

# MARKET ACTION



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

## Residential Review: Baker County, Oregon

October 2018 Reporting Period

### October Residential Highlights

Baker County saw cooler numbers again in October. New listings (17) ended 43.3% below October 2017 (30) and 19.0% below September 2018 (21)—the lowest October for new listings on the RMLS™ record, dating to 2007.

Pending sales (13) fared similarly, cooling 53.6% from October 2017 (28) and 7.1% from September 2018 (14).

Closed sales (15) fell 48.3% under October 2017 (29) and 28.6% under September 2018 (21).

Inventory in October rose to 6.6 months, and total market time decreased to 34 days.

### Average and Median Sale Prices

Comparing 2018 to 2017 through October, the average sale price has increased 15.4% from \$146,900 to \$169,500. In the same comparison, the median sale price has increased 12.6% from \$127,000 to \$143,000.

### 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	4.9
October	7.4	4.6	6.6
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.

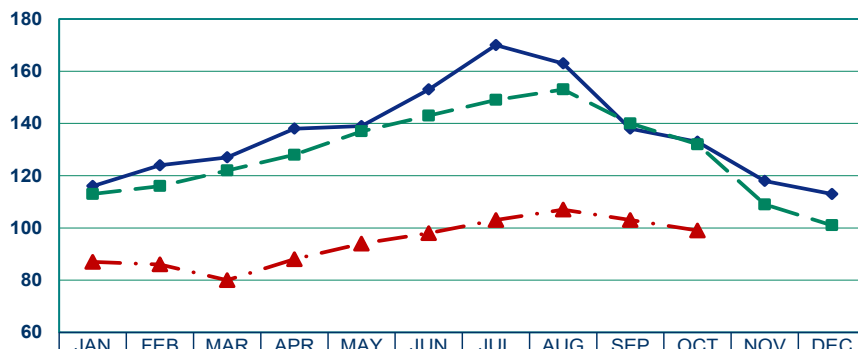
Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	October	17	13	15	165,400	135,000	34
	September	21	14	21	202,300	157,500	77
	Year-to-date	279	204	218	169,500	143,000	121
2017	October	30	28	29	144,700	110,000	140
	Year-to-date	320	224	205	146,900	127,000	144
Change	October	-43.3%	-53.6%	-48.3%	14.3%	22.7%	-75.5%
	Prev Mo 2018	-19.0%	-7.1%	-28.6%	-18.2%	-14.3%	-55.8%
	Year-to-date	-12.8%	-8.9%	6.3%	15.4%	12.6%	-16.1%

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

**Average Sale Price % Change:**  
+15.6% (\$168,000 v. \$145,300)  
**Median Sale Price % Change:**  
+14.2% (\$142,800 v. \$125,000)

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 • 10/2018

## 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	63	16	6	11	-50.0%	14	152,200	37	216	164	-10.4%	177	164,100	140,000	15.2%	7	136,400	15	61,000	6	146,300		
461	Haines/Anthony Lk/ Muddy Crk	7	0	0	0	-100.0%	0	-	-	8	5	-28.6%	6	193,800	151,500	4.1%	-	-	3	123,300	-	-		
462	Sumpter/McEwen/ Bourne/Phillips Lk/ Grant	14	1	2	1	-50.0%	0	-	-	26	12	0.0%	11	178,100	184,500	6.2%	1	60,000	11	39,300	-	-		
463	Unity/ Hereford	3	-	0	0	-	0	-	-	4	2	100.0%	2	98,300	98,300	-	-	-	-	-	-	-		
464	Huntington/ Lime	0	0	0	0	-100.0%	0	-	-	-	2	0.0%	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	0	0	0	-100.0%	0	-	-	10	6	-14.3%	6	187,900	142,500	8.1%	1	50,000	-	-	-	-		
467	Halfway/ Cornucopia	8	0	0	1	-	1	350,000	2	15	13	8.3%	13	249,500	150,000	57.4%	-	-	2	25,800	-	-		
468	Oxbow	1	0	1	0	-	0	-	-	-	0	-	0	-	-	-	0	-	0	-	0	-		
	Baker County	99	17	9	13	-53.6%	15	165,400	34	279	204	-8.9%	218	169,500	143,000	15.6%	9	118,300	31	57,100	7	159,000		

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/17-10/31/18) with 12 months before (11/1/16-10/31/17).

<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.



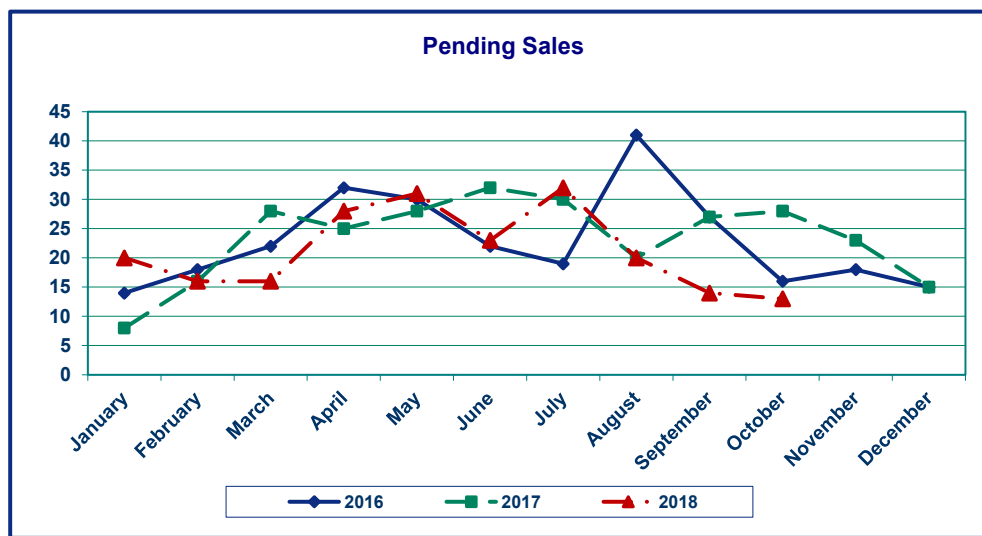
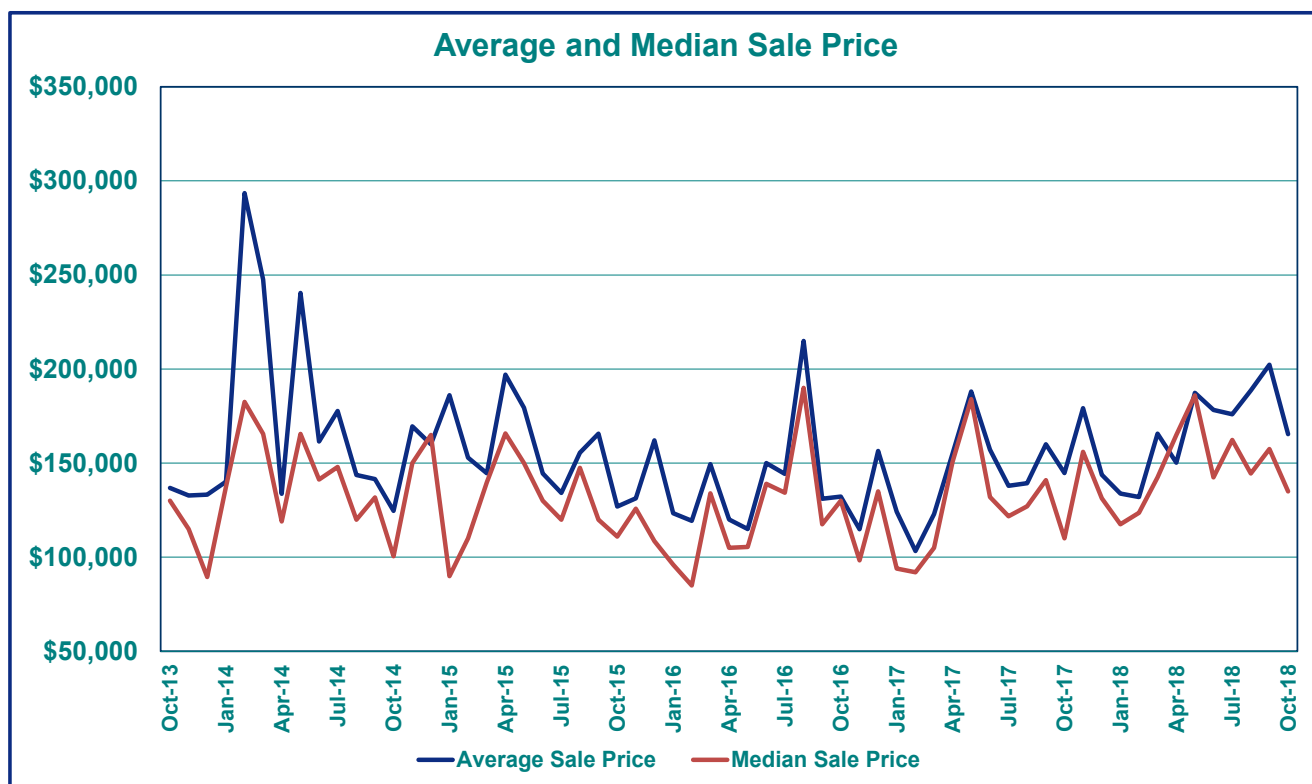
### NEW LISTINGS BAKER COUNTY, OR

*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

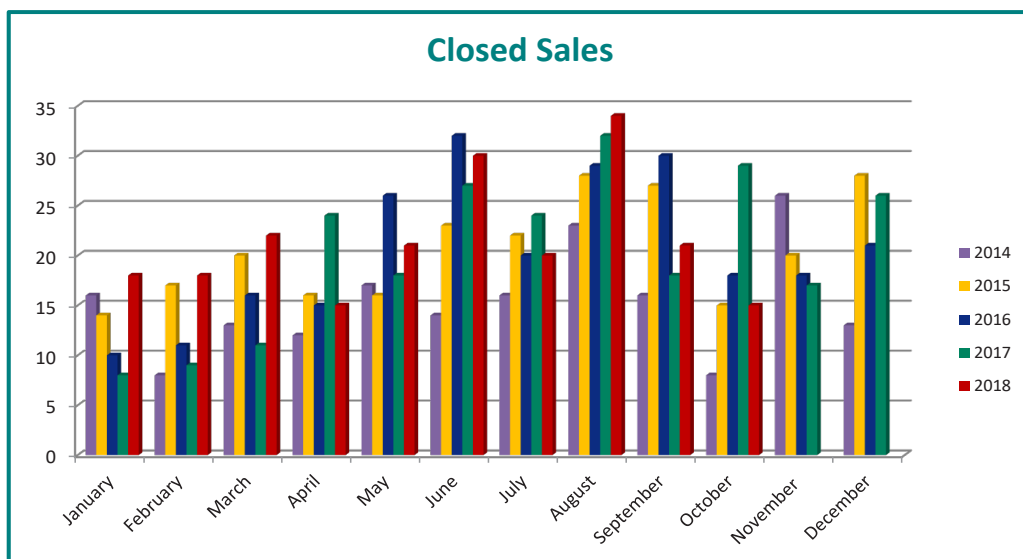
*This graph represents monthly accepted offers in Baker County, Oregon over the past three calendar years.*

## 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™.



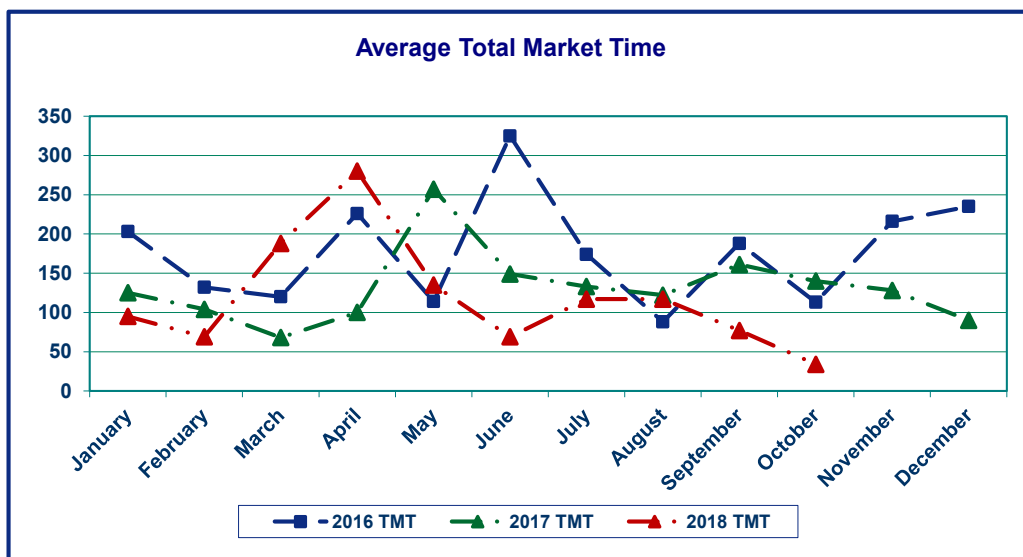
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

October 2018 Reporting Period

## October Residential Highlights

The Columbia Basin saw gains almost across the board this October. Closed sales (79) rose 8.2% over October 2017 (73) and 9.7% over last month in September 2018 (72). This was the strongest October in the region for closings since at least 2007 when RMLS™ started its record-keeping.

New listings (94) outpaced October 2017 (91) by 3.3% and September 2018 (79) by 19.0%, the strongest October since 2015 when 95 new listings were offered.

Pending sales, at 70, exactly matched October 2017 and rose 7.7% above the 65 offers accepted last month in September 2018.

## Year to Date Summary

Looking at the first ten months of 2018 compared to 2017, closed sales (778) have increased 15.4%,

pending sales (802) have increased 14.2%, and new listings (996) have increased 8.7%.

## Average and Median Sale Prices

Comparing 2018 to 2017 through October, the average sale price has increased 8.6% from \$177,300 to \$192,600. In the same comparison, the median sale price has increased 12.4% from \$159,900 to \$179,700.

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	3.5
October	3.8	3.7	3.0
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:

+6.9% (\$190,000 v. \$177,700)

### Median Sale Price % Change:

+9.4% (\$175,000 v. \$159,900)

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	October	94	70	79	189,600	180,000	55
	September	79	65	72	185,200	178,400	119
	Year-to-date	996	802	778	192,600	179,700	89
2017	October	91	70	73	189,700	165,000	106
	Year-to-date	916	702	674	177,300	159,900	102
Change	October	3.3%	0.0%	8.2%	-0.1%	9.1%	-48.2%
	Prev Mo 2018	19.0%	7.7%	9.7%	2.4%	0.9%	-53.8%
	Year-to-date	8.7%	14.2%	15.4%	8.6%	12.4%	-12.0%

# AREA REPORT • 10/2018

## 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/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	Average Sale Price
380	Arlington/N	6	1	0	1	-50.0%	-	-	-	12	8	-11.1%	11	110,300	80,000	-25.1%	-	-	2	29,200	-	-	
381	Condon/S	6	3	1	2	100.0%	0	-	-	20	18	157.1%	14	89,000	91,300	-18.5%	-	-	1	10,000	-	-	
	Gilliam Co. Total	12	4	1	3	0.0%	-	-	-	32	26	62.5%	25	98,400	88,500	-22.5%	-	-	3	22,800	-	-	
420	Boardman/NW	6	5	0	2	100.0%	2	290,000	12	19	22	-18.5%	31	238,300	226,500	24.3%	-	-	5	37,400	-	-	
421	Irrigon	9	9	2	5	66.7%	4	162,000	139	49	34	21.4%	31	144,500	150,000	20.6%	1	15,200	6	26,100	1	100,000	
422	Ione	1	0	0	0	-	0	-	-	2	2	100.0%	3	171,200	176,500	81.5%	-	-	2	918,300	-	-	
423	Lexington	3	1	2	0	-	0	-	-	6	3	-25.0%	3	215,000	285,000	59.7%	-	-	-	-	-	-	
424	Heppner/S	10	1	3	0	-100.0%	0	-	-	25	14	27.3%	16	139,700	98,000	-8.3%	-	-	5	72,000	-	-	
	Morrow Co. Total	29	16	7	7	40.0%	6	204,700	96	101	75	5.6%	84	181,700	166,000	20.3%	1	15,200	18	141,100	1	100,000	
430	Umatilla	10	7	-	5	-28.6%	5	132,200	63	86	78	66.0%	71	183,500	191,200	25.4%	1	106,000	8	85,400	1	355,000	
431	Hermiston	52	21	9	23	21.1%	26	236,400	49	310	242	12.0%	231	224,700	229,500	8.4%	8	447,600	13	119,700	7	799,900	
432	Stanfield	5	3	-	3	0.0%	4	147,700	41	21	18	5.9%	17	158,600	155,000	0.4%	-	-	3	51,500	-	-	
433	Echo	1	1	0	0	-	0	-	-	2	2	-50.0%	2	386,200	386,200	23.9%	-	-	3	41,700	-	-	
435	Pendleton City Limits	64	24	4	13	-18.8%	20	177,900	30	236	191	13.0%	179	189,900	175,000	2.0%	6	237,100	11	111,900	7	175,600	
436	E-Meacham, Cayuse	3	0	0	0	-	1	319,000	115	5	2	-60.0%	2	186,800	186,800	41.4%	-	-	1	123,300	-	-	
437	NE-Athena, Helix, Adams, Weston	26	4	6	3	-40.0%	7	113,800	59	71	55	37.5%	56	154,800	136,000	7.3%	-	-	6	65,800	-	-	
438	S-Pilot Rock, Ukiah	16	5	1	1	-66.7%	2	133,500	25	36	25	92.3%	26	135,200	129,300	-8.0%	1	201,000	1	275,000	-	-	
439	Milton-Freewater	20	9	6	12	33.3%	8	176,400	106	96	88	-15.4%	85	202,000	163,000	15.6%	2	57,500	8	125,900	-	-	
	Umatilla Co. Total	197	74	26	60	-3.2%	73	188,400	52	863	701	14.0%	669	197,500	186,400	6.5%	18	301,400	54	102,800	15	478,900	

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

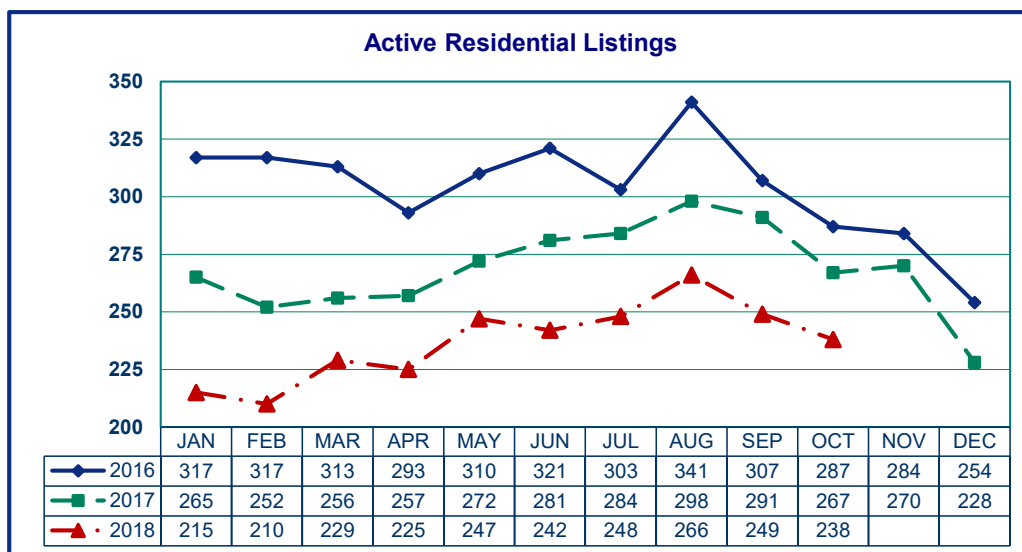
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/17-10/31/18) with 12 months before (11/1/16-10/31/17).

<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

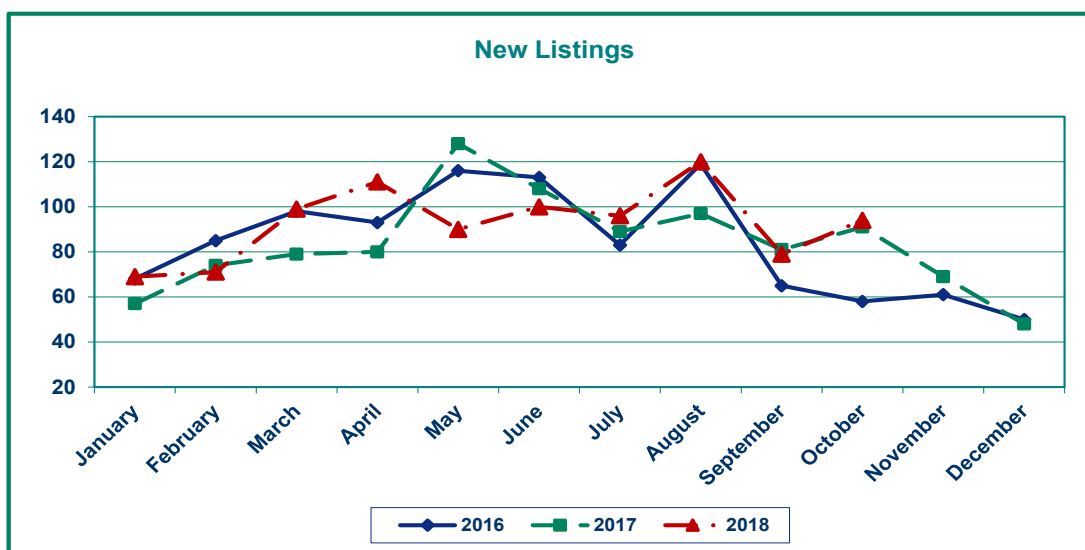
*This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.*



## NEW LISTINGS

### COLUMBIA BASIN, OR

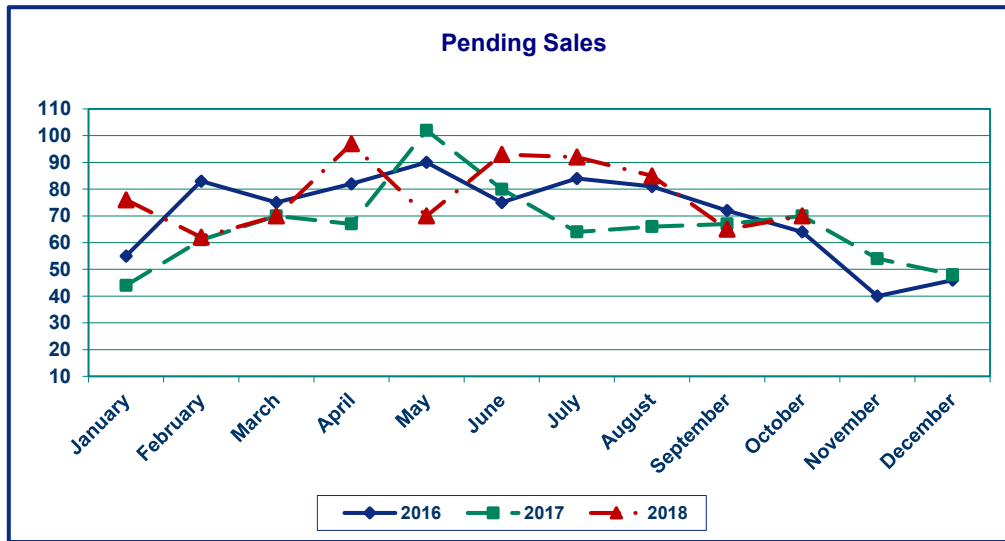
*This graph shows the new residential listings over the past three calendar years in Columbia Basin, Oregon.*



## PENDING LISTINGS

### COLUMBIA BASIN, OR

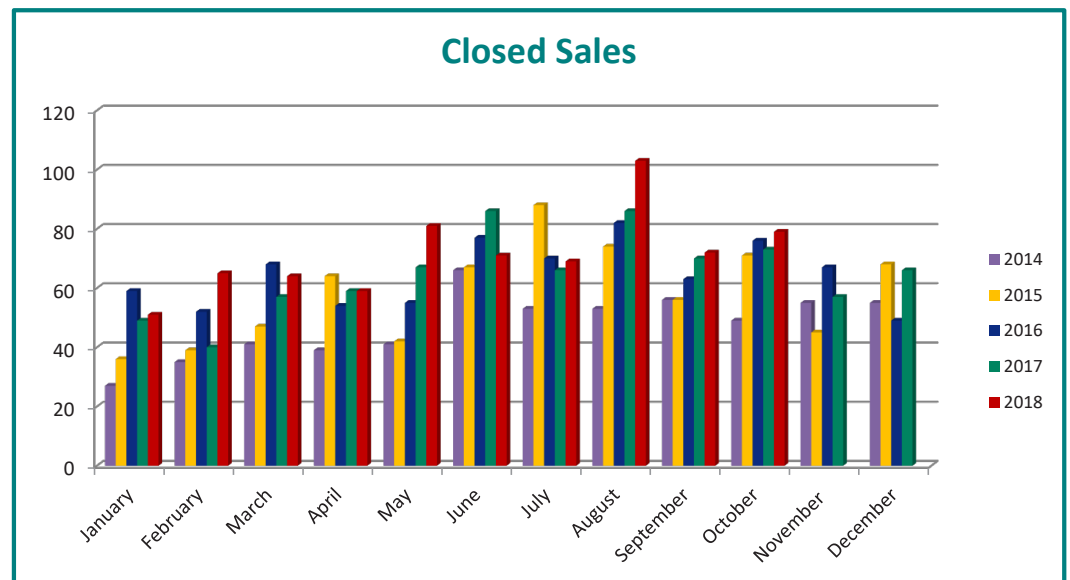
*This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years*



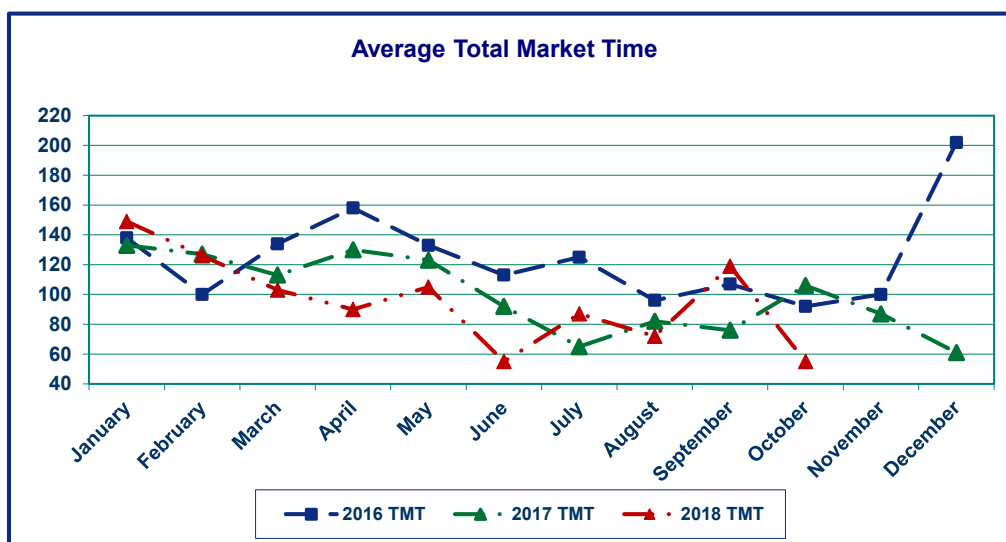
## CLOSED SALES

### 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.*

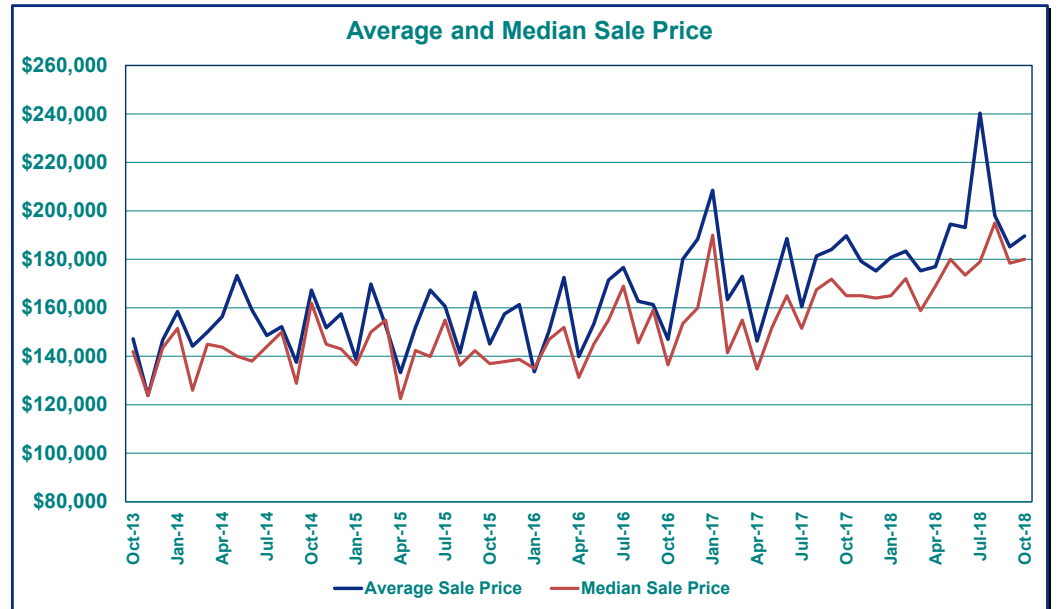
**Contact RMLS™**  
**8338 NE Alderwood Rd**  
**Suite 230**  
**Portland, OR 97220**  
**(503) 236-7657**  
**communications@rmls.com**

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

October 2018 Reporting Period

### October Residential Highlights

October brought gains nearly across the board in Coos County. Closed sales, at 106, ended 7.1% ahead of the 99 closings recorded last year in October 2017 and 1.9% ahead of last month in September 2018 (104).

Pending sales (129) closed 3.2% ahead of October 2017 (125) and 22.9% ahead of September 2018 (105). New listings (103) outpaced October 2017 (99) by 4.0% but ended 23.7% cooler than the 135 new listings offered last month in September 2018.

### Year to Date Summary

Activity so far in 2018 is ahead of 2017. Closed sales (984) have increased 4.2%, pending sales (1,061) have increased 3.2%, and new listings (1,414) have increased 2.0% so far this year.

### Average and Median Sale Prices

Comparing 2018 to 2017 through October, the average sale price has increased 5.9% from \$220,700 to \$233,800. In the same comparison, the median sale price has increased 8.5% from \$189,000 to \$205,000.

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	4.0
October	5.7	3.7	3.3
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	October	103	129	106	249,100	231,400	78
	September	135	105	104	231,700	231,800	97
	Year-to-date	1,414	1,061	984	233,800	205,000	90
2017	October	99	125	99	236,900	215,000	109
	Year-to-date	1,386	1,028	944	220,700	189,000	113
Change	October	4.0%	3.2%	7.1%	5.1%	7.6%	-28.6%
	Prev Mo 2018	-23.7%	22.9%	1.9%	7.5%	-0.2%	-19.6%
	Year-to-date	2.0%	3.2%	4.2%	5.9%	8.5%	-20.9%

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

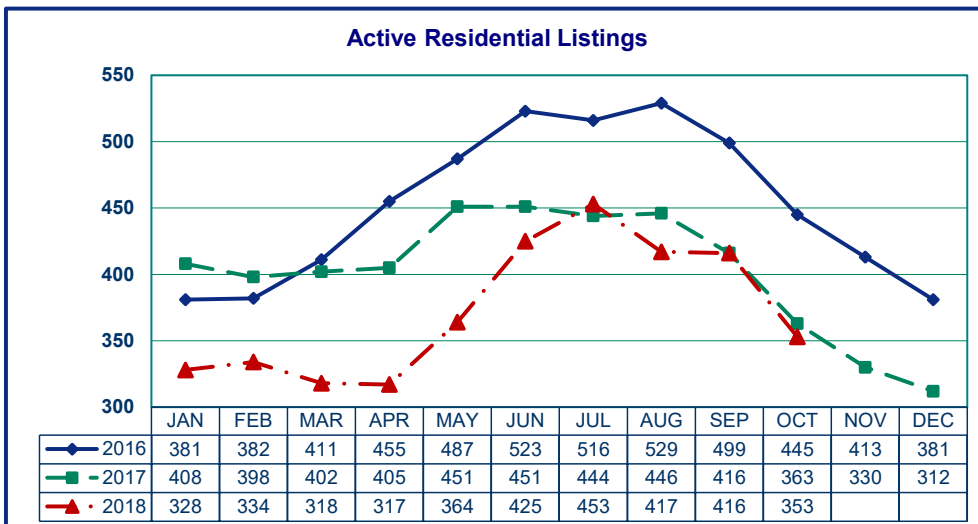
#### Average Sale Price % Change:

+6.0% (\$231,600 v. \$218,500)

#### Median Sale Price % Change:

+8.6% (\$204,800 v. \$188,500)

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 • 10/2018

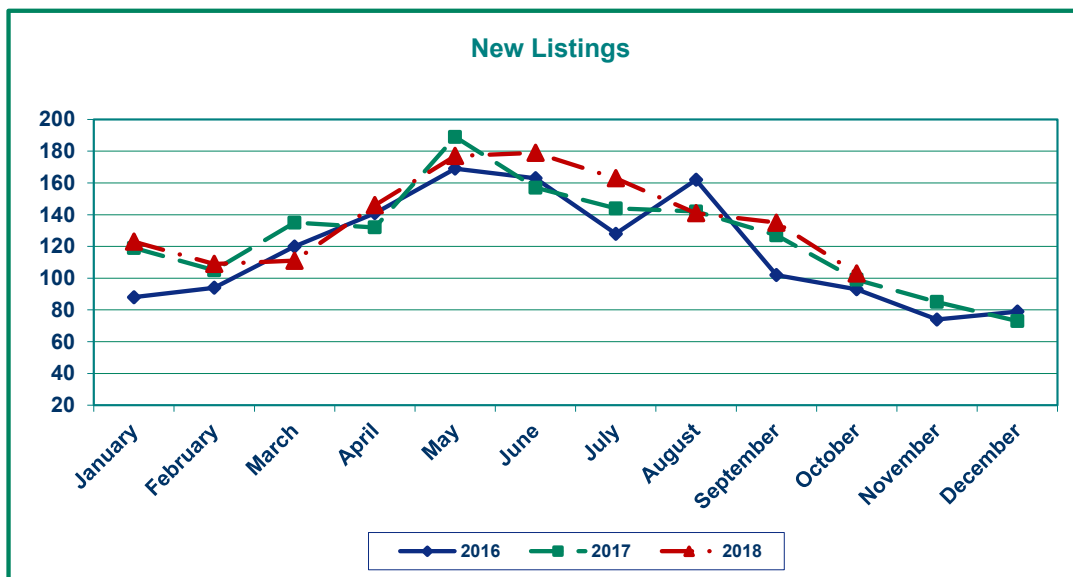
## Coos County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date								Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings	Expired/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
97407	Allegeny	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97411	Bandon	70	12	6	22	0.0%	21	315,400	180	217	171	6.2%	158	324,700	296,300	8.7%	12	315,800	75	145,900	1	226,000
97414	Broadbent	0	0	0	0	-	0	-	-	2	3	-	2	707,500	707,500	-	-	-	-	-	-	-
97420	Coos Bay	113	47	20	52	-5.5%	40	244,700	54	569	443	9.7%	404	207,600	188,500	8.8%	9	749,400	47	87,900	20	167,700
97423	Coquille	39	11	4	12	-7.7%	11	211,200	31	160	116	5.5%	118	210,200	179,000	-0.6%	3	189,800	11	142,300	3	141,300
97449	Lakeside	30	6	5	6	-14.3%	8	213,000	85	101	66	0.0%	63	230,000	210,000	21.5%	4	404,900	15	81,500	-	-
97458	Myrtle Point	32	5	2	13	160.0%	6	177,600	55	90	62	-6.1%	55	199,200	175,000	-11.1%	3	154,100	3	71,500	1	156,300
97459	North Bend	62	21	6	24	14.3%	19	254,000	50	258	196	-6.2%	181	237,500	225,000	-0.4%	2	375,000	15	86,000	5	246,200
97466	Powers	7	1	3	0	-100.0%	1	79,500	-	17	4	-66.7%	3	73,500	76,000	-28.7%	-	-	1	10,000	-	-
	Coos County	353	103	46	129	3.2%	106	249,100	78	1,414	1,061	3.2%	984	233,800	205,000	6.0%	33	422,300	167	116,000	30	179,700

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/17-10/31/18) with 12 months before (11/1/16-10/31/17).

<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.

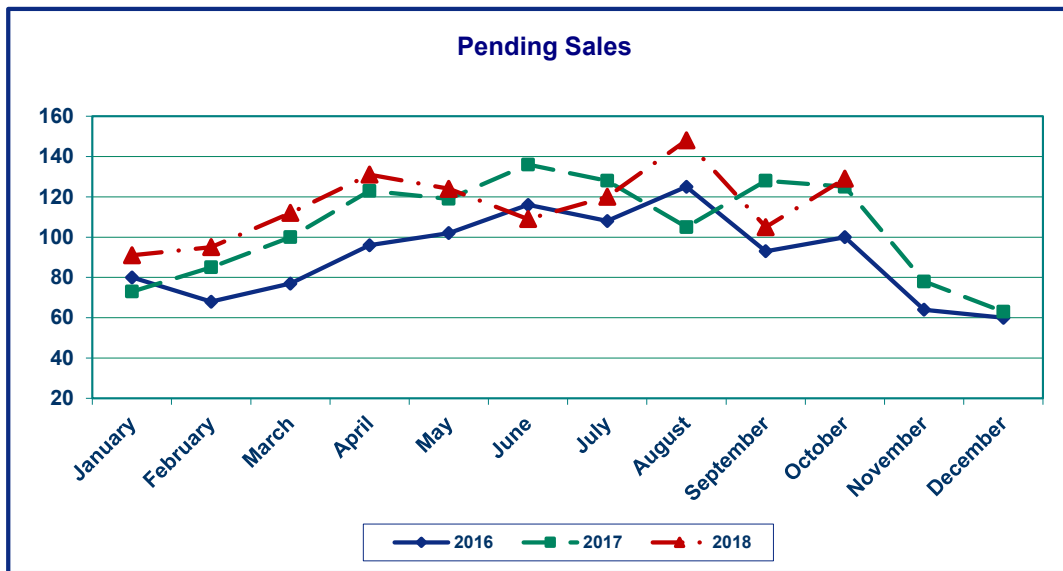
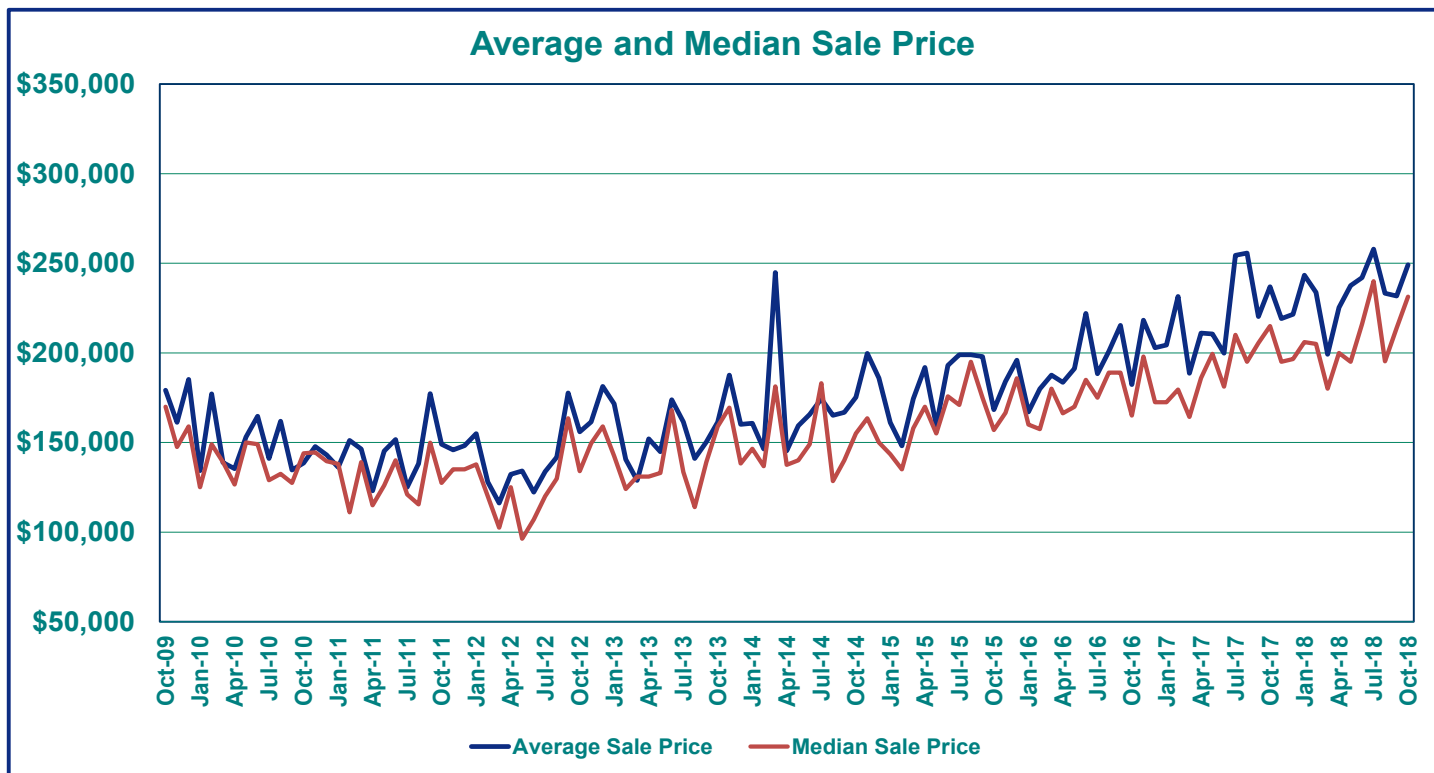


### NEW LISTINGS COOS COUNTY, OR

*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

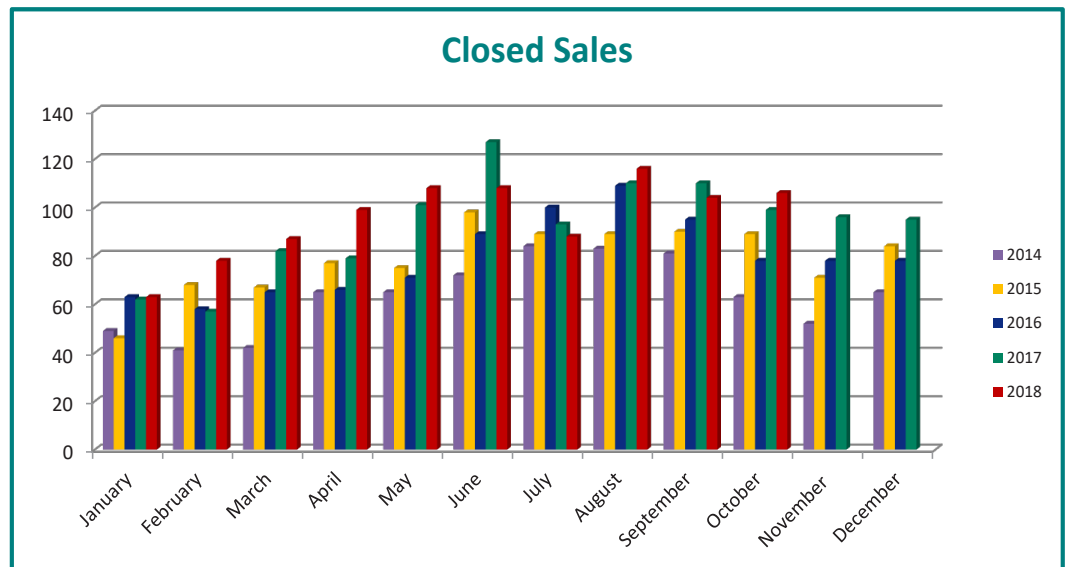
*This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.*

**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™.



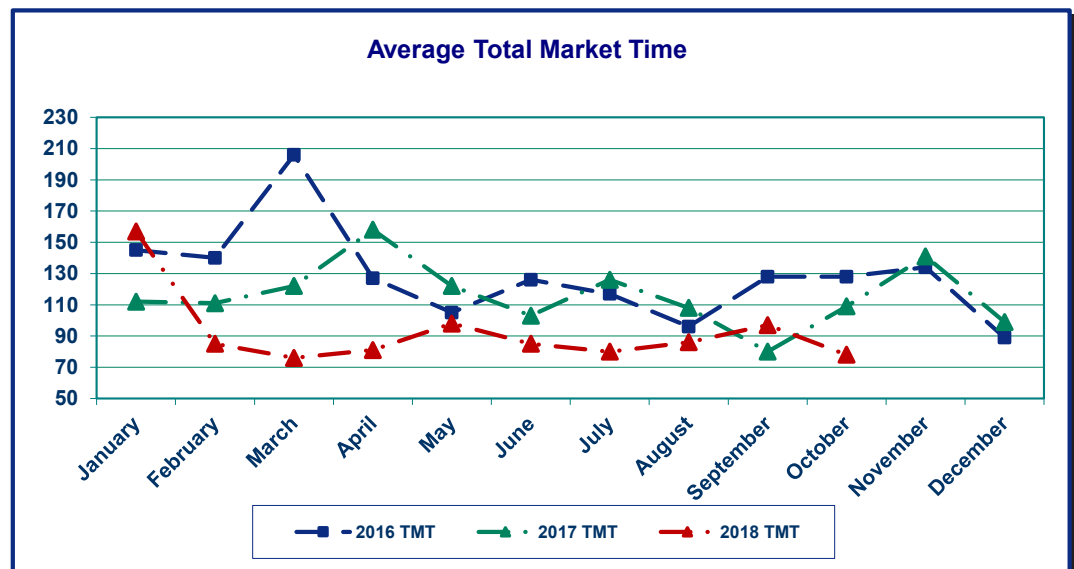
Market Action Reports  
are compiled for the  
following areas: Portland  
metropolitan area,  
Southwest Washington,  
Mid-Columbia, Columbia  
Basin, Baker County, Coos  
County, Curry County,  
Douglas County, Grant  
County, Josephine County,  
Lane County, North  
Coastal Counties, Polk &  
Marion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

October 2018 Reporting Period

## October Residential Highlights

New listings saw some gains this October in Curry County. There were 64 new listings offered, a 6.7% increase over both last year in October 2017 and last month in September 2018, both months when 60 new listings were offered. This was the strongest October for new listings in Curry County on the RMLS™ record.

Closed sales (55) fared well, outpacing October 2017 (51) by 7.8% despite cooling 22.5% from September 2018 (71). Pending sales, at 56, were 3.4% cooler than last year in October 2017 (58).

## Year to Date Summary

Comparing the first ten months to 2018 to the same period in 2017, closed sales (513) have increased 10.8% and pending sales (528) have increased 8.0%. New listings (761) have decreased 1.2%.

## Average and Median Sale Prices

Comparing 2018 to 2017 through October, the average sale price rose 12.9% from \$277,700 to \$313,400. In the same comparison, the median sale price rose 8.2% from \$245,000 to \$265,000.

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	4.3
October	5.9	6.9	5.4
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	October	64	56	55	328,800	277,500	185
	September	60	61	71	302,400	258,900	156
	Year-to-date	761	528	513	313,400	265,000	162
2017	October	60	58	51	272,300	280,000	197
	Year-to-date	770	489	463	277,700	245,000	163
Change	October	6.7%	-3.4%	7.8%	20.7%	-0.9%	-6.0%
	Prev Mo 2018	6.7%	-8.2%	-22.5%	8.7%	7.2%	18.6%
	Year-to-date	-1.2%	8.0%	10.8%	12.9%	8.2%	-0.9%

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

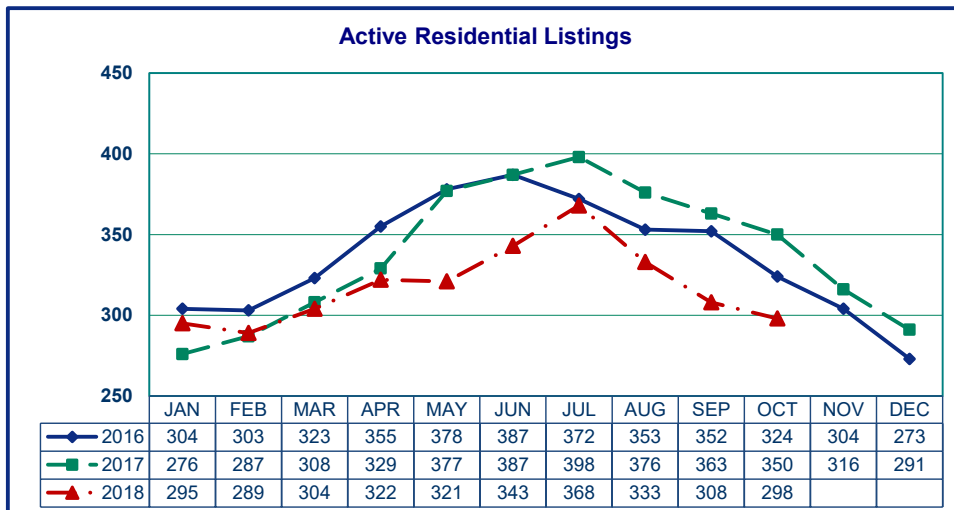
Average Sale Price % Change:

+14.2% (\$314,600 v. \$275,400)

Median Sale Price % Change:

+8.3% (\$265,300 v. \$245,000)

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 • 10/2018

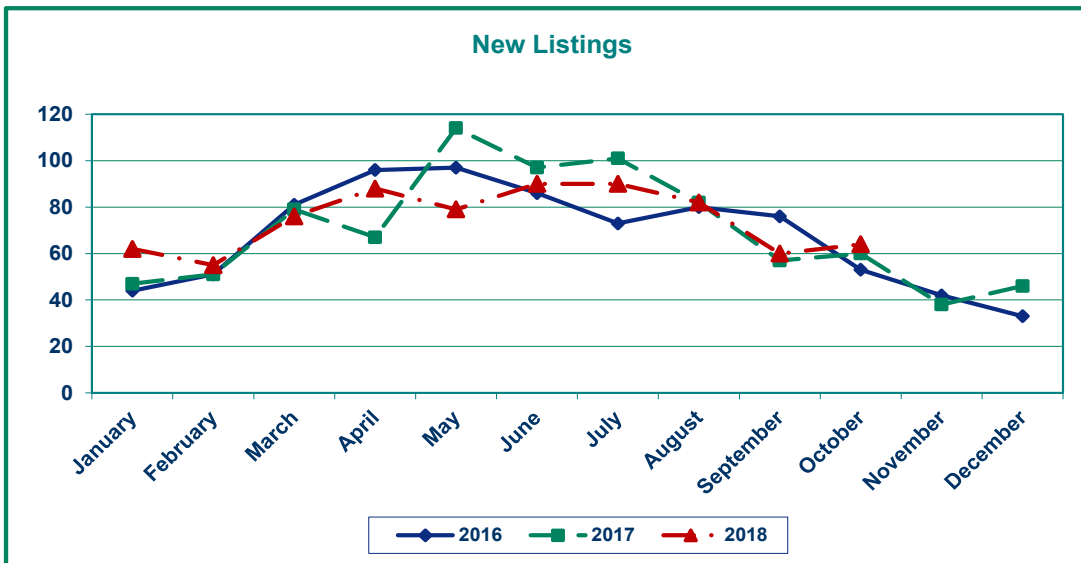
## Curry County, Oregon

		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	92	25	10	20	-20.0%	17	357,300	154	260	171	-2.8%	170	325,600	294,500	5.3%	4	353,100	32	103,700	6	336,900	
271	Harbor, Winchuck, SB Chetco	57	20	6	16	128.6%	11	274,200	101	160	111	27.6%	108	260,800	200,000	-5.4%	5	267,000	14	151,600	-	-	
272	Carpenterville, Cape Ferrello, Whaleshead	32	5	5	4	33.3%	4	194,500	223	65	41	10.8%	38	279,700	247,500	7.6%	-	-	5	120,800	-	-	
273	Gold Beach	79	13	11	11	-26.7%	12	400,600	180	196	143	15.3%	138	359,900	266,500	41.9%	5	477,800	24	166,500	4	261,300	
274	Port Orford	38	1	5	5	-37.5%	11	309,800	310	80	62	-4.6%	59	287,800	219,000	31.1%	4	556,500	26	132,600	1	325,000	
	Curry County	298	64	37	56	-3.4%	55	328,800	185	761	528	8.0%	513	313,400	265,000	14.2%	18	409,000	101	133,500	11	308,300	

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/17-10/31/18) with 12 months before (11/1/16-10/31/17).

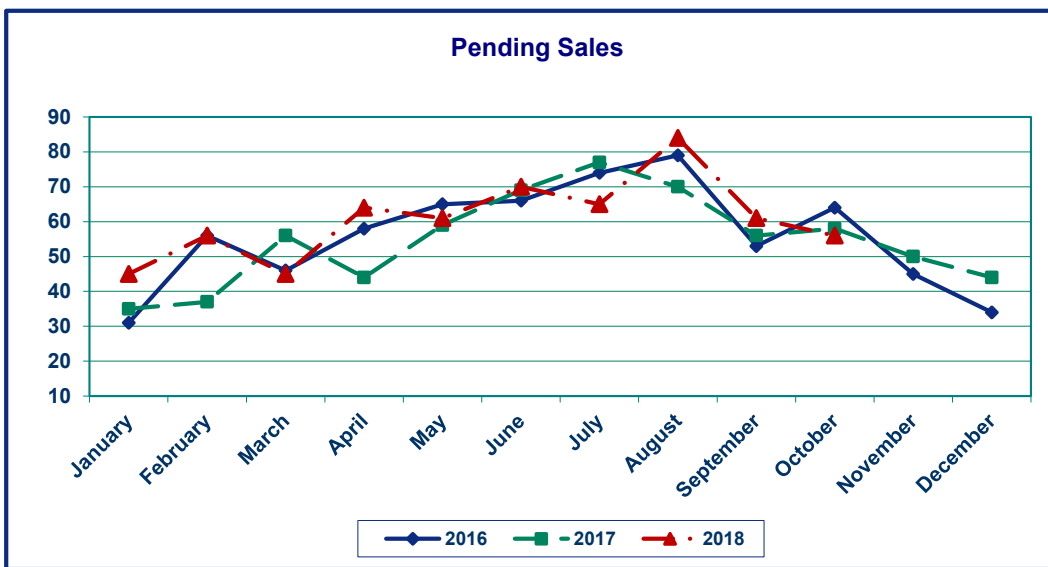
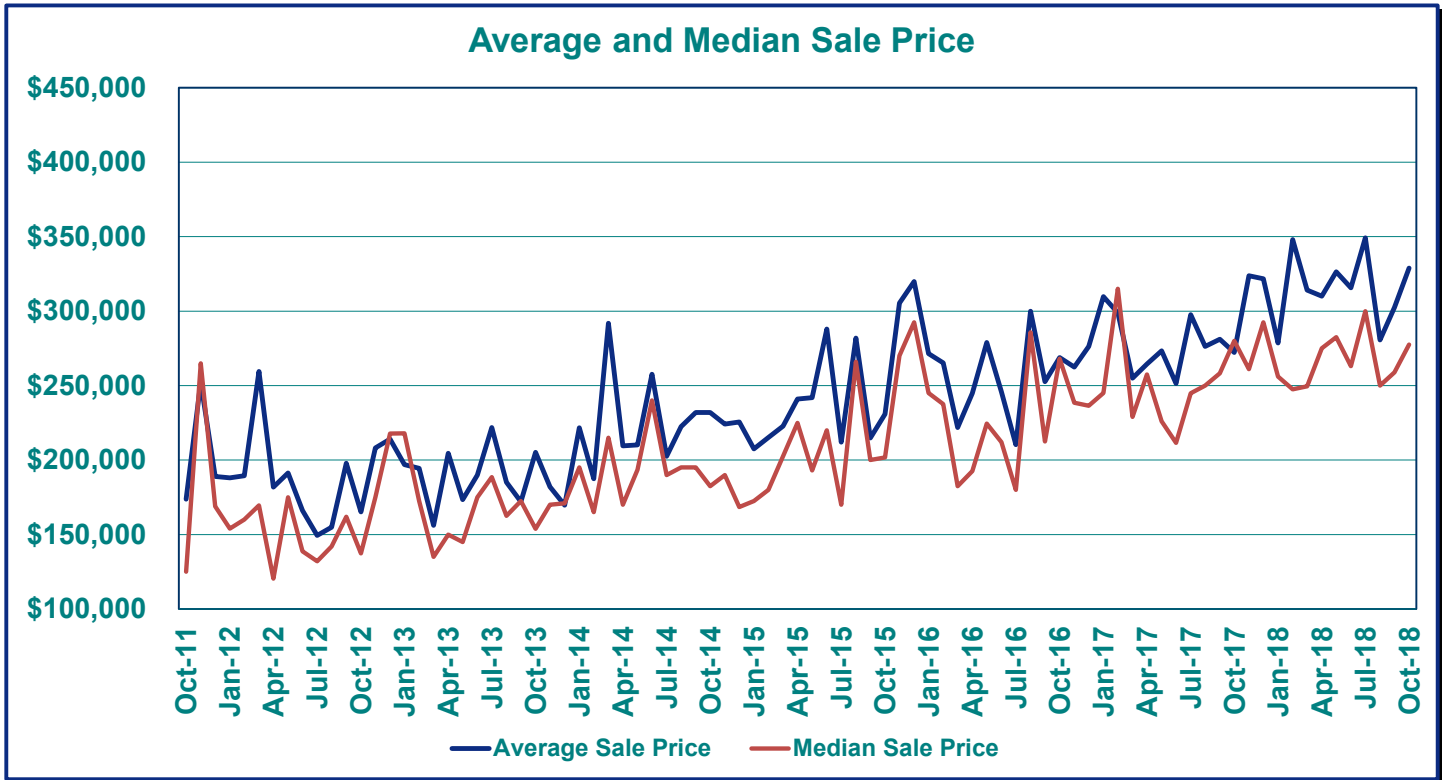
<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



**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.*

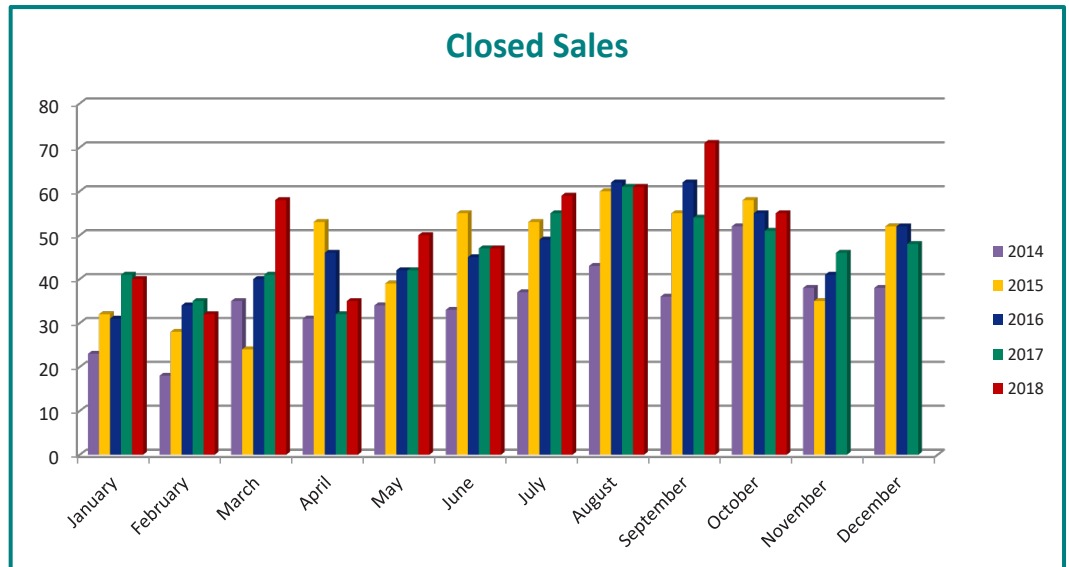


**CLOSED SALES**  
**CURRY COUNTY, OR**

*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™.



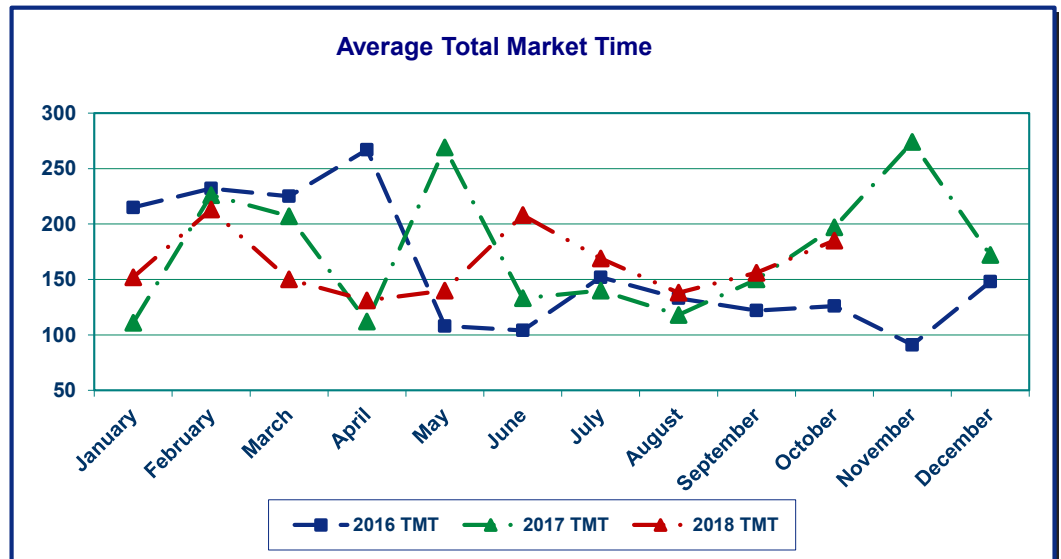
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

October 2018 Reporting Period

## October Residential Highlights

Closed sales made a strong showing this October in Douglas County. There were 158 closings, a 1.3% increase over October 2017, a 14.5% increase over September 2018, and the strongest October for closings in Douglas County since at least 2001.

Pending sales (153) cooled 3.8% compared with October 2017 (159) and 9.5% compared with September 2018 (169).

New listings, at 160, ended 10.6% below the 179 new listings offered last year in October 2017 and 16.2% below the 191 new listings offered last month in September 2018.

October saw inventory decrease to 3.3 months and total market time decreased to 59 days during the same period.

## Year to Date Summary

Comparing the first ten months of 2018 to the same period in 2017, closed sales (1,515) have increased 5.7%, new listings (2,122) have increased 4.6%, and pending sales (1,575) have increased 2.9%.

## Average and Median Sale Prices

Comparing 2018 to 2017 through October, the average sale price in Douglas County has increased 10.8% from \$211,200 to \$234,000. In the same comparison the median sale price has increased 10.3% from \$189,000 to \$208,500.

## 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	4.1
October	4.1	3.4	3.3
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:**  
+9.5% (\$230,600 v. \$210,600)  
**Median Sale Price % Change:**  
+8.5% (\$205,000 v. \$189,000)

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	October	160	153	158	228,000	202,500	59
	September	191	169	138	213,900	194,000	67
	Year-to-date	2,122	1,575	1,515	234,000	208,500	75
2017	October	179	159	156	210,200	175,500	75
	Year-to-date	2,028	1,530	1,433	211,200	189,000	96
Change	October	-10.6%	-3.8%	1.3%	8.5%	15.4%	-20.7%
	Prev Mo 2018	-16.2%	-9.5%	14.5%	6.6%	4.4%	-11.9%
	Year-to-date	4.6%	2.9%	5.7%	10.8%	10.3%	-21.5%

# AREA REPORT • 10/2018

## 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	51	20	2	19	26.7%	23	242,100	75	222	177	-8.3%	176	220,200	212,000	1.6%	12	321,600	27	61,400	4	743,300	
252	NW Roseburg	64	13	6	13	-35.0%	11	324,000	68	233	174	16.0%	157	339,300	289,900	9.2%	1	200,000	13	108,400	1	194,000	
253	SE Roseburg	33	9	2	7	-12.5%	4	264,400	127	124	97	5.4%	97	200,200	185,400	17.0%	9	276,700	5	36,800	12	197,100	
254	SW Roseburg	51	12	5	14	-12.5%	14	327,900	58	191	126	-4.5%	128	334,600	262,500	16.1%	-	-	15	98,000	7	526,700	
255	Glide & E of Roseburg	30	6	2	9	50.0%	5	341,200	98	83	61	10.9%	55	283,100	268,000	6.3%	-	-	8	72,600	1	275,000	
256	Sutherlin/Oakland Area	79	27	11	20	-13.0%	23	244,500	41	285	188	-7.4%	178	241,500	220,000	7.8%	9	187,900	48	76,900	2	247,500	
257	Winston & SW of Roseburg	31	14	4	16	14.3%	21	205,200	58	196	168	-2.3%	163	226,300	208,500	22.7%	5	563,000	32	108,000	5	198,500	
258	Myrtle Creek & S/SE of Roseburg	83	23	13	18	-30.8%	15	173,900	55	331	220	6.3%	215	187,700	160,000	5.4%	5	867,000	36	84,500	4	142,100	
259	Green District	28	19	1	18	20.0%	17	175,900	46	190	167	20.1%	162	191,900	190,000	9.5%	-	-	4	310,700	1	315,000	
265	North Douglas County	70	17	8	19	18.8%	25	160,200	53	267	197	5.3%	184	181,300	169,900	8.6%	10	160,400	25	111,100	2	112,500	
	Douglas County	520	160	54	153	-3.8%	158	228,000	59	2,122	1,575	2.9%	1,515	234,000	208,500	9.5%	51	333,200	213	91,600	39	310,000	

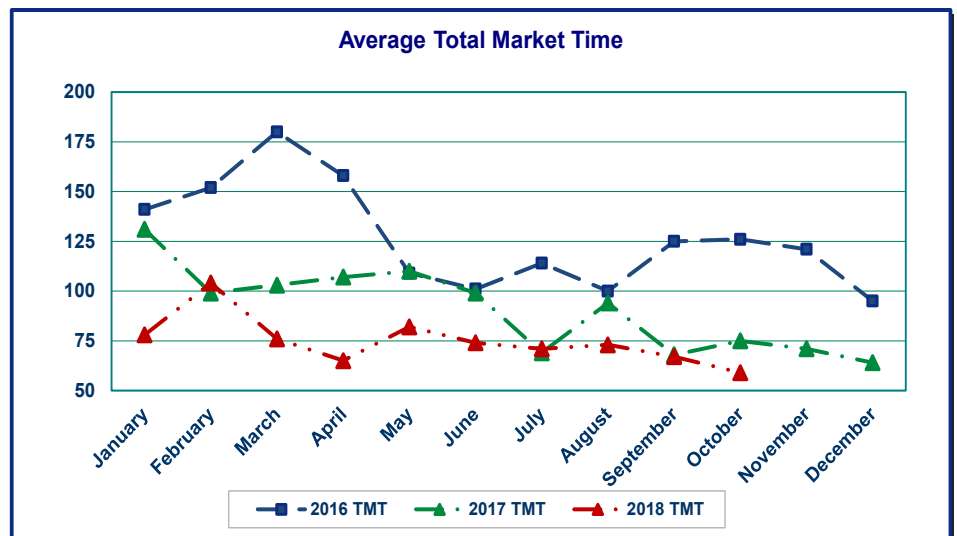
<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares October 2018 with October 2017. The Year-To-Date section compares 2018 year-to-date statistics through October with 2017 year-to-date statistics through October.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/17-10/31/18) with 12 months before (11/1/16-10/31/17).

<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

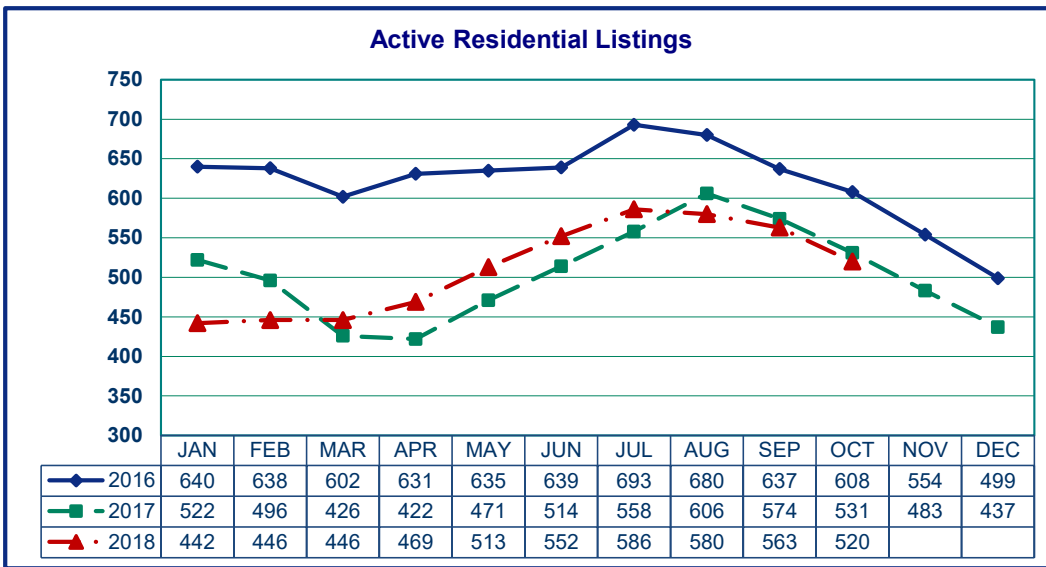
*This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.*



## ACTIVE RESIDENTIAL LISTINGS

### DOUGLAS COUNTY, OR

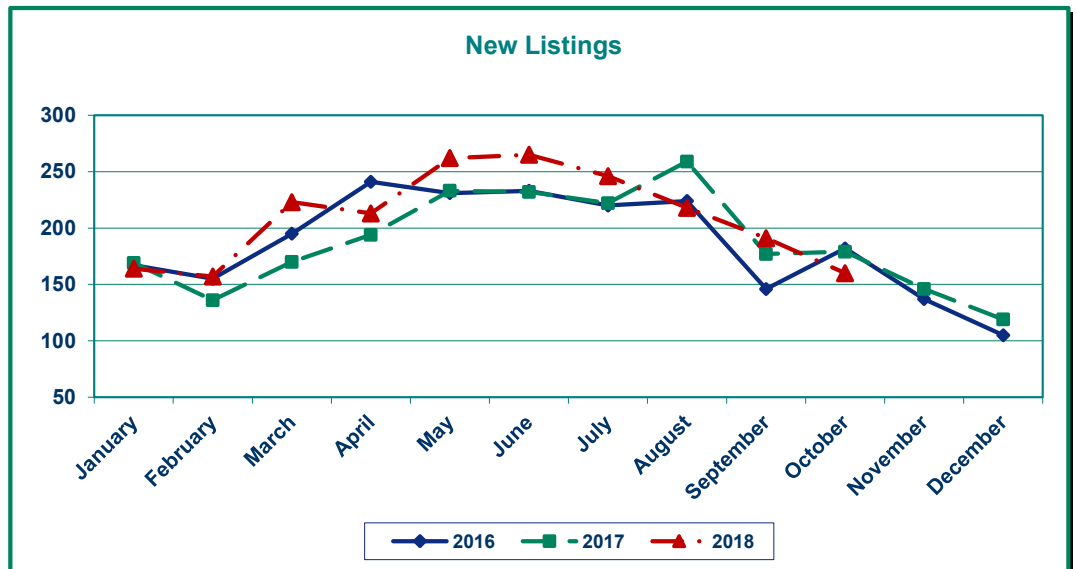
*This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.*



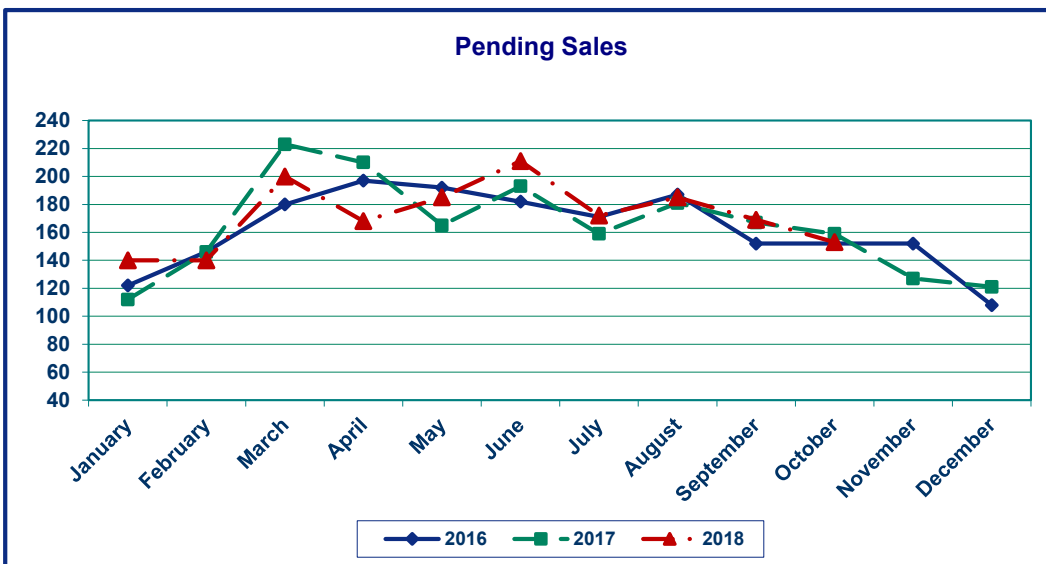
## NEW LISTINGS

### 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

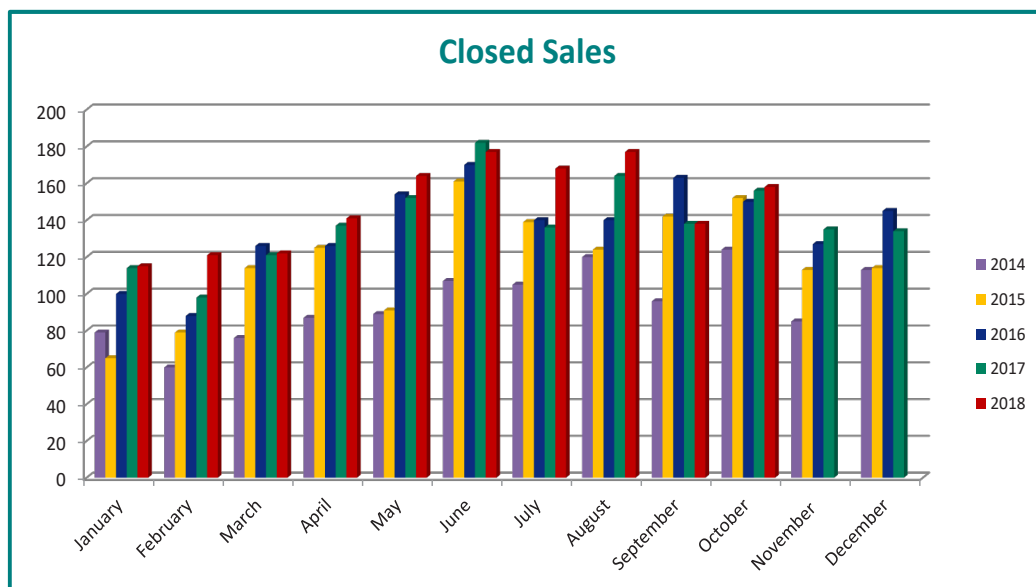
*This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.*

## 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™.



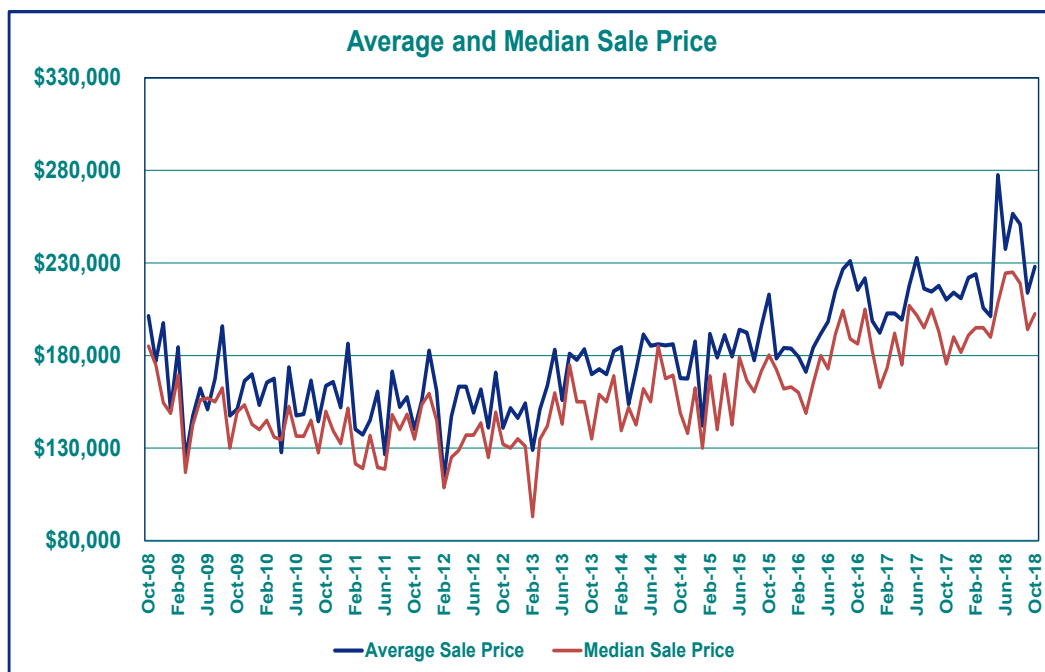
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

October 2018 Reporting Period

## October Residential Highlights

Grant County saw a healthy uptick in closed sales this October. Ten closings outpaced October 2017 (7) and September 2018 (6)—but didn't quite beat the October record of 17 closings from October 2015.

Eight new listings bested the six from October 2017 but fell short

of the 12 offered last month in September 2018. There were four pending sales, falling one short of October 2017 and two short of September 2018.

Inventory decreased to 6.6 months in October, with total market time increasing to 156 days.

## Average and Median Sales Prices

Comparing 2018 to 2017 through October, the average sale price increased 2.3% from \$158,400 to \$162,100. In the same comparison, the median sale price decreased 1.1% from \$132,500 to \$131,000.

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	11.0
October	13.0	9.6	6.6
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:**  
+4.7% (\$159,400 v. \$152,300)  
**Median Sale Price % Change:**  
+4.0% (\$130,000 v. \$125,000)

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	October	8	4	10	203,300	183,400	156
	September	12	6	6	195,100	164,000	111
	Year-to-date	113	78	76	162,100	131,000	178
2017	October	6	5	7	160,900	106,500	455
	Year-to-date	109	76	73	158,400	132,500	357
Change	October	33.3%	-20.0%	42.9%	26.4%	72.2%	-65.7%
	Prev Mo 2018	-33.3%	-33.3%	66.7%	4.2%	11.8%	40.5%
	Year-to-date	3.7%	2.6%	4.1%	2.3%	-1.1%	-50.1%

# AREA REPORT • 10/2018

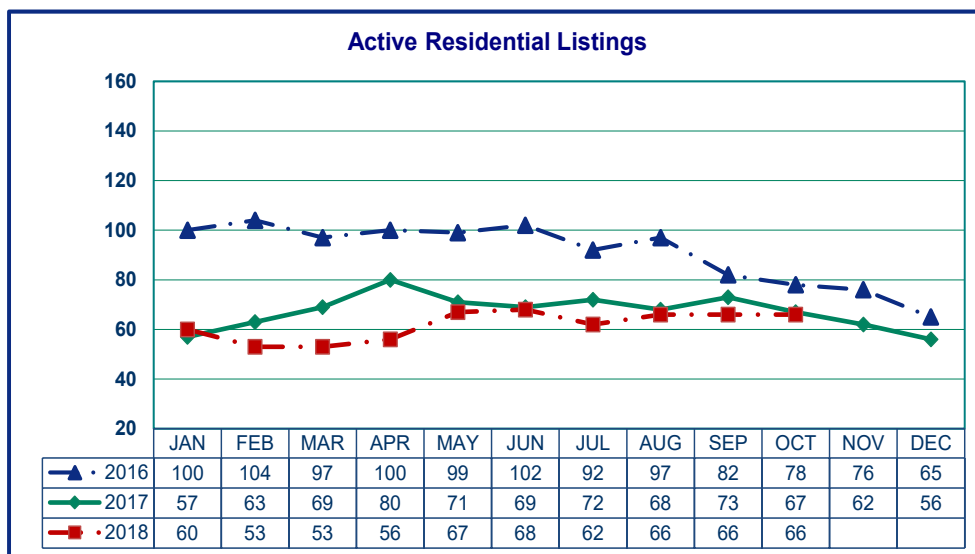
## Grant County, Oregon

		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
		-	0	0	0	-	0	-	-	-	-	-	-	-	-	-	-	-	2	205,500	-	-
97820	Canyon City	11	4	-	1	-	5	177,500	142	28	21	61.5%	20	178,200	155,900	-14.9%	-	-	6	34,300	-	-
97825	Dayville	3	0	0	-	-	0	-	-	5	2	100.0%	2	210,000	210,000	8.1%	-	-	4	245,000	-	-
97845	John Day	19	-	1	3	0.0%	2	150,000	211	32	25	-26.5%	26	153,100	130,000	29.3%	2	134,000	10	70,200	-	-
97848	Kimberly	3	0	0	0	-	0	-	-	2	-	-100.0%	-	-	-	-	-	-	1	165,000	-	-
97856	Long Creek	2	0	3	-	-	1	340,000	142	4	2	-33.3%	2	194,500	194,500	122.9%	-	-	-	-	-	-
97864	Monument	4	2	0	0	-	0	-	-	4	-	-100.0%	-	-	-	-	-	-	1	209,000	-	-
97865	Mount Vernon	12	1	0	0	-	1	450,000	153	19	11	10.0%	11	189,500	140,000	3.7%	-	-	5	129,000	-	-
97869	Prairie City	12	1	1	0	-100.0%	1	55,000	139	18	15	15.4%	13	134,300	94,000	0.2%	-	-	2	66,800	-	-
97873	Seneca	0	0	0	0	-	0	-	-	1	2	-	2	67,500	67,500	-3.6%	-	-	-	-	-	-
	Grant County	66	8	5	4	-20.0%	10	203,300	156	113	78	2.6%	76	162,100	131,000	4.6%	2	134,000	31	111,300	-	-

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/17-10/31/18) with 12 months before (11/1/16-10/31/17).

<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

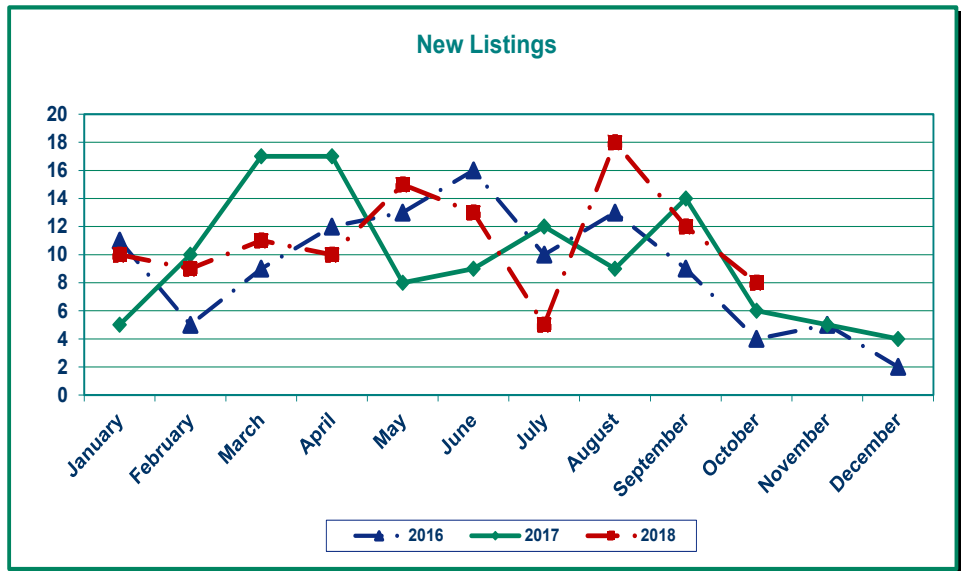
*This graph shows the active residential listings in Grant County, Oregon.*



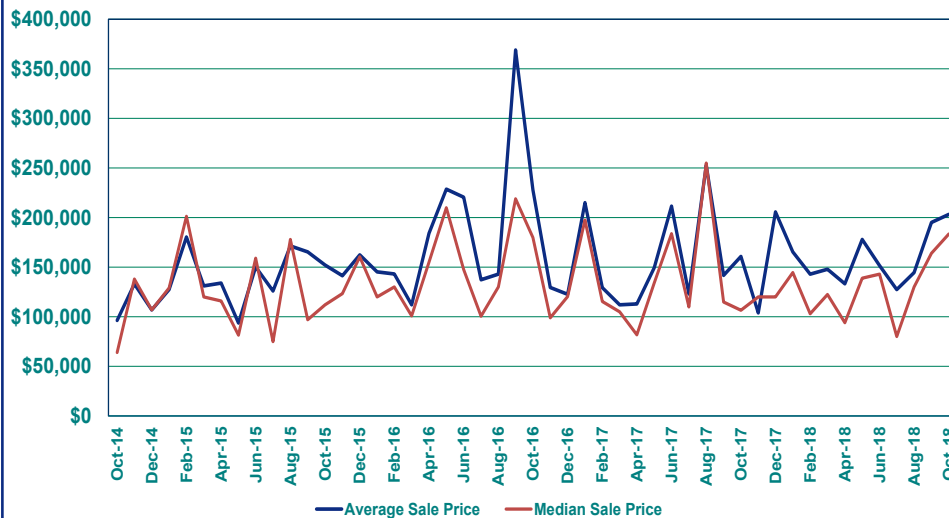
## NEW LISTINGS

### GRANT COUNTY, OR

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



## Average and Median Sale Price



## SALE PRICE

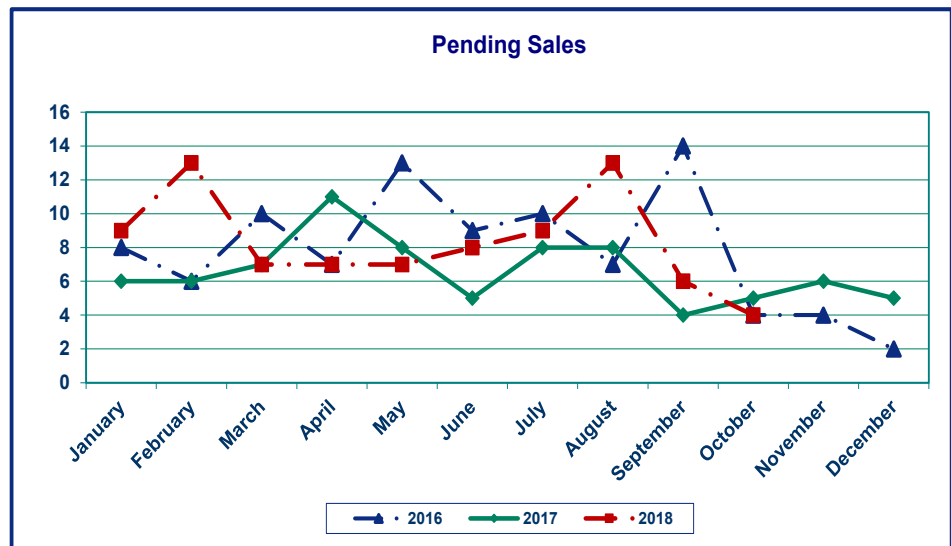
### GRANT COUNTY, OR

*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.*

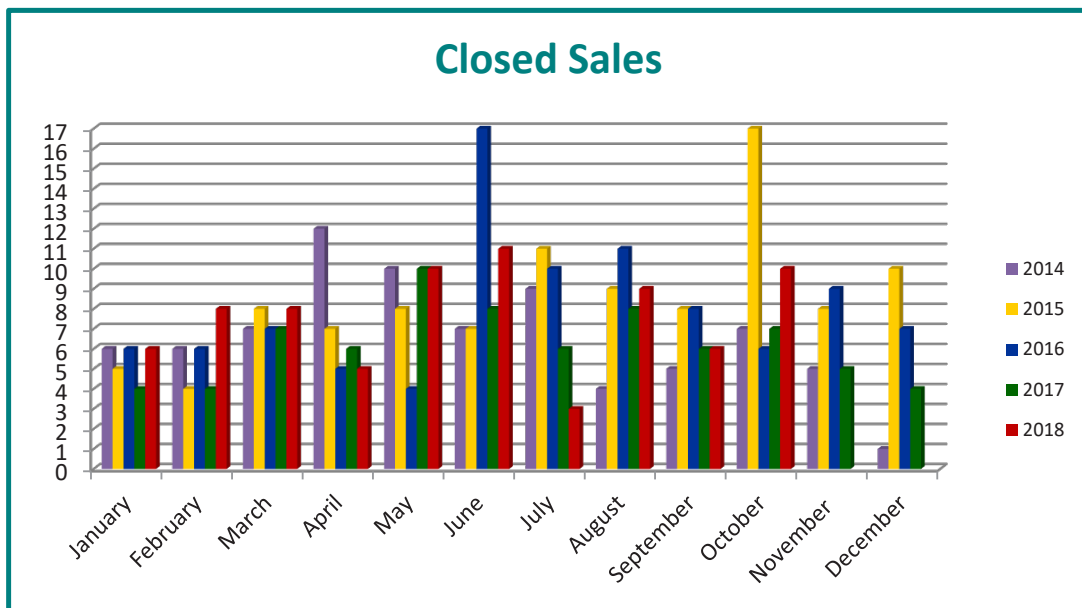




## CLOSED SALES GRANT COUNTY, OR

*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™.

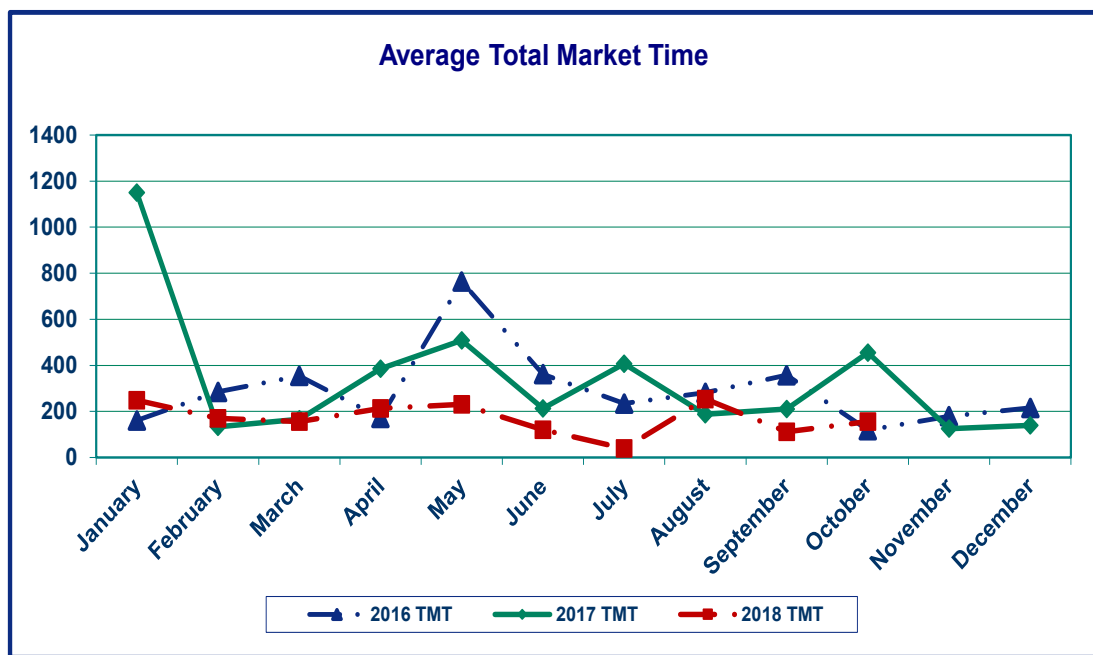
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

October 2018 Reporting Period

### October Residential Highlights

New listings and closed sales saw gains in Josephine County this October. There were three closed sales, pushing one over the two recorded last year in October 2017, despite falling two short of the five closings recorded last month in September 2018.

Ten new listings were offered in October, pushing one ahead of October 2017 (9) but cooling from the 14 offered last month in September 2018. There were three pending sales in October, falling one short of the four offers accepted in October 2017.

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 October, closed sales (54) have increased 350.0%, pending sales (58) have increased 222.2%, and new listings (130) have increased 106.3%.

### Average and Median Sale Prices

Comparing 2018 to 2017 through October of each year, the average sale price increased 12.7% from \$268,200 to \$302,200. In the same comparison, the median sale price rose 15.2% from \$232,300 to \$267,500.

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

#### Average Sale Price % Change:

+7.5% (\$302,400 v. \$281,300)

#### Median Sale Price % Change:

+14.3% (\$280,000 v. \$245,000)

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

### 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	8.8
October	N/A	11.5	13.3
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.

Josephine County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	October	10	3	3	277,700	320,000	72
	September	14	8	5	307,600	249,900	57
	Year-to-date	130	58	54	302,200	267,500	53
2017	October	9	4	2	184,400	184,400	191
	Year-to-date	63	18	12	268,200	232,300	118
Change	October	11.1%	-25.0%	50.0%	50.6%	73.5%	-62.2%
	Prev Mo 2018	-28.6%	-62.5%	-40.0%	-9.7%	28.1%	26.3%
	Year-to-date	106.3%	222.2%	350.0%	12.7%	15.2%	-54.9%

# AREA REPORT • 10/2018

## 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	1	0	-	0	-	-	2	1	-	1	1,350,000	1,350,000	-	-	-	-	-
97523	Cave Junction	5	1	-	0	-	0	-	-	15	7	250.0%	6	256,900	174,500	161.3%	-	-	-	-
97526	Grants Pass	11	4	2	1	-50.0%	1	348,000	26	54	24	242.9%	24	298,000	232,600	-16.2%	2	1,155,900	2	115,000
97527	Grants Pass	11	3	2	1	-50.0%	2	242,500	95	46	22	266.7%	20	273,700	289,500	11.1%	-	-	-	-
97528	Grants Pass	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-
97531	Kerby	1	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-
97532	Merlin	0	0	0	0	-	0	-	-	-	1	-	1	310,000	310,000	-	-	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	6	2	1	1	-	0	-	-	8	1	-	0	-	-	-	0	-	0	-
97543	Wilderville	2	0	0	0	-	0	-	-	2	0	-100.0%	0	-	-	-	0	-	0	-
97544	Williams	0	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	-	0	-	0	-
	Josephine Co.	40	10	6	3	-25.0%	3	277,700	72	130	58	222.2%	54	302,200	267,500	7.5%	2	1,155,900	3	140,000

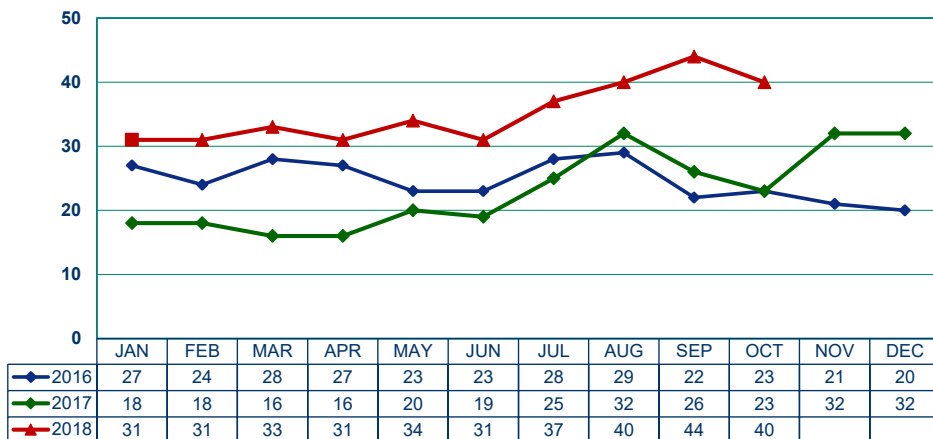
97501	Medford	12	2	1	1	-50.0%	-	-	-	31	18	80.0%	16	665,900	243,500	251.6%	7	360,000	2	137,500
97502	Central Point	3	2	3	3	-	4	627,800	100	22	20	185.7%	17	387,000	300,000	5.3%	1	40,000	-	-
97503	White City	1	-	0	2	100.0%	2	233,500	23	10	9	80.0%	8	205,300	209,300	-40.1%	-	-	-	-
97504	Medford	19	6	1	4	0.0%	6	390,200	63	67	45	114.3%	46	361,000	315,000	-0.4%	1	482,000	1	138,500
97520	Ashland	7	0	1	0	-	1	385,000	120	17	8	-	6	634,200	615,000	230.3%	-	-	2	1,022,500
97522	Butte Falls	-	0	0	0	-100.0%	0	-	-	1	1	0.0%	0	-	-	-	0	-	0	-
97524	Eagle Point	10	2	0	0	-	0	-	-	20	8	100.0%	10	287,800	238,000	-23.8%	-	-	-	-
97525	Gold Hill	5	4	0	1	-	0	-	-	15	8	700.0%	6	371,100	311,300	-19.9%	1	480,000	1	85,000
97530	Jacksonville	1	1	1	3	-	1	590,000	113	8	5	0.0%	3	500,300	590,000	64.2%	-	-	2	619,500
97535	Phoenix	-	0	1	0	-	0	-	-	4	3	50.0%	3	478,300	440,000	47.1%	1	172,500	-	-
97536	Prospect	2	0	0	0	-	0	-	-	3	0	-	0	-	-	-	0	-	0	-
97537	Rogue River	4	1	-	1	-	2	283,500	97	15	6	100.0%	5	259,400	250,000	-39.6%	-	-	1	104,500
97539	Shady Cove	1	0	1	0	-	0	-	-	3	2	-33.3%	1	160,000	160,000	9.2%	-	-	-	-
97540	Talent	1	0	1	0	-	0	-	-	7	4	100.0%	4	365,700	390,000	90.2%	-	-	-	-
97541	Talent	0	0	0	0	-	0	-	-	1	1	-50.0%	1	305,000	305,000	-30.6%	-	-	1	65,000
	Jackson Co.	66	18	10	15	87.5%	16	428,800	78	224	138	109.1%	126	401,200	300,000	17.3%	11	335,900	10	395,200

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/17-10/31/18) with 12 months before (11/1/16-10/31/17).

<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.*

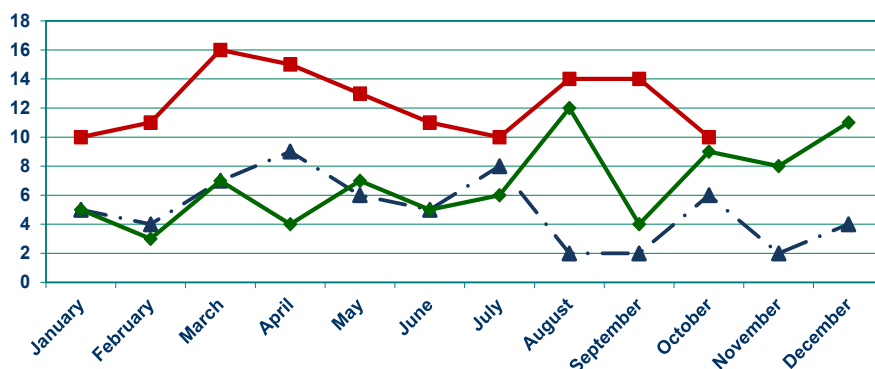
### NEW LISTINGS

#### JOSEPHINE COUNTY, OR

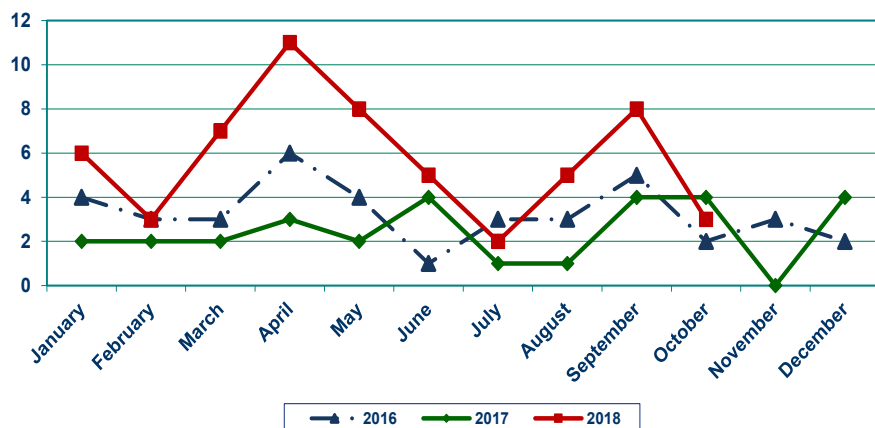
*This graph shows the new residential listings in Josephine County, Oregon.*



### New Listings



### 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.*

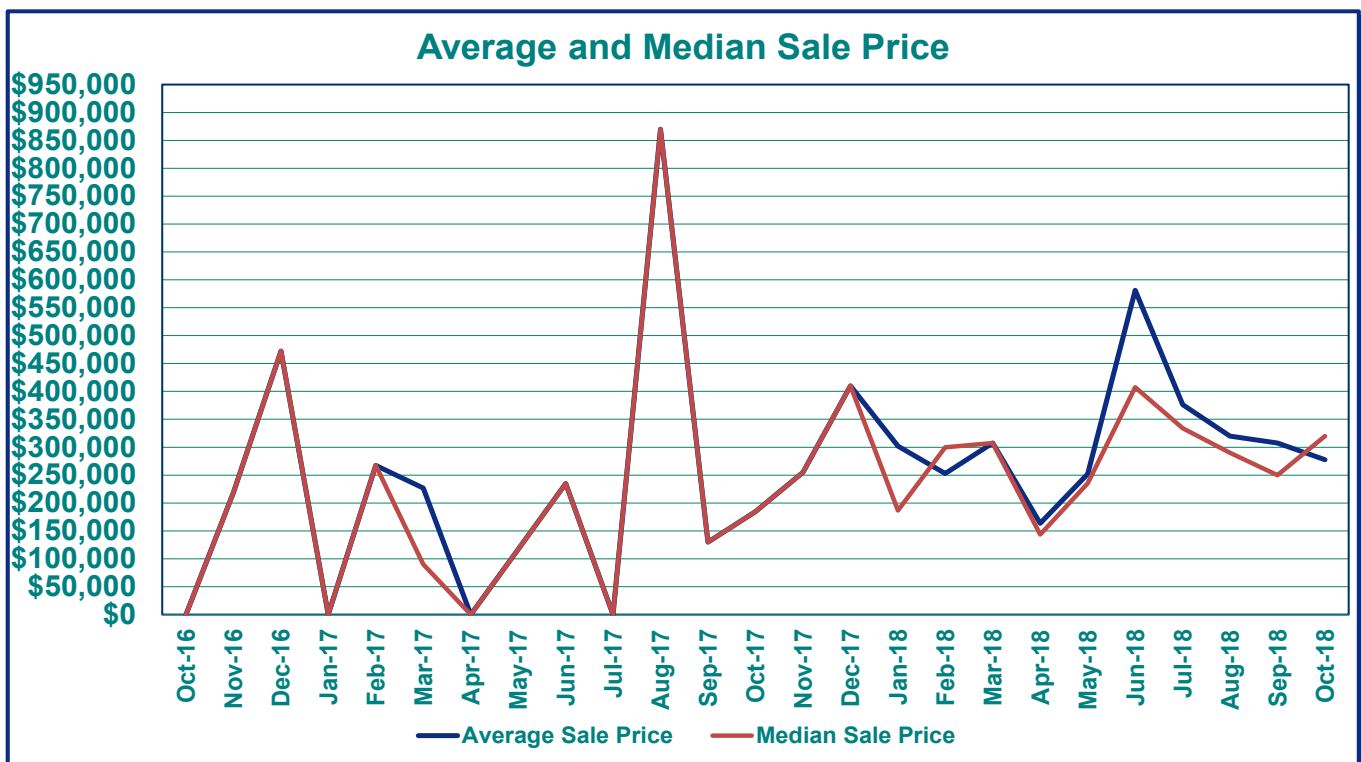
JOSEPHINE COUNTY, OR



## SALE PRICE

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

JOSEPHINE COUNTY, OR



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

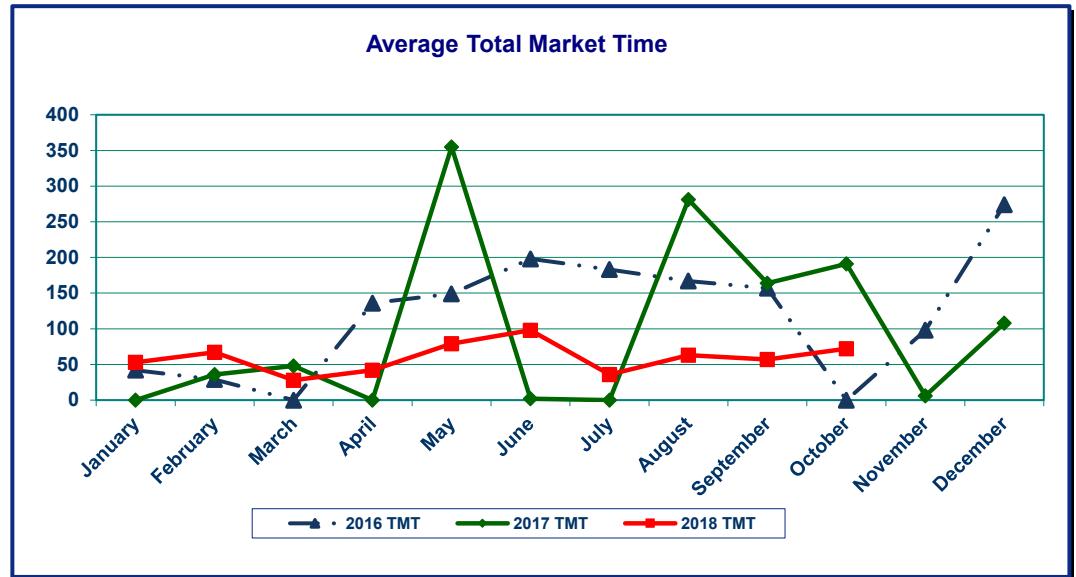
**Contact RMLS™**  
**8338 NE Alderwood Rd**  
**Suite 230**  
**Portland, OR 97220**  
**(503) 236-7657**  
**communications@rmls.com**

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

October 2018 Reporting Period

## October Residential Highlights

October brought mixed numbers to Lane County, but new listings saw a gain over October 2017. At 469, new listings rose 5.2% ahead of the 446 new listings offered last year in October 2017, despite a 2.9% cooling from last month in September 2018 (483).

Closed sales (421) were 5.5% warmer than last month in September 2018 (399) but fell 1.6% short of the 428 closings recorded last year in October 2017.

Pending sales fared similarly, warming 6.1% over the 429 offers accepted in September 2018 but falling 4.6% short of the 477 accepted last year in October 2017.

Total market time rose to 43 days in October with inventory decreasing slightly to 2.1 months.

## Year to Date Summary

Comparing the first ten months of 2018 to 2017, closed sales (4,451) have increased 1.9%. Pending sales (4,611) have decreased 0.4% and new listings (5,753) have decreased 0.5%.

## Average and Median Sale Prices

Comparing 2018 to 2017 through October of each year, the average sale price has increased 6.9% from \$288,200 to \$308,200. In the same comparison, the median sale price rose 8.5% from \$260,000 to \$282,000.

## 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	2.4
October	2.1	2.0	2.1
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:

+6.8% (\$304,600 v. \$285,200)

### Median Sale Price % Change:

+8.5% (\$279,900 v. \$258,000)

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	October	469	455	421	320,400	290,000	43
	September	483	429	399	312,600	287,000	36
	Year-to-date	5,753	4,611	4,451	308,200	282,000	44
2017	October	446	477	428	284,600	265,000	39
	Year-to-date	5,782	4,629	4,368	288,200	260,000	49
Change	October	5.2%	-4.6%	-1.6%	12.6%	9.4%	10.4%
	Prev Mo 2018	-2.9%	6.1%	5.5%	2.5%	1.0%	19.4%
	Year-to-date	-0.5%	-0.4%	1.9%	6.9%	8.5%	-11.2%

# AREA REPORT • 10/2018

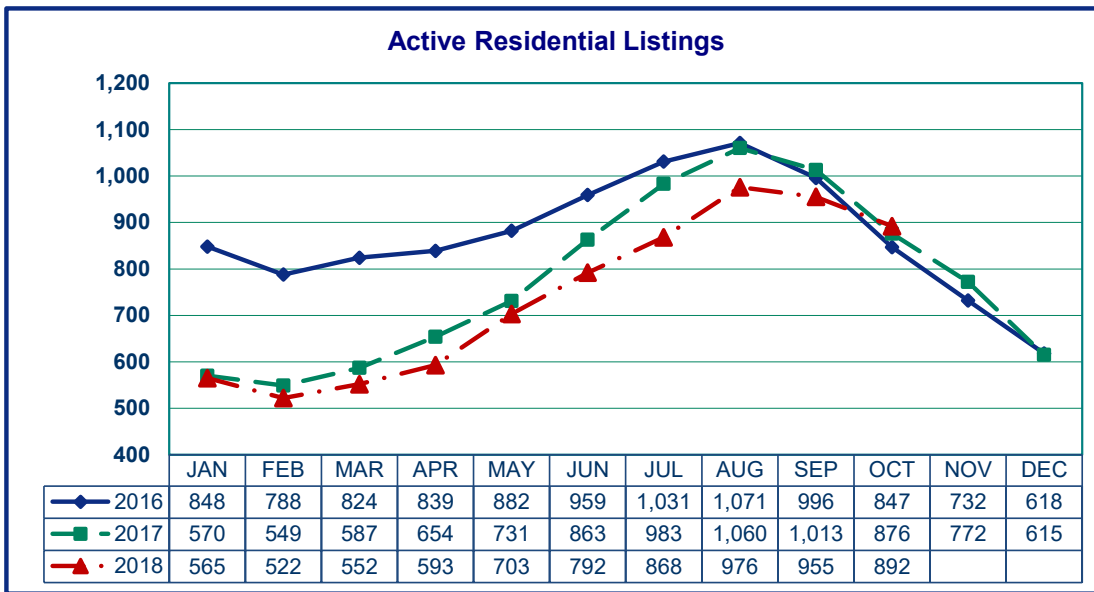
## Lane County, Oregon

		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	7	1	3	0	-100.0%	2	135,200	69	19	14	-48.1%	17	87,800	75,000	116	0.4%	-	-	5	58,500	-	-	
226	Florence Green Trees	4	3	1	3	-50.0%	3	194,200	38	40	39	-26.4%	44	156,600	159,500	54	12.2%	-	-	-	-	-	-	
227	Florence Florentine	6	1	1	2	-33.3%	4	193,700	72	36	30	-21.1%	29	242,400	237,500	78	-7.8%	-	-	2	75,000	-	-	
228	Florence Town	31	11	2	11	-42.1%	21	268,100	113	183	173	19.3%	169	267,500	261,000	85	12.6%	5	236,800	18	76,500	2	307,500	
229	Florence Beach	14	6	-	7	-30.0%	8	289,100	65	72	65	-13.3%	67	300,700	294,900	122	9.2%	-	-	14	67,300	-	-	
230	Florence North	23	2	4	1	-87.5%	8	275,700	64	75	39	-13.3%	38	351,900	352,800	120	26.4%	-	-	18	79,400	1	274,900	
231	Florence South/ Dunes City	31	2	1	3	-40.0%	11	314,500	77	76	50	25.0%	46	376,600	310,000	100	7.7%	-	-	14	87,000	-	-	
238	Florence East/ Mapleton	18	5	-	5	66.7%	3	314,700	222	55	42	61.5%	37	255,300	249,900	110	9.8%	-	-	8	68,000	2	232,000	
	Grand Total	134	31	12	32	-44.8%	60	269,700	91	556	452	0.7%	447	270,500	250,000	95	12.4%	5	236,800	79	75,400	5	270,800	
232	Hayden Bridge	20	18	1	16	-27.3%	13	306,300	37	177	153	23.4%	150	285,700	280,000	37	3.8%	-	-	-	-	4	261,800	
233	McKenzie Valley	29	7	7	8	60.0%	10	372,600	59	117	84	-17.6%	83	335,800	289,000	80	-9.5%	-	-	19	181,500	-	-	
234	Pleasant Hill/Oak	65	19	5	15	50.0%	15	370,100	67	224	148	2.8%	137	303,000	231,000	61	21.3%	1	800,000	25	63,000	1	345,000	
235	South Lane Properties	113	43	17	41	-19.6%	39	287,100	65	615	462	7.4%	457	279,400	256,000	69	9.8%	9	224,600	37	96,600	7	442,000	
236	West Lane Properties	50	27	8	29	26.1%	19	304,800	30	298	244	5.6%	226	322,900	287,000	64	14.5%	2	737,500	18	142,300	1	210,000	
237	Junction City	47	21	3	16	-27.3%	18	318,000	61	266	199	13.1%	192	305,700	279,000	44	6.8%	3	175,800	19	109,400	2	752,500	
239	Thurston	51	27	7	27	-20.6%	33	315,300	48	376	313	-9.8%	307	283,500	266,000	36	6.0%	2	226,000	16	93,800	14	283,200	
240	Coburg I-5	13	5	2	4	0.0%	3	768,000	5	73	50	35.1%	45	427,300	346,000	35	-5.3%	-	-	1	130,500	2	351,000	
241	N Gilham	41	16	3	18	5.9%	16	468,900	44	254	203	6.3%	194	382,800	350,000	43	6.7%	-	-	5	153,400	3	415,000	
242	Ferry Street Bridge	62	27	4	27	-18.2%	39	371,600	35	411	345	4.9%	338	368,900	345,000	37	10.1%	1	210,000	2	248,000	9	392,600	
243	E Eugene	54	28	10	20	-35.5%	29	427,100	42	395	313	-9.8%	315	393,100	349,000	42	5.3%	3	391,700	25	183,600	15	410,900	
244	SW Eugene	119	56	18	52	10.6%	42	345,300	58	690	512	-3.0%	504	365,400	340,000	52	0.3%	-	-	25	179,900	9	388,400	
245	W Eugene	29	22	3	16	-30.4%	8	282,400	53	180	153	2.7%	144	274,200	249,500	38	9.7%	9	1,780,600	5	824,100	18	437,900	
246	Danebo	63	48	7	56	12.0%	41	216,200	37	540	463	-12.1%	439	217,500	239,900	27	3.8%	-	-	7	64,900	14	384,100	
247	River Road	23	19	2	20	11.1%	16	300,800	15	181	150	-10.7%	137	273,900	268,000	32	10.6%	-	-	2	139,500	4	275,300	
248	Santa Clara	52	38	8	35	0.0%	32	301,700	35	441	370	2.8%	355	316,500	310,000	35	10.6%	2	237,500	7	94,700	9	356,500	
249	Springfield	46	43	1	47	2.2%	42	244,500	26	457	405	3.1%	393	227,600	222,000	32	8.0%	5	233,100	17	83,000	23	293,700	
250	Mohawk Valley	15	5	1	8	33.3%	6	241,600	50	58	44	-4.3%	35	363,200	365,000	46	5.6%	-	-	8	135,300	-	-	
	Grand Total	892	469	107	455	-4.6%	421	320,400	43	5,753	4,611	-0.4%	4,451	308,200	282,000	44	6.8%	37	657,500	238	139,600	135	367,600	



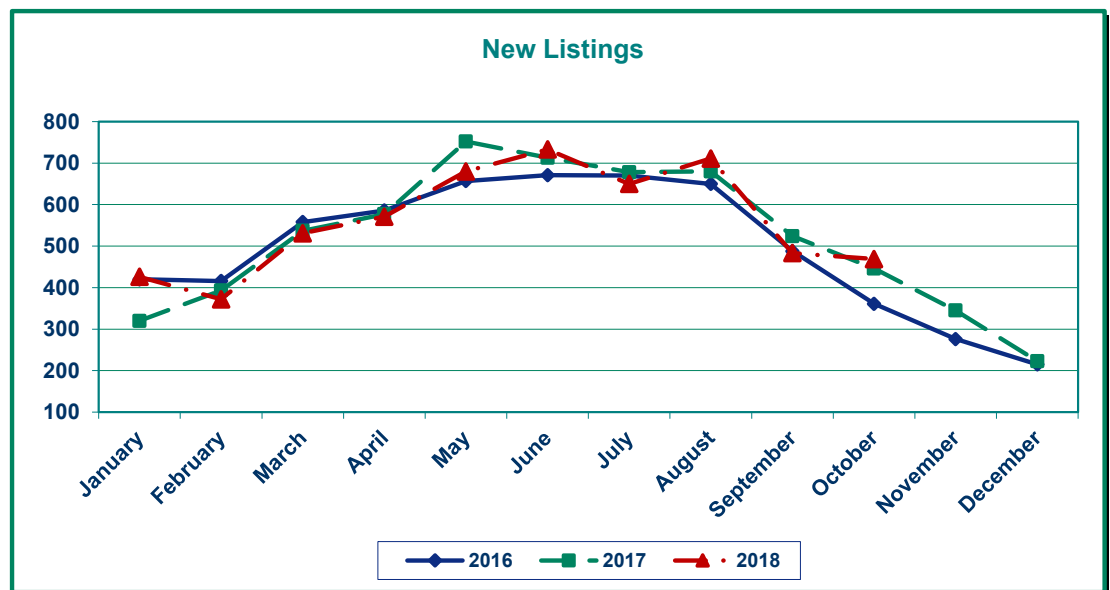
## ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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



## NEW LISTINGS GREATER LANE COUNTY, OR

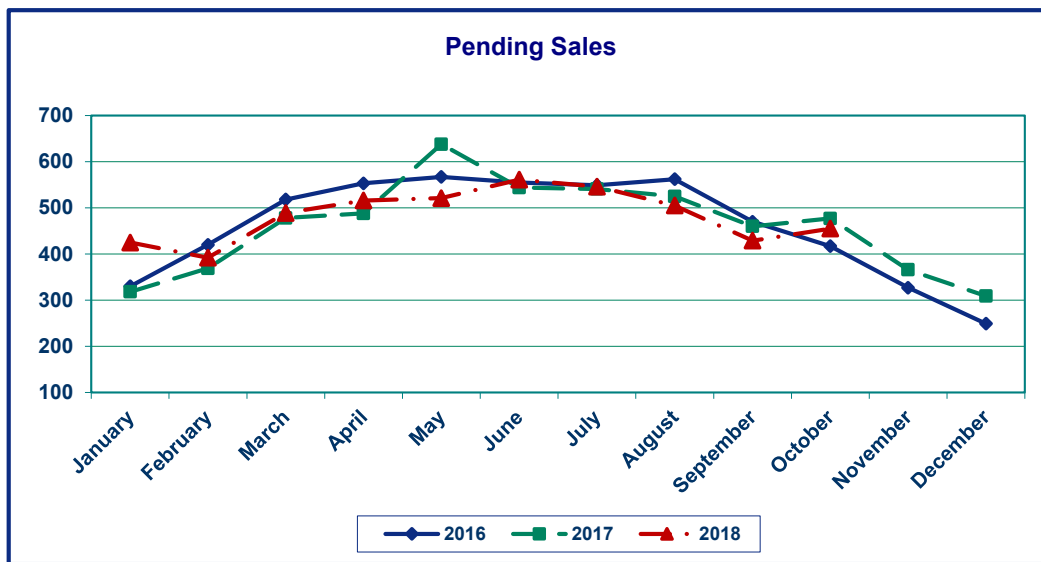
*This graph shows the new residential listings over the past three calendar years in Greater Lane County, Oregon.*



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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/17-10/31/18) with 12 months before (11/1/16-10/31/17).

<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

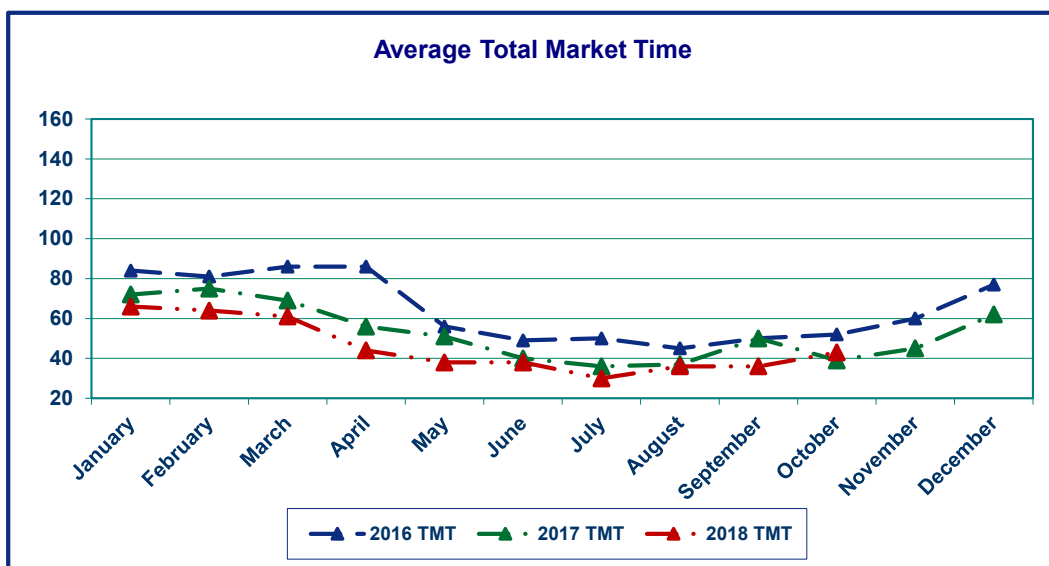
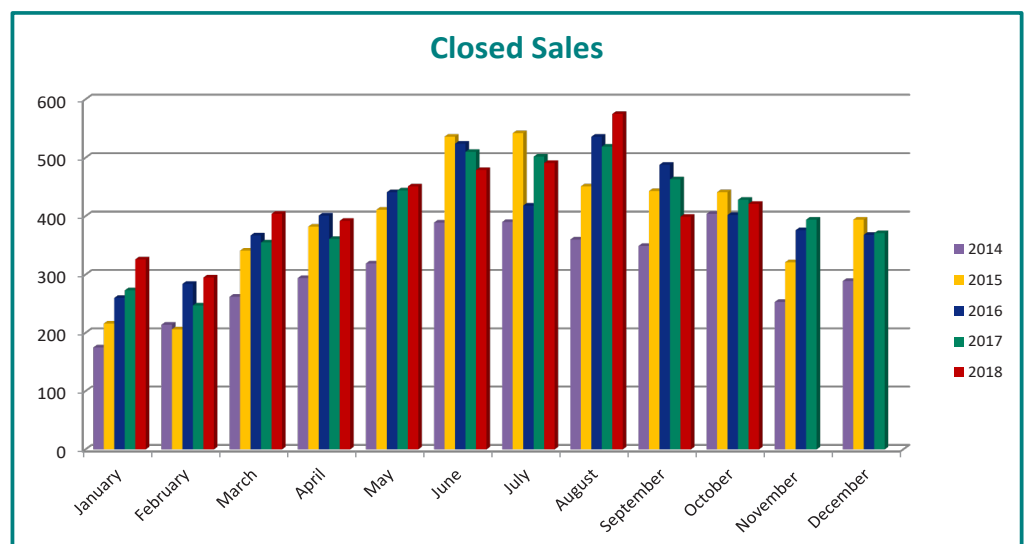
### GREATER LANE COUNTY, OR

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

## CLOSED SALES

### GREATER LANE COUNTY, OR

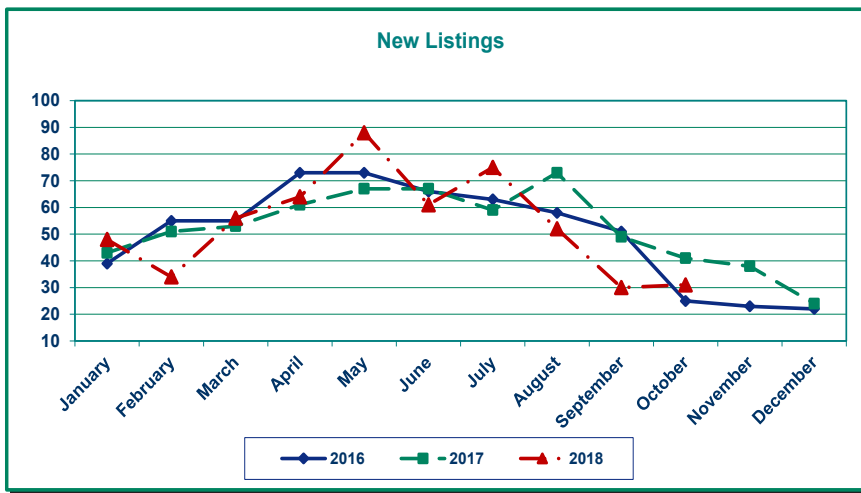
*This graph shows the closed sales over the past five calendar years in Greater Lane County, Oregon.*



## 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

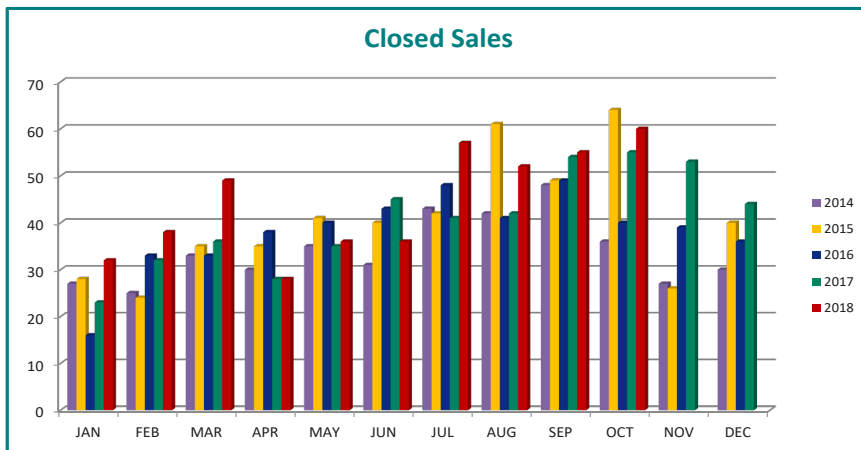
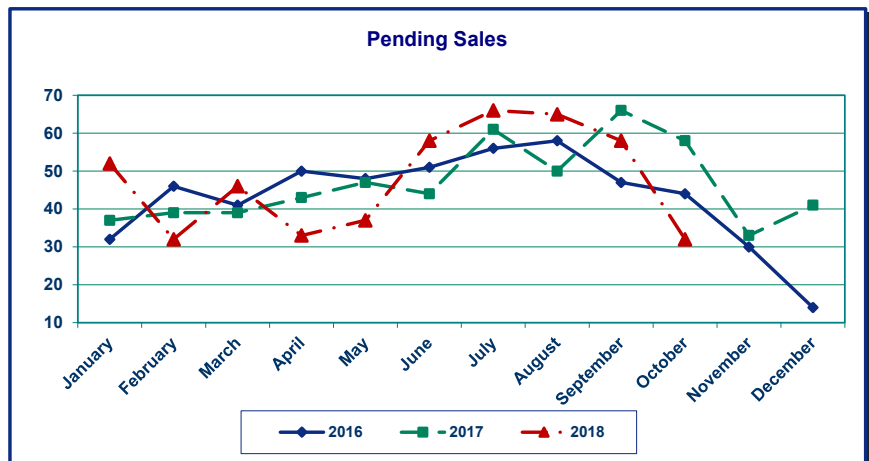
### FLORENCE, OR

*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

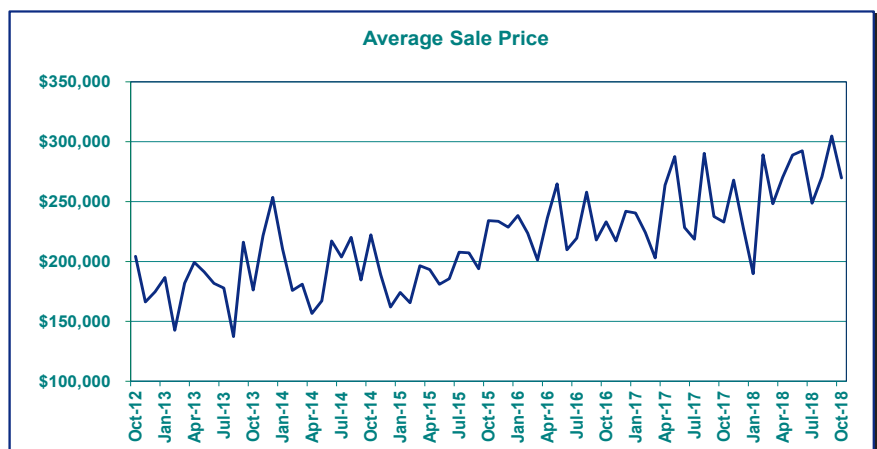
### FLORENCE, OR

*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.*

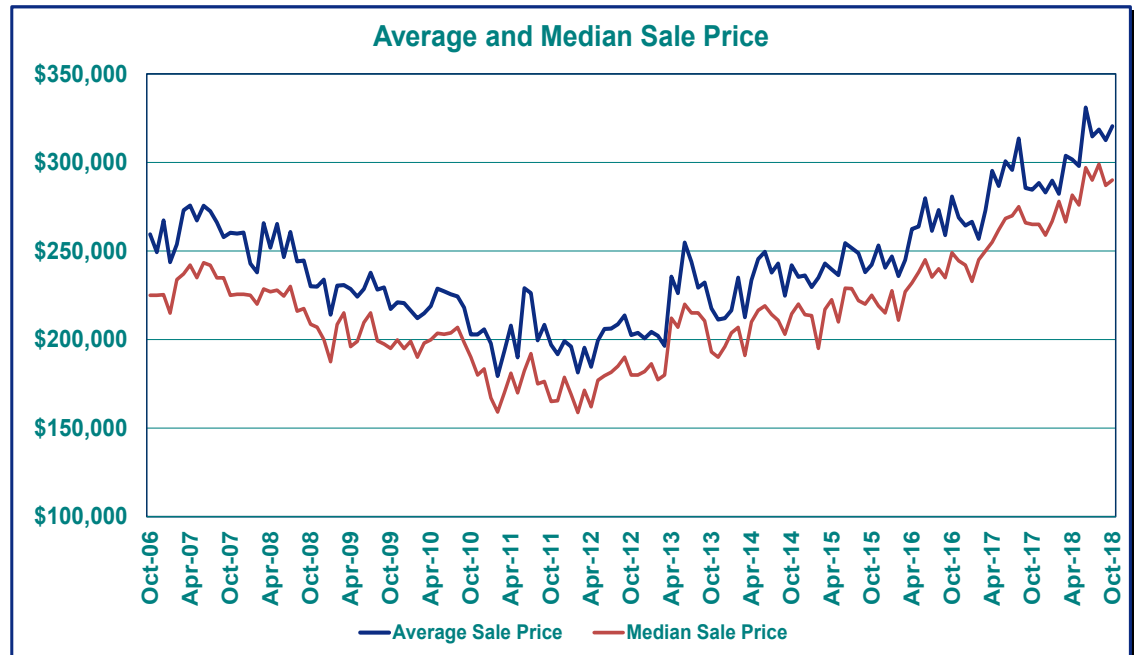
**Contact RMLS™**  
8338 NE Alderwood Rd  
Suite 230  
Portland, OR 97220  
(503) 236-7657  
communications@rmls.com

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.

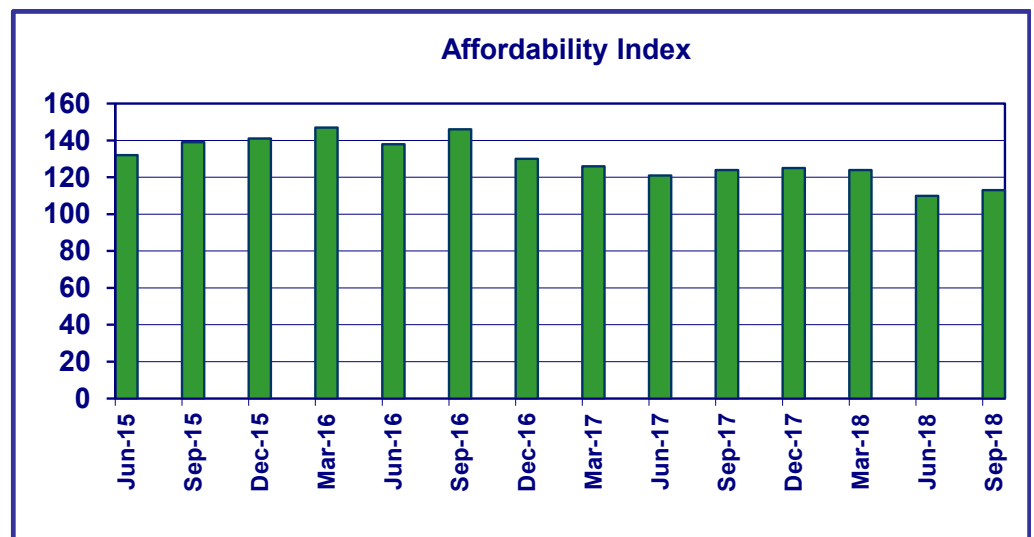
RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

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™.



**AFFORDABILITY**  
**Lane County, OR**

*This graph shows the affordability for housing in Lane County, Oregon in September 2018.*



**AFFORDABILITY** - According to a formula from the National Association of REALTORS®, buying a house in the Lane County area is affordable for a family earning the median income. A family earning the median income (\$64,100 in 2018, per HUD) can afford 113% of a monthly mortgage payment on a median priced home (\$287,000 in September). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 4.63% (per Freddie Mac).



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

October 2018 Reporting Period

## October Residential Highlights

New listings in the Mid-Columbia region saw a gain this October compared with last year. At 101, new listings kept pace with last month in September 2018 and surged 12.2% ahead of the 90 new listings offered last year in October 2017. This is the strongest October for new listings since 2008, when 104 were offered.

Closed sales (91) fell 5.2% short of the 96 closings recorded in October 2017 but outpaced September 2018 (69) by 31.9%.

Pending sales (84) fared similarly, cooling 7.7% compared to October 2017 (91) but outpacing September 2018 (79) by 6.3%.

Inventory decreased to 3.8 months in October, with total market time increasing by four days to 76 days.

## Year to Date Summary

Comparing the first ten months of 2018 to 2017, closed sales (881) rose 2.0% and pending sales (905) rose 0.2%. New listings (1,190) decreased 3.3%.

## Average and Median Sale Prices

Comparing 2018 to 2017 through October, the average sale price rose 2.6% from \$315,000 to \$323,200. In the same comparison, the median sale price rose 8.5% from \$260,000 to \$282,200.

## 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	5.3
October	3.2	4.1	3.8
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:

+1.8% (\$318,100 v. \$312,500)

### Median Sale Price % Change:

+6.3% (\$275,800 v. \$259,500)

\*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	October	101	84	91	324,200	300,000	76
	September	101	79	69	332,400	308,900	72
	Year-to-date	1,190	905	881	323,200	282,200	91
2017	October	90	91	96	342,500	239,300	80
	Year-to-date	1,230	903	864	315,000	260,000	94
Change	October	12.2%	-7.7%	-5.2%	-5.3%	25.4%	-5.4%
	Prev Mo 2018	0.0%	6.3%	31.9%	-2.5%	-2.9%	5.6%
	Year-to-date	-3.3%	0.2%	2.0%	2.6%	8.5%	-3.1%

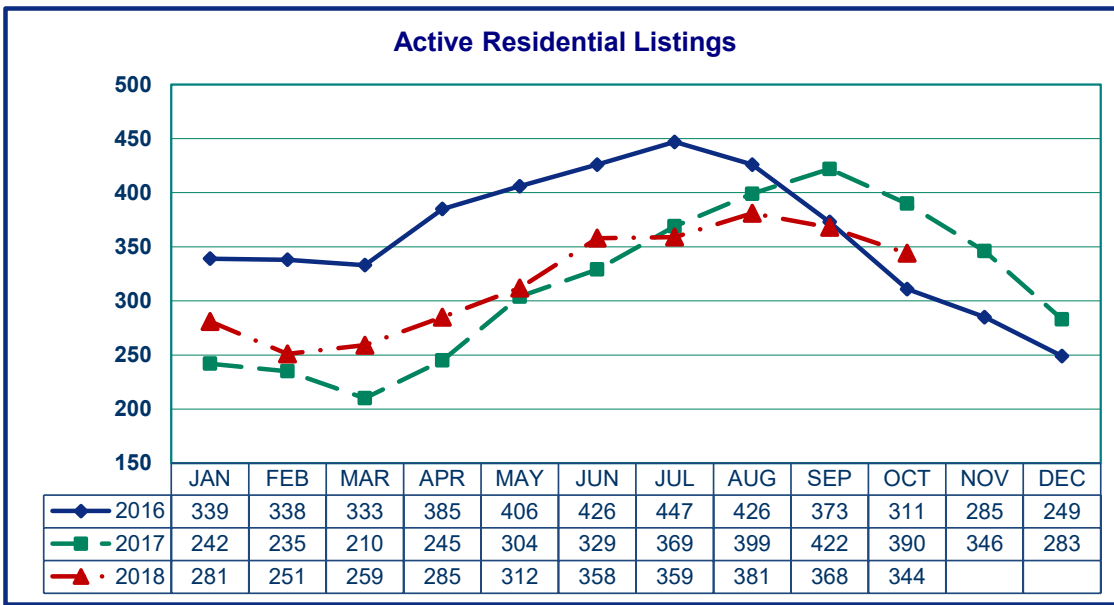
# AREA REPORT • 10/2018

## 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		
		23	7	-	7	40.0%	6	596,300	47	77	56	-1.8%	53	483,800	480,000	9.4%	1	550,000	22	224,800	1	260,000
101	Snowden	2	-	0	0	-	0	-	-	7	5	-58.3%	5	375,200	368,000	-9.7%	-	-	9	152,400	-	-
102	Trout Lake/ Glenwood	13	-	2	1	-66.7%	1	850,000	116	25	13	-31.6%	9	480,800	454,000	10.0%	-	-	8	168,900	-	-
103	Husum/ BZ Corner	6	-	-	1	-	2	367,000	34	15	8	33.3%	8	465,500	475,000	24.6%	-	-	3	152,800	-	-
104	Lyle/ High Prairie	21	2	1	-	-100.0%	-	-	-	33	13	-13.3%	10	363,700	297,000	11.5%	-	-	14	97,100	-	-
105	Dallesport/ Murdock	6	4	2	4	100.0%	2	246,000	69	27	21	-32.3%	21	215,100	212,000	-2.5%	-	-	6	111,300	1	229,000
106	Appleton/ Timber Valley	3	3	1	0	-100.0%	0	-	-	6	3	-40.0%	2	204,600	204,600	16.3%	-	-	2	63,000	-	-
108	Goldendale/ Centerville	30	12	3	6	20.0%	11	173,000	88	115	84	-7.7%	80	208,400	179,500	12.6%	-	-	83	64,200	2	139,300
109	Bickleton/ East County	2	0	-	0	-	-	-	-	2	1	-	1	299,000	299,000	-16.7%	-	-	4	124,100	-	-
110	Klickitat	5	2	0	2	-	-	-	-	15	9	0.0%	9	163,600	90,000	39.6%	-	-	4	60,000	1	266,800
	Klickitat Co. Total	111	30	9	21	16.7%	22	343,500	71	322	213	-13.1%	198	316,000	282,200	7.3%	1	550,000	155	105,500	5	206,900
111	Skamania	3	2	1	-	-100.0%	0	0	0	8	3	-75.0%	2	410,000	410,000	1.2%	-	-	5	373,400	-	-
112	North Bonneville	2	-	1	2	100.0%	2	240,500	34	20	18	50.0%	18	235,900	248,000	-6.3%	-	-	4	40,700	-	-
113	Stevenson	7	2	6	5	0.0%	4	462,800	163	42	31	29.2%	26	330,700	302,500	8.2%	-	-	21	97,700	1	530,000
114	Carson	9	3	0	2	0.0%	3	246,300	194	28	28	-12.5%	30	314,000	286,000	10.3%	-	-	12	106,200	1	450,000
115	Home Valley	3	-	1	-	-100.0%	0	-	-	7	3	50.0%	3	257,000	283,000	-12.3%	-	-	-	-	-	-
116	Cook, Underwood, Mill A, Willard	6	0	-	1	-50.0%	0	-	-	11	13	-7.1%	13	494,200	398,000	-4.0%	-	-	1	65,000	-	-
117	Unincorporated North	18	0	2	1	0.0%	0	0	0	27	14	55.6%	12	176,200	120,500	25.1%	-	-	4	73,800	-	-
	Skamania Co. Total	48	7	11	11	-21.4%	9	341,200	145	143	110	4.8%	104	311,500	289,000	3.1%	-	-	47	121,600	2	490,000
351	The Dalles	56	33	6	23	-11.5%	32	233,500	49	319	273	1.9%	279	240,600	232,000	7.6%	8	565,000	34	57,100	6	303,800
352	Dufur	1	0	0	1	0.0%	1	393,400	379	10	11	22.2%	14	309,200	310,000	95.2%	-	-	4	252,000	-	-
353	Tygh Valley	13	2	3	2	-	0	-	-	25	15	114.3%	14	170,500	160,000	-31.7%	1	415,000	2	52,500	-	-
354	Wamic/ Pine Hollow	10	2	0	0	-100.0%	-	-	-	22	15	25.0%	12	289,500	185,000	57.2%	-	-	4	135,000	-	-
355	Maupin/ Pine Grove	8	1	-	-	-	1	362,000	506	11	9	0.0%	8	163,500	130,500	22.9%	-	-	2	34,500	-	-
356	Rowena	0	0	0	0	-100.0%	0	-	-	2	2	-33.3%	3	273,000	240,000	16.2%	-	-	-	-	-	-
357	Mosier	12	2	1	1	-75.0%	3	410,300	112	26	16	23.1%	16	495,100	517,500	51.7%	-	-	8	225,000	-	-
	Wasco Co. Total	100	40	10	27	-20.6%	37	255,600	76	415	341	6.2%	346	252,500	228,800	14.7%	9	548,300	54	101,200	6	303,800
361	Cascade Locks	9	4	0	2	-33.3%	1	333,500	3	33	33	73.7%	33	258,300	244,000	3.0%	-	-	5	88,200	-	-
362	Hood River City	29	10	4	13	-7.1%	12	402,000	69	137	118	9.3%	116	463,500	437,500	-1.2%	6	1,078,300	9	178,400	4	442,300
363	Hood River-W	22	2	2	3	-25.0%	4	528,500	43	53	29	-44.2%	26	627,400	560,500	8.5%	-	-	8	313,400	-	-
364	Hood River-E	9	2	0	0	-	0	-	-	16	8	-20.0%	7	645,600	577,000	4.8%	-	-	-	-	-	-
366	Odell	6	3	-	2	0.0%	2	343,500	13	19	16	77.8%	14	414,400	417,800	14.6%	-	-	2	291,300	-	-
367	Parkdale/ Mt. Hood	6	2	2	3	200.0%	3	427,200	57	36	26	4.0%	26	460,900	432,500	-6.3%	-	-	5	174,800	-	-
	Hood River Co. Total	81	23	8	23	-4.2%	22	420,000	54	294	230	3.1%	222	454,500	421,800	-6.3%	6	1,078,300	29	207,300	4	442,300
370	Sherman Co.	4	1	1	2	100.0%	1	174,000	21	16	11	22.2%	11	137,900	150,000	17.8%	-	-	10	24,000	-	-

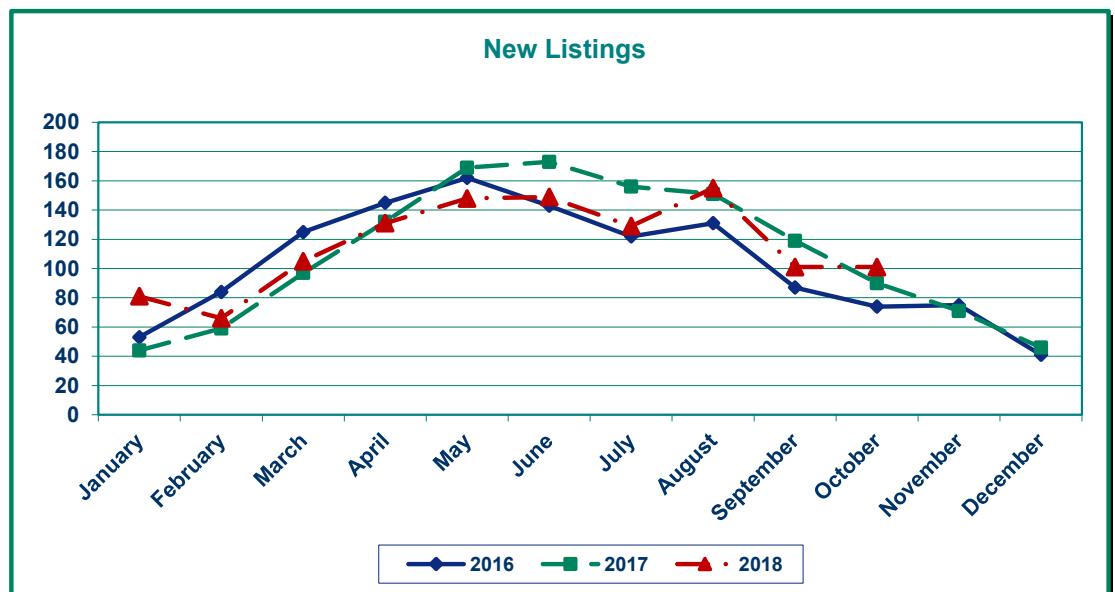
## ACTIVE RESIDENTIAL LISTINGS MID-COLUMBIA

*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 October 2018 with October 2017. The Year-To-Date section compares 2018 year-to-date statistics through October with 2017 year-to-date statistics through October.

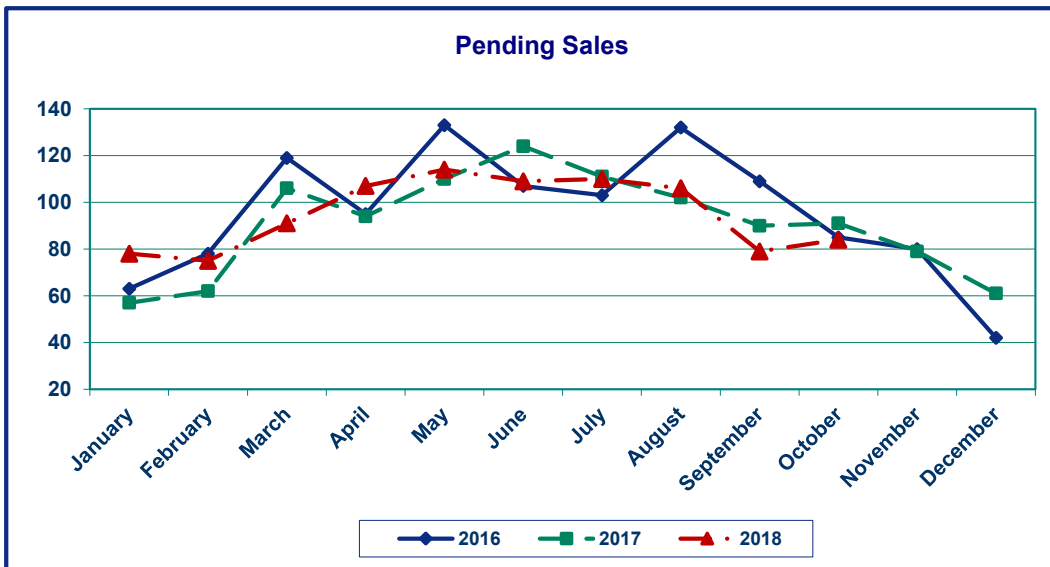
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/17-10/31/18) with 12 months before (11/1/16-10/31/17).

<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

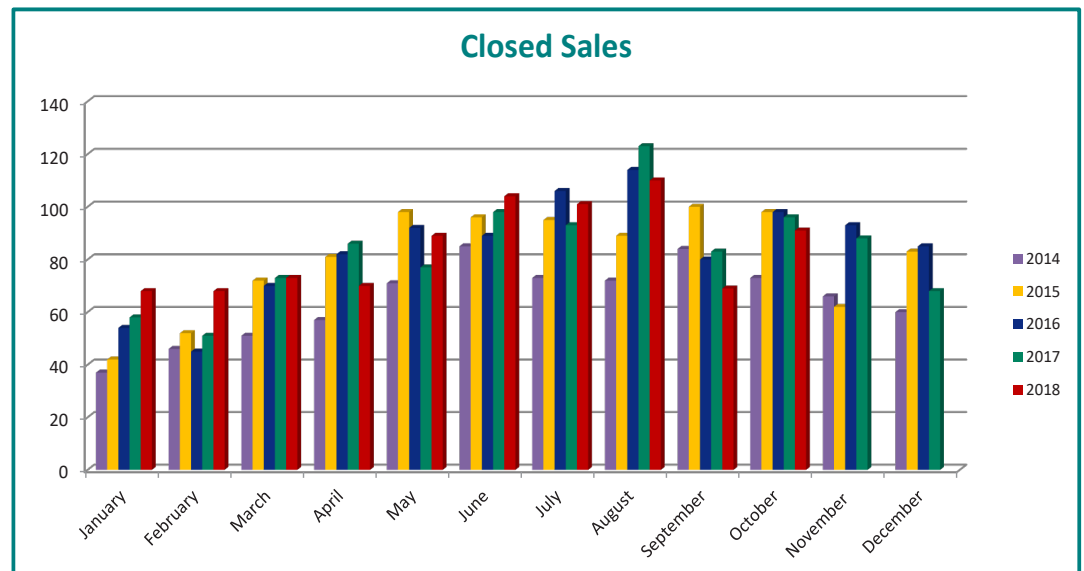
*This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.*



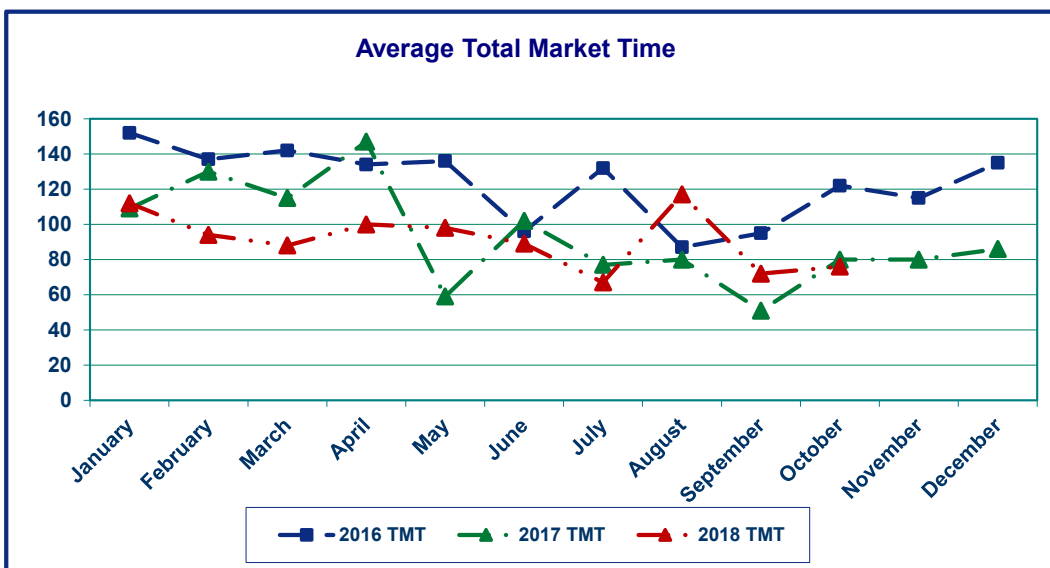
## CLOSED SALES

### 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.*

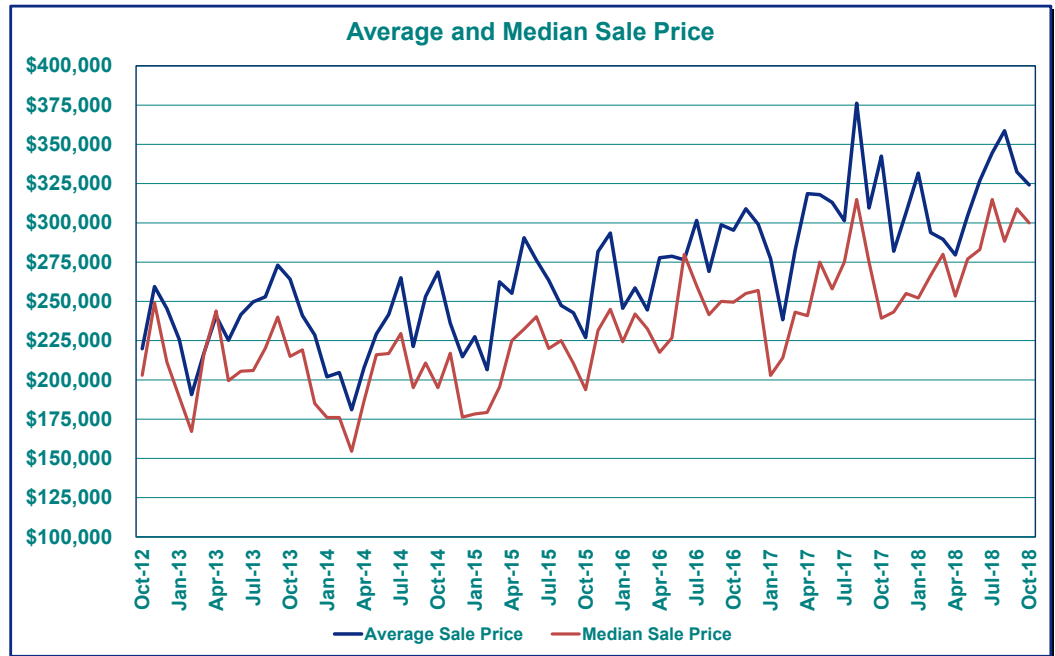
**Contact RMLS™**  
**8338 NE Alderwood Rd**  
**Suite 230**  
**Portland, OR 97220**  
**(503) 236-7657**  
**communications@rmls.com**

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

October 2018 Reporting Period

## October Residential Highlights

Closings had a strong month this October in the North Coastal counties. At 162, closings edged two ahead of October 2017 (160, 1.3%) and 11.7% ahead of September 2017 (145). This was the strongest October for closings in the region on the RMLS™ record, dating to 1992!

Pending sales (154) fell 3.8% short of the 160 offers accepted in October 2017 and 14.0% short of the 179 offers accepted last month in September 2018.

Similarly, new listings (150) ended 5.1% cooler than in October 2017 (158) and 9.1% cooler than in September 2018 (165).

October saw inventory decrease to 4.8 months, with total market time decreasing to 137 days.

## Year to Date Summary

Activity is mostly ahead in 2018 compared to 2017. Pending sales (1,603) have risen 2.5% and closed sales (1,518) have risen 2.1%. New listings (2,204) have decreased 8.0%.

## Average and Median Sale Prices

Comparing 2018 to 2017 through October, the average sale price has increased 13.2% from \$323,100 to \$365,900. In the same period, the median has risen 15.3% from \$277,500 to \$320,000.

## 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	5.5
October	7.7	5.7	4.8
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:

+11.0% (\$358,300 v. \$322,900)

### Median Sale Price % Change:

+13.7% (\$316,300 v. \$278,300)

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

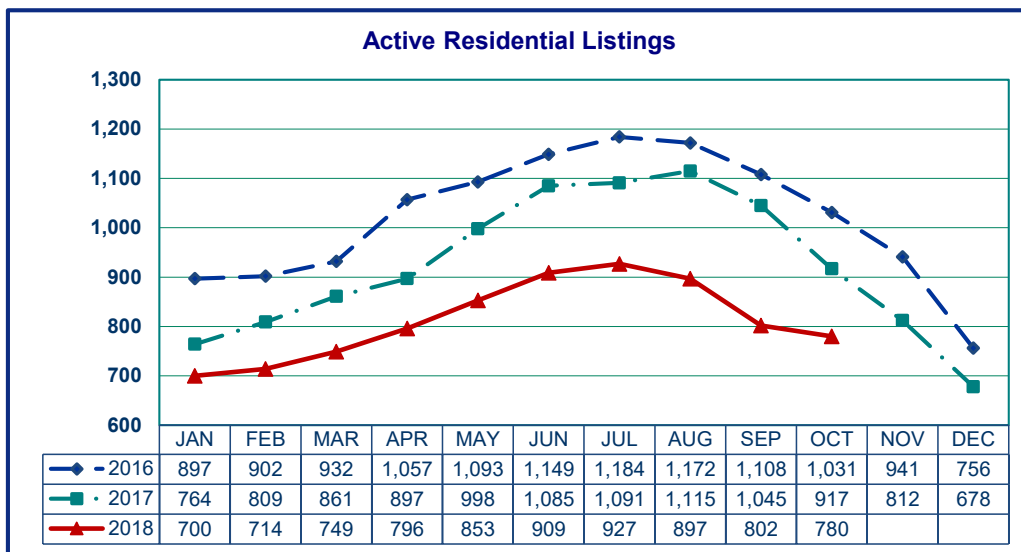
North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	October	150	154	162	377,100	335,000	137
	September	165	179	145	371,200	330,000	142
	Year-to-date	2,204	1,603	1,518	365,900	320,000	128
2017	October	158	160	160	317,400	284,000	133
	Year-to-date	2,395	1,564	1,487	323,100	277,500	135
Change	October	-5.1%	-3.8%	1.3%	18.8%	18.0%	2.7%
	Prev Mo 2018	-9.1%	-14.0%	11.7%	1.6%	1.5%	-3.5%
	Year-to-date	-8.0%	2.5%	2.1%	13.2%	15.3%	-5.5%

# AREA REPORT • 10/2018

## 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	57	16	9	25	38.9%	19	319,500	81	247	180	-9.5%	166	305,300	295,000	8.6%	4	429,000	23	71,900	5	292,700	
181	Hammond/ Warrenton	35	11	7	10	-41.2%	3	351,700	51	145	121	-2.4%	115	310,600	294,000	16.9%	-	-	18	123,100	2	336,300	
182	Gearhart West	46	8	3	5	-16.7%	9	693,800	111	110	81	15.7%	76	530,200	444,500	-0.1%	-	-	26	124,400	-	-	
183	Gearhart East	1	1	0	0	-	2	263,500	20	19	18	-5.3%	18	354,900	302,800	15.9%	-	-	3	55,700	-	-	
184	Seaside Northwest	13	2	2	2	-	0	-	-	35	23	27.8%	23	315,500	282,300	24.5%	1	297,000	3	56,600	1	297,000	
185	Seaside North Central	7	5	0	1	-75.0%	2	297,500	43	23	15	-57.1%	14	296,900	270,000	32.4%	1	199,000	-	-	-	-	
186	Seaside Southwest	29	7	3	7	40.0%	7	305,900	232	72	48	4.3%	42	326,600	303,800	-9.3%	2	131,500	3	154,700	1	320,000	
187	Seaside South Central	3	1	-	0	-100.0%	0	-	-	7	6	-33.3%	6	245,500	227,500	6.8%	1	460,000	-	-	2	379,500	
188	Seaside East	15	4	-	1	-83.3%	7	396,500	57	52	46	27.8%	48	343,200	327,500	15.4%	1	510,000	5	52,400	2	235,000	
189	Cannon Beach/ Tolovana Park	50	4	3	10	150.0%	8	613,900	299	105	94	32.4%	91	709,800	490,000	31.5%	3	1,838,000	13	351,900	2	406,500	
190	Arch Cape/ Cove Beach/ Falcon Cove	6	3	1	2	0.0%	2	377,500	11	18	14	-12.5%	14	641,300	576,800	7.4%	-	-	8	82,800	-	-	
191	Rural Clatsop County	23	7	0	4	100.0%	2	140,800	205	49	37	5.7%	34	289,000	268,300	-3.0%	-	-	12	59,100	-	-	
	Clatsop County	285	69	28	67	0.0%	61	415,700	126	882	683	0.7%	647	401,200	320,000	14.4%	13	689,200	114	123,800	15	319,700	
97102	Arch Cape	2	-	0	-	-	0	-	-	2	-	-	-	-	-	-	-	-	1	289,000	-	-	
97130	Manzanita	43	5	4	6	-57.1%	10	469,000	281	107	76	-5.0%	78	476,300	430,500	0.9%	-	-	23	194,500	2	519,500	
97131	Nehalem	17	3	-	2	-71.4%	6	254,600	84	49	39	8.3%	37	273,100	257,500	16.1%	-	-	16	82,900	1	165,000	
97147	Wheeler	5	0	1	1	-66.7%	0	-	-	10	4	-63.6%	2	376,500	376,500	39.4%	-	-	2	61,800	-	-	
97136	Rockaway Beach	59	10	5	11	37.5%	16	307,800	79	159	106	-7.8%	96	281,900	254,500	8.8%	1	162,500	21	95,900	2	562,500	
97107	Bay City	4	0	-	4	-50.0%	1	36,500	30	22	20	-31.0%	17	222,200	215,000	15.8%	-	-	8	65,100	1	214,500	
97118	Garibaldi	5	3	1	2	-	1	240,000	63	17	13	-23.5%	10	225,300	229,000	-3.6%	1	305,000	-	-	-	-	
97143	Netarts	14	1	-	4	300.0%	3	294,800	172	37	29	81.3%	27	318,800	312,000	-1.0%	-	-	8	46,500	-	-	
97141	Tillamook	37	11	2	14	250.0%	14	250,600	74	136	107	33.8%	100	286,900	253,000	18.7%	3	477,400	14	109,500	1	325,000	
97134	Oceanside	23	3	2	2	-	2	398,000	311	39	28	16.7%	26	428,900	403,000	-2.2%	-	-	6	124,700	1	550,800	
97108	Beaver	-	-	0	1	0.0%	1	480,000	11	5	6	50.0%	6	372,500	375,000	35.7%	-	-	3	104,300	-	-	
97122	Hebo	2	0	0	0	-	0	-	-	6	3	50.0%	2	130,800	130,800	-76.1%	-	-	1	40,000	-	-	
97112	Cloverdale	9	2	1	0	-100.0%	1	340,000	170	20	7	-30.0%	10	358,700	255,400	51.1%	2	825,000	3	186,700	1	156,000	
97135	Pacific City	37	8	4	5	25.0%	6	472,300	117	84	45	21.6%	45	424,400	358,000	16.0%	-	-	12	152,400	-	-	
97149	Neskowin	28	4	2	3	-25.0%	1	105,000	39	46	24	-22.6%	22	398,300	350,500	-16.1%	-	-	8	168,400	-	-	
	Tillamook County	285	50	22	55	0.0%	62	328,500	125	739	507	3.0%	478	342,000	320,000	8.4%	7	507,100	126	122,900	9	397,300	

		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	95	17	9	16	14.3%	18	355,300	207	262	183	15.8%	169	319,800	315,500	9.8%	5	408,400	31	75,400	1	1,100,000	
97364	Neotsu	1	0	-	0	-100.0%	0	-	-	5	5	0.0%	5	490,400	420,000	48.6%	-	-	1	145,000	-	-	
97368	Otis	10	1	3	1	-50.0%	0	-	-	33	27	12.5%	28	324,200	272,500	0.7%	-	-	2	27,100	-	-	
97341	Depoe Bay	38	3	1	5	-37.5%	6	408,700	172	82	50	-23.1%	46	398,100	385,000	6.9%	-	-	4	115,000	-	-	
97388	Gleneden Beach	29	4	3	2	-33.3%	3	582,000	136	47	35	-2.8%	34	395,500	368,500	9.7%	-	-	6	125,300	1	1,640,000	
97369	Otter Rock	2	-	0	1	-50.0%	1	11,000	-	10	7	40.0%	6	151,000	13,200	-52.1%	-	-	2	135,000	-	-	
97365	Newport	15	3	3	0	-100.0%	6	460,900	103	52	34	-8.1%	37	343,100	300,000	26.5%	1	850,000	3	125,100	1	320,000	
97366	South Beach	1	0	-	2	0.0%	0	-	-	9	14	27.3%	12	426,100	419,500	2.3%	-	-	1	45,000	-	-	
97343	Eddyville	0	0	0	0	-	0	-	-	1	0	-100.0%	0	-	-	-	0	-	0	-	0	-	
97357	Logsdan	0	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	-	0	-	0	-	0	-	
97391	Toledo	3	1	-	-	-100.0%	1	725,000	191	17	14	100.0%	12	252,100	225,500	53.9%	-	-	1	175,000	-	-	
97380	Siletz	1	0	1	1	-	2	379,500	281	8	6	100.0%	5	313,000	320,000	-36.5%	1	72,000	1	135,500	-	-	
97390	Tidewater	2	1	0	0	-	0	-	-	3	5	150.0%	6	217,500	207,500	9.3%	-	-	-	-	-	-	
97498	Yachats	8	0	1	2	-	0	-	-	21	11	-26.7%	10	262,800	257,500	-12.4%	-	-	1	92,000	-	-	
97394	Waldport	3	1	2	2	0.0%	2	255,500	91	23	17	6.3%	19	299,500	250,000	14.1%	-	-	6	47,800	-	-	
97376	Seal Rock	2	-	0	-	-100.0%	0	-	-	10	5	-16.7%	4	531,900	527,500	46.0%	-	-	6	142,700	-	-	
Lincoln County		210	31	23	32	-15.8%	39	394,000	172	583	413	4.8%	393	336,900	320,000	8.3%	7	423,400	65	92,100	3	1,020,000	
North Coastal Counties Total		780	150	73	154	-3.8%	162	377,100	137	2,204	1,603	2.5%	1,518	365,900	320,000	10.9%	27	573,100	305	116,700	27	423,300	



## 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 October 2018 with October 2017. The Year-To-Date section compares 2018 year-to-date statistics through October with 2017 year-to-date statistics through October.

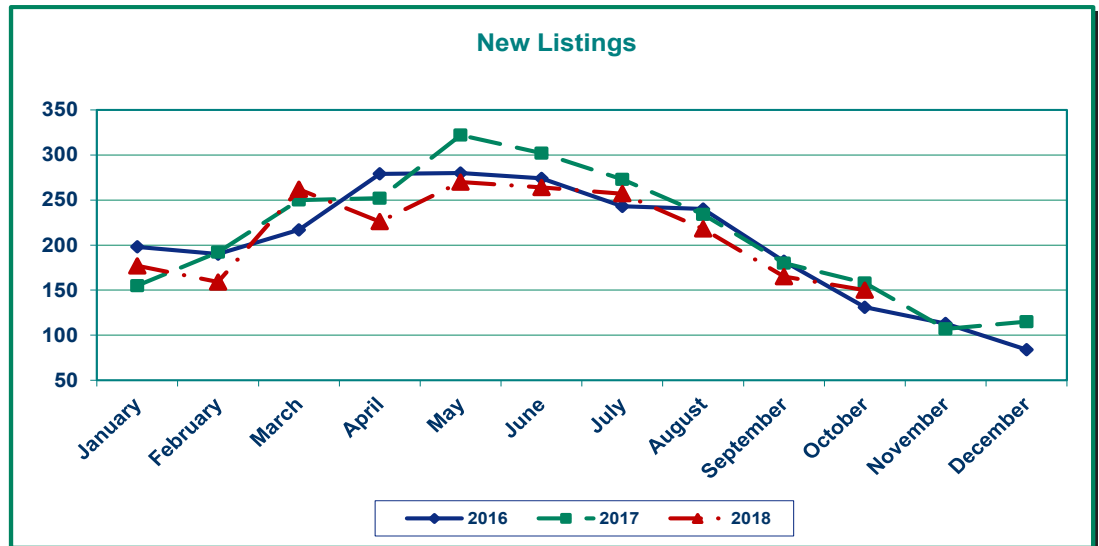
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/17-10/31/18) with 12 months before (11/1/16-10/31/17).

<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

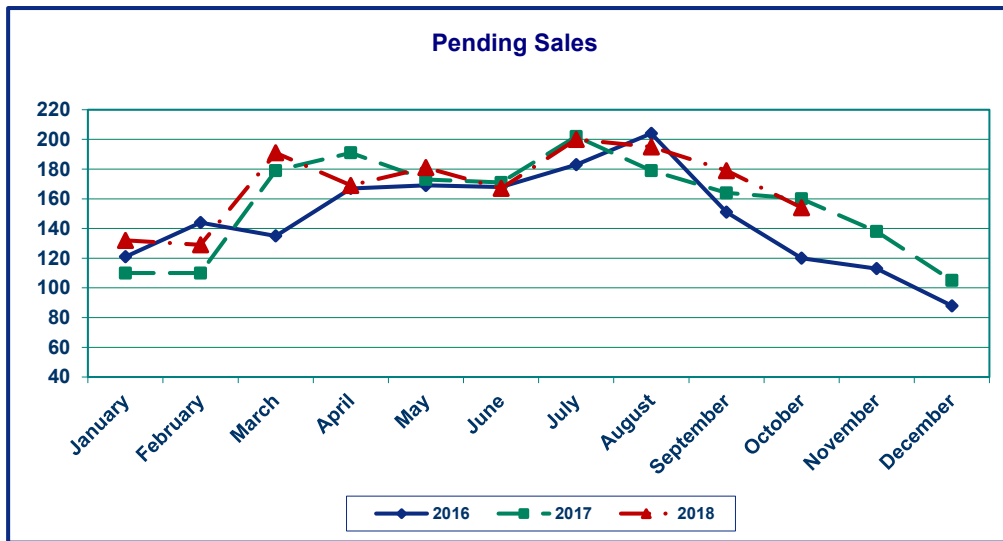
*This graph shows the new residential listings over the past three calendar years in the North Coastal Counties of Oregon.*



## PENDING LISTINGS

### NORTH COASTAL COUNTIES, OR

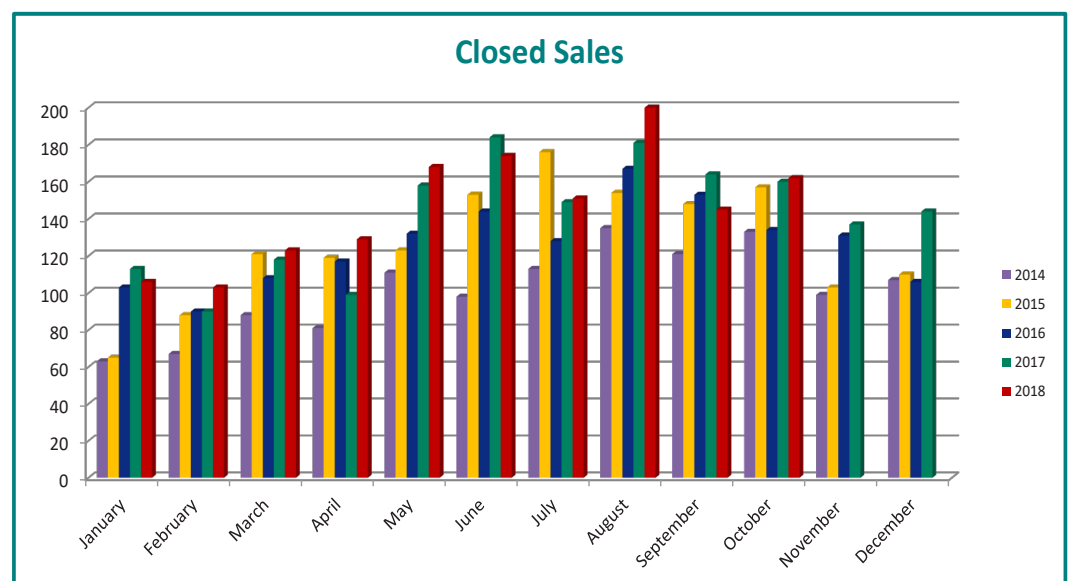
*This graph represents monthly accepted offers in the North Coastal Counties of Oregon over the past three calendar years.*



## 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.*



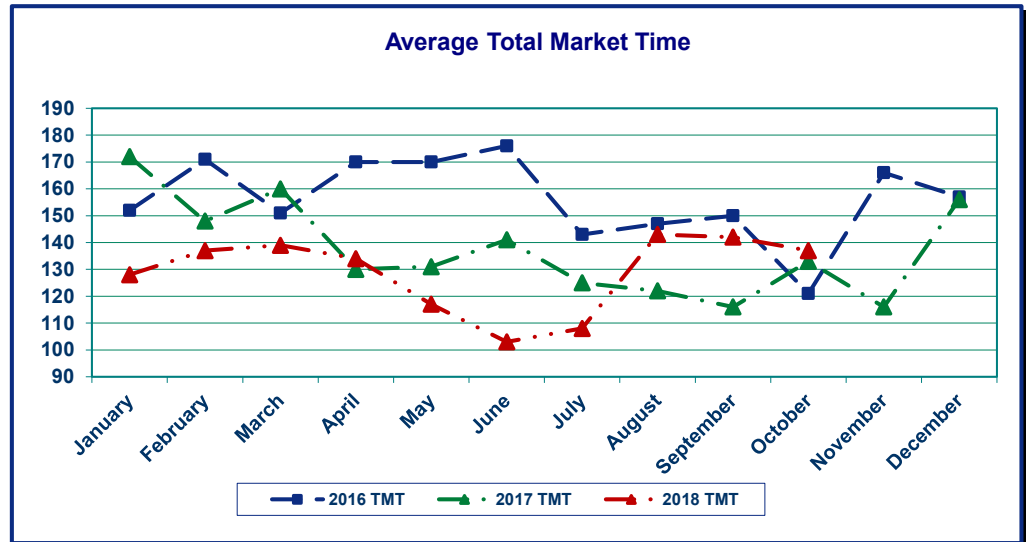
## DAYS ON MARKET

**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.

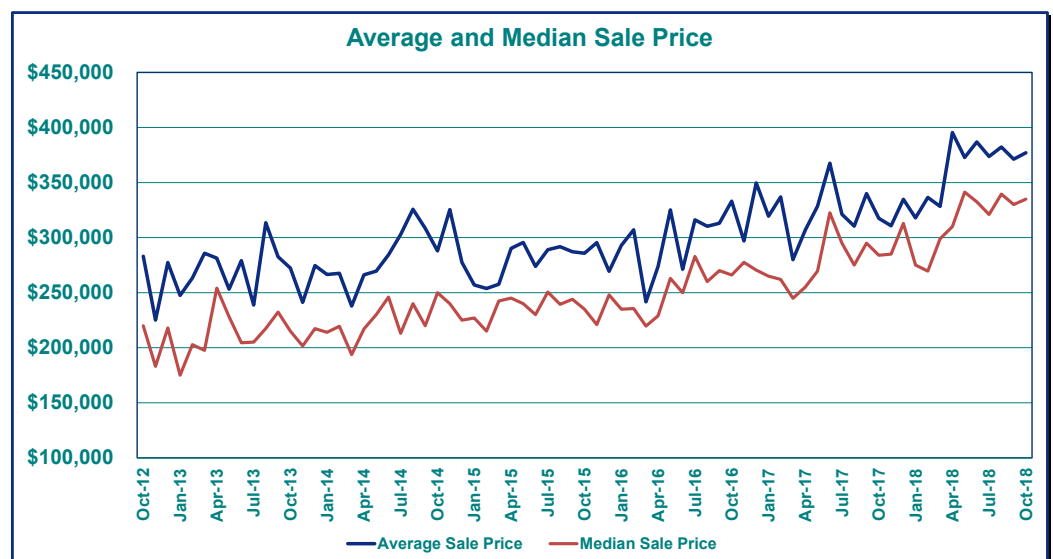
RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

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

October 2018 Reporting Period

## October Residential Highlights

New listings had a strong month in Polk and Marion Counties this October. At 300, there were 44.2% more new listings offered than in October 2017 and 8.3% more than last month in September 2018 (277). It was the strongest October for new listings in the area on the RMLS™ record, dating to 1992.

Pending sales (206) kept pace with October 2017 and showed a 5.1% increase over September 2018 (196).

Closed sales, at 158, cooled 9.7% from the 175 closings recorded last year in October 2017 but ended 5.3% ahead of the 150 closings recorded last month in September 2018.

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 (2,834) are up 12.4% and pending sales (1,972) are up 1.2%. Closed sales (1,816) are down 4.1%.

## Average and Median Sale Prices

Prices continue to rise. Comparing 2018 to 2017 through October, the average sale price rose 12.5% from \$286,800 to \$322,700. In the same comparison, the median sale price rose 11.8% from \$260,000 to \$290,700.

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

**Average Sale Price % Change:**  
+12.8% (\$320,700 v. \$284,300)  
**Median Sale Price % Change:**  
+11.6% (\$290,000 v. \$259,900)

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	4.2
October	3.8	2.4	4.1
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	October	300	206	158	330,000	289,500	49
	September	277	196	150	338,600	300,500	41
	Year-to-date	2,834	1,972	1,816	322,700	290,700	43
2017	October	208	206	175	293,200	265,000	43
	Year-to-date	2,522	1,948	1,893	286,800	260,000	57
Change	October	44.2%	0.0%	-9.7%	12.6%	9.2%	13.3%
	Prev Mo 2018	8.3%	5.1%	5.3%	-2.5%	-3.7%	19.5%
	Year-to-date	12.4%	1.2%	-4.1%	12.5%	11.8%	-24.7%



# AREA REPORT • 10/2018

## 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	95	34	14	22	29.4%	19	354,400	50	355	226	21.5%	207	325,100	298,300	11.9%	6	209,000	10	268,500	11	356,200
168	West Salem N	51	23	3	19	35.7%	9	395,900	47	201	136	10.6%	115	368,500	350,000	12.7%	-	-	5	120,000	1	850,000
169	West Salem S	17	8	1	2	-50.0%	2	370,000	10	46	28	27.3%	27	353,700	325,500	14.3%	-	0	-	0	-	-

170	Woodburn	92	35	5	31	-22.5%	25	298,100	28	404	294	-16.5%	291	278,900	260,000	12.1%	2	269,000	1	105,000	2	1,545,000
	Except Woodburn	176	76	25	54	8.0%	30	335,900	45	716	481	6.2%	437	353,500	328,500	8.8%	10	345,600	33	218,000	6	456,000

170	Marion Except Salem/Keizer	268	111	30	85	-5.6%	55	318,700	38	1,120	775	-3.7%	728	323,700	299,000	10.7%	12	332,800	34	214,600	8	728,200
171	Southwest Salem	1	0	4	1	-50.0%	0	-	-	22	16	100.0%	16	411,800	415,000	20.4%	-	-	-	-	-	-
172	South Salem	63	27	8	14	27.3%	16	417,500	83	291	198	23.8%	186	381,800	312,500	11.1%	-	-	5	218,700	6	500,300
173	Southeast Salem	55	26	3	11	-38.9%	12	322,700	58	196	125	-12.0%	109	334,200	316,000	10.8%	2	226,000	3	130,300	6	303,500
174	Central Salem	22	16	4	19	35.7%	14	252,700	108	138	99	-7.5%	83	245,800	221,100	22.0%	1	430,000	2	80,000	5	276,200
175	East Salem S	14	11	2	1	-83.3%	2	402,500	29	64	44	-24.1%	45	280,500	251,500	18.2%	-	-	3	203,300	3	389,300
176	East Salem N	31	26	3	16	77.8%	10	278,500	30	188	145	0.0%	131	251,300	259,000	15.6%	-	-	2	127,500	5	354,900
177	South Keizer	13	9	0	3	-	6	258,800	31	50	37	94.7%	33	246,900	250,000	12.3%	1	290,000	-	-	-	-
178	North Keizer	19	9	4	13	-38.1%	13	333,400	18	163	143	-17.3%	136	317,000	299,500	12.2%	-	-	2	71,800	2	352,500

167-169	Polk Co. Grand Total	163	65	18	43	22.9%	30	367,900	46	602	390	17.8%	349	341,600	322,500	11.9%	6	209,000	15	219,000	12	397,400
170-178	Marion Co. Grand Total	486	235	58	163	-4.7%	128	321,100	50	2232	1582	-2.2%	1467	318,300	284,900	12.8%	16	322,800	51	195,100	35	447,900
	Polk & Marion Grand Total	649	300	76	206	0.0%	158	330,000	49	2834	1972	1.2%	1816	322,700	290,700	12.8%	22	291,800	66	200,500	47	435,000

## Benton & Linn Counties, Oregon

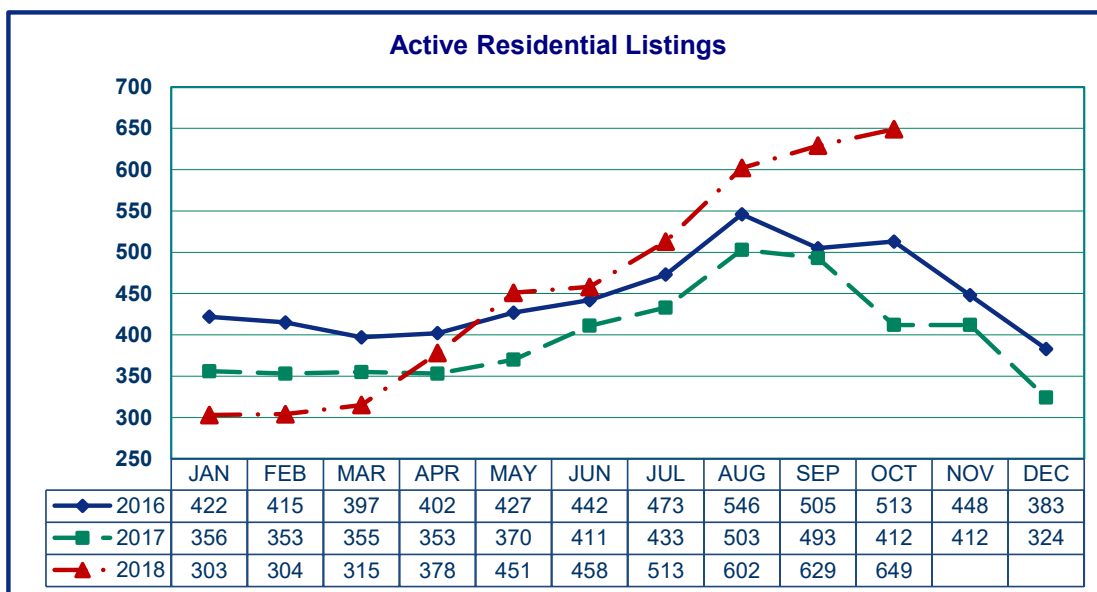
220	Benton County	47	21	6	9	80.0%	10	363,200	50	180	114	39.0%	109	372,900	340,000	13.7%	1	425,000	14	298,900	5	411,200
221	Linn County	147	66	17	64	-19.0%	70	266,200	62	767	589	6.3%	576	258,400	245,000	12.4%	11	528,700	46	163,600	12	288,500



## ACTIVE RESIDENTIAL LISTINGS

### POLK & MARION COUNTIES, OR

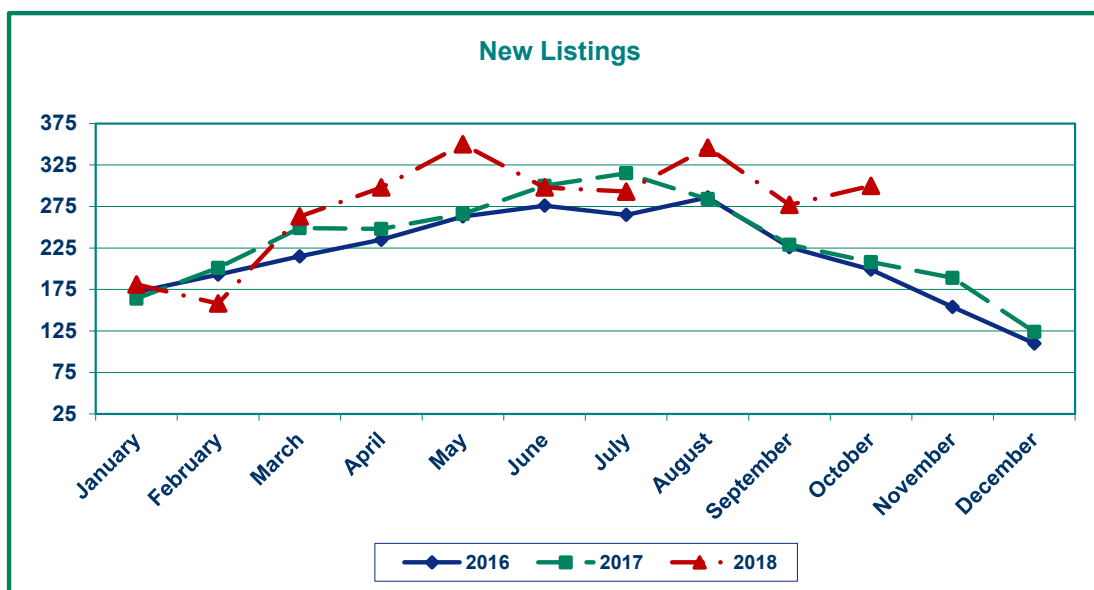
*This graph shows the active residential listings over the past three calendar years in Polk and Marion Counties, Oregon.*



## 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 October 2018 with October 2017. The Year-To-Date section compares 2018 year-to-date statistics through October with 2017 year-to-date statistics through October.

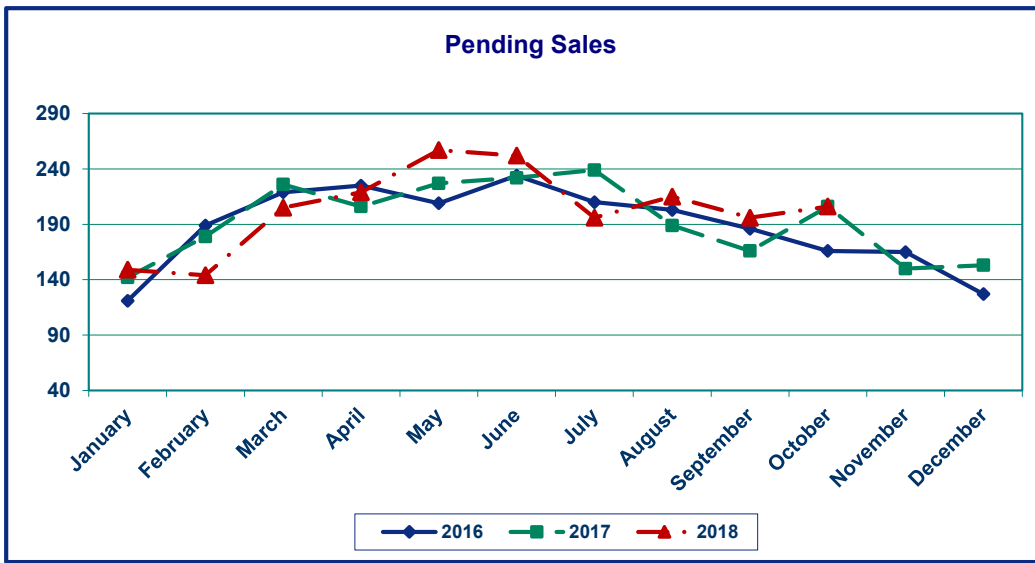
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/17-10/31/18) with 12 months before (11/1/16-10/31/17).

<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

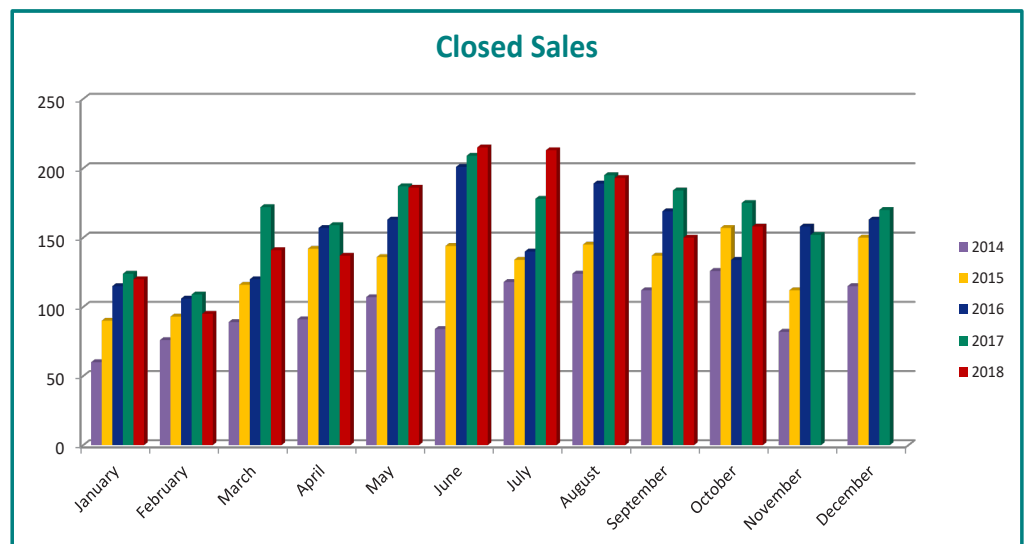
*This graph represents monthly accepted offers in Polk and Marion Counties, Oregon, over the past three calendar years.*



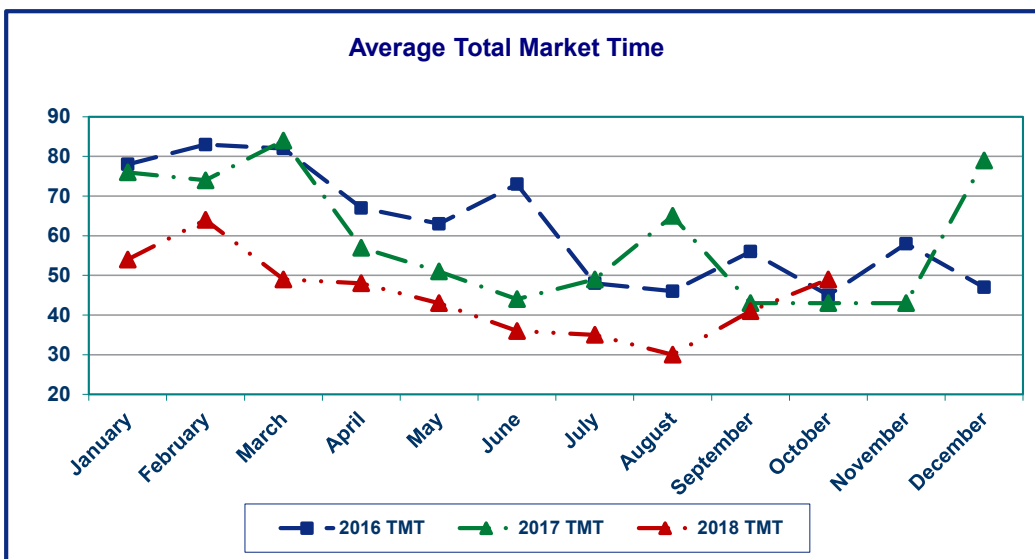
## CLOSED SALES

### 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.*

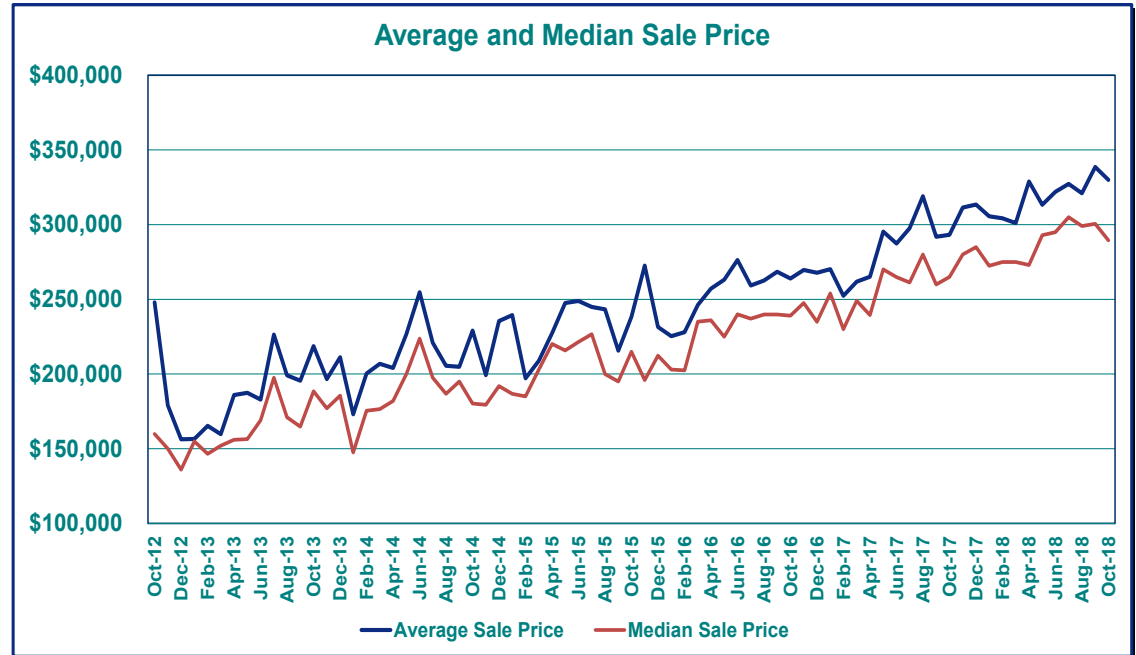
**Contact RMLS™**  
8338 NE Alderwood Rd  
Suite 230  
Portland, OR 97220  
(503) 236-7657  
communications@rmls.com

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

October 2018 Reporting Period

## October Residential Highlights

Portland metro saw some mixed numbers this October, but new listings showed a gain compared with last year. At 3,100, new listings rose 4.0% above the 2,981 new listings offered last year in October 2017, despite ending 14.0% under the 3,606 new listings offered last month in September 2018. This was the strongest October for new listings in the area since 2010 when 3,119 were offered.

Closed sales (2,440) fell 4.9% short of October 2017 when 2,565 closings were recorded but improved 7.4% over last month in September 2018, when 2,272 closings were recorded.

Pending sales, at 2,484, fared similarly, decreasing 8.2% from October 2017 (2,705) but pushing 0.5% past the 2,471 offers accepted last month in September 2018.

Inventory decreased to 2.7 months in October, with total market time creeping up to 53 days. There were 6,550 active residential listings in the Portland metro area this October.

## Year to Date Summary

Activity so far in 2018 is mixed compared to 2017. New listings (37,620) are up 2.7%. Pending sales (26,484) are down 3.3% and closed sales (25,551) are down 3.8% for the year so far.

## Average and Median Sale Prices

Comparing 2018 to 2017 through October of each year, the average sale price rose 5.6% from \$429,400 to \$453,600. In the same comparison, the median sale price rose 5.3% from \$379,900 to \$400,000.

## 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	3.1
October	2.0	2.1	2.7
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:

+5.7% (\$448,400 v. \$424,200)

### Median Sale Price % Change:

+6.3% (\$398,800 v. \$375,000)

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	October	3,100	2,484	2,440	454,400	395,000	53
	September	3,606	2,471	2,272	447,800	392,500	45
	Year-to-date	37,620	26,484	25,551	453,600	400,000	46
2017	October	2,981	2,705	2,565	438,500	380,000	44
	Year-to-date	36,614	27,385	26,551	429,400	379,900	43
Change	October	4.0%	-8.2%	-4.9%	3.6%	3.9%	19.7%
	Prev Mo 2018	-14.0%	0.5%	7.4%	1.5%	0.6%	17.8%
	Year-to-date	2.7%	-3.3%	-3.8%	5.6%	5.3%	6.1%

# AREA REPORT • 10/2018

## 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	300	163	55	110	-13.4%	102	428,700	51	1,611	1,082	-6.5%	1,047	422,700	400,000	4.8%	14	680,200	36	357,200	30	804,900		
142	NE Portland	587	305	133	256	13.3%	208	463,100	51	3,514	2,339	-2.3%	2,258	472,200	419,700	3.8%	27	629,300	47	479,700	95	653,800		
143	SE Portland	714	386	164	305	-6.4%	287	395,200	45	4,432	3,098	-4.7%	2,998	417,800	375,000	5.8%	23	682,900	69	256,500	138	606,900		
144	Gresham/ Troutdale	435	208	74	191	-12.4%	173	359,700	43	2,446	1,786	-1.8%	1,693	354,000	340,000	9.0%	13	638,500	55	244,800	44	465,300		
145	Milwaukie/ Clackamas	539	253	115	215	-9.3%	193	410,200	48	3,071	2,187	-0.9%	2,119	427,800	401,000	4.3%	14	504,300	66	267,100	21	461,000		
146	Oregon City/ Canby	393	170	71	129	-3.7%	135	408,600	51	2,110	1,536	4.1%	1,438	419,900	394,000	6.4%	8	441,000	60	350,200	18	494,600		
147	Lake Oswego/ West Linn	454	153	102	101	-17.2%	121	714,500	75	2,258	1,424	0.8%	1,429	675,800	584,000	2.6%	2	682,500	27	432,500	6	749,600		
148	W Portland	1,004	356	242	275	11.3%	252	646,200	73	4,459	2,542	-4.6%	2,438	616,200	520,000	4.2%	10	601,800	46	224,900	26	859,800		
149	NW Wash Co.	320	142	61	120	-16.7%	113	588,300	58	1,922	1,415	0.4%	1,345	545,100	525,000	3.3%	1	2,200,000	33	313,900	2	690,000		
150	Beaverton/ Aloha	395	257	84	212	-20.6%	220	398,000	43	3,157	2,437	-1.7%	2,339	392,000	376,000	7.4%	9	265,200	11	243,200	20	641,500		
151	Tigard/ Wilsonville	498	273	93	198	-15.7%	240	454,400	47	3,343	2,547	-4.1%	2,475	461,200	430,000	6.9%	3	465,700	27	465,600	12	475,100		
152	Hillsboro/ Forest Grove	277	158	53	162	-7.4%	179	400,500	46	2,222	1,790	-11.3%	1,730	397,000	372,000	6.5%	20	381,800	55	288,200	30	434,500		
153	Mt. Hood	62	25	18	17	-15.0%	21	338,900	97	259	177	7.3%	174	320,400	311,400	3.8%	1	360,000	33	134,300	2	433,800		
155	Columbia Co.	202	97	42	68	-35.8%	75	314,400	64	1,023	764	-5.9%	756	307,100	298,300	10.4%	7	230,000	72	184,300	11	314,900		
156	Yamhill Co.	370	154	42	125	3.3%	121	362,200	50	1,793	1,360	-7.2%	1,312	368,500	329,000	9.8%	11	358,000	73	429,300	23	313,100		

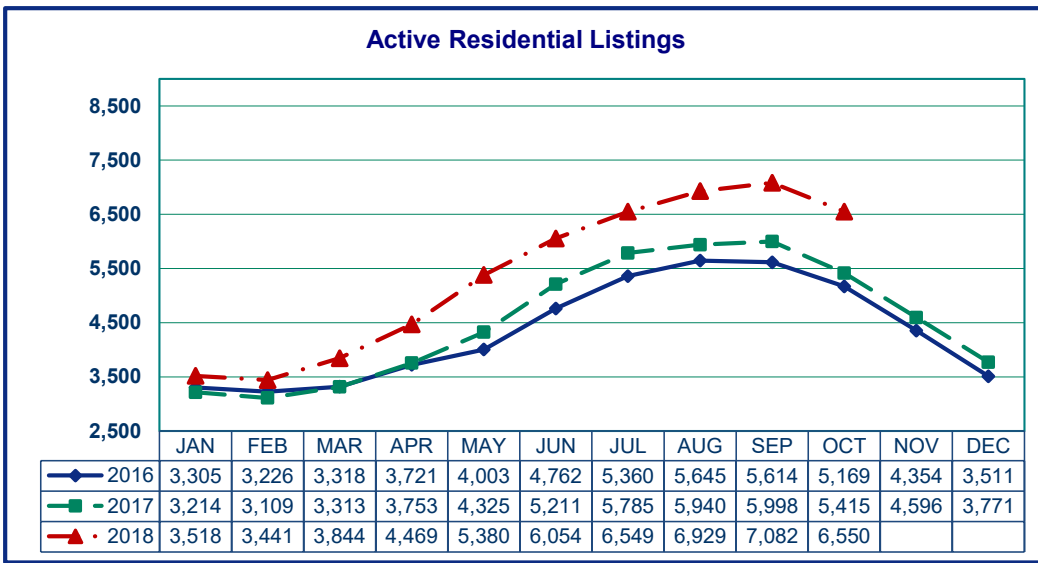
<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares October 2018 with October 2017. The Year-To-Date section compares 2018 year-to-date statistics through October with 2017 year-to-date statistics through October.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/17-10/31/18) with 12 months before (11/1/16-10/31/17).

<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.

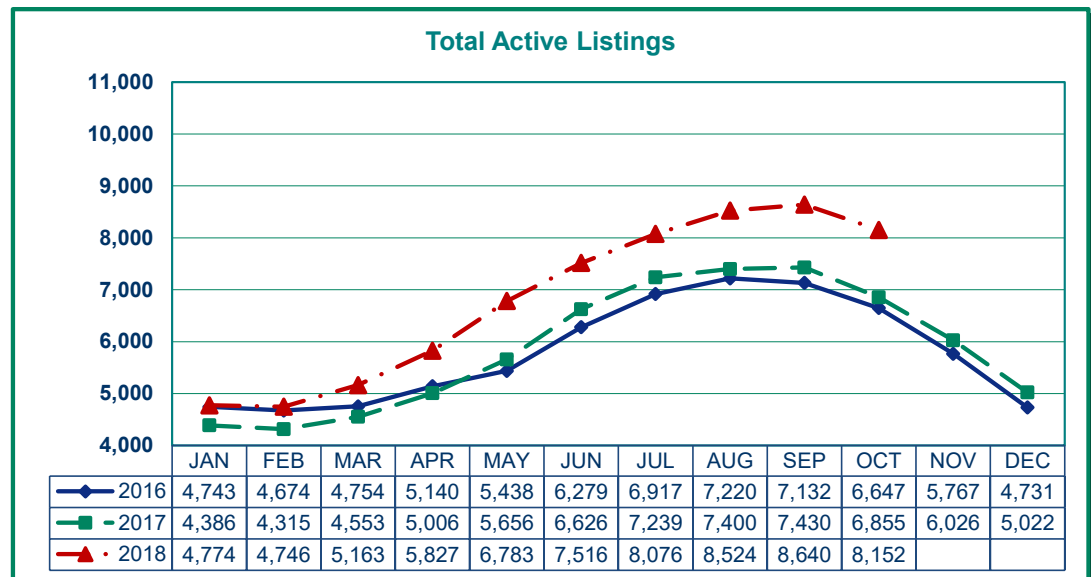
## ACTIVE RESIDENTIAL LISTINGS PORTLAND, OR

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



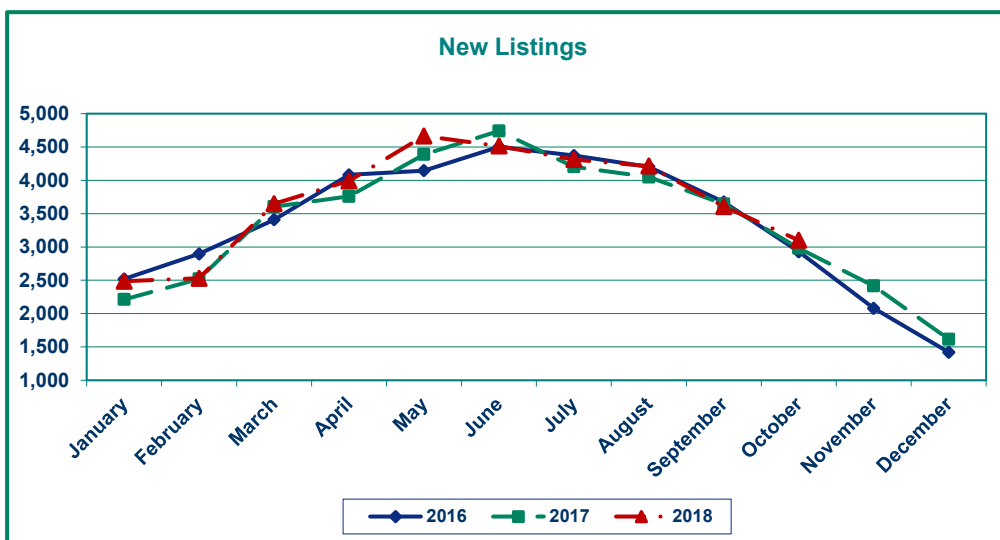
## TOTAL ACTIVE LISTINGS PORTLAND, OR

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



## NEW LISTINGS PORTLAND, OR

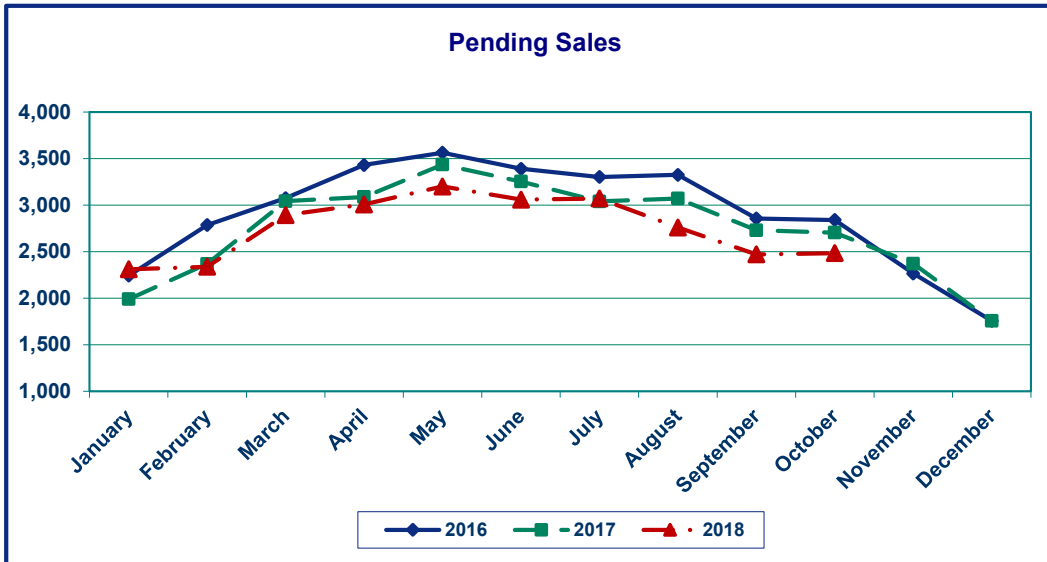
*This graph shows the new residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.*



## PENDING LISTINGS

### PORTLAND, OR

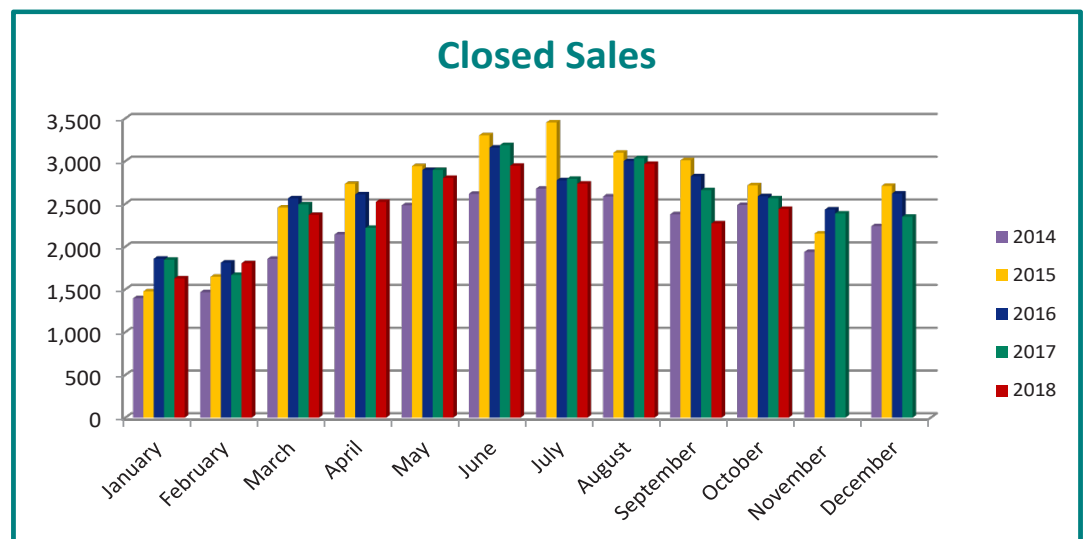
*This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.*



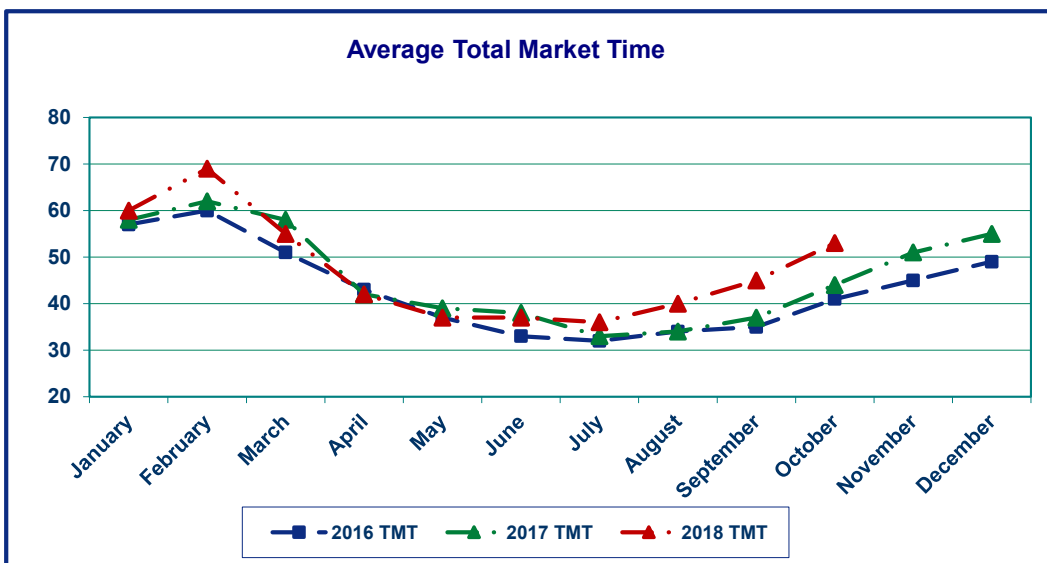
## CLOSED SALES

### 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

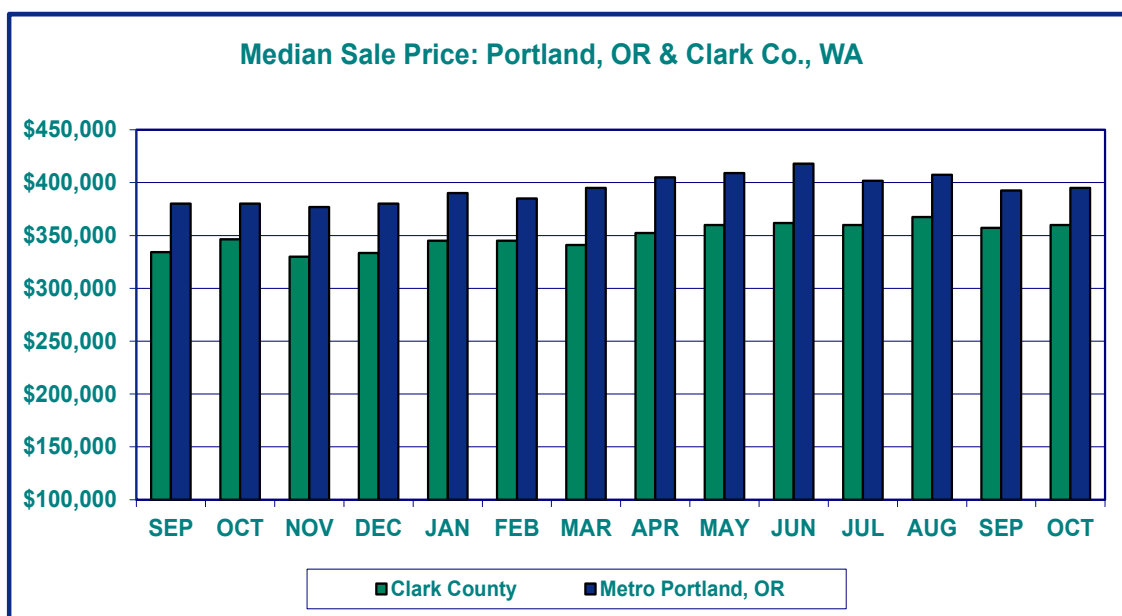
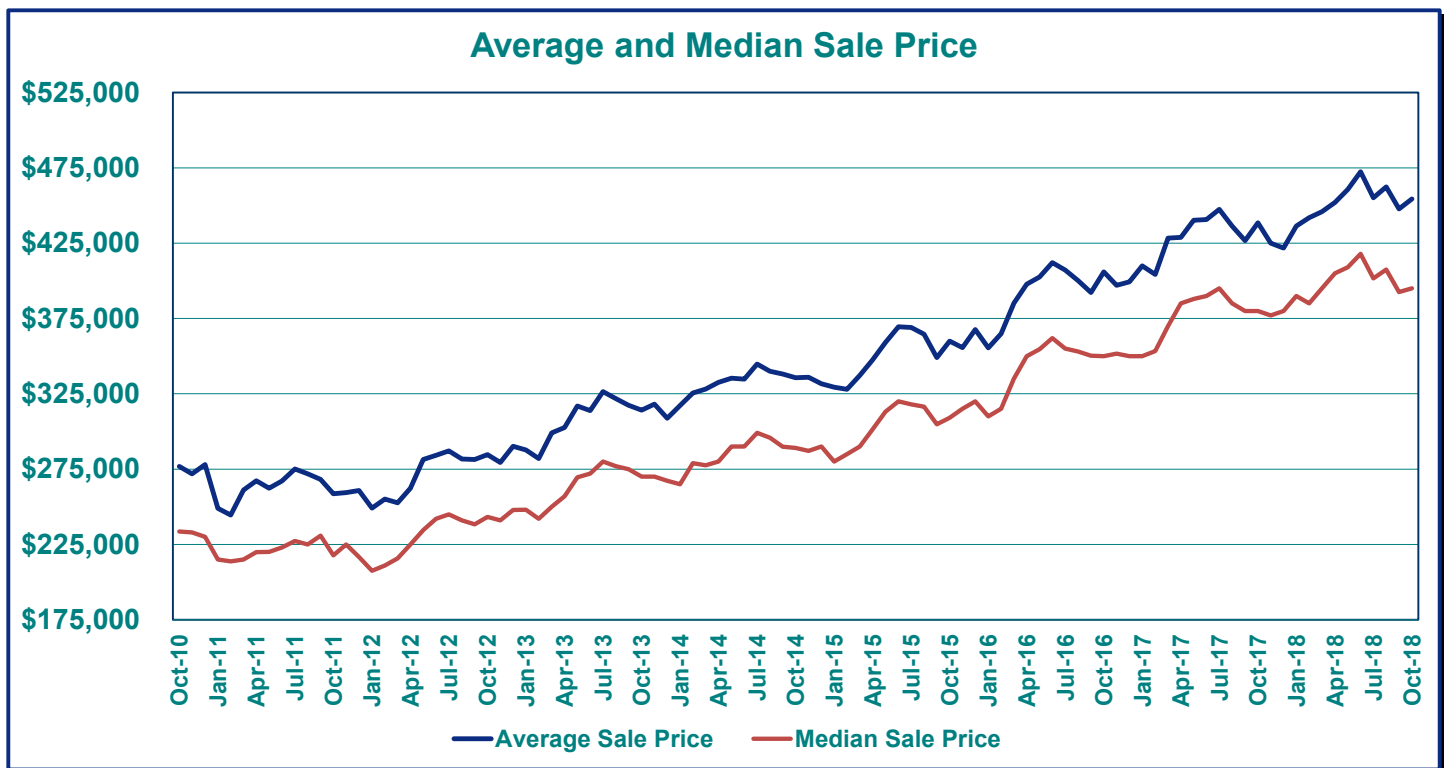
### PORTLAND, OR

*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.*

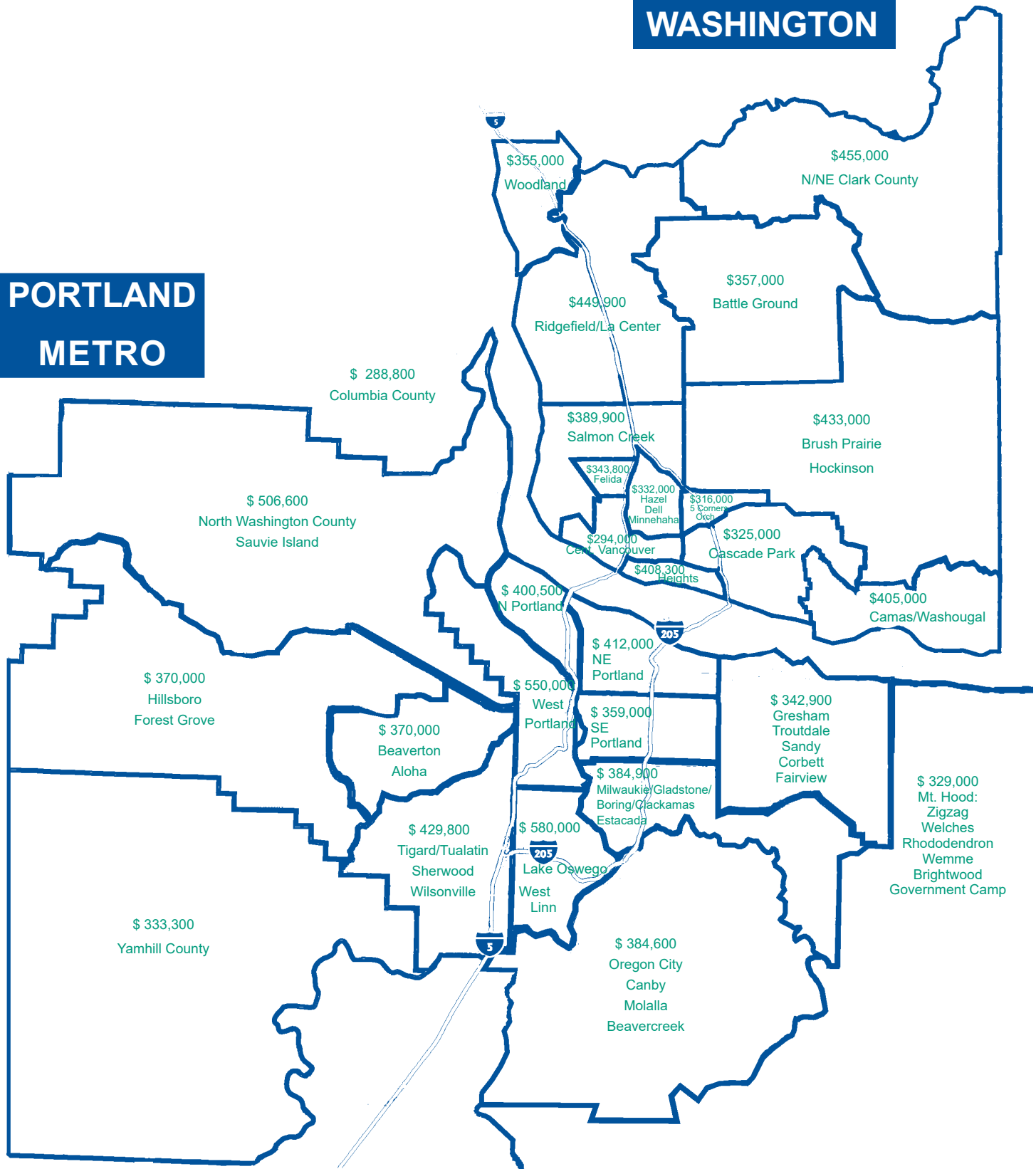


# MEDIAN SALE PRICE

## October 2018

**SW  
WASHINGTON**

**PORTLAND  
METRO**



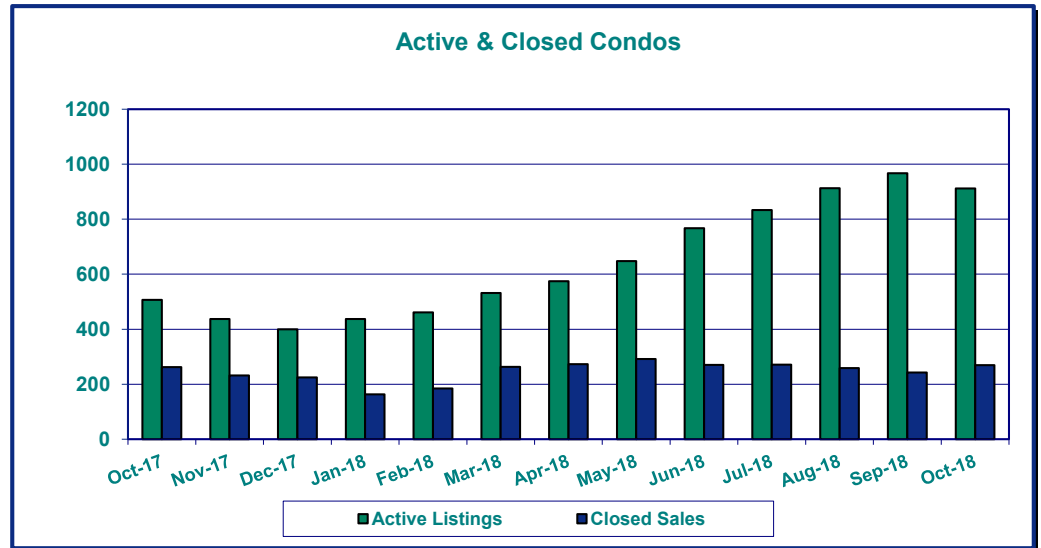
## ACTIVE & CLOSED CONDOS

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.

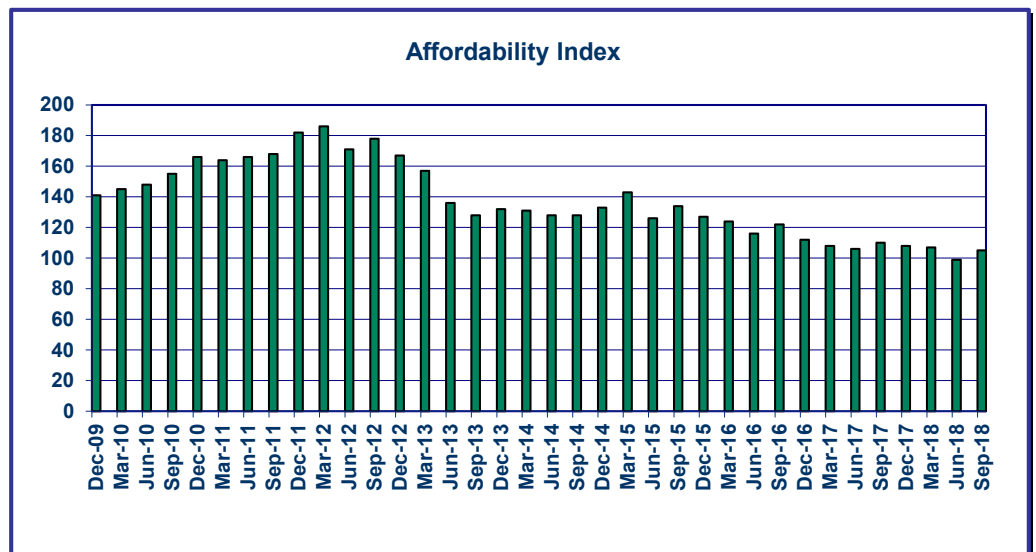
RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

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™.

## AFFORDABILITY

PORTLAND, OR

*This graph shows the affordability for housing in Portland, Oregon in September 2018.*



**AFFORDABILITY** - According to a formula from the National Association of REALTORS®, buying a house in the Portland metro area is affordable for a family earning the median income. A family earning the median income (\$81,400 in 2018, per HUD) can afford 105% of a monthly mortgage payment on a median priced home (\$392,500 in September). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 4.63% (per Freddie Mac).



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



## Clark County, Washington Market Action Addition

October 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>	1,839
<b>Less Listings with Purchase Contingencies*:</b>	53
<b>Readily Purchased Listings:</b>	1,786
<b><i>Percent of Total Active Listings:</i></b>	<b><i>97.1%</i></b>
<b>Less New Under Construction (not ready for occupancy):</b>	167
<b>Less New Proposed (not started):</b>	172
<b>Total Readily Purchased &amp; Occupied Listing:</b>	1,447
<b><i>Percent of Total Active Listings:</i></b>	<b><i>78.7%</i></b>
<b>Inventory in Months of Readily Purchased &amp; Occupied Listings:</b>	2.1

\* 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

October 2018 Reporting Period

### October Residential Highlights

Southwest Washington had mixed numbers this October, with gains relatively moderate. New listings, at 843, pushed 0.6% ahead of the 838 new listings offered in October 2017 but fell 11.4% short of the 951 new listings offered last month in September 2018.

Closed sales (680) ended 6.3% cooler than in October 2017 (726) but saw a 0.4% increase over the 677 closings recorded last month in September 2018.

Pending sales, at 686, ended 9.7% cooler than the 760 offers accepted last year in October 2017 and 0.4% cooler than the 689 offers accepted last month in September 2018.

Inventory in October decreased slightly to 2.7 months.

### Year to Date Summary

Activity is mixed in 2018 compared to 2017. New listings (10,227) are up 5.6%. Closed sales (7,303) are down 0.8% and pending sales (7,514) are down 1.9%.

### Average and Median Sale Prices

Comparing the first ten months of 2018 to the same in 2017, the average sale price has risen 8.6% from \$362,000 to \$393,200. In the same comparison, the median sale price has risen 9.4% from \$325,000 to \$355,400.

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

**Average Sale Price % Change:**  
+9.0% (\$389,200 v. \$357,000)  
**Median Sale Price % Change:**  
+9.0% (\$350,000 v. \$321,000)

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

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	2.9
October	2.3	2.1	2.7
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.

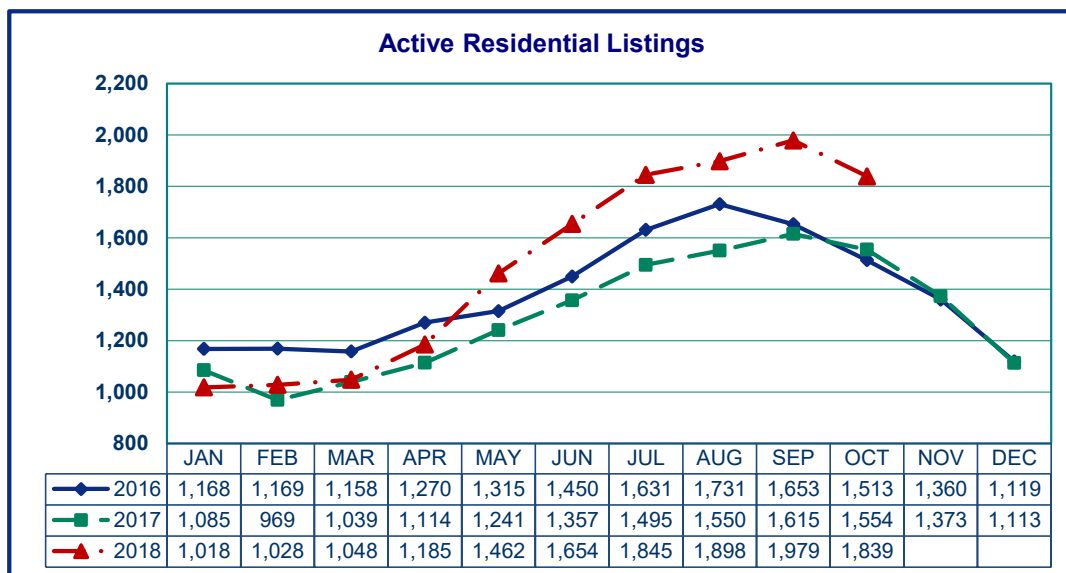
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	October	843	686	680	397,600	359,900	52
	September	951	689	677	392,000	357,200	41
	Year-to-date	10,227	7,514	7,303	393,200	355,400	47
2017	October	838	760	726	379,500	346,500	42
	Year-to-date	9,688	7,658	7,359	362,000	325,000	48
Change	October	0.6%	-9.7%	-6.3%	4.8%	3.9%	24.8%
	Prev Mo 2018	-11.4%	-0.4%	0.4%	1.4%	0.8%	26.8%
	Year-to-date	5.6%	-1.9%	-0.8%	8.6%	9.4%	-1.8%

# AREA REPORT • 10/2018

## 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		
25	21	-	17	-10.5%	17	332,100	49	173	142	-24.5%	138	361,500	341,300	30	19.2%	4	913,500	3	134,500	9	426,400		
20	15	3	18	-30.8%	12	260,400	35	202	171	-20.5%	160	259,300	260,000	25	12.3%	-	-	6	125,400	16	318,400		
31	18	5	13	30.0%	14	609,500	75	160	106	-15.2%	107	522,700	380,000	53	30.6%	2	284,500	2	697,500	1	750,000		
34	9	0	13	-35.0%	16	354,300	42	161	125	-15.0%	120	341,600	335,000	34	8.9%	-	-	3	145,300	3	473,700		
82	59	22	31	-24.4%	35	309,200	47	518	405	-5.8%	410	310,800	312,900	39	7.7%	8	948,500	12	191,900	3	511,700		
32	30	6	16	-11.1%	18	317,400	25	272	222	9.4%	209	307,400	299,900	30	10.3%	-	-	1	150,000	13	629,900		
62	32	6	30	-33.3%	24	313,700	38	465	374	-9.9%	357	304,000	300,000	36	8.0%	1	830,000	1	205,000	2	3,189,000		
134	65	13	74	2.8%	58	321,700	35	839	640	-0.8%	591	313,200	305,800	31	10.0%	3	943,300	2	255,000	7	402,600		
41	17	6	11	-31.3%	12	355,400	36	208	163	5.8%	155	341,500	295,000	52	-2.4%	1	93,000	1	165,000	-	-		
53	19	7	18	-35.7%	18	390,700	55	298	228	-4.2%	228	384,700	349,500	39	-2.8%	1	2,665,000	6	393,500	3	425,000		
31	16	3	25	25.0%	21	318,100	32	265	214	-1.4%	205	313,100	308,000	26	10.3%	-	-	4	1,253,800	-	-		
67	27	14	28	21.7%	25	346,700	46	413	296	24.4%	263	393,100	370,000	47	6.8%	-	-	4	334,000	3	392,800		
37	15	5	20	-4.8%	16	372,200	42	261	213	-3.6%	198	379,800	364,900	35	9.5%	-	-	-	-	-	-		
13	5	3	2	-66.7%	3	459,000	68	64	47	14.6%	44	466,500	467,000	105	-8.9%	-	-	10	294,000	-	-		
154	69	26	46	-13.2%	48	473,300	67	820	577	2.3%	595	529,900	475,000	65	6.8%	1	332,000	51	296,700	8	490,900		
107	48	22	42	16.7%	31	421,200	82	545	384	-3.5%	372	422,000	402,500	66	5.1%	6	406,200	44	164,600	9	392,900		
52	18	6	21	-36.4%	24	366,900	30	333	251	-18.2%	266	380,300	349,900	42	6.4%	1	1,235,000	2	840,000	2	804,500		
47	26	10	15	-55.9%	23	357,200	64	338	264	-34.7%	284	344,900	337,000	41	8.2%	1	45,000	5	261,200	2	436,300		
89	32	9	28	-9.7%	39	464,500	56	433	305	-7.0%	310	461,900	445,000	48	2.8%	-	-	8	497,600	1	532,000		
129	65	17	48	71.4%	50	414,100	44	665	476	44.2%	451	432,800	417,000	55	11.6%	-	-	11	335,300	-	-		
120	46	17	25	13.6%	25	459,800	53	499	303	-9.8%	272	433,100	410,900	46	8.7%	2	339,000	8	716,100	-	-		
20	4	2	2	-33.3%	2	1,135,000	13	51	25	-34.2%	25	702,400	685,000	91	14.8%	1	330,000	10	348,300	-	-		
25	10	5	14	180.0%	7	532,200	94	119	88	22.2%	77	553,800	520,000	85	9.8%	1	550,000	16	364,200	-	-		
112	51	24	45	-8.2%	45	429,900	61	686	514	11.7%	502	387,700	355,000	43	12.3%	2	545,800	33	264,400	3	443,500		
220	91	39	64	-7.2%	73	449,800	71	1,061	731	7.7%	717	431,000	395,000	60	7.4%	2	312,500	21	601,200	-	-		
-	0	0	0	-	0	-	-	2	3	-50.0%	3	502,700	440,000	152	20.3%	-	-	1	145,000	-	-		
8	4	2	3	-50.0%	4	374,800	50	39	28	-17.6%	25	474,000	469,900	46	2.9%	-	-	11	185,900	-	-		
15	11	1	5	-16.7%	3	400,000	128	53	35	-5.4%	34	485,500	463,500	87	2.3%	-	-	9	191,400	-	-		
23	7	1	5	-58.3%	8	385,700	51	109	81	9.5%	82	381,000	337,500	45	9.8%	-	-	6	201,700	1	300,000		
34	9	3	4	0.0%	3	345,300	47	112	69	3.0%	70	399,500	380,000	68	15.8%	-	-	7	192,300	-	-		
18	2	1	2	-33.3%	4	445,000	19	50	29	-17.1%	28	392,900	398,300	64	12.5%	-	-	10	222,400	-	-		
4	2	1	1	0.0%	2	402,500	46	13	5	-58.3%	5	451,000	500,000	27	33.0%	-	-	-	-	-	-		
1,839	843	279	686	-9.7%	680	397,600	52	10,227	7,514	-1.9%	7,303	393,200	355,400	47	9.0%	37	690,600	308	312,000	86	518,400		
31	18	2	4	-63.6%	15	351,700	42	148	107	32.1%	107	305,700	299,900	45	7.4%	2	346,300	9	169,200	3	322,500		
21	4	2	12	20.0%	10	421,700	124	92	72	-2.4%	65	422,300	385,000	87	21.4%	-	-	52	169,300	-	-		
221	100	26	84	18.3%	92	243,400	33	1,063	816	21.1%	766	264,800	246,800	46	9.6%	1	215,000	105	94,000	20	261,400		
273	122	30	100	8.7%	117	272,500	42	1,303	995	21.8%	938	280,400	255,500	49	10.7%	3	302,500	166	121,700	23	269,400		
84	17	13	17	-22.7%	17	255,900	131	244	172	-8.5%	167	223,300	220,000	112	12.1%	7	196,300	94	54,500	-	-		

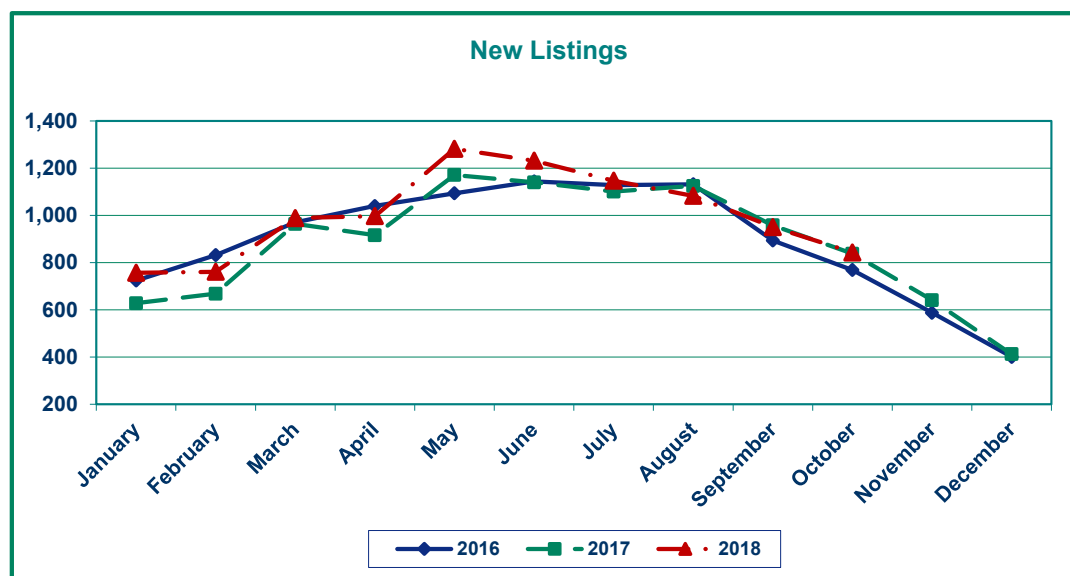


## ACTIVE RESIDENTIAL LISTINGS CLARK COUNTY, WA

*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 October 2018 with October 2017. The Year-To-Date section compares 2018 year-to-date statistics through October with 2017 year-to-date statistics through October.

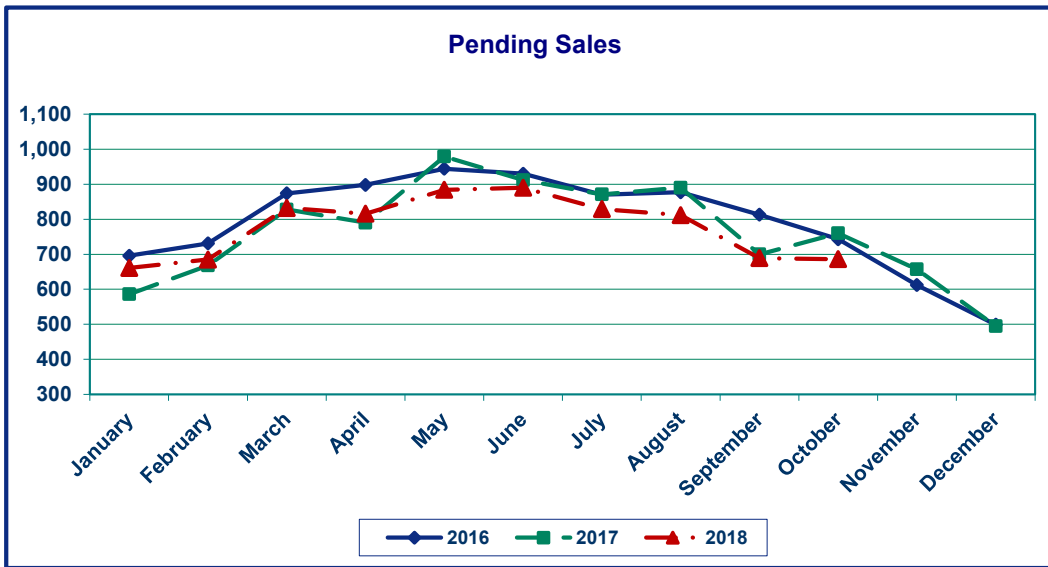
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/17-10/31/18) with 12 months before (11/1/16-10/31/17).

<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

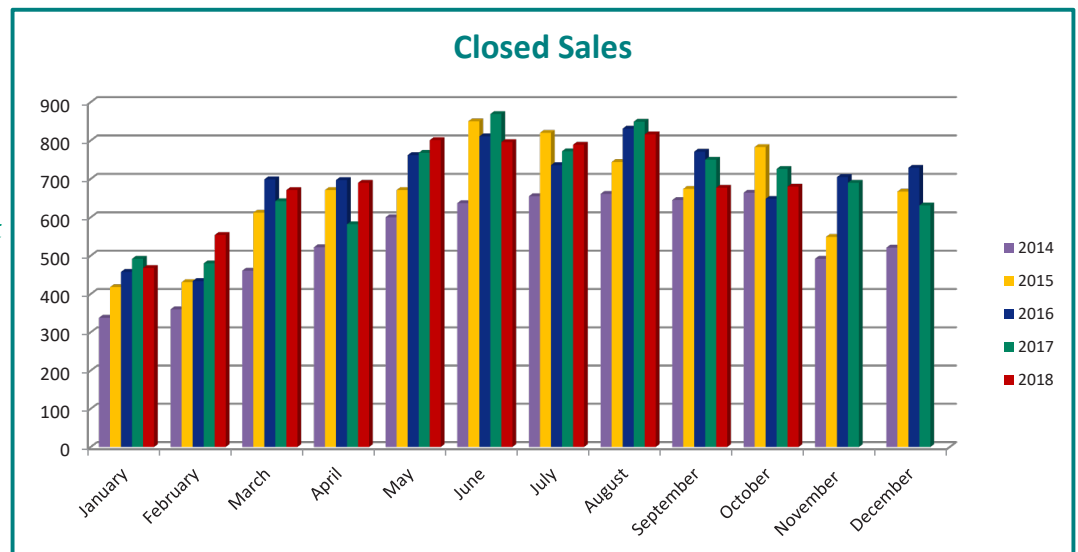
*This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.*



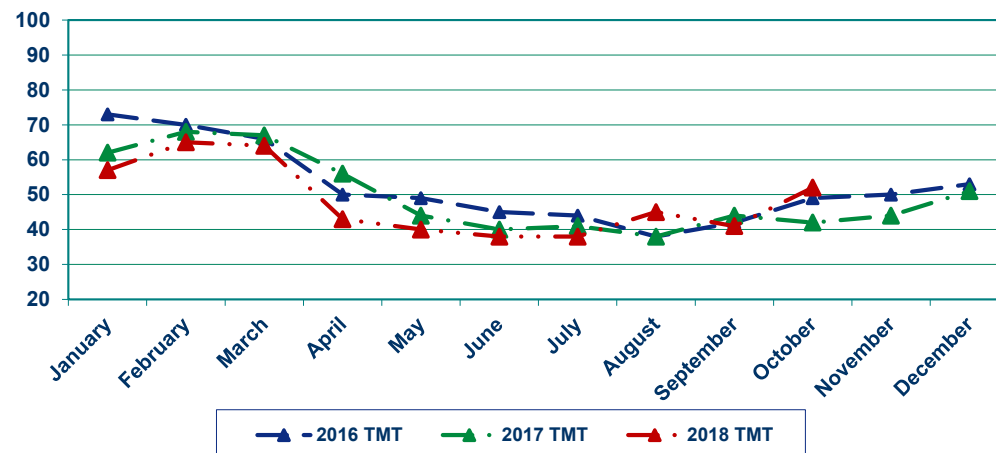
## CLOSED SALES

### CLARK COUNTY, WA

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



## Average Total Market Time



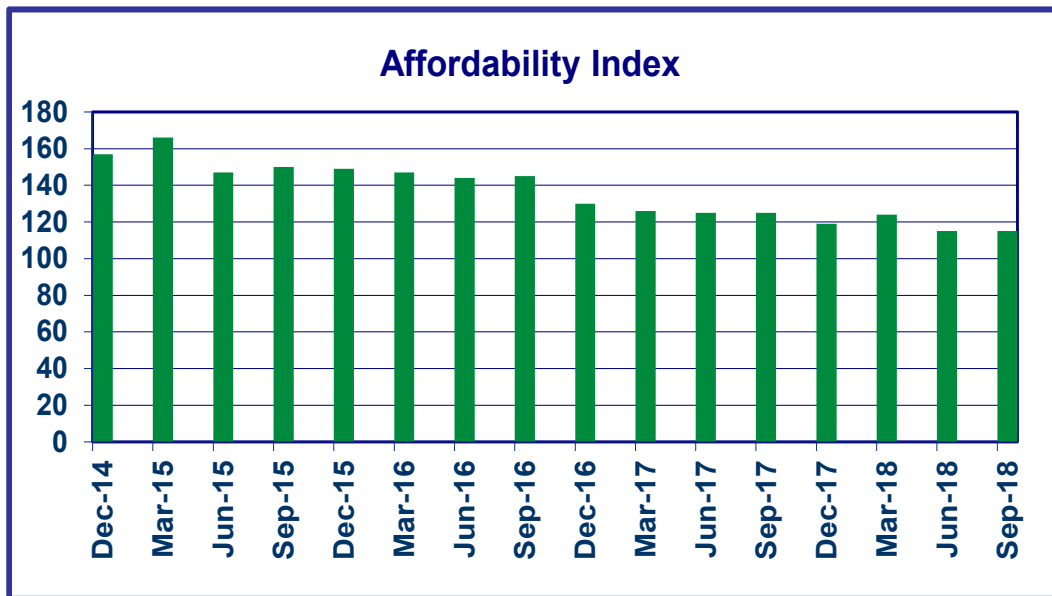
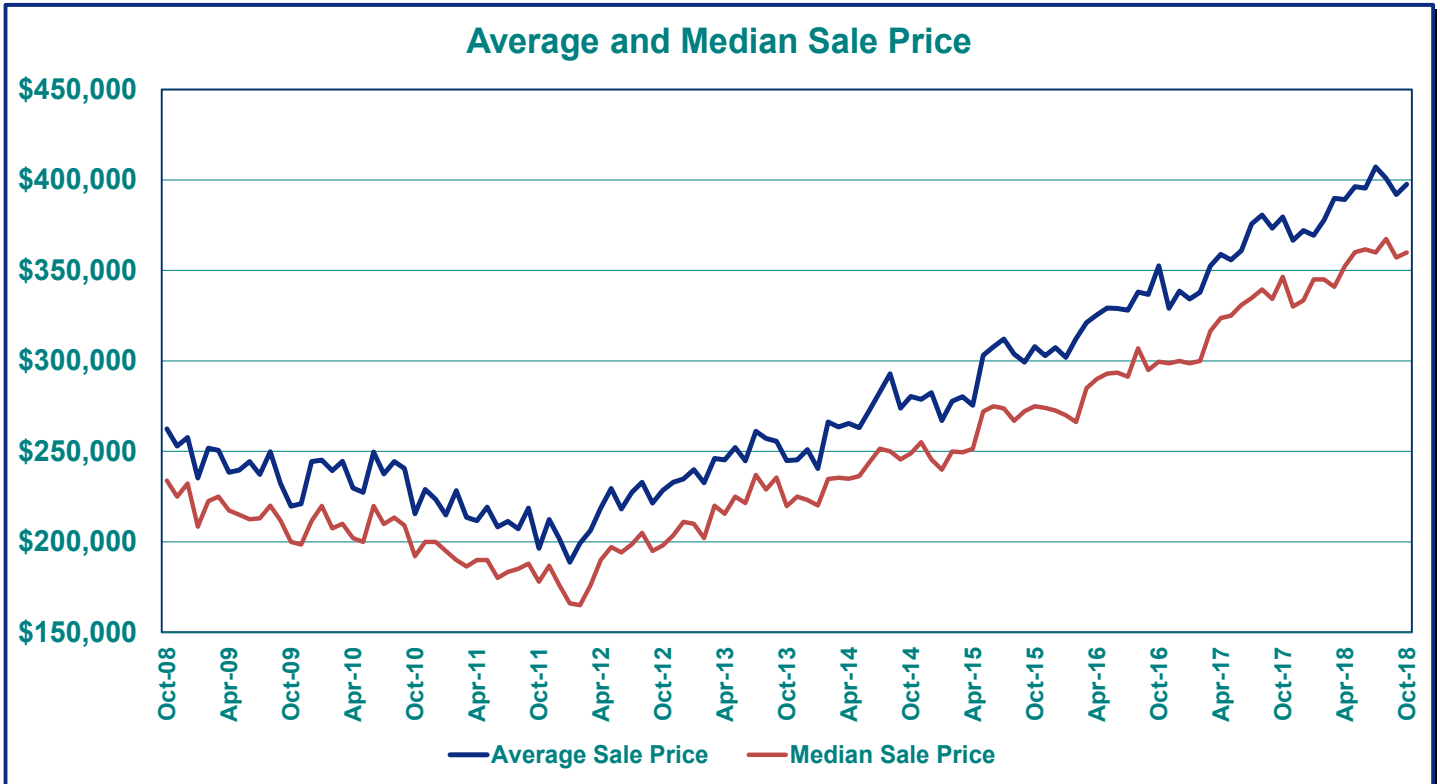
## DAYS ON MARKET

### 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*



**AFFORDABILITY**  
CLARK COUNTY, WA

*This graph shows affordability for housing in Clark County, Washington, in September 2018.*

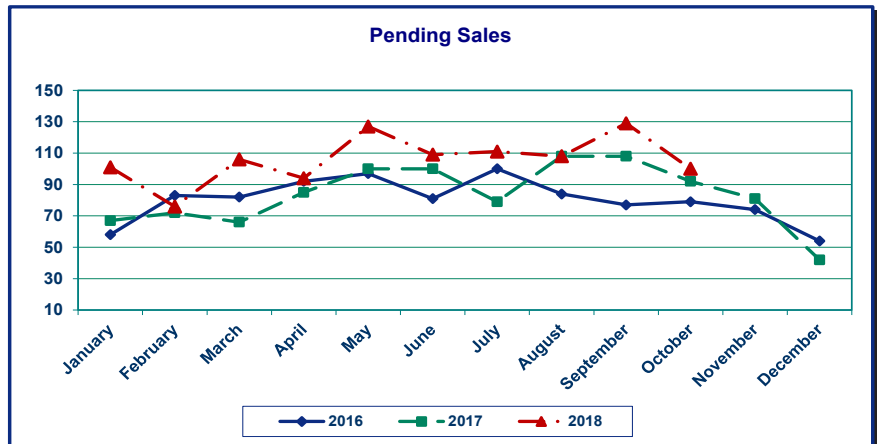
**AFFORDABILITY** - According to a formula from the National Association of REALTORS®, buying a house in the Clark County area is affordable for a family earning the median income. A family earning the median income (\$81,400 in 2018, per HUD) can afford 115% of a monthly mortgage payment on a median priced home (\$357,200 in September). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 4.63% (per Freddie Mac).



## PENDING LISTINGS

### COWLITZ COUNTY, WA

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

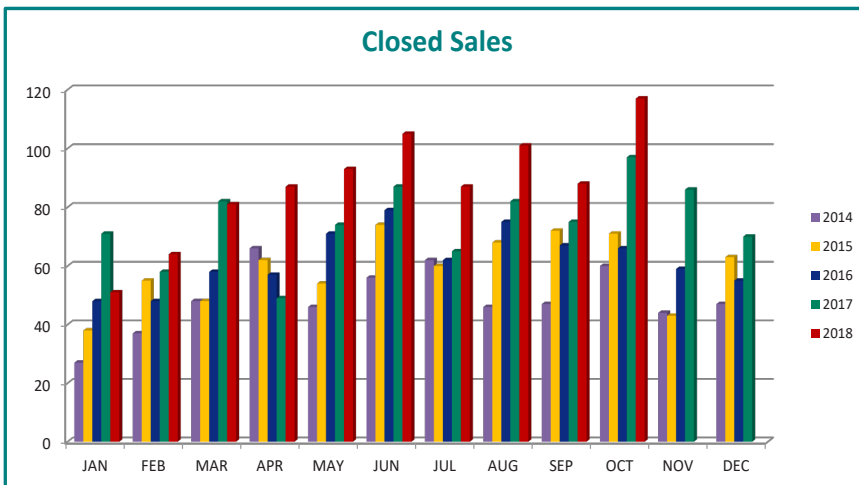


## Closed Sales

## CLOSED SALES

### COWLITZ COUNTY, WA

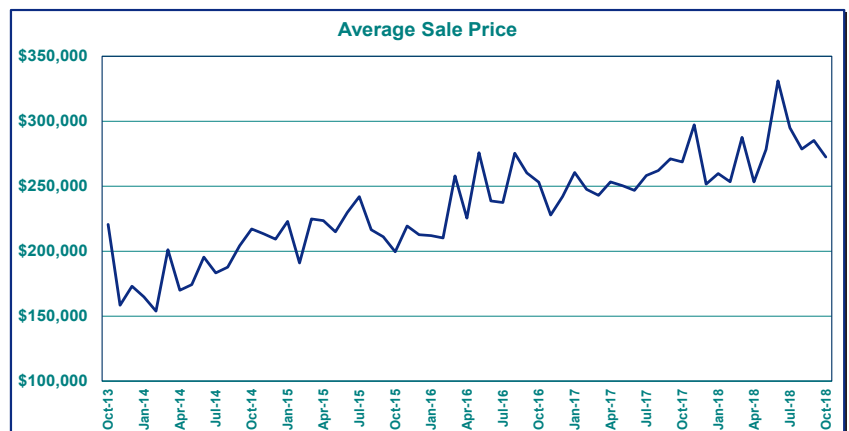
*This graph shows the closed sales over the past five calendar years in Cowlitz County, Washington.*



## 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 October 2018

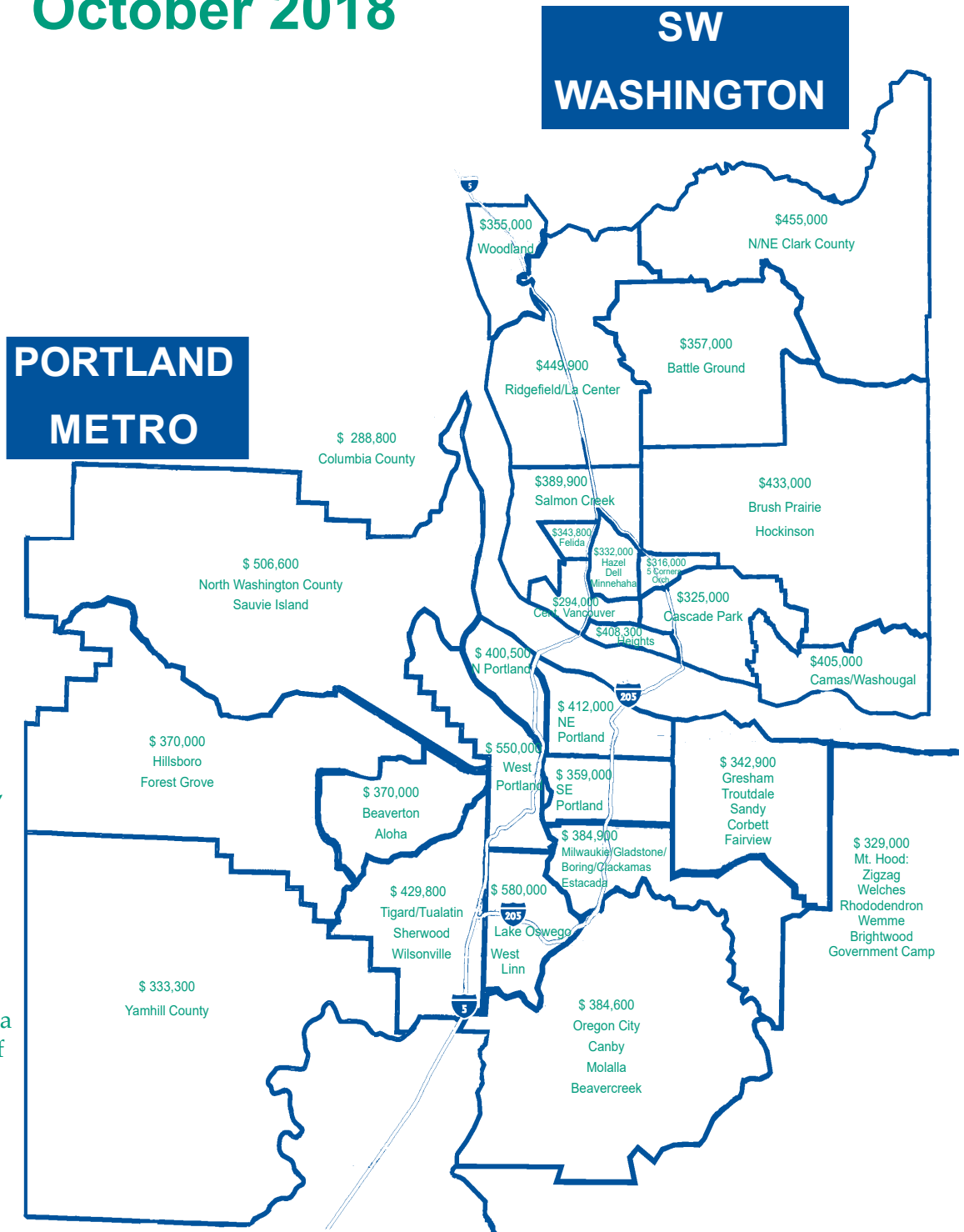
Contact RMLS™  
8338 NE Alderwood Rd  
Suite 230  
Portland, OR 97220  
(503) 236-7657  
communications@rmls.com

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

October 2018 Reporting Period

### October Residential Highlights

Union County saw mixed numbers this October, but closings had a strong month. At 31, closed sales matched October 2017 but outpaced September 2018 (26) by five. New listings (28) pushed one ahead of October 2017 (3.7%) despite a decrease from the 52 new listings offered last month in September 2018. Pending sales (23) fell two short of the 25 accepted offers recorded in October 2017 but pushed one ahead of the 22 offers accepted last month in September 2018.

### Year to Date Summary

Activity is mixed so far in 2018 compared with 2017. Closed sales (281) are up 1.1%. Pending sales (283) have decreased 3.7% and new listings (365) have decreased 4.2%.

### Average and Median Sale Prices

Comparing 2018 with 2017 through October of each year, the average sale price has increased 5.1% from \$198,700 to \$208,800. In the same comparison, the median sale price has increased 5.4% from \$166,000 to \$175,000.

### 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	3.8
October	4.5	3.7	2.8
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	October	28	23	31	195,600	180,000	61
	September	52	22	26	189,700	175,000	108
	Year-to-date	365	283	281	208,800	175,000	105
2017	October	27	25	31	220,800	192,000	99
	Year-to-date	381	294	278	198,700	166,000	111
Change	October	3.7%	-8.0%	0.0%	-11.4%	-6.3%	-38.5%
	Prev Mo 2018	-46.2%	4.5%	19.2%	3.1%	2.9%	-43.5%
	Year-to-date	-4.2%	-3.7%	1.1%	5.1%	5.4%	-5.3%

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

#### Average Sale Price % Change:

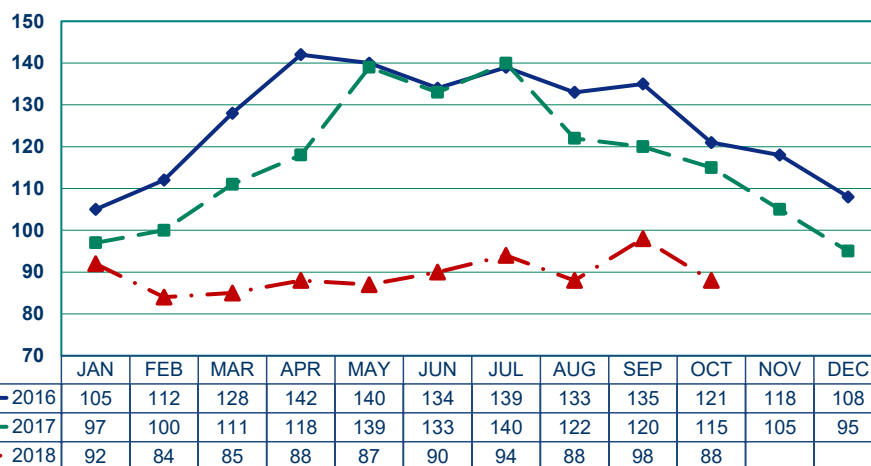
+6.9% (\$207,400 v. \$194,000)

#### Median Sale Price % Change:

+3.7% (\$170,000 v. \$164,000)

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 • 10/2018

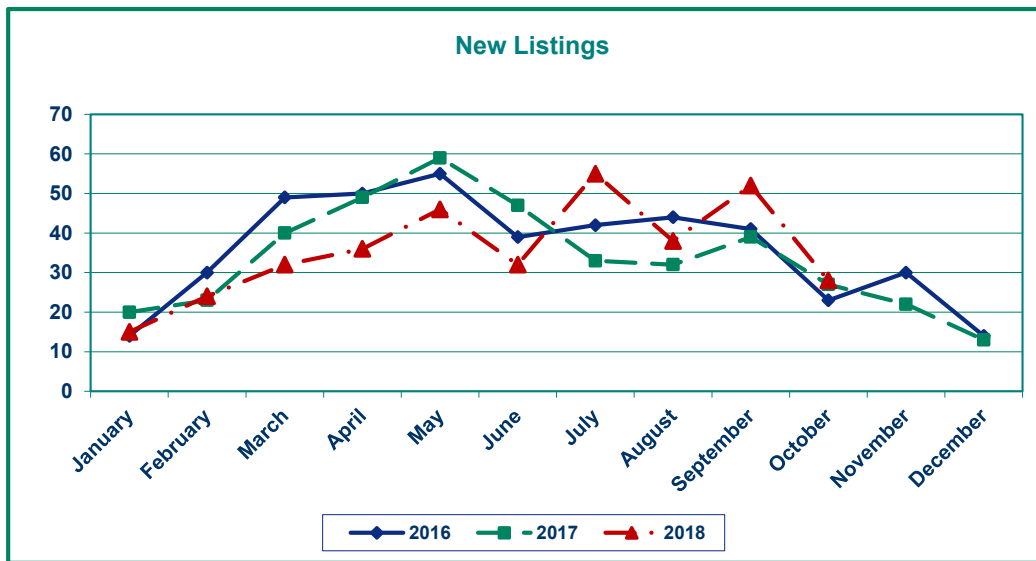
## Union County, Oregon

		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	1	0	0	-	1	170,000	5	7	3	-	1	170,000	170,000	-14.8%	-	-	-	-	-	-
	Cove	3	2	1	1	0.0%	5	246,200	38	27	26	36.8%	25	299,000	220,000	-19.3%	-	-	6	82,900	-	-
97827	Elgin	19	1	1	6	100.0%	-	-	-	58	31	40.9%	26	166,600	130,000	-1.4%	3	69,300	5	89,400	1	167,500
97850	Imbler	-	0	0	0	-	0	-	-	2	2	100.0%	2	344,000	344,000	6.1%	-	-	-	-	-	-
	La Grande/ Island City	47	20	7	13	-18.8%	21	187,100	54	221	178	-8.2%	183	191,900	172,900	3.7%	2	425,000	8	70,700	1	214,000
97867	North Powder	4	1	0	0	-100.0%	0	-	-	4	2	-75.0%	1	264,800	264,800	572.3%	-	-	1	145,000	-	-
97876	Summerville	5	1	2	2	-	1	187,000	29	16	11	-8.3%	9	349,500	327,500	-0.6%	-	-	-	-	-	-
	Union	7	2	-	1	-75.0%	3	182,600	174	30	30	-21.1%	34	220,100	154,000	51.7%	2	182,500	7	56,700	1	131,000
97883	Union Co. Total	88	28	11	23	-8.0%	31	195,600	61	365	283	-3.7%	281	208,800	175,000	6.9%	7	203,300	27	76,000	3	170,800

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/17-10/31/18) with 12 months before (11/1/16-10/31/17).

<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.



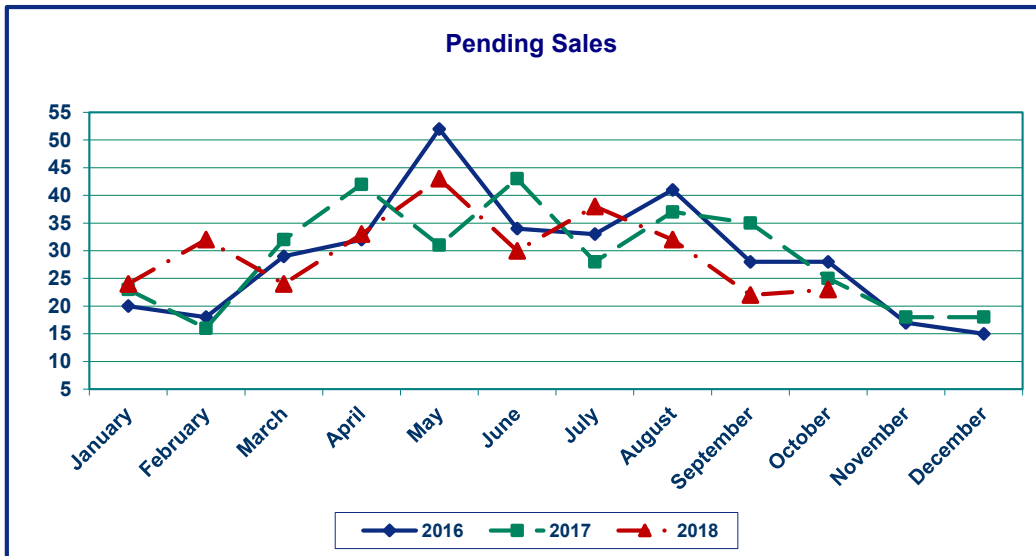
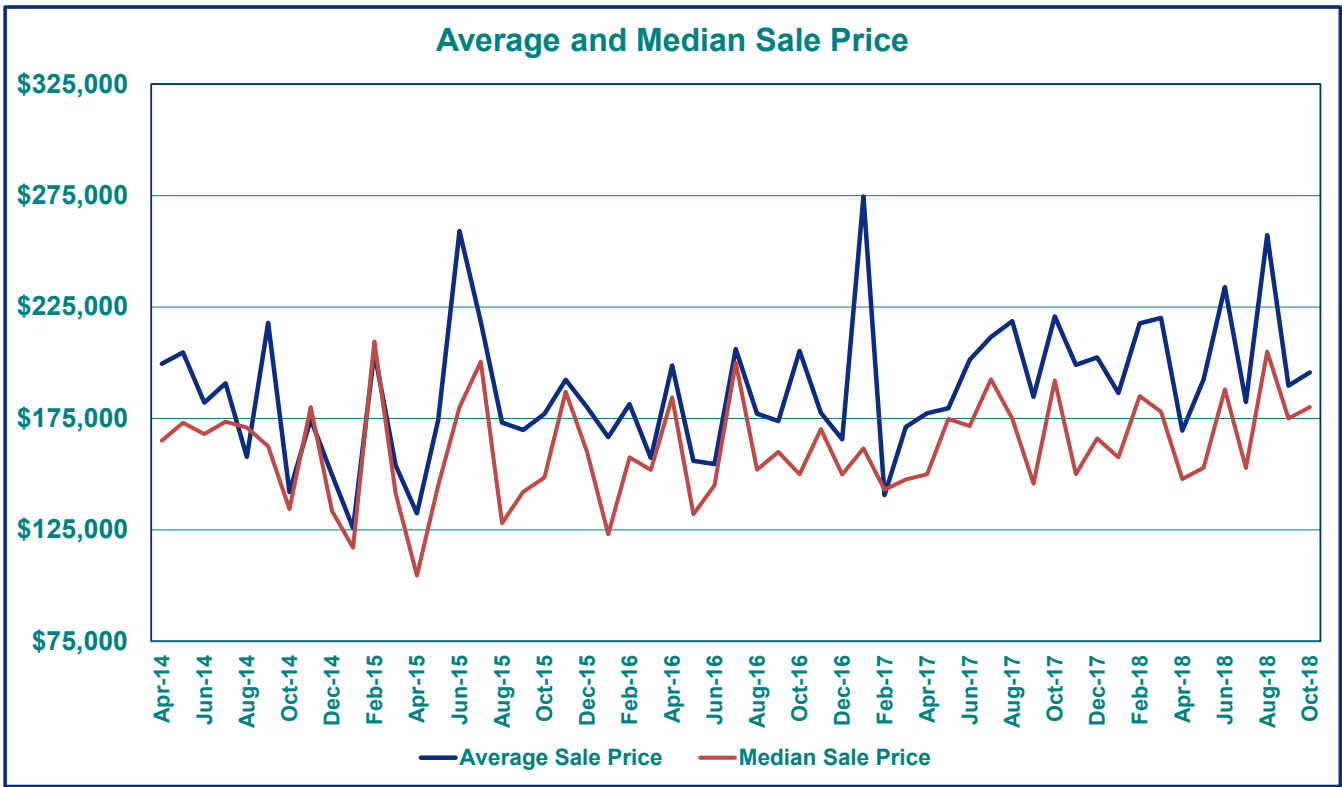
### NEW LISTINGS

#### 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**

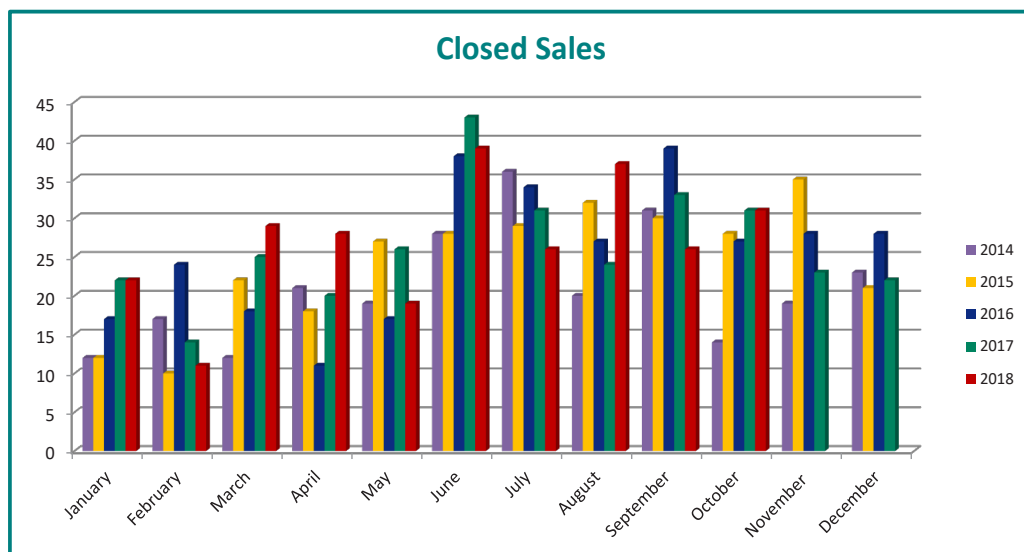
*This graph represents monthly accepted offers in Union County, Oregon over the past three calendar years.*

## 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™.



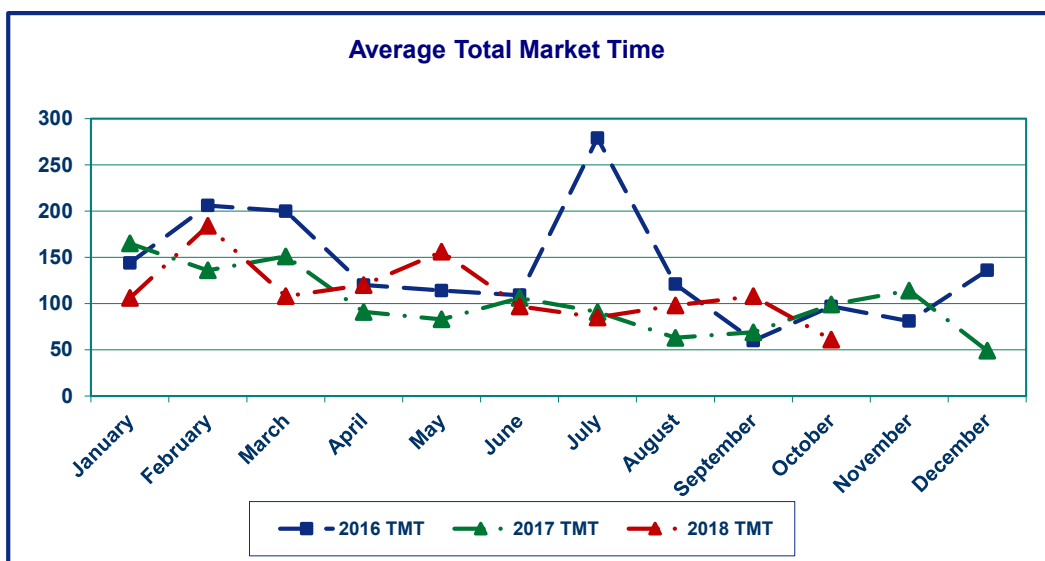
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

October 2018 Reporting Period

## October Residential Highlights

Wallowa County saw some positive real estate activity in October across the board. Closed sales (17) more than doubled compared with October 2017 (7) and tied September 2016 for the all-time strongest month for closings in the county.

Pending sales, at 14, blasted past the four offers accepted in October 2017 and the six accepted last month in September 2018. This figure tied October 2015 for the strongest October in the area on the RMLS™ record.

Eleven new listings ended strong against the six offered in October 2017 and even stronger against the four offered last month in September 2018. This was the strongest October for Wallowa on the RMLS™ record.

## Year to Date Summary

Activity is warmer so far in 2018 compared to 2017. New listings (162) have increased 57.3%, pending sales (98) have increased 27.3%, and closed sales (91) have increased 12.3%.

## Average and Median Sale Prices

Comparing 2018 with 2017 to date, the average sale price has increased 13.9% from \$205,400 to \$233,900. In the same comparison, the median sale price has increased 7.7% from \$181,000 to \$195,000.

## 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	7.6
October	11.8	8.6	4.2
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:**  
+13.6% (\$227,800 v. \$200,500)  
**Median Sale Price % Change:**  
+9.6% (\$194,000 v. \$177,000)

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	October	11	14	17	237,700	220,000	240
	September	4	6	11	296,500	239,500	91
	Year-to-date	162	98	91	233,900	195,000	170
2017	October	6	4	7	241,600	237,000	236
	Year-to-date	103	77	81	205,400	181,000	255
Change	October	83.3%	250.0%	142.9%	-1.6%	-7.2%	1.8%
	Prev Mo 2018	175.0%	133.3%	54.5%	-19.8%	-8.1%	163.7%
	Year-to-date	57.3%	27.3%	12.3%	13.9%	7.7%	-33.3%



# AREA REPORT • 10/2018

## Wallowa County, Oregon

		RESIDENTIAL														Avg. Sale Price % Change <sup>2</sup>	COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								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		
97885	Wallowa	11	3	1	1	-	2	195,000	96	27	20	400.0%	19	181,200	160,000	26.3%	-	-	3	221,700	1	145,000
97857	Lostine	4	1	1	0	-	1	405,000	92	7	4	0.0%	4	280,000	327,500	46.6%	-	-	3	221,800	-	-
97842	Imnaha	8	0	-	0	-	1	235,000	580	14	4	100.0%	4	142,000	151,500	-58.4%	-	-	1	20,000	-	-
97846	Joseph	28	2	3	4	300.0%	8	214,800	252	59	32	45.5%	30	246,500	188,800	-4.7%	2	244,500	18	132,500	-	-
97828	Enterprise	20	5	2	9	200.0%	5	258,600	240	55	38	-15.6%	34	257,600	200,000	39.8%	1	111,000	19	116,000	1	215,000
Wallowa Co. Total		71	11	7	14	250.0%	17	237,700	240	162	98	27.3%	91	233,900	195,000	13.6%	3	200,000	44	135,000	2	180,000

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

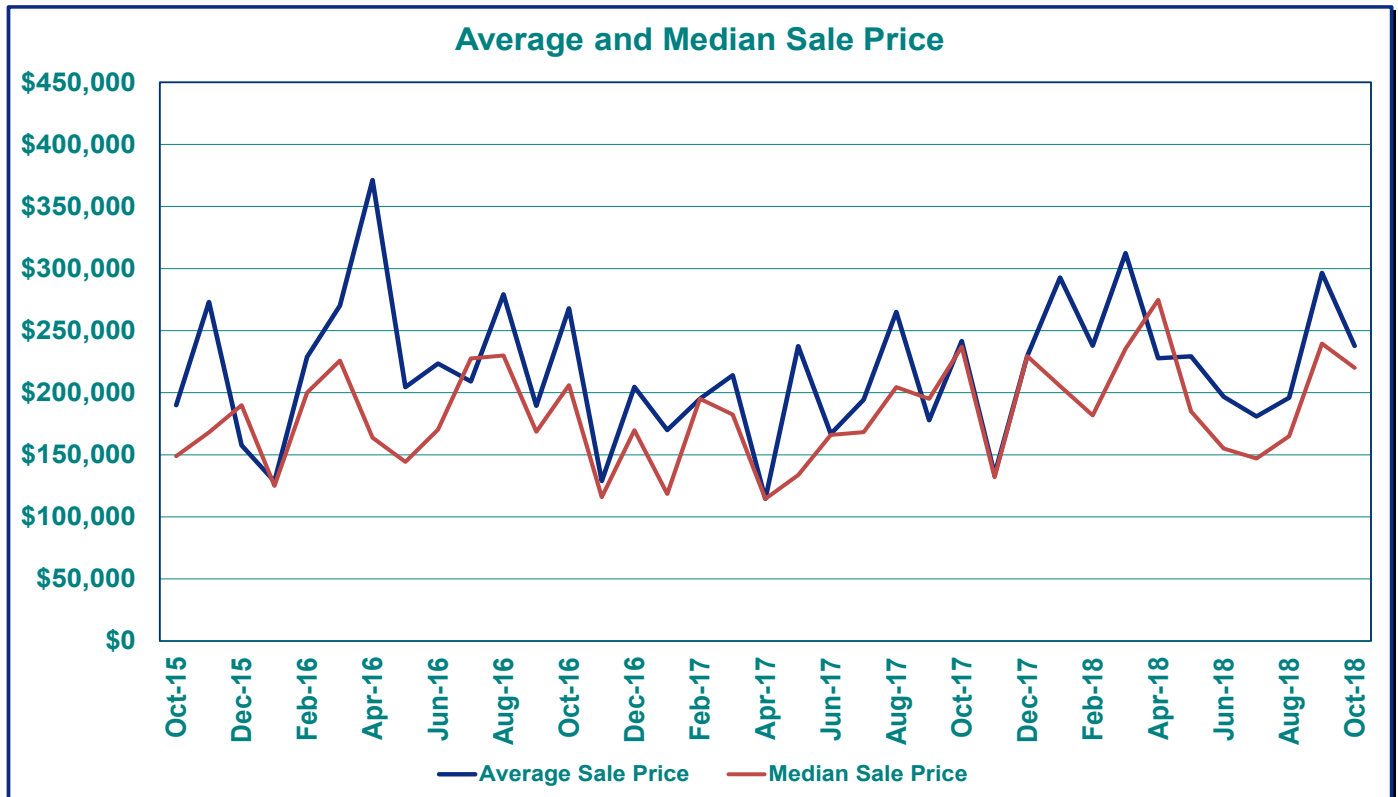
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/17-10/31/18) with 12 months before (11/1/16-10/31/17).

<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

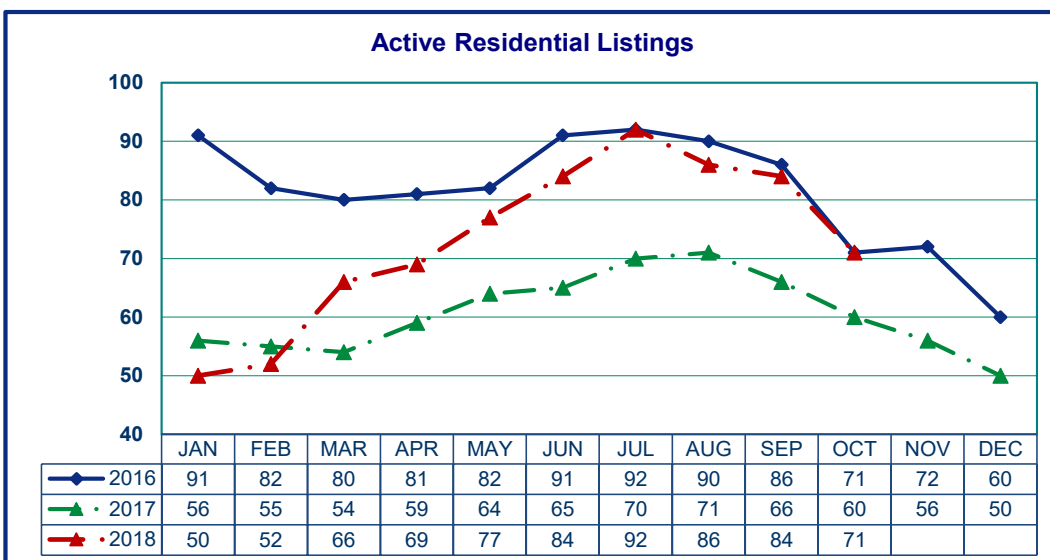
*This graph shows the new residential listings in Wallowa County, Oregon.*



## ACTIVE RESIDENTIAL LISTINGS

### WALLOWA COUNTY, OR

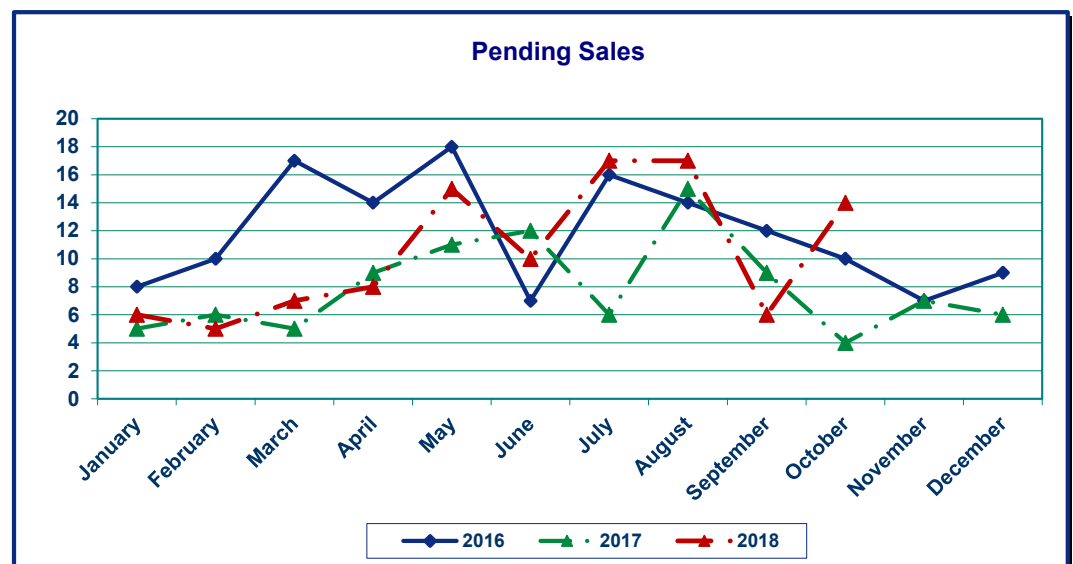
*This graph shows the active residential listings in Wallowa County, Oregon.*



## PENDING LISTINGS

### WALLOWA COUNTY, OR

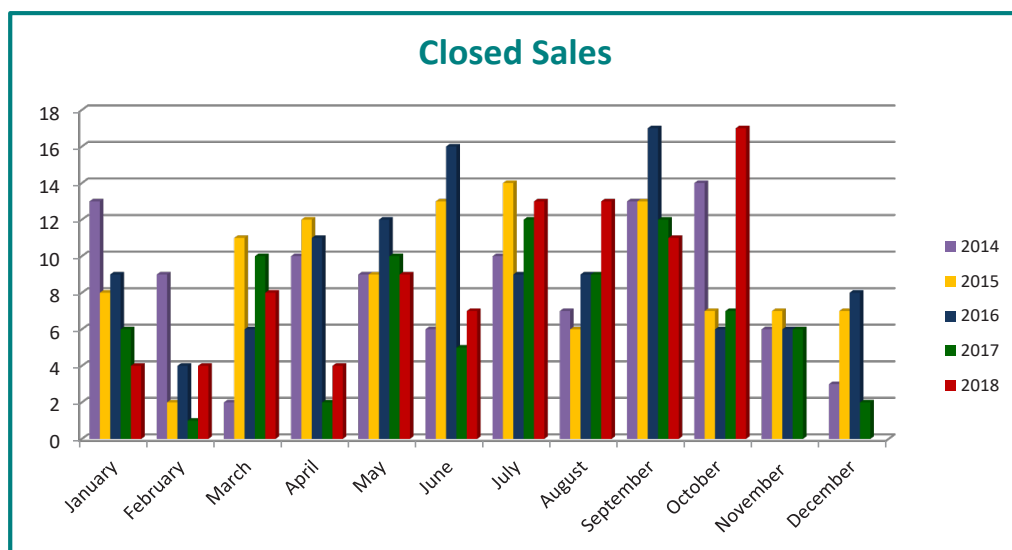
*This graph represents monthly accepted offers in Wallowa County, Oregon.*



**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

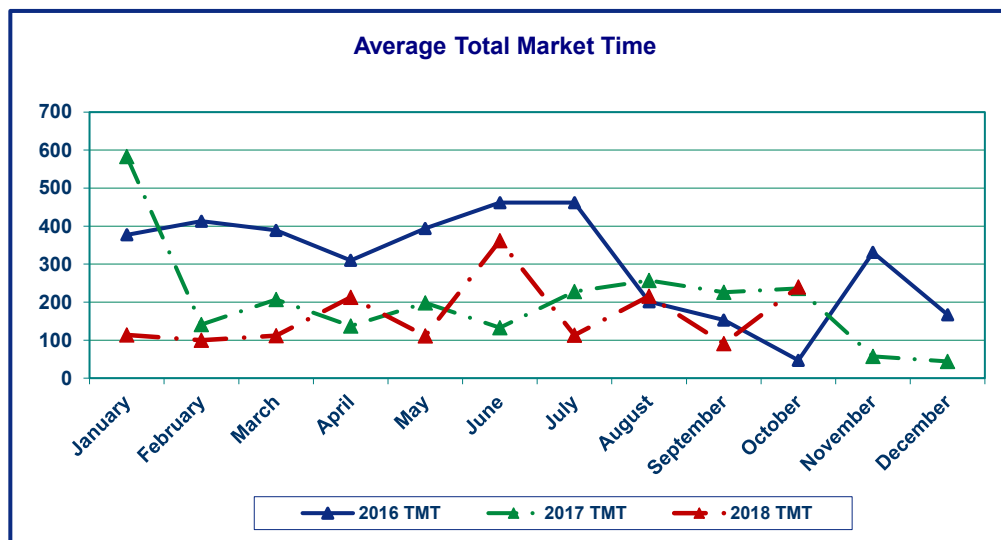
The statistics presented  
 in Market Action are  
 compiled monthly based  
 on figures generated by  
 RMLS™.



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