

MARKET ACTION



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

Residential Review: Grant County, Oregon

August 2012 Reporting Period

August Residential Highlights

There were eight new listings in August 2012, a drop from 11 in July but identical to August 2011 listing activity. The five accepted offers were a slight decrease from the six in the same month last year, steady with July's pending sales. Closed sales saw an increase in both comparisons. Seven sales this August topped both the four sales in August 2011 and the two in July 2012.

sales also dropped by a similar percentage of 25.9%, going from 27 last year to 20 this year.

Year-to-date in 2012, properties sold have brought higher prices. The average sales price of \$151,700 is 19.4% higher and the median of \$144,500 is 49.0% higher than the average and median last year.

Inventory in Months*			
	2010	2011	2012
January	N/A	28	60
February	N/A	30.67	59
March	42	31.67	60.5
April	21.5	49.5	42.7
May	20.3	53.5	N/A
June	21.8	26.5	75
July	31.7	44.0	75
August	24.5	31.5	20.6
September	94	25.2	
October	23.5	42.7	
November	31.7	25	
December	N/A	38	

*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 number includes proposed and under construction homes.

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

Average Sale Price % Change:
+18.9% (\$150,900 v. \$126,900)
Median Sale Price % Change:
+29.9% (\$135,500 v. \$104,300)

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

Year-To-Date Trends

New listings are 8.5% higher this year than last (89 v. 82.) Pending sales have decreased by 21.9% from 32 in the first eight months of last year to 25 in the same period this year. Closed

Grant County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2012	August	8	5	7	156,700	146,000	471
	July	11	5	2	160,000	160,000	516
	Year-to-date	89	25	20	151,700	144,500	412
2011	August	8	6	4	79,400	73,800	167
	Year-to-date	82	32	27	127,000	97,000	318
Change	August	0.0%	-16.7%	75.0%	97.4%	97.8%	183.1%
	Prev Mo 2012	-27.3%	0.0%	250.0%	-2.1%	-8.8%	-8.7%
	Year-to-date	8.5%	-21.9%	-25.9%	19.4%	49.0%	29.5%

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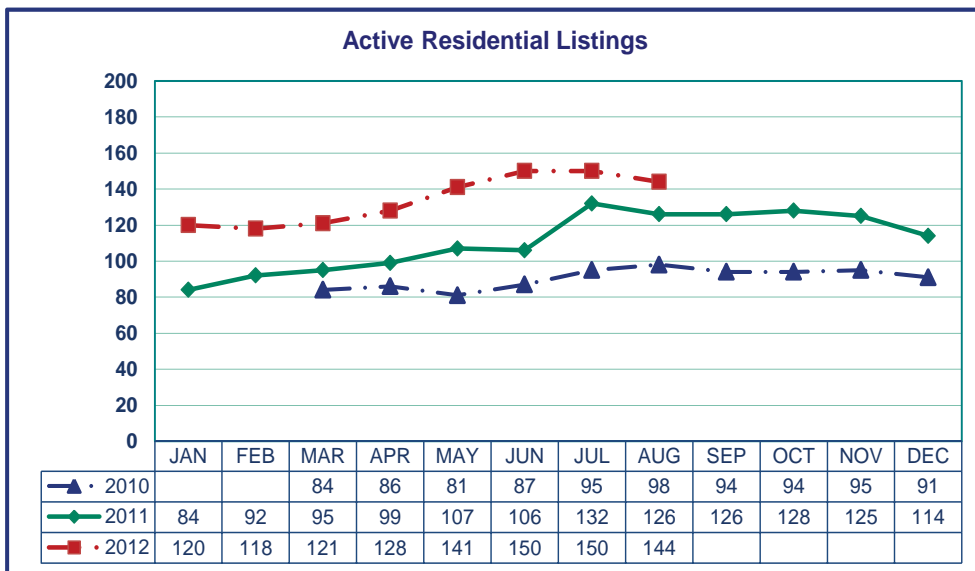
Grant County, Oregon

		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 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	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97817	Bates	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	150,000	-	-
97820	Canyon City	33	3	1	2	100.0%	2	171,000	219	24	7	-22.2%	5	135,600	146,000	-24.6%	-	-	1	43,000	-	-
97825	Dayville	3	-	-	1	-	-	-	-	3	2	-	1	400,000	400,000	-	1	280,000	2	55,000	-	-
97845	John Day	45	2	2	-	-100.0%	2	133,800	441	25	10	-23.1%	10	138,900	154,000	30.7%	1	138,000	2	95,000	-	-
97848	Kimberly	2	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	1	320,000	-	-
97856	Long Creek	2	-	2	-	-	1	275,000	780	2	1	-50.0%	1	275,000	275,000	-19.8%	-	-	1	400,000	-	-
97864	Monument	6	-	1	-	-	-	-	-	1	-	-100.0%	-	-	-	-	-	-	-	-	-	-
97865	Mount Vernor	16	-	1	1	0.0%	-	-	-	10	2	0.0%	-	-	-	9.5%	-	-	3	153,300	-	-
97869	Prairie City	36	3	-	1	0.0%	2	106,000	600	22	3	-40.0%	3	97,300	92,000	-	-	-	-	-	-	-
97873	Seneca	1	-	1	-	-	-	-	-	-	-	-	-	-	-	18.9%	-	-	-	-	-	-

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.



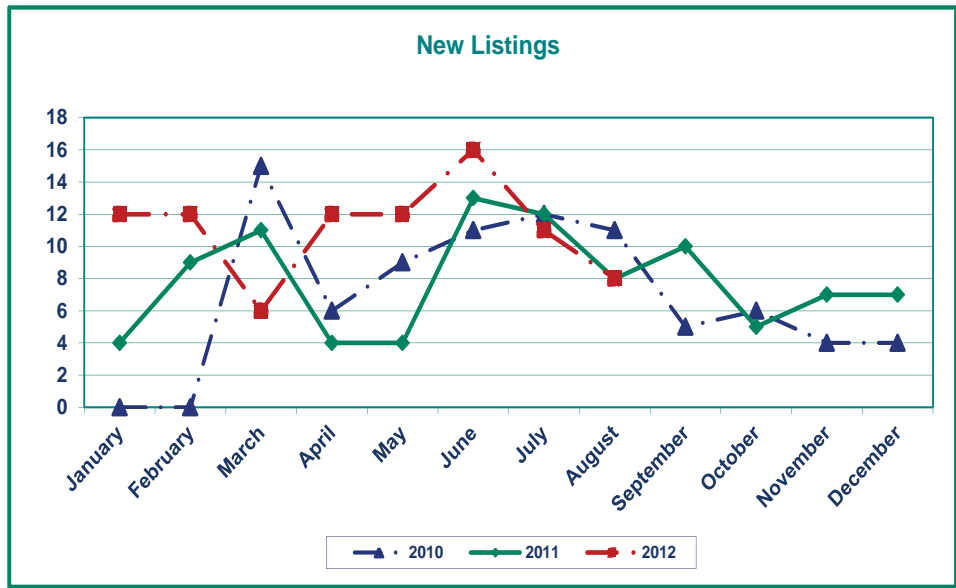
ACTIVE RESIDENTIAL LISTINGS GRANT COUNTY, OR

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

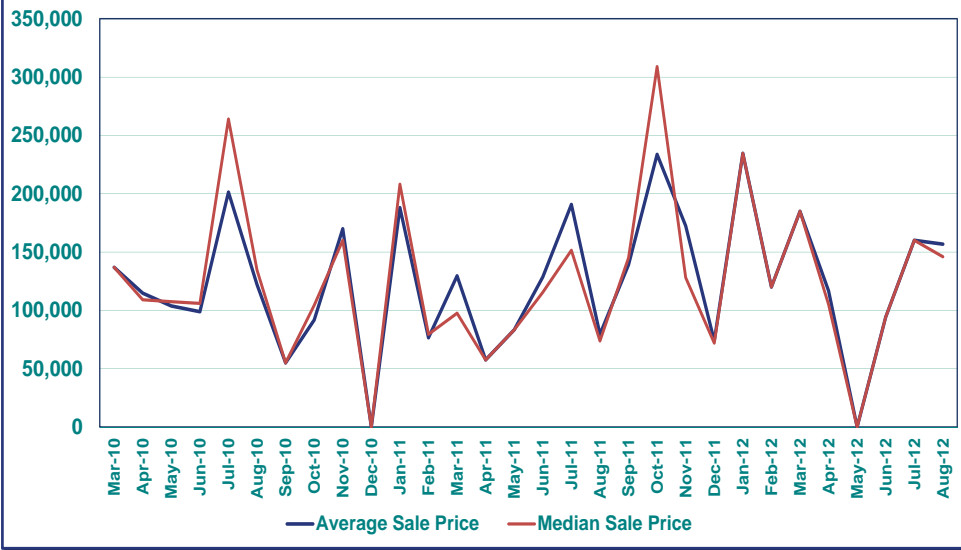
NEW LISTINGS

GRANT COUNTY, OR

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



Average and Median Sale Price



SALE PRICE

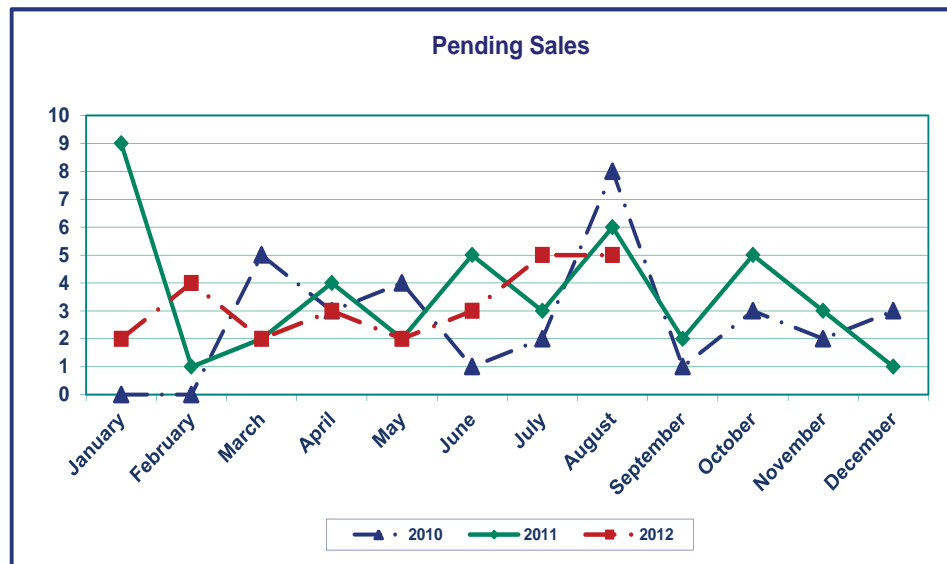
GRANT COUNTY, OR

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.



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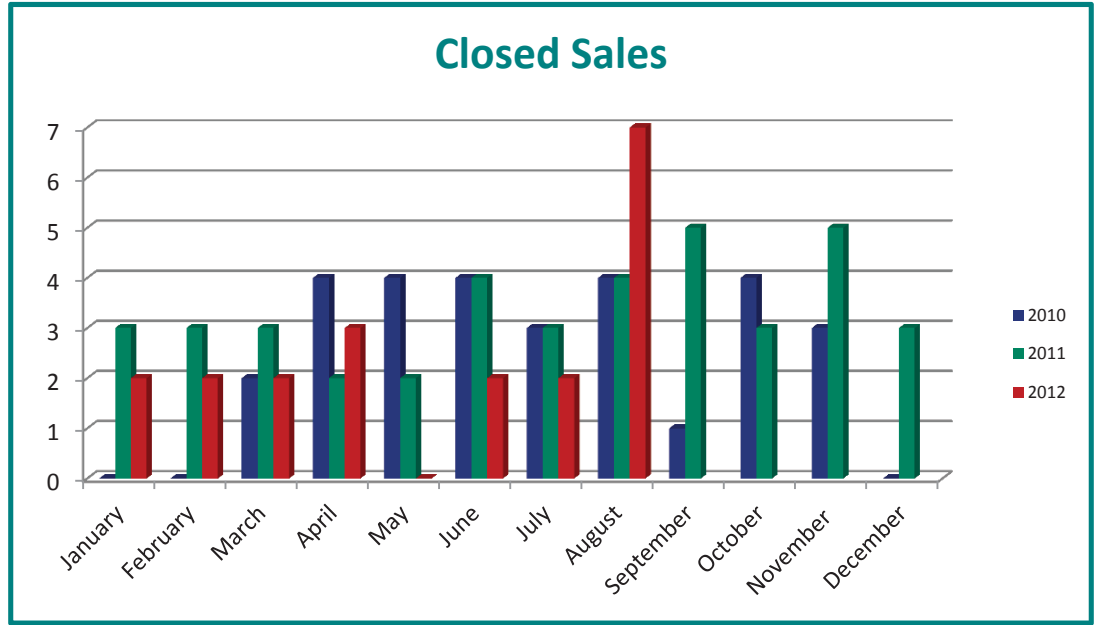
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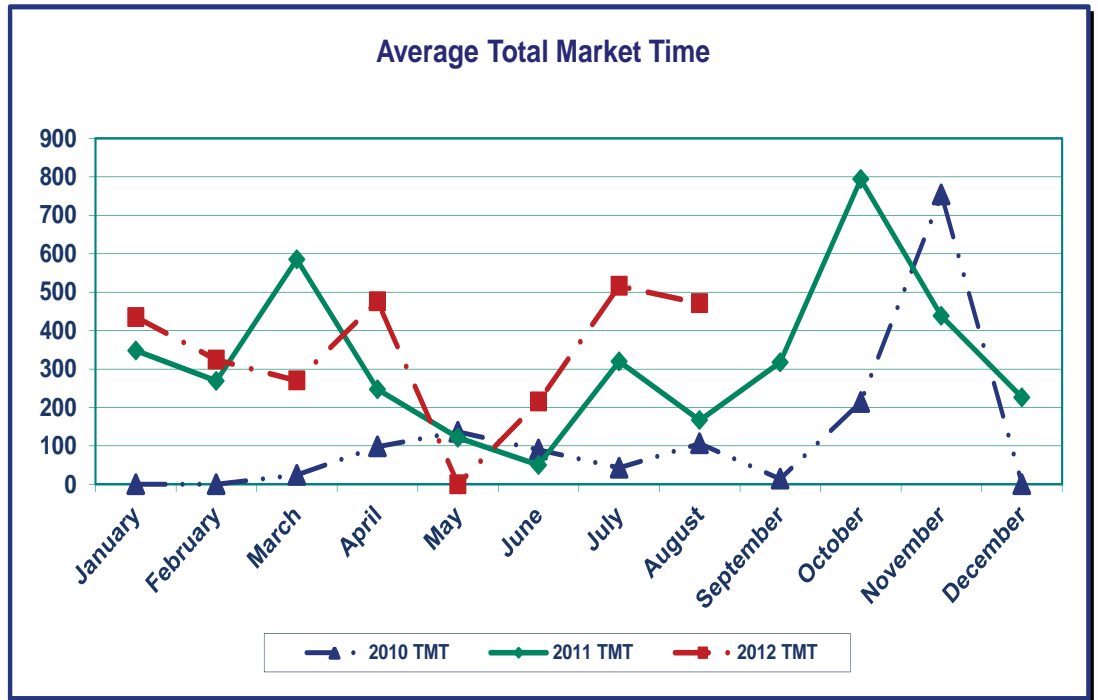
CLOSED SALES GRANT COUNTY, OR

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



DAYS ON MARKET GRANT COUNTY, OR

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



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