

# MARKET ACTION



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

## Residential Review: Baker County, Oregon

February 2017 Reporting Period

### February Residential Highlights

Baker County saw a flurry of new listings this February. At 21, new listings edged one over February 2016 (5.0%) and ended 61.5% ahead of January 2017 (13). Pending sales (16) doubled from January 2017 (8) but ended two under the 18 offers accepted last year in February 2016 (-11.1%). Closed sales fared similarly, outpacing January 2017's eight closings by one (12.5%) but falling two short of the eleven closings

recorded last year in February 2016 (-18.2%).

### Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$142,800) with the average price of homes sold in the twelve months ending February 2016 (\$151,600) shows an decrease of 5.8%. The same comparison of the median shows a decrease of 0.6% over the same period.

### Inventory in Months\*

	2015	2016	2017
January	12.9	11.6	14.1
February	10.3	11.3	12.9
March	8.9	7.9	
April	12.1	9.2	
May	12.8	5.3	
June	8.7	4.8	
July	8.7	8.5	
August	6.2	5.6	
September	5.9	4.6	
October	9.1	7.4	
November	6.3	6.6	
December	4.3	5.4	

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

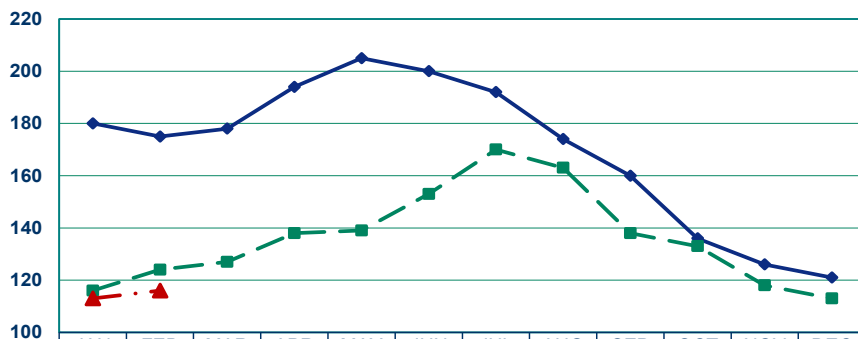
Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	February	21	16	9	103,300	92,000	104
	January	13	8	8	124,200	94,000	125
	Year-to-date	35	25	17	113,100	92,000	114
2016	February	20	18	11	119,400	85,000	132
	Year-to-date	33	31	21	121,300	87,000	166
Change	February	5.0%	-11.1%	-18.2%	-13.5%	8.2%	-21.1%
	Prev Mo 2017	61.5%	100.0%	12.5%	-16.8%	-2.1%	-16.8%
	Year-to-date	6.1%	-19.4%	-19.0%	-6.8%	5.7%	-31.5%

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

**Average Sale Price % Change:**  
-5.8% (\$142,800 v. \$151,600)  
**Median Sale Price % Change:**  
-0.6% (\$123,700 v. \$124,500)

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

Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

### BAKER COUNTY, OR

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

# AREA REPORT • 2/2017

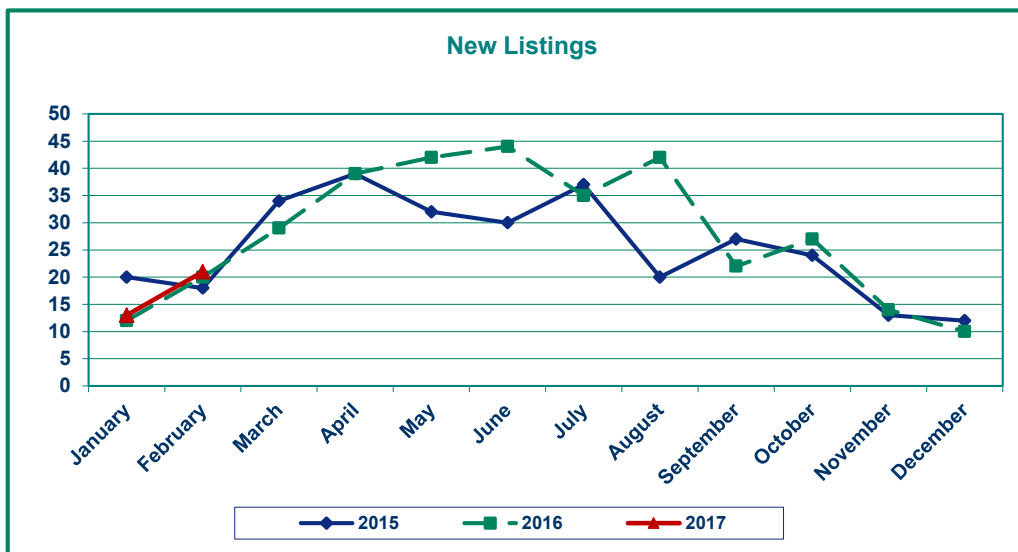
## Baker County, Oregon

		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 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
460	Baker City/Keating	62	17	1	16	6.7%	8	114,300	117	28	22	-18.5%	16	119,200	97,500	-3.9%	3	102,500	1	68,500	2	113,800
461	Haines/Anthony Lk/Muddy Crk	4	0	0	0	-	-	-	-	0	1	-	-	-	-	-73.1%	1	65,000	-	-	-	-
462	Sumpter/McEwen/Bourne/Phillips Lk/Granit	19	2	4	-	-100.0%	0	-	-	3	-	-100.0%	-	-	-	32.3%	-	-	1	45,000	-	-
463	Unity/Hereford	5	0	0	0	-	0	-	-	0	0	-	0	-	-	-63.9%	0	-	0	-	0	-
464	Huntington/Lime	1	0	0	0	-100.0%	0	-	-	0	0	-100.0%	0	-	-	78.2%	0	-	0	-	0	-
465	Durkee/Pleasant Valley	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
466	Richland/New Bridge	8	0	0	0	-	0	-	-	0	0	-	0	-	-	-39.3%	0	-	0	-	0	-
467	Halfway/ Cornucopia	16	2	0	0	-100.0%	1	15,000	3	4	2	100.0%	1	15,000	15,000	82.9%	-	-	2	82,500	-	-
468	Oxbow	1	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
	<b>Baker County</b>	<b>116</b>	<b>21</b>	<b>5</b>	<b>16</b>	<b>-11.1%</b>	<b>9</b>	<b>103,300</b>	<b>104</b>	<b>35</b>	<b>25</b>	<b>-19.4%</b>	<b>17</b>	<b>113,100</b>	<b>92,000</b>	<b>-5.8%</b>	<b>4</b>	<b>93,100</b>	<b>4</b>	<b>69,600</b>	<b>2</b>	<b>113,800</b>

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2017 with February 2016. The Year-To-Date section compares 2017 year-to-date statistics through February with 2016 year-to-date statistics through February.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/16-2/28/17) with 12 months before (3/1/15-2/29/16).

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



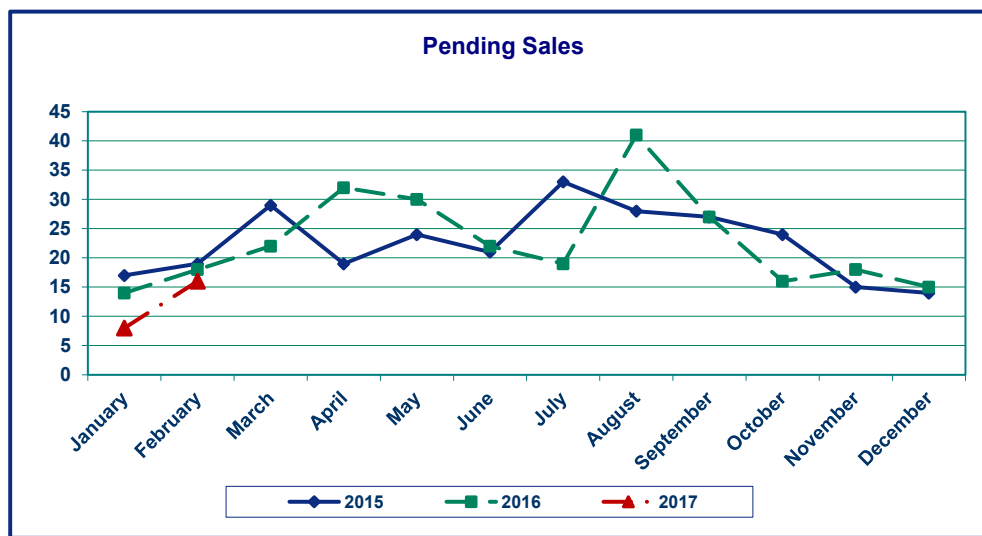
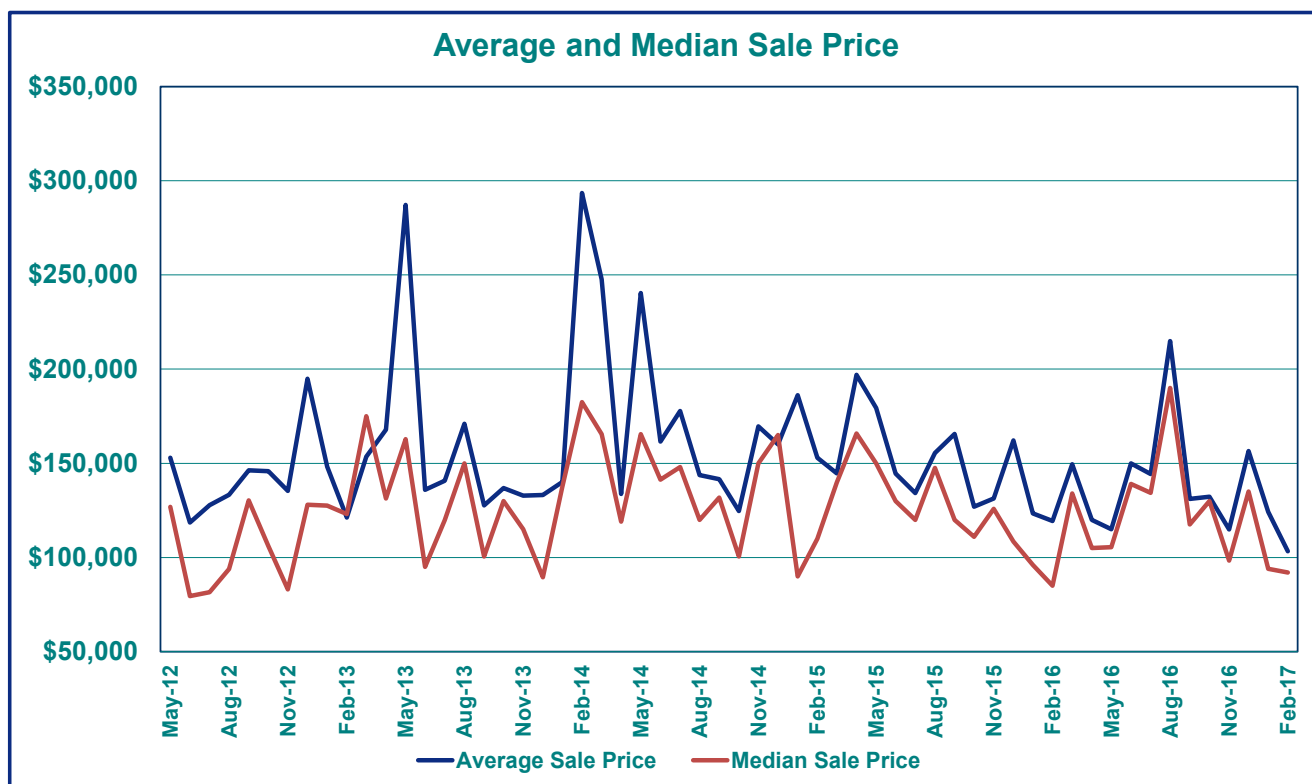
### NEW LISTINGS BAKER COUNTY, OR

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

## SALE PRICE

### BAKER COUNTY, OR

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



## PENDING LISTINGS

### BAKER COUNTY, OR

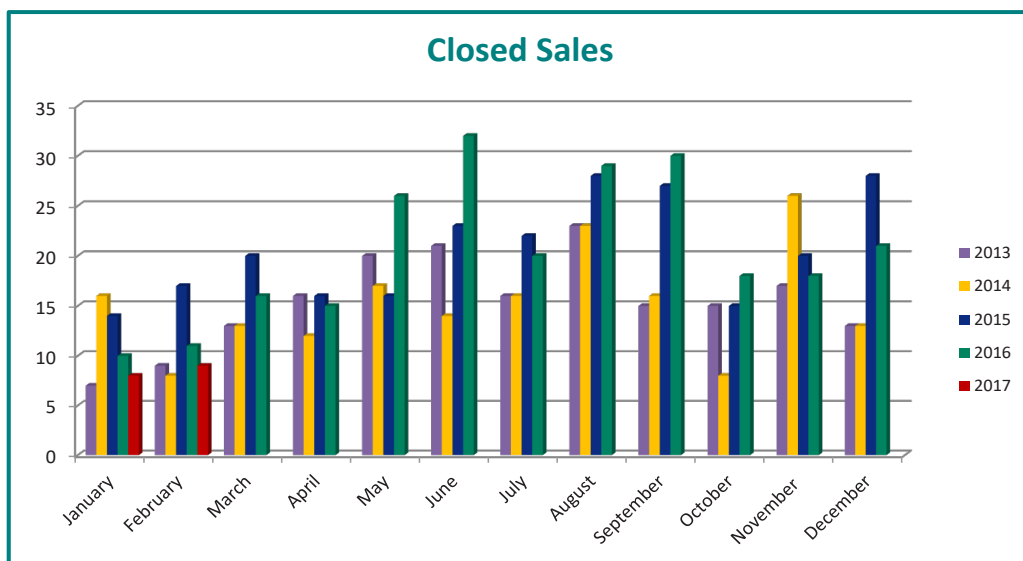
*This graph represents monthly accepted offers in Baker County, Oregon over the past three calendar years.*

## CLOSED SALES BAKER COUNTY, OR

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

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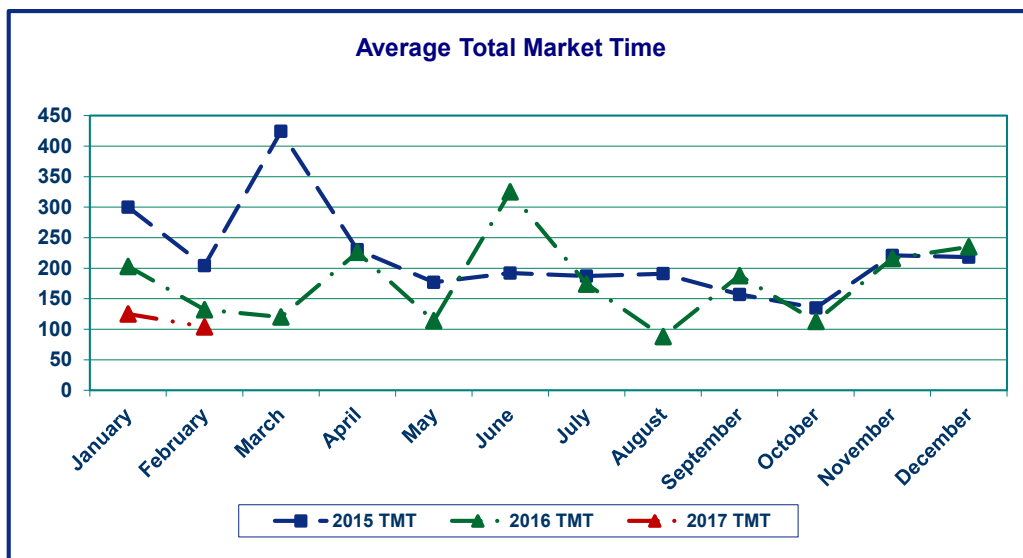
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## DAYS ON MARKET BAKER COUNTY, OR

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



Jeff Wiren, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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Residential Review: Columbia Basin, Oregon

February 2017 Reporting Period

## February Residential Highlights

February brought more mixed activity to the Columbia Basin region. Pending sales, at 61, outpaced the 44 offers accepted last month in January 2017, but were 26.5% short of the 83 offers accepted last year in February 2016.

Similarly, 74 new listings fared 29.8% better than the 57 new listings offered last month in January 2017 but fell 12.9% short of the 85 new listings offered last year in February 2016.

Closed sales, at 40 for the month, decreased 18.4% from last month in January 2017 (49) and 23.1% from last year in February 2016 (52).

Inventory increased to 6.3 months in February. During the same period, total market time decreased a few days to 127 days.

## Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$167,300) with the average price of homes sold in the twelve months ending February 2016 (\$151,800) shows an increase of 10.2%. The same comparison of the median shows an increase of 6.4% over that same period.

Inventory in Months*			
	2015	2016	2017
January	9.7	5.4	5.4
February	9.2	6.1	6.3
March	8.0	4.6	
April	6.1	5.4	
May	9.4	5.6	
June	5.7	4.2	
July	4.5	4.3	
August	5.1	4.2	
September	6.9	4.9	
October	5.6	3.8	
November	8.1	4.2	
December	4.9	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 number includes proposed and under construction homes.

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

### Average Sale Price % Change:

+10.2% (\$167,300 v. \$151,800)

### Median Sale Price % Change:

+6.4% (\$150,000 v. \$141,000)

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
2017	February	74	61	40	163,400	141,400	127
	January	57	44	49	208,500	190,000	133
	Year-to-date	131	106	90	188,900	165,500	129
2016	February	85	83	52	150,600	147,000	100
	Year-to-date	153	137	117	141,300	140,000	116
Change	February	-12.9%	-26.5%	-23.1%	8.5%	-3.8%	26.7%
	Prev Mo 2017	29.8%	38.6%	-18.4%	-21.6%	-25.6%	-4.5%
	Year-to-date	-14.4%	-22.6%	-23.1%	33.7%	18.2%	11.1%

# AREA REPORT • 2/2017

## Columbia Basin, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
380	Arlington/N	3	1	0	0	-100.0%	0	-	-	1	1	-66.7%	1	227,000	227,000	-14.0%	-	-	-	-	-	-	
381	Condon/S	3	0	0	0	-100.0%	1	95,000	88	0	0	-100.0%	2	79,500	79,500	16.4%	-	-	-	-	-	-	
	Gilliam Co. Total	6	1	-	-	-100.0%	1	95,000	88	1	1	-80.0%	3	128,700	95,000	-13.0%	-	-	-	-	-	-	
420	Boardman/NW	4	1	0	2	100.0%	2	128,500	29	1	4	-20.0%	5	180,100	142,000	5.1%	-	-	-	-	-	-	
421	Irrigon	6	2	1	2	-66.7%	0	-	-	3	5	-16.7%	2	232,000	232,000	1.3%	-	-	-	-	-	-	
422	Ione	3	0	1	0	-	0	-	-	1	0	-	1	85,000	85,000	-4.6%	-	-	-	-	-	-	
423	Lexington	2	1	0	0	-	0	-	-	1	0	-100.0%	0	-	-	-5.1%	0	-	0	-	0	-	
424	Heppner/S	10	2	1	0	-100.0%	2	92,500	254	4	1	-66.7%	3	228,300	140,000	20.8%	-	-	-	-	-	-	
	Morrow Co. Total	25	6	3	4	-50.0%	4	110,500	141	10	10	-33.3%	11	194,000	142,000	4.6%	-	-	-	-	-	-	
430	Umatilla	12	6	3	3	-66.7%	0	-	-	11	5	-54.5%	3	152,900	154,800	11.5%	-	-	1	165,000	-	-	
431	Hermiston	54	24	8	25	-13.8%	17	174,300	128	45	42	-14.3%	36	172,600	174,500	5.7%	1	600,000	5	91,400	1	95,500	
432	Stanfield	2	3	1	3	-	2	122,500	61	5	5	400.0%	3	148,000	154,900	33.4%	-	-	1	58,000	-	-	
433	Echo	1	2	0	0	-	-	-	-	2	1	0.0%	-	-	-	98.0%	-	-	1	36,500	-	-	
435	Pendleton City Limits	53	15	3	16	-5.9%	10	137,000	144	32	26	-13.3%	21	209,500	195,000	11.6%	-	-	2	23,500	-	-	
436	E-Meacham, Cayuse	2	0	1	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
437	NE-Athena, Helix, Adams, Weston	31	3	4	1	-80.0%	1	680,000	66	4	2	-66.7%	2	408,000	408,000	33.9%	-	-	-	-	-	-	
438	S-Pilot Rock, Ukiah	10	2	0	1	0.0%	0	-	-	2	2	0.0%	-	-	-	28.6%	-	-	1	18,000	-	-	
439	Milton-Freewater	56	12	-	8	-11.1%	5	148,000	127	19	12	-29.4%	11	195,600	210,000	8.7%	-	-	1	26,500	1	179,500	
	Umatilla Co. Total	221	67	20	57	-18.6%	35	171,400	127	120	95	-18.8%	76	190,600	173,500	-100.0%	1	600,000	12	67,300	2	137,500	

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2017 with February 2016. The Year-To-Date section compares 2017 year-to-date statistics through February with 2016 year-to-date statistics through February.

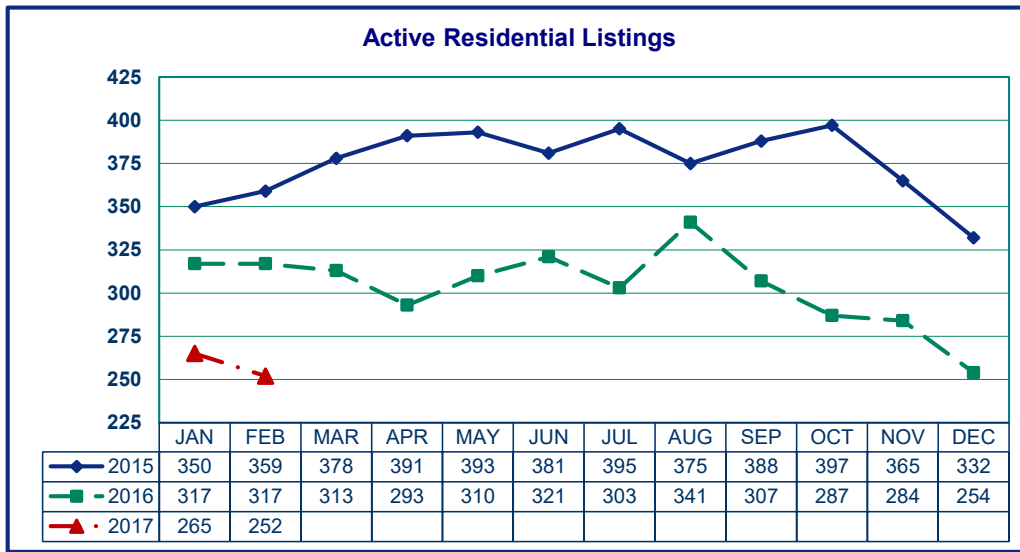
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/16-2/28/17) with 12 months before (3/1/15-2/29/16).

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

## ACTIVE RESIDENTIAL LISTINGS

COLUMBIA BASIN, OR

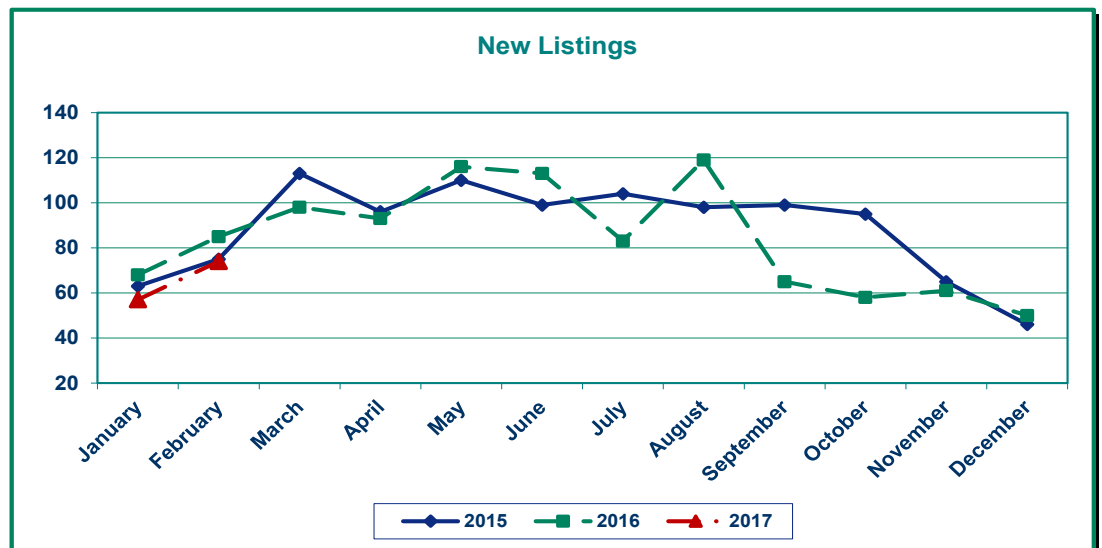
*This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.*



## NEW LISTINGS

COLUMBIA BASIN, OR

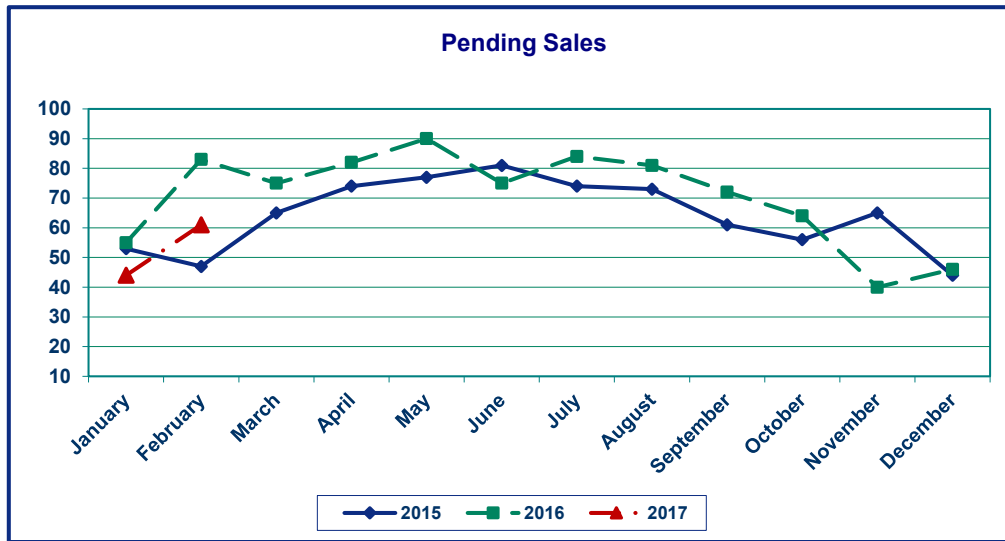
*This graph shows the new residential listings over the past three calendar years in Columbia Basin, Oregon.*



## PENDING LISTINGS

### COLUMBIA BASIN, OR

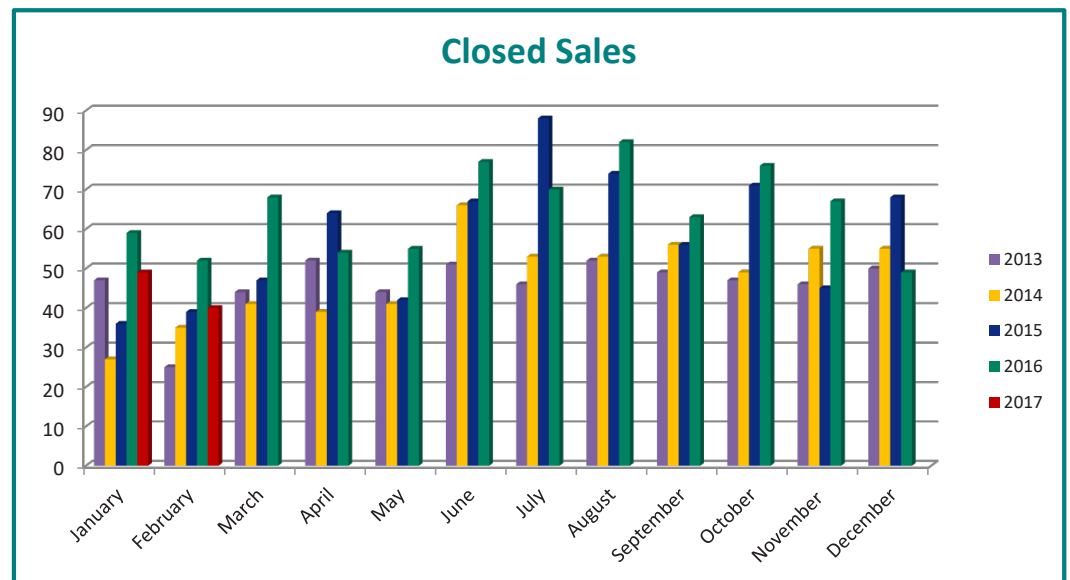
*This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years*



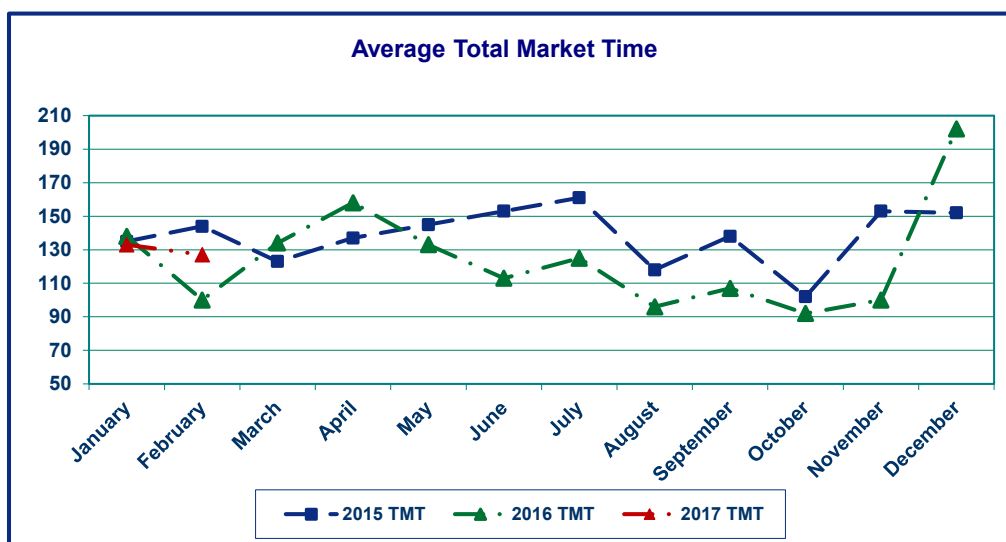
## CLOSED SALES

### COLUMBIA BASIN, OR

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



## Average Total Market Time



## DAYS ON MARKET

### COLUMBIA BASIN, OR

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



**SALE PRICE**  
**COLUMBIA BASIN, OR**

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

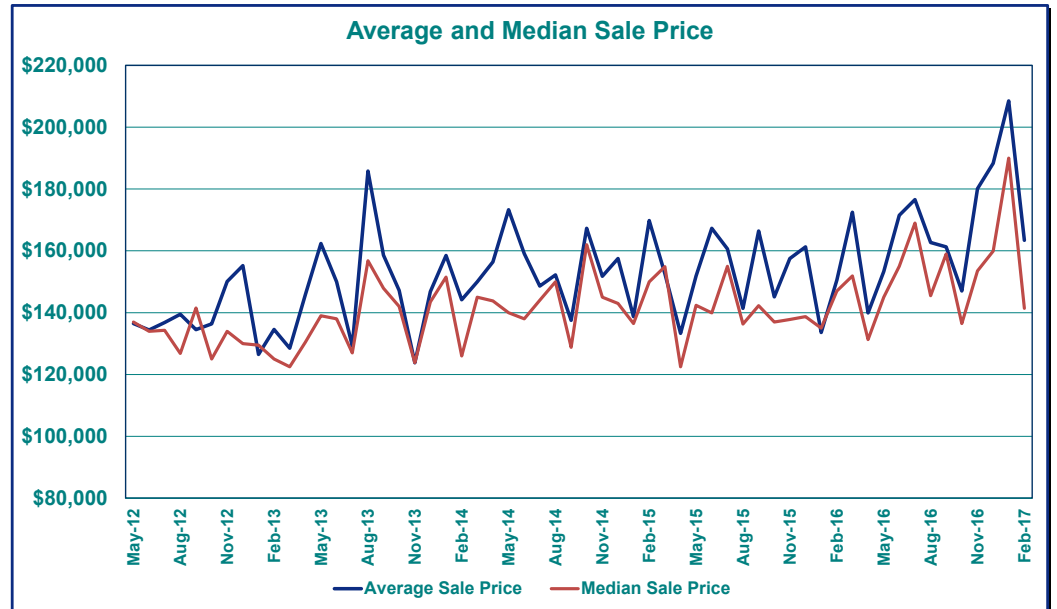
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Jeff Wiren, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION

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## Residential Review: Coos County, Oregon

### February Residential Highlights

Pending sales made some gains in Coos County this February. Ending at 85 strong, pending sales were 25.0% stronger than last year in February 2016 (68) and 16.4% stronger than last month in January 2017 (73). This was the strongest February in Coos County for pending sales since 2005, when 96 were recorded for the month.

New listings (105) fared 11.7% better than last year in February 2016 (94) but were 11.8% short of the 119 new listings offered last month in

January 2017. Closed sales (57) ended 1.7% under February 2016 (58) and 8.1% under January 2017 (62).

### Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$201,400) with the average price of homes sold in the twelve months ending February 2016 (\$185,500) shows an increase of 8.6%. The same comparison of the median shows an increase of 7.2% over that same period.

## February 2017 Reporting Period

### Inventory in Months\*

	2015	2016	2017
January	10.8	6.0	6.6
February	7.2	6.6	7.0
March	7.5	6.3	
April	6.9	6.9	
May	7.2	6.9	
June	5.8	5.9	
July	6.4	5.2	
August	6.3	4.9	
September	5.9	5.3	
October	5.2	5.7	
November	6.4	5.3	
December	4.7	4.9	

\*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 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
2017	February	105	85	57	231,500	179,500	111
	January	119	73	62	204,400	172,500	112
	Year-to-date	226	155	121	216,800	179,000	110
2016	February	94	68	58	179,900	157,500	140
	Year-to-date	185	147	121	173,200	160,000	142
Change	February	11.7%	25.0%	-1.7%	28.7%	14.0%	-20.8%
	Prev Mo 2017	-11.8%	16.4%	-8.1%	13.3%	4.1%	-0.9%
	Year-to-date	22.2%	5.4%	0.0%	25.2%	11.9%	-22.6%

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

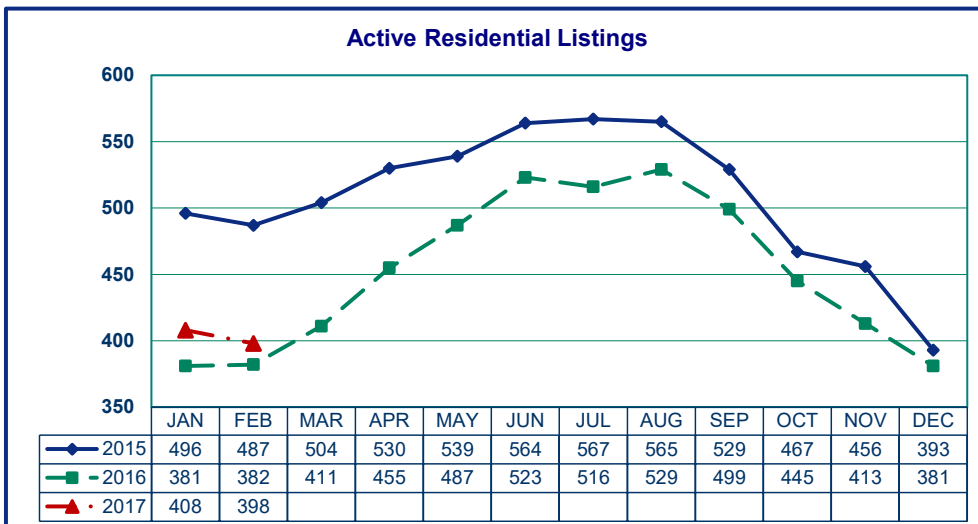
#### Average Sale Price % Change:

+8.6% (\$201,400 v. \$185,500)

#### Median Sale Price % Change:

+7.2% (\$179,000 v. \$167,000)

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



## ACTIVE RESIDENTIAL LISTINGS COOS COUNTY, OR

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

# AREA REPORT • 2/2017

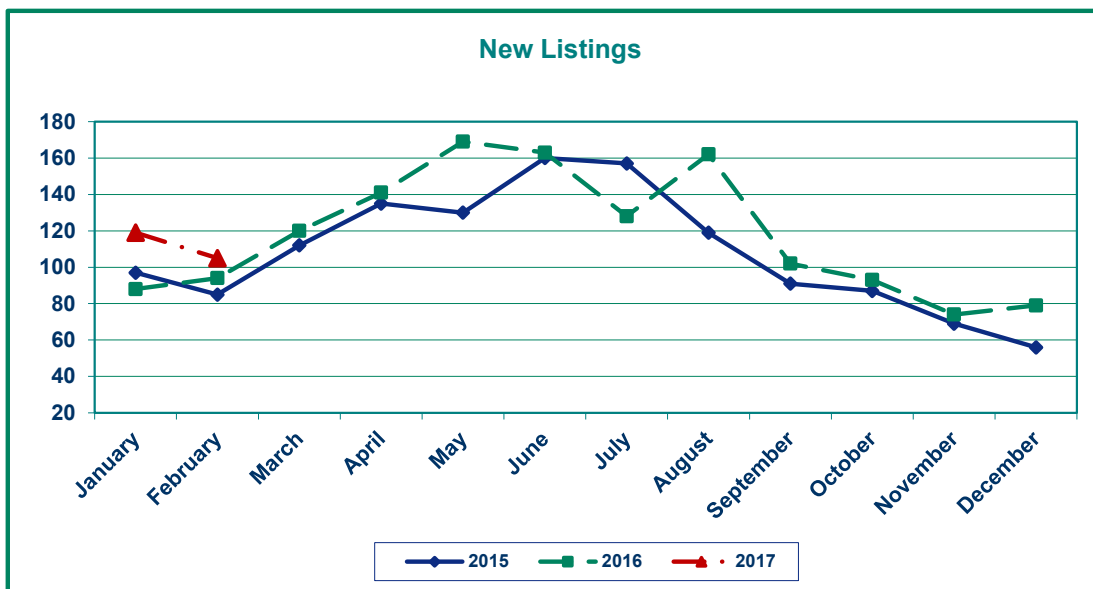
## Coos County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date								Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date		
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price						Avg. Sale Price % Change <sup>2</sup>	Closed Sales
97407	Allegeny	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97411	Bandon	86	17	11	13	18.2%	9	423,200	99	35	23	-4.2%	16	319,600	212,300	13.1%	-	-	9	138,600	-	-
97414	Broadbent	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97420	Coos Bay	131	37	16	36	44.0%	16	174,700	90	91	66	17.9%	40	192,100	170,000	14.8%	-	-	7	63,800	3	85,000
97423	Coquille	41	15	4	6	-45.5%	7	260,200	114	26	11	-47.6%	13	241,800	186,000	10.6%	1	95,000	1	95,000	-	-
97449	Lakeside	35	8	1	5	25.0%	0	-	-	14	7	-22.2%	4	208,500	207,500	-2.9%	-	-	3	58,300	-	-
97458	Myrtle Point	34	7	-	5	25.0%	5	237,600	214	17	12	20.0%	10	194,400	151,800	-13.3%	-	-	1	75,000	-	-
97459	North Bend	63	20	6	18	38.5%	19	183,500	109	41	33	22.2%	37	200,600	178,000	3.0%	1	179,800	-	-	3	162,100
97466	Powers	8	1	0	2	-	1	95,000	21	2	3	-	1	95,000	95,000	39.7%	-	-	-	-	-	-
	Coos County	398	105	38	85	25.0%	57	231,500	111	226	155	5.4%	121	216,800	179,000	8.6%	2	137,400	21	97,100	6	123,600

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2017 with February 2016. The Year-To-Date section compares 2017 year-to-date statistics through February with 2016 year-to-date statistics through February.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/16-2/28/17) with 12 months before (3/1/15-2/29/16).

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



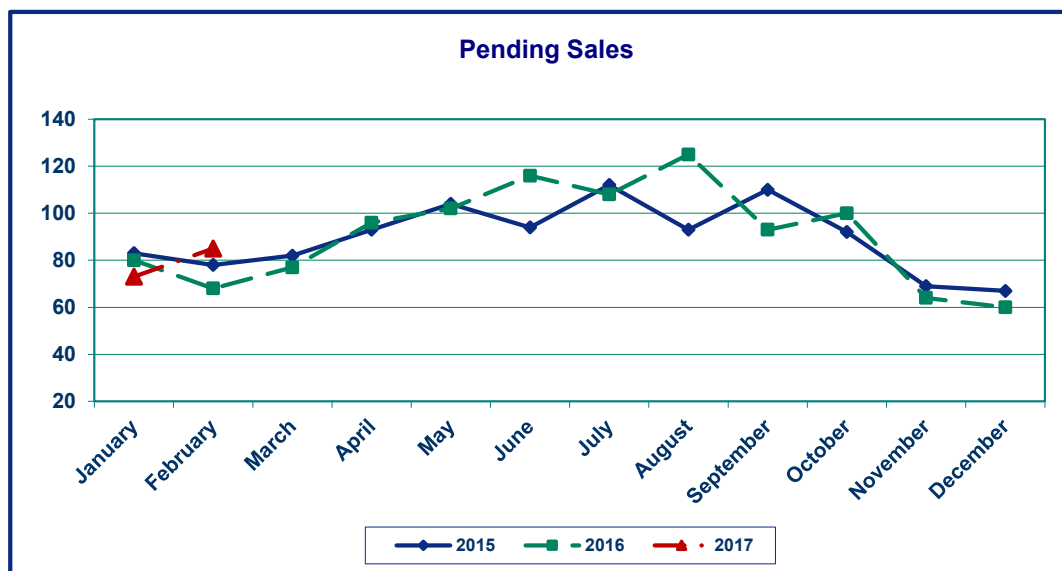
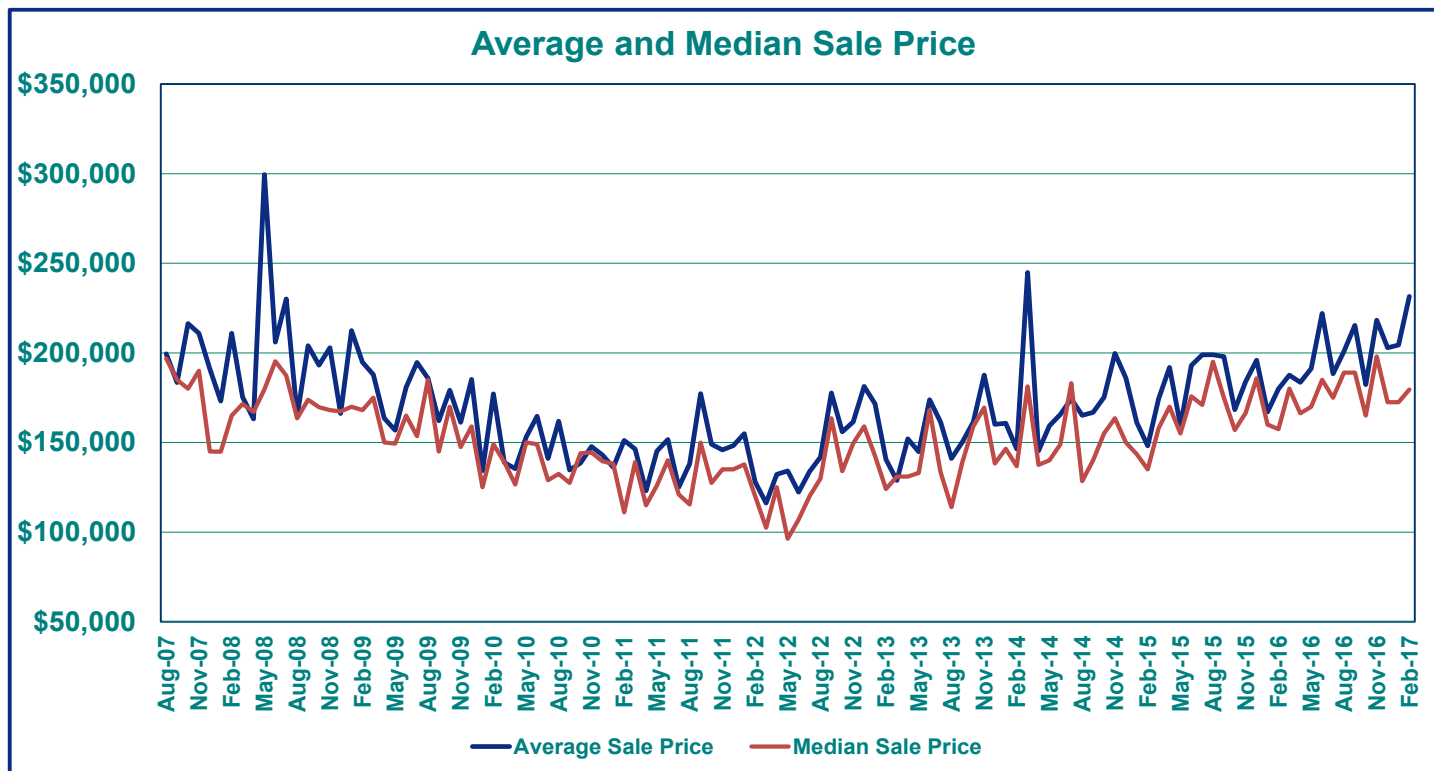
### NEW LISTINGS

#### COOS COUNTY, OR

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

**SALE PRICE**  
COOS COUNTY, OR

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



**PENDING LISTINGS**

**COOS COUNTY, OR**

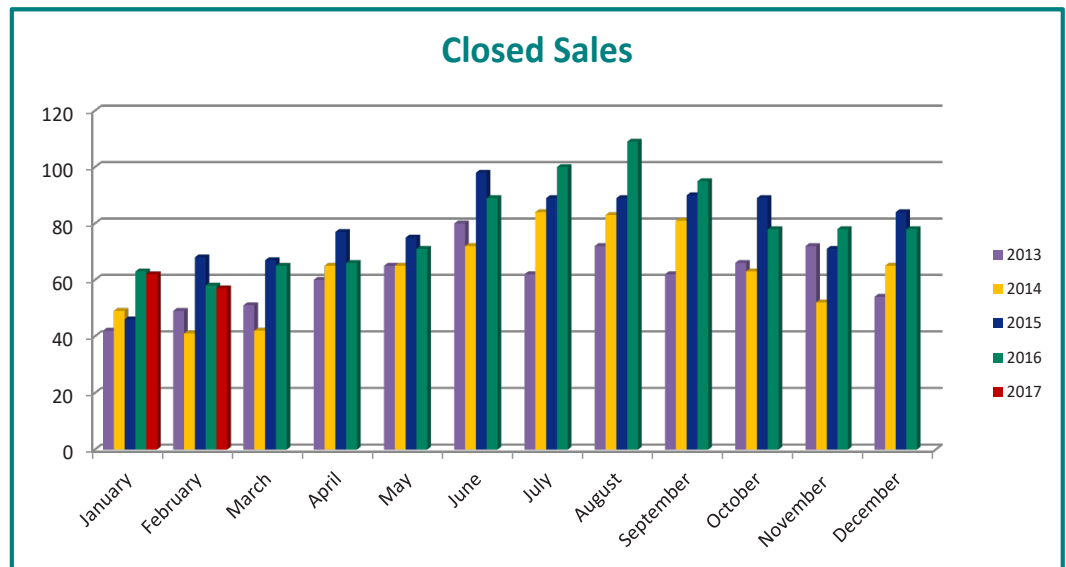
*This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.*

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

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

**Contact RMLS™**  
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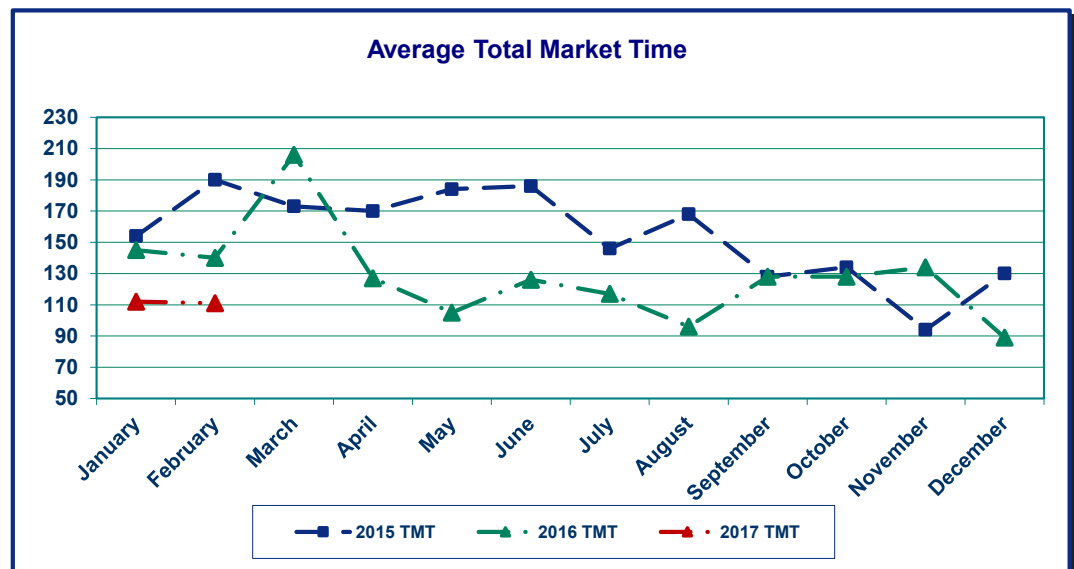
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**DAYS ON MARKET**  
**COOS COUNTY, OR**

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



Jeff Wiren, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION

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

## Residential Review: Curry County, Oregon

February 2017 Reporting Period

### February Residential Highlights

Curry County saw mixed activity across the board this February. New listings, at 51, exactly matched the new listings offered last year in February 2016, and pushed 8.5% ahead of the 47 new listings offered last month in January 2017. Closed sales (35) surged 2.9% ahead of February 2016 (34) but ended 14.6% below the 41 closings recorded last month in January 2017. Similarly, pending sales (37) ended two ahead of January 2017 (5.7%) but 33.9% behind the 56 offers accepted last year in February 2016.

February saw inventory rise to 8.2 months, with total market time increasing to 226 days.

### Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$263,500) with the average price of homes sold in the twelve months ending February 2016 (\$256,900) shows an increase of 2.6%. The same comparison of the median shows an increase of 6.8% over the same period.

Inventory in Months*			
	2015	2016	2017
January	10.8	9.8	6.7
February	12.4	8.9	8.2
March	14.8	8.1	
April	7.3	7.7	
May	11.1	9.0	
June	8.2	8.6	
July	8.1	7.6	
August	6.9	5.7	
September	6.9	5.7	
October	6.2	5.9	
November	9.8	7.4	
December	5.7	5.3	

\*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
2017	February	51	37	35	298,800	315,000	226
	January	47	35	41	309,800	245,000	111
	Year-to-date	100	72	77	302,600	265,000	164
2016	February	51	56	34	265,300	237,500	232
	Year-to-date	96	82	65	268,200	240,000	224
Change	February	0.0%	-33.9%	2.9%	12.6%	32.6%	-2.9%
	Prev Mo 2017	8.5%	5.7%	-14.6%	-3.6%	28.6%	103.6%
	Year-to-date	4.2%	-12.2%	18.5%	12.8%	10.4%	-26.8%

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

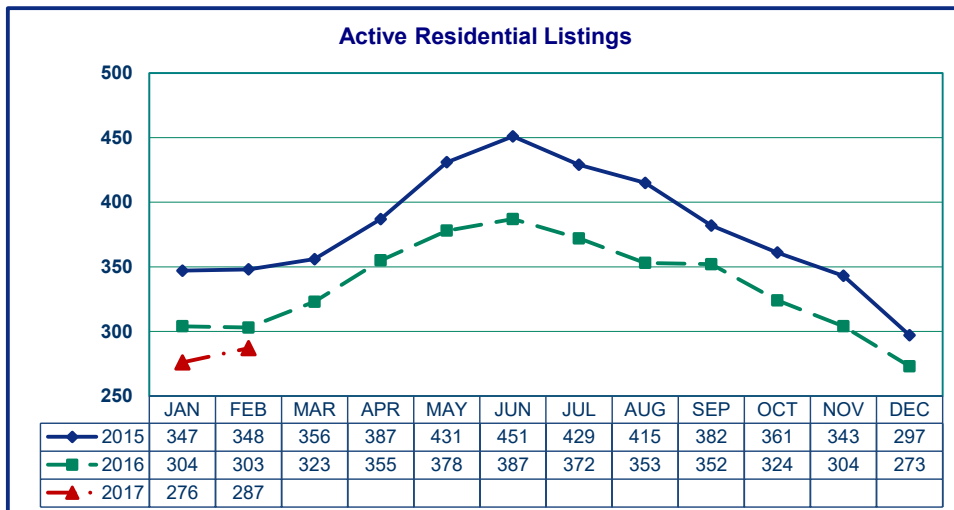
#### Average Sale Price % Change:

+2.6% (\$263,500 v. \$256,900)

#### Median Sale Price % Change:

+6.8% (\$235,000 v. \$220,000)

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



## ACTIVE RESIDENTIAL LISTINGS

CURRY COUNTY, OR

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

# AREA REPORT • 2/2017

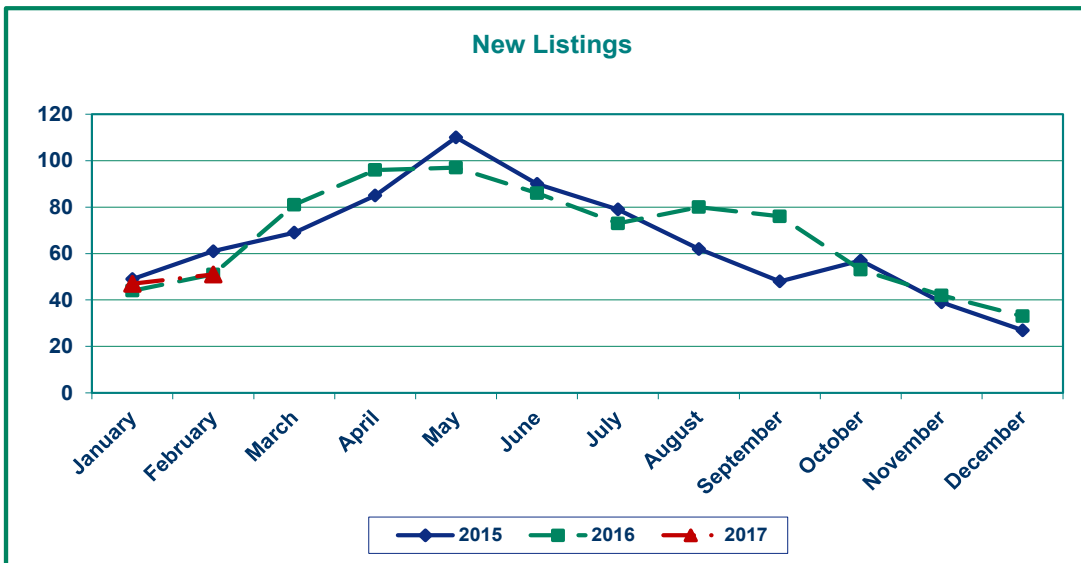
## Curry County, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired,Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
270	City, Airport, Marina Hts., NB Chetco	77	21	4	16	-5.9%	15	298,100	353	37	29	11.5%	30	317,200	293,200	0.8%	-	-	3	74,900	1	160,000
271	Harbor, Winchuck, SB Chetco	54	8	5	8	-20.0%	10	272,600	143	17	16	-5.9%	20	299,900	220,000	7.9%	1	375,000	-	-	-	-
272	Carpenterville, Cape Ferrello, Whaleshead	35	5	6	2	-33.3%	1	225,000	1	13	5	66.7%	5	351,700	225,000	5.2%	-	-	2	80,000	-	-
273	Gold Beach	80	11	1	5	-70.6%	5	412,800	163	21	12	-52.0%	16	276,100	245,000	-3.1%	3	131,500	4	161,400	1	290,000
274	Port Orford	41	6	2	6	-33.3%	4	243,100	91	12	10	-9.1%	6	268,600	242,500	16.8%	-	-	-	-	-	-
	Curry County	287	51	18	37	-33.9%	35	298,800	226	100	72	-12.2%	77	302,600	265,000	2.6%	4	192,400	9	114,500	2	225,000

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2017 with February 2016. The Year-To-Date section compares 2017 year-to-date statistics through February with 2016 year-to-date statistics through February.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/16-2/28/17) with 12 months before (3/1/15-2/29/16).

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



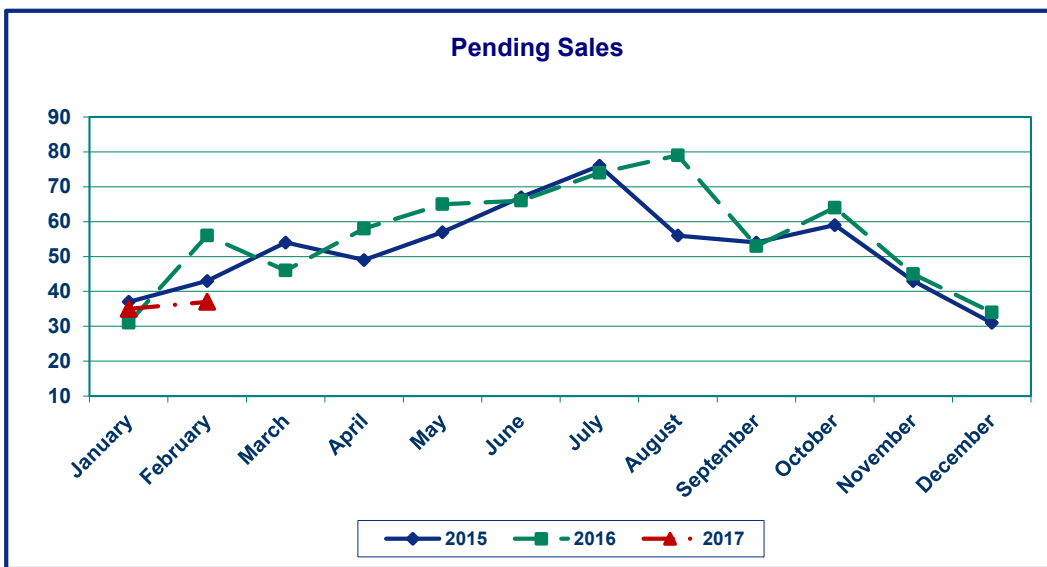
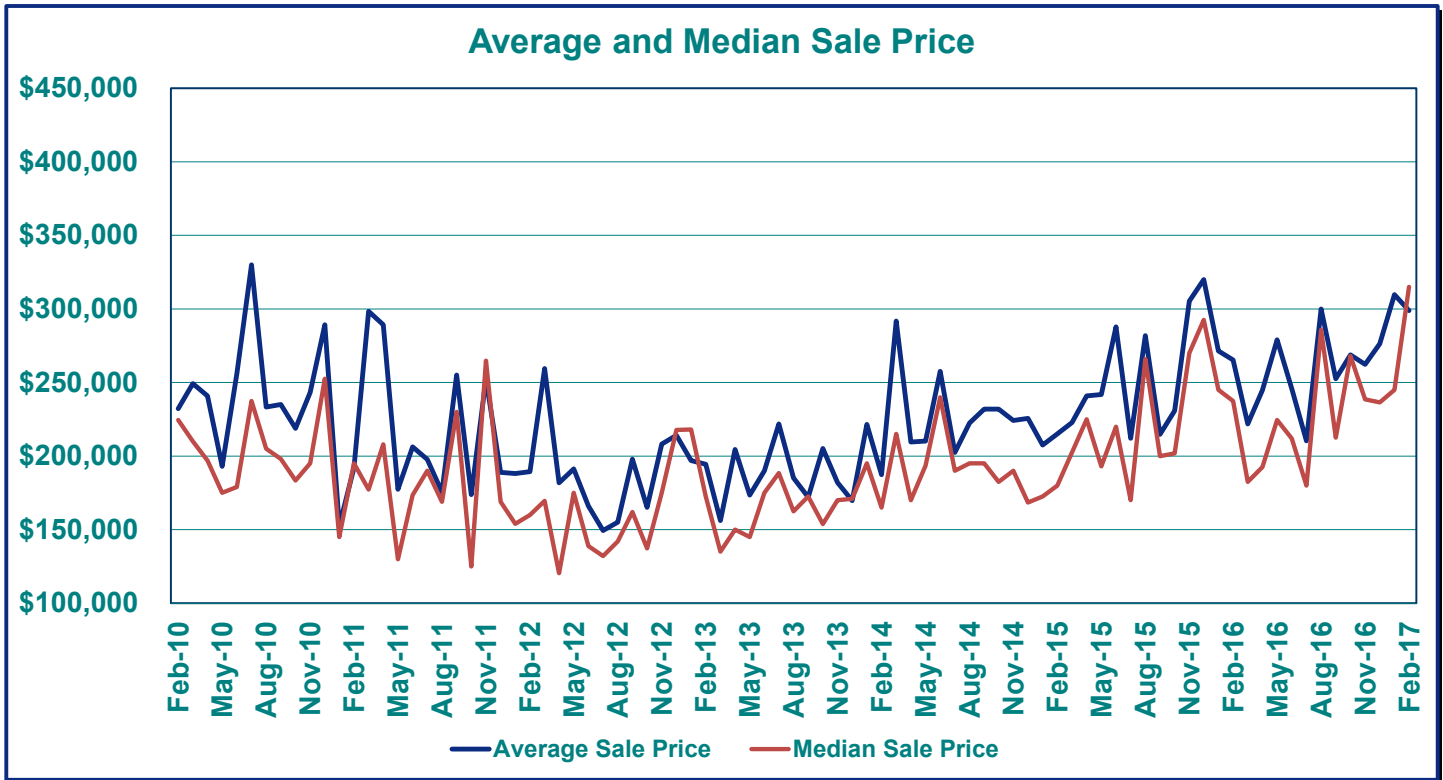
### NEW LISTINGS

#### CURRY COUNTY, OR

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

**SALE PRICE**  
CURRY COUNTY, OR

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



**PENDING LISTINGS**

**CURRY COUNTY, OR**

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

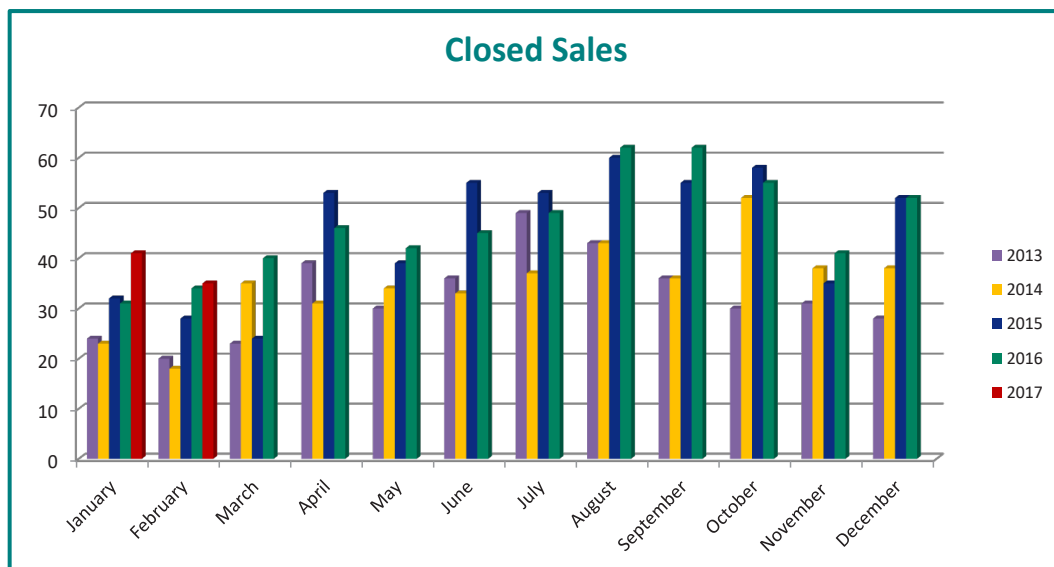


## CLOSED SALES CURRY COUNTY, OR

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

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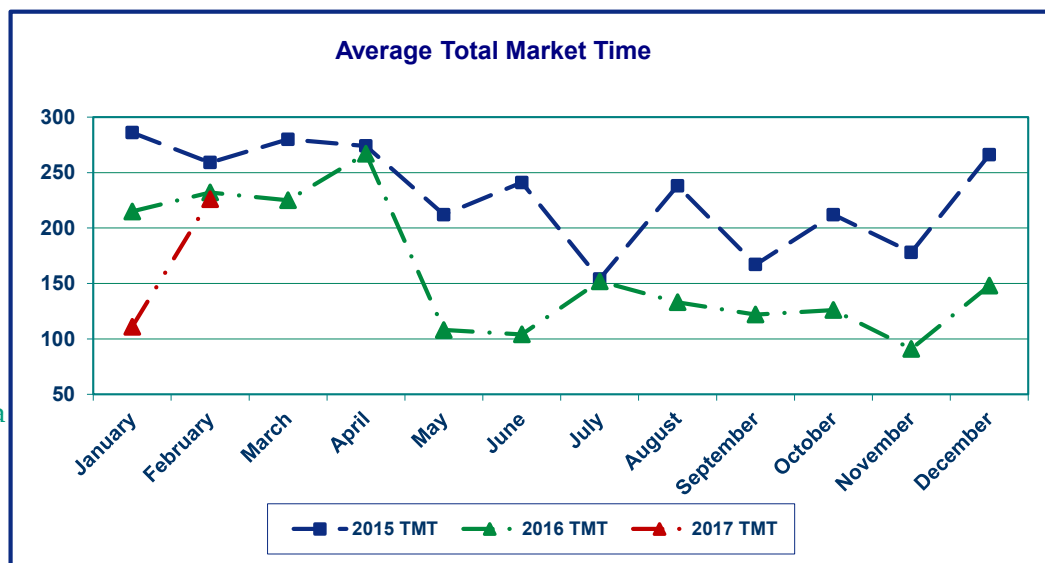
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## DAYS ON MARKET CURRY COUNTY, OR

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



Jeff Wiren, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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

Residential Review: Douglas County, Oregon

February 2017 Reporting Period

## February Residential Highlights

Douglas County saw a gain in closed sales this February compared to last year. At 98, closings ended 11.4% ahead of February 2016 (88) although 14.0% cooler than last month in January 2017. Closings are currently 13.3% ahead for the year overall compared to 2016.

Pending sales, at 146, showed a 30.4% increase over last month in January 2017 (112), and matched the number of offers accepted last year in February 2016.

New listings (136) were 12.3% cooler than in February 2016 (155) and 19.5% cooler than last month in January 2017 (169).

Total market time decreased in February to 99 days. During the same period, inventory decreased to 5.1 months.

## Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$203,900) with the average price of homes sold in the twelve months ending February 2016 (\$188,600) shows an increase of 8.1%. The same comparison of the median shows an increase of 8.8% over the same period.

## Inventory in Months\*

	2015	2016	2017
January	11.1	6.4	4.6
February	9.3	7.3	5.1
March	7.0	4.8	
April	6.5	5.0	
May	9.4	4.1	
June	5.4	3.8	
July	6.5	5	
August	6.9	4.9	
September	5.7	3.9	
October	4.9	4.1	
November	6.3	4.4	
December	5.3	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.

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

**Average Sale Price % Change:**  
+8.1% (\$203,900 v. \$188,600)  
**Median Sale Price % Change:**  
+8.8% (\$179,500 v. \$165,000)

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

Douglas County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	February	136	146	98	202,700	173,300	99
	January	169	112	114	192,300	162,800	131
	Year-to-date	306	250	213	196,500	168,500	116
2016	February	155	146	88	179,300	160,000	152
	Year-to-date	322	256	188	181,700	160,000	146
Change	February	-12.3%	0.0%	11.4%	13.1%	8.3%	-34.6%
	Prev Mo 2017	-19.5%	30.4%	-14.0%	5.4%	6.4%	-24.4%
	Year-to-date	-5.0%	-2.3%	13.3%	8.1%	5.3%	-20.5%

# AREA REPORT • 2/2017

## Douglas County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>5</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
251	NE Roseburg	52	10	4	16	-5.9%	14	190,100	137	38	29	7.4%	29	197,800	159,900	4.0%	1	375,000	1	95,000	2	230,000	
252	NW Roseburg	59	14	6	11	-8.3%	8	279,500	66	32	19	-13.6%	23	314,700	284,000	2.1%	-	-	1	47,500	-	-	
253	SE Roseburg	25	7	2	7	-36.4%	9	159,900	108	13	12	-20.0%	16	141,500	129,500	3.8%	2	145,000	1	70,000	1	116,300	
254	SW Roseburg	39	10	5	14	-6.7%	8	191,800	68	25	21	-22.2%	18	186,700	179,000	-1.3%	1	160,000	3	138,900	1	175,000	
255	Glide & E of Roseburg	27	5	2	3	50.0%	4	122,500	72	7	6	20.0%	11	185,000	145,000	13.8%	-	-	6	114,800	-	-	
256	Sutherlin/Oakland Area	71	21	6	18	50.0%	11	214,700	107	45	27	3.8%	21	197,200	188,000	10.5%	4	200,000	3	75,000	1	189,000	
257	Winston & SW of Roseburg	50	12	4	17	70.0%	11	197,100	70	32	29	31.8%	26	185,100	143,800	5.4%	-	-	3	191,600	1	110,000	
258	Myrtle Creek & S/SE of Roseburg	66	19	5	22	-38.9%	14	286,400	127	45	42	-25.0%	30	227,900	163,800	23.2%	-	-	3	72,700	-	-	
259	Green District	34	18	7	13	18.2%	8	173,900	66	34	28	21.7%	16	141,000	149,600	17.1%	-	-	1	250,000	-	-	
265	North Douglas County	73	20	7	25	25.0%	11	142,600	113	35	37	12.1%	23	138,100	98,000	32.1%	1	129,500	2	28,900	1	102,000	
	Douglas County	496	136	48	146	0.0%	98	202,700	99	306	250	-2.3%	213	196,500	168,500	8.1%	9	194,900	24	110,200	7	164,600	

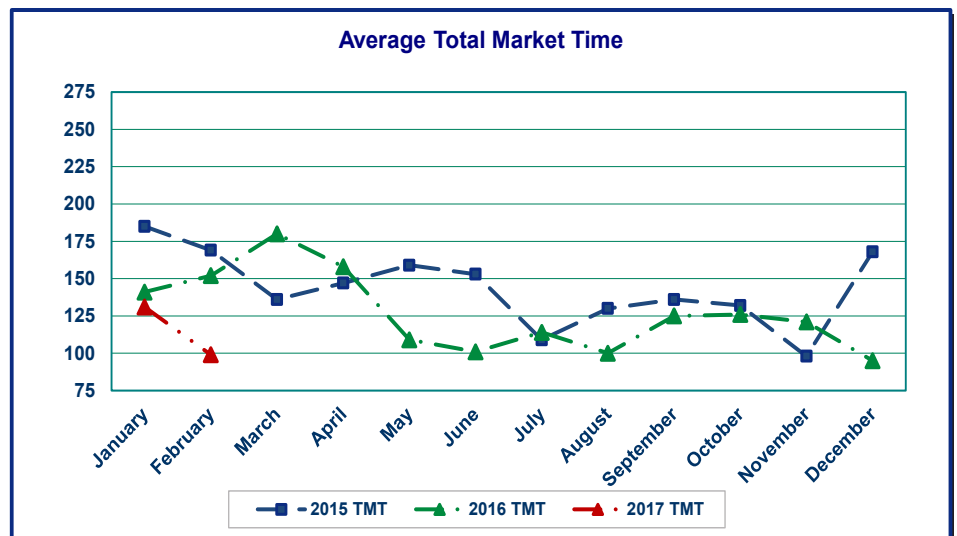
<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2017 with February 2016. The Year-To-Date section compares 2017 year-to-date statistics through February with 2016 year-to-date statistics through February.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/16-2/28/17) with 12 months before (3/1/15-2/29/16).

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### DAYS ON MARKET DOUGLAS COUNTY, OR

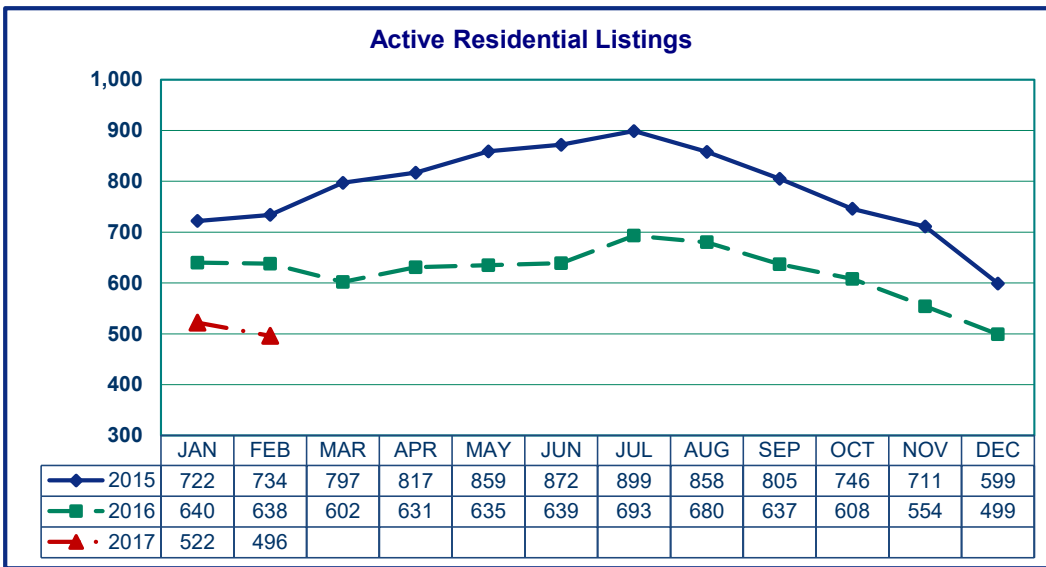
*This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.*



## ACTIVE RESIDENTIAL LISTINGS

### DOUGLAS COUNTY, OR

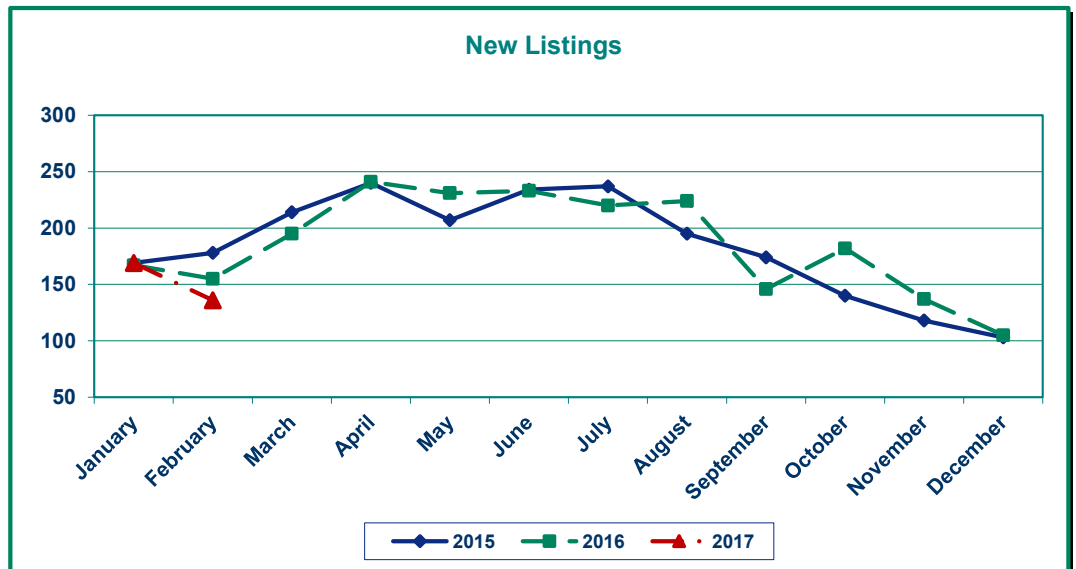
*This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.*



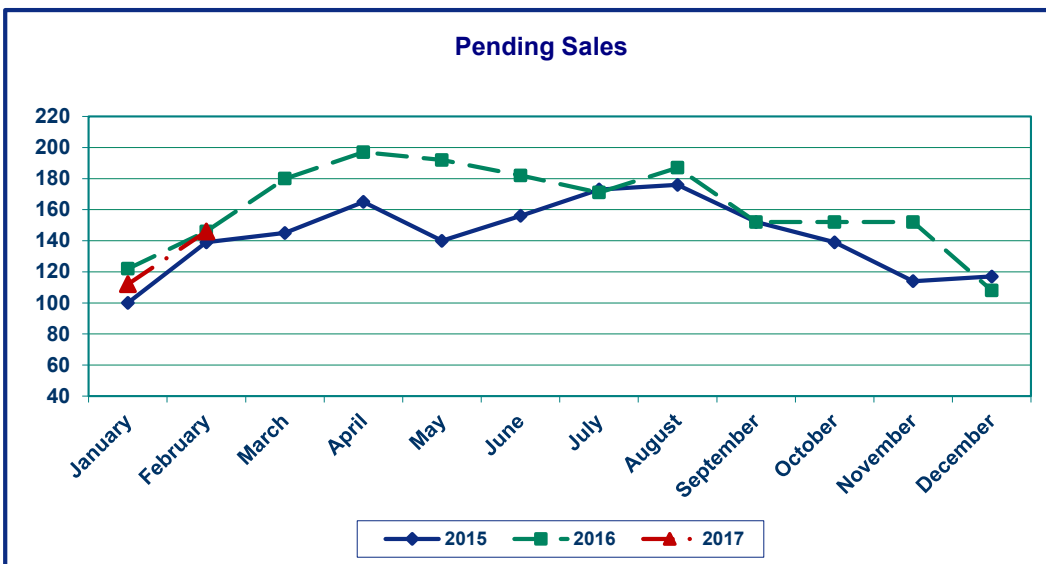
## NEW LISTINGS

### DOUGLAS COUNTY, OR

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



## Pending Sales



## PENDING LISTINGS

### DOUGLAS COUNTY, OR

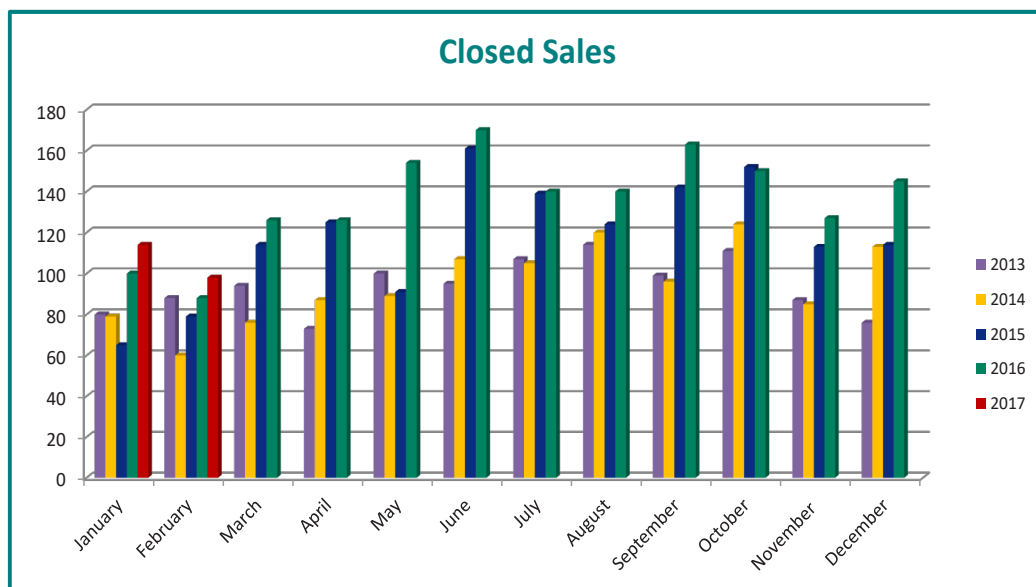
*This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.*

## CLOSED SALES DOUGLAS COUNTY, OR

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

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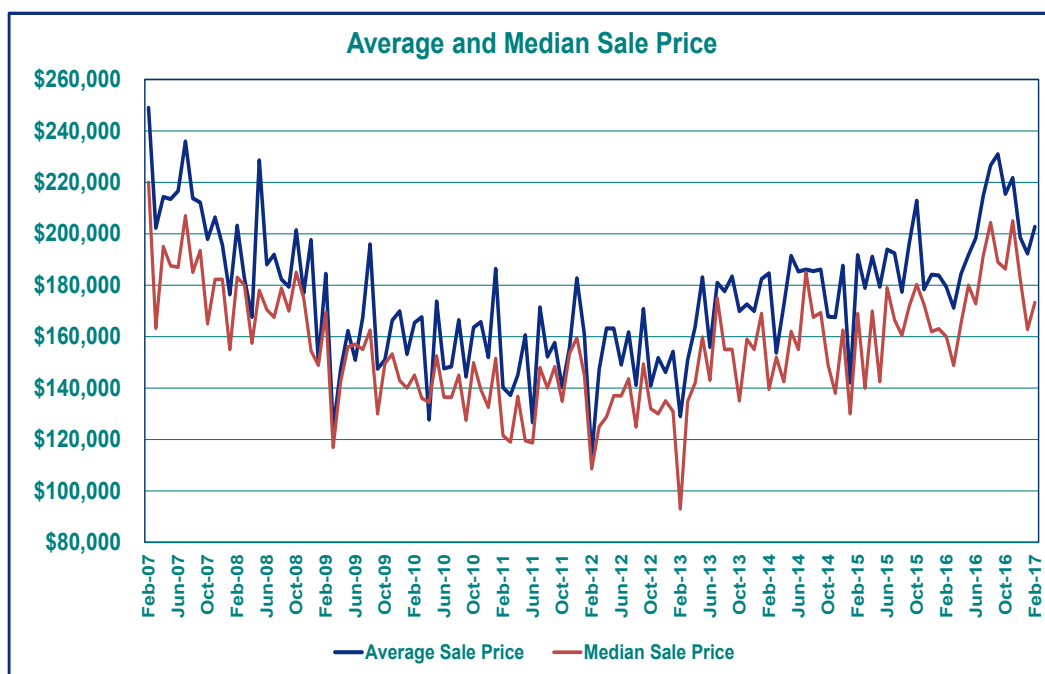
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## SALE PRICE DOUGLAS COUNTY, OR

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



Jeff Wiren, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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Residential Review: Grant County, Oregon

February 2017 Reporting Period

## February Residential Highlights

Grant County saw a flurry of new listings this February. Ten new listings were exactly double the five recorded both last month in January 2017 and last year in February 2016. Pending sales, at six, exactly matched both January 2017 and February 2016. Closed sales, at four, also matched January 2017 but were

two short of the six closings posted in February 2016.

Inventory in February rose slightly, ending at 15.8 months. During the same period, total market time shrank to 133 days.

## Average and Median Sales Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$181,800) with the average price of homes sold in the twelve months ending February 2016 (\$148,100) shows an increase of 22.8%. The same comparison of the median shows an increase of 6.7% over the same time period.

Inventory in Months*			
	2015	2016	2017
January	25.4	16.7	14.3
February	32.0	17.3	15.8
March	15.3	13.9	
April	17.4	20.0	
May	15.6	24.8	
June	17.3	6.0	
July	11.2	9.2	
August	13.2	8.8	
September	15.3	10.3	
October	6.7	13.0	
November	13.3	8.4	
December	9.2	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 number includes proposed and under construction homes.

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

**Average Sale Price % Change:**  
+22.8% (\$181,800 v. \$148,100)  
**Median Sale Price % Change:**  
+6.7% (\$128,000 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
2017	February	10	6	4	129,400	115,500	133
	January	5	6	4	215,000	197,500	1,150
	Year-to-date	15	12	9	162,600	120,000	590
2016	February	5	6	6	143,100	130,000	285
	Year-to-date	18	13	13	143,900	140,000	207
Change	February	100.0%	0.0%	-33.3%	-9.6%	-11.2%	-53.4%
	Prev Mo 2017	100.0%	0.0%	0.0%	-39.8%	-41.5%	-88.4%
	Year-to-date	-16.7%	-7.7%	-30.8%	13.0%	-14.3%	184.9%

# AREA REPORT • 2/2017

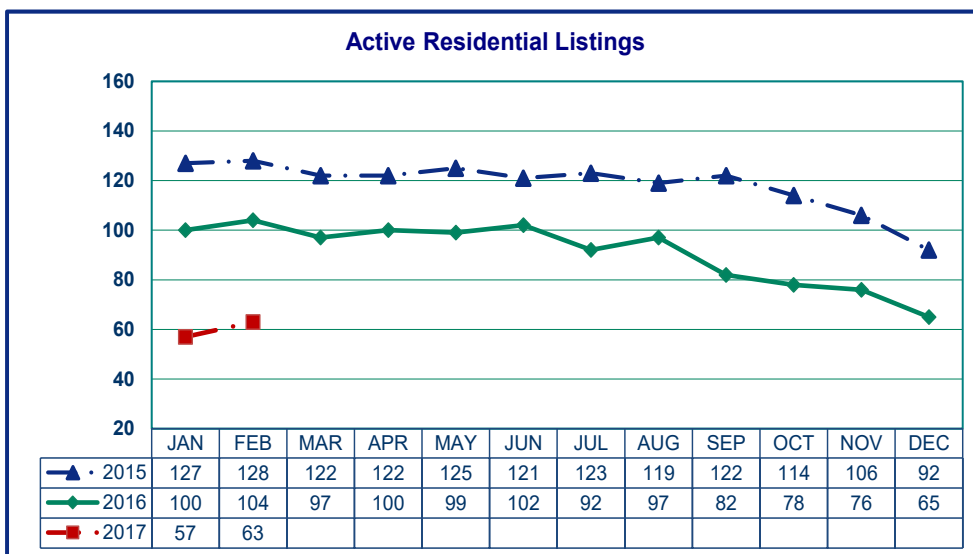
## Grant County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97817	Bates	-	0	0	0	-	0	-	-	0	0	-	-	-	-	-61.1%	-	-	1	375,000	-	-
	Canyon City	10	0	0	-	-	2	220,500	81	1	2	-	4	234,000	220,500	15.6%	-	-	1	73,000	-	-
97825	Dayville	2	0	0	0	-100.0%	0	-	-	-	0	-100.0%	1	275,000	275,000	69.5%	-	-	-	-	-	-
	John Day	26	4	1	3	200.0%	2	38,200	185	8	6	100.0%	2	38,200	38,200	-1.6%	-	-	-	-	-	-
97848	Kimberly	1	1	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
	Long Creek	2	0	1	0	-	0	-	-	0	0	-100.0%	0	-	-	257.8%	0	-	0	-	0	-
97864	Monument	0	0	1	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
	Mount Vernon	10	3	1	1	0.0%	0	-	-	3	2	100.0%	1	86,000	86,000	48.4%	-	-	1	100,000	-	-
97869	Prairie City	12	2	-	2	-33.3%	0	-	-	2	2	-33.3%	1	90,000	90,000	6.9%	-	-	-	-	-	-
	Seneca	0	0	0	0	-	0	-	-	0	0	-	0	-	-	66.7%	0	-	0	-	0	-
97873	Grant County	63	10	4	6	0.0%	4	129,400	133	15	12	-7.7%	9	162,600	120,000	22.8%	-	-	3	182,700	-	-

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2017 with February 2016. The Year-To-Date section compares 2017 year-to-date statistics through February with 2016 year-to-date statistics through February.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/16-2/28/17) with 12 months before (3/1/15-2/29/16).

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



## ACTIVE RESIDENTIAL LISTINGS

**GRANT COUNTY, OR**

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



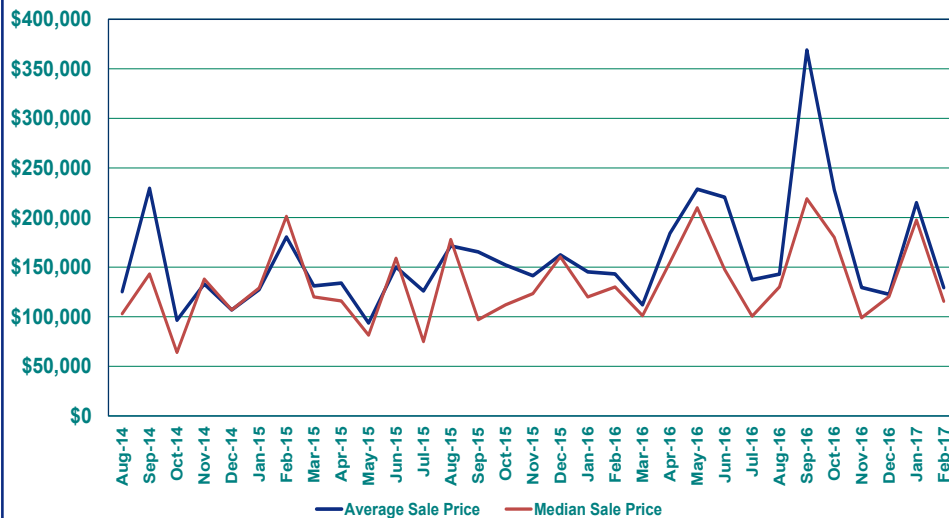
## NEW LISTINGS

### GRANT COUNTY, OR

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



## Average and Median Sale Price



## SALE PRICE

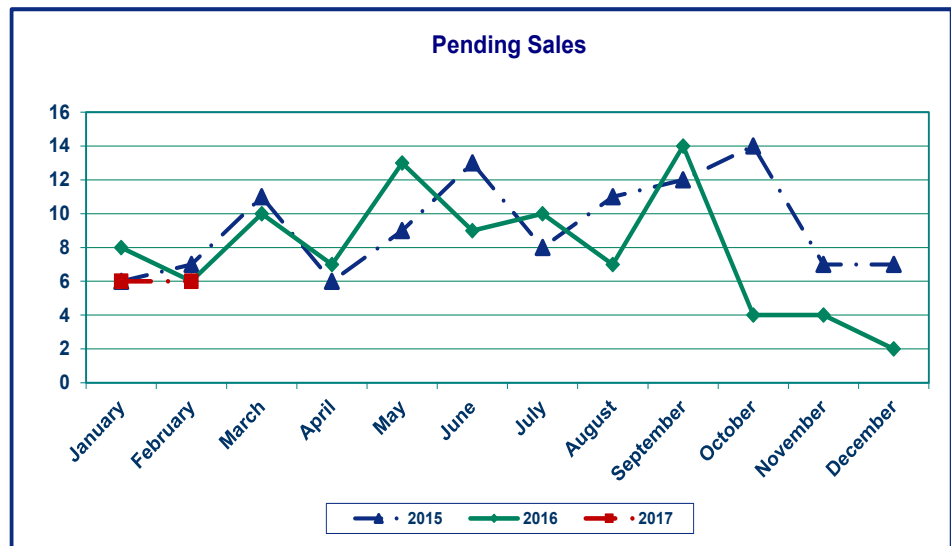
### GRANT COUNTY, OR

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

## PENDING LISTINGS

### GRANT COUNTY, OR

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

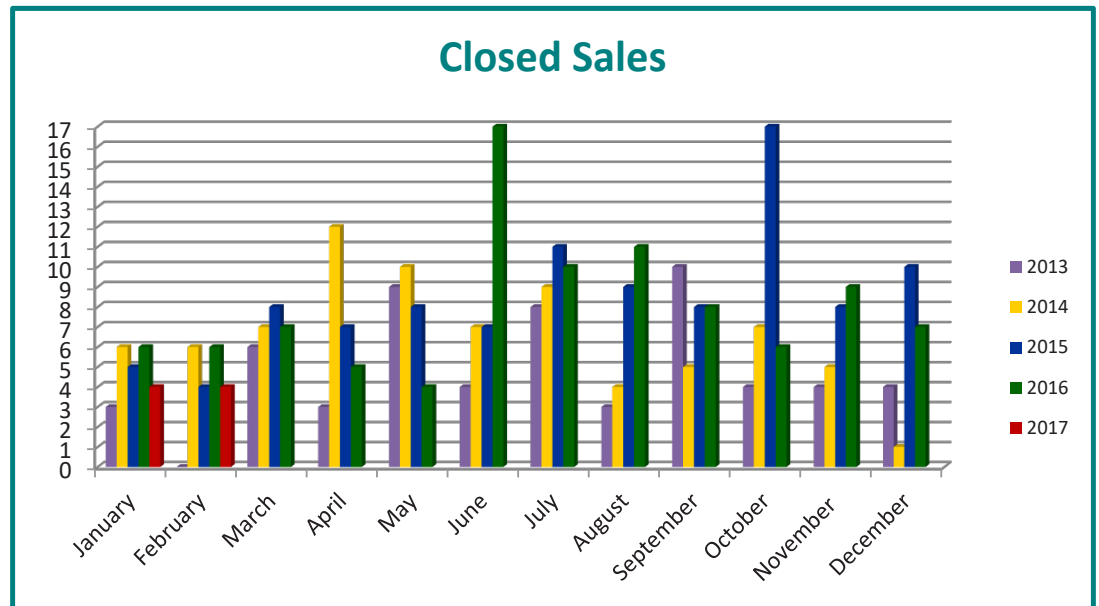




**CLOSED SALES**  
**GRANT COUNTY, OR**

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

**Contact RMLS™**  
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Portland, OR 97220  
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communications@rmls.com



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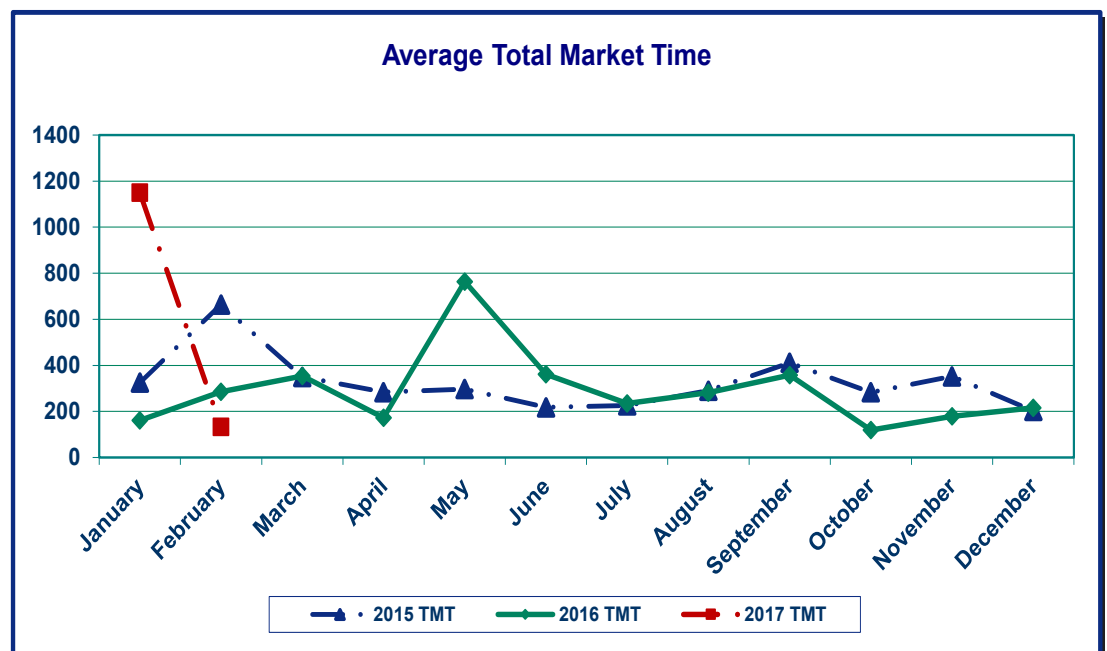
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**DAYS ON MARKET**  
**GRANT COUNTY, OR**

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



Jeff Wiren, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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

## Residential Review: Josephine County, Oregon

February 2017 Reporting Period

### February Residential Highlights

Josephine County saw some mixed activity this February. There was one closed sale, exactly matching the one closing from February 2016 and getting back on the board after zero closed sales were recorded in January 2017. Two pending sales were recorded, exactly matching January 2017 but falling one short of the three offers accepted last year in February 2016. There were three new listings in February, down from five in January 2017 and four in February 2016.

Inventory in February ended at 18 months, and total market time was 36 days.

### Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$314,500) with the average price of homes sold in the twelve months ending February 2016 (\$231,000) shows an increase of 36.1%. The same comparison of the median shows an increase of 25.1% over the same time period.

Inventory in Months*			
	2015	2016	2017
January	12.5	13.5	N/A
February	11.5	24.0	18.0
March	7.1	N/A	
April	20.0	9.0	
May	11.4	7.7	
June	11.2	7.7	
July	3.8	9.3	
August	11.2	9.7	
September	7.1	5.5	
October	6.5	N/A	
November	10.3	10.5	
December	25.0	10.0	

\*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 includes proposed and under construction homes.

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

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

**Average Sale Price % Change:**  
+36.1% (\$314,500 v. \$231,000)  
**Median Sale Price % Change:**  
+25.1% (\$269,000 v. \$215,000)

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

Josephine County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	February	3	2	1	267,400	267,400	36
	January	5	2	0	-	-	-
	Year-to-date	8	4	1	267,400	267,400	36
2016	February	4	3	1	223,900	223,900	29
	Year-to-date	9	6	3	216,300	223,900	37
Change	February	-25.0%	-33.3%	0.0%	19.4%	19.4%	24.1%
	Prev Mo 2017	-40.0%	0.0%	-	-	-	-
	Year-to-date	-11.1%	-33.3%	-66.7%	23.6%	19.4%	-3.6%

# AREA REPORT • 2/2017

## 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,Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
97497	Wolf Creek	3	0	0	0	-	0	-	-	1	1	-	0	-	-	-	0	-	0	-	0	-
97523	Cave Junction	3	-	-	0	-	0	-	-	1	0	-	0	-	-	-32.6%	0	-	0	-	0	-
97526	Grants Pass	5	2	1	0	-100.0%	1	267,400	36	3	0	-100.0%	1	267,400	267,400	45.7%	-	-	-	-	-	-
97527	Grants Pass	5	0	3	0	-	0	-	-	2	1	-50.0%	0	-	-	44.3%	0	-	0	-	0	-
97528	Grants Pass	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97531	Kerby	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97532	Merlin	0	0	0	1	0.0%	0	-	-	0	1	-50.0%	0	-	-	57.5%	0	-	0	-	0	-
97533	Murphy	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97534	O'Brien	0	1	0	1	-	0	-	-	1	1	-	0	-	-	-	0	-	0	-	0	-
97538	Selma	0	-	-	0	-	0	-	-	-	0	-	0	-	-	13.2%	0	-	0	-	0	-
97543	Wilderville	-	-	0	0	-	0	-	-	-	0	-	0	-	-	-	0	-	0	-	0	-
97544	Williams	2	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
	Josephine Co.	18	3	4	2	-33.3%	1	267,400	36	8	4	-33.3%	1	267,400	267,400	36.1%	-	-	-	-	-	-

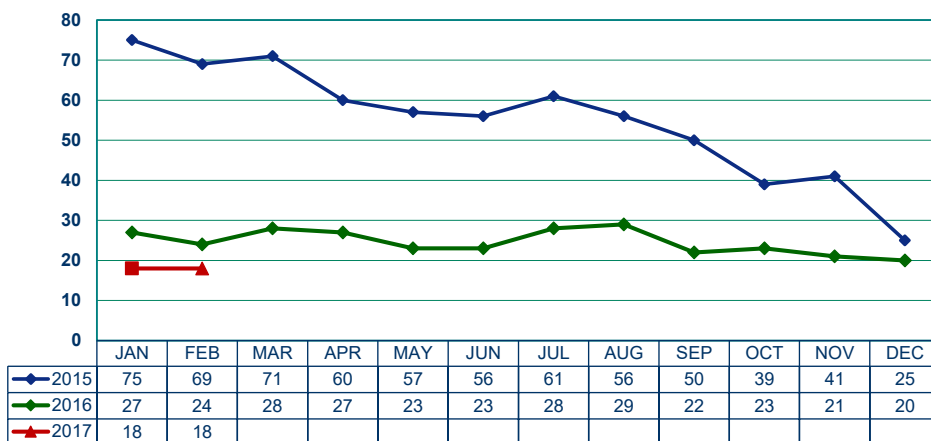
97501	Medford	6	5	2	2	0.0%	1	77,600	49	9	5	0.0%	1	77,600	77,600	31.2%	-	-	-	-	-	-
97502	Central Point	1	3	5	3	-	0	-	-	7	5	150.0%	0	-	-	23.3%	0	-	0	-	0	-
97503	White City	4	1	0	0	-	0	-	-	3	0	-100.0%	0	-	-	208.6%	0	-	0	-	0	-
97504	Medford	6	3	3	1	-66.7%	0	-	-	5	2	-66.7%	0	-	-	11.1%	0	-	0	-	0	-
97520	Ashland	5	-	1	0	-	-	-	-	2	1	-	-	-	-	-27.1%	-	-	1	1,999,000	-	-
97522	Butte Falls	-	0	0	0	-	0	-	-	-	0	-	0	-	-	-	0	-	0	-	0	-
97524	Eagle Point	5	-	0	1	0.0%	0	-	-	3	2	0.0%	1	925,000	925,000	85.2%	-	-	3	40,000	-	-
97525	Gold Hill	-	0	-	-	-	1	677,000	68	0	-	-	1	677,000	677,000	10.5%	-	-	-	-	-	-
97530	Jacksonville	1	0	1	2	-	0	-	-	1	2	-	0	-	-	-58.8%	0	-	0	-	0	-
97535	Phoenix	-	0	1	0	-	0	-	-	1	0	-100.0%	0	-	-	-24.5%	0	-	0	-	0	-
97536	Prospect	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97537	Rogue River	1	0	2	0	-	0	-	-	0	0	-100.0%	0	-	-	215.5%	0	-	0	-	0	-
97539	Shady Cove	3	2	2	0	-	0	-	-	2	1	-	1	72,900	72,900	-	-	-	-	-	-	-
97540	Talent	-	-	2	0	-	0	-	-	-	0	-100.0%	0	-	-	-35.8%	0	-	0	-	0	-
97541	Talent	2	1	0	0	-	0	-	-	1	1	-	1	270,000	270,000	-28.0%	-	-	-	-	-	-
	Jackson Co.	34	15	19	9	50.0%	2	377,300	59	34	19	-5.0%	5	404,500	270,000	40.9%	-	0	4	529,800	-	0

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2017 with February 2016. The Year-To-Date section compares 2017 year-to-date statistics through February with 2016 year-to-date statistics through February.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/16-2/28/17) with 12 months before (3/1/15-2/29/16).

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

Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

JOSEPHINE COUNTY, OR

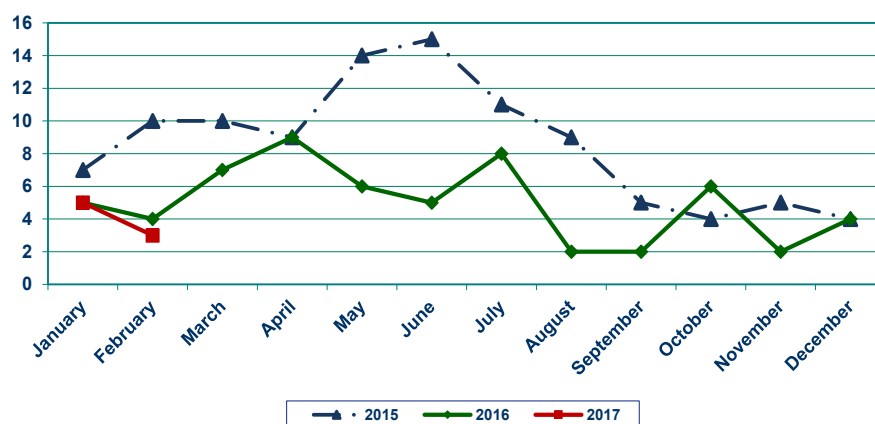
*This graph shows the active residential listings in Josephine County, Oregon.*

## NEW LISTINGS

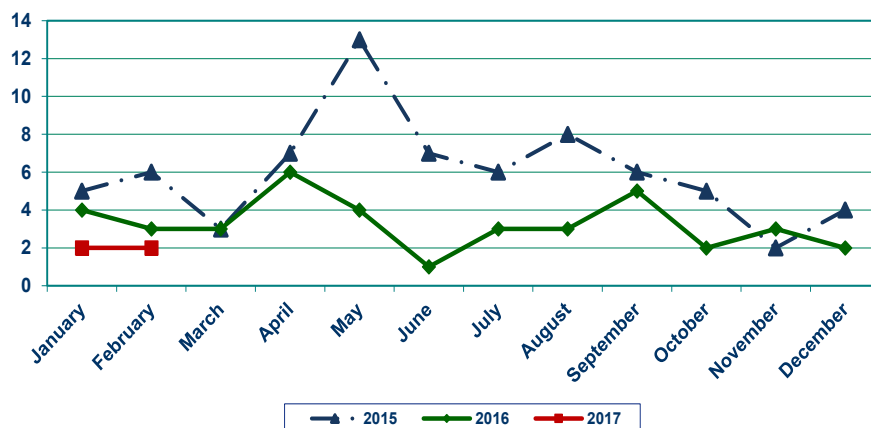
JOSEPHINE COUNTY, OR

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

New Listings



Pending Sales



## PENDING LISTINGS

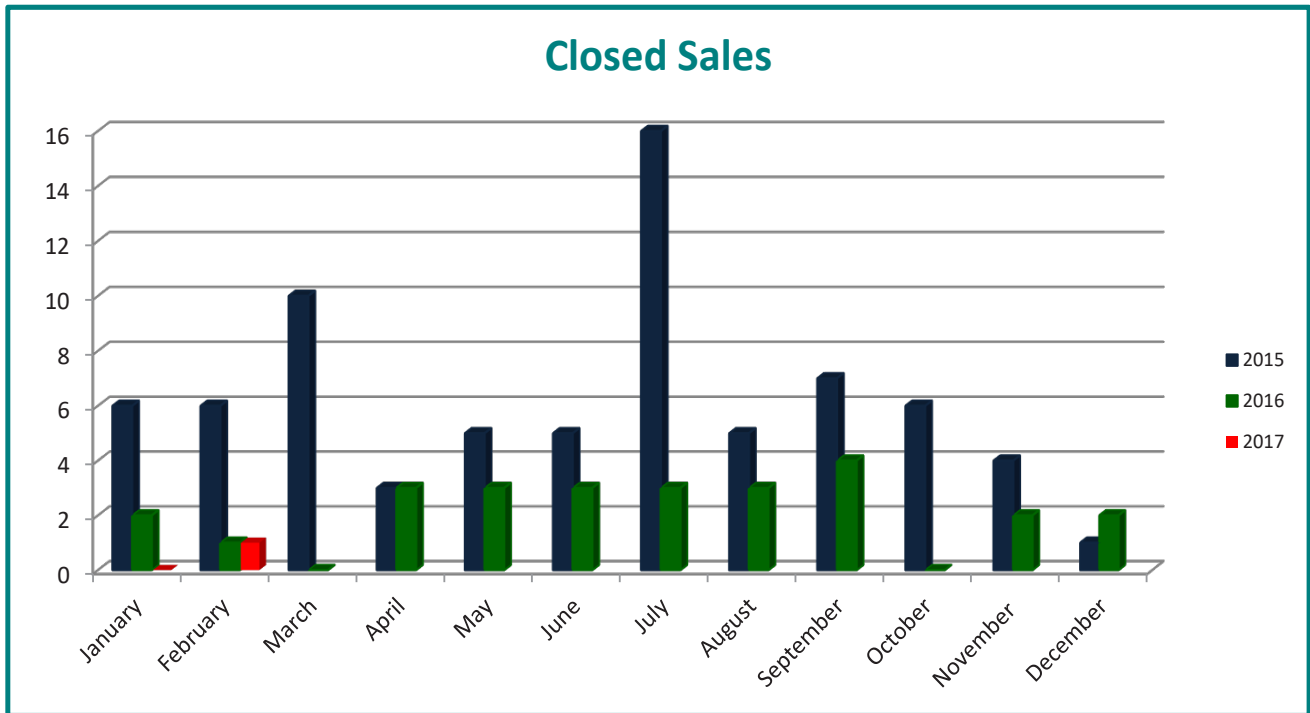
JOSEPHINE COUNTY, OR

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

## CLOSED SALES

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

JOSEPHINE COUNTY, OR

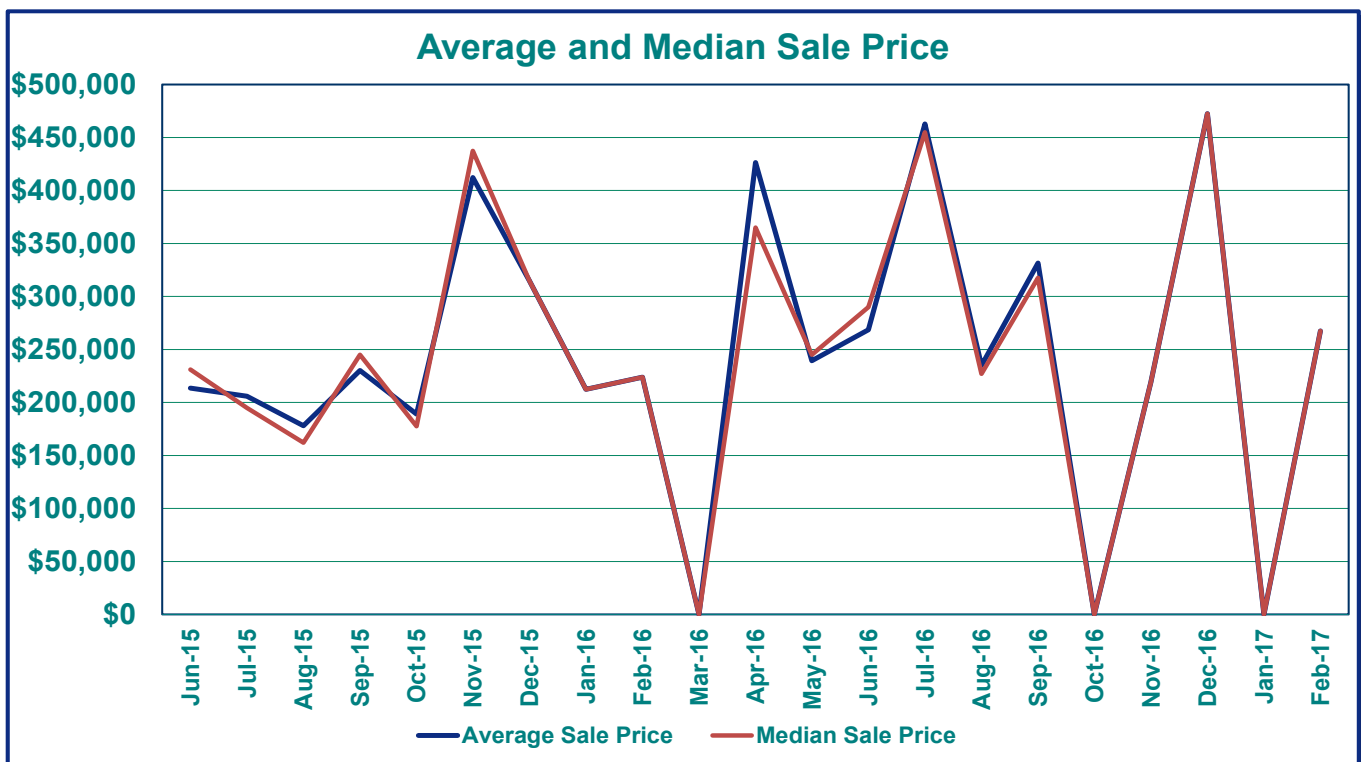


## SALE PRICE

*This graph represents the average and median sale price for all homes sold in*

JOSEPHINE COUNTY, OR

*Josephine County, Oregon.*



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

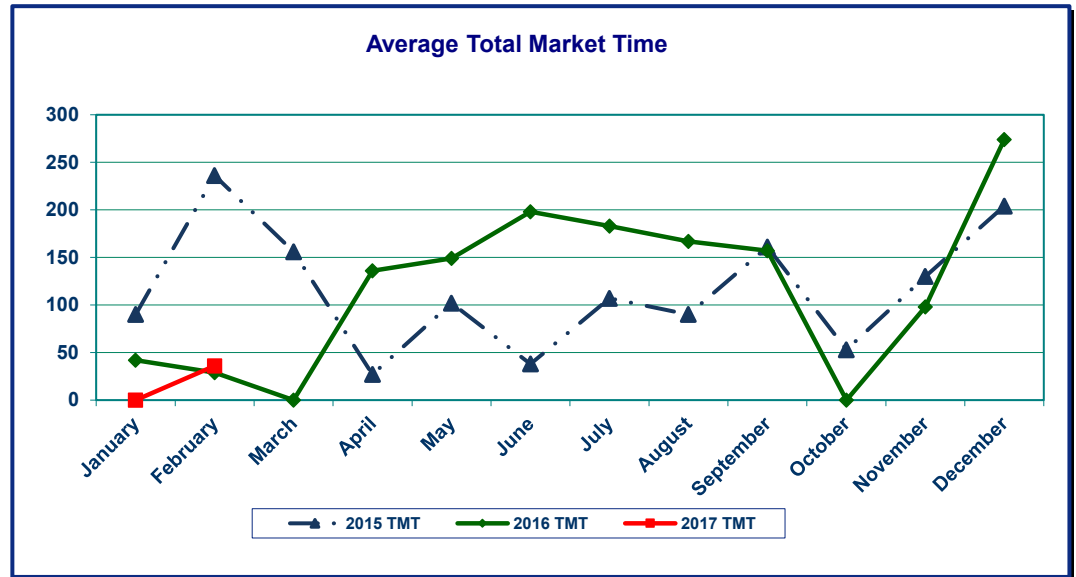
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County, Josephine County,  
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Tyler Chaudhary, Editor

# MARKET ACTION



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

Residential Review: Lane County, Oregon

February 2017 Reporting Period

## February Residential Highlights

Activity in Lane County continued a cooling trend this February, but some numbers showed gains over January. New listings (393) showed a 22.8% gain over January 2017, but ended 5.5% below the 416 new listings offered last year in February 2016.

Similarly, pending sales (369) rose 16.0% above the 318 offers accepted last month in January 2017, but were 12.1% under the 420 offers accepted last year in February 2016.

Closed sales, at 247, ended 13.0% under February 2016 (284) and 9.5% under January 2017 (273).

February saw inventory in Lane County rise just slightly to 2.2 months. Total market time during the same period rose three days to 75 days.

## Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$266,000) with the average price of homes sold in the twelve months ending February 2016 (\$244,400) shows an increase of 8.8%. The same comparison of the median shows an increase of 8.3% over that same period.

Inventory in Months*			
	2015	2016	2017
January	5.5	3.3	2.1
February	5.9	2.8	2.2
March	3.7	2.2	
April	3.4	2.1	
May	3.3	2.0	
June	2.6	1.8	
July	2.7	2.5	
August	3.2	2.0	
September	3.0	2.0	
October	2.7	2.1	
November	3.4	1.9	
December	2.2	1.7	

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

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

**Average Sale Price % Change:**  
+8.8% (\$266,000 v. \$244,400)  
**Median Sale Price % Change:**  
+8.3% (\$239,900 v. \$221,500)

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

Data for Florence is reported separately from Greater Lane County. The Residential Review on pages 1, 3, 4, and 6 does not include data from Florence. For data on Florence, see the Area Report on page 2, or the graphs on page 5.

Greater Lane Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	February	393	369	247	256,800	245,000	75
	January	320	318	273	266,500	232,900	72
	Year-to-date	719	673	528	260,800	239,000	72
2016	February	416	420	284	235,800	211,000	81
	Year-to-date	848	750	551	241,200	215,000	83
Change	February	-5.5%	-12.1%	-13.0%	8.9%	16.1%	-7.8%
	Prev Mo 2017	22.8%	16.0%	-9.5%	-3.6%	5.2%	4.2%
	Year-to-date	-15.2%	-10.3%	-4.2%	8.1%	11.2%	-12.6%

# AREA REPORT • 2/2017

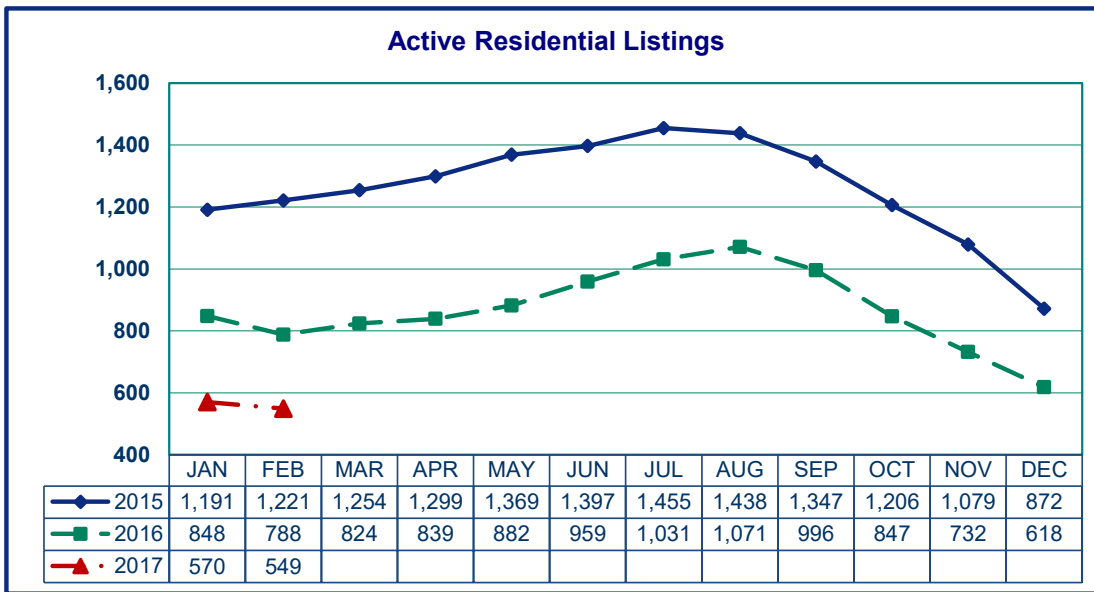
## Lane County, Oregon

		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired,Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
225	Florence Coast Village	11	4	2	3	200.0%	0	-	-	7	4	33.3%	1	65,000	65,000	184	3.7%	-	-	-	-	-	-	
226	Florence Green Trees	11	4	1	4	-20.0%	2	99,800	187	10	7	-12.5%	2	99,800	99,800	187	0.1%	-	-	-	-	-	-	
227	Florence Florentine	8	4	0	4	300.0%	3	274,600	91	7	7	600.0%	5	264,700	259,500	95	20.0%	-	-	-	-	-	-	
228	Florence Town	49	22	-	14	-44.0%	15	248,000	100	32	29	-9.4%	25	237,200	207,000	118	11.4%	1	300,000	4	37,800	-	-	
229	Florence Beach	20	7	2	4	0.0%	6	199,600	200	14	10	0.0%	9	234,700	192,000	171	-1.4%	-	-	5	46,000	-	-	
230	Florence North	27	5	-	5	150.0%	2	240,100	63	8	7	40.0%	5	231,700	260,000	88	10.4%	-	-	1	99,900	-	-	
231	Florence South/ Dunes City	22	2	2	2	-33.3%	3	199,800	359	5	7	-12.5%	7	251,900	185,000	298	6.5%	-	-	2	147,800	-	-	
238	Florence East/ Mapleton	15	3	2	3	-40.0%	1	155,000	221	11	5	-28.6%	1	155,000	155,000	221	3.5%	-	-	1	240,000	1	105,000	
	Grand Total	163	51	9	39	-15.2%	32	224,200	149	94	76	2.7%	55	231,000	207,000	150	10.3%	1	300,000	13	78,200	1	105,000	
232	Hayden Bridge	8	11	1	15	66.7%	10	281,100	205	18	22	37.5%	18	253,600	248,500	140	10.2%	-	-	-	-	2	227,500	
233	McKenzie Valley	35	8	1	7	-12.5%	1	330,000	1	18	14	-6.7%	5	332,800	330,000	31	-1.7%	-	-	3	142,300	-	-	
234	Pleasant Hill/Oak	32	10	8	9	-52.6%	6	179,800	71	20	17	-46.9%	15	251,700	165,000	130	9.7%	-	-	2	530,300	1	215,000	
235	South Lane Properties	79	42	7	36	-23.4%	25	203,000	128	74	63	-14.9%	51	218,800	200,000	113	7.8%	1	555,000	8	104,200	1	220,000	
236	West Lane Properties	38	22	5	18	-25.0%	10	236,900	47	45	34	-27.7%	22	225,400	198,000	53	4.8%	-	-	3	162,000	-	-	
237	Junction City	32	16	3	18	5.9%	12	283,100	90	29	36	16.1%	25	260,100	265,000	75	12.5%	-	-	5	135,700	-	-	
239	Thurston	39	36	6	31	-26.2%	10	236,000	35	56	52	-23.5%	29	239,700	220,000	42	10.3%	-	-	1	44,000	2	242,500	
240	Coburg I-5	5	1	1	3	-57.1%	3	356,000	58	6	6	-33.3%	5	441,800	238,000	35	23.1%	-	-	-	-	-	-	
241	N Gilham	32	15	3	12	-40.0%	10	262,300	42	31	23	-34.3%	23	262,600	239,900	55	8.7%	-	-	-	-	-	-	
242	Ferry Street Bridge	32	32	11	29	20.8%	24	306,100	65	58	45	4.7%	55	318,500	288,500	80	8.8%	-	-	-	-	-	-	
243	E Eugene	32	40	9	27	35.0%	16	265,500	58	54	44	-6.4%	33	314,700	290,000	72	13.1%	-	-	7	100,000	1	353,000	
244	SW Eugene	56	32	9	37	-17.8%	30	320,700	97	64	70	-13.6%	53	326,300	279,000	88	7.2%	-	-	2	71,000	-	-	
245	W Eugene	19	13	0	8	-33.3%	7	229,900	25	25	15	-37.5%	16	221,800	156,000	44	8.1%	-	-	-	-	-	-	
246	Danebo	32	43	5	44	4.8%	27	189,400	54	77	81	9.5%	57	196,400	200,000	50	18.6%	-	-	-	-	3	236,600	
247	River Road	11	11	0	8	-55.6%	10	259,200	36	23	24	-14.3%	23	246,500	236,000	56	9.6%	-	-	-	-	2	767,500	
248	Santa Clara	29	27	2	20	-37.5%	19	298,600	43	49	51	-8.9%	45	272,200	256,900	47	8.4%	-	-	3	84,300	1	284,000	
249	Springfield	29	31	5	40	21.2%	20	184,300	38	62	64	-5.9%	43	199,500	185,000	54	13.9%	1	228,000	3	267,700	6	274,200	
250	Mohawk Valley	9	3	0	7	600.0%	7	347,100	188	10	12	500.0%	10	346,500	355,500	141	25.5%	-	-	3	176,100	-	-	
	Grand Total	549	393	76	369	-12.1%	247	256,800	75	719	673	-10.3%	528	260,800	239,000	72	8.8%	2	391,500	40	148,900	19	310,600	



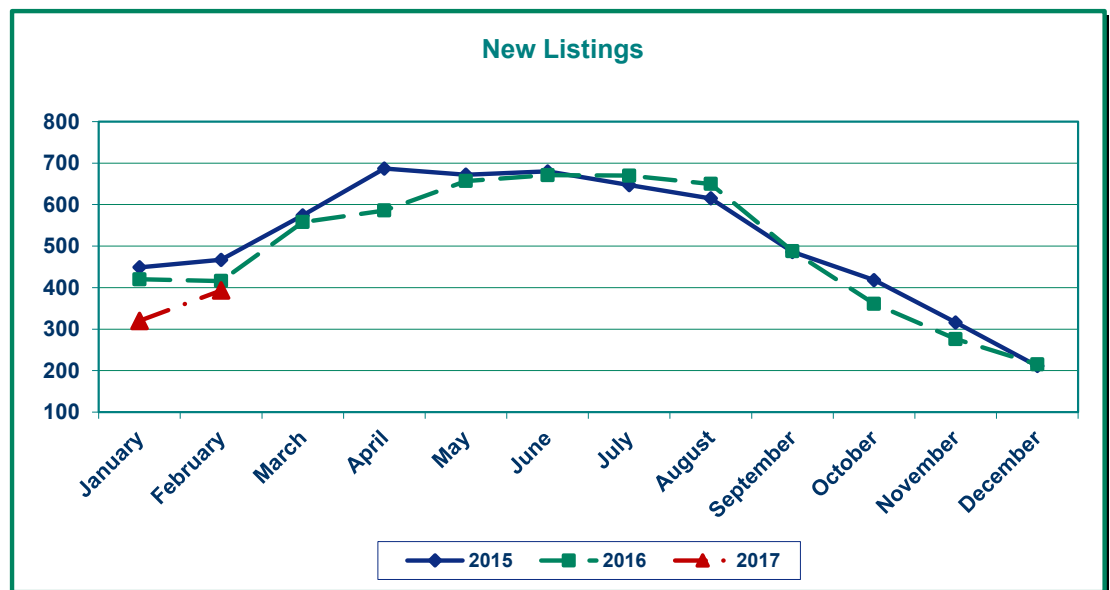
## ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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



## NEW LISTINGS GREATER LANE COUNTY, OR

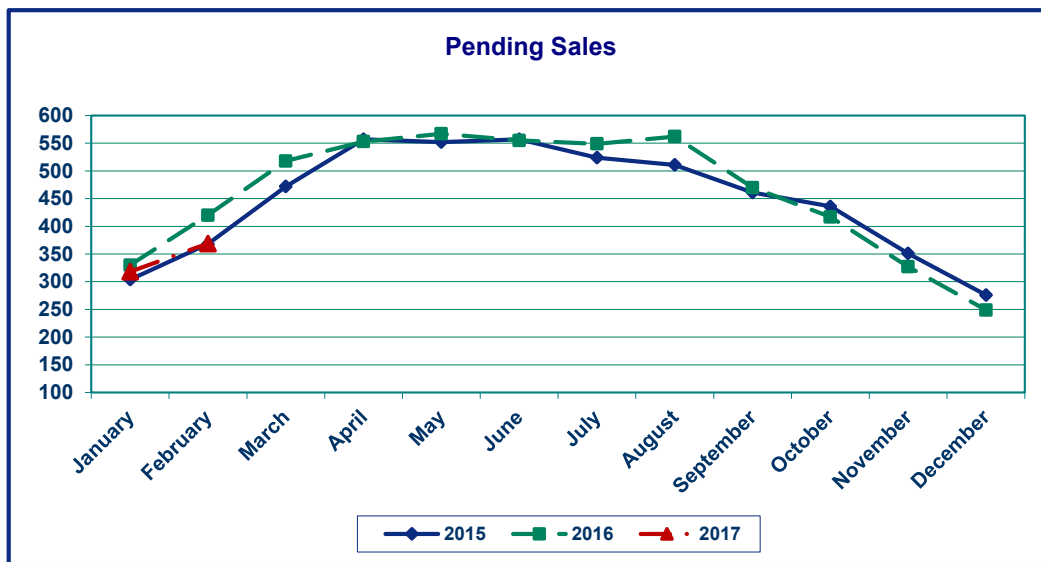
*This graph shows the new residential listings over the past three calendar years in Greater Lane County, Oregon.*



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2017 with February 2016. The Year-To-Date section compares 2017 year-to-date statistics through February with 2016 year-to-date statistics through February.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/16-2/28/17) with 12 months before (3/1/15-2/29/16).

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



## PENDING LISTINGS

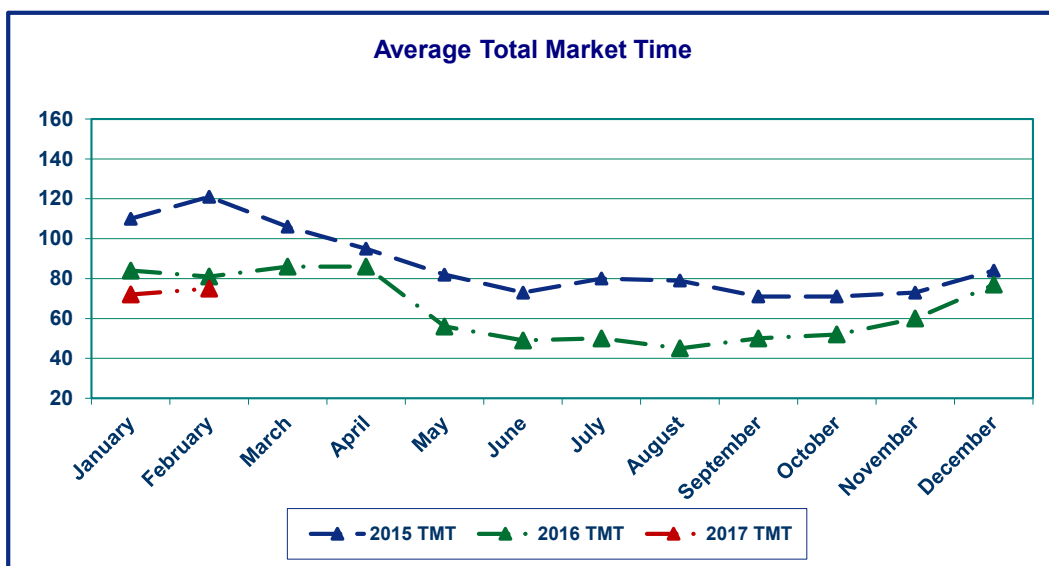
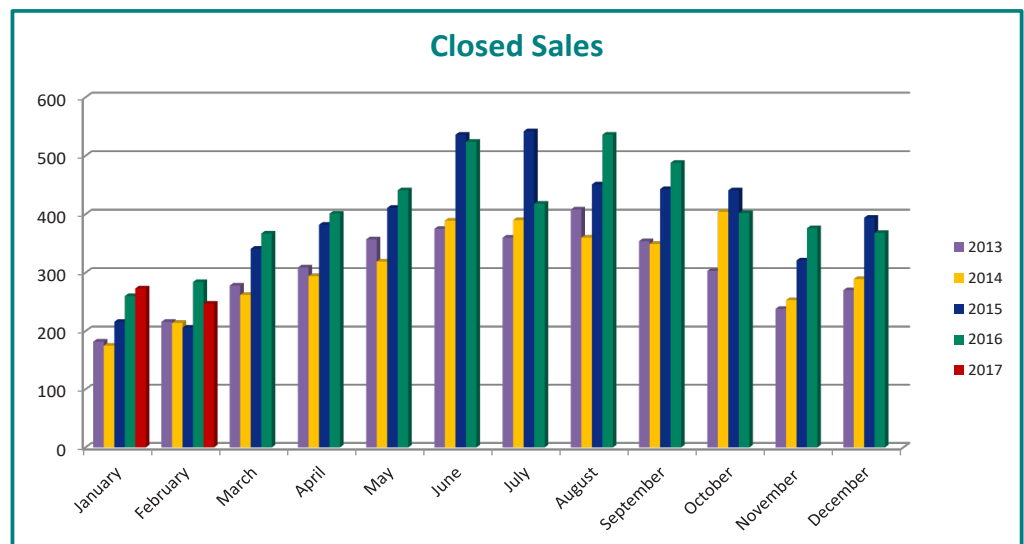
### GREATER LANE COUNTY, OR

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

## CLOSED SALES

### GREATER LANE COUNTY, OR

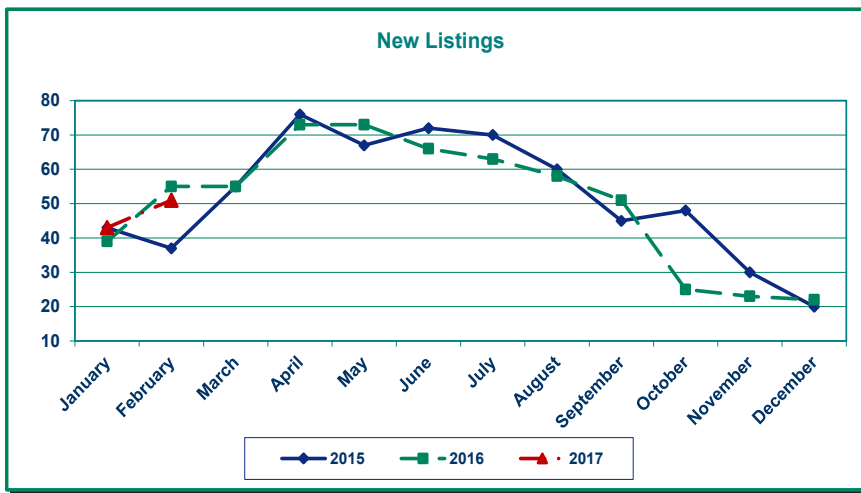
*This graph shows the closed sales over the past five calendar years in Greater Lane County, Oregon.*



## DAYS ON MARKET

### GREATER LANE COUNTY, OR

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



## NEW LISTINGS

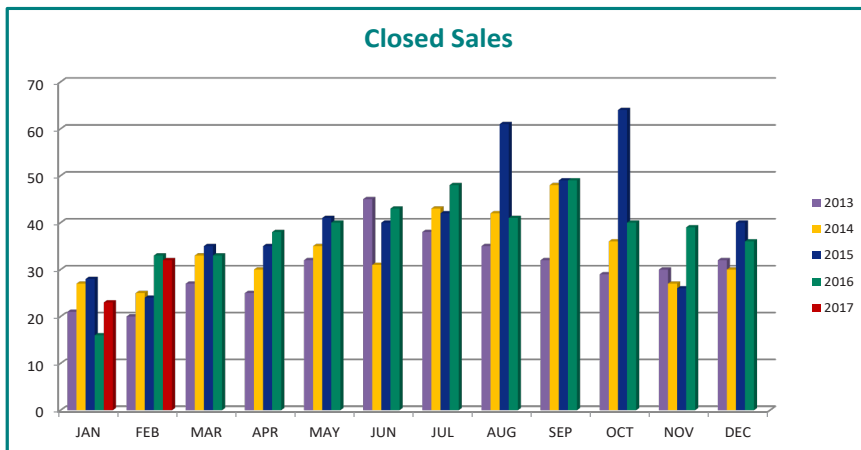
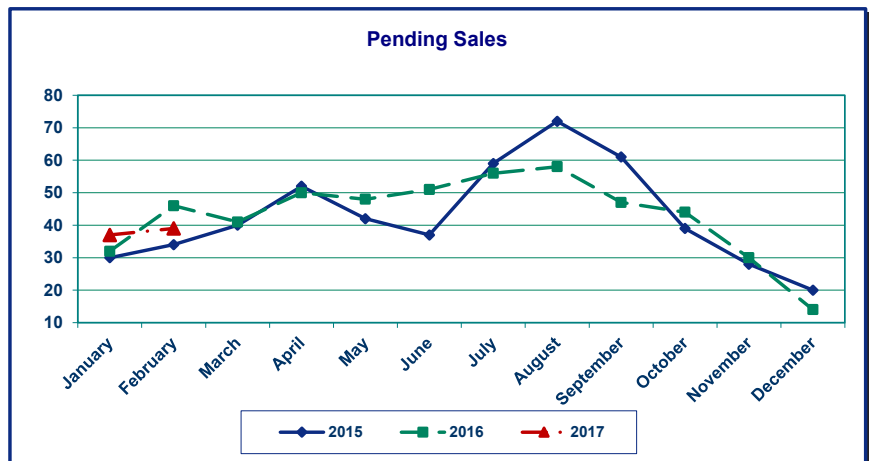
### FLORENCE, OR

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

## PENDING LISTINGS

### FLORENCE, OR

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



## CLOSED SALES

### FLORENCE, OR

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

## AVERAGE SALE PRICE

### FLORENCE, OR

*This graph shows the average sale price for all sold homes over the past three calendar years in Florence, Oregon.*



**SALE PRICE**  
**GREATER LANE**  
**COUNTY, OR**

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

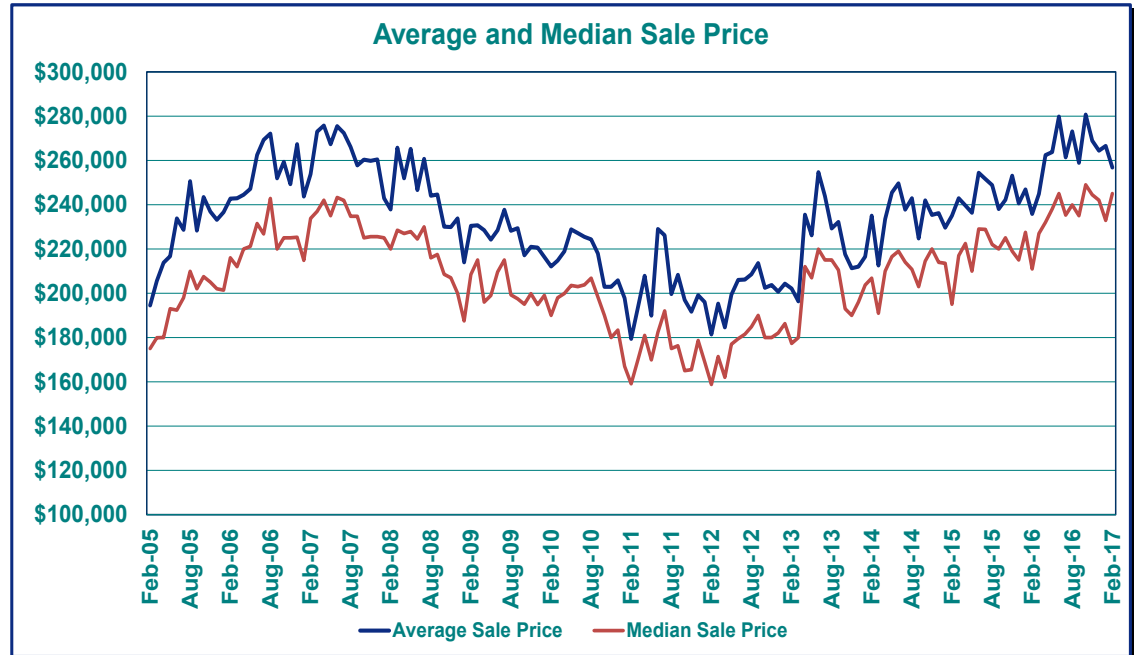
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**Suite 230**  
**Portland, OR 97220**  
**(503) 236-7657**  
**communications@rmls.com**

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Jeff Wiren, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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

Residential Review: Mid-Columbia

February 2017 Reporting Period

## February Residential Highlights

February brought a gain in closings over last year in the Mid-Columbia region. The 51 closings outpaced February 2016 (45) by 13.3%, although this was still a 12.1% decrease compared to the 58 closings recorded last month in January 2017.

New listings, at 59, fell 29.8% short of the 84 new listings offered last year in February 2016. This was a 34.1% increase over the 44 new listings offered last month in January 2017.

Similarly, pending sales (62) ended 20.5% under the 78 offers accepted last year in February 2016 but fared 8.8% better than last month in January 2017 when 57 offers were accepted in the region.

Inventory rose slightly to land at 4.6 months in February, with total market time ending at 130 days.

## Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$281,900) with the average price of homes ending February 2016 (\$262,200) shows an increase of 7.5%. The same comparison of the median shows an increase of 8.9% over the same period.

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

**Average Sale Price % Change:**  
+7.5% (\$281,900 v. \$262,200)  
**Median Sale Price % Change:**  
+8.9% (\$245,000 v. \$225,000)

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

## Inventory in Months\*

	2015	2016	2017
January	11.1	6.3	4.2
February	8.6	7.5	4.6
March	6.4	4.8	
April	6.0	4.7	
May	5.3	4.4	
June	5.7	4.8	
July	5.8	4.2	
August	6.2	3.7	
September	5.2	4.7	
October	4.6	3.2	
November	6.7	3.1	
December	4.2	2.9	

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

Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	February	59	62	51	238,300	214,000	130
	January	44	57	58	277,200	202,800	109
	Year-to-date	103	116	112	261,600	212,000	120
2016	February	84	78	45	258,600	242,000	137
	Year-to-date	137	137	100	257,300	232,800	151
Change	February	-29.8%	-20.5%	13.3%	-7.8%	-11.6%	-5.2%
	Prev Mo 2017	34.1%	8.8%	-12.1%	-14.0%	5.5%	19.3%
	Year-to-date	-24.8%	-15.3%	12.0%	1.7%	-8.9%	-20.8%

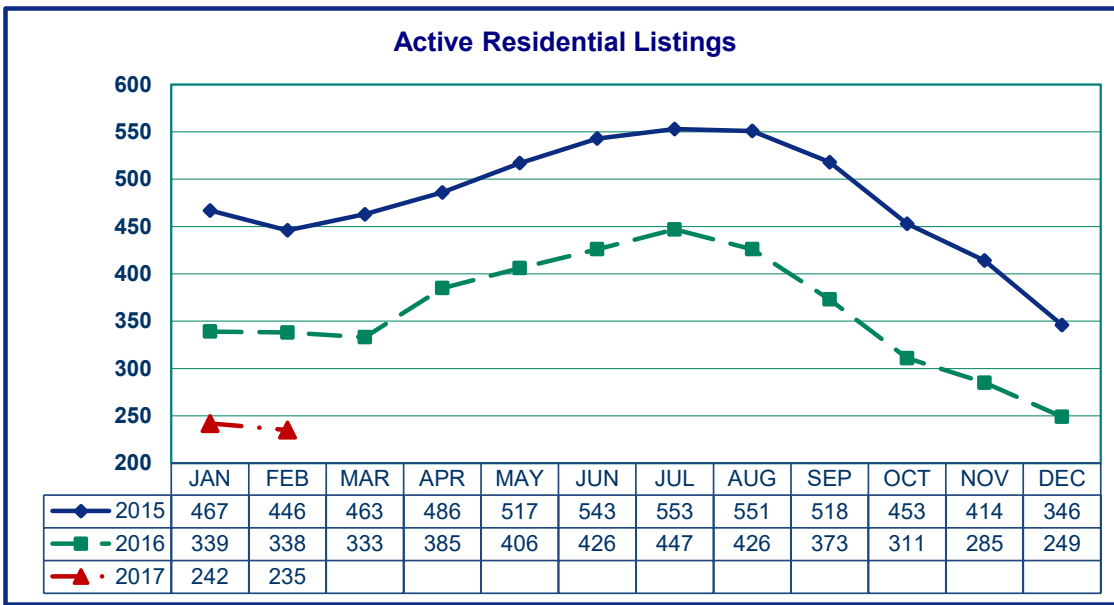
# AREA REPORT • 2/2017

## 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 2017 v. 2016¹	Closed Sales	Average Sale Price		Total Market Time ³	New Listings	Pending Sales	Pending Sales 2017 v. 2016¹	Closed Sales	Average Sale Price					Median Sale Price		
100	White Salmon/ Bingen	24	3	-	5	0.0%	5	404,300	81	6	9	50.0%	7	436,600	418,000	24.0%	1	330,000	1	110,000	1	330,000
101	Snowden	6	0	-	1	-	0	-	-	-	1	-	0	-	-	21.3%	0	-	0	-	0	-
102	Trout Lake/ Glenwood	4	1	0	2	100.0%	0	-	-	1	3	50.0%	1	372,500	372,500	4.7%	-	-	-	-	-	-
103	Husum/ BZ Corner	5	0	1	0	-100.0%	1	280,500	339	0	1	0.0%	1	280,500	280,500	-14.3%	-	-	4	119,800	-	-
104	Lyle/ High Prairie	8	1	-	-	-	1	465,000	6	2	-	-100.0%	3	332,500	422,500	16.0%	-	-	2	134,000	-	-
105	Dallesport/ Murdock	8	3	1	1	-66.7%	0	-	-	4	3	-25.0%	4	198,000	127,200	18.7%	-	-	-	-	-	-
106	Appleton/ Timber Valley	1	0	0	0	-100.0%	-	-	-	0	-	-100.0%	0	0	-	16.0%	-	-	1	35,000	-	-
108	Goldendale/ Centerville	24	6	1	6	-33.3%	8	143,800	92	12	14	0.0%	16	163,500	162,000	24.5%	-	-	4	33,700	-	-
109	Bickleton/ East County	-	0	0	0	-100.0%	1	359,000	96	0	0	-100.0%	1	359,000	359,000	67.3%	-	-	-	-	-	-
110	Klickitat	3	0	0	1	-	2	82,300	45	1	3	200.0%	3	93,200	87,000	14.5%	-	-	-	-	-	-
	Klickitat Co. Total	83	14	3	16	-23.8%	18	246,700	93	26	34	9.7%	36	243,100	191,500	16.8%	1	330,000	12	85,600	1	330,000
111	Skamania	5	1	0	2	100.0%	1	190,000	374	2	3	200.0%	1	190,000	190,000	36.7%	-	-	-	-	-	-
112	North Bonneville	0	0	0	-	-100.0%	0	-	-	0	0	-100.0%	1	191,500	191,500	12.8%	-	-	-	-	-	-
113	Stevenson	4	2	3	1	-85.7%	1	296,500	4	2	2	-75.0%	4	287,900	295,800	-5.0%	-	-	1	70,000	-	-
114	Carson	10	5	-	3	-50.0%	1	150,000	583	8	5	-28.6%	4	281,600	277,500	17.5%	-	-	1	150,000	1	352,000
115	Home Valley	-	0	-	0	-	0	-	-	0	1	-50.0%	1	388,000	388,000	16.1%	-	-	-	-	-	-
116	Cook, Underwood, Mill A, Willard	2	0	0	2	-	1	422,000	7	2	4	-	2	273,000	273,000	2.7%	-	-	-	-	-	-
117	Unincorporated North	15	0	0	0	-100.0%	1	43,500	1952	0	4	100.0%	2	106,800	106,800	34.7%	-	-	-	-	-	-
	Skamania Co. Total	36	8	3	8	-50.0%	5	220,400	584	14	19	-17.4%	15	253,800	225,000	0.5%	-	-	2	110,000	1	352,000
351	The Dalles	42	20	2	23	9.5%	18	193,800	52	35	36	-5.3%	34	185,000	172,900	9.5%	-	-	4	61,300	-	-
352	Dufur	-	0	0	2	-	1	80,000	9	2	3	-	1	80,000	80,000	64.1%	-	-	-	-	-	-
353	Tygh Valley	5	1	0	1	-	0	-	-	1	1	-	0	-	-	-5.0%	0	-	0	-	0	-
354	Wamic/ Pine Hollow	10	1	1	1	0.0%	0	-	-	2	1	-66.7%	1	81,800	81,800	30.5%	-	-	1	55,000	-	-
355	Maupin/ Pine Grove	10	3	0	1	-	-	-	-	4	1	-66.7%	1	199,000	199,000	7.4%	-	-	1	115,000	1	215,000
356	Rowena	1	0	0	1	-	0	-	-	0	1	-	0	-	-	-75.0%	0	-	0	-	0	-
357	Mosier	1	-	1	1	0.0%	1	79,500	68	-	2	-66.7%	3	285,200	356,000	32.9%	-	-	-	-	-	-
	Wasco Co. Total	69	25	4	30	30.4%	20	182,400	51	44	45	-10.0%	40	187,700	172,900	10.4%	-	-	6	69,200	1	215,000
361	Cascade Locks	9	2	-	0	-100.0%	2	249,700	35	3	1	-66.7%	3	220,700	214,000	39.6%	-	-	-	-	-	-
362	Hood River City	18	6	1	4	-50.0%	4	376,800	63	9	11	-26.7%	10	374,300	394,500	9.8%	3	2,033,000	4	347,500	-	-
363	Hood River-W	9	3	2	3	0.0%	1	569,000	642	4	3	-40.0%	4	749,800	709,000	18.9%	-	-	-	-	-	-
364	Hood River-E	4	0	0	1	-	0	-	-	0	1	-	2	530,000	530,000	5.6%	-	-	-	-	-	-
366	Odell	-	0	-	0	-100.0%	0	-	-	1	0	-100.0%	1	385,000	385,000	20.0%	-	-	-	-	-	-
367	Parkdale/ Mt. Hood	5	1	0	-	-100.0%	1	385,000	70	2	2	-60.0%	1	385,000	385,000	18.0%	-	-	1	267,200	-	-
	Hood River Co. Total	45	12	3	8	-55.6%	8	370,100	129	19	18	-41.9%	21	439,700	394,000	9.6%	3	2,033,000	5	331,400	-	-
370	Sherman Co.	2	0	1	-	-	0	0	0	0	-	-100.0%	-	-	-	36.9%	1	115,000	-	-	-	-

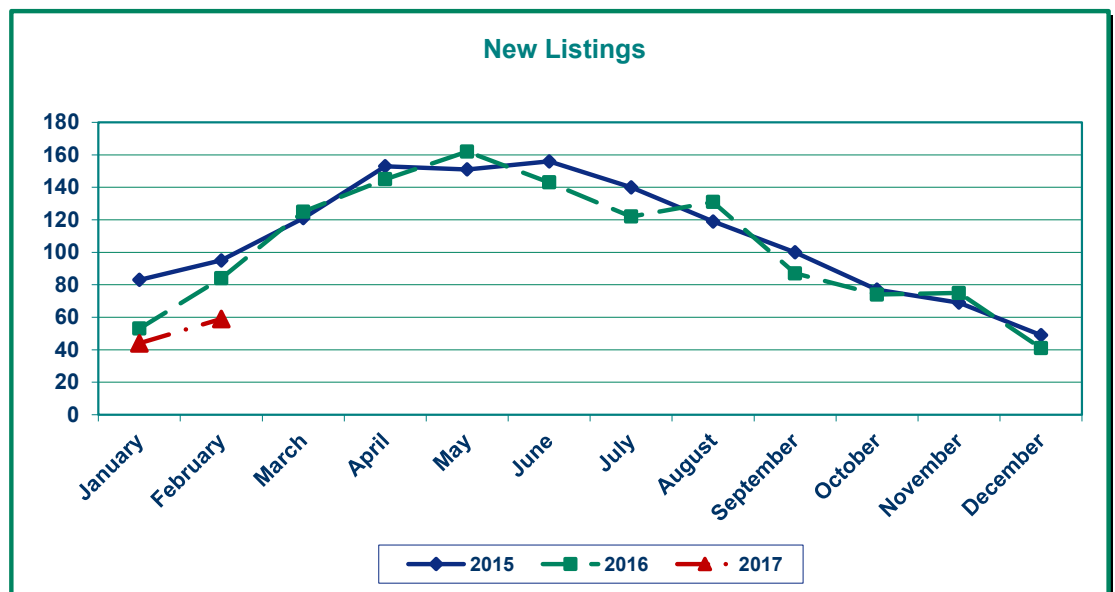
## ACTIVE RESIDENTIAL LISTINGS MID-COLUMBIA

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



## NEW LISTINGS MID-COLUMBIA

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



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2017 with February 2016. The Year-To-Date section compares 2017 year-to-date statistics through February with 2016 year-to-date statistics through February.

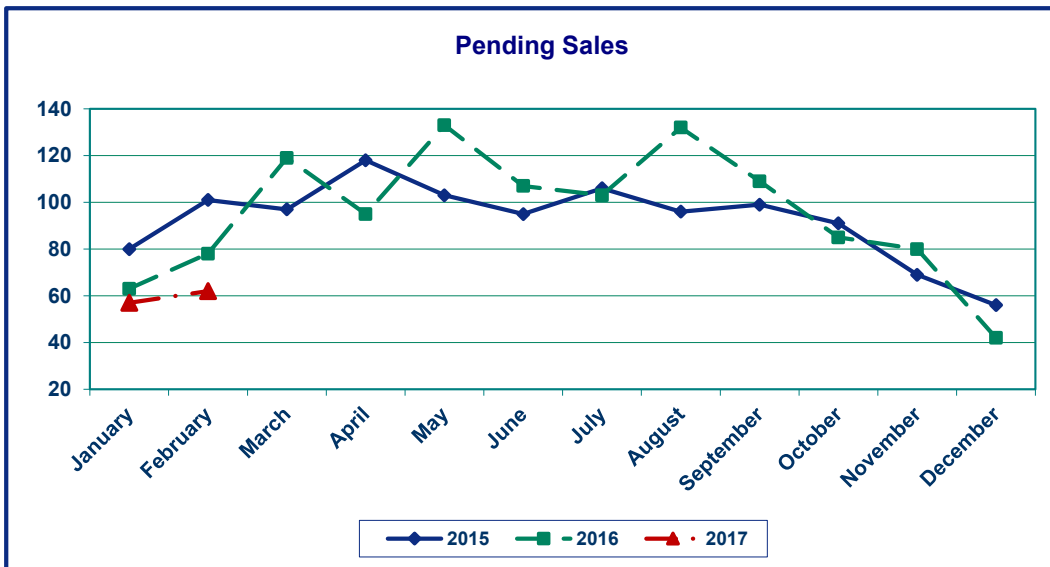
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/16-2/28/17) with 12 months before (3/1/15-2/29/16).

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## PENDING LISTINGS

### MID-COLUMBIA

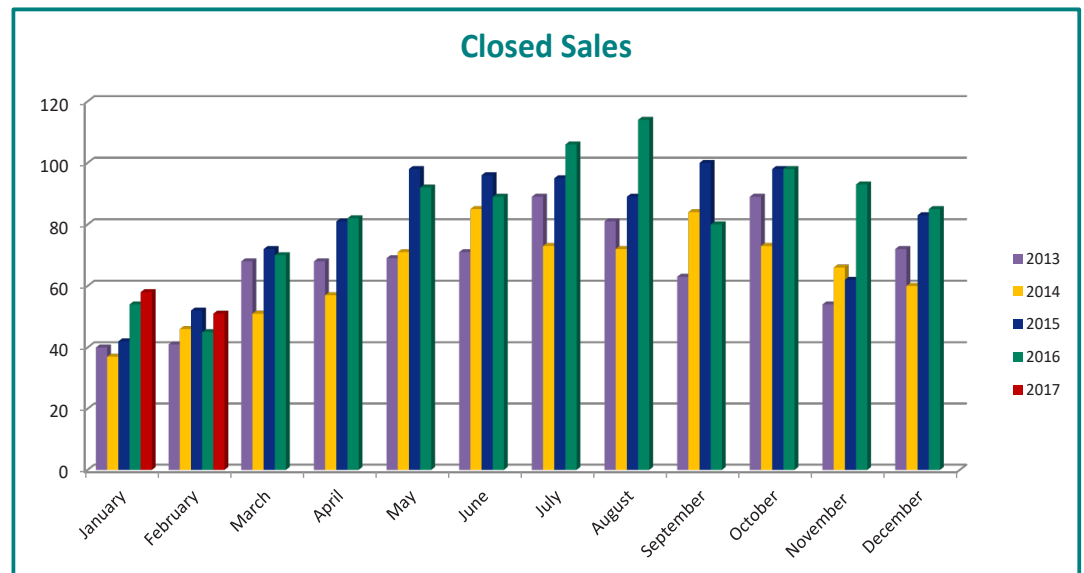
*This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.*



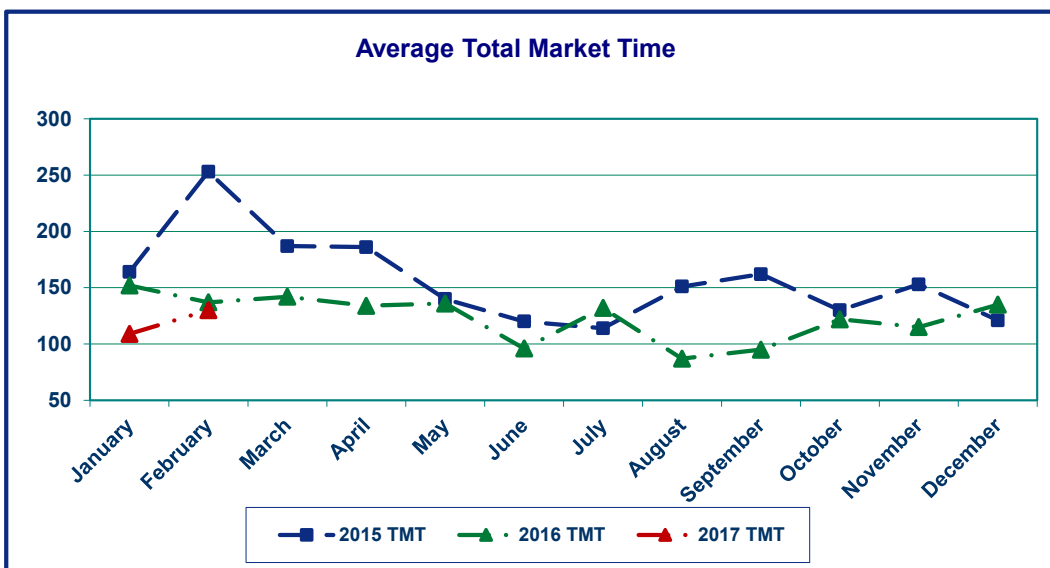
## CLOSED SALES

### MID-COLUMBIA

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



## Average Total Market Time



## DAYS ON MARKET

### MID-COLUMBIA

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



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

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

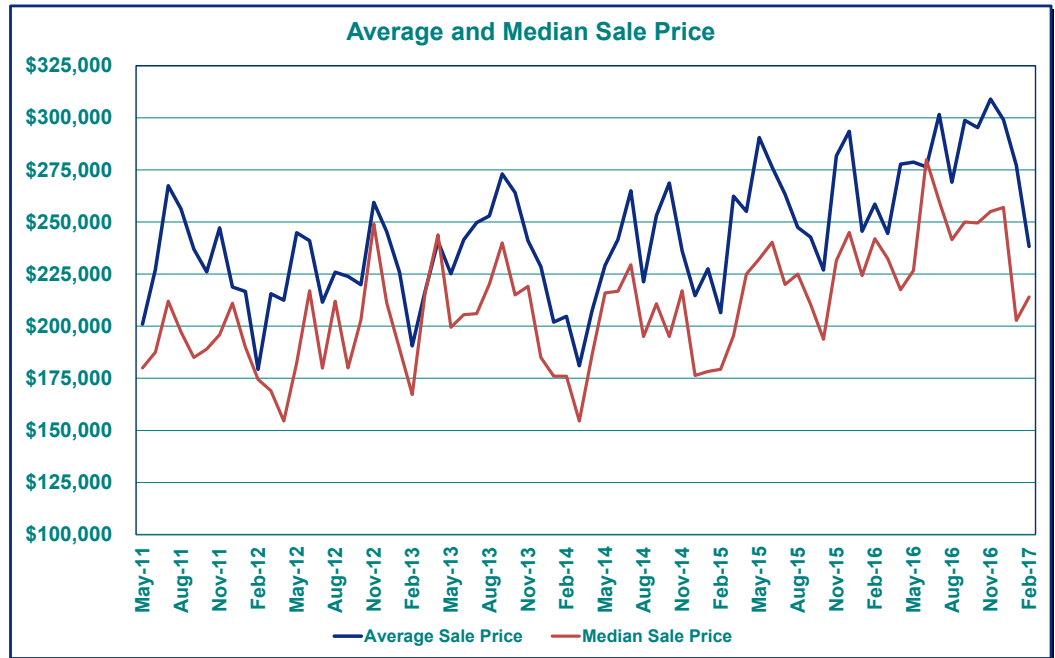
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Jeff Wiren, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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

Residential Review: North Coastal Counties, Oregon

February 2017 Reporting Period

## February Residential Highlights

New listings made gains this February in the North Coastal counties. At 192 for the month, new listings pushed over February 2016 (190) by 1.1% and fared 23.9% better than last month in January 2017.

Closed sales (90) matched numbers from February 2016 exactly, but showed a 20.4% drop from the 113 closings recorded last month in January 2017.

Pending sales (110) fared similarly, exactly matching last month's accepted offers but ending 23.6% under the 144 offers accepted last year in February 2016.

Inventory increased this February to 9.0 months, with total market time decreasing to 148 days.

## Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$307,300) with the average price of homes sold in the twelve months ending February 2016 (\$282,100) shows an increase of 8.9%. The same comparison of the median shows an increase of 9.2% over the same period.

Inventory in Months*			
	2015	2016	2017
January	17.7	8.7	6.8
February	13.3	10.0	9.0
March	10.2	8.6	
April	10.8	9.0	
May	10.7	8.3	
June	9.2	8.0	
July	8.2	9.3	
August	9.0	7.0	
September	8.6	7.2	
October	7.5	7.7	
November	10.5	7.2	
December	7.7	7.1	

\*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:

+8.9% (\$307,300 v. \$282,100)

### Median Sale Price % Change:

+9.2% (\$261,000 v. \$239,100)

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
2017	February	192	110	90	336,900	262,000	148
	January	155	110	113	319,400	265,000	172
	Year-to-date	355	215	208	325,800	265,000	161
2016	February	190	144	90	307,000	235,500	171
	Year-to-date	392	261	197	299,500	236,000	161
Change	February	1.1%	-23.6%	0.0%	9.7%	11.3%	-13.5%
	Prev Mo 2017	23.9%	0.0%	-20.4%	5.5%	-1.1%	-14.0%
	Year-to-date	-9.4%	-17.6%	5.6%	8.8%	12.3%	0.3%

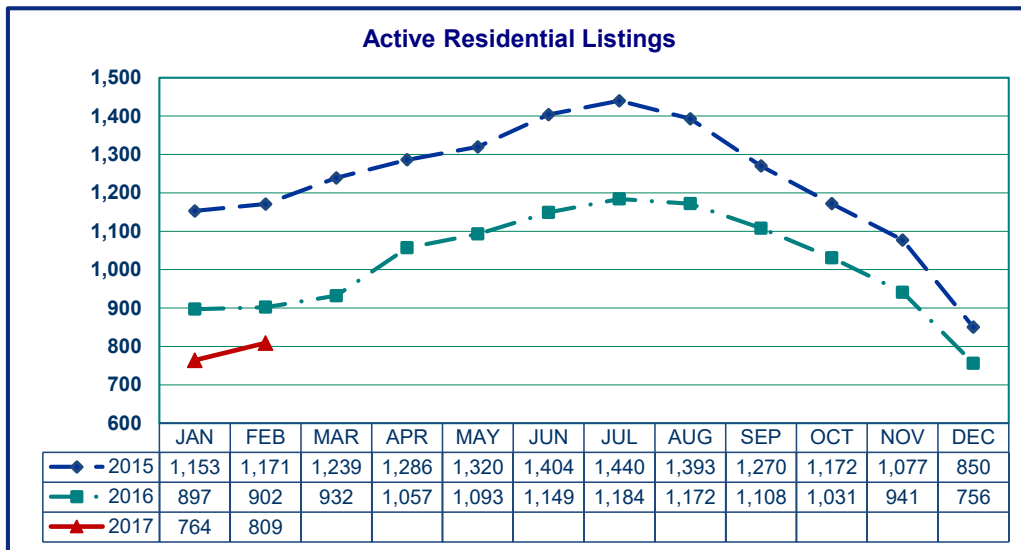
# AREA REPORT • 2/2017

## North Coastal Counties, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
180	Astoria	46	15	9	14	0.0%	12	283,800	111	32	32	-20.0%	26	273,300	265,000	4.2%	1	200,000	1	59,000	1	352,200
181	Hammond/ Warrenton	35	16	7	15	-6.3%	8	308,000	81	36	20	-20.0%	15	275,200	260,000	-2.7%	1	180,000	-	-	1	400,000
182	Gearhart West	44	12	5	6	0.0%	8	471,600	131	19	9	-25.0%	9	441,800	332,000	7.4%	-	-	5	94,000	-	-
183	Gearhart East	9	2	-	2	0.0%	1	274,000	105	3	2	-33.3%	2	292,500	292,500	17.3%	-	-	-	-	-	-
184	Seaside Northwest	7	0	2	2	0.0%	2	77,500	19	4	5	66.7%	3	93,300	125,000	-8.0%	-	-	-	-	-	-
185	Seaside North Central	8	4	0	3	0.0%	2	233,500	156	7	6	-25.0%	3	200,700	135,000	17.8%	-	-	-	-	-	-
186	Seaside Southwest	27	4	-	4	-55.6%	3	623,000	120	9	8	-11.1%	7	525,400	416,000	23.2%	-	-	-	-	-	-
187	Seaside South Central	4	-	0	0	-100.0%	1	185,000	7	2	2	-33.3%	2	392,000	392,000	31.6%	-	-	-	-	-	-
188	Seaside East	12	5	2	1	0.0%	1	6,500	86	12	3	-25.0%	4	181,300	209,500	-2.3%	-	-	-	-	-	-
189	Cannon Beach/ Tolovana Park	56	6	4	8	60.0%	2	369,500	150	14	11	37.5%	11	532,200	355,000	30.1%	2	1,353,800	2	227,500	-	-
190	Arch Cape/ Cove Beach/ Falcon Cove	8	2	1	2	100.0%	2	595,500	10	8	5	150.0%	3	591,200	582,500	26.4%	-	-	-	-	-	-
191	Rural Clatsop County	15	2	0	1	-75.0%	1	262,000	340	5	3	-40.0%	2	200,000	200,000	0.2%	-	-	2	28,800	-	-
	Clatsop County	271	68	30	58	-9.4%	43	344,000	107	151	106	-13.1%	87	343,600	271,500	13.4%	4	771,900	10	104,200	2	376,100

97102	Arch Cape	3	1	-	0	-100.0%	0	-	-	1	0	-100.0%	0	-	-	-59.2%	0	-	0	-	0	-
97130	Manzanita	30	3	-	3	-57.1%	4	672,000	105	7	8	-20.0%	8	477,300	500,900	-5.8%	-	-	1	215,000	-	-
97131	Nehalem	16	5	0	1	-80.0%	2	160,500	137	5	4	-60.0%	3	208,000	221,000	7.8%	-	-	5	88,600	-	-
97147	Wheeler	1	0	0	0	-100.0%	0	-	-	1	0	-100.0%	-	-	-	17.6%	-	-	2	67,000	-	-
97136	Rockaway Beach	66	13	6	7	-36.4%	3	208,400	144	18	10	-33.3%	10	212,200	221,500	16.4%	-	-	1	23,000	-	-
97107	Bay City	3	2	2	1	-50.0%	0	-	-	3	5	-16.7%	3	201,000	137,000	10.0%	-	-	2	42,500	-	-
97118	Garibaldi	8	-	0	0	-	3	188,000	673	2	2	100.0%	6	184,600	168,000	21.3%	-	-	-	-	1	265,000
97143	Netarts	8	-	2	-	-100.0%	0	-	-	-	2	-71.4%	1	150,000	150,000	5.3%	-	-	-	-	-	-
97141	Tillamook	30	9	2	7	-41.7%	5	212,000	136	17	15	-6.3%	16	203,800	182,500	7.5%	-	-	5	74,300	-	-
97134	Oceanside	12	3	0	3	200.0%	2	578,500	88	6	5	400.0%	4	523,800	470,600	9.2%	-	-	2	82,500	-	-
97108	Beaver	1	0	1	0	-	1	480,000	332	0	0	-	1	480,000	480,000	-3.5%	-	-	-	-	-	-
97122	Hebo	1	0	0	0	-	0	-	-	0	0	-	0	-	-	-2.3%	0	-	0	-	0	-
97112	Cloverdale	10	4	2	1	0.0%	1	275,000	359	6	2	100.0%	4	205,400	232,500	-9.7%	-	-	1	125,000	-	-
97135	Pacific City	41	14	-	1	-50.0%	-	-	-	21	1	-83.3%	3	380,800	287,500	4.1%	-	-	2	90,000	-	-
97149	Neskowin	27	10	4	1	0.0%	3	443,000	95	12	2	-33.3%	8	540,400	520,000	14.7%	-	-	-	-	-	-
	Tillamook County	257	64	19	25	-51.0%	24	354,100	207	99	56	-29.1%	67	306,700	244,300	7.3%	-	-	21	82,900	1	265,000

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97367	Lincoln City	124	28	6	13	-23.5%	14	289,900	194	48	25	-19.4%	27	278,300	245,000	3.0%	1	215,000	4	58,700	-	-	
97364	Neotsu	3	-	0	1	0.0%	0	-	-	2	1	-50.0%	1	399,000	399,000	75.1%	-	-	-	-	-	-	
97368	Otis	9	2	1	-	-100.0%	-	-	-	3	1	-83.3%	-	-	-	-27.0%	-	-	1	15,000	-	-	
97341	Depoe Bay	50	6	2	5	150.0%	2	217,500	115	13	11	37.5%	9	421,700	290,000	5.8%	1	840,000	1	30,000	-	-	
97388	Gleneden Beach	35	5	2	1	0.0%	4	498,700	177	7	6	200.0%	7	450,000	395,000	5.1%	-	-	1	90,000	-	-	
97369	Otter Rock	2	0	1	0	-100.0%	0	-	-	0	0	-100.0%	1	382,000	382,000	-48.2%	-	-	-	-	-	-	
97365	Newport	19	6	2	2	-60.0%	1	280,000	61	11	3	-57.1%	4	268,900	252,500	7.8%	-	-	-	-	-	-	
97366	South Beach	10	1	0	0	-	0	-	-	1	0	-	0	-	-	1.1%	0	-	0	-	0	-	
97343	Eddyville	0	1	0	3	-	0	-	-	1	3	-	0	-	-	-	0	-	0	-	0	-	
97357	Logsden	1	1	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-	
97391	Toledo	1	1	0	0	-	0	-	-	1	0	-	1	139,900	139,900	64.3%	-	-	-	-	-	-	
97380	Siletz	1	-	0	0	-	0	-	-	-	0	-	0	-	-	123.5%	0	-	0	-	0	-	
97390	Tidewater	3	0	0	0	-	1	117,000	34	2	0	-	1	117,000	117,000	-31.5%	-	-	-	-	-	-	
97498	Yachats	8	6	1	1	-	0	-	-	6	2	100.0%	1	30,600	30,600	-42.5%	-	-	-	-	-	-	
97394	Waldport	9	2	1	1	-	0	-	-	7	1	-50.0%	1	572,000	572,000	33.8%	-	-	-	-	-	-	
97376	Seal Rock	6	1	0	-	-	1	145,000	12	2	-	-	1	145,000	145,000	-21.3%	-	-	-	-	-	-	
	Lincoln County	281	60	16	27	-6.9%	23	305,700	163	105	53	-11.7%	54	320,800	277,500	2.5%	2	527,500	7	52,800	-	-	
	North Coastal Counties Total	809	192	65	110	-23.6%	90	336,900	148	355	215	-17.6%	208	325,800	265,000	8.9%	6	690,400	38	83,000	3	339,100	



## ACTIVE RESIDENTIAL LISTINGS NORTH COASTAL COUNTIES, OR

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

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2017 with February 2016. The Year-To-Date section compares 2017 year-to-date statistics through February with 2016 year-to-date statistics through February.

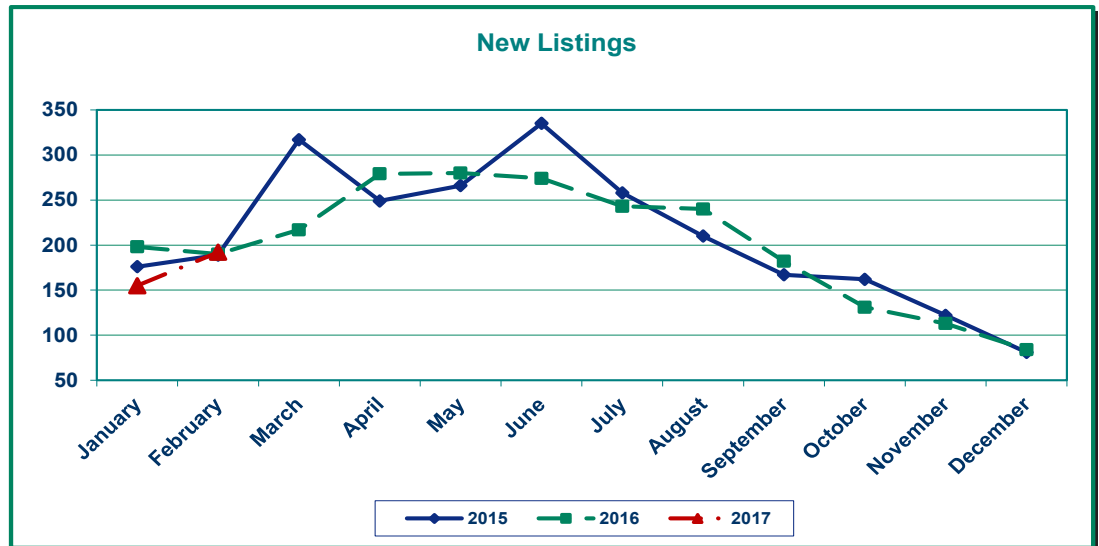
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/16-2/28/17) with 12 months before (3/1/15-2/29/16).

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

## NEW LISTINGS

### NORTH COASTAL COUNTIES, OR

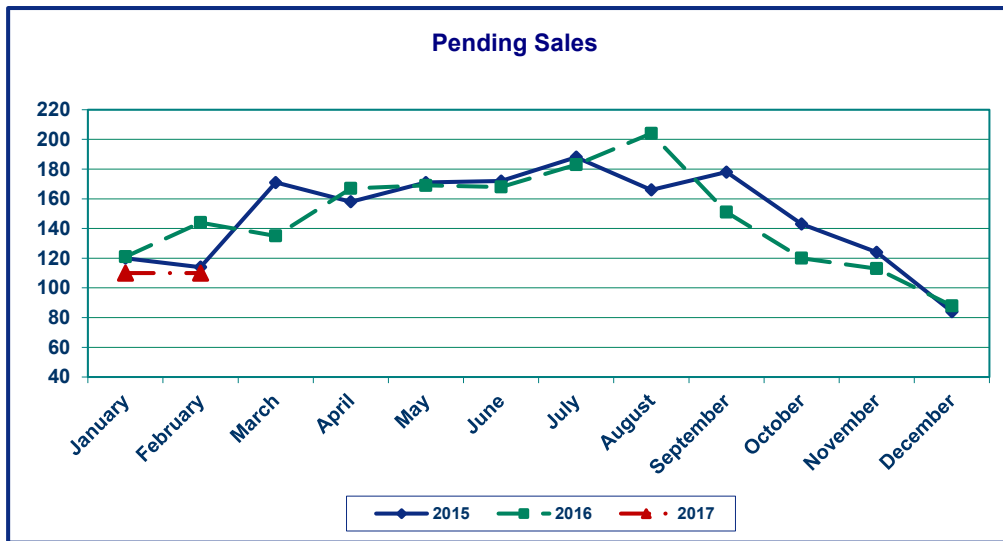
*This graph shows the new residential listings over the past three calendar years in the North Coastal Counties of Oregon.*



## PENDING LISTINGS

### NORTH COASTAL COUNTIES, OR

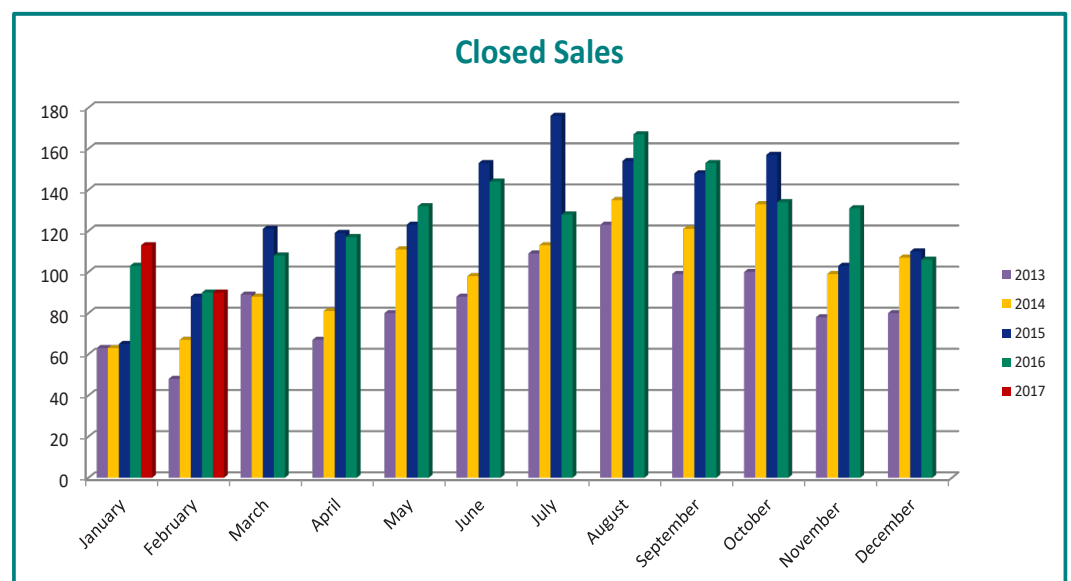
*This graph represents monthly accepted offers in the North Coastal Counties of Oregon over the past three calendar years.*



## CLOSED SALES

### NORTH COASTAL COUNTIES, OR

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



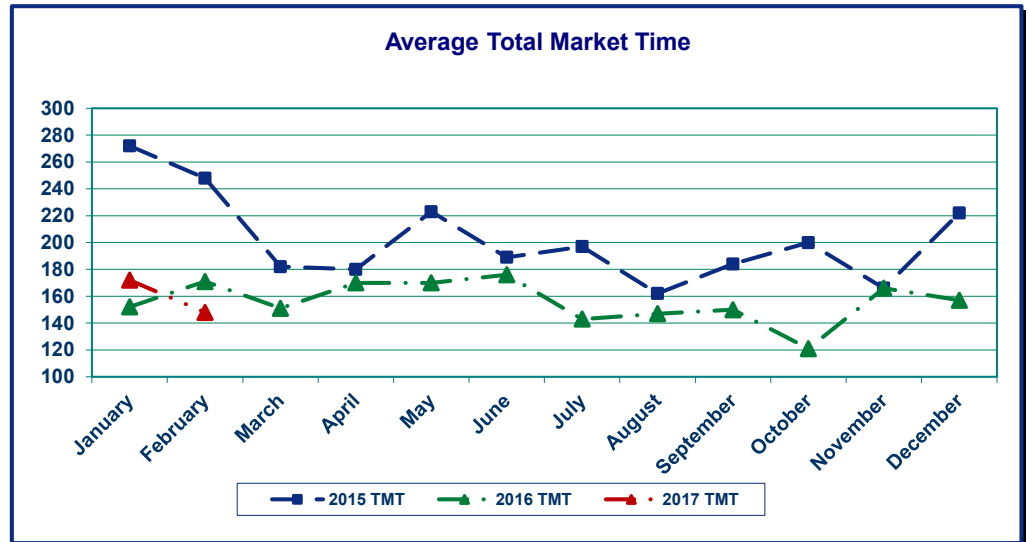
## DAYS ON MARKET

**NORTH COASTAL COUNTIES, OR**

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

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

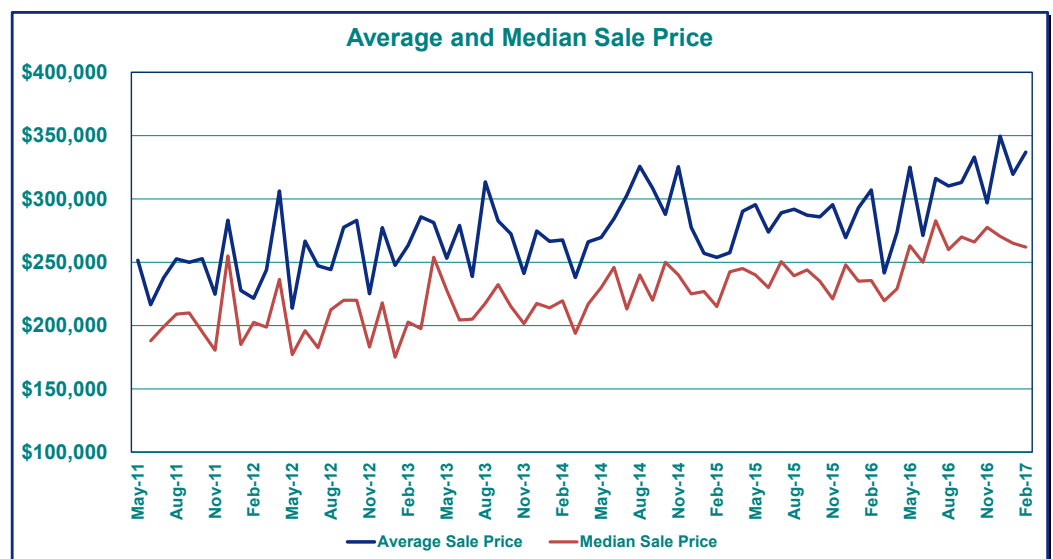
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## SALE PRICE

**NORTH COASTAL COUNTIES, OR**

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



Jeff Wiren, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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

Residential Review: Polk and Marion Counties, Oregon

February 2017 Reporting Period

## February Residential Highlights

Polk and Marion Counties saw some gains in new listings this February. New listings (201) showed a 4.1% increase over February 2016 (193) as well as a 22.6% increase over last month in January 2017 (164).

Closed sales, at 109, bested February 2016 (106) by 2.8% but showed a 12.1% decrease from last month in January 2017 (124).

Pending sales, at 179, outpaced last month's 142 accepted offers by 26.1%, but still fell 5.3% short of the 189 offers accepted last year in February 2016.

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

February saw inventory increase to 3.2 months, with total market time decreasing by two days to land at 74 days.

## Average and Median Sale Prices

Comparing the average price in the twelve months ending February 28th of this year (\$266,100) with the average price of homes sold in the twelve months ending February 2016 (\$240,000) shows an increase of 10.9%. The same comparison of the median shows an increase of 11.6% over that same period.

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

**Average Sale Price % Change:**  
+10.9% (\$266,100 v. \$240,000)  
**Median Sale Price % Change:**  
+11.6% (\$240,000 v. \$215,000)

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

## Inventory in Months\*

	2015	2016	2017
January	6.1	3.7	2.9
February	5.9	3.9	3.2
March	4.6	3.3	
April	3.8	2.6	
May	4.3	2.6	
June	4.4	2.2	
July	4.8	3.4	
August	4.5	2.9	
September	4.3	3	
October	3.3	3.8	
November	4.3	2.8	
December	2.7	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.

The Area Report on page 2 shows data for the city of Woodburn separate from data for the rest of Area 170. Woodburn data is still also included in Polk & Marion totals.

Polk & Marion Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	February	201	179	109	252,300	230,000	74
	January	164	142	124	270,200	253,900	76
	Year-to-date	369	316	244	263,300	242,500	75
2016	February	193	189	106	228,000	202,400	83
	Year-to-date	368	302	230	229,600	205,500	79
Change	February	4.1%	-5.3%	2.8%	10.7%	13.6%	-10.6%
	Prev Mo 2017	22.6%	26.1%	-12.1%	-6.6%	-9.4%	-2.6%
	Year-to-date	0.3%	4.6%	6.1%	14.7%	18.0%	-5.2%



# AREA REPORT • 2/2017

## Polk & Marion Counties, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date						Year-To-Date	Year-To-Date		Year-To-Date			
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price		Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales			Average Sale Price	Median Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
167	Polk County Except Salem	58	23	10	19	26.7%	13	226,500	68	40	39	56.0%	20	241,200	232,500	5.5%	-	-	3	136,300	-	-
168	West Salem N	28	15	3	10	0.0%	3	319,700	43	24	15	-11.8%	12	293,600	286,500	11.7%	-	-	1	48,000	-	-
169	West Salem S	2	2	0	4	33.3%	1	199,500	-	3	4	-20.0%	2	300,300	300,300	4.2%	-	0	-	0	-	-

170	Woodburn	41	34	5	39	-7.1%	27	215,300	67	56	62	-15.1%	58	226,500	203,700	15.9%	1	375,000	1	115,000	3	569,700
	Except Woodburn	96	42	10	34	-27.7%	24	279,100	72	72	59	-18.1%	66	304,800	265,500	8.5%	-	-	3	1,099,000	-	-

170	Marion Except Salem/Keizer	137	76	15	73	711.1%	51	245,300	69	128	121	-16.6%	124	268,200	249,500	11.4%	1	375,000	4	853,000	3	569,700
171	Southwest Salem	1	2	1	1	-91.7%	0	-	-	2	1	0.0%	0	-	-	1.8%	0	-	0	-	0	-
172	South Salem	52	24	4	21	90.9%	12	350,700	113	58	36	125.0%	24	297,700	265,000	2.4%	-	-	2	181,000	-	-
173	Southeast Salem	17	14	3	15	275.0%	7	268,800	159	28	33	32.0%	18	279,800	257,800	21.1%	-	-	-	-	-	-
174	Central Salem	10	10	2	9	-18.2%	4	163,300	39	17	15	15.4%	10	166,400	169,000	13.0%	-	-	-	-	2	435,000
175	East Salem S	9	4	1	1	-50.0%	5	241,300	74	11	5	25.0%	10	249,200	202,000	18.4%	-	-	1	175,500	-	-
176	East Salem N	17	17	6	12	-47.8%	5	191,400	25	26	18	0.0%	10	184,500	177,100	10.2%	-	-	-	-	-	-
177	South Keizer	1	1	0	0	-100.0%	1	194,500	70	1	3	-40.0%	3	244,500	194,500	33.7%	-	-	-	-	-	-
178	North Keizer	21	13	1	14	-	7	255,100	48	31	26	-7.1%	11	285,100	240,000	16.0%	-	-	-	-	1	206,000

167-169	Polk Co. Grand Total	88	40	13	33	17.9%	17	241,400	59	67	58	23.4%	34	263,200	262,500	7.4%	-	-	4	114,300	-	-
170-178	Marion Co. Grand Total	265	161	33	146	-22.8%	92	254,300	77	302	258	1.2%	210	263,400	240,000	11.7%	1	375,000	7	564,200	6	464,200
	Polk & Marion Grand Total	353	201	46	179	-5.3%	109	252,300	74	369	316	4.6%	244	263,300	242,500	10.9%	1	375,000	11	400,600	6	464,200

## Benton & Linn Counties, Oregon

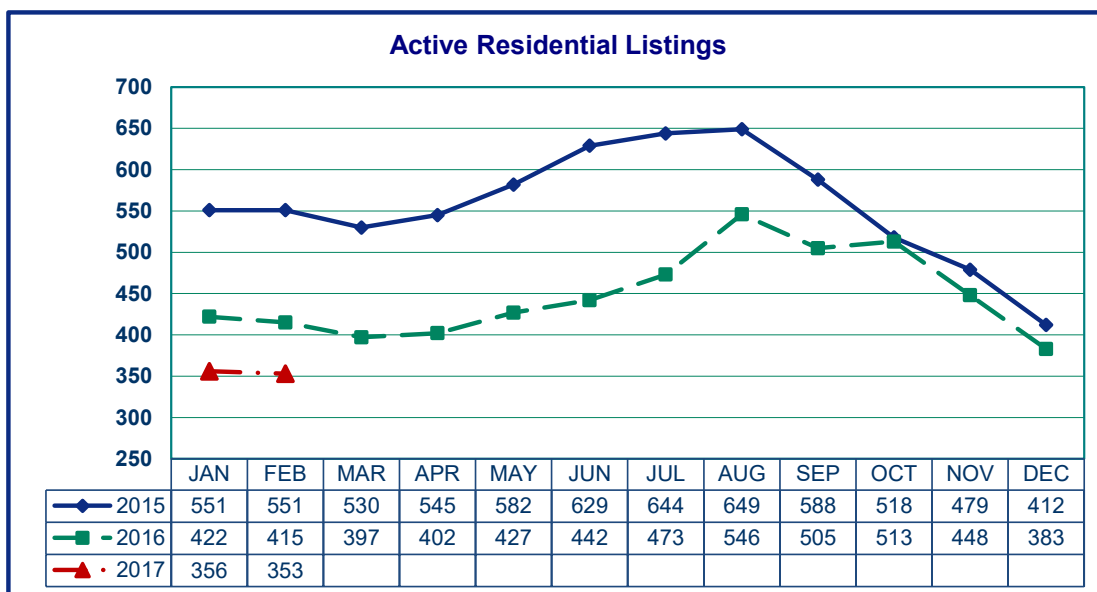
220	Benton County	21	5	3	5	-	5	302,000	57	10	11	-15.4%	18	269,100	275,000	30.9%	-	-	3	44,000	-	-
221	Linn County	82	41	6	42	-	35	220,600	78	77	85	-6.6%	89	209,300	174,900	-1.7%	3	389,700	4	55,800	1	239,000



## ACTIVE RESIDENTIAL LISTINGS

### POLK & MARION COUNTIES, OR

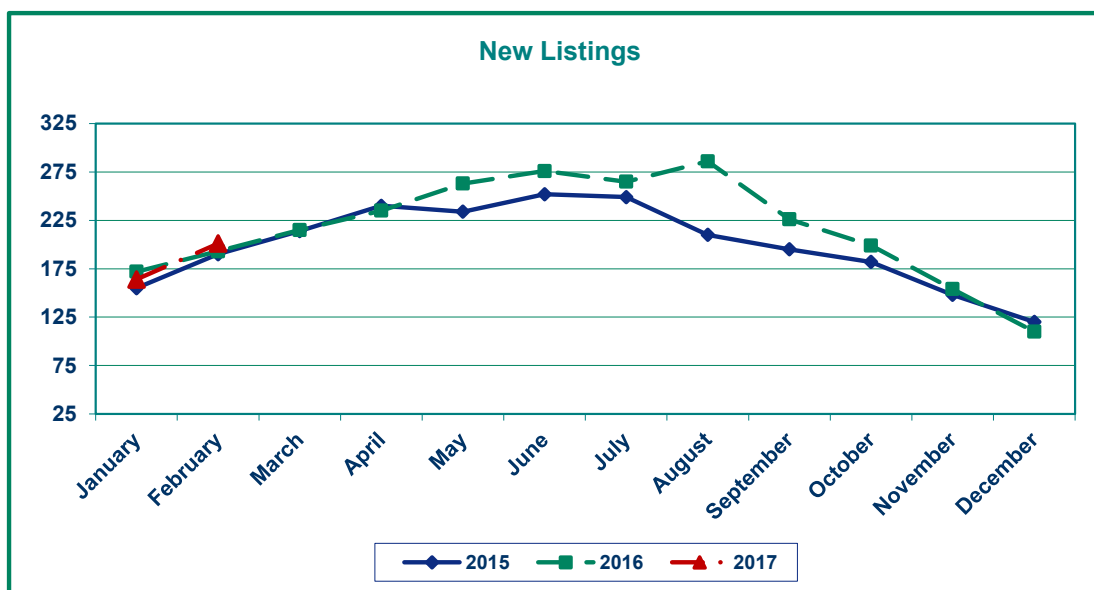
*This graph shows the active residential listings over the past three calendar years in Polk and Marion Counties, Oregon.*



## NEW LISTINGS

### POLK & MARION COUNTIES, OR

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



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2017 with February 2016. The Year-To-Date section compares 2017 year-to-date statistics through February with 2016 year-to-date statistics through February.

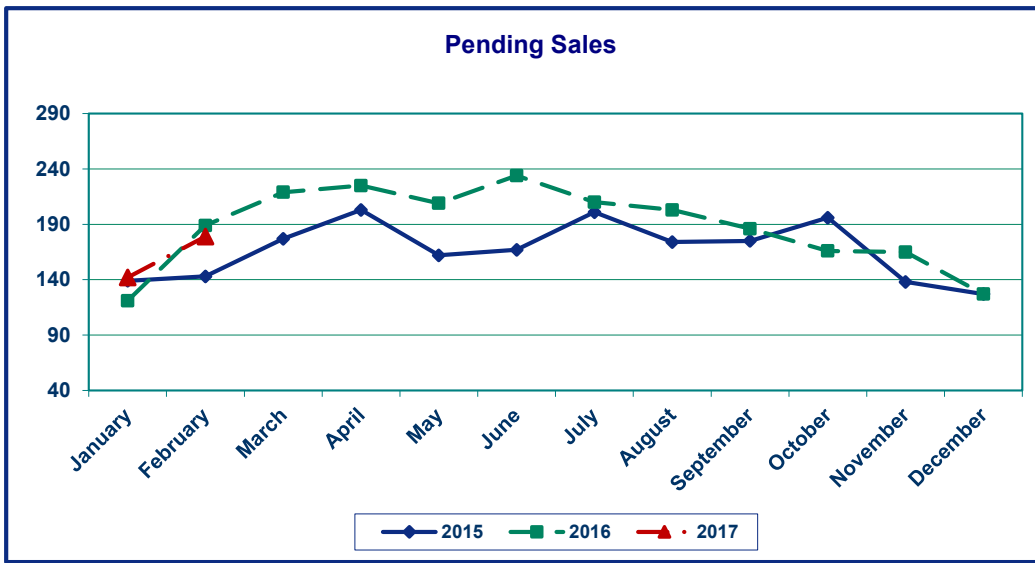
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<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the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

## PENDING LISTINGS

### POLK & MARION COUNTIES, OR

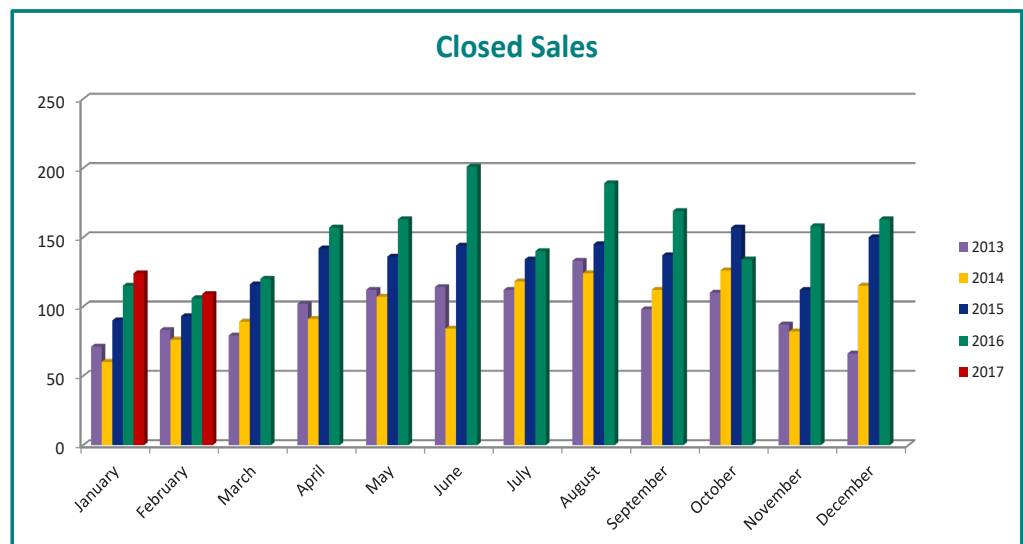
*This graph represents monthly accepted offers in Polk and Marion Counties, Oregon, over the past three calendar years.*



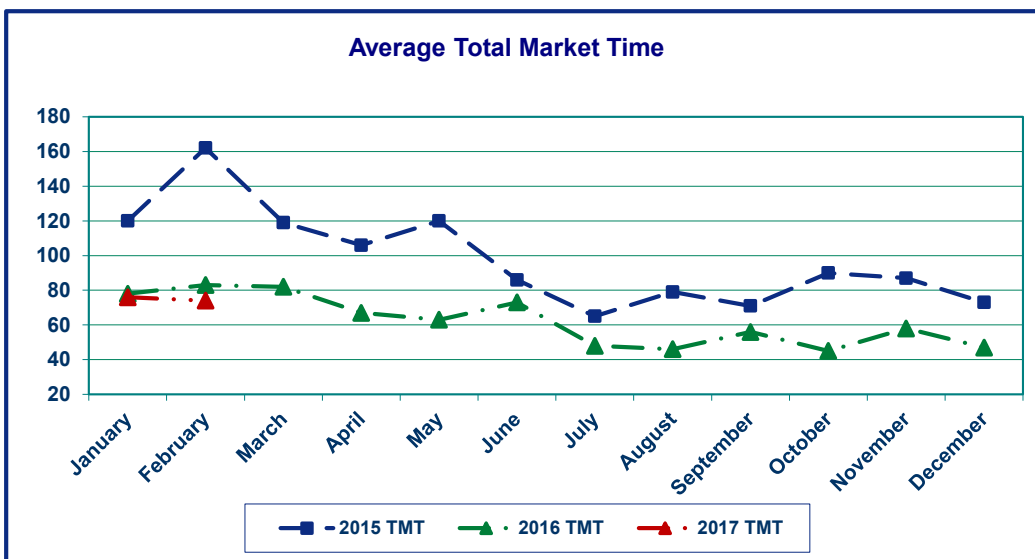
## CLOSED SALES

### POLK & MARION COUNTIES, OR

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



## Average Total Market Time



## DAYS ON MARKET

### POLK & MARION COUNTIES, OR

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

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

**Contact RMLS™**  
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(503) 236-7657  
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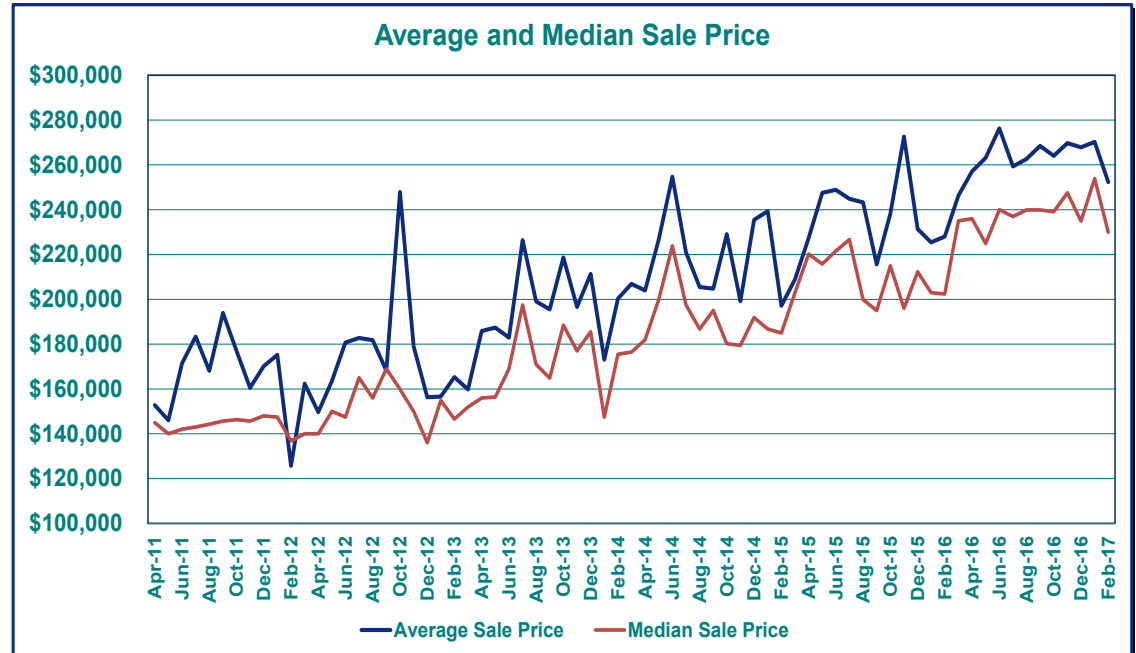
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on figures generated by  
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Market Action Reports  
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Basin, Baker County, Coos  
County, Curry County,  
Douglas County, Grant  
County, Josephine County,  
Lane County, North  
Coastal Counties, Polk &  
Marion Counties, Union  
County, and Wallowa  
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Jeff Wiren, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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

Residential Review: Metro Portland, Oregon

February 2017 Reporting Period

## February Residential Highlights

February brought more mixed activity to the Portland metro area, but activity made some gains over last month. Pending sales (2,369) showed a 19.0% increase over the 1,990 offers accepted last month in January 2017, but a 15.0% decrease when compared to last year in February 2016.

Similarly, new listings (2,521) ended 12.9% under the 2,896 new listings offered last year in February 2016 but were 14.0% warmer compared to the 2,212 new listings offered last month in January 2017.

Closed sales, at 1,669 for the month, ended 7.9% below February 2016 (1,813) and 9.6% below closings recorded last month in January 2017 (1,847).

Inventory edged slightly higher in February, ending at 1.9 months. Total market time rose to 62 days during the same period. There were 3,109 active residential listings in the Portland metro area this February.

## Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending February 28th of this year (\$400,800) with the average price of homes in the twelve months ending January 2016 (\$357,400) shows an increase of 12.1%. In the same comparison, the median has increased 12.9% from \$310,000 to \$350,000.

## Inventory in Months\*

	2015	2016	2017
January	3.4	1.8	1.7
February	3.0	1.8	1.9
March	1.9	1.3	
April	1.8	1.4	
May	1.7	1.4	
June	1.6	1.5	
July	1.7	1.9	
August	1.9	1.9	
September	1.9	2.0	
October	1.8	2.0	
November	2.0	1.8	
December	1.2	1.3	

\*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:**  
+12.1% (\$400,800 v. \$357,400)  
**Median Sale Price % Change:**  
+12.9% (\$350,000 v. \$310,000)

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
2017	February	2,521	2,369	1,669	404,200	353,400	62
	January	2,212	1,990	1,847	409,900	350,000	58
	Year-to-date	4,756	4,296	3,580	407,000	352,000	60
2016	February	2,896	2,786	1,813	364,900	315,000	60
	Year-to-date	5,440	4,932	3,749	359,700	314,500	58
Change	February	-12.9%	-15.0%	-7.9%	10.8%	12.2%	4.1%
	Prev Mo 2017	14.0%	19.0%	-9.6%	-1.4%	1.0%	6.9%
	Year-to-date	-12.6%	-12.9%	-4.5%	13.1%	11.9%	2.6%

# AREA REPORT • 2/2017

## 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 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>						
		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price			
141	N Portland	106	107	23	103	12.0%	68	368,700	54	203	178	-1.7%	134	357,000	356,500	11.2%	1	299,000	3	265,000	3	558,900
142	NE Portland	243	249	45	192	-19.0%	148	429,500	50	424	347	-22.4%	337	425,100	387,000	12.2%	2	527,500	2	170,500	6	566,900
143	SE Portland	280	345	70	313	-4.3%	184	355,700	50	599	536	-8.1%	415	356,100	310,000	10.8%	2	990,000	13	297,200	16	801,500
144	Gresham/ Troutdale	167	131	28	156	-25.4%	122	297,000	74	278	286	-24.5%	248	296,800	286,500	12.2%	3	316,700	12	290,200	5	311,200
145	Milwaukie/ Clackamas	302	192	33	173	-21.4%	135	381,000	73	386	322	-18.3%	287	376,800	355,000	11.2%	5	248,000	7	250,200	1	354,900
146	Oregon City/ Canby	179	128	42	126	-31.5%	84	403,700	61	244	242	-21.7%	201	389,900	355,000	11.7%	3	494,500	13	272,500	1	240,000
147	Lake Oswego/ West Linn	252	148	37	124	-15.6%	79	661,500	87	294	214	-16.4%	169	737,700	525,000	16.5%	-	-	7	546,700	1	675,000
148	W Portland	372	275	73	252	1.2%	181	527,400	76	526	447	3.5%	388	548,000	460,000	13.8%	1	265,000	6	253,000	2	630,000
149	NW Wash Co.	141	114	14	111	-12.6%	82	528,500	64	240	222	-3.9%	167	504,600	515,000	10.6%	1	125,000	6	260,000	-	-
150	Beaverton/ Aloha	160	191	48	185	-40.5%	162	336,000	45	376	362	-28.9%	327	346,000	330,000	12.5%	-	-	4	350,000	6	1,707,300
151	Tigard/ Wilsonville	297	239	48	215	-12.6%	130	429,400	60	452	401	-3.4%	281	423,800	401,500	9.7%	2	825,000	3	277,000	1	331,000
152	Hillsboro/ Forest Grove	207	191	34	183	-0.5%	114	367,500	47	356	320	-3.6%	261	359,600	327,500	14.5%	3	291,700	10	331,300	4	358,800
153	Mt. Hood	45	15	6	12	-25.0%	15	309,000	79	28	27	-6.9%	34	313,000	309,000	10.6%	-	-	6	48,600	-	-
155	Columbia Co.	117	72	10	64	-13.5%	60	257,100	76	123	109	-23.8%	116	259,800	251,500	13.2%	1	299,000	15	117,300	1	281,500
156	Yamhill Co.	241	124	34	160	-1.8%	105	340,000	73	227	283	-3.1%	215	324,100	288,700	12.7%	1	683,500	20	407,600	3	264,500

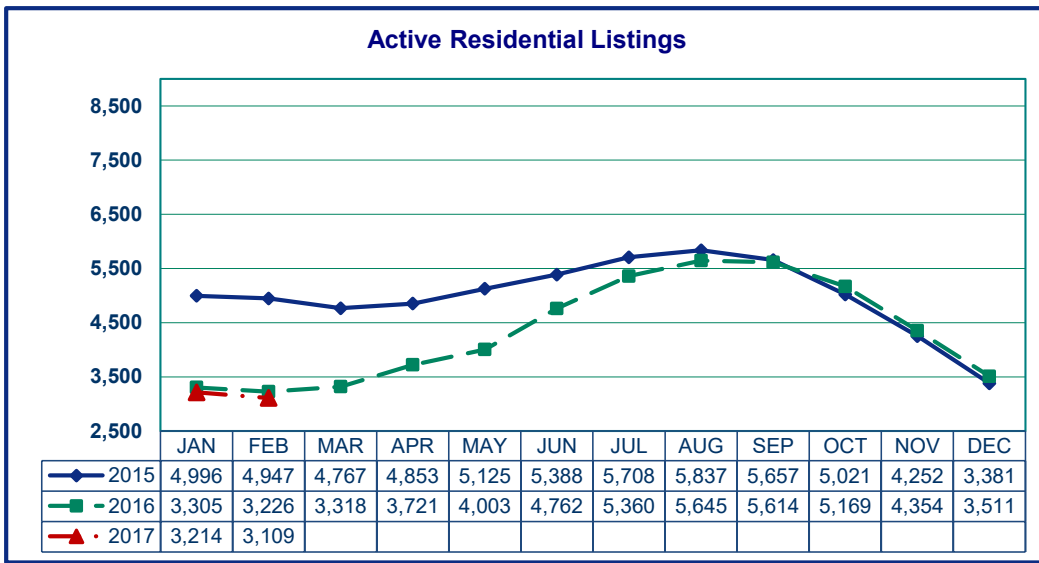
<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2017 with February 2016. The Year-To-Date section compares 2017 year-to-date statistics through February with 2016 year-to-date statistics through February.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/16-2/28/17) with 12 months before (3/1/15-2/29/16).

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

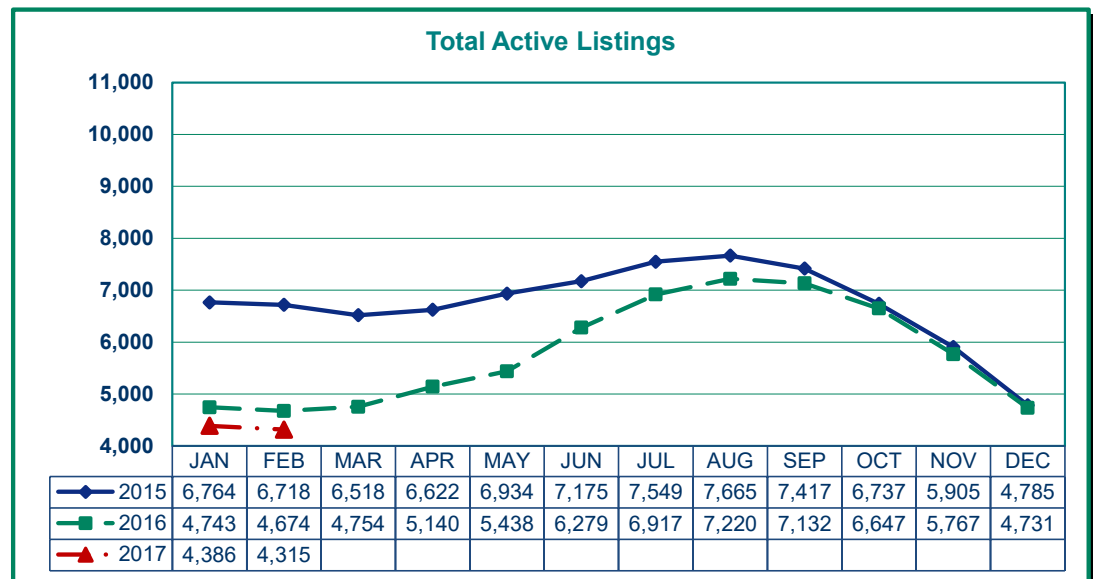
## ACTIVE RESIDENTIAL LISTINGS PORTLAND, OR

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



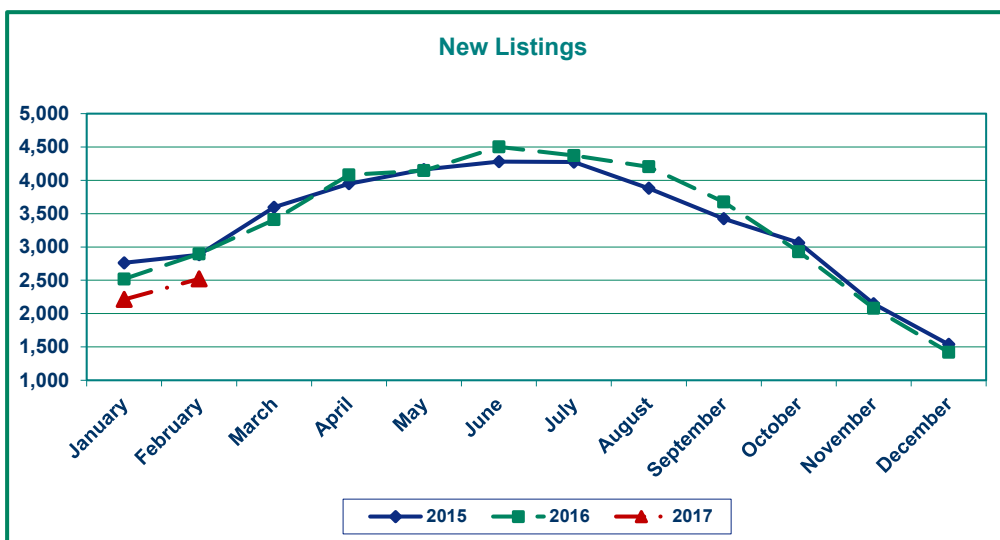
## TOTAL ACTIVE LISTINGS PORTLAND, OR

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



## NEW LISTINGS PORTLAND, OR

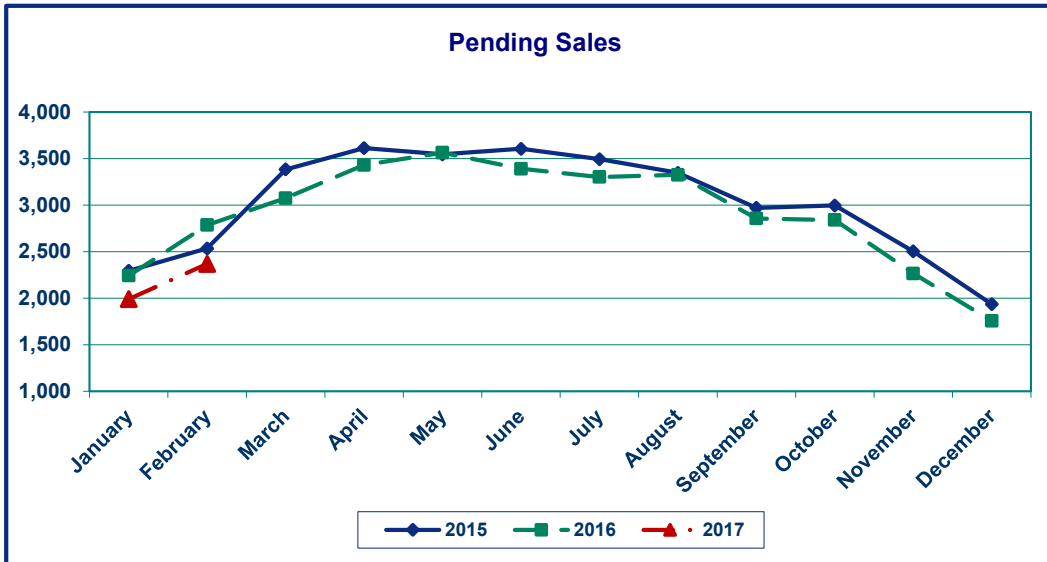
*This graph shows the new residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.*



## PENDING LISTINGS

### PORTLAND, OR

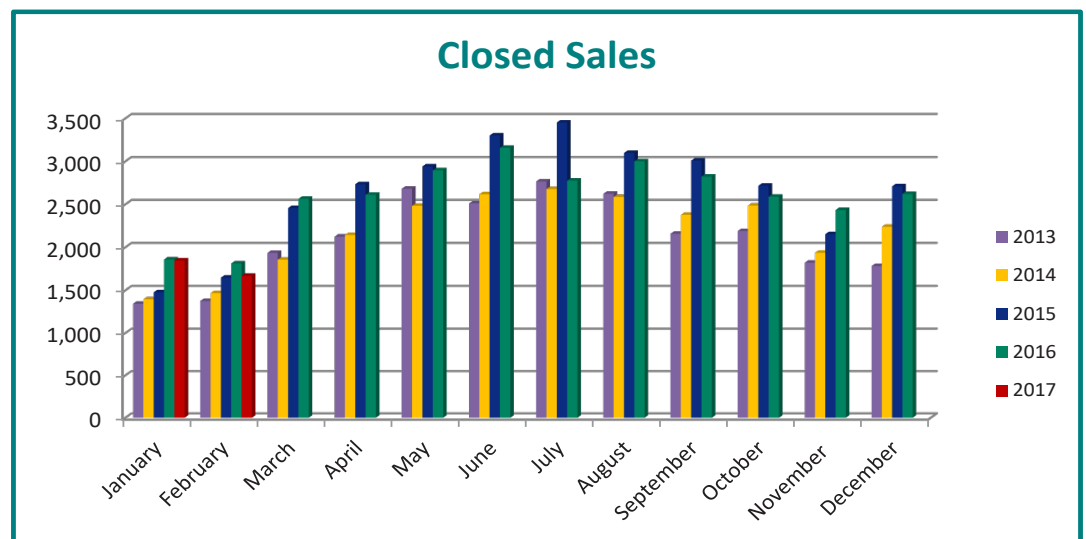
*This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.*



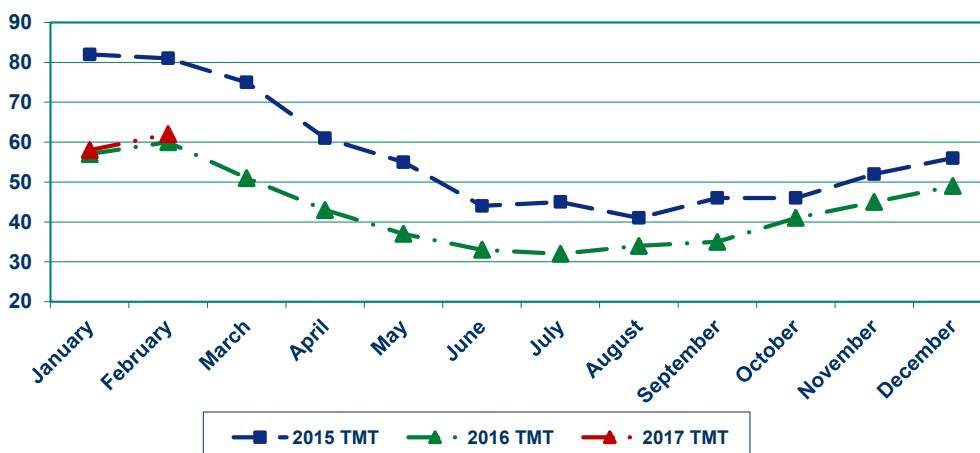
## CLOSED SALES

### PORTLAND, OR

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



## Average Total Market Time



## DAYS ON MARKET

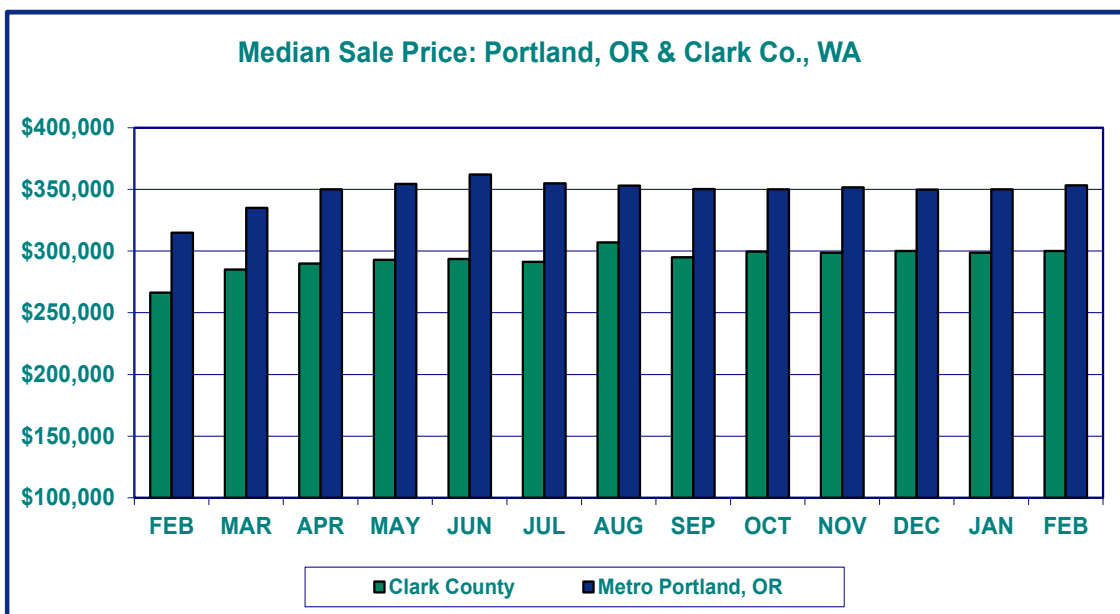
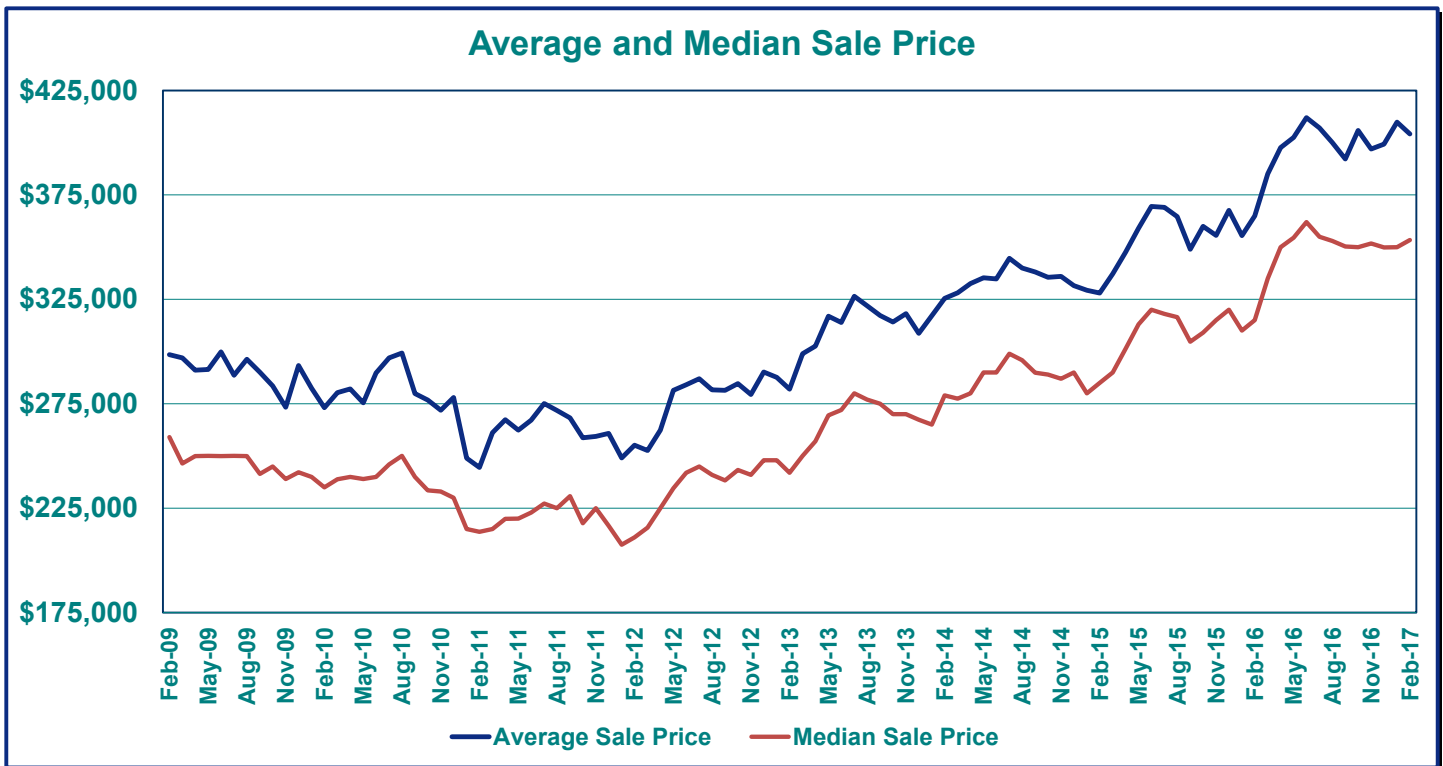
### PORTLAND, OR

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

## SALE PRICE

### PORTLAND, OR

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



## MEDIAN SALE PRICE

### PORTLAND, OR

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

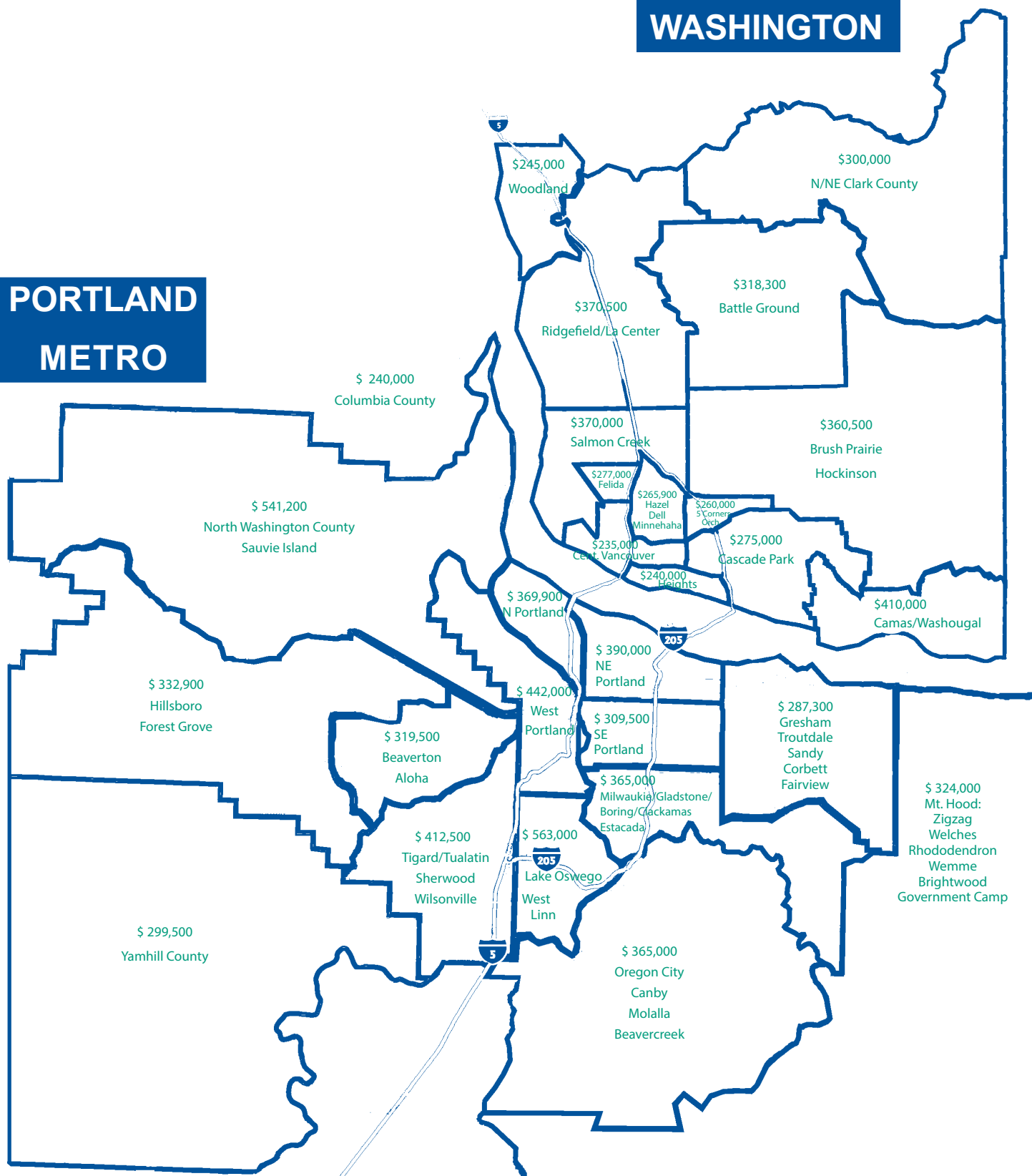


# MEDIAN SALE PRICE

## February 2017

**SW  
WASHINGTON**

**PORTLAND  
METRO**



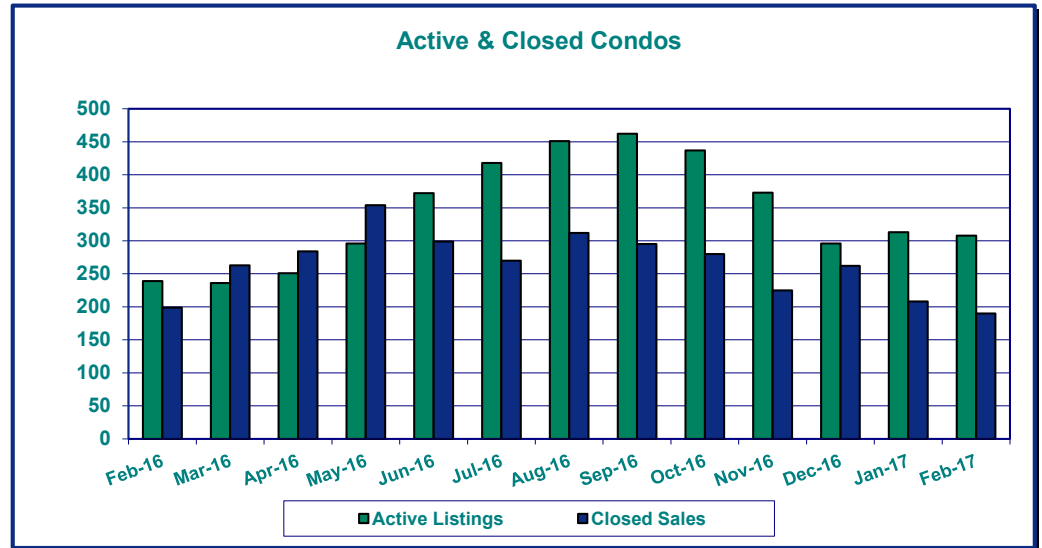
## ACTIVE & CLOSED CONDOS

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.

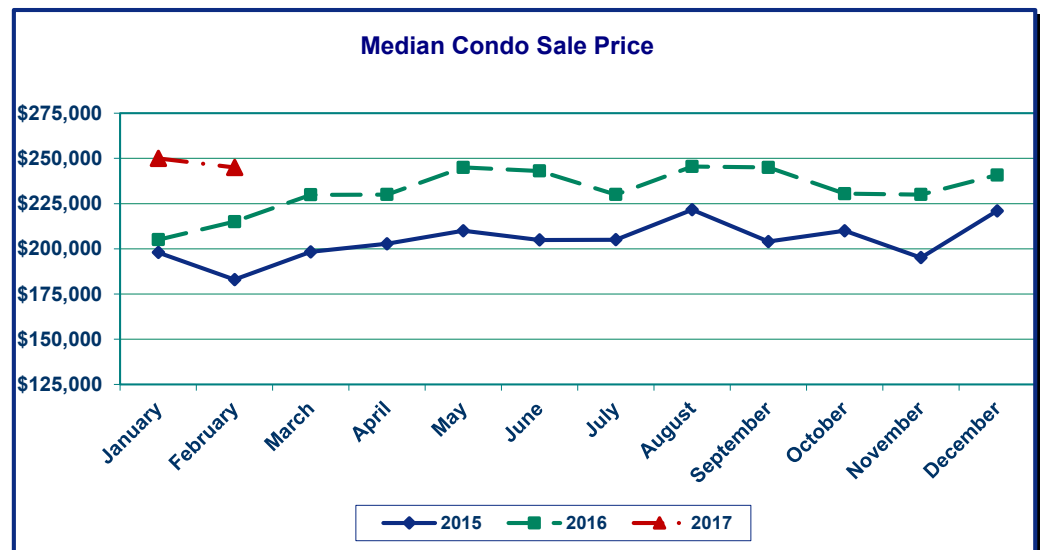
RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

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## MEDIAN SALE PRICE CONDOS

PORTLAND, OR

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



Jeff Wiren, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor



## Clark County, Washington Market Action Addition

February 2017

The Clark County, Washington real estate marketplace has some unique characteristics. There is a much higher proportion of active residential listings in Clark County that are Proposed, defined as "not yet under construction", than exists in any other RMLS™ area. This means that there are fewer homes listed as Active that are ready to move into in an immediate timeframe.

The Clark County Association of Realtors®, an RMLS™ shareholder, has asked us to produce some additional statistics each month to delve more deeply into the inventory counts in Clark County. The following summary shows the number of homes available for immediate purchase and occupancy.

<b>Total Active Listings* Reported in Market Action:</b>	969
<b>Less Listings with Purchase Contingencies*:</b>	71
<b>Readily Purchased Listings:</b>	898
<b><i>Percent of Total Active Listings:</i></b>	<b><i>92.7%</i></b>
<b>Less New Under Construction (not ready for occupancy):</b>	127
<b>Less New Proposed (not started):</b>	130
<b>Total Readily Purchased &amp; Occupied Listing:</b>	641
<b><i>Percent of Total Active Listings:</i></b>	<b><i>66.2%</i></b>
<b>Inventory in Months of Readily Purchased &amp; Occupied Listings:</b>	1.3

\* Active Listings reported in Market Action include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as active listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer that is contingent on the sale of the buyer's current home, and Short Sale Pending, where an offer has been accepted by the seller but the required third party approvals have not been obtained.

Source: RMLS™ Regional Multiple Listing Service, Portland Oregon

# MARKET ACTION



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

## Residential Review: Southwest Washington

February 2017 Reporting Period

### February Residential Highlights

Closed sales made some gains this year compared to last in Southwest Washington. Closings (480) ended 10.6% ahead of the 434 closings recorded last year in February 2016, although this was also a 2.4% decrease from last month in January 2017 (492).

Pending sales, at 668, pushed 14.0% ahead of the 586 offers accepted last month in January 2017 but fell 8.6% short of the 731 offers accepted last year in February 2016.

Similarly, new listings (668) increased 6.4% over January 2017 (628) but fell 19.7% short of the 832 new listings offered last year in February 2016.

Inventory edged downward this February, landing at 2.0 months.

In the same time, total market time increased by six days, ending at 68 days.

### Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending February 28th of this year (\$331,800) with the average price of homes in the twelve months ending February 2016 (\$301,500) shows an increase of 10.0%. The same comparison of the median shows an increase of 9.7% over that same period.

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

**Average Sale Price % Change:**  
+10.0% (\$331,800 v. \$301,500)  
**Median Sale Price % Change:**  
+9.7% (\$295,000 v. \$269,000)

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

Inventory in Months*			
	2015	2016	2017
January	3.9	2.6	2.2
February	3.7	2.7	2.0
March	2.6	1.7	
April	2.4	1.8	
May	2.6	1.7	
June	2.1	1.8	
July	2.4	2.2	
August	2.6	2.1	
September	2.7	2.1	
October	2.2	2.3	
November	2.7	1.9	
December	1.9	1.5	

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

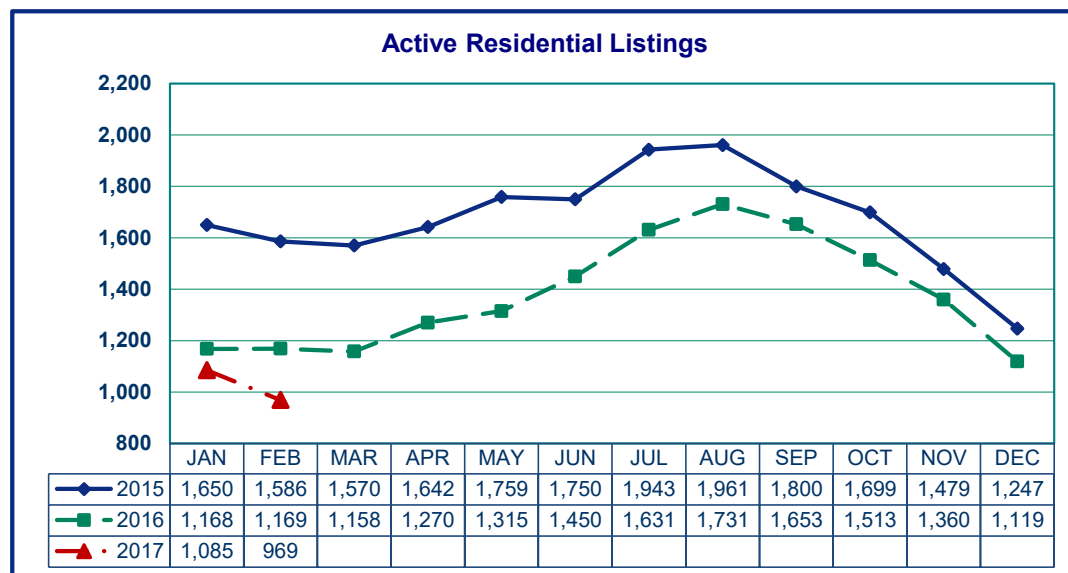
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	February	668	668	480	337,900	300,000	68
	January	628	586	492	334,300	298,600	62
	Year-to-date	1,303	1,233	991	335,900	300,000	65
2016	February	832	731	434	312,300	266,300	70
	Year-to-date	1,560	1,406	927	306,600	269,900	71
Change	February	-19.7%	-8.6%	10.6%	8.2%	12.7%	-2.5%
	Prev Mo 2017	6.4%	14.0%	-2.4%	1.1%	0.5%	9.7%
	Year-to-date	-16.5%	-12.3%	6.9%	9.6%	11.2%	-9.6%

# AREA REPORT • 2/2017

## SW Washington

RESIDENTIAL																	COMMERCIAL		LAND		MULTIFAMILY	
Current Month									Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
13	9	1	11	-52.2%	10	213,200	130	21	24	-42.9%	21	237,900	230,000	82	4.6%	-	-	-	-	3	380,300	
17	20	3	20	33.3%	18	223,100	75	37	36	16.1%	29	215,300	212,000	62	15.6%	-	-	2	95,000	5	475,200	
14	10	7	9	12.5%	7	359,800	76	22	23	27.8%	10	356,200	326,500	72	10.0%	-	-	-	-	-	-	
14	17	3	10	-33.3%	12	270,800	47	28	25	-10.7%	25	323,100	283,000	88	13.8%	-	-	-	-	-	-	
47	35	7	42	-4.5%	39	258,800	47	68	86	-12.2%	75	265,600	272,300	51	15.6%	-	-	1	84,000	1	515,900	
4	17	5	23	15.0%	17	255,000	66	30	37	-14.0%	34	259,900	263,300	50	5.7%	-	-	-	-	1	285,800	
27	25	3	34	-10.5%	20	279,100	57	49	65	-11.0%	52	269,300	259,500	57	14.2%	-	-	-	-	-	-	
43	56	5	61	-6.2%	37	256,700	70	109	112	-13.2%	89	260,500	258,500	61	11.8%	-	-	-	-	2	369,500	
16	12	2	13	-27.8%	10	264,900	37	23	25	-24.2%	20	274,400	242,500	41	8.1%	-	-	1	103,500	1	375,000	
24	16	-	24	100.0%	11	340,300	44	38	39	44.4%	30	438,900	357,500	49	29.8%	-	-	-	-	1	260,000	
7	13	1	21	-8.7%	15	271,300	54	30	36	-7.7%	30	270,200	260,800	56	10.5%	-	-	-	-	-	-	
12	11	5	10	-47.4%	16	380,200	59	26	26	-25.7%	24	367,900	367,500	71	14.7%	-	-	-	-	-	-	
12	20	2	20	-16.7%	12	293,500	37	32	30	-34.8%	24	321,600	317,500	41	13.0%	-	-	-	-	-	-	
15	5	1	2	0.0%	0	-	-	9	2	-66.7%	2	602,500	602,500	128	-2.3%	-	-	1	159,900	-	-	
131	52	20	40	-41.2%	44	494,900	113	119	82	-31.1%	80	468,100	418,000	105	7.1%	-	-	5	163,400	2	357,500	
85	35	9	35	-10.3%	20	370,500	99	79	62	-7.5%	46	363,800	343,300	90	11.2%	-	-	7	182,300	1	299,900	
22	18	6	27	8.0%	18	346,400	50	45	45	-13.5%	36	340,500	295,000	66	6.9%	-	-	1	92,000	-	-	
53	44	1	39	105.3%	22	305,400	64	76	69	50.0%	47	305,200	285,000	52	9.5%	-	-	-	-	-	-	
61	35	7	28	0.0%	17	474,100	62	63	47	-11.3%	30	465,100	469,100	65	10.6%	-	-	3	180,000	-	-	
77	30	7	22	-37.1%	16	316,500	77	59	45	-37.5%	44	339,500	327,500	67	7.5%	-	-	1	895,000	-	-	
36	48	9	49	-14.0%	18	348,800	49	84	81	1.3%	36	348,300	362,500	58	4.3%	-	-	7	133,300	-	-	
9	4	0	2	-60.0%	1	505,000	122	5	3	-62.5%	2	597,500	597,500	140	4.8%	-	-	3	234,800	-	-	
29	9	1	3	-50.0%	4	653,900	82	13	6	-33.3%	11	553,600	525,000	119	27.8%	-	-	1	110,000	-	-	
45	35	3	38	-7.3%	27	338,800	52	64	69	-15.9%	54	336,800	302,600	47	10.6%	-	-	6	520,800	-	-	
117	72	34	62	5.1%	54	404,200	77	130	117	-2.5%	108	381,100	351,500	62	8.9%	-	-	4	147,500	-	-	
1	0	0	0	-100.0%	0	-	-	0	0	-100.0%	0	-	-	-	6.2%	0	-	0	-	0	-	
3	1	1	-	-100.0%	4	361,400	82	3	5	-28.6%	8	402,200	400,000	89	6.5%	-	-	-	-	-	-	
5	1	0	-	-100.0%	4	407,000	19	5	4	-33.3%	4	407,000	455,500	19	-0.8%	-	-	1	140,000	-	-	
10	6	6	7	16.7%	3	299,000	99	11	13	-18.8%	8	261,400	249,000	39	6.0%	-	-	2	129,000	-	-	
14	8	2	8	300.0%	1	133,000	31	19	9	12.5%	4	304,600	337,700	67	12.1%	-	-	1	615,000	1	257,500	
4	3	4	7	16.7%	1	299,200	14	5	9	-18.2%	3	338,700	328,000	59	11.5%	-	-	3	141,000	-	-	
2	1	0	1	-	2	330,000	45	1	1	0.0%	5	294,600	300,000	28	2.7%	-	-	3	176,600	-	-	
969	668	155	668	-8.6%	480	337,900	68	1,303	1,233	-12.3%	991	335,900	300,000	65	10.0%	-	-	53	218,600	18	386,900	
11	7	1	8	-38.5%	8	297,900	53	14	14	-17.6%	16	281,500	245,000	34	22.6%	1	350,000	1	94,000	2	241,700	
9	4	1	6	-25.0%	1	380,000	180	10	9	8.1%	9	387,500	380,000	149	9.7%	2	1,675,000	3	101,700	-	-	
84	54	8	58	-6.5%	49	236,700	74	93	110	0.0%	108	238,900	222,300	72	16.1%	2	537,500	14	76,000	6	254,000	
104	65	10	72	-13.3%	58	247,600	73	117	133	-4.3%	133	254,100	234,900	73	15.2%	5	955,000	18	81,300	8	250,900	
56	6	11	10	-9.1%	6	345,700	164	24	24	0.0%	15	237,100	162,500	153	2.3%	-	-	3	21,000	-	-	

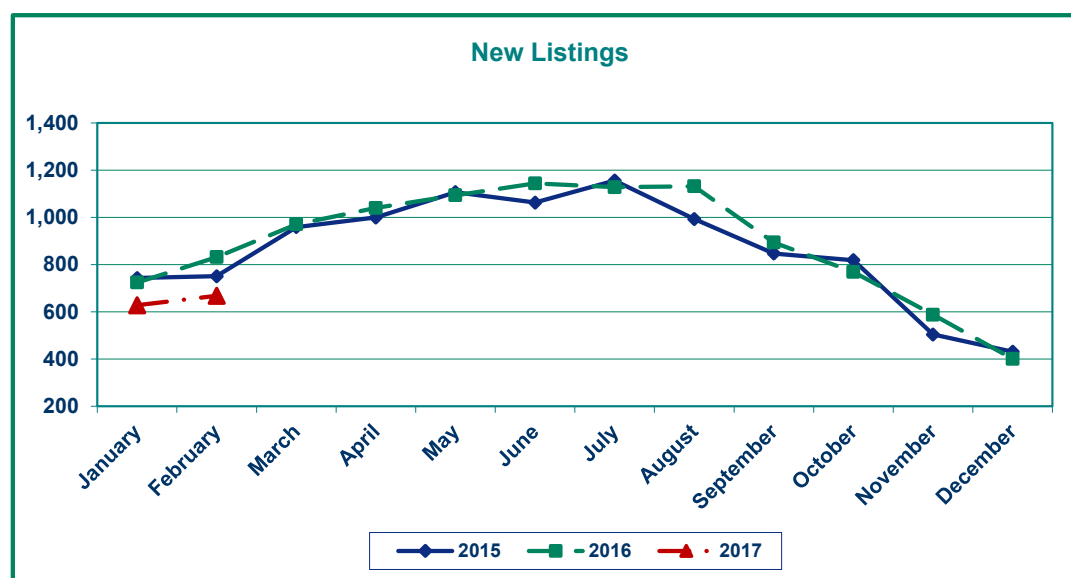


## ACTIVE RESIDENTIAL LISTINGS CLARK COUNTY, WA

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

## NEW LISTINGS CLARK COUNTY, WA

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



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2017 with February 2016. The Year-To-Date section compares 2017 year-to-date statistics through February with 2016 year-to-date statistics through February.

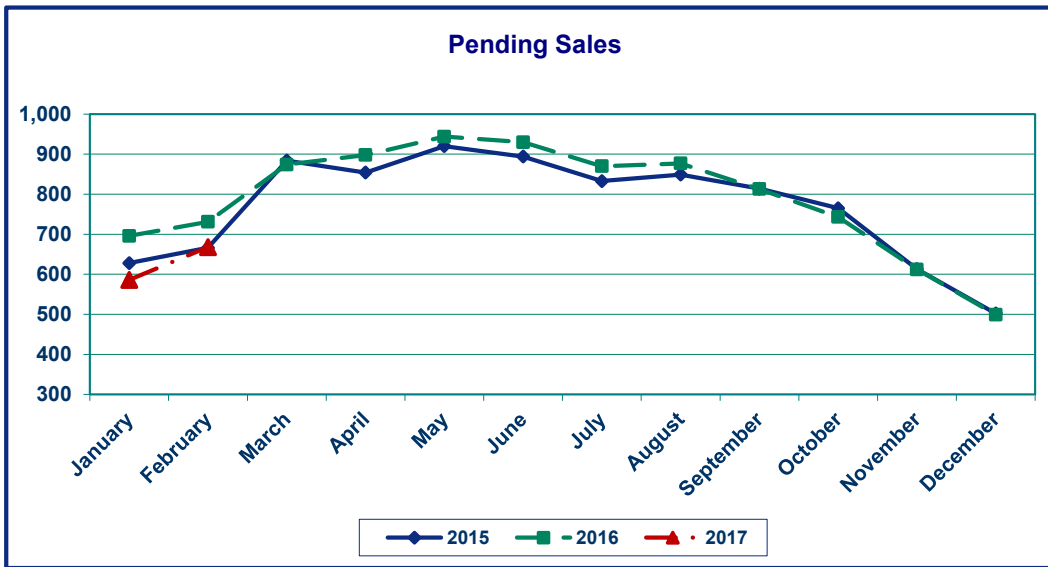
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/16-2/28/17) with 12 months before (3/1/15-2/29/16).

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

## PENDING LISTINGS

### CLARK COUNTY, WA

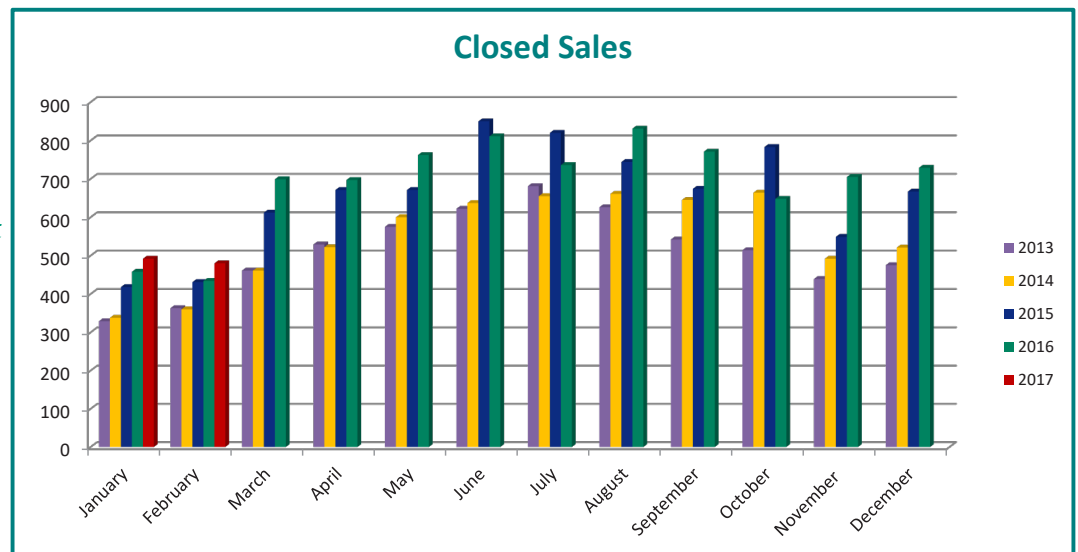
*This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.*



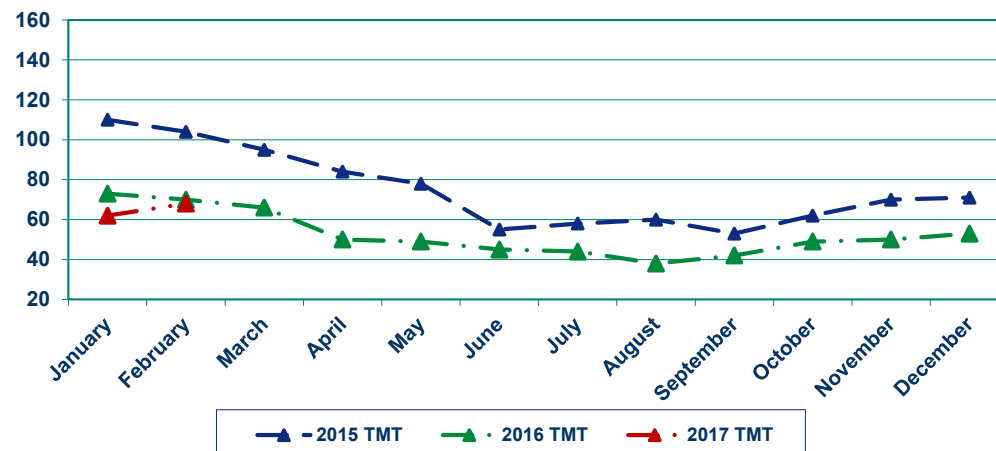
## CLOSED SALES

### CLARK COUNTY, WA

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



## Average Total Market Time



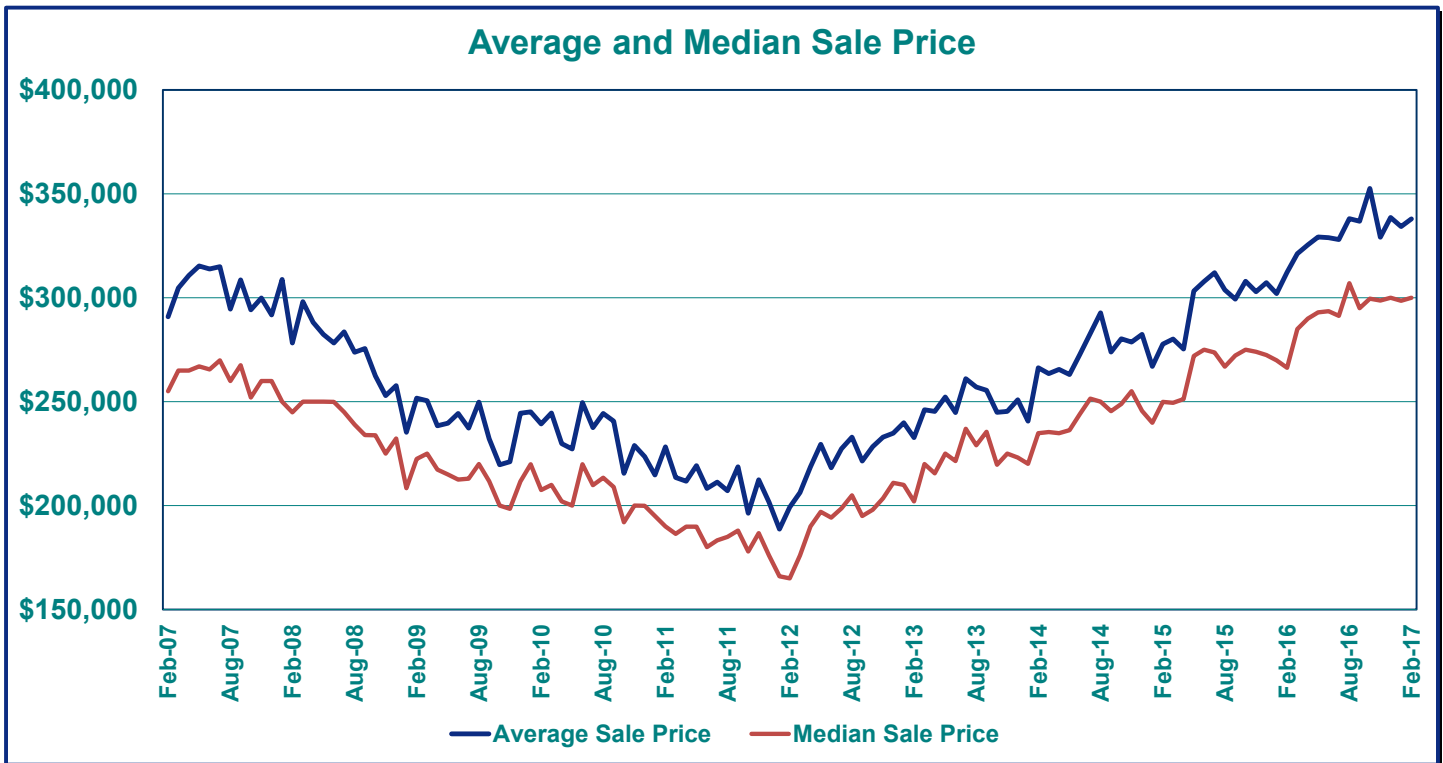
## DAYS ON MARKET

### CLARK COUNTY, WA

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

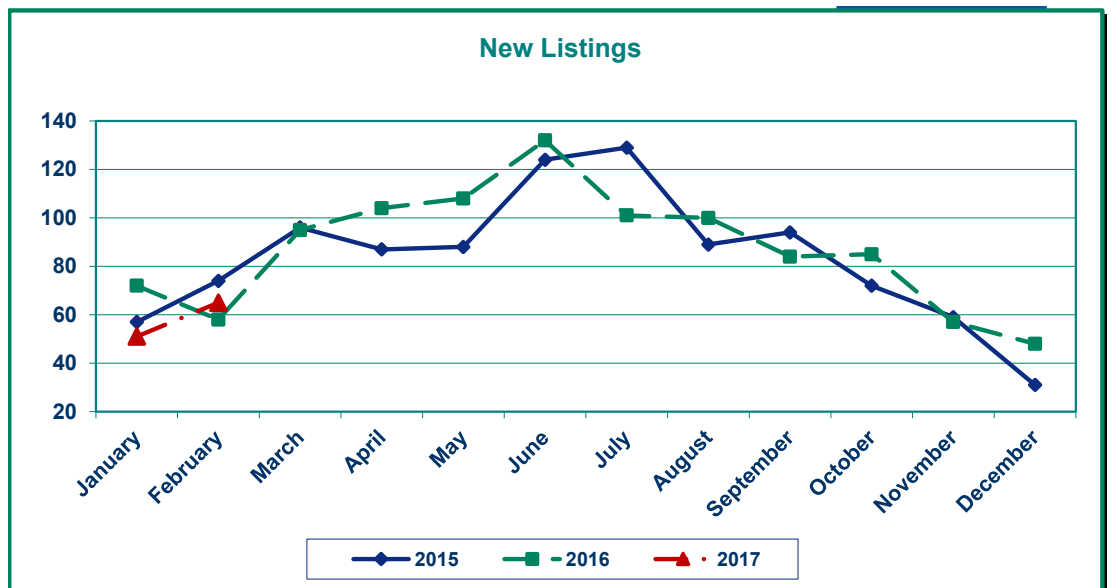
**SALE PRICE**  
CLARK COUNTY, WA

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



**NEW LISTINGS**  
COWLITZ COUNTY, WA

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

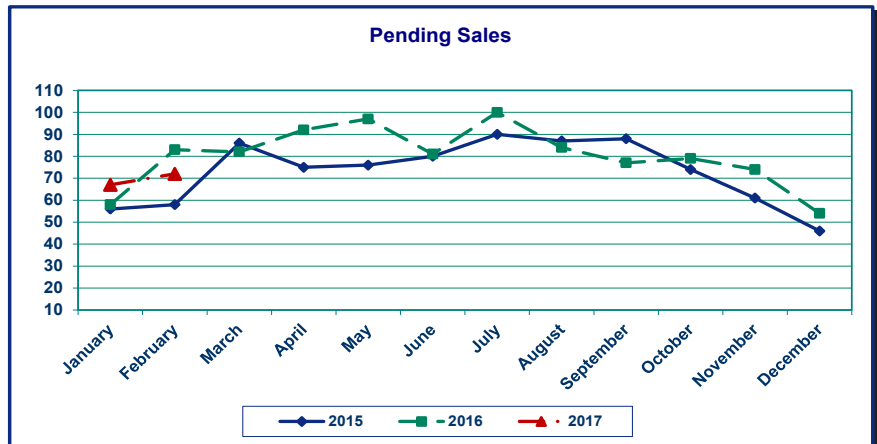




## PENDING LISTINGS

### COWLITZ COUNTY, WA

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

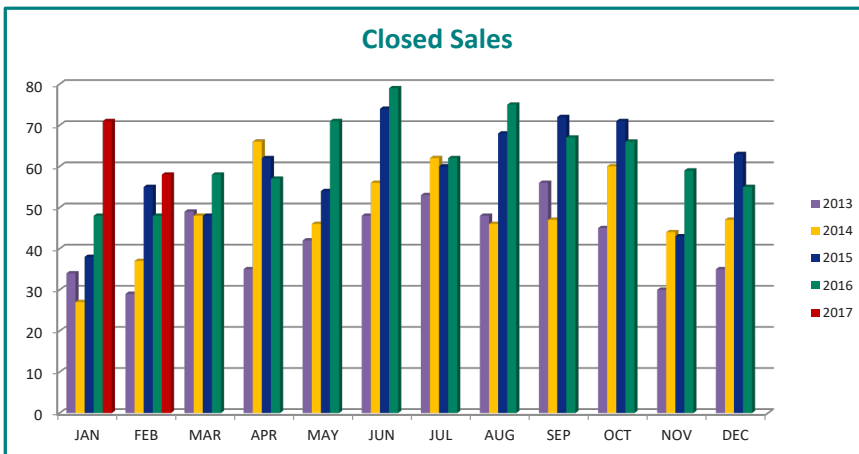


## Closed Sales

## CLOSED SALES

### COWLITZ COUNTY, WA

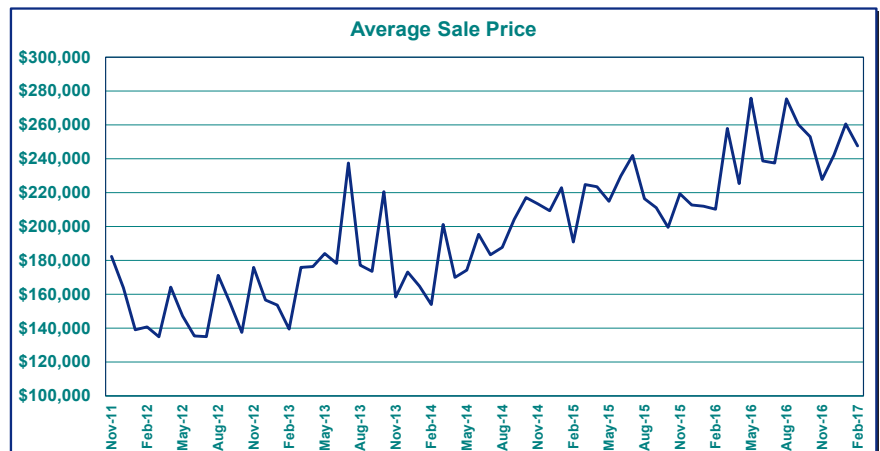
*This graph shows the closed sales over the past five calendar years in Cowlitz County, Washington.*



## AVERAGE SALE PRICE

### COWLITZ COUNTY, WA

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





MULTIPLE LISTING SERVICE

# MEDIAN SALE PRICE February 2017

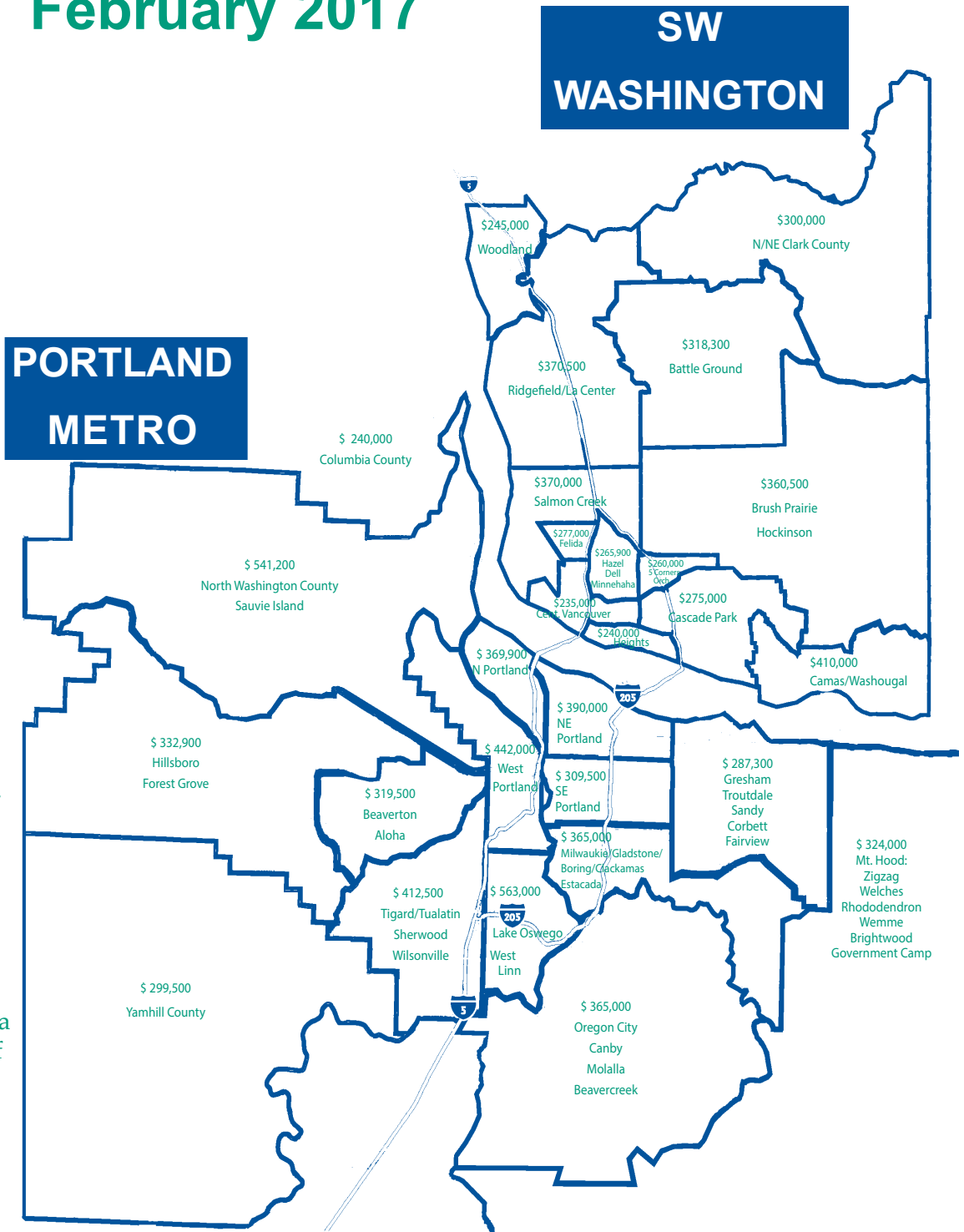
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County, Curry County,  
Douglas County, Grant  
County, Josephine County,  
Lane County, North  
Coastal Counties, Polk &  
Marion Counties, Union  
County, and Wallowa  
County.

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Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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

## Residential Review: Union County, Oregon

February 2017 Reporting Period

### February Residential Highlights

Union County saw some cooler activity this February. New listings (23) ended 23.3% lower than in February 2016 (30) although 15.0% higher than last month in January 2017 (20). Pending sales (16) cooled 11.1% from February 2016 (18) and 30.4% from January 2017 (23). Closed sales (14) were 41.7% lower than in February 2016 (24) and 36.4% lower than in January 2017 (22). Total market time in Union County decreased to 136 days

in February, with inventory increasing to 7.1 months.

### Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending February 28th of this year (\$181,100) with the average price of homes in the twelve months ending February 2016 (\$182,900) shows a decrease of 1.0%. The same comparison of the median shows a 2.7% increase over the same period.

### Inventory in Months\*

	2015	2016	2017
January	14.3	6.2	4.4
February	17.2	4.7	7.1
March	8.0	7.1	
April	11.3	12.9	
May	7.3	8.2	
June	7.0	3.5	
July	6.0	4.1	
August	5.5	4.9	
September	5.6	3.5	
October	5.2	4.5	
November	3.8	4.2	
December	5.4	3.9	

\*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.

Union County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	February	23	16	14	140,600	143,000	136
	January	20	23	22	274,600	161,500	165
	Year-to-date	43	38	36	222,500	151,000	154
2016	February	30	18	24	181,400	157,500	206
	Year-to-date	44	37	41	175,200	140,000	180
Change	February	-23.3%	-11.1%	-41.7%	-22.5%	-9.2%	-33.8%
	Prev Mo 2017	15.0%	-30.4%	-36.4%	-48.8%	-11.5%	-17.6%
	Year-to-date	-2.3%	2.7%	-12.2%	27.0%	7.9%	-14.8%

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

#### Average Sale Price % Change:

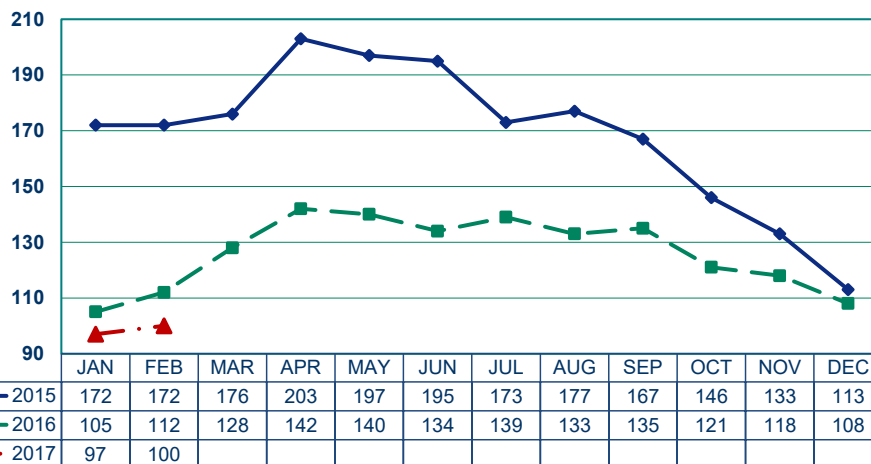
-1.0% (\$181,000 v. \$182,900)

#### Median Sale Price % Change:

+2.7% (\$154,000 v. \$150,000)

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

### Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

UNION COUNTY, OR

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

# AREA REPORT • 2/2017

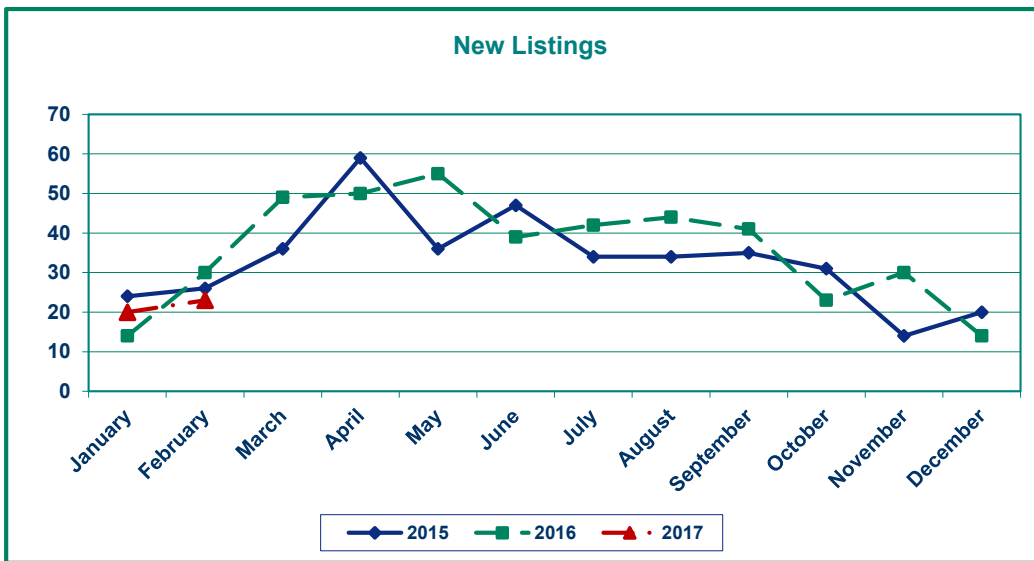
## Union County, Oregon

		RESIDENTIAL														Avg. Sale Price % Change <sup>2,4</sup>	COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date								Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings	Expired Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price		
97844	Medical Springs	2	0	0	0	-	0	-	-	0	0	-	0	-	-	11.3%	0	-	0	-	0	-
97824	Cove	8	1	2	1	-50.0%	2	162,800	105	3	2	-33.3%	5	594,600	135,500	3.9%	-	-	-	-	-	-
97827	Elgin	14	3	1	1	0.0%	0	-	-	3	1	-66.7%	-	-	-	-38.6%	-	-	1	39,300	-	-
97841	Imbler	1	0	0	0	-100.0%	0	-	-	0	0	-100.0%	1	325,000	325,000	113.6%	-	-	-	-	-	-
97850	La Grande/ Island City	55	15	4	10	0.0%	10	151,300	168	27	25	31.6%	25	153,500	150,000	-0.4%	1	107,900	2	450,100	-	-
97867	North Powder	4	0	0	2	-	0	-	-	0	2	100.0%	0	-	-	0.1%	0	-	0	-	0	-
97876	Summerville	6	0	0	0	-	0	-	-	0	0	-100.0%	1	385,000	385,000	14.2%	-	-	-	-	-	-
97883	Union Union Co.	10	4	1	2	-33.3%	2	65,000	10	10	8	14.3%	4	122,300	126,500	-12.7%	-	-	-	-	-	-
	Total	100	23	8	16	-11.1%	14	140,600	136	43	38	2.7%	36	222,500	151,000	-1.1%	1	107,900	3	313,200	-	-

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2017 with February 2016. The Year-To-Date section compares 2017 year-to-date statistics through February with 2016 year-to-date statistics through February.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/16-2/28/17) with 12 months before (3/1/15-2/29/16).

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



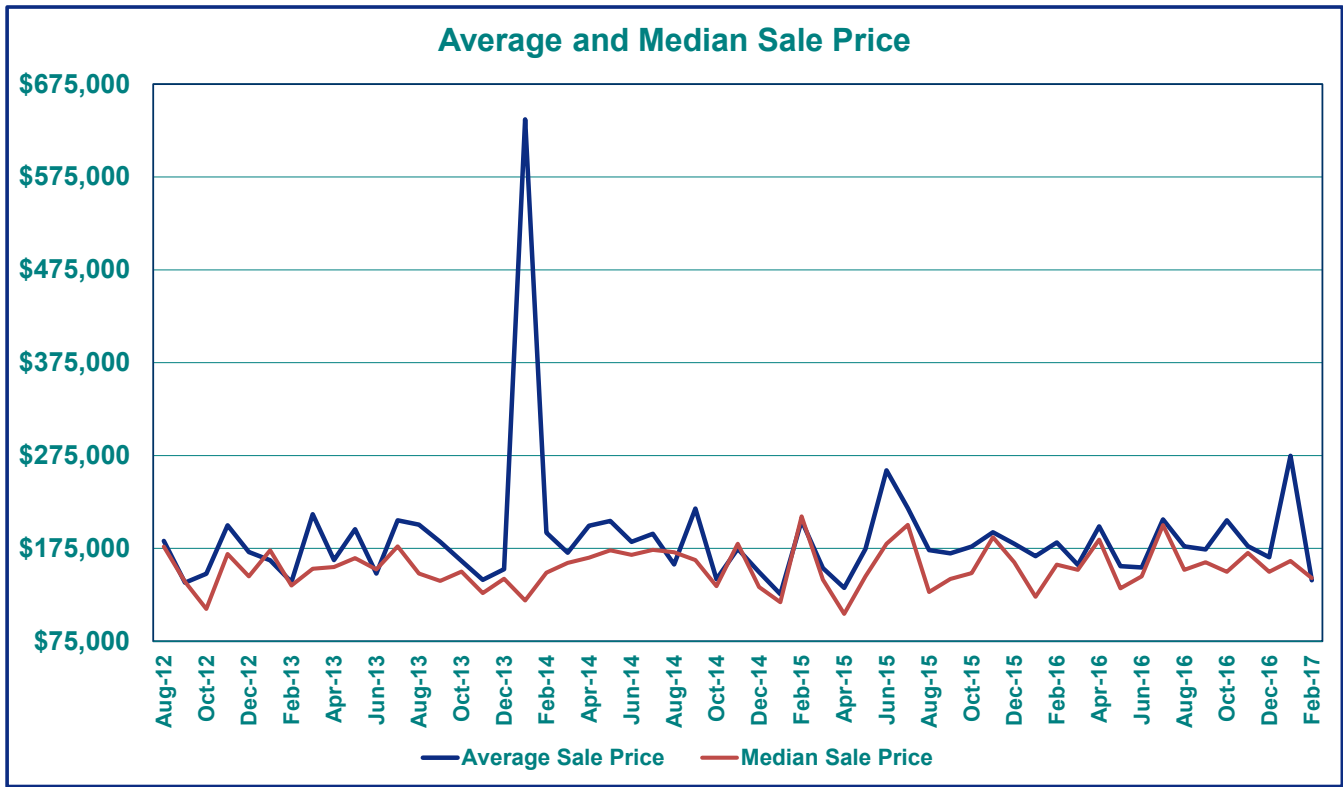
### NEW LISTINGS

#### UNION COUNTY, OR

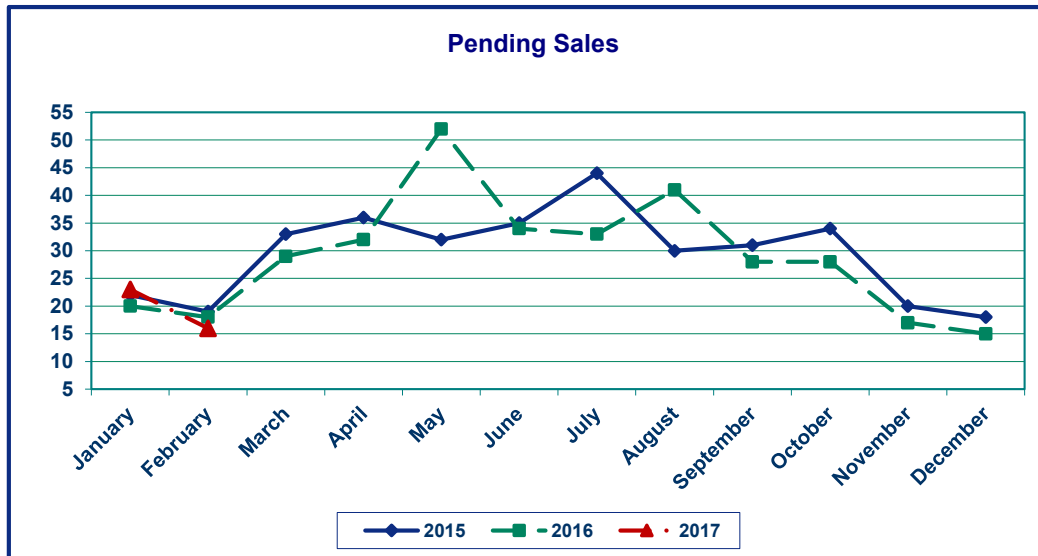
*This graph shows the new residential listings over the past three calendar years in Union County, Oregon.*

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

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



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**

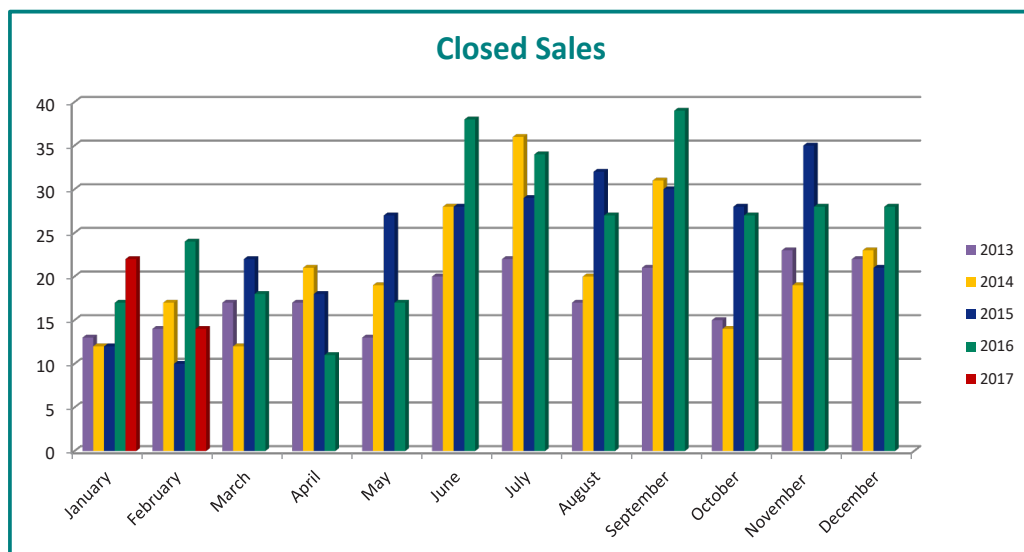
*This graph represents monthly accepted offers in Union County, Oregon over the past three calendar years.*

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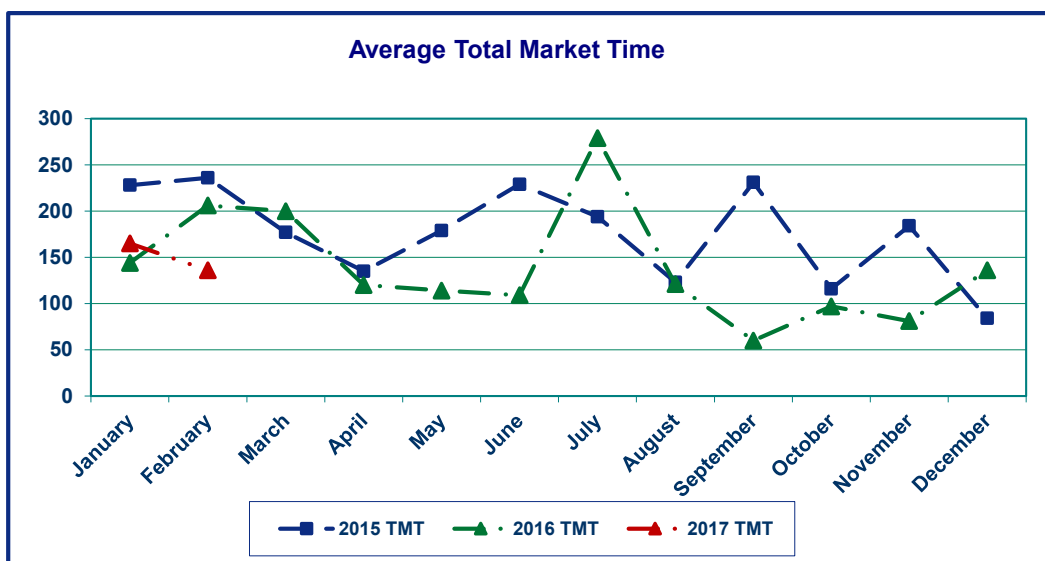
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**DAYS ON MARKET**  
**UNION COUNTY, OR**

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



Jeff Wiren, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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

Residential Review: Wallowa County, Oregon

February 2017 Reporting Period

## February Residential Highlights

Wallowa County saw a flurry of new listings this February. The seven new listings were nearly double the four offered last year in February 2016, and were more than double the three offered last month in January 2017.

Pending sales, at six, edged one over the five offers accepted last month in January 2017 although 40.0% cooler than the ten offers accepted last year in February 2016.

There was one closed sale in February, a decrease from the four closings recorded last year in February 2016 and the six closings recorded last month in January 2017.

Inventory rose to 55 months in February. During the same period, total market time decreased to

141 days. There were 55 active residential listings in Wallowa County this February.

## Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending February 28th of this year (\$228,900) with the average price of homes sold in the twelve months ending February 2016 (\$200,900) shows an increase of 13.9%. The same comparison of the median shows an increase of 0.9% over the same period.

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

**Average Sale Price % Change:**  
+13.9% (\$228,900 v. \$200,900)  
**Median Sale Price % Change:**  
+0.9% (\$171,500 v. \$170,000)

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

## Inventory in Months\*

	2015	2016	2017
January	14.6	10.1	9.3
February	55	20.5	55.0
March	10.3	13.3	
April	9.3	7.4	
May	14.1	6.8	
June	9.9	5.7	
July	9.1	10.2	
August	21.7	10	
September	9.5	5.1	
October	15.4	11.8	
November	14.1	12.0	
December	13.7	7.5	

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

Wallowa County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	February	7	6	1	195,000	195,000	141
	January	3	5	6	169,900	118,500	583
	Year-to-date	10	9	8	193,900	159,500	486
2016	February	4	10	4	228,800	200,000	413
	Year-to-date	11	16	13	159,400	130,000	388
Change	February	75.0%	-40.0%	-75.0%	-14.8%	-2.5%	-65.9%
	Prev Mo 2017	133.3%	20.0%	-83.3%	14.8%	64.6%	-75.8%
	Year-to-date	-9.1%	-43.8%	-38.5%	21.6%	22.7%	25.2%



# AREA REPORT • 2/2017

## 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/Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>		New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97885	Wallowa	10	1	1	0	-100.0%	0	-	1	0	-100.0%	0	-	-	0.1%	0	-	0	-	0	-
97857	Lostine	2	0	-	2	-	0	-	0	2	-	2	276,000	276,000	150.0%	-	-	-	-	-	-
97842	Imnaha	5	0	0	0	-	0	-	0	0	-100.0%	0	-	-	227.2%	0	-	0	-	0	-
97846	Joseph	18	6	1	2	0.0%	1	195,000	141	7	3	3	239,300	195,000	30.9%	-	-	4	111,600	-	-
97828	Enterprise	20	0	1	2	-50.0%	0	-	2	4	-42.9%	3	93,800	109,000	-11.5%	-	-	2	177,500	-	-
	Wallowa Co. Total	55	7	3	6	-40.0%	1	195,000	141	10	9	8	193,900	159,500	13.9%	-	-	6	133,600	-	-

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2017 with February 2016. The Year-To-Date section compares 2017 year-to-date statistics through February with 2016 year-to-date statistics through February.

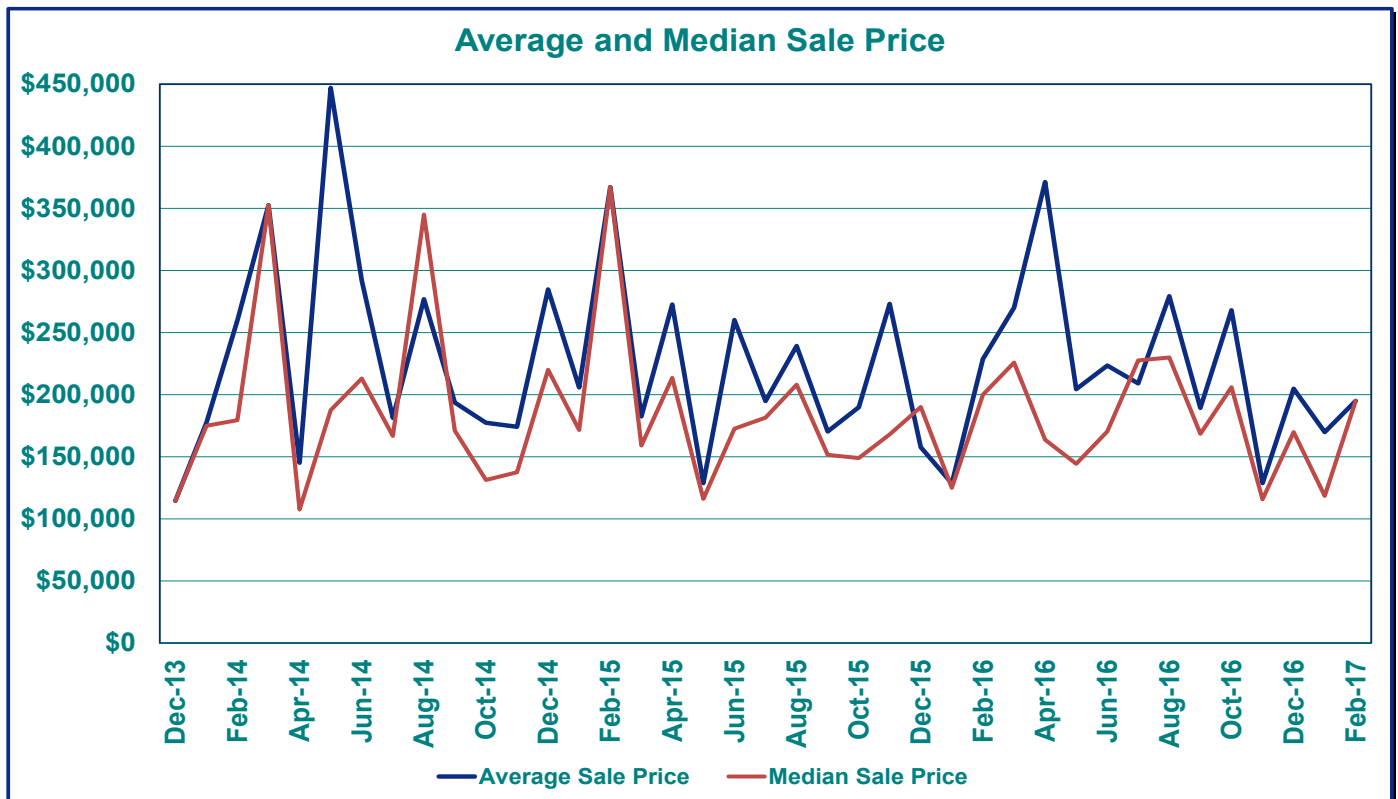
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### SALE PRICE

#### WALLOWA COUNTY, OR

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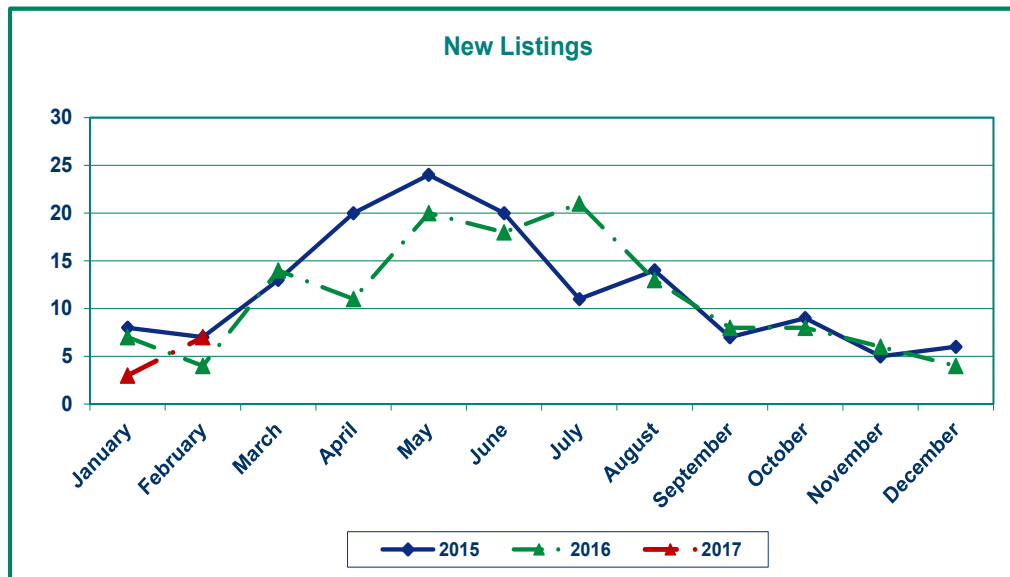




## NEW LISTINGS

### WALLOWA COUNTY, OR

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



## Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

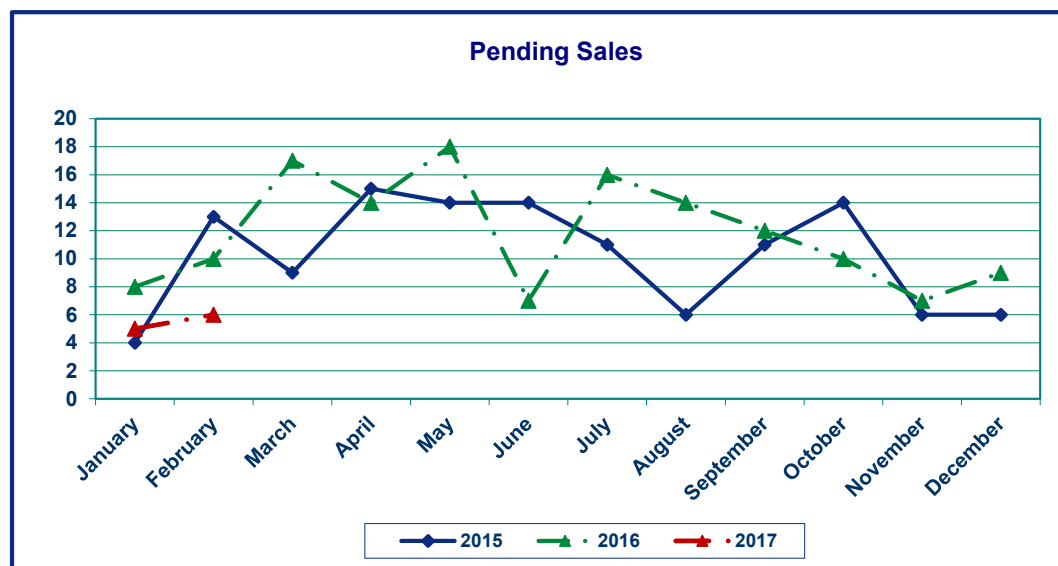
### WALLOWA COUNTY, OR

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

## PENDING LISTINGS

### WALLOWA COUNTY, OR

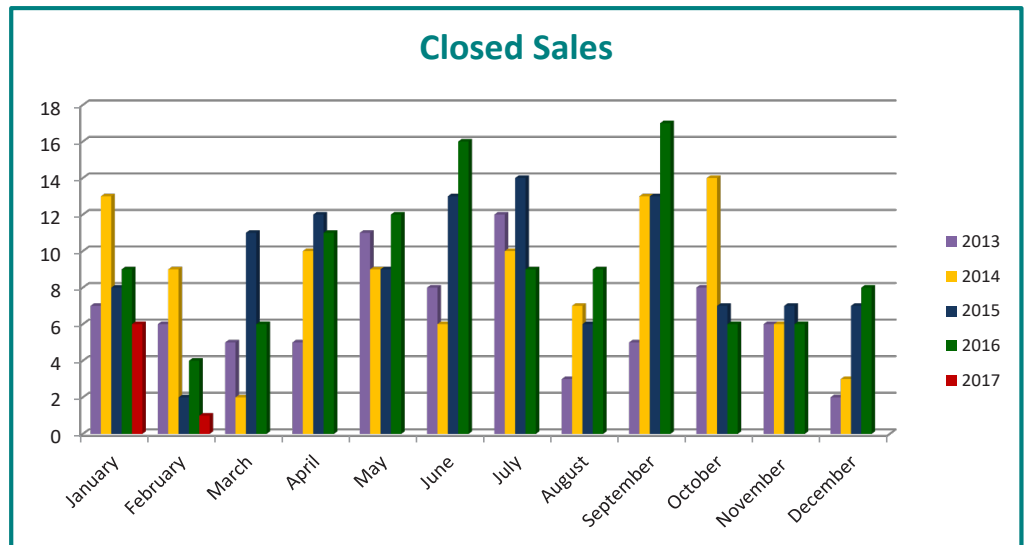
*This graph represents monthly accepted offers in Wallowa County, Oregon.*



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

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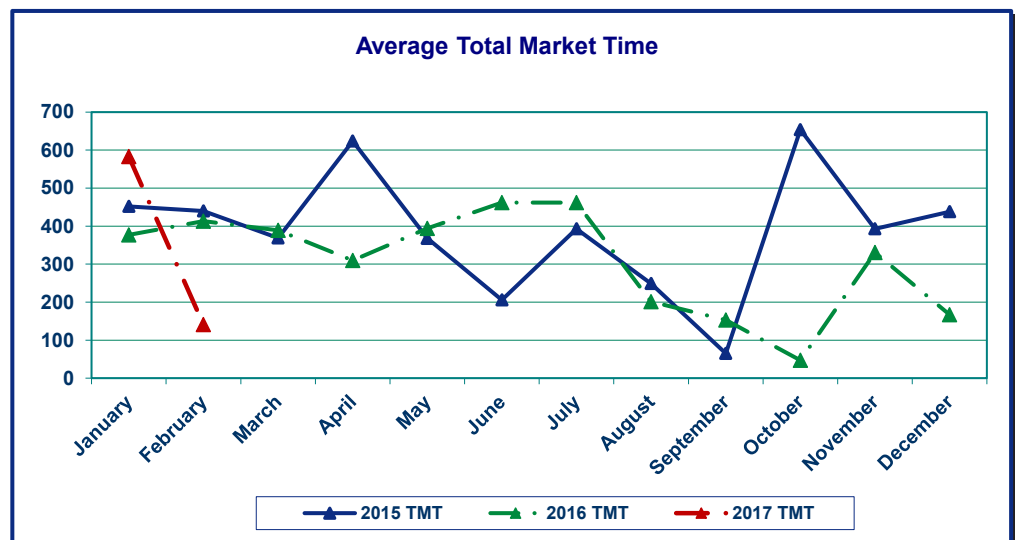
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