

MARKET ACTION



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

Residential Review: Baker County, Oregon

March 2017 Reporting Period

March Residential Highlights

Baker County continued its upswing in new listings this March. At 31, new listings outpaced March 2016 (29) by 6.9% and are 4.8% ahead for 2017 compared to 2016. Pending sales (28) outpaced March 2016 as well, ending 27.3% ahead of the 22 offers accepted last March and 75.0% ahead of the 16 offers accepted last month in February 2017. Closed sales (11) bested February's nine closings but

were 31.3% under the 16 closings recorded last year in March 2016.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$141,900) with the average price of homes sold in the twelve months ending March 2016 (\$151,500) shows an decrease of 6.3%. The same comparison of the median shows a decrease of 0.9% 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 | 11.1 |
| 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.

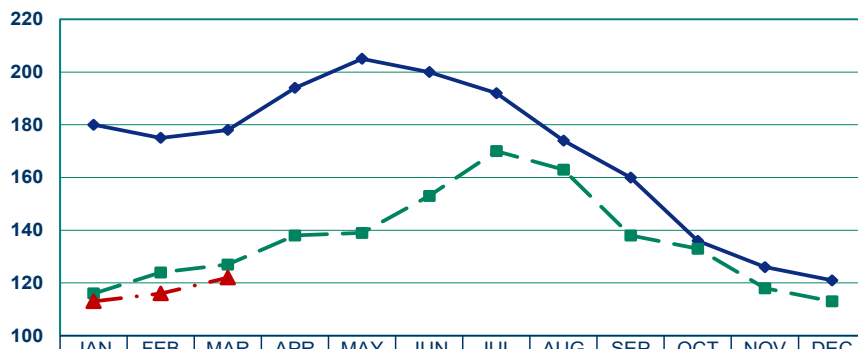
| Baker County Residential Highlights | | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|-------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2017 | March | 31 | 28 | 11 | 122,900 | 105,000 | 68 |
| | February | 21 | 16 | 9 | 103,300 | 92,000 | 104 |
| | Year-to-date | 66 | 52 | 28 | 117,000 | 97,500 | 96 |
| 2016 | March | 29 | 22 | 16 | 149,500 | 134,000 | 120 |
| | Year-to-date | 63 | 53 | 37 | 133,500 | 99,900 | 146 |
| Change | March | 6.9% | 27.3% | -31.3% | -17.8% | -21.6% | -43.3% |
| | Prev Mo 2017 | 47.6% | 75.0% | 22.2% | 19.0% | 14.1% | -34.6% |
| | Year-to-date | 4.8% | -1.9% | -24.3% | -12.4% | -2.4% | -34.4% |

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

Average Sale Price % Change:
-6.3% (\$141,900 v. \$151,500)
Median Sale Price % Change:
-0.9% (\$122,700 v. \$123,800)

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 • 3/2017

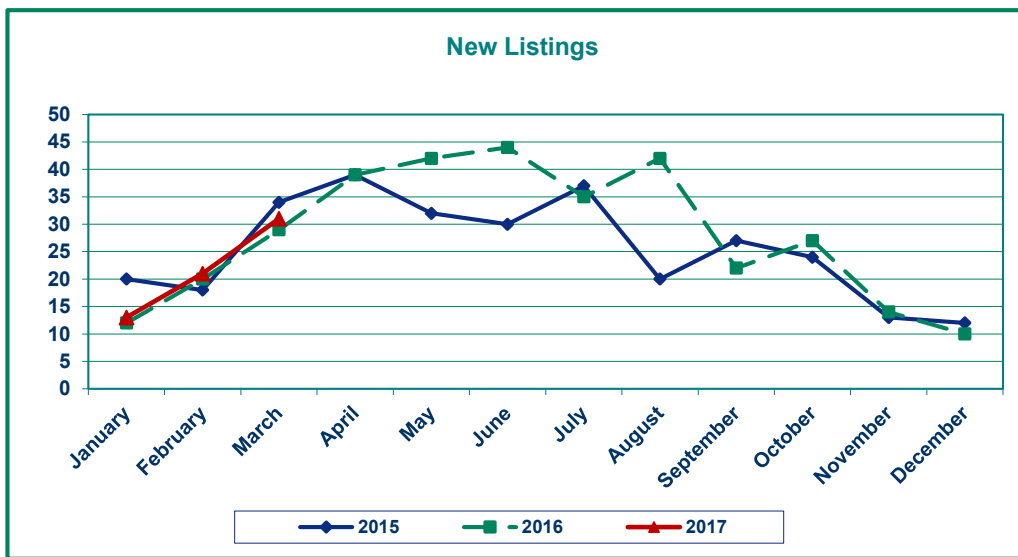
Baker County, Oregon

| | | 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 ¹ | Closed Sales | Average Sale Price | Total Market Time ³ | New Listings | Pending Sales | Pending Sales 2017 v. 2016 ¹ | Closed Sales | Average Sale Price | Median Sale Price | Avg. Sale Price % Change ² | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |
| 460 | Baker City/Keating | 74 | 26 | 2 | 22 | 22.2% | 10 | 111,300 | 74 | 54 | 43 | -4.4% | 26 | 116,200 | 97,500 | -5.6% | 4 | 95,400 | 3 | 66,800 | 3 | 112,500 |
| 461 | Haines/Anthony Lk/Muddy Crk | 3 | 1 | 0 | 0 | -100.0% | 0 | - | - | 1 | 1 | 0.0% | - | - | - | -59.7% | 1 | 65,000 | - | - | - | - |
| 462 | Sumpter/McEwen/Bourne/Phillips Lk/Granit | 17 | - | 1 | 1 | - | 0 | - | - | 3 | 1 | -50.0% | - | - | - | 33.1% | - | - | 1 | 45,000 | - | - |
| 463 | Unity/Hereford | 5 | 0 | 0 | 0 | -100.0% | 0 | - | - | 0 | 0 | -100.0% | 0 | - | - | -63.9% | 0 | - | 0 | - | 0 | - |
| 464 | Huntington/Lime | - | 1 | 0 | 1 | - | 0 | - | - | 1 | 1 | 0.0% | 0 | - | - | 78.2% | 0 | - | 0 | - | 0 | - |
| 465 | Durkee/Pleasant Valley | - | - | 0 | 0 | - | 0 | - | - | - | 0 | - | 0 | - | - | - | 0 | - | 0 | - | 0 | - |
| 466 | Richland/New Bridge | 6 | 0 | 1 | 2 | - | 0 | - | - | 0 | 2 | - | 0 | - | - | -43.8% | 0 | - | 0 | - | 0 | - |
| 467 | Halfway/Cornucopia | 16 | 3 | 1 | 2 | 0.0% | 1 | 239,000 | 4 | 7 | 4 | 33.3% | 2 | 127,000 | 127,000 | 78.9% | - | - | 2 | 82,500 | - | - |
| 468 | Oxbow | 1 | 0 | 0 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | - | - | 0 | - | 0 | - | 0 | - |
| | Baker County | 122 | 31 | 5 | 28 | 27.3% | 11 | 122,900 | 68 | 66 | 52 | -1.9% | 28 | 117,000 | 97,500 | -6.3% | 5 | 89,300 | 6 | 68,400 | 3 | 112,500 |

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/16-3/31/17) with 12 months before (4/1/15-3/31/16).

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



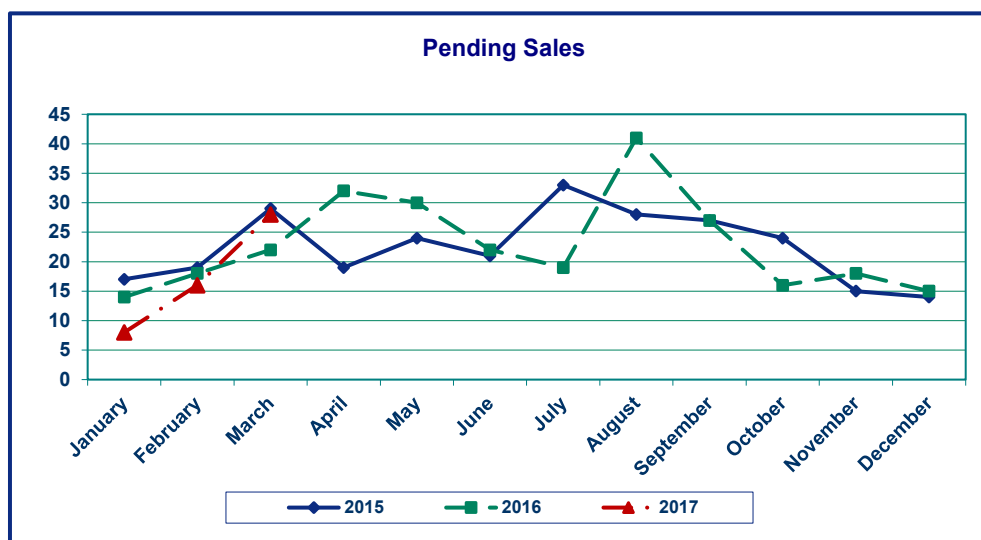
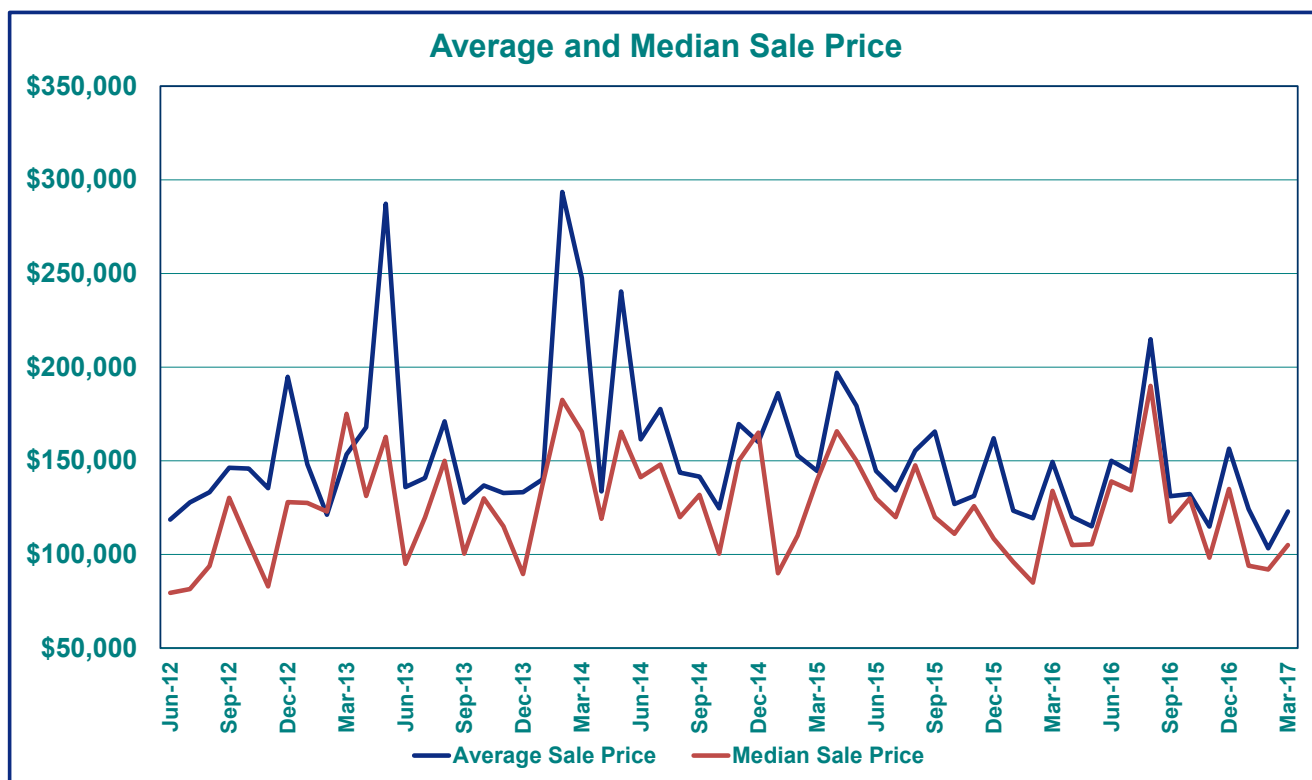
NEW LISTINGS BAKER COUNTY, OR

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

SALE PRICE

BAKER COUNTY, OR

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



PENDING LISTINGS

BAKER COUNTY, OR

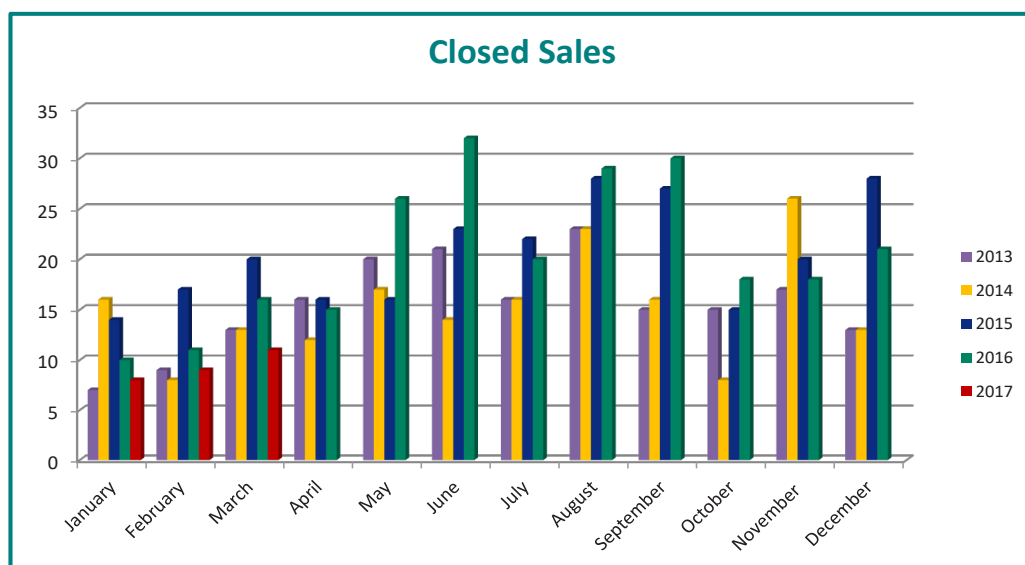
This graph represents monthly accepted offers in Baker County, Oregon over the past three calendar years.

CLOSED SALES BAKER COUNTY, OR

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

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



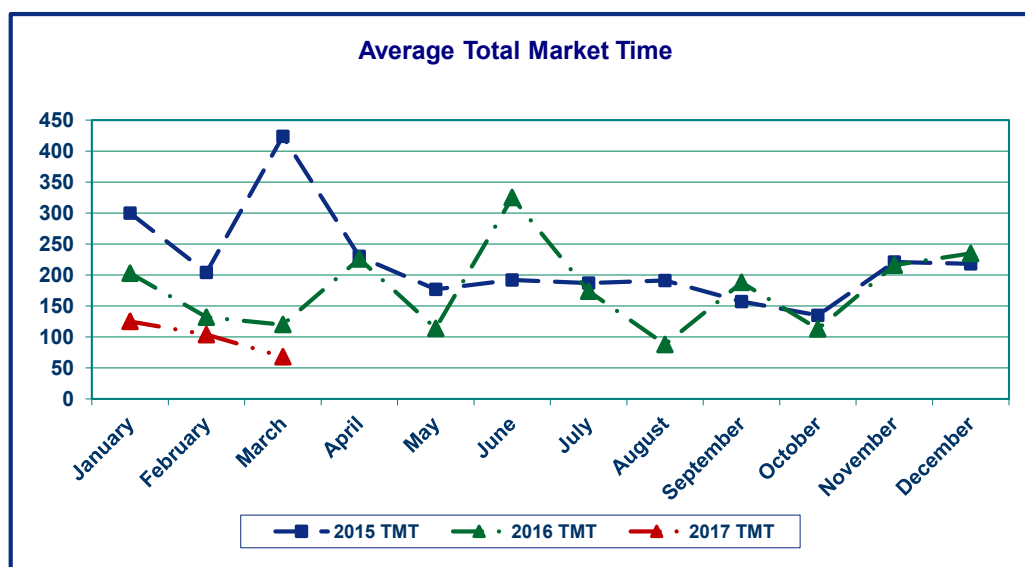
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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

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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



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

Residential Review: Columbia Basin, Oregon

March 2017 Reporting Period

March Residential Highlights

Columbia Basin activity is warming up for the year, but cooler than in March 2016. Pending sales, at 70 for the month, rose 14.8% compared to February 2017 (61) but fell 6.7% short of the 75 offers accepted last year in March 2016.

Similarly, closed sales (57) were 42.5% higher than the 40 closings recorded last month but ended 16.2% under the 68 closings recorded in March 2016.

New listings, at 79, surged 6.8% ahead of February 2017 (74) but were 19.4% under the 98 new listings offered last year in March 2016.

Total market time decreased to 113 days in March, with inventory decreasing to 4.5 months.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$167,600) with the average price of homes sold in the twelve months ending March 2016 (\$153,400) shows an increase of 9.3%. The same comparison of the median shows an increase of 8.4% 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 | 4.5 |
| 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:

+9.3% (\$167,600 v. \$153,400)

Median Sale Price % Change:

+8.4% (\$151,700 v. \$140,000)

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

| Columbia Basin Residential Highlights | | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|---------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2017 | March | 79 | 70 | 57 | 173,000 | 155,000 | 113 |
| | February | 74 | 61 | 40 | 163,400 | 141,400 | 127 |
| | Year-to-date | 211 | 173 | 151 | 182,200 | 157,000 | 123 |
| 2016 | March | 98 | 75 | 68 | 172,500 | 151,900 | 134 |
| | Year-to-date | 256 | 216 | 186 | 152,600 | 140,500 | 122 |
| Change | March | -19.4% | -6.7% | -16.2% | 0.3% | 2.0% | -15.1% |
| | Prev Mo 2017 | 6.8% | 14.8% | 42.5% | 5.9% | 9.6% | -11.0% |
| | Year-to-date | -17.6% | -19.9% | -18.8% | 19.4% | 11.7% | 0.6% |

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Columbia Basin, Oregon

| | | RESIDENTIAL | | | | | | | | | | | | | | | COMMERCIAL | | LAND | | MULTIFAMILY | | |
|-----|---------------------------------|-----------------|--------------|---------------------------|---------------|---|--------------|--------------------|--------------------------------|--------------|---------------|---|--------------|--------------------|-------------------|-------|------------|---------------------------------------|--------------|--------------------|--------------|--------------------|--------------|
| | | Current Month | | | | | | | Year-To-Date | | | | | | | | | Year-To-Date | | Year-To-Date | | Year-To-Date | |
| | | Active Listings | New Listings | Expired/Canceled Listings | Pending Sales | Pending Sales 2017 v. 2016 ¹ | Closed Sales | Average Sale Price | Total Market Time ³ | New Listings | Pending Sales | Pending Sales 2017 v. 2016 ¹ | Closed Sales | Average Sale Price | Median Sale Price | | | Avg. Sale Price % Change ² | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales |
| 380 | Arlington/N | 3 | 1 | 0 | 2 | - | 0 | - | - | 2 | 3 | 0.0% | 1 | 227,000 | 227,000 | 0.7% | - | - | - | - | - | - | |
| 381 | Condon/S | 2 | 1 | 1 | 2 | 100.0% | 0 | - | - | 1 | 2 | -33.3% | 2 | 79,500 | 79,500 | 16.4% | - | - | - | - | - | - | |
| | Gilliam Co. Total | 5 | 2 | 1 | 4 | 300.0% | - | - | - | 3 | 5 | -16.7% | 3 | 128,700 | 95,000 | -7.9% | - | - | - | - | - | - | |
| | | | | | | | | | | | | | | | | | | | | | | | |
| 420 | Boardman/NW | 5 | 3 | 0 | 2 | 0.0% | 2 | 247,000 | 126 | 4 | 6 | -14.3% | 7 | 199,200 | 145,000 | 7.9% | - | - | - | - | - | - | |
| 421 | Irrigon | 5 | 1 | 1 | 4 | 100.0% | 3 | 119,100 | 84 | 4 | 9 | 12.5% | 5 | 164,200 | 134,900 | 12.1% | - | - | - | - | - | - | |
| 422 | Ione | 4 | 0 | 1 | 0 | -100.0% | 0 | - | - | 1 | 0 | -100.0% | 1 | 85,000 | 85,000 | -4.6% | - | - | - | - | - | - | |
| 423 | Lexington | 2 | 1 | 0 | 1 | 0.0% | 0 | - | - | 2 | 1 | -50.0% | 0 | - | - | -5.1% | 0 | - | 0 | - | 0 | - | |
| 424 | Heppner/S | 9 | 1 | - | 1 | -66.7% | 1 | 320,000 | 82 | 5 | 3 | -50.0% | 4 | 251,300 | 230,000 | 66.0% | - | - | - | - | - | - | |
| | Morrow Co. Total | 25 | 6 | 2 | 8 | -11.1% | 6 | 195,200 | 97 | 16 | 19 | -20.8% | 17 | 194,400 | 142,000 | 17.3% | - | - | - | - | - | - | |
| | | | | | | | | | | | | | | | | | | | | | | | |
| 430 | Umatilla | 10 | 2 | - | 5 | 150.0% | 3 | 135,500 | 49 | 13 | 10 | -23.1% | 6 | 144,200 | 151,900 | 4.7% | - | - | 3 | 71,700 | - | - | |
| 431 | Hermiston | 60 | 26 | 6 | 19 | -38.7% | 18 | 198,400 | 76 | 72 | 57 | -31.3% | 56 | 182,900 | 180,500 | 4.1% | 1 | 600,000 | 5 | 91,400 | 1 | 95,500 | |
| 432 | Stanfield | 3 | 3 | 1 | 1 | -50.0% | 4 | 207,700 | 71 | 8 | 6 | 100.0% | 7 | 182,100 | 154,900 | 55.1% | - | - | 1 | 58,000 | - | - | |
| 433 | Echo | 2 | - | 0 | 0 | -100.0% | 1 | 109,900 | 89 | 2 | 1 | -50.0% | 1 | 109,900 | 109,900 | 14.5% | - | - | 1 | 36,500 | - | - | |
| 435 | Pendleton City Limits | 54 | 20 | 3 | 18 | 5.9% | 17 | 147,400 | 127 | 52 | 43 | -12.2% | 39 | 180,400 | 157,000 | 6.7% | - | - | 14 | 21,200 | - | - | |
| 436 | E-Meacham, Cayuse | 4 | 1 | 0 | 0 | - | 0 | - | - | 1 | 0 | - | 0 | - | - | - | 0 | - | 0 | - | 0 | - | |
| 437 | NE-Athena, Helix, Adams, Weston | 25 | 2 | 3 | 4 | 33.3% | 3 | 117,600 | 139 | 6 | 6 | -25.0% | 5 | 233,800 | 160,000 | 37.2% | - | - | 1 | 256,000 | - | - | |
| 438 | S-Pilot Rock, Ukiah | 10 | 1 | 0 | 0 | -100.0% | 2 | 218,500 | 222 | 3 | 3 | 0.0% | 2 | 218,500 | 218,500 | 39.7% | - | - | 1 | 18,000 | - | - | |
| 439 | Milton-Freewater | 58 | 16 | - | 11 | 37.5% | 3 | 158,300 | 328 | 35 | 23 | -8.0% | 15 | 179,100 | 175,000 | 7.3% | - | - | 1 | 26,500 | 1 | 179,500 | |
| | Umatilla Co. Total | 226 | 71 | 13 | 58 | -10.8% | 51 | 170,400 | 115 | 192 | 149 | -19.9% | 131 | 181,800 | 162,000 | 7.8% | 1 | 600,000 | 27 | 50,500 | 2 | 137,500 | |

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

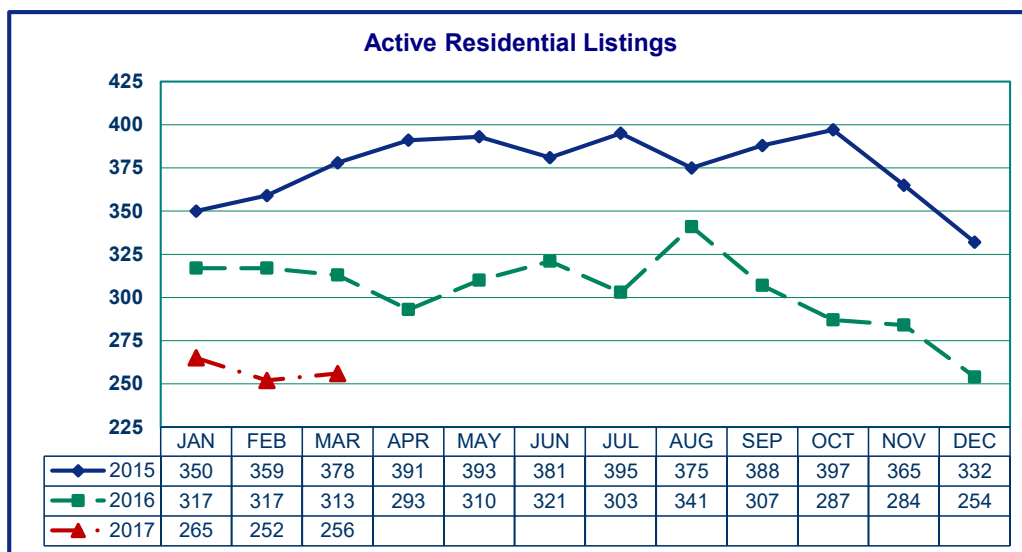
² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/16-3/31/17) with 12 months before (4/1/15-3/31/16).

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

ACTIVE RESIDENTIAL LISTINGS

COLUMBIA BASIN, OR

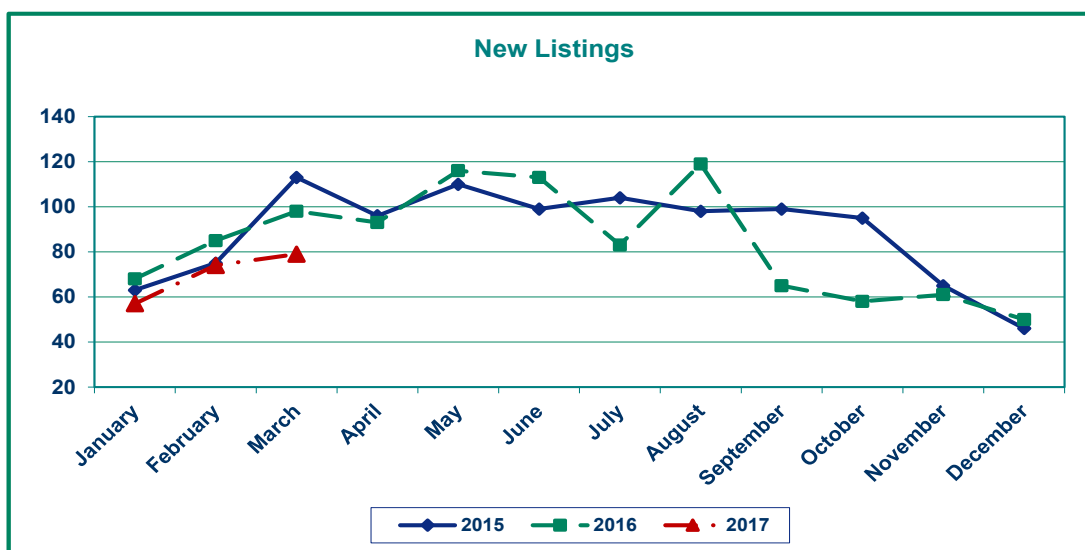
This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.



NEW LISTINGS

COLUMBIA BASIN, OR

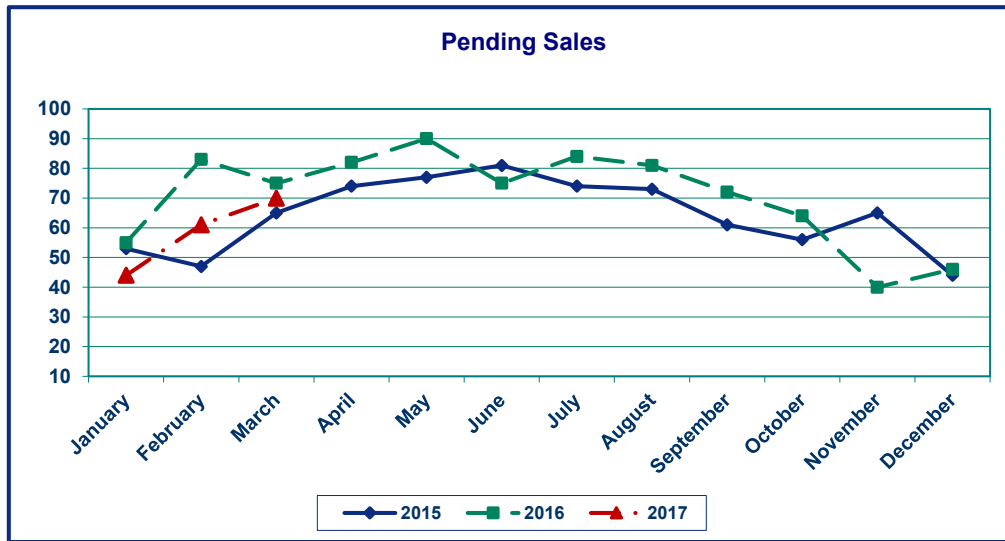
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PENDING LISTINGS

COLUMBIA BASIN, OR

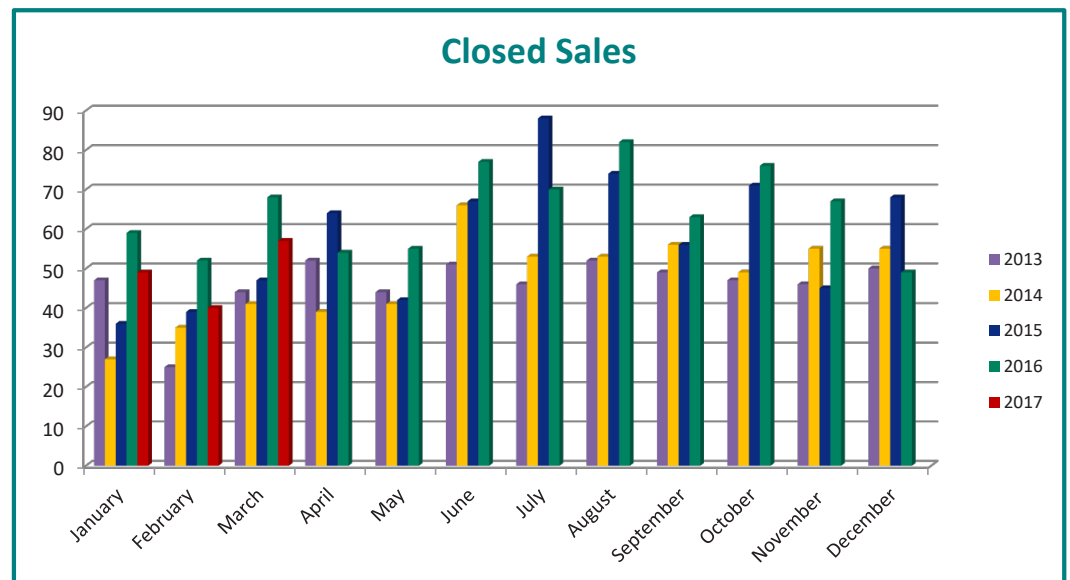
This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years



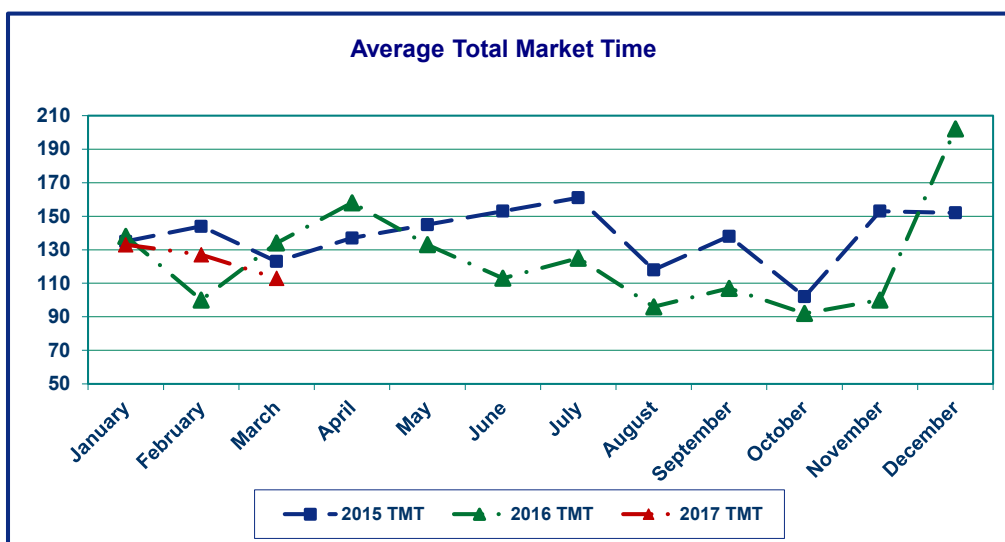
CLOSED SALES

COLUMBIA BASIN, OR

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



Average Total Market Time



DAYS ON MARKET

COLUMBIA BASIN, OR

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

SALE PRICE
COLUMBIA BASIN, OR

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

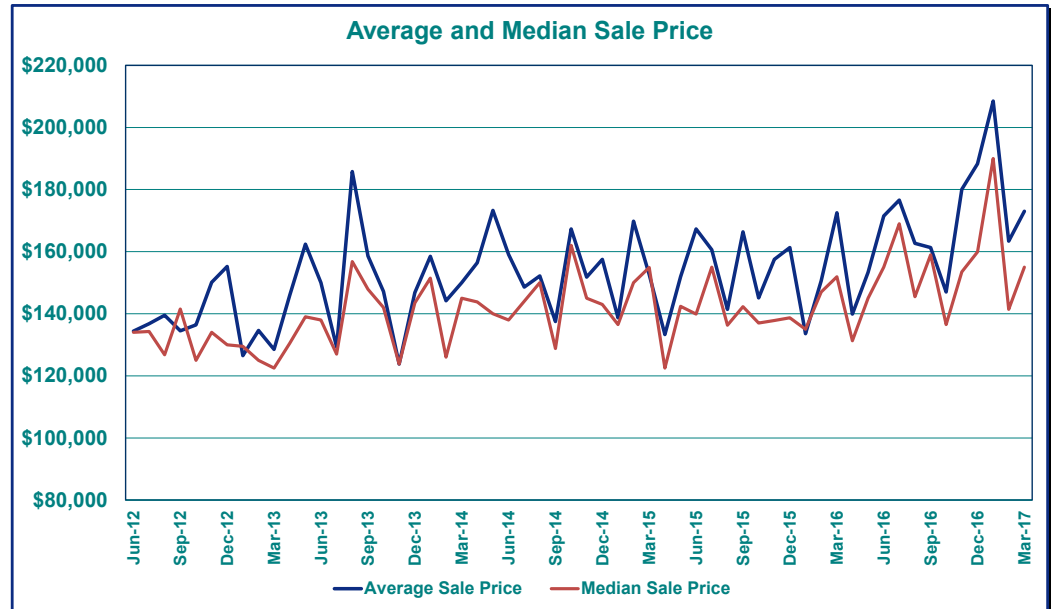
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Jeff Wiren, Chairman of the Board
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Tyler Chaudhary, Editor

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Residential Review: Coos County, Oregon

March Residential Highlights

Real estate activity in Coos County looked sunny this March, with all measures showing gains. Pending sales (100) outpaced March 2016 (77) by 29.9%, the strongest March for accepted offers on the RMLS™ record. Closed sales (82) rose 26.2% compared to March 2016, the strongest March since 2005, when 95 closed sales were recorded. New listings (135) outpaced March 2016 (120) by 12.5%, showing the strongest March since 2010, when 138 new listings were offered.

Inventory decreased to 4.9 months in March, with total market time rising slightly to end at 122 days.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$201,200) with the average price of homes sold in the twelve months ending March 2016 (\$186,400) shows an increase of 7.9%. The same comparison of the median shows an increase of 3.8% over that same period.

March 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 | 4.9 |
| 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 | March | 135 | 100 | 82 | 188,600 | 164,300 | 122 |
| | February | 105 | 85 | 57 | 231,500 | 179,500 | 111 |
| | Year-to-date | 363 | 253 | 204 | 205,000 | 173,000 | 116 |
| 2016 | March | 120 | 77 | 65 | 187,600 | 180,000 | 206 |
| | Year-to-date | 308 | 219 | 187 | 180,400 | 166,000 | 165 |
| Change | March | 12.5% | 29.9% | 26.2% | 0.5% | -8.7% | -40.8% |
| | Prev Mo 2017 | 28.6% | 17.6% | 43.9% | -18.5% | -8.5% | 9.9% |
| | Year-to-date | 17.9% | 15.5% | 9.1% | 13.6% | 4.2% | -30.1% |

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

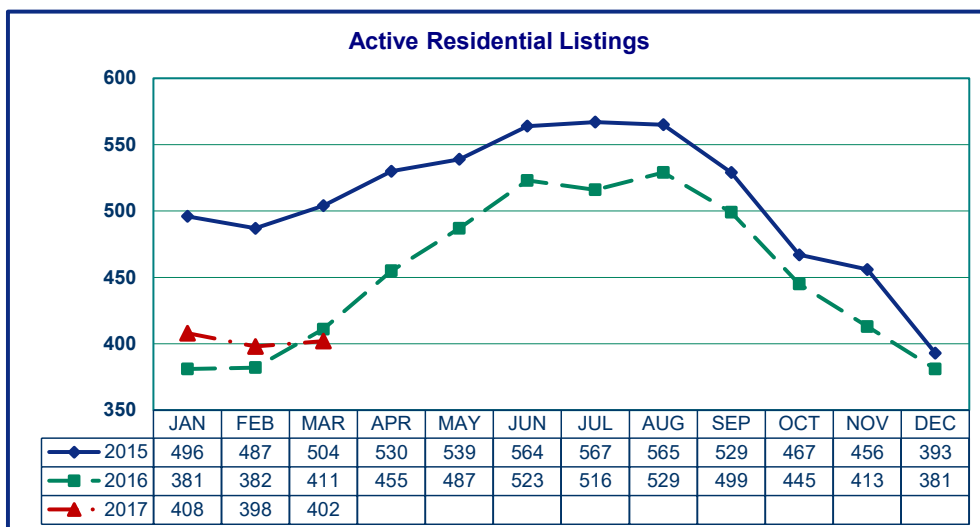
Average Sale Price % Change:

+7.9% (\$201,200 v. \$186,400)

Median Sale Price % Change:

+3.8% (\$176,500 v. \$170,000)

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 • 3/2017

Coos County, Oregon

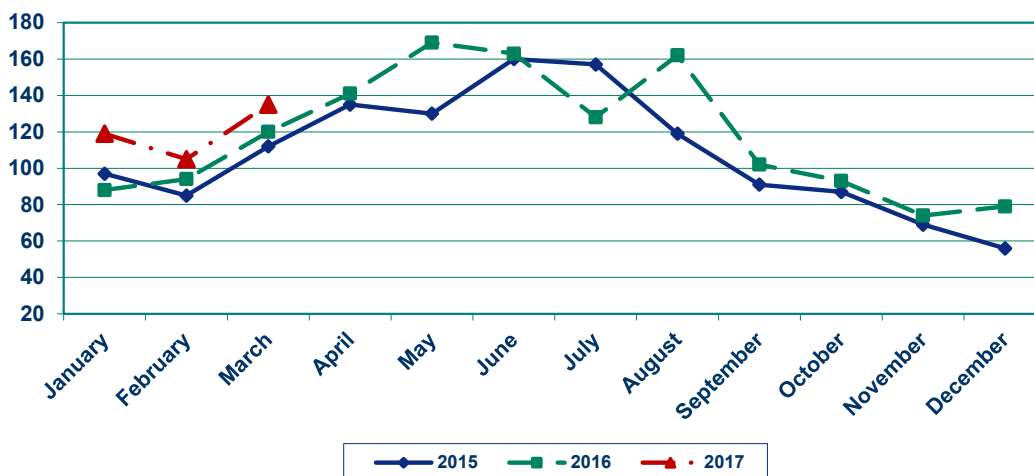
| | | RESIDENTIAL | | | | | | | | | | | | | | | COMMERCIAL | | LAND | | MULTIFAMILY | |
|-------|--------------|-----------------|--------------|---------------------------|---------------|---|--------------|--------------------|--------------------------------|--------------|---------------|---|--------------|--------------------|-------------------|--------|---------------------------------------|--------------|--------------------|--------------|--------------------|---------|
| | | Current Month | | | | | | | | Year-To-Date | | | | | | | Avg. Sale Price % Change ² | Year-To-Date | | Year-To-Date | | |
| | | Active Listings | New Listings | Expired/Canceled Listings | Pending Sales | Pending Sales 2017 v. 2016 ¹ | Closed Sales | Average Sale Price | Total Market Time ³ | New Listings | Pending Sales | Pending Sales 2017 v. 2016 ¹ | Closed Sales | Average Sale Price | Median Sale Price | | | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | |
| 97407 | Allegeny | 0 | 0 | 0 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | - | - | 0 | - | 0 | - | 0 | - |
| 97411 | Bandon | 92 | 29 | 10 | 14 | 16.7% | 10 | 272,900 | 354 | 64 | 38 | 8.6% | 26 | 301,600 | 197,500 | 20.3% | 1 | 245,000 | 11 | 119,300 | - | - |
| 97414 | Broadbent | 0 | 0 | 0 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | - | - | 0 | - | 0 | - | 0 | - |
| 97420 | Coos Bay | 131 | 44 | 10 | 32 | -5.9% | 39 | 168,300 | 88 | 135 | 98 | 11.4% | 79 | 180,300 | 168,500 | 10.8% | - | - | 13 | 61,300 | 6 | 99,700 |
| 97423 | Coquille | 35 | 17 | 12 | 17 | 70.0% | 7 | 190,900 | 154 | 45 | 27 | -10.0% | 20 | 224,000 | 178,000 | 10.0% | 1 | 95,000 | 1 | 95,000 | - | - |
| 97449 | Lakeside | 35 | 8 | 3 | 5 | 66.7% | 3 | 86,400 | 36 | 22 | 12 | 0.0% | 8 | 152,900 | 137,500 | -5.0% | - | - | 5 | 84,600 | - | - |
| 97458 | Myrtle Point | 38 | 8 | 2 | 6 | 100.0% | 5 | 152,300 | 73 | 25 | 18 | 38.5% | 15 | 180,400 | 148,500 | -13.0% | - | - | 3 | 101,300 | - | - |
| 97459 | North Bend | 63 | 28 | 8 | 25 | 66.7% | 17 | 216,000 | 79 | 69 | 56 | 36.6% | 54 | 205,400 | 177,300 | 3.1% | 1 | 179,800 | 1 | 192,500 | 4 | 165,200 |
| 97466 | Powers | 8 | 1 | 1 | 1 | - | 1 | 140,000 | 167 | 3 | 4 | - | 2 | 117,500 | 117,500 | 39.6% | - | - | - | - | - | - |
| | Coos County | 402 | 135 | 46 | 100 | 29.9% | 82 | 188,600 | 122 | 363 | 253 | 15.5% | 204 | 205,000 | 173,000 | 7.9% | 3 | 173,300 | 34 | 91,900 | 10 | 125,900 |

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/16-3/31/17) with 12 months before (4/1/15-3/31/16).

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

New Listings



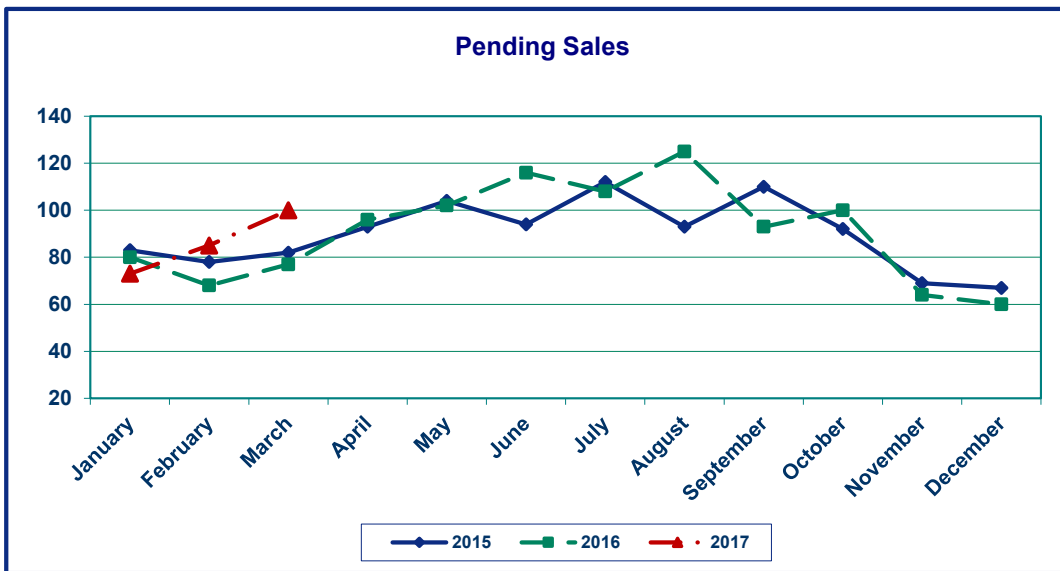
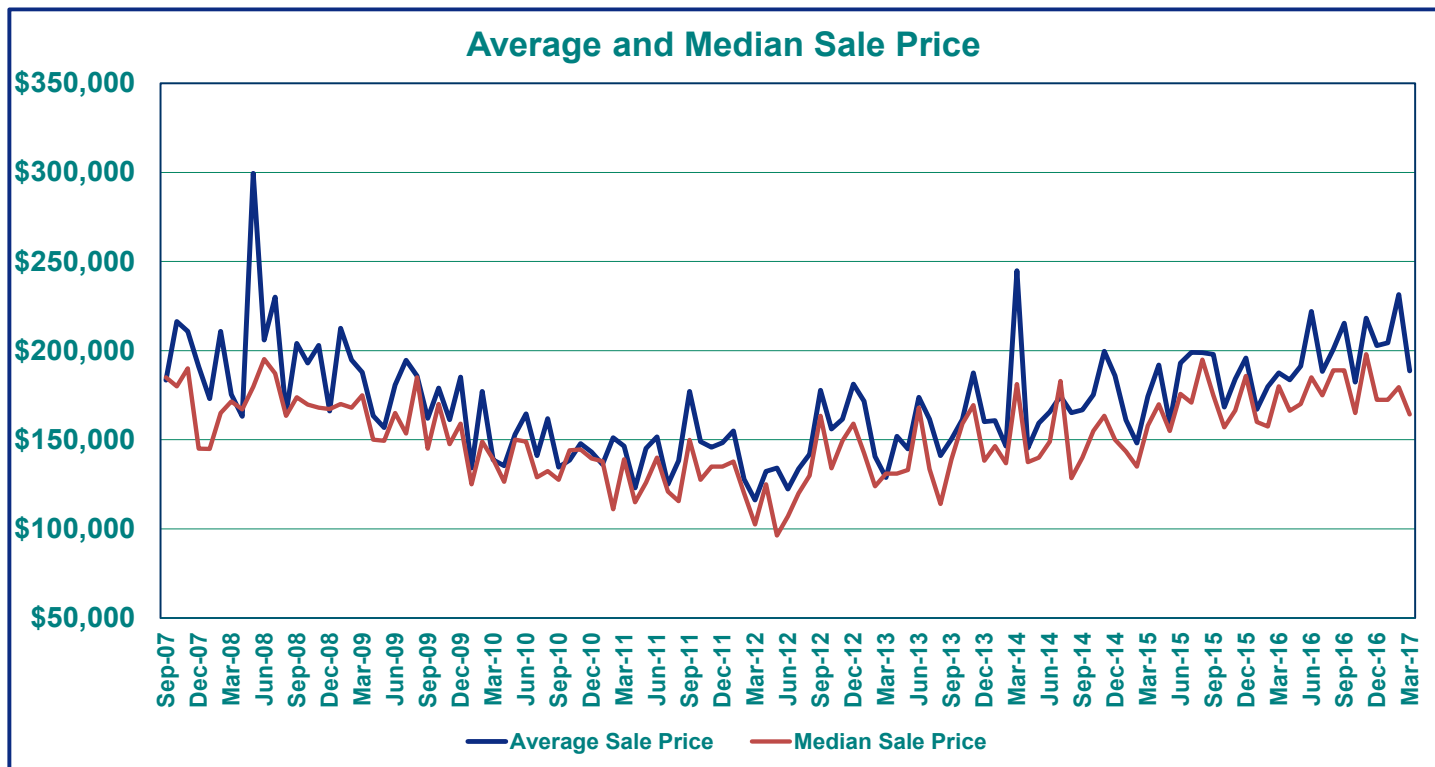
NEW LISTINGS

COOS COUNTY, OR

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

SALE PRICE
COOS COUNTY, OR

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



PENDING LISTINGS

COOS COUNTY, OR

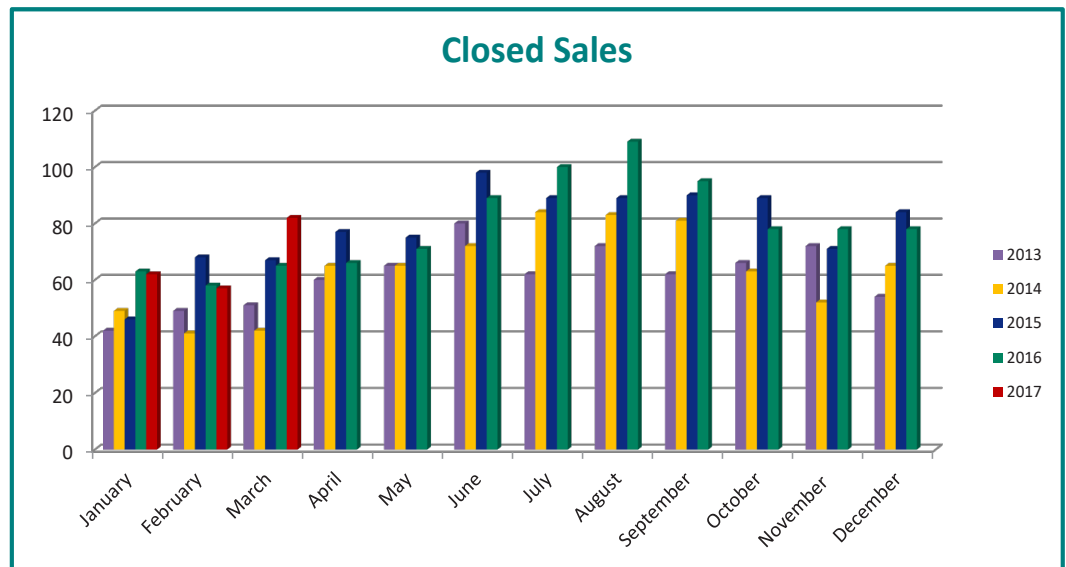
This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.

CLOSED SALES
COOS COUNTY, OR

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

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

The statistics presented
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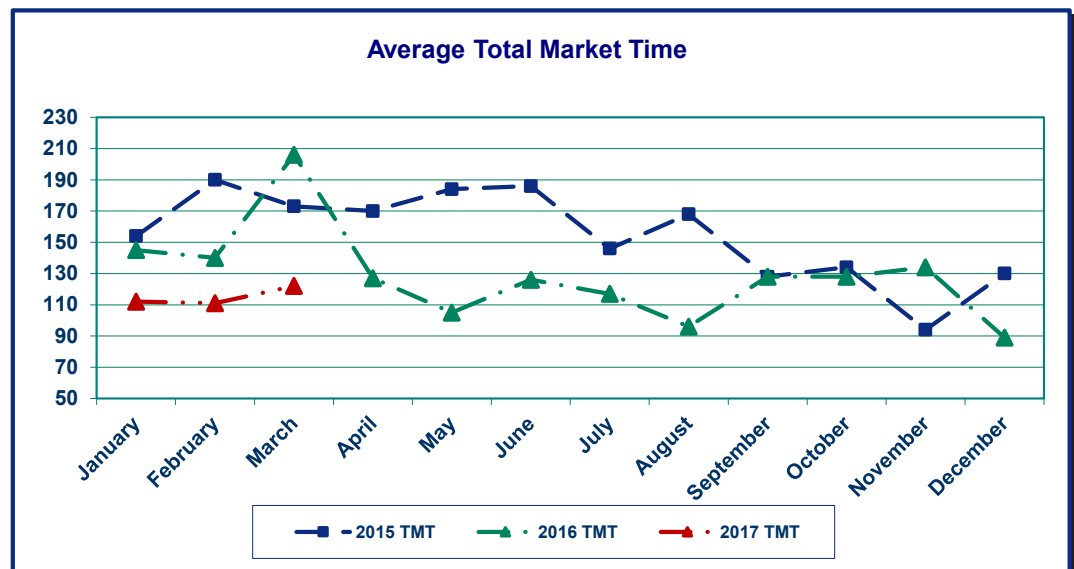
Market Action Reports
are compiled for the
following areas: Portland
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Mid-Columbia, Columbia
Basin, Baker County, Coos
County, Curry County,
Douglas County, Grant
County, Josephine County,
Lane County, North
Coastal Counties, Polk &
Marion Counties, Union
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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

March 2017 Reporting Period

March Residential Highlights

March brought some sunny activity to Curry County, with most measures showing gains compared to March 2016. Pending sales (56) ended 21.7% ahead of the 46 offers accepted last year in March 2016—the best March for pendings since at least 2005! Closed sales (41) rose 2.5% ahead of March 2016 (40) and 17.1% ahead of last month, February 2017 (35). New listings (79) improved 54.9% over last month (51) but fell 2.5% short of the 81 new listings offered last year in March 2016.

Inventory decreased to 7.5 months in March, with total market time decreasing to 207 days.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$254,900) with the average price of homes sold in the twelve months ending March 2016 (\$256,100) shows an increase of 3.8%. The same comparison of the median shows an increase of 8.2% 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 | 7.5 |
| 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 | March | 79 | 56 | 41 | 254,900 | 229,000 | 207 |
| | February | 51 | 37 | 35 | 298,800 | 315,000 | 226 |
| | Year-to-date | 180 | 120 | 118 | 286,100 | 245,000 | 179 |
| 2016 | March | 81 | 46 | 40 | 221,900 | 182,500 | 225 |
| | Year-to-date | 177 | 126 | 105 | 250,600 | 225,000 | 224 |
| Change | March | -2.5% | 21.7% | 2.5% | 14.9% | 25.5% | -7.6% |
| | Prev Mo 2017 | 54.9% | 51.4% | 17.1% | -14.7% | -27.3% | -8.4% |
| | Year-to-date | 1.7% | -4.8% | 12.4% | 14.2% | 8.9% | -20.0% |

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

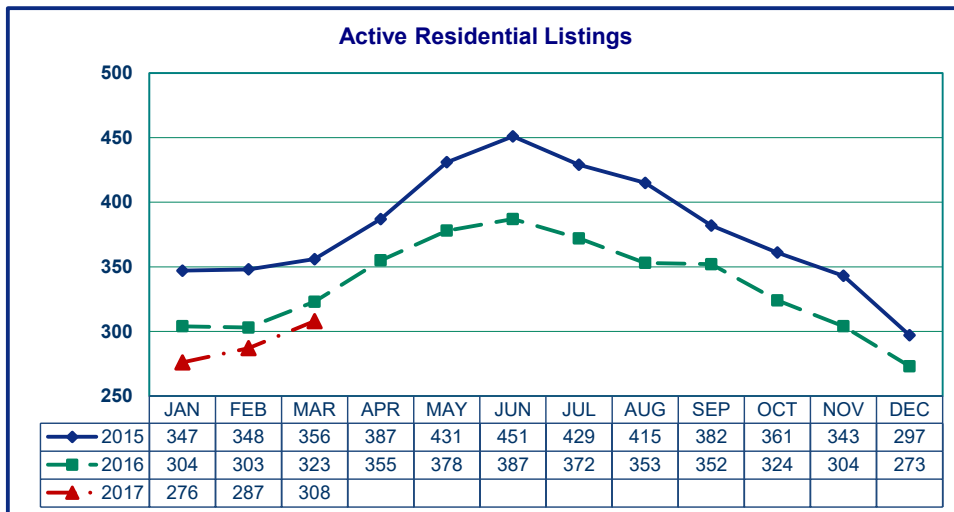
Average Sale Price % Change:

+3.8% (\$265,800 v. \$256,100)

Median Sale Price % Change:

+8.2% (\$238,000 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 • 3/2017

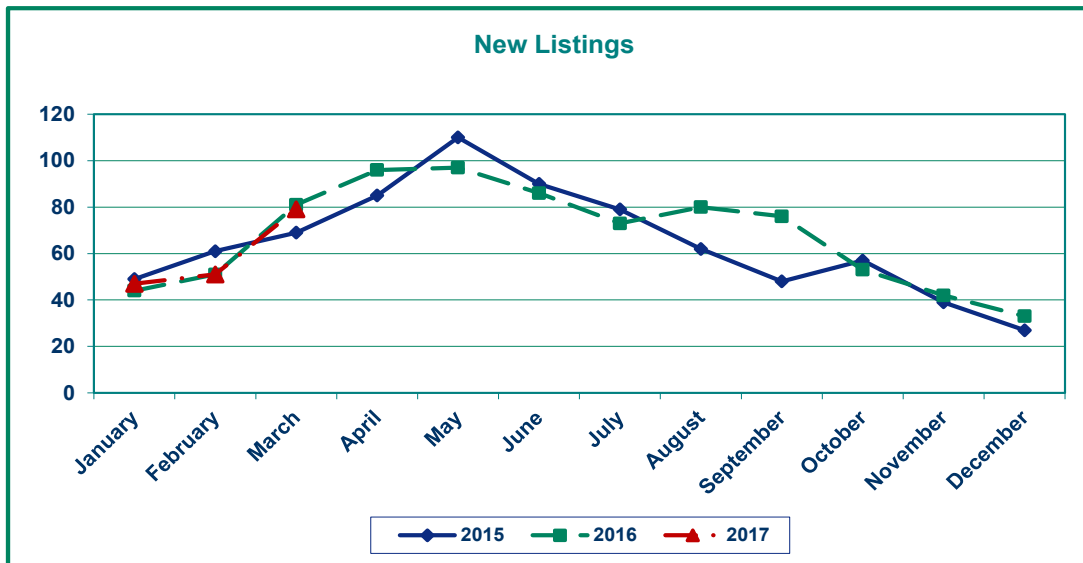
Curry County, Oregon

| | | RESIDENTIAL | | | | | | | | | | | | | | | COMMERCIAL | | LAND | | MULTIFAMILY | | |
|-----|---|-----------------|--------------|----------------------------|---------------|---|--------------|--------------------|--------------------------------|--------------|---------------|---|--------------|--------------------|-------------------|--------------|---------------------------------------|--------------------|--------------|--------------------|--------------|--------------------|--|
| | | Current Month | | | | | | | | Year-To-Date | | | | | | | Avg. Sale Price % Change ² | Year-To-Date | | Year-To-Date | | Year-To-Date | |
| | | Active Listings | New Listings | Expired/Cancelled Listings | Pending Sales | Pending Sales 2017 v. 2016 ¹ | Closed Sales | Average Sale Price | Total Market Time ³ | New Listings | Pending Sales | Pending Sales 2017 v. 2016 ¹ | 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 | 81 | 29 | 11 | 19 | -5.0% | 12 | 275,800 | 122 | 66 | 46 | 2.2% | 42 | 305,400 | 298,300 | 1.7% | 1 | 610,000 | 4 | 108,700 | 2 | 147,500 | |
| 271 | Harbor, Winchuck, SB Chetco | 49 | 10 | 4 | 11 | 22.2% | 8 | 155,100 | 216 | 27 | 26 | 4.0% | 28 | 258,500 | 185,000 | 7.0% | 1 | 375,000 | 2 | 98,500 | - | - | |
| 272 | Carpenterville, Cape Ferrello, Whaleshead | 41 | 12 | 5 | 6 | 50.0% | 2 | 366,000 | 202 | 25 | 10 | 42.9% | 7 | 355,800 | 225,000 | 4.7% | - | - | 2 | 80,000 | - | - | |
| 273 | Gold Beach | 88 | 19 | 2 | 14 | 75.0% | 15 | 271,900 | 260 | 41 | 25 | -24.2% | 31 | 274,100 | 240,000 | -1.2% | 3 | 131,500 | 7 | 144,400 | 1 | 290,000 | |
| 274 | Port Orford | 49 | 9 | 0 | 6 | 20.0% | 4 | 272,800 | 255 | 21 | 13 | -18.8% | 10 | 270,300 | 234,500 | 26.0% | - | - | 3 | 176,700 | - | - | |
| | Curry County | 308 | 79 | 22 | 56 | 21.7% | 41 | 254,900 | 207 | 180 | 120 | -4.8% | 118 | 286,100 | 245,000 | 3.8% | 5 | 275,900 | 18 | 129,600 | 3 | 195,000 | |

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/16-3/31/17) with 12 months before (4/1/15-3/31/16).

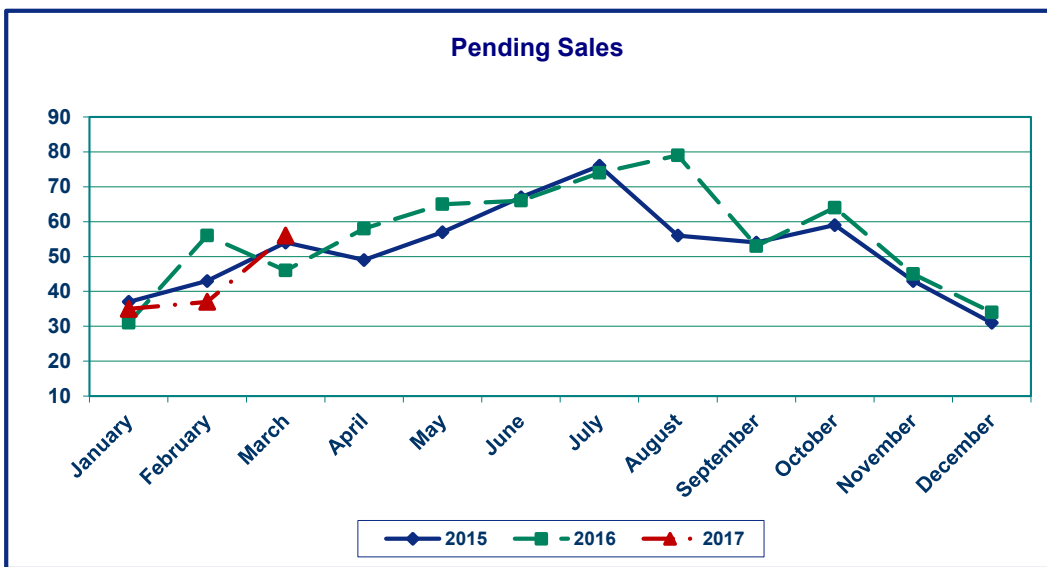
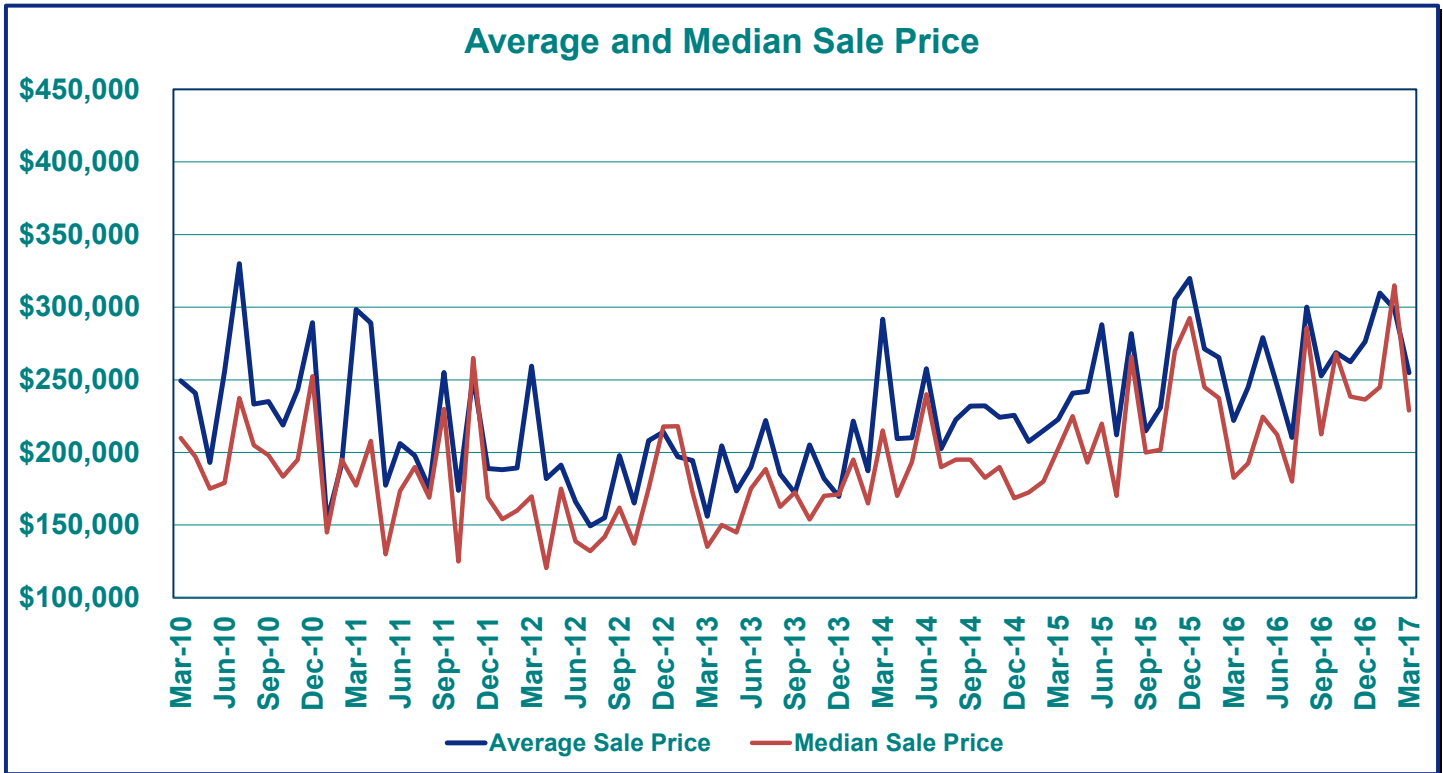
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



NEW LISTINGS
CURRY COUNTY, OR
This graph shows the new residential listings over the past three calendar years in Curry County, Oregon.

SALE PRICE
CURRY COUNTY, OR

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



PENDING LISTINGS
CURRY COUNTY, OR

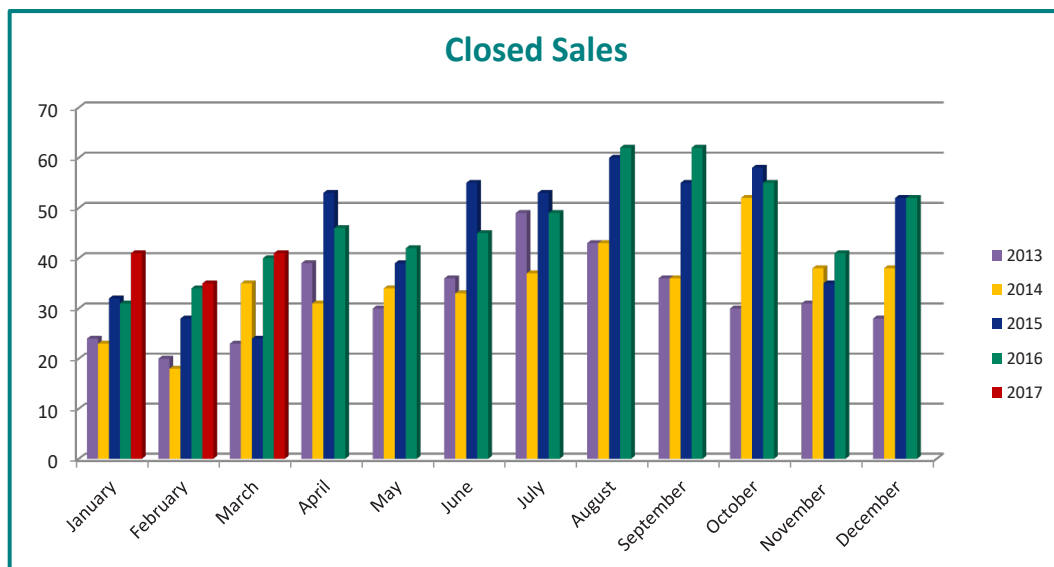
This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.

CLOSED SALES CURRY COUNTY, OR

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

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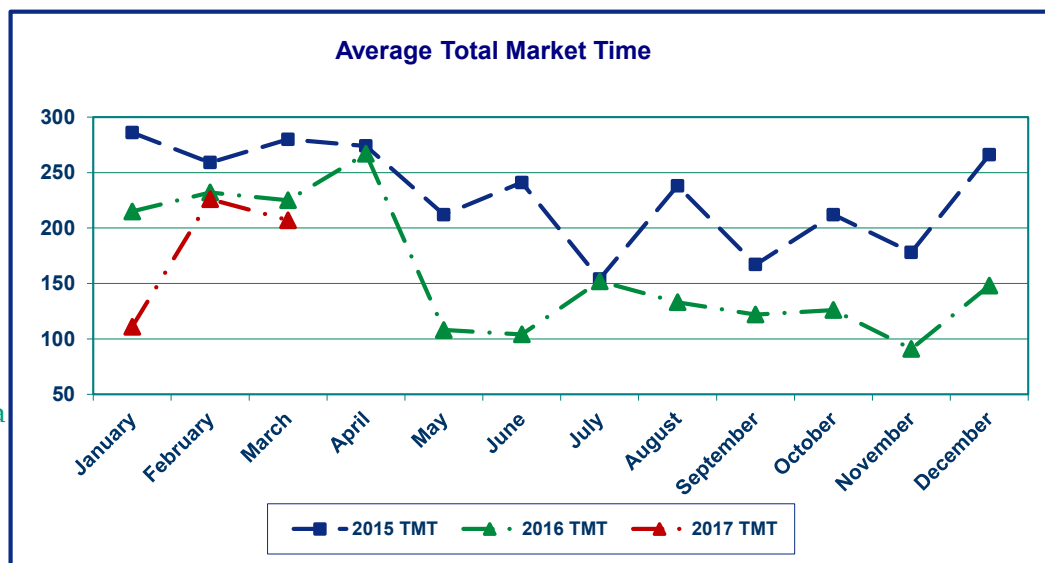
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DAYS ON MARKET CURRY COUNTY, OR

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



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

March 2017 Reporting Period

March Residential Highlights

March was a great month for pending sales in Douglas County. At 223 strong, pending sales fared 23.9% better than last year in March 2016 (180) and 52.7% better than last month in February 2017 (146). This was the strongest single month for pending sales in Douglas County on the RMLS™ record, the closest being August 2005 when 201 offers were accepted for the month.

Closed sales (121) ended 23.5% warmer than in February 2017 (98) but fell 4.0% short of the 126 closings recorded last year in March 2016.

Similarly, the 170 new listings were 25.0% ahead of the 136 offered last month in February 2017 but 12.8% under the 195 offered last year in March 2016.

Douglas County saw inventory decrease this March to 3.5 months.

During the same period, total market time increased by four days, ending at 103 days.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$206,200) with the average price of homes sold in the twelve months ending March 2016 (\$187,700) shows an increase of 9.9%. The same comparison of the median shows an increase of 9.8% over the same period.

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

Average Sale Price % Change:

+9.9% (\$206,200 v. \$187,700)

Median Sale Price % Change:

+9.8% (\$181,500 v. \$165,300)

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

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 | 3.5 |
| 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.

| Douglas County Residential Highlights | | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|---------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2017 | March | 170 | 223 | 121 | 202,700 | 192,000 | 103 |
| | February | 136 | 146 | 98 | 202,700 | 173,300 | 99 |
| | Year-to-date | 482 | 448 | 334 | 198,800 | 175,000 | 112 |
| 2016 | March | 195 | 180 | 126 | 171,200 | 148,800 | 180 |
| | Year-to-date | 519 | 424 | 317 | 176,300 | 159,900 | 159 |
| Change | March | -12.8% | 23.9% | -4.0% | 18.4% | 29.0% | -42.7% |
| | Prev Mo 2017 | 25.0% | 52.7% | 23.5% | 0.0% | 10.8% | 4.0% |
| | Year-to-date | -7.1% | 5.7% | 5.4% | 12.8% | 9.4% | -29.7% |

AREA REPORT • 3/2017

Douglas County, Oregon

| | | RESIDENTIAL | | | | | | | | | | | | | | | COMMERCIAL | | LAND | | MULTIFAMILY | | |
|-----|---------------------------------|-----------------|--------------|---------------------------|---------------|---|--------------|--------------------|--------------------------------|--------------|---------------|---|--------------|--------------------|-------------------|--------------|---------------------------------------|--------------------|--------------|--------------------|--------------|--------------------|--|
| | | Current Month | | | | | | | | Year-To-Date | | | | | | | Avg. Sale Price % Change ² | Year-To-Date | | Year-To-Date | | Year-To-Date | |
| | | Active Listings | New Listings | Expired/Canceled Listings | Pending Sales | Pending Sales 2017 v. 2016 ¹ | Closed Sales | Average Sale Price | Total Market Time ³ | New Listings | Pending Sales | Pending Sales 2017 v. 2016 ¹ | 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 | 39 | 17 | 2 | 29 | 81.3% | 16 | 181,300 | 100 | 56 | 56 | 30.2% | 45 | 192,000 | 150,000 | 0.5% | 1 | 375,000 | 2 | 92,500 | 3 | 224,200 | |
| 252 | NW Roseburg | 57 | 19 | 5 | 24 | 26.3% | 13 | 247,800 | 61 | 51 | 42 | 2.4% | 36 | 290,500 | 270,000 | -0.1% | - | - | 2 | 213,800 | - | - | |
| 253 | SE Roseburg | 20 | 11 | 4 | 16 | 100.0% | 4 | 180,900 | 145 | 25 | 27 | 28.6% | 20 | 149,400 | 144,000 | 2.7% | 2 | 145,000 | 1 | 70,000 | 1 | 116,300 | |
| 254 | SW Roseburg | 37 | 21 | 1 | 22 | 46.7% | 13 | 281,300 | 46 | 47 | 40 | -2.4% | 31 | 226,400 | 205,000 | 6.1% | 1 | 160,000 | 9 | 140,400 | 1 | 175,000 | |
| 255 | Glide & E of Roseburg | 19 | 3 | 5 | 8 | 33.3% | 4 | 254,400 | 236 | 10 | 13 | 18.2% | 15 | 203,500 | 145,000 | 13.8% | - | - | 8 | 106,000 | - | - | |
| 256 | Sutherlin/Oakland Area | 59 | 22 | 10 | 30 | 11.1% | 18 | 171,800 | 91 | 67 | 51 | -1.9% | 39 | 185,500 | 186,000 | 12.6% | 4 | 200,000 | 4 | 73,700 | 1 | 189,000 | |
| 257 | Winston & SW of Roseburg | 43 | 21 | 3 | 23 | -8.0% | 13 | 190,500 | 108 | 53 | 50 | 8.7% | 39 | 186,900 | 170,000 | 3.3% | - | - | 6 | 108,800 | 1 | 110,000 | |
| 258 | Myrtle Creek & S/SE of Roseburg | 62 | 12 | 2 | 20 | -35.5% | 16 | 142,800 | 136 | 60 | 58 | -32.6% | 46 | 198,300 | 155,800 | 27.5% | - | - | 4 | 77,000 | - | - | |
| 259 | Green District | 22 | 15 | 6 | 21 | 50.0% | 13 | 180,900 | 58 | 49 | 47 | 34.3% | 29 | 158,900 | 169,000 | 18.7% | 1 | 141,000 | 2 | 151,500 | - | - | |
| 265 | North Douglas County | 68 | 29 | 8 | 30 | 57.9% | 11 | 254,400 | 179 | 64 | 64 | 33.3% | 34 | 175,700 | 137,000 | 33.7% | 2 | 139,800 | 6 | 87,500 | 1 | 102,000 | |
| | Douglas County | 426 | 170 | 46 | 223 | 23.9% | 121 | 202,700 | 103 | 482 | 448 | 5.7% | 334 | 198,800 | 175,000 | 9.8% | 11 | 186,000 | 44 | 110,900 | 8 | 170,600 | |

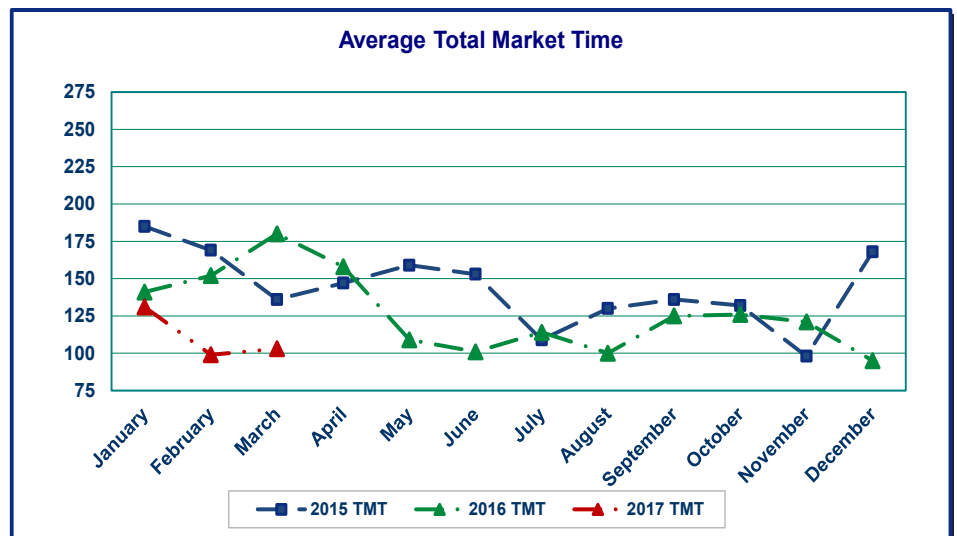
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares March 2017 with March 2016. The Year-To-Date section compares 2017 year-to-date statistics through March with 2016 year-to-date statistics through March.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/16-3/31/17) with 12 months before (4/1/15-3/31/16).

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

DAYS ON MARKET DOUGLAS COUNTY, OR

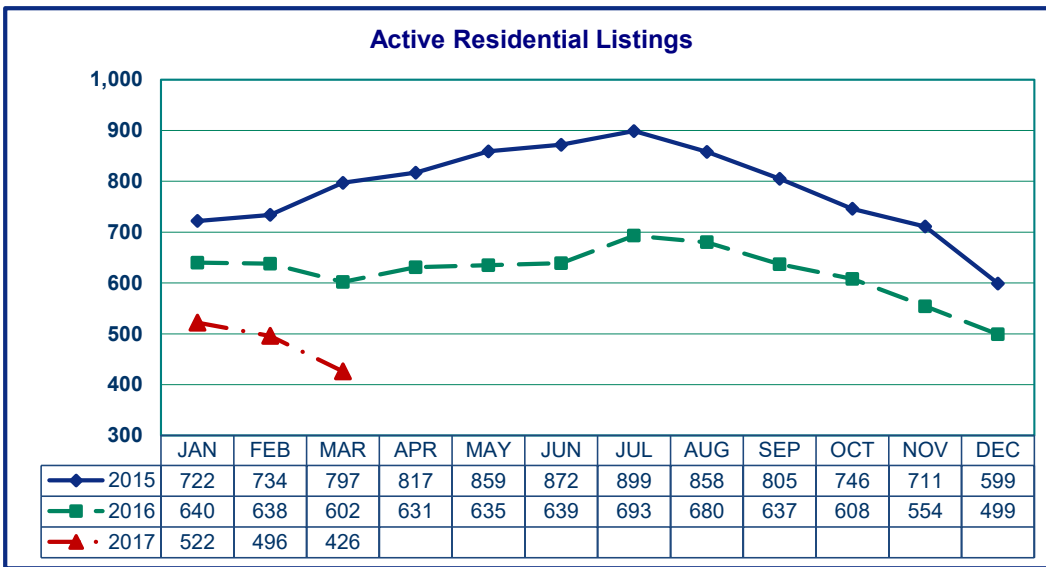
This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.



ACTIVE RESIDENTIAL LISTINGS

DOUGLAS COUNTY, OR

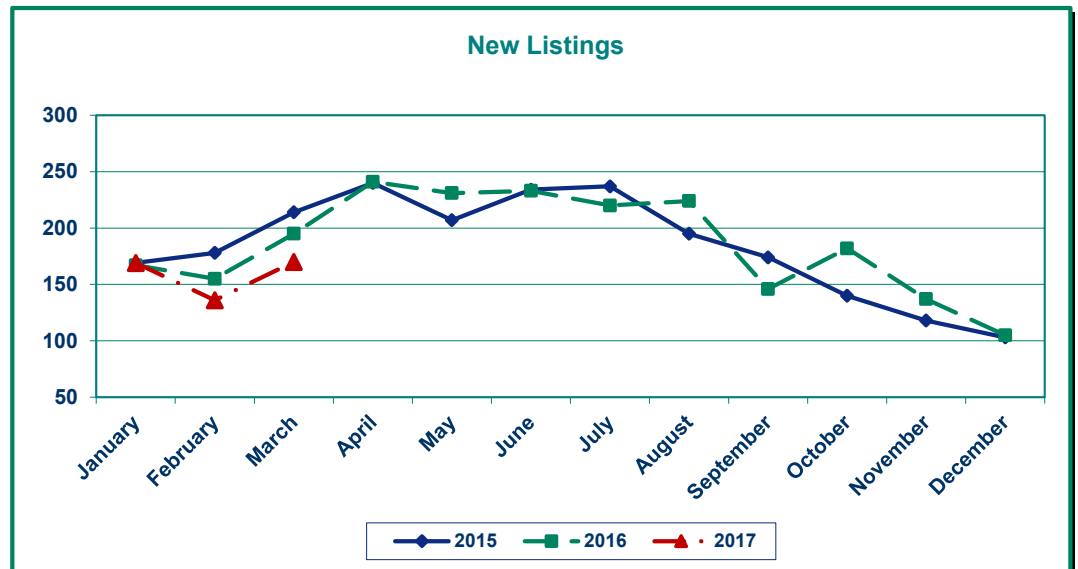
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.



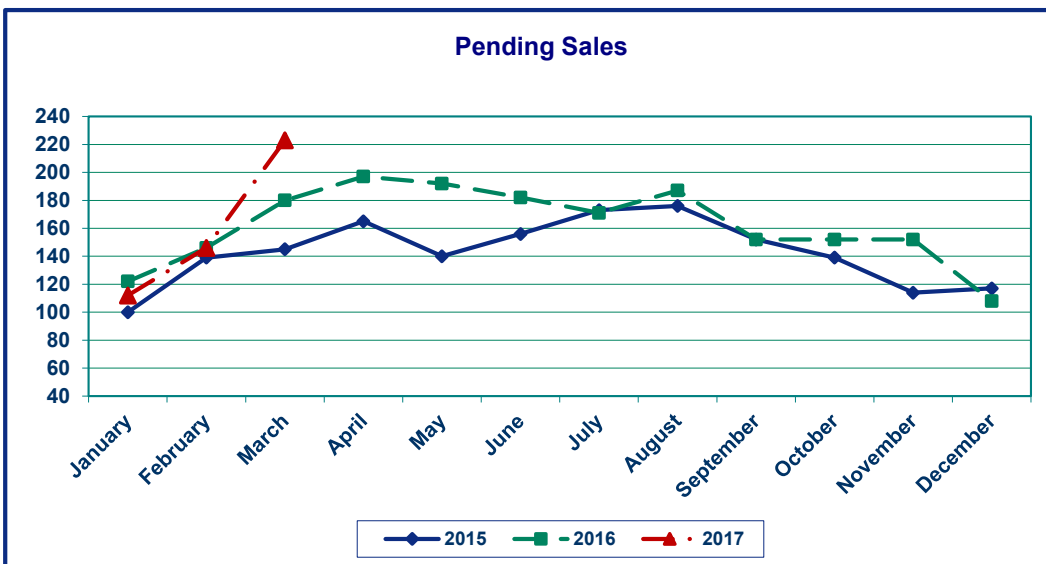
NEW LISTINGS

DOUGLAS COUNTY, OR

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



Pending Sales



PENDING LISTINGS

DOUGLAS COUNTY, OR

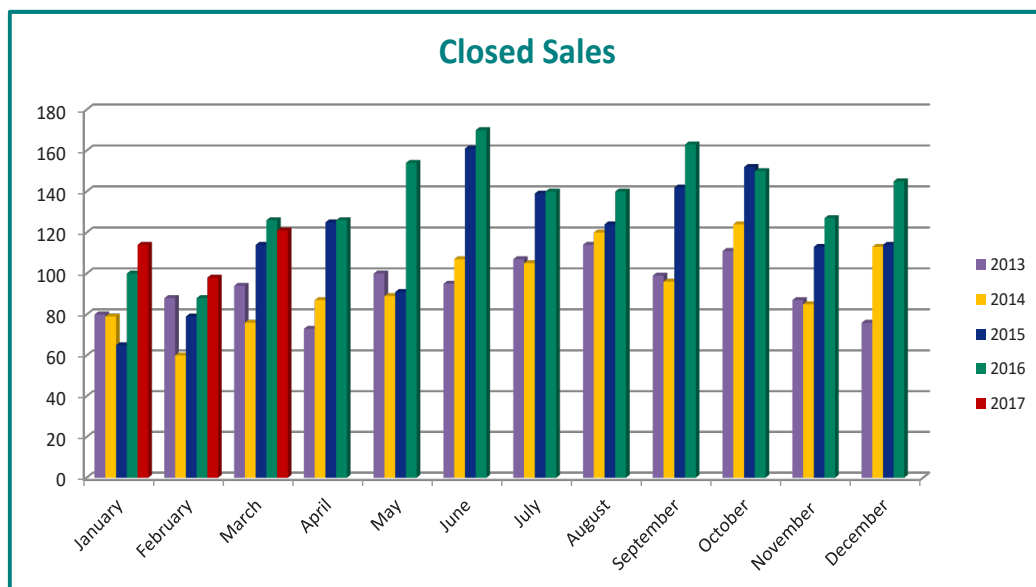
This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.

CLOSED SALES DOUGLAS COUNTY, OR

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

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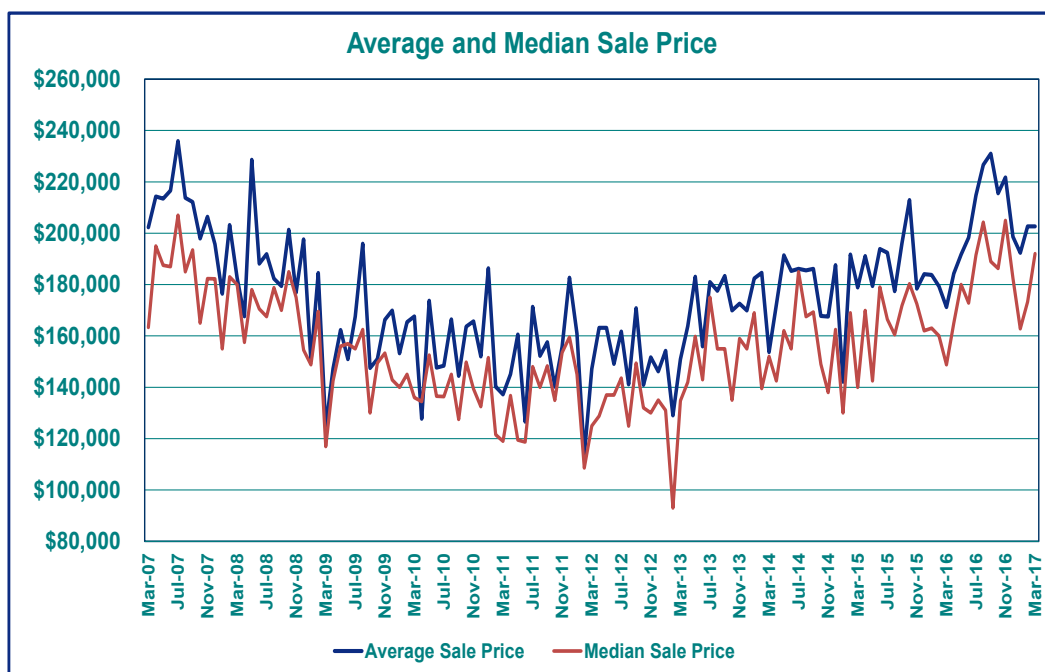
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SALE PRICE DOUGLAS COUNTY, OR

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



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

March 2017 Reporting Period

March Residential Highlights

New listings saw some great activity in Grant County this March. At 17, new listings outpaced March 2016 (9) by 88.9%. This was the strongest March for new listings since 2014, when a record-breaking 26 listings were put on the market. Closed sales (7) exactly matched March 2016 and warmed

up compared to February 2017 (4). Pending sales (7) fell a few short of March 2016 (10) but fared one better than February 2017 (6).

Inventory this March decreased to 9.9 months, with total market time increasing to 166 days.

Average and Median Sales Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$181,800) with the average price of homes sold in the twelve months ending March 2016 (\$147,900) shows an increase of 22.9%. 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 | 9.9 |
| 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:
+22.9% (\$181,800 v. \$147,900)
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 | March | 17 | 7 | 7 | 112,100 | 105,000 | 166 |
| | February | 10 | 6 | 4 | 129,400 | 115,500 | 133 |
| | Year-to-date | 32 | 19 | 16 | 140,500 | 112,500 | 405 |
| 2016 | March | 9 | 10 | 7 | 112,100 | 101,000 | 354 |
| | Year-to-date | 28 | 24 | 20 | 132,800 | 116,800 | 259 |
| Change | March | 88.9% | -30.0% | 0.0% | 0.0% | 4.0% | -53.0% |
| | Prev Mo 2017 | 70.0% | 16.7% | 75.0% | -13.4% | -9.1% | 24.8% |
| | Year-to-date | 14.3% | -20.8% | -20.0% | 5.8% | -3.7% | 56.3% |

AREA REPORT • 3/2017

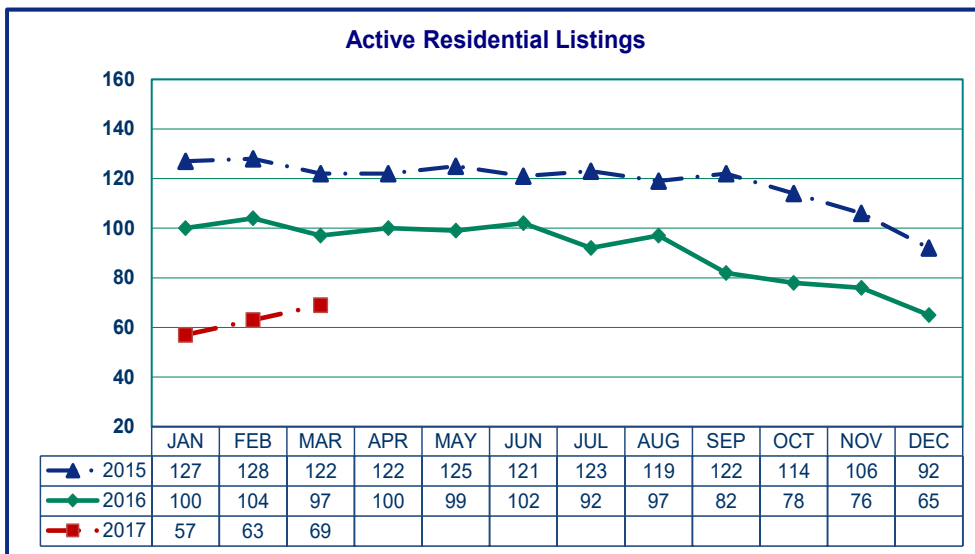
Grant County, Oregon

| | | RESIDENTIAL | | | | | | | | | | | | | | | COMMERCIAL | | LAND | | MULTIFAMILY | | |
|-------|--------------|-----------------|--------------|---------------------------|---------------|---|--------------|--------------------|--------------------------------|--------------|---------------|---|--------------|--------------------|-------------------|--------------|---------------------------------------|--------------------|--------------|--------------------|--------------|--------------------|--|
| | | Current Month | | | | | | | | Year-To-Date | | | | | | | Avg. Sale Price % Change ² | Year-To-Date | | Year-To-Date | | Year-To-Date | |
| | | Active Listings | New Listings | Expired/Canceled Listings | Pending Sales | Pending Sales 2017 v. 2016 ¹ | Closed Sales | Average Sale Price | Total Market Time ³ | New Listings | Pending Sales | Pending Sales 2017 v. 2016 ¹ | 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 | - | - | |
| 97820 | Canyon City | 9 | 2 | 1 | 1 | -50.0% | 2 | 97,500 | 89 | 3 | 3 | 50.0% | 6 | 188,500 | 150,500 | 8.1% | - | - | 1 | 73,000 | - | - | |
| 97825 | Dayville | 2 | 0 | - | 0 | -100.0% | 0 | - | - | - | 0 | -100.0% | 1 | 275,000 | 275,000 | 37.3% | - | - | - | - | - | - | |
| 97845 | John Day | 29 | 8 | - | 4 | 100.0% | 2 | 169,000 | 31 | 16 | 10 | 100.0% | 4 | 103,600 | 94,000 | 0.0% | - | - | 2 | 21,500 | - | - | |
| 97848 | Kimberly | 1 | 0 | 0 | 0 | - | 0 | - | - | 1 | 0 | - | 0 | - | - | - | 0 | - | 0 | - | 0 | - | |
| 97856 | Long Creek | 4 | 2 | 1 | 0 | - | 0 | - | - | 2 | 0 | -100.0% | 0 | - | - | 358.2% | 0 | - | 0 | - | 0 | - | |
| 97864 | Monument | 0 | 0 | 0 | 1 | 0.0% | 0 | - | - | 0 | 1 | 0.0% | 0 | - | - | - | 0 | - | 0 | - | 0 | - | |
| 97865 | Mount Vernon | 10 | 1 | - | 0 | -100.0% | 1 | 65,000 | 116 | 4 | 2 | -33.3% | 2 | 75,500 | 75,500 | 37.6% | - | - | 1 | 100,000 | - | - | |
| 97869 | Prairie City | 14 | 4 | 0 | 1 | -50.0% | 2 | 93,500 | 406 | 6 | 3 | -50.0% | 3 | 92,300 | 90,000 | 12.9% | - | - | - | - | - | - | |
| 97873 | Seneca | 0 | 0 | 0 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | - | 66.7% | 0 | - | 0 | - | 0 | - | |
| | Grant County | 69 | 17 | 2 | 7 | -30.0% | 7 | 112,100 | 166 | 32 | 19 | -20.8% | 16 | 140,500 | 112,500 | 23.0% | - | - | 5 | 118,200 | - | - | |

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/16-3/31/17) with 12 months before (4/1/15-3/31/16).

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



ACTIVE RESIDENTIAL LISTINGS

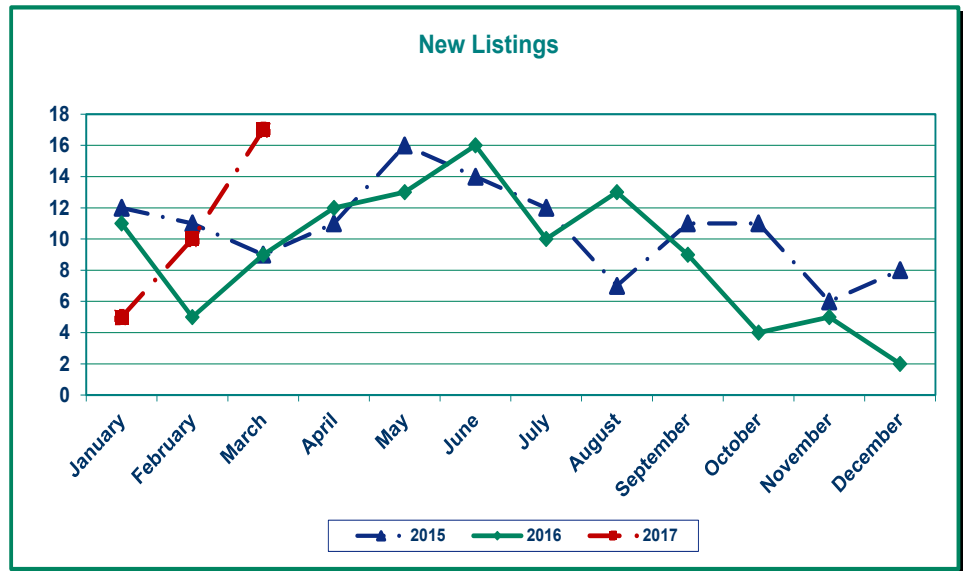
GRANT COUNTY, OR

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

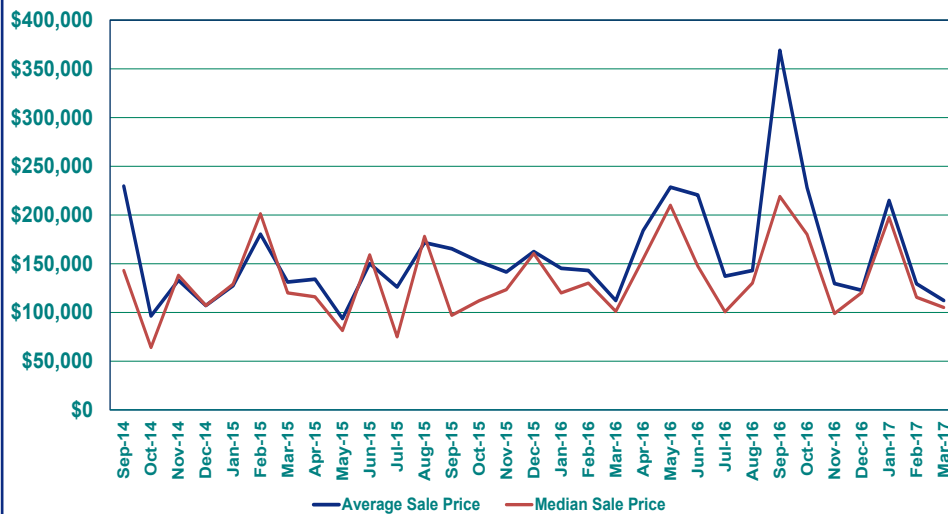
NEW LISTINGS

GRANT COUNTY, OR

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



Average and Median Sale Price



SALE PRICE

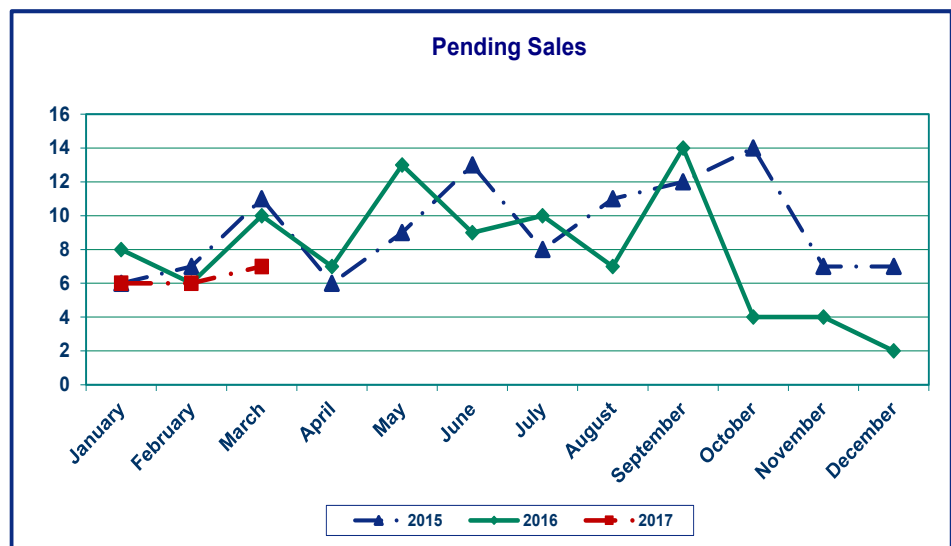
GRANT COUNTY, OR

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

PENDING LISTINGS

GRANT COUNTY, OR

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



CLOSED SALES
GRANT COUNTY, OR

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

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communications@rmls.com



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

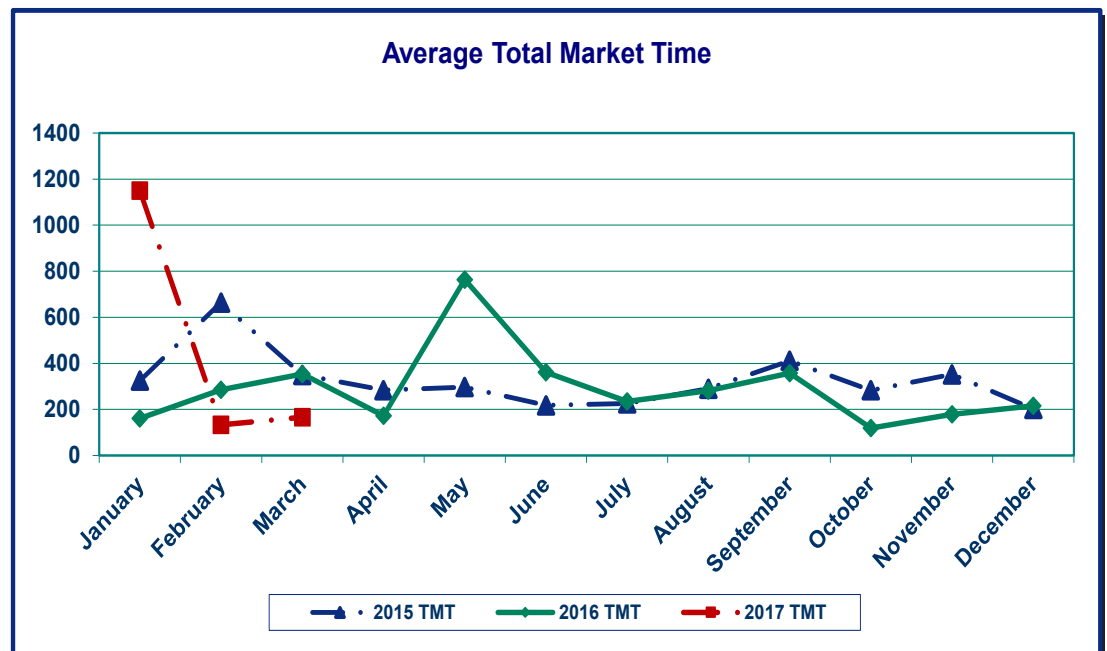
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DAYS ON MARKET
GRANT COUNTY, OR

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

March 2017 Reporting Period

March Residential Highlights

March brought a little seasonal warming to Josephine County this March. New listings (7) more than doubled over last month (3) and exactly matched the seven new listings offered last year in March 2016. Closed sales, at three, outpaced both March 2016 (0) and February 2017 (1). There were two pending sales in March, exactly matching last month and falling one short of the three offers accepted in March 2016.

Inventory decrease sharply in March, ending at 5.3 months. During the same period, total market time rose slightly to 48 days.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$307,400) with the average price of homes sold in the twelve months ending March 2016 (\$232,000) shows an increase of 32.5%. The same comparison of the median shows an increase of 24.4% 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 | 5.3 |
| 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:
+32.5% (\$307,400 v. \$232,000)
Median Sale Price % Change:
+24.4% (\$267,400 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 | March | 7 | 2 | 3 | 226,700 | 90,200 | 48 |
| | February | 3 | 2 | 1 | 267,400 | 267,400 | 36 |
| | Year-to-date | 16 | 6 | 4 | 236,900 | 178,800 | 45 |
| 2016 | March | 7 | 3 | 0 | - | - | - |
| | Year-to-date | 16 | 9 | 3 | 216,300 | 223,900 | 37 |
| Change | March | 0.0% | -33.3% | - | - | - | - |
| | Prev Mo 2017 | 133.3% | 0.0% | 200.0% | -15.2% | -66.3% | 33.3% |
| | Year-to-date | 0.0% | -33.3% | 33.3% | 9.5% | -20.1% | 19.9% |

AREA REPORT • 3/2017

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/Cancelled Listings | Pending Sales | Pending Sales 2017 v. 2016 ¹ | Closed Sales | Average Sale Price | Total Market Time ³ | New Listings | Pending Sales | Pending Sales 2017 v. 2016 ¹ | Closed Sales | Average Sale Price | Median Sale Price | | Avg. Sale Price % Change ² | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales |
| 97497 | Wolf Creek | 1 | - | 2 | 0 | - | 0 | - | - | 1 | 1 | - | 0 | - | - | - | 0 | - | 0 | - | 0 | - |
| 97523 | Cave Junction | 2 | 1 | 1 | 1 | - | 1 | 90,000 | 118 | 2 | 1 | - | 1 | 90,000 | 90,000 | 200.3% | - | - | 1 | 65,000 | - | - |
| 97526 | Grants Pass | 5 | 2 | 3 | 0 | -100.0% | 0 | - | - | 5 | 0 | -100.0% | 1 | 267,400 | 267,400 | 45.0% | - | - | - | - | - | - |
| 97527 | Grants Pass | 6 | 2 | - | - | -100.0% | - | - | - | 4 | - | -100.0% | - | - | - | 42.2% | - | - | 1 | 358,000 | - | - |
| 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 | 0 | - | 0 | - | - | 0 | 1 | -50.0% | 0 | - | - | 73.0% | 0 | - | 0 | - | 0 | - |
| 97533 | Murphy | 0 | 0 | 0 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | - | - | 0 | - | 0 | - | 0 | - |
| 97534 | O'Brien | 0 | 0 | 0 | 0 | - | 1 | 90,200 | 10 | 1 | 1 | - | 1 | 90,200 | 90,200 | - | - | - | - | - | - | - |
| 97538 | Selma | 2 | 2 | 0 | 0 | - | 0 | - | - | 2 | 0 | - | 0 | - | - | 13.2% | 0 | - | 0 | - | 0 | - |
| 97543 | Wilderville | - | 0 | 0 | 0 | - | 1 | 500,000 | 15 | 1 | 1 | - | 1 | 500,000 | 500,000 | - | - | - | - | - | - | - |
| 97544 | Williams | 0 | 0 | 0 | 1 | - | 0 | - | - | 0 | 1 | - | 0 | - | - | - | 0 | - | 0 | - | 0 | - |
| | Josephine Co. | 16 | 7 | 6 | 2 | -33.3% | 3 | 226,700 | 48 | 16 | 6 | -33.3% | 4 | 236,900 | 178,800 | 32.5% | - | - | 2 | 211,500 | - | - |

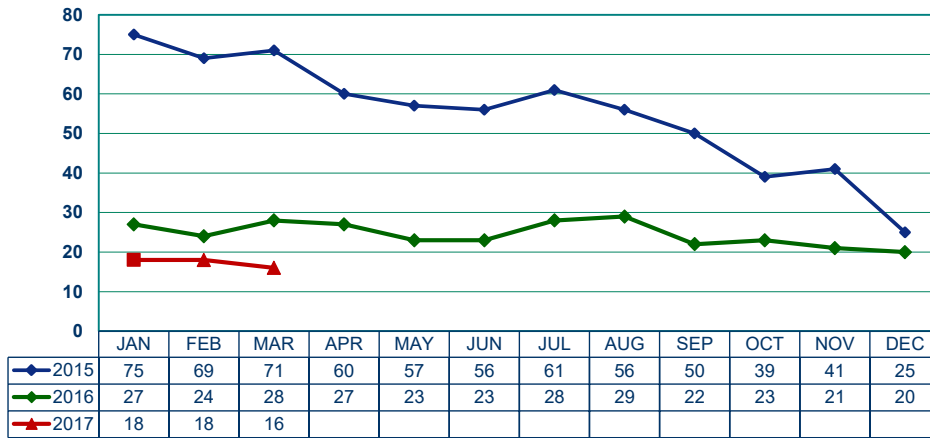
| | | | | | | | | | | | | | | | | | | | | | | |
|-------|---------------|----|----|----|----|---------|---|---|---|----|----|---------|---|---------|---------|--------|---|---|---|-----------|---|---------|
| 97501 | Medford | 7 | 4 | 1 | 4 | 300.0% | - | - | - | 13 | 5 | -16.7% | 1 | 77,600 | 77,600 | 85.5% | - | - | - | - | 1 | 275,000 |
| 97502 | Central Point | 2 | 2 | 4 | 1 | 0.0% | - | - | - | 9 | 3 | -25.0% | - | - | - | 46.3% | - | - | 1 | 213,000 | - | - |
| 97503 | White City | 3 | 2 | 0 | 2 | - | 0 | - | - | 5 | 2 | 100.0% | 0 | - | - | 208.6% | 0 | - | 0 | - | 0 | - |
| 97504 | Medford | 7 | 6 | 1 | 4 | 300.0% | 0 | - | - | 11 | 6 | -14.3% | 1 | 220,000 | 220,000 | 14.8% | - | - | - | - | - | - |
| 97520 | Ashland | 6 | 2 | 1 | - | -100.0% | 0 | - | - | 4 | - | -100.0% | - | - | - | -27.1% | - | - | 1 | 1,999,000 | - | - |
| 97522 | Butte Falls | - | 0 | 0 | 0 | - | 0 | - | - | - | 0 | - | 0 | - | - | - | 0 | - | 0 | - | 0 | - |
| 97524 | Eagle Point | 6 | 2 | 3 | 1 | 0.0% | - | - | - | 6 | 1 | -66.7% | 1 | 925,000 | 925,000 | 46.0% | - | - | 4 | 42,500 | - | - |
| 97525 | Gold Hill | 1 | 1 | 0 | 0 | - | 0 | - | - | 1 | - | - | 1 | 677,000 | 677,000 | -8.4% | - | - | - | - | - | - |
| 97530 | Jacksonville | 3 | 1 | 0 | 1 | - | 0 | - | - | 2 | 2 | - | 0 | - | - | -58.8% | 0 | - | 0 | - | 0 | - |
| 97535 | Phoenix | - | 0 | 0 | 0 | - | 0 | - | - | 1 | 0 | - | 0 | - | - | -39.6% | 0 | - | 0 | - | 0 | - |
| 97536 | Prospect | 1 | 1 | 0 | 0 | - | 0 | - | - | 1 | 0 | - | 0 | - | - | - | 0 | - | 0 | - | 0 | - |
| 97537 | Rogue River | 1 | - | 0 | 0 | - | 0 | - | - | - | 0 | -100.0% | 0 | - | - | 123.1% | 0 | - | 0 | - | 0 | - |
| 97539 | Shady Cove | 5 | 3 | 1 | 0 | - | 0 | - | - | 5 | 1 | - | 1 | 72,900 | 72,900 | - | - | - | - | - | - | - |
| 97540 | Talent | - | - | 0 | 0 | - | 0 | - | - | - | 0 | -100.0% | 0 | - | - | - | 0 | - | 0 | - | 0 | - |
| 97541 | Talent | 1 | 0 | 0 | 0 | - | 0 | - | - | 1 | 2 | - | 1 | 270,000 | 270,000 | -28.0% | - | - | - | - | - | - |
| | Jackson Co. | 43 | 24 | 11 | 13 | 160.0% | - | - | - | 59 | 22 | -12.0% | 6 | 373,800 | 245,000 | 42.9% | - | 0 | 6 | 397,000 | 1 | 275,000 |

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/16-3/31/17) with 12 months before (4/1/15-3/31/16).

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

Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

JOSEPHINE COUNTY, OR

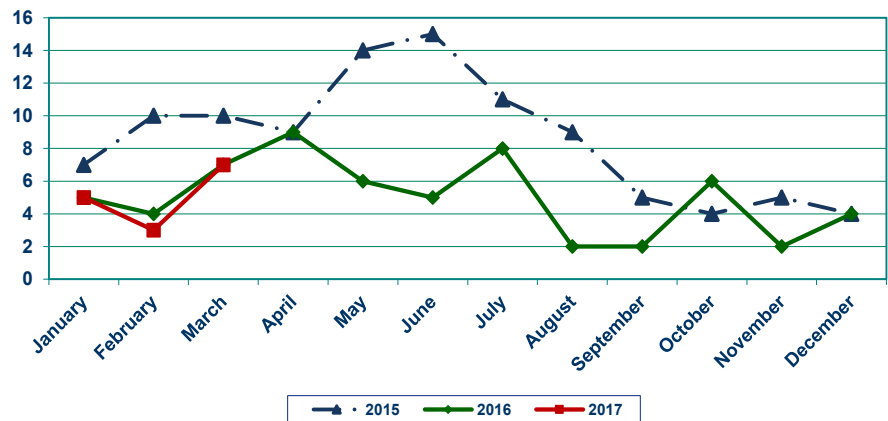
This graph shows the active residential listings in Josephine County, Oregon.

NEW LISTINGS

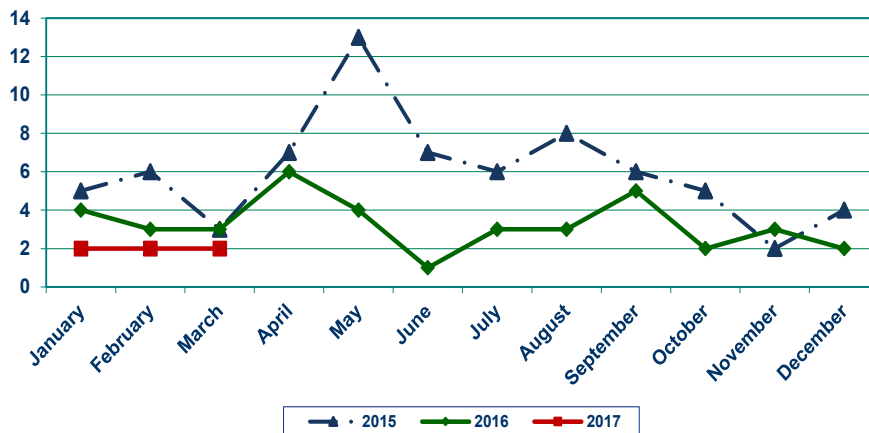
JOSEPHINE COUNTY, OR

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

New Listings



Pending Sales



PENDING LISTINGS

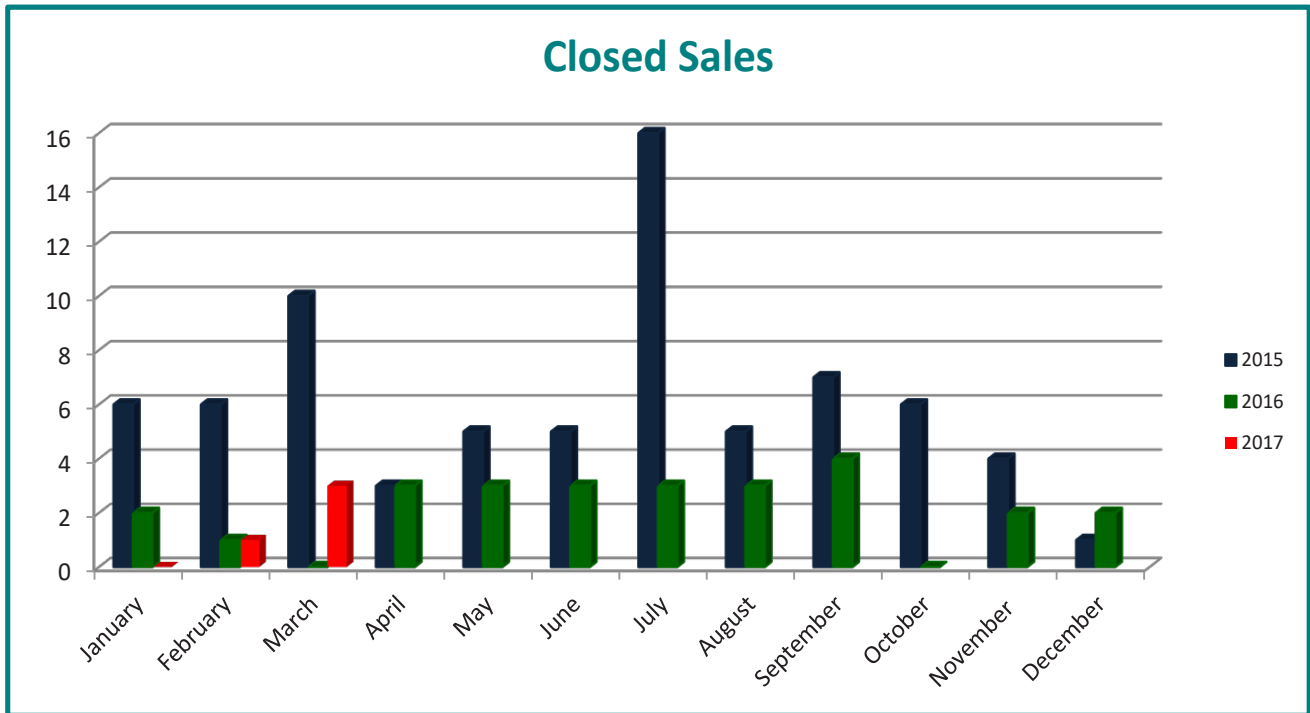
JOSEPHINE COUNTY, OR

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

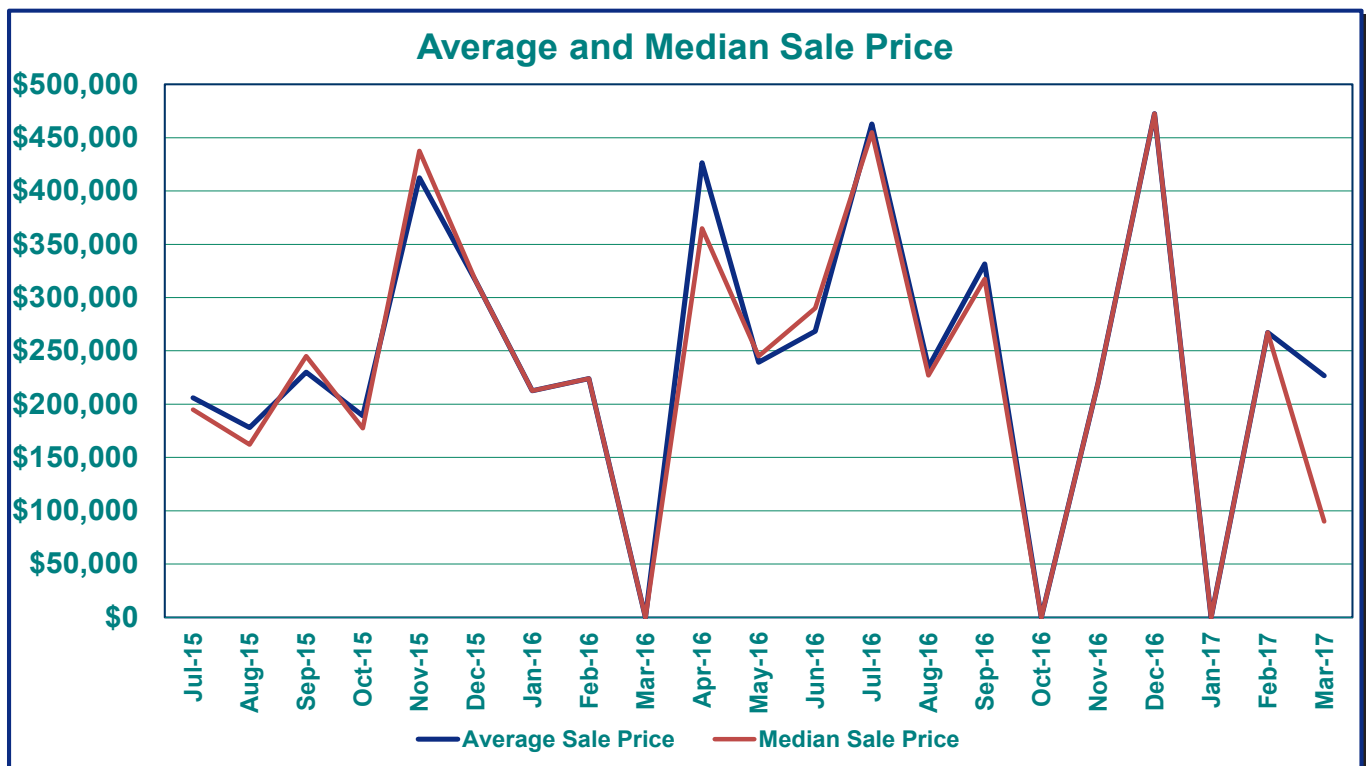


SALE PRICE

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.*

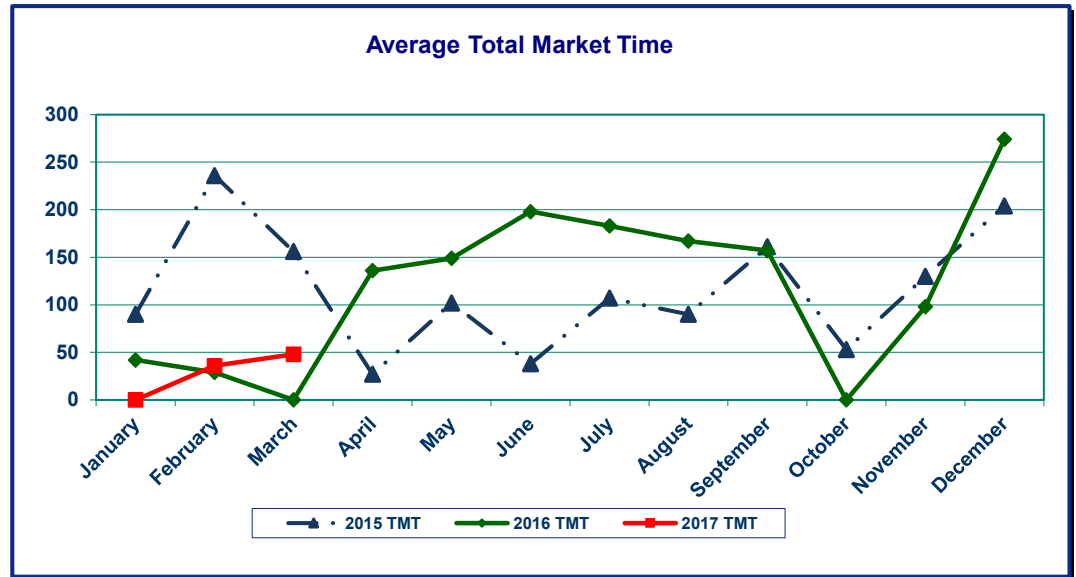
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Market Action Reports
are compiled for the
following areas: Portland
metropolitan area,
Southwest Washington,
Mid-Columbia, Columbia
Basin, Baker County, Coos
County, Curry County,
Douglas County, Grant
County, Josephine County,
Lane County, North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

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MARKET ACTION



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Residential Review: Lane County, Oregon

March 2017 Reporting Period

March Residential Highlights

Activity is warming up for the season in Lane County, although numbers seem to be a bit cooler this year compared to 2016. Closed sales (355) ended 3.3% below the 367 closings recorded last year in March 2016, but were a 43.7% improvement over the 247 closings recorded last month in February 2017.

New listings (537) fared similarly, ending 3.8% under the 558 new listings offered in March 2016 but increasing 36.6% compared to last month in February 2017.

There were 478 pending sales, a 29.5% increase from last month (369) but 7.7% under the offers accepted in March 2016 (518).

Inventory in Lane County edged down to 1.7 months in March. Total market time averaged downward as well, ending at 69 days.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$268,100) with the average price of homes sold in the twelve months ending March 2016 (\$244,600) shows an increase of 9.6%. The same comparison of the median shows an increase of 7.9% 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 | 1.7 |
| 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:
+9.6% (\$268,100 v. \$244,600)
Median Sale Price % Change:
+7.9% (\$240,000 v. \$222,500)

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 | March | 537 | 478 | 355 | 272,900 | 250,000 | 69 |
| | February | 393 | 369 | 247 | 256,800 | 245,000 | 75 |
| | Year-to-date | 1,272 | 1,133 | 912 | 265,400 | 244,000 | 70 |
| 2016 | March | 558 | 518 | 367 | 244,900 | 227,000 | 86 |
| | Year-to-date | 1,418 | 1,246 | 936 | 243,500 | 222,500 | 85 |
| Change | March | -3.8% | -7.7% | -3.3% | 11.4% | 10.1% | -20.6% |
| | Prev Mo 2017 | 36.6% | 29.5% | 43.7% | 6.3% | 2.0% | -8.0% |
| | Year-to-date | -10.3% | -9.1% | -2.6% | 9.0% | 9.7% | -17.1% |

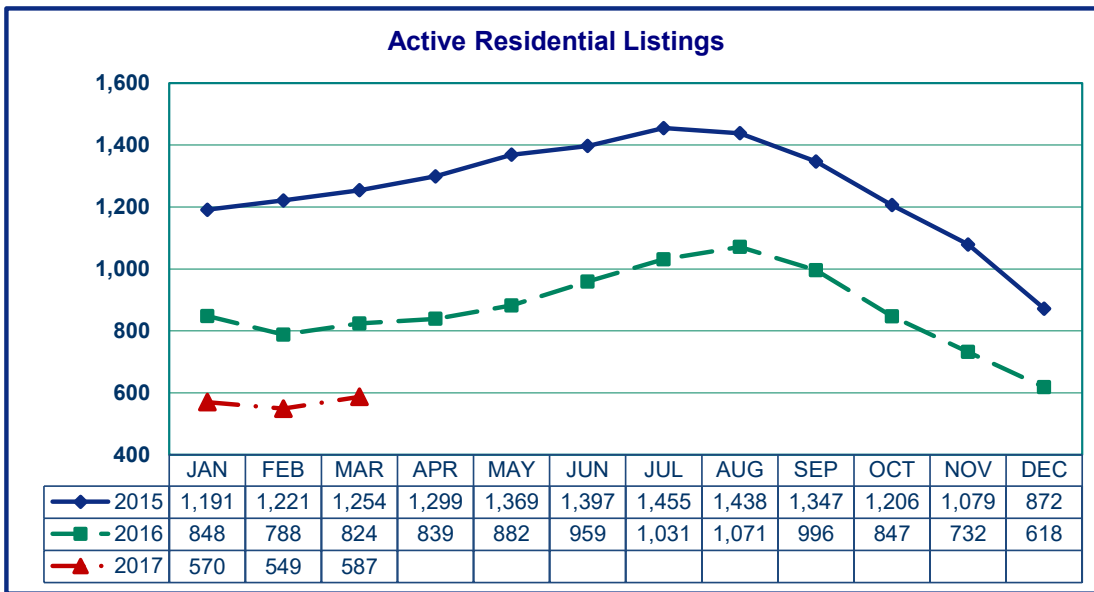
AREA REPORT • 3/2017

Lane County, Oregon

| | | RESIDENTIAL | | | | | | | | | | | | | | | | COMMERCIAL | | LAND | | MULTIFAMILY | | |
|-----|-------------------------------|-----------------|--------------|---------------------------|---------------|---|--------------|--------------------|--------------------------------|--------------|---------------|---|--------------|--------------------|-------------------|-------------------|--------------|---------------------------------------|--------------------|--------------|--------------------|--------------|--------------------|--|
| | | Current Month | | | | | | | | Year-To-Date | | | | | | | | Avg. Sale Price % Change ² | Year-To-Date | | Year-To-Date | | Year-To-Date | |
| | | Active Listings | New Listings | Expired/Canceled Listings | Pending Sales | Pending Sales 2017 v. 2016 ¹ | Closed Sales | Average Sale Price | Total Market Time ³ | New Listings | Pending Sales | Pending Sales 2017 v. 2016 ¹ | 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 | 2 | 0 | 2 | 100.0% | 2 | 85,500 | 113 | 10 | 5 | 25.0% | 3 | 78,700 | 65,000 | 137 | 7.0% | - | - | - | - | - | - | |
| 226 | Florence Green Trees | 11 | 5 | 3 | 3 | 200.0% | 5 | 87,000 | 10 | 15 | 9 | 0.0% | 7 | 90,600 | 69,000 | 61 | -3.3% | - | - | - | - | - | - | |
| 227 | Florence Florentine | 13 | 4 | 0 | 2 | 0.0% | 3 | 265,200 | 127 | 11 | 9 | 350.0% | 8 | 264,900 | 249,700 | 107 | 21.9% | - | - | - | - | - | - | |
| 228 | Florence Town | 50 | 15 | 4 | 8 | -57.9% | 9 | 191,400 | 85 | 48 | 35 | -31.4% | 34 | 225,100 | 206,000 | 109 | 10.2% | 1 | 300,000 | 6 | 40,700 | 2 | 211,500 | |
| 229 | Florence Beach | 24 | 10 | 1 | 10 | 66.7% | 7 | 337,400 | 90 | 25 | 21 | 31.3% | 16 | 279,600 | 242,800 | 135 | 2.4% | - | - | 8 | 49,600 | - | - | |
| 230 | Florence North | 23 | 5 | 5 | 5 | -28.6% | 4 | 91,300 | 257 | 14 | 12 | 0.0% | 9 | 169,300 | 145,200 | 163 | 9.3% | - | - | 2 | 86,000 | - | - | |
| 231 | Florence South/ Dunes City | 19 | 8 | 4 | 7 | 133.3% | 1 | 172,000 | 50 | 13 | 14 | 27.3% | 8 | 241,900 | 182,500 | 267 | 2.7% | 1 | 445,000 | 3 | 165,200 | - | - | |
| 238 | Florence East/ Mapleton | 16 | 4 | - | 2 | 0.0% | 5 | 257,300 | 115 | 15 | 7 | -22.2% | 6 | 240,200 | 231,200 | 133 | 10.1% | - | - | 2 | 130,300 | 1 | 105,000 | |
| | Grand Total | 167 | 53 | 17 | 39 | -4.9% | 36 | 203,000 | 103 | 151 | 112 | -1.8% | 91 | 220,000 | 203,000 | 131 | 9.5% | 2 | 372,500 | 21 | 74,700 | 3 | 176,000 | |
| 232 | Hayden Bridge | 8 | 10 | - | 8 | -50.0% | 9 | 228,200 | 23 | 29 | 30 | -3.2% | 28 | 245,800 | 245,500 | 98 | 10.3% | - | - | - | - | 4 | 230,000 | |
| 233 | McKenzie Valley | 31 | 6 | 1 | 10 | -33.3% | 6 | 377,500 | 166 | 24 | 23 | -23.3% | 11 | 357,200 | 355,000 | 105 | -2.8% | - | - | 5 | 141,400 | - | - | |
| 234 | Pleasant Hill/Oak | 37 | 23 | 6 | 16 | -30.4% | 9 | 164,500 | 294 | 43 | 34 | -37.0% | 24 | 219,000 | 166,500 | 192 | 11.6% | - | - | 3 | 360,800 | 1 | 215,000 | |
| 235 | South Lane Properties | 100 | 66 | 8 | 47 | 2.2% | 31 | 235,200 | 71 | 142 | 108 | -6.9% | 84 | 226,500 | 219,000 | 95 | 7.5% | 1 | 555,000 | 11 | 115,300 | 2 | 232,500 | |
| 236 | West Lane Properties | 38 | 34 | 6 | 26 | -13.3% | 19 | 256,900 | 68 | 82 | 61 | -18.7% | 42 | 239,700 | 224,500 | 59 | 6.7% | - | - | 9 | 109,200 | - | - | |
| 237 | Junction City | 26 | 13 | 4 | 15 | -42.3% | 18 | 270,100 | 51 | 43 | 50 | -10.7% | 46 | 260,300 | 255,000 | 62 | 13.1% | - | - | 7 | 135,000 | 1 | 453,000 | |
| 239 | Thurston | 35 | 30 | 7 | 34 | 25.9% | 38 | 266,400 | 54 | 87 | 85 | -9.6% | 71 | 257,400 | 249,900 | 50 | 13.9% | 1 | 500,000 | 3 | 50,200 | 6 | 281,800 | |
| 240 | Coburg I-5 | 8 | 5 | 1 | 2 | -33.3% | 2 | 134,400 | 83 | 11 | 8 | -27.3% | 7 | 353,900 | 220,000 | 49 | 20.0% | - | - | - | - | - | - | |
| 241 | N Gilham | 31 | 26 | 7 | 24 | 20.0% | 15 | 353,700 | 99 | 58 | 46 | -11.5% | 38 | 298,500 | 269,800 | 71 | 8.6% | - | - | - | - | 1 | 306,000 | |
| 242 | Ferry Street Bridge | 34 | 40 | 5 | 32 | -20.0% | 21 | 320,300 | 35 | 100 | 76 | -6.2% | 79 | 320,500 | 288,500 | 69 | 9.5% | - | - | - | - | 2 | 464,000 | |
| 243 | E Eugene | 38 | 48 | 8 | 40 | -4.8% | 30 | 373,700 | 45 | 102 | 83 | -5.7% | 63 | 342,800 | 307,000 | 59 | 12.8% | - | - | 8 | 107,200 | 2 | 416,500 | |
| 244 | SW Eugene | 65 | 62 | 16 | 57 | -5.0% | 36 | 350,800 | 120 | 128 | 122 | -11.6% | 92 | 332,800 | 301,000 | 99 | 8.9% | - | - | 5 | 151,800 | 2 | 311,500 | |
| 245 | W Eugene | 20 | 16 | 5 | 15 | 15.4% | 12 | 229,200 | 24 | 41 | 30 | -16.7% | 28 | 225,000 | 204,000 | 35 | 13.1% | - | - | - | - | 2 | 649,500 | |
| 246 | Danebo | 31 | 53 | 6 | 54 | 1.9% | 39 | 196,400 | 45 | 131 | 131 | 2.3% | 101 | 197,300 | 203,000 | 46 | 17.2% | 1 | 244,000 | - | - | 4 | 251,200 | |
| 247 | River Road | 18 | 23 | 1 | 18 | -21.7% | 10 | 271,000 | 74 | 46 | 41 | -18.0% | 36 | 256,300 | 245,000 | 60 | 8.2% | - | - | - | - | 2 | 767,500 | |
| 248 | Santa Clara | 26 | 44 | 3 | 46 | 21.1% | 24 | 272,800 | 44 | 94 | 96 | 2.1% | 71 | 271,300 | 256,900 | 47 | 10.8% | - | - | 4 | 84,000 | 3 | 243,200 | |
| 249 | Springfield | 33 | 33 | 3 | 29 | -21.6% | 31 | 214,600 | 34 | 96 | 92 | -10.7% | 76 | 206,300 | 185,000 | 48 | 13.9% | 1 | 228,000 | 5 | 175,600 | 10 | 335,200 | |
| 250 | Mohawk Valley | 8 | 5 | 1 | 5 | -16.7% | 5 | 293,000 | 224 | 15 | 17 | 88.9% | 15 | 328,700 | 325,000 | 167 | 27.2% | - | - | 3 | 176,100 | - | - | |
| | Grand Total | 587 | 537 | 88 | 478 | -7.7% | 355 | 272,900 | 69 | 1,272 | 1,133 | -9.1% | 912 | 265,400 | 244,000 | 70 | 9.6% | 4 | 381,800 | 63 | 134,800 | 42 | 341,800 | |

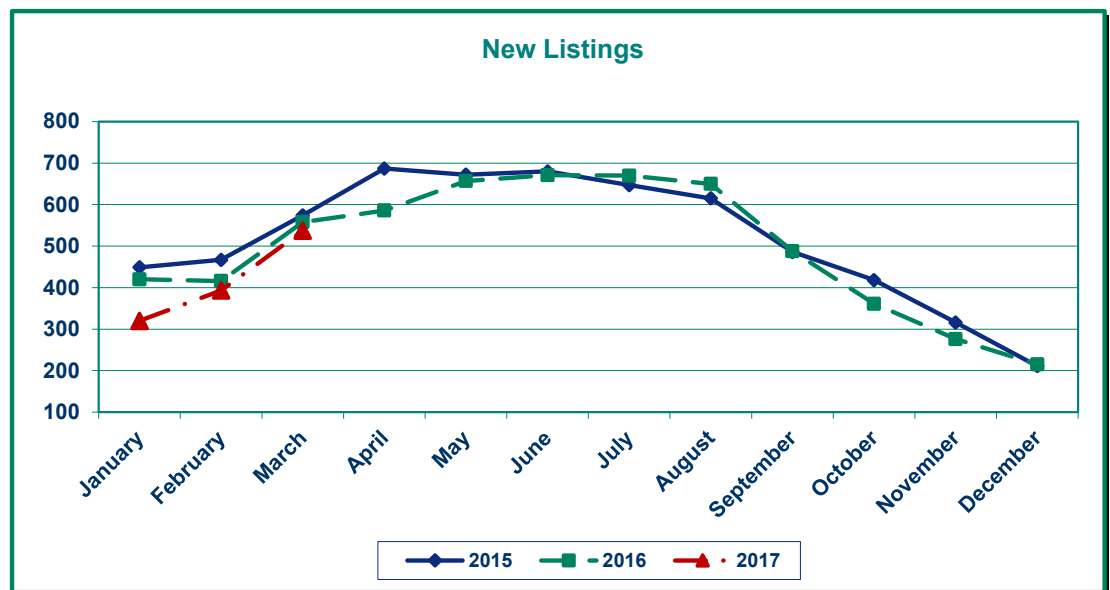
ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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



NEW LISTINGS GREATER LANE COUNTY, OR

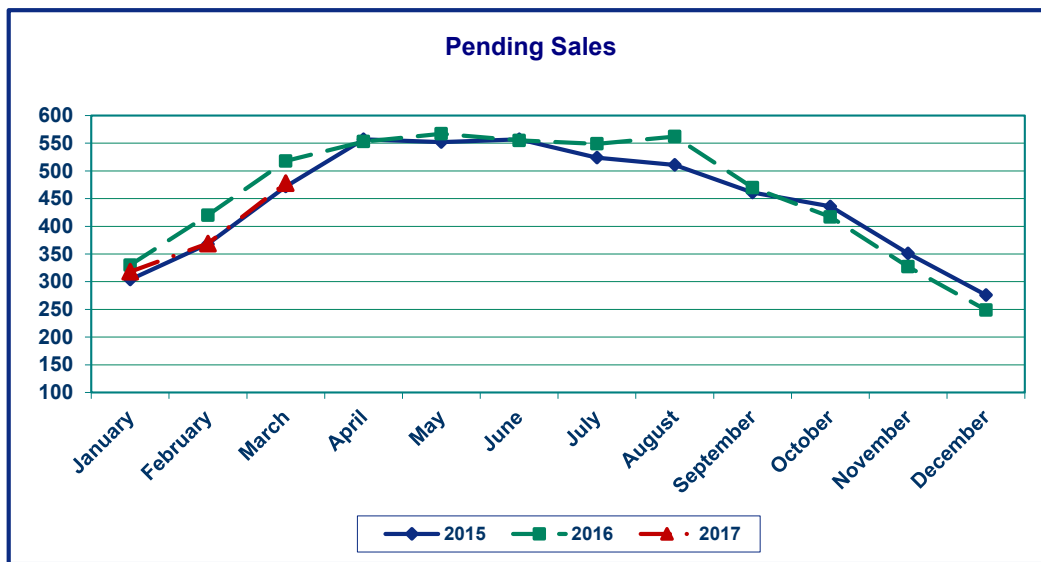
This graph shows the new residential listings over the past three calendar years in Greater Lane County, Oregon.



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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/16-3/31/17) with 12 months before (4/1/15-3/31/16).

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



PENDING LISTINGS

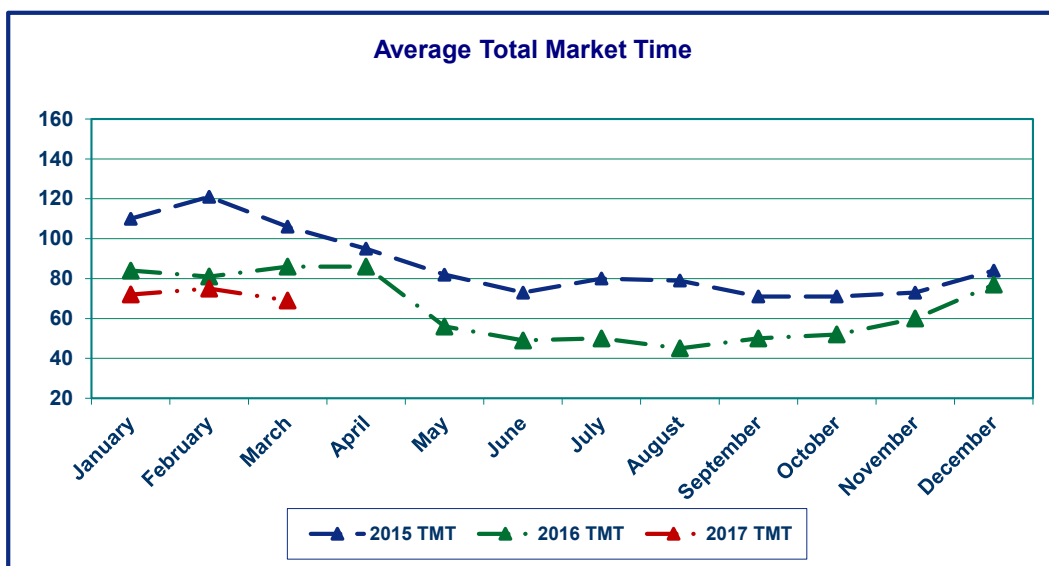
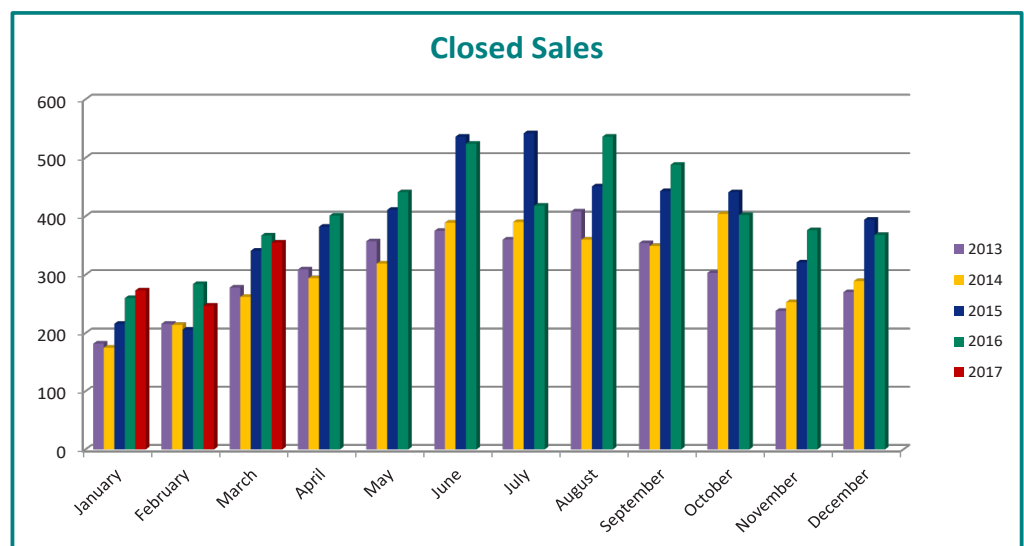
GREATER LANE COUNTY, OR

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

CLOSED SALES

GREATER LANE COUNTY, OR

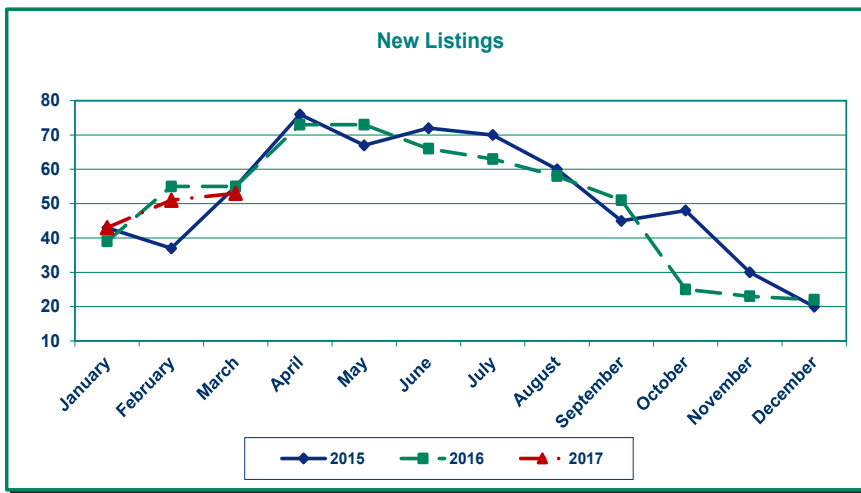
This graph shows the closed sales over the past five calendar years in Greater Lane County, Oregon.



DAYS ON MARKET

GREATER LANE COUNTY, OR

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



NEW LISTINGS

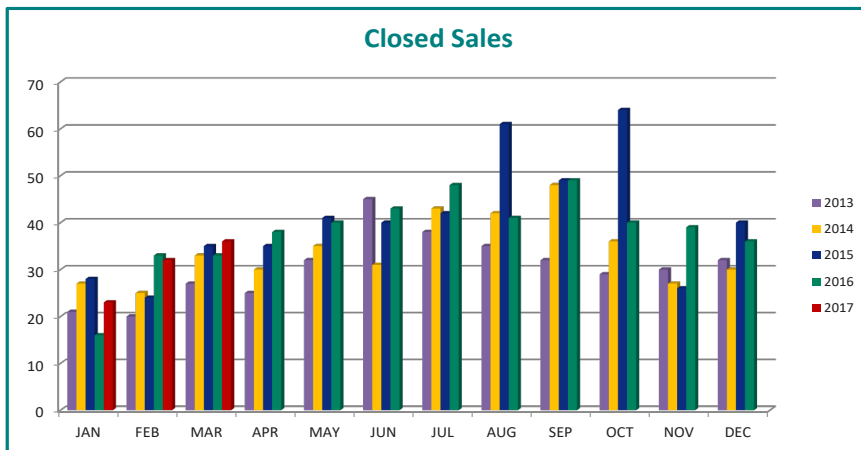
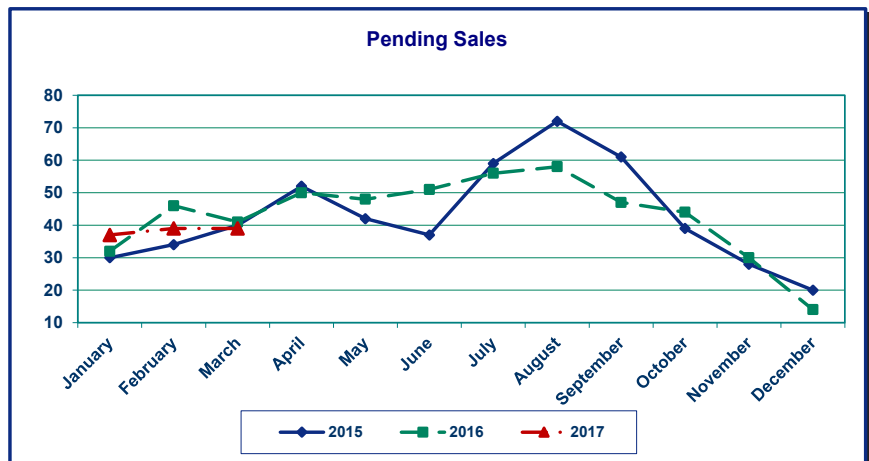
FLORENCE, OR

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.

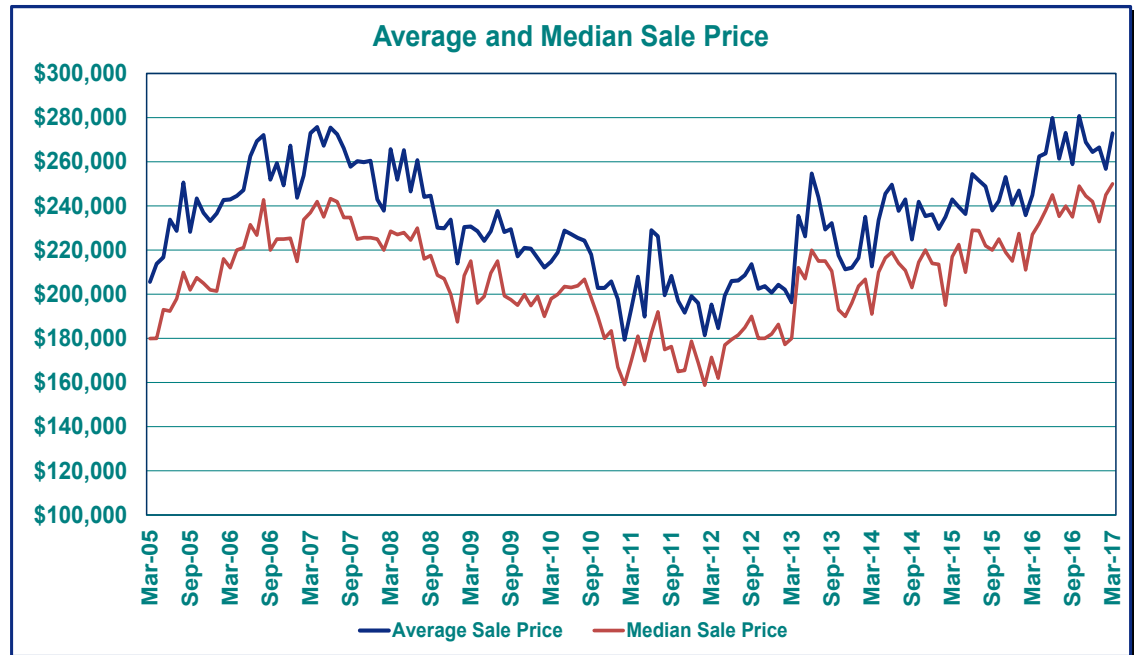
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Jeff Wiren, Chairman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor

MARKET ACTION



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

Residential Review: Mid-Columbia

March 2017 Reporting Period

March Residential Highlights

The Mid-Columbia region had a strong month for closed sales this March. At 73 strong, closed sales outpaced March 2016 (70) by 4.3%, as well as warming 43.1% from February 2017 (51). This was the strongest March for closed sales in the area since 2007, when 84 were recorded for the month.

Pending sales, which ended March at 106, were 71.0% ahead of February 2017 (62) but fell 10.9% short of March 2016 (119).

New listings fared similarly. The 97 new listings ended 64.4% ahead of last month in February 2017 (59) but fell 22.4% short of last year in March 2016 (125).

Total market time decreased by 15 days in March, ending at 115 days. Inventory decreased to 2.9 months.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$284,700) with the average price of homes ending March 2016 (\$260,700) shows an increase of 9.2%. The same comparison of the median shows an increase of 7.9% over the same period.

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

Average Sale Price % Change:
+9.2% (\$284,700 v. \$260,700)
Median Sale Price % Change:
+7.9% (\$245,000 v. \$227,000)

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 | 2.9 |
| 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 | March | 97 | 106 | 73 | 282,500 | 243,100 | 115 |
| | February | 59 | 62 | 51 | 238,300 | 214,000 | 130 |
| | Year-to-date | 202 | 220 | 185 | 269,900 | 230,000 | 118 |
| 2016 | March | 125 | 119 | 70 | 244,500 | 232,500 | 142 |
| | Year-to-date | 262 | 252 | 172 | 251,400 | 232,500 | 146 |
| Change | March | -22.4% | -10.9% | 4.3% | 15.5% | 4.6% | -18.8% |
| | Prev Mo 2017 | 64.4% | 71.0% | 43.1% | 18.5% | 13.6% | -11.5% |
| | Year-to-date | -22.9% | -12.7% | 7.6% | 7.4% | -1.1% | -19.6% |

AREA REPORT • 3/2017

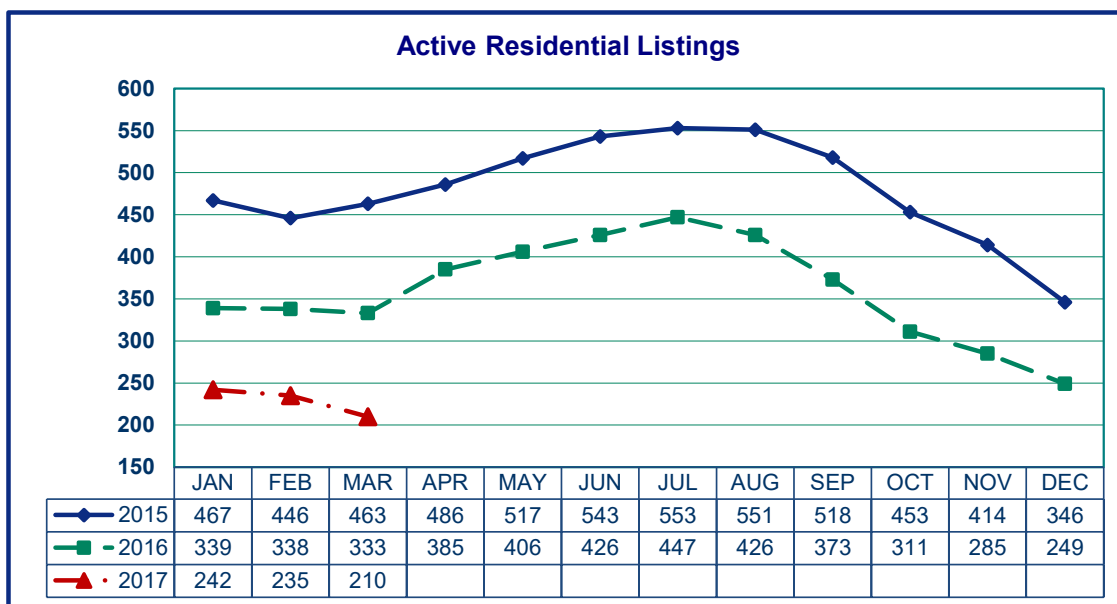
Mid-Columbia

| | | RESIDENTIAL | | | | | | | | | | | | | | | COMMERCIAL | | LAND | | MULTIFAMILY | |
|-----|----------------------------------|-----------------|--------------|----------------------------|---------------|---|--------------|--------------------|-----|--------------------------------|--------------|---------------|---|--------------|--------------------|--------|------------|-------------------|--------------|--------------------|--------------|--------------------|
| | | Current Month | | | | | | | | Year-To-Date | | | | | | | | Year-To-Date | | Year-To-Date | | |
| | | Active Listings | New Listings | Expired/Cancelled Listings | Pending Sales | Pending Sales 2017 v. 2016 ¹ | Closed Sales | Average Sale Price | | Total Market Time ³ | New Listings | Pending Sales | Pending Sales 2017 v. 2016 ¹ | Closed Sales | Average Sale Price | | | Median Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |
| 100 | White Salmon/ Bingen | 18 | 4 | 2 | 6 | -14.3% | 4 | 362,000 | 70 | 10 | 15 | 15.4% | 11 | 409,500 | 385,000 | 21.6% | 1 | 330,000 | 4 | 101,300 | 1 | 330,000 |
| 101 | Snowden | 6 | 0 | 1 | 0 | - | 0 | - | - | - | 1 | - | 0 | - | - | 18.9% | 0 | - | 0 | - | 0 | - |
| 102 | Trout Lake/ Glenwood | 5 | - | 0 | 1 | 0.0% | - | - | - | 1 | 4 | 33.3% | 1 | 372,500 | 372,500 | -3.6% | - | - | 3 | 227,000 | - | - |
| 103 | Husum/ BZ Corner | 3 | 0 | 1 | 2 | 100.0% | 0 | - | - | 0 | 3 | 50.0% | 1 | 280,500 | 280,500 | -12.1% | - | - | 4 | 119,800 | - | - |
| 104 | Lyle/ High Prairie | 9 | 2 | 1 | 1 | -66.7% | 1 | 230,000 | 597 | 4 | 1 | -75.0% | 4 | 306,900 | 326,300 | 12.2% | - | - | 3 | 109,300 | - | - |
| 105 | Dallesport/ Murdock | 4 | 1 | 0 | 3 | - | 1 | 179,900 | 17 | 6 | 6 | 50.0% | 5 | 194,400 | 154,500 | 15.3% | - | - | 1 | 55,000 | - | - |
| 106 | Appleton/ Timber Valley | 1 | - | 0 | 0 | - | 0 | - | - | - | - | -100.0% | 0 | 0 | - | 16.0% | - | - | 1 | 35,000 | - | - |
| 108 | Goldendale/ Centerville | 28 | 9 | 1 | 8 | -38.5% | 12 | 223,000 | 208 | 21 | 22 | -15.4% | 28 | 189,000 | 176,500 | 19.5% | - | - | 12 | 66,500 | - | - |
| 109 | Bickleton/ East County | - | 0 | 0 | - | - | 0 | - | - | 0 | - | -100.0% | 1 | 359,000 | 359,000 | 238.1% | - | - | - | - | - | - |
| 110 | Klickitat | 2 | 0 | 0 | 0 | -100.0% | 0 | - | - | 1 | 3 | -25.0% | 3 | 93,200 | 87,000 | 14.5% | - | - | - | - | - | - |
| | Klickitat Co. Total | 76 | 16 | 6 | 21 | -25.0% | 18 | 251,900 | 189 | 43 | 55 | -5.2% | 54 | 246,100 | 227,500 | 15.3% | 1 | 330,000 | 28 | 99,300 | 1 | 330,000 |
| 111 | Skamania | 3 | 0 | 0 | 1 | 0.0% | 2 | 268,800 | 113 | 2 | 4 | 100.0% | 3 | 242,500 | 190,000 | 23.8% | - | - | 1 | 220,000 | - | - |
| 112 | North Bonneville | 1 | 2 | 0 | 1 | -66.7% | 0 | 0 | 0 | 2 | 1 | -83.3% | 1 | 191,500 | 191,500 | 14.3% | - | - | 1 | 52,000 | 2 | 390,800 |
| 113 | Stevenson | 5 | 4 | 3 | - | -100.0% | 4 | 311,400 | 149 | 6 | 3 | -76.9% | 8 | 299,600 | 276,000 | -2.3% | - | - | 2 | 72,300 | - | - |
| 114 | Carson | 8 | 3 | 1 | 5 | -28.6% | 4 | 197,500 | 28 | 11 | 9 | -35.7% | 8 | 239,600 | 194,000 | 19.1% | - | - | 1 | 150,000 | 1 | 352,000 |
| 115 | Home Valley | - | 0 | 0 | 0 | - | 1 | 237,000 | 54 | 0 | 1 | -50.0% | 2 | 312,500 | 312,500 | 3.3% | - | - | - | - | - | - |
| 116 | Cook, Underwood, Mill A, Willard | 3 | 0 | 0 | 0 | -100.0% | 2 | 354,500 | 103 | 2 | 4 | 100.0% | 4 | 313,800 | 326,000 | 9.6% | - | - | - | - | - | - |
| 117 | Unincorporated North | 9 | 0 | 5 | - | -100.0% | 2 | 145,000 | 186 | 0 | 4 | 33.3% | 4 | 125,900 | 117,500 | 31.8% | - | - | 1 | 15,000 | - | - |
| | Skamania Co. Total | 29 | 9 | 9 | 7 | -65.0% | 15 | 253,900 | 104 | 23 | 26 | -38.1% | 30 | 253,900 | 225,000 | 4.1% | - | - | 6 | 96,900 | 3 | 377,900 |
| 351 | The Dalles | 37 | 40 | 3 | 43 | 7.5% | 18 | 223,900 | 76 | 75 | 77 | 1.3% | 52 | 198,500 | 176,900 | 11.9% | - | - | 6 | 58,000 | 1 | 96,000 |
| 352 | Dufur | 2 | 2 | 0 | 1 | 0.0% | 1 | 165,000 | 14 | 4 | 4 | 300.0% | 2 | 122,500 | 122,500 | 59.4% | - | - | 1 | 50,000 | - | - |
| 353 | Tygh Valley | 6 | 1 | 0 | 1 | - | 0 | - | - | 2 | 2 | - | 0 | - | - | -5.0% | 0 | - | 0 | - | 0 | - |
| 354 | Wamic/ Pine Hollow | 9 | 2 | 2 | - | -100.0% | 1 | 120,000 | 281 | 4 | 1 | -80.0% | 2 | 100,900 | 100,900 | 20.7% | - | - | 1 | 55,000 | - | - |
| 355 | Maupin/ Pine Grove | 8 | 1 | - | 3 | - | 1 | 32,000 | 254 | 5 | 4 | 33.3% | 2 | 115,500 | 115,500 | -8.9% | - | - | 2 | 332,500 | 1 | 215,000 |
| 356 | Rowena | 1 | 0 | 0 | 0 | - | 1 | 225,000 | 158 | 0 | 1 | - | 1 | 225,000 | 225,000 | 22.3% | - | - | - | - | - | - |
| 357 | Mosier | 2 | 1 | 0 | - | -100.0% | 1 | 264,400 | 187 | 1 | 2 | -80.0% | 4 | 280,000 | 310,200 | 30.1% | - | - | - | - | - | - |
| | Wasco Co. Total | 65 | 47 | 5 | 48 | 2.1% | 23 | 210,300 | 98 | 91 | 91 | -4.2% | 63 | 195,900 | 175,800 | 12.2% | - | - | 10 | 111,800 | 2 | 155,500 |
| 361 | Cascade Locks | 5 | 1 | 0 | 5 | 66.7% | 1 | 297,900 | 71 | 4 | 6 | 0.0% | 4 | 240,000 | 249,700 | 41.9% | - | - | - | - | - | - |
| 362 | Hood River City | 10 | 12 | 7 | 16 | 60.0% | 6 | 442,600 | 17 | 22 | 27 | 8.0% | 16 | 399,900 | 395,000 | 13.0% | 3 | 2,033,000 | 4 | 347,500 | - | - |
| 363 | Hood River-W | 12 | 5 | 1 | 4 | -20.0% | 4 | 626,100 | 85 | 9 | 7 | -36.4% | 8 | 688,000 | 592,300 | 28.0% | - | - | - | - | - | - |
| 364 | Hood River-E | 4 | 3 | 0 | 3 | - | 1 | 370,000 | 2 | 3 | 4 | - | 3 | 476,700 | 370,000 | -6.2% | - | - | - | - | - | - |
| 366 | Odell | - | 0 | 0 | 0 | -100.0% | 0 | 0 | 0 | 1 | 0 | -100.0% | 1 | 385,000 | 385,000 | 22.7% | - | - | 1 | 772,800 | - | - |
| 367 | Parkdale/ Mt. Hood | 4 | 1 | 0 | 2 | -60.0% | 5 | 322,800 | 133 | 3 | 4 | -55.6% | 6 | 333,100 | 305,400 | 8.7% | - | - | 1 | 267,200 | - | - |
| | Hood River Co. Total | 35 | 22 | 8 | 30 | 25.0% | 17 | 437,800 | 69 | 42 | 48 | -12.7% | 38 | 438,800 | 394,500 | 12.0% | 3 | 2,033,000 | 6 | 405,000 | - | - |
| 370 | Sherman Co. | 5 | 3 | 1 | - | - | 0 | - | - | 3 | - | -100.0% | - | - | - | 36.9% | 1 | 115,000 | - | - | - | - |

ACTIVE RESIDENTIAL LISTINGS

MID-COLUMBIA

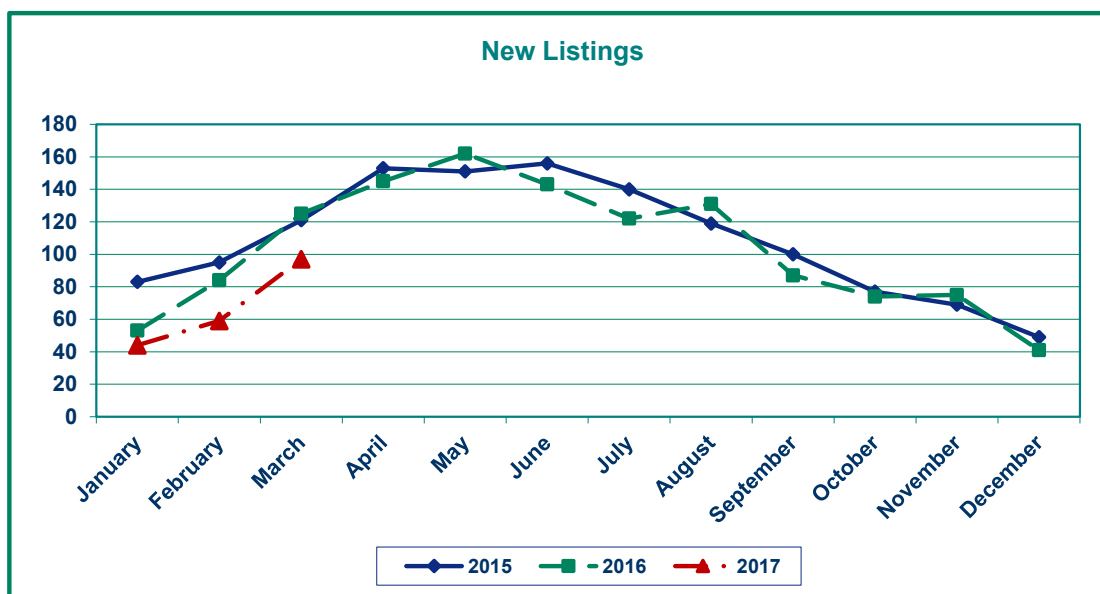
This graph shows the active residential listings over the past three calendar years in Mid-Columbia.



NEW LISTINGS

MID-COLUMBIA

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



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

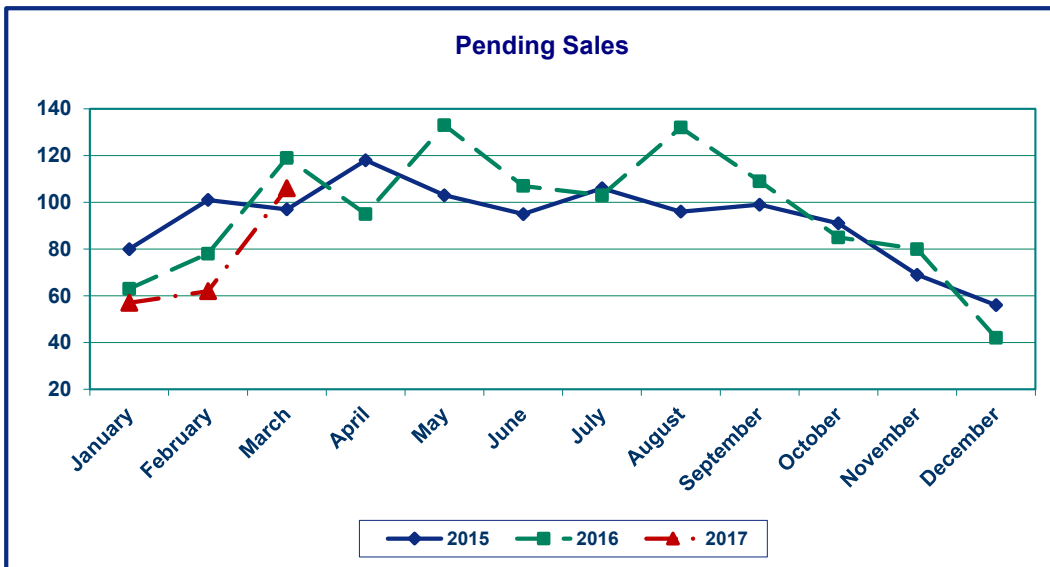
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PENDING LISTINGS

MID-COLUMBIA

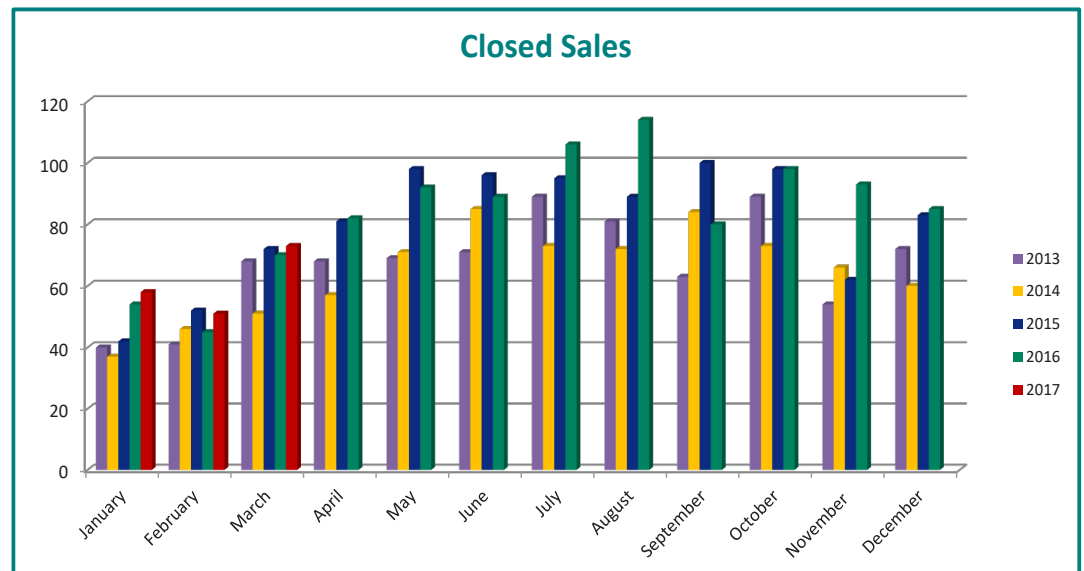
This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.



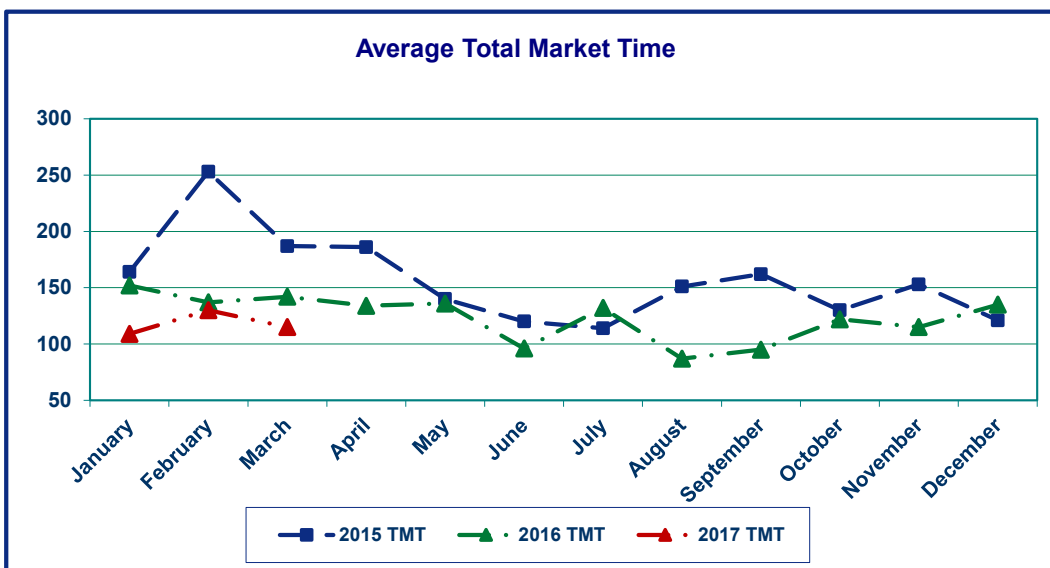
CLOSED SALES

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.

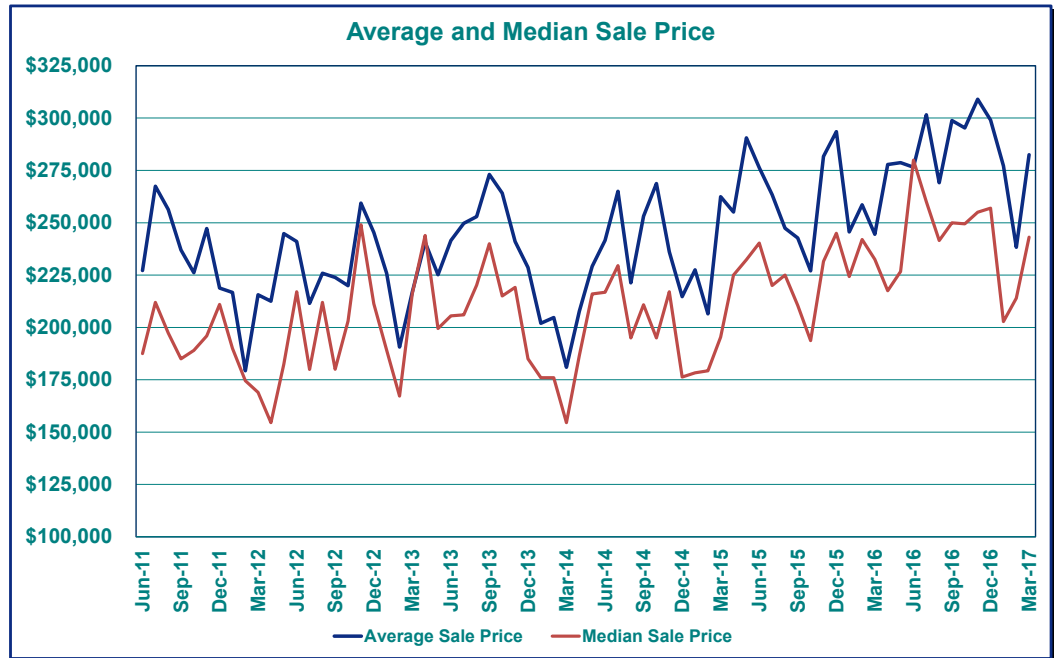
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MARKET ACTION



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Residential Review: North Coastal Counties, Oregon

March 2017 Reporting Period

March Residential Highlights

March brought sunny real estate activity to the North Coastal Counties, with most numbers gaining compared to 2016. Pending sales (179) ended 32.6% ahead of the 135 offers accepted last year in March 2016 and 62.7% ahead of last month in February 2017 (110). This was the strongest March for pendings in the area on the RMLS™ record, dating back to 1992!

Closed sales (118) fared similarly, outpacing March 2016 (108) by 9.3% and February 2017 (90) by 31.1%.

New listings, at 250 for the month, surged 15.2% over March 2016 (217) and 30.2% over February 2017 (192).

March saw total market time increase to 160 days in the region,

with inventory decreasing to end at 7.3 months.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$309,200) with the average price of homes sold in the twelve months ending March 2016 (\$282,000) shows an increase of 9.6%. The same comparison of the median shows an increase of 10.5% 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 | 7.3 |
| 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:

+9.6% (\$309,200 v. \$282,000)

Median Sale Price % Change:

+10.5% (\$262,400 v. \$237,500)

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 | March | 250 | 179 | 118 | 279,900 | 244,900 | 160 |
| | February | 192 | 110 | 90 | 336,900 | 262,000 | 148 |
| | Year-to-date | 609 | 388 | 330 | 308,000 | 256,000 | 161 |
| 2016 | March | 217 | 135 | 108 | 241,600 | 219,600 | 151 |
| | Year-to-date | 611 | 383 | 309 | 278,300 | 230,000 | 157 |
| Change | March | 15.2% | 32.6% | 9.3% | 15.9% | 11.5% | 5.4% |
| | Prev Mo 2017 | 30.2% | 62.7% | 31.1% | -16.9% | -6.5% | 8.1% |
| | Year-to-date | -0.3% | 1.3% | 6.8% | 10.7% | 11.3% | 2.8% |

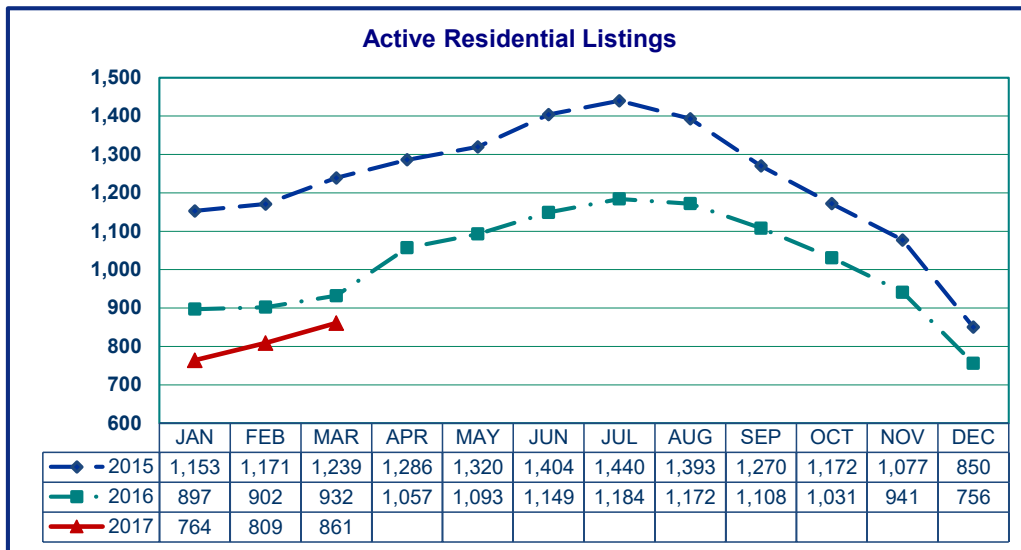
AREA REPORT • 3/2017

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.Canceled Listings | Pending Sales | Pending Sales 2017 v. 2016 ¹ | Closed Sales | Average Sale Price | Total Market Time ³ | New Listings | Pending Sales | Pending Sales 2017 v. 2016 ¹ | Closed Sales | Average Sale Price | Median Sale Price | Avg. Sale Price % Change ² | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |
| 180 | Astoria | 39 | 16 | 9 | 19 | 0.0% | 13 | 277,200 | 90 | 48 | 51 | -12.1% | 39 | 274,600 | 257,500 | 11.4% | 3 | 225,700 | 6 | 56,300 | 1 | 352,200 |
| 181 | Hammond/ Warrenton | 51 | 26 | 4 | 14 | 16.7% | 10 | 275,100 | 64 | 63 | 33 | -8.3% | 25 | 275,200 | 250,000 | -1.7% | 1 | 180,000 | - | - | 1 | 400,000 |
| 182 | Gearhart West | 45 | 7 | 3 | 6 | 100.0% | 5 | 443,500 | 180 | 27 | 17 | 13.3% | 14 | 442,400 | 399,000 | 3.5% | - | - | 8 | 133,400 | - | - |
| 183 | Gearhart East | 7 | 2 | 2 | 5 | 150.0% | 0 | - | - | 5 | 7 | 40.0% | 2 | 292,500 | 292,500 | 11.1% | - | - | - | - | - | - |
| 184 | Seaside Northwest | 11 | 5 | 1 | 0 | -100.0% | 2 | 329,500 | 120 | 9 | 5 | 25.0% | 5 | 187,800 | 139,900 | -0.3% | - | - | - | - | - | - |
| 185 | Seaside North Central | 15 | 9 | 1 | 4 | 100.0% | 4 | 124,800 | 59 | 16 | 9 | -10.0% | 7 | 157,300 | 120,000 | 5.7% | - | - | - | - | - | - |
| 186 | Seaside Southwest | 29 | 12 | 4 | 5 | 66.7% | 3 | 220,000 | 133 | 22 | 14 | 27.3% | 10 | 433,800 | 292,000 | 6.5% | - | - | 1 | 191,800 | - | - |
| 187 | Seaside South Central | 5 | 1 | - | 0 | - | 0 | - | - | 3 | 2 | -33.3% | 3 | 307,200 | 185,000 | 34.9% | - | - | - | - | - | - |
| 188 | Seaside East | 7 | 3 | 2 | 6 | 100.0% | 1 | 351,000 | 477 | 15 | 9 | 50.0% | 5 | 215,200 | 265,000 | -1.2% | - | - | 1 | 65,000 | - | - |
| 189 | Cannon Beach/ Tolovana Park | 72 | 19 | 1 | 6 | -25.0% | 8 | 286,600 | 222 | 33 | 16 | 0.0% | 19 | 428,800 | 355,000 | 32.2% | 2 | 1,353,800 | 5 | 321,800 | - | - |
| 190 | Arch Cape/ Cove Beach/ Falcon Cove | 11 | 4 | 1 | 1 | - | 1 | 510,000 | 15 | 12 | 6 | 200.0% | 4 | 570,900 | 568,800 | 23.9% | - | - | 1 | 59,000 | - | - |
| 191 | Rural Clatsop County | 19 | 9 | - | 3 | -25.0% | 1 | 144,900 | 207 | 14 | 6 | -25.0% | 3 | 181,600 | 144,900 | -10.8% | 2 | 152,500 | 3 | 50,800 | - | - |
| | Clatsop County | 311 | 113 | 28 | 69 | 21.1% | 48 | 285,200 | 126 | 267 | 175 | 0.6% | 136 | 321,500 | 263,500 | 13.4% | 8 | 483,700 | 25 | 139,300 | 2 | 376,100 |

| | | | | | | | | | | | | | | | | | | | | | | |
|-------|------------------|-----|----|----|----|---------|----|---------|-----|-----|-----|---------|-----|---------|---------|---------|---|---|----|---------|---|---------|
| 97102 | Arch Cape | 3 | - | - | 0 | - | 0 | - | - | 1 | 0 | -100.0% | 0 | - | - | - | 0 | - | 0 | - | 0 | - |
| 97130 | Manzanita | 40 | 13 | 1 | 5 | -44.4% | 4 | 310,100 | 105 | 20 | 11 | -42.1% | 12 | 421,600 | 375,000 | -4.4% | - | - | 4 | 158,300 | - | - |
| 97131 | Nehalem | 18 | 4 | 1 | 3 | 0.0% | 2 | 237,600 | 120 | 9 | 7 | -46.2% | 5 | 219,800 | 221,000 | 13.3% | - | - | 5 | 88,600 | - | - |
| 97147 | Wheeler | 1 | - | - | 1 | - | 0 | - | - | 1 | 1 | -50.0% | - | - | - | 21.1% | - | - | 2 | 67,000 | - | - |
| 97136 | Rockaway Beach | 56 | 15 | 5 | 22 | 120.0% | 9 | 181,800 | 243 | 33 | 32 | 39.1% | 19 | 197,800 | 180,000 | 15.5% | - | - | 7 | 42,400 | - | - |
| 97107 | Bay City | 3 | 3 | - | 4 | 0.0% | 2 | 95,000 | 102 | 6 | 9 | -18.2% | 5 | 158,600 | 130,000 | 9.8% | - | - | 2 | 42,500 | - | - |
| 97118 | Garibaldi | 8 | 2 | - | 1 | 0.0% | 3 | 243,000 | 109 | 4 | 4 | 100.0% | 9 | 204,100 | 174,000 | 32.6% | - | - | - | - | 1 | 265,000 |
| 97143 | Netarts | 8 | 1 | - | 1 | -50.0% | 1 | 206,000 | 235 | 1 | 3 | -62.5% | 2 | 178,000 | 178,000 | 11.7% | - | - | 1 | 35,000 | - | - |
| 97141 | Tillamook | 33 | 12 | 3 | 4 | -33.3% | 12 | 227,800 | 130 | 29 | 19 | -9.5% | 29 | 212,300 | 190,000 | 11.7% | - | - | 5 | 74,300 | - | - |
| 97134 | Oceanside | 13 | 10 | 2 | 6 | 200.0% | 5 | 389,200 | 122 | 16 | 11 | 266.7% | 9 | 449,000 | 434,000 | 6.5% | - | - | 2 | 82,500 | - | - |
| 97108 | Beaver | 1 | 0 | 0 | 0 | -100.0% | 0 | - | - | 0 | 0 | -100.0% | 1 | 480,000 | 480,000 | 4.9% | - | - | - | - | - | - |
| 97122 | Hebo | 1 | - | 0 | 0 | -100.0% | 0 | - | - | - | 0 | -100.0% | 0 | - | - | -2.3% | 0 | - | 0 | - | 0 | - |
| 97112 | Cloverdale | 9 | 4 | 2 | 3 | - | - | - | - | 10 | 4 | 300.0% | 4 | 205,400 | 232,500 | -8.7% | - | - | 2 | 94,000 | - | - |
| 97135 | Pacific City | 36 | 3 | 1 | 9 | 350.0% | 1 | 410,000 | 16 | 24 | 10 | 25.0% | 4 | 388,100 | 348,800 | 6.1% | - | - | 4 | 88,800 | - | - |
| 97149 | Neskowin | 34 | 9 | 1 | 3 | 0.0% | 1 | 925,000 | 444 | 21 | 4 | -20.0% | 9 | 583,100 | 560,000 | 22.4% | - | - | 1 | 500,000 | - | - |
| | Tillamook County | 264 | 76 | 16 | 62 | 44.2% | 40 | 262,300 | 156 | 175 | 115 | -3.4% | 108 | 288,900 | 232,500 | -100.0% | - | - | 35 | 91,600 | 1 | 265,000 |

| | | RESIDENTIAL | | | | | | | | | | | | | | | COMMERCIAL | | LAND | | MULTIFAMILY | | |
|-------|------------------------------|-----------------|--------------|---------------------------|---------------|---|--------------|--------------------|--------------------------------|--------------|---------------|---|--------------|--------------------|-------------------|--------------|---------------------------------------|--------------------|--------------|--------------------|--------------|--------------------|--|
| | | Current Month | | | | | | | | Year-To-Date | | | | | | | Avg. Sale Price % Change ² | Year-To-Date | | Year-To-Date | | Year-To-Date | |
| | | Active Listings | New Listings | Expired/Canceled Listings | Pending Sales | Pending Sales 2017 v. 2016 ¹ | Closed Sales | Average Sale Price | Total Market Time ³ | New Listings | Pending Sales | Pending Sales 2017 v. 2016 ¹ | Closed Sales | Average Sale Price | Median Sale Price | Closed Sales | | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | |
| 97367 | Lincoln City | 118 | 28 | 11 | 29 | 93.3% | 14 | 259,300 | 200 | 76 | 52 | 18.2% | 41 | 271,800 | 234,900 | 3.9% | 1 | 215,000 | 6 | 51,100 | - | - | |
| 97364 | Neotsu | 5 | 1 | 1 | 0 | - | 0 | - | - | 3 | 1 | 0.0% | 1 | 399,000 | 399,000 | 72.9% | - | - | - | - | - | - | |
| 97368 | Otis | 9 | 3 | 1 | 2 | 0.0% | 1 | 312,000 | 254 | 6 | 3 | -62.5% | 1 | 312,000 | 312,000 | -26.7% | - | - | 1 | 15,000 | - | - | |
| 97341 | Depoe Bay | 50 | 7 | 2 | 7 | 0.0% | 8 | 365,300 | 183 | 20 | 18 | 20.0% | 18 | 391,300 | 312,500 | 1.5% | 1 | 840,000 | 3 | 48,300 | - | - | |
| 97388 | Gleneden Beach | 37 | 6 | 1 | 4 | 300.0% | 5 | 318,700 | 318 | 13 | 11 | 450.0% | 12 | 395,300 | 352,500 | 6.4% | - | - | 1 | 90,000 | - | - | |
| 97369 | Otter Rock | 4 | 2 | 0 | 1 | 0.0% | 0 | - | - | 2 | 1 | 0.0% | 1 | 382,000 | 382,000 | -48.2% | - | - | - | - | - | - | |
| 97365 | Newport | 19 | 5 | 3 | 3 | -25.0% | 0 | - | - | 16 | 5 | -50.0% | 5 | 258,100 | 225,000 | 18.9% | - | - | - | - | - | - | |
| 97366 | South Beach | 7 | 1 | 3 | 1 | - | 0 | - | - | 2 | 1 | - | 0 | - | - | 1.1% | 0 | - | 0 | - | 0 | - | |
| 97343 | Eddyville | 0 | 0 | 0 | 0 | - | 1 | 149,500 | 267 | 1 | 3 | - | 1 | 149,500 | 149,500 | - | - | - | - | - | - | - | |
| 97357 | Logsdan | 1 | 0 | 0 | 0 | - | 0 | - | - | 1 | 0 | - | 0 | - | - | - | 0 | - | 0 | - | 0 | - | |
| 97391 | Toledo | 3 | 2 | 0 | 0 | - | 0 | - | - | 3 | 0 | - | 1 | 139,900 | 139,900 | 64.3% | - | - | - | - | - | - | |
| 97380 | Siletz | 2 | 1 | 0 | 0 | -100.0% | 0 | - | - | 1 | 0 | -100.0% | 0 | - | - | 123.5% | 0 | - | 0 | - | 0 | - | |
| 97390 | Tidewater | 2 | 0 | 0 | 1 | - | 0 | - | - | 2 | 1 | - | 1 | 117,000 | 117,000 | -20.6% | - | - | - | - | - | - | |
| 97498 | Yachats | 10 | 2 | 0 | 0 | - | 0 | - | - | 8 | 2 | 100.0% | 1 | 30,600 | 30,600 | -41.1% | - | - | - | - | - | - | |
| 97394 | Waldport | 13 | 3 | 2 | - | -100.0% | 1 | 239,900 | 172 | 11 | - | -100.0% | 2 | 406,000 | 406,000 | 33.6% | - | - | - | - | - | - | |
| 97376 | Seal Rock | 6 | 0 | 1 | 0 | -100.0% | - | - | - | 2 | - | -100.0% | 1 | 145,000 | 145,000 | -22.4% | - | - | 1 | 175,000 | - | - | |
| | Lincoln County | 286 | 61 | 25 | 48 | 37.1% | 30 | 294,900 | 218 | 167 | 98 | 8.9% | 86 | 310,600 | 277,400 | 3.5% | 2 | 527,500 | 12 | 61,000 | - | - | |
| | North Coastal Counties Total | 861 | 250 | 69 | 179 | 32.6% | 118 | 279,900 | 160 | 609 | 388 | 1.3% | 330 | 308,000 | 256,000 | 9.6% | 10 | 492,500 | 72 | 103,100 | 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.

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

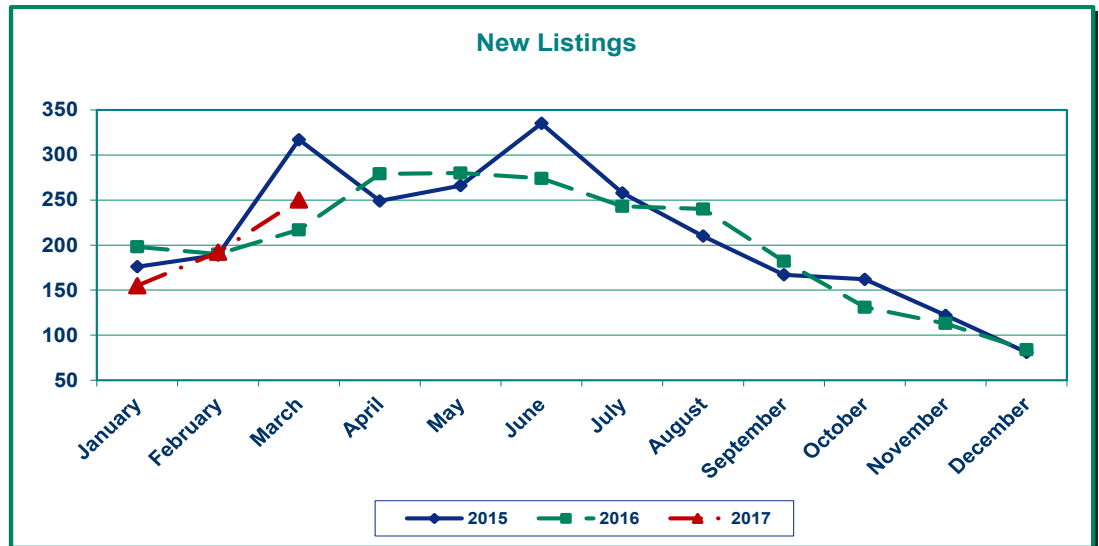
² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/16-3/31/17) with 12 months before (4/1/15-3/31/16).

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

NEW LISTINGS

NORTH COASTAL COUNTIES, OR

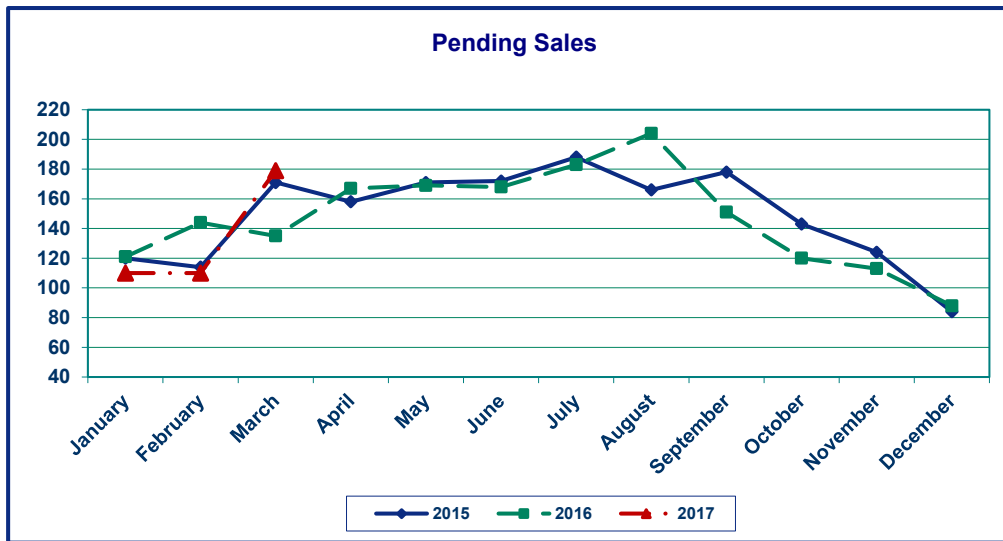
This graph shows the new residential listings over the past three calendar years in the North Coastal Counties of Oregon.



PENDING LISTINGS

NORTH COASTAL COUNTIES, OR

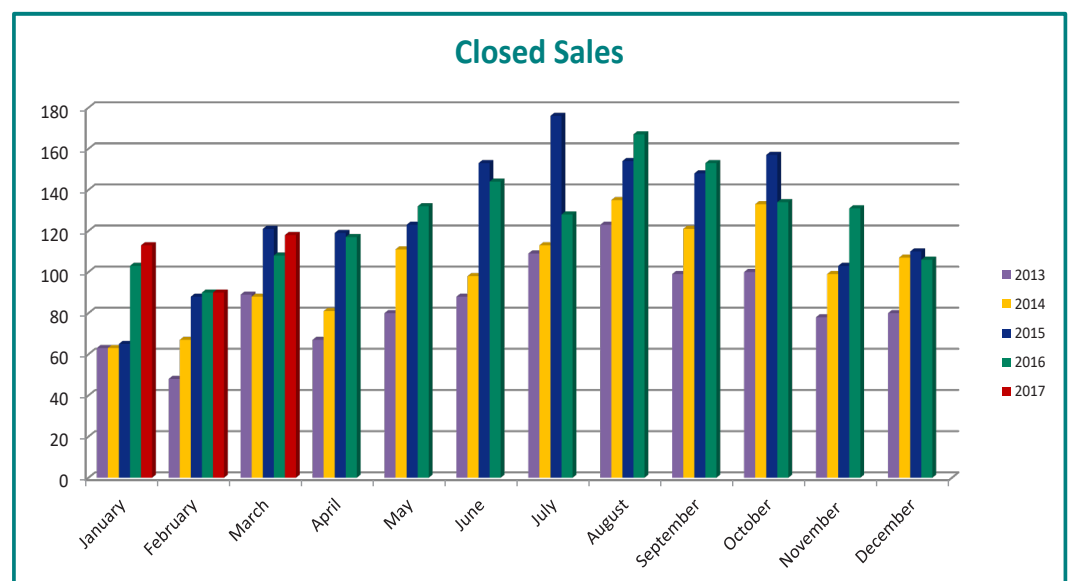
This graph represents monthly accepted offers in the North Coastal Counties of Oregon over the past three calendar years.



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.



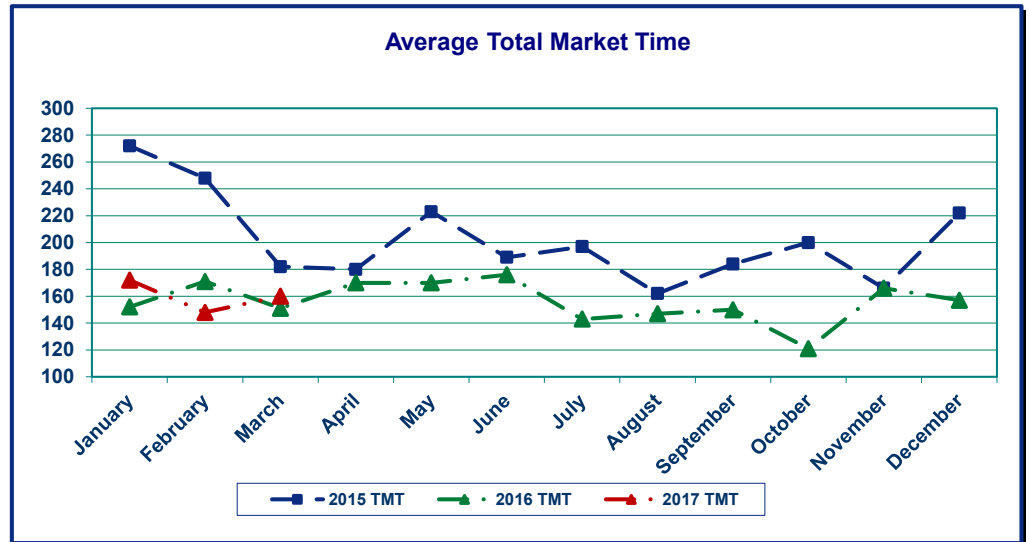
DAYS ON MARKET

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



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

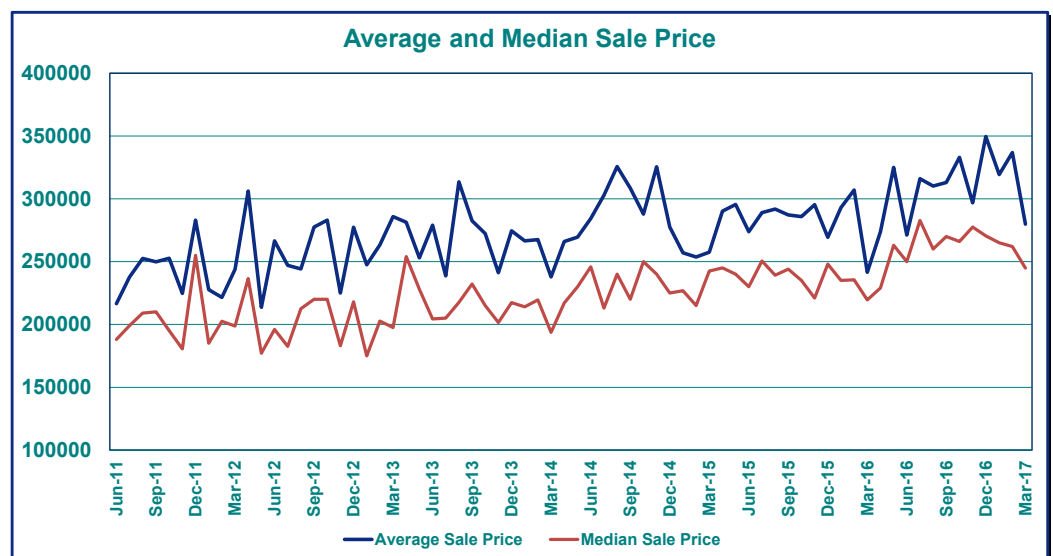
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SALE PRICE

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

March 2017 Reporting Period

March Residential Highlights

March brought warm real estate activity to Polk and Marion Counties, with gains across the board. Closed sales (172) ended 43.3% ahead of last year in March 2016 (120) and 57.8% ahead of last month in February 2017 (109). It was by far the strongest March for closings in the area on the RMLS™ record, dating back to 1992.

Pending sales (226) similarly outpaced March 2016 (219) by 3.2% and February 2017 (179) by 26.3%. Once again, this represented the best March for accepted offers in the area on the RMLS™ record.

New listings, at 249, surged 15.8% ahead of March 2016 (215) and 23.9% ahead of February 2017

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

(201). This was the strongest March for new listings in the region since 2010, when 279 were offered for the month.

Average and Median Sale Prices

Comparing the average price in the twelve months ending March 31st of this year (\$267,000) with the average price of homes sold in the twelve months ending March 2016 (\$242,500) shows an increase of 10.1%. The same comparison of the median shows an increase of 10.0% over that same period.

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

Average Sale Price % Change:
+10.1% (\$267,000 v. \$242,500)
Median Sale Price % Change:
+10.0% (\$241,000 v. \$219,000)

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 | 2.1 |
| 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 | March | 249 | 226 | 172 | 261,800 | 249,000 | 84 |
| | February | 201 | 179 | 109 | 252,300 | 230,000 | 74 |
| | Year-to-date | 619 | 538 | 434 | 262,100 | 246,300 | 75 |
| 2016 | March | 215 | 219 | 120 | 246,300 | 235,000 | 82 |
| | Year-to-date | 591 | 508 | 363 | 234,500 | 220,100 | 81 |
| Change | March | 15.8% | 3.2% | 43.3% | 6.3% | 6.0% | 2.4% |
| | Prev Mo 2017 | 23.9% | 26.3% | 57.8% | 3.8% | 8.3% | 13.5% |
| | Year-to-date | 4.7% | 5.9% | 19.6% | 11.8% | 11.9% | -6.9% |

AREA REPORT • 3/2017

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 ¹ | Closed Sales | Average Sale Price | | Total Market Time ³ | New Listings | Pending Sales | Pending Sales 2017 v. 2016 ¹ | Closed Sales | Average Sale Price | | | | | Median Sale Price | | |
| | | Avg. Sale Price % Change ² | | | | | | | | | | | | | | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | |
| 167 | Polk County Except Salem | 46 | 18 | 6 | 27 | 58.8% | 23 | 277,000 | 223 | 58 | 65 | 54.8% | 46 | 262,800 | 253,700 | 6.2% | - | - | 3 | 136,300 | - | - |
| 168 | West Salem N | 45 | 32 | 5 | 14 | 100.0% | 9 | 328,600 | 76 | 56 | 31 | 29.2% | 23 | 303,900 | 290,000 | 12.4% | - | - | 1 | 48,000 | - | - |
| 169 | West Salem S | 2 | 4 | 1 | 3 | 50.0% | 1 | 346,900 | 161 | 7 | 7 | -12.5% | 3 | 315,800 | 346,900 | 7.6% | - | 0 | - | 0 | - | - |

| | | | | | | | | | | | | | | | | | | | | | | |
|-----|-----------------|----|----|----|----|--------|----|---------|----|-----|-----|--------|-----|---------|---------|-------|---|---------|---|---------|---|---------|
| 170 | Woodburn | 39 | 47 | 6 | 44 | 4.8% | 32 | 213,600 | 42 | 103 | 106 | -2.8% | 92 | 222,400 | 207,000 | 15.5% | 1 | 375,000 | 2 | 86,500 | 3 | 569,700 |
| | Except Woodburn | 96 | 47 | 18 | 38 | -37.7% | 36 | 305,700 | 62 | 120 | 98 | -25.8% | 106 | 304,400 | 280,000 | 8.3% | - | - | 5 | 715,400 | - | - |

| | | | | | | | | | | | | | | | | | | | | | | |
|-----|----------------------------|-----|----|----|----|--------|----|---------|-----|-----|-----|--------|-----|---------|---------|-------|---|---------|---|---------|---|---------|
| 170 | Marion Except Salem/Keizer | 135 | 94 | 24 | 82 | 310.0% | 68 | 262,300 | 52 | 223 | 204 | -15.4% | 198 | 266,300 | 251,000 | 11.1% | 1 | 375,000 | 7 | 535,700 | 3 | 569,700 |
| 171 | Southwest Salem | 0 | 0 | 0 | 1 | -93.8% | 1 | 525,000 | 4 | 2 | 2 | -60.0% | 1 | 525,000 | 525,000 | 5.2% | - | - | - | - | - | - |
| 172 | South Salem | 49 | 24 | 3 | 24 | 300.0% | 19 | 304,700 | 121 | 82 | 60 | 62.2% | 44 | 296,100 | 278,000 | 5.8% | - | - | 2 | 181,000 | - | - |
| 173 | Southeast Salem | 19 | 17 | 4 | 14 | 55.6% | 14 | 283,300 | 45 | 44 | 46 | 17.9% | 34 | 276,200 | 257,800 | 16.3% | - | - | - | - | - | - |
| 174 | Central Salem | 9 | 12 | 1 | 15 | 25.0% | 10 | 150,200 | 51 | 30 | 29 | 61.1% | 21 | 158,900 | 155,000 | 12.4% | - | - | - | - | 2 | 435,000 |
| 175 | East Salem S | 11 | 8 | 1 | 6 | 100.0% | 2 | 189,600 | 41 | 19 | 11 | -15.4% | 12 | 239,200 | 195,500 | 10.8% | - | - | 1 | 175,500 | - | - |
| 176 | East Salem N | 16 | 21 | 1 | 23 | 15.0% | 10 | 171,000 | 59 | 47 | 38 | 40.7% | 20 | 177,800 | 177,100 | 6.1% | 1 | 119,000 | - | - | - | - |
| 177 | South Keizer | 2 | 4 | 1 | 4 | -97.9% | 1 | 205,000 | 95 | 5 | 6 | -25.0% | 4 | 234,600 | 199,700 | 30.8% | - | - | - | - | 1 | 250,000 |
| 178 | North Keizer | 21 | 15 | 3 | 13 | - | 14 | 246,300 | 51 | 46 | 39 | -15.2% | 28 | 263,200 | 236,500 | 12.8% | - | - | - | - | 1 | 206,000 |

| | | | | | | | | | | | | | | | | | | | | | | |
|---------|---------------------------|-----|-----|----|-----|--------|-----|---------|-----|-----|-----|-------|-----|---------|---------|-------|---|---------|----|---------|---|---------|
| 167-169 | Polk Co. Grand Total | 93 | 54 | 12 | 44 | 69.2% | 33 | 293,200 | 181 | 121 | 103 | 39.2% | 72 | 278,100 | 270,100 | 8.3% | - | - | 4 | 114,300 | - | - |
| 170-178 | Marion Co. Grand Total | 262 | 195 | 38 | 182 | -16.9% | 139 | 254,400 | 61 | 498 | 435 | 0.2% | 362 | 259,000 | 236,500 | 10.5% | 2 | 247,000 | 10 | 428,800 | 7 | 433,600 |
| | Polk & Marion Grand Total | 355 | 249 | 50 | 226 | 3.2% | 172 | 261,800 | 84 | 619 | 538 | 5.9% | 434 | 262,100 | 246,300 | 10.1% | 2 | 247,000 | 14 | 338,900 | 7 | 433,600 |

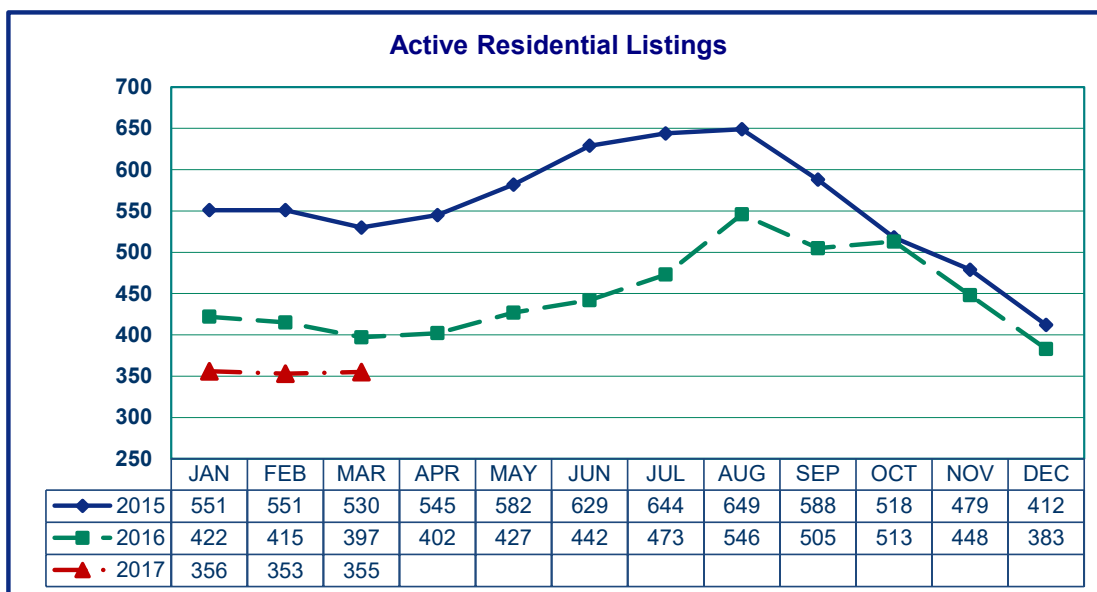
Benton & Linn Counties, Oregon

| | | | | | | | | | | | | | | | | | | | | | | |
|-----|---------------|-----|----|----|----|---|----|---------|-----|-----|-----|--------|-----|---------|---------|-------|---|---------|---|--------|---|---------|
| 220 | Benton County | 28 | 18 | 3 | 7 | - | 7 | 299,700 | 121 | 28 | 18 | -28.0% | 25 | 277,600 | 275,000 | 29.7% | 1 | 406,800 | 5 | 71,400 | - | - |
| 221 | Linn County | 101 | 62 | 15 | 42 | - | 45 | 233,900 | 92 | 144 | 124 | -22.5% | 135 | 216,400 | 182,300 | -0.9% | 5 | 315,800 | 5 | 72,600 | 2 | 182,000 |

ACTIVE RESIDENTIAL LISTINGS

POLK & MARION COUNTIES, OR

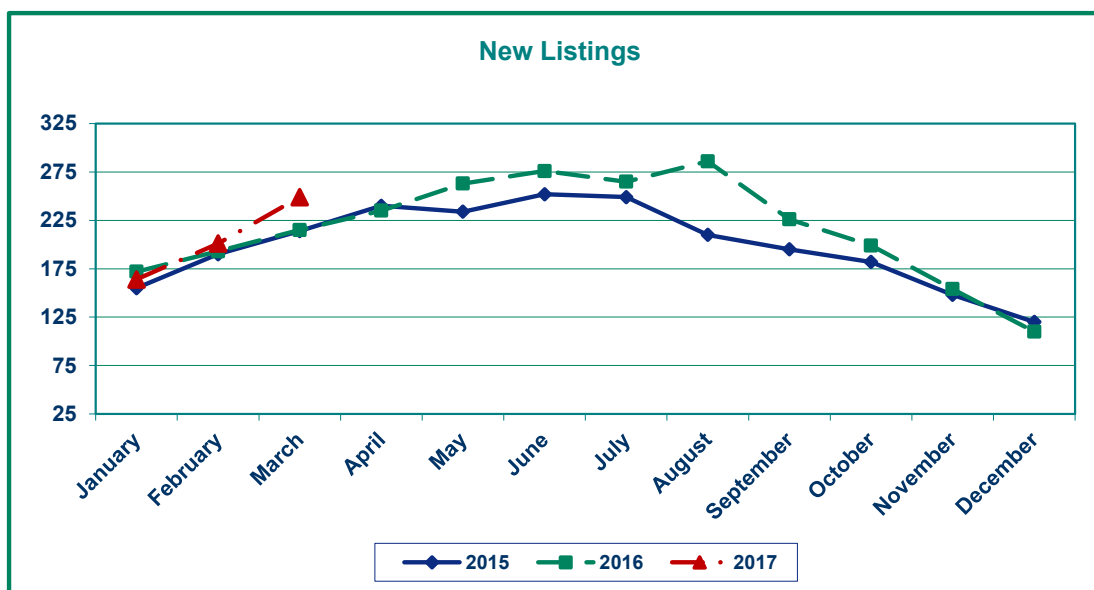
This graph shows the active residential listings over the past three calendar years in Polk and Marion Counties, Oregon.



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.



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

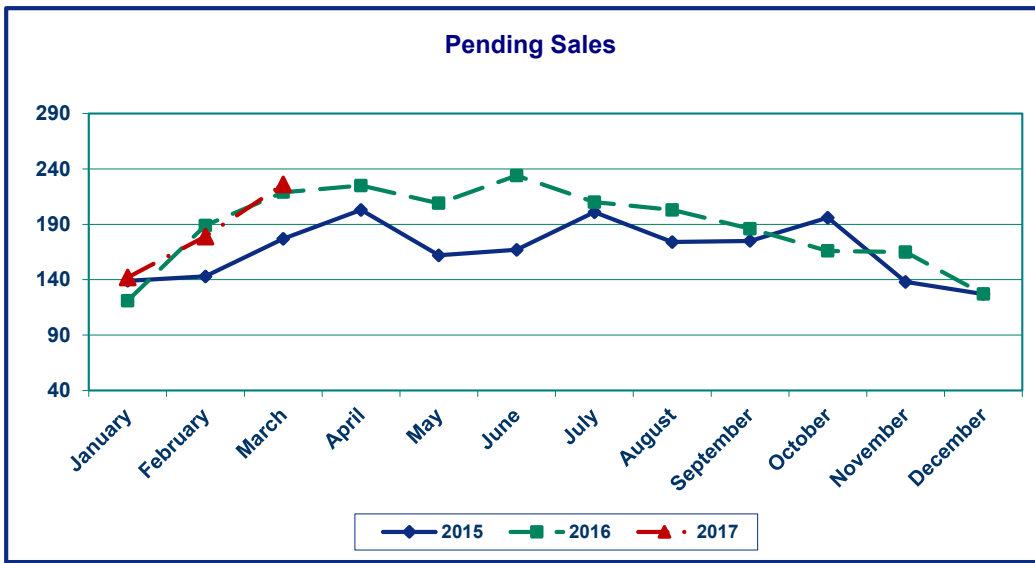
² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/16-3/31/17) with 12 months before (4/1/15-3/31/16).

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

PENDING LISTINGS

POLK & MARION COUNTIES, OR

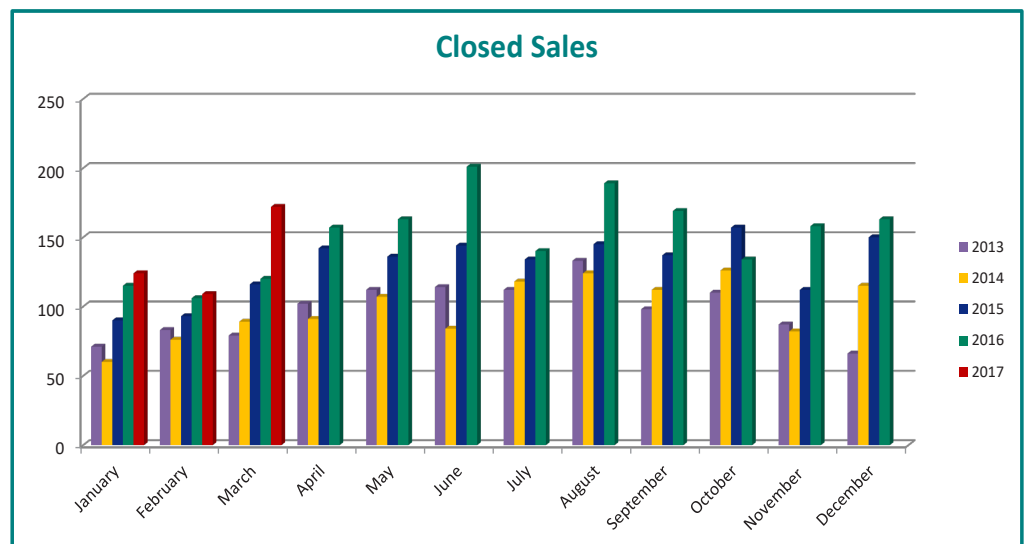
This graph represents monthly accepted offers in Polk and Marion Counties, Oregon, over the past three calendar years.



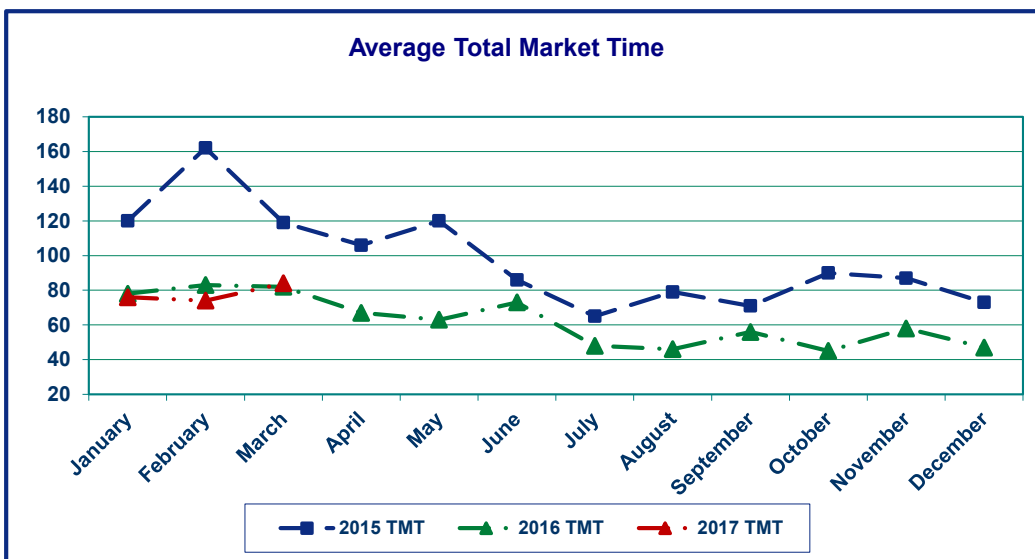
CLOSED SALES

POLK & MARION COUNTIES, OR

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



Average Total Market Time



DAYS ON MARKET

POLK & MARION COUNTIES, OR

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

SALE PRICE
POLK & MARION
COUNTIES, OR

Contact RMLS™
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Portland, OR 97220
(503) 236-7657
communications@rmls.com

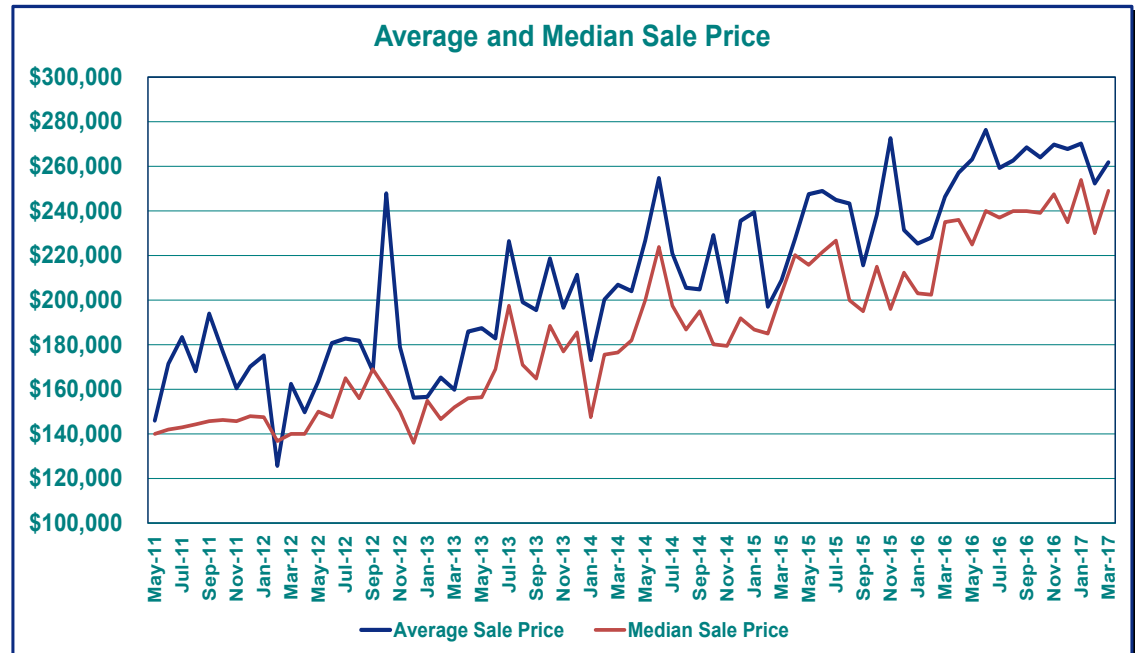
The statistics presented
in Market Action are
compiled monthly based
on figures generated by
RMLS™.

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

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

March 2017 Reporting Period

March Residential Highlights

The Portland metro area had a sunny month for new listings this March. At 3,604, new listings outpaced March 2016 (3,409) by 5.7% and February 2017 (2,521) by 43.0%. This was the strongest March for new listings in the area since 2010, when 4,987 were offered for the month.

Pending sales (3,043) warmed 28.5% over last month in February 2017 (2,369) but fell 1.1% short of the 3,076 offers accepted during this month last year in March 2016.

Closed sales, at 2,494, similarly outpaced February 2017 (1,669) by 49.4% but still ended 2.8% cooler than in March 2016 when 2,565 closings were recorded for the month.

Total market time decreased by four days this March, ending at 58 days. Inventory decreased as well, ending at 1.3 months. There were 3,313 active residential listings in the Portland metro area this March.

Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending March 31st of this year (\$404,300) with the average price of homes in the twelve months ending March 2016 (\$361,100) shows an increase of 12.0%. In the same comparison, the median has increased 12.2% from \$315,000 to \$353,500.

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 | 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:
+12.0% (\$404,300 v. \$361,100)
Median Sale Price % Change:
+12.2% (\$353,500 v. \$315,000)

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 | March | 3,604 | 3,043 | 2,494 | 428,400 | 370,000 | 58 |
| | February | 2,521 | 2,369 | 1,669 | 404,200 | 353,400 | 62 |
| | Year-to-date | 8,413 | 7,250 | 6,166 | 415,500 | 359,900 | 59 |
| 2016 | March | 3,409 | 3,076 | 2,565 | 385,100 | 335,000 | 51 |
| | Year-to-date | 8,909 | 7,873 | 6,415 | 368,800 | 321,000 | 55 |
| Change | March | 5.7% | -1.1% | -2.8% | 11.2% | 10.4% | 13.5% |
| | Prev Mo 2017 | 43.0% | 28.5% | 49.4% | 6.0% | 4.7% | -6.5% |
| | Year-to-date | -5.6% | -7.9% | -3.9% | 12.7% | 12.1% | 7.1% |

AREA REPORT • 3/2017

Portland Metropolitan Area, Oregon

| | | RESIDENTIAL | | | | | | | | | | | | | | | COMMERCIAL | | LAND | | MULTIFAMILY | |
|-----|----------------------------|-----------------|--------------|----------------------------|---------------|---|--------------|--------------------|--------------------------------|--------------|---------------|---|--------------|--------------------|-------------------|---------------------------------------|--------------|--------------------|--------------|--------------------|--------------|--------------------|
| | | Current Month | | | | | | | Year-To-Date | | | | | | | Avg. Sale Price % Change ² | Year-To-Date | | Year-To-Date | | Year-To-Date | |
| | | Active Listings | New Listings | Expired/Cancelled Listings | Pending Sales | Pending Sales 2017 v. 2016 ¹ | Closed Sales | Average Sale Price | Total Market Time ³ | New Listings | Pending Sales | Pending Sales 2017 v. 2016 ¹ | Closed Sales | Average Sale Price | Median Sale Price | | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |
| 141 | N Portland | 115 | 152 | 26 | 131 | 7.4% | 100 | 421,100 | 47 | 359 | 308 | 1.3% | 241 | 387,100 | 385,000 | 11.7% | 2 | 357,000 | 5 | 308,800 | 5 | 542,300 |
| 142 | NE Portland | 249 | 299 | 46 | 260 | -1.1% | 199 | 440,500 | 50 | 727 | 601 | -14.4% | 541 | 430,400 | 390,000 | 11.6% | 5 | 531,400 | 3 | 330,300 | 14 | 558,600 |
| 143 | SE Portland | 291 | 430 | 75 | 384 | 2.4% | 308 | 399,300 | 40 | 1,032 | 906 | -2.2% | 735 | 373,800 | 322,000 | 11.2% | 7 | 1,240,900 | 19 | 284,500 | 32 | 641,800 |
| 144 | Gresham/ Troutdale | 193 | 206 | 33 | 171 | -13.6% | 142 | 301,000 | 55 | 487 | 445 | -21.4% | 396 | 298,300 | 292,500 | 12.1% | 6 | 781,500 | 17 | 256,100 | 6 | 302,400 |
| 145 | Milwaukie/ Clackamas | 327 | 297 | 58 | 242 | -10.7% | 200 | 391,100 | 64 | 692 | 563 | -14.0% | 497 | 382,200 | 358,000 | 11.4% | 7 | 601,400 | 20 | 204,300 | 3 | 349,700 |
| 146 | Oregon City/ Canby | 169 | 166 | 23 | 156 | -25.4% | 147 | 388,600 | 95 | 411 | 395 | -22.7% | 351 | 389,000 | 355,000 | 10.7% | 3 | 494,500 | 22 | 275,700 | 2 | 245,000 |
| 147 | Lake Oswego/ West Linn | 267 | 194 | 56 | 143 | -4.7% | 111 | 578,400 | 89 | 489 | 348 | -12.3% | 283 | 674,100 | 530,000 | 13.3% | - | - | 9 | 476,400 | 1 | 675,000 |
| 148 | W Portland | 419 | 453 | 88 | 349 | 30.2% | 296 | 685,900 | 52 | 986 | 783 | 12.3% | 691 | 607,600 | 499,900 | 14.4% | 1 | 265,000 | 10 | 225,400 | 4 | 605,300 |
| 149 | NW Wash Co. | 157 | 185 | 29 | 144 | -2.0% | 119 | 502,600 | 36 | 431 | 366 | -2.7% | 292 | 503,100 | 503,800 | 10.3% | 2 | 86,000 | 14 | 307,800 | - | - |
| 150 | Beaverton/ Aloha | 192 | 312 | 36 | 243 | -15.0% | 204 | 352,000 | 48 | 691 | 599 | -23.4% | 535 | 347,400 | 328,000 | 11.2% | - | - | 7 | 343,900 | 8 | 1,381,100 |
| 151 | Tigard/ Wilsonville | 319 | 364 | 43 | 310 | 2.6% | 240 | 405,500 | 57 | 818 | 701 | -0.6% | 530 | 416,400 | 405,000 | 8.5% | 2 | 825,000 | 5 | 286,200 | 1 | 331,000 |
| 152 | Hillsboro/ Forest Grove | 225 | 275 | 28 | 236 | 21.6% | 184 | 364,700 | 59 | 636 | 556 | 7.8% | 456 | 362,200 | 330,000 | 14.4% | 3 | 291,700 | 13 | 361,300 | 7 | 459,300 |
| 153 | Mt. Hood | 45 | 17 | 4 | 17 | -15.0% | 10 | 300,400 | 66 | 45 | 44 | -10.2% | 44 | 310,100 | 306,500 | 10.0% | - | - | 8 | 91,800 | - | - |
| 155 | Columbia Co. | 116 | 98 | 13 | 94 | 14.6% | 71 | 261,000 | 69 | 225 | 200 | -8.7% | 189 | 261,000 | 260,000 | 13.9% | 2 | 203,300 | 20 | 120,100 | 1 | 281,500 |
| 156 | Yamhill Co. | 229 | 156 | 32 | 163 | -13.8% | 163 | 323,500 | 88 | 384 | 435 | -7.1% | 385 | 322,400 | 289,900 | 14.1% | 2 | 535,300 | 34 | 317,600 | 6 | 293,100 |

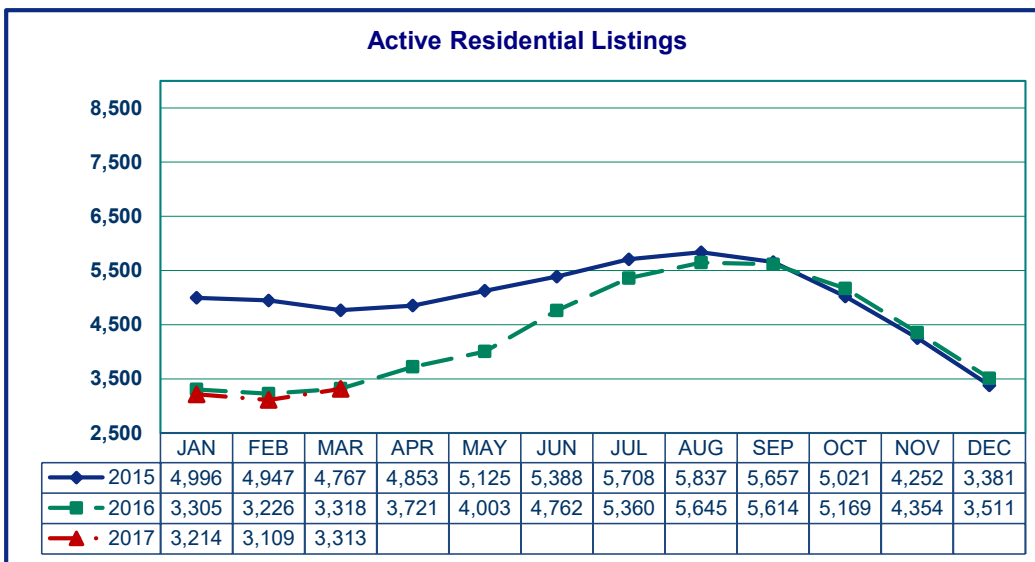
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares March 2017 with March 2016. The Year-To-Date section compares 2017 year-to-date statistics through March with 2016 year-to-date statistics through March.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/16-3/31/17) with 12 months before (4/1/15-3/31/16).

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

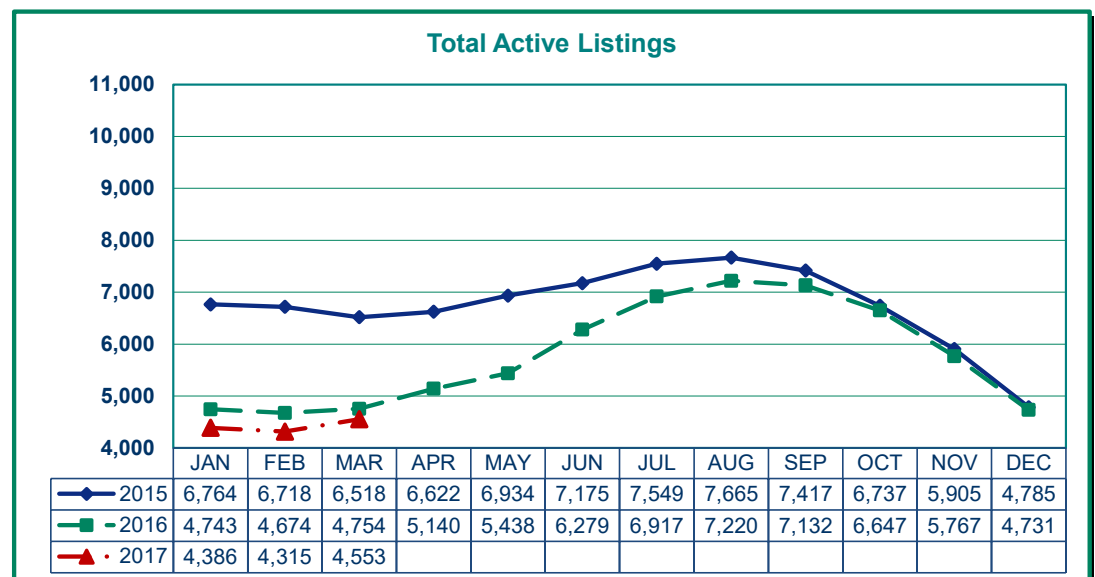
ACTIVE RESIDENTIAL LISTINGS PORTLAND, OR

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



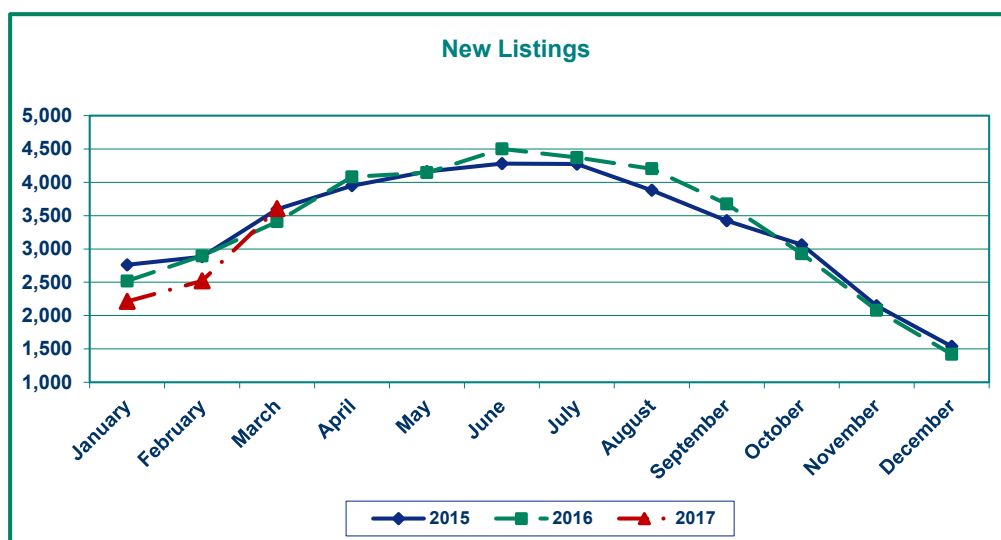
TOTAL ACTIVE LISTINGS PORTLAND, OR

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



NEW LISTINGS PORTLAND, OR

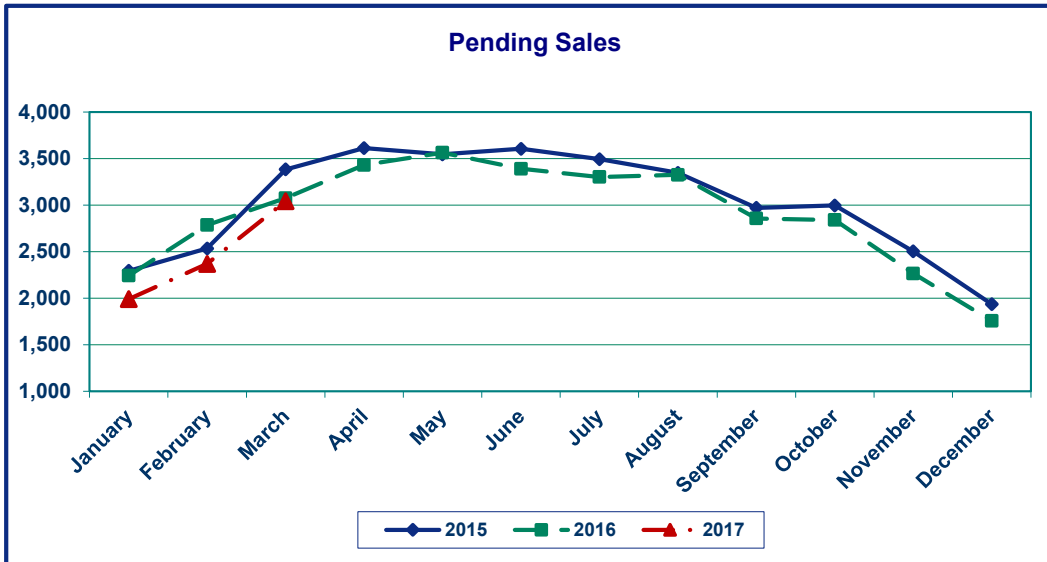
This graph shows the new residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.



PENDING LISTINGS

PORTLAND, OR

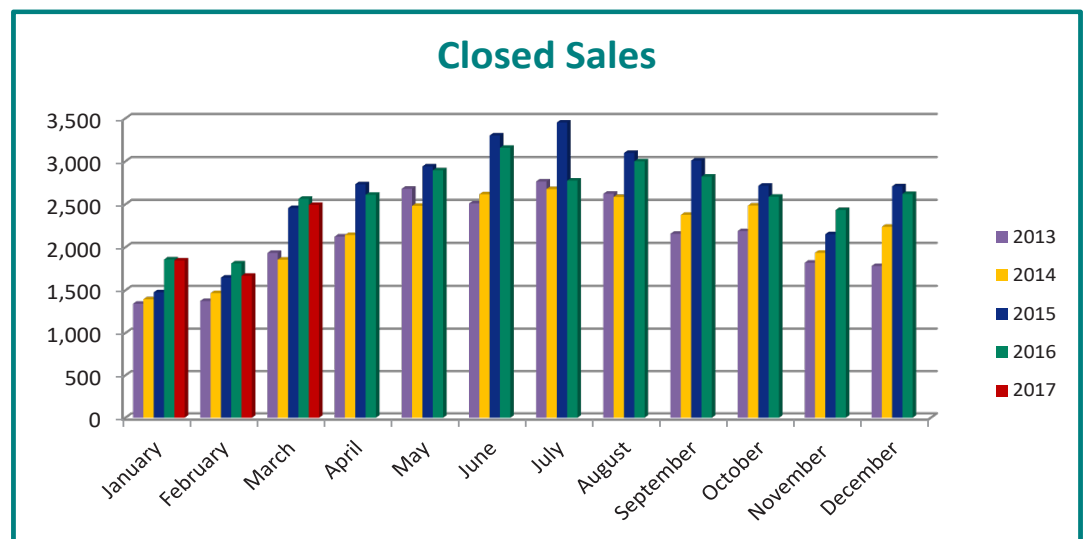
This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.



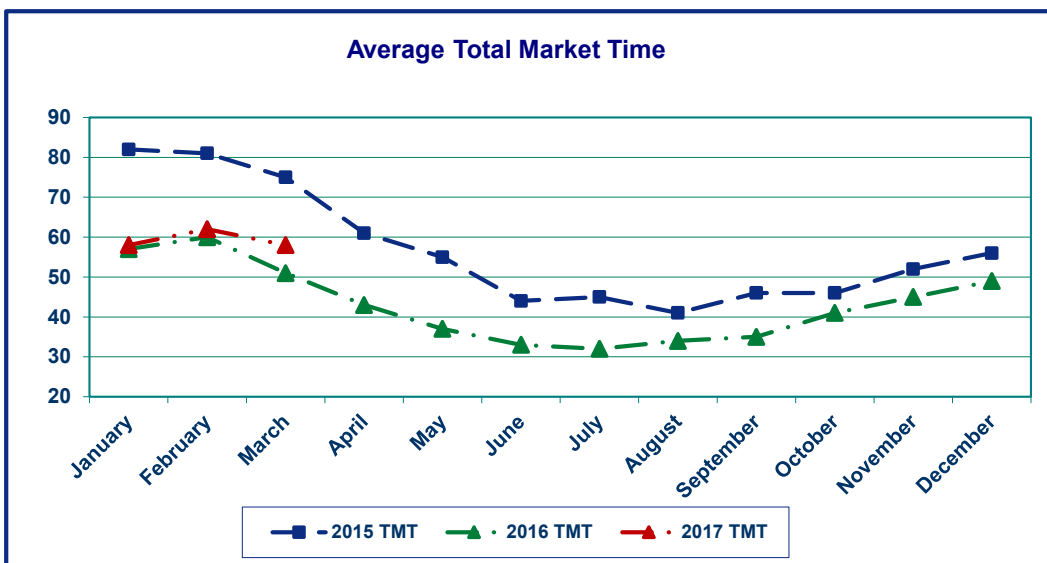
CLOSED SALES

PORTLAND, OR

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



Average Total Market Time



DAYS ON MARKET

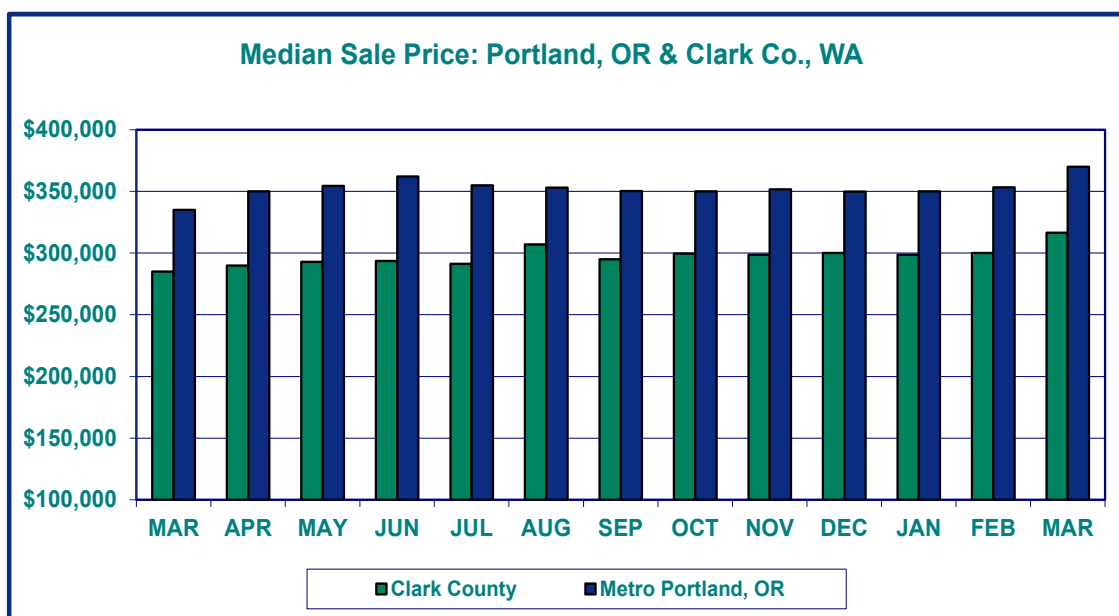
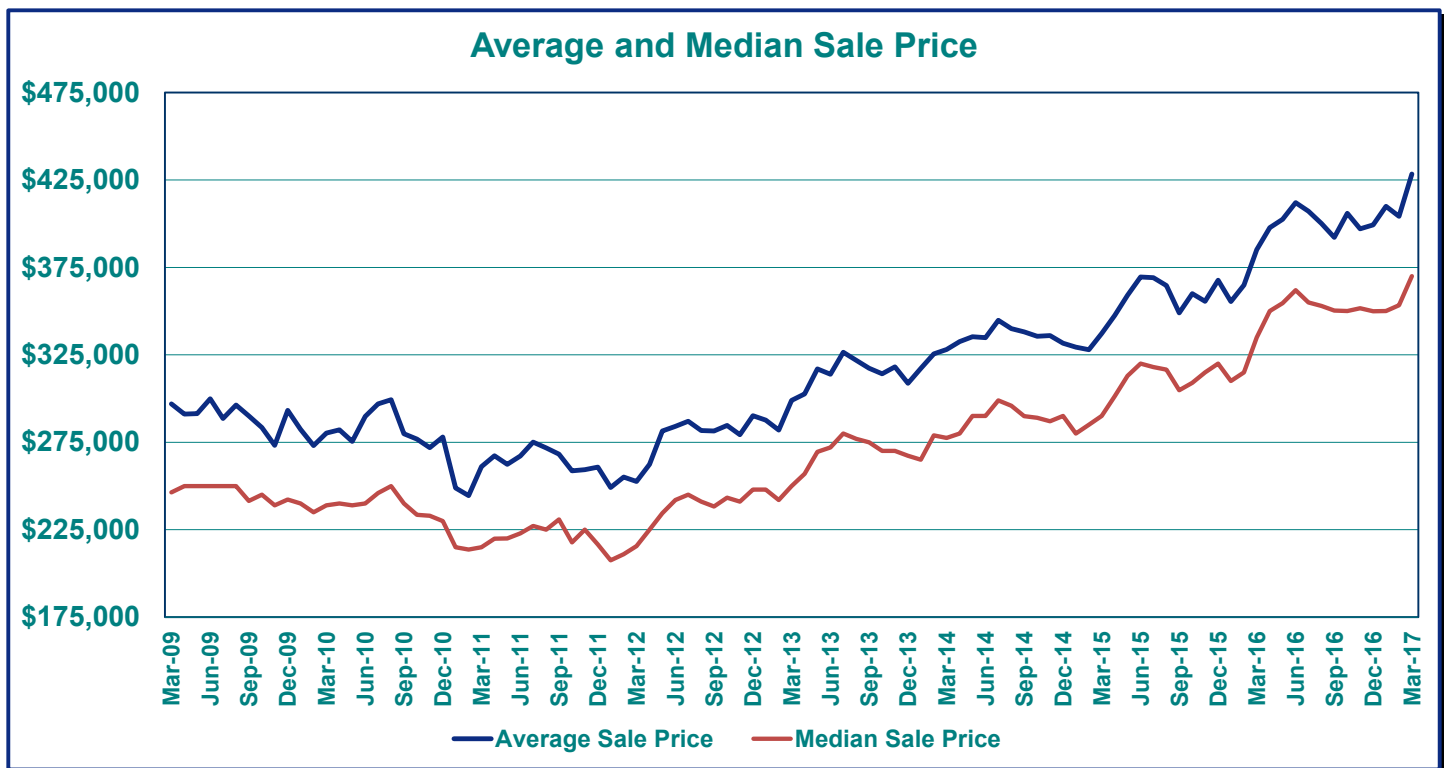
PORTLAND, OR

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

SALE PRICE

PORTLAND, OR

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



MEDIAN SALE PRICE

PORTLAND, OR

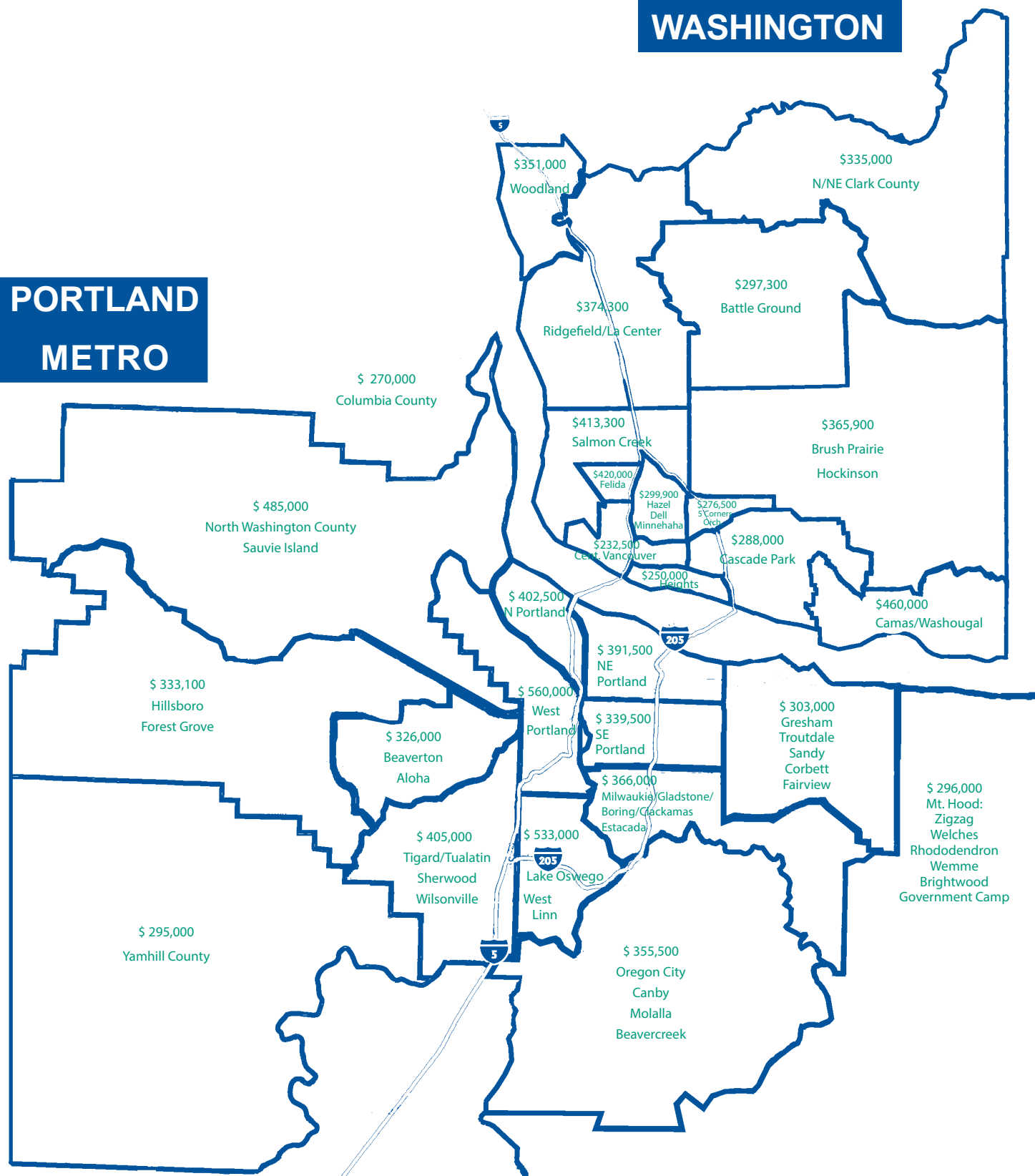
This graph shows the median sale price over the past 12 months in the greater Portland, Oregon, metropolitan area and Clark County.

MEDIAN SALE PRICE

March 2017

SW
WASHINGTON

PORTLAND
METRO



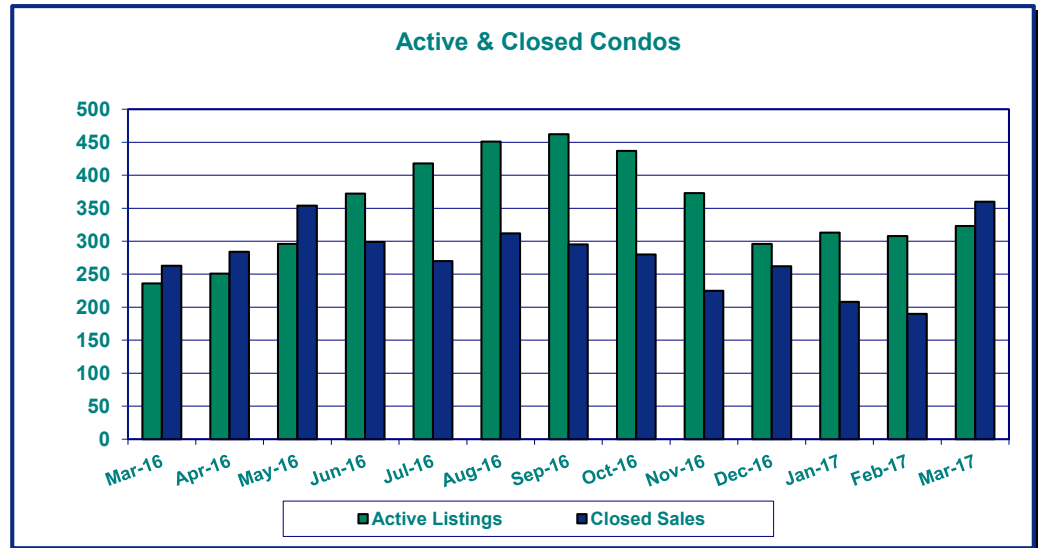
ACTIVE & CLOSED CONDOS

PORTLAND, OR

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

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

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



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

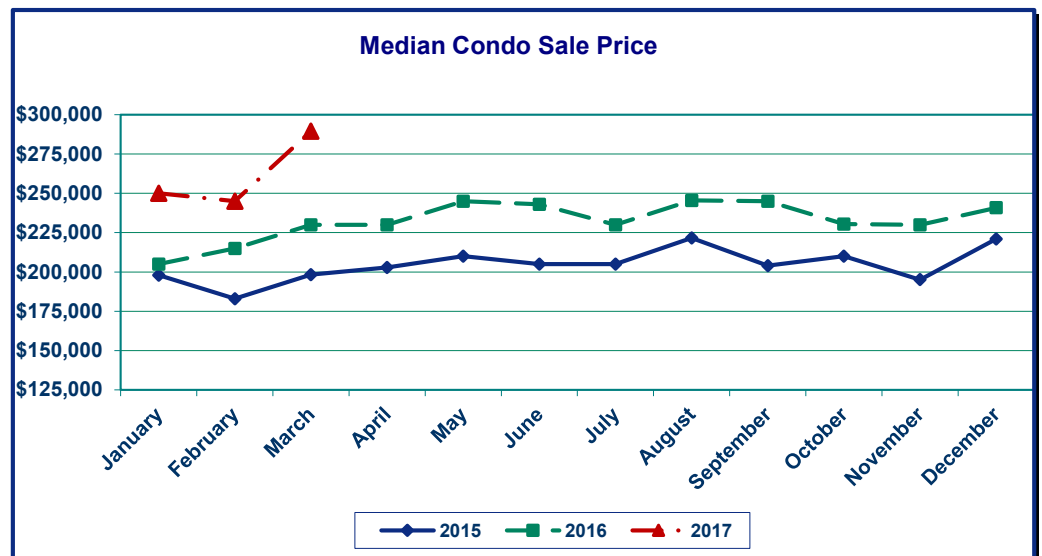
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MEDIAN SALE PRICE CONDOS

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

March 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.

| | |
|--|---------------------|
| Total Active Listings* Reported in Market Action: | 1,039 |
| Less Listings with Purchase Contingencies*: | 73 |
| Readily Purchased Listings: | 966 |
| <i>Percent of Total Active Listings:</i> | <i>93.0%</i> |
| Less New Under Construction (not ready for occupancy): | 114 |
| Less New Proposed (not started): | 126 |
| Total Readily Purchased & Occupied Listing: | 726 |
| <i>Percent of Total Active Listings:</i> | <i>69.9%</i> |
| Inventory in Months of Readily Purchased & Occupied Listings: | 1.1 |

* 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

March 2017 Reporting Period

March Residential Highlights

Southwest Washington saw some seasonal warming in March, but overall activity is a little cooler than in 2016. New listings (964) rose 44.3% over the 668 new listings offered last month in February 2017, but fell 0.7% short of the 971 new listings offered last year in March 2016.

Pending sales, at 828, ended 5.3% under the 874 offers accepted last year in March 2016, despite a 24.0% gain over the 668 offers accepted last month in February 2017.

Similarly, closed sales (642) ended 8.2% below the 699 closings recorded last year in March 2016 although ending 33.8% ahead of the 480 listings closed last month in February 2017.

Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending March 31st of this year (\$334,000) with the average price of homes in the twelve months ending March 2016 (\$304,800) shows an increase of 9.6%. The same comparison of the median shows an increase of 10.0% over that same period.

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

Average Sale Price % Change:
+9.6% (\$334,000 v. \$304,800)
Median Sale Price % Change:
+10.0% (\$297,000 v. \$270,000)

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 | 1.6 |
| 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.

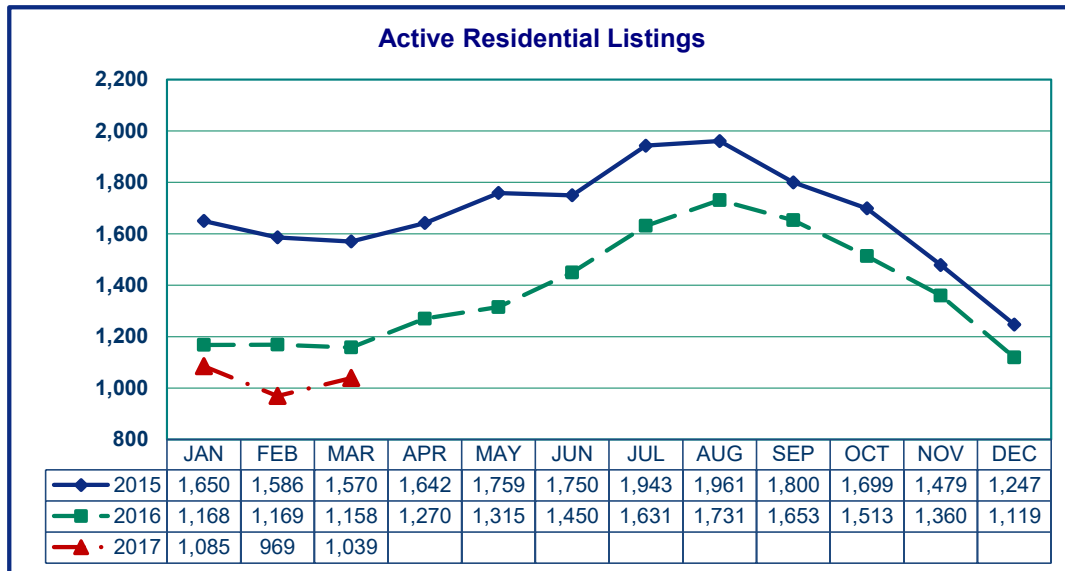
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

| Clark County Residential Highlights | | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|-------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2017 | March | 964 | 828 | 642 | 352,400 | 316,500 | 67 |
| | February | 668 | 668 | 480 | 337,900 | 300,000 | 68 |
| | Year-to-date | 2,282 | 2,033 | 1,665 | 342,200 | 306,900 | 65 |
| 2016 | March | 971 | 874 | 699 | 321,200 | 285,000 | 66 |
| | Year-to-date | 2,547 | 2,242 | 1,674 | 312,100 | 273,200 | 70 |
| Change | March | -0.7% | -5.3% | -8.2% | 9.7% | 11.1% | 1.4% |
| | Prev Mo 2017 | 44.3% | 24.0% | 33.8% | 4.3% | 5.5% | -1.5% |
| | Year-to-date | -10.4% | -9.3% | -0.5% | 9.6% | 12.3% | -6.9% |

AREA REPORT • 3/2017

SW Washington

| RESIDENTIAL | | | | | | | | | | | | | | | | | COMMERCIAL | | LAND | | MULTIFAMILY | |
|-----------------|--------------|---------------------------|---------------|---|--------------|--------------------|--------------------------------|--------------|---------------|---|--------------|--------------------|-------------------|-------------------|--------------|---------------------------------------|--------------------|--------------|--------------------|--------------|--------------------|--|
| Current Month | | | | | | | | Year-To-Date | | | | | | | | Avg. Sale Price % Change ² | Year-To-Date | | Year-To-Date | | Year-To-Date | |
| Active Listings | New Listings | Expired/Canceled Listings | Pending Sales | Pending Sales 2017 v. 2016 ¹ | Closed Sales | Average Sale Price | Total Market Time ³ | New Listings | Pending Sales | Pending Sales 2017 v. 2016 ¹ | 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 | |
| 11 | 22 | 2 | 23 | -25.8% | 16 | 257,200 | 49 | 44 | 47 | -32.9% | 38 | 245,600 | 231,000 | 66 | 5.1% | - | - | - | - | 4 | 371,300 | |
| 19 | 26 | 4 | 22 | -24.1% | 18 | 217,100 | 45 | 63 | 57 | -5.0% | 48 | 216,100 | 211,000 | 54 | 17.5% | - | - | 4 | 97,000 | 6 | 439,300 | |
| 24 | 15 | - | 7 | -58.8% | 17 | 321,400 | 74 | 38 | 30 | -16.7% | 27 | 334,300 | 305,000 | 74 | 6.1% | 1 | 481,000 | - | - | - | - | |
| 12 | 16 | 1 | 20 | 53.8% | 12 | 261,900 | 72 | 45 | 45 | 7.1% | 38 | 302,800 | 284,000 | 80 | 11.4% | - | - | 2 | 160,000 | - | - | |
| 38 | 55 | 11 | 52 | -8.8% | 41 | 266,300 | 44 | 124 | 137 | -10.5% | 116 | 265,800 | 270,000 | 49 | 12.3% | 1 | 228,000 | 3 | 136,300 | 1 | 515,900 | |
| 7 | 23 | 1 | 20 | 53.8% | 15 | 283,400 | 37 | 53 | 57 | 0.0% | 50 | 266,200 | 265,000 | 46 | 6.3% | - | - | - | - | 1 | 285,800 | |
| 24 | 41 | 6 | 49 | 2.1% | 38 | 293,200 | 59 | 90 | 110 | -6.8% | 93 | 279,700 | 270,400 | 58 | 13.1% | - | - | - | - | 1 | 420,500 | |
| 39 | 69 | 5 | 71 | -21.1% | 58 | 260,400 | 34 | 178 | 180 | -16.7% | 150 | 259,800 | 260,000 | 50 | 10.6% | 1 | 570,000 | - | - | 2 | 369,500 | |
| 15 | 18 | 2 | 18 | 0.0% | 16 | 409,400 | 45 | 43 | 43 | -15.7% | 36 | 334,400 | 247,500 | 43 | 10.4% | - | - | 2 | 229,300 | 1 | 375,000 | |
| 24 | 26 | 3 | 19 | -24.0% | 19 | 355,700 | 49 | 64 | 57 | 14.0% | 49 | 406,600 | 364,900 | 49 | 32.1% | - | - | - | - | 1 | 260,000 | |
| 13 | 27 | 1 | 21 | -40.0% | 20 | 262,900 | 41 | 57 | 57 | -20.8% | 52 | 267,100 | 261,000 | 48 | 10.8% | - | - | - | - | - | - | |
| 26 | 32 | 5 | 15 | -21.1% | 13 | 291,600 | 26 | 58 | 41 | -21.2% | 37 | 341,100 | 332,500 | 51 | 12.5% | - | - | - | - | - | - | |
| 19 | 32 | 1 | 26 | -7.1% | 16 | 348,100 | 19 | 64 | 56 | -22.2% | 41 | 330,400 | 325,000 | 33 | 10.9% | - | - | 1 | 375,000 | - | - | |
| 16 | 3 | 0 | 2 | -75.0% | 2 | 530,000 | 250 | 13 | 5 | -64.3% | 4 | 566,300 | 530,000 | 189 | -1.5% | - | - | 1 | 159,900 | - | - | |
| 141 | 79 | 17 | 64 | -11.1% | 41 | 549,100 | 109 | 198 | 145 | -22.0% | 125 | 494,400 | 456,900 | 105 | 8.0% | - | - | 16 | 159,800 | 3 | 317,300 | |
| 92 | 65 | 18 | 48 | -15.8% | 29 | 366,900 | 64 | 145 | 106 | -12.4% | 75 | 365,000 | 358,500 | 80 | 9.6% | 1 | 40,000 | 15 | 157,200 | 2 | 305,000 | |
| 34 | 35 | 6 | 22 | -40.5% | 21 | 468,100 | 66 | 80 | 63 | -27.6% | 59 | 385,100 | 345,000 | 74 | 11.6% | 1 | 250,000 | 2 | 93,000 | - | - | |
| 46 | 43 | 3 | 43 | 72.0% | 36 | 356,300 | 84 | 120 | 110 | 52.8% | 85 | 327,700 | 315,000 | 68 | 11.8% | - | - | - | - | - | - | |
| 60 | 33 | 9 | 32 | 14.3% | 25 | 449,000 | 38 | 97 | 80 | -1.2% | 57 | 458,200 | 424,000 | 53 | 10.9% | - | - | 5 | 195,500 | - | - | |
| 70 | 42 | 8 | 42 | 61.5% | 21 | 417,800 | 82 | 102 | 87 | -9.4% | 66 | 366,200 | 364,000 | 70 | 5.8% | - | - | 3 | 398,700 | - | - | |
| 44 | 50 | 5 | 50 | 38.9% | 49 | 373,600 | 66 | 134 | 129 | 14.2% | 87 | 361,800 | 369,000 | 61 | 5.4% | - | - | 8 | 185,400 | - | - | |
| 12 | 5 | - | 5 | -16.7% | 3 | 550,300 | 54 | 10 | 8 | -42.9% | 5 | 569,200 | 539,000 | 88 | 3.6% | - | - | 3 | 234,800 | - | - | |
| 26 | 10 | 4 | 11 | 266.7% | 2 | 491,000 | 1,062 | 24 | 16 | 45.5% | 13 | 544,000 | 525,000 | 264 | 21.6% | - | - | 4 | 127,500 | - | - | |
| 57 | 60 | 6 | 46 | -22.0% | 44 | 336,500 | 85 | 125 | 114 | -19.1% | 101 | 338,000 | 295,000 | 63 | 10.5% | - | - | 9 | 479,700 | - | - | |
| 127 | 97 | 34 | 65 | 4.8% | 53 | 399,600 | 76 | 228 | 180 | 0.0% | 164 | 386,600 | 354,700 | 67 | 8.7% | - | - | 7 | 179,800 | - | - | |
| 1 | 2 | 0 | 1 | - | 0 | - | - | 2 | 1 | 0.0% | 0 | - | - | - | 6.1% | 0 | - | 0 | - | 0 | - | |
| 5 | 5 | 1 | 4 | -20.0% | 1 | 441,000 | 251 | 8 | 9 | -18.2% | 9 | 406,500 | 425,000 | 107 | 6.0% | - | - | 2 | 170,000 | - | - | |
| 10 | 8 | - | 4 | 0.0% | 3 | 560,000 | 150 | 13 | 8 | -20.0% | 7 | 472,600 | 486,000 | 75 | -2.2% | - | - | 1 | 140,000 | - | - | |
| 9 | 11 | 2 | 9 | 12.5% | 6 | 374,100 | 115 | 22 | 21 | -4.5% | 14 | 309,700 | 259,500 | 71 | 2.8% | - | - | 2 | 129,000 | - | - | |
| 13 | 8 | 1 | 11 | 0.0% | 4 | 259,700 | 111 | 28 | 19 | 0.0% | 8 | 282,200 | 297,500 | 89 | 7.7% | - | - | 1 | 615,000 | 1 | 257,500 | |
| 4 | 4 | 0 | 4 | 100.0% | 2 | 270,000 | 161 | 9 | 12 | 9.1% | 5 | 311,200 | 328,000 | 100 | 12.6% | - | - | 5 | 161,400 | - | - | |
| 1 | 2 | 1 | 2 | 0.0% | 1 | 505,000 | 105 | 3 | 3 | 0.0% | 6 | 329,700 | 330,000 | 41 | 6.4% | - | - | 4 | 170,000 | - | - | |
| 1,039 | 964 | 157 | 828 | -5.3% | 642 | 352,400 | 67 | 2,282 | 2,033 | -9.3% | 1,665 | 342,200 | 306,900 | 65 | 9.6% | 5 | 313,800 | 100 | 205,000 | 23 | 371,200 | |
| | | | | | | | | | | | | | | | | | | | | | | |
| 8 | 3 | 3 | 3 | -75.0% | 7 | 314,000 | 57 | 17 | 17 | -39.3% | 23 | 291,400 | 265,000 | 41 | 22.3% | 2 | 296,000 | 1 | 94,000 | 2 | 241,700 | |
| 12 | 5 | 0 | 2 | -81.8% | 6 | 425,700 | 56 | 15 | 11 | 10.4% | 15 | 402,800 | 420,000 | 116 | 15.4% | 2 | 1,675,000 | 10 | 139,000 | - | - | |
| 93 | 76 | 13 | 61 | 3.4% | 69 | 219,900 | 60 | 169 | 167 | 3.1% | 180 | 232,500 | 220,000 | 67 | 12.3% | 3 | 450,000 | 24 | 84,600 | 8 | 247,500 | |
| 113 | 84 | 16 | 66 | -19.5% | 82 | 243,000 | 59 | 201 | 195 | -7.6% | 218 | 250,400 | 231,700 | 68 | 13.1% | 7 | 756,000 | 35 | 100,400 | 10 | 246,300 | |
| | | | | | | | | | | | | | | | | | | | | | | |
| 80 | 20 | 7 | 15 | 7.1% | 22 | 183,000 | 113 | 52 | 49 | 40.0% | 38 | 204,400 | 157,500 | 125 | 1.3% | - | - | 9 | 34,000 | - | - | |



ACTIVE RESIDENTIAL LISTINGS

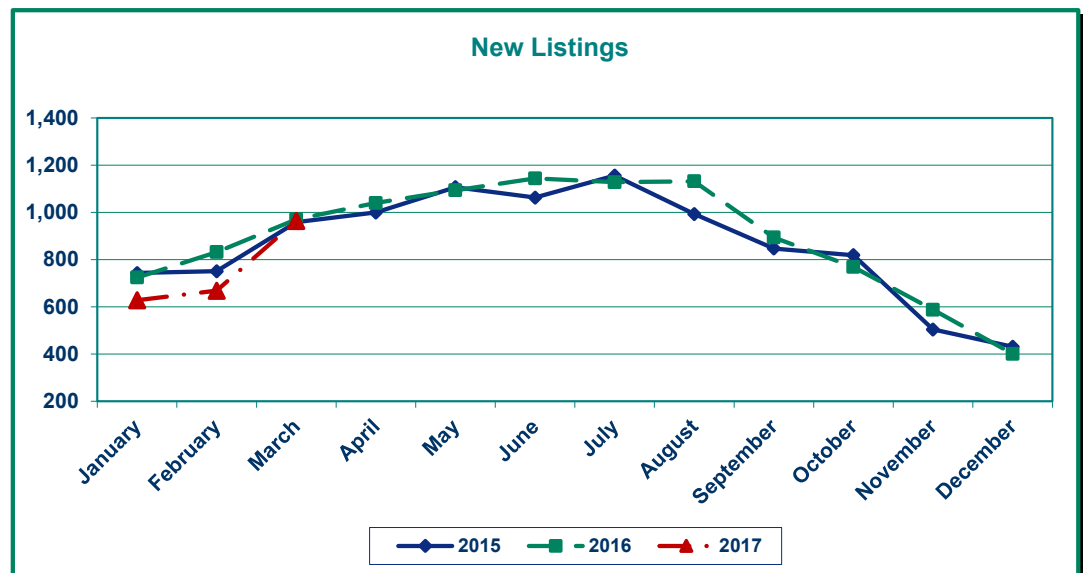
CLARK COUNTY, WA

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

NEW LISTINGS

CLARK COUNTY, WA

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



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

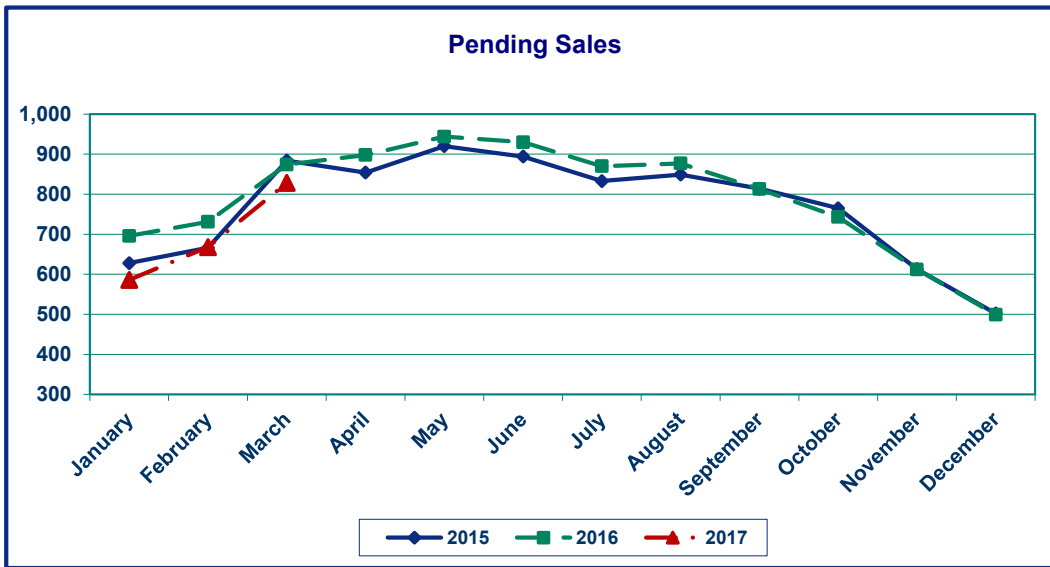
² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/16-3/31/17) with 12 months before (4/1/15-3/31/16).

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

PENDING LISTINGS

CLARK COUNTY, WA

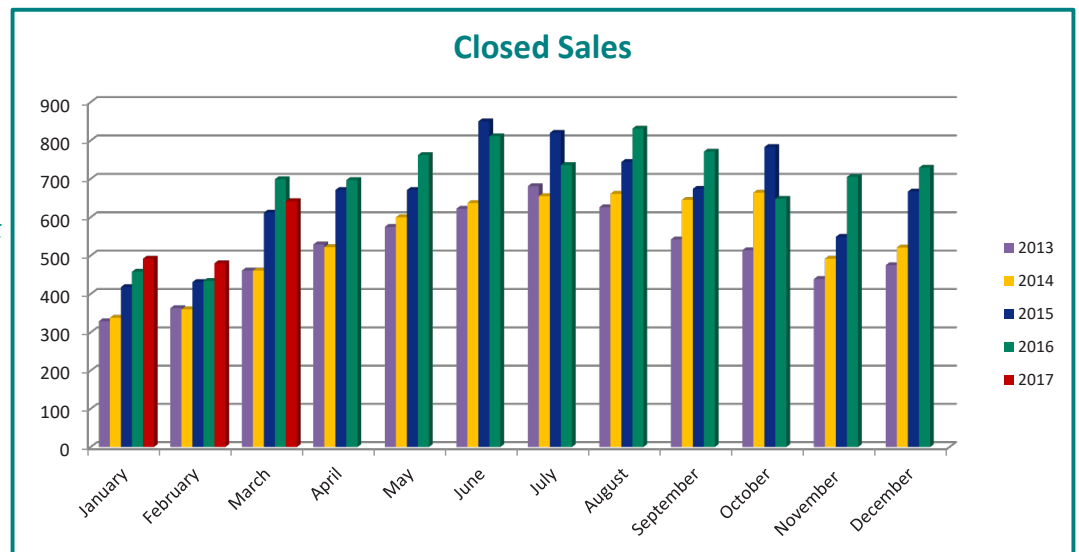
This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.



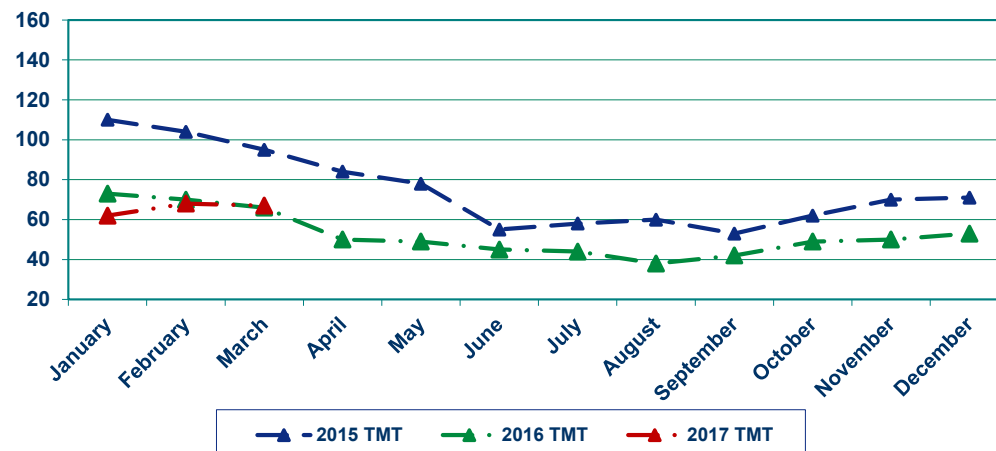
CLOSED SALES

CLARK COUNTY, WA

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



Average Total Market Time



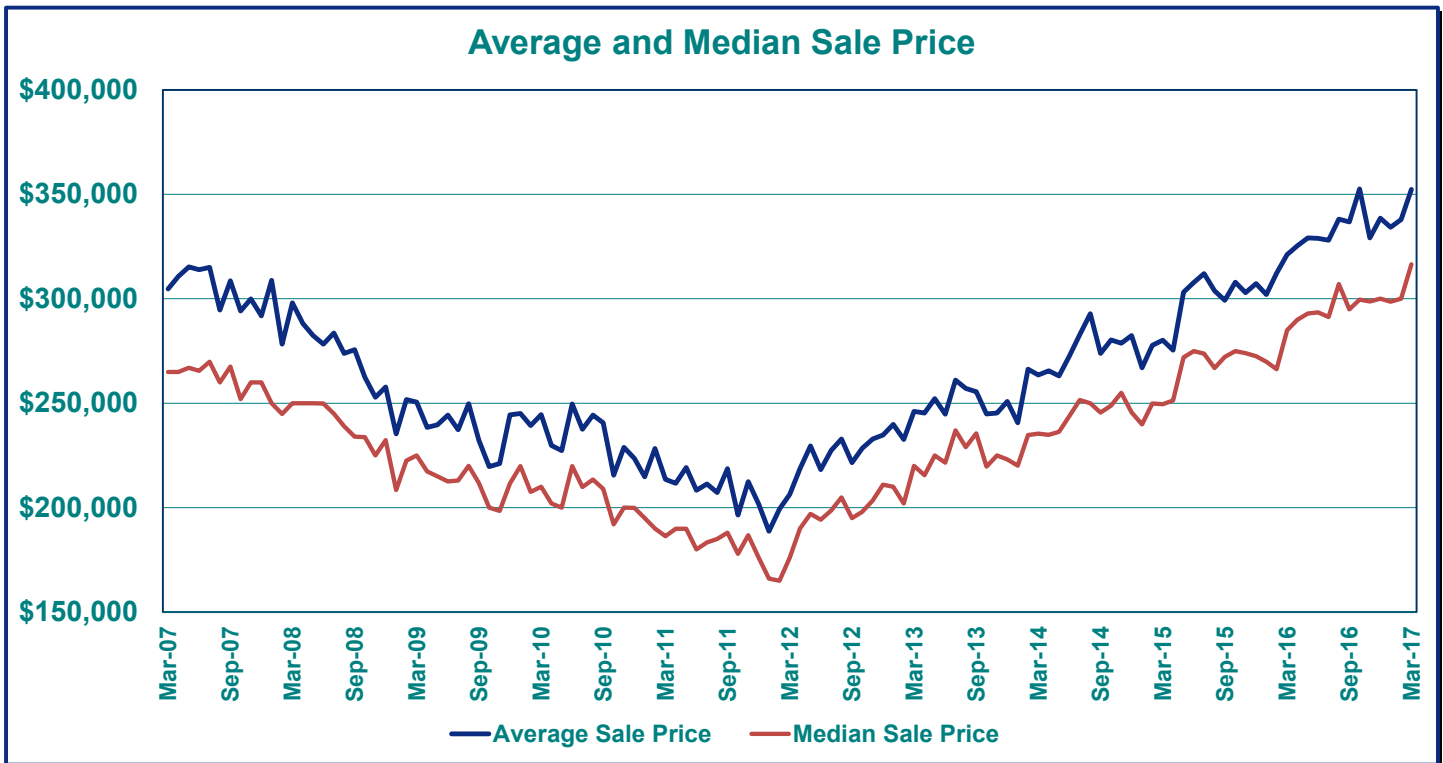
DAYS ON MARKET

CLARK COUNTY, WA

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

SALE PRICE
CLARK COUNTY, WA

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



NEW LISTINGS
COWLITZ COUNTY, WA

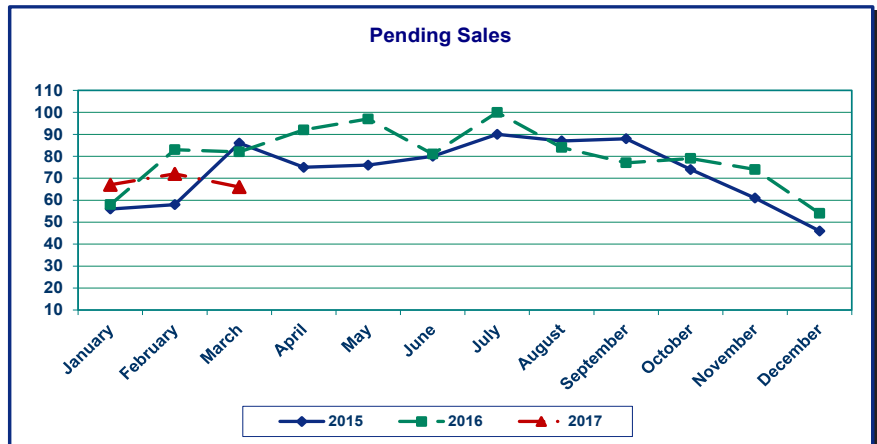
This graph represents new listings in Cowlitz County, Washington over the past three calendar years.



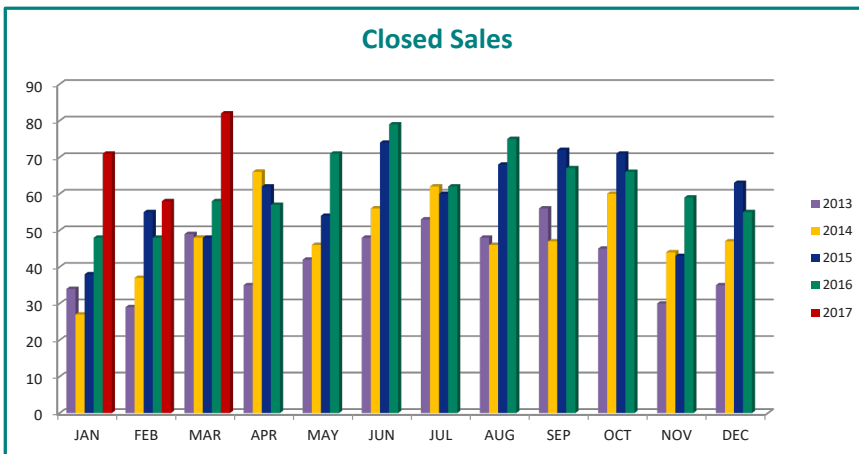
PENDING LISTINGS

COWLITZ COUNTY, WA

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



Closed Sales



CLOSED SALES

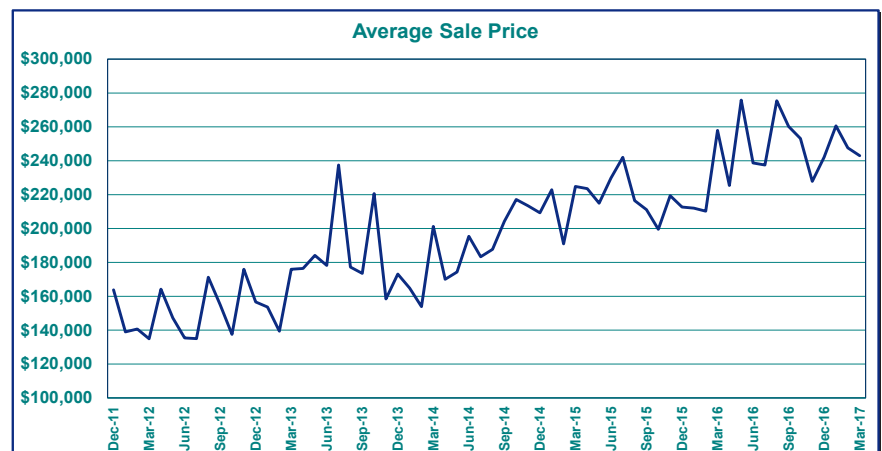
COWLITZ COUNTY, WA

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

AVERAGE SALE PRICE

COWLITZ COUNTY, WA

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





MULTIPLE LISTING SERVICE

MEDIAN SALE PRICE March 2017

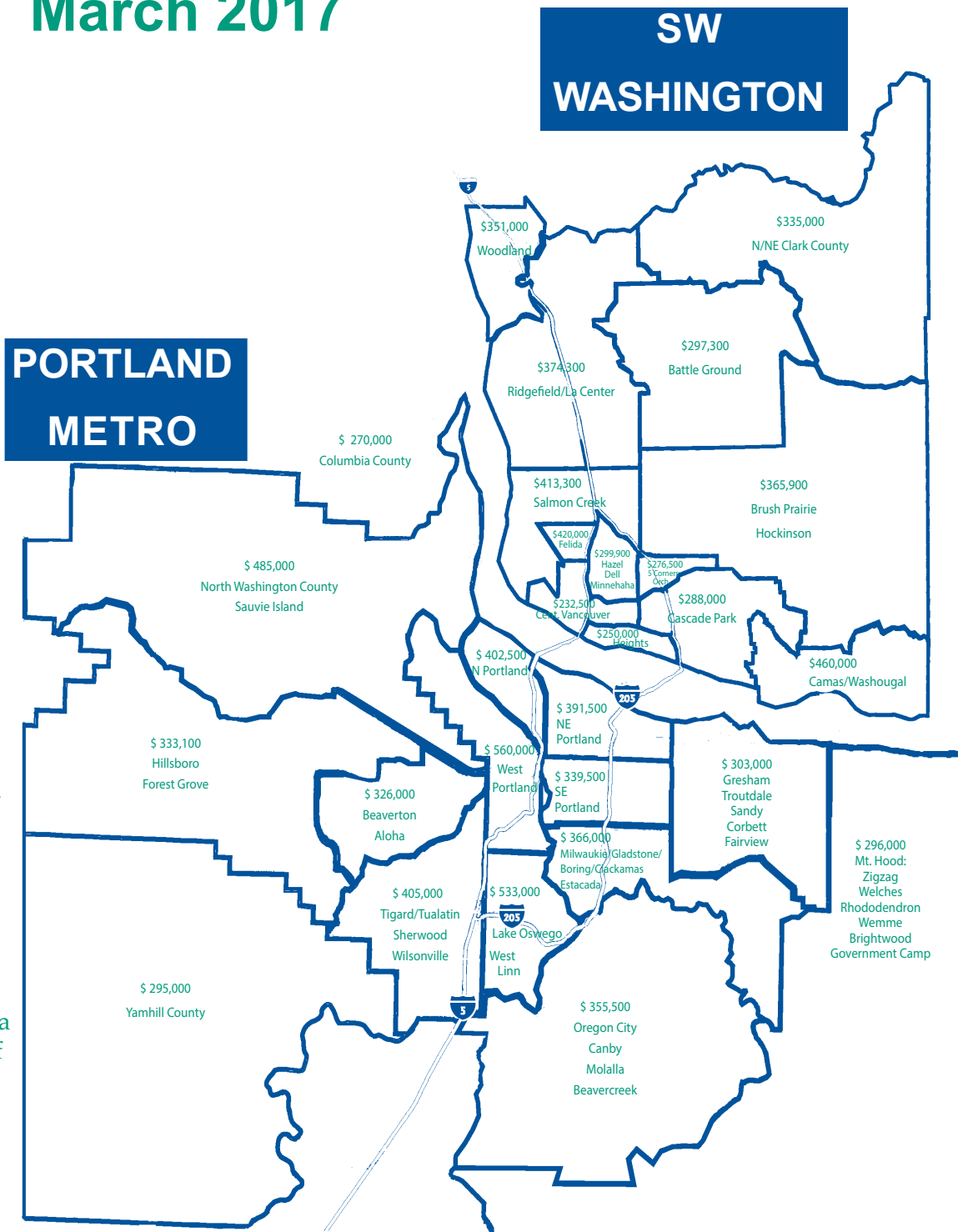
Contact RMLS™
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Suite 230
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(503) 236-7657
communications@rmls.com

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

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MARKET ACTION



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

Residential Review: Union County, Oregon

March 2017 Reporting Period

March Residential Highlights

Union County had a great March for closed sales! At 25 strong, closings outpaced March 2016 (18) by 38.9%. This was the strongest March for closed sales in Union County since at least 2008, the closest being 22 closings recorded in 2015.

Pending sales (32) were strong as well, ending 10.3% ahead of March 2016 (29). New listings (40) warmed considerably from the 23 offered last month in February 2017, but fell

18.4% short of the 49 offered last year in March 2016.

Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending March 31st of this year (\$181,600) with the average price of homes in the twelve months ending March 2016 (\$183,500) shows a decrease of 1.0%. The same comparison of the median shows a 0.1% decrease 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 | 4.4 |
| 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 | March | 40 | 32 | 25 | 171,200 | 147,600 | 151 |
| | February | 23 | 16 | 14 | 140,600 | 143,000 | 136 |
| | Year-to-date | 84 | 70 | 61 | 201,500 | 150,000 | 153 |
| 2016 | March | 49 | 29 | 18 | 157,200 | 151,900 | 200 |
| | Year-to-date | 94 | 67 | 60 | 167,100 | 143,500 | 186 |
| Change | March | -18.4% | 10.3% | 38.9% | 8.9% | -2.8% | -24.4% |
| | Prev Mo 2017 | 73.9% | 100.0% | 78.6% | 21.8% | 3.2% | 11.0% |
| | Year-to-date | -10.6% | 4.5% | 1.7% | 20.6% | 4.5% | -18.0% |

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

Average Sale Price % Change:

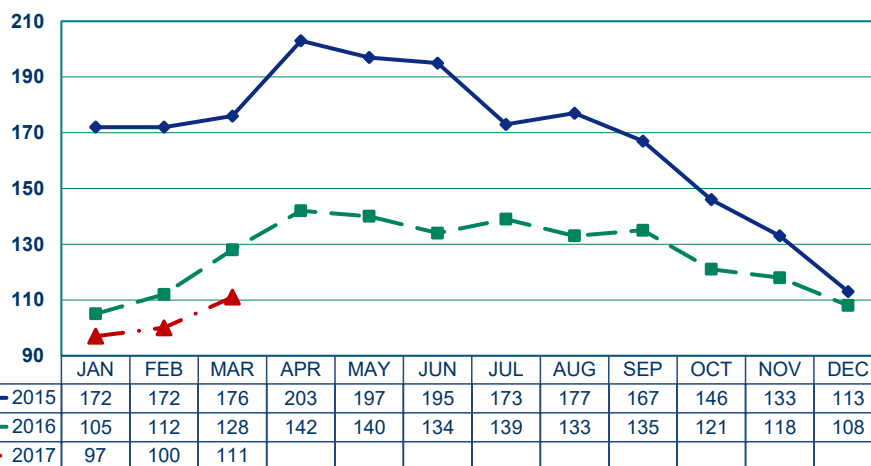
-1.0% (\$181,600 v. \$183,500)

Median Sale Price % Change:

-0.1% (\$154,000 v. \$154,200)

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 • 3/2017

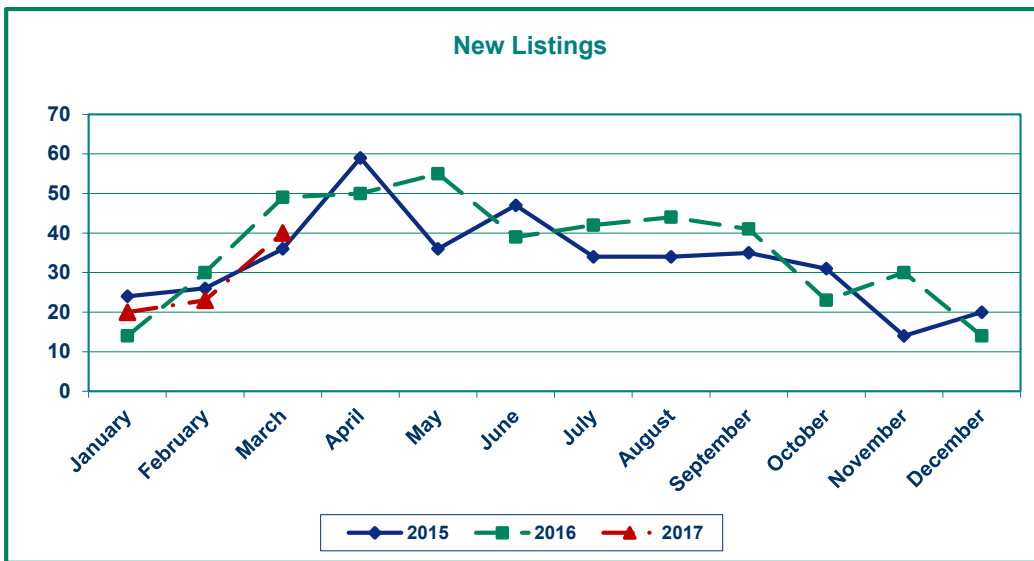
Union County, Oregon

| | | RESIDENTIAL | | | | | | | | | | | | | | Avg. Sale Price % Change ^{2,4} | 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 ¹ | Closed Sales | Average Sale Price | Total Market Time ³ | New Listings | Pending Sales | Pending Sales 2017 v. 2016 ¹ | Closed Sales | Average Sale Price | Median Sale Price | | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |
| 97814 | Medical Springs | 2 | 0 | 0 | - | -100.0% | 0 | - | - | 0 | 0 | -100.0% | 0 | - | - | 11.3% | 0 | - | 0 | - | 0 | - |
| 97824 | Cove | 11 | 2 | 0 | 1 | -50.0% | 1 | 238,000 | 142 | 5 | 3 | -40.0% | 6 | 535,200 | 162,800 | 5.5% | - | - | - | - | - | - |
| 97827 | Elgin | 17 | 4 | 1 | - | -100.0% | 1 | 37,000 | 41 | 7 | 1 | -85.7% | 1 | 37,000 | 37,000 | -38.8% | - | - | 1 | 39,300 | - | - |
| 97841 | Imbler | 2 | 0 | 0 | 0 | - | 0 | - | - | 0 | 0 | -100.0% | 1 | 325,000 | 325,000 | 93.5% | - | - | - | - | - | - |
| 97850 | La Grande/ Island City | 59 | 26 | 4 | 24 | 60.0% | 17 | 199,200 | 168 | 54 | 49 | 44.1% | 42 | 172,000 | 160,500 | 1.7% | 1 | 107,900 | 3 | 346,700 | 2 | 147,500 |
| 97867 | North Powder | 4 | 0 | 0 | - | - | 1 | 90,000 | 114 | 0 | 2 | 0.0% | 1 | 90,000 | 90,000 | -27.1% | - | - | - | - | - | - |
| 97876 | Summerville | 8 | 2 | 0 | 0 | -100.0% | 0 | - | - | 2 | 0 | -100.0% | 1 | 385,000 | 385,000 | 12.8% | - | - | - | - | - | - |
| 97883 | Union Union Co. | 8 | 6 | 0 | 7 | 75.0% | 5 | 105,900 | 125 | 16 | 15 | 36.4% | 9 | 113,200 | 105,000 | -14.6% | - | - | - | - | - | - |
| | Total | 111 | 40 | 5 | 32 | 10.3% | 25 | 171,200 | 151 | 84 | 70 | 4.5% | 61 | 201,500 | 150,000 | -1.0% | 1 | 107,900 | 4 | 269,900 | 2 | 147,500 |

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/16-3/31/17) with 12 months before (4/1/15-3/31/16).

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



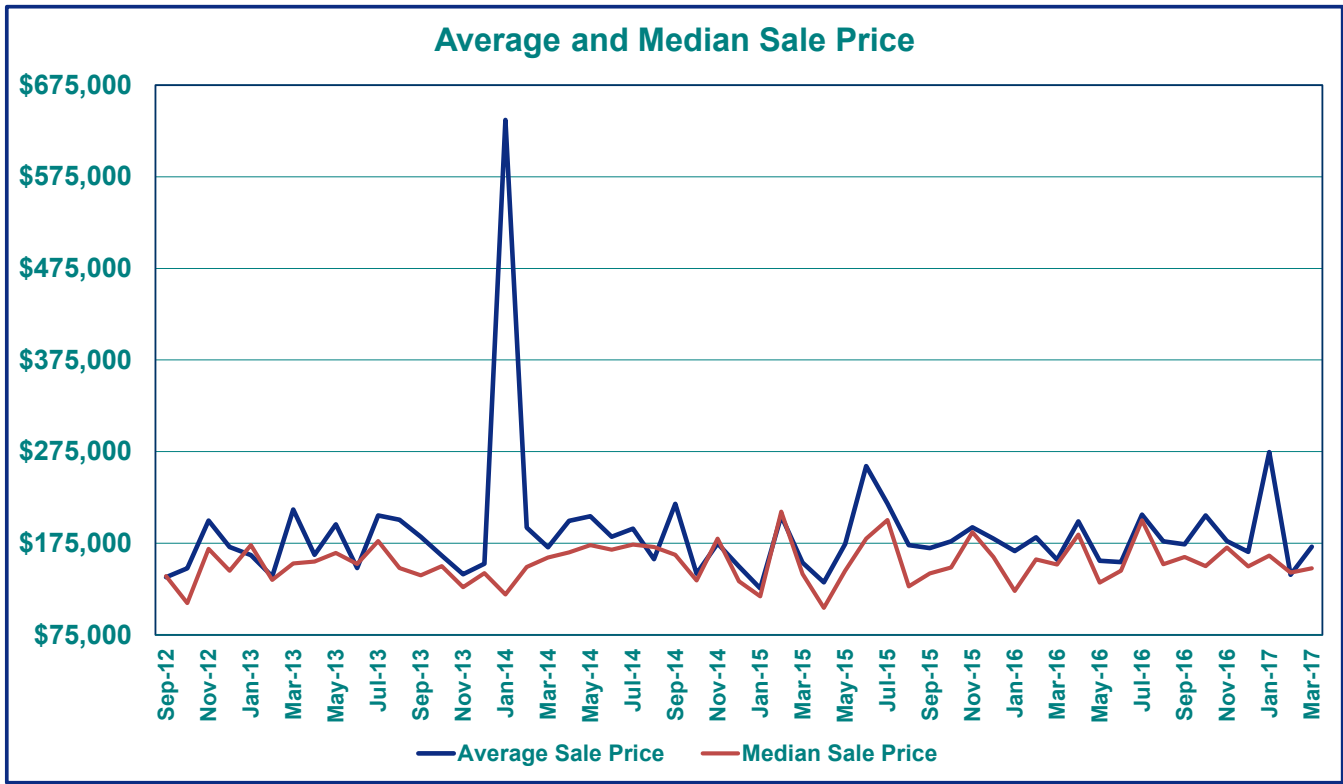
NEW LISTINGS

UNION COUNTY, OR

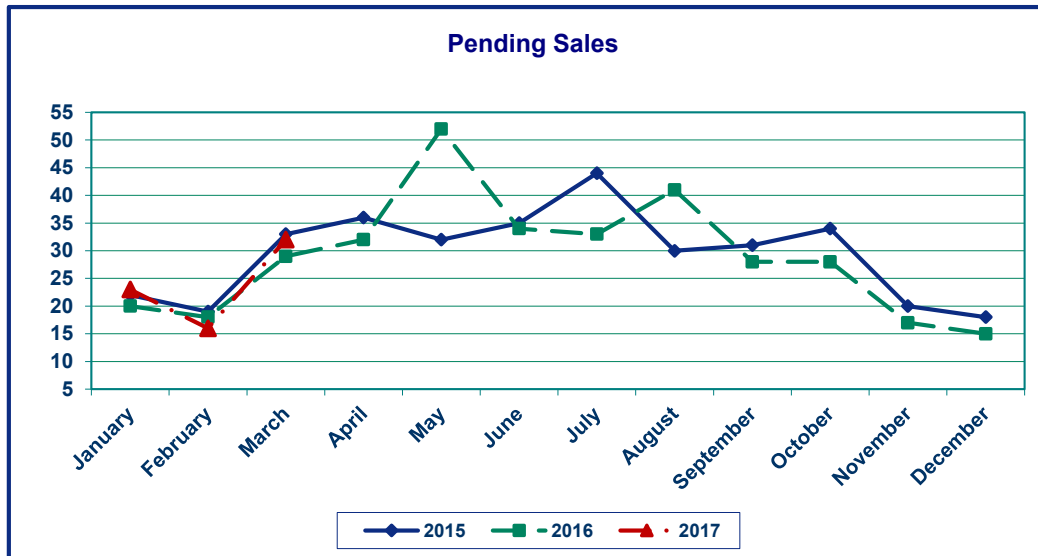
This graph shows the new residential listings over the past three calendar years in Union County, Oregon.

SALE PRICE
UNION COUNTY, OR

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



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



PENDING LISTINGS

UNION COUNTY, OR

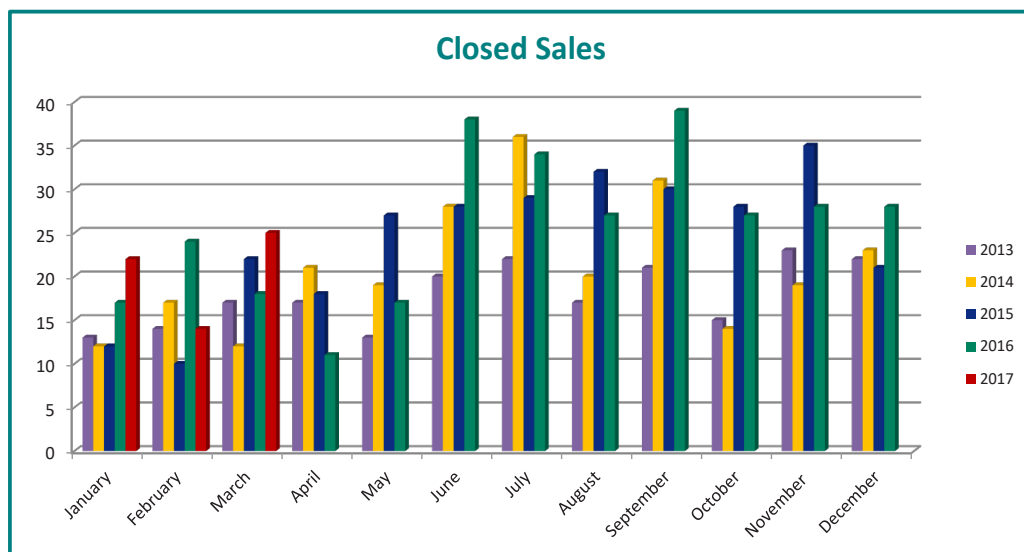
This graph represents monthly accepted offers in Union County, Oregon over the past three calendar years.

CLOSED SALES UNION COUNTY, OR

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

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

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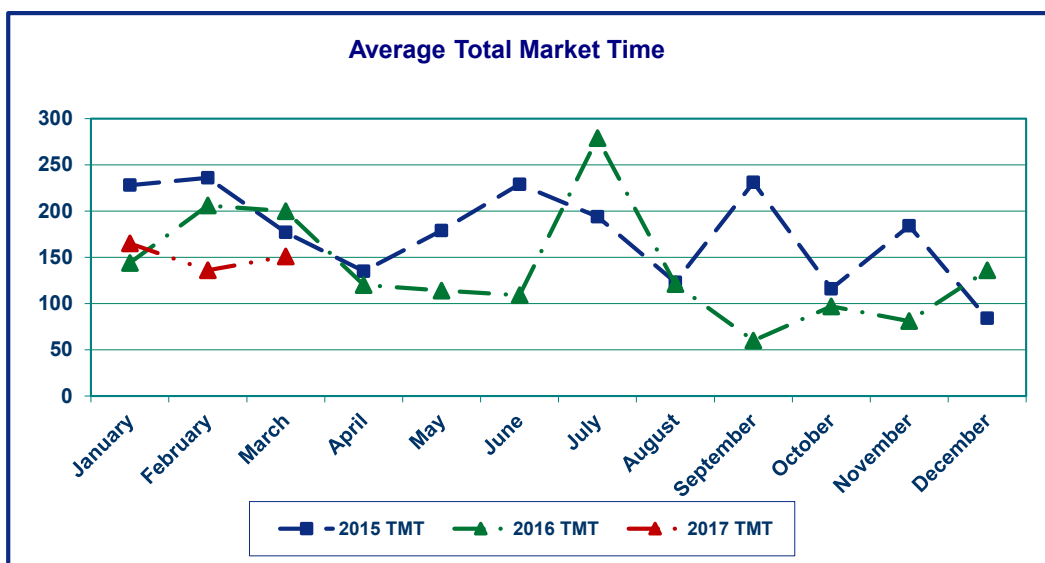
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DAYS ON MARKET UNION COUNTY, OR

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

March 2017 Reporting Period

March Residential Highlights

March brought a spike in closed sales to Wallowa County! Ten closings outpaced February 2017 tenfold and represented a hefty increase over the six closings recorded last year in March 2016 as well.

There were five pending sales in March, one shy of the six offers accepted last month in February 2017 and 70.6% below the 17 offers accepted last year in March 2016.

New listings fared similarly, ending below the seven new listings offered last month in February 2017 and below the 14 new listings offered last year in March 2016.

Inventory dropped to 5.4 months in March, with total market time increasing to 207 days.

Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending March 31st of this year (\$226,500) with the average price of homes sold in the twelve months ending March 2016 (\$205,700) shows an increase of 10.1%. The same comparison of the median shows an increase of 1.2% over the same period.

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

Average Sale Price % Change:
+10.1% (\$226,500 v. \$205,700)
Median Sale Price % Change:
+1.2% (\$173,000 v. \$171,000)

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 | 5.4 |
| 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 | March | 5 | 5 | 10 | 214,100 | 182,500 | 207 |
| | February | 7 | 6 | 1 | 195,000 | 195,000 | 141 |
| | Year-to-date | 16 | 14 | 18 | 205,100 | 182,500 | 331 |
| 2016 | March | 14 | 17 | 6 | 270,100 | 225,800 | 389 |
| | Year-to-date | 25 | 32 | 19 | 194,300 | 145,500 | 388 |
| Change | March | -64.3% | -70.6% | 66.7% | -20.7% | -19.2% | -46.8% |
| | Prev Mo 2017 | -28.6% | -16.7% | 900.0% | 9.8% | -6.4% | 46.8% |
| | Year-to-date | -36.0% | -56.3% | -5.3% | 5.6% | 25.4% | -14.8% |

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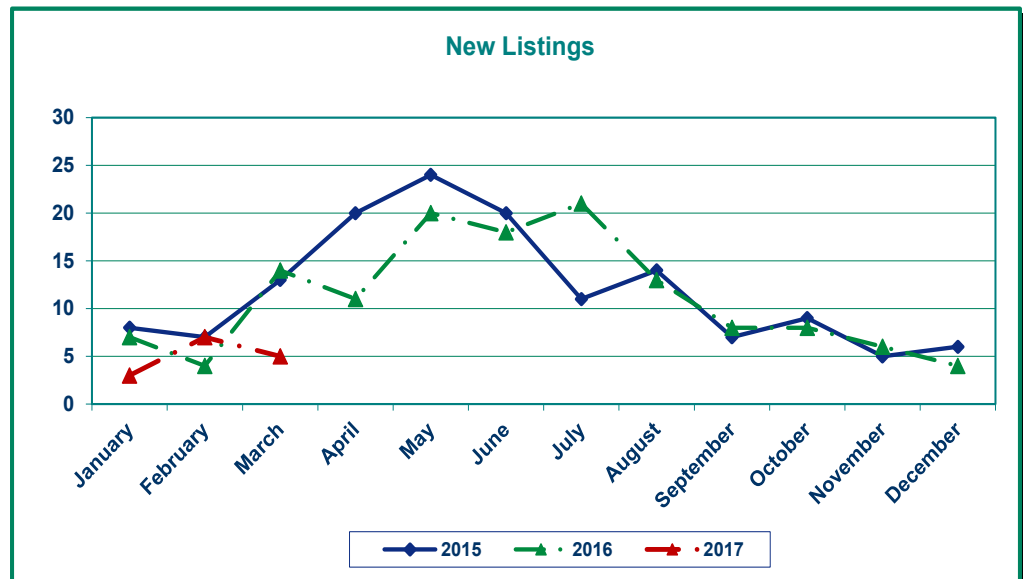
Wallowa County, Oregon

| | | 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 ¹ | Closed Sales | Average Sale Price | Total Market Time ³ | New Listings | Pending Sales | Pending Sales 2017 v. 2016 ¹ | Closed Sales | Average Sale Price | Median Sale Price | | Avg. Sale Price % Change ² | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |
| 97855 | 97857 | Wallowa | 10 | 0 | 0 | 0 | -100.0% | 0 | - | - | 1 | 0 | -100.0% | 0 | - | - | -3.4% | 0 | - | 0 | - | 0 | - |
| | | Lostine | 1 | 0 | 1 | 0 | -100.0% | 3 | 185,800 | 355 | 0 | 2 | 100.0% | 5 | 221,900 | 215,000 | 114.3% | - | - | - | - | - | - |
| 97842 | | Imnaha | 5 | 0 | - | 0 | -100.0% | 0 | - | - | 0 | 0 | -100.0% | 0 | - | - | 139.2% | 0 | - | 0 | - | 0 | - |
| 97846 | 97846 | Joseph | 20 | 4 | - | 2 | -66.7% | 3 | 303,800 | 164 | 11 | 5 | -44.4% | 6 | 271,600 | 195,000 | 38.5% | - | - | 7 | 113,900 | - | - |
| 97828 | | Enterprise | 18 | 1 | 2 | 3 | -50.0% | 4 | 168,000 | 128 | 4 | 7 | -46.2% | 7 | 136,200 | 113,000 | -14.1% | - | - | 2 | 177,500 | 1 | 135,000 |
| | | Wallowa Co. Total | 54 | 5 | 3 | 5 | -70.6% | 10 | 214,100 | 207 | 16 | 14 | -56.3% | 18 | 205,100 | 182,500 | 10.1% | - | - | 9 | 128,000 | 1 | 135,000 |

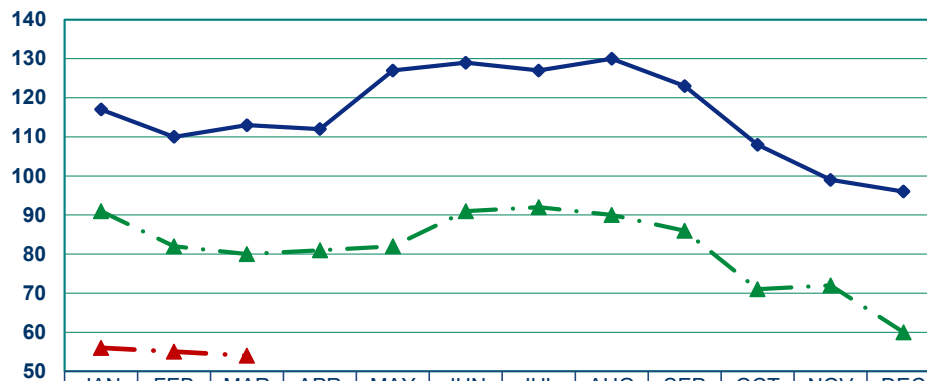
NEW LISTINGS

WALLOWA COUNTY, OR

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



Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

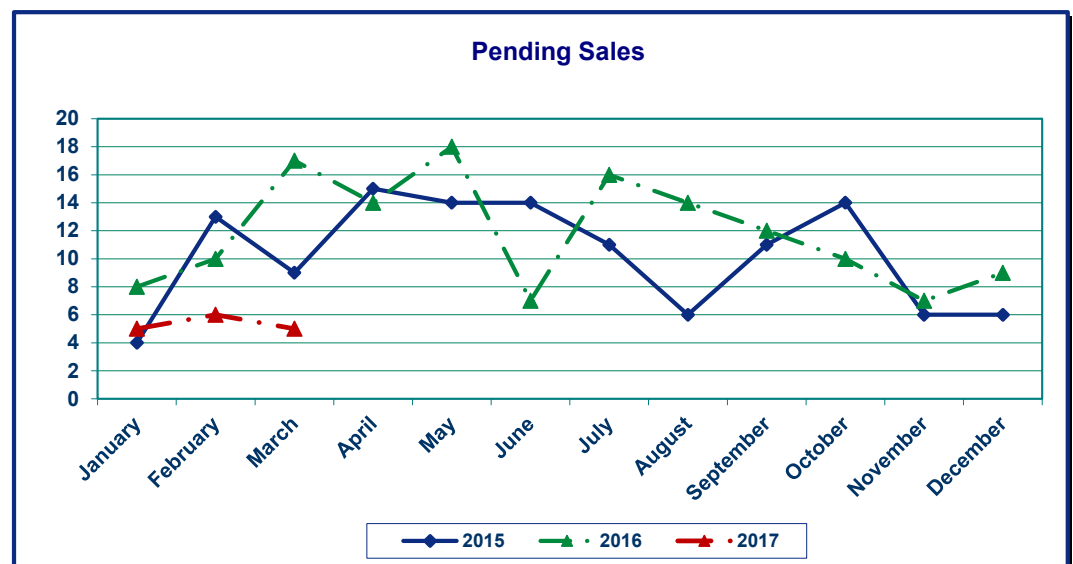
WALLOWA COUNTY, OR

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

PENDING LISTINGS

WALLOWA COUNTY, OR

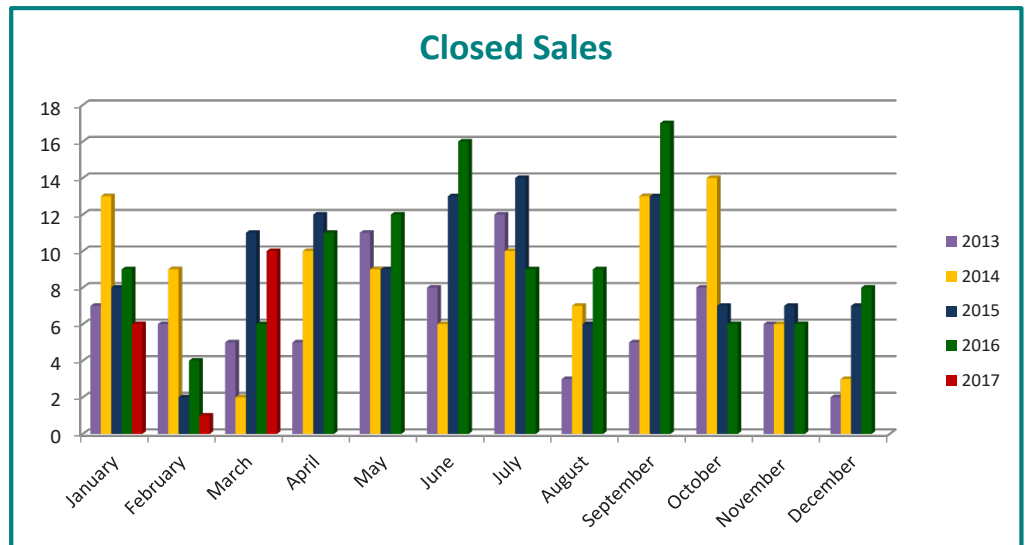
This graph represents monthly accepted offers in Wallowa County, Oregon.



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

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

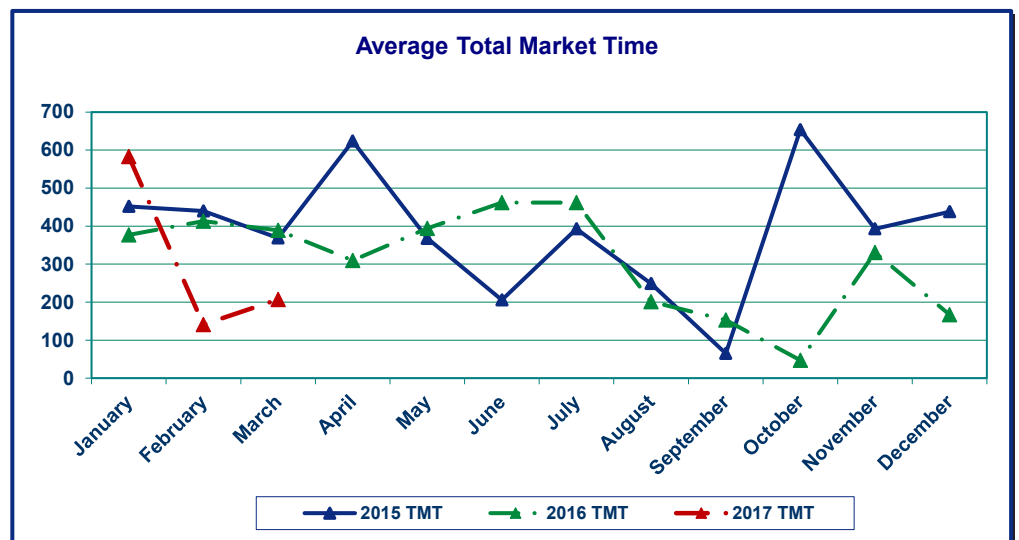
The statistics presented
 in Market Action are
 compiled monthly based
 on figures generated by
 RMLS™.



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

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

DAYS ON MARKET *This graph shows the average market time for sales in*
WALLOWA COUNTY, OR *Wallowa County, Oregon, over the past three*
calendar years.



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