

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.

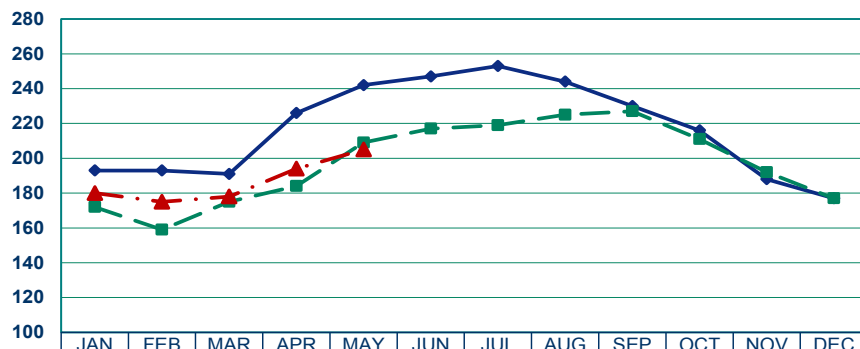
Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2015	May	32	24	16	179,400	150,000	177
	April	39	19	16	197,000	165,800	230
	Year-to-date	147	104	83	170,100	139,500	273
2014	May	43	16	17	240,400	165,500	132
	Year-to-date	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



ACTIVE RESIDENTIAL LISTINGS

BAKER COUNTY, OR

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

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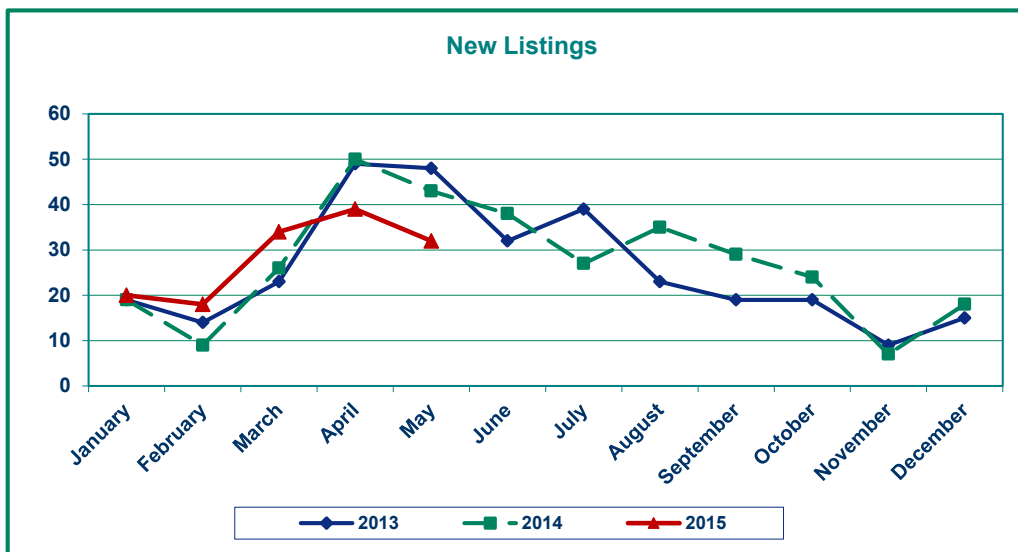
Baker County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2015 v. 2014 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2015 v. 2014 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
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	-	
	Baker County	205	32	5	24	50.0%	16	179,400	177	147	104	30.0%	83	170,100	139,500	-0.3%	1	99,900	10	41,400	-	-	

¹ 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.

² % 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).

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



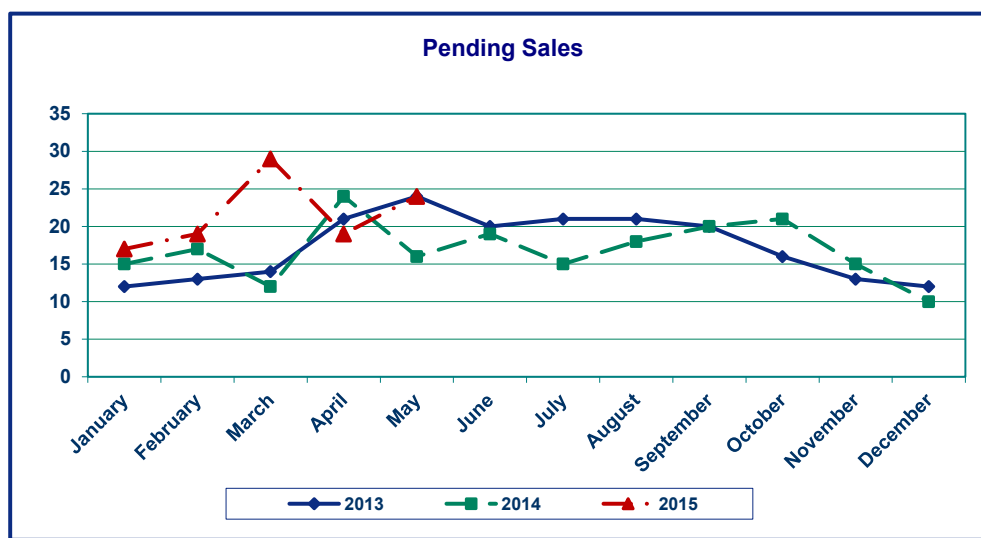
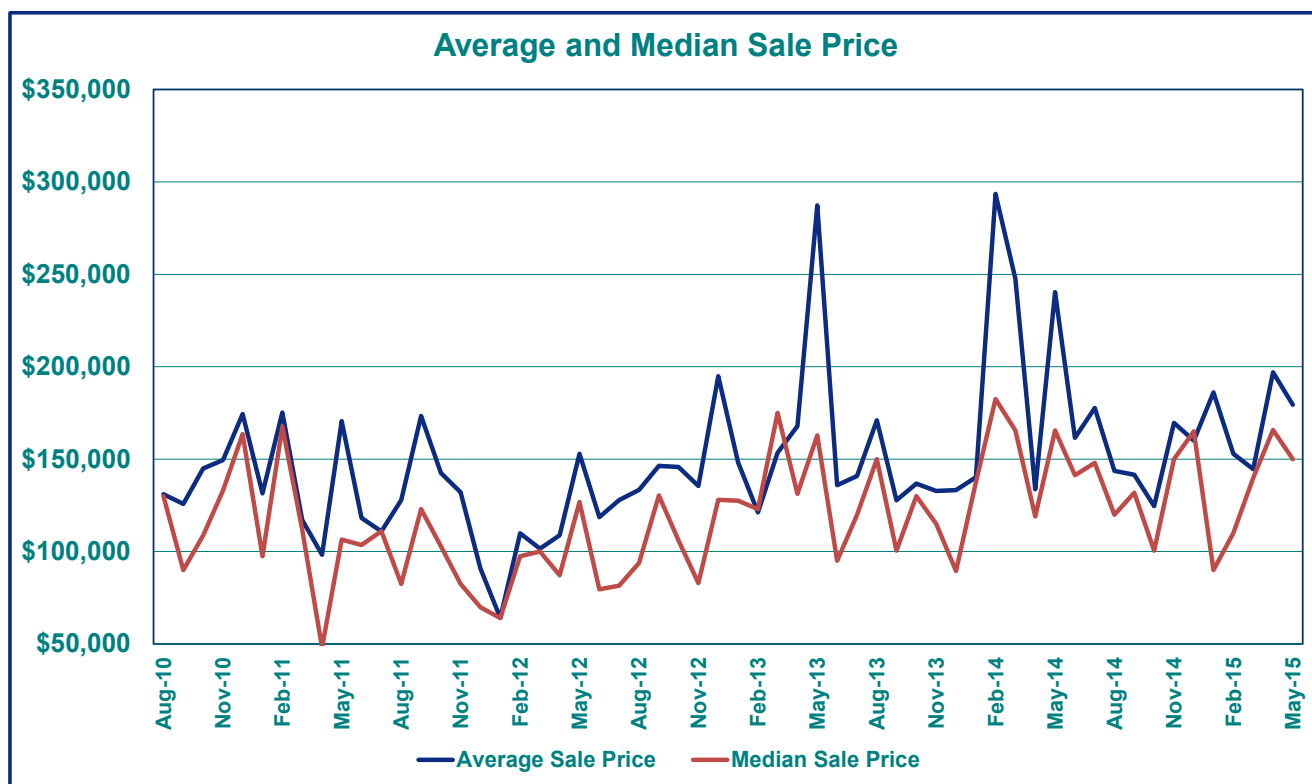
NEW LISTINGS BAKER COUNTY, OR

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

SALE PRICE

BAKER COUNTY, OR

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



PENDING LISTINGS

BAKER COUNTY, OR

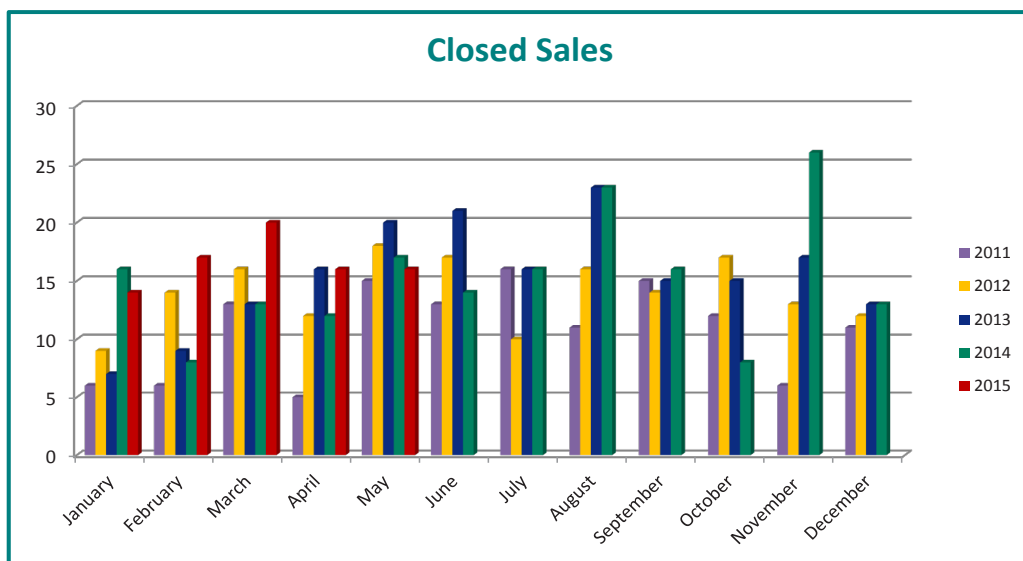
This graph represents monthly accepted offers in Baker County, Oregon over the past three calendar years.

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



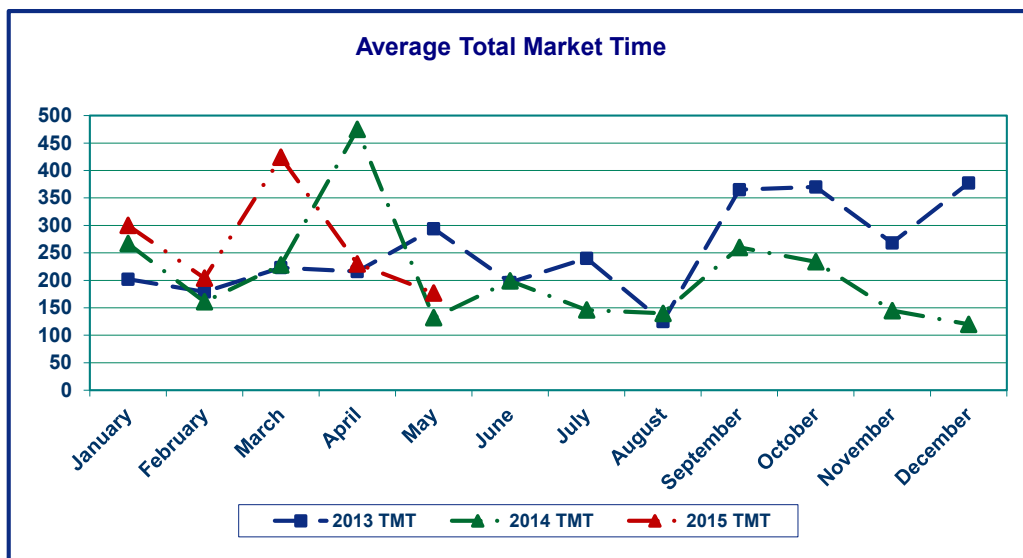
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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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.



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

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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%

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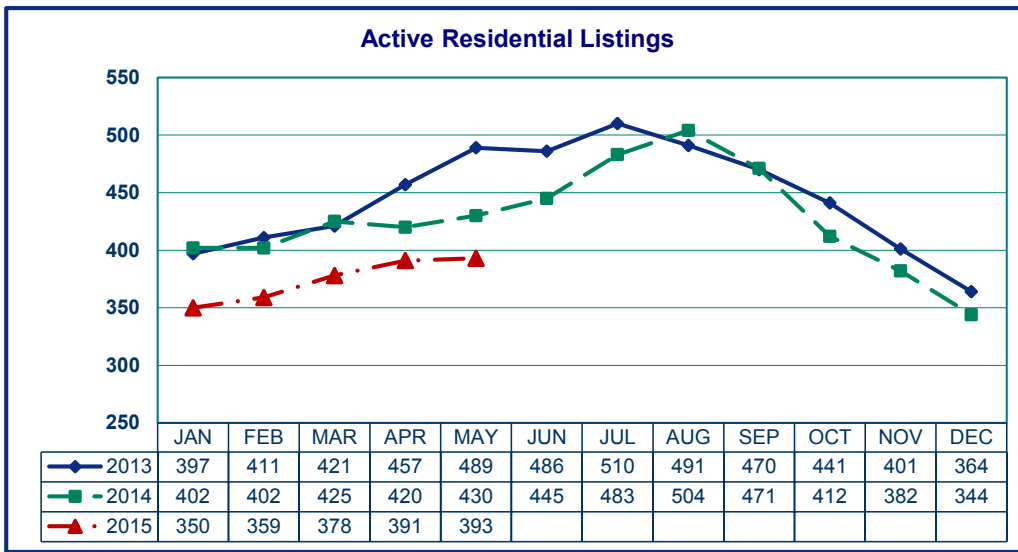
Columbia Basin, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY			
		Current Month								Year-To-Date														
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2015 v. 2014 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2015 v. 2014 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²								
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	Happner/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

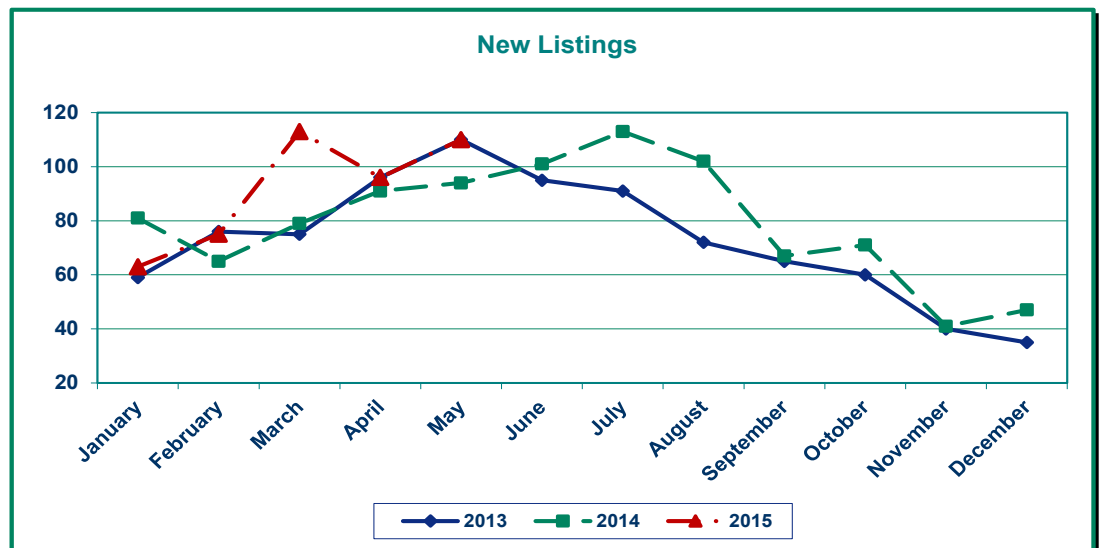
This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.



NEW LISTINGS

COLUMBIA BASIN, OR

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



¹ 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.

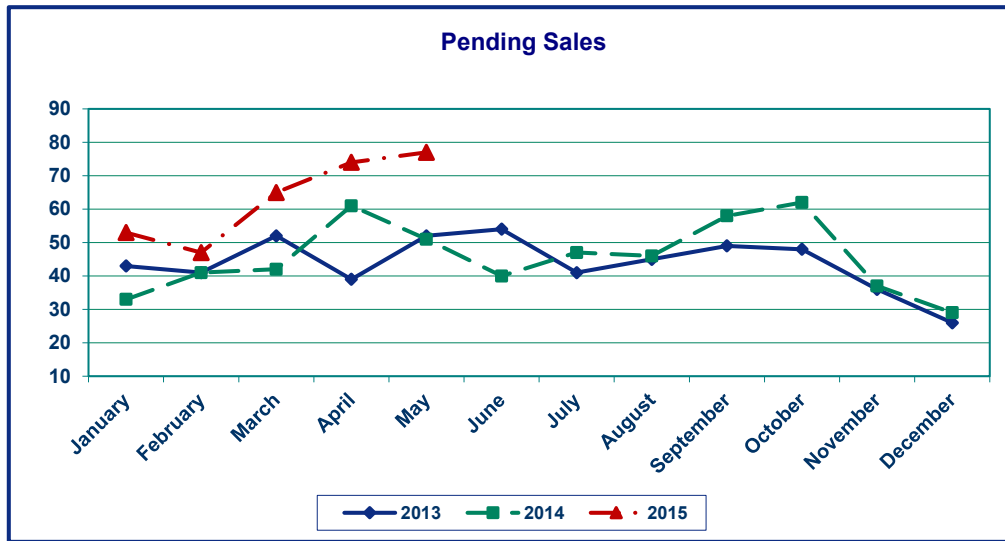
² % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/14-5/31/15) with 12 months before (6/1/13-5/31/14).

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

PENDING LISTINGS

COLUMBIA BASIN, OR

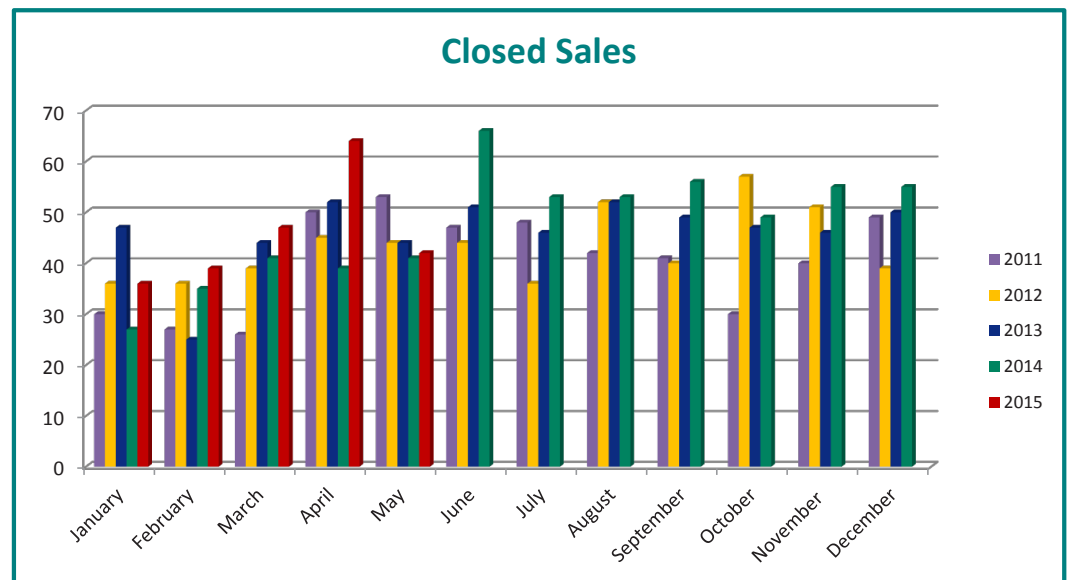
This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years



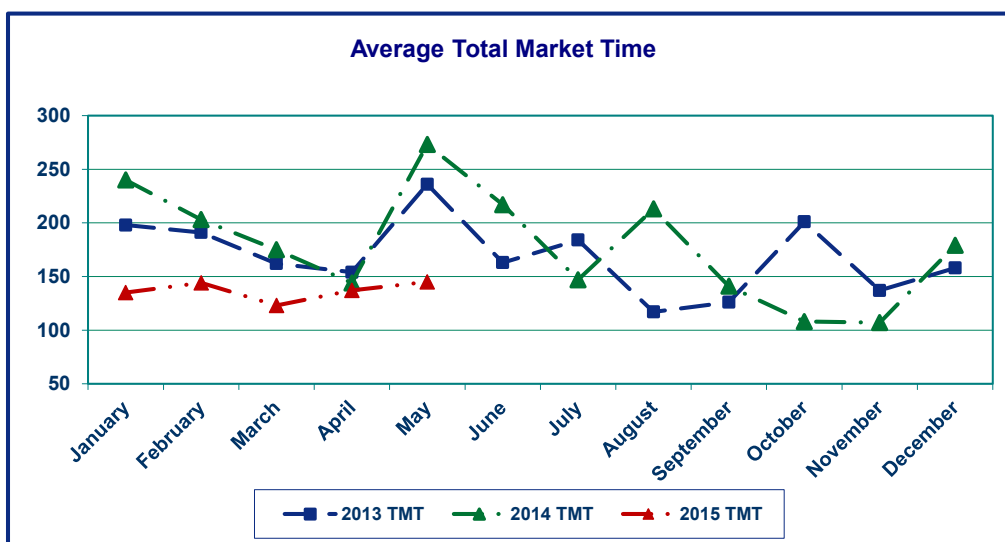
CLOSED SALES

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.

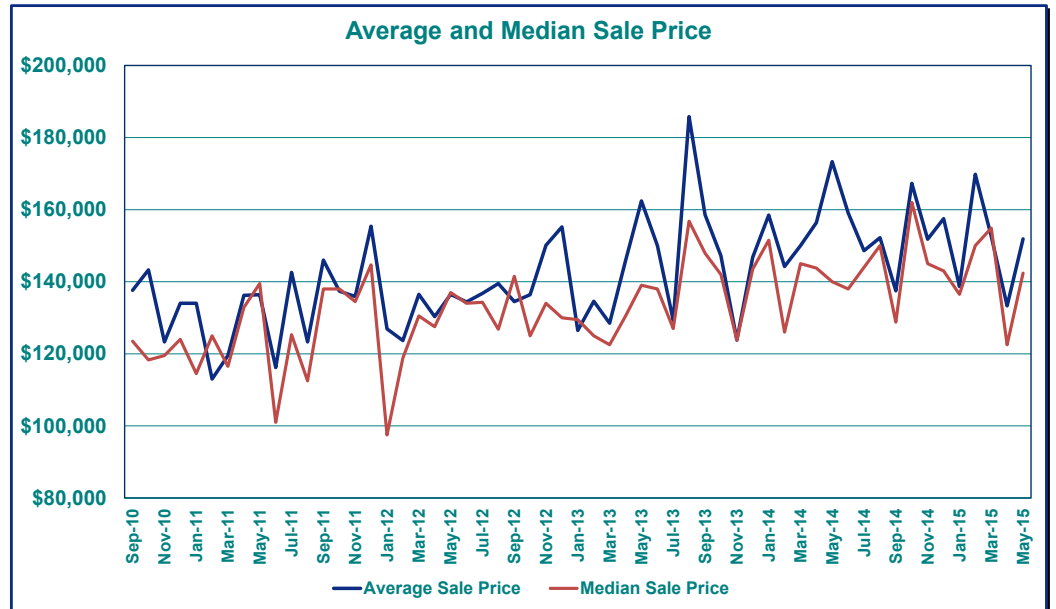
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Heather Andrews, Editor

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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	

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

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
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%

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

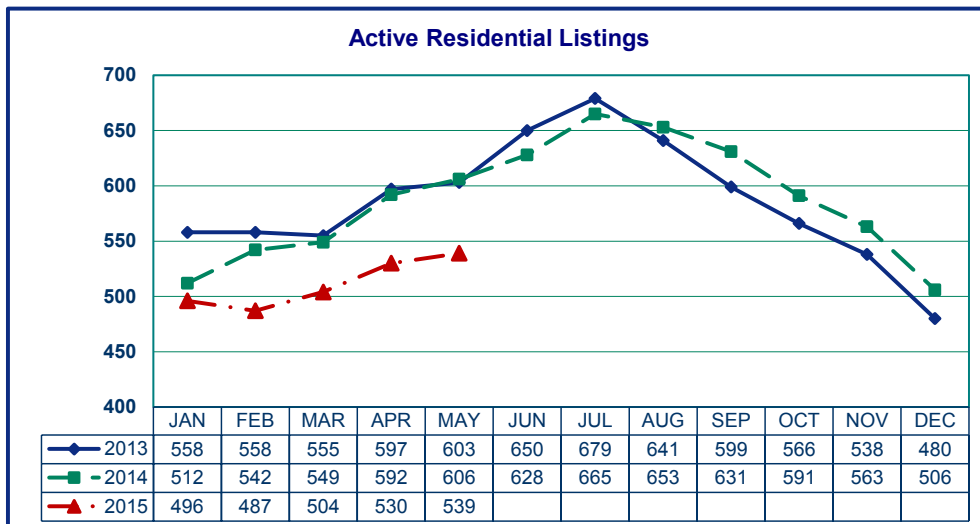
Average Sale Price % Change:

+4.7% (\$172,500 v. \$164,800)

Median Sale Price % Change:

+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.

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Coos County, Oregon

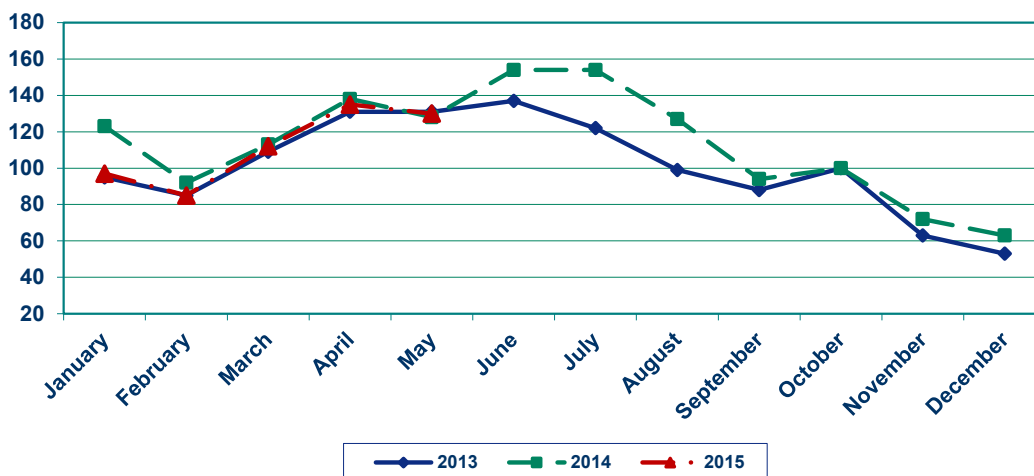
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date			
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2015 v. 2014 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2015 v. 2014 ¹	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
97407	Allegany	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	-	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%	-	-	-	-	-	-
97453	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	-	-
97459	North Bend	87	18	7	18	63.6%	16	230,500	126	113	67	-1.5%	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%	-	-	-	-	-	-
	Coos County	539	130	27	104	31.6%	75	159,500	184	562	413	24.0%	339	169,100	156,000	4.7%	10	254,100	39	65,500	9	282,800

¹ 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.

² % 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).

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

New Listings

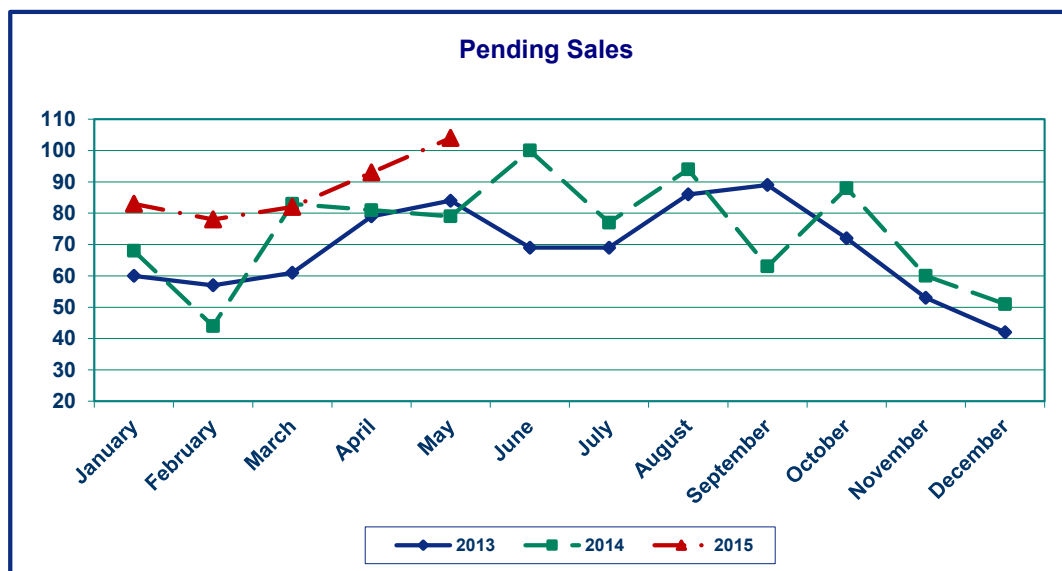
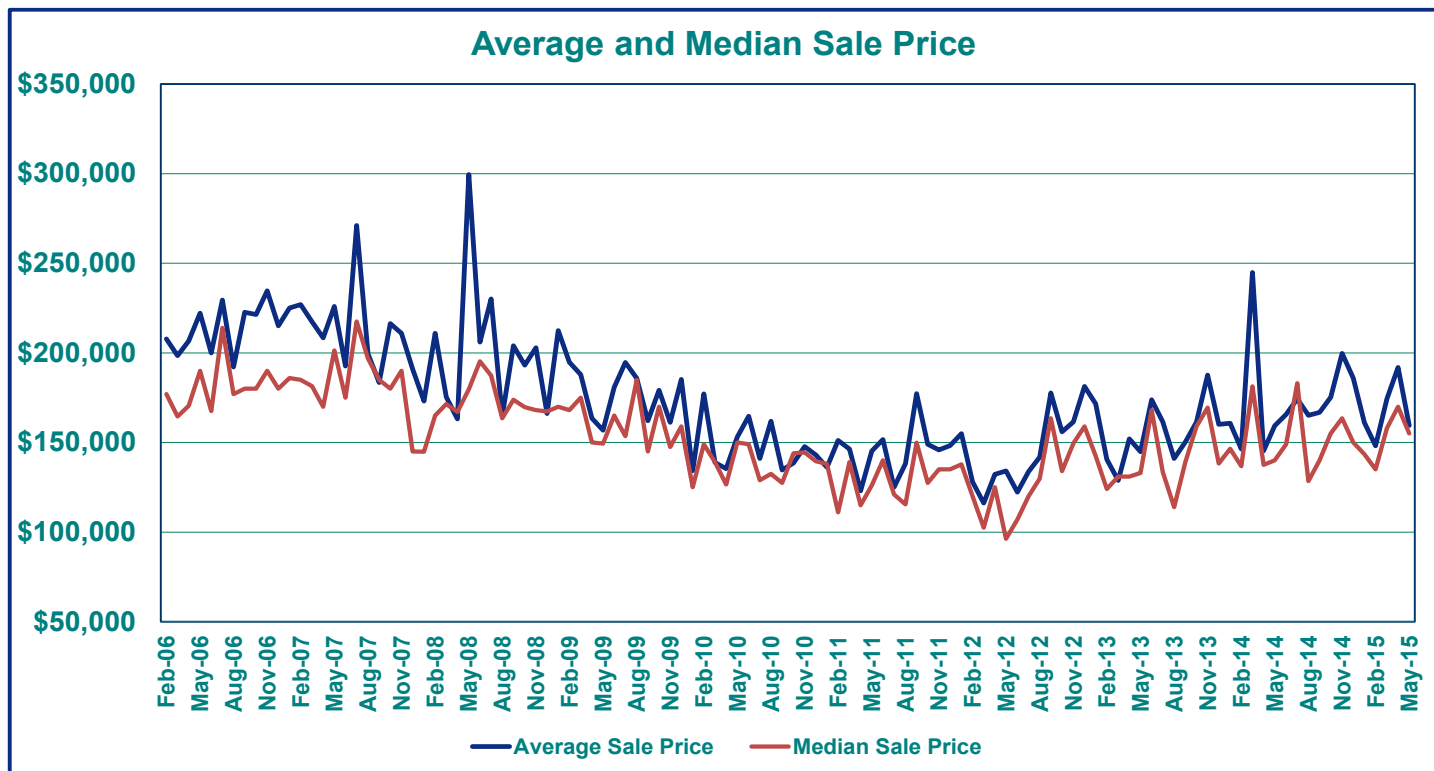


NEW LISTINGS COOS COUNTY, OR

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

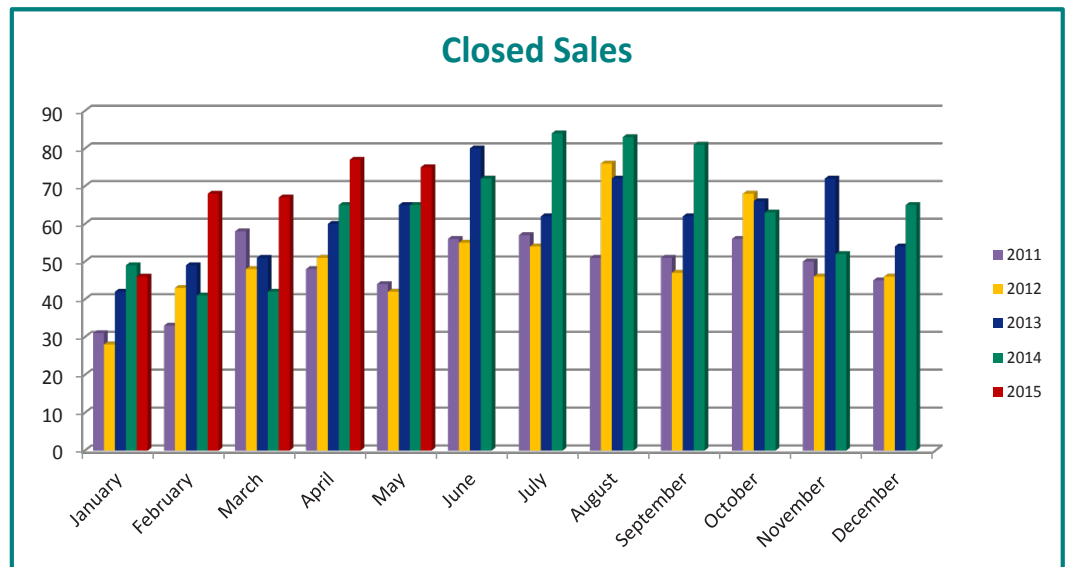
This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.

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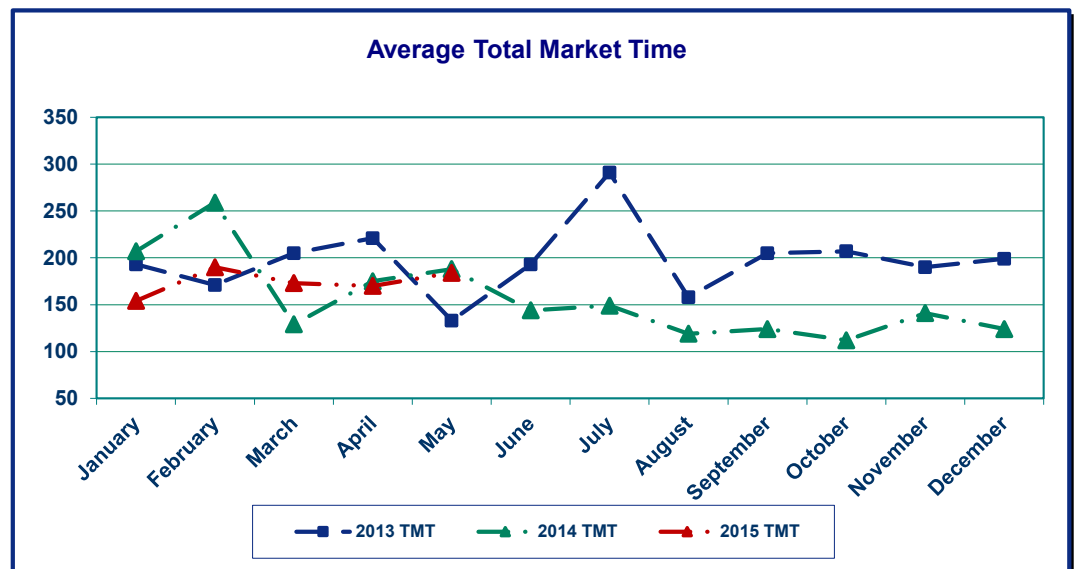
Market Action Reports
are compiled for the
following areas: Portland
metropolitan area,
Southwest Washington,
Mid-Columbia, Columbia
Basin, Baker County, Coos
County, Curry County,
Douglas County, Grant
County, Josephine County,
Lane County, North
Coastal Counties, Polk &
Marion Counties, Union
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DAYS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

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



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

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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

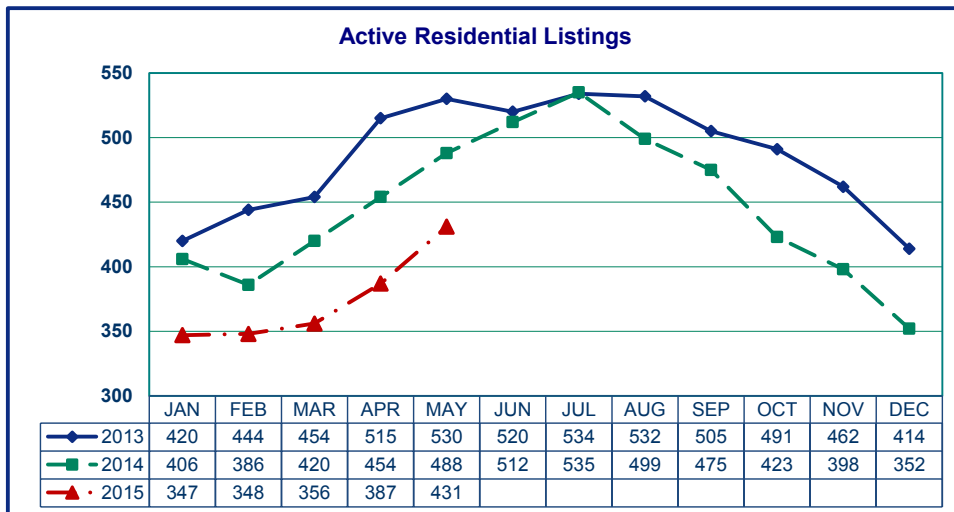
Average Sale Price % Change:

+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

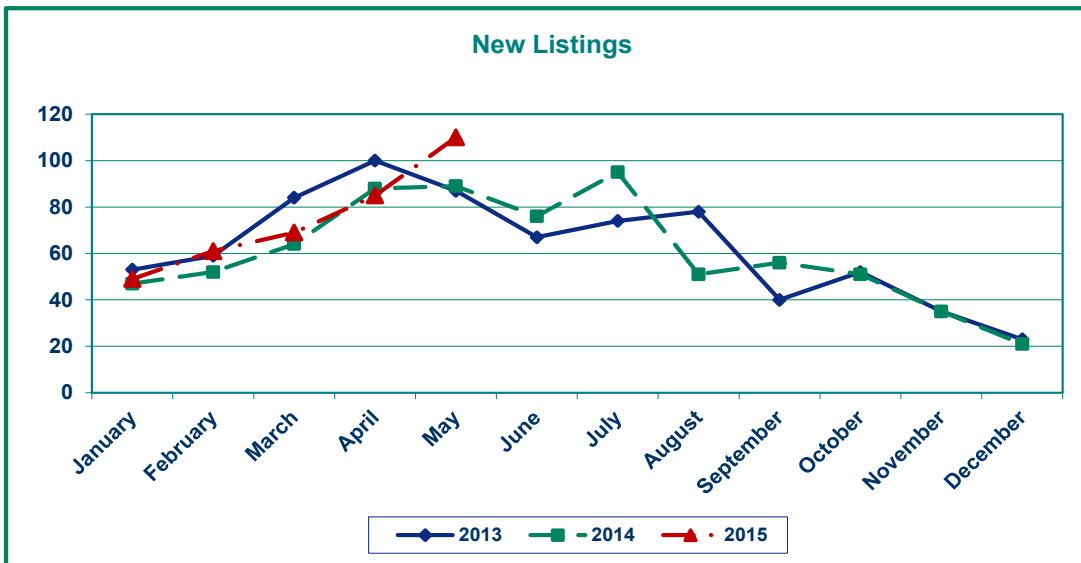
Curry County, Oregon

		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 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2015 v. 2014 ¹	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
270	City, Airport, Marina Hts., 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
271	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
272	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	-	-
273	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
274	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	-	-
	Curry County	431	110	30	57	32.6%	39	241,900	212	380	220	29.4%	179	226,100	195,000	11.6%	3	130,000	40	123,700	3	208,000

¹ 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.

² % 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).

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



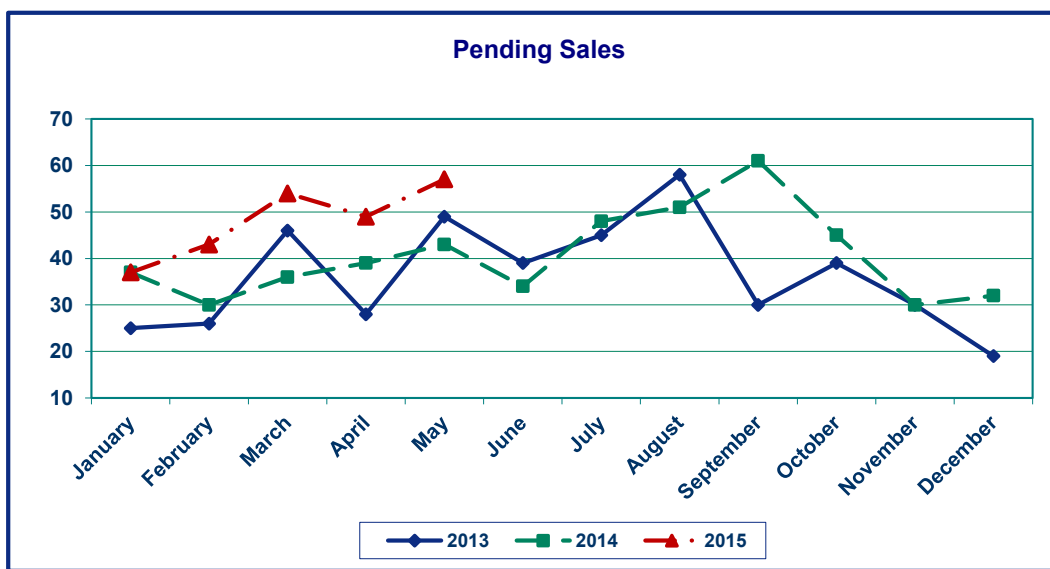
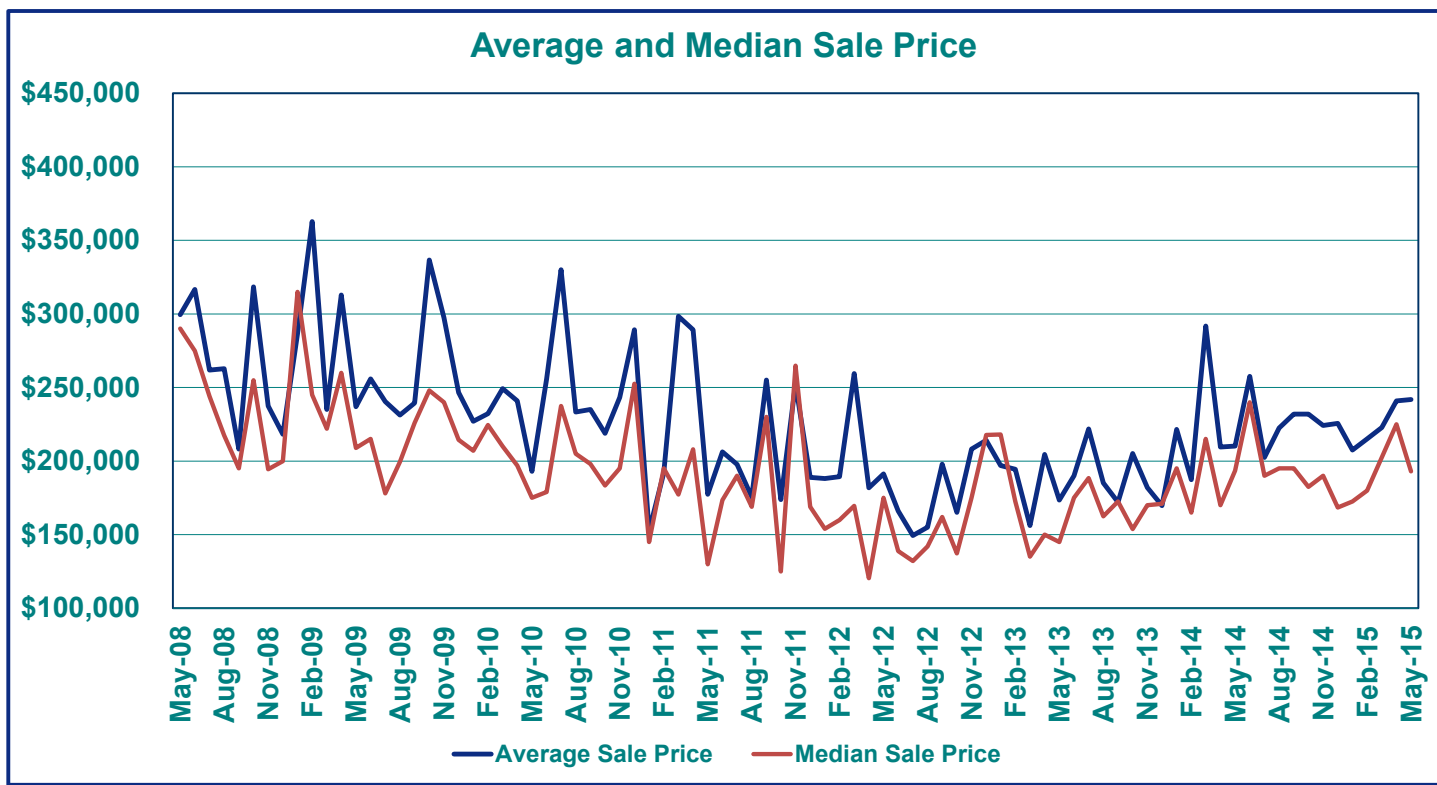
NEW LISTINGS

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

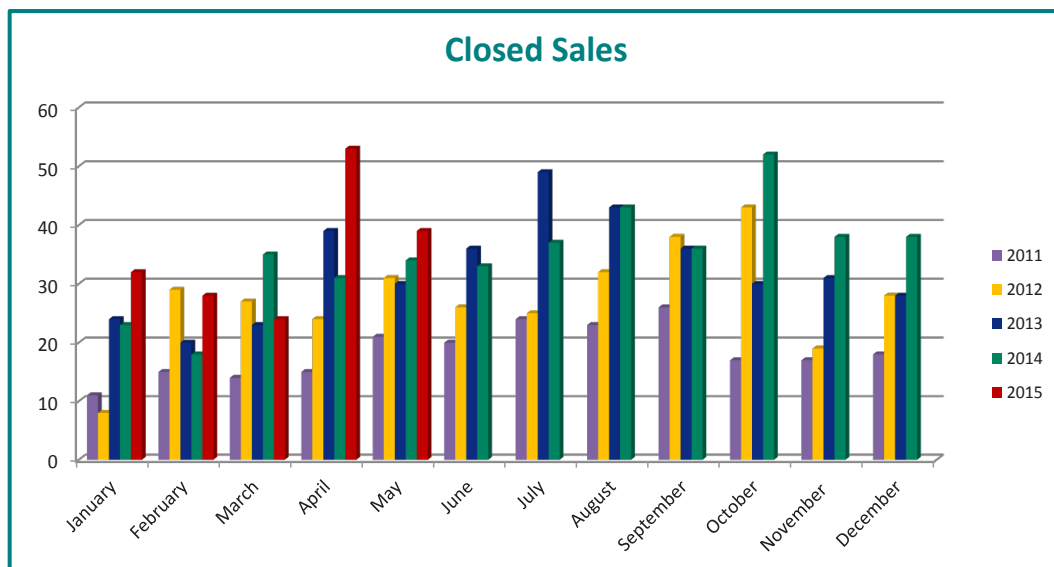
This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.

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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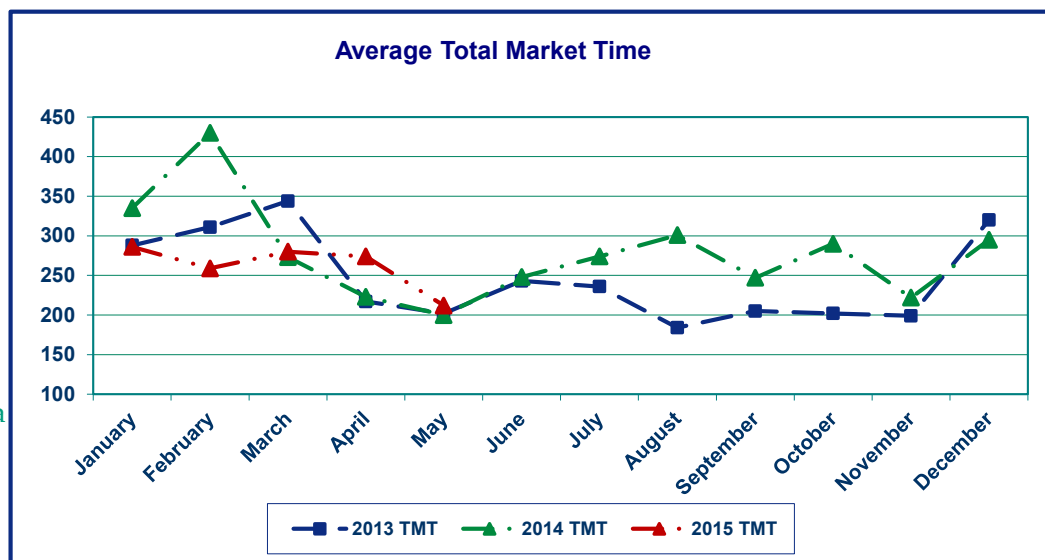
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DAYS ON MARKET
CURRY COUNTY, OR

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



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

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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.

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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 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2015 v. 2014 ¹	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
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	-	-
	Douglas County	859	207	60	140	41.4%	91	179,400	159	1,024	632	33.1%	478	178,900	150,000	3.2%	15	224,200	64	96,000	15	230,800

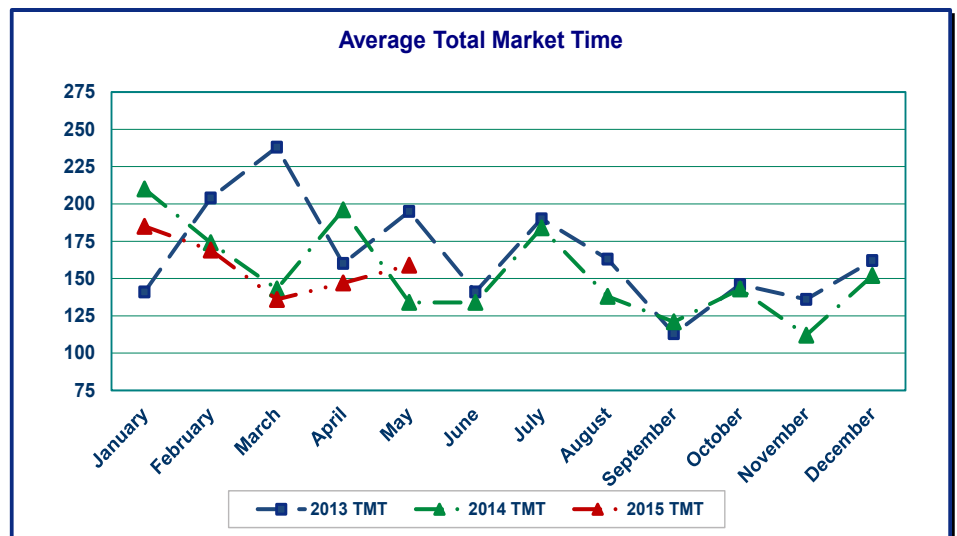
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares May 2015 with May 2014. The Year-To-Date section compares 2015 year-to-date statistics through May with 2014 year-to-date statistics through May.

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

DAYS ON MARKET DOUGLAS COUNTY, OR

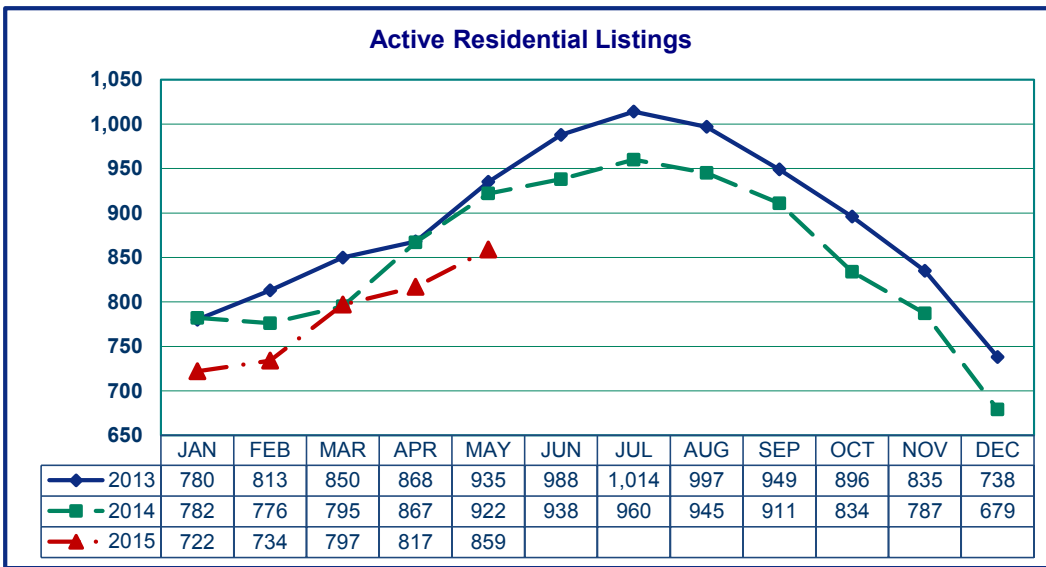
This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.



ACTIVE RESIDENTIAL LISTINGS

DOUGLAS COUNTY, OR

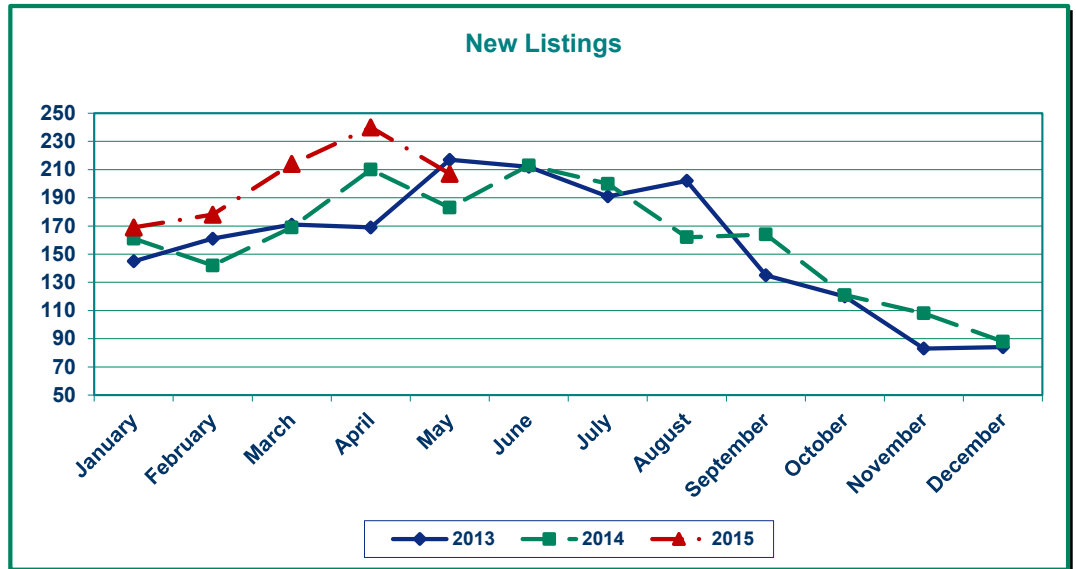
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.



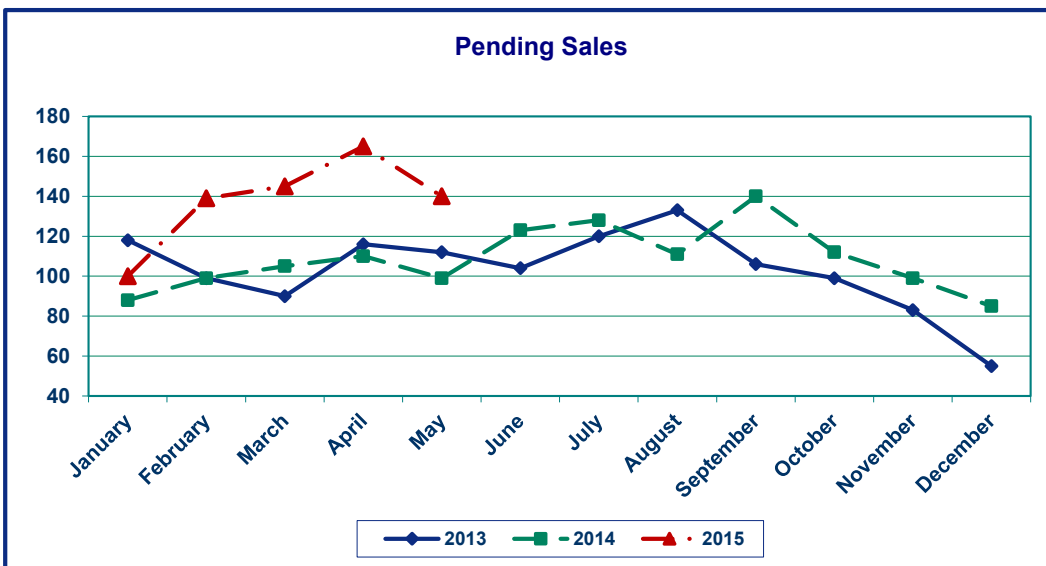
NEW LISTINGS

DOUGLAS COUNTY, OR

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



Pending Sales



PENDING LISTINGS

DOUGLAS COUNTY, OR

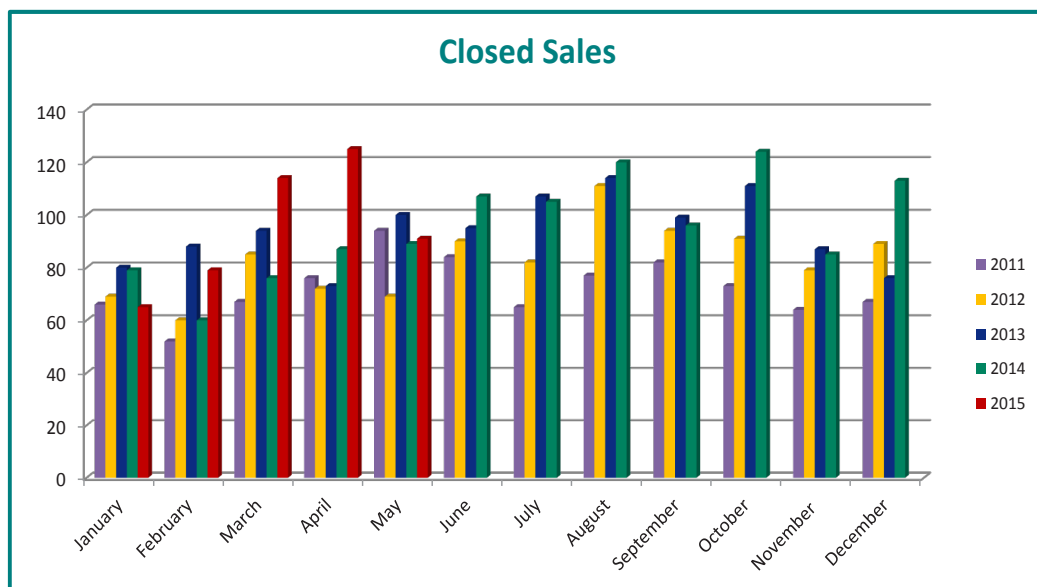
This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.

CLOSED SALES DOUGLAS COUNTY, OR

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

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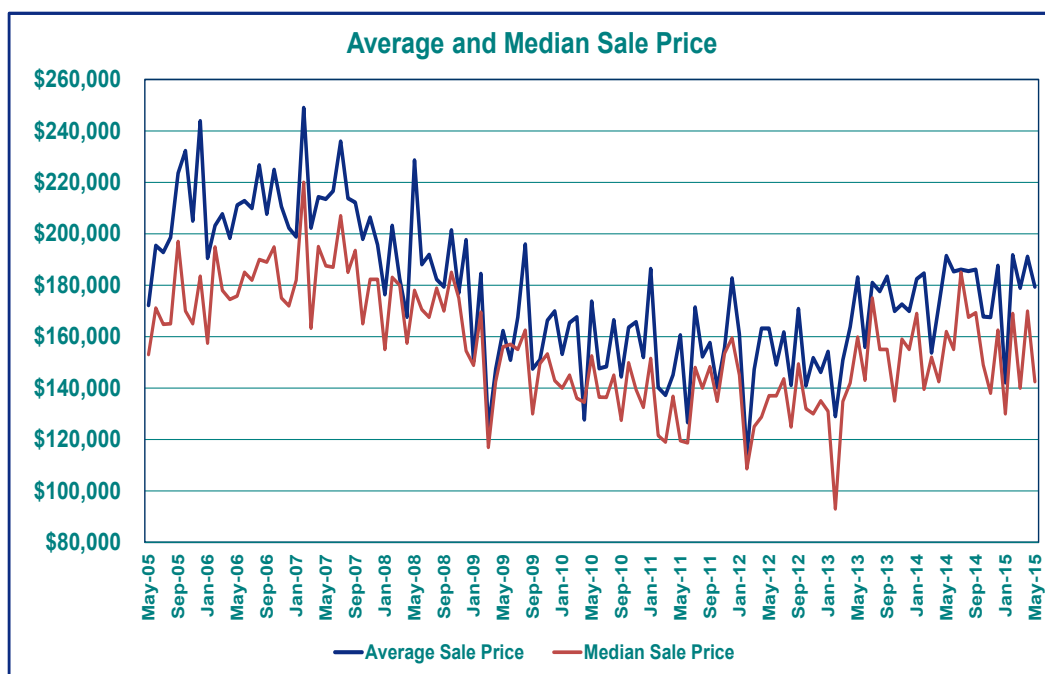
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SALE PRICE DOUGLAS COUNTY, OR

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



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

MARKET ACTION



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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%

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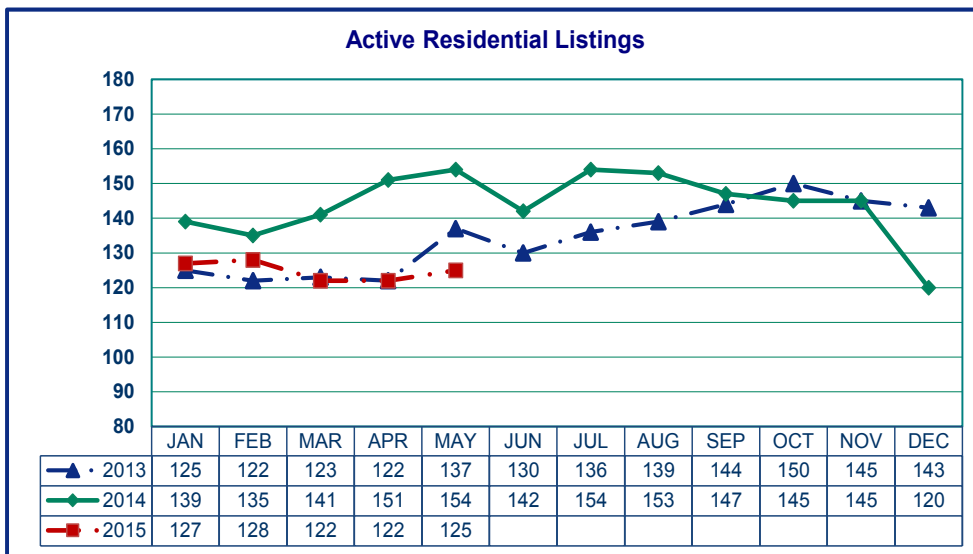
Grant County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY			
		Current Month								Year-To-Date									Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2015 v. 2014 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2015 v. 2014 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²			Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
		-	0	-	0	-100.0%	1	180,000	644	-	1	0.0%	1	180,000	180,000	-	-	-	1	5,100	-	-		
		21	5	1	2	0.0%	1	105,000	17	11	4	-60.0%	4	117,300	115,000	-32.3%	-	-	2	180,000	-	-		
		3	1	2	0	-	0	-	-	1	-	-100.0%	-	-	-	-75.0%	-	-	2	67,500	-	-		
		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	-	-		
		4	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-		
		10	0	0	0	-	0	-	-	3	-	-100.0%	1	78,000	78,000	160.0%	1	75,000	1	75,000	-	-		
		4	-	0	0	-	0	-	-	1	0	-	0	-	-	7.1%	0	-	0	-	0	-		
		15	3	1	1	-	1	65,000	399	11	9	28.6%	8	151,200	127,500	-18.9%	-	-	-	-	-	-		
		29	2	1	2	100.0%	2	72,800	116	10	4	-60.0%	6	98,300	95,300	23.8%	-	-	1	16,500	-	-		
		0	0	0	1	-	0	-	-	0	1	-	0	-	-	-	0	-	0	-	0	-		
		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	-	-		

¹ 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.

² % 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).

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



ACTIVE RESIDENTIAL LISTINGS

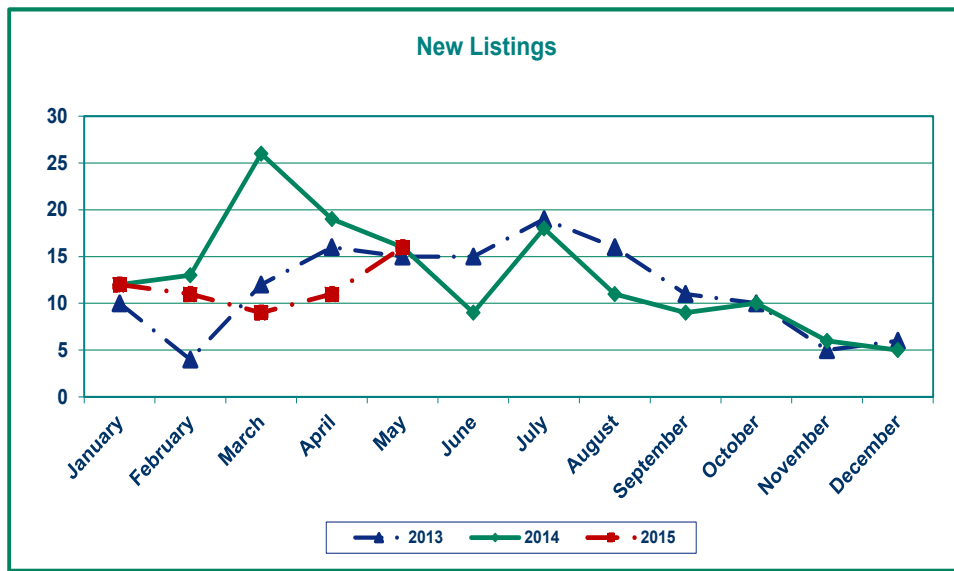
GRANT COUNTY, OR

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

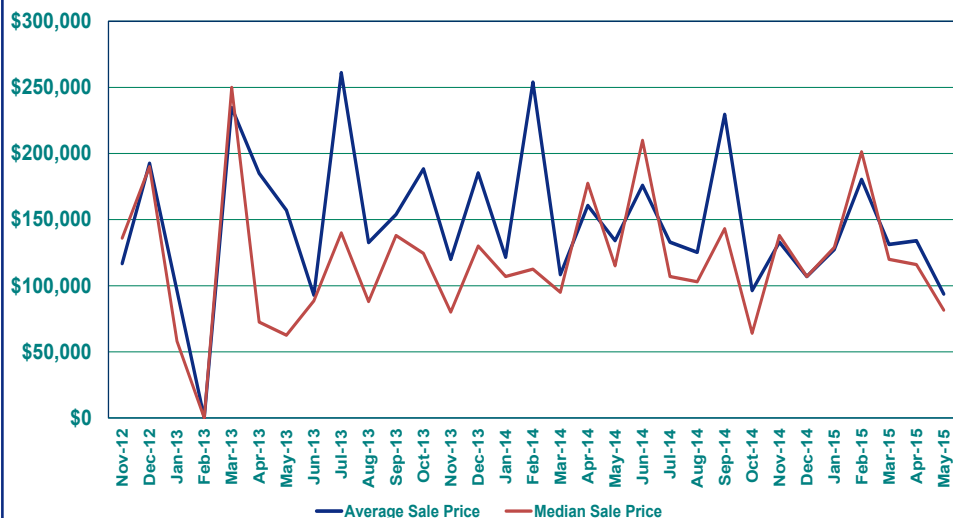
NEW LISTINGS

GRANT COUNTY, OR

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



Average and Median Sale Price



SALE PRICE

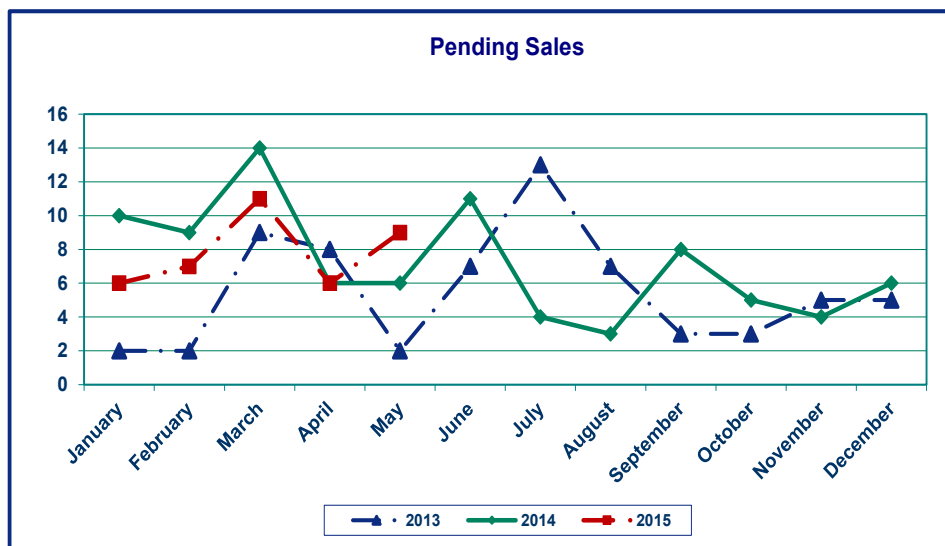
GRANT COUNTY, OR

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

PENDING LISTINGS

GRANT COUNTY, OR

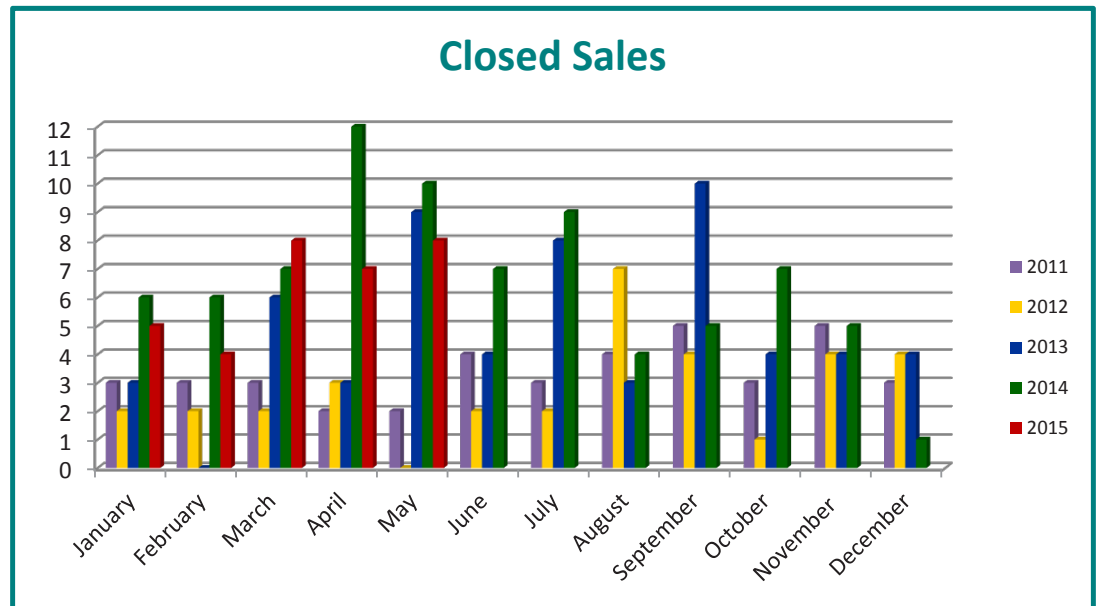
This graph represents monthly accepted offers in Grant County, Oregon.



CLOSED SALES
GRANT COUNTY, OR

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

Contact RMLS™
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communications@rmls.com



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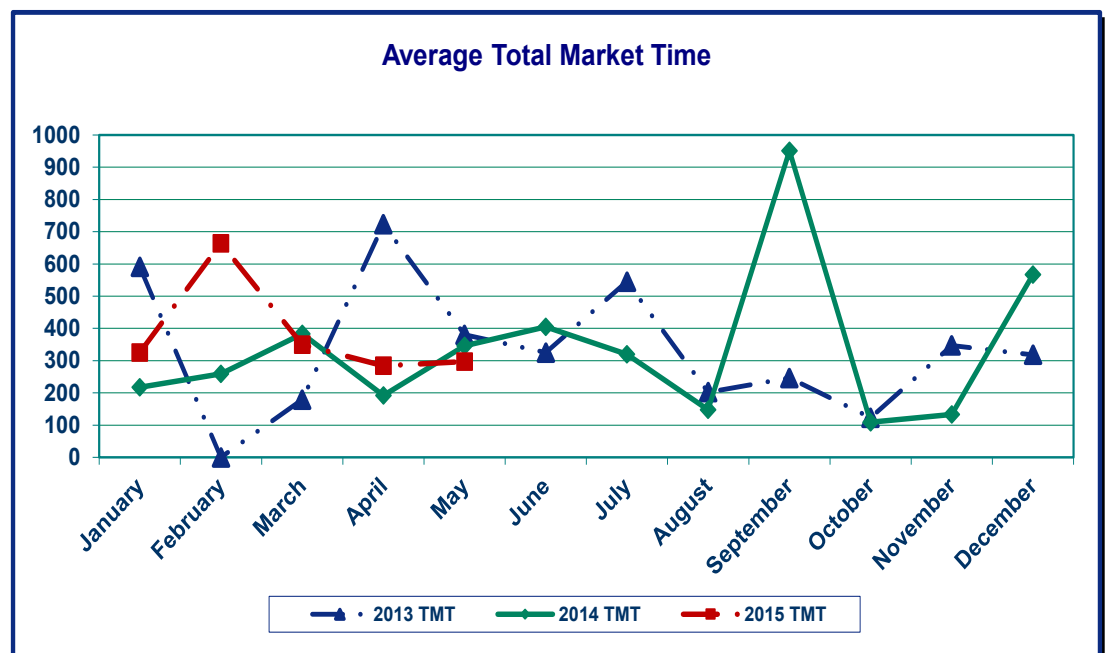
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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DAYS ON MARKET
GRANT COUNTY, OR

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



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

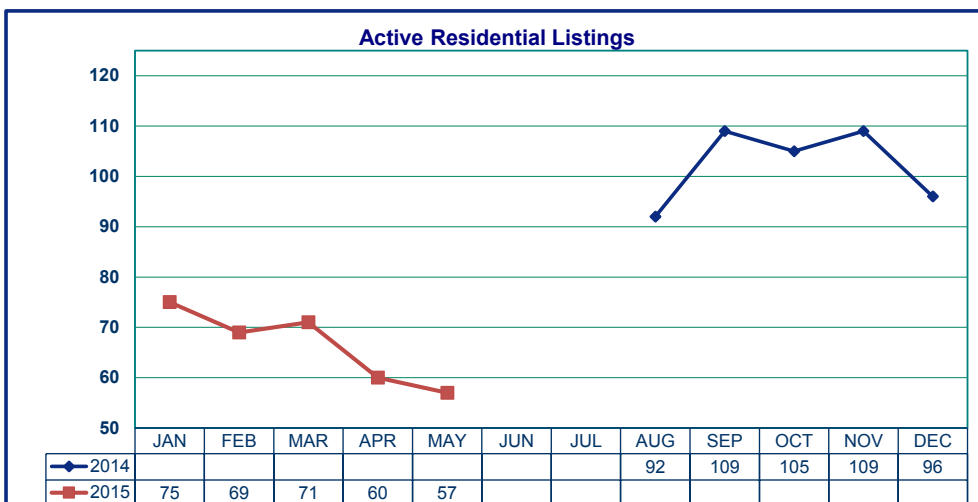
Comparing May 2015 to April 2015, the average sale price in Josephine County increased 22.0% from \$191,700 to \$233,800. In the same comparison, the median increased 62.6% from \$170,000 to \$276,500.

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 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2015 v. 2014 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
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	-	1	179,900	73	21	16	-	14	217,400	175,000	19.9%	-	-	-	-	-	-	
97527	Grants Pass	21	5	2	3	-	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	-	5	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

¹ 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.

² % 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).

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

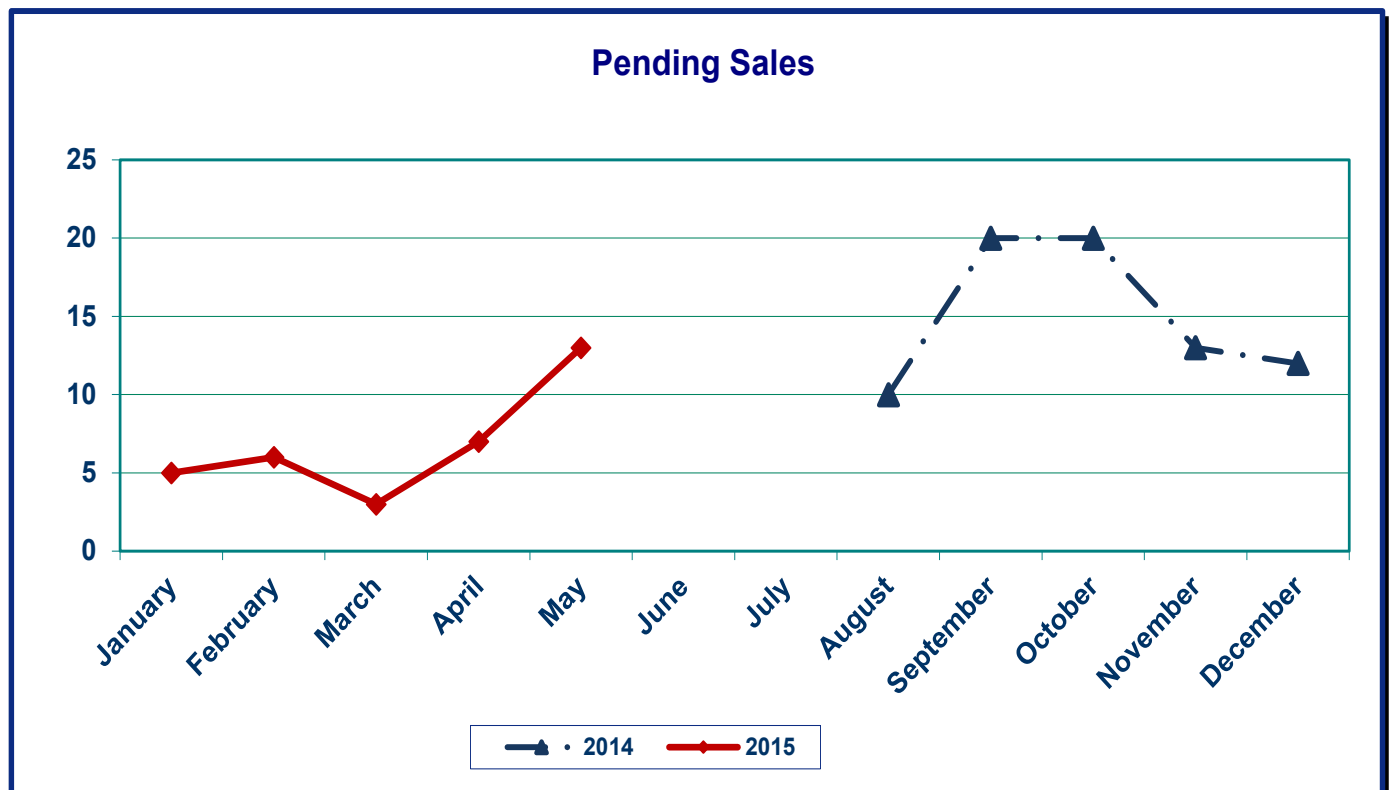
NEW LISTINGS
JOSEPHINE COUNTY, OR

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



PENDING LISTINGS
JOSEPHINE COUNTY, OR

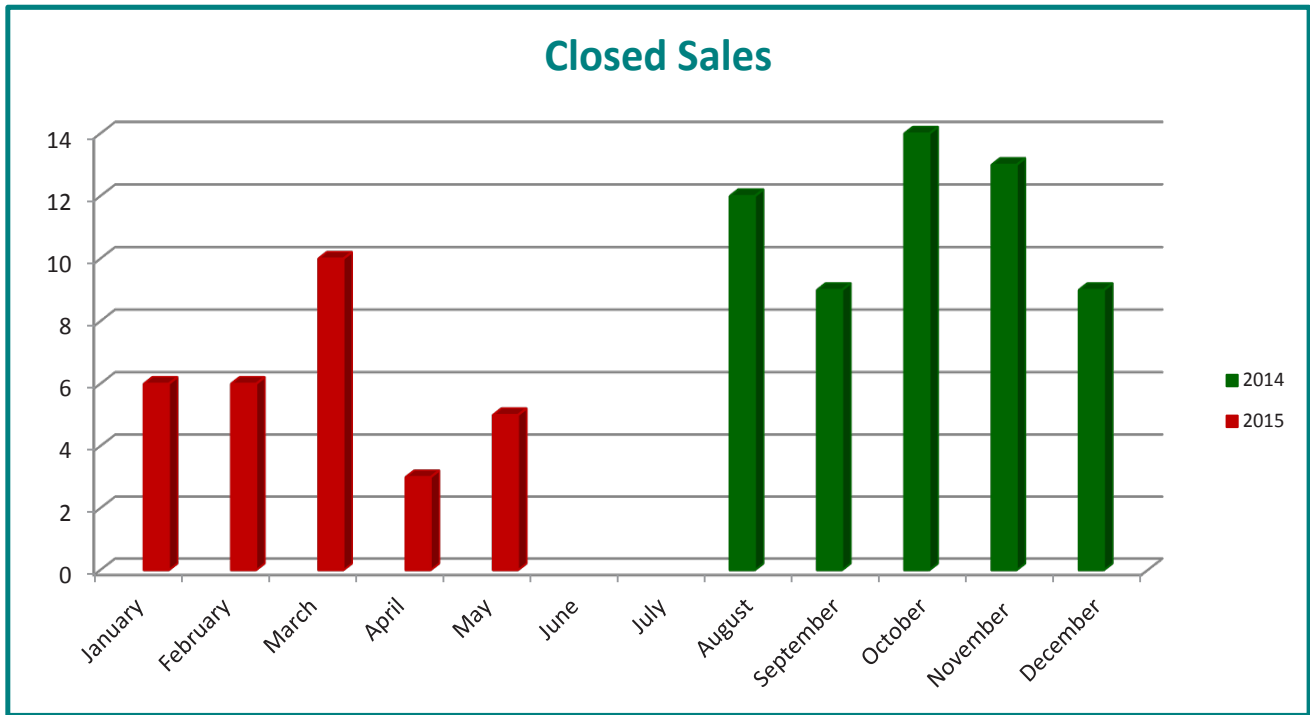
This graph represents monthly accepted offers in Josephine County, Oregon.



CLOSED SALES

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

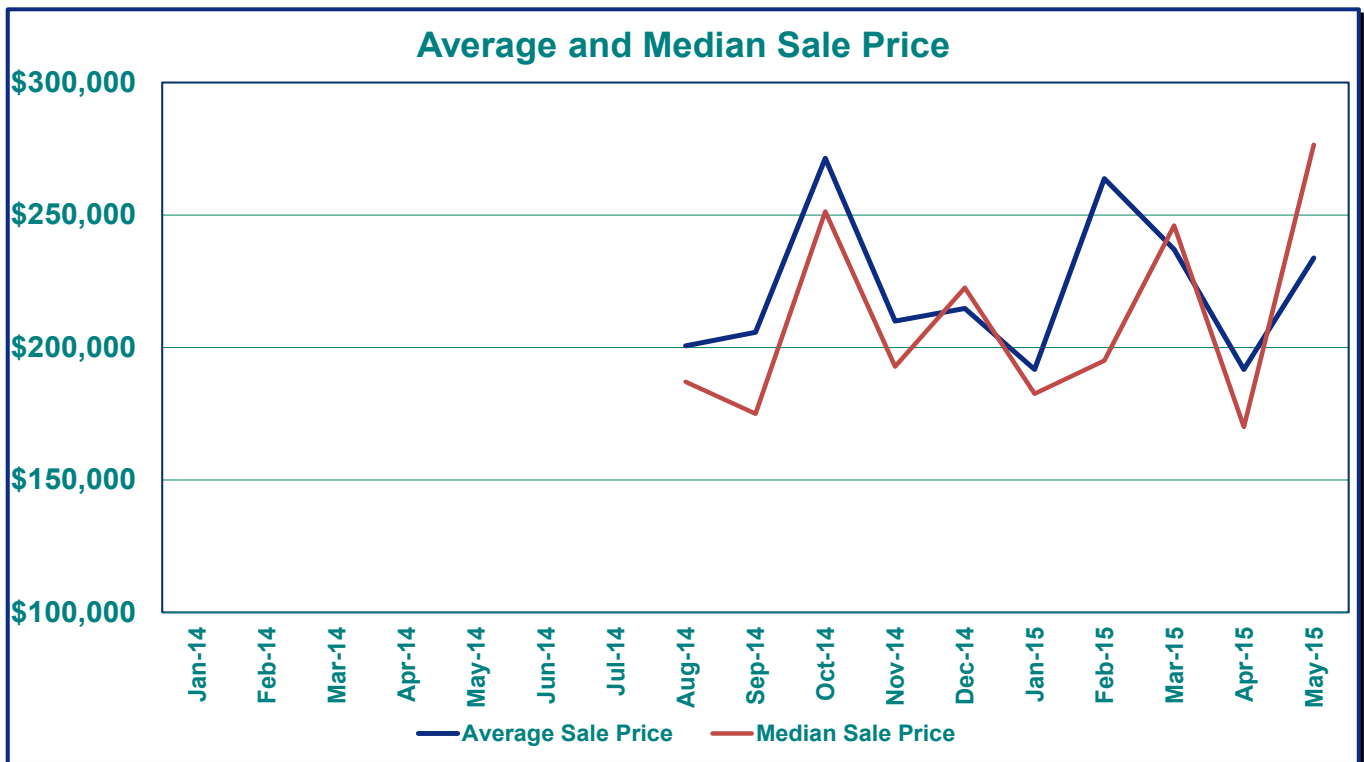
JOSEPHINE COUNTY, OR



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.*

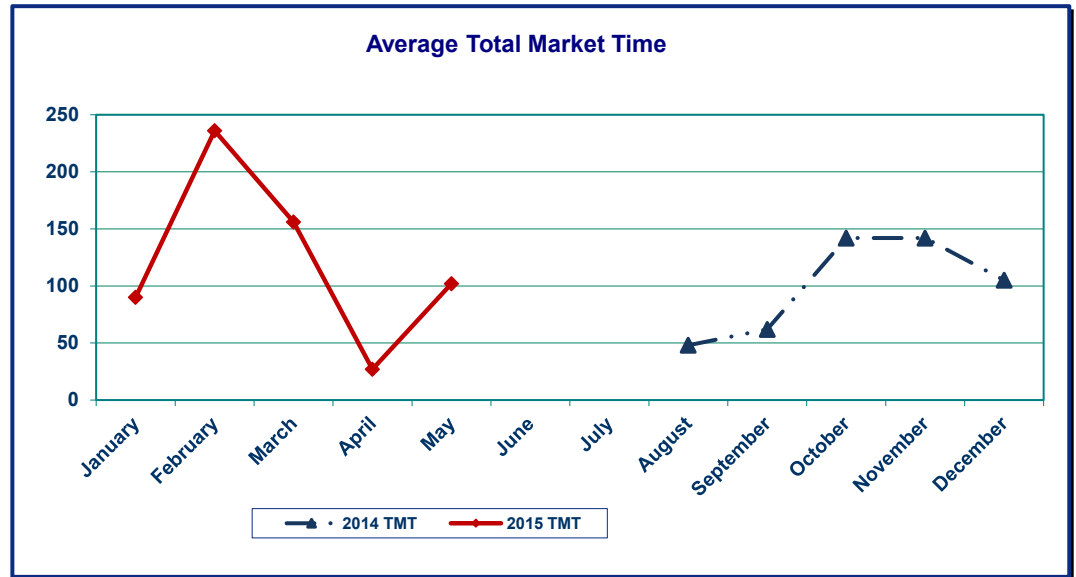
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Market Action Reports
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Mid-Columbia, Columbia
Basin, Baker County, Coos
County, Curry County,
Douglas County, Grant
County, Josephine County,
Lane County, North
Coastal Counties, Polk &
Marion Counties,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

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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	

*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% (\$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.

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

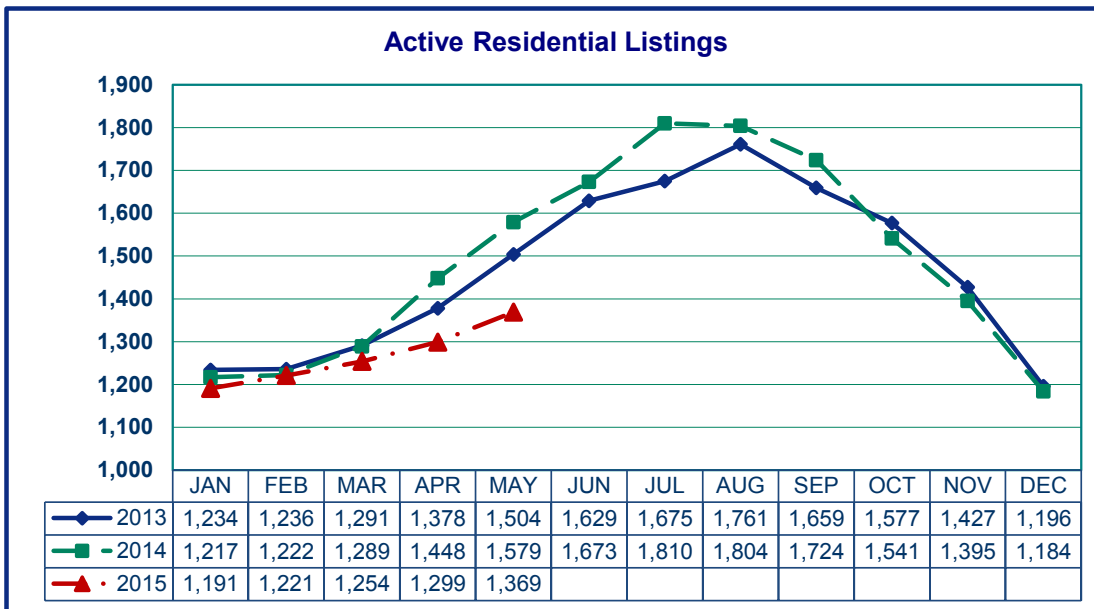
Lane County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date			
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2015 v. 2014 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2015 v. 2014 ¹	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
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	168	21	13	44.4%	9	239,700	225,000	12.3%	-	-	2	38,300	1	75,000
	Grand Total	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	264,375
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	-	-
	Grand Total	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

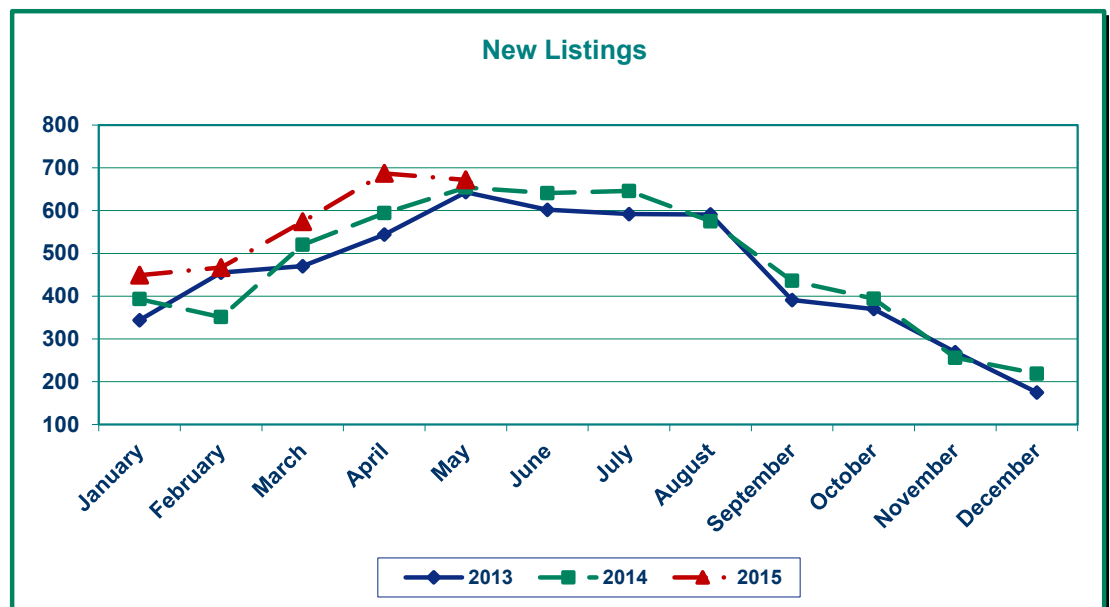
This graph shows the active residential listings over the past three calendar years in Greater Lane County, Oregon.



NEW LISTINGS

GREATER LANE COUNTY, OR

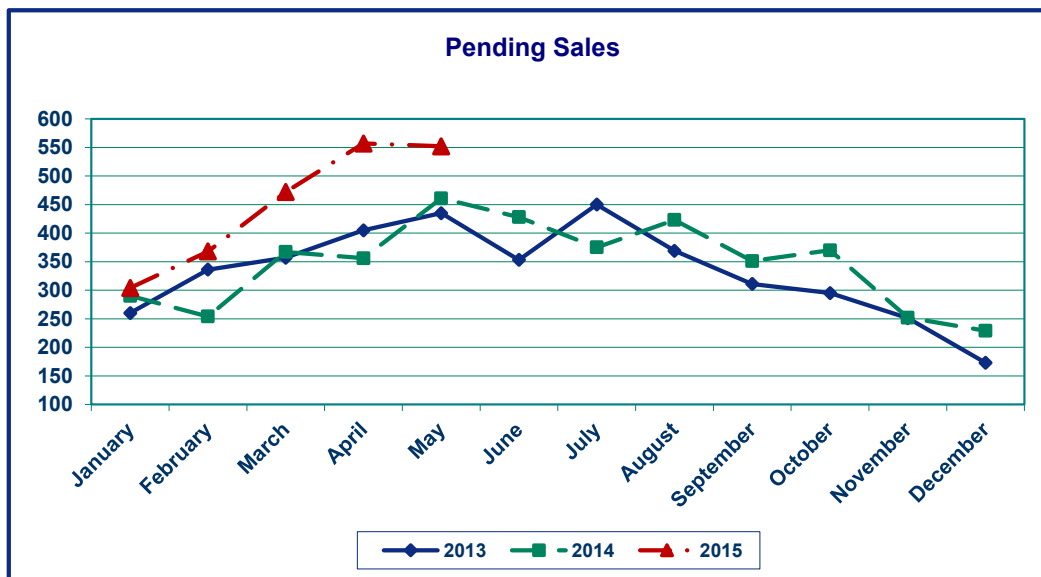
This graph shows the new residential listings over the past three calendar years in Greater Lane County, Oregon.



¹ 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.

² % 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).

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



PENDING LISTINGS

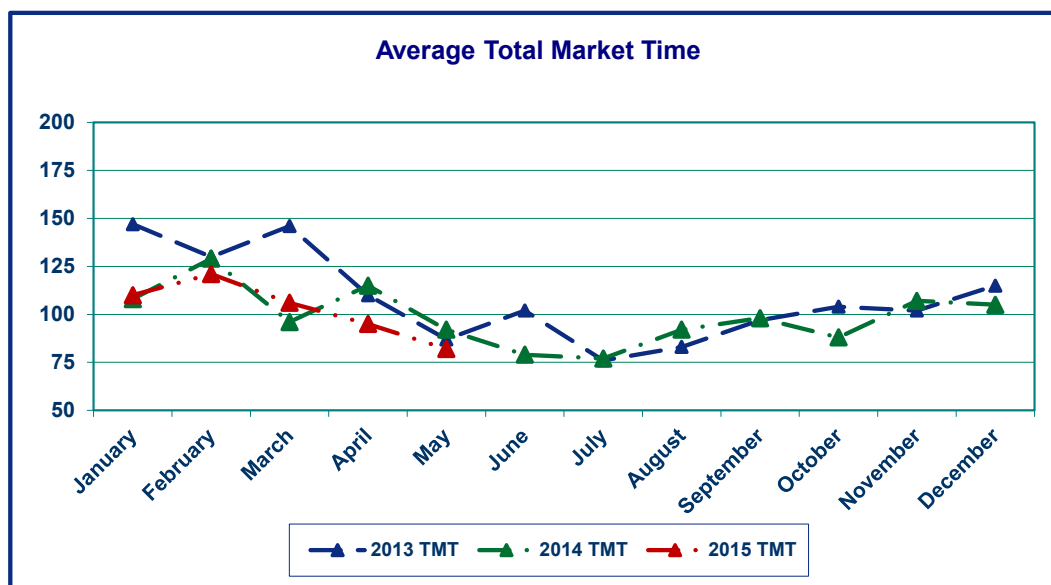
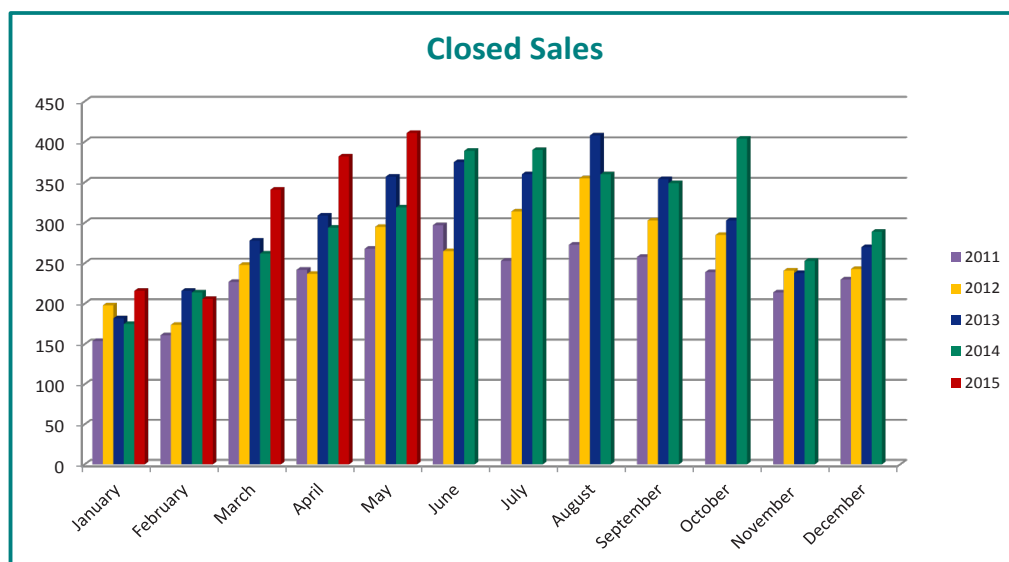
GREATER LANE COUNTY, OR

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

CLOSED SALES

GREATER LANE COUNTY, OR

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

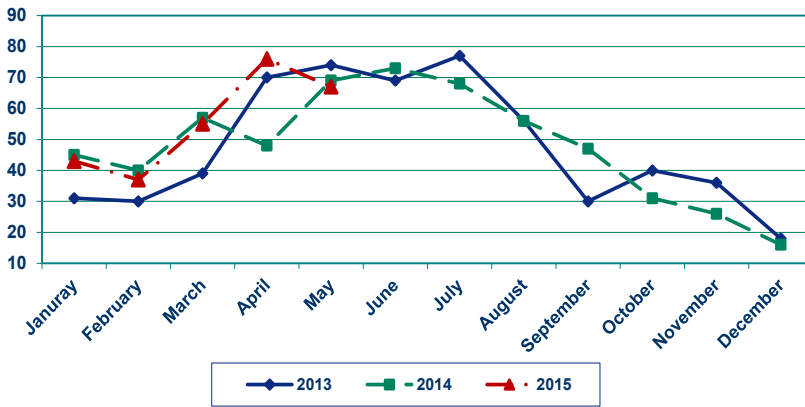


DAYS ON MARKET

GREATER LANE COUNTY, OR

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

New Listings



NEW LISTINGS

FLORENCE, OR

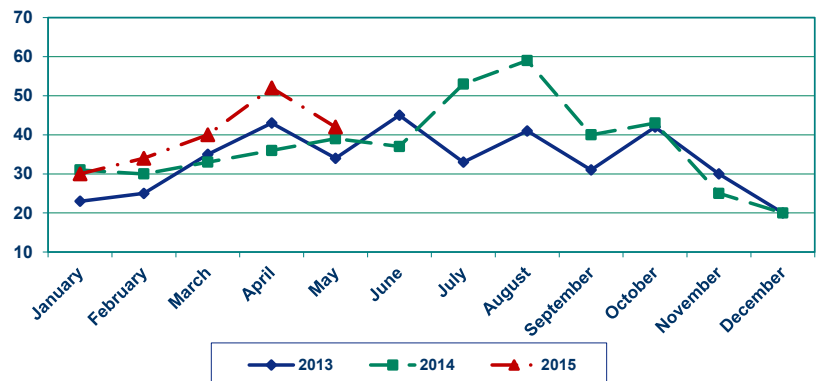
This graph represents new listings in Florence, Oregon over the past three calendar years.

PENDING LISTINGS

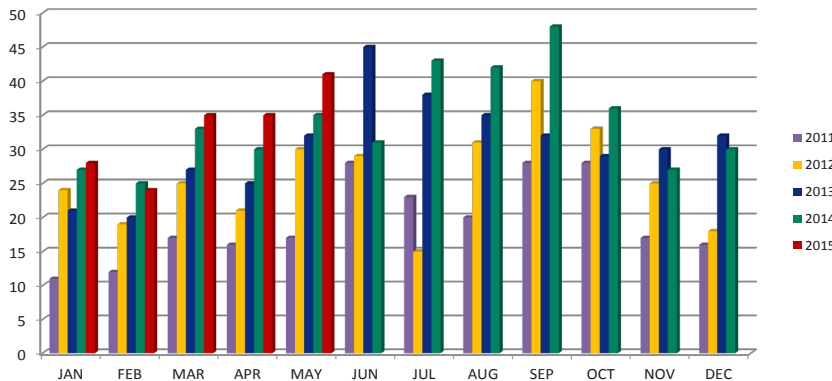
FLORENCE, OR

This graph shows the monthly accepted offers over the past three calendar years in Florence, Oregon.

Pending Sales



Closed Sales



CLOSED SALES

FLORENCE, OR

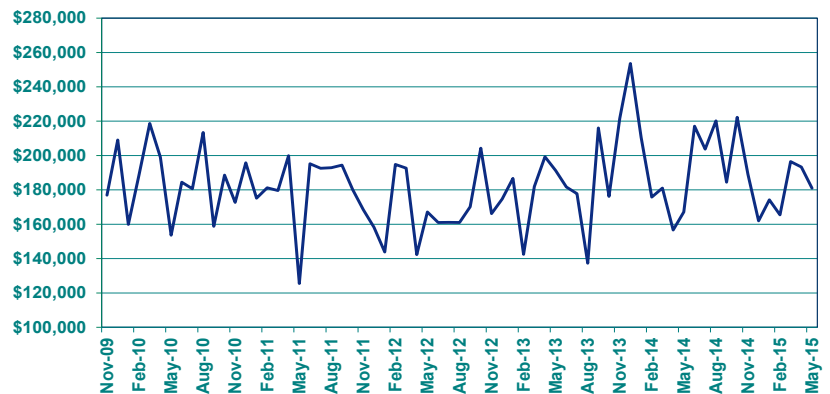
This graph shows the closed sales over the past five calendar years in Florence, Oregon.

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.

Average Sale Price





SALE PRICE
GREATER LANE
COUNTY, OR

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

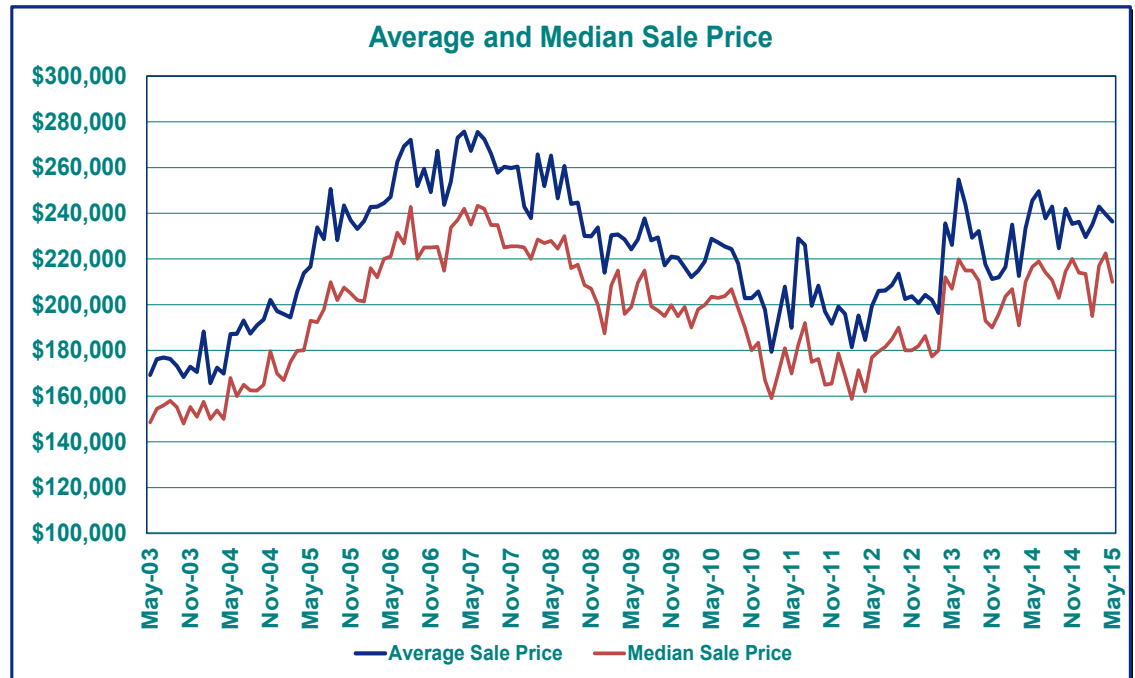
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Randy Hunzeker, Chairman of the Board
Kurt von Wasmuth, President/CEO
Heather Andrews, Editor

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.

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)

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

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	

*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.

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

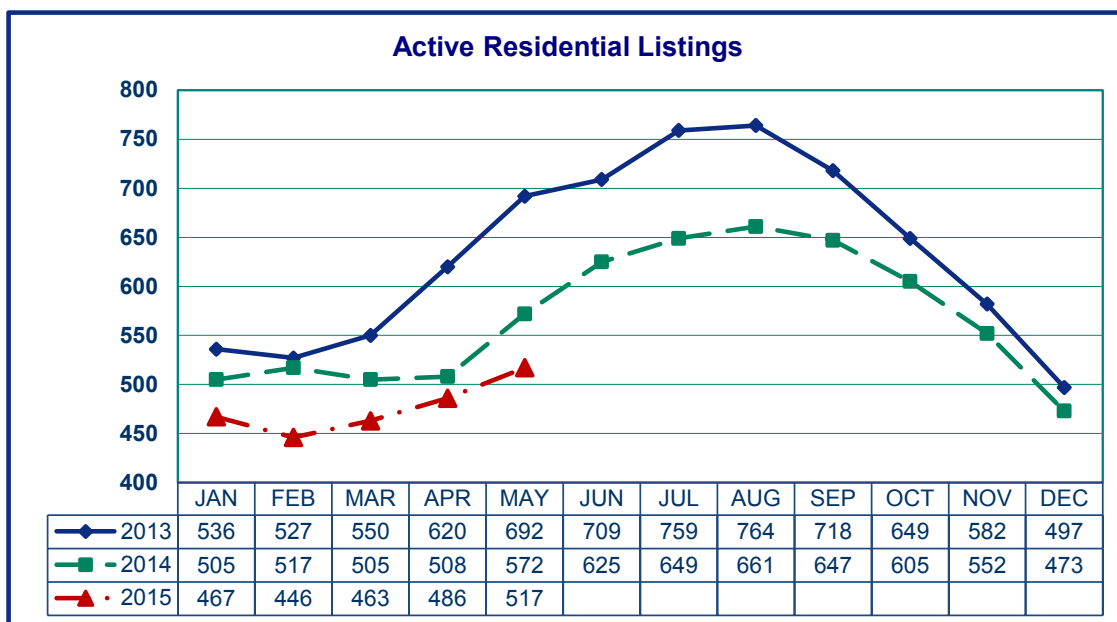
Mid-Columbia

		RESIDENTIAL														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 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2015 v. 2014 ¹	Closed Sales	Average Sale Price		Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
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	Wamie/ 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

MID-COLUMBIA

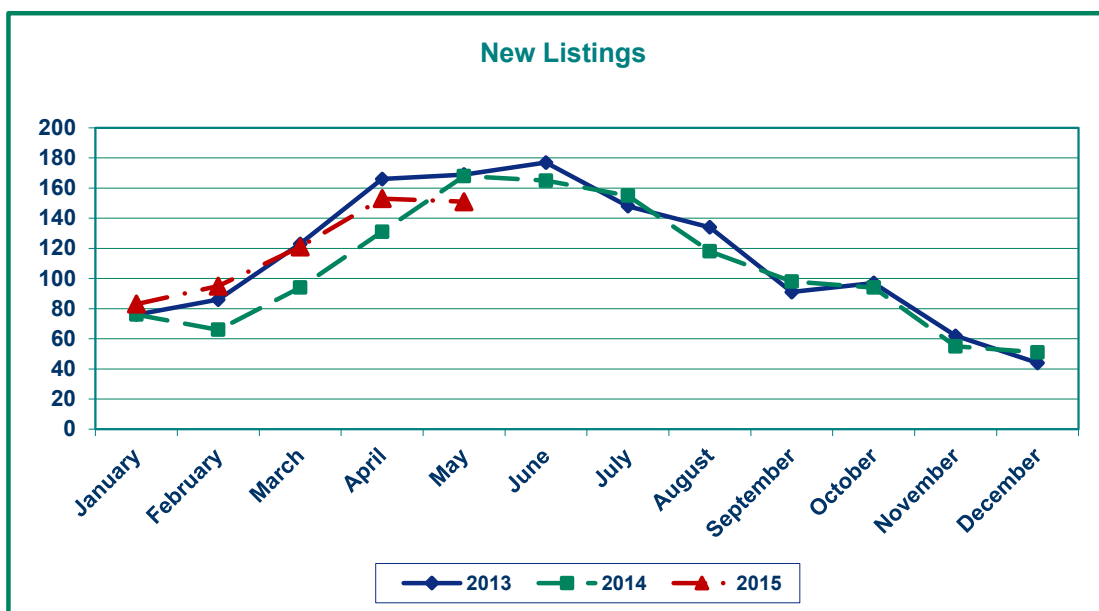
This graph shows the active residential listings over the past three calendar years in Mid-Columbia.



NEW LISTINGS

MID-COLUMBIA

This graph shows the new residential listings over the past three calendar years in Mid-Columbia.



¹ 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.

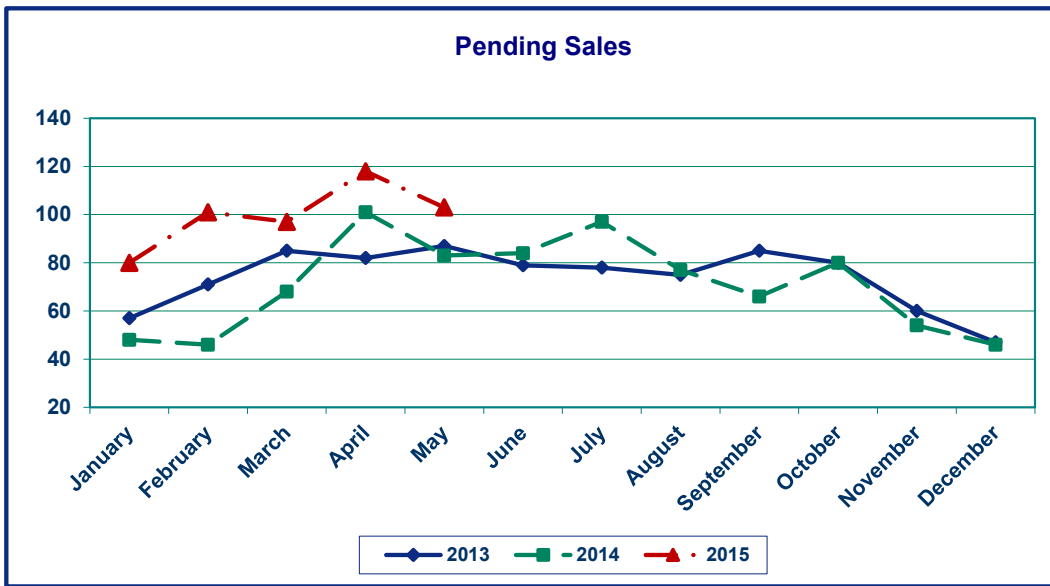
² % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/14-5/31/15) with 12 months before (6/1/13-5/31/14).

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

PENDING LISTINGS

MID-COLUMBIA

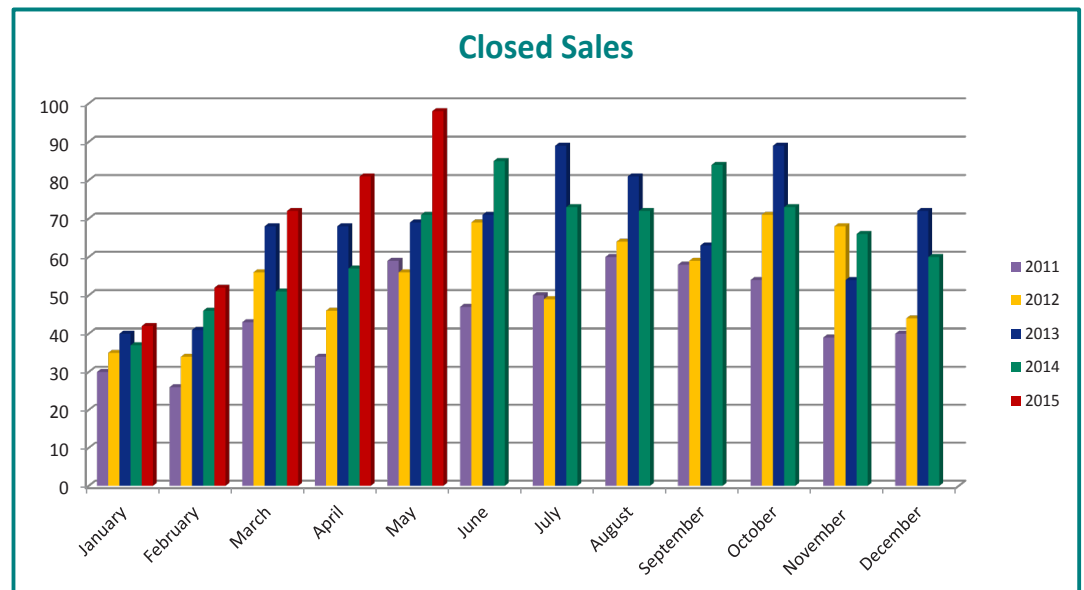
This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.



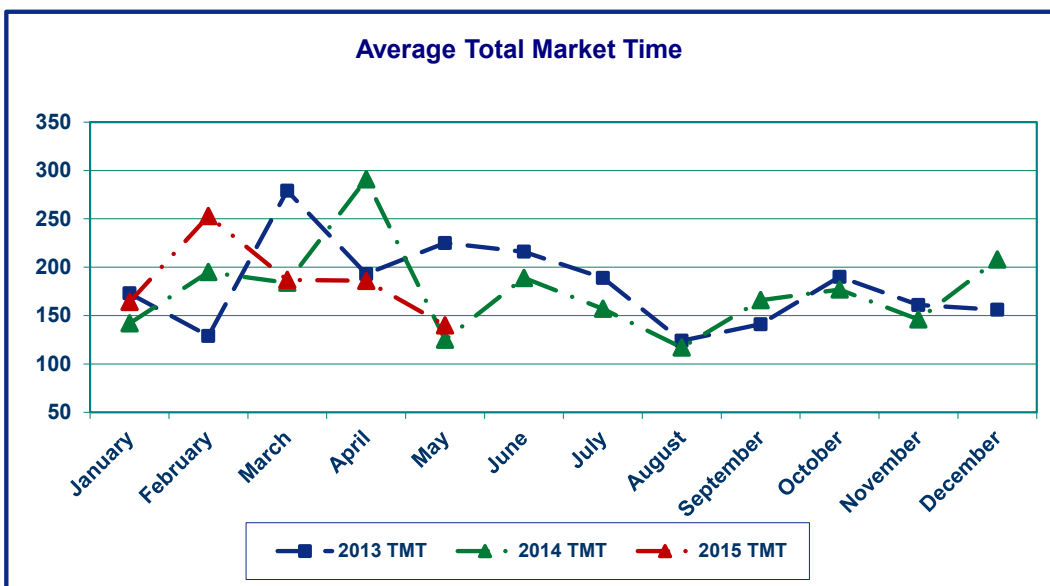
CLOSED SALES

MID-COLUMBIA

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



Average Total Market Time



DAYS ON MARKET

MID-COLUMBIA

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

SALE PRICE
MID-COLUMBIA

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

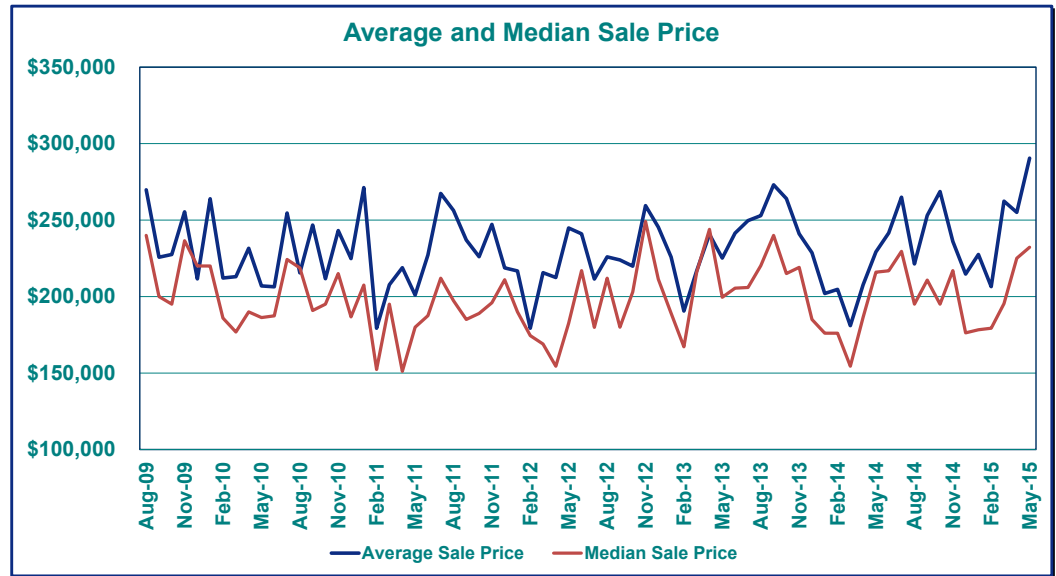
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Randy Hunzeker, Chairman of the Board
Kurt von Wasmuth, President/CEO
Heather Andrews, Editor

MARKET ACTION



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

Residential Review: 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	
																Year-To-Date		Year-To-Date		Year-To-Date	
	Current Month							Year-To-Date							Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales 2015	Pending Sales 2015 v. 2014 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales 2015	Pending Sales 2015 v. 2014 ¹	Closed Sales	Average Sale Price	Median 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

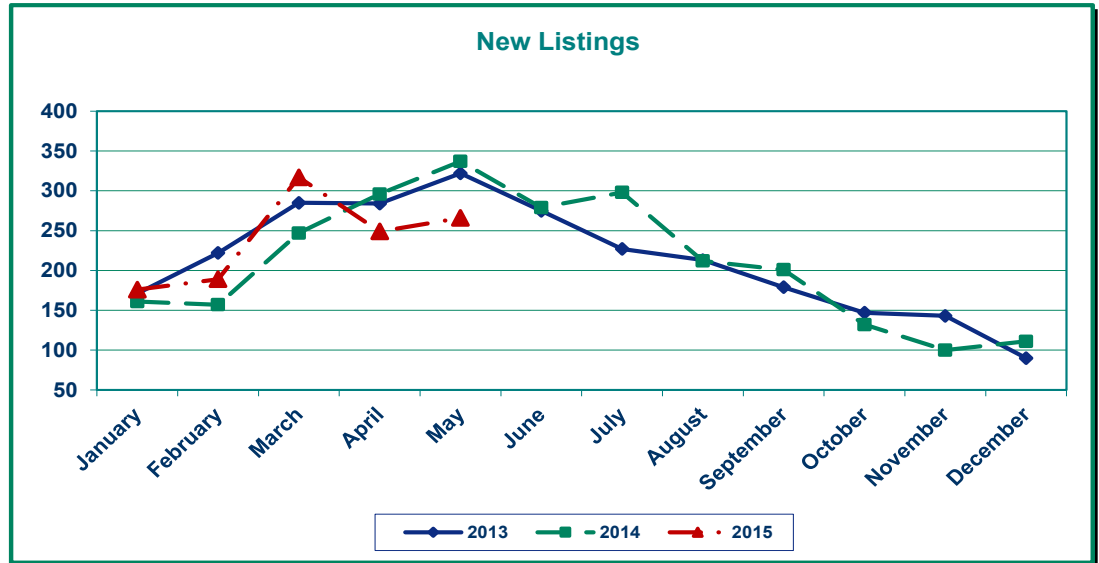
By Zip Code																						
97102	Arch Cape	2	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	434.7%	0	-	0	-	0	-
97130	Manzanita	56	7	1	9	50.0%	6	453,100	445	55	36	24.1%	29	525,000	445,000	24.5%	1	1,305,000	7	205,400	-	-
97131	Nehalem	35	10	-	7	250.0%	4	185,000	127	41	25	177.8%	16	244,200	174,000	54.2%	-	-	-	-	-	-
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							Avg. Sale Price % Change ²	Year-To-Date	Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2014 v. 2013 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2014 v. 2013 ¹	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97367	Lincoln City	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	Nootsu	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	188,900	-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	-	-	
97357	Logsdalen	1	0	0	1	-	0	-	-	-	1	-	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	Tideewater	2	0	0	1	-	0	-	-	3	2	-	1	245,000	245,000	37.1%	-	-	-	-	-	-
97498	Yachats	13	1	-	2	-	0	-	-	12	3	200.0%	1	499,000	499,000	41.1%	-	-	-	-	-	-
97394	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

NEW LISTINGS

NORTH COASTAL COUNTIES, OR

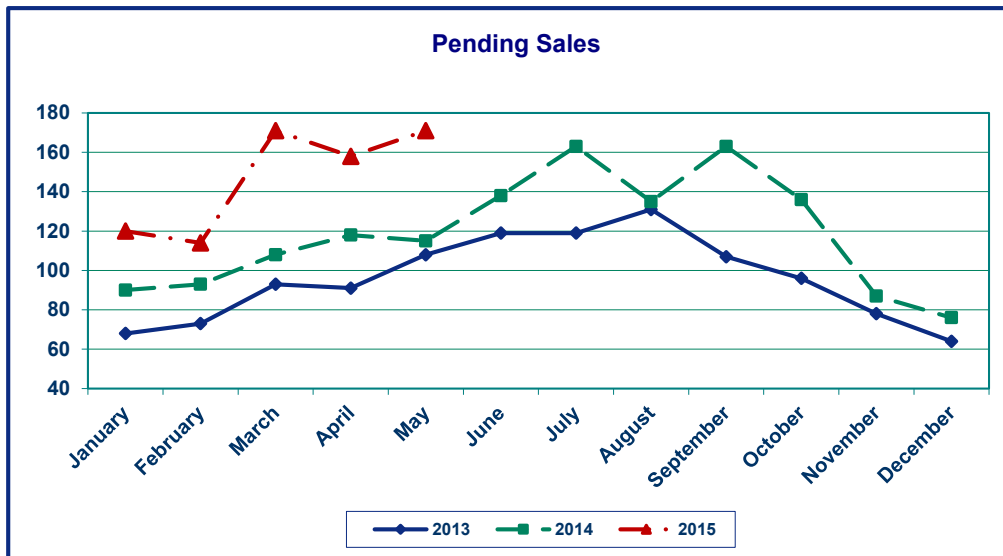
This graph shows the new residential listings over the past three calendar years in the North Coastal Counties of Oregon.



PENDING LISTINGS

NORTH COASTAL COUNTIES, OR

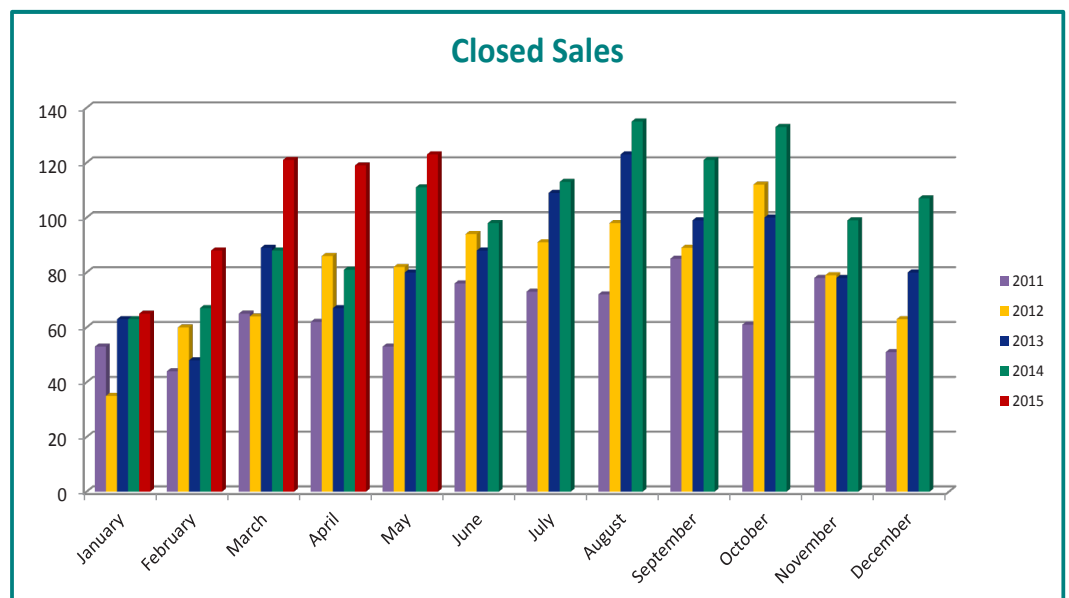
This graph represents monthly accepted offers in the North Coastal Counties of Oregon over the past three calendar years.



CLOSED SALES

NORTH COASTAL COUNTIES, OR

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



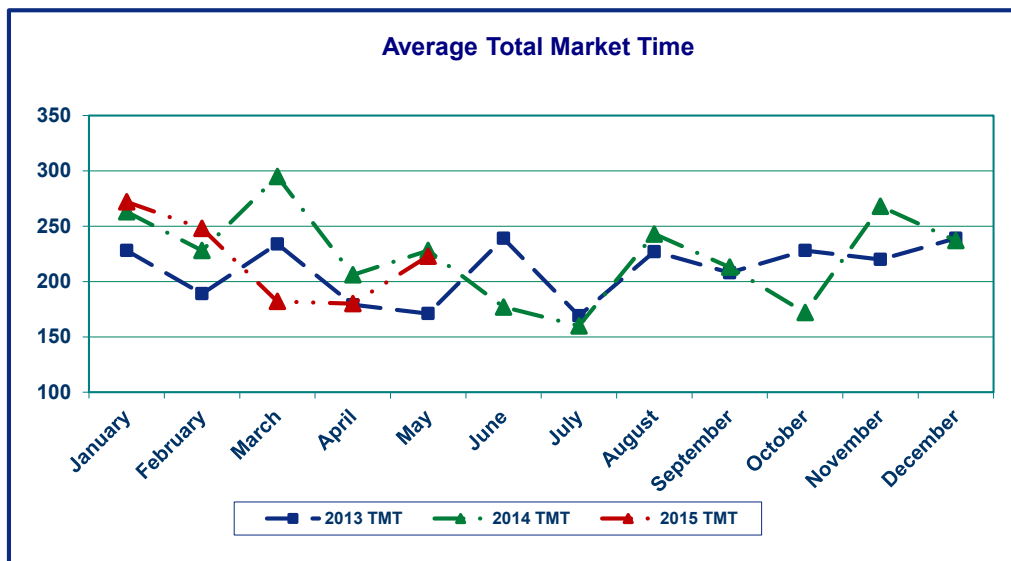
DAYS ON MARKET

NORTH COASTAL
COUNTIES, OR

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

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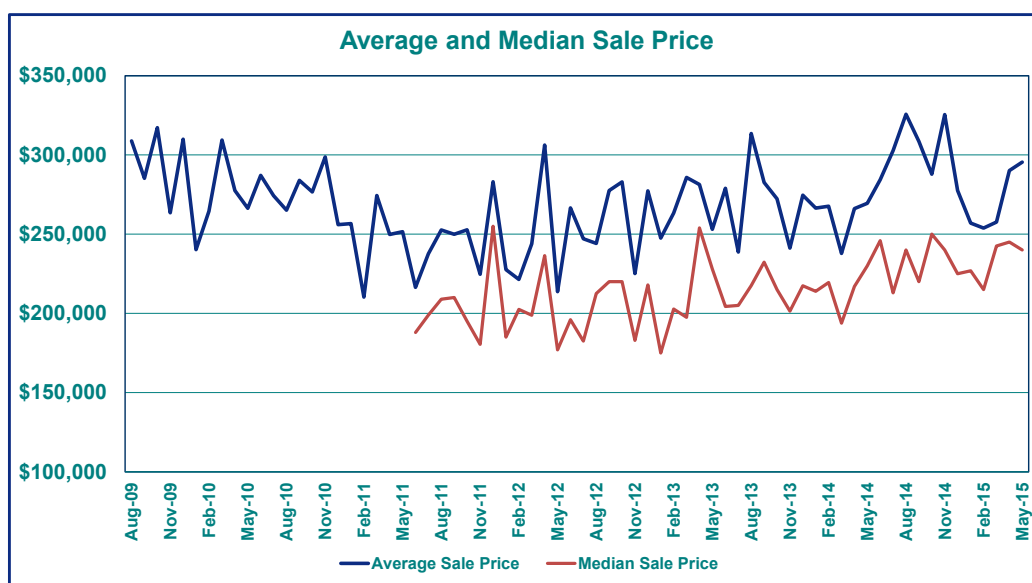
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SALE PRICE

NORTH COASTAL
COUNTIES, OR

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



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 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2015 v. 2014 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price		
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

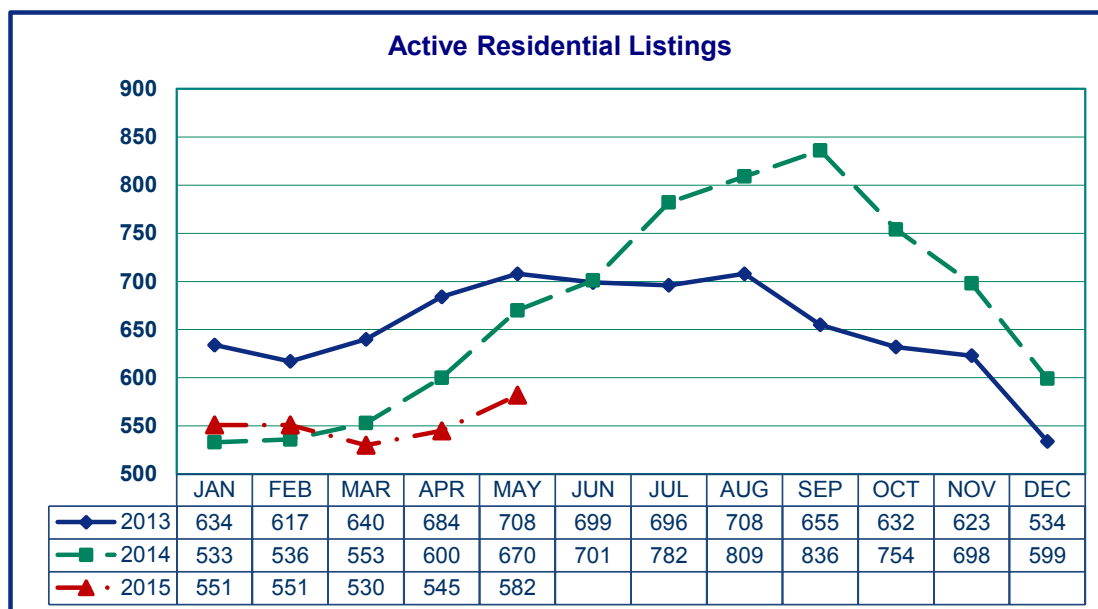
220	Benton County	44	18	4	10	25.0%	7	283,500	189	66	38	-7.3%	29	251,100	258,000	7.8%	-	-	3	136,700	-	-
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221	Linn County	176	66	11	62	87.9%	39	215,600	106	295	213	37.4%	156	212,900	161,500	13.1%	3	279,200	26	90,200	5	156,800
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ACTIVE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

POLK & MARION COUNTIES, OR

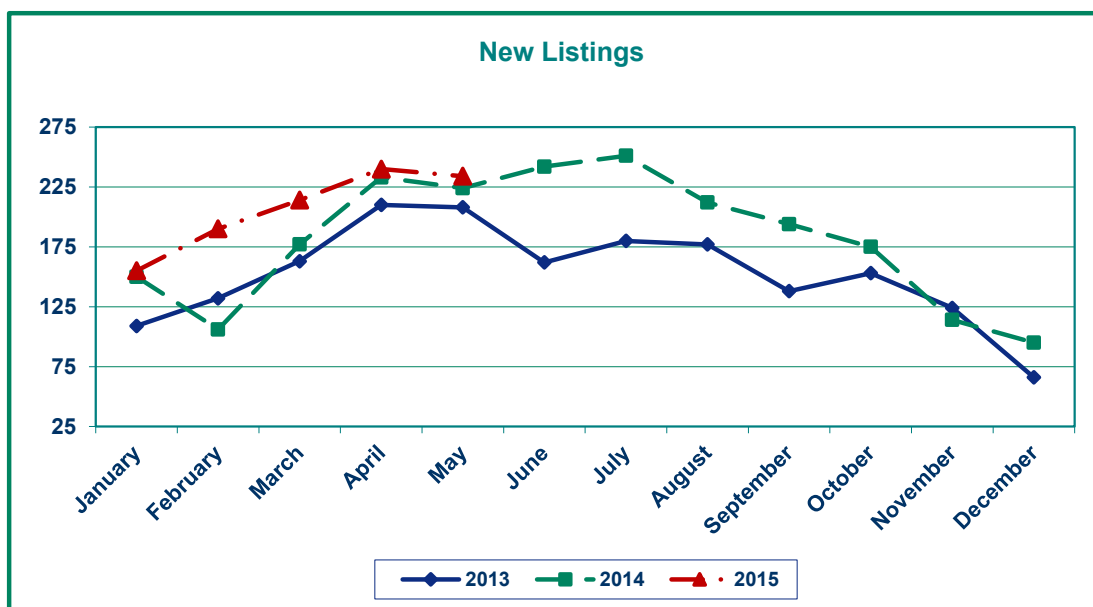
This graph shows the active residential listings over the past three calendar years in Polk and Marion Counties, Oregon.



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.



¹ 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.

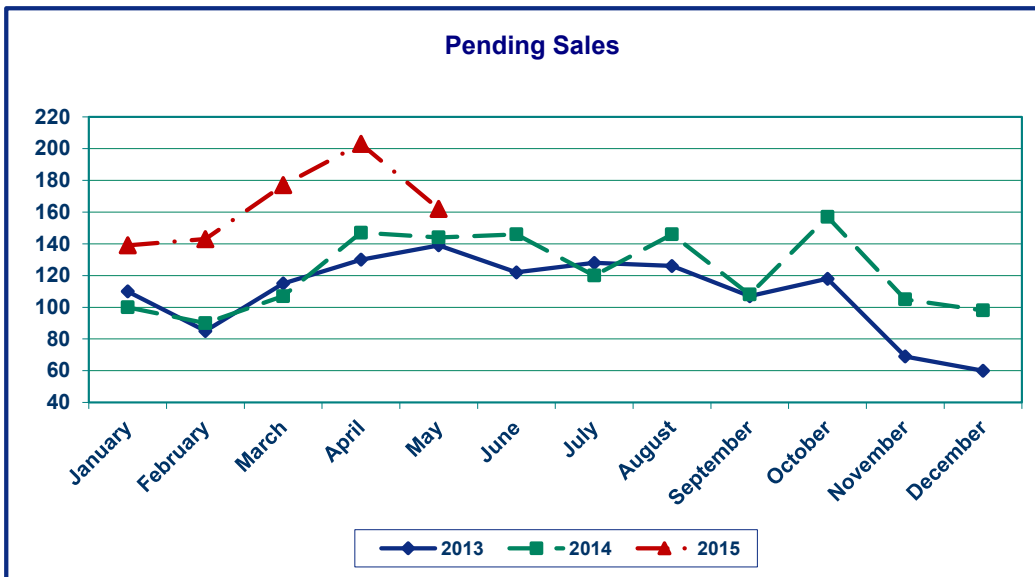
² % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/14-5/31/15) with 12 months before (6/1/13-5/31/14).

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

PENDING LISTINGS

POLK & MARION COUNTIES, OR

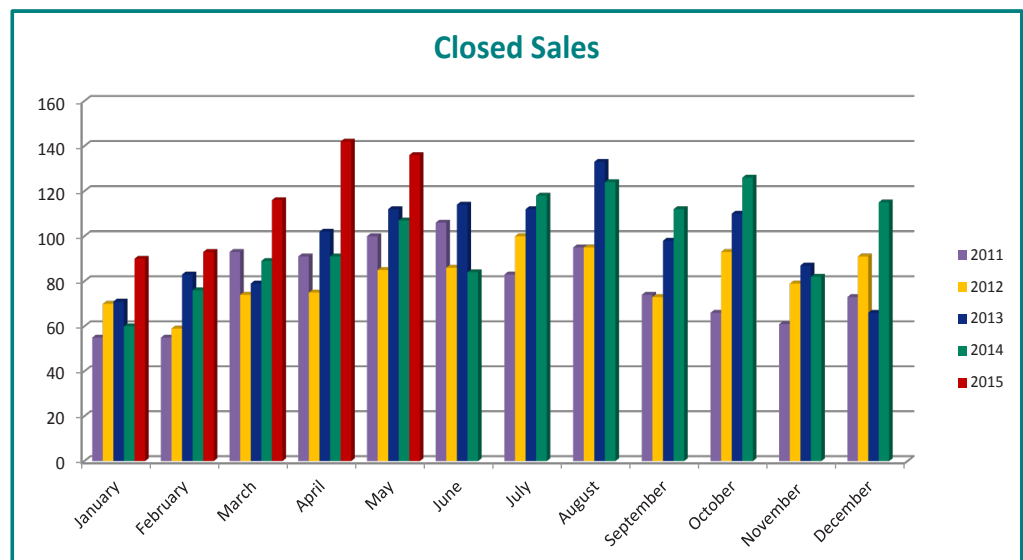
This graph represents monthly accepted offers in Polk and Marion Counties, Oregon, over the past three calendar years.



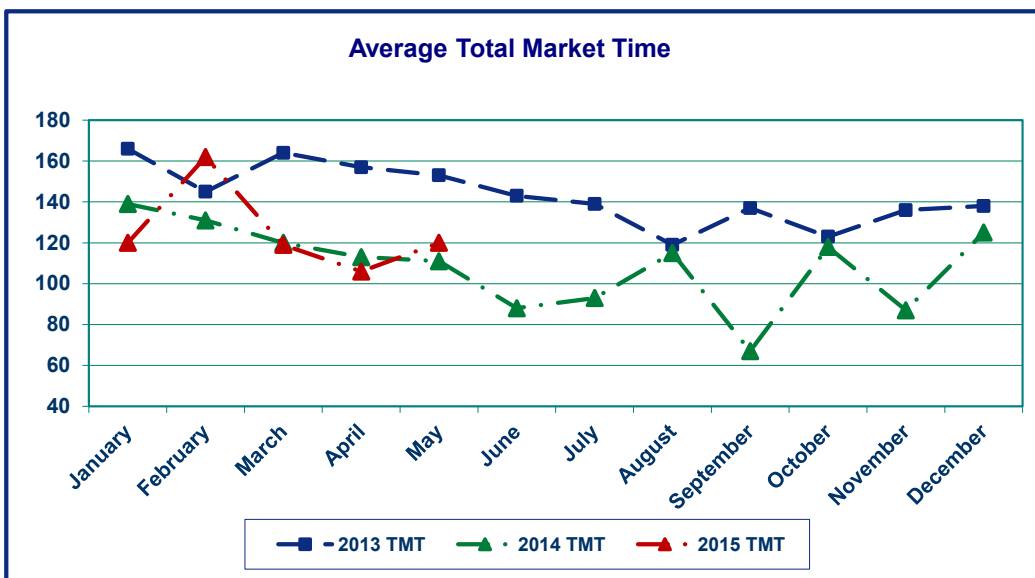
CLOSED SALES

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

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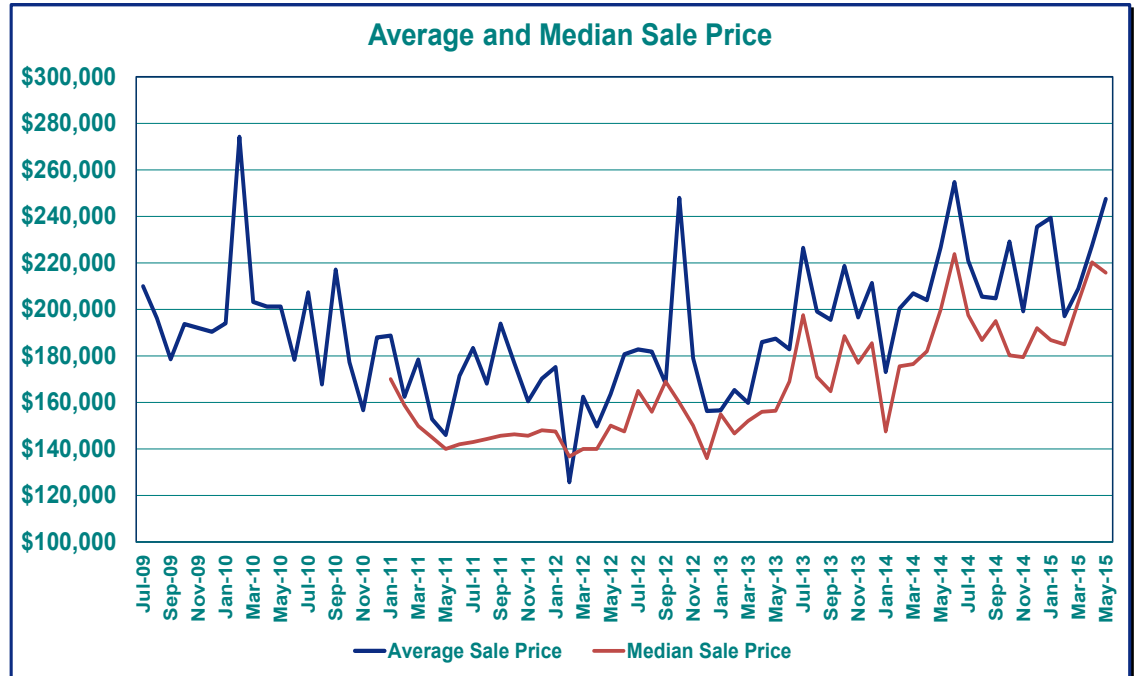
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Market Action Reports
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Mid-Columbia, Columbia
Basin, Baker County, Coos
County, Curry County,
Douglas County, Grant
County, Josephine County,
Lane County, North
Coastal Counties, Polk &
Marion Counties, Union
County, and Wallowa
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*This graph represents the average and median sale
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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 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2015 v. 2014 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
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/ 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/ 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/ 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/ 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/ 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/ 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/ 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	

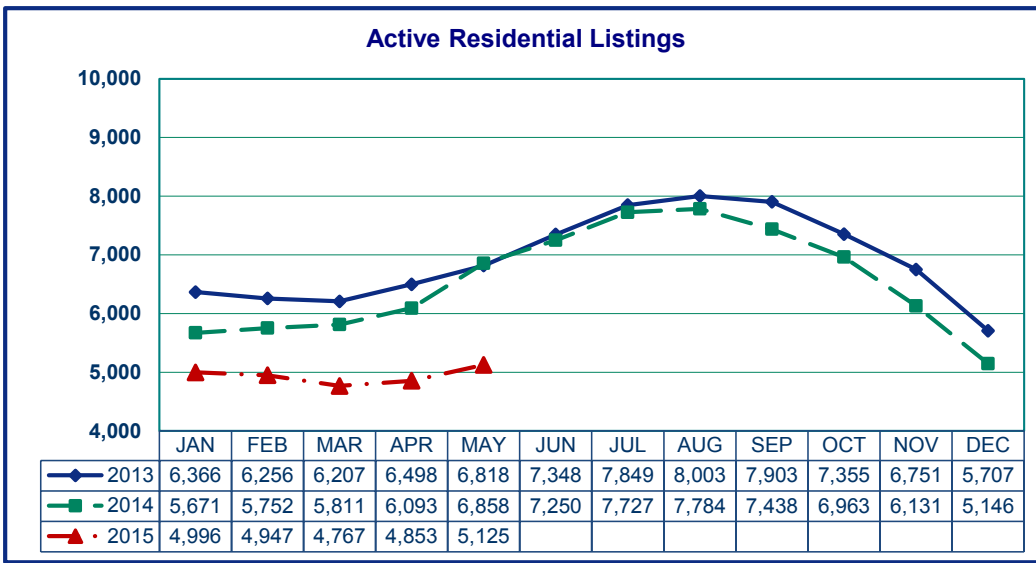
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares May 2015 with May 2014. The Year-To-Date section compares 2015 year-to-date statistics through May with 2014 year-to-date statistics through May.

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

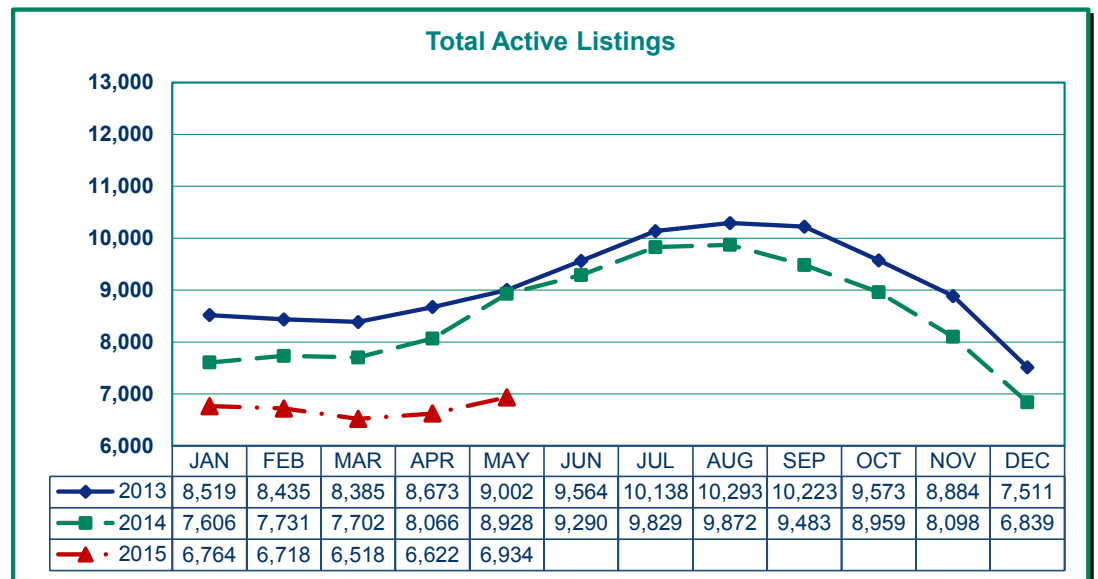
ACTIVE RESIDENTIAL LISTINGS PORTLAND, OR

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



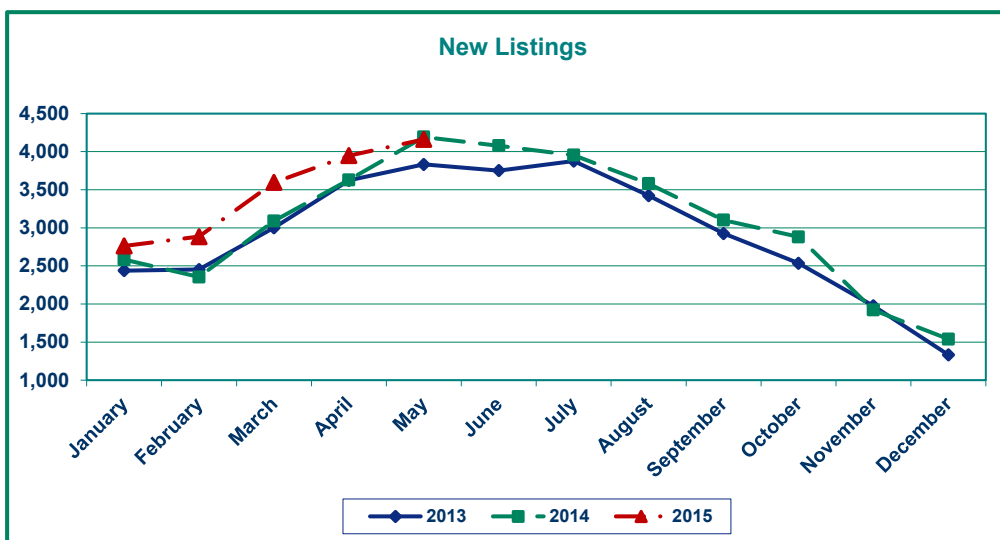
TOTAL ACTIVE LISTINGS PORTLAND, OR

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



NEW LISTINGS PORTLAND, OR

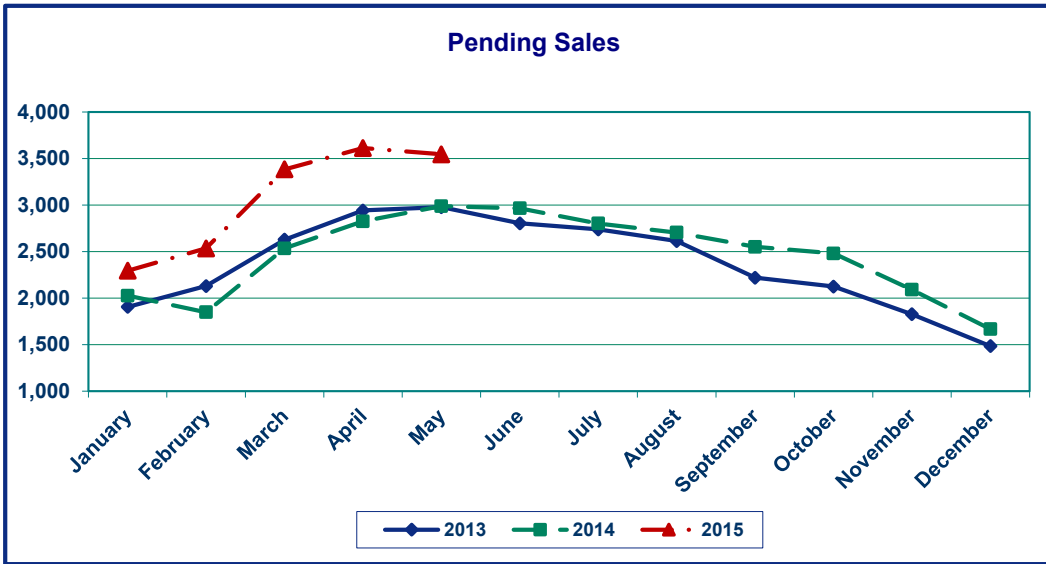
This graph shows the new residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.



PENDING LISTINGS

PORTLAND, OR

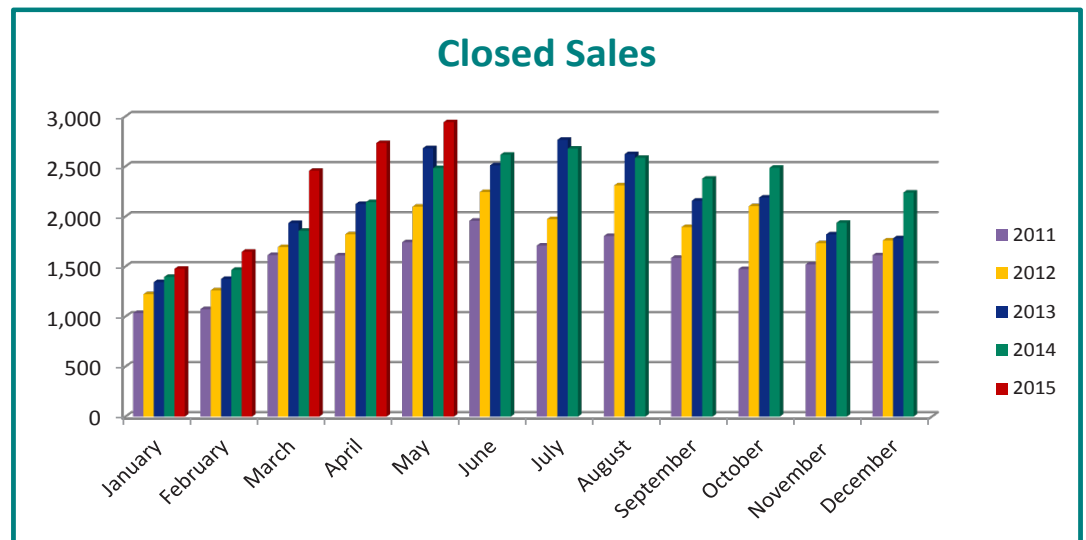
This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.



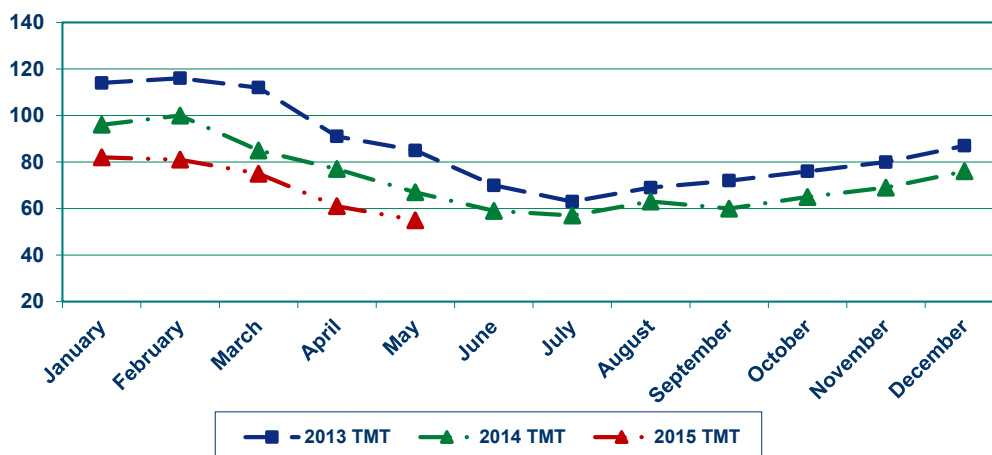
CLOSED SALES

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

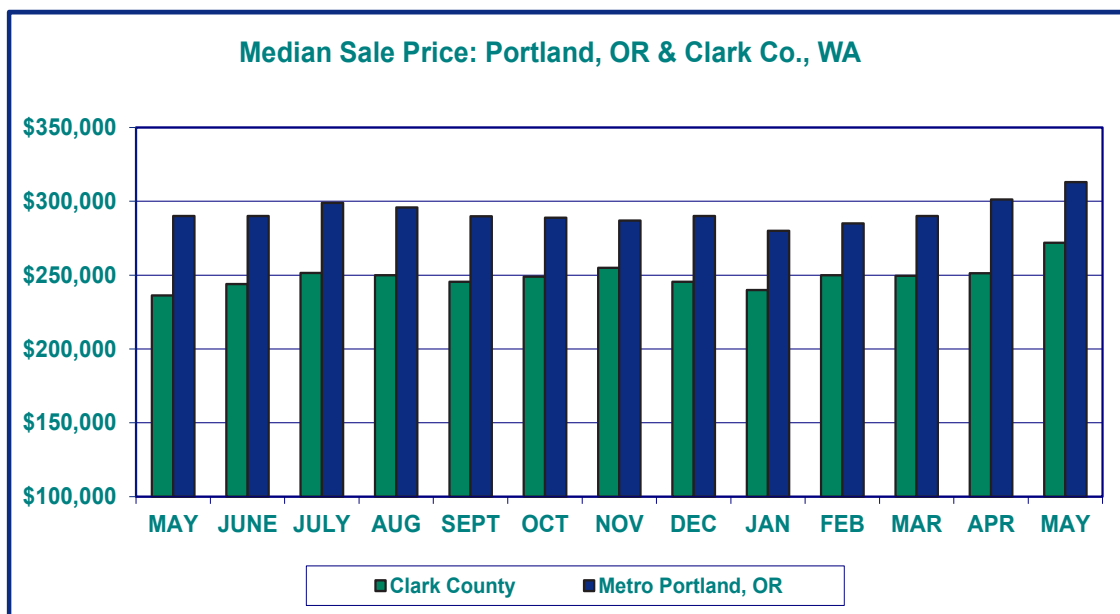
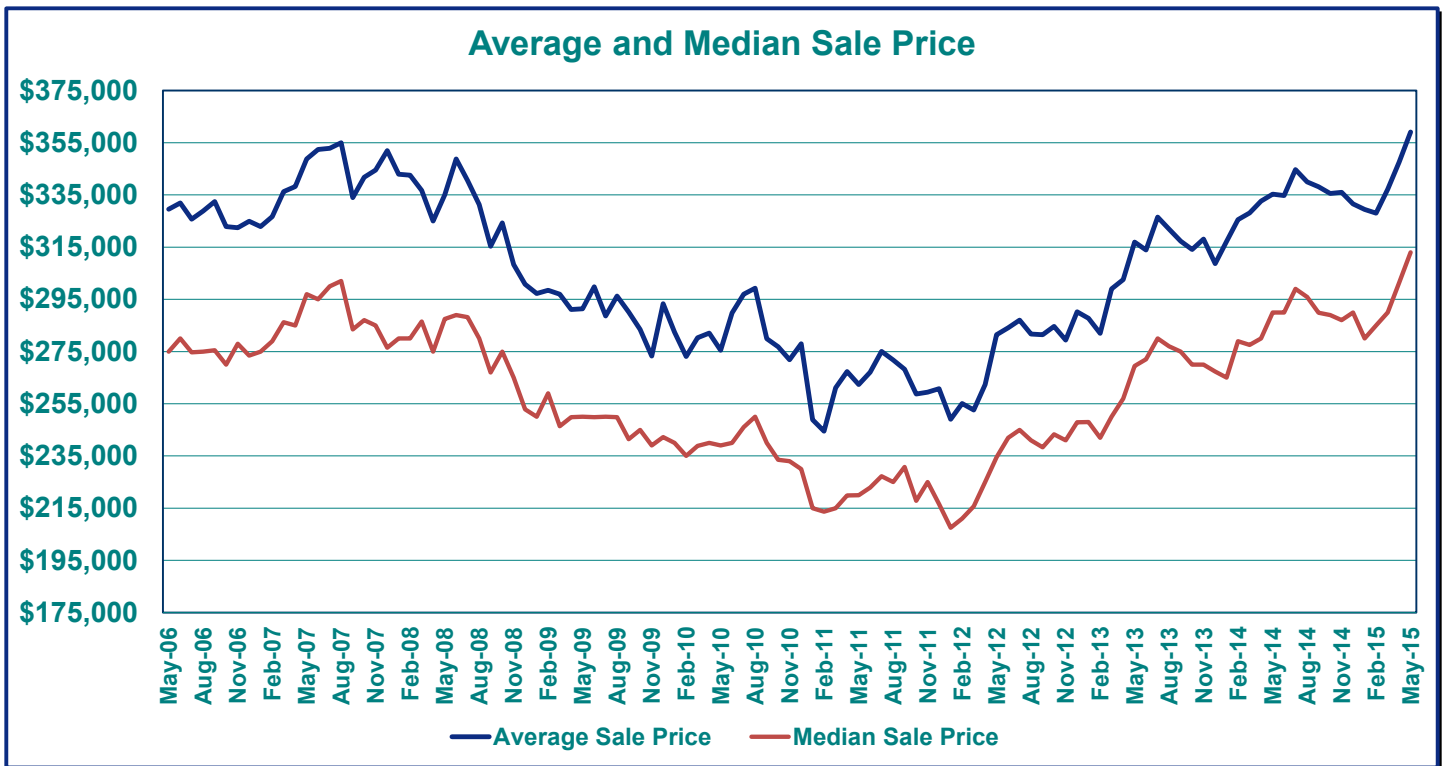
PORTLAND, OR

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

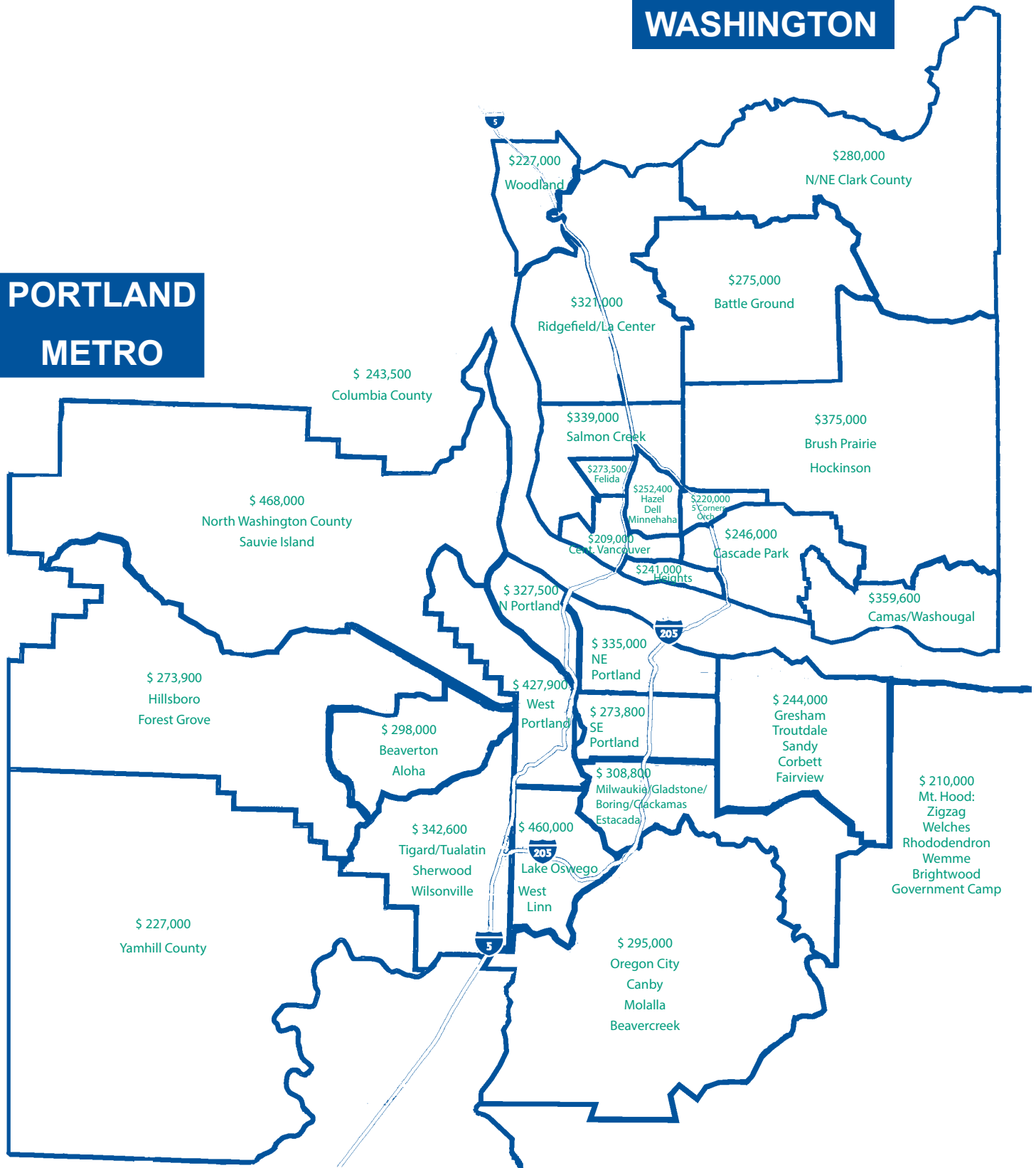
This graph shows the median sale price over the past 12 months in the greater Portland, Oregon, metropolitan area and Clark County.

MEDIAN SALE PRICE

May 2015

**SW
WASHINGTON**

**PORTLAND
METRO**



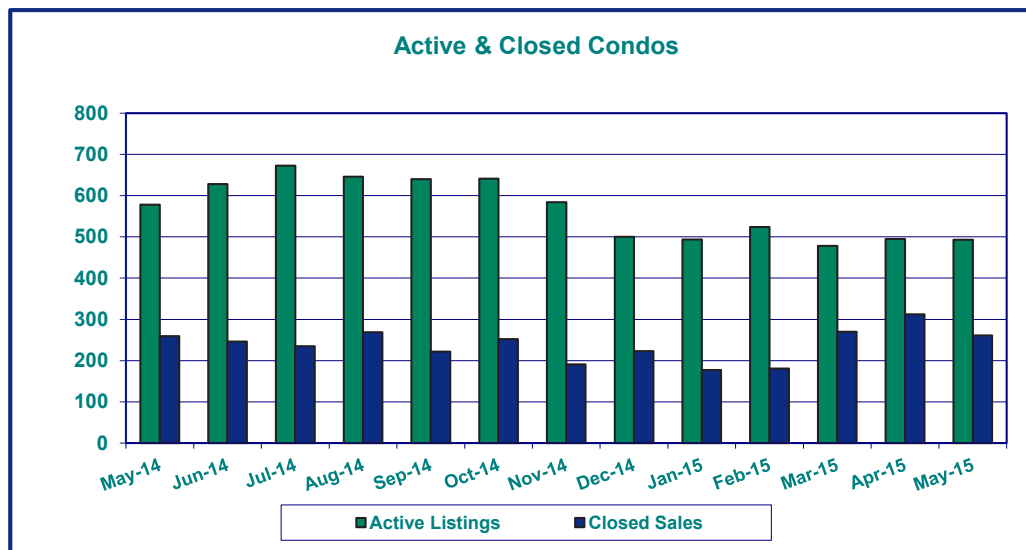
ACTIVE & CLOSED CONDOS

PORTLAND, OR

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

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

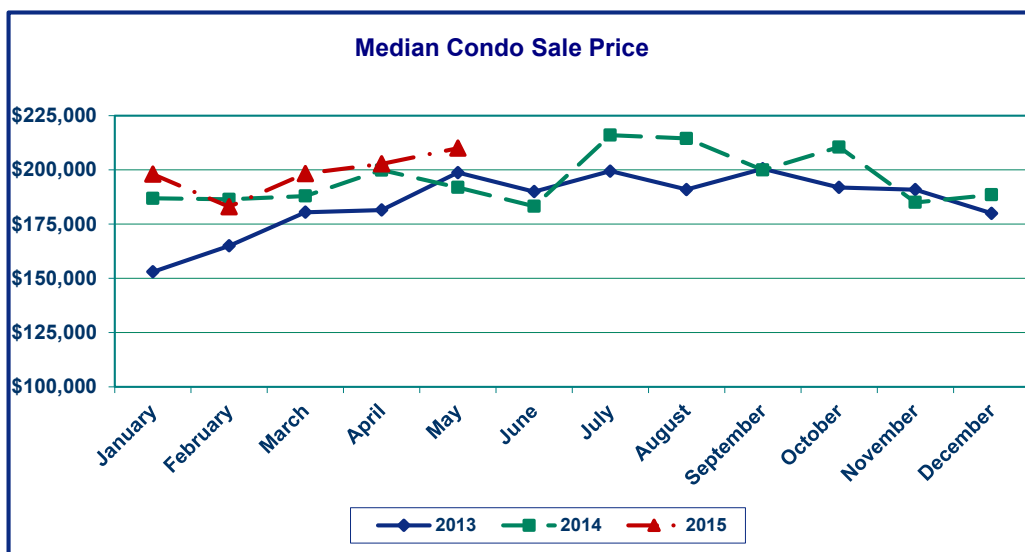


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

MEDIAN SALE PRICE CONDOS

PORTLAND, OR

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



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

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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.

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

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

Average Sale Price % Change:
+9.5% (\$281,500 v. \$257,500)
Median Sale Price % Change:
+8.7% (\$250,000 v. \$230,000)

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

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	

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

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

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
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%

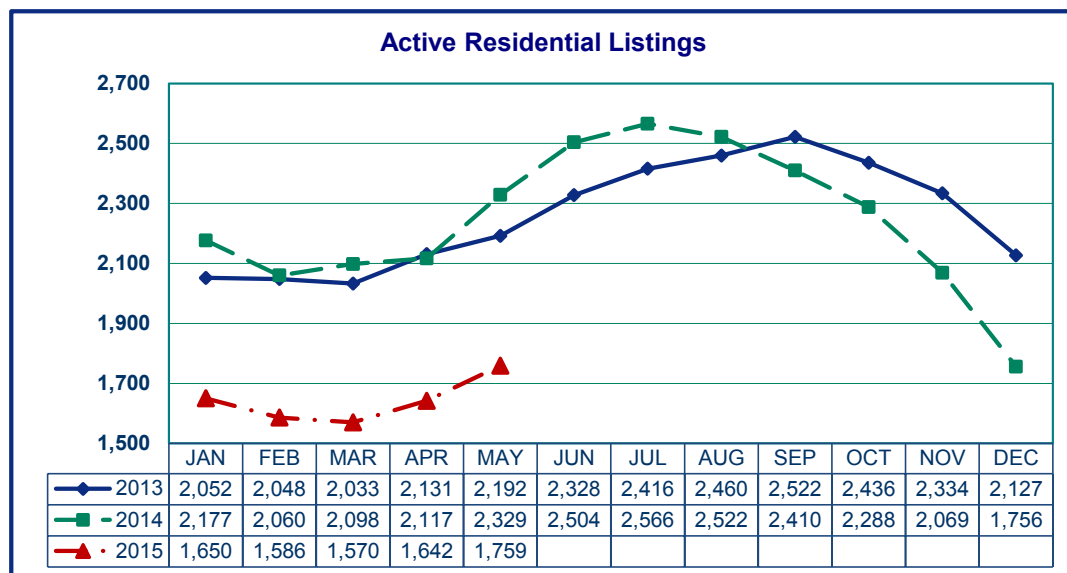
AREA REPORT • 5/2015

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 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2015 v. 2014 ¹	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Avg. Sale Price % Change ²	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	-2.6%	-	-	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	-	-
60	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
61	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	-	-
62	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	-	-

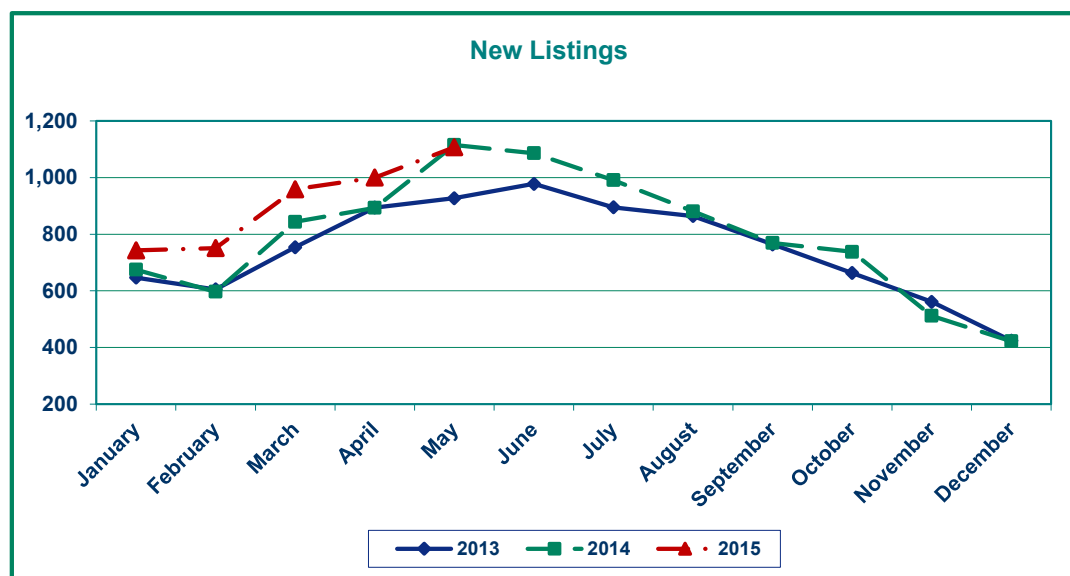
ACTIVE RESIDENTIAL LISTINGS CLARK COUNTY, WA

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.



¹ 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.

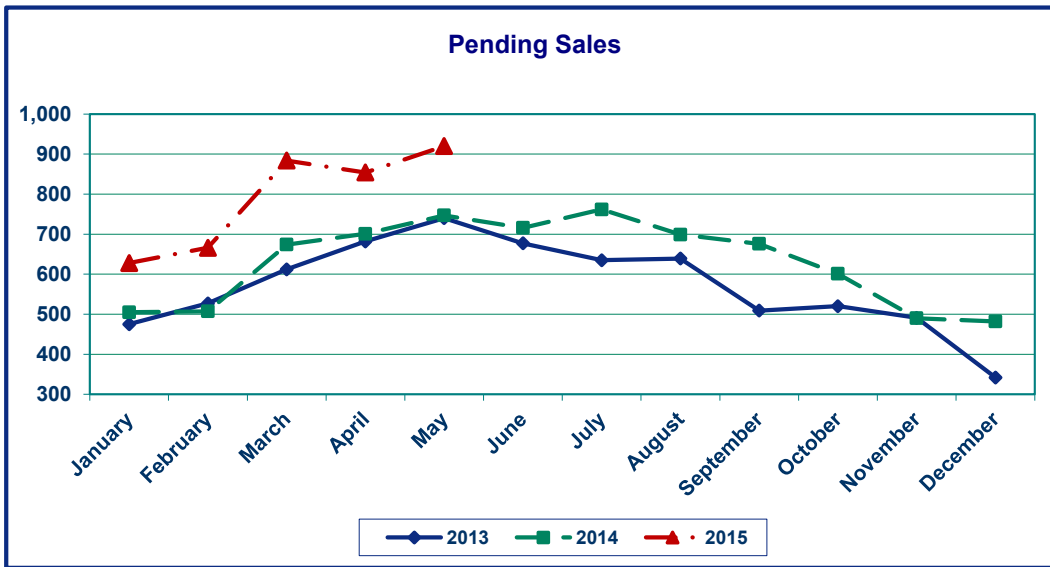
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³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that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

PENDING LISTINGS

CLARK COUNTY, WA

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



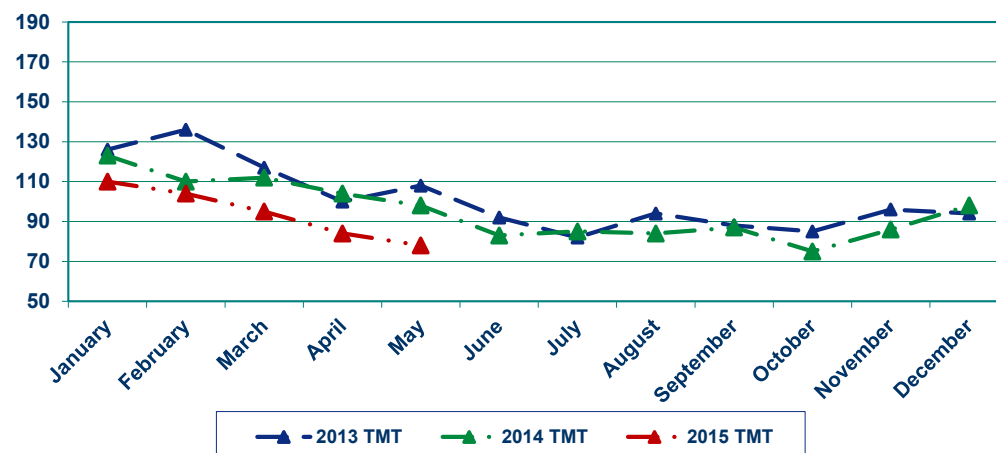
CLOSED SALES

CLARK COUNTY, WA

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



Average Total Market Time



DAYS ON MARKET

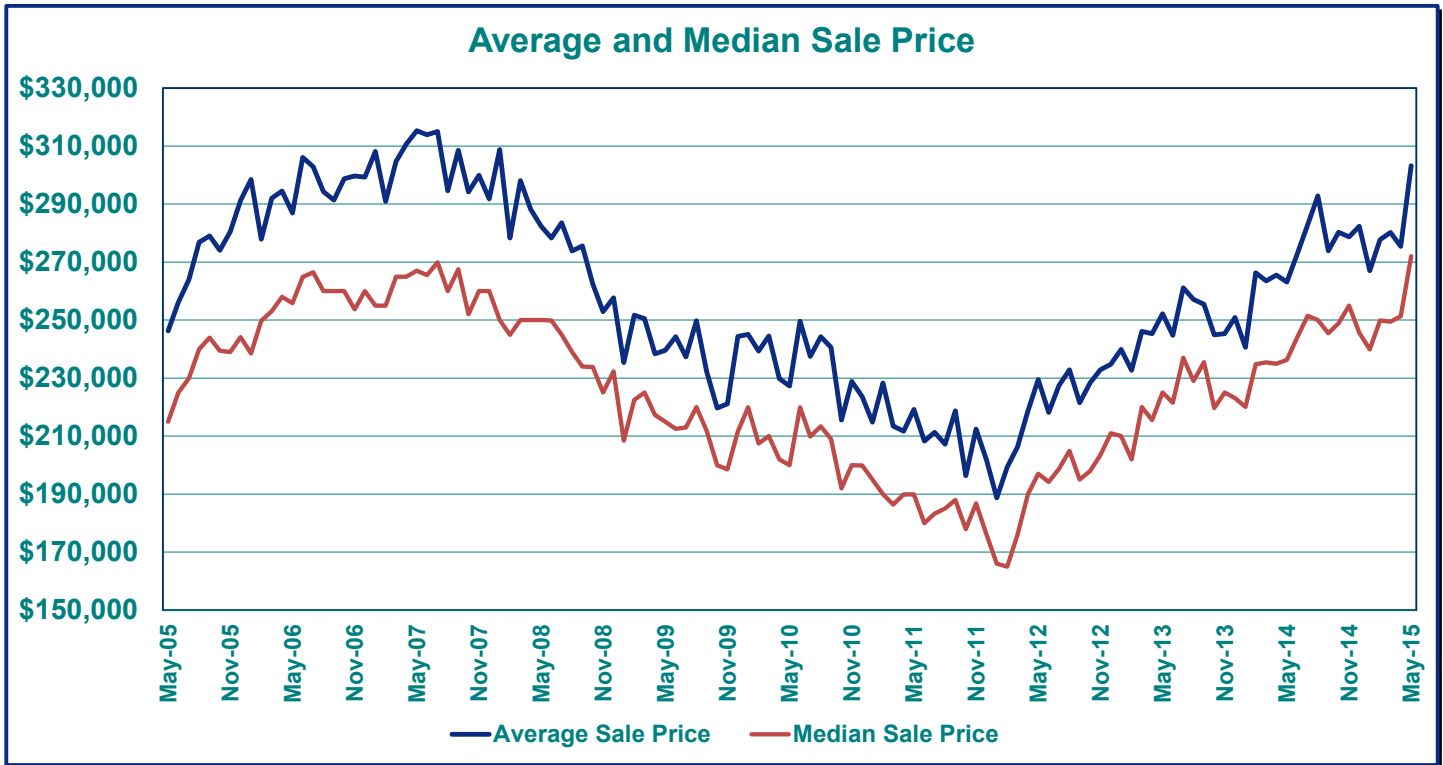
CLARK COUNTY, WA

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

SALE PRICE

CLARK COUNTY, WA

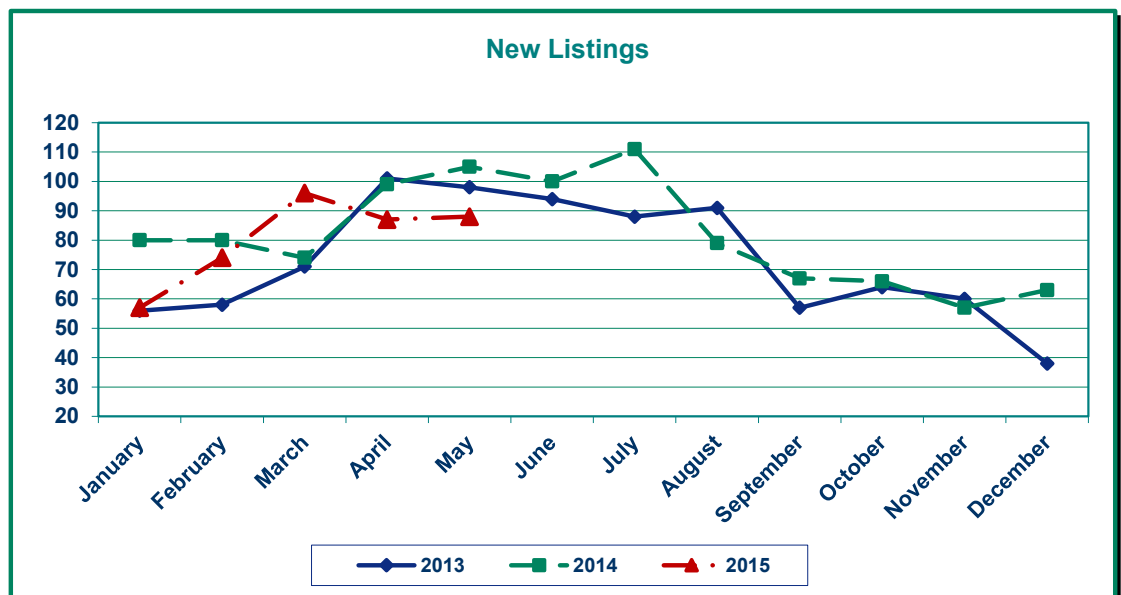
This graph represents the average and median sale price for all homes sold in Clark County, Washington



NEW LISTINGS

COWLITZ COUNTY, WA

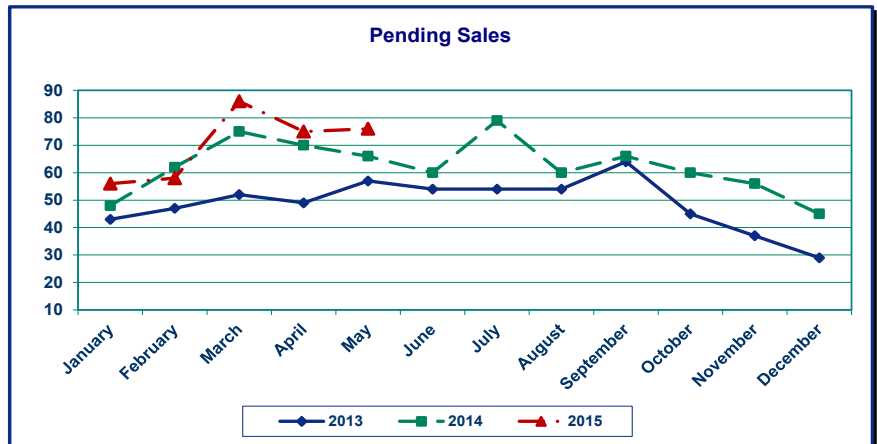
This graph represents new listings in Cowlitz County, Washington over the past three calendar years.



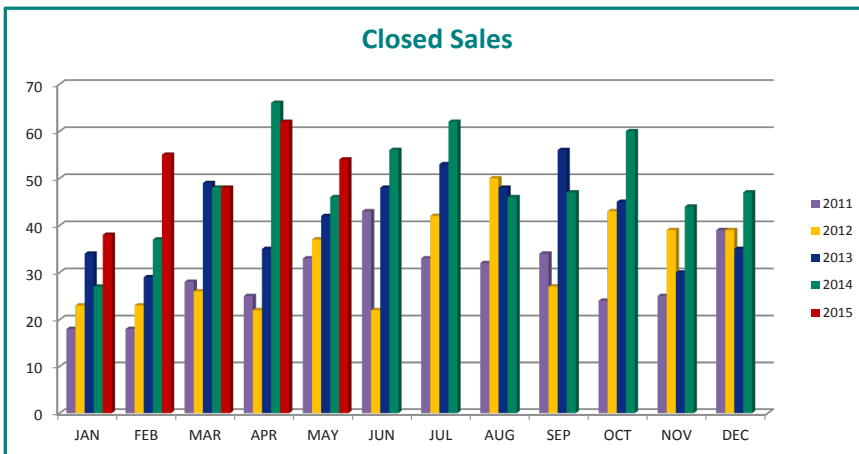
PENDING LISTINGS

COWLITZ COUNTY, WA

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



Closed Sales



CLOSED SALES

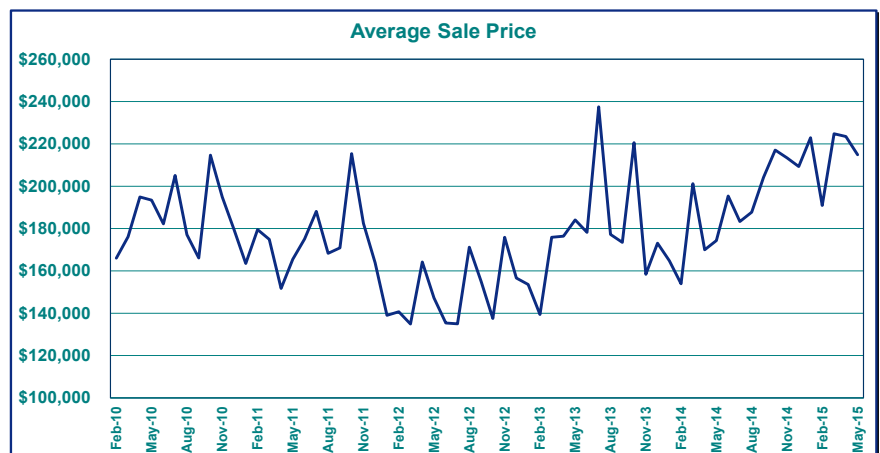
COWLITZ COUNTY, WA

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

AVERAGE SALE PRICE

COWLITZ COUNTY, WA

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





MULTIPLE LISTING SERVICE

MEDIAN SALE PRICE May 2015

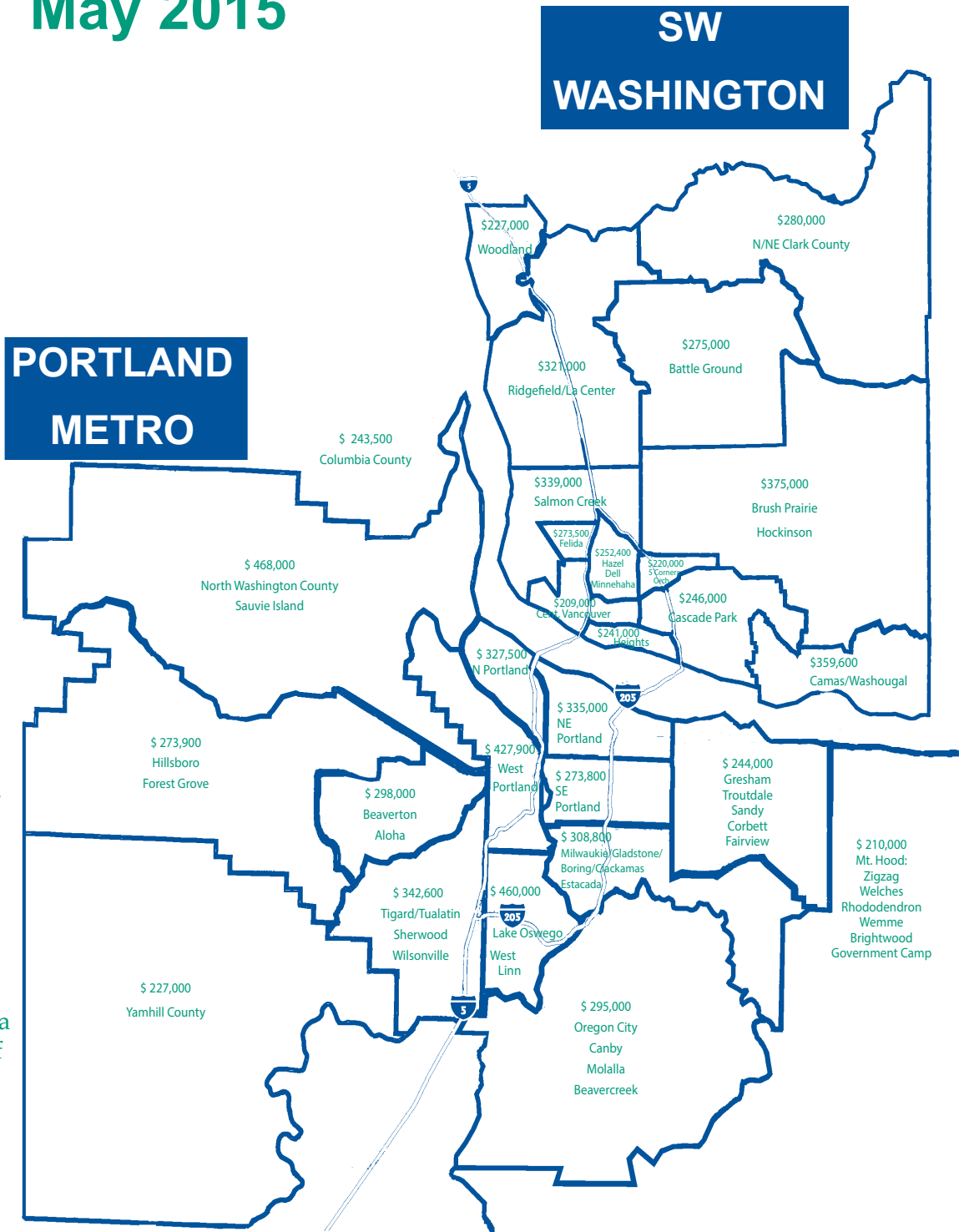
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Kurt von Wasmuth, President/CEO
Heather Andrews, Editor

MARKET ACTION



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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	

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

Union County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
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 ⁴	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%

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

Average Sale Price % Change:

-12.3% (\$175,400 v. \$200,100)

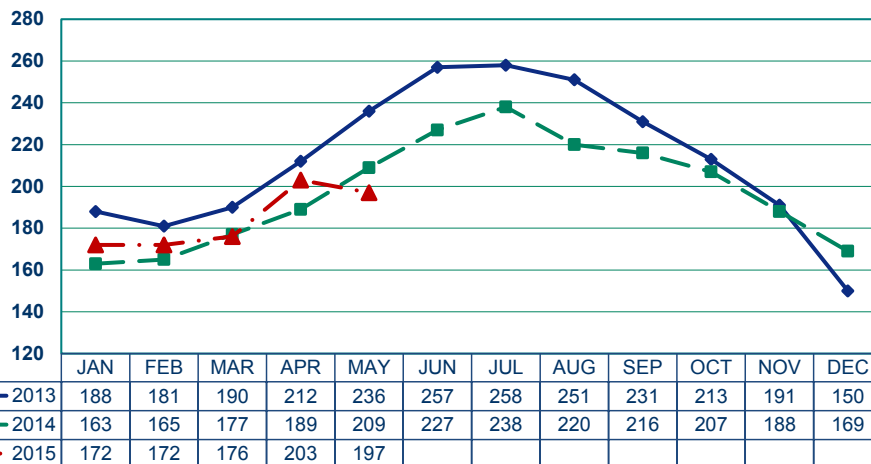
Median Sale Price % Change:

+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



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

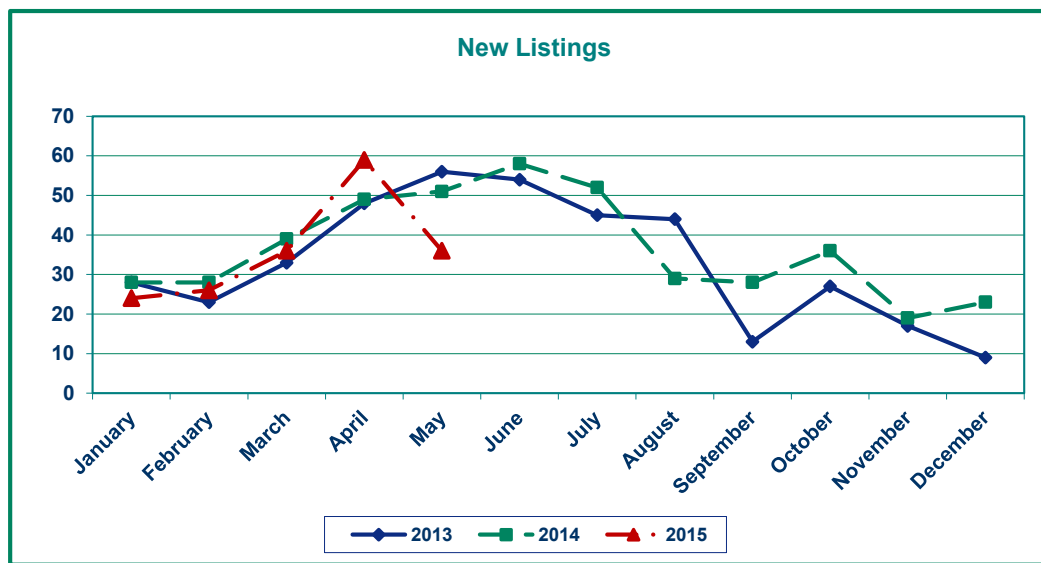
		RESIDENTIAL														Avg. Sale Price % Change ^{2, 4}	COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date								Year-To-Date		Year-To-Date			
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2015 v. 2014 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2015 v. 2014 ¹	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price		
97814	Medical Springs	7	0	0	1	-	0	-	-	7	2	-	1	307,000	307,000	216.0%	-	-	-	-	-	-
97824	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	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	Imbler	3	1	1	0	-	0	-	-	5	0	-100.0%	1	229,000	229,000	78.5%	-	-	-	-	-	-
97850	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	North Powder	3	0	0	1	0.0%	0	-	-	3	2	0.0%	1	67,000	67,000	214.6%	-	-	-	-	-	-
97876	Summerville	9	0	0	2	100.0%	0	-	-	6	5	0.0%	4	316,100	303,500	-31.2%	-	-	-	-	-	-
97883	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	-	-

¹ 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.

² % 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).

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

⁴ 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.

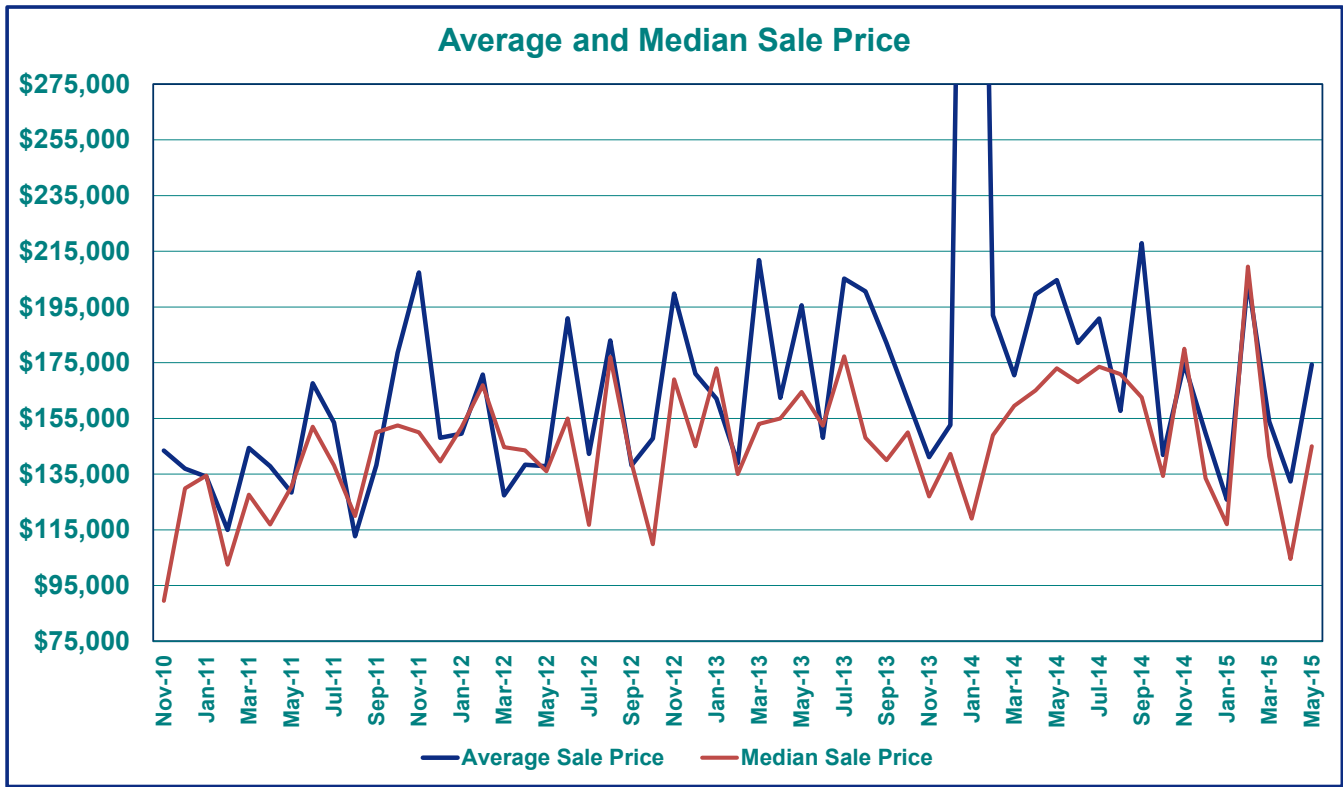


NEW LISTINGS UNION COUNTY, OR

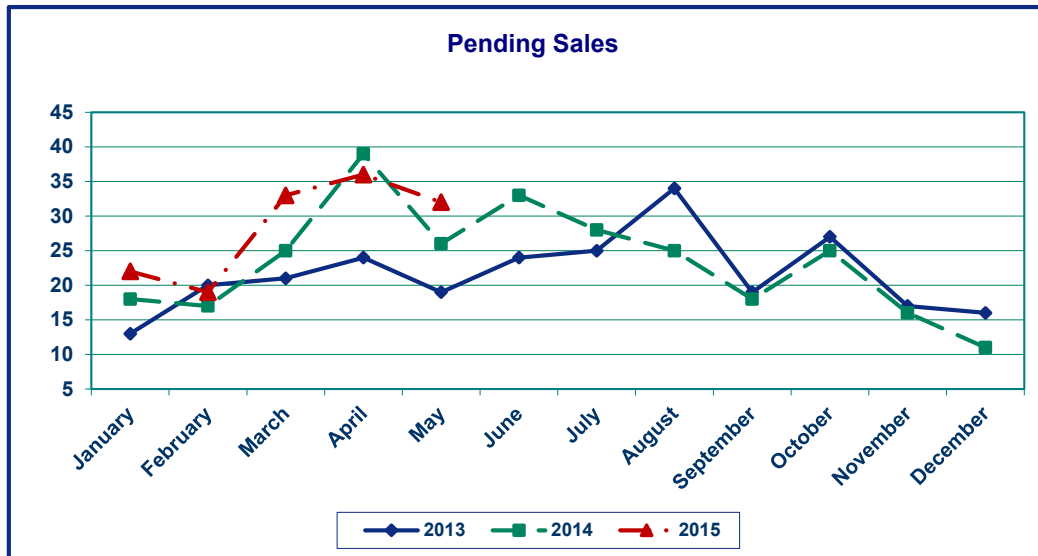
This graph shows the new residential listings over the past three calendar years in Union County, Oregon.

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

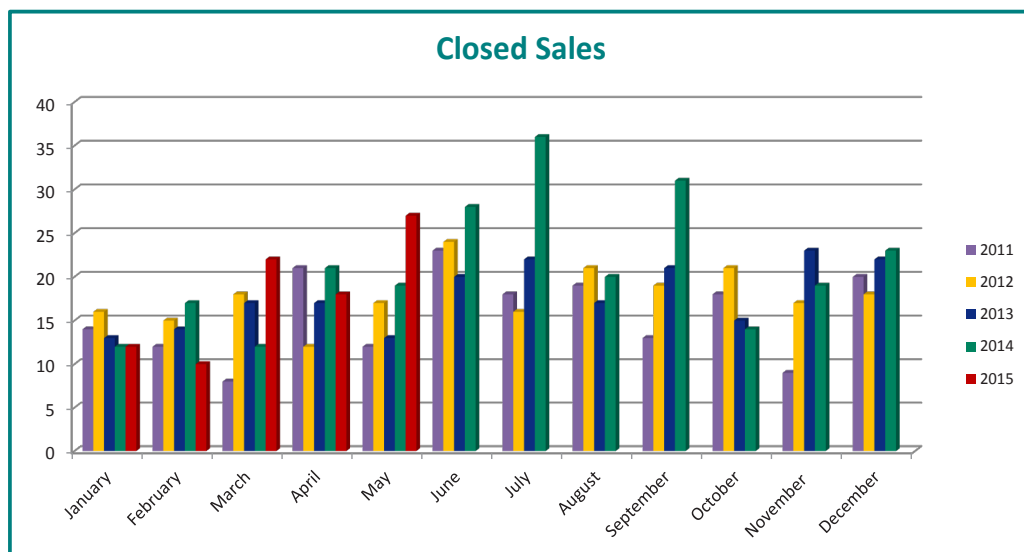
This graph represents monthly accepted offers in Union County, Oregon over the past three calendar years.

CLOSED SALES UNION COUNTY, OR

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

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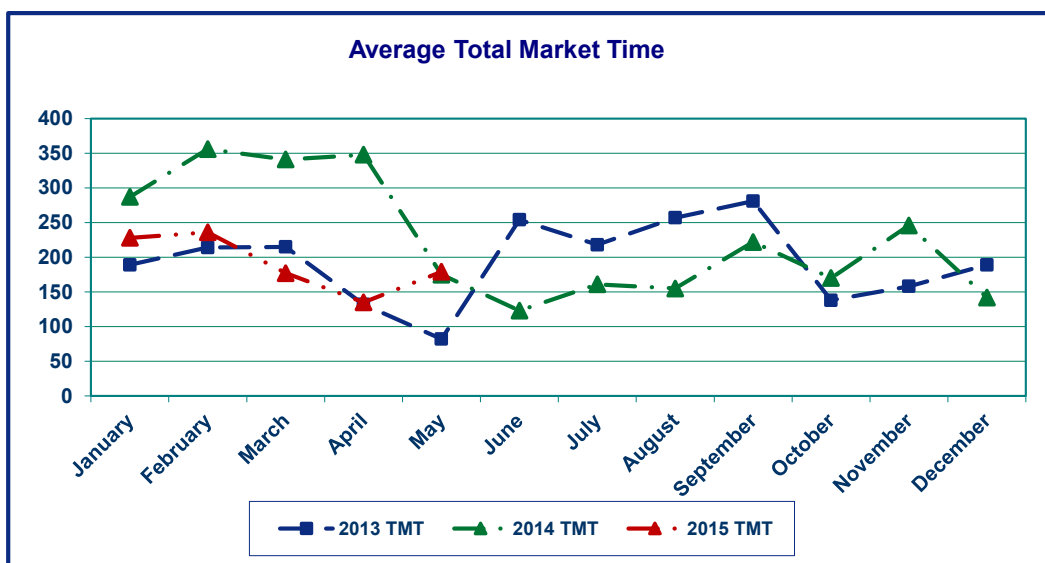
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DAYS ON MARKET UNION COUNTY, OR

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



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

MARKET ACTION



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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 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2015 v. 2014 ¹	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
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	-	-
	Wallowa Co. Total	127	24	2	14	55.6%	9	128,800	368	72	51	27.5%	43	209,700	185,000	-8.2%	1	180,000	17	144,900	-	-

¹ 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.

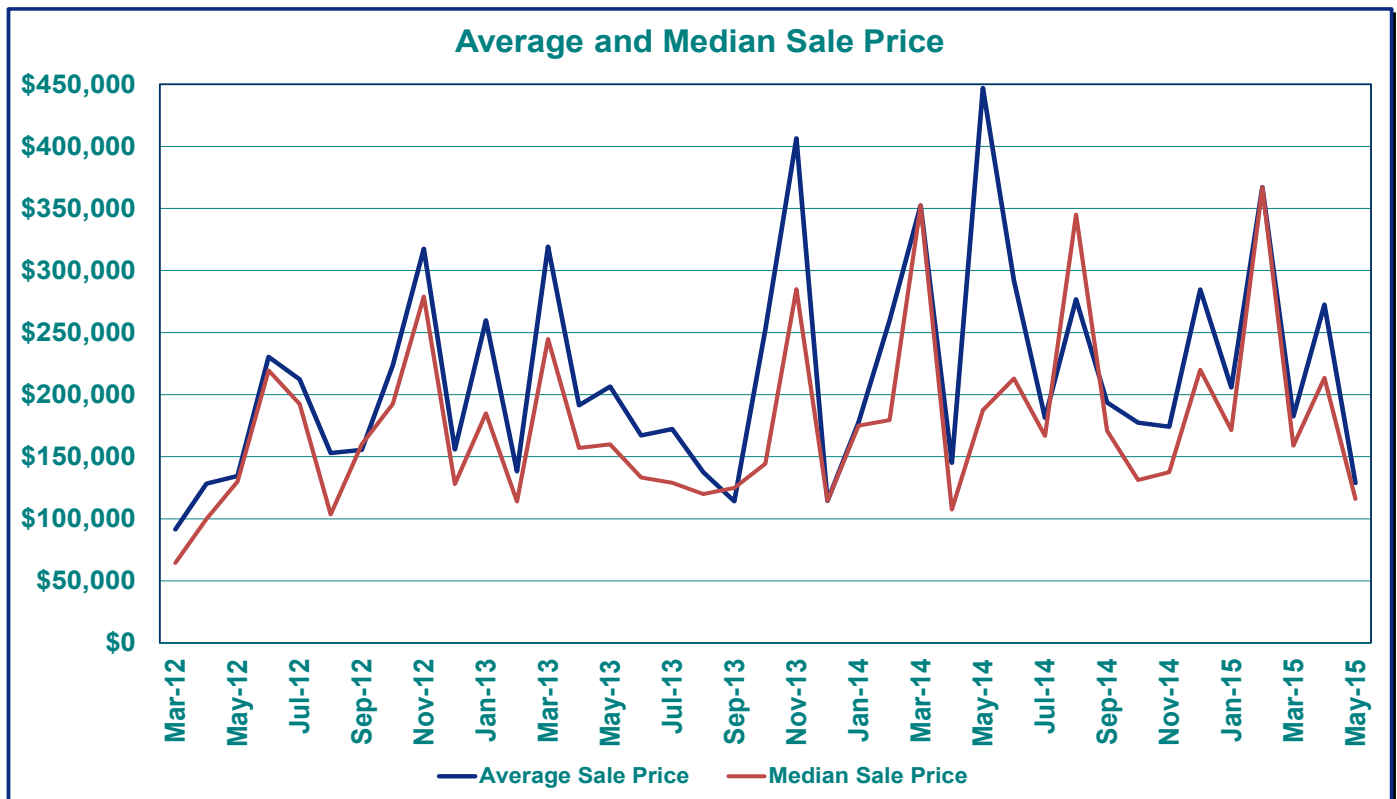
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SALE PRICE

WALLOWA COUNTY, OR

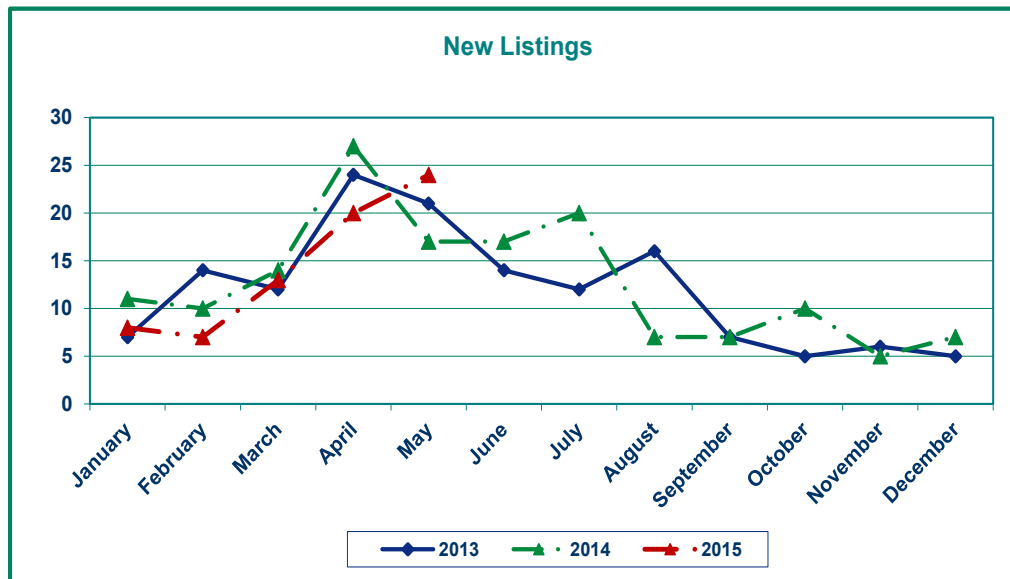
This graph represents the average and median sale price for all homes sold in Wallowa County, Oregon.



NEW LISTINGS

WALLOWA COUNTY, OR

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

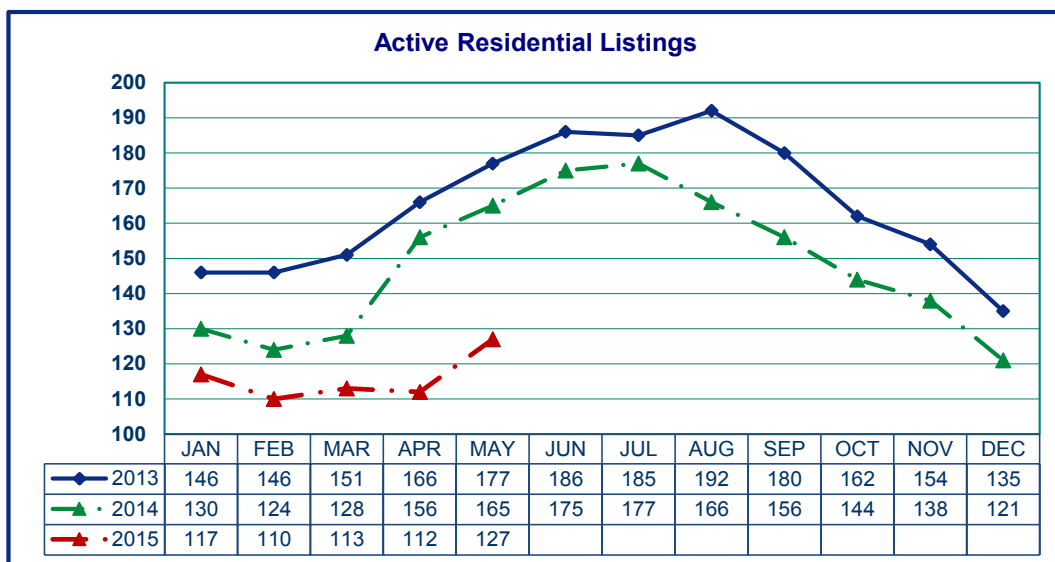


Active Residential Listings

ACTIVE RESIDENTIAL LISTINGS

WALLOWA COUNTY, OR

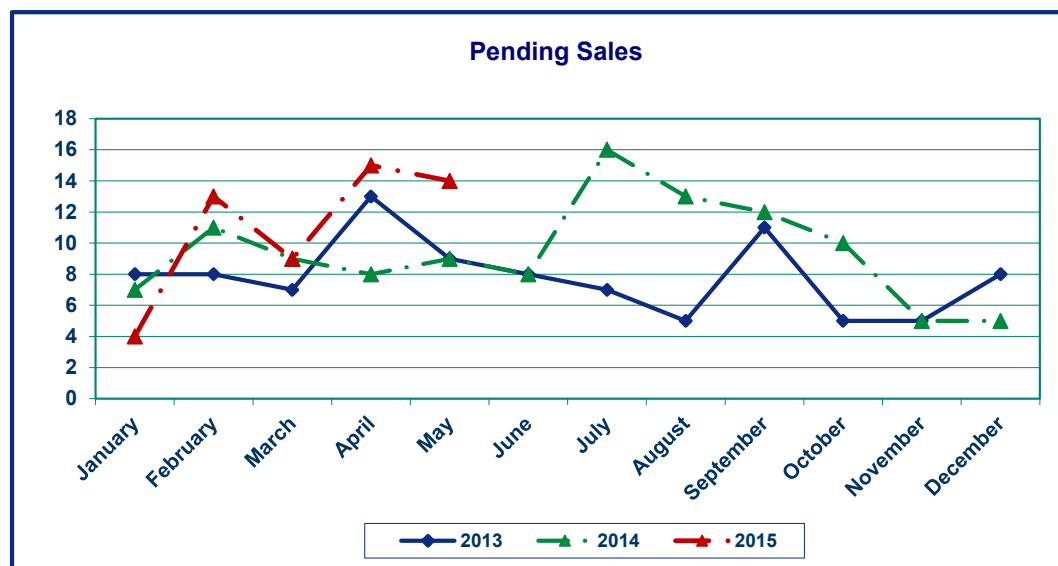
This graph shows the active residential listings in Wallowa County, Oregon.



PENDING LISTINGS

WALLOWA COUNTY, OR

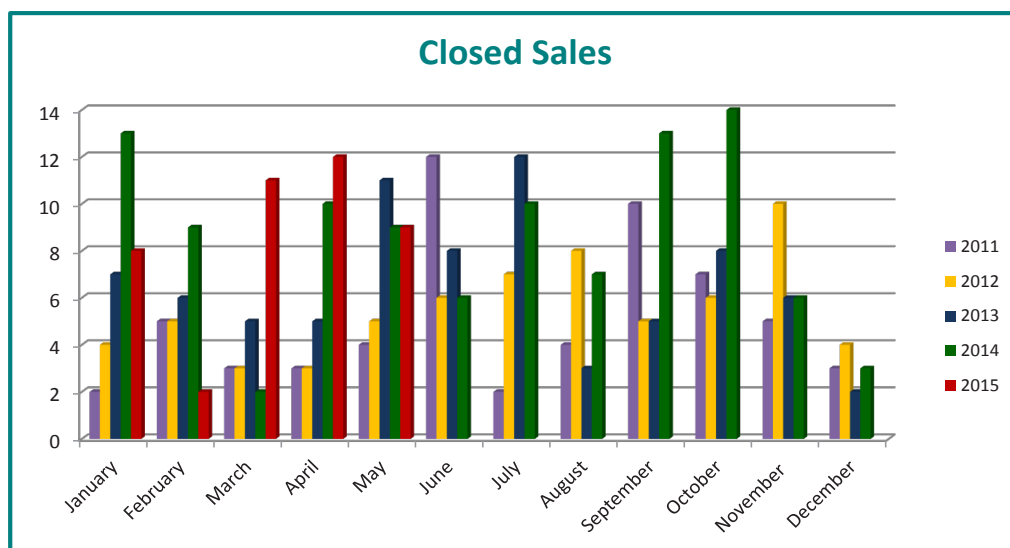
This graph represents monthly accepted offers in Wallowa County, Oregon.



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

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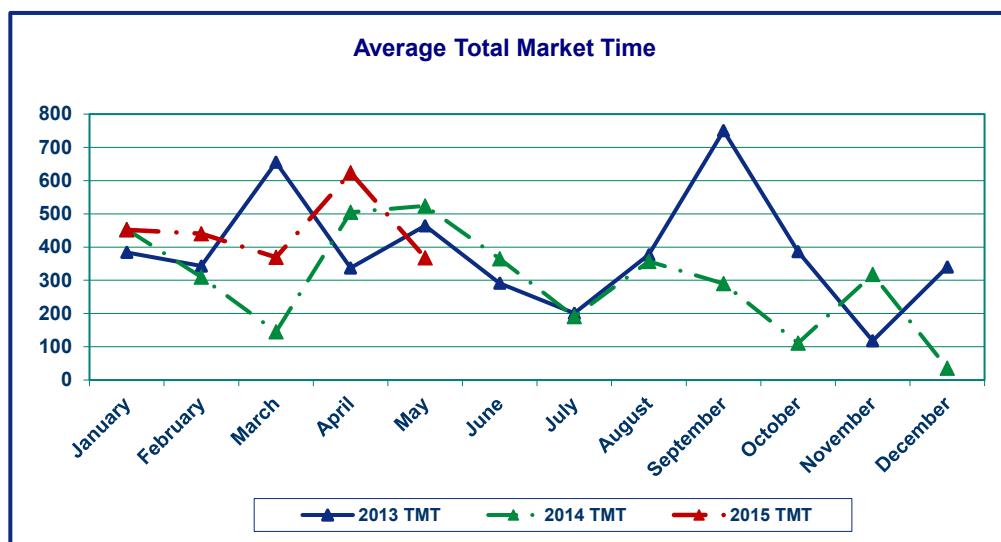
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