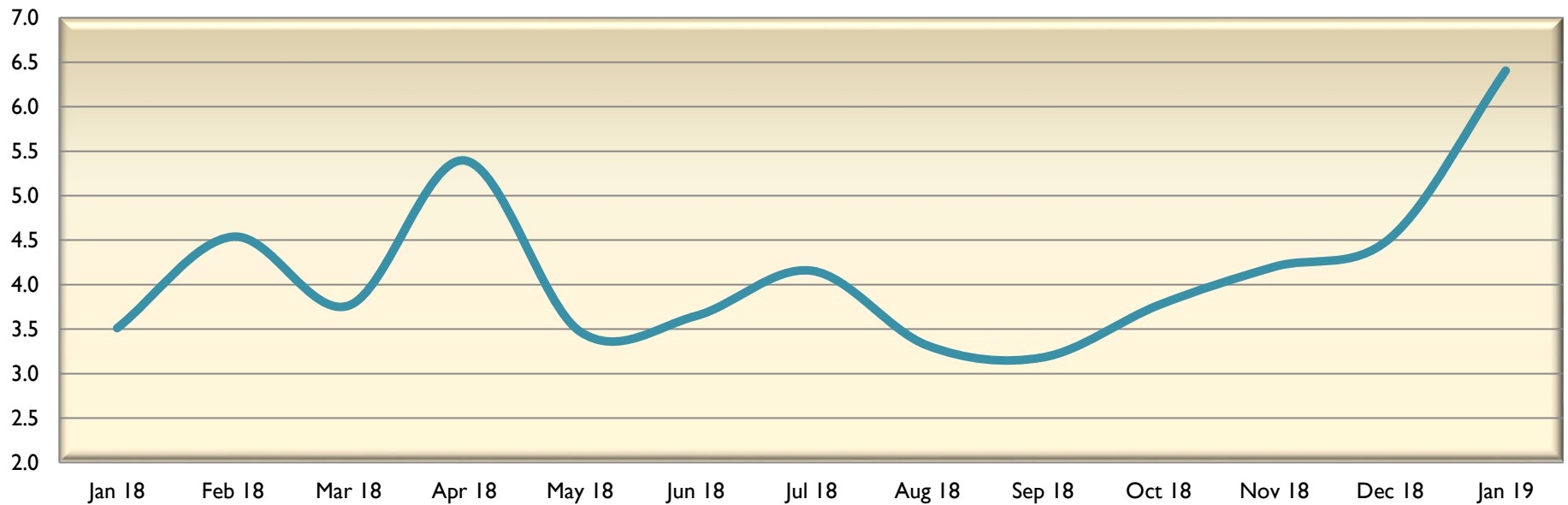


# Available Homes per Buyer

Area	Jan 18	Jan 19	Change
Northwest Grants Pass	3.2	5.9	83.1%
Northeast Grants Pass	4.0	5.8	45.8%
Southwest Grants Pass	3.0	10.8	261.1%
Southeast Grants Pass	2.7	4.2	56.4%
Illinois Valley	10.5	6.7	-36.5%
<b>COUNTY TOTALS</b>	<b>3.5</b>	<b>6.4</b>	<b>82.5%</b>

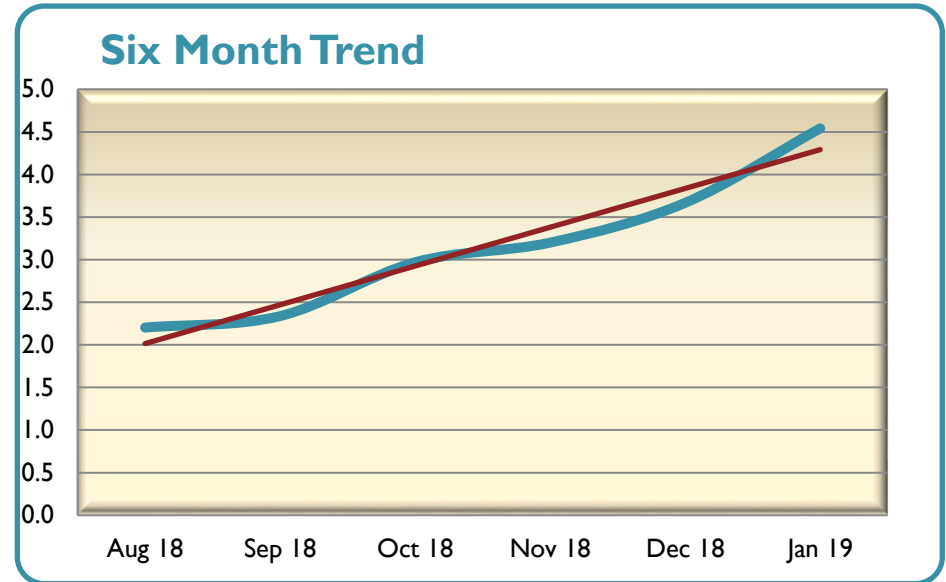


## Yearly Snapshot: Available Homes per Buyer

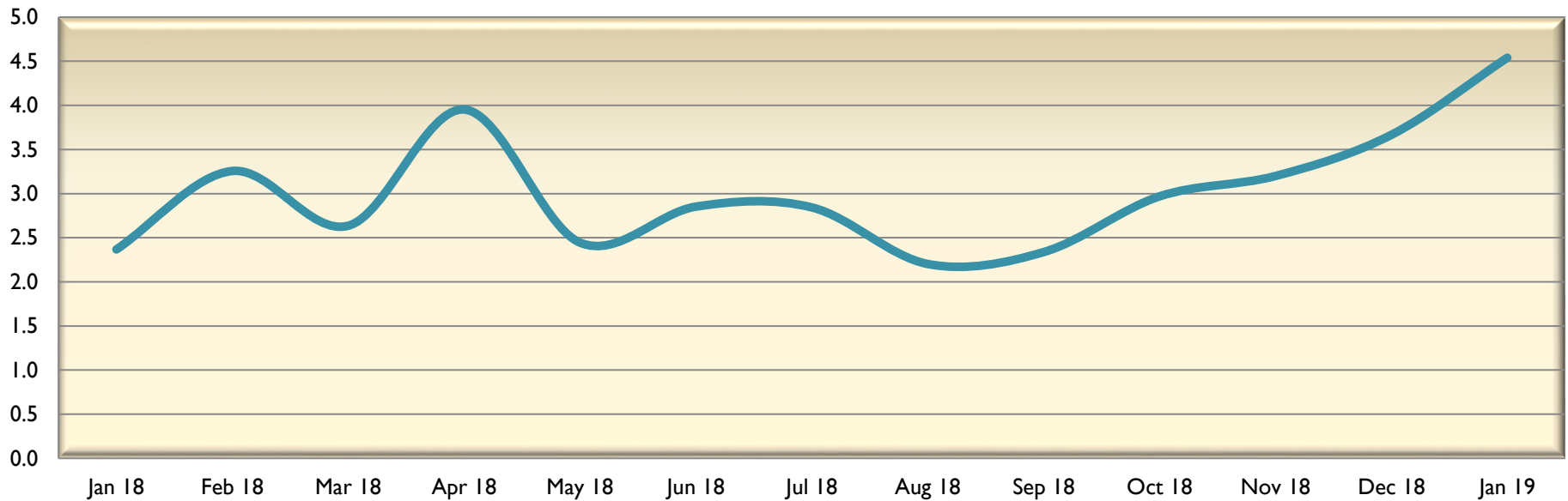


# Months Supply of Inventory

Area	Jan 18	Jan 19	Change
Northwest Grants Pass	1.9	4.7	148.8%
Northeast Grants Pass	2.9	3.5	21.2%
Southwest Grants Pass	2.3	7.3	218.8%
Southeast Grants Pass	1.7	3.0	76.5%
Illinois Valley	8.0	4.8	-39.6%
<b>COUNTY TOTALS</b>	<b>2.4</b>	<b>4.5</b>	<b>91.8%</b>



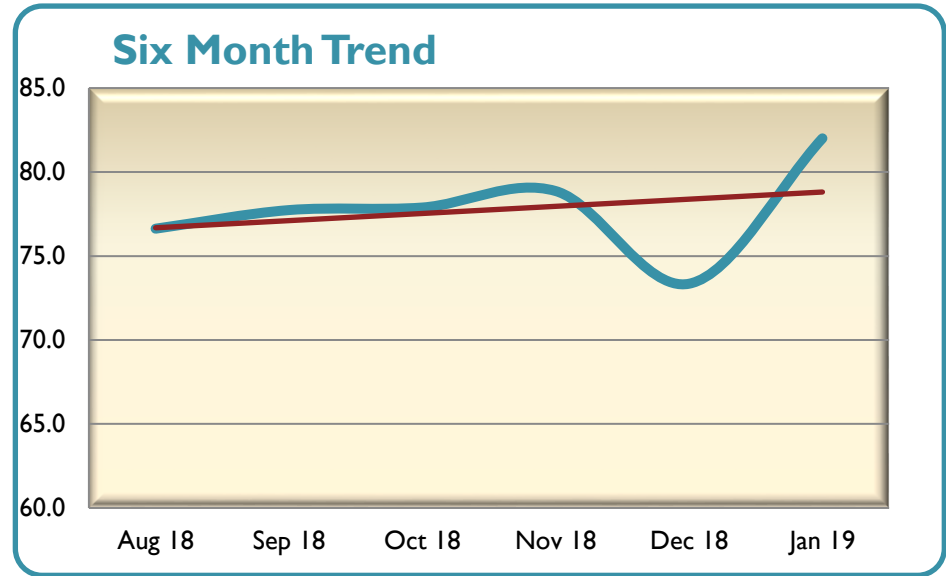
## Yearly Snapshot: Months Supply of Inventory



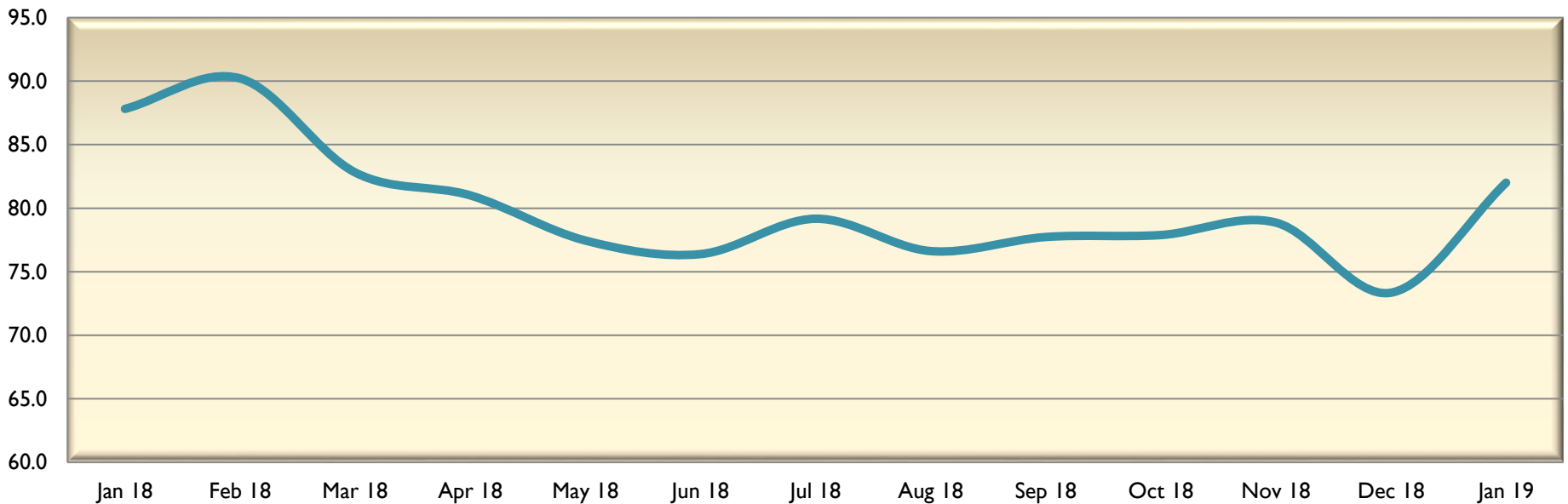
# Housing Affordability Index

Josephine County	Jan 18	Jan 19	Change
	87.8	82.0	-6.6%

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 18	Jan 19	Change
	8209	8157	-0.6%

