

MARKET ACTION



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

Residential Review: Baker County, Oregon

April 2017 Reporting Period

April Residential Highlights

Closed sales had a great month in Baker County. At 24, closings surged 60.0% ahead of April 2016 (15) and were more than double the 11 closings posted last month in March 2017. This was the strongest April for closings in Baker County on the RMLS™ record, going back to 2008!

New listings (36) outpaced March 2017 (31) but ended 7.7% under the 39 new listings offered last year in April 2016. Pending

sales (25) fell short of the 28 offers accepted in March 2017 and the 32 offers accepted in April 2016.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending April 30th of this year (\$144,500) with the average price of homes sold in the twelve months ending April 2016 (\$146,400) shows an decrease of 1.3%. The same comparison of the median shows an increase of 3.4% 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	5.3
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.

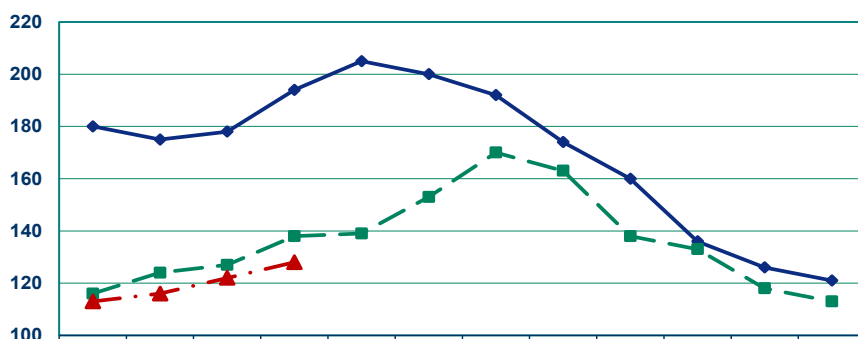
Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	April	36	25	24	155,200	150,800	100
	March	31	28	11	122,900	105,000	68
	Year-to-date	102	77	52	134,600	114,000	98
2016	April	39	32	15	120,000	105,000	226
	Year-to-date	103	84	53	127,800	99,900	167
Change	April	-7.7%	-21.9%	60.0%	29.3%	43.6%	-55.7%
	Prev Mo 2017	16.1%	-10.7%	118.2%	26.3%	43.6%	47.1%
	Year-to-date	-1.0%	-8.3%	-1.9%	5.3%	14.1%	-41.5%

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

Average Sale Price % Change:
-1.3% (\$144,500 v. \$146,400)
Median Sale Price % Change:
+3.4% (\$124,000 v. \$119,900)

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 • 4/2017

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	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
460	Baker City/ Keating	77	28	5	18	-37.9%	22	156,400	90	82	61	-16.4%	48	134,600	111,500	-0.4%	4	95,400	5	60,100	5	124,500
461	Haines/Anthony Lk/ Muddy Crk	3	1	0	3	-	0	-	-	2	4	300.0%	-	-	-	-59.7%	1	65,000	-	-	-	-
462	Sumpter/McEwen/ Bourne/Phillips Lk/ Granit	16	3	3	2	-	-	-	-	6	3	50.0%	-	-	-	39.1%	-	-	3	40,000	-	-
463	Unity/ Hereford	4	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	-76.2%	0	-	0	-	0	-
464	Huntington/ Lime	1	0	0	0	-	-	-	-	1	1	0.0%	-	-	-	78.2%	1	299,000	-	-	-	-
465	Durkee/ Pleasant Valley	1	1	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
466	Richland/ New Bridge	7	1	1	2	100.0%	2	142,500	211	1	4	300.0%	2	142,500	142,500	-47.2%	-	-	-	-	-	-
467	Halfway/ Cornucopia	18	2	0	0	-100.0%	0	-	-	9	4	-20.0%	2	127,000	127,000	78.9%	-	-	2	82,500	-	-
468	Oxbow	1	0	-	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
	Baker County	128	36	9	25	-21.9%	24	155,200	100	102	77	-8.3%	52	134,600	114,000	-1.3%	6	124,300	10	58,600	5	124,500

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/16-4/30/17) with 12 months before (5/1/15-4/30/16).

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.



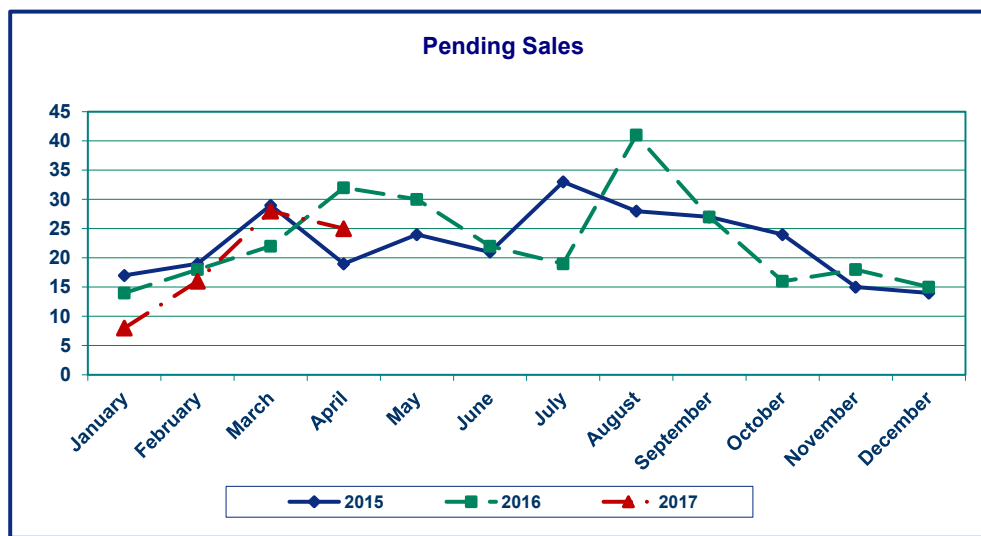
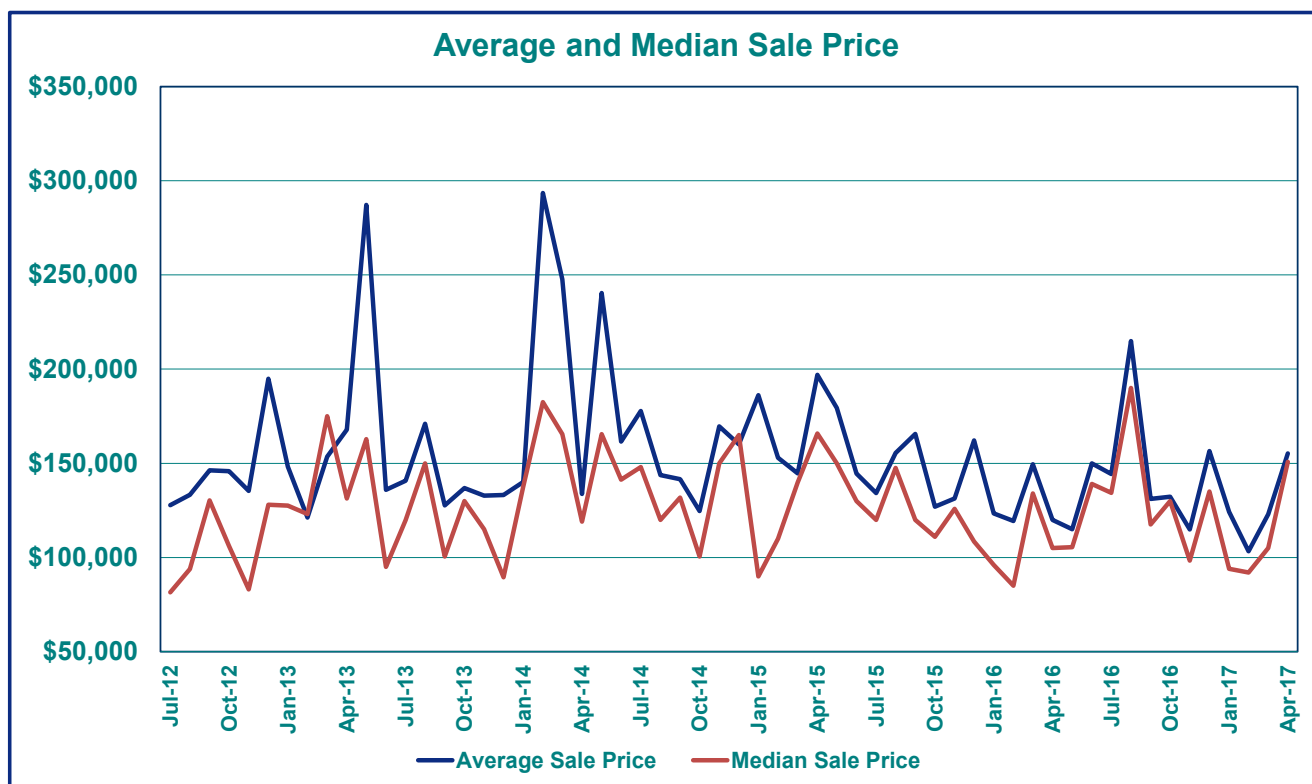
NEW LISTINGS BAKER COUNTY, OR

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

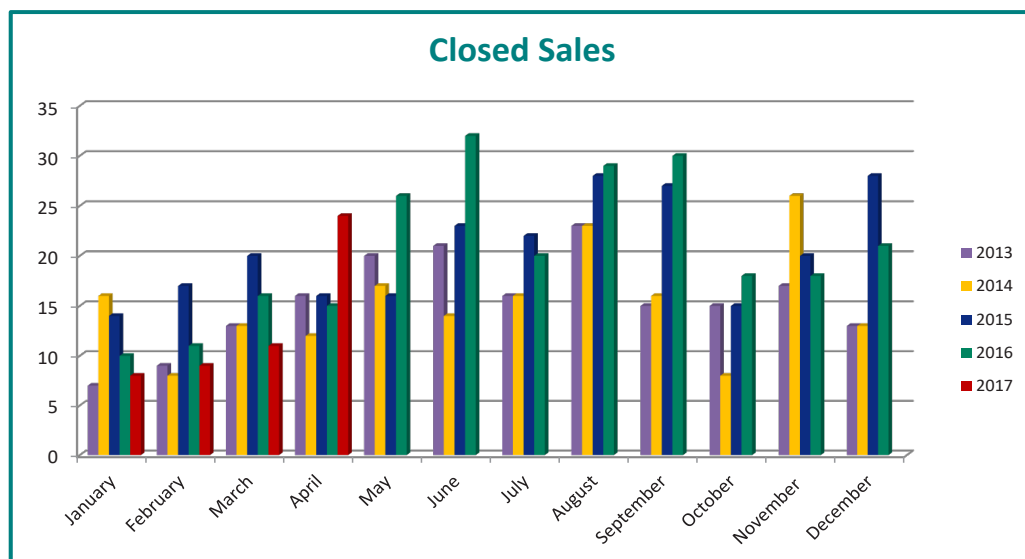
This graph represents monthly accepted offers in Baker County, Oregon over the past three calendar years.

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™.



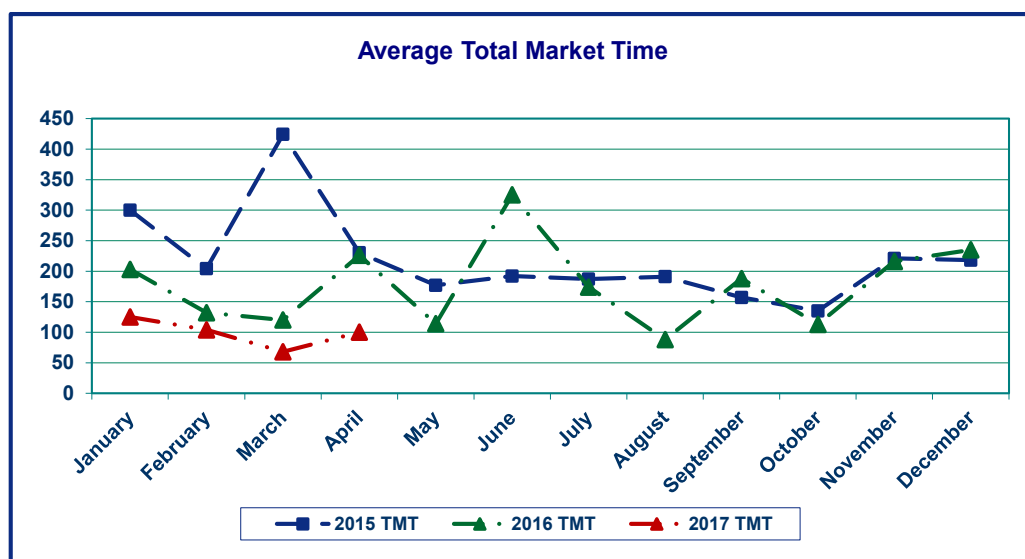
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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Residential Review: Columbia Basin, Oregon

April 2017 Reporting Period

April Residential Highlights

The Columbia Basin saw warm activity in closed sales this April. Closings, 59 strong, outpaced April 2016 (54) by 9.3% and last month, March 2017 (57) by 3.5%.

New listings (80) cooled 14.0% compared to April 2016 (93) but edged one over the 79 new listings offered last month in March 2017 (1.3%).

Pendings sales, at 67, fell 18.3% short of the 82 offers accepted last year in April 2016 and 4.3% short of the 70 offers accepted last month in March 2017.

Total market time in April increased to 130 days, and inventory edged downward just slightly, ending at 4.4 months.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending April 30th of this year (\$167,900) with the average price of homes sold in the twelve months ending April 2016 (\$154,300) shows an increase of 8.8%. The same comparison of the median shows an increase of 6.4% over that same period.

Inventory in Months*			
	2015	2016	2017
January	9.7	5.4	5.4
February	9.2	6.1	6.3
March	8.0	4.6	4.5
April	6.1	5.4	4.4
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:

+8.8% (\$167,900 v. \$154,300)

Median Sale Price % Change:

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

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

Columbia Basin Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	April	80	67	59	146,300	134,700	130
	March	79	70	57	173,000	155,000	113
	Year-to-date	293	240	210	172,100	149,500	125
2016	April	93	82	54	139,900	131,300	158
	Year-to-date	350	293	245	148,800	139,900	130
Change	April	-14.0%	-18.3%	9.3%	4.6%	2.6%	-17.9%
	Prev Mo 2017	1.3%	-4.3%	3.5%	-15.4%	-13.1%	15.0%
	Year-to-date	-16.3%	-18.1%	-14.3%	15.7%	6.9%	-3.7%

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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	-	0	-	-100.0%	0	-	-	2	3	-25.0%	1	227,000	227,000	6.1%	-	-	-	-	-	-
381	Condon/S	6	3	1	0	-100.0%	1	87,500	277	4	1	-75.0%	3	82,200	87,500	-13.4%	-	-	-	-	-	-
	Gilliam Co. Total	9	3	1	-	-100.0%	1	87,500	277	6	4	-50.0%	4	118,400	91,300	-16.4%	-	-	-	-	-	-
420	Boardman/NW	2	2	1	4	-20.0%	2	168,500	7	6	10	-9.1%	9	192,400	145,000	9.5%	1	450,000	5	28,300	-	-
421	Irrigon	7	6	0	4	-20.0%	1	170,000	466	10	13	0.0%	6	165,200	144,500	14.2%	-	-	1	315,000	-	-
422	Ione	2	0	1	1	-	0	-	-	1	1	0.0%	1	85,000	85,000	-30.0%	-	-	-	-	-	-
423	Lexington	2	0	0	0	-	0	-	-	2	1	-50.0%	0	-	-	-13.5%	0	-	0	-	0	-
424	Heppner/S	8	1	-	2	0.0%	1	26,900	281	6	5	-37.5%	5	206,400	140,000	66.8%	-	-	-	-	-	-
	Morrow Co. Total	21	9	2	11	-8.3%	4	133,500	190	25	30	-14.3%	21	182,800	142,000	17.3%	1	450,000	6	76,100	-	-
430	Umatilla	11	6	0	6	100.0%	3	121,500	47	19	15	7.1%	9	136,700	149,000	1.2%	2	515,000	3	71,700	-	-
431	Hermiston	60	19	4	16	-38.5%	22	177,300	73	91	70	-34.6%	78	181,300	171,500	5.8%	2	337,500	5	91,400	1	95,500
432	Stanfield	3	3	1	2	0.0%	3	142,300	12	11	8	60.0%	10	170,200	151,200	51.4%	-	-	1	58,000	-	-
433	Echo	2	0	1	0	-	0	-	-	3	1	-50.0%	1	109,900	109,900	14.5%	-	-	1	36,500	-	-
435	Pendleton City Limits	55	20	3	16	0.0%	15	136,300	248	73	64	-3.0%	54	168,200	141,000	5.6%	1	395,000	14	21,200	1	206,000
436	E-Meacham, Cayuse	5	0	-	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
437	NE-Athena, Helix, Adams, Weston	26	5	2	1	0.0%	3	149,300	128	11	8	-11.1%	8	202,100	149,000	33.9%	-	-	1	256,000	-	-
438	S-Pilot Rock, Ukiah	11	2	0	0	-100.0%	0	-	-	5	3	-62.5%	2	218,500	218,500	54.8%	-	-	1	18,000	-	-
439	Milton-Freewater	54	13	6	15	0.0%	8	103,200	92	48	37	-5.1%	23	152,700	135,000	5.7%	-	-	3	19,100	1	179,500
	Umatilla Co. Total	227	68	17	56	-17.6%	54	148,300	122	262	206	-17.6%	185	172,100	150,000	7.5%	5	420,000	29	48,100	3	160,300

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

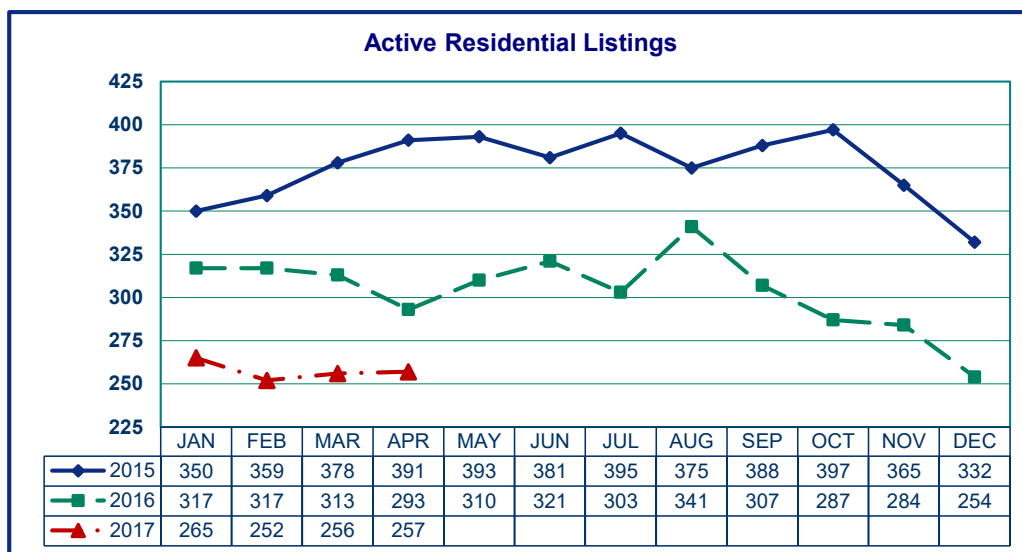
² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/16-4/30/17) with 12 months before (5/1/15-4/30/16).

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

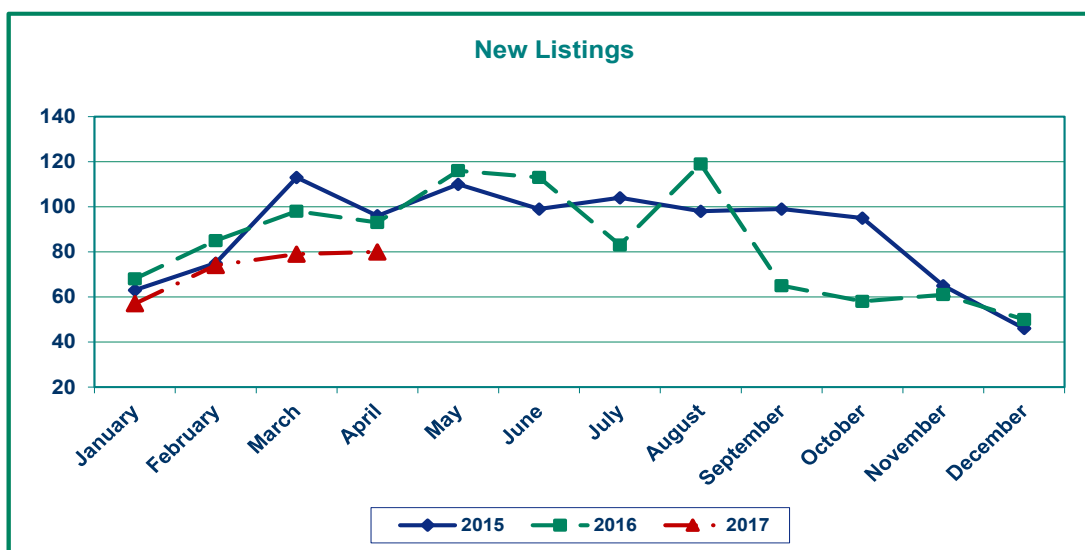
This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.



NEW LISTINGS

COLUMBIA BASIN, OR

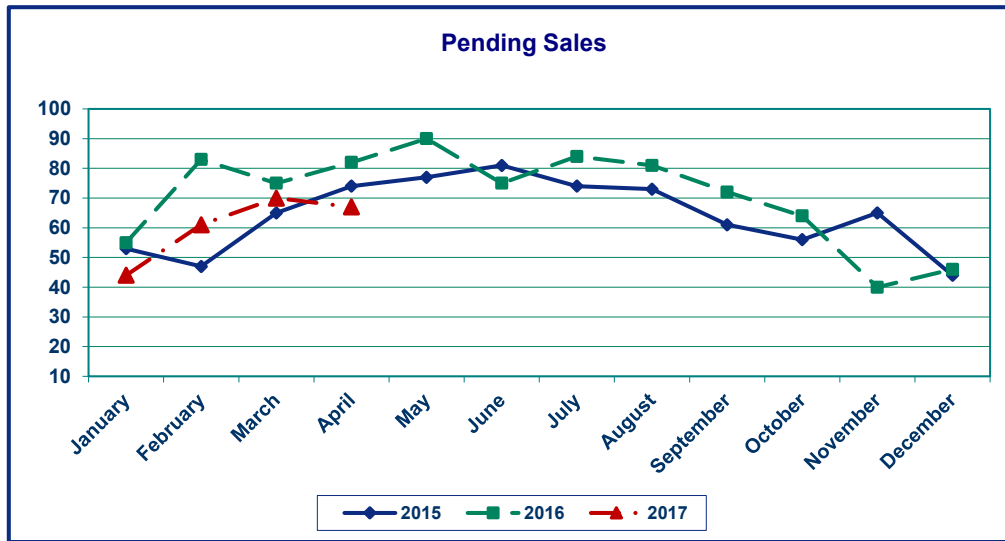
This graph shows the new residential listings over the past three calendar years in Columbia Basin, Oregon.



PENDING LISTINGS

COLUMBIA BASIN, OR

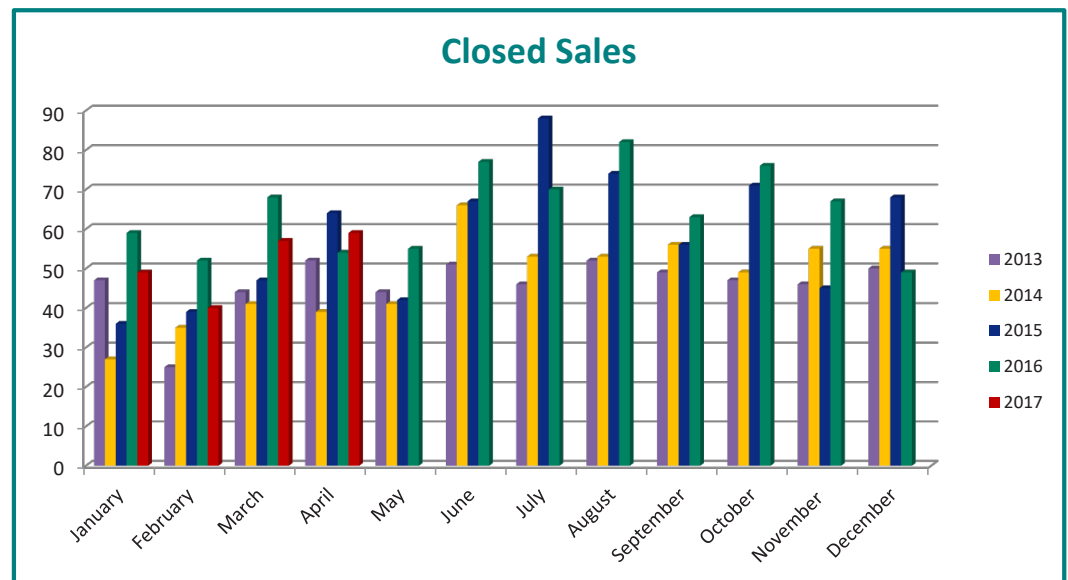
This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years



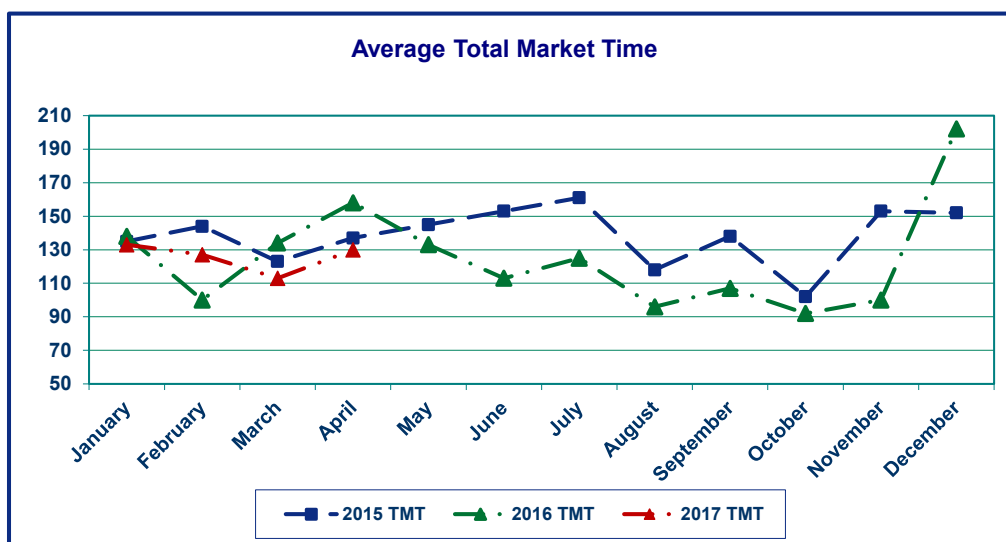
CLOSED SALES

COLUMBIA BASIN, OR

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



Average Total Market Time



DAYS ON MARKET

COLUMBIA BASIN, OR

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

SALE PRICE
COLUMBIA BASIN, OR

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

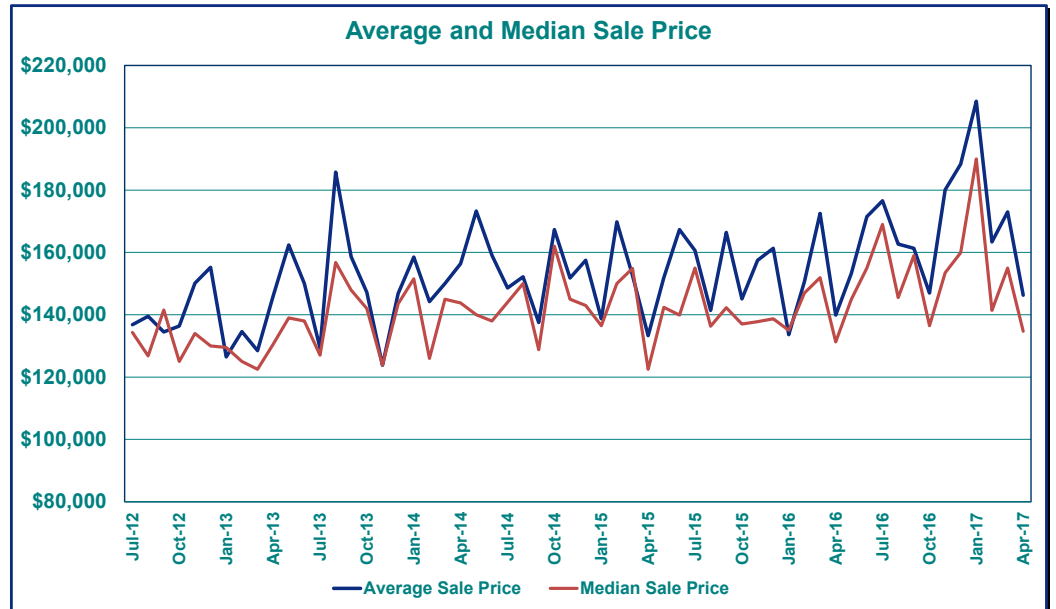
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Jeff Wiren, Chairman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor

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Residential Review: Coos County, Oregon

April Residential Highlights

Coos County saw pending sales warm up this April. At 123, pending sales fared 28.1% better than in April 2016 (96) and 23.0% better than last month in March 2017 (100). In fact, this was the strongest April for pending sales in Coos County on the RMLS™ record, dating to 2000!

Closed sales (79) outpaced April 2016 (66) by 19.7% despite cooling 3.7% from last month, March 2017 (82). New listings (132) ended 6.4%

under the 141 new listings offered last year in April 2016 and 2.2% short of the 135 new listings offered last month in March 2017.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending April 30th of this year (\$203,100) with the average price of homes sold in the twelve months ending April 2016 (\$185,800) shows an increase of 9.3%. The same comparison of the median shows an increase of 4.7% over that same period.

April 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	5.1
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	April	132	123	79	211,000	186,000	158
	March	135	100	82	188,600	164,300	122
	Year-to-date	501	372	284	206,700	177,300	127
2016	April	141	96	66	183,600	166,300	127
	Year-to-date	458	308	256	180,600	165,500	154
Change	April	-6.4%	28.1%	19.7%	14.9%	11.8%	24.8%
	Prev Mo 2017	-2.2%	23.0%	-3.7%	11.9%	13.2%	29.5%
	Year-to-date	9.4%	20.8%	10.9%	14.5%	7.1%	-17.1%

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

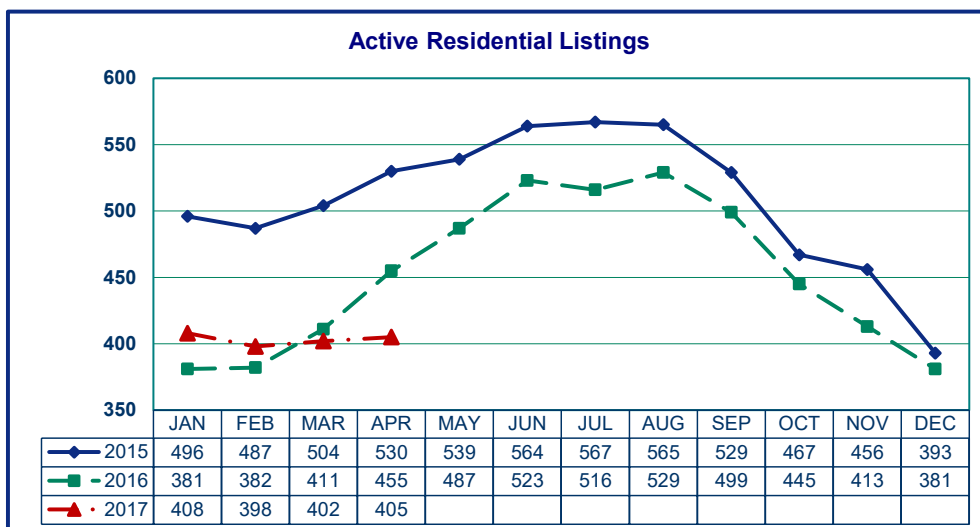
Average Sale Price % Change:

+9.3% (\$203,100 v. \$185,800)

Median Sale Price % Change:

+4.7% (\$178,000 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.

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Coos County, Oregon

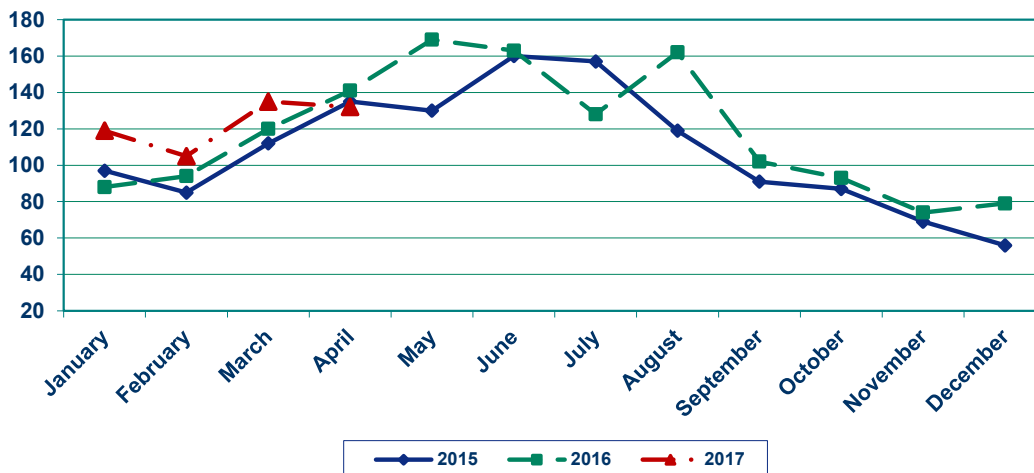
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date								Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date		
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2017 v. 2016 ¹	Closed Sales	Average Sale Price	Total Market Time 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															
97407	Allegeny	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97411	Bandon	96	21	5	12	-14.3%	14	263,000	67	86	50	4.2%	40	288,100	204,700	19.3%	1	245,000	19	109,800	-	-
97414	Broadbent	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97420	Coos Bay	134	58	16	56	69.7%	30	191,700	74	198	153	30.8%	109	183,500	168,500	11.9%	-	-	14	146,200	8	108,500
97423	Coquille	27	8	4	15	7.1%	9	185,100	118	53	39	-7.1%	29	211,900	170,000	13.8%	2	172,500	2	73,500	-	-
97449	Lakeside	36	10	2	8	-11.1%	10	162,000	583	32	20	0.0%	19	159,600	157,500	-4.6%	-	-	5	84,600	-	-
97458	Myrtle Point	35	9	0	9	80.0%	3	185,700	66	34	28	47.4%	18	181,300	144,200	-5.3%	-	-	3	101,300	-	-
97459	North Bend	69	25	2	22	10.0%	11	270,000	112	94	77	26.2%	65	216,400	179,000	3.4%	1	179,800	3	159,000	5	173,000
97466	Powers	8	1	0	1	0.0%	2	211,500	503	4	5	400.0%	4	164,500	117,500	125.0%	-	-	-	-	-	-
	Coos County	405	132	29	123	28.1%	79	211,000	158	501	372	20.8%	284	206,700	177,300	9.3%	4	192,500	46	119,200	13	133,300

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/16-4/30/17) with 12 months before (5/1/15-4/30/16).

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



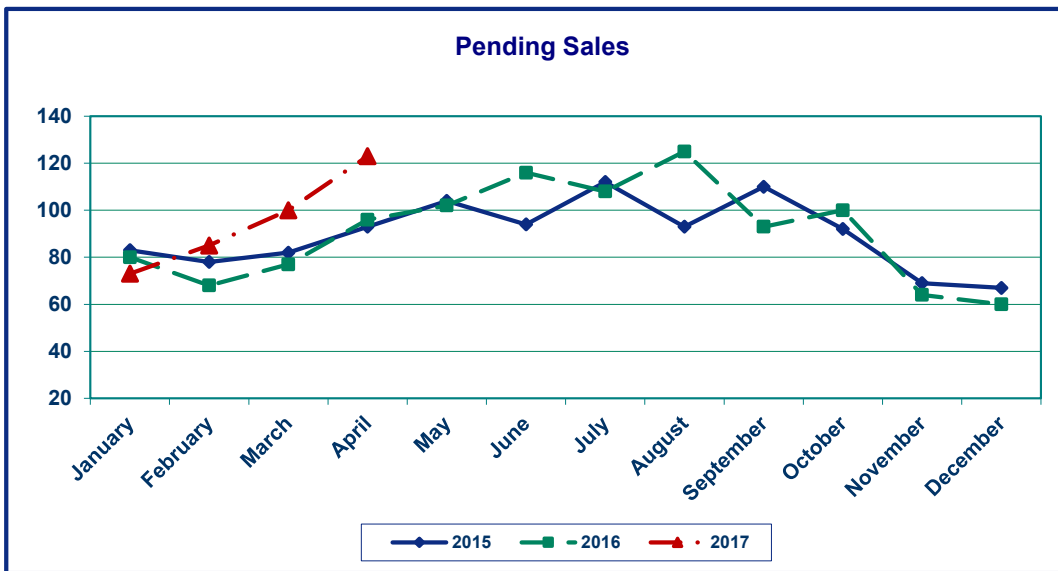
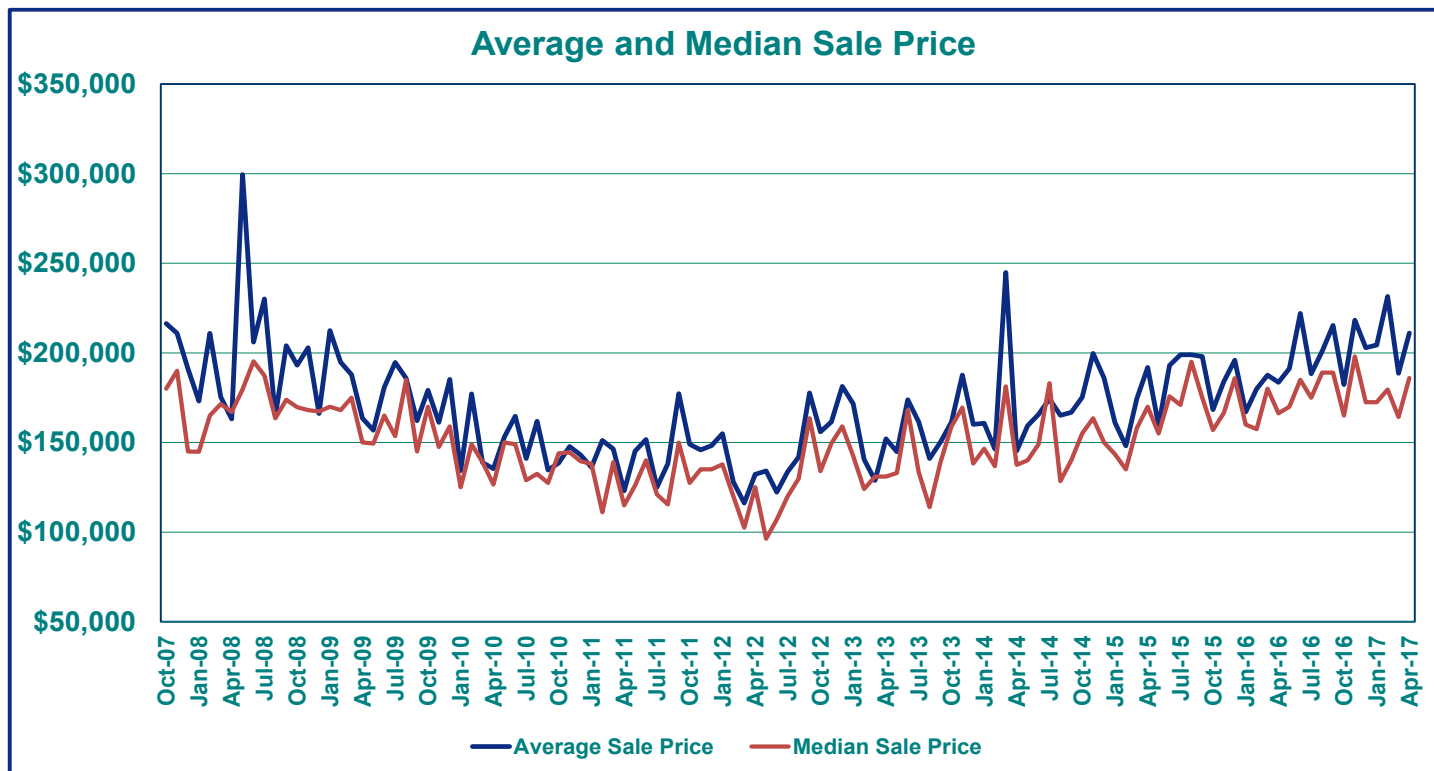
NEW LISTINGS

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.

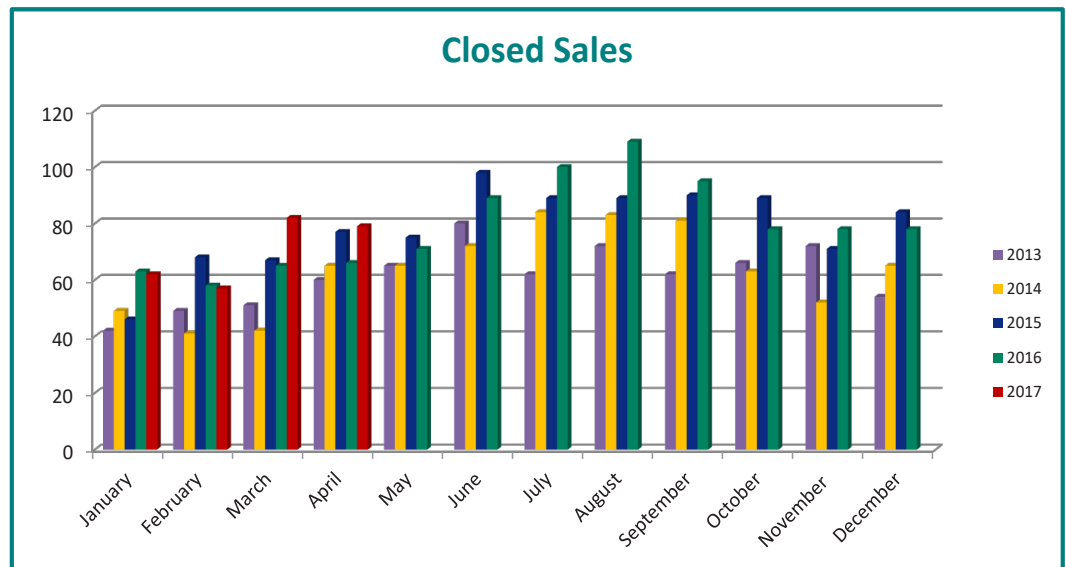
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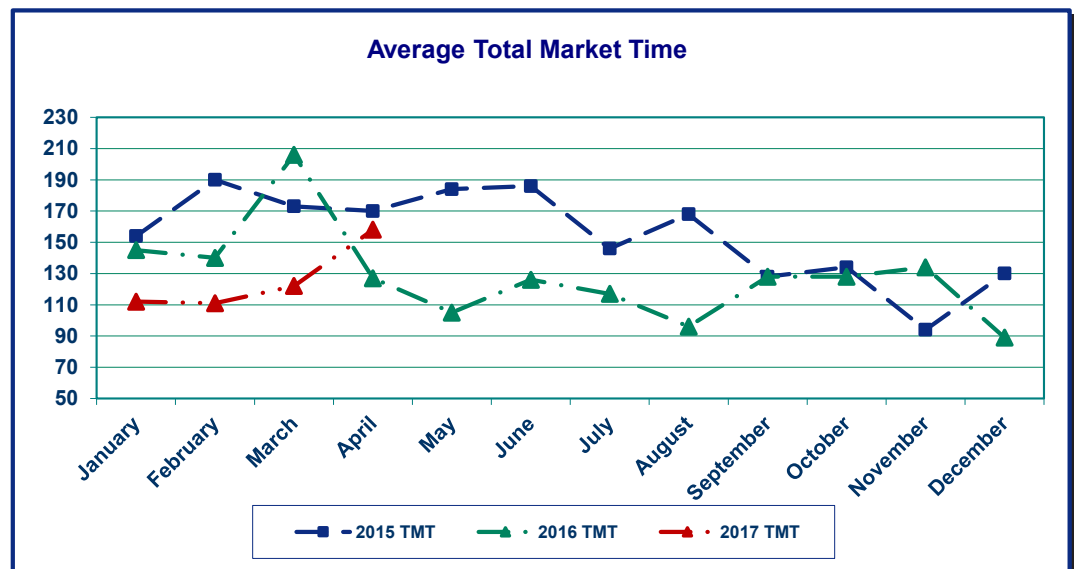
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DAYS ON MARKET
COOS COUNTY, OR

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



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

MARKET ACTION

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Residential Review: Curry County, Oregon

April 2017 Reporting Period

April Residential Highlights

Curry County saw cooler activity this April. Pending sales (44) ended 24.1% below the 58 pendings recorded last year in April 2016 and 21.4% below the 56 pendings recorded last month in March 2017. New listings, at 67, decreased 30.2% compared to April 2016 (96) and 15.2% compared to March 2017 (79). Closed sales (32) decreased as well, ending 30.4% under the 46 closings recorded last year in April 2016 and 22.0% under the 41 closings recorded last month in March 2017.

Total market time decreased this month to 112 days and inventory increased to 10.3 months.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending April 30th of this year (\$267,400) with the average price of homes sold in the twelve months ending April 2016 (\$256,600) shows an increase of 4.2%. The same comparison of the median shows an increase of 11.2% 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	10.3
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	

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	April	67	44	32	264,500	257,500	112
	March	79	56	41	254,900	229,000	207
	Year-to-date	248	158	150	281,500	245,000	165
2016	April	96	58	46	244,800	192,500	267
	Year-to-date	274	176	151	248,800	215,000	237
Change	April	-30.2%	-24.1%	-30.4%	8.0%	33.8%	-58.0%
	Prev Mo 2017	-15.2%	-21.4%	-22.0%	3.8%	12.4%	-45.9%
	Year-to-date	-9.5%	-10.2%	-0.7%	13.1%	14.0%	-30.4%

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

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

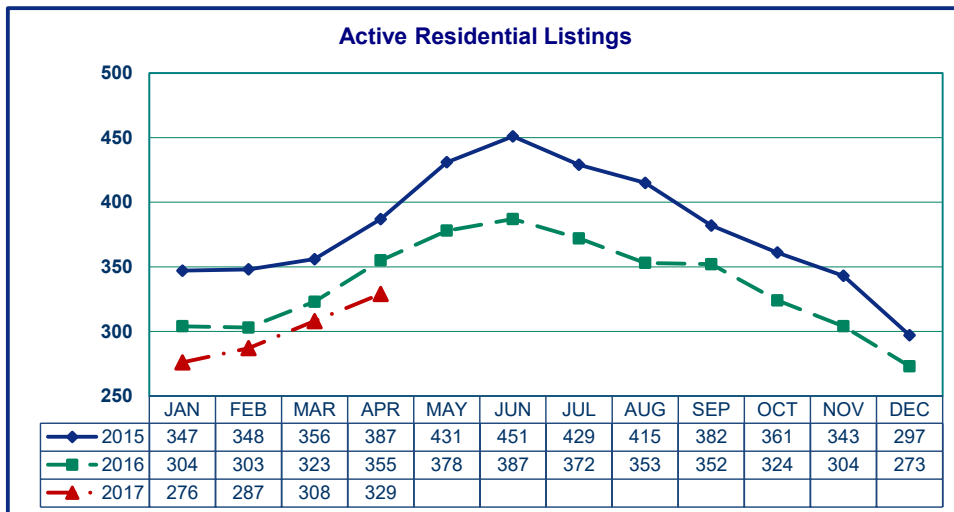
Average Sale Price % Change:

+4.2% (\$267,400 v. \$256,600)

Median Sale Price % Change:

+11.2% (\$240,000 v. \$215,900)

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 • 4/2017

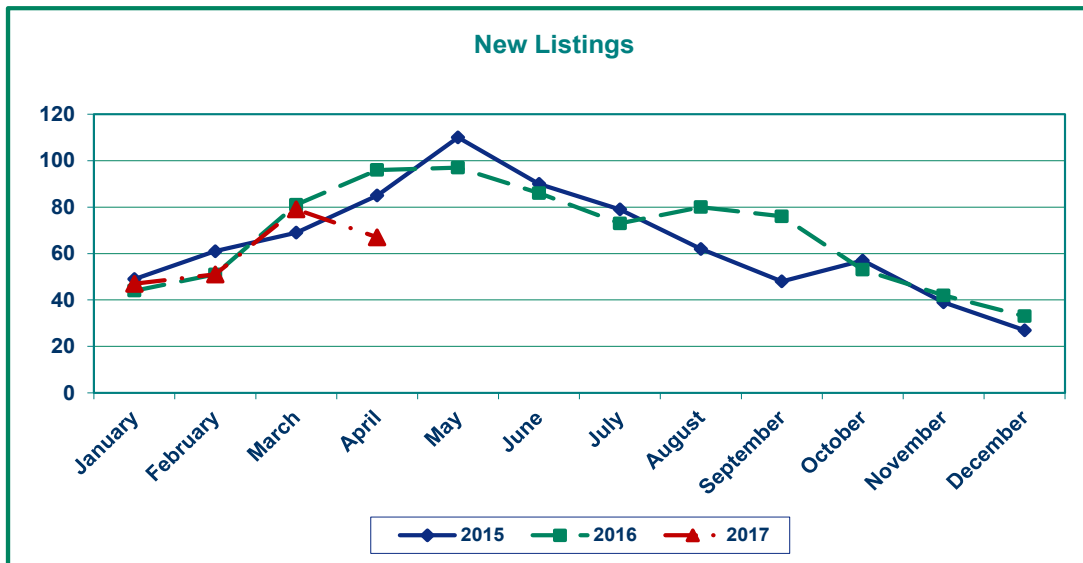
Curry County, Oregon

		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,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
270	City, Airport, Marina Hts., NB Chetco	87	22	3	18	-21.7%	18	304,900	101	88	63	-4.5%	60	305,300	300,000	2.0%	2	730,000	5	106,900	3	398,300
271	Harbor, Winchuck, SB Chetco	48	7	7	10	-23.1%	3	68,800	139	34	34	0.0%	31	240,200	160,000	9.8%	1	375,000	2	98,500	-	-
272	Carpenterville, Cape Ferrello, Whaleshead	41	8	2	5	25.0%	4	239,300	111	33	15	36.4%	11	313,400	250,000	1.5%	-	-	2	80,000	-	-
273	Gold Beach	101	23	4	9	-43.8%	6	249,600	116	65	32	-33.3%	37	270,100	240,000	-4.7%	3	131,500	9	127,800	1	290,000
274	Port Orford	52	7	-	2	0.0%	1	315,000	223	28	14	-17.6%	11	274,300	240,000	31.6%	1	95,000	4	147,500	-	-
	Curry County	329	67	16	44	-24.1%	32	264,500	112	248	158	-10.2%	150	281,500	245,000	4.2%	7	332,100	22	119,600	4	371,200

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/16-4/30/17) with 12 months before (5/1/15-4/30/16).

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.

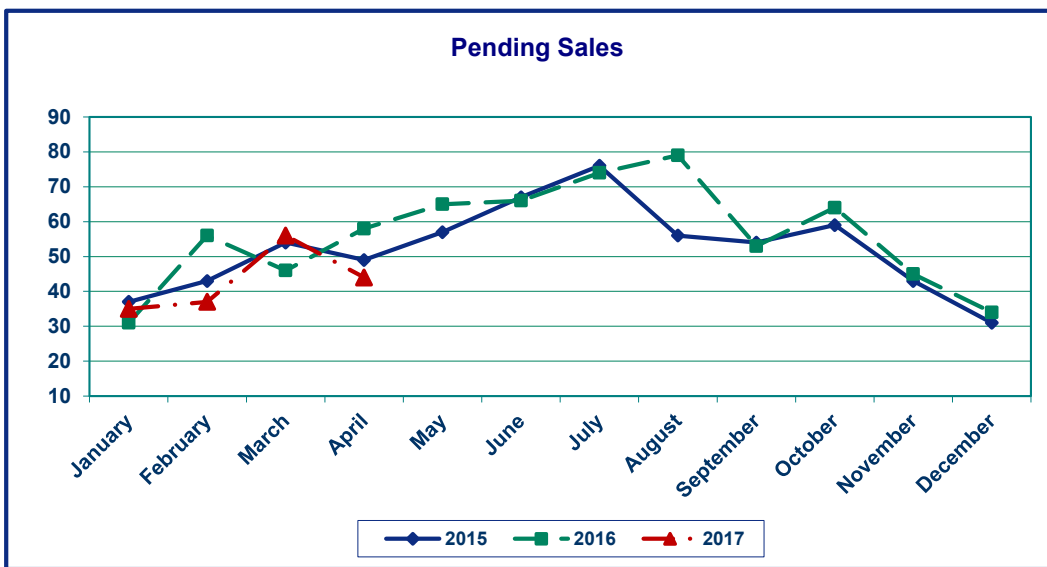
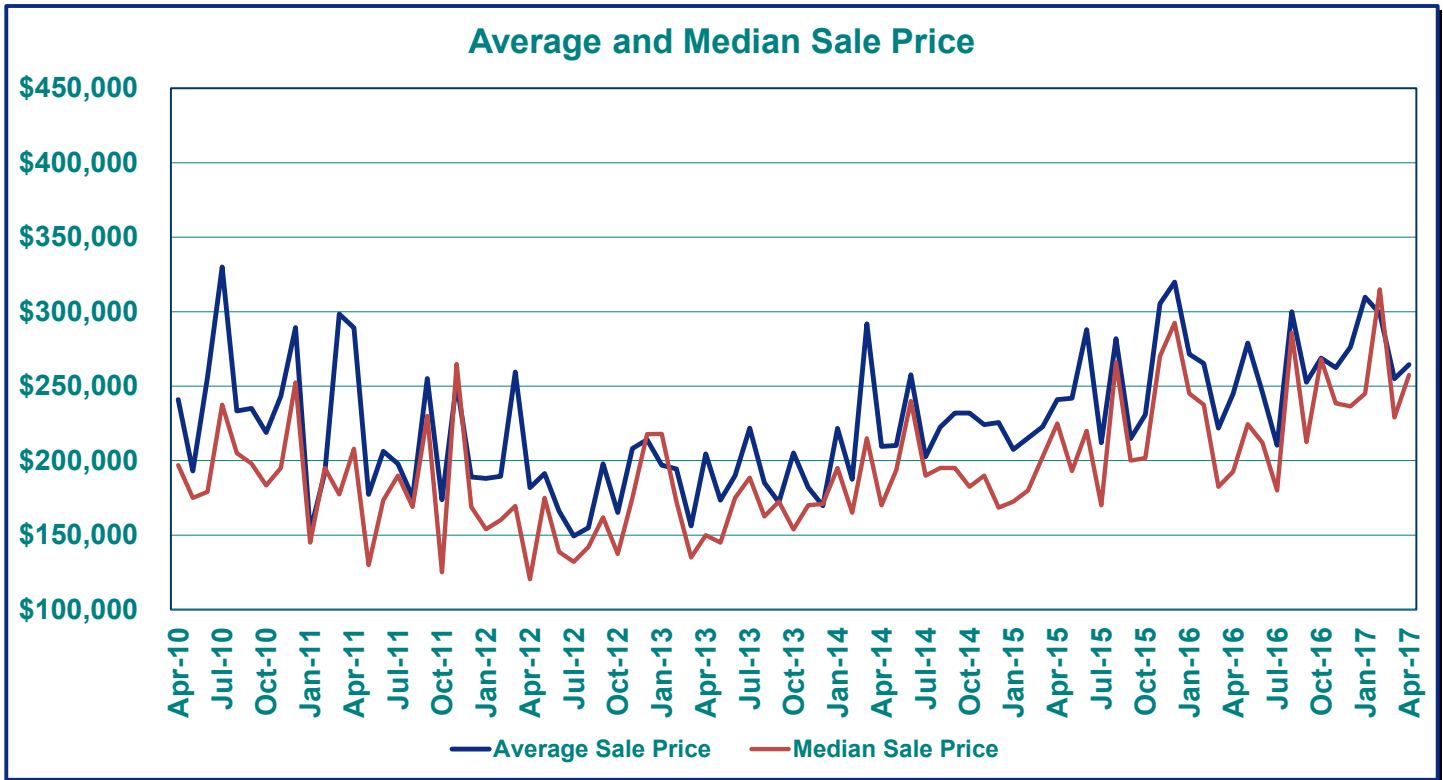


NEW LISTINGS CURRY COUNTY, OR

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

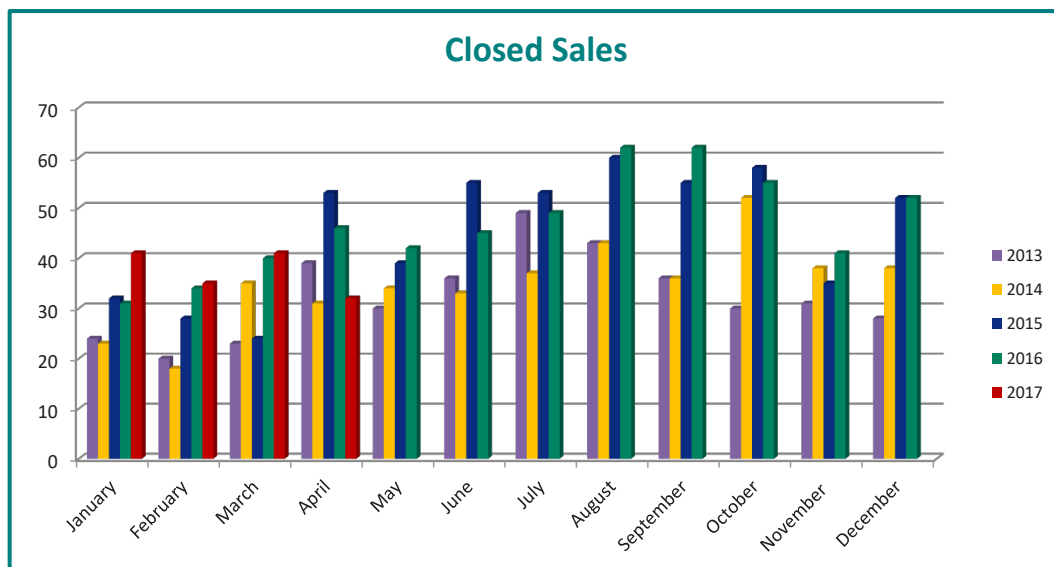
This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.

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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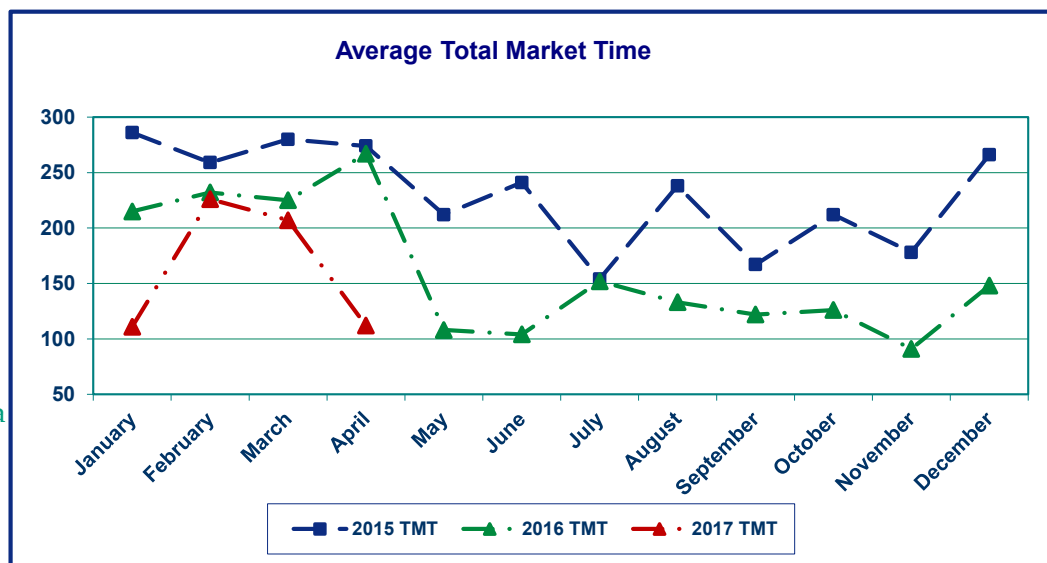
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DAYS ON MARKET CURRY COUNTY, OR

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



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Residential Review: Douglas County, Oregon

April 2017 Reporting Period

April Residential Highlights

Douglas County saw closed sales warm up this April. Closings, at 137, ended 8.7% ahead of the 126 closings recorded last year in April 2016 and 13.2% ahead of last month in March 2017 (121). This was the best April for closed sales in Douglas County since 2005, when 139 were recorded for the month.

Pending sales and new listings had a mixed month. Pending sales, at 210, fared 6.6% better than in April 2016 (197) but fell 5.8% short of last month's 223 accepted offers. New listings (194) fared similarly, decreasing 19.5% from April 2016 (241) but outpacing March 2017 (170) by 14.1%.

Inventory in April decreased slightly, ending at 3.1 months. During the same time, total market time increased by four days, ending at 107 days.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending April 30th of this year (\$207,200) with the average price of homes sold in the twelve months ending April 2016 (\$187,000) shows an increase of 10.8%. The same comparison of the median shows an increase of 11.7% over the same period.

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

Average Sale Price % Change:

+10.8% (\$207,200 v. \$187,000)

Median Sale Price % Change:

+11.7% (\$184,300 v. \$165,000)

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	3.1
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	April	194	210	137	199,400	175,000	107
	March	170	223	121	202,700	192,000	103
	Year-to-date	680	638	475	198,300	175,000	111
2016	April	241	197	126	184,300	165,000	158
	Year-to-date	768	602	445	178,600	160,000	158
Change	April	-19.5%	6.6%	8.7%	8.2%	6.1%	-31.9%
	Prev Mo 2017	14.1%	-5.8%	13.2%	-1.6%	-8.9%	3.9%
	Year-to-date	-11.5%	6.0%	6.7%	11.0%	9.4%	-29.6%

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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/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	
251	NE Roseburg	49	35	3	26	44.4%	16	217,200	90	92	79	33.9%	61	198,600	159,900	3.0%	2	270,000	5	69,300	3	224,200	
252	NW Roseburg	52	22	6	20	-23.1%	14	321,700	40	74	58	-7.9%	50	299,300	287,000	2.4%	-	-	2	213,800	-	-	
253	SE Roseburg	17	10	-	15	66.7%	9	148,300	108	35	40	37.9%	29	149,000	148,000	5.0%	4	167,900	2	77,500	4	149,800	
254	SW Roseburg	34	10	3	15	114.3%	14	240,400	105	57	54	10.2%	46	227,600	202,500	7.9%	2	170,000	10	128,900	1	175,000	
255	Glide & E of Roseburg	23	10	2	7	-50.0%	4	289,200	611	20	20	-16.7%	19	221,600	189,000	13.4%	-	-	8	106,000	-	-	
256	Sutherlin/Oakland Area	59	24	4	29	-12.1%	15	188,800	177	91	79	-3.7%	54	186,400	187,000	9.4%	5	208,400	5	74,500	1	189,000	
257	Winston & SW of Roseburg	49	27	5	23	43.8%	11	132,100	96	80	72	18.0%	50	174,800	155,300	7.4%	1	250,000	7	103,300	1	110,000	
258	Myrtle Creek & S/SE of Roseburg	57	27	3	33	6.5%	19	146,200	51	88	89	-20.5%	66	183,000	150,000	24.3%	-	-	4	77,000	-	-	
259	Green District	21	9	5	13	-13.3%	14	195,200	59	58	59	18.0%	43	170,700	175,000	19.5%	2	155,500	2	151,500	-	-	
265	North Douglas County	61	20	7	29	3.6%	21	175,500	110	85	88	20.5%	57	173,100	142,500	31.5%	2	139,800	8	75,900	1	102,000	
	Douglas County	422	194	38	210	6.6%	137	199,400	107	680	638	6.0%	475	198,300	175,000	10.8%	18	190,800	53	101,500	11	168,000	

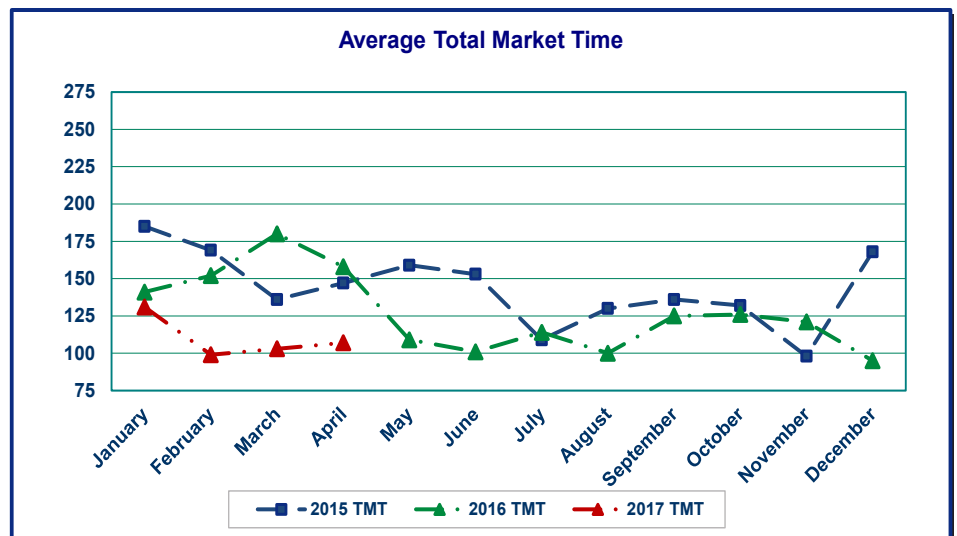
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³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that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

DAYS ON MARKET DOUGLAS COUNTY, OR

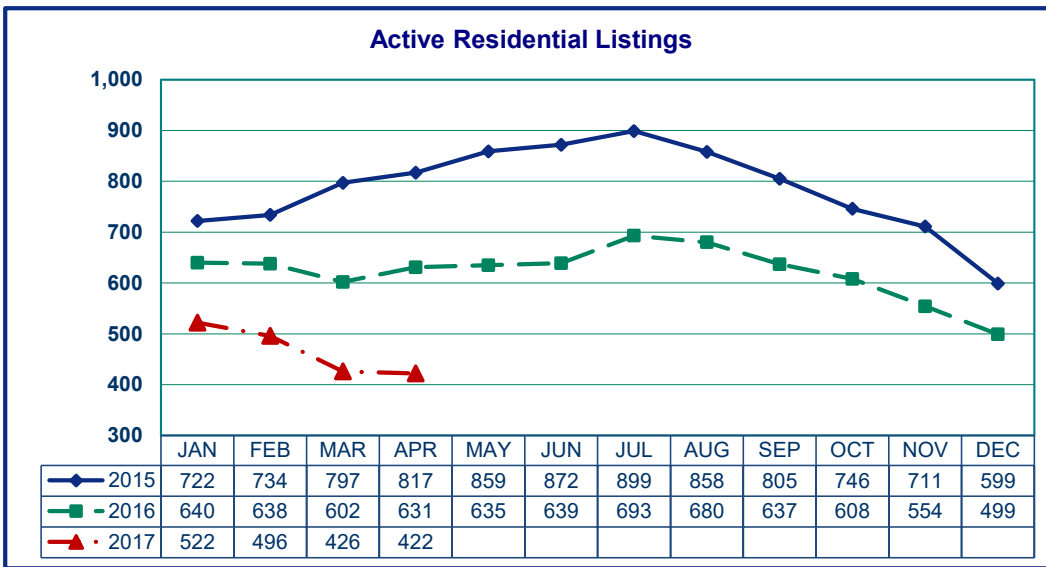
This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.



ACTIVE RESIDENTIAL LISTINGS

DOUGLAS COUNTY, OR

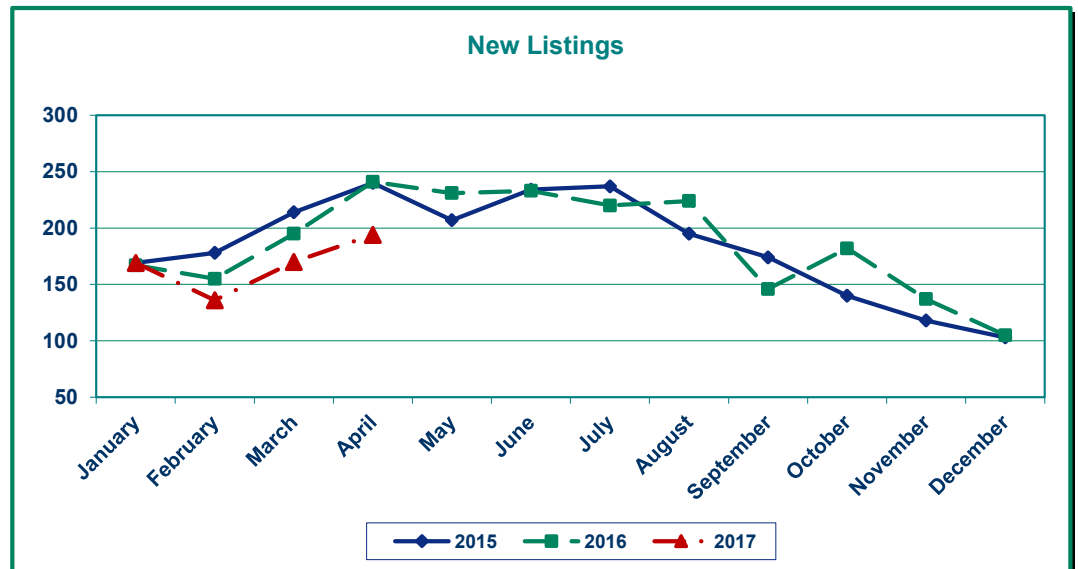
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.



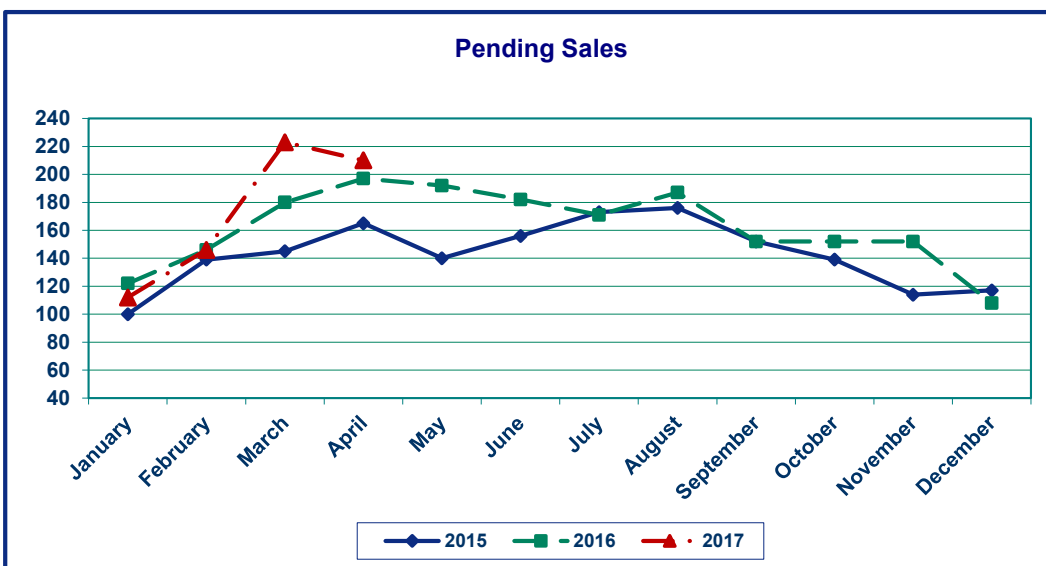
NEW LISTINGS

DOUGLAS COUNTY, OR

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



Pending Sales



PENDING LISTINGS

DOUGLAS COUNTY, OR

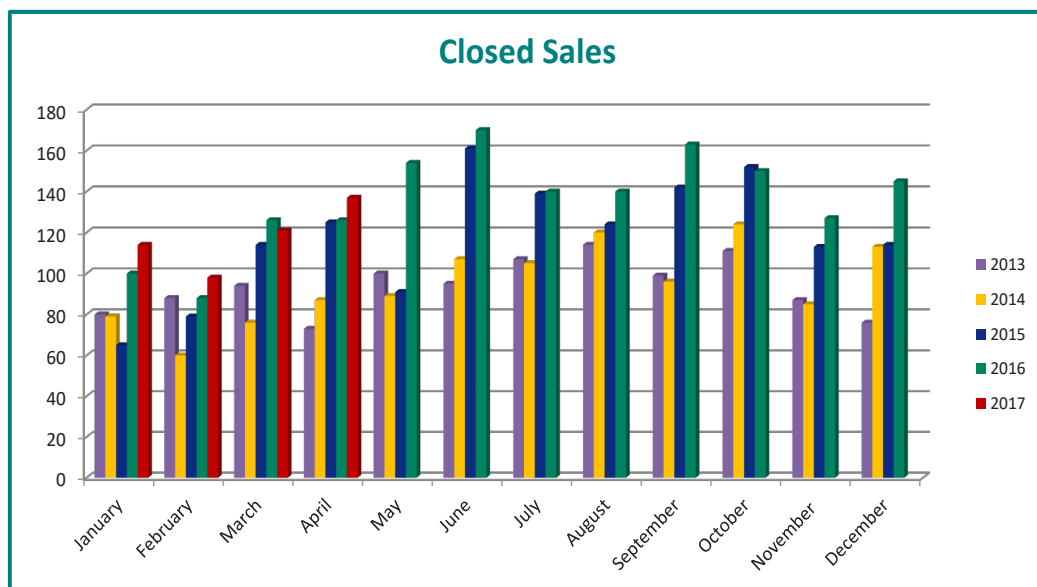
This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.

CLOSED SALES DOUGLAS COUNTY, OR

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

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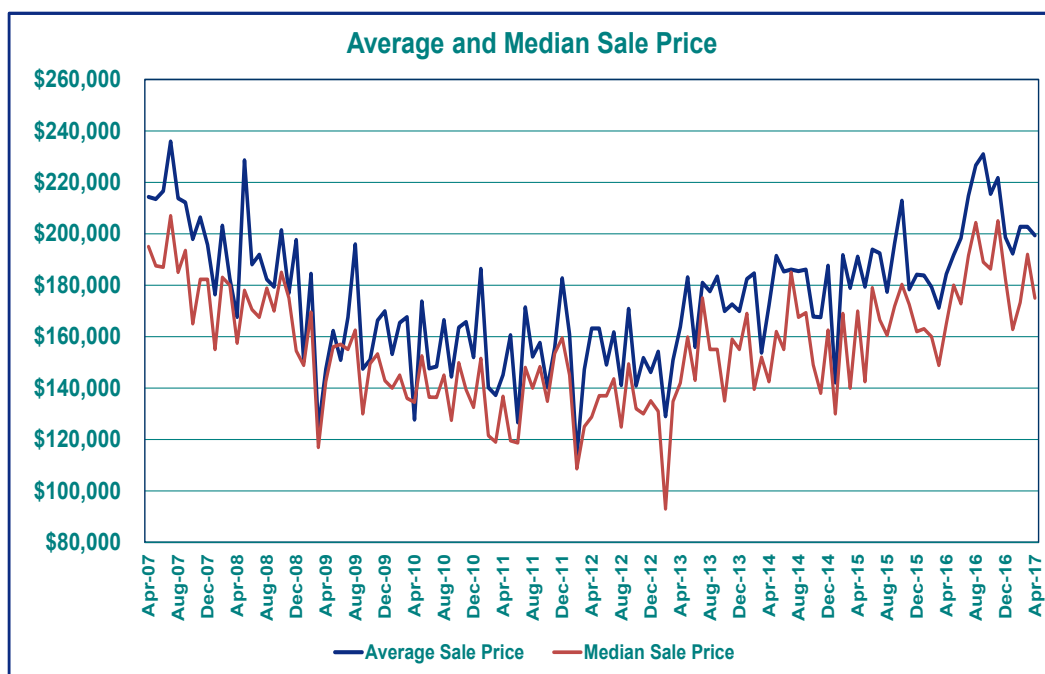
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SALE PRICE DOUGLAS COUNTY, OR

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



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

April 2017 Reporting Period

April Residential Highlights

Activity in Grant County saw gains this April compared to April 2016. Pending sales, at 11, were warmer than both April 2016 and March 2017, both with seven recorded accepted offers. New listings (17) surged ahead of April 2016 (12) by 41.7%, but exactly matching last month's figure. Closed

sales, at six, fell one short of the seven closings from March 2017 but ended one ahead of April 2016 when five closings were recorded.

Total market time increased to 385 days in April, with inventory increasing to 13.3 months.

Average and Median Sales Prices

Comparing the average price of homes in the twelve months ending April 30th of this year (\$177,500) with the average price of homes sold in the twelve months ending April 2016 (\$150,400) shows an increase of 18.0%. The same comparison of the median shows an increase of 0.2% 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	13.3
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:
+18.0% (\$177,500 v. \$150,400)
Median Sale Price % Change:
+0.2% (\$124,500 v. \$124,300)

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	April	17	11	6	113,000	81,800	385
	March	17	7	7	112,100	105,000	166
	Year-to-date	49	29	22	133,000	97,400	399
2016	April	12	7	5	184,200	155,000	172
	Year-to-date	41	30	25	143,100	128,500	242
Change	April	41.7%	57.1%	20.0%	-38.7%	-47.2%	124.0%
	Prev Mo 2017	0.0%	57.1%	-14.3%	0.8%	-22.1%	131.9%
	Year-to-date	19.5%	-3.3%	-12.0%	-7.1%	-24.2%	65.3%

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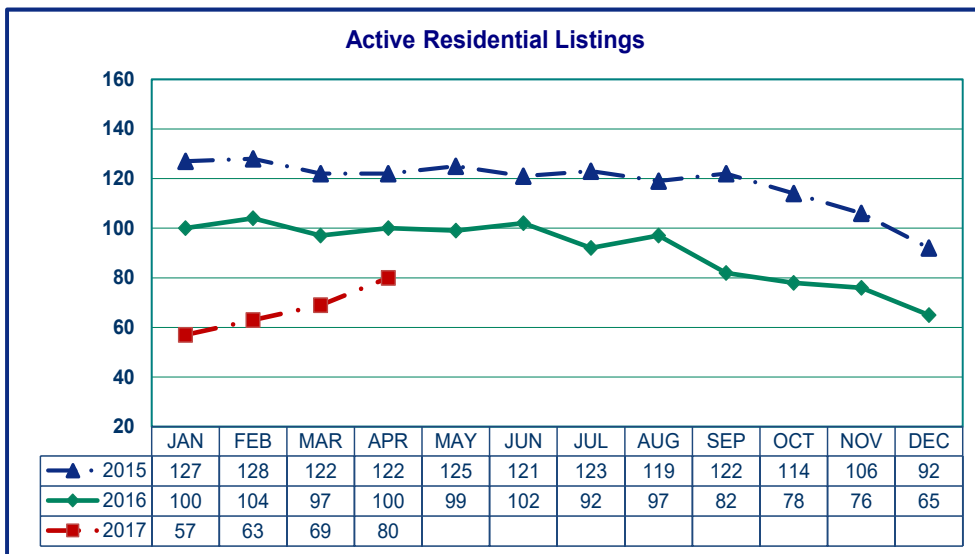
Grant County, Oregon

		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	-	-	-	-	-61.1%	-	-	1	375,000	-	-	
	Canyon City	12	3	0	1	0.0%	-	-	-	6	4	33.3%	6	188,500	150,500	1.2%	-	-	2	107,800	-	-	
97825	Dayville	2	-	-	-	-	-	-	-	-	-	-100.0%	1	275,000	275,000	35.1%	-	-	1	80,000	-	-	
	John Day	30	6	1	6	200.0%	3	78,100	255	22	15	114.3%	7	92,700	95,000	-6.8%	-	-	2	21,500	-	-	
97848	Kimberly	1	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-	
	Long Creek	5	1	0	0	-100.0%	0	-	-	3	0	-100.0%	0	-	-	358.2%	0	-	0	-	0	-	
97864	Monument	1	1	0	0	-100.0%	0	-	-	1	1	-50.0%	0	-	-	-	0	-	0	-	0	-	
	Mount Vernon	13	4	-	2	-	0	-	-	8	4	100.0%	2	75,500	75,500	32.8%	-	-	1	100,000	-	-	
97869	Prairie City	16	2	0	2	100.0%	3	147,800	516	8	5	-28.6%	6	120,100	79,300	20.1%	-	-	-	-	-	-	
	Seneca	0	0	0	0	-	0	-	-	0	0	-	0	-	-	66.7%	0	-	0	-	0	-	
97873	Grant County	80	17	1	11	57.1%	6	113,000	385	49	29	-3.3%	22	133,000	97,400	18.0%	-	-	7	116,200	-	-	

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/16-4/30/17) with 12 months before (5/1/15-4/30/16).

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

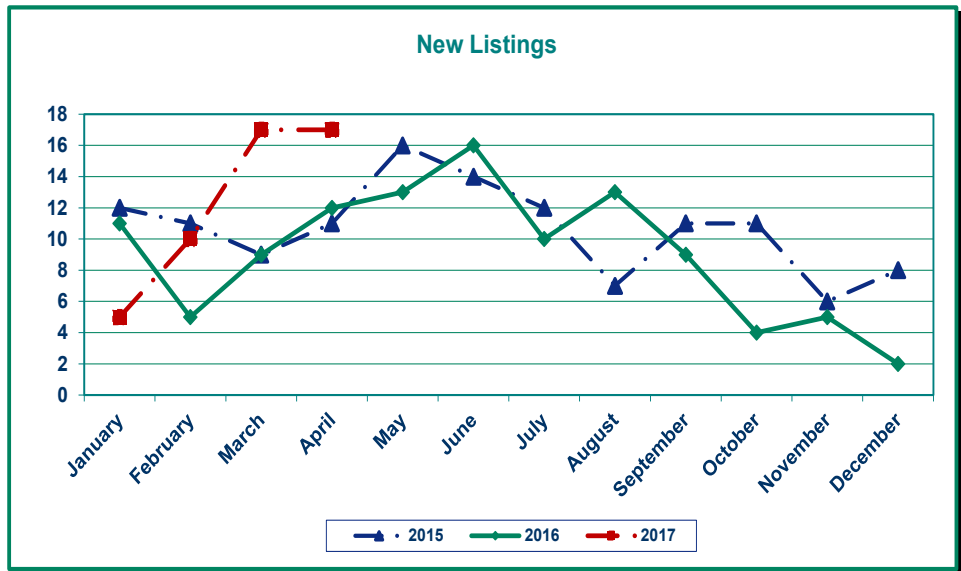
GRANT COUNTY, OR

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

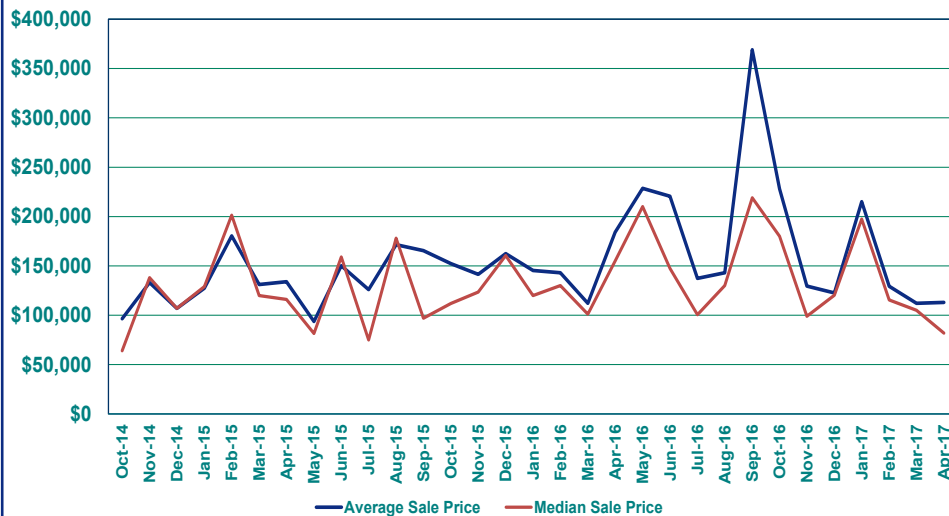
NEW LISTINGS

GRANT COUNTY, OR

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



Average and Median Sale Price



SALE PRICE

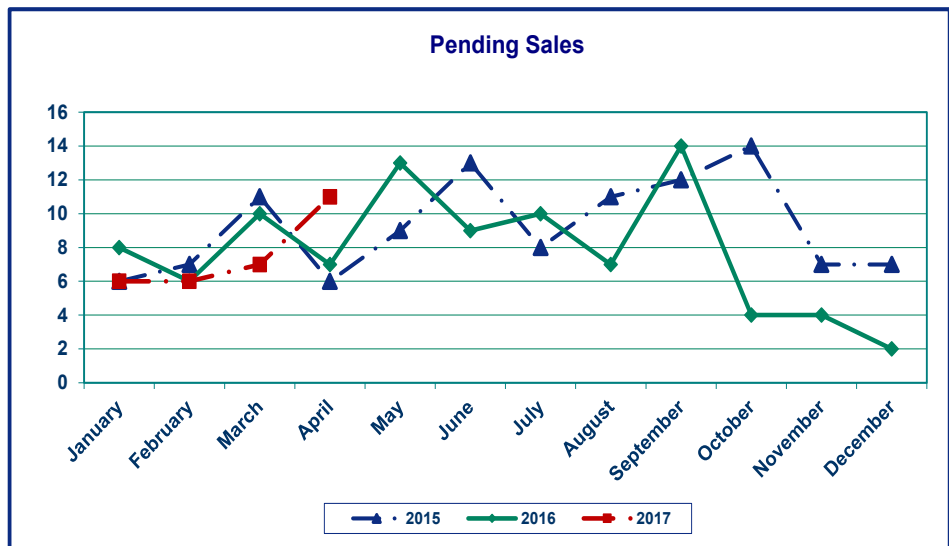
GRANT COUNTY, OR

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

PENDING LISTINGS

GRANT COUNTY, OR

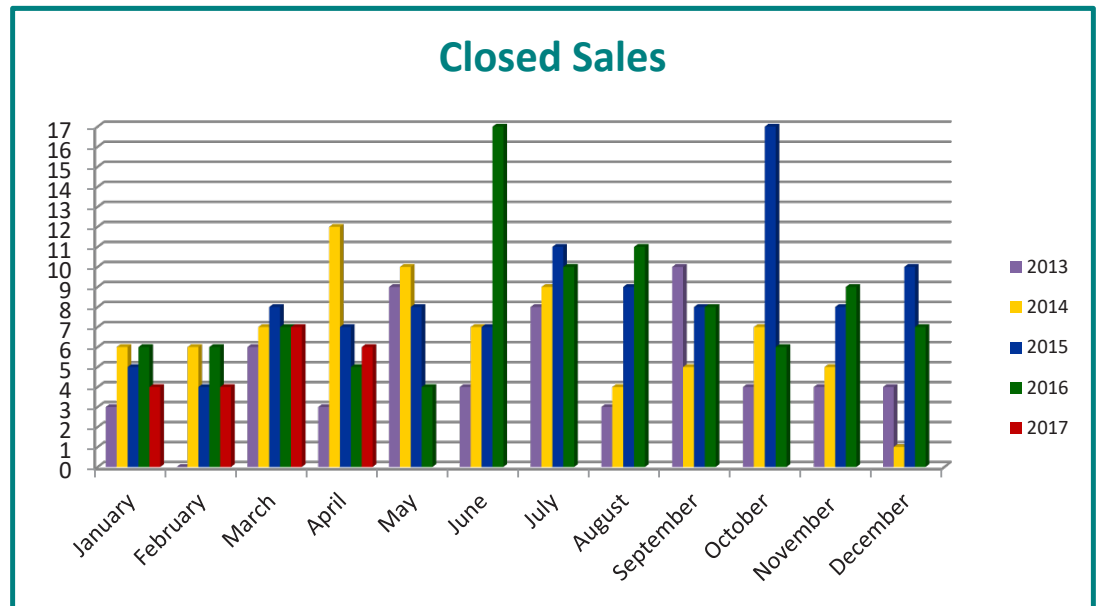
This graph represents monthly accepted offers in Grant County, Oregon.



CLOSED SALES GRANT COUNTY, OR

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

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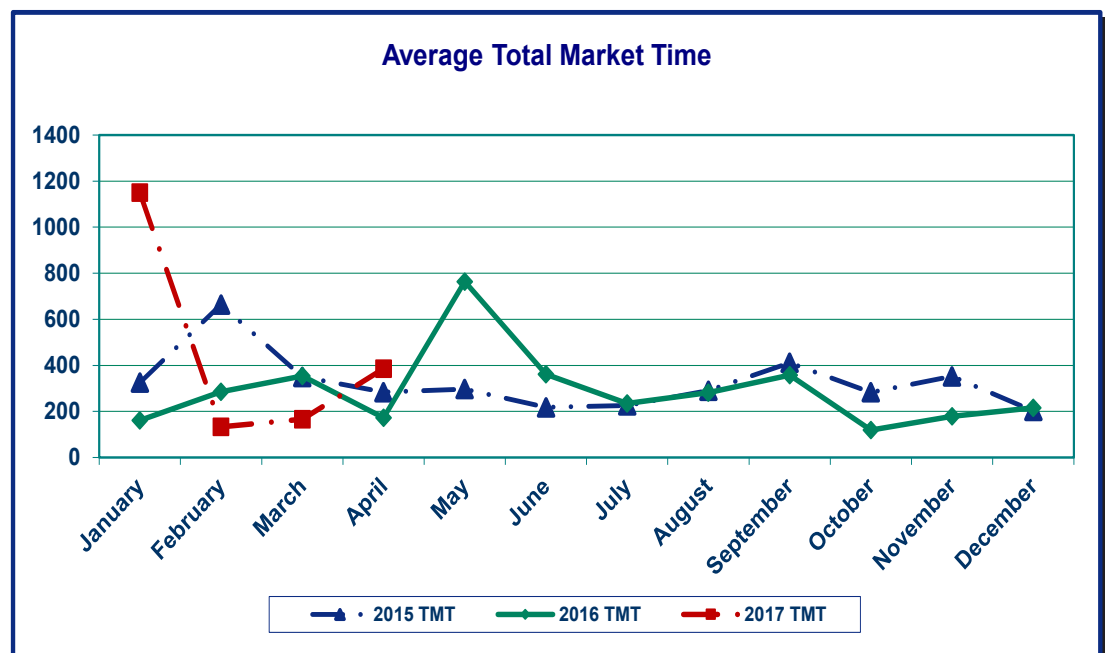
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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DAYS ON MARKET GRANT COUNTY, OR

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



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

April 2017 Reporting Period

April Residential Highlights

Josephine County saw cooler numbers this April. There were three pending sales, an increase from the two offers accepted last month in March 2017, but a decrease of half compared to last year in April 2016.

New listings, at four, decreased compared to both April 2016 (9) and March 2017 (7).

There were no closed sales in Josephine County this April, down from three in April 2016 and last month in March 2017.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending April 30th of this year (\$298,900) with the average price of homes sold in the twelve months ending April 2016 (\$240,000) shows an increase of 24.5%. The same comparison of the median shows an increase of 19.9% 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	N/A
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:
+24.5% (\$298,900 v. \$240,000)
Median Sale Price % Change:
+19.9% (\$263,700 v. \$220,000)

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	April	4	3	0	-	-	-
	March	7	2	3	226,700	90,200	48
	Year-to-date	20	8	4	236,900	178,800	45
2016	April	9	6	3	426,300	365,000	136
	Year-to-date	25	14	7	306,800	223,900	103
Change	April	-55.6%	-50.0%	-100.0%	-	-	-
	Prev Mo 2017	-42.9%	50.0%	-100.0%	-	-	-
	Year-to-date	-20.0%	-42.9%	-42.9%	-22.8%	-20.1%	-56.5%

AREA REPORT • 4/2017

Josephine County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired,Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 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
97497	Wolf Creek	1	0	0	-	-	0	-	-	1	1	-	0	-	-	-	0	-	0	-	0	-	
97523	Cave Junction	2	0	0	0	-	0	-	-	2	1	-	1	90,000	90,000	200.3%	-	-	1	65,000	-	-	
97526	Grants Pass	5	2	-	2	-33.3%	0	-	-	7	2	-66.7%	1	267,400	267,400	20.6%	-	-	-	-	-	-	
97527	Grants Pass	6	2	1	1	-50.0%	0	-	-	6	1	-80.0%	-	-	-	42.4%	-	-	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	0	-100.0%	0	-	-	71.9%	0	-	0	-	0	-	
97533	Murphy	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
97534	O'Brien	0	0	0	0	-	0	-	-	1	1	-	1	90,200	90,200	-	-	-	-	-	-	-	
97538	Selma	2	0	0	-	-100.0%	-	-	-	2	-	-100.0%	-	-	-	13.2%	-	-	1	178,000	-	-	
97543	Wilderville	-	0	0	0	-	0	-	-	1	1	-	1	500,000	500,000	-	-	-	-	-	-	-	
97544	Williams	0	0	1	0	-	0	-	-	0	1	-	0	-	-	-	0	-	0	-	0	-	
	Josephine Co.	16	4	2	3	-50.0%	-	-	-	20	8	-42.9%	4	236,900	178,800	24.5%	-	-	3	200,300	-	-	

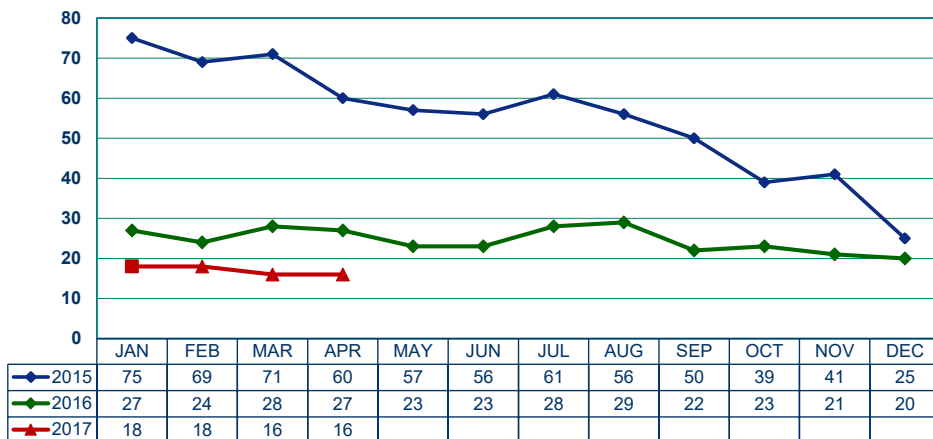
97501	Medford	5	1	4	2	-	0	-	-	14	6	0.0%	1	77,600	77,600	75.4%	-	-	-	-	1	275,000
97502	Central Point	2	1	1	1	0.0%	1	308,600	7	10	3	-40.0%	1	308,600	308,600	38.6%	-	-	1	213,000	-	-
97503	White City	4	2	0	1	-	0	-	-	7	3	200.0%	0	-	-	198.3%	0	-	0	-	0	-
97504	Medford	7	4	3	2	-33.3%	0	-	-	15	7	-41.7%	1	220,000	220,000	46.0%	-	-	-	-	-	-
97520	Ashland	6	-	1	-	-100.0%	0	-	-	4	-	-100.0%	-	-	-	5.3%	-	-	2	1,149,500	-	-
97522	Butte Falls	-	0	0	0	-	0	-	-	-	0	-	0	-	-	-	0	-	0	-	0	-
97524	Eagle Point	5	0	-	0	-100.0%	0	-	-	6	1	-80.0%	1	925,000	925,000	29.2%	-	-	4	42,500	-	-
97525	Gold Hill	1	-	0	0	-	0	-	-	1	-	-	1	677,000	677,000	-32.3%	-	-	-	-	-	-
97530	Jacksonville	3	1	0	0	-	2	300,000	59	3	2	0.0%	2	300,000	300,000	-60.0%	-	-	-	-	-	-
97535	Phoenix	-	1	0	0	-	0	-	-	2	0	-	0	-	-	-39.6%	0	-	0	-	0	-
97536	Prospect	1	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
97537	Rogue River	1	0	0	0	-	0	-	-	-	0	-100.0%	0	-	-	120.6%	0	-	0	-	0	-
97539	Shady Cove	3	0	0	0	-	0	-	-	5	3	-	1	72,900	72,900	-	-	-	-	-	-	-
97540	Talent	-	0	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.	39	10	9	6	-14.3%	3	302,900	41	69	27	-25.0%	9	350,100	300,000	38.9%	-	0	7	383,100	1	275,000

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/16-4/30/17) with 12 months before (5/1/15-4/30/16).

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

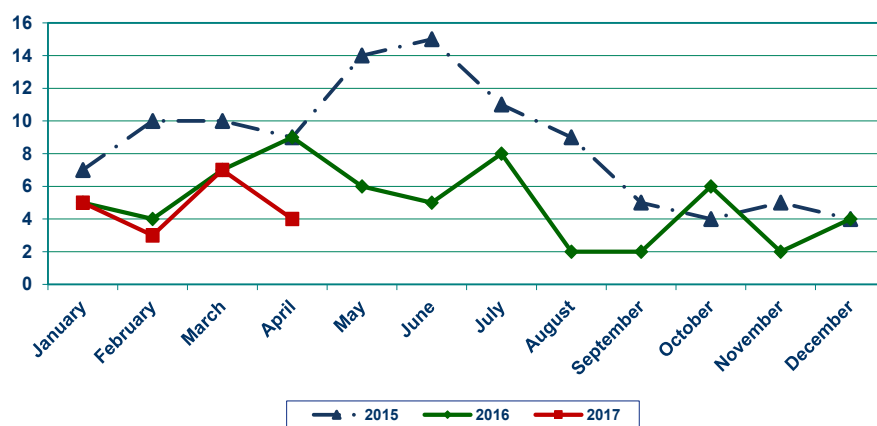
This graph shows the active residential listings in Josephine County, Oregon.

NEW LISTINGS

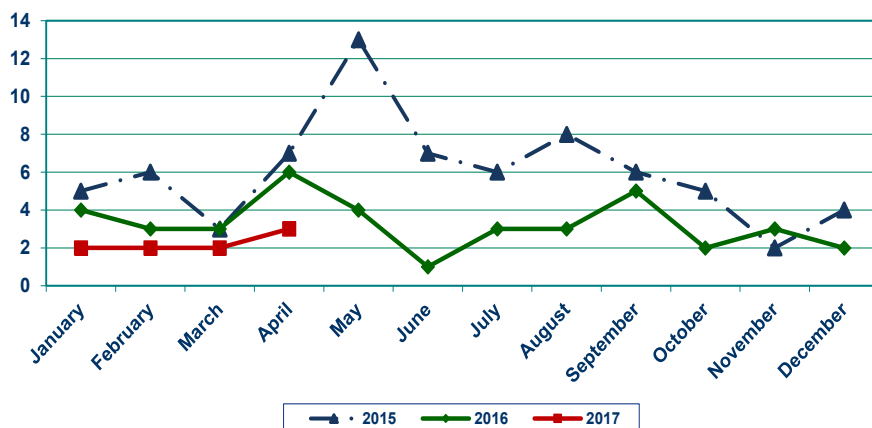
JOSEPHINE COUNTY, OR

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

New Listings



Pending Sales



PENDING LISTINGS

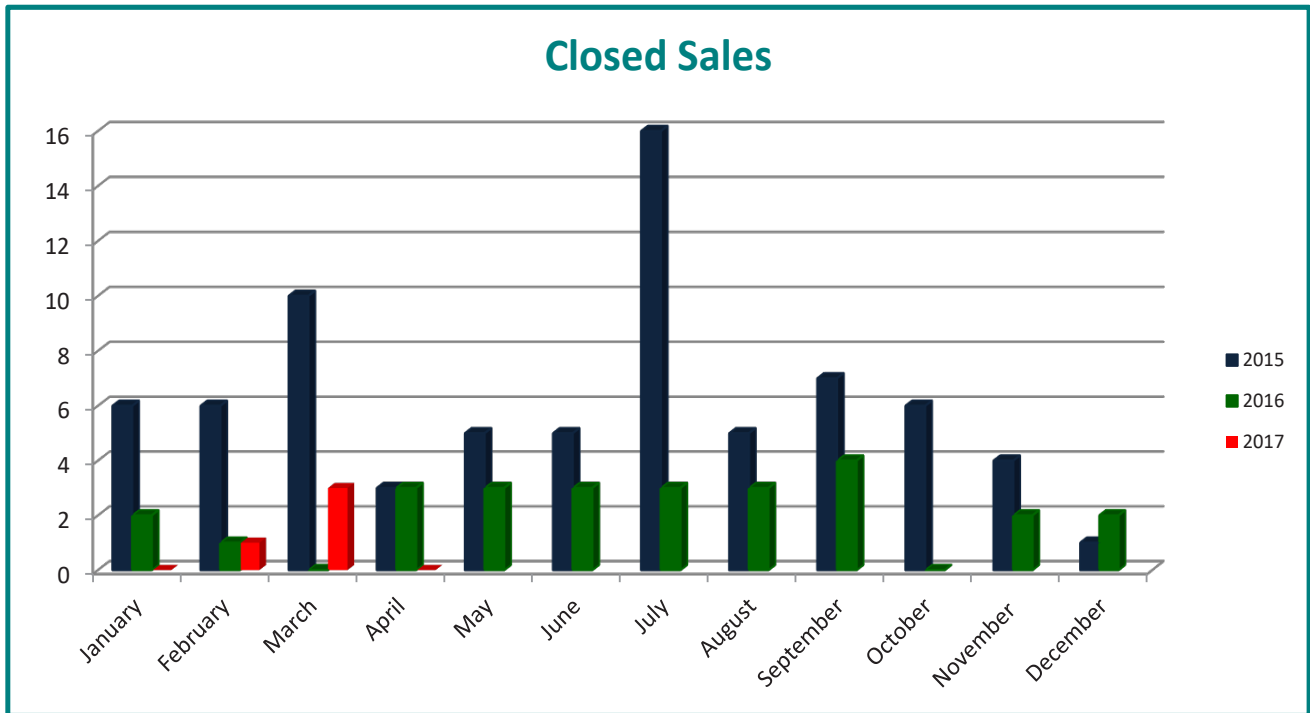
JOSEPHINE COUNTY, OR

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

CLOSED SALES

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

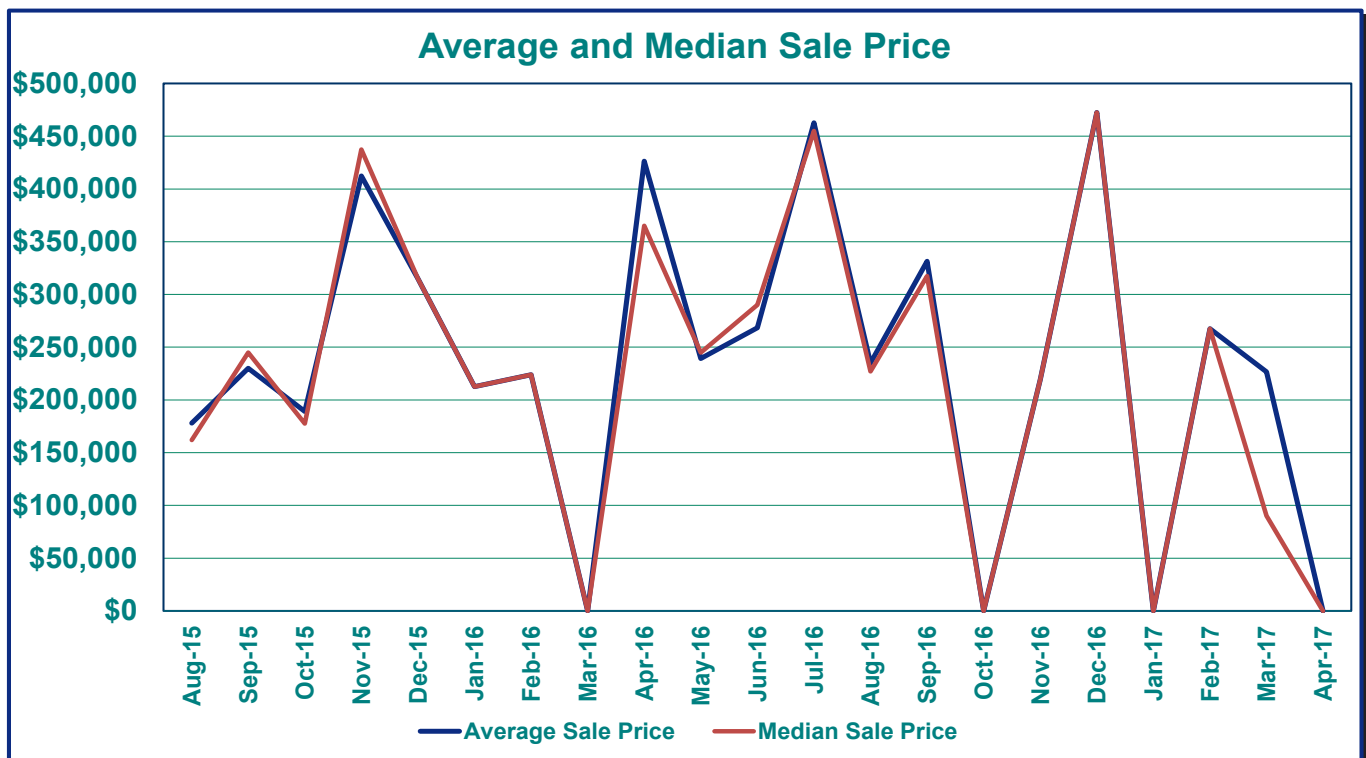
JOSEPHINE COUNTY, OR



SALE PRICE

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

JOSEPHINE COUNTY, OR



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

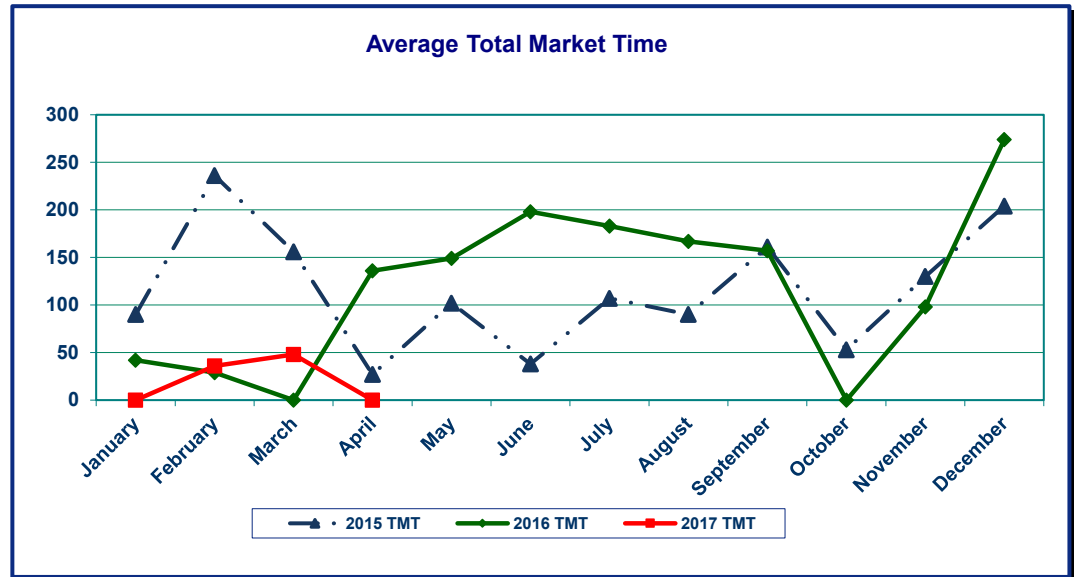
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County, Curry County,
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MARKET ACTION



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Residential Review: Lane County, Oregon

April 2017 Reporting Period

April Residential Highlights

Lane County saw some warmer activity again this April, although numbers are a bit cooler compared to April 2016. New listings, at 577, ended 1.5% below April 2016 (586) but 7.4% ahead of March 2017 (537).

Pending sales, at 488, decreased 11.8% compared to April 2016 (553) but edged 2.1% ahead of the 478 offers accepted last month in March 2017.

Similarly, closed sales (361) had a 10.0% decrease from the 401 closings recorded last year in April 2016 but pulled 1.7% ahead of the 355 closings recorded last month in March 2017.

Inventory crawled upward in April, ending at 1.8 months. Meanwhile, total market time decreased by 13 days, landing at 56

days.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending April 30th of this year (\$270,400) with the average price of homes sold in the twelve months ending April 2016 (\$246,700) shows an increase of 9.6%. The same comparison of the median shows an increase of 8.4% 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	1.8
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% (\$270,400 v. \$246,700)
Median Sale Price % Change:
+8.4% (\$242,900 v. \$224,000)

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

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

Greater Lane Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	April	577	488	361	295,200	255,000	56
	March	537	478	355	272,900	250,000	69
	Year-to-date	1,867	1,599	1,300	273,700	247,000	67
2016	April	586	553	401	262,400	232,000	86
	Year-to-date	2,019	1,786	1,359	248,800	225,000	85
Change	April	-1.5%	-11.8%	-10.0%	12.5%	9.9%	-34.7%
	Prev Mo 2017	7.4%	2.1%	1.7%	8.2%	2.0%	-18.8%
	Year-to-date	-7.5%	-10.5%	-4.3%	10.0%	9.8%	-21.9%

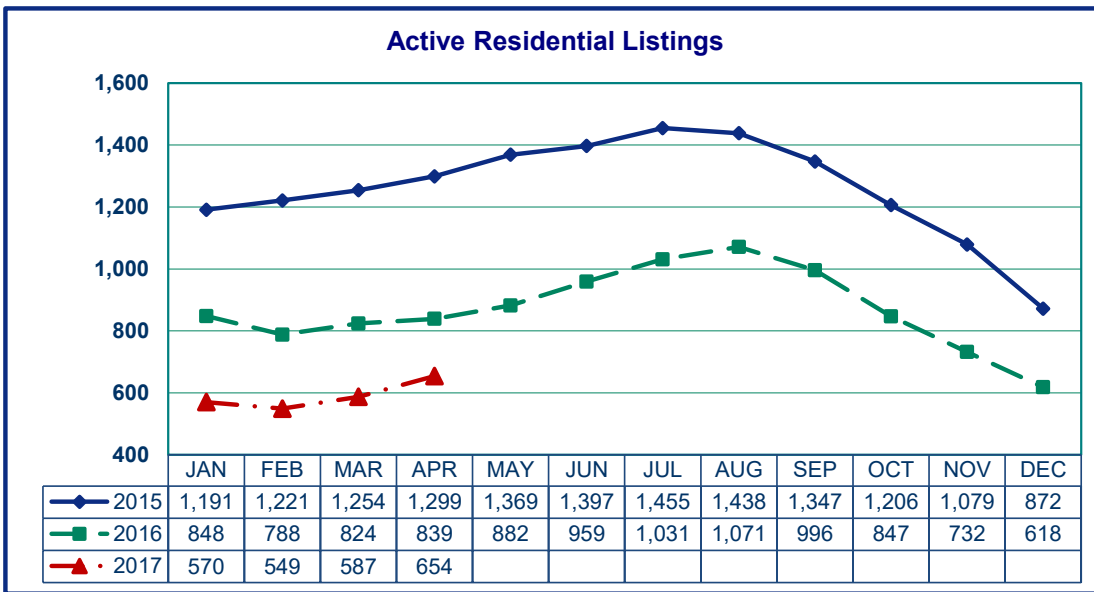
AREA REPORT • 4/2017

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	15	3	0	1	-	2	123,500	25	13	6	50.0%	5	96,600	112,000	92	8.8%	-	-	-	-	-	-	
226	Florence Green Trees	12	5	0	4	100.0%	0	-	-	20	12	9.1%	7	90,600	69,000	61	-10.7%	-	-	-	-	-	-	
227	Florence Florentine	12	5	0	3	0.0%	2	313,000	7	16	12	140.0%	10	274,500	269,800	87	25.4%	-	-	-	-	-	-	
228	Florence Town	46	17	2	21	-16.0%	11	220,000	95	65	55	-26.7%	45	223,800	210,000	106	8.9%	2	192,500	6	40,700	2	211,500	
229	Florence Beach	20	10	3	6	-14.3%	2	247,300	256	35	27	17.4%	18	276,000	242,800	149	2.5%	-	-	9	53,300	-	-	
230	Florence North	24	6	0	3	-62.5%	4	341,100	276	20	15	-25.0%	13	222,200	210,500	198	11.9%	-	-	2	86,000	-	-	
231	Florence South/ Dunes City	23	7	1	2	100.0%	5	422,600	166	21	16	33.3%	13	311,400	234,300	228	4.5%	2	250,000	4	142,600	-	-	
238	Florence East/ Mapleton	19	8	2	3	-25.0%	2	59,000	52	23	10	-16.7%	8	194,900	168,800	112	-8.5%	-	-	2	130,300	1	105,000	
	Grand Total	171	61	8	43	-14.0%	28	263,700	131	213	153	-5.6%	119	230,200	210,000	131	8.5%	4	221,300	23	75,100	3	176,000	
232	Hayden Bridge	7	11	-	13	-35.0%	8	307,900	64	40	43	-15.7%	37	258,700	250,000	88	8.6%	-	-	-	-	6	239,000	
233	McKenzie Valley	36	17	2	8	33.3%	11	400,800	117	41	31	-13.9%	22	379,000	365,000	111	-0.3%	-	-	5	141,400	-	-	
234	Pleasant Hill/Oak	32	24	2	24	41.2%	8	240,300	28	67	55	-20.3%	33	224,500	169,900	159	13.1%	-	-	6	199,300	2	155,800	
235	South Lane Properties	103	48	10	45	-11.8%	33	278,100	51	193	151	-9.0%	118	239,700	225,000	83	5.7%	2	802,500	12	118,200	2	232,500	
236	West Lane Properties	49	32	3	20	-28.6%	17	262,400	67	113	79	-22.5%	62	246,400	228,300	64	9.5%	-	-	13	114,800	-	-	
237	Junction City	27	19	1	19	5.6%	13	304,800	91	62	67	-5.6%	60	268,900	262,500	67	14.6%	1	192,500	10	164,000	1	453,000	
239	Thurston	36	45	5	37	-14.0%	25	254,900	53	134	122	-10.3%	97	256,700	250,000	50	14.5%	1	500,000	3	50,200	7	289,100	
240	Coburg I-5	8	4	2	3	50.0%	1	275,000	8	16	11	-15.4%	8	344,100	229,000	44	17.2%	-	-	-	-	-	-	
241	N Gilham	31	27	5	21	5.0%	19	411,200	59	85	67	-6.9%	57	336,100	280,000	67	8.2%	-	-	-	-	2	368,000	
242	Ferry Street Bridge	38	36	2	38	-13.6%	29	284,700	36	136	113	-9.6%	109	310,000	283,000	59	9.1%	-	-	1	115,000	2	464,000	
243	E Eugene	50	43	2	32	-34.7%	26	395,300	56	145	113	-16.9%	90	358,500	317,000	60	13.3%	-	-	12	92,800	3	382,700	
244	SW Eugene	89	72	8	48	-38.5%	37	445,100	96	202	167	-22.7%	133	365,500	305,000	103	9.6%	-	-	8	219,600	2	311,500	
245	W Eugene	14	9	1	12	9.1%	10	215,000	25	51	42	-8.7%	40	228,300	209,000	31	13.6%	1	285,000	-	-	5	408,800	
246	Danebo	41	78	5	67	34.0%	45	212,200	18	214	196	8.9%	149	202,700	214,900	37	19.2%	1	244,000	-	-	6	235,200	
247	River Road	19	22	2	17	-22.7%	13	219,500	24	67	58	-18.3%	49	246,600	235,000	50	7.8%	-	-	-	-	3	589,300	
248	Santa Clara	27	35	2	39	-25.0%	31	281,800	75	134	132	-8.3%	107	273,700	264,000	55	10.5%	-	-	4	84,000	4	247,400	
249	Springfield	38	50	5	41	13.9%	30	208,700	42	147	131	-4.4%	109	206,400	187,000	46	13.9%	2	464,000	5	175,600	13	313,700	
250	Mohawk Valley	9	5	1	4	-33.3%	5	234,800	159	20	21	40.0%	20	305,200	308,500	165	14.8%	-	-	4	178,400	-	-	
	Grand Total	654	577	58	488	-11.8%	361	295,200	56	1,867	1,599	-10.5%	1,300	273,700	247,000	67	9.6%	8	469,300	83	138,800	58	317,500	

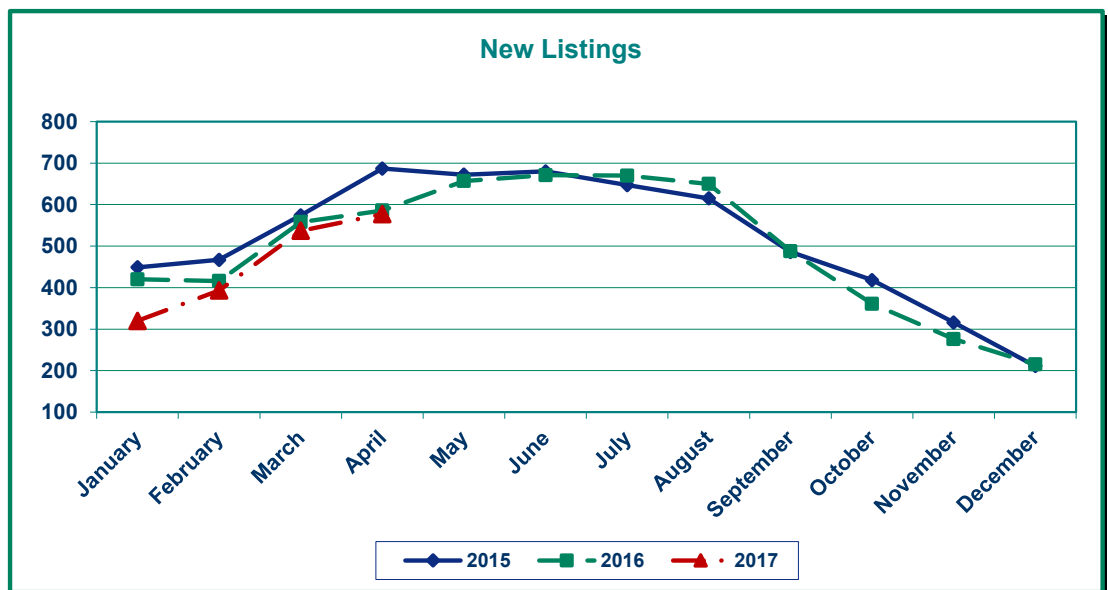
ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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



NEW LISTINGS GREATER LANE COUNTY, OR

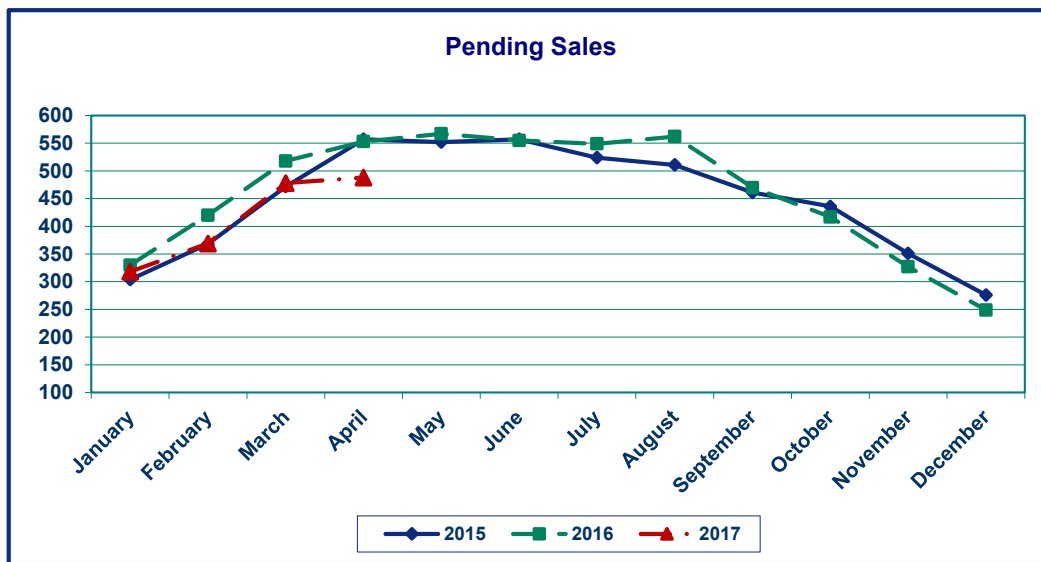
This graph shows the new residential listings over the past three calendar years in Greater Lane County, Oregon.



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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/16-4/30/17) with 12 months before (5/1/15-4/30/16).

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

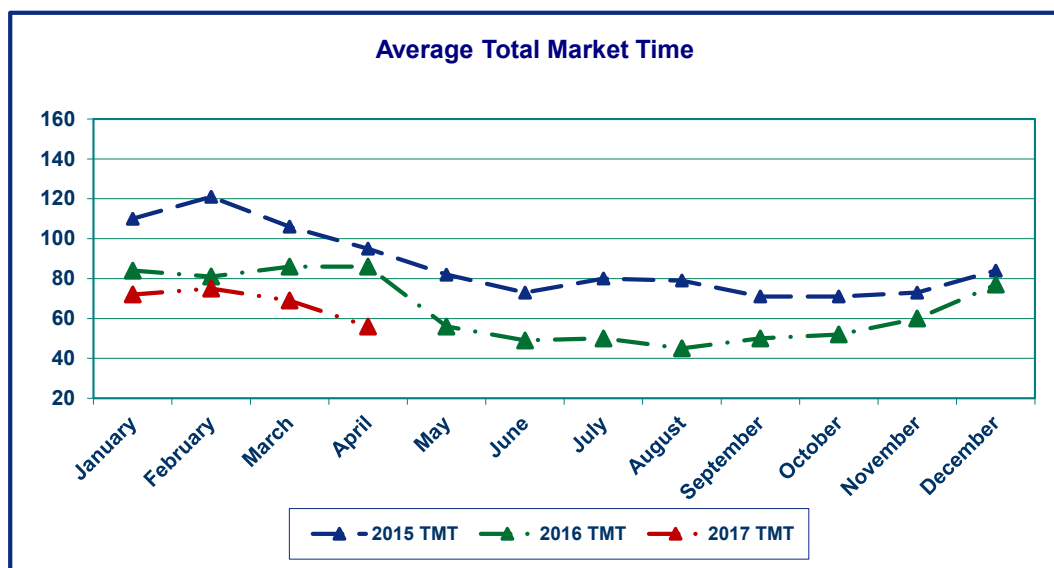
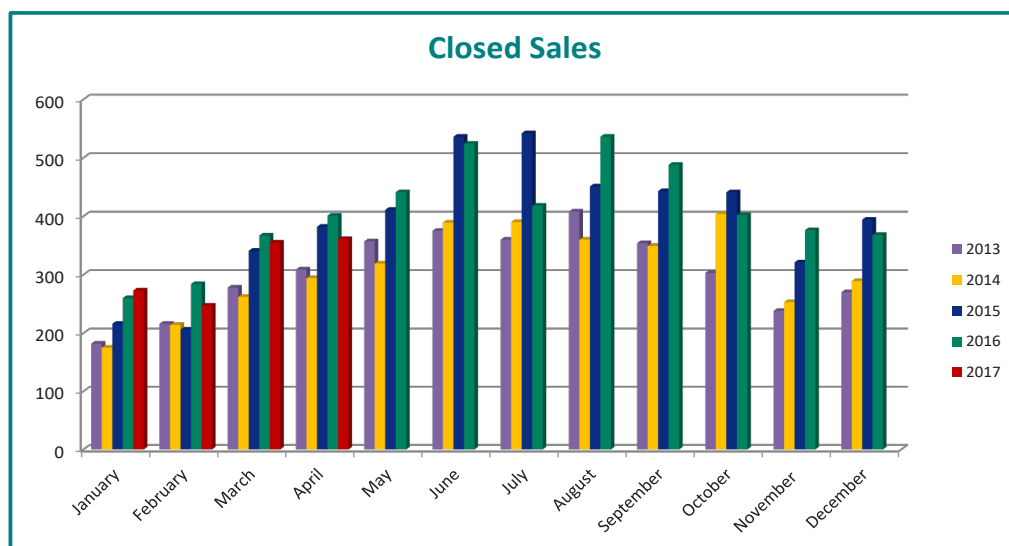
GREATER LANE COUNTY, OR

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

CLOSED SALES

GREATER LANE COUNTY, OR

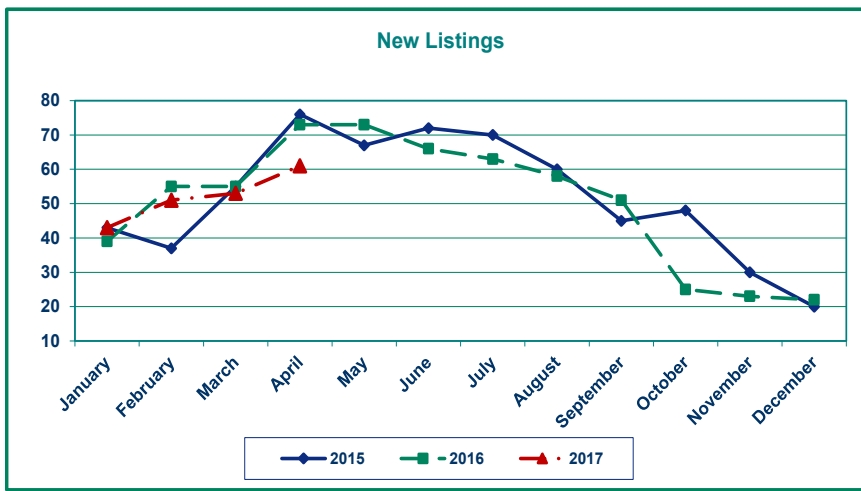
This graph shows the closed sales over the past five calendar years in Greater Lane County, Oregon.



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

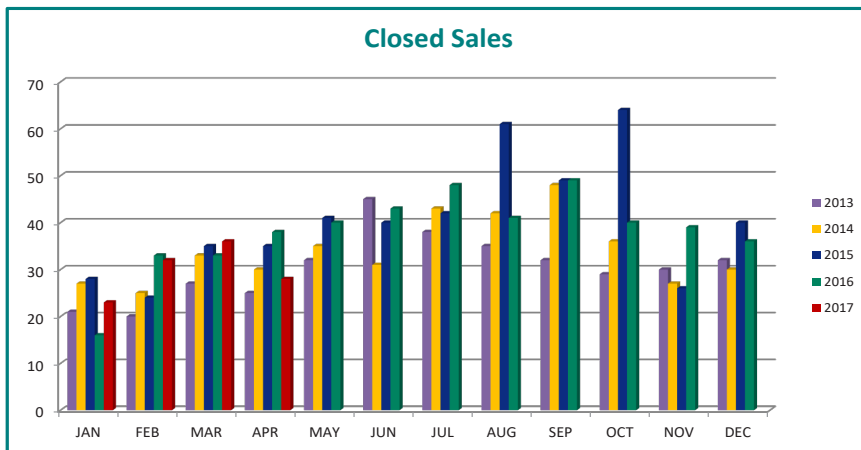
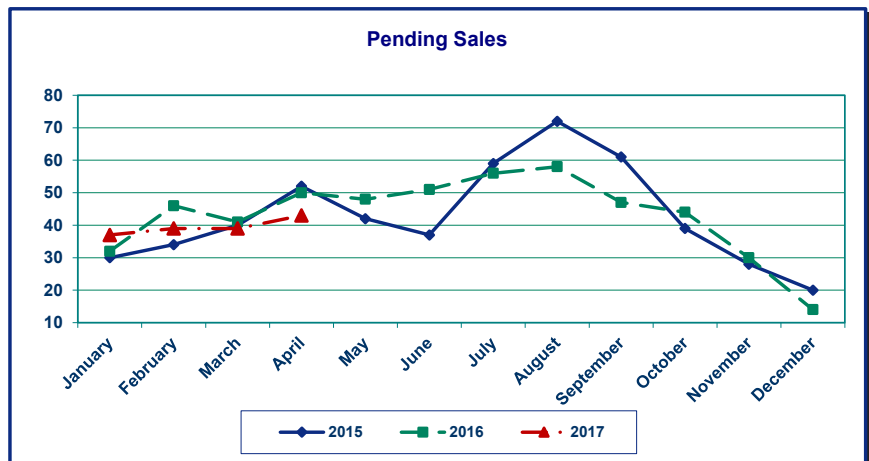
FLORENCE, OR

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

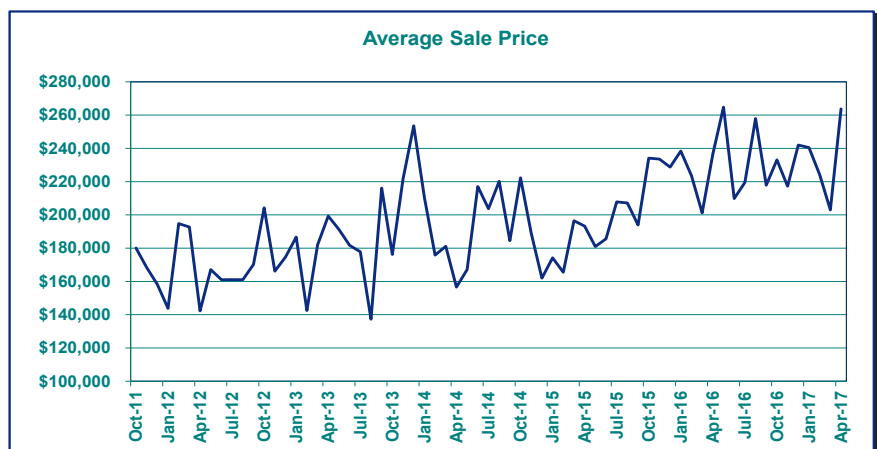
FLORENCE, OR

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.

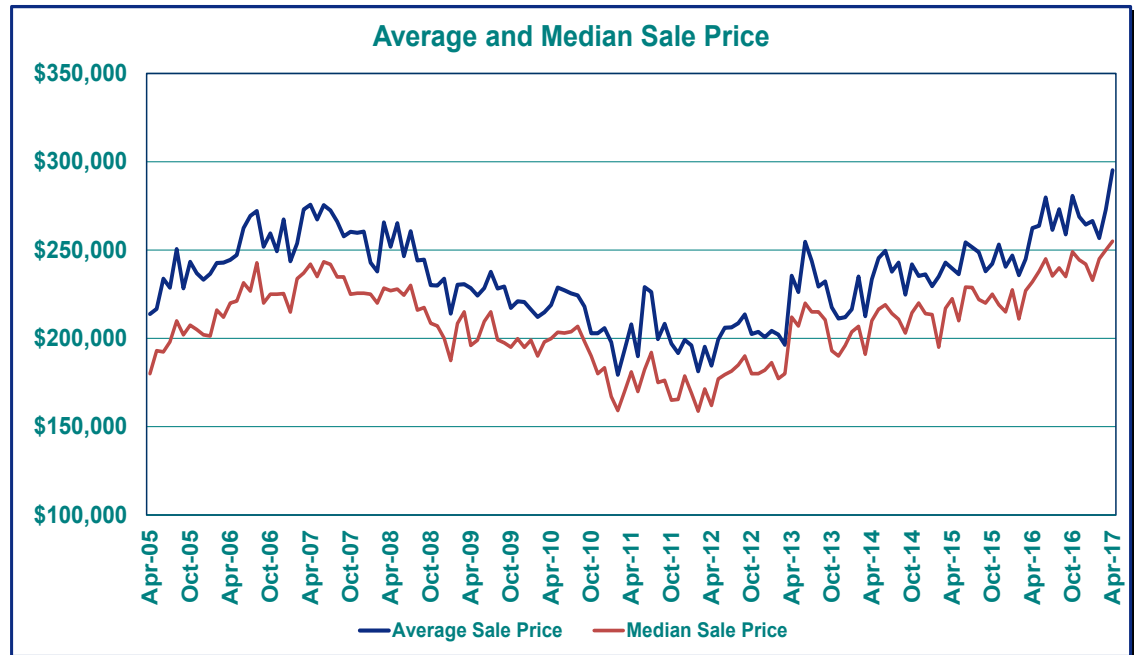
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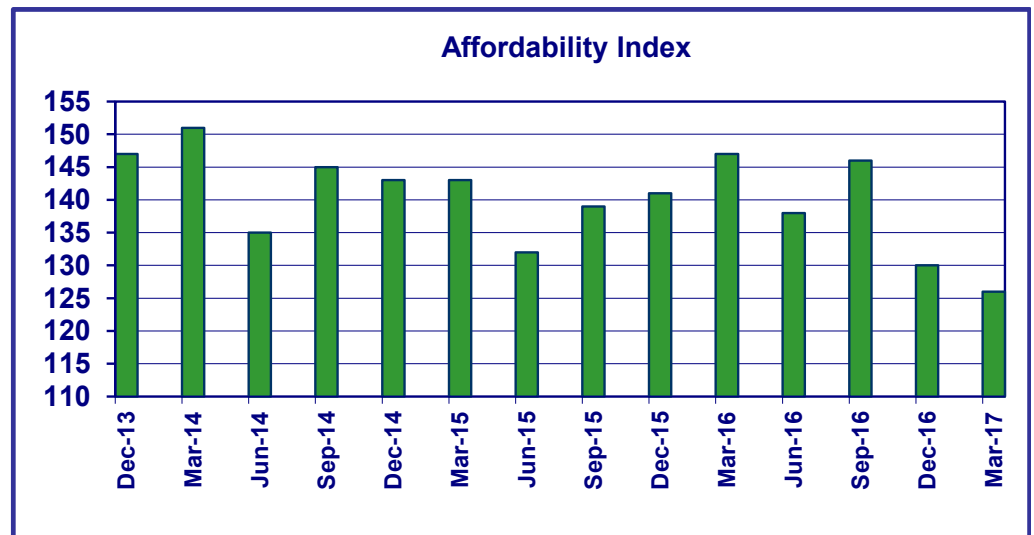
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AFFORDABILITY
Lane County, OR

This graph shows the affordability for housing in Lane County, Oregon in March 2017.



AFFORDABILITY - According to a formula from the National Association of REALTORS®, buying a house in the Lane County area is affordable for a family earning the median income. A family earning the median income (\$59,000 in 2017, per HUD) can afford 126% of a monthly mortgage payment on a median priced home (\$250,000 in March). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 4.2% (per Freddie Mac).



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

April 2017 Reporting Period

April Residential Highlights

Closed sales repeated its strong month this April in the Mid-Columbia region. Ending at 86, closed sales rose 4.9% ahead of the 82 closings recorded last year in April 2016 and 17.8% ahead of the 73 closings recorded last month in March 2017. This represented the strongest April for closings in the region on the RMLS™ record, going back to 2006.

New listings, at 132, were 9.0% cooler than the 145 new listings offered last year in April 2016 but surged 36.1% ahead of those offered last month in March 2017.

Pending sales, at 94 for the month, ended just one under the 95 offers accepted last year in April 2016 (-1.1%) but cooled 11.3% from last month in March 2017.

Inventory decreased just slightly in April, ending at 2.8 months. During the same time, total market time rose to 147 days.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending April 30th of this year (\$288,200) with the average price of homes ending April 2016 (\$262,200) shows an increase of 9.9%. The same comparison of the median shows an increase of 8.7% over the same period.

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

Average Sale Price % Change:

+9.9% (\$288,200 v. \$262,200)

Median Sale Price % Change:

+8.7% (\$245,000 v. \$225,300)

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	2.8
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.

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

Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	April	132	94	86	318,600	240,900	147
	March	97	106	73	282,500	243,100	115
	Year-to-date	337	307	272	284,600	237,000	127
2016	April	145	95	82	277,800	217,500	134
	Year-to-date	409	342	257	259,000	229,500	142
Change	April	-9.0%	-1.1%	4.9%	14.7%	10.8%	9.5%
	Prev Mo 2017	36.1%	-11.3%	17.8%	12.8%	-0.9%	27.8%
	Year-to-date	-17.6%	-10.2%	5.8%	9.9%	3.3%	-10.7%

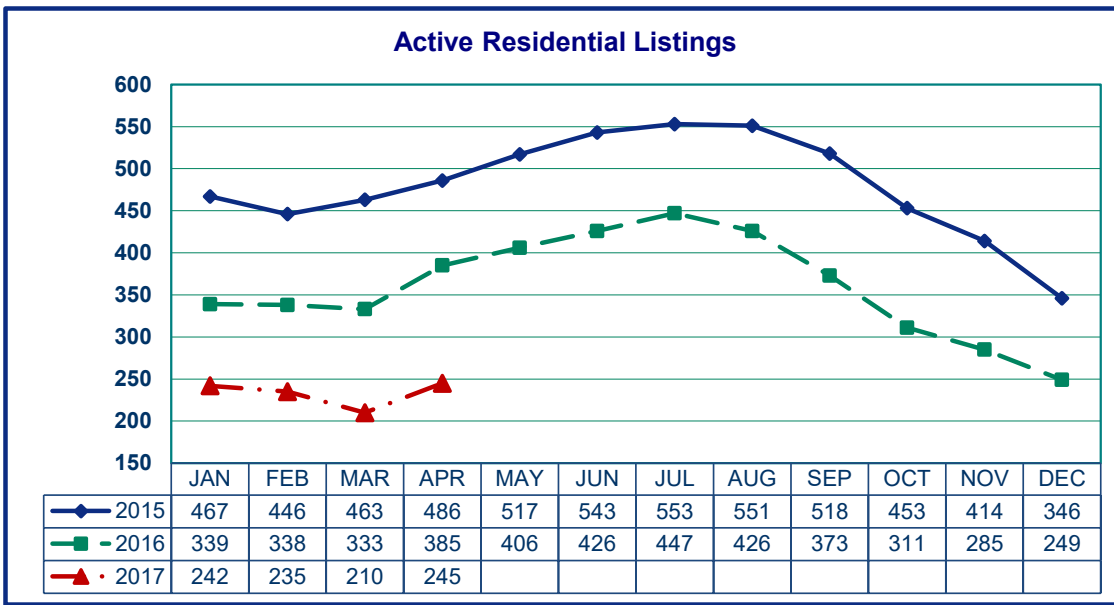
AREA REPORT • 4/2017

Mid-Columbia

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date						Year-To-Date	Year-To-Date		Year-To-Date			
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2017 v. 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	20	10	3	8	60.0%	8	484,300	168	20	23	27.8%	19	441,000	326,000	15.9%	2	267,500	6	105,800	1	330,000
101	Snowden	5	3	0	5	400.0%	0	-	-	4	6	500.0%	0	-	-	20.2%	0	-	0	-	0	-
102	Trout Lake/ Glenwood	7	2	1	0	-100.0%	1	445,000	224	3	4	0.0%	2	408,800	408,800	12.9%	-	-	4	179,800	-	-
103	Husum/ BZ Corner	2	-	0	1	0.0%	1	417,000	231	-	4	33.3%	2	348,800	348,800	-13.2%	-	-	5	109,800	-	-
104	Lyle/ High Prairie	10	3	1	2	100.0%	-	-	-	7	3	-40.0%	4	306,900	326,300	15.0%	-	-	5	93,600	-	-
105	Dallesport/ Murdock	6	4	1	3	0.0%	3	92,700	523	10	9	50.0%	8	156,200	110,000	2.0%	-	-	3	56,600	-	-
106	Appleton/ Timber Valley	2	1	0	0	-100.0%	0	-	-	1	-	-100.0%	0	0	-	42.6%	-	-	1	35,000	-	-
108	Goldendale/ Centerville	35	21	4	11	0.0%	5	193,700	202	42	31	-8.8%	33	189,700	170,000	13.6%	-	-	14	64,700	-	-
109	Bickleton/ East County	-	0	0	0	-	0	-	-	0	-	-100.0%	1	359,000	359,000	224.2%	-	-	-	-	-	-
110	Klickitat	3	1	0	0	-100.0%	1	72,500	276	2	3	-40.0%	4	88,000	82,300	10.9%	-	-	-	-	-	-
	Klickitat Co. Total	90	45	10	30	20.0%	19	318,700	245	89	83	5.1%	73	265,000	235,000	12.8%	2	267,500	38	91,600	1	330,000
111	Skamania	3	0	0	0	-100.0%	0	0	0	2	4	100.0%	3	242,500	190,000	-0.9%	-	-	2	220,000	-	-
112	North Bonneville	2	3	0	2	-33.3%	1	240,000	1	5	3	-66.7%	2	215,800	215,800	17.0%	-	-	1	52,000	2	390,800
113	Stevenson	5	2	1	2	-50.0%	0	0	0	8	5	-70.6%	8	299,600	276,000	-2.3%	-	-	6	94,100	-	-
114	Carson	6	1	0	3	-	4	269,800	90	12	12	-14.3%	12	249,600	203,500	36.5%	-	-	4	134,400	1	352,000
115	Home Valley	-	-	-	0	-	0	-	-	0	1	-50.0%	2	312,500	312,500	3.3%	-	-	-	-	-	-
116	Cook, Underwood, Mill A, Willard	5	5	0	2	-	0	-	-	7	6	200.0%	4	313,800	326,000	5.0%	-	-	-	-	-	-
117	Unincorporated North	13	2	0	1	-	0	-	-	2	5	66.7%	4	125,900	117,500	24.8%	-	-	1	15,000	-	-
	Skamania Co. Total	34	13	1	10	25.0%	5	263,800	72	36	36	-26.5%	35	255,300	225,000	8.9%	-	-	14	114,900	3	377,900
351	The Dalles	38	27	4	25	-7.4%	30	216,000	158	103	99	-3.9%	83	203,600	188,000	12.1%	-	-	12	55,300	2	155,000
352	Dufur	1	1	-	1	-50.0%	3	148,300	20	5	5	66.7%	5	138,000	165,000	47.0%	-	-	1	50,000	-	-
353	Tygh Valley	4	0	1	1	-	1	190,000	334	2	3	-	1	190,000	190,000	3.2%	-	-	-	-	-	-
354	Wamic/ Pine Hollow	10	2	0	2	-	0	-	-	6	3	-40.0%	2	100,900	100,900	21.9%	-	-	1	55,000	-	-
355	Maupin/ Pine Grove	11	2	0	0	-	1	55,000	19	7	3	0.0%	3	95,300	55,000	-20.9%	-	-	2	332,500	1	215,000
356	Rowena	2	1	0	0	-100.0%	0	-	-	1	1	0.0%	1	225,000	225,000	22.3%	-	-	-	-	-	-
357	Mosier	4	3	0	1	-50.0%	-	-	-	4	3	-75.0%	4	280,000	310,200	25.1%	-	-	3	201,200	-	-
	Wasco Co. Total	70	36	5	30	-6.3%	35	204,900	147	128	117	-7.9%	99	198,100	185,000	9.9%	-	-	19	107,200	3	175,000
361	Cascade Locks	3	3	2	3	50.0%	6	222,800	102	7	9	12.5%	10	229,700	240,700	29.8%	-	-	2	52,800	-	-
362	Hood River City	17	18	0	9	-40.0%	12	517,400	45	40	36	-10.0%	28	450,300	417,500	15.6%	4	1,597,900	4	347,500	-	-
363	Hood River-W	13	8	0	9	28.6%	5	684,300	145	17	16	-11.1%	13	686,600	586,500	20.5%	-	-	-	-	-	-
364	Hood River-E	4	0	0	0	-	0	-	-	3	3	-	3	476,700	370,000	-11.0%	-	-	-	-	-	-
366	Odell	1	1	-	0	-100.0%	0	-	-	2	0	-100.0%	1	385,000	385,000	7.2%	-	-	1	772,800	-	-
367	Parkdale/ Mt. Hood	6	6	2	3	-25.0%	4	472,500	154	9	7	-46.2%	10	388,900	345,400	15.3%	-	-	2	213,600	-	-
	Hood River Co. Total	44	36	4	24	-17.2%	27	476,200	92	78	71	-15.5%	65	454,400	405,000	11.7%	4	1,597,900	9	299,500	-	-
370	Sherman Co.	7	2	0	0	-100.0%	0	0	0	6	-	-100.0%	-	-	-	50.1%	1	115,000	1	42,500	-	-

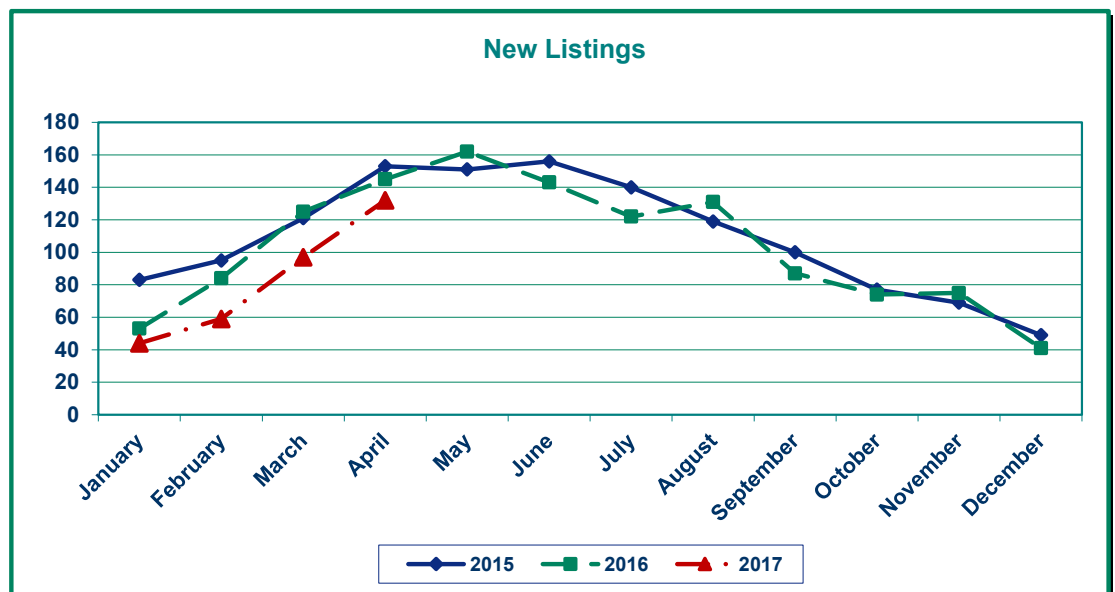
ACTIVE RESIDENTIAL LISTINGS MID-COLUMBIA

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 April 2017 with April 2016. The Year-To-Date section compares 2017 year-to-date statistics through April with 2016 year-to-date statistics through April.

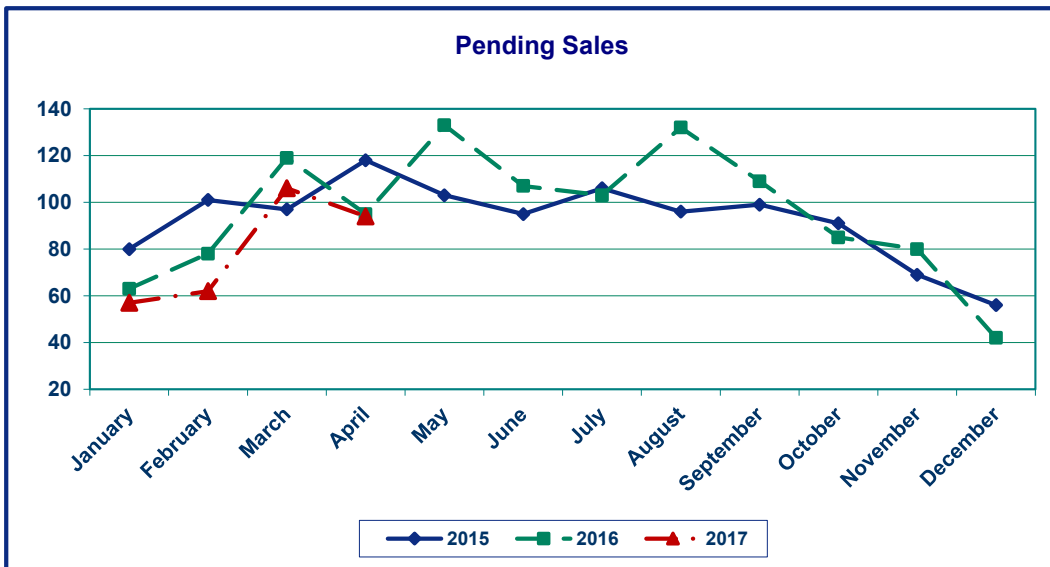
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PENDING LISTINGS

MID-COLUMBIA

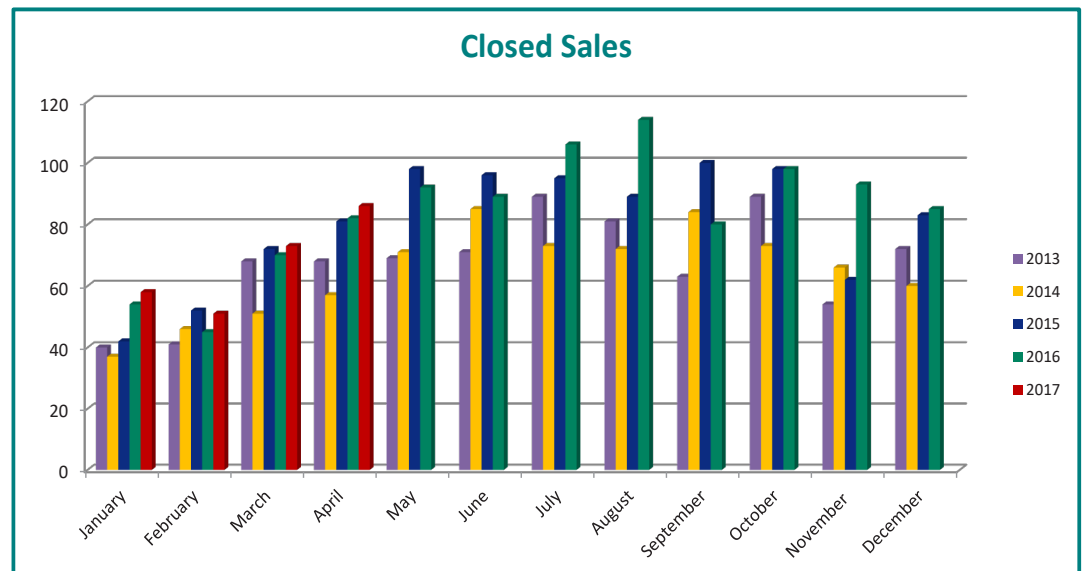
This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.



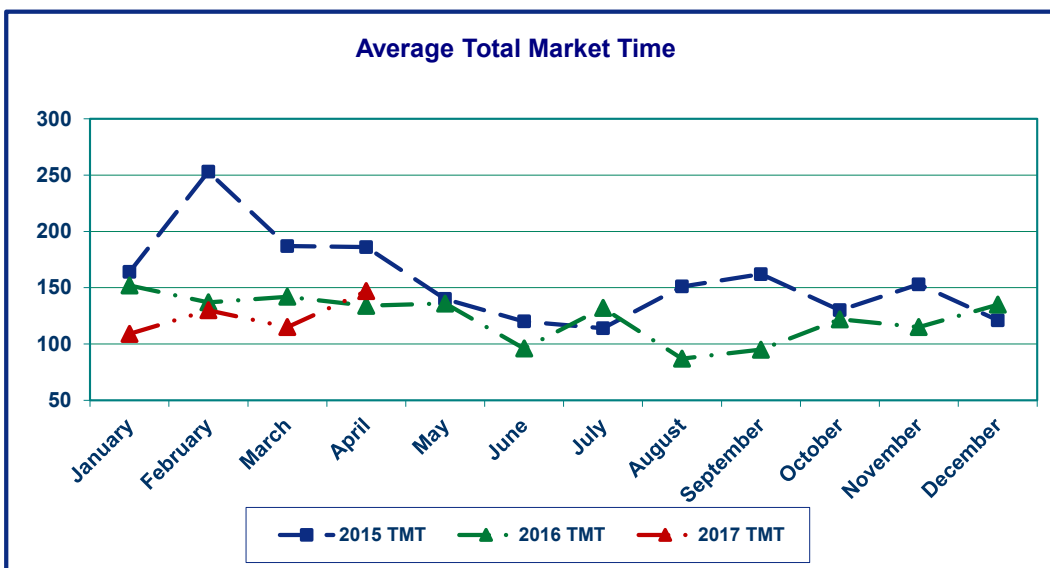
CLOSED SALES

MID-COLUMBIA

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



Average Total Market Time



DAYS ON MARKET

MID-COLUMBIA

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

SALE PRICE
MID-COLUMBIA

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

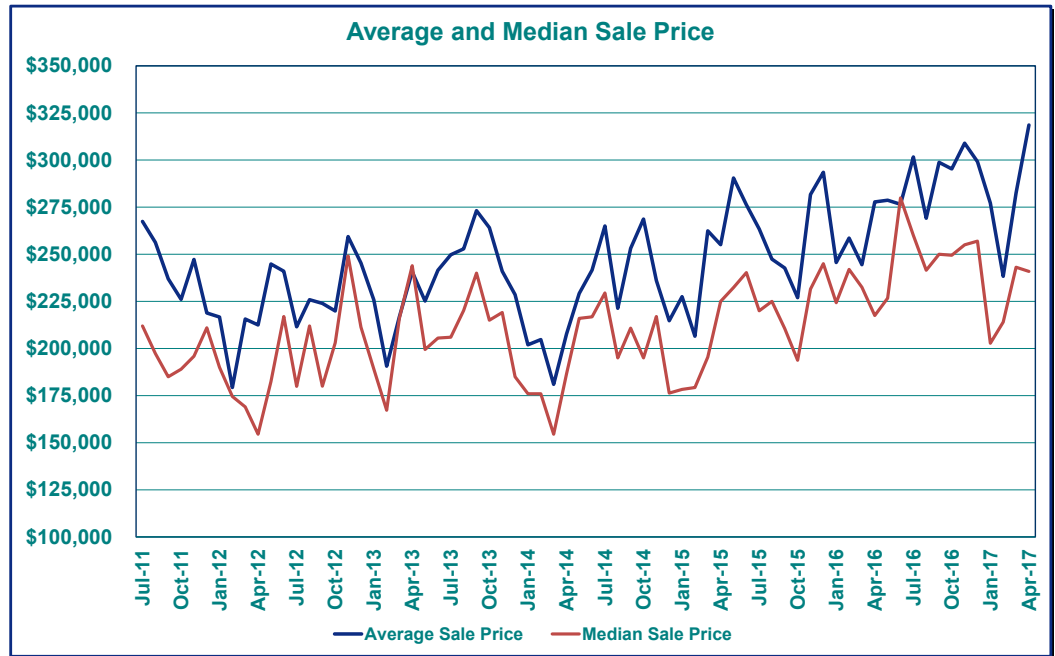
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Jeff Wiren, Chairman of the Board
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Tyler Chaudhary, Editor

MARKET ACTION



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

Residential Review: North Coastal Counties, Oregon

April 2017 Reporting Period

April Residential Highlights

Pending sales warmed up this April in the North Coastal Counties. At 191 strong, pending sales outpaced April 2016 (167) by 14.4% and last month, March 2016 (179), by 6.7%. This was the strongest April for pending sales in the region on the RMLS™ record, dating to 1992!

New listings, at 252, rose 0.8% from the 250 new listings offered last month in March 2017, but fell 9.7% short of the 279 that were offered last year in April 2016.

There were 99 closings in April, a decrease of 15.4% compared to April 2016 (117) and 16.1% compared to March 2017 (118).

Total market time decreased by 30 days in April, ending at 130 days. Inventory during the same period increased to 9.1 months.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending April 30th of this year (\$311,800) with the average price of homes sold in the twelve months ending April 2016 (\$282,000) shows an increase of 10.6%. The same comparison of the median shows an increase of 11.8% 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	9.1
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:
+10.6% (\$311,800 v. \$282,000)
Median Sale Price % Change:
+11.8% (\$265,000 v. \$237,000)

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

Note: RMLS™ is a supplementary MLS for the North Coastal Counties, so data reported will not reflect the entire market.

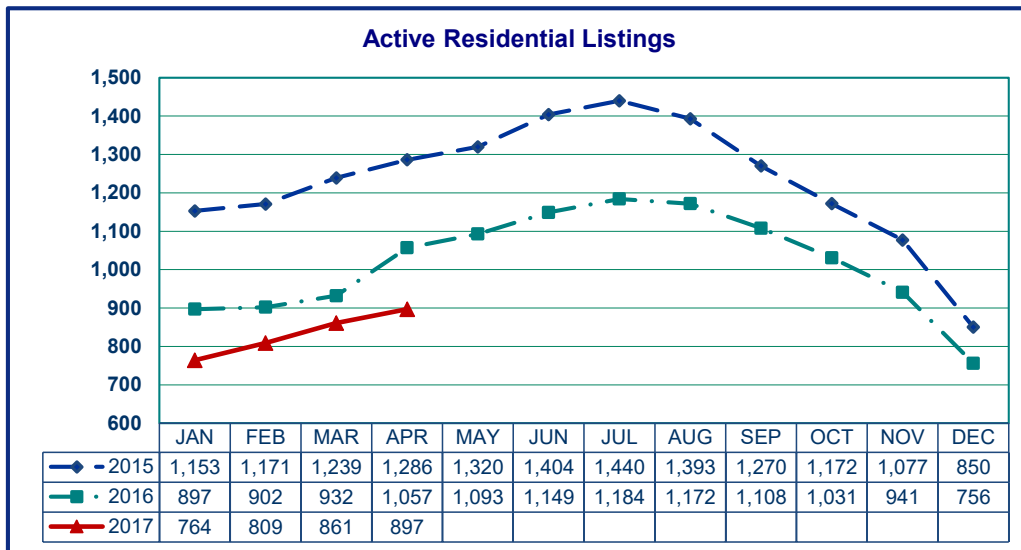
North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	April	252	191	99	306,800	255,000	130
	March	250	179	118	279,900	244,900	160
	Year-to-date	867	569	434	307,500	256,000	153
2016	April	279	167	117	273,800	229,000	170
	Year-to-date	895	542	434	278,500	230,000	166
Change	April	-9.7%	14.4%	-15.4%	12.1%	11.4%	-23.5%
	Prev Mo 2017	0.8%	6.7%	-16.1%	9.6%	4.1%	-18.8%
	Year-to-date	-3.1%	5.0%	0.0%	10.4%	11.3%	-7.5%

AREA REPORT • 4/2017

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/Canclaed 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
180	Astoria	51	24	1	15	-34.8%	9	276,100	89	73	66	-17.5%	49	274,700	258,000	14.7%	3	225,700	8	63,500	1	352,200
181	Hammond/ Warrenton	45	8	2	18	50.0%	7	219,600	29	71	49	8.9%	32	263,000	251,800	-0.6%	2	240,000	-	-	1	400,000
182	Gearhart West	53	16	1	8	33.3%	9	530,000	180	43	25	19.0%	24	479,300	399,000	-1.6%	-	-	9	131,300	-	-
183	Gearhart East	6	0	1	2	100.0%	2	261,800	112	5	8	33.3%	4	277,100	274,300	7.8%	-	-	-	-	-	-
184	Seaside Northwest	8	3	3	4	300.0%	1	230,000	368	12	9	80.0%	7	207,000	230,000	-2.5%	-	-	-	-	-	-
185	Seaside North Central	16	6	2	2	-50.0%	2	246,800	2	22	11	-21.4%	9	177,200	135,000	7.6%	-	-	-	-	-	-
186	Seaside Southwest	31	6	3	2	-71.4%	5	449,900	87	28	16	-5.9%	15	439,200	355,000	16.2%	-	-	1	191,800	-	-
187	Seaside South Central	8	4	0	1	-75.0%	0	-	-	7	3	-57.1%	3	307,200	185,000	32.5%	-	-	-	-	-	-
188	Seaside East	10	5	1	1	-85.7%	2	478,800	19	20	10	-23.1%	7	290,500	265,000	6.3%	-	-	1	65,000	-	-
189	Cannon Beach/ Tolovana Park	72	10	4	9	12.5%	3	412,000	23	43	25	0.0%	22	426,500	371,900	29.1%	3	1,119,200	7	296,700	-	-
190	Arch Cape/ Cove Beach/ Falcon Cove	10	1	1	1	-	2	405,000	41	13	7	250.0%	6	515,600	532,500	18.2%	-	-	2	125,500	-	-
191	Rural Clatsop County	25	9	1	7	250.0%	-	-	-	23	13	44.4%	3	181,600	144,900	-12.2%	2	152,500	4	41,900	-	-
	Clatsop County	335	92	20	70	-6.7%	42	364,100	91	360	242	-0.8%	181	332,000	274,000	15.2%	10	482,000	32	138,800	2	376,100
97102	Arch Cape	2	0	1	0	-	0	-	-	1	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97130	Manzanita	39	19	1	12	0.0%	2	330,000	60	39	24	-20.0%	14	408,500	375,000	0.7%	-	-	6	164,700	-	-
97131	Nehalem	17	6	4	2	0.0%	2	146,300	17	15	9	-35.7%	7	198,800	201,100	20.3%	-	-	5	88,600	-	-
97147	Wheeler	1	1	0	1	-	1	236,600	823	2	2	0.0%	1	236,600	236,600	4.2%	1	1,300,000	2	67,000	-	-
97136	Rockaway Beach	58	18	6	19	90.0%	12	196,900	140	52	48	45.5%	32	197,900	179,500	3.9%	-	-	9	41,600	-	-
97107	Bay City	5	3	-	2	100.0%	1	200,000	7	9	10	-9.1%	6	165,500	133,500	1.6%	-	-	3	35,000	-	-
97118	Garibaldi	6	1	-	2	100.0%	1	170,000	258	5	6	100.0%	10	200,700	172,000	22.1%	-	-	-	-	1	265,000
97143	Netarts	10	4	0	1	-50.0%	0	-	-	5	4	-60.0%	2	178,000	178,000	7.3%	-	-	1	35,000	-	-
97141	Tillamook	35	11	3	9	0.0%	3	137,000	73	40	28	-6.7%	32	205,200	189,500	11.3%	-	-	7	77,800	-	-
97134	Oceanside	17	6	-	3	200.0%	2	485,000	145	22	14	180.0%	11	455,600	434,000	11.6%	-	-	2	82,500	-	-
97108	Beaver	2	1	1	0	-	0	-	-	1	0	-100.0%	1	480,000	480,000	-2.2%	-	-	-	-	-	-
97122	Hebo	-	0	0	1	-50.0%	0	-	-	-	1	-66.7%	0	-	-	13.6%	0	-	0	-	0	-
97112	Cloverdale	9	1	2	-	-	-	-	-	11	4	300.0%	4	205,400	232,500	-12.6%	-	-	3	174,300	-	-
97135	Pacific City	39	10	2	5	66.7%	1	300,000	7	34	15	36.4%	5	370,500	300,000	0.6%	-	-	8	139,300	-	-
97149	Neskowin	29	6	3	6	0.0%	1	135,000	153	28	11	37.5%	10	538,300	520,000	20.9%	-	-	1	500,000	-	-
	Tillamook County	269	87	23	63	37.0%	26	220,700	138	264	176	8.0%	135	275,200	218,000	8.4%	1	1,300,000	47	104,800	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/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
97367	Lincoln City	117	23	13	24	41.2%	15	316,100	97	100	72	20.0%	57	281,400	234,900	4.2%	1	215,000	10	58,100	-	-
97368	Neotsu	5	2	0	1	-50.0%	1	230,000	323	5	2	-33.3%	2	314,500	314,500	54.5%	-	-	-	-	-	-
97341	Otis	10	4	-	4	100.0%	2	281,000	353	11	7	-30.0%	3	291,300	307,000	-23.3%	-	-	2	21,300	-	-
97388	Depoe Bay	46	8	5	9	80.0%	5	274,400	471	28	27	42.1%	23	365,900	300,000	9.9%	1	840,000	6	114,200	1	170,000
97369	Gleneden Beach	45	11	0	3	-50.0%	2	434,500	182	24	13	44.4%	14	400,900	355,000	7.7%	-	-	1	90,000	-	-
97365	Otter Rock	2	1	2	0	-100.0%	0	-	-	3	1	-50.0%	1	382,000	382,000	0.5%	-	-	-	-	-	-
97366	Newport	20	11	3	8	300.0%	1	297,500	9	28	13	8.3%	6	264,700	252,500	17.2%	-	-	-	-	-	-
97343	South Beach	11	6	1	1	0.0%	-	-	-	8	2	100.0%	-	-	-	-8.9%	-	-	1	92,000	-	-
97357	Eddyville	0	0	0	0	-	1	74,000	-	1	3	-	2	111,700	111,700	-	-	-	-	-	-	
97391	Logsdon	1	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
97380	Toledo	2	-	0	1	0.0%	0	-	-	3	1	0.0%	1	139,900	139,900	64.3%	-	-	-	-	-	-
97390	Siletz	2	1	0	1	-	0	-	-	2	1	0.0%	0	-	-	70.2%	0	-	0	-	0	-
97498	Tidewater	4	1	0	0	-100.0%	1	355,000	34	3	1	0.0%	2	236,000	236,000	1.7%	-	-	-	-	-	-
97394	Yachats	8	1	0	3	200.0%	3	280,000	75	9	5	150.0%	4	217,600	232,500	-37.9%	-	-	1	75,000	-	-
97376	Waldport	14	3	1	2	-66.7%	-	-	-	14	2	-81.8%	2	406,000	406,000	8.8%	-	-	1	48,000	-	-
97366	Seal Rock	6	1	0	1	0.0%	0	-	-	3	1	-66.7%	1	145,000	145,000	-22.4%	-	-	1	175,000	-	-
	Lincoln County	293	73	25	58	26.1%	31	301,300	176	243	151	11.9%	118	306,800	275,000	5.0%	2	527,500	23	77,800	1	170,000
	North Coastal Counties Total	897	252	68	191	14.4%	99	306,800	130	867	569	5.0%	434	307,500	256,000	10.6%	13	551,900	102	109,400	4	296,800



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 April 2017 with April 2016. The Year-To-Date section compares 2017 year-to-date statistics through April with 2016 year-to-date statistics through April.

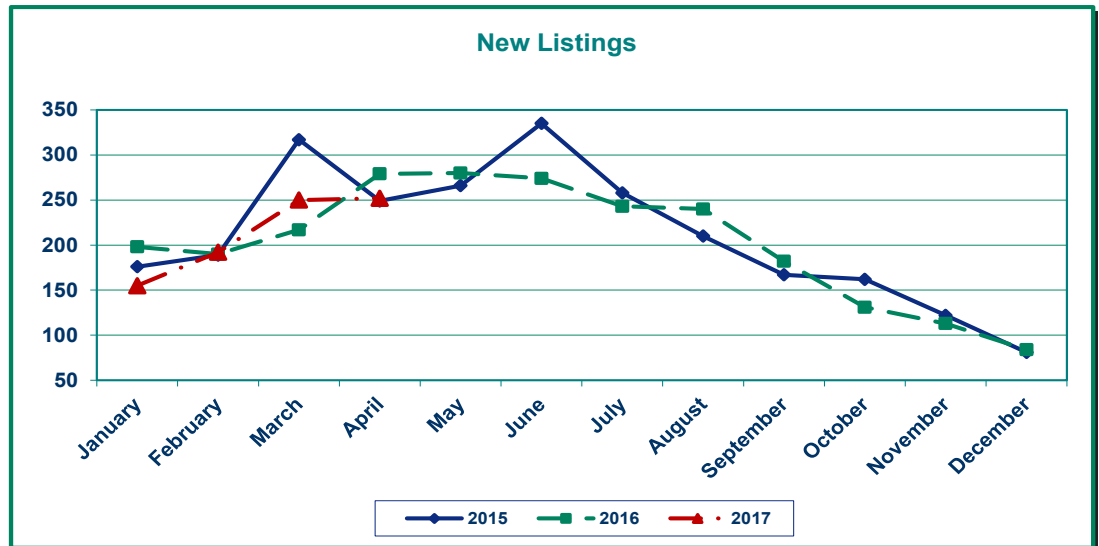
² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/16-4/30/17) with 12 months before (5/1/15-4/30/16).

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

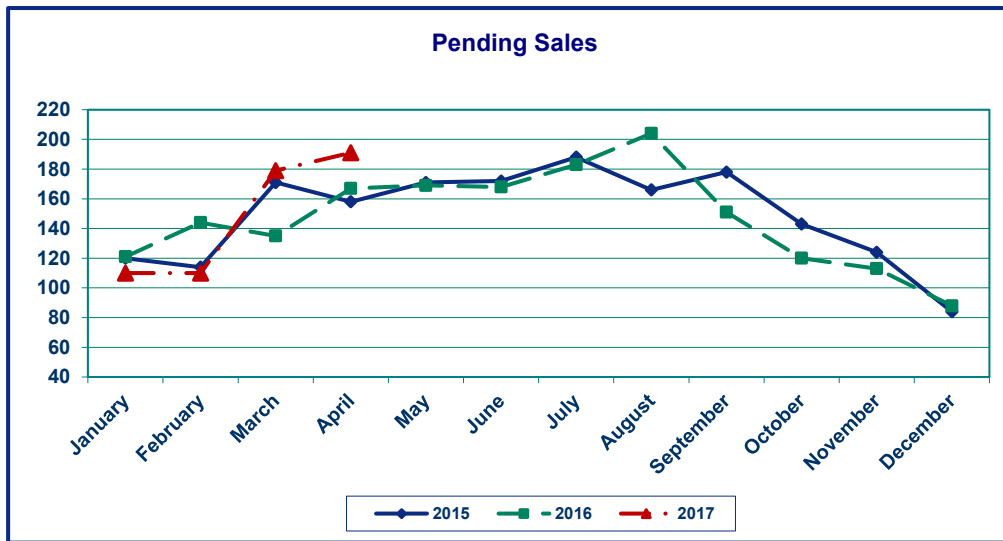
This graph shows the new residential listings over the past three calendar years in the North Coastal Counties of Oregon.



PENDING LISTINGS

NORTH COASTAL COUNTIES, OR

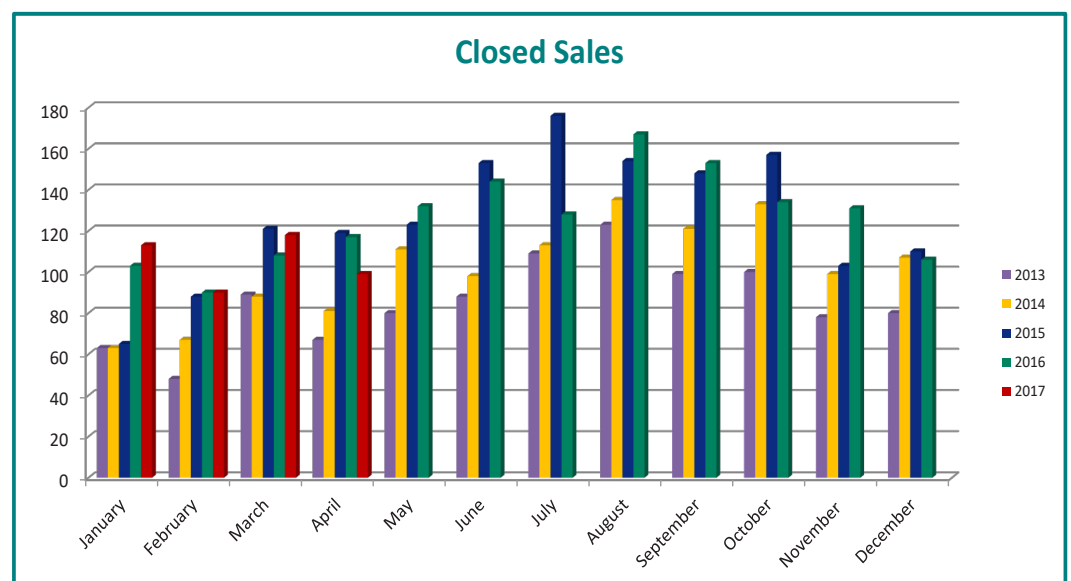
This graph represents monthly accepted offers in the North Coastal Counties of Oregon over the past three calendar years.



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.



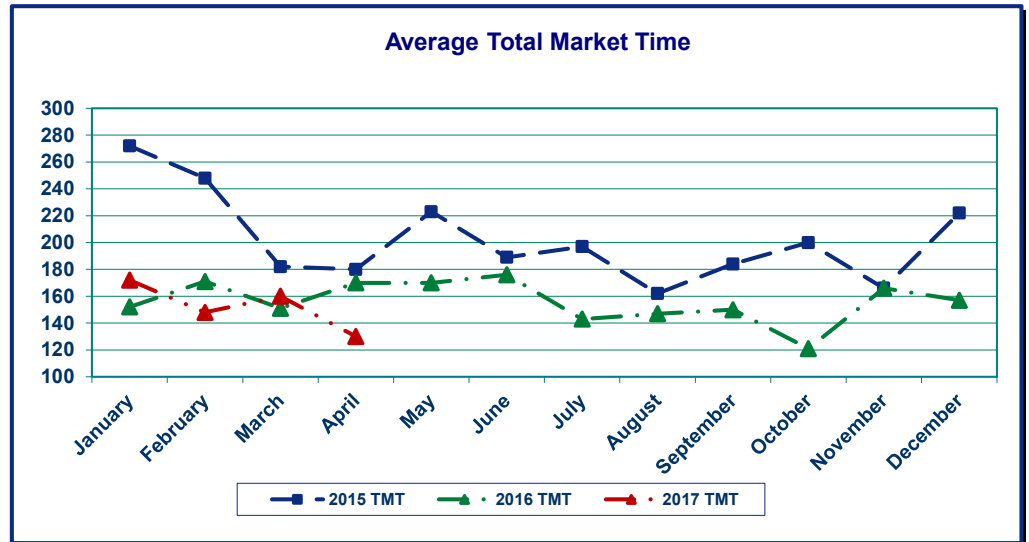
DAYS ON MARKET

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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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.

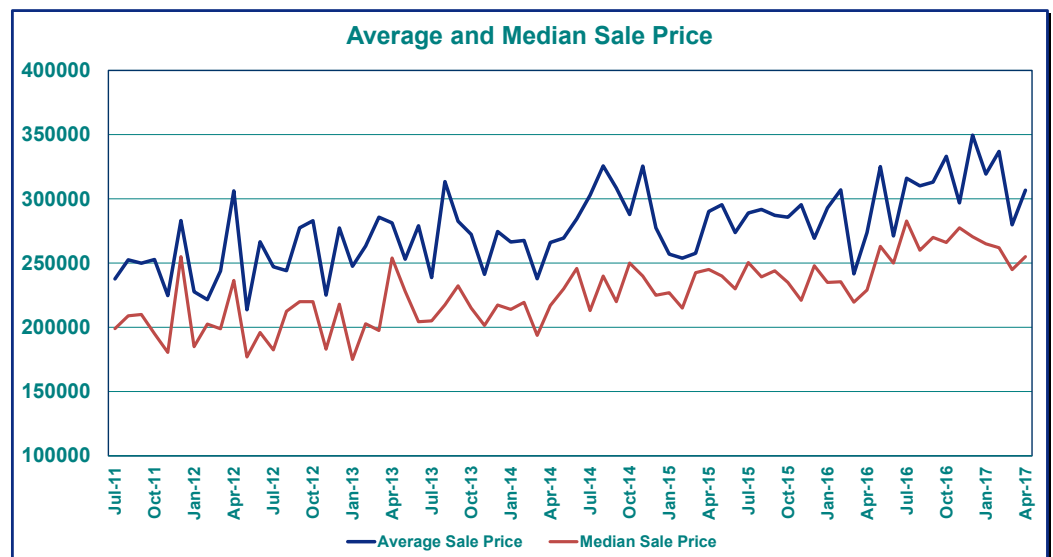
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SALE PRICE

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

April 2017 Reporting Period

April Residential Highlights

April brought mixed activity to Polk and Marion Counties, though numbers are still ahead for this year compared to last. Closed sales, at 159, outpaced April 2016 by two (1.3%), although cooling 7.6% from the 172 closings recorded last month in March 2017.

New listings, at 248, fell one short of the 249 new listings offered last month in March 2017 (-0.4%) but were 5.5% ahead of the 235 new listings offered last year in April 2016.

Pending sales, at 206, fell 8.4% short of last year in April 2016 (225) and 8.8% short of last month in March 2017 (226).

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

Inventory rose very slightly to 2.2 months in April, with total market time decreasing to 57 days.

Average and Median Sale Prices

Comparing the average price in the twelve months ending April 30th of this year (\$268,300) with the average price of homes sold in the twelve months ending April 2016 (\$245,300) shows an increase of 9.4%. The same comparison of the median shows an increase of 10.2% over that same period.

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

Average Sale Price % Change:
+9.4% (\$268,300 v. \$245,300)
Median Sale Price % Change:
+10.2% (\$242,500 v. \$220,000)

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	2.2
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	April	248	206	159	265,100	239,500	57
	March	249	226	172	261,800	249,000	84
	Year-to-date	868	737	618	264,800	246,700	70
2016	April	235	225	157	257,100	236,000	67
	Year-to-date	832	721	536	241,300	225,000	79
Change	April	5.5%	-8.4%	1.3%	3.1%	1.5%	-14.7%
	Prev Mo 2017	-0.4%	-8.8%	-7.6%	1.3%	-3.8%	-32.1%
	Year-to-date	4.3%	2.2%	15.3%	9.7%	9.6%	-11.1%

AREA REPORT • 4/2017

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	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
167	Polk County Except Salem	46	28	11	22	0.0%	17	275,000	122	86	85	30.8%	66	266,400	253,700	8.9%	-	-	8	103,000	-	-
168	West Salem N	38	16	5	15	36.4%	10	313,100	33	72	47	38.2%	35	306,700	293,000	10.9%	-	-	1	48,000	-	-
169	West Salem S	2	1	0	1	-83.3%	2	210,000	16	8	8	-42.9%	6	295,400	283,500	-0.1%	-	0	-	0	-	-

170	Woodburn	39	38	8	35	6.1%	34	245,700	41	141	138	0.7%	127	228,900	214,000	15.9%	2	562,500	2	86,500	3	569,700
	Except Woodburn	103	75	13	50	-3.8%	31	296,900	41	195	149	-17.2%	140	302,600	280,000	6.5%	1	235,000	6	619,500	1	292,500

170	Marion Except Salem/Keizer	142	113	21	85	286.4%	65	270,100	41	336	287	-9.5%	267	267,600	256,000	10.1%	3	453,300	8	486,300	4	500,400
171	Southwest Salem	1	1	0	0	-100.0%	1	405,000	19	3	2	-60.0%	2	465,000	465,000	4.2%	-	-	-	-	-	-
172	South Salem	37	12	9	17	183.3%	16	323,000	53	95	78	36.8%	67	312,500	284,900	12.1%	-	-	2	181,000	-	-
173	Southeast Salem	22	13	1	9	28.6%	11	278,500	157	57	55	3.8%	47	279,900	257,500	11.9%	1	635,000	-	-	-	-
174	Central Salem	7	10	3	13	-43.5%	8	140,900	37	40	39	62.5%	29	153,900	155,000	7.5%	-	-	-	-	2	435,000
175	East Salem S	14	10	2	7	133.3%	4	209,700	65	29	17	-15.0%	16	231,800	199,500	3.1%	-	-	3	88,500	-	-
176	East Salem N	23	21	2	18	-30.8%	9	212,800	17	68	54	5.9%	33	185,300	192,000	4.5%	1	119,000	-	-	-	-
177	South Keizer	1	3	0	4	-97.8%	3	162,300	115	8	10	0.0%	7	203,600	194,500	26.7%	-	-	-	-	2	228,500
178	North Keizer	20	20	3	15	-	13	259,100	24	66	55	-22.5%	43	264,000	240,000	10.1%	-	-	1	147,000	1	206,000

167-169	Polk Co. Grand Total	86	45	16	38	-2.6%	29	283,700	84	166	140	23.9%	107	281,200	268,000	8.7%	-	-	9	96,900	-	-
170-178	Marion Co. Grand Total	267	203	41	168	-25.3%	130	261,000	51	702	597	-1.8%	511	261,300	240,000	9.5%	5	422,800	14	333,200	9	392,700
	Polk & Marion Grand Total	353	248	57	206	-8.4%	159	265,100	57	868	737	2.2%	618	264,800	246,700	9.4%	5	422,800	23	240,700	9	392,700

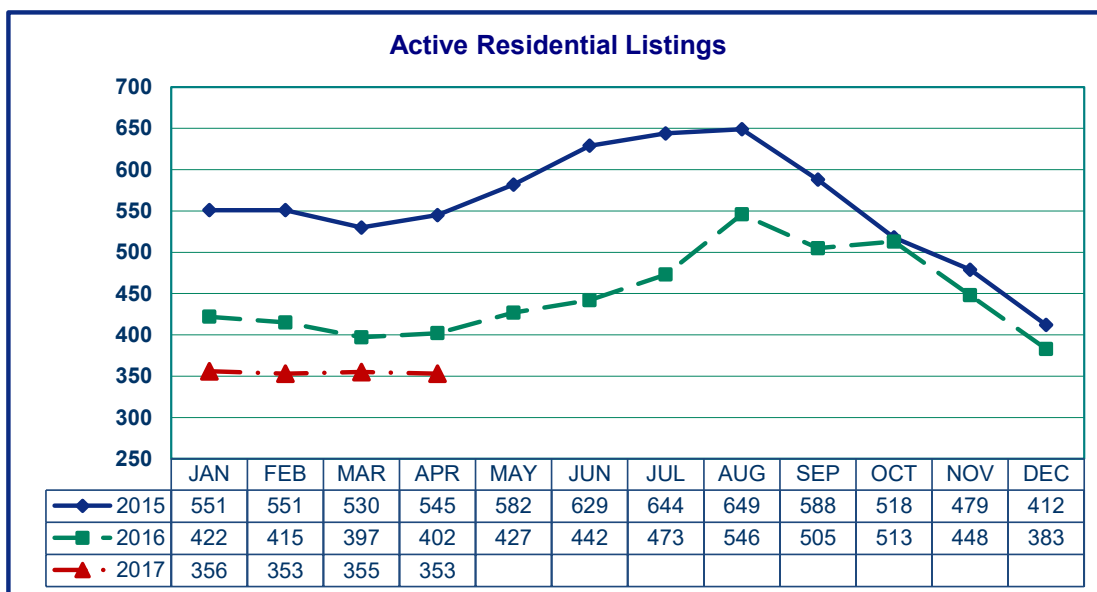
Benton & Linn Counties, Oregon

220	Benton County	27	11	2	8	-	4	443,800	58	39	28	-17.6%	32	303,600	291,500	7.9%	1	406,800	5	71,400	-	-
221	Linn County	94	45	5	50	-	30	206,900	57	189	172	-25.2%	169	216,400	182,300	2.4%	5	315,800	15	132,900	2	182,000

ACTIVE RESIDENTIAL LISTINGS

POLK & MARION COUNTIES, OR

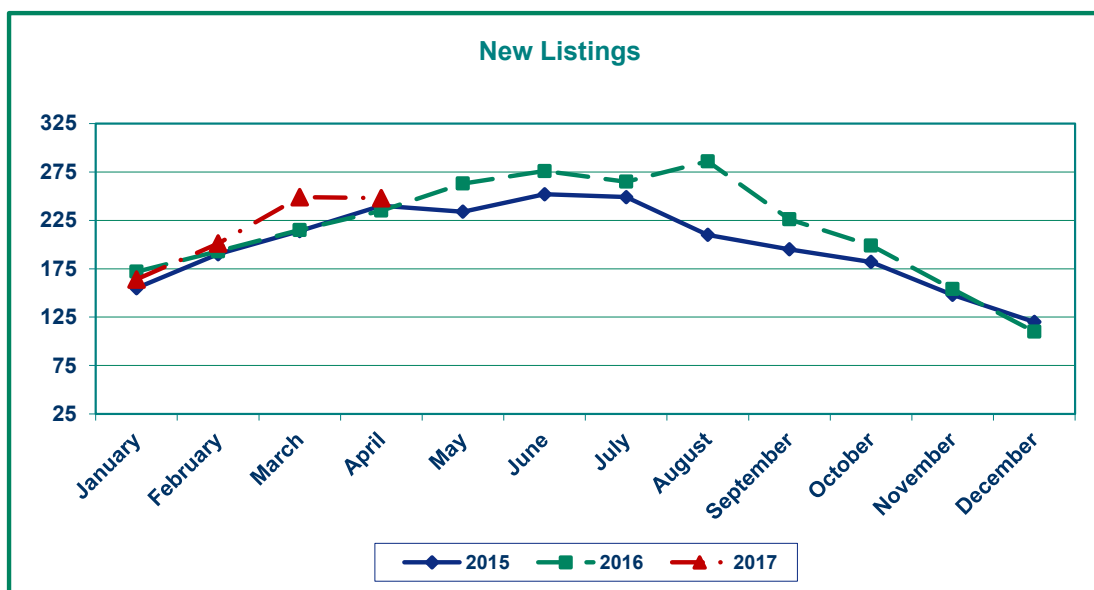
This graph shows the active residential listings over the past three calendar years in Polk and Marion Counties, Oregon.



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 April 2017 with April 2016. The Year-To-Date section compares 2017 year-to-date statistics through April with 2016 year-to-date statistics through April.

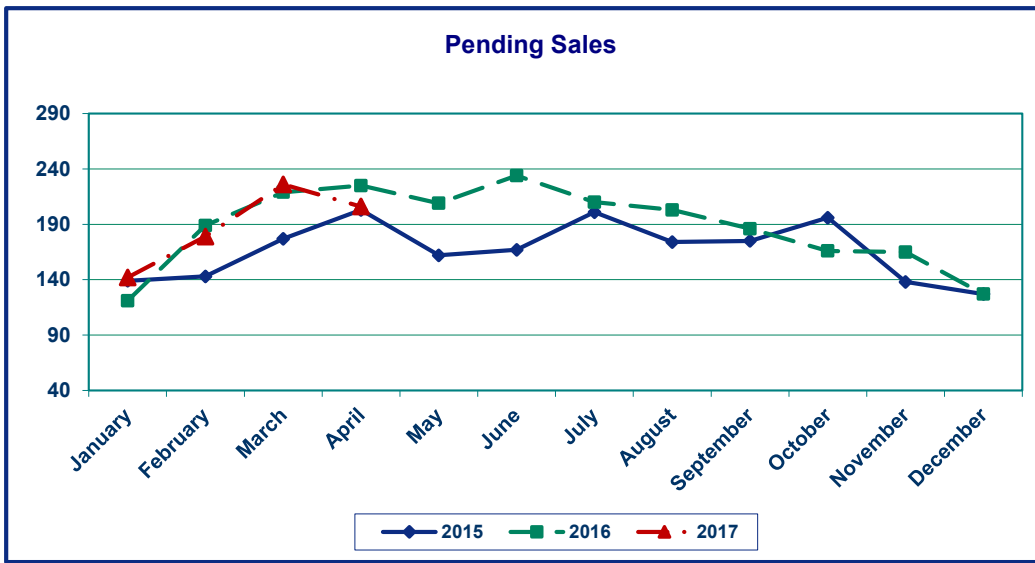
² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/16-4/30/17) with 12 months before (5/1/15-4/30/16).

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

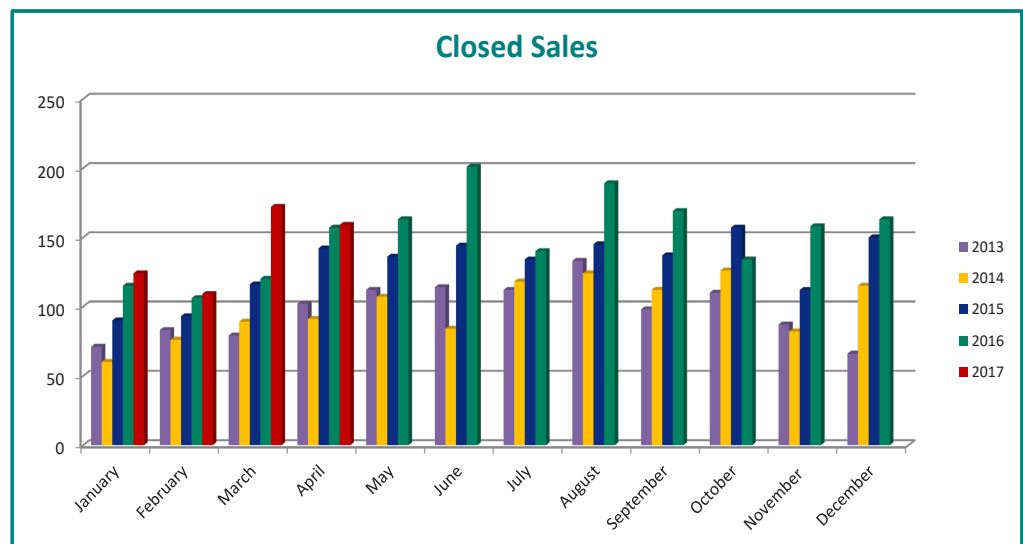
This graph represents monthly accepted offers in Polk and Marion Counties, Oregon, over the past three calendar years.



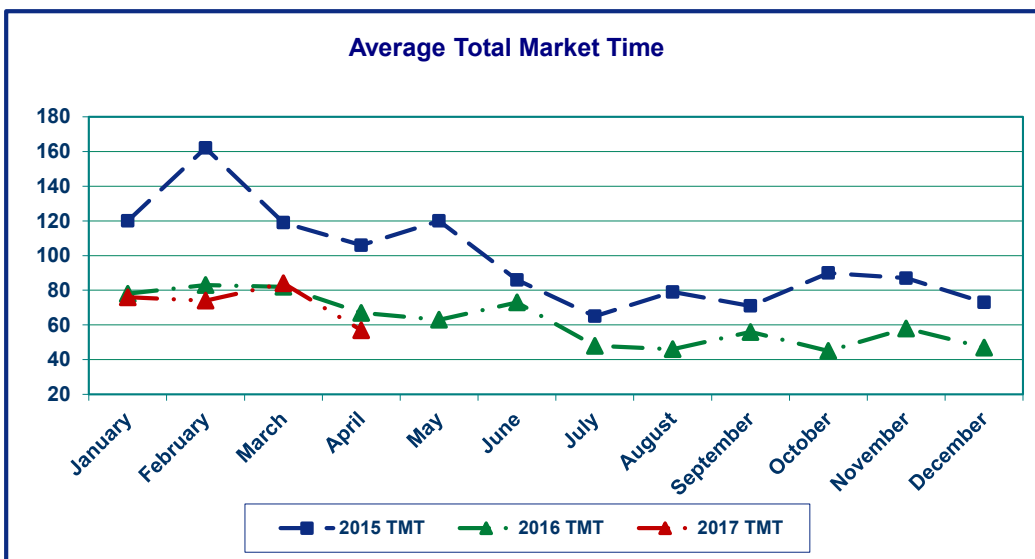
CLOSED SALES

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

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

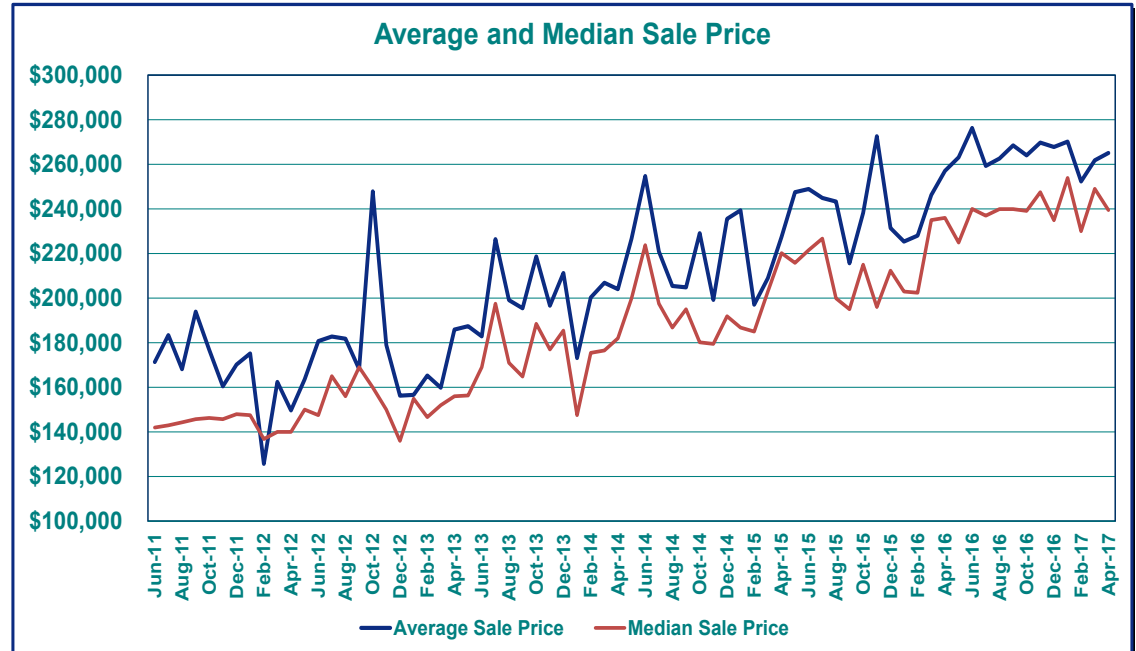
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Jeff Wiren, Chairman of the Board
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Tyler Chaudhary, Editor

MARKET ACTION



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

Residential Review: Metro Portland, Oregon

April 2017 Reporting Period

April Residential Highlights

The Portland metro area saw some mixed real estate activity this April, while the year to date still remains cooler compared to 2016. New listings, at 3,759, fared 4.3% better than last month in March 2017 (3,604), but fell 7.9% short of the 4,082 new listings offered last year in April 2016.

Similarly, pending sales (3,088) were 10.0% cooler than in April 2016 (3,432) but showed a modest 1.5% gain over last month in March 2017 (3,043).

Closed sales, at 2,219, fell 11.0% short compared to last month's 2,494 closings and 15% short compared to the 2,611 closings recorded last year in April 2016.

Inventory crawled upward in April, ending at 1.7 months. Total market time decreased by four days, ending at 42 days. There were 3,753 active residential listings in the Portland metro area in April.

Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending April 30th of this year (\$406,500) with the average price of homes in the twelve months ending April 2016 (\$365,200) shows an increase of 11.3%. In the same comparison, the median has increased 11.6% from \$318,500 to \$355,500.

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	1.7
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:
+11.3% (\$406,500 v. \$365,200)
Median Sale Price % Change:
+11.6% (\$355,500 v. \$318,500)

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	April	3,759	3,088	2,219	428,800	385,000	42
	March	3,604	3,043	2,494	428,400	370,000	58
	Year-to-date	12,229	10,185	8,494	418,700	365,000	54
2016	April	4,082	3,432	2,611	397,700	350,000	43
	Year-to-date	13,059	11,198	9,140	376,900	329,000	52
Change	April	-7.9%	-10.0%	-15.0%	7.8%	10.0%	-2.0%
	Prev Mo 2017	4.3%	1.5%	-11.0%	0.1%	4.1%	-27.6%
	Year-to-date	-6.4%	-9.0%	-7.1%	11.1%	10.9%	5.6%

AREA REPORT • 4/2017

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	138	170	25	131	4.8%	109	410,000	28	532	436	2.3%	359	395,300	385,000	11.6%	2	357,000	9	260,700	9	593,200		
142	NE Portland	277	334	46	279	-1.1%	201	455,700	33	1,066	864	-10.7%	754	436,200	390,800	10.7%	8	551,500	6	301,200	19	530,900		
143	SE Portland	348	420	50	339	-19.3%	295	404,000	34	1,456	1,227	-8.0%	1,045	382,000	330,000	11.0%	12	900,500	26	275,000	44	609,200		
144	Gresham/ Troutdale	207	216	28	191	-21.1%	137	324,700	46	708	619	-22.4%	535	305,300	295,500	12.5%	8	626,800	27	232,000	10	340,400		
145	Milwaukie/ Clackamas	352	304	52	232	-19.7%	173	415,600	43	1,001	784	-16.4%	672	390,400	364,200	10.7%	8	561,900	25	202,900	7	337,200		
146	Oregon City/ Canby	187	164	14	147	-31.9%	99	398,400	73	577	532	-25.7%	455	391,100	360,000	8.6%	7	389,500	26	269,300	5	280,200		
147	Lake Oswego/ West Linn	318	252	48	185	4.5%	112	623,300	68	741	526	-7.1%	400	656,800	535,500	9.6%	-	-	12	493,600	2	697,500		
148	W Portland	488	436	93	331	0.3%	224	598,400	50	1,428	1,101	7.2%	928	604,900	495,000	14.0%	4	447,500	13	207,100	5	734,200		
149	NW Wash Co.	207	222	34	153	-5.0%	97	549,400	39	655	514	-2.5%	393	514,500	518,000	10.6%	2	86,000	16	320,300	1	693,900		
150	Beaverton/ Aloha	192	287	41	278	-9.4%	195	360,900	22	986	872	-19.6%	740	350,500	335,000	10.9%	-	-	7	343,900	15	910,200		
151	Tigard/ Wilsonville	370	374	41	313	-0.6%	208	429,200	36	1,199	999	-1.5%	753	419,500	410,100	7.1%	2	825,000	7	251,600	5	971,200		
152	Hillsboro/ Forest Grove	246	260	26	235	2.6%	174	384,200	32	900	780	4.7%	641	367,600	337,500	13.3%	6	283,800	18	324,200	16	374,300		
153	Mt. Hood	42	13	2	14	-36.4%	17	265,800	149	58	56	-21.1%	61	297,800	295,000	12.3%	-	-	11	86,400	-	-		
155	Columbia Co.	126	106	17	94	-19.7%	49	265,300	53	334	284	-14.2%	240	261,100	260,000	11.6%	2	203,300	27	115,400	4	227,900		
156	Yamhill Co.	255	201	21	166	-17.0%	129	303,400	54	588	591	-9.6%	518	317,500	289,900	13.5%	3	673,500	46	340,000	9	283,400		

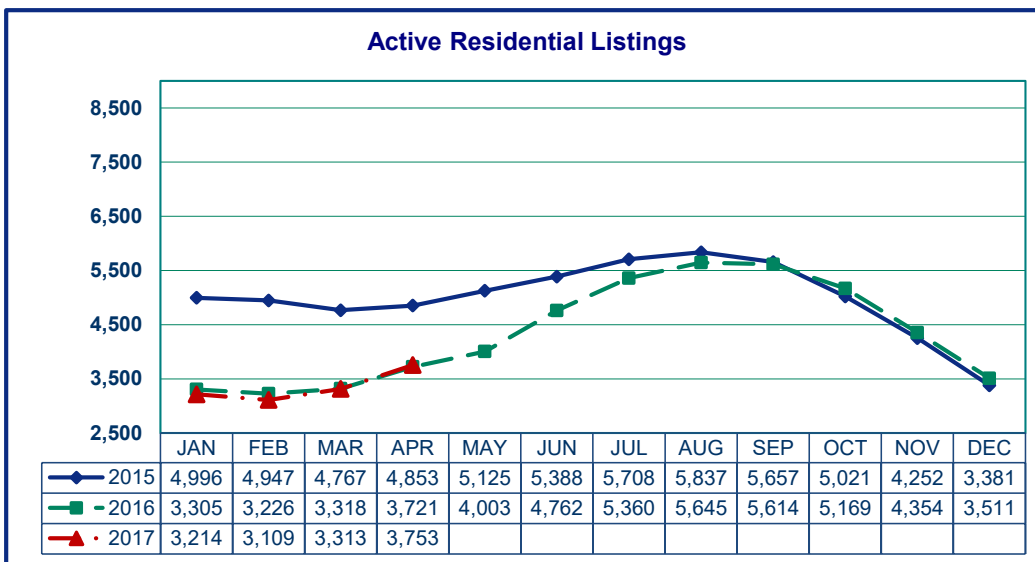
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2017 with April 2016. The Year-To-Date section compares 2017 year-to-date statistics through April with 2016 year-to-date statistics through April.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/16-4/30/17) with 12 months before (5/1/15-4/30/16).

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.

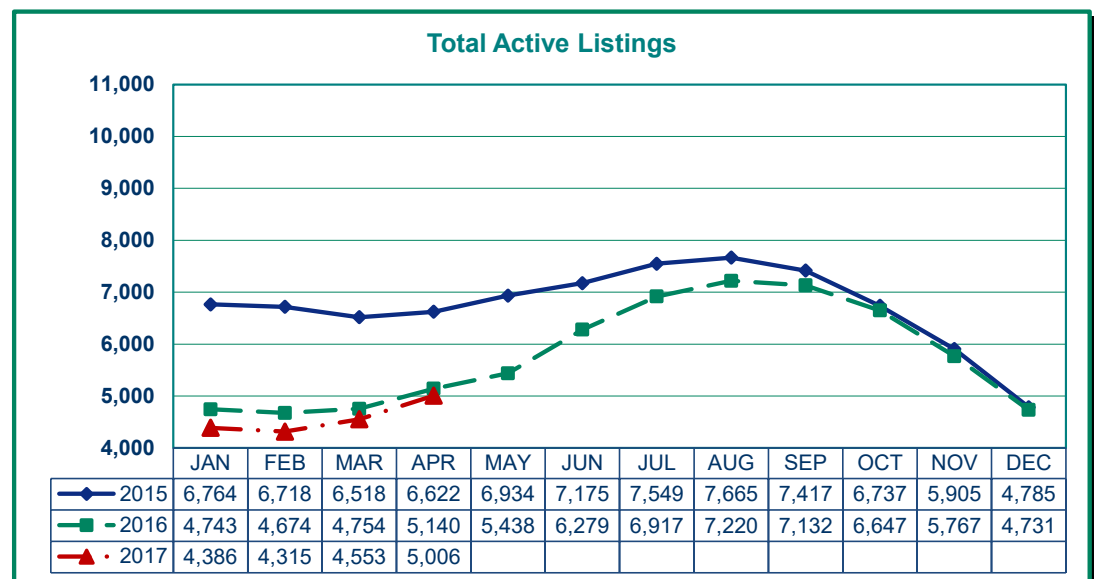
ACTIVE RESIDENTIAL LISTINGS PORTLAND, OR

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



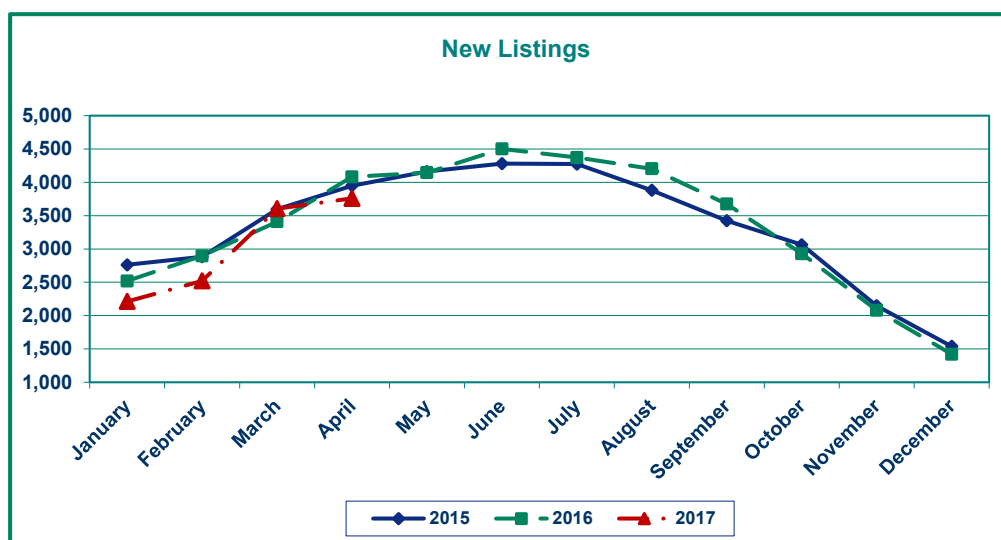
TOTAL ACTIVE LISTINGS PORTLAND, OR

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



NEW LISTINGS PORTLAND, OR

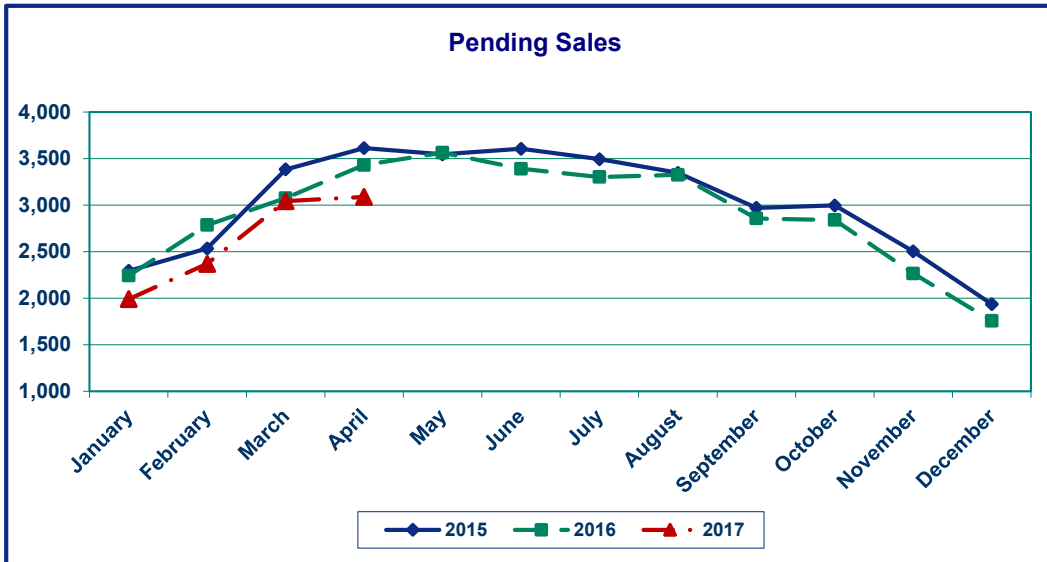
This graph shows the new residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.



PENDING LISTINGS

PORTLAND, OR

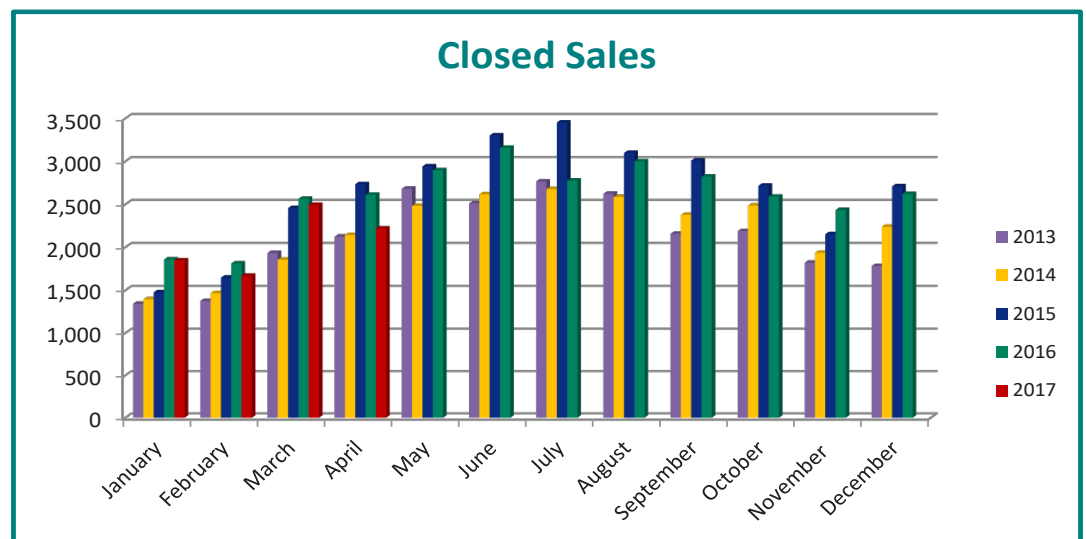
This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.



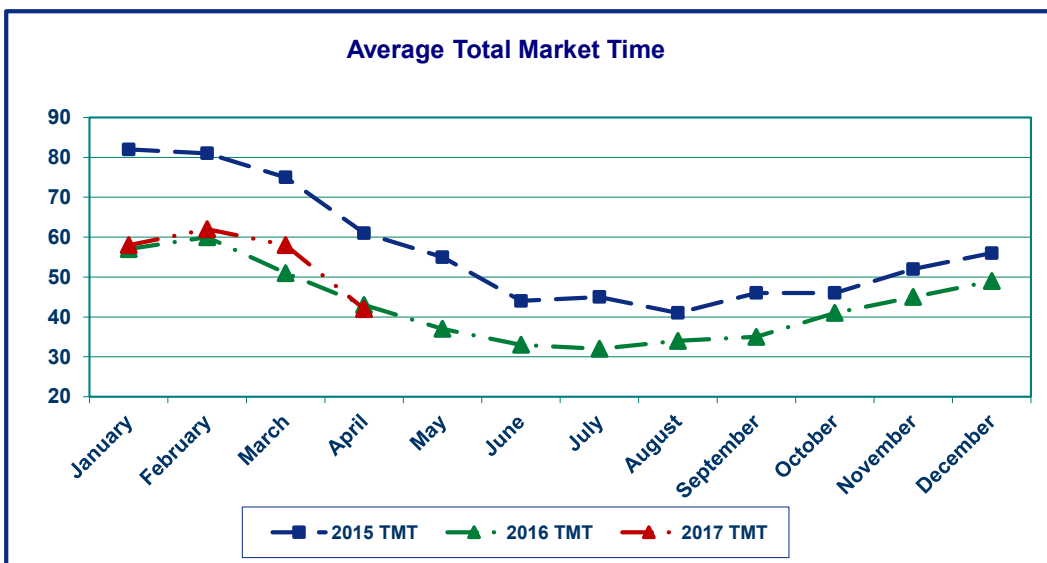
CLOSED SALES

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

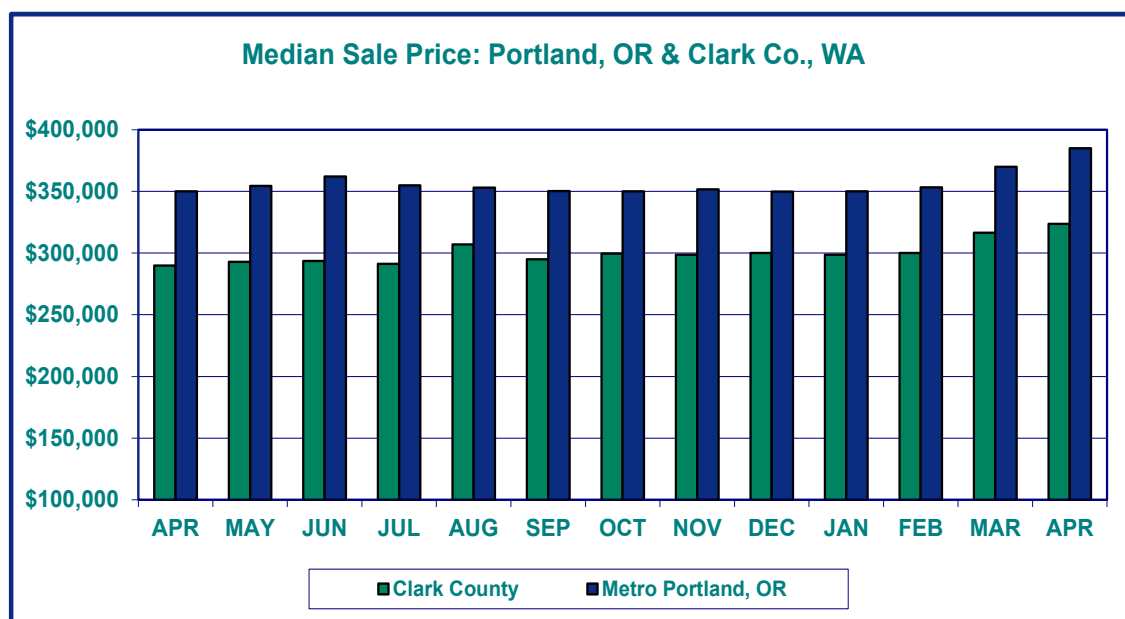
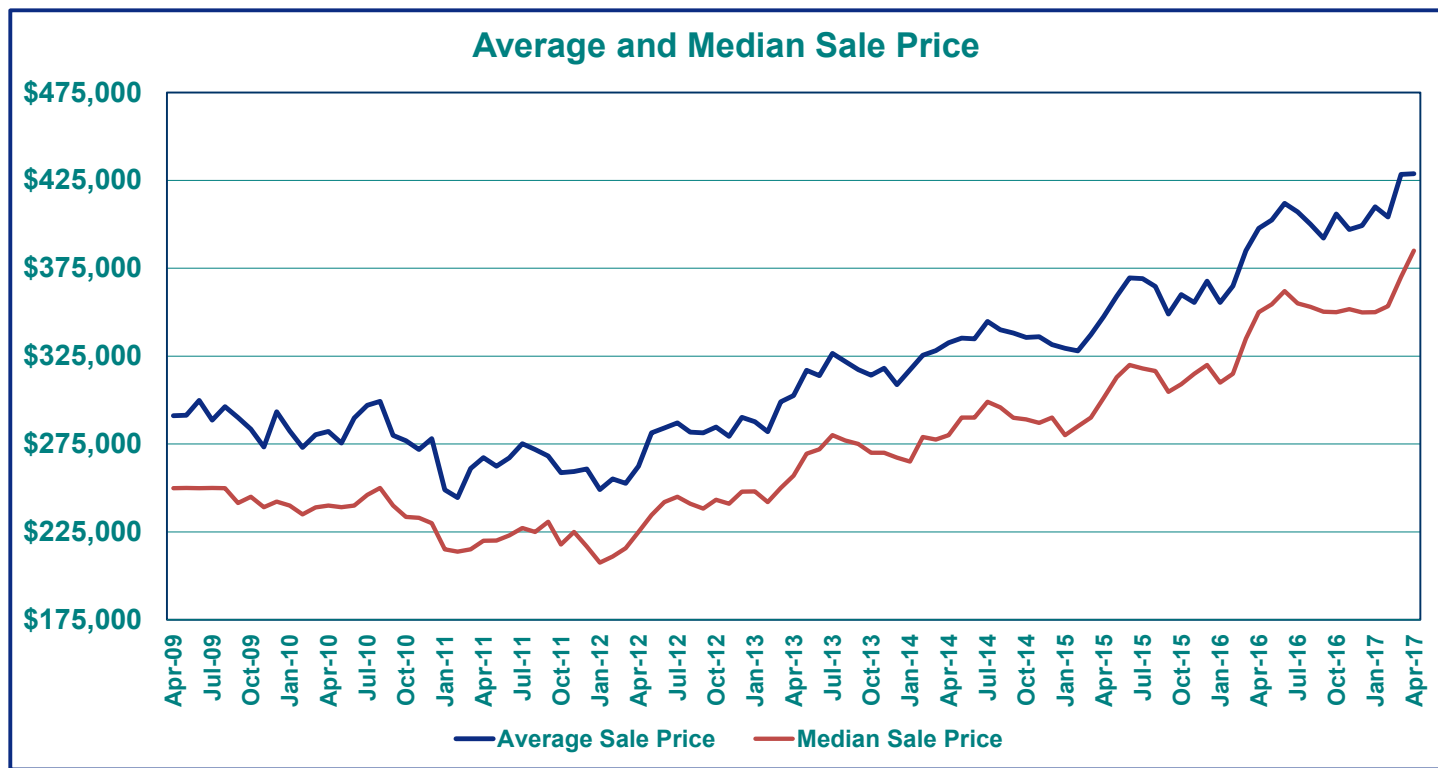
PORTLAND, OR

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

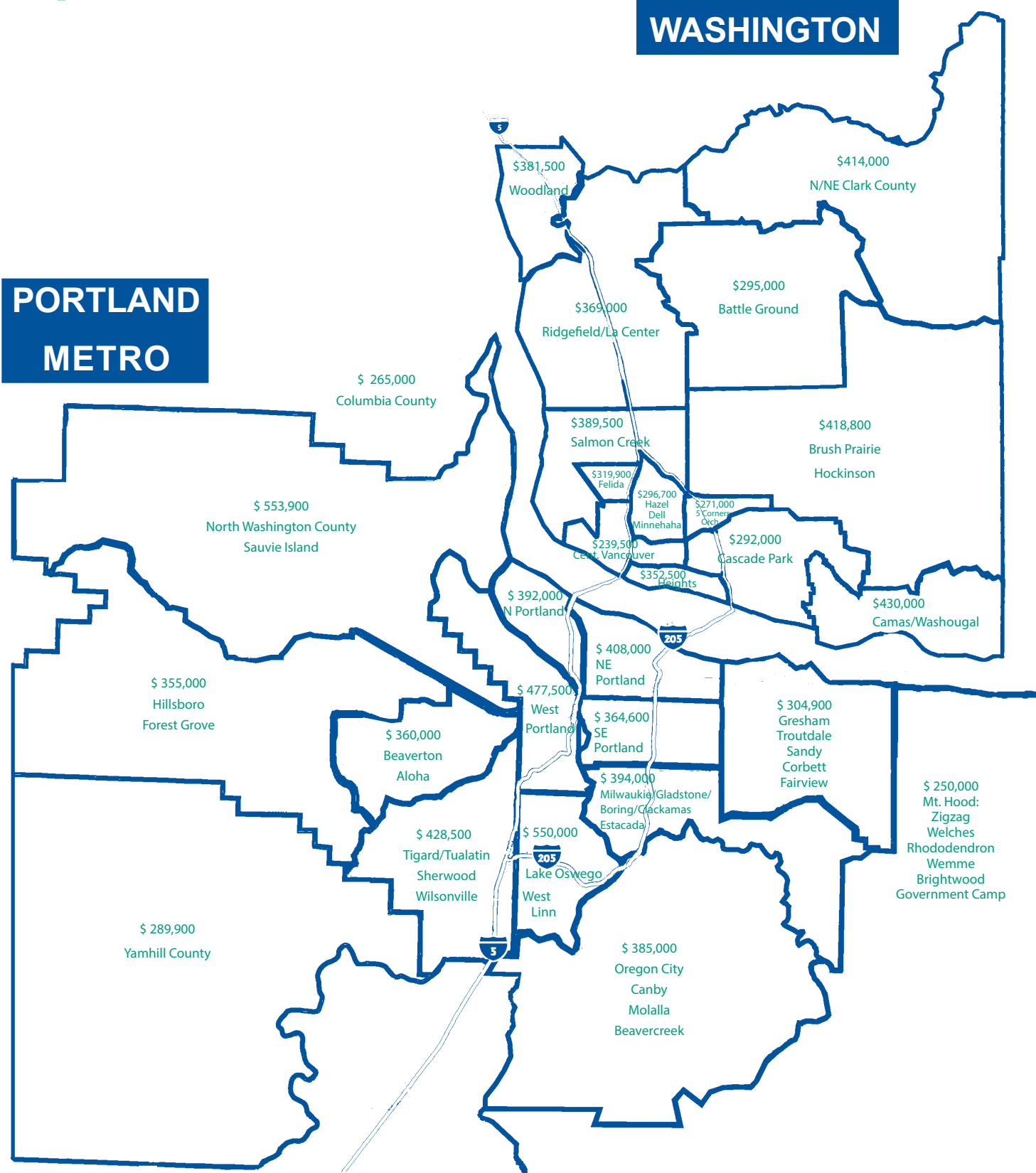
This graph shows the median sale price over the past 12 months in the greater Portland, Oregon, metropolitan area and Clark County.

MEDIAN SALE PRICE

April 2017

SW
WASHINGTON

PORTLAND
METRO



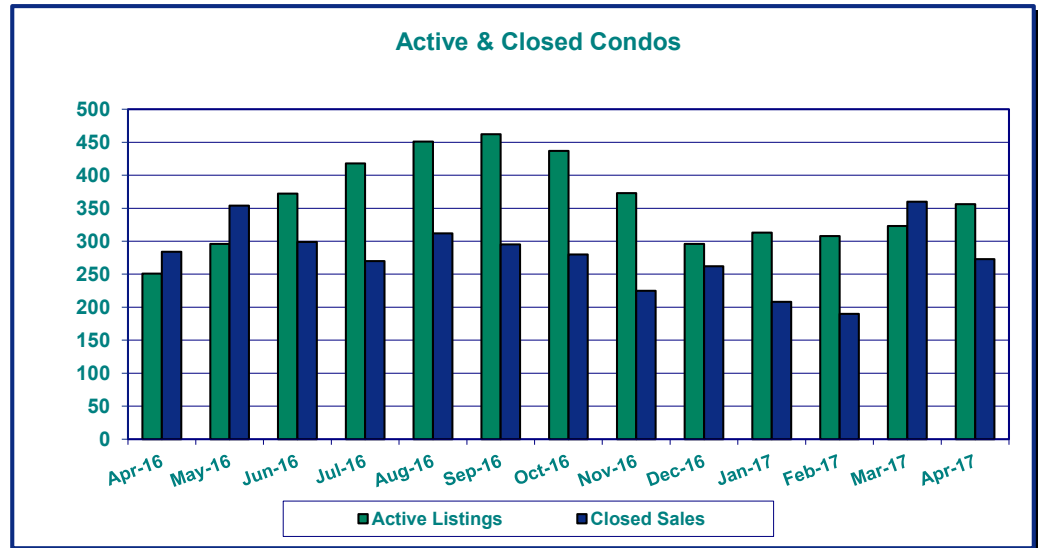
ACTIVE & CLOSED CONDOS

PORTLAND, OR

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

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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.

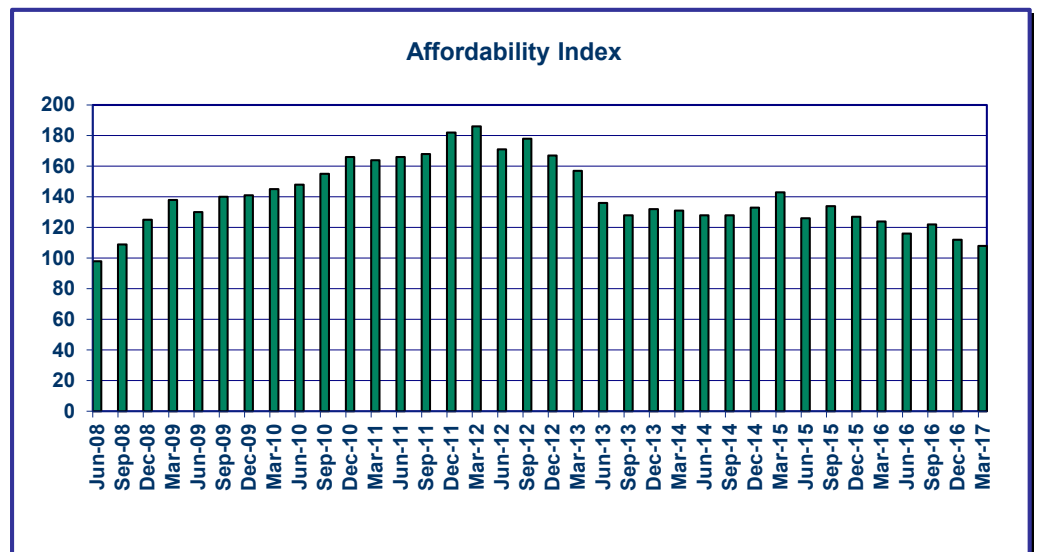
RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

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AFFORDABILITY

PORTLAND, OR

This graph shows the affordability for housing in Portland, Oregon in March 2017.



AFFORDABILITY - According to a formula from the National Association of REALTORS®, buying a house in the Portland metro area is affordable for a family earning the median income. A family earning the median income (\$74,700 in 2017, per HUD) can afford 108% of a monthly mortgage payment on a median priced home (\$370,000 in March). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 4.2% (per Freddie Mac).



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



Clark County, Washington Market Action Addition

April 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:	1,114
Less Listings with Purchase Contingencies*:	77
Readily Purchased Listings:	1,037
<i>Percent of Total Active Listings:</i>	<i>93.1%</i>
Less New Under Construction (not ready for occupancy):	102
Less New Proposed (not started):	129
Total Readily Purchased & Occupied Listing:	806
<i>Percent of Total Active Listings:</i>	<i>72.4%</i>
Inventory in Months of Readily Purchased & Occupied Listings:	1.4

* 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

April 2017 Reporting Period

April Residential Highlights

April brought some cooler real estate activity to Southwest Washington. Closed sales, at 582, fell 16.5% short of the 697 closings recorded last year in April 2016, and 9.3% short of the 642 closings recorded last month in March 2017.

Pending sales (790) fared similarly, showing a 12.0% decrease compared to April 2016 (898) and a 4.6% decreased when compared to last month in March 2017 (828).

New listings, at 916, fell 11.9% short of April 2016 (1,040) and 5.0% under March 2017 (964).

Inventory rose slightly in Southwest Washington this April, ending at 1.9 months. Total market time was 56 days in April, down from 67 days in March.

Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending April 30th of this year (\$336,700) with the average price of homes in the twelve months ending April 2016 (\$308,600) shows an increase of 9.1%. The same comparison of the median shows an increase of 9.2% over that same period.

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

Average Sale Price % Change:
+9.1% (\$336,700 v. \$308,600)
Median Sale Price % Change:
+9.2% (\$299,900 v. \$274,700)

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	1.9
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.

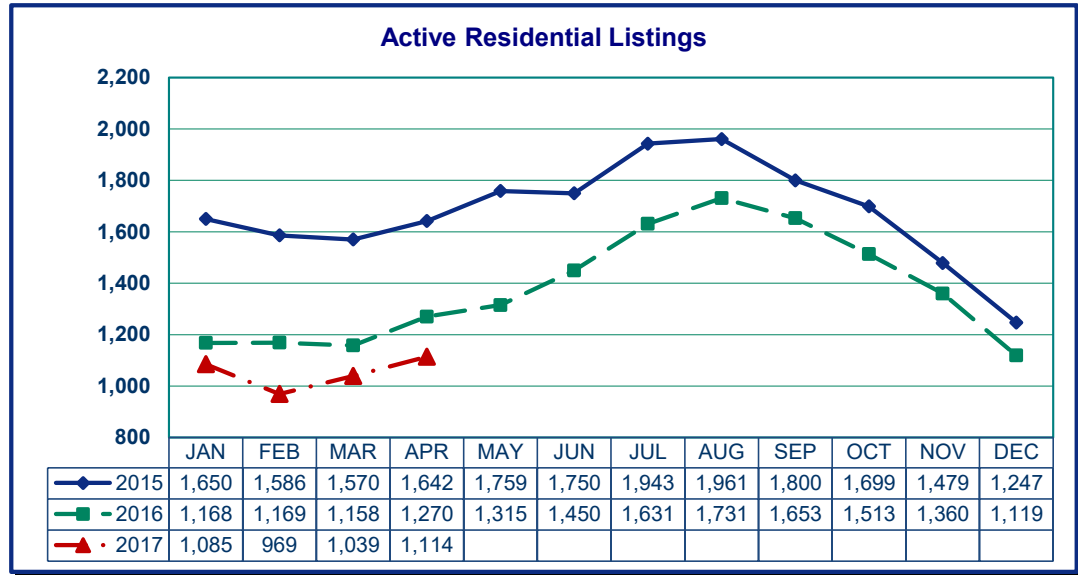
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	April	916	790	582	358,900	323,700	56
	March	964	828	642	352,400	316,500	67
	Year-to-date	3,224	2,786	2,295	346,500	310,000	63
2016	April	1,040	898	697	325,400	290,000	50
	Year-to-date	3,607	3,113	2,399	315,500	277,900	64
Change	April	-11.9%	-12.0%	-16.5%	10.3%	11.6%	11.8%
	Prev Mo 2017	-5.0%	-4.6%	-9.3%	1.8%	2.3%	-16.4%
	Year-to-date	-10.6%	-10.5%	-4.3%	9.8%	11.6%	-2.3%

AREA REPORT • 4/2017

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	
23	31	5	13	-38.1%	14	260,500	86		76	60	-31.8%	53	249,100	232,000	70	5.3%	-	-	-	-	4	371,300	
21	21	1	23	-11.5%	13	230,100	24		85	79	-7.1%	61	219,000	220,000	48	16.6%	-	-	6	136,300	9	410,000	
24	19	3	13	0.0%	8	308,100	42		57	43	-10.4%	36	324,700	305,000	65	3.6%	1	481,000	-	-	-	-	
14	17	2	15	-16.7%	11	289,400	9		61	56	-8.2%	48	301,400	286,000	65	10.7%	-	-	2	160,000	-	-	
40	44	5	37	-27.5%	42	292,100	56		170	173	-12.6%	159	273,200	285,000	51	12.8%	2	229,000	4	121,600	1	515,900	
8	17	2	17	-15.0%	19	281,800	26		71	74	-3.9%	73	269,900	265,000	39	7.7%	-	-	-	-	2	316,900	
27	51	3	43	-12.2%	27	273,300	65		144	152	-8.4%	122	277,300	269,000	58	12.3%	-	-	-	-	1	420,500	
43	60	11	58	-33.3%	48	278,900	37		238	233	-22.1%	205	266,600	265,000	46	11.0%	1	570,000	1	200,000	2	369,500	
24	21	2	12	-29.4%	8	412,800	8		63	54	-16.9%	45	348,300	250,000	40	13.4%	-	-	2	229,300	1	375,000	
30	33	1	31	-6.1%	23	377,400	76		98	88	7.3%	73	395,800	369,900	57	35.0%	-	-	-	-	2	324,500	
13	22	0	25	-3.8%	18	294,900	10		79	82	-14.6%	70	274,200	266,000	38	13.3%	-	-	-	-	-	-	
22	27	2	30	57.9%	16	385,000	16		88	71	1.4%	53	355,300	337,000	37	10.6%	-	-	1	335,000	1	374,000	
21	33	2	31	-6.1%	17	341,000	69		97	85	-19.8%	59	333,800	330,000	43	10.3%	-	-	1	375,000	-	-	
13	5	1	8	60.0%	3	571,500	240		19	13	-31.6%	7	568,500	540,000	211	1.4%	-	-	3	163,300	-	-	
147	78	19	64	-1.5%	51	516,600	97		278	204	-18.4%	180	499,200	454,500	102	5.7%	1	300,000	24	162,300	4	317,800	
93	55	7	41	-4.7%	29	410,400	51		202	144	-10.6%	109	373,600	368,000	73	7.6%	1	40,000	24	149,300	2	305,000	
30	31	2	37	-2.6%	15	313,200	42		112	97	-22.4%	76	373,800	342,500	68	10.6%	1	250,000	2	93,000	-	-	
50	46	3	42	2.4%	26	284,400	27		167	151	38.5%	115	316,500	310,000	57	11.5%	-	-	-	-	-	-	
67	41	3	27	-27.0%	23	473,900	21		138	107	-8.5%	81	461,100	404,000	42	10.7%	-	-	5	195,500	-	-	
75	37	7	33	-31.3%	32	408,200	102		143	119	-17.4%	101	380,500	369,900	80	6.4%	-	-	3	398,700	-	-	
42	41	8	35	-2.8%	27	351,600	65		174	160	8.1%	113	361,000	369,000	63	7.1%	1	315,000	9	174,800	-	-	
15	7	0	3	-50.0%	5	551,600	105		17	11	-47.6%	10	560,400	544,500	97	8.7%	-	-	6	258,300	-	-	
27	10	2	10	-16.7%	5	478,900	24		34	25	8.7%	18	525,900	518,800	197	12.3%	-	-	8	140,400	-	-	
64	58	3	50	38.9%	28	323,300	49		183	162	-7.4%	134	337,300	297,300	64	10.9%	-	-	12	442,700	-	-	
126	79	15	71	-4.1%	50	406,500	70		313	254	-1.6%	220	391,600	365,000	69	8.8%	-	-	10	184,000	1	450,000	
0	0	0	1	0.0%	1	440,000	6		2	2	0.0%	1	440,000	440,000	6	2.4%	-	-	-	-	-	-	
4	3	-	5	-37.5%	2	485,000	165		11	13	-35.0%	11	420,800	425,000	117	4.7%	-	-	3	167,300	-	-	
11	6	1	4	-50.0%	1	463,500	3		19	12	-33.3%	8	471,400	474,800	66	-2.3%	-	-	1	140,000	-	-	
10	5	3	3	-70.0%	7	306,900	34		27	24	-25.0%	21	308,700	257,600	57	2.1%	-	-	3	142,700	-	-	
21	14	1	7	-22.2%	8	340,900	40		42	24	-14.3%	16	311,500	317,500	65	4.2%	-	-	2	420,000	1	257,500	
6	2	1	0	-100.0%	5	431,500	126		11	11	-35.3%	11	348,900	335,000	132	12.5%	-	-	5	161,400	-	-	
3	2	-	1	0.0%	0	-	-		5	3	-40.0%	6	329,700	330,000	41	-5.4%	-	-	4	170,000	-	-	
1,114	916	115	790	-12.0%	582	358,900	56		3,224	2,786	-10.5%	2,295	346,500	310,000	63	9.1%	8	301,800	141	199,400	31	370,000	
13	11	2	4	-55.6%	3	391,800	22		28	20	-44.4%	27	302,000	276,100	40	23.2%	2	296,000	3	109,600	2	241,700	
10	11	-	13	333.3%	3	275,000	19		26	24	13.4%	19	370,900	380,000	94	12.8%	2	1,675,000	16	138,400	-	-	
105	73	6	68	-15.0%	43	242,100	59		246	228	-1.3%	224	234,400	218,000	65	13.5%	3	450,000	29	84,800	11	316,000	
128	95	8	85	-7.6%	49	253,300	54		300	272	-6.2%	270	250,800	230,300	65	13.6%	7	756,000	48	104,200	13	304,600	
81	25	11	15	15.4%	14	225,900	234		77	66	34.7%	52	210,200	168,700	155	5.5%	-	-	19	39,100	-	-	



ACTIVE RESIDENTIAL LISTINGS

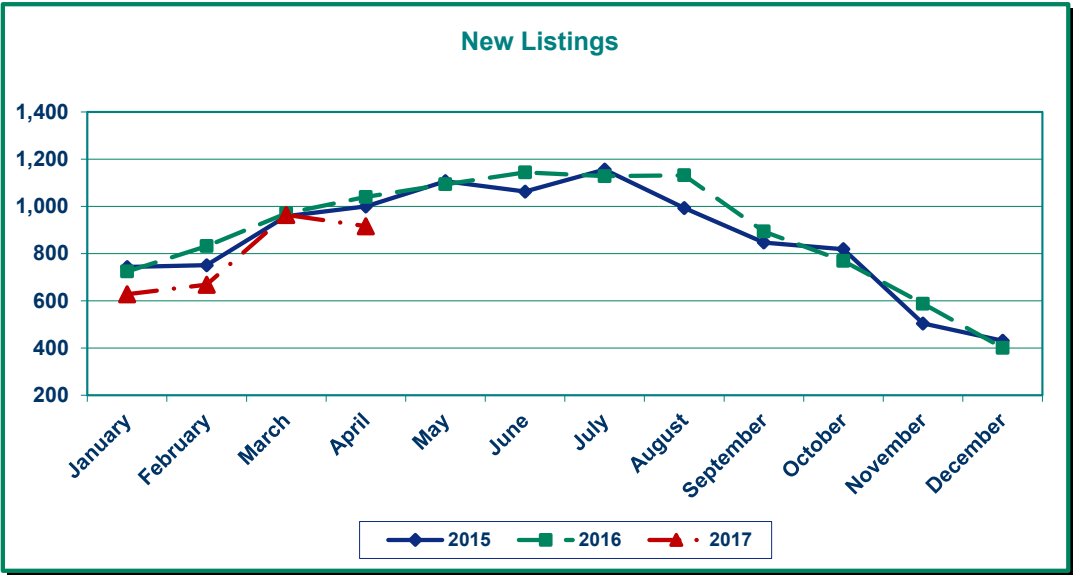
CLARK COUNTY, WA

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 April 2017 with April 2016. The Year-To-Date section compares 2017 year-to-date statistics through April with 2016 year-to-date statistics through April.

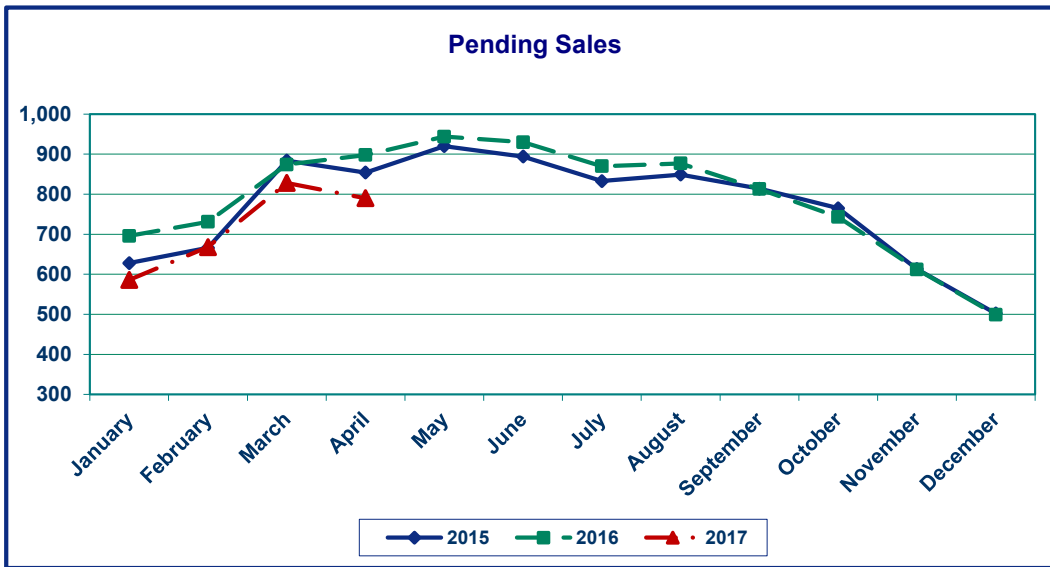
² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/16-4/30/17) with 12 months before (5/1/15-4/30/16).

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

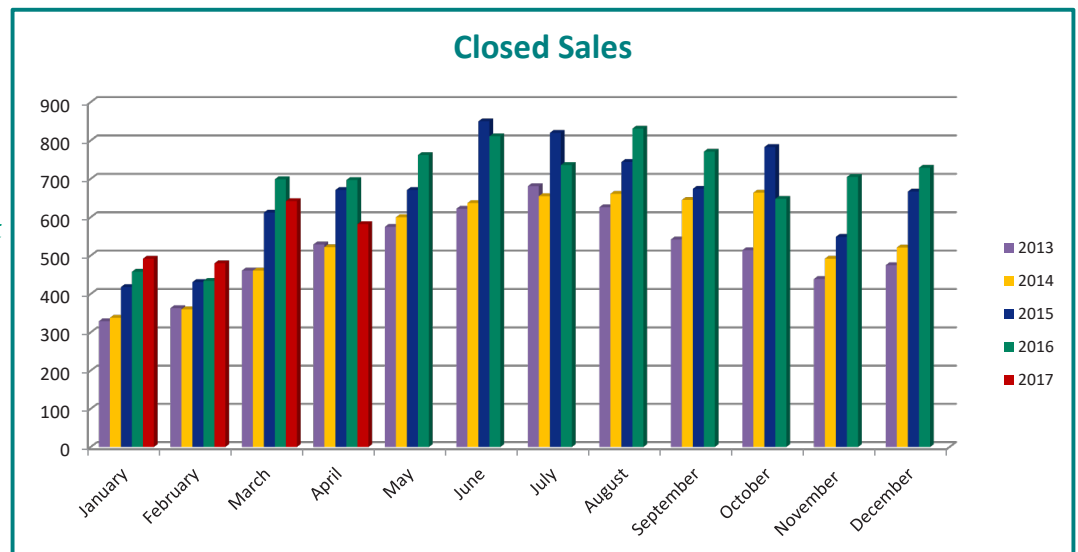
This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.



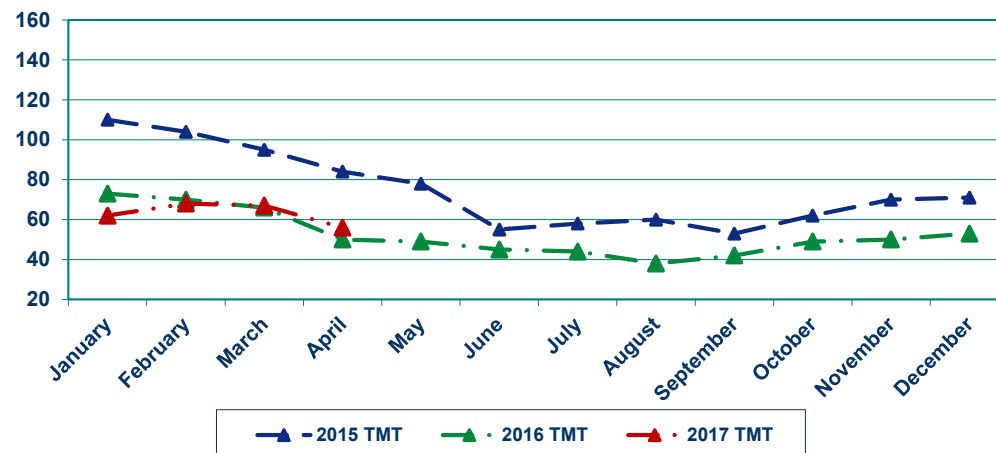
CLOSED SALES

CLARK COUNTY, WA

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



Average Total Market Time



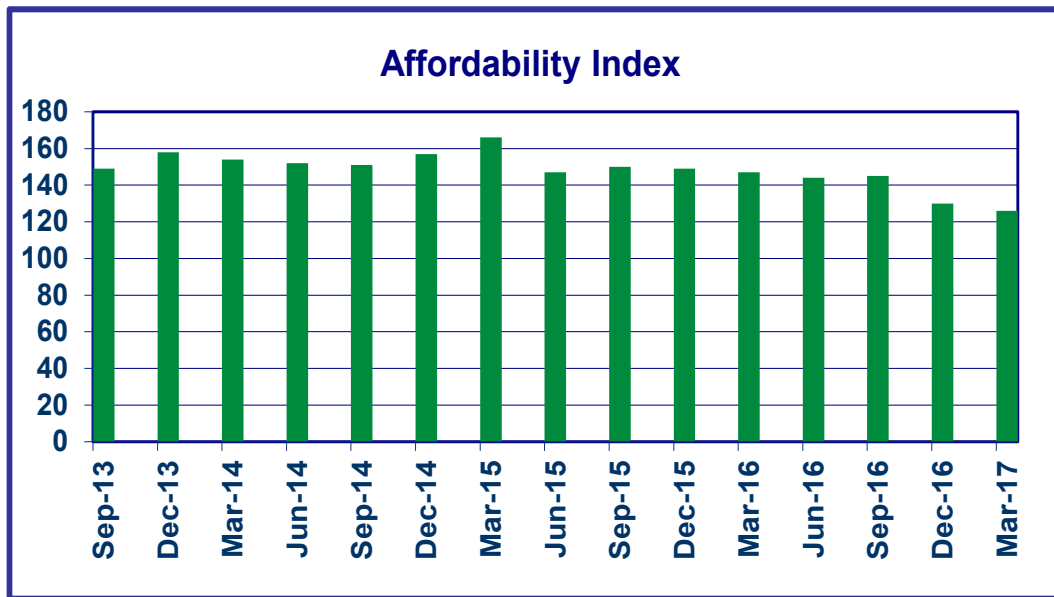
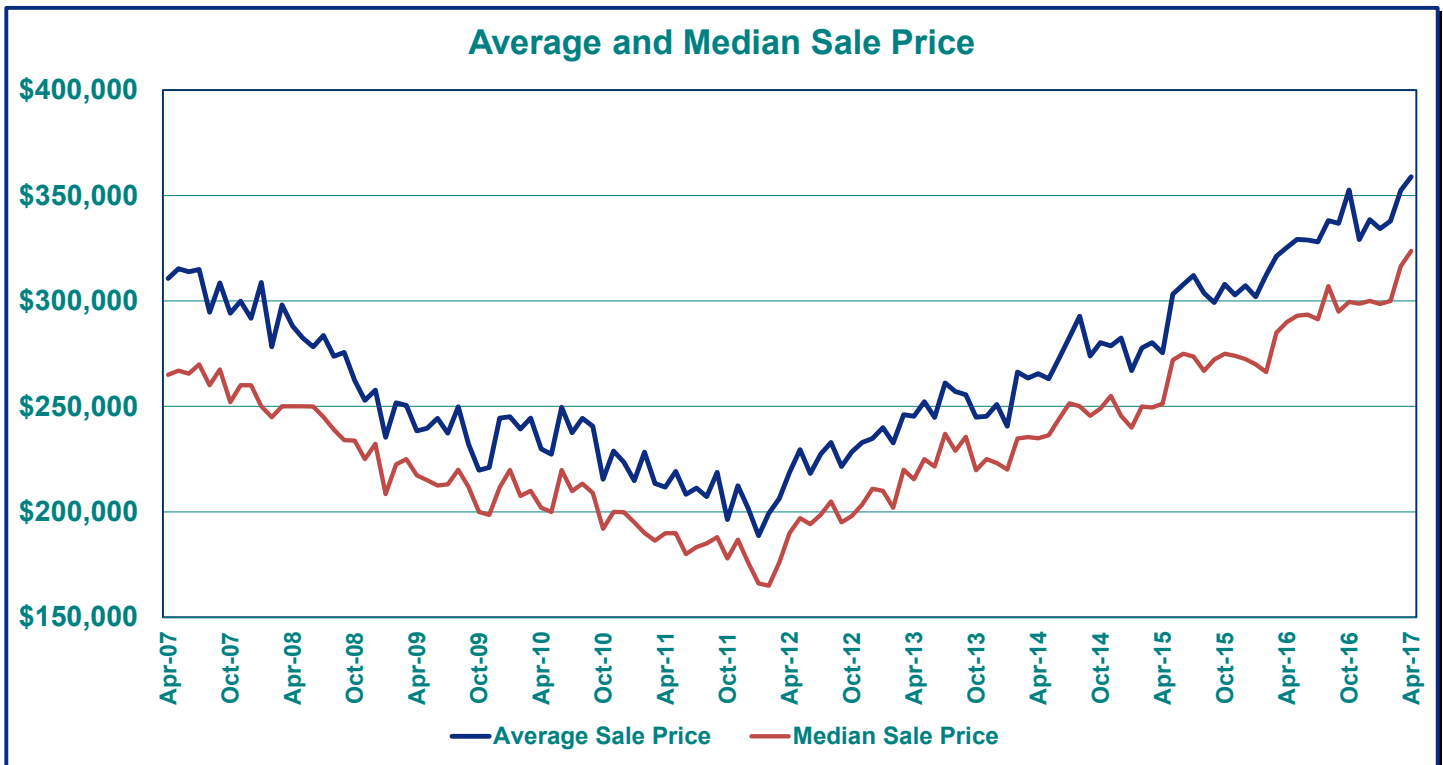
DAYS ON MARKET

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



AFFORDABILITY
CLARK COUNTY, WA

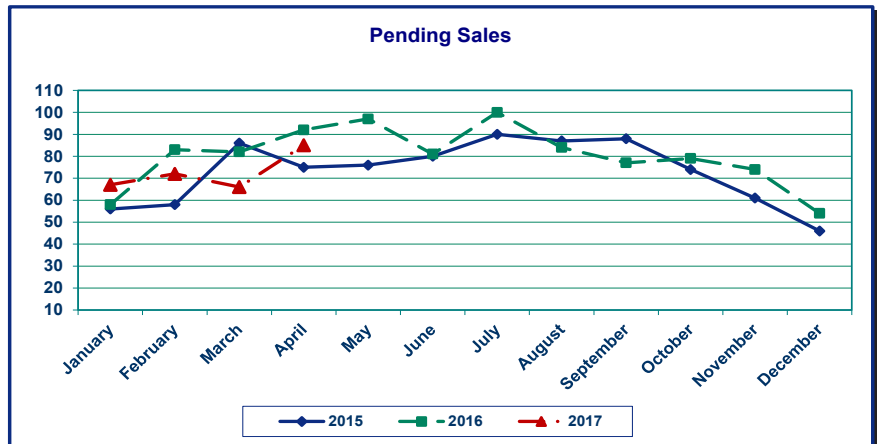
This graph shows affordability for housing in Clark County, Washington, in March 2017.

AFFORDABILITY - According to a formula from the National Association of REALTORS®, buying a house in the Clark County area is affordable for a family earning the median income. A family earning the median income (\$74,700 in 2017, per HUD) can afford 126% of a monthly mortgage payment on a median priced home (\$316,600 in March). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 4.2% (per Freddie Mac).

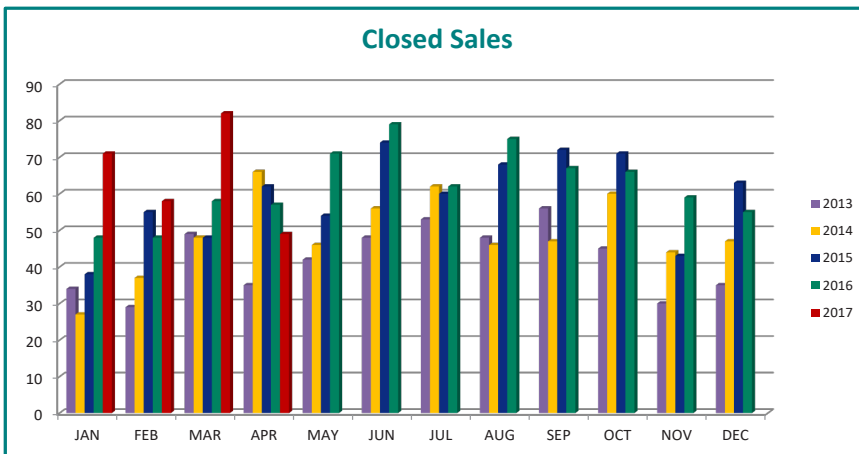
PENDING LISTINGS

COWLITZ COUNTY, WA

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



Closed Sales



CLOSED SALES

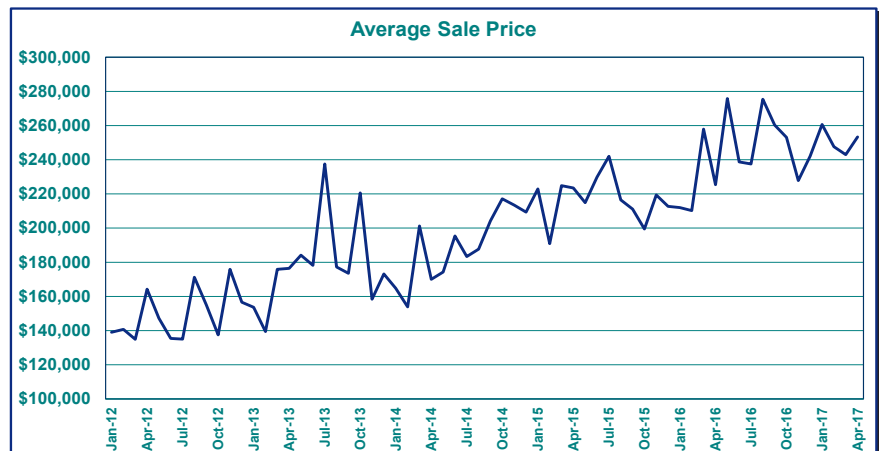
COWLITZ COUNTY, WA

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

April 2017

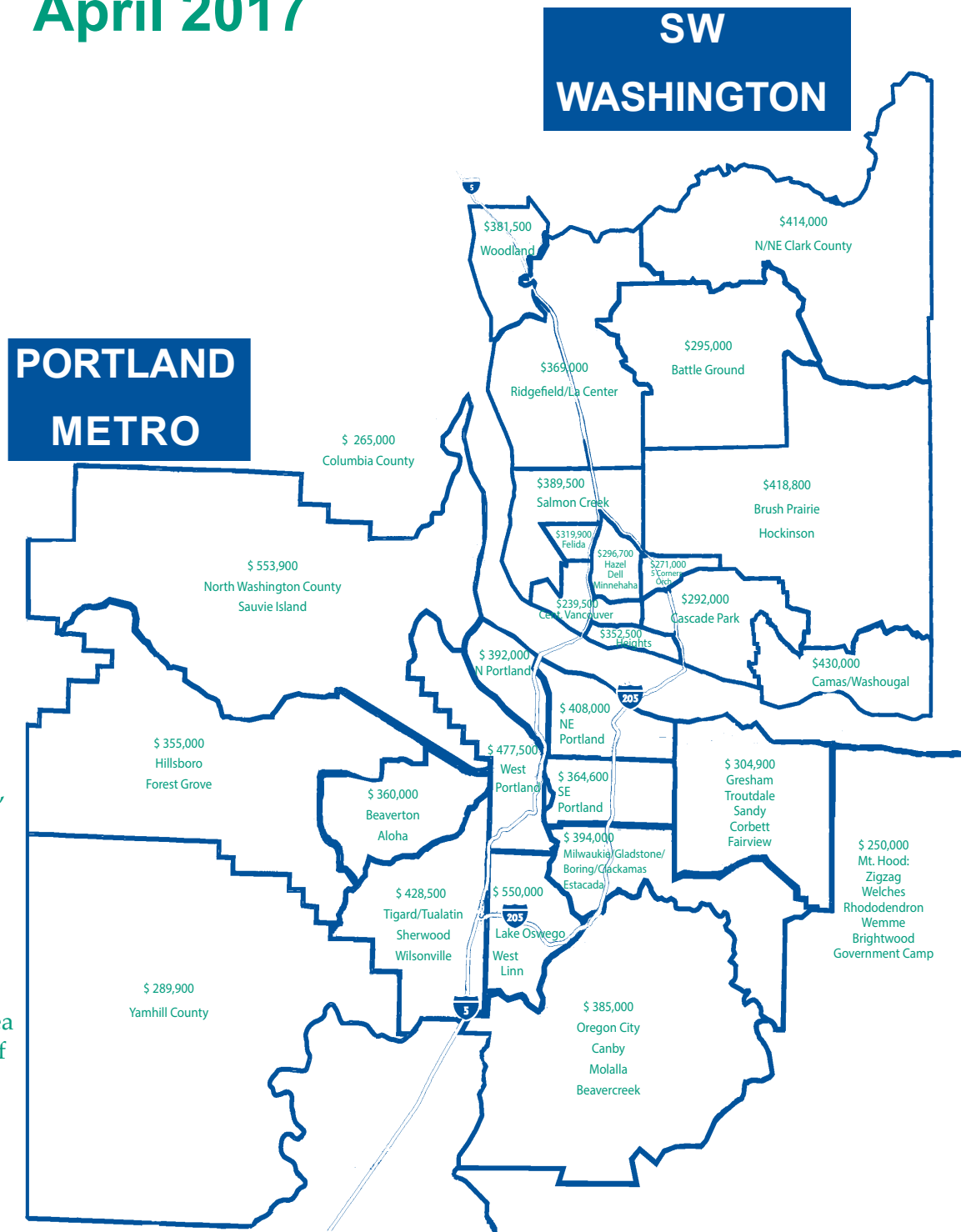
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Jeff Wiren, Chairman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor

MARKET ACTION



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

Residential Review: Union County, Oregon

April 2017 Reporting Period

April Residential Highlights

April brought some gains to Union County, with pending sales leading the way. At 42, pending sales outpaced both April 2016 and March 2017 (32) by ten, or 31.3%.

Closed sales (20) fell five short of March 2017 but outpaced April 2016 by nine closings (81.8%). New listings, at 49, warmed 22.5% over March 2017 (40) but fell one short of the 50 new listings offered last year in April 2016.

Inventory increased in April to 5.9 months, with total market time decreasing to 91 days, down from 151 days in March.

Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending April 30th of this year (\$180,600) with the average price of homes in the twelve months ending March 2016 (\$187,000) shows a decrease of 3.4%. The same comparison of the median shows a 1.9% 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	5.9
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	April	49	42	20	177,300	149,900	91
	March	40	32	25	171,200	147,600	151
	Year-to-date	134	111	81	195,500	150,000	137
2016	April	50	32	11	198,800	184,400	120
	Year-to-date	145	97	72	172,000	154,400	175
Change	April	-2.0%	31.3%	81.8%	-10.8%	-18.7%	-24.3%
	Prev Mo 2017	22.5%	31.3%	-20.0%	3.6%	1.6%	-39.7%
	Year-to-date	-7.6%	14.4%	12.5%	13.7%	-2.8%	-21.4%

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

Average Sale Price % Change:

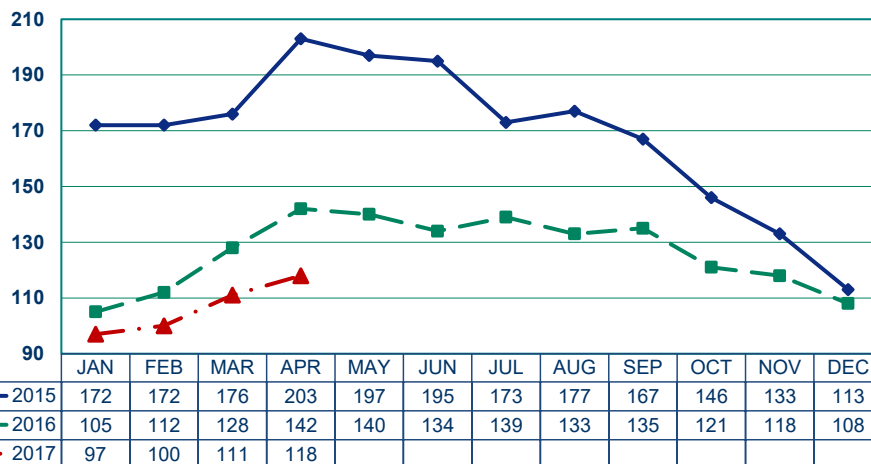
-3.4% (\$180,600 v. \$187,000)

Median Sale Price % Change:

-1.9% (\$152,000 v. \$155,000)

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

Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

UNION COUNTY, OR

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

AREA REPORT • 4/2017

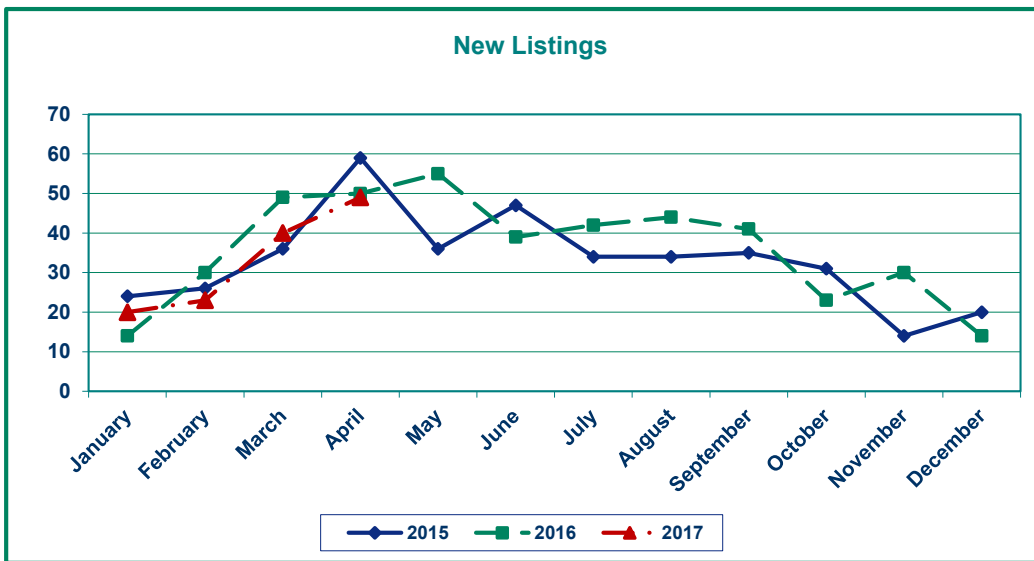
Union County, Oregon

		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
97841	Medical Springs	2	0	0	0	-100.0%	0	-	-	0	0	-100.0%	0	-	-	13.4%	0	-	0	-	0	-
97827	Cove	12	6	1	3	50.0%	0	-	-	11	6	-14.3%	6	535,200	162,800	8.3%	-	-	-	-	-	-
97841	Elgin	19	4	-	3	-25.0%	2	121,500	100	11	4	-60.0%	3	93,300	38,000	-35.8%	-	-	1	39,300	-	-
97841	Imbler	1	0	0	1	-	0	-	-	0	1	-50.0%	1	325,000	325,000	93.5%	-	-	-	-	-	-
97850	La Grande/ Island City	61	31	1	27	17.4%	13	210,400	108	85	75	33.9%	55	181,100	165,000	-2.9%	2	154,000	3	346,700	2	147,500
97867	North Powder	5	1	0	0	-	-	-	-	1	2	0.0%	1	90,000	90,000	-27.1%	1	150,000	-	-	-	-
97876	Summerville	7	3	1	5	-	0	-	-	5	5	25.0%	1	385,000	385,000	15.9%	-	-	-	-	-	-
97883	Union Union Co.	11	4	1	3	50.0%	5	113,500	44	21	18	38.5%	14	113,300	113,300	-17.2%	-	-	-	-	-	-
	Total	118	49	4	42	31.3%	20	177,300	91	134	111	14.4%	81	195,500	150,000	-3.4%	3	152,700	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 April 2017 with April 2016. The Year-To-Date section compares 2017 year-to-date statistics through April with 2016 year-to-date statistics through April.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/16-4/30/17) with 12 months before (5/1/15-4/30/16).

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.



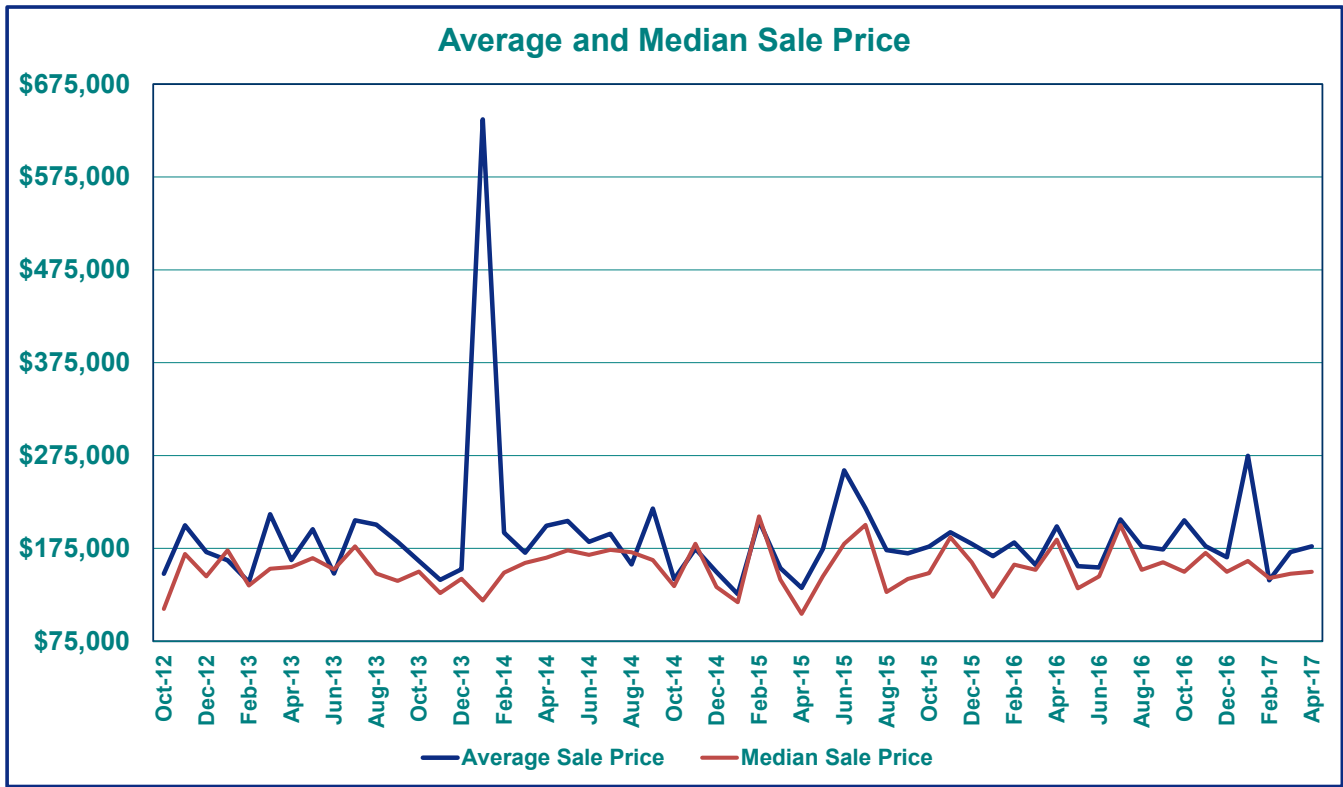
NEW LISTINGS

UNION COUNTY, OR

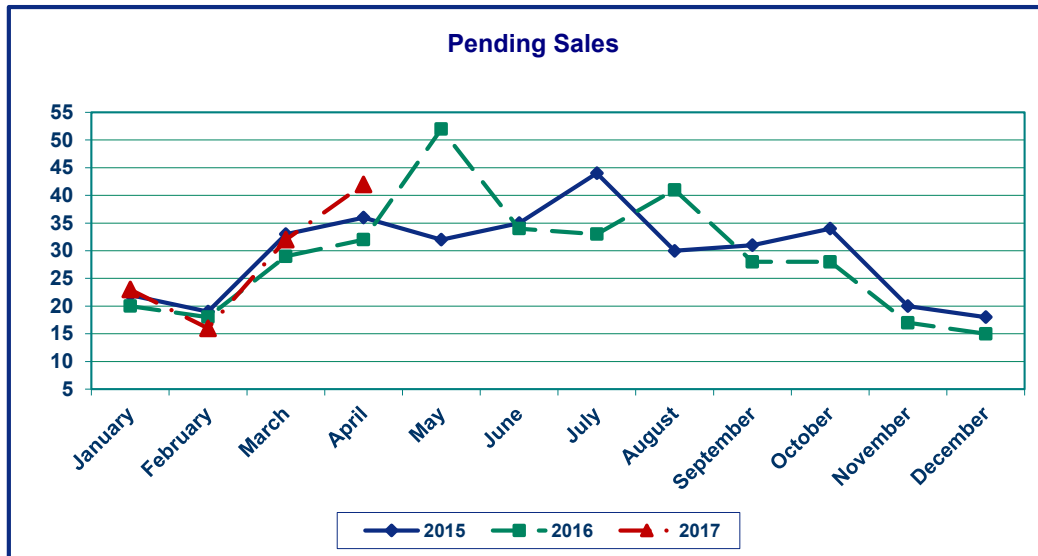
This graph shows the new residential listings over the past three calendar years in Union County, Oregon.

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

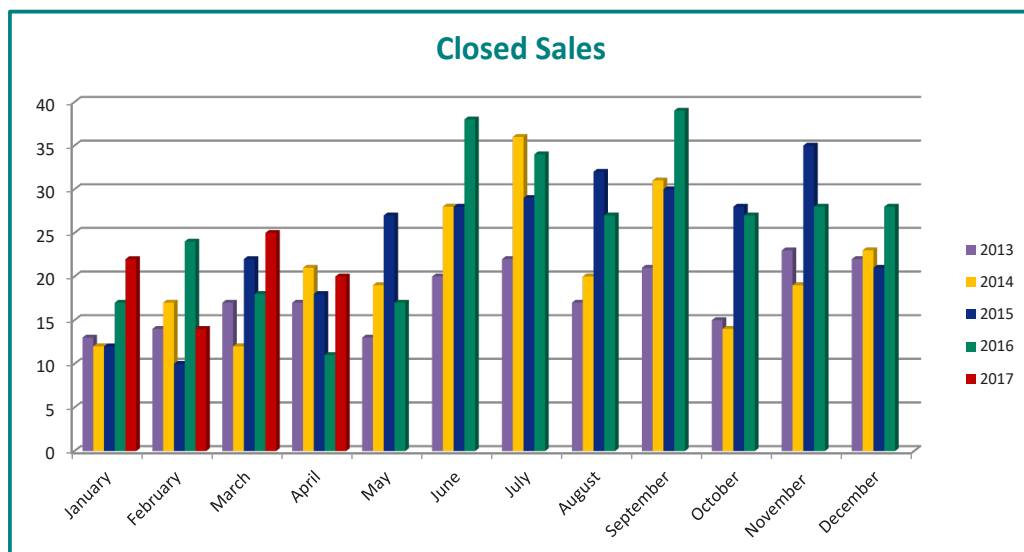
This graph represents monthly accepted offers in Union County, Oregon over the past three calendar years.

CLOSED SALES UNION COUNTY, OR

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

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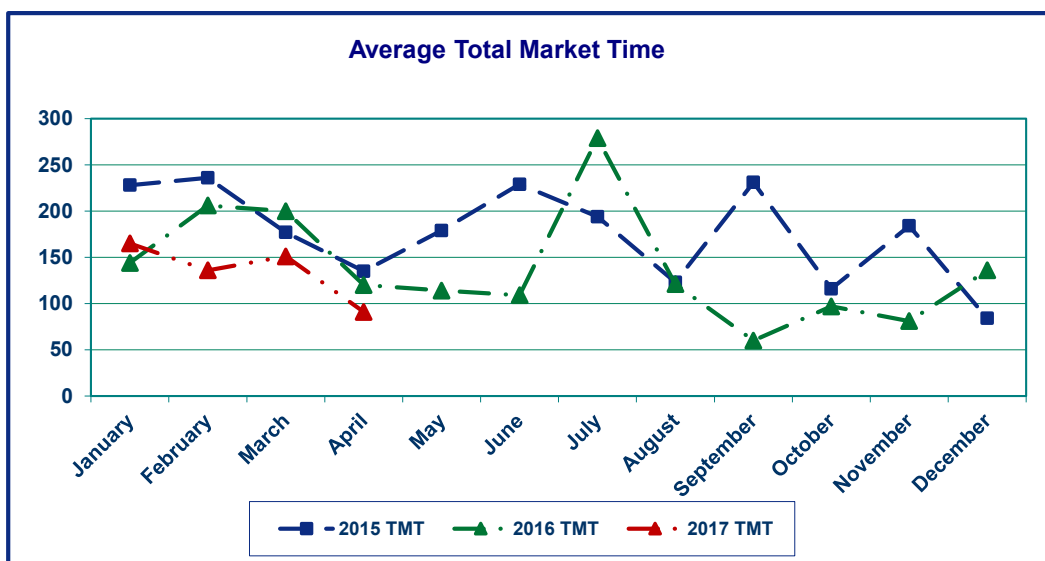
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DAYS ON MARKET UNION COUNTY, OR

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



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Residential Review: Wallowa County, Oregon

April 2017 Reporting Period

April Residential Highlights

Wallowa County saw a flurry of new listings this April. At 13, new listings more than doubled compared to March 2017 (5) and outpaced April 2016 (11) by 18.2%.

Pending sales, at nine, fell short of the 14 offers accepted in April 2016 but were four ahead of the five offers accepted last month in March 2017.

There were two closed sales in Wallowa County this April, falling short of both April 2016 (11) and March 2017 (10).

April saw total market time in Wallowa County fall to 137 days, with inventory increasing to 29.5 months.

Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending April 30th of this year (\$209,200) with the average price of homes sold in the twelve months ending April 2016 (\$215,200) shows an decrease of 2.8%. The same comparison of the median shows an increase of 7.5% over the same period.

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	29.5
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.

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

Average Sale Price % Change:

-2.8% (\$209,200 v. \$215,200)

Median Sale Price % Change:

+7.5% (\$175,000 v. \$162,800)

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

Wallowa County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	April	13	9	2	114,500	114,500	137
	March	5	5	10	214,100	182,500	207
	Year-to-date	29	22	20	196,100	178,500	312
2016	April	11	14	11	371,300	163,700	310
	Year-to-date	36	42	31	254,400	156,000	349
Change	April	18.2%	-35.7%	-81.8%	-69.2%	-30.1%	-55.9%
	Prev Mo 2017	160.0%	80.0%	-80.0%	-46.5%	-37.3%	-33.8%
	Year-to-date	-19.4%	-47.6%	-35.5%	-22.9%	14.4%	-10.7%

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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	
97885	Wallowa	10	0	0	0	-100.0%	0	-	-	1	0	-100.0%	0	-	-	11.5%	0	-	0	-	0	-
97857	Lostine	4	3	0	-	-	0	-	-	3	2	100.0%	5	221,900	215,000	127.1%	-	-	-	-	-	-
97842	Imnaha	7	2	-	0	-	-	-	-	2	0	-100.0%	-	-	-	78.3%	-	-	1	20,000	-	-
97846	Joseph	19	0	-	2	-33.3%	0	-	-	11	7	-36.4%	6	271,600	195,000	-1.8%	-	-	7	113,900	-	-
97828	Enterprise	19	8	4	7	-22.2%	2	114,500	137	12	13	-35.0%	9	131,400	113,000	-7.2%	1	113,500	2	177,500	1	135,000
	Wallowa Co. Total	59	13	4	9	-35.7%	2	114,500	137	29	22	-47.6%	20	196,100	178,500	-2.8%	1	113,500	10	117,200	1	135,000

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

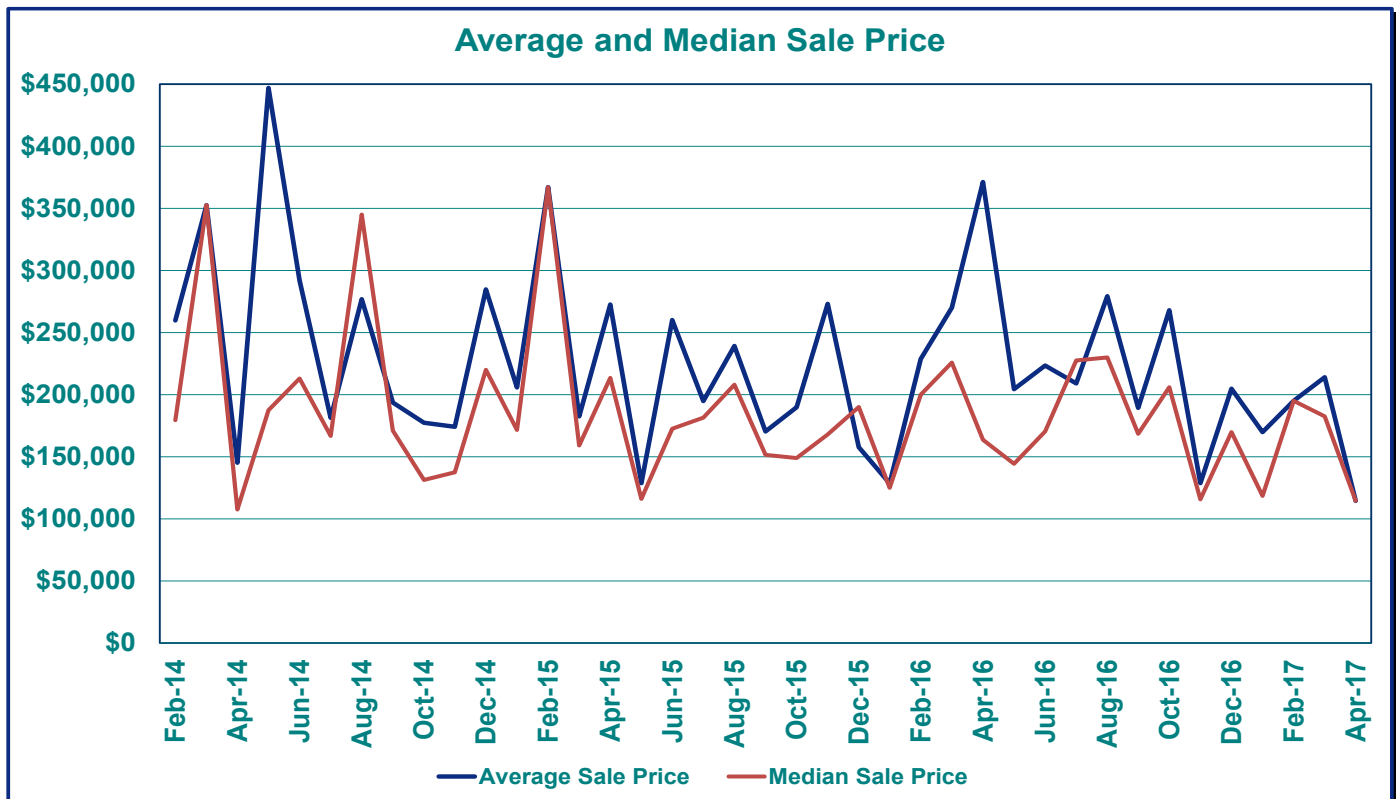
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SALE PRICE

WALLOWA COUNTY, OR

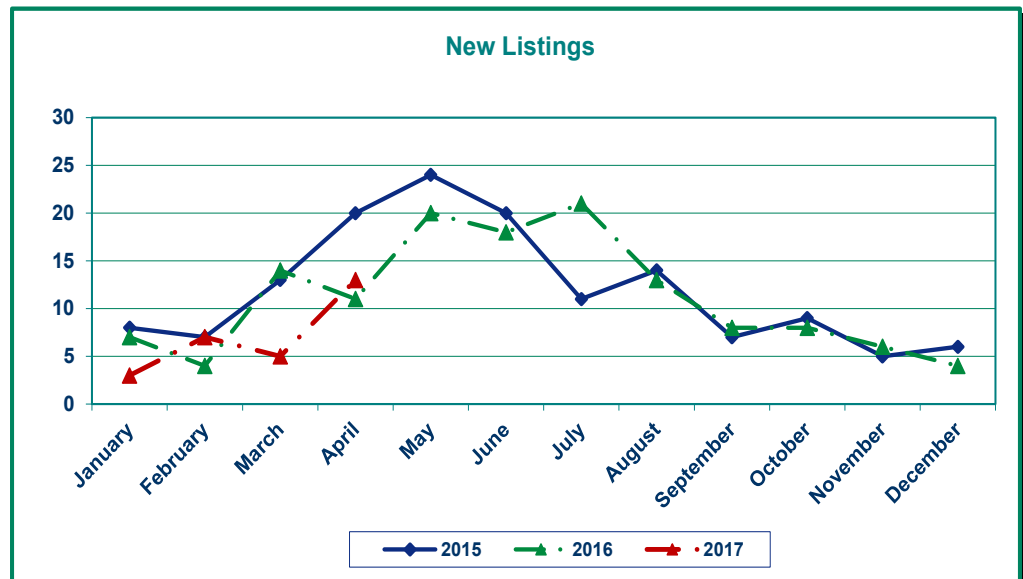
This graph represents the average and median sale price for all homes sold in Wallowa County, Oregon.



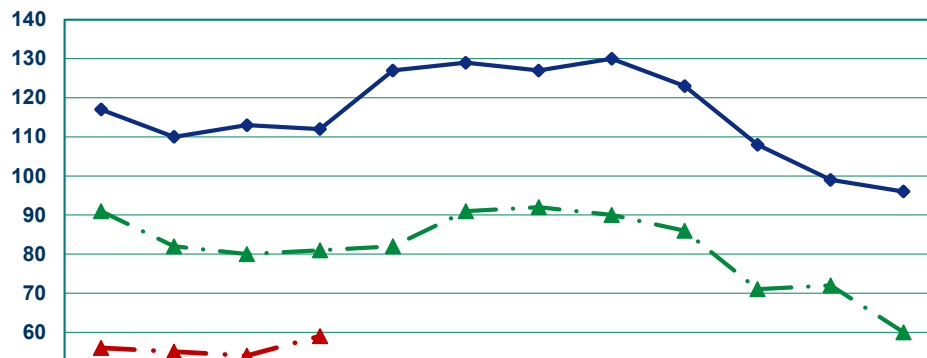
NEW LISTINGS

WALLOWA COUNTY, OR

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



Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

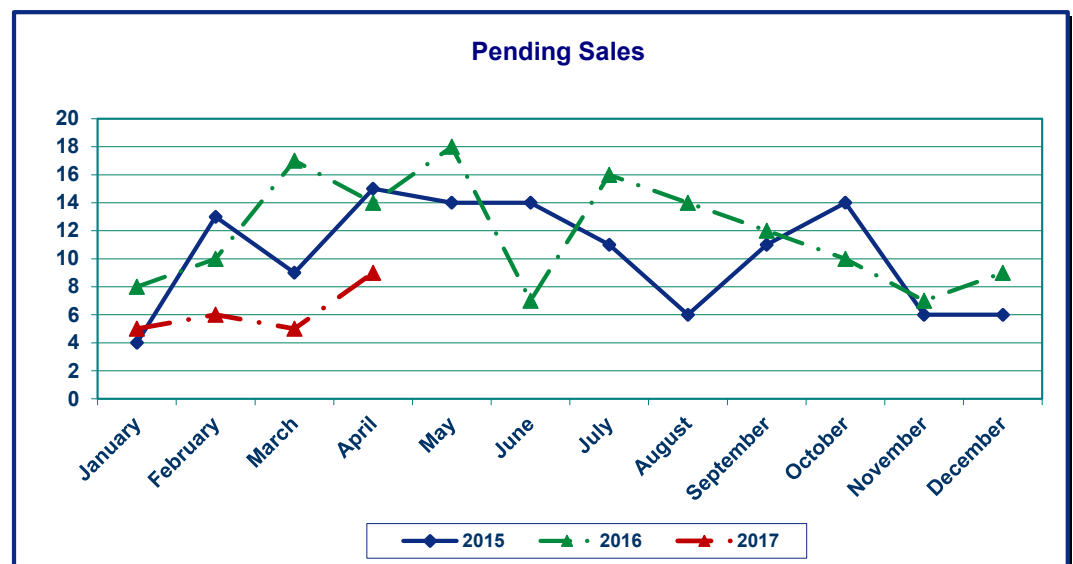
WALLOWA COUNTY, OR

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

PENDING LISTINGS

WALLOWA COUNTY, OR

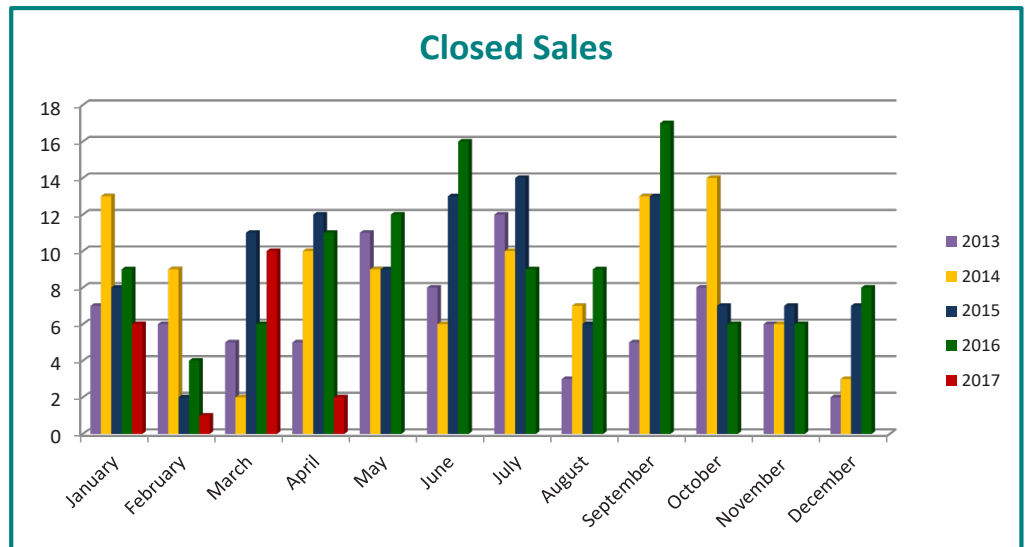
This graph represents monthly accepted offers in Wallowa County, Oregon.



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WALLOWA COUNTY, OR *County, Oregon.*

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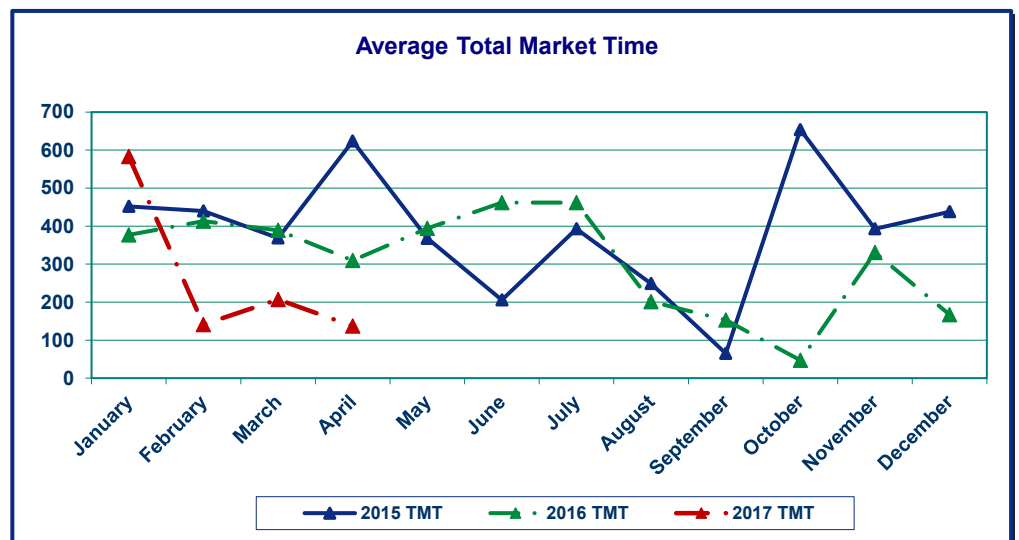
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