

MARKET ACTION

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

Residential Review: Baker County, Oregon

August 2012 Reporting Period

August Residential Highlights

Sales rebounded in August, with 21 accepted offers and 16 closed sales, bettering totals in both the comparable month last year and the previous month by wide margins. With new listings lower this August than in July 2012 or August 2011, unsold inventory in months dropped from July's high of 24.8 to just 15.1 months, at the current rate of sales.

Year-to-date through August, new listings are within one percent

of the comparable period in 2011. Pending sales are up 26.7% (128 this year compared to 101 last year) and closed sales are also up - by 31.5% (117 compared to 89.)

Both median and average sales prices rose from the previous month and also compared to August 2011. However, the year-to-date median price of \$92,500 this year is 11.9% below last year's median of \$105,000 for the first eight months. The YTD average price is also lower by 9.3% (\$117,300 v. \$129,300).

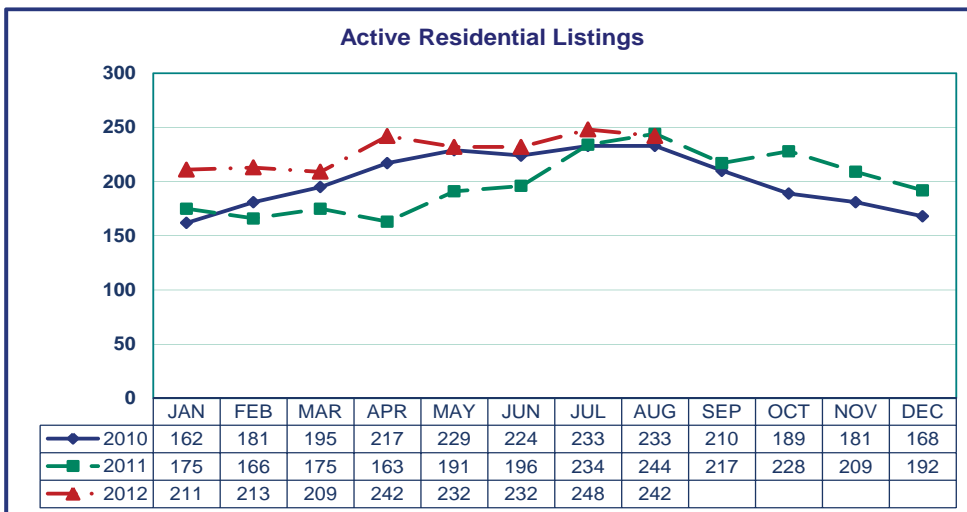
	2010	2011	2012
January	32.4	29.2	23.4
February	18.1	27.7	15.2
March	16.3	13.5	13.1
April	12.1	32.6	18.6
May	32.7	12.7	12.9
June	18.7	15.1	13.6
July	33.3	14.6	24.8
August	23.3	22.2	15.1
September	12.4	14.5	
October	18.9	19	
November	18.1	34.8	
December	16.8	17.5	

*Inventory in Months is calculated by dividing the Active 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.

	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	
2012	August	31	21	133,300	93,800	175	
	July	37	9	127,800	81,500	237	
	Year-to-date	257	128	117,300	92,500	203	
2011	August	38	16	127,900	82,500	302	
	Year-to-date	258	101	129,300	105,000	226	
Change	August	-18.4%	31.3%	45.5%	4.2%	13.7%	-42.0%
	Prev Mo 2012	-16.2%	133.3%	60.0%	4.3%	15.1%	-26.2%
	Year-to-date	-0.4%	26.7%	31.5%	-9.3%	-11.9%	-10.1%

Average Sale Price % Change:	-8.1% (\$123,300 v. \$134,300)
Median Sale Price % Change:	-9.8% (\$94,800 v. \$105,000)

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



ACTIVE RESIDENTIAL LISTINGS

BAKER COUNTY, OR

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

AREA REPORT • 8/2012

Baker County, Oregon

	RESIDENTIAL														Avg. Sale Price % Change ²	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 2012	Pending Sales 2012 v. 2011 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales 2012	Pending Sales 2012 v. 2011	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
460	Baker City/ Keating	153	23	17	14	27.3%	11	134,200	229	181	99	26.9%	90	115,600	92,800	-10.6%	5	98,800	5	95,300	-	-
461	Haines/ Anthony Lk/ Muddy Crk	15	2	-	1	0.0%	-	-	-	15	4	0.0%	3	89,800	65,000	-32.6%	-	-	-	-	-	-
462	Sumpter/McEwen/Bourne/ Phillips Lk/ Granit	22	3	2	1	0.0%	1	198,900	119	25	10	66.7%	10	88,100	78,000	-6.6%	-	-	11	45,400	-	-
463	Unity/Hereford	11	-	-	1	-	-	-	-	7	1	0.0%	1	32,500	32,500	-24.3%	-	-	1	40,000	-	-
464	Huntington/Lime	1	-	-	-	-	-	-	-	-	-	-100.0%	-	-	-	-100.0%	-	-	-	-	-	-
465	Durkee/Pleasant Valley	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
466	Richland/ New Bridge	15	-	2	3	50.0%	3	130,700	39	10	10	66.7%	7	160,100	145,000	-15.1%	-	-	1	33,000	-	-
467	Halfway/ Cornucopia	25	3	2	1	0.0%	1	65,000	50	19	4	-20.0%	6	168,700	99,000	261.3%	-	-	-	-	-	-
468	Oxbow	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2012 with August 2011. The Year-To-Date section compares 2012 year-to-date statistics through August with 2011 year-to-date statistics through August.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/11-8/31/12) with 12 months before (9/1/10-8/31/11).

³ 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.

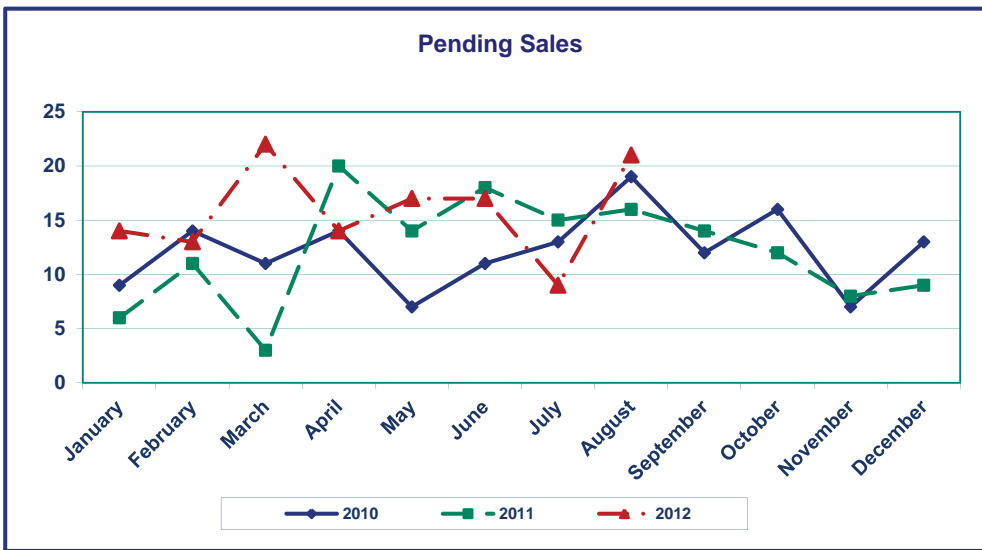
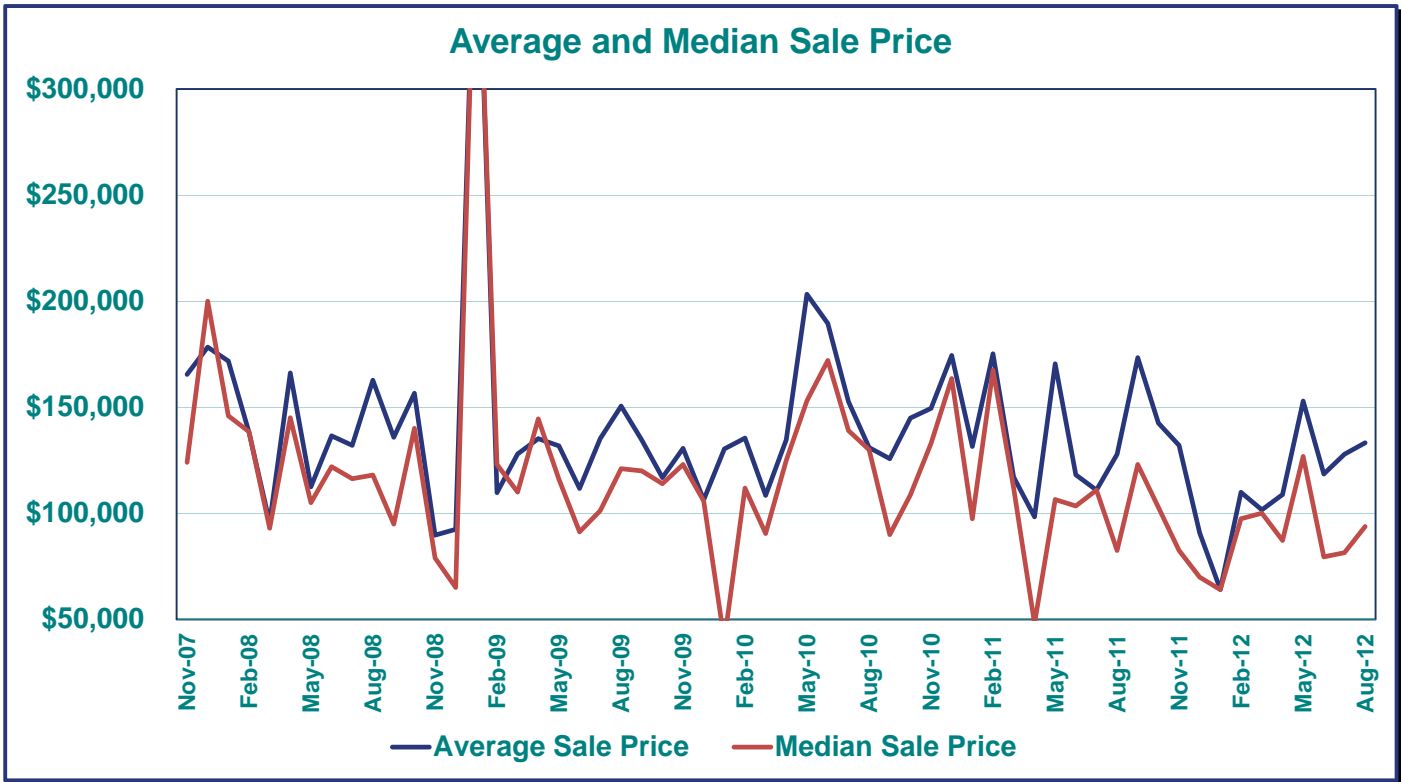


NEW LISTINGS BAKER COUNTY, OR

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.

Corporate
8338 NE Alderwood Rd, Suite 230
Portland, OR 97220
(503) 236-7657
Fax: (503) 230-0689

Southwest Washington
1514 Broadway, Suite 101
Vancouver, WA 98663
(360) 696-0718
Fax: (360) 696-9342

Salem
2110 Mission St. SE, Suite 305
Salem, OR 97302
(503) 587-8810
Fax: (503) 585-3817

Lane County: Eugene
2139 Centennial Plaza
Eugene, OR 97401
(541) 686-2885
Fax: (541) 484-3854

Lane County: Florence
PO Box 414
Florence, OR 97439
(541) 902-2560
Fax: (541) 902-1341

Douglas County
3510 NE Edenbower
Roseburg, OR 97470
(541) 673-3571
Fax: (541) 673-6581

Curry County
PO Box 6307
Brookings, OR 97415
(541) 469-0219
Fax: (541) 469-9695

Mid-Columbia
PO Box 1088
Hood River, OR 97031
(541) 436-2956
Fax: (541) 387-6657

Eastern Oregon
PO Box 751
Hermiston, OR 97838
(541) 567-5186
Fax: (541) 289-7320

Coos County
1946 Sherman Ave., Suite 101
North Bend, OR 97459
(541) 751-1070
Fax: (541) 751-1083

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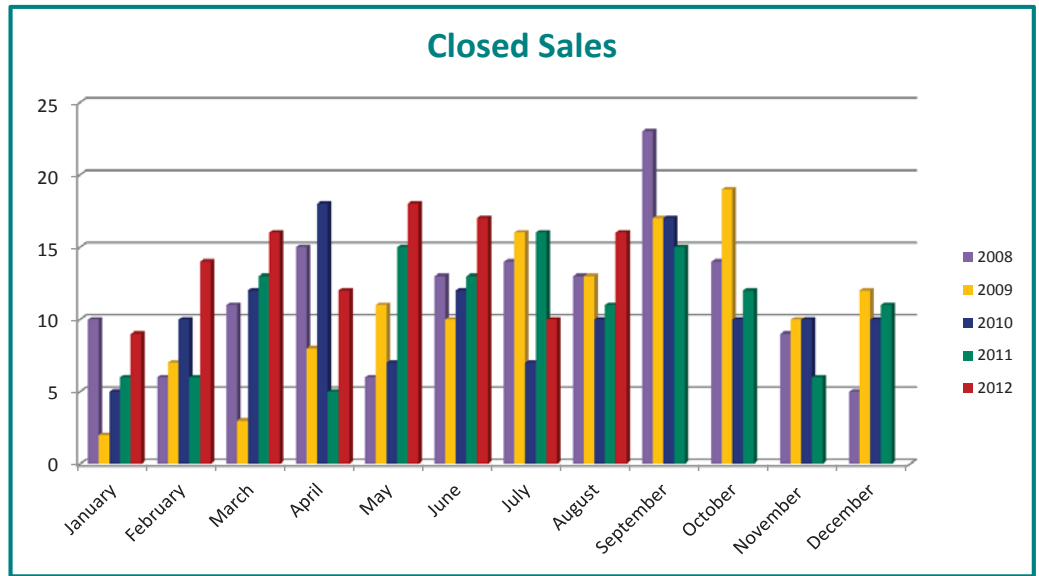
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

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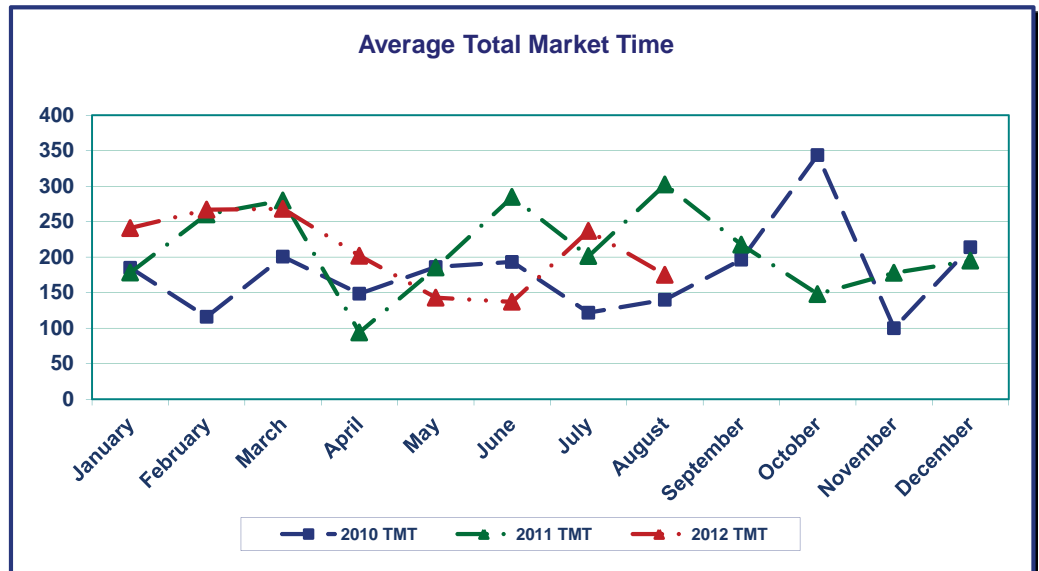
CLOSED SALES BAKER COUNTY, OR

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



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.



Steve Lucas, Chairman of the Board
Kurt von Wasmuth, President/CEO
Christina Smestad, Editor