






Josephine County Residential Market Trends

September 2019

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.

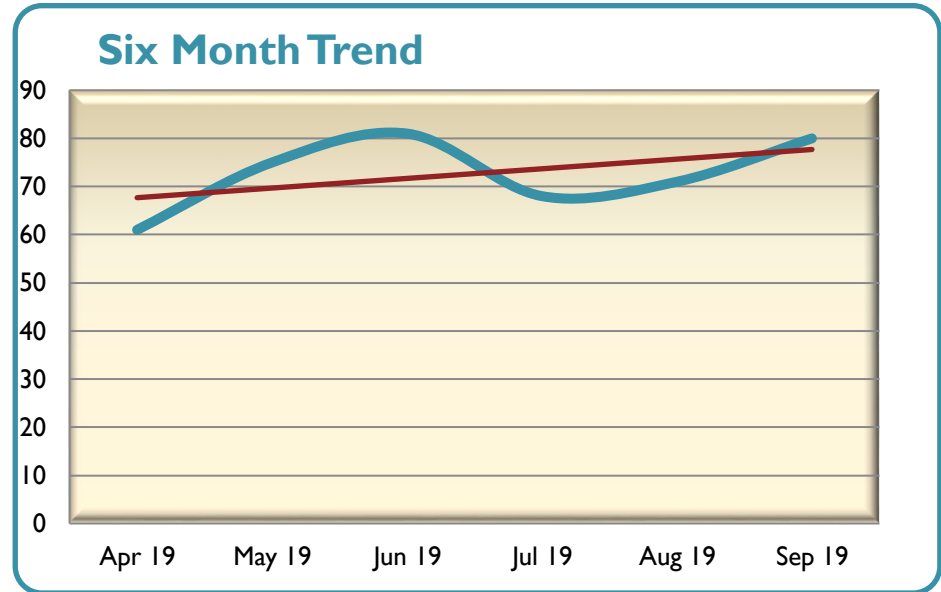
This report represents urban area homes and excludes rural properties. N/A means "No or Insufficient Activity" for the reporting period. All information is based on reporting by REALTORS® to the Southern Oregon Multiple Listing Service.

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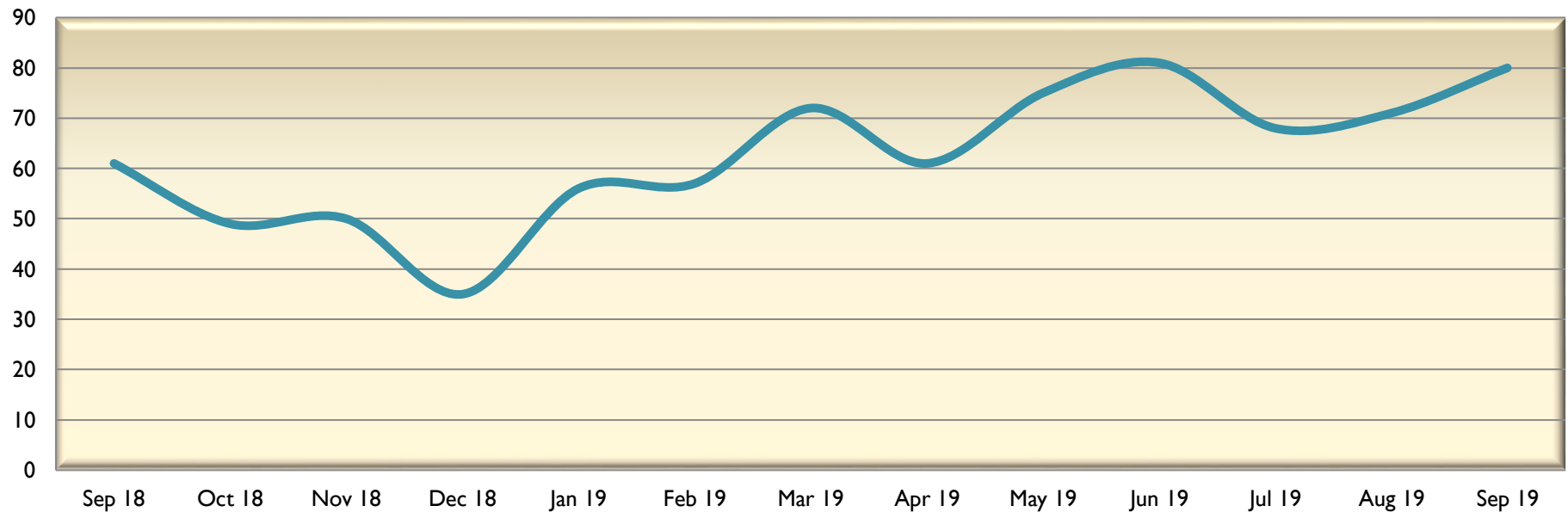
Pending Sales



Area	Sep 18	Sep 19	Change
Northwest Grants Pass	16	25	56.3%
Northeast Grants Pass	12	16	33.3%
Southwest Grants Pass	17	20	17.6%
Southeast Grants Pass	11	18	63.6%
Illinois Valley	5	1	-80.0%
COUNTY TOTALS	61	80	31.1%



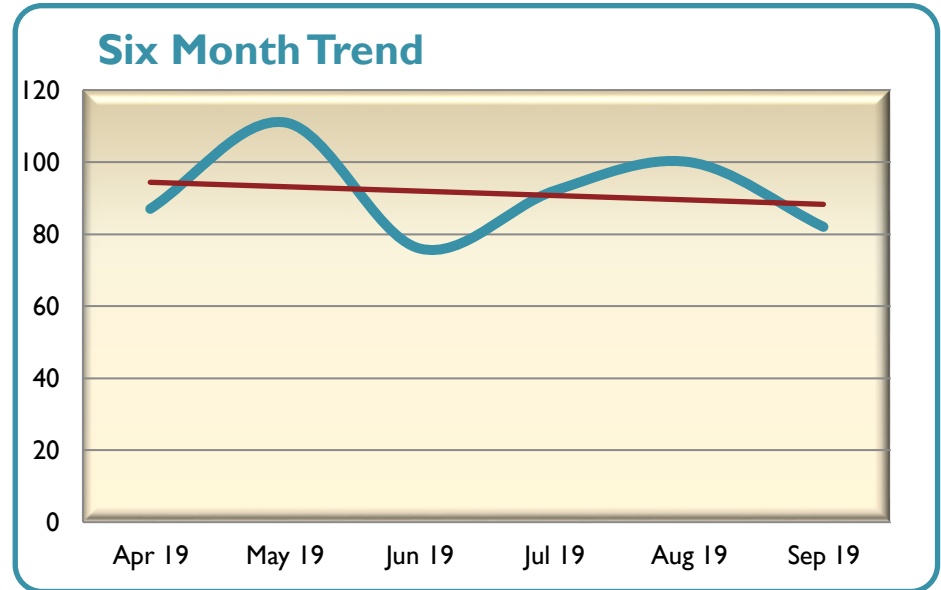
Yearly Snapshot: Pending Sales



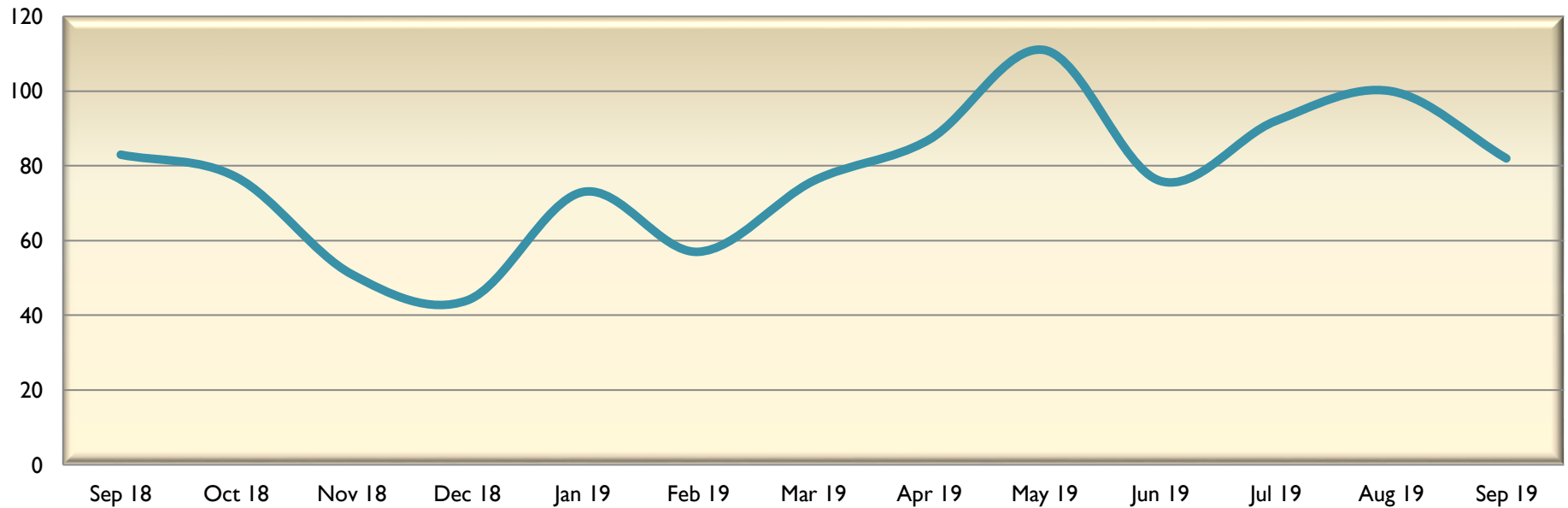
New Listings



Area	Sep 18	Sep 19	Change
Northwest Grants Pass	20	20	0.0%
Northeast Grants Pass	20	22	10.0%
Southwest Grants Pass	22	19	-13.6%
Southeast Grants Pass	15	18	20.0%
Illinois Valley	6	3	-50.0%
COUNTY TOTALS	83	82	-1.2%



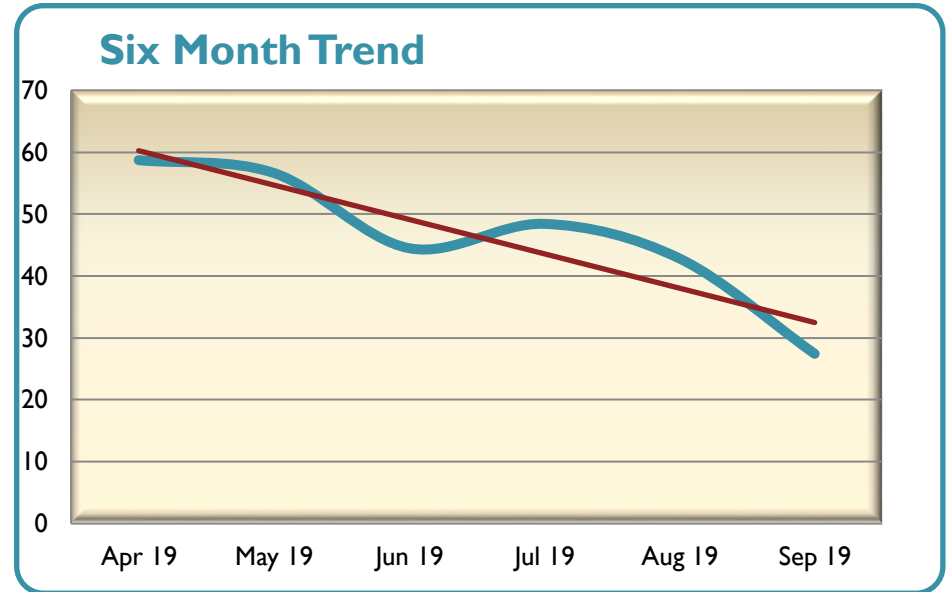
Yearly Snapshot: New Listings



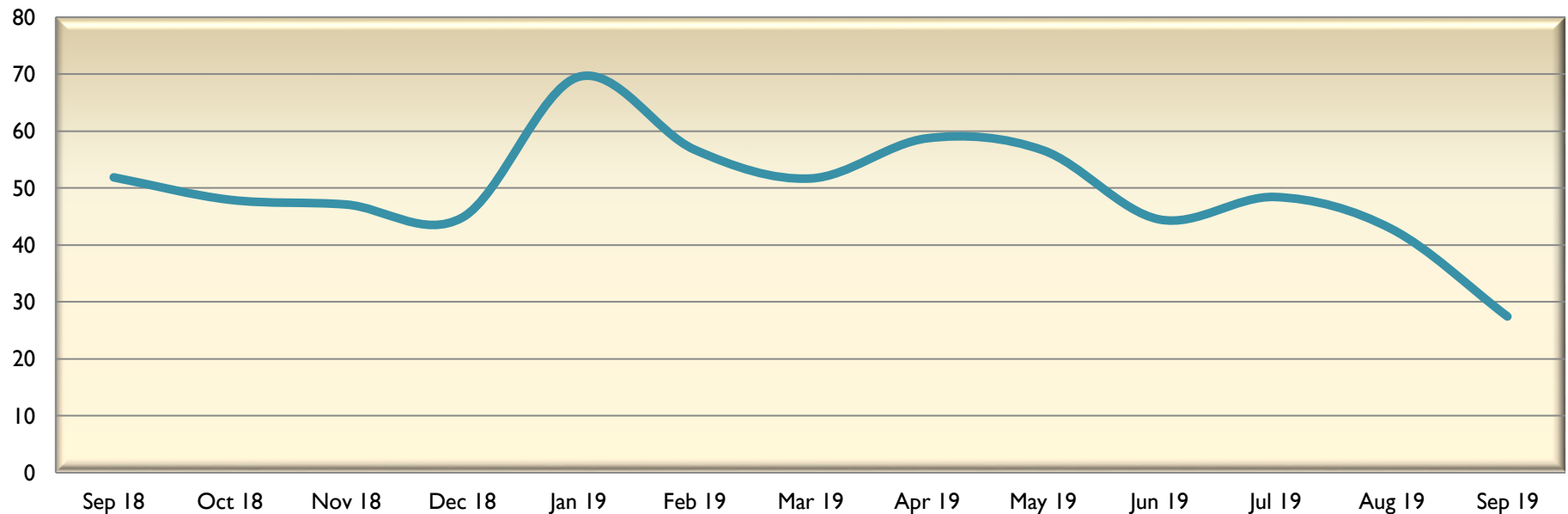
Average Days on Market



Area	Sep 18	Sep 19	Change
Northwest Grants Pass	52	15	-71.2%
Northeast Grants Pass	42	30	-28.6%
Southwest Grants Pass	36	29	-19.4%
Southeast Grants Pass	70	26	-62.9%
Illinois Valley	113	43	-61.9%
COUNTY TOTALS	52	27	-48.1%



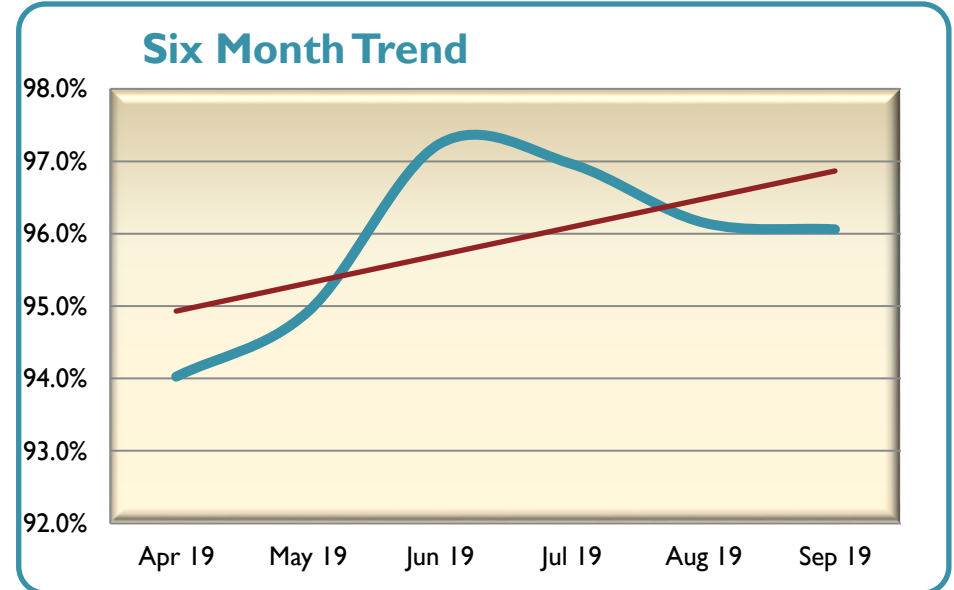
Yearly Snapshot: Average Days on Market



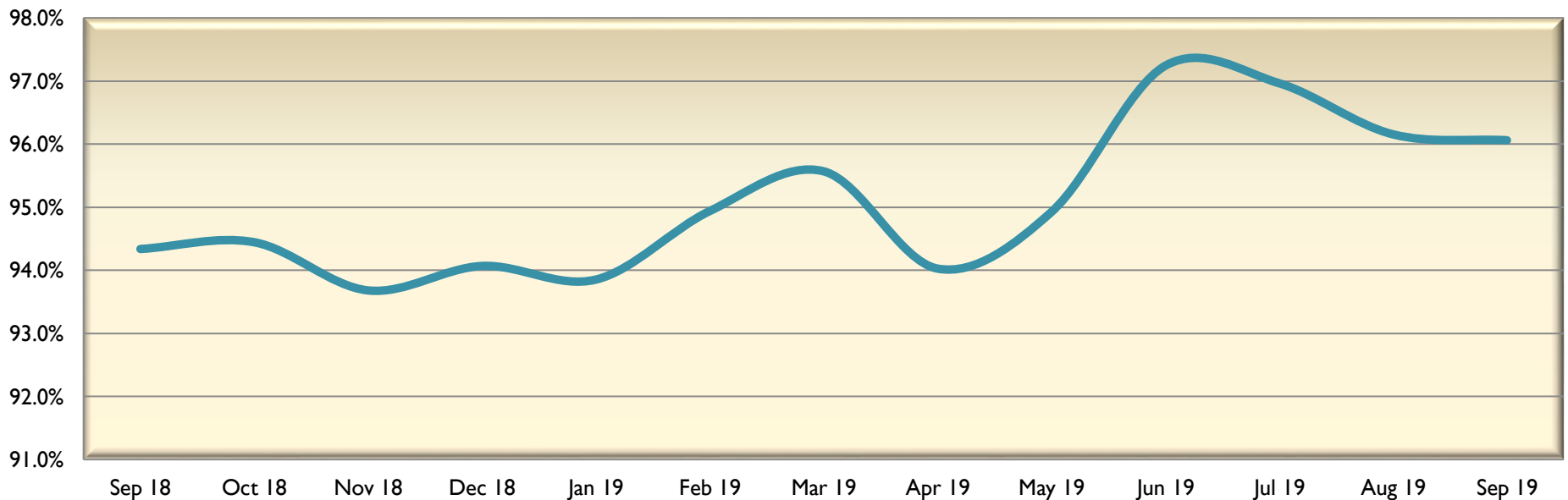
Original List Price vs Selling Price



Area	Sep 18	Sep 19	Change
Northwest Grants Pass	96.1%	97.7%	1.7%
Northeast Grants Pass	95.1%	94.2%	-1.0%
Southwest Grants Pass	97.0%	96.6%	-0.4%
Southeast Grants Pass	89.0%	96.3%	8.2%
Illinois Valley	92.0%	93.8%	2.0%
COUNTY TOTALS	94.3%	96.1%	1.8%



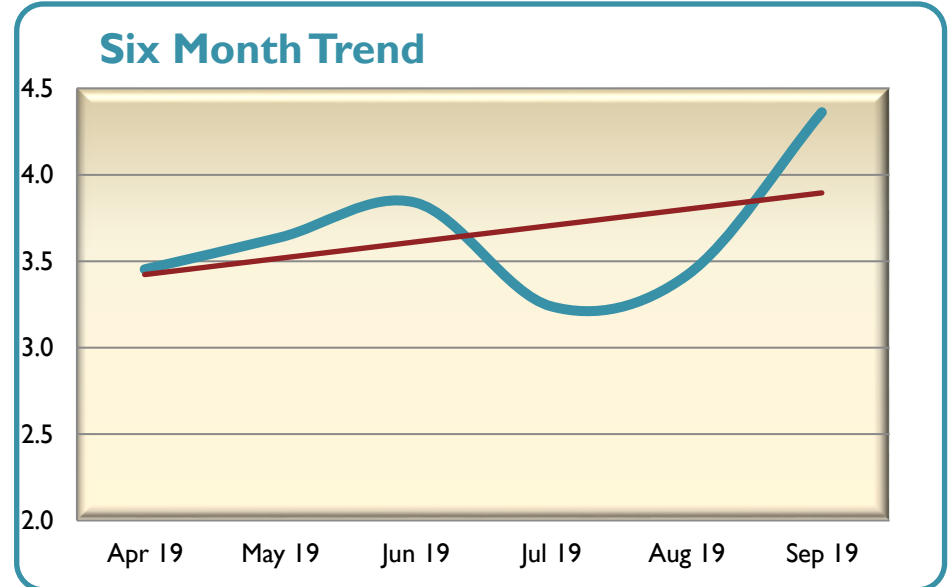
Yearly Snapshot: Original List Price vs Selling Price



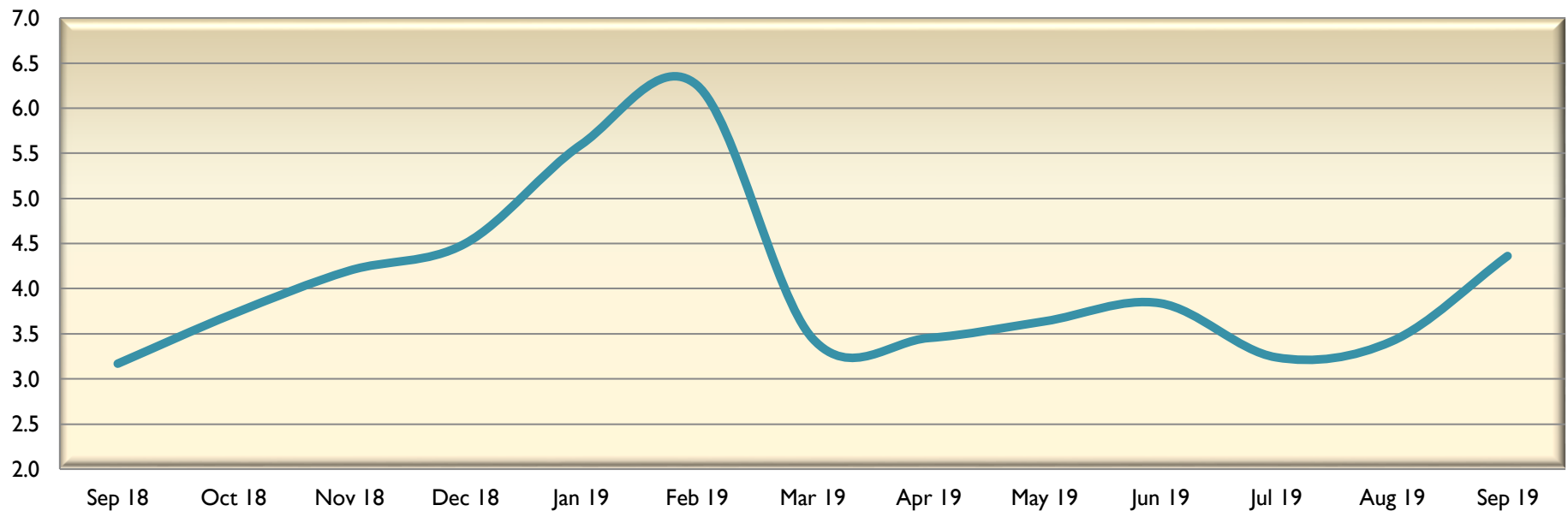
Available Homes per Buyer



Area	Sep 18	Sep 19	Change
Northwest Grants Pass	3.9	4.7	19.0%
Northeast Grants Pass	3.5	3.4	-2.0%
Southwest Grants Pass	2.3	3.5	51.6%
Southeast Grants Pass	2.2	6.3	183.3%
Illinois Valley	7.8	7.0	-9.7%
COUNTY TOTALS	3.2	4.4	37.7%



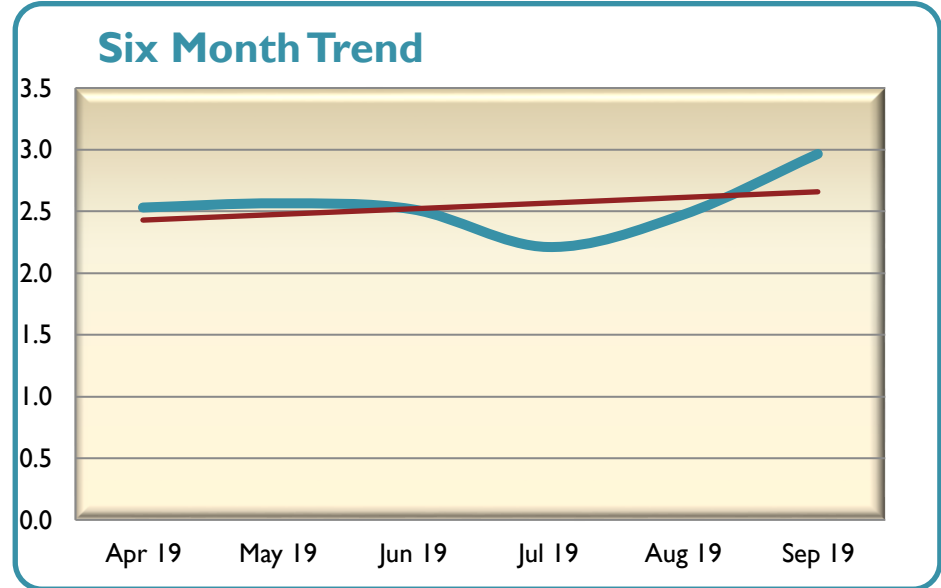
Yearly Snapshot: Available Homes per Buyer



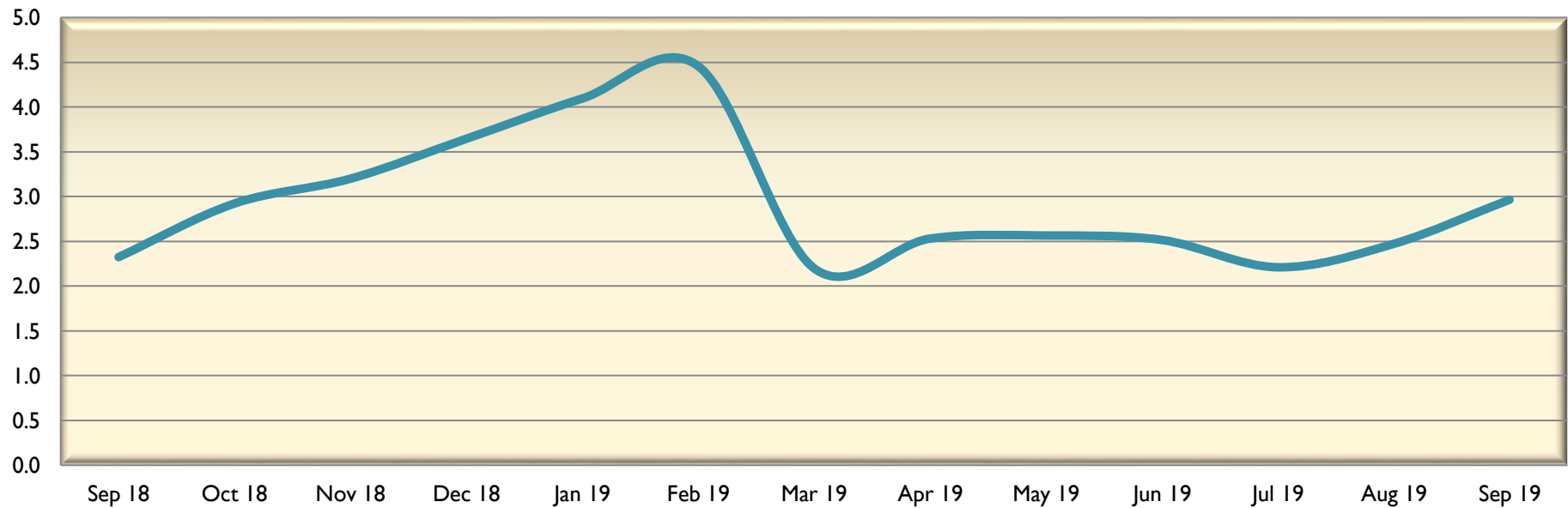
Months Supply of Inventory



Area	Sep 18	Sep 19	Change
Northwest Grants Pass	3.1	2.8	-6.9%
Northeast Grants Pass	2.6	2.3	-11.1%
Southwest Grants Pass	1.5	2.4	57.9%
Southeast Grants Pass	1.5	4.3	183.3%
Illinois Valley	6.5	6.3	-2.6%
COUNTY TOTALS	2.3	3.0	27.6%



Yearly Snapshot: Months Supply of Inventory

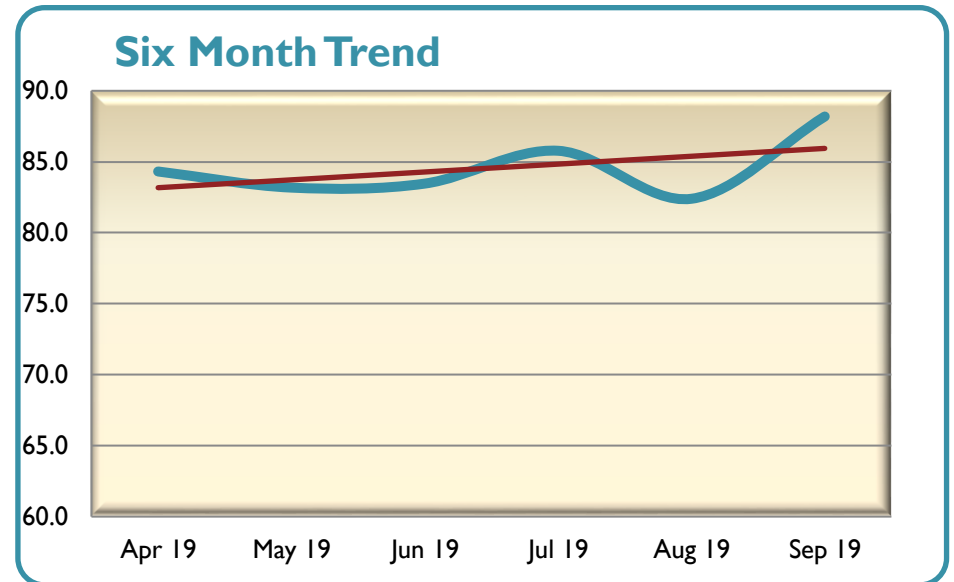


Housing Affordability Index

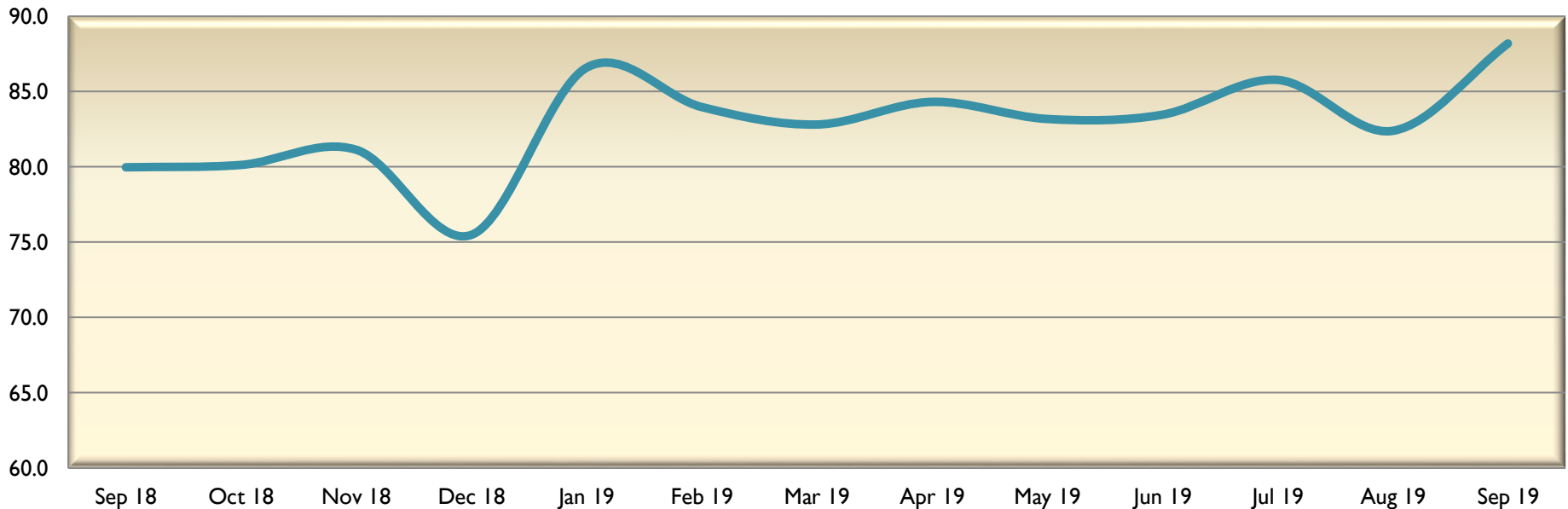


Josephine County	Sep 18	Sep 19	Change
	80.0	88.2	10.3%

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	Sep 18	Sep 19	Change
	8993	9480	5.4%

