

# MARKET ACTION

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

## Residential Review: Baker County, Oregon

May 2015 Reporting Period

### May Residential Highlights

Baker County continued to see mixed real estate activity this May. Pending sales (24) improved 26.3% over the 19 offers accepted in April and 50.0% over the 16 offers accepted in May 2014. Closed sales, at 16, exactly matched last month's number, but showed a 5.9% decrease compared to May 2014 (17). New listings, at 32, showed a decrease of 25.6% from last May and a 17.9% decrease from last month.

Total market time decreased to 177 days in May. In the same period, inventory increased slightly to 12.8 months.

### Average and Median Sale Prices

Comparing 2015 to 2014 through May, the average sale price has decreased 16.8% from \$204,500 to \$170,100. In the same comparison, the median sale price decreased 15.1% from \$164,300 to \$139,500.

| Inventory in Months* |      |      |      |
|----------------------|------|------|------|
|                      | 2013 | 2014 | 2015 |
| January              | 27.6 | 10.8 | 12.9 |
| February             | 21.4 | 19.9 | 10.3 |
| March                | 14.7 | 13.5 | 8.9  |
| April                | 14.1 | 15.3 | 12.1 |
| May                  | 12.1 | 12.3 | 12.8 |
| June                 | 11.8 | 15.5 |      |
| July                 | 15.8 | 13.7 |      |
| August               | 10.6 | 9.8  |      |
| September            | 15.3 | 14.2 |      |
| October              | 14.4 | 26.4 |      |
| November             | 11.1 | 7.4  |      |
| December             | 13.6 | 13.6 |      |

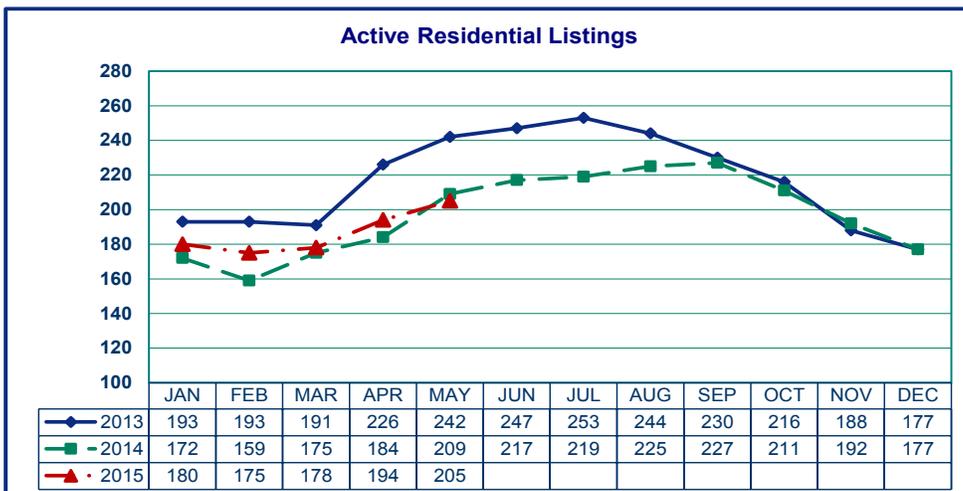
\*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This includes proposed and under construction homes.

| Baker County Residential Highlights |              | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|-------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2015                                | May          | 32           | 24            | 16           | 179,400            | 150,000           | 177               |
|                                     | April        | 39           | 19            | 16           | 197,000            | 165,800           | 230               |
|                                     | Year-to-date | 147          | 104           | 83           | 170,100            | 139,500           | 273               |
| 2014                                | May          | 43           | 16            | 17           | 240,400            | 165,500           | 132               |
|                                     | Year-to-date | 149          | 80            | 66           | 204,500            | 164,300           | 249               |
| Change                              | May          | -25.6%       | 50.0%         | -5.9%        | -25.4%             | -9.4%             | 33.8%             |
|                                     | Prev Mo 2015 | -17.9%       | 26.3%         | 0.0%         | -8.9%              | -9.5%             | -23.0%            |
|                                     | Year-to-date | -1.3%        | 30.0%         | 25.8%        | -16.8%             | -15.1%            | 9.5%              |

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

**Average Sale Price % Change:**  
-0.3% (\$162,200 v. \$162,700)  
**Median Sale Price % Change:**  
+12.0% (\$140,000 v. \$125,000)

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 • 5/2015

## 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/Cancelled Listings | Pending Sales | Pending Sales 2015 v. 2014 <sup>1</sup> | Closed Sales | Average Sale Price | Total Market Time <sup>3</sup> | New Listings | Pending Sales | Pending Sales 2015 v. 2014 <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                       | 130             | 24           | 5                          | 22            | 120.0%                                  | 15           | 141,400            | 167                            | 123          | 90            | 55.2%                                   | 71           | 168,200            | 140,000           | -1.1%                                 | 1            | 99,900             | 5            | 47,600             | -            | -                  |
| 461 Haines/Anthony Lk/ Muddy Crk              | 5               | 1            | 0                          | 0             | -100.0%                                 | 1            | 750,000            | 317                            | 3            | 2             | -50.0%                                  | 1            | 750,000            | 750,000           | -36.3%                                | -            | -                  | -            | -                  | -            | -                  |
| 462 Sumpter/McEwen/ Bourne/Phillips Lk/ Grant | 30              | 2            | 0                          | 1             | -50.0%                                  | -            | -                  | -                              | 5            | 4             | -42.9%                                  | 3            | 123,000            | 93,900            | 91.9%                                 | -            | -                  | 5            | 35,100             | -            | -                  |
| 463 Unity/ Hereford                           | 7               | 2            | 0                          | 0             | -                                       | 0            | -                  | -                              | 3            | 1             | -50.0%                                  | 2            | 181,000            | 181,000           | -57.0%                                | -            | -                  | -            | -                  | -            | -                  |
| 464 Huntington/ Lime                          | 2               | 0            | 0                          | 1             | -                                       | 0            | -                  | -                              | 1            | 2             | -                                       | 1            | 23,500             | 23,500            | -71.4%                                | -            | -                  | -            | -                  | -            | -                  |
| 465 Durkee/ Pleasant Valley                   | -               | -            | 0                          | 0             | -                                       | 0            | -                  | -                              | -            | 0             | -                                       | 0            | -                  | -                 | -                                     | 0            | -                  | 0            | -                  | 0            | -                  |
| 466 Richland/ New Bridge                      | 15              | 1            | 0                          | -             | -                                       | 0            | -                  | -                              | 8            | 4             | -33.3%                                  | 4            | 153,900            | 140,800           | 9.7%                                  | -            | -                  | -            | -                  | -            | -                  |
| 467 Halfway/ Cornucopia                       | 15              | 2            | 0                          | 0             | -100.0%                                 | 0            | -                  | -                              | 4            | 1             | -66.7%                                  | 1            | 57,000             | 57,000            | 42.8%                                 | -            | -                  | -            | -                  | -            | -                  |
| 468 Oxbow                                     | 1               | 0            | 0                          | 0             | -                                       | 0            | -                  | -                              | 0            | 0             | -                                       | 0            | -                  | -                 | -                                     | 0            | -                  | 0            | -                  | 0            | -                  |
| <b>Baker County</b>                           | <b>205</b>      | <b>32</b>    | <b>5</b>                   | <b>24</b>     | <b>50.0%</b>                            | <b>16</b>    | <b>179,400</b>     | <b>177</b>                     | <b>147</b>   | <b>104</b>    | <b>30.0%</b>                            | <b>83</b>    | <b>170,100</b>     | <b>139,500</b>    | <b>-0.3%</b>                          | <b>1</b>     | <b>99,900</b>      | <b>10</b>    | <b>41,400</b>      | <b>-</b>     | <b>-</b>           |

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares May 2015 with May 2014. The Year-To-Date section compares 2015 year-to-date statistics through May with 2014 year-to-date statistics through May.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/14-5/31/15) with 12 months before (6/1/13-5/31/14).

<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.

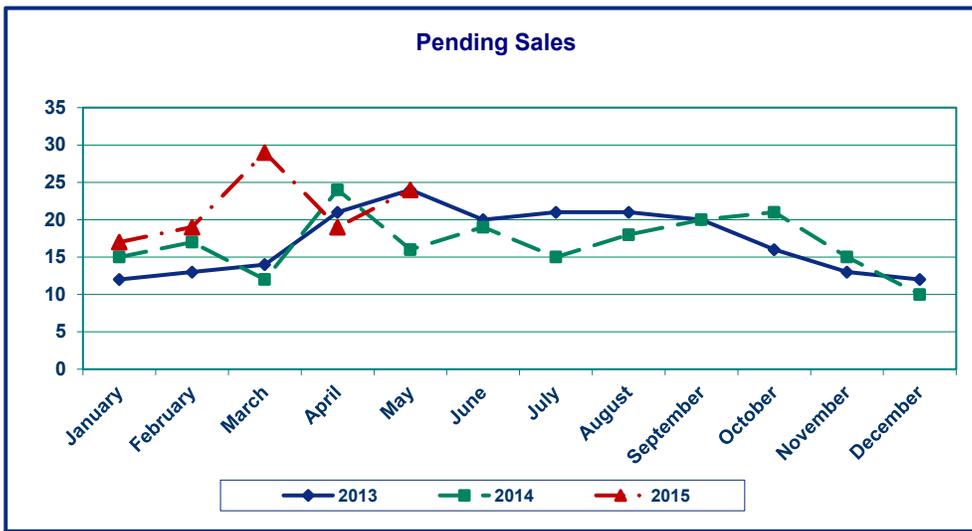
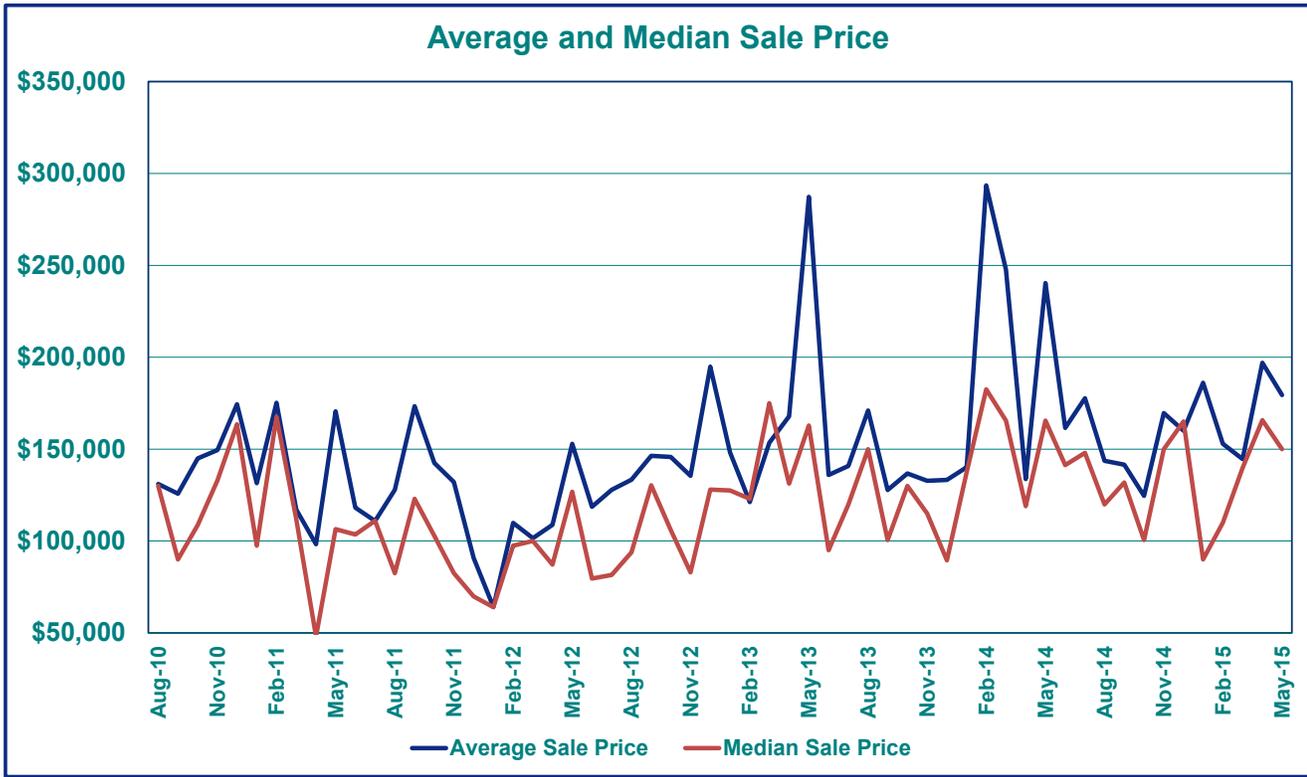


### NEW LISTINGS BAKER COUNTY, OR

*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**

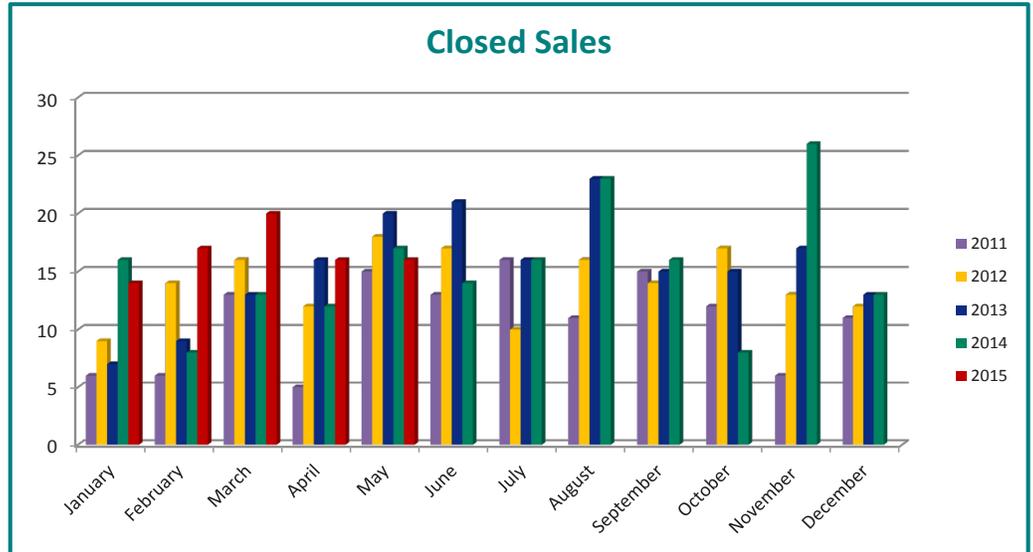
*This graph represents monthly accepted offers in Baker County, Oregon over the past three calendar years.*

**CLOSED SALES**  
**BAKER COUNTY, OR**

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

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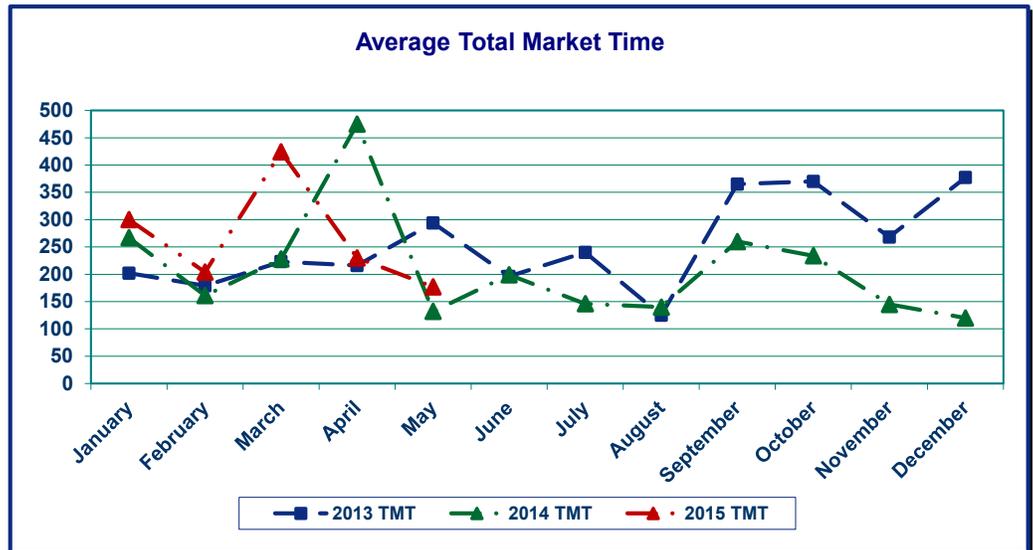


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

**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.*

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Heather Andrews, Editor

# MARKET ACTION



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Residential Review: Columbia Basin, Oregon

May 2015 Reporting Period

## May Residential Highlights

New listings rose sharply this May in the Columbia Basin. The 110 new listings posted were 14.6% stronger than last month (96), 17.0% stronger than last May (94), and exactly matched the new listings offered the prior year, May 2013.

Pending sales, at 77, were 4.1% better than last month (74) and 51.0% stronger than May 2014 (51). This is the highest number of pending sales for a single month on the RMLS™ record!

Closed sales, at 42, bested the closings from May 2014 by just one (2.4%), but fell 34.4% from last month, April 2015.

Total market time increased in May to 145 days and inventory increased to 9.4 months.

## Average and Median Sale Prices

Comparing 2015 to 2014 through May, the average sale price decreased 6.7% from \$157,300 to \$146,700. In the same comparison, the median sale price rose 3.6% from \$137,500 to \$142,500.

| Inventory in Months* |      |      |      |
|----------------------|------|------|------|
|                      | 2013 | 2014 | 2015 |
| January              | 8.4  | 14.9 | 9.7  |
| February             | 16.4 | 11.5 | 9.2  |
| March                | 9.6  | 10.4 | 8.0  |
| April                | 8.8  | 10.8 | 6.1  |
| May                  | 11.1 | 10.5 | 9.4  |
| June                 | 9.5  | 6.7  |      |
| July                 | 11.1 | 9.1  |      |
| August               | 9.4  | 9.5  |      |
| September            | 9.6  | 8.4  |      |
| October              | 9.4  | 8.4  |      |
| November             | 8.7  | 6.9  |      |
| December             | 7.3  | 6.3  |      |

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

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

### Average Sale Price % Change:

-0.6% (\$151,100 v. \$152,000)

### Median Sale Price % Change:

+2.1% (\$142,900 v. \$140,000)

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

| Columbia Basin Residential Highlights |              | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|---------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2015                                  | May          | 110          | 77            | 42           | 151,900            | 142,400           | 145               |
|                                       | April        | 96           | 74            | 64           | 133,300            | 122,500           | 137               |
|                                       | Year-to-date | 464          | 326           | 243          | 146,700            | 142,500           | 139               |
| 2014                                  | May          | 94           | 51            | 41           | 173,300            | 140,000           | 273               |
|                                       | Year-to-date | 423          | 262           | 197          | 157,300            | 137,500           | 208               |
| Change                                | May          | 17.0%        | 51.0%         | 2.4%         | -12.3%             | 1.7%              | -47.0%            |
|                                       | Prev Mo 2015 | 14.6%        | 4.1%          | -34.4%       | 14.0%              | 16.2%             | 5.8%              |
|                                       | Year-to-date | 9.7%         | 24.4%         | 23.4%        | -6.7%              | 3.6%              | -32.8%            |

# AREA REPORT • 5/2015

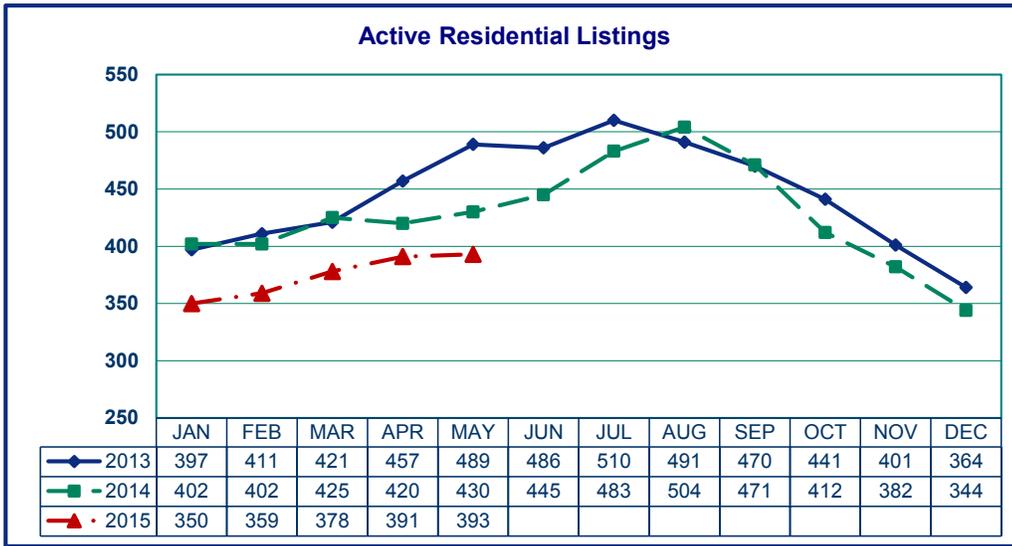
## Columbia Basin, Oregon

|     | RESIDENTIAL                     |              |                            |               |   |              |                    |                                |              |               |   |              |                    |                   |                                       | COMMERCIAL   |                    | LAND         |                    | MULTIFAMILY  |                    |         |
|-----|---------------------------------|--------------|----------------------------|---------------|---|--------------|--------------------|--------------------------------|--------------|---------------|---|--------------|--------------------|-------------------|---------------------------------------|--------------|--------------------|--------------|--------------------|--------------|--------------------|---------|
|     | Current Month                   |              |                            |               |   |              |                    | Year-To-Date                   |              |               |   |              |                    |                   | Year-To-Date                          |              | Year-To-Date       |              | Year-To-Date       |              |                    |         |
|     | Active Listings                 | New Listings | Expired/Cancelled Listings | Pending Sales | Pending Sales 2015 v. 2014 <sup>1</sup> | Closed Sales | Average Sale Price | Total Market Time <sup>3</sup> | New Listings | Pending Sales | Pending Sales 2015 v. 2014 <sup>1</sup> | Closed Sales | Average Sale Price | Median Sale Price | Avg. Sale Price % Change <sup>2</sup> | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |         |
| 380 | Arlington/N                     | 9            | 2                          | 1             | 2                                       | -            | 0                  | -                              | -            | 6             | 3                                       | -            | -                  | -                 | -64.2%                                | -            | -                  | 1            | 27,500             | -            | -                  |         |
| 381 | Condon/S                        | 15           | 1                          | 0             | 1                                       | -            | 0                  | -                              | -            | 3             | 1                                       | 0.0%         | 0                  | -                 | 44.3%                                 | 0            | -                  | 0            | -                  | 0            | -                  |         |
|     | Gilliam Co. Total               | 24           | 3                          | 1             | 3                                       | -            | -                  | -                              | -            | 9             | 4                                       | 300.0%       | -                  | -                 | -45.2%                                | -            | -                  | 1            | 27,500             | -            | -                  |         |
| 420 | Boardman/NW                     | 13           | 3                          | 1             | 3                                       | 50.0%        | 2                  | 138,000                        | 471          | 20            | 17                                      | 70.0%        | 9                  | 164,600           | 160,000                               | -13.7%       | -                  | -            | 1                  | 18,500       | -                  | -       |
| 421 | Irrigon                         | 13           | 6                          | 0             | 5                                       | 66.7%        | 2                  | 79,000                         | 240          | 21            | 21                                      | 110.0%       | 10                 | 97,500            | 84,500                                | -2.1%        | -                  | -            | -                  | -            | -                  | -       |
| 422 | Ione                            | 2            | -                          | -             | 1                                       | -            | 0                  | -                              | -            | 4             | 3                                       | 200.0%       | 1                  | 25,000            | 25,000                                | -72.1%       | -                  | -            | 1                  | 10,500       | -                  | -       |
| 423 | Lexington                       | 1            | 0                          | 1             | 0                                       | -            | 0                  | -                              | -            | 1             | 1                                       | -            | 2                  | 62,300            | 62,300                                | -53.0%       | -                  | -            | -                  | -            | -                  | -       |
| 424 | Hepner/S                        | 21           | 2                          | 4             | 2                                       | 0.0%         | 0                  | -                              | -            | 17            | 11                                      | 120.0%       | 8                  | 95,900            | 88,800                                | -26.1%       | 1                  | 90,000       | 1                  | 25,000       | -                  | -       |
|     | Morrow Co. Total                | 50           | 11                         | 6             | 11                                      | 57.1%        | 4                  | 108,500                        | 355          | 63            | 53                                      | 103.8%       | 30                 | 112,400           | 100,000                               | -14.4%       | 1                  | 90,000       | 3                  | 18,000       | -                  | -       |
| 430 | Umatilla                        | 12           | 5                          | 0             | 3                                       | 0.0%         | 2                  | 152,000                        | 131          | 19            | 18                                      | -37.9%       | 14                 | 131,300           | 137,000                               | 11.4%        | -                  | -            | 2                  | 17,000       | 2                  | 93,400  |
| 431 | Hermiston                       | 55           | 31                         | 5             | 35                                      | 75.0%        | 18                 | 177,700                        | 85           | 133           | 125                                     | 35.9%        | 90                 | 164,400           | 163,500                               | -0.8%        | -                  | -            | 11                 | 107,600      | 5                  | 221,000 |
| 432 | Stanfield                       | 5            | 2                          | 0             | 3                                       | 50.0%        | 1                  | 28,000                         | 51           | 13            | 8                                       | 33.3%        | 6                  | 74,500            | 79,100                                | -27.7%       | -                  | -            | -                  | -            | -                  | -       |
| 433 | Echo                            | 2            | 1                          | 0             | 1                                       | -            | 0                  | -                              | -            | 3             | 4                                       | 300.0%       | 2                  | 323,500           | 323,500                               | 125.1%       | -                  | -            | 1                  | 38,000       | -                  | -       |
| 435 | Pendleton City Limits           | 138          | 29                         | 8             | 9                                       | 28.6%        | 8                  | 158,200                        | 254          | 123           | 54                                      | 3.8%         | 53                 | 140,500           | 127,500                               | -2.5%        | 1                  | 290,000      | 2                  | 38,500       | 2                  | 150,000 |
| 436 | E-Meacham, Cayuse               | 3            | 0                          | 0             | 0                                       | -            | 0                  | -                              | -            | 2             | 0                                       | -            | 0                  | -                 | -                                     | 0            | -                  | 0            | -                  | 0            | -                  | -       |
| 437 | NE-Athena, Helix, Adams, Weston | 34           | 6                          | 4             | 2                                       | 100.0%       | 1                  | 102,100                        | 86           | 22            | 8                                       | -46.7%       | 6                  | 136,300           | 113,600                               | -12.2%       | -                  | -            | 1                  | 210,000      | -                  | -       |
| 438 | S-Pilot Rock, Ukiah             | 16           | 2                          | 1             | 2                                       | 0.0%         | 3                  | 72,800                         | 82           | 15            | 6                                       | 20.0%        | 9                  | 103,100           | 86,500                                | 12.8%        | -                  | -            | -                  | -            | -                  | -       |
| 439 | Milton-Freewater                | 54           | 20                         | 7             | 8                                       | -11.1%       | 5                  | 166,200                        | 90           | 62            | 46                                      | 31.4%        | 33                 | 162,400           | 149,000                               | 14.1%        | 4                  | 125,500      | 1                  | 50,000       | 1                  | 180,000 |
|     | Umatilla Co. Total              | 319          | 96                         | 25            | 63                                      | 43.2%        | 38                 | 156,500                        | 122          | 392           | 269                                     | 14.5%        | 213                | 151,500           | 149,000                               | 2.0%         | 5                  | 158,400      | 18                 | 88,500       | 10                 | 177,200 |

## ACTIVE RESIDENTIAL LISTINGS

### COLUMBIA BASIN, OR

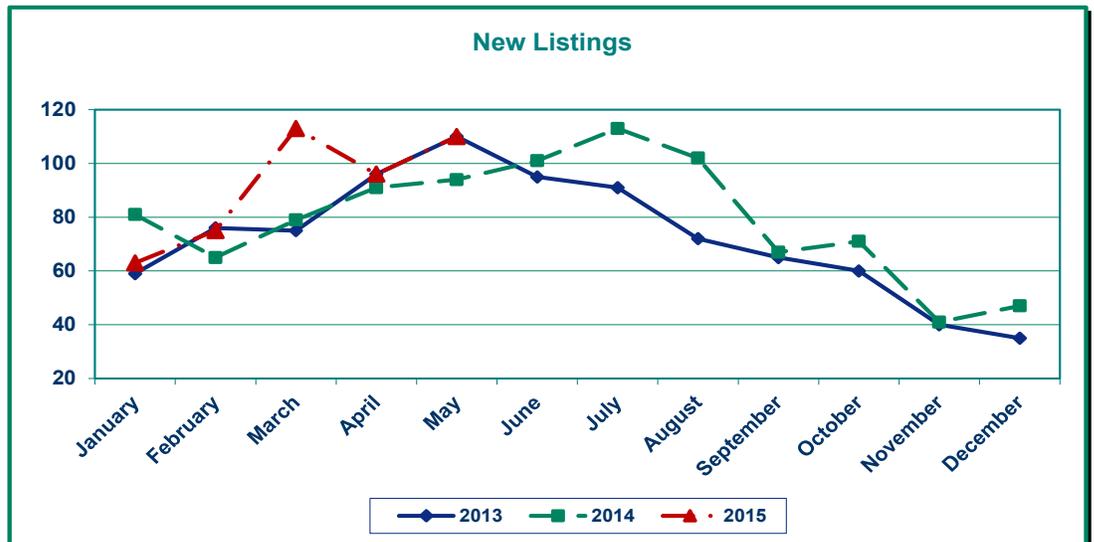
*This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.*



## NEW LISTINGS

### COLUMBIA BASIN, OR

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



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares May 2015 with May 2014. The Year-To-Date section compares 2015 year-to-date statistics through May with 2014 year-to-date statistics through May.

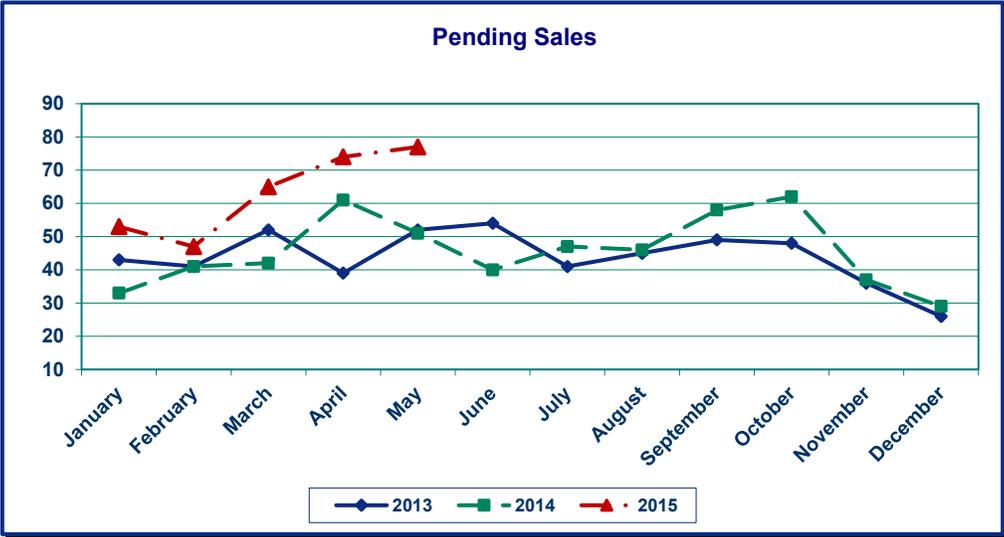
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**PENDING LISTINGS**

**COLUMBIA BASIN, OR**

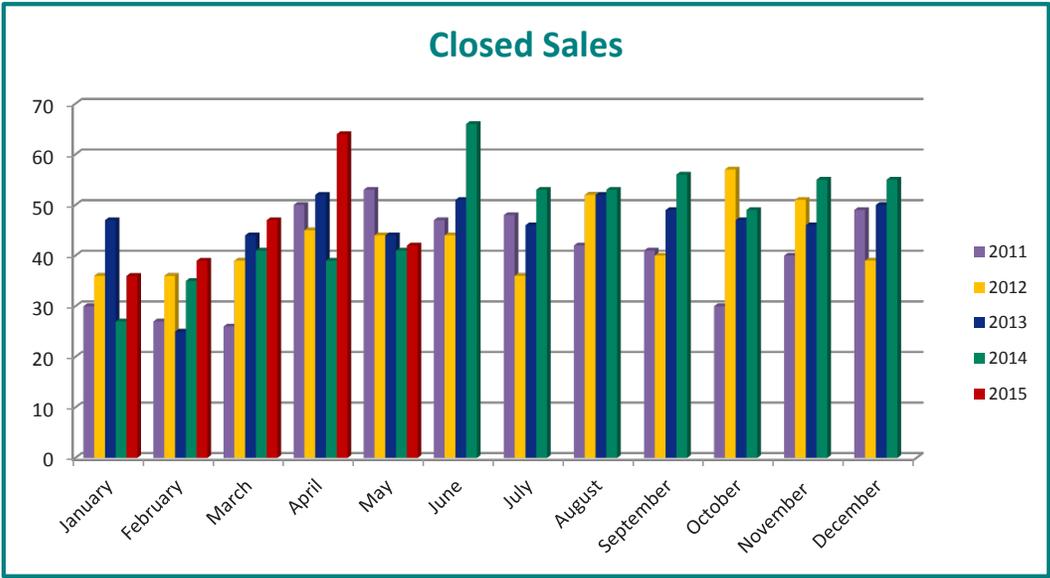
*This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years*



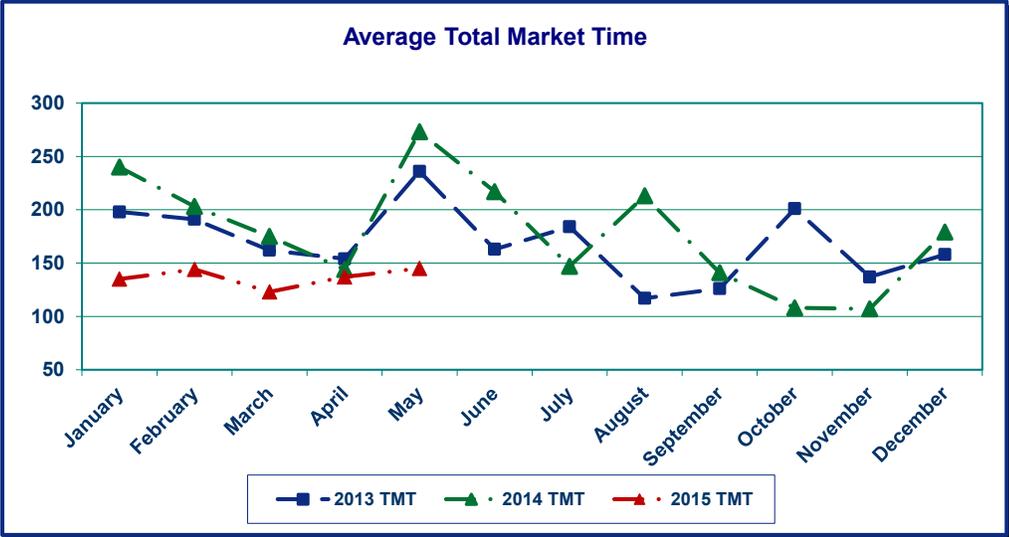
**CLOSED SALES**

**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.*

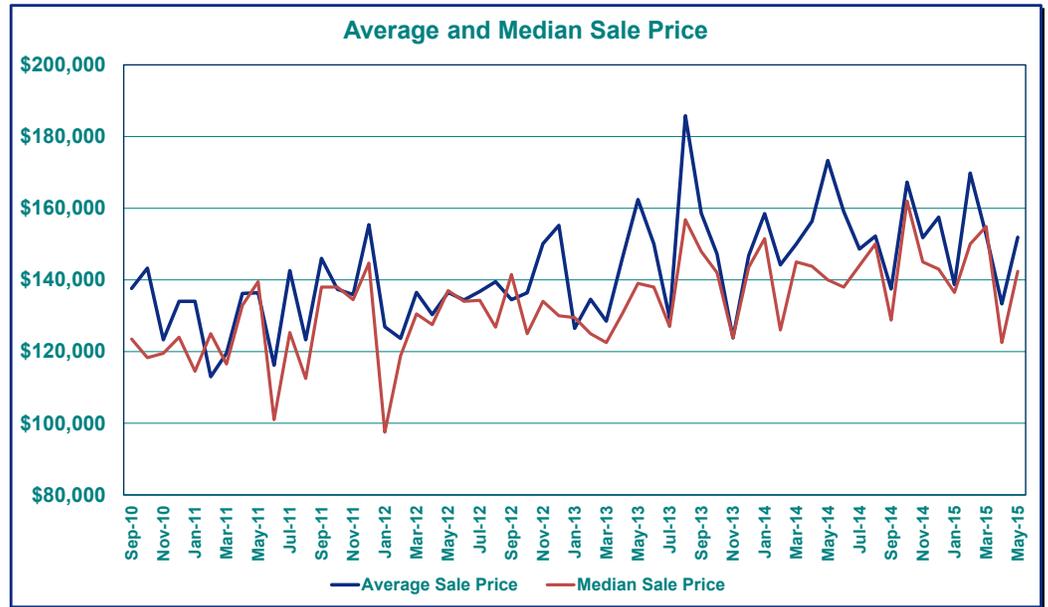
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Randy Hunzeker, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Heather Andrews, Editor

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## Residential Review: Coos County, Oregon

### May Residential Highlights

Pending sales were very strong this May in Coos County. The 104 pending sales represented a 31.6% increase over the 79 offers accepted in May 2014. This was the highest number of pending sales in May since 2003, when there were 108 offers accepted in the month. Closed sales, at 75, cooled 2.6% from the 77 closings posted in April 2015, but fared 15.4% better than the 65 closings posted last May. New listings (130) fared 1.6% better than in May

2014 (128) but were 3.7% cooler than the 135 new listings offered last month.

### Average and Median Sale Prices

Prices are rising in Coos County. Comparing 2015 to 2014 through May, the average sale price rose 1.1% from \$167,200 to \$169,100. In the same comparison, the median sale price rose 11.4% from \$140,000 to \$156,000.

## May 2015 Reporting Period

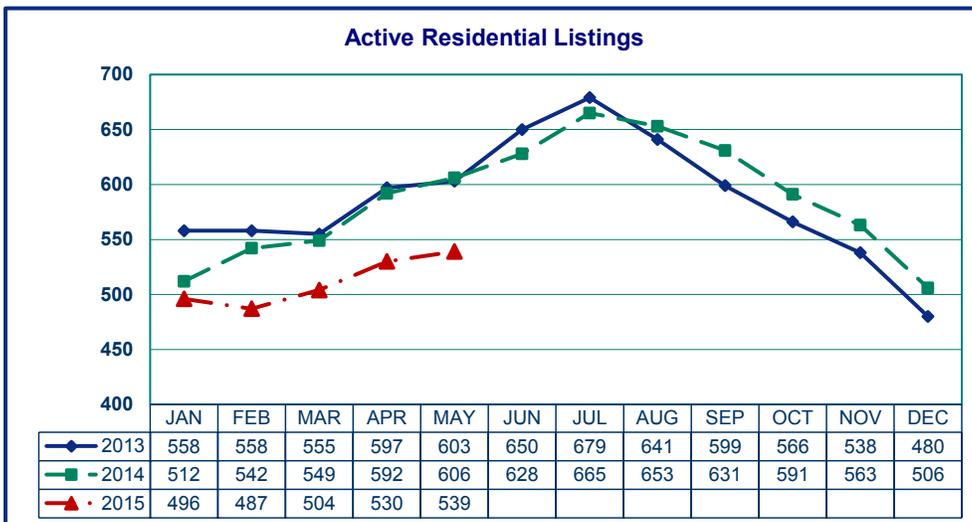
| Inventory in Months* |      |      |      |
|----------------------|------|------|------|
|                      | 2013 | 2014 | 2015 |
| January              | 13.3 | 10.4 | 10.8 |
| February             | 11.4 | 13.2 | 7.2  |
| March                | 10.9 | 13.1 | 7.5  |
| April                | 10   | 9.1  | 6.9  |
| May                  | 9.3  | 9.3  | 7.2  |
| June                 | 8.1  | 8.7  |      |
| July                 | 11   | 7.9  |      |
| August               | 8.9  | 7.9  |      |
| September            | 9.7  | 7.8  |      |
| October              | 8.6  | 9.4  |      |
| November             | 7.5  | 10.8 |      |
| December             | 8.9  | 7.8  |      |

| Coos County Residential Highlights |              | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2015                               | May          | 130          | 104           | 75           | 159,500            | 155,000           | 184               |
|                                    | April        | 135          | 93            | 77           | 191,900            | 169,900           | 170               |
|                                    | Year-to-date | 562          | 413           | 339          | 169,100            | 156,000           | 176               |
| 2014                               | May          | 128          | 79            | 65           | 159,300            | 140,000           | 188               |
|                                    | Year-to-date | 599          | 333           | 271          | 167,200            | 140,000           | 190               |
| Change                             | May          | 1.6%         | 31.6%         | 15.4%        | 0.1%               | 10.7%             | -2.4%             |
|                                    | Prev Mo 2015 | -3.7%        | 11.8%         | -2.6%        | -16.9%             | -8.8%             | 8.2%              |
|                                    | Year-to-date | -6.2%        | 24.0%         | 25.1%        | 1.1%               | 11.4%             | -7.4%             |

\*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 includes proposed and under construction homes.

| Percent Change of 12-Month Sale Price Compared With The Previous 12 Months |
|--|
| <b>Average Sale Price % Change:</b><br>+4.7% (\$172,500 v. \$164,800)      |
| <b>Median Sale Price % Change:</b><br>+7.4% (\$152,500 v. \$142,000)       |

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



## ACTIVE RESIDENTIAL LISTINGS COOS COUNTY, OR

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

# AREA REPORT • 5/2015

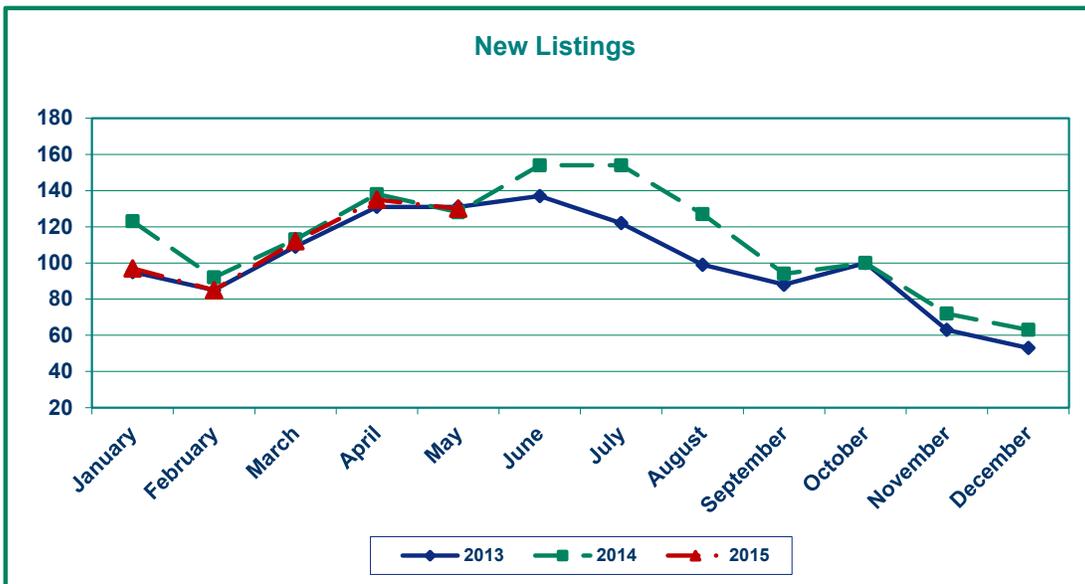
## Coos County, Oregon

|                    | RESIDENTIAL     |              |                            |               |   |              |                    |                                |              |               |   |              |                    |                   |                                       | COMMERCIAL   |                    | LAND         |                    | MULTIFAMILY  |                    |
|--------------------|-----------------|--------------|----------------------------|---------------|---|--------------|--------------------|--------------------------------|--------------|---------------|---|--------------|--------------------|-------------------|---------------------------------------|--------------|--------------------|--------------|--------------------|--------------|--------------------|
|                    | Current Month   |              |                            |               |   |              |                    |                                | Year-To-Date |               |   |              |                    |                   |                                       | Year-To-Date |                    | Year-To-Date |                    | Year-To-Date |                    |
|                    | Active Listings | New Listings | Expired/Cancelled Listings | Pending Sales | Pending Sales 2015 v. 2014 <sup>1</sup> | Closed Sales | Average Sale Price | Total Market Time <sup>3</sup> | New Listings | Pending Sales | Pending Sales 2015 v. 2014 <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 |
| 97407 Allegeny     | 1               | 0            | 0                          | 0             | -                                       | 0            | -                  | 0                              | 0            | -             | 0                                       | -            | -                  | -                 | 0                                     | -            | 0                  | -            | 0                  | -            | -                  |
| 97411 Bandon       | 108             | 21           | 4                          | 17            | 70.0%                                   | 7            | 199,300            | 270                            | 78           | 59            | 51.3%                                   | 42           | 256,200            | 216,500           | -0.2%                                 | 1            | 200,000            | 19           | 86,500             | -            | -                  |
| 97414 Broadbent    | 1               | 1            | 0                          | 0             | -                                       | 0            | -                  | -                              | 1            | 0             | -                                       | 0            | -                  | -                 | -                                     | -            | 0                  | -            | 0                  | -            | -                  |
| 97420 Coos Bay     | 176             | 50           | 8                          | 48            | 37.1%                                   | 28           | 113,000            | 181                            | 207          | 174           | 20.8%                                   | 144          | 138,500            | 142,500           | -0.2%                                 | 3            | 246,000            | 12           | 41,800             | 4            | 166,100            |
| 97423 Coquille     | 65              | 12           | 4                          | 9             | -10.0%                                  | 11           | 188,800            | 272                            | 74           | 56            | 36.6%                                   | 47           | 167,300            | 162,000           | 1.9%                                  | 2            | 161,500            | 2            | 58,800             | 2            | 272,000            |
| 97449 Lakeside     | 42              | 14           | 1                          | 6             | 50.0%                                   | 3            | 148,000            | 206                            | 41           | 18            | 63.6%                                   | 15           | 163,700            | 149,000           | 26.8%                                 | -            | -                  | -            | -                  | -            | -                  |
| 97463 Myrtle Point | 50              | 13           | 2                          | 5             | -37.5%                                  | 8            | 144,900            | 109                            | 41           | 34            | 54.5%                                   | 28           | 150,000            | 130,800           | -3.6%                                 | -            | -                  | 1            | 17,000             | -            | -                  |
| 97469 North Bend   | 87              | 18           | 7                          | 18            | 63.6%                                   | 16           | 230,500            | 126                            | 113          | 67            | -1.6%                                   | 58           | 196,100            | 166,100           | 14.6%                                 | 4            | 320,000            | 5            | 55,000             | 3            | 445,700            |
| 97466 Powers       | 9               | 1            | 1                          | 1             | 0.0%                                    | 2            | 17,700             | 170                            | 7            | 5             | -37.5%                                  | 5            | 144,100            | 25,000            | 11.8%                                 | -            | -                  | -            | -                  | -            | -                  |
| <b>Coos County</b> | <b>539</b>      | <b>130</b>   | <b>27</b>                  | <b>104</b>    | <b>31.6%</b>                            | <b>75</b>    | <b>159,500</b>     | <b>184</b>                     | <b>562</b>   | <b>413</b>    | <b>24.0%</b>                            | <b>339</b>   | <b>169,100</b>     | <b>156,000</b>    | <b>4.7%</b>                           | <b>10</b>    | <b>254,100</b>     | <b>39</b>    | <b>65,500</b>      | <b>9</b>     | <b>282,800</b>     |

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares May 2015 with May 2014. The Year-To-Date section compares 2015 year-to-date statistics through May with 2014 year-to-date statistics through May.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/14-5/31/15) with 12 months before (6/1/13-5/31/14).

<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.

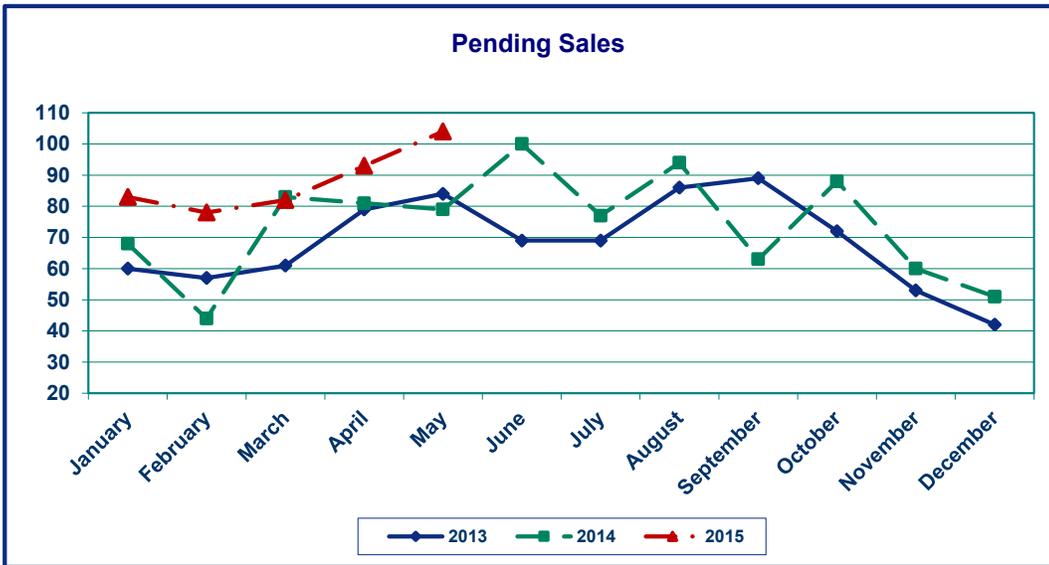
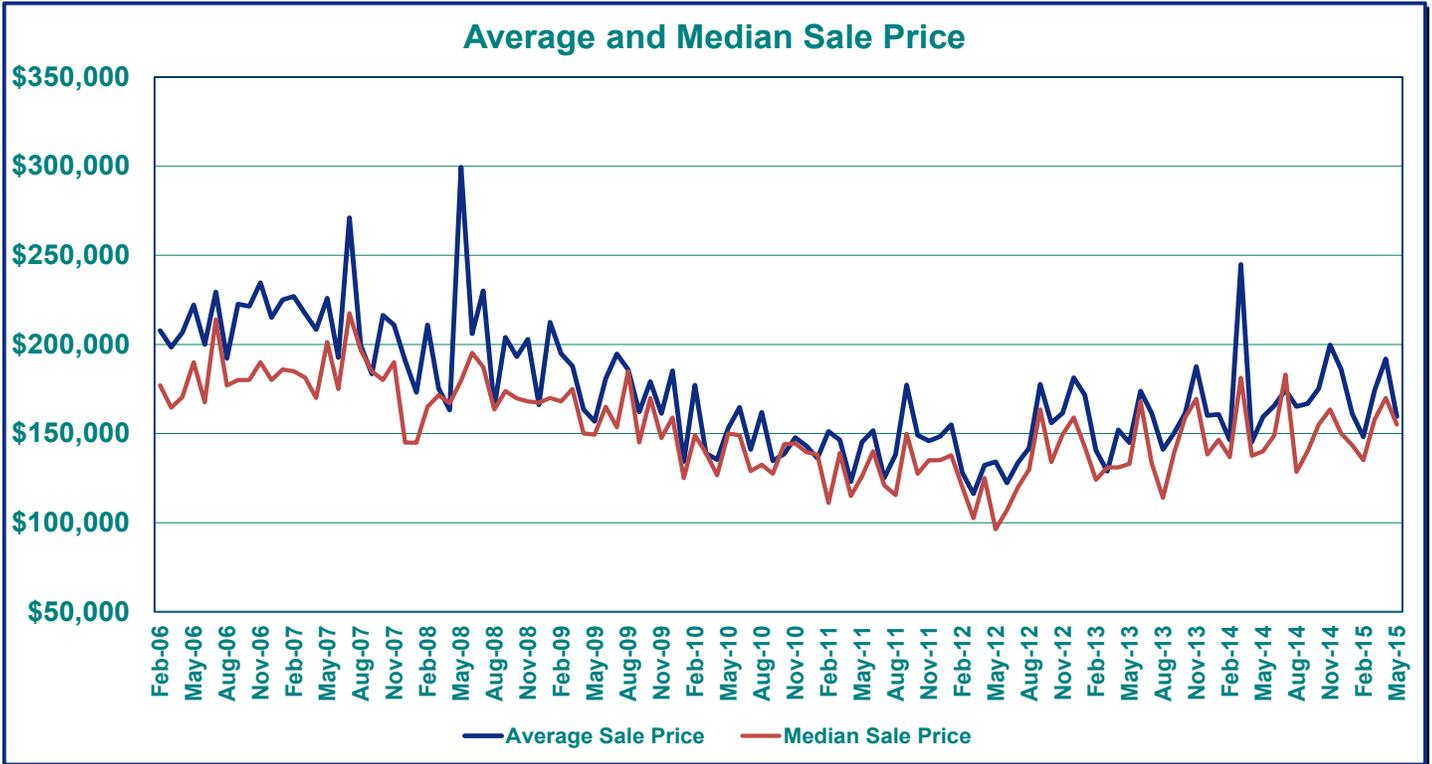


### NEW LISTINGS COOS COUNTY, OR

*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.*

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communications@rmls.com

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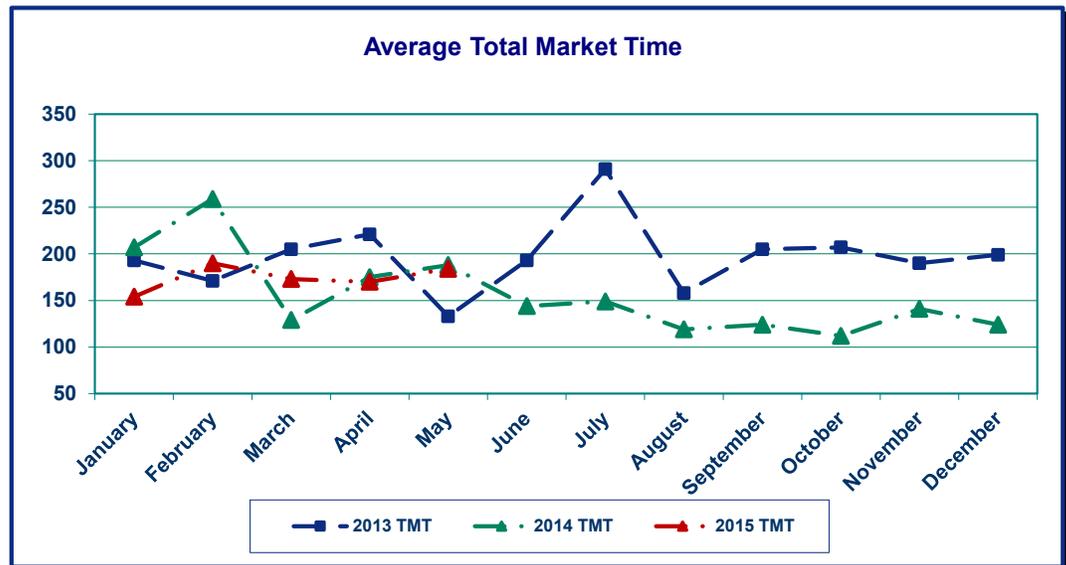


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

**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.*

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Randy Hunzeker, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Heather Andrews, Editor

# MARKET ACTION

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

## Residential Review: Curry County, Oregon

May 2015 Reporting Period

### May Residential Highlights

May brought a big increase in new listings for Curry County. The 110 new listings posted represented a 23.6% increase over the 89 new listings offered in May 2014 and a 29.4% increase over the 85 new listings offered in April 2015. In fact, it was the best May for new listings in Curry County since 2006, when there were 129.

Pending sales (57) were strong in May as well, increasing 32.6% over the 43 offers accepted in May 2014 and 16.3% over the 49 offers accepted in

April 2015. Closed sales, at 39, showed an increase of 14.7% over last May's 34 closings, but fell 26.4% short of last month's 53 closings.

Total market time was 212 days in May, and inventory increased to 11.1 months.

### Average and Median Sale Prices

Comparing the average sale price of homes so far in 2015 against last year shows a decrease of 0.3%, from \$226,800 to \$226,100. In the same comparison, the median sale price rose 2.3% from \$190,700 to \$195,000.

| Inventory in Months* |      |      |      |
|----------------------|------|------|------|
|                      | 2013 | 2014 | 2015 |
| January              | 17.5 | 17.7 | 10.8 |
| February             | 22.2 | 21.4 | 12.4 |
| March                | 19.7 | 12   | 14.8 |
| April                | 13.2 | 14.6 | 7.3  |
| May                  | 17.7 | 14.4 | 11.1 |
| June                 | 14.4 | 15.5 |      |
| July                 | 10.9 | 14.5 |      |
| August               | 12.4 | 11.6 |      |
| September            | 14.0 | 13.2 |      |
| October              | 16.4 | 8.1  |      |
| November             | 14.9 | 10.5 |      |
| December             | 14.8 | 9.3  |      |

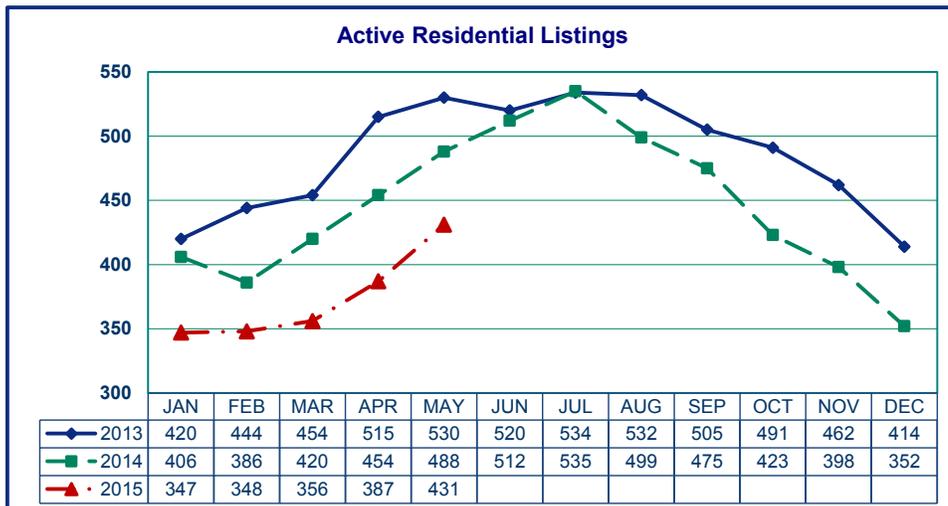
\*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This includes proposed and under construction homes.

| Curry County Residential Highlights |              | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|-------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2015                                | May          | 110          | 57            | 39           | 241,900            | 193,000           | 212               |
|                                     | April        | 85           | 49            | 53           | 240,900            | 225,000           | 274               |
|                                     | Year-to-date | 380          | 220           | 179          | 226,100            | 195,000           | 260               |
| 2014                                | May          | 89           | 43            | 34           | 210,200            | 193,500           | 200               |
|                                     | Year-to-date | 340          | 170           | 143          | 226,800            | 190,700           | 270               |
| Change                              | May          | 23.6%        | 32.6%         | 14.7%        | 15.1%              | -0.3%             | 5.6%              |
|                                     | Prev Mo 2015 | 29.4%        | 16.3%         | -26.4%       | 0.4%               | -14.2%            | -22.6%            |
|                                     | Year-to-date | 11.8%        | 29.4%         | 25.2%        | -0.3%              | 2.3%              | -3.5%             |

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

**Average Sale Price % Change:**  
+11.6% (\$226,600 v. \$203,000)  
**Median Sale Price % Change:**  
+9.3% (\$191,200 v. \$175,000)

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 • 5/2015

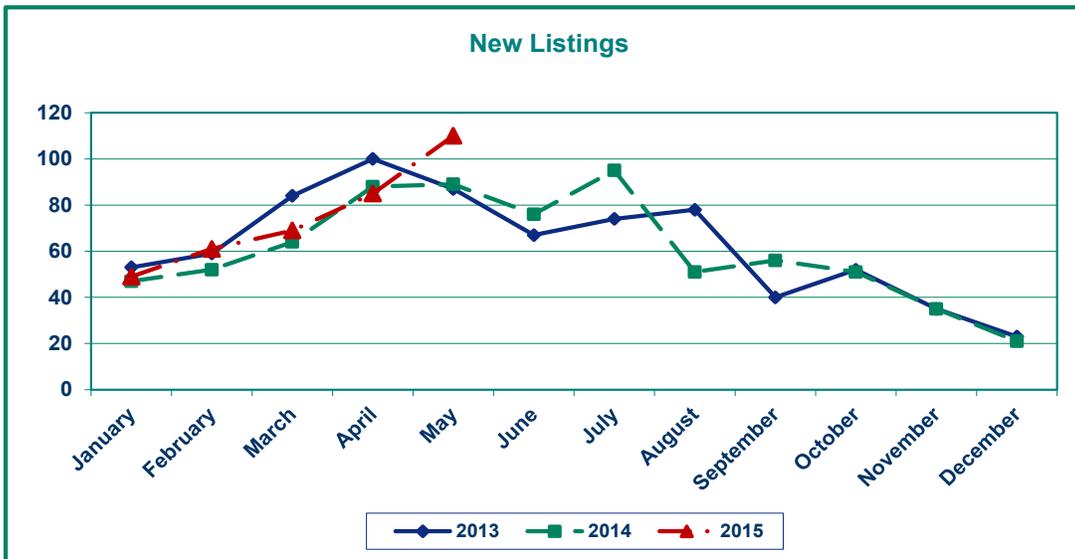
## Curry County, Oregon

|     |   | RESIDENTIAL     |              |                            |               |   |              |                    |                                |              |               |   |              |                    |                   | COMMERCIAL                            |              | LAND               |              | MULTIFAMILY        |              |                    |
|-----|---|-----------------|--------------|----------------------------|---------------|---|--------------|--------------------|--------------------------------|--------------|---------------|---|--------------|--------------------|-------------------|---------------------------------------|--------------|--------------------|--------------|--------------------|--------------|--------------------|
|     |   | Current Month   |              |                            |               |   |              |                    | Year-To-Date                   |              |               |   |              |                    |                   | Year-To-Date                          |              | Year-To-Date       |              | Year-To-Date       |              |                    |
|     |   | Active Listings | New Listings | Expired/Cancelled Listings | Pending Sales | Pending Sales 2015 v. 2014 <sup>1</sup> | Closed Sales | Average Sale Price | Total Market Time <sup>3</sup> | New Listings | Pending Sales | Pending Sales 2015 v. 2014 <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 |
| Z70 | City, Airport, Marina Hls., NB Chetco     | 113             | 32           | 11                         | 24            | 60.0%                                   | 13           | 282,800            | 149                            | 124          | 87            | 45.0%                                   | 61           | 254,900            | 240,000           | 17.0%                                 | 1            | 145,000            | 5            | 81,000             | 1            | 310,000            |
| Z71 | Harbor, Winchuck, SB Chetco               | 79              | 20           | 1                          | 10            | 25.0%                                   | 11           | 191,300            | 170                            | 75           | 39            | 0.0%                                    | 38           | 221,300            | 165,000           | 22.3%                                 | 1            | 219,000            | 8            | 167,900            | 1            | 184,000            |
| Z72 | Carpenterville, Cape Ferrello, Whaleshead | 37              | 10           | 1                          | 4             | 300.0%                                  | 5            | 362,200            | 300                            | 32           | 17            | 6.3%                                    | 21           | 213,500            | 179,000           | 14.2%                                 | -            | -                  | 6            | 68,200             | -            | -                  |
| Z73 | Gold Beach                                | 141             | 35           | 11                         | 15            | 15.4%                                   | 7            | 177,100            | 382                            | 111          | 59            | 43.9%                                   | 43           | 209,900            | 200,000           | -8.4%                                 | 1            | 26,000             | 14           | 123,600            | 1            | 129,900            |
| Z74 | Port Orford                               | 61              | 13           | 6                          | 4             | -33.3%                                  | 3            | 200,600            | 93                             | 38           | 18            | 28.6%                                   | 16           | 187,600            | 167,500           | 22.4%                                 | -            | -                  | 7            | 151,300            | -            | -                  |
|     | <b>Curry County</b>                       | <b>431</b>      | <b>110</b>   | <b>30</b>                  | <b>57</b>     | <b>32.6%</b>                            | <b>39</b>    | <b>241,900</b>     | <b>212</b>                     | <b>380</b>   | <b>220</b>    | <b>29.4%</b>                            | <b>179</b>   | <b>226,100</b>     | <b>195,000</b>    | <b>11.6%</b>                          | <b>3</b>     | <b>130,000</b>     | <b>40</b>    | <b>123,700</b>     | <b>3</b>     | <b>208,000</b>     |

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares May 2015 with May 2014. The Year-To-Date section compares 2015 year-to-date statistics through May with 2014 year-to-date statistics through May.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/14-5/31/15) with 12 months before (6/1/13-5/31/14).

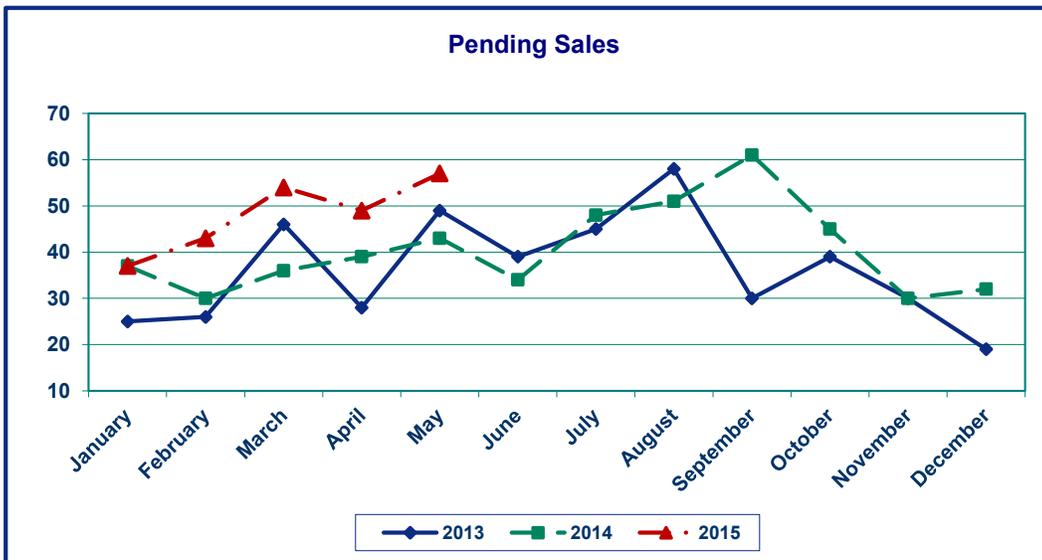
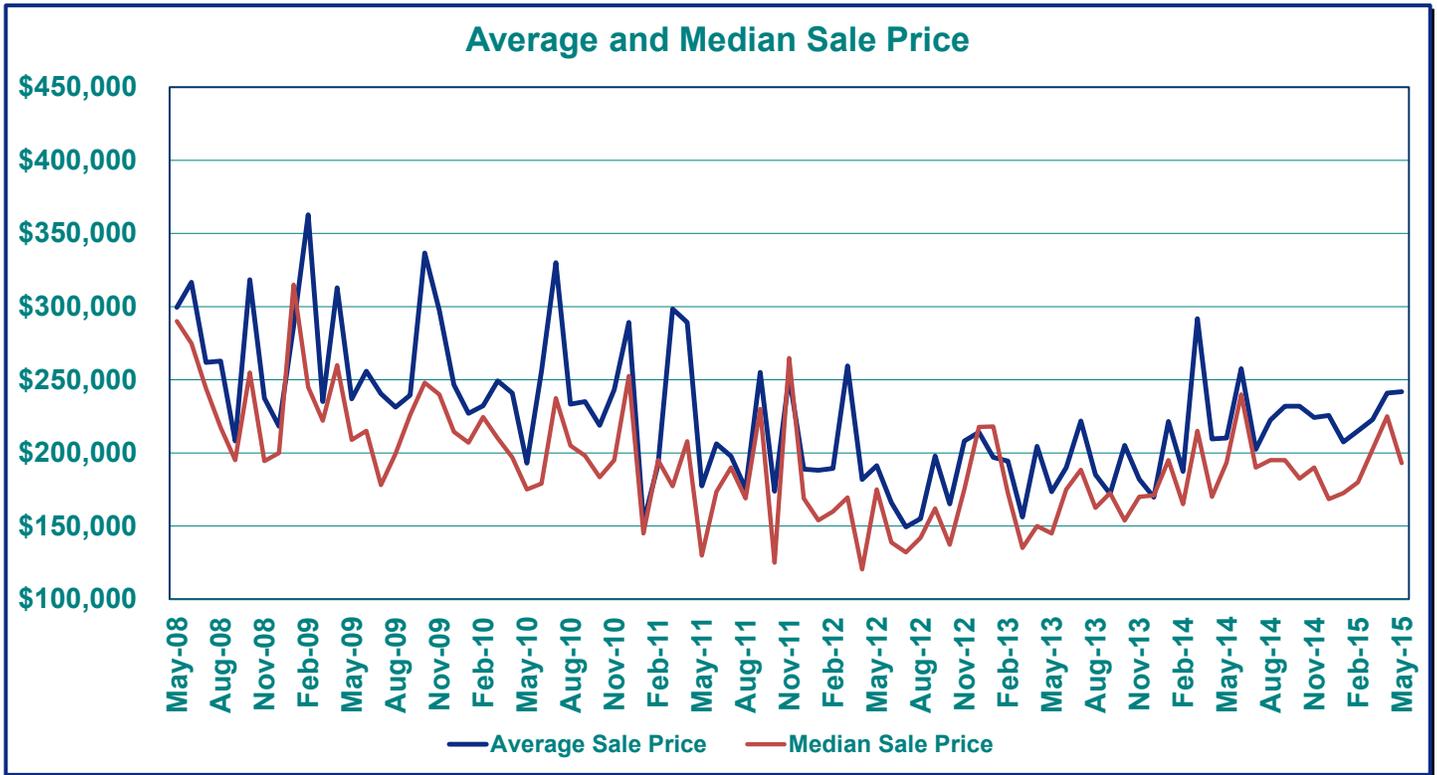
<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



**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.*



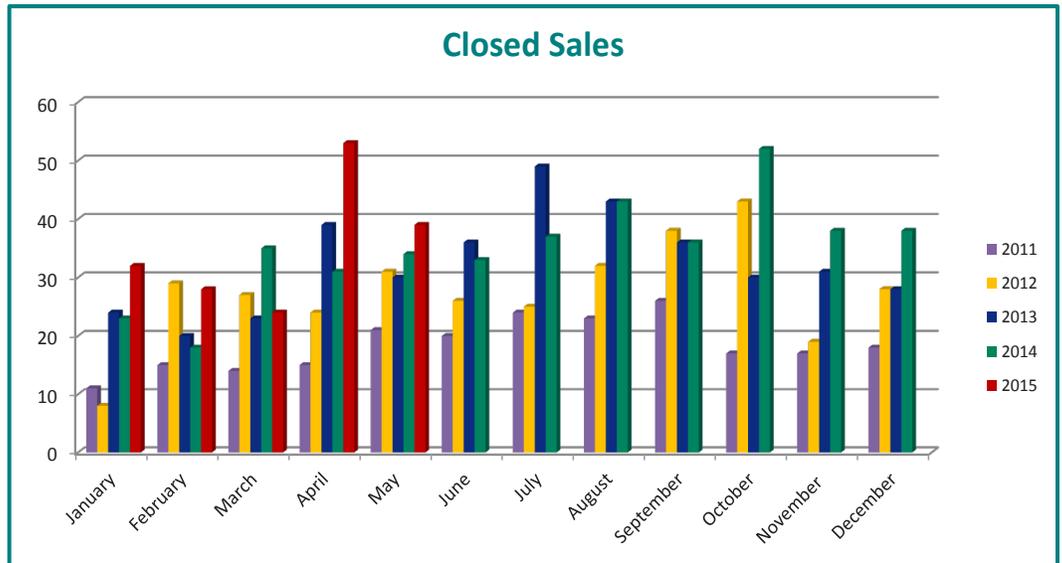
**PENDING LISTINGS**  
**CURRY COUNTY, OR**

*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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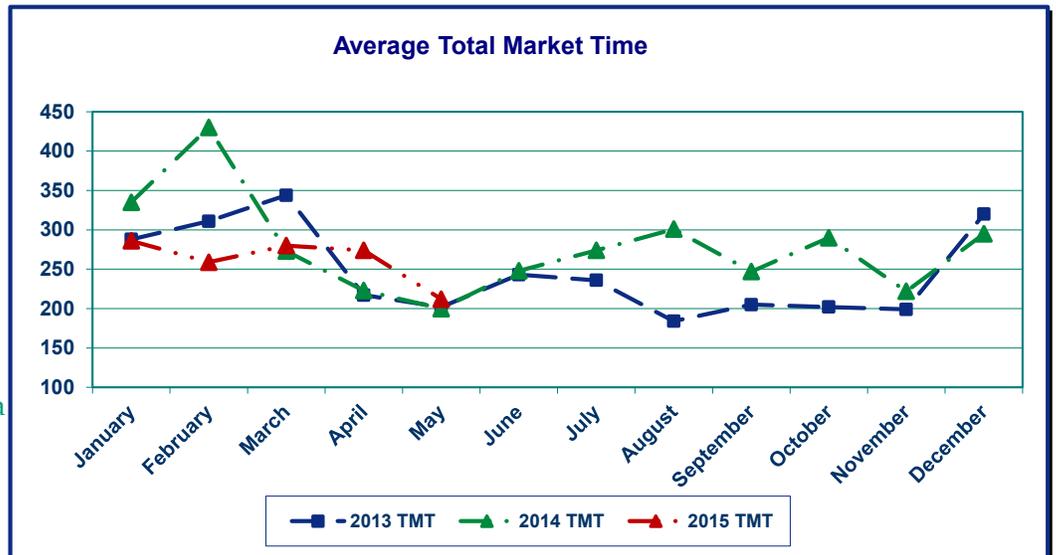
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**DAYS ON MARKET**  
**CURRY COUNTY, OR**

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

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Randy Hunzeker, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Heather Andrews, Editor

# MARKET ACTION



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

Residential Review: Douglas County, Oregon

May 2015 Reporting Period

## May Residential Highlights

May saw cooler real estate numbers in Douglas County than in April, but numbers remain rosy compared to last May and for 2015 overall. Pending sales (140) improved 41.4% over last May's 99 accepted offers, but were 15.2% lower than the 165 offers accepted in April 2015. New listings (207) were 13.1% higher than the 183 new listings offered in May 2014 but 13.8% below the 240 new listings offered last month. Closed sales, at 91, were 2.2% higher than last May's 89 closings but 27.2% lower than the 125 closings posted in April.

Total market time increased to 159 days in May. Inventory increased to 9.4 months during the same period.

## Year-to-Date Summary

Real estate activity has increased so far in 2015 compared to 2014. New listings (1,024) are up 15.3%, pending sales (632) are up 33.1%, and closed sales (478) are up 19.8% for the year.

## Average and Median Sale Prices

Comparing 2015 to 2014 through May, the average sale price rose 1.3% from \$176,600 to \$178,900. In the same comparison, the median sale price fell 1.3% from \$152,000 to \$150,000.

## Inventory in Months\*

|           | 2013 | 2014 | 2015 |
|-----------|------|------|------|
| January   | 9.8  | 9.9  | 11.1 |
| February  | 9.2  | 12.9 | 9.3  |
| March     | 9.0  | 10.5 | 7.0  |
| April     | 11.9 | 10.0 | 6.5  |
| May       | 9.4  | 10.4 | 9.4  |
| June      | 10.4 | 8.8  |      |
| July      | 9.5  | 9.1  |      |
| August    | 8.7  | 7.9  |      |
| September | 9.6  | 9.5  |      |
| October   | 8.1  | 6.7  |      |
| November  | 9.6  | 9.3  |      |
| December  | 9.7  | 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:**  
+3.2% (\$180,100 v. \$174,500)  
**Median Sale Price % Change:**  
+1.1% (\$155,000 v. \$153,300)

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 |
|---------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2015                                  | May          | 207          | 140           | 91           | 179,400            | 142,500           | 159               |
|                                       | April        | 240          | 165           | 125          | 191,100            | 169,900           | 147               |
|                                       | Year-to-date | 1,024        | 632           | 478          | 178,900            | 150,000           | 156               |
| 2014                                  | May          | 183          | 99            | 89           | 191,400            | 162,000           | 134               |
|                                       | Year-to-date | 888          | 475           | 399          | 176,600            | 152,000           | 170               |
| Change                                | May          | 13.1%        | 41.4%         | 2.2%         | -6.3%              | -12.0%            | 18.8%             |
|                                       | Prev Mo 2015 | -13.8%       | -15.2%        | -27.2%       | -6.1%              | -16.1%            | 8.2%              |
|                                       | Year-to-date | 15.3%        | 33.1%         | 19.8%        | 1.3%               | -1.3%             | -8.1%             |

\*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.

# AREA REPORT • 5/2015

## Douglas County, Oregon

|     |                                 | RESIDENTIAL     |              |                            |               |   |              |                    |                                |              |               |   |              |                    |                   |                                       | COMMERCIAL   |                    | LAND         |                    | MULTIFAMILY  |                    |
|-----|---------------------------------|-----------------|--------------|----------------------------|---------------|---|--------------|--------------------|--------------------------------|--------------|---------------|---|--------------|--------------------|-------------------|---------------------------------------|--------------|--------------------|--------------|--------------------|--------------|--------------------|
|     |                                 | Current Month   |              |                            |               |   |              |                    |                                | Year-To-Date |               |   |              |                    |                   |                                       | Year-To-Date |                    | Year-To-Date |                    | Year-To-Date |                    |
|     |                                 | Active Listings | New Listings | Expired/Cancelled Listings | Pending Sales | Pending Sales 2015 v. 2014 <sup>1</sup> | Closed Sales | Average Sale Price | Total Market Time <sup>3</sup> | New Listings | Pending Sales | Pending Sales 2015 v. 2014 <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 |
| 251 | NE Roseburg                     | 77              | 18           | 6                          | 16            | 128.6%                                  | 6            | 190,100            | 135                            | 112          | 69            | 56.8%                                   | 43           | 158,800            | 166,000           | 8.9%                                  | 1            | 175,000            | 4            | 64,900             | 4            | 167,500            |
| 252 | NW Roseburg                     | 97              | 33           | 5                          | 16            | 100.0%                                  | 9            | 361,200            | 129                            | 110          | 64            | 39.1%                                   | 43           | 292,400            | 259,000           | 5.4%                                  | 1            | 400,000            | 8            | 96,100             | 1            | 217,000            |
| 253 | SE Roseburg                     | 44              | 10           | 4                          | 4             | -42.9%                                  | 3            | 159,700            | 89                             | 52           | 32            | 6.7%                                    | 25           | 164,600            | 168,500           | 20.7%                                 | 5            | 140,400            | 4            | 39,100             | 2            | 104,800            |
| 254 | SW Roseburg                     | 77              | 19           | 4                          | 9             | -10.0%                                  | 6            | 228,500            | 120                            | 88           | 54            | 14.9%                                   | 43           | 218,100            | 201,500           | 4.4%                                  | 2            | 300,700            | 8            | 137,400            | 2            | 567,500            |
| 255 | Glide & E of Roseburg           | 41              | 5            | -                          | 5             | -16.7%                                  | 6            | 309,000            | 119                            | 38           | 33            | 22.2%                                   | 22           | 267,300            | 270,000           | 22.1%                                 | 1            | 175,000            | 3            | 106,300            | -            | -                  |
| 256 | Sutherlin/Oakland Area          | 100             | 25           | 7                          | 12            | -14.3%                                  | 10           | 209,500            | 92                             | 125          | 67            | -16.3%                                  | 58           | 214,600            | 165,000           | 9.2%                                  | 3            | 133,300            | 16           | 111,600            | 5            | 218,000            |
| 257 | Winston & SW of Roseburg        | 76              | 16           | 2                          | 13            | 85.7%                                   | 8            | 106,400            | 276                            | 78           | 55            | 71.9%                                   | 45           | 151,500            | 126,000           | -13.3%                                | 1            | 868,000            | 1            | 75,000             | -            | -                  |
| 258 | Myrtle Creek & S/SE of Roseburg | 145             | 34           | 13                         | 31            | 82.4%                                   | 15           | 133,200            | 332                            | 183          | 106           | 73.8%                                   | 73           | 144,900            | 134,900           | -1.0%                                 | 1            | 42,000             | 7            | 104,200            | 1            | 140,000            |
| 259 | Green District                  | 45              | 12           | 6                          | 15            | 114.3%                                  | 14           | 127,400            | 116                            | 74           | 65            | 27.5%                                   | 52           | 127,500            | 135,100           | 5.7%                                  | -            | -                  | 5            | 53,200             | -            | -                  |
| 265 | North Douglas County            | 157             | 35           | 13                         | 19            | 18.8%                                   | 14           | 107,100            | 78                             | 164          | 87            | 52.6%                                   | 74           | 139,000            | 100,500           | 5.6%                                  | -            | -                  | 8            | 85,800             | -            | -                  |
|     | <b>Douglas County</b>           | <b>859</b>      | <b>207</b>   | <b>60</b>                  | <b>140</b>    | <b>41.4%</b>                            | <b>91</b>    | <b>179,400</b>     | <b>159</b>                     | <b>1,024</b> | <b>632</b>    | <b>33.1%</b>                            | <b>478</b>   | <b>178,900</b>     | <b>150,000</b>    | <b>3.2%</b>                           | <b>15</b>    | <b>224,200</b>     | <b>64</b>    | <b>96,000</b>      | <b>15</b>    | <b>230,800</b>     |

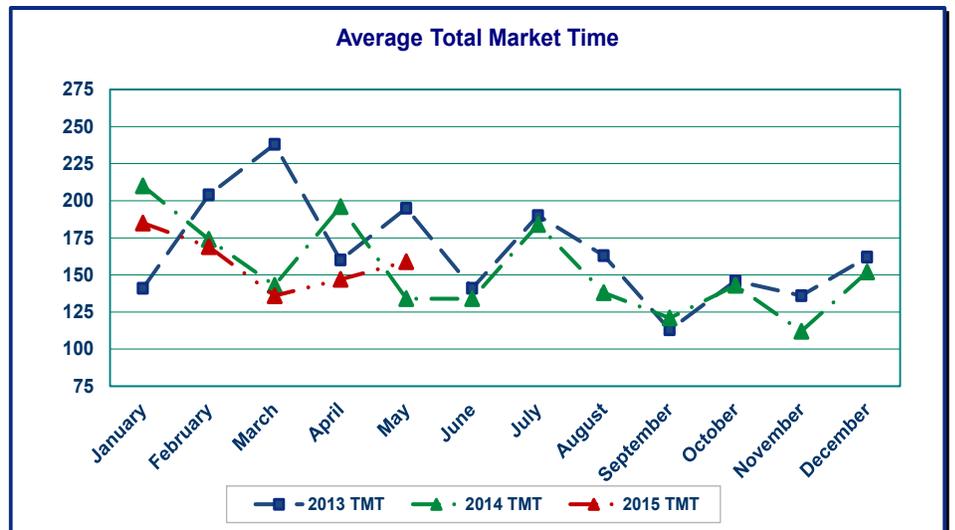
<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares May 2015 with May 2014. The Year-To-Date section compares 2015 year-to-date statistics through May with 2014 year-to-date statistics through May.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/14-5/31/15) with 12 months before (6/1/13-5/31/14).

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

### DAYS ON MARKET DOUGLAS COUNTY, OR

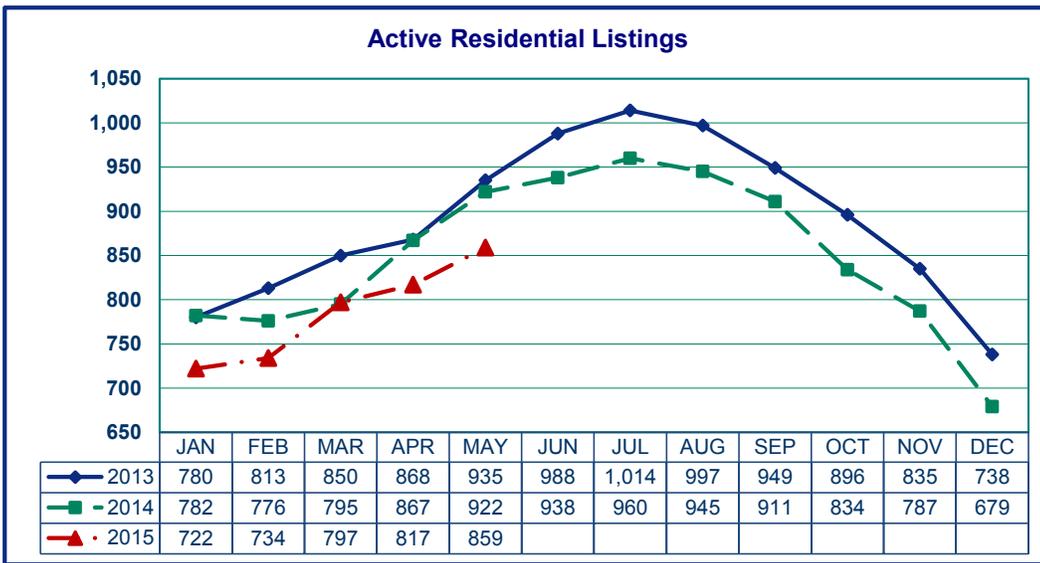
This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.



## ACTIVE RESIDENTIAL LISTINGS

### DOUGLAS COUNTY, OR

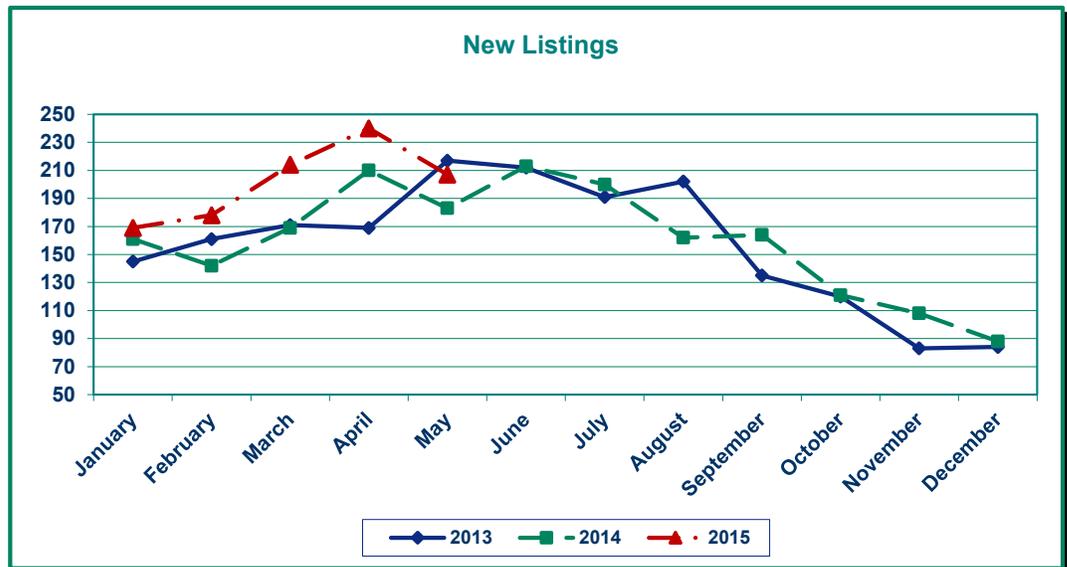
*This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.*



## NEW LISTINGS

### DOUGLAS COUNTY, OR

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

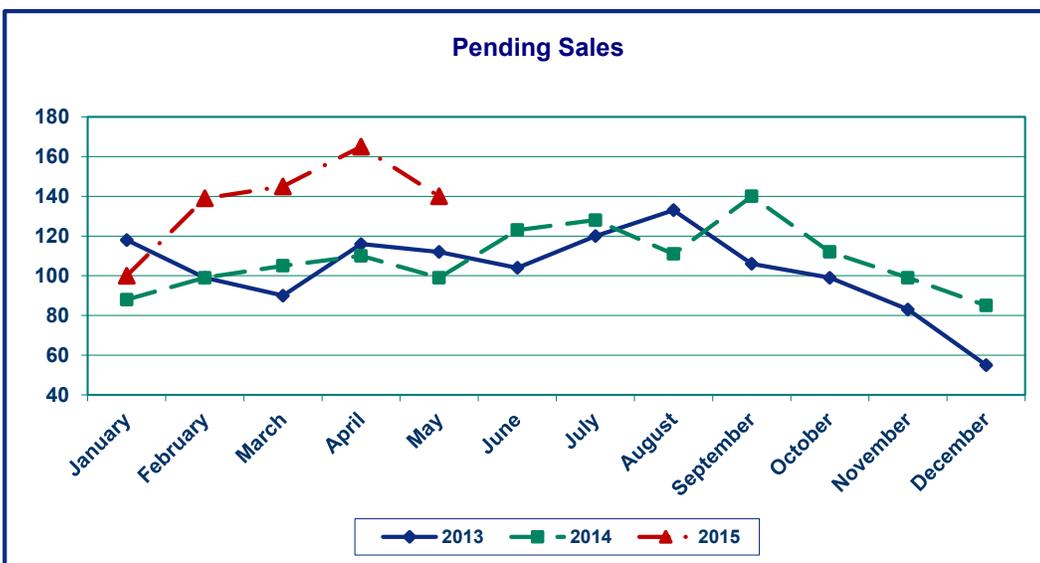


## Pending Sales

## PENDING LISTINGS

### DOUGLAS COUNTY, OR

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

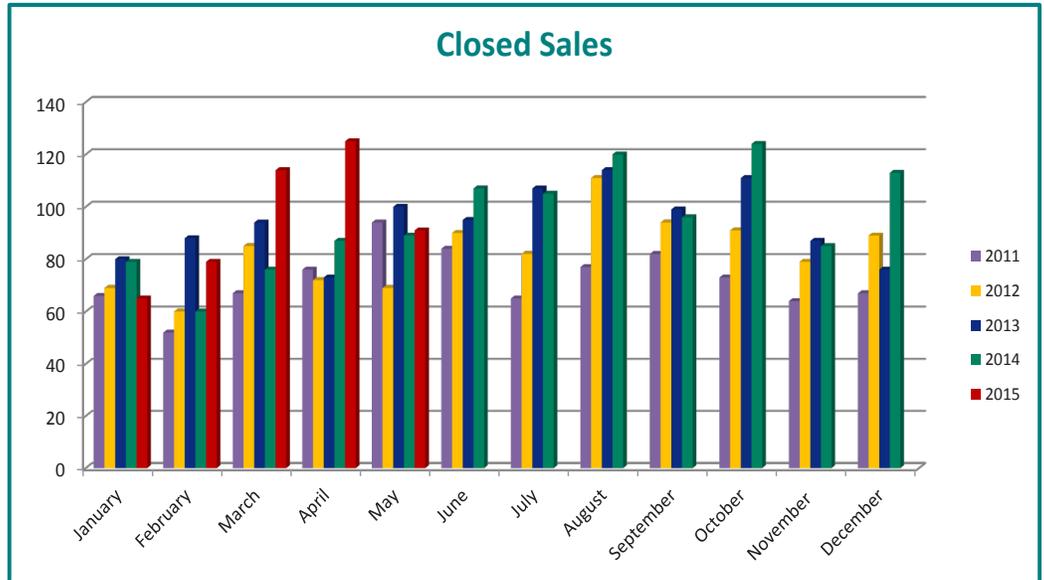


**CLOSED SALES**  
DOUGLAS COUNTY, OR

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

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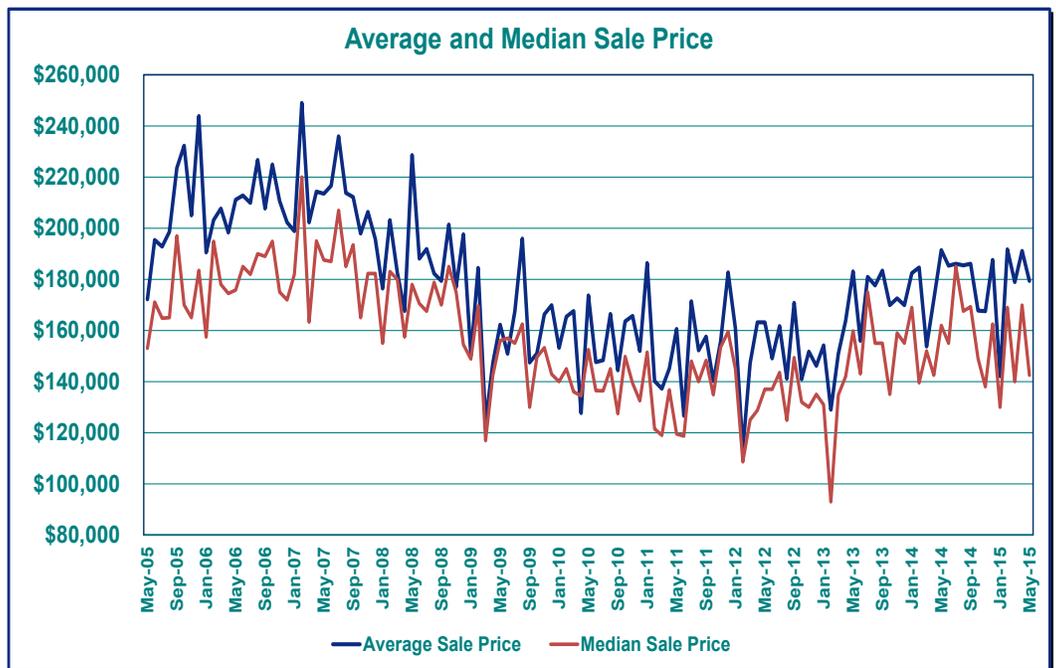


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

**SALE PRICE**  
DOUGLAS COUNTY, OR

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

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Randy Hunzeker, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Heather Andrews, Editor

# MARKET ACTION

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

Residential Review: Grant County, Oregon

May 2015 Reporting Period

## May Residential Highlights

Grant County saw an increase in real estate activity this May, but numbers are cool for the year to date. Eight closed sales represented a 14.3% increase from the seven posted in April 2015, but fell short of the ten closings posted in May 2014. Pending sales (9) fared 50.0% better

than both last month and the same month last year, when there were six accepted offers. New listings, at 16, exactly matched the 16 new listings offered in May 2014 and bested last month's new listings (11) by five.

Inventory decreased to 15.6 months in May. Total market time increased to 297 days in the same period.

## Average and Median Sales Prices

Comparing 2015 to 2014 through May, the average sale price decreased 18.2% from \$153,100 to \$125,300. In the same comparison, the median sale price stayed even at \$115,000.

| Inventory in Months* |      |      |      |
|----------------------|------|------|------|
|                      | 2013 | 2014 | 2015 |
| January              | 41.7 | 23.2 | 25.4 |
| February             | N/A  | 22.5 | 32.0 |
| March                | 20.5 | 20.1 | 15.3 |
| April                | 40.7 | 12.6 | 17.4 |
| May                  | 15.2 | 15.4 | 15.6 |
| June                 | 32.5 | 20.3 |      |
| July                 | 17   | 17.1 |      |
| August               | 46.3 | 38.3 |      |
| September            | 14.4 | 29.4 |      |
| October              | 37.5 | 20.7 |      |
| November             | 36.3 | 29   |      |
| December             | 35.8 | 120  |      |

\*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:

-18.4% (\$135,000 v. \$165,500)

#### Median Sale Price % Change:

-4.2% (\$115,000 v. \$120,000)

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 |
|-------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2015                                | May          | 16           | 9             | 8            | 93,700             | 81,500            | 297               |
|                                     | April        | 11           | 6             | 7            | 134,000            | 116,000           | 284               |
|                                     | Year-to-date | 59           | 35            | 33           | 125,300            | 115,000           | 352               |
| 2014                                | May          | 16           | 6             | 10           | 134,100            | 115,000           | 346               |
|                                     | Year-to-date | 88           | 45            | 41           | 153,100            | 115,000           | 279               |
| Change                              | May          | 0.0%         | 50.0%         | -20.0%       | -30.1%             | -29.1%            | -14.3%            |
|                                     | Prev Mo 2015 | 45.5%        | 50.0%         | 14.3%        | -30.1%             | -29.7%            | 4.6%              |
|                                     | Year-to-date | -33.0%       | -22.2%        | -19.5%       | -18.2%             | 0.0%              | 26.1%             |

# AREA REPORT • 5/2015

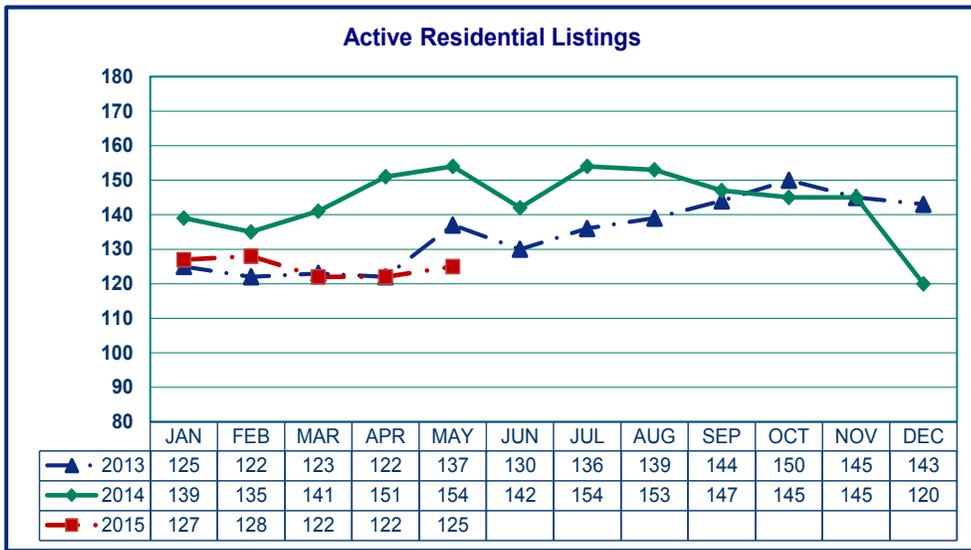
## Grant County, Oregon

|       |              | RESIDENTIAL     |              |                            |               |   |              |                    |                                |              |               |   |              |                    |                   |                                       | COMMERCIAL   |                    | LAND         |                    | MULTIFAMILY  |                    |
|-------|--------------|-----------------|--------------|----------------------------|---------------|---|--------------|--------------------|--------------------------------|--------------|---------------|---|--------------|--------------------|-------------------|---------------------------------------|--------------|--------------------|--------------|--------------------|--------------|--------------------|
|       |              | Current Month   |              |                            |               |   |              |                    | Year-To-Date                   |              |               |   |              |                    |                   | Year-To-Date                          |              | Year-To-Date       |              | Year-To-Date       |              |                    |
|       |              | Active Listings | New Listings | Expired/Cancelled Listings | Pending Sales | Pending Sales 2015 v. 2014 <sup>1</sup> | Closed Sales | Average Sale Price | Total Market Time <sup>3</sup> | New Listings | Pending Sales | Pending Sales 2015 v. 2014 <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 |
| 97817 | Bates        | -               | 0            | -                          | 0             | -100.0%                                 | 1            | 180,000            | 644                            | -            | 1             | 0.0%                                    | 1            | 180,000            | 180,000           | -                                     | -            | -                  | 1            | 5,100              | -            | -                  |
| 97820 | Canyon City  | 21              | 5            | 1                          | 2             | 0.0%                                    | 1            | 105,000            | 17                             | 11           | 4             | -60.0%                                  | 4            | 117,300            | 115,000           | -32.3%                                | -            | -                  | 2            | 180,000            | -            | -                  |
| 97825 | Dayville     | 3               | 1            | 2                          | 0             | -                                       | 0            | -                  | -                              | 1            | -             | -100.0%                                 | -            | -                  | -                 | -75.0%                                | -            | -                  | 2            | 67,500             | -            | -                  |
| 97845 | John Day     | 39              | 5            | 2                          | 3             | 50.0%                                   | 3            | 84,600             | 361                            | 21           | 16            | 14.3%                                   | 13           | 123,800            | 116,000           | -12.8%                                | 1            | 255,000            | 4            | 71,200             | -            | -                  |
| 97848 | Kimberly     | 4               | 0            | 0                          | 0             | -                                       | 0            | -                  | -                              | 1            | 0             | -                                       | 0            | -                  | -                 | -                                     | 0            | -                  | 0            | -                  | 0            | -                  |
| 97856 | Long Creek   | 10              | 0            | 0                          | 0             | -                                       | 0            | -                  | -                              | 3            | -             | -100.0%                                 | 1            | 78,000             | 78,000            | 160.0%                                | 1            | 75,000             | 1            | 75,000             | -            | -                  |
| 97864 | Monument     | 4               | -            | 0                          | 0             | -                                       | 0            | -                  | -                              | 1            | 0             | -                                       | 0            | -                  | -                 | 7.1%                                  | 0            | -                  | 0            | -                  | 0            | -                  |
| 97865 | Mount Vernon | 15              | 3            | 1                          | 1             | -                                       | 1            | 65,000             | 399                            | 11           | 9             | 28.6%                                   | 8            | 151,200            | 127,500           | -18.9%                                | -            | -                  | -            | -                  | -            | -                  |
| 97869 | Prairie City | 29              | 2            | 1                          | 2             | 100.0%                                  | 2            | 72,800             | 116                            | 10           | 4             | -60.0%                                  | 6            | 98,300             | 95,300            | 23.8%                                 | -            | -                  | 1            | 16,500             | -            | -                  |
| 97873 | Seneca       | 0               | 0            | 0                          | 1             | -                                       | 0            | -                  | -                              | 0            | 1             | -                                       | 0            | -                  | -                 | -                                     | 0            | -                  | 0            | -                  | 0            | -                  |
|       | Grant County | 125             | 16           | 7                          | 9             | 50.0%                                   | 8            | 93,700             | 297                            | 59           | 35            | -22.2%                                  | 33           | 125,300            | 115,000           | -18.5%                                | 2            | 165,000            | 11           | 79,700             | -            | -                  |

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares May 2015 with May 2014. The Year-To-Date section compares 2015 year-to-date statistics through May with 2014 year-to-date statistics through May.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/14-5/31/15) with 12 months before (6/1/13-5/31/14).

<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

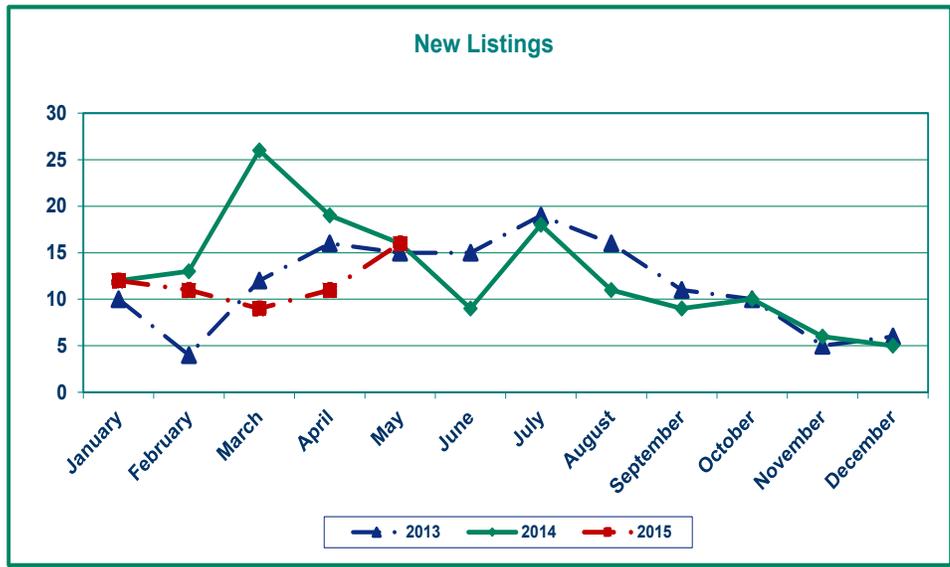
GRANT COUNTY, OR

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

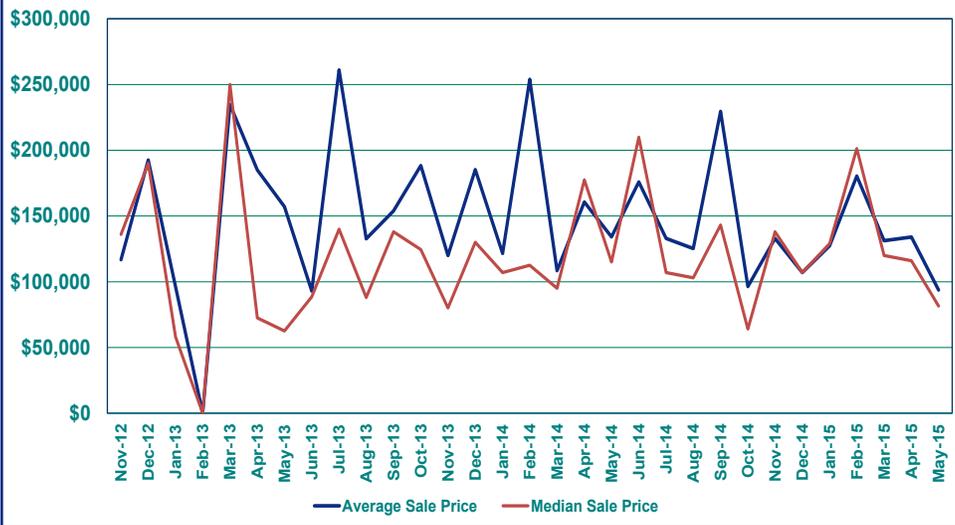
## NEW LISTINGS

### GRANT COUNTY, OR

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



## Average and Median Sale Price



## SALE PRICE

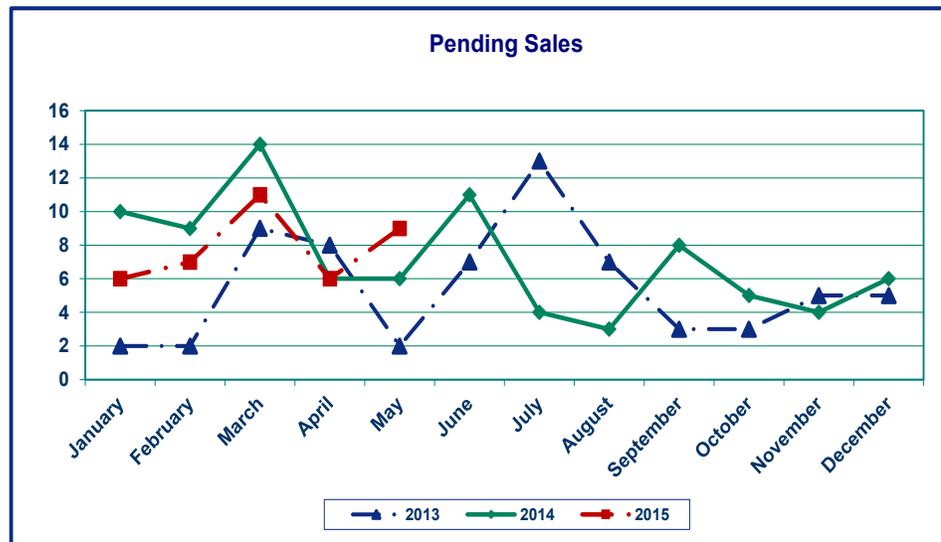
### GRANT COUNTY, OR

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

## PENDING LISTINGS

### GRANT COUNTY, OR

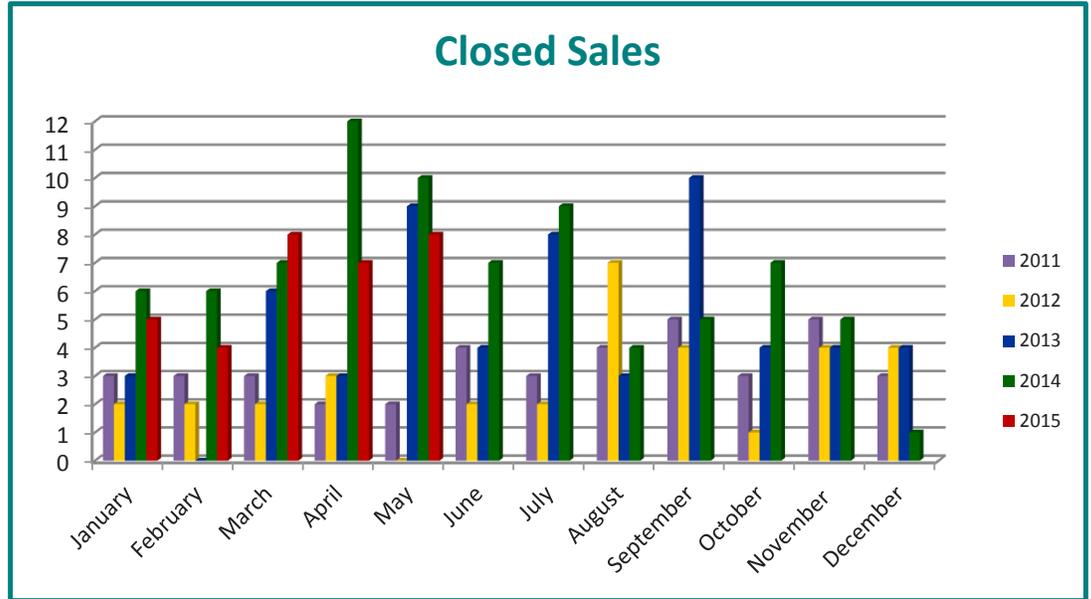
*This graph represents monthly accepted offers in Grant County, Oregon.*



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

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

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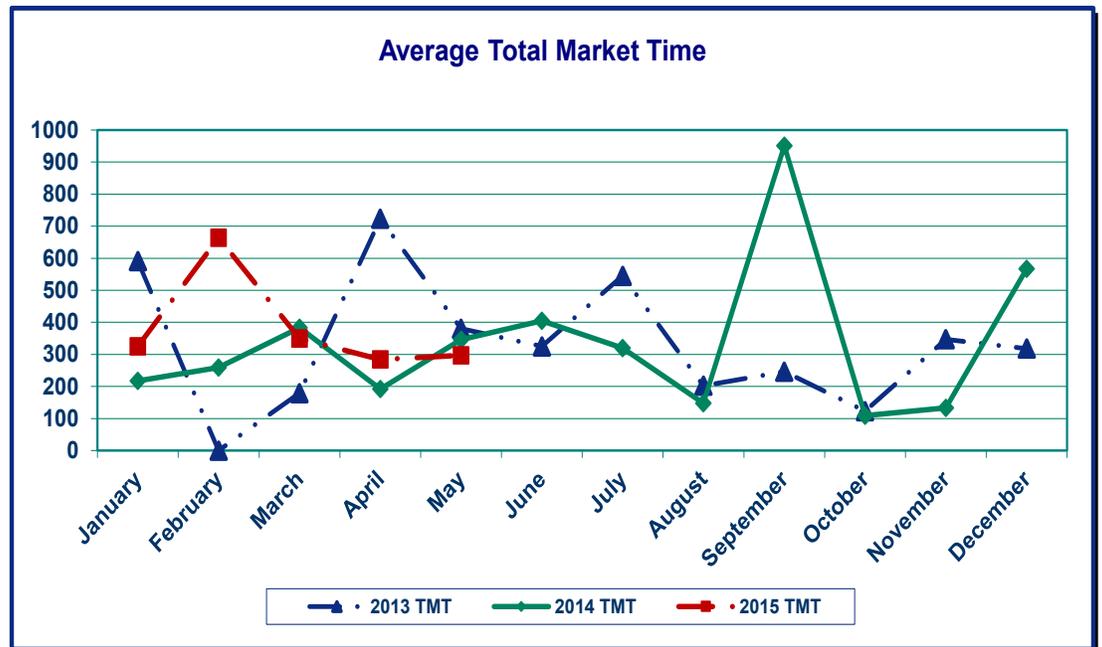
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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



Randy Hunzeker, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Heather Andrews, Editor

# MARKET ACTION

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

## Residential Review: Josephine County, Oregon

May 2015 Reporting Period

### May Residential Highlights

Josephine County saw an uptick in real estate activity across the board this May. There were 14 new listings posted, an increase over April's nine. Pending sales, at 13, were nearly double that of April. Five closed sales were posted in May, an increase over the three closings posted in April.

So far in 2015 there have been 54 new listings offered, 42 accepted offers, and 35 closed sales.

Total market time increased to 102 days in May. Inventory decreased to 11.4 months in the same period.

### Sale Prices

Comparing May 2015 to April 2015, the average sale price in Josephine County increased 22.0% from \$191,700 to \$233,800. In the same comparison, the median increased 62.6% from \$170,000 to \$276,500.

| Inventory in Months* |      |      |
|----------------------|------|------|
|                      | 2014 | 2015 |
| January              | N/A  | 12.5 |
| February             | N/A  | 11.5 |
| March                | N/A  | 7.1  |
| April                | N/A  | 20.0 |
| May                  | N/A  | 11.4 |
| June                 | N/A  |      |
| July                 | N/A  |      |
| August               | 7.7  |      |
| September            | 12.1 |      |
| October              | 7.5  |      |
| November             | 8.4  |      |
| December             | 10.7 |      |

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

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

| Josephine County Residential Highlights |              | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|---|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2015                                    | May          | 14           | 13            | 5            | 233,800            | 276,500           | 102               |
|   | April        | 9            | 7             | 3            | 191,700            | 170,000           | 27                |
|   | Year-to-date | 54           | 42            | 35           | 218,500            | 195,000           | 137               |



## ACTIVE RESIDENTIAL LISTINGS

JOSEPHINE COUNTY, OR

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

# AREA REPORT • 5/2015

## Josephine County, Oregon

|       | RESIDENTIAL     |              |                            |               |   |              |                    |                                |              |               |   |              |                    | COMMERCIAL        |                                       |              | LAND               |              | MULTIFAMILY        |              |                    |
|-------|-----------------|--------------|----------------------------|---------------|---|--------------|--------------------|--------------------------------|--------------|---------------|---|--------------|--------------------|-------------------|---------------------------------------|--------------|--------------------|--------------|--------------------|--------------|--------------------|
|       | Current Month   |              |                            |               |   |              |                    | Year-To-Date                   |              |               |   |              |                    | Year-To-Date      |                                       |              | Year-To-Date       |              | Year-To-Date       |              |                    |
|       | Active Listings | New Listings | Expired/Cancelled Listings | Pending Sales | Pending Sales 2015 v. 2014 <sup>1</sup> | Closed Sales | Average Sale Price | Total Market Time <sup>3</sup> | New Listings | Pending Sales | Pending Sales 2015 v. 2014 <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 |
| 97497 | Wolf Creek      | 3            | 1                          | 0             | 1                                       | -            | 0                  | -                              | 2            | 2             | -                                       | 2            | 272,500            | 272,500           | 96.4%                                 | -            | -                  | -            | -                  | -            | -                  |
| 97523 | Cave Junction   | 4            | 0                          | 2             | -                                       | 1            | 27,500             | 36                             | 2            | 3             | -                                       | 3            | 109,200            | 105,000           | 75.2%                                 | -            | -                  | 1            | 195,000            | -            | -                  |
| 97526 | Grants Pass     | 22           | 7                          | 4             | 5                                       | -            | 179,900            | 73                             | 21           | 16            | -                                       | 14           | 217,400            | 175,000           | 19.9%                                 | -            | -                  | -            | -                  | -            | -                  |
| 97527 | Grants Pass     | 21           | 5                          | 2             | 3                                       | -            | 320,500            | 134                            | 22           | 15            | -                                       | 12           | 204,100            | 232,500           | -4.4%                                 | -            | -                  | 4            | 140,500            | -            | -                  |
| 97528 | Grants Pass     | 0            | 0                          | 0             | 0                                       | -            | 0                  | -                              | 0            | 0             | -                                       | 0            | -                  | -                 | -                                     | 0            | -                  | 0            | -                  | 0            | -                  |
| 97531 | Kerby           | -            | 0                          | 0             | 0                                       | -            | 0                  | -                              | -            | 1             | -                                       | 1            | 142,500            | 142,500           | 9.6%                                  | -            | -                  | -            | -                  | -            | -                  |
| 97532 | Merlin          | 2            | 0                          | -             | 1                                       | -            | 0                  | -                              | 3            | 2             | -                                       | 1            | 293,800            | 293,800           | 35.3%                                 | -            | -                  | -            | -                  | -            | -                  |
| 97533 | Murphy          | 0            | 0                          | 0             | 0                                       | -            | 0                  | -                              | 0            | 0             | -                                       | 0            | -                  | -                 | -                                     | 0            | -                  | 0            | -                  | 0            | -                  |
| 97534 | O'Brien         | 0            | 0                          | 0             | 0                                       | -            | 0                  | -                              | 0            | 0             | -                                       | 0            | -                  | -                 | -                                     | 0            | -                  | 0            | -                  | 0            | -                  |
| 97538 | Selma           | 3            | 1                          | 0             | 3                                       | -            | 0                  | -                              | 4            | 3             | -                                       | 2            | 423,300            | 423,300           | 36.8%                                 | -            | -                  | -            | -                  | -            | -                  |
| 97543 | Wilderville     | 0            | 0                          | 0             | 0                                       | -            | 0                  | -                              | 0            | 0             | -                                       | -            | -                  | -                 | 6.7%                                  | -            | -                  | 1            | 285,000            | -            | -                  |
| 97544 | Williams        | 2            | 0                          | 0             | 0                                       | -            | 0                  | -                              | 0            | 0             | -                                       | 0            | -                  | -                 | -52.0%                                | 0            | -                  | 0            | -                  | 0            | -                  |
|       | Josephine Co.   | 57           | 14                         | 8             | 13                                      | -            | 233,800            | 102                            | 54           | 42            | -                                       | 35           | 218,500            | 195,000           | 10.7%                                 | -            | -                  | 6            | 173,700            | -            | -                  |

|       |               |     |    |    |   |   |   |         |     |    |    |    |         |         |        |   |         |   |         |   |         |
|-------|---------------|-----|----|----|---|---|---|---------|-----|----|----|----|---------|---------|--------|---|---------|---|---------|---|---------|
| 97501 | Medford       | 11  | 1  | 2  | 0 | - | 0 | -       | 11  | 4  | -  | 5  | 111,000 | 111,100 | -27.7% | - | -       | - | -       | - | -       |
| 97502 | Central Point | 12  | 6  | 2  | 1 | - | 0 | -       | 16  | 4  | -  | 2  | 162,800 | 162,800 | -27.4% | - | -       | - | -       | - | -       |
| 97503 | White City    | 8   | 1  | 0  | 2 | - | 0 | -       | 9   | 3  | -  | 0  | -       | -       | -6.9%  | 0 | -       | 0 | -       | 0 | -       |
| 97504 | Medford       | 10  | 1  | 2  | 2 | - | 2 | 163,000 | 79  | 15 | 6  | 3  | 185,400 | 195,000 | -22.5% | - | -       | - | -       | - | -       |
| 97520 | Ashland       | 14  | 3  | 2  | 2 | - | - | -       | 10  | 4  | -  | 2  | 327,500 | 327,500 | -9.5%  | - | -       | 4 | 985,300 | 1 | 231,200 |
| 97522 | Butte Falls   | 2   | -  | 0  | 0 | - | 0 | -       | -   | 0  | -  | 0  | -       | -       | -      | 0 | -       | 0 | -       | 0 | -       |
| 97524 | Eagle Point   | 16  | 3  | 3  | 1 | - | - | -       | 11  | 2  | -  | 1  | 452,300 | 452,300 | -37.9% | - | -       | 2 | 711,500 | - | -       |
| 97525 | Gold Hill     | 3   | 1  | 0  | 1 | - | 0 | -       | 2   | 3  | -  | 2  | 156,100 | 156,100 | -4.0%  | - | -       | - | -       | - | -       |
| 97530 | Jacksonville  | 10  | 0  | 1  | 0 | - | 1 | 325,000 | 9   | 4  | 1  | 1  | 325,000 | 325,000 | -54.8% | - | -       | - | -       | - | -       |
| 97535 | Phoenix       | 1   | 0  | 0  | 0 | - | 0 | -       | 2   | 1  | -  | 1  | 240,000 | 240,000 | -      | 1 | 180,000 | - | -       | - | -       |
| 97536 | Prospect      | -   | 0  | 0  | 0 | - | 0 | -       | 0   | 0  | -  | 0  | -       | -       | -      | 0 | -       | 0 | -       | 0 | -       |
| 97537 | Rogue River   | 11  | 2  | 2  | 0 | - | 1 | 87,500  | 344 | 9  | 8  | 8  | 220,500 | 219,800 | -10.3% | - | -       | 1 | 60,000  | - | -       |
| 97539 | Shady Cove    | 1   | 0  | 0  | 0 | - | 0 | -       | 1   | 0  | -  | 0  | -       | -       | -      | 0 | -       | 0 | -       | 0 | -       |
| 97540 | Talent        | 3   | 0  | 3  | 0 | - | 0 | -       | 3   | 0  | -  | 0  | -       | -       | 16.3%  | 0 | -       | 0 | -       | 0 | -       |
| 97541 | Talent        | 2   | 0  | 0  | 0 | - | 0 | -       | 1   | 0  | -  | 0  | -       | -       | -      | 0 | -       | 0 | -       | 0 | -       |
|       | Jackson Co.   | 104 | 18 | 17 | 9 | - | 4 | 184,600 | 128 | 94 | 36 | 25 | 207,400 | 173,800 | -9.5%  | 1 | 180,000 | 7 | 774,900 | 1 | 231,200 |

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares May 2015 with May 2014. The Year-To-Date section compares 2015 year-to-date statistics through May with 2014 year-to-date statistics through May.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/14-5/31/15) with 12 months before (6/1/13-5/31/14).

<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.

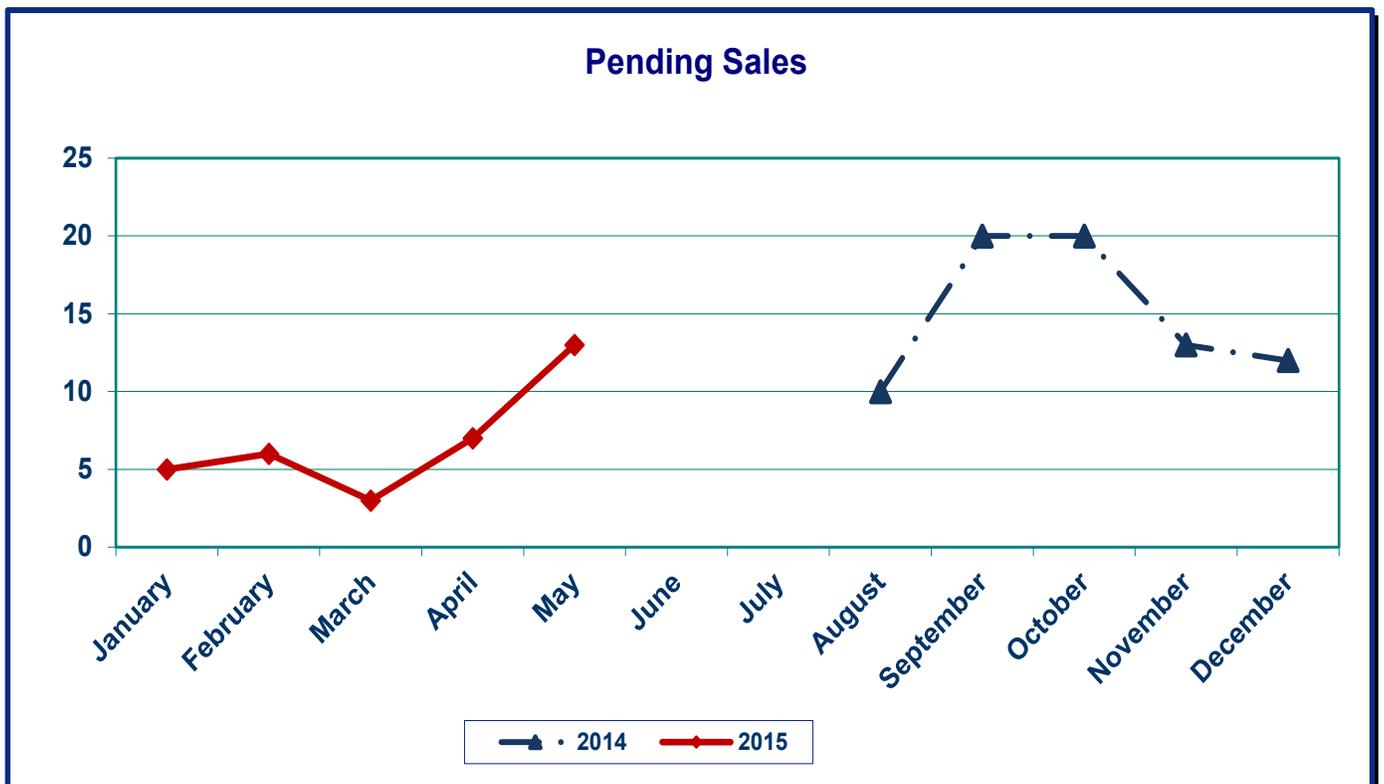
**NEW LISTINGS**  
JOSEPHINE COUNTY, OR

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



**PENDING LISTINGS**  
JOSEPHINE COUNTY, OR

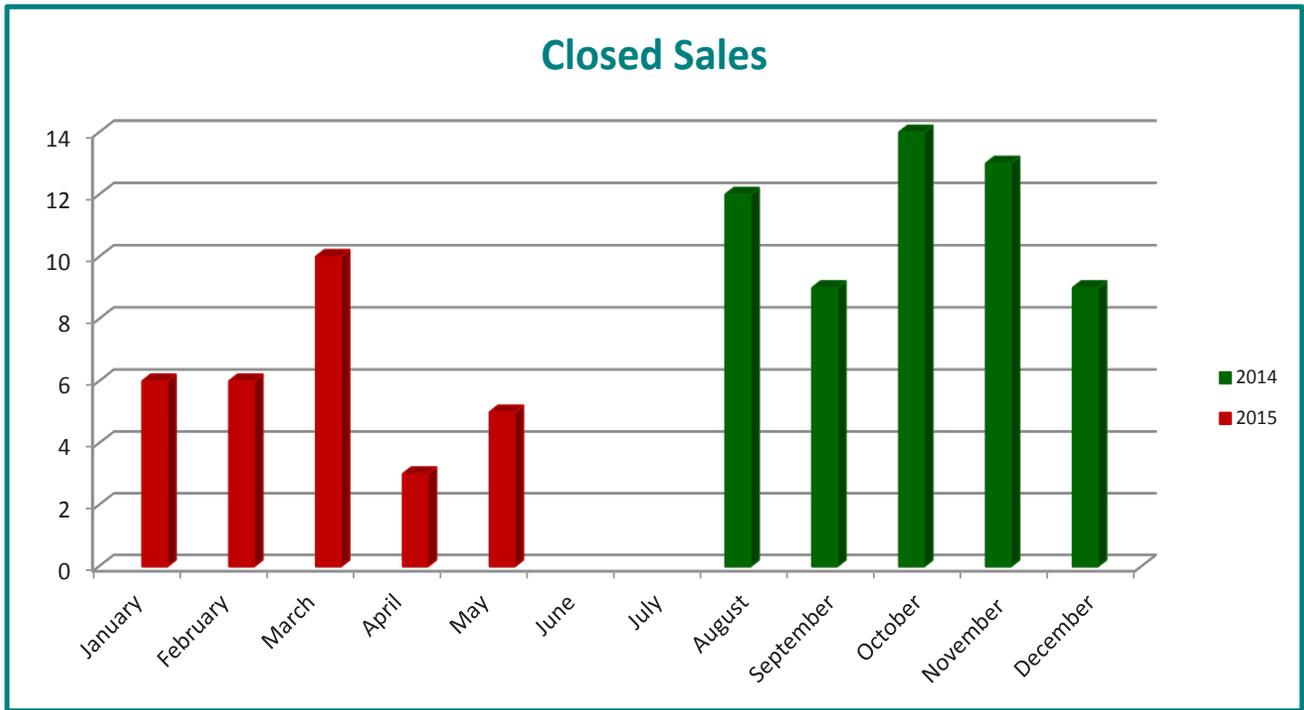
*This graph represents monthly accepted offers in Josephine County, Oregon.*



**CLOSED SALES**

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

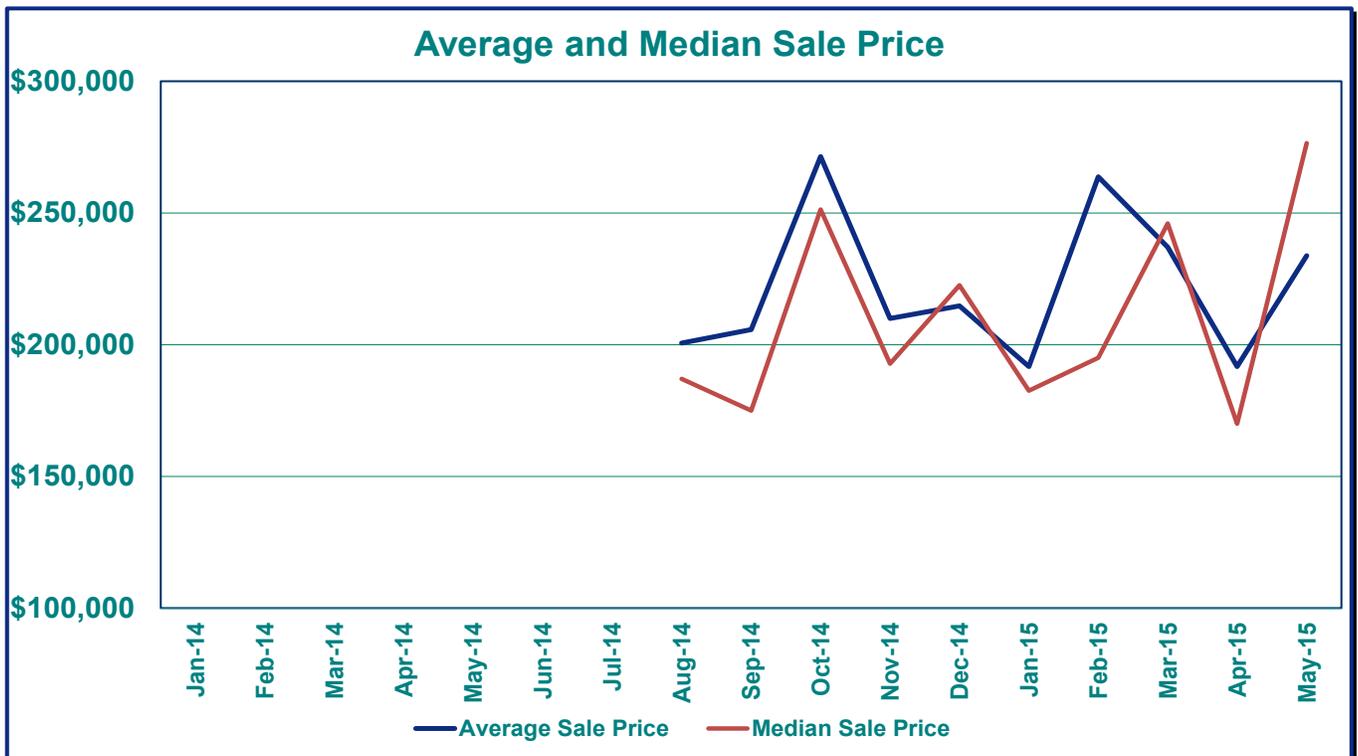
**JOSEPHINE COUNTY, OR**



**SALE PRICE**

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

**JOSEPHINE COUNTY, OR**



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

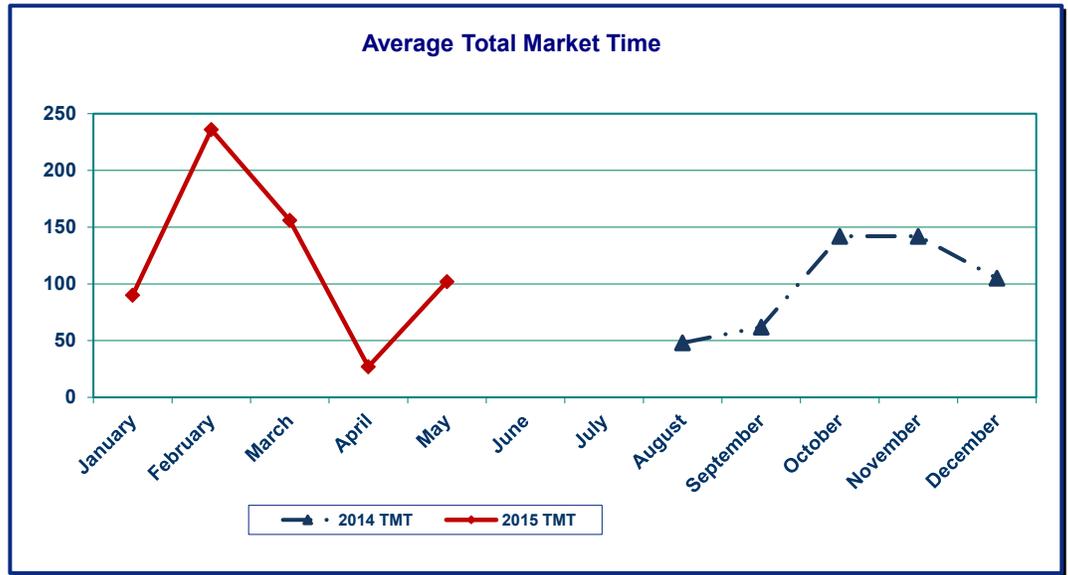
Contact RMLS™  
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Randy Hunzeker, Chairman of the Board  
 Kurt von Wasmuth, President/CEO  
 Heather Andrews, Editor

# MARKET ACTION

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

Residential Review: Lane County, Oregon

May 2015 Reporting Period

## May Residential Highlights

Closings were strong this May in Lane County! Closed sales, at 411, represented a 28.8% increase over the 319 closings posted in May 2014 and a 7.6% increase over the 382 closings posted last month, in April 2015. The last May when there were more closed sales was in 2007, when there were 429 closings posted for the month. At 41 closed sales for the month, Florence posted more closed sales than any other May since 2007, when RMLS™ started keeping a separate record.

Pending sales (552) cooled 0.9% from April's 557, but showed a 19.7% increase over the 461 offers accepted in May 2014. Similarly, the 672 new listings were 2.2% below the 687 new listings offered in April but 2.8% better than the 654 new listings offered in May 2014.

Inventory in Lane County decreased slightly to 3.3 months in May. Total market time decreased to 82 days in the same period.

## Average and Median Sale Prices

Comparing 2015 to 2014 through May of each year, the average sale price rose 2.8% from \$230,100 to \$236,500. In the same comparison, the median sale price rose 2.9% from \$207,500 to \$213,500.

| Inventory in Months* |      |      |      |
|----------------------|------|------|------|
|                      | 2013 | 2014 | 2015 |
| January              | 6.8  | 7.0  | 5.5  |
| February             | 5.7  | 5.7  | 5.9  |
| March                | 4.6  | 4.9  | 3.7  |
| April                | 4.5  | 4.9  | 3.4  |
| May                  | 4.2  | 4.9  | 3.3  |
| June                 | 4.3  | 4.3  |      |
| July                 | 4.7  | 4.6  |      |
| August               | 4.3  | 5.0  |      |
| September            | 4.7  | 4.9  |      |
| October              | 5.2  | 3.8  |      |
| November             | 6.0  | 5.5  |      |
| December             | 4.4  | 4.1  |      |

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

**Average Sale Price % Change:**  
+3.2% (\$237,500 v. \$230,200)  
**Median Sale Price % Change:**  
+3.0% (\$214,200 v. \$208,000)

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

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

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 County, Oregon Residential Highlights |              | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|--|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2015   | May          | 672          | 552           | 411          | 236,400            | 210,000           | 82                |
|  | April        | 687          | 557           | 382          | 239,600            | 222,500           | 95                |
|  | Year-to-date | 2,899        | 2,165         | 1,607        | 236,500            | 213,500           | 100               |
| 2014   | May          | 654          | 461           | 319          | 245,500            | 216,500           | 92                |
|  | Year-to-date | 2,557        | 1,659         | 1,287        | 230,100            | 207,500           | 107               |
| Change   | May          | 2.8%         | 19.7%         | 28.8%        | -3.7%              | -3.0%             | -11.0%            |
|  | Prev Mo 2015 | -2.2%        | -0.9%         | 7.6%         | -1.3%              | -5.6%             | -13.7%            |
|  | Year-to-date | 13.4%        | 30.5%         | 24.9%        | 2.8%               | 2.9%              | -6.6%             |

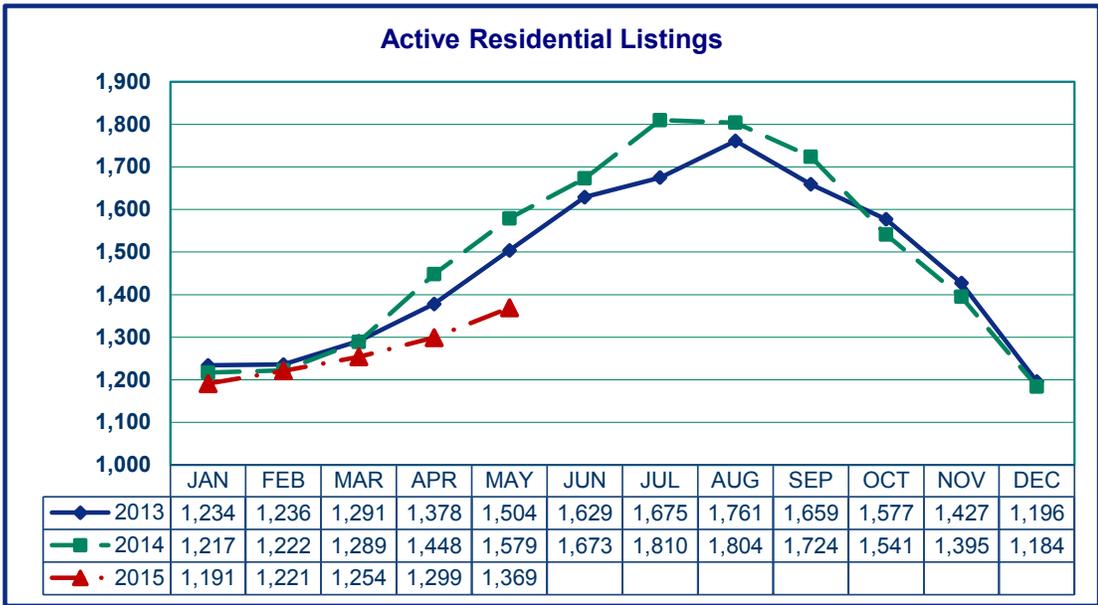
# AREA REPORT • 5/2015

## Lane County, Oregon

|     | RESIDENTIAL                |              |                            |               |   |              |                    |                                |              |               |   |              |                    |                   | Avg. Sale Price % Change <sup>2</sup> | 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 2015 v. 2014 <sup>1</sup> | Closed Sales | Average Sale Price | Total Market Time <sup>3</sup> | New Listings | Pending Sales | Pending Sales 2015 v. 2014 <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 |           |
| 225 | Florence Coast Village     | 18           | 2                          | 1             | 3                                       | 50.0%        | 1                  | 105,000                        | 79           | 10            | 6                                       | -14.3%       | 5                  | 53,900            | 40,000                                | -10.5%       | -                  | -            | 2                  | 30,000       | -                  | -         |
| 226 | Florence Green Trees       | 19           | 7                          | 3             | 7                                       | 250.0%       | 7                  | 85,900                         | 241          | 30            | 32                                      | 52.4%        | 25                 | 85,900            | 80,000                                | -9.5%        | -                  | -            | 1                  | 45,000       | -                  | -         |
| 227 | Florence Florentine        | 8            | 4                          | -             | 3                                       | -40.0%       | 3                  | 186,200                        | 51           | 17            | 14                                      | -17.6%       | 15                 | 190,300           | 186,500                               | 12.0%        | -                  | -            | -                  | -            | -                  | -         |
| 228 | Florence Town              | 78           | 21                         | 1             | 19                                      | 35.7%        | 13                 | 180,200                        | 106          | 91            | 69                                      | 16.9%        | 57                 | 176,100           | 165,000                               | 1.2%         | 4                  | 172,000      | 11                 | 40,300       | 3                  | 327,500   |
| 229 | Florence Beach             | 34           | 6                          | 1             | 5                                       | 25.0%        | 7                  | 235,200                        | 321          | 37            | 24                                      | 60.0%        | 20                 | 219,500           | 215,800                               | 15.2%        | -                  | -            | 10                 | 65,000       | -                  | -         |
| 230 | Florence North             | 41           | 11                         | 5             | 2                                       | 0.0%         | 4                  | 131,200                        | 125          | 36            | 16                                      | 6.7%         | 16                 | 272,800           | 198,600                               | 15.0%        | -                  | -            | 5                  | 87,600       | -                  | -         |
| 231 | Florence South/ Dunes City | 47           | 8                          | 2             | 1                                       | -87.5%       | 5                  | 283,300                        | 322          | 44            | 17                                      | -15.0%       | 16                 | 230,700           | 195,500                               | -0.5%        | 2                  | 450,000      | 2                  | 70,000       | -                  | -         |
| 238 | Florence East/ Mapleton    | 30           | 8                          | 2             | 2                                       | 0.0%         | 1                  | 225,000                        | 188          | 21            | 13                                      | 44.4%        | 9                  | 239,700           | 225,000                               | 12.3%        | -                  | -            | 2                  | 38,300       | 1                  | 75,000    |
|     | <b>Grand Total</b>         | 275          | 67                         | 15            | 42                                      | 7.7%         | 41                 | 181,000                        | 191          | 286           | 191                                     | 17.2%        | 163                | 183,500           | 170,000                               | 3.7%         | 6                  | 264,667      | 33                 | 56,148       | 4                  | 284,375   |
| 232 | Hayden Bridge              | 45           | 30                         | 2             | 21                                      | 61.5%        | 12                 | 249,700                        | 55           | 103           | 76                                      | 35.7%        | 57                 | 219,200           | 219,000                               | -0.7%        | -                  | -            | -                  | -            | 1                  | 235,000   |
| 233 | McKenzie Valley            | 74           | 21                         | 6             | 8                                       | 33.3%        | 10                 | 424,300                        | 120          | 80            | 36                                      | 33.3%        | 31                 | 335,100           | 321,000                               | 3.3%         | -                  | -            | 5                  | 125,800      | -                  | -         |
| 234 | Pleasant Hill/Oak          | 68           | 22                         | 10            | 22                                      | 29.4%        | 6                  | 272,500                        | 180          | 95            | 69                                      | 23.2%        | 45                 | 243,200           | 220,000                               | 1.2%         | 3                  | 70,300       | 8                  | 91,800       | -                  | -         |
| 235 | South Lane Properties      | 172          | 63                         | 15            | 43                                      | 4.9%         | 33                 | 215,600                        | 98           | 286           | 199                                     | 25.9%        | 136                | 213,200           | 189,500                               | 4.9%         | 5                  | 484,000      | 13                 | 112,500      | 1                  | 178,100   |
| 236 | West Lane Properties       | 83           | 52                         | 6             | 38                                      | 100.0%       | 19                 | 226,700                        | 66           | 183           | 124                                     | 61.0%        | 87                 | 222,900           | 197,000                               | 0.7%         | -                  | -            | 4                  | 398,500      | 1                  | 1,025,000 |
| 237 | Junction City              | 72           | 17                         | 1             | 22                                      | 22.2%        | 13                 | 196,300                        | 107          | 119           | 87                                      | 16.0%        | 70                 | 267,900           | 232,500                               | 12.1%        | 1                  | 158,000      | 8                  | 111,600      | 2                  | 996,500   |
| 239 | Thurston                   | 82           | 43                         | 2             | 40                                      | 53.8%        | 30                 | 215,600                        | 76           | 179           | 155                                     | 38.4%        | 123                | 208,400           | 199,900                               | 0.8%         | -                  | -            | 6                  | 77,600       | 5                  | 173,400   |
| 240 | Coburg I-5                 | 15           | 3                          | -             | 6                                       | 20.0%        | 5                  | 194,400                        | 120          | 28            | 20                                      | 0.0%         | 13                 | 224,300           | 235,000                               | 2.3%         | -                  | -            | 3                  | 328,300      | -                  | -         |
| 241 | N Gilham                   | 51           | 19                         | 4             | 12                                      | -33.3%       | 13                 | 354,300                        | 127          | 109           | 73                                      | 28.1%        | 57                 | 349,500           | 305,200                               | 10.6%        | 1                  | 1,200,000    | -                  | -            | 1                  | 233,400   |
| 242 | Ferry Street Bridge        | 89           | 56                         | 10            | 58                                      | 45.0%        | 31                 | 285,400                        | 66           | 248           | 175                                     | 33.6%        | 128                | 287,900           | 257,500                               | -1.5%        | -                  | -            | -                  | -            | 2                  | 252,900   |
| 243 | E Eugene                   | 110          | 69                         | 8             | 58                                      | 70.6%        | 33                 | 326,800                        | 54           | 233           | 169                                     | 13.4%        | 111                | 307,800           | 280,000                               | 2.2%         | -                  | -            | 11                 | 127,800      | 3                  | 743,300   |
| 244 | SW Eugene                  | 174          | 79                         | 24            | 67                                      | -9.5%        | 41                 | 275,700                        | 109          | 347           | 258                                     | 24.0%        | 179                | 297,600           | 274,500                               | 3.6%         | 1                  | 400,000      | 16                 | 162,200      | 4                  | 825,000   |
| 245 | WEugene                    | 39           | 17                         | 2             | 13                                      | 0.0%         | 15                 | 182,400                        | 72           | 87            | 57                                      | 5.6%         | 45                 | 191,200           | 170,000                               | 4.0%         | 4                  | 480,500      | 1                  | 30,000       | 6                  | 282,300   |
| 246 | Danebo                     | 78           | 59                         | 9             | 51                                      | 0.0%         | 57                 | 154,500                        | 111          | 246           | 234                                     | 46.3%        | 199                | 149,500           | 158,500                               | 5.4%         | 1                  | 215,000      | 1                  | 28,000       | 6                  | 199,800   |
| 247 | River Road                 | 42           | 21                         | 5             | 16                                      | 23.1%        | 21                 | 199,800                        | 83           | 104           | 75                                      | 59.6%        | 55                 | 193,800           | 192,900                               | 4.9%         | -                  | -            | -                  | -            | 2                  | 526,500   |
| 248 | Santa Clara                | 79           | 50                         | 7             | 42                                      | 2.4%         | 35                 | 249,100                        | 35           | 224           | 173                                     | 30.1%        | 131                | 246,600           | 233,000                               | 6.5%         | 1                  | 975,000      | 1                  | 57,800       | 2                  | 200,400   |
| 249 | Springfield                | 81           | 44                         | 3             | 27                                      | 8.0%         | 35                 | 183,900                        | 49           | 204           | 165                                     | 35.2%        | 129                | 172,400           | 159,900                               | 6.1%         | 2                  | 273,800      | 3                  | 61,200       | 10                 | 273,100   |
| 250 | Mohawk Valley              | 15           | 7                          | 1             | 8                                       | 14.3%        | 2                  | 208,400                        | 30           | 24            | 20                                      | 17.6%        | 11                 | 252,800           | 251,900                               | 35.5%        | 1                  | 200,000      | 7                  | 119,600      | -                  | -         |
|     | <b>Grand Total</b>         | 1,369        | 672                        | 115           | 552                                     | 19.7%        | 411                | 236,400                        | 82           | 2,899         | 2,165                                   | 30.5%        | 1,607              | 236,500           | 213,500                               | 3.2%         | 20                 | 412,425      | 87                 | 136,791      | 46                 | 383,578   |

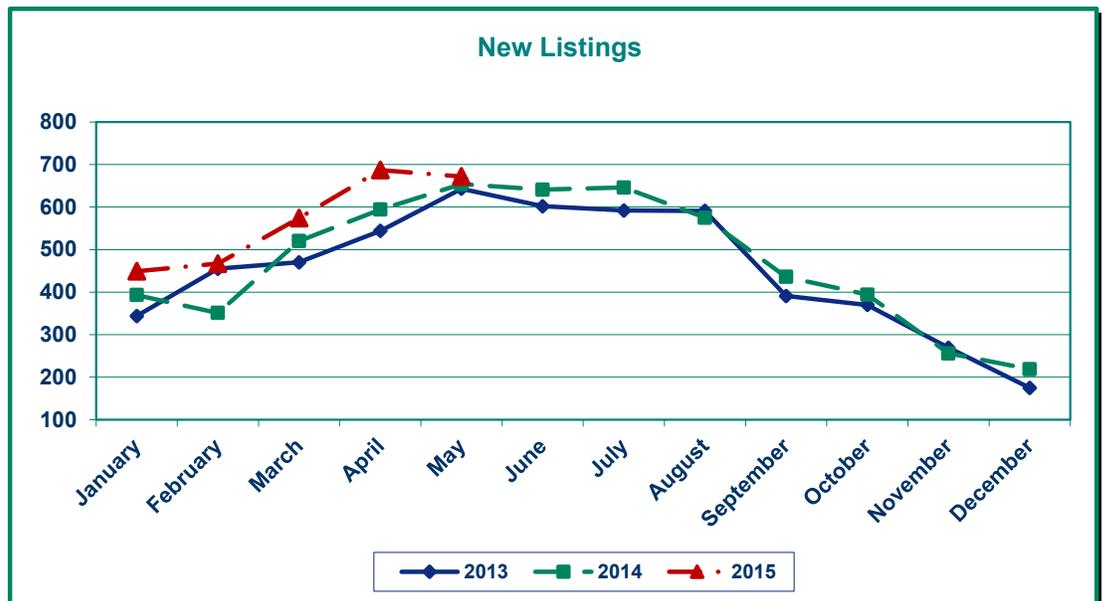
## ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

*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 May 2015 with May 2014. The Year-To-Date section compares 2015 year-to-date statistics through May with 2014 year-to-date statistics through May.

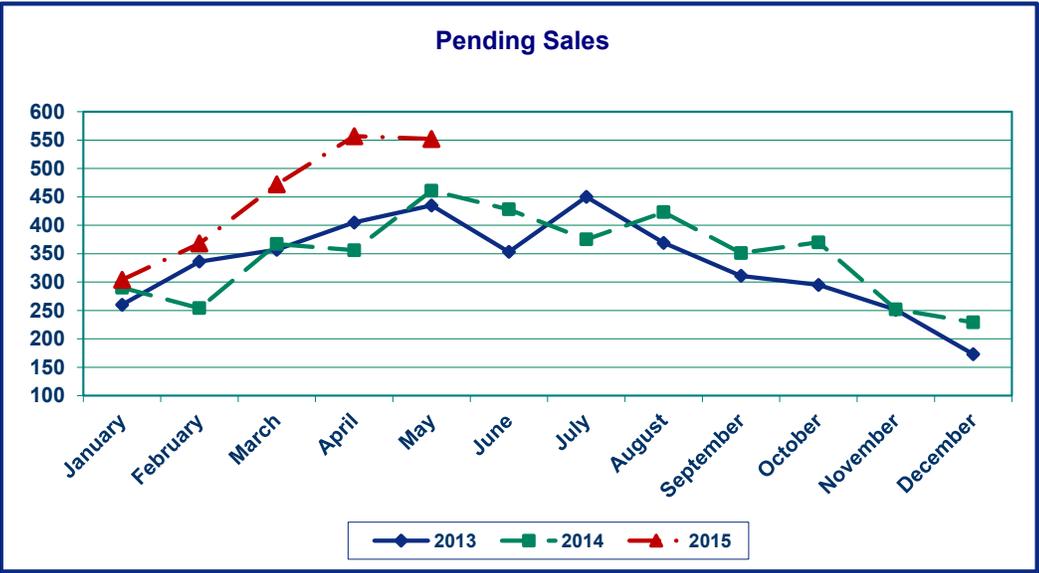
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/14-5/31/15) with 12 months before (6/1/13-5/31/14).

<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

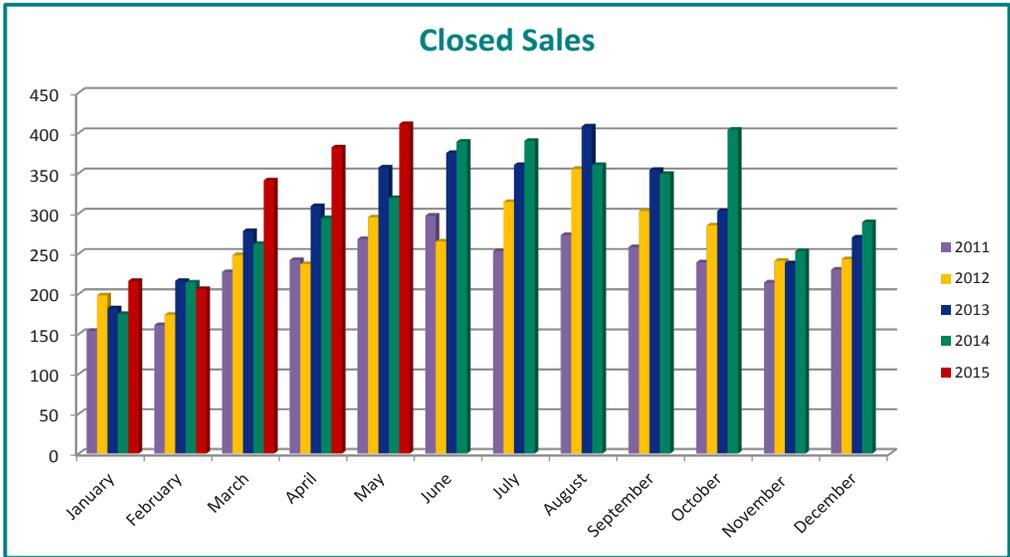
*This graph represents monthly accepted offers in Greater Lane County, Oregon, over the past three calendar years.*



## CLOSED SALES

### GREATER LANE COUNTY, OR

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

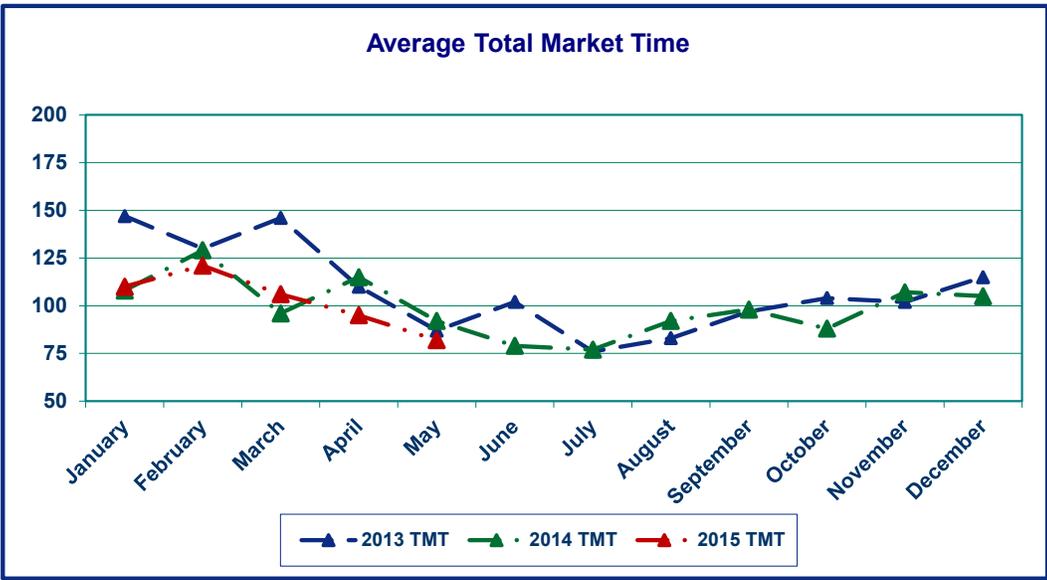


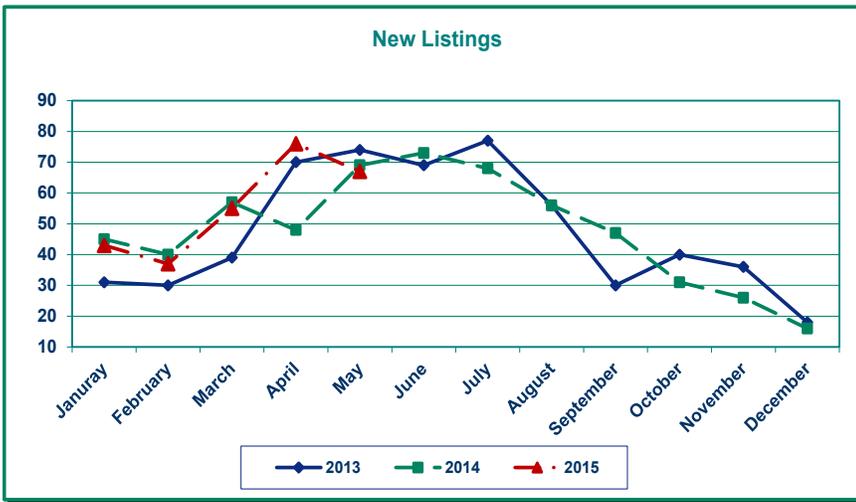
## Average Total Market Time

## 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

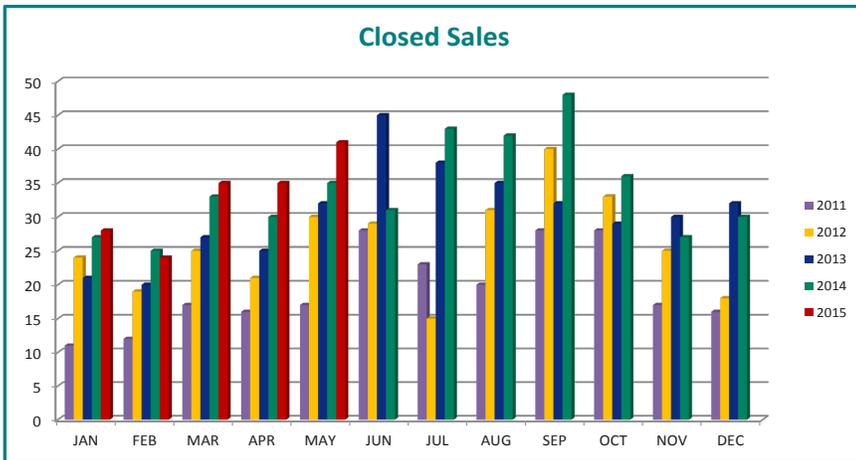
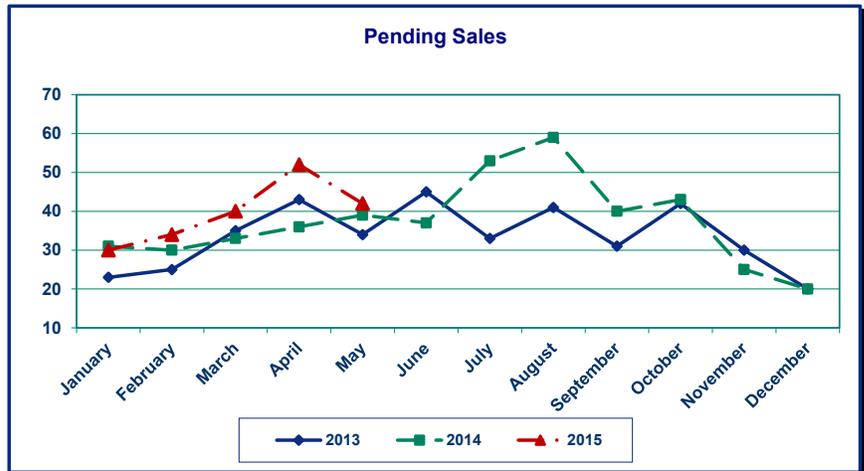
### FLORENCE, OR

*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.*

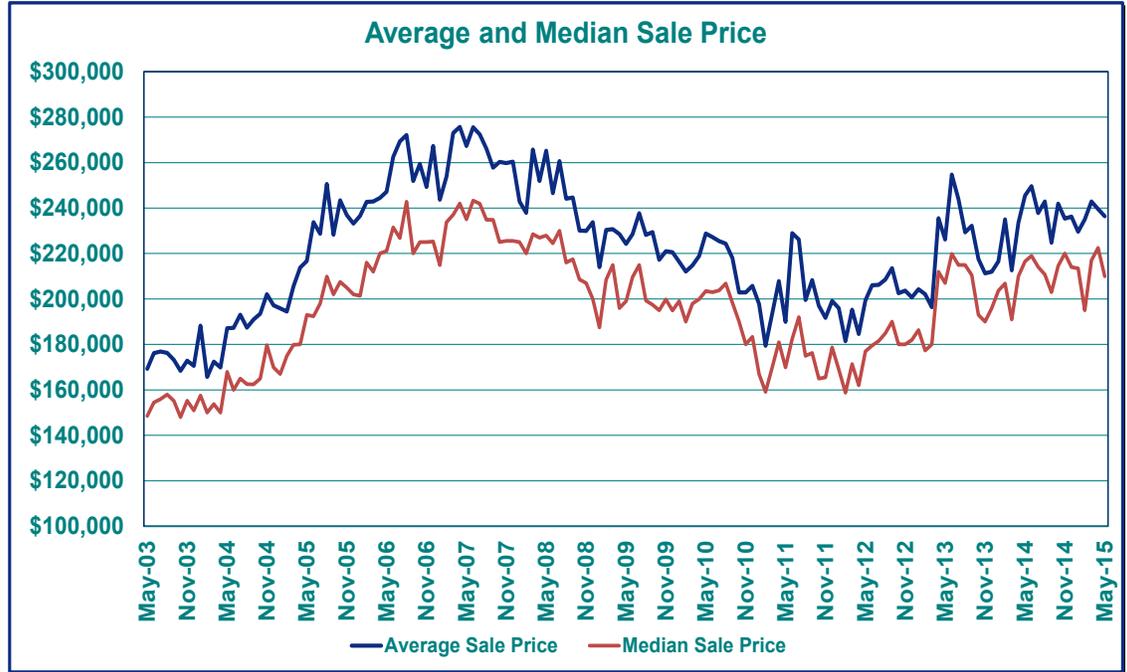
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Randy Hunzeker, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Heather Andrews, Editor

# MARKET ACTION

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

## Residential Review: Mid-Columbia

May 2015 Reporting Period

### May Residential Highlights

Closed sales were strong this May in the Mid-Columbia region! The 98 closings represented an increase of 38.0% over the 71 closed sales posted in May 2014 and a 21.0% increase over the 81 closed sales posted last month in April 2015. The last May closings were that strong in the region was in 2006, when there were also 98 closings posted.

Pending sales, at 103, fared 24.1% better than the 83 offers accepted in May 2014, but fell 12.7% short of the 118 offers accepted last month in April 2015. New listings, at 151, were 10.1% cooler than the 168 new listings offered in May 2014 and 1.3% cooler than the 153 new listings offered last month in April 2015.

Inventory decreased slightly to 5.3 months in May. Total market time decreased during the same time, currently standing at 140 days.

### Average and Median Sale Prices

Comparing 2015 to 2014 through May of each year, the average sale price rose 23.2% from \$207,200 to \$255,200. In the same comparison, the median sale price rose 14.6% from \$185,000 to \$212,000.

### Inventory in Months\*

|           | 2013 | 2014 | 2015 |
|-----------|------|------|------|
| January   | 13.4 | 13.6 | 11.1 |
| February  | 12.9 | 11.2 | 8.6  |
| March     | 8.1  | 9.9  | 6.4  |
| April     | 9.1  | 8.9  | 6.0  |
| May       | 10.0 | 8.1  | 5.3  |
| June      | 10.0 | 7.4  |      |
| July      | 8.5  | 8.9  |      |
| August    | 9.4  | 9.2  |      |
| September | 11.4 | 7.7  |      |
| October   | 7.3  | 8.3  |      |
| November  | 10.8 | 8.4  |      |
| December  | 6.9  | 7.9  |      |

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

#### Average Sale Price % Change:

+5.4% (\$248,400 v. \$235,700)

#### Median Sale Price % Change:

+4.5% (\$209,000 v. \$200,000)

\*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.

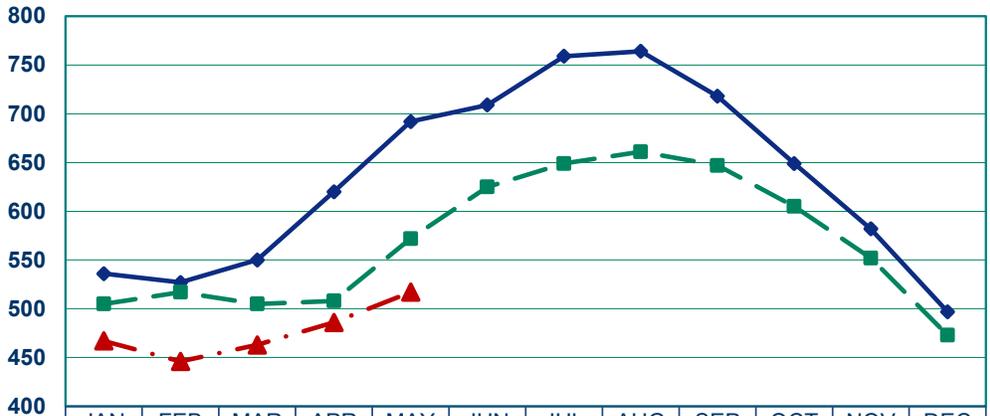
| Mid-Columbia Residential Highlights |              | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|-------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2015                                | May          | 151          | 103           | 98           | 290,500            | 232,300           | 140               |
|                                     | April        | 153          | 118           | 81           | 255,100            | 225,000           | 186               |
|                                     | Year-to-date | 611          | 464           | 352          | 255,200            | 212,000           | 180               |
| 2014                                | May          | 168          | 83            | 71           | 229,200            | 216,000           | 125               |
|                                     | Year-to-date | 546          | 333           | 266          | 207,200            | 185,000           | 187               |
| Change                              | May          | -10.1%       | 24.1%         | 38.0%        | 26.7%              | 7.5%              | 11.7%             |
|                                     | Prev Mo 2015 | -1.3%        | -12.7%        | 21.0%        | 13.9%              | 3.2%              | -24.7%            |
|                                     | Year-to-date | 11.9%        | 39.3%         | 32.3%        | 23.2%              | 14.6%             | -3.8%             |

# AREA REPORT • 5/2015

## Mid-Columbia

|     | RESIDENTIAL                      |              |                            |               |   |              |                    |                                |              |               |   |              |                    | Avg. Sale Price % Change <sup>2</sup> | 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 2015 v. 2014 <sup>1</sup> | Closed Sales | Average Sale Price | Total Market Time <sup>3</sup> | New Listings | Pending Sales | Pending Sales 2015 v. 2014 <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 |         |
| 100 | White Salmon/ Bingen             | 29           | 15                         | 5             | 4                                       | -60.0%       | 10                 | 500,300                        | 90           | 42            | 34                                      | 36.0%        | 29                 | 343,800                               | 265,000           | 14.1%        | -                  | -            | 10                 | 172,800      | 2                  | 281,000 |
| 101 | Snowden                          | 8            | 1                          | 4             | 1                                       | -66.7%       | 0                  | -                              | -            | 7             | 4                                       | -33.3%       | 4                  | 352,000                               | 355,000           | 18.4%        | -                  | -            | 1                  | 143,000      | -                  | -       |
| 102 | Trout Lake/ Glenwood             | 16           | 7                          | 3             | 2                                       | 100.0%       | 2                  | 357,500                        | 9            | 18            | 7                                       | 75.0%        | 6                  | 364,300                               | 412,500           | 19.9%        | -                  | -            | 5                  | 127,500      | -                  | -       |
| 103 | Husum/ BZ Corner                 | 6            | -                          | -             | 1                                       | -66.7%       | 3                  | 400,000                        | 722          | 5             | 7                                       | 0.0%         | 4                  | 365,000                               | 345,000           | 62.3%        | -                  | -            | 4                  | 135,500      | -                  | -       |
| 104 | Lyle/ High Prairie               | 12           | 3                          | 1             | 2                                       | 100.0%       | 4                  | 195,000                        | 253          | 11            | 11                                      | 120.0%       | 10                 | 218,400                               | 202,500           | 9.7%         | -                  | -            | 10                 | 69,200       | -                  | -       |
| 105 | Dallesport/ Murdock              | 14           | 2                          | -             | 5                                       | -            | 2                  | 69,000                         | 69           | 11            | 12                                      | 71.4%        | 8                  | 118,800                               | 91,700            | -6.5%        | -                  | -            | 5                  | 58,800       | -                  | -       |
| 106 | Appleton/ Timber Valley          | 4            | 1                          | -             | -                                       | -            | -                  | -                              | -            | 2             | 2                                       | -            | 1                  | 274,000                               | 274,000           | 26.8%        | -                  | -            | 3                  | 39,000       | -                  | -       |
| 108 | Goldendale/ Centerville          | 85           | 15                         | 2             | 8                                       | 166.7%       | 4                  | 187,800                        | 168          | 68            | 30                                      | 0.0%         | 28                 | 145,500                               | 140,100           | 0.4%         | -                  | -            | 35                 | 55,800       | -                  | -       |
| 109 | Bickleton/ East County           | 1            | 0                          | -             | -                                       | -            | -                  | -                              | -            | 1             | 2                                       | -            | 3                  | 127,100                               | 134,000           | -            | -                  | -            | 9                  | 51,400       | -                  | -       |
| 110 | Klickitat                        | 4            | -                          | -             | -                                       | -            | -                  | -                              | -            | 1             | 3                                       | -            | 2                  | 163,700                               | 163,700           | -25.9%       | -                  | -            | 6                  | 69,600       | -                  | -       |
|     | Klickitat Co. Total              | 179          | 44                         | 15            | 23                                      | 9.5%         | 25                 | 343,500                        | 196          | 166           | 112                                     | 33.3%        | 95                 | 244,400                               | 200,000           | 13.9%        | -                  | -            | 88                 | 79,400       | 2                  | 281,000 |
| 111 | Skamania                         | -            | -                          | 1             | 1                                       | -50.0%       | 0                  | -                              | -            | 1             | 2                                       | -60.0%       | 2                  | 242,500                               | 242,500           | -6.5%        | -                  | -            | 3                  | 166,700      | -                  | -       |
| 112 | North Bonneville                 | 3            | 2                          | 1             | 1                                       | -50.0%       | 1                  | 199,900                        | 5            | 8             | 7                                       | 40.0%        | 4                  | 195,600                               | 195,000           | 19.5%        | -                  | -            | -                  | -            | 2                  | 172,500 |
| 113 | Stevenson                        | 16           | 6                          | 2             | 3                                       | 0.0%         | 1                  | 151,500                        | 23           | 16            | 7                                       | -22.2%       | 3                  | 213,800                               | 151,500           | 4.0%         | -                  | -            | 4                  | 46,300       | -                  | -       |
| 114 | Carson                           | 9            | 7                          | -             | 4                                       | -            | 3                  | 164,600                        | 146          | 20            | 14                                      | 100.0%       | 6                  | 160,100                               | 164,400           | 4.7%         | -                  | -            | 2                  | 63,000       | -                  | -       |
| 115 | Home Valley                      | 1            | 1                          | -             | 1                                       | -            | 1                  | 250,000                        | 165          | 2             | 2                                       | -            | 1                  | 250,000                               | 250,000           | -            | -                  | -            | 1                  | 183,500      | -                  | -       |
| 116 | Cook, Underwood, Mill A, Willard | 11           | 1                          | 2             | 1                                       | -50.0%       | 0                  | 0                              | 0            | 8             | 6                                       | 0.0%         | 4                  | 337,400                               | 235,000           | 1.6%         | -                  | -            | 3                  | 149,800      | -                  | -       |
| 117 | Unincorporated North             | 19           | 2                          | -             | -                                       | -100.0%      | 2                  | 75,000                         | 111          | 9             | 2                                       | -75.0%       | 3                  | 63,300                                | 59,900            | -5.8%        | -                  | -            | 1                  | 35,000       | -                  | -       |
|     | Skamania Co. Total               | 59           | 19                         | 6             | 11                                      | -8.3%        | 8                  | 155,700                        | 107          | 64            | 40                                      | 0.0%         | 23                 | 202,600                               | 165,000           | -0.2%        | -                  | -            | 14                 | 105,700      | 2                  | 172,500 |
| 351 | The Dalles                       | 122          | 41                         | 14            | 30                                      | 66.7%        | 15                 | 147,300                        | 124          | 162           | 125                                     | 43.7%        | 94                 | 180,700                               | 160,000           | 2.7%         | 1                  | 245,000      | 5                  | 35,200       | 1                  | 138,000 |
| 352 | Dufur                            | 8            | 4                          | 1             | 3                                       | -            | 2                  | 179,300                        | 18           | 9             | 4                                       | 100.0%       | 3                  | 175,800                               | 169,000           | 47.9%        | -                  | -            | -                  | -            | -                  | -       |
| 353 | Tygh Valley                      | 7            | 4                          | -             | -                                       | -            | 1                  | 100,000                        | 18           | 8             | 4                                       | 300.0%       | 4                  | 84,300                                | 92,500            | 99.3%        | -                  | -            | 1                  | 25,000       | -                  | -       |
| 354 | Wamic/ Pine Hollow               | 22           | 3                          | 1             | -                                       | -            | 0                  | -                              | -            | 11            | 5                                       | 0.0%         | 5                  | 152,100                               | 130,000           | -12.0%       | -                  | -            | -                  | -            | -                  | -       |
| 355 | Maupin/ Pine Grove               | 4            | 3                          | -             | 3                                       | -            | 2                  | 255,000                        | 505          | 7             | 8                                       | 300.0%       | 8                  | 150,900                               | 144,800           | -36.1%       | -                  | -            | 2                  | 79,000       | -                  | -       |
| 356 | Rowena                           | 2            | 0                          | -             | -                                       | -            | 0                  | -                              | -            | -             | 1                                       | 0.0%         | 1                  | 1,000,000                             | 1,000,000         | -            | -                  | -            | 1                  | 50,000       | -                  | -       |
| 357 | Mosier                           | 11           | 3                          | -             | 2                                       | 100.0%       | 4                  | 248,500                        | 254          | 16            | 9                                       | 80.0%        | 6                  | 216,300                               | 233,300           | 7.3%         | -                  | -            | 10                 | 113,900      | -                  | -       |
|     | Wasco Co. Total                  | 176          | 58                         | 16            | 38                                      | 100.0%       | 24                 | 173,800                        | 164          | 213           | 156                                     | 51.5%        | 121                | 182,800                               | 160,000           | 3.0%         | 1                  | 245,000      | 19                 | 81,500       | 1                  | 138,000 |
| 361 | Cascade Locks                    | 2            | 1                          | -             | 2                                       | 0.0%         | 3                  | 149,000                        | 102          | 8             | 7                                       | 40.0%        | 4                  | 148,100                               | 146,300           | 11.3%        | -                  | -            | 2                  | 155,000      | -                  | -       |
| 362 | Hood River City                  | 42           | 17                         | 2             | 9                                       | -50.0%       | 25                 | 410,400                        | 76           | 85            | 84                                      | 42.4%        | 66                 | 367,000                               | 326,500           | 8.4%         | 2                  | 1,037,500    | 8                  | 616,500      | 2                  | 265,000 |
| 363 | Hood River-W                     | 17           | 7                          | -             | 10                                      | 400.0%       | 7                  | 405,400                        | 112          | 33            | 34                                      | 88.9%        | 25                 | 430,700                               | 409,000           | 11.1%        | -                  | -            | 3                  | 251,100      | -                  | -       |
| 364 | Hood River-E                     | 4            | 0                          | 1             | 3                                       | 50.0%        | 0                  | -                              | -            | 7             | 8                                       | 300.0%       | 5                  | 372,100                               | 297,900           | -5.2%        | -                  | -            | -                  | -            | -                  | -       |
| 366 | Odell                            | 7            | 2                          | -             | 3                                       | -40.0%       | 2                  | 225,800                        | 8            | 11            | 6                                       | -45.5%       | 3                  | 211,500                               | 199,000           | -22.5%       | -                  | -            | -                  | -            | -                  | -       |
| 367 | Parkdale/ Mt. Hood               | 22           | 3                          | 1             | 3                                       | 200.0%       | 2                  | 154,500                        | 325          | 18            | 11                                      | 57.1%        | 7                  | 221,300                               | 173,300           | 7.8%         | -                  | -            | -                  | -            | -                  | -       |
|     | Hood River Co. Total             | 94           | 30                         | 4             | 30                                      | 0.0%         | 39                 | 366,800                        | 94           | 162           | 150                                     | 47.1%        | 110                | 360,200                               | 326,500           | 7.4%         | 2                  | 1,037,500    | 13                 | 461,200      | 2                  | 265,000 |
| 370 | Sherman Co.                      | 9            | 0                          | 1             | 1                                       | 0.0%         | 2                  | 77,500                         | 202          | 6             | 6                                       | 50.0%        | 3                  | 73,100                                | 64,300            | 44.5%        | -                  | -            | -                  | -            | -                  | -       |

### Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

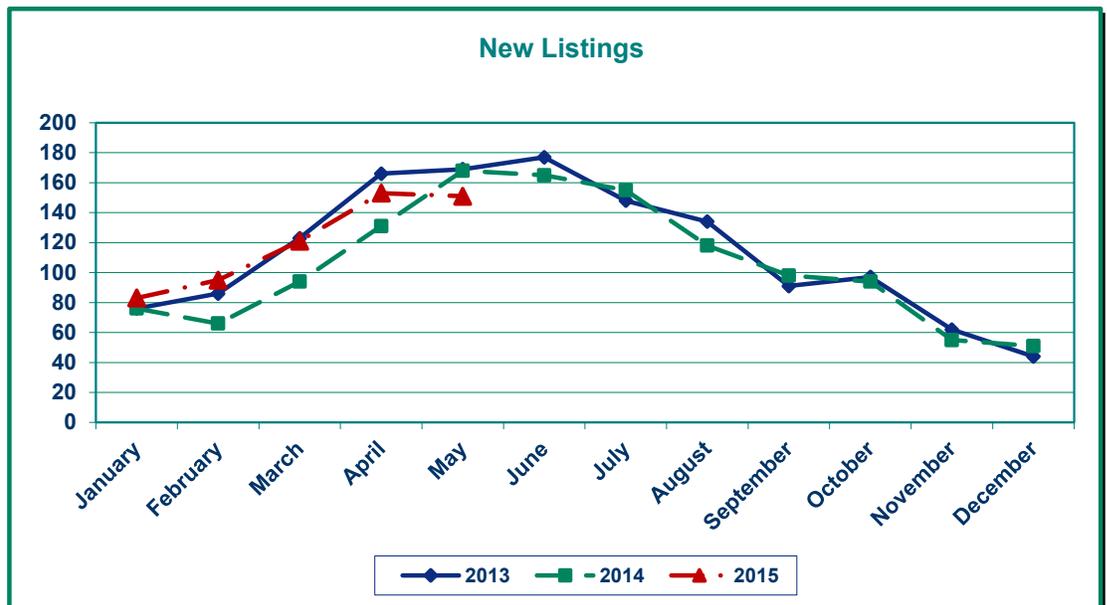
### MID-COLUMBIA

*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 May 2015 with May 2014. The Year-To-Date section compares 2015 year-to-date statistics through May with 2014 year-to-date statistics through May.

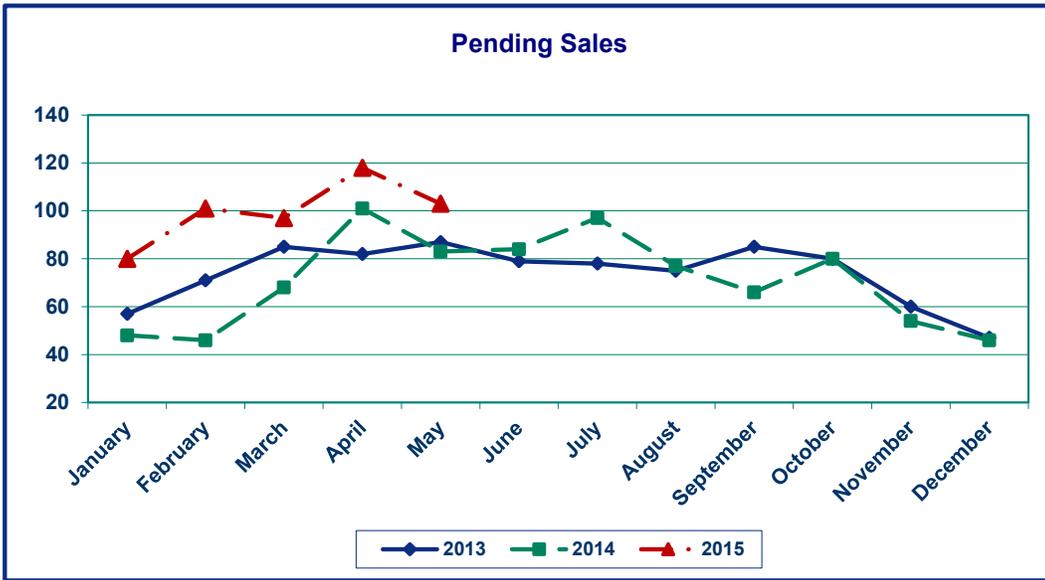
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/14-5/31/15) with 12 months before (6/1/13-5/31/14).

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

## PENDING LISTINGS

### MID-COLUMBIA

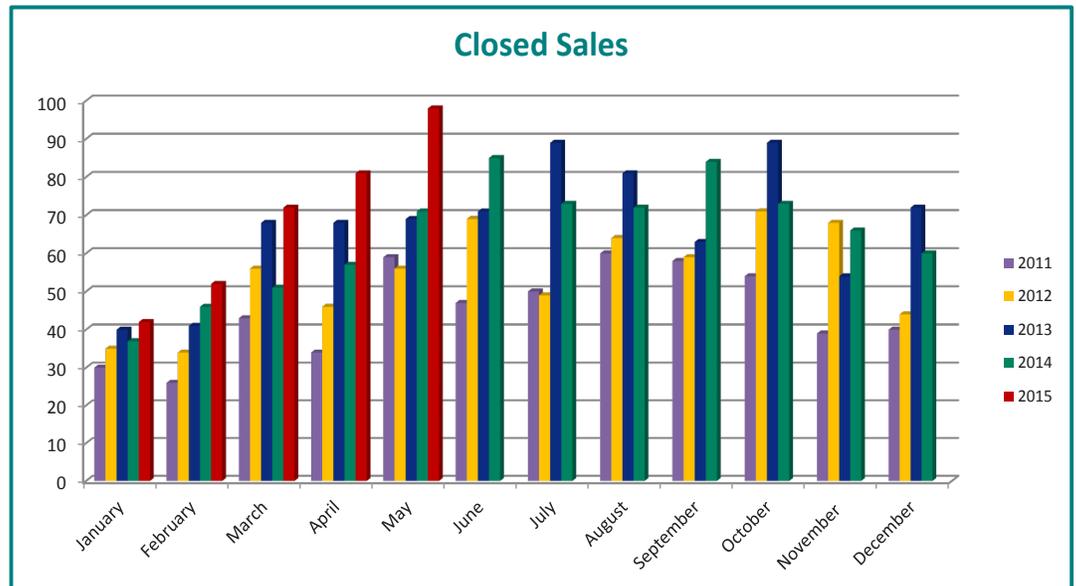
*This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.*



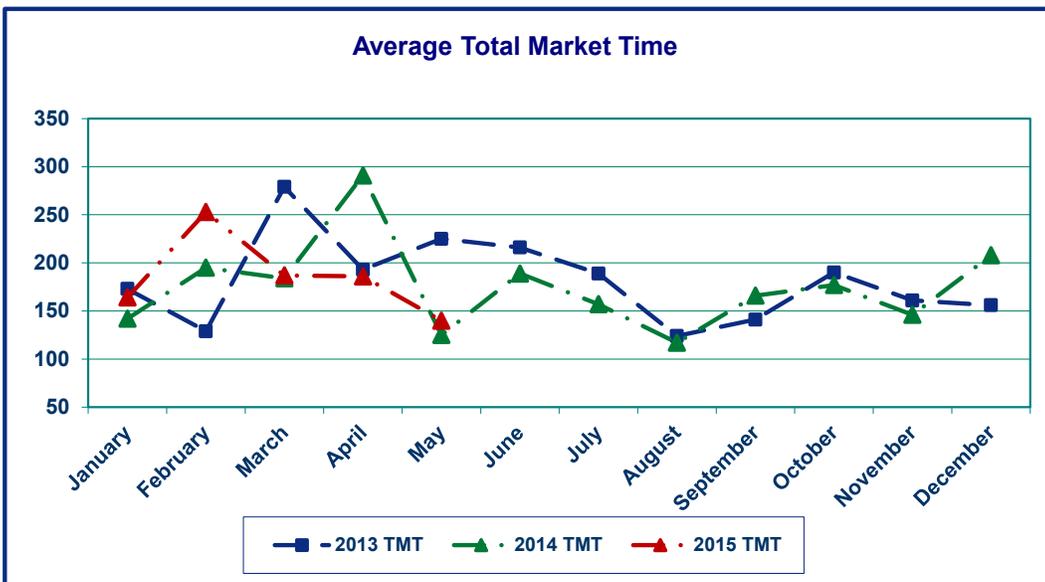
## CLOSED SALES

### MID-COLUMBIA

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



## Average Total Market Time



## DAYS ON MARKET

### MID-COLUMBIA

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

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

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

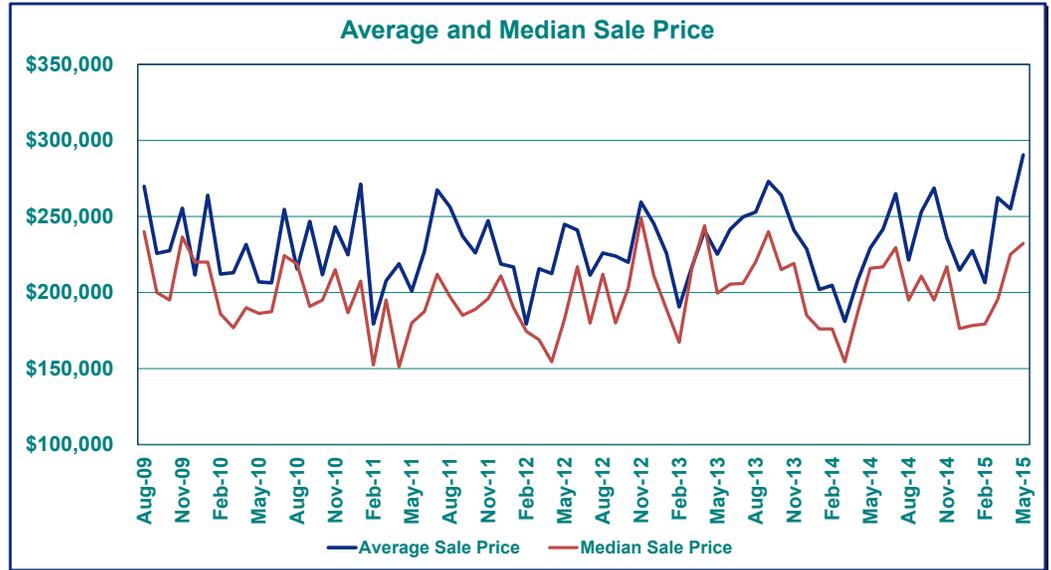
**Contact RMLS™**  
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Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County,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

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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

May 2015 Reporting Period

## May Residential Highlights

Real estate activity was up across the board this May in the North Coastal Counties. Closed sales, at 123, fared 10.8% higher than the 111 closings posted in May 2014 and 3.4% higher than the 119 closings posted in April 2015. This was the best May for closed sales in the region since at least as far back as 2007.

Pending sales (171) rose 48.7% above the 115 offers accepted last May and 8.2% above the 158 offers accepted last month in April. New listings, at 266, fared 6.8% better than last month (249) but fell 21.1% short of the 337 new listings offered up in May 2014.

Inventory decreased slightly in May, and currently sits at 10.7 months. Total market time rose to 223 days during the same period.

## Average and Median Sale Prices

Prices continue to rise. Comparing 2015 to 2014 through May of each year, the average sale price rose 4.1% from \$259,200 to \$269,800. In the same comparison, the median sale price rose 9.2% from \$215,000 to \$234,800.

| Inventory in Months* |      |      |      |
|----------------------|------|------|------|
|                      | 2013 | 2014 | 2015 |
| January              | 18.1 | 19.8 | 17.7 |
| February             | 25.8 | 19.0 | 13.3 |
| March                | 15.4 | 15.0 | 10.2 |
| April                | 22.7 | 18.3 | 10.8 |
| May                  | 20.7 | 14.7 | 10.7 |
| June                 | 19.9 | 17.2 |      |
| July                 | 16.6 | 15.7 |      |
| August               | 14.4 | 13.0 |      |
| September            | 17.2 | 13.4 |      |
| October              | 15.9 | 10.8 |      |
| November             | 18.9 | 13.4 |      |
| December             | 15.0 | 10.4 |      |

\*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.

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

### Average Sale Price % Change:

+7.8% (\$286,100 v. \$265,400)

### Median Sale Price % Change:

+17.5% (\$235,000 v. \$200,000)

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 |
|---|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2015  | May          | 266          | 171           | 123          | 295,500            | 240,000           | 223               |
|   | April        | 249          | 158           | 119          | 290,200            | 245,000           | 180               |
|   | Year-to-date | 1,219        | 720           | 543          | 269,800            | 234,800           | 216               |
| 2014  | May          | 337          | 115           | 111          | 269,500            | 230,000           | 228               |
|   | Year-to-date | 1,230        | 513           | 429          | 259,200            | 215,000           | 245               |
| Change  | May          | -21.1%       | 48.7%         | 10.8%        | 9.6%               | 4.3%              | -2.2%             |
|   | Prev Mo 2015 | 6.8%         | 8.2%          | 3.4%         | 1.8%               | -2.0%             | 23.9%             |
|   | Year-to-date | -0.9%        | 40.4%         | 26.6%        | 4.1%               | 9.2%              | -11.7%            |

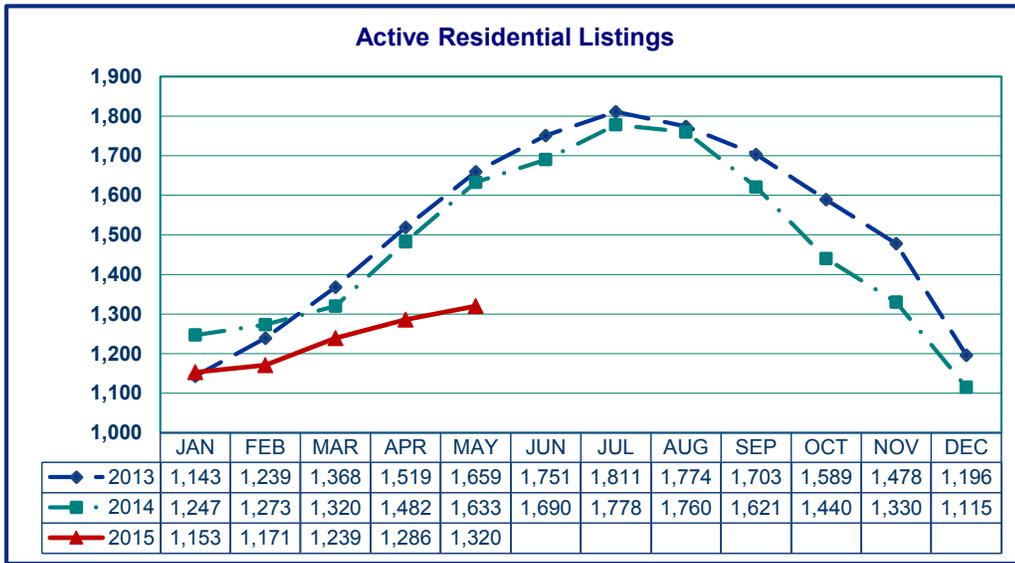
# AREA REPORT • 5/2015

## North Coastal Counties, Oregon

| By Area                                | 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 2015 | Pending Sales 2015 v. 2014 <sup>1</sup> | Closed Sales | Average Sale Price | Total Market Time <sup>3</sup> | New Listings | Pending Sales 2015 | Pending Sales 2015 v. 2014 <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                            | 69              | 30           | 9                          | 27                 | 145.5%                                  | 14           | 289,100            | 120                            | 117          | 101                | 57.8%                                   | 71           | 256,000            | 235,000           | 17.6%                                 | -            | -                  | 8            | 78,500             | 4            | 145,900            |
| 181 Hammond/ Warrenton                 | 60              | 21           | 10                         | 12                 | 50.0%                                   | 6            | 226,400            | 81                             | 72           | 48                 | 0.0%                                    | 39           | 248,500            | 243,000           | 5.4%                                  | -            | -                  | 4            | 107,000            | -            | -                  |
| 182 Gearhart West                      | 67              | 14           | 3                          | 10                 | 100.0%                                  | 3            | 958,300            | 319                            | 46           | 23                 | -4.2%                                   | 14           | 561,000            | 414,000           | -0.2%                                 | -            | -                  | 11           | 106,500            | -            | -                  |
| 183 Gearhart East                      | 8               | 3            | -                          | 1                  | -                                       | 0            | -                  | -                              | 7            | 4                  | 33.3%                                   | 4            | 198,300            | 174,000           | -24.4%                                | -            | -                  | -            | -                  | -            | -                  |
| 184 Seaside Northwest                  | 14              | 3            | 2                          | 3                  | -                                       | 3            | 318,300            | 146                            | 21           | 14                 | 75.0%                                   | 14           | 210,800            | 195,000           | -13.5%                                | -            | -                  | 1            | 34,500             | -            | -                  |
| 185 Seaside North Central              | 12              | 4            | -                          | 4                  | -                                       | 3            | 235,500            | 583                            | 14           | 12                 | 50.0%                                   | 9            | 178,700            | 168,000           | 30.2%                                 | -            | -                  | -            | -                  | -            | -                  |
| 186 Seaside Southwest                  | 44              | 5            | 2                          | 5                  | 400.0%                                  | 6            | 289,800            | 366                            | 42           | 28                 | 211.1%                                  | 21           | 279,400            | 260,500           | 19.6%                                 | 2            | 455,000            | -            | -                  | 1            | 492,000            |
| 187 Seaside South Central              | 3               | 1            | -                          | 3                  | -                                       | 3            | 127,200            | 136                            | 8            | 11                 | 1000.0%                                 | 7            | 151,400            | 173,000           | -20.6%                                | -            | -                  | 1            | 47,000             | -            | -                  |
| 188 Seaside East                       | 28              | 6            | -                          | 6                  | 20.0%                                   | 5            | 228,800            | 27                             | 36           | 26                 | 62.5%                                   | 18           | 218,300            | 230,500           | 2.5%                                  | -            | -                  | 2            | 89,000             | -            | -                  |
| 189 Cannon Beach/ Tolovana Park        | 90              | 10           | 4                          | 8                  | 100.0%                                  | 9            | 588,400            | 361                            | 52           | 29                 | 11.5%                                   | 23           | 509,500            | 382,000           | -1.7%                                 | -            | -                  | 1            | 720,000            | -            | -                  |
| 190 Arch Cape/ Cove Beach/ Falcon Cove | 14              | 4            | -                          | 3                  | -40.0%                                  | 0            | -                  | -                              | 16           | 6                  | -14.3%                                  | 1            | 640,000            | 640,000           | 45.5%                                 | -            | -                  | 1            | 82,900             | -            | -                  |
| 191 Rural Clatsop County               | 31              | 6            | 5                          | 2                  | -33.3%                                  | 1            | 215,000            | 92                             | 25           | 10                 | -9.1%                                   | 11           | 159,300            | 155,000           | 8.5%                                  | 1            | 300,000            | 2            | 56,800             | -            | -                  |
| Clatsop County Grand Total             | 440             | 107          | 35                         | 84                 | 100.0%                                  | 53           | 353,200            | 215                            | 456          | 312                | 38.7%                                   | 232          | 284,700            | 242,000           | 7.7%                                  | 3            | 403,300            | 31           | 109,800            | 5            | 215,100            |

| By Zip Code                  | Active Listings | New Listings | Expired/Cancelled Listings | Pending Sales 2015 | Pending Sales 2015 v. 2014 <sup>1</sup> | Closed Sales | Average Sale Price | Total Market Time <sup>3</sup> | New Listings | Pending Sales 2015 | Pending Sales 2015 v. 2014 <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 |
|------------------------------|-----------------|--------------|----------------------------|--------------------|---|--------------|--------------------|--------------------------------|--------------|--------------------|---|--------------|--------------------|-------------------|---------------------------------------|--------------|--------------------|--------------|--------------------|--------------|--------------------|
| 97102 Arch Cape              | 2               | 0            | 0                          | 0                  | -                                       | 0            | -                  | -                              | 0            | 0                  | -100.0%                                 | 0            | -                  | -                 | 434.7%                                | 0            | -                  | 0            | -                  | 0            | -                  |
| 97130 Manzanita              | 56              | 7            | 1                          | 9                  | 50.0%                                   | 6            | 453,100            | 445                            | 55           | 36                 | 24.1%                                   | 29           | 525,000            | 445,000           | 24.5%                                 | 1            | 1,305,000          | 7            | 205,400            | -            | -                  |
| 97131 Nehalem                | 35              | 10           | -                          | 7                  | 250.0%                                  | 4            | 185,000            | 127                            | 41           | 25                 | 177.8%                                  | 16           | 244,200            | 174,000           | 54.2%                                 | -            | -                  | -            | -                  | -            | -                  |
| 97147 Wheeler                | 7               | 1            | 0                          | 0                  | -                                       | 0            | -                  | -                              | 6            | 4                  | 100.0%                                  | 4            | 198,800            | 191,000           | 10.4%                                 | -            | -                  | 1            | 11,000             | -            | -                  |
| 97136 Rockaway Beach         | 113             | 24           | 4                          | 9                  | -30.8%                                  | 11           | 177,300            | 212                            | 89           | 44                 | 15.8%                                   | 40           | 177,400            | 154,800           | -6.4%                                 | 2            | 145,000            | 8            | 62,800             | 1            | 167,500            |
| 97107 Bay City               | 7               | 0            | 3                          | 2                  | 0.0%                                    | 2            | 242,000            | 52                             | 10           | 12                 | -7.7%                                   | 11           | 200,400            | 170,000           | -4.5%                                 | -            | -                  | 4            | 41,000             | -            | -                  |
| 97118 Garibaldi              | 10              | 0            | 0                          | 1                  | -50.0%                                  | 2            | 253,800            | 391                            | 5            | 7                  | 75.0%                                   | 6            | 164,300            | 162,000           | 19.5%                                 | 1            | 30,000             | 1            | 34,000             | -            | -                  |
| 97143 Netarts                | 12              | 4            | 1                          | 3                  | 50.0%                                   | 2            | 246,000            | 403                            | 13           | 13                 | 8.3%                                    | 8            | 223,300            | 196,000           | -25.5%                                | -            | -                  | -            | -                  | -            | -                  |
| 97141 Tillamook              | 69              | 19           | 2                          | 15                 | 150.0%                                  | 9            | 210,600            | 166                            | 86           | 58                 | 48.7%                                   | 44           | 198,900            | 185,300           | 8.0%                                  | 4            | 280,000            | 7            | 66,700             | -            | -                  |
| 97134 Oceanside              | 28              | 5            | 1                          | 0                  | -100.0%                                 | 2            | 350,900            | 108                            | 22           | 11                 | 10.0%                                   | 7            | 349,500            | 347,500           | 18.6%                                 | -            | -                  | -            | -                  | -            | -                  |
| 97108 Beaver                 | 10              | 1            | 1                          | 1                  | 0.0%                                    | 0            | -                  | -                              | 8            | 4                  | 100.0%                                  | 4            | 244,300            | 214,500           | 57.7%                                 | -            | -                  | -            | -                  | -            | -                  |
| 97122 Hebo                   | 3               | 1            | 0                          | 2                  | 100.0%                                  | 0            | -                  | -                              | 4            | 4                  | 100.0%                                  | 2            | 167,500            | 167,500           | 122.5%                                | -            | -                  | -            | -                  | -            | -                  |
| 97112 Cloverdale             | 18              | 3            | 1                          | 1                  | 0.0%                                    | 2            | 152,500            | 227                            | 13           | 7                  | 133.3%                                  | 6            | 173,400            | 170,000           | 162.6%                                | -            | -                  | 1            | 30,000             | -            | -                  |
| 97135 Pacific City           | 62              | 6            | 2                          | 3                  | 50.0%                                   | 4            | 232,500            | 250                            | 30           | 20                 | 122.2%                                  | 14           | 232,200            | 223,000           | 4.4%                                  | -            | -                  | 7            | 140,800            | -            | -                  |
| 97149 Neskowin               | 48              | 8            | 2                          | 2                  | -33.3%                                  | 2            | 212,800            | 648                            | 32           | 9                  | -30.8%                                  | 7            | 344,400            | 359,000           | 1.1%                                  | -            | -                  | 5            | 151,000            | -            | -                  |
| Tillamook County Grand Total | 480             | 89           | 18                         | 55                 | 31.0%                                   | 46           | 242,400            | 253                            | 414          | 254                | 36.6%                                   | 198          | 258,600            | 223,200           | 12.3%                                 | 8            | 343,100            | 41           | 107,000            | 1            | 167,500            |

| By Zip Code                        | 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 2014 v. 2013 <sup>1</sup> | Closed Sales | Average Sale Price | Total Market Time <sup>3</sup> | New Listings | Pending Sales | Pending Sales 2014 v. 2013 <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 |
| 97367 Lincoln City                 | 153             | 25           | 5                          | 13            | -7.1%                                   | 10           | 251,000            | 156                            | 131          | 73            | 62.2%                                   | 53           | 229,700            | 182,000           | 1.4%                                  | -            | -                  | 6            | 40,000             | -            | -                  |
| 97364 Nectsu                       | 4               | 1            | 0                          | 0             | -100.0%                                 | 1            | 173,000            | 217                            | 6            | 2             | 0.0%                                    | 2            | 153,000            | 153,000           | 13.8%                                 | -            | -                  | -            | -                  | -            | -                  |
| 97368 Otis                         | 26              | 9            | 3                          | 1             | 0.0%                                    | 1            | 288,900            | 203                            | 30           | 7             | 16.7%                                   | 7            | 217,300            | 189,900           | -18.4%                                | -            | -                  | -            | -                  | -            | -                  |
| 97341 Depoe Bay                    | 79              | 10           | 5                          | 2             | -33.3%                                  | 5            | 361,400            | 197                            | 54           | 20            | 150.0%                                  | 20           | 283,500            | 250,100           | -10.1%                                | -            | -                  | 1            | 88,000             | -            | -                  |
| 97388 Gleneden Beach               | 38              | 9            | 1                          | 4             | 0.0%                                    | 2            | 165,000            | 260                            | 32           | 12            | 20.0%                                   | 7            | 315,600            | 299,000           | 0.3%                                  | -            | -                  | 3            | 49,700             | -            | -                  |
| 97389 Otter Rock                   | 9               | 3            | 0                          | 0             | -100.0%                                 | 0            | -                  | -                              | 9            | 2             | -33.3%                                  | 1            | 650,000            | 650,000           | 326.0%                                | -            | -                  | -            | -                  | -            | -                  |
| 97365 Newport                      | 38              | 7            | 4                          | 4             | 300.0%                                  | 2            | 400,000            | 270                            | 37           | 16            | 60.0%                                   | 9            | 338,300            | 325,000           | 11.9%                                 | 1            | 1,300,000          | 4            | 109,300            | -            | -                  |
| 97366 South Beach                  | 9               | 0            | 1                          | 1             | 0.0%                                    | 1            | 470,000            | 208                            | 6            | 5             | 25.0%                                   | 4            | 286,100            | 237,300           | -7.1%                                 | -            | -                  | 2            | 230,000            | -            | -                  |
| 97343 Eddyville                    | 0               | 0            | 0                          | 0             | -                                       | 0            | -                  | -                              | 0            | 0             | -                                       | 0            | -                  | -                 | -                                     | 0            | -                  | 0            | -                  | 0            | -                  |
| 97357 Logsdan                      | 1               | 0            | 0                          | 1             | -                                       | 0            | -                  | -                              | -            | 1             | -                                       | 0            | -                  | -                 | -                                     | 0            | -                  | 0            | -                  | 0            | -                  |
| 97391 Toledo                       | 5               | 0            | 0                          | 1             | -50.0%                                  | 2            | 52,400             | 110                            | 3            | 2             | -60.0%                                  | 2            | 52,400             | 52,400            | -16.4%                                | -            | -                  | -            | -                  | 1            | 575,000            |
| 97380 Siletz                       | 4               | 0            | -                          | 0             | -                                       | 0            | -                  | -                              | 1            | -             | -100.0%                                 | -            | -                  | -                 | 129.3%                                | -            | -                  | 1            | 120,000            | -            | -                  |
| 97390 Tidewater                    | 2               | 0            | 0                          | 1             | -                                       | 0            | -                  | -                              | 3            | 2             | -                                       | 1            | 245,000            | 245,000           | 37.1%                                 | -            | -                  | -            | -                  | -            | -                  |
| 97488 Yachats                      | 13              | 1            | -                          | 2             | -                                       | 0            | -                  | -                              | 12           | 3             | 200.0%                                  | 1            | 499,000            | 499,000           | 41.1%                                 | -            | -                  | -            | -                  | -            | -                  |
| 97384 Waldport                     | 15              | 5            | 1                          | 1             | -50.0%                                  | 0            | -                  | -                              | 21           | 8             | 60.0%                                   | 6            | 276,400            | 232,800           | 1.4%                                  | -            | -                  | -            | -                  | -            | -                  |
| 97376 Seal Rock                    | 4               | 0            | 0                          | 1             | -                                       | 0            | -                  | -                              | 4            | 1             | -50.0%                                  | 0            | -                  | -                 | 56.4%                                 | 0            | -                  | 0            | -                  | 0            | -                  |
| Lincoln County Grand Total         | 400             | 70           | 20                         | 32            | 3.2%                                    | 24           | 270,200            | 185                            | 349          | 154           | 51.0%                                   | 113          | 258,600            | 212,500           | 2.7%                                  | 1            | 1,300,000          | 17           | 87,900             | 1            | 575,000            |
| North Coastal Counties Grand Total | 1,320           | 266          | 73                         | 171           | 48.7%                                   | 123          | 295,500            | 223                            | 1,219        | 720           | 40.4%                                   | 543          | 269,800            | 234,800           | 7.8%                                  | 12           | 437,900            | 89           | 104,300            | 7            | 259,700            |



## 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 May 2015 with May 2014. The Year-To-Date section compares 2015 year-to-date statistics through May with 2014 year-to-date statistics through May.

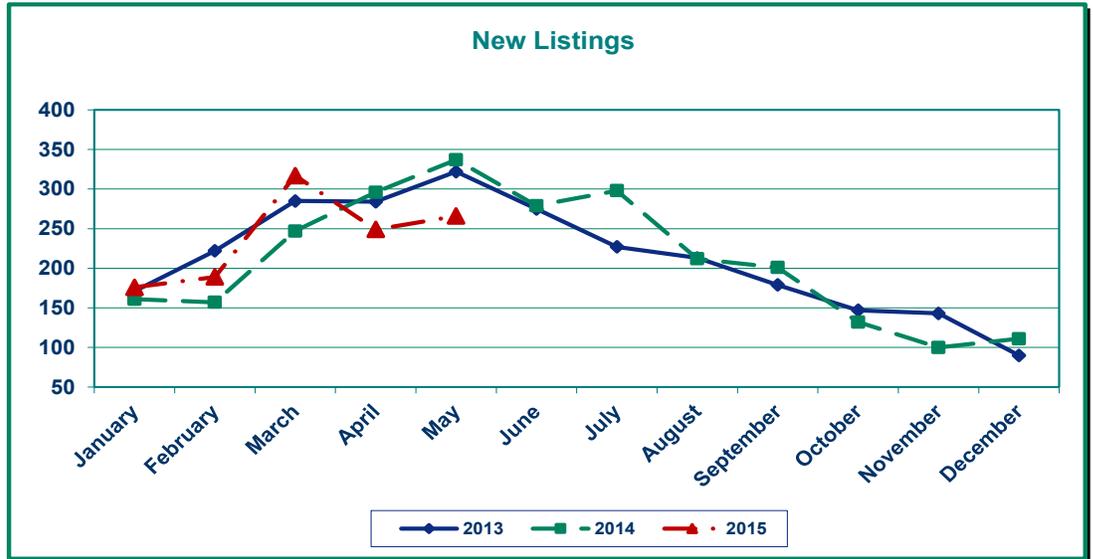
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/14-5/31/15) with 12 months before (6/1/13-5/31/14).

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

## NEW LISTINGS

### NORTH COASTAL COUNTIES, OR

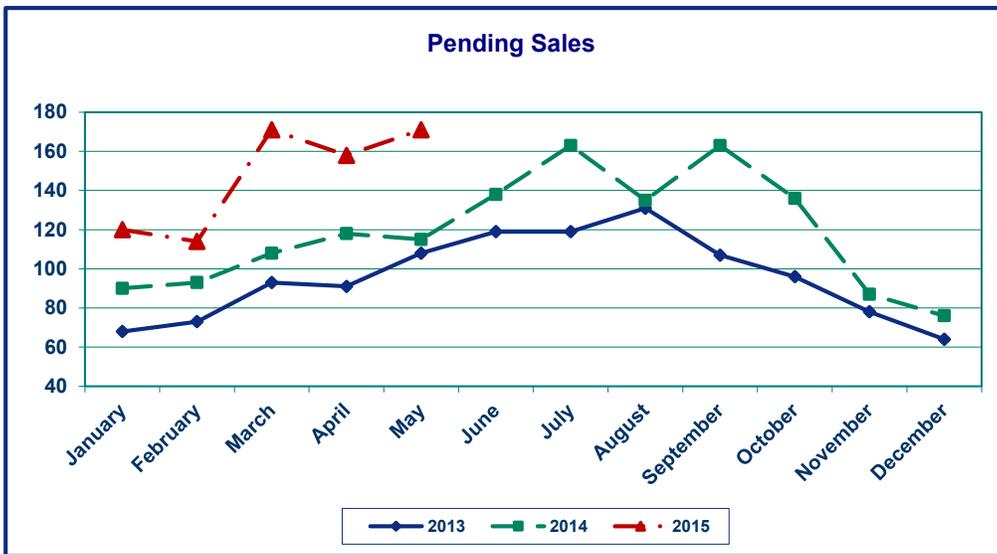
*This graph shows the new residential listings over the past three calendar years in the North Coastal Counties of Oregon.*



## PENDING LISTINGS

### NORTH COASTAL COUNTIES, OR

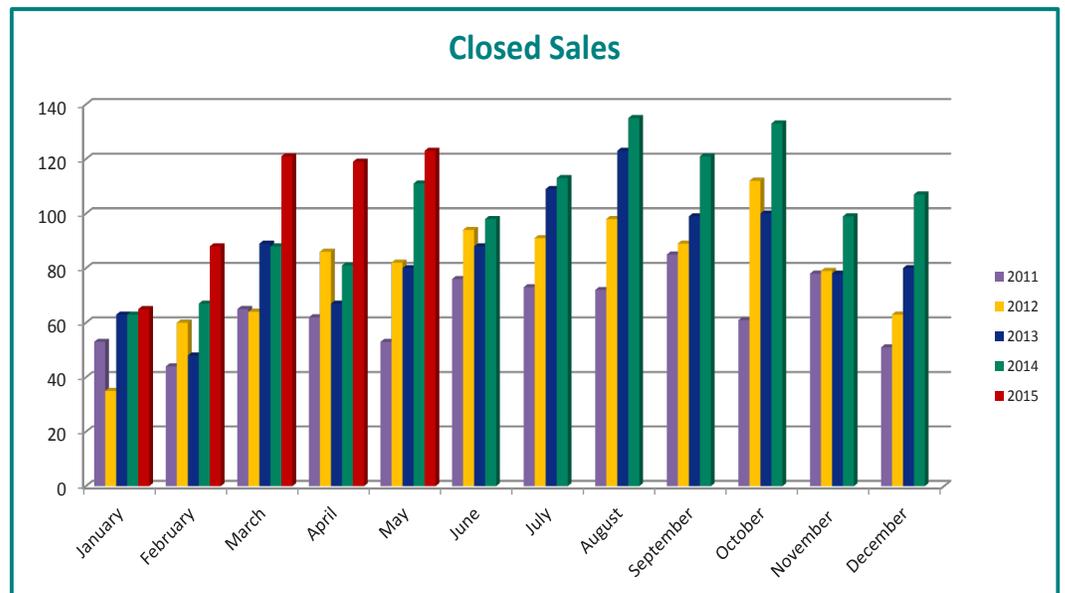
*This graph represents monthly accepted offers in the North Coastal Counties of Oregon over the past three calendar years.*



## CLOSED SALES

### NORTH COASTAL COUNTIES, OR

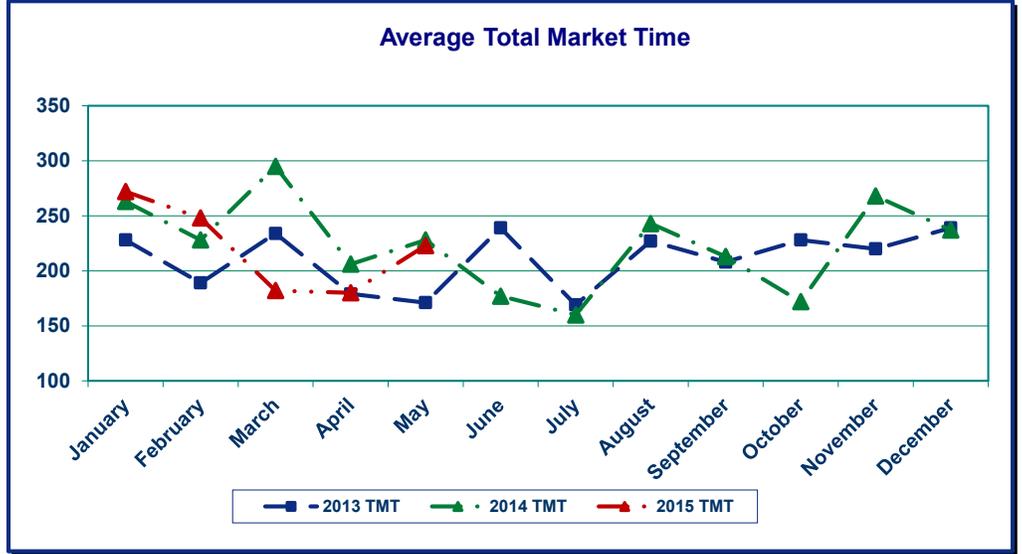
*This graph shows the closed sales over the past five calendar years in the North Coastal Counties of Oregon.*



**DAYS ON MARKET**  
**NORTH COASTAL COUNTIES, OR**

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

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



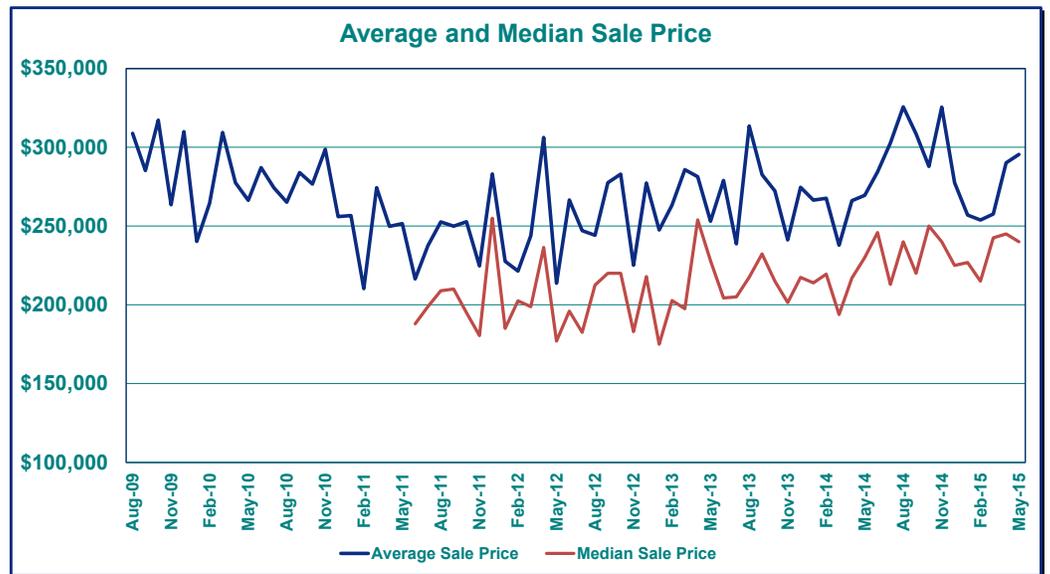
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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

**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.*

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Randy Hunzeker, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Heather Andrews, Editor

# MARKET ACTION

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

Residential Review: Polk and Marion Counties, Oregon

May 2015 Reporting Period

## May Residential Highlights

Polk and Marion Counties saw some cooling this May compared to last month's activity, but numbers are still ahead of May 2014. Closed sales, at 136, fared 27.1% better than the 107 closings posted in May 2014, but fell 4.2% short of the 142 closings posted last month in April. Similarly, pending sales (162) saw a 12.5% increase over the 144 offers accepted in May 2014 but were 20.2% cooler than the 203 offers accepted in April 2015. New listings, at 234, cooled 2.5% from last month (240) but fared 4.5% better than May 2014, when there were 224 new listings offered.

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

Inventory increased to 4.3 months in May. Total market time increased during the same time period, currently sitting at 120 days.

## Average and Median Sale Prices

Prices are rising. Comparing 2015 to 2014 through May of each year, the average sale price rose 10.6% from \$203,300 to \$224,800. In the same comparison, the median sale price rose 12.9% from \$177,000 to \$199,900.

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

**Average Sale Price % Change:**  
+9.9% (\$224,600 v. \$204,300)  
**Median Sale Price % Change:**  
+10.7% (\$196,000 v. \$177,000)

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

| Inventory in Months* |      |      |      |
|----------------------|------|------|------|
|                      | 2013 | 2014 | 2015 |
| January              | 8.9  | 8.9  | 6.1  |
| February             | 7.4  | 7.1  | 5.9  |
| March                | 8.1  | 6.2  | 4.6  |
| April                | 6.7  | 6.6  | 3.8  |
| May                  | 6.3  | 6.3  | 4.3  |
| June                 | 6.1  | 8.3  |      |
| July                 | 6.2  | 6.6  |      |
| August               | 5.3  | 6.5  |      |
| September            | 6.7  | 7.5  |      |
| October              | 5.7  | 6    |      |
| November             | 7.2  | 8.5  |      |
| December             | 8.1  | 5.2  |      |

\*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 Counties Residential Highlights |              | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|---|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2015  | May          | 234          | 162           | 136          | 247,500            | 215,800           | 120               |
|   | April        | 240          | 203           | 142          | 227,400            | 220,200           | 106               |
|   | Year-to-date | 1,047        | 811           | 622          | 224,800            | 199,900           | 123               |
| 2014  | May          | 224          | 144           | 107          | 226,700            | 199,900           | 111               |
|   | Year-to-date | 917          | 567           | 437          | 203,300            | 177,000           | 120               |
| Change  | May          | 4.5%         | 12.5%         | 27.1%        | 9.2%               | 8.0%              | 7.9%              |
|   | Prev Mo 2015 | -2.5%        | -20.2%        | -4.2%        | 8.8%               | -2.0%             | 13.2%             |
|   | Year-to-date | 14.2%        | 43.0%         | 42.3%        | 10.6%              | 12.9%             | 2.5%              |

# AREA REPORT • 5/2015

## 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/Cancelled Listings | Pending Sales | Pending Sales 2015 v. 2014 <sup>1</sup> | Closed Sales | Average Sale Price | Total Market Time <sup>3</sup> | New Listings | Pending Sales | Pending Sales 2015 v. 2014 <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   | 90              | 22           | 4                          | 16            | 77.8%                                   | 12           | 257,100            | 109                            | 120          | 76            | 94.9%                                   | 44           | 229,200            | 197,700           | -5.7%                                 | 1            | 132,500            | 5            | 229,200            | 4            | 764,400            |
| 168     | West Salem N               | 29              | 11           | 2                          | 8             | 100.0%                                  | 8            | 271,400            | 143                            | 39           | 32            | 128.6%                                  | 28           | 247,200            | 216,300           | 2.4%                                  | -            | -                  | -            | -                  | -            | -                  |
| 169     | West Salem S               | 10              | 4            | 2                          | 1             | -75.0%                                  | 3            | 235,000            | 15                             | 22           | 16            | 77.8%                                   | 15           | 246,700            | 245,000           | 5.2%                                  | -            | -                  | -            | -                  | -            | -                  |
| 170     | Woodburn                   | 80              | 41           | 4                          | 32            | -17.9%                                  | 25           | 174,600            | 234                            | 176          | 166           | -0.6%                                   | 130          | 184,800            | 173,000           | 20.2%                                 | -            | -                  | 1            | 46,000             | 1            | 190,000            |
|         | Except Woodburn            | 157             | 54           | 13                         | 42            | 2.4%                                    | 38           | 302,800            | 95                             | 271          | 219           | 45.0%                                   | 166          | 273,200            | 235,000           | 14.6%                                 | 1            | 215,000            | 8            | 163,300            | 2            | 725,500            |
| 170     | Marion Except Salem/Keizer | 237             | 95           | 17                         | 74            | -7.5%                                   | 63           | 251,900            | 150                            | 447          | 385           | 21.1%                                   | 296          | 234,400            | 215,000           | 18.7%                                 | 1            | 215,000            | 9            | 150,200            | 3            | 547,000            |
| 171     | Southwest Salem            | 6               | 1            | 1                          | 3             | 200.0%                                  | 3            | 354,600            | 92                             | 12           | 7             | 0.0%                                    | 5            | 539,800            | 375,000           | 51.9%                                 | -            | -                  | -            | -                  | -            | -                  |
| 172     | South Salem                | 42              | 20           | 5                          | 13            | 160.0%                                  | 16           | 270,400            | 73                             | 82           | 71            | 115.2%                                  | 54           | 264,000            | 248,000           | 11.3%                                 | -            | -                  | 1            | 170,000            | 2            | 189,300            |
| 173     | Southeast Salem            | 60              | 24           | 2                          | 12            | 33.3%                                   | 4            | 300,200            | 159                            | 98           | 54            | 74.2%                                   | 38           | 225,600            | 223,400           | -2.4%                                 | -            | -                  | 5            | 43,800             | 3            | 263,100            |
| 174     | Central Salem              | 22              | 14           | 4                          | 10            | 150.0%                                  | 7            | 137,300            | 77                             | 53           | 40            | 73.9%                                   | 29           | 133,000            | 135,000           | -1.6%                                 | -            | -                  | 1            | 21,000             | 2            | 245,000            |
| 175     | East Salem S               | 17              | 7            | -                          | 5             | 150.0%                                  | 4            | 189,300            | 74                             | 27           | 20            | 42.9%                                   | 17           | 162,500            | 155,000           | -3.5%                                 | -            | -                  | 1            | 125,000            | 1            | 220,000            |
| 176     | East Salem N               | 26              | 10           | 2                          | 11            | 0.0%                                    | 9            | 179,100            | 30                             | 59           | 49            | 81.5%                                   | 43           | 152,800            | 158,800           | 0.5%                                  | 1            | 324,300            | 2            | 68,000             | 3            | 643,000            |
| 177     | South Keizer               | 6               | 4            | -                          | 1             | -50.0%                                  | 0            | -                  | -                              | 10           | 7             | -22.2%                                  | 10           | 155,600            | 147,000           | 0.8%                                  | -            | -                  | -            | -                  | -            | -                  |
| 178     | North Keizer               | 37              | 22           | 10                         | 8             | -38.5%                                  | 7            | 271,700            | 176                            | 78           | 54            | 25.6%                                   | 43           | 219,900            | 200,000           | -3.8%                                 | 1            | 625,000            | -            | -                  | 1            | 315,000            |
| 167-169 | Polk Total                 | 129             | 37           | 8                          | 25            | 47.1%                                   | 23           | 259,200            | 108                            | 181          | 124           | 100.0%                                  | 87           | 238,000            | 209,000           | -1.4%                                 | 1            | 132,500            | 5            | 229,200            | 4            | 764,400            |
| 170-178 | Marion Total               | 453             | 197          | 41                         | 137           | 7.9%                                    | 113          | 245,100            | 123                            | 866          | 687           | 36.0%                                   | 535          | 222,600            | 199,500           | 12.1%                                 | 3            | 388,100            | 19           | 106,500            | 15           | 384,200            |
|         | Polk & Marion Grand Total  | 582             | 234          | 49                         | 162           | 12.5%                                   | 136          | 247,500            | 120                            | 1,047        | 811           | 43.0%                                   | 622          | 224,800            | 199,900           | 9.9%                                  | 4            | 324,200            | 24           | 132,000            | 19           | 464,200            |

## Benton & Linn Counties, Oregon

|     |               |     |    |    |    |       |    |         |     |     |     |       |     |         |         |       |   |         |    |         |   |         |
|-----|---------------|-----|----|----|----|-------|----|---------|-----|-----|-----|-------|-----|---------|---------|-------|---|---------|----|---------|---|---------|
| 220 | Benton County | 44  | 18 | 4  | 10 | 25.0% | 7  | 283,500 | 189 | 66  | 38  | -7.3% | 29  | 251,100 | 258,000 | 7.8%  | - | -       | 3  | 136,700 | - | -       |
| 221 | Linn County   | 176 | 66 | 11 | 62 | 87.9% | 39 | 215,600 | 106 | 295 | 213 | 37.4% | 156 | 212,900 | 161,500 | 13.1% | 3 | 279,200 | 26 | 90,200  | 5 | 156,800 |

## ACTIVE RESIDENTIAL LISTINGS

**POLK & MARION  
COUNTIES, OR**

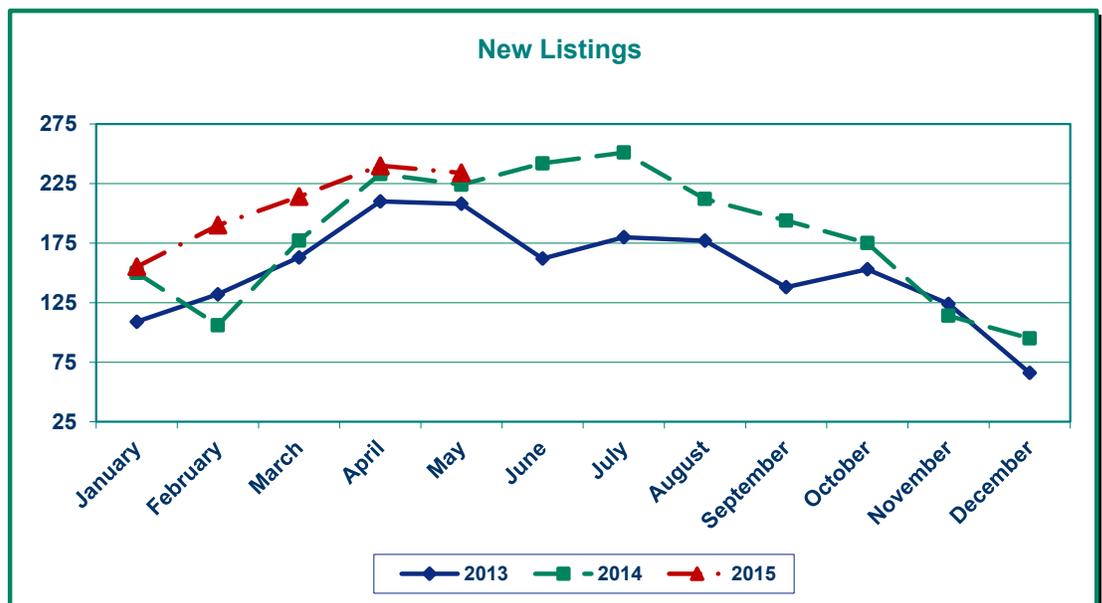
*This graph shows  
the active residential  
listings over the past  
three calendar years  
in Polk and Marion  
Counties, Oregon.*



## 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 May 2015 with May 2014. The Year-To-Date section compares 2015 year-to-date statistics through May with 2014 year-to-date statistics through May.

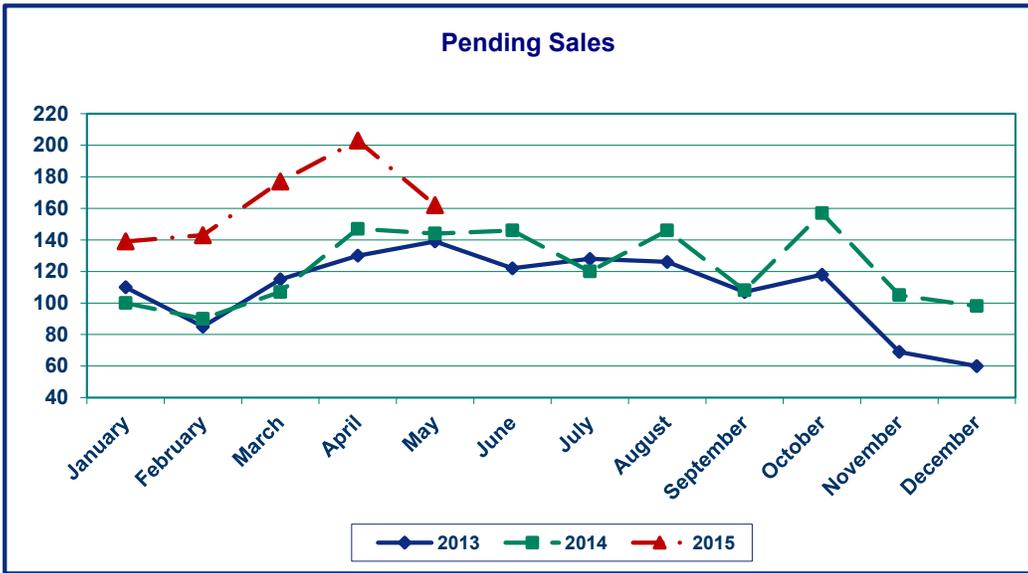
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/14-5/31/15) with 12 months before (6/1/13-5/31/14).

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

## PENDING LISTINGS

POLK & MARION  
COUNTIES, OR

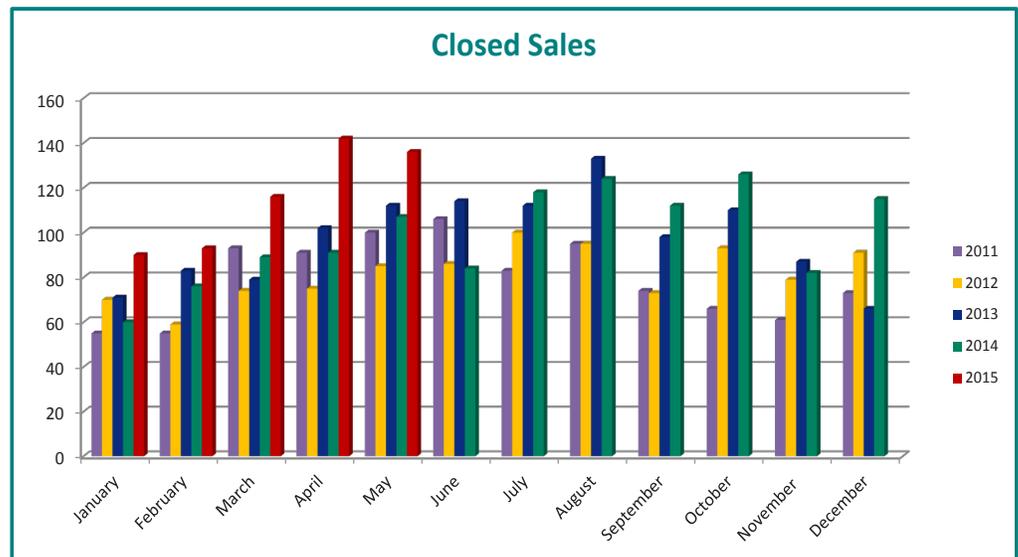
*This graph represents monthly accepted offers in Polk and Marion Counties, Oregon, over the past three calendar years.*



## CLOSED SALES

POLK & MARION  
COUNTIES, OR

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

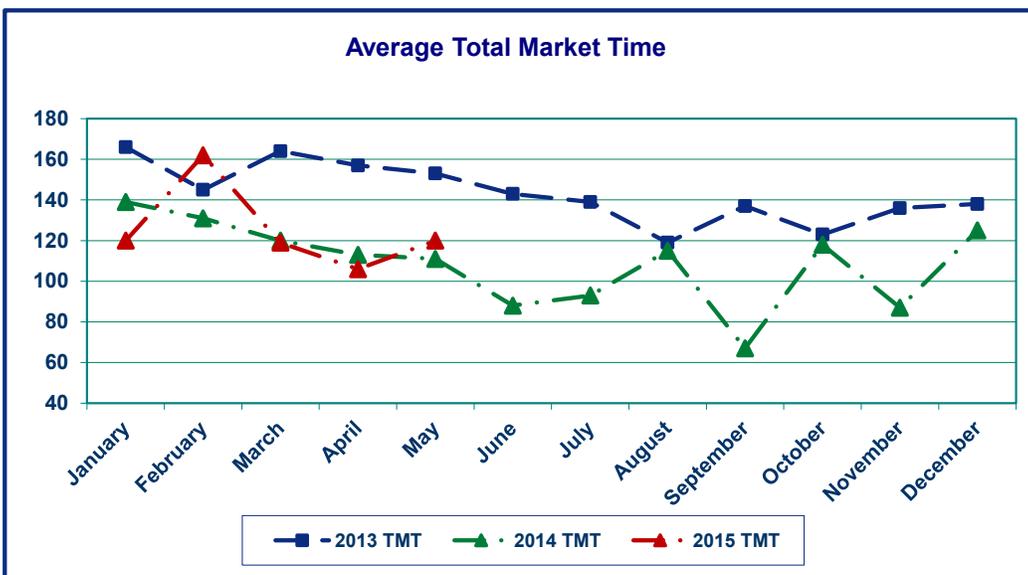


## Average Total Market Time

## DAYS ON MARKET

POLK & MARION  
COUNTIES, OR

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

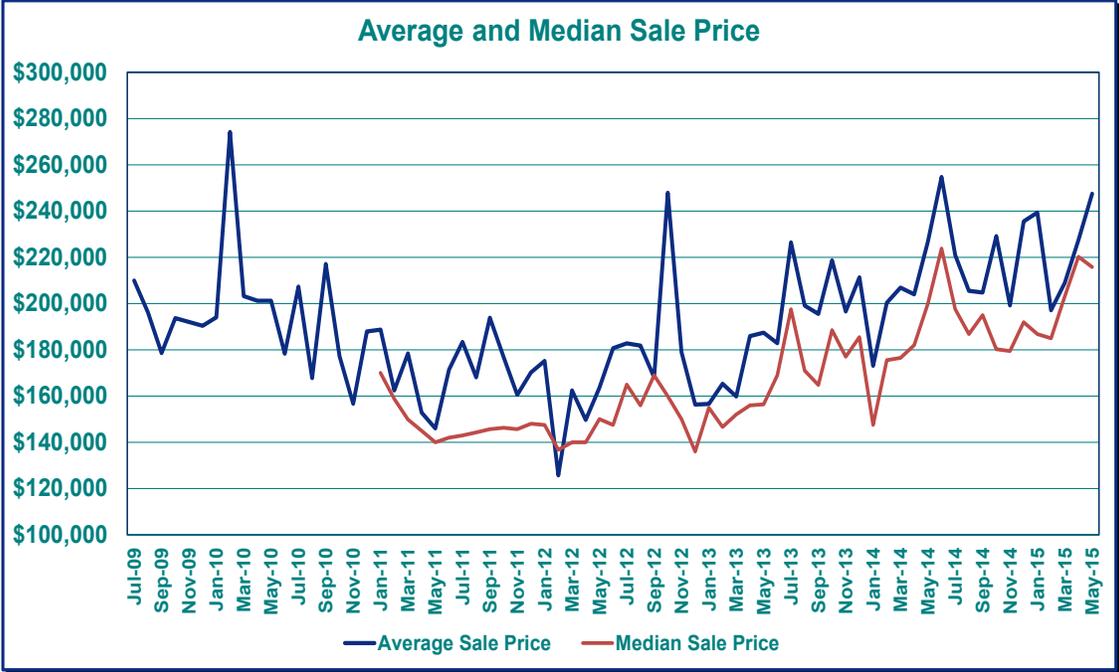


**SALE PRICE**  
**POLK & MARION**  
**COUNTIES, OR**

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

**Contact RMLS™**  
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Portland, OR 97220  
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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.

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Randy Hunzeker, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Heather Andrews, Editor

# MARKET ACTION



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

Residential Review: Metro Portland, Oregon

May 2015 Reporting Period

## May Residential Highlights

May saw more healthy real estate activity in the Portland metro area. Closed sales (2,942) showed a 18.5% improvement over the 2,483 closings posted in May 2014 and a 7.6% improvement over last month, April 2015. This was the strongest May for closings in Portland since 2006, when there were 3,054 closings posted for the month.

Pending sales, at 3,546, fared 18.6% better than in May 2014 when 2,989 offers were accepted, but fell 1.9% short of the 3,613 offers accepted last month, April 2015. Again, pending sales had the strongest May tally since 2006, when there were 3,651 offers accepted.

Similarly, the 4,161 new listings were 0.7% cooler than the 4,192 new listings offered in May 2014 but showed a 5.4% increase from the 3,949 new listings offered in April 2015.

Inventory in May decreased slightly to 1.7 months, and total market time decreased to 55 days. Active residential listings numbered 5,125 at the end of May.

## Average and Median Sale Prices

Prices continue to rise in 2015 compared to 2014. Comparing each year through May, the average sale price rose 4.6% from \$327,200 to \$342,300. In the same comparison, the median sale price rose 5.9% from \$278,500 to \$295,000.

| Inventory in Months* |      |      |      |
|----------------------|------|------|------|
|                      | 2013 | 2014 | 2015 |
| January              | 4.7  | 4.1  | 3.4  |
| February             | 4.5  | 3.9  | 3.0  |
| March                | 3.2  | 3.1  | 1.9  |
| April                | 3.1  | 2.8  | 1.8  |
| May                  | 2.5  | 2.8  | 1.7  |
| June                 | 2.9  | 2.8  |      |
| July                 | 2.8  | 2.9  |      |
| August               | 3.1  | 3.0  |      |
| September            | 3.7  | 3.1  |      |
| October              | 3.4  | 2.8  |      |
| November             | 3.7  | 3.2  |      |
| December             | 3.2  | 2.3  |      |

\*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.

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

**Average Sale Price % Change:**  
+5.6% (\$338,300 v. \$320,500)  
**Median Sale Price % Change:**  
+6.2% (\$292,000 v. \$275,000)

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 |
|---------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2015                                  | May          | 4,161        | 3,546         | 2,942        | 359,100            | 313,000           | 55                |
|                                       | April        | 3,949        | 3,613         | 2,734        | 347,500            | 301,300           | 61                |
|                                       | Year-to-date | 17,605       | 14,855        | 11,670       | 342,300            | 295,000           | 68                |
| 2014                                  | May          | 4,192        | 2,989         | 2,483        | 335,300            | 290,000           | 67                |
|                                       | Year-to-date | 16,077       | 11,852        | 9,772        | 327,200            | 278,500           | 82                |
| Change                                | May          | -0.7%        | 18.6%         | 18.5%        | 7.1%               | 7.9%              | -18.6%            |
|                                       | Prev Mo 2015 | 5.4%         | -1.9%         | 7.6%         | 3.3%               | 3.9%              | -9.8%             |
|                                       | Year-to-date | 9.5%         | 25.3%         | 19.4%        | 4.6%               | 5.9%              | -17.2%            |

# AREA REPORT • 5/2015

## 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/Cancelled Listings | Pending Sales | Pending Sales 2015 v. 2014 <sup>1</sup> | Closed Sales | Average Sale Price | Total Market Time <sup>3</sup> | New Listings | Pending Sales | Pending Sales 2015 v. 2014 <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                 | 154             | 170          | 15                         | 147           | 0.7%                                    | 155          | 342,900            | 30                             | 719          | 637           | 13.5%                                   | 539          | 322,700            | 305,000           | 9.9%                                  | 3            | 470,000            | 14           | 160,800            | 10           | 359,100            |
| 142 | NE Portland                | 278             | 350          | 47                         | 307           | 12.5%                                   | 266          | 373,000            | 39                             | 1,477        | 1,312         | 21.3%                                   | 1,087        | 365,400            | 317,000           | 4.9%                                  | 12           | 476,200            | 14           | 288,700            | 34           | 481,600            |
| 143 | SE Portland                | 416             | 473          | 57                         | 412           | 18.1%                                   | 344          | 334,200            | 39                             | 1,886        | 1,695         | 17.9%                                   | 1,337        | 317,600            | 270,000           | 9.9%                                  | 9            | 495,900            | 33           | 238,700            | 76           | 431,300            |
| 144 | Gresham/<br>Troutdale      | 368             | 274          | 39                         | 251           | 23.0%                                   | 201          | 255,900            | 52                             | 1,160        | 1,009         | 34.5%                                   | 754          | 249,000            | 236,700           | 8.1%                                  | 5            | 1,074,300          | 18           | 174,000            | 20           | 270,300            |
| 145 | Milwaukie/<br>Clackamas    | 485             | 374          | 64                         | 302           | 26.4%                                   | 236          | 355,200            | 61                             | 1,548        | 1,203         | 27.2%                                   | 915          | 327,000            | 299,000           | 9.3%                                  | 4            | 378,600            | 63           | 129,700            | 12           | 306,000            |
| 146 | Oregon City/<br>Canby      | 347             | 209          | 25                         | 197           | 20.9%                                   | 159          | 318,300            | 59                             | 946          | 774           | 22.1%                                   | 590          | 303,000            | 285,000           | 6.3%                                  | 7            | 547,600            | 42           | 184,100            | 8            | 238,900            |
| 147 | Lake Oswego/<br>West Linn  | 414             | 276          | 41                         | 191           | 18.6%                                   | 155          | 533,300            | 78                             | 1,106        | 804           | 23.7%                                   | 615          | 508,700            | 450,000           | 4.7%                                  | -            | -                  | 28           | 505,700            | 3            | 480,300            |
| 148 | W Portland                 | 584             | 457          | 78                         | 339           | 3.4%                                    | 320          | 491,000            | 51                             | 1,980        | 1,546         | 18.3%                                   | 1,292        | 470,700            | 405,000           | 4.0%                                  | 9            | 350,800            | 35           | 230,000            | 14           | 794,100            |
| 149 | NW Wash Co.                | 167             | 183          | 22                         | 176           | 37.5%                                   | 121          | 482,400            | 68                             | 775          | 680           | 16.2%                                   | 525          | 445,700            | 410,000           | 6.8%                                  | -            | -                  | 20           | 291,300            | -            | -                  |
| 150 | Beaverton/<br>Aloha        | 351             | 404          | 38                         | 359           | 26.0%                                   | 275          | 316,200            | 41                             | 1,735        | 1,559         | 46.5%                                   | 1,227        | 291,700            | 275,000           | 6.3%                                  | 4            | 443,800            | 8            | 274,900            | 10           | 330,500            |
| 151 | Tigard/<br>Wilsonville     | 402             | 333          | 35                         | 316           | 12.1%                                   | 264          | 368,000            | 51                             | 1,497        | 1,319         | 28.4%                                   | 1,047        | 352,000            | 325,500           | 7.5%                                  | 1            | 520,000            | 14           | 291,400            | 7            | 383,700            |
| 152 | Hillsboro/<br>Forest Grove | 327             | 294          | 30                         | 256           | 28.6%                                   | 221          | 295,000            | 62                             | 1,241        | 1,088         | 27.5%                                   | 814          | 279,000            | 259,000           | 10.3%                                 | 6            | 246,100            | 23           | 186,100            | 17           | 260,500            |
| 153 | Mt. Hood                   | 90              | 34           | 7                          | 20            | 11.1%                                   | 14           | 215,100            | 63                             | 122          | 65            | -22.6%                                  | 53           | 218,600            | 210,000           | -9.4%                                 | -            | -                  | 9            | 106,300            | -            | -                  |
| 155 | Columbia Co.               | 263             | 125          | 16                         | 89            | 30.9%                                   | 68           | 241,700            | 109                            | 478          | 405           | 33.7%                                   | 300          | 222,400            | 222,000           | 7.4%                                  | 4            | 288,300            | 30           | 99,400             | 3            | 211,000            |
| 156 | Yamhill Co.                | 479             | 205          | 34                         | 184           | 26.0%                                   | 143          | 255,300            | 105                            | 935          | 759           | 33.6%                                   | 575          | 253,600            | 226,000           | 0.2%                                  | 6            | 233,500            | 34           | 169,600            | 19           | 244,700            |

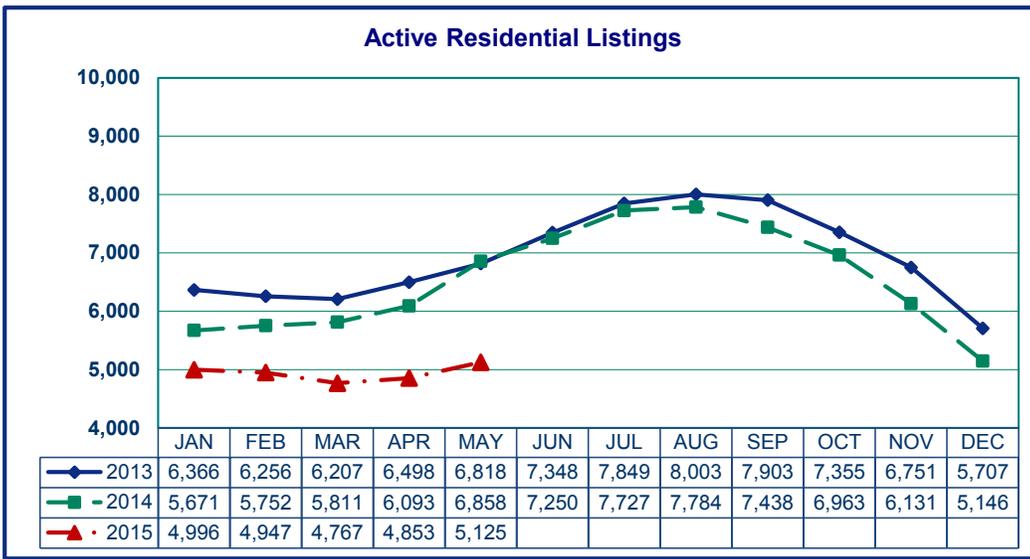
<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares May 2015 with May 2014. The Year-To-Date section compares 2015 year-to-date statistics through May with 2014 year-to-date statistics through May.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/14-5/31/15) with 12 months before (6/1/13-5/31/14).

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

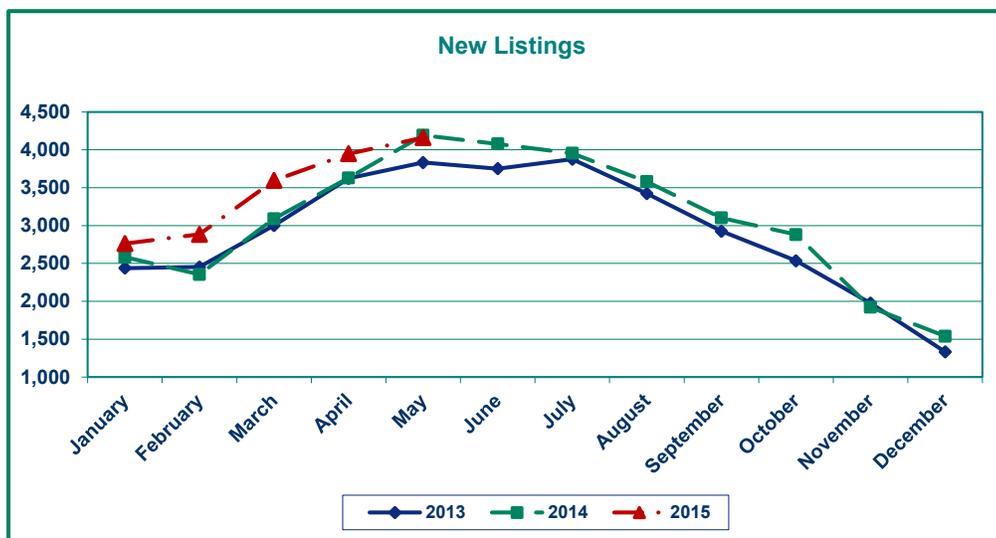
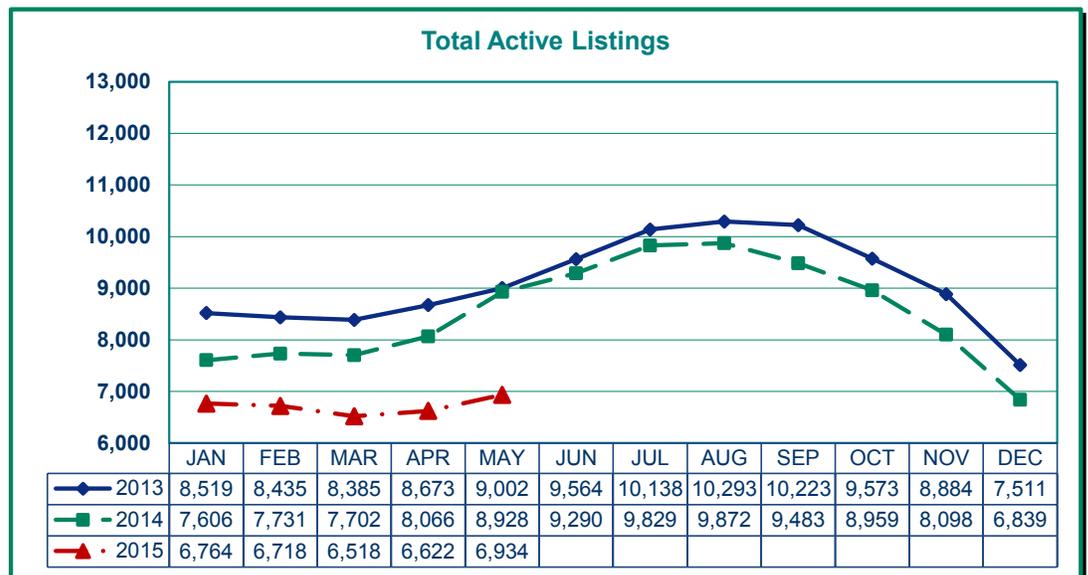
## ACTIVE RESIDENTIAL LISTINGS PORTLAND, OR

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



## TOTAL ACTIVE LISTINGS PORTLAND, OR

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



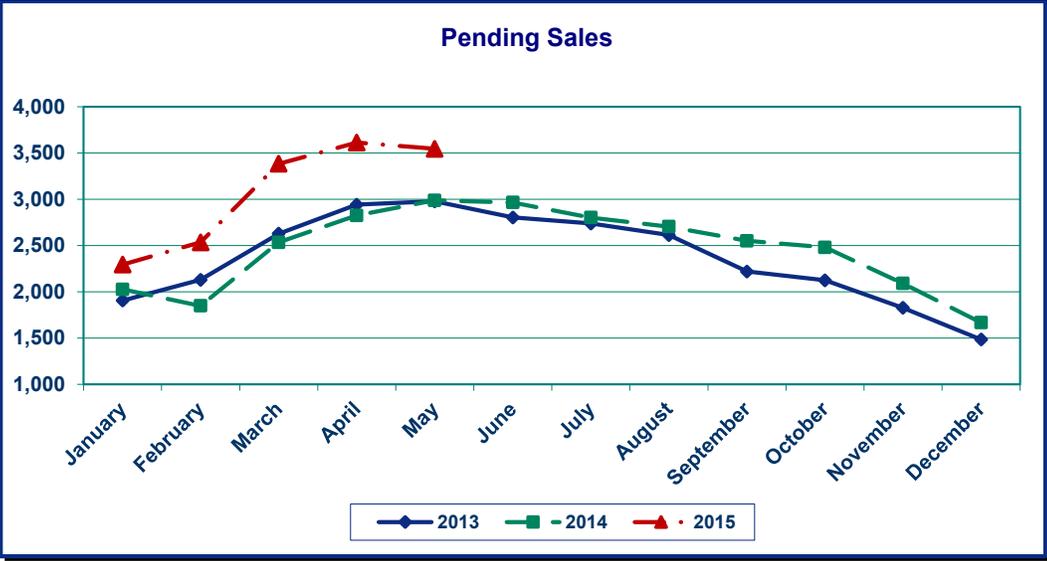
## NEW LISTINGS PORTLAND, OR

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

### PENDING LISTINGS

#### PORTLAND, OR

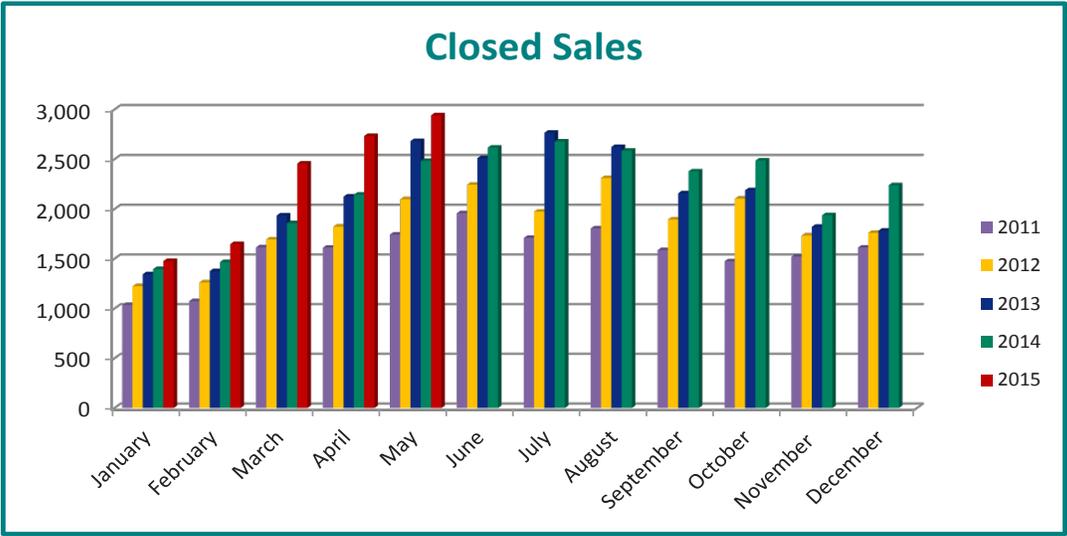
*This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.*



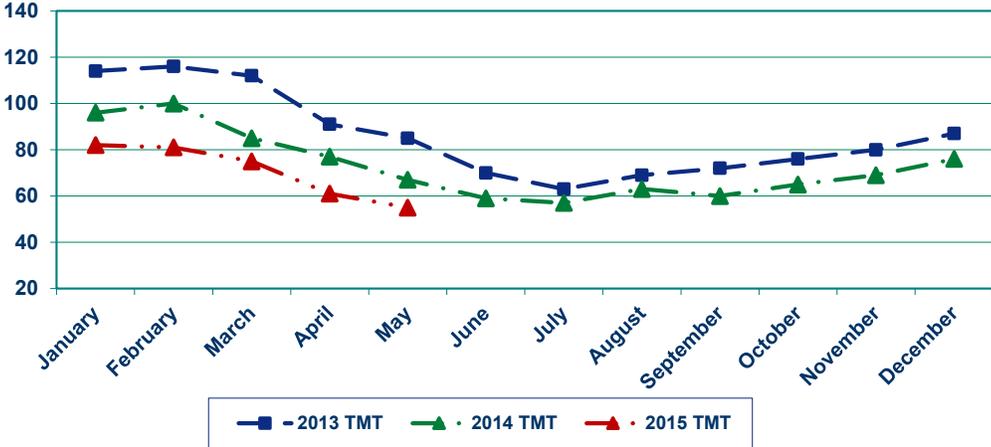
### CLOSED SALES

#### PORTLAND, OR

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



### Average Total Market Time



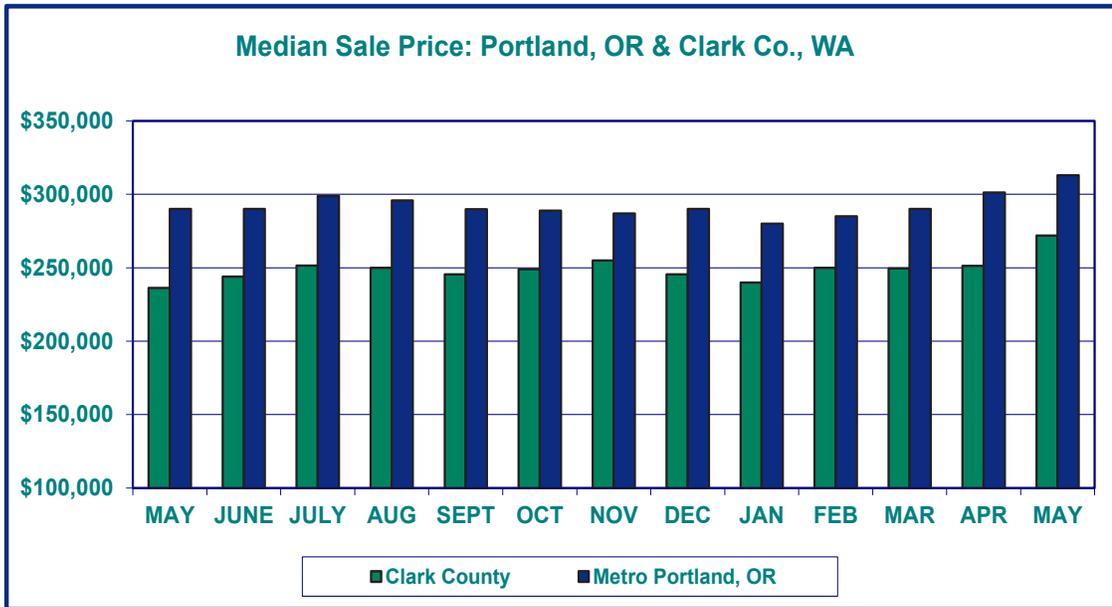
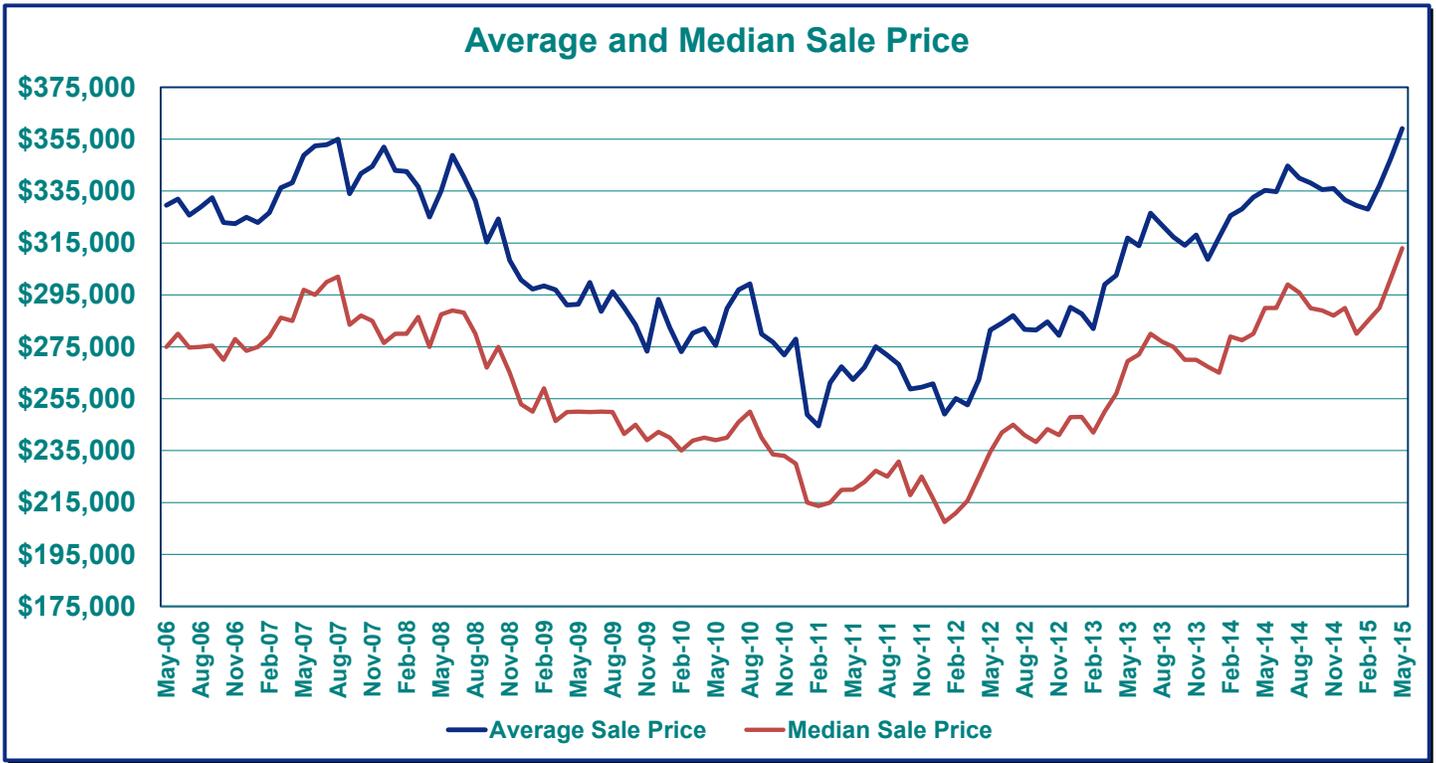
### DAYS ON MARKET

#### PORTLAND, OR

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

**SALE PRICE**  
**PORTLAND, OR**

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



**MEDIAN SALE PRICE**  
**PORTLAND, OR**

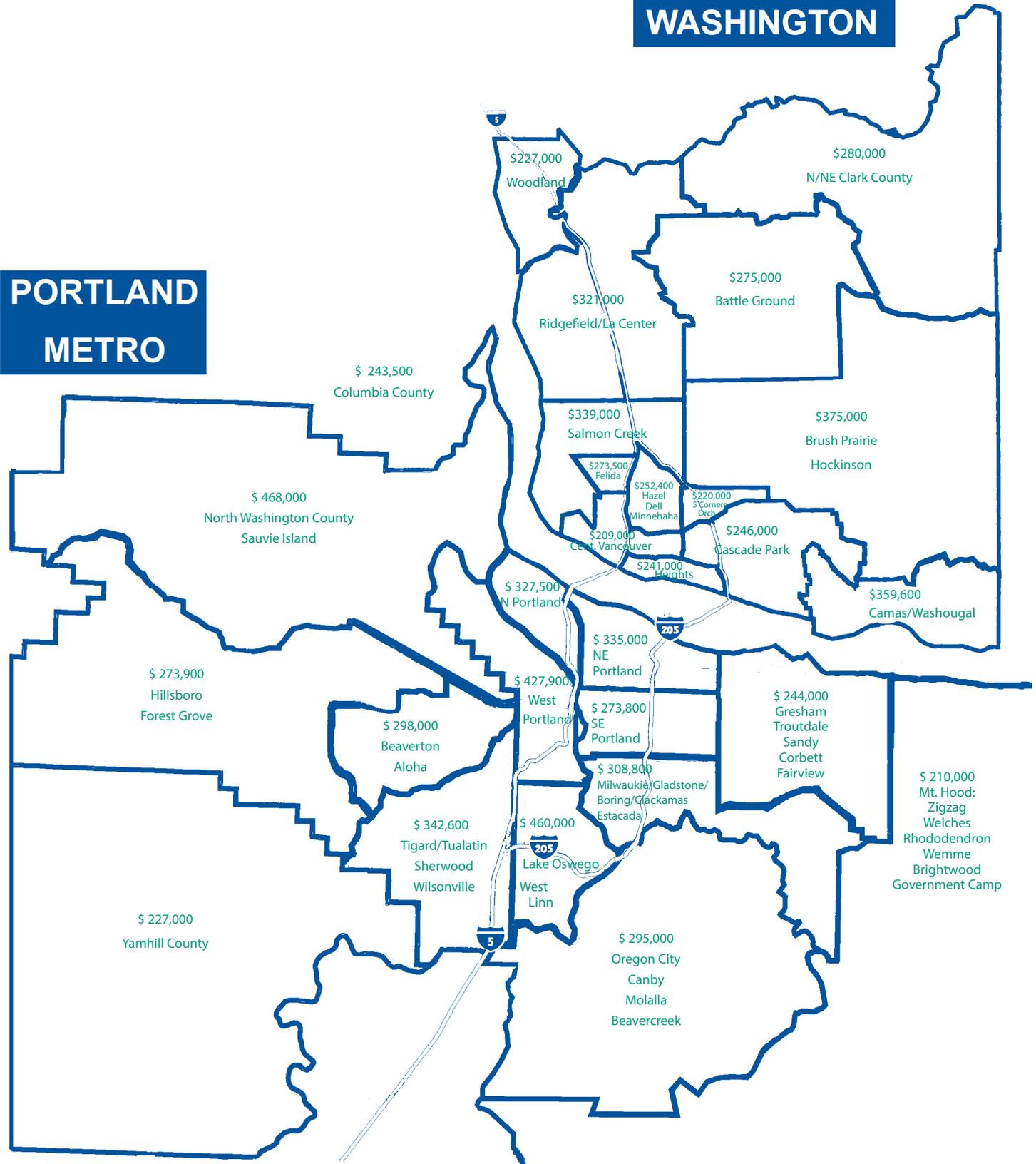
*This graph shows the median sale price over the past 12 months in the greater Portland, Oregon, metropolitan area and Clark County.*

# MEDIAN SALE PRICE

## May 2015

**SW**  
**WASHINGTON**

**PORTLAND**  
**METRO**



**ACTIVE & CLOSED CONDOS**  
**PORTLAND, OR**

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

Contact RMLS™  
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**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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Randy Hunzeker, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Heather Andrews, Editor



## Clark County, Washington Market Action Addition

May 2015

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>                 | 1,759        |
| <b>Less Listings with Purchase Contingencies*:</b>                       | 192          |
| <b>Readily Purchased Listings:</b>                                       | 1,567        |
| <b><i>Percent of Total Active Listings:</i></b>                          | <b>89.1%</b> |
| <b>Less New Under Construction (not ready for occupancy):</b>            | 100          |
| <b>Less New Proposed (not started):</b>                                  | 240          |
| <b>Total Readily Purchased &amp; Occupied Listing:</b>                   | 1,227        |
| <b><i>Percent of Total Active Listings:</i></b>                          | <b>69.8%</b> |
| <b>Inventory in Months of Readily Purchased &amp; Occupied Listings:</b> | 1.8          |

\* 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

May 2015 Reporting Period

### May Residential Highlights

May brought strong real estate activity to Southwest Washington. Pending sales (920) showed a 23.2% improvement over the 747 offers accepted last May, and a 7.7% improvement over the 854 offers accepted last month. This was the strongest May for pending sales since 2005, when there were 1,130 offers accepted for the month.

Closed sales, at 671, fared 11.8% better than the 600 closings posted in May 2014 and exactly matched the 671 closings posted last month in April 2015.

New listings (1,107) fell 0.7% short of the 1,115 new listings offered in May 2014, but were 10.7% ahead of last month's 1,000 new listings.

Total market time decreased again in May, and currently sits at 78 days. Inventory increased slightly during the same period, currently standing at 2.6 months.

### Average and Median Sale Prices

Prices continue to rise. Comparing 2015 to 2014 through May of each year, the average sale price rose 8.2% from \$261,700 to \$283,100. In the same comparison, the median sale price rose 9.0% from \$233,500 to \$254,500.

| Inventory in Months* |      |      |      |
|----------------------|------|------|------|
|                      | 2013 | 2014 | 2015 |
| January              | 6.2  | 6.4  | 3.9  |
| February             | 5.6  | 5.7  | 3.7  |
| March                | 4.4  | 4.6  | 2.6  |
| April                | 4.0  | 4.1  | 2.4  |
| May                  | 3.8  | 3.9  | 2.6  |
| June                 | 3.7  | 3.9  |      |
| July                 | 3.5  | 3.9  |      |
| August               | 3.9  | 3.8  |      |
| September            | 4.7  | 3.7  |      |
| October              | 4.7  | 3.4  |      |
| November             | 5.3  | 4.2  |      |
| December             | 4.5  | 3.4  |      |

| Percent Change of 12-Month Sale Price Compared With The Previous 12 Months |                                |
|--|--------------------------------|
| <b>Average Sale Price % Change:</b>  | +9.5% (\$281,500 v. \$257,500) |
| <b>Median Sale Price % Change:</b>   | +8.7% (\$250,000 v. \$230,000) |

\*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.

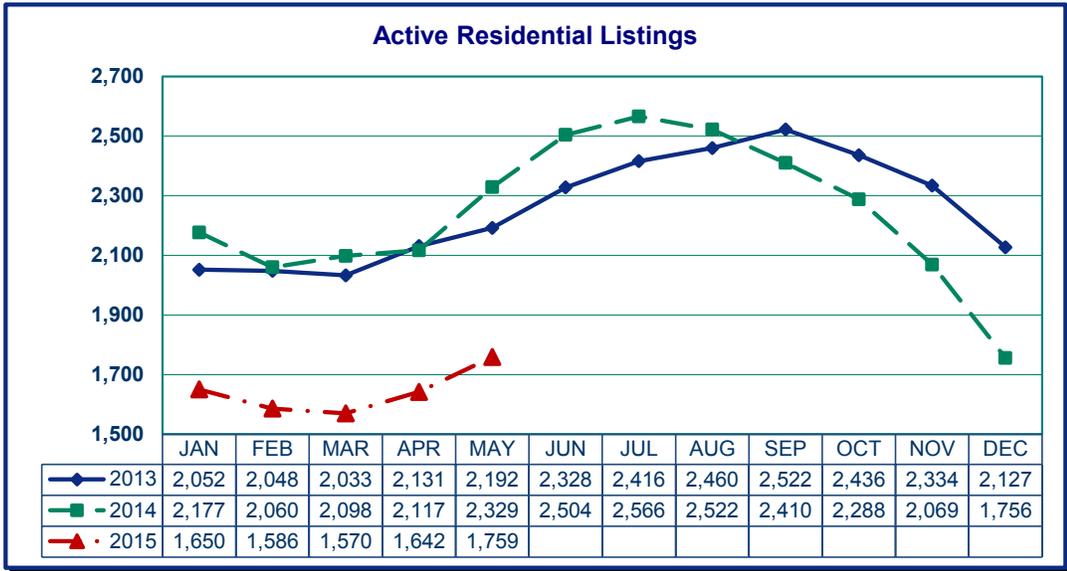
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

| Clark County Residential Highlights |              | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|-------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2015                                | May          | 1,107        | 920           | 671          | 303,200            | 272,000           | 78                |
|                                     | April        | 1,000        | 854           | 671          | 275,400            | 251,300           | 84                |
|                                     | Year-to-date | 4,637        | 3,811         | 2,937        | 283,100            | 254,500           | 91                |
| 2014                                | May          | 1,115        | 747           | 600          | 263,100            | 236,300           | 98                |
|                                     | Year-to-date | 4,170        | 3,031         | 2,413        | 261,700            | 233,500           | 108               |
| Change                              | May          | -0.7%        | 23.2%         | 11.8%        | 15.2%              | 15.1%             | -20.5%            |
|                                     | Prev Mo 2015 | 10.7%        | 7.7%          | 0.0%         | 10.1%              | 8.2%              | -7.1%             |
|                                     | Year-to-date | 11.2%        | 25.7%         | 21.7%        | 8.2%               | 9.0%              | -15.7%            |

# AREA REPORT • 5/2015

## SW Washington

|    | 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 2015 v. 2014 <sup>1</sup> | Closed Sales | Average Sale Price | Total Market Time <sup>3</sup> | New Listings | Pending Sales | Pending Sales 2015 v. 2014 <sup>1</sup> | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time | Avg. Sale Price % Change <sup>2</sup> | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |           |
| 11 | Downtown Vancouver   | 29           | 26                         | 2             | 21                                      | 5.0%         | 17                 | 253,000                        | 102          | 115           | 116                                     | 45.0%        | 92                 | 222,800           | 210,000           | 77                                    | 11.1%        | -                  | -            | 1                  | 49,500       | 5                  | 228,500   |
| 12 | NW Heights           | 23           | 22                         | 2             | 20                                      | 0.0%         | 20                 | 168,000                        | 37           | 115           | 109                                     | 58.0%        | 84                 | 174,000           | 169,100           | 50                                    | 16.8%        | -                  | -            | 1                  | 72,000       | 14                 | 276,300   |
| 13 | SW Heights           | 25           | 16                         | 2             | 21                                      | 133.3%       | 13                 | 340,600                        | 96           | 71            | 69                                      | 30.2%        | 55                 | 300,900           | 229,900           | 96                                    | 19.5%        | 1                  | 125,000      | 4                  | 117,500      | 3                  | 348,700   |
| 14 | Lincoln/Hazel Dell   | 17           | 15                         | 1             | 13                                      | 30.0%        | 9                  | 265,400                        | 53           | 75            | 79                                      | -13.2%       | 74                 | 228,000           | 228,000           | 75                                    | 9.2%         | -                  | -            | 5                  | 83,000       | -                  | -         |
| 15 | E Hazel Dell         | 104          | 53                         | 3             | 38                                      | -13.6%       | 41                 | 230,200                        | 75           | 232           | 185                                     | 22.5%        | 162                | 209,100           | 217,900           | 93                                    | 5.2%         | 3                  | 343,000      | 6                  | 76,800       | 2                  | 696,000   |
| 20 | NE Heights           | 42           | 26                         | 2             | 20                                      | -4.8%        | 15                 | 261,800                        | 71           | 118           | 99                                      | -3.9%        | 84                 | 241,500           | 219,500           | 79                                    | 18.7%        | -                  | -            | -                  | -            | -                  | -         |
| 21 | Orchards             | 61           | 57                         | 3             | 40                                      | 8.1%         | 41                 | 220,500                        | 61           | 202           | 180                                     | 22.4%        | 146                | 211,900           | 206,500           | 79                                    | 6.6%         | -                  | -            | 2                  | 1,397,500    | -                  | -         |
| 22 | Evergreen            | 101          | 89                         | 8             | 68                                      | -5.6%        | 55                 | 215,700                        | 50           | 362           | 321                                     | 32.6%        | 269                | 212,300           | 209,000           | 58                                    | 6.0%         | -                  | -            | 3                  | 121,600      | 3                  | 263,300   |
| 23 | E Heights            | 30           | 33                         | 3             | 30                                      | 87.5%        | 13                 | 266,300                        | 57           | 103           | 90                                      | 30.4%        | 63                 | 293,000           | 259,500           | 62                                    | 18.4%        | -                  | -            | 5                  | 314,700      | 3                  | 2,305,000 |
| 24 | Cascade Park         | 30           | 29                         | 4             | 25                                      | -19.4%       | 24                 | 287,300                        | 73           | 138           | 123                                     | 19.4%        | 89                 | 305,800           | 280,000           | 71                                    | 8.6%         | -                  | -            | -                  | -            | 5                  | 309,200   |
| 25 | Five Corners         | 29           | 39                         | 4             | 41                                      | 10.8%        | 25                 | 229,200                        | 49           | 143           | 139                                     | 5.3%         | 116                | 224,400           | 219,500           | 62                                    | 6.9%         | -                  | -            | 3                  | 224,000      | -                  | -         |
| 26 | E Orchards           | 34           | 34                         | 3             | 32                                      | 18.5%        | 13                 | 274,600                        | 20           | 125           | 103                                     | 25.6%        | 75                 | 264,500           | 257,000           | 56                                    | 8.4%         | -                  | -            | 1                  | 110,000      | 2                  | 387,500   |
| 27 | Fisher's Landing     | 44           | 49                         | 0             | 43                                      | 38.7%        | 31                 | 297,700                        | 31           | 173           | 140                                     | 16.7%        | 93                 | 289,700           | 282,100           | 44                                    | 4.8%         | -                  | -            | 2                  | 207,500      | -                  | -         |
| 31 | SE County            | 17           | 8                          | 2             | 5                                       | 25.0%        | 3                  | 347,300                        | 6            | 28            | 15                                      | -28.6%       | 12                 | 380,800           | 361,500           | 150                                   | -2.8%        | -                  | -            | 13                 | 137,500      | -                  | -         |
| 32 | Camas City           | 221          | 116                        | 10            | 86                                      | 79.2%        | 57                 | 421,700                        | 63           | 470           | 339                                     | 50.0%        | 236                | 392,600           | 364,500           | 115                                   | 11.4%        | -                  | -            | 14                 | 122,600      | 4                  | 322,800   |
| 33 | Washougal            | 152          | 60                         | 12            | 53                                      | 39.5%        | 34                 | 368,600                        | 115          | 287           | 205                                     | 30.6%        | 163                | 320,600           | 304,900           | 138                                   | 6.9%         | 3                  | 341,600      | 35                 | 115,400      | 3                  | 312,500   |
| 41 | N Hazel Dell         | 65           | 51                         | 10            | 32                                      | 6.7%         | 30                 | 325,300                        | 130          | 182           | 167                                     | 5.7%         | 141                | 318,700           | 272,000           | 106                                   | 24.4%        | -                  | -            | 1                  | 65,000       | 1                  | 272,000   |
| 42 | S Salmon Creek       | 53           | 44                         | 6             | 38                                      | 35.7%        | 24                 | 294,000                        | 41           | 176           | 150                                     | 26.1%        | 109                | 251,500           | 250,000           | 61                                    | 10.9%        | 2                  | 223,500      | 5                  | 63,800       | 1                  | 260,000   |
| 43 | N Felida             | 84           | 42                         | 2             | 47                                      | 23.7%        | 35                 | 370,200                        | 107          | 213           | 189                                     | 21.2%        | 153                | 337,700           | 306,000           | 99                                    | 4.7%         | -                  | -            | 3                  | 191,700      | -                  | -         |
| 44 | N Salmon Creek       | 120          | 44                         | 3             | 30                                      | 11.1%        | 22                 | 336,500                        | 50           | 229           | 155                                     | 44.9%        | 131                | 337,800           | 321,000           | 120                                   | 12.3%        | -                  | -            | 8                  | 137,800      | -                  | -         |
| 50 | Ridgefield           | 60           | 40                         | 4             | 33                                      | 13.8%        | 22                 | 318,800                        | 166          | 146           | 124                                     | 7.8%         | 80                 | 305,200           | 302,400           | 132                                   | 6.6%         | -                  | -            | 7                  | 484,900      | 2                  | 1,169,800 |
| 51 | W of I-5 County      | 22           | 17                         | 1             | 4                                       | 300.0%       | 5                  | 512,900                        | 126          | 33            | 19                                      | -9.5%        | 15                 | 510,700           | 529,500           | 228                                   | 3.8%         | -                  | -            | 5                  | 210,700      | -                  | -         |
| 52 | NW E of I-5 County   | 39           | 9                          | 4             | 7                                       | -41.7%       | 5                  | 300,500                        | 41           | 50            | 33                                      | -13.2%       | 27                 | 316,400           | 309,900           | 131                                   | 13.3%        | -                  | -            | 6                  | 267,900      | -                  | -         |
| 61 | Battleground         | 107          | 55                         | 14            | 53                                      | 10.4%        | 39                 | 295,900                        | 111          | 297           | 243                                     | 42.9%        | 181                | 267,600           | 236,000           | 95                                    | 7.9%         | 2                  | 124,300      | 8                  | 229,400      | 3                  | 310,000   |
| 62 | Brush Prairie        | 160          | 92                         | 31            | 87                                      | 107.1%       | 58                 | 384,600                        | 102          | 399           | 308                                     | 71.1%        | 207                | 341,600           | 325,000           | 100                                   | 5.1%         | -                  | -            | 21                 | 174,500      | 1                  | 420,000   |
| 63 | East County          | -            | -                          | 0             | 0                                       | -            | -                  | -                              | -            | -             | 2                                       | 100.0%       | 4                  | 341,300           | 355,000           | 136                                   | 17.1%        | -                  | -            | 1                  | 145,000      | -                  | -         |
| 64 | Central County       | 20           | 5                          | 0             | 3                                       | 0.0%         | 1                  | 476,500                        | 3            | 25            | 9                                       | -25.0%       | 8                  | 392,700           | 394,300           | 164                                   | -2.5%        | -                  | -            | 2                  | 130,300      | -                  | -         |
| 65 | Mid-Central County   | 11           | 5                          | 1             | 10                                      | 150.0%       | 4                  | 268,000                        | 107          | 18            | 18                                      | -25.0%       | 11                 | 304,200           | 315,000           | 175                                   | -1.4%        | -                  | -            | 5                  | 120,200      | -                  | -         |
| 66 | Yacolt               | 19           | 10                         | 3             | 8                                       | -11.1%       | 5                  | 237,100                        | 54           | 37            | 33                                      | 3.1%         | 24                 | 263,300           | 261,500           | 102                                   | 5.5%         | -                  | -            | 2                  | 85,000       | -                  | -         |
| 70 | La Center            | 21           | 14                         | 3             | 7                                       | 0.0%         | 7                  | 351,500                        | 78           | 48            | 34                                      | 0.0%         | 24                 | 322,300           | 302,500           | 178                                   | 8.7%         | -                  | -            | 4                  | 219,300      | -                  | -         |
| 71 | N Central            | 18           | 7                          | -             | 5                                       | 150.0%       | 2                  | 377,300                        | 170          | 24            | 11                                      | 10.0%        | 5                  | 349,900           | 360,000           | 143                                   | 11.7%        | -                  | -            | 5                  | 144,100      | -                  | -         |
| 72 | NE Corner            | 1            | -                          | 0             | 0                                       | -100.0%      | 1                  | 175,500                        | 21           | 3             | 4                                       | -50.0%       | 4                  | 237,400           | 229,800           | 91                                    | 25.7%        | -                  | -            | 1                  | 105,000      | -                  | -         |
|    | Clark County Total   | 1,759        | 1,107                      | 143           | 920                                     | 23.2%        | 671                | 303,200                        | 78           | 4,637         | 3,811                                   | 25.7%        | 2,937              | 283,100           | 254,500           | 91                                    | 9.5%         | 11                 | 261,300      | 179                | 175,600      | 52                 | 460,100   |
| 80 | Woodland City        | 14           | 5                          | 4             | 6                                       | -50.0%       | 8                  | 193,900                        | 90           | 35            | 41                                      | -18.0%       | 39                 | 206,000           | 219,000           | 89                                    | -4.5%        | 2                  | 177,000      | 2                  | 76,000       | 1                  | 187,000   |
| 81 | Woodland Area        | 30           | 10                         | 8             | 7                                       | 16.7%        | 6                  | 331,500                        | 79           | 58            | 32                                      | 18.4%        | 22                 | 342,000           | 268,800           | 153                                   | 26.8%        | -                  | -            | 11                 | 102,000      | -                  | -         |
| 82 | Cowlitz County       | 222          | 73                         | 17            | 63                                      | 31.3%        | 40                 | 201,600                        | 83           | 318           | 254                                     | 12.4%        | 208                | 204,100           | 190,900           | 120                                   | 14.7%        | 2                  | 223,000      | 24                 | 75,200       | 8                  | 321,100   |
|    | Cowlitz County Total | 266          | 88                         | 29            | 76                                      | 15.2%        | 54                 | 214,900                        | 84           | 411           | 327                                     | 9.7%         | 269                | 215,700           | 200,000           | 118                                   | 12.8%        | 4                  | 200,000      | 37                 | 83,200       | 9                  | 306,200   |
| 87 | Pacific County Total | 100          | 15                         | 12            | 19                                      | 58.3%        | 16                 | 177,300                        | 303          | 105           | 74                                      | 39.6%        | 54                 | 170,800           | 157,500           | 233                                   | 10.0%        | -                  | -            | 26                 | 31,000       | -                  | -         |

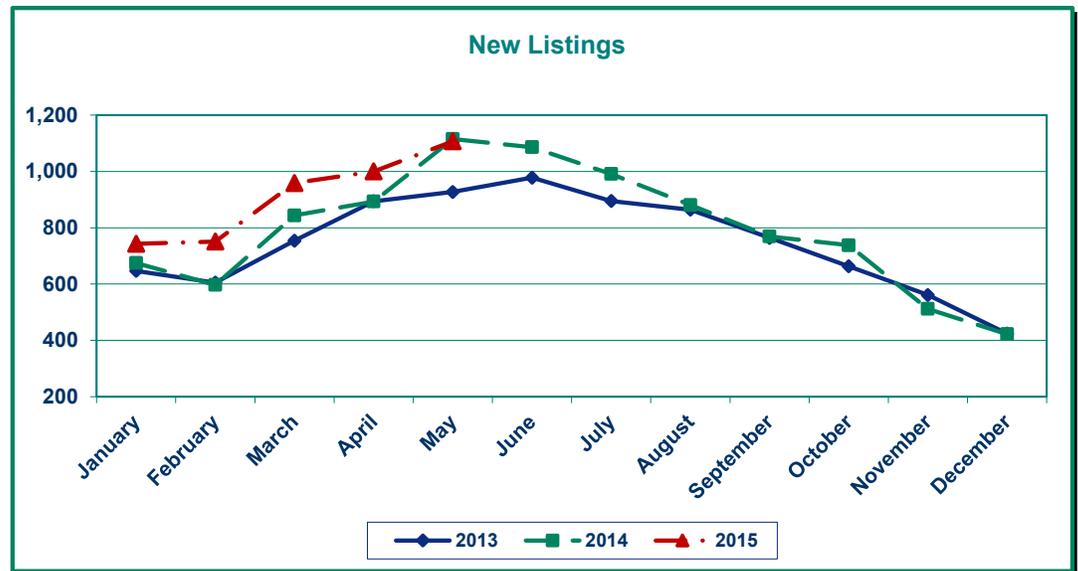


**ACTIVE  
RESIDENTIAL  
LISTINGS**  
CLARK COUNTY, WA

*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 May 2015 with May 2014. The Year-To-Date section compares 2015 year-to-date statistics through May with 2014 year-to-date statistics through May.

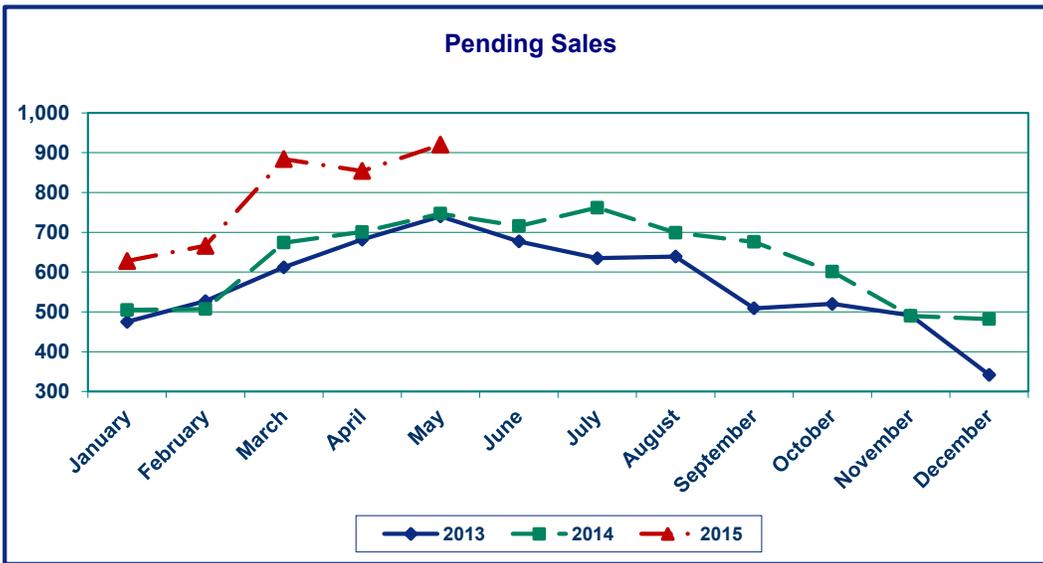
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/14-5/31/15) with 12 months before (6/1/13-5/31/14).

<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

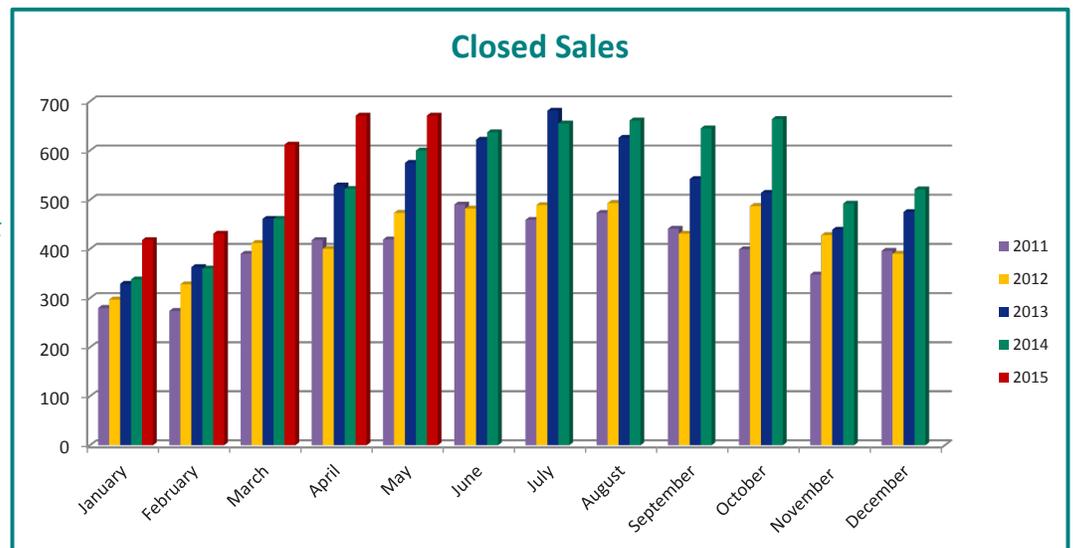
*This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.*



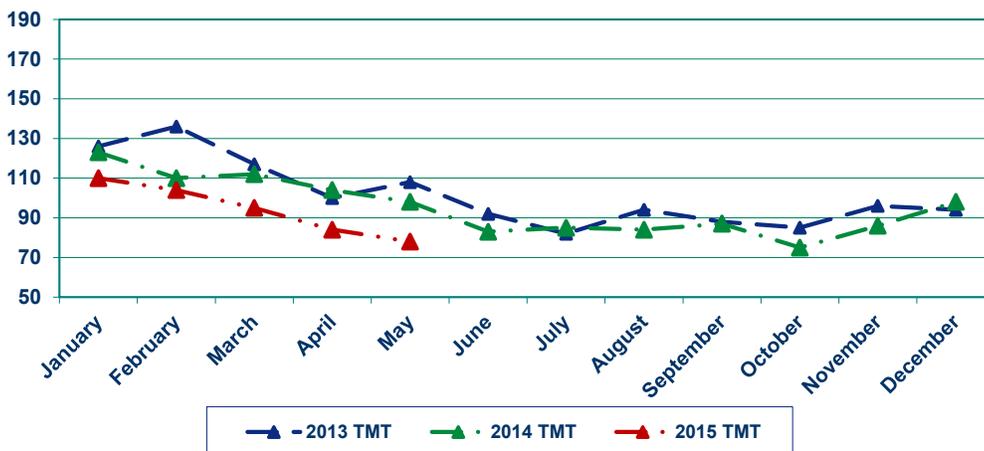
## CLOSED SALES

### CLARK COUNTY, WA

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



## Average Total Market Time



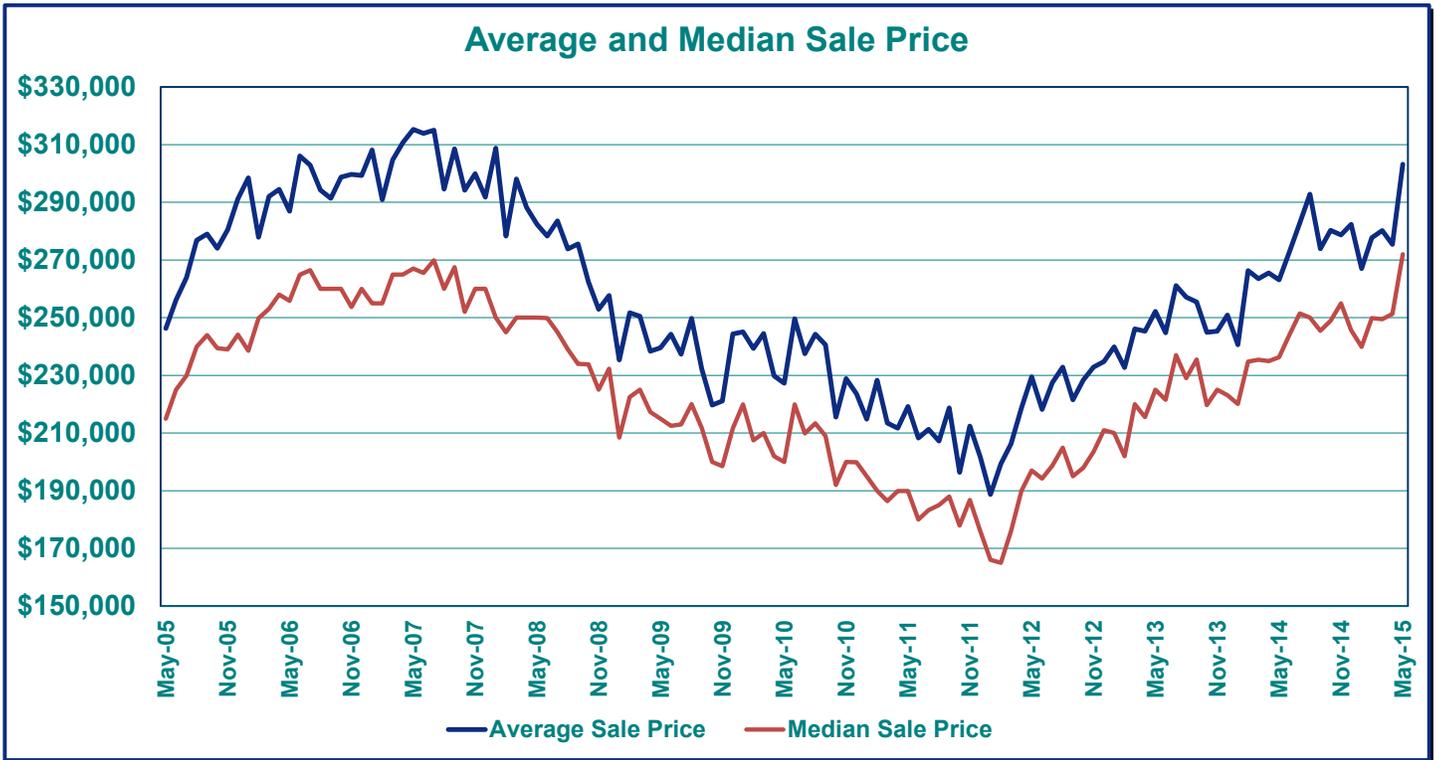
## DAYS ON MARKET

### CLARK COUNTY, WA

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

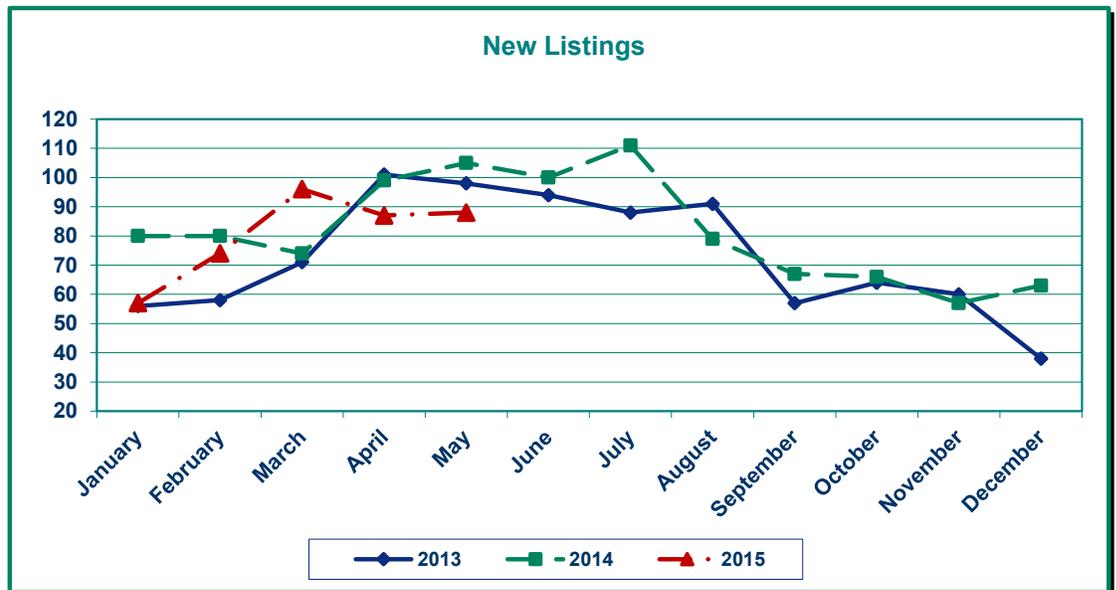
**SALE PRICE**  
CLARK COUNTY, WA

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



**NEW LISTINGS**  
COWLITZ COUNTY, WA

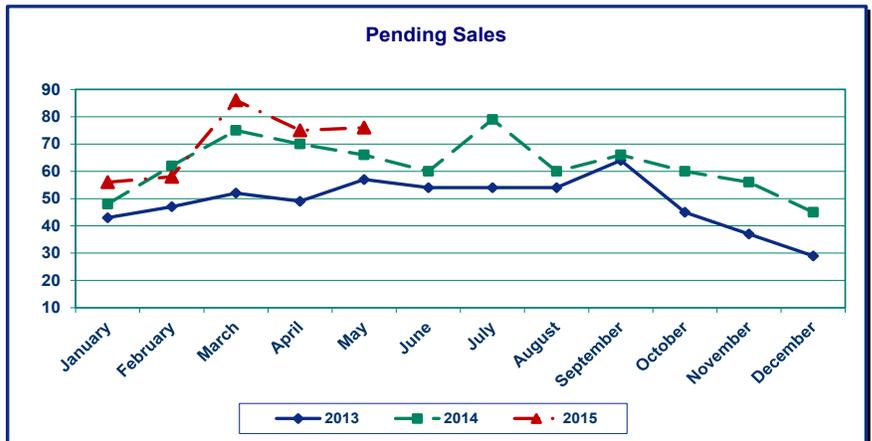
*This graph represents new listings in Cowlitz County, Washington over the past three calendar years.*



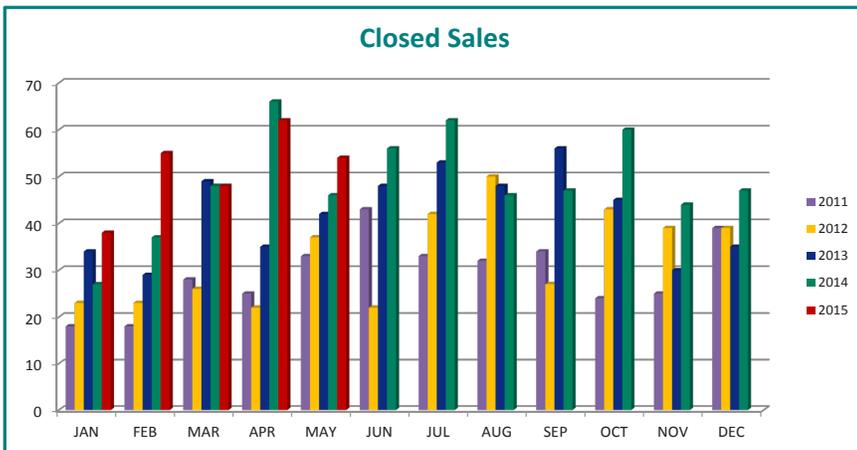
## PENDING LISTINGS

### 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.*



## MEDIAN SALE PRICE May 2015

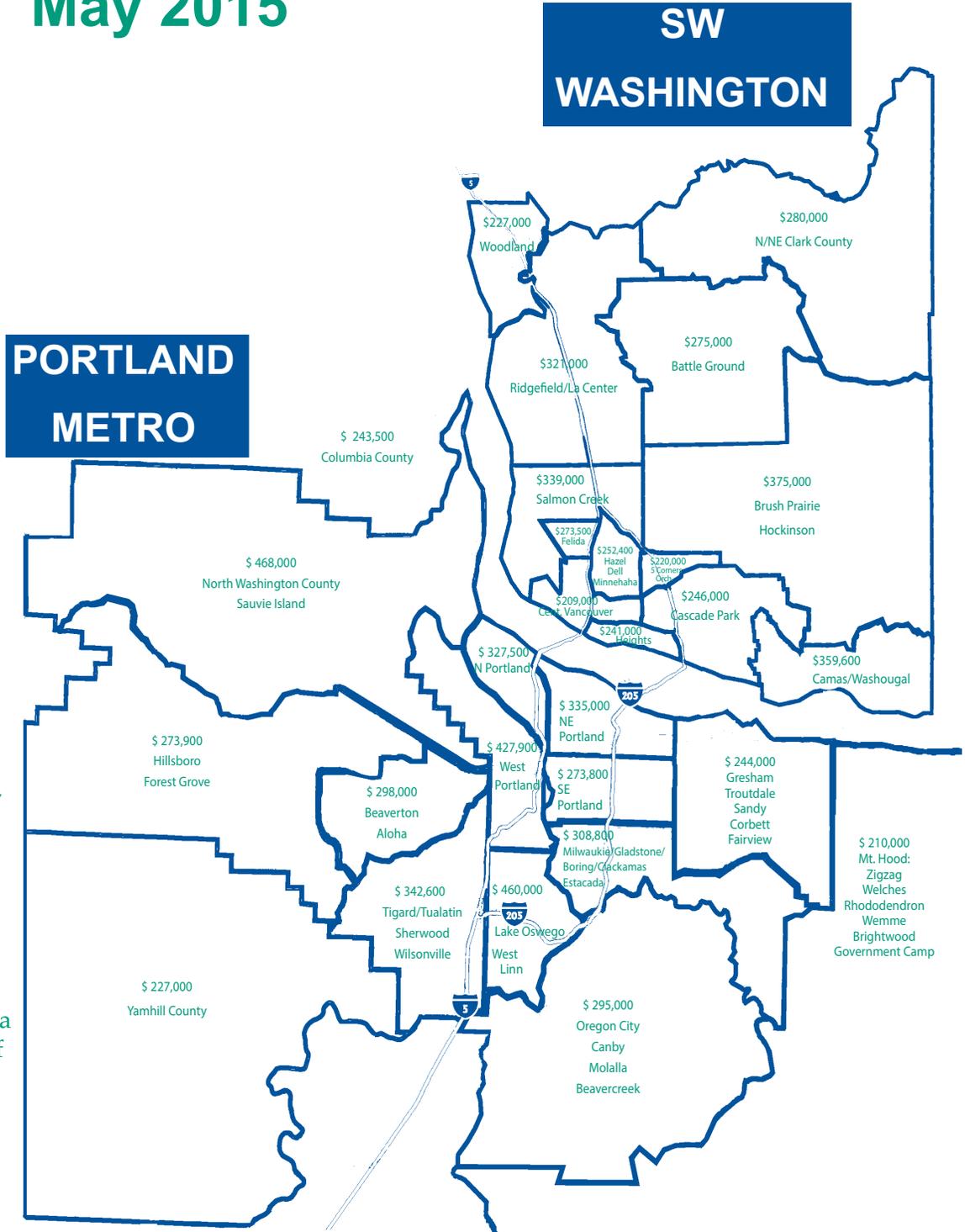
Contact RMLS™  
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Randy Hunzeker, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Heather Andrews, Editor

# MARKET ACTION

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

## Residential Review: Union County, Oregon

### May Residential Highlights

May brought a burst of closed sales to Union County! The 27 closings showed an increase over the 19 posted in May 2014 and the 18 posted last month in April 2015—the best May for closings in the area on the RMLS™ record. Pending sales (32) showed an increase over the 26 offers accepted last May but a decrease compared to the 36 offers accepted last month in April. New listings, at 36, fell short of both last month's 59 posted new listings and last May's 51 new listings.

Total market time increased in May to 179 days. During the same period, inventory decreased to 7.3 months.

### Average and Median Sale Prices

Comparing 2015 to 2014 through May of each year, the average sale price decreased 33.3% from \$253,900 to \$169,400. In the same comparison, the median sale price decreased 9.4% from \$149,500 to \$135,500.

## May 2015 Reporting Period

| Inventory in Months* |      |      |      |
|----------------------|------|------|------|
|                      | 2013 | 2014 | 2015 |
| January              | 14.5 | 13.6 | 14.3 |
| February             | 12.9 | 9.7  | 17.2 |
| March                | 11.2 | 14.8 | 8.0  |
| April                | 12.5 | 9    | 11.3 |
| May                  | 18.2 | 11   | 7.3  |
| June                 | 12.9 | 8.1  |      |
| July                 | 11.7 | 6.6  |      |
| August               | 14.8 | 11   |      |
| September            | 11   | 7    |      |
| October              | 14.2 | 14.8 |      |
| November             | 8.3  | 9.9  |      |
| December             | 6.8  | 7.3  |      |

| Union County Residential Highlights |                           | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|-------------------------------------|---------------------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2015                                | May                       | 36           | 32            | 27           | 174,300            | 145,000           | 179               |
|                                     | April                     | 59           | 36            | 18           | 132,400            | 104,500           | 135               |
|                                     | Year-to-date              | 183          | 134           | 90           | 169,400            | 135,500           | 188               |
| 2014                                | May                       | 51           | 26            | 19           | 204,600            | 173,000           | 175               |
|                                     | Year-to-date <sup>4</sup> | 199          | 121           | 84           | 253,900            | 149,500           | 289               |
| Change                              | May                       | -29.4%       | 23.1%         | 42.1%        | -14.8%             | -16.2%            | 2.3%              |
|                                     | Prev Mo 2015              | -39.0%       | -11.1%        | 50.0%        | 31.6%              | 38.8%             | 32.6%             |
|                                     | Year-to-date              | -8.0%        | 10.7%         | 7.1%         | -33.3%             | -9.4%             | -35.1%            |

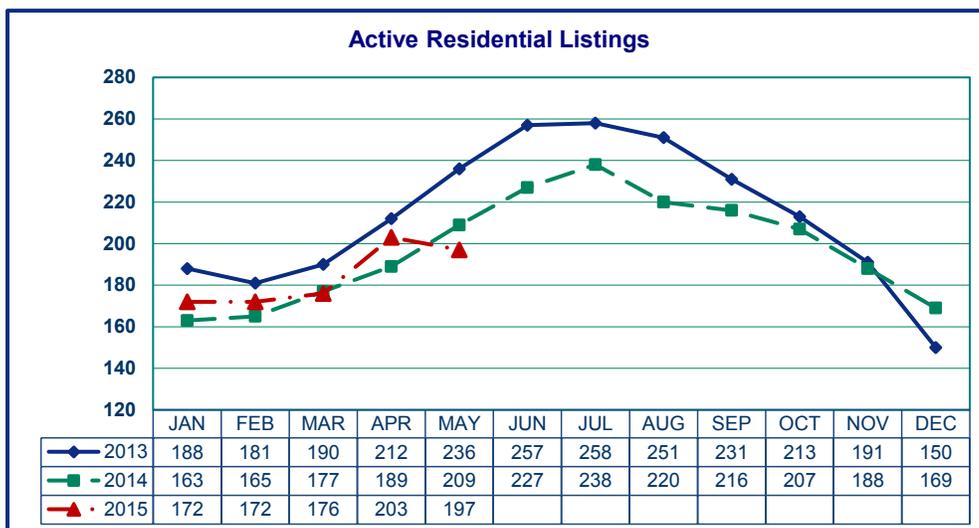
\*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This number includes proposed and under construction homes.

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

**Average Sale Price % Change:**  
-12.3% (\$175,400 v. \$200,100)  
**Median Sale Price % Change:**  
+1.1% (\$150,000 v. \$148,300)

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

Note: A residential property in Union County, zip code 97850, sold in January 2014 for \$6.25 million dollars, impacting the area's average sale price.



## 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 • 5/2015

## 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/Cancelled Listings | Pending Sales | Pending Sales 2015 v. 2014 <sup>1</sup> | Closed Sales | Average Sale Price | Total Market Time <sup>3</sup> | New Listings | Pending Sales | Pending Sales 2015 v. 2014 <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 |
| 97814<br>Medical Springs        | 7               | 0            | 0                          | 1             | -                                       | 0            | -                  | -                              | 7            | 2             | -                                       | 1            | 307,000            | 307,000           | 216.0%                                  | -            | -                  | -            | -                  | -            | -                  |
| 97824<br>Cove                   | 20              | 4            | 2                          | 2             | 100.0%                                  | 3            | 362,000            | 198                            | 14           | 10            | 66.7%                                   | 6            | 436,800            | 298,000           | 74.0%                                   | -            | -                  | 1            | 165,000            | -            | -                  |
| 97827<br>Elgin                  | 32              | 6            | 1                          | 2             | 0.0%                                    | 7            | 130,100            | 216                            | 25           | 20            | 81.8%                                   | 14           | 135,400            | 128,500           | 30.3%                                   | 1            | 40,000             | 3            | 396,300            | -            | -                  |
| 97841<br>Imbler                 | 3               | 1            | 1                          | 0             | -                                       | 0            | -                  | -                              | 5            | 0             | -100.0%                                 | 1            | 229,000            | 229,000           | 78.5%                                   | -            | -                  | -            | -                  | -            | -                  |
| 97850<br>La Grande/ Island City | 106             | 22           | 5                          | 23            | 21.1%                                   | 14           | 135,900            | 128                            | 105          | 78            | -9.3%                                   | 50           | 138,800            | 126,800           | -23.2%                                  | 4            | 188,800            | 5            | 58,500             | -            | -                  |
| 97857<br>North Powder           | 3               | 0            | 0                          | 1             | 0.0%                                    | 0            | -                  | -                              | 3            | 2             | 0.0%                                    | 1            | 67,000             | 67,000            | 214.6%                                  | -            | -                  | -            | -                  | -            | -                  |
| 97876<br>Summerville            | 9               | 0            | 0                          | 2             | 100.0%                                  | 0            | -                  | -                              | 6            | 5             | 0.0%                                    | 4            | 316,100            | 303,500           | -31.2%                                  | -            | -                  | -            | -                  | -            | -                  |
| 97883<br>Union                  | 17              | 3            | -                          | 1             | -50.0%                                  | 3            | 269,100            | 314                            | 18           | 17            | 70.0%                                   | 13           | 147,700            | 110,900           | -14.9%                                  | -            | -                  | 1            | 79,000             | -            | -                  |
| Union Co. Total                 | 197             | 36           | 9                          | 32            | 23.1%                                   | 27           | 174,300            | 179                            | 183          | 134           | 10.7%                                   | 90           | 169,400            | 135,500           | -12.3%                                  | 5            | 159,000            | 10           | 172,500            | -            | -                  |

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares May 2015 with May 2014. The Year-To-Date section compares 2015 year-to-date statistics through May with 2014 year-to-date statistics through May.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/14-5/31/15) with 12 months before (6/1/13-5/31/14).

<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.

<sup>4</sup> Average Sales Price: A residential property in Union County, zip code 97850, sold in January 2014 for \$6.25 million dollars, impacting the area's average sale price.

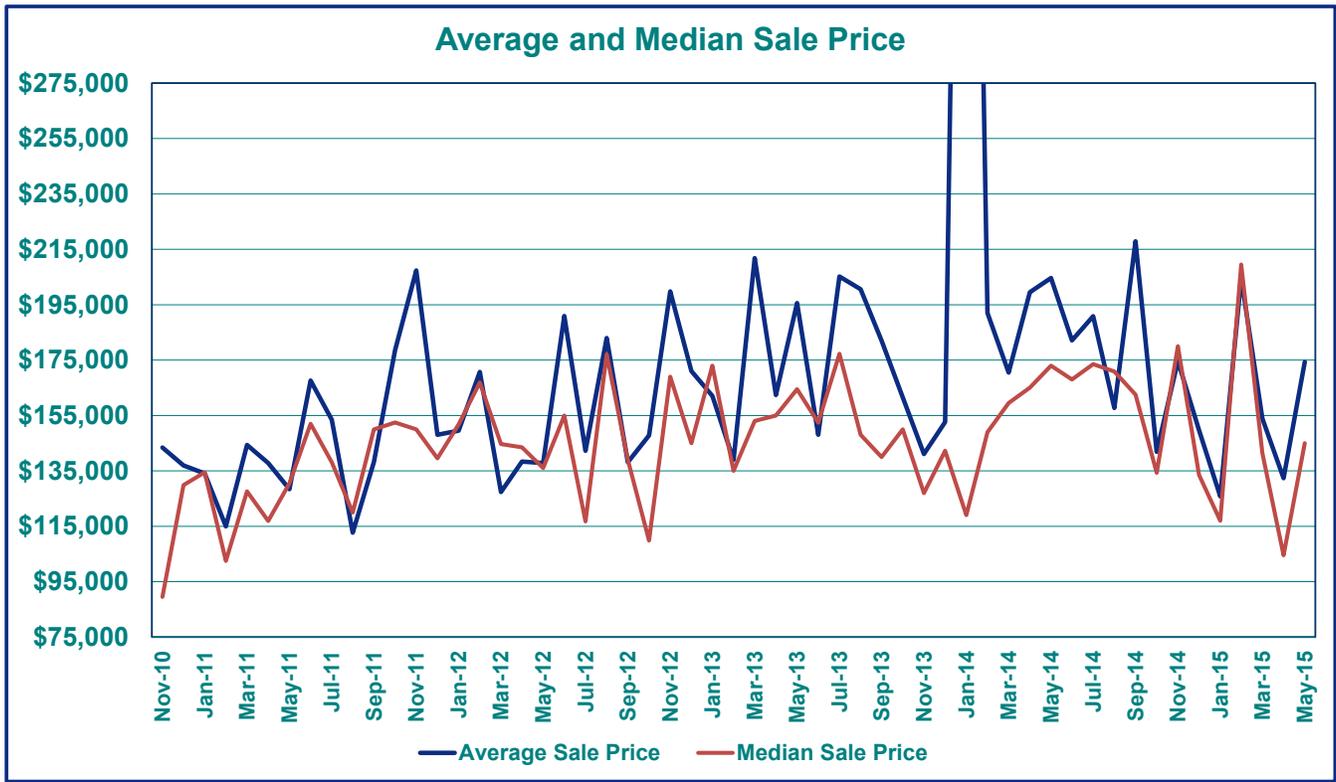


### NEW LISTINGS UNION COUNTY, OR

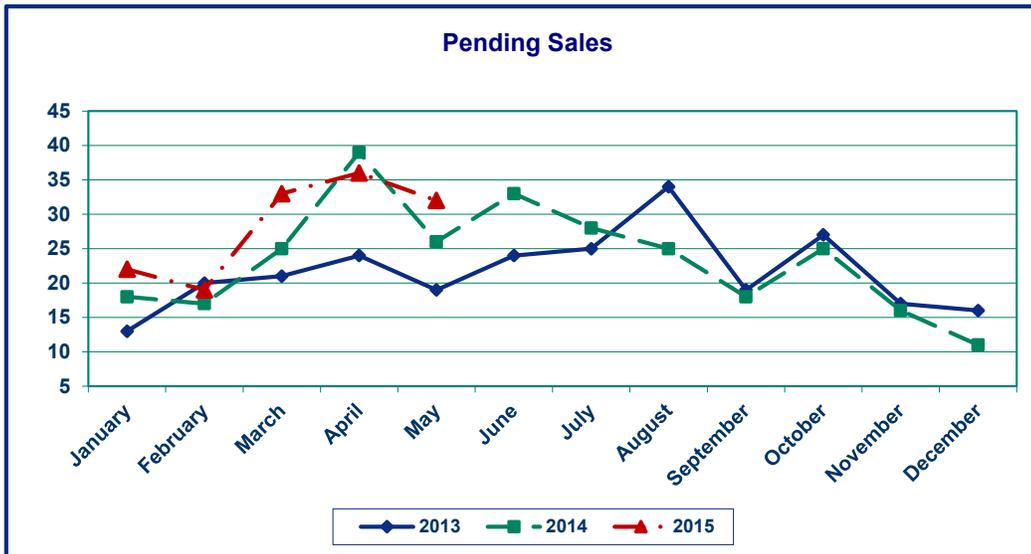
*This graph shows the new residential listings over the past three calendar years in Union County, Oregon.*

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

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



Note: A residential property in Union County, zip code 97850, sold in January 2014 for \$6.25 million dollars, impacting the area's average sales price.



**PENDING LISTINGS**

**UNION COUNTY, OR**

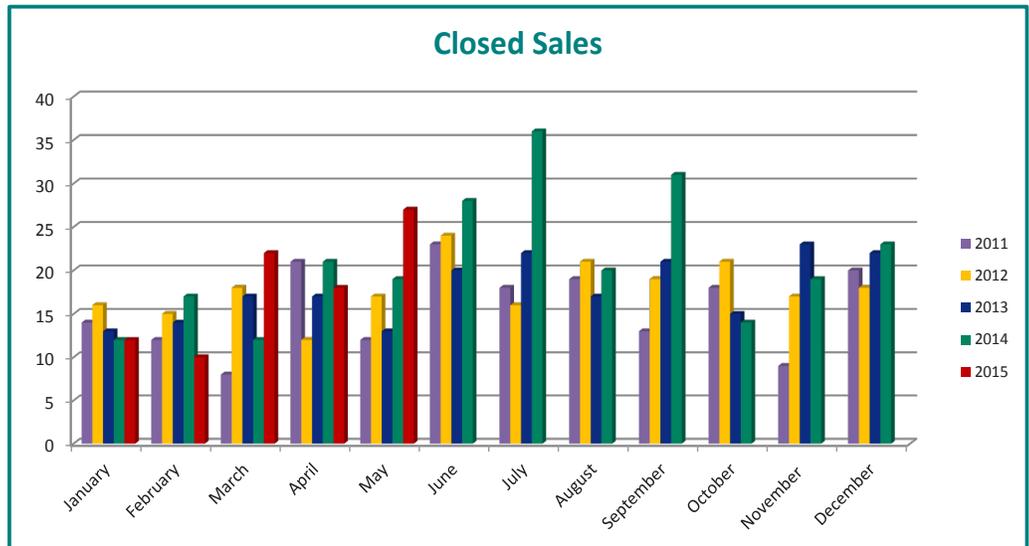
*This graph represents monthly accepted offers in Union County, Oregon over the past three calendar years.*

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

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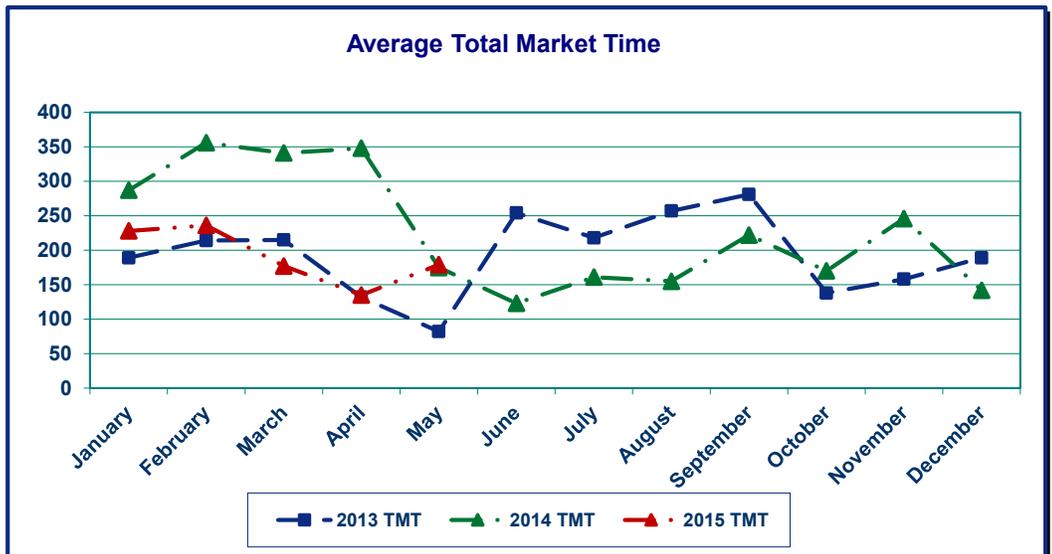


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

**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.*

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Randy Hunzeker, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Heather Andrews, Editor

# MARKET ACTION



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

Residential Review: Wallowa County, Oregon

May 2015 Reporting Period

## May Residential Highlights

New listings were up this May in Wallowa County. The 24 new listings represented a 41.2% increase over the 17 offered in May 2014 and a 20.0% increase over last month in April 2015. This was the best May for new listings in Wallowa County on the RMLS™ record, reaching back to 2009.

Nine closed sales exactly matched last May's count, but fell compared to the 12 offers accepted last month in April. Pending sales, at 14, fell just one short of April's 15 accepted offers, but represented a 55.6% increase over the nine offers accepted in May 2014.

Inventory in Wallowa County rose to 14.1 months in May. During the same period, total market time decreased to 368 days.

### Average and Median Sale Prices

Comparing 2015 and 2014 through May of each year, the average sale price decreased 16.7% from \$251,700 to \$209,700. In the same comparison, the median sale price rose 3.1% from \$179,500 to \$185,000.

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

**Average Sale Price % Change:**  
-8.2% (\$210,000 v. \$228,700)  
**Median Sale Price % Change:**  
+13.1% (\$175,300 v. \$155,000)

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

### Inventory in Months\*

|           | 2013 | 2014 | 2015 |
|-----------|------|------|------|
| January   | 20.9 | 10.0 | 14.6 |
| February  | 24.3 | 13.8 | 55.0 |
| March     | 30.2 | 64.0 | 10.3 |
| April     | 33.2 | 15.6 | 9.3  |
| May       | 16.1 | 18.3 | 14.1 |
| June      | 23.3 | 29.2 |      |
| July      | 15.4 | 17.7 |      |
| August    | 64.0 | 23.7 |      |
| September | 36.0 | 12.0 |      |
| October   | 20.3 | 10.3 |      |
| November  | 25.7 | 23.0 |      |
| December  | 67.5 | 40.3 |      |

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

| Wallowa County Residential Highlights |              | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|---------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2015                                  | May          | 24           | 14            | 9            | 128,800            | 116,000           | 368               |
|                                       | April        | 20           | 15            | 12           | 272,600            | 213,500           | 624               |
|                                       | Year-to-date | 72           | 51            | 43           | 209,700            | 185,000           | 451               |
| 2014                                  | May          | 17           | 9             | 9            | 447,000            | 187,500           | 524               |
|                                       | Year-to-date | 90           | 40            | 43           | 251,700            | 179,500           | 436               |
| Change                                | May          | 41.2%        | 55.6%         | 0.0%         | -71.2%             | -38.1%            | -29.8%            |
|                                       | Prev Mo 2015 | 20.0%        | -6.7%         | -25.0%       | -52.8%             | -45.7%            | -41.0%            |
|                                       | Year-to-date | -20.0%       | 27.5%         | 0.0%         | -16.7%             | 3.1%              | 3.5%              |

# AREA REPORT • 5/2015

## Wallowa County, Oregon

|       |                          | RESIDENTIAL     |              |                            |               |   |              |                    |                                |              |               |   |              |                    |                   | COMMERCIAL                            |              | LAND               |              | MULTIFAMILY        |              |                    |
|-------|--------------------------|-----------------|--------------|----------------------------|---------------|---|--------------|--------------------|--------------------------------|--------------|---------------|---|--------------|--------------------|-------------------|---------------------------------------|--------------|--------------------|--------------|--------------------|--------------|--------------------|
|       |                          | Current Month   |              |                            |               |   |              |                    | Year-To-Date                   |              |               |   |              |                    |                   | Year-To-Date                          |              | Year-To-Date       |              | Year-To-Date       |              |                    |
|       |                          | Active Listings | New Listings | Expired/Cancelled Listings | Pending Sales | Pending Sales 2015 v. 2014 <sup>1</sup> | Closed Sales | Average Sale Price | Total Market Time <sup>3</sup> | New Listings | Pending Sales | Pending Sales 2015 v. 2014 <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 |
| 97885 | Wallowa                  | 21              | 3            | -                          | 1             | -                                       | 0            | -                  | -                              | 11           | 8             | 166.7%                                  | 9            | 231,500            | 235,200           | 25.5%                                 | -            | -                  | 2            | 22,000             | -            | -                  |
| 97857 | Lostine                  | 5               | 0            | 0                          | 1             | 0.0%                                    | 1            | 100,000            | 64                             | 3            | 2             | 0.0%                                    | 2            | 195,000            | 195,000           | 17.2%                                 | -            | -                  | 3            | 103,300            | -            | -                  |
| 97842 | Imnaha                   | 5               | 0            | 0                          | 1             | -                                       | 0            | -                  | -                              | 1            | 2             | 100.0%                                  | 1            | 229,500            | 229,500           | 9.7%                                  | -            | -                  | 2            | 5,900              | -            | -                  |
| 97846 | Joseph                   | 39              | 8            | 1                          | 4             | 0.0%                                    | 5            | 147,200            | 366                            | 23           | 14            | -26.3%                                  | 12           | 228,300            | 204,500           | -15.3%                                | -            | -                  | 8            | 151,600            | -            | -                  |
| 97828 | Enterprise               | 57              | 13           | 1                          | 7             | 75.0%                                   | 3            | 107,700            | 472                            | 34           | 25            | 66.7%                                   | 19           | 188,100            | 156,000           | -6.5%                                 | 1            | 180,000            | 2            | 442,500            | -            | -                  |
|       | <b>Wallowa Co. Total</b> | <b>127</b>      | <b>24</b>    | <b>2</b>                   | <b>14</b>     | <b>55.6%</b>                            | <b>9</b>     | <b>128,800</b>     | <b>368</b>                     | <b>72</b>    | <b>51</b>     | <b>27.5%</b>                            | <b>43</b>    | <b>209,700</b>     | <b>185,000</b>    | <b>-8.2%</b>                          | <b>1</b>     | <b>180,000</b>     | <b>17</b>    | <b>144,900</b>     | <b>-</b>     | <b>-</b>           |

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares May 2015 with May 2014. The Year-To-Date section compares 2015 year-to-date statistics through May with 2015 year-to-date statistics through May.

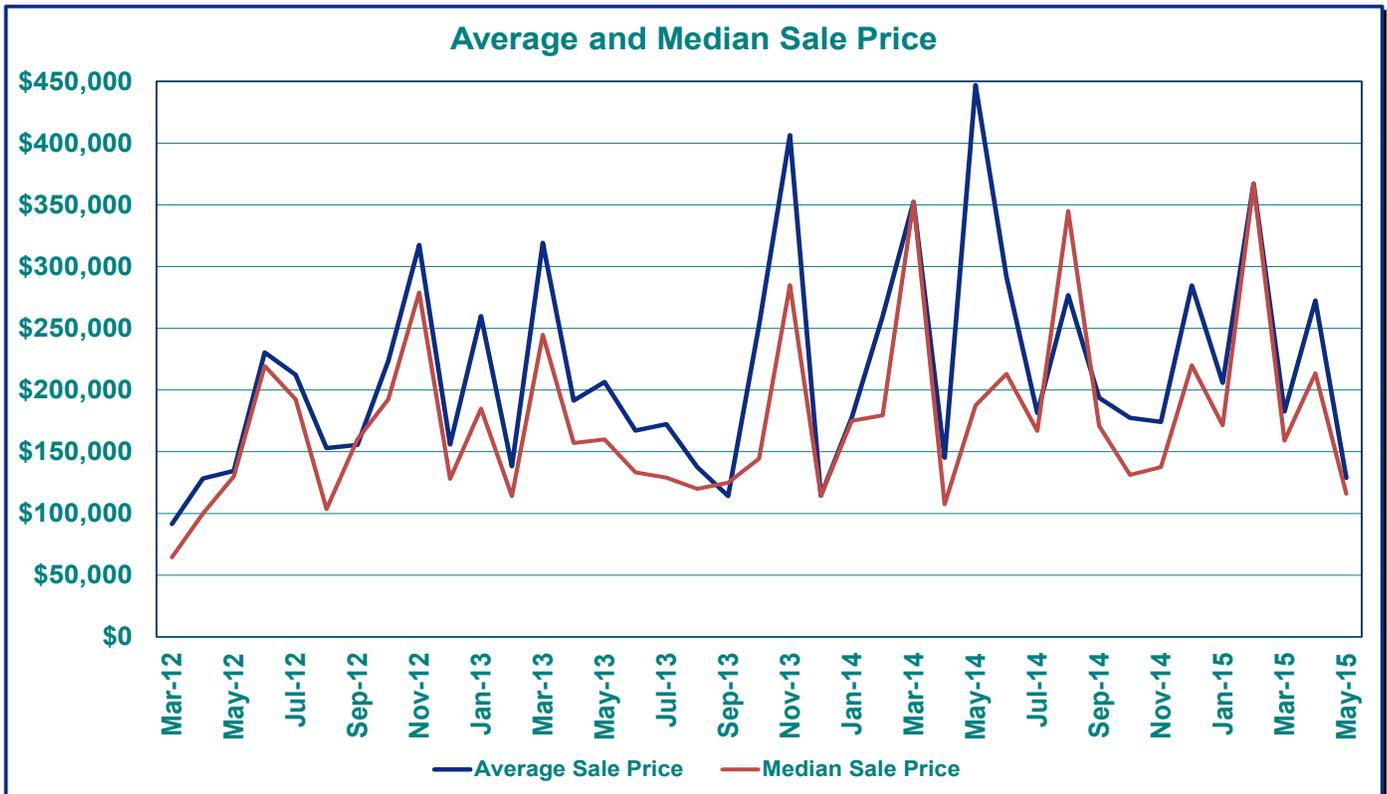
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### SALE PRICE

WALLOWA COUNTY, OR

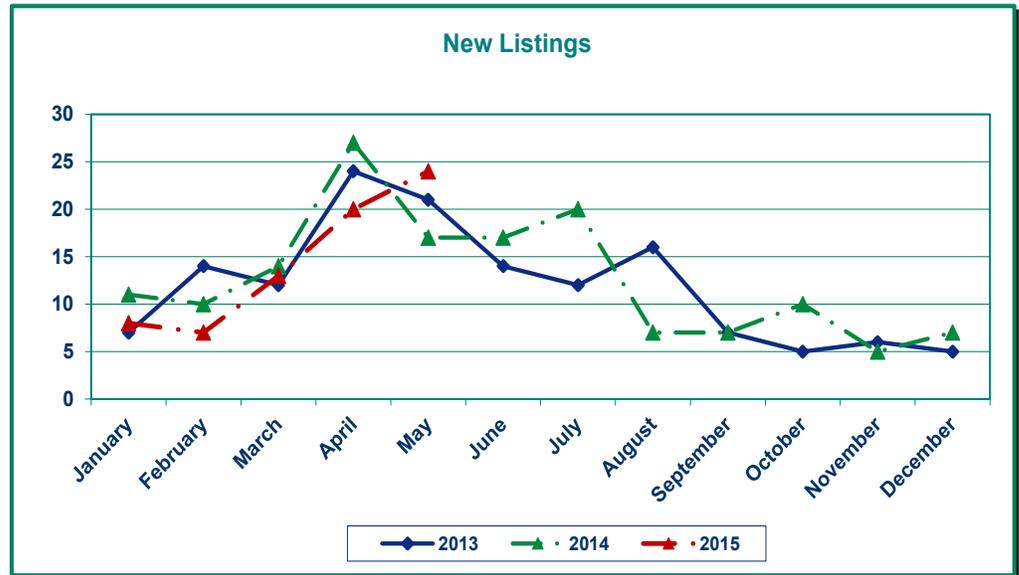
*This graph represents the average and median sale price for all homes sold in Wallowa County, Oregon.*



## NEW LISTINGS

### WALLOWA COUNTY, OR

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

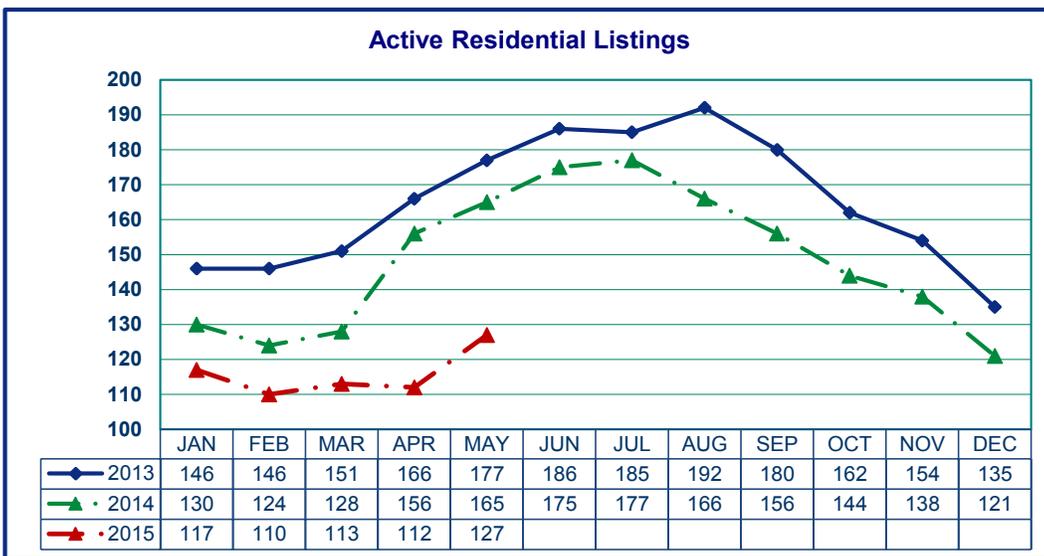


## Active Residential Listings

## ACTIVE RESIDENTIAL LISTINGS

### WALLOWA COUNTY, OR

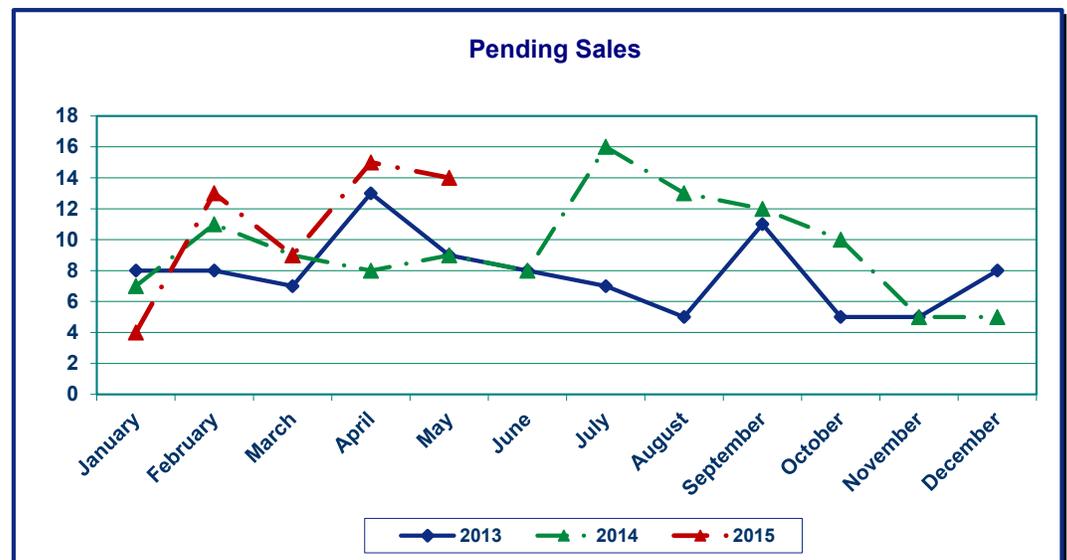
*This graph shows the active residential listings in Wallowa County, Oregon.*



## PENDING LISTINGS

### WALLOWA COUNTY, OR

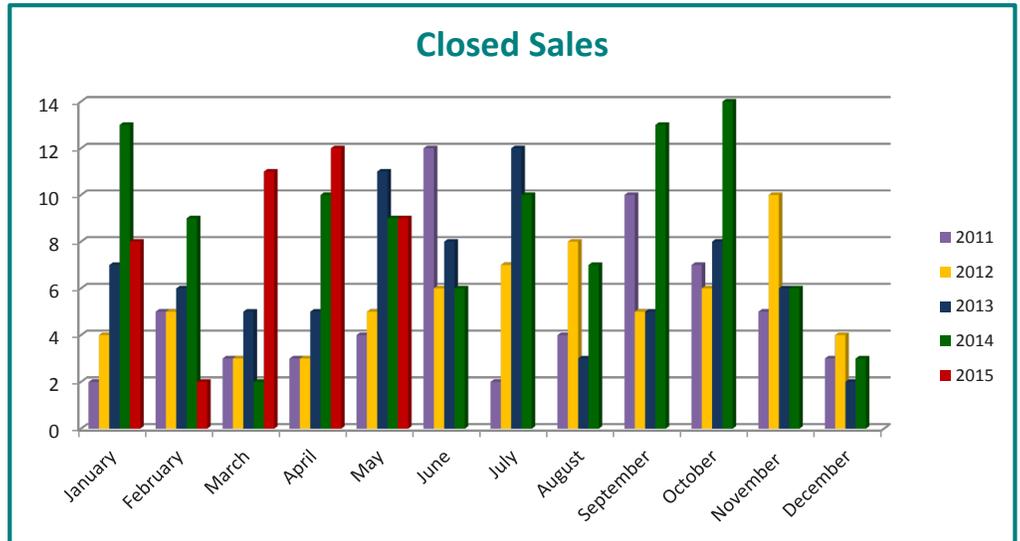
*This graph represents monthly accepted offers in Wallowa County, Oregon.*



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

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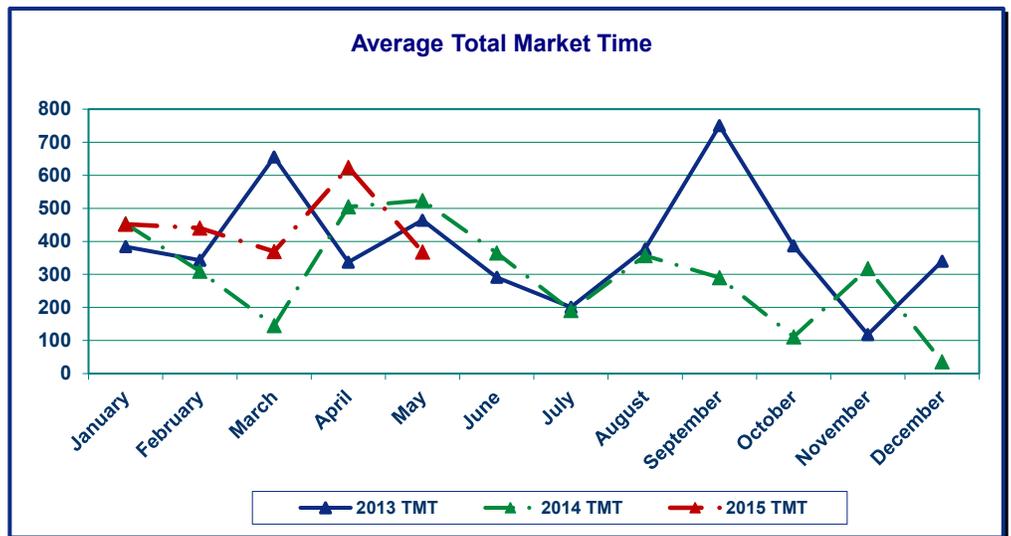
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**WALLOWA COUNTY, OR** *Wallowa County, Oregon, over the past three*  
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