

# MARKET ACTION



A Publication of RMLS™, The Source for Real Estate Statistics in Your Community

## Residential Review: Baker County, Oregon

August 2018 Reporting Period

### August Residential Highlights

Closings were strong this August in Baker County. At 34, closings rose 6.3% above the 32 closings recorded in August 2017 and bested the 20 closings recorded last month in July 2018. This was the strongest month for closings in Baker County on the RMLS™ record, dating to 2007!

Pending sales (20) matched the 20 recorded in August 2017, but fell short of the 32 offers accepted last month in July 2018.

New listings (27) ended cooler than both August 2017 (31) and July 2018 (36).

### Average and Median Sale Prices

Comparing 2018 to 2017 through August, the average sale price has increased 13.5% from \$146,300 to \$166,000. In the same comparison, the median sale price has increased 9.1% from \$129,000 to \$140,800.

### Inventory in Months\*

	2016	2017	2018
January	11.6	14.1	4.8
February	11.3	12.9	4.8
March	7.9	11.1	3.6
April	9.2	5.3	5.9
May	5.3	7.6	4.5
June	4.8	5.3	3.3
July	8.5	6.2	5.2
August	5.6	4.8	3.1
September	4.6	7.8	
October	7.4	4.6	
November	6.6	6.4	
December	5.4	3.9	

\*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This includes proposed and under construction homes.

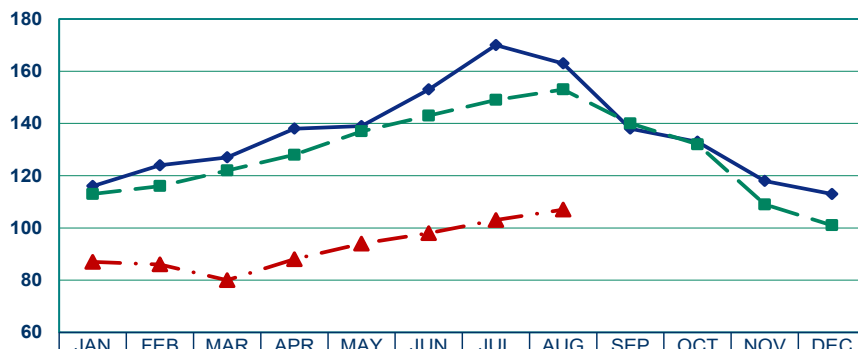
Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	August	27	20	34	188,600	144,500	117
	July	36	32	20	176,000	162,300	117
	Year-to-date	238	178	182	166,000	140,800	133
2017	August	31	20	32	139,300	127,000	122
	Year-to-date	255	170	157	146,300	129,000	143
Change	August	-12.9%	0.0%	6.3%	35.4%	13.8%	-4.0%
	Prev Mo 2018	-25.0%	-37.5%	70.0%	7.2%	-11.0%	0.0%
	Year-to-date	-6.7%	4.7%	15.9%	13.5%	9.1%	-7.2%

### Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

**Average Sale Price % Change:**  
+14.2% (\$162,100 v. \$141,900)  
**Median Sale Price % Change:**  
+11.9% (\$140,000 v. \$125,100)

For further explanation of this measure, see the second footnote on page 2.

Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

BAKER COUNTY, OR

*This graph shows the active residential listings over the past three calendar years in Baker County, Oregon.*

# AREA REPORT • 8/2018

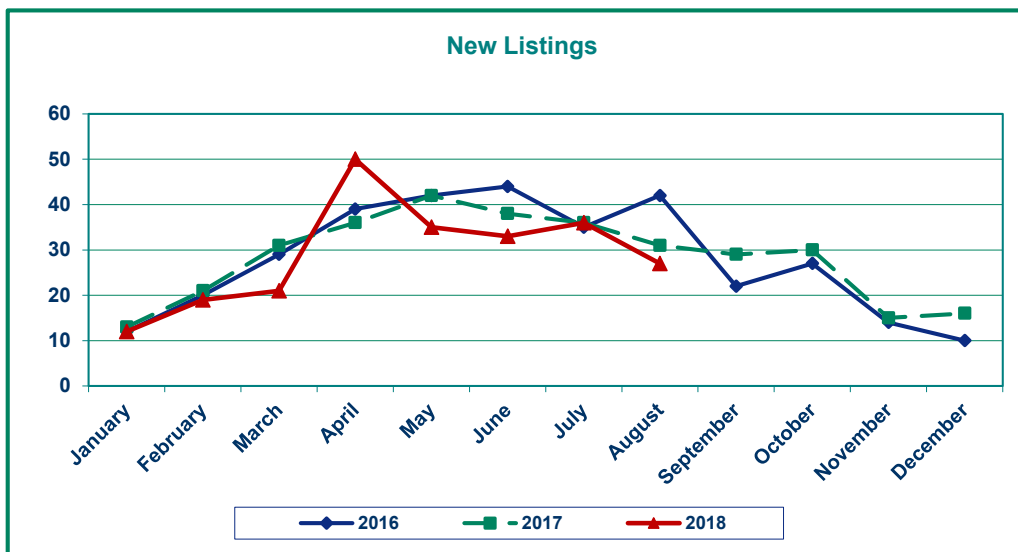
## Baker County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY			
		Current Month								Year-To-Date									Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change²			Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
460	Baker City/ Keating	65	21	1	17	0.0%	26	168,400	90	181	142	0.0%	146	161,900	143,000	13.9%	7	136,400	14	58,600	5	144,000		
461	Haines/Anthony Lk/ Muddy Crk	6	1	0	0	-	1	105,000	2	7	5	0.0%	5	164,200	150,000	-13.4%	-	-	3	123,300	-	-		
462	Sumpter/McEwen/ Bourne/Phillips Lk/ Grant	19	3	2	2	0.0%	2	242,500	478	24	11	57.1%	10	180,200	185,400	5.5%	1	60,000	11	39,300	-	-		
463	Unity/ Hereford	4	-	0	0	-	1	120,000	25	4	2	-	2	98,300	98,300	-	-	-	-	-	-			
464	Huntington/ Lime	0	0	0	0	-	0	-	-	-	2	100.0%	3	70,800	65,000	162.3%	-	-	-	-	1	235,000		
465	Durkee/ Pleasant Valley	1	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-		
466	Richland/ New Bridge	2	1	1	0	-	2	225,000	161	10	6	20.0%	6	187,900	142,500	19.5%	1	50,000	-	-	-	-		
467	Halfway/ Cornucopia	9	1	1	1	0.0%	2	437,500	158	12	10	0.0%	10	242,300	111,000	43.0%	-	-	1	21,500	-	-		
468	Oxbow	1	0	0	0	-	0	-	-	-	0	-	0	-	-	-	0	-	0	-	0	-		
	Baker County	107	27	5	20	0.0%	34	188,600	117	238	178	4.7%	182	166,000	140,800	14.3%	9	118,300	29	56,700	6	159,200		

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2018 with August 2017. The Year-To-Date section compares 2018 year-to-date statistics through August with 2017 year-to-date statistics through August.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/17-8/31/18) with 12 months before (9/1/16-8/31/17).

<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



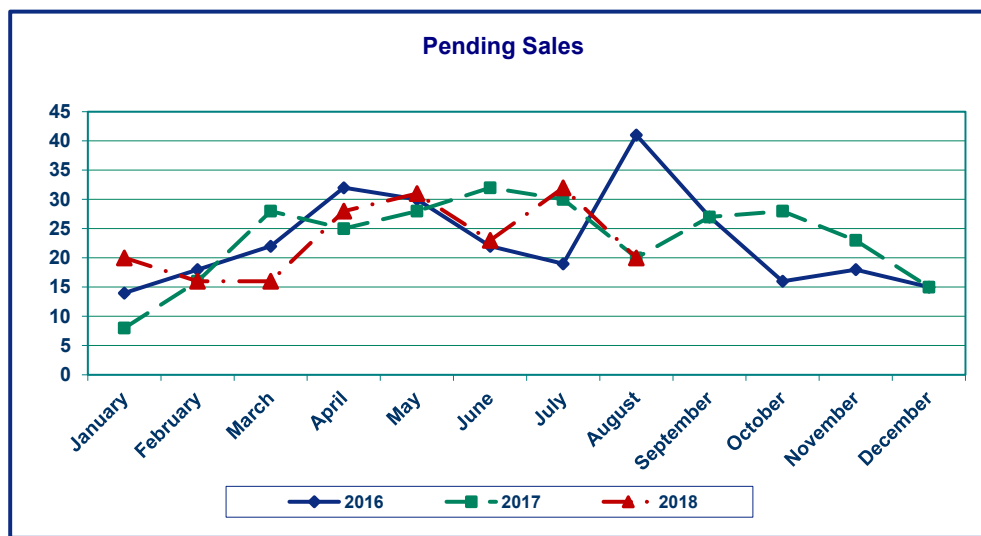
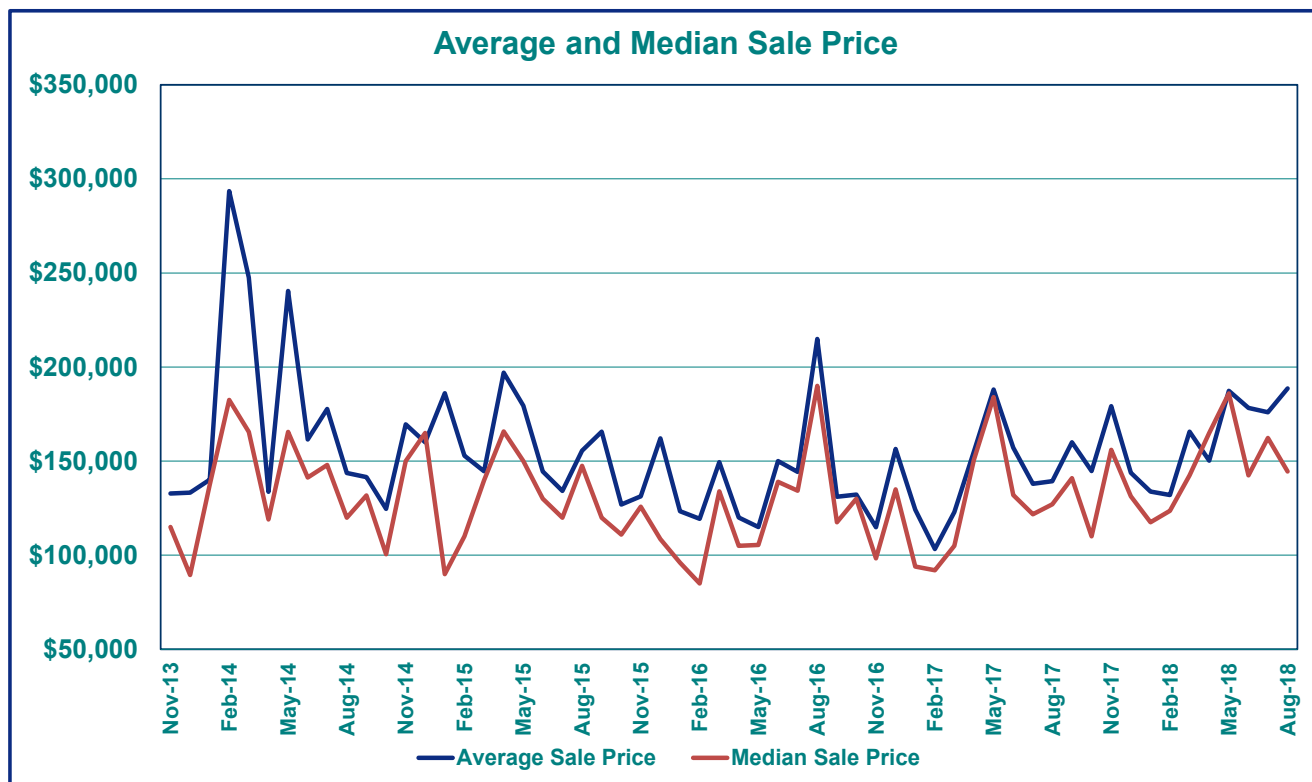
### NEW LISTINGS BAKER COUNTY, OR

*This graph shows the new residential listings over the past three calendar years Baker County, Oregon.*

## SALE PRICE

### BAKER COUNTY, OR

*This graph represents the average and median sale price for all homes sold in Baker County, Oregon.*



## PENDING LISTINGS

### BAKER COUNTY, OR

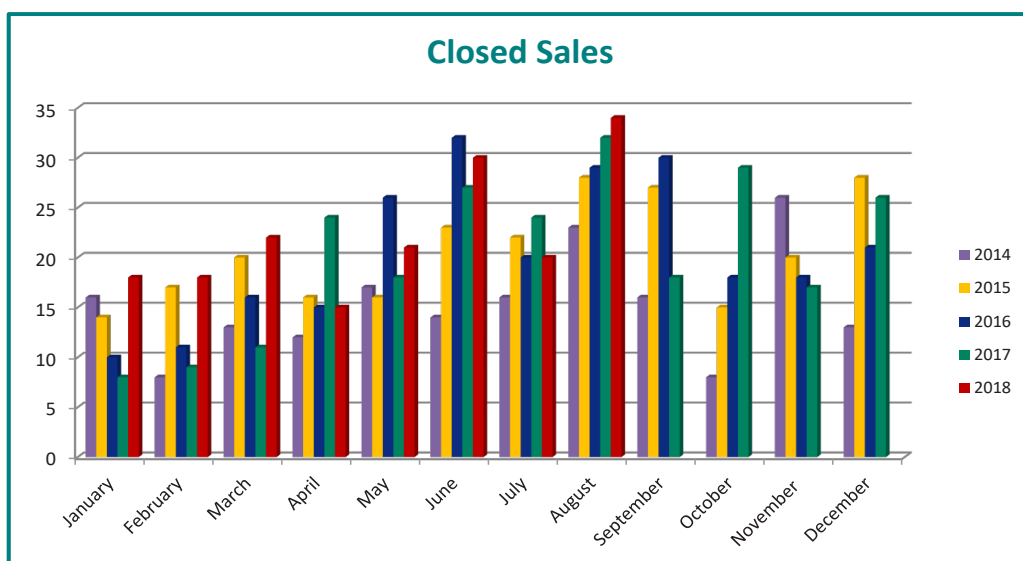
*This graph represents monthly accepted offers in Baker County, Oregon over the past three calendar years.*

## CLOSED SALES BAKER COUNTY, OR

*This graph shows the closed sales over the past five calendar years in Baker County, Oregon.*

**Contact RMLS™**  
8338 NE Alderwood Rd  
Suite 230  
Portland, OR 97220  
(503) 236-7657  
communications@rmls.com

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.



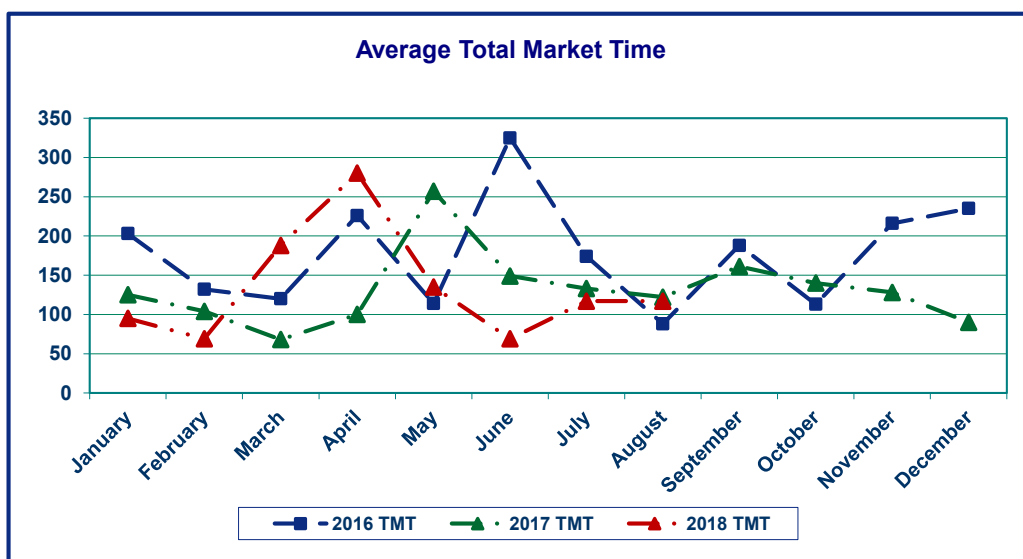
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.

## DAYS ON MARKET BAKER COUNTY, OR

*This graph shows the average market time for sales in Baker County, Oregon over the past three calendar years.*



Lori Palermo, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



A Publication of RMLS™, The Source for Real Estate Statistics in Your Community

Residential Review: Columbia Basin, Oregon

August 2018 Reporting Period

## August Residential Highlights

Closings had a record-breaking month this August in the Columbia Basin region. At 103, closings rose 19.8% compared with August 2017 and 49.3% compared with last month in July 2018. It was the strongest month for closings on the RMLS™ record, dating to 2007.

New listings (120) ended 23.7% ahead of last year in August 2017 (97) and 25.0% ahead of last month in July 2018 (96).

There were 85 pending sales, a 28.8% increase compared with August 2017, when 66 listings went pending, but fell 7.6% short of July 2018 when 92 offers were accepted.

## Year to Date Summary

Activity in 2018 has been warmer than in 2017. Looking at the first eight months of 2018 compared to 2017, pending

sales (658) have increased 18.6%, closed sales (603) have increased 14.4%, and new listings (810) have increased 10.2%.

## Average and Median Sale Prices

Comparing 2018 to 2017 through August, the average sale price has increased 11.1% from \$174,200 to \$193,500. In the same comparison, the median sale price has increased 15.5% from \$155,000 to \$179,000.

Inventory in Months*			
	2016	2017	2018
January	5.4	5.4	4.2
February	6.1	6.3	3.2
March	4.6	4.5	3.6
April	5.4	4.4	3.8
May	5.6	4.1	3.0
June	4.2	3.3	3.4
July	4.3	4.3	3.6
August	4.2	3.5	2.6
September	4.9	4.2	
October	3.8	3.7	
November	4.2	4.7	
December	5.2	3.5	

\*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This number includes proposed and under construction homes.

## Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

### Average Sale Price % Change:

+10.5% (\$189,700 v. \$171,700)

### Median Sale Price % Change:

+13.6% (\$175,000 v. \$154,100)

For further explanation of this measure, see the second footnote on page 3.

Columbia Basin Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	August	120	85	103	198,100	195,000	72
	July	96	92	69	240,300	179,000	87
	Year-to-date	810	658	603	193,500	179,000	91
2017	August	97	66	86	181,400	167,500	82
	Year-to-date	735	555	527	174,200	155,000	104
Change	August	23.7%	28.8%	19.8%	9.2%	16.4%	-11.1%
	Prev Mo 2018	25.0%	-7.6%	49.3%	-17.6%	8.9%	-17.2%
	Year-to-date	10.2%	18.6%	14.4%	11.1%	15.5%	-12.4%

# AREA REPORT • 8/2018

## Columbia Basin, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired,Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
380	Arlington/N	8	1	0	0	-100.0%	-	-	-	11	7	0.0%	11	110,300	80,000	-25.6%	-	-	1	29,900	-	-	
381	Condon/S	7	2	1	1	-50.0%	1	108,900	18	15	15	200.0%	13	89,600	94,000	9.8%	-	-	1	10,000	-	-	
	Gilliam Co. Total	15	3	1	1	-75.0%	1	108,900	18	26	22	83.3%	24	99,100	91,300	-8.4%	-	-	2	20,000	-	-	
420	Boardman/NW	3	-	0	2	0.0%	5	214,600	128	14	20	-13.0%	27	238,800	226,500	22.0%	-	-	5	37,400	-	-	
421	Irrigon	9	9	1	5	-	7	159,700	46	35	26	13.0%	24	141,800	150,000	1.6%	1	15,200	5	28,500	1	100,000	
422	Ione	1	0	0	1	-	1	176,500	164	2	2	100.0%	2	198,300	198,300	91.3%	-	-	2	918,300	-	-	
423	Lexington	4	1	0	0	-100.0%	0	-	-	5	3	0.0%	3	215,000	285,000	-40.8%	-	-	-	-	-	-	
424	Heppner/S	12	2	3	1	-50.0%	2	110,000	148	22	14	40.0%	13	124,600	84,000	-8.1%	-	-	5	72,000	-	-	
	Morrow Co. Total	29	12	4	9	80.0%	15	172,500	95	78	65	8.3%	69	181,300	162,000	13.4%	1	15,200	17	148,600	1	100,000	
430	Umatilla	10	17	1	17	750.0%	13	194,400	24	73	67	97.1%	61	188,900	199,400	32.8%	1	106,000	5	77,900	1	355,000	
431	Hermiston	63	31	9	21	10.5%	31	235,800	41	248	191	11.0%	172	220,100	221,500	11.2%	6	448,400	10	135,300	6	266,500	
432	Stanfield	3	4	-	4	-	2	175,700	20	17	14	16.7%	9	159,400	159,900	1.2%	-	-	3	51,500	-	-	
433	Echo	-	0	-	0	-100.0%	0	-	-	1	2	-50.0%	2	386,200	386,200	12.5%	-	-	3	41,700	-	-	
435	Pendleton City Limits	59	30	5	14	0.0%	20	196,000	73	190	162	21.8%	144	191,800	177,000	7.8%	1	250,000	10	118,600	6	191,000	
436	E-Meacham, Cayuse	3	0	0	0	-	0	-	-	4	1	-75.0%	1	54,500	54,500	-2.3%	-	-	1	123,300	-	-	
437	NE-Athena, Helix, Adams, Weston	35	9	1	10	66.7%	9	162,800	116	61	46	53.3%	38	162,900	136,000	15.6%	-	-	5	65,500	-	-	
438	S-Pilot Rock, Ukiah	14	3	1	1	-50.0%	4	129,600	319	29	21	110.0%	23	136,900	126,600	-3.2%	-	-	1	275,000	-	-	
439	Milton-Freewater	35	11	2	8	-33.3%	8	202,100	77	83	67	-20.2%	60	219,900	165,400	20.5%	2	57,500	6	119,500	-	-	
	Umatilla Co. Total	222	105	19	75	31.6%	87	203,500	69	706	571	18.2%	510	199,600	188,300	10.9%	10	316,100	44	105,700	13	238,500	

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2018 with August 2017. The Year-To-Date section compares 2018 year-to-date statistics through August with 2017 year-to-date statistics through August.

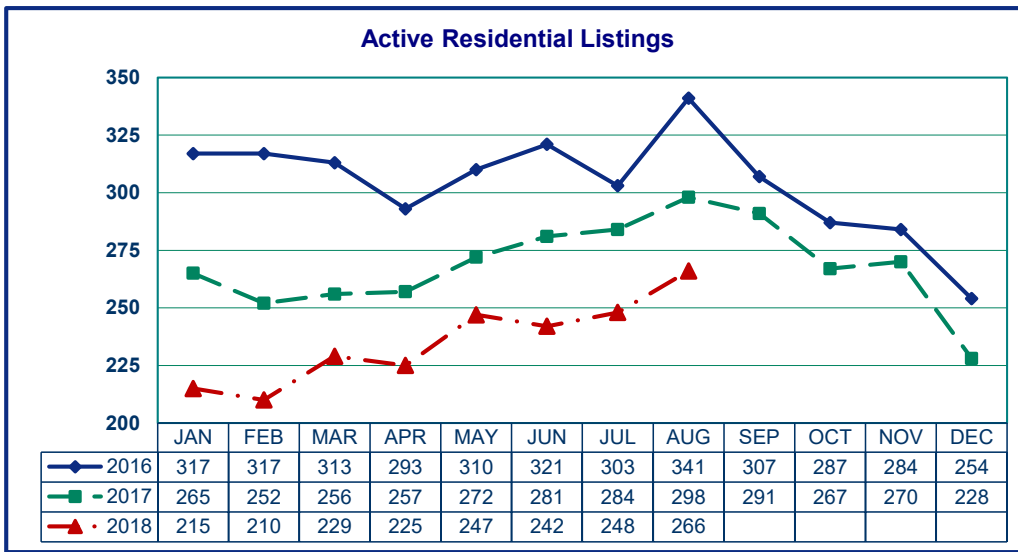
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/17-8/31/18) with 12 months before (9/1/16-8/31/17).

<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

## ACTIVE RESIDENTIAL LISTINGS

### COLUMBIA BASIN, OR

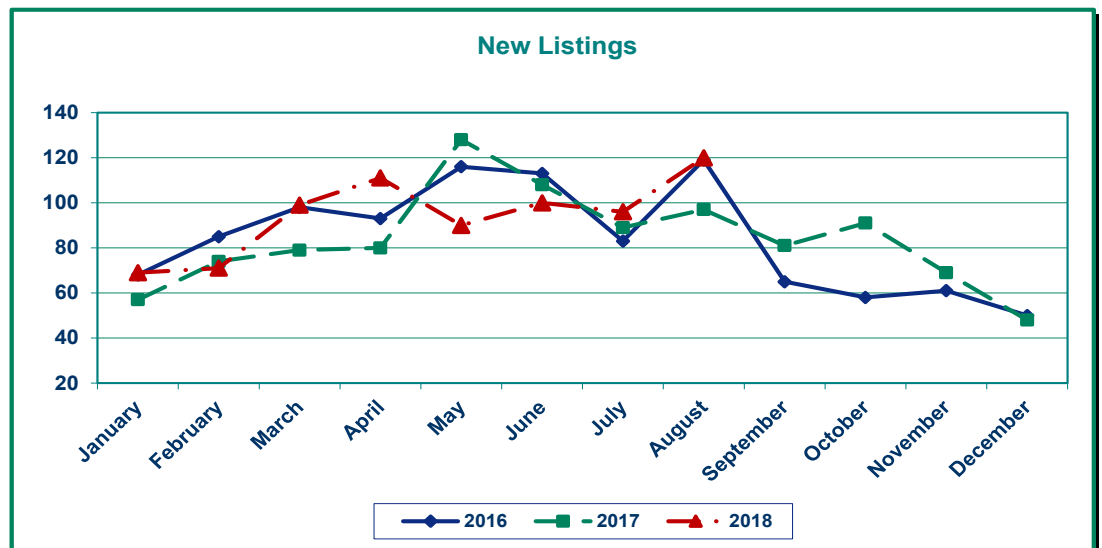
*This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.*



## NEW LISTINGS

### COLUMBIA BASIN, OR

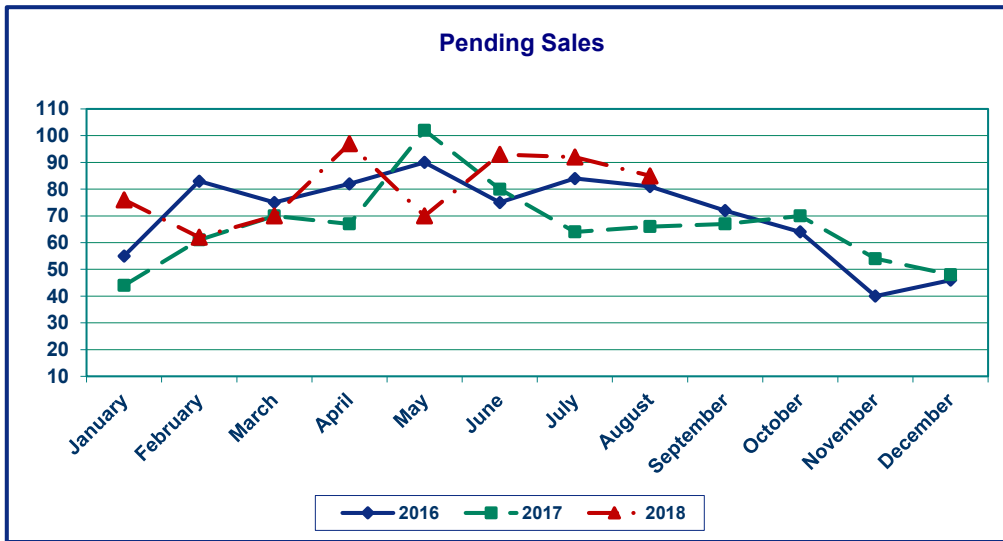
*This graph shows the new residential listings over the past three calendar years in Columbia Basin, Oregon.*



## PENDING LISTINGS

### COLUMBIA BASIN, OR

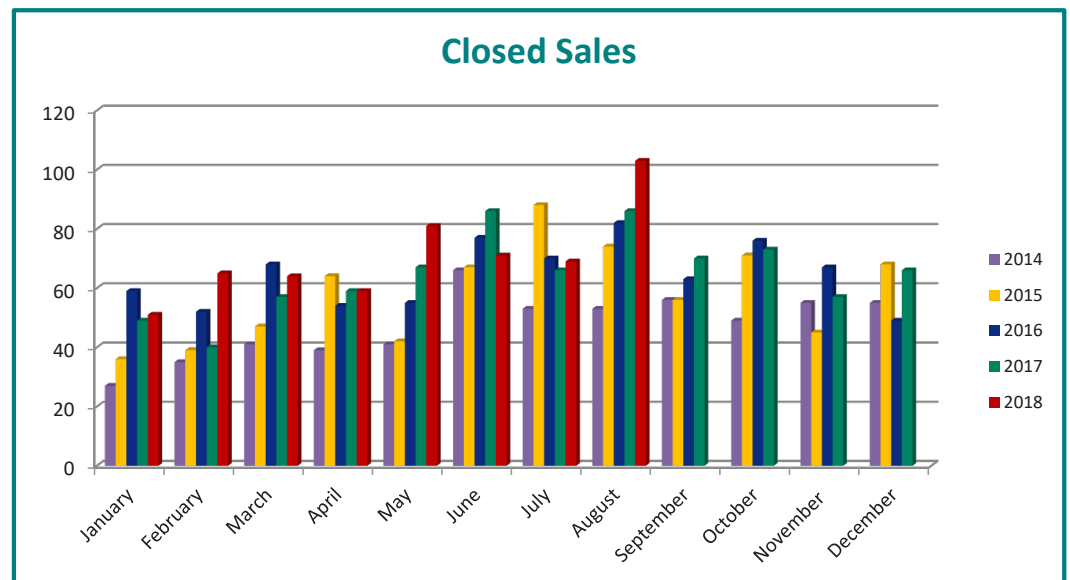
*This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years*



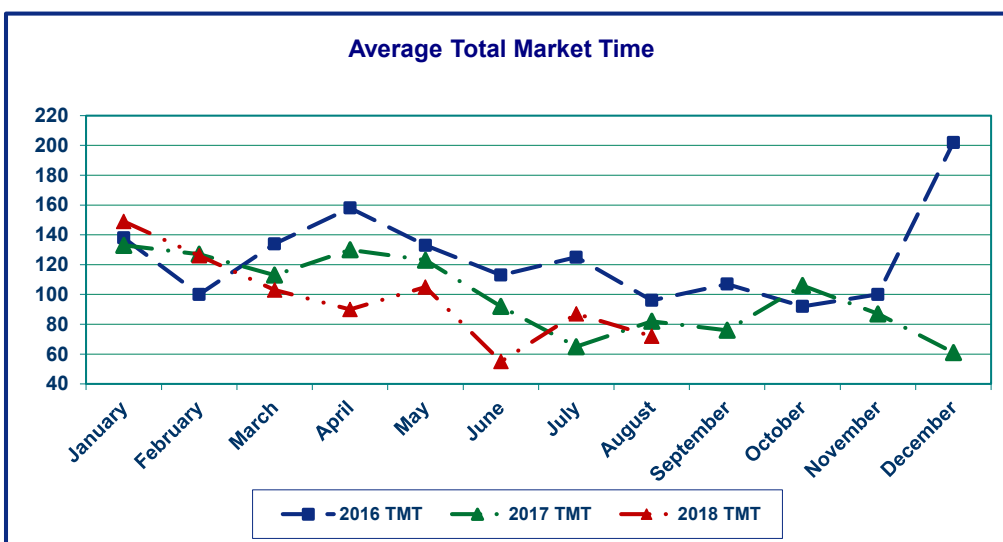
## CLOSED SALES

### COLUMBIA BASIN, OR

*This graph shows the closed sales over the past five calendar years in Columbia Basin, Oregon.*



## Average Total Market Time



## DAYS ON MARKET

### COLUMBIA BASIN, OR

*This graph shows the average market time for sales in Columbia Basin, Oregon, over the past three calendar years.*



**SALE PRICE**  
**COLUMBIA BASIN, OR**

*This graph represents the average and median sale price for all homes sold in Columbia Basin, Oregon.*

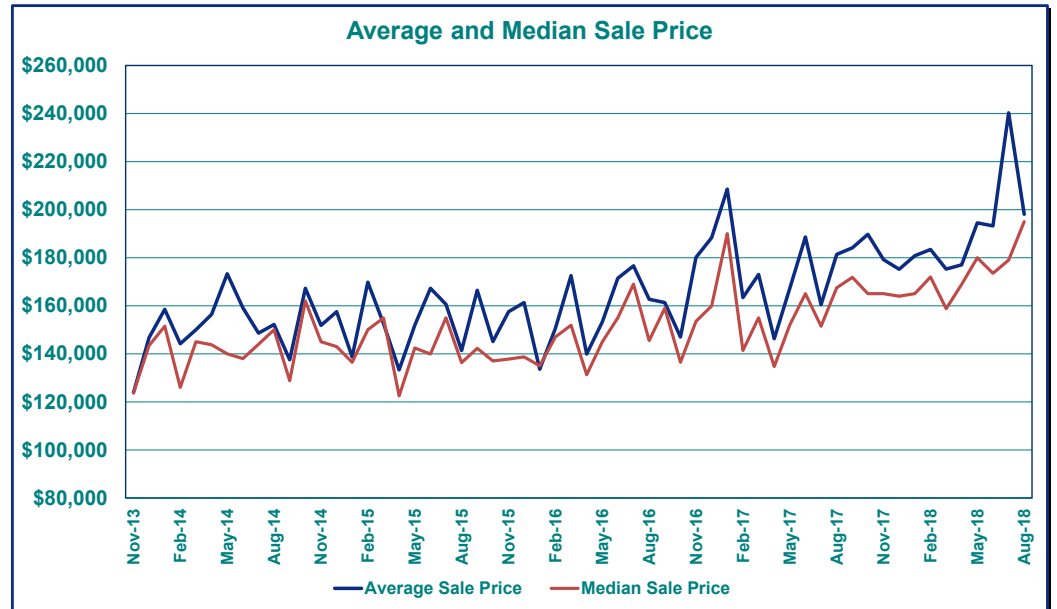
**Contact RMLS™**  
**8338 NE Alderwood Rd**  
**Suite 230**  
**Portland, OR 97220**  
**(503) 236-7657**  
**communications@rmls.com**

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.



Note: A residential property in Area 439, sold in July 2018 for \$2.65 million dollars, impacting the area's average sales price.



Lori Palermo, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION

A Publication of RMLS™, The Source for Real Estate Statistics in Your Community

## Residential Review: Coos County, Oregon

### August Residential Highlights

Closed and pending sales had a strong August in Coos County. Closed sales (116) rose 5.5% above the 110 closings recorded in August 2017 and 31.8% above the 88 closings recorded last month in July 2018. It was the strongest August for closings in Coos County on the RMLS™ record!

Pending sales (148) ended ahead of August 2017 (105) and July 2018 (120) as well. New listings, at 141, fell one short of August 2017 (142) and 13.5% short of July 2018 (163).

### Year to Date Summary

Activity so far in 2018 is ahead of 2017. Pending sales (854) have increased 5.4%, closed sales (761) have increased 4.8%, and new listings (1,170) have increased 1.7% so far this year.

### Average and Median Sale Prices

Comparing 2018 to 2017 through August, the average sale price has increased 6.1% from \$219,300 to \$232,700. In the same comparison, the median sale price has increased 9.5% from \$185,000 to \$202,600.

## August 2018 Reporting Period

### Inventory in Months\*

	2016	2017	2018
January	6.0	6.6	5.2
February	6.6	7	4.3
March	6.3	4.9	3.7
April	6.9	5.1	3.2
May	6.9	4.5	3.4
June	5.9	3.6	3.9
July	5.2	4.8	5.1
August	4.9	4.1	3.6
September	5.3	3.8	
October	5.7	3.7	
November	5.3	3.4	
December	4.9	3.3	

\*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This includes proposed and under construction homes.

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	August	141	148	116	233,200	195,300	86
	July	163	120	88	257,900	240,000	80
	Year-to-date	1,170	854	761	232,700	202,600	91
2017	August	142	105	110	255,700	195,000	108
	Year-to-date	1,150	810	726	219,300	185,000	118
Change	August	-0.7%	41.0%	5.5%	-8.8%	0.2%	-20.6%
	Prev Mo 2018	-13.5%	23.3%	31.8%	-9.6%	-18.6%	7.5%
	Year-to-date	1.7%	5.4%	4.8%	6.1%	9.5%	-23.2%

### Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

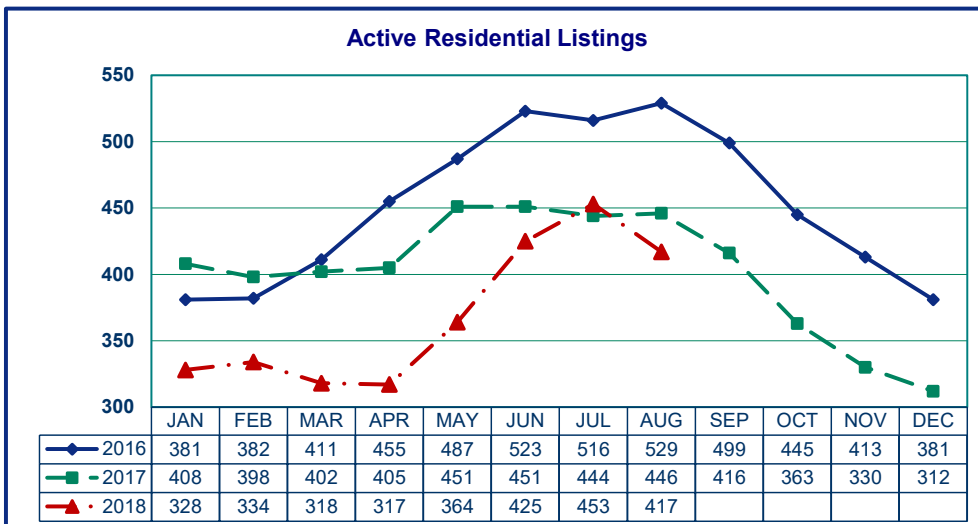
#### Average Sale Price % Change:

+7.4% (\$229,600 v. \$213,800)

#### Median Sale Price % Change:

+11.5% (\$203,000 v. \$182,000)

For further explanation of this measure, see the second footnote on page 2.



## ACTIVE RESIDENTIAL LISTINGS COOS COUNTY, OR

*This graph shows the active residential listings over the past three calendar years in Coos County, Oregon.*

# AREA REPORT • 8/2018

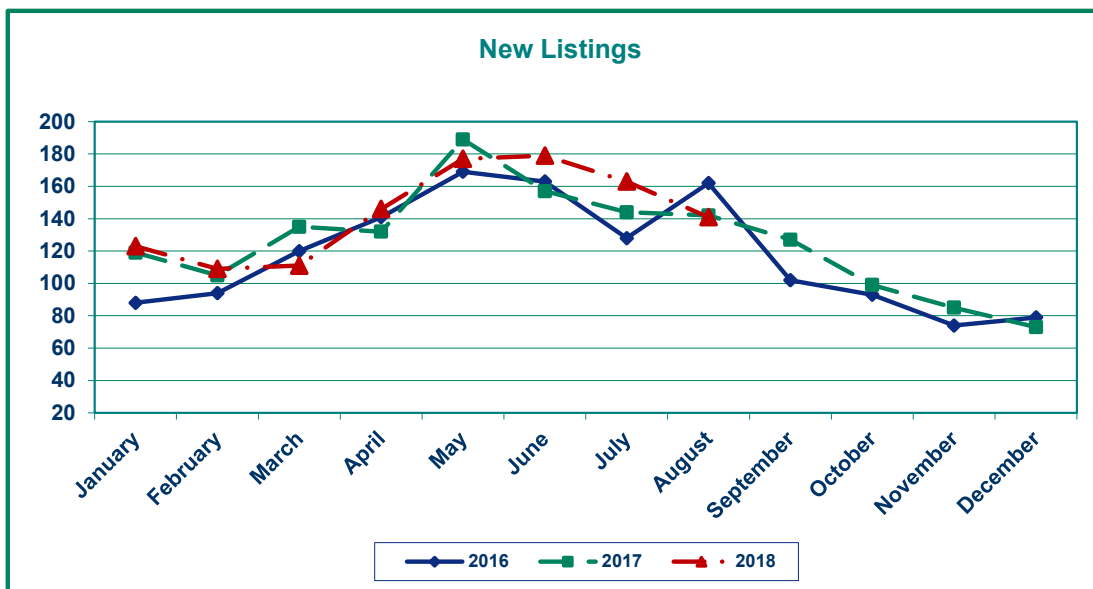
## Coos County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date								Year-To-Date	Year-To-Date	Year-To-Date		
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
97407	Allegeny	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97411	Bandon	97	35	6	22	15.8%	15	364,100	131	191	129	4.9%	117	326,800	295,000	4.9%	10	354,400	60	158,500	1	226,000
97414	Broadbent	-	0	0	0	-	0	-	-	2	3	-	2	707,500	707,500	-	-	-	-	-	-	
97420	Coos Bay	126	46	13	63	53.7%	48	218,900	81	460	356	13.7%	316	203,800	185,000	7.5%	9	749,400	39	95,200	20	167,700
97423	Coquille	45	13	4	13	18.2%	15	184,900	39	132	96	17.1%	91	219,000	183,500	3.0%	3	189,800	9	161,200	3	141,300
97449	Lakeside	38	5	6	14	55.6%	9	219,100	117	88	54	5.9%	47	227,100	203,000	23.4%	4	404,900	12	81,900	-	-
97458	Myrtle Point	35	11	2	8	33.3%	13	242,000	120	74	53	-10.2%	45	207,100	175,000	1.5%	3	154,100	3	71,500	1	156,300
97459	North Bend	68	29	12	27	42.1%	16	199,100	57	209	160	-7.0%	141	233,700	215,000	5.0%	2	375,000	14	87,800	5	246,200
97466	Powers	8	2	4	1	-	0	-	-	14	3	-70.0%	2	70,500	70,500	-20.9%	-	-	-	-	-	-
	Coos County	417	141	47	148	41.0%	116	233,200	86	1,170	854	5.4%	761	232,700	202,600	7.3%	31	441,600	137	124,800	30	179,700

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2018 with August 2017. The Year-To-Date section compares 2018 year-to-date statistics through August with 2017 year-to-date statistics through August.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/17-8/31/18) with 12 months before (9/1/16-8/31/17).

<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

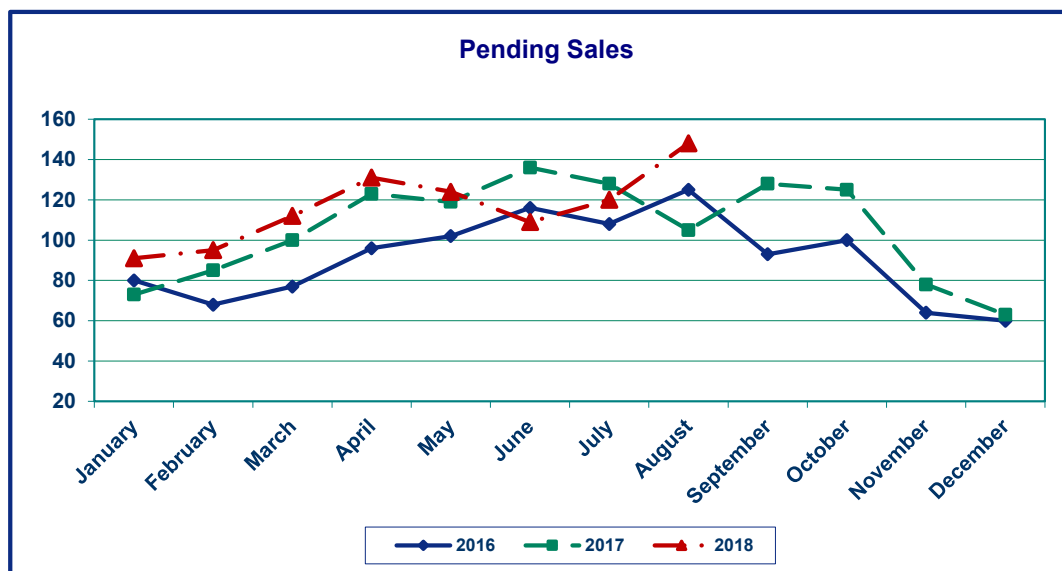
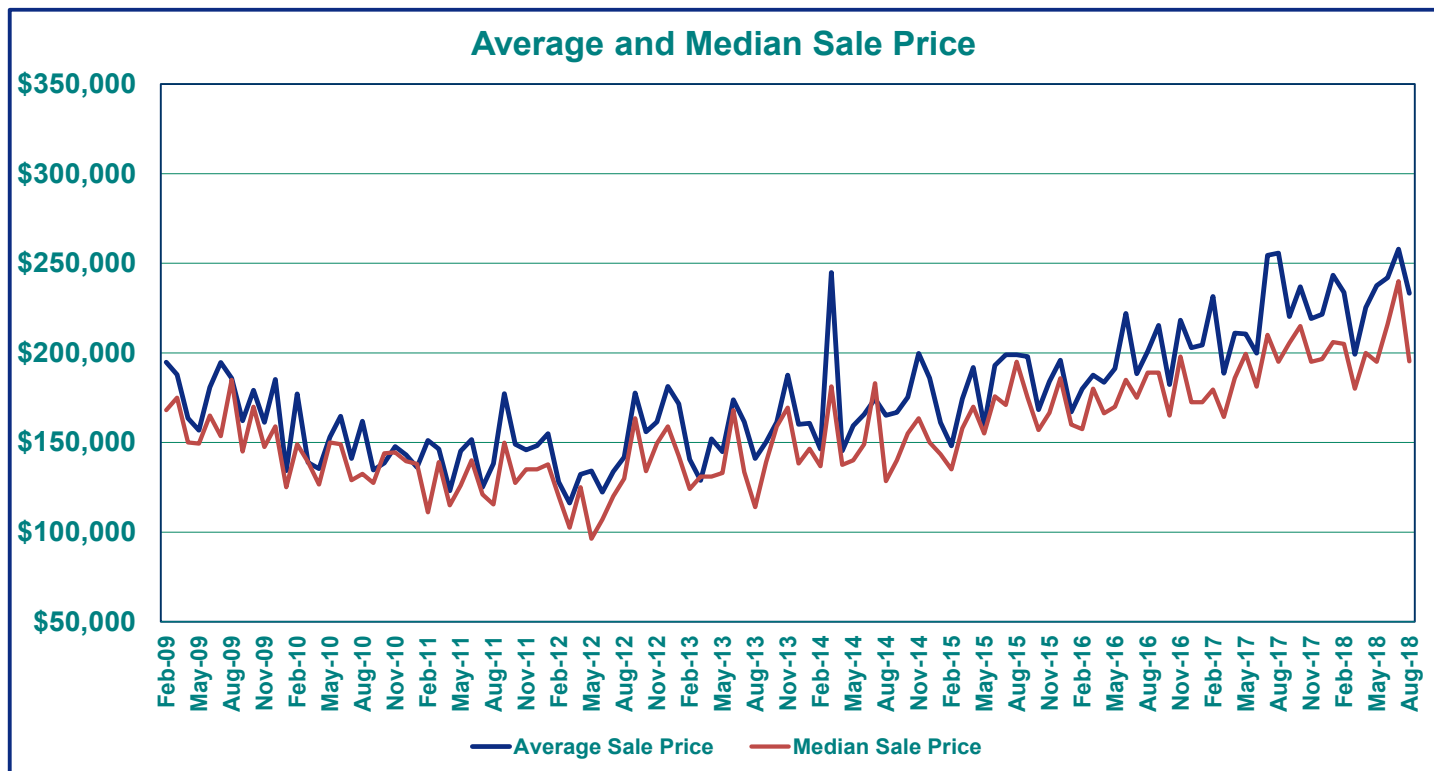


### NEW LISTINGS COOS COUNTY, OR

*This graph shows the new residential listings over the past three calendar years in Coos County, Oregon.*

## SALE PRICE COOS COUNTY, OR

*This graph represents the average and median sale price for all homes sold in Coos County, Oregon.*



## PENDING LISTINGS

### COOS COUNTY, OR

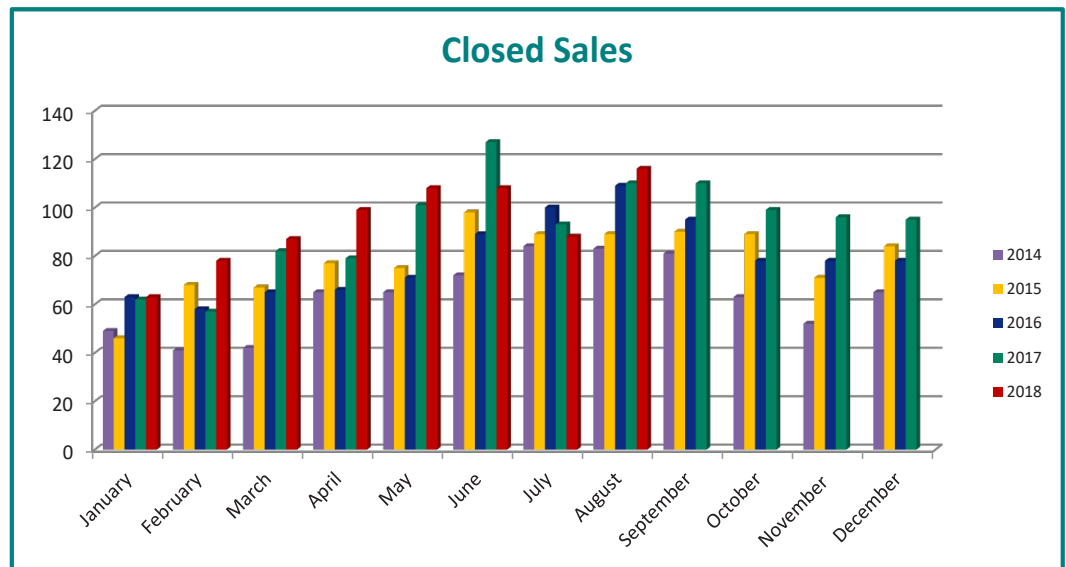
*This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.*

## CLOSED SALES COOS COUNTY, OR

*This graph shows the closed sales over the past five calendar years in Coos County, Oregon.*

**Contact RMLS™**  
8338 NE Alderwood Rd  
Suite 230  
Portland, OR 97220  
(503) 236-7657  
communications@rmls.com

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.



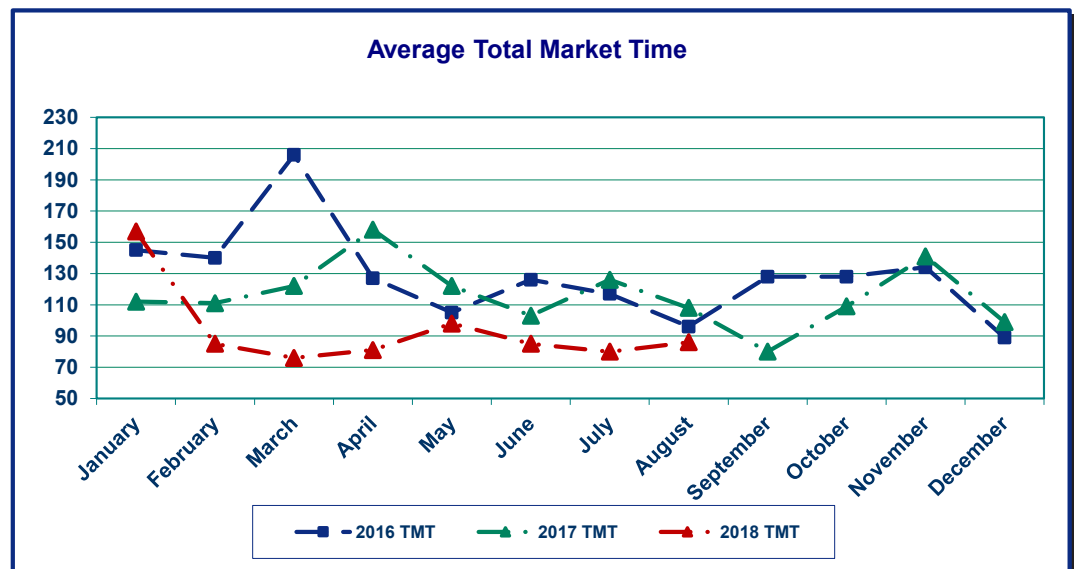
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.

## DAYS ON MARKET COOS COUNTY, OR

*This graph shows the average market time for sales in Coos County, Oregon, over the past three calendar years.*



Lori Palermo, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION

A Publication of RMLS™, The Source for Real Estate Statistics in Your Community

Residential Review: Curry County, Oregon

August 2018 Reporting Period

## August Residential Highlights

Pending sales made a strong move this August in Curry County. At 84, pendings rose 20.0% above the 70 offers accepted in August 2017 and 29.2% above the 65 offers accepted last month in July 2018.

Closed sales (61) exactly matched August 2018 but outpaced July 2018 (59) by 3.4%. New listings (82) similarly matched August 2017 but cooled 8.9% compared with last month in July 2018.

Inventory decreased in August to end at 5.5 months.

## Year to Date Summary

Comparing the first eight months to 2018 to the same period in 2017, closed sales (384) have increased 7.6% and pending sales (432) have increased 8.5%. New listings (634) have decreased 2.2%.

## Average and Median Sale Prices

Comparing 2018 to 2017 through August, the average sale price rose 13.1% from \$278,100 to \$314,500. In the same comparison, the median sale price rose 8.7% from \$242,500 to \$263,500.

## Inventory in Months\*

	2016	2017	2018
January	9.8	6.7	7.4
February	8.9	8.2	9.0
March	8.1	7.5	5.2
April	7.7	10.3	9.2
May	9.0	9.0	6.4
June	8.6	8.2	7.3
July	7.6	7.2	6.2
August	5.7	6.2	5.5
September	5.7	6.7	
October	5.9	6.9	
November	7.4	6.9	
December	5.3	6.1	

\*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This includes proposed and under construction homes.

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	August	82	84	61	280,700	250,000	138
	July	90	65	59	349,200	300,000	169
	Year-to-date	634	432	384	314,500	263,500	160
2017	August	82	70	61	276,300	250,000	118
	Year-to-date	648	398	357	278,100	242,500	161
Change	August	0.0%	20.0%	0.0%	1.6%	0.0%	17.5%
	Prev Mo 2018	-8.9%	29.2%	3.4%	-19.6%	-16.7%	-18.3%
	Year-to-date	-2.2%	8.5%	7.6%	13.1%	8.7%	-0.7%

## Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

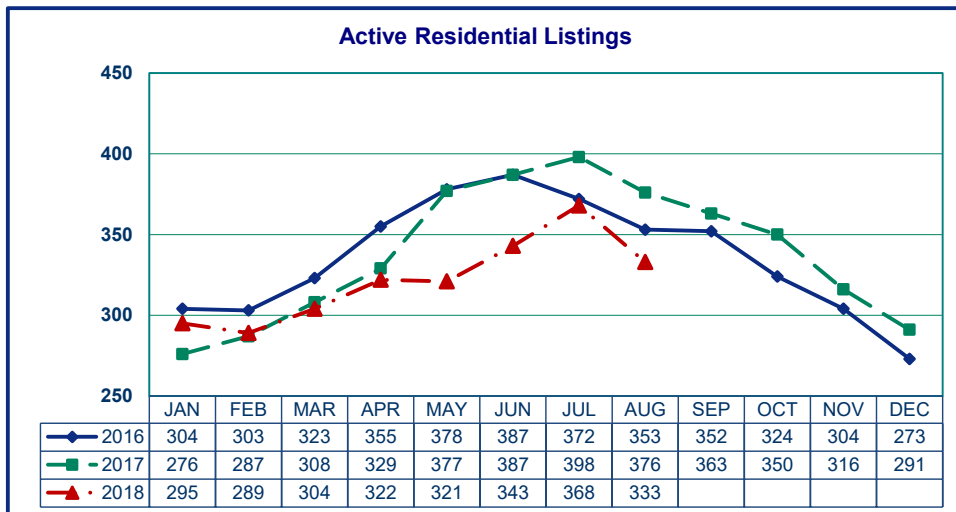
### Average Sale Price % Change:

+12.8% (\$307,400 v. \$272,500)

### Median Sale Price % Change:

+10.4% (\$265,000 v. \$240,000)

For further explanation of this measure, see the second footnote on page 2.



## ACTIVE RESIDENTIAL LISTINGS

CURRY COUNTY, OR

*This graph shows the active residential listings over the past three calendar years in Curry County, Oregon.*

# AREA REPORT • 8/2018

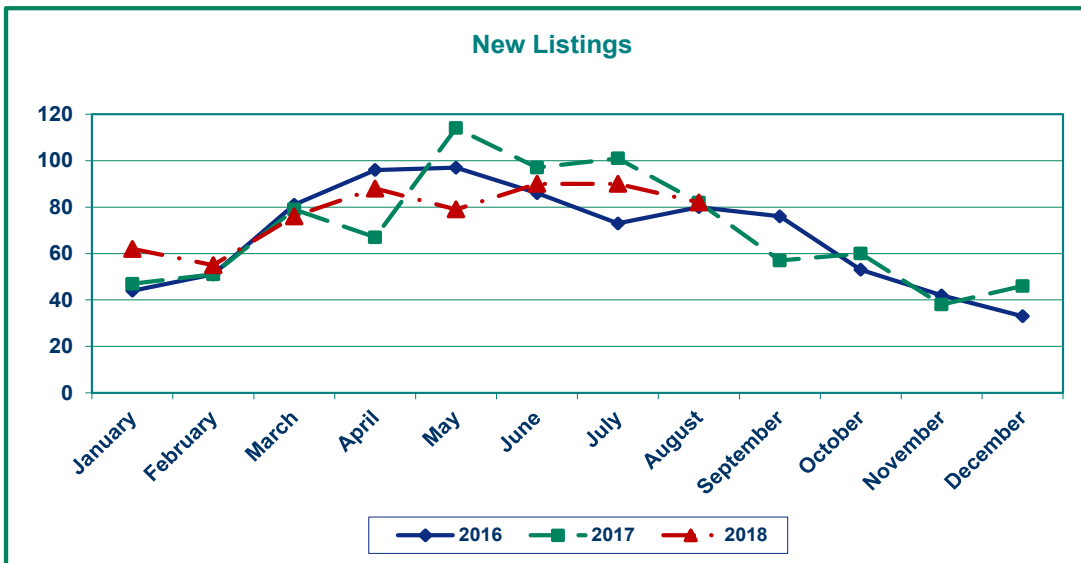
## Curry County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
270	City, Airport, Marina Hts., NB Chetco	103	25	8	27	-6.9%	12	233,800	57	212	138	-4.2%	124	322,000	298,000	6.7%	2	460,800	31	103,500	6	336,900	
271	Harbor, Winchuck, SB Chetco	50	21	9	17	112.5%	14	245,600	127	124	90	26.8%	87	260,600	193,000	-0.3%	3	265,000	11	130,700	-	-	
272	Carpenterville, Cape Ferrello, Whaleshead	34	4	5	8	33.3%	7	206,600	214	54	36	9.1%	30	289,800	265,000	16.3%	-	-	3	118,000	-	-	
273	Gold Beach	93	18	12	21	50.0%	21	371,600	184	168	119	25.3%	103	368,500	270,000	31.4%	4	524,100	15	165,600	3	256,700	
274	Port Orford	53	14	-	11	-15.4%	7	232,400	89	76	49	-10.9%	40	287,500	213,800	20.6%	3	245,300	18	145,400	1	325,000	
	Curry County	333	82	34	84	20.0%	61	280,700	138	634	432	8.5%	384	314,500	263,500	12.8%	12	379,100	78	129,500	10	311,700	

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2018 with August 2017. The Year-To-Date section compares 2018 year-to-date statistics through August with 2017 year-to-date statistics through August.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/17-8/31/18) with 12 months before (9/1/16-8/31/17).

<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



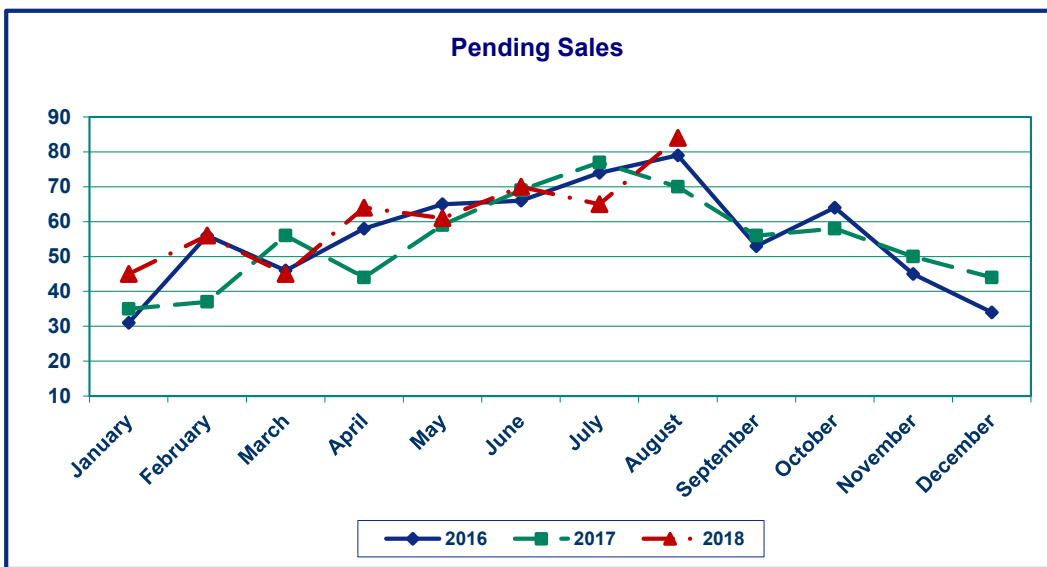
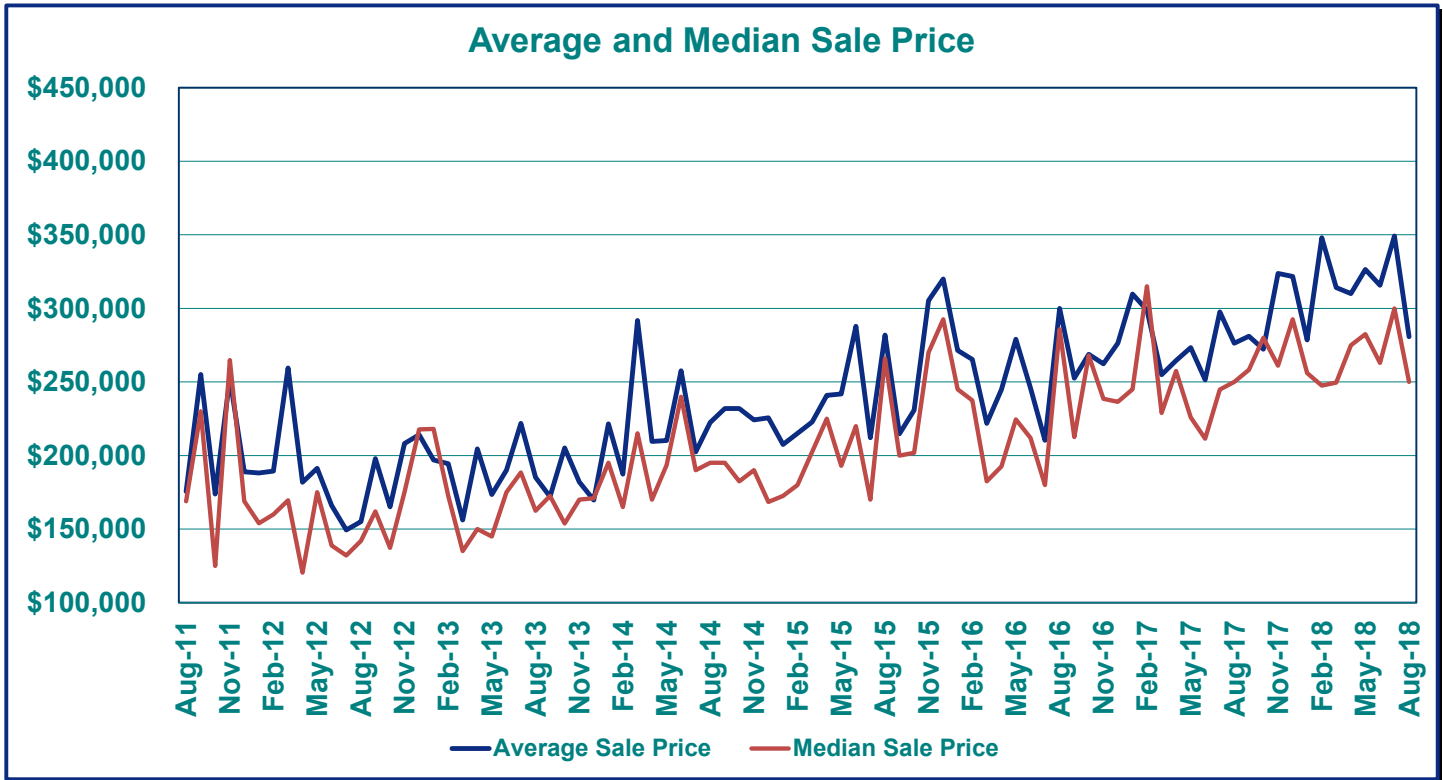
### NEW LISTINGS

#### CURRY COUNTY, OR

*This graph shows the new residential listings over the past three calendar years in Curry County, Oregon.*

**SALE PRICE**  
CURRY COUNTY, OR

*This graph represents the average and median sale price for all homes sold in Curry County, Oregon.*



**PENDING LISTINGS**  
CURRY COUNTY, OR

*This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.*

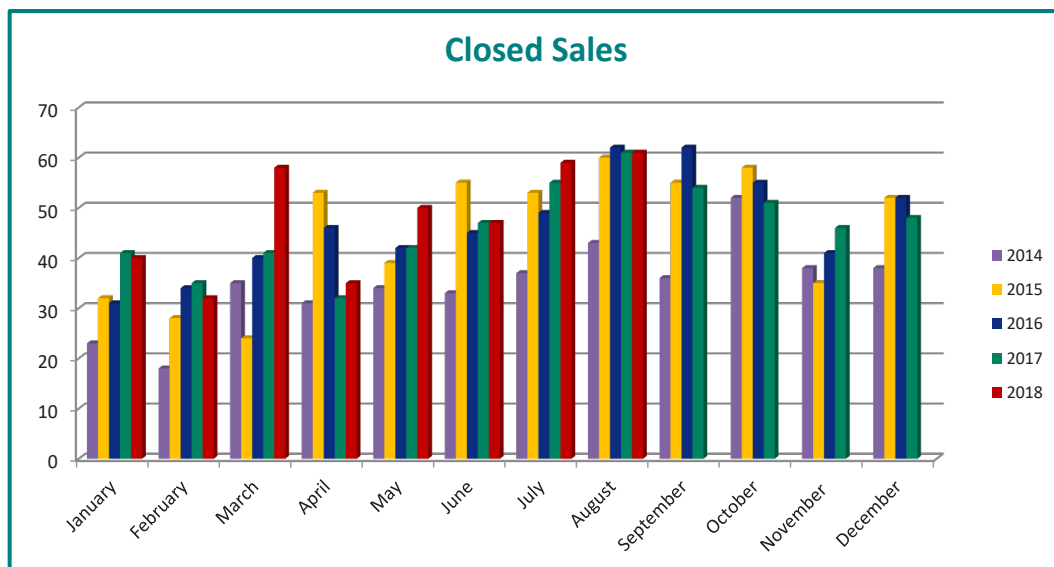


## CLOSED SALES CURRY COUNTY, OR

*This graph shows the closed sales over the past five calendar years in Curry County, Oregon.*

**Contact RMLS™**  
8338 NE Alderwood Rd  
Suite 230  
Portland, OR 97220  
(503) 236-7657  
communications@rmls.com

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.



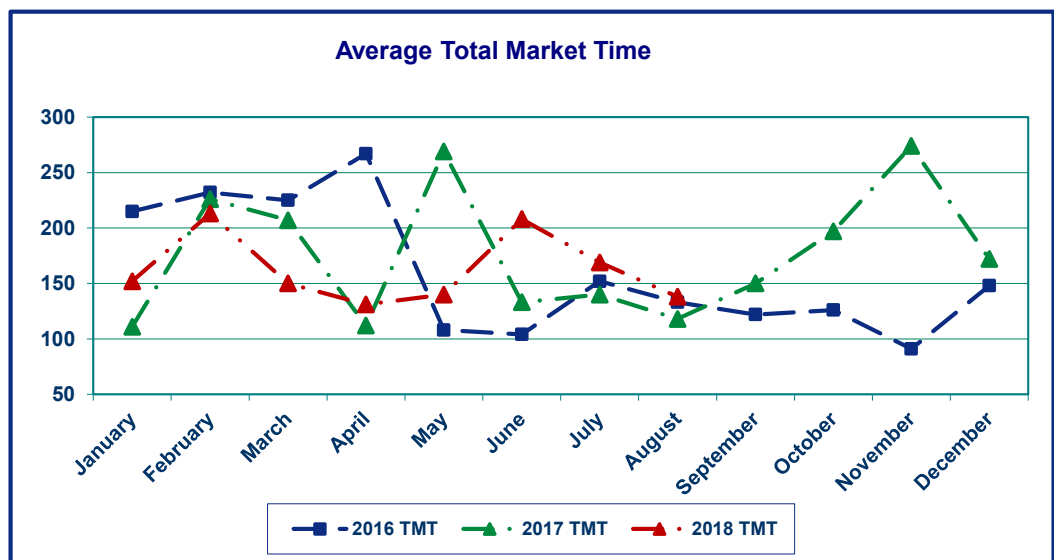
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.

## DAYS ON MARKET CURRY COUNTY, OR

*This graph shows the average market time for sales in Curry County, Oregon, over the past three calendar years.*



Lori Palermo, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



A Publication of RMLS™, The Source for Real Estate Statistics in Your Community

Residential Review: Douglas County, Oregon

August 2018 Reporting Period

## August Residential Highlights

Douglas County saw some strong activity in August, particularly in closings. Closed sales (177) warmed 7.9% from August 2017 (164) and 5.4% from July 2018 (168). This was the strongest August for closings in Douglas County dating to at least 2001.

Pending sales (185) fared strongly as well, ending 2.2% ahead of August 2017 (181) and 7.6% ahead of July 2018 (172).

There were 218 new listings in August, 15.8% cooler than last year in August 2017 (259) and 11.4% cooler than last month in July 2018 (246).

Inventory decreased slightly in August to end at 3.3 months. Total market time rose by two days during the same period, ending at 73 days.

## Year to Date Summary

Comparing the first eight months of 2018 to the same period in 2017, closed sales (1,211) have increased 7.1%, new listings (1,764) have increased 6.3%, and pending sales (1,288) have increased 7.1%.

## Average and Median Sale Prices

Comparing 2018 to 2017 through August, the average sale price in Douglas County has increased 12.8% from \$210,200 to \$237,200. In the same comparison the median sale price has increased 11.1% from \$189,000 to \$210,000.

## Inventory in Months\*

	2016	2017	2018
January	6.4	4.6	3.8
February	7.3	5.1	3.7
March	4.8	3.5	3.7
April	5.0	3.1	3.3
May	4.1	3.1	3.1
June	3.8	2.8	3.1
July	5	4.1	3.5
August	4.9	3.7	3.3
September	3.9	4.2	
October	4.1	3.4	
November	4.4	3.6	
December	3.4	3.3	

\*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This number includes proposed and under construction homes.

## Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

**Average Sale Price % Change:**  
+8.1% (\$229,500 v. \$212,300)  
**Median Sale Price % Change:**  
+7.7% (\$204,000 v. \$189,500)

For further explanation of this measure, see the second footnote on page 2.

Douglas County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	August	218	185	177	250,900	219,000	73
	July	246	172	168	256,600	225,000	71
	Year-to-date	1,764	1,288	1,211	237,200	210,000	79
2017	August	259	181	164	214,500	205,000	94
	Year-to-date	1,660	1,250	1,131	210,200	189,000	101
Change	August	-15.8%	2.2%	7.9%	17.0%	6.8%	-22.3%
	Prev Mo 2018	-11.4%	7.6%	5.4%	-2.2%	-2.7%	2.8%
	Year-to-date	6.3%	3.0%	7.1%	12.8%	11.1%	-22.2%

# AREA REPORT • 8/2018

## Douglas County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>5</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
251	NE Roseburg	57	27	4	15	-25.0%	26	236,300	96	181	141	-13.0%	132	220,700	217,000	5.6%	8	363,600	22	62,600	3	851,700	
252	NW Roseburg	78	26	9	20	17.6%	16	428,800	134	202	143	24.3%	129	347,900	300,000	7.5%	1	200,000	12	110,000	1	194,000	
253	SE Roseburg	31	8	2	9	-25.0%	9	210,700	110	102	84	10.5%	83	199,300	185,000	12.7%	7	260,000	2	55,500	12	197,100	
254	SW Roseburg	59	15	4	7	-65.0%	14	288,200	34	155	96	-8.6%	107	337,400	250,000	16.8%	-	-	14	100,300	5	656,400	
255	Glide & E of Roseburg	34	7	3	8	33.3%	6	253,100	106	72	50	19.0%	43	277,400	268,000	-3.5%	-	-	7	77,200	1	275,000	
256	Sutherlin/Oakland Area	75	46	15	35	20.7%	22	253,000	51	225	151	-11.2%	137	245,600	221,000	11.4%	6	205,600	44	78,100	1	285,000	
257	Winston & SW of Roseburg	37	16	5	17	13.3%	19	278,300	38	163	140	-1.4%	129	232,000	209,000	22.3%	5	563,000	26	109,600	5	198,500	
258	Myrtle Creek & S/SE of Roseburg	96	26	7	23	15.0%	22	229,600	102	278	186	10.7%	179	188,100	160,000	-4.5%	2	255,000	30	73,800	3	149,500	
259	Green District	33	16	3	17	-5.6%	24	176,400	43	157	140	30.8%	137	193,200	195,000	7.4%	-	-	2	354,000	1	315,000	
265	North Douglas County	80	31	8	34	41.7%	19	201,300	59	229	157	-3.7%	135	184,900	170,000	6.1%	9	164,700	23	116,900	2	112,500	
	Douglas County	580	218	60	185	2.2%	177	250,900	73	1,764	1,288	3.0%	1,211	237,200	210,000	8.1%	38	288,700	182	91,500	34	321,700	

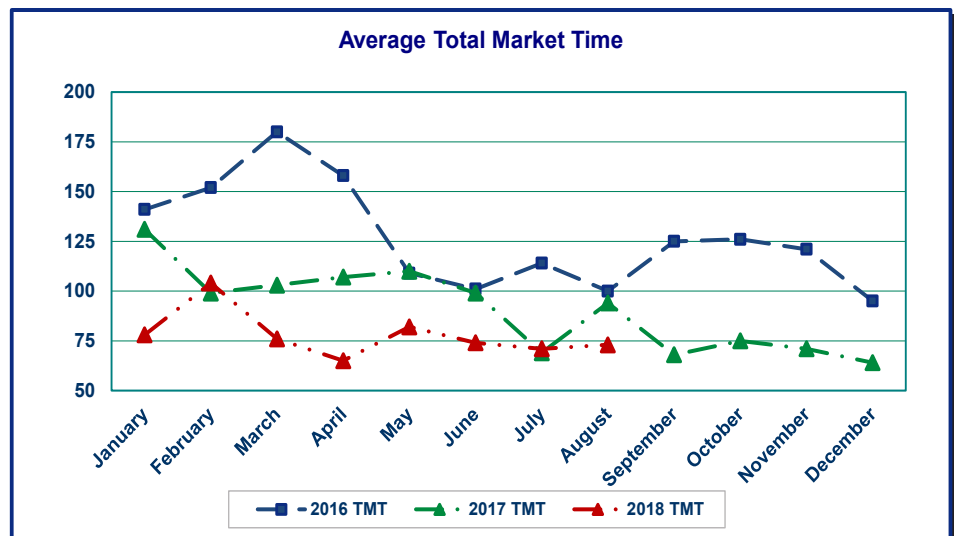
<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2018 with August 2017. The Year-To-Date section compares 2018 year-to-date statistics through August with 2017 year-to-date statistics through August.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/17-8/31/18) with 12 months before (9/1/16-8/31/17).

<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

### DAYS ON MARKET DOUGLAS COUNTY, OR

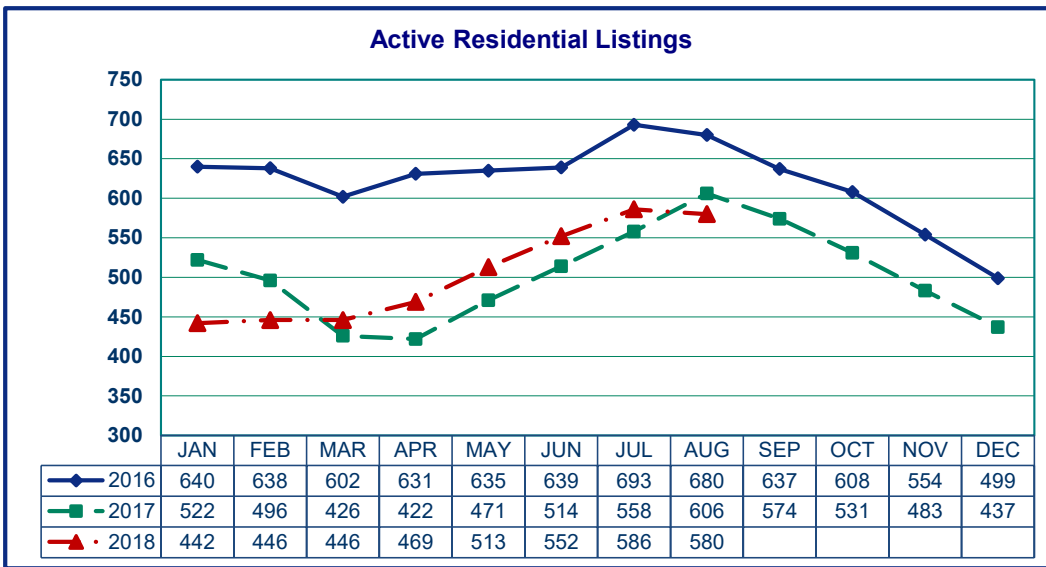
*This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.*



## ACTIVE RESIDENTIAL LISTINGS

### DOUGLAS COUNTY, OR

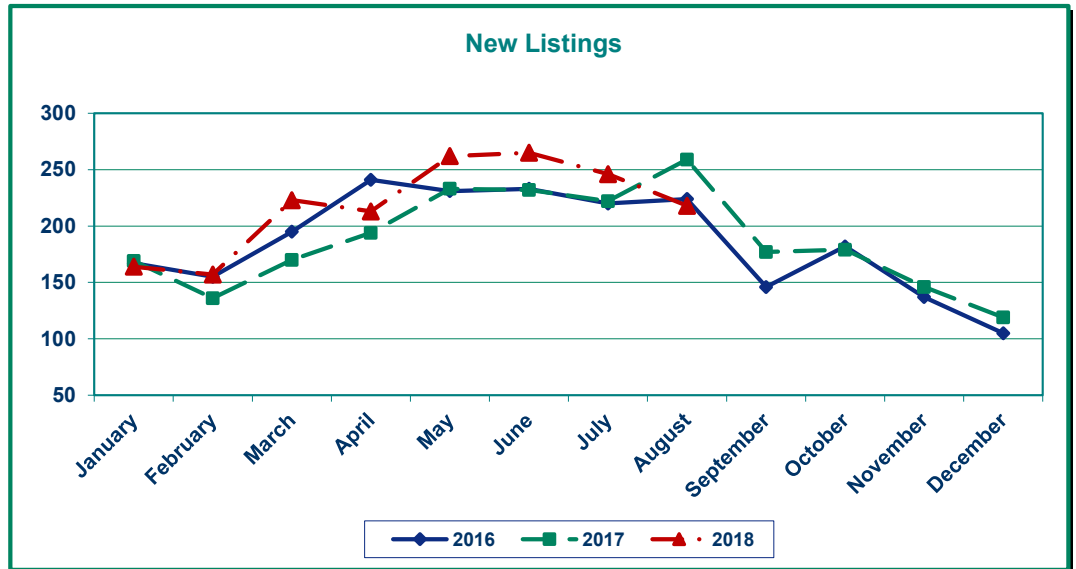
*This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.*



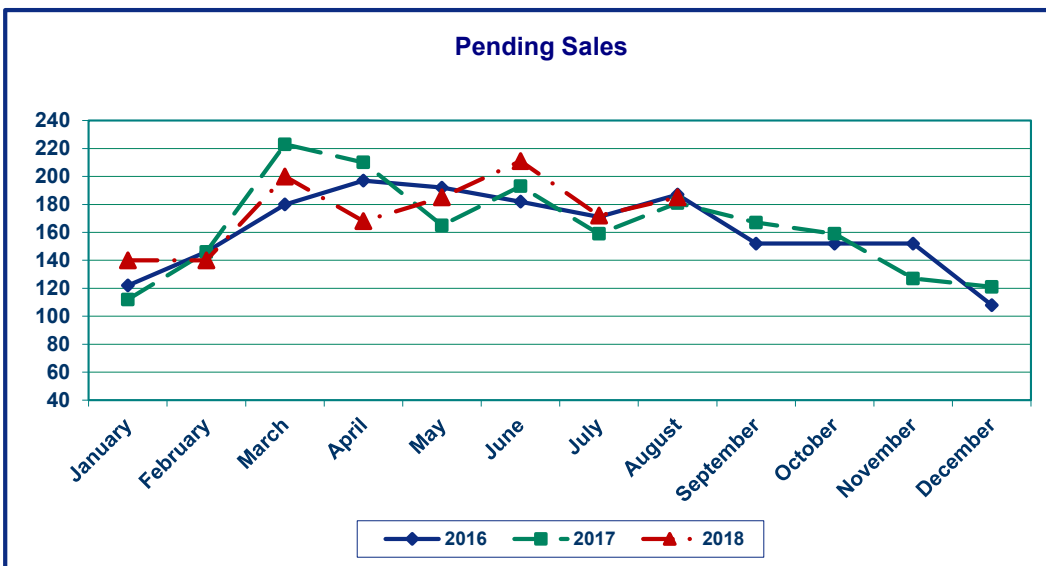
## NEW LISTINGS

### DOUGLAS COUNTY, OR

*This graph shows the new residential listings over the past three calendar years in Douglas County, Oregon.*



## Pending Sales



## PENDING LISTINGS

### DOUGLAS COUNTY, OR

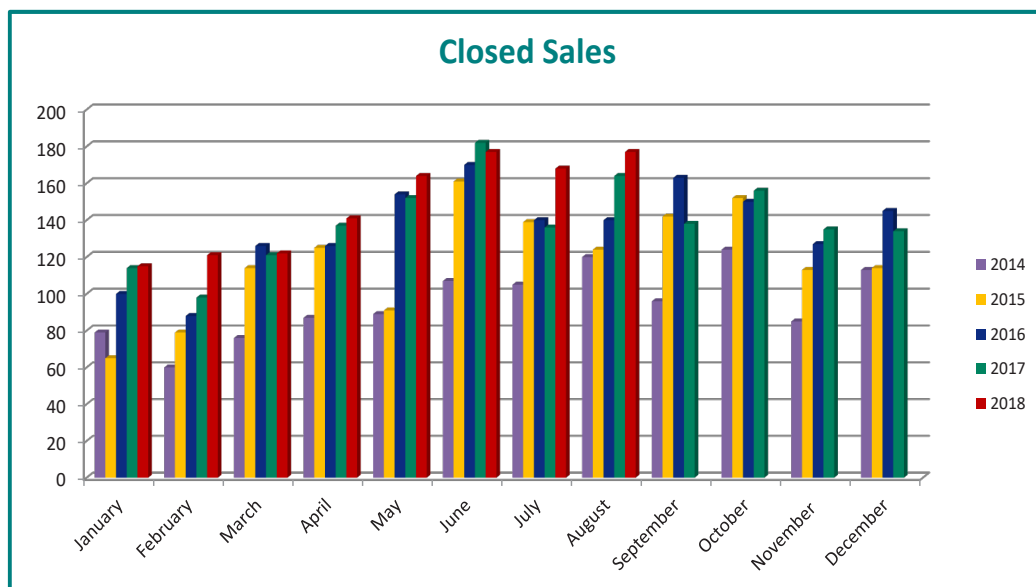
*This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.*

## CLOSED SALES DOUGLAS COUNTY, OR

*This graph shows the closed sales over the past five calendar years in Douglas County, Oregon.*

**Contact RMLS™**  
8338 NE Alderwood Rd  
Suite 230  
Portland, OR 97220  
(503) 236-7657  
communications@rmls.com

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.



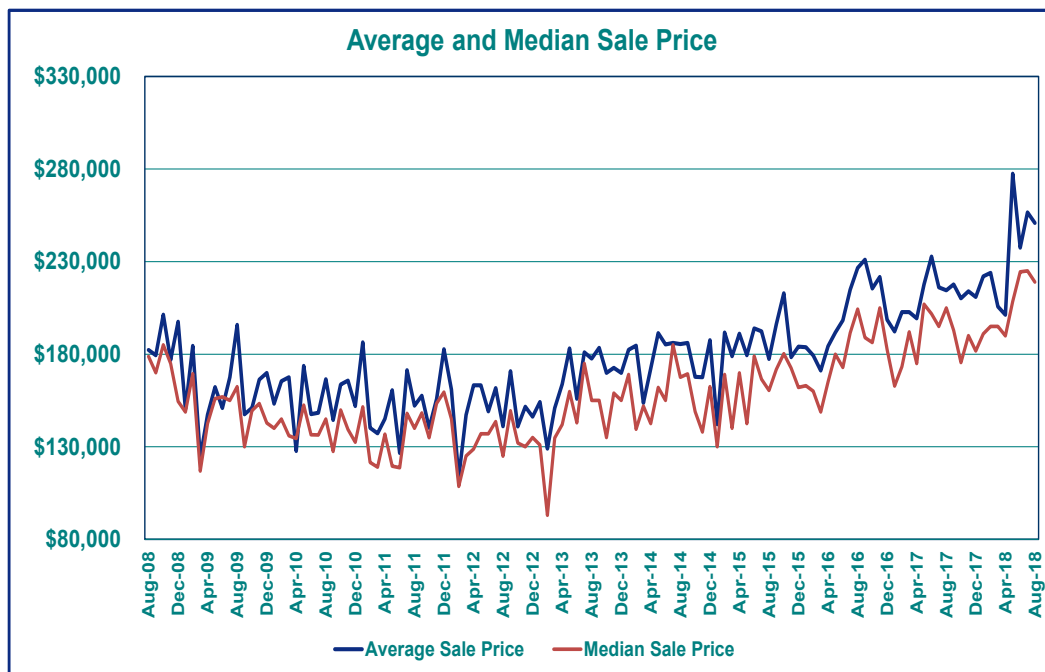
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.

## SALE PRICE DOUGLAS COUNTY, OR

*This graph represents the average and median sale price for all homes sold in Douglas County, Oregon.*



Note: A residential property in Douglas County, area 254, sold in May 2018 for \$4.98 million dollars, impacting the area's average sales price.



Lori Palermo, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



A Publication of RMLS™, The Source for Real Estate Statistics in Your Community

Residential Review: Grant County, Oregon

August 2018 Reporting Period

## August Residential Highlights

Grant County saw strong activity across the board in August. New listings (18) ended ahead of both August 2017 (9) and July 2018 (5) and remain ahead for the year to date compared with 2017. Pending sales (13) outpaced August 2017 (8) and July 2018 (9), also ahead for the year

compared with 2017. Nine closed sales outpaced August 2017 (8) and July 2018 (3).

Inventory decreased in August to 7.3 months, with total market time rising to 254 days.

## Average and Median Sales Prices

Comparing 2018 to 2017 through August, the average sale price decreased 5.2% from \$160,300 to \$151,900. In the same comparison, the median sale price decreased 5.8% from \$138,000 to \$130,000.

Inventory in Months*			
	2016	2017	2018
January	16.7	14.3	10.0
February	17.3	15.8	6.6
March	13.9	9.9	6.6
April	20.0	13.3	11.2
May	24.8	7.1	6.7
June	6.0	8.6	6.2
July	9.2	12.0	20.7
August	8.8	8.5	7.3
September	10.3	12.2	
October	13.0	9.6	
November	8.4	12.4	
December	9.3	14.0	

\*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This number includes proposed and under construction homes.

## Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

**Average Sale Price % Change:**  
-14.3% (\$151,800 v. \$177,200)  
**Median Sale Price % Change:**  
0.0% (\$130,000 v. \$130,000)

For further explanation of this measure, see the second footnote on page 2.

Grant County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	August	18	13	9	144,500	130,000	254
	July	5	9	3	127,500	80,000	39
	Year-to-date	93	70	60	151,900	130,000	187
2017	August	9	8	8	252,900	255,000	188
	Year-to-date	88	64	59	160,300	138,000	359
Change	August	100.0%	62.5%	12.5%	-42.9%	-49.0%	34.8%
	Prev Mo 2018	260.0%	44.4%	200.0%	13.3%	62.5%	551.3%
	Year-to-date	5.7%	9.4%	1.7%	-5.2%	-5.8%	-48.0%

# AREA REPORT • 8/2018

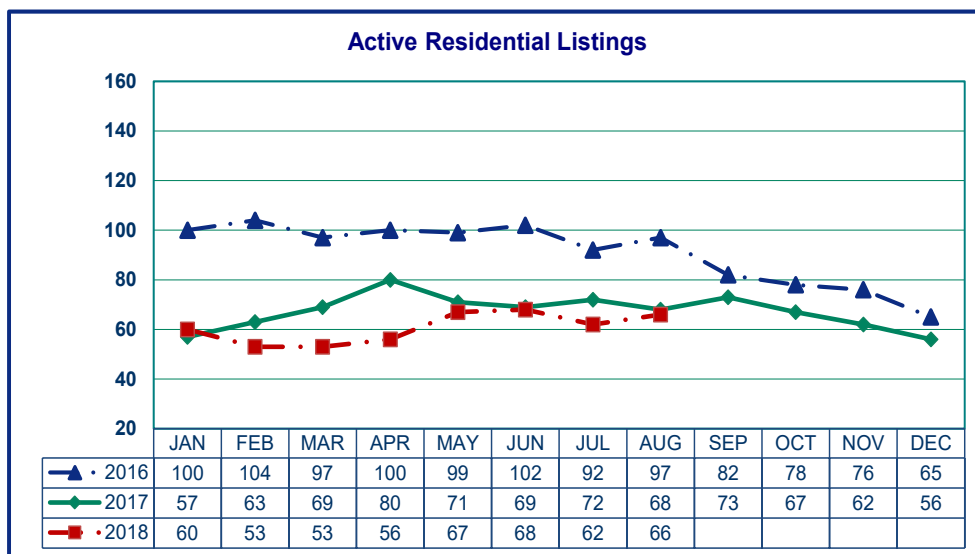
## Grant County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired-Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97817	Bates	-	0	0	0	-	0	-	-	-	-	-	-	-	-	-	-	-	2	205,500	-	-
97820	Canyon City	8	5	0	6	-	2	127,500	36	21	18	80.0%	13	174,300	165,000	-17.4%	-	-	4	40,000	-	-
97825	Dayville	3	1	0	0	-	0	-	-	5	2	100.0%	1	215,000	215,000	11.0%	-	-	4	245,000	-	-
97845	John Day	23	8	-	4	-20.0%	4	189,600	112	28	21	-27.6%	22	146,100	130,000	25.0%	2	134,000	8	77,400	-	-
97848	Kimberly	2	0	0	0	-	-	-	-	1	-	-100.0%	-	-	-	-	-	-	1	165,000	-	-
97856	Long Creek	5	0	-	0	-	0	-	-	4	1	0.0%	1	49,000	49,000	-58.6%	-	-	-	-	-	-
97864	Monument	2	0	0	0	-	0	-	-	2	-	-100.0%	-	-	-	-	-	-	1	209,000	-	-
97865	Mount Vernon	12	3	1	1	0.0%	0	-	-	15	12	20.0%	10	163,400	134,800	-29.6%	-	-	4	90,000	-	-
97869	Prairie City	11	1	0	2	0.0%	3	95,700	587	16	14	27.3%	11	145,600	105,000	6.6%	-	-	2	66,800	-	-
97873	Seneca	0	0	0	0	-	0	-	-	1	2	-	2	67,500	67,500	-3.6%	-	-	-	-	-	-
	Grant County	66	18	1	13	62.5%	9	144,500	254	93	70	9.4%	60	151,900	130,000	-14.3%	2	134,000	26	116,800	-	-

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2018 with August 2017. The Year-To-Date section compares 2018 year-to-date statistics through August with 2017 year-to-date statistics through August.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/17-8/31/18) with 12 months before (9/1/16-8/31/17).

<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



### ACTIVE RESIDENTIAL LISTINGS

GRANT COUNTY, OR

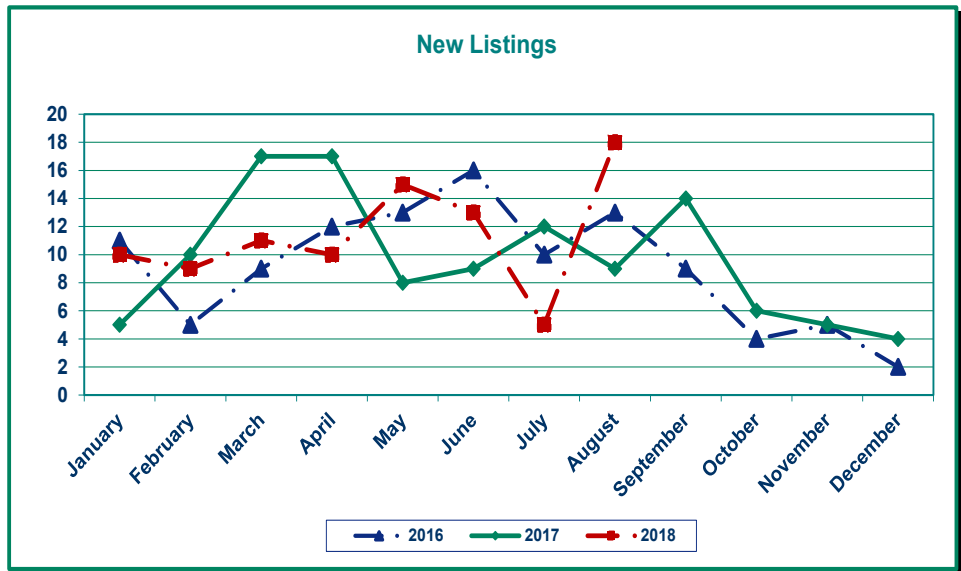
*This graph shows the active residential listings in Grant County, Oregon.*



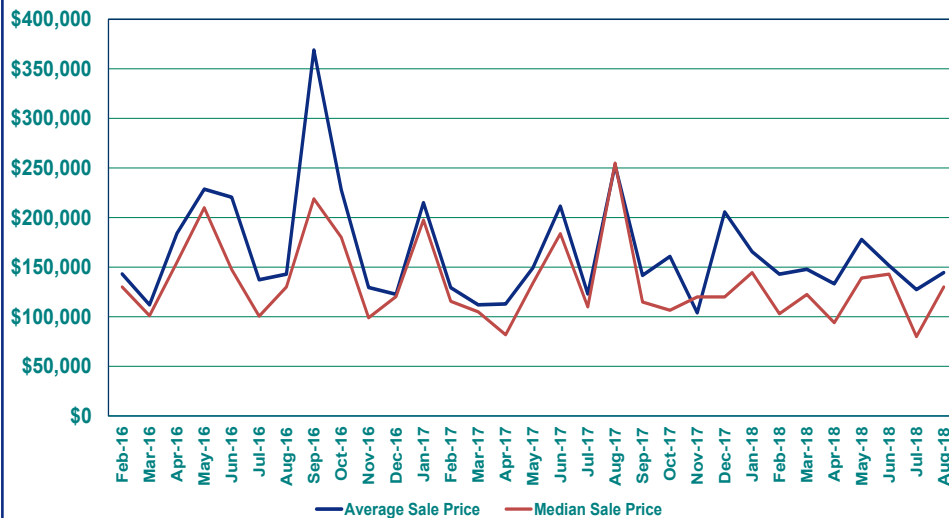
## NEW LISTINGS

### GRANT COUNTY, OR

*This graph shows the new residential listings in Grant County, Oregon.*



## Average and Median Sale Price



## SALE PRICE

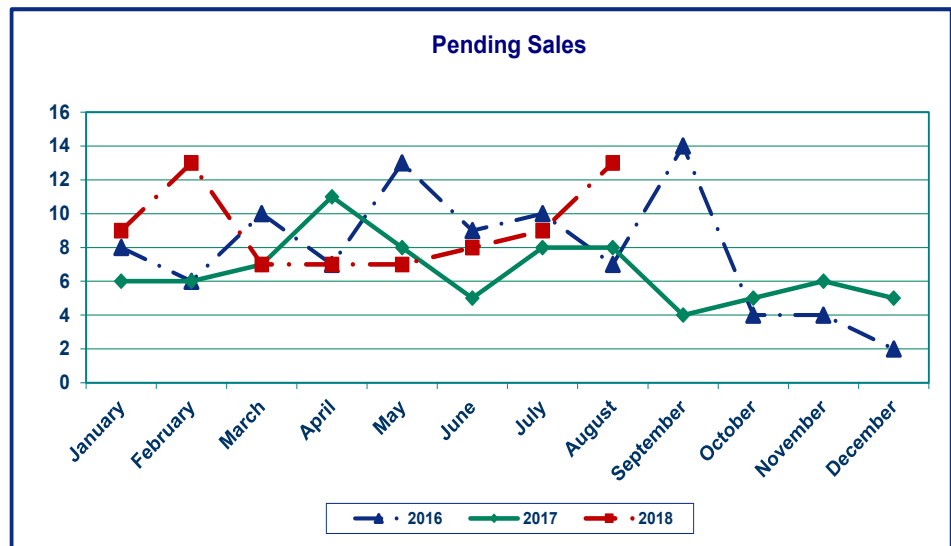
### GRANT COUNTY, OR

*This graph represents the average and median sale price for all homes sold in Grant County, Oregon.*

## PENDING LISTINGS

### GRANT COUNTY, OR

*This graph represents monthly accepted offers in Grant County, Oregon.*

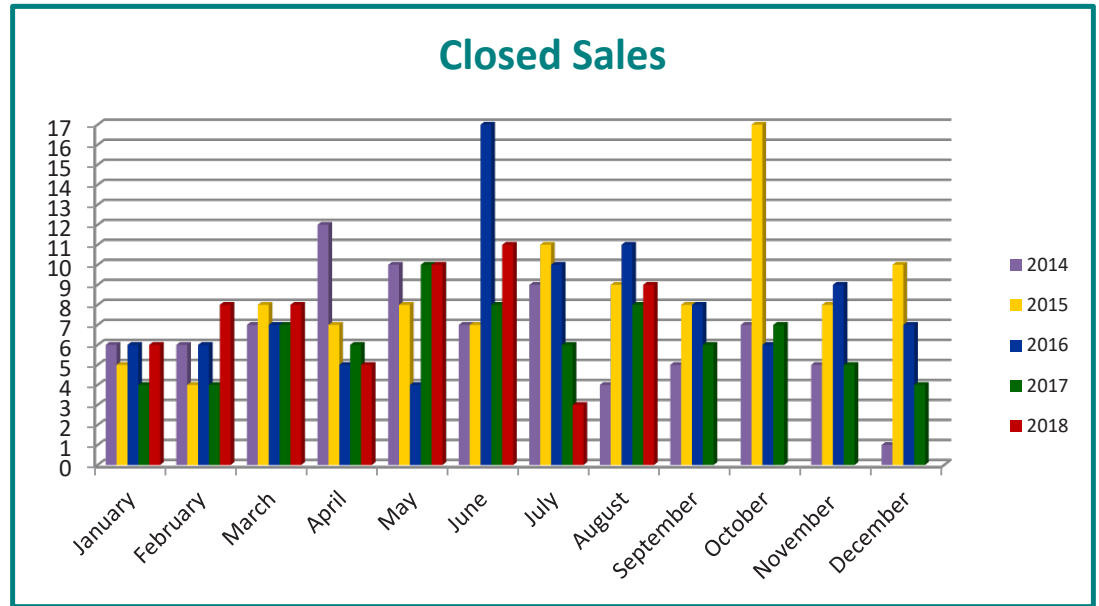




**CLOSED SALES**  
**GRANT COUNTY, OR**

*This graph shows the closed sales in Grant County, Oregon.*

**Contact RMLS™**  
8338 NE Alderwood Rd  
Suite 230  
Portland, OR 97220  
(503) 236-7657  
communications@rmls.com



The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

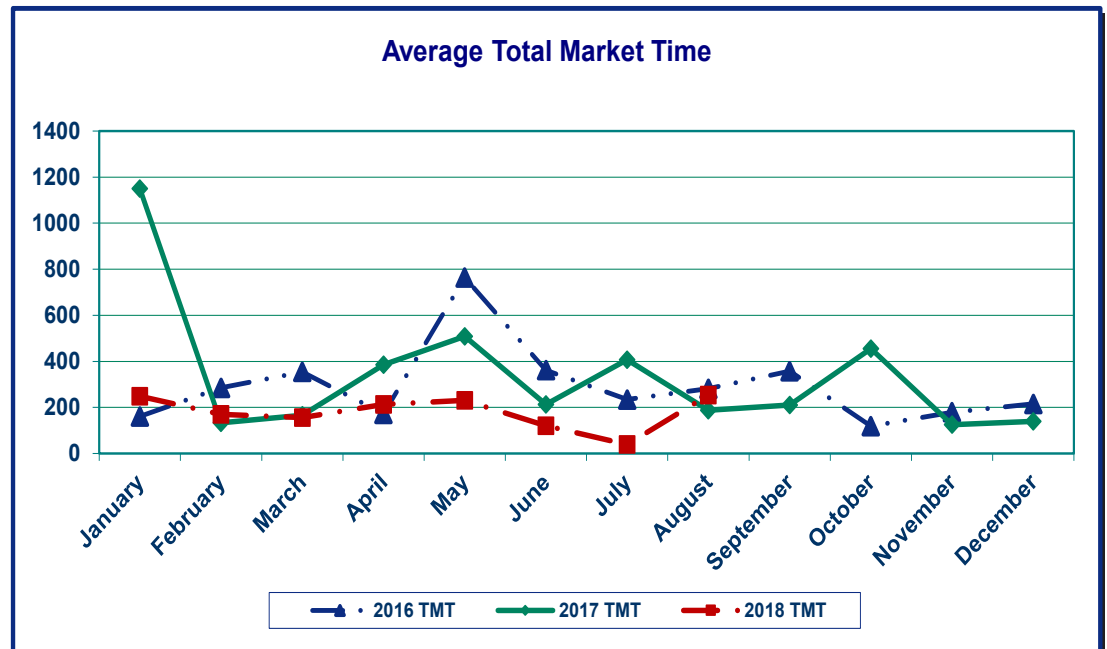
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.

**DAYS ON MARKET**  
**GRANT COUNTY, OR**

*This graph shows the average market time for sales in Grant County, Oregon.*



Lori Palermo, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



A Publication of RMLS™, The Source for Real Estate Statistics in Your Community

## Residential Review: Josephine County, Oregon

August 2018 Reporting Period

### August Residential Highlights

Josephine County saw strong numbers in August almost across the board, particularly compared with August 2017. There were five pending sales this month, outpacing the one accepted offer from last year in August 2017, and the two from last month in July 2018.

New listings, at 14, edged two ahead of August 2017 (12) and four ahead of last month in July 2018.

Five closed sales outpaced the sole closing last year in August 2017 but fell a few short of the eight closings recorded last month in July 2018.

Note: RMLS™ is a supplementary MLS for Jackson County, so data reported in the Area Report will not reflect the entire market.

### Year to Date Summary

Activity has been warmer in 2018 compared to 2017. Comparing each year through August, closed sales (44) have increased 528.6%, pending sales (47) have increased 291.7%, and new listings (105) have increased 110.0%.

### Average and Median Sale Prices

Comparing 2018 to 2017 through August of each year, the average sale price decreased 1.2% from \$309,900 to \$306,100. In the same comparison, the median sale price rose 21.1% from \$235,000 to \$284,500.

Inventory in Months*			
	2016	2017	2018
January	13.5	N/A	10.3
February	24.0	18.0	10.3
March	N/A	5.3	16.5
April	9.0	N/A	5.2
May	7.7	20.0	4.9
June	7.7	19.0	7.8
July	9.3	N/A	4.6
August	9.7	32.0	8.0
September	5.5	26.0	
October	N/A	11.5	
November	10.5	16.0	
December	10.0	32.0	

\*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This includes proposed and under construction homes.

### Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

#### Average Sale Price % Change:

-8.7% (\$294,100 v. \$322,300)

#### Median Sale Price % Change:

-9.3% (\$255,000 v. \$281,200)

For further explanation of this measure, see the second footnote on page 2.

Josephine County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	August	14	5	5	319,800	290,000	63
	July	10	2	8	376,100	333,800	36
	Year-to-date	105	47	44	306,100	284,500	52
2017	August	12	1	1	870,000	870,000	281
	Year-to-date	50	12	7	309,900	235,000	117
Change	August	16.7%	400.0%	400.0%	-63.2%	-66.7%	-77.6%
	Prev Mo 2018	40.0%	150.0%	-37.5%	-15.0%	-13.1%	75.0%
	Year-to-date	110.0%	291.7%	528.6%	-1.2%	21.1%	-55.1%

# AREA REPORT • 8/2018

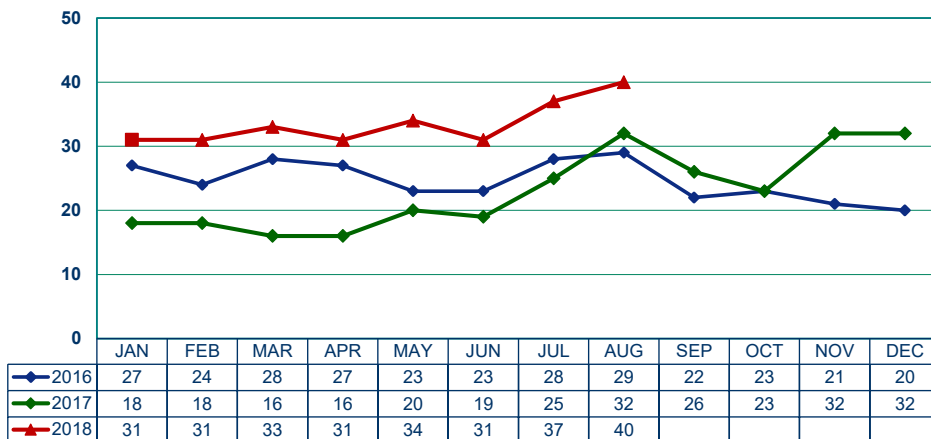
## Josephine County, Oregon

		RESIDENTIAL													COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97497	Wolf Creek	2	0	0	0	-	0	-	-	2	1	0.0%	1	1,350,000	1,350,000	-	-	-	-	-
97523	Cave Junction	6	3	2	0	-	1	189,000	80	13	6	500.0%	6	256,900	174,500	189.4%	-	-	-	-
97526	Grants Pass	13	4	3	4	-	1	530,000	179	47	21	600.0%	20	295,900	232,600	-25.2%	2	1,155,900	2	115,000
97527	Grants Pass	10	5	2	1	0.0%	3	293,300	19	34	16	300.0%	14	275,700	294,800	-12.3%	-	-	-	-
97528	Grants Pass	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-
97531	Kerby	1	1	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-
97532	Merlin	0	0	0	0	-	0	-	-	-	1	-	1	310,000	310,000	-17.3%	-	-	1	190,000
97533	Murphy	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-
97534	O'Brien	2	0	0	0	-	0	-	-	2	2	100.0%	2	245,000	245,000	232.6%	-	-	-	-
97538	Selma	5	1	0	0	-	0	-	-	5	0	-	0	-	-	-	0	-	0	-
97543	Wilderville	1	0	-	0	-	0	-	-	1	0	-100.0%	0	-	-	-	0	-	0	-
97544	Williams	0	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	-	0	-	0	-
	Josephine Co.	40	14	7	5	400.0%	5	319,800	63	105	47	291.7%	44	306,100	284,500	-8.7%	2	1,155,900	3	140,000

97501	Medford	10	5	-	2	0.0%	4	1,935,700	102	25	17	112.5%	16	665,900	243,500	107.8%	7	360,000	1	210,000
97502	Central Point	8	5	1	2	0.0%	1	300,000	6	18	14	100.0%	11	291,100	300,000	-28.3%	1	40,000	-	-
97503	White City	2	2	0	0	-	0	-	-	8	5	0.0%	6	195,900	189,000	-47.1%	-	-	-	-
97504	Medford	18	12	3	6	-14.3%	2	283,300	17	56	36	100.0%	33	366,200	310,000	-6.6%	1	482,000	1	138,500
97520	Ashland	10	6	2	2	-	2	615,000	239	16	6	-	4	756,200	790,000	57.2%	-	-	2	1,022,500
97522	Butte Falls	-	1	0	1	-	0	-	-	1	1	-	0	-	-	-	0	-	0	-
97524	Eagle Point	6	1	0	1	-	1	179,500	21	15	8	300.0%	9	290,100	233,500	-60.9%	-	-	-	-
97525	Gold Hill	4	0	-	1	0.0%	1	230,000	14	11	7	600.0%	5	305,300	255,000	-56.3%	1	480,000	1	85,000
97530	Jacksonville	3	1	0	-	-100.0%	-	-	-	6	1	-80.0%	2	455,500	455,500	20.9%	-	-	1	1,120,000
97535	Phoenix	1	0	0	-	-	2	497,500	12	4	3	200.0%	3	478,300	440,000	-	-	-	-	-
97536	Prospect	-	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-
97537	Rogue River	6	4	-	2	-	0	-	-	13	3	200.0%	1	255,000	255,000	-40.5%	-	-	1	104,500
97539	Shady Cove	3	0	0	0	-	0	-	-	3	1	-66.7%	1	160,000	160,000	9.2%	-	-	-	-
97540	Talent	-	1	1	1	-	1	413,000	53	5	3	-	3	359,300	394,900	-	-	-	-	-
97541	Talent	0	0	0	0	-	0	-	-	1	1	-50.0%	1	305,000	305,000	-30.6%	-	-	1	65,000
	Jackson Co.	71	38	7	18	28.6%	14	832,600	74	183	106	100.0%	95	404,400	300,000	-10.6%	10	352,200	8	471,000

- <sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2018 with August 2017. The Year-To-Date section compares 2018 year-to-date statistics through August with 2017 year-to-date statistics through August.
- <sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/17-8/31/18) with 12 months before (9/1/16-8/31/17).
- <sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

### Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

### JOSEPHINE COUNTY, OR

*This graph shows the active residential listings in Josephine County, Oregon.*

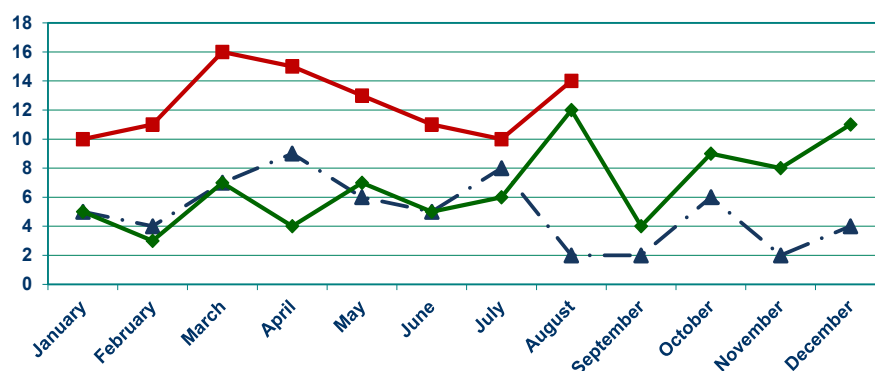
## NEW LISTINGS

### JOSEPHINE COUNTY, OR

*This graph shows the new residential listings in Josephine County, Oregon.*

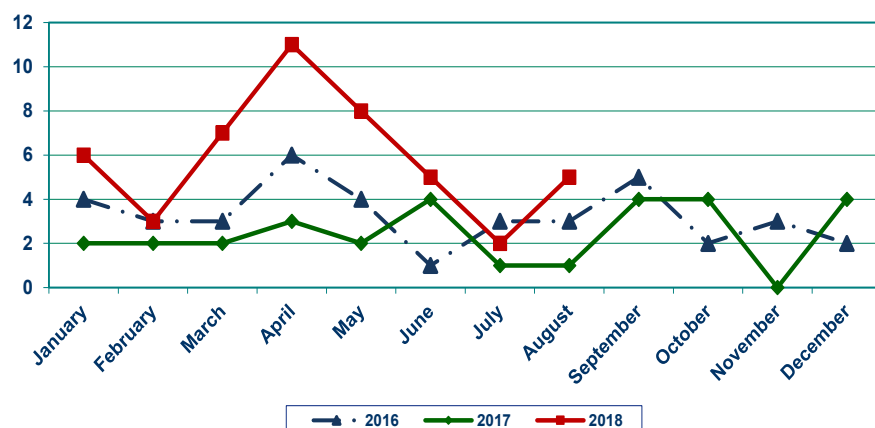


### New Listings



—▲— 2016 —◆— 2017 —■— 2018

### Pending Sales



## PENDING LISTINGS

### JOSEPHINE COUNTY, OR

*This graph shows monthly accepted offers in Josephine County, Oregon.*

## CLOSED SALES

*This graph shows the closed sales in Josephine County, Oregon.*

JOSEPHINE COUNTY, OR

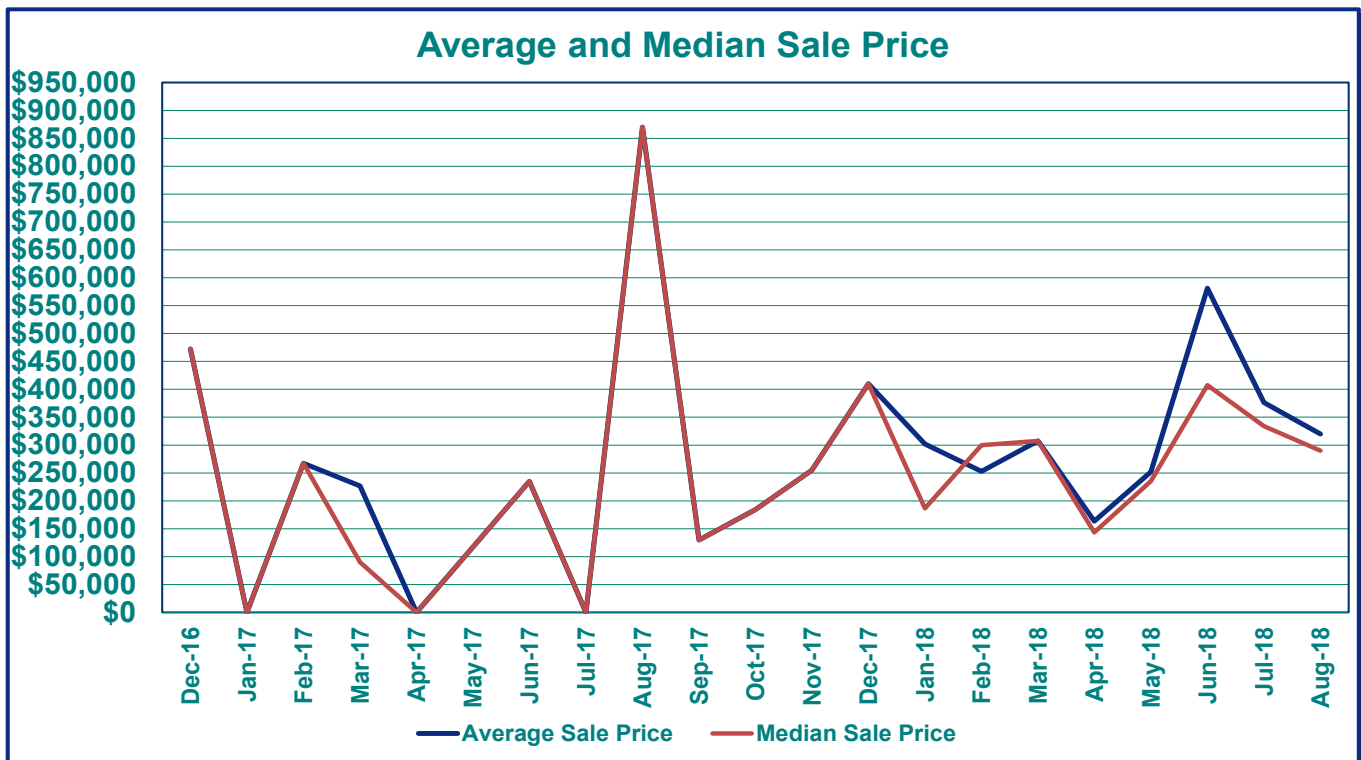


## SALE PRICE

*This graph represents the average and median sale price for all homes sold in*

JOSEPHINE COUNTY, OR

*Josephine County, Oregon.*



**DAYS ON MARKET** *This graph shows the average market time for sales in*  
**JOSEPHINE COUNTY, OR** *Josephine County, Oregon.*

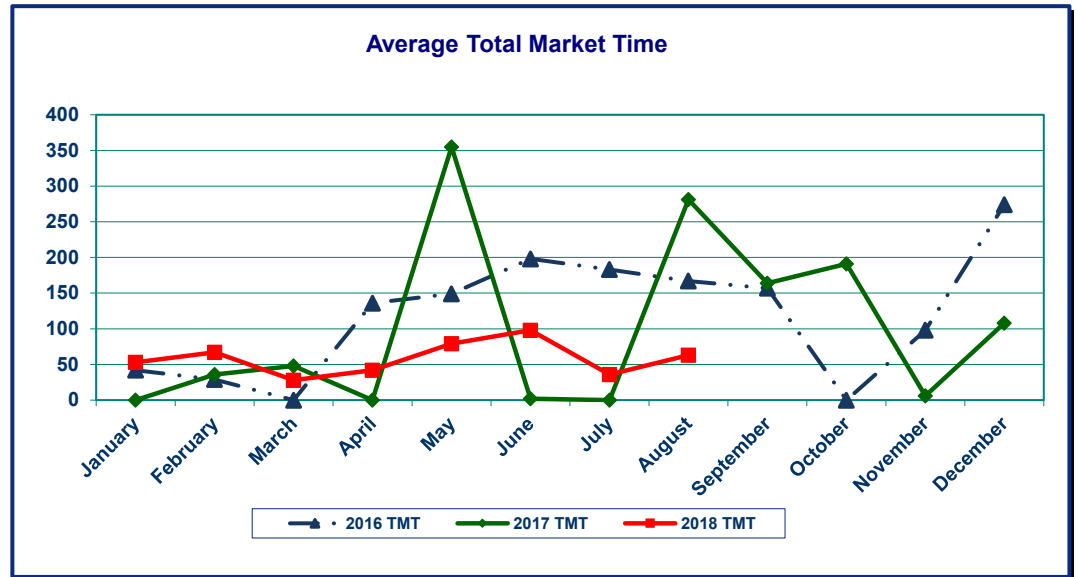
**Contact RMLS™**  
**8338 NE Alderwood Rd**  
**Suite 230**  
**Portland, OR 97220**  
**(503) 236-7657**  
**communications@rmls.com**

The statistics presented  
in Market Action are  
compiled monthly based  
on figures generated by  
RMLS™.

Market Action Reports  
are compiled for the  
following areas: Portland  
metropolitan area,  
Southwest Washington,  
Mid-Columbia, Columbia  
Basin, Baker County, Coos  
County, Curry County,  
Douglas County, Grant  
County, Josephine County,  
Lane County, North  
Coastal Counties, Polk &  
Marion Counties, Union  
County, and Wallowa  
County.

RMLS™ was formed by area  
Boards and Associations of  
REALTORS® in 1991.

E-mail subscriptions are  
available for \$45 per year  
by contacting RMLS™.  
Reproduction of any  
portion of this copyrighted  
material is prohibited  
without prior approval of  
RMLS™.



Lori Palermo, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



A Publication of RMLS™, The Source for Real Estate Statistics in Your Community

Residential Review: Lane County, Oregon

August 2018 Reporting Period

## August Residential Highlights

Lane County saw some gains in closings and new listings this August. Closings, at 575, outpaced August 2017 (519) by 10.8% and July 2018 (491) by 17.1%. It was the strongest August for closings in Lane County on the RMLS™ record, dating to 2001!

New listings (711) saw a 4.6% gain over the 680 new listings offered last year in August 2017 and a 9.4% gain over the 650 new listings offered last month in July 2018.

Pending sales, at 505, showed a 3.8% decrease from August 2017 (525) and a 7.5% decrease from July 2018 (546).

Inventory edged down to 1.7 months in August, with total market time increasing to 36 days.

## Year to Date Summary

Comparing the first eight months of 2018 to 2017, closed sales (3,564) have increased 4.1% and pending sales (3,772) have increased 0.9%. New listings (4,762) have decreased 0.4%.

## Average and Median Sale Prices

Comparing 2018 to 2017 through August of each year, the average sale price has increased 6.3% from \$288,900 to \$307,200. In the same comparison, the median sale price rose 7.9% from \$259,900 to \$280,500.

## Inventory in Months\*

	2016	2017	2018
January	3.3	2.1	1.7
February	2.8	2.2	1.8
March	2.2	1.7	1.4
April	2.1	1.8	1.5
May	2.0	1.6	1.6
June	1.8	1.7	1.7
July	2.5	2.0	1.8
August	2.0	2.0	1.7
September	2.0	2.2	
October	2.1	2.0	
November	1.9	2.0	
December	1.7	1.7	

\*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This number includes proposed and under construction homes.

Data for Florence is reported separately from Greater Lane County. The Residential Review on pages 1, 3, 4, and 6 does not include data from Florence. For data on Florence, see the Area Report on page 2, or the graphs on page 5.

## Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

**Average Sale Price % Change:**  
+6.3% (\$300,000 v. \$282,100)  
**Median Sale Price % Change:**  
+7.8% (\$275,000 v. \$255,000)

For further explanation of this measure, see the second footnote on page 3.

Greater Lane Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	August	711	505	575	318,600	299,000	36
	July	650	546	491	314,700	290,000	30
	Year-to-date	4,762	3,772	3,564	307,200	280,500	45
2017	August	680	525	519	313,500	275,000	37
	Year-to-date	4,783	3,737	3,422	288,900	259,900	51
Change	August	4.6%	-3.8%	10.8%	1.6%	8.7%	-2.6%
	Prev Mo 2018	9.4%	-7.5%	17.1%	1.2%	3.1%	20.0%
	Year-to-date	-0.4%	0.9%	4.1%	6.3%	7.9%	-10.8%

# AREA REPORT • 8/2018

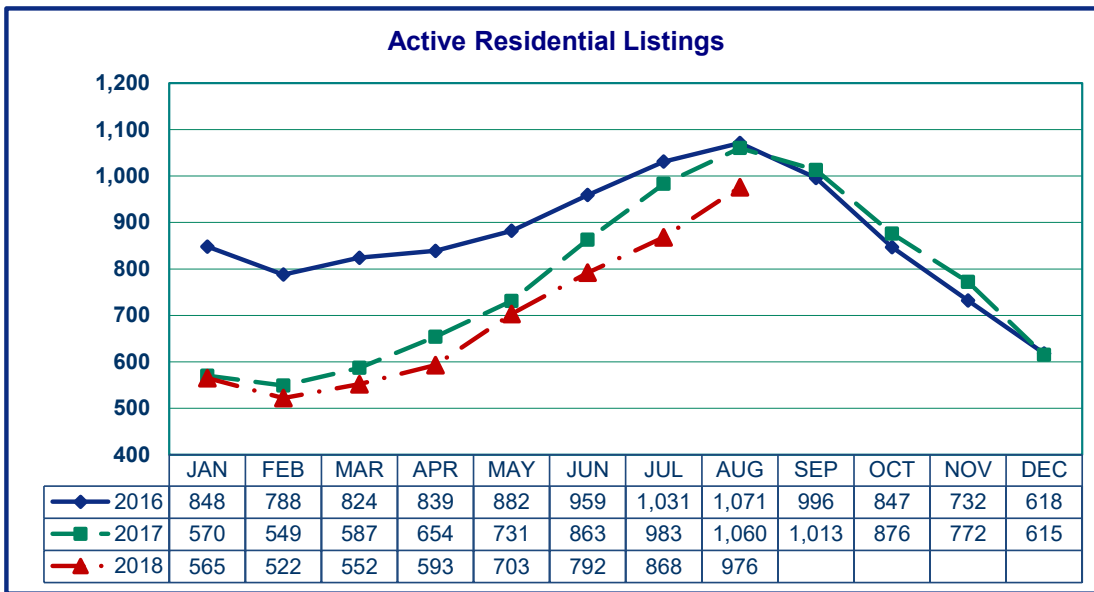
## Lane County, Oregon

		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
225	Florence Coast Village	12	1	1	1	-50.0%	1	155,000	8	18	13	-40.9%	15	81,500	75,000	122	-11.8%	-	-	4	51,600	-	-	
226	Florence Green Trees	3	4	2	10	25.0%	8	142,700	43	34	35	-12.5%	36	153,600	152,500	57	9.3%	-	-	-	-	-	-	
227	Florence Florentine	12	3	0	4	33.3%	2	296,000	42	33	23	-20.7%	21	238,600	237,500	83	-6.8%	-	-	2	75,000	-	-	
228	Florence Town	38	16	3	20	42.9%	20	245,700	68	157	141	33.0%	124	261,400	255,000	85	6.5%	4	261,000	14	66,500	2	307,500	
229	Florence Beach	20	10	1	11	22.2%	10	287,100	265	62	53	1.9%	51	304,100	294,900	138	3.6%	-	-	9	61,100	-	-	
230	Florence North	28	10	5	10	150.0%	6	441,800	129	67	34	6.3%	24	367,600	376,000	159	30.7%	-	-	14	76,900	-	-	
231	Florence South/ Dunes City	42	6	-	5	25.0%	1	600,000	50	72	35	20.7%	29	407,700	347,500	116	19.5%	-	-	9	106,200	-	-	
238	Florence East/ Mapleton	17	2	2	4	-33.3%	4	287,900	47	45	32	45.5%	31	238,100	239,000	108	15.6%	-	-	7	77,700	2	232,000	
	Grand Total	172	52	14	65	30.0%	52	270,700	105	488	366	10.2%	331	265,000	245,000	102	8.8%	4	261,000	59	74,800	4	269,800	
232	Hayden Bridge	20	19	2	15	-6.3%	23	334,400	21	143	124	40.9%	124	284,700	280,000	38	6.1%	-	-	-	-	3	260,700	
233	McKenzie Valley	48	14	5	11	10.0%	9	347,100	100	105	67	-21.2%	63	328,500	282,500	82	-3.2%	-	-	14	171,300	-	-	
234	Pleasant Hill/Oak	60	21	7	20	17.6%	24	301,000	54	178	117	-2.5%	106	304,600	230,500	65	16.9%	1	800,000	21	71,200	1	345,000	
235	South Lane Properties	121	74	11	68	51.1%	43	270,400	31	505	389	10.5%	359	280,100	256,000	71	11.6%	8	228,900	30	83,900	5	510,800	
236	West Lane Properties	61	38	4	24	-20.0%	36	324,700	45	252	197	8.2%	183	329,100	290,000	67	19.6%	2	737,500	16	143,600	1	210,000	
237	Junction City	50	23	9	20	81.8%	28	278,400	56	224	170	24.1%	160	305,400	275,000	41	2.0%	3	175,800	14	107,700	2	752,500	
239	Thurston	63	47	6	32	-13.5%	36	313,900	24	313	256	-8.2%	240	279,900	262,000	35	4.5%	2	226,000	14	87,900	10	291,300	
240	Coburg I-5	11	8	1	4	-33.3%	9	425,800	44	60	43	34.4%	39	418,600	346,000	42	-4.1%	-	-	1	130,500	2	351,000	
241	N Gilham	40	36	3	31	72.2%	37	350,400	21	220	175	9.4%	152	375,300	347,000	47	0.8%	-	-	5	153,400	2	457,500	
242	Ferry Street Bridge	70	50	6	39	-4.9%	49	361,900	29	343	287	10.0%	268	369,600	345,000	37	7.5%	1	210,000	2	248,000	9	392,600	
243	E Eugene	65	56	7	32	-17.9%	41	375,900	44	331	262	-9.7%	253	382,100	345,000	43	3.5%	3	391,700	22	180,800	13	384,200	
244	SW Eugene	144	89	16	51	-23.9%	67	402,200	42	578	411	-3.5%	411	365,200	338,500	54	-0.4%	-	-	21	179,100	8	380,300	
245	W Eugene	23	17	3	9	-43.8%	14	298,000	21	145	126	6.8%	124	274,800	249,500	39	10.5%	6	1,361,700	4	1,006,900	14	363,400	
246	Danebo	61	71	5	43	-24.6%	44	216,600	28	430	364	-16.1%	346	216,800	239,100	27	4.3%	-	-	6	65,200	11	254,300	
247	River Road	22	24	1	20	-13.0%	22	275,700	25	141	116	-15.3%	105	271,700	265,000	32	10.7%	-	-	2	139,500	3	279,700	
248	Santa Clara	52	59	10	42	13.5%	42	315,900	31	369	306	6.3%	287	319,300	314,900	32	11.9%	2	237,500	7	94,700	5	314,900	
249	Springfield	45	57	5	41	-21.2%	47	230,400	46	379	332	6.8%	319	224,400	217,500	35	4.4%	2	182,800	15	85,500	17	299,400	
250	Mohawk Valley	20	8	1	3	0.0%	4	492,500	11	46	30	-18.9%	25	389,500	395,000	42	7.3%	-	-	5	139,400	-	-	
	Grand Total	976	711	102	505	-3.8%	575	318,600	36	4,762	3,772	0.9%	3,564	307,200	280,500	45	6.3%	30	516,100	199	140,300	106	348,000	



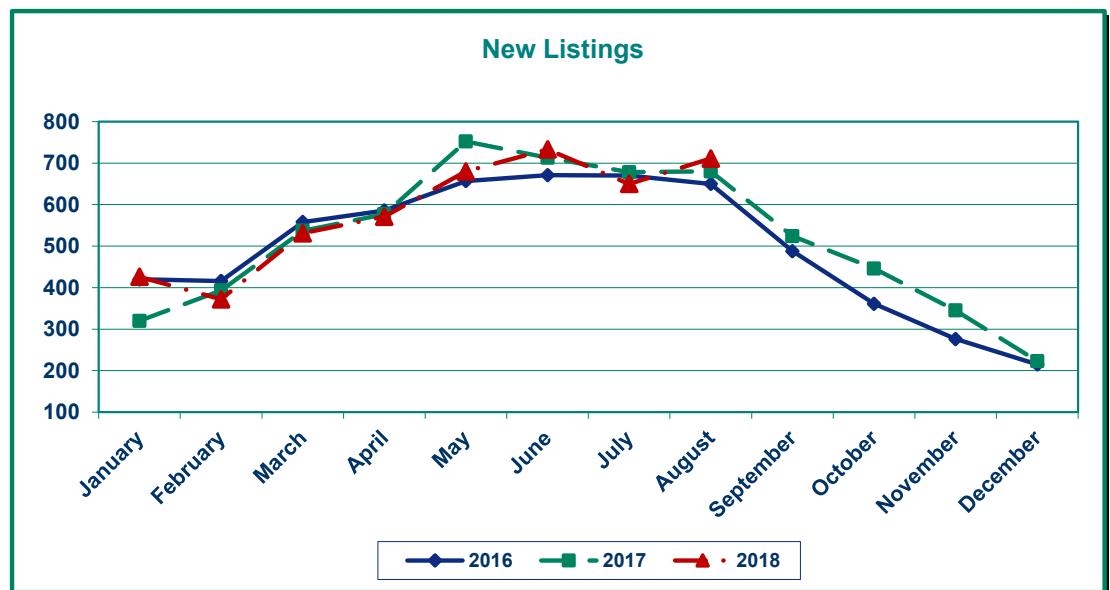
## ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

*This graph shows the active residential listings over the past three calendar years in Greater Lane County, Oregon.*



## NEW LISTINGS GREATER LANE COUNTY, OR

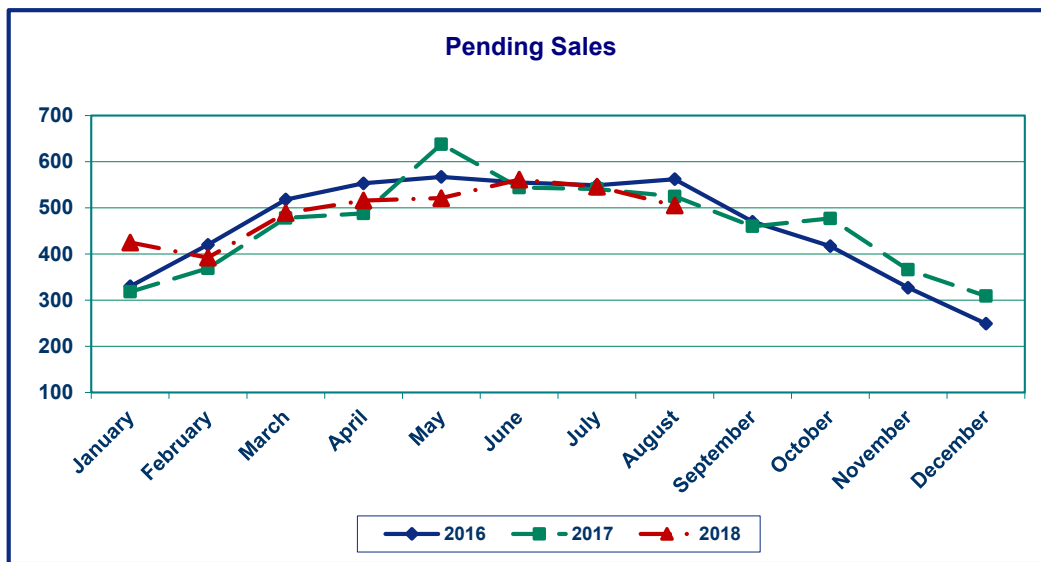
*This graph shows the new residential listings over the past three calendar years in Greater Lane County, Oregon.*



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2018 with August 2017. The Year-To-Date section compares 2018 year-to-date statistics through August with 2017 year-to-date statistics through August.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/17-8/31/18) with 12 months before (9/1/16-8/31/17).

<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



## PENDING LISTINGS

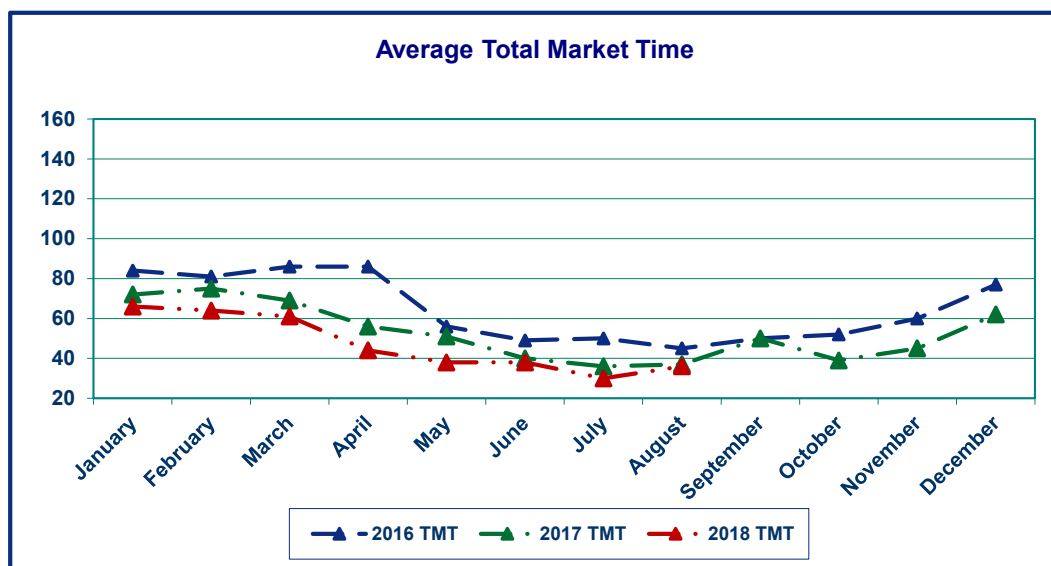
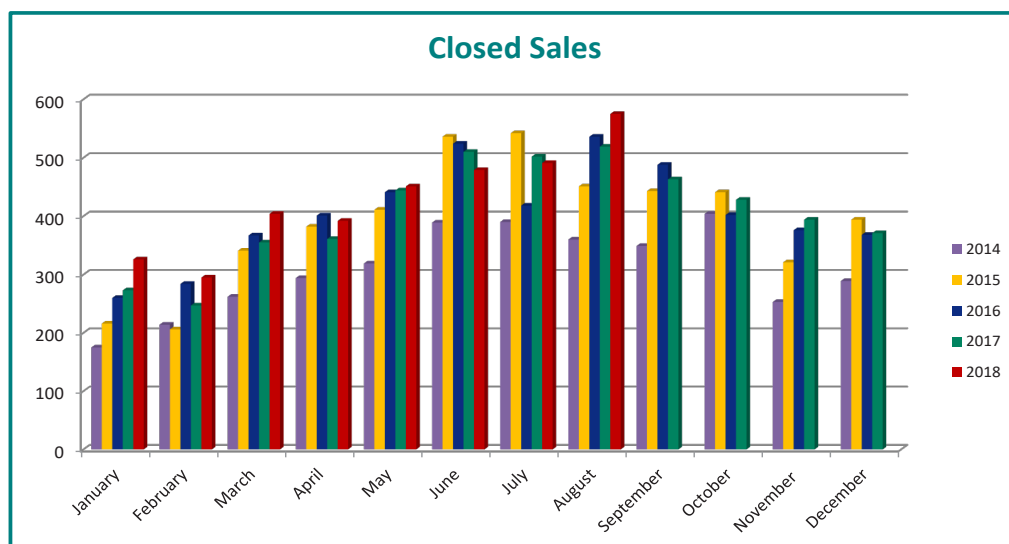
### GREATER LANE COUNTY, OR

*This graph represents monthly accepted offers in Greater Lane County, Oregon, over the past three calendar years.*

## CLOSED SALES

### GREATER LANE COUNTY, OR

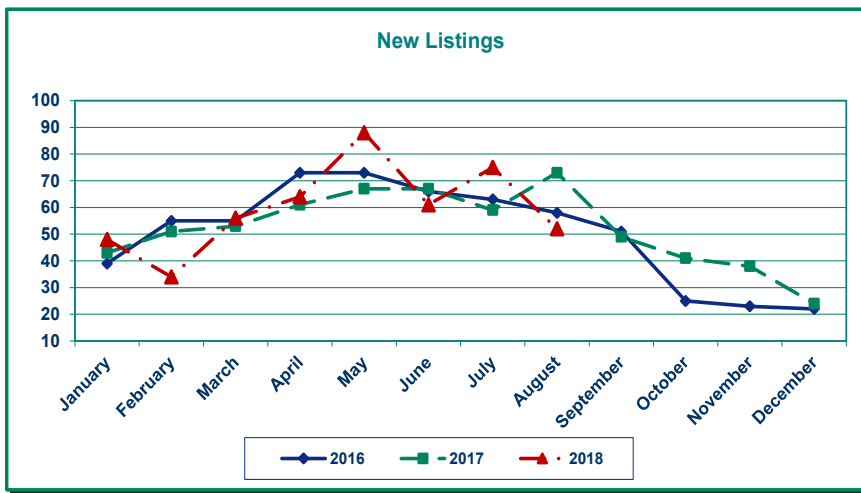
*This graph shows the closed sales over the past five calendar years in Greater Lane County, Oregon.*



## DAYS ON MARKET

### GREATER LANE COUNTY, OR

*This graph shows the average market time for sales in Greater Lane County, Oregon, over the past three calendar years.*



## NEW LISTINGS

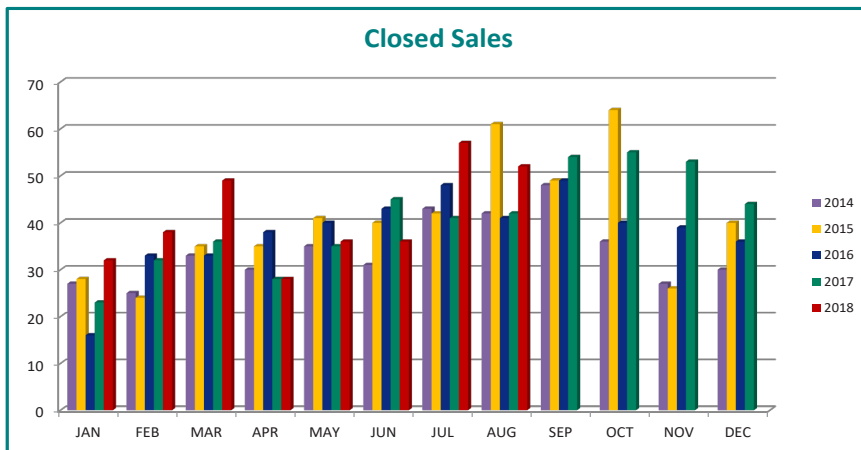
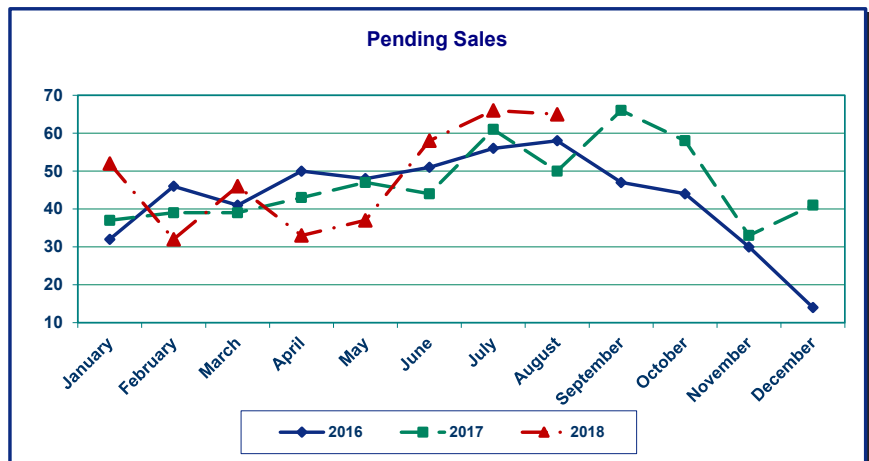
### FLORENCE, OR

*This graph represents new listings in Florence, Oregon over the past three calendar years.*

## PENDING LISTINGS

### FLORENCE, OR

*This graph shows the monthly accepted offers over the past three calendar years in Florence, Oregon.*



## CLOSED SALES

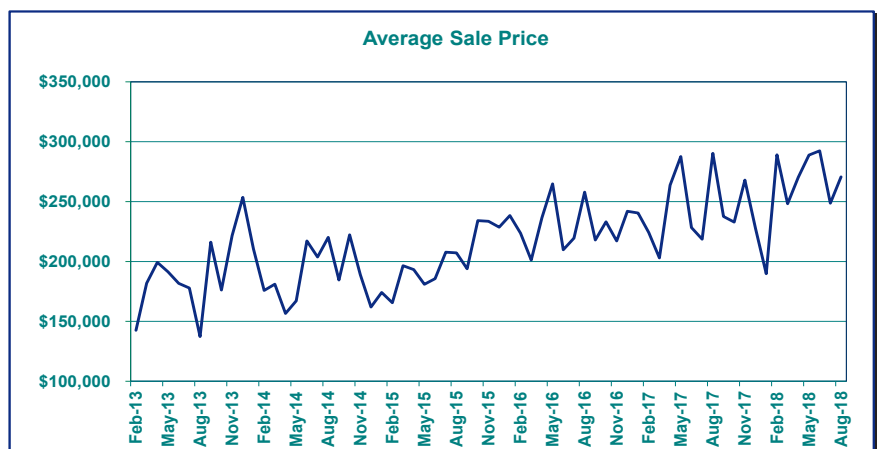
### FLORENCE, OR

*This graph shows the closed sales over the past five calendar years in Florence, Oregon.*

## AVERAGE SALE PRICE

### FLORENCE, OR

*This graph shows the average sale price for all sold homes over the past three calendar years in Florence, Oregon.*





**SALE PRICE**  
**GREATER LANE**  
**COUNTY, OR**

*This graph represents the average and median sale price  
for all homes sold in Greater Lane County, Oregon.*

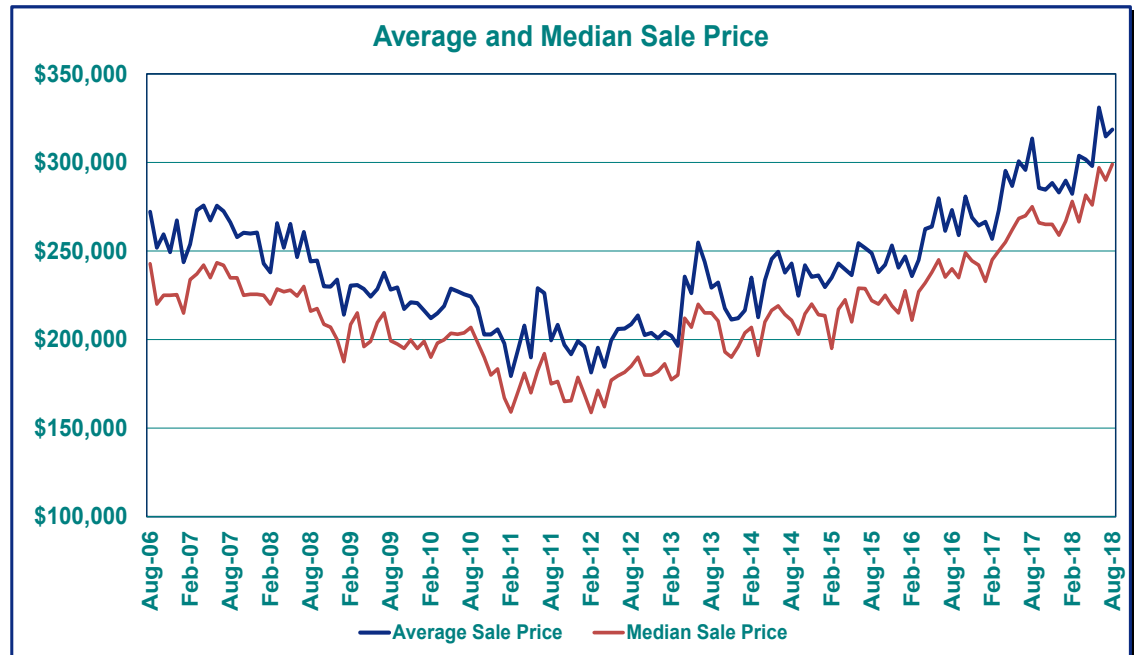
**Contact RMLS™**  
**8338 NE Alderwood Rd**  
**Suite 230**  
**Portland, OR 97220**  
**(503) 236-7657**  
**communications@rmls.com**

**The statistics presented  
in Market Action are  
compiled monthly based  
on figures generated by  
RMLS™.**

Market Action Reports  
are compiled for the  
following areas: Portland  
metropolitan area,  
Southwest Washington,  
Mid-Columbia, Columbia  
Basin, Baker County, Coos  
County, Curry County,  
Douglas County, Grant  
County, Josephine County,  
Lane County, North  
Coastal Counties, Polk &  
Marion Counties, Union  
County, and Wallowa  
County.

RMLS™ was formed by area  
Boards and Associations of  
REALTORS® in 1991.

E-mail subscriptions are  
available for \$45 per year  
by contacting RMLS™.  
Reproduction of any  
portion of this copyrighted  
material is prohibited  
without prior approval of  
RMLS™.



Lori Palermo, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



A Publication of RMLS™, The Source for Real Estate Statistics in Your Community

## Residential Review: Mid-Columbia

August 2018 Reporting Period

### August Residential Highlights

The Mid-Columbia saw a bump in new listings this August. There were 155 new listings, a 2.6% increase over August 2017 and a 20.2% increase from the 129 new listings offered last month in July 2018.

Pending sales, at 106, showed a 3.9% increase over August 2017 (102) but fell 3.6% short of the 110 offers accepted last month in July 2018.

Closed sales (110) were mixed, cooling 10.6% from August 2017 (123) but showing a 8.9% increase over the 101 closings recorded last month in July 2018.

Total market time rose to 117 days in August, with inventory decreasing slightly to 3.5 months.

### Year to Date Summary

Comparing the first eight months of 2018 to 2017, closed sales (709) rose 5.0% and pending sales (759) rose 3.1%. New listings (984) decreased 2.6%.

### Average and Median Sale Prices

Comparing 2018 to 2017 through August, the average sale price rose 3.3% from \$311,800 to \$322,200. In the same comparison, the median sale price rose 6.8% from \$262,000 to \$279,900.

### Inventory in Months\*

	2016	2017	2018
January	6.3	4.2	4.1
February	7.5	4.6	3.7
March	4.8	2.9	3.5
April	4.7	2.8	4.1
May	4.4	3.9	3.5
June	4.8	3.4	3.4
July	4.2	4.0	3.6
August	3.7	3.2	3.5
September	4.7	5.1	
October	3.2	4.1	
November	3.1	3.9	
December	2.9	4.2	

### Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

#### Average Sale Price % Change:

+3.7% (\$318,300 v. \$307,000)

#### Median Sale Price % Change:

+5.0% (\$269,800 v. \$257,000)

\*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This number includes proposed and under construction homes.

For further explanation of this measure, see the second footnote on page 3.

Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	August	155	106	110	358,700	288,300	117
	July	129	110	101	344,500	314,900	67
	Year-to-date	984	759	709	322,200	279,900	96
2017	August	151	102	123	376,200	314,900	80
	Year-to-date	1,010	736	675	311,800	262,000	100
Change	August	2.6%	3.9%	-10.6%	-4.7%	-8.4%	46.9%
	Prev Mo 2018	20.2%	-3.6%	8.9%	4.1%	-8.4%	74.6%
	Year-to-date	-2.6%	3.1%	5.0%	3.3%	6.8%	-4.8%

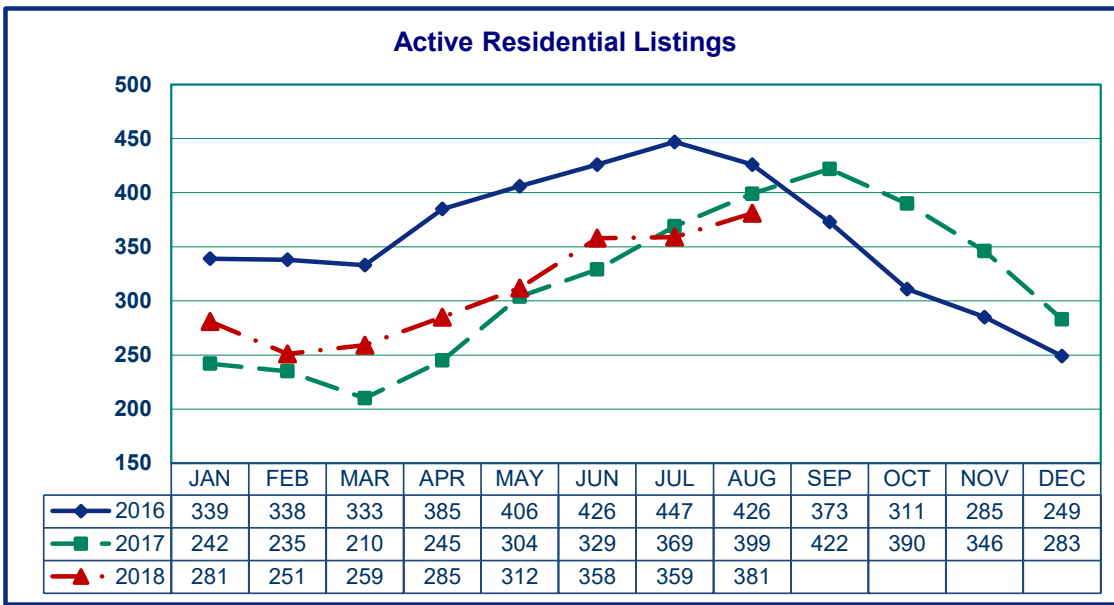
# AREA REPORT • 8/2018

## Mid-Columbia

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date						Year-To-Date	Year-To-Date	Year-To-Date				
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price		Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales					Average Sale Price	Median Sale Price		
100	White Salmon/ Bingen	20	17	1	10	100.0%	7	438,100	67	62	43	-8.5%	41	466,900	470,000	-0.3%	-	-	19	228,700	-	-
101	Snowden	4	0	0	0	-100.0%	1	278,000	10	7	5	-58.3%	5	375,200	368,000	-0.2%	-	-	9	152,400	-	-
102	Trout Lake/ Glenwood	15	2	1	3	-	2	458,900	4	23	11	-26.7%	7	440,300	454,000	-4.7%	-	-	6	106,100	-	-
103	Husum/ BZ Corner	9	4	-	1	-	1	700,000	72	13	6	20.0%	4	521,000	542,500	14.3%	-	-	2	183,000	-	-
104	Lyle/ High Prairie	18	6	0	3	200.0%	1	415,000	60	27	12	-7.7%	9	369,800	285,000	16.1%	-	-	10	110,100	-	-
105	Dallesport/ Murdock	7	3	2	1	-83.3%	1	171,000	71	21	16	-38.5%	17	193,600	204,900	-11.7%	-	-	5	123,600	1	229,000
106	Appleton/ Timber Valley	2	-	0	0	-	-	-	-	3	2	0.0%	2	204,600	204,600	-0.1%	-	-	2	63,000	-	-
108	Goldendale/ Centerville	29	7	4	6	20.0%	11	203,900	124	91	72	-1.4%	62	215,900	187,000	17.2%	-	-	58	66,500	2	139,300
109	Bickleton/ East County	2	0	-	-	-	1	299,000	279	1	1	-	1	299,000	299,000	-16.7%	-	-	3	87,800	-	-
110	Klickitat	4	0	1	-	-100.0%	3	295,300	1,024	11	7	-22.2%	9	163,600	90,000	43.7%	-	-	3	70,000	1	266,800
	Klickitat Co. Total	110	39	9	24	26.3%	28	320,600	193	259	175	-13.4%	157	308,100	280,000	-44.3%	-	0	117	110,200	4	193,600
111	Skamania	2	3	-	3	200.0%	2	410,000	43	6	4	-60.0%	2	410,000	410,000	12.4%	-	-	3	516,000	-	-
112	North Bonneville	5	2	0	4	300.0%	2	150,000	73	19	16	77.8%	14	225,500	245,000	-1.8%	-	-	4	40,700	-	-
113	Stevenson	17	5	1	3	0.0%	4	324,300	68	35	22	46.7%	20	300,100	272,500	0.8%	-	-	19	90,900	1	530,000
114	Carson	8	1	0	2	-50.0%	1	620,000	157	23	25	-3.8%	26	323,300	312,000	8.2%	-	-	11	110,800	-	-
115	Home Valley	4	1	0	0	-	1	98,000	57	7	3	200.0%	2	244,000	244,000	-13.3%	-	-	-	-	-	-
116	Cook, Underwood, Mill A, Willard	7	2	0	1	-50.0%	1	997,000	7	11	12	9.1%	11	514,100	419,000	60.0%	-	-	-	-	-	-
117	Unincorporated North	18	2	1	2	100.0%	3	145,500	377	22	12	50.0%	10	194,300	133,000	44.3%	-	-	2	107,500	-	-
	Skamania Co. Total	61	16	2	15	25.0%	14	326,300	132	123	94	17.5%	85	311,400	288,000	16.2%	-	-	39	124,900	1	530,000
351	The Dalles	60	39	1	33	3.1%	33	263,700	86	259	231	3.6%	224	241,400	232,300	6.7%	6	615,800	29	53,900	5	256,700
352	Dufur	4	1	0	2	100.0%	0	-	-	10	9	28.6%	11	316,400	295,000	49.3%	-	-	4	252,000	-	-
353	Tygh Valley	13	3	0	1	-66.7%	5	198,800	145	21	13	85.7%	13	170,500	160,000	-12.6%	1	415,000	2	52,500	-	-
354	Wamic/ Pine Hollow	10	3	0	1	-	1	205,000	22	18	12	20.0%	11	303,500	205,000	49.2%	-	-	3	151,700	-	-
355	Maupin/ Pine Grove	10	-	-	1	0.0%	0	-	-	10	8	-11.1%	5	151,200	132,000	-1.4%	-	-	2	34,500	-	-
356	Rowena	1	0	0	0	-	1	240,000	3	2	2	0.0%	3	273,000	240,000	16.2%	-	-	-	-	-	-
357	Mosier	12	1	0	1	-	2	870,000	206	22	14	75.0%	13	514,600	525,000	31.2%	-	-	7	214,100	-	-
	Wasco Co. Total	110	47	1	39	5.4%	42	282,900	95	342	289	8.6%	280	254,900	228,800	12.6%	7	587,100	47	100,000	5	256,700
361	Cascade Locks	7	5	2	3	-	4	217,500	108	25	30	100.0%	28	260,700	246,000	7.1%	-	-	4	95,500	-	-
362	Hood River City	37	25	4	16	0.0%	11	546,100	27	116	97	11.5%	93	461,100	440,000	2.4%	4	1,192,500	9	178,400	3	437,300
363	Hood River-W	24	10	2	5	-50.0%	4	880,300	186	44	24	-42.9%	20	668,800	583,500	12.6%	-	-	7	311,400	-	-
364	Hood River-E	8	1	0	-	-100.0%	1	920,000	49	14	7	-12.5%	6	657,000	574,500	-5.4%	-	-	-	-	-	-
366	Odell	4	2	0	1	-	2	383,300	22	14	13	85.7%	10	398,400	409,600	18.0%	-	-	2	291,300	-	-
367	Parkdale/ Mt. Hood	12	6	2	3	0.0%	4	487,500	18	33	22	4.8%	20	470,600	420,000	-7.0%	-	-	4	166,300	-	-
	Hood River Co. Total	92	49	10	28	-6.7%	26	539,800	63	246	193	7.2%	177	457,000	423,500	0.2%	4	1,192,500	26	208,300	3	437,300
370	Sherman Co.	8	4	0	-	-100.0%	0	-	-	14	8	0.0%	10	134,200	140,300	-10.5%	-	-	2	24,000	-	-

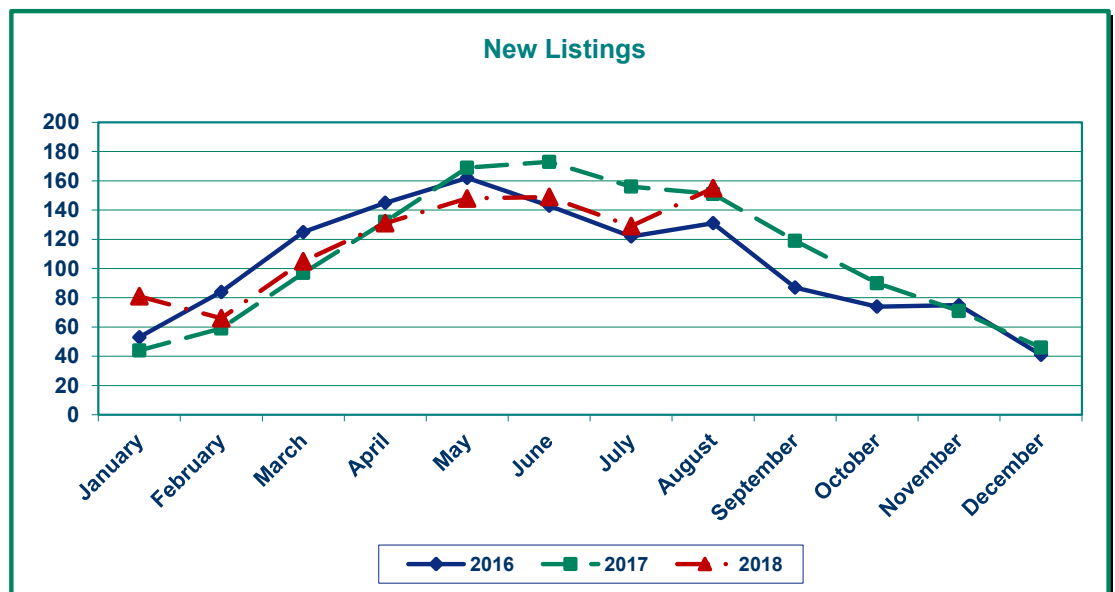
## ACTIVE RESIDENTIAL LISTINGS MID-COLUMBIA

*This graph shows the active residential listings over the past three calendar years in Mid-Columbia.*



## NEW LISTINGS MID-COLUMBIA

*This graph shows the new residential listings over the past three calendar years in Mid-Columbia.*



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2018 with August 2017. The Year-To-Date section compares 2018 year-to-date statistics through August with 2017 year-to-date statistics through August.

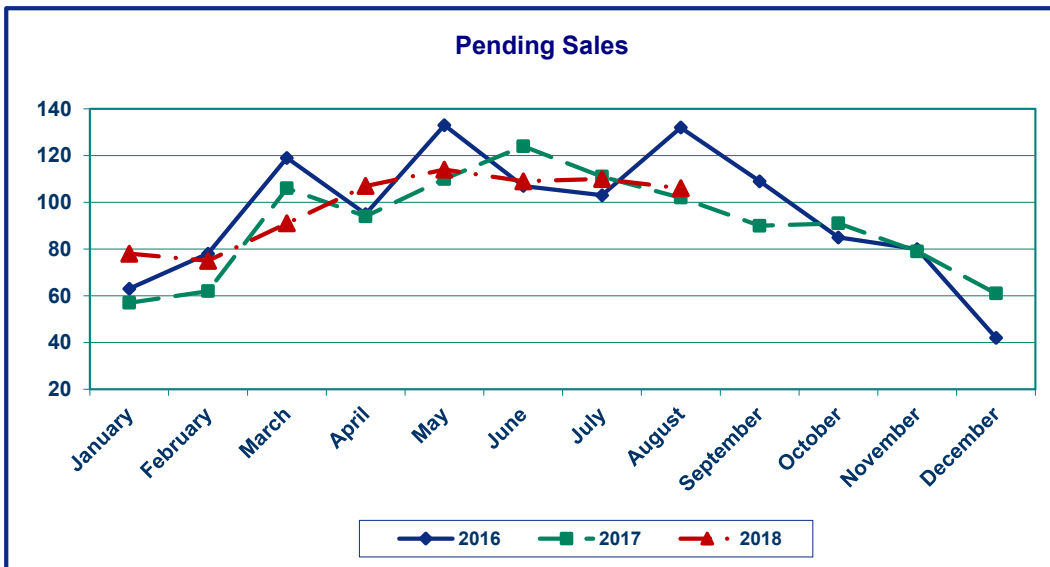
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/17-8/31/18) with 12 months before (9/1/16-8/31/17).

<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

## PENDING LISTINGS

### MID-COLUMBIA

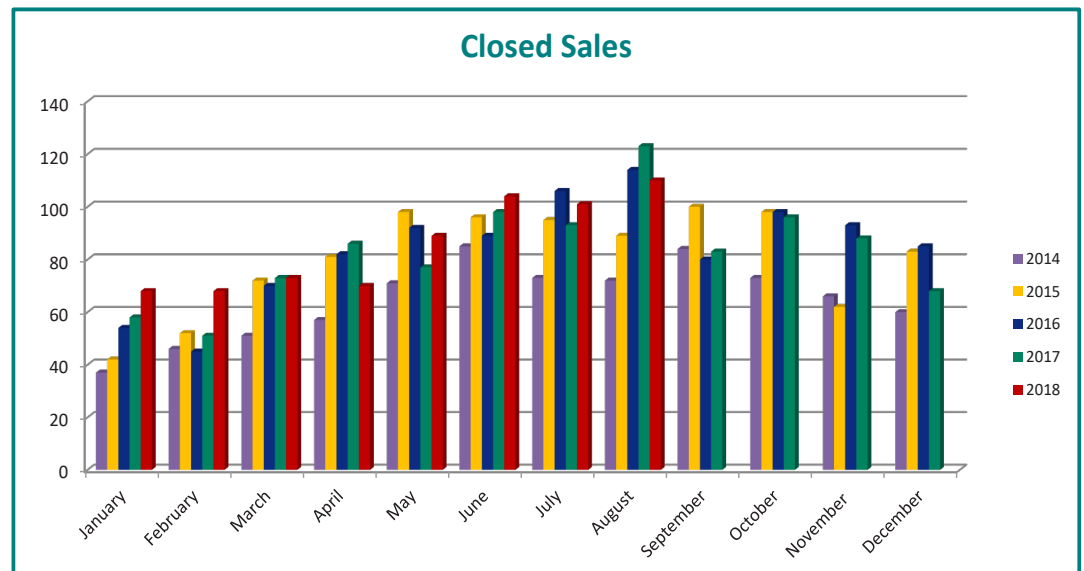
*This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.*



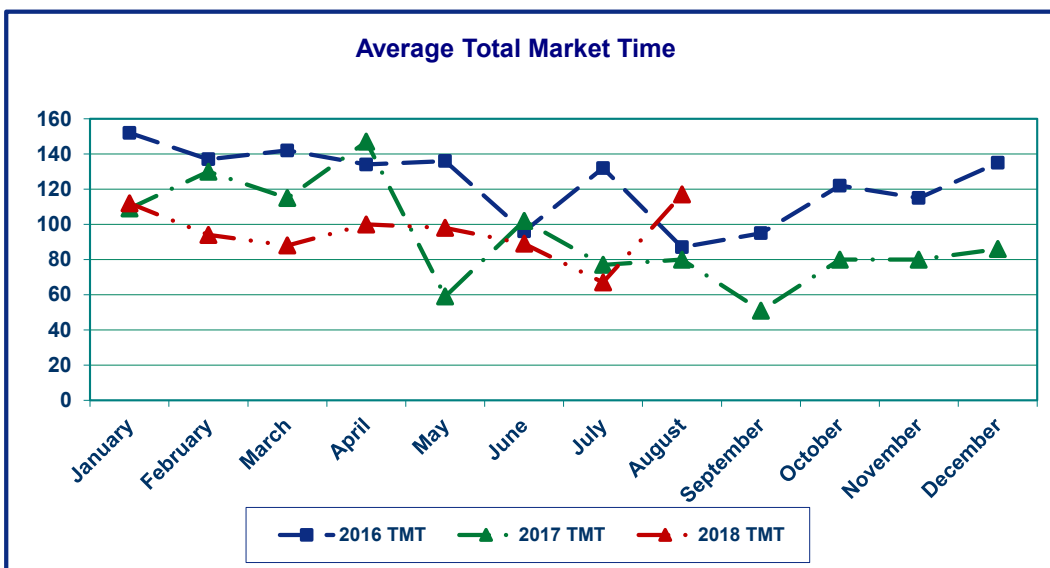
## CLOSED SALES

### MID-COLUMBIA

*This graph shows the closed sales over the past five calendar years in Mid-Columbia.*



## Average Total Market Time



## DAYS ON MARKET

### MID-COLUMBIA

*This graph shows the average market time for sales in Mid-Columbia, over the past three calendar years.*



**SALE PRICE**  
**MID-COLUMBIA**

*This graph represents the average and median sale price for all homes sold in Mid-Columbia.*

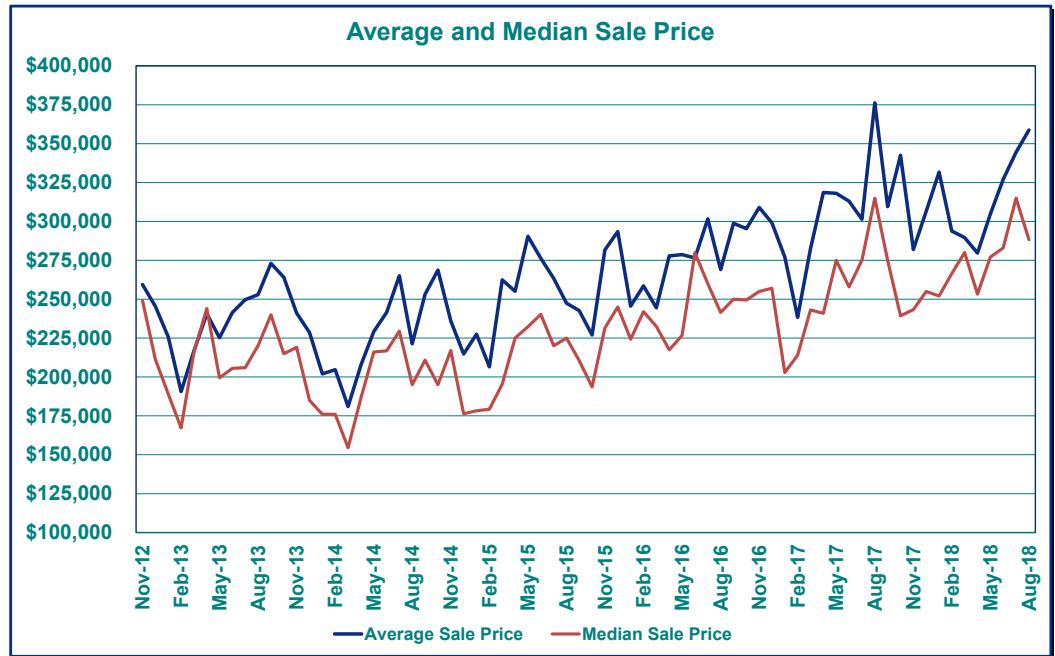
**Contact RMLS™**  
**8338 NE Alderwood Rd**  
**Suite 230**  
**Portland, OR 97220**  
**(503) 236-7657**  
**communications@rmls.com**

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.



Lori Palermo, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



A Publication of RMLS™, The Source for Real Estate Statistics in Your Community

Residential Review: North Coastal Counties, Oregon

August 2018 Reporting Period

## August Residential Highlights

August brought a bump in closings to the North Coastal counties. At 200, closings outpaced August 2017 (181) by 10.5% and July 2018 (151) by 32.5%. It was the strongest month for closings on the north coast on the RMLS™ record, dating to 1992!

Pending sales, at 195, outpaced the 179 offers accepted in August 2017 by 8.9%, but fell 2.5% short of the 200 offers accepted last month in July 2018.

New listings, at 218, ended 6.8% cooler than in August 2017 when 234 new listings were offered, and 15.2% cooler than in July 2018 when 257 new listings were offered.

Inventory decreased in August to 4.5 months.

## Year to Date Summary

Activity is mostly ahead in 2018 compared to 2017. Closed sales (1,199) have risen 4.6% and pending sales (1,298) have risen 3.5%. New listings (1,883) have decreased 7.8%.

## Average and Median Sale Prices

Comparing 2018 to 2017 through August, the average sale price has increased 13.0% from \$322,300 to \$364,300. In the same comparison, the median has risen 16.0% from \$275,000 to \$319,000.

## Inventory in Months\*

	2016	2017	2018
January	8.7	6.8	6.6
February	10.0	9.0	6.9
March	8.6	7.3	6.1
April	9.0	9.1	6.2
May	8.3	6.3	5.1
June	8.0	5.9	5.2
July	9.3	7.3	6.1
August	7.0	6.2	4.5
September	7.2	6.4	
October	7.7	5.7	
November	7.2	5.9	
December	7.1	4.7	

\*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This number includes proposed and under construction homes.

Note: RMLS™ is a supplementary MLS for the North Coastal Counties, so data reported will not reflect the entire market.

## Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

### Average Sale Price % Change:

+9.2% (\$350,600 v. \$321,100)

### Median Sale Price % Change:

+12.4% (\$309,000 v. \$275,000)

For further explanation of this measure, see the second footnote on page 3.

North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	August	218	195	200	382,300	339,500	143
	July	257	200	151	373,700	321,000	108
	Year-to-date	1,883	1,298	1,199	364,300	319,000	125
2017	August	234	179	181	310,400	275,000	122
	Year-to-date	2,042	1,254	1,146	322,300	275,000	139
Change	August	-6.8%	8.9%	10.5%	23.2%	23.5%	17.3%
	Prev Mo 2018	-15.2%	-2.5%	32.5%	2.3%	5.8%	32.4%
	Year-to-date	-7.8%	3.5%	4.6%	13.0%	16.0%	-10.2%

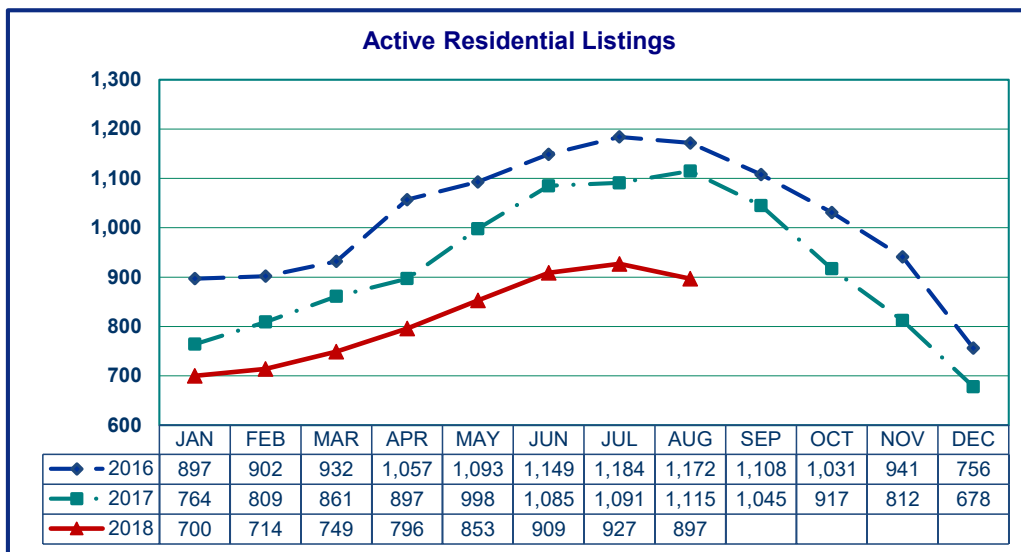
# AREA REPORT • 8/2018

## North Coastal Counties, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
180	Astoria	67	26	6	23	15.0%	18	277,300	77	202	144	-4.0%	129	297,600	280,000	4.0%	4	429,000	21	62,500	5	292,700	
181	Hammond/ Warrenton	37	11	5	11	22.2%	18	281,200	118	123	107	10.3%	101	313,100	293,000	15.0%	-	-	17	118,700	1	367,500	
182	Gearhart West	50	9	2	15	114.3%	10	439,300	58	95	66	15.8%	58	465,100	431,800	-17.0%	-	-	21	127,500	-	-	
183	Gearhart East	1	1	-	2	100.0%	5	305,700	17	17	16	-5.9%	15	365,400	296,500	21.1%	-	-	3	55,700	-	-	
184	Seaside Northwest	12	2	-	1	-75.0%	2	254,600	51	29	22	22.2%	21	316,700	282,300	10.7%	1	297,000	3	56,600	1	297,000	
185	Seaside North Central	6	1	0	2	-60.0%	2	458,500	54	18	13	-55.2%	10	294,300	260,000	23.1%	1	199,000	-	-	-	-	
186	Seaside Southwest	34	4	1	5	-16.7%	9	325,700	48	58	36	-2.7%	31	333,500	315,000	-5.4%	1	78,000	3	154,700	1	320,000	
187	Seaside South Central	1	0	-	1	0.0%	0	-	-	5	7	16.7%	5	237,600	190,000	23.4%	-	-	-	-	2	379,500	
188	Seaside East	17	9	1	7	16.7%	4	482,500	535	45	39	56.0%	34	350,100	325,000	18.1%	1	510,000	4	51,300	2	235,000	
189	Cannon Beach/ Tolovana Park	58	11	4	12	50.0%	18	656,500	314	95	77	26.2%	71	758,500	491,000	36.9%	3	1,838,000	9	365,000	1	274,900	
190	Arch Cape/ Cove Beach/ Falcon Cove	6	3	0	3	50.0%	4	782,500	146	14	10	-16.7%	12	685,200	689,300	-6.2%	-	-	7	87,400	-	-	
191	Rural Clatsop County	22	7	-	1	-66.7%	3	313,300	72	39	31	3.3%	29	304,200	278,000	6.8%	-	-	10	63,600	-	-	
	Clatsop County	311	84	19	83	15.3%	93	410,200	144	740	568	5.4%	516	400,000	319,500	8.7%	11	755,800	98	117,800	13	304,000	

97102	Arch Cape	2	1	0	-	-	-	-	-	2	-	-	-	-	-	-	-	-	1	289,000	-	-
97130	Manzanita	43	9	1	11	22.2%	9	554,100	58	82	58	7.4%	61	482,400	450,000	5.0%	-	-	19	180,600	1	549,000
97131	Nehalem	15	6	1	7	600.0%	6	237,000	44	44	34	41.7%	27	263,400	249,000	7.5%	-	-	13	88,300	1	165,000
97147	Wheeler	7	-	-	0	-100.0%	1	438,000	65	9	2	-66.7%	2	376,500	376,500	34.4%	-	-	2	61,800	-	-
97136	Rockaway Beach	72	15	5	17	142.9%	12	306,200	158	134	79	-19.4%	68	288,200	272,500	8.8%	1	162,500	15	105,600	2	562,500
97107	Bay City	8	1	-	-	-100.0%	1	155,000	7	20	13	-38.1%	15	220,400	215,000	21.6%	-	-	5	76,900	1	214,500
97118	Garibaldi	6	-	-	3	-	2	161,500	111	14	12	-20.0%	9	223,700	225,000	1.6%	-	-	-	-	-	-
97143	Netarts	15	3	1	3	50.0%	2	296,000	119	33	24	100.0%	21	338,800	315,000	-1.9%	-	-	7	47,200	-	-
97141	Tillamook	47	21	6	15	25.0%	12	280,000	99	115	81	15.7%	74	288,700	249,500	31.6%	2	528,500	8	148,800	1	325,000
97134	Oceanside	28	2	-	2	-60.0%	6	432,200	491	34	24	9.1%	22	427,000	403,000	18.9%	-	-	5	133,800	-	-
97108	Beaver	1	1	-	2	-	0	-	-	5	4	100.0%	2	234,900	234,900	-30.2%	-	-	3	104,300	-	-
97122	Hebo	3	0	0	1	0.0%	1	176,500	130	5	1	-50.0%	1	176,500	176,500	-70.1%	-	-	1	40,000	-	-
97112	Cloverdale	11	2	4	1	0.0%	-	-	-	18	5	-37.5%	9	360,800	250,000	25.9%	1	650,000	2	140,000	1	156,000
97135	Pacific City	34	11	4	5	0.0%	5	389,500	143	65	34	13.3%	35	413,700	349,000	11.7%	-	-	10	149,900	-	-
97149	Neskowin	29	5	3	2	-33.3%	0	-	-	40	19	-20.8%	19	417,300	354,000	-9.6%	-	-	8	168,400	-	-
	Tillamook County	321	77	25	69	30.2%	57	345,100	144	620	390	0.5%	365	346,300	320,500	12.1%	4	467,400	99	127,600	7	362,100

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97367	Lincoln City	121	24	8	21	5.0%	25	352,000	105	230	146	13.2%	134	315,200	312,500	5.9%	3	155,700	25	76,000	1	1,100,000	
97364	Neotsu	1	0	1	1	-	2	480,000	252	5	5	25.0%	4	388,000	390,000	8.2%	-	-	1	145,000	-	-	
97368	Otis	9	3	2	3	50.0%	3	524,400	165	29	25	31.6%	26	329,400	272,500	8.8%	-	-	2	27,100	-	-	
97341	Depoe Bay	47	15	4	6	-33.3%	7	434,000	191	76	39	-27.8%	33	393,600	365,000	-1.6%	-	-	4	115,000	-	-	
97388	Gleneden Beach	36	4	1	3	-57.1%	2	451,000	112	43	31	-3.1%	30	369,500	364,000	-3.9%	-	-	5	98,300	1	1,640,000	
97369	Otter Rock	2	2	2	-	-100.0%	1	590,000	236	7	5	66.7%	5	179,000	15,000	-24.4%	-	-	2	135,000	-	-	
97365	Newport	15	3	0	2	-71.4%	2	202,500	96	45	30	-11.8%	27	313,600	275,000	19.0%	1	850,000	3	125,100	1	320,000	
97366	South Beach	4	1	-	2	-33.3%	1	420,000	29	9	12	100.0%	11	416,600	419,000	11.5%	-	-	1	45,000	-	-	
97343	Eddyville	0	0	0	0	-	0	-	-	1	0	-100.0%	0	-	-	-	0	-	0	-	0	-	
97357	Logsdien	0	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	-	0	-	0	-	0	-	
97391	Toledo	4	0	0	2	-	2	241,000	100	15	11	175.0%	10	207,000	217,500	40.3%	-	-	1	175,000	-	-	
97380	Siletz	3	-	1	0	-	0	-	-	8	3	0.0%	3	268,700	220,000	-45.5%	-	-	1	135,500	-	-	
97390	Tidewater	1	0	0	0	-	0	-	-	2	5	150.0%	6	217,500	207,500	36.3%	-	-	-	-	-	-	
97498	Yachats	11	2	1	2	0.0%	1	175,000	162	21	9	-35.7%	8	274,700	282,000	42.5%	-	-	1	92,000	-	-	
97394	Waldport	8	2	3	1	-66.7%	4	322,600	250	22	15	15.4%	17	304,700	250,000	24.5%	-	-	5	28,500	-	-	
97376	Seal Rock	3	1	1	-	-	-	-	-	10	4	-20.0%	4	531,900	527,500	25.4%	-	-	5	121,200	-	-	
	Lincoln County	265	57	24	43	-20.4%	50	372,700	140	523	340	4.0%	318	327,200	313,300	6.4%	4	329,300	56	87,400	3	1,020,000	
	North Coastal Counties Total	897	218	68	195	8.9%	200	382,300	143	1,883	1,298	3.5%	1,199	364,300	319,000	9.2%	19	605,300	253	114,900	23	415,100	



## ACTIVE RESIDENTIAL LISTINGS NORTH COASTAL COUNTIES, OR

*This graph shows the active residential listings over the past three calendar years in the North Coastal Counties of Oregon.*

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2018 with August 2017. The Year-To-Date section compares 2018 year-to-date statistics through August with 2017 year-to-date statistics through August.

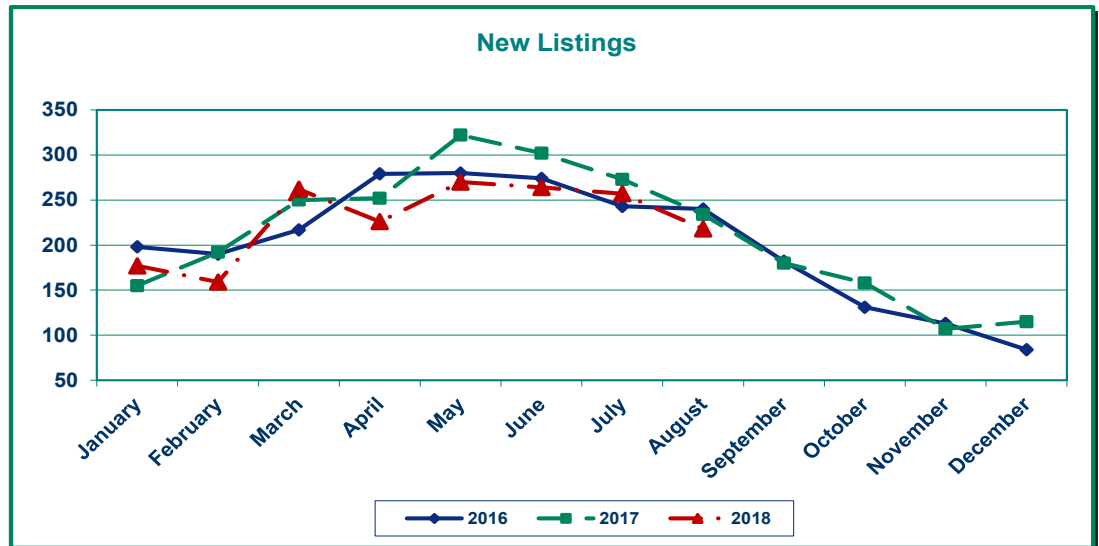
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/17-8/31/18) with 12 months before (9/1/16-8/31/17).

<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

## NEW LISTINGS

### NORTH COASTAL COUNTIES, OR

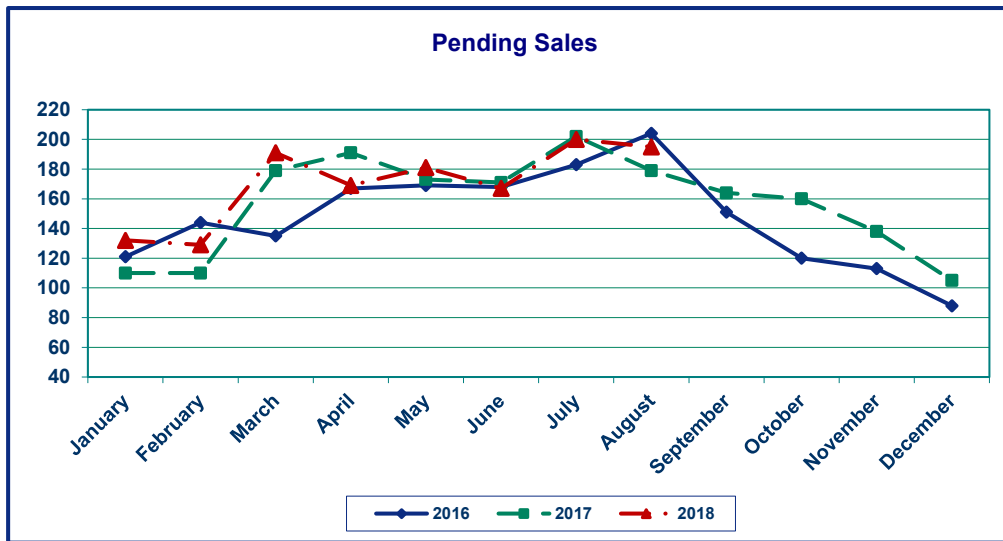
*This graph shows the new residential listings over the past three calendar years in the North Coastal Counties of Oregon.*



## PENDING LISTINGS

### NORTH COASTAL COUNTIES, OR

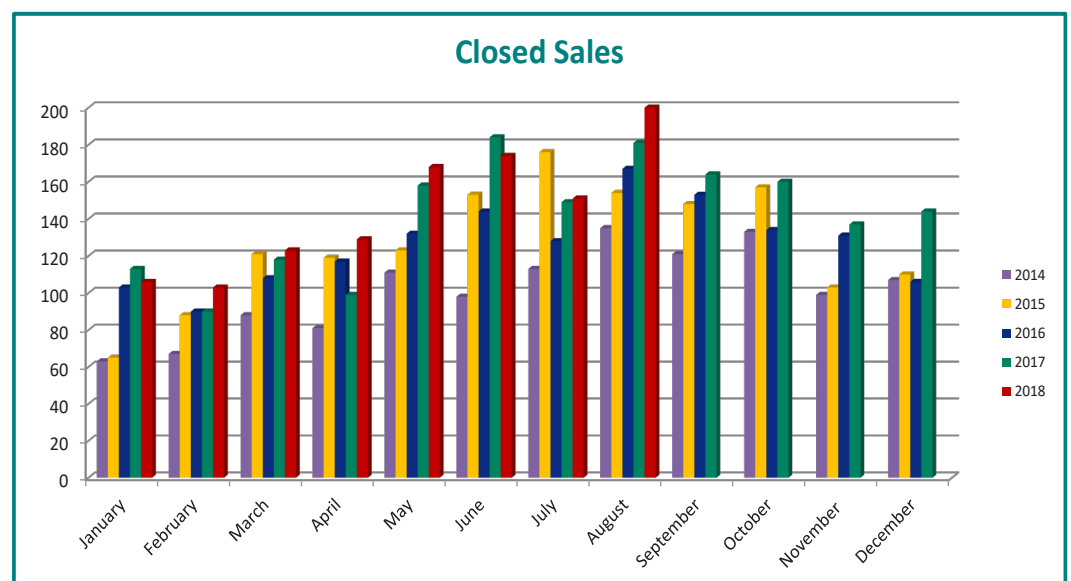
*This graph represents monthly accepted offers in the North Coastal Counties of Oregon over the past three calendar years.*



## CLOSED SALES

### NORTH COASTAL COUNTIES, OR

*This graph shows the closed sales over the past five calendar years in the North Coastal Counties of Oregon.*



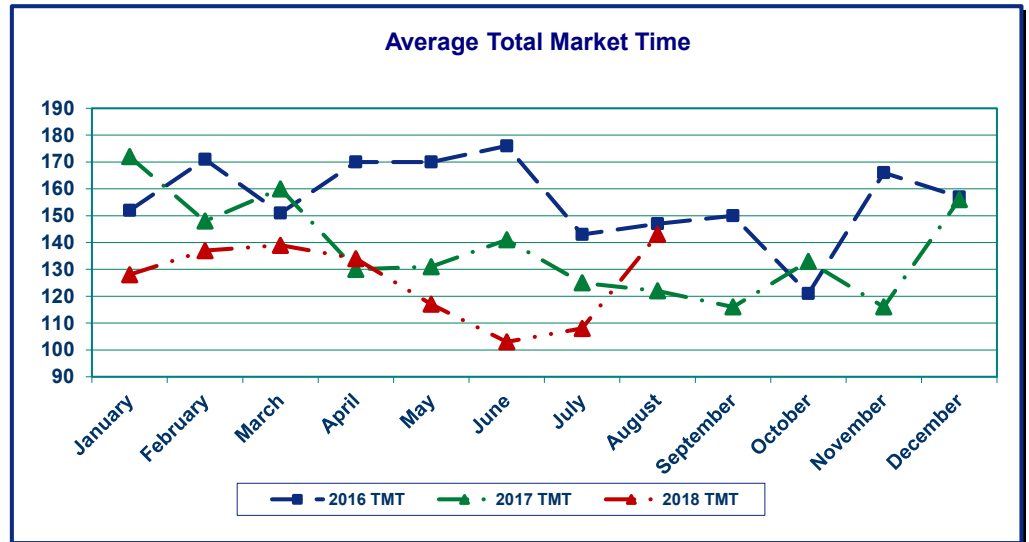
## DAYS ON MARKET

**NORTH COASTAL COUNTIES, OR**

*This graph shows the average market time for sales in the North Coastal Counties of Oregon over the past three calendar years.*

**Contact RMLS™**  
8338 NE Alderwood Rd  
Suite 230  
Portland, OR 97220  
(503) 236-7657  
communications@rmls.com

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.



Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

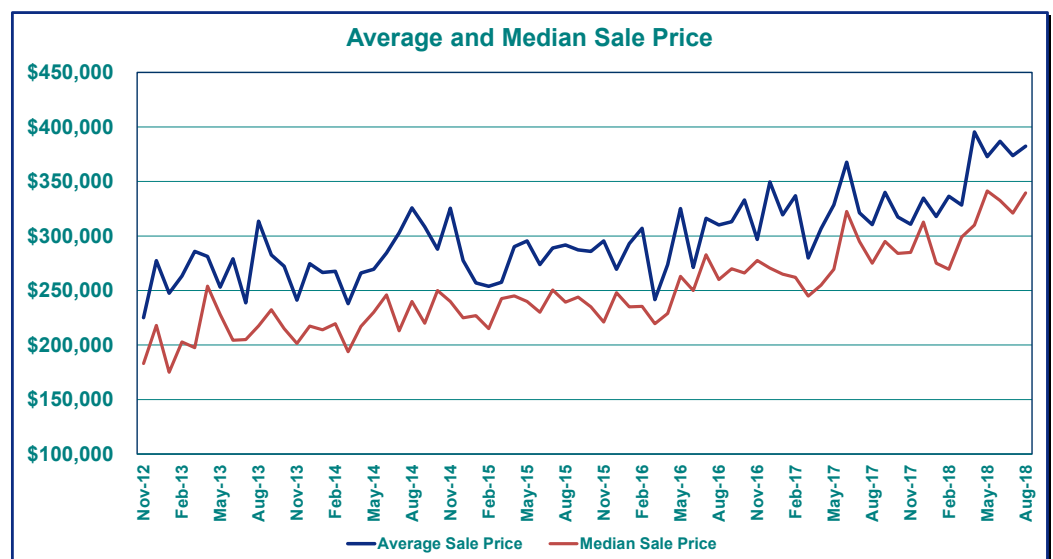
RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.

## SALE PRICE

**NORTH COASTAL COUNTIES, OR**

*This graph represents the average and median sale price for all homes sold in the North Coastal Counties of Oregon.*



Lori Palermo, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



A Publication of RMLS™, The Source for Real Estate Statistics in Your Community

Residential Review: Polk and Marion Counties, Oregon

August 2018 Reporting Period

## August Residential Highlights

Pending sales got a boost this August in Polk and Marion Counties. At 215, pending sales shot 13.8% ahead of the 189 offers accepted last year in August 2017 and 9.7% ahead of the 196 offers accepted last month in July 2018. This was the strongest August for pending sales in the region on the RMLS™ record!

New listings (346) fared well in August as well, outpacing August 2017 (284) by 21.8% and July 2018 (293) by 18.1%. This was also an August record for the area.

Closed sales (193) fell two short of the 195 closings recorded in August 2017 (-1.0%) and 9.4% short of July 2018 (213).

Note: RMLS™ is a supplementary MLS for Polk and Marion counties, so data reported will not reflect the entire market.

## Year to Date Summary

Activity is mixed so far in 2018 compared with 2017. New listings (2,239) are up 8.8%. Pending sales (1,595) are up 1.5% and closed sales (1,454) are down 2.2%.

## Average and Median Sale Prices

Prices continue to rise. Comparing 2018 to 2017 through August, the average sale price rose 12.3% from \$284,300 to \$319,400. In the same comparison, the median sale price rose 11.5% from \$260,000 to \$290,000.

## Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

**Average Sale Price % Change:**  
+11.7% (\$313,200 v. \$280,300)  
**Median Sale Price % Change:**  
+11.4% (\$284,900 v. \$255,800)

For further explanation of this measure, see the second footnote on page 3.

## Inventory in Months\*

	2016	2017	2018
January	3.7	2.9	2.5
February	3.9	3.2	3.2
March	3.3	2.1	2.2
April	2.6	2.2	2.8
May	2.6	2.0	2.4
June	2.2	2.0	2.1
July	3.4	2.4	2.4
August	2.9	2.6	3.1
September	3.0	2.7	
October	3.8	2.4	
November	2.8	2.7	
December	2.3	1.9	

\*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This includes proposed and under construction homes.

The Area Report on page 2 shows data for the city of Woodburn separate from data for the rest of Area 170. Woodburn data is still also included in Polk & Marion totals.

Polk & Marion Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	August	346	215	193	321,000	299,000	30
	July	293	196	213	327,300	305,000	35
	Year-to-date	2,239	1,595	1,454	319,400	290,000	43
2017	August	284	189	195	319,000	280,000	65
	Year-to-date	2,058	1,571	1,486	284,300	260,000	59
Change	August	21.8%	13.8%	-1.0%	0.6%	6.8%	-54.5%
	Prev Mo 2018	18.1%	9.7%	-9.4%	-1.9%	-2.0%	-14.3%
	Year-to-date	8.8%	1.5%	-2.2%	12.3%	11.5%	-28.2%



# AREA REPORT • 8/2018

## Polk & Marion Counties, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings	Expired,Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price		Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price					Median Sale Price		
															Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
167	Polk County Except Salem	96	47	24	23	35.3%	19	322,800	26	281	180	16.1%	168	313,400	295,000	13.4%	5	195,800	7	226,800	10	363,800
168	West Salem N	45	30	4	16	33.3%	7	355,400	56	161	108	3.8%	89	369,600	360,000	12.6%	-	-	3	101,700	1	850,000
169	West Salem S	10	6	3	2	0.0%	2	335,000	27	33	23	64.3%	22	365,000	336,800	14.3%	-	0	-	0	-	-

170	Woodburn	76	31	6	34	0.0%	30	286,600	26	328	247	-13.9%	240	275,000	257,500	10.8%	2	269,000	1	105,000	2	1,545,000
	Except Woodburn	153	79	20	46	-8.0%	53	349,300	27	562	392	9.2%	368	347,600	325,700	8.3%	7	310,200	27	244,100	5	387,400

170	Marion Except Salem/Keizer	229	110	26	80	-4.8%	83	326,600	27	890	639	-1.1%	608	319,000	295,700	10.1%	9	301,100	28	239,100	7	718,100
171	Southwest Salem	6	4	1	2	-	2	620,000	91	21	14	133.3%	14	443,900	427,500	23.6%	-	-	-	-	-	-
172	South Salem	75	29	5	15	-11.8%	19	315,100	29	243	162	19.1%	144	382,600	315,000	8.8%	-	-	3	228,000	4	513,800
173	Southeast Salem	49	30	5	18	63.6%	13	326,500	39	153	101	-9.0%	77	327,300	311,500	9.9%	2	226,000	2	138,000	5	281,300
174	Central Salem	21	21	0	14	7.7%	9	231,300	15	95	68	-19.0%	58	251,500	235,000	30.9%	1	430,000	1	100,000	4	260,200
175	East Salem S	10	7	0	6	0.0%	4	322,800	77	51	40	-14.9%	36	282,100	251,300	17.0%	-	-	2	201,300	1	545,000
176	East Salem N	26	29	1	16	6.7%	19	283,300	27	142	120	0.8%	108	247,900	255,000	11.1%	-	-	1	80,000	5	354,900
177	South Keizer	12	10	2	2	100.0%	-	-	-	39	26	85.7%	25	249,700	250,000	10.0%	1	290,000	-	-	-	-
178	North Keizer	23	23	2	21	90.9%	16	333,500	24	130	114	-15.6%	105	310,000	291,000	7.4%	-	-	2	71,800	-	-

167-169	Polk Co. Grand Total	151	83	31	41	32.3%	28	331,800	34	475	311	13.9%	279	335,400	320,000	13.0%	5	195,800	10	189,300	11	408,000
170-178	Marion Co. Grand Total	451	263	42	174	10.1%	165	319,200	29	1764	1284	-1.1%	1175	315,600	284,900	11.3%	13	298,600	39	214,900	26	455,700
	Polk & Marion Grand Total	602	346	73	215	13.8%	193	321,000	30	2239	1595	1.5%	1454	319,400	290,000	11.7%	18	270,000	49	209,700	37	441,500

## Benton & Linn Counties, Oregon

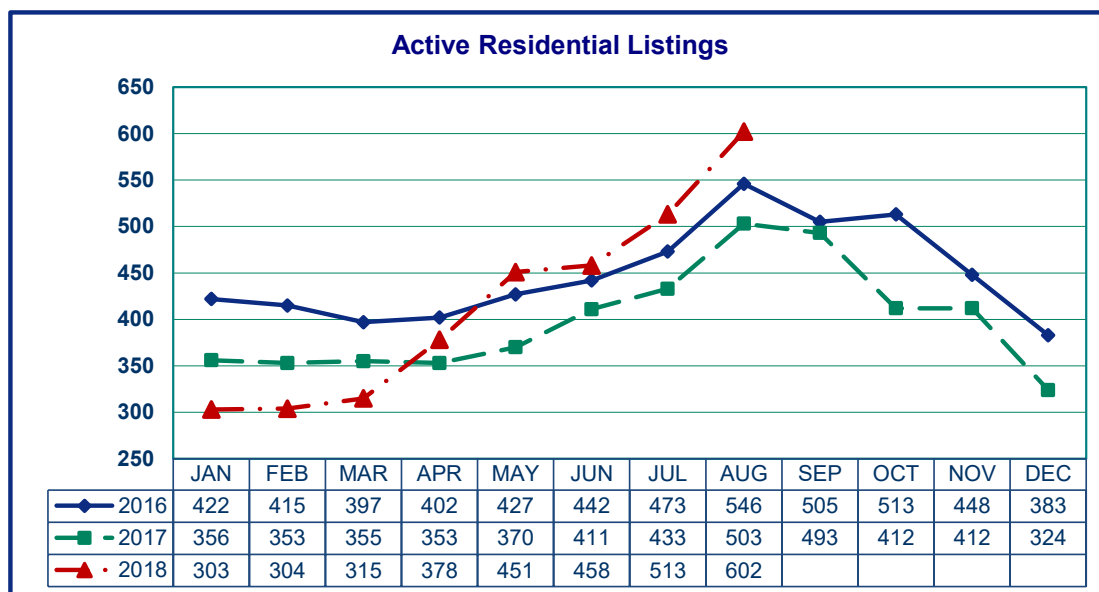
220	Benton County	36	18	6	10	-33.3%	9	428,600	40	141	96	39.1%	84	365,400	342,500	6.4%	-	-	12	260,800	1	294,900
221	Linn County	169	97	15	78	32.2%	55	280,100	49	636	474	13.4%	433	256,000	246,900	14.1%	10	211,600	37	154,300	11	286,100



## ACTIVE RESIDENTIAL LISTINGS

### POLK & MARION COUNTIES, OR

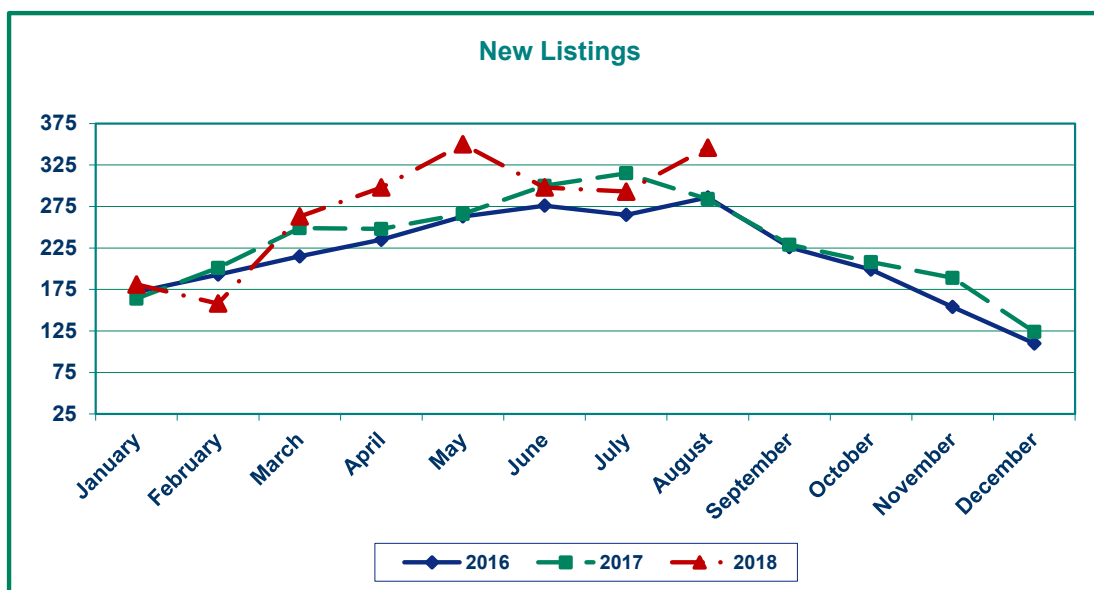
*This graph shows the active residential listings over the past three calendar years in Polk and Marion Counties, Oregon.*



## NEW LISTINGS

### POLK & MARION COUNTIES, OR

*This graph shows the new residential listings over the past three calendar years in Polk and Marion Counties, Oregon.*



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2018 with August 2017. The Year-To-Date section compares 2018 year-to-date statistics through August with 2017 year-to-date statistics through August.

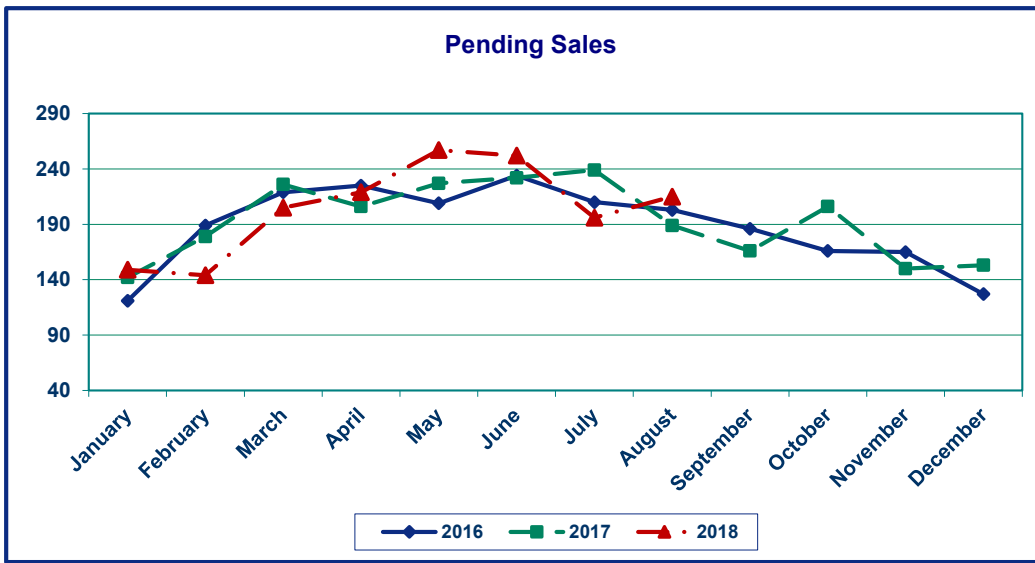
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/17-8/31/18) with 12 months before (9/1/16-8/31/17).

<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

## PENDING LISTINGS

### POLK & MARION COUNTIES, OR

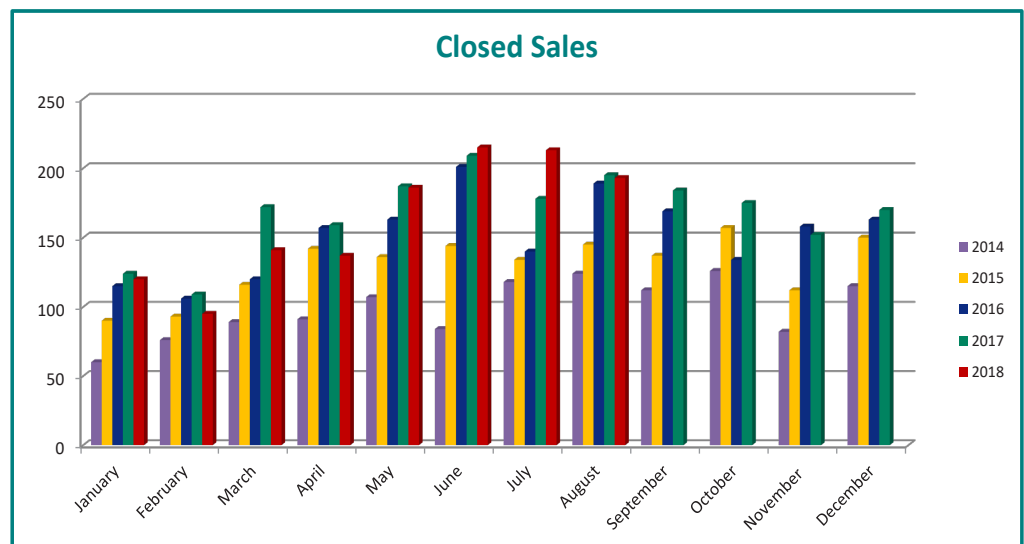
*This graph represents monthly accepted offers in Polk and Marion Counties, Oregon, over the past three calendar years.*



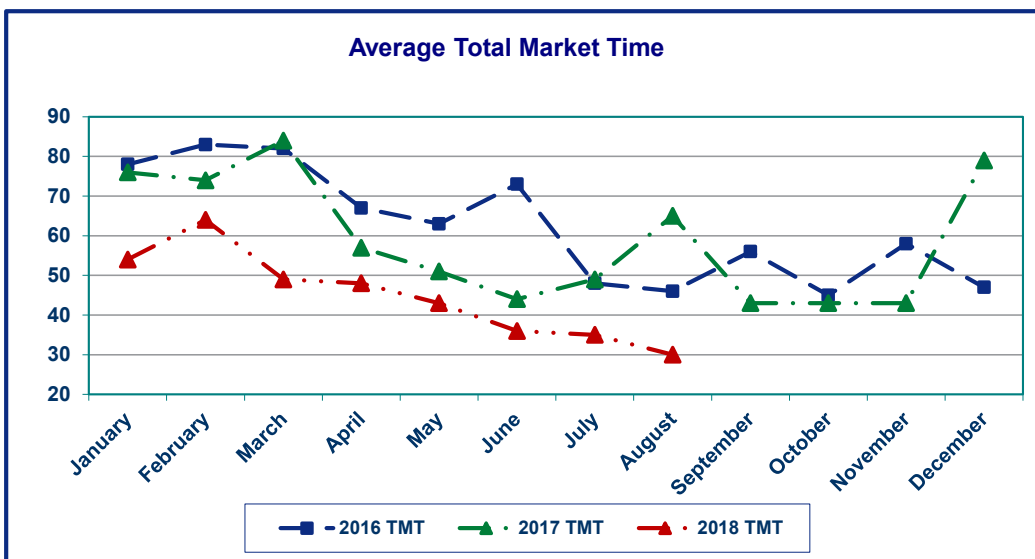
## CLOSED SALES

### POLK & MARION COUNTIES, OR

*This graph shows the closed sales over the past five calendar years in Polk and Marion Counties, Oregon.*



## Average Total Market Time



## DAYS ON MARKET

### POLK & MARION COUNTIES, OR

*This graph shows the average market time for sales in Polk and Marion Counties, Oregon, over the past three calendar years.*

**SALE PRICE**  
**POLK & MARION**  
**COUNTIES, OR**

*This graph represents the average and median sale price for RMLS™-listed homes sold in Polk and Marion counties in Oregon.*

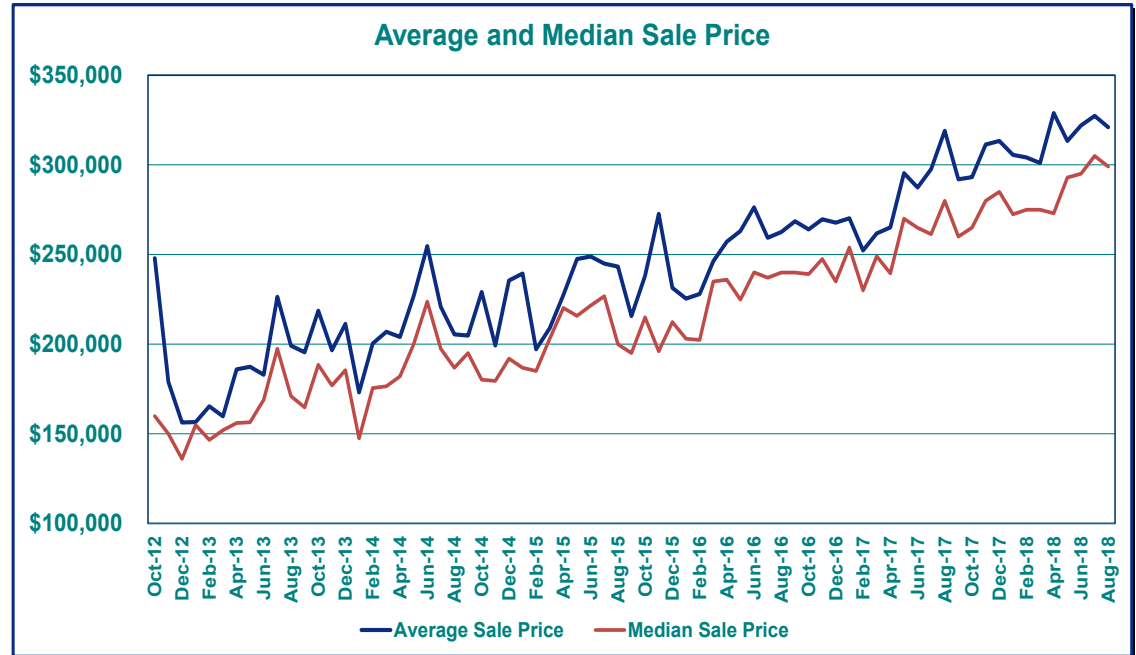
**Contact RMLS™**  
8338 NE Alderwood Rd  
Suite 230  
Portland, OR 97220  
(503) 236-7657  
communications@rmls.com

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.



Lori Palermo, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



A Publication of RMLS™, The Source for Real Estate Statistics in Your Community

Residential Review: Metro Portland, Oregon

August 2018 Reporting Period

## August Residential Highlights

The Portland metro area saw more mixed activity in August, but new listings were up compared with August 2017. At 4,214 new listings outpaced August 2017 (4,048) by 4.1%, despite cooling 2.3% from the 4,312 new listings offered last month in July 2018.

Closed sales (2,967) increased 8.4% from last month in July 2018 (2,736) but ended 2.2% under the 3,034 closings recorded last year in August 2017.

Pending sales, at 2,760, were 10.2% cooler than August 2017 (3,072) and 10.1% cooler than July 2018 (3,071).

Inventory decreased slightly to 2.3 months in August. Total market time increased to 40 days in the same period.

There were 6,929 active residential listings on the market in the Portland metro region this August.

## Year to Date Summary

Activity so far in 2018 is mixed compared to 2017. New listings (30,721) are up 2.9%. Closed sales (20,572) are down 2.0% and pending sales (21,836) are down 2.1%.

## Average and Median Sale Prices

Comparing 2018 to 2017 through August of each year, the average sale price rose 5.9% from \$429,000 to \$454,500. In the same comparison, the median sale price rose 5.6% from \$379,900 to \$401,000.

## Inventory in Months\*

	2016	2017	2018
January	1.8	1.7	2.2
February	1.8	1.9	1.9
March	1.3	1.3	1.6
April	1.4	1.7	1.8
May	1.4	1.5	1.9
June	1.5	1.6	2.1
July	1.9	2.1	2.4
August	1.9	2.0	2.3
September	2.0	2.3	
October	2.0	2.1	
November	1.8	1.9	
December	1.3	1.6	

\*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This includes proposed and under construction homes.

## Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

### Average Sale Price % Change:

+6.3% (\$445,200 v. \$418,800)

### Median Sale Price % Change:

+6.8% (\$395,000 v. \$369,900)

For further explanation of this measure, see the second footnote on page 2.

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	August	4,214	2,760	2,967	462,400	407,500	40
	July	4,312	3,071	2,736	455,100	401,600	36
	Year-to-date	30,721	21,836	20,572	454,500	401,000	45
2017	August	4,048	3,072	3,034	436,400	385,000	34
	Year-to-date	29,852	22,296	20,990	429,000	379,900	44
Change	August	4.1%	-10.2%	-2.2%	6.0%	5.8%	18.3%
	Prev Mo 2018	-2.3%	-10.1%	8.4%	1.6%	1.5%	11.1%
	Year-to-date	2.9%	-2.1%	-2.0%	5.9%	5.6%	1.7%

# AREA REPORT • 8/2018

## Portland Metropolitan Area, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date						Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
141	N Portland	275	165	45	94	-24.8%	105	403,000	41	1,247	870	-5.9%	851	422,800	401,500	4.6%	11	722,900	27	355,600	23	834,800
142	NE Portland	588	375	105	256	-6.2%	278	468,800	36	2,803	1,911	-1.0%	1,830	478,000	425,000	4.1%	21	594,400	39	492,100	77	644,600
143	SE Portland	728	506	189	322	-6.4%	325	427,500	38	3,565	2,538	-4.0%	2,411	420,500	375,000	7.3%	19	680,000	60	258,200	114	613,700
144	Gresham/ Troutdale	470	306	66	175	-23.6%	221	360,000	31	1,982	1,448	1.3%	1,367	353,000	340,000	10.5%	11	714,600	50	244,500	35	399,600
145	Milwaukie/ Clackamas	590	330	69	233	-2.9%	253	444,000	47	2,514	1,799	0.3%	1,716	428,500	405,000	5.2%	11	530,600	59	268,700	15	473,500
146	Oregon City/ Canby	403	233	41	172	-2.8%	177	436,000	35	1,741	1,276	4.8%	1,161	422,800	397,000	7.7%	6	361,300	51	361,000	15	470,600
147	Lake Oswego/ West Linn	510	251	86	150	1.4%	156	745,100	58	1,917	1,222	3.9%	1,159	678,600	594,000	5.1%	2	682,500	23	446,200	6	749,600
148	W Portland	1,069	489	178	243	-5.4%	273	646,200	54	3,573	2,062	-5.0%	1,975	611,300	520,000	3.6%	7	536,100	38	188,000	21	851,700
149	NW Wash Co.	345	228	51	142	-3.4%	144	557,900	37	1,596	1,190	4.5%	1,077	549,800	530,000	4.4%	-	-	26	330,500	2	690,000
150	Beaverton/ Aloha	405	361	60	277	-7.7%	292	406,600	27	2,609	2,033	2.3%	1,861	390,600	376,000	8.0%	8	290,300	8	258,800	15	702,700
151	Tigard/ Wilsonville	540	378	76	254	-13.3%	295	466,100	46	2,770	2,117	-3.7%	2,002	461,900	430,500	8.1%	1	620,000	22	507,500	10	488,100
152	Hillsboro/ Forest Grove	353	249	35	195	-13.3%	175	386,900	35	1,897	1,470	-12.6%	1,380	396,900	373,500	7.5%	16	333,300	44	247,600	27	427,300
153	Mt. Hood	83	34	5	30	36.4%	18	332,300	38	214	144	14.3%	126	323,100	314,500	9.6%	1	360,000	29	135,000	1	536,500
155	Columbia Co.	196	105	22	86	-22.5%	90	305,800	48	834	644	-0.5%	609	306,400	297,000	11.8%	6	218,300	53	206,600	6	245,900
156	Yamhill Co.	374	204	46	131	-27.6%	165	369,500	31	1,459	1,112	-9.4%	1,047	364,000	326,900	9.1%	9	346,600	68	440,000	17	291,200

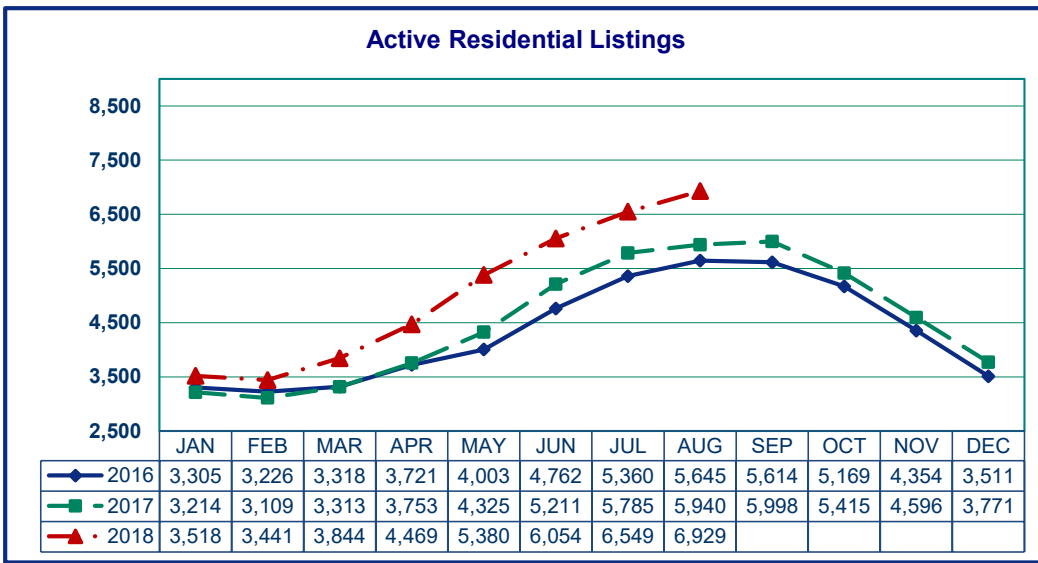
<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2018 with August 2017. The Year-To-Date section compares 2018 year-to-date statistics through August with 2017 year-to-date statistics through August.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/17-8/31/18) with 12 months before (9/1/16-8/31/17).

<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

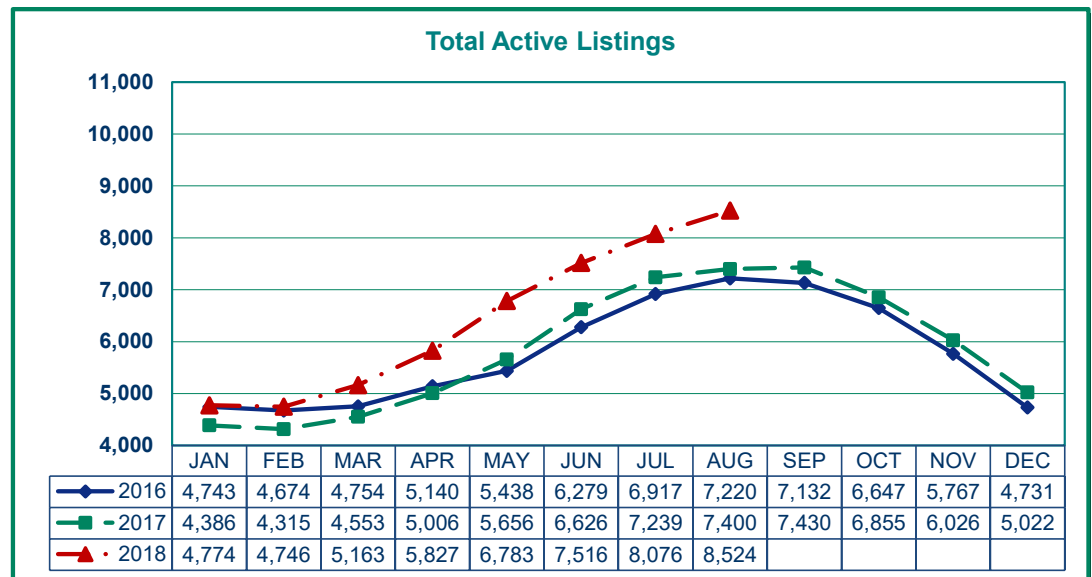
## ACTIVE RESIDENTIAL LISTINGS PORTLAND, OR

*This graph shows the active residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.*



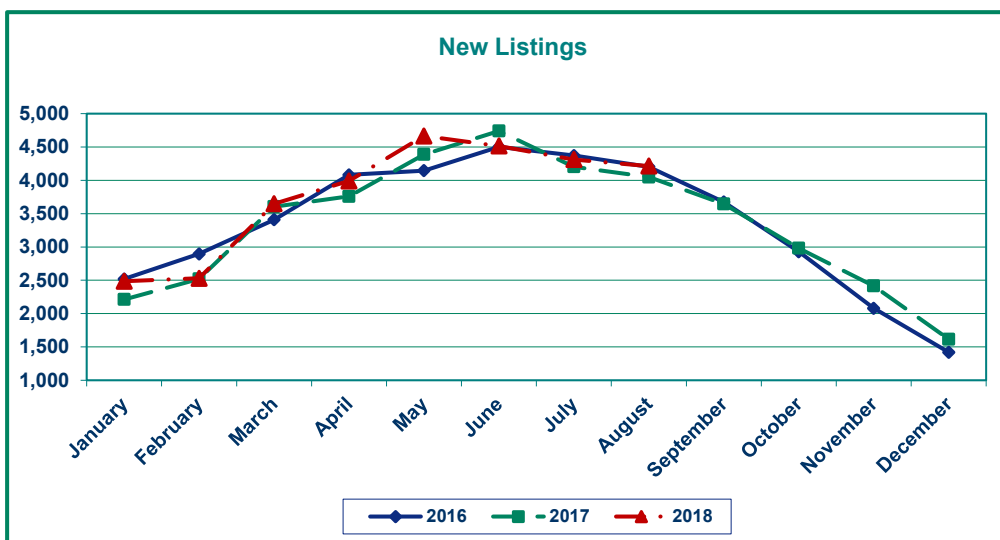
## TOTAL ACTIVE LISTINGS PORTLAND, OR

*This graph shows the total active listings over the past three calendar years in the greater Portland, Oregon metropolitan area.*



## NEW LISTINGS PORTLAND, OR

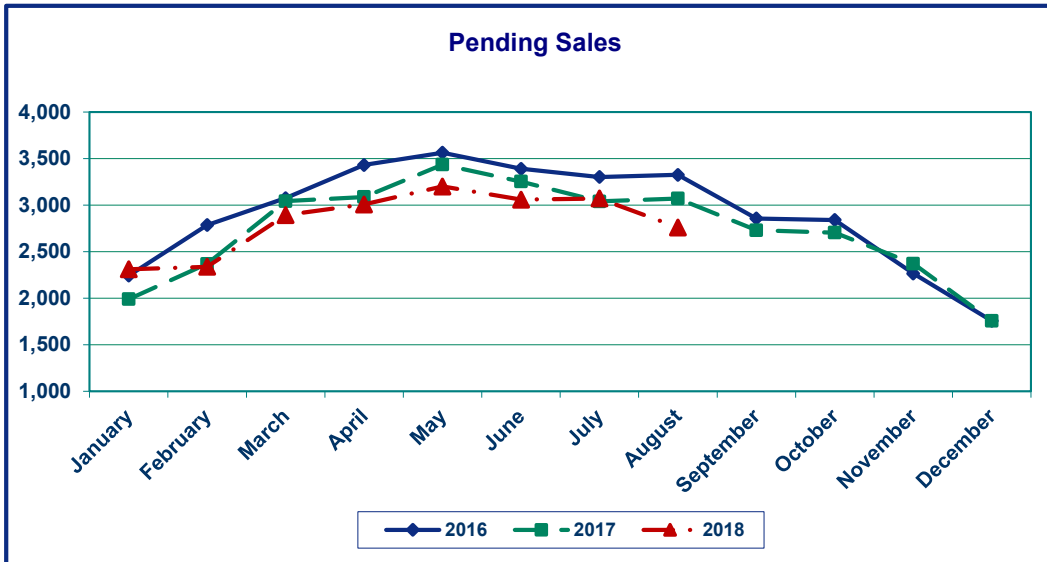
*This graph shows the new residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.*



## PENDING LISTINGS

### PORTLAND, OR

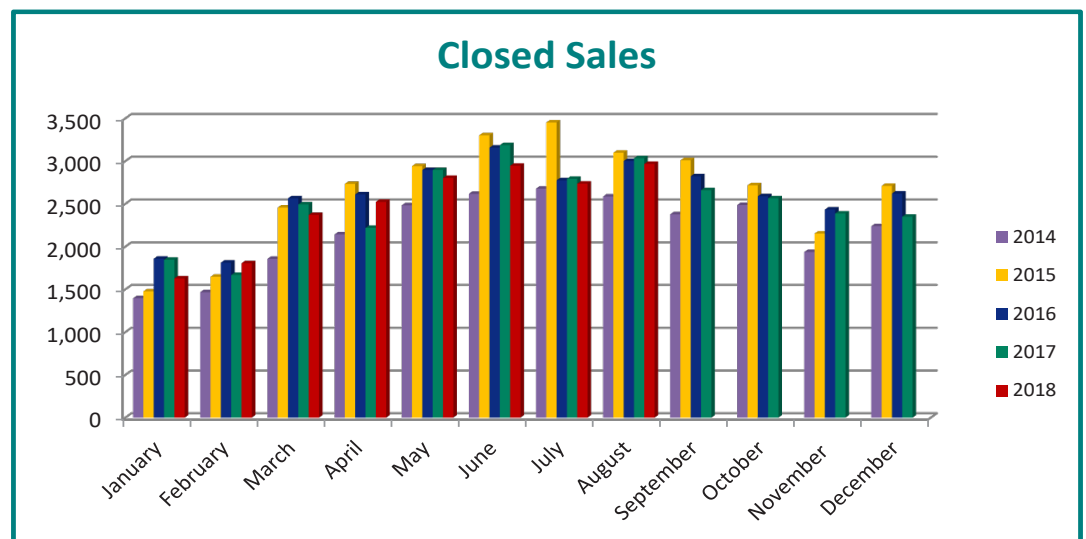
*This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.*



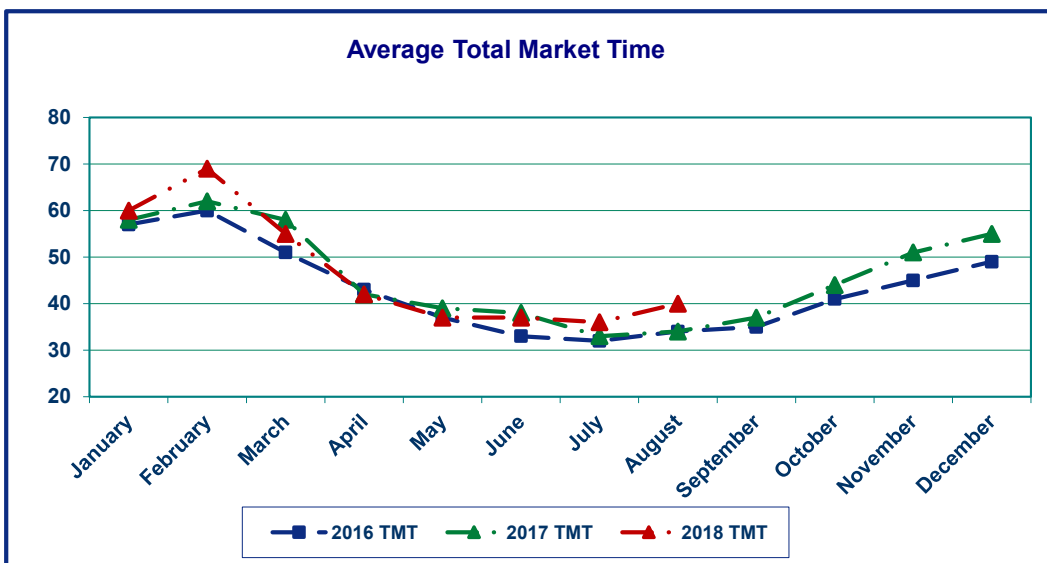
## CLOSED SALES

### PORTLAND, OR

*This graph shows the closed sales over the past five calendar years in the greater Portland, Oregon metropolitan area.*



## Average Total Market Time



## DAYS ON MARKET

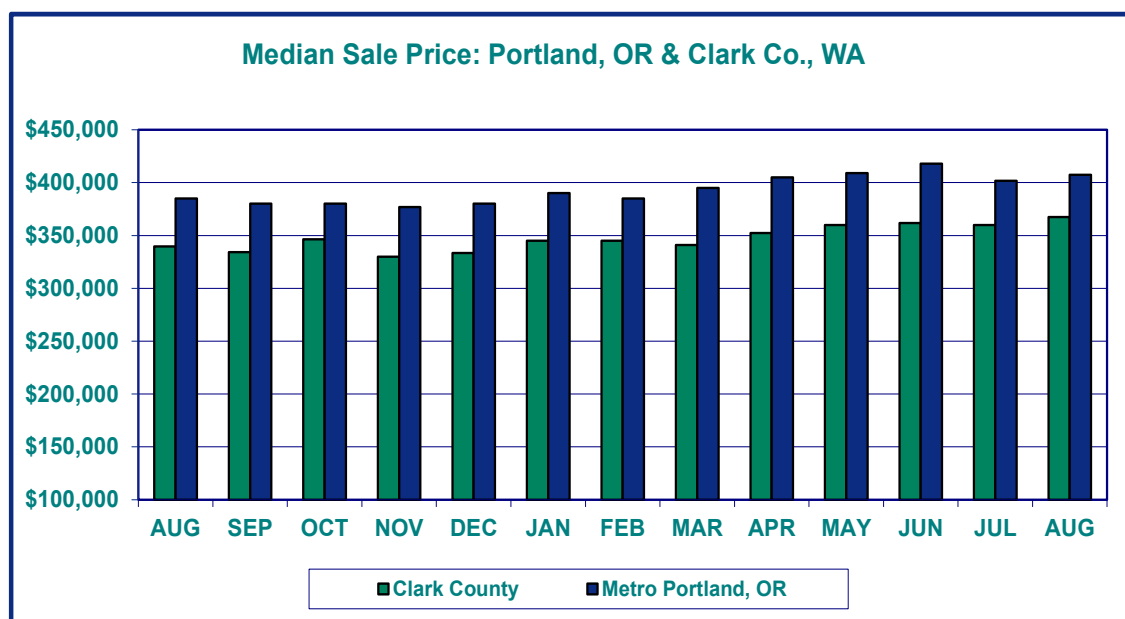
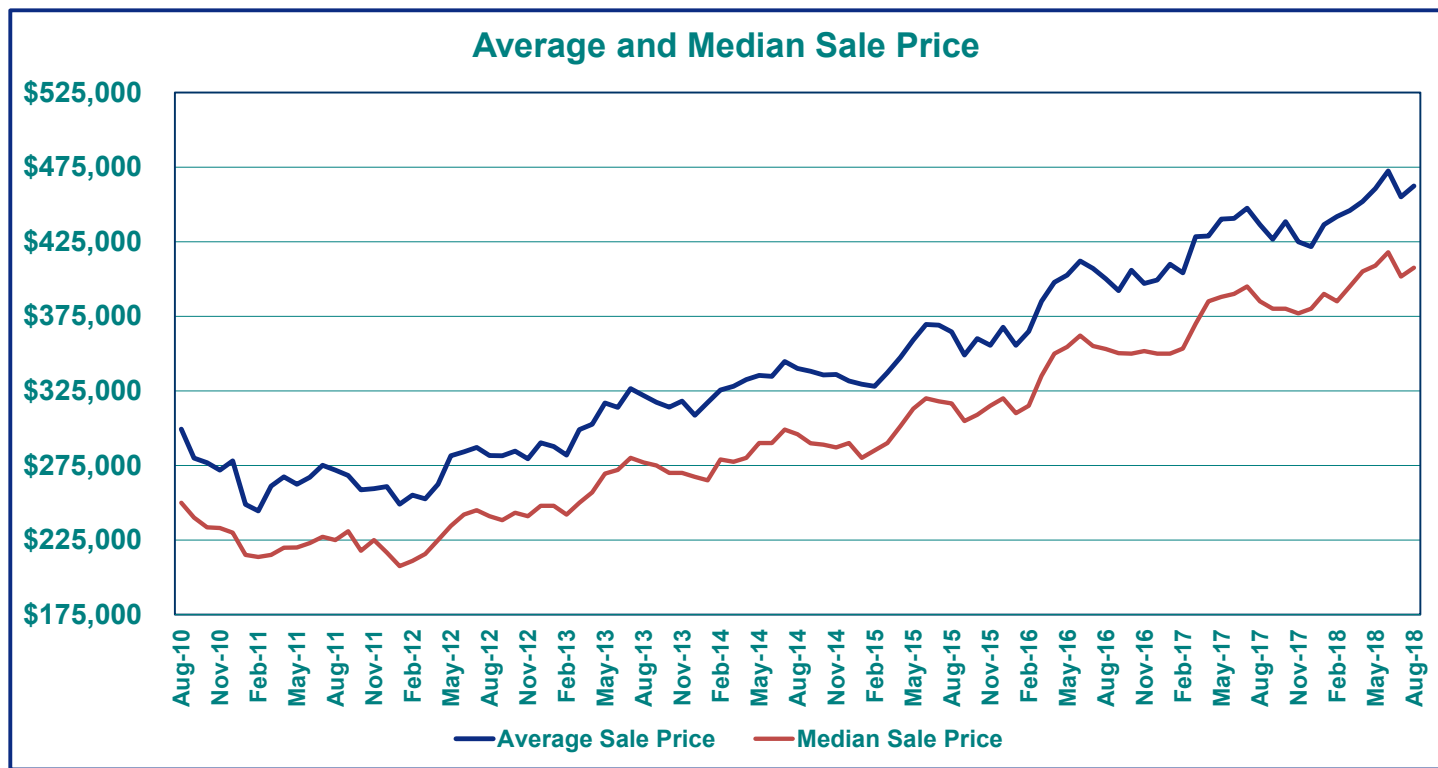
### PORTLAND, OR

*This graph shows the average market time for sales in the Portland, Oregon metropolitan area over the past three calendar years.*

## SALE PRICE

### PORTLAND, OR

*This graph represents the average and median sale price for all homes sold in the Portland, Oregon metropolitan area.*



## MEDIAN SALE PRICE

### PORTLAND, OR

*This graph shows the median sale price over the past 12 months in the greater Portland, Oregon, metropolitan area and Clark County.*

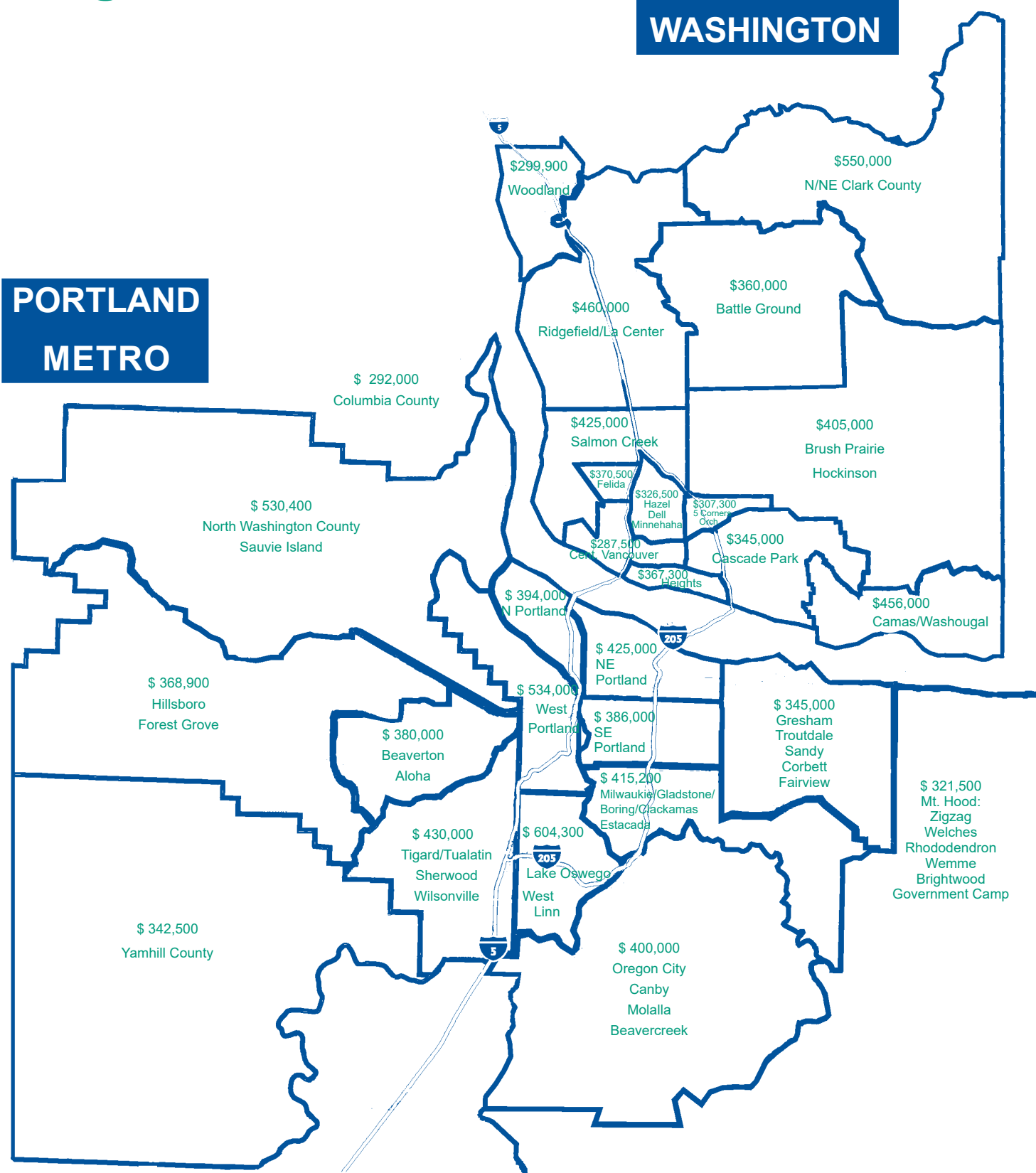


# MEDIAN SALE PRICE

## August 2018

SW  
WASHINGTON

PORTLAND  
METRO



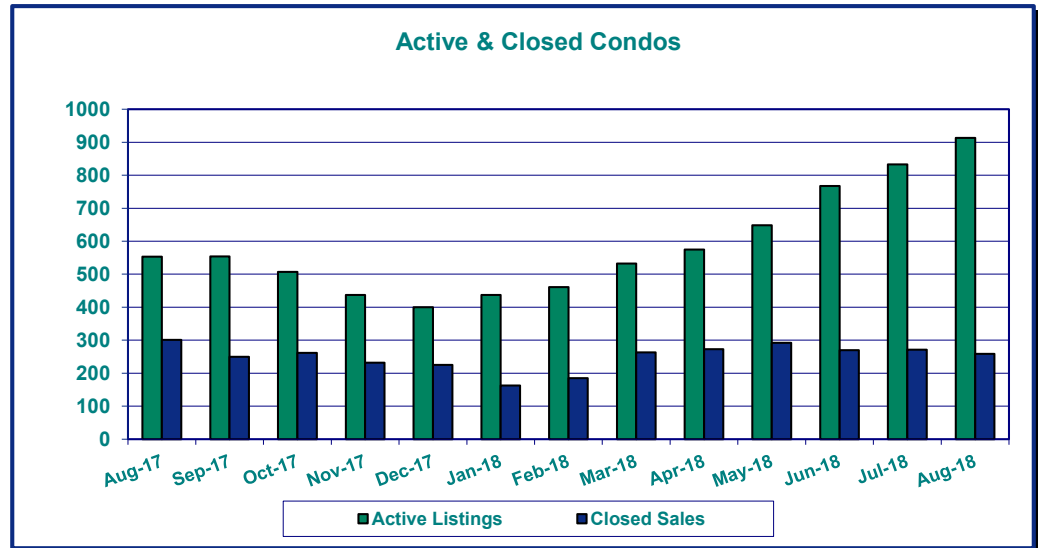
## ACTIVE & CLOSED CONDOS

PORTLAND, OR

*This graph shows the number of active and closed condos in the Portland, Oregon, metropolitan area.*

Contact RMLS™  
8338 NE Alderwood Rd  
Suite 230  
Portland, OR 97220  
(503) 236-7657  
communications@rmls.com

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.



Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

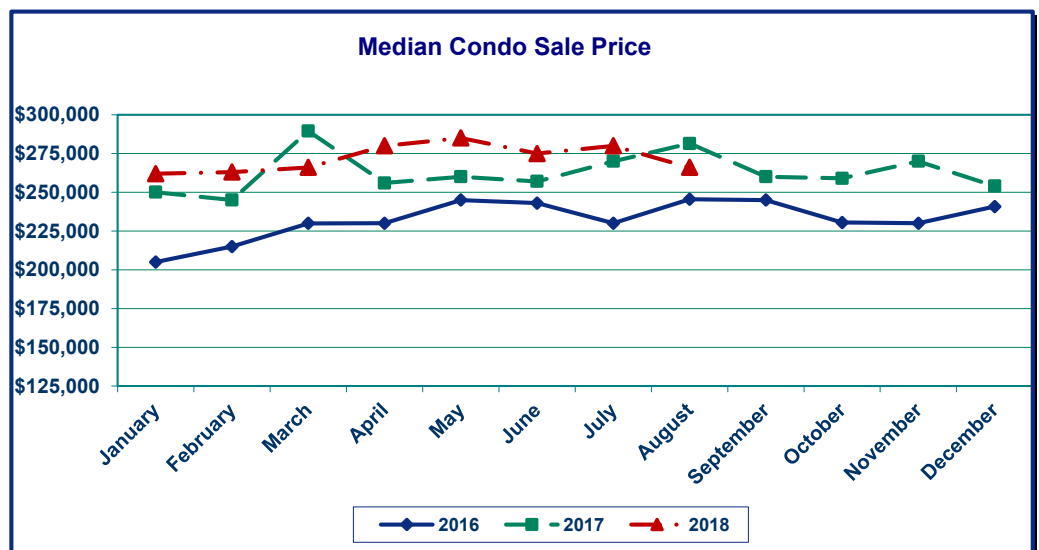
RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.

## MEDIAN SALE PRICE CONDOS

PORTLAND, OR

*This graph represents the median sale price for all condos sold in the last three calendar years in the Portland, Oregon metropolitan area.*



Lori Palermo, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor



## Clark County, Washington Market Action Addition

August 2018

The Clark County, Washington real estate marketplace has some unique characteristics. There is a much higher proportion of active residential listings in Clark County that are Proposed, defined as "not yet under construction", than exists in any other RMLS™ area. This means that there are fewer homes listed as Active that are ready to move into in an immediate timeframe.

The Clark County Association of Realtors®, an RMLS™ shareholder, has asked us to produce some additional statistics each month to delve more deeply into the inventory counts in Clark County. The following summary shows the number of homes available for immediate purchase and occupancy.

<b>Total Active Listings* Reported in Market Action:</b>	1,898
<b>Less Listings with Purchase Contingencies*:</b>	62
<b>Readily Purchased Listings:</b>	1,836
<b><i>Percent of Total Active Listings:</i></b>	<b><i>96.7%</i></b>
<b>Less New Under Construction (not ready for occupancy):</b>	156
<b>Less New Proposed (not started):</b>	158
<b>Total Readily Purchased &amp; Occupied Listing:</b>	1,522
<b><i>Percent of Total Active Listings:</i></b>	<b><i>80.2%</i></b>
<b>Inventory in Months of Readily Purchased &amp; Occupied Listings:</b>	1.9

\* Active Listings reported in Market Action include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as active listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer that is contingent on the sale of the buyer's current home, and Short Sale Pending, where an offer has been accepted by the seller but the required third party approvals have not been obtained.

Source: RMLS™ Regional Multiple Listing Service, Portland Oregon

# MARKET ACTION



A Publication of RMLS™, The Source for Real Estate Statistics in Your Community

## Residential Review: Southwest Washington

August 2018 Reporting Period

### August Residential Highlights

August brought some cooling to Southwest Washington, with closings managing a gain compared with July. At 816, closings fell 3.9% short of August 2017 (849) but ended 3.4% ahead of July 2018 (789).

New listings (1,083) were 3.7% cooler than last year in August 2017 (1,125) and 5.6% cooler compared with last month in July 2018 (1,147).

Pending sales fared similarly, ending 8.8% under the 890 accepted offers from August 2017 and 2.1% under the 829 accepted offers from July 2018.

Inventory held steady in August at 2.3 months, and total market time increased to 45 days during the same period.

### Year to Date Summary

Activity is up in 2018 compared to 2017. New listings (8,385) are up 6.8% and closed sales (5,832) are up 0.6% for the year. Pending sales (6,207) are down 0.7%.

### Average and Median Sale Prices

Comparing the first eight months of 2018 to the same in 2017, the average sale price has risen 9.2% from \$359,000 to \$392,200. In the same comparison, the median sale price has risen 9.3% from \$324,900 to \$355,000.

Inventory in Months*			
	2016	2017	2018
January	2.6	2.2	2.2
February	2.7	2.0	1.9
March	1.7	1.6	1.6
April	1.8	1.9	1.7
May	1.7	1.6	1.8
June	1.8	1.6	2.1
July	2.2	1.9	2.3
August	2.1	1.8	2.3
September	2.1	2.2	
October	2.3	2.1	
November	1.9	2.0	
December	1.5	1.8	

\*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This number includes proposed and under construction homes.

### Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

**Average Sale Price % Change:**  
+9.7% (\$385,300 v. \$351,300)  
**Median Sale Price % Change:**  
+11.1% (\$349,900 v. \$315,000)

For further explanation of this measure, see the second footnote on page 3.

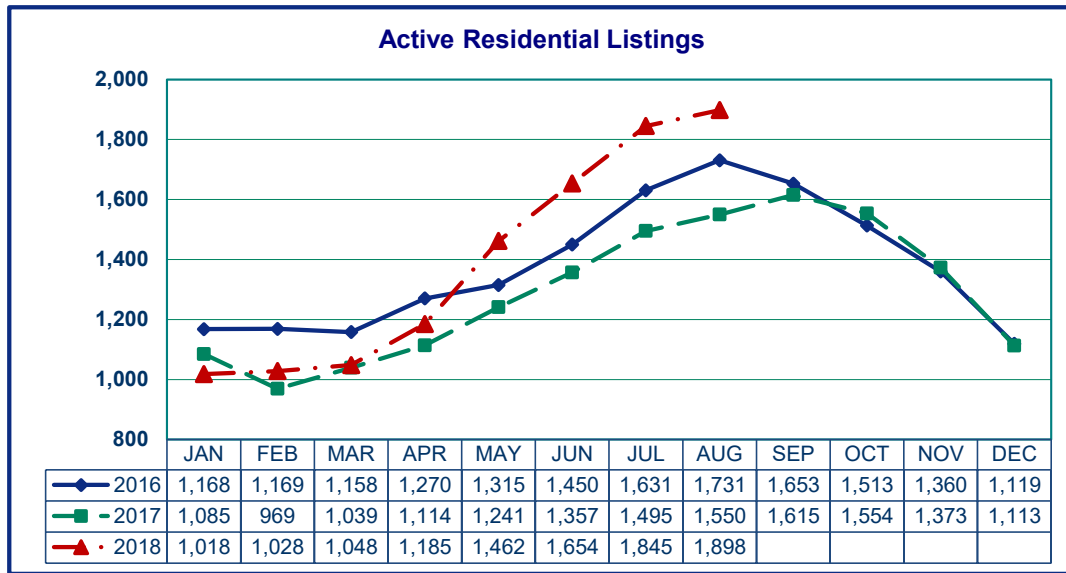
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	August	1,083	812	816	400,900	367,400	45
	July	1,147	829	789	407,200	359,900	38
	Year-to-date	8,385	6,207	5,832	392,200	355,000	47
2017	August	1,125	890	849	380,600	339,500	38
	Year-to-date	7,852	6,253	5,797	359,000	324,900	49
Change	August	-3.7%	-8.8%	-3.9%	5.3%	8.2%	19.5%
	Prev Mo 2018	-5.6%	-2.1%	3.4%	-1.5%	2.1%	18.4%
	Year-to-date	6.8%	-0.7%	0.6%	9.2%	9.3%	-4.1%

# AREA REPORT • 8/2018

## SW Washington

RESIDENTIAL																	COMMERCIAL		LAND		MULTIFAMILY		
Current Month									Year-To-Date								Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Closed Sales	Average Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price		
26	24	1	16	-52.9%	14	364,000	14	141	111	-28.4%	110	372,100	347,500	29	20.6%	2	1,207,500	2	130,000	7	418,900		
27	21	2	11	-50.0%	23	266,200	22	168	141	-19.9%	135	259,600	259,000	24	14.0%	-	-	4	151,200	12	331,100		
35	18	4	9	-25.0%	8	583,600	69	129	88	-14.6%	83	490,700	355,000	52	28.7%	-	-	2	697,500	1	750,000		
45	16	2	16	6.7%	9	327,900	58	139	97	-16.4%	90	339,400	335,000	31	6.6%	-	-	3	145,300	3	473,700		
72	53	5	40	-25.9%	41	317,400	42	412	338	-4.0%	335	311,700	310,000	39	8.6%	7	1,001,900	10	171,300	2	525,000		
27	28	4	26	-21.2%	18	336,700	28	220	188	13.9%	177	306,200	295,000	31	10.2%	-	-	1	150,000	13	629,900		
68	57	9	35	-40.7%	36	312,000	26	392	312	-9.6%	291	301,600	299,000	37	6.9%	1	830,000	-	-	2	3,189,000		
122	104	11	72	-11.1%	60	317,600	47	672	508	-1.4%	447	313,800	305,800	31	9.7%	1	380,000	2	255,000	5	420,400		
33	22	3	25	108.3%	27	350,300	93	167	139	10.3%	128	333,400	293,500	50	-4.3%	-	-	1	165,000	-	-		
41	33	4	31	19.2%	21	346,700	33	246	198	5.9%	186	384,200	349,500	35	-5.9%	1	2,665,000	6	393,500	3	425,000		
45	38	3	28	86.7%	30	316,500	17	228	173	0.0%	163	310,700	300,800	24	10.2%	-	-	4	1,253,800	-	-		
74	42	3	24	-27.3%	27	421,300	38	333	240	22.4%	205	387,000	370,000	48	3.2%	-	-	4	334,000	2	395,000		
37	27	2	25	19.0%	26	381,200	31	216	178	-1.7%	160	375,400	360,000	34	10.3%	-	-	-	-	-	-		
19	4	4	5	-28.6%	4	516,800	23	57	40	25.0%	34	468,200	461,000	116	-12.9%	-	-	7	223,100	-	-		
151	89	31	67	4.7%	72	584,300	65	679	489	5.8%	475	539,700	480,000	64	8.2%	-	-	38	298,800	7	504,600		
115	57	23	40	8.1%	51	395,900	72	454	313	-5.2%	297	419,000	405,000	66	7.3%	5	442,400	36	164,000	8	389,700		
54	46	12	25	-32.4%	27	364,600	30	276	209	-12.9%	218	376,600	345,000	43	3.0%	1	1,235,000	2	840,000	2	804,500		
48	25	7	25	-44.4%	22	361,700	28	280	227	-32.6%	234	345,900	337,000	39	8.4%	1	45,000	4	207,800	1	372,500		
93	57	11	40	0.0%	36	451,000	31	363	248	-5.7%	241	470,600	455,000	49	3.9%	-	-	7	532,100	1	532,000		
145	55	11	46	15.0%	46	418,000	43	535	389	37.0%	348	431,700	425,000	57	10.3%	-	-	9	334,900	-	-		
121	49	10	31	-6.1%	31	444,000	55	414	256	-9.9%	216	427,000	402,000	47	15.6%	2	339,000	6	912,300	-	-		
15	10	2	5	-16.7%	7	555,200	28	41	23	-20.7%	22	655,200	627,500	95	-0.1%	-	-	9	364,800	-	-		
31	11	2	8	33.3%	12	630,800	71	95	70	20.7%	63	558,500	545,000	88	11.3%	1	550,000	12	290,200	-	-		
135	69	16	54	14.9%	66	376,800	50	582	432	18.0%	406	383,700	355,000	41	13.4%	-	-	25	278,000	3	443,500		
220	90	31	82	10.8%	74	419,800	47	842	593	5.9%	568	430,700	392,500	61	9.6%	1	380,000	18	630,500	-	-		
-	0	0	0	-100.0%	2	540,000	226	2	3	-50.0%	3	502,700	440,000	152	18.5%	-	-	1	145,000	-	-		
13	3	-	3	-25.0%	5	425,800	14	31	20	-28.6%	18	487,900	481,500	46	11.5%	-	-	11	185,900	-	-		
11	3	3	6	20.0%	4	471,000	43	40	29	7.4%	26	497,400	468,500	78	9.0%	-	-	7	196,200	-	-		
27	8	4	6	-33.3%	7	495,100	10	91	65	10.2%	65	387,100	350,500	44	11.8%	-	-	6	201,700	1	300,000		
32	18	8	6	-14.3%	9	398,300	58	92	59	1.7%	62	402,700	384,500	71	11.4%	-	-	7	192,300	-	-		
12	4	1	4	-60.0%	1	550,000	4	38	27	-10.0%	23	391,100	411,500	69	25.9%	-	-	6	251,300	-	-		
4	2	1	1	0.0%	0	-	-	10	4	-60.0%	3	483,300	500,000	15	28.8%	-	-	-	-	-	-		
1,898	1,083	230	812	-8.8%	816	400,900	45	8,385	6,207	-0.7%	5,832	392,200	355,000	47	9.7%	23	800,100	250	320,700	73	543,200		
28	15	3	9	50.0%	11	324,000	32	118	87	38.1%	80	301,000	289,000	45	2.8%	2	346,300	9	169,200	3	322,500		
26	12	5	7	0.0%	8	344,900	45	78	53	-4.3%	50	420,600	380,000	75	16.2%	-	-	49	173,500	-	-		
217	144	29	92	-3.2%	82	266,100	33	851	647	25.1%	573	267,400	249,500	51	12.5%	1	215,000	80	95,300	19	267,000		
271	171	37	108	0.0%	101	278,600	34	1,047	787	24.9%	703	282,100	256,000	52	11.3%	3	302,500	138	127,900	22	274,600		
97	20	7	22	-12.0%	24	184,700	125	206	140	-6.0%	129	219,000	215,000	115	15.7%	7	196,300	75	50,400	-	-		



## ACTIVE RESIDENTIAL LISTINGS

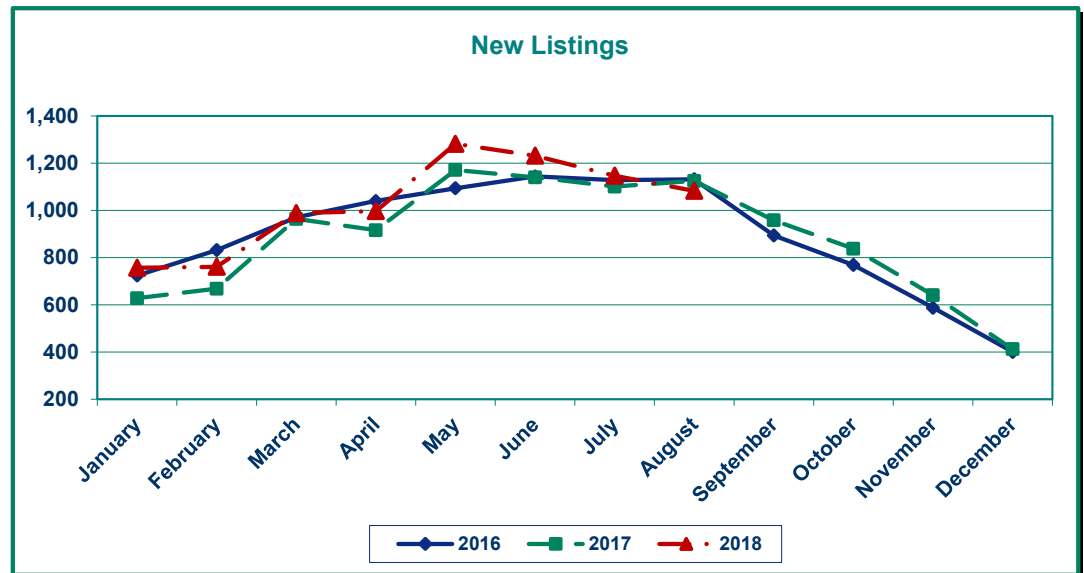
### CLARK COUNTY, WA

*This graph shows the active residential listings over the past three calendar years in Clark County, Washington.*

## NEW LISTINGS

### CLARK COUNTY, WA

*This graph shows the new residential listings over the past three calendar years in Clark County, Washington.*



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2018 with August 2017. The Year-To-Date section compares 2018 year-to-date statistics through August with 2017 year-to-date statistics through August.

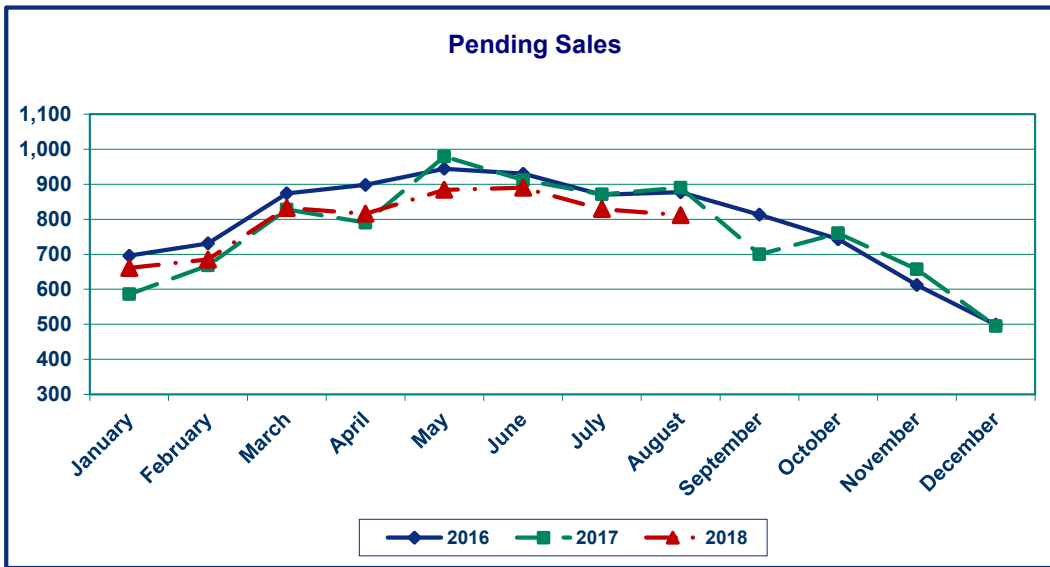
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/17-8/31/18) with 12 months before (9/1/16-8/31/17).

<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

## PENDING LISTINGS

### CLARK COUNTY, WA

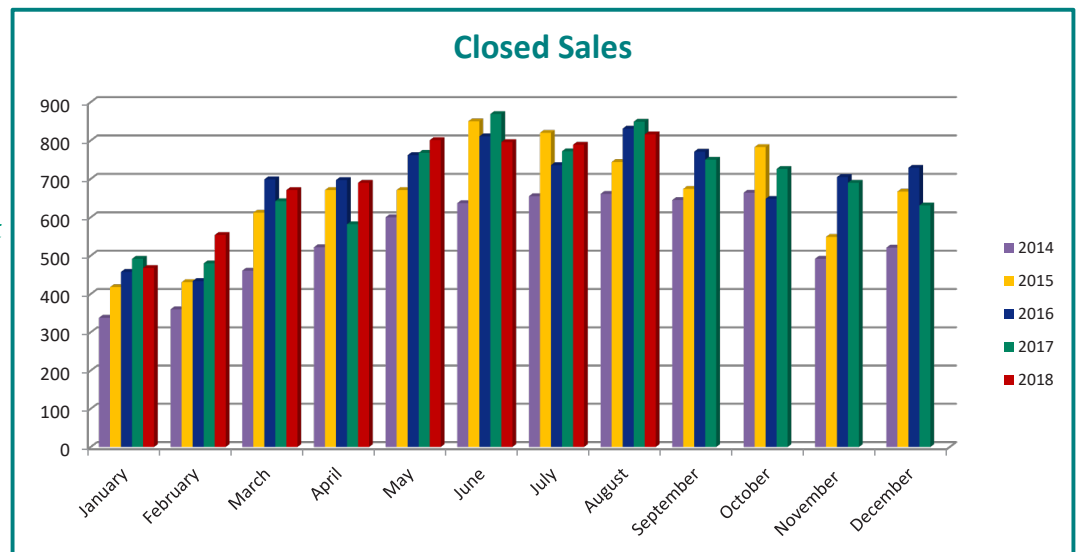
*This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.*



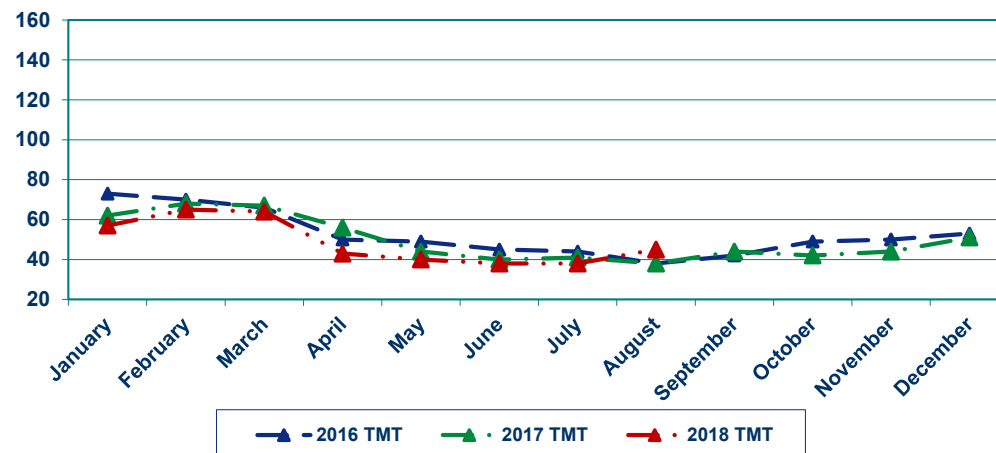
## CLOSED SALES

### CLARK COUNTY, WA

*This graph shows the closed sales over the past five calendar years in Clark County, Washington.*



## Average Total Market Time



## DAYS ON MARKET

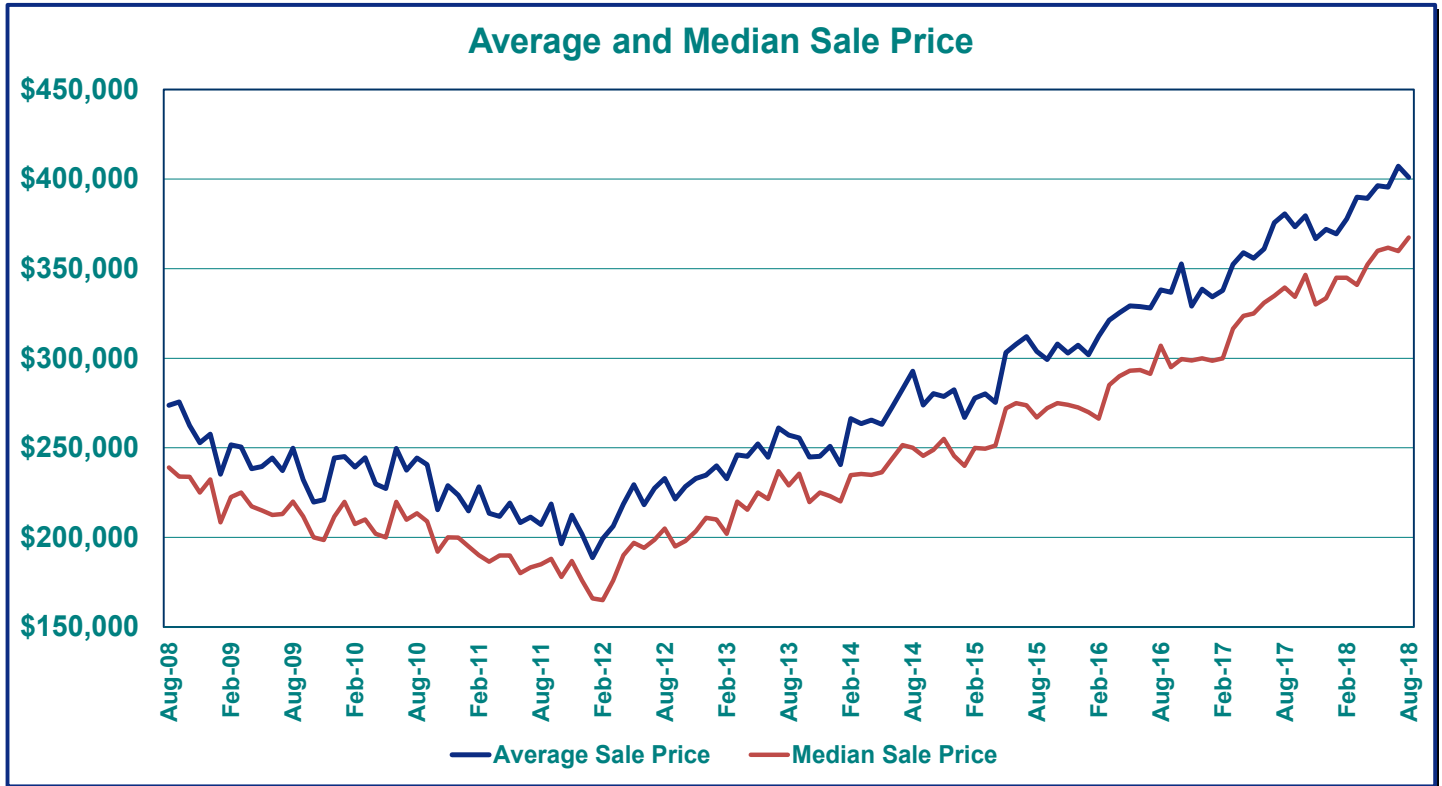
### CLARK COUNTY, WA

*This graph shows the average market time for sales in Clark County, Washington, over the past three calendar years.*

## SALE PRICE

### CLARK COUNTY, WA

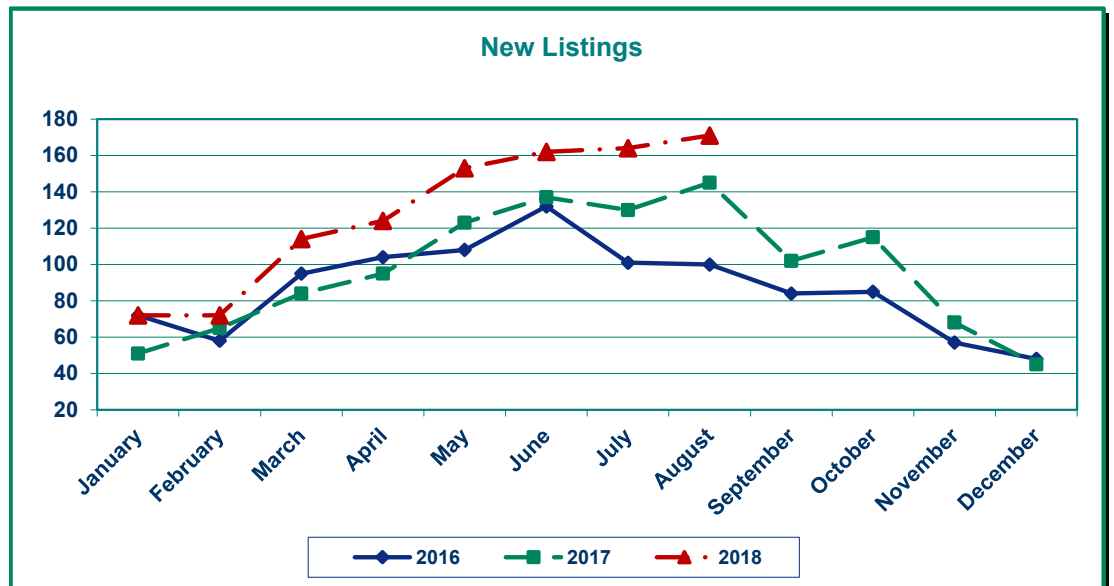
*This graph represents the average and median sale price for all homes sold in Clark County, Washington*



## NEW LISTINGS

### COWLITZ COUNTY, WA

*This graph represents new listings in Cowlitz County, Washington over the past three calendar years.*

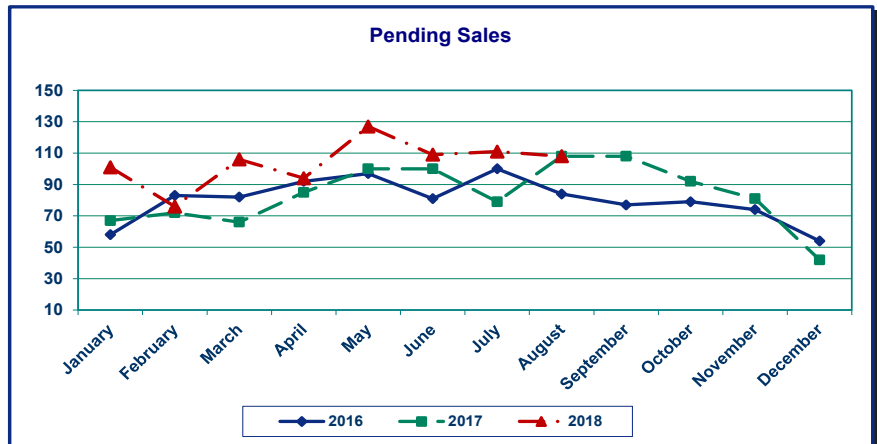




## PENDING LISTINGS

### COWLITZ COUNTY, WA

*This graph represents monthly accepted offers over the past three calendar years in Cowlitz County, Washington.*

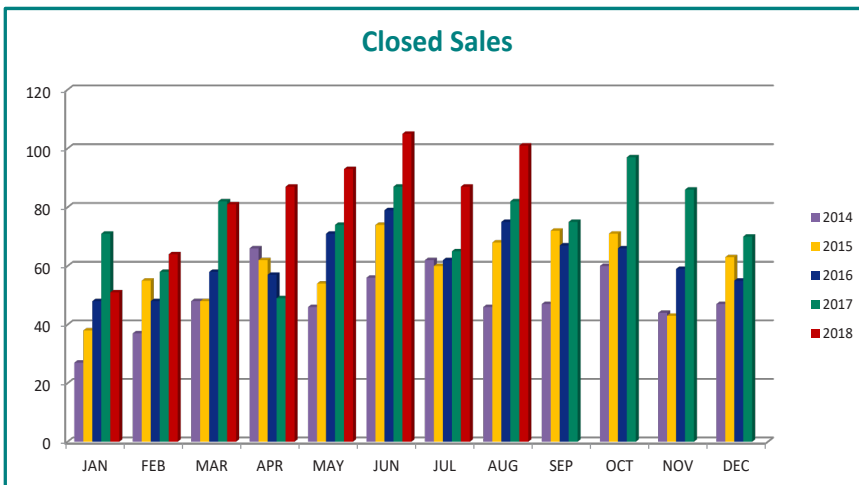


## Closed Sales

## CLOSED SALES

### COWLITZ COUNTY, WA

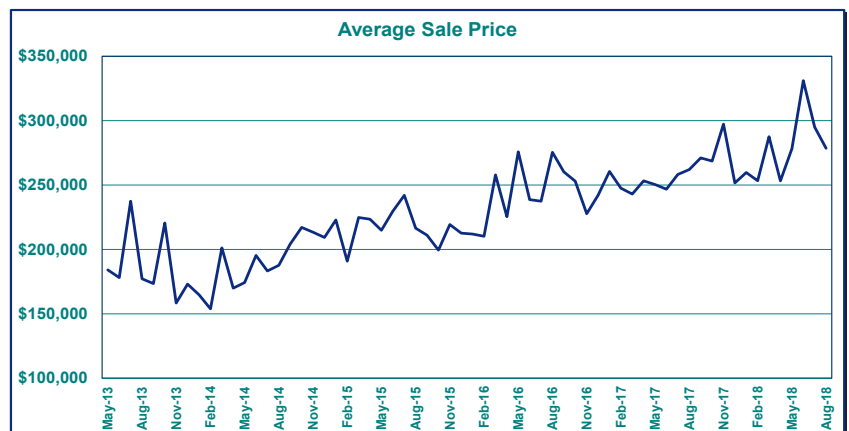
*This graph shows the closed sales over the past five calendar years in Cowlitz County, Washington.*



## AVERAGE SALE PRICE

### COWLITZ COUNTY, WA

*This graph represents the monthly average sale price for all homes sold in Cowlitz County, Washington.*





MULTIPLE LISTING SERVICE

# MEDIAN SALE PRICE August 2018

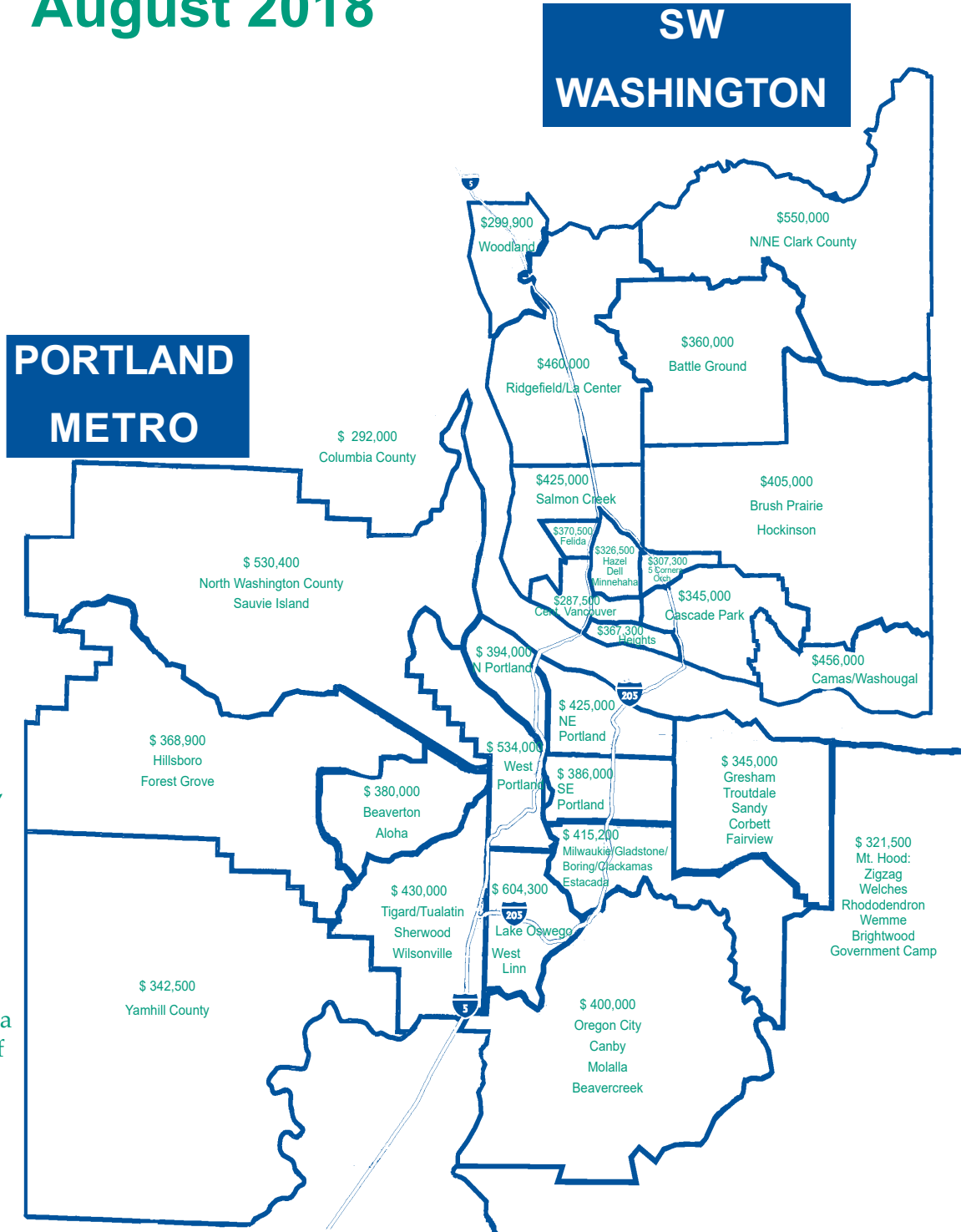
Contact RMLS™  
8338 NE Alderwood Rd  
Suite 230  
Portland, OR 97220  
(503) 236-7657  
communications@rmls.com

The statistics presented  
in Market Action are  
compiled monthly based  
on figures generated by  
RMLS™.

Market Action Reports  
are compiled for the  
following areas: Portland  
metropolitan area,  
Southwest Washington,  
Mid-Columbia, Columbia  
Basin, Baker County, Coos  
County, Curry County,  
Douglas County, Grant  
County, Josephine County,  
Lane County, North  
Coastal Counties, Polk &  
Marion Counties, Union  
County, and Wallowa  
County.

RMLS™ was formed by area  
Boards and Associations of  
REALTORS® in 1991.

E-mail subscriptions are  
available for \$45 per year  
by contacting RMLS™.  
Reproduction of any  
portion of this copyrighted  
material is prohibited  
without prior approval of  
RMLS™.



Lori Palmero, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



A Publication of RMLS™, The Source for Real Estate Statistics in Your Community

## Residential Review: Union County, Oregon

August 2018 Reporting Period

### August Residential Highlights

Closed sales got a bump this August in Union County. At 37, closings outpaced both August 2017 (24) and July 2018 (26). It was the strongest August for closings in Union County dating to at least 2007!

New listings (38) fared better than in both August 2018 (32) and July 2018 (55). Pending sales (32) fell five short of the 37 offers accepted in August 2017 and six short of the 38 accepted last month in July 2018.

### Year to Date Summary

Activity is mixed so far in 2018 compared with 2017. Closed sales (218) are up 3.3% and pending sales (243) have increased 2.1%. New listings (282) have decreased 9.0%.

### Average and Median Sale Prices

Comparing 2018 with 2017 through August of each year, the average sale price has increased 6.5% from \$198,300 to \$211,100. In the same comparison, the median sale price has increased 0.6% from \$167,000 to \$168,000.

### Inventory in Months\*

	2016	2017	2018
January	6.2	4.4	4.2
February	4.7	7.1	7.6
March	7.1	4.4	2.9
April	12.9	5.9	3.1
May	8.2	5.3	4.6
June	3.5	3.1	2.3
July	4.1	4.5	3.6
August	4.9	5.1	2.4
September	3.5	3.6	
October	4.5	3.7	
November	4.2	4.6	
December	3.9	4.3	

\*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This number includes proposed and under construction homes.

Union County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	August	38	32	37	257,200	205,000	98
	July	55	38	26	182,400	152,800	85
	Year-to-date	282	243	218	211,100	168,000	114
2017	August	32	37	24	218,600	175,000	63
	Year-to-date	310	238	211	198,300	167,000	121
Change	August	18.8%	-13.5%	54.2%	17.7%	17.1%	55.7%
	Prev Mo 2018	-30.9%	-15.8%	42.3%	41.0%	34.2%	15.3%
	Year-to-date	-9.0%	2.1%	3.3%	6.5%	0.6%	-6.1%

### Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

#### Average Sale Price % Change:

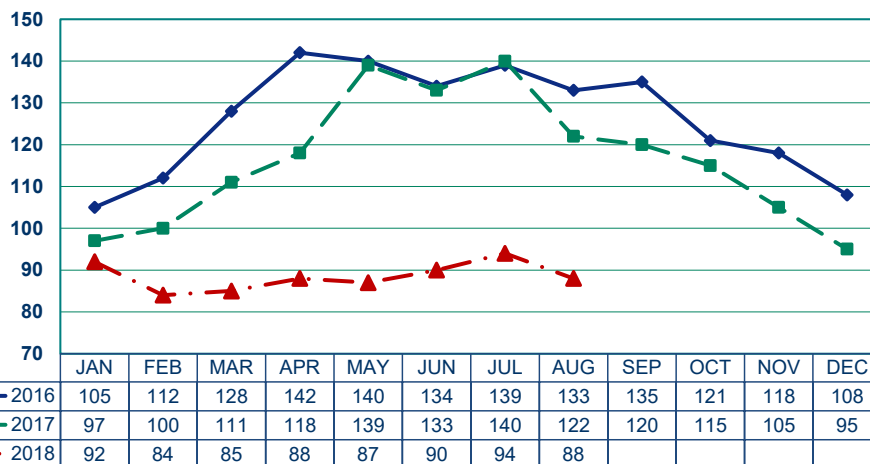
+8.5% (\$207,400 v. \$191,200)

#### Median Sale Price % Change:

+1.7% (\$165,700 v. \$163,000)

For further explanation of this measure, see the second footnote on page 2.

### Active Residential Listings



### ACTIVE RESIDENTIAL LISTINGS

UNION COUNTY, OR

*This graph shows the active residential listings over the past three calendar years in Union County, Oregon.*

# AREA REPORT • 8/2018

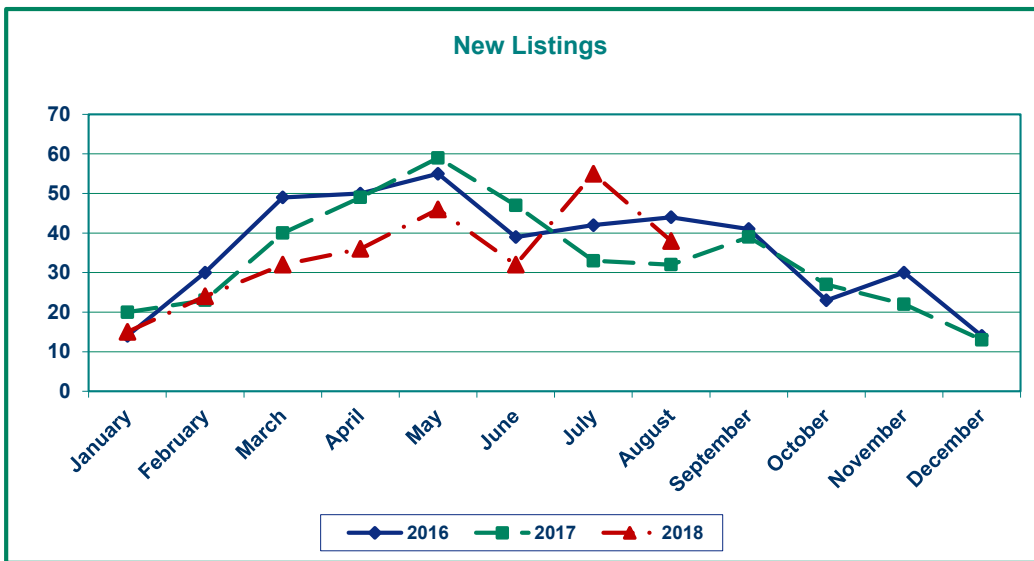
## Union County, Oregon

		RESIDENTIAL														Avg. Sale Price % Change <sup>2,4</sup>	COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97841	Medical Springs	3	2	-	0	-	0	-	-	5	1	-	0	-	-	-	0	-	0	-	0	-
	Cove	7	2	0	4	-	3	338,000	291	21	23	43.8%	16	334,800	245,200	12.6%	-	-	4	92,500	-	-
97827	Elgin	21	6	7	2	-50.0%	3	88,500	32	47	26	73.3%	24	164,000	120,000	-10.8%	2	84,000	5	89,400	1	167,500
97850	Imbler	0	0	1	0	-	1	198,000	3	2	2	100.0%	2	344,000	344,000	-23.9%	-	-	-	-	-	-
	La Grande/ Island City	45	24	9	20	-23.1%	26	217,000	95	170	154	-4.9%	141	194,600	175,000	6.6%	2	425,000	8	70,700	1	214,000
97867	North Powder	2	1	0	1	-	0	-	-	2	2	-60.0%	-	-	-	295.5%	-	-	1	145,000	-	-
97883	Summerville	7	2	2	0	-100.0%	0	-	-	11	6	-25.0%	7	324,100	327,500	-13.7%	-	-	-	-	-	-
	Union	3	1	2	5	-16.7%	4	599,300	40	24	29	-6.5%	28	226,400	152,200	49.4%	2	182,500	4	73,900	1	131,000
	Union Co. Total	88	38	21	32	-13.5%	37	257,200	98	282	243	2.1%	218	211,100	168,000	8.4%	6	230,500	22	82,900	3	170,800

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2018 with August 2017. The Year-To-Date section compares 2018 year-to-date statistics through August with 2017 year-to-date statistics through August.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/17-8/31/18) with 12 months before (9/1/16-8/31/17).

<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



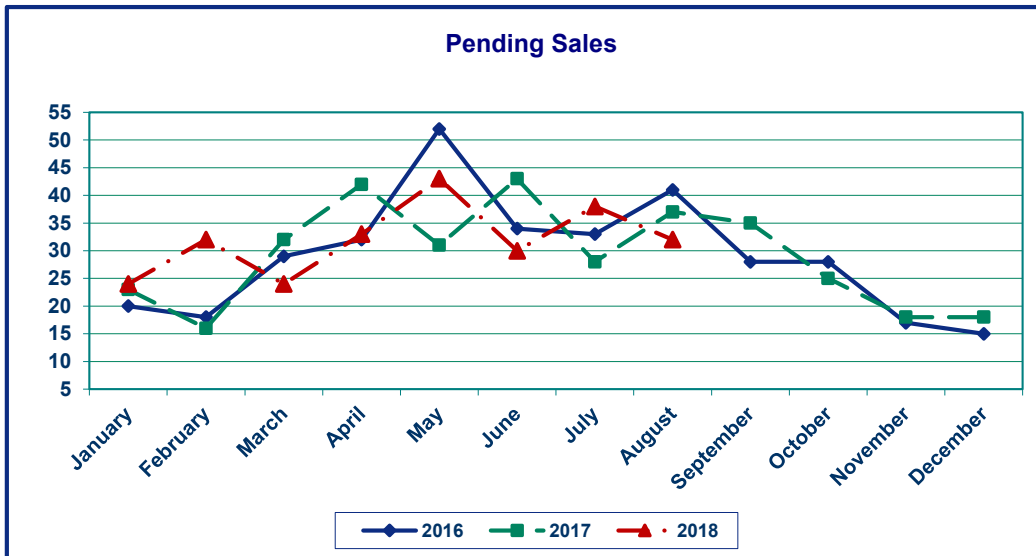
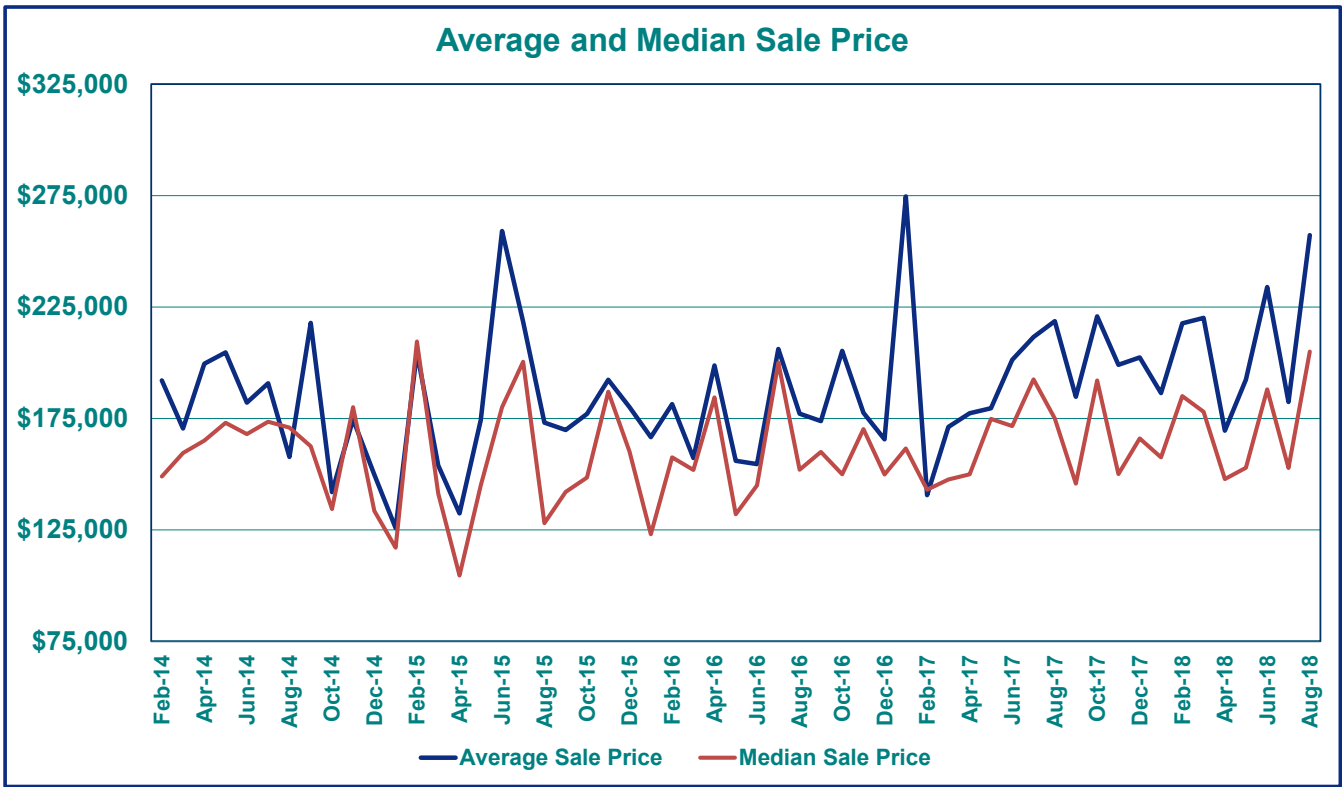
### NEW LISTINGS

#### UNION COUNTY, OR

*This graph shows the new residential listings over the past three calendar years in Union County, Oregon.*

**SALE PRICE**  
**UNION COUNTY, OR**

*This graph represents the average and median sale price for all homes sold in Union County, Oregon.*



**PENDING LISTINGS**

**UNION COUNTY, OR**

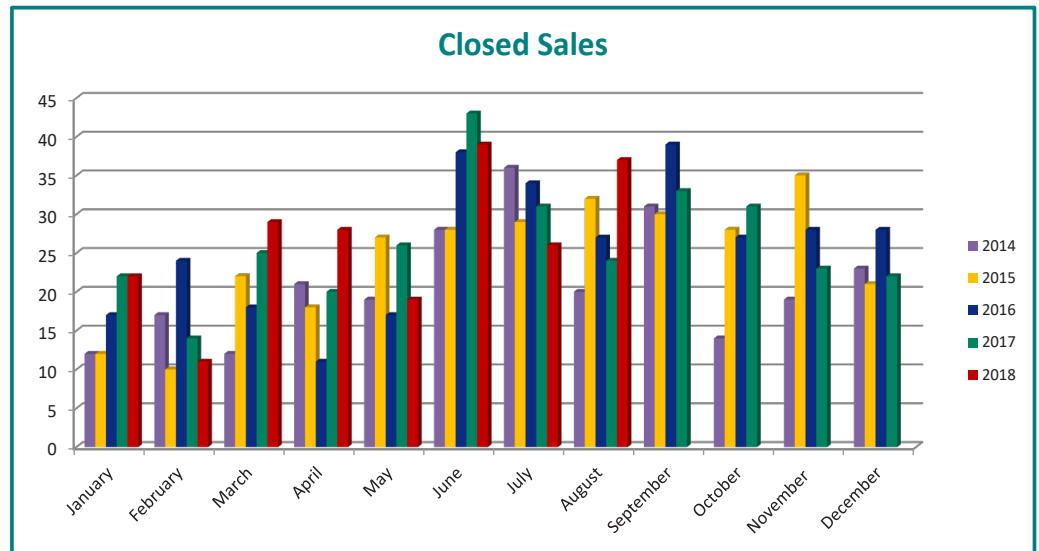
*This graph represents monthly accepted offers in Union County, Oregon over the past three calendar years.*

**CLOSED SALES**  
**UNION COUNTY, OR**

*This graph shows the closed sales over the past five calendar years in Union County, Oregon.*

**Contact RMLS™**  
**8338 NE Alderwood Rd**  
**Suite 230**  
**Portland, OR 97220**  
**(503) 236-7657**  
**communications@rmls.com**

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.



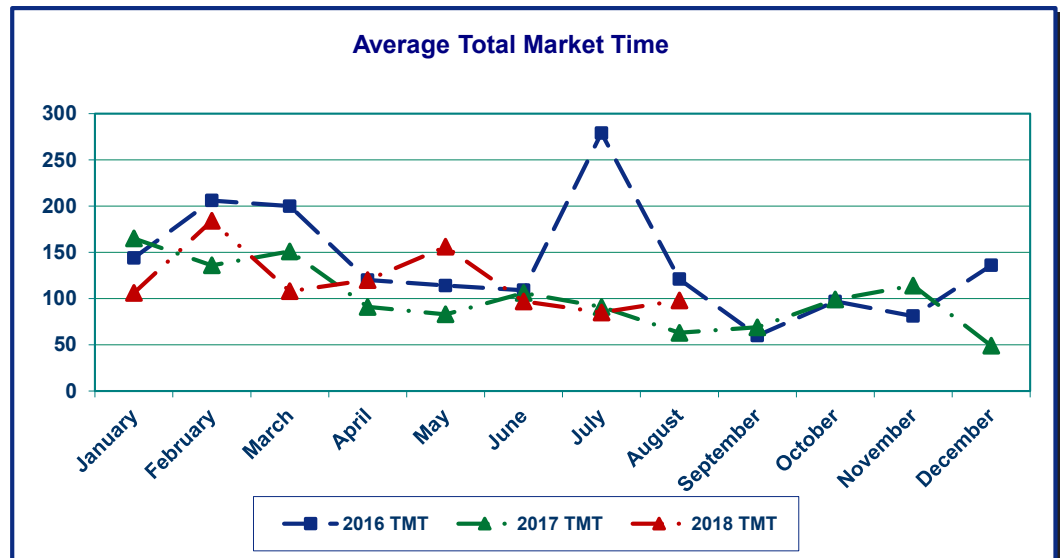
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.

**DAYS ON MARKET**  
**UNION COUNTY, OR**

*This graph shows the average market time for sales in Union County, Oregon, over the past three calendar years.*



Lori Palermo, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



A Publication of RMLS™, The Source for Real Estate Statistics in Your Community

Residential Review: Wallowa County, Oregon

August 2018 Reporting Period

## August Residential Highlights

Closed and pending sales had another strong month in Wallowa this August. Closed sales (13) outpaced the nine closings recorded last year in August 2017 and exactly matched the closings recorded last month in July 2018.

Pending sales (17) ended two stronger than in August 2017 (15) and also matched the 17 offers accepted last month in July 2018.

New listings (16) fell short of August 2017 (18) and July 2018 (24), but remain ahead of the year to date.

Inventory in Wallowa County decreased to 6.6 months in August. Total market time increased to 216 during the same period.

## Year to Date Summary

Activity is warmer so far in 2018 compared to 2017. New listings (146) have increased 62.2%, pending sales (81) have increased 26.6%, and closed sales (63) have increased 5.0%.

## Average and Median Sale Prices

Comparing 2018 with 2017 through August of each year, the average sale price has increased 7.6% from \$206,300 to \$221,900. In the same comparison, the median sale price has increased 2.9% from \$170,100 to \$175,000.

## Inventory in Months\*

	2016	2017	2018
January	10.1	9.3	12.5
February	20.5	55	13.0
March	13.3	5.4	8.3
April	7.4	29.5	17.3
May	6.8	6.4	8.6
June	5.7	13	12.0
July	10.2	5.8	7.1
August	10	7.9	6.6
September	5.1	5.5	
October	11.8	8.6	
November	12.0	9.3	
December	7.5	25	

\*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This number includes proposed and under construction homes.

## Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

### Average Sale Price % Change:

+4.2% (\$211,400 v. \$202,900)

### Median Sale Price % Change:

+11.4% (\$190,000 v. \$170,500)

For further explanation of this measure, see the second footnote on page 2.

Wallowa County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	August	16	17	13	195,900	165,000	216
	July	24	17	13	180,900	147,000	113
	Year-to-date	146	81	63	221,900	175,000	165
2017	August	18	15	9	265,100	204,500	257
	Year-to-date	90	64	60	206,300	170,100	271
Change	August	-11.1%	13.3%	44.4%	-26.1%	-19.3%	-16.1%
	Prev Mo 2018	-33.3%	0.0%	0.0%	8.3%	12.2%	91.2%
	Year-to-date	62.2%	26.6%	5.0%	7.6%	2.9%	-39.1%



# AREA REPORT • 8/2018

## Wallowa County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
97885	Wallowa	12	3	4	2	-	5	167,700	342	24	17	466.7%	15	168,100	160,000	-7.2%	-	-	3	221,700	1	145,000
97857	Lostine	3	0	0	1	-	1	325,000	425	5	4	0.0%	3	238,300	325,000	-7.7%	-	-	3	221,800	-	-
97842	Imnaha	10	1	0	1	-	0	-	-	14	3	200.0%	2	54,000	54,000	-84.0%	-	-	1	20,000	-	-
97846	Joseph	36	5	-	8	60.0%	3	221,500	60	56	28	47.4%	18	244,600	172,500	-16.2%	2	244,500	15	131,000	-	-
97828	Enterprise	25	7	1	5	-50.0%	4	179,600	122	47	29	-21.6%	25	249,300	195,000	34.0%	-	-	15	114,400	-	-
	Wallowa Co. Total	86	16	5	17	13.3%	13	195,900	216	146	81	26.6%	63	221,900	175,000	4.2%	2	244,500	37	136,000	1	145,000

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2018 with August 2017. The Year-To-Date section compares 2018 year-to-date statistics through August with 2017 year-to-date statistics through August.

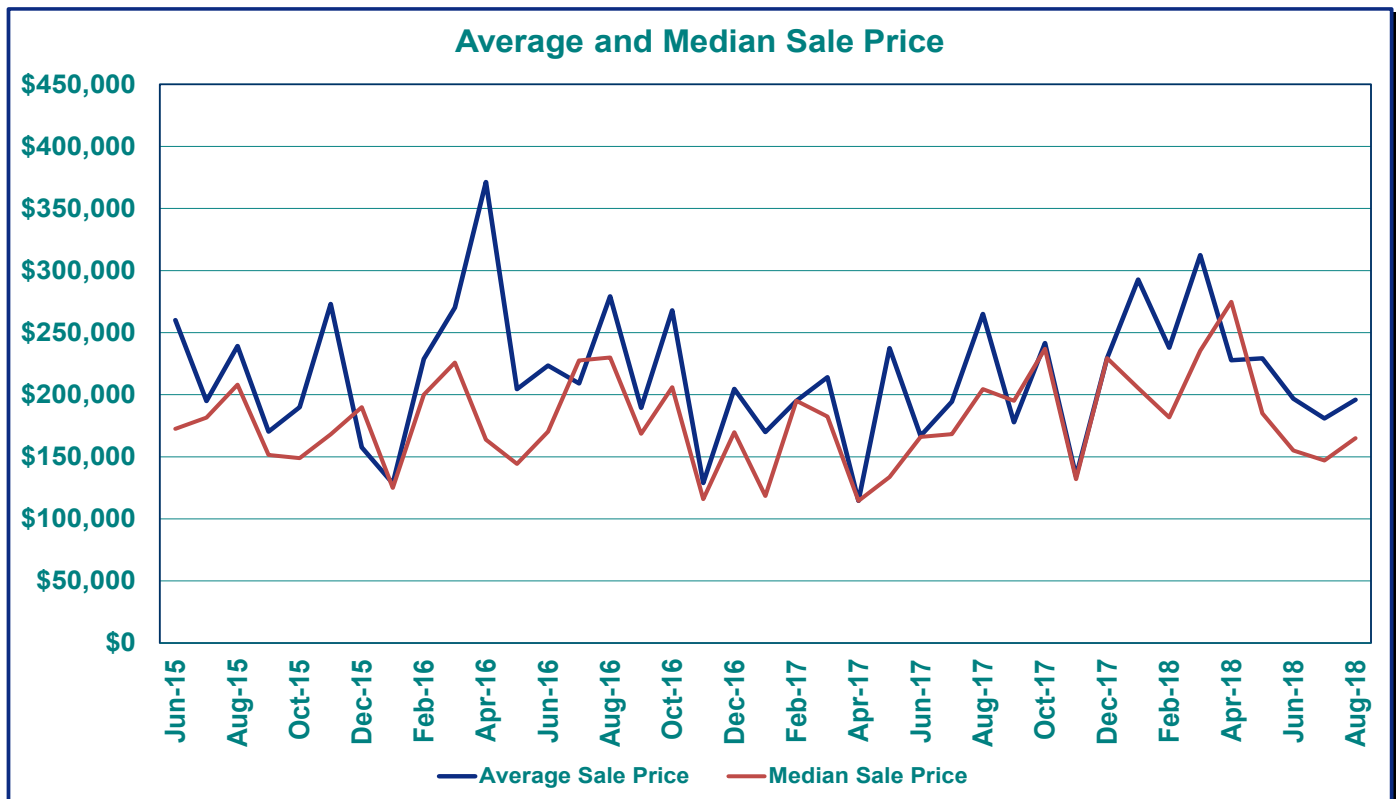
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/17-8/31/18) with 12 months before (9/1/16-8/31/17).

<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

### SALE PRICE

#### WALLOWA COUNTY, OR

*This graph represents the average and median sale price for all homes sold in Wallowa County, Oregon.*

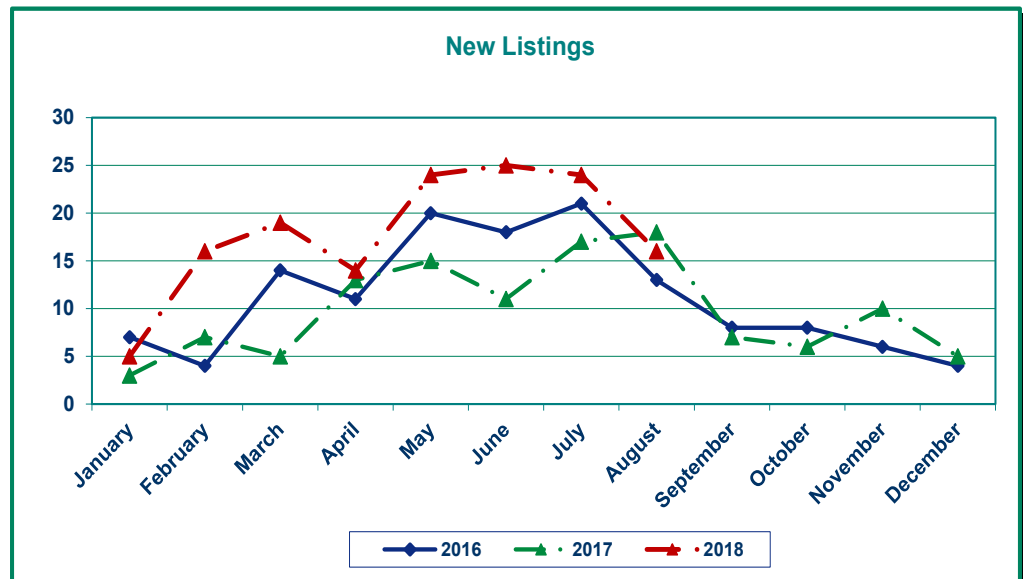




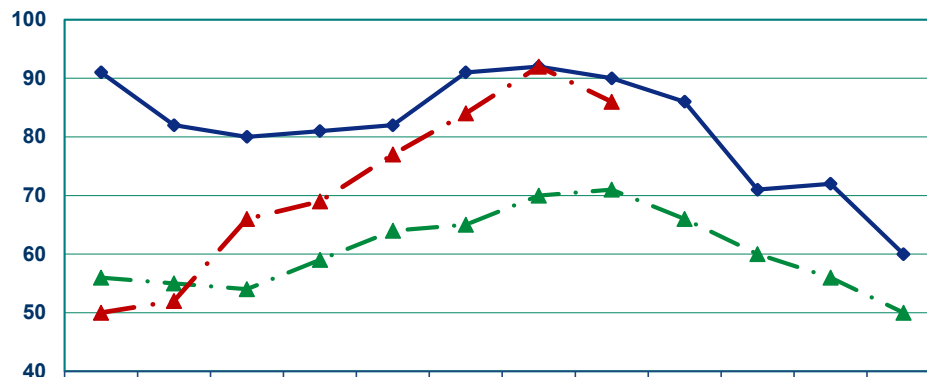
## NEW LISTINGS

### WALLOWA COUNTY, OR

*This graph shows the new residential listings in Wallowa County, Oregon.*



## Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

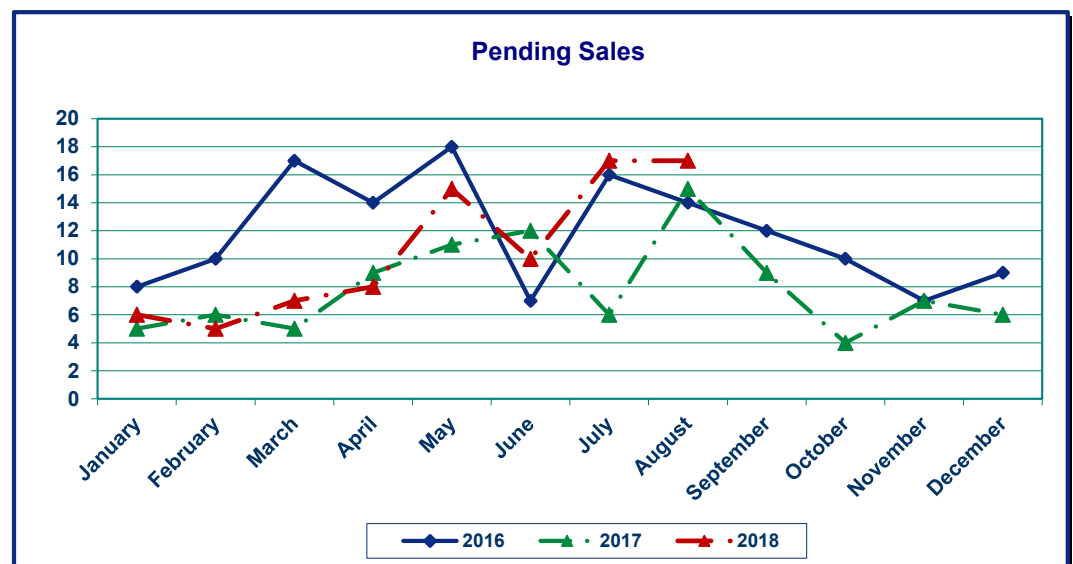
### WALLOWA COUNTY, OR

*This graph shows the active residential listings in Wallowa County, Oregon.*

## PENDING LISTINGS

### WALLOWA COUNTY, OR

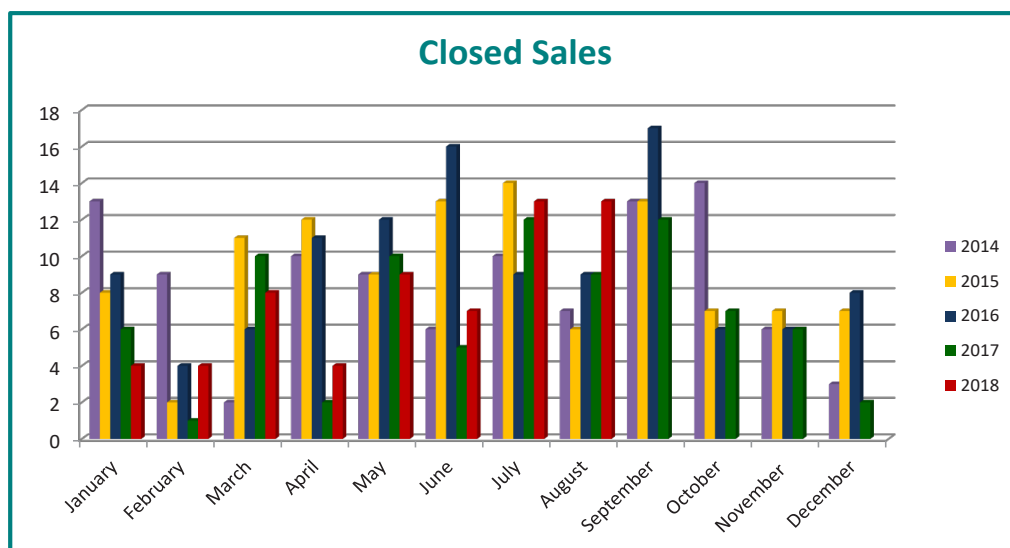
*This graph represents monthly accepted offers in Wallowa County, Oregon.*



**CLOSED SALES** *This graph shows the closed sales in Wallowa*  
**WALLOWA COUNTY, OR** *County, Oregon.*

**Contact RMLS™**  
8338 NE Alderwood Rd  
Suite 230  
Portland, OR 97220  
(503) 236-7657  
communications@rmls.com

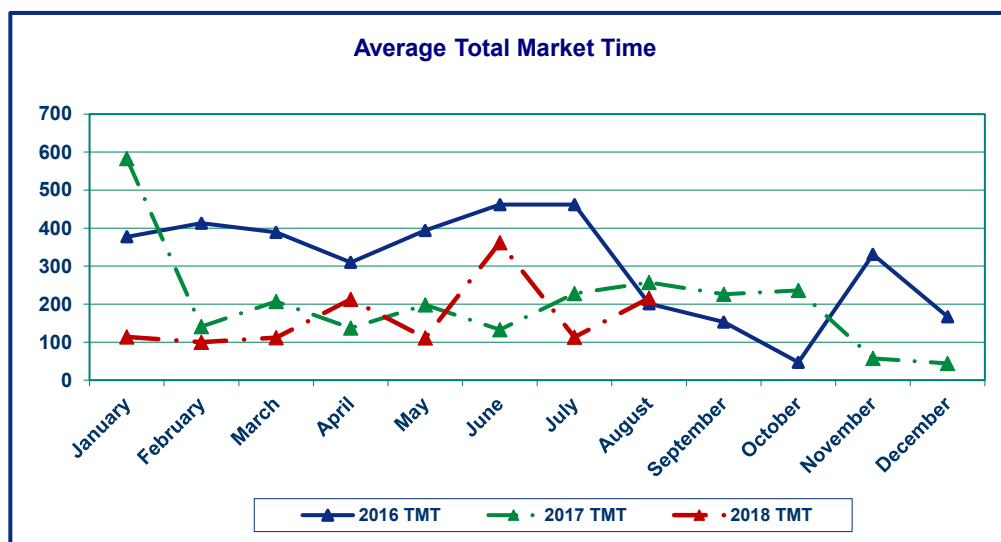
The statistics presented  
in Market Action are  
compiled monthly based  
on figures generated by  
RMLS™.



Market Action Reports  
are compiled for the  
following areas: Portland  
metropolitan area,  
Southwest Washington,  
Mid-Columbia, Columbia  
Basin, Baker County, Coos  
County, Curry County,  
Douglas County, Grant  
County, Josephine County,  
Lane County, North  
Coastal Counties, Polk &  
Marion Counties, Union  
County, and Wallowa  
County.

RMLS™ was formed by area  
Boards and Associations of  
REALTORS® in 1991.

**DAYS ON MARKET** *This graph shows the average market time for sales in*  
**WALLOWA COUNTY, OR** *Wallowa County, Oregon, over the past three*  
*calendar years.*



E-mail subscriptions are  
available for \$45 per year  
by contacting RMLS™.  
Reproduction of any  
portion of this copyrighted  
material is prohibited  
without prior approval of  
RMLS™.



Lori Palmero, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor