

# MARKET ACTION



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

## Residential Review: Baker County, Oregon

August 2017 Reporting Period

### August Residential Highlights

Baker County saw an increase in closings this August. There were 32 closings, an increase compared to both July 2017 (24) and August 2016 (29). This was the strongest August for closings in Baker County since at least 2007.

New listings (31) had a cooler month, falling short of those offered last month in July 2017 (36) and last year in August 2016 (42). Pending sales (20) fared similarly, cooling from July 2017 (30) and August 2016 (41).

Inventory decreased in August to 4.8 months, with total market time decreasing to 122 days.

### Average and Median Sale Prices

Comparing the first eight months of 2017 to the same period in 2016, the average sale price has decreased 1.1% from \$148,000 to \$146,300. In the same comparison, the median sale price has increased 5.1% from \$122,700 to \$129,000.

### 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	5.3
July	8.7	8.5	6.2
August	6.2	5.6	4.8
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	August	31	20	32	139,300	127,000	122
	July	36	30	24	138,000	121,800	133
	Year-to-date	255	170	157	146,300	129,000	143
2016	August	42	41	29	214,900	190,000	88
	Year-to-date	270	189	160	148,000	122,700	177
Change	August	-26.2%	-51.2%	10.3%	-35.2%	-33.2%	38.5%
	Prev Mo 2017	-13.9%	-33.3%	33.3%	0.9%	4.3%	-8.3%
	Year-to-date	-5.6%	-10.1%	-1.9%	-1.1%	5.1%	-18.9%

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

#### Average Sale Price % Change:

-5.0% (\$141,900 v. \$149,400)

#### Median Sale Price % Change:

+3.2% (\$125,100 v. \$121,200)

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 • 8/2017

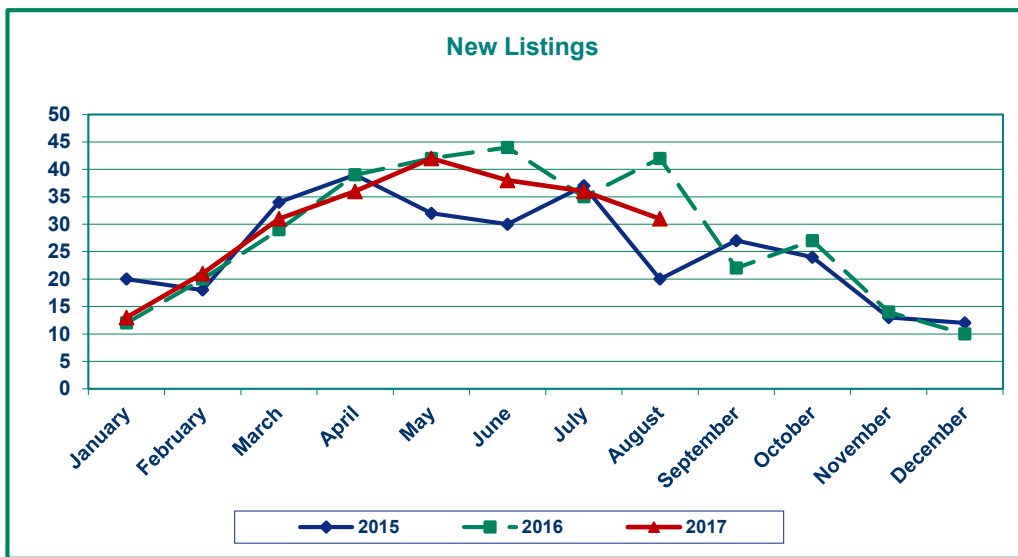
## Baker County, Oregon

		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	84	23	4	17	-41.4%	27	141,600	118	194	142	-6.6%	133	142,700	125,000	-6.2%	9	164,800	11	70,800	6	161,600	
461	Haines/Anthony Lk/ Muddy Crk	6	2	0	0	-100.0%	0	-	-	5	5	25.0%	3	259,300	235,000	77.7%	1	65,000	-	-	-	-	
462	Sumpter/McEwen/ Bourne/Phillips Lk/ Granit	26	2	-	2	100.0%	3	123,000	45	23	7	-46.2%	5	153,400	185,000	20.9%	-	-	7	45,300	-	-	
463	Unity/ Hereford	5	1	1	0	-100.0%	-	-	-	3	-	-100.0%	-	-	-	-	-	-	1	43,200	-	-	
464	Huntington/ Lime	1	0	0	0	-	0	-	-	2	1	-50.0%	1	27,000	27,000	-50.8%	1	299,000	-	-	-	-	
465	Durkee/ Pleasant Valley	1	-	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-	
466	Richland/ New Bridge	9	2	0	0	-100.0%	0	-	-	8	5	-50.0%	6	187,800	170,000	-47.9%	-	-	-	-	-	-	
467	Halfway/ Cornucopia	20	1	0	1	-50.0%	2	132,000	283	19	10	100.0%	9	143,000	129,000	28.7%	-	-	2	82,500	-	-	
468	Oxbow	1	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
	Baker County	153	31	5	20	-51.2%	32	139,300	122	255	170	-10.1%	157	146,300	129,000	-	11	167,900	21	62,100	6	161,600	

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/16-8/31/17) with 12 months before (9/1/15-8/31/16).

<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.



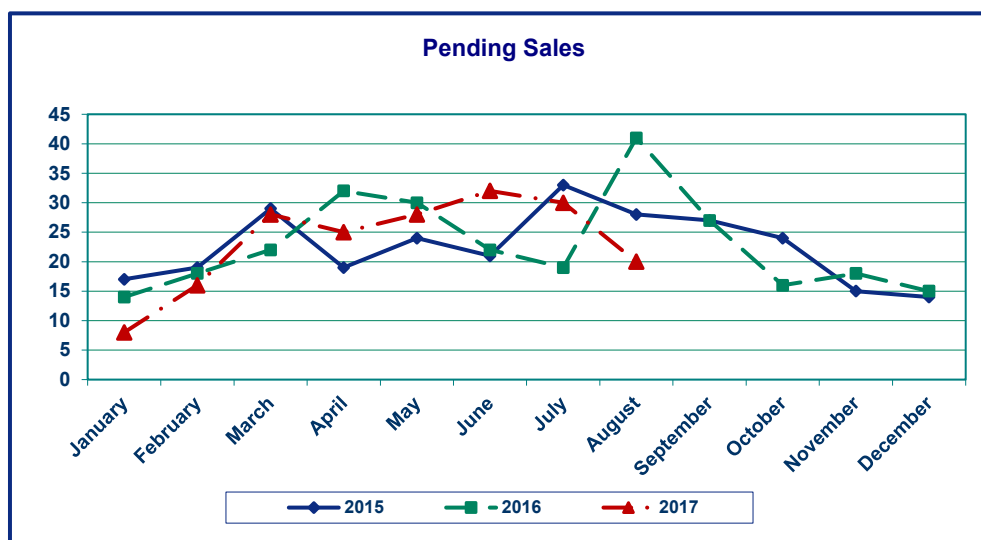
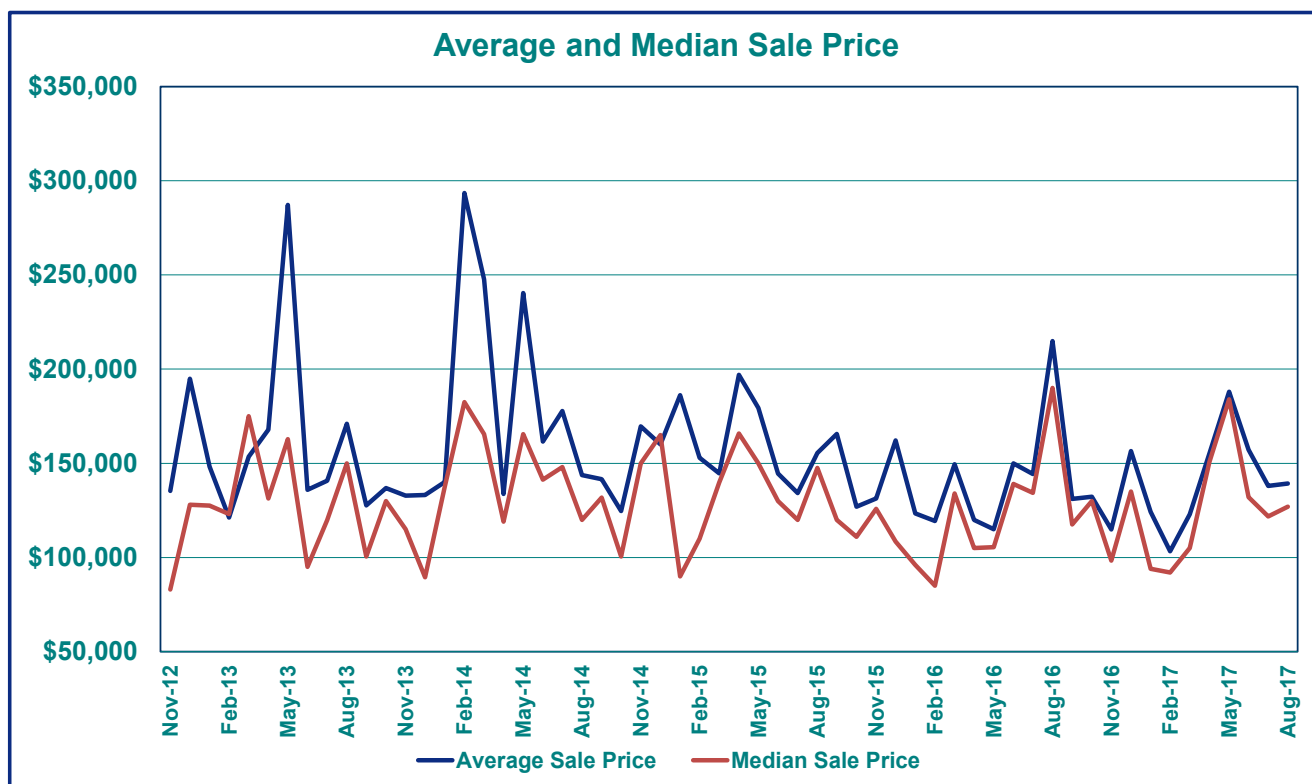
### NEW LISTINGS BAKER COUNTY, OR

*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

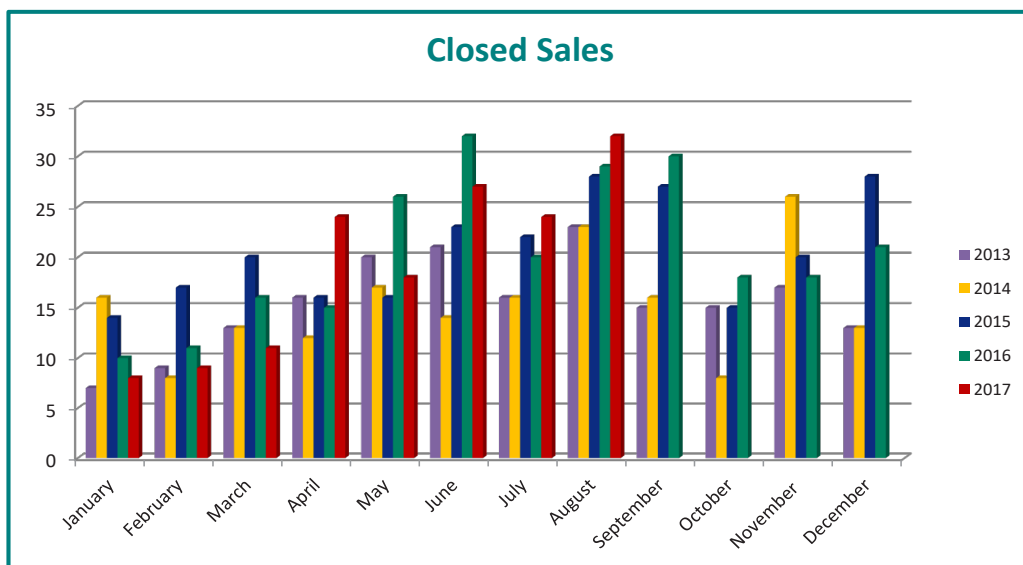
*This graph represents monthly accepted offers in Baker County, Oregon over the past three calendar years.*

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



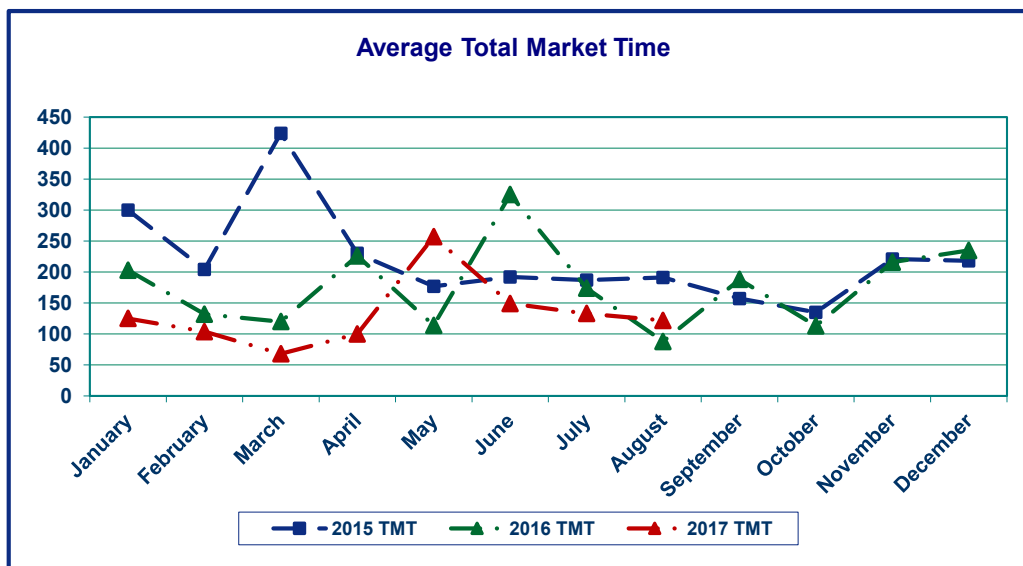
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## DAYS ON MARKET BAKER COUNTY, OR

*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

August 2017 Reporting Period

## August Residential Highlights

The Columbia Basin region saw a bump in closings this August, as well as some gains compared to July. There were 86 closings in August, a 4.9% increase from August 2016 and a 30.3% increase from July 2017. This is the highest number of August closings for the region since at least 2007.

New listings (97) fell 18.5% short of the 119 new listings offered last year in August 2016, but were 9.0% ahead of the 89 new listings offered last month in July 2017.

Pending sales (66) fared similarly, with 18.5% fewer accepted offers than in August 2016 (81), but a 3.1% increase over July 2017 (64).

## Year to Date Summary

Activity continues to be cooler in 2017 than in 2016. Looking at

the first eight months of each year, closed sales (527) have decreased 2.9%, new listings (735) have decreased 8.0%, and pending sales (555) have decreased 9.2%.

## Average and Median Sale Prices

Comparing 2017 to 2016 through August, the average sale price has increased 10.3% from \$157,900 to \$174,200. In the same comparison, the median sale price has increased 6.8% from \$145,100 to \$155,000.

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

### Average Sale Price % Change:

+8.9% (\$171,800 v. \$157,800)

### Median Sale Price % Change:

+6.3% (\$154,200 v. \$145,000)

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

## 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	3.3
July	4.5	4.3	4.3
August	5.1	4.2	3.5
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.

Columbia Basin Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	August	97	66	86	181,400	167,500	82
	July	89	64	66	160,500	151,500	65
	Year-to-date	735	555	527	174,200	155,000	104
2016	August	119	81	82	162,700	145,500	96
	Year-to-date	799	611	543	157,900	145,100	123
Change	August	-18.5%	-18.5%	4.9%	11.5%	15.1%	-14.8%
	Prev Mo 2017	9.0%	3.1%	30.3%	13.0%	10.6%	26.2%
	Year-to-date	-8.0%	-9.2%	-2.9%	10.3%	6.8%	-15.8%

# AREA REPORT • 8/2017

## 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>						
380	Arlington/N	6	2	0	2	100.0%	3	156,400	397	9	7	16.7%	6	173,500	172,300	5.2%	-	-	4	68,400	-	-
381	Condon/S	8	2	1	2	100.0%	2	127,500	5	11	5	-58.3%	5	100,300	90,000	4.1%	-	-	-	-	-	-
	Gilliam Co. Total	14	4	1	4	100.0%	5	144,800	240	20	12	-33.3%	11	140,200	95,000	0.6%	-	-	4	68,400	-	-
420	Boardman/NW	7	3	0	2	-50.0%	5	247,400	14	26	23	21.1%	20	193,500	163,500	21.8%	1	450,000	10	46,000	-	-
421	Irrigon	13	5	0	-	-100.0%	4	90,300	62	27	23	-17.9%	25	129,000	133,000	11.8%	-	-	5	89,600	-	-
422	Ione	2	0	0	-	-	0	-	-	1	1	-50.0%	3	77,000	85,000	-49.2%	-	-	-	-	-	-
423	Lexington	3	1	1	1	-	0	-	-	5	3	50.0%	1	265,000	265,000	108.7%	-	-	-	-	-	-
424	Heppner/S	12	4	2	2	100.0%	1	180,000	424	16	10	-9.1%	9	166,300	140,000	27.1%	-	-	1	15,000	-	-
	Morrow Co. Total	37	13	3	5	-64.3%	10	177,800	74	75	60	-3.2%	58	156,700	141,000	17.2%	1	450,000	16	57,700	-	-
430	Umatilla	11	6	3	2	-50.0%	6	171,600	24	48	34	0.0%	30	144,900	148,800	0.6%	3	1,026,700	8	61,000	-	-
431	Hermiston	63	26	7	19	-34.5%	29	222,900	68	225	172	-18.5%	172	196,900	189,900	7.5%	4	312,500	9	121,900	2	207,300
432	Stanfield	5	3	1	0	-100.0%	1	195,000	55	18	12	-36.8%	14	173,400	151,200	35.7%	-	-	1	58,000	-	-
433	Echo	-	1	0	2	-	0	-	-	6	4	0.0%	2	207,500	207,500	28.7%	-	-	1	36,500	-	-
435	Pendleton City Limits	68	20	3	14	0.0%	19	176,700	105	168	133	-7.0%	135	174,800	153,900	9.7%	2	392,500	32	27,900	2	166,500
436	E-Meacham, Cayuse	3	-	0	0	-	1	25,000	223	3	4	-	4	120,100	82,100	-34.9%	-	-	-	-	-	-
437	NE-Athena, Helix, Adams, Weston	35	6	1	6	100.0%	5	97,800	19	41	30	20.0%	20	147,000	135,500	-13.7%	-	-	3	97,200	1	60,000
438	S-Pilot Rock, Ukiah	21	4	2	2	100.0%	1	124,000	45	28	10	-37.5%	6	130,500	91,000	37.1%	-	-	2	33,000	-	-
439	Milton-Freewater	41	14	5	12	0.0%	9	157,100	60	103	84	6.3%	75	164,400	147,800	12.2%	3	130,200	7	106,300	1	179,500
	Umatilla Co. Total	247	80	22	57	-12.3%	71	184,500	71	640	483	-9.0%	458	177,300	160,000	7.9%	12	458,800	63	58,300	6	164,500

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

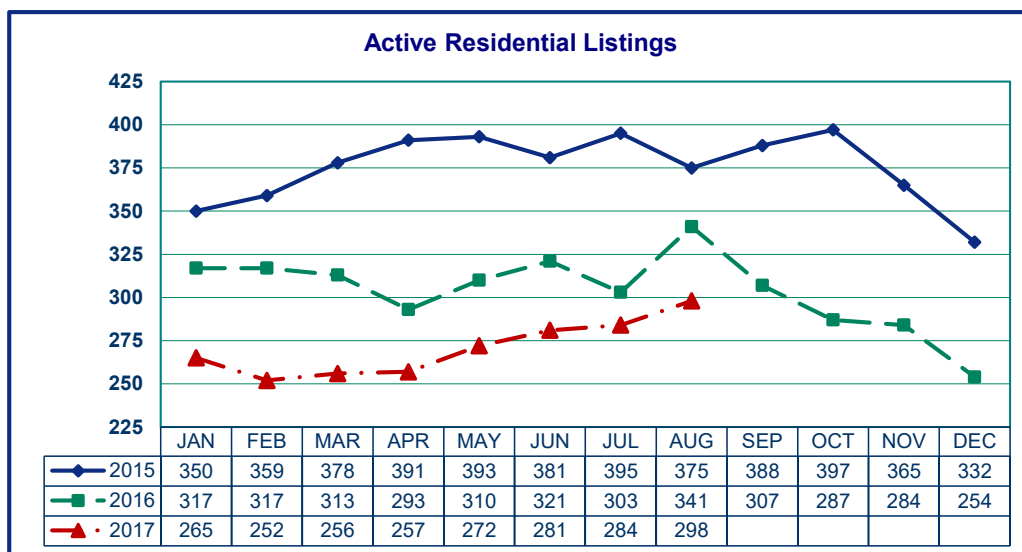
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/16-8/31/17) with 12 months before (9/1/15-8/31/16).

<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

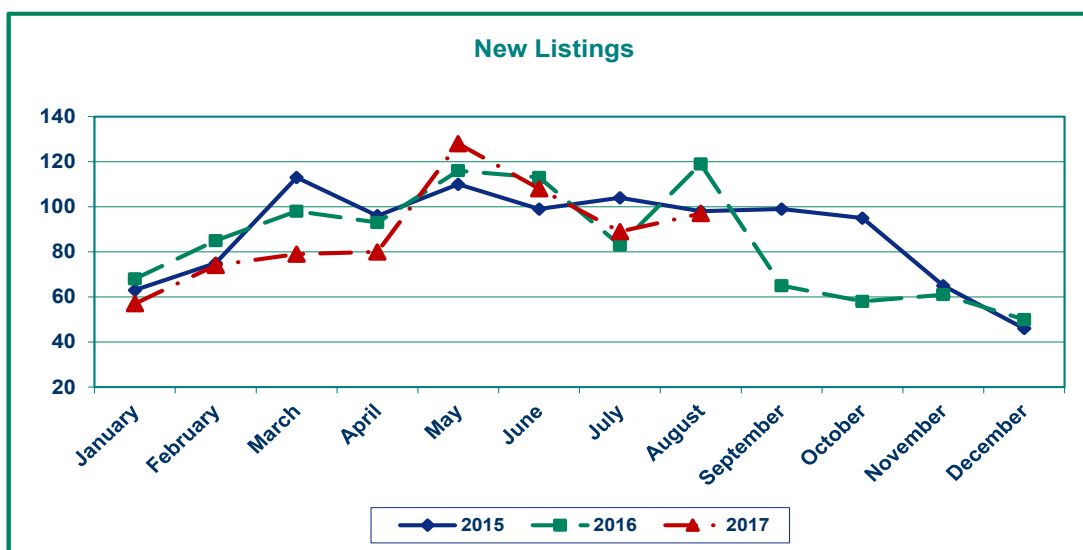
*This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.*



## NEW LISTINGS

### COLUMBIA BASIN, OR

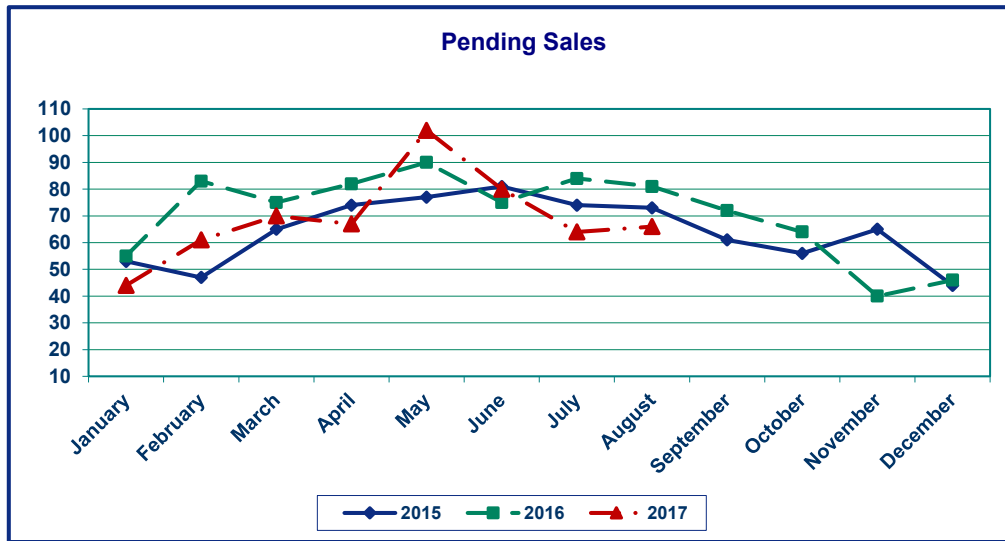
*This graph shows the new residential listings over the past three calendar years in Columbia Basin, Oregon.*



## PENDING LISTINGS

### COLUMBIA BASIN, OR

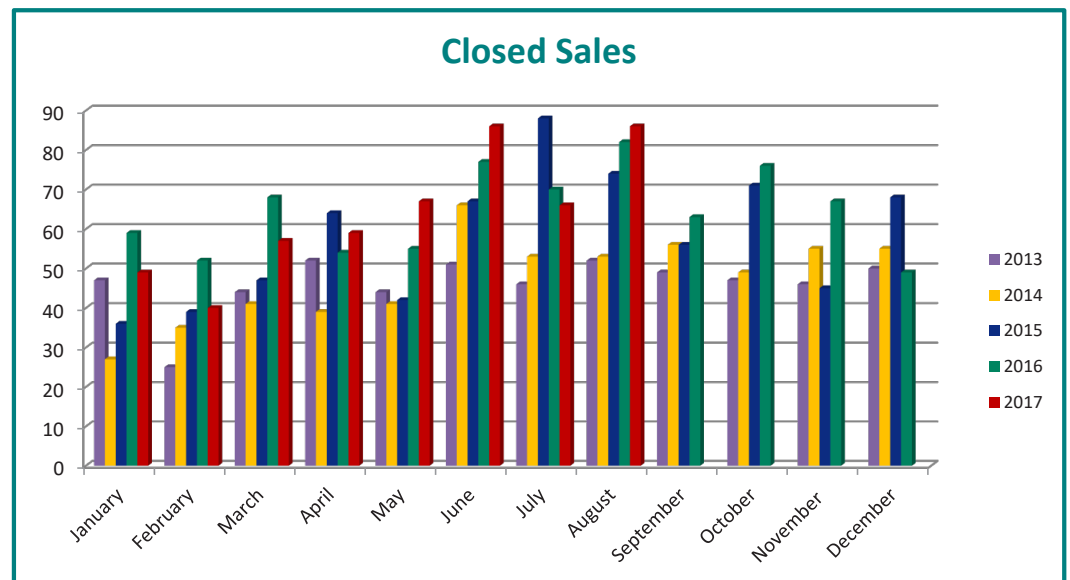
*This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years*



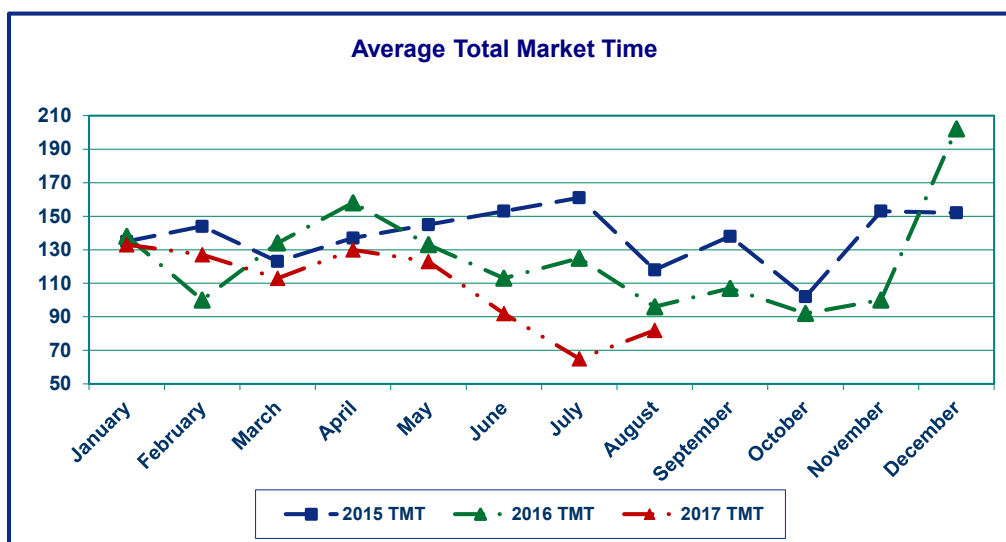
## CLOSED SALES

### 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.*

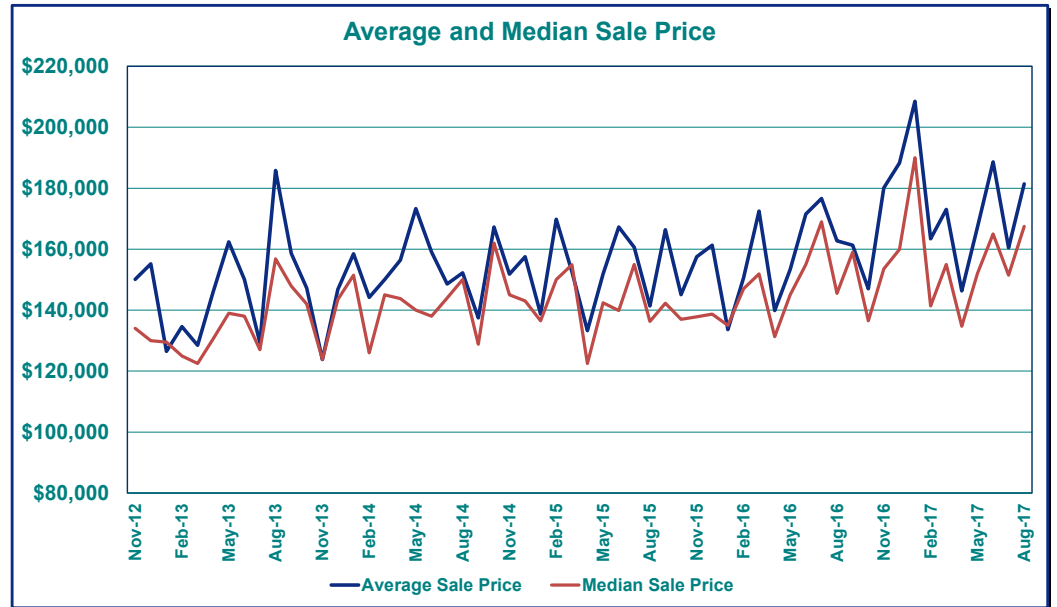
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Tyler Chaudhary, Editor

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## Residential Review: Coos County, Oregon

### August Residential Highlights

Closed sales got a bump this August in Coos County. At 110, closings pulled one ahead of August 2016 (109, 0.9%) and rallied 18.3% ahead of July 2017 (93). This was the strongest August for closings since 2004, when 112 were recorded for the month.

New listings (142) ended 12.3% lower than in August 2016 (162). Pending sales (105) ended 16.0% under the 125 offers accepted last year in August 2016.

### Year to Date Summary

Activity is ahead in 2017 compared to 2016. Comparing each year through August, closed sales (726) have increased 14.3%, pending sales (810) have increased 13.1%, and new listings (1,150) have increased 4.5%.

### Average and Median Sale Prices

Comparing 2017 to 2016 through August, the average sale price rose 13.9% from \$192,500 to \$219,300. In the same comparison, the median sale price rose 5.7% from \$175,000 to \$185,000.

## August 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	3.6
July	6.4	5.2	4.8
August	6.3	4.9	4.1
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	August	142	105	110	255,700	195,000	108
	July	144	128	93	254,400	210,000	126
	Year-to-date	1,150	810	726	219,300	185,000	118
2016	August	162	125	109	200,800	189,000	96
	Year-to-date	1,101	716	635	192,500	175,000	129
Change	August	-12.3%	-16.0%	0.9%	27.3%	3.2%	12.1%
	Prev Mo 2017	-1.4%	-18.0%	18.3%	0.5%	-7.1%	-14.3%
	Year-to-date	4.5%	13.1%	14.3%	13.9%	5.7%	-8.4%

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

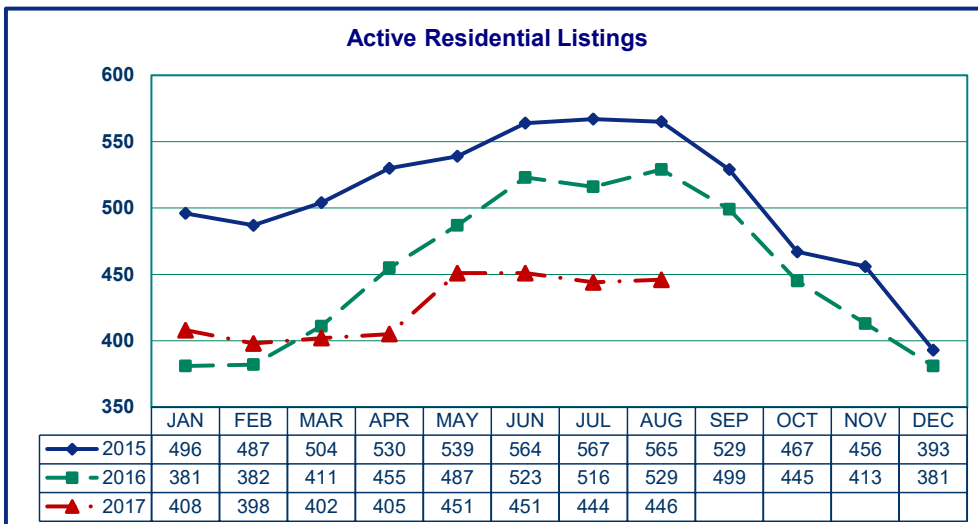
#### Average Sale Price % Change:

+12.3% (\$214,000 v. \$190,500)

#### Median Sale Price % Change:

+6.1% (\$182,300 v. \$171,800)

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 • 8/2017

## Coos County, Oregon

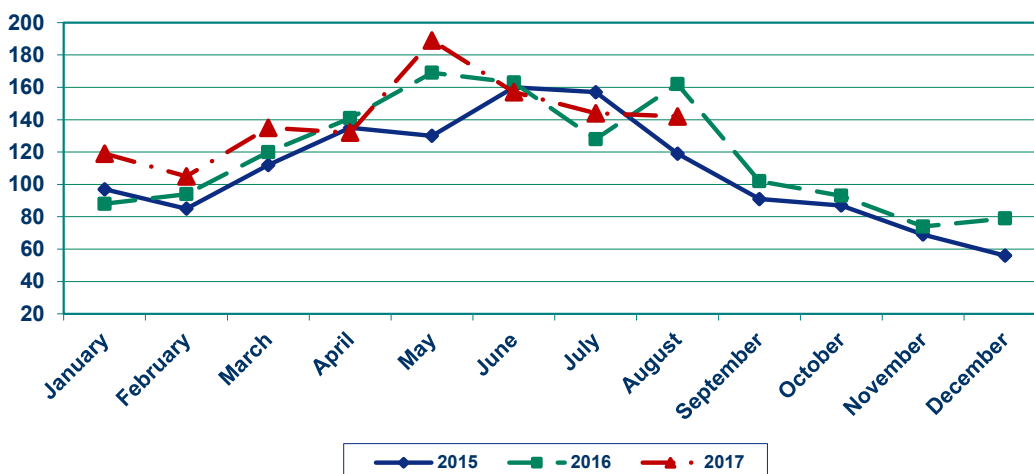
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date								Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price						Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price
97407	Allegeny	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	-	0	-	0	-	0	-
97411	Bandon	113	29	6	19	35.7%	18	466,800	64	209	123	35.2%	101	306,600	258,000	18.7%	4	379,300	46	96,000	-	-	
97414	Broadbent	1	0	0	0	-	0	-	-	1	0	-	0	-	-	-	-	0	-	0	-	0	-
97420	Coos Bay	145	53	16	41	-25.5%	31	198,600	59	432	313	7.6%	271	190,500	172,000	7.4%	7	385,000	34	118,300	13	167,800	
97423	Coquille	47	17	9	11	-31.3%	12	167,000	138	132	82	-7.9%	78	207,500	174,000	15.7%	3	147,700	5	65,300	-	-	
97449	Lakeside	47	17	4	9	0.0%	8	146,900	122	90	51	10.9%	48	176,600	163,500	8.2%	-	-	10	67,200	-	-	
97458	Myrtle Point	18	3	3	6	-33.3%	10	445,900	295	58	59	28.3%	52	229,000	156,300	19.7%	-	-	5	67,800	1	215,000	
97459	North Bend	69	22	4	19	-9.5%	30	194,600	62	219	172	16.2%	167	232,200	205,000	10.4%	4	404,800	12	83,300	10	339,800	
97466	Powers	6	1	0	0	-100.0%	1	87,500	1,454	9	10	100.0%	9	143,900	137,000	15.1%	-	-	-	-	-	-	
	Coos County	446	142	42	105	-16.0%	110	255,700	108	1,150	810	13.1%	726	219,300	185,000	12.4%	18	348,600	112	96,200	24	241,400	

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/16-8/31/17) with 12 months before (9/1/15-8/31/16).

<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

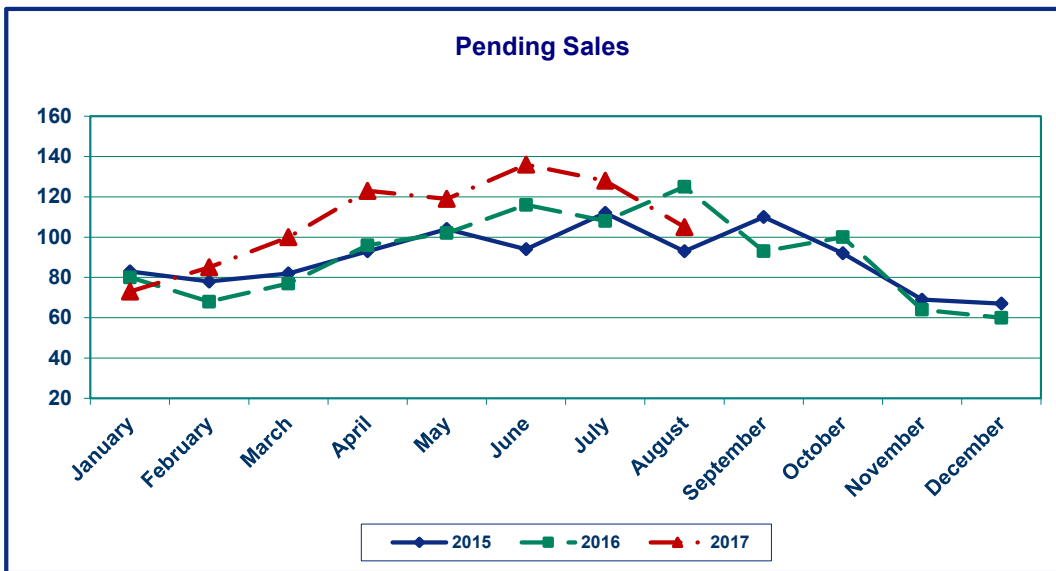
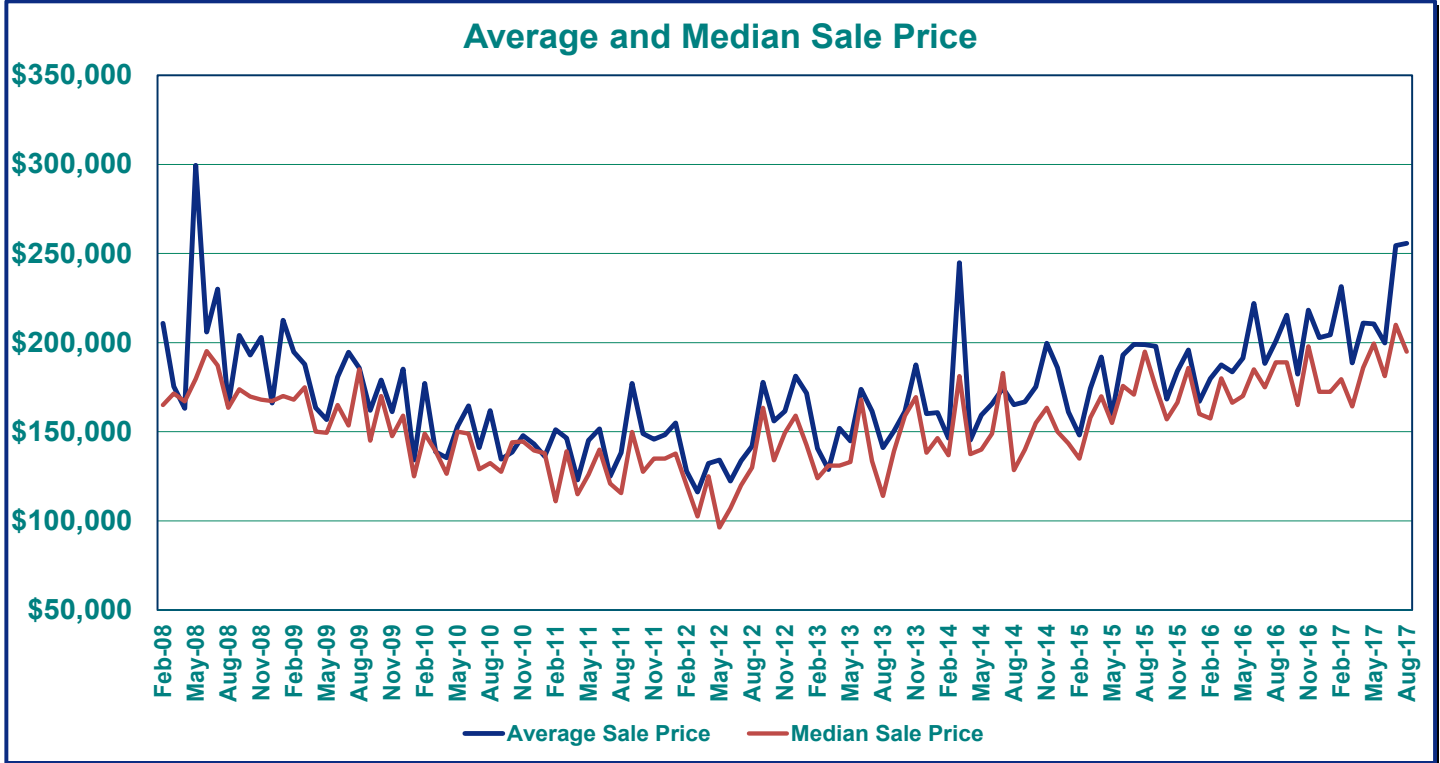


### NEW LISTINGS COOS COUNTY, OR

*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**

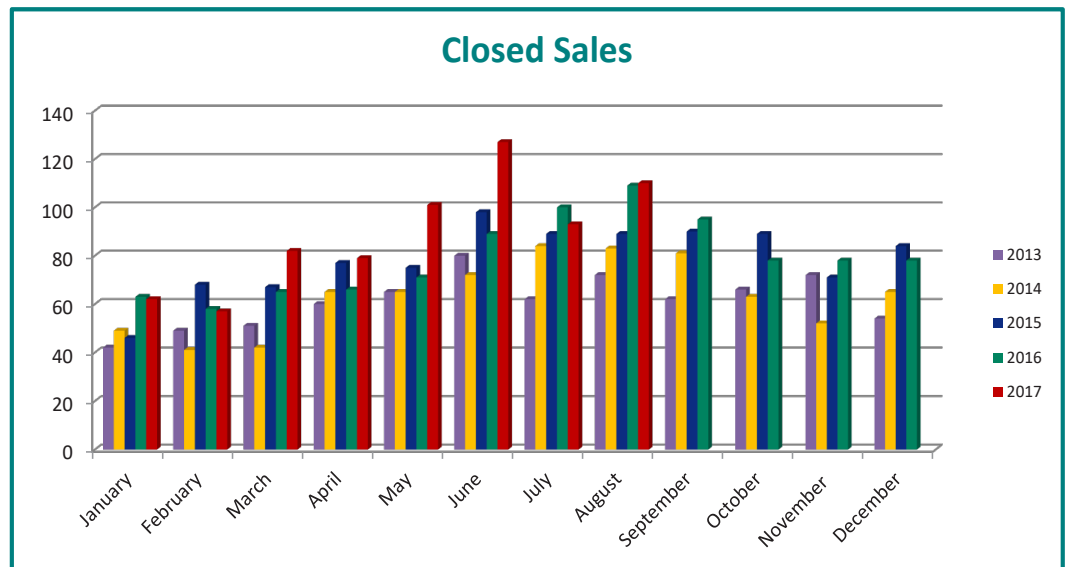
*This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.*

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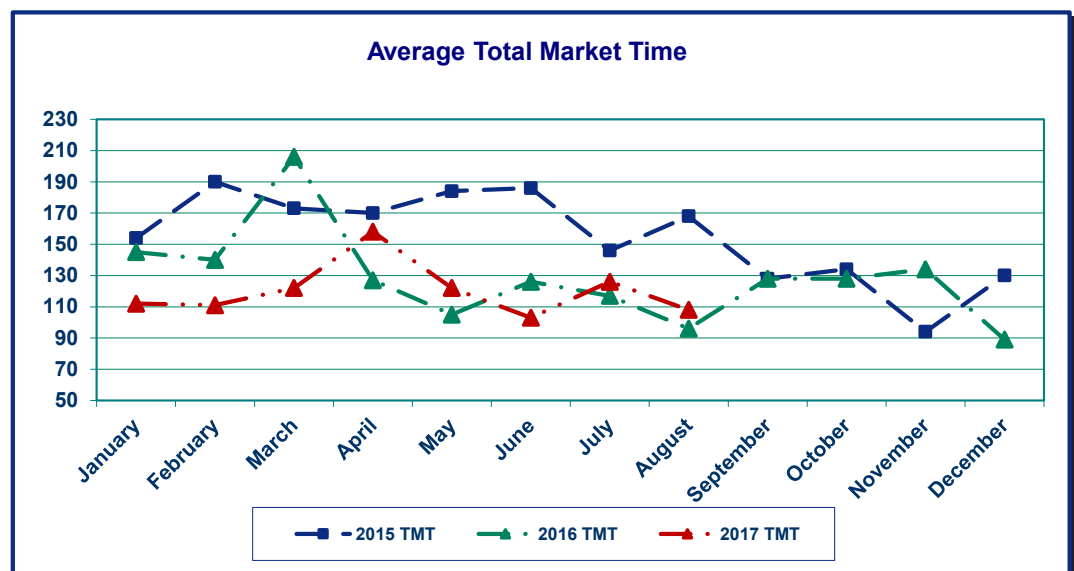
Market Action Reports  
are compiled for the  
following areas: Portland  
metropolitan area,  
Southwest Washington,  
Mid-Columbia, Columbia  
Basin, Baker County, Coos  
County, Curry County,  
Douglas County, Grant  
County, Josephine County,  
Lane County, North  
Coastal Counties, Polk &  
Marion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

August 2017 Reporting Period

## August Residential Highlights

Curry County saw mixed activity this August but new listings ended higher than in August 2016. At 82, new listings edged two ahead of the 80 new listings offered last year in August 2016, despite a 18.8% decrease from July 2017 (101). Closed sales, at 61, outpaced July 2017 (55) but fell one short of the 62 closings recorded last year in August 2016 (-1.6%). Pending sales (70) decreased 11.4% from August 2016 (79) and 9.1% from July 2017 (77).

## Year to Date Summary

Comparing the first eight months of 2017 to the same period in 2016, new listings (648) have increased 6.2% and closed sales (357) have increased 2.3%, while pending sales (398) have decreased 6.8%.

## Average and Median Sale Prices

Comparing 2017 to 2016 through August, the average sale price rose 8.8% from \$255,700 to \$278,100. In the same comparison, the median sale price rose 5.9% from \$229,000 to \$242,500.

## 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	8.2
July	8.1	7.6	7.2
August	6.9	5.7	6.2
September	6.9	5.7	
October	6.2	5.9	
November	9.8	7.4	
December	5.7	5.3	

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	August	82	70	61	276,300	250,000	118
	July	101	77	55	297,600	244,900	140
	Year-to-date	648	398	357	278,100	242,500	161
2016	August	80	79	62	300,000	285,800	133
	Year-to-date	616	427	349	255,700	229,000	174
Change	August	2.5%	-11.4%	-1.6%	-7.9%	-12.5%	-11.7%
	Prev Mo 2017	-18.8%	-9.1%	10.9%	-7.2%	2.1%	-15.7%
	Year-to-date	5.2%	-6.8%	2.3%	8.8%	5.9%	-7.8%

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

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

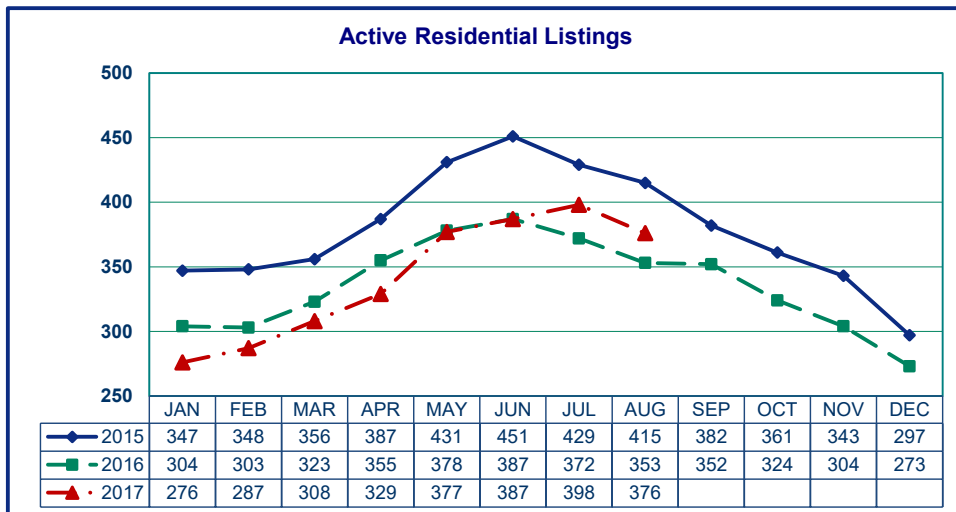
### Average Sale Price % Change:

+5.5% (\$272,500 v. \$258,200)

### Median Sale Price % Change:

+4.6% (\$240,000 v. \$229,500)

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 • 8/2017

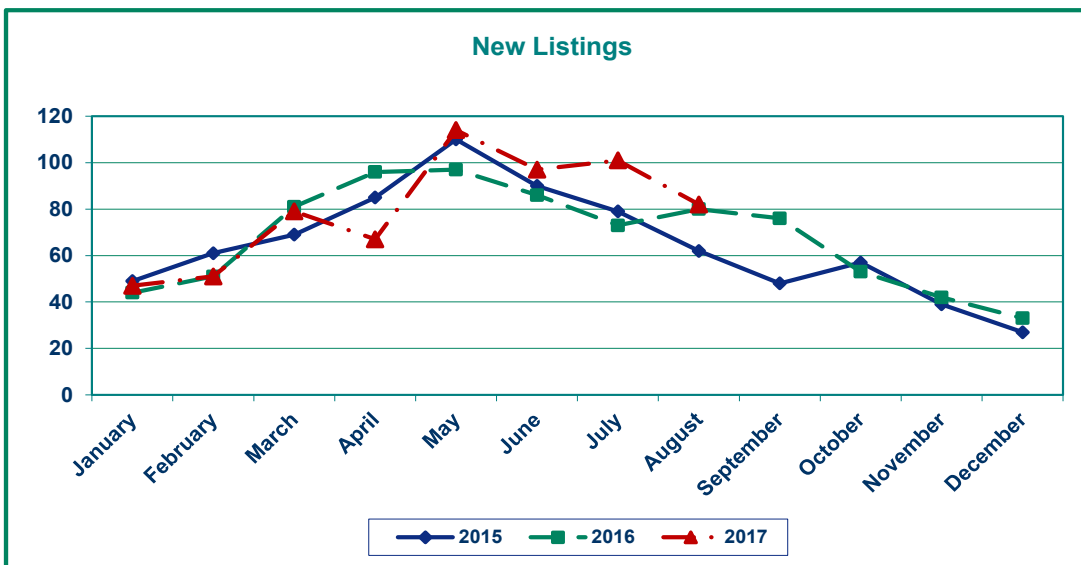
## Curry County, Oregon

		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	104	32	2	29	-9.4%	25	317,500	119	222	144	-11.1%	126	317,800	300,000	6.2%	5	458,400	20	115,000	5	591,800	
271	Harbor, Winchuck, SB Chetco	60	16	5	8	-60.0%	12	202,200	100	105	71	-16.5%	72	269,800	220,000	28.6%	2	332,000	3	116,000	-	-	
272	Carpenterville, Cape Ferrello, Whaleshead	44	4	4	6	-14.3%	1	45,000	123	64	33	-2.9%	28	259,700	232,500	-0.8%	-	-	3	80,000	-	-	
273	Gold Beach	117	20	5	14	7.7%	12	317,400	186	163	95	-4.0%	90	264,300	220,000	-7.3%	4	260,500	20	134,100	2	367,500	
274	Port Orford	51	10	7	13	85.7%	11	239,600	59	94	55	17.0%	41	213,400	210,000	3.6%	4	165,500	14	236,000	-	-	
	Curry County	376	82	23	70	-11.4%	61	276,300	118	648	398	-6.8%	357	278,100	242,500	5.5%	15	310,700	60	147,900	7	527,700	

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/16-8/31/17) with 12 months before (9/1/15-8/31/16).

<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.



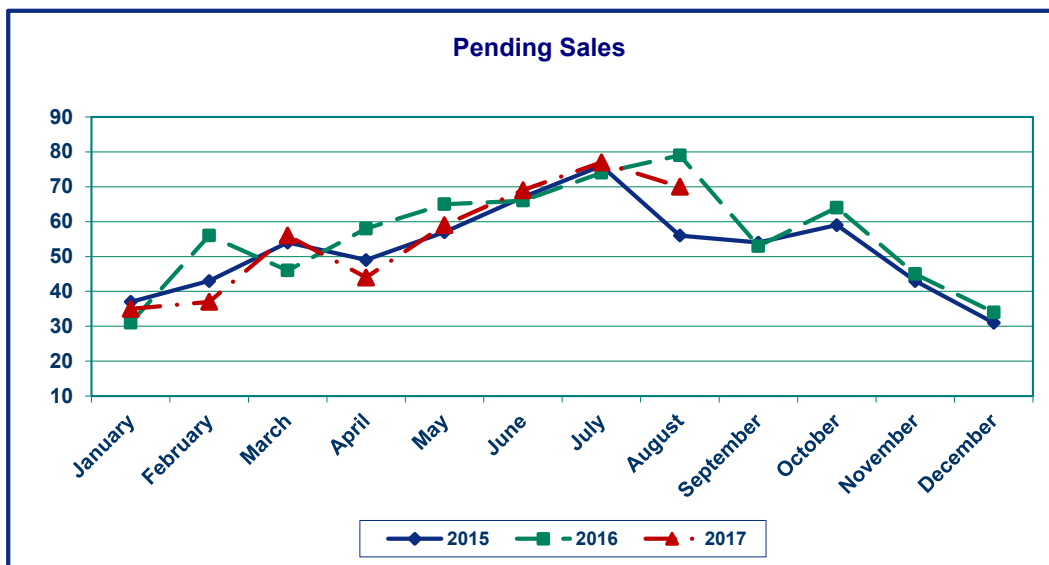
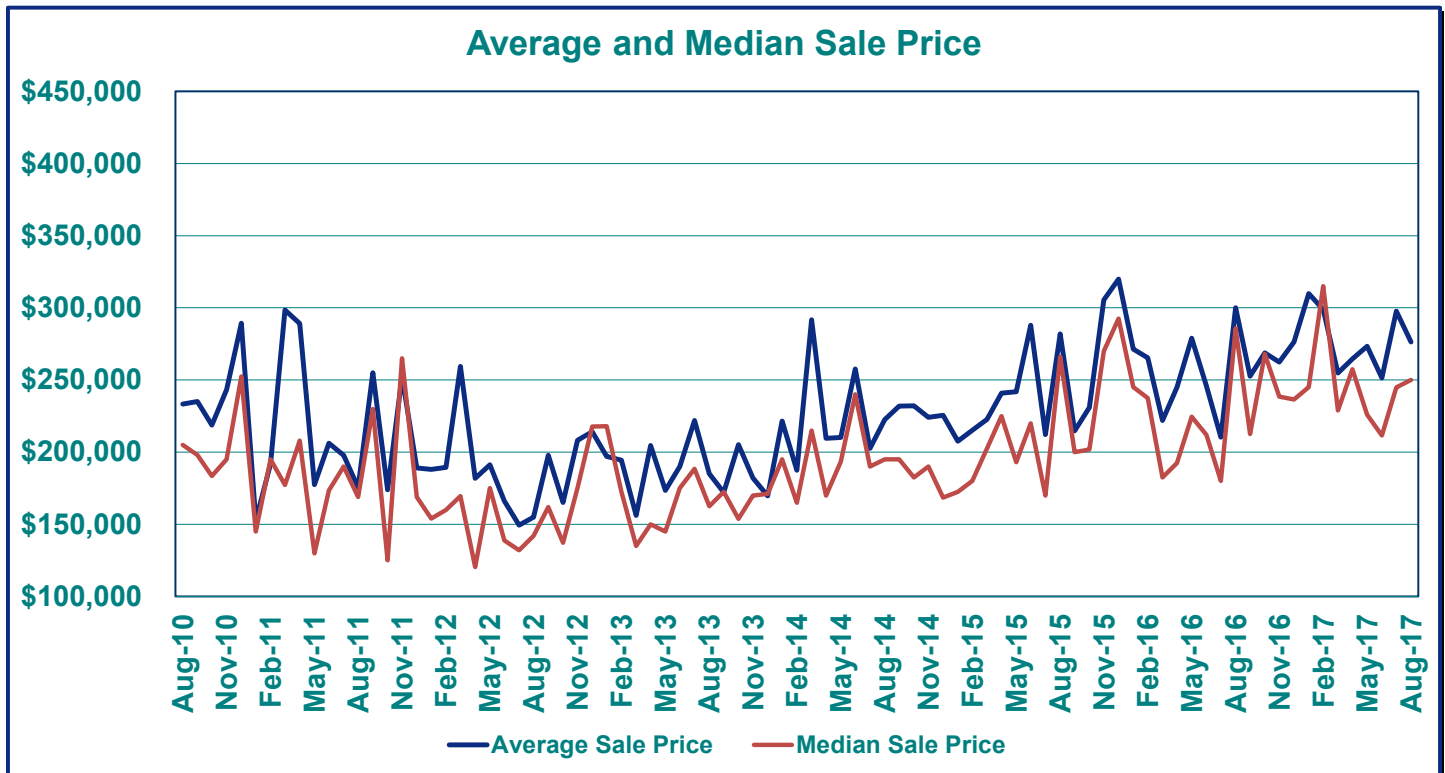
### NEW LISTINGS

#### 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.*

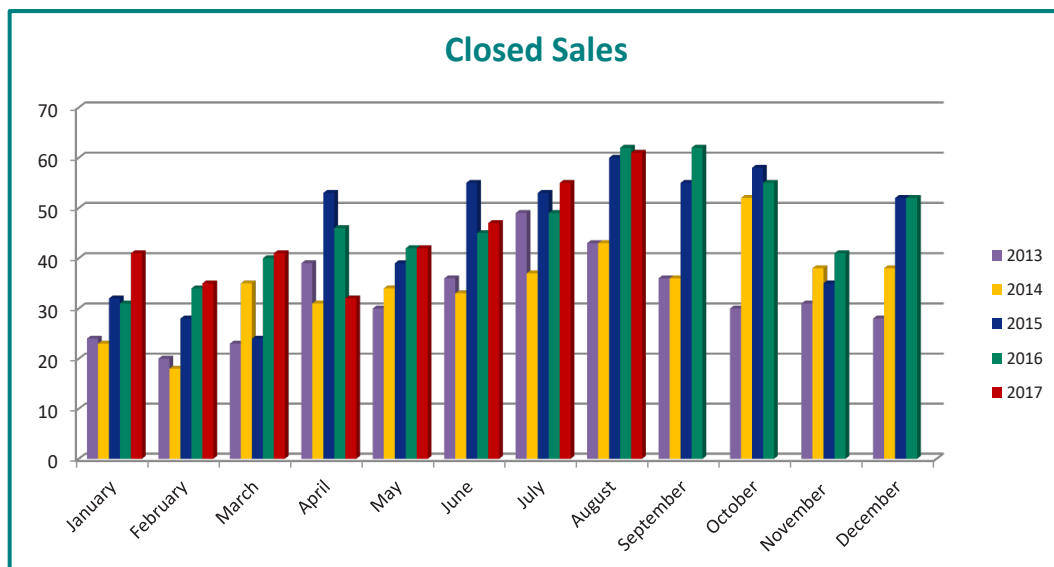


## CLOSED SALES CURRY COUNTY, OR

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

**Contact RMLS™**  
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communications@rmls.com

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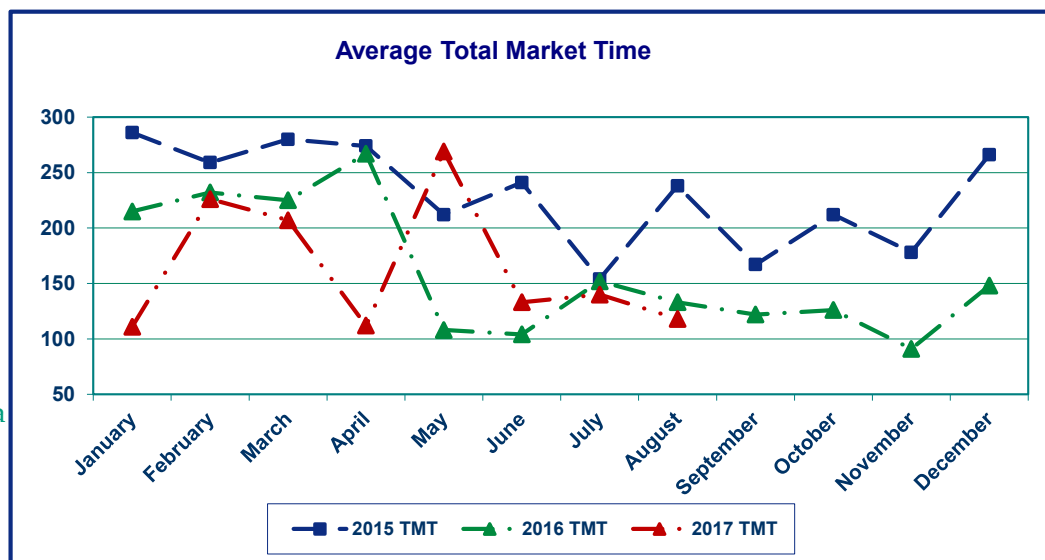
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## DAYS ON MARKET CURRY COUNTY, OR

*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

August 2017 Reporting Period

## August Residential Highlights

Douglas County saw a bump in closings and new listings this August. At 164, closed sales ended 17.1% ahead of the 140 closings posted last year in August 2016 and 20.6% ahead of the 136 closings posted last month in July 2017. This was the strongest August for closings in Douglas County on the RMLS™ record, dating to 2001!

New listings, at 259, outpaced August 2016 (224) by 15.6% and July 2017 (222) by 16.7%. This was the strongest month for new listings in the area since June 2008, when 264 new listings were offered.

Pending sales (181) ended 3.2% below the 187 offers accepted last year in August 2016, but rose 13.8% ahead of the 159 accepted offers recorded last month in July 2017.

## Year to Date Summary

Comparing the first eight months of 2017 to the same period in 2016, closed sales (1,131) have increased 6.4% and pending sales (1,250) have increased 0.1%, while new listings (1,660) have cooled 2.1%.

## Average and Median Sale Prices

Comparing 2017 to 2016 through August, the average sale price rose 7.9% from \$194,900 to \$210,200. In the same comparison, the median sale price rose 8.1% from \$174,900 to \$189,000.

## 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	2.8
July	6.5	5	4.1
August	6.9	4.9	3.7
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:**  
+9.2% (\$212,200 v. \$194,400)  
**Median Sale Price % Change:**  
+9.2% (\$189,000 v. \$173,000)

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

Douglas County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	August	259	181	164	214,500	205,000	94
	July	222	159	136	216,100	195,000	69
	Year-to-date	1,660	1,250	1,131	210,200	189,000	101
2016	August	224	187	140	226,600	204,300	100
	Year-to-date	1,695	1,249	1,063	194,900	174,900	127
Change	August	15.6%	-3.2%	17.1%	-5.3%	0.3%	-5.7%
	Prev Mo 2017	16.7%	13.8%	20.6%	-0.7%	5.1%	36.2%
	Year-to-date	-2.1%	0.1%	6.4%	7.9%	8.1%	-20.3%

# AREA REPORT • 8/2017

## Douglas 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	
251	NE Roseburg	58	29	5	20	0.0%	18	257,500	80	210	162	17.4%	145	211,400	189,000	7.7%	4	264,000	12	58,500	4	868,100	
252	NW Roseburg	90	30	8	17	-22.7%	18	258,400	60	187	115	-12.9%	111	309,100	275,000	11.3%	-	-	6	160,400	-	-	
253	SE Roseburg	28	14	1	12	50.0%	9	162,500	111	88	76	22.6%	69	167,100	163,000	-6.2%	7	233,400	2	77,500	7	176,600	
254	SW Roseburg	58	30	2	20	25.0%	7	205,200	47	147	105	7.1%	97	268,400	248,500	18.0%	2	170,000	20	162,000	1	175,000	
255	Glide & E of Roseburg	31	10	2	6	-50.0%	3	321,400	35	60	42	-20.8%	42	261,500	258,800	9.7%	1	900,000	16	118,200	-	-	
256	Sutherlin/Oakland Area	67	32	9	29	16.0%	26	216,100	88	221	170	0.6%	152	208,300	209,500	9.8%	7	216,000	13	70,200	4	277,700	
257	Winston & SW of Roseburg	58	20	7	15	-28.6%	20	247,600	97	177	142	17.4%	125	181,500	167,000	-5.3%	1	250,000	21	86,300	2	137,500	
258	Myrtle Creek & S/SE of Roseburg	88	32	7	20	-9.1%	27	188,200	119	230	168	-17.6%	156	182,400	164,300	18.5%	1	130,000	18	85,600	-	-	
259	Green District	37	23	0	18	-10.0%	12	186,900	45	137	107	-13.0%	88	176,900	177,300	8.8%	3	155,300	6	94,800	-	-	
265	North Douglas County	91	39	5	24	14.3%	24	172,500	148	203	163	9.4%	146	177,300	155,000	20.9%	5	202,900	15	84,500	3	428,200	
	Douglas County	606	259	46	181	-3.2%	164	214,500	94	1,660	1,250	0.1%	1,131	210,200	189,000	9.1%	31	235,600	129	101,200	21	359,700	

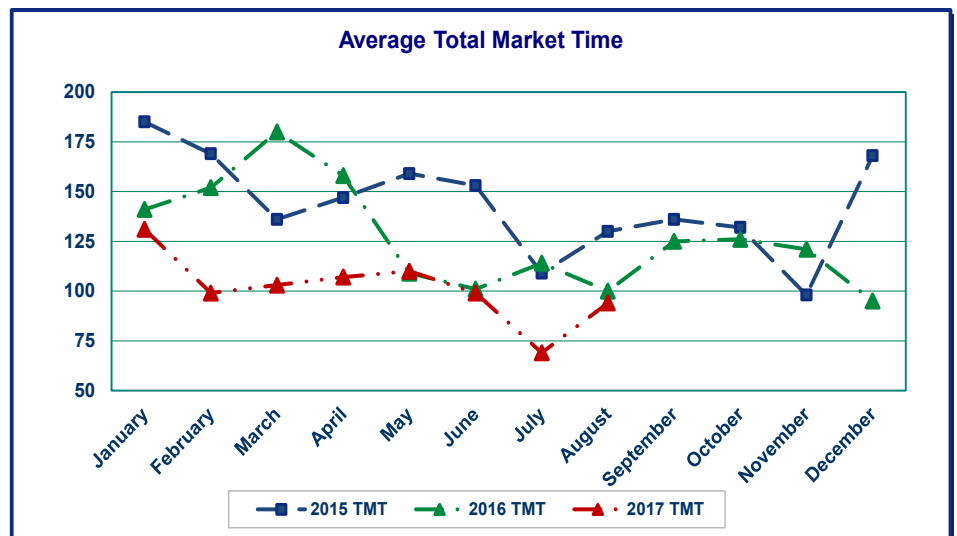
<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2017 with August 2016. The Year-To-Date section compares 2017 year-to-date statistics through August with 2016 year-to-date statistics through August.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/16-8/31/17) with 12 months before (9/1/15-8/31/16).

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### DAYS ON MARKET DOUGLAS COUNTY, OR

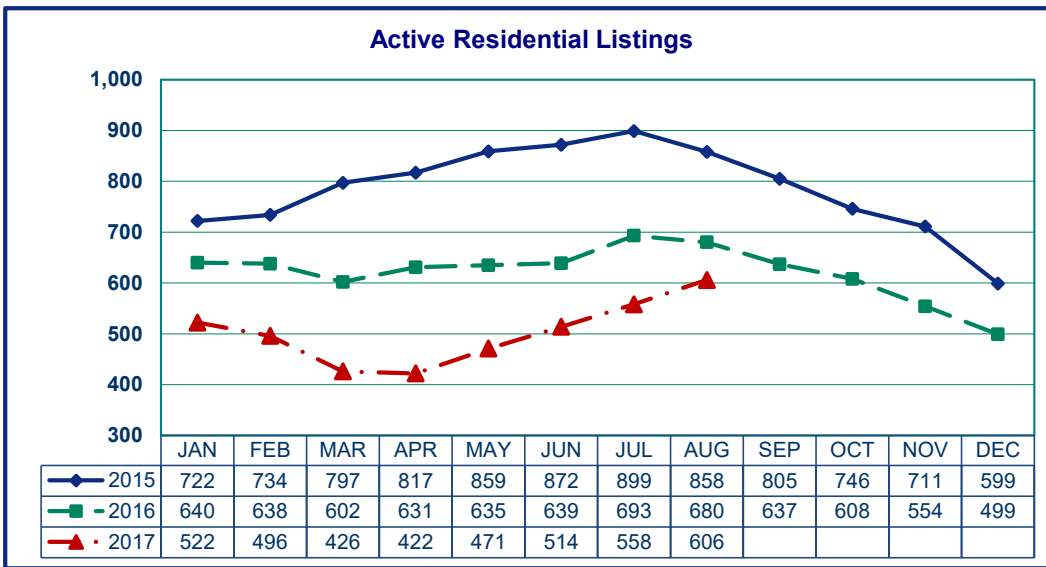
*This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.*



## ACTIVE RESIDENTIAL LISTINGS

### DOUGLAS COUNTY, OR

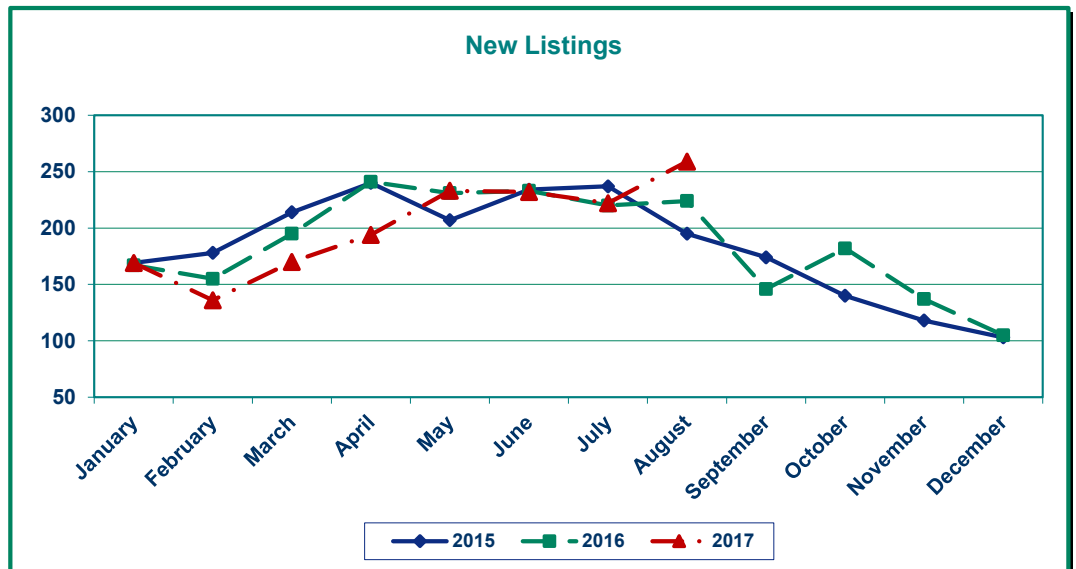
*This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.*



## NEW LISTINGS

### DOUGLAS COUNTY, OR

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

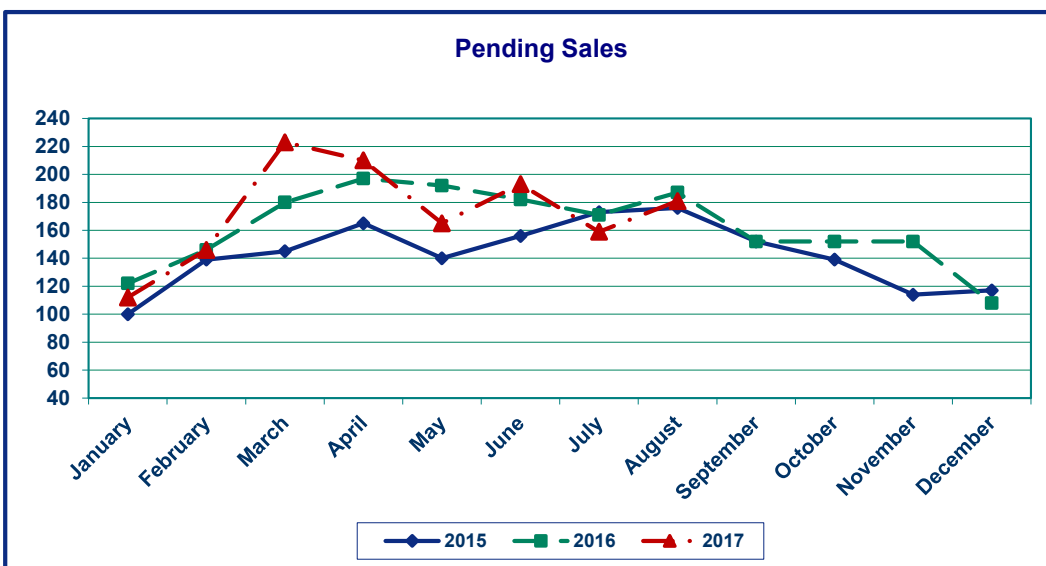


## Pending Sales

## PENDING LISTINGS

### DOUGLAS COUNTY, OR

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



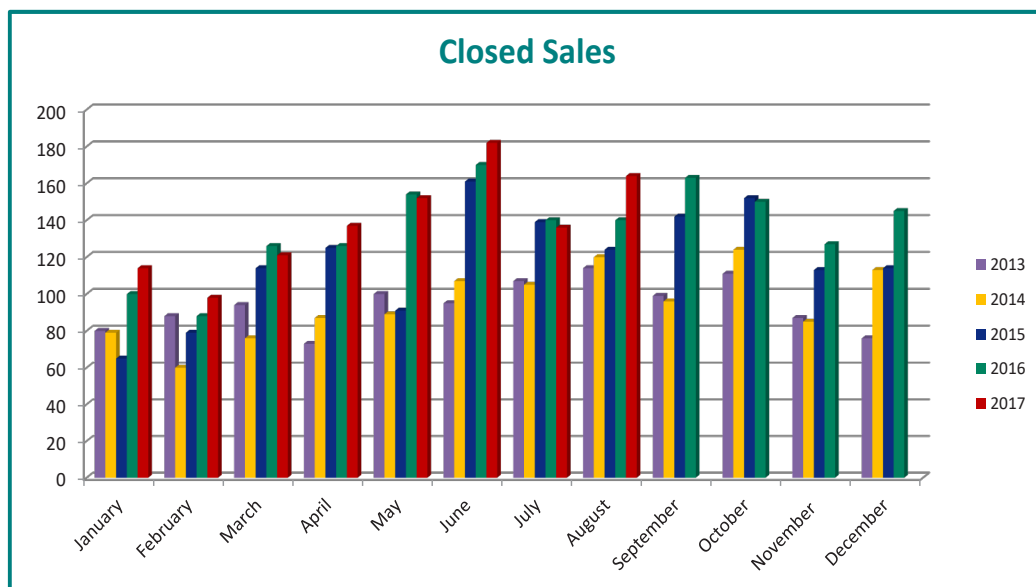
## CLOSED SALES

DOUGLAS COUNTY, OR

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

**Contact RMLS™**  
**8338 NE Alderwood Rd**  
**Suite 230**  
**Portland, OR 97220**  
**(503) 236-7657**  
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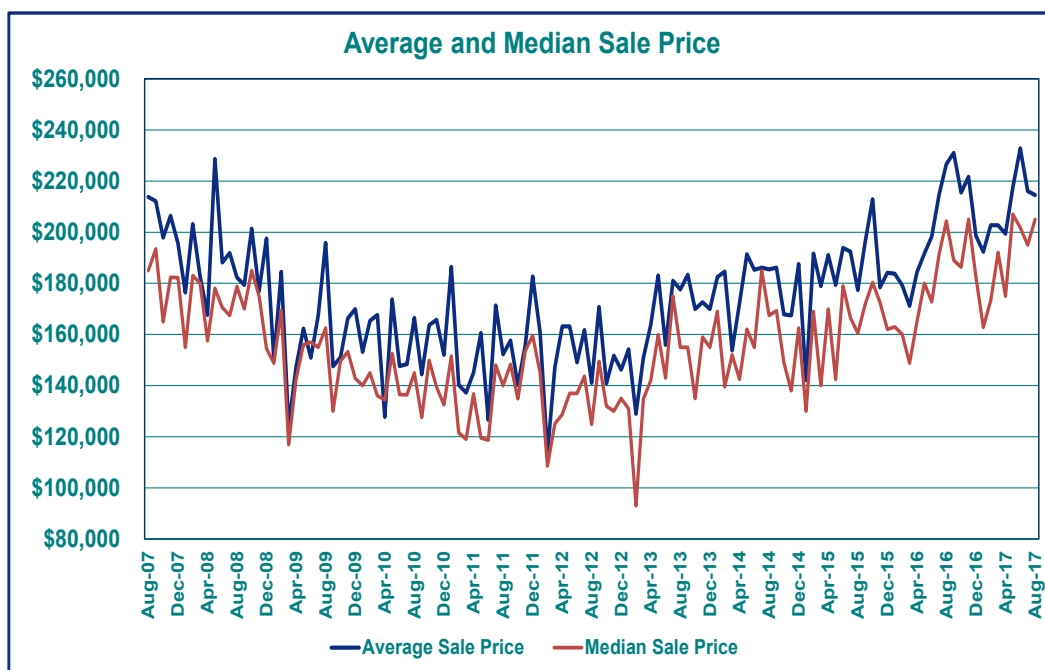
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## SALE PRICE

DOUGLAS COUNTY, OR

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



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

# MARKET ACTION



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

Residential Review: Grant County, Oregon

August 2017 Reporting Period

## August Residential Highlights

Pending sales had a good month in Grant County this August. There were eight accepted offers, an increase over the seven offers accepted in August 2016. Eight closed sales outpaced the six closings recorded last month in July 2017, despite a decrease compared to August 2016. Nine new listings

represented a decrease from both August 2016 (13) and July 2017 (12).

Total market time decreased to 188 days in August, with inventory decreasing to 8.5 months.

## Average and Median Sales Prices

Comparing 2017 to 2016 through August, the average sale price in Grant County has decreased 2.1% from \$163,800 to \$160,300. In the same comparison, the median sale price has increased 7.4% from \$128,500 to \$138,000.

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	8.6
July	11.2	9.2	12.0
August	13.2	8.8	8.5
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:**  
+7.6% (\$177,600 v. \$165,000)  
**Median Sale Price % Change:**  
+1.2% (\$130,000 v. \$128,500)

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	August	9	8	8	252,900	255,000	188
	July	12	8	6	123,000	110,000	407
	Year-to-date	88	64	59	160,300	138,000	359
2016	August	13	7	11	143,000	130,000	281
	Year-to-date	95	74	69	163,800	128,500	309
Change	August	-30.8%	14.3%	-27.3%	76.9%	96.2%	-33.2%
	Prev Mo 2017	-25.0%	0.0%	33.3%	105.6%	131.8%	-53.8%
	Year-to-date	-7.4%	-13.5%	-14.5%	-2.1%	7.4%	16.2%

# AREA REPORT • 8/2017

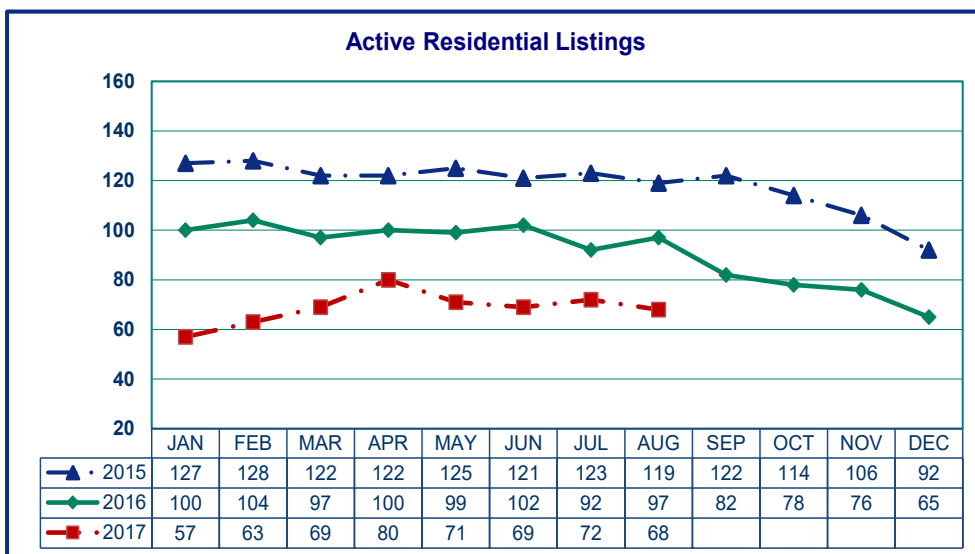
## Grant County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97817	Bates	-	0	0	0	-	0	-	-	0	-100.0%	-	-	-	-	-	-	-	1	375,000	-	-
97820	Canyon City	11	1	2	-	-100.0%	2	189,300	389	12	10	-16.7%	13	204,100	205,000	0.8%	-	-	5	69,100	-	-
97825	Dayville	1	0	0	0	-	-	-	-	-	1	-88.9%	2	201,500	201,500	62.7%	-	-	2	247,500	-	-
97845	John Day	22	2	3	5	25.0%	1	187,000	48	37	29	61.1%	21	118,300	104,000	-27.6%	-	-	3	27,000	-	-
97848	Kimberly	1	0	0	0	-	1	500,000	161	1	1	-	1	500,000	500,000	-	-	-	-	-	-	-
97856	Long Creek	9	1	0	0	-100.0%	0	-	-	6	1	-80.0%	1	34,000	34,000	-9.6%	-	-	-	-	-	-
97864	Monument	2	1	1	0	-	0	-	-	4	1	-75.0%	1	162,500	162,500	425.2%	1	162,500	-	-	-	-
97865	Mount Vernon	7	2	4	1	0.0%	4	239,400	130	13	10	42.9%	10	187,400	147,500	15.9%	-	-	2	66,300	-	-
97869	Prairie City	15	2	1	2	-	0	-	-	15	11	-38.9%	10	134,700	124,500	41.6%	-	-	-	-	-	-
97873	Seneca	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
	Grant County	68	9	11	8	14.3%	8	252,900	188	88	64	-13.5%	59	160,300	138,000	7.6%	1	162,500	13	109,900	-	-

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/16-8/31/17) with 12 months before (9/1/15-8/31/16).

<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

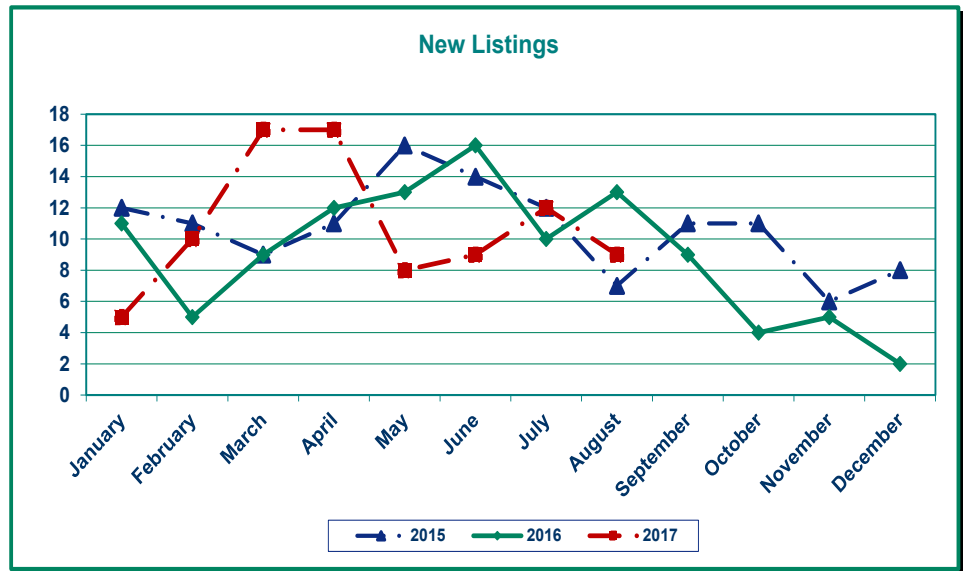
*This graph shows the active residential listings in Grant County, Oregon.*



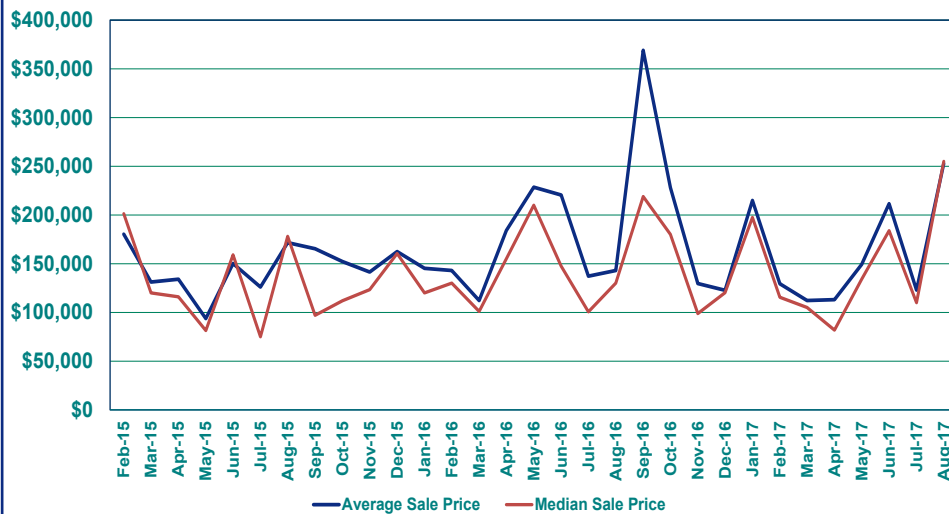
## NEW LISTINGS

### GRANT COUNTY, OR

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



## Average and Median Sale Price



## SALE PRICE

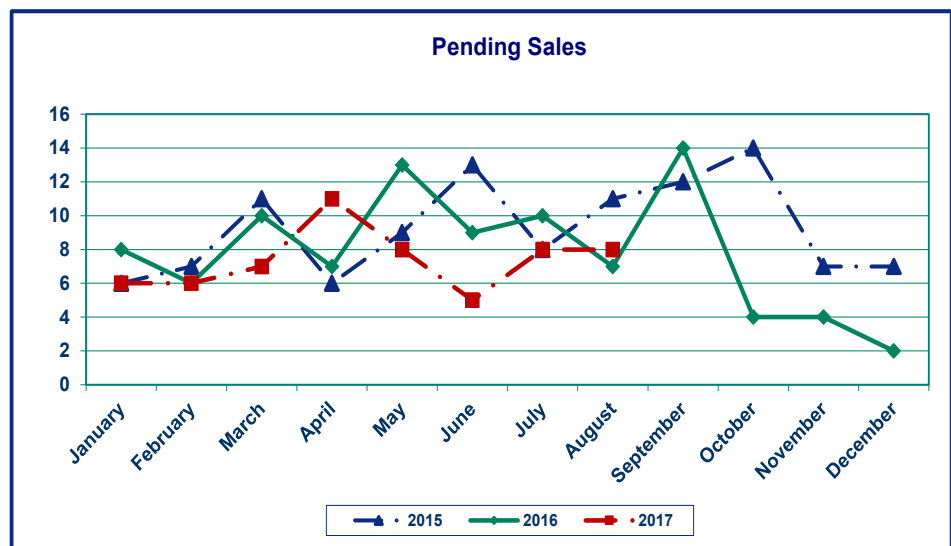
### GRANT COUNTY, OR

*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.*

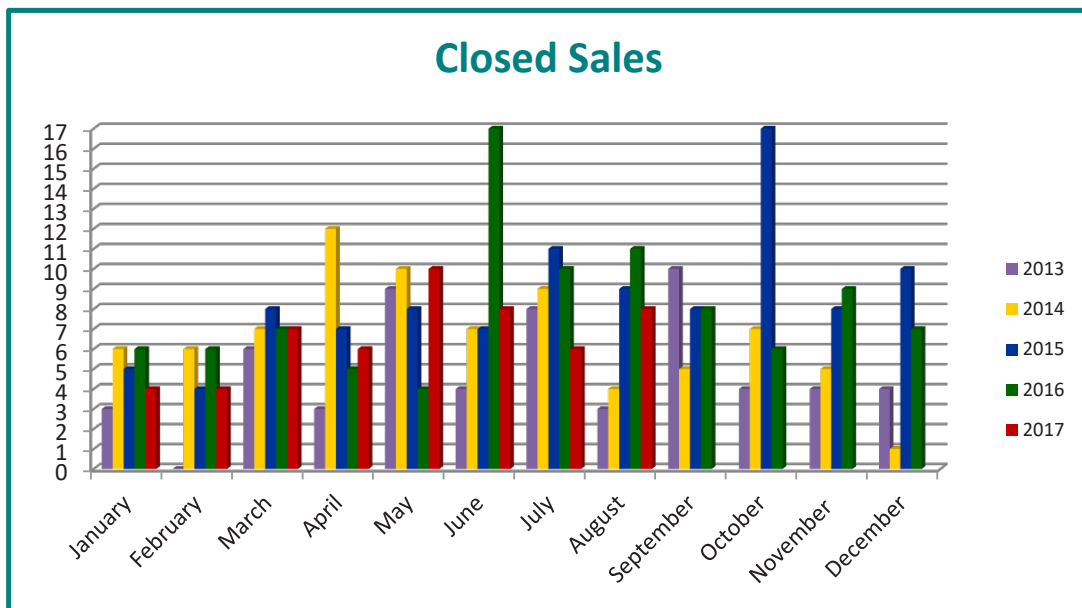




## CLOSED SALES GRANT COUNTY, OR

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

**Contact RMLS™**  
8338 NE Alderwood Rd  
Suite 230  
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™.

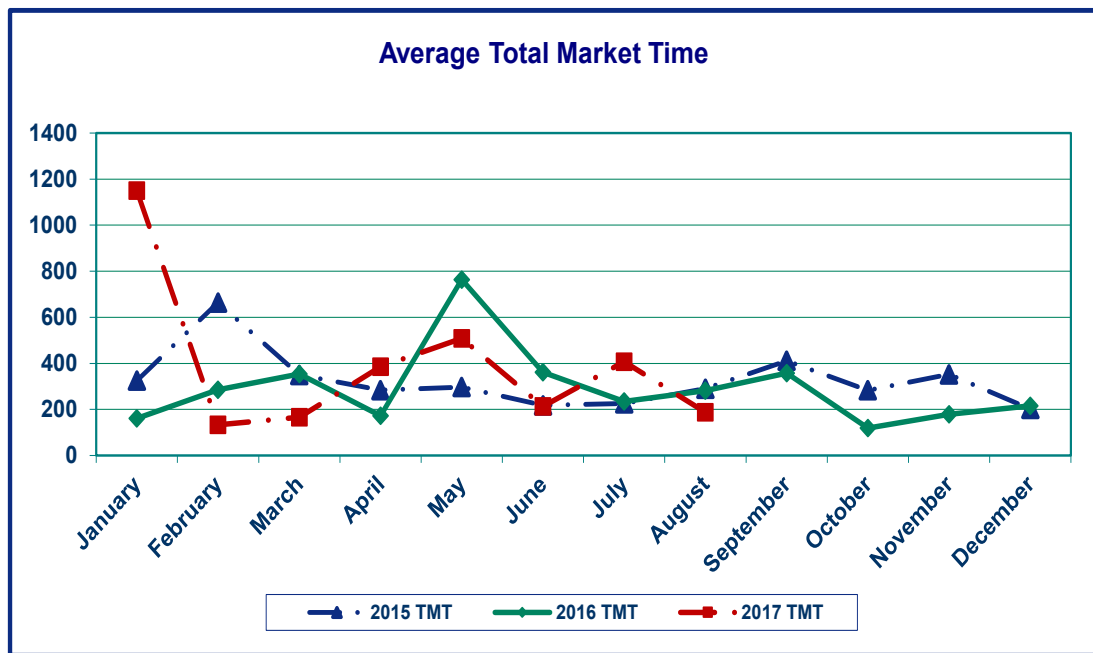
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

August 2017 Reporting Period

### August Residential Highlights

New listings increased again this month in Josephine County. There were 12 new listings offered, an increase over the two offered last year in August 2016 and the six offered last month in July 2017.

One closed sale was posted in August, a decrease from the three recorded in August 2016 but an increase over July 2017, when no closings were recorded.

One offer was accepted in August, matching the pending sale recorded last month in July 2017 but falling short of the three recorded in August 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 eight months of 2017 to the same period in 2016, new listings (50) have increased 4.2%, pending sales (12) have decreased 53.8%, and closed sales (7) have decreased 70.8%.

### Average and Median Sale Prices

Comparing 2017 to 2016 through August, the average sale price in Josephine County has increased 3.7% from \$298,900 to \$309,900. **In the same comparison, the median sale price has decreased 10.7% from \$263,300 to \$235,000.**

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

**Average Sale Price % Change:**  
+17.1% (\$327,500 v. \$279,600)  
**Median Sale Price % Change:**  
+14.9% (\$288,700 v. \$251,300)

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	19.0
July	3.8	9.3	N/A
August	11.2	9.7	32.0
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	August	12	1	1	870,000	870,000	281
	July	6	1	0	-	-	-
	Year-to-date	50	12	7	309,900	235,000	117
2016	August	2	3	3	234,900	227,000	167
	Year-to-date	48	26	24	298,900	263,300	138
Change	August	500.0%	-66.7%	-66.7%	270.4%	283.3%	68.3%
	Prev Mo 2017	100.0%	0.0%	-	-	-	-
	Year-to-date	4.2%	-53.8%	-70.8%	3.7%	-10.7%	-15.1%

# AREA REPORT • 8/2017

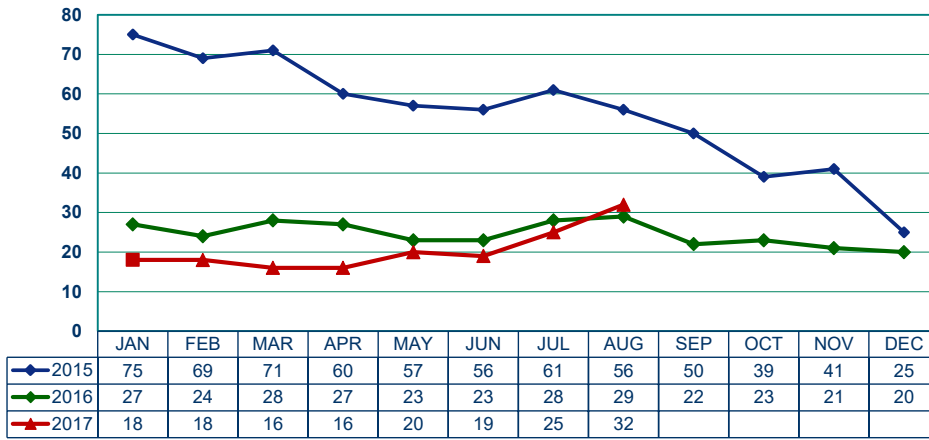
## Josephine County, Oregon

		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
97497	Wolf Creek	4	1	0	-	-	0	-	-	4	1	-	-	-	-	-	-	-	1	500,000	-	-
97523	Cave Junction	2	0	0	0	-	0	-	-	3	1	-	1	90,000	90,000	-	-	-	1	65,000	-	-
97526	Grants Pass	11	3	1	-	-100.0%	1	870,000	281	18	3	-78.6%	3	418,100	267,400	30.9%	-	-	-	-	-	-
97527	Grants Pass	9	7	4	1	0.0%	0	-	-	17	4	-55.6%	1	235,000	235,000	25.6%	1	935,000	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	0	0	0	-	0	-	-	1	0	-100.0%	0	-	-	41.8%	0	-	0	-	0	-
97533	Murphy	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97534	O'Brien	3	1	0	0	-	0	-	-	4	1	-	1	90,200	90,200	-	-	-	-	-	-	-
97538	Selma	1	0	0	0	-	0	-	-	2	-	-100.0%	-	-	-	-	-	-	1	178,000	-	-
97543	Wilderville	-	-	0	-	-	-	-	-	1	1	-	1	500,000	500,000	-	-	-	1	120,000	-	-
97544	Williams	0	0	0	0	-	0	-	-	0	1	-	0	-	-	-	0	-	0	-	0	-
	Josephine Co.	32	12	5	1	-66.7%	1	870,000	281	50	12	-53.8%	7	309,900	235,000	17.1%	1	935,000	5	244,200	-	-

97501	Medford	6	1	3	2	-	0	-	-	25	8	0.0%	5	159,200	158,100	43.9%	-	-	-	-	3	466,700
97502	Central Point	3	2	3	2	100.0%	0	-	-	21	7	0.0%	3	288,800	308,600	28.7%	-	-	1	213,000	-	-
97503	White City	0	0	1	0	-	1	465,000	44	11	5	150.0%	3	332,300	380,000	2.9%	-	-	-	-	-	-
97504	Medford	10	8	5	7	600.0%	2	366,000	548	42	18	-5.3%	6	356,600	323,600	5.5%	-	-	2	175,500	-	-
97520	Ashland	7	-	-	0	-100.0%	0	-	-	7	-	-100.0%	-	-	-	-75.3%	-	-	3	843,000	-	-
97522	Butte Falls	0	0	0	0	-	0	-	-	-	0	-	0	-	-	-	0	-	0	-	0	-
97524	Eagle Point	4	-	2	0	-100.0%	1	273,000	31	11	2	-71.4%	3	488,700	273,000	-1.0%	-	-	4	42,500	-	-
97525	Gold Hill	2	2	-	1	-	0	-	-	3	1	-50.0%	1	677,000	677,000	86.8%	1	130,000	-	-	-	-
97530	Jacksonville	3	0	0	2	-	0	-	-	7	5	150.0%	3	296,700	300,000	-52.9%	-	-	1	275,000	-	-
97535	Phoenix	2	2	-	0	-	0	-	-	5	1	0.0%	0	-	-	-	0	-	0	-	0	-
97536	Prospect	2	1	0	0	-	0	-	-	2	0	-	0	-	-	-	0	-	0	-	0	-
97537	Rogue River	3	1	1	0	-	1	122,600	7	5	1	-50.0%	1	122,600	122,600	-8.7%	-	-	-	-	-	-
97539	Shady Cove	3	0	1	0	-	0	-	-	7	3	-	3	82,300	86,000	-	-	-	-	-	-	-
97540	Talent	2	2	0	0	-	0	-	-	2	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97541	Talent	1	0	0	0	-	1	905,000	4	3	2	100.0%	3	476,300	270,000	63.5%	-	-	-	-	-	-
	Jackson Co.	48	19	16	14	250.0%	6	416,300	197	151	53	-5.4%	31	310,700	273,000	-5.0%	1	130,000	11	321,600	3	466,700

- <sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2017 with August 2016. The Year-To-Date section compares 2017 year-to-date statistics through August with 2016 year-to-date statistics through August.
- <sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/16-8/31/17) with 12 months before (9/1/15-8/31/16).
- <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

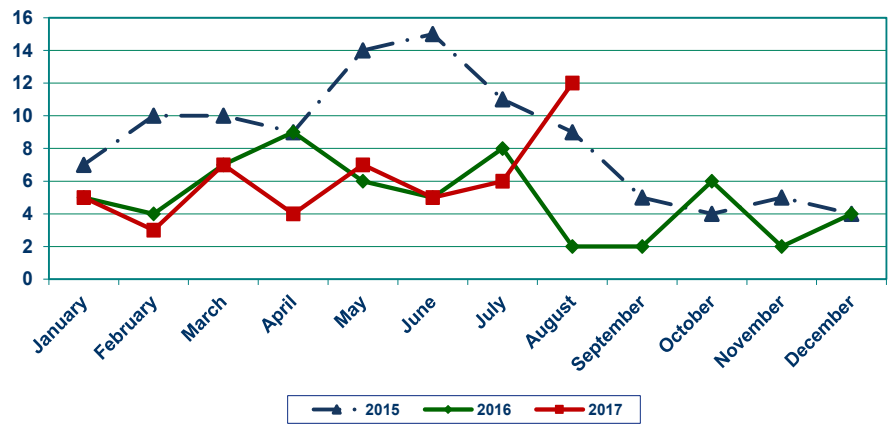
*This graph shows the active residential listings in Josephine County, Oregon.*

## NEW LISTINGS

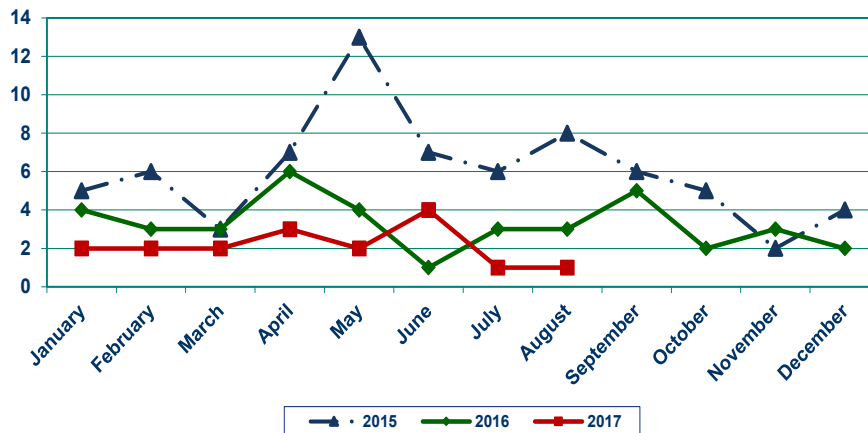
JOSEPHINE COUNTY, OR

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

New Listings



Pending Sales



## PENDING LISTINGS

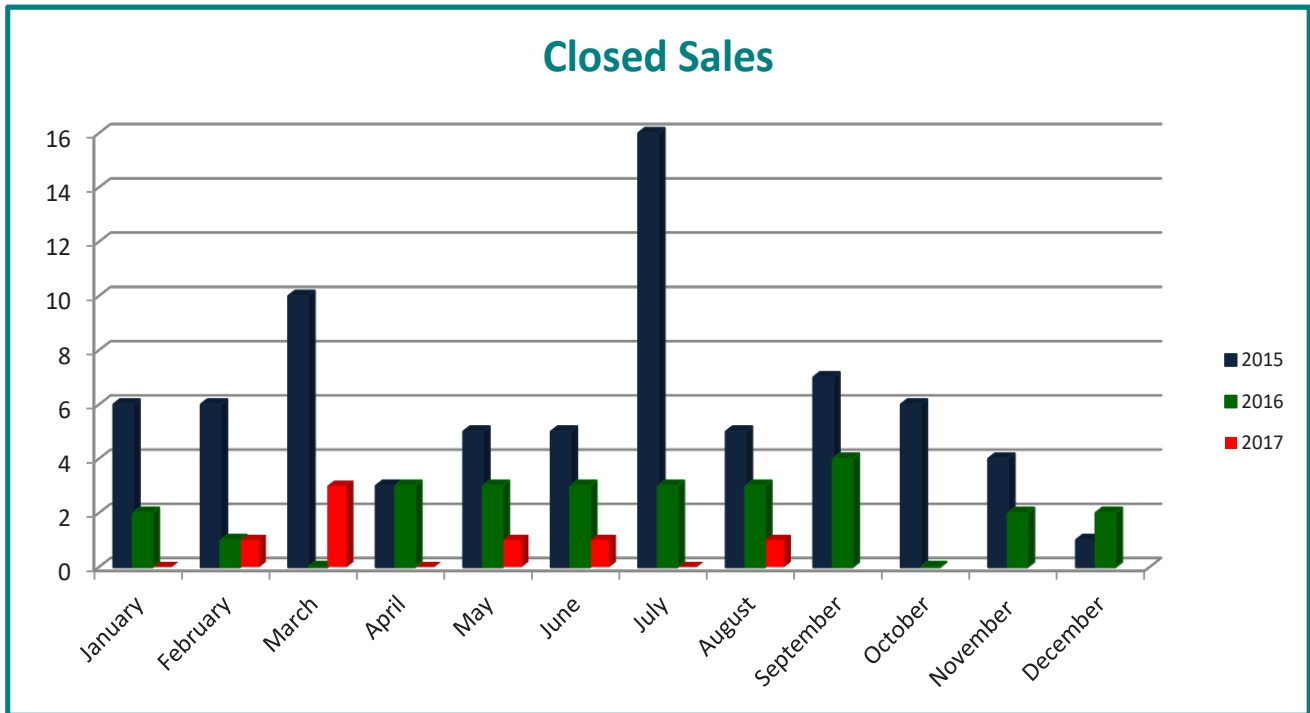
JOSEPHINE COUNTY, OR

*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

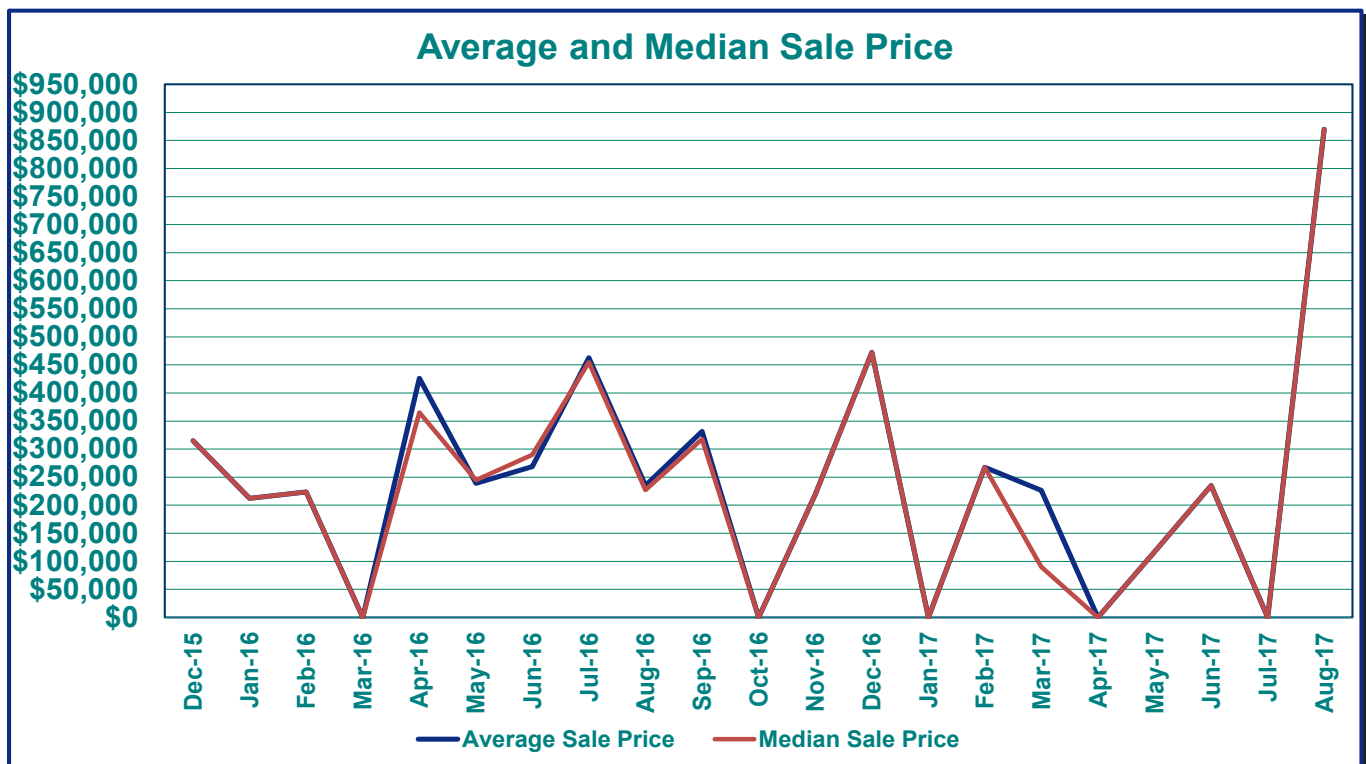


## SALE PRICE

*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.*

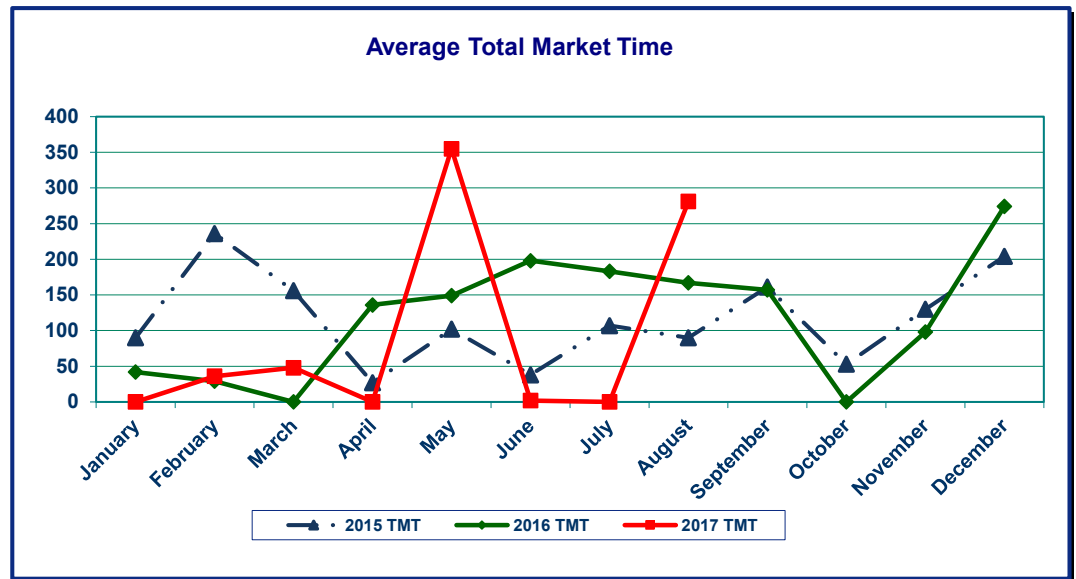
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**Suite 230**  
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Mid-Columbia, Columbia  
Basin, Baker County, Coos  
County, Curry County,  
Douglas County, Grant  
County, Josephine County,  
Lane County, North  
Coastal Counties, Polk &  
Marion Counties, Union  
County, and Wallowa  
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Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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Residential Review: Lane County, Oregon

August 2017 Reporting Period

## August Residential Highlights

New listings saw some gains this August in Lane County. There were 680 new listings offered, a 4.6% increase over the 650 new listings offered last year in August 2016 and a 0.3% increase over the 678 offered last month in July 2017. This was the strongest August for new listings in Lane County since 2007, when 736 were offered in the month.

Closed sales (519) increased 3.4% from the 502 closings recorded last month in July 2017, but fell 3.2% short of the 536 closings recorded last year in August 2016.

Pending sales, at 525, showed a 6.6% decrease from the 562 offers accepted in August 2016 and a 3.0% decrease from the 541 offers accepted last month in July 2017.

## Year to Date Summary

Comparing the first eight months in 2017 to the same period in 2016, closed sales (3,422) have increased 0.4% and new listings (4,783) have increased 0.3%, while pending sales (3,737) have decreased 4.2%.

## Average and Median Sale Prices

Comparing 2017 to 2016 through August of each year, the average sale price rose 10.4% from \$261,700 to \$288,900. In the same comparison, the median sale price rose 10.6% from \$235,000 to \$259,900.

## 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	1.7
July	2.7	2.5	2.0
August	3.2	2.0	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:**  
+10.4% (\$281,900 v. \$255,400)  
**Median Sale Price % Change:**  
+10.4% (\$254,000 v. \$230,000)

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	August	680	525	519	313,500	275,000	37
	July	678	541	502	295,800	269,900	36
	Year-to-date	4,783	3,737	3,422	288,900	259,900	51
2016	August	650	562	536	273,100	239,900	45
	Year-to-date	4,768	3,901	3,407	261,700	235,000	65
Change	August	4.6%	-6.6%	-3.2%	14.8%	14.6%	-16.2%
	Prev Mo 2017	0.3%	-3.0%	3.4%	6.0%	1.9%	2.8%
	Year-to-date	0.3%	-4.2%	0.4%	10.4%	10.6%	-21.7%

# AREA REPORT • 8/2017

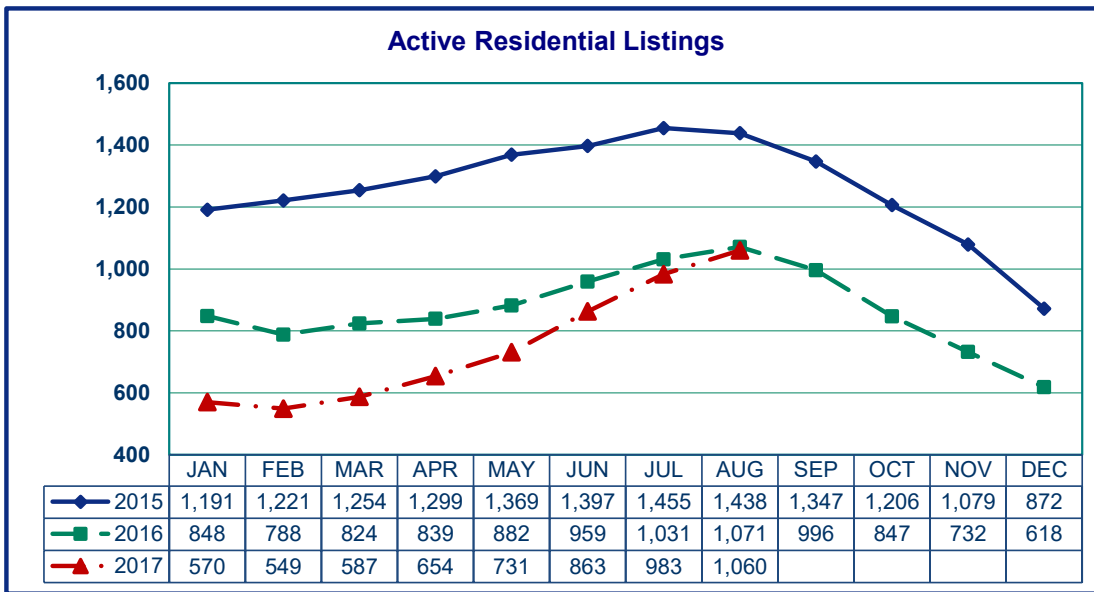
## Lane County, Oregon

		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/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	
225	Florence Coast Village	9	2	0	2	100.0%	4	104,400	105	24	22	100.0%	20	80,400	66,500	121	9.5%	-	-	3	54,200	-	-	
226	Florence Green Trees	9	7	1	8	100.0%	4	174,600	47	48	40	33.3%	26	133,200	137,500	68	22.7%	-	-	-	-	-	-	
227	Florence Florentine	10	5	0	3	0.0%	3	202,300	157	30	29	70.6%	24	261,900	243,200	89	16.9%	-	-	1	64,000	-	-	
228	Florence Town	67	27	3	14	-41.7%	15	289,200	72	146	106	-27.9%	101	246,700	235,000	119	11.1%	5	224,800	11	42,900	6	428,800	
229	Florence Beach	35	14	1	9	-18.2%	9	353,200	53	78	52	-3.7%	42	302,000	257,000	122	11.0%	1	1,250,000	13	55,000	-	-	
230	Florence North	38	6	2	4	0.0%	4	410,200	203	56	32	-17.9%	29	247,800	260,000	160	-14.9%	-	-	8	88,700	-	-	
231	Florence South/ Dunes City	36	5	2	4	-42.9%	2	595,000	203	53	29	-21.6%	26	352,000	307,000	190	5.4%	2	250,000	13	73,600	-	-	
238	Florence East/ Mapleton	27	7	-	6	50.0%	1	120,000	133	51	22	0.0%	19	234,400	240,000	117	-8.3%	-	-	4	190,100	1	105,000	
	Grand Total	231	73	9	50	-13.8%	42	290,300	95	486	332	-7.0%	287	243,000	225,000	123	3.4%	8	359,300	53	72,500	7	382,500	
232	Hayden Bridge	26	14	3	16	14.3%	10	281,700	34	117	88	-6.4%	81	267,900	260,000	53	13.1%	-	-	-	-	9	236,900	
233	McKenzie Valley	47	15	4	10	-37.5%	13	368,100	78	123	85	0.0%	72	381,000	329,000	105	15.6%	-	-	11	138,600	-	-	
234	Pleasant Hill/Oak	54	19	4	17	-29.2%	19	258,500	48	167	120	-22.6%	106	254,000	220,000	82	4.2%	-	-	20	119,500	4	234,100	
235	South Lane Properties	129	61	19	45	-6.3%	43	278,100	35	481	352	-1.4%	317	253,900	233,000	65	9.4%	5	791,300	36	120,600	4	256,800	
236	West Lane Properties	68	33	8	30	3.4%	21	305,900	76	254	182	-15.7%	162	274,400	247,000	62	16.9%	-	-	23	125,900	1	221,000	
237	Junction City	61	28	2	11	-63.3%	20	294,300	64	179	137	-14.9%	138	279,900	269,500	61	12.3%	1	192,500	20	142,600	3	382,700	
239	Thurston	61	38	5	37	-15.9%	38	249,500	60	333	279	-11.4%	259	266,100	250,000	43	19.2%	1	500,000	14	69,200	15	280,800	
240	Coburg I-5	9	6	4	6	100.0%	4	369,500	57	47	32	23.1%	22	455,300	372,500	46	10.9%	1	90,000	2	350,000	-	-	
241	N Gilham	44	29	8	18	-10.0%	30	418,900	24	203	160	8.1%	155	364,100	319,900	60	12.5%	-	-	1	55,000	2	368,000	
242	Ferry Street Bridge	61	45	8	41	-6.8%	35	329,600	31	331	261	-6.8%	262	332,500	301,000	50	7.3%	-	-	6	124,100	4	374,000	
243	E Eugene	86	56	10	39	18.2%	52	410,200	42	392	290	5.5%	261	366,900	326,000	42	6.2%	-	-	26	133,400	8	467,500	
244	SW Eugene	145	100	22	67	17.5%	70	430,900	40	571	426	-3.2%	380	376,800	330,000	67	9.8%	-	-	21	219,700	5	360,400	
245	W Eugene	33	30	2	16	-33.3%	18	241,700	12	156	118	-7.8%	108	239,500	215,000	34	6.5%	2	1,192,500	1	137,400	10	345,300	
246	Danebo	57	67	6	57	5.6%	47	227,400	27	487	434	5.3%	408	215,100	227,800	26	13.4%	1	244,000	4	39,200	6	235,200	
247	River Road	29	24	1	23	-28.1%	22	257,300	18	168	137	-23.9%	128	245,700	238,500	35	11.6%	-	-	2	127,500	5	440,500	
248	Santa Clara	70	45	6	37	-7.5%	34	277,100	18	357	288	0.7%	257	285,300	279,900	35	10.3%	1	1,675,000	14	101,000	5	249,400	
249	Springfield	65	66	5	52	15.6%	37	194,100	20	373	311	-0.6%	267	209,200	195,000	39	14.0%	2	464,000	7	170,300	24	421,600	
250	Mohawk Valley	15	4	1	3	-40.0%	6	341,800	26	44	37	23.3%	39	338,100	317,000	110	10.1%	-	-	8	194,700	-	-	
	Grand Total	1,060	680	118	525	-6.6%	519	313,500	37	4,783	3,737	-4.2%	3,422	288,900	259,900	51	10.4%	14	712,200	216	135,500	105	341,700	



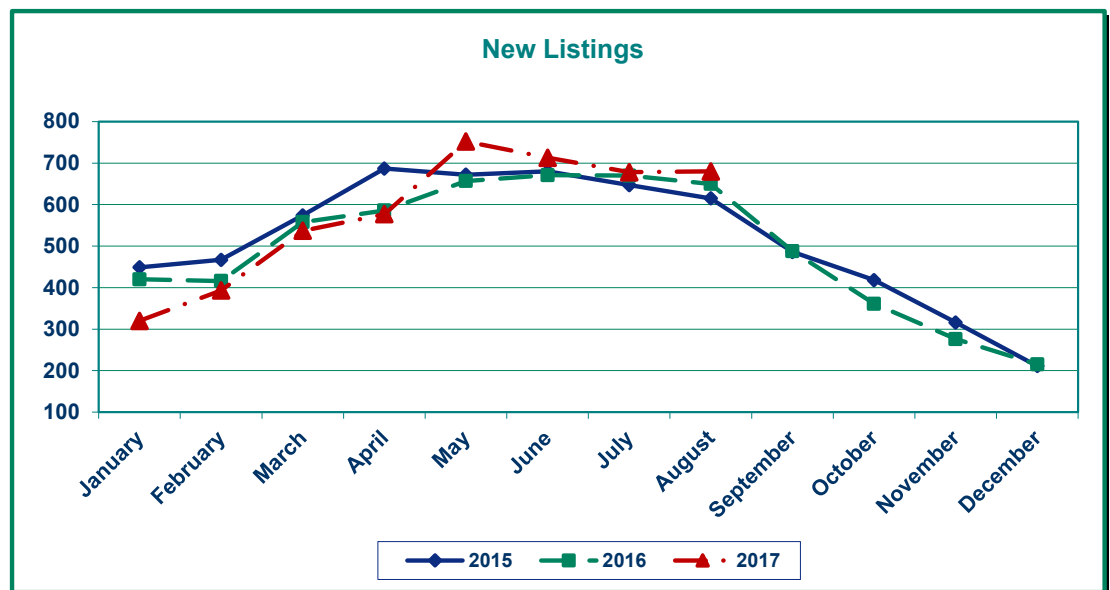
## ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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



## NEW LISTINGS GREATER LANE COUNTY, OR

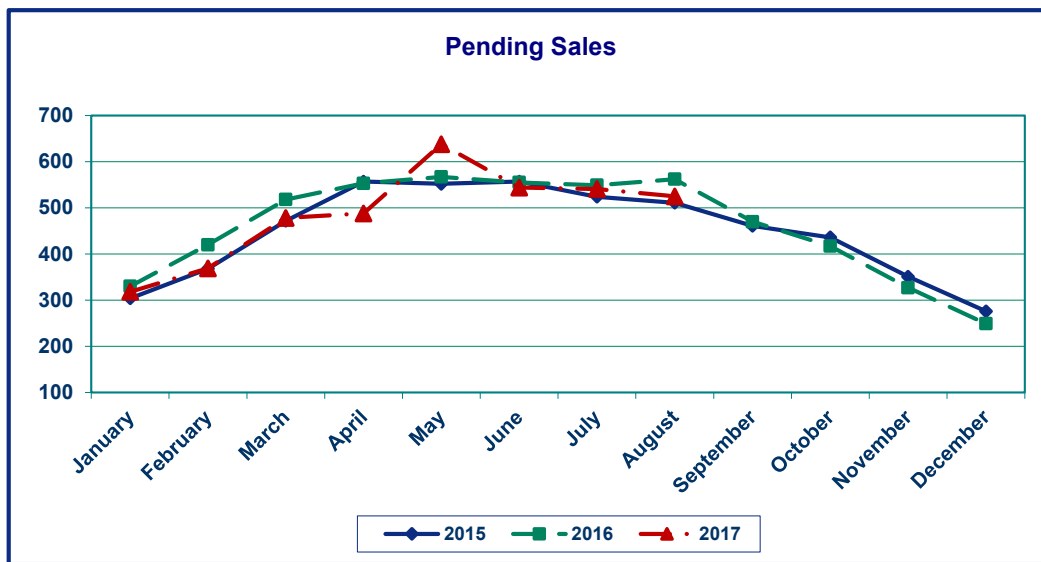
*This graph shows the new residential listings over the past three calendar years in Greater Lane County, Oregon.*



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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/16-8/31/17) with 12 months before (9/1/15-8/31/16).

<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

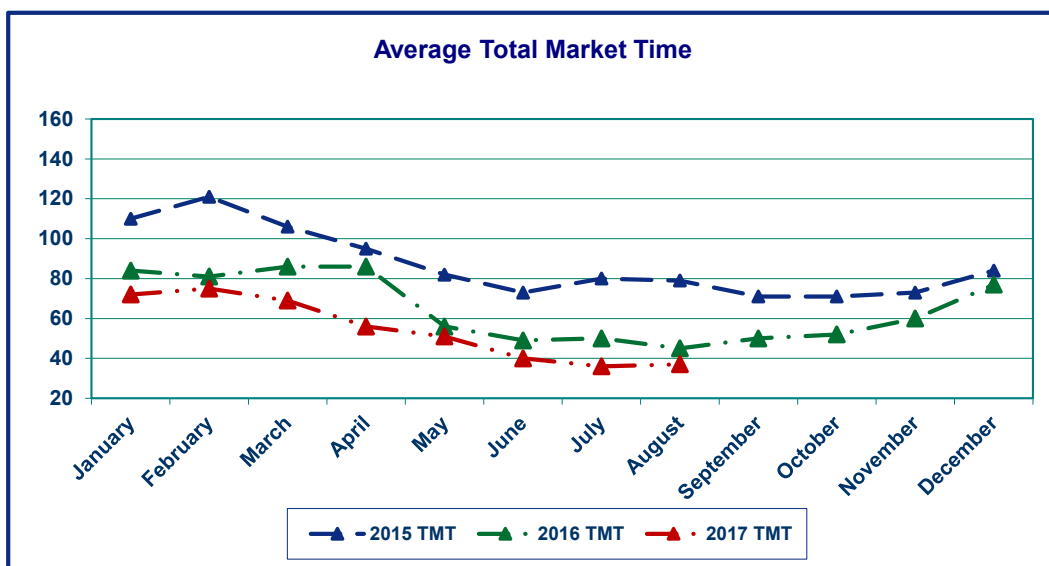
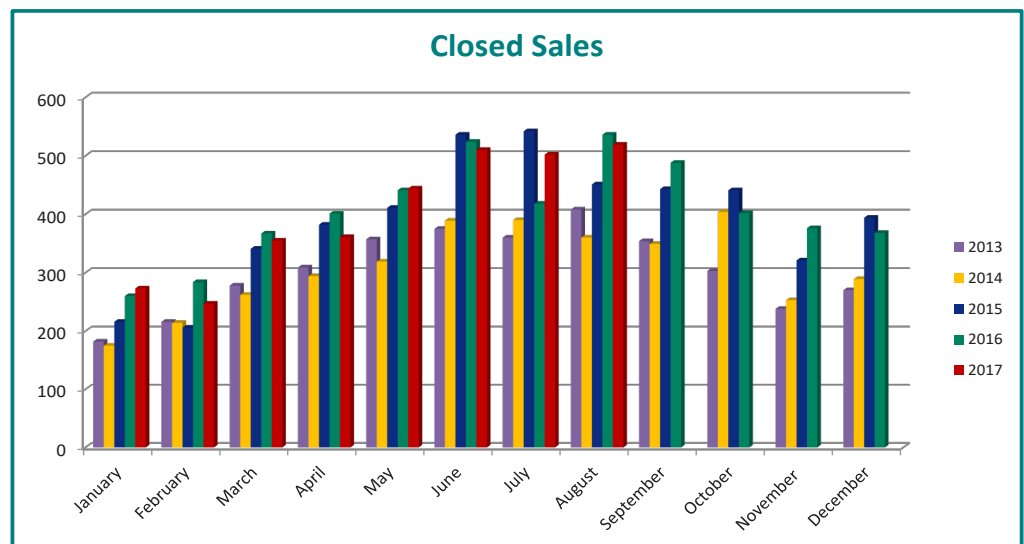
### GREATER LANE COUNTY, OR

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

## CLOSED SALES

### GREATER LANE COUNTY, OR

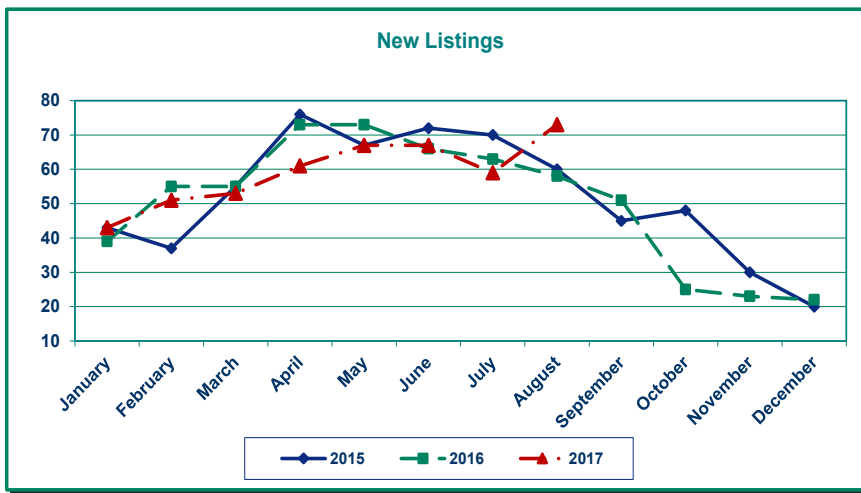
*This graph shows the closed sales over the past five calendar years in Greater Lane County, Oregon.*



## DAYS ON MARKET

### GREATER LANE COUNTY, OR

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



## NEW LISTINGS

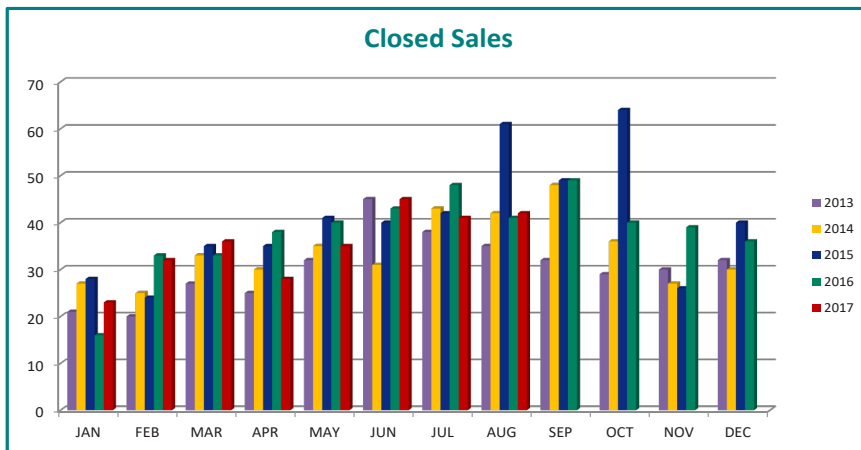
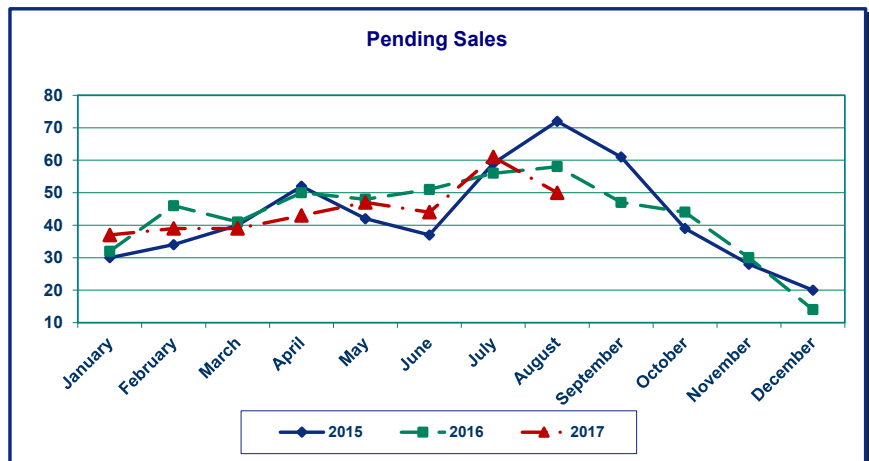
### FLORENCE, OR

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

## PENDING LISTINGS

### FLORENCE, OR

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



## CLOSED SALES

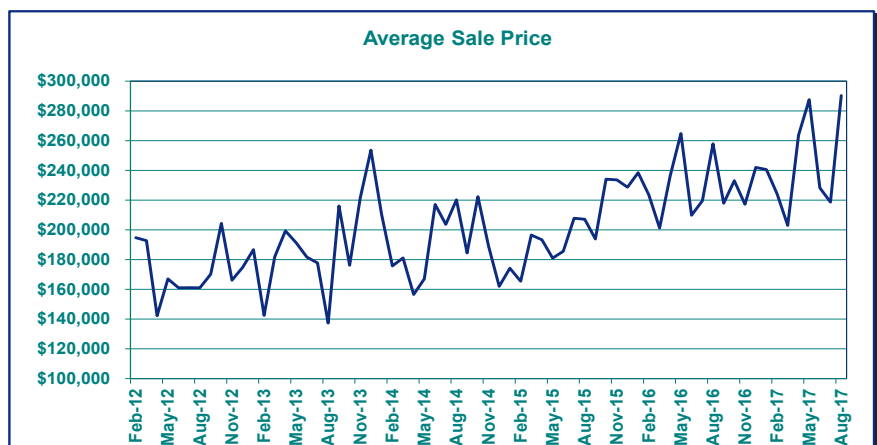
### FLORENCE, OR

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

## AVERAGE SALE PRICE

### FLORENCE, OR

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



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

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

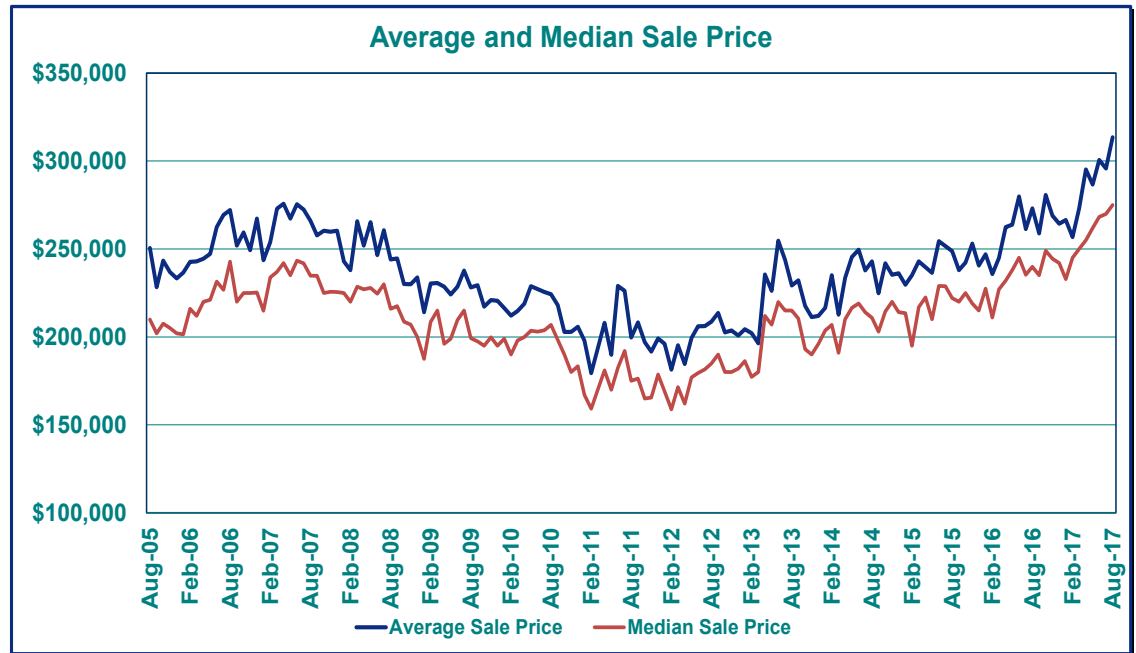
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**Portland, OR 97220**  
**(503) 236-7657**  
**communications@rmls.com**

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Market Action Reports  
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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  
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# MARKET ACTION



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

Residential Review: Mid-Columbia

August 2017 Reporting Period

## August Residential Highlights

Closed sales rose this August in the Mid-Columbia region. There were 123 closings, a 7.9% increase over August 2016 (114) and a 32.3% increase from last month in July 2017 (93). This is the strongest August for closings since at least 2006, when RMLS™ began keeping statistics for this region.

New listings, at 151, surged 15.3% ahead of August 2016 (131) despite a 3.2% decrease from July 2017 (156).

Pending sales (102) showed a 22.7% decrease from August 2016 (132) and a 8.1% decrease from July 2017 (111).

Total market time increased by three days in August, ending at 80 days. In the same period, inventory decreased to 3.2 months.

## Year to Date Summary

Comparing the first eight months of 2017 to 2016, new listings (1,010) have increased 3.2% and closed sales (675) have increased 0.4%, while pending sales (736) have decreased 5.4%.

## Average and Median Sale Prices

Comparing 2017 to 2016 through August of each year, the average sale price has increased 14.7% from \$271,800 to \$311,800. In the same comparison, the median sale price rose 8.7% from \$241,000 to \$262,000.

## 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	3.4
July	5.8	4.2	4.0
August	6.2	3.7	3.2
September	5.2	4.7	
October	4.6	3.2	
November	6.7	3.1	
December	4.2	2.9	

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

**Average Sale Price % Change:**  
+15.4% (\$307,600 v. \$266,600)  
**Median Sale Price % Change:**  
+9.7% (\$257,800 v. \$235,000)

\*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	August	151	102	123	376,200	314,900	80
	July	156	111	93	301,400	275,000	77
	Year-to-date	1,010	736	675	311,800	262,000	100
2016	August	131	132	114	269,100	241,500	87
	Year-to-date	979	778	672	271,800	241,000	128
Change	August	15.3%	-22.7%	7.9%	39.8%	30.4%	-8.0%
	Prev Mo 2017	-3.2%	-8.1%	32.3%	24.8%	14.5%	3.9%
	Year-to-date	3.2%	-5.4%	0.4%	14.7%	8.7%	-21.5%

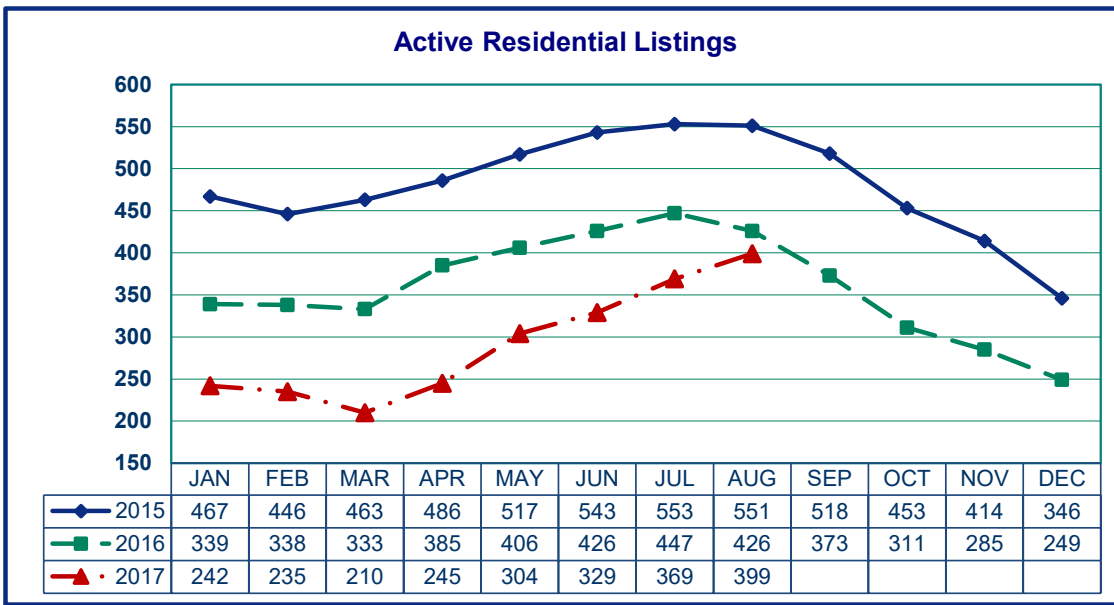
# AREA REPORT • 8/2017

## Mid-Columbia

		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
100	White Salmon/ Bingen	25	11	3	5	-58.3%	8	626,200	86	63	47	-9.6%	43	479,300	345,000	16.6%	6	545,300	21	191,100	2	365,000	
101	Snowden	3	0	-	1	-50.0%	2	424,000	49	10	12	100.0%	9	419,900	454,000	5.8%	-	-	3	103,000	-	-	
102	Trout Lake/ Glenwood	12	3	0	0	-100.0%	6	458,300	285	19	15	50.0%	14	378,300	364,300	34.9%	-	-	4	179,800	-	-	
103	Husum/ BZ Corner	7	2	0	0	-	-	-	-	8	5	0.0%	5	439,700	417,000	-6.7%	1	625,000	7	109,700	-	-	
104	Lyle/ High Prairie	9	0	1	1	-66.7%	3	356,700	119	19	13	-18.8%	14	322,300	296,300	-4.0%	-	-	13	65,000	-	-	
105	Dallesport/ Murdock	16	7	0	6	500.0%	7	236,200	128	36	26	160.0%	21	218,200	189,500	39.1%	-	-	7	66,700	-	-	
106	Appleton/ Timber Valley	5	0	0	-	-100.0%	-	-	-	6	2	-33.3%	1	230,000	230,000	21.1%	-	-	3	48,300	-	-	
108	Goldendale/ Centerville	57	19	5	5	-64.3%	11	240,800	27	125	73	-8.8%	74	197,100	175,900	5.1%	1	66,900	60	60,200	-	-	
109	Bickleton/ East County	-	0	-	0	-	0	-	-	-	-	-100.0%	1	359,000	359,000	452.3%	-	-	1	27,500	-	-	
110	Klickitat	4	0	1	1	-50.0%	1	274,000	367	9	9	50.0%	6	119,800	89,800	-15.5%	-	-	2	127,500	1	145,000	
	Klickitat Co. Total	138	42	10	19	-50.0%	38	375,100	116	295	202	6.9%	188	302,500	254,600	17.5%	8	495,500	121	92,200	3	291,700	
111	Skamania	1	1	-	1	0.0%	3	373,700	67	7	10	400.0%	9	332,600	336,000	42.8%	-	-	4	151,300	-	-	
112	North Bonneville	5	3	0	1	-50.0%	1	285,000	4	14	9	-35.7%	9	236,400	262,000	3.0%	-	-	1	52,000	2	390,800	
113	Stevenson	12	2	1	3	-62.5%	2	287,500	16	29	15	-60.5%	14	299,100	284,700	-5.4%	-	-	12	86,200	-	-	
114	Carson	6	7	1	4	33.3%	3	312,300	204	28	26	-3.7%	25	265,800	255,000	52.5%	-	-	6	105,700	1	352,000	
115	Home Valley	-	0	0	0	-	0	-	-	0	1	-50.0%	2	312,500	312,500	8.6%	-	-	-	-	-	-	
116	Cook, Underwood, Mill A, Willard	7	1	1	2	-33.3%	1	250,000	62	16	11	57.1%	8	337,900	324,500	4.5%	-	-	2	642,500	-	-	
117	Unincorporated North	19	2	-	1	-50.0%	0	-	-	11	8	-11.1%	8	142,500	120,000	14.1%	-	-	1	15,000	-	-	
	Skamania Co. Total	50	16	3	12	-36.8%	10	316,800	91	105	80	-19.2%	75	272,300	258,000	11.3%	-	-	26	139,500	3	377,900	
351	The Dalles	62	42	6	32	-11.1%	34	235,400	77	263	223	-1.3%	208	222,000	208,800	11.6%	7	497,600	20	73,700	4	611,800	
352	Dufur	6	3	0	1	-50.0%	0	-	-	13	7	0.0%	6	167,200	165,000	-6.6%	-	-	2	111,300	-	-	
353	Tygh Valley	10	5	0	3	50.0%	1	330,000	6	14	7	40.0%	3	246,300	219,000	90.1%	-	-	-	-	-	-	
354	Wamic/ Pine Hollow	16	1	1	0	-100.0%	2	242,000	42	23	10	-33.3%	7	144,300	116,900	36.2%	-	-	2	50,500	-	-	
355	Maupin/ Pine Grove	8	-	2	1	-50.0%	1	184,000	70	12	9	12.5%	8	139,000	145,000	-13.0%	-	-	4	210,100	1	215,000	
356	Rowena	2	0	0	0	-	0	-	-	2	2	100.0%	2	280,000	280,000	68.5%	-	-	-	-	-	-	
357	Mosier	11	6	2	-	-	2	357,000	4	21	8	-57.9%	9	334,300	354,000	24.9%	-	-	10	207,700	-	-	
	Wasco Co. Total	115	57	11	37	-21.3%	40	242,900	70	348	266	-5.3%	243	220,600	207,000	9.5%	7	497,600	38	124,100	5	532,400	
361	Cascade Locks	13	4	0	0	-100.0%	3	245,000	41	26	15	-31.8%	20	238,300	240,700	26.5%	-	-	16	50,800	-	-	
362	Hood River City	39	16	-	16	45.5%	16	469,900	34	114	87	-5.4%	78	457,800	430,500	20.0%	9	1,001,000	6	295,800	-	-	
363	Hood River-W	17	10	3	10	100.0%	5	532,000	72	58	42	10.5%	33	609,300	555,000	19.2%	-	-	3	183,300	-	-	
364	Hood River-E	6	0	0	1	-	4	940,000	37	11	8	300.0%	9	715,400	709,000	-3.4%	-	-	-	-	-	-	
366	Odell	3	2	0	0	-100.0%	2	421,900	8	12	7	-50.0%	6	338,000	323,400	4.9%	-	-	1	772,800	1	300,000	
367	Parkdale/ Mt. Hood	10	4	0	3	0.0%	5	723,800	100	27	21	-30.0%	21	488,100	405,000	32.2%	1	230,000	6	209,500	-	-	
	Hood River Co. Total	88	36	3	30	20.0%	35	546,700	48	248	180	-9.1%	167	474,800	430,000	21.6%	10	923,900	32	161,500	1	300,000	
370	Sherman Co.	8	0	0	4	33.3%	0	-	-	14	8	-27.3%	2	146,800	146,800	40.7%	2	87,500	2	42,500	-	-	

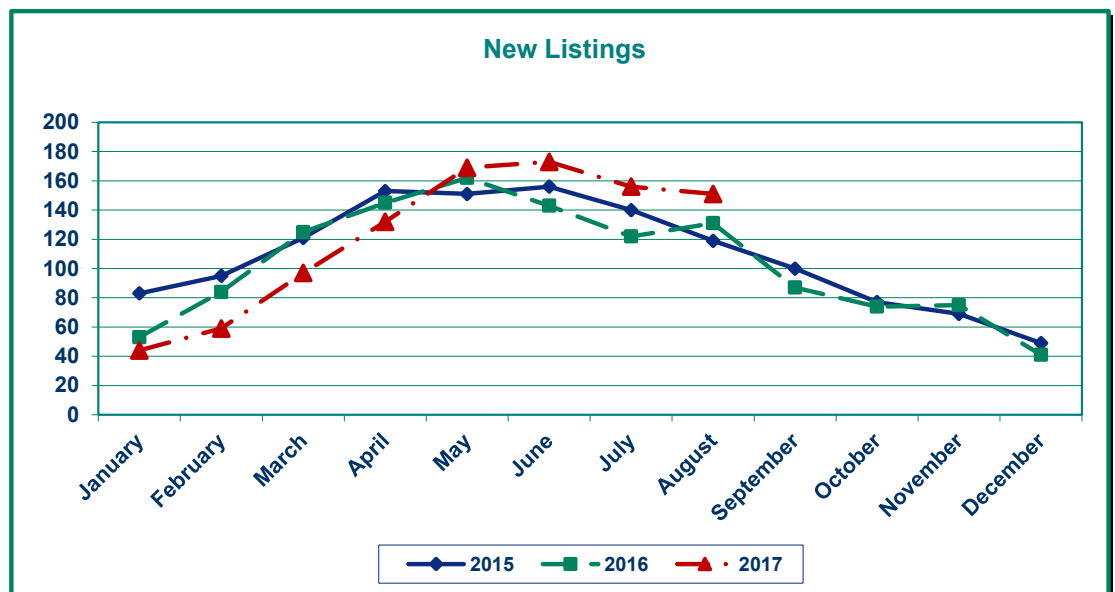
## ACTIVE RESIDENTIAL LISTINGS MID-COLUMBIA

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

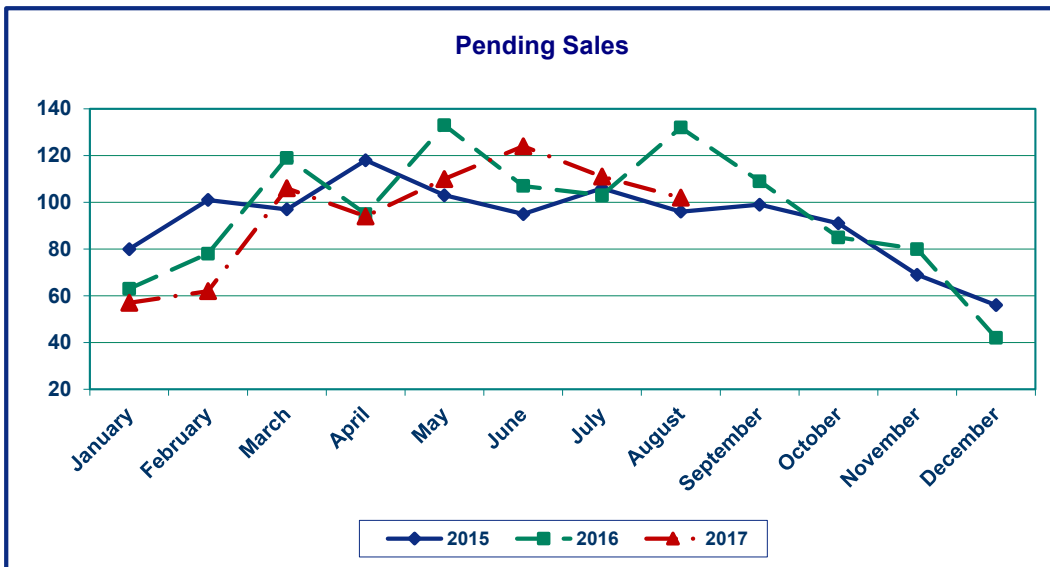
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## PENDING LISTINGS

### MID-COLUMBIA

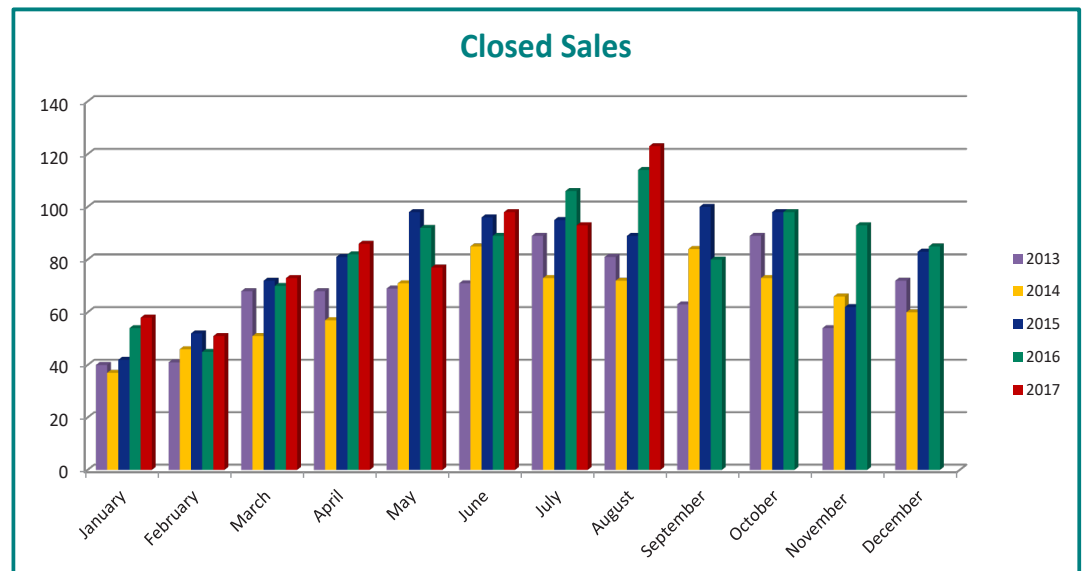
*This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.*



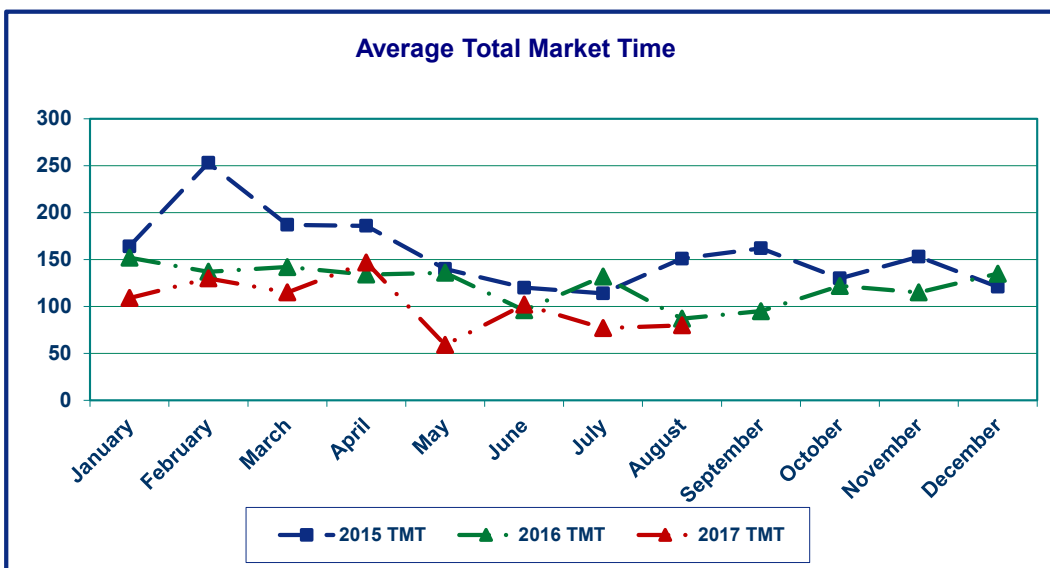
## CLOSED SALES

### MID-COLUMBIA

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



## Average Total Market Time



## DAYS ON MARKET

### MID-COLUMBIA

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



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

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

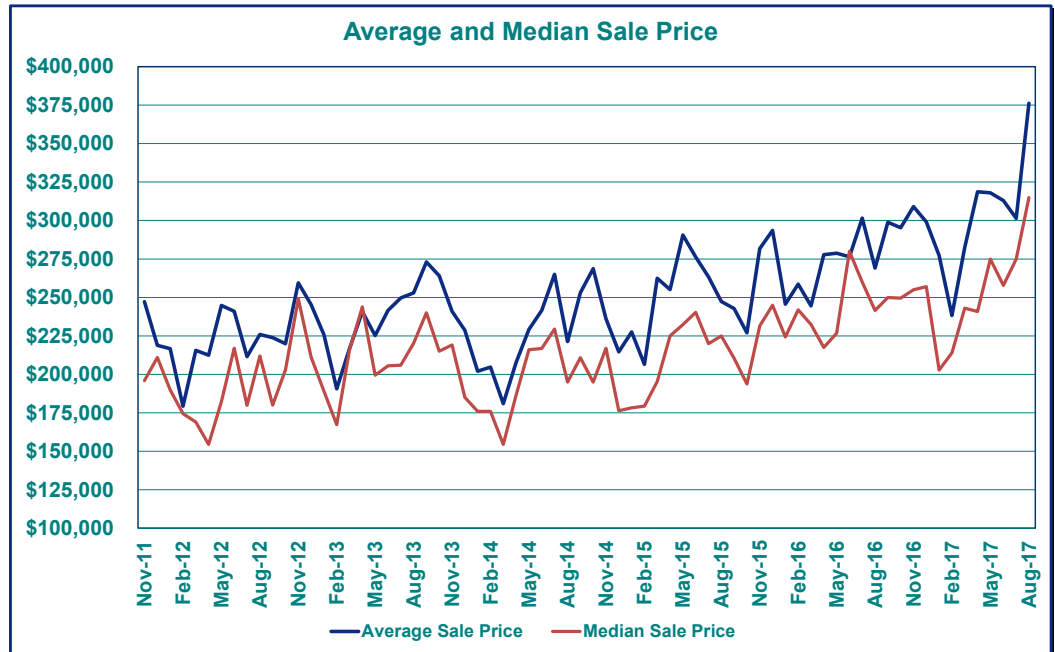
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# MARKET ACTION



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

Residential Review: North Coastal Counties, Oregon

August 2017 Reporting Period

## August Residential Highlights

The North Coastal Counties saw an upward bump in closings this August. At 181, closings outpaced the 167 closings posted last year in August 2016 by 8.4% and the 149 closings posted last month in July 2017 by 21.5%. This was the strongest August for closings in the region on the RMLS™ record, dating to 1992.

New listings (234) fell 2.5% short of the 240 new listings offered in August 2016 and 14.3% short of the 273 new listings offered last month in July 2017.

Pending sales fared similarly. At 179, there were 12.3% fewer offers than in August 2016 (204) and 11.4% fewer offers than in July 2017 (202).

## Year to Date Summary

Comparing the first eight months of 2017 to the same in 2016, closed sales (1,146) have increased 9.7%, new listings (2,042) have increased 4.7%, and pending sales (1,254) have increased 2.8%.

## Average and Median Sale Prices

Comparing 2017 to 2016 through August, the average sale price rose 9.0% from \$295,800 to \$322,300. In the same comparison, the median sale price rose 10.0% from \$250,000 to \$275,000.

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	5.9
July	8.2	9.3	7.3
August	9.0	7.0	6.2
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.

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

### Average Sale Price % Change:

+10.9% (\$321,600 v. \$290,000)

### Median Sale Price % Change:

+12.2% (\$275,000 v. \$245,000)

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

North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	August	234	179	181	310,400	275,000	122
	July	273	202	149	321,200	295,000	125
	Year-to-date	2,042	1,254	1,146	322,300	275,000	139
2016	August	240	204	167	310,200	260,000	147
	Year-to-date	1,951	1,220	1,045	295,800	250,000	161
Change	August	-2.5%	-12.3%	8.4%	0.1%	5.8%	-17.0%
	Prev Mo 2017	-14.3%	-11.4%	21.5%	-3.4%	-6.8%	-2.4%
	Year-to-date	4.7%	2.8%	9.7%	9.0%	10.0%	-13.2%

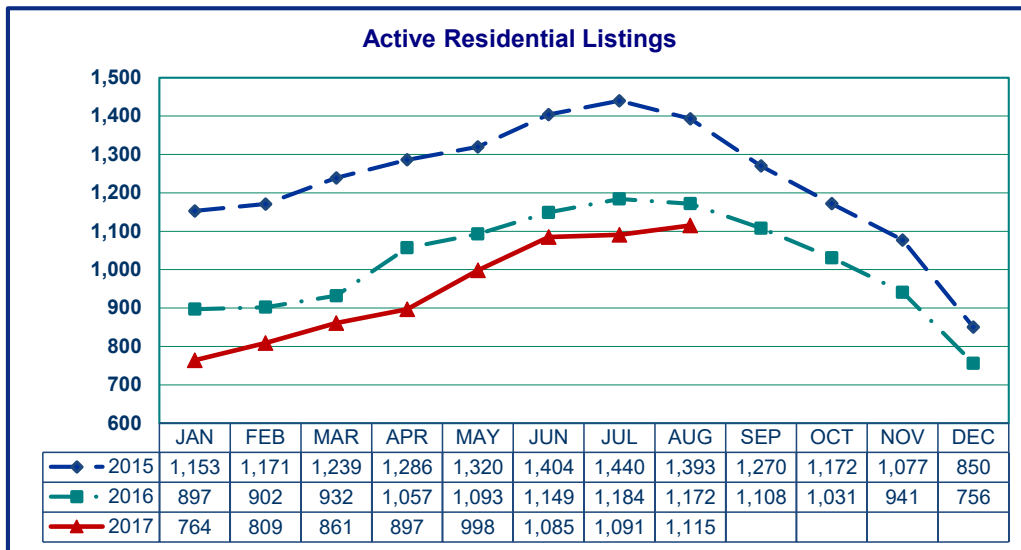
# AREA REPORT • 8/2017

## North Coastal Counties, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <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	71	24	5	20	-4.8%	26	285,300	85	200	150	-2.0%	136	278,900	269,500	21.2%	5	303,700	18	135,800	4	220,500
181	Hammond/ Warrenton	55	11	6	9	0.0%	17	222,200	71	152	97	9.0%	93	277,900	274,900	6.5%	2	240,000	9	331,400	3	347,300
182	Gearhart West	57	8	3	7	-50.0%	7	511,000	135	92	57	1.8%	55	495,000	409,000	7.0%	-	-	19	145,800	-	-
183	Gearhart East	8	4	1	1	-50.0%	2	303,000	141	20	17	88.9%	16	297,500	305,500	8.8%	1	275,000	2	67,500	-	-
184	Seaside Northwest	14	2	1	4	0.0%	2	302,000	91	29	18	38.5%	15	255,600	262,000	15.2%	-	-	-	-	-	-
185	Seaside North Central	16	3	1	5	-16.7%	5	204,500	100	43	29	3.6%	25	218,000	219,000	5.2%	1	214,000	-	-	2	295,000
186	Seaside Southwest	34	4	3	6	-14.3%	4	223,500	90	61	37	-7.5%	34	363,900	265,300	17.6%	1	190,000	3	181,100	1	599,000
187	Seaside South Central	8	0	1	1	0.0%	0	-	-	15	6	-57.1%	5	268,800	185,000	1.9%	-	-	-	-	-	-
188	Seaside East	17	4	3	6	0.0%	2	231,300	6	49	25	-13.8%	18	278,600	256,000	2.6%	-	-	6	51,400	1	475,000
189	Cannon Beach/ Tolovana Park	75	8	3	8	0.0%	7	516,300	82	93	61	8.9%	56	558,100	458,000	-0.3%	5	1,681,500	13	223,100	1	650,000
190	Arch Cape/ Cove Beach/ Falcon Cove	15	2	0	2	-60.0%	1	599,000	127	25	12	0.0%	10	571,500	532,500	10.4%	1	897,000	6	246,800	-	-
191	Rural Clatsop County	28	5	1	3	-25.0%	7	264,100	41	59	30	0.0%	25	255,400	225,000	17.3%	2	152,500	8	63,400	-	-
	Clatsop County	398	75	28	72	-17.2%	80	305,300	84	838	539	1.9%	488	342,500	288,200	13.8%	18	682,600	84	167,500	12	353,200

97102	Arch Cape	1	-	1	0	-	0	-	-	1	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97130	Manzanita	59	13	5	9	-30.8%	12	535,200	82	96	54	-18.2%	45	464,900	427,500	4.7%	1	470,000	18	161,300	-	-
97131	Nehalem	26	7	1	1	-66.7%	4	266,100	102	41	24	-17.2%	24	246,400	219,500	20.6%	1	153,100	13	129,700	-	-
97147	Wheeler	7	3	-	1	-50.0%	0	-	-	12	6	0.0%	5	201,500	224,400	-17.3%	2	912,500	3	48,700	1	248,000
97136	Rockaway Beach	61	12	7	7	-56.3%	9	253,500	122	130	98	21.0%	87	256,100	227,500	16.0%	-	-	12	52,200	2	210,600
97107	Bay City	9	1	-	6	200.0%	3	177,300	145	23	21	-4.5%	14	178,200	171,500	2.6%	-	-	7	43,600	-	-
97118	Garibaldi	6	4	1	-	-100.0%	2	165,000	286	15	15	36.4%	21	215,200	195,000	19.7%	1	270,000	-	-	1	265,000
97143	Netarts	17	3	-	2	-50.0%	3	264,000	379	20	12	-45.5%	9	350,500	259,000	23.4%	-	-	3	51,000	-	-
97141	Tillamook	48	17	4	12	-29.4%	9	184,700	57	104	70	-15.7%	66	218,200	202,000	4.4%	2	220,000	15	93,900	2	223,800
97134	Oceanside	32	5	0	5	66.7%	2	223,000	78	45	22	4.8%	20	411,400	415,500	3.6%	-	-	3	104,700	-	-
97108	Beaver	7	3	1	0	-100.0%	1	246,000	9	12	2	-60.0%	2	363,000	363,000	14.7%	-	-	-	-	-	-
97122	Hebo	1	-	-	1	-	0	-	-	2	2	-33.3%	1	949,000	949,000	221.8%	-	-	-	-	-	-
97112	Cloverdale	8	2	4	1	-66.7%	3	345,200	122	20	8	-11.1%	10	250,700	242,500	-24.3%	-	-	8	185,400	-	-
97135	Pacific City	50	12	-	5	66.7%	4	445,000	64	66	30	3.4%	27	350,800	330,000	3.5%	1	750,000	17	110,500	-	-
97149	Neskowin	27	1	2	3	0.0%	5	417,000	71	46	24	41.2%	30	453,200	432,500	17.3%	-	-	7	241,600	-	-
	Tillamook County	359	83	26	53	-25.4%	57	327,700	110	633	388	-4.2%	361	305,200	270,000	10.7%	8	488,500	106	118,800	6	230,300

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>1</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97367	Lincoln City	151	36	5	20	33.3%	13	285,800	235	231	129	3.2%	128	295,100	249,700	9.5%	3	726,300	20	63,400	-	-	
97368	Neotsu	4	0	-	0	-100.0%	0	-	-	7	4	-42.9%	5	383,800	315,000	23.5%	-	-	1	75,000	-	-	
97341	Otis	10	3	5	2	0.0%	2	184,500	7	31	19	11.8%	16	303,300	267,500	21.0%	-	-	5	68,000	-	-	
97365	Depoe Bay	51	7	3	9	-25.0%	4	312,600	943	65	54	12.5%	48	382,400	324,000	20.4%	4	375,000	9	104,700	3	282,800	
97369	Gleneden Beach	46	14	3	7	-12.5%	7	298,100	111	52	32	10.3%	29	371,100	340,000	3.5%	-	-	2	56,000	-	-	
97366	Otter Rock	6	1	1	1	-	1	545,000	35	10	3	0.0%	3	314,000	382,000	81.3%	-	-	-	-	-	-	
97343	Newport	31	3	3	7	250.0%	7	264,500	95	64	34	70.0%	29	267,700	220,000	-24.7%	1	200,000	4	119,900	1	226,500	
97347	South Beach	14	1	1	3	200.0%	1	550,000	45	20	6	50.0%	2	430,000	430,000	-13.7%	-	-	2	106,500	-	-	
97343	Eddyville	0	0	0	0	-	0	-	-	1	3	50.0%	3	172,200	149,500	149.5%	-	-	-	-	-	-	
97391	Logsdon	0	0	0	0	-	1	65,000	15	2	2	-	1	65,000	65,000	-	-	-	-	-	-	-	
97380	Toledo	9	3	0	0	-100.0%	1	124,000	33	16	4	100.0%	3	118,000	124,000	-14.3%	-	-	-	-	-	-	
97390	Siletz	3	1	0	0	-	1	1,200,000	223	5	3	50.0%	3	492,800	147,500	312.0%	-	-	-	-	-	-	
97498	Tidewater	6	1	1	0	-100.0%	1	125,000	189	8	2	0.0%	3	199,000	125,000	-41.6%	-	-	-	-	-	-	
97394	Yachats	7	3	1	2	100.0%	2	272,000	43	17	14	180.0%	10	216,300	232,000	-0.4%	-	-	1	75,000	-	-	
97376	Waldport	16	3	2	3	200.0%	3	221,700	49	35	13	-13.3%	12	261,100	247,500	-19.8%	-	-	6	34,400	-	-	
97367	Seal Rock	4	0	0	0	-	0	-	-	7	5	0.0%	2	265,000	265,000	-26.5%	-	-	2	195,500	-	-	
	Lincoln County	358	76	25	54	17.4%	44	297,500	206	571	327	14.3%	297	310,000	270,000	5.1%	8	484,900	52	78,900	4	268,700	
	North Coastal Counties Total	1,115	234	79	179	-12.3%	181	310,400	122	2,042	1,254	2.8%	1,146	322,300	275,000	10.9%	34	590,400	242	127,100	22	304,300	



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

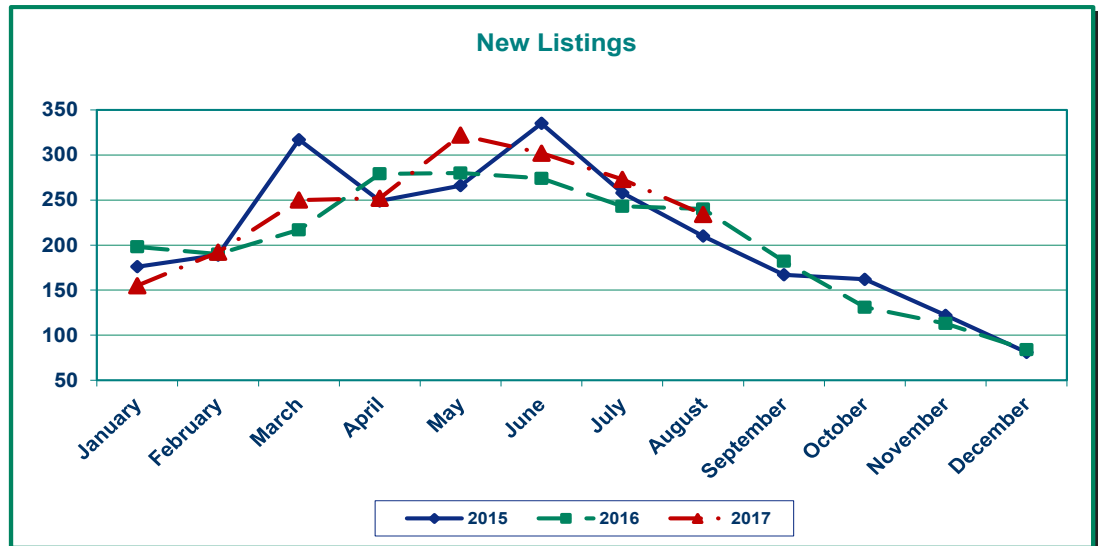
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/16-8/31/17) with 12 months before (9/1/15-8/31/16).

<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

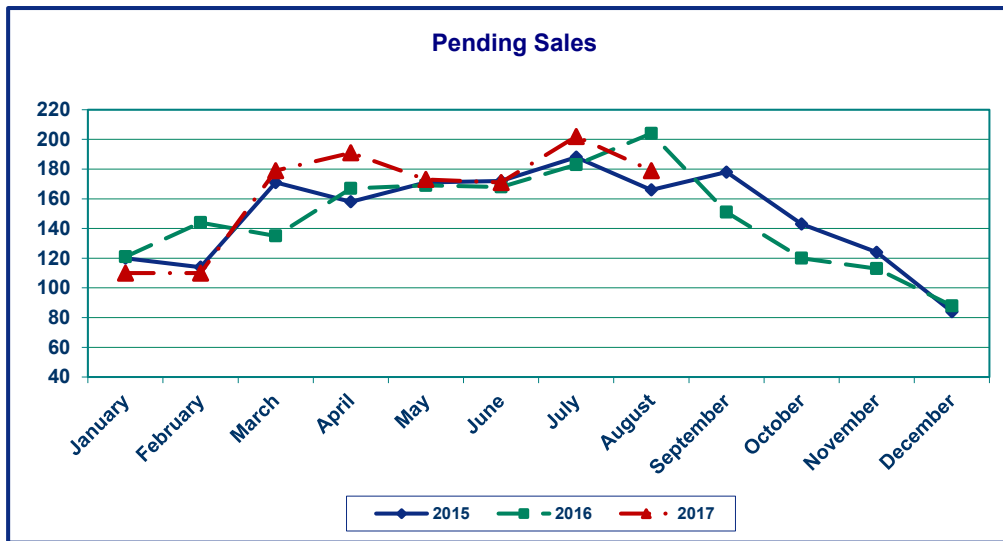
*This graph shows the new residential listings over the past three calendar years in the North Coastal Counties of Oregon.*



## PENDING LISTINGS

### NORTH COASTAL COUNTIES, OR

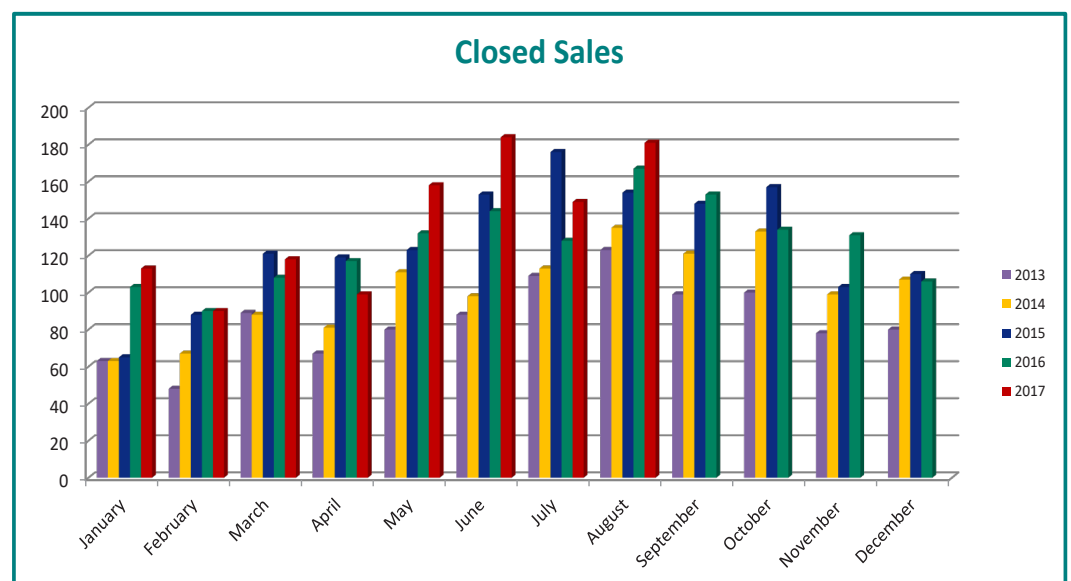
*This graph represents monthly accepted offers in the North Coastal Counties of Oregon over the past three calendar years.*



## 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.*



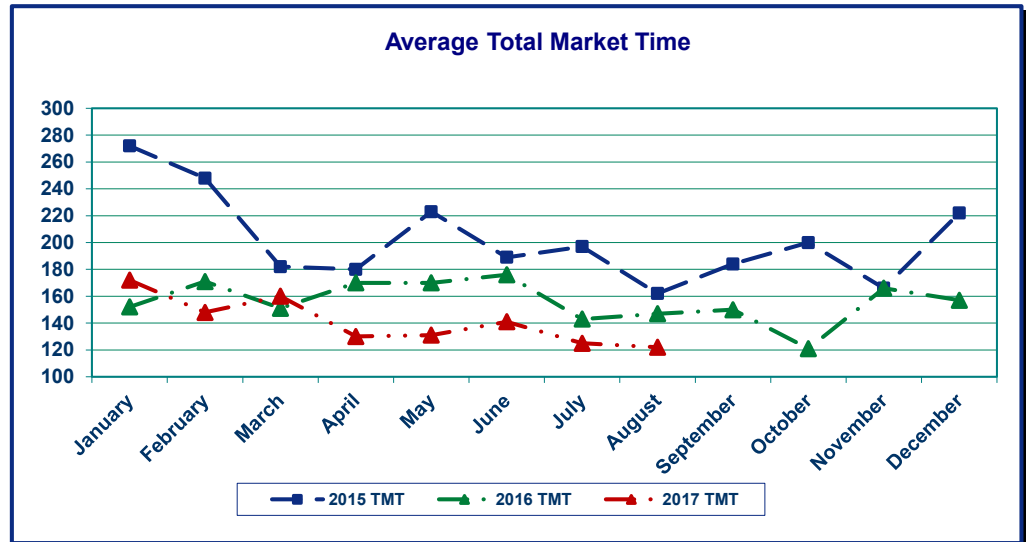
## DAYS ON MARKET

**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.

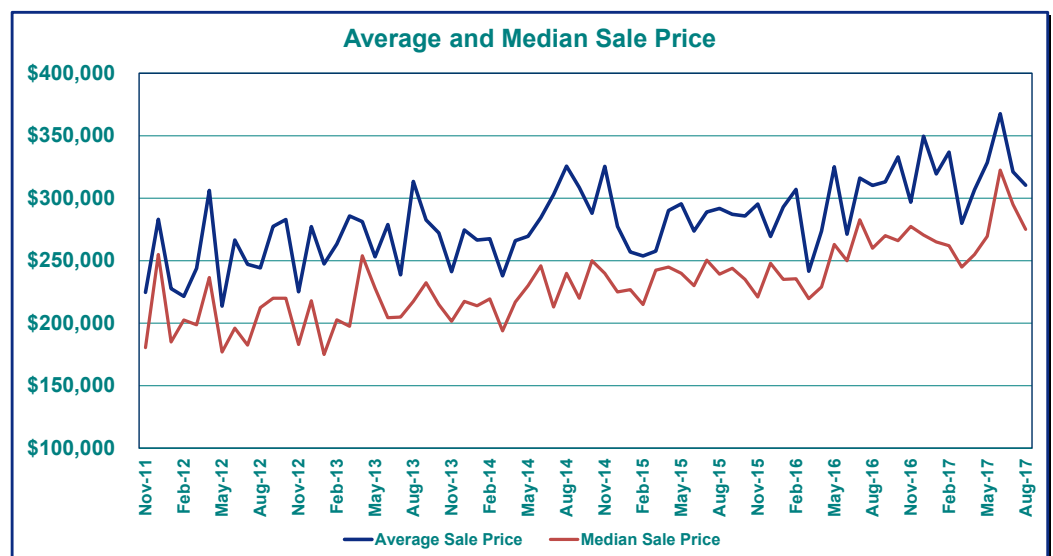
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## SALE PRICE

**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

August 2017 Reporting Period

## August Residential Highlights

Closed sales saw a boost this August in Polk and Marion Counties. At 195, closings fared 3.2% better than last year in August 2016 (189) and 9.6% better than last month in July 2017 (178). This is the strongest August on the RMLS™ record, dating to 1992, for closings in the region.

New listings (284) fell 0.7% short of the 286 listings offered in August 2016 and 9.8% short of the 315 listings offered in July 2017.

Similarly, pending sales (189) ended 6.9% under the 203 offers accepted in August 2016 and 20.9% under the 239 offers accepted in July 2017.

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 this year compared to 2016. Closed sales (1,486) are up 13.4%, new listings (2,058) are up 5.9%, and pending sales (1,571) are up 3.7%.

## Average and Median Sale Prices

Comparing 2017 to 2016 through August, the average sale price has increased 10.8% from \$256,600 to \$284,300. In the same comparison, the median sale price has risen 11.2% from \$233,800 to \$260,000.

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

**Average Sale Price % Change:**  
+9.9% (\$279,400 v. \$254,200)  
**Median Sale Price % Change:**  
+11.4% (\$255,000 v. \$229,000)

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

## Inventory in Months\*

	2015	2016	2017
January	6.1	3.7	2.9
February	5.9	3.9	3.2
March	4.6	3.3	2.1
April	3.8	2.6	2.2
May	4.3	2.6	2.0
June	4.4	2.2	2.0
July	4.8	3.4	2.4
August	4.5	2.9	2.6
September	4.3	3.0	
October	3.3	3.8	
November	4.3	2.8	
December	2.7	2.3	

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

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

Polk & Marion Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	August	284	189	195	319,000	280,000	65
	July	315	239	178	297,600	261,300	49
	Year-to-date	2,058	1,571	1,486	284,300	260,000	59
2016	August	286	203	189	262,600	239,900	46
	Year-to-date	1,943	1,515	1,310	256,600	233,800	67
Change	August	-0.7%	-6.9%	3.2%	21.5%	16.7%	41.1%
	Prev Mo 2017	-9.8%	-20.9%	9.6%	7.2%	7.2%	32.7%
	Year-to-date	5.9%	3.7%	13.4%	10.8%	11.2%	-11.3%



# AREA REPORT • 8/2017

## Polk & Marion Counties, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price		Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price					Median Sale Price		
															Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
167	Polk County Except Salem	68	27	11	17	-10.5%	19	297,700	84	218	155	15.7%	150	276,800	257,300	8.6%	1	165,000	11	97,600	3	418,300
168	West Salem N	33	11	7	12	20.0%	14	316,700	51	141	104	35.1%	98	336,000	295,000	8.9%	-	-	3	49,000	-	-
169	West Salem S	9	3	0	2	-50.0%	1	474,900	109	21	14	-41.7%	13	304,700	337,000	8.0%	-	0	1	235,000	-	-

170	Woodburn	65	52	9	34	9.7%	31	248,200	57	340	287	7.5%	284	245,100	245,300	11.5%	2	562,500	2	86,500	4	558,600
	Except Woodburn	136	69	10	50	-9.1%	56	369,900	97	479	359	-10.5%	342	322,200	285,600	8.1%	6	320,400	17	393,000	6	338,300

170	Marion Except Salem/Keizer	201	121	19	84	-2.3%	87	326,500	83	819	646	-3.3%	626	287,300	270,000	8.5%	8	380,900	19	360,700	10	426,400
171	Southwest Salem	2	0	0	0	-100.0%	1	350,000	41	11	6	-33.3%	3	426,700	405,000	-4.1%	-	-	-	-	-	-
172	South Salem	51	22	6	17	0.0%	12	400,300	35	182	136	17.2%	131	356,500	300,400	36.2%	-	-	5	170,600	2	288,800
173	Southeast Salem	42	24	2	11	0.0%	14	310,900	8	151	111	-0.9%	105	303,700	276,900	8.0%	1	635,000	1	35,000	3	228,400
174	Central Salem	14	13	-	13	0.0%	6	325,800	39	95	84	29.2%	76	184,500	180,500	15.9%	-	-	-	-	5	377,400
175	East Salem S	14	6	3	6	-50.0%	7	354,500	234	68	47	-17.5%	43	239,100	212,000	9.2%	-	-	3	88,500	1	355,000
176	East Salem N	21	23	2	15	15.4%	13	244,500	17	146	119	14.4%	104	215,700	221,900	6.2%	3	276,300	1	33,500	4	324,200
177	South Keizer	5	5	1	1	-50.0%	2	241,500	15	19	14	-6.7%	16	211,000	208,800	16.8%	-	-	-	-	2	228,500
178	North Keizer	43	29	4	11	-26.7%	19	296,800	20	187	135	0.7%	121	283,100	270,000	7.1%	1	39,000	2	156,000	2	270,500

167-169	Polk Co. Grand Total	110	41	18	31	-6.1%	34	310,700	71	380	273	16.2%	261	300,400	277,000	8.6%	1	165,000	15	97,100	3	418,300
170-178	Marion Co. Grand Total	393	243	37	158	-7.1%	161	320,800	64	1678	1298	1.4%	1225	280,900	257,500	10.1%	13	350,000	31	269,400	29	347,000
	Polk & Marion Grand Total	503	284	55	189	-6.9%	195	319,000	65	2058	1571	3.7%	1486	284,300	260,000	9.9%	14	336,800	46	213,200	32	353,700

## Benton & Linn Counties, Oregon

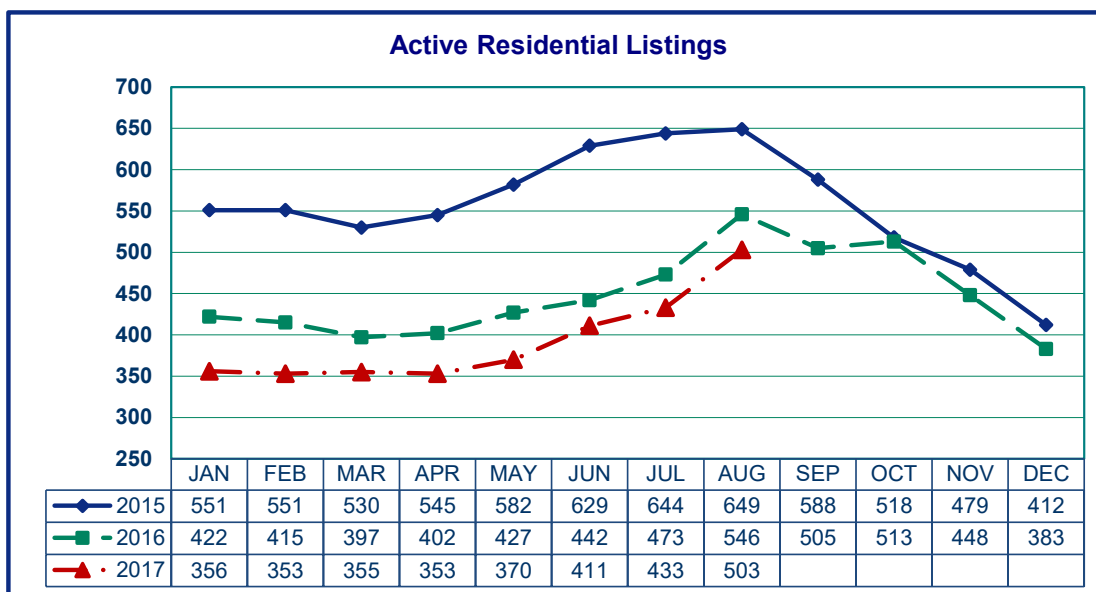
220	Benton County	39	15	3	15	25.0%	10	293,500	32	111	69	-19.8%	65	316,000	294,900	5.4%	1	406,800	7	239,600	-	-
221	Linn County	187	96	9	59	-1.7%	57	235,600	37	572	418	-9.7%	389	227,800	205,700	4.5%	11	264,800	49	106,400	8	260,000



## ACTIVE RESIDENTIAL LISTINGS

### POLK & MARION COUNTIES, OR

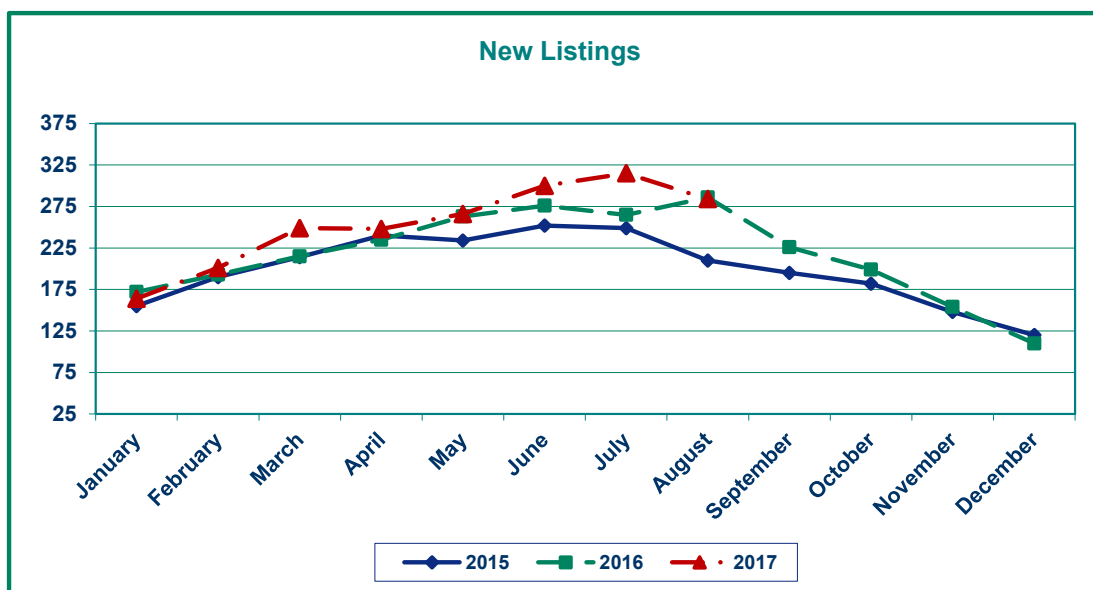
*This graph shows the active residential listings over the past three calendar years in Polk and Marion Counties, Oregon.*



## NEW LISTINGS

### POLK & MARION COUNTIES, OR

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



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

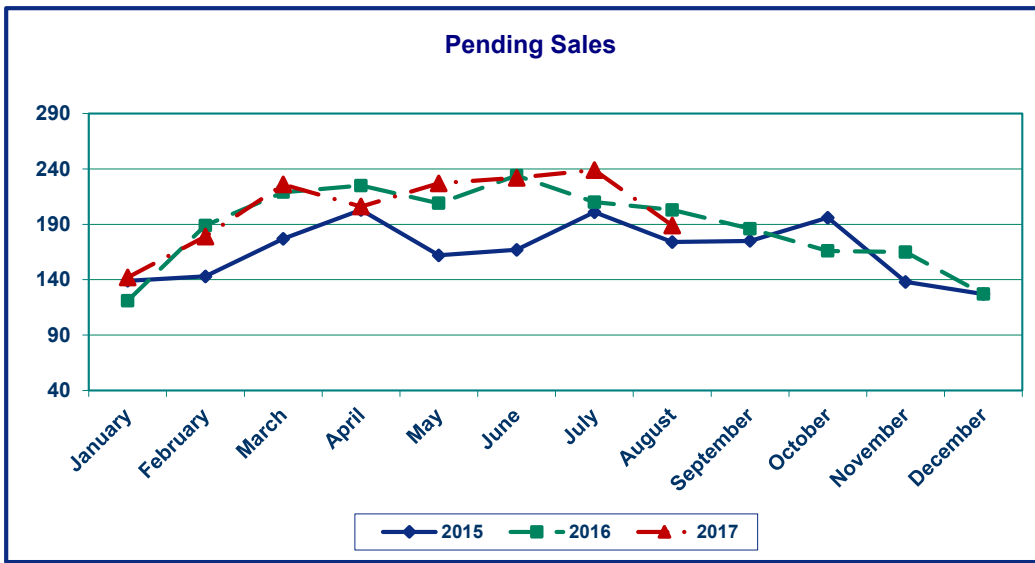
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/16-8/31/17) with 12 months before (9/1/15-8/31/16).

<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

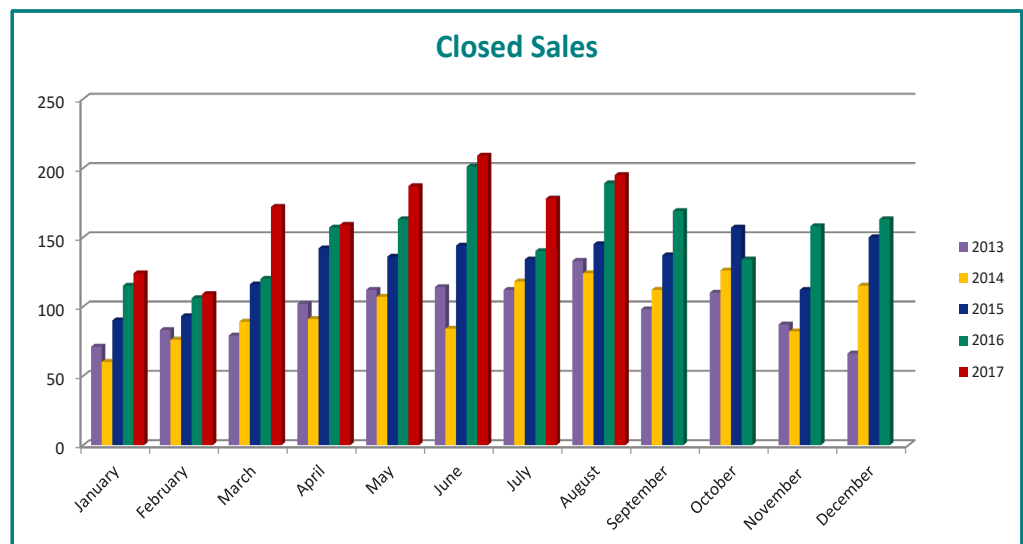
*This graph represents monthly accepted offers in Polk and Marion Counties, Oregon, over the past three calendar years.*



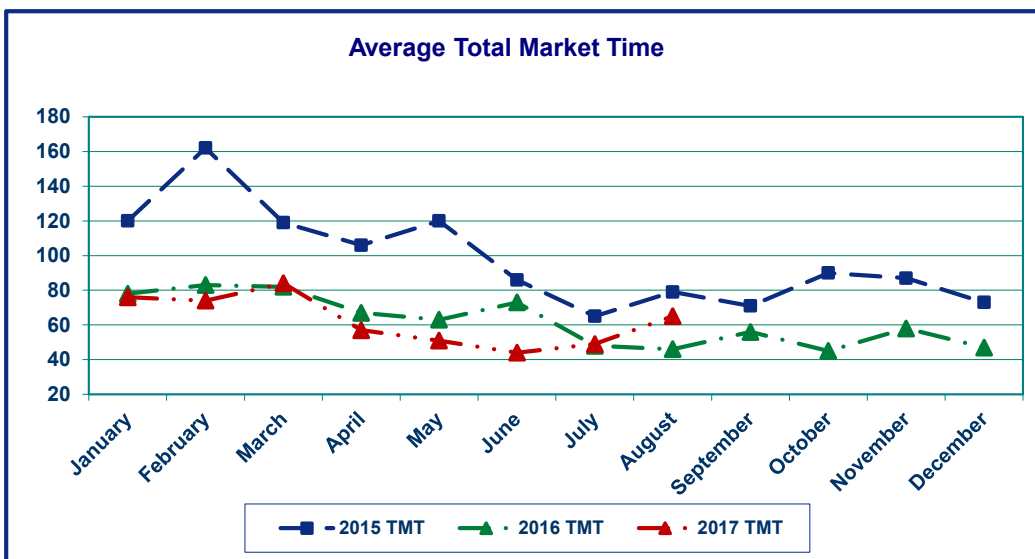
## CLOSED SALES

### 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**

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

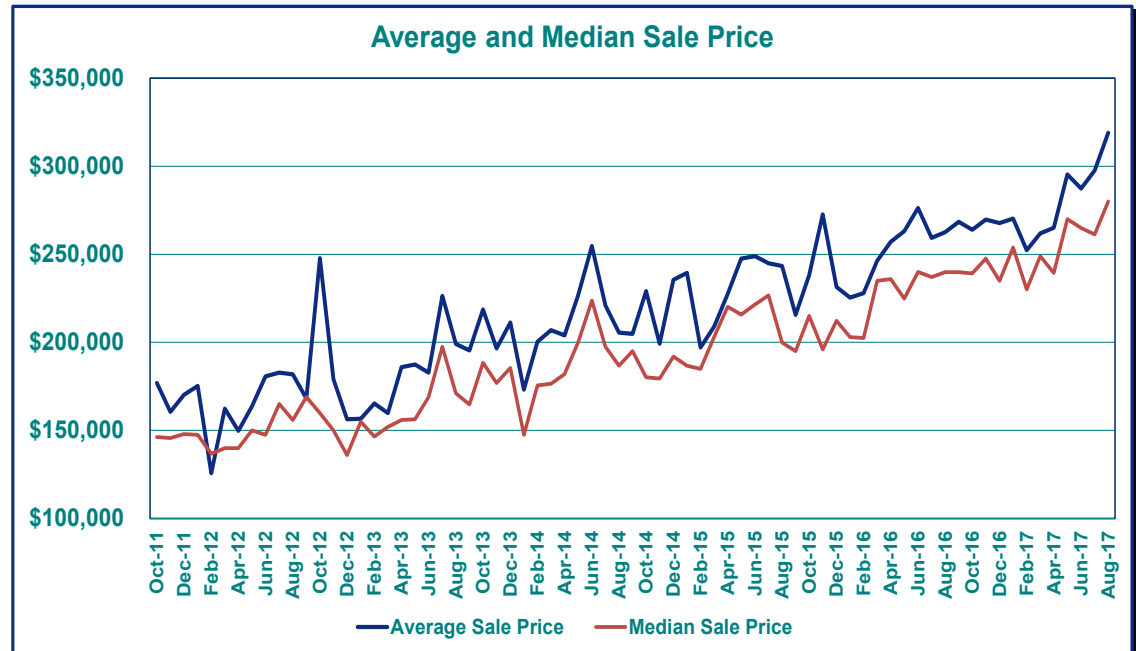
**Contact RMLS™**  
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communications@rmls.com

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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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

August 2017 Reporting Period

## August Residential Highlights

August brought mixed activity to the Portland metro area, but closed sales saw some modest gains. At 3,034, closings rose 1.1% compared to last year in August 2016 (3,001) and 8.6% compared to last month in July 2017 (2,793).

Pending sales, at 3,072 for the month, edged 1.1% over July 2017 when 3,040 offers were accepted but fell 7.6% short of the 3,325 offers accepted last year in August 2016.

New listings, at 4,048, ended 3.7% under both July 2017 when 4,202 new listings were offered, and August 2016 when 4,203 new listings were offered for the month.

Inventory decreased to 2.0 months in August. During the same period total market time increased by one day, ending at 34 days.

There were 5,940 active residential listings in the Portland metro area in August.

## Year to Date Summary

Activity has been cooler so far in 2017 compared to 2016. New listings (29,852) are down 2.6%, closed sales (20,990) are down 2.7%, and pending sales (22,296) are down 7.6%.

## Average and Median Sale Prices

Prices continue to rise in the Portland metro area. Comparing 2017 to 2016 through August, the average sale price rose 9.3% from \$392,600 to \$429,000. In the same comparison, the median sale price rose 10.7% from \$343,200 to \$379,900.

## 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	1.6
July	1.7	1.9	2.1
August	1.9	1.9	2.0
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:

+9.6% (\$418,700 v. \$382,000)

### Median Sale Price % Change:

+11.2% (\$369,900 v. \$332,500)

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

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	August	4,048	3,072	3,034	436,400	385,000	34
	July	4,202	3,040	2,793	447,400	395,000	33
	Year-to-date	29,852	22,296	20,990	429,000	379,900	44
2016	August	4,203	3,325	3,001	400,100	353,000	34
	Year-to-date	30,646	24,120	21,573	392,600	343,200	41
Change	August	-3.7%	-7.6%	1.1%	9.1%	9.1%	-0.1%
	Prev Mo 2017	-3.7%	1.1%	8.6%	-2.5%	-2.5%	3.0%
	Year-to-date	-2.6%	-7.6%	-2.7%	9.3%	10.7%	6.8%

# AREA REPORT • 8/2017

## Portland Metropolitan Area, Oregon

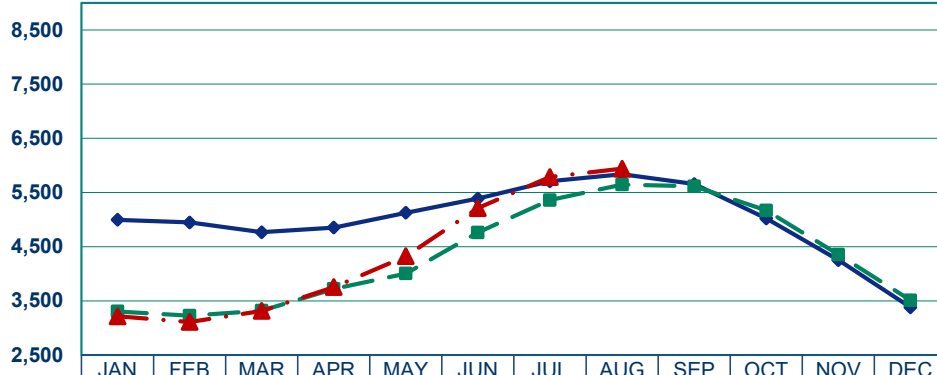
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>						
		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price			
141	N Portland	248	184	40	125	-6.0%	111	436,400	25	1,300	925	-2.0%	858	404,100	390,000	9.1%	4	314,800	17	359,300	14	739,300
142	NE Portland	477	382	102	273	-2.2%	254	460,100	27	2,676	1,930	-6.6%	1,857	457,500	406,000	11.1%	25	643,400	21	364,300	52	846,100
143	SE Portland	612	483	112	344	-15.5%	377	391,300	31	3,576	2,645	-6.8%	2,506	394,100	347,000	8.8%	31	737,700	62	283,700	106	618,300
144	Gresham/ Troutdale	394	309	56	229	-6.9%	183	333,300	21	1,867	1,429	-17.4%	1,305	321,300	310,000	9.8%	13	680,500	61	282,100	32	439,100
145	Milwaukie/ Clackamas	543	343	80	240	-15.5%	250	420,300	49	2,473	1,794	-11.5%	1,713	409,700	382,000	12.0%	17	496,700	70	279,100	13	562,700
146	Oregon City/ Canby	277	198	34	177	-4.8%	175	394,800	24	1,480	1,217	-12.6%	1,131	391,800	372,500	8.1%	11	415,400	64	246,200	13	293,000
147	Lake Oswego/ West Linn	482	252	121	148	-8.6%	163	713,800	38	1,869	1,176	-3.8%	1,095	665,400	560,000	8.6%	2	535,000	25	499,200	3	728,300
148	W Portland	766	369	115	257	-23.5%	304	567,100	45	3,275	2,171	-5.7%	2,112	589,600	495,000	6.7%	9	602,600	39	321,700	13	817,300
149	NW Wash Co.	317	206	45	147	5.0%	172	526,500	27	1,569	1,139	-1.2%	1,053	525,100	502,500	10.4%	3	67,300	34	323,600	4	1,091,000
150	Beaverton/ Aloha	368	355	64	300	1.7%	264	376,800	26	2,483	1,988	-14.2%	1,868	363,900	347,300	9.9%	7	602,400	14	394,100	24	747,800
151	Tigard/ Wilsonville	525	349	72	293	-9.0%	293	439,300	37	2,823	2,199	-5.5%	2,038	431,100	415,000	5.9%	5	599,400	24	282,900	16	725,800
152	Hillsboro/ Forest Grove	327	259	41	225	-9.3%	193	382,800	33	2,032	1,682	1.6%	1,571	372,300	347,700	13.0%	13	315,600	44	328,700	36	438,200
153	Mt. Hood	62	32	5	22	15.8%	26	258,700	42	171	126	-14.3%	120	302,500	299,700	15.9%	-	-	20	83,200	1	775,000
155	Columbia Co.	194	134	17	111	24.7%	110	296,900	44	825	647	-9.1%	608	279,200	275,000	9.4%	6	502,800	69	138,100	6	232,600
156	Yamhill Co.	348	193	39	181	1.1%	159	346,800	38	1,433	1,228	-4.6%	1,155	330,300	299,000	14.7%	8	528,200	84	314,000	27	280,700

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/16-8/31/17) with 12 months before (9/1/15-8/31/16).

<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

### PORTLAND, OR

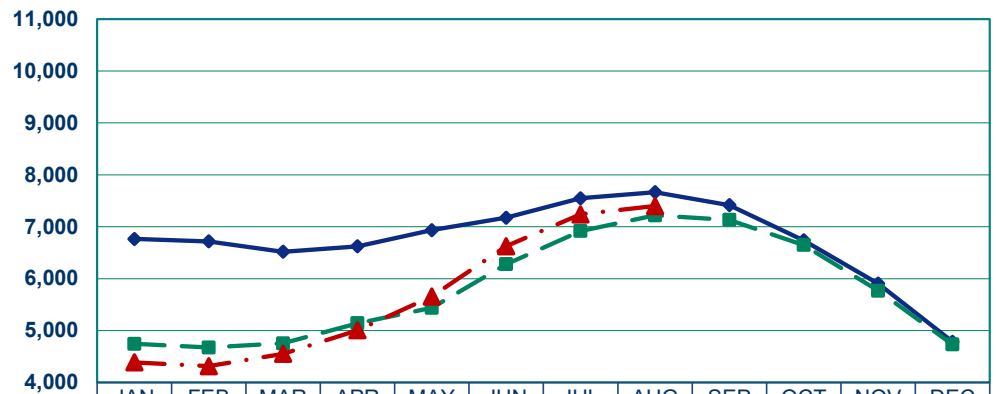
*This graph shows the active residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.*

## TOTAL ACTIVE LISTINGS

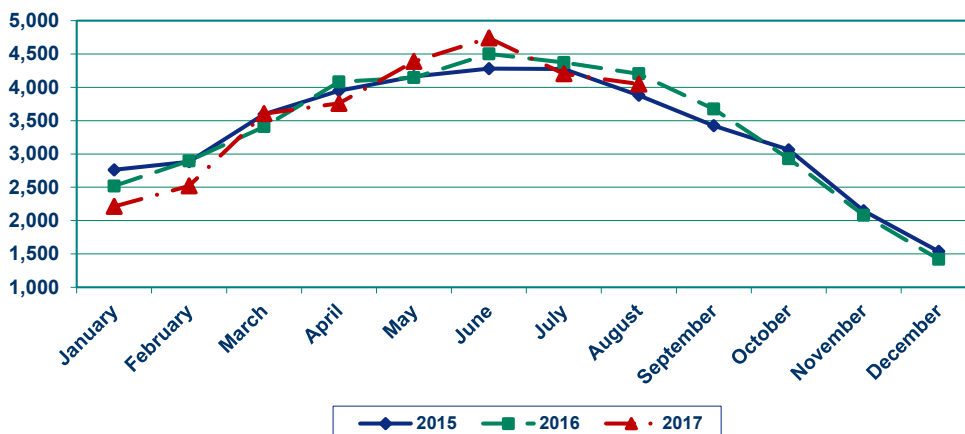
### PORTLAND, OR

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

### Total Active Listings



### New Listings



## NEW LISTINGS

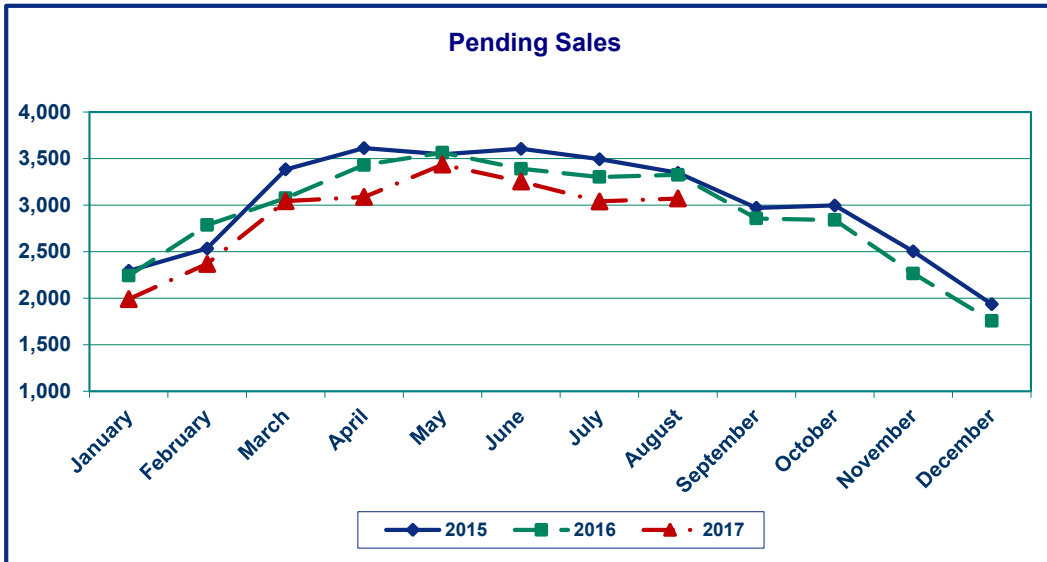
### PORTLAND, OR

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

## PENDING LISTINGS

### PORTLAND, OR

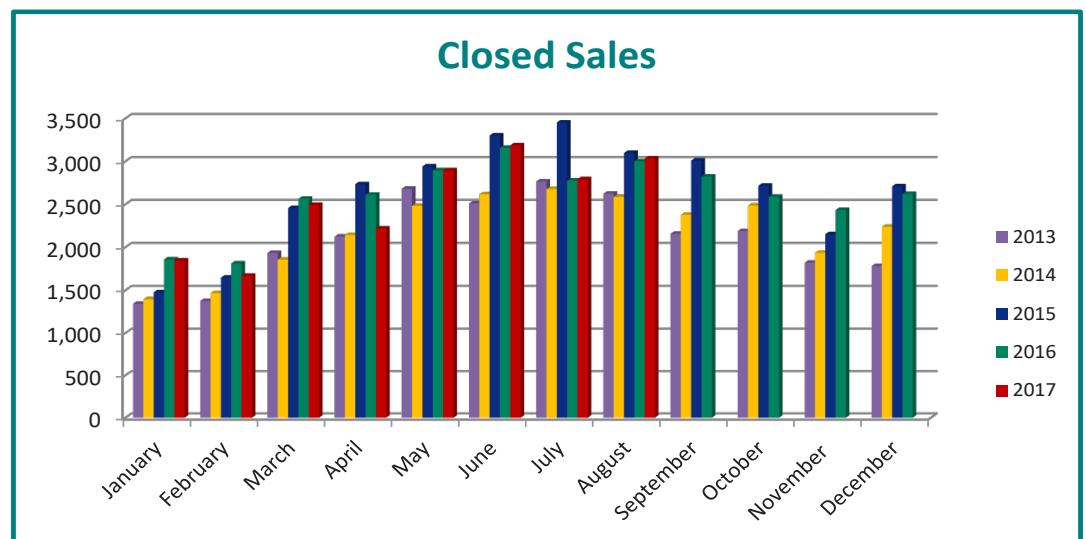
*This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.*



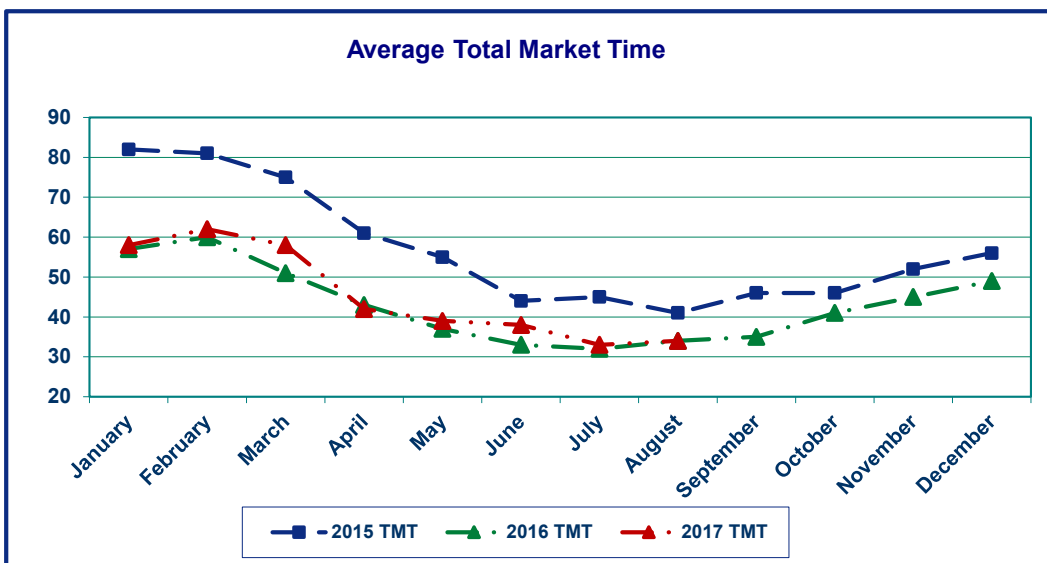
## CLOSED SALES

### 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

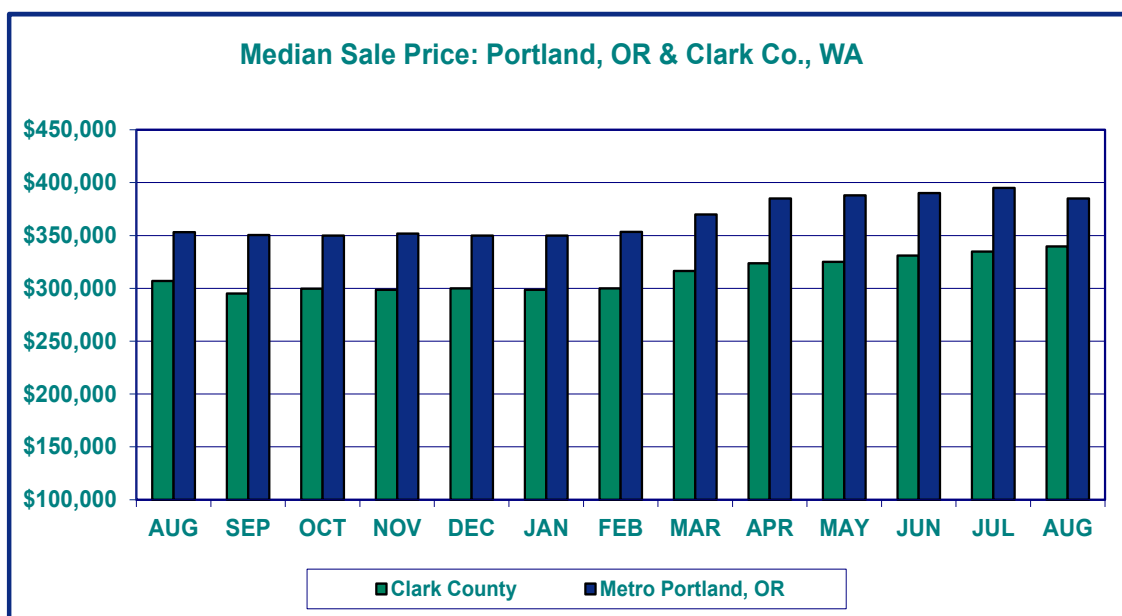
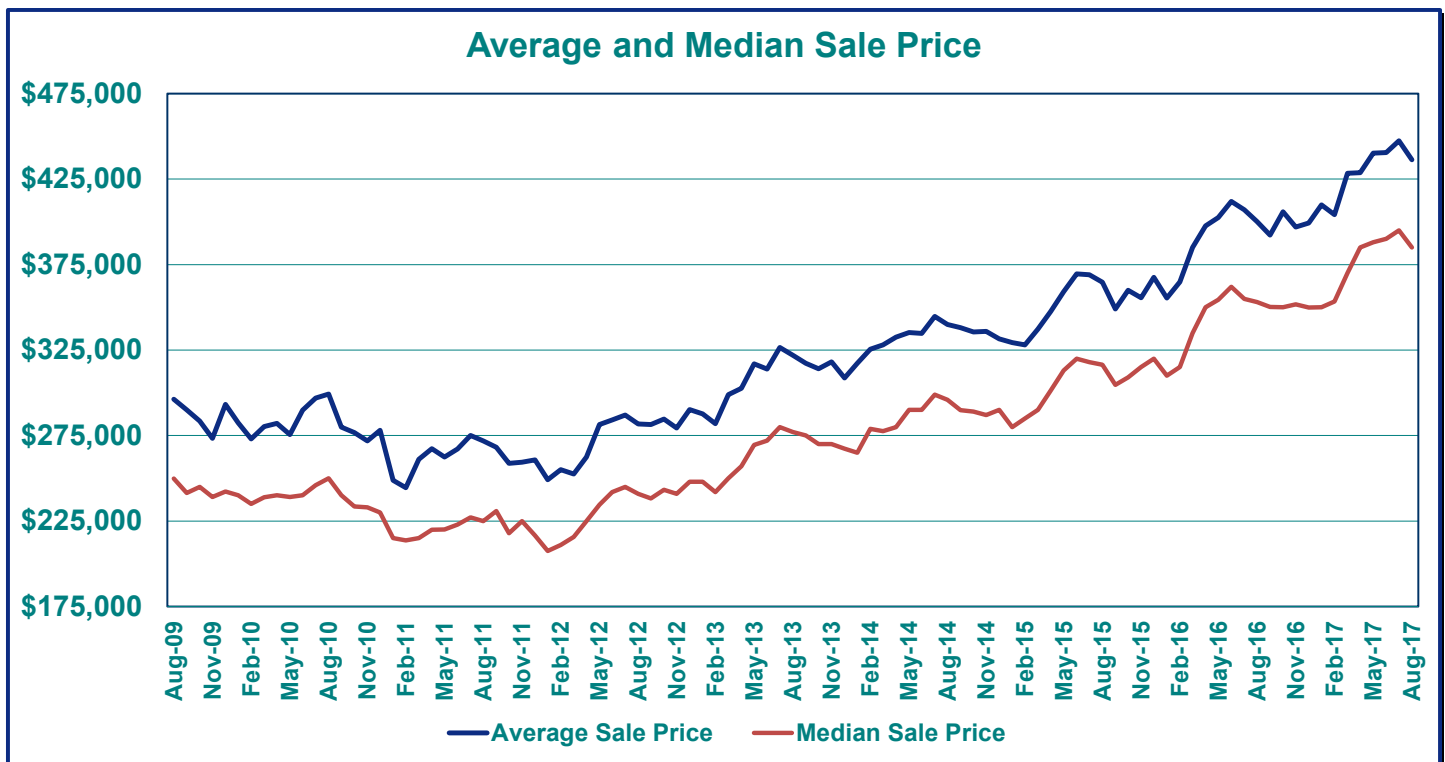
### PORTLAND, OR

*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.*

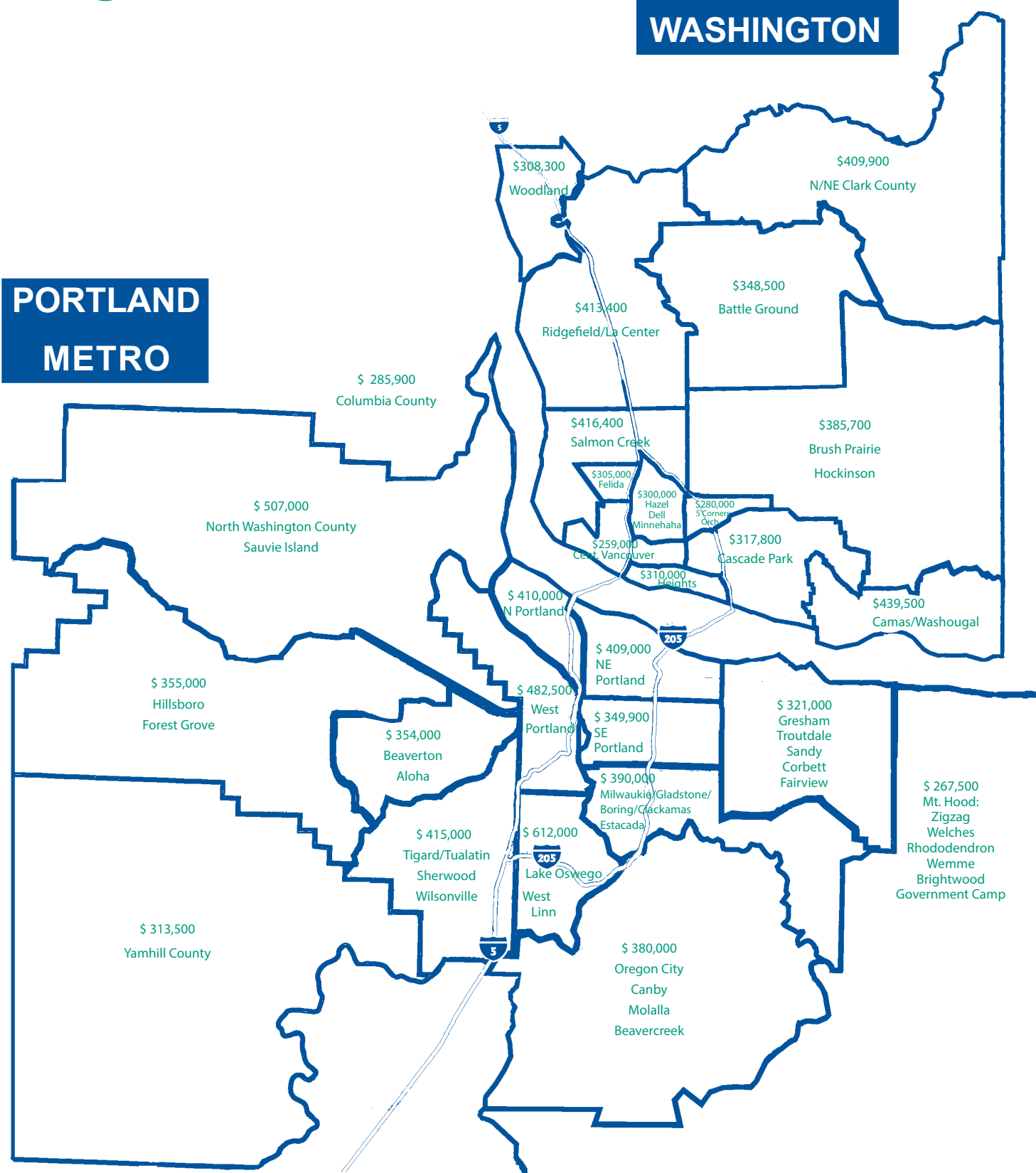


# MEDIAN SALE PRICE

## August 2017

SW  
WASHINGTON

PORTLAND  
METRO



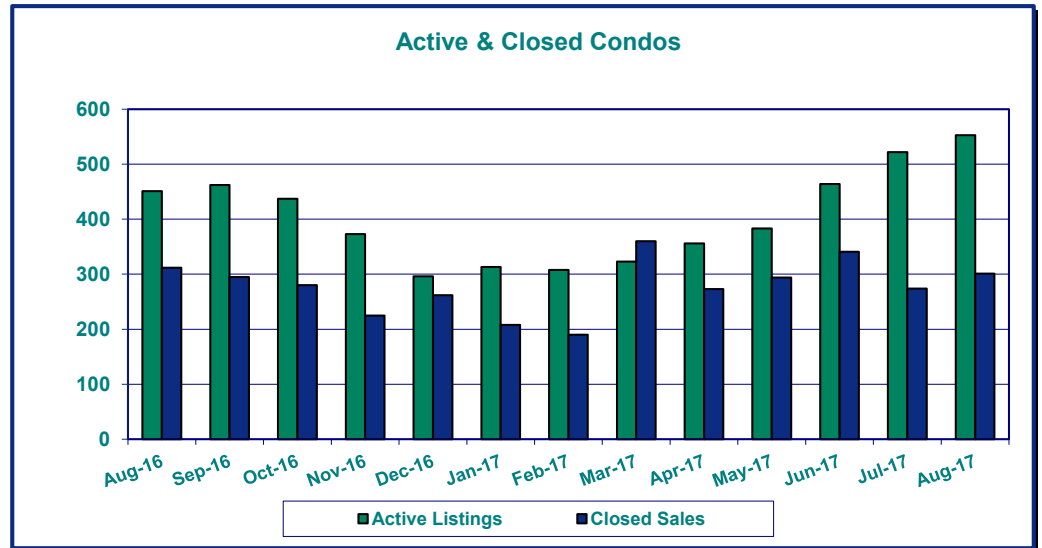
## ACTIVE & CLOSED CONDOS

PORTLAND, OR

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

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

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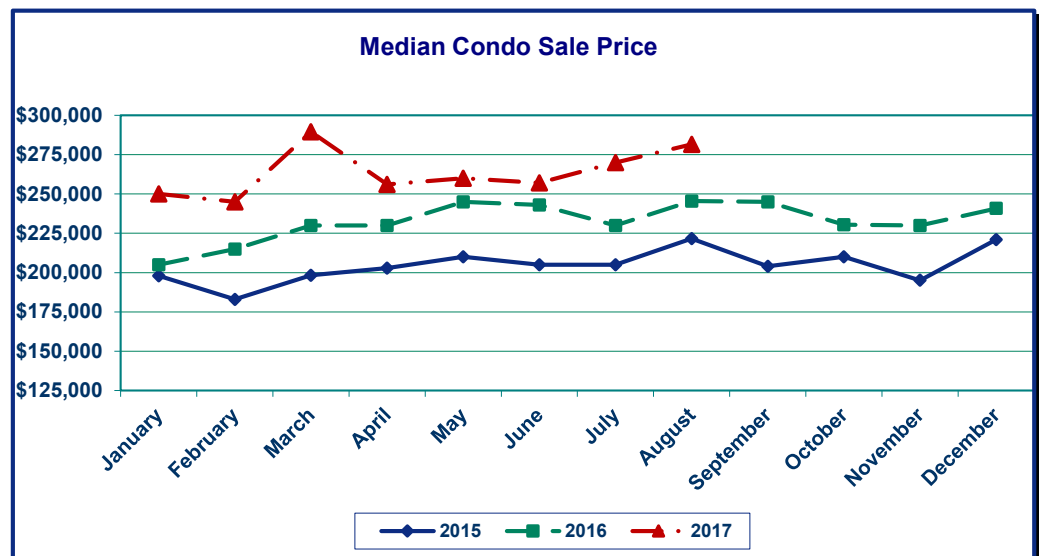
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## MEDIAN SALE PRICE CONDOS

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

August 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>	1,550
<b>Less Listings with Purchase Contingencies*:</b>	64
<b>Readily Purchased Listings:</b>	1,486
<b><i>Percent of Total Active Listings:</i></b>	<b><i>95.9%</i></b>
<b>Less New Under Construction (not ready for occupancy):</b>	145
<b>Less New Proposed (not started):</b>	130
<b>Total Readily Purchased &amp; Occupied Listing:</b>	1,211
<b><i>Percent of Total Active Listings:</i></b>	<b><i>78.1%</i></b>
<b>Inventory in Months of Readily Purchased &amp; Occupied Listings:</b>	1.4

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

Source: RMLS™ Regional Multiple Listing Service, Portland Oregon

# MARKET ACTION



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

## Residential Review: Southwest Washington

August 2017 Reporting Period

### August Residential Highlights

Southwest Washington saw gains in closed and pending sales this August. Closed sales, at 849, edged 2.2% higher than the 831 closings recorded last year in August 2016 and outpaced the 772 closings recorded last month in July 2017 by 10.0%. This is the best August for closings in the area since 2005, when 932 were recorded.

Pending sales, at 890, ended 1.5% ahead of August 2016 (877) and 2.2% ahead of July 2017 (871). This was the strongest August since 2005, when 1,052 offers were accepted.

New listings (1,125) fell 0.6% short of listings offered in August 2016 (1,132) but edged 2.2% over July 2017 (1,101).

### Year to Date Summary

Activity is mixed so far in 2017 compared to 2016. Closed sales (5,797) are up 0.4%, while new listings (7,852) are down 4.3% and pending sales (6,253) are down 4.5% for the year thus far.

### Average and Median Sale Prices

Comparing 2017 to 2016 through August of each year, the average sale price rose 10.9% from \$323,800 to \$359,000. In the same comparison, the median sale price rose 13.0% from \$287,500 to \$324,900.

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

**Average Sale Price % Change:**  
+10.8% (\$351,400 v. \$317,200)  
**Median Sale Price % Change:**  
+11.3% (\$315,000 v. \$283,000)

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	1.6
July	2.4	2.2	1.9
August	2.6	2.1	1.8
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.

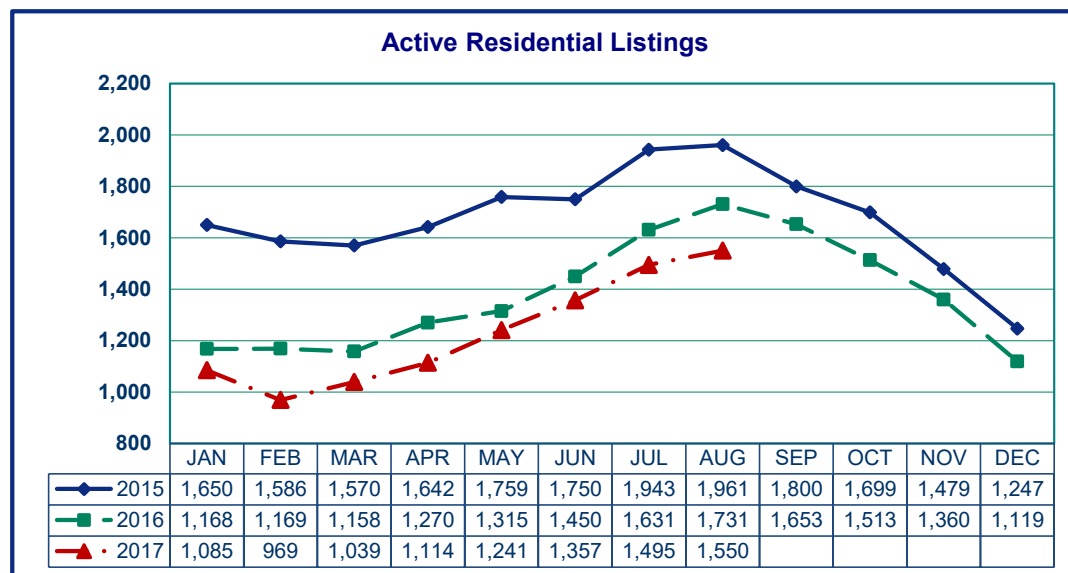
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	August	1,125	890	849	380,600	339,500	38
	July	1,101	871	772	375,700	334,800	41
	Year-to-date	7,852	6,253	5,797	359,000	324,900	49
2016	August	1,132	877	831	338,100	307,000	38
	Year-to-date	8,207	6,550	5,774	323,800	287,500	53
Change	August	-0.6%	1.5%	2.2%	12.6%	10.6%	-0.1%
	Prev Mo 2017	2.2%	2.2%	10.0%	1.3%	1.4%	-7.3%
	Year-to-date	-4.3%	-4.5%	0.4%	10.9%	13.0%	-7.0%

## 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/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	
18	28	5	34	61.9%	24	313,500	54	184	155	-3.1%	130	282,400	253,500	49	8.1%	2	1,410,900	4	115,000	11	356,400	
16	22	8	22	-8.3%	30	253,500	21	198	176	-4.9%	177	232,500	230,000	30	16.2%	1	982,400	7	122,300	15	387,000	
26	14	3	12	140.0%	13	367,100	34	128	103	10.8%	92	357,300	310,000	46	-1.9%	1	481,000	1	430,000	3	930,000	
21	20	6	15	15.4%	13	269,900	13	134	116	-2.5%	113	306,000	292,000	47	11.7%	-	-	3	166,000	1	365,000	
59	69	9	54	-5.3%	51	287,800	38	390	352	-7.4%	348	285,300	290,600	43	11.3%	2	229,000	8	265,100	5	529,600	
24	27	2	33	37.5%	20	282,900	43	185	165	-14.5%	158	277,700	270,000	39	9.0%	-	-	-	-	3	3,143,900	
55	57	4	59	40.5%	52	289,800	33	389	345	2.1%	323	280,700	279,800	44	10.3%	-	-	22	132,500	2	910,300	
85	91	7	81	-5.8%	63	315,100	31	595	515	-15.8%	482	285,700	272,500	33	9.7%	1	570,000	4	461,300	9	531,500	
29	17	3	12	-52.0%	22	432,500	53	157	126	-13.7%	116	356,000	272,300	38	17.2%	-	-	4	270,600	4	336,300	
47	34	2	26	-7.1%	26	406,200	29	226	187	0.5%	178	396,300	363,800	51	29.3%	-	-	-	-	8	443,200	
18	21	2	15	-53.1%	23	289,200	17	187	173	-14.8%	170	284,500	275,000	25	13.5%	-	-	-	-	-	-	
28	28	5	33	-2.9%	33	398,300	20	233	196	5.9%	172	374,100	373,400	31	11.7%	-	-	2	378,800	3	416,000	
44	42	4	21	-8.7%	14	346,300	36	232	181	-8.6%	168	343,700	344,500	28	7.7%	-	-	2	595,500	-	-	
22	11	-	7	75.0%	5	885,700	200	56	32	-8.6%	28	554,000	498,400	122	29.1%	-	-	5	202,900	-	-	
157	74	38	64	4.9%	62	504,200	44	641	462	-12.3%	448	502,400	460,000	71	10.5%	1	300,000	39	261,100	10	327,900	
111	66	11	37	-15.9%	46	439,200	39	456	330	-0.9%	307	399,700	380,000	64	10.7%	1	40,000	49	161,500	5	323,100	
62	59	10	37	37.0%	25	326,400	16	320	240	-2.4%	213	356,200	330,500	39	9.8%	1	250,000	9	513,700	-	-	
63	43	10	45	15.4%	39	335,900	26	402	337	29.1%	294	321,500	310,000	39	14.0%	-	-	6	106,500	1	390,000	
90	51	4	40	25.0%	40	456,500	45	345	263	10.5%	220	470,100	450,000	50	16.5%	-	-	16	235,100	-	-	
68	38	9	40	-4.8%	42	419,000	39	332	284	-7.5%	264	390,800	385,700	67	4.4%	-	-	12	338,500	-	-	
68	50	4	33	50.0%	35	404,600	64	347	284	10.5%	261	380,100	372,000	52	9.7%	1	315,000	19	274,600	1	354,000	
18	6	2	6	100.0%	6	784,100	185	46	29	-29.3%	25	637,000	550,000	108	21.2%	-	-	13	272,600	-	-	
30	16	5	6	-40.0%	7	444,600	68	90	58	-4.9%	53	504,200	486,000	121	7.3%	1	402,500	15	148,500	-	-	
120	70	11	47	-21.7%	52	365,900	20	493	366	-12.4%	352	352,000	310,100	42	13.4%	2	459,000	23	353,500	1	460,000	
193	135	39	74	-3.9%	72	431,100	42	781	560	2.9%	507	397,600	369,500	65	8.4%	1	935,000	26	447,400	1	450,000	
1	0	0	1	0.0%	1	349,900	14	7	6	100.0%	5	409,400	408,000	10	9.0%	-	-	-	-	-	-	
6	3	0	4	0.0%	5	424,200	38	31	28	-28.2%	29	441,000	435,000	86	-2.4%	-	-	5	152,000	-	-	
14	3	2	5	400.0%	5	521,000	62	46	27	-28.9%	23	482,600	489,900	48	15.4%	-	-	9	189,800	-	-	
20	13	4	9	-52.6%	10	418,200	28	82	59	-31.4%	53	342,900	300,000	46	17.8%	-	-	8	201,700	-	-	
24	5	2	7	-22.2%	8	408,700	35	87	58	-15.9%	52	351,700	367,500	47	4.4%	-	-	5	356,600	1	257,500	
12	11	1	10	42.9%	4	463,500	109	39	30	-23.1%	22	342,500	334,500	135	-1.2%	-	-	5	161,400	-	-	
1	1	0	1	0.0%	1	275,000	7	13	10	0.0%	14	299,600	287,500	25	-4.1%	-	-	6	168,900	-	-	
1,550	1,125	212	890	1.5%	849	380,600	38	7,852	6,253	-4.5%	5,797	359,000	324,900	49	10.8%	15	564,900	327	253,200	84	529,900	

80	Woodland City	22	13	3	6	-53.8%	15	296,100	54	86	63	-17.1%	65	302,800	293,000	40	13.1%	3	530,700	6	162,500	2	241,700
81	Woodland Area	24	6	-	7	75.0%	5	413,800	148	73	50	17.2%	48	336,200	297,500	69	7.8%	2	1,675,000	34	143,100	-	-
82	Cowlitz County	204	126	17	95	41.8%	62	241,700	33	685	517	5.3%	487	237,200	221,000	51	8.1%	5	317,600	78	86,900	22	325,700
	Cowlitz County Total	250	145	20	108	28.6%	82	262,100	44	844	630	1.6%	600	252,200	235,000	51	7.6%	10	653,000	118	106,900	24	318,700
87	Pacific County Total	101	29	14	25	-19.4%	20	199,100	145	206	149	-1.3%	127	202,200	175,000	149	9.7%	1	147,500	63	47,900	1	107,000

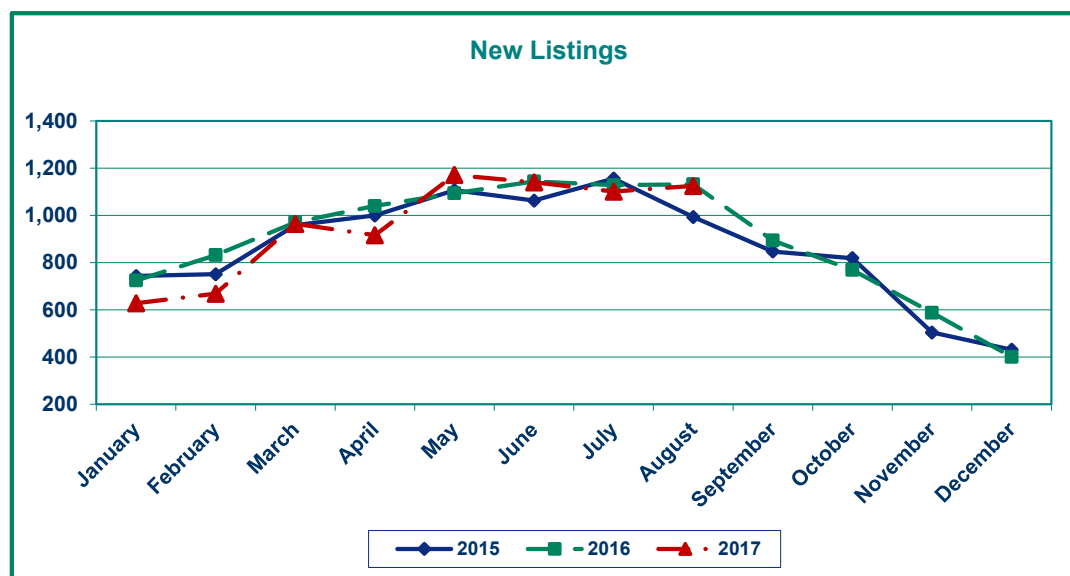


## ACTIVE RESIDENTIAL LISTINGS CLARK COUNTY, WA

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

## NEW LISTINGS CLARK COUNTY, WA

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



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

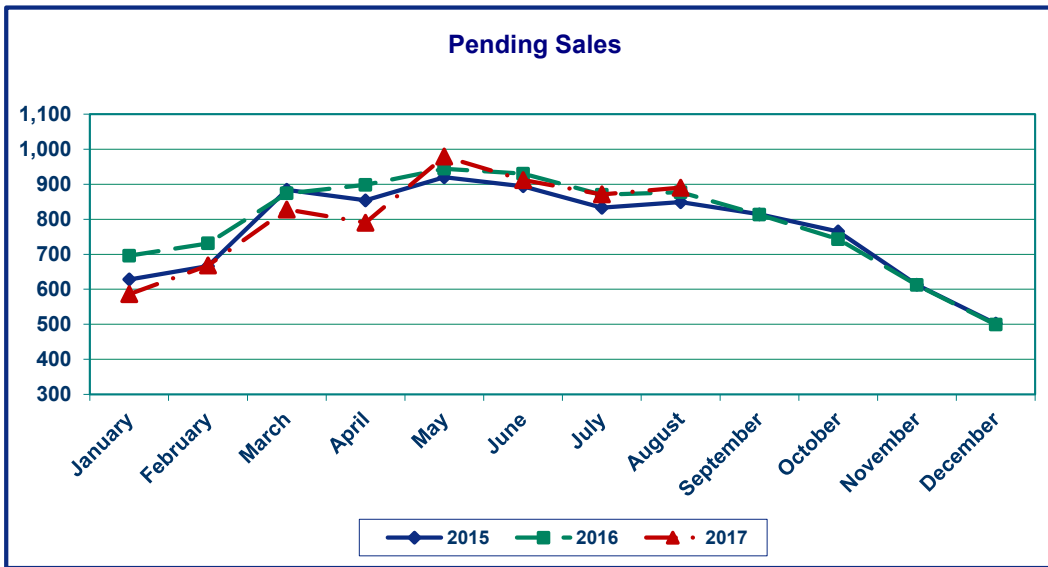
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/16-8/31/17) with 12 months before (9/1/15-8/31/16).

<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

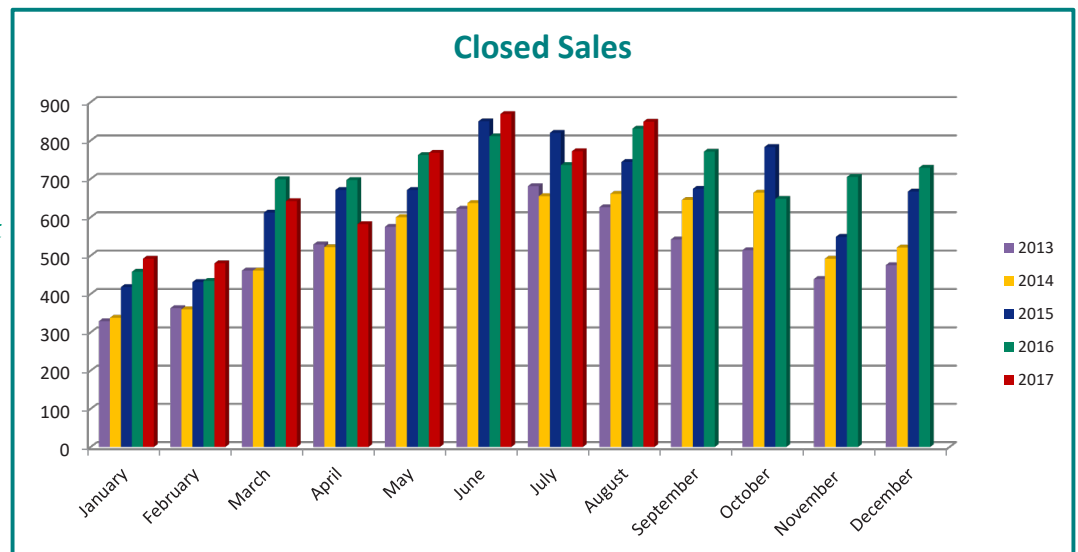
*This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.*



## CLOSED SALES

### CLARK COUNTY, WA

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

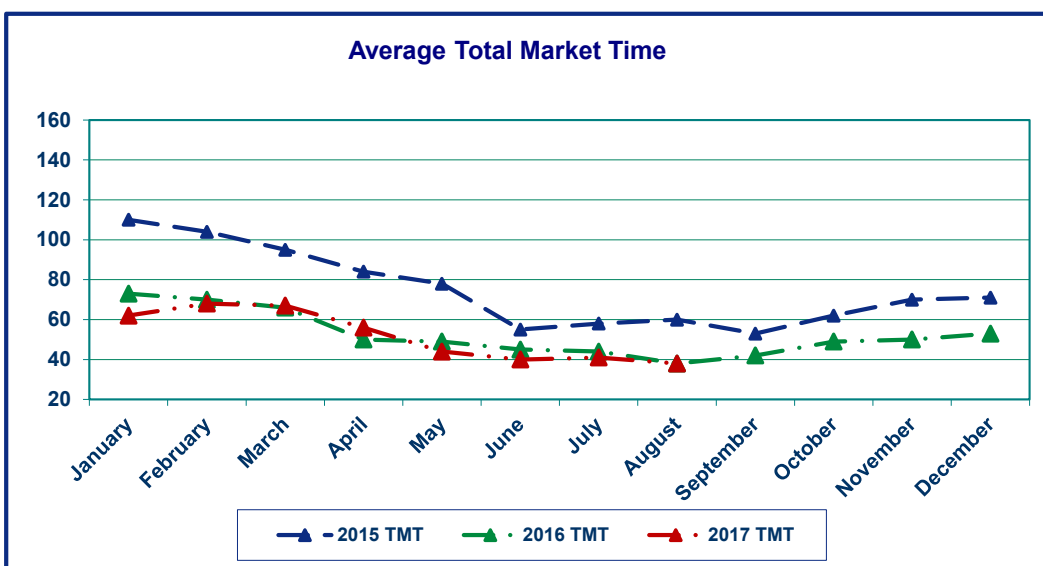


## Average Total Market Time

## DAYS ON MARKET

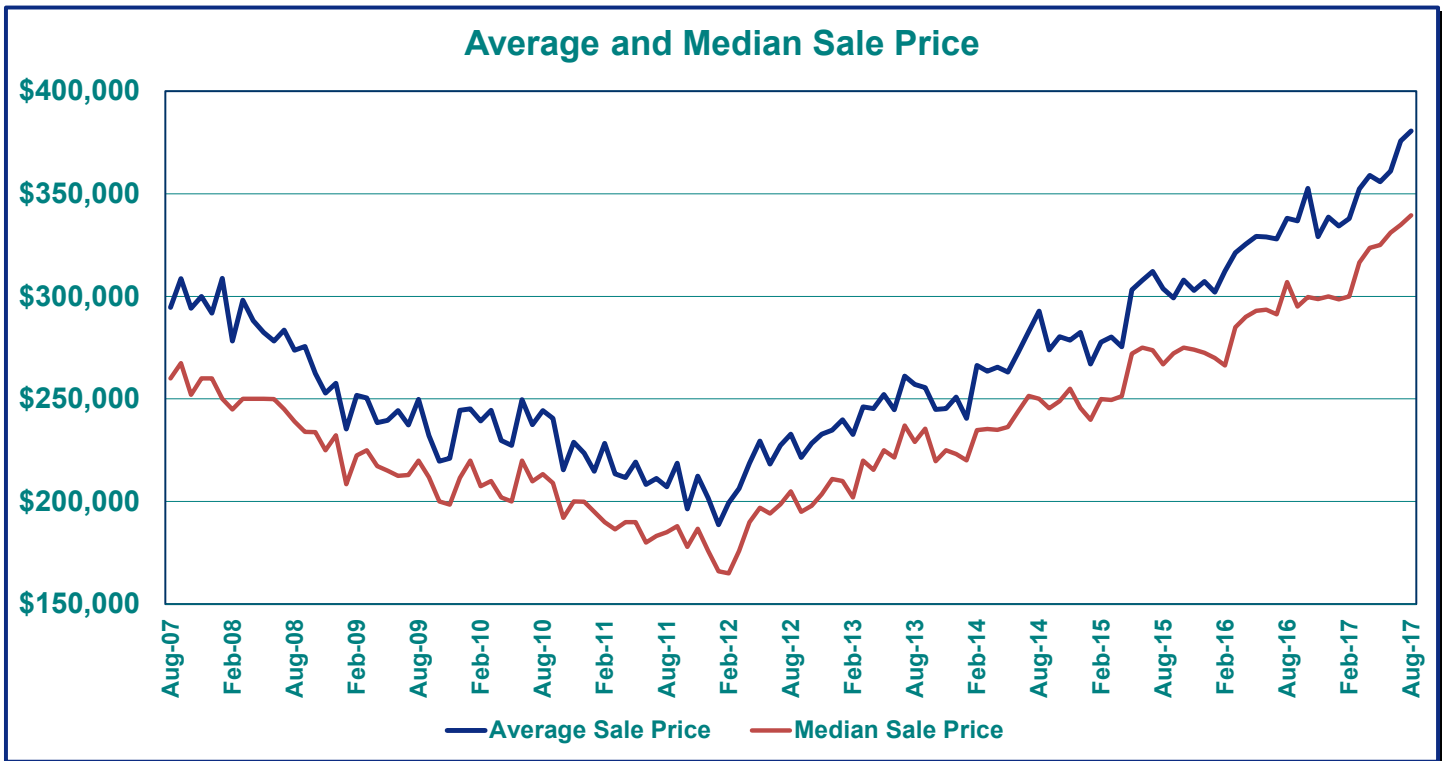
### CLARK COUNTY, WA

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



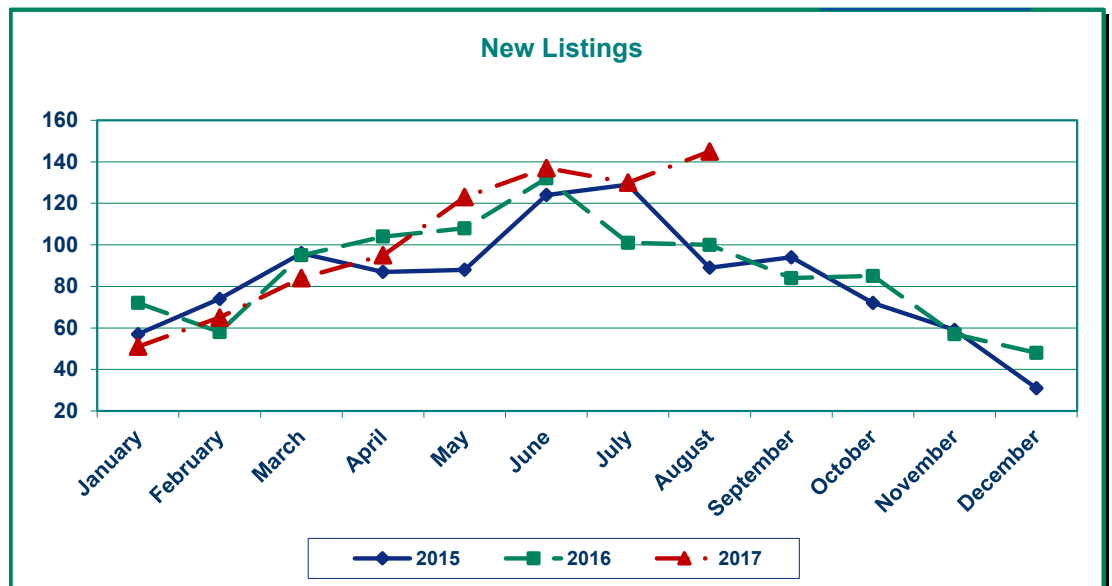
**SALE PRICE**  
CLARK COUNTY, WA

*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.*

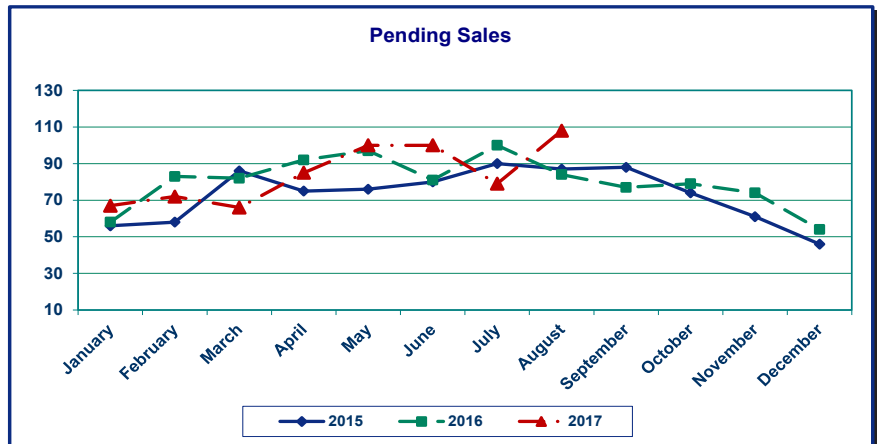




## PENDING LISTINGS

### COWLITZ COUNTY, WA

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

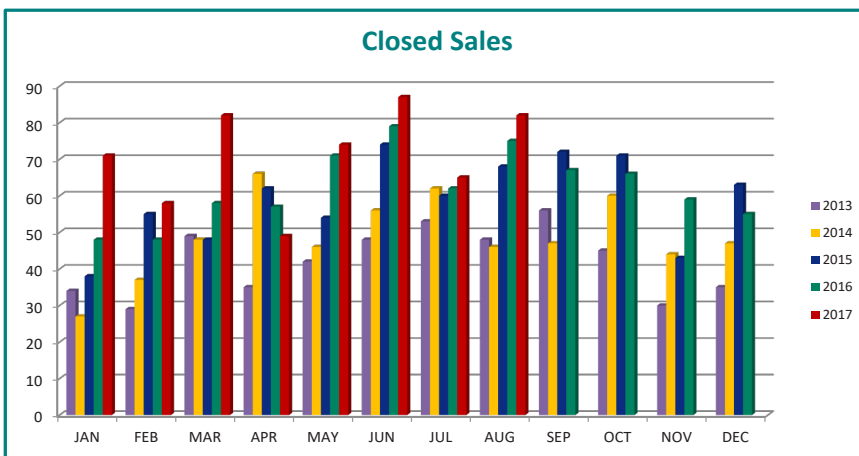


## Closed Sales

## CLOSED SALES

### COWLITZ COUNTY, WA

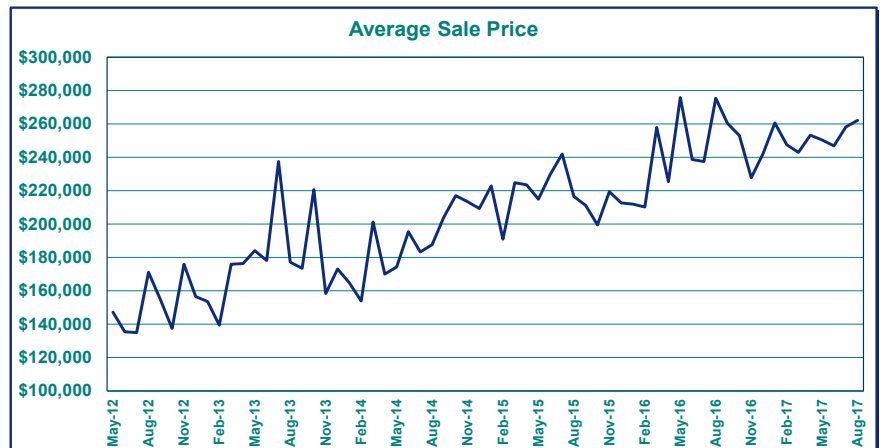
*This graph shows the closed sales over the past five calendar years in Cowlitz County, Washington.*



## 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 August 2017

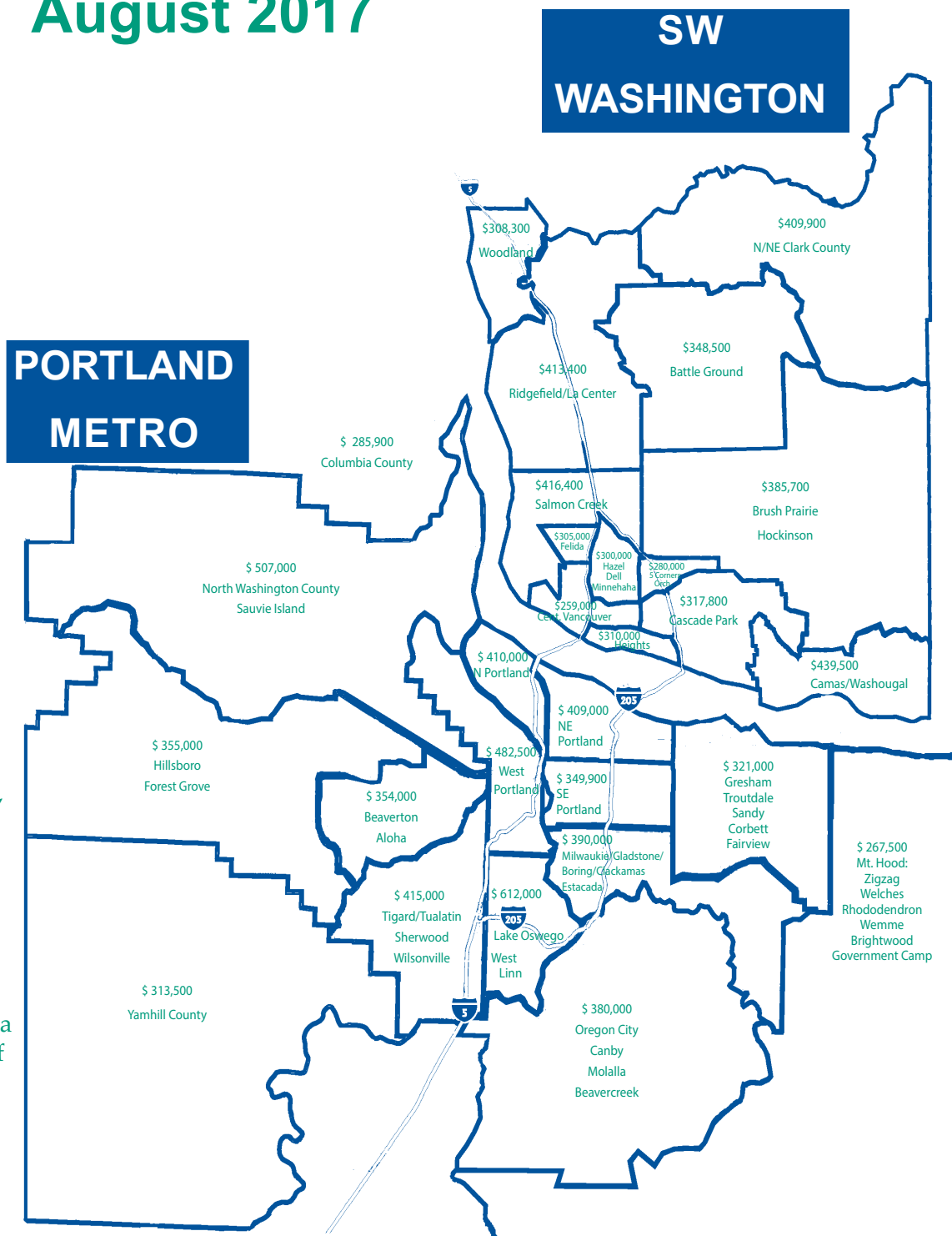
Contact RMLS™  
8338 NE Alderwood Rd  
Suite 230  
Portland, OR 97220  
(503) 236-7657  
communications@rmls.com

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

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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

August 2017 Reporting Period

### August Residential Highlights

Activity in Union County was mixed this August. There were 37 accepted offers, an increase from the 28 offers accepted last month in July 2017, but short of the 41 accepted last year in August 2016. Closed sales (24) fell short of both August 2016 (27) and July 2017 (31). New listings, at 32, fell one short of July 2017 (33) but showed more of a decrease compared to August 2016 (44).

Total market time decreased to 63 days in August, with inventory increasing to 5.1 months.

### Average and Median Sale Prices

Comparing the first eight months in 2017 to the same in 2016, the average sale price increased 14.2% from \$173,600 to \$198,300. In the same comparison, the median sale price increased 8.7% from \$153,700 to \$167,000.

### 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	3.1
July	6.0	4.1	4.5
August	5.5	4.9	5.1
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	August	32	37	24	218,600	175,000	63
	July	33	28	31	211,500	192,500	91
	Year-to-date	310	238	211	198,300	167,000	121
2016	August	44	41	27	177,100	152,000	121
	Year-to-date	335	240	197	173,600	153,700	172
Change	August	-27.3%	-9.8%	-11.1%	23.4%	15.1%	-48.0%
	Prev Mo 2017	-3.0%	32.1%	-22.6%	3.4%	-9.1%	-30.8%
	Year-to-date	-7.5%	-0.8%	7.1%	14.2%	8.7%	-29.9%

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

#### Average Sale Price % Change:

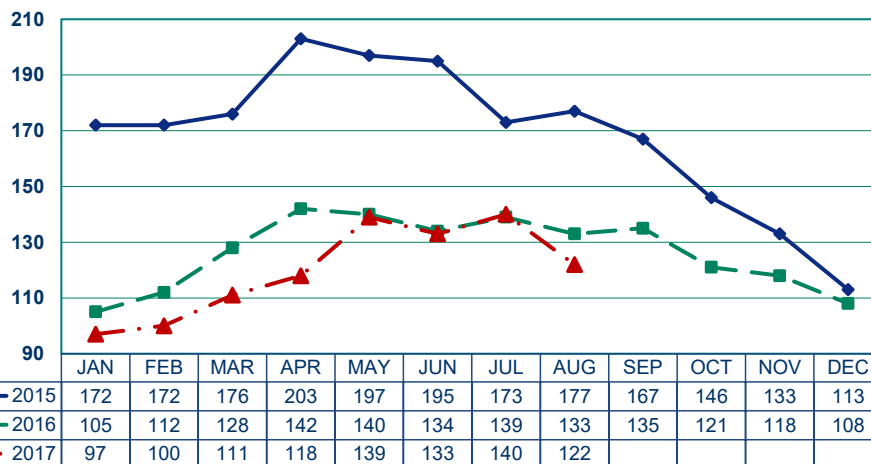
+9.7% (\$191,500 v. \$174,600)

#### Median Sale Price % Change:

+5.9% (\$163,000 v. \$153,900)

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 • 8/2017

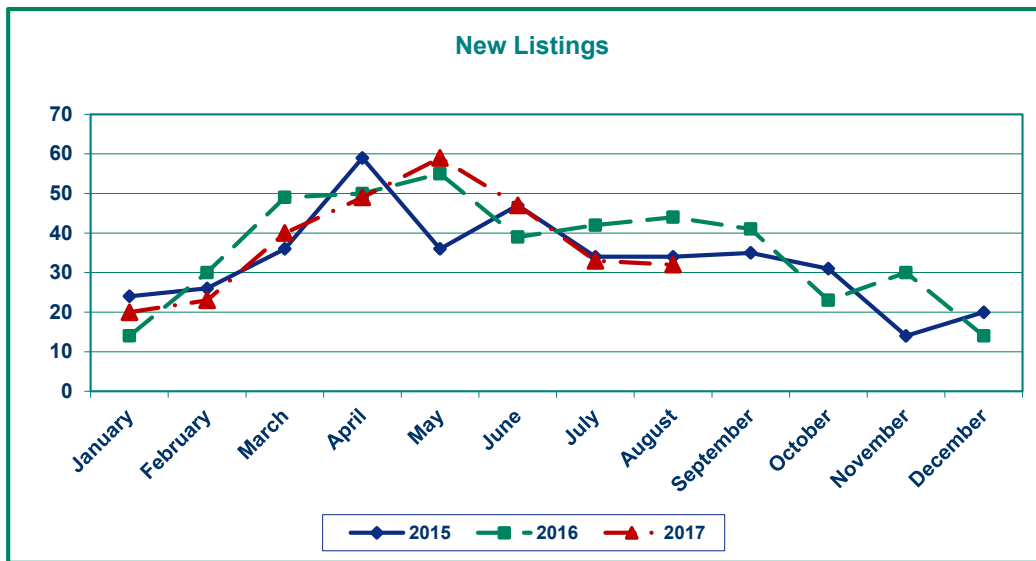
## Union County, Oregon

		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			
97814	Medical Springs	-	0	0	0	-100.0%	0	-	-	0	0	-100.0%	0	-	-	-2.4%	0	-	0	-	0	-	
97824	Cove	8	3	1	-	-100.0%	2	264,000	161	24	16	-20.0%	16	368,000	229,000	21.3%	-	-	4	76,300	-	-	
97827	Elgin	19	5	2	4	300.0%	1	829,000	4	33	15	-34.8%	10	204,900	119,000	20.7%	2	60,000	8	196,200	-	-	
97841	Imbler	1	0	0	0	-100.0%	0	-	-	0	1	-80.0%	2	324,300	324,300	166.4%	-	-	-	-	-	-	
97850	La Grande/ Island City	67	21	7	26	8.3%	16	201,200	39	196	162	12.5%	146	186,700	170,300	5.4%	5	147,000	10	172,000	3	177,000	
97867	North Powder	5	1	0	0	-	2	53,000	36	5	5	66.7%	5	78,500	86,000	-14.4%	1	150,000	-	-	-	-	
97876	Summerville	7	0	1	1	-	1	240,000	158	12	8	14.3%	7	334,900	385,000	2.6%	-	-	-	-	-	-	
97883	Union Co.	15	2	0	6	-14.3%	2	162,000	166	40	31	6.9%	25	130,700	127,000	-0.8%	-	-	1	20,500	-	-	
	Union Co. Total	122	32	11	37	-9.8%	24	218,600	63	310	238	-0.8%	211	198,300	167,000	9.7%	8	125,600	23	157,200	3	177,000	

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/16-8/31/17) with 12 months before (9/1/15-8/31/16).

<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.



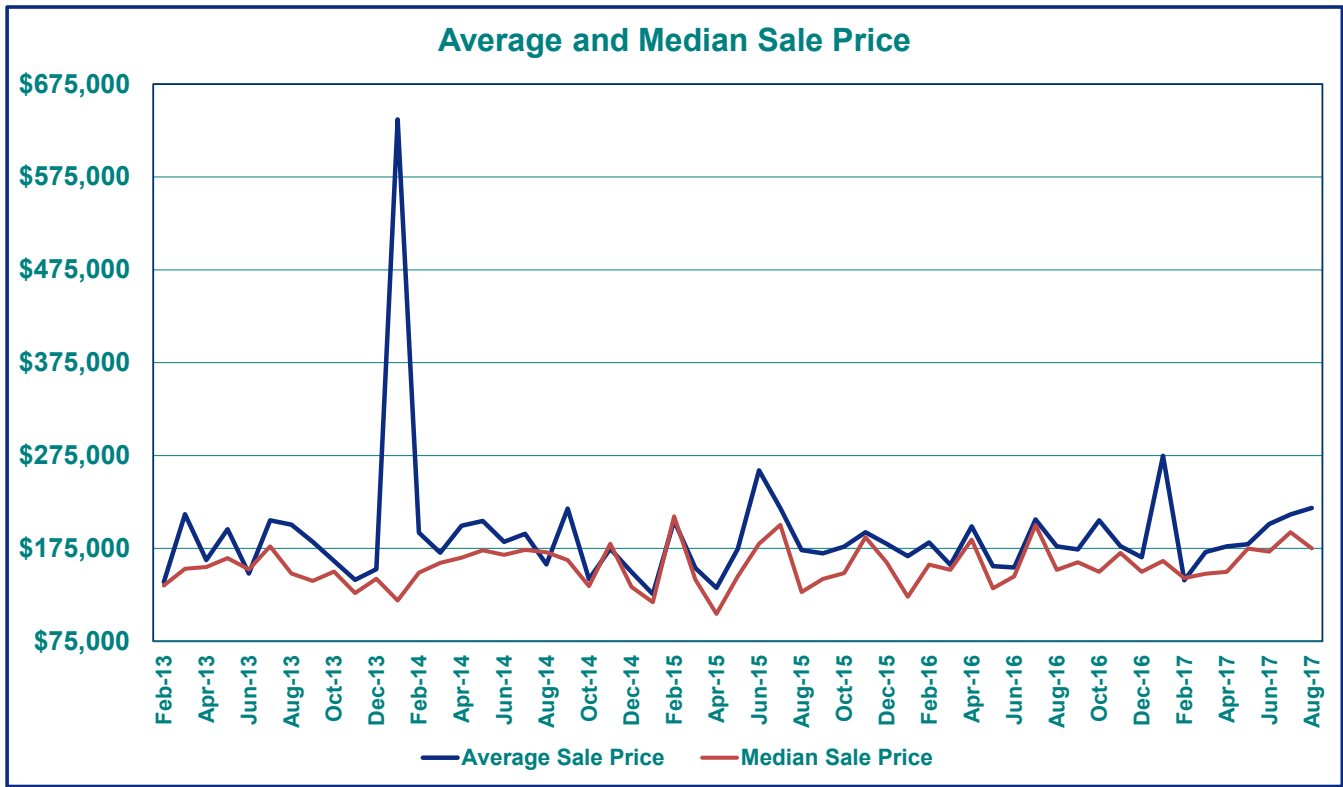
### NEW LISTINGS

#### UNION COUNTY, OR

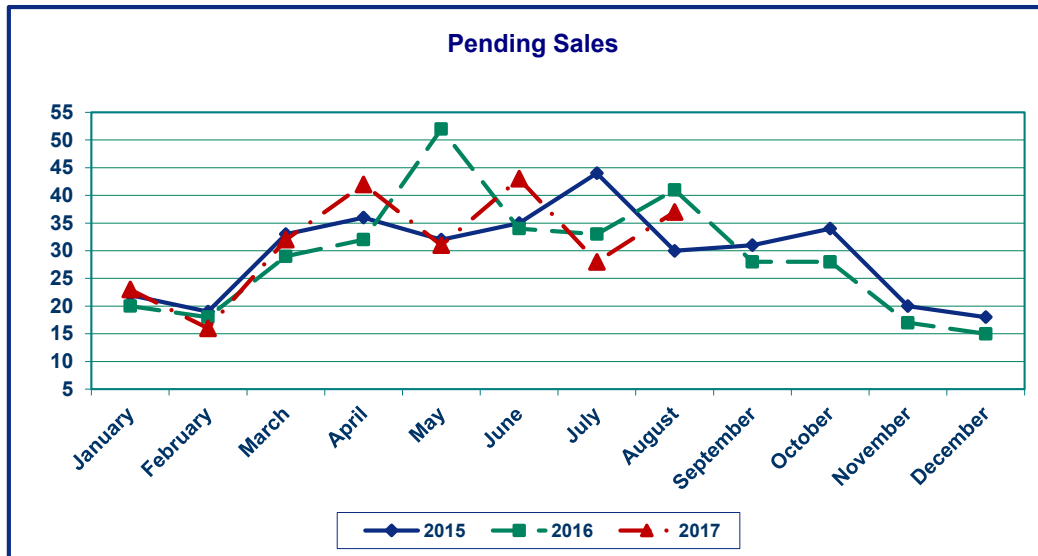
*This graph shows the new residential listings over the past three calendar years in Union County, Oregon.*

**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**

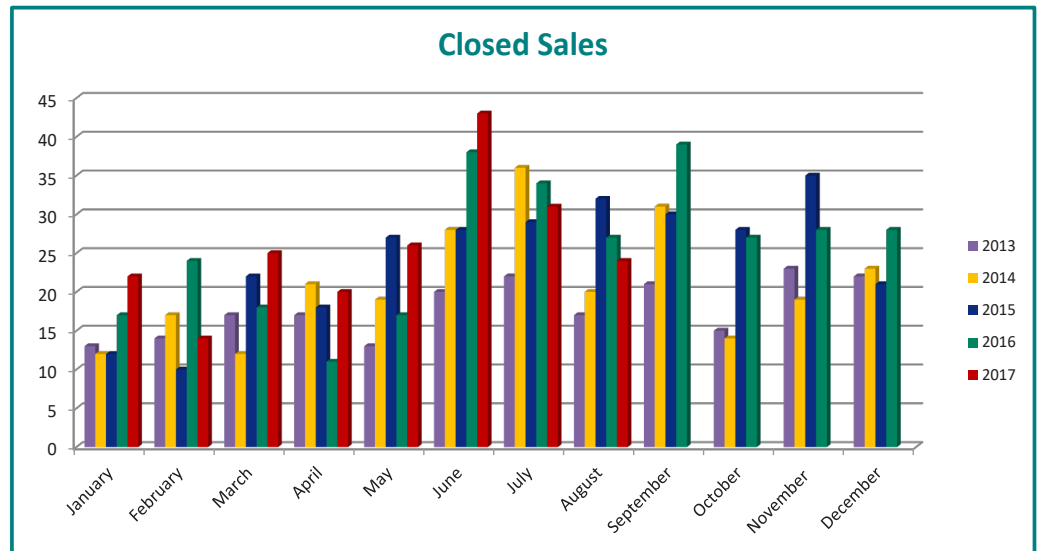
*This graph represents monthly accepted offers in Union County, Oregon over the past three calendar years.*

**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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communications@rmls.com

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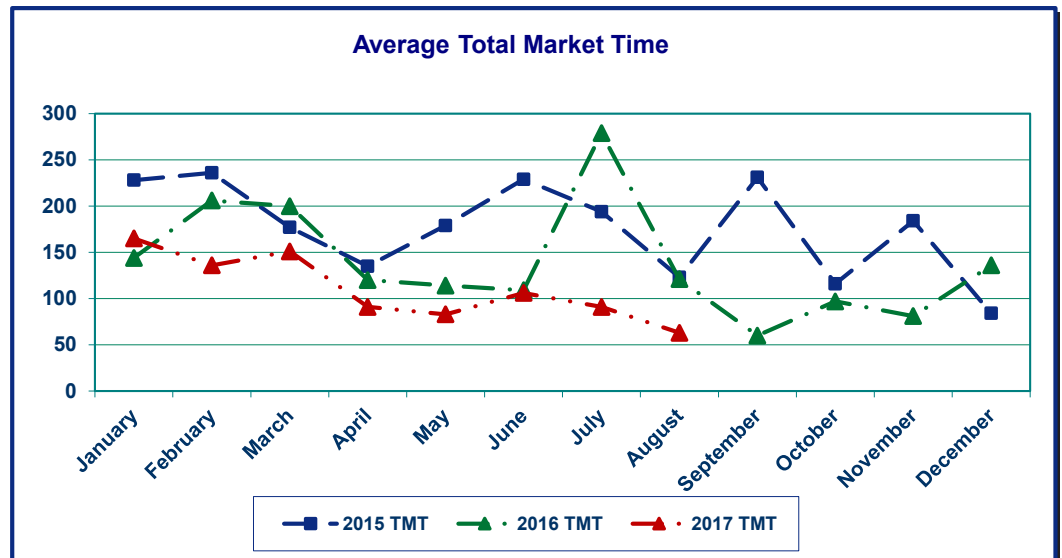
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**DAYS ON MARKET**  
**UNION COUNTY, OR**

*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

August 2017 Reporting Period

## August Residential Highlights

Wallowa County saw some gains this month compared to August 2016. New listings, at 18, ended ahead of August 2016 (13) and edged one over the 17 new listings offered in July 2017. This was the strongest August for new listings in the county on the RMLS™ record, dating to 2009.

Pending sales (15) fared similarly, outpacing both August 2016 (14) and July 2017 (6).

Closed sales, at 9, stayed steady compared to August 2016 (9) but decreased compared to the 12 closings recorded last month in July 2017.

Total market time increased to 257 days in August, with inventory increasing to 7.9 months.

## Year to Date Summary

Activity is down in Wallowa County so far in 2017. New listings (90) have decreased 17.4%, closed sales (60) have decreased 25.0%, and pending sales (64) have decreased 29.7%.

## Average and Median Sale Prices

Comparing 2017 with 2016 through August of each year, the average sale price has decreased 12.1% from \$234,700 to \$206,300. In the same comparison, the median sale price has increased 0.1% from \$170,000 to \$170,100.

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

### Average Sale Price % Change:

-9.0% (\$202,200 v. \$222,300)

### Median Sale Price % Change:

+2.7% (\$168,500 v. \$164,100)

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	13.0
July	9.1	10.2	5.8
August	21.7	10	7.9
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	August	18	15	9	265,100	204,500	257
	July	17	6	12	194,400	168,300	228
	Year-to-date	90	64	60	206,300	170,100	271
2016	August	13	14	9	279,200	230,000	201
	Year-to-date	109	91	80	234,700	170,000	386
Change	August	38.5%	7.1%	0.0%	-5.1%	-11.1%	28.1%
	Prev Mo 2017	5.9%	150.0%	-25.0%	36.4%	21.5%	12.7%
	Year-to-date	-17.4%	-29.7%	-25.0%	-12.1%	0.1%	-29.8%



# AREA REPORT • 8/2017

## 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							
		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	
97885	Wallowa	9	2	0	-	-100.0%	1	180,000	2	7	3	-82.4%	3	152,600	167,700	21.5%	-	-	1	27,000	-	-
97857	Lostine	4	1	1	0	-100.0%	0	-	-	5	4	-20.0%	6	198,700	165,000	-4.9%	-	-	1	41,500	-	-
97842	Imnaha	9	1	0	-	-	1	287,500	1,200	5	1	-66.7%	1	287,500	287,500	-50.4%	-	-	3	13,000	-	-
97846	Joseph	22	8	2	5	150.0%	1	365,000	33	30	19	-17.4%	18	299,900	201,500	-2.7%	1	1,495,000	20	91,900	1	200,000
97828	Enterprise	27	6	-	10	42.9%	6	258,900	180	43	37	-14.0%	32	157,600	151,000	-3.6%	1	113,500	14	224,600	1	135,000
	Wallowa Co. Total	71	18	3	15	7.1%	9	265,100	257	90	64	-29.7%	60	206,300	170,100	-9.0%	2	804,300	39	130,500	2	167,500

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

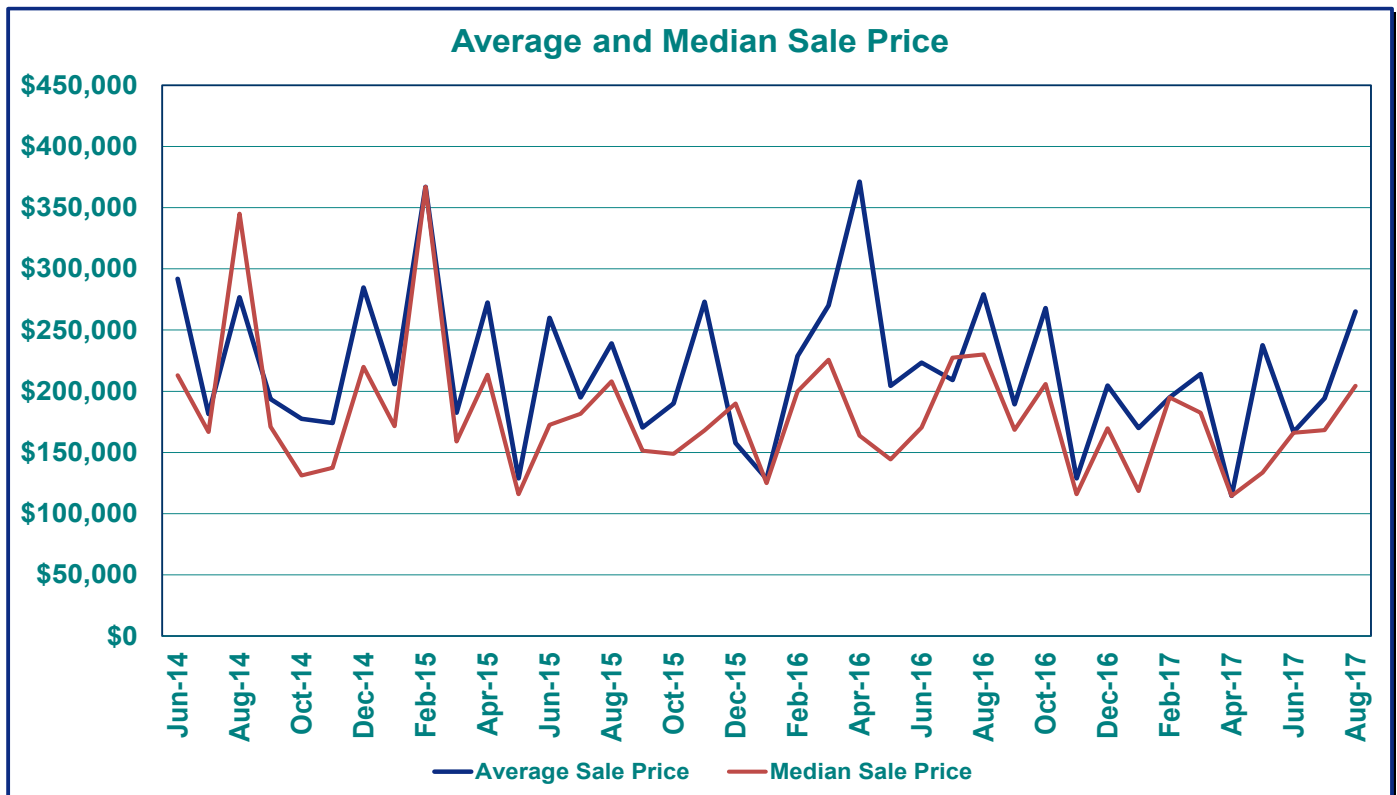
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### SALE PRICE

#### WALLOWA COUNTY, OR

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

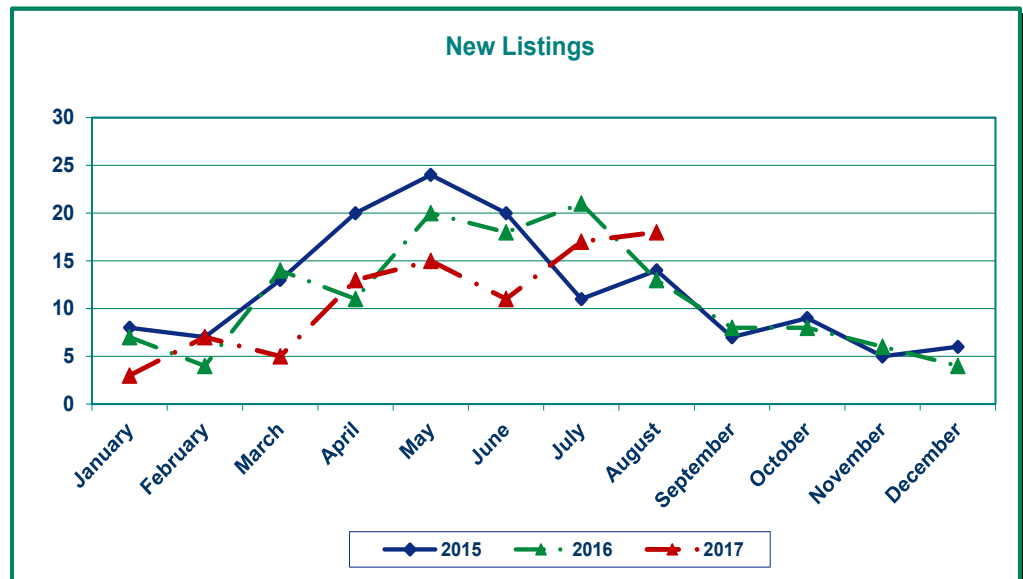




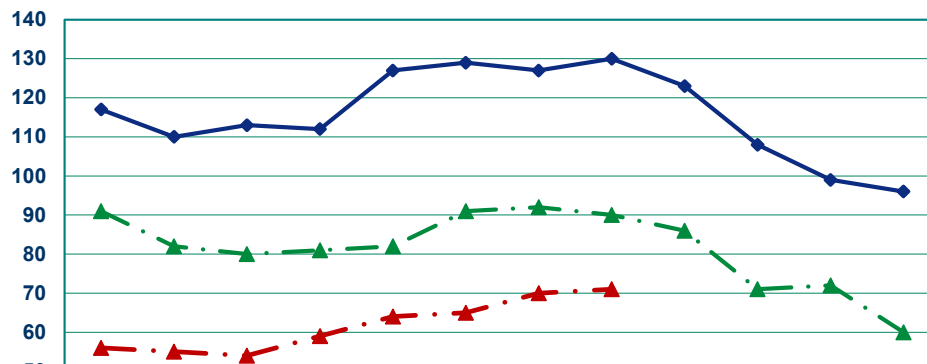
## NEW LISTINGS

### WALLOWA COUNTY, OR

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



## Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

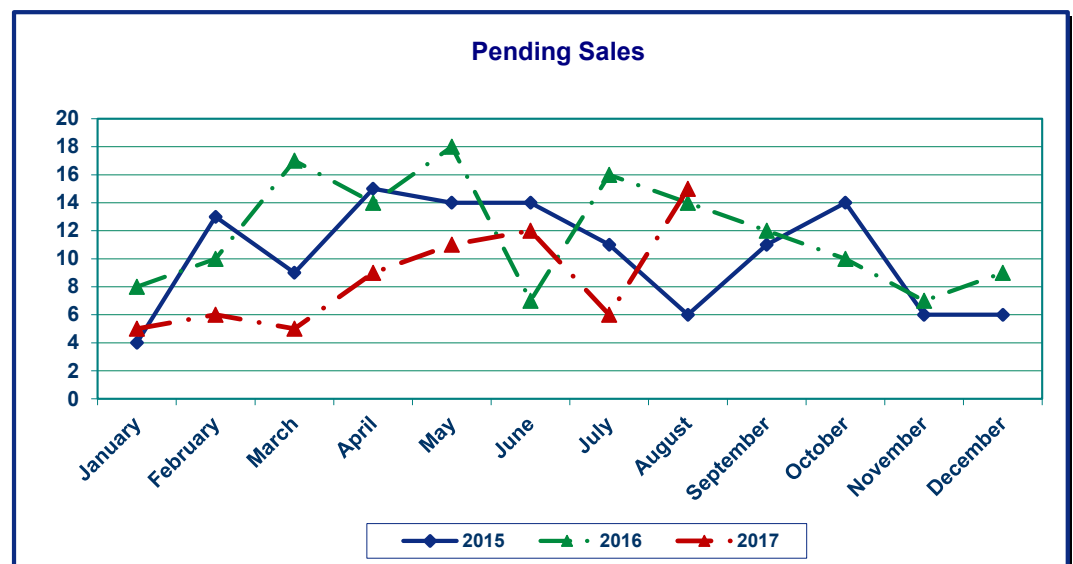
### WALLOWA COUNTY, OR

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

## PENDING LISTINGS

### WALLOWA COUNTY, OR

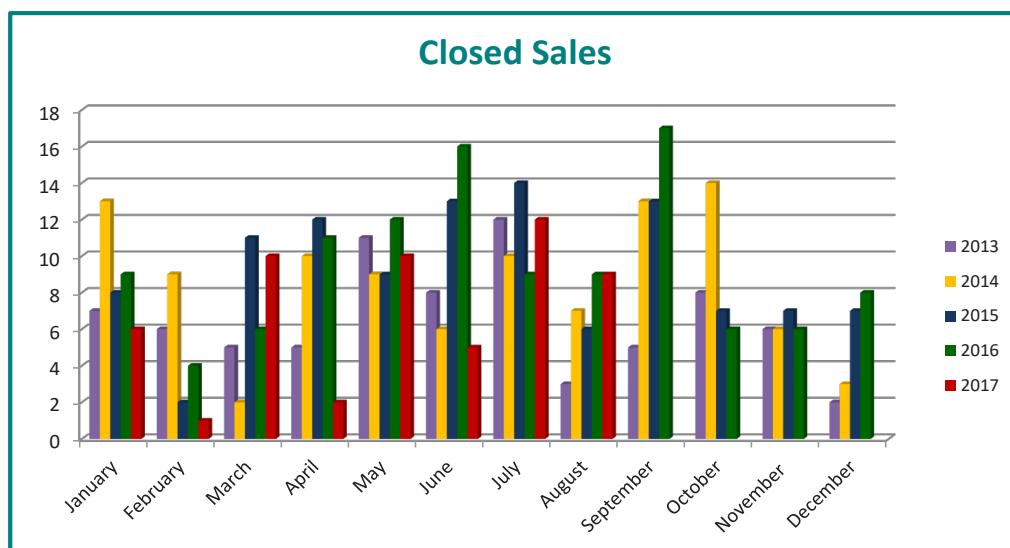
*This graph represents monthly accepted offers in Wallowa County, Oregon.*



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

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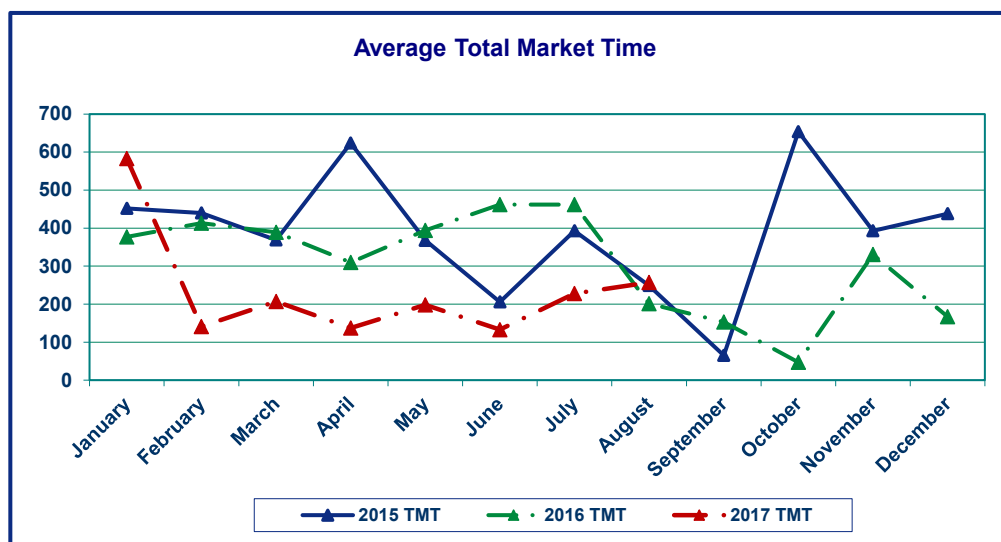
The statistics presented  
 in Market Action are  
 compiled monthly based  
 on figures generated by  
 RMLS™.



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

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

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



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