

# MARKET ACTION



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

## Residential Review: Baker County, Oregon

May 2017 Reporting Period

### May Residential Highlights

Baker County made seasonal gains in May, but numbers were cooler than in May 2016. New listings (42) were 16.7% stronger than in April 2017, and exactly matched the 42 new listings offered last year in May 2016. Pending sales (28) fell two short (-6.7%) of the 30 offers accepted last year in May 2016 but gained 12.0% over the 25 offers accepted last month in April 2017. Closed sales, at 18, fell short of both May

2017 (26) and April 2016 (24). Inventory rose to 7.6 months in May, with total market time rising to 257 time during the same period.

### Average and Median Sale Prices

Comparing 2017 to 2016 through May, the average sale price has increased 19.4% from \$123,500 to \$147,500. In the same comparison, the median sale price has increased 19.0% from \$105,000 to \$125,000.

### 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	7.6
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.

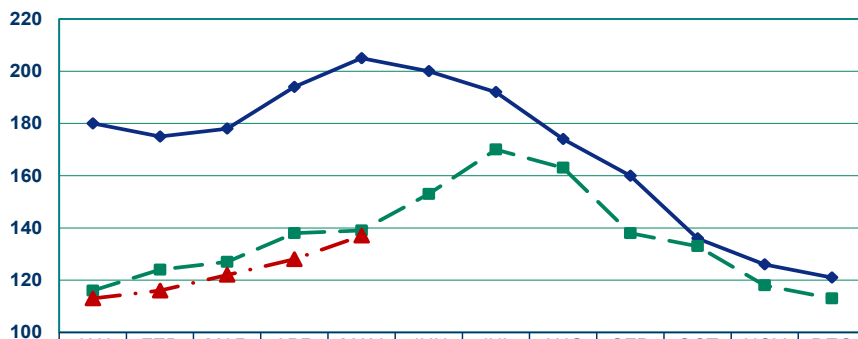
Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	May	42	28	18	188,000	184,000	257
	April	36	25	24	155,200	150,800	100
	Year-to-date	145	97	73	147,500	125,000	156
2016	May	42	30	26	115,000	105,500	114
	Year-to-date	146	113	79	123,500	105,000	150
Change	May	0.0%	-6.7%	-30.8%	63.5%	74.4%	124.7%
	Prev Mo 2017	16.7%	12.0%	-25.0%	21.1%	22.0%	157.0%
	Year-to-date	-0.7%	-14.2%	-7.6%	19.4%	19.0%	4.0%

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

**Average Sale Price % Change:**  
+7.0% (\$150,700 v. \$140,900)  
**Median Sale Price % Change:**  
+14.5% (\$132,800 v. \$116,000)

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

Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

### BAKER COUNTY, OR

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

# AREA REPORT • 5/2017

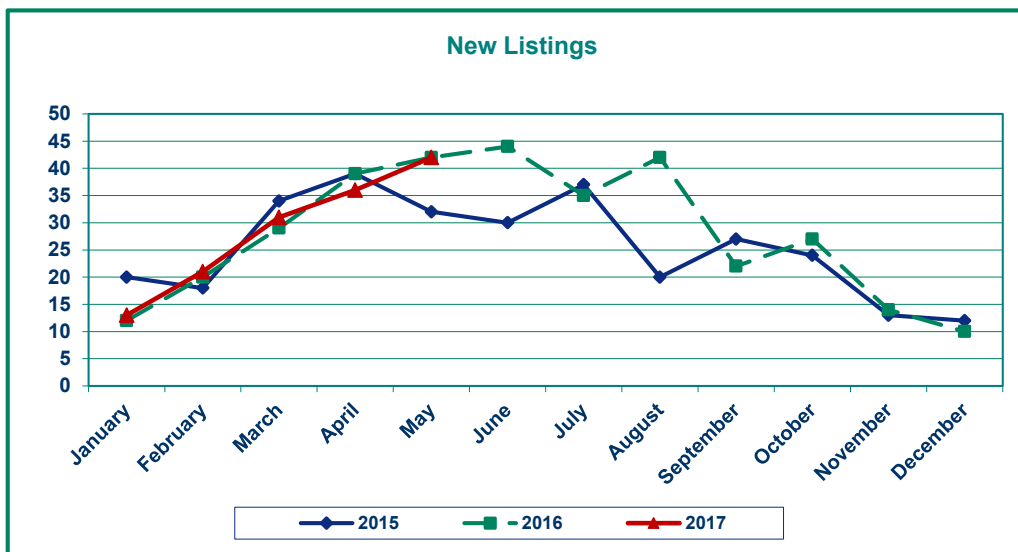
## Baker County, Oregon

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
	Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
460 Baker City/Keating	83	32	3	23	0.0%	13	175,300	215	115	78	-18.8%	63	142,700	120,000	5.1%	6	99,800	7	68,600	5	124,500
461 Haines/Anthony Lk/Muddy Crk	4	0	0	1	-	0	-	-	2	4	300.0%	-	-	-	-9.6%	1	65,000	-	-	-	-
462 Sumpter/McEwen/Bourne/Phillips Lk/Grant	15	3	7	2	-50.0%	1	190,000	664	9	4	-33.3%	1	190,000	190,000	40.5%	-	-	3	40,000	-	-
463 Unity/Hereford	4	0	0	-	-100.0%	0	-	-	0	-	-100.0%	0	-	-	-	0	-	0	-	0	-
464 Huntington/Lime	-	0	1	0	-100.0%	1	27,000	21	1	1	-50.0%	1	27,000	27,000	15.9%	1	299,000	-	-	-	-
465 Durkee/Pleasant Valley	1	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
466 Richland/New Bridge	10	4	0	0	-100.0%	2	221,300	383	5	4	100.0%	4	181,900	170,000	-44.3%	-	-	-	-	-	-
467 Halfway/ Cornucopia	19	3	1	2	-	1	445,000	376	12	6	50.0%	4	208,500	187,000	104.7%	-	-	2	82,500	-	-
468 Oxbow	1	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
<b>Baker County</b>	<b>137</b>	<b>42</b>	<b>12</b>	<b>28</b>	<b>-6.7%</b>	<b>18</b>	<b>188,000</b>	<b>257</b>	<b>145</b>	<b>97</b>	<b>-14.2%</b>	<b>73</b>	<b>147,500</b>	<b>125,000</b>	<b>-100.0%</b>	<b>8</b>	<b>120,400</b>	<b>12</b>	<b>63,800</b>	<b>5</b>	<b>124,500</b>

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/16-5/31/17) with 12 months before (6/1/15-5/31/16).

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



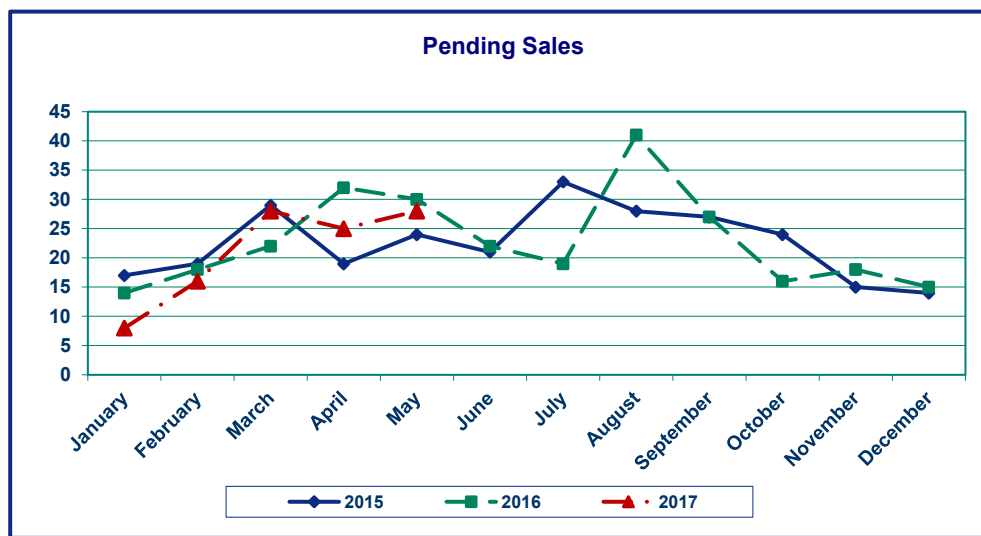
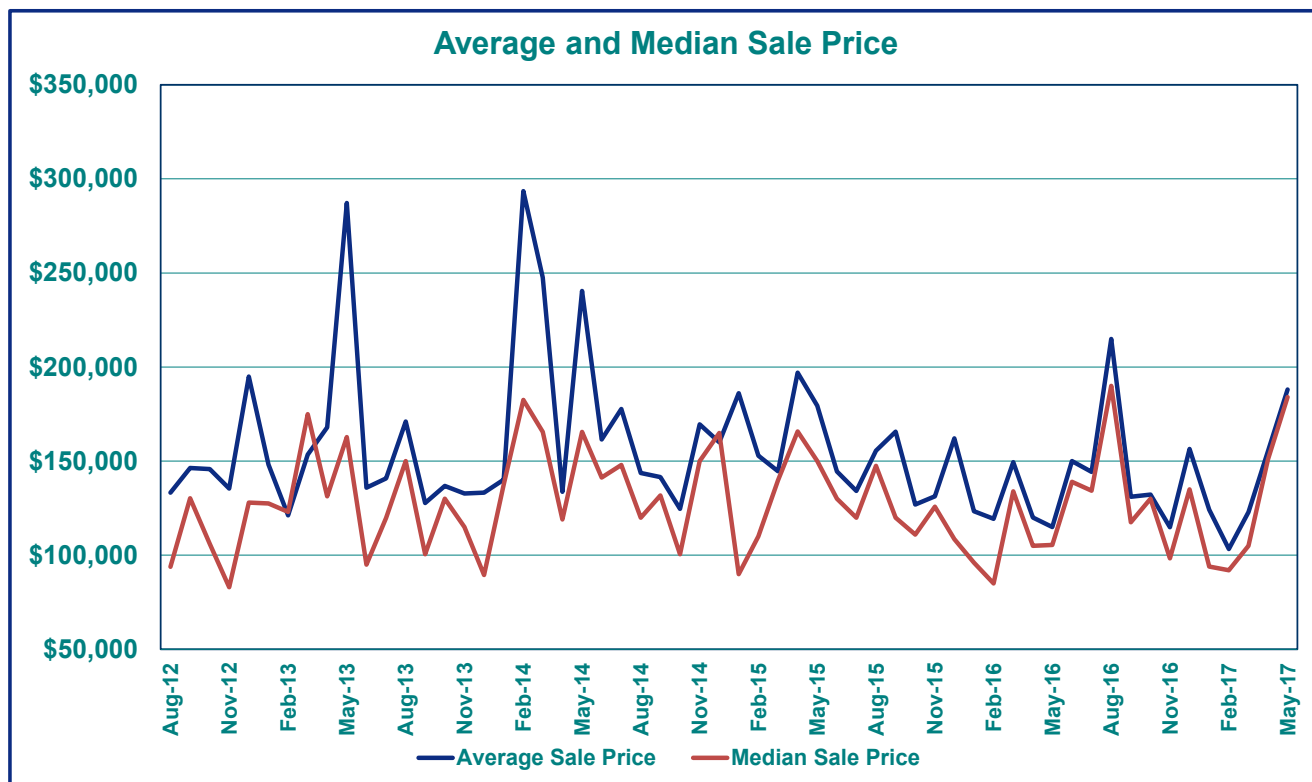
### NEW LISTINGS BAKER COUNTY, OR

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

## SALE PRICE

### BAKER COUNTY, OR

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



## PENDING LISTINGS

### BAKER COUNTY, OR

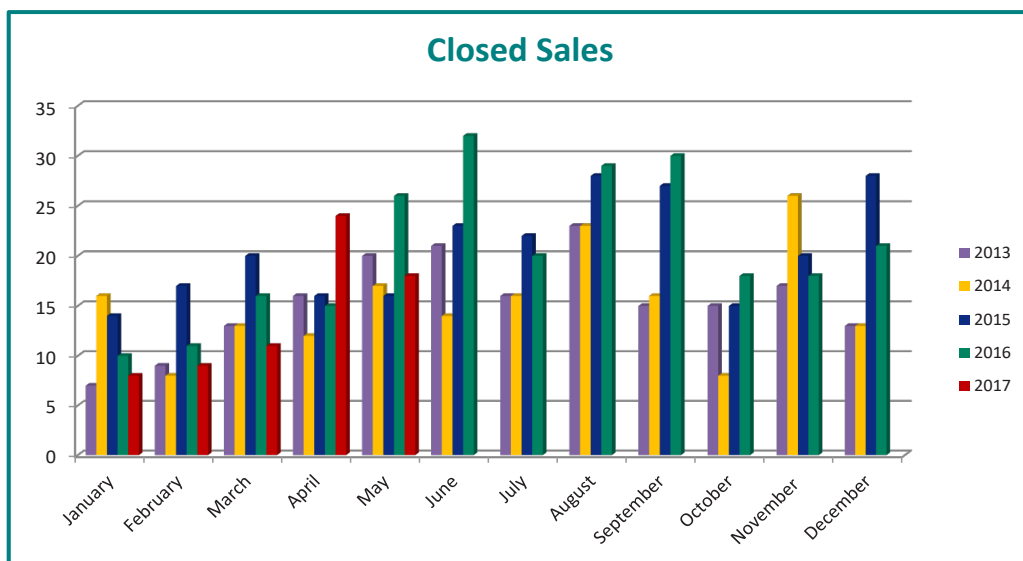
*This graph represents monthly accepted offers in Baker County, Oregon over the past three calendar years.*

## CLOSED SALES BAKER COUNTY, OR

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

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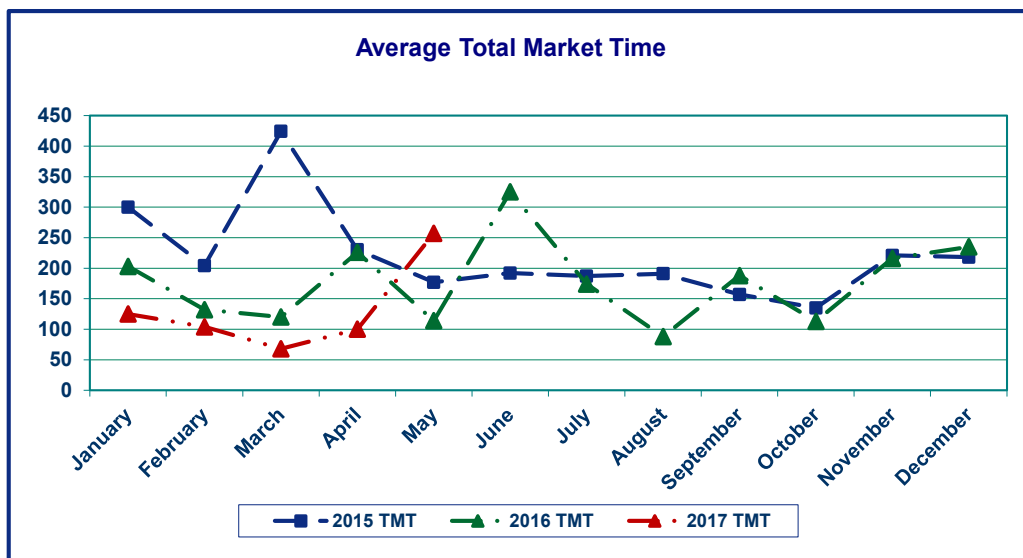
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## DAYS ON MARKET BAKER COUNTY, OR

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



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

# MARKET ACTION



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Residential Review: Columbia Basin, Oregon

May 2017 Reporting Period

## May Residential Highlights

The Columbia Basin made gains this May compared to May 2016, with closings leading the pack. Closed sales (67) outpaced May 2016 (55) by 21.8% and April 2017 (59) by 13.6%.

Pending sales (102) fared 13.3% stronger than last year in May 2016 (90) and 52.2% stronger than last month in April 2017 (67).

Similarly, new listings (128) ended 10.3% ahead of May 2016 (116) and 60.0% ahead of April 2017 (80).

Inventory edged downward in May to 4.1 months. Total market time in May was 123 days.

## Year to Date Summary

Activity in 2017 has been a bit cooler than last year. Looking at the first five months of 2017 compared to 2016, closed sales

(279) have decreased 7.3%, pending sales (342) have decreased 9.0%, and new listings (424) have decreased 9.6%.

## Average and Median Sale Prices

Comparing 2017 to 2016 through May, the average sale price has increased 14.3% from \$149,300 to \$170,600. In the same comparison, the median sale price has increased 7.1% from \$139,900 to \$149,900.

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	4.1
June	5.7	4.2	
July	4.5	4.3	
August	5.1	4.2	
September	6.9	4.9	
October	5.6	3.8	
November	8.1	4.2	
December	4.9	5.2	

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

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

### Average Sale Price % Change:

+9.8% (\$168,800 v. \$153,800)

### Median Sale Price % Change:

+7.1% (\$151,000 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	May	128	102	67	167,200	152,000	123
	April	80	67	59	146,300	134,700	130
	Year-to-date	424	342	279	170,600	149,900	124
2016	May	116	90	55	153,300	145,000	133
	Year-to-date	469	376	301	149,300	139,900	130
Change	May	10.3%	13.3%	21.8%	9.1%	4.8%	-7.4%
	Prev Mo 2017	60.0%	52.2%	13.6%	14.3%	12.8%	-5.4%
	Year-to-date	-9.6%	-9.0%	-7.3%	14.3%	7.1%	-4.6%

# AREA REPORT • 5/2017

## 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 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
380	Arlington/N	3	0	0	0	-100.0%	2	172,300	461	2	3	-50.0%	3	190,500	192,500	9.3%	-	-	1	29,000	-	-
381	Condon/S	7	2	2	1	-50.0%	0	-	-	6	2	-66.7%	3	82,200	87,500	-22.3%	-	-	-	-	-	-
	Gilliam Co. Total	10	2	2	1	-75.0%	2	172,300	461	8	5	-58.3%	6	136,400	123,500	-13.4%	-	-	1	29,000	-	-
420	Boardman/NW	5	6	0	2	-33.3%	2	114,500	16	12	12	-14.3%	11	178,200	145,000	6.9%	1	450,000	8	38,100	-	-
421	Irrigon	9	6	0	4	300.0%	6	106,700	154	16	17	30.8%	13	135,500	133,000	14.1%	-	-	4	103,500	-	-
422	Ione	1	-	0	1	0.0%	1	30,000	345	1	2	0.0%	2	57,500	57,500	-45.2%	-	-	-	-	-	-
423	Lexington	2	1	0	1	-	1	265,000	8	3	2	0.0%	1	265,000	265,000	42.9%	-	-	-	-	-	-
424	Heppner/S	11	4	0	1	0.0%	2	67,500	21	10	6	-25.0%	7	166,700	95,000	54.1%	-	-	-	-	-	-
	Morrow Co. Total	28	17	-	9	50.0%	12	108,300	113	42	39	0.0%	34	155,000	135,500	14.0%	1	450,000	12	59,900	-	-
430	Umatilla	14	11	1	7	16.7%	3	134,600	21	30	22	10.0%	12	136,100	149,500	3.9%	2	515,000	3	71,700	-	-
431	Hermiston	59	33	7	33	26.9%	14	193,100	60	125	102	-22.1%	92	183,100	171,500	8.2%	2	337,500	5	91,400	2	207,300
432	Stanfield	3	2	1	1	-66.7%	0	-	-	13	9	12.5%	10	170,200	151,200	44.5%	-	-	1	58,000	-	-
433	Echo	2	1	-	1	-50.0%	0	-	-	4	2	-50.0%	1	109,900	109,900	34.4%	-	-	1	36,500	-	-
435	Pendleton City Limits	63	31	2	23	-14.8%	22	175,500	120	105	89	-2.2%	77	169,800	144,000	4.6%	1	395,000	15	34,800	1	206,000
436	E-Meacham, Cayuse	4	0	0	1	-	0	-	-	1	1	-	0	-	-	-	0	-	0	-	0	-
437	NE-Athena, Helix, Adams, Weston	26	9	4	6	100.0%	3	118,400	54	21	15	25.0%	11	179,300	138,000	18.3%	-	-	1	256,000	-	-
438	S-Pilot Rock, Ukiah	13	3	3	0	-	-	-	-	8	3	-66.7%	2	218,500	218,500	63.7%	-	-	2	33,000	-	-
439	Milton-Freewater	50	19	3	20	53.8%	11	202,900	207	67	55	10.0%	34	169,000	150,300	11.7%	-	-	4	18,100	1	179,500
	Umatilla Co. Total	234	109	21	92	15.0%	53	180,300	113	374	298	-8.3%	239	173,700	153,000	9.0%	5	420,000	32	52,600	4	200,000

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

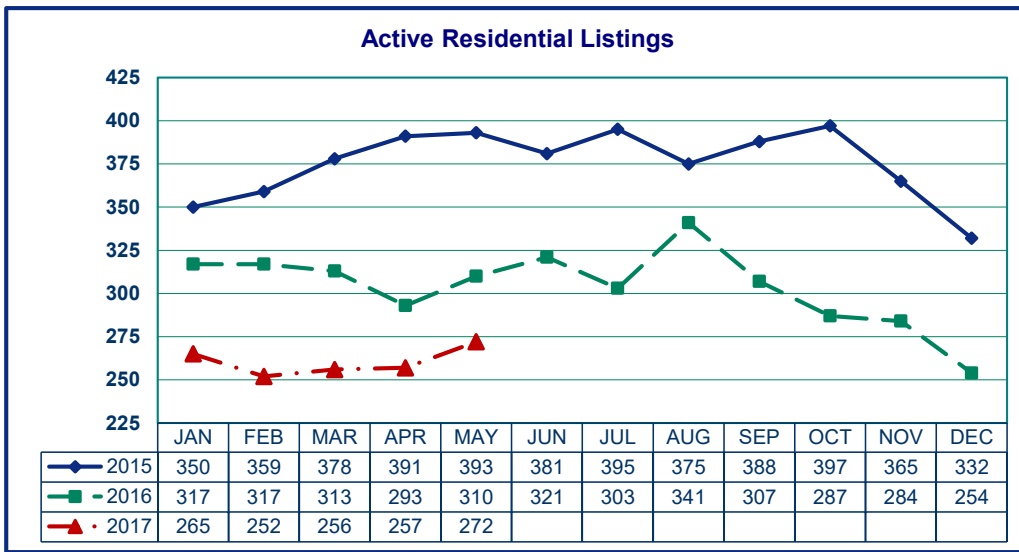
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/16-5/31/17) with 12 months before (6/1/15-5/31/16).

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

## ACTIVE RESIDENTIAL LISTINGS

### COLUMBIA BASIN, OR

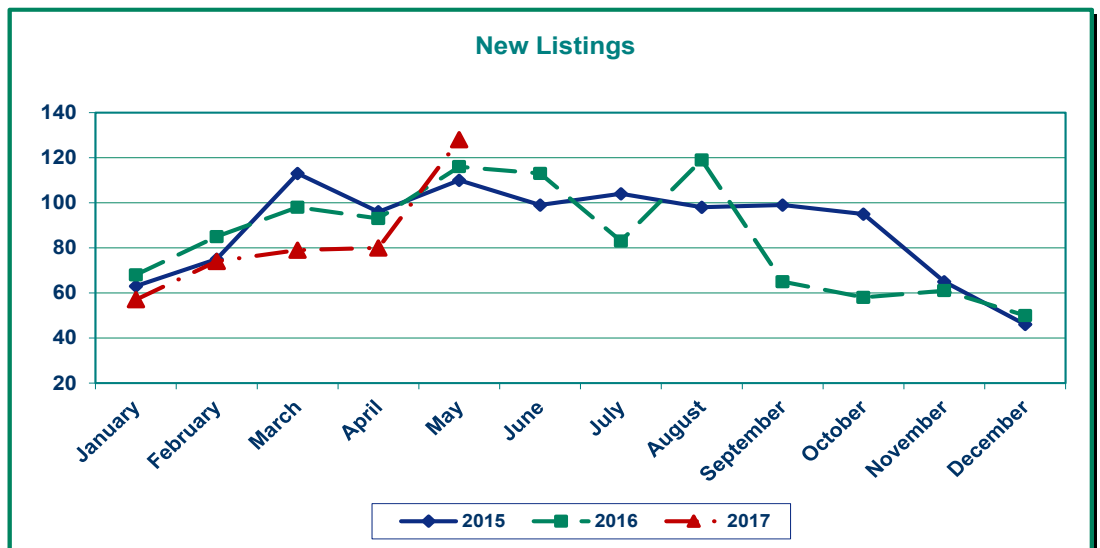
*This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.*



## NEW LISTINGS

### COLUMBIA BASIN, OR

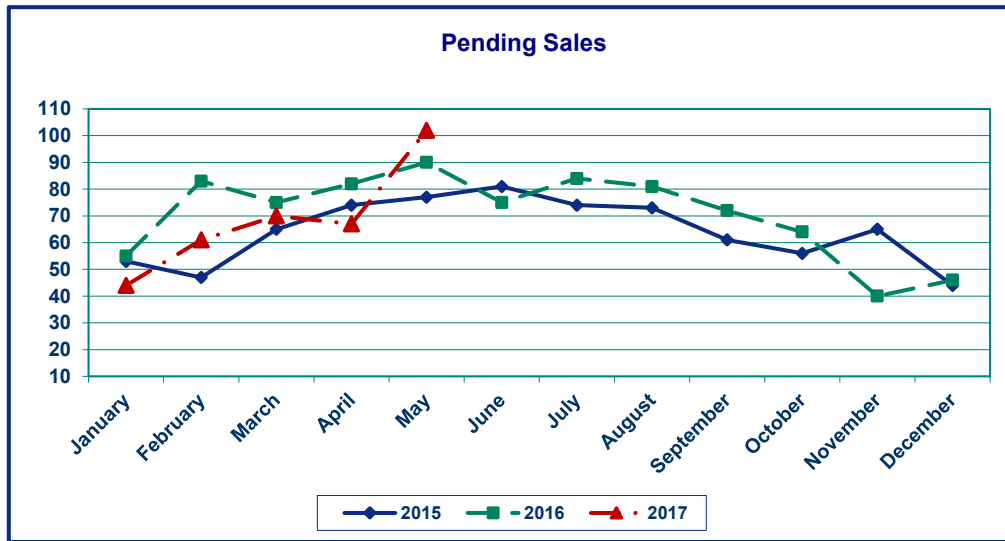
*This graph shows the new residential listings over the past three calendar years in Columbia Basin, Oregon.*



## PENDING LISTINGS

### COLUMBIA BASIN, OR

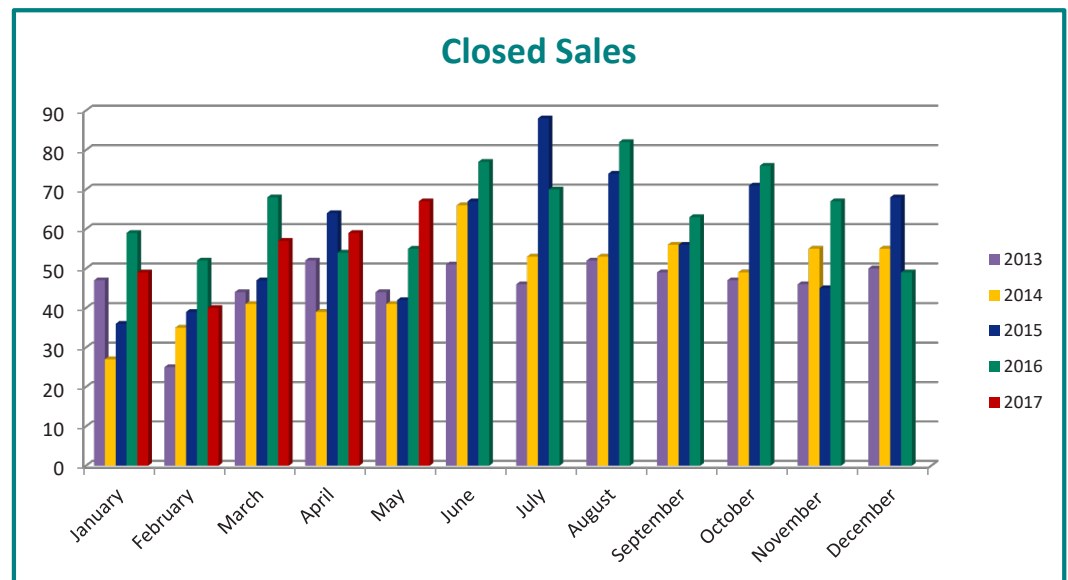
*This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years*



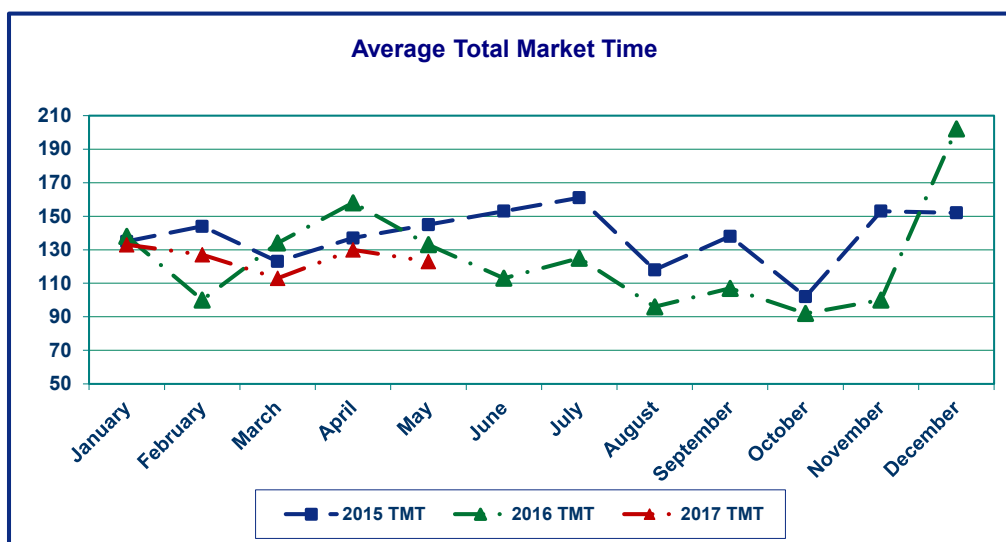
## CLOSED SALES

### COLUMBIA BASIN, OR

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



## Average Total Market Time



## DAYS ON MARKET

### COLUMBIA BASIN, OR

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

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

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

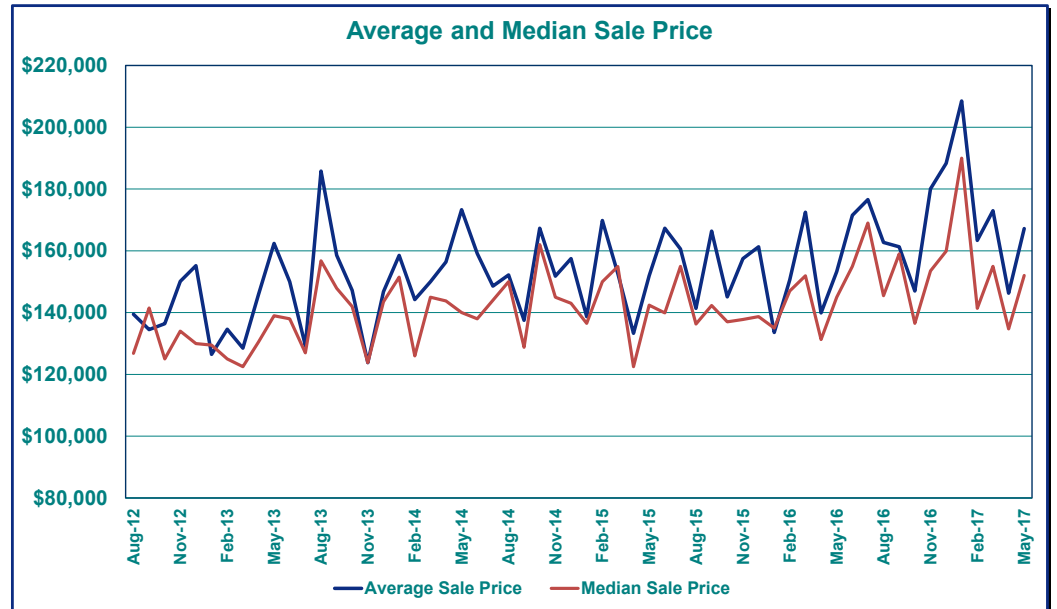
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## Residential Review: Coos County, Oregon

### May Residential Highlights

Coos County saw strong activity almost across the board this May. Closed sales (101) bested May 2016 (71) by 42.3%—the strongest May for closings on the RMLS™ record.

New listings (189) surged 11.8% ahead of May 2016 (169) and 43.2% ahead of April 2017 (132). Pending sales, at 119, bested May 2016 (102) by 16.7% but ended 3.3% cooler than last month in April 2017 (123).

### Year to Date Summary

Activity is ahead in 2017 compared to 2016. Comparing each year through May, pending sales (472) have increased 18.0%, closed sales (385) have increased 16.3%, and new listings (694) have increased 9.1%.

### Average and Median Sale Prices

Comparing 2017 to 2016 through May, the average sale price rose 13.4% from \$183,100 to \$207,600. In the same comparison, the median sale price rose 6.9% from \$167,500 to \$179,000.

## May 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	4.5
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	May	189	119	101	210,500	199,500	122
	April	132	123	79	211,000	186,000	158
	Year-to-date	694	472	385	207,600	179,000	126
2016	May	169	102	71	191,300	170,000	105
	Year-to-date	636	400	331	183,100	167,500	142
Change	May	11.8%	16.7%	42.3%	10.0%	17.4%	17.1%
	Prev Mo 2017	43.2%	-3.3%	27.8%	-0.2%	7.3%	-22.8%
	Year-to-date	9.1%	18.0%	16.3%	13.4%	6.9%	-11.1%

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

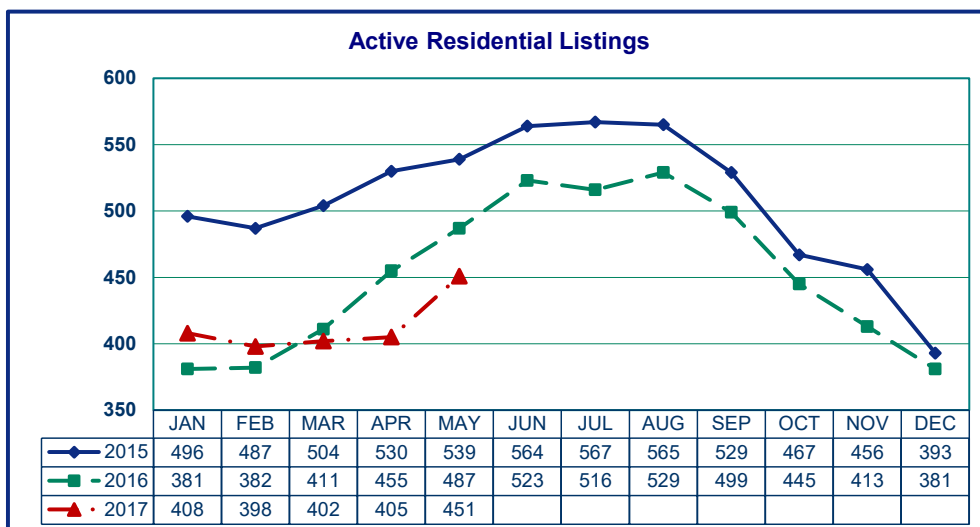
#### Average Sale Price % Change:

+8.7% (\$204,600 v. \$188,300)

#### Median Sale Price % Change:

+5.5% (\$179,700 v. \$170,300)

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



## ACTIVE RESIDENTIAL LISTINGS COOS COUNTY, OR

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

# AREA REPORT • 5/2017

## Coos County, Oregon

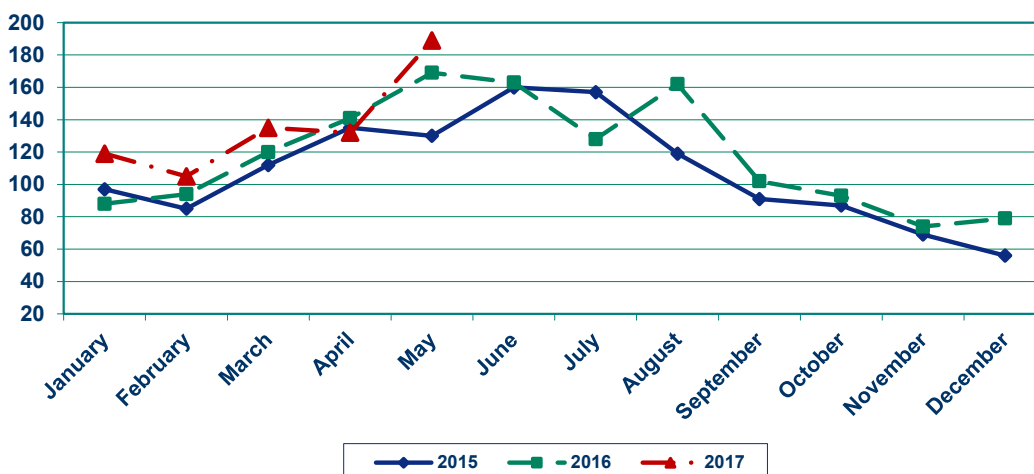
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date		
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price							
		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price										
97407	Allegeny	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97411	Bandon	102	36	17	16	33.3%	15	262,900	246	123	65	14.0%	55	281,200	207,400	16.9%	2	327,500	23	108,800	-	-
97414	Broadbent	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97420	Coos Bay	155	71	22	44	15.8%	44	182,900	69	269	186	21.6%	153	183,300	167,500	8.4%	3	200,000	18	125,600	9	118,700
97423	Coquille	36	17	7	14	0.0%	11	205,100	67	73	50	-5.7%	40	210,100	175,300	15.6%	2	172,500	3	79,000	-	-
97449	Lakeside	46	19	1	8	14.3%	4	236,500	254	51	28	3.7%	23	172,900	160,000	-1.8%	-	-	7	78,000	-	-
97458	Myrtle Point	29	9	6	10	400.0%	4	218,900	130	43	37	85.0%	22	188,100	151,800	-2.7%	-	-	4	79,300	-	-
97459	North Bend	75	35	7	26	-7.1%	22	229,700	151	129	100	13.6%	87	219,700	193,000	6.7%	1	179,800	4	126,100	7	394,000
97466	Powers	8	2	1	1	0.0%	1	137,500	41	6	6	200.0%	5	159,100	137,500	95.2%	-	-	-	-	-	-
	Coos County	451	189	61	119	16.7%	101	210,500	122	694	472	18.0%	385	207,600	179,000	8.7%	8	222,500	59	107,900	16	239,100

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/16-5/31/17) with 12 months before (6/1/15-5/31/16).

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

New Listings



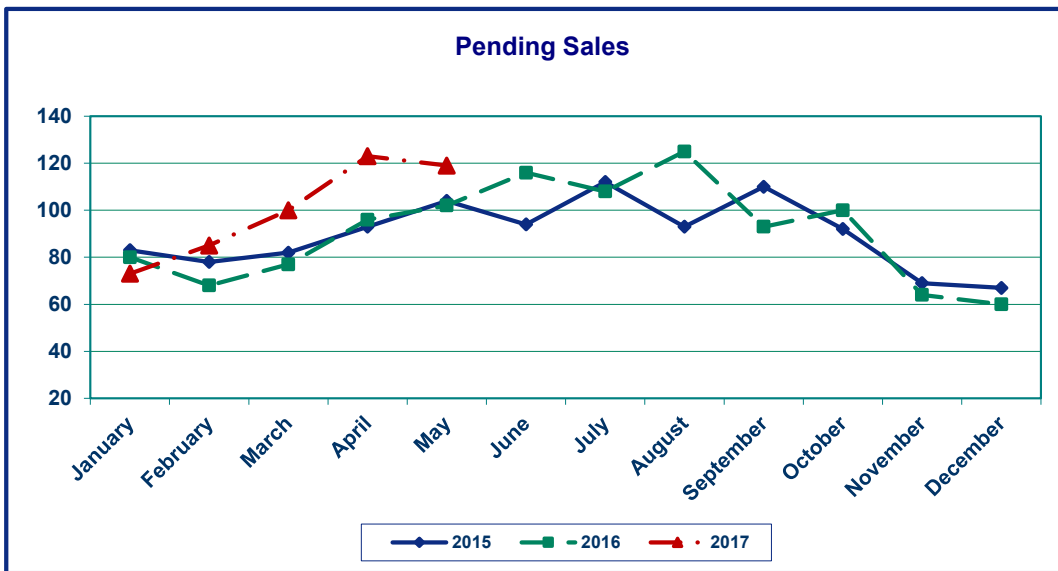
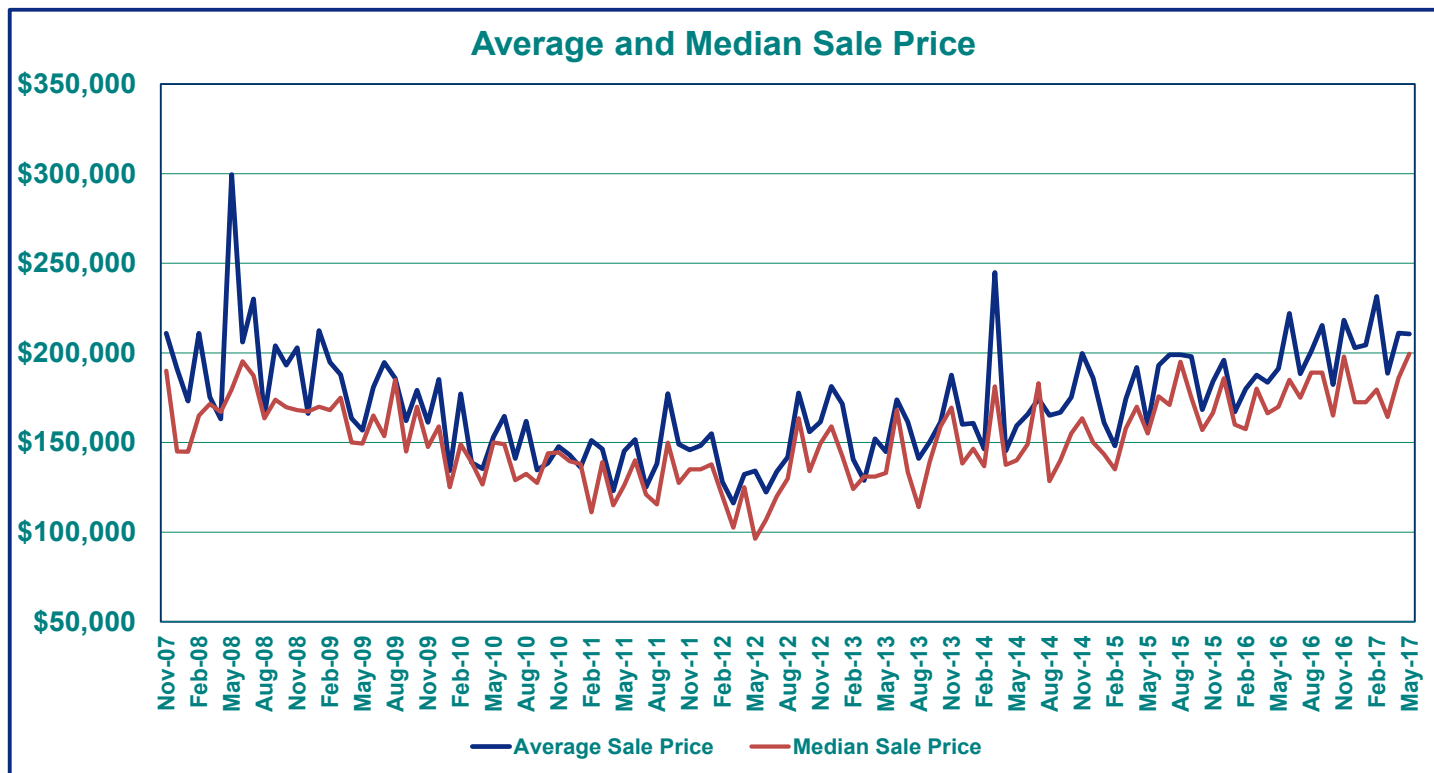
### NEW LISTINGS

#### COOS COUNTY, OR

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

**SALE PRICE**  
COOS COUNTY, OR

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



**PENDING LISTINGS**

**COOS COUNTY, OR**

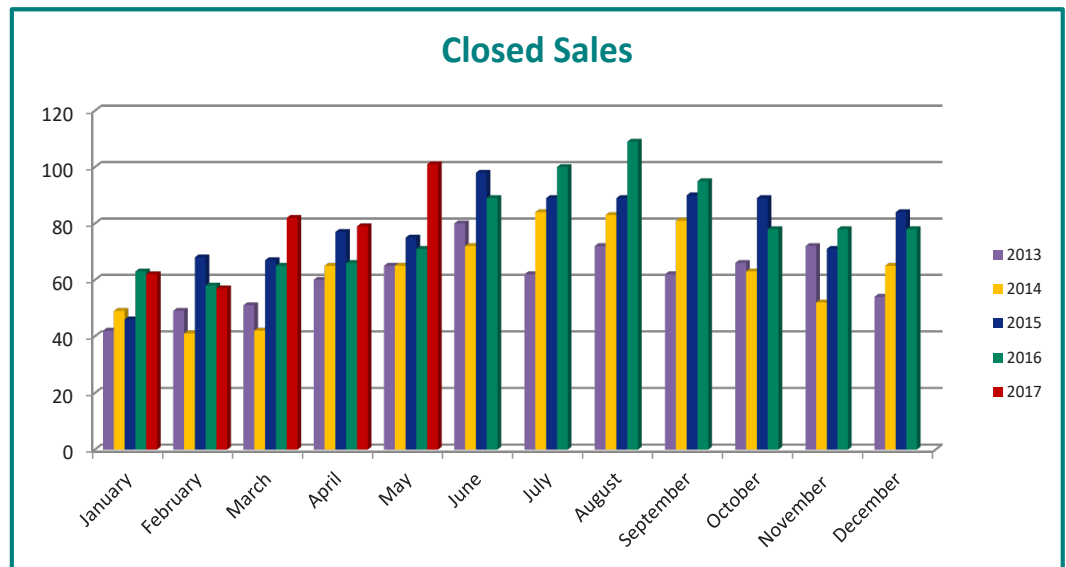
*This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.*

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

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

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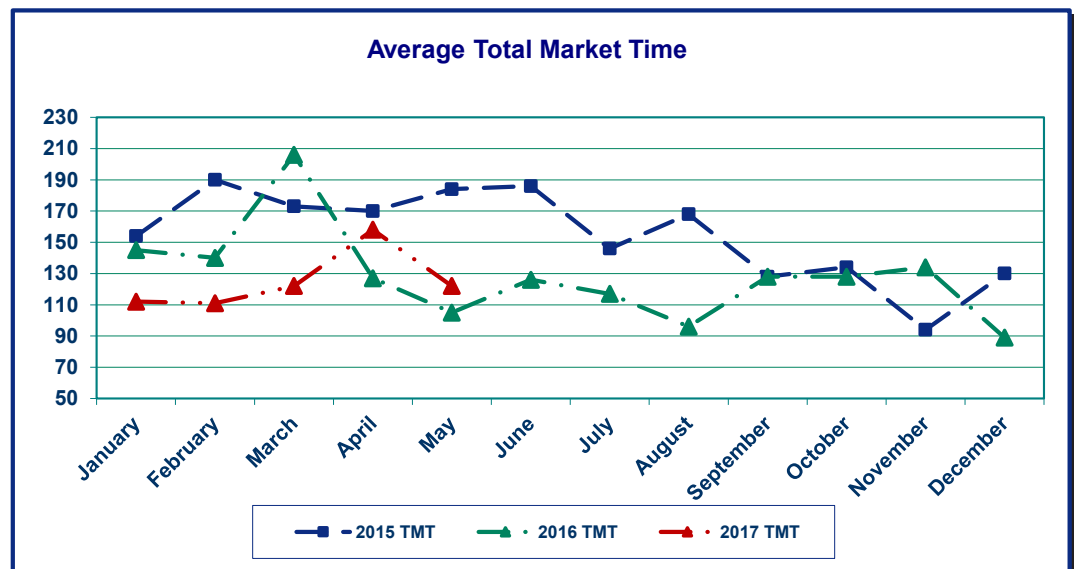
Market Action Reports  
are compiled for the  
following areas: Portland  
metropolitan area,  
Southwest Washington,  
Mid-Columbia, Columbia  
Basin, Baker County, Coos  
County, Curry County,  
Douglas County, Grant  
County, Josephine County,  
Lane County, North  
Coastal Counties, Polk &  
Marion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

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



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

# MARKET ACTION

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

Residential Review: Curry County, Oregon

May 2017 Reporting Period

## May Residential Highlights

Curry County saw an uptick in new listings this May. At 114, new listings outpaced May 2016 (97) by 17.5%, the strongest May since 2006, when 129 new listings were offered.

Closed sales (42) exactly matched the 42 closings from May 2016 but were 31.3% warmer than last month in April 2017. Pending sales (59) fell 9.2% short of May 2016 (65) but ended 34.1% ahead of April 2017 (44).

Inventory decreased slightly in May, ending at 9.0 months.

## Year to Date Summary

Comparing the first five months of 2017 to the same period in 2016, closed sales (192) have decreased 0.5%, new listings (364) have decreased 3.2%, and pending sales (211) have decreased 11.7%.

## Average and Median Sale Prices

Comparing 2017 to 2016 through May, the average sale price rose 9.5% from \$255,400 to \$279,700. In the same comparison, the median sale price rose 9.6% from \$219,000 to \$240,000.

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	9.0
June	8.2	8.6	
July	8.1	7.6	
August	6.9	5.7	
September	6.9	5.7	
October	6.2	5.9	
November	9.8	7.4	
December	5.7	5.3	

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

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	May	114	59	42	273,400	226,000	269
	April	67	44	32	264,500	257,500	112
	Year-to-date	364	211	192	279,700	240,000	188
2016	May	97	65	42	279,000	224,500	108
	Year-to-date	376	239	193	255,400	219,000	209
Change	May	17.5%	-9.2%	0.0%	-2.0%	0.7%	149.8%
	Prev Mo 2017	70.1%	34.1%	31.3%	3.4%	-12.2%	140.2%
	Year-to-date	-3.2%	-11.7%	-0.5%	9.5%	9.6%	-10.1%

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

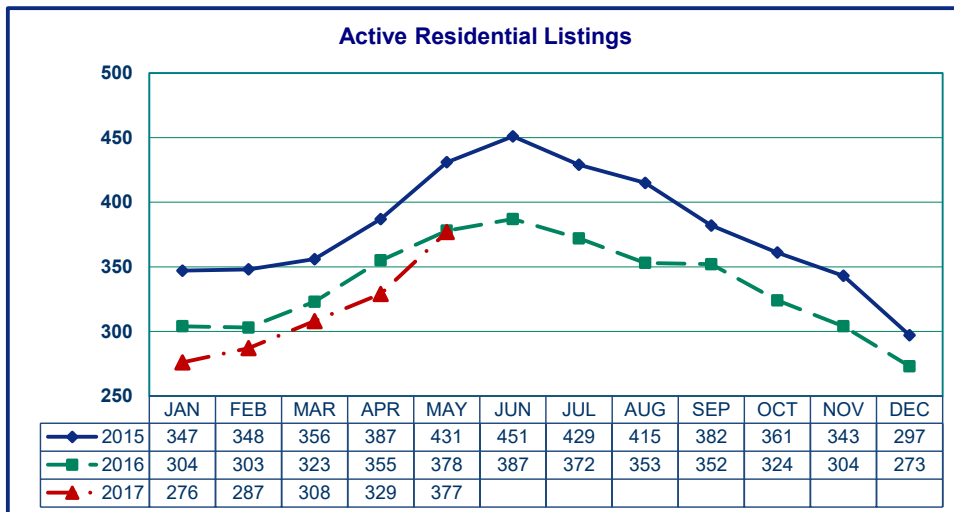
Average Sale Price % Change:

+2.8% (\$267,000 v. \$259,800)

Median Sale Price % Change:

+9.0% (\$239,900 v. \$220,000)

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



## ACTIVE RESIDENTIAL LISTINGS

CURRY COUNTY, OR

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

# AREA REPORT • 5/2017

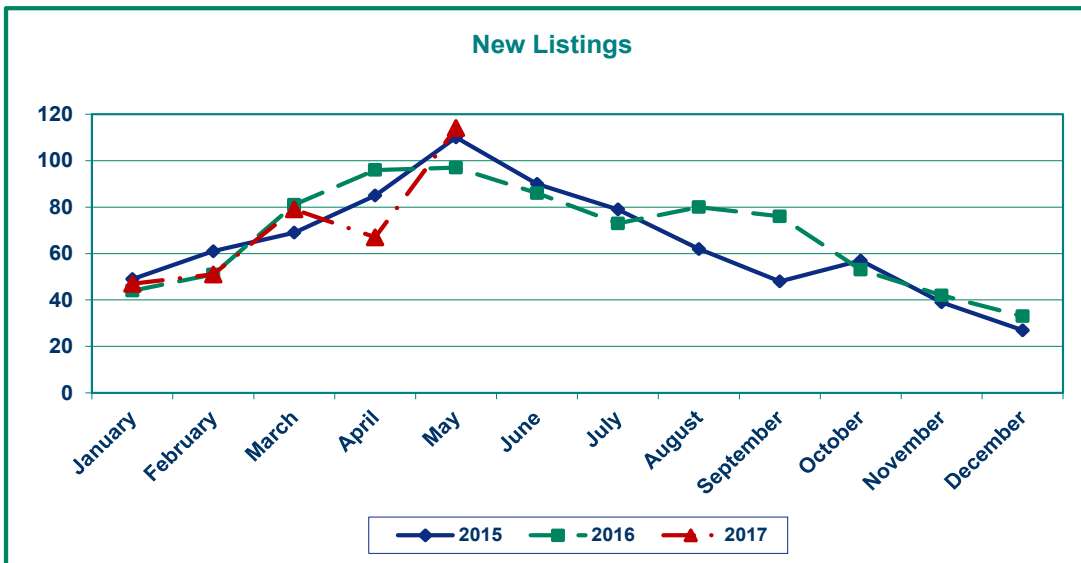
## Curry County, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired,Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
270	City, Airport, Marina Hts., NB Chetco	101	34	6	16	-30.4%	10	355,900	70	122	74	-16.9%	70	312,500	300,000	3.5%	2	730,000	9	76,900	3	398,300
271	Harbor, Winchuck, SB Chetco	52	14	4	8	-38.5%	9	365,800	166	48	41	-10.9%	40	268,500	185,000	13.2%	2	332,000	2	98,500	-	-
272	Carpenterville, Cape Ferrello, Whaleshead	50	13	-	5	25.0%	7	177,600	304	47	20	33.3%	18	260,600	212,000	5.2%	-	-	2	80,000	-	-
273	Gold Beach	115	30	2	17	13.3%	11	244,800	420	96	49	-21.0%	48	264,300	229,000	-6.8%	3	131,500	13	108,700	1	290,000
274	Port Orford	59	23	5	13	30.0%	5	138,800	474	51	27	0.0%	16	232,000	193,500	5.6%	1	95,000	7	150,400	-	-
	Curry County	377	114	17	59	-9.2%	42	273,400	269	364	211	-11.7%	192	279,700	240,000	2.8%	8	326,700	33	106,500	4	371,200

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/16-5/31/17) with 12 months before (6/1/15-5/31/16).

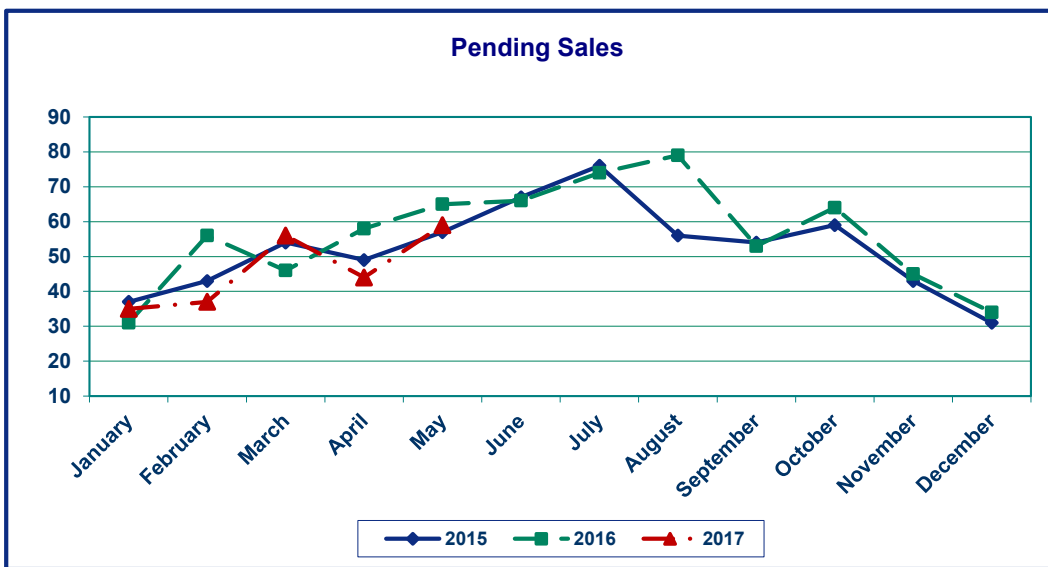
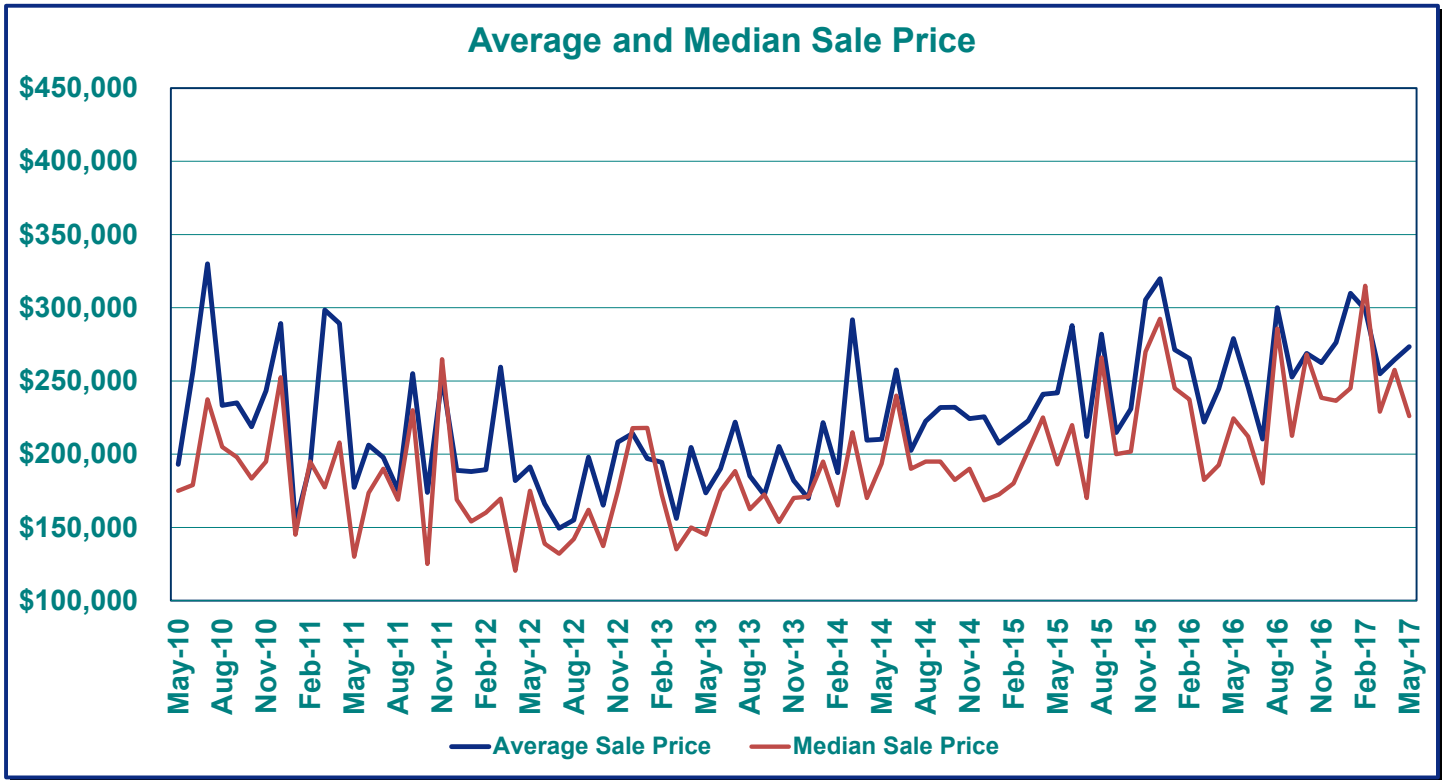
<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



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

**SALE PRICE**  
CURRY COUNTY, OR

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



**PENDING LISTINGS**  
CURRY COUNTY, OR

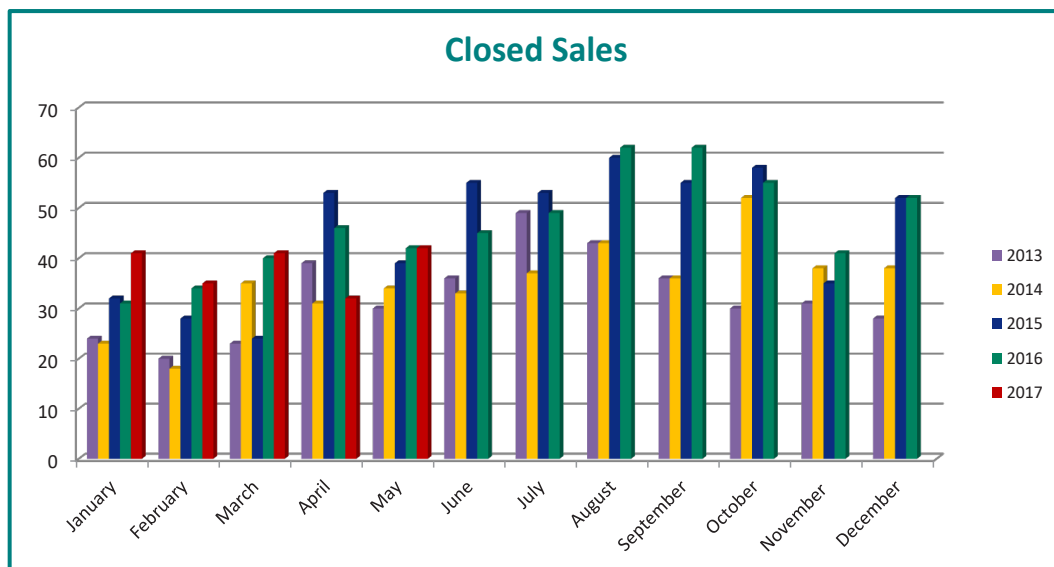
*This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.*

## CLOSED SALES CURRY COUNTY, OR

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

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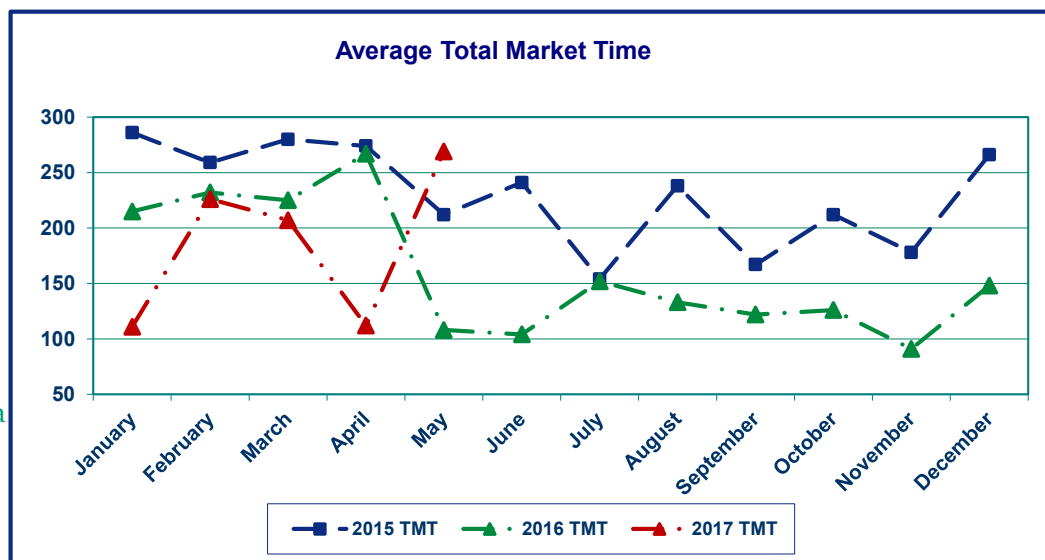
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## DAYS ON MARKET CURRY COUNTY, OR

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



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

# MARKET ACTION



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

Residential Review: Douglas County, Oregon

May 2017 Reporting Period

## May Residential Highlights

Douglas County saw an uptick in new listings this May. At 233 strong, new listings pushed two over the 231 new listings from May 2016 (0.9%) and 20.1% ahead of the 194 new listings offered last month in April 2017. This was the strongest May for new listings since 2008, when 268 were offered.

Closed sales (152) ended two under the 154 closings from May 2016, but fared 10.9% better than last month in April 2017 (137). Pending sales (165) were 14.1% cooler than in May 2016 (192) and 21.4% cooler than last month in April 2017 (210).

Total market time rose by three days in May to end at 110 days. Inventory held steady in May at 3.1 months.

## Year to Date Summary

Comparing the first five months of 2017 to the same period in 2016, closed sales (635) have increased 5.5% and pending sales (780) have increased 0.6%, while new listings (922) have cooled 8.4%.

## Average and Median Sale Prices

Comparing 2017 to 2016 through May, the average sale price rose 11.4% from \$182,200 to \$202,900. In the same comparison, the median sale price rose 7.9% from \$165,000 to \$178,000.

## 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	3.1
June	5.4	3.8	
July	6.5	5	
August	6.9	4.9	
September	5.7	3.9	
October	4.9	4.1	
November	6.3	4.4	
December	5.3	3.4	

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

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

### Average Sale Price % Change:

+11.4% (\$209,500 v. \$188,000)

### Median Sale Price % Change:

+10.3% (\$185,000 v. \$167,800)

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

Douglas County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	May	233	165	152	217,700	207,000	110
	April	194	210	137	199,400	175,000	107
	Year-to-date	922	780	635	202,900	178,000	112
2016	May	231	192	154	191,700	180,000	109
	Year-to-date	1,007	775	602	182,200	165,000	145
Change	May	0.9%	-14.1%	-1.3%	13.6%	15.0%	0.6%
	Prev Mo 2017	20.1%	-21.4%	10.9%	9.2%	18.3%	2.8%
	Year-to-date	-8.4%	0.6%	5.5%	11.4%	7.9%	-22.5%

# AREA REPORT • 5/2017

## Douglas County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>5</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
251	NE Roseburg	52	30	6	19	-20.8%	23	192,400	107	123	96	18.5%	84	196,900	166,800	3.4%	2	270,000	6	59,700	3	224,200	
252	NW Roseburg	63	24	3	15	-6.3%	12	326,300	74	98	71	-7.8%	62	304,500	287,000	9.9%	-	-	4	140,600	-	-	
253	SE Roseburg	22	13	2	7	-22.2%	8	217,300	149	48	44	18.9%	37	163,800	150,000	2.1%	4	167,900	2	77,500	4	149,800	
254	SW Roseburg	34	19	3	14	-12.5%	12	364,600	79	78	68	4.6%	59	259,200	234,500	11.2%	2	170,000	13	144,900	1	175,000	
255	Glide & E of Roseburg	29	15	4	7	-12.5%	4	234,100	130	37	26	-16.1%	23	223,700	207,500	18.1%	-	-	10	119,300	-	-	
256	Sutherlin/Oakland Area	66	27	3	20	-25.9%	21	246,900	120	119	96	-9.4%	75	203,400	205,000	15.6%	5	208,400	7	76,000	1	189,000	
257	Winston & SW of Roseburg	58	28	3	17	-10.5%	19	132,800	52	109	86	11.7%	70	163,700	146,300	-4.8%	1	250,000	9	92,000	1	110,000	
258	Myrtle Creek & S/SE of Roseburg	68	38	7	25	8.7%	15	173,800	194	128	110	-17.3%	81	181,300	150,000	24.4%	-	-	9	63,500	-	-	
259	Green District	20	16	2	15	-21.1%	14	197,900	84	74	73	9.0%	58	175,600	175,300	16.5%	2	155,500	3	124,000	-	-	
265	North Douglas County	59	23	6	26	-16.1%	24	192,100	128	108	110	8.9%	86	178,600	154,500	28.2%	3	113,200	9	72,500	1	102,000	
	Douglas County	471	233	39	165	-14.1%	152	217,700	110	922	780	0.6%	635	202,900	178,000	11.4%	19	183,900	72	98,700	11	168,000	

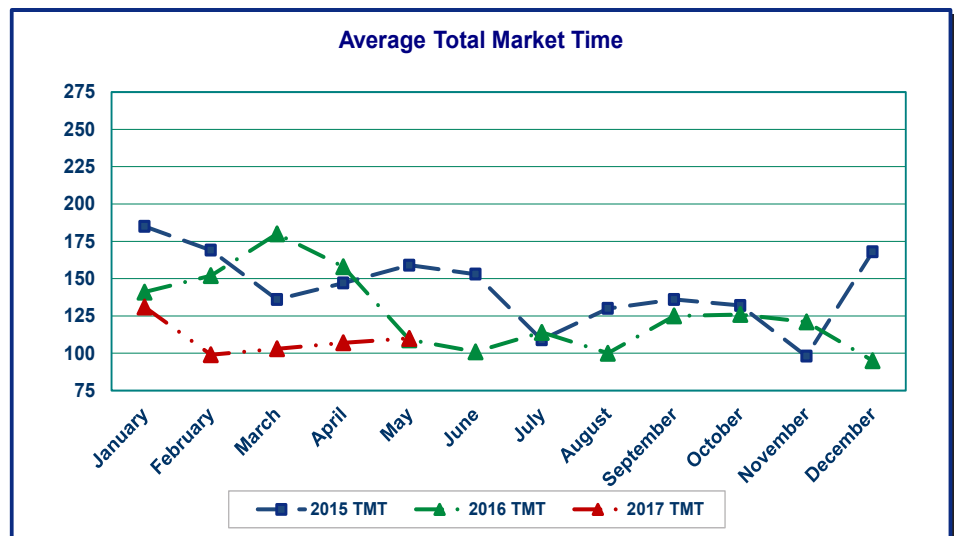
<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares May 2017 with May 2016. The Year-To-Date section compares 2017 year-to-date statistics through May with 2016 year-to-date statistics through May.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/16-5/31/17) with 12 months before (6/1/15-5/31/16).

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### DAYS ON MARKET DOUGLAS COUNTY, OR

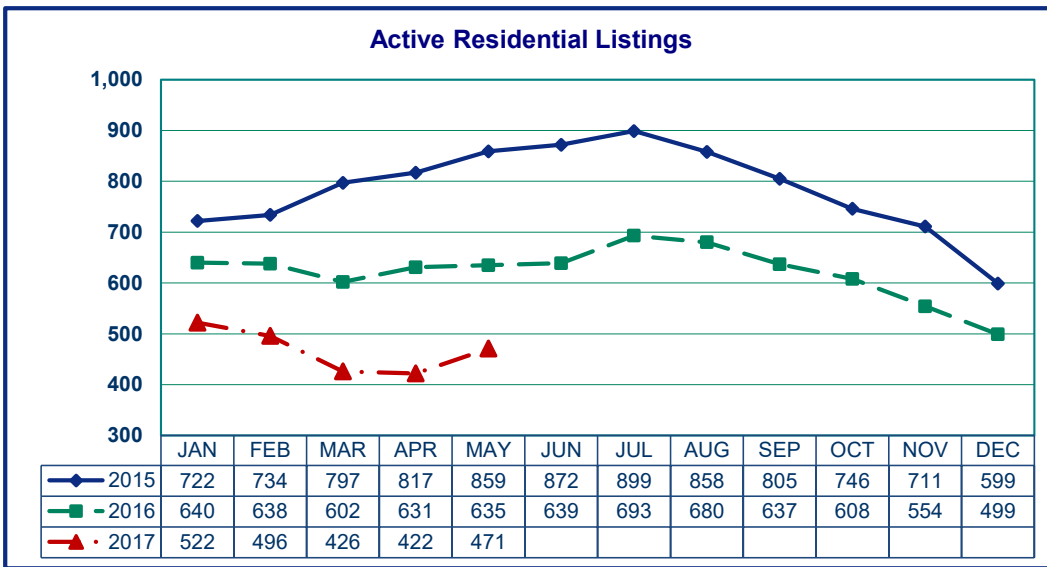
*This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.*



## ACTIVE RESIDENTIAL LISTINGS

### DOUGLAS COUNTY, OR

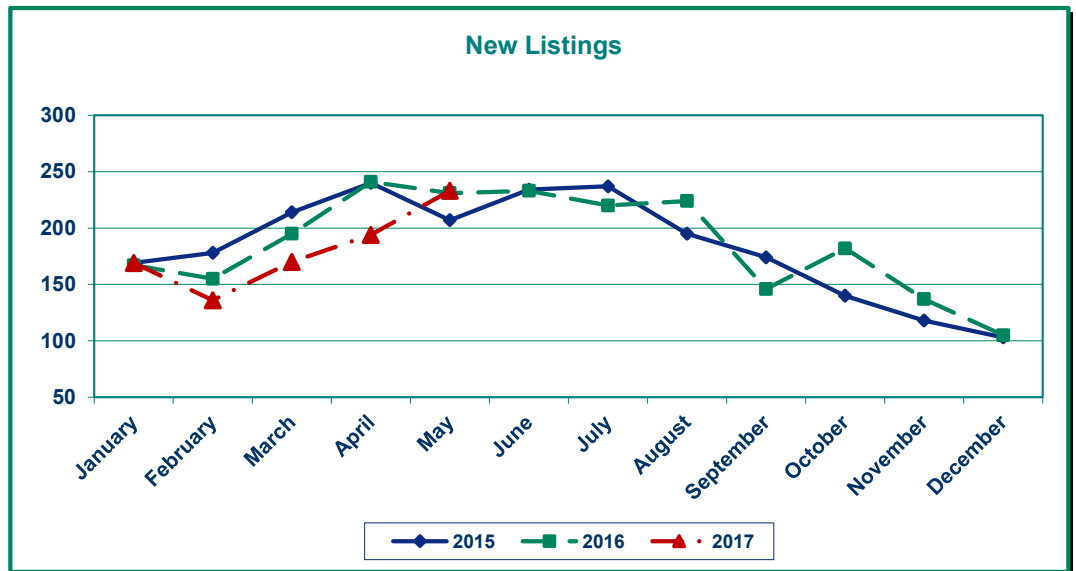
*This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.*



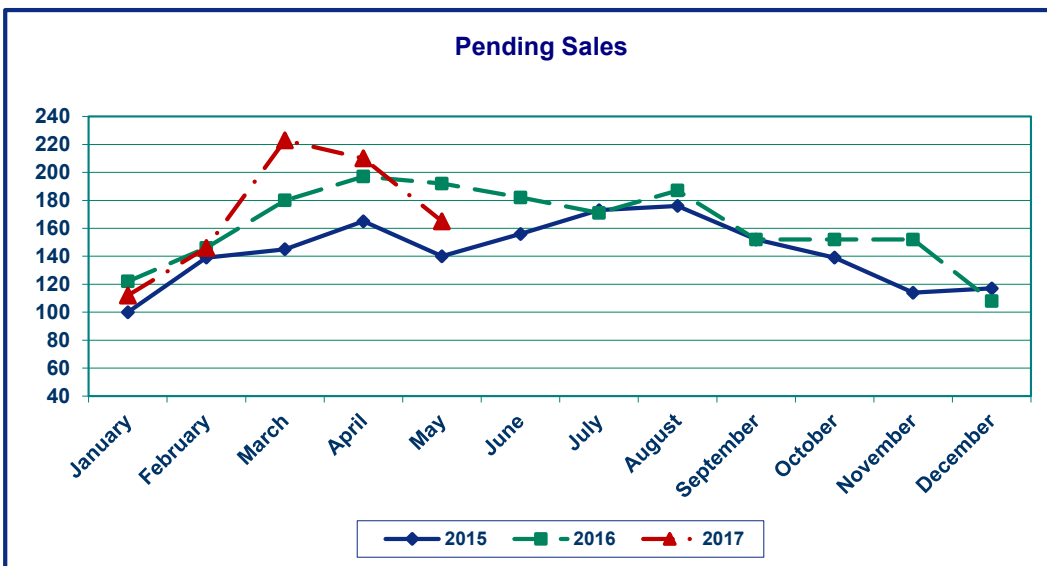
## NEW LISTINGS

### DOUGLAS COUNTY, OR

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



## Pending Sales



## PENDING LISTINGS

### DOUGLAS COUNTY, OR

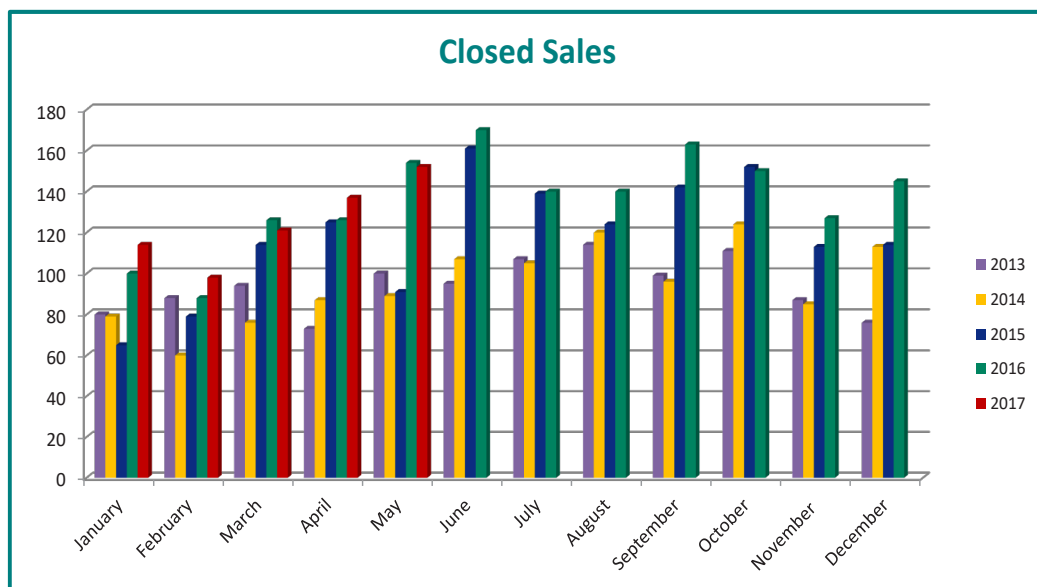
*This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.*

## CLOSED SALES DOUGLAS COUNTY, OR

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

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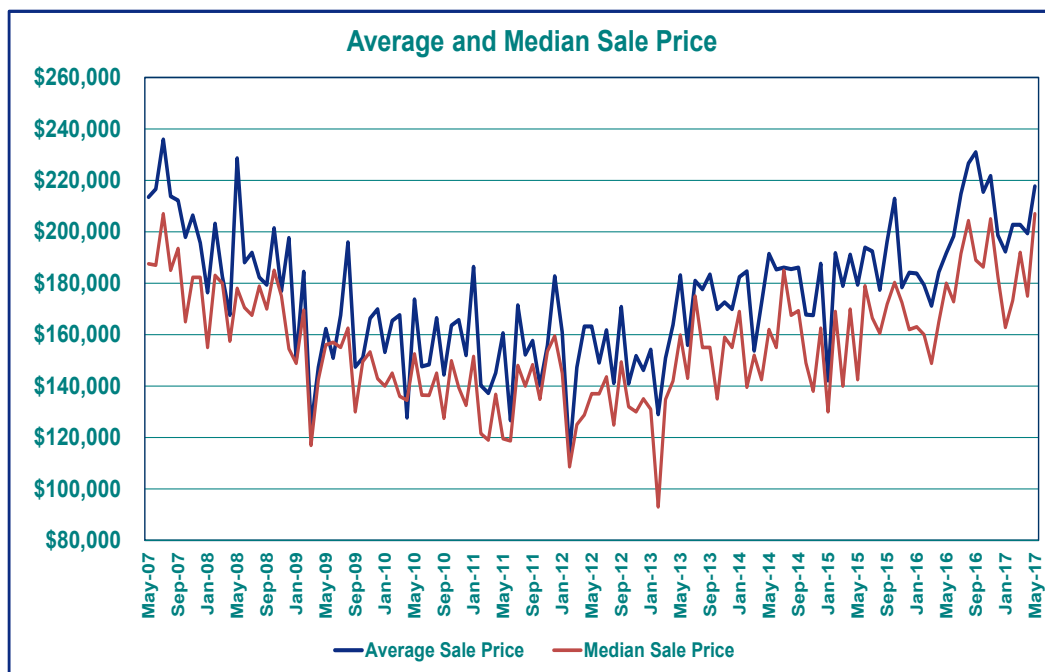
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## SALE PRICE DOUGLAS COUNTY, OR

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



Jeff Wiren, Chairman of the Board  
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Tyler Chaudhary, Editor

# MARKET ACTION



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Residential Review: Grant County, Oregon

May 2017 Reporting Period

## May Residential Highlights

Grant County saw an uptick in closings this May. There were ten closings, outpacing May 2016 (4) by more than double, and besting the six closings from April 2017 by 66.7%.

Pending sales, at eight, were cooler compared to both May 2016 (13) and April 2017 (11). Similarly,

eight new listings fell short of May 2016, when 13 were offered, and April 2017, when 17 were put on the market.

Inventory decreased to 7.1 months in May, with total market time increasing to 509 days.

## Average and Median Sales Prices

Comparing 2017 to 2016 through May, the average sale price in Grant County has decreased 10.8% from \$154,900 to \$138,100. In the same comparison, the median sale price has decreased 18.6% from \$140,000 to \$114,000.

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	7.1
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:**  
+9.5% (\$172,800 v. \$157,800)  
**Median Sale Price % Change:**  
-8.7% (\$124,500 v. \$136,300)

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	May	8	8	10	149,300	134,000	509
	April	17	11	6	113,000	81,800	385
	Year-to-date	57	40	32	138,100	114,000	434
2016	May	13	13	4	228,600	210,000	764
	Year-to-date	54	44	29	154,900	140,000	314
Change	May	-38.5%	-38.5%	150.0%	-34.7%	-36.2%	-33.3%
	Prev Mo 2017	-52.9%	-27.3%	66.7%	32.1%	63.8%	32.2%
	Year-to-date	5.6%	-9.1%	10.3%	-10.8%	-18.6%	38.3%

# AREA REPORT • 5/2017

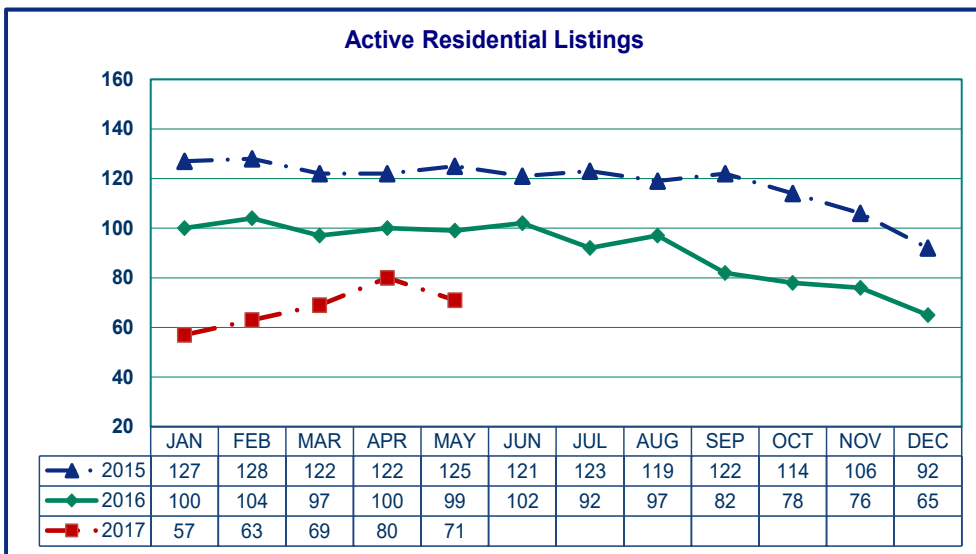
## Grant County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97817	Bates	-	0	0	0	-100.0%	0	-	-	0	0	-100.0%	-	-	-	-	-	-	1	375,000	-	-	
97820	Canyon City	11	-	-	1	-66.7%	2	217,000	656	6	6	0.0%	8	195,600	170,000	-11.1%	-	-	2	107,800	-	-	
97825	Dayville	1	-	0	1	0.0%	1	128,000	405	-	1	-83.3%	2	201,500	201,500	29.3%	-	-	1	80,000	-	-	
97845	John Day	27	4	3	2	-33.3%	6	141,800	543	26	18	63.6%	13	115,300	108,000	-14.2%	-	-	2	21,500	-	-	
97848	Kimberly	1	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-	
97856	Long Creek	5	0	-	0	-	0	-	-	3	0	-100.0%	0	-	-	358.2%	0	-	0	-	0	-	
97864	Monument	1	1	1	0	-	0	-	-	2	1	-50.0%	0	-	-	-	0	-	0	-	0	-	
97865	Mount Vernon	13	1	0	1	-	1	80,000	119	9	5	150.0%	3	77,000	80,000	19.6%	-	-	1	100,000	-	-	
97869	Prairie City	12	2	1	3	-40.0%	0	-	-	10	9	-25.0%	6	120,100	79,300	17.6%	-	-	-	-	-	-	
97873	Seneca	0	0	0	0	-	0	-	-	0	0	-	0	-	-	66.7%	0	-	0	-	0	-	
97877	Grant County	71	8	5	8	-38.5%	10	149,300	509	57	40	-9.1%	32	138,100	114,000	9.5%	-	-	7	116,200	-	-	

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/16-5/31/17) with 12 months before (6/1/15-5/31/16).

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



## ACTIVE RESIDENTIAL LISTINGS

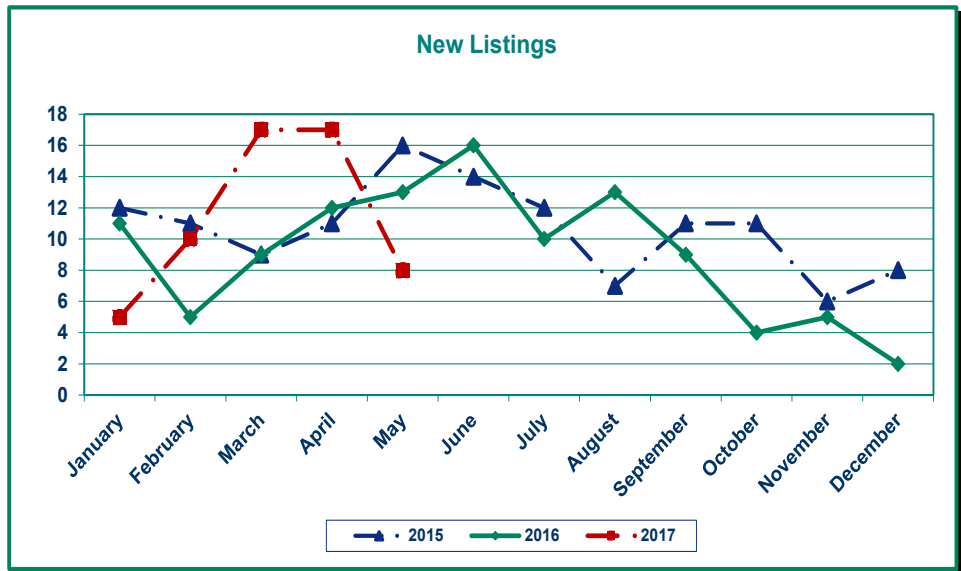
## GRANT COUNTY, OR

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

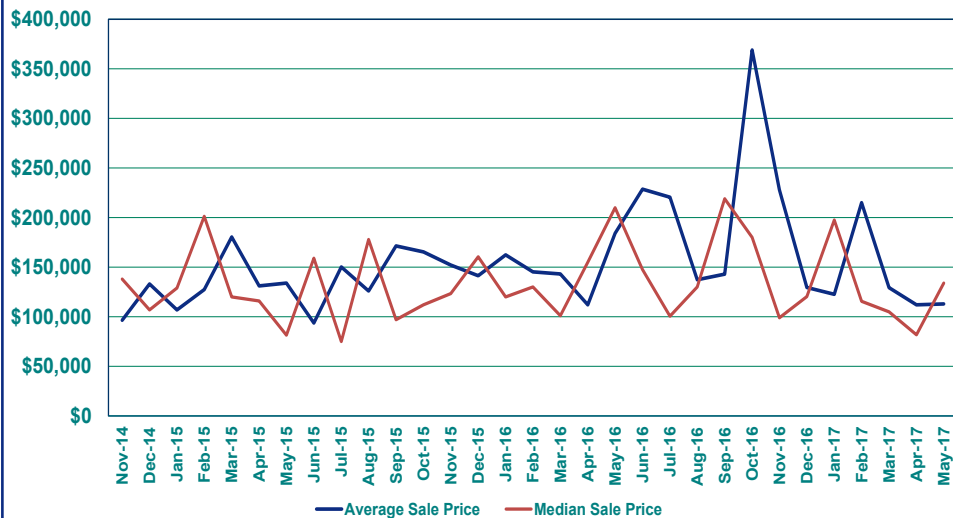
## NEW LISTINGS

### GRANT COUNTY, OR

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



## Average and Median Sale Price



## SALE PRICE

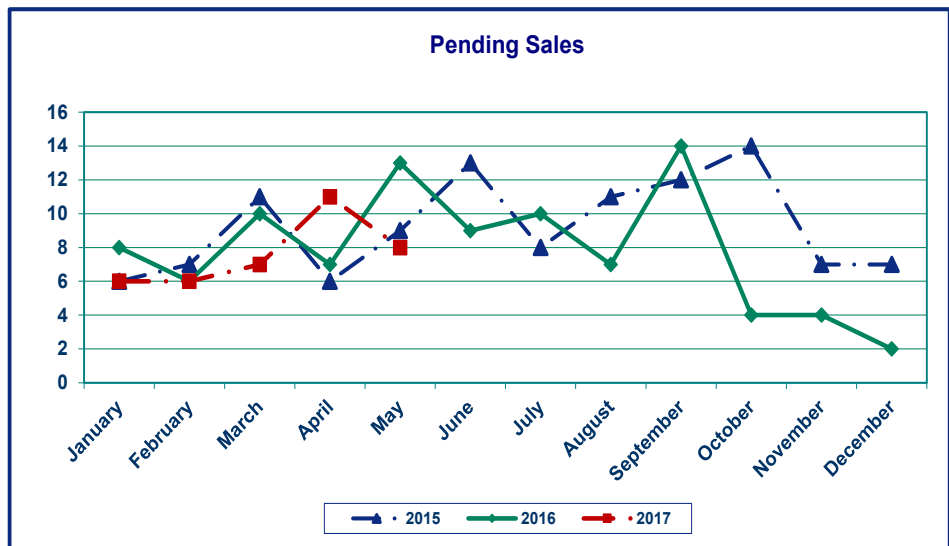
### GRANT COUNTY, OR

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

## PENDING LISTINGS

### GRANT COUNTY, OR

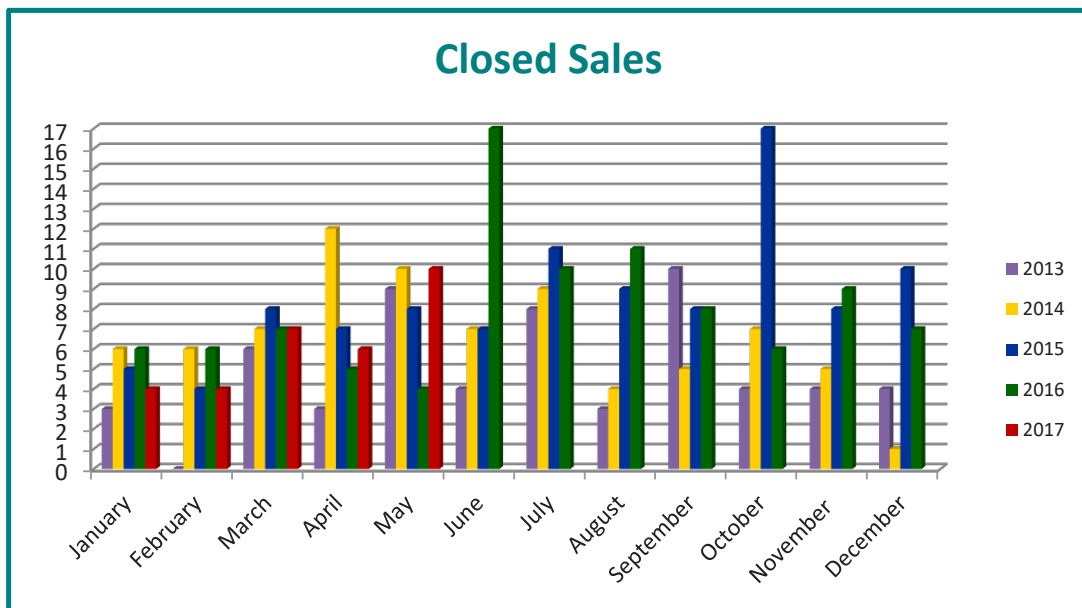
*This graph represents monthly accepted offers in Grant County, Oregon.*



## CLOSED SALES GRANT COUNTY, OR

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

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



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

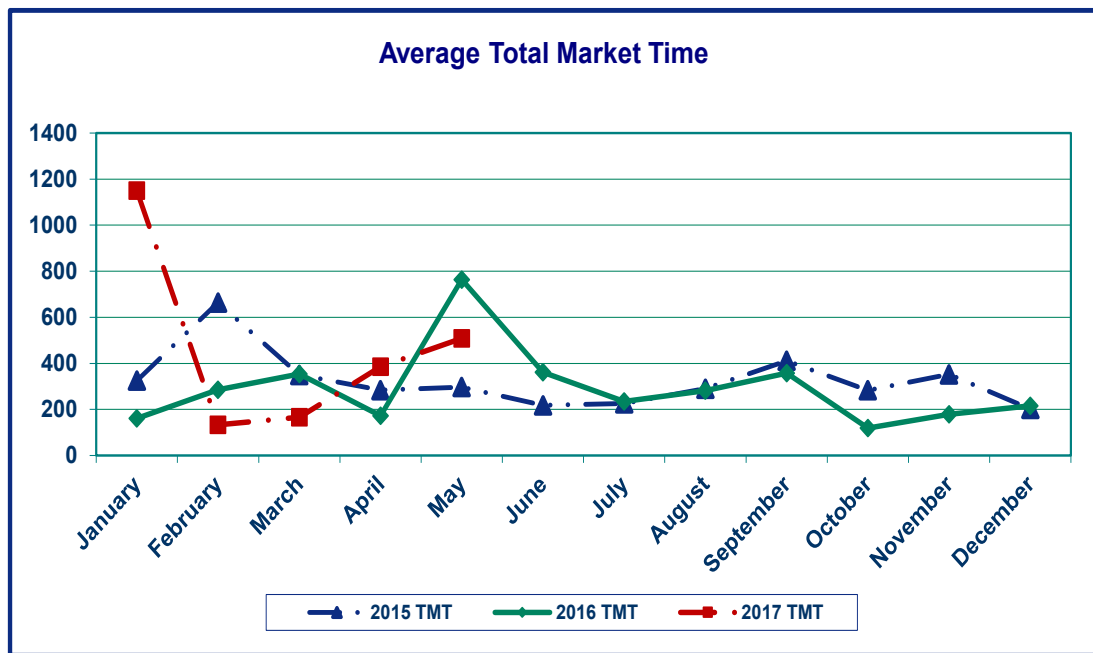
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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## DAYS ON MARKET 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

May 2017 Reporting Period

### May Residential Highlights

Josephine County saw an uptick in new listings this May. There were seven new listings, besting May 2016 (6) by one, and outpacing the four new listings offered last month in April 2017.

Two pending sales fell short of both the four offers accepted last year in May 2016 and the three offers accepted last month in April 2017.

One sale closed in May—one more than in April 2017, but still two short of the three closings recorded last year in May 2016.

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

### Year to Date Summary

Comparing the first five months of 2017 to the same period in 2016, new listings (27) have decreased 12.9%, pending sales (9) have decreased 50.0%, and closed sales (5) have decreased 58.3%.

### Average and Median Sale Prices

Comparing 2017 to 2016 through May, the average sale price in Josephine County has decreased 24.8% from \$283,000 to \$212,900. In the same comparison, the median sale price has decreased 50.2% from \$235,000 to \$117,000.

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

#### Average Sale Price % Change:

+24.3% (\$298,800 v. \$240,400)

#### Median Sale Price % Change:

+20.4% (\$263,700 v. \$219,000)

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

### 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	20.0
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.

Josephine County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	May	7	2	1	117,000	117,000	355
	April	4	3	0	-	-	-
	Year-to-date	27	9	5	212,900	117,000	107
2016	May	6	4	3	239,300	244,900	149
	Year-to-date	31	18	12	283,000	235,000	115
Change	May	16.7%	-50.0%	-66.7%	-51.1%	-52.2%	137.7%
	Prev Mo 2017	75.0%	-33.3%	-	-	-	-
	Year-to-date	-12.9%	-50.0%	-58.3%	-24.8%	-50.2%	-7.2%

# AREA REPORT • 5/2017

## Josephine County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired,Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
97497	Wolf Creek	1	0	0	0	-100.0%	0	-	-	1	1	0.0%	0	-	-	-	0	-	0	-	0	-
97523	Cave Junction	2	0	0	-	-	0	-	-	2	1	-	1	90,000	90,000	-	-	-	1	65,000	-	-
97526	Grants Pass	5	3	2	1	-66.7%	1	117,000	355	10	2	-77.8%	2	192,200	192,200	14.2%	-	-	-	-	-	-
97527	Grants Pass	7	2	-	1	-	0	-	-	8	2	-60.0%	-	-	-	61.5%	-	-	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	2	1	0	0	-	0	-	-	1	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	1	1	0	0	-	0	-	-	2	1	-	1	90,200	90,200	-	-	-	-	-	-	
97538	Selma	2	0	0	0	-	0	-	-	2	-	-100.0%	-	-	-	13.2%	-	-	1	178,000	-	-
97543	Wilderville	-	-	0	0	-	0	-	-	1	1	-	1	500,000	500,000	-	-	-	-	-	-	
97544	Williams	0	0	0	0	-	0	-	-	0	1	-	0	-	-	-	0	-	0	-	0	-
	Josephine Co.	20	7	2	2	-50.0%	1	117,000	355	27	9	-50.0%	5	212,900	117,000	24.3%	-	-	3	200,300	-	-

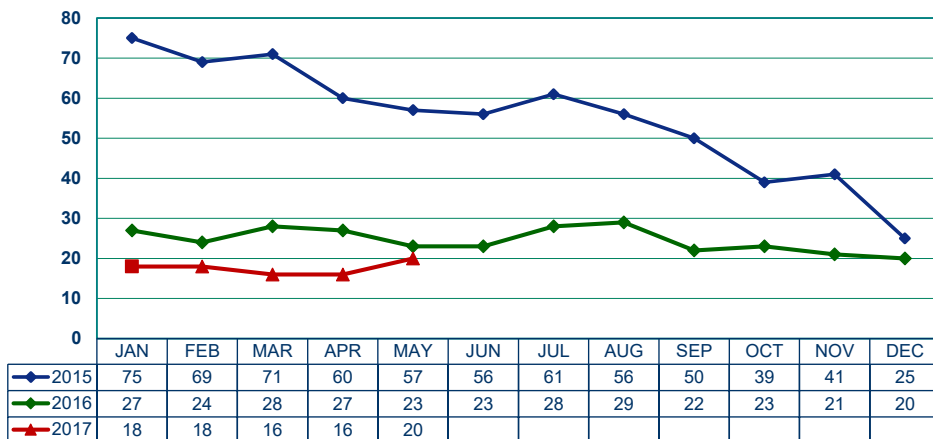
97501	Medford	7	7	3	4	300.0%	1	218,000	4	21	9	28.6%	2	147,800	147,800	66.3%	-	-	-	-	3	466,700
97502	Central Point	3	2	-	1	-	0	-	-	12	4	-20.0%	1	308,600	308,600	38.6%	-	-	1	213,000	-	-
97503	White City	3	1	3	1	-	0	-	-	8	2	100.0%	0	-	-	198.3%	0	-	0	-	0	-
97504	Medford	12	9	4	3	-	1	579,000	6	24	7	-41.7%	2	399,500	399,500	20.2%	-	-	1	126,000	-	-
97520	Ashland	7	1	1	0	-100.0%	0	-	-	5	-	-100.0%	-	-	-	5.3%	-	-	2	1,149,500	-	-
97522	Butte Falls	-	0	0	0	-	0	-	-	-	0	-	0	-	-	-	0	-	0	-	0	-
97524	Eagle Point	4	1	1	0	-	0	-	-	7	1	-80.0%	1	925,000	925,000	25.1%	-	-	4	42,500	-	-
97525	Gold Hill	1	-	-	-	-100.0%	0	-	-	1	-	-100.0%	1	677,000	677,000	8.4%	1	130,000	-	-	-	-
97530	Jacksonville	4	1	0	0	-100.0%	0	-	-	4	2	-33.3%	2	300,000	300,000	-69.0%	-	-	-	-	-	-
97535	Phoenix	2	1	0	0	-	0	-	-	3	0	-	0	-	-	-39.6%	0	-	0	-	0	-
97536	Prospect	1	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
97537	Rogue River	1	3	3	0	-	0	-	-	3	0	-100.0%	0	-	-	89.1%	0	-	0	-	0	-
97539	Shady Cove	5	2	0	0	-	0	-	-	7	3	-	1	72,900	72,900	-	-	-	-	-	-	-
97540	Talent	-	0	0	0	-	0	-	-	-	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97541	Talent	1	1	0	0	-	0	-	-	2	2	100.0%	1	270,000	270,000	-28.0%	-	-	-	-	-	-
	Jackson Co.	51	29	15	9	125.0%	2	398,500	5	98	30	-26.8%	11	358,900	300,000	33.2%	1	130,000	8	351,000	3	466,700

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/16-5/31/17) with 12 months before (6/1/15-5/31/16).

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

Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

JOSEPHINE COUNTY, OR

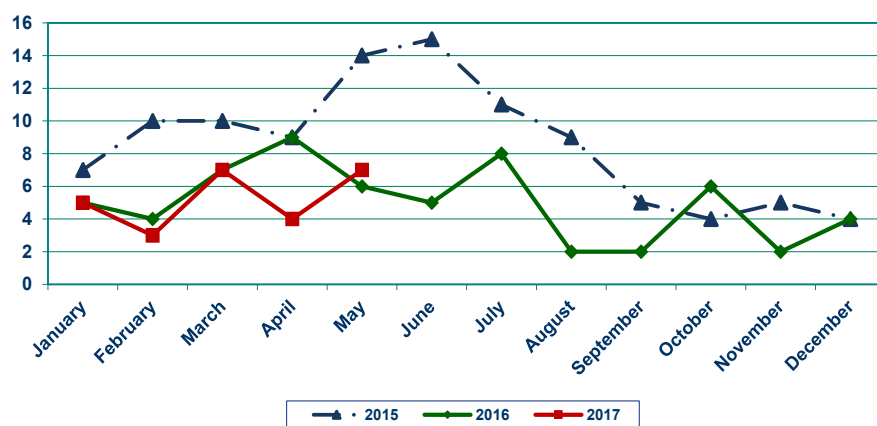
*This graph shows the active residential listings in Josephine County, Oregon.*

## NEW LISTINGS

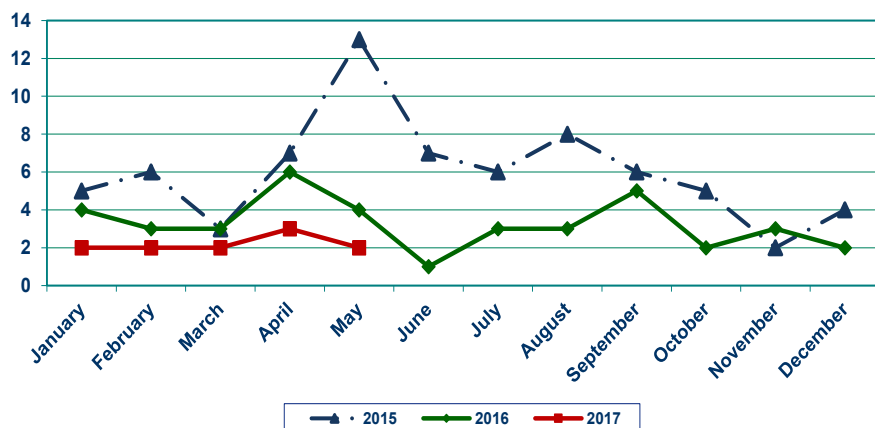
JOSEPHINE COUNTY, OR

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

New Listings



Pending Sales



## PENDING LISTINGS

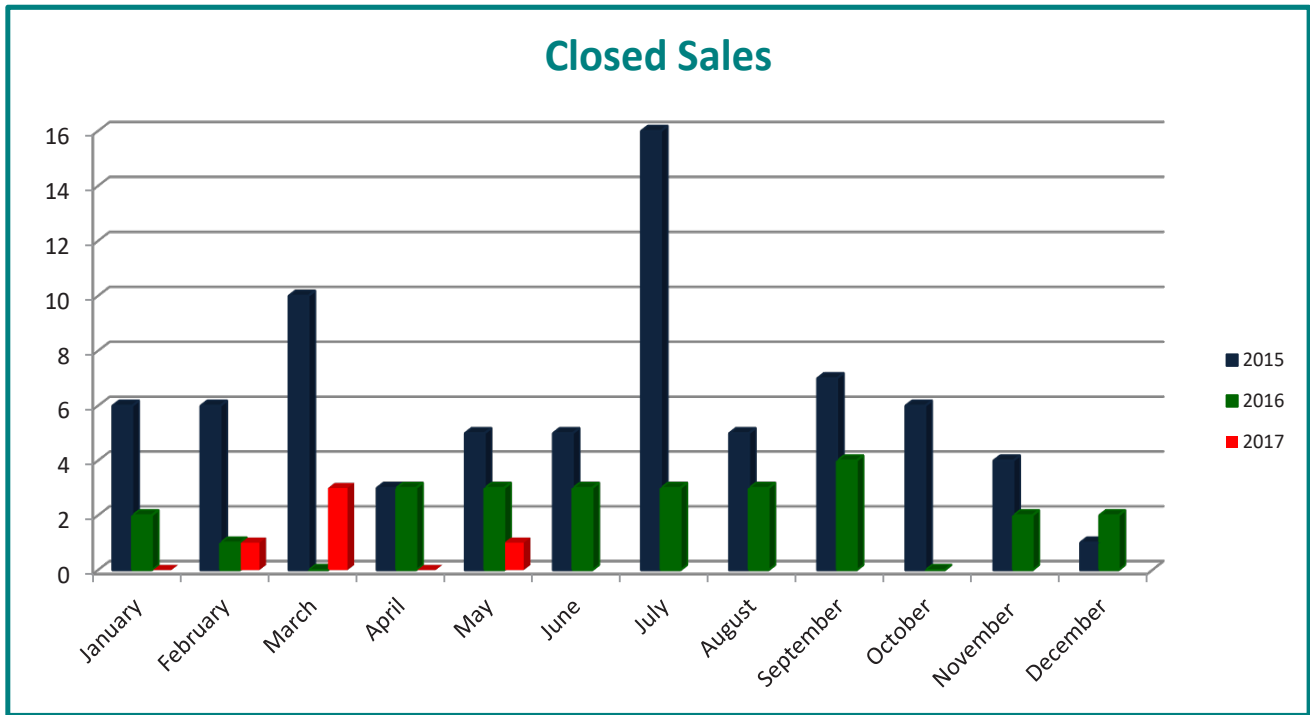
JOSEPHINE COUNTY, OR

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

## CLOSED SALES

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

JOSEPHINE COUNTY, OR

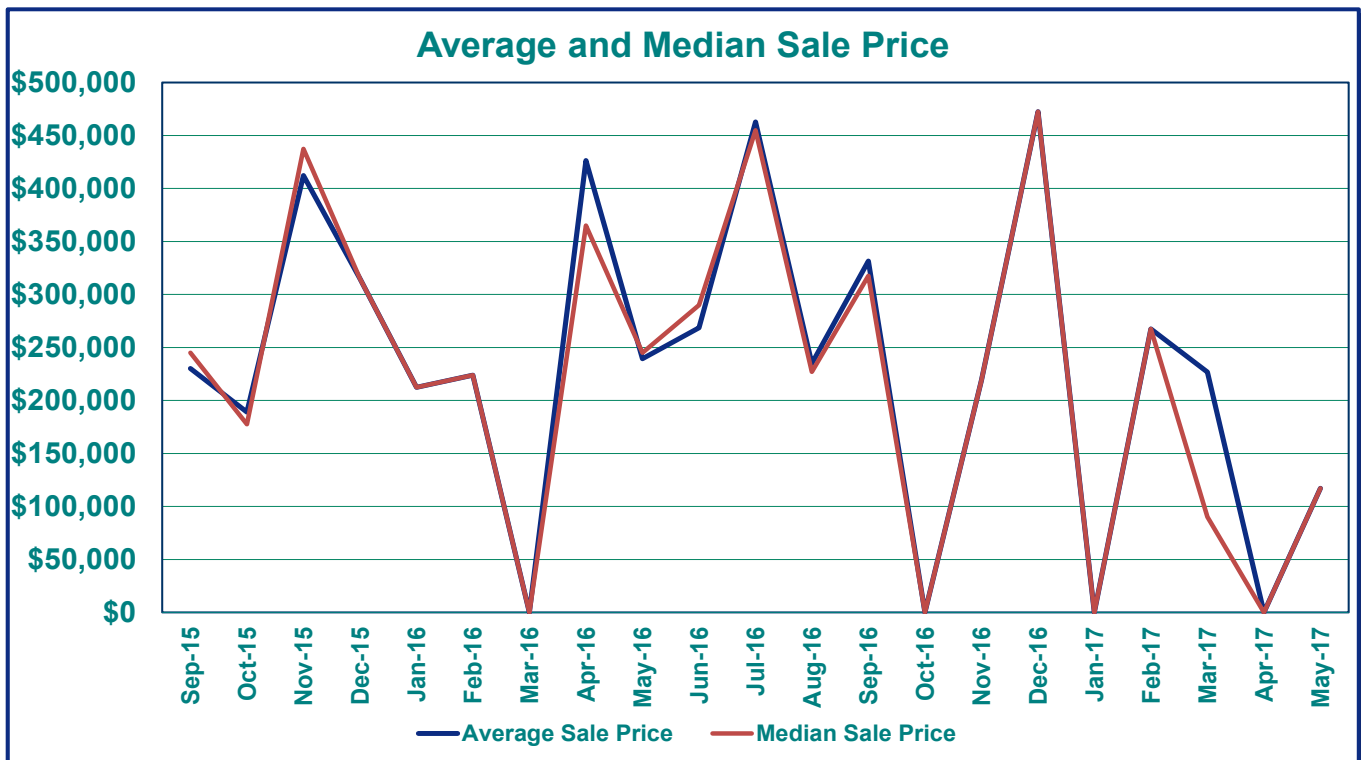


## SALE PRICE

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

JOSEPHINE COUNTY, OR

*Josephine County, Oregon.*



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

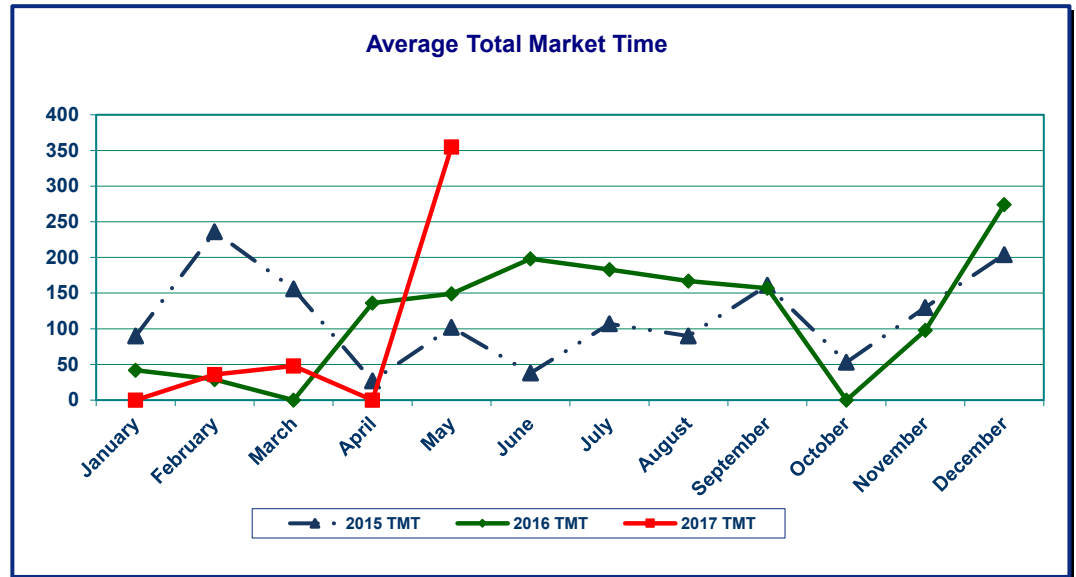
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**Suite 230**  
**Portland, OR 97220**  
**(503) 236-7657**  
**communications@rmls.com**

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

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Tyler Chaudhary, Editor

# MARKET ACTION



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

Residential Review: Lane County, Oregon

May 2017 Reporting Period

## May Residential Highlights

Lane County had strong activity across the board this May. New listings (752) outpaced May 2016 (657) by 14.5% and April 2017 (577) by 30.3%. The last May that saw new listings as strong as in 2007, when 804 new listings were offered for the month.

Pending sales (638) bested May 2016 (567) by 12.5% and April 2017 (488) by 30.7%.—the strongest May on the RMLS™ record, which dates to 2001.

Closed sales (444) were less strong, but still edged 0.7% over the 441 closings from May 2016 and 23.0% over the 361 closings recorded last month in April 2017.

Total market time decreased to 51 days in May, with inventory slimming slightly to 1.6 months.

## Year to Date Summary

Comparing the first five months in 2017 to the same period in 2016, new listings (2,642) have decreased 2.0%, closed sales (1,765) have decreased 3.1%, and pending sales (2,220) have decreased 4.4%.

## Average and Median Sale Prices

Comparing 2017 to 2016 through May of each year, the average sale price rose 9.7% from \$252,800 to \$277,300. In the same comparison, the median sale price rose 8.7% from \$229,900 to \$250,000.

## 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	1.6
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.

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.

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

### Average Sale Price % Change:

+9.3% (\$272,400 v. \$249,300)

### Median Sale Price % Change:

+8.9% (\$245,000 v. \$225,000)

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

Greater Lane Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	May	752	638	444	286,700	261,900	51
	April	577	488	361	295,200	255,000	56
	Year-to-date	2,642	2,220	1,765	277,300	250,000	62
2016	May	657	567	441	263,800	238,000	56
	Year-to-date	2,696	2,322	1,822	252,800	229,900	78
Change	May	14.5%	12.5%	0.7%	8.7%	10.0%	-9.3%
	Prev Mo 2017	30.3%	30.7%	23.0%	-2.9%	2.7%	-8.9%
	Year-to-date	-2.0%	-4.4%	-3.1%	9.7%	8.7%	-20.2%

# AREA REPORT • 5/2017

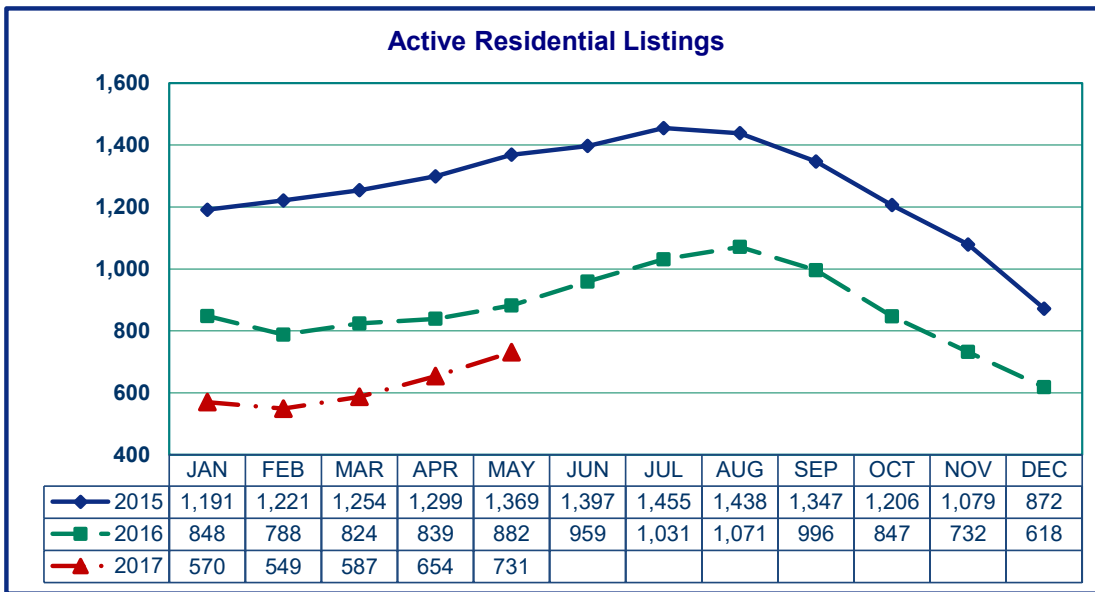
## Lane County, Oregon

		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
225	Florence Coast Village	15	5	2	6	200.0%	2	58,500	92	18	11	83.3%	7	85,700	65,000	92	7.0%	-	-	-	-	-	-	
226	Florence Green Trees	18	9	0	6	20.0%	3	182,300	69	29	17	13.3%	10	118,200	109,800	63	-7.3%	-	-	-	-	-	-	
227	Florence Florentine	9	1	0	4	-20.0%	4	293,000	72	17	15	50.0%	14	279,800	269,800	83	27.2%	-	-	-	-	-	-	
228	Florence Town	49	18	3	16	-5.9%	12	272,100	82	83	70	-23.1%	57	234,000	210,000	101	8.2%	2	192,500	7	42,000	2	211,500	
229	Florence Beach	28	8	1	3	-62.5%	6	376,500	84	43	27	-12.9%	24	301,100	261,500	133	10.0%	-	-	9	53,300	-	-	
230	Florence North	31	11	1	5	25.0%	5	327,900	157	31	20	-16.7%	18	251,500	270,000	187	-0.6%	-	-	4	69,000	-	-	
231	Florence South/ Dunes City	29	10	1	3	-25.0%	2	395,000	113	31	18	12.5%	15	322,600	260,000	213	-0.9%	2	250,000	5	122,700	-	-	
238	Florence East/ Mapleton	21	5	-	4	33.3%	1	275,000	23	29	13	-7.1%	10	191,400	168,800	108	-5.6%	-	-	2	130,300	1	105,000	
	Grand Total	200	67	8	47	-2.1%	35	287,600	92	281	191	-7.7%	155	242,200	227,500	123	5.5%	4	221,300	27	71,300	3	176,000	

232	Hayden Bridge	18	22	0	9	-43.8%	14	260,000	13	63	51	-22.7%	51	259,000	250,000	68	11.3%	-	-	-	-	7	239,000
233	McKenzie Valley	50	29	1	15	-6.3%	7	310,100	294	69	45	-13.5%	29	362,400	330,000	155	3.7%	-	-	6	156,000	-	-
234	Pleasant Hill/Oak	31	26	4	21	-4.5%	19	282,600	76	92	72	-20.0%	52	245,700	213,500	129	14.5%	-	-	9	157,700	3	190,500
235	South Lane Properties	95	71	6	66	40.4%	52	244,200	72	265	216	3.8%	171	241,000	225,500	79	8.2%	3	985,000	16	101,900	2	232,500
236	West Lane Properties	51	41	6	39	34.5%	20	311,900	50	155	116	-10.8%	84	260,300	237,500	59	10.6%	-	-	16	113,700	1	221,000
237	Junction City	31	30	3	31	6.9%	16	278,700	31	95	96	0.0%	76	273,200	267,000	57	12.4%	1	192,500	11	159,100	3	382,700
239	Thurston	43	51	5	42	13.5%	32	287,300	50	188	163	-5.2%	130	264,100	262,000	50	17.4%	1	500,000	5	60,100	7	289,100
240	Coburg I-5	11	11	0	7	40.0%	2	382,500	1	27	17	-5.6%	11	403,400	275,000	41	3.7%	-	-	-	-	-	-
241	N Gilham	35	33	1	34	70.0%	21	383,700	90	120	100	9.9%	78	348,900	295,000	73	11.4%	-	-	1	55,000	2	368,000
242	Ferry Street Bridge	39	55	6	47	9.3%	35	339,300	48	192	160	-4.2%	147	317,800	290,000	55	9.2%	-	-	3	158,300	2	464,000
243	E Eugene	62	60	4	49	48.5%	30	349,600	21	209	163	-1.2%	121	354,700	314,000	50	11.7%	-	-	18	96,200	4	357,500
244	SW Eugene	101	94	10	71	10.9%	55	364,200	69	298	239	-12.8%	189	367,300	315,000	93	9.3%	-	-	11	218,900	3	299,300
245	W Eugene	15	29	1	24	9.1%	10	227,700	78	81	67	-1.5%	50	228,200	209,000	41	10.4%	1	285,000	-	-	6	385,700
246	Danebo	50	75	2	74	21.3%	52	201,400	13	290	264	10.9%	206	202,700	215,000	31	16.9%	1	244,000	-	-	6	235,200
247	River Road	15	22	2	24	14.3%	16	236,200	31	91	82	-11.8%	66	243,100	234,000	47	7.8%	-	-	1	120,000	3	589,300
248	Santa Clara	39	53	3	39	-15.2%	31	300,000	28	188	170	-9.6%	140	280,100	270,900	48	9.7%	-	-	7	81,600	4	247,400
249	Springfield	36	44	8	41	-22.6%	29	197,500	40	193	173	-8.0%	141	204,400	189,900	44	15.1%	2	464,000	6	166,300	15	301,100
250	Mohawk Valley	9	6	0	5	66.7%	3	251,300	88	26	26	44.4%	23	298,200	300,000	154	6.6%	-	-	5	170,500	-	-
	Grand Total	731	752	62	638	12.5%	444	286,700	51	2,642	2,220	-4.4%	1,765	277,300	250,000	62	9.3%	9	567,200	115	131,000	68	310,200

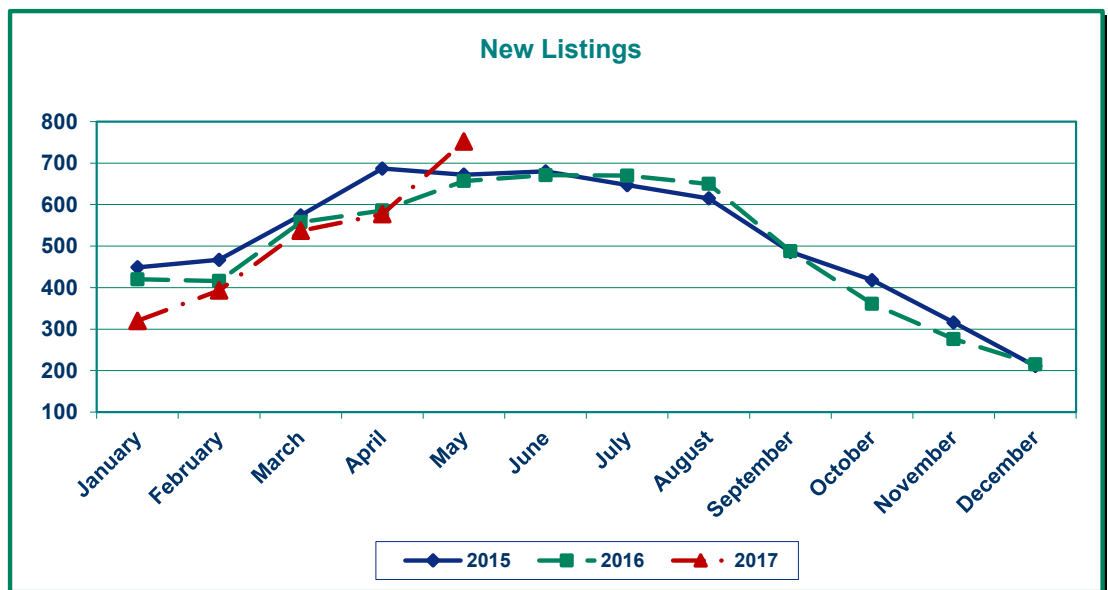
## ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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



## NEW LISTINGS GREATER LANE COUNTY, OR

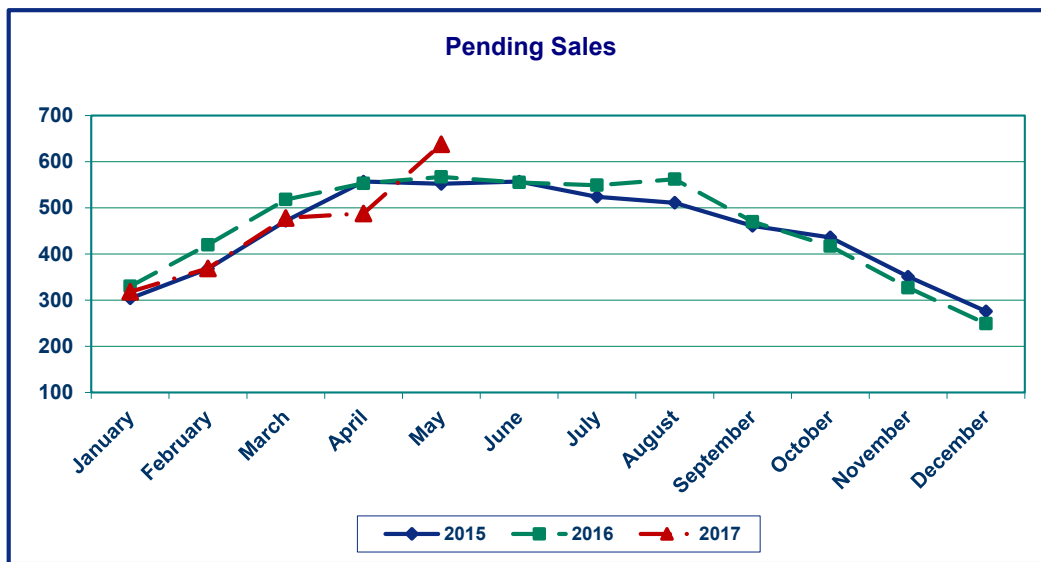
*This graph shows the new residential listings over the past three calendar years in Greater Lane County, Oregon.*



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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/16-5/31/17) with 12 months before (6/1/15-5/31/16).

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## PENDING LISTINGS

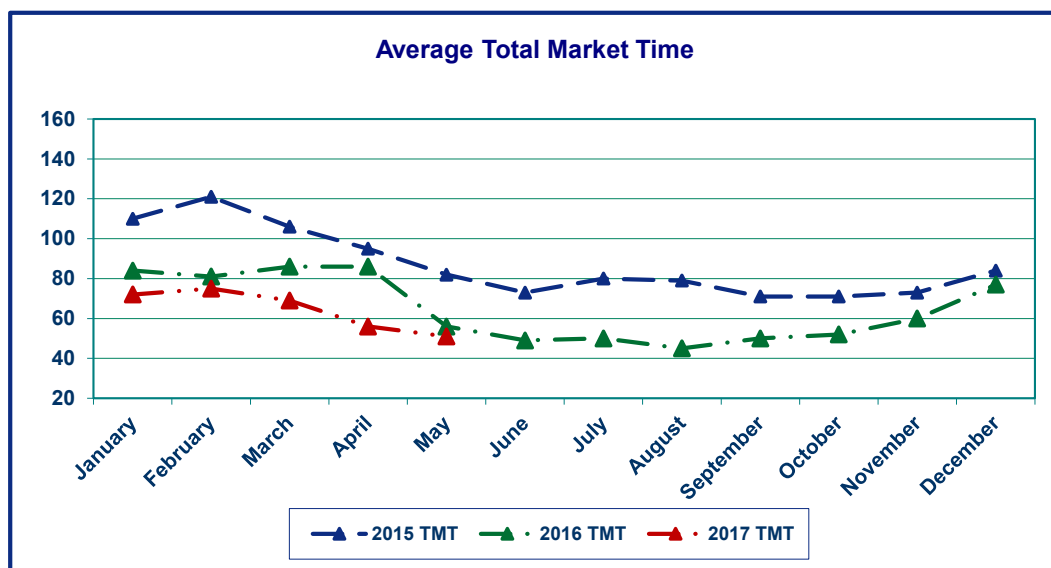
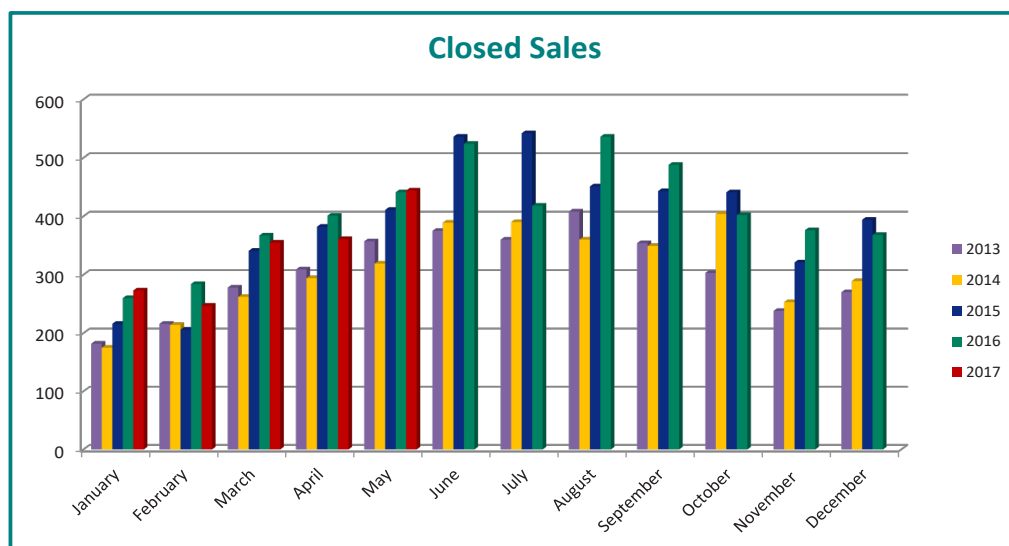
### GREATER LANE COUNTY, OR

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

## CLOSED SALES

### GREATER LANE COUNTY, OR

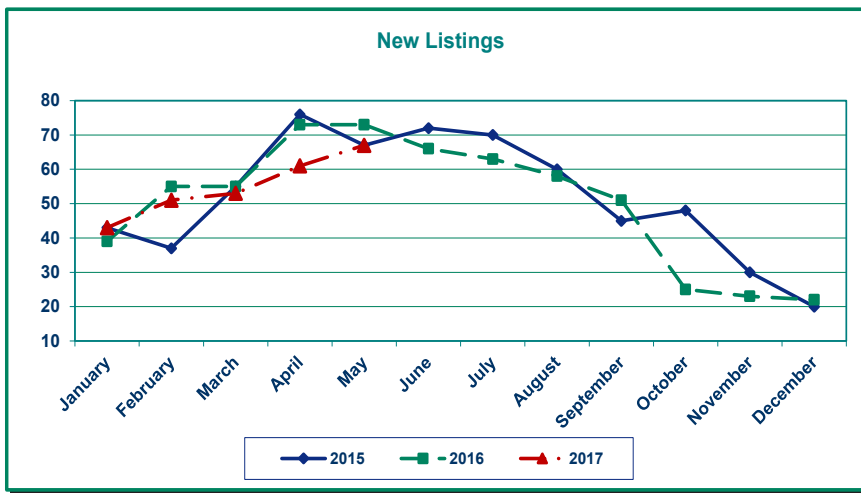
*This graph shows the closed sales over the past five calendar years in Greater Lane County, Oregon.*



## 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

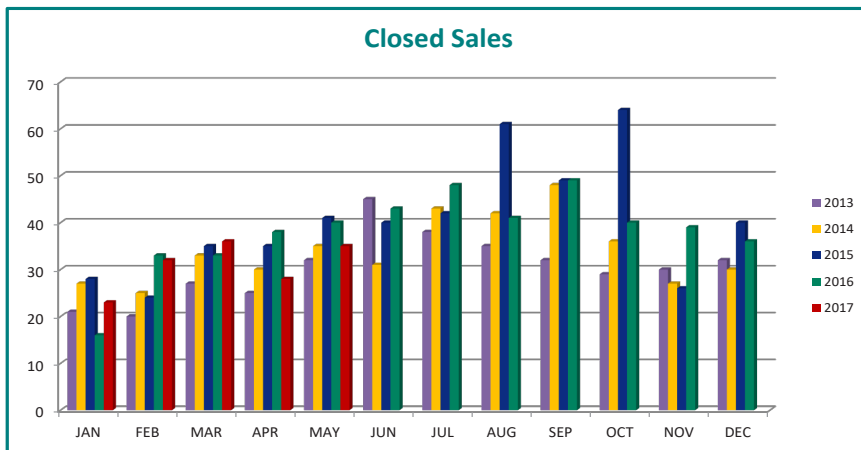
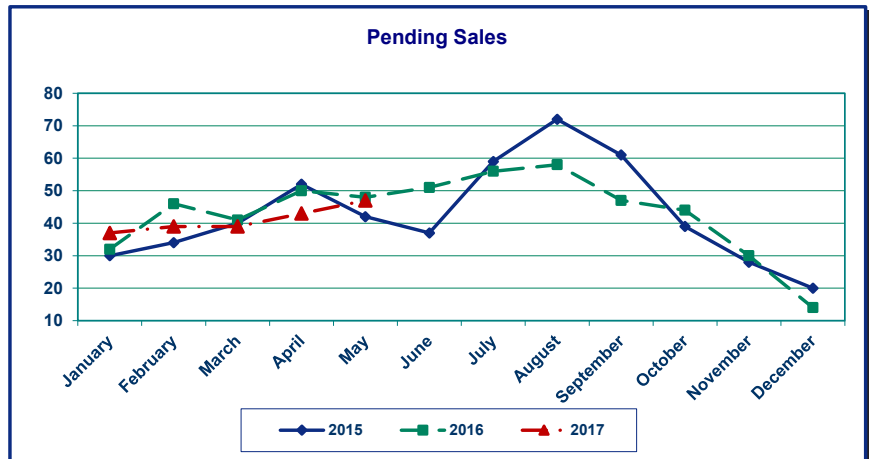
### FLORENCE, OR

*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

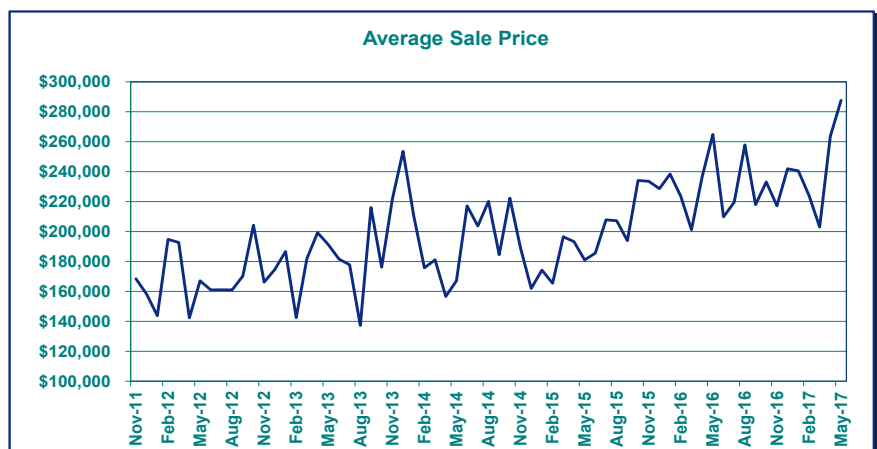
### FLORENCE, OR

*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.*

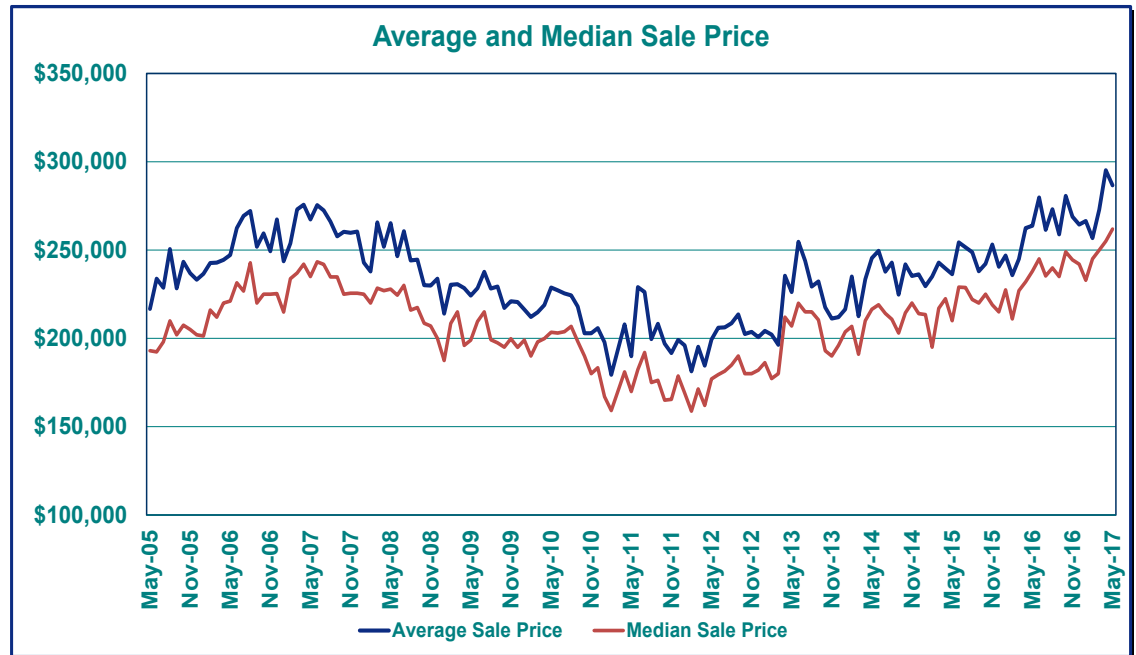
**Contact RMLS™**  
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**Portland, OR 97220**  
**(503) 236-7657**  
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Jeff Wiren, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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

Residential Review: Mid-Columbia

May 2017 Reporting Period

## May Residential Highlights

New listings had a strong month in the Mid-Columbia region this May, although activity on the whole was mixed. At 169 strong, new listings fared 4.3% better than last year in May 2016 and 28.0% better than last month in April 2017.

Pending sales (110) fell 17.3% short of May 2016 when 133 offers were accepted, but showed a 17.0% increase compared to last month in April 2017.

Closed sales were cooler this May, with 77 closings falling 16.3% short of the 92 closings recorded last year in May 2016 and 10.5% short of the closings recorded last month in April 2017.

Total market time decreased sharply in May, ending at 59 days. In the same period, inventory crawled upward to 3.9 months.

## Year to Date Summary

Comparing the first five months of 2017 to 2016, closed sales (351) have decreased 0.3%, new listings (517) have decreased 9.6%, and pending sales (415) have decreased 10.9%.

## Average and Median Sale Prices

Comparing 2017 to 2016 through May of each year, the average sale price has increased 10.5% from \$263,600 to \$291,200. In the same comparison, the median sale price rose 5.9% from \$229,000 to \$242,500.

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

### Average Sale Price % Change:

+11.8% (\$291,500 v. \$260,800)

### Median Sale Price % Change:

+11.1% (\$250,000 v. \$225,000)

## 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	3.9
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	May	169	110	77	318,000	275,000	59
	April	132	94	86	318,600	240,900	147
	Year-to-date	517	415	351	291,200	242,500	112
2016	May	162	133	92	278,700	226,700	136
	Year-to-date	572	466	352	263,600	229,000	146
Change	May	4.3%	-17.3%	-16.3%	14.1%	21.3%	-56.3%
	Prev Mo 2017	28.0%	17.0%	-10.5%	-0.2%	14.2%	-59.9%
	Year-to-date	-9.6%	-10.9%	-0.3%	10.5%	5.9%	-23.3%

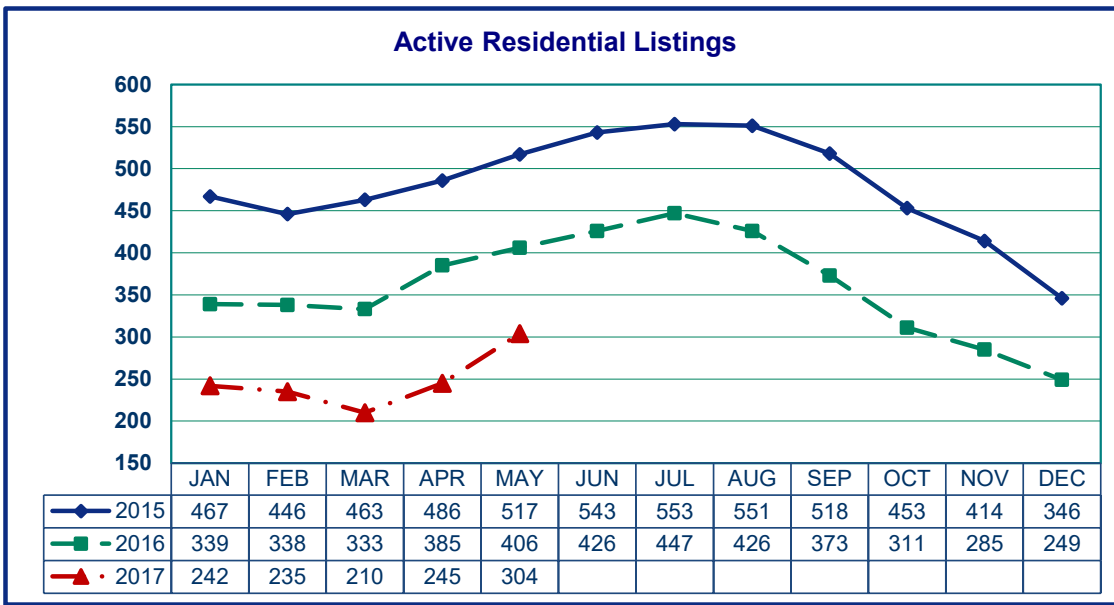
# AREA REPORT • 5/2017

## 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 <sup>1</sup>	Closed Sales	Average Sale Price		Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales					Average Sale Price	Median Sale Price		
															Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
100	White Salmon/ Bingen	20	8	-	7	-30.0%	4	462,300	6	31	31	14.8%	23	444,700	340,000	15.2%	4	334,300	9	130,600	1	330,000
101	Snowden	4	0	0	2	100.0%	3	342,300	18	4	8	300.0%	3	342,300	394,000	16.1%	-	-	-	-	-	-
102	Trout Lake/ Glenwood	8	4	0	3	200.0%	3	297,500	510	7	7	16.7%	5	342,000	372,500	6.7%	-	-	4	179,800	-	-
103	Husum/ BZ Corner	5	3	0	0	-100.0%	1	396,100	167	3	4	33.3%	3	364,500	396,100	-14.1%	-	-	5	109,800	-	-
104	Lyle/ High Prairie	13	6	2	2	-60.0%	2	448,500	4	13	5	-50.0%	6	354,100	375,300	4.5%	-	-	5	93,600	-	-
105	Dallesport/ Murdock	4	4	-	5	400.0%	0	-	-	14	13	85.7%	9	155,800	120,000	2.0%	-	-	4	56,200	-	-
106	Appleton/ Timber Valley	2	1	0	1	-	0	-	-	2	1	-50.0%	0	0	-	41.4%	-	-	1	35,000	-	-
108	Goldendale/ Centerville	46	24	2	10	-28.6%	6	189,100	144	66	39	-13.3%	39	189,600	170,400	13.0%	-	-	28	69,300	-	-
109	Bickleton/ East County	-	-	0	-	-	-	-	-	-	-	-100.0%	1	359,000	359,000	224.2%	-	-	1	27,500	-	-
110	Klickitat	5	3	-	1	-	-	-	-	5	4	0.0%	4	88,000	82,300	-28.7%	-	-	1	25,000	-	-
	Klickitat Co. Total	107	53	4	31	-6.1%	19	326,100	139	145	112	4.7%	93	276,200	245,000	13.6%	4	334,300	58	89,000	1	330,000
111	Skamania	2	1	0	1	-	1	450,000	56	3	5	400.0%	4	294,400	285,000	7.1%	-	-	3	181,700	-	-
112	North Bonneville	1	0	0	1	-50.0%	1	262,000	7	5	4	-63.6%	3	231,200	240,000	4.9%	-	-	1	52,000	2	390,800
113	Stevenson	9	6	-	2	-60.0%	0	0	0	14	6	-72.7%	8	299,600	276,000	-2.9%	-	-	7	85,100	-	-
114	Carson	4	2	2	3	-50.0%	2	331,500	9	14	15	-25.0%	14	261,300	223,500	41.4%	-	-	5	116,300	1	352,000
115	Home Valley	-	0	0	0	-	0	-	-	0	1	-50.0%	2	312,500	312,500	-2.0%	-	-	-	-	-	-
116	Cook, Underwood, Mill A, Willard	9	4	0	0	-100.0%	1	230,000	10	11	6	100.0%	5	297,000	230,000	1.6%	-	-	-	-	-	-
117	Unincorporated North	17	3	1	1	-66.7%	1	46,600	28	5	6	0.0%	5	110,000	65,000	13.7%	-	-	1	15,000	-	-
	Skamania Co. Total	42	16	3	8	-52.9%	6	275,300	20	52	43	-33.8%	41	258,200	230,000	6.2%	-	-	17	105,300	3	377,900
351	The Dalles	58	53	0	41	10.8%	28	226,200	22	161	142	3.6%	112	208,900	190,300	13.2%	2	600,000	14	67,600	2	155,000
352	Dufur	2	2	0	1	-	0	-	-	7	6	100.0%	5	138,000	165,000	32.6%	-	-	1	50,000	-	-
353	Tygh Valley	3	-	0	1	-	0	-	-	2	3	-	1	190,000	190,000	-4.1%	-	-	-	-	-	-
354	Wamic/ Pine Hollow	16	8	0	1	-66.7%	1	55,000	238	14	4	-50.0%	3	85,600	81,800	31.8%	-	-	1	55,000	-	-
355	Maupin/ Pine Grove	10	1	0	1	-66.7%	1	160,000	284	8	4	-33.3%	4	111,500	107,500	-13.4%	-	-	2	332,500	1	215,000
356	Rowena	2	1	0	1	-	0	-	-	2	2	100.0%	1	225,000	225,000	22.3%	-	-	-	-	-	-
357	Mosier	4	3	0	2	-50.0%	-	-	-	7	5	-68.8%	4	280,000	310,200	11.7%	-	-	5	199,700	-	-
	Wasco Co. Total	95	68	-	48	2.1%	30	218,300	38	201	166	-2.9%	130	202,500	188,300	10.2%	2	600,000	23	118,100	3	175,000
361	Cascade Locks	4	2	1	-	-100.0%	1	142,000	38	9	9	-40.0%	11	221,700	240,700	31.6%	-	-	7	49,600	-	-
362	Hood River City	17	12	2	13	-23.5%	12	409,700	20	53	49	-14.0%	40	438,100	402,500	18.5%	6	1,199,400	5	303,000	-	-
363	Hood River-W	17	7	-	2	-50.0%	7	540,600	19	25	18	-18.2%	20	635,500	577,000	18.2%	-	-	1	250,000	-	-
364	Hood River-E	6	3	1	1	0.0%	2	624,500	136	7	4	300.0%	5	535,800	540,000	-8.5%	-	-	-	-	-	-
366	Odell	-	1	0	2	0.0%	0	-	-	3	2	-71.4%	1	385,000	385,000	8.3%	-	-	1	772,800	-	-
367	Parkdale/ Mt. Hood	7	5	-	4	100.0%	0	-	-	14	11	-26.7%	10	388,900	345,400	20.3%	-	-	2	213,600	-	-
	Hood River Co. Total	51	30	4	22	-33.3%	22	458,700	31	111	93	-20.5%	87	455,500	417,000	15.1%	6	1,199,400	16	207,000	-	-
370	Sherman Co.	9	2	0	1	-66.7%	0	0	0	8	1	-83.3%	-	-	-	44.2%	1	115,000	2	42,500	-	-

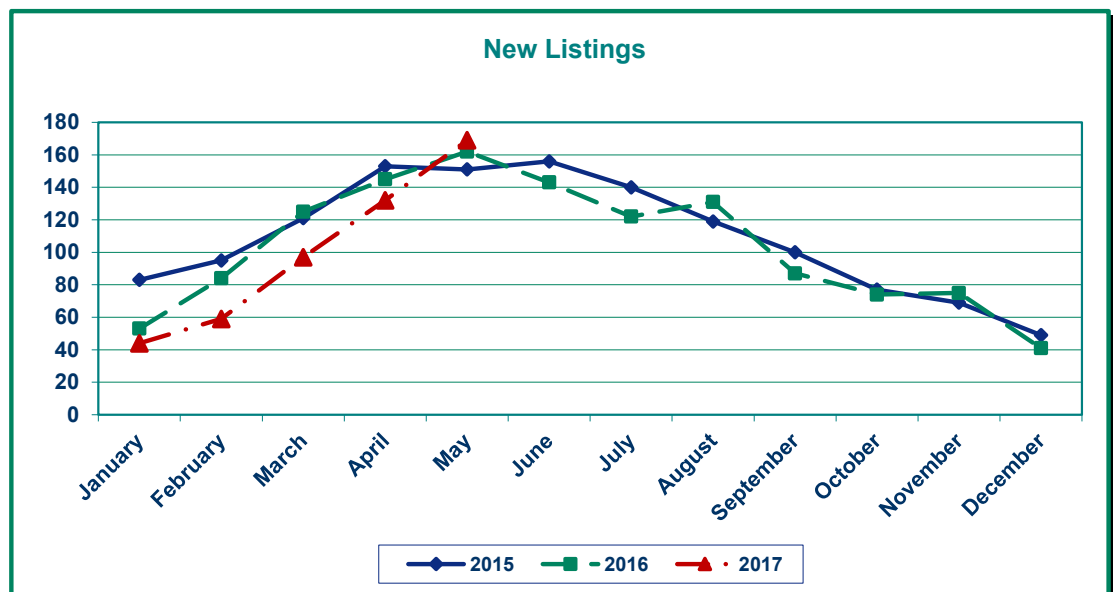
## ACTIVE RESIDENTIAL LISTINGS MID-COLUMBIA

*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.*



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

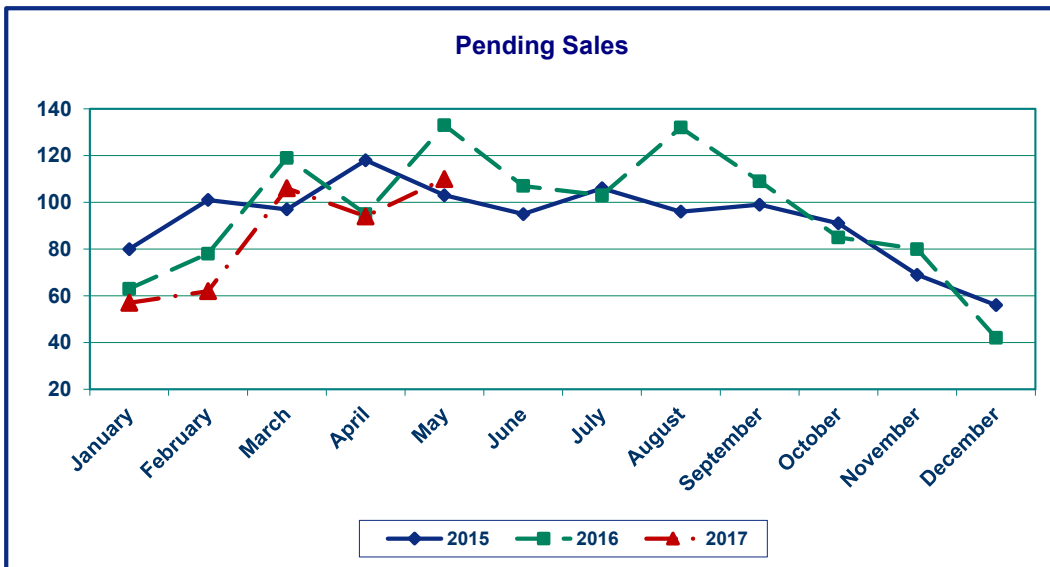
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## PENDING LISTINGS

### MID-COLUMBIA

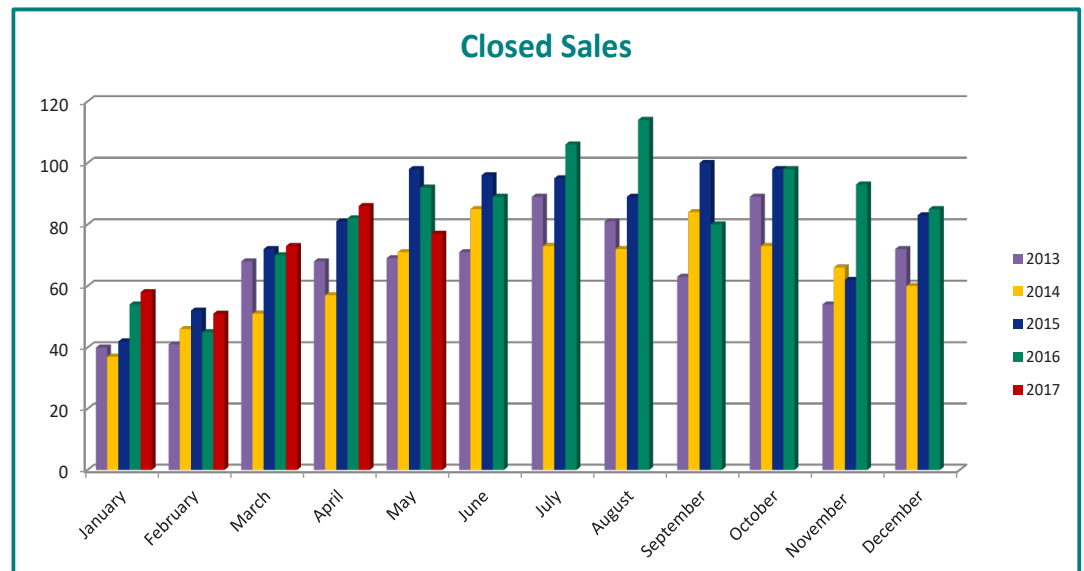
*This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.*



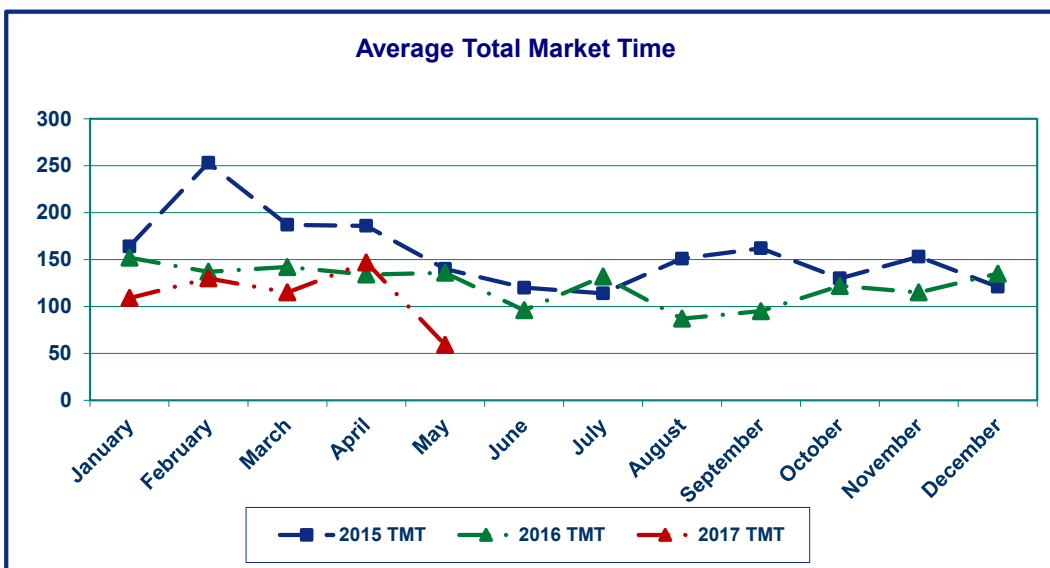
## CLOSED SALES

### 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.*

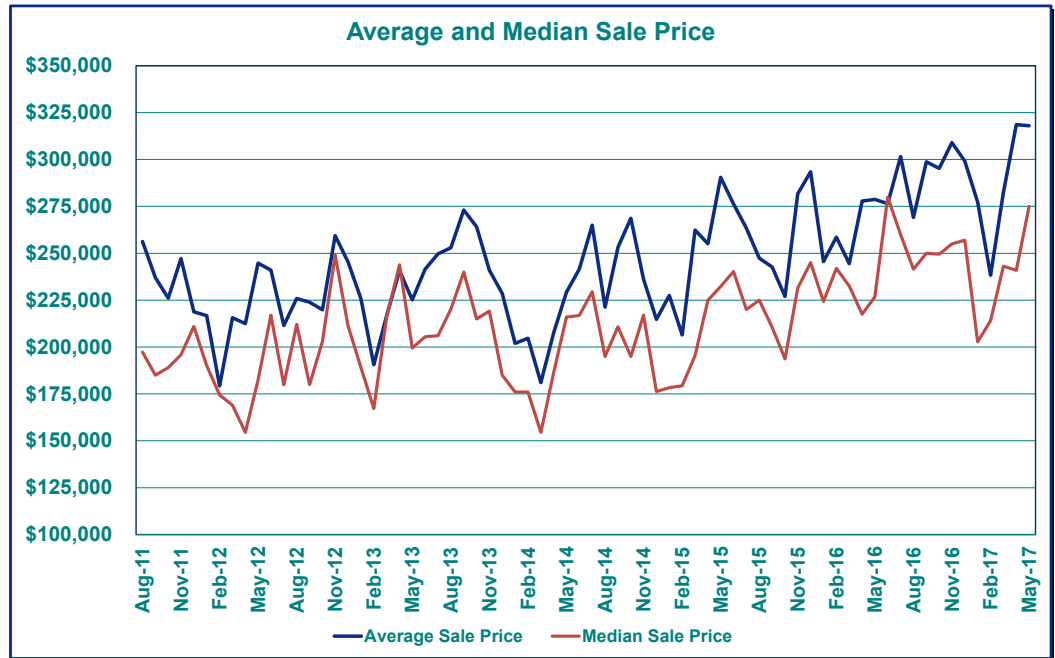
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Tyler Chaudhary, Editor

# MARKET ACTION



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

Residential Review: North Coastal Counties, Oregon

May 2017 Reporting Period

## May Residential Highlights

The North Coastal Counties saw gains almost across the board this May. Closed sales ended 158 strong in May, a 19.7% increase over May 2016 (132) and a 59.6% increase over last month in April 2017 (99). This was the best May on the RMLS™ record, dating back to 1992!

At 322, new listings outpaced May 2016 (280) by 15.0% and April 2017 (252) by 27.8%.

Pending sales, at 173, bested May 2016 (169) by 2.4% but represented a 9.4% decrease from last month in April 2017, when 191 offers were accepted.

Total market time increased by one day in May, arriving at 131 days; and inventory decreased to 6.3 months during the same period.

## Year to Date Summary

Comparing the first five months of 2017 to the same in 2016, closed sales (602) have increased 4.7%, pending sales (726) have increased 3.1%, and new listings (1,190) have increased 0.9%.

## Average and Median Sale Prices

Comparing 2017 to 2016 through May, the average sale price rose 8.6% from \$287,800 to \$312,500. In the same comparison, the median sale price rose 10.2% from \$236,000 to \$260,000.

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

### Average Sale Price % Change:

+8.9% (\$311,000 v. \$285,600)

### Median Sale Price % Change:

+10.8% (\$265,000 v. \$239,100)

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

## 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	6.3
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.

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	May	322	173	158	328,500	269,500	131
	April	252	191	99	306,800	255,000	130
	Year-to-date	1,190	726	602	312,500	260,000	147
2016	May	280	169	132	325,100	263,000	170
	Year-to-date	1,179	704	575	287,800	236,000	166
Change	May	15.0%	2.4%	19.7%	1.0%	2.5%	-22.8%
	Prev Mo 2017	27.8%	-9.4%	59.6%	7.1%	5.7%	0.8%
	Year-to-date	0.9%	3.1%	4.7%	8.6%	10.2%	-11.7%

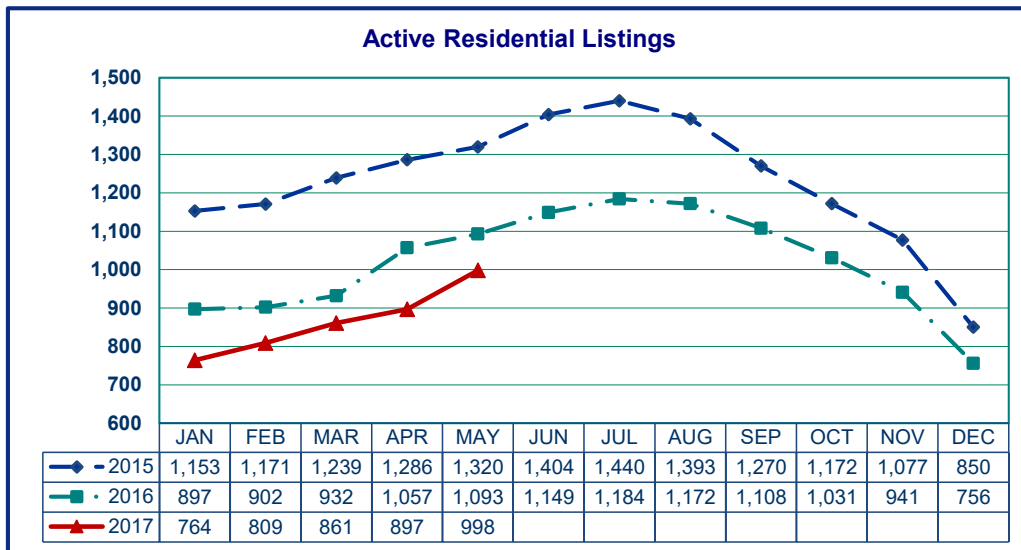
# AREA REPORT • 5/2017

## North Coastal Counties, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
180	Astoria	65	35	3	16	-33.3%	17	298,000	150	108	80	-22.3%	66	280,700	267,000	19.7%	3	225,700	8	63,500	2	273,600	
181	Hammond/ Warrenton	53	31	5	15	25.0%	13	265,700	71	102	63	5.0%	45	263,800	250,000	-4.8%	2	240,000	4	612,500	1	400,000	
182	Gearhart West	60	15	3	8	60.0%	5	891,100	192	58	32	23.1%	29	550,300	439,000	7.8%	-	-	12	123,800	-	-	
183	Gearhart East	8	5	2	2	-	2	300,000	128	10	9	50.0%	6	284,800	284,800	11.6%	-	-	-	-	-	-	
184	Seaside Northwest	13	7	0	3	200.0%	4	242,500	182	19	12	100.0%	11	219,900	190,000	-0.8%	-	-	-	-	-	-	
185	Seaside North Central	15	4	0	5	66.7%	6	204,900	32	26	17	0.0%	15	188,300	196,000	6.1%	-	-	-	-	1	225,000	
186	Seaside Southwest	36	8	-	3	-50.0%	4	230,300	89	36	19	-13.6%	19	395,200	299,000	16.5%	-	-	2	191,700	-	-	
187	Seaside South Central	6	-	0	1	-	0	-	-	7	4	-42.9%	3	307,200	185,000	13.9%	-	-	-	-	-	-	
188	Seaside East	15	8	1	1	-66.7%	5	313,500	63	28	11	-31.3%	12	300,100	282,300	9.8%	-	-	2	65,000	-	-	
189	Cannon Beach/ Tolovana Park	83	19	5	10	25.0%	6	799,100	128	62	35	9.4%	28	506,300	395,500	12.7%	3	1,119,200	9	256,200	-	-	
190	Arch Cape/ Cove Beach/ Falcon Cove	8	4	1	3	-	2	786,000	197	17	10	400.0%	8	583,200	532,500	19.3%	1	897,000	2	125,500	-	-	
191	Rural Clatsop County	28	13	6	3	0.0%	5	184,200	158	36	15	25.0%	9	180,300	156,900	-8.5%	2	152,500	4	41,900	-	-	
	Clatsop County	390	149	26	70	7.7%	69	370,300	119	509	307	-0.6%	251	341,900	271,500	14.6%	11	519,700	43	178,600	4	293,100	

97102	Arch Cape	1	0	0	0	-	0	-	-	1	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97130	Manzanita	49	11	4	5	-50.0%	11	390,200	132	50	27	-30.8%	25	400,400	376,100	-1.3%	1	470,000	8	163,200	-	-
97131	Nehalem	16	5	-	6	-14.3%	3	136,800	26	20	15	-28.6%	10	180,200	190,600	15.3%	-	-	10	154,800	-	-
97147	Wheeler	-	3	0	4	300.0%	2	127,000	225	5	6	100.0%	3	163,500	155,000	-5.8%	1	1,300,000	3	48,700	1	248,000
97136	Rockaway Beach	61	26	4	17	30.8%	10	254,400	152	78	64	42.2%	42	211,300	188,700	5.9%	-	-	12	52,200	-	-
97107	Bay City	7	4	1	2	-60.0%	1	200,000	82	13	11	-31.3%	8	163,500	133,500	12.6%	-	-	5	41,200	-	-
97118	Garibaldi	5	2	0	4	33.3%	2	286,600	181	7	10	66.7%	12	215,000	177,000	32.8%	-	-	-	-	1	265,000
97143	Netarts	15	6	0	1	-66.7%	1	259,000	3	11	5	-61.5%	3	205,000	206,000	-5.8%	-	-	1	35,000	-	-
97141	Tillamook	41	18	4	10	-9.1%	7	249,000	107	58	37	-5.1%	39	213,100	199,000	15.4%	-	-	12	87,300	-	-
97134	Oceanside	21	3	-	0	-100.0%	2	392,500	9	25	14	75.0%	16	424,100	413,000	8.6%	-	-	2	82,500	-	-
97108	Beaver	7	5	0	0	-100.0%	0	-	-	6	0	-100.0%	1	480,000	480,000	-2.2%	-	-	-	-	-	-
97122	Hebo	1	1	0	0	-	0	-	-	1	1	-66.7%	0	-	-	5.8%	0	-	0	-	0	-
97112	Cloverdale	9	2	2	1	0.0%	2	220,000	21	13	5	150.0%	6	210,300	232,500	-23.6%	-	-	3	174,300	-	-
97135	Pacific City	42	10	2	5	0.0%	4	326,900	174	44	19	18.8%	10	349,200	324,500	-0.4%	-	-	12	122,800	-	-
97149	Neskowin	29	3	1	4	0.0%	4	462,100	209	31	15	36.4%	14	516,500	520,000	16.3%	-	-	2	315,000	-	-
	Tillamook County	304	99	18	59	-11.9%	49	299,100	128	363	229	1.3%	189	281,700	240,000	6.9%	2	885,000	70	110,100	2	256,500

		RESIDENTIAL														COMMERCIAL			LAND		MULTIFAMILY	
		Current Month								Year-To-Date						Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97367	Lincoln City	112	22	9	17	21.4%	22	255,000	135	122	87	17.6%	80	276,300	232,500	6.1%	1	215,000	14	65,200	-	-
97364	Neotsu	6	1	0	1	-50.0%	0	-	-	6	3	-40.0%	2	314,500	314,500	26.3%	-	-	-	-	-	-
97368	Otis	12	4	1	4	-	1	64,000	20	16	8	-20.0%	4	234,500	281,000	-28.5%	-	-	2	21,300	-	-
97341	Depoe Bay	49	5	0	4	-42.9%	8	390,300	249	33	30	20.0%	32	368,000	297,500	14.3%	1	840,000	6	114,200	1	170,000
97388	Gleneden Beach	45	6	0	4	-20.0%	1	585,000	266	30	17	30.8%	15	413,200	390,000	3.5%	-	-	1	90,000	-	-
9769	Otter Rock	4	2	0	0	-	0	-	-	5	1	-50.0%	1	382,000	382,000	0.5%	-	-	-	-	-	-
97365	Newport	29	16	2	9	125.0%	5	365,600	109	43	22	46.7%	11	310,500	275,000	-14.2%	1	200,000	1	150,000	-	-
97366	South Beach	15	6	1	0	-100.0%	0	-	-	15	2	-33.3%	1	310,000	310,000	-7.3%	-	-	1	92,000	-	-
97343	Eddyville	0	0	0	0	-	0	-	-	1	3	-	2	111,700	111,700	-	-	-	-	-	-	
97357	Logsdan	1	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	-	
97391	Toledo	2	4	1	0	-	1	90,000	30	7	1	0.0%	2	115,000	115,000	49.8%	-	-	-	-	-	-
97380	Siletz	1	-	0	0	-100.0%	0	-	-	2	2	0.0%	1	147,500	147,500	61.2%	-	-	-	-	-	-
97390	Tidewater	3	1	0	1	-	0	-	-	4	2	100.0%	2	236,000	236,000	1.7%	-	-	-	-	-	-
97498	Yachats	9	2	-	1	0.0%	1	137,000	28	11	6	100.0%	5	201,500	145,000	-40.4%	-	-	1	75,000	-	-
97394	Waldport	10	3	2	3	-	1	265,000	307	17	5	-54.5%	3	359,000	265,000	3.2%	-	-	2	33,000	-	-
97376	Seal Rock	6	2	2	0	-100.0%	0	-	-	5	1	-75.0%	1	145,000	145,000	-36.1%	-	-	1	175,000	-	-
	Lincoln County	304	74	18	44	18.9%	40	292,500	154	318	190	12.4%	162	302,800	263,800	1.3%	3	418,300	29	78,900	1	170,000
	North Coastal Counties Total	998	322	62	173	2.4%	158	328,500	131	1,190	726	3.1%	602	312,500	260,000	8.9%	16	546,400	142	124,500	7	265,000



## ACTIVE RESIDENTIAL LISTINGS NORTH COASTAL COUNTIES, OR

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

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

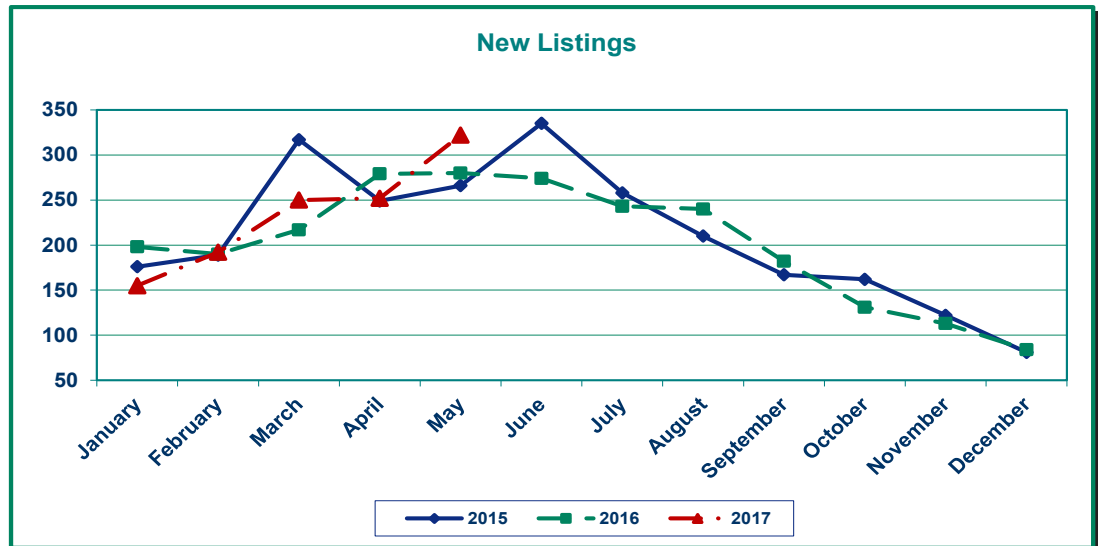
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/16-5/31/17) with 12 months before (6/1/15-5/31/16).

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

## NEW LISTINGS

### NORTH COASTAL COUNTIES, OR

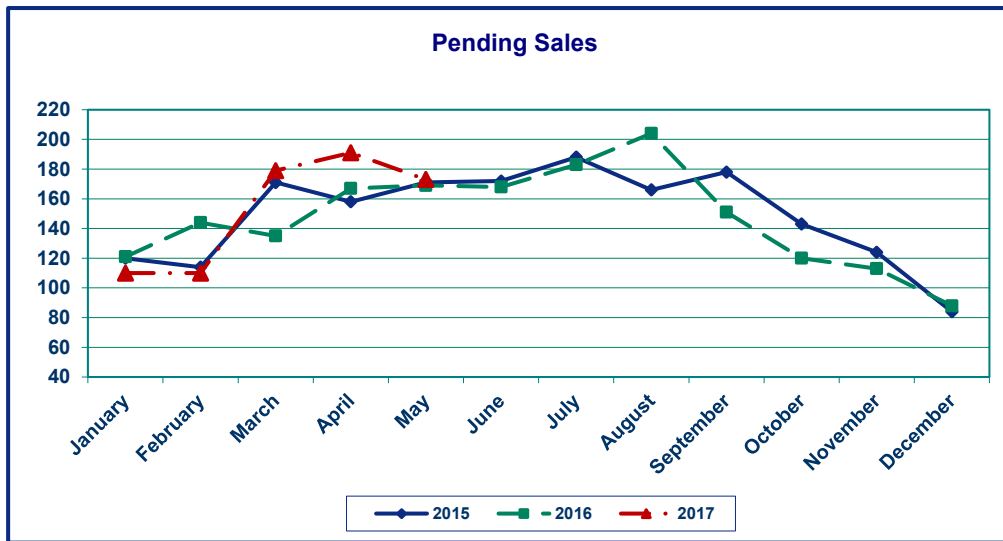
*This graph shows the new residential listings over the past three calendar years in the North Coastal Counties of Oregon.*



## PENDING LISTINGS

### NORTH COASTAL COUNTIES, OR

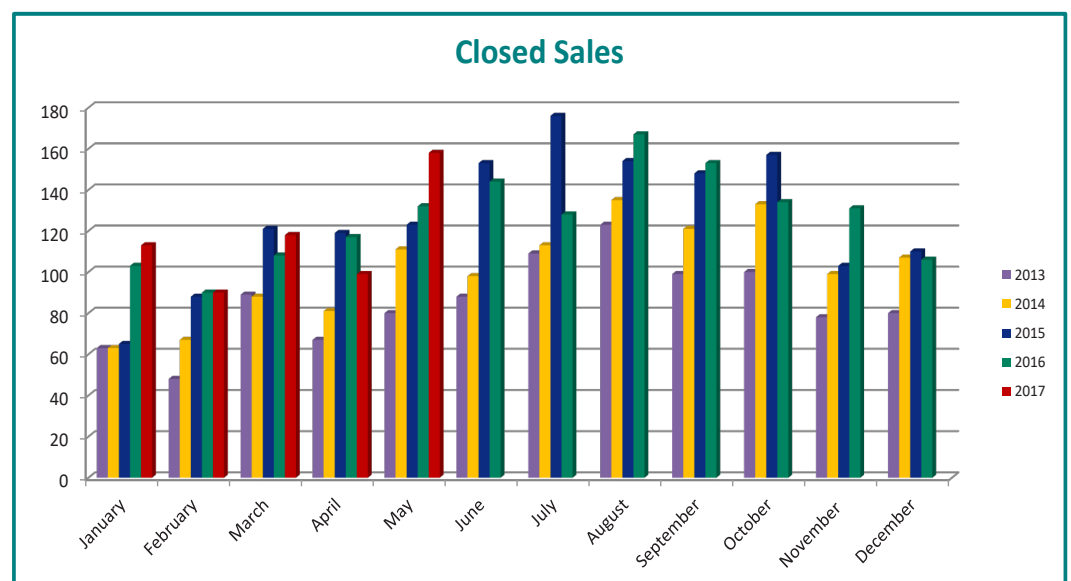
*This graph represents monthly accepted offers in the North Coastal Counties of Oregon over the past three calendar years.*



## CLOSED SALES

### NORTH COASTAL COUNTIES, OR

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



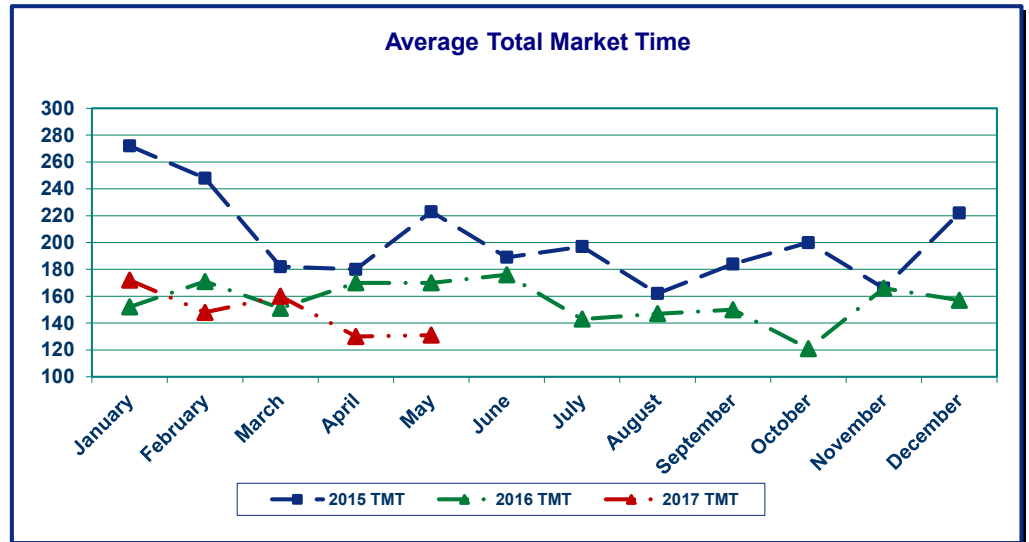
## DAYS ON MARKET

**NORTH COASTAL COUNTIES, OR**

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

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



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

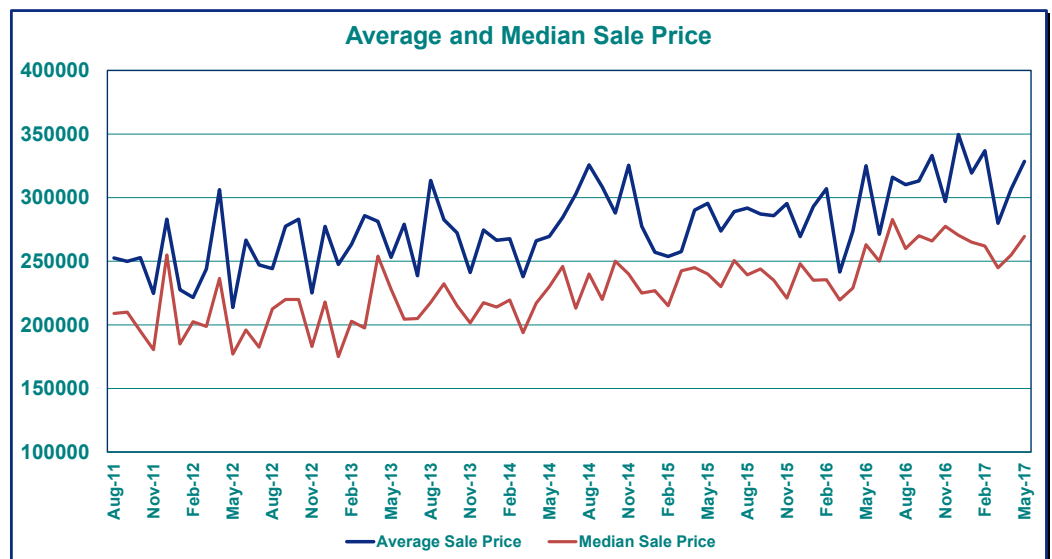
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## SALE PRICE

**NORTH COASTAL COUNTIES, OR**

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



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

# MARKET ACTION



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

Residential Review: Polk and Marion Counties, Oregon

May 2017 Reporting Period

## May Residential Highlights

Polk and Marion Counties saw gains across the board this May. Closed sales, at 187, fared 14.7% better than last year in May 2016 (163) and 17.6% better than last month in April 2017. This was the strongest May for closings in the area on the RMLS™ record, dating to 1992.

Pending sales (227) outpaced May 2016 (209) by 8.6% and April 2017 (206) by 10.2%. New listings, at 266, edged 1.1% ahead of May 2016 (263) and 7.3% ahead of April 2017 (248).

Inventory in May decreased slightly to 2.0 months, with total market time decreasing to 51 days.

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

## Year to Date Summary

Activity is up compared to 2016. Closed sales (828) are up 14.4%, pending sales (962) are up 4.5%, and new listings (1,141) are up 3.7%.

## Average and Median Sale Prices

Comparing 2017 to 2016 through May, the average sale price has increased 10.1% from \$246,700 to \$271,600. In the same comparison, the median sale price has risen 11.1% from \$225,000 to \$250,000.

## 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	2.0
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.

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

**Average Sale Price % Change:**  
+9.4% (\$270,600 v. \$247,400)  
**Median Sale Price % Change:**  
+10.4% (\$245,100 v. \$222,000)

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

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	May	266	227	187	295,400	270,000	51
	April	248	206	159	265,100	239,500	57
	Year-to-date	1,141	962	828	271,600	250,000	65
2016	May	263	209	163	263,100	224,900	63
	Year-to-date	1,100	921	724	246,700	225,000	75
Change	May	1.1%	8.6%	14.7%	12.3%	20.1%	-18.7%
	Prev Mo 2017	7.3%	10.2%	17.6%	11.4%	12.7%	-10.5%
	Year-to-date	3.7%	4.5%	14.4%	10.1%	11.1%	-13.7%

# AREA REPORT • 5/2017

## Polk & Marion Counties, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price		Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price			Median Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
167	Polk County Except Salem	50	28	4	26	52.9%	20	273,800	77	117	109	32.9%	88	271,100	253,700	1.3%	-	-	9	97,600	1	580,000
168	West Salem N	34	14	2	17	54.5%	15	328,600	68	87	66	50.0%	50	313,300	294,000	11.6%	-	-	2	49,000	-	-
169	West Salem S	3	3	0	2	-50.0%	1	337,000	5	11	10	-44.4%	7	301,300	337,000	5.0%	-	0	-	0	-	-

170	Woodburn	37	51	7	49	19.5%	37	267,900	30	192	186	5.1%	168	237,400	234,500	15.1%	2	562,500	2	86,500	3	569,700
	Except Woodburn	110	60	14	43	-15.7%	34	331,200	35	255	192	-16.2%	179	306,300	280,000	8.3%	1	235,000	9	468,200	1	292,500

170	Marion Except Salem/Keizer	147	111	21	92	0.0%	71	298,200	32	447	378	-6.9%	347	273,000	260,000	10.8%	3	453,300	11	398,800	4	500,400
171	Southwest Salem	5	4	0	0	-	0	-	-	7	2	-66.7%	2	465,000	465,000	-4.8%	-	-	-	-	-	-
172	South Salem	38	18	3	12	-7.7%	22	382,100	48	114	94	40.3%	92	330,800	290,000	16.8%	-	-	3	167,300	-	-
173	Southeast Salem	26	20	4	15	-16.7%	8	388,100	73	78	68	-2.9%	56	296,900	269,000	15.0%	1	635,000	1	35,000	1	175,000
174	Central Salem	9	13	1	13	-27.8%	8	187,100	111	53	50	22.0%	41	163,400	160,000	9.1%	-	-	-	-	3	428,700
175	East Salem S	8	4	1	9	-25.0%	5	174,300	34	33	25	-21.9%	21	218,100	192,000	6.2%	-	-	3	88,500	-	-
176	East Salem N	24	23	2	19	72.7%	16	229,600	32	91	72	16.1%	52	200,600	198,900	6.6%	1	119,000	-	-	-	-
177	South Keizer	0	2	0	3	-	5	192,200	23	10	13	30.0%	12	198,900	191,700	22.6%	-	-	-	-	2	228,500
178	North Keizer	26	26	3	19	46.2%	16	301,300	85	93	75	-9.6%	60	274,100	259,200	10.7%	-	-	2	156,000	2	270,500

167-169	Polk Co. Grand Total	87	45	6	45	40.6%	36	298,400	71	215	185	28.5%	145	287,100	275,500	5.1%	-	-	11	88,800	1	580,000
170-178	Marion Co. Grand Total	283	221	35	182	2.8%	151	294,700	46	926	777	0.0%	683	268,300	243,000	10.3%	5	422,800	20	275,100	12	371,700
	Polk & Marion Grand Total	370	266	41	227	8.6%	187	295,400	51	1141	962	4.5%	828	271,600	250,000	9.4%	5	422,800	31	209,000	13	387,700

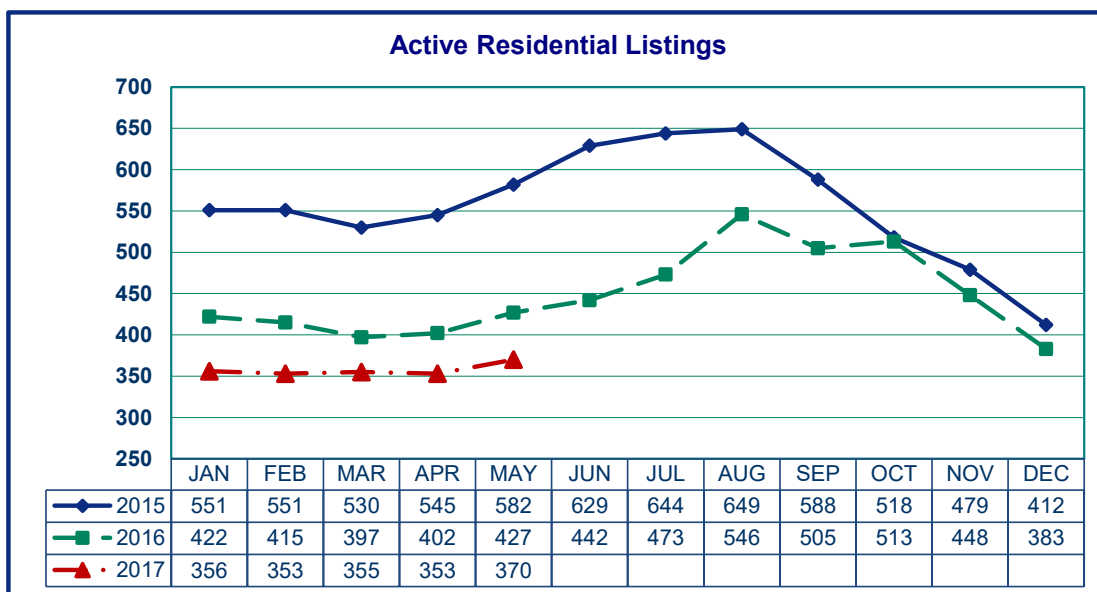
## Benton & Linn Counties, Oregon

220	Benton County	38	22	3	7	-22.2%	10	362,900	52	60	36	-21.7%	42	317,700	297,500	10.9%	1	406,800	7	239,600	-	-
221	Linn County	112	90	11	63	-6.0%	49	227,100	111	280	233	-19.7%	220	218,500	195,000	4.2%	7	286,300	26	129,600	4	202,300

## ACTIVE RESIDENTIAL LISTINGS

### POLK & MARION COUNTIES, OR

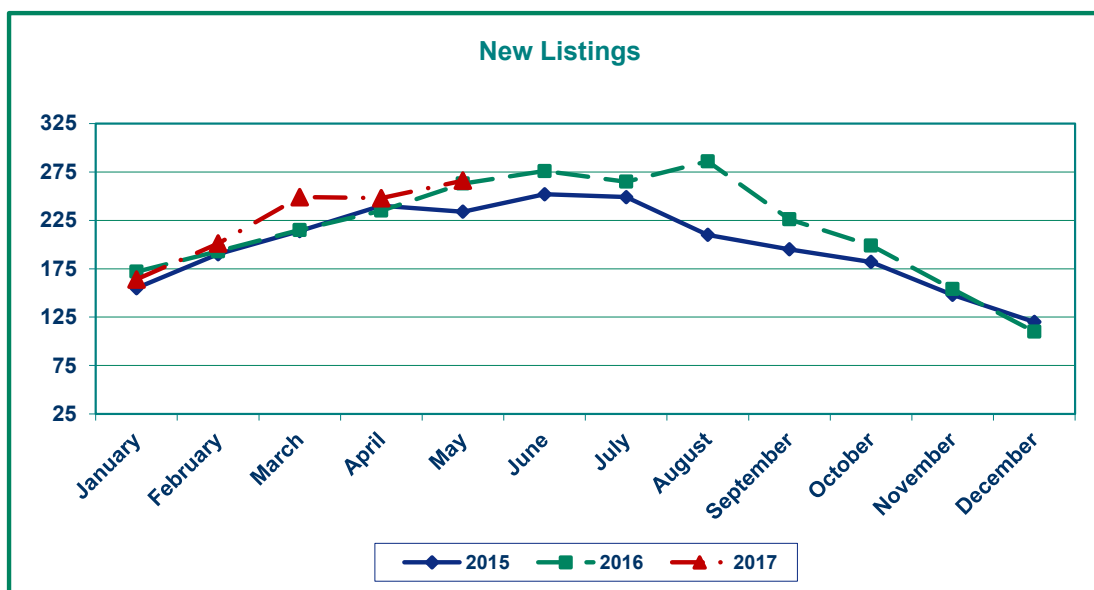
*This graph shows the active residential listings over the past three calendar years in Polk and Marion Counties, Oregon.*



## NEW LISTINGS

### POLK & MARION COUNTIES, OR

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



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

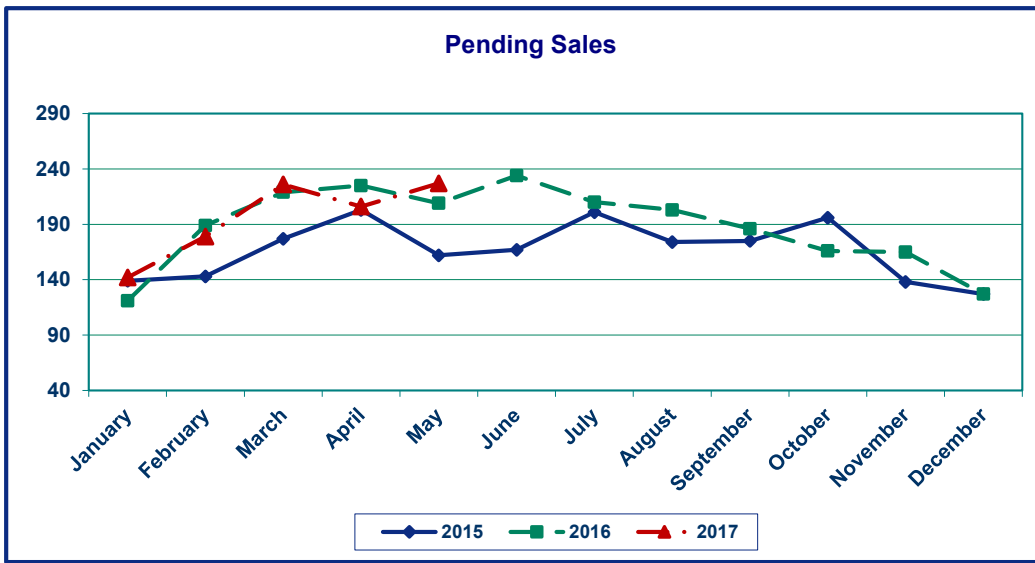
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/16-5/31/17) with 12 months before (6/1/15-5/31/16).

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

## PENDING LISTINGS

### POLK & MARION COUNTIES, OR

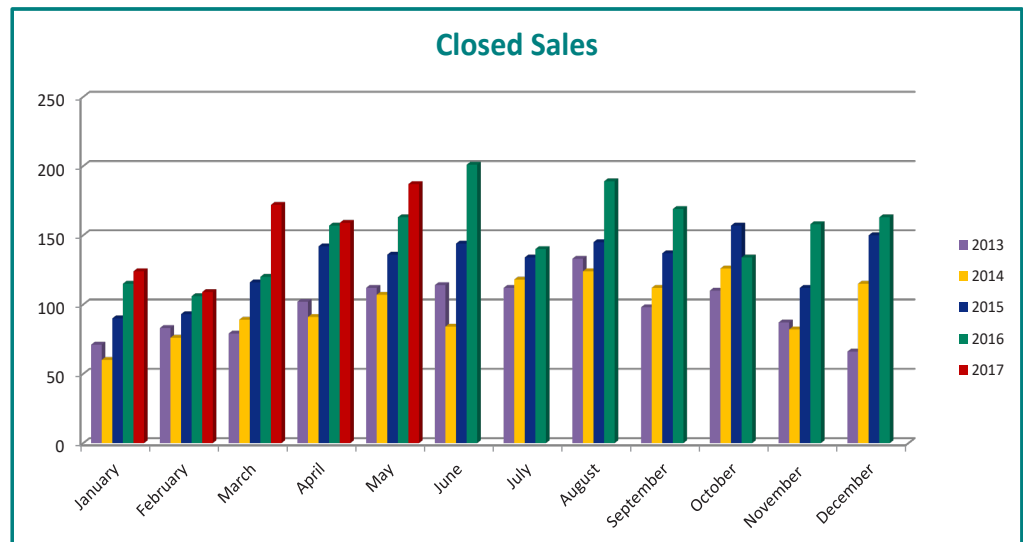
*This graph represents monthly accepted offers in Polk and Marion Counties, Oregon, over the past three calendar years.*



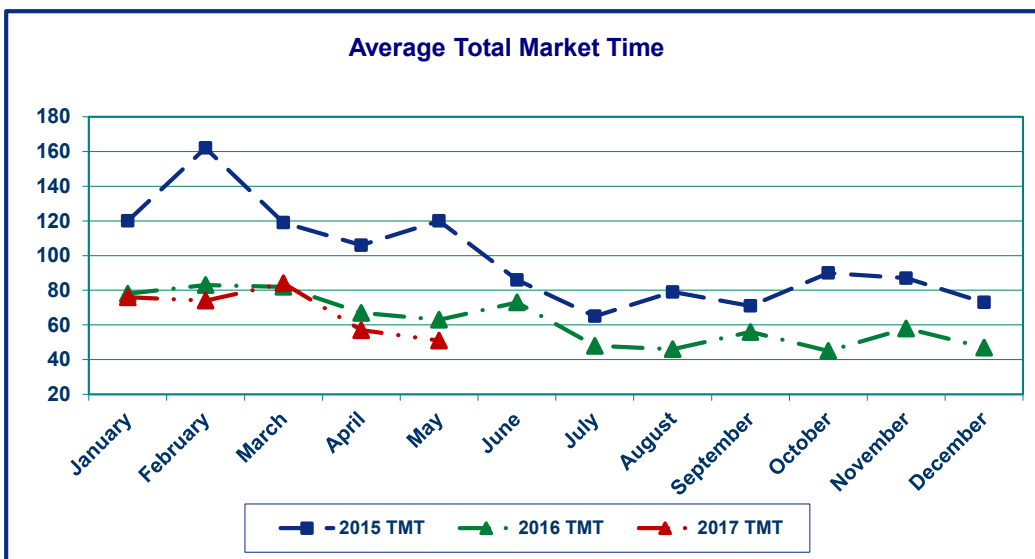
## CLOSED SALES

### POLK & MARION COUNTIES, OR

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



## Average Total Market Time



## DAYS ON MARKET

### POLK & MARION COUNTIES, OR

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

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

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

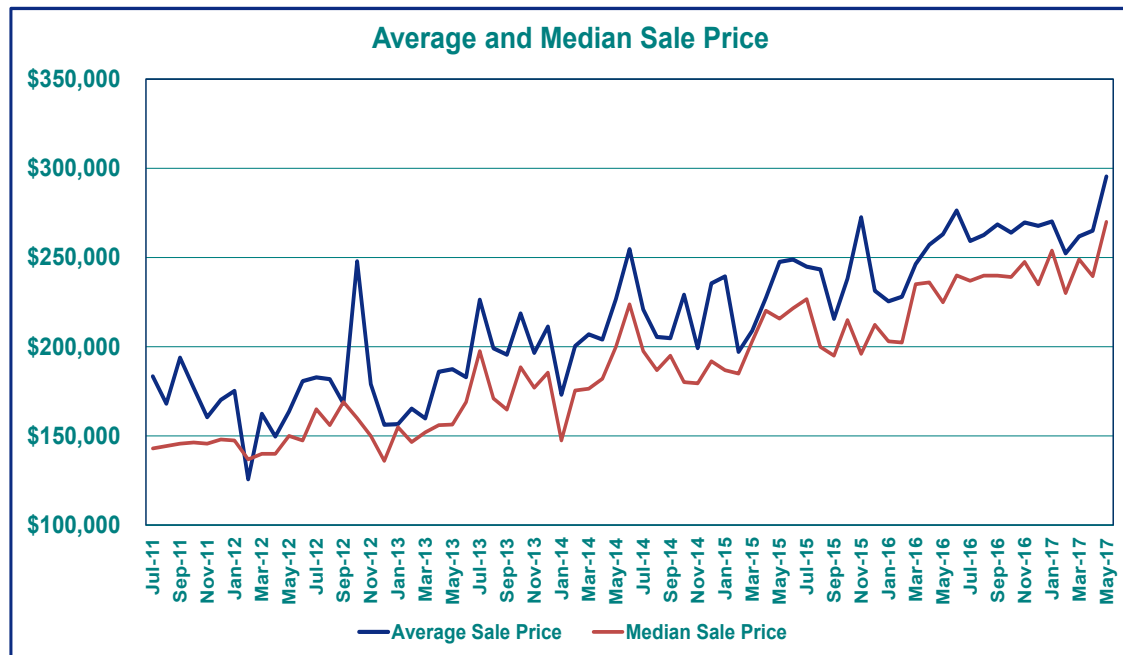
The statistics presented  
in Market Action are  
compiled monthly based  
on figures generated by  
RMLS™.

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

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



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

# MARKET ACTION



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

Residential Review: Metro Portland, Oregon

May 2017 Reporting Period

## May Residential Highlights

New listings ticked upward in the Portland metro area this May. At 4,388 strong, new listings outpaced May 2016 (4,144) by 5.9% and April 2017 (3,759) by 16.7%. This was the strongest May for new listings in the area since 2008, when 5,182 new listings were offered.

Closed sales (2,896) exactly matched May 2016 and showed a 30.5% increase over last month in April 2017.

Pending sales, at 3,435, fell 3.6% shy of the 3,563 offers accepted last year in May 2016 but still outpaced last month, April 2017 (3,088), by 11.2%.

Total market time decreased by three days in May, landing at 39 days. During the same period, inventory edged downward to 1.5 months.

## Year to Date Summary

Activity has been cooler so far in 2017 compared to 2016. New listings (16,696) are down 3.4%, closed sales (11,510) are down 5.4%, and pending sales (13,469) are down 7.8%.

## Average and Median Sale Prices

Prices continue to rise in the Portland metro area. Comparing 2017 to 2016 through May, the average sale price rose 10.7% from \$383,000 to \$423,800. In the same comparison, the median sale price rose 10.7% from \$334,200 to \$370,000.

## Inventory in Months\*

	2015	2016	2017
January	3.4	1.8	1.7
February	3.0	1.8	1.9
March	1.9	1.3	1.3
April	1.8	1.4	1.7
May	1.7	1.4	1.5
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:**  
+11.1% (\$410,000 v. \$369,200)  
**Median Sale Price % Change:**  
+12.5% (\$360,000 v. \$320,100)

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	May	4,388	3,435	2,896	440,200	388,000	39
	April	3,759	3,088	2,219	428,800	385,000	42
	Year-to-date	16,696	13,469	11,510	423,800	370,000	50
2016	May	4,144	3,563	2,896	402,500	354,500	37
	Year-to-date	17,287	14,611	12,170	383,000	334,200	48
Change	May	5.9%	-3.6%	0.0%	9.4%	9.4%	6.4%
	Prev Mo 2017	16.7%	11.2%	30.5%	2.7%	0.8%	-7.1%
	Year-to-date	-3.4%	-7.8%	-5.4%	10.7%	10.7%	5.7%

# AREA REPORT • 5/2017

## Portland Metropolitan Area, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
141	N Portland	164	191	36	146	7.4%	125	410,100	28	724	576	3.2%	488	399,600	391,400	11.0%	3	413,000	11	266,900	11	570,800
142	NE Portland	303	368	66	298	-1.7%	270	476,500	27	1,439	1,148	-9.1%	1,035	446,400	400,000	10.4%	11	738,400	9	305,500	25	658,500
143	SE Portland	431	532	74	390	-2.3%	345	405,200	28	1,998	1,600	-6.7%	1,407	387,600	336,000	9.8%	17	818,500	34	300,000	56	612,900
144	Gresham/ Troutdale	262	282	33	211	-17.6%	161	334,400	43	995	812	-21.7%	705	311,500	300,000	12.1%	9	663,800	31	331,200	17	338,700
145	Milwaukie/ Clackamas	378	353	38	308	0.3%	232	404,500	41	1,364	1,086	-12.0%	914	394,800	369,900	11.5%	11	528,300	34	297,200	9	333,400
146	Oregon City/ Canby	216	220	26	188	0.0%	149	378,000	48	800	708	-20.4%	608	387,500	359,500	7.5%	9	358,800	37	255,700	7	270,700
147	Lake Oswego/ West Linn	382	294	46	180	6.5%	161	630,400	54	1,045	701	-3.7%	563	649,500	540,000	9.1%	2	535,000	16	517,400	3	728,300
148	W Portland	606	511	92	329	-7.6%	299	633,200	44	1,951	1,418	3.1%	1,235	612,200	504,000	13.6%	5	402,000	17	281,600	6	699,300
149	NW Wash Co.	238	232	34	171	-8.1%	136	546,500	42	889	680	-3.8%	537	523,100	515,000	11.9%	2	86,000	21	295,200	2	1,394,400
150	Beaverton/ Aloha	201	350	22	331	0.3%	274	366,600	25	1,340	1,191	-14.7%	1,026	354,200	342,300	10.9%	1	1,112,000	8	349,600	18	835,800
151	Tigard/ Wilsonville	420	424	47	357	-6.8%	284	434,400	30	1,627	1,340	-3.5%	1,046	423,100	412,400	6.7%	3	662,700	11	246,100	9	747,000
152	Hillsboro/ Forest Grove	249	280	32	266	15.2%	223	373,800	32	1,187	1,039	6.7%	881	368,600	339,000	13.6%	9	300,300	25	345,200	22	391,900
153	Mt. Hood	44	20	5	14	-22.2%	8	368,100	62	79	69	-20.7%	69	305,900	297,000	17.1%	-	-	14	79,100	-	-
155	Columbia Co.	130	109	12	92	-24.6%	86	284,400	39	444	368	-16.9%	331	267,400	261,500	12.6%	3	668,800	38	138,600	5	228,300
156	Yamhill Co.	301	222	34	154	-14.0%	143	359,200	102	814	733	-10.2%	665	326,400	292,000	13.2%	4	690,100	57	328,700	15	282,300

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

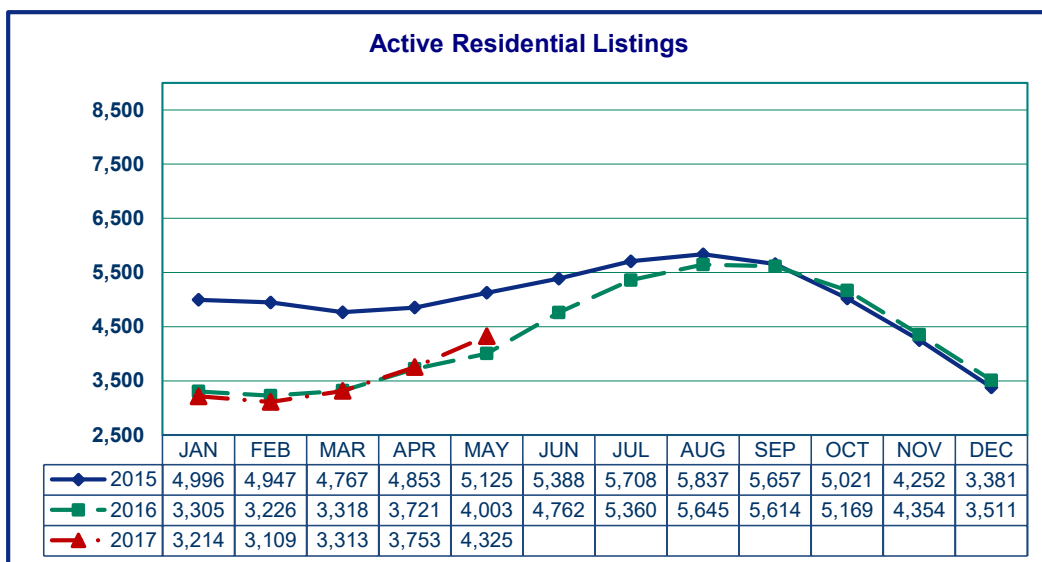
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/16-5/31/17) with 12 months before (6/1/15-5/31/16).

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

## ACTIVE RESIDENTIAL LISTINGS

### PORTLAND, OR

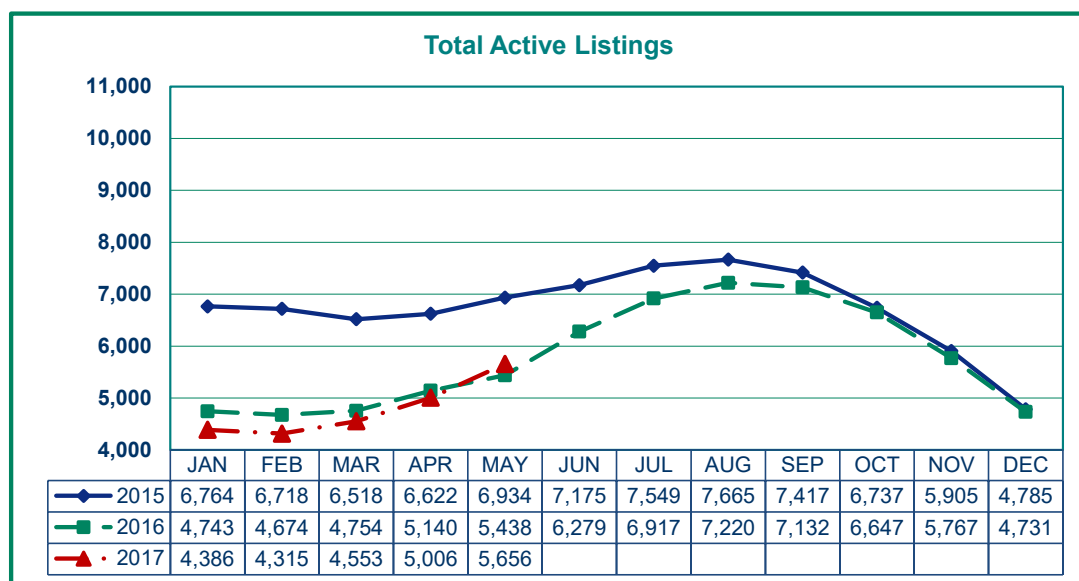
*This graph shows the active residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.*



## TOTAL ACTIVE LISTINGS

### PORTLAND, OR

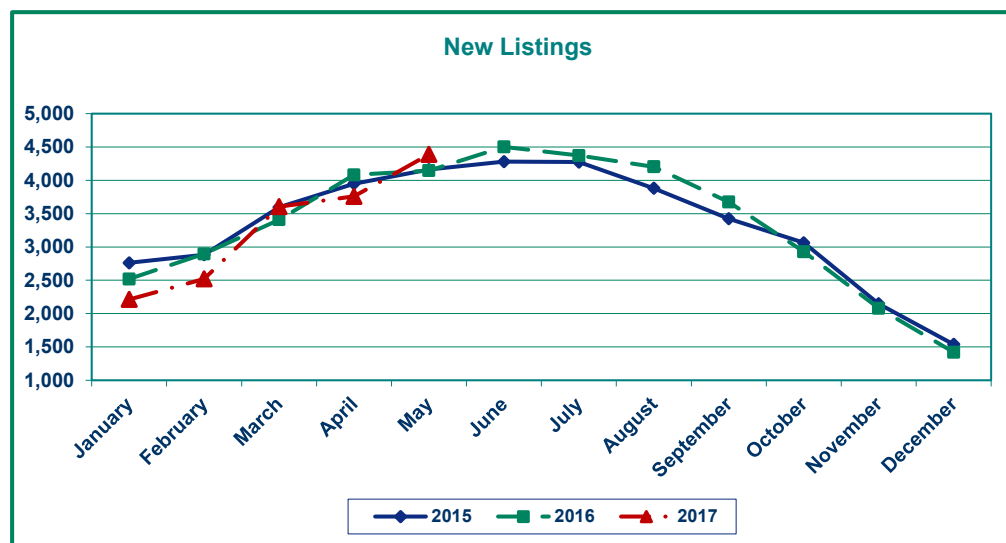
*This graph shows the total active listings over the past three calendar years in the greater Portland, Oregon metropolitan area.*



## NEW LISTINGS

### PORTLAND, OR

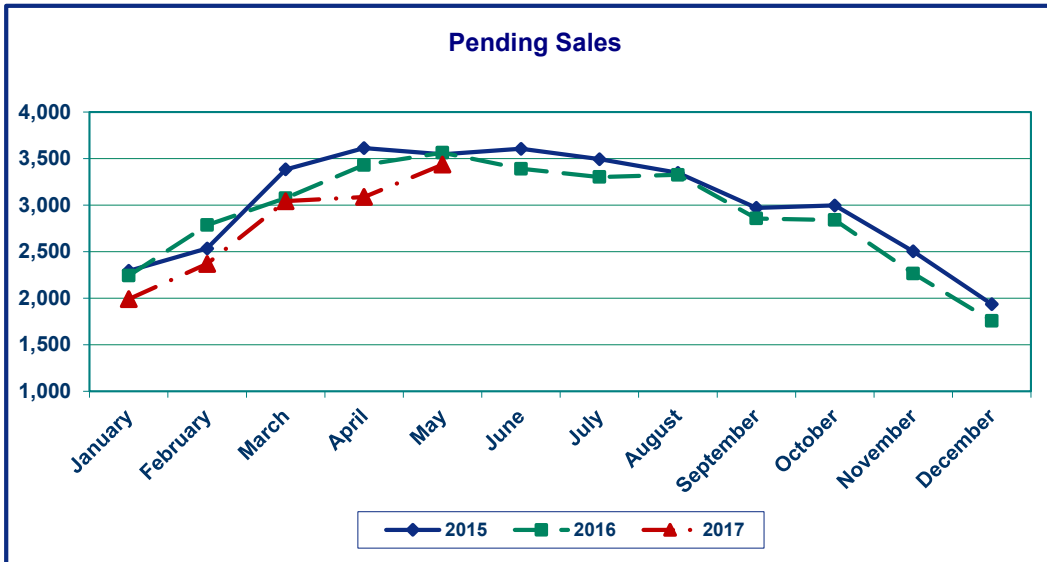
*This graph shows the new residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.*



## PENDING LISTINGS

### PORTLAND, OR

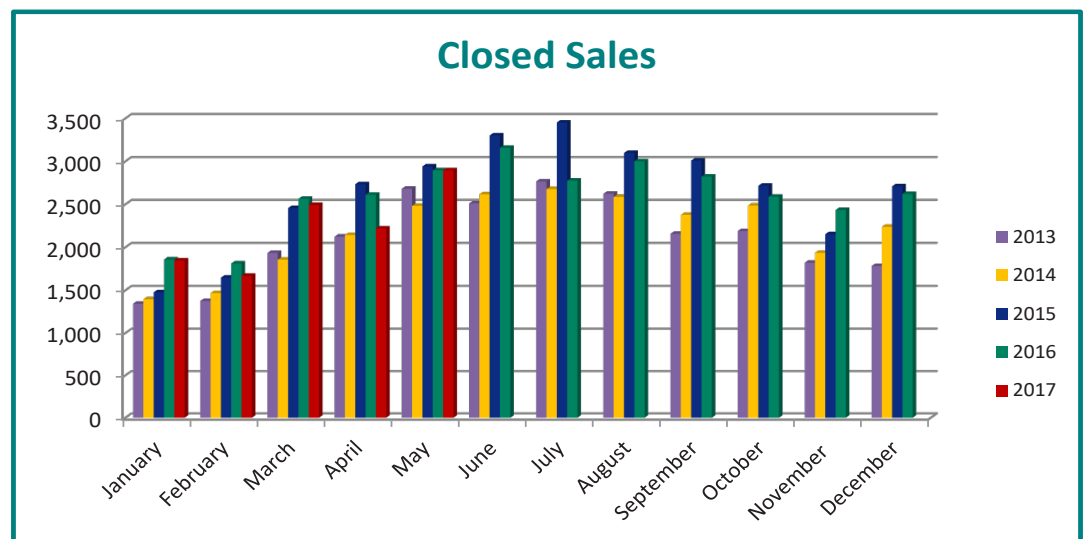
*This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.*



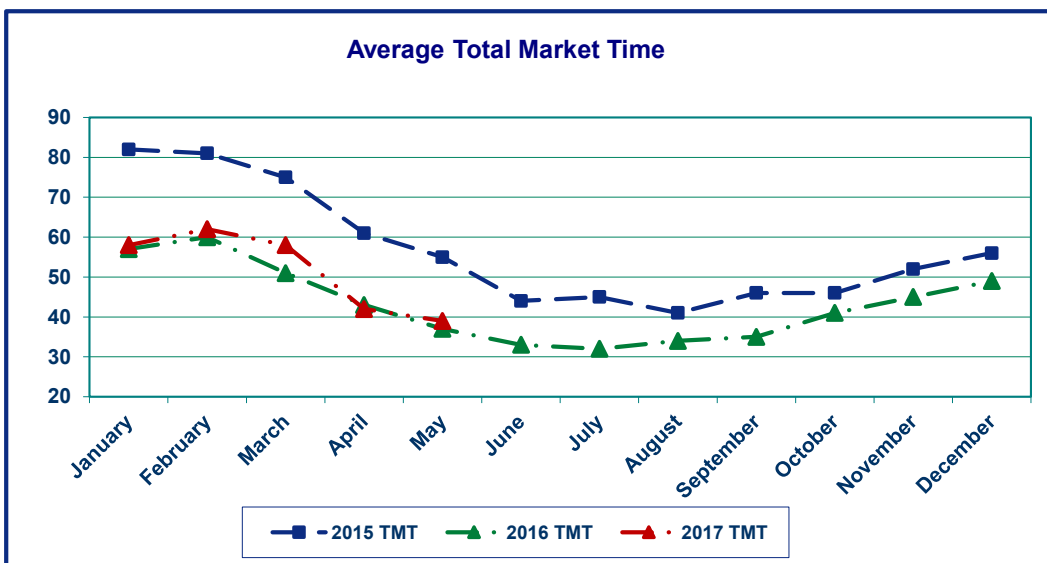
## CLOSED SALES

### PORTLAND, OR

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



## Average Total Market Time



## DAYS ON MARKET

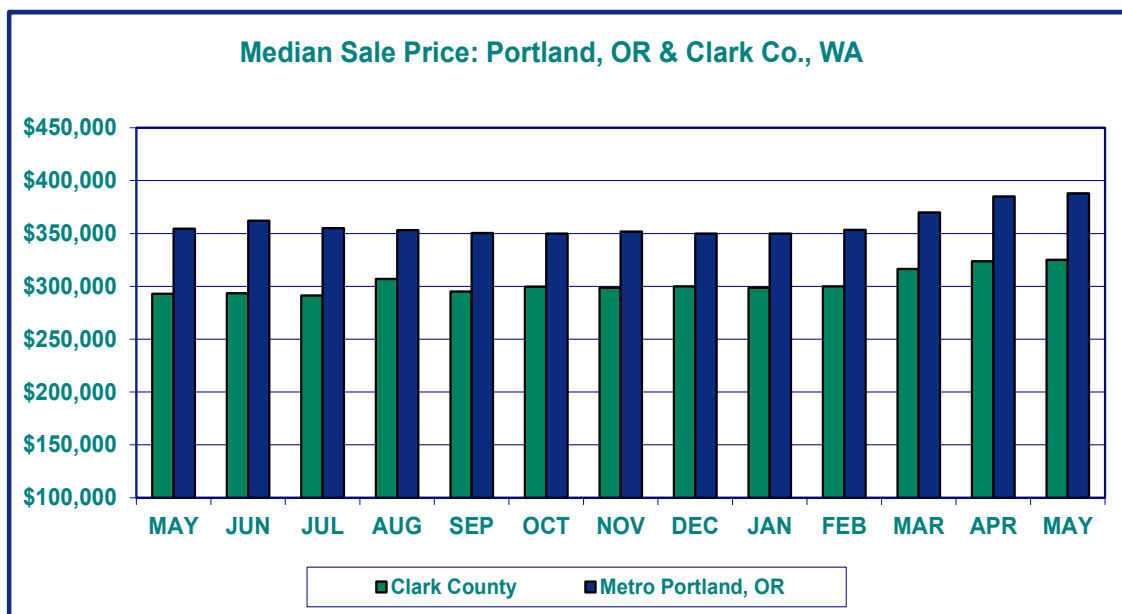
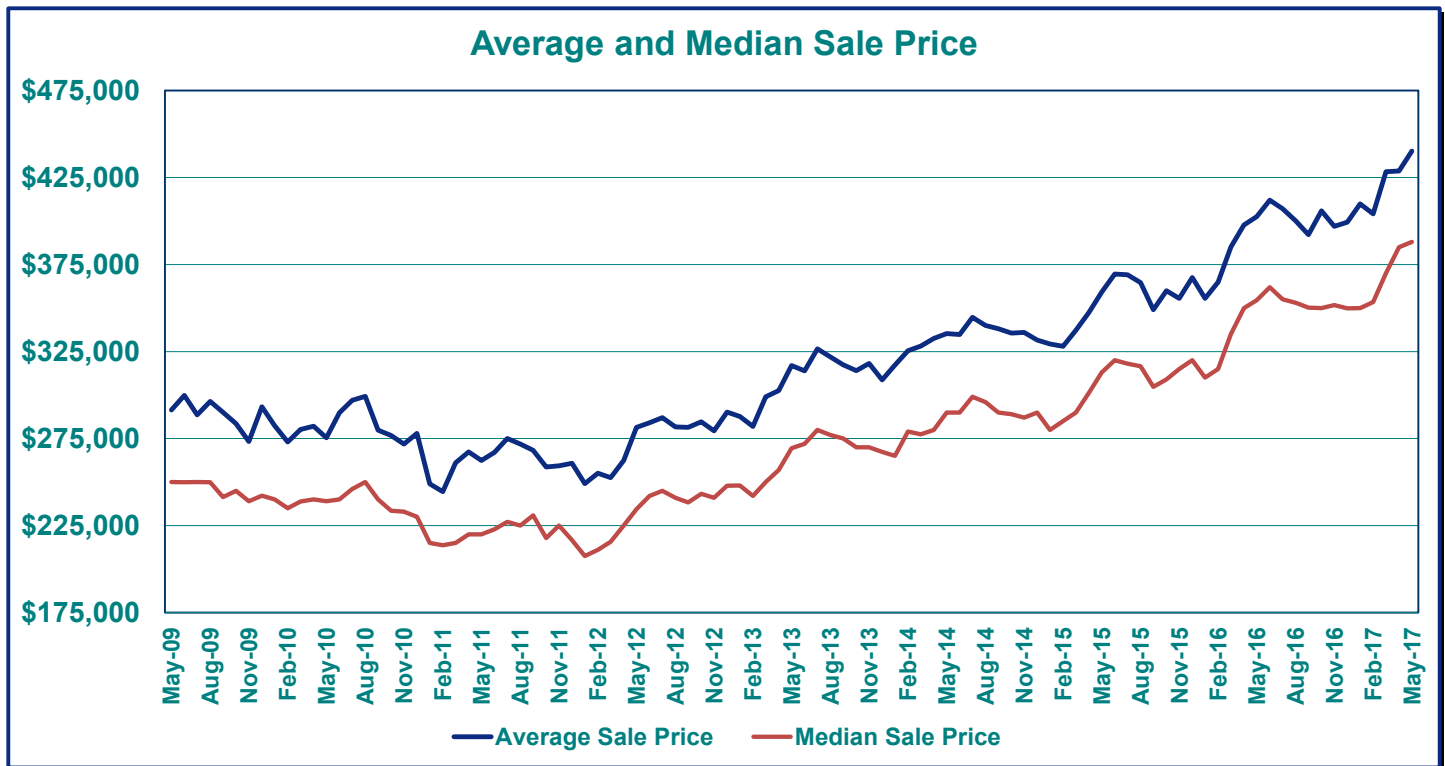
### PORTLAND, OR

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

## SALE PRICE

### PORTLAND, OR

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



## MEDIAN SALE PRICE

### PORTLAND, OR

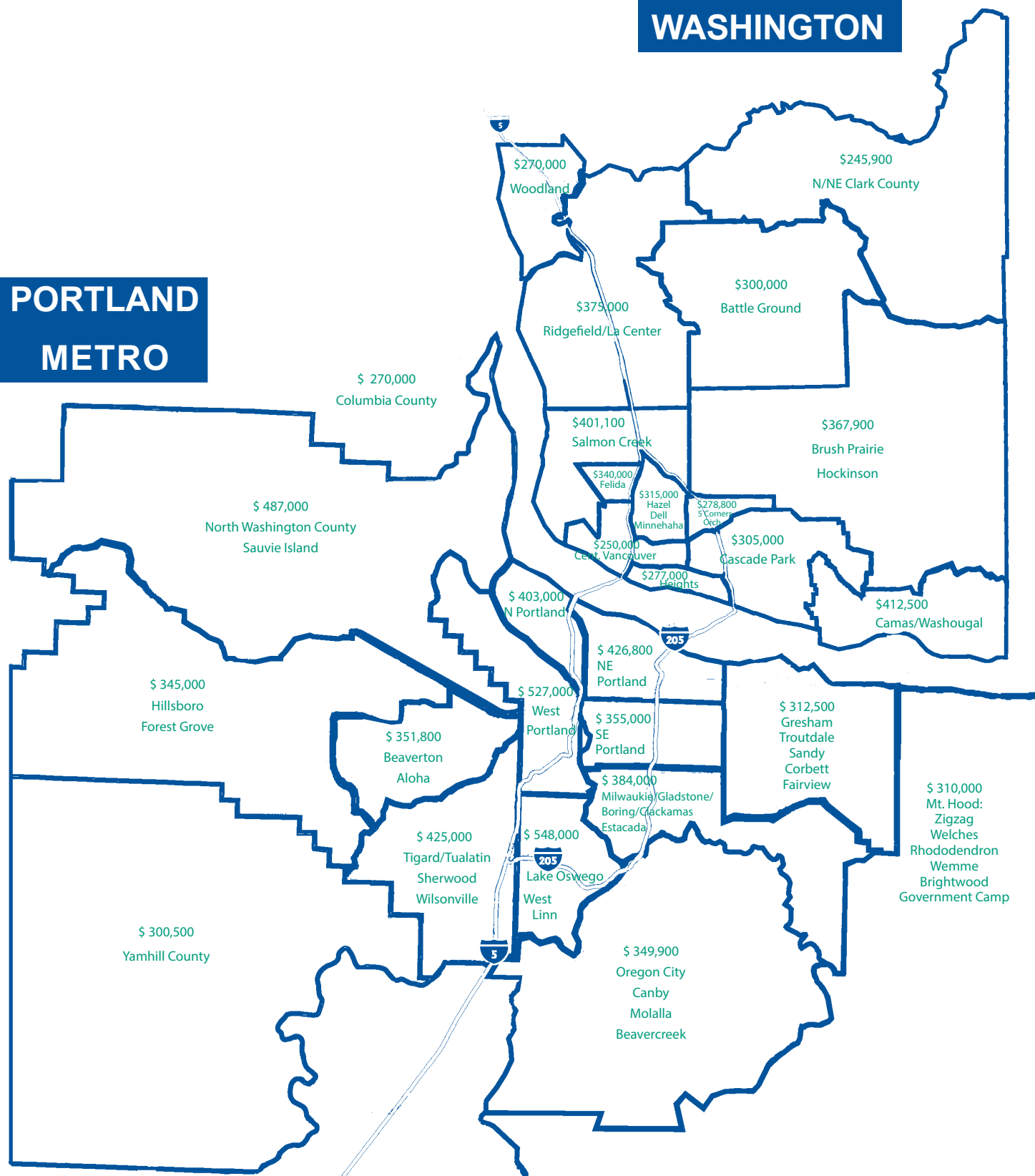
*This graph shows the median sale price over the past 12 months in the greater Portland, Oregon, metropolitan area and Clark County.*

# MEDIAN SALE PRICE

## May 2017

SW  
WASHINGTON

PORTLAND  
METRO



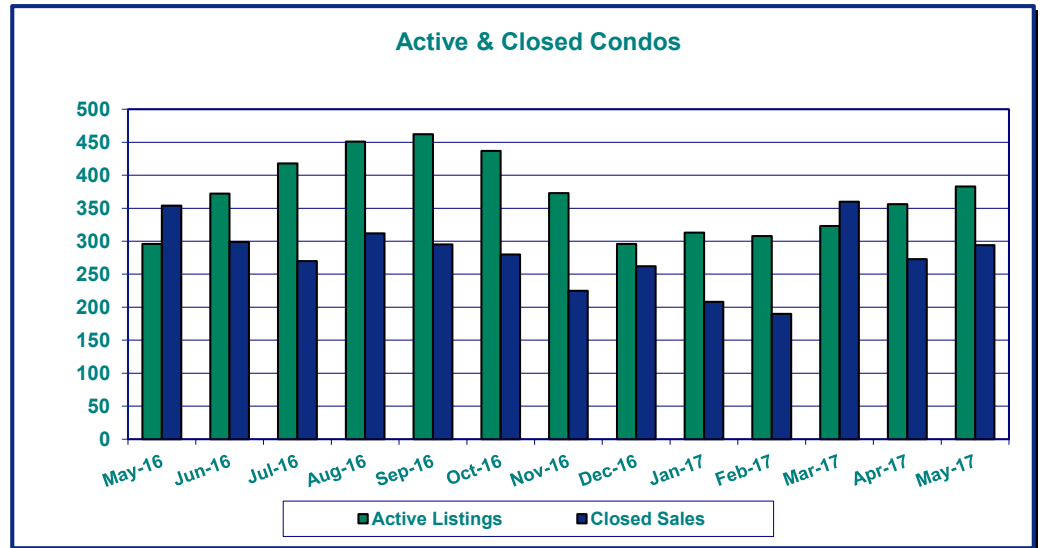
## ACTIVE & CLOSED CONDOS

PORTLAND, OR

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

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

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



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

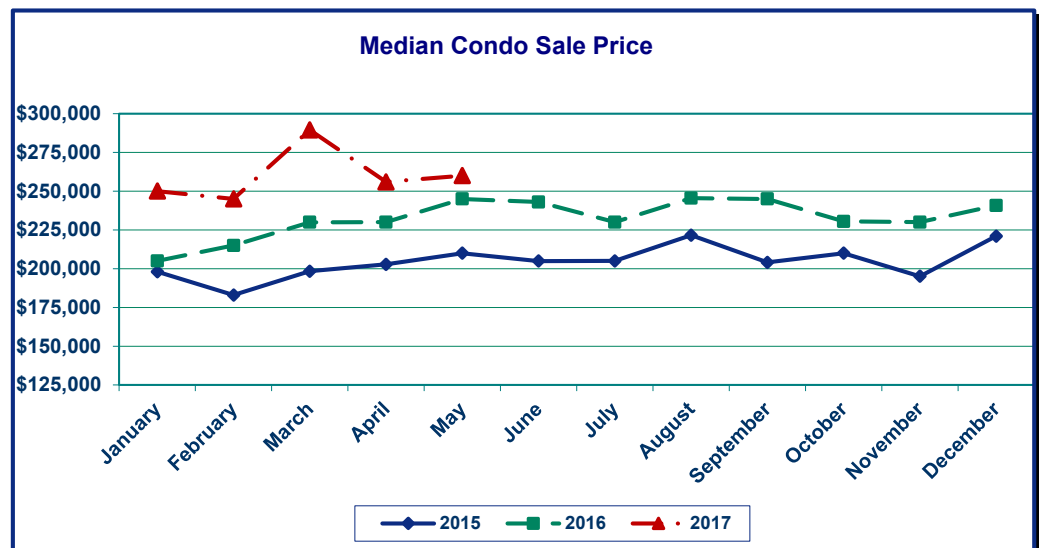
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## MEDIAN SALE PRICE CONDOS

PORTLAND, OR

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



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



## Clark County, Washington Market Action Addition

May 2017

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

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

<b>Total Active Listings* Reported in Market Action:</b>	1,241
<b>Less Listings with Purchase Contingencies*:</b>	56
<b>Readily Purchased Listings:</b>	1,185
<b><i>Percent of Total Active Listings:</i></b>	95.5%
<b>Less New Under Construction (not ready for occupancy):</b>	127
<b>Less New Proposed (not started):</b>	131
<b>Total Readily Purchased &amp; Occupied Listing:</b>	927
<b><i>Percent of Total Active Listings:</i></b>	74.7%
<b>Inventory in Months of Readily Purchased &amp; Occupied Listings:</b>	1.2

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

Source: RMLS™ Regional Multiple Listing Service, Portland Oregon

# MARKET ACTION



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

## Residential Review: Southwest Washington

May 2017 Reporting Period

### May Residential Highlights

Southwest Washington saw gains across the board this May, with new listings leading the way. At 1,171, new listings ended 7.0% higher than last year in May 2016 (1,094) and 27.8% higher than last month in April 2017 (916). The last May when more new listings were offered was in 2008, when 1,312 were recorded for the month.

Pending sales (979) increased 3.7% over May 2016 (944) and 23.9% over April 2017 (790). Closed sales, at 768, edged 0.8% ahead of May 2016 (762) and 32.0% ahead of April 2017 (582).

Total market time decreased to 44 days in May, with inventory slimming slightly to 1.6 months.

### Year to Date Summary

Activity is down a little so far in 2017 compared to 2016. Closed sales (3,108) are down 3.2%, new listings (4,421) are down 6.2%, and pending sales (3,716) are down 7.3% for the year thus far.

### Average and Median Sale Prices

Comparing 2017 to 2016 through May of each year, the average sale price rose 9.4% from \$318,800 to \$348,800. In the same comparison, the median sale price rose 12.5% from \$280,000 to \$315,000.

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

**Average Sale Price % Change:**  
+9.3% (\$339,400 v. \$310,500)  
**Median Sale Price % Change:**  
+9.8% (\$302,000 v. \$275,000)

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

Inventory in Months*			
	2015	2016	2017
January	3.9	2.6	2.2
February	3.7	2.7	2.0
March	2.6	1.7	1.6
April	2.4	1.8	1.9
May	2.6	1.7	1.6
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.

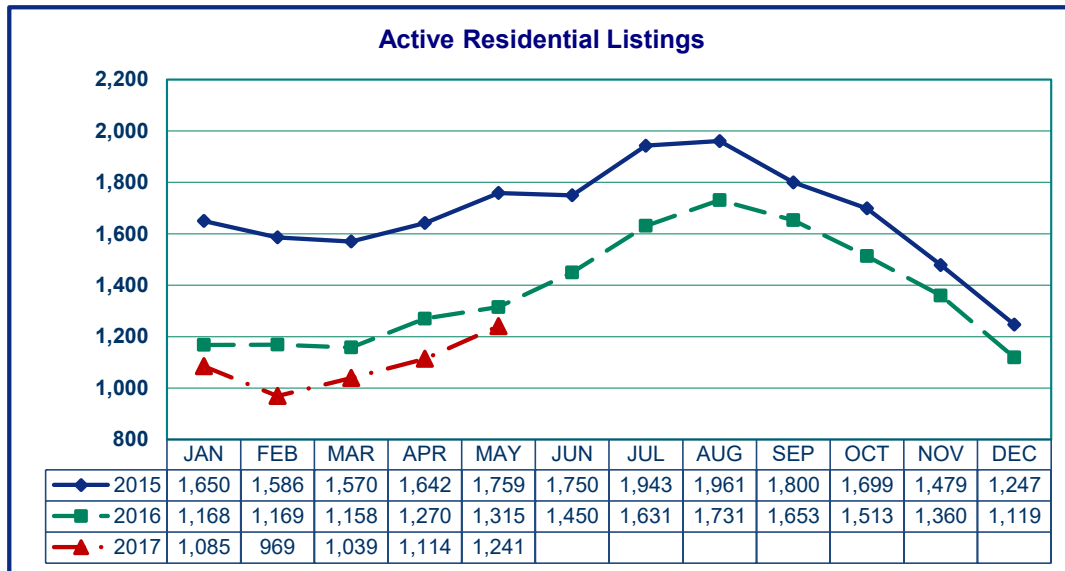
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	May	1,171	979	768	355,900	325,000	44
	April	916	790	582	358,900	323,700	56
	Year-to-date	4,421	3,716	3,108	348,800	315,000	58
2016	May	1,094	944	762	329,200	293,000	49
	Year-to-date	4,712	4,008	3,210	318,800	280,000	61
Change	May	7.0%	3.7%	0.8%	8.1%	10.9%	-11.3%
	Prev Mo 2017	27.8%	23.9%	32.0%	-0.8%	0.4%	-21.4%
	Year-to-date	-6.2%	-7.3%	-3.2%	9.4%	12.5%	-4.6%

# AREA REPORT • 5/2017

## SW Washington

RESIDENTIAL																	COMMERCIAL		LAND		MULTIFAMILY	
Current Month								Year-To-Date								Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
19	16	3	20	0.0%	17	305,500	31	92	79	-26.2%	71	263,700	239,000	60	4.4%	1	360,000	3	120,000	6	347,100	
14	36	6	35	6.1%	25	216,600	23	122	110	-4.3%	88	219,600	221,500	41	14.3%	1	982,400	6	136,300	10	398,000	
25	18	1	16	60.0%	9	321,000	14	75	59	5.4%	45	324,000	305,000	55	-5.8%	1	481,000	-	-	1	275,000	
13	16	1	19	18.8%	13	373,600	52	78	74	-3.9%	64	314,100	290,000	64	12.7%	-	-	2	160,000	-	-	
47	43	2	46	-13.2%	45	299,400	44	216	216	-13.3%	210	280,100	289,900	49	12.2%	2	229,000	5	111,700	2	504,000	
28	36	2	18	-47.1%	14	275,700	14	107	91	-17.3%	92	268,500	263,300	34	8.1%	-	-	-	-	2	316,900	
41	57	2	50	11.1%	36	268,900	67	205	198	-4.3%	163	275,600	270,400	61	11.8%	-	-	1	399,900	1	420,500	
52	97	8	78	-13.3%	59	286,800	19	336	310	-19.1%	267	270,900	265,000	39	10.4%	1	570,000	2	402,500	4	752,300	
29	24	2	17	-29.2%	14	320,600	30	87	70	-21.3%	59	341,800	260,000	38	12.6%	-	-	3	261,200	2	362,500	
29	29	4	25	-19.4%	23	389,100	41	127	112	0.0%	98	392,400	363,800	52	35.8%	-	-	-	-	3	338,000	
14	30	0	27	8.0%	20	288,800	8	109	107	-9.3%	92	280,400	271,800	33	14.1%	-	-	-	-	-	-	
31	35	3	26	23.8%	35	362,400	25	123	95	4.4%	89	365,200	359,900	38	11.4%	-	-	2	378,800	1	374,000	
15	33	3	37	76.2%	28	340,400	16	131	121	-5.5%	87	335,900	336,000	34	8.7%	-	-	2	595,500	-	-	
14	9	4	3	-50.0%	6	361,300	64	29	15	-40.0%	13	472,900	507,200	143	4.1%	-	-	5	205,800	-	-	
154	93	16	75	-10.7%	58	534,700	63	371	273	-17.8%	240	506,500	455,900	91	7.4%	1	300,000	27	314,300	5	309,200	
89	64	10	70	34.6%	40	401,600	57	268	212	2.9%	150	381,700	372,500	69	9.2%	1	40,000	32	146,700	2	305,000	
36	48	5	35	-5.4%	31	341,000	37	161	130	-18.2%	107	364,300	340,000	59	11.5%	1	250,000	4	150,300	-	-	
74	78	5	50	56.3%	36	311,400	23	245	199	43.2%	152	314,800	309,900	49	12.1%	-	-	1	105,000	-	-	
75	51	3	40	66.7%	29	417,500	56	198	150	7.9%	111	454,300	422,500	51	12.1%	-	-	7	212,500	-	-	
72	52	5	51	24.4%	37	407,900	97	192	168	-8.7%	141	388,700	375,000	85	4.9%	-	-	6	316,000	-	-	
36	32	2	38	35.7%	37	362,900	29	206	194	10.9%	151	361,500	367,300	54	6.8%	1	315,000	12	152,500	-	-	
15	9	1	7	16.7%	2	527,300	30	26	18	-30.8%	12	554,900	544,500	85	4.1%	-	-	10	249,500	-	-	
29	15	4	10	-9.1%	12	466,700	135	49	34	9.7%	30	502,200	499,200	172	8.3%	-	-	9	147,000	-	-	
72	82	9	67	8.1%	59	323,500	23	266	223	-5.1%	194	332,900	295,000	51	11.9%	1	279,900	17	361,700	-	-	
139	114	22	89	4.7%	58	400,100	59	429	340	-0.9%	283	393,700	365,900	67	9.9%	1	935,000	13	355,400	1	450,000	
1	2	1	2	-	0	-	-	5	4	100.0%	1	440,000	440,000	6	2.4%	-	-	-	-	-	-	
8	5	2	1	-87.5%	4	406,300	134	16	13	-51.9%	15	416,900	410,000	122	3.9%	-	-	4	166,800	-	-	
13	6	1	3	-66.7%	5	437,600	7	25	15	-44.4%	13	458,400	463,500	43	2.8%	-	-	3	145,300	-	-	
19	17	2	8	-42.9%	7	330,300	11	43	32	-28.9%	28	314,100	264,000	46	2.7%	-	-	5	150,600	-	-	
25	14	2	9	-30.8%	6	374,200	93	56	33	-17.5%	22	328,600	321,500	71	4.8%	-	-	2	420,000	1	257,500	
11	7	1	3	-62.5%	2	210,400	352	19	14	-44.0%	13	327,600	328,000	166	13.3%	-	-	5	161,400	-	-	
2	3	0	4	300.0%	1	250,000	2	9	7	16.7%	7	318,300	300,000	35	-17.7%	-	-	5	168,000	-	-	
1,241	1,171	132	979	3.7%	768	355,900	44	4,421	3,716	-7.3%	3,108	348,800	315,000	58	9.3%	12	414,300	193	233,400	41	399,600	
19	15	2	11	37.5%	6	270,400	19	43	31	-26.2%	33	296,200	275,000	36	14.8%	3	530,700	4	169,700	2	241,700	
12	7	1	4	-63.6%	9	259,900	53	33	28	12.6%	28	335,200	305,000	80	3.8%	2	1,675,000	19	139,100	-	-	
113	101	8	85	9.0%	59	246,900	57	347	309	1.6%	284	236,700	219,000	63	11.2%	3	450,000	40	81,400	16	328,500	
144	123	11	100	3.1%	74	250,400	53	423	368	-2.9%	345	250,400	232,900	62	9.8%	8	786,500	63	104,400	18	318,900	
92	30	5	16	-15.8%	21	182,900	169	108	83	13.7%	75	204,500	175,000	158	9.6%	-	-	24	45,600	-	-	



## ACTIVE RESIDENTIAL LISTINGS

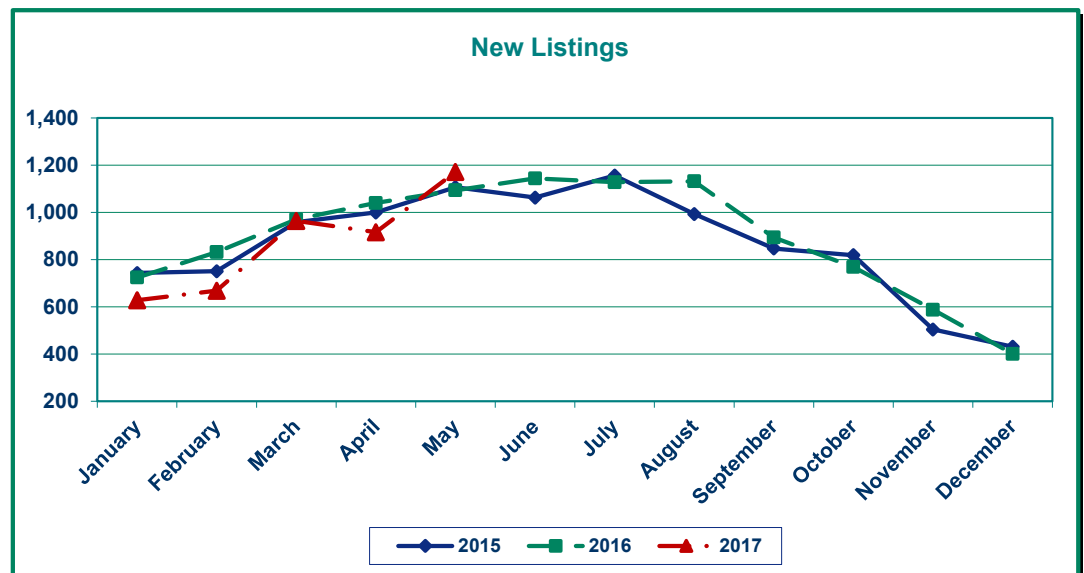
### CLARK COUNTY, WA

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

## NEW LISTINGS

### CLARK COUNTY, WA

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



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

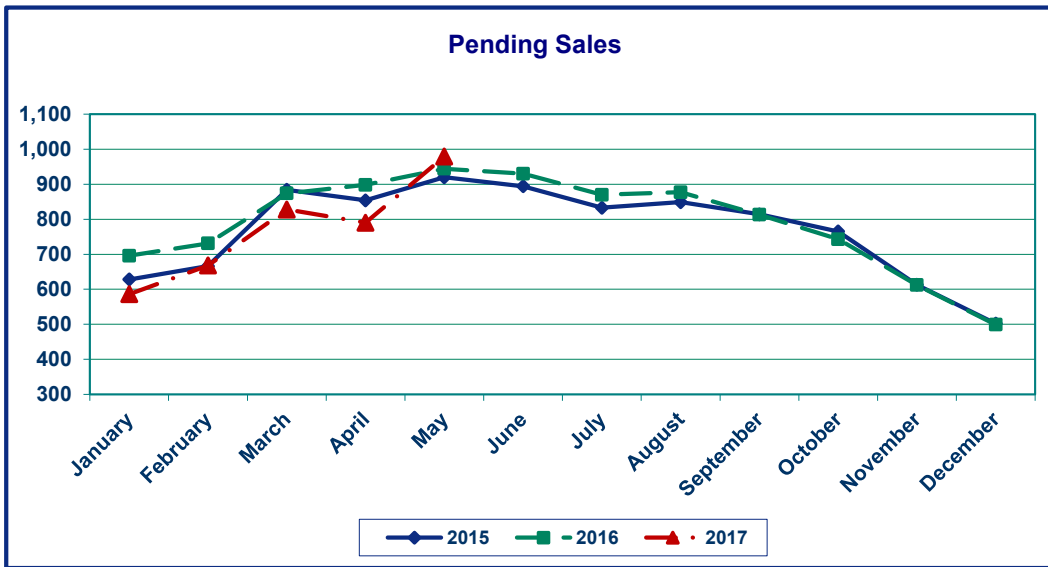
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/16-5/31/17) with 12 months before (6/1/15-5/31/16).

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

## PENDING LISTINGS

### CLARK COUNTY, WA

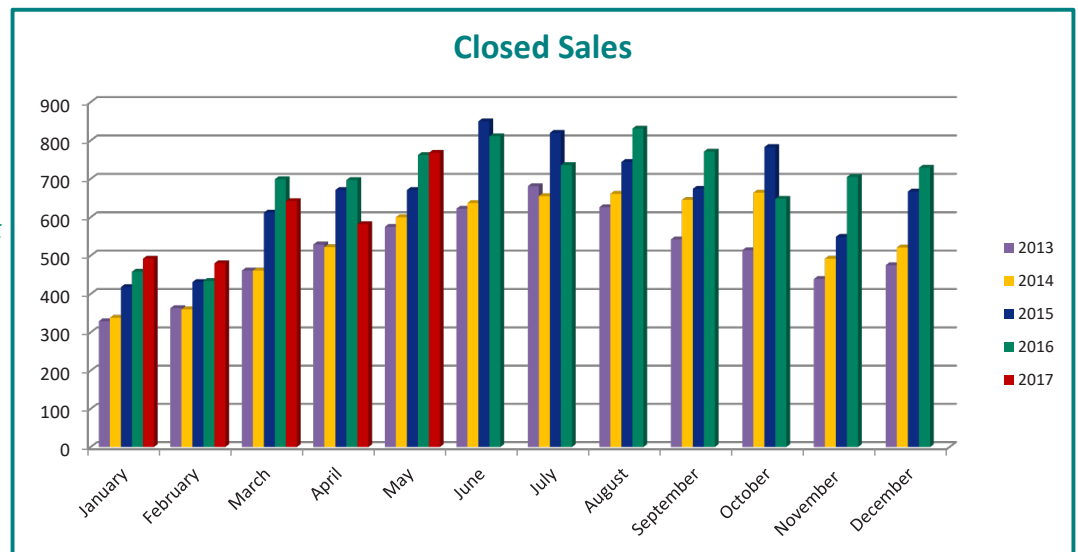
*This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.*



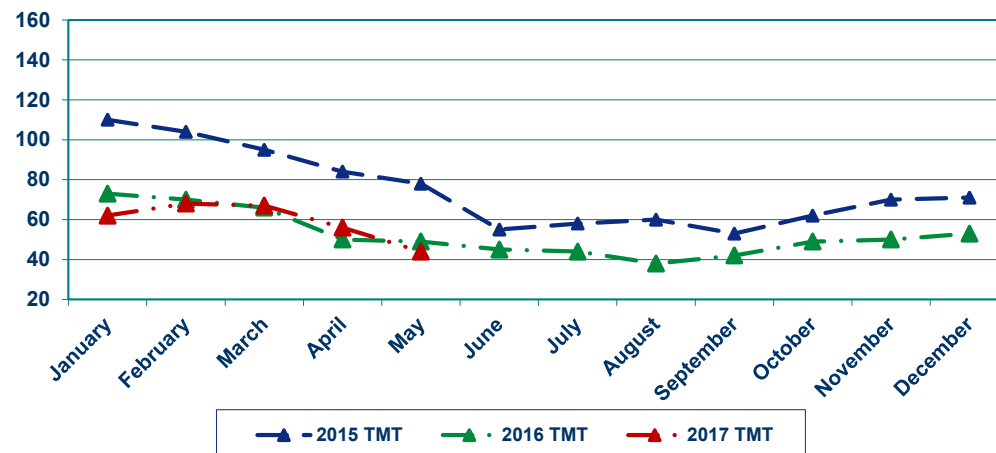
## CLOSED SALES

### CLARK COUNTY, WA

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



## Average Total Market Time



## DAYS ON MARKET

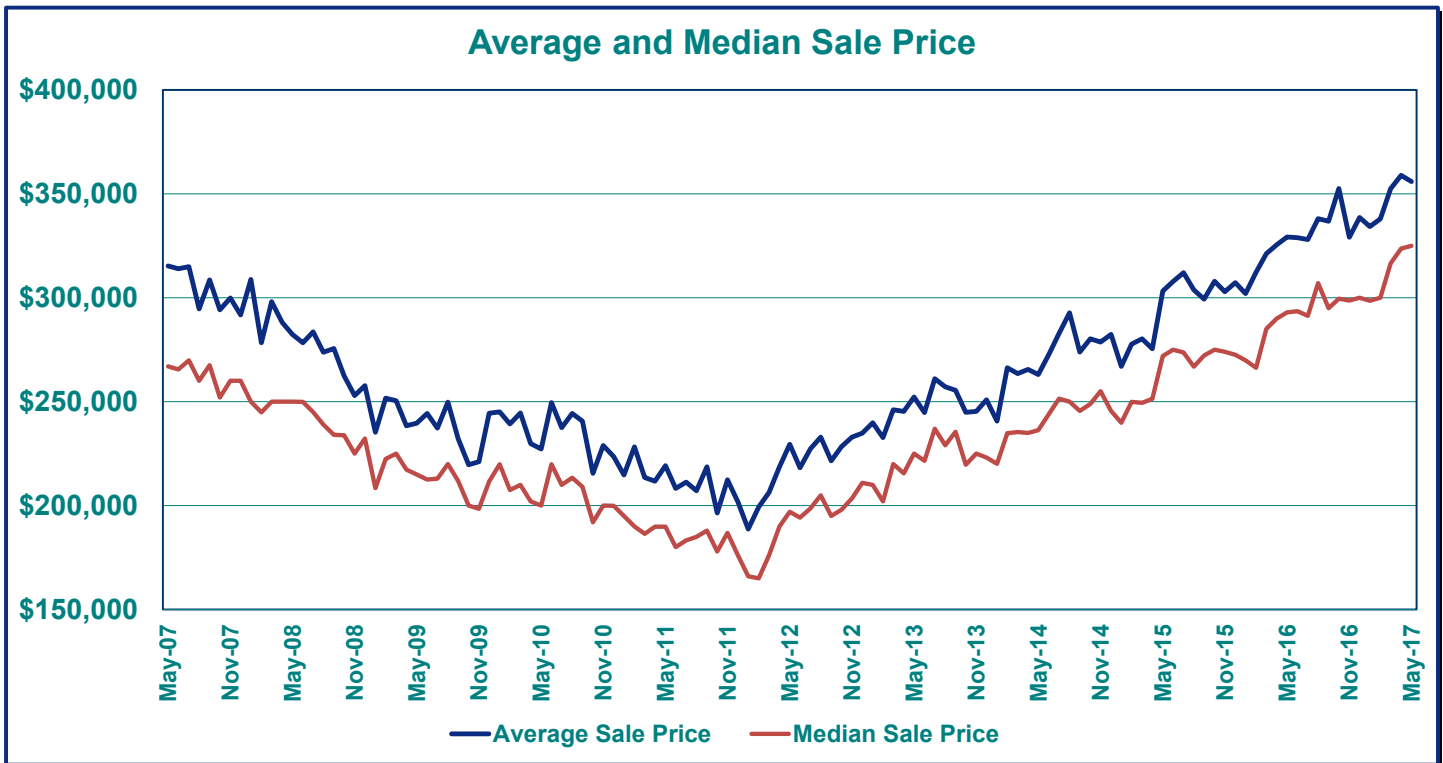
### CLARK COUNTY, WA

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

## SALE PRICE

### CLARK COUNTY, WA

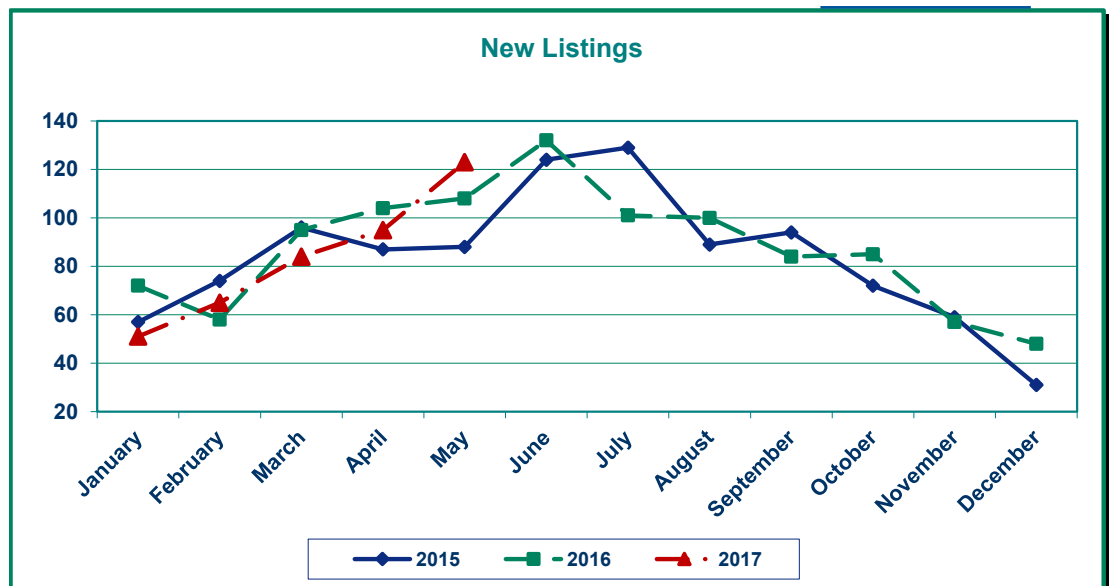
*This graph represents the average and median sale price for all homes sold in Clark County, Washington*



## NEW LISTINGS

### COWLITZ COUNTY, WA

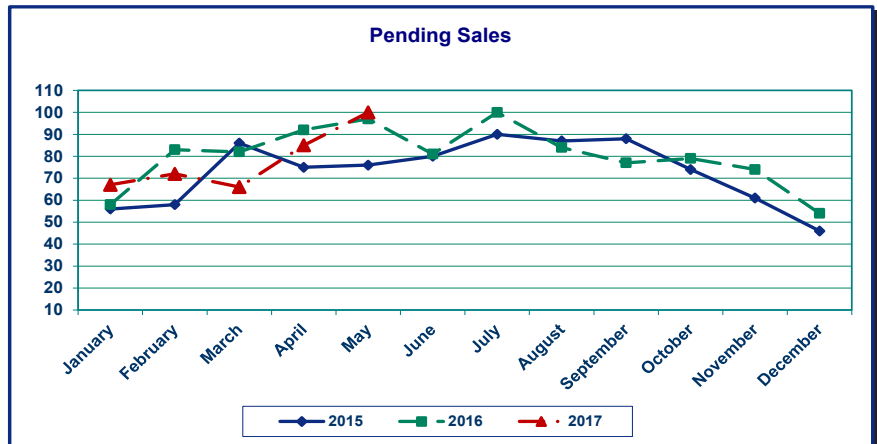
*This graph represents new listings in Cowlitz County, Washington over the past three calendar years.*



## PENDING LISTINGS

### COWLITZ COUNTY, WA

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

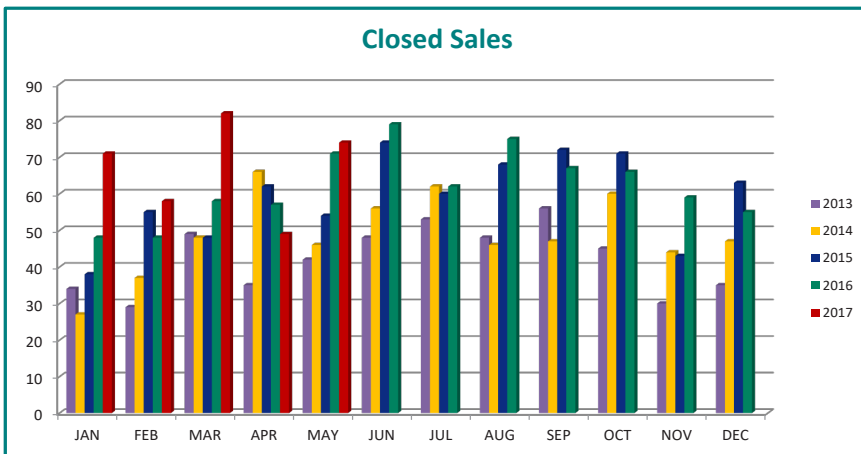


## Closed Sales

## CLOSED SALES

### COWLITZ COUNTY, WA

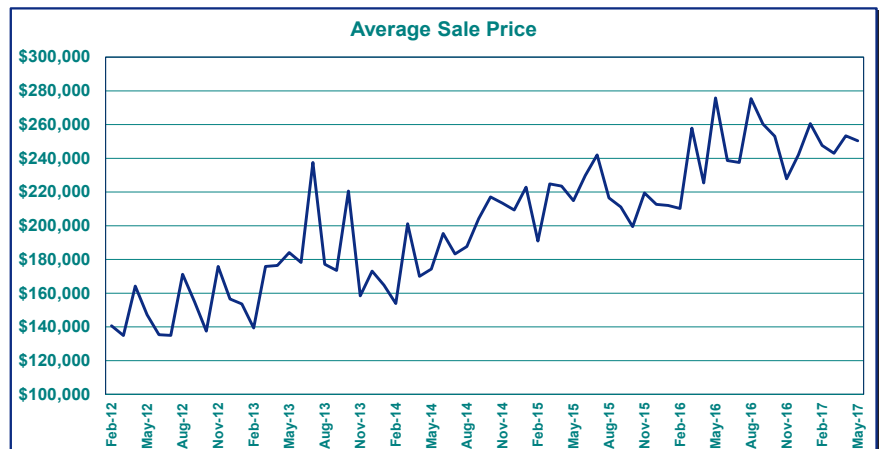
*This graph shows the closed sales over the past five calendar years in Cowlitz County, Washington.*



## AVERAGE SALE PRICE

### COWLITZ COUNTY, WA

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





MULTIPLE LISTING SERVICE

# MEDIAN SALE PRICE May 2017

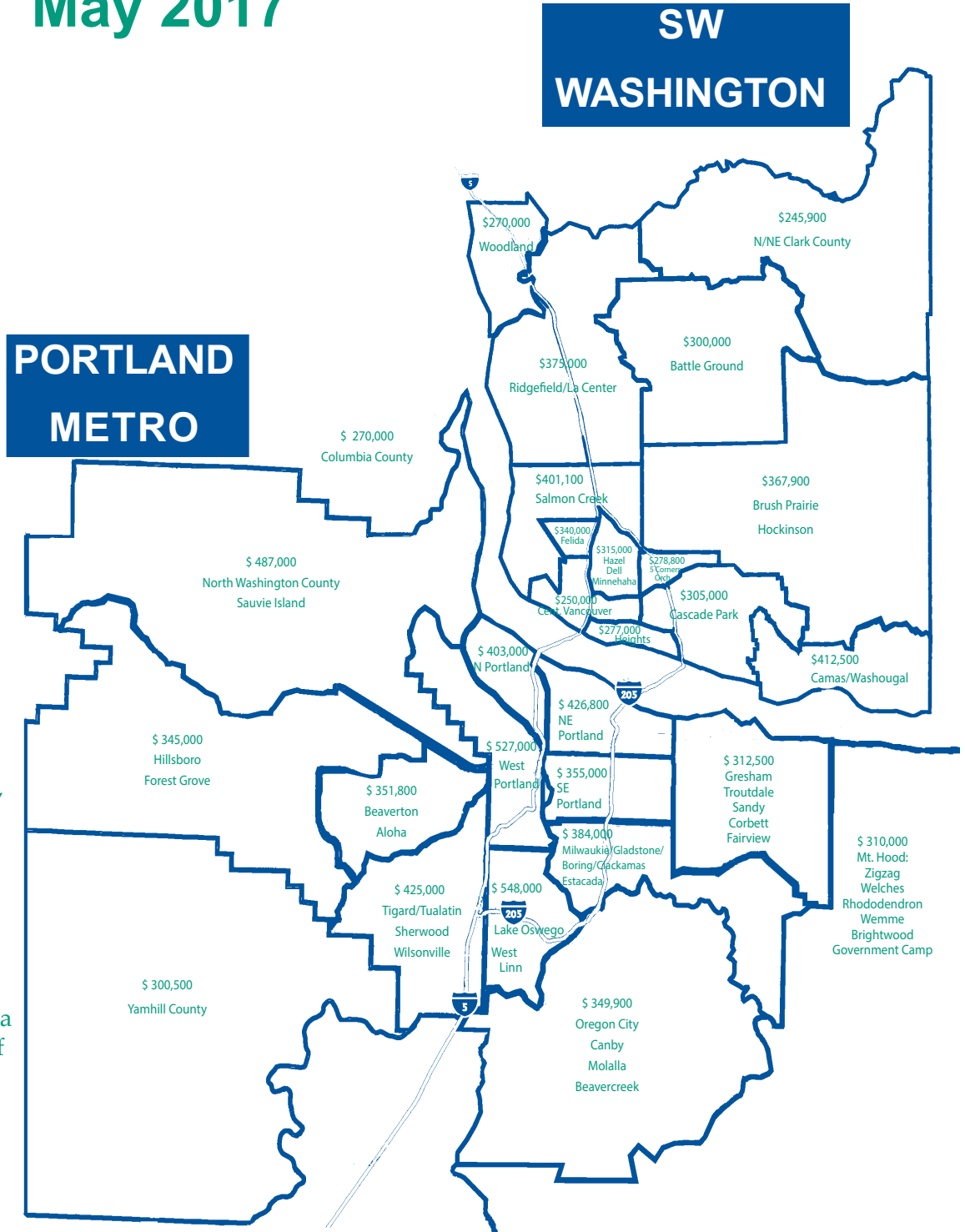
Contact RMLS™  
8338 NE Alderwood Rd  
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Portland, OR 97220  
(503) 236-7657  
communications@rmls.com

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

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

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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

May 2017 Reporting Period

### May Residential Highlights

New listings and closed sales had a strong month in Union County this May. At 26, closings outpaced May 2016 (17) by 52.9% and April 2017 (20) by 30.0%. This is the second strongest May for closings on the RMLS™ record, back to 2008.

New listings (59) were strong as well, increasing 7.3% over May 2016 and 20.4% over April 2017 (49).

Pending sales, at 31, fell short of both May 2016 (52) and April 2017 (42).

Inventory decreased slightly to 5.3 months in May, with total market time decreasing to 83 days.

### Average and Median Sale Prices

Comparing the first five months in 2017 to the same in 2016, the average sale price increased 11.7% from \$171,600 to \$191,600. In the same comparison, the median sale price increased 9.7% from \$144,000 to \$158,000.

### 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	5.3
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	May	59	31	26	179,600	174,800	83
	April	49	42	20	177,300	149,900	91
	Year-to-date	194	141	107	191,600	158,000	124
2016	May	55	52	17	156,000	132,000	114
	Year-to-date	202	144	94	171,600	144,000	180
Change	May	7.3%	-40.4%	52.9%	15.1%	32.4%	-27.3%
	Prev Mo 2017	20.4%	-26.2%	30.0%	1.3%	16.6%	-8.8%
	Year-to-date	-4.0%	-2.1%	13.8%	11.7%	9.7%	-31.1%

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

#### Average Sale Price % Change:

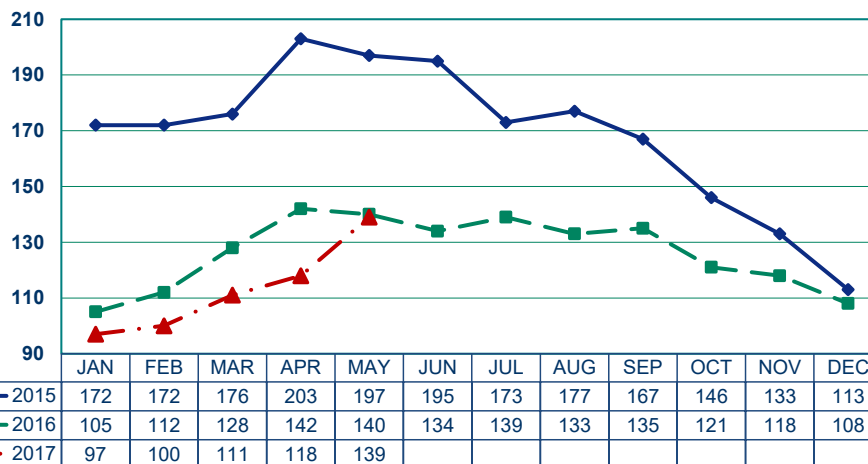
-2.3% (\$181,800 v. \$186,000)

#### Median Sale Price % Change:

+1.4% (\$157,000 v. \$154,800)

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 • 5/2017

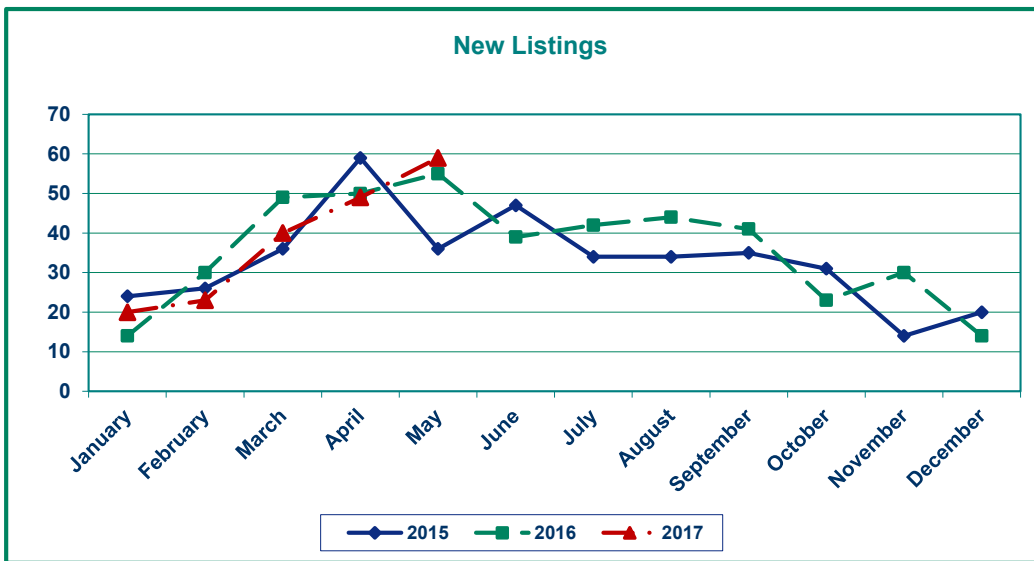
## Union County, Oregon

		RESIDENTIAL														Avg. Sale Price % Change <sup>2,4</sup>	COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings	Expired Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price		
97841	Medical Springs	-	0	0	0	-100.0%	0	-	-	0	0	-100.0%	0	-	-	13.4%	0	-	0	-	0	-
	Cove	11	4	0	5	66.7%	2	266,800	62	15	11	10.0%	8	468,100	184,300	13.2%	-	-	1	35,000	-	-
97827	Elgin	19	5	2	3	-40.0%	0	-	-	16	6	-57.1%	3	93,300	38,000	-37.9%	-	-	1	39,300	-	-
	Imbler	1	0	0	0	-	0	-	-	0	1	-50.0%	1	325,000	325,000	122.0%	-	-	-	-	-	-
97850	La Grande/ Island City	73	32	4	19	-44.1%	20	167,100	74	118	94	9.3%	75	177,300	167,000	-3.2%	3	136,000	4	282,600	2	147,500
	North Powder	6	3	1	1	-	1	113,500	166	4	3	0.0%	2	101,800	101,800	-20.7%	1	150,000	-	-	-	-
97876	Summerville	10	5	0	1	0.0%	1	412,500	234	10	6	20.0%	2	398,800	398,800	18.3%	-	-	-	-	-	-
	Union Union Co.	19	10	0	2	-71.4%	2	134,500	82	31	20	5.3%	16	115,900	113,300	-8.5%	-	-	-	-	-	-
Total		139	59	7	31	-40.4%	26	179,600	83	194	141	-2.1%	107	191,600	158,000	-2.3%	4	139,500	6	200,800	2	147,500

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/16-5/31/17) with 12 months before (6/1/15-5/31/16).

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



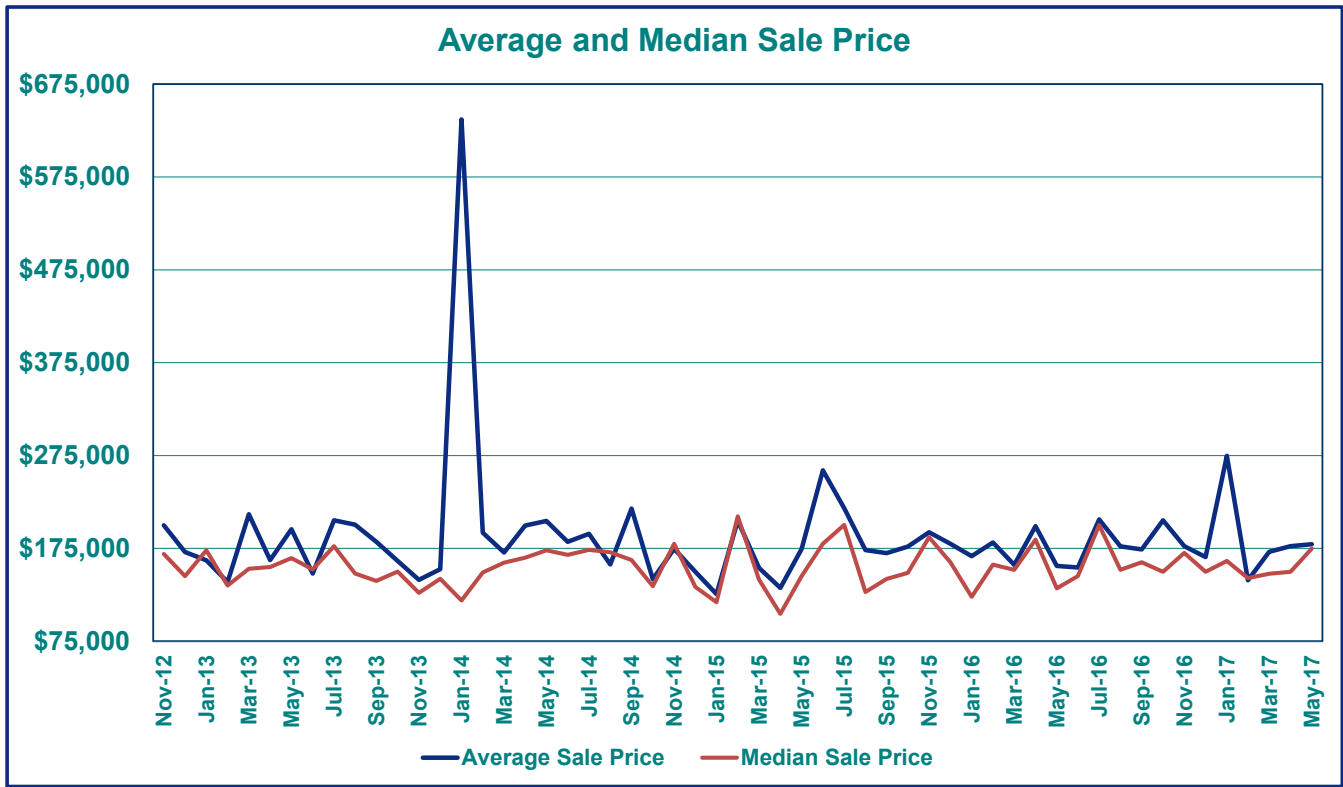
### NEW LISTINGS

#### UNION COUNTY, OR

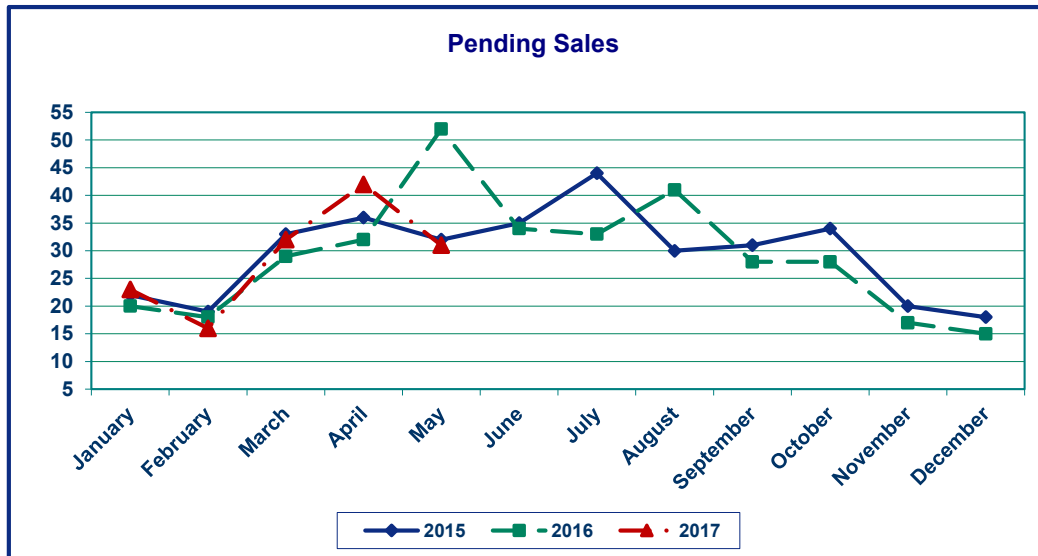
*This graph shows the new residential listings over the past three calendar years in Union County, Oregon.*

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

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



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



**PENDING LISTINGS**

**UNION COUNTY, OR**

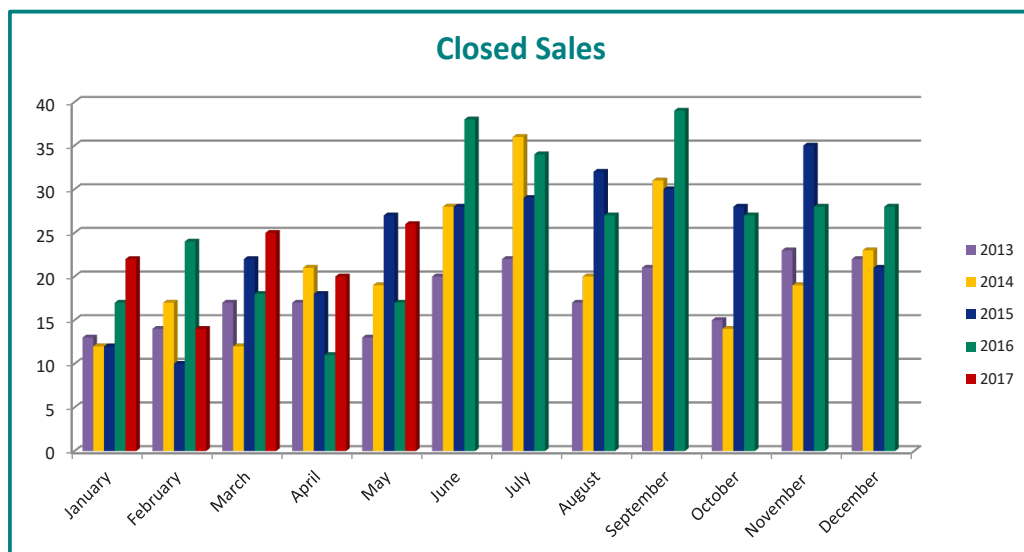
*This graph represents monthly accepted offers in Union County, Oregon over the past three calendar years.*

**CLOSED SALES**  
**UNION COUNTY, OR**

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

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

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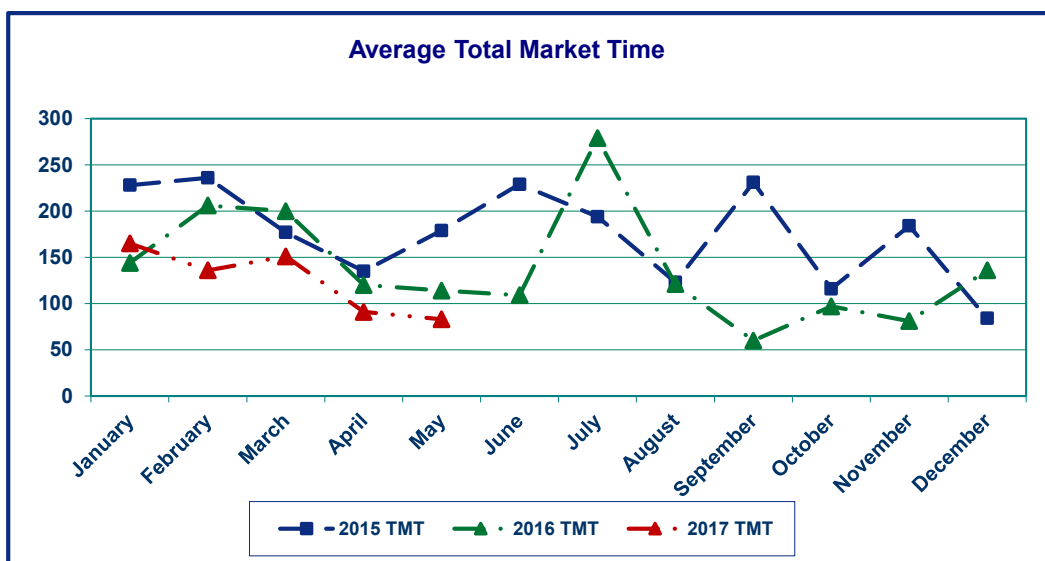
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**DAYS ON MARKET**  
**UNION COUNTY, OR**

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



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

# MARKET ACTION



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

Residential Review: Wallowa County, Oregon

May 2017 Reporting Period

## May Residential Highlights

Wallowa County saw some seasonal warming this May, but numbers were down compared to May 2016. There were ten closed sales, a sharp increase from the two closings posted last month in April 2017 but two short of the 12 recorded in May 2016.

Pending sales (11) fell short of the 18 offers accepted last year in May 2016 but outpaced April 2017 (9) by two. New listings, at 15, decreased from the 20 new listings offered in May 2016 but were 15.4% stronger than last month in April 2017 (13).

Total market time rose to 198 days this May, with inventory decreasing sharply to 6.4 months.

## Year to Date Summary

Activity is down in Wallowa County so far in 2017. New listings (44) have decreased 21.4%, closed sales (30) have decreased 30.2%, and pending sales (32) have decreased 46.7%.

## Average and Median Sale Prices

Comparing 2017 with 2016 through May of each year, the average sale price has decreased 12.7% from \$240,500 to \$209,900. In the same comparison, the median sale price has decreased 2.7% from \$150,000 to \$146,000.

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

### Average Sale Price % Change:

-3.8% (\$212,500 v. \$221,000)

### Median Sale Price % Change:

+7.5% (\$176,000 v. \$163,700)

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

## Inventory in Months\*

	2015	2016	2017
January	14.6	10.1	9.3
February	55	20.5	55.0
March	10.3	13.3	5.4
April	9.3	7.4	29.5
May	14.1	6.8	6.4
June	9.9	5.7	
July	9.1	10.2	
August	21.7	10	
September	9.5	5.1	
October	15.4	11.8	
November	14.1	12.0	
December	13.7	7.5	

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

Wallowa County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	May	15	11	10	237,500	133,600	198
	April	13	9	2	114,500	114,500	137
	Year-to-date	44	32	30	209,900	146,000	274
2016	May	20	18	12	204,500	144,300	394
	Year-to-date	56	60	43	240,500	150,000	361
Change	May	-25.0%	-38.9%	-16.7%	16.1%	-7.4%	-49.8%
	Prev Mo 2017	15.4%	22.2%	400.0%	107.4%	16.7%	44.5%
	Year-to-date	-21.4%	-46.7%	-30.2%	-12.7%	-2.7%	-24.3%

# AREA REPORT • 5/2017

## Wallowa County, Oregon

RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY	
Current Month									Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97885 Wallowa	7	1	3	2	-33.3%	1	110,000	208	2	2	-81.8%	1	110,000	110,000	20.1%	-	-	-	-	-	-
97857 Lostine	5	0	0	0	-	-	-	-	3	2	100.0%	5	221,900	215,000	122.1%	-	-	1	41,500	-	-
97842 Imnaha	7	0	0	-	-100.0%	0	-	-	2	0	-100.0%	-	-	-	-	-	-	1	20,000	-	-
97846 Joseph	20	3	2	1	-85.7%	4	438,800	268	14	7	-61.1%	10	338,500	201,500	4.3%	-	-	15	92,200	1	200,000
97828 Enterprise	25	11	1	8	14.3%	5	102,000	140	23	21	-22.2%	14	120,900	116,500	-8.0%	1	113,500	7	150,900	1	135,000
Wallowa Co. Total	64	15	6	11	-38.9%	10	237,500	198	44	32	-46.7%	30	209,900	146,000	-3.9%	1	113,500	24	104,200	2	167,500

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

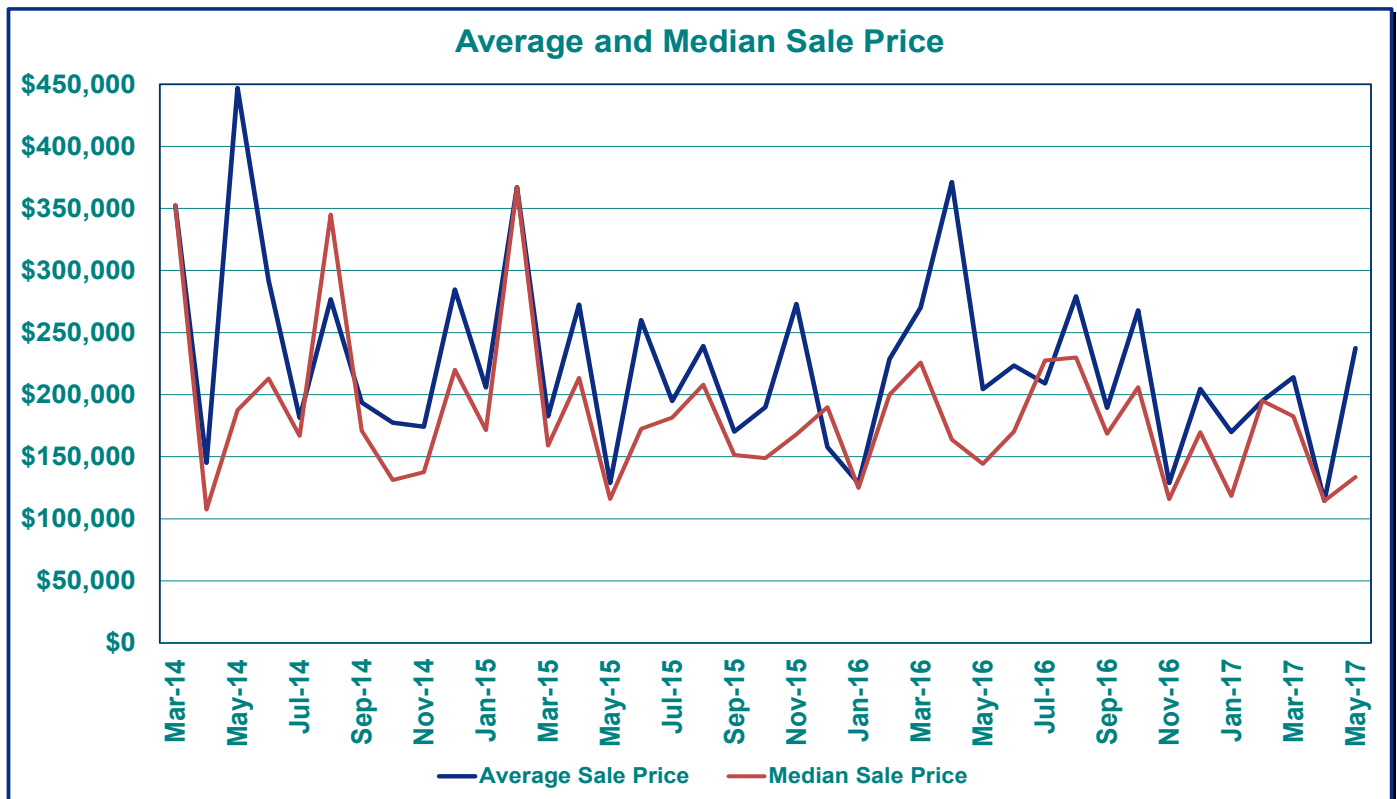
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### SALE PRICE

#### WALLOWA COUNTY, OR

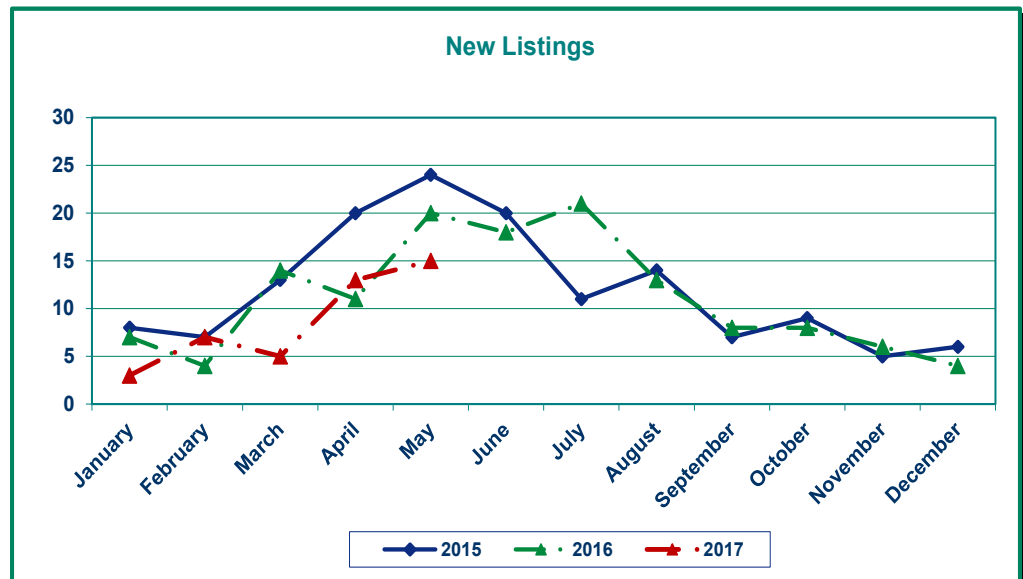
*This graph represents the average and median sale price for all homes sold in Wallowa County, Oregon.*



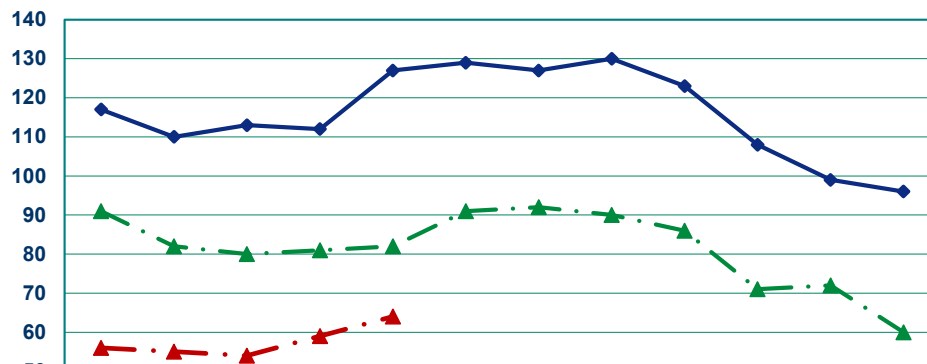
## NEW LISTINGS

### WALLOWA COUNTY, OR

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



## Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

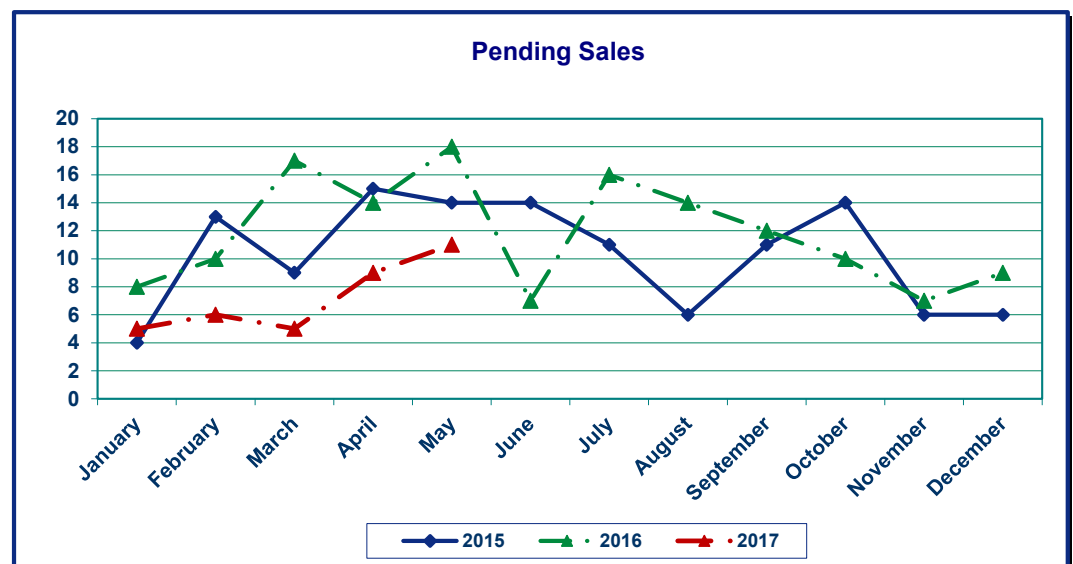
### WALLOWA COUNTY, OR

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

## PENDING LISTINGS

### WALLOWA COUNTY, OR

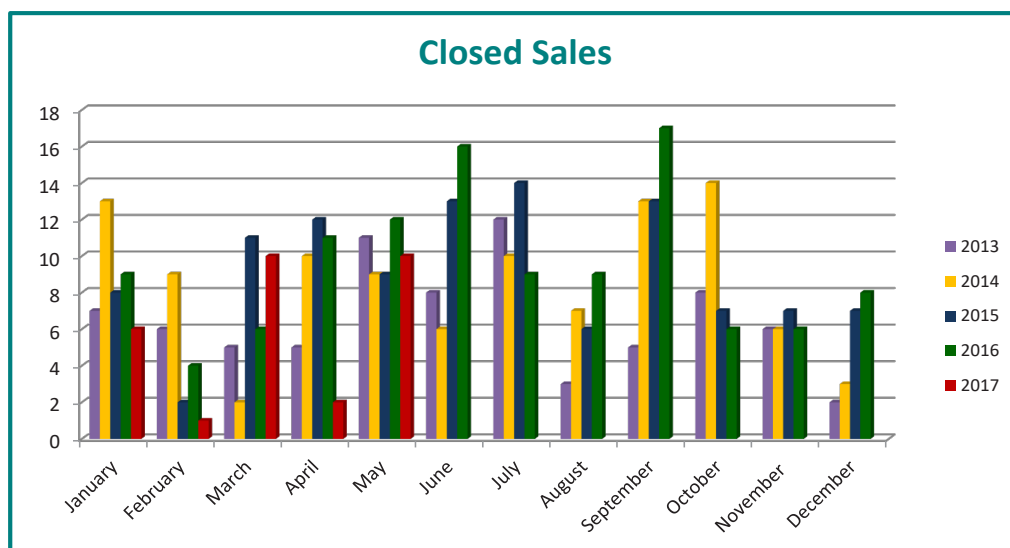
*This graph represents monthly accepted offers in Wallowa County, Oregon.*



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

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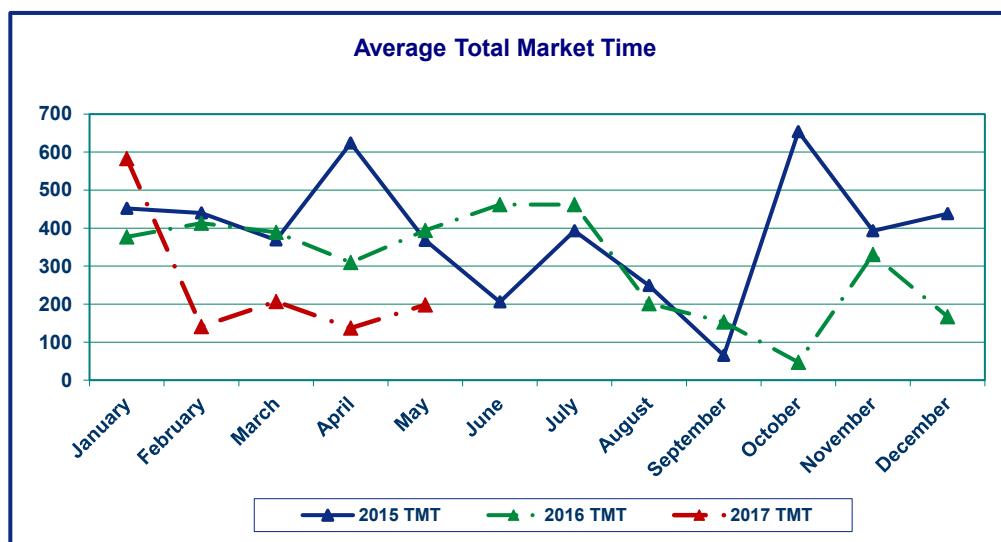
The statistics presented  
 in Market Action are  
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Market Action Reports  
 are compiled for the  
 following areas: Portland  
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 Southwest Washington,  
 Mid-Columbia, Columbia  
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 County, Curry County,  
 Douglas County, Grant  
 County, Josephine County,  
 Lane County, North  
 Coastal Counties, Polk &  
 Marion Counties, Union  
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**DAYS ON MARKET** *This graph shows the average market time for sales in*  
**WALLOWA COUNTY, OR** *Wallowa County, Oregon, over the past three*  
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