

# MARKET ACTION



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

Residential Review: Baker County, Oregon

February 2019 Reporting Period

## February Residential Highlights

Baker County saw cooler real estate activity across the board this February. There were 11 closed sales, falling 38.9% short of the 18 closings recorded in February 2018 and 26.7% short of the 15 recorded last month in January 2019.

Pending sales (12) ended 25.0% below February 2018 (16) and 20.0% below January 2019 (15).

Eight new listings ended 57.9% short of February 2018 (19) and 66.7% short of January 2019 (24).

## Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$172,400) with the average price of homes ending February 2018 (\$149,300) shows an increase of 15.5%. The same comparison of the median shows an increase of 15.5% over the same period.

## Inventory in Months\*

	2017	2018	2019
January	14.1	4.8	6.1
February	12.9	4.8	7.4
March	11.1	3.6	
April	5.3	5.9	
May	7.6	4.5	
June	5.3	3.3	
July	6.2	5.2	
August	4.8	3.1	
September	7.8	4.9	
October	4.6	6.6	
November	6.4	6.4	
December	3.9	10.3	

\*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.

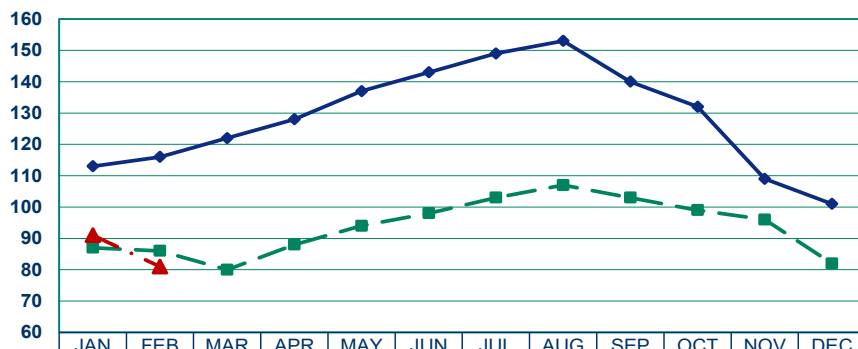
Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	February	8	12	11	107,800	94,500	35
	January	24	15	15	142,700	109,000	204
	Year-to-date	33	26	27	129,300	107,500	127
2018	February	19	16	18	132,000	123,600	69
	Year-to-date	31	36	37	132,900	122,200	80
Change	February	-57.9%	-25.0%	-38.9%	-18.3%	-23.5%	-49.5%
	Prev Mo 2019	-66.7%	-20.0%	-26.7%	-24.5%	-13.3%	-82.8%
	Year-to-date	6.5%	-27.8%	-27.0%	-2.7%	-12.0%	59.7%

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

**Average Sale Price % Change:**  
+15.5% (\$172,400 v. \$149,300)  
**Median Sale Price % Change:**  
+15.5% (\$150,000 v. \$129,900)

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 • 2/2019

## 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 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <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
460 Baker City/Keating	49	5	4	9	-25.0%	9	122,100	36	26	22	-18.5%	24	138,300	119,000	12.7%	1	163,000	3	58,600	1	84,000
461 Haines/Anthony Lk/Muddy Crk	7	1	1	1	0.0%	1	65,700	6	3	2	100.0%	1	65,700	65,700	-8.0%	-	-	1	80,000	-	-
462 Sumpter/McEwen/Bourne/Phillips Lk/Grant	11	1	-	0	-100.0%	-	-	-	2	-	-100.0%	1	85,000	85,000	4.2%	-	-	1	85,000	-	-
463 Unity/Hereford	3	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
464 Huntington/Lime	0	0	0	1	-	1	21,000	51	1	1	-50.0%	1	21,000	21,000	-26.1%	-	-	-	-	-	-
465 Durkee/Pleasant Valley	1	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
466 Richland/New Bridge	2	0	0	0	-	0	-	-	0	0	-100.0%	-	-	-	20.3%	-	-	1	30,000	-	-
467 Halfway/Cornucopia	7	1	1	1	0.0%	0	-	-	1	1	-50.0%	0	-	-	89.6%	0	-	0	-	0	-
468 Oxbow	1	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
<b>Baker County</b>	<b>81</b>	<b>8</b>	<b>6</b>	<b>12</b>	<b>-25.0%</b>	<b>11</b>	<b>107,800</b>	<b>35</b>	<b>33</b>	<b>26</b>	<b>-27.8%</b>	<b>27</b>	<b>129,300</b>	<b>107,500</b>	<b>15.5%</b>	<b>1</b>	<b>163,000</b>	<b>6</b>	<b>61,800</b>	<b>1</b>	<b>84,000</b>

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2019 with February 2018. The Year-To-Date section compares 2019 year-to-date statistics through February with 2018 year-to-date statistics through February.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/18-2/28/19) with 12 months before (3/1/17-2/28/18).

<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.



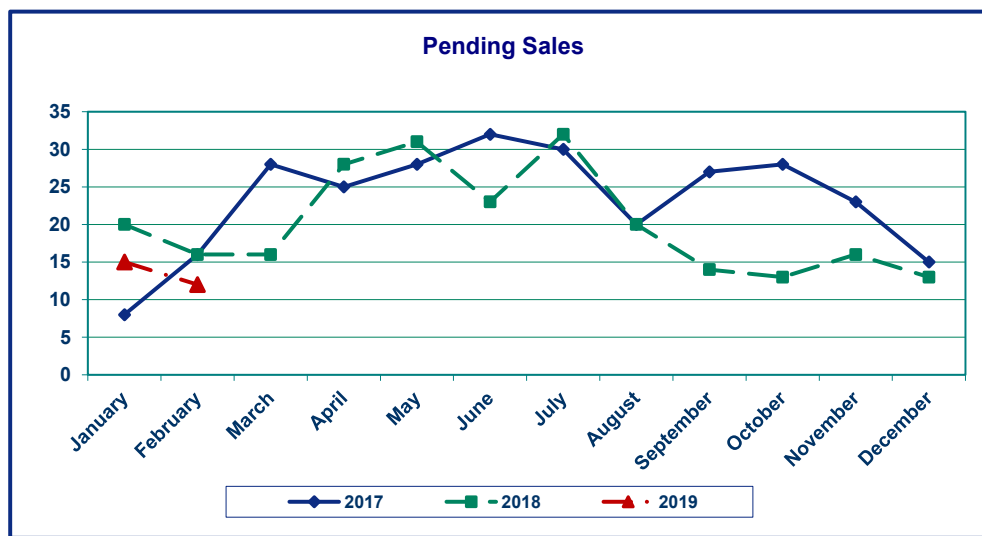
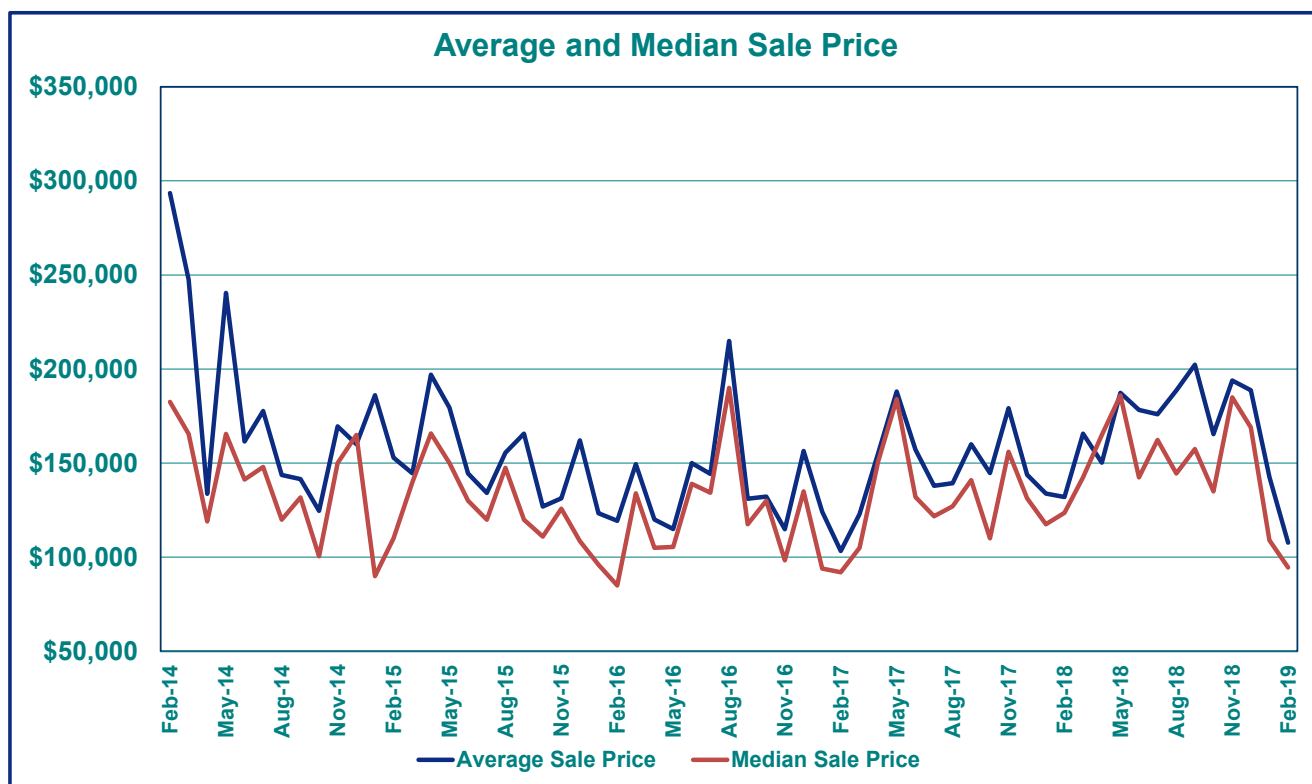
### NEW LISTINGS BAKER COUNTY, OR

*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

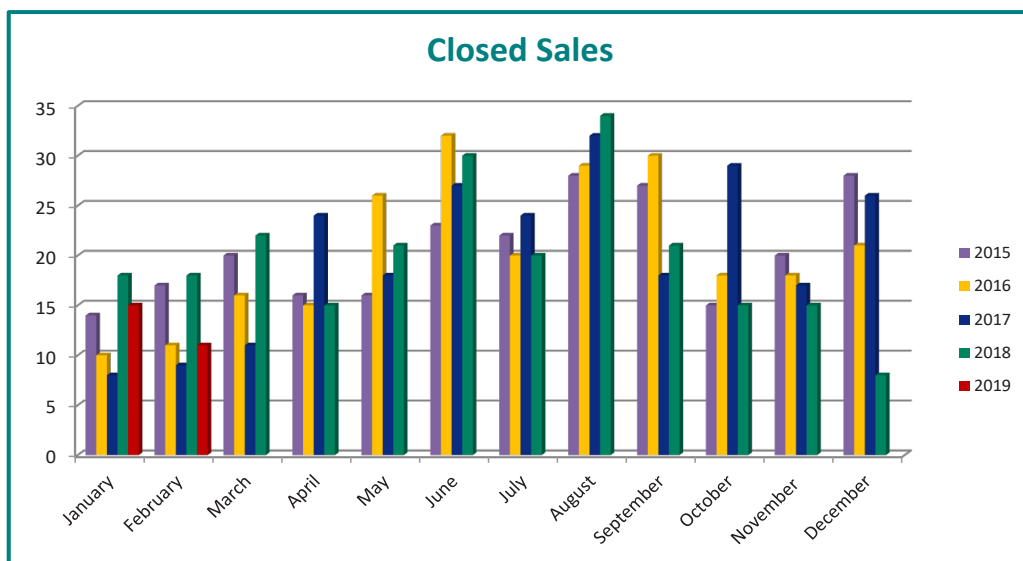
*This graph represents monthly accepted offers in Baker County, Oregon over the past three calendar years.*

## CLOSED SALES BAKER COUNTY, OR

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

**Contact RMLS™**  
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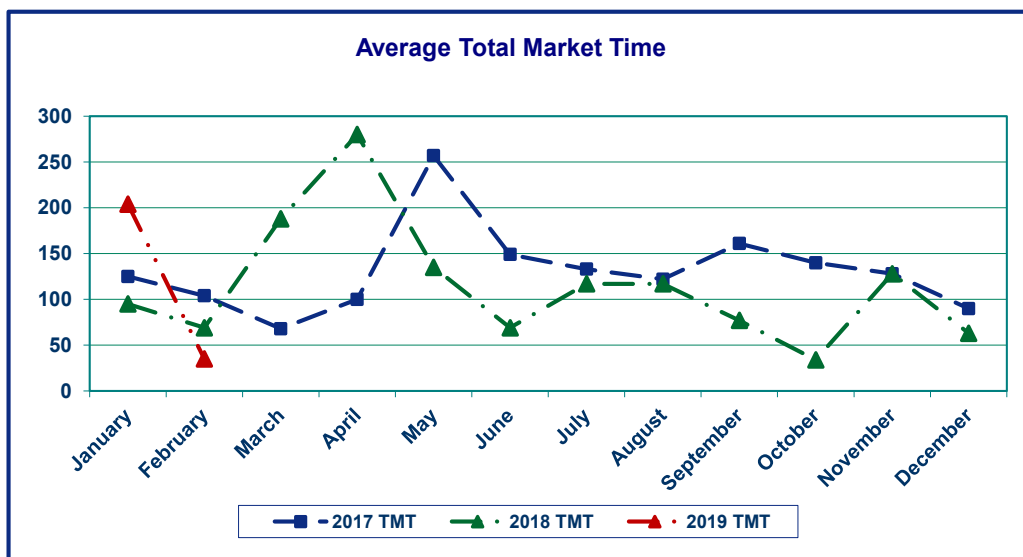
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## DAYS ON MARKET BAKER COUNTY, OR

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



Pat Kaplan, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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Residential Review: Columbia Basin, Oregon

February 2019 Reporting Period

## February Residential Highlights

February brought some cooler real estate activity to the Columbia Basin. Pending sales (62) exactly matched the 62 offers accepted last year in February 2018, but fell 12.7% short of the 71 accepted last month in January 2019.

New listings, at 67, ended 5.6% below the 71 offered last year in February 2018 and 15.2% under the 79 offered last month in January 2019.

Closed sales fared similarly, cooling 41.5% compared with February 2018 (65) and 40.6% compared with January 2019 (64). The last February with cooler closed sales was in 2014, when 35 were recorded for the month.

Inventory grew to 4.8 months in February, with total market time rising to 91 days.

## Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$193,900) with the average price of homes ending February 2018 (\$176,200) shows an increase of 10.0%. The same comparison of the median shows an increase of 13.8% over the same period.

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

#### Average Sale Price % Change:

+10.0% (\$193,900 v. \$176,200)

#### Median Sale Price % Change:

+13.8% (\$182,000 v. \$160,000)

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

Inventory in Months*			
	2017	2018	2019
January	5.4	4.2	3.0
February	6.3	3.2	4.8
March	4.5	3.6	
April	4.4	3.8	
May	4.1	3.0	
June	3.3	3.4	
July	4.3	3.6	
August	3.5	2.6	
September	4.2	3.5	
October	3.7	3.0	
November	4.7	3.3	
December	3.5	3.4	

\*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.

Columbia Basin Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	February	67	62	38	198,000	180,500	91
	January	79	71	64	197,900	201,800	80
	Year-to-date	148	131	106	196,200	196,000	83
2018	February	71	62	65	183,400	172,000	126
	Year-to-date	143	145	116	182,200	167,400	136
Change	February	-5.6%	0.0%	-41.5%	8.0%	4.9%	-27.8%
	Prev Mo 2019	-15.2%	-12.7%	-40.6%	0.1%	-10.6%	13.8%
	Year-to-date	3.5%	-9.7%	-8.6%	7.7%	17.1%	-39.2%

# AREA REPORT • 2/2019

## Columbia Basin, 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 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <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	
380	Arlington/N	1	0	-	2	0.0%	0	-	-	1	3	0.0%	4	123,700	110,000	-24.9%	-	-	-	-	-	-	-
381	Condon/S	2	0	2	0	-	2	99,300	306	1	2	-66.7%	3	95,500	88,000	-16.1%	-	-	-	-	-	-	-
	Gilliam Co. Total	3	-	2	2	0.0%	2	99,300	306	2	5	-44.4%	7	111,600	99,900	-21.5%	-	-	-	-	-	-	-
420	Boardman/NW	8	2	0	6	-	0	-	-	9	7	40.0%	2	251,000	251,000	11.7%	-	-	-	-	1	192,000	
421	Irrigon	9	5	4	2	-50.0%	0	-	-	6	2	-66.7%	3	195,700	160,000	20.9%	-	-	-	-	-	-	
422	Ione	1	0	0	1	-	0	-	-	0	1	-	0	-	-	42.6%	0	-	0	-	0	-	
423	Lexington	2	1	0	0	-	1	73,000	219	1	1	-	1	73,000	73,000	33.3%	-	-	-	-	-	-	
424	Heppner/S	9	2	0	2	0.0%	2	118,300	233	2	3	0.0%	3	93,800	87,500	-5.7%	-	-	1	248,000	-	-	
	Morrow Co. Total	29	10	4	11	83.3%	3	103,200	228	18	14	0.0%	9	160,400	149,000	11.2%	-	-	1	248,000	1	192,000	
430	Umatilla	8	8	1	6	200.0%	4	133,400	74	11	12	100.0%	6	151,100	164,000	20.1%	-	-	1	42,000	-	-	
431	Hermiston	41	17	8	19	5.6%	9	245,000	59	37	36	-10.0%	34	239,900	231,200	6.8%	-	-	1	59,000	-	-	
432	Stanfield	3	2	3	1	-	0	-	-	3	1	-50.0%	2	124,000	124,000	-13.9%	-	-	-	-	-	-	
433	Echo	2	1	0	0	-	1	54,900	100	2	1	0.0%	2	87,500	87,500	7.6%	-	-	-	-	-	-	
435	Pendleton City Limits	53	22	4	19	11.8%	10	233,200	77	49	42	5.0%	26	195,700	191,500	13.6%	1	135,000	-	-	3	554,800	
436	E-Meacham, Cayuse	2	0	0	1	-	0	-	-	1	1	0.0%	1	220,000	220,000	126.2%	-	-	-	-	-	-	
437	NE-Athens, Helix, Adams, Weston	19	2	4	0	-100.0%	1	234,500	94	6	3	-70.0%	4	179,400	174,800	1.2%	-	-	-	-	-	-	
438	S-Pilot Rock, Ukiah	3	2	1	0	-100.0%	1	106,000	183	2	3	-50.0%	3	125,000	130,000	-0.6%	-	-	-	-	1	98,000	
439	Milton-Freewater	20	3	1	3	-62.5%	7	221,200	28	17	13	-18.8%	12	223,900	194,900	28.7%	-	-	1	453,900	-	-	
	Umatilla Co. Total	151	57	22	49	-9.3%	33	212,600	66	128	112	-8.2%	90	206,400	202,000	10.9%	1	135,000	3	185,000	4	440,600	

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2019 with February 2018. The Year-To-Date section compares 2019 year-to-date statistics through February with 2018 year-to-date statistics through February.

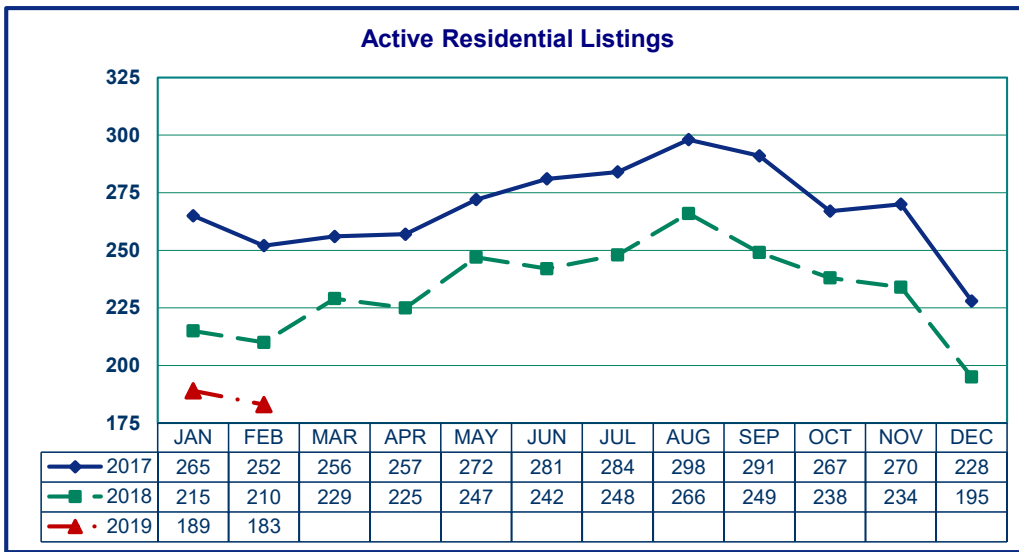
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/18-2/28/19) with 12 months before (3/1/17-2/28/18).

<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

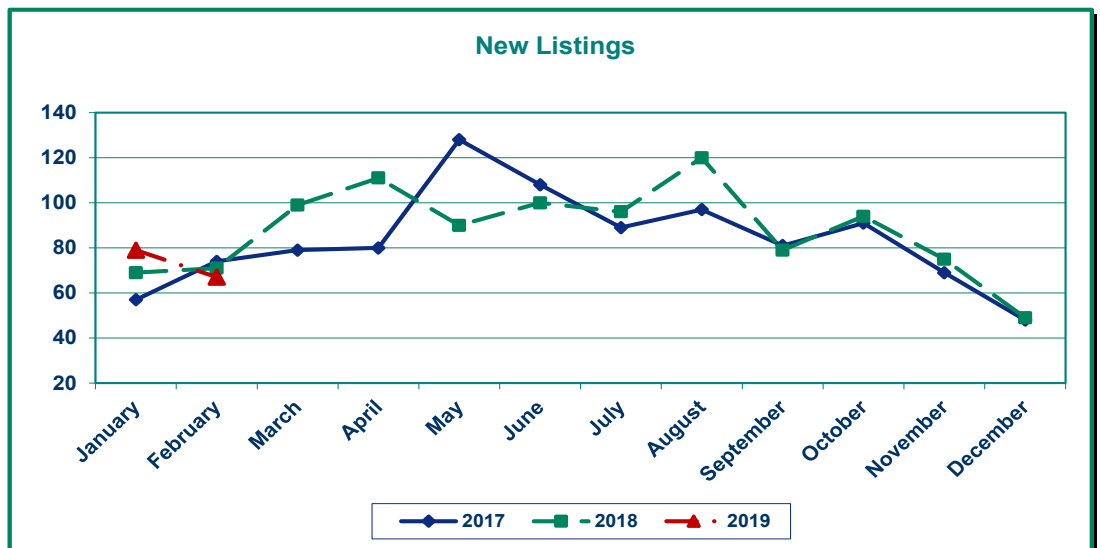
*This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.*



## NEW LISTINGS

### COLUMBIA BASIN, OR

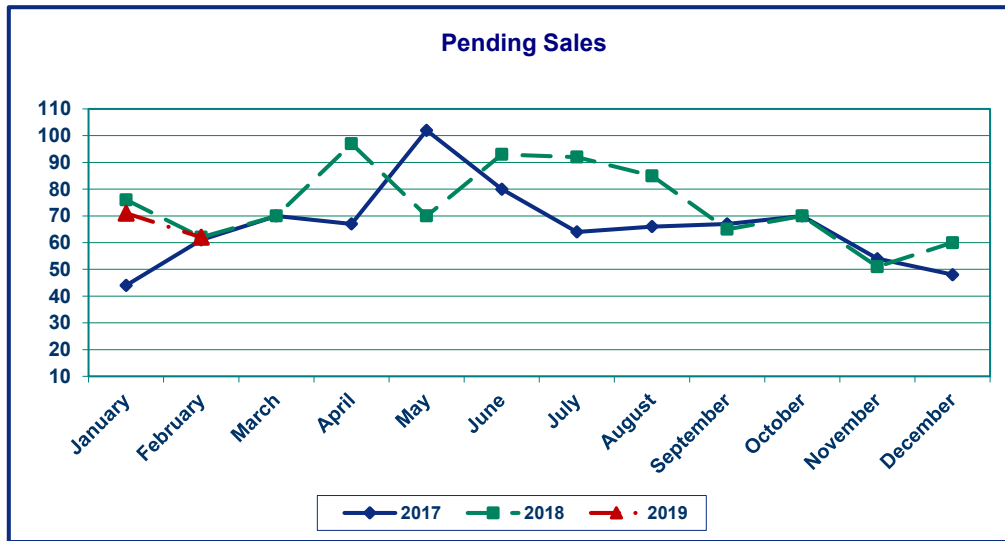
*This graph shows the new residential listings over the past three calendar years in Columbia Basin, Oregon.*



## PENDING LISTINGS

### COLUMBIA BASIN, OR

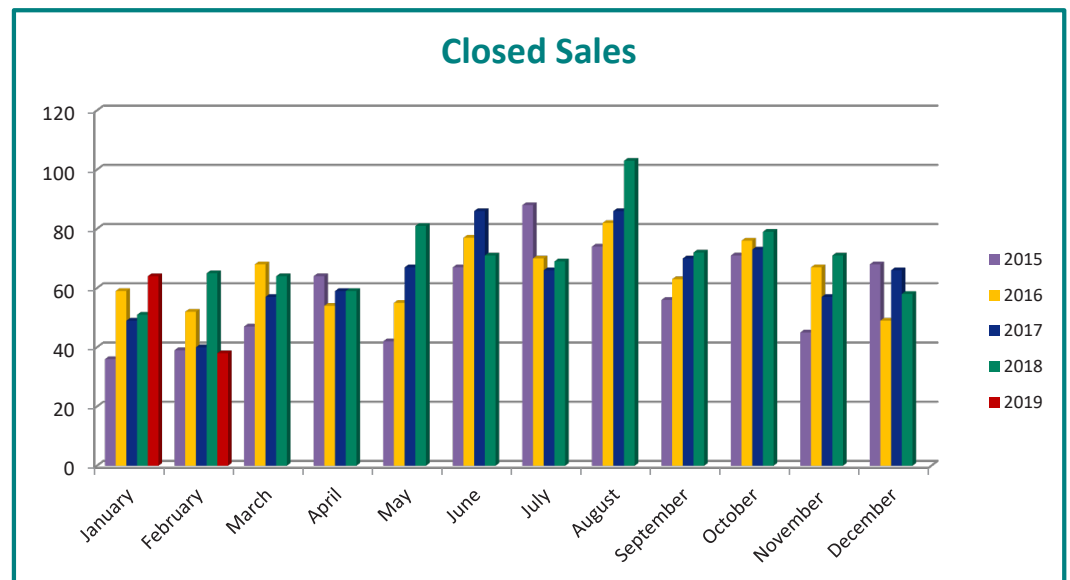
*This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years*



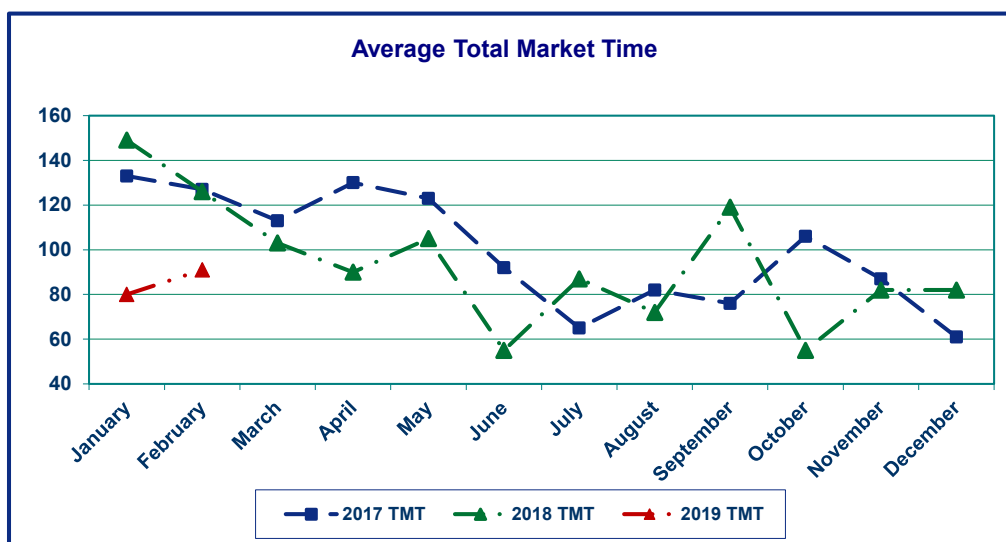
## CLOSED SALES

### 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.*

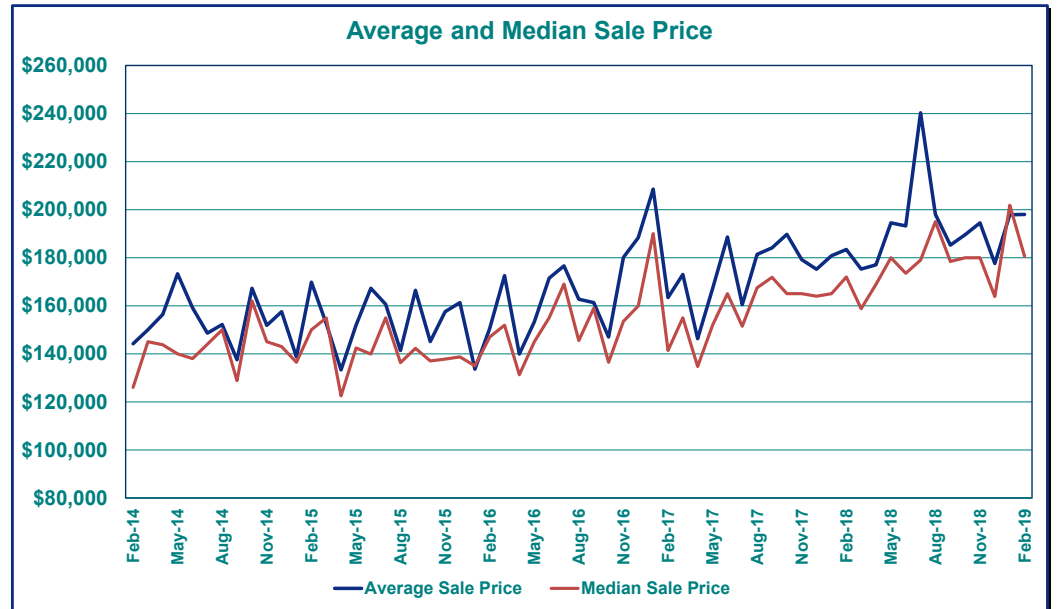
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Note: A residential property in Area 439, sold in July 2018 for \$2.65 million dollars, impacting the area's average sales price.



Pat Kaplan, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

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## Residential Review: Coos County, Oregon

February 2019 Reporting Period

### February Residential Highlights

Cooler numbers came to Coos County this February. Closed sales (63) fell 19.2% short of the 78 closings recorded in February 2018 and 23.2% short of the 82 recorded last month in January 2019. Pending sales (83) fared similarly, cooling 12.6% from February 2018 (95) and 10.8% from January 2019 (93). New listings, at 90, ended 17.4% below February 2018 (109) and 20.4% below January 2019 (113).

Inventory rose to 4.3 months in February, with total market time rising to 93 days.

### Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$231,400) with the average price of homes sold in the twelve months ending February 2018 (\$223,400) shows an increase of 3.6%. The same comparison of the median shows an increase of 6.2% over the same period.

### Inventory in Months\*

	2017	2018	2019
January	6.6	5.2	3.4
February	7.0	4.3	4.3
March	4.9	3.7	
April	5.1	3.2	
May	4.5	3.4	
June	3.6	3.9	
July	4.8	5.1	
August	4.1	3.6	
September	3.8	4.0	
October	3.7	3.3	
November	3.4	2.7	
December	3.3	3.1	

\*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.

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	February	90	83	63	214,400	200,000	93
	January	113	93	82	217,100	209,800	84
	Year-to-date	204	170	146	215,600	203,500	87
2018	February	109	95	78	233,800	205,000	85
	Year-to-date	235	182	142	238,900	205,500	117
Change	February	-17.4%	-12.6%	-19.2%	-8.3%	-2.4%	9.5%
	Prev Mo 2019	-20.4%	-10.8%	-23.2%	-1.2%	-4.7%	10.7%
	Year-to-date	-13.2%	-6.6%	2.8%	-9.8%	-1.0%	-25.4%

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

#### Average Sale Price % Change:

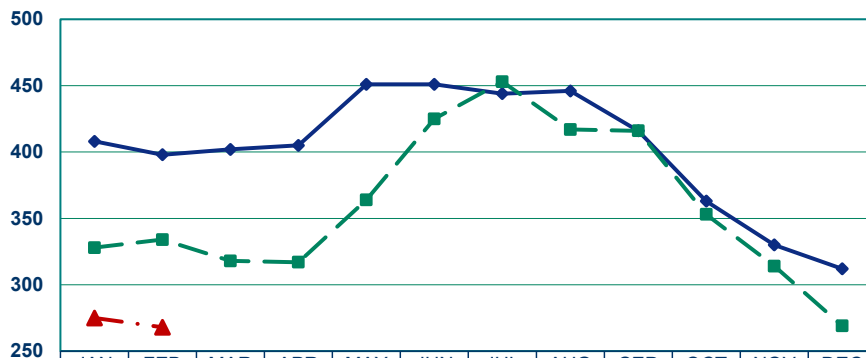
+3.6% (\$231,400 v. \$223,400)

#### Median Sale Price % Change:

+6.2% (\$207,000 v. \$195,000)

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

### Active Residential Listings



## 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 • 2/2019

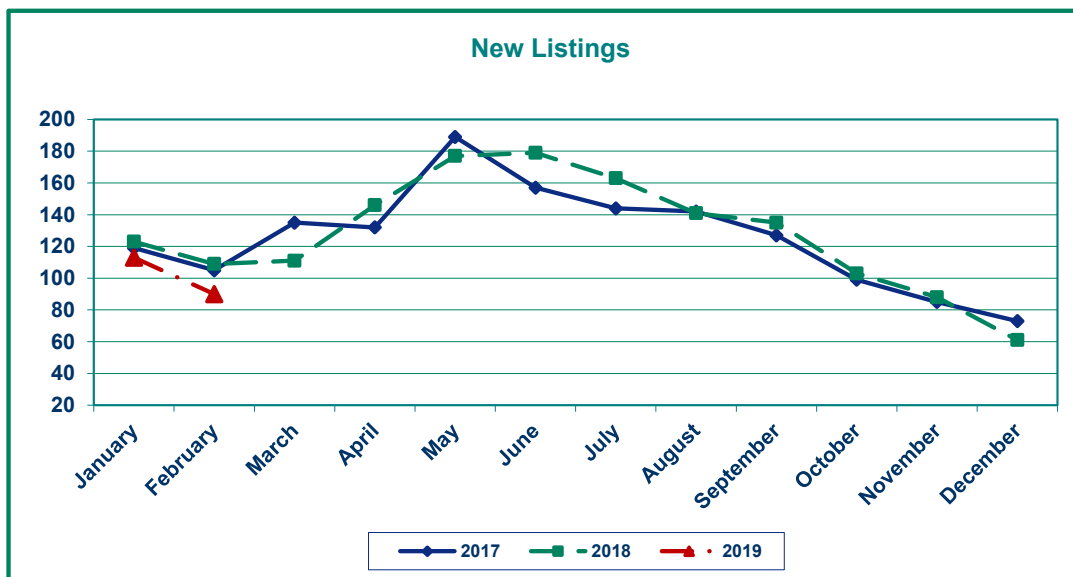
## Coos County, Oregon

		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/Cancelled Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <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
97407	Allegeny	0	0	0	0	-	0	-	-	-	-	-	0	-	-	-	0	-	0	-	0	-
97411	Bandon	49	10	8	16	77.8%	10	265,200	91	25	25	25.0%	19	264,700	255,000	2.5%	-	-	15	139,900	-	-
97414	Broadbent	0	0	0	0	-100.0%	0	-	-	1	1	0.0%	0	-	-	-	0	-	0	-	0	-
97420	Coos Bay	89	37	11	38	0.0%	19	199,100	77	84	67	-13.0%	55	208,100	209,000	6.3%	1	435,000	5	66,100	10	217,700
97423	Coquille	34	9	1	8	-46.7%	8	230,700	45	24	19	-13.6%	13	194,800	171,000	-0.1%	-	-	-	-	-	-
97449	Lakeside	23	6	-	3	-50.0%	5	145,800	155	12	9	-18.2%	8	226,400	199,500	23.7%	-	-	1	85,000	-	-
97458	Myrtle Point	20	6	1	3	-25.0%	7	173,300	140	14	12	50.0%	14	166,600	140,000	-7.2%	-	-	3	25,000	-	-
97459	North Bend	46	18	5	14	-36.4%	14	234,700	97	40	35	-16.7%	37	225,100	215,000	-2.0%	1	295,000	4	91,500	1	172,000
97466	Powers	7	4	2	1	-	0	-	-	4	2	100.0%	0	-	-	-30.8%	0	-	0	-	0	-
	Coos County	268	90	28	83	-12.6%	63	214,400	93	204	170	-6.6%	146	215,600	203,500	3.6%	2	365,000	28	105,500	11	213,500

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2019 with February 2018. The Year-To-Date section compares 2019 year-to-date statistics through February with 2018 year-to-date statistics through February.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/18-2/28/19) with 12 months before (3/1/17-2/28/18).

<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.

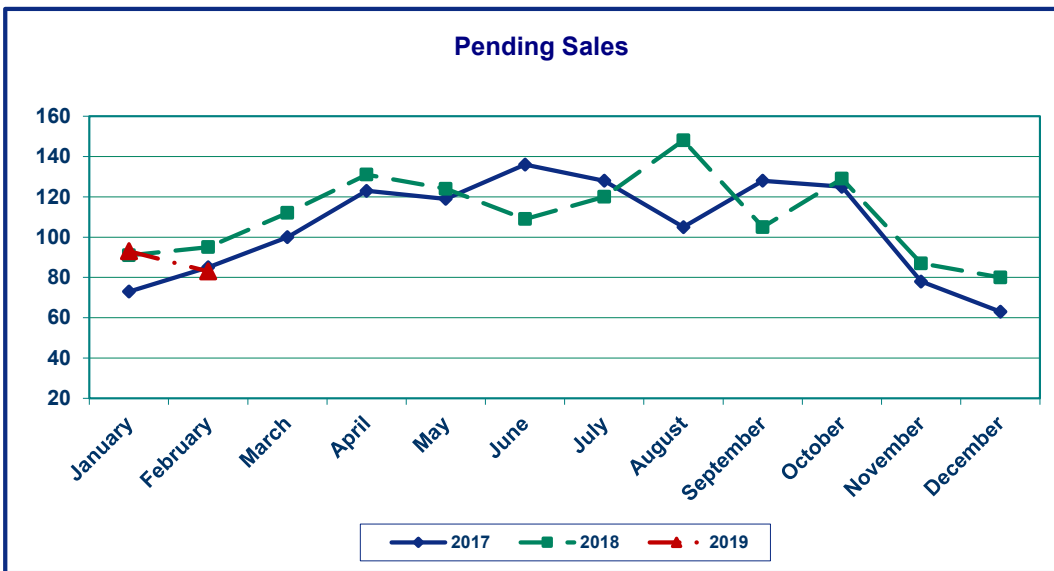
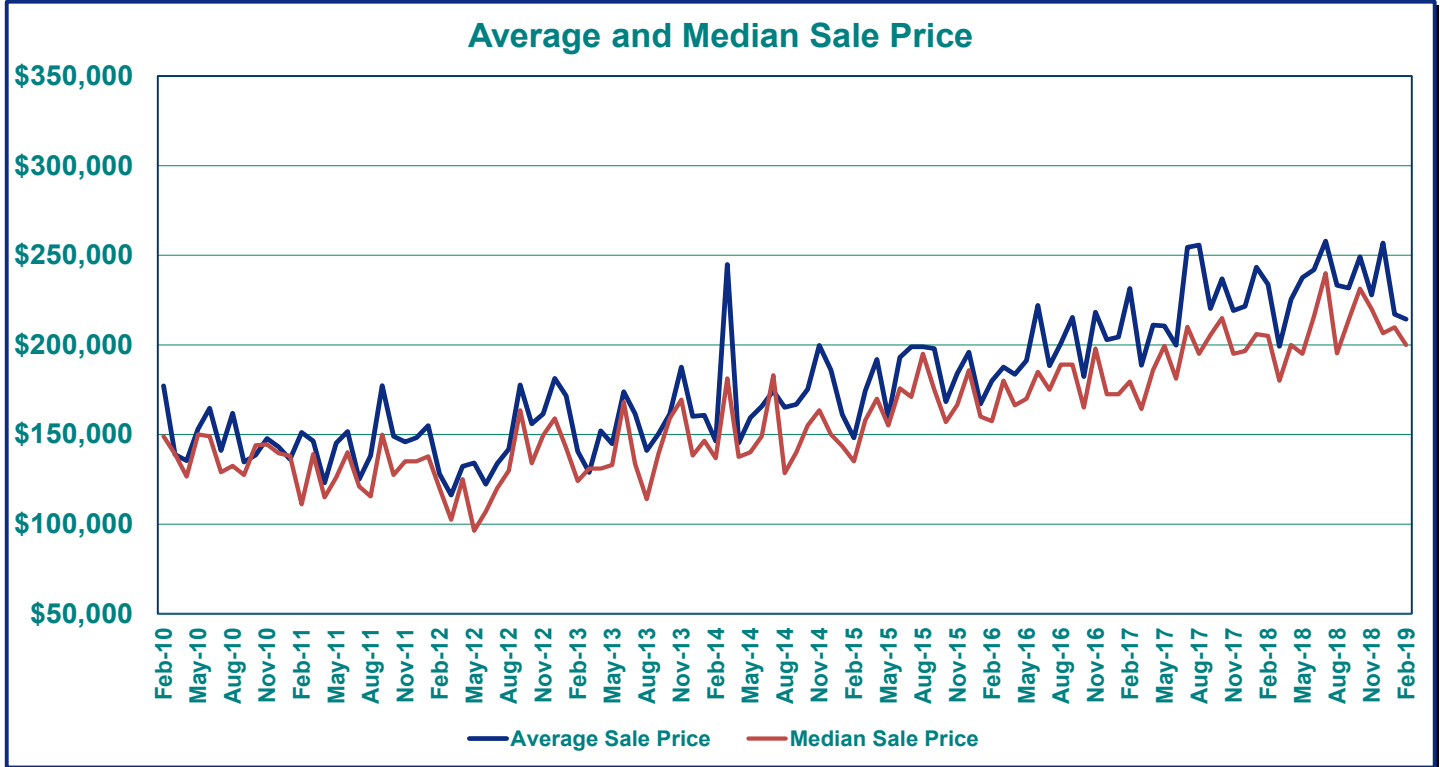


### NEW LISTINGS COOS COUNTY, OR

*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**

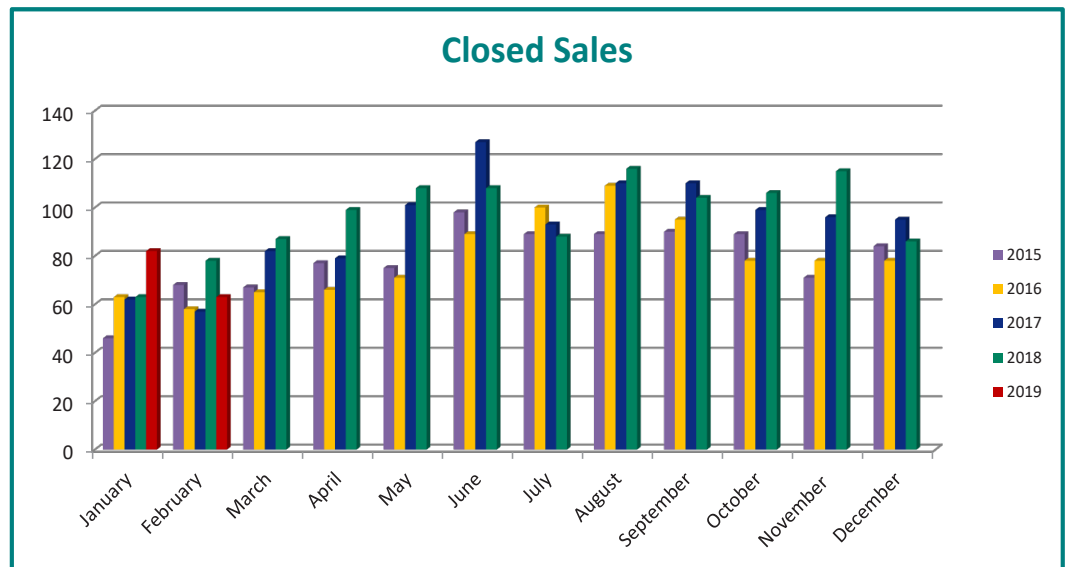
*This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.*

**CLOSED SALES**  
**COOS COUNTY, OR**

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

**Contact RMLS™**  
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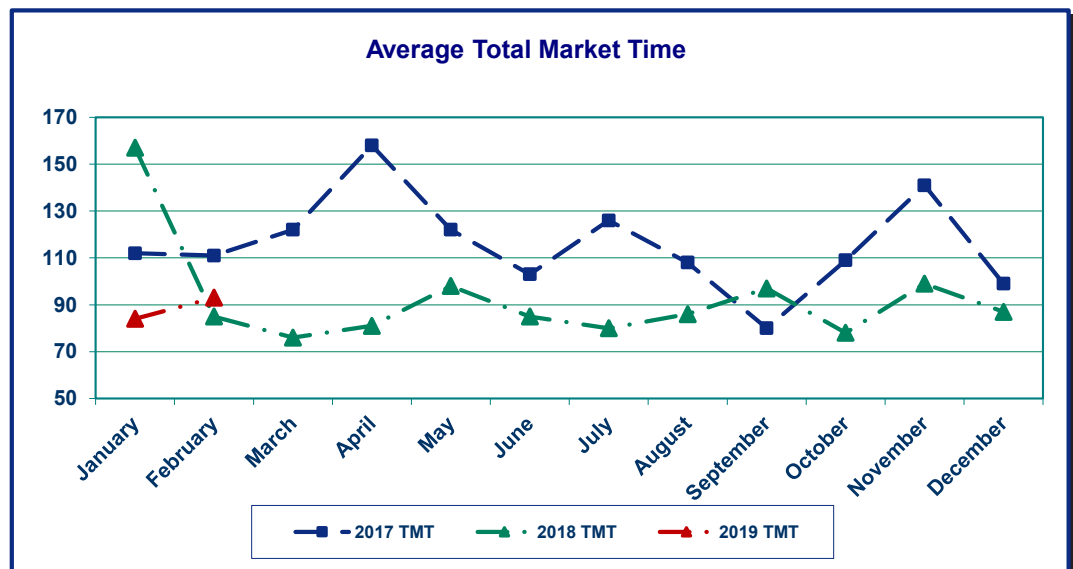
Market Action Reports  
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Mid-Columbia, Columbia  
Basin, Baker County, Coos  
County, Curry County,  
Douglas County, Grant  
County, Josephine County,  
Lane County, North  
Coastal Counties, Polk &  
Marion Counties, Union  
County, and Wallowa  
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**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.*



Pat Kaplan, 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

February 2019 Reporting Period

## February Residential Highlights

Curry County saw some solid gains this February in closed sales and new listings! Closed sales (34) lead the way, rising 6.3% over the 32 closings from February 2018 and 41.7% over the 24 closings from January 2019.

New listings (61) ended 10.9% ahead of February 2018 (55) despite cooling 9.0% from January 2019 (67).

Pending sales, at 34, were 39.3% cooler than last year in February 2018 (56) and 26.1% cooler than last month in January 2019.

Inventory decreased to 8.4 months in February, with total market time decreasing to 202 days.

## Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$310,800) with the average price of homes sold in the twelve months ending February 2018 (\$284,600) shows an increase of 9.2%. The same comparison of the median shows an increase of 6.0% over the same period.

## Inventory in Months\*

	2017	2018	2019
January	6.7	7.4	10.9
February	8.2	9.0	8.4
March	7.5	5.2	
April	10.3	9.2	
May	9.0	6.4	
June	8.2	7.3	
July	7.2	6.2	
August	6.2	5.5	
September	6.7	4.3	
October	6.9	5.4	
November	6.9	5.5	
December	6.1	5.5	

\*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 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
2019	February	61	34	34	308,200	307,500	202
	January	67	46	24	245,600	217,500	336
	Year-to-date	128	77	59	283,400	270,000	253
2018	February	55	56	32	348,000	247,500	213
	Year-to-date	117	99	73	306,700	250,000	179
Change	February	10.9%	-39.3%	6.3%	-11.4%	24.2%	-5.5%
	Prev Mo 2019	-9.0%	-26.1%	41.7%	25.5%	41.4%	-39.9%
	Year-to-date	9.4%	-22.2%	-19.2%	-7.6%	8.0%	41.3%

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

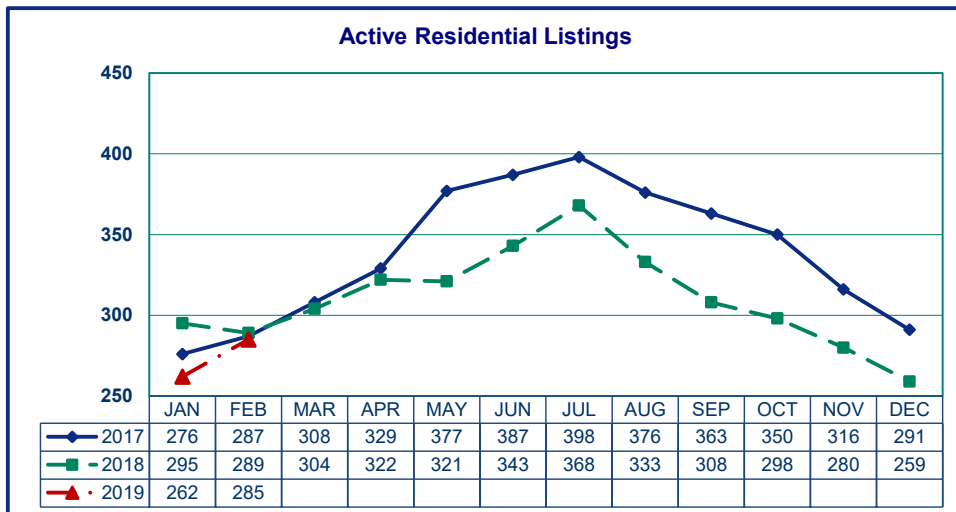
### Average Sale Price % Change:

+9.2% (\$310,800 v. \$284,600)

### Median Sale Price % Change:

+6.0% (\$265,000 v. \$250,000)

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 • 2/2019

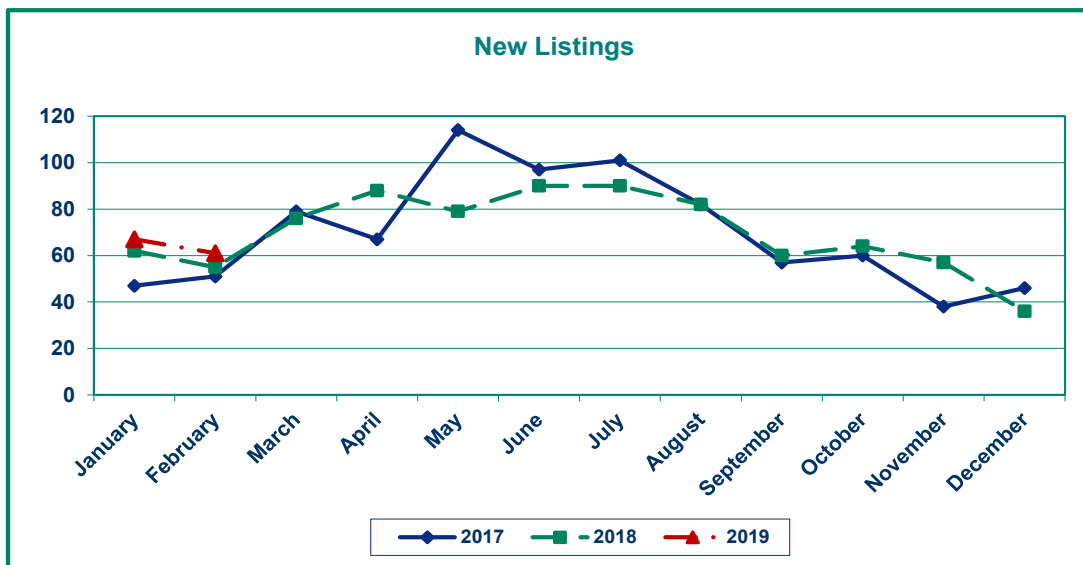
## Curry County, Oregon

		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 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <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	96	25	9	14	-33.3%	13	307,200	166	56	29	-9.4%	20	283,400	270,000	-5.2%	-	-	6	92,100	1	715,000
271	Harbor, Winchuck, SB Chetco	54	8	2	8	-27.3%	8	226,900	198	20	17	-26.1%	14	245,100	301,000	1.4%	1	300,000	1	110,300	-	-
272	Carpenterville, Cape Ferrello, Whaleshead	25	3	2	3	0.0%	3	207,700	259	7	10	100.0%	5	210,800	188,000	-4.1%	-	-	1	150,000	-	-
273	Gold Beach	69	19	6	6	-64.7%	9	437,900	253	32	16	-38.5%	13	400,700	344,500	36.8%	1	1,999,000	1	135,000	-	-
274	Port Orford	41	6	2	3	-25.0%	1	104,900	57	13	5	-61.5%	7	193,600	105,000	29.4%	-	-	2	51,300	-	-
	Curry County	285	61	21	34	-39.3%	34	308,200	202	128	77	-22.2%	59	283,400	270,000	9.2%	2	1,149,500	11	95,500	1	715,000

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2019 with February 2018. The Year-To-Date section compares 2019 year-to-date statistics through February with 2018 year-to-date statistics through February.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/18-2/28/19) with 12 months before (3/1/17-2/28/18).

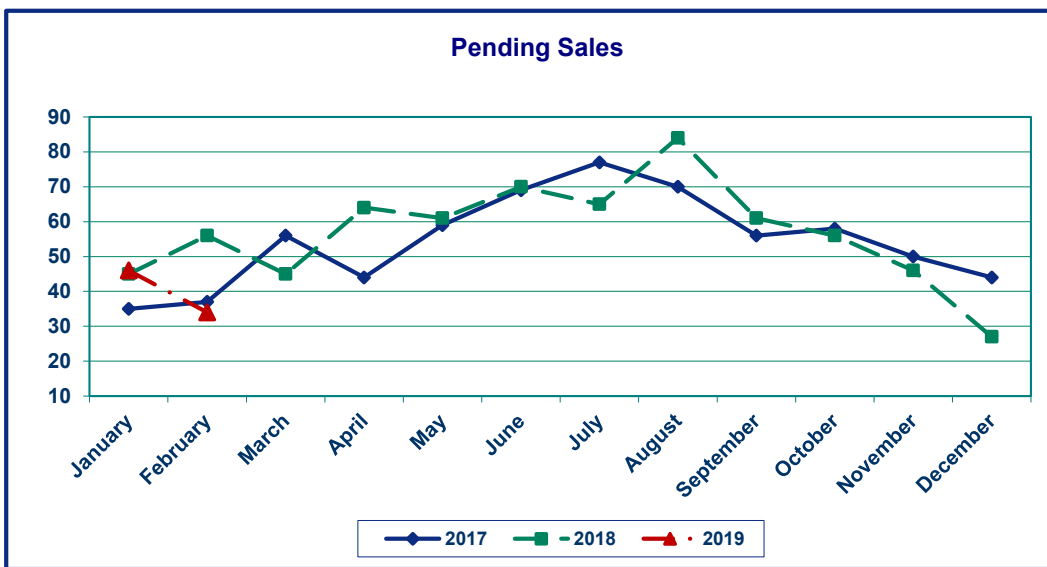
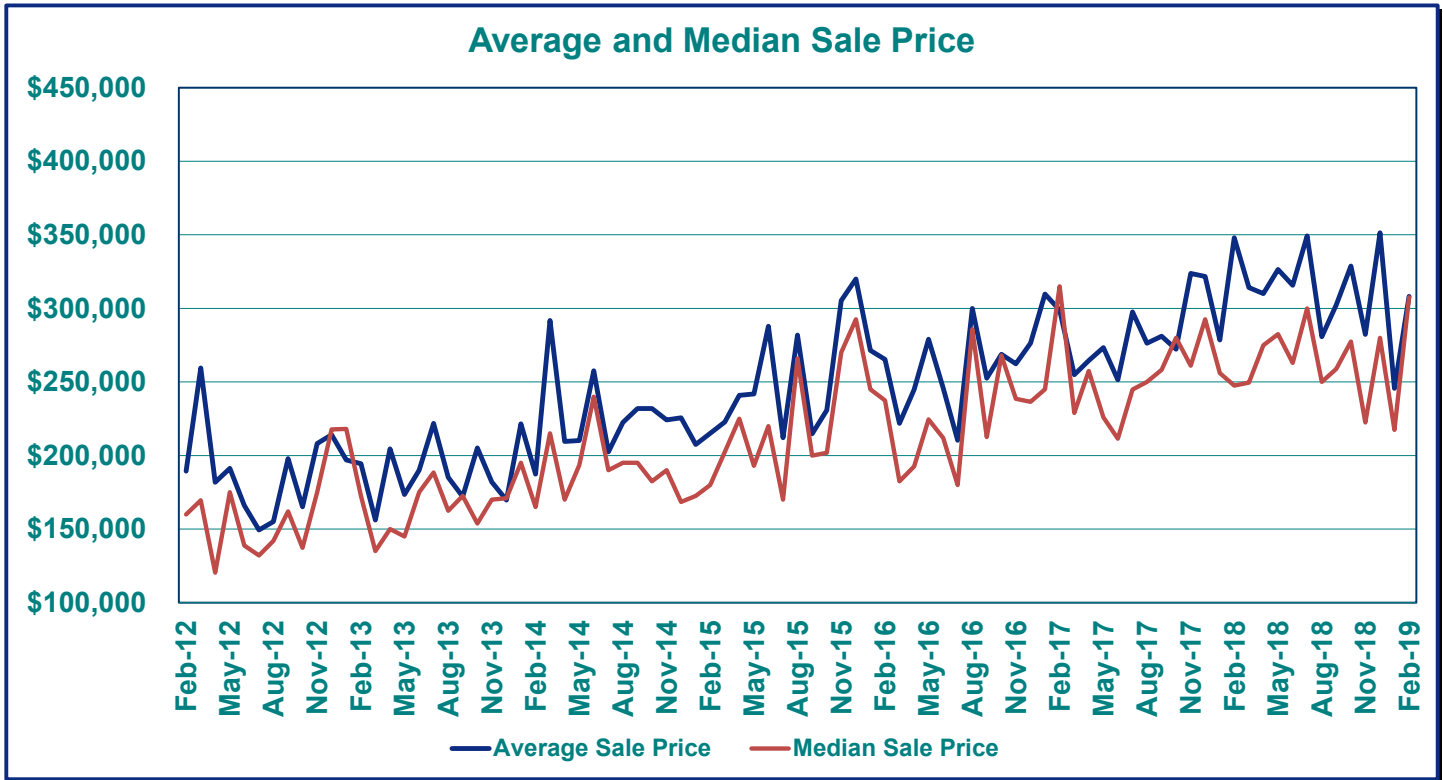
<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



**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.*

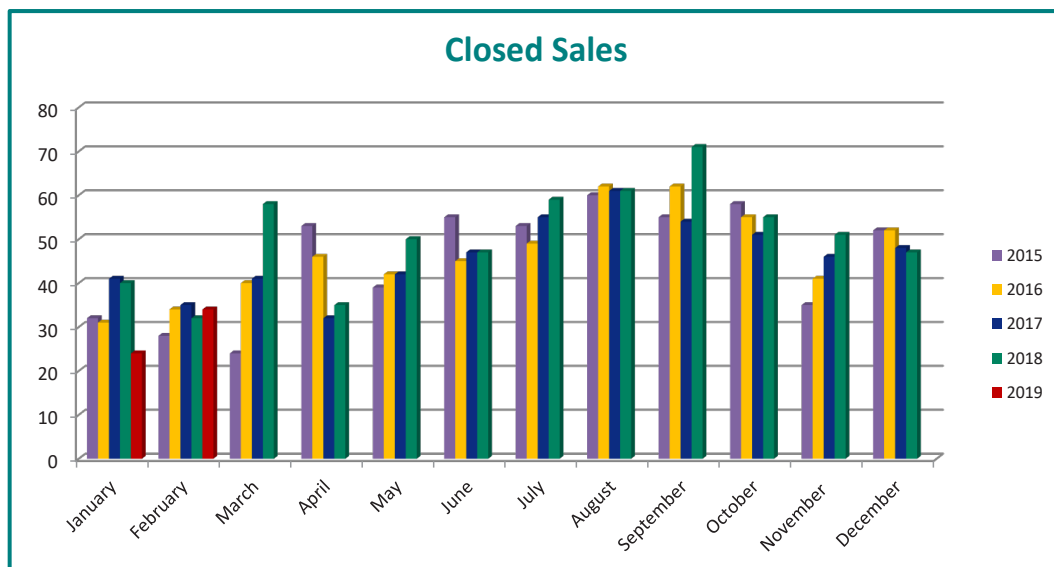


**CLOSED SALES**  
**CURRY COUNTY, OR**

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

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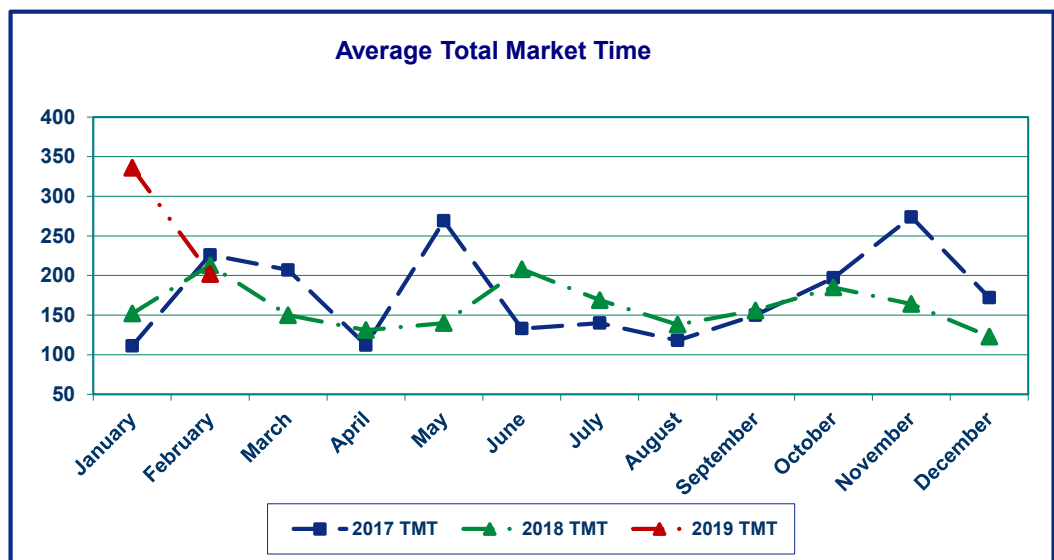
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Douglas County, Grant  
County, Josephine County,  
Lane County, North  
Coastal Counties, Polk &  
Marion Counties, Union  
County, and Wallowa  
County.

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**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.*



Pat Kaplan, 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

February 2019 Reporting Period

## February Residential Highlights

February brought cooler numbers to Douglas County, but a sole gain was seen in closings. At 101, closed sales rose 3.1% compared with January 2019, although the number still landed 16.5% under the 121 closings recorded last year in February 2018.

Pending sales, at 131, cooled 6.4% compared with February 2018 (140) and 9.7% compared with January 2019 (145). This was the coolest February for accepted offers in Douglas County since 2014, when 99 were recorded.

New listings (128) fared similarly, ending 18.5% below the 157 new listings offered last year in February 2018. New listings similarly cooled 28.1% from last month in January 2019, when 178 were offered. This was the coolest February for new listings since 2012, when 124 were put on market.

Total market time decreased to 80 days in February, and inventory decreased slightly to 4.5 months.

## Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$237,400) with the average price of homes sold in the twelve months ending February 2018 (\$214,700) shows an increase of 10.6%. The same comparison of the median shows an increase of 11.3% over the same period.

## Inventory in Months\*

	2017	2018	2019
January	4.6	3.8	4.8
February	5.1	3.7	4.5
March	3.5	3.7	
April	3.1	3.3	
May	3.1	3.1	
June	2.8	3.1	
July	4.1	3.5	
August	3.7	3.3	
September	4.2	4.1	
October	3.4	3.3	
November	3.6	4.0	
December	3.3	3.8	

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

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

**Average Sale Price % Change:**  
+10.6% (\$237,400 v. \$214,700)  
**Median Sale Price % Change:**  
+11.3% (\$212,500 v. \$191,000)

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
2019	February	128	131	101	229,400	197,500	80
	January	178	145	98	262,900	242,500	95
	Year-to-date	307	268	200	246,300	220,000	88
2018	February	157	140	121	223,900	195,000	104
	Year-to-date	323	273	238	223,100	193,000	92
Change	February	-18.5%	-6.4%	-16.5%	2.5%	1.3%	-23.4%
	Prev Mo 2019	-28.1%	-9.7%	3.1%	-12.7%	-18.6%	-15.8%
	Year-to-date	-5.0%	-1.8%	-16.0%	10.4%	14.0%	-4.8%

# AREA REPORT • 2/2019

## 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 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <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	54	16	3	15	-16.7%	11	215,400	42	38	31	-3.1%	23	218,200	197,000	-3.2%	2	275,000	3	133,300	1	150,000	
252	NW Roseburg	58	13	5	12	-29.4%	8	266,100	153	24	23	-34.3%	25	340,800	316,000	13.1%	-	-	-	-	-	-	
253	SE Roseburg	26	3	5	7	-36.4%	11	163,900	88	18	17	-15.0%	14	183,300	150,700	20.2%	1	165,000	1	18,900	-	-	
254	SW Roseburg	40	5	5	6	-14.3%	10	304,400	141	23	20	11.1%	19	332,700	273,000	18.8%	-	-	2	163,500	-	-	
255	Glide & E of Roseburg	22	8	1	6	100.0%	0	-	-	16	11	37.5%	2	347,500	347,500	0.7%	-	-	-	-	-	-	
256	Sutherlin/Oakland Area	71	19	2	20	33.3%	18	221,900	95	40	44	51.7%	31	230,600	240,000	10.3%	-	-	3	118,200	-	-	
257	Winston & SW of Roseburg	43	13	4	7	-63.2%	7	157,200	68	33	19	-45.7%	21	175,000	178,500	21.5%	1	300,000	2	84,000	2	545,000	
258	Myrtle Creek & S/SE of Roseburg	57	13	10	15	-31.8%	12	357,600	65	40	34	0.0%	25	270,200	168,000	12.8%	2	390,000	11	62,700	5	223,800	
259	Green District	23	13	4	17	13.3%	10	197,600	34	29	29	-6.5%	16	208,000	218,300	8.8%	-	-	3	113,500	-	-	
265	North Douglas County	59	25	3	26	100.0%	14	175,800	49	46	40	29.0%	24	218,200	205,000	9.4%	2	179,000	2	97,800	-	-	
	Douglas County	453	128	42	131	-6.4%	101	229,400	80	307	268	-1.8%	200	246,300	220,000	10.6%	8	269,100	27	92,400	8	294,900	

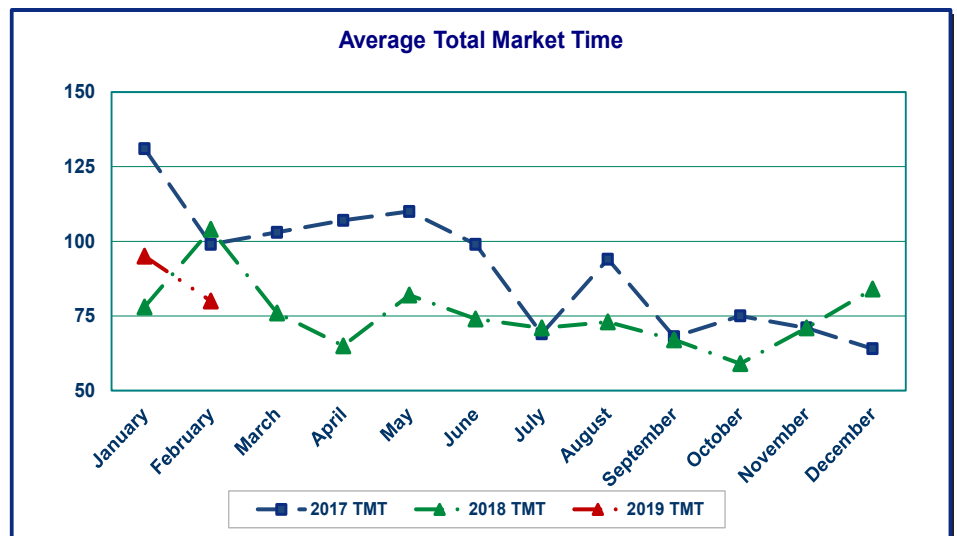
<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2019 with February 2018. The Year-To-Date section compares 2019 year-to-date statistics through February with 2018 year-to-date statistics through February.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/18-2/28/19) with 12 months before (3/1/17-2/28/18).

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### DAYS ON MARKET DOUGLAS COUNTY, OR

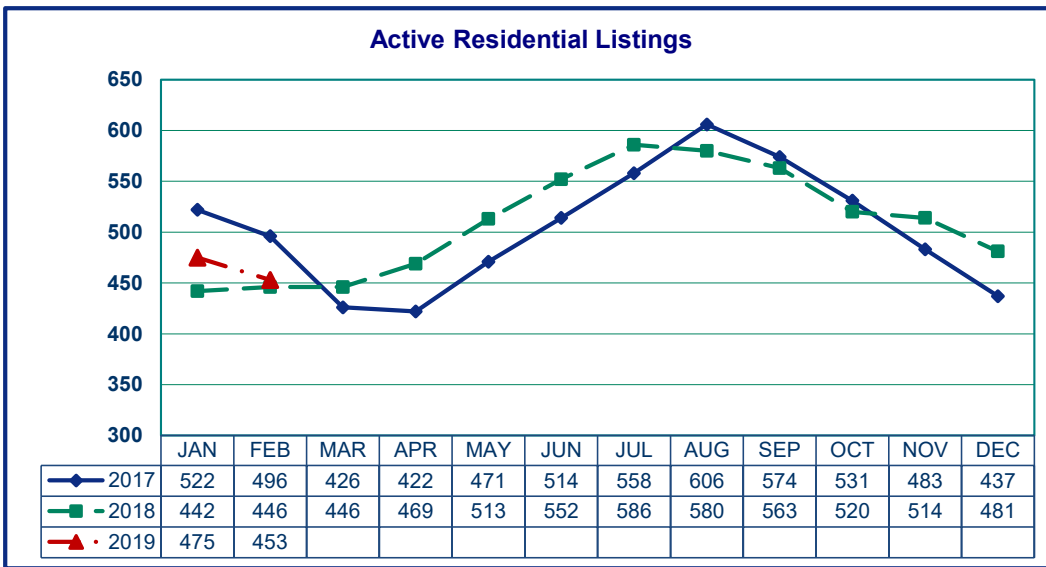
*This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.*



## ACTIVE RESIDENTIAL LISTINGS

### DOUGLAS COUNTY, OR

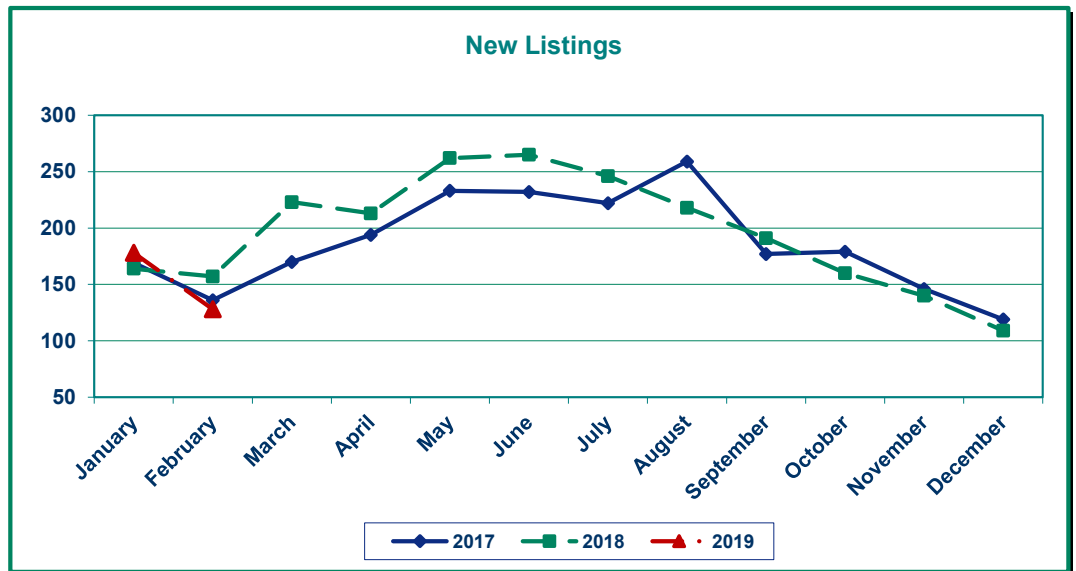
*This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.*



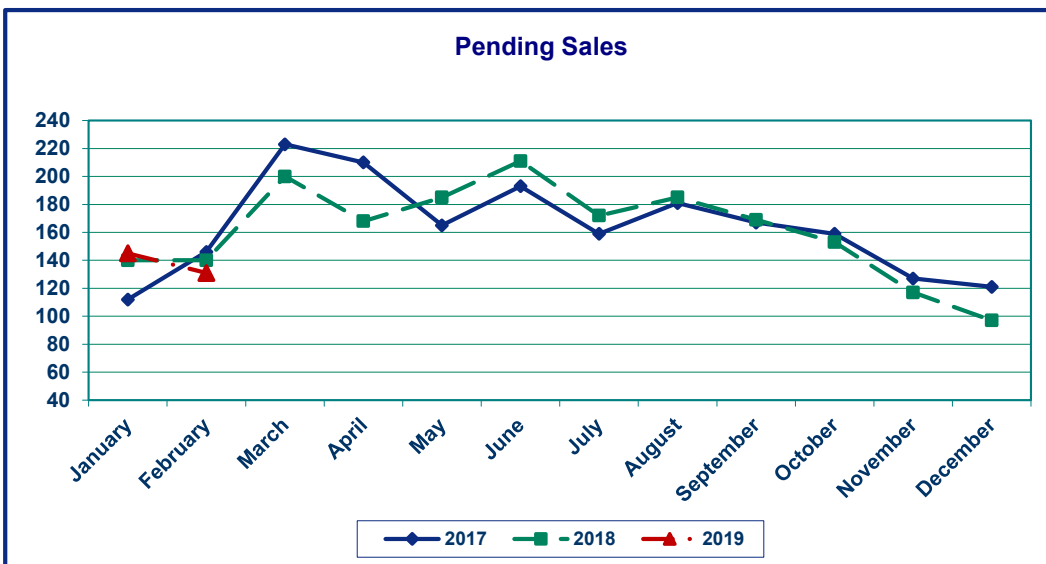
## NEW LISTINGS

### 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

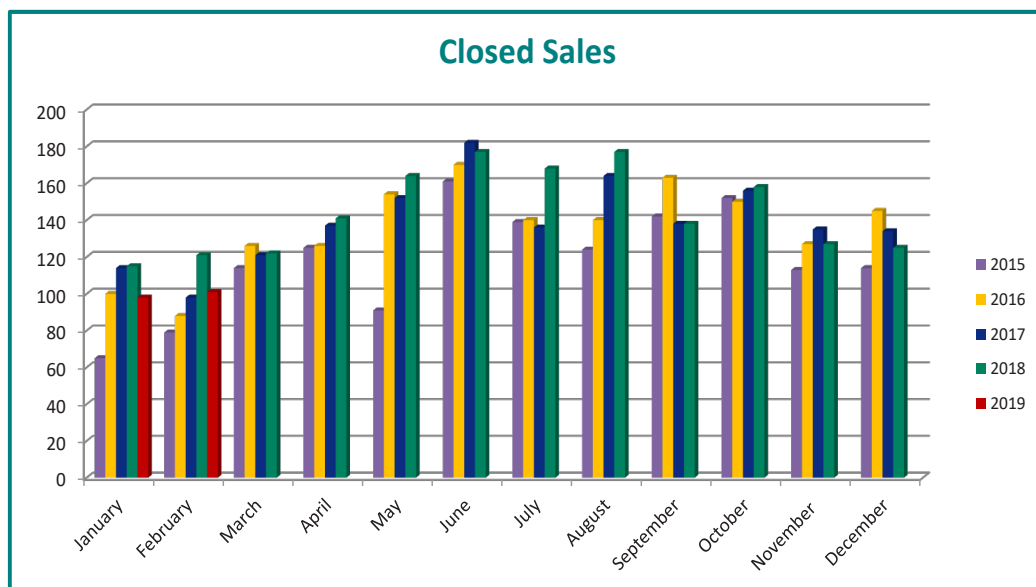
*This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.*

## CLOSED SALES DOUGLAS COUNTY, OR

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

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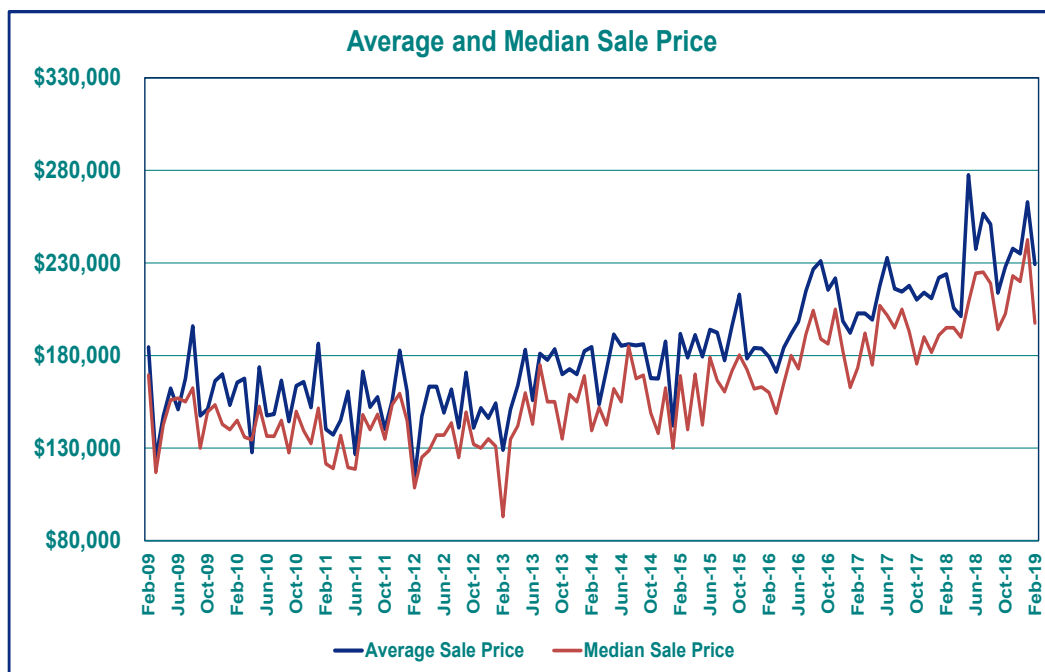
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## SALE PRICE DOUGLAS COUNTY, OR

*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.



Pat Kaplan, 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

February 2019 Reporting Period

## February Residential Highlights

Grant County saw mixed activity in February, with some measures warming compared with January. Eleven pending sales were nearly double the six from January 2019, despite falling two short of the 13 offers accepted in February 2018. There were three closings, exactly matching January 2019 but falling

short of the eight closings from February 2018. Six new listings were offered in February, falling short of both February 2018 (9) and January 2019 (10).

Total market time increased to 145 days in February. Inventory decreased to 18.7 months.

## Average and Median Sales Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$157,000) with the average price of homes sold in the twelve months ending February 2018 (\$156,000) shows an increase of 0.6%. The same comparison of the median shows a decrease of 1.6% over the same time period.

Inventory in Months*			
	2017	2018	2019
January	14.3	10.0	22.0
February	15.8	6.6	18.7
March	9.9	6.6	
April	13.3	11.2	
May	7.1	6.7	
June	8.6	6.2	
July	12.0	20.7	
August	8.5	7.3	
September	12.2	11.0	
October	9.6	6.6	
November	12.4	10.7	
December	14.0	10.7	

\*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.

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

**Average Sale Price % Change:**  
+0.6% (\$157,000 v. \$156,000)  
**Median Sale Price % Change:**  
-1.6% (\$127,000 v. \$129,000)

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

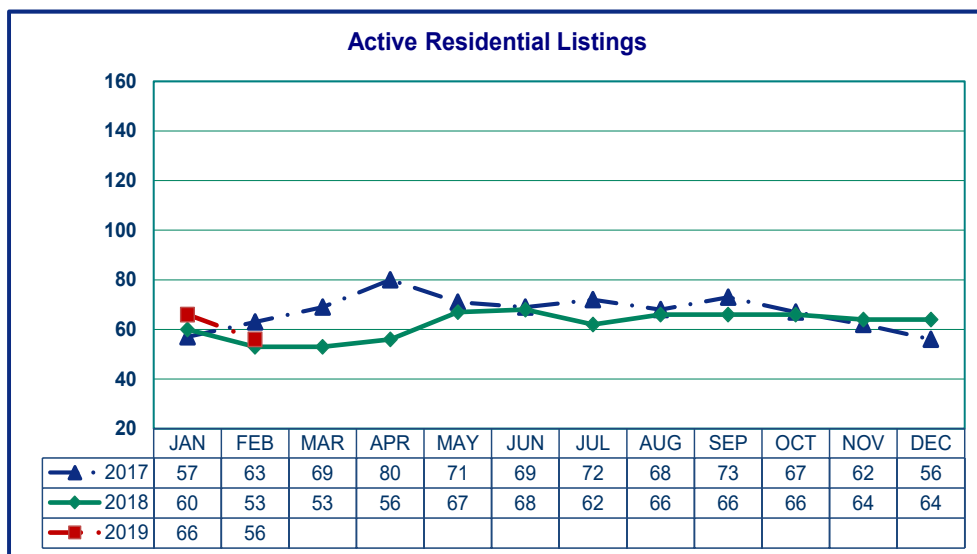
Grant County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	February	6	11	3	101,800	115,500	145
	January	10	6	3	148,700	88,500	39
	Year-to-date	17	17	6	125,300	102,000	92
2018	February	9	13	8	142,900	103,000	170
	Year-to-date	19	21	14	152,600	130,000	204
Change	February	-33.3%	-15.4%	-62.5%	-28.8%	12.1%	-15.0%
	Prev Mo 2019	-40.0%	83.3%	0.0%	-31.5%	30.5%	271.8%
	Year-to-date	-10.5%	-19.0%	-57.1%	-17.9%	-21.5%	-54.8%

# AREA REPORT • 2/2019

## 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 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <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	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
		5	2	1	2	-50.0%	1	125,000	168	3	3	-40.0%	1	125,000	125,000	8.4%	1	289,000	-	-	-	-
		2	0	0	1	-	0	-	-	0	2	-	-	-	-	64.1%	-	-	1	325,000	-	-
		21	2	1	3	0.0%	1	115,500	128	6	4	-42.9%	1	115,500	115,500	5.5%	1	95,000	-	-	-	-
		2	0	0	0	-	0	-	-	0	-	-	0	-	-	-	0	-	0	-	0	-
		1	0	1	-	-	0	-	-	0	-	-100.0%	1	40,000	40,000	118.4%	-	-	2	23,000	-	-
		2	0	0	1	-	0	-	-	0	2	-	1	317,500	317,500	95.4%	-	-	-	-	-	-
		14	1	0	1	-50.0%	1	65,000	138	2	2	-33.3%	1	65,000	65,000	-6.8%	-	-	-	-	-	-
		9	1	1	3	50.0%	0	-	-	6	4	33.3%	1	88,500	88,500	-30.1%	-	-	-	-	-	-
		0	0	0	0	-100.0%	0	-	-	0	0	-100.0%	0	-	-	-20.0%	0	-	0	-	0	-
		56	6	4	11	-15.4%	3	101,800	145	17	17	-19.0%	6	125,300	102,000	0.6%	2	192,000	3	123,700	-	-

- <sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2019 with February 2018. The Year-To-Date section compares 2019 year-to-date statistics through February with 2018 year-to-date statistics through February.
- <sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/18-2/28/19) with 12 months before (3/1/17-2/28/18).
- <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.*



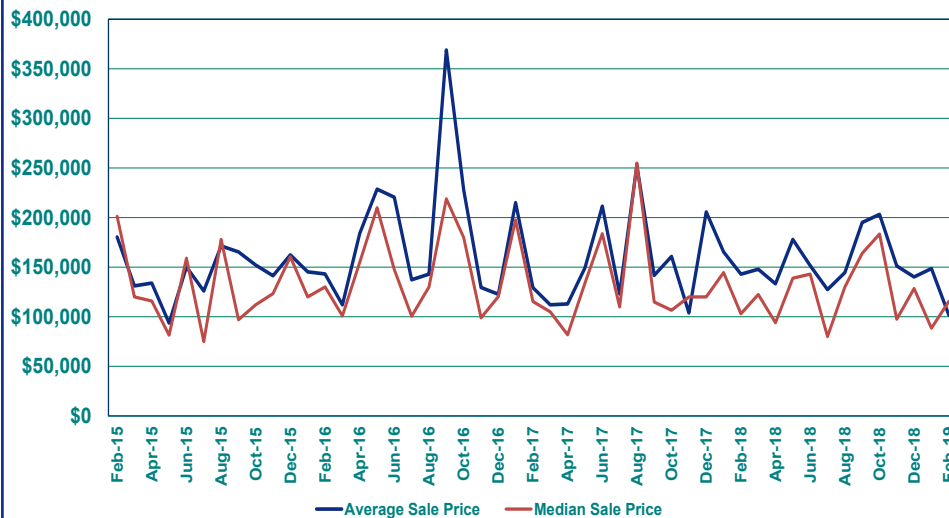
## NEW LISTINGS

### GRANT COUNTY, OR

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



## Average and Median Sale Price



## SALE PRICE

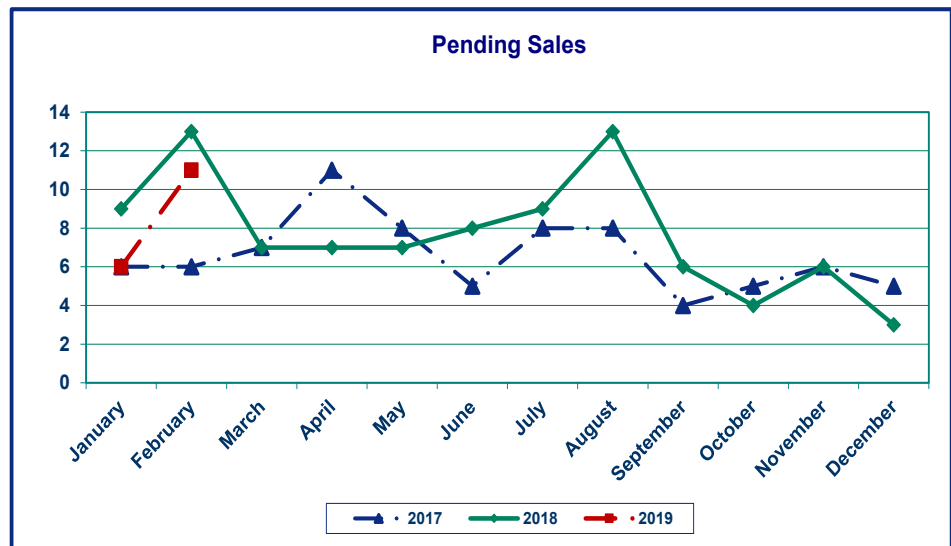
### GRANT COUNTY, OR

*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.*

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communications@rmls.com



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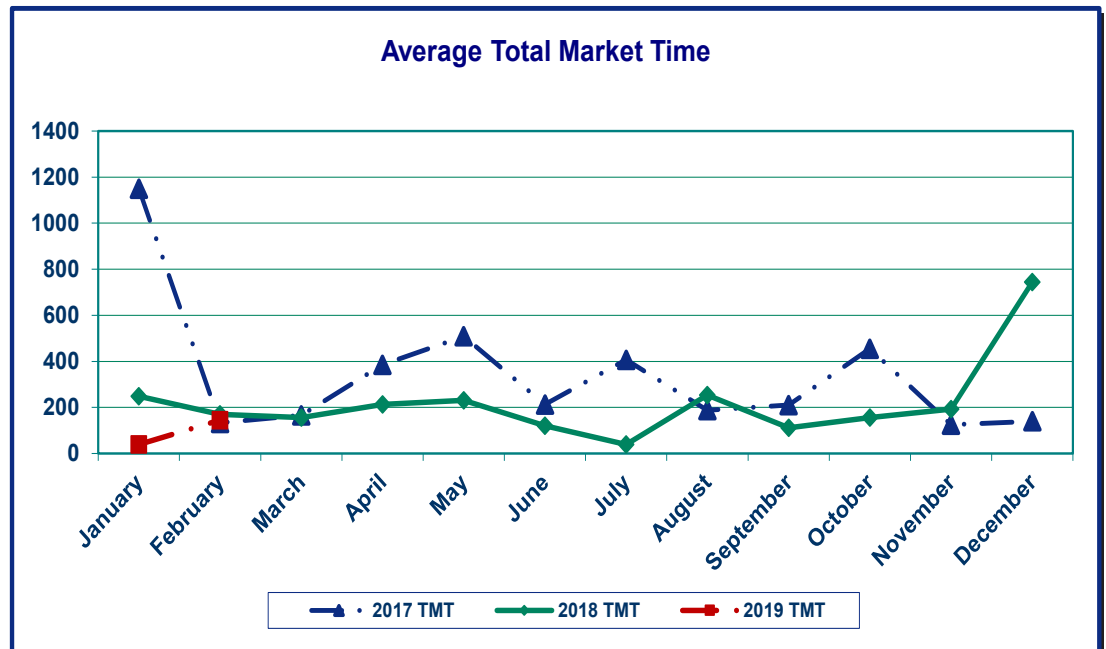
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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

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



Pat Kaplan, 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

February 2019 Reporting Period

### February Residential Highlights

Josephine County saw mixed activity this February, but most measures are ahead of February 2018. Nine pending sales soared over the three offers accepted in February 2018, and outpaced January 2019 (6) by three.

Four closed sales edged one ahead of the three closings recorded last year in February 2018, but fell one short of the five closings from January 2019.

New listings (7) similarly outpaced January 2019 (6) by one, but fell short of the 11 new listings offered last year in February 2018.

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

Total market time decreased to 72 days in February, and inventory increased slightly to 5.5 months.

### Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$304,400) with the average price of homes sold in the twelve months ending February 2018 (\$258,900) shows an increase of 17.6%. The same comparison of the median shows an increase of 21.2% over the same period.

Inventory in Months*			
	2017	2018	2019
January	N/A	10.3	5.2
February	18.0	10.3	5.5
March	5.3	16.5	
April	N/A	5.2	
May	20.0	4.9	
June	19.0	7.8	
July	N/A	4.6	
August	32.0	8.0	
September	26.0	8.8	
October	11.5	13.3	
November	16.0	5.7	
December	32.0	16.5	

\*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 includes proposed and under construction homes.

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

**Average Sale Price % Change:**  
+17.6% (\$304,400 v. \$258,900)  
**Median Sale Price % Change:**  
+21.2% (\$265,000 v. \$218,600)

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

Josephine County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	February	7	9	4	255,200	189,000	72
	January	6	6	5	330,800	272,500	83
	Year-to-date	13	15	10	294,000	261,500	96
2018	February	11	3	3	253,000	300,000	67
	Year-to-date	21	9	6	277,400	243,300	60
Change	February	-36.4%	200.0%	33.3%	0.9%	-37.0%	6.9%
	Prev Mo 2019	16.7%	50.0%	-20.0%	-22.9%	-30.6%	-13.3%
	Year-to-date	-38.1%	66.7%	66.7%	6.0%	7.5%	59.3%

# AREA REPORT • 2/2019

## 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 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97497	Wolf Creek	1	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-
97523	Cave Junction	1	0	1	2	-	1	120,000	127	1	2	100.0%	2	102,500	102,500	90.7%	-	-	-	-
97526	Grants Pass	7	5	0	4	300.0%	2	394,000	49	8	6	200.0%	4	331,400	268,800	-1.1%	1	515,000	-	-
97527	Grants Pass	7	1	2	1	-50.0%	1	112,800	63	3	4	0.0%	4	352,400	268,300	26.6%	-	-	-	-
97528	Grants Pass	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-
97531	Kerby	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-
97532	Merlin	0	0	0	0	-	0	-	-	0	1	0.0%	0	-	-	-	0	-	0	-
97533	Murphy	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-
97534	O'Brien	0	0	0	1	-	0	-	-	0	1	0.0%	0	-	-	-2.0%	0	-	0	-
97538	Selma	4	1	1	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-
97543	Wilderville	1	0	0	1	-	0	-	-	0	1	-	0	-	-	-	0	-	0	-
97544	Williams	1	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-
	Josephine Co.	22	7	4	9	200.0%	4	255,200	72	13	15	66.7%	10	294,000	261,500	17.6%	1	515,000	-	-

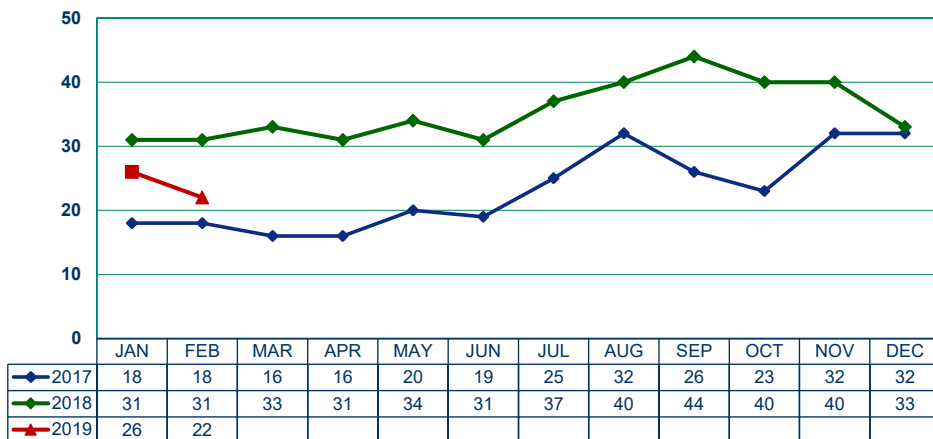
97501	Medford	9	4	2	2	-33.3%	1	244,000	25	6	4	-33.3%	2	217,000	217,000	225.7%	-	-	-	-
97502	Central Point	7	1	0	0	-100.0%	1	248,000	68	2	1	-66.7%	1	248,000	248,000	50.3%	-	-	3	123,300
97503	White City	2	-	0	-	-	-	-	-	1	-	-	-	-	-	-26.4%	-	-	1	65,000
97504	Medford	16	9	2	5	-16.7%	1	288,000	148	14	7	-30.0%	4	342,000	345,000	6.4%	-	-	-	-
97520	Ashland	6	1	1	-	-	-	-	-	1	-	-	-	-	-	-	1	815,000	-	-
97522	Butte Falls	-	0	0	0	-	0	-	-	0	0	-	0	-	-	-23.3%	0	-	0	-
97524	Eagle Point	8	1	1	1	-	0	-	-	2	1	0.0%	1	115,000	115,000	38.4%	-	-	-	-
97525	Gold Hill	-	0	1	2	-	-	-	-	0	2	100.0%	-	-	-	34.4%	-	-	1	85,000
97530	Jacksonville	2	0	1	0	-	0	-	-	2	0	-	0	-	-	49.3%	0	-	0	-
97535	Phoenix	1	-	0	0	-	0	-	-	-	0	-	0	-	-	47.1%	0	-	0	-
97536	Prospect	2	0	0	-	-	0	-	-	0	-	-	0	-	-	-	0	-	0	-
97537	Rogue River	3	1	0	0	-	0	-	-	2	4	-	2	267,300	267,300	30.1%	-	-	-	-
97539	Shady Cove	-	0	0	0	-	0	-	-	0	0	-	1	550,300	550,300	336.9%	-	-	-	-
97540	Talent	3	1	-	0	-	1	350,000	25	1	1	-	1	350,000	350,000	59.6%	-	-	-	-
97541	Talent	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-47.4%	0	-	0	-
	Jackson Co.	59	18	8	10	-9.1%	4	282,500	67	31	20	-4.8%	12	300,000	309,000	40.0%	1	815,000	5	104,000

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2019 with February 2018. The Year-To-Date section compares 2019 year-to-date statistics through February with 2018 year-to-date statistics through February.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/18-2/28/19) with 12 months before (3/1/17-2/28/18).

<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

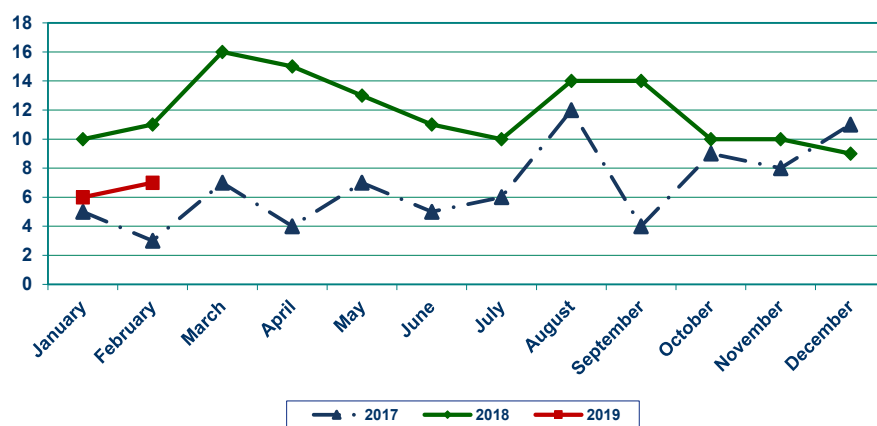
*This graph shows the active residential listings in Josephine County, Oregon.*

## NEW LISTINGS

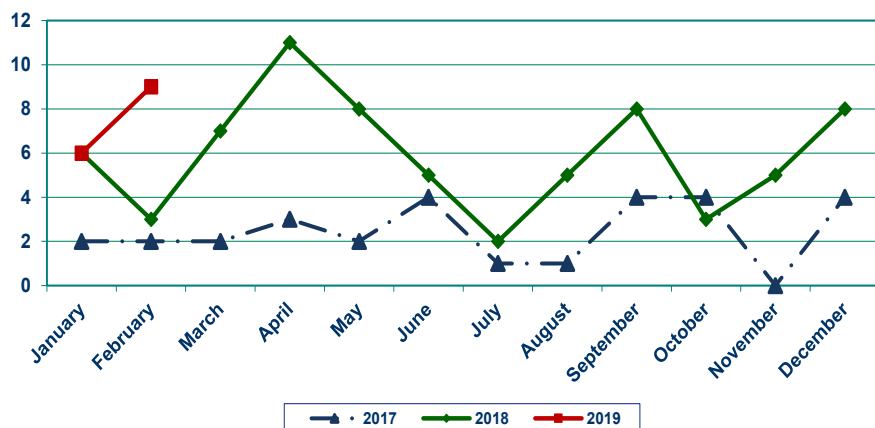
JOSEPHINE COUNTY, OR

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

New Listings



Pending Sales



## PENDING LISTINGS

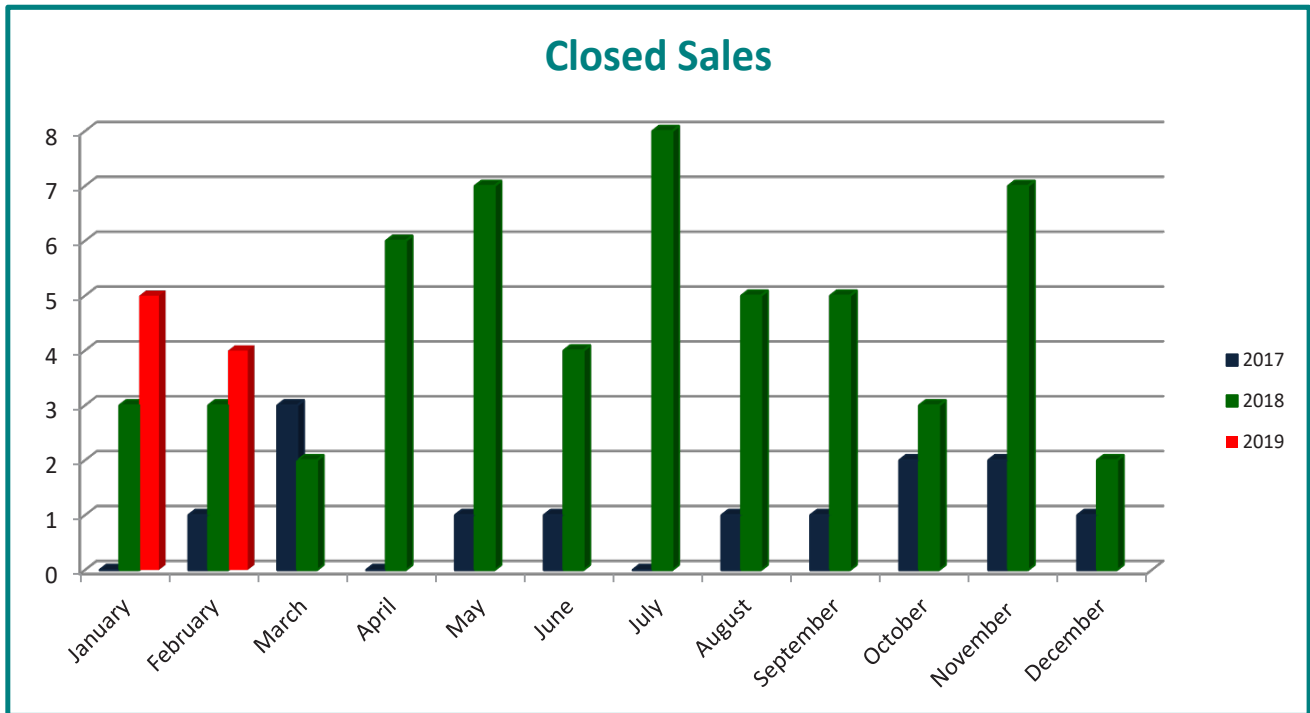
JOSEPHINE COUNTY, OR

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

## CLOSED SALES

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

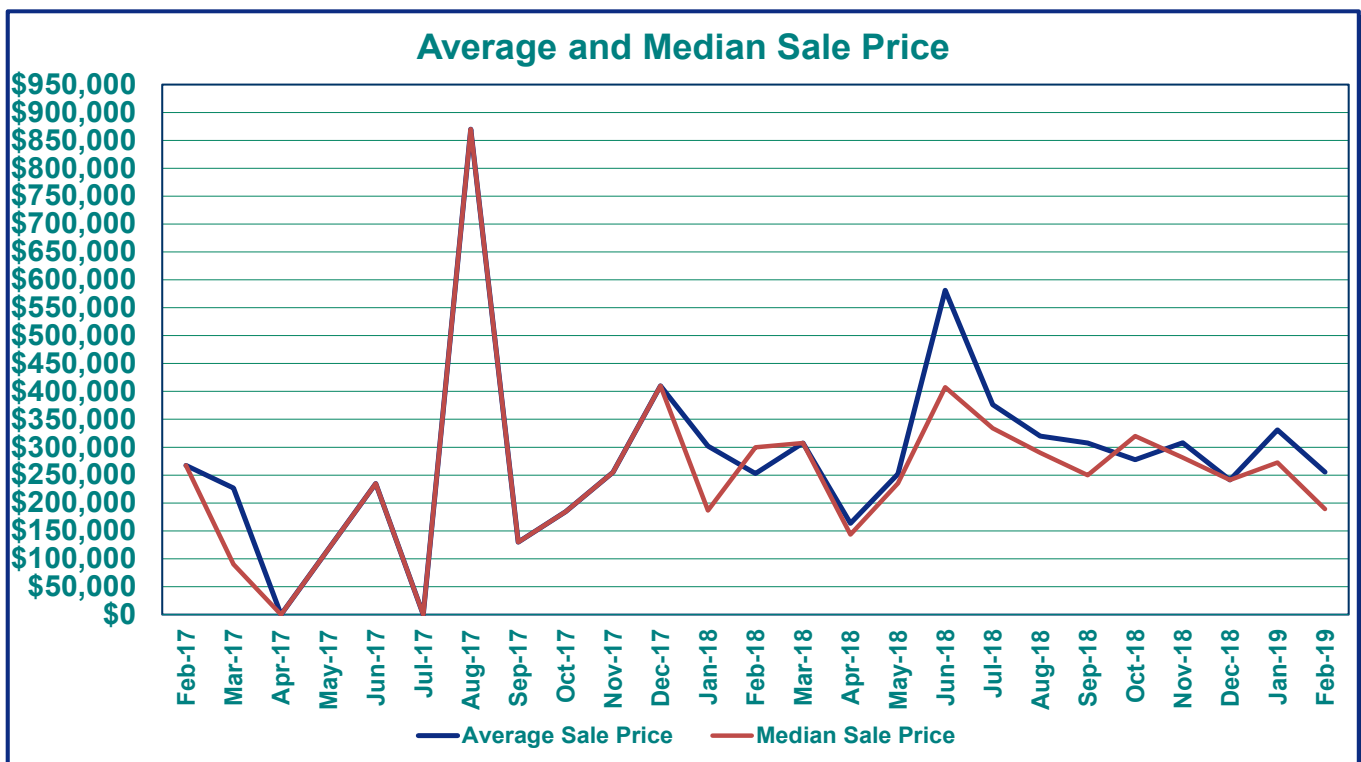
JOSEPHINE COUNTY, OR



## 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.*

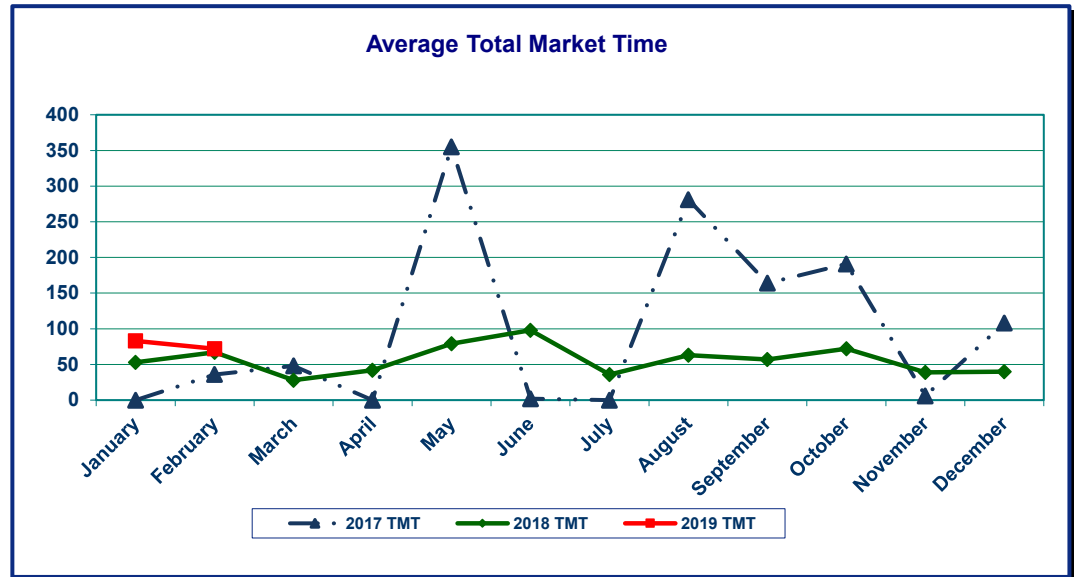
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**Portland, OR 97220**  
**(503) 236-7657**  
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County, Curry County,  
Douglas County, Grant  
County, Josephine County,  
Lane County, North  
Coastal Counties, Polk &  
Marion Counties, Union  
County, and Wallowa  
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Tyler Chaudhary, Editor

# MARKET ACTION



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

Residential Review: Lane County, Oregon

February 2019 Reporting Period

## February Residential Highlights

Closed sales saw the sole gain this February in Lane County. At 288, closings outpaced January 2019 (279) by 3.2%, despite falling 2.4% short of the 295 closings recorded last year in February 2018.

New listings, at 329, cooled 11.6% from February 2018 (372) and 11.3% from January 2019 (371). This was the coolest February for new listings on the RMLS™ record, dating to 2001.

Pending sales (308) cooled 21.4% compared with February 2018 (392) and 11.2% compared with January 2019 (347). This was the coolest February for accepted offers in Lane County since 2014, when 254 pending sales were recorded for the month.

Total market time rose by four days in February to 66 days. In the same period, inventory decreased slightly to 2.0 months.

## Average and Median Sale Prices

Comparing the average price of homes ending February 28th of this year (\$311,000) with the average price of homes sold in the twelve months ending February 2018 (\$290,400) shows an increase of 7.1%. The same comparison of the median shows an increase of 7.5% over the same period.

Inventory in Months*			
	2017	2018	2019
January	2.1	1.7	2.2
February	2.2	1.8	2.0
March	1.7	1.4	
April	1.8	1.5	
May	1.6	1.6	
June	1.7	1.7	
July	2.0	1.8	
August	2.0	1.7	
September	2.2	2.4	
October	2.0	2.1	
November	2.0	2.2	
December	1.7	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 number includes proposed and under construction homes.

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

**Average Sale Price % Change:**  
+7.1% (\$311,000 v. \$290,400)  
**Median Sale Price % Change:**  
+7.5% (\$285,000 v. \$265,000)

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

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.

Greater Lane Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	February	329	308	288	306,800	280,000	66
	January	371	347	279	294,200	275,000	62
	Year-to-date	701	648	573	300,400	278,000	64
2018	February	372	392	295	282,300	278,000	64
	Year-to-date	801	804	627	285,800	270,000	65
Change	February	-11.6%	-21.4%	-2.4%	8.7%	0.7%	2.8%
	Prev Mo 2019	-11.3%	-11.2%	3.2%	4.3%	1.8%	6.5%
	Year-to-date	-12.5%	-19.4%	-8.6%	5.1%	3.0%	-1.1%

# AREA REPORT • 2/2019

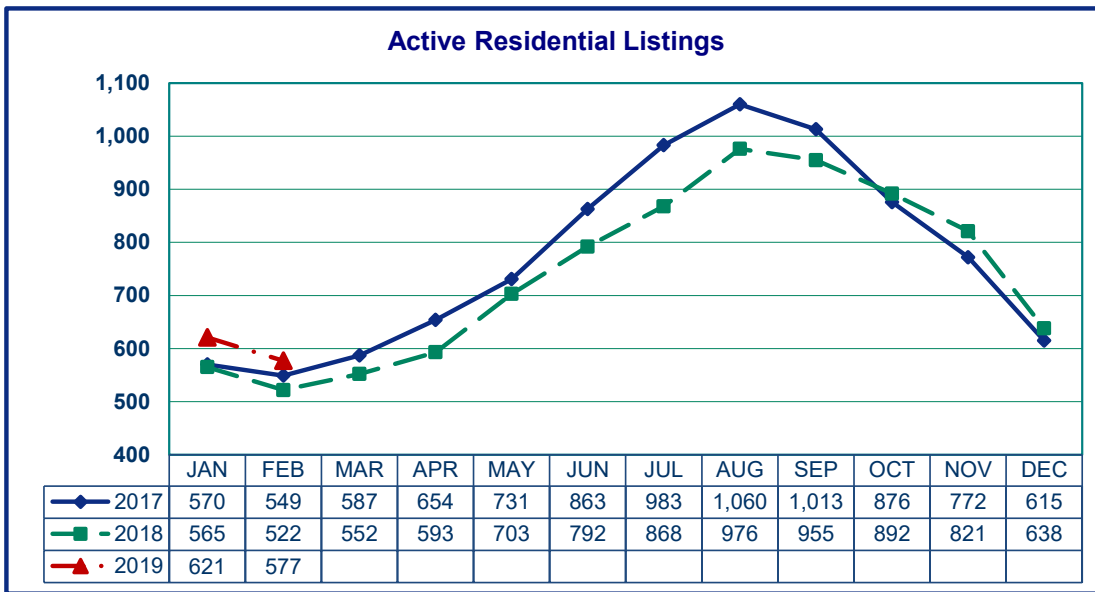
## Lane County, Oregon

		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 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <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	4	2	0	1	-66.7%	1	92,500	58	2	2	-66.7%	1	92,500	92,500	58	24.9%	-	-	1	67,500	-	-	
226	Florence Green Trees	2	3	0	1	-66.7%	1	168,000	77	3	2	-83.3%	3	181,200	168,000	86	27.6%	-	-	-	-	-	-	
227	Florence Florentine	1	2	0	4	300.0%	1	365,000	302	3	6	20.0%	3	291,700	290,000	105	0.3%	-	-	-	-	-	-	
228	Florence Town	32	10	1	9	-18.2%	11	221,700	63	21	16	-42.9%	19	266,800	239,000	61	5.4%	-	-	4	205,000	-	-	
229	Florence Beach	11	1	-	7	16.7%	5	279,900	60	7	9	-10.0%	9	296,500	280,000	51	-9.9%	-	-	2	62,000	-	-	
230	Florence North	22	5	1	4	-	1	75,000	77	11	9	350.0%	4	196,900	176,500	71	17.7%	-	-	5	53,000	-	-	
231	Florence South/ Dunes City	24	7	-	3	-40.0%	2	155,000	121	10	4	-55.6%	5	230,500	250,000	148	3.9%	-	-	-	-	1	226,000	
238	Florence East/ Mapleton	15	3	1	3	0.0%	3	352,300	526	10	6	-50.0%	5	303,900	279,000	388	31.8%	-	-	-	-	-	-	
	Grand Total	111	33	3	32	0.0%	25	236,200	133	67	54	-35.7%	49	259,400	259,900	106	12.0%	-	-	12	106,400	1	226,000	
232	Hayden Bridge	11	7	2	10	-33.3%	11	272,700	52	17	23	-17.9%	17	275,900	275,000	69	4.7%	1	469,900	-	-	2	265,000	
233	McKenzie Valley	23	7	6	3	-72.7%	3	391,000	71	13	5	-72.2%	7	369,600	370,000	110	-0.9%	-	-	-	-	-	-	
234	Pleasant Hill/Oak	30	11	3	10	25.0%	11	280,700	103	21	20	11.1%	20	295,000	253,400	118	17.9%	1	200,000	4	228,500	-	-	
235	South Lane Properties	86	28	10	28	-33.3%	30	251,800	80	70	67	-23.0%	57	251,000	252,900	77	2.9%	-	-	7	236,300	3	264,000	
236	West Lane Properties	32	12	2	13	8.3%	8	250,500	56	28	24	-36.8%	20	296,300	277,300	58	9.7%	1	82,500	3	264,700	-	-	
237	Junction City	31	10	4	7	-65.0%	16	314,300	87	24	21	-44.7%	29	302,600	275,000	78	14.9%	1	375,500	4	618,800	-	-	
239	Thurston	28	19	6	24	4.3%	14	255,900	21	42	35	-42.6%	40	257,000	256,800	44	7.1%	-	-	2	31,300	2	305,000	
240	Coburg I-5	11	9	1	8	100.0%	3	748,000	78	19	15	25.0%	4	653,800	365,600	78	16.7%	-	-	-	-	-	-	
241	N Gilham	42	29	5	11	-8.3%	14	395,700	98	42	27	-6.9%	25	423,300	420,000	87	8.0%	-	-	1	1,275,000	-	-	
242	Ferry Street Bridge	35	26	4	28	-6.7%	19	376,900	71	52	51	-17.7%	36	350,400	340,000	74	10.5%	-	-	-	-	1	390,000	
243	E Eugene	30	20	3	25	4.2%	20	367,600	59	45	43	4.9%	36	349,300	332,800	60	9.1%	-	-	2	198,000	3	375,000	
244	SW Eugene	62	30	16	27	-35.7%	32	411,800	98	65	58	-31.0%	65	390,200	340,000	82	3.6%	1	200,000	-	-	1	396,500	
245	W Eugene	24	15	7	9	28.6%	8	233,900	59	29	20	-23.1%	15	260,200	240,000	45	8.5%	2	223,500	4	123,800	-	-	
246	Danebo	29	29	3	31	-20.5%	26	197,300	41	71	74	-1.3%	70	209,000	231,500	52	-1.4%	1	172,000	1	54,900	-	-	
247	River Road	22	15	-	11	37.5%	9	292,100	48	28	23	21.1%	20	280,300	263,100	47	10.4%	-	-	-	-	1	245,000	
248	Santa Clara	32	22	2	29	-38.3%	27	321,900	37	56	64	-21.0%	54	323,400	317,600	34	6.5%	-	-	2	62,500	1	285,000	
249	Springfield	33	35	2	31	-31.1%	33	225,100	42	68	69	-12.7%	53	228,800	229,200	41	10.9%	1	189,000	1	55,000	1	292,500	
250	Mohawk Valley	16	5	-	3	0.0%	4	429,400	215	11	9	12.5%	5	439,000	455,000	188	15.7%	-	-	2	236,500	-	-	
	Grand Total	577	329	76	308	-21.4%	288	306,800	66	701	648	-19.4%	573	300,400	278,000	64	7.1%	9	237,300	33	265,900	15	311,100	



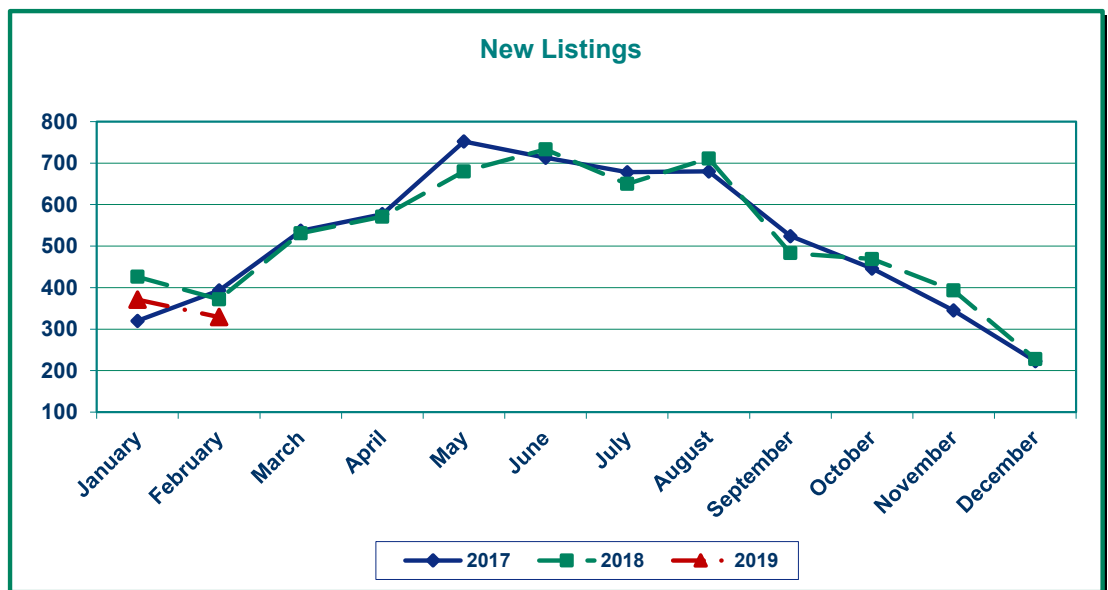
## ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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



## NEW LISTINGS GREATER LANE COUNTY, OR

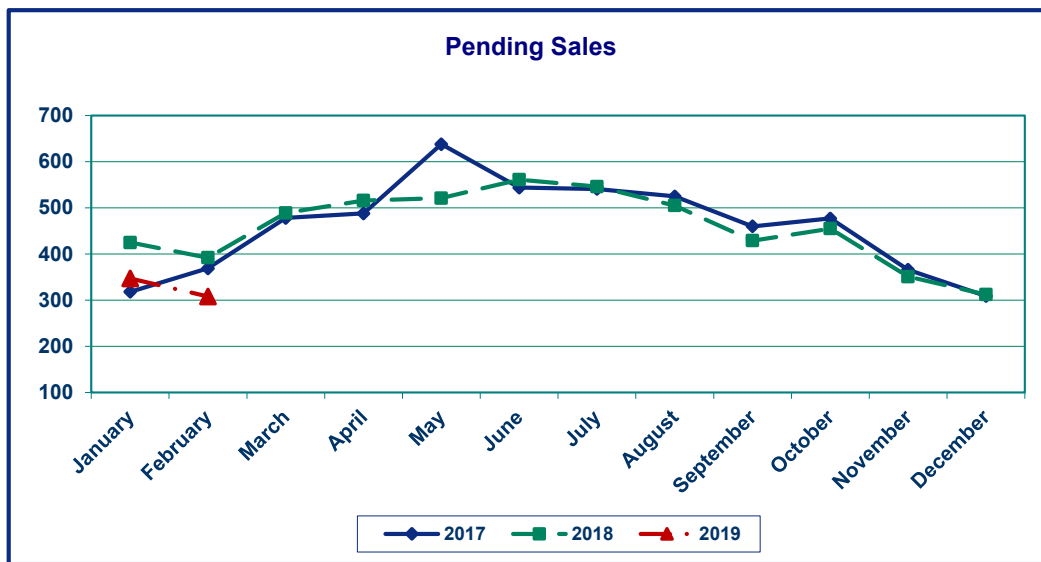
*This graph shows the new residential listings over the past three calendar years in Greater Lane County, Oregon.*



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2019 with February 2018. The Year-To-Date section compares 2019 year-to-date statistics through February with 2018 year-to-date statistics through February.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/18-2/28/19) with 12 months before (3/1/17-2/28/18).

<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

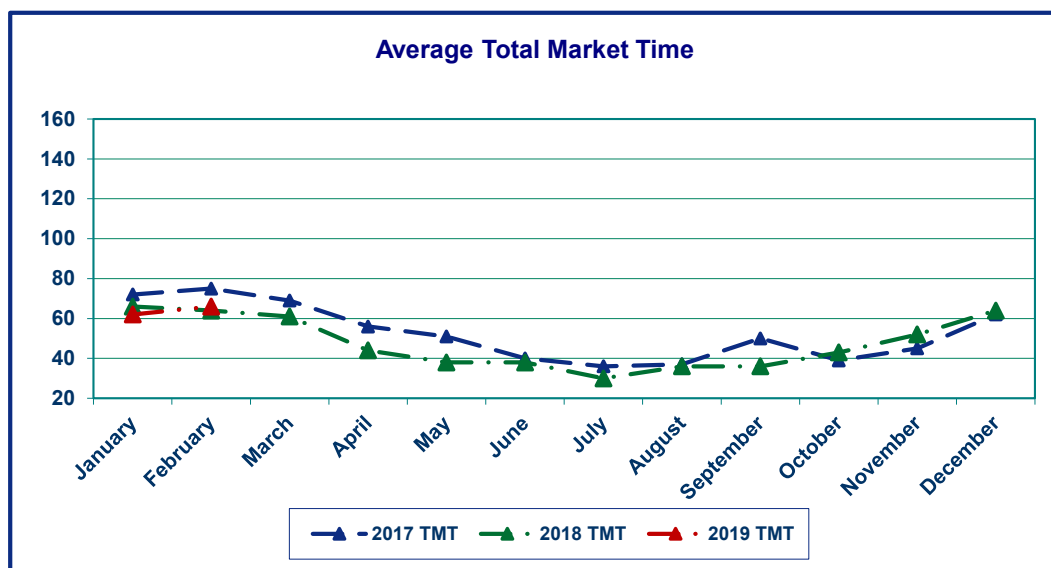
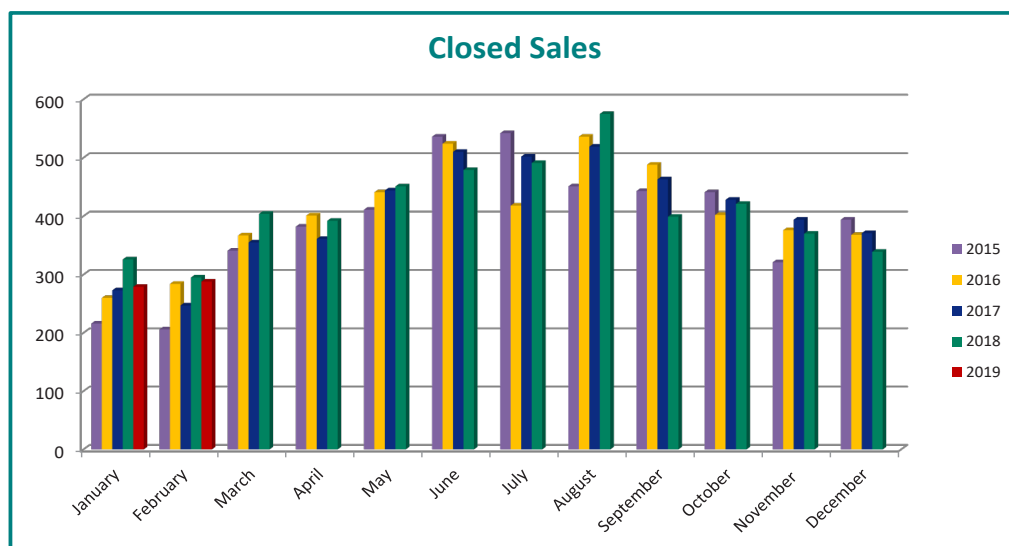
### GREATER LANE COUNTY, OR

*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

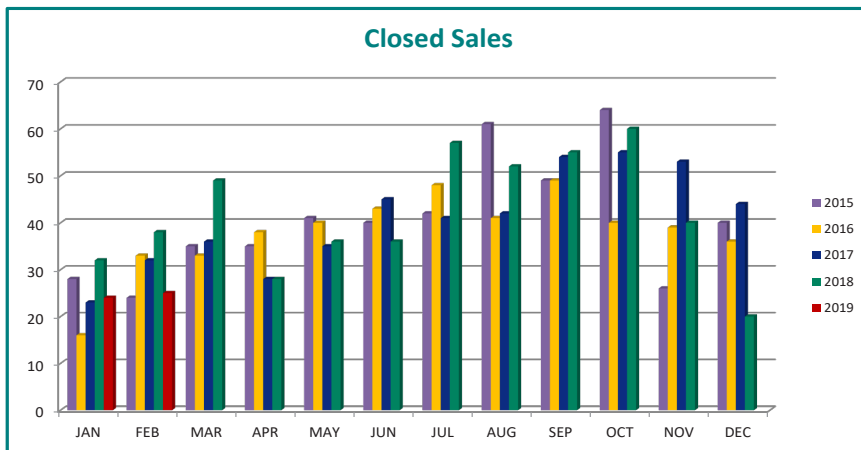
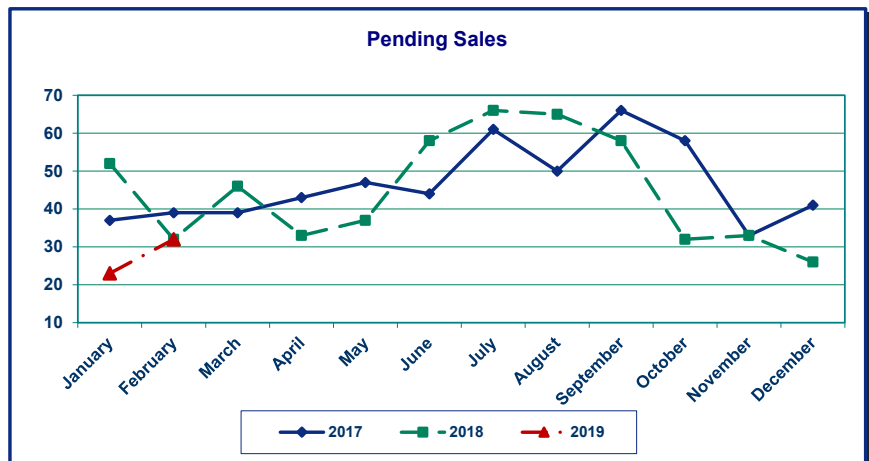
### FLORENCE, OR

*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

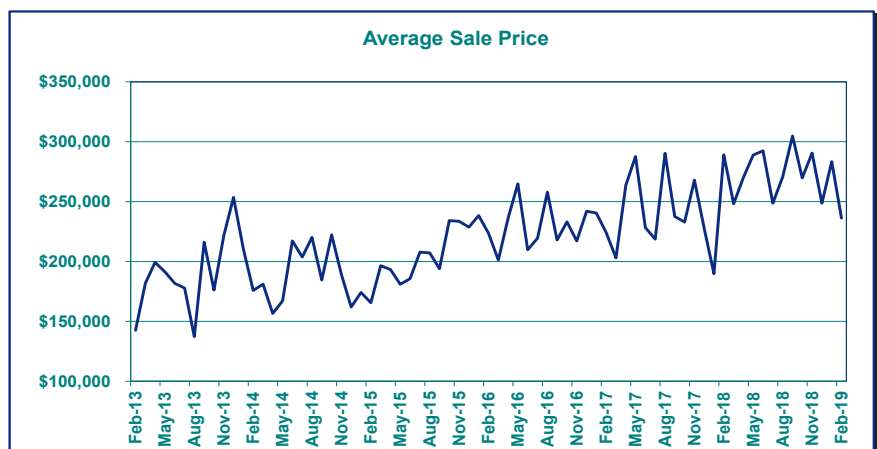
### FLORENCE, OR

*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.*

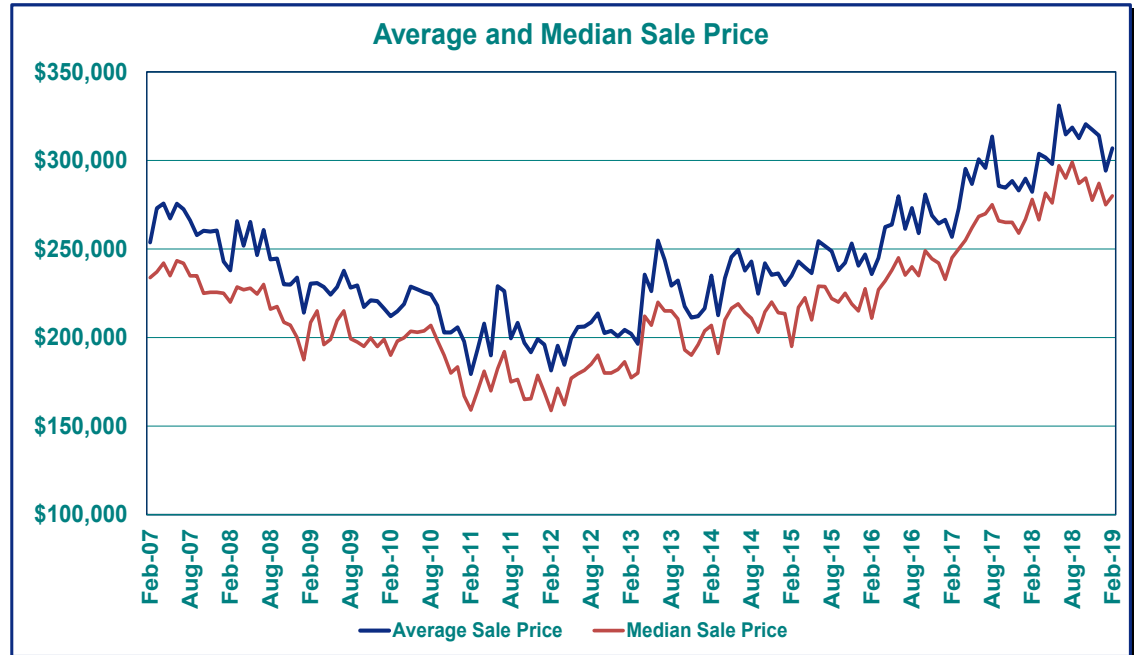
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**8338 NE Alderwood Rd**  
**Suite 230**  
**Portland, OR 97220**  
**(503) 236-7657**  
**communications@rmls.com**

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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.

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# MARKET ACTION



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

## Residential Review: Mid-Columbia

February 2019 Reporting Period

### February Residential Highlights

Cooling spread across the Mid-Columbia region this February. New listings, at 55, ended 16.7% below the 66 new listings offered last year in February 2018 and 21.4% below the 70 new listings offered last month in January 2019.

Pending sales (55) fared similarly, decreasing 26.7% from February 2018 (75) and 14.1% from January 2019 (64). This was the coolest February for pending sales in the Mid-Columbia region since 2014, when 46 were recorded.

Closed sales, at 44, showed a 35.3% decrease from February 2018 (68) and 13.7% decrease from January 2019 (51). This was also the coolest February for closings in the region since 2013 when 41 were recorded.

Total market time rose to 89 days in February. During the same time, inventory rose to 5.4 months.

### Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$324,900) with the average price of homes ending February 2018 (\$316,600) shows an increase of 2.6%. The same comparison of the median shows an increase of 9.6% over the same period.

### Inventory in Months\*

	2017	2018	2019
January	4.2	4.1	4.8
February	4.6	3.7	5.4
March	2.9	3.5	
April	2.8	4.1	
May	3.9	3.5	
June	3.4	3.4	
July	4.0	3.6	
August	3.2	3.5	
September	5.1	5.3	
October	4.1	3.8	
November	3.9	3.8	
December	4.2	4.3	

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

<b>Average Sale Price % Change:</b>
+2.6% (\$324,900 v. \$316,600)
<b>Median Sale Price % Change:</b>
+9.6% (\$285,000 v. \$260,000)

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

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

Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	February	55	55	44	357,300	264,500	89
	January	70	64	51	275,000	266,000	67
	Year-to-date	127	116	96	313,900	266,500	79
2018	February	66	75	68	293,800	266,500	94
	Year-to-date	148	150	138	315,600	262,500	103
Change	February	-16.7%	-26.7%	-35.3%	21.6%	-0.8%	-5.5%
	Prev Mo 2019	-21.4%	-14.1%	-13.7%	29.9%	-0.6%	32.8%
	Year-to-date	-14.2%	-22.7%	-30.4%	-0.5%	1.5%	-23.1%

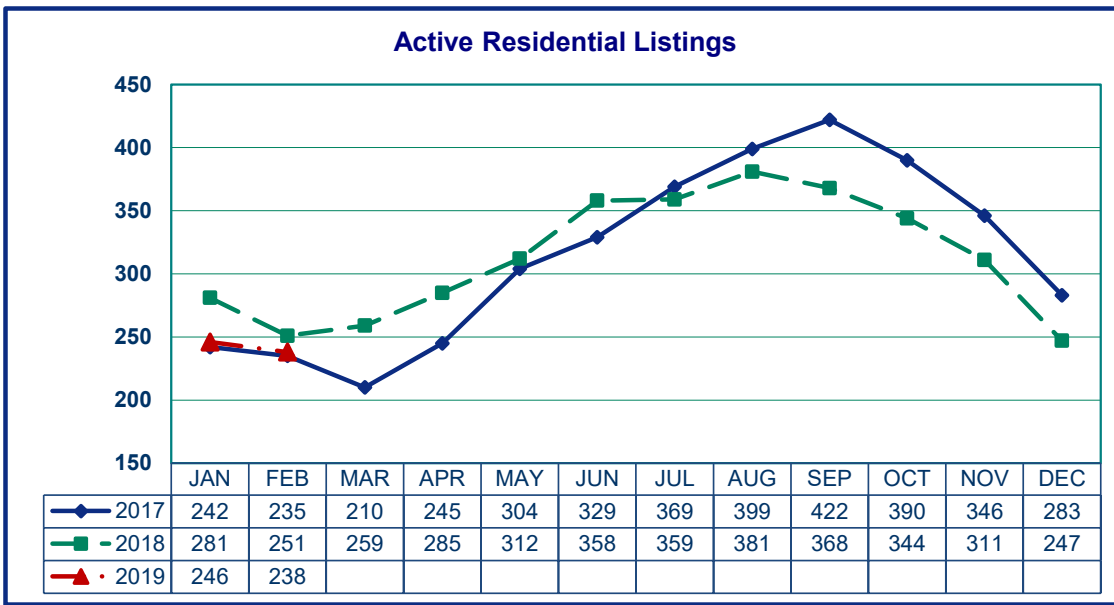
# AREA REPORT • 2/2019

## Mid-Columbia

		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 2019 v. 2018	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018	Closed Sales	Average Sale Price			Median Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
100	White Salmon/ Bingen	12	4	2	5	25.0%	2	959,500	206	7	8	14.3%	4	706,000	569,500	16.1%	-	-	4	188,800	-	-	
101	Snowden	2	0	0	0	-	1	615,000	7	2	1	-	2	487,500	487,500	-5.0%	-	-	-	-	-	-	
102	Trout Lake/ Glenwood	5	-	0	1	-	-	-	-	1	2	-33.3%	1	440,000	440,000	21.5%	1	1,550,000	1	69,000	-	-	
103	Husum/ BZ Corner	3	0	2	-	-100.0%	0	-	-	1	-	-100.0%	0	0	-	0.9%	-	-	1	1,000,000	-	-	
104	Lyle/ High Prairie	8	1	3	1	-	2	286,500	74	2	4	300.0%	6	277,200	263,900	6.9%	-	-	2	62,300	-	-	
105	Dallesport/ Murdock	6	0	0	0	-100.0%	0	-	-	4	0	-100.0%	0	0	-	13.3%	1	800,000	-	-	-	-	
106	Appleton/ Timber Valley	-	0	-	0	-	0	-	-	0	0	-100.0%	1	280,000	280,000	12.7%	-	-	-	-	-	-	
108	Goldendale/ Centerville	18	3	4	5	-28.6%	7	181,100	105	9	16	60.0%	12	189,400	189,500	-4.9%	-	-	16	56,400	-	-	
109	Bickleton/ East County	2	0	-	0	-	0	-	-	-	1	-	1	80,000	80,000	-	-	-	-	-	-	-	
110	Klickitat	3	1	0	0	-	1	87,500	119	1	1	-50.0%	2	111,300	111,300	29.2%	-	-	3	76,600	-	-	
	Klickitat Co. Total	59	9	11	12	-7.7%	13	343,200	109	27	33	13.8%	29	302,000	220,000	-	2	1,175,000	27	114,100	-	-	
111	Skamania	3	1	0	1	-	1	470,000	184	2	1	-	1	470,000	470,000	18.4%	-	-	-	-	-	-	
112	North Bonneville	1	0	-	1	0.0%	0	-	-	0	1	0.0%	0	-	-	-10.9%	0	-	0	-	0	-	
113	Stevenson	5	2	-	-	-100.0%	2	484,600	83	4	3	-62.5%	4	369,800	412,500	10.1%	-	-	2	93,500	-	-	
114	Carson	10	5	1	-	-100.0%	0	-	-	6	1	-90.0%	2	252,000	252,000	24.7%	-	-	2	53,300	-	-	
115	Home Valley	2	1	0	0	-	0	-	-	1	1	-	0	-	-	-8.5%	0	-	0	-	0	-	
116	Cook, Underwood, Mill A, Willard	6	2	1	0	-100.0%	0	-	-	2	0	-100.0%	1	373,000	373,000	-15.7%	-	-	-	-	-	-	
117	Unincorporated North	13	1	1	2	-	1	100,000	99	1	3	-	1	100,000	100,000	11.6%	-	-	-	-	-	-	
	Skamania Co. Total	40	12	3	4	-63.6%	4	384,800	112	16	10	-54.5%	9	325,100	373,000	2.6%	-	-	4	73,400	-	-	
351	The Dalles	44	16	7	19	-24.0%	12	240,200	30	46	35	-28.6%	24	217,300	217,500	9.9%	1	300,000	3	129,000	-	-	
352	Dufur	1	2	0	2	100.0%	1	141,500	18	3	4	33.3%	1	141,500	141,500	27.8%	-	-	1	55,000	-	-	
353	Tygh Valley	9	3	0	2	-	1	455,000	3	4	2	-	2	254,000	254,000	-22.1%	-	-	1	30,000	-	-	
354	Wamic/ Pine Hollow	5	1	0	0	-100.0%	1	375,000	303	1	2	-60.0%	2	297,500	297,500	34.1%	-	-	-	-	-	-	
355	Maupin/ Pine Grove	11	1	-	1	0.0%	-	-	-	2	1	0.0%	-	-	-	13.8%	-	-	1	42,900	-	-	
356	Rowena	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-22.7%	0	-	0	-	0	-	
357	Mosier	8	0	-	1	0.0%	0	-	-	1	1	-66.7%	1	375,000	375,000	44.3%	-	-	1	85,000	-	-	
	Wasco Co. Total	78	23	7	25	-21.9%	15	256,900	46	57	45	-26.2%	30	227,800	220,000	12.3%	1	300,000	7	85,700	-	-	
361	Cascade Locks	5	1	1	3	0.0%	2	210,000	45	2	4	-33.3%	7	279,500	252,000	14.8%	-	-	2	43,500	-	-	
362	Hood River City	23	5	3	6	-25.0%	2	457,500	40	11	11	-45.0%	8	413,100	437,800	-0.3%	-	-	3	225,000	-	-	
363	Hood River-W	15	0	0	1	-50.0%	3	653,100	110	2	5	0.0%	5	571,900	509,900	0.5%	-	-	1	263,000	-	-	
364	Hood River-E	4	0	0	1	-	0	-	-	0	1	-	1	550,000	550,000	-6.8%	-	-	-	-	-	-	
366	Odell	3	4	0	3	50.0%	2	510,600	163	5	5	66.7%	2	510,600	510,600	19.1%	-	-	-	-	-	-	
367	Parkdale/ Mt. Hood	7	1	1	0	-100.0%	1	1,050,000	444	5	0	-100.0%	1	1,050,000	1,050,000	-1.8%	-	-	-	-	-	-	
	Hood River Co. Total	57	11	5	14	-22.2%	10	536,600	127	25	26	-29.7%	24	447,600	430,300	-3.5%	-	-	6	170,800	-	-	
370	Sherman Co.	4	0	1	-	-100.0%	2	251,000	47	2	2	100.0%	4	217,500	231,600	16.2%	-	-	4	35,600	-	-	

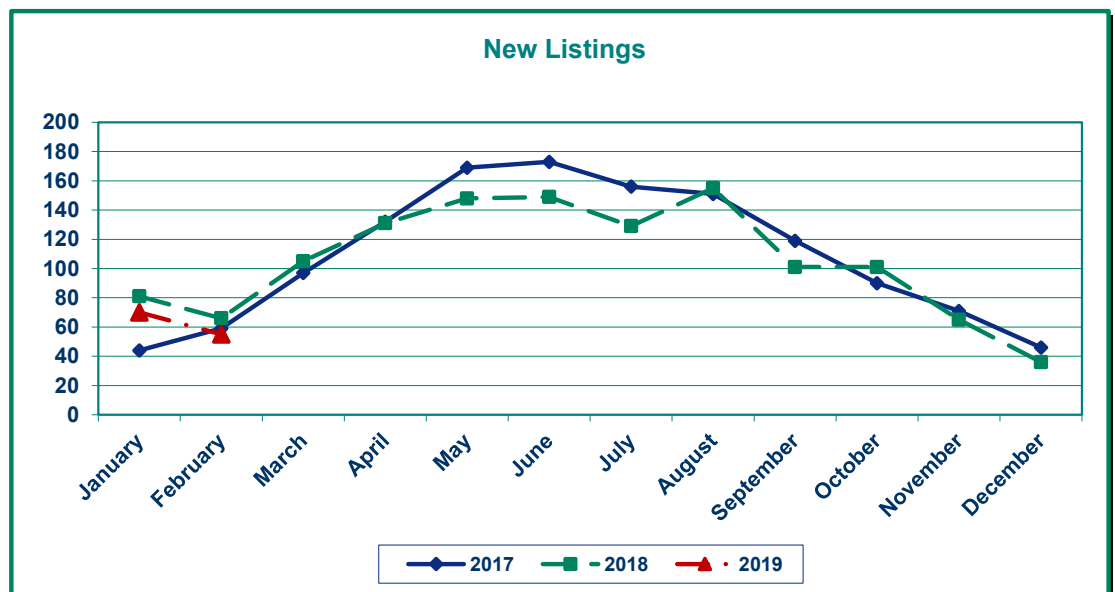
## ACTIVE RESIDENTIAL LISTINGS MID-COLUMBIA

*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 February 2019 with February 2018. The Year-To-Date section compares 2019 year-to-date statistics through February with 2018 year-to-date statistics through February.

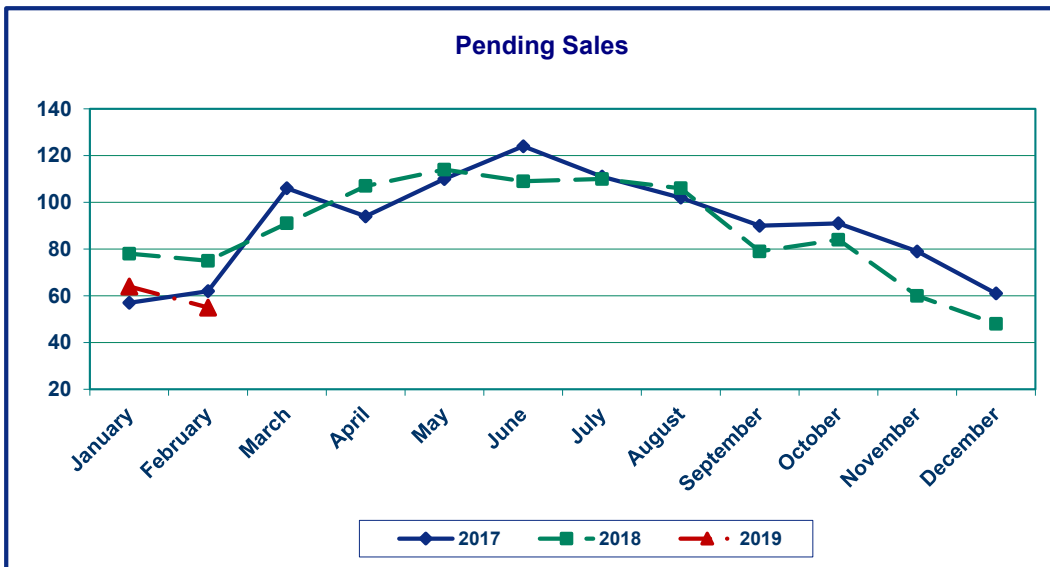
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/18-2/28/19) with 12 months before (3/1/17-2/28/18).

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## PENDING LISTINGS

### MID-COLUMBIA

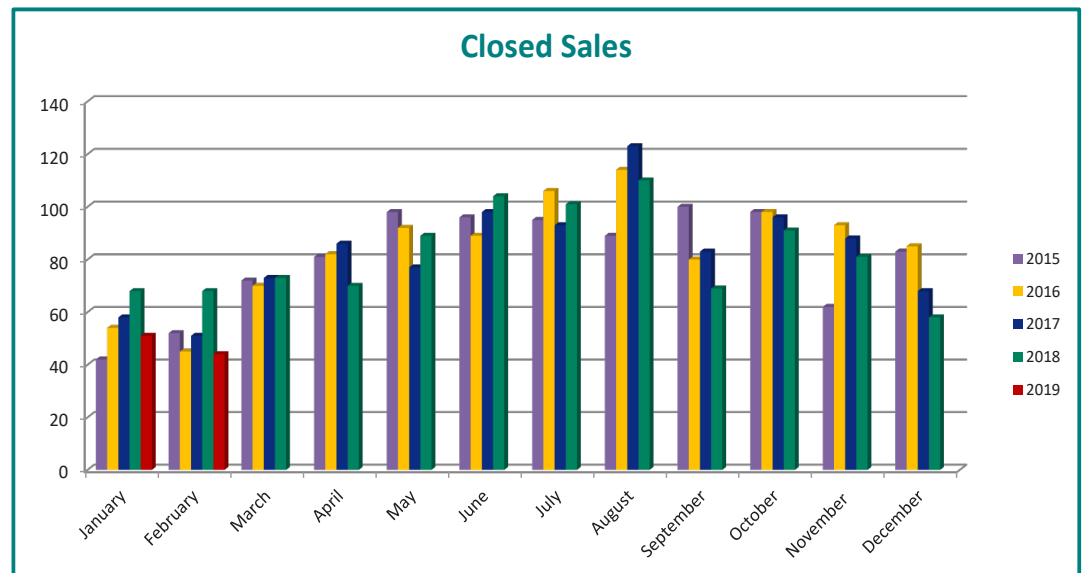
*This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.*



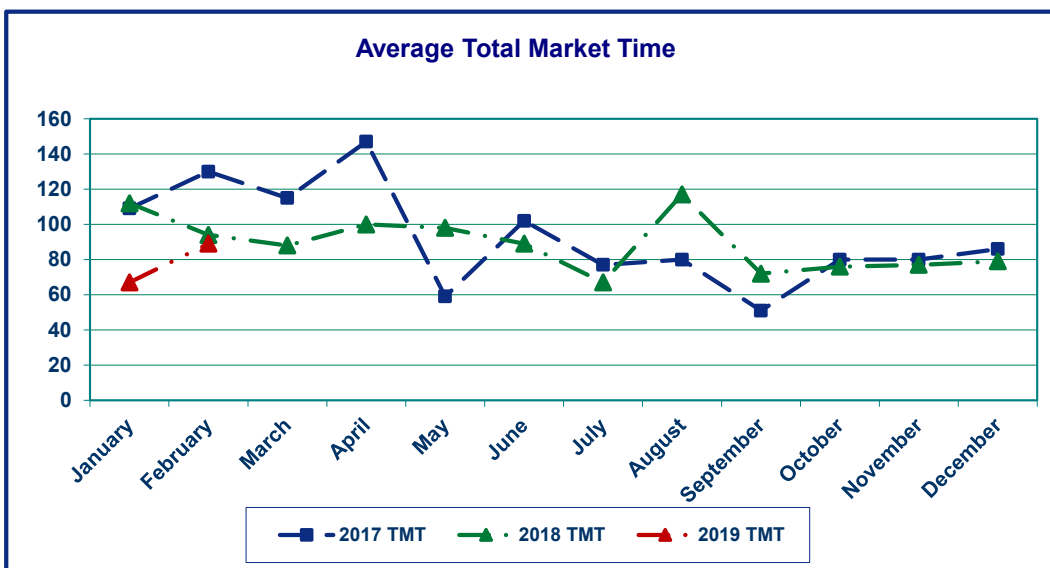
## CLOSED SALES

### 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.*

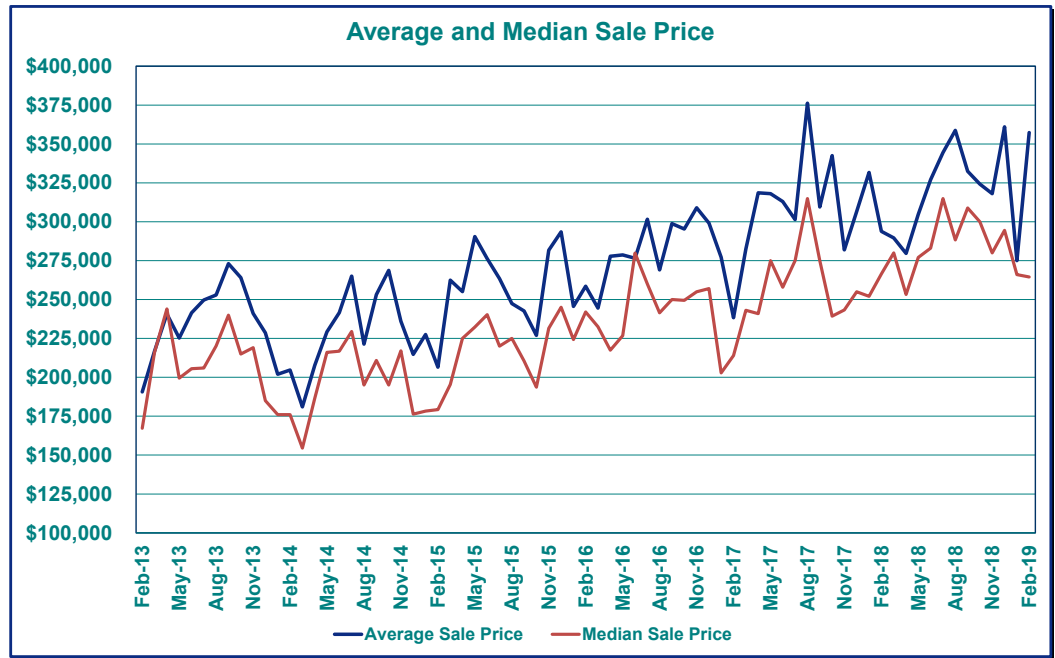
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# MARKET ACTION



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

Residential Review: North Coastal Counties, Oregon

February 2019 Reporting Period

## February Residential Highlights

The North Coastal counties saw gains in new listings this February. At 175, new listings outpaced February 2018 (159) by 10.1%, even pushing 5.4% over last month in January 2019, when 166 new listings were offered.

Closed sales (94) fell 8.7% short of the 103 closings recorded last year in February 2018 and ended 14.5% under the 110 closings from January 2019.

Pending sales, at 96, showed a 25.6% decrease from February 2018 (129) and a 24.4% decrease from January 2019 when 127 offers were accepted. This was the coolest February for pending sales in the area since 2014, when 93 were recorded for the month.

Total market time decreased to 121 days in February.

## Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$368,500) with the average price of homes sold in the twelve months ending February 2018 (\$323,200) shows an increase of 14.0%. The same comparison of the median shows an increase of 14.4% over the same period.

Inventory in Months*			
	2017	2018	2019
January	6.8	6.6	5.4
February	9.0	6.9	6.9
March	7.3	6.1	
April	9.1	6.2	
May	6.3	5.1	
June	5.9	5.2	
July	7.3	6.1	
August	6.2	4.5	
September	6.4	5.5	
October	5.7	4.8	
November	5.9	5.1	
December	4.7	6.0	

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

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

### Average Sale Price % Change:

+14.0% (\$368,500 v. \$323,200)

### Median Sale Price % Change:

+14.4% (\$325,000 v. \$284,000)

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

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

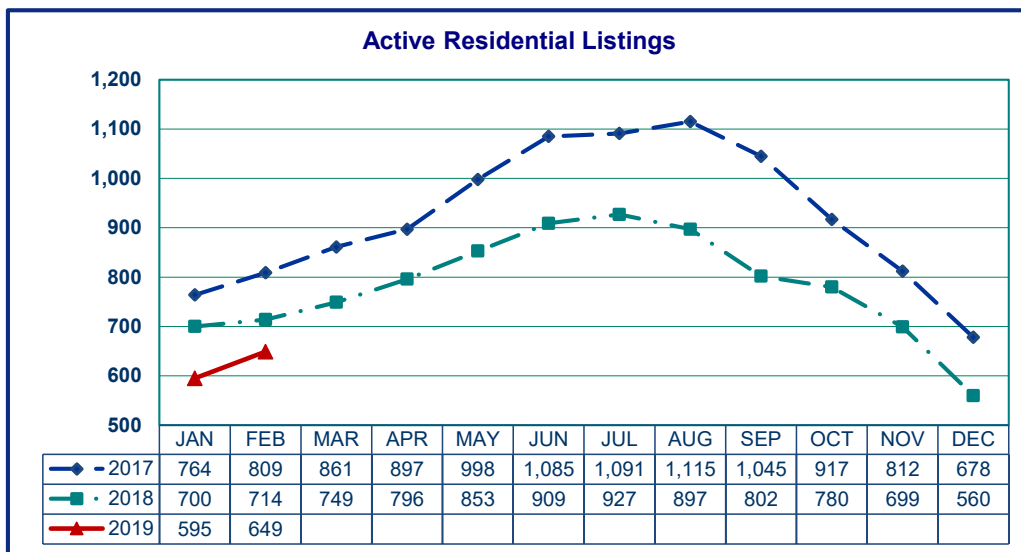
North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	February	175	96	94	324,700	309,000	121
	January	166	127	110	354,300	319,500	148
	Year-to-date	343	222	209	339,200	312,000	137
2018	February	159	129	103	336,500	269,500	137
	Year-to-date	345	257	210	327,100	270,900	132
Change	February	10.1%	-25.6%	-8.7%	-3.5%	14.7%	-11.8%
	Prev Mo 2019	5.4%	-24.4%	-14.5%	-8.4%	-3.3%	-18.2%
	Year-to-date	-0.6%	-13.6%	-0.5%	3.7%	15.2%	3.8%

# AREA REPORT • 2/2019

## North Coastal 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/Cancelled Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <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
180	Astoria	39	10	5	13	18.2%	18	314,800	76	22	26	-3.7%	26	298,500	295,000	16.8%	1	325,000	3	101,200	-	-	
181	Hammond/ Warrenton	40	20	2	11	-21.4%	7	270,800	80	33	29	20.8%	15	342,600	324,500	11.7%	1	650,000	4	113,500	1	400,000	
182	Gearhart West	33	6	3	1	-66.7%	4	371,300	84	14	6	-40.0%	9	388,700	325,000	18.5%	-	-	4	126,000	-	-	
183	Gearhart East	4	2	0	2	-	0	-	-	3	2	100.0%	0	-	-	8.3%	0	-	0	-	0	-	
184	Seaside Northwest	10	1	1	0	-100.0%	1	420,000	181	2	3	-57.1%	2	339,300	339,300	15.7%	1	500,000	-	-	-	-	
185	Seaside North Central	8	4	0	3	-	1	327,000	122	5	3	200.0%	2	317,600	317,600	35.5%	-	-	-	-	-	-	
186	Seaside Southwest	16	1	1	3	200.0%	6	369,100	312	5	6	100.0%	6	369,100	326,500	9.0%	-	-	1	150,000	-	-	
187	Seaside South Central	4	1	0	-	-	1	325,000	111	3	1	-66.7%	2	311,000	311,000	17.6%	-	-	-	-	-	-	
188	Seaside East	13	3	1	1	-83.3%	2	402,500	91	5	3	-72.7%	6	344,800	391,300	24.5%	-	-	3	62,300	-	-	
189	Cannon Beach/ Tolovana Park	41	4	3	1	-75.0%	4	503,600	127	14	9	-18.2%	13	408,200	375,000	21.5%	-	-	1	111,500	-	-	
190	Arch Cape/ Cove Beach/ Falcon Cove	3	1	0	1	0.0%	1	421,000	7	3	2	0.0%	2	455,000	455,000	-6.3%	-	-	1	451,800	-	-	
191	Rural Clatsop County	15	2	1	4	300.0%	5	228,800	180	3	7	16.7%	5	228,800	229,300	9.4%	-	-	-	-	-	-	
	Clatsop County	226	55	17	40	-14.9%	50	334,400	123	112	97	-8.5%	88	340,700	317,300	19.4%	3	491,700	17	127,200	1	400,000	
97102	Arch Cape	1	0	0	0	-	0	-	-	1	1	-	0	-	-	-	0	-	0	-	0	-	
97130	Manzanita	33	6	3	5	-54.5%	2	437,300	132	12	10	-16.7%	8	489,000	470,000	10.3%	-	-	1	87,000	-	-	
97131	Nehalem	10	-	2	1	-75.0%	2	268,000	32	3	4	-55.6%	6	299,400	319,300	7.1%	1	460,000	3	139,700	-	-	
97147	Wheeler	1	-	0	0	-	0	-	-	-	1	0.0%	1	276,900	276,900	39.9%	-	-	-	-	-	-	
97136	Rockaway Beach	39	17	8	10	0.0%	9	222,700	268	29	20	42.9%	19	249,300	252,500	2.3%	1	349,000	5	28,400	-	-	
97107	Bay City	5	3	0	0	-100.0%	1	311,500	103	4	1	0.0%	1	311,500	311,500	28.2%	-	-	3	45,000	-	-	
97118	Garibaldi	2	1	-	1	-	1	235,000	186	2	2	0.0%	4	320,900	320,000	16.6%	-	-	-	-	-	-	
97143	Netarts	8	1	-	0	-	2	223,300	34	3	2	0.0%	6	262,400	245,300	-9.3%	1	699,000	3	197,900	-	-	
97141	Tillamook	25	10	3	5	-44.4%	3	346,300	79	14	10	-47.4%	17	270,100	250,000	10.6%	-	-	1	145,000	-	-	
97134	Oceanside	15	4	3	4	33.3%	1	260,000	556	8	8	100.0%	3	432,000	281,000	0.0%	-	-	-	-	-	-	
97108	Beaver	-	0	0	0	-	0	-	-	-	0	-	0	-	-	128.2%	0	-	0	-	0	-	
97122	Hebo	1	0	0	0	-	0	-	-	-	0	-	0	-	-	-79.2%	0	-	0	-	0	-	
97112	Cloverdale	6	2	2	2	-	1	186,000	8	5	3	-	3	299,000	326,000	32.2%	-	-	-	-	-	-	
97135	Pacific City	34	7	-	2	-33.3%	1	347,000	135	14	6	-14.3%	5	423,000	430,000	9.4%	-	-	2	53,800	1	268,700	
97149	Neskowin	29	5	4	1	-75.0%	1	339,500	-	8	3	-62.5%	5	636,100	751,800	3.2%	-	-	2	148,500	-	-	
	Tillamook County	209	56	25	31	-31.1%	24	274,100	168	103	71	-10.1%	78	333,000	300,000	6.9%	3	502,700	20	96,300	1	268,700	

		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 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <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	88	25	8	12	-20.0%	6	313,000	91	49	24	-17.2%	14	363,000	320,500	13.6%	-	-	3	69,300	1	7,525,000
97364	Neotsu	-	0	0	0	-	0	-	-	0	1	0.0%	0	-	-	59.4%	0	-	0	-	0	-
97368	Otis	9	0	0	3	-50.0%	2	207,500	85	8	6	-25.0%	2	207,500	207,500	2.1%	-	-	1	125,000	-	-
97341	Depoe Bay	47	16	2	0	-100.0%	4	604,600	28	25	3	-50.0%	8	467,900	402,500	20.6%	1	630,000	1	78,000	-	-
97369	Gleneden Beach	25	6	1	2	-50.0%	2	330,000	83	11	4	-33.3%	9	291,800	253,000	6.9%	-	-	-	-	-	-
97388	Otter Rock	2	1	2	0	-100.0%	-	-	-	2	1	-66.7%	1	110,000	110,000	19.0%	-	-	1	85,000	-	-
97365	Newport	12	5	0	2	0.0%	4	385,000	21	10	7	0.0%	5	432,000	500,000	26.0%	1	298,000	-	-	-	-
97366	South Beach	7	3	0	0	-100.0%	0	-	-	5	0	-100.0%	2	250,000	250,000	-5.2%	-	-	-	-	-	-
97343	Eddyville	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97357	Logsdien	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97391	Toledo	3	2	1	2	-	0	-	-	3	3	0.0%	0	-	-	49.8%	0	-	0	-	0	-
97380	Siletz	1	0	1	0	-100.0%	0	-	-	0	0	-100.0%	0	-	-	-13.0%	0	-	0	-	0	-
97390	Tidewater	2	0	0	1	-	0	-	-	0	1	0.0%	0	-	-	34.9%	0	-	0	-	0	-
97498	Yachats	3	-	1	0	-100.0%	2	158,000	46	1	1	-50.0%	2	158,000	158,000	-16.0%	-	-	-	-	-	-
97394	Waldport	7	2	0	1	0.0%	0	-	-	6	1	-50.0%	0	-	-	11.6%	0	-	0	-	0	-
97376	Seal Rock	8	4	1	2	-	-	-	-	8	2	-	-	-	-	131.3%	-	-	1	120,000	-	-
	Lincoln County	214	64	17	25	-32.4%	20	361,400	59	128	54	-25.0%	43	347,700	309,000	13.7%	2	464,000	7	88,000	1	7,525,000
	North Coastal Counties Total	649	175	59	96	-25.6%	94	324,700	121	343	222	-13.6%	209	339,200	312,000	14.0%	8	488,900	44	106,900	3	2,731,200



## 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 February 2019 with February 2018. The Year-To-Date section compares 2019 year-to-date statistics through February with 2018 year-to-date statistics through February.

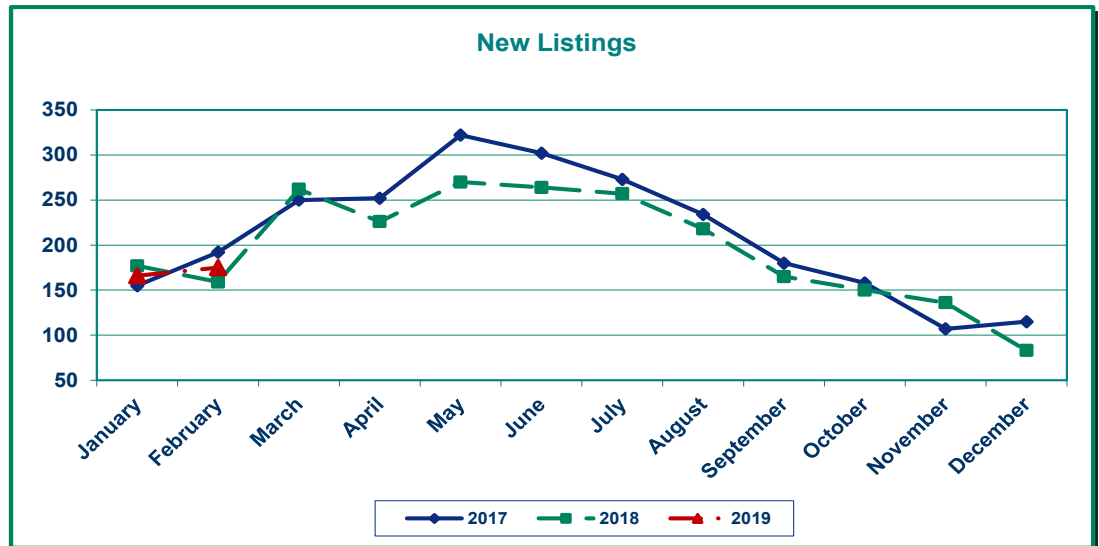
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/18-2/28/19) with 12 months before (3/1/17-2/28/18).

<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

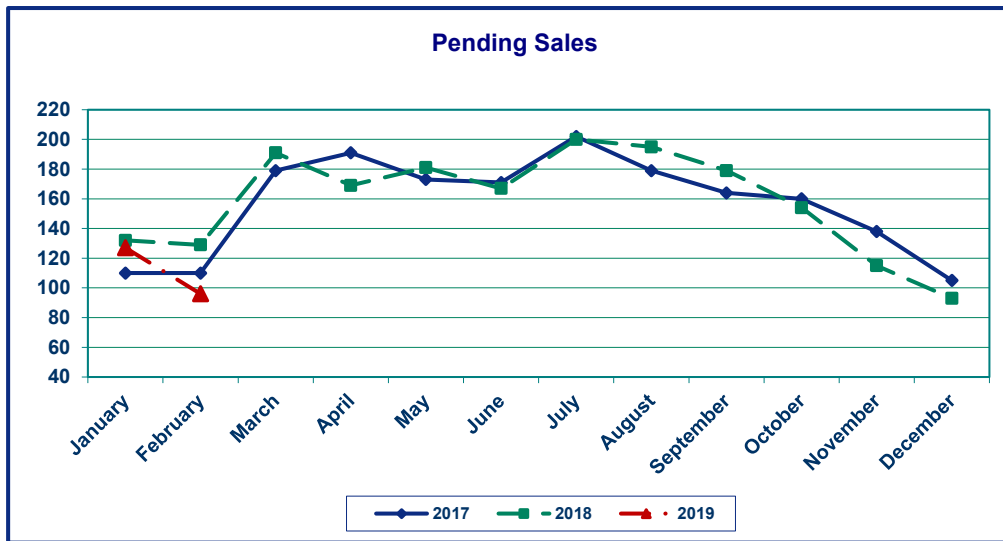
*This graph shows the new residential listings over the past three calendar years in the North Coastal Counties of Oregon.*



## PENDING LISTINGS

### NORTH COASTAL COUNTIES, OR

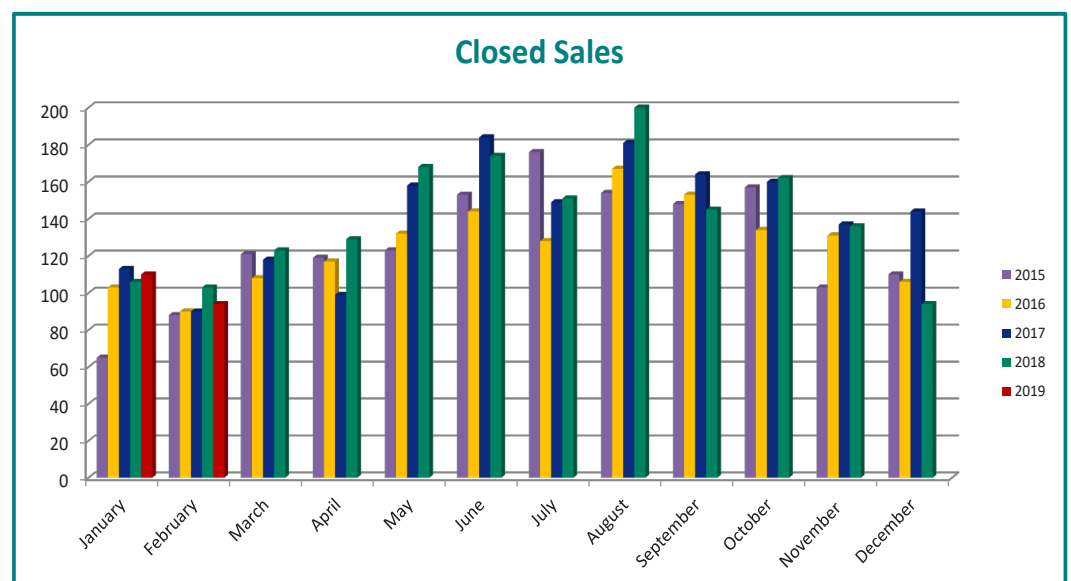
*This graph represents monthly accepted offers in the North Coastal Counties of Oregon over the past three calendar years.*



## 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.*



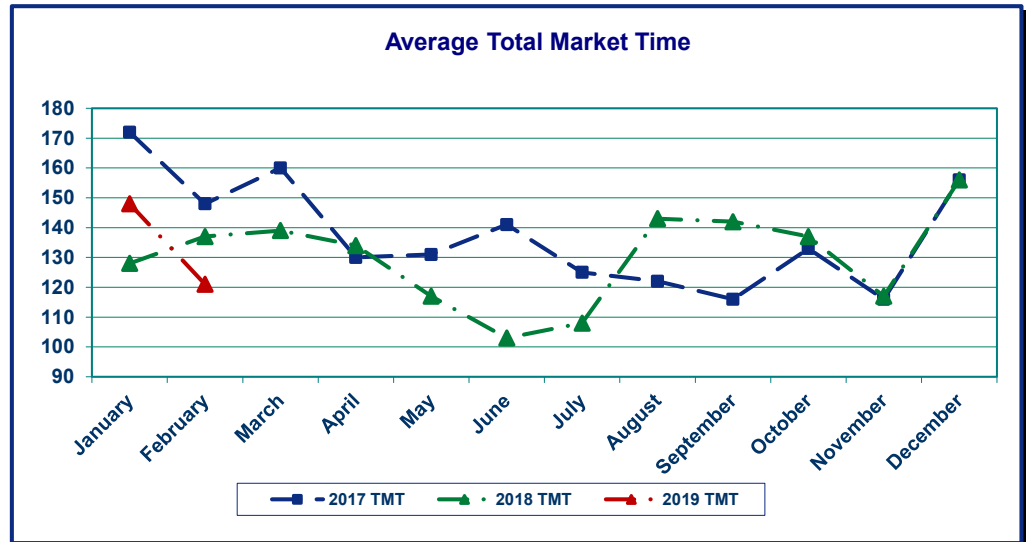
## DAYS ON MARKET

**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.*

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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.

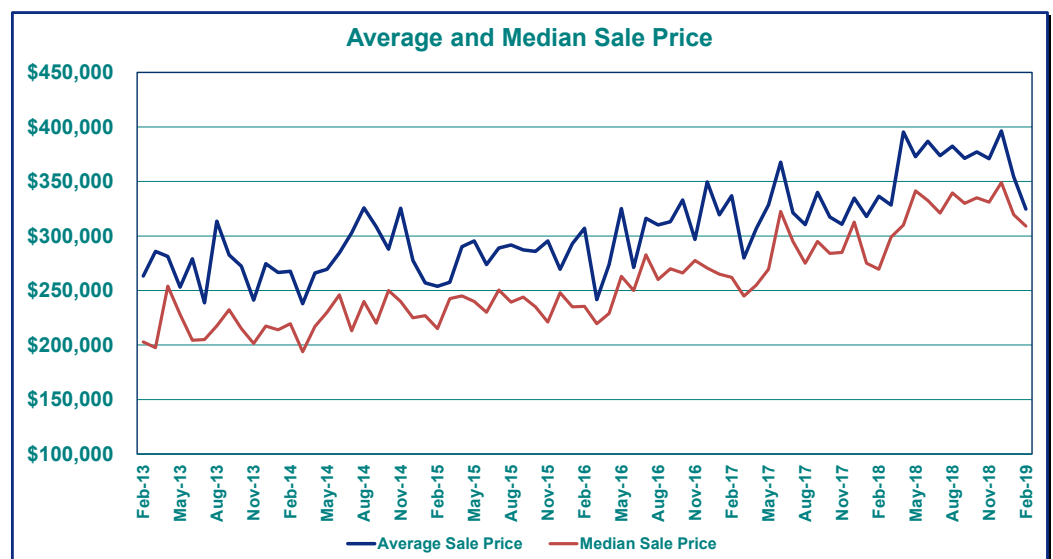
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## SALE PRICE

**NORTH COASTAL COUNTIES, OR**

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



Pat Kaplan, 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

February 2019 Reporting Period

## February Residential Highlights

February brought plenty of gains to Polk and Marion counties! Closed sales, at 133, rose 40.0% above the 95 closings recorded last year in February 2018, even outpacing January 2019 (last month) by 6.4%. This was the strongest February for closings in the region on the RMLS™ record, dating to 1992!

Pending sales (206) were strong too, showing a 43.1% increase over February 2018 (144) and a 6.2% increase over January 2019 (194) and setting a new record for February.

New listings (251) ended 58.9% above the 158 new listings offered in February 2018, but fell 8.4% short of January 2019 (274).

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

Inventory decreased slightly in February to end at 4.3 months, with total market time increasing to 69 days in the same period.

## Average and Median Sale Prices

Comparing the average price in the twelve months ending February 28th of this year (\$325,700) with the average price of homes sold in the twelve months ending February 2018 (\$295,900) shows an increase of 10.1%. The same comparison of the median shows an increase of 9.3% over the same period.

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

**Average Sale Price % Change:**  
+10.1% (\$325,700 v. \$295,900)  
**Median Sale Price % Change:**  
+9.3% (\$294,000 v. \$269,000)

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

## Inventory in Months\*

	2017	2018	2019
January	2.9	2.5	4.6
February	3.2	3.2	4.3
March	2.1	2.2	
April	2.2	2.8	
May	2.0	2.4	
June	2.0	2.1	
July	2.4	2.4	
August	2.6	3.1	
September	2.7	4.2	
October	2.4	4.1	
November	2.7	3.6	
December	1.9	3.6	

\*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.

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
2019	February	251	206	133	357,300	288,000	69
	January	274	194	125	321,200	299,900	56
	Year-to-date	527	395	262	339,600	299,900	62
2018	February	158	144	95	304,200	275,000	64
	Year-to-date	345	292	226	303,500	275,000	57
Change	February	58.9%	43.1%	40.0%	17.5%	4.7%	7.3%
	Prev Mo 2019	-8.4%	6.2%	6.4%	11.2%	-4.0%	23.2%
	Year-to-date	52.8%	35.3%	15.9%	11.9%	9.1%	8.5%



# AREA REPORT • 2/2019

## 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 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price		Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <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	76	15	10	21	40.0%	15	338,700	74	41	44	63.0%	26	323,600	329,100	7.3%	-	-	1	752,500	-	-
168	West Salem N	54	28	7	17	142.9%	11	977,700	78	53	28	55.6%	21	680,500	350,000	18.2%	-	-	4	84,500	1	699,900
169	West Salem S	9	2	1	2	100.0%	3	340,000	55	6	9	80.0%	6	344,800	322,000	19.2%	-	0	-	0	-	-

170	Woodburn	77	27	6	27	17.4%	18	256,400	84	67	49	4.3%	42	272,900	282,500	8.2%	-	-	-	-	-	-
	Except Woodburn	147	62	18	38	18.8%	30	294,100	70	130	86	17.8%	56	328,500	310,500	7.9%	1	261,000	6	233,100	1	1,000,000

170	Marion Except Salem/Keizer	224	89	24	65	18.2%	48	279,900	76	197	135	12.5%	98	304,700	293,300	9.2%	1	261,000	6	233,100	1	1,000,000
171	Southwest Salem	4	4	0	4	300.0%	1	65,000	2	5	5	66.7%	1	65,000	65,000	-27.7%	-	-	-	-	-	-
172	South Salem	51	16	1	13	-13.3%	7	432,600	64	32	26	-16.1%	19	394,200	344,900	2.8%	-	-	-	-	-	-
173	Southeast Salem	38	13	6	17	88.9%	13	347,400	78	33	33	120.0%	19	346,600	320,000	4.1%	1	598,000	-	-	1	360,000
174	Central Salem	18	12	2	10	25.0%	4	262,900	22	25	19	111.1%	14	250,000	244,000	20.5%	-	-	1	60,500	1	308,000
175	East Salem S	10	9	0	7	75.0%	7	269,000	38	15	13	62.5%	9	309,200	245,500	13.5%	-	-	-	-	-	-
176	East Salem N	53	46	5	33	83.3%	14	276,200	74	71	49	75.0%	29	268,000	275,000	16.0%	-	-	-	-	-	-
177	South Keizer	6	3	0	5	150.0%	4	304,100	50	8	10	150.0%	8	277,500	269,300	19.5%	-	-	-	-	-	-
178	North Keizer	32	14	7	12	33.3%	6	267,800	61	41	24	0.0%	12	326,800	297,500	11.7%	-	-	1	239,000	-	-

167-169	Polk Co. Grand Total	139	45	18	40	73.9%	29	581,200	74	100	81	62.0%	53	467,400	335,000	12.0%	-	-	5	218,100	1	699,900
170-178	Marion Co. Grand Total	436	206	45	166	37.2%	104	294,900	68	427	314	29.8%	209	307,200	285,000	9.3%	2	429,500	8	212,300	3	556,000
	Polk & Marion Grand Total	575	251	63	206	43.1%	133	357,300	69	527	395	35.3%	262	339,600	299,900	10.1%	2	429,500	13	214,500	4	592,000

## Benton & Linn Counties, Oregon

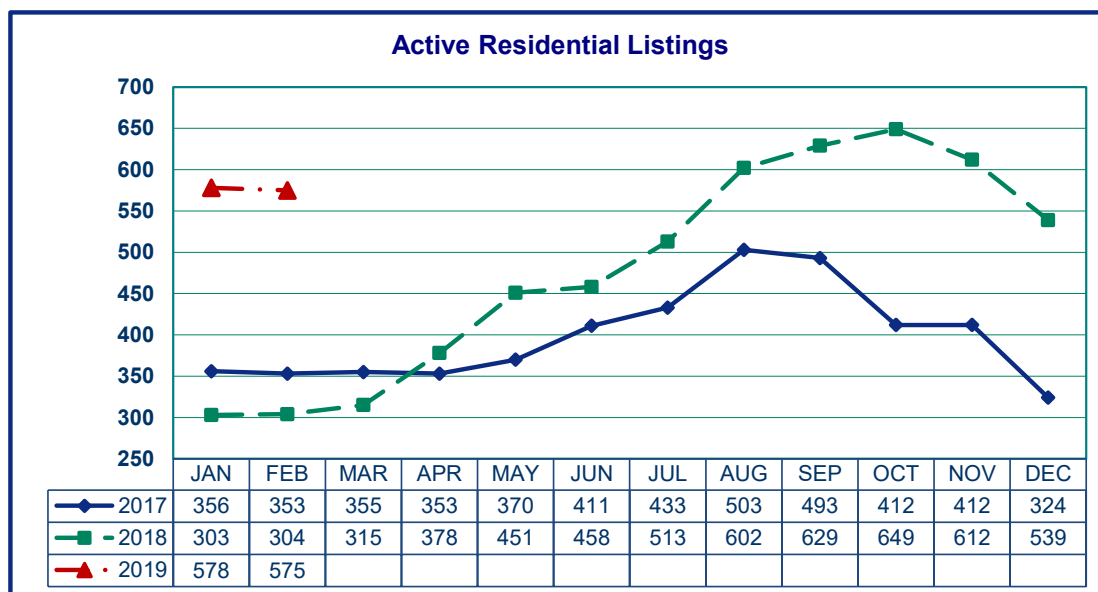
220	Benton County	38	10	5	6	-25.0%	5	280,500	44	24	13	-13.3%	15	286,600	278,000	10.8%	-	-	1	161,000	1	315,700
221	Linn County	131	61	11	52	-3.7%	46	280,600	60	131	109	1.9%	81	289,500	250,000	10.4%	-	-	10	396,900	2	254,500



## ACTIVE RESIDENTIAL LISTINGS

POLK & MARION COUNTIES, OR

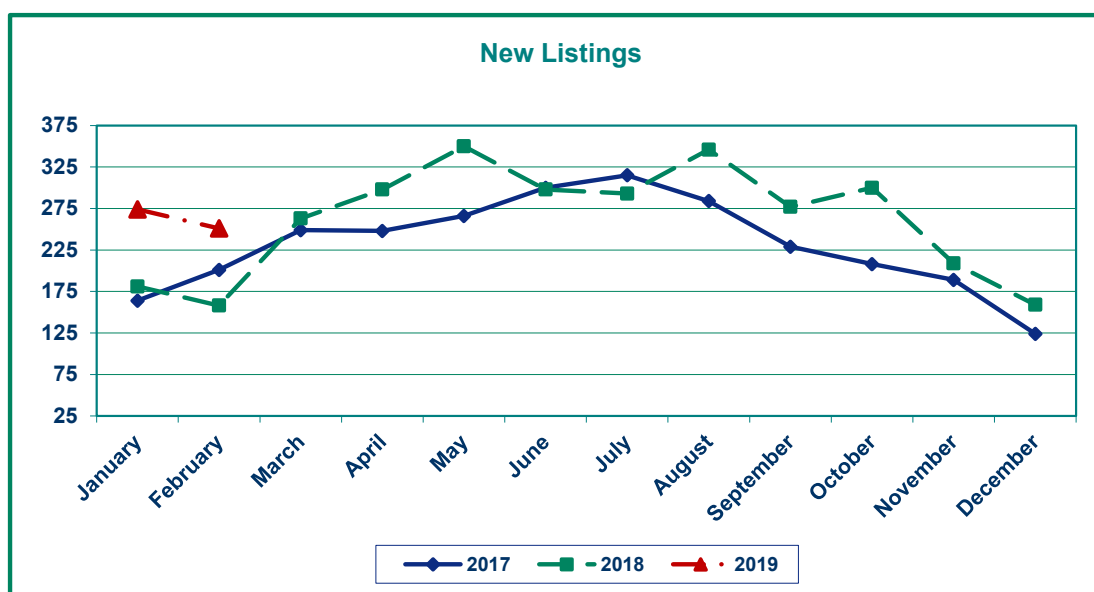
*This graph shows the active residential listings over the past three calendar years in Polk and Marion Counties, Oregon.*



## 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 February 2019 with February 2018. The Year-To-Date section compares 2019 year-to-date statistics through February with 2018 year-to-date statistics through February.

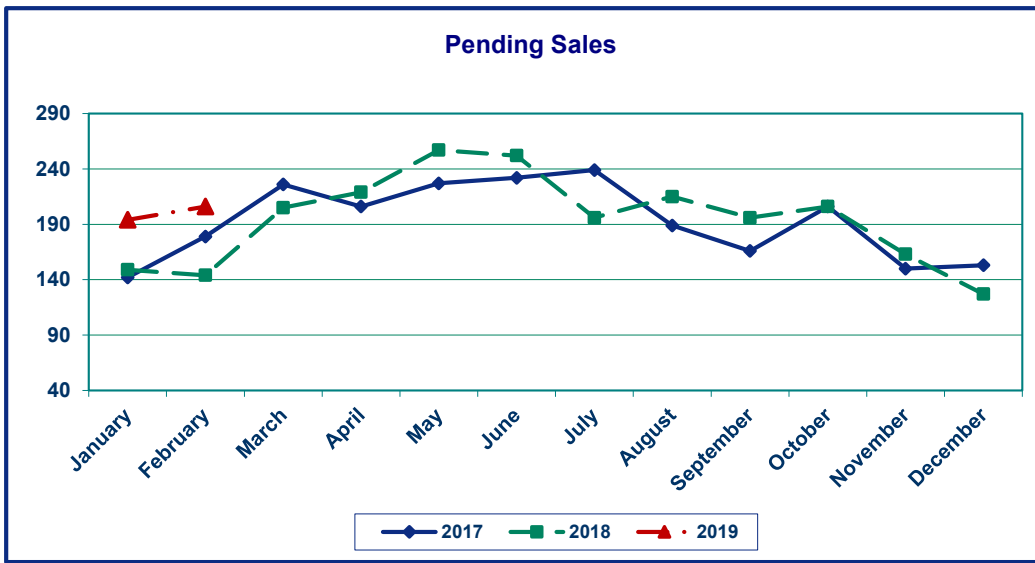
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/18-2/28/19) with 12 months before (3/1/17-2/28/18).

<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

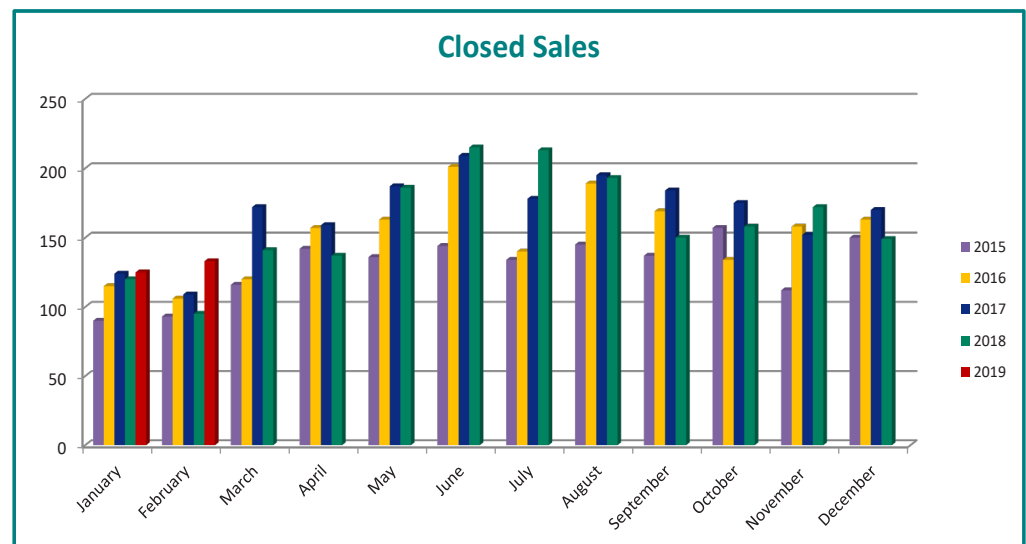
*This graph represents monthly accepted offers in Polk and Marion Counties, Oregon, over the past three calendar years.*



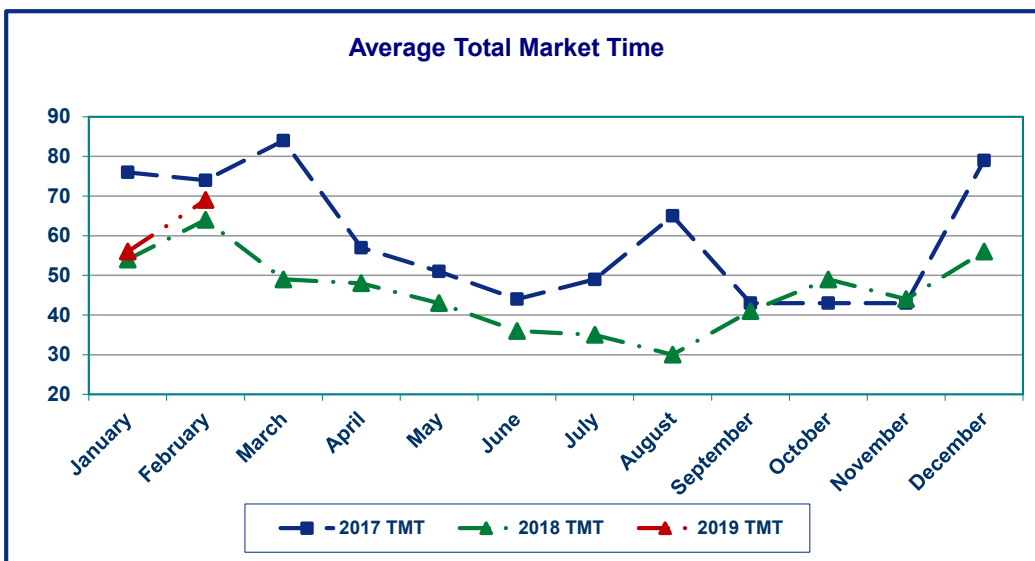
## CLOSED SALES

### 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.*

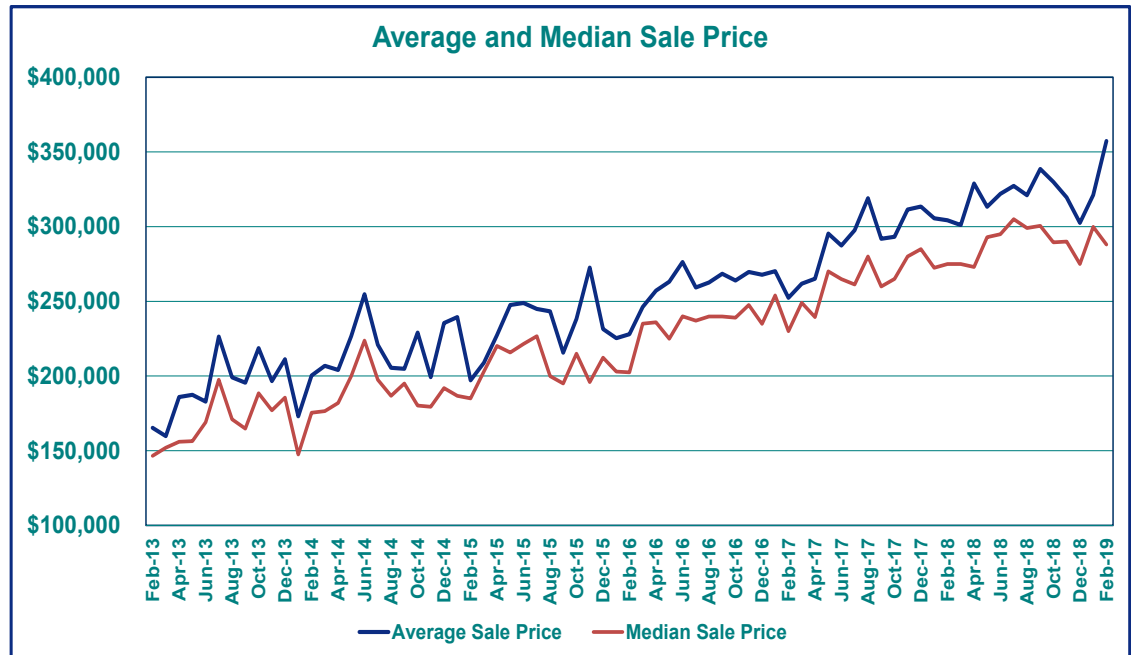
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Pat Kaplan, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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

Residential Review: Metro Portland, Oregon

February 2019 Reporting Period

## February Residential Highlights

Activity in Portland was mixed this February, but some gains were seen compared with last month. Closed sales, at 1,726, rose 19.0% ahead of the 1,451 closings recorded last month in January 2019, but fell 4.4% short of the 1,806 closings recorded last year in February 2018.

Pending sales (2,208) fared similarly, ending 5.5% under the 2,337 offers accepted in February 2018 but rising 8.0% over the 2,045 pending sales from January 2019.

New listings, at 2,444, fell 3.4% short of February 2018 (2,530) and 19.8% short of January 2019 (3,048). This was the coolest February for new listings in the Portland metro area since 2014, when 2,354 were put on the market.

Total market time decreased by one day in February to end at

75 days. During the same period, inventory decreased to 2.7 months. There were 4,579 active residential listings in the Portland metro area in February.

## Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending February 28th of this year (\$452,100) with the average price of homes in the twelve months ending February 2018 (\$432,200) shows an increase of 4.6%. In the same comparison, the median has increased 4.4% from \$383,000 to \$400,000.

## Inventory in Months\*

	2017	2018	2019
January	1.7	2.2	3.3
February	1.9	1.9	2.7
March	1.3	1.6	
April	1.7	1.8	
May	1.5	1.9	
June	1.6	2.1	
July	2.1	2.4	
August	2.0	2.3	
September	2.3	3.1	
October	2.1	2.7	
November	1.9	2.8	
December	1.6	2.5	

\*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 includes proposed and under construction homes.

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

### Average Sale Price % Change:

+4.6% (\$452,100 v. \$432,200)

### Median Sale Price % Change:

+4.4% (\$400,000 v. \$383,000)

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
2019	February	2,444	2,208	1,726	441,100	399,900	75
	January	3,048	2,045	1,451	435,600	384,900	76
	Year-to-date	5,511	4,196	3,226	438,200	393,000	75
2018	February	2,530	2,337	1,806	441,900	385,000	69
	Year-to-date	5,042	4,587	3,499	439,300	389,000	65
Change	February	-3.4%	-5.5%	-4.4%	-0.2%	3.9%	9.4%
	Prev Mo 2019	-19.8%	8.0%	19.0%	1.3%	3.9%	-1.3%
	Year-to-date	9.3%	-8.5%	-7.8%	-0.3%	1.0%	16.1%

# AREA REPORT • 2/2019

## Portland Metropolitan Area, 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 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <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
141	N Portland	187	107	32	104	14.3%	85	427,800	76	245	199	7.0%	169	416,700	395,500	2.5%	1	480,000	3	173,100	3	516,700
142	NE Portland	398	229	50	203	3.0%	139	462,400	61	496	375	-2.3%	274	450,200	393,300	3.2%	5	1,519,000	4	436,300	8	690,600
143	SE Portland	447	264	79	251	-8.1%	197	404,600	86	609	486	-10.7%	381	398,400	359,900	4.5%	7	461,000	5	277,200	18	557,300
144	Gresham/ Troutdale	271	113	32	141	-10.2%	139	348,400	65	289	281	-10.5%	223	349,700	349,900	5.7%	3	347,900	9	269,800	4	561,100
145	Milwaukie/ Clackamas	374	197	44	188	-2.6%	133	413,800	78	427	355	-11.0%	276	411,700	395,600	3.0%	-	-	8	169,300	2	472,300
146	Oregon City/ Canby	305	148	31	142	10.1%	91	424,700	72	336	247	6.5%	177	411,700	393,000	7.0%	3	325,000	11	426,300	4	420,000
147	Lake Oswego/ West Linn	317	156	57	103	-14.2%	81	677,000	108	341	193	-11.9%	163	670,600	547,000	1.9%	1	3,388,000	6	602,500	2	2,112,800
148	W Portland	739	311	125	207	-3.7%	170	551,000	103	727	413	-2.1%	314	567,000	525,000	1.7%	2	488,000	10	288,000	2	1,010,000
149	NW Wash Co.	212	110	28	113	1.8%	91	504,300	70	273	229	-9.5%	161	524,700	510,000	1.3%	-	-	6	294,600	1	715,000
150	Beaverton/ Aloha	239	223	38	215	-4.0%	152	413,800	57	469	401	-7.8%	285	405,500	380,000	8.6%	1	159,000	5	277,000	3	1,663,700
151	Tigard/ Wilsonville	325	211	48	178	-26.1%	165	469,400	72	475	359	-24.1%	288	457,200	435,000	6.5%	3	365,700	5	473,000	2	630,000
152	Hillsboro/ Forest Grove	245	160	25	157	1.9%	117	379,600	46	365	280	-5.7%	201	384,600	369,900	5.0%	2	415,000	10	640,200	-	-
153	Mt. Hood	38	16	5	12	-7.7%	17	310,700	105	34	28	-9.7%	30	274,000	284,000	3.7%	-	-	5	121,000	-	-
155	Columbia Co.	165	53	15	60	-25.9%	64	303,600	74	128	119	-25.6%	103	297,600	290,000	6.5%	2	242,000	12	106,500	-	-
156	Yamhill Co.	317	146	43	134	-2.9%	85	412,200	87	297	231	-2.9%	181	378,300	335,000	9.7%	2	842,500	16	347,400	3	410,800

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2019 with February 2018. The Year-To-Date section compares 2019 year-to-date statistics through February with 2018 year-to-date statistics through February.

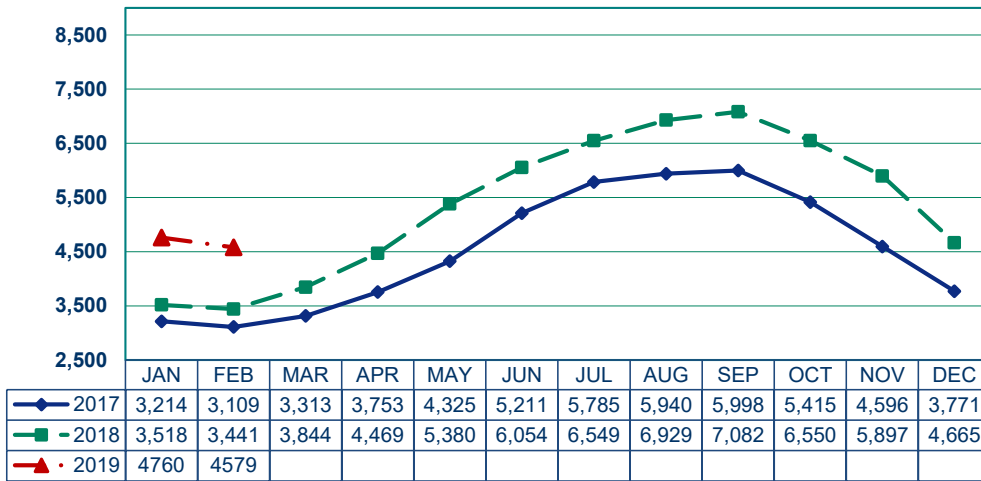
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/18-2/28/19) with 12 months before (3/1/17-2/28/18).

<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

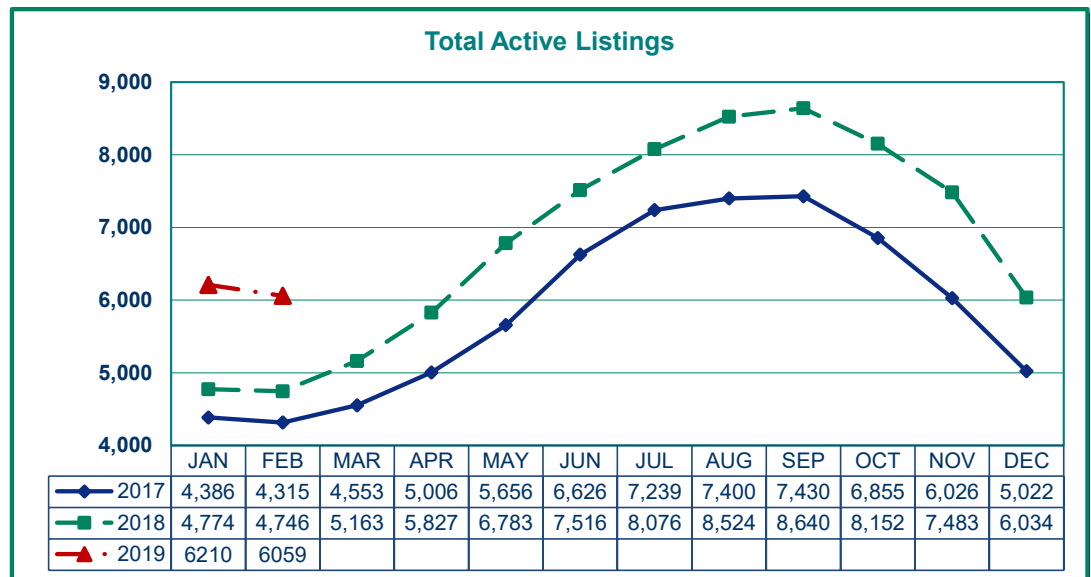
## ACTIVE RESIDENTIAL LISTINGS PORTLAND, OR

*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

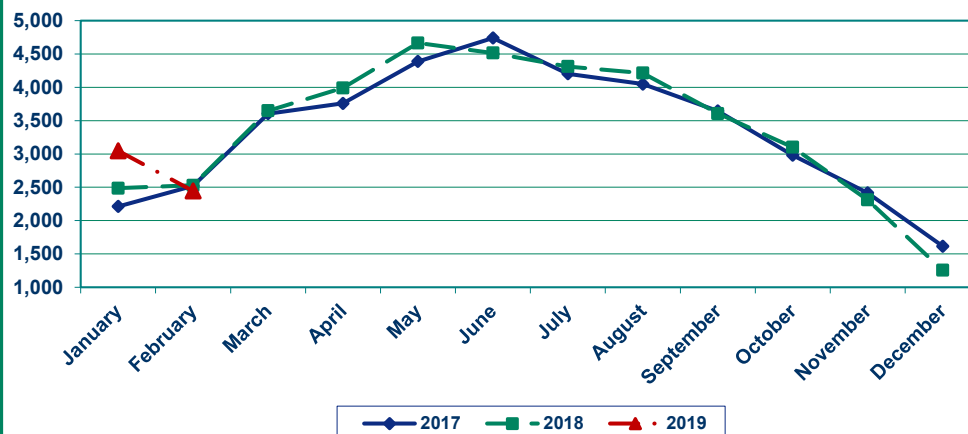
*This graph shows the total active listings over the past three calendar years in the greater Portland, Oregon metropolitan area.*



### New Listings

## NEW LISTINGS PORTLAND, OR

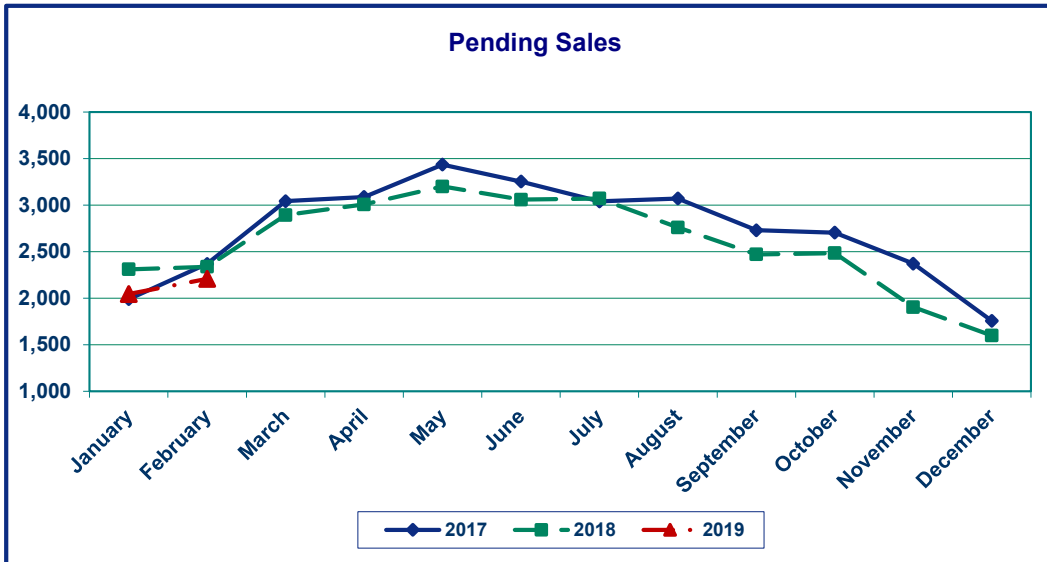
*This graph shows the new residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.*



## PENDING LISTINGS

### PORTLAND, OR

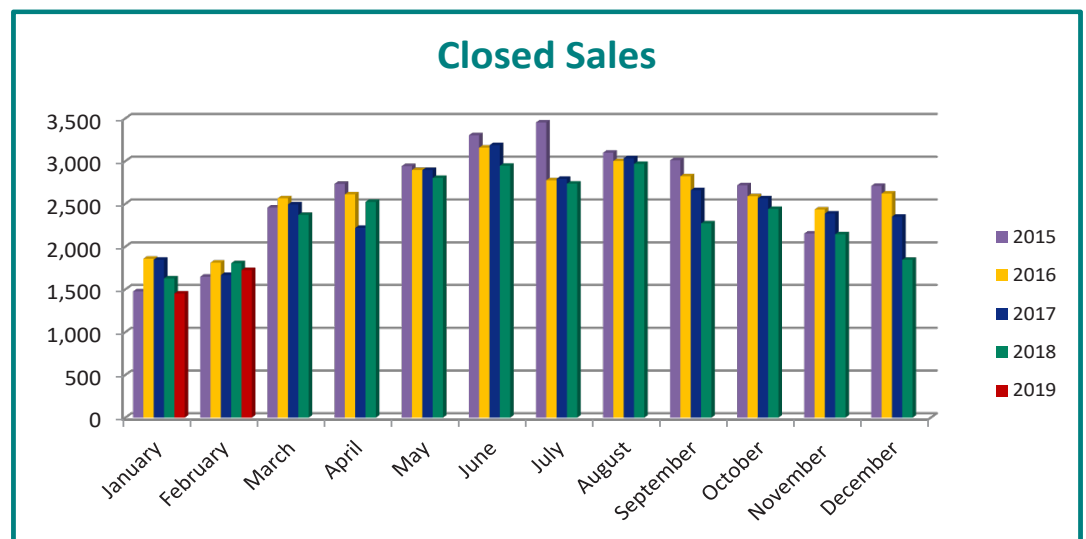
*This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.*



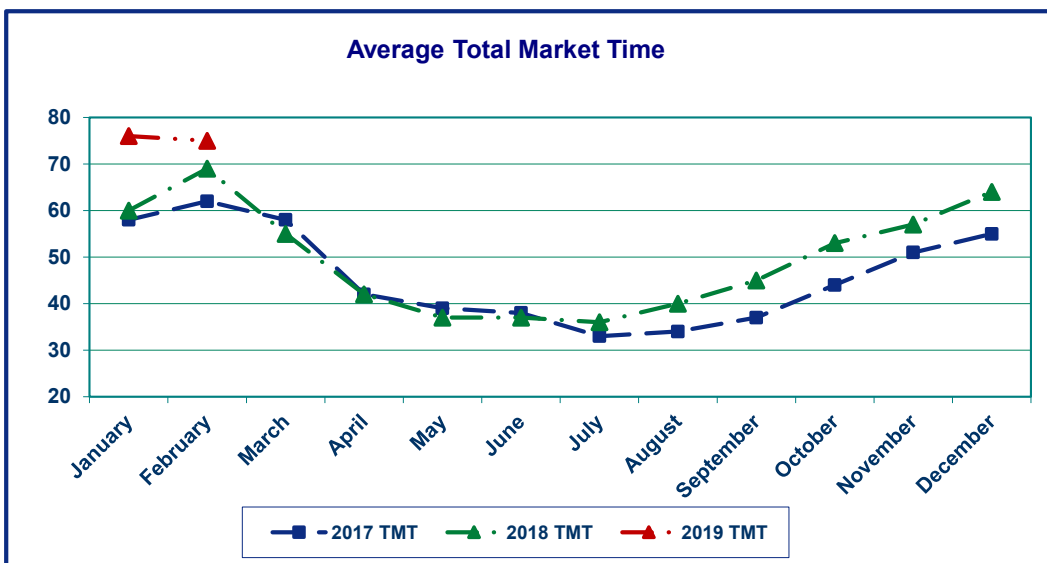
## CLOSED SALES

### 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

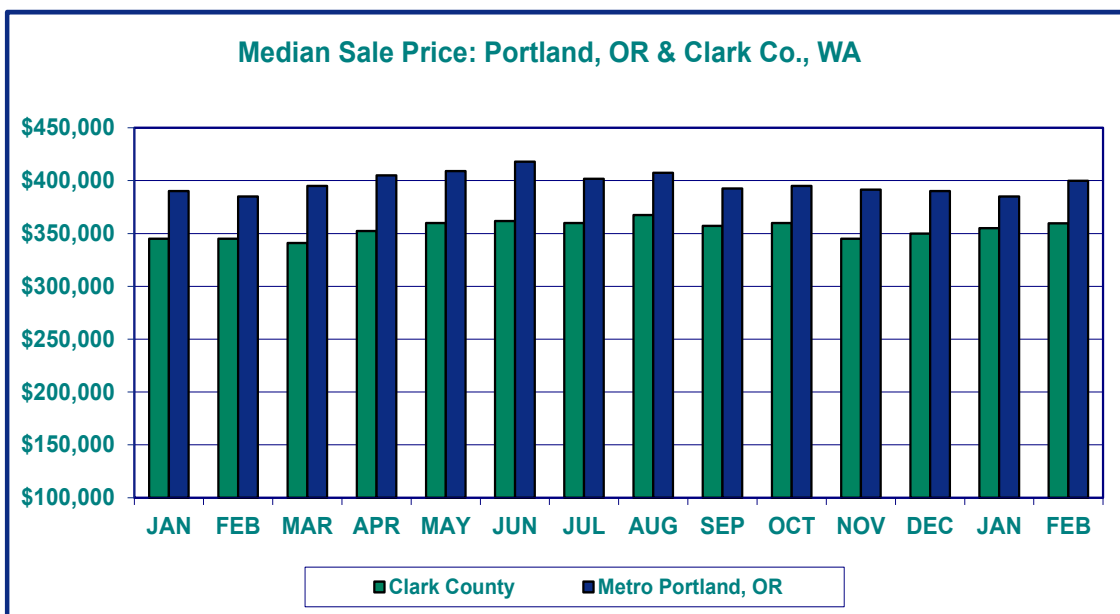
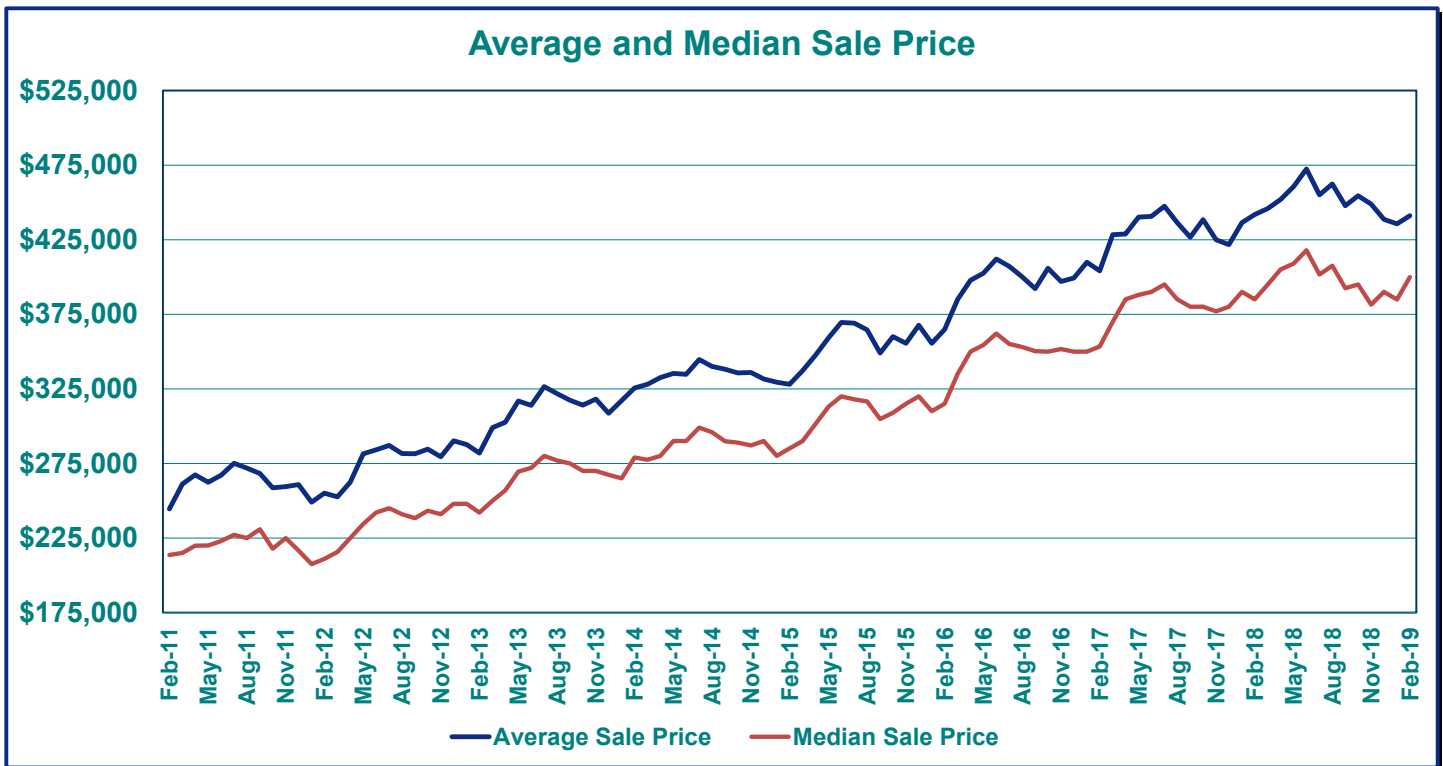
### PORTLAND, OR

*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.*

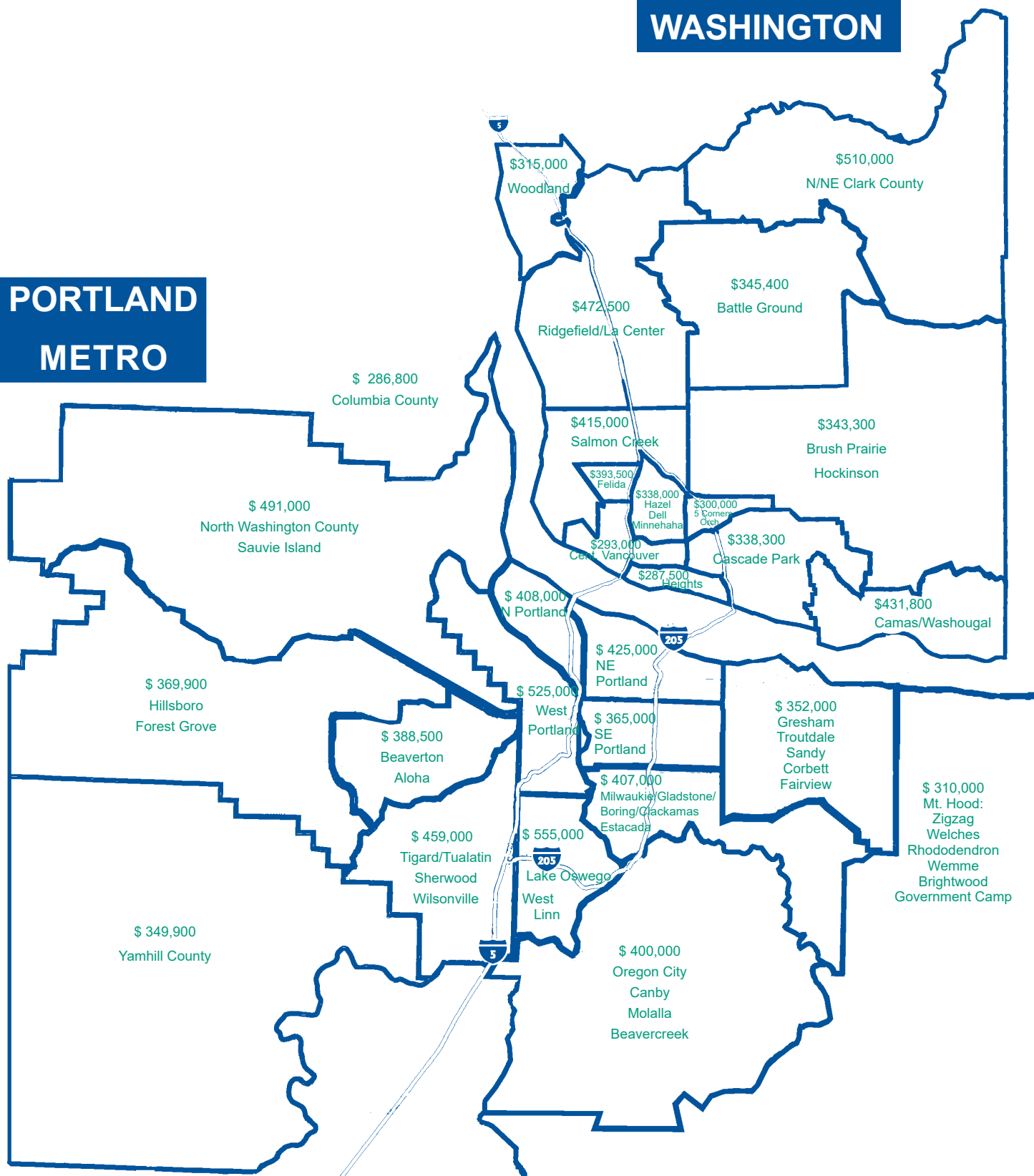


# MEDIAN SALE PRICE

## February 2019

**SW**  
**WASHINGTON**

**PORTLAND**  
**METRO**



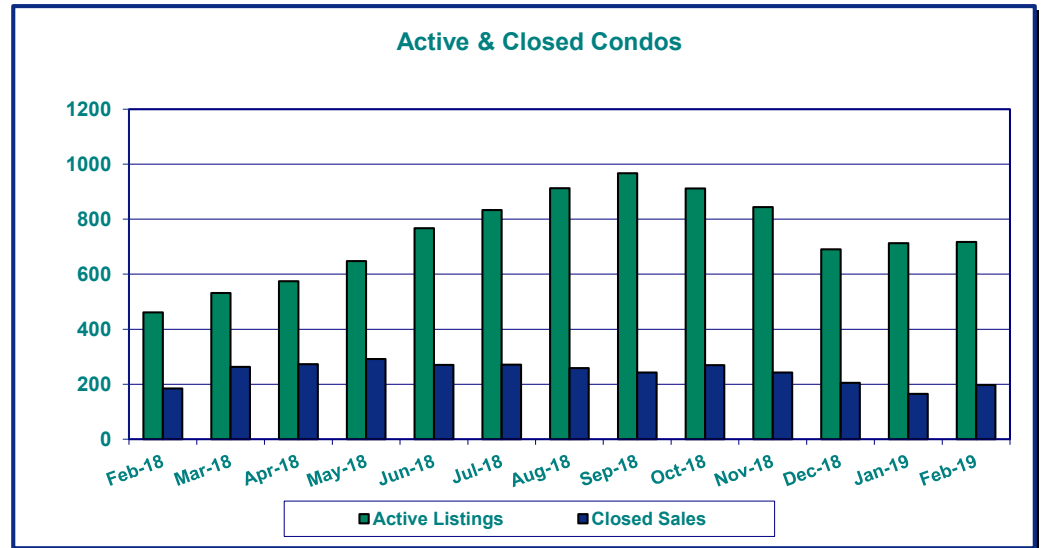
## ACTIVE & CLOSED CONDOS

PORTLAND, OR

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

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

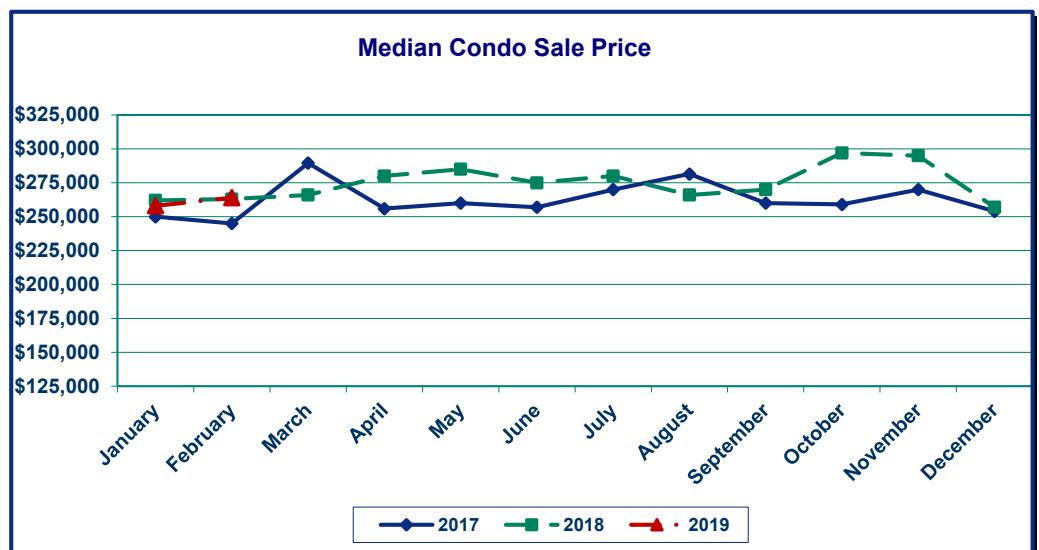


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

## MEDIAN SALE PRICE CONDOS

PORTLAND, OR

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



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Pat Kaplan, Chairwoman of the Board  
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Tyler Chaudhary, Editor



## Clark County, Washington Market Action Addition

February 2019

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>	1,476
<b>Less Listings with Purchase Contingencies*:</b>	42
<b>Readily Purchased Listings:</b>	1,434
<b><i>Percent of Total Active Listings:</i></b>	97.2%
<b>Less New Under Construction (not ready for occupancy):</b>	150
<b>Less New Proposed (not started):</b>	200
<b>Total Readily Purchased &amp; Occupied Listing:</b>	1,084
<b><i>Percent of Total Active Listings:</i></b>	73.4%
<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

February 2019 Reporting Period

### February Residential Highlights

February brought mixed numbers to the Southwest Washington region, with some gains seen compared to last month. Closed sales (512) increased 8.0% compared with the 474 closings recorded last month (January 2019) but fell 7.6% short of the 554 closings recorded last year in February 2018.

Pending sales (634) fared similarly, decreasing 7.4% compared with February 2018 (685) but edging ahead of January 2019 (628) by 1.0%.

New listings, at 732, showed a 3.8% decrease from February 2018 (761) and a 14.9% decrease from January 2019 (860).

Inventory decreased to 2.9 months in February, with total

market time decreasing to 69 days during the same period.

### Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending February 28th of this year (\$396,100) with the average price of homes in the twelve months ending January 2018 (\$367,500) shows an increase of 7.8%. The same comparison of the median shows an increase of 7.8% over the same period, from \$330,300 to \$356,000.

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

**Average Sale Price % Change:**  
+7.8% (\$396,100 v. \$367,500)  
**Median Sale Price % Change:**  
+7.8% (\$356,000 v. \$330,300)

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

Inventory in Months*			
	2017	2018	2019
January	2.2	2.2	3.2
February	2.0	1.9	2.9
March	1.6	1.6	
April	1.9	1.7	
May	1.6	1.8	
June	1.6	2.1	
July	1.9	2.3	
August	1.8	2.3	
September	2.2	2.9	
October	2.1	2.7	
November	2.0	2.9	
December	1.8	2.9	

\*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 number includes proposed and under construction homes.

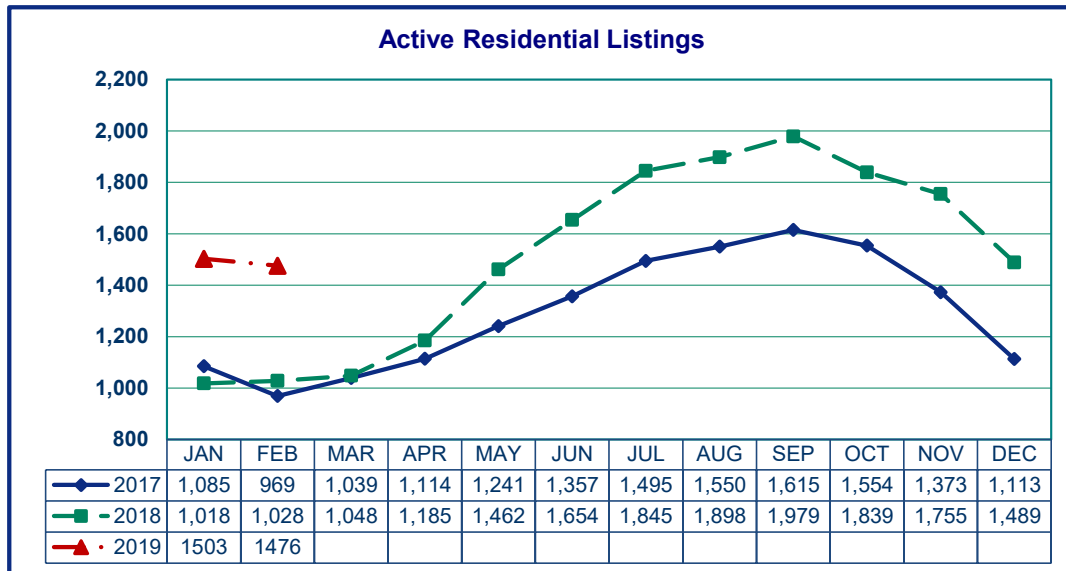
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	February	732	634	512	397,200	359,500	69
	January	860	628	474	406,400	355,000	72
	Year-to-date	1,598	1,246	1,002	400,500	355,900	70
2018	February	761	685	554	377,800	345,000	65
	Year-to-date	1,523	1,336	1,040	373,300	345,000	61
Change	February	-3.8%	-7.4%	-7.6%	5.1%	4.2%	5.7%
	Prev Mo 2019	-14.9%	1.0%	8.0%	-2.3%	1.3%	-4.2%
	Year-to-date	4.9%	-6.7%	-3.7%	7.3%	3.2%	15.1%

# AREA REPORT • 2/2019

## 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 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <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	16	3	13	160.0%	9	319,600	43	32	22	15.8%	17	317,900	290,000	59	20.6%	-	-	-	-	-	-		
9	15	3	21	-12.5%	10	298,400	44	31	31	-24.4%	25	271,100	275,000	30	8.8%	1	2,400,000	1	322,500	1	590,000		
24	15	4	14	27.3%	8	377,800	97	29	23	4.5%	18	396,700	308,500	64	47.1%	-	-	1	250,000	2	455,000		
24	6	3	10	42.9%	3	320,300	62	18	16	-11.1%	8	365,800	331,000	72	12.7%	-	-	-	-	-	-		
52	38	4	41	7.9%	37	330,800	59	87	87	4.8%	60	315,400	326,000	56	6.9%	1	333,400	-	-	1	569,000		
21	16	2	18	-10.0%	14	321,200	42	35	36	-7.7%	28	313,300	310,800	45	7.7%	-	-	-	-	-	-		
39	25	2	25	-49.0%	18	294,300	72	54	54	-34.9%	43	313,000	303,000	61	9.5%	1	652,000	1	1,160,000	-	-		
77	46	7	46	4.5%	46	321,000	55	107	90	-2.2%	85	307,500	303,000	57	10.4%	-	-	-	-	2	308,500		
20	11	4	9	-30.8%	7	314,300	48	24	20	-35.5%	19	376,800	310,000	62	-3.2%	-	-	-	-	-	-		
32	15	5	17	54.5%	11	363,800	109	34	30	11.1%	16	377,700	370,800	90	-5.3%	-	-	1	850,000	-	-		
25	18	2	14	-33.3%	13	305,700	63	38	25	-35.9%	22	315,500	306,500	73	10.5%	-	-	-	-	-	-		
56	46	13	41	64.0%	28	436,100	29	97	78	85.7%	58	420,000	414,500	55	10.6%	-	-	1	180,000	-	-		
14	12	2	14	0.0%	11	408,000	48	31	33	-2.9%	23	370,700	365,000	44	3.8%	-	-	-	-	-	-		
17	4	2	1	-80.0%	1	450,000	5	11	2	-75.0%	3	473,300	475,000	38	-6.0%	-	-	3	179,700	-	-		
140	70	29	41	-31.7%	38	525,400	83	139	91	-10.8%	74	592,500	502,500	87	5.2%	1	520,000	2	246,800	2	455,500		
70	20	9	27	-28.9%	22	424,600	93	65	56	-29.1%	53	426,200	382,000	83	3.1%	-	-	3	253,300	1	2,100,000		
34	25	3	21	16.7%	20	399,200	72	57	42	2.4%	36	382,800	347,000	63	10.4%	-	-	-	-	-	-		
31	19	2	26	13.0%	19	339,900	63	49	54	17.4%	43	334,100	316,500	61	5.0%	1	1,161,800	-	-	-	-		
77	30	10	35	52.2%	27	466,900	81	70	67	19.6%	46	479,700	482,500	86	2.9%	-	-	2	307,500	-	-		
138	64	28	38	-24.0%	34	439,900	64	114	70	-16.7%	58	428,300	386,500	76	7.5%	-	-	2	440,000	-	-		
131	60	9	35	2.9%	30	451,300	61	117	66	6.5%	59	456,600	437,000	51	8.4%	-	-	1	100,000	-	-		
12	2	1	4	100.0%	3	429,400	112	5	7	250.0%	7	593,000	600,000	119	10.8%	-	-	1	334,000	-	-		
17	5	5	2	-77.8%	5	674,000	139	16	6	-71.4%	9	597,600	570,000	206	3.7%	-	-	1	195,000	-	-		
109	58	17	39	-17.0%	36	431,000	93	102	82	-7.9%	67	431,900	359,900	101	9.9%	1	365,000	5	273,200	-	-		
209	69	16	49	-29.0%	49	387,800	68	173	104	-18.8%	100	397,700	358,500	75	2.0%	-	-	3	344,100	-	-		
-	-	0	1	-	0	-	-	1	1	-	0	-	-	-	20.3%	0	-	0	-	0	-		
3	2	0	3	0.0%	1	540,000	3	6	4	0.0%	2	490,000	490,000	16	7.9%	-	-	1	285,000	-	-		
12	2	-	6	200.0%	1	355,000	107	8	8	14.3%	3	458,300	470,000	91	-7.1%	-	-	1	314,000	-	-		
13	7	0	10	0.0%	3	255,200	35	11	17	-5.6%	8	365,800	363,000	45	7.7%	-	-	-	-	-	-		
29	14	2	6	0.0%	4	460,800	169	27	11	-15.4%	5	448,600	463,000	149	15.7%	-	-	1	115,000	-	-		
13	1	-	4	0.0%	2	359,000	47	6	8	33.3%	4	379,200	399,500	102	-3.0%	-	-	3	266,700	-	-		
3	1	1	3	-	2	580,000	252	4	5	-	3	541,500	510,000	182	61.8%	-	-	-	-	-	-		
1,476	732	188	634	-7.4%	512	397,200	69	1,598	1,246	-6.7%	1,002	400,500	355,900	70	7.8%	6	905,400	34	311,500	9	633,000		
24	15	0	15	25.0%	14	315,800	53	32	30	25.0%	19	308,000	314,900	67	2.3%	-	-	-	-	-	-		
20	2	1	-	-100.0%	4	325,200	125	7	2	-3.2%	4	325,200	340,000	125	28.6%	-	-	4	225,000	-	-		
129	79	15	94	51.6%	55	285,100	77	156	163	16.4%	109	270,400	244,900	64	9.0%	2	200,000	19	82,800	2	266,800		
173	96	16	109	43.4%	73	293,200	75	195	195	13.4%	132	277,500	259,500	67	9.8%	2	200,000	23	107,500	2	266,800		
63	14	4	7	-46.2%	9	224,500	118	27	19	5.6%	22	231,200	215,500	160	1.7%	1	500,000	7	42,500	-	-		



## ACTIVE RESIDENTIAL LISTINGS

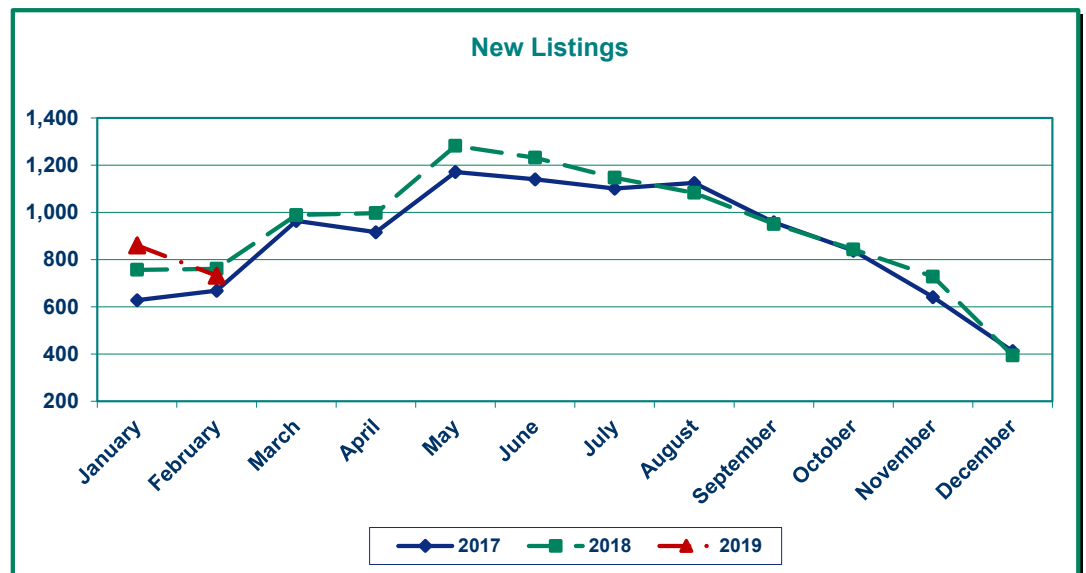
### CLARK COUNTY, WA

*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 February 2019 with February 2018. The Year-To-Date section compares 2019 year-to-date statistics through February with 2018 year-to-date statistics through February.

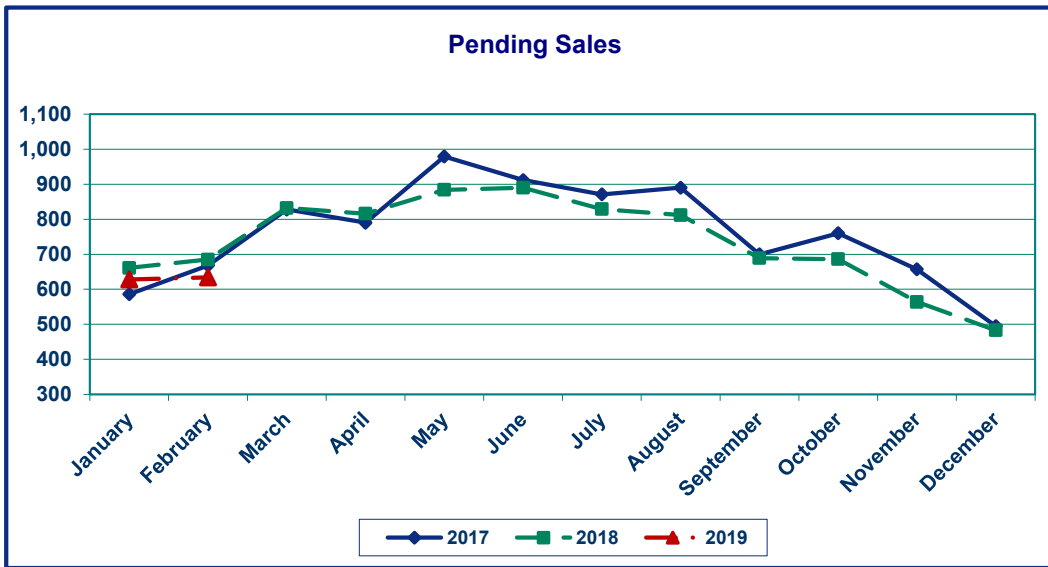
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/18-2/28/19) with 12 months before (3/1/17-2/28/18).

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

## PENDING LISTINGS

### CLARK COUNTY, WA

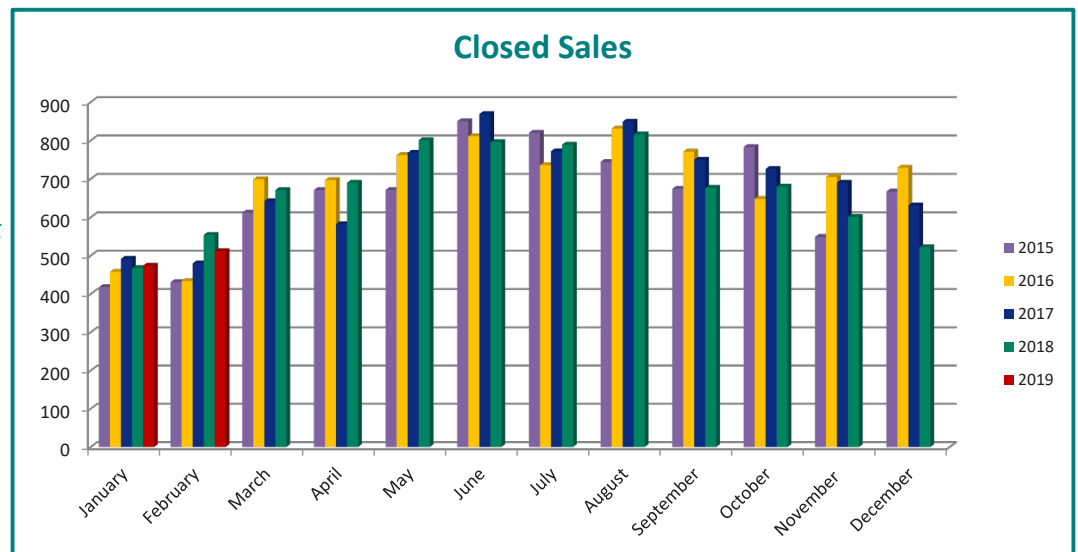
*This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.*



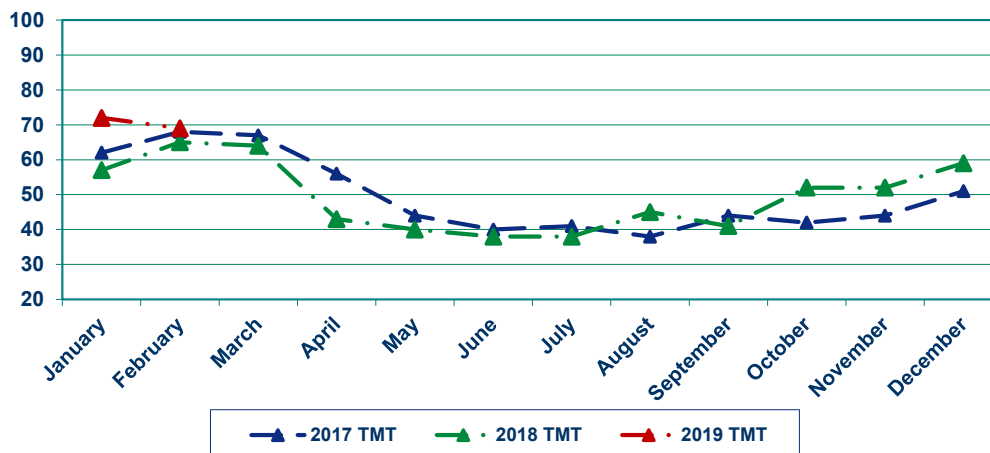
## CLOSED SALES

### CLARK COUNTY, WA

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



## Average Total Market Time



## DAYS ON MARKET

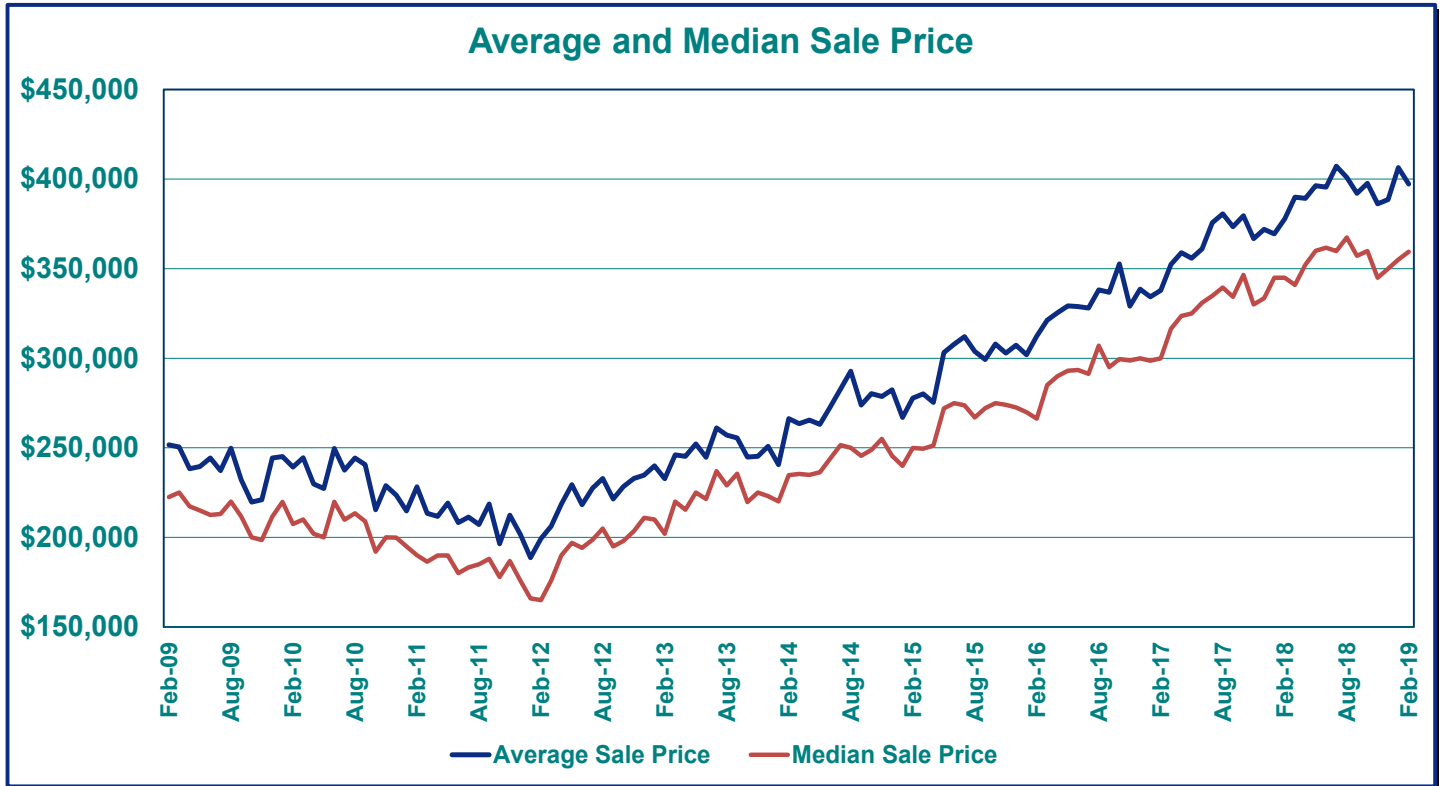
### CLARK COUNTY, WA

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

## SALE PRICE

### CLARK COUNTY, WA

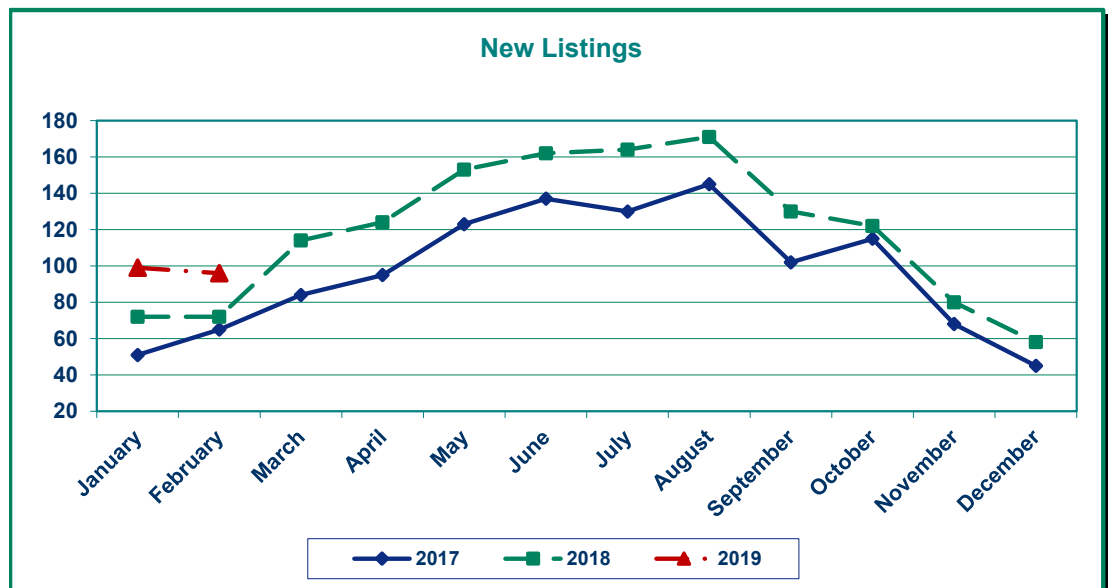
*This graph represents the average and median sale price for all homes sold in Clark County, Washington*



## NEW LISTINGS

### COWLITZ COUNTY, WA

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

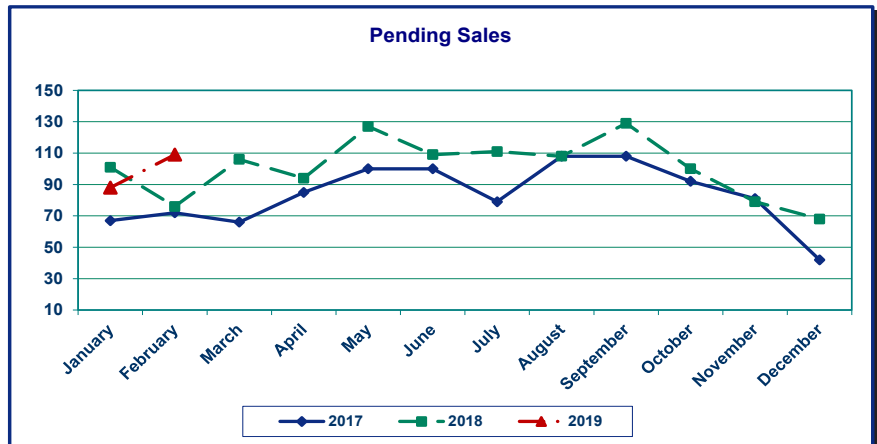




## PENDING LISTINGS

### COWLITZ COUNTY, WA

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

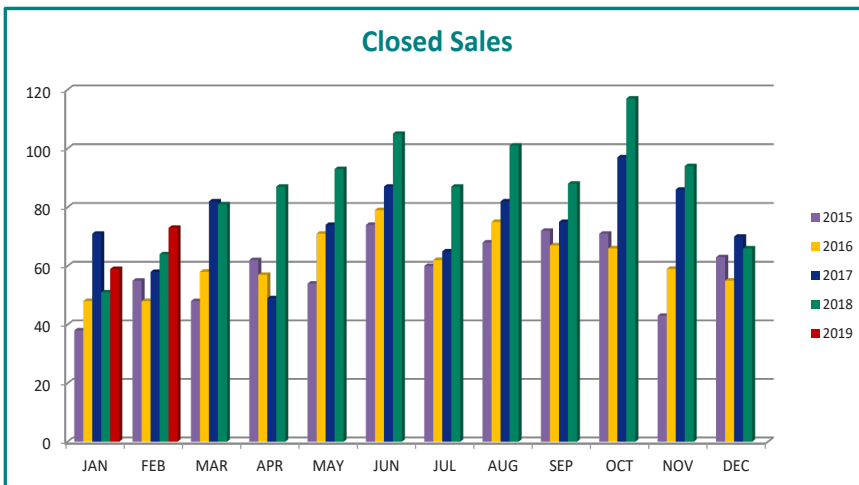


## Closed Sales

## CLOSED SALES

### COWLITZ COUNTY, WA

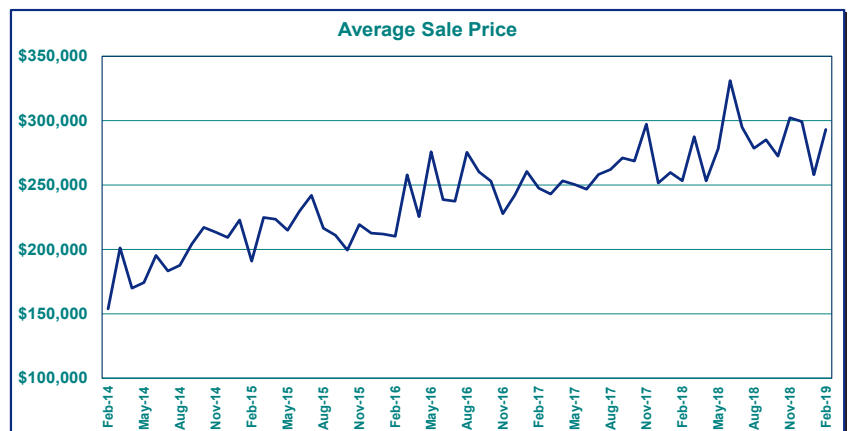
*This graph shows the closed sales over the past five calendar years in Cowlitz County, Washington.*



## AVERAGE SALE PRICE

### COWLITZ COUNTY, WA

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





MULTIPLE LISTING SERVICE

# MEDIAN SALE PRICE February 2019

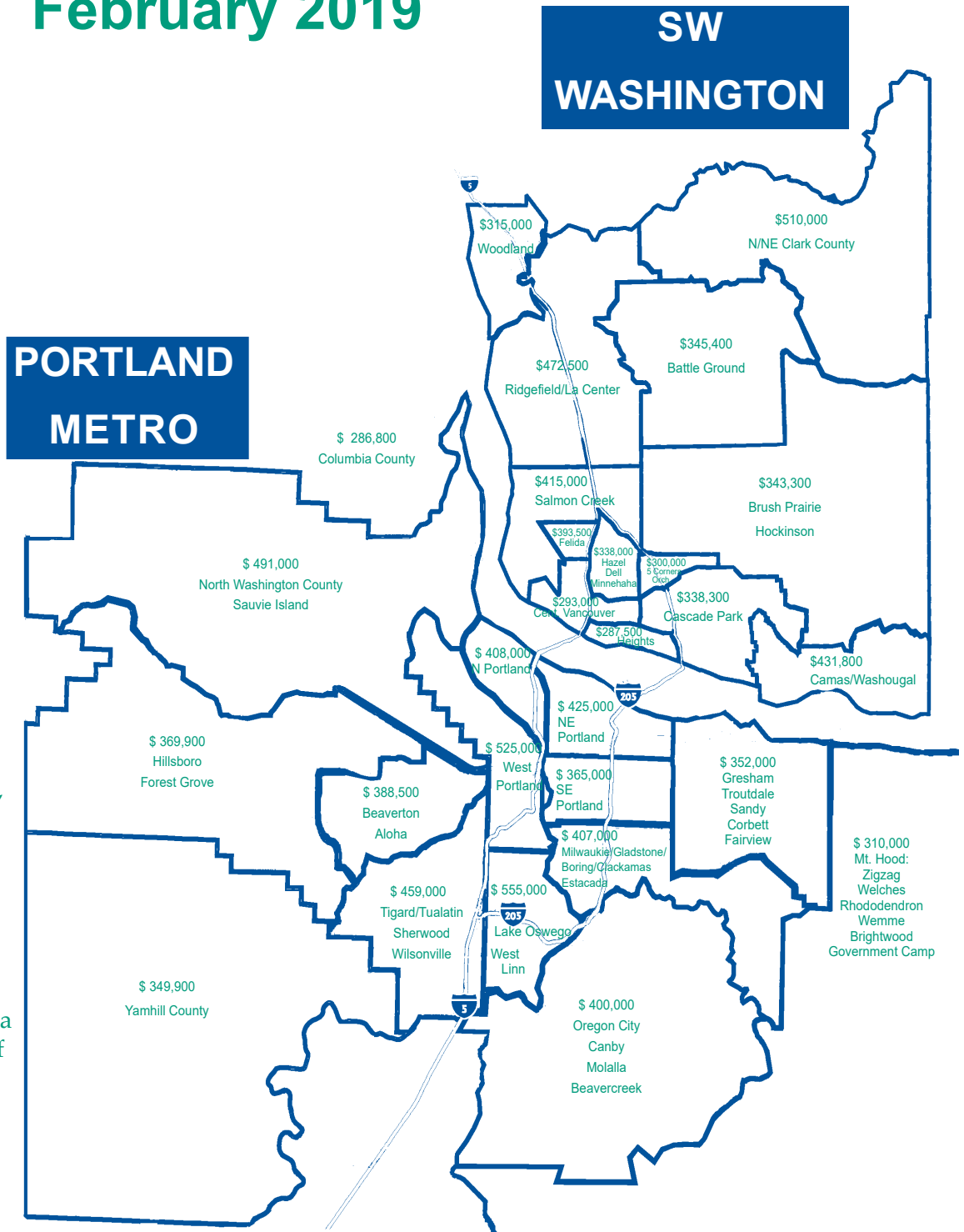
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(503) 236-7657  
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Pat Kaplan, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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

Residential Review: Union County, Oregon

February 2019 Reporting Period

## February Residential Highlights

Closed sales had a strong February in Union County! At 16, closings outpaced both February 2018 (11) and January 2019 (10). Pending sales (17) fell short of both February 2018 (32) and January 2019 (22). Similarly, new listings (15) ended 37.5% cooler than in February 2018 (24) and 31.8% cooler than last month in January 2019 (22).

Total market time rose to 83 days in February, with inventory decreasing to 4.4 months during the same period.

## Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending February 28th of this year (\$208,100) with the average price of homes in the twelve months ending February 2018 (\$195,600) shows an increase of 6.4%. The same comparison of the median shows a 6.3% increase over the same period.

## Inventory in Months\*

	2017	2018	2019
January	4.4	4.2	7.1
February	7.1	7.6	4.4
March	4.4	2.9	
April	5.9	3.1	
May	5.3	4.6	
June	3.1	2.3	
July	4.5	3.6	
August	5.1	2.4	
September	3.6	3.8	
October	3.7	2.8	
November	4.6	4.3	
December	4.3	2.5	

\*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.

Union County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	February	15	17	16	160,900	160,500	83
	January	22	22	10	195,800	167,500	70
	Year-to-date	38	39	27	173,600	164,000	75
2018	February	24	32	11	217,700	185,000	184
	Year-to-date	39	53	34	195,000	157,500	130
Change	February	-37.5%	-46.9%	45.5%	-26.1%	-13.2%	-54.8%
	Prev Mo 2019	-31.8%	-22.7%	60.0%	-17.8%	-4.2%	18.6%
	Year-to-date	-2.6%	-26.4%	-20.6%	-11.0%	4.1%	-42.0%

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

### Average Sale Price % Change:

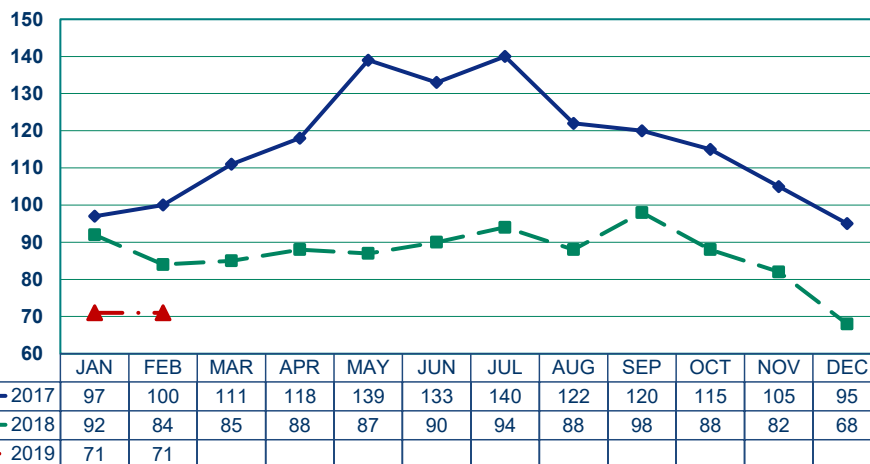
+6.4% (\$208,100 v. \$195,600)

### Median Sale Price % Change:

+6.3% (\$176,500 v. \$166,000)

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 • 2/2019

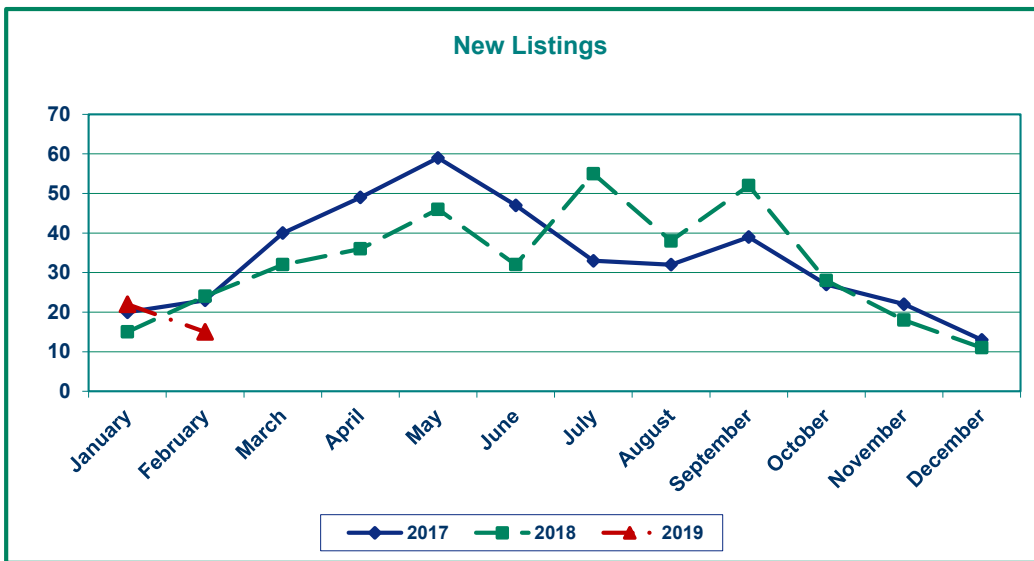
## Union County, Oregon

		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 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price		
97841	Medical Springs	1	0	0	0	-	1	169,900	5	2	1	-	1	169,900	169,900	-	-	-	-	-	-	
97827	Cove	6	0	0	0	-100.0%	1	142,500	211	3	2	-66.7%	1	142,500	142,500	-10.5%	-	-	1	63,800	-	-
97841	Elgin	13	1	1	-	-100.0%	2	163,500	100	2	2	-60.0%	2	163,500	163,500	11.4%	-	-	-	-	1	140,000
97850	Imbler	1	2	0	1	0.0%	0	-	-	2	1	0.0%	0	-	-	6.3%	0	-	0	-	0	-
97867	La Grande/ Island City	41	12	3	13	-31.6%	9	163,900	60	26	26	-27.8%	15	185,900	171,000	0.6%	1	60,000	2	196,500	1	241,000
97876	North Powder	2	0	0	1	-	0	-	-	0	1	-	1	77,000	77,000	-25.2%	-	-	-	-	-	-
97883	Summerville	3	0	1	2	-	0	-	-	0	2	-	1	375,000	375,000	8.7%	-	-	-	-	-	-
97883	Union Union Co.	4	0	-	-	-100.0%	3	153,300	124	3	4	-20.0%	6	134,600	131,000	63.4%	-	-	1	50,000	-	-
	Total	71	15	5	17	-46.9%	16	160,900	83	38	39	-26.4%	27	173,600	164,000	6.4%	1	60,000	4	126,700	2	190,500

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2019 with February 2018. The Year-To-Date section compares 2019 year-to-date statistics through February with 2018 year-to-date statistics through February.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/18-2/28/19) with 12 months before (3/1/17-2/28/18).

<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.



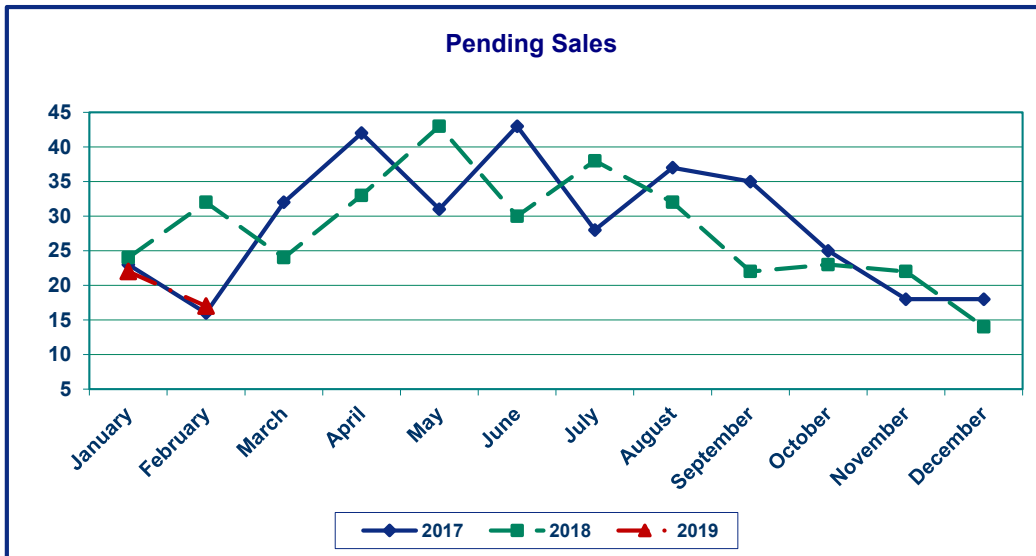
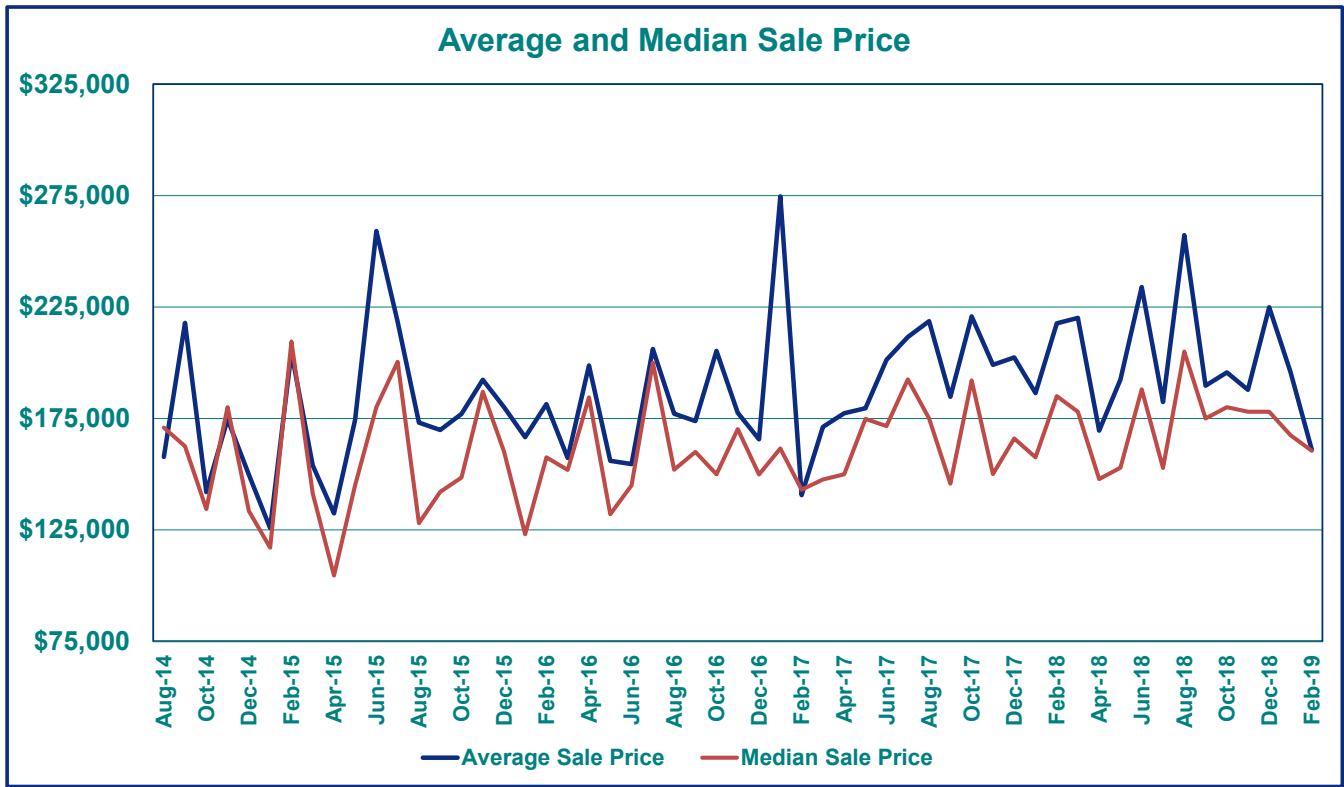
### NEW LISTINGS

#### 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**

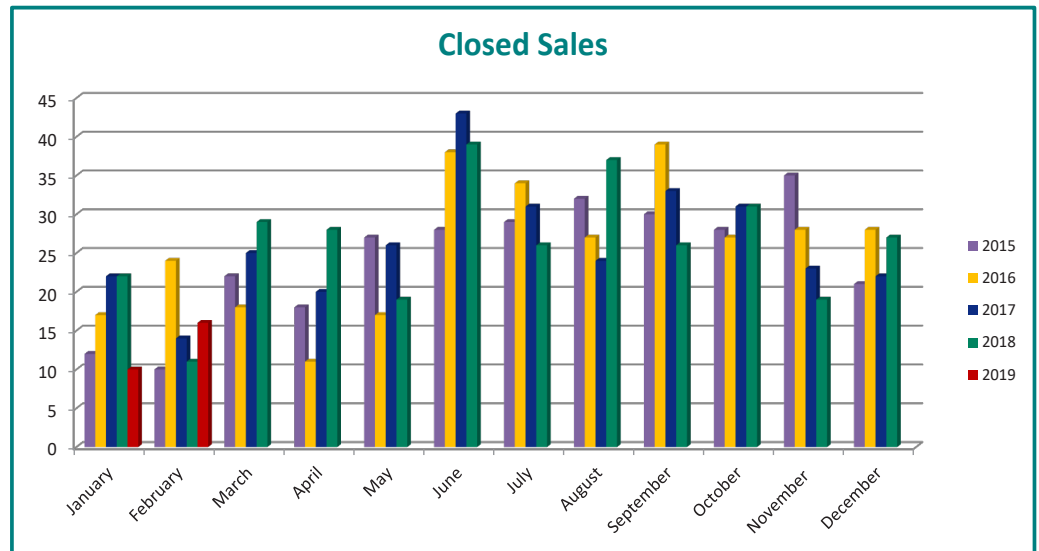
*This graph represents monthly accepted offers in Union County, Oregon over the past three calendar years.*

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

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

**Contact RMLS™**  
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(503) 236-7657  
communications@rmls.com

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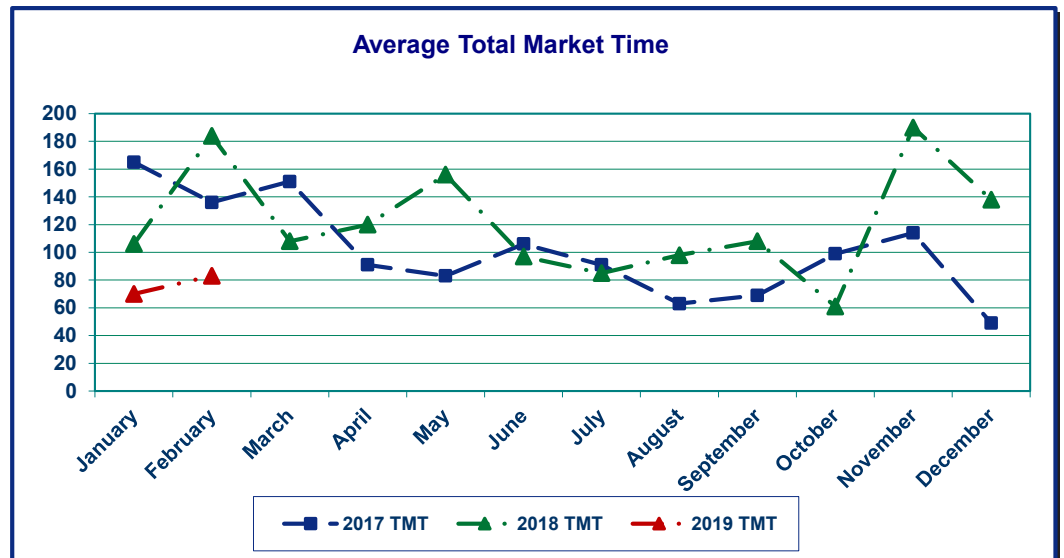
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**DAYS ON MARKET**  
**UNION COUNTY, OR**

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



Pat Kaplan, 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

February 2019 Reporting Period

## February Residential Highlights

Closed and pending sales had a strong month in Wallowa County this February. There were eight closings, double the four recorded in February 2018 and two more than last month in January 2019. This was the strongest February for closings in Wallowa County since 2014, when nine were recorded.

Pending sales, at ten, similarly outpaced February 2018 (5) and January 2019 (2).

There were four new listings, falling short of the 16 offered last year in February 2018 and the eight offered last month in January 2019.

Total market time decreased in February to 128 days, with inventory decreasing to 7.0 months during the same period.

## Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending February 28th of this year (\$234,400) with the average price of homes sold in the twelve months ending January 2018 (\$206,500) shows a decrease of 13.5%. The same comparison of the median shows an increase of 7.5% over the same time period, from \$180,500 to \$194,000.

## Inventory in Months\*

	2017	2018	2019
January	9.3	12.5	10.0
February	55.0	13.0	7.0
March	5.4	8.3	
April	29.5	17.3	
May	6.4	8.6	
June	13.0	12.0	
July	5.8	7.1	
August	7.9	6.6	
September	5.5	7.6	
October	8.6	4.2	
November	9.3	7.8	
December	25.0	9.0	

\*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:**  
+13.5% (\$234,400 v. \$206,500)  
**Median Sale Price % Change:**  
+7.5% (\$194,000 v. \$180,500)

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

Wallowa County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	February	4	10	8	343,300	224,600	128
	January	8	2	6	196,700	154,500	527
	Year-to-date	13	12	14	280,400	206,400	299
2018	February	16	5	4	237,900	181,800	100
	Year-to-date	21	11	8	265,300	195,300	107
Change	February	-75.0%	100.0%	100.0%	44.3%	23.5%	28.6%
	Prev Mo 2019	-50.0%	400.0%	33.3%	74.5%	45.4%	-75.7%
	Year-to-date	-38.1%	9.1%	75.0%	5.7%	5.7%	179.4%

# AREA REPORT • 2/2019

## Wallowa County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date								Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date		
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price							
		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price				
97885	Wallowa	6	0	1	3	-	1	845,000	303	2	3	200.0%	1	845,000	845,000	16.3%	-	-	-	-	-	-
97857	Lostine	1	0	0	-	-100.0%	-	-	-	0	0	-100.0%	-	-	-	78.3%	-	-	1	65,500	-	-
97842	Imnaha	8	0	0	0	-	0	-	-	0	0	-	0	-	-	54.1%	0	-	0	-	0	-
97846	Joseph	25	4	1	4	300.0%	4	218,000	58	7	6	500.0%	6	233,500	224,600	-8.2%	1	335,000	3	69,300	-	-
97828	Enterprise	16	0	-	3	0.0%	3	343,000	163	4	3	-62.5%	7	240,000	160,000	24.4%	-	-	1	99,000	-	-
	Wallowa Co. Total	56	4	2	10	100.0%	8	343,300	128	13	12	9.1%	14	280,400	206,400	13.5%	1	335,000	5	74,500	-	-

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2019 with February 2018. The Year-To-Date section compares 2019 year-to-date statistics through February with 2018 year-to-date statistics through February.

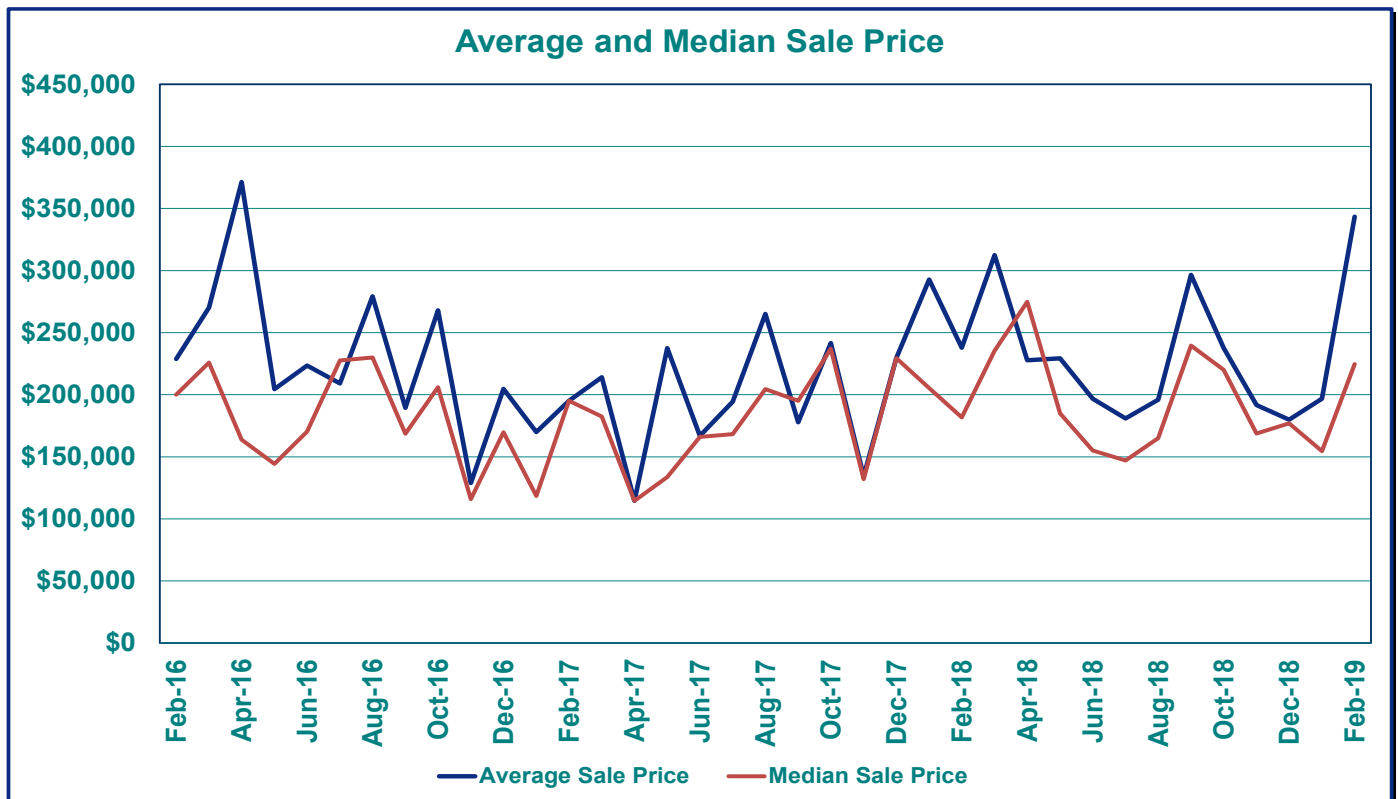
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### SALE PRICE

#### WALLOWA COUNTY, OR

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

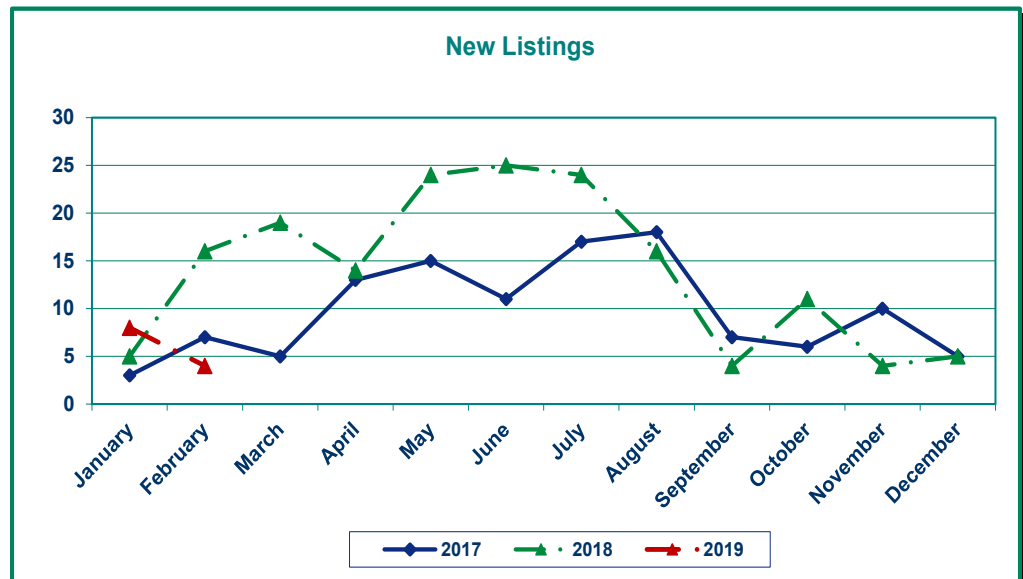




## NEW LISTINGS

### WALLOWA COUNTY, OR

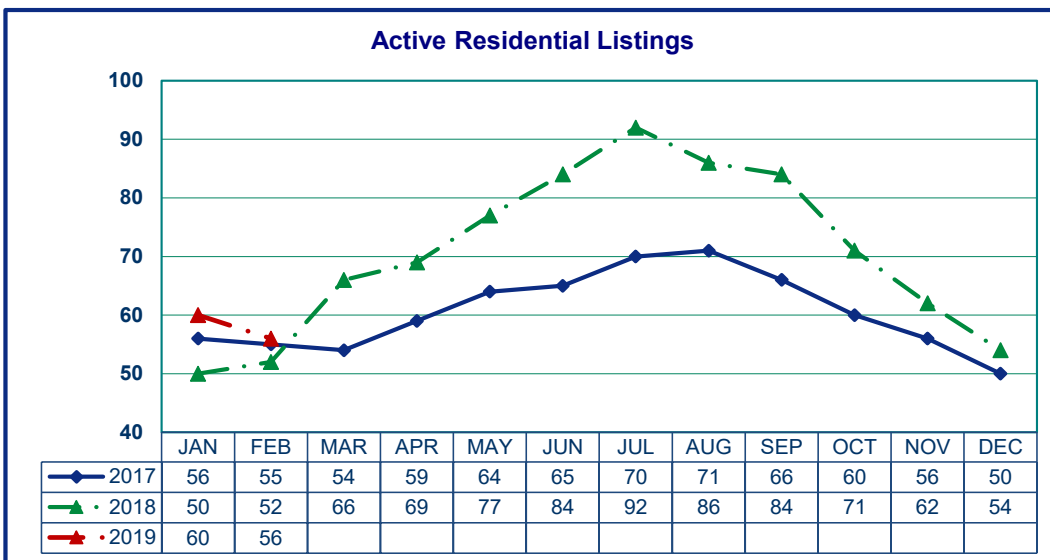
*This graph shows the new residential listings in Wallowa County, Oregon.*



## ACTIVE RESIDENTIAL LISTINGS

### WALLOWA COUNTY, OR

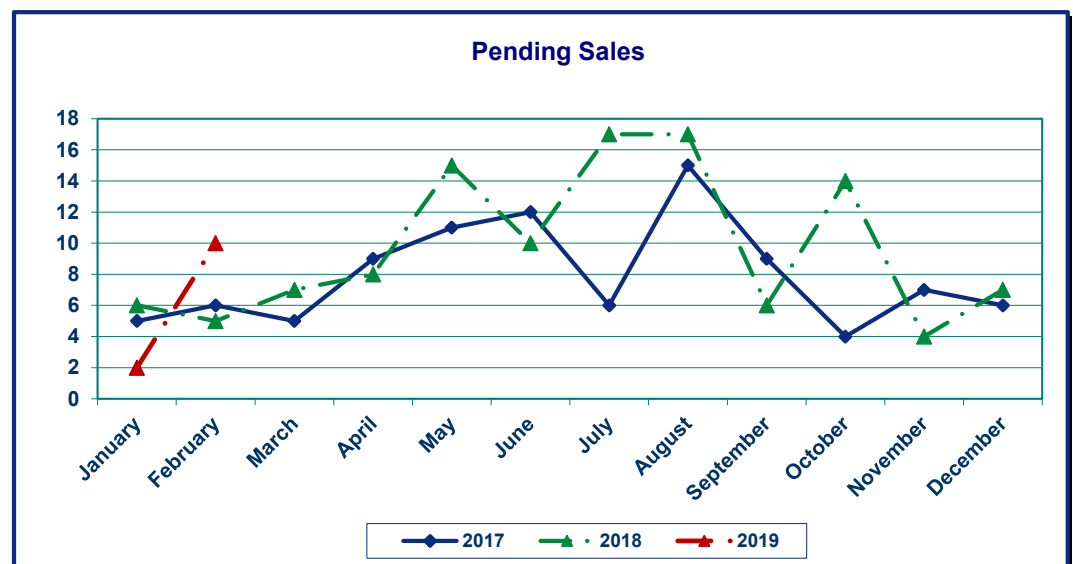
*This graph shows the active residential listings in Wallowa County, Oregon.*



## PENDING LISTINGS

### WALLOWA COUNTY, OR

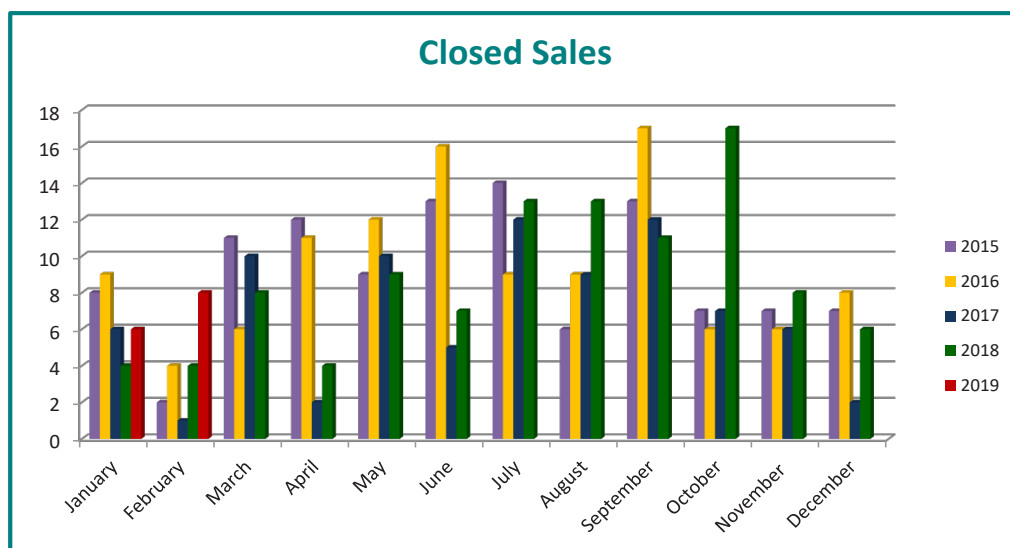
*This graph represents monthly accepted offers in Wallowa County, Oregon.*



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

**Contact RMLS™**  
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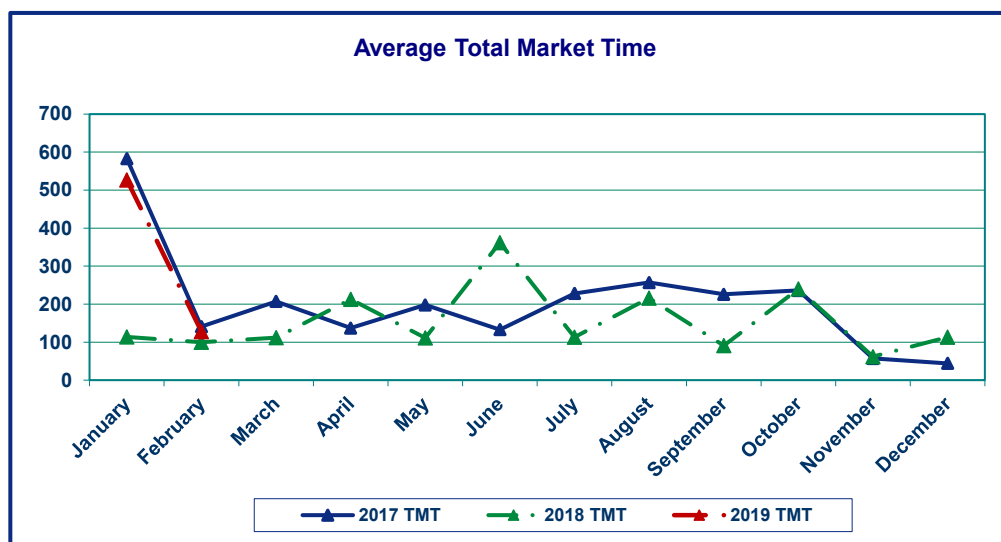


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 County, Josephine County,  
 Lane County, North  
 Coastal Counties, Polk &  
 Marion Counties, Union  
 County, and Wallowa  
 County.

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