

# MARKET ACTION



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

## Residential Review: Baker County, Oregon

October 2017 Reporting Period

### October Residential Highlights

Closings saw a surge this October in Baker County. There were 29 closings, a 61.1% increase from both October 2016 (18) and September 2017 (18). In fact, this was the strongest October for closings in Baker County on the RMLS™ record, dating to 2007!

Pending sales (28) outpaced October 2016 (16) and September 2017 (27). New listings, at 30, gained 11.1% over October 2016 (27) and 3.4% over October 2017 (29).

Inventory in October decreased to 4.6 months, while total market time decreased to 140 days.

### Average and Median Sale Prices

Comparing the first ten months of 2017 to the same period in 2016, the average sale price has increased 1.9% from \$144,200 to \$146,900. In the same comparison, the median sale price has increased 2.1% from \$124,400 to \$127,000.

### 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	7.8
October	9.1	7.4	4.6
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	October	30	28	29	144,700	110,000	140
	September	29	27	18	160,000	141,000	161
	Year-to-date	320	224	205	146,900	127,000	144
2016	October	27	16	18	132,200	130,000	113
	Year-to-date	319	222	208	144,200	124,400	173
Change	October	11.1%	75.0%	61.1%	9.5%	-15.4%	24.2%
	Prev Mo 2017	3.4%	3.7%	61.1%	-9.6%	-22.0%	-13.0%
	Year-to-date	0.3%	0.9%	-1.4%	1.9%	2.1%	-16.7%

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

#### Average Sale Price % Change:

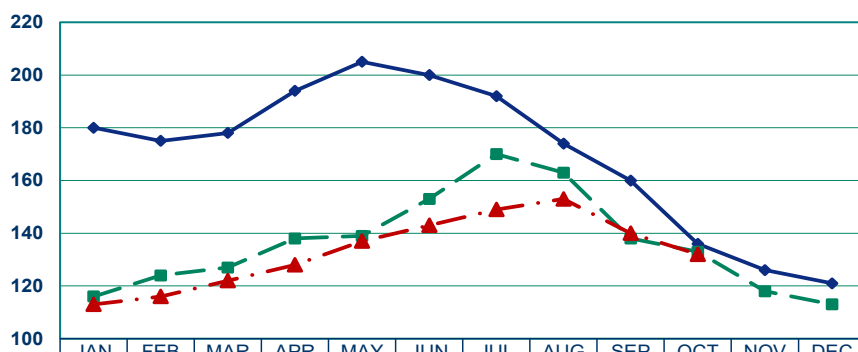
-0.3% (\$145,300 v. \$145,700)

#### Median Sale Price % Change:

+0.8% (\$125,000 v. \$124,000)

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

Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

### BAKER COUNTY, OR

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

# AREA REPORT • 10/2017

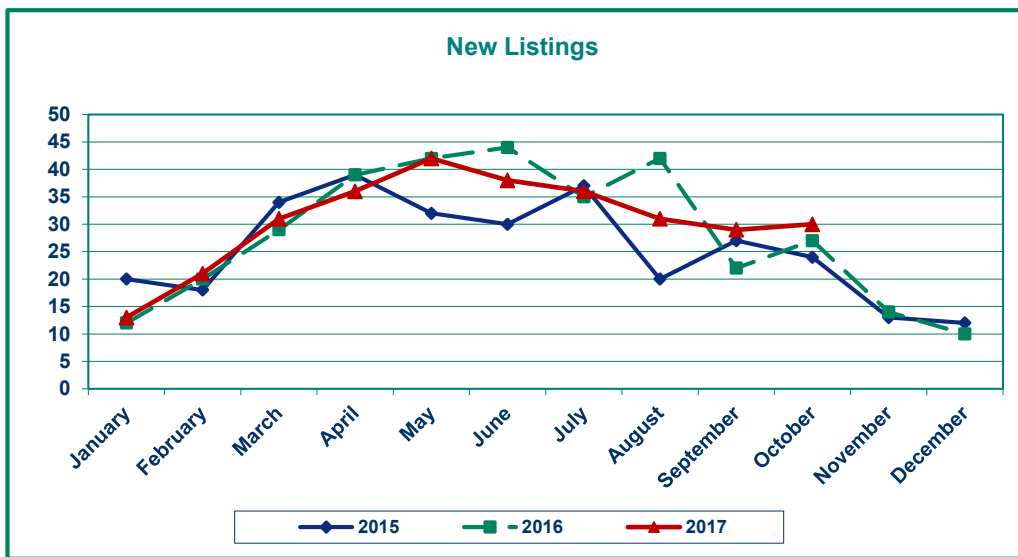
## Baker County, Oregon

		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	75	24	9	22	83.3%	21	129,900	85	245	183	0.0%	170	143,000	122,000	-0.7%	9	164,800	19	59,600	8	153,300	
461	Haines/Anthony Lk/ Muddy Crk	7	1	0	1	0.0%	3	156,800	319	8	7	75.0%	6	208,100	221,500	53.2%	1	65,000	1	18,000	-	-	
462	Sumpter/McEwen/ Bourne/Phillips Lk/ Granit	14	1	4	2	-	2	252,500	358	26	12	-14.3%	9	164,200	164,500	14.8%	1	240,000	9	41,100	-	-	
463	Unity/ Hereford	5	0	1	0	-	0	-	-	4	1	-50.0%	-	-	-	-	-	-	1	43,200	-	-	
464	Huntington/ Lime	2	1	-	1	-	0	-	-	4	2	0.0%	1	27,000	27,000	-50.8%	1	299,000	-	-	-	-	
465	Durkee/ Pleasant Valley	1	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-	
466	Richland/ New Bridge	6	0	1	2	0.0%	0	-	-	8	7	-36.4%	7	181,800	165,000	-35.0%	-	-	-	-	-	-	
467	Halfway/ Cornucopia	21	2	-	0	-100.0%	3	164,000	196	23	12	100.0%	12	148,300	132,000	10.6%	-	-	3	126,700	-	-	
468	Oxbow	1	1	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-	
	Baker County	132	30	15	28	75.0%	29	144,700	140	320	224	0.9%	205	146,900	127,000	-0.3%	12	173,900	33	58,900	8	153,300	

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/16-10/31/17) with 12 months before (11/1/15-10/31/16).

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



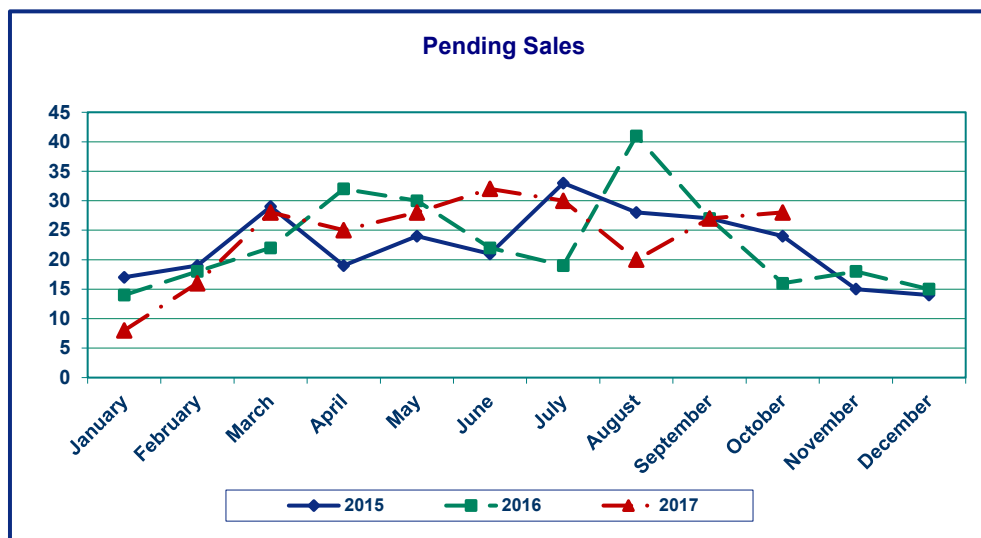
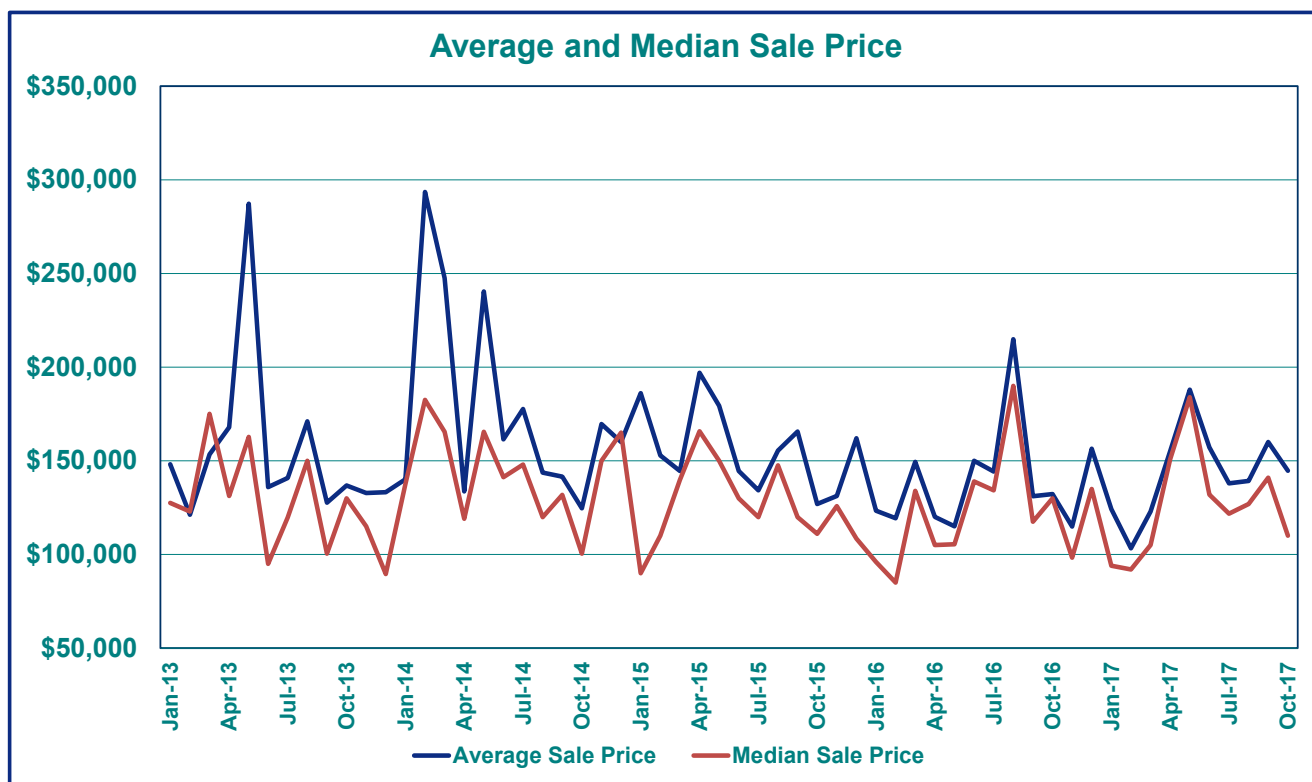
### NEW LISTINGS BAKER COUNTY, OR

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

## SALE PRICE

### BAKER COUNTY, OR

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



## PENDING LISTINGS

### BAKER COUNTY, OR

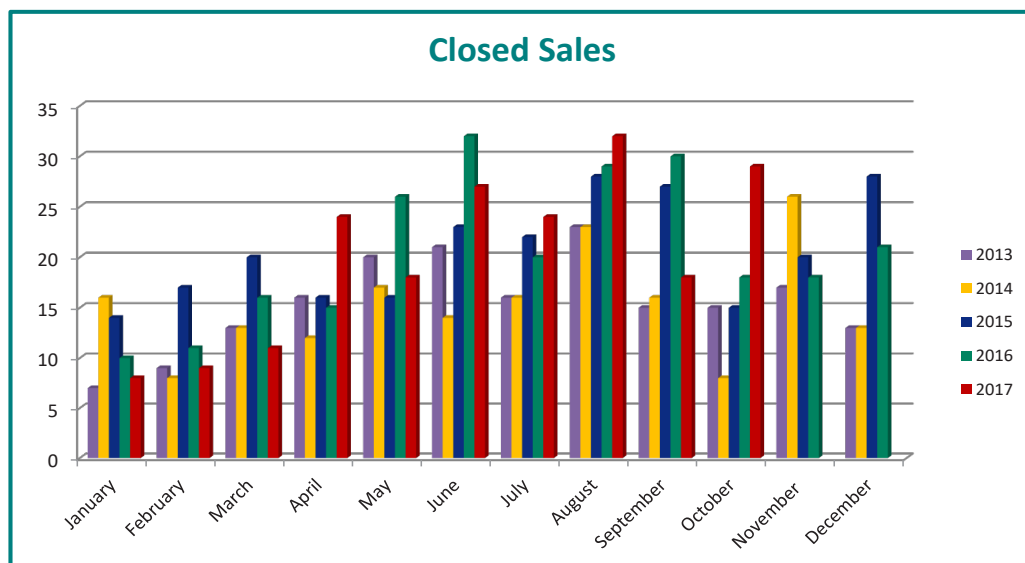
*This graph represents monthly accepted offers in Baker County, Oregon over the past three calendar years.*

## CLOSED SALES BAKER COUNTY, OR

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

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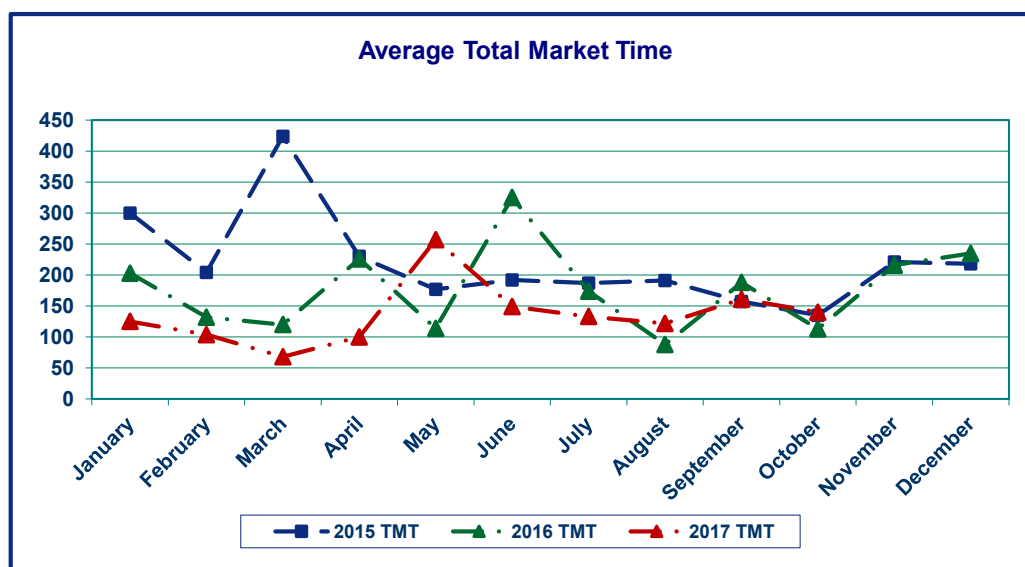
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## DAYS ON MARKET BAKER COUNTY, OR

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



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

# MARKET ACTION



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Residential Review: Columbia Basin, Oregon

October 2017 Reporting Period

## October Residential Highlights

The Columbia Basin saw some gains this October, with new listings making an impressive showing. At 91, new listings outpaced October 2016 (58) by 56.9% and September 2017 (81) by 12.3%.

Pending sales in October numbered 70, outpacing October 2016 (64) by 9.4% and September 2017 (67) by 4.5%.

There were 73 closings in October, a 4.3% increase from the 70 closings recorded last month in September 2017 but a 3.9% decrease compared to last year in October 2016.

Inventory decreased to 3.7 months in October, with total market time increasing to 106 days.

## Year to Date Summary

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

the first ten months of each year, new listings (916) have decreased 1.2%, closed sales (674) have decreased 4.3%, and pending sales (702) have decreased 5.5%.

## Average and Median Sale Prices

Comparing 2017 to 2016 through October, the average sale price has increased 12.5% from \$157,600 to \$177,300. In the same comparison, the median sale price has increased 8.8% from \$147,000 to \$159,900.

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

### Average Sale Price % Change:

+12.7% (\$178,000 v. \$157,900)

### Median Sale Price % Change:

+10.2% (\$159,900 v. \$145,100)

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	4.2
October	5.6	3.8	3.7
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	October	91	70	73	189,700	165,000	106
	September	81	67	70	184,100	171,800	76
	Year-to-date	916	702	674	177,300	159,900	102
2016	October	58	64	76	147,000	136,500	92
	Year-to-date	927	743	704	157,600	147,000	118
Change	October	56.9%	9.4%	-3.9%	29.0%	20.9%	16.0%
	Prev Mo 2017	12.3%	4.5%	4.3%	3.0%	-4.0%	39.5%
	Year-to-date	-1.2%	-5.5%	-4.3%	12.5%	8.8%	-13.7%

# AREA REPORT • 10/2017

## Columbia Basin, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
380	Arlington/N	7	1	0	2	-	0	-	-	11	9	50.0%	7	160,100	152,000	24.0%	-	-	4	68,400	-	-
381	Condon/S	7	2	2	1	0.0%	1	42,500	118	13	7	-46.2%	7	126,300	90,000	16.1%	-	-	-	-	-	-
	Gilliam Co. Total	14	3	2	3	200.0%	1	42,500	118	24	16	-15.8%	14	143,200	92,500	22.7%	-	-	4	68,400	-	-
420	Boardman/NW	5	2	0	1	-50.0%	4	206,900	16	30	27	17.4%	26	194,600	171,800	21.6%	1	450,000	13	42,000	1	273,000
421	Irrigon	8	1	0	3	-25.0%	4	52,000	119	30	28	-15.2%	29	118,300	130,000	4.7%	-	-	7	89,400	1	140,000
422	Ione	3	2	1	0	-100.0%	0	-	-	4	1	-66.7%	3	77,000	85,000	-49.2%	1	115,000	-	-	-	-
423	Lexington	2	-	0	-	-	2	69,500	115	5	4	100.0%	3	134,700	70,000	6.0%	-	-	-	-	-	-
424	Heppner/S	13	-	1	1	-	4	124,500	47	18	11	-15.4%	13	153,500	140,000	50.4%	-	-	1	15,000	-	-
	Morrow Co. Total	31	5	2	5	-28.6%	14	119,500	68	87	71	-4.1%	74	150,300	141,000	20.5%	2	282,500	21	56,500	2	206,500
430	Umatilla	14	10	2	7	40.0%	6	161,200	27	70	47	11.9%	38	148,000	149,500	5.3%	4	782,500	10	54,900	-	-
431	Hermiston	52	25	9	19	-17.4%	20	260,000	62	277	216	-15.6%	217	202,500	189,900	11.4%	4	312,500	11	95,300	3	233,200
432	Stanfield	3	3	1	3	200.0%	1	76,000	20	22	17	-19.0%	16	172,000	151,200	22.1%	-	-	1	58,000	-	-
433	Echo	2	2	0	0	-	2	278,000	80	8	4	-20.0%	4	242,700	258,000	2.9%	-	-	1	36,500	-	-
435	Pendleton City Limits	59	22	4	16	14.3%	13	227,400	113	208	169	-6.1%	169	180,500	162,900	14.3%	4	302,500	34	27,700	4	157,800
436	E-Meacham, Cayuse	1	0	1	0	-	1	180,000	71	3	5	-	5	132,000	94,200	-28.4%	-	-	-	-	-	-
437	NE-Athena, Helix, Adams, Weston	30	5	3	5	150.0%	6	159,800	402	54	40	33.3%	32	147,100	135,500	-3.4%	-	-	7	49,400	1	60,000
438	S-Pilot Rock, Ukiah	19	1	4	3	200.0%	3	71,700	146	32	13	-23.5%	11	144,400	90,000	37.2%	-	-	3	26,400	-	-
439	Milton-Freewater	42	15	5	9	-10.0%	6	170,400	120	131	104	5.1%	94	165,900	146,900	14.0%	3	130,200	10	126,500	2	177,300
	Umatilla Co. Total	222	83	29	62	10.7%	58	209,200	115	805	615	-5.4%	586	181,500	162,300	11.5%	15	398,700	77	56,200	10	174,500

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

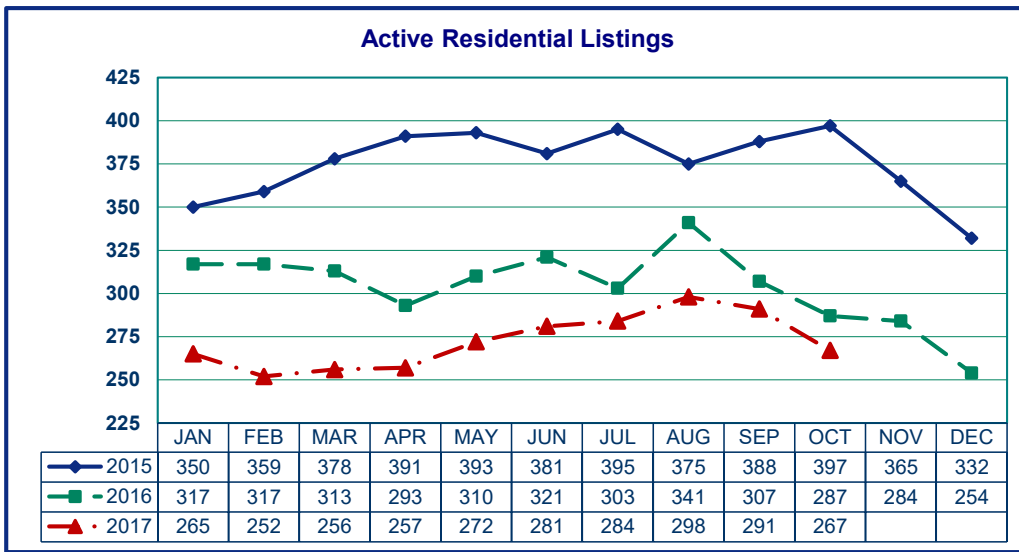
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/16-10/31/17) with 12 months before (11/1/15-10/31/16).

<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

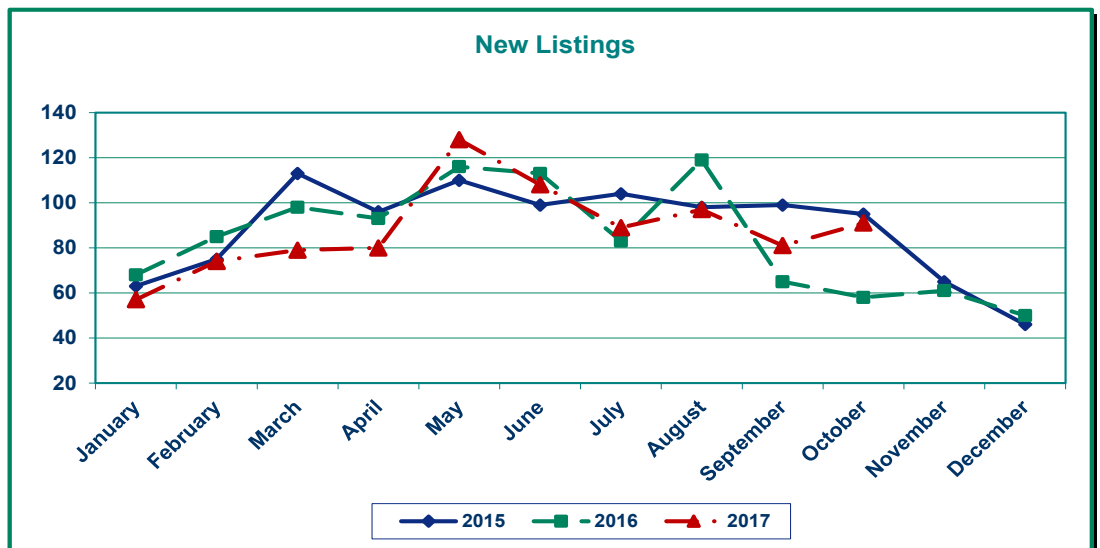
*This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.*



## NEW LISTINGS

### COLUMBIA BASIN, OR

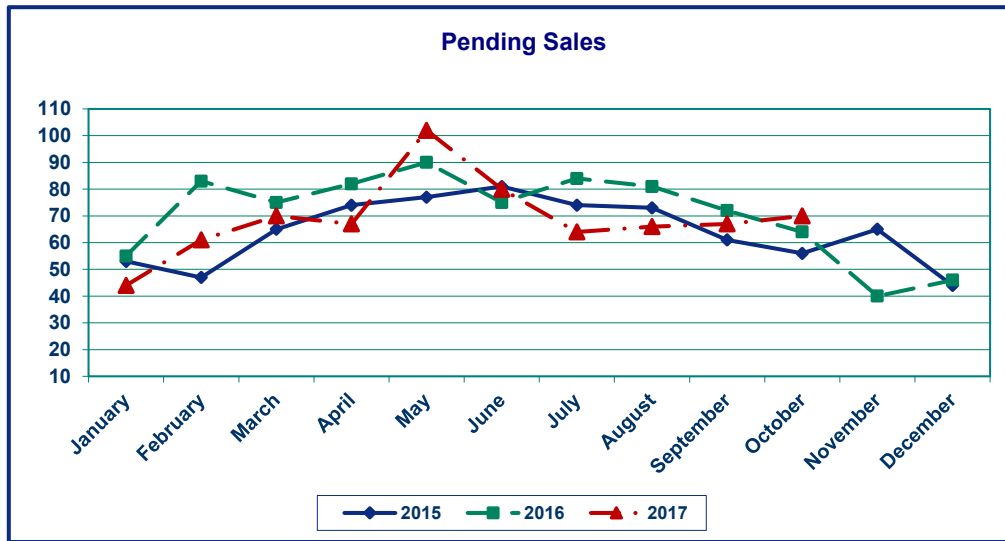
*This graph shows the new residential listings over the past three calendar years in Columbia Basin, Oregon.*



## PENDING LISTINGS

### COLUMBIA BASIN, OR

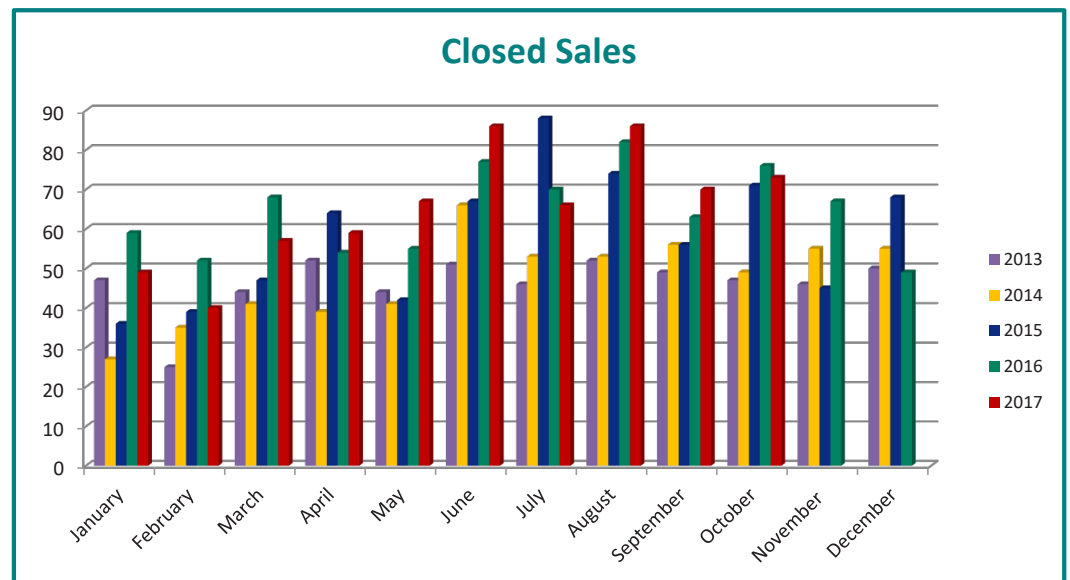
*This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years*



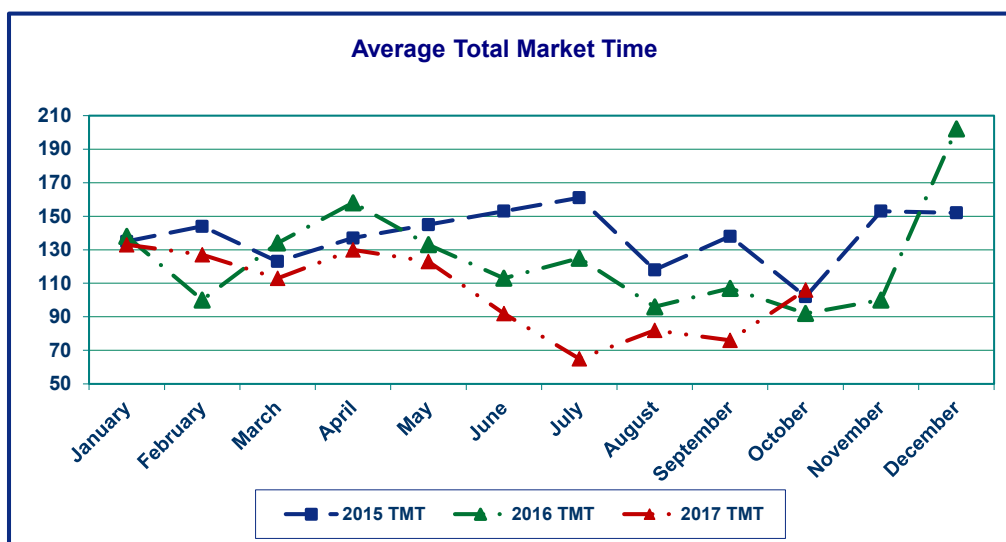
## CLOSED SALES

### 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.*

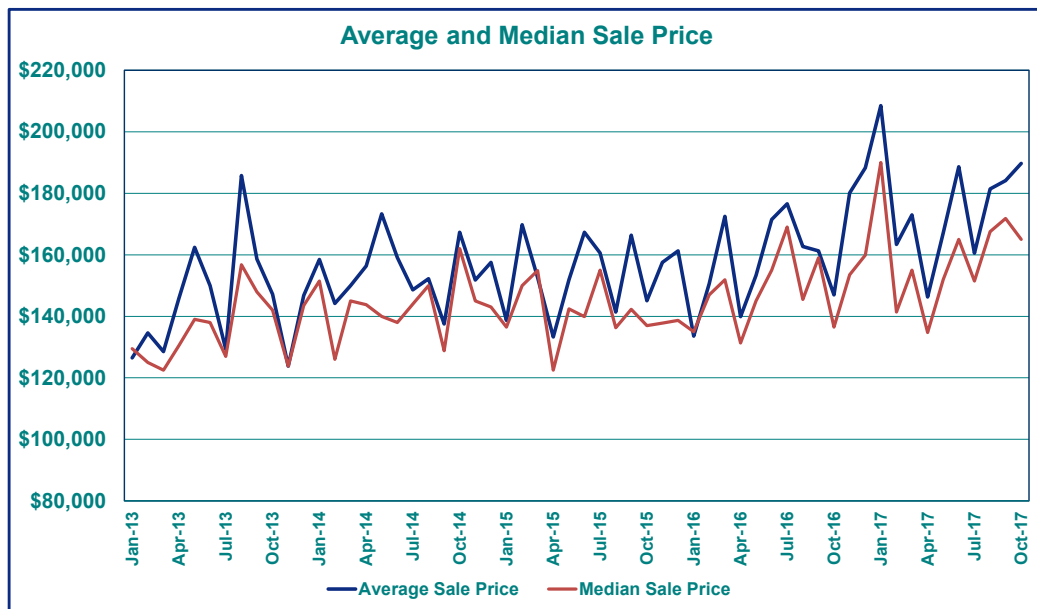
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Jeff Wiren, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

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## Residential Review: Coos County, Oregon

### October Residential Highlights

Despite a little cooling from September, Coos County saw strong numbers across the board this October. Closed sales (99) pushed 26.9% ahead of October 2016 (78) despite a 10.0% decrease from September 2017. Pending sales (125) fared 25.0% better than in October 2016 (100) though falling three short of September 2017 (128). New listings (99) outpaced October 2016 (93) by 6.5%.

### Year to Date Summary

Activity is ahead in 2017 compared to 2016. Comparing each year through October, closed sales (944) have increased 16.1%, pending sales (1,028) have increased 15.6%, and new listings (1,386) have increased 6.2%.

### Average and Median Sale Prices

Comparing 2017 to 2016 through October, the average sale price rose 13.8% from \$194,000 to \$220,700. In the same comparison, the median sale price rose 8.0% from \$175,000 to \$189,000.

## October 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	3.8
October	5.2	5.7	3.7
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	October	99	125	99	236,900	215,000	109
	September	127	128	110	220,300	205,500	80
	Year-to-date	1,386	1,028	944	220,700	189,000	113
2016	October	93	100	78	182,300	165,000	128
	Year-to-date	1,305	889	813	194,000	175,000	129
Change	October	6.5%	25.0%	26.9%	30.0%	30.3%	-15.1%
	Prev Mo 2017	-22.0%	-2.3%	-10.0%	7.5%	4.6%	36.3%
	Year-to-date	6.2%	15.6%	16.1%	13.8%	8.0%	-12.2%

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

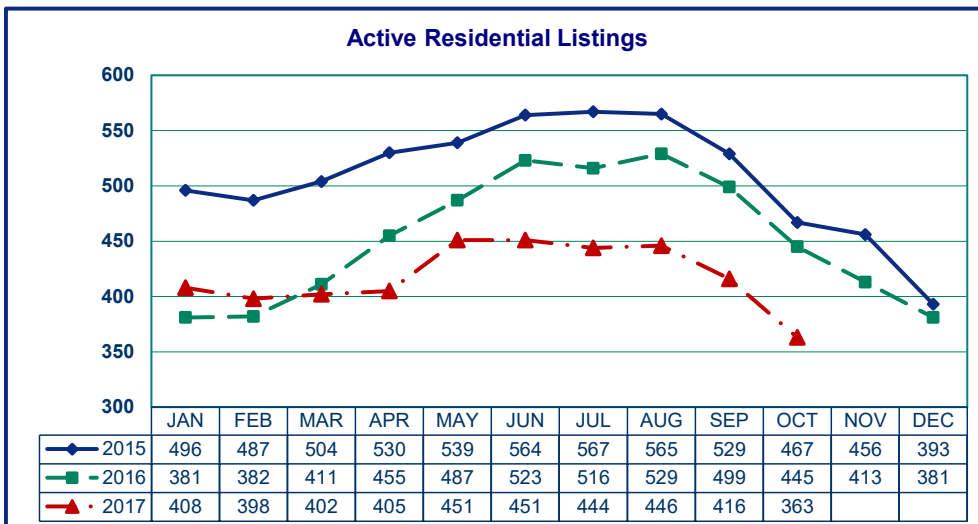
#### Average Sale Price % Change:

+12.9% (\$218,500 v. \$193,600)

#### Median Sale Price % Change:

+7.7% (\$188,500 v. \$175,000)

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



## ACTIVE RESIDENTIAL LISTINGS COOS COUNTY, OR

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

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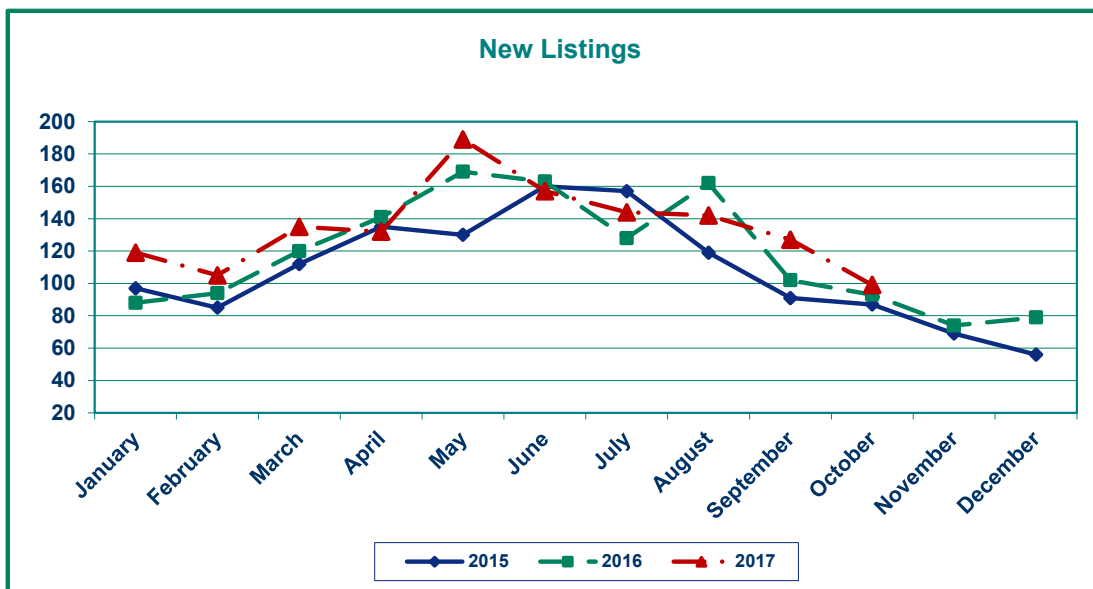
## Coos County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date								Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date		
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2017 v. 2016 <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
97407	Allegeny	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97411	Bandon	91	10	9	22	22.2%	18	313,500	148	243	161	30.9%	141	301,800	257,500	14.1%	4	379,300	61	90,100	1	259,000
97414	Broadbent	1	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
97420	Coos Bay	112	43	23	55	12.2%	37	191,100	93	528	404	9.5%	362	191,100	174,500	7.5%	9	351,600	44	104,100	15	159,700
97423	Coquille	45	15	2	13	85.7%	15	204,800	83	163	110	10.0%	101	206,300	179,000	12.0%	4	146,800	5	65,300	-	-
97449	Lakeside	40	8	7	7	133.3%	6	252,300	190	107	66	20.0%	63	186,400	165,000	5.5%	-	-	14	68,400	-	-
97458	Myrtle Point	19	5	4	5	-16.7%	3	271,700	227	70	66	17.9%	63	225,900	165,000	37.7%	-	-	7	80,000	1	215,000
97459	North Bend	51	17	10	21	23.5%	18	284,000	85	260	209	16.1%	203	237,900	215,000	15.7%	4	404,800	15	83,400	12	317,400
97466	Powers	4	1	1	2	-	2	112,000	36	14	12	100.0%	11	138,100	137,000	14.2%	-	-	-	-	-	-
	Coos County	363	99	56	125	25.0%	99	236,900	109	1,386	1,028	15.6%	944	220,700	189,000	12.8%	21	328,000	146	90,200	29	230,300

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/16-10/31/17) with 12 months before (11/1/15-10/31/16).

<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.



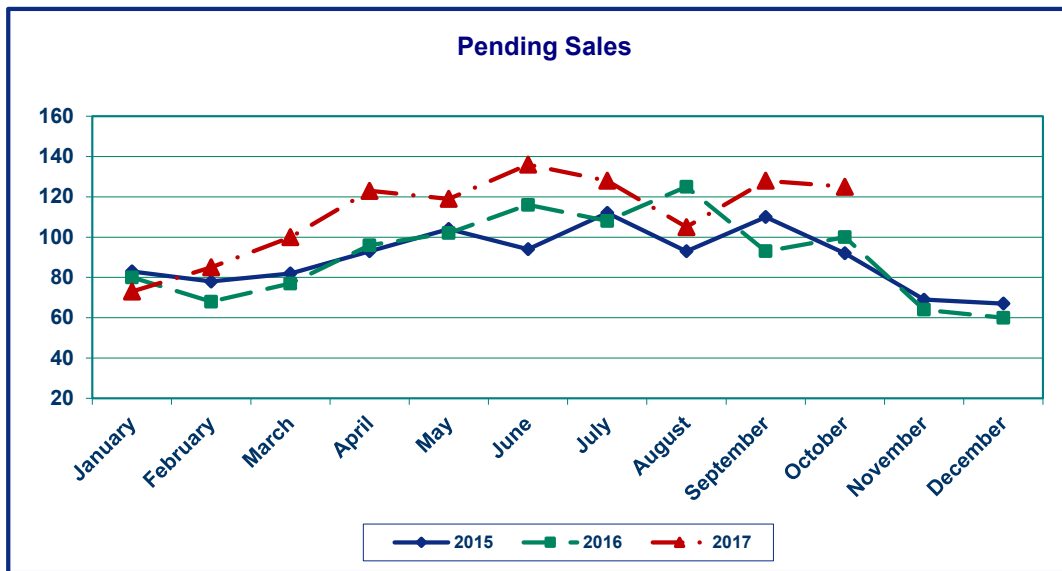
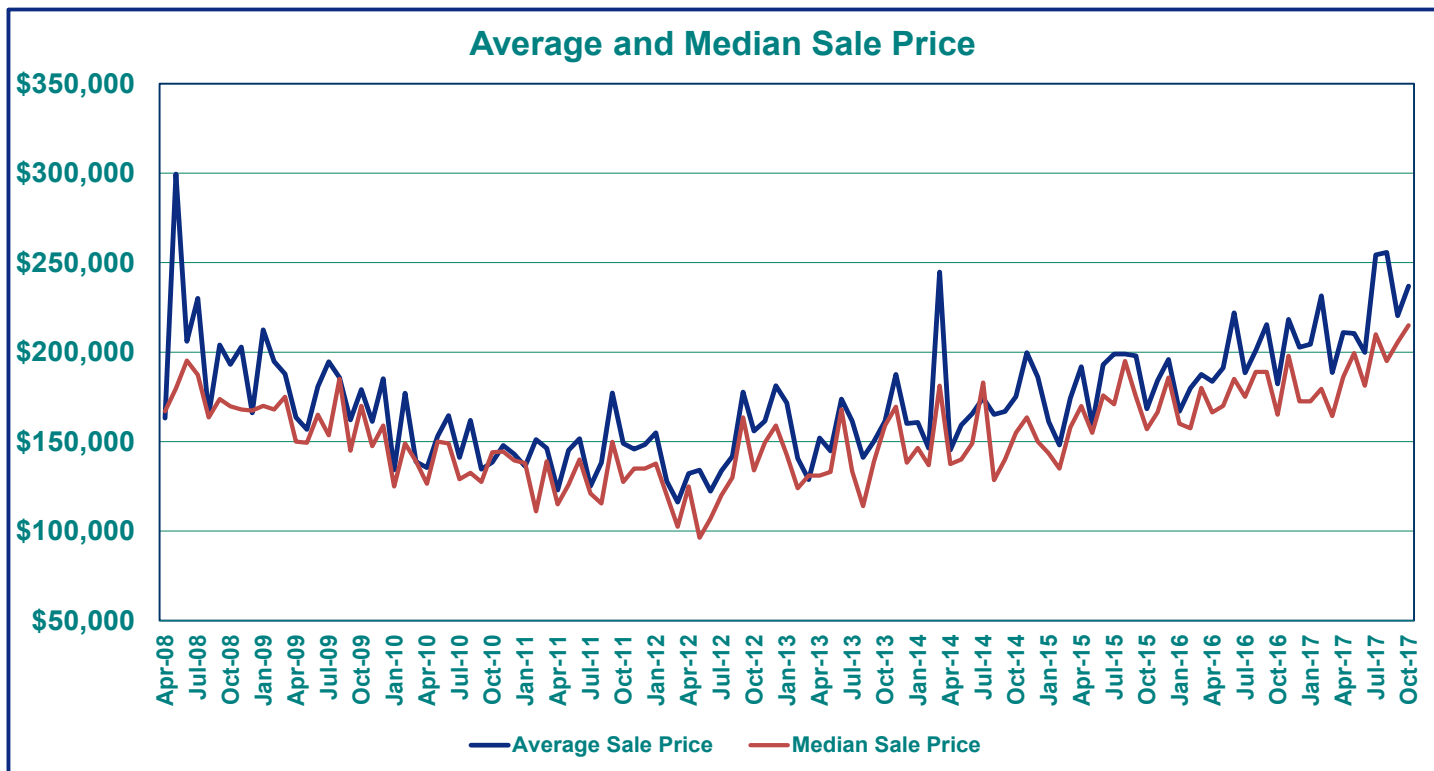
### NEW LISTINGS

#### COOS COUNTY, OR

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

**SALE PRICE**  
COOS COUNTY, OR

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



**PENDING LISTINGS**

**COOS COUNTY, OR**

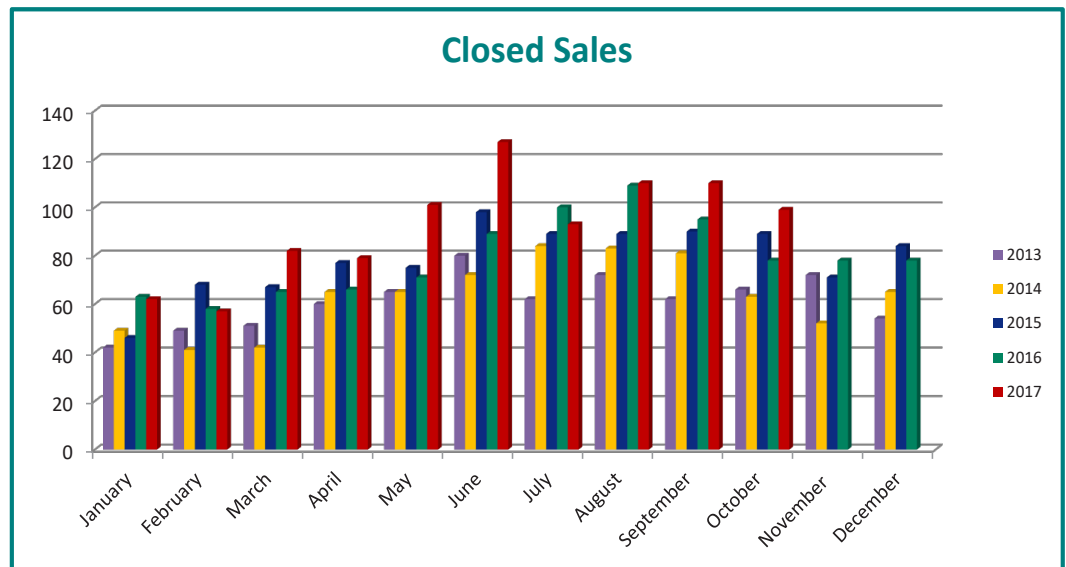
*This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.*

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

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

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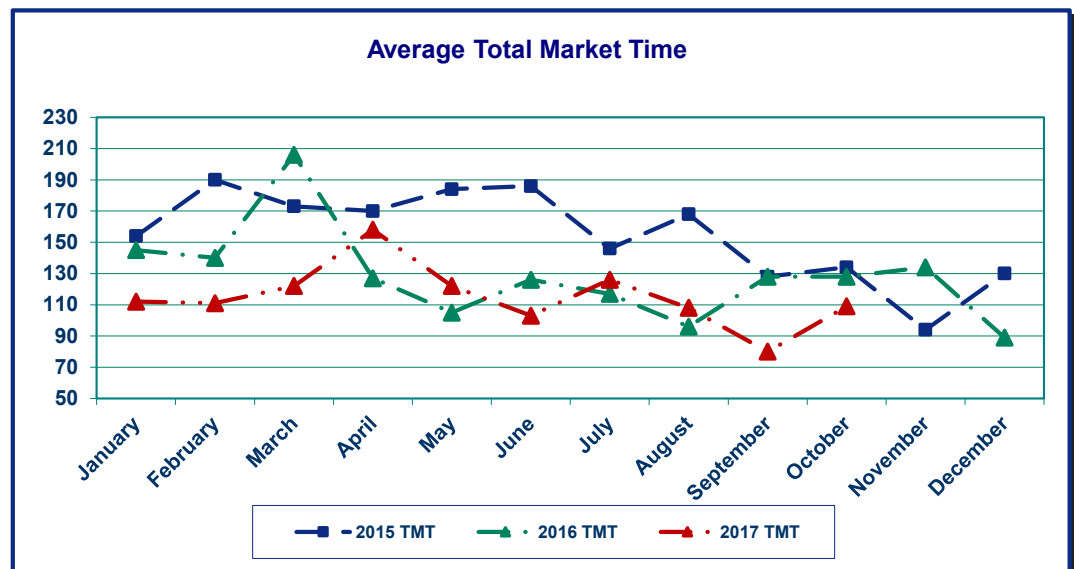
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**DAYS ON MARKET**  
**COOS COUNTY, OR**

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



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

# MARKET ACTION

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

Residential Review: Curry County, Oregon

October 2017 Reporting Period

## October Residential Highlights

Curry County saw a bump in new listings this October. There were 60 new listings, a 13.2% increase compared to October 2016 and a 5.3% increase from last month in September 2017. Pending sales, at 58, outpaced September 2017 (56) by two, but fell 9.4% short of the 64 offers accepted last year in October 2016. Closed sales (51) fell 7.3% short of October 2016 (55) and 5.6% short of September 2017 (54). October saw inventory increase slightly to 6.9 months, with total market time increasing to 197 days.

## Year to Date Summary

Comparing the first ten months of 2017 to the same period in 2016, new listings (770) have increased 3.4%, while closed sales (463) have decreased 1.1% and pending sales (489) have decreased 8.3%.

## Average and Median Sale Prices

Comparing 2017 to 2016 through October, the average sale price rose 8.1% from \$256,900 to \$277,700. In the same comparison, the median sale price rose 5.9% from \$231,300 to \$245,000.

## Inventory in Months\*

	2015	2016	2017
January	10.8	9.8	6.7
February	12.4	8.9	8.2
March	14.8	8.1	7.5
April	7.3	7.7	10.3
May	11.1	9.0	9.0
June	8.2	8.6	8.2
July	8.1	7.6	7.2
August	6.9	5.7	6.2
September	6.9	5.7	6.7
October	6.2	5.9	6.9
November	9.8	7.4	
December	5.7	5.3	

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

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	October	60	58	51	272,300	280,000	197
	September	57	56	54	281,100	258,300	150
	Year-to-date	770	489	463	277,700	245,000	163
2016	October	53	64	55	268,800	268,000	126
	Year-to-date	745	533	468	256,900	231,300	161
Change	October	13.2%	-9.4%	-7.3%	1.3%	4.5%	56.1%
	Prev Mo 2017	5.3%	3.6%	-5.6%	-3.1%	8.4%	31.3%
	Year-to-date	3.4%	-8.3%	-1.1%	8.1%	5.9%	1.2%

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

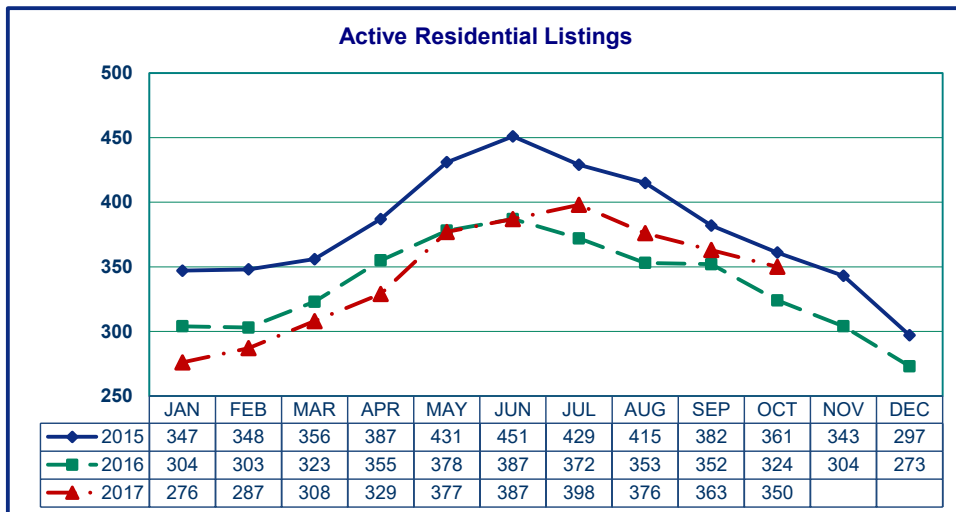
### Average Sale Price % Change:

+4.1% (\$276,400 v. \$265,400)

### Median Sale Price % Change:

+3.7% (\$245,000 v. \$236,300)

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 • 10/2017

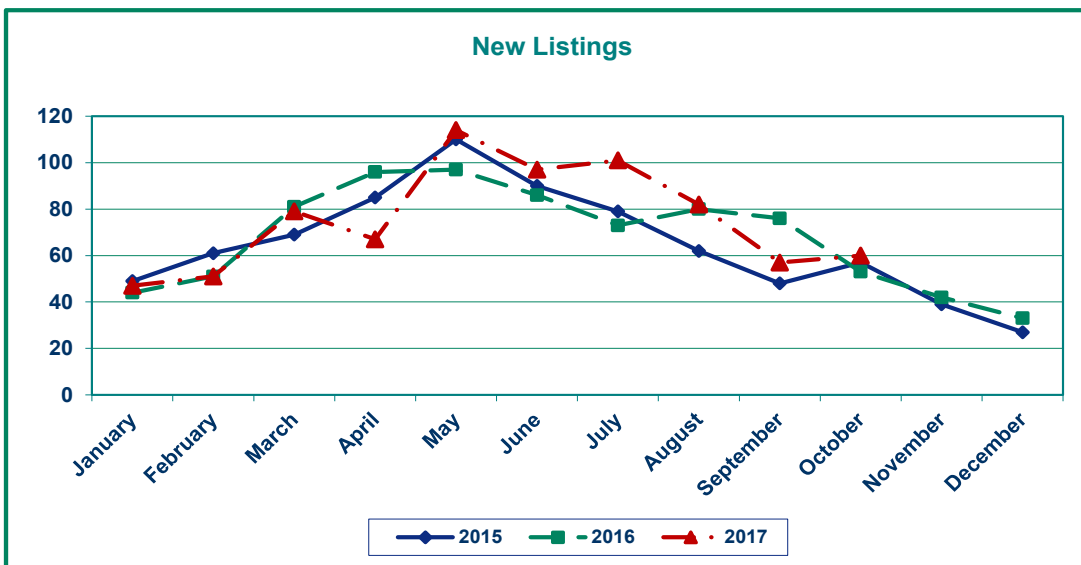
## Curry County, Oregon

		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	96	24	12	25	25.0%	19	314,900	133	262	176	-12.0%	163	319,800	300,000	6.5%	7	495,300	23	105,900	6	604,000	
271	Harbor, Winchuck, SB Chetco	58	8	4	7	-46.2%	5	220,400	417	127	87	-17.1%	88	275,800	222,500	31.5%	3	1,154,700	5	94,600	-	-	
272	Carpenterville, Cape Ferrello, Whaleshead	37	3	2	3	-40.0%	5	365,400	122	72	37	-9.8%	34	270,600	249,500	-1.3%	-	-	5	89,500	-	-	
273	Gold Beach	106	16	6	15	-28.6%	14	233,500	271	197	124	-5.3%	122	254,300	215,000	-9.3%	4	260,500	27	131,800	2	367,500	
274	Port Orford	53	9	5	8	60.0%	8	213,300	131	112	65	16.1%	56	213,700	208,500	-2.4%	4	165,500	16	214,900	-	-	
	Curry County	350	60	29	58	-9.4%	51	272,300	197	770	489	-8.3%	463	277,700	245,000	4.2%	18	479,700	76	136,200	8	544,900	

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/16-10/31/17) with 12 months before (11/1/15-10/31/16).

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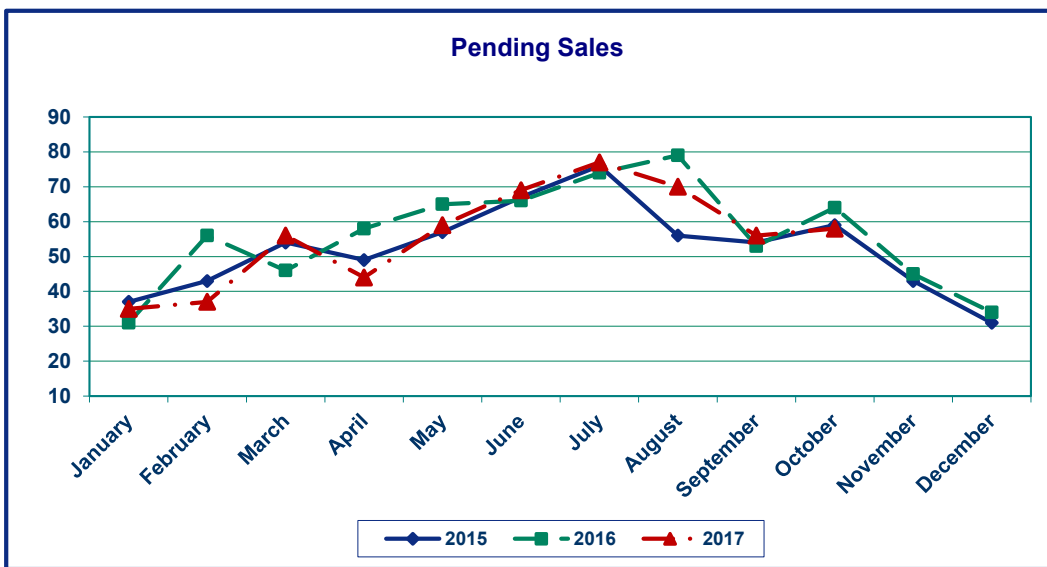
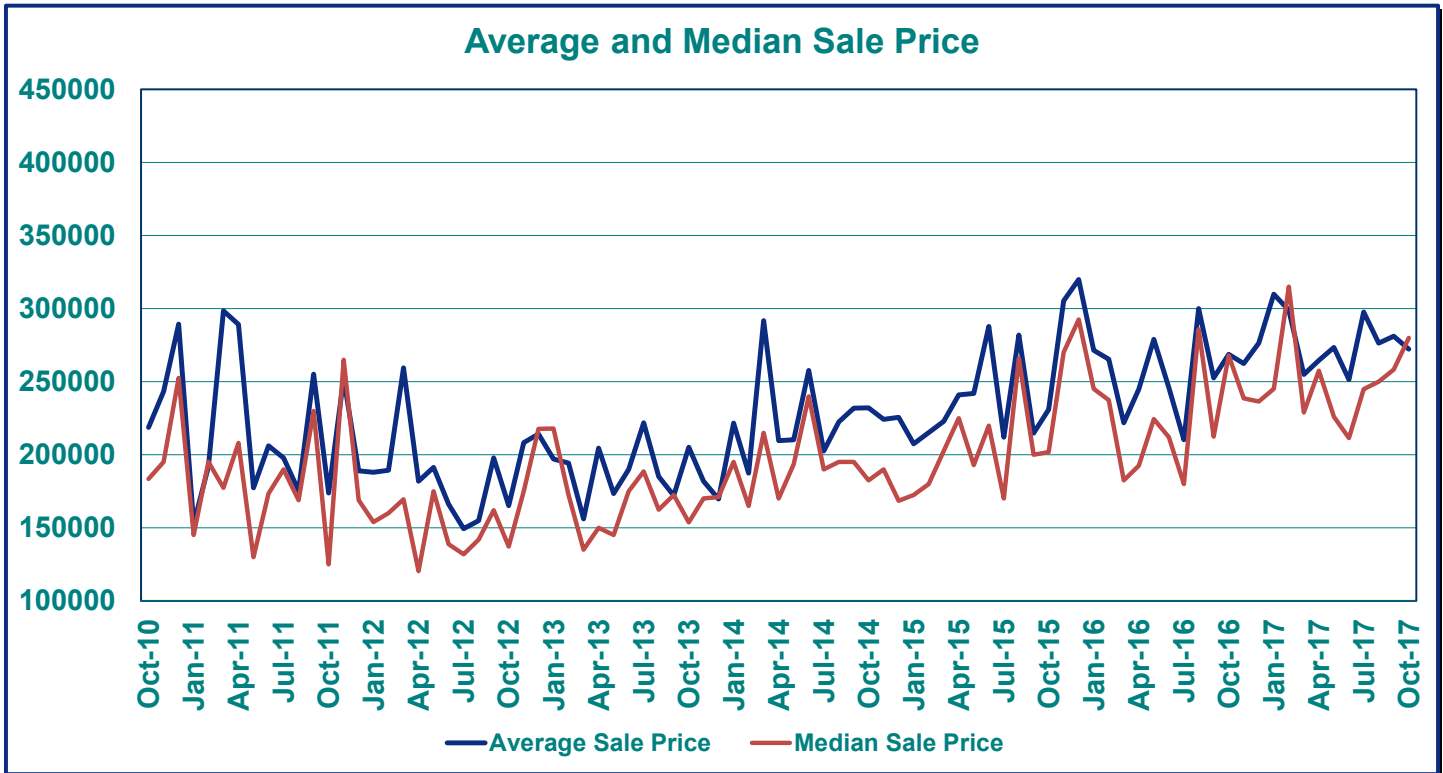
### NEW LISTINGS

#### CURRY COUNTY, OR

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

**SALE PRICE**  
CURRY COUNTY, OR

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



**PENDING LISTINGS**  
CURRY COUNTY, OR

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

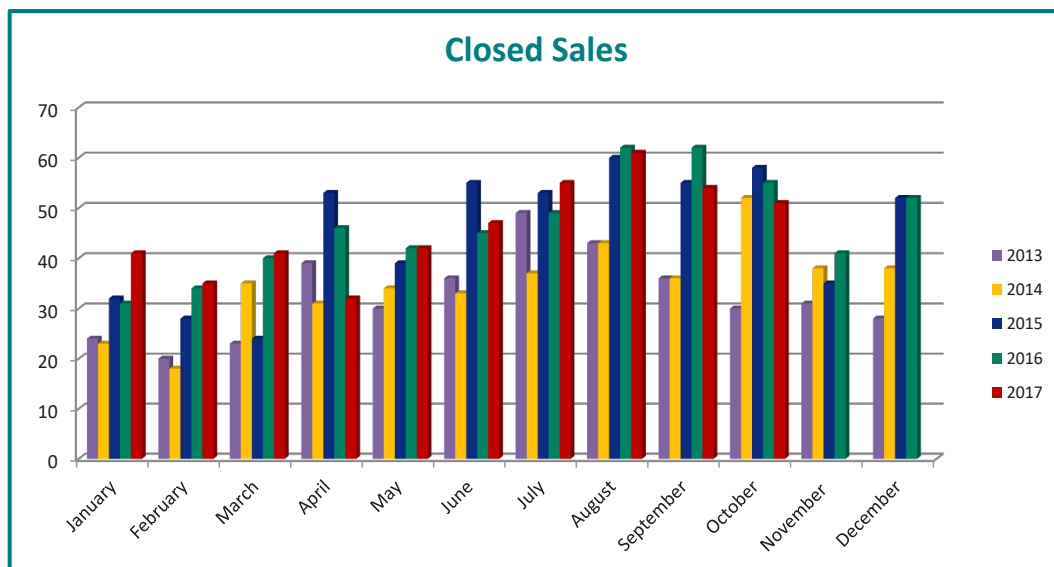


**CLOSED SALES**  
**CURRY COUNTY, OR**

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

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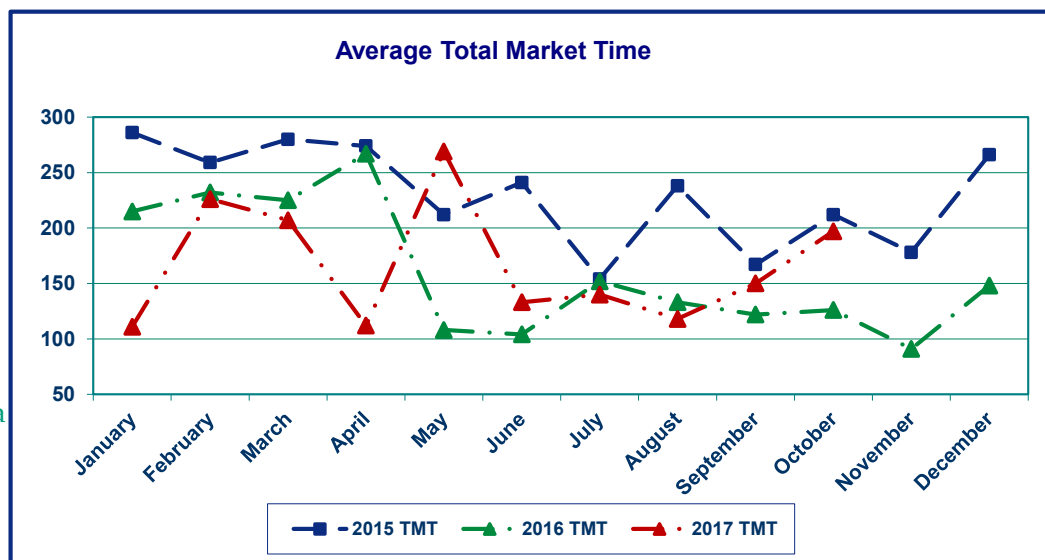
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**DAYS ON MARKET**  
**CURRY COUNTY, OR**

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



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

# MARKET ACTION



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

Residential Review: Douglas County, Oregon

October 2017 Reporting Period

## October Residential Highlights

Douglas County saw strong closed sales this October. There were 156 closings, a 4.0% increase from October 2016 (150) and a 13.0% increase from last month in September 2017 (138). This was the strongest October for closings in Douglas County on the RMLS™ record, dating to 2001.

Pending sales, at 159, fared 4.6% stronger than last year in October 2016 (152) but fell 4.8% short of the 167 offers accepted last month in September 2017.

New listings fared similarly, rising 1.1% from last month in September 2017 (177) but falling 1.6% compared to last year in October 2016 (182).

Inventory decreased to 3.4 months in October, with total market time increasing to 75 days.

## Year to Date Summary

Comparing the first ten months of 2017 to the same period in 2016, closed sales (1,433) have increased 3.6% and pending sales (1,530) have increased 1.1%, while new listings (2,028) have cooled 0.4%.

## Average and Median Sale Prices

Comparing 2017 to 2016 through October, the average sale price rose 5.1% from \$201,000 to \$211,200. In the same comparison, the median sale price rose 8.0% from \$175,000 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	4.2
October	4.9	4.1	3.4
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:

+6.2% (\$210,500 v. \$198,200)

### Median Sale Price % Change:

+8.0% (\$189,000 v. \$175,000)

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	October	179	159	156	210,200	175,500	75
	September	177	167	138	217,700	192,900	68
	Year-to-date	2,028	1,530	1,433	211,200	189,000	96
2016	October	182	152	150	215,500	186,300	126
	Year-to-date	2,036	1,513	1,383	201,000	175,000	126
Change	October	-1.6%	4.6%	4.0%	-2.5%	-5.8%	-40.6%
	Prev Mo 2017	1.1%	-4.8%	13.0%	-3.4%	-9.0%	10.3%
	Year-to-date	-0.4%	1.1%	3.6%	5.1%	8.0%	-24.1%

# AREA REPORT • 10/2017

## 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	38	14	14	15	-11.8%	16	273,100	65	234	193	22.9%	187	217,400	190,000	11.2%	5	248,200	14	73,600	4	868,100	
252	NW Roseburg	70	20	13	20	66.7%	15	295,900	126	225	150	-3.8%	139	303,700	279,000	10.3%	-	-	9	212,500	-	-	
253	SE Roseburg	34	11	5	8	100.0%	11	143,700	108	114	92	21.1%	87	163,700	162,000	-0.6%	10	253,600	4	66,300	8	174,500	
254	SW Roseburg	53	17	12	16	-5.9%	16	271,900	71	182	132	-0.8%	123	271,500	249,900	20.8%	2	170,000	26	166,400	2	187,500	
255	Glide & E of Roseburg	27	7	4	6	20.0%	5	233,200	84	80	55	-15.4%	54	274,300	261,000	-13.1%	1	900,000	23	123,000	-	-	
256	Sutherlin/Oakland Area	67	26	13	23	21.1%	23	273,900	86	276	203	1.0%	188	217,100	213,700	11.2%	8	192,800	18	99,800	5	292,700	
257	Winston & SW of Roseburg	51	24	15	14	-33.3%	13	149,100	48	222	172	13.9%	160	184,300	168,800	-4.8%	3	166,300	22	95,800	2	137,500	
258	Myrtle Creek & S/SE of Roseburg	78	24	11	26	18.2%	18	139,700	96	285	207	-15.9%	191	177,300	163,000	0.5%	3	163,600	26	73,800	1	195,000	
259	Green District	35	20	7	15	15.4%	25	163,300	27	175	139	0.0%	127	174,000	175,000	6.3%	3	155,300	8	100,500	-	-	
265	North Douglas County	78	16	10	16	-27.3%	14	146,300	69	235	187	-1.1%	177	175,600	155,000	9.6%	6	184,100	19	72,700	3	428,200	
	Douglas County	531	179	104	159	4.6%	156	210,200	75	2,028	1,530	1.1%	1,433	211,200	189,000	6.2%	41	222,400	169	108,700	25	338,500	

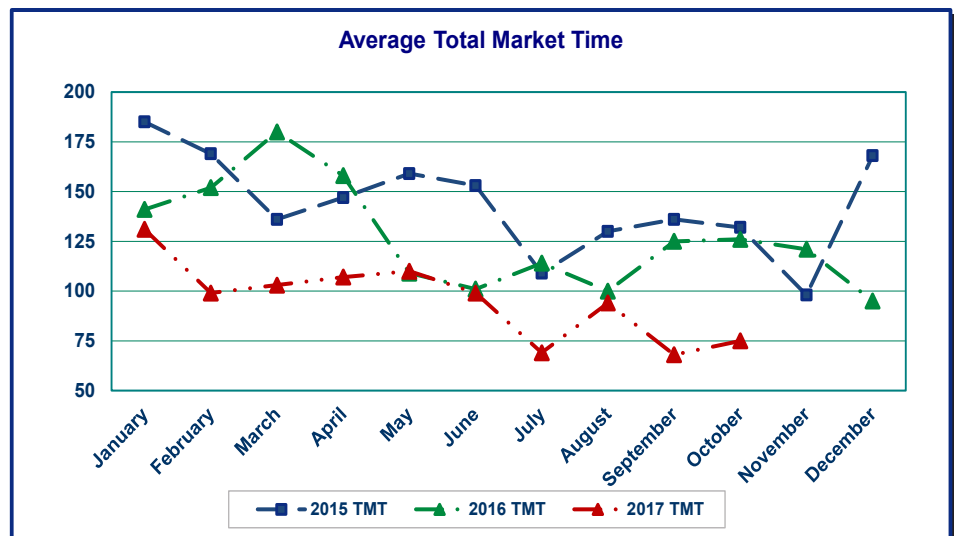
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### DAYS ON MARKET DOUGLAS COUNTY, OR

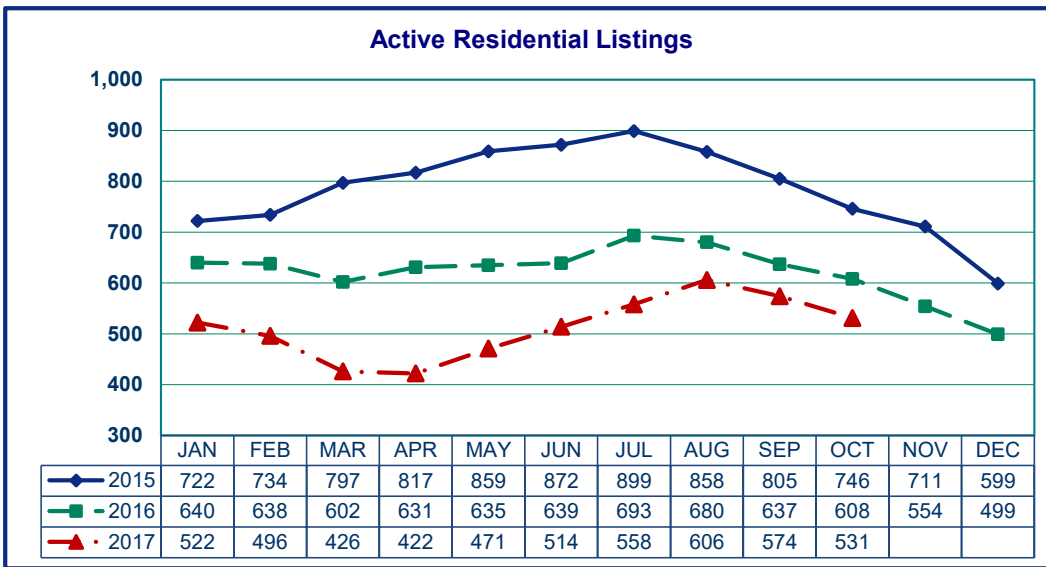
*This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.*



## ACTIVE RESIDENTIAL LISTINGS

### DOUGLAS COUNTY, OR

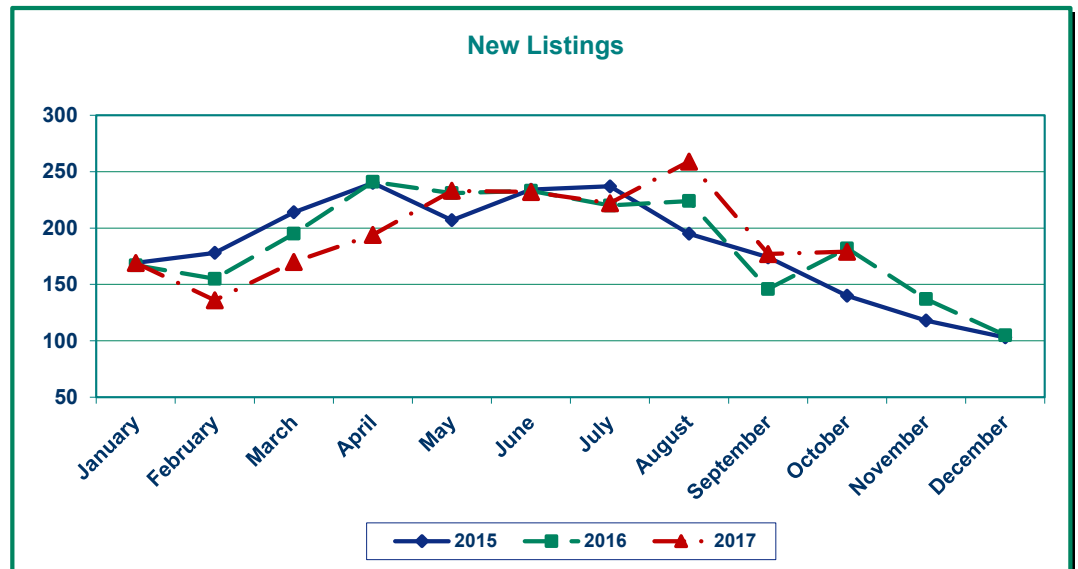
*This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.*



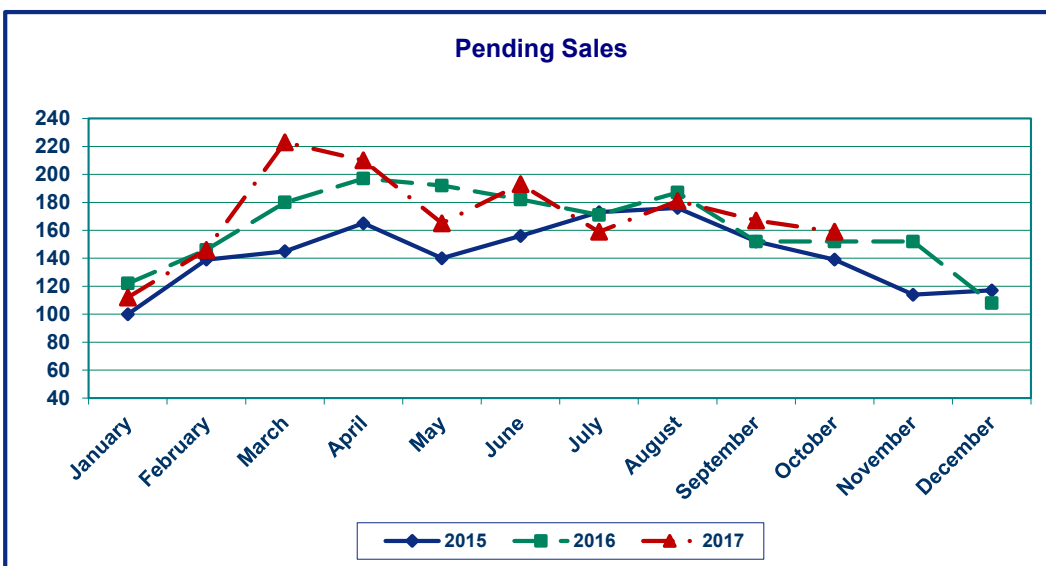
## NEW LISTINGS

### 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

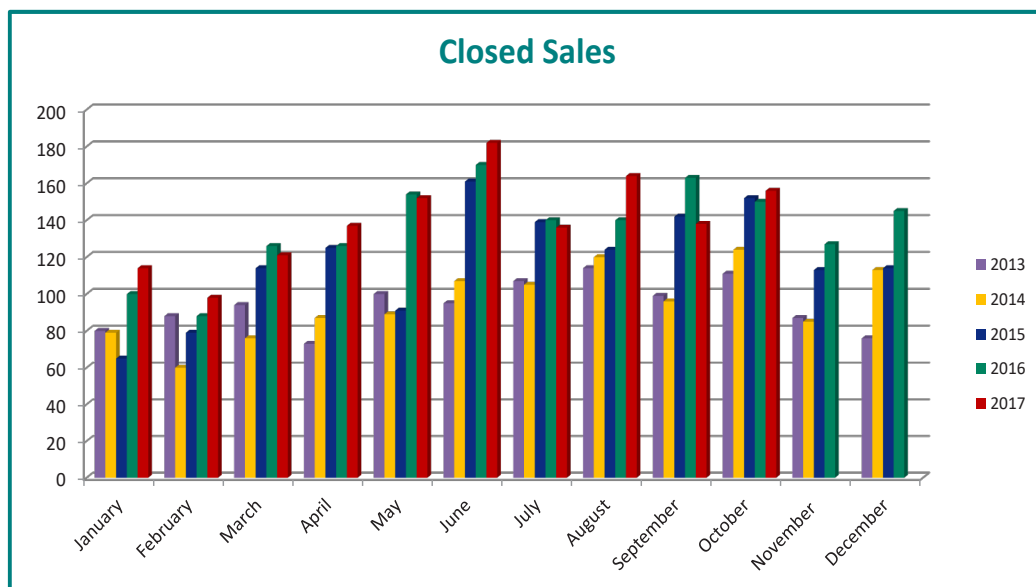
*This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.*

## CLOSED SALES DOUGLAS COUNTY, OR

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

**Contact RMLS™**  
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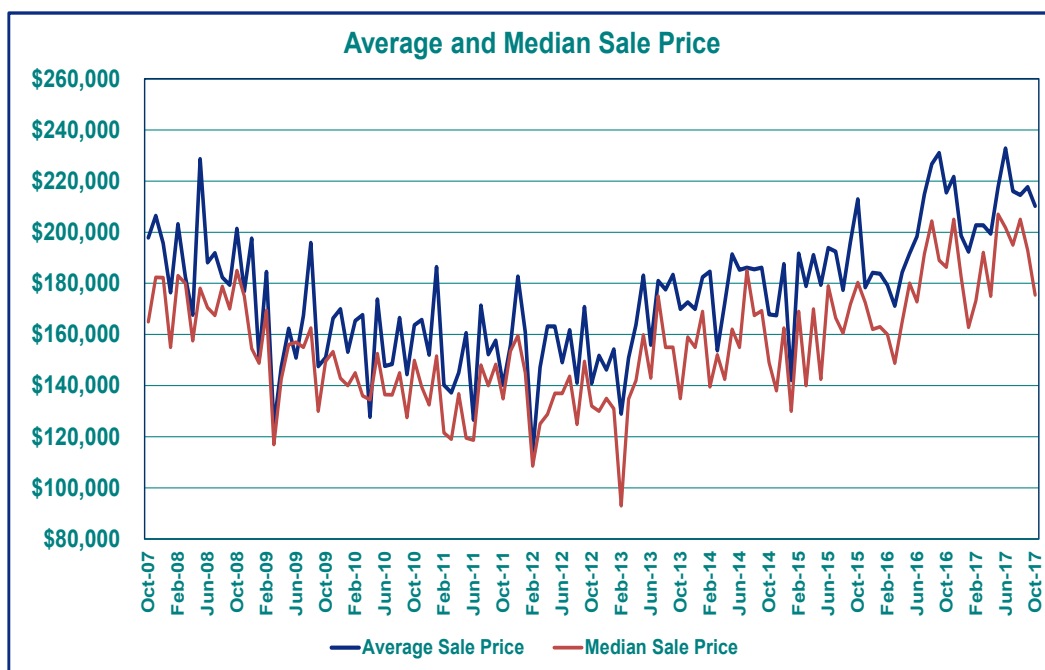
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## SALE PRICE DOUGLAS COUNTY, OR

*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

October 2017 Reporting Period

## October Residential Highlights

Grant County made gains nearly across the board this October. Seven closed sales outpaced both October 2016 (6) and September 2017 (6) by one. Five pending sales similarly outpaced October 2016 and September 2017, both of which had four accepted offers. New listings, at six, ended two stronger than last

year in October 2016 but fell short of the 14 new listings offered last month in September 2017.

October saw inventory decrease to 9.6 months, with total market time increasing to 455 days.

## Average and Median Sales Prices

Comparing 2017 to 2016 through October, the average sale price in Grant County has decreased 15.3% from \$187,100 to \$158,400. In the same comparison, the median sale price has increased 2.5% from \$129,300 to \$132,500.

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	12.2
October	6.7	13.0	9.6
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:**  
-16.6% (\$152,700 v. \$183,100)  
**Median Sale Price % Change:**  
-10.7% (\$125,000 v. \$140,000)

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

Grant County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	October	6	5	7	160,900	106,500	455
	September	14	4	6	141,700	114,800	210
	Year-to-date	109	76	73	158,400	132,500	357
2016	October	4	4	6	228,000	180,000	119
	Year-to-date	110	90	84	187,100	129,300	295
Change	October	50.0%	25.0%	16.7%	-29.4%	-40.8%	284.3%
	Prev Mo 2017	-57.1%	25.0%	16.7%	13.5%	-7.2%	116.7%
	Year-to-date	-0.9%	-15.6%	-13.1%	-15.3%	2.5%	21.0%

# AREA REPORT • 10/2017

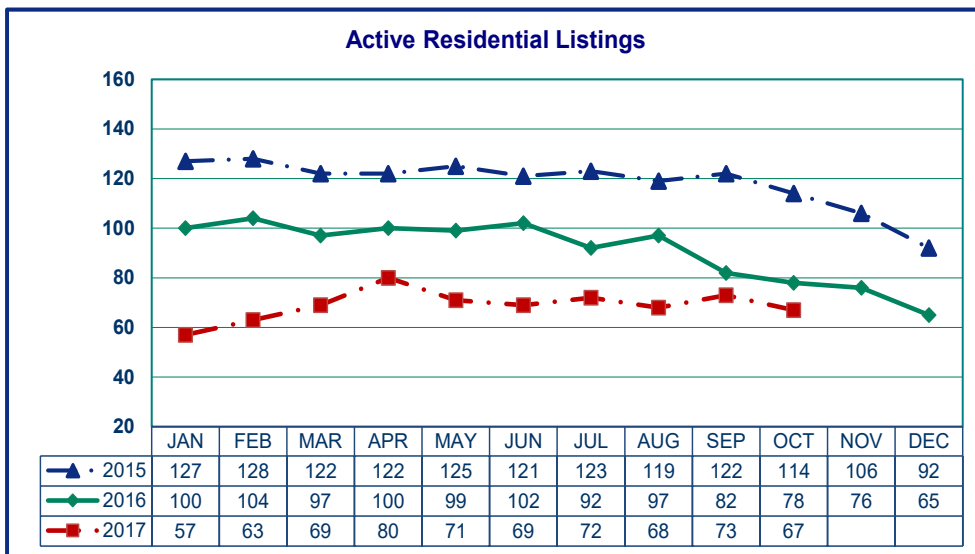
## Grant County, Oregon

		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	14	-	-	0	-100.0%	2	202,000	185	18	13	-18.8%	15	203,800	205,000	0.0%	-	-	5	69,100	-	-
97825	Dayville	-	0	2	0	-	0	-	-	-	1	-90.9%	2	201,500	201,500	32.4%	-	-	2	247,500	-	-
97845	John Day	21	3	4	3	200.0%	4	153,900	623	44	34	47.8%	30	127,200	99,600	-26.3%	-	-	5	25,700	-	-
97848	Kimberly	1	0	0	0	-	0	-	-	1	1	-	1	500,000	500,000	-	-	-	-	-	-	-
97856	Long Creek	5	0	1	0	-	0	-	-	6	3	-50.0%	3	99,700	132,500	-79.6%	-	-	-	-	-	-
97864	Monument	1	0	1	0	-	0	-	-	4	1	-75.0%	1	162,500	162,500	-48.0%	1	162,500	-	-	-	-
97865	Mount Vernon	10	1	1	0	-	0	-	-	17	10	11.1%	10	187,400	147,500	-28.2%	-	-	2	66,300	-	-
97869	Prairie City	14	2	0	2	100.0%	1	106,500	329	18	13	-35.0%	11	132,100	124,000	42.3%	-	-	-	-	-	-
97873	Seneca	1	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
	Grant County	67	6	9	5	25.0%	7	160,900	455	109	76	-15.6%	73	158,400	132,500	-16.6%	1	162,500	15	98,400	-	-

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/16-10/31/17) with 12 months before (11/1/15-10/31/16).

<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

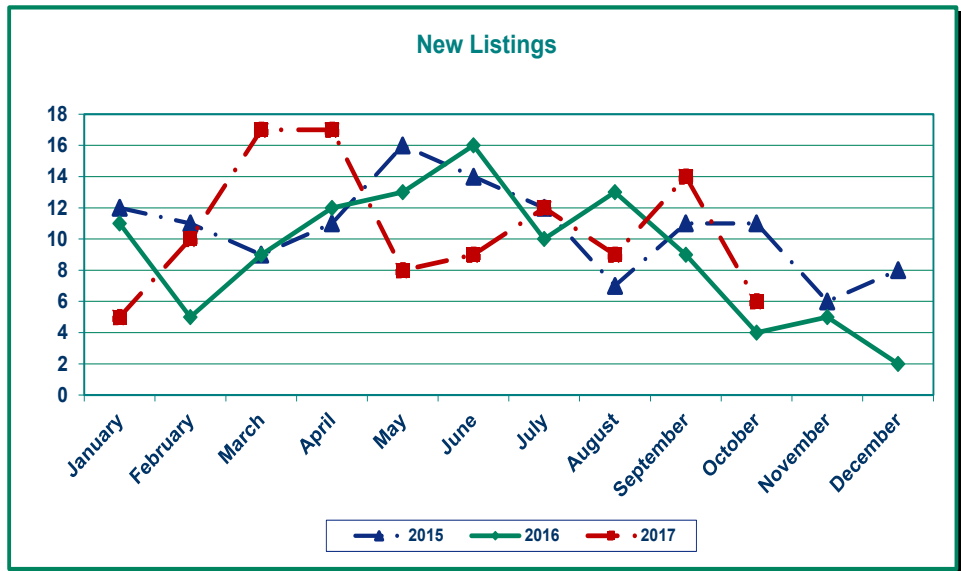
*This graph shows the active residential listings in Grant County, Oregon.*



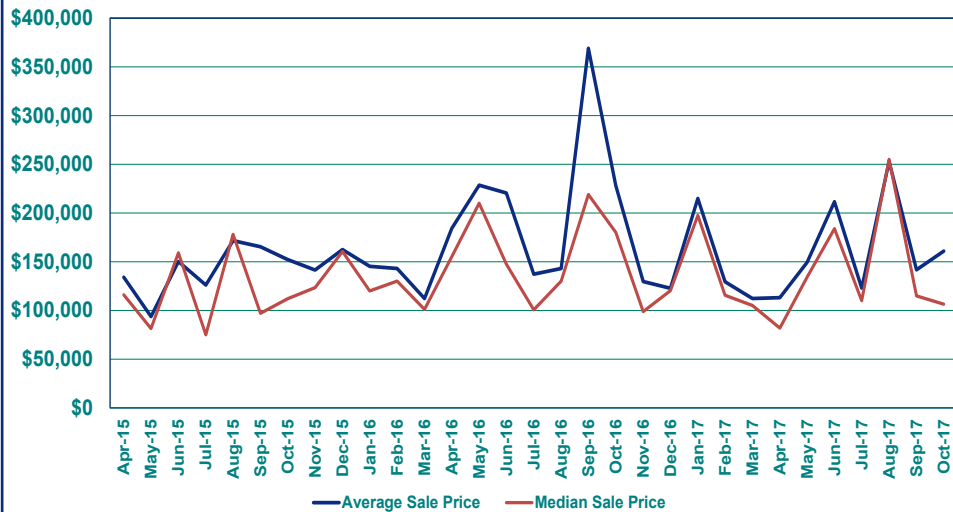
## NEW LISTINGS

### GRANT COUNTY, OR

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



## Average and Median Sale Price



## SALE PRICE

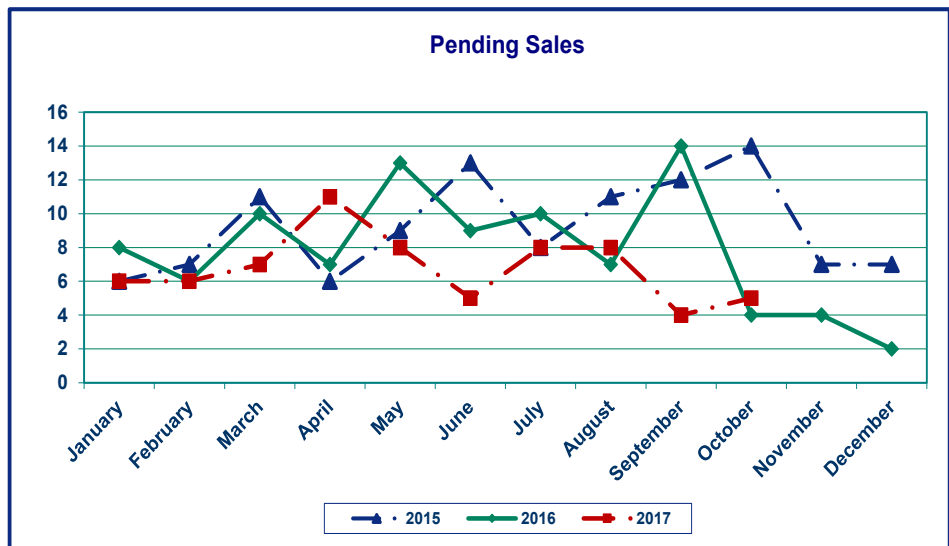
### GRANT COUNTY, OR

*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.*

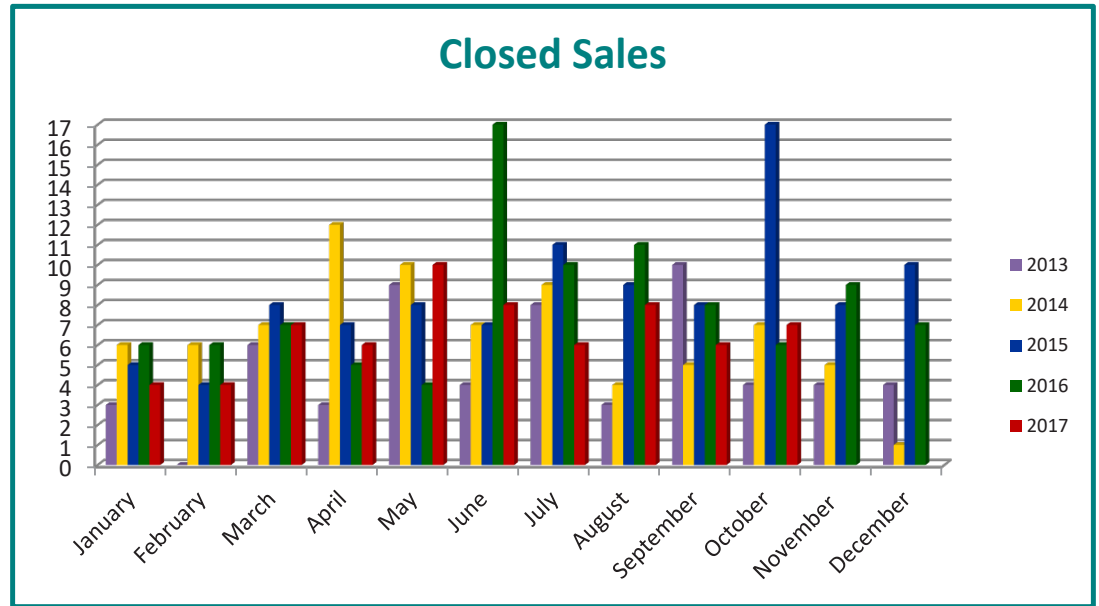




## CLOSED SALES GRANT COUNTY, OR

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

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



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

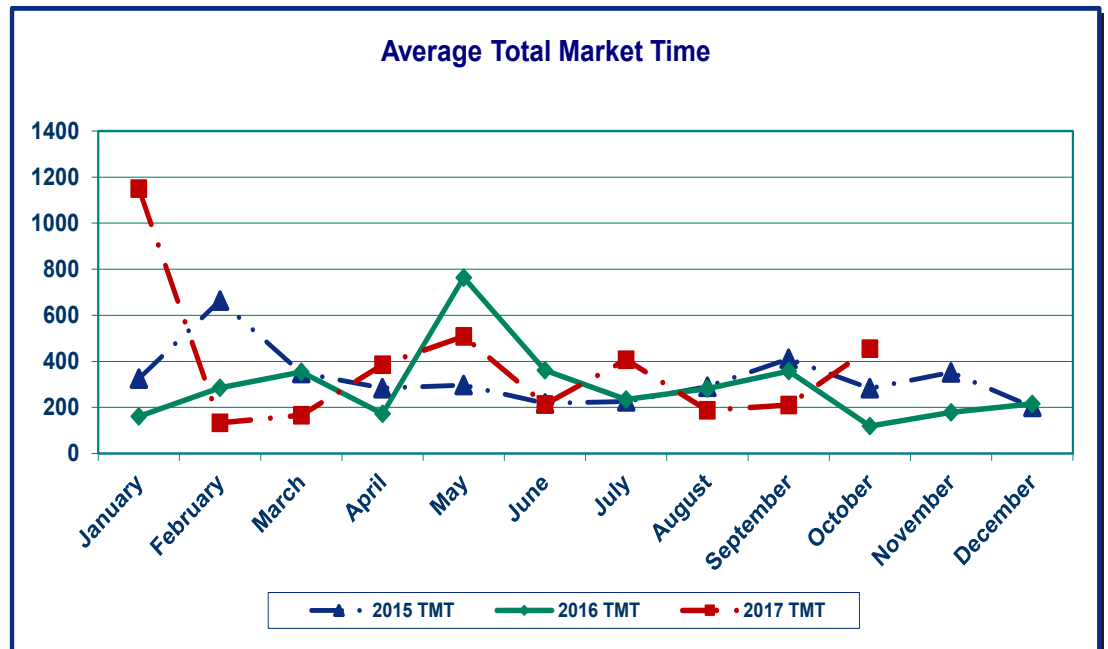
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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## 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

October 2017 Reporting Period

### October Residential Highlights

New listings had a good October in Josephine County. Nine new listings outpaced October 2016 (6) by three and even gained five compared to last month in September 2017 (4). Pending sales, at four, exactly matched September 2017 and were double the two offers accepted last year in October 2016. Closed sales, at two, increased from both September 2017, which had a sole closing, and October 2016, which saw zero closings.

Inventory in October decreased to 11.5 months, with total market time increasing to 191 days.

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 ten months of 2017 to the same period in 2016, new listings (63) have increased 12.5%, pending sales (18) have decreased 45.5%, and closed sales (12) have decreased 61.3%.

### Average and Median Sale Prices

Comparing 2017 to 2016 through October, the average sale price in Josephine County has decreased 9.0% from \$294,600 to \$268,200. **In the same comparison, the median sale price has decreased 10.6% from \$259,900 to \$232,300.**

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	26.0
October	6.5	N/A	11.5
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.

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

#### Average Sale Price % Change:

-6.1% (\$291,300 v. \$310,100)

#### Median Sale Price % Change:

-1.9% (\$255,000 v. \$260,000)

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

Josephine County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	October	9	4	2	184,400	184,400	191
	September	4	4	1	129,900	129,900	164
	Year-to-date	63	18	12	268,200	232,300	118
2016	October	6	2	0	-	-	-
	Year-to-date	56	33	31	294,600	259,900	132
Change	October	50.0%	100.0%	-	-	-	-
	Prev Mo 2017	125.0%	0.0%	100.0%	42.0%	42.0%	16.5%
	Year-to-date	12.5%	-45.5%	-61.3%	-9.0%	-10.6%	-10.2%

# AREA REPORT • 10/2017

## 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/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
97497	Wolf Creek	3	-	2	0	-	0	-	-	4	-	-	-	-	-	-	-	-	1	500,000	-	-
97523	Cave Junction	1	1	0	0	-100.0%	0	-	-	4	2	100.0%	2	110,000	110,000	-	-	-	1	65,000	-	-
97526	Grants Pass	6	4	1	2	100.0%	1	229,500	371	22	7	-61.1%	5	355,800	267,400	25.5%	-	-	-	-	-	-
97527	Grants Pass	7	3	2	2	-	1	139,300	10	23	6	-40.0%	3	209,800	235,000	-19.8%	1	935,000	2	201,500	-	-
97528	Grants Pass	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97531	Kerby	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97532	Merlin	0	0	1	0	-	0	-	-	1	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97533	Murphy	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97534	O'Brien	4	0	0	0	-	0	-	-	5	1	-	1	90,200	90,200	-	-	-	-	-	-	-
97538	Selma	2	1	0	0	-	0	-	-	3	-	-100.0%	-	-	-	-	-	-	1	178,000	-	-
97543	Wilderville	0	0	-	0	-	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.	23	9	6	4	100.0%	2	184,400	191	63	18	-45.5%	12	268,200	232,300	-6.1%	1	935,000	6	211,000	-	-

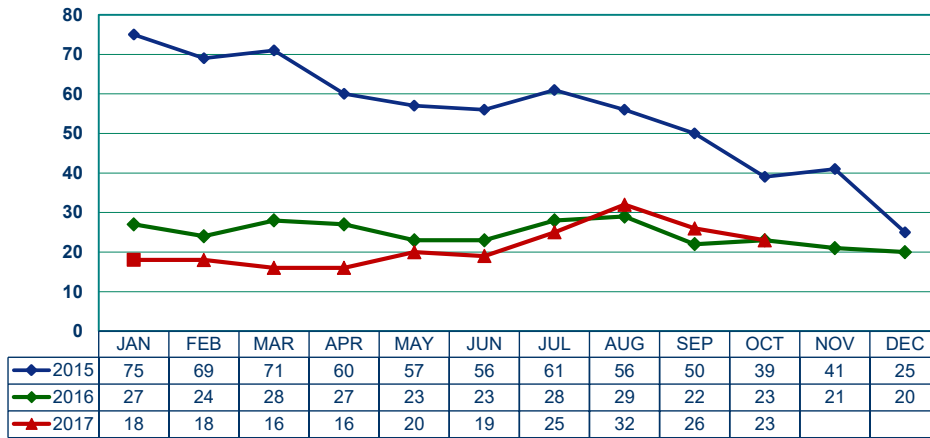
97501	Medford	5	1	1	2	-50.0%	0	-	-	30	10	-33.3%	6	154,300	151,800	-29.3%	-	-	-	-	5	391,700
97502	Central Point	6	2	1	0	-100.0%	1	170,000	12	26	7	-46.2%	6	248,200	274,300	27.1%	-	-	1	213,000	-	-
97503	White City	1	1	0	1	-	0	-	-	13	5	66.7%	4	301,500	294,500	-17.0%	-	-	-	-	-	-
97504	Medford	11	7	4	4	33.3%	7	282,500	42	55	21	-4.5%	17	360,000	327,000	9.3%	-	-	2	175,500	-	-
97520	Ashland	8	0	1	0	-	0	-	-	9	-	-100.0%	-	-	-	-90.7%	-	-	3	843,000	-	-
97522	Butte Falls	1	0	0	1	-	0	-	-	1	1	-	0	-	-	-	0	-	0	-	0	-
97524	Eagle Point	4	1	1	0	-100.0%	1	255,000	3	14	4	-66.7%	4	430,300	270,500	-58.1%	-	-	4	42,500	-	-
97525	Gold Hill	1	-	0	0	-	0	-	-	3	1	-50.0%	1	677,000	677,000	86.8%	1	130,000	1	95,000	-	-
97530	Jacksonville	4	1	0	0	-	1	300,000	72	8	5	150.0%	5	295,700	300,000	-53.7%	-	-	1	275,000	-	-
97535	Phoenix	1	0	0	0	-	2	325,300	18	5	2	100.0%	2	325,300	325,300	1.4%	-	-	-	-	1	375,000
97536	Prospect	2	0	0	0	-	0	-	-	2	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97537	Rogue River	2	1	2	0	-	0	-	-	8	3	-40.0%	1	122,600	122,600	-8.7%	-	-	-	-	-	-
97539	Shady Cove	2	0	1	0	-	0	-	-	8	3	-	3	82,300	86,000	-	-	-	-	-	-	-
97540	Talent	2	1	0	0	-	0	-	-	4	2	100.0%	1	180,000	180,000	-12.5%	-	-	-	-	-	-
97541	Talent	1	1	1	0	-	0	-	-	4	2	-33.3%	3	476,300	270,000	63.5%	-	-	-	-	-	-
97542	Jackson Co.	51	16	12	8	-46.7%	12	279,400	35	190	66	-20.5%	53	306,500	288,500	-33.7%	1	130,000	12	302,800	6	388,900

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/16-10/31/17) with 12 months before (11/1/15-10/31/16).

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

Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

JOSEPHINE COUNTY, OR

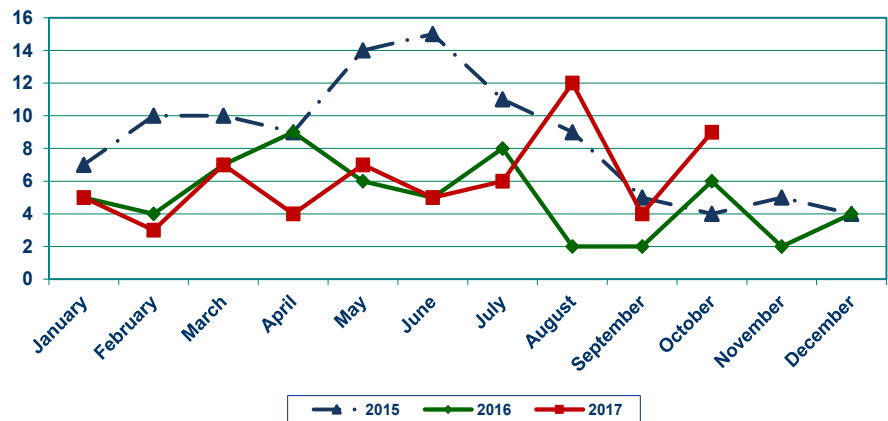
*This graph shows the active residential listings in Josephine County, Oregon.*

## NEW LISTINGS

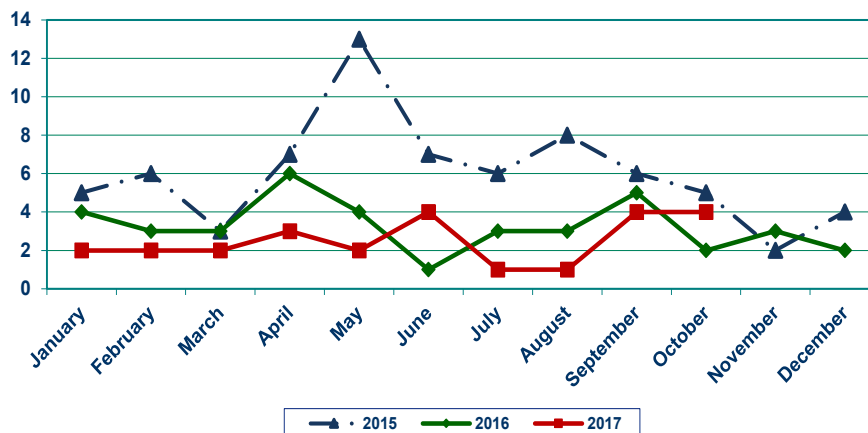
JOSEPHINE COUNTY, OR

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

New Listings



Pending Sales



## PENDING LISTINGS

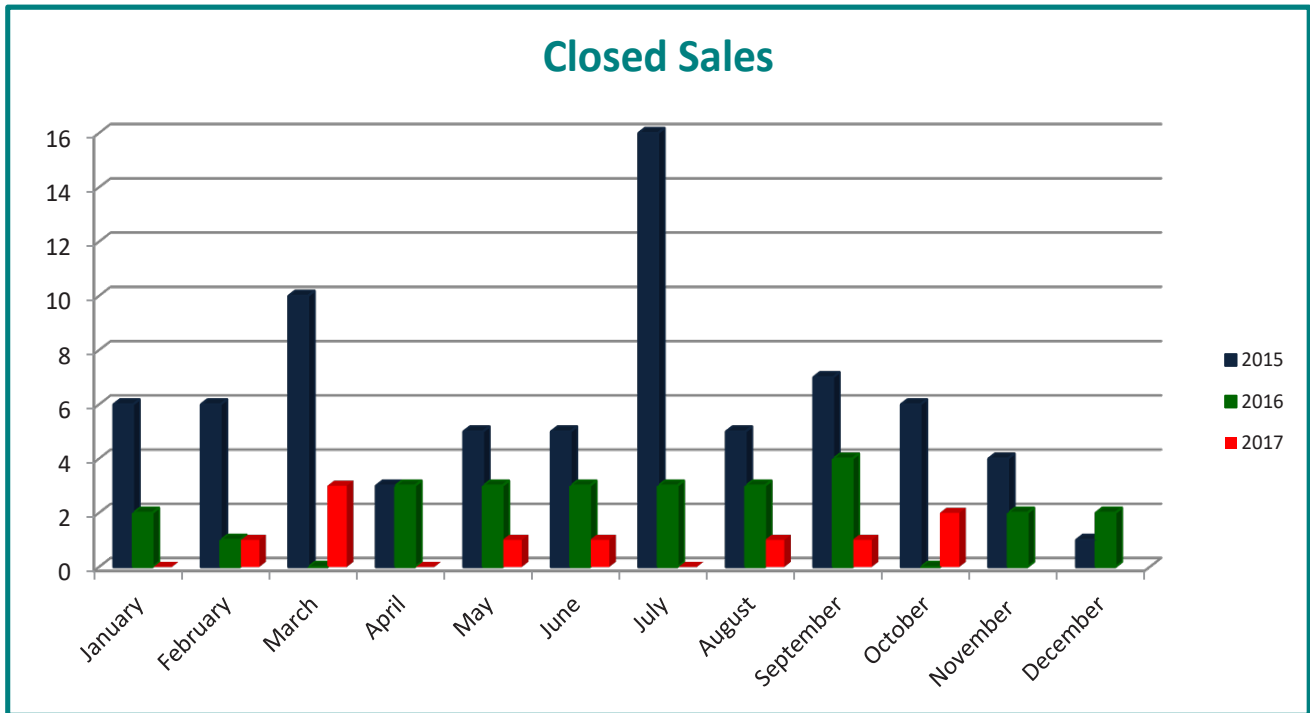
JOSEPHINE COUNTY, OR

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

## CLOSED SALES

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

JOSEPHINE COUNTY, OR

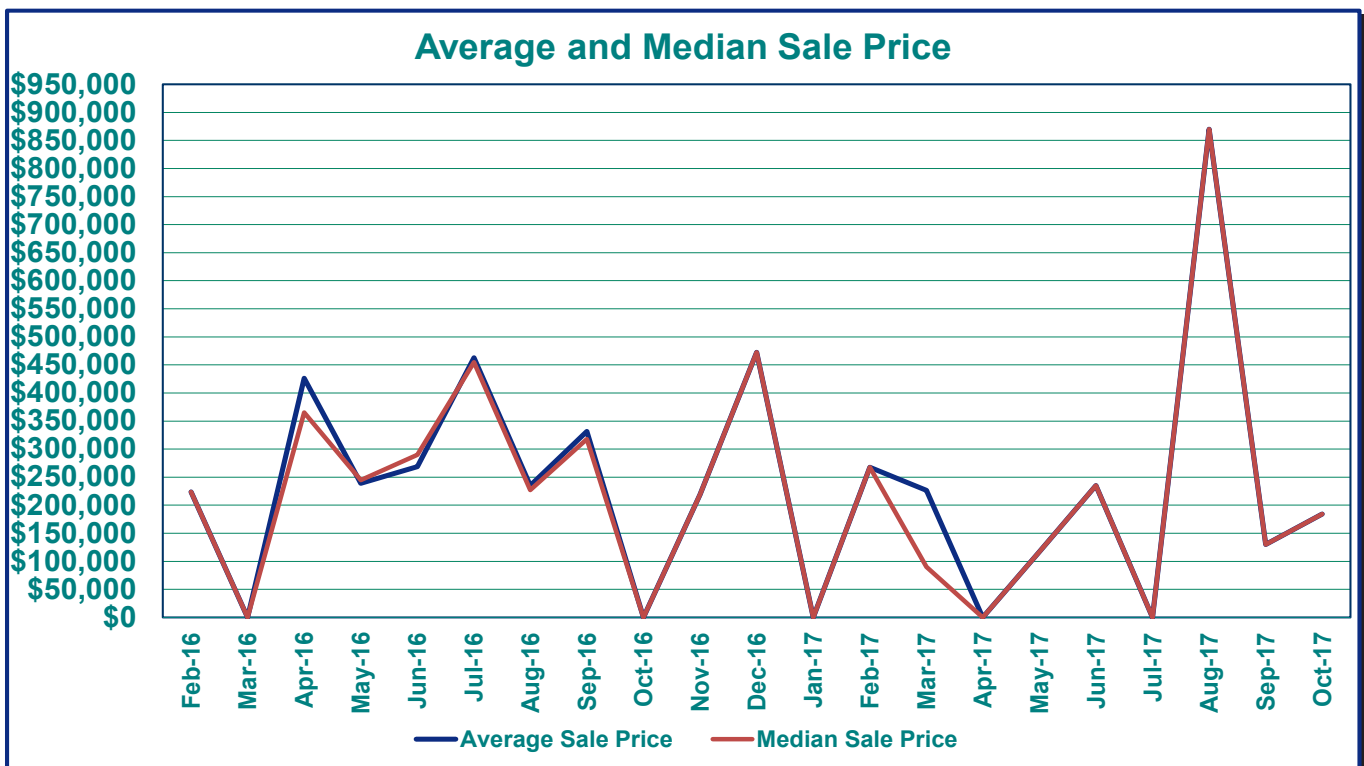


## SALE PRICE

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

JOSEPHINE COUNTY, OR

*Josephine County, Oregon.*



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

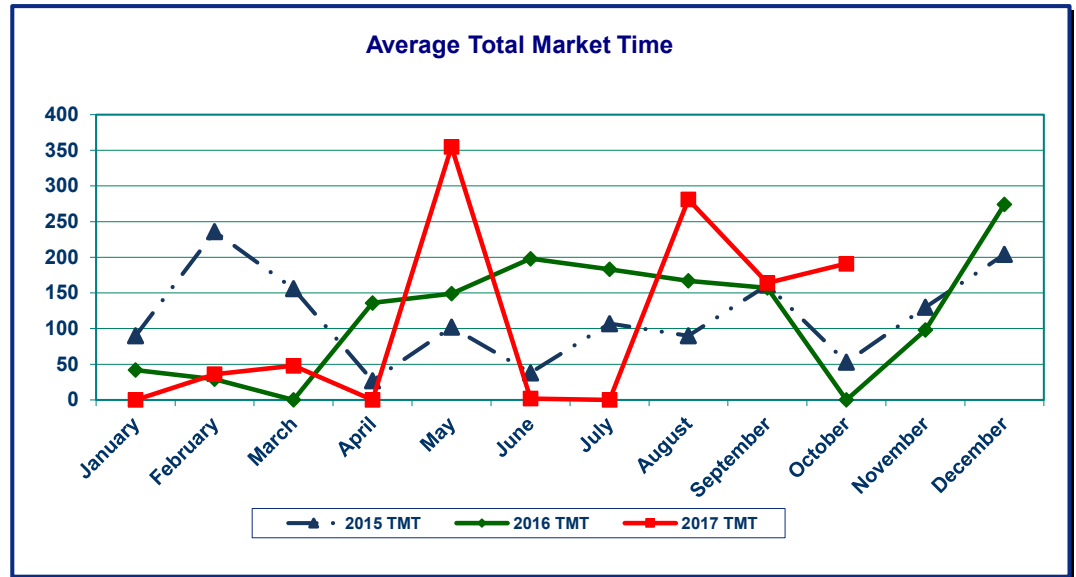
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**Suite 230**  
**Portland, OR 97220**  
**(503) 236-7657**  
**communications@rmls.com**

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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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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: Lane County, Oregon

October 2017 Reporting Period

## October Residential Highlights

Lane County saw some mixed activity in October, but numbers are up across the board compared to October 2016. Pending sales (477) showed a 14.4% increase over October 2016 (417) and a 3.7% increase compared to last month in September 2017 (460). It was the strongest October for pending sales in Lane County since at least 2001!

New listings, at 446, increased 23.5% compared to October 2016 (361) but fell 14.9% short of the 524 new listings offered just last month in September 2017.

Closed sales fared similarly—at 428 in October, closings increased 6.5% from October 2016 but decreased 7.6% from last month in September 2017.

## Year to Date Summary

Comparing the first ten months in 2017 to the same period in 2016, new listings (5,782) have increased 2.3%, closed sales (4,368) have remained steady, and pending sales (4,629) have decreased 1.9%.

## Average and Median Sale Prices

Comparing 2017 to 2016 through October of each year, the average sale price rose 9.5% from \$263,200 to \$288,200. In the same comparison, the median sale price rose 10.6% from \$235,000 to \$260,000.

## Inventory in Months\*

	2015	2016	2017
January	5.5	3.3	2.1
February	5.9	2.8	2.2
March	3.7	2.2	1.7
April	3.4	2.1	1.8
May	3.3	2.0	1.6
June	2.6	1.8	1.7
July	2.7	2.5	2.0
August	3.2	2.0	2.0
September	3.0	2.0	2.2
October	2.7	2.1	2.0
November	3.4	1.9	
December	2.2	1.7	

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

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

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

**Average Sale Price % Change:**  
+9.3% (\$284,900 v. \$260,700)  
**Median Sale Price % Change:**  
+9.6% (\$257,500 v. \$234,900)

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	October	446	477	428	284,600	265,000	39
	September	524	460	463	285,600	265,900	50
	Year-to-date	5,782	4,629	4,368	288,200	260,000	49
2016	October	361	417	402	280,700	249,000	52
	Year-to-date	5,652	4,720	4,367	263,200	235,000	61
Change	October	23.5%	14.4%	6.5%	1.4%	6.4%	-24.8%
	Prev Mo 2017	-14.9%	3.7%	-7.6%	-0.4%	-0.3%	-22.0%
	Year-to-date	2.3%	-1.9%	0.0%	9.5%	10.6%	-19.4%

# AREA REPORT • 10/2017

## Lane County, Oregon

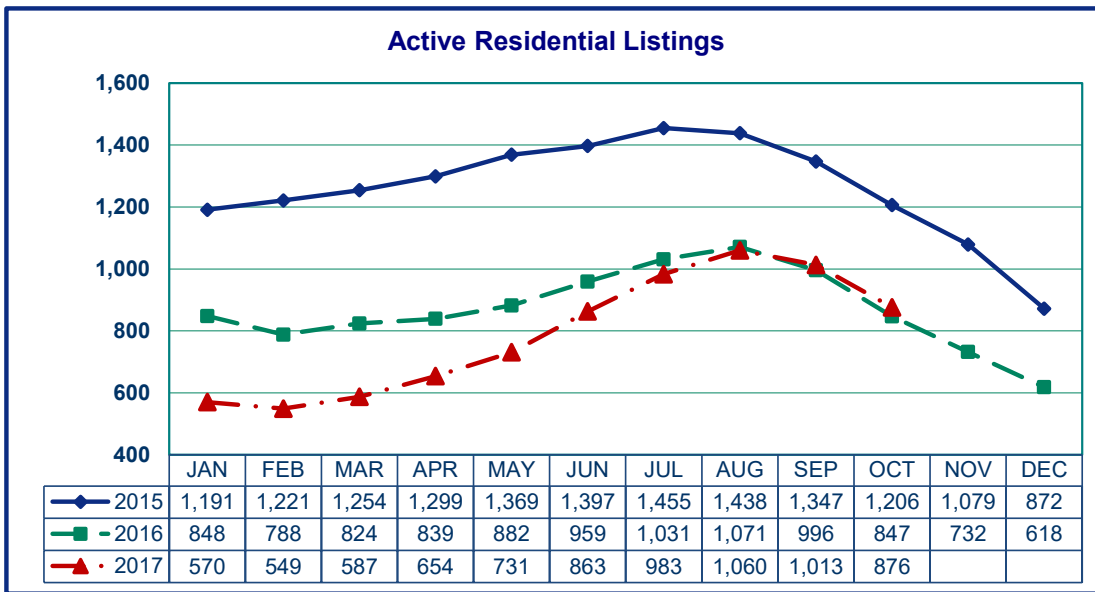
		RESIDENTIAL																	COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date									Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Avg. Sale Price % Change <sup>2</sup>		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
225	Florence Coast Village	6	1	1	4	100.0%	3	71,200	153	27	27	68.8%	24	78,400	65,000	127	18.3%	-	-	5	50,700	-	-	
226	Florence Green Trees	7	5	0	6	100.0%	5	126,200	99	59	53	35.9%	45	132,600	132,500	68	31.6%	-	-	-	-	-	-	
227	Florence Florentine	6	2	-	3	0.0%	4	257,500	18	36	38	72.7%	34	262,900	248,300	129	10.5%	-	-	1	64,000	-	-	
228	Florence Town	56	15	6	19	46.2%	19	221,200	86	184	145	-17.1%	134	240,800	231,000	109	6.5%	6	194,000	15	42,700	9	377,500	
229	Florence Beach	28	9	3	10	42.9%	9	246,400	152	97	75	17.2%	60	285,500	243,300	124	10.6%	1	1,250,000	14	59,700	-	-	
230	Florence North	25	3	6	8	60.0%	4	260,500	143	62	45	-4.3%	38	263,000	270,000	160	-10.9%	1	1,700,000	9	84,200	-	-	
231	Florence South/ Dunes City	21	3	2	5	-16.7%	8	318,400	110	56	40	-16.7%	38	358,000	335,500	169	10.7%	2	250,000	13	73,600	-	-	
238	Florence East/ Mapleton	28	3	2	3	-40.0%	3	309,300	82	58	26	-10.3%	24	242,600	245,000	107	-1.6%	1	700,000	7	135,700	1	105,000	
	Grand Total	177	41	20	58	31.8%	55	232,900	104	579	449	2.0%	397	240,800	223,700	120	3.4%	11	483,100	64	69,700	10	350,300	

232	Hayden Bridge	21	16	3	22	83.3%	17	277,900	28	155	124	1.6%	111	274,500	265,000	47	12.7%	1	430,000	1	95,000	12	249,700
233	McKenzie Valley	47	15	5	5	-16.7%	11	419,400	167	148	102	-5.6%	94	381,800	329,000	109	21.6%	-	-	11	138,600	-	-
234	Pleasant Hill/Oak	49	18	6	10	-33.3%	12	248,500	109	202	144	-23.0%	134	252,500	222,000	84	-1.6%	1	100,000	27	106,000	6	256,900
235	South Lane Properties	116	39	15	51	18.6%	34	257,800	43	577	430	-0.7%	404	256,000	233,500	62	9.4%	5	791,300	42	127,200	4	256,800
236	West Lane Properties	51	19	4	23	27.8%	19	274,300	43	298	231	-11.8%	213	279,800	248,500	62	16.6%	-	-	28	126,800	1	221,000
237	Junction City	47	20	5	22	4.8%	17	214,800	36	220	176	-8.8%	168	275,300	260,400	76	7.2%	2	1,196,300	25	138,500	3	382,700
239	Thurston	54	34	9	34	30.8%	29	260,700	30	406	347	-4.7%	321	265,300	250,000	43	16.7%	1	500,000	17	64,700	19	261,700
240	Coburg I-5	7	3	1	4	-	3	583,300	51	52	37	32.1%	34	439,000	390,000	57	10.4%	1	90,000	2	350,000	-	-
241	N Gilham	32	13	4	17	54.5%	17	328,900	22	238	191	13.7%	187	357,400	318,000	55	8.2%	-	-	1	55,000	2	368,000
242	Ferry Street Bridge	47	26	12	33	-10.8%	37	303,000	42	408	329	-4.4%	332	330,000	301,500	49	4.9%	-	-	7	115,000	6	384,500
243	E Eugene	69	27	13	31	-22.5%	28	363,200	31	462	347	-1.4%	329	367,800	326,000	41	4.8%	3	854,400	27	132,700	11	423,000
244	SW Eugene	107	45	15	47	9.3%	54	360,400	48	665	528	0.2%	491	368,700	325,000	62	8.6%	-	-	27	205,600	6	351,800
245	W Eugene	29	21	1	23	76.9%	11	249,200	25	188	149	2.1%	137	242,700	215,000	34	5.9%	2	1,192,500	4	149,700	15	361,900
246	Danebo	46	43	10	50	16.3%	43	203,700	21	588	527	6.0%	511	214,800	227,500	27	11.6%	1	244,000	5	39,400	7	231,800
247	River Road	20	12	3	18	-21.7%	16	255,200	17	200	168	-25.7%	164	249,900	240,000	33	11.9%	-	-	2	127,500	8	386,300
248	Santa Clara	60	40	10	35	-2.8%	42	300,500	41	443	360	2.3%	339	287,700	279,900	35	9.3%	1	1,675,000	17	97,000	6	261,200
249	Springfield	60	51	10	46	91.7%	38	208,000	20	477	393	6.8%	358	210,800	200,000	35	10.1%	4	302,500	12	127,300	33	378,600
250	Mohawk Valley	14	4	-	6	0.0%	0	-	-	55	46	7.0%	41	335,200	317,000	108	4.5%	-	-	9	181,400	-	-
	Grand Total	876	446	126	477	14.4%	428	284,600	39	5,782	4,629	-1.9%	4,368	288,200	260,000	49	9.3%	22	706,700	264	130,600	139	330,300



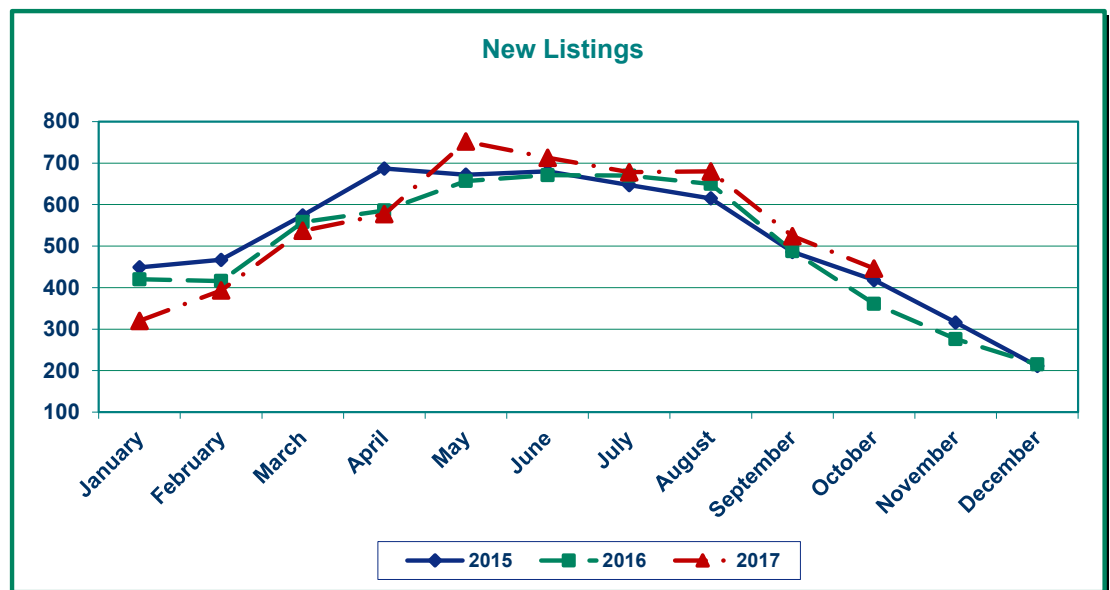
## ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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



## NEW LISTINGS GREATER LANE COUNTY, OR

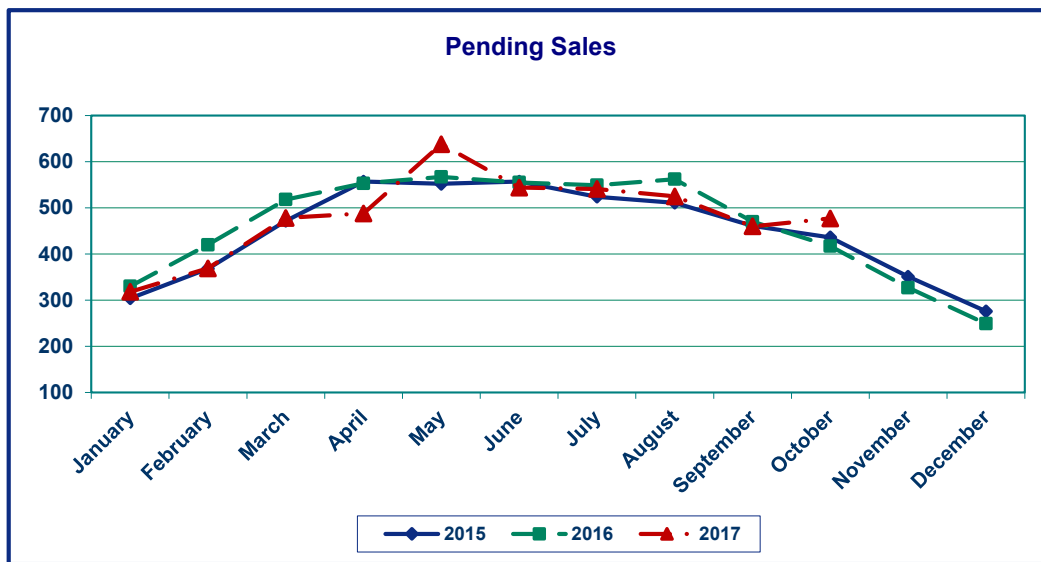
*This graph shows the new residential listings over the past three calendar years in Greater Lane County, Oregon.*



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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/16-10/31/17) with 12 months before (11/1/15-10/31/16).

<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

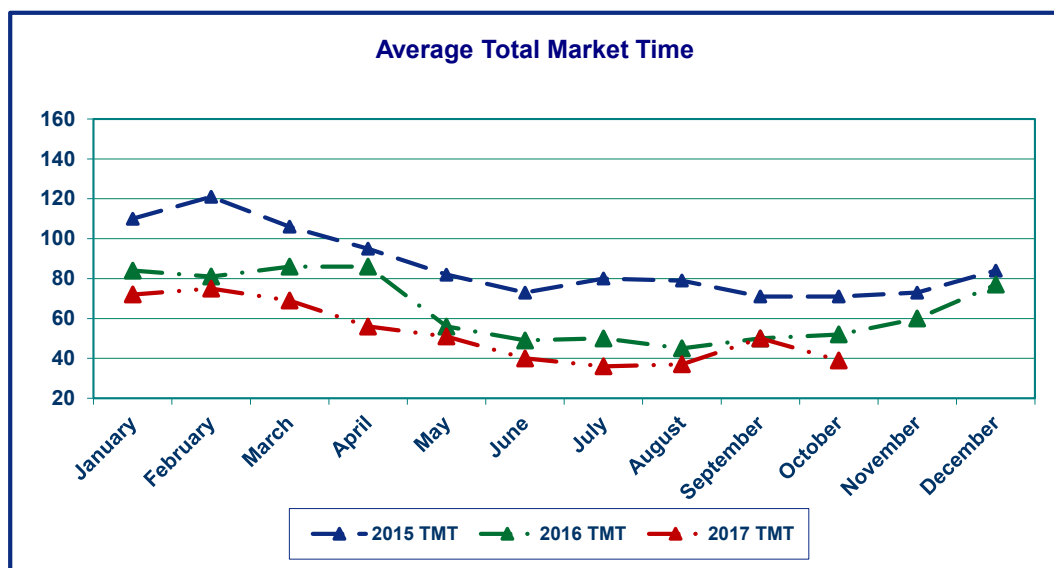
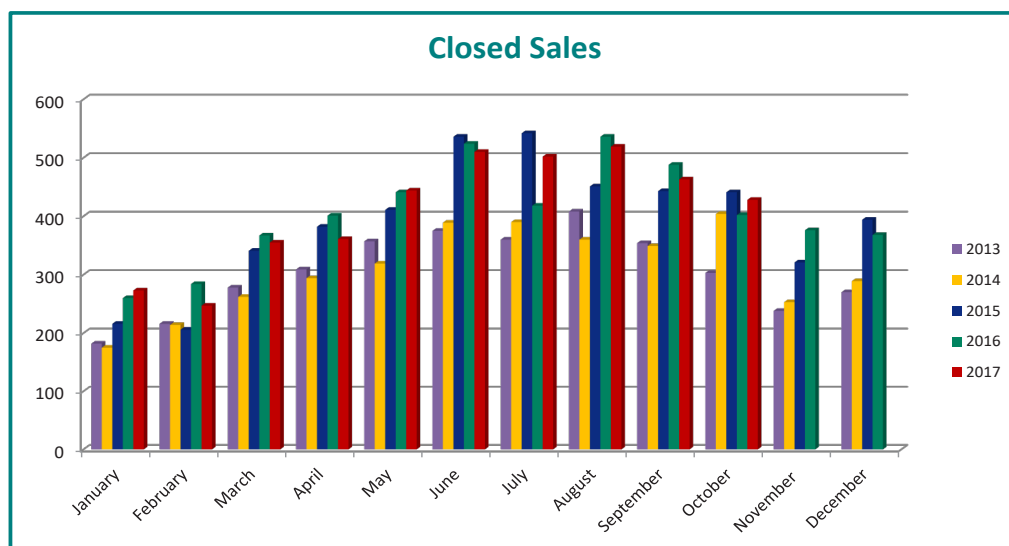
### GREATER LANE COUNTY, OR

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

## CLOSED SALES

### GREATER LANE COUNTY, OR

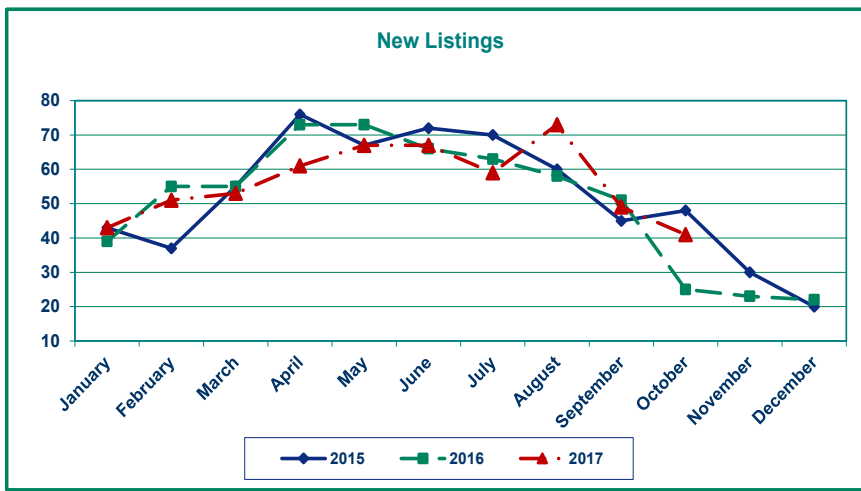
*This graph shows the closed sales over the past five calendar years in Greater Lane County, Oregon.*



## 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

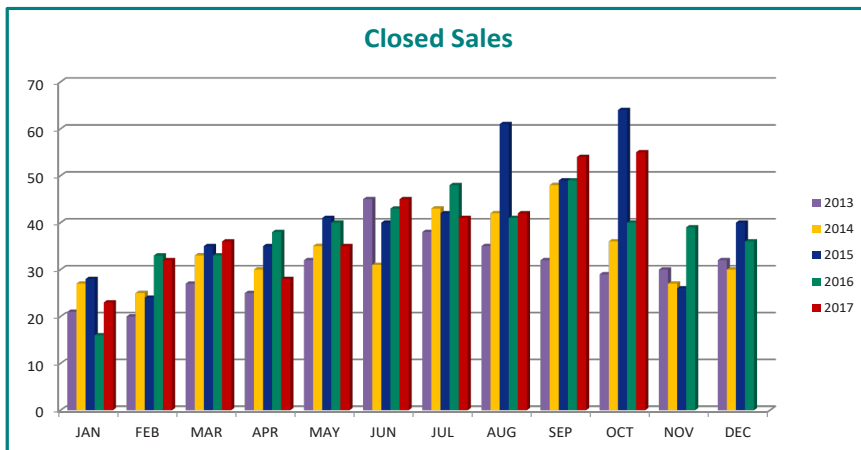
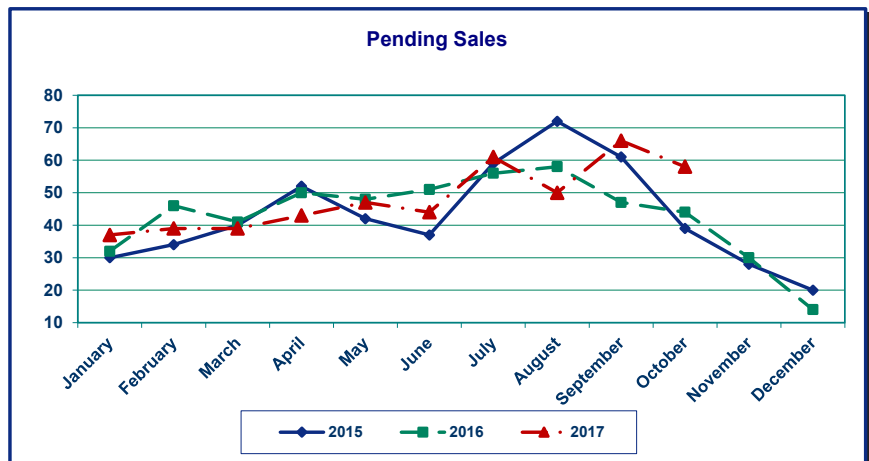
### FLORENCE, OR

*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

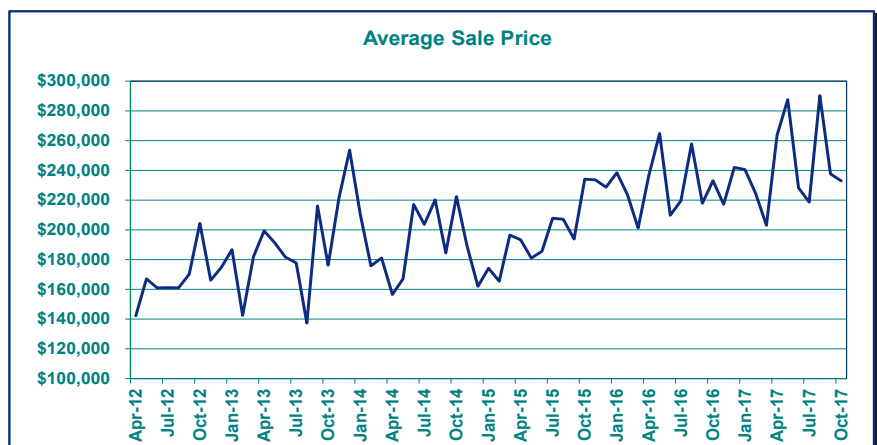
### FLORENCE, OR

*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.*

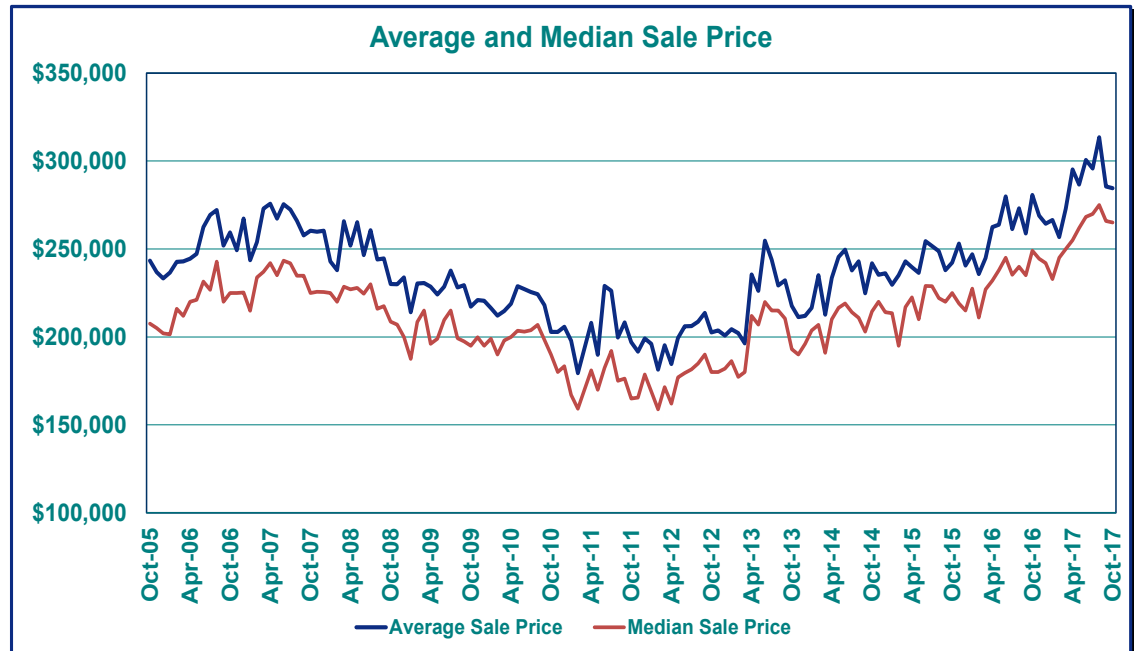
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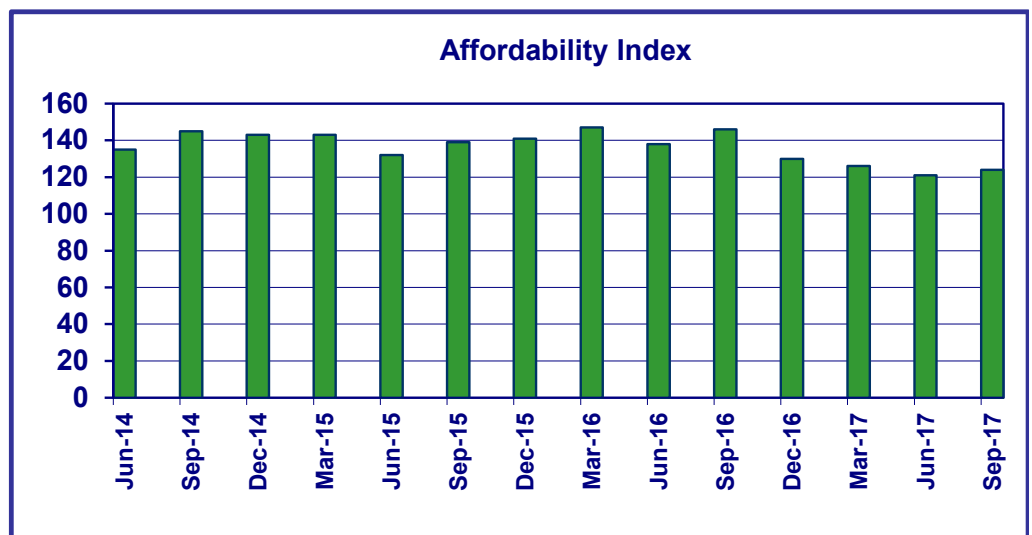
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**AFFORDABILITY**  
**Lane County, OR**

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



**AFFORDABILITY** - According to a formula from the National Association of REALTORS®, buying a house in the Lane County area is affordable for a family earning the median income. A family earning the median income (\$59,000 in 2017, per HUD) can afford 124% of a monthly mortgage payment on a median priced home (\$265,900 in September). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 3.81% (per Freddie Mac).



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

# MARKET ACTION



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

Residential Review: Mid-Columbia

October 2017 Reporting Period

## October Residential Highlights

Pending sales saw some gains this October in the Mid-Columbia region. There were 91 accepted offers, edging one over September 2017 (90) for a 1.1% increase, but also showing a 7.1% increase over the 85 offers accepted last year in October 2016.

New listings (90) showed a 21.6% increase over October 2016 (74) but fell 24.4% short of the 119 new listings offered just last month in September 2017.

Closed sales (96) outpaced September 2017 (83) by 15.7% but fell two short of matching the 98 closings recorded last year in October 2016.

Total market time increased to 80 days in October, with inventory decreasing by one month to end at 4.1 months.

## Year to Date Summary

Comparing the first ten months of 2017 to 2016, new listings (1,230) have increased 7.1% and closed sales (864) have increased 1.2%, while pending sales (903) have decreased 5.9%.

## Average and Median Sale Prices

Comparing 2017 to 2016 through October of each year, the average sale price has increased 13.8% from \$276,900 to \$315,000. In the same comparison, the median sale price rose 6.2% from \$244,900 to \$260,000.

## 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	5.1
October	4.6	3.2	4.1
November	6.7	3.1	
December	4.2	2.9	

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

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

### Average Sale Price % Change:

+12.4% (\$312,800 v. \$278,300)

### Median Sale Price % Change:

+6.8% (\$259,900 v. \$243,300)

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	October	90	91	96	342,500	239,300	80
	September	119	90	83	309,500	275,000	51
	Year-to-date	1,230	903	864	315,000	260,000	94
2016	October	74	85	98	295,300	249,500	122
	Year-to-date	1,148	960	854	276,900	244,900	127
Change	October	21.6%	7.1%	-2.0%	16.0%	-4.1%	-34.5%
	Prev Mo 2017	-24.4%	1.1%	15.7%	10.7%	-13.0%	56.9%
	Year-to-date	7.1%	-5.9%	1.2%	13.8%	6.2%	-25.7%

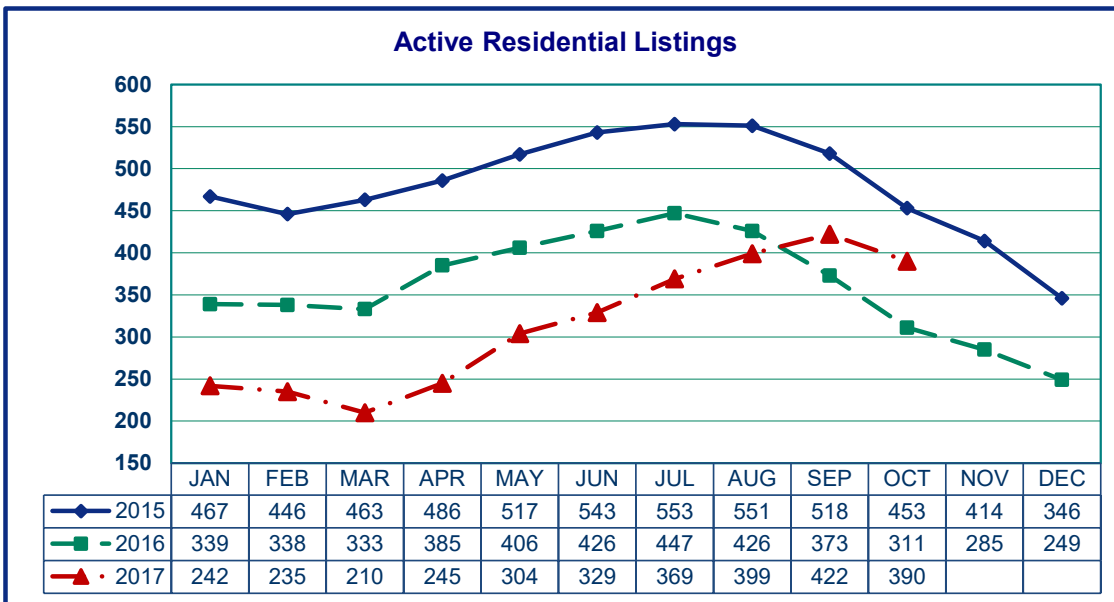
# AREA REPORT • 10/2017

## 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	24	5	3	5	-16.7%	7	309,300	76	77	57	-12.3%	54	449,900	343,800	8.0%	7	573,100	23	183,600	2	365,000	
101	Snowden	4	-	0	-	-	1	350,000	9	10	12	71.4%	11	430,800	454,000	2.4%	-	-	3	103,000	-	-	
102	Trout Lake/ Glenwood	11	1	-	3	-25.0%	2	446,000	51	23	19	26.7%	17	377,000	356,000	7.4%	-	-	5	158,400	-	-	
103	Husum/ BZ Corner	8	1	-	0	-100.0%	1	200,000	2	10	6	-25.0%	6	399,800	406,500	-4.2%	1	625,000	7	109,700	-	-	
104	Lyle/ High Prairie	8	1	1	1	-50.0%	1	320,000	15	22	15	-28.6%	15	322,100	300,000	3.7%	1	265,000	17	71,100	-	-	
105	Dallesport/ Murdock	10	1	1	2	-	3	120,000	192	40	31	138.5%	29	220,100	189,500	3.4%	-	-	8	65,200	-	-	
106	Appleton/ Timber Valley	2	-	0	2	-	2	152,500	111	6	5	66.7%	4	192,000	195,000	0.9%	-	-	4	52,500	-	-	
108	Goldendale/ Centerville	40	6	5	5	66.7%	10	175,800	185	140	91	2.2%	93	194,700	171,000	5.1%	1	66,900	74	57,400	1	146,300	
109	Bickleton/ East County	1	1	-	-	-	-	-	-	1	-	-100.0%	1	359,000	359,000	452.3%	-	-	2	41,300	-	-	
110	Klickitat	4	-	1	0	-	0	-	-	9	9	50.0%	9	125,100	100,000	-17.5%	-	-	2	127,500	1	145,000	
	Klickitat Co. Total	112	16	11	18	12.5%	27	235,200	122	338	245	7.5%	239	290,400	245,000	6.4%	10	496,900	145	87,000	4	255,300	
111	Skamania	1	0	0	2	100.0%	0	-	-	9	12	300.0%	10	346,600	358,000	-6.5%	1	525,000	4	151,300	-	-	
112	North Bonneville	4	2	0	1	0.0%	1	320,000	47	17	12	-20.0%	12	249,400	263,500	4.6%	-	-	1	52,000	2	390,800	
113	Stevenson	16	2	-	5	0.0%	7	193,500	123	40	24	-50.0%	25	296,800	260,000	-1.1%	-	-	16	101,600	-	-	
114	Carson	15	3	0	2	-60.0%	4	279,400	12	43	32	-15.8%	32	267,000	256,500	45.1%	-	-	7	109,900	1	352,000	
115	Home Valley	-	0	0	1	0.0%	0	-	-	1	2	-33.3%	2	312,500	312,500	9.5%	-	-	-	-	-	-	
116	Cook, Underwood, Mill A, Willard	6	2	0	2	-	4	984,200	109	19	14	75.0%	12	553,300	339,500	15.5%	-	-	2	642,500	-	-	
117	Unincorporated North	20	1	1	1	0.0%	0	-	-	13	9	-30.8%	8	142,500	120,000	16.8%	-	-	1	15,000	-	-	
	Skamania Co. Total	62	10	1	14	0.0%	16	420,600	87	142	105	-18.0%	101	305,200	260,000	14.6%	1	525,000	31	140,400	3	377,900	
351	The Dalles	76	34	6	26	18.2%	21	183,800	36	336	268	-2.2%	250	219,500	206,800	10.0%	9	438,400	29	80,500	5	564,400	
352	Dufur	8	1	0	1	-	0	-	-	16	9	12.5%	7	151,100	165,000	-30.4%	-	-	2	111,300	-	-	
353	Tygh Valley	12	2	1	0	-	2	382,500	198	17	7	16.7%	7	253,900	219,000	78.1%	-	-	-	-	-	-	
354	Wamic/ Pine Hollow	13	2	2	2	100.0%	1	165,000	101	27	12	-33.3%	11	175,800	141,000	-0.6%	-	-	2	50,500	-	-	
355	Maupin/ Pine Grove	9	2	1	-	-100.0%	0	-	-	15	9	-10.0%	10	149,200	170,000	-41.1%	-	-	4	210,100	1	215,000	
356	Rowena	1	0	0	1	0.0%	0	-	-	2	3	50.0%	2	280,000	280,000	67.9%	-	-	-	-	-	-	
357	Mosier	9	-	0	4	33.3%	2	127,500	28	24	13	-43.5%	12	293,200	292,500	8.2%	1	375,000	13	207,800	-	-	
	Wasco Co. Total	128	41	10	34	17.2%	26	194,000	51	437	321	-5.9%	299	218,100	201,500	6.2%	10	432,100	50	124,000	6	506,200	
361	Cascade Locks	14	6	0	3	0.0%	0	-	-	33	19	-29.6%	21	242,400	240,700	17.5%	-	-	16	50,800	-	-	
362	Hood River City	39	10	2	14	55.6%	9	584,600	64	138	108	-6.9%	102	466,100	430,000	16.6%	9	1,001,000	22	227,300	-	-	
363	Hood River-W	11	2	3	4	-33.3%	9	764,100	47	65	52	10.6%	50	608,500	550,000	15.6%	-	-	4	213,000	-	-	
364	Hood River-E	6	0	0	0	-100.0%	0	-	-	13	10	100.0%	11	670,500	709,000	-18.8%	-	-	-	-	-	-	
366	Odell	5	3	0	2	-	0	-	-	18	9	-50.0%	8	346,500	356,400	15.6%	-	-	1	772,800	2	397,500	
367	Parkdale/ Mt. Hood	7	1	1	1	-83.3%	5	430,900	33	29	25	-35.9%	27	470,700	405,000	27.4%	1	230,000	8	208,400	-	-	
	Hood River Co. Total	82	22	6	24	-7.7%	23	621,400	50	296	223	-11.5%	219	483,600	425,000	21.1%	10	923,900	51	178,600	2	397,500	
370	Sherman Co.	6	1	1	1	-	4	114,700	123	17	9	-18.2%	6	125,400	146,800	-10.1%	2	87,500	2	42,500	-	-	

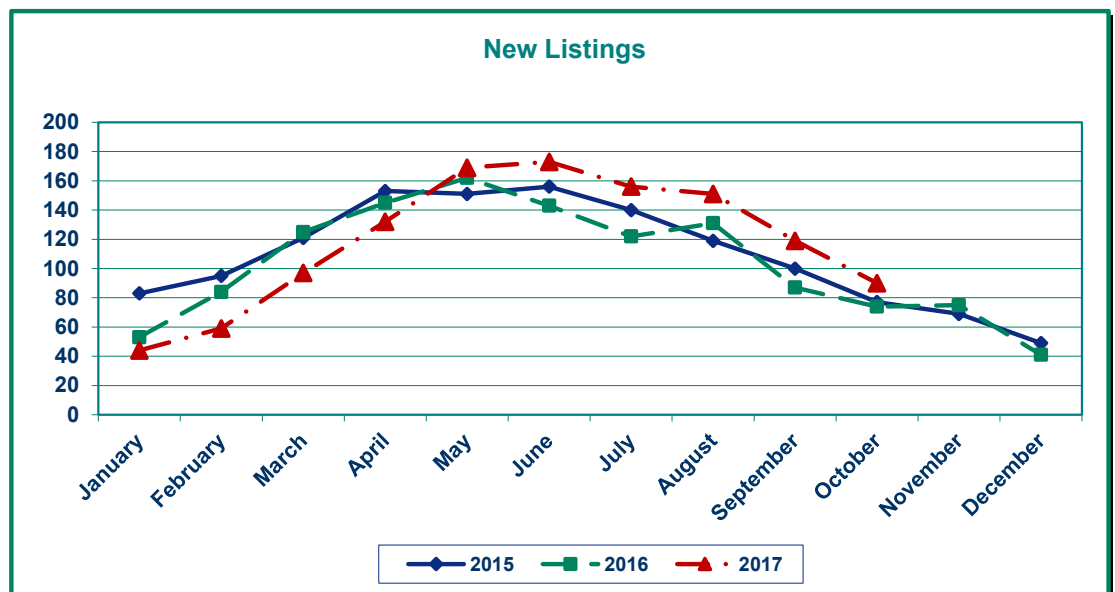
## ACTIVE RESIDENTIAL LISTINGS MID-COLUMBIA

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

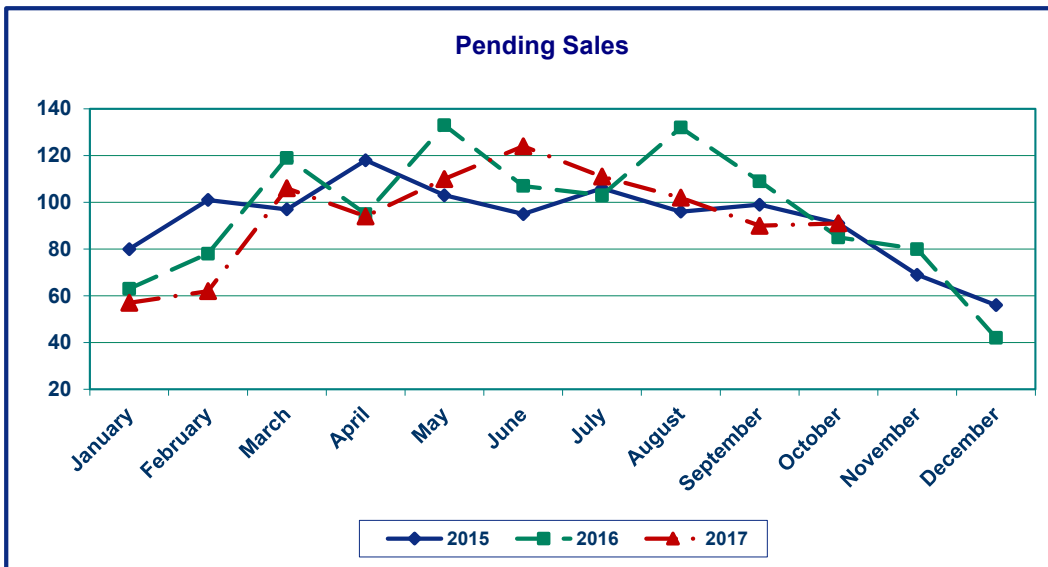
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/16-10/31/17) with 12 months before (11/1/15-10/31/16).

<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

### MID-COLUMBIA

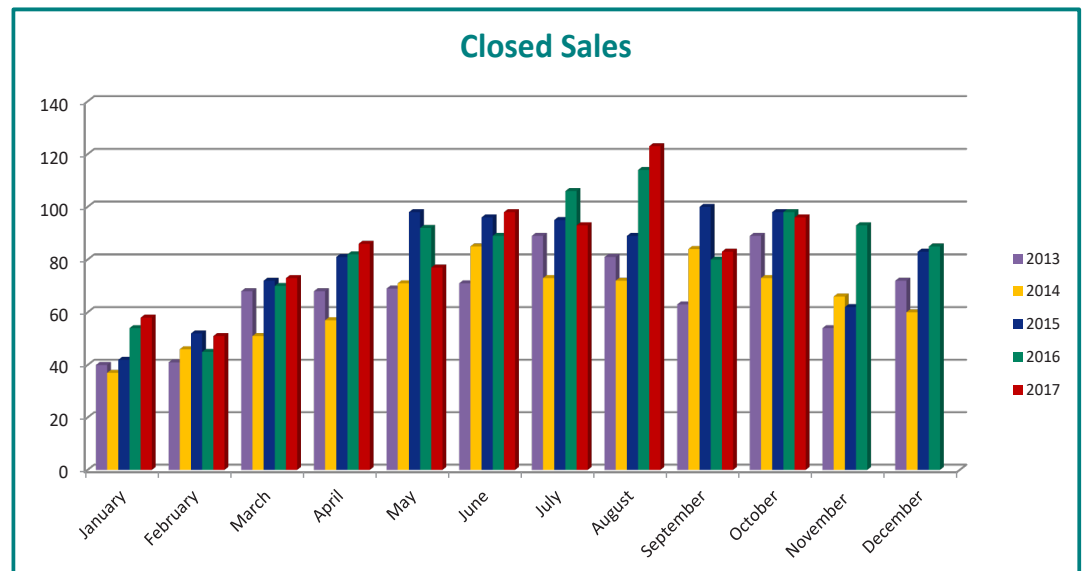
*This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.*



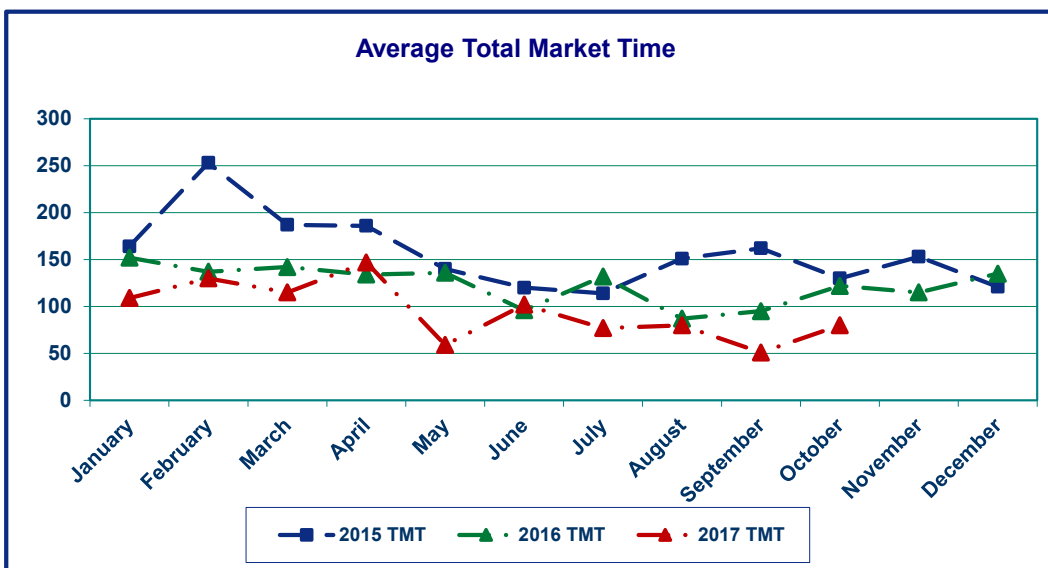
## CLOSED SALES

### MID-COLUMBIA

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



## Average Total Market Time



## DAYS ON MARKET

### MID-COLUMBIA

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



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

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

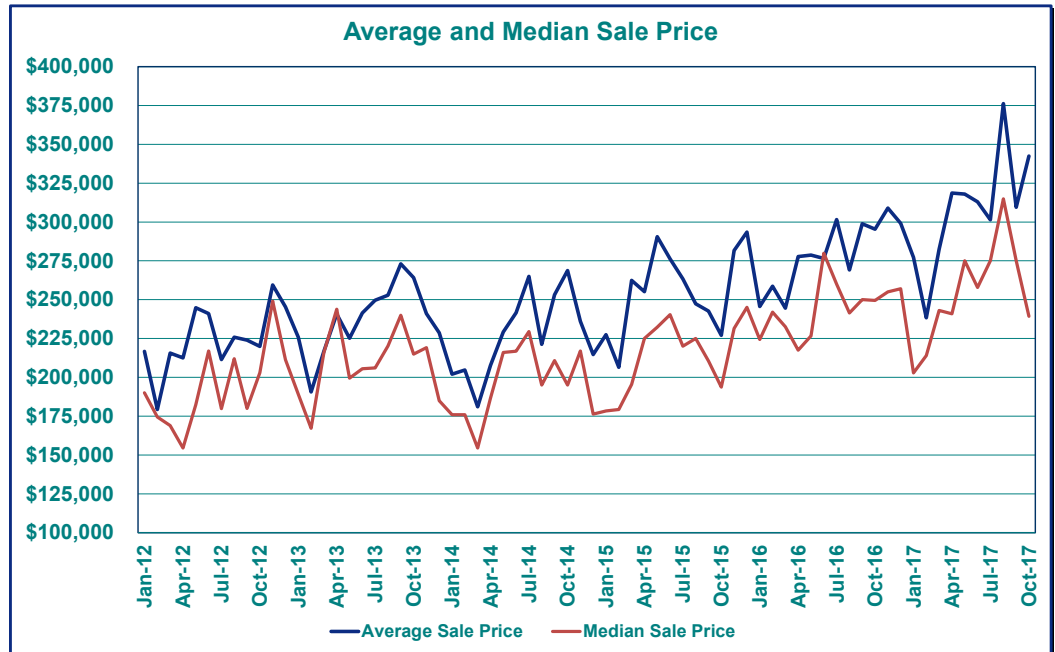
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Tyler Chaudhary, Editor

# MARKET ACTION



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

Residential Review: North Coastal Counties, Oregon

October 2017 Reporting Period

## October Residential Highlights

The North Coastal Counties saw some cooler activity this October, but gains were made across the board. Pending sales, at 160, ended 33.3% ahead of October 2016 (120) despite falling 2.4% short of the 164 offers accepted last month in September 2017.

New listings (158) similarly outpaced October 2016 (131) by 20.6% but ended 12.2% below the 180 new listings offered last month in September 2017.

Closed sales, at 160, showed a 19.4% increase from October 2016 when 134 closings were recorded. However, closings were 2.4% short of the 164 recorded in September 2017.

Total market time increased to 133 days in October, with inventory decreasing to 5.7 months.

## Year to Date Summary

Comparing the first ten months of 2017 to the same in 2016, closed sales (1,487) have increased 10.2%, new listings (2,395) have increased 5.3%, and pending sales (1,564) have increased 6.0%.

## Average and Median Sale Prices

Comparing 2017 to 2016 through October, the average sale price rose 7.3% from \$301,100 to \$323,100. In the same period, the median sale price rose 8.9% from \$254,900 to \$277,500.

## 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	6.4
October	7.5	7.7	5.7
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:

+8.6% (\$323,100 v. \$297,400)

### Median Sale Price % Change:

+11.1% (\$277,800 v. \$250,000)

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	October	158	160	160	317,400	284,000	133
	September	180	164	164	340,000	295,000	116
	Year-to-date	2,395	1,564	1,487	323,100	277,500	135
2016	October	131	120	134	333,100	266,000	121
	Year-to-date	2,274	1,475	1,349	301,100	254,900	154
Change	October	20.6%	33.3%	19.4%	-4.7%	6.8%	9.5%
	Prev Mo 2017	-12.2%	-2.4%	-2.4%	-6.6%	-3.7%	14.7%
	Year-to-date	5.3%	6.0%	10.2%	7.3%	8.9%	-12.4%

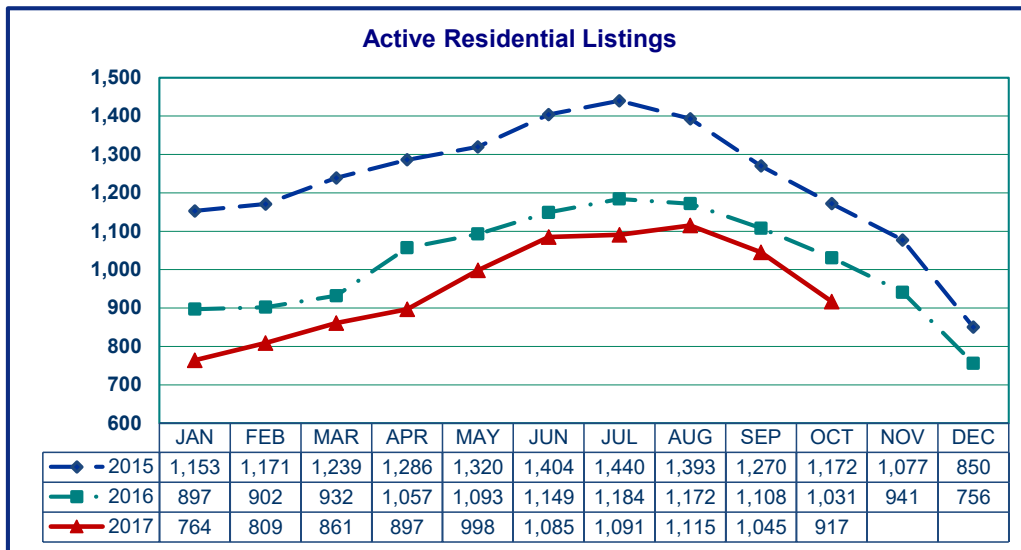
# AREA REPORT • 10/2017

## 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	54	24	10	18	12.5%	25	263,000	60	244	199	13.7%	183	275,400	269,000	19.7%	5	303,700	19	132,400	5	263,600
181	Hammond/ Warrenton	44	16	10	17	88.9%	9	269,600	82	183	124	14.8%	114	273,400	272,500	6.8%	3	328,300	11	295,200	3	347,300
182	Gearhart West	48	6	5	6	-40.0%	7	309,400	133	104	70	-5.4%	69	470,900	400,000	1.8%	-	-	22	144,500	-	-
183	Gearhart East	7	1	1	0	-100.0%	2	302,000	54	23	19	90.0%	21	306,100	305,000	15.5%	1	275,000	2	67,500	-	-
184	Seaside Northwest	15	2	0	0	-100.0%	2	249,300	73	33	18	20.0%	19	254,200	262,000	0.6%	-	-	-	-	-	-
185	Seaside North Central	7	1	3	4	100.0%	1	265,200	34	46	35	9.4%	30	213,300	223,000	-6.9%	1	214,000	-	-	3	266,700
186	Seaside Southwest	34	4	2	5	66.7%	3	315,300	68	70	46	9.5%	44	365,700	278,000	17.4%	1	190,000	3	181,100	2	544,400
187	Seaside South Central	3	0	1	3	50.0%	3	242,300	125	15	9	-47.1%	8	258,900	231,500	22.1%	-	-	-	-	1	399,000
188	Seaside East	17	8	5	6	200.0%	3	311,300	70	68	36	-2.7%	30	278,500	251,000	12.3%	1	120,000	6	51,400	2	375,000
189	Cannon Beach/ Tolovana Park	62	5	7	4	33.3%	7	397,600	217	101	71	6.0%	75	559,100	465,900	-1.8%	5	1,681,500	15	213,700	1	650,000
190	Arch Cape/ Cove Beach/ Falcon Cove	12	1	1	2	-	2	590,000	212	27	16	6.7%	13	599,600	555,000	-21.9%	1	897,000	8	218,300	-	-
191	Rural Clatsop County	23	5	5	2	100.0%	1	407,000	162	67	35	2.9%	31	261,200	245,000	19.0%	2	152,500	11	49,200	-	-
	Clatsop County	326	73	50	67	28.8%	65	300,200	98	981	678	8.3%	637	339,200	286,500	7.7%	20	645,600	97	159,000	17	355,800

97102	Arch Cape	1	0	0	0	-	0	-	-	1	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97130	Manzanita	51	11	5	14	75.0%	8	366,300	75	122	80	-2.4%	65	462,300	430,000	10.6%	1	470,000	21	286,800	-	-
97131	Nehalem	13	2	1	7	133.3%	4	257,600	39	44	36	-5.3%	29	245,500	218,000	7.6%	3	129,000	15	129,300	-	-
97147	Wheeler	2	1	-	3	200.0%	1	330,000	12	13	11	37.5%	8	217,000	230,500	-11.6%	2	912,500	4	48,100	1	248,000
97136	Rockaway Beach	45	7	3	8	100.0%	12	323,800	321	143	115	18.6%	111	259,600	222,800	6.3%	-	-	17	60,500	2	210,600
97107	Bay City	5	3	3	8	300.0%	3	205,300	154	32	29	11.5%	21	192,200	189,000	9.3%	-	-	9	42,400	-	-
97118	Garibaldi	9	1	2	-	-100.0%	-	-	-	22	17	6.3%	24	220,600	201,900	28.5%	1	270,000	1	52,000	1	265,000
97143	Netarts	12	2	3	1	-50.0%	0	-	-	23	16	-40.7%	12	325,000	267,000	8.2%	-	-	3	51,000	-	-
97141	Tillamook	52	11	5	4	-60.0%	9	332,100	51	132	80	-19.2%	86	233,200	215,000	20.4%	3	196,700	20	94,000	3	225,800
97134	Oceanside	30	3	2	0	-100.0%	5	649,600	334	48	24	0.0%	27	456,900	434,000	13.6%	-	-	4	119,800	-	-
97108	Beaver	5	0	2	1	0.0%	2	144,500	420	13	4	-33.3%	4	253,800	215,000	18.3%	-	-	1	55,000	-	-
97122	Hebo	-	0	0	0	-100.0%	1	144,500	76	2	2	-50.0%	2	546,800	546,800	211.3%	-	-	-	-	-	-
97112	Cloverdale	8	1	-	1	-	1	204,000	58	24	10	11.1%	12	231,300	207,000	-33.9%	-	-	9	167,400	-	-
97135	Pacific City	37	4	8	4	33.3%	4	484,600	196	78	37	-2.6%	34	361,600	330,000	-2.5%	1	750,000	18	108,300	-	-
97149	Neskowin	30	7	-	4	0.0%	3	393,000	190	61	31	24.0%	35	451,300	430,000	30.7%	-	-	12	190,000	-	-
	Tillamook County	300	53	34	55	37.5%	53	354,400	180	758	492	-1.6%	470	311,300	270,000	11.9%	11	390,200	134	133,700	7	230,200

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97367	Lincoln City	133	11	18	14	7.7%	22	283,000	111	267	158	4.6%	156	293,600	250,000	7.4%	4	678,500	21	65,600	-	-	
97364	Neotsu	1	-	2	1	-	1	120,500	14	8	5	-28.6%	6	339,900	305,000	30.1%	-	-	1	75,000	-	-	
97368	Otis	9	3	3	2	-	1	334,900	374	38	24	26.3%	19	312,300	307,000	26.2%	-	-	5	68,000	-	-	
97341	Depoe Bay	38	5	6	8	100.0%	6	379,200	190	75	65	4.8%	64	373,300	325,000	15.2%	4	375,000	9	104,700	4	449,500	
97388	Gleneden Beach	39	3	4	3	0.0%	4	306,700	131	56	36	9.1%	37	350,500	320,000	2.1%	-	-	2	56,000	-	-	
97369	Otter Rock	3	1	1	2	-	1	100,000	94	13	5	25.0%	5	290,400	382,000	131.9%	-	-	-	-	-	-	
97365	Newport	24	4	7	2	-50.0%	3	234,600	101	71	37	42.3%	37	277,000	223,000	-23.5%	2	237,500	4	119,900	2	230,800	
97366	South Beach	13	0	1	2	-	1	360,000	115	22	11	120.0%	6	407,800	355,000	25.3%	1	115,000	2	106,500	-	-	
97343	Eddyville	0	0	0	0	-	0	-	-	1	3	50.0%	3	172,200	149,500	149.5%	-	-	-	-	-	-	
97357	Logsdon	0	0	0	0	-	0	-	-	2	1	-	1	65,000	65,000	-	-	-	-	-	-	-	
97391	Toledo	2	1	6	1	-66.7%	0	-	-	20	7	16.7%	5	167,300	139,900	-17.4%	-	-	-	-	-	-	
97380	Siletz	4	2	1	0	-	0	-	-	7	3	50.0%	3	492,800	147,500	236.1%	-	-	-	-	-	-	
97390	Tidewater	7	1	2	0	-	0	-	-	11	2	-33.3%	3	199,000	125,000	26.0%	-	-	-	-	-	-	
97498	Yachats	5	0	2	0	-	2	322,500	168	18	15	200.0%	15	309,700	319,900	-0.6%	-	-	1	75,000	-	-	
97394	Waldport	11	1	8	2	100.0%	1	489,700	44	40	16	-15.8%	15	257,200	239,900	-13.0%	-	-	6	34,400	-	-	
97376	Seal Rock	2	0	1	1	-	0	-	-	7	6	20.0%	5	270,800	299,000	-23.0%	-	-	2	195,500	-	-	
	Lincoln County	291	32	62	38	35.7%	42	297,200	128	656	394	12.9%	380	310,900	271,900	6.0%	11	436,700	53	79,500	6	376,600	
	North Coastal Counties Total	917	158	146	160	33.3%	160	317,400	133	2,395	1,564	6.0%	1,487	323,100	277,500	8.7%	42	524,000	284	132,200	30	330,600	



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

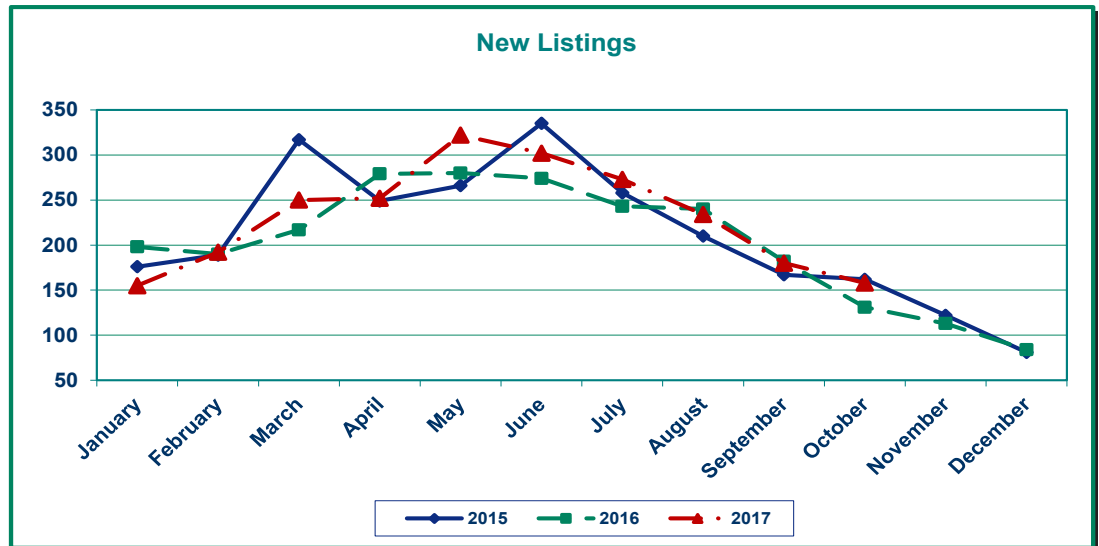
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/16-10/31/17) with 12 months before (11/1/15-10/31/16).

<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

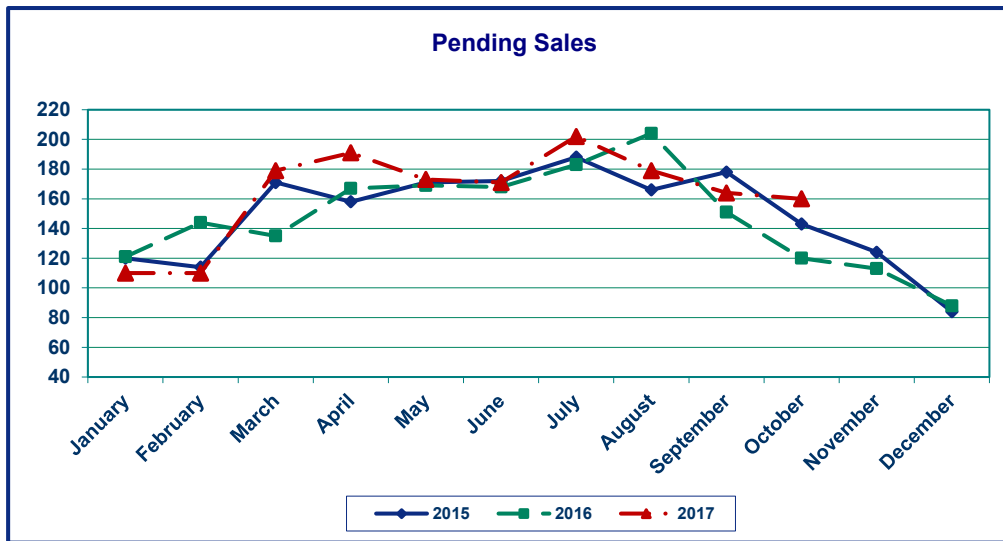
*This graph shows the new residential listings over the past three calendar years in the North Coastal Counties of Oregon.*



## PENDING LISTINGS

### NORTH COASTAL COUNTIES, OR

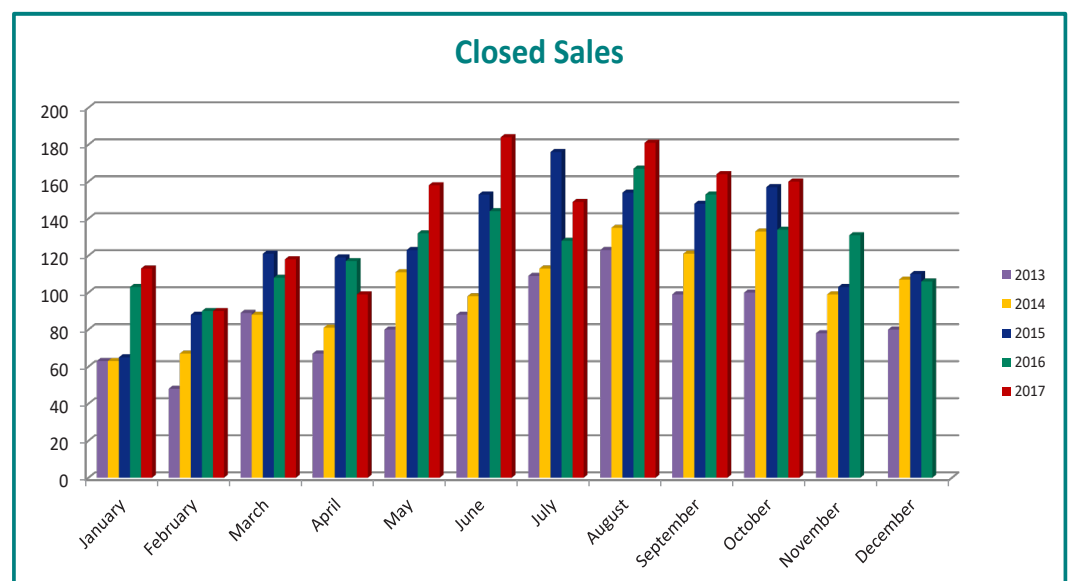
*This graph represents monthly accepted offers in the North Coastal Counties of Oregon over the past three calendar years.*



## 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.*



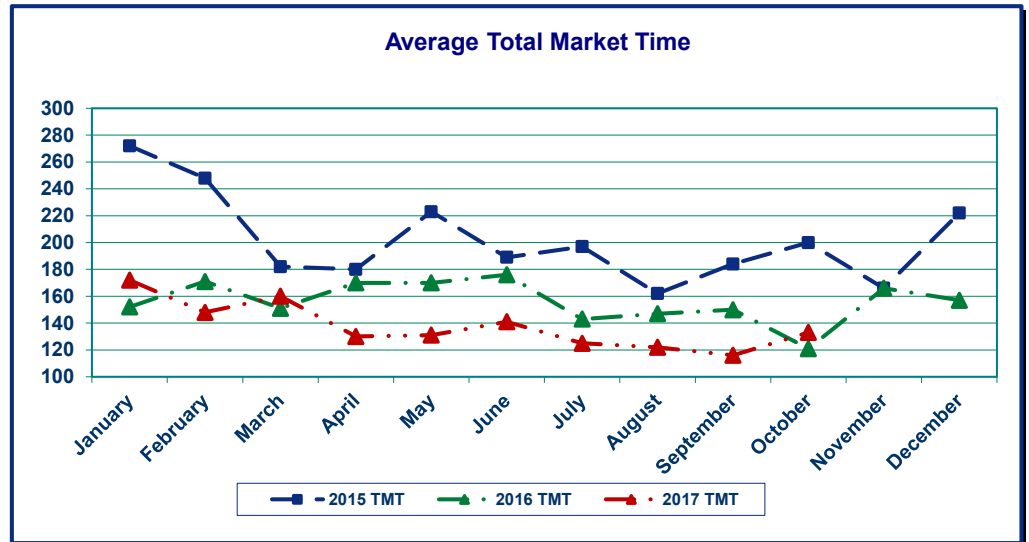
## DAYS ON MARKET

**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.

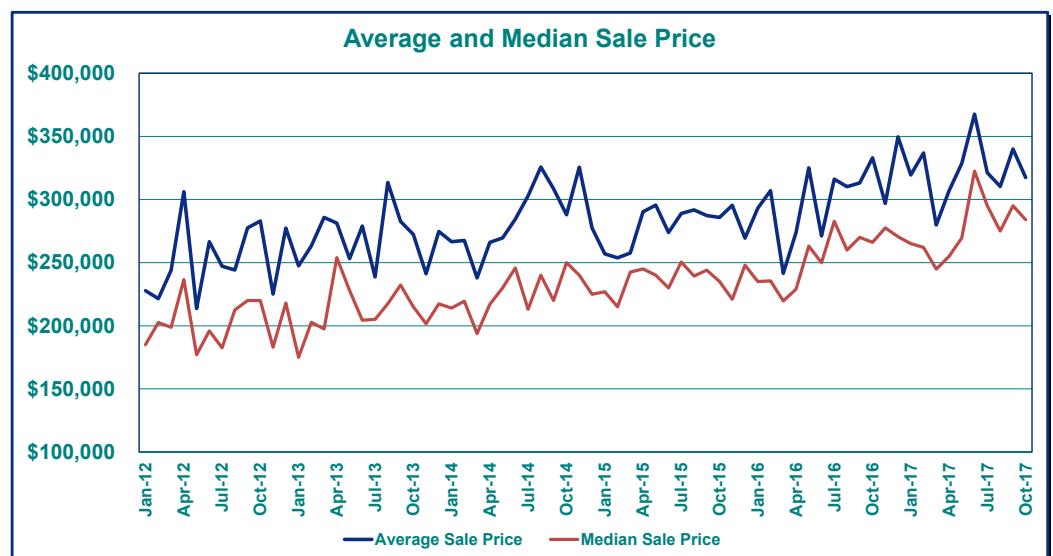
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## SALE PRICE

**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

October 2017 Reporting Period

## October Residential Highlights

Pending sales had a strong month in Polk and Marion Counties this October, although numbers are ahead across the board compared to October 2016. Pending sales (206) fared 24.1% stronger than in both October 2016 and September 2017 (166). It was the strongest October for accepted offers in the area on the RMLS™ record, dating to 1992!

Closed sales (175) were strong in October, outpacing October 2016 (134) by 30.6% despite cooling 4.9% from last month in September 2017.

New listings, at 208, showed a 4.5% increase from October 2016 (199) but a 9.2% decrease from September 2017 (229).

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 (1,893) are up 14.2%, new listings (2,522) are up 5.4%, and pending sales (1,948) are up 4.7%.

## Average and Median Sale Prices

Comparing 2017 to 2016 through October, the average sale price has increased 10.6% from \$259,200 to \$286,800. In the same comparison, the median sale price has risen 10.6% from \$235,000 to \$260,000.

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

**Average Sale Price % Change:**  
+9.1% (\$284,100 v. \$260,500)  
**Median Sale Price % Change:**  
+10.3% (\$259,000 v. \$234,900)

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	2.7
October	3.3	3.8	2.4
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	October	208	206	175	293,200	265,000	43
	September	229	166	184	291,900	260,000	43
	Year-to-date	2,522	1,948	1,893	286,800	260,000	57
2016	October	199	166	134	264,000	239,100	45
	Year-to-date	2,393	1,861	1,658	259,200	235,000	63
Change	October	4.5%	24.1%	30.6%	11.1%	10.8%	-3.1%
	Prev Mo 2017	-9.2%	24.1%	-4.9%	0.4%	1.9%	0.0%
	Year-to-date	5.4%	4.7%	14.2%	10.6%	10.6%	-10.0%



# AREA REPORT • 10/2017

## 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/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
167	Polk County Except Salem	59	24	8	17	-10.5%	15	362,000	74	261	186	12.7%	181	292,400	265,000	8.2%	2	108,800	16	111,700	3	418,300
168	West Salem N	36	13	5	14	133.3%	8	283,100	53	174	123	29.5%	123	334,500	296,000	8.9%	-	-	6	61,100	-	-
169	West Salem S	8	7	1	4	-	3	315,000	33	32	22	-24.1%	18	305,100	321,000	6.2%	-	0	1	235,000	-	-

170	Woodburn	46	22	14	40	2.6%	32	246,500	32	410	352	4.5%	354	248,600	248,000	11.4%	2	562,500	3	107,700	4	558,600
	Except Woodburn	111	51	21	50	0.0%	53	337,400	66	588	453	-10.5%	449	325,300	286,500	6.5%	9	315,300	24	359,800	9	351,900

170	Marion Except Salem/Keizer	157	73	35	90	1.1%	85	303,100	53	998	805	-4.5%	803	291,400	270,000	8.0%	11	360,200	27	331,800	13	415,500
171	Southwest Salem	1	1	0	2	-	0	-	-	12	8	-11.1%	6	361,500	377,500	-12.9%	-	-	-	-	-	-
172	South Salem	54	27	11	11	10.0%	11	306,200	40	238	160	11.9%	165	347,700	300,000	30.5%	-	-	5	170,600	3	297,500
173	Southeast Salem	28	17	6	18	100.0%	12	323,500	31	179	142	8.4%	129	304,100	276,900	5.1%	1	635,000	2	62,500	4	227,500
174	Central Salem	19	11	1	14	133.3%	11	207,700	14	127	107	39.0%	99	195,400	185,000	21.8%	1	450,000	1	63,000	7	337,600
175	East Salem S	7	6	4	6	-40.0%	3	190,000	25	80	58	-23.7%	56	239,200	217,000	8.2%	-	-	4	91,100	1	355,000
176	East Salem N	15	11	3	9	12.5%	14	215,700	11	172	145	16.9%	137	216,100	220,000	4.8%	3	276,300	3	57,800	5	303,400
177	South Keizer	3	1	2	0	-100.0%	2	240,500	23	24	19	5.6%	20	213,100	213,700	5.0%	-	-	-	-	2	228,500
178	North Keizer	25	17	9	21	200.0%	11	299,300	21	225	173	14.6%	156	282,100	269,600	5.9%	1	39,000	3	339,000	2	270,500

167-169	Polk Co. Grand Total	103	44	14	35	40.0%	26	332,300	63	467	331	14.5%	322	309,200	283,500	8.5%	2	108,800	23	103,900	3	418,300
170-178	Marion Co. Grand Total	309	164	71	171	21.3%	149	286,300	40	2055	1617	2.9%	1571	282,200	258,000	9.0%	17	348,000	45	256,800	37	336,100
	Polk & Marion Grand Total	412	208	85	206	24.1%	175	293,200	43	2522	1948	4.7%	1893	286,800	260,000	9.0%	19	322,800	68	205,000	40	342,300

## Benton & Linn Counties, Oregon

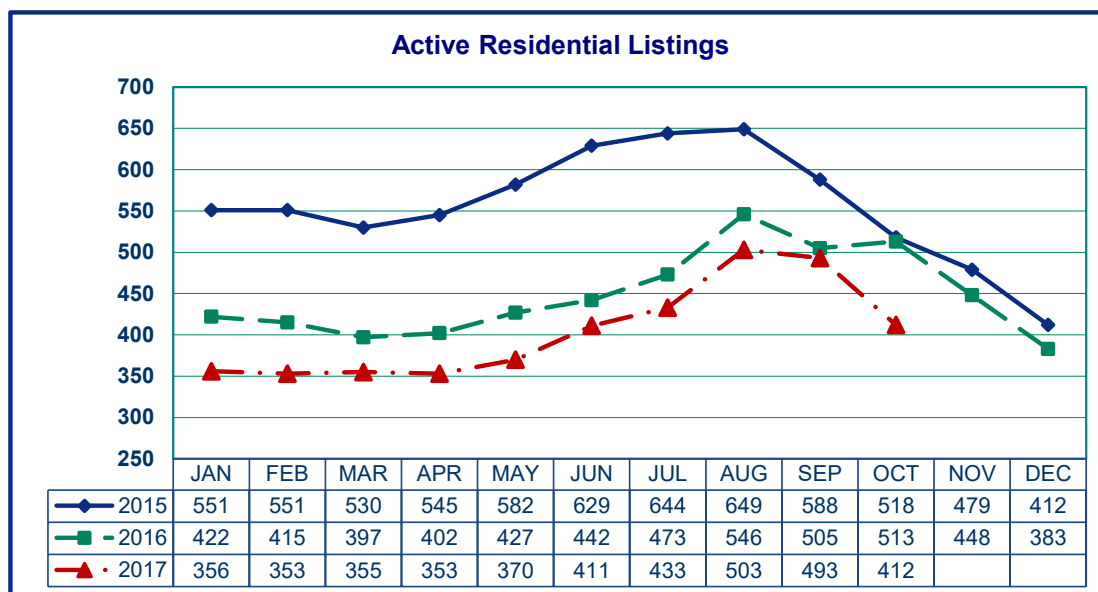
220	Benton County	46	11	3	5	-44.4%	7	281,900	15	139	82	-26.8%	89	314,900	289,000	-7.7%	1	406,800	10	173,500	-	-
221	Linn County	142	44	11	79	41.1%	61	238,200	55	698	554	-0.4%	521	232,800	211,400	7.9%	14	260,600	63	98,800	13	271,100



## ACTIVE RESIDENTIAL LISTINGS

### POLK & MARION COUNTIES, OR

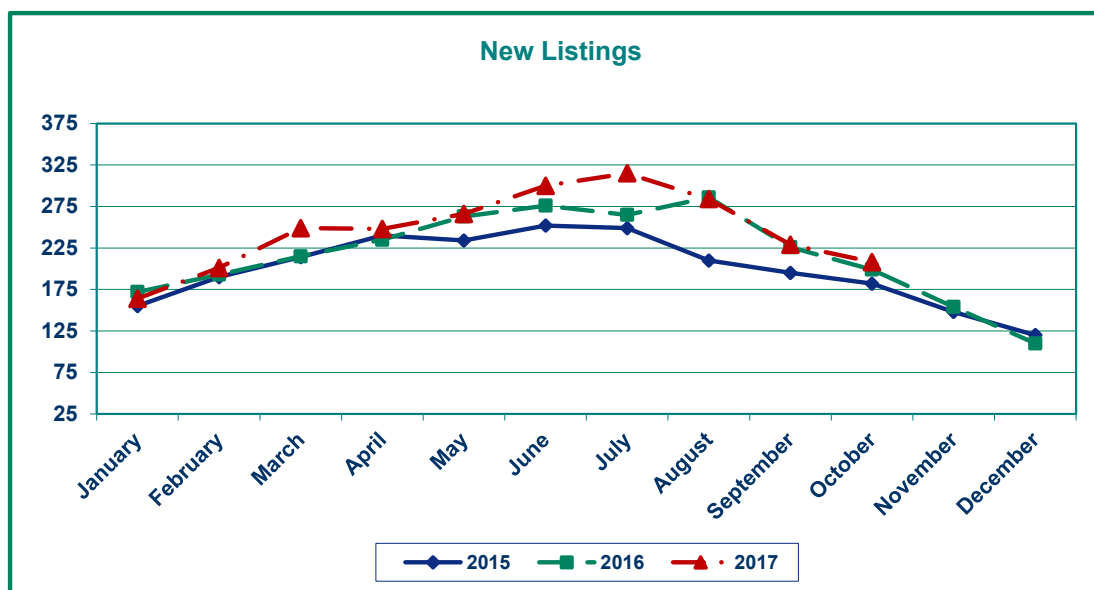
*This graph shows the active residential listings over the past three calendar years in Polk and Marion Counties, Oregon.*



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

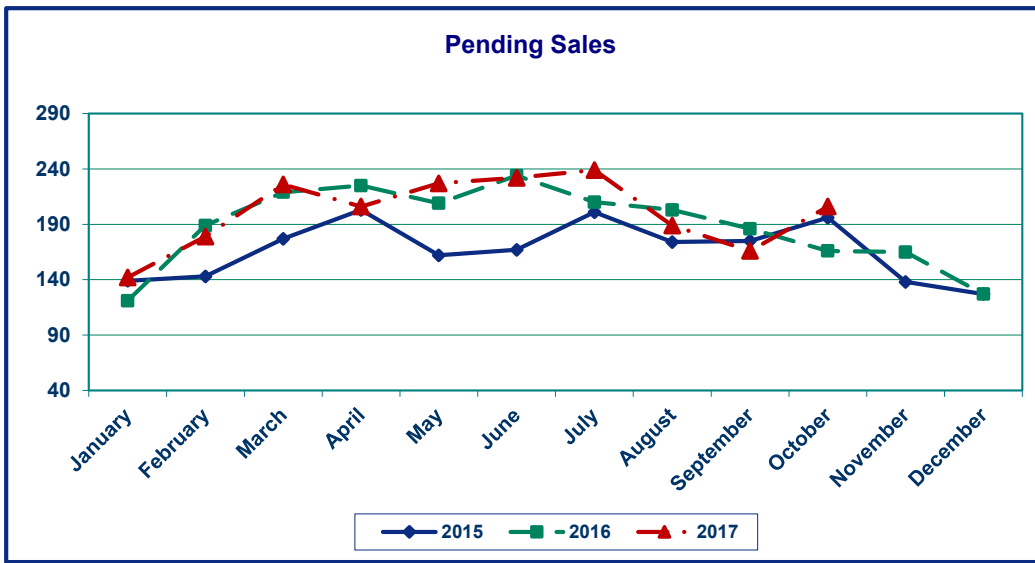
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/16-10/31/17) with 12 months before (11/1/15-10/31/16).

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

## PENDING LISTINGS

### POLK & MARION COUNTIES, OR

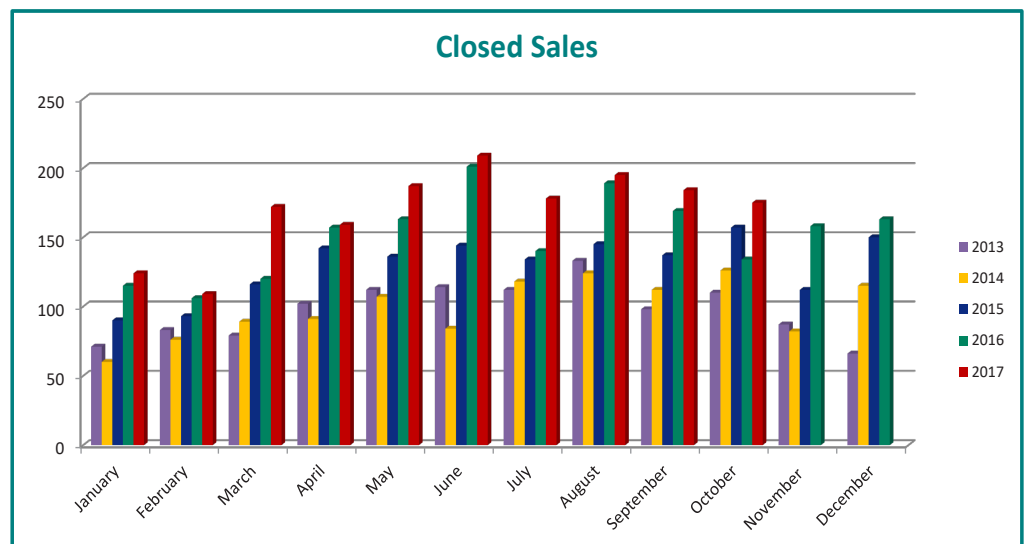
*This graph represents monthly accepted offers in Polk and Marion Counties, Oregon, over the past three calendar years.*



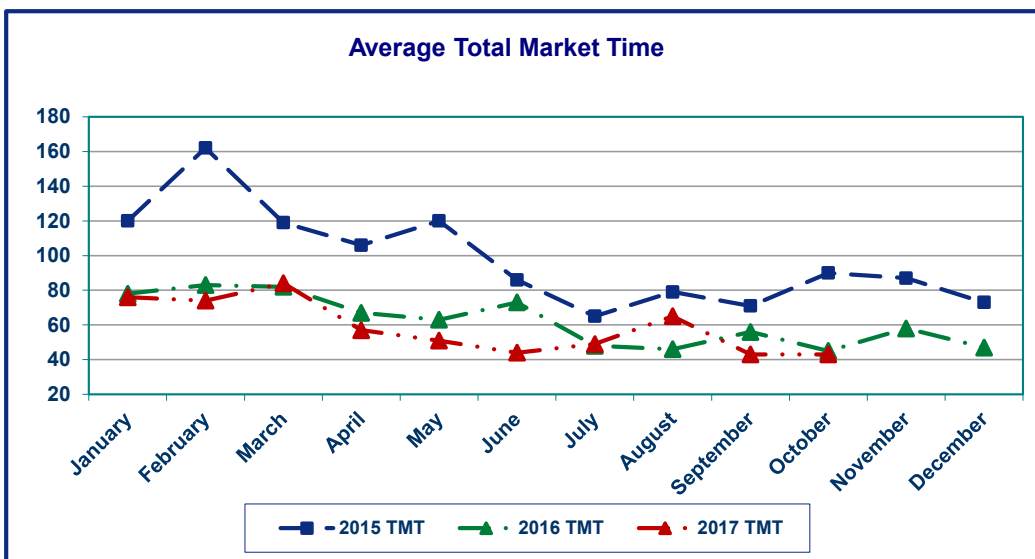
## CLOSED SALES

### POLK & MARION COUNTIES, OR

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



## Average Total Market Time



## DAYS ON MARKET

### POLK & MARION COUNTIES, OR

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

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

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

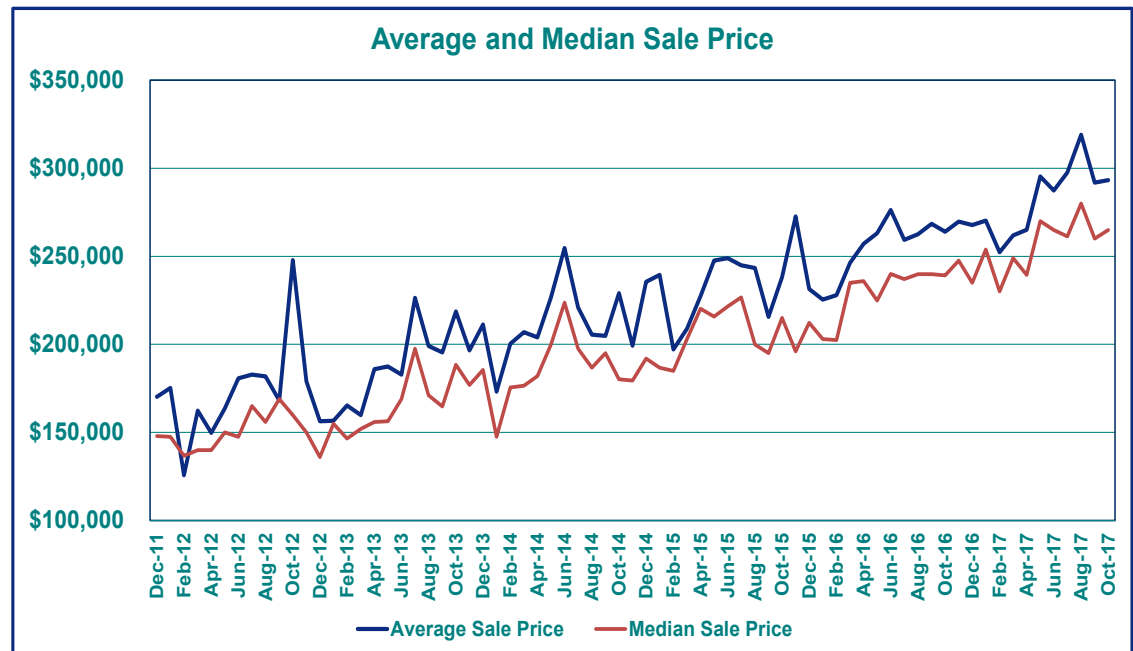
The statistics presented  
in Market Action are  
compiled monthly based  
on figures generated by  
RMLS™.

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

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



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

# MARKET ACTION



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

Residential Review: Metro Portland, Oregon

October 2017 Reporting Period

## October Residential Highlights

The Portland metro area saw cooler numbers almost across the board this October. New listings made the solitary gain—the 2,981 new listings offered outpaced October 2016 by 1.8% despite a 18.2% decrease from last month in September 2017.

Closed sales, at 2,565, fell 0.9% short of the 2,589 closings recorded last year in October 2016 and 3.6% short of the 2,660 closings recorded in September 2017.

Pending sales (2,705) fared similarly, showing a 4.8% decrease from October 2016 (2,841) and a 0.9% decrease from last month in September 2017.

Inventory decreased slightly to 2.1 months in October, with total market time increasing to 44 days.

## Year to Date Summary

Activity has been cooler so far in 2017 compared to 2016. New listings (36,614) are down 2.1%, closed sales (26,551) are down 3.0%, and pending sales (27,385) are down 7.1%.

## Average and Median Sale Prices

Prices continue to rise in the Portland metro area. Comparing 2017 to 2016 through October, the average sale price rose 9.0% from \$393,900 to \$429,400. In the same comparison, the median sale price rose 10.1% from \$345,000 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	2.3
October	1.8	2.0	2.1
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:**  
+8.6% (\$424,100 v. \$390,500)  
**Median Sale Price % Change:**  
+10.3% (\$375,000 v. \$340,000)

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

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	October	2,981	2,705	2,565	438,500	380,000	44
	September	3,644	2,730	2,660	426,700	380,000	37
	Year-to-date	36,614	27,385	26,551	429,400	379,900	43
2016	October	2,929	2,841	2,589	405,900	350,000	41
	Year-to-date	37,412	29,464	27,359	393,900	345,000	41
Change	October	1.8%	-4.8%	-0.9%	8.0%	8.6%	8.0%
	Prev Mo 2017	-18.2%	-0.9%	-3.6%	2.8%	0.0%	18.9%
	Year-to-date	-2.1%	-7.1%	-3.0%	9.0%	10.1%	6.9%

# AREA REPORT • 10/2017

## Portland Metropolitan Area, Oregon

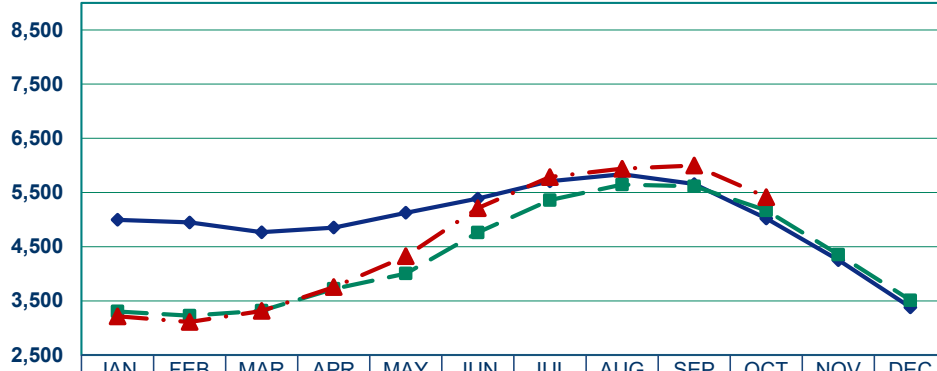
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <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	224	173	75	127	15.5%	115	426,000	40	1,646	1,157	0.1%	1,091	403,000	390,000	6.6%	4	314,800	21	343,200	19	676,300
142	NE Portland	448	312	111	226	-15.4%	213	447,200	38	3,344	2,393	-6.7%	2,336	455,400	405,000	8.4%	29	703,800	25	341,800	70	787,300
143	SE Portland	589	390	132	326	-7.9%	288	415,700	37	4,445	3,250	-6.2%	3,119	396,400	347,000	8.1%	43	718,700	74	292,200	131	613,400
144	Gresham/ Troutdale	341	189	48	218	4.8%	167	340,700	39	2,318	1,819	-13.4%	1,712	325,800	312,000	10.3%	16	640,000	78	263,900	43	411,300
145	Milwaukie/ Clackamas	478	245	95	237	0.9%	197	409,000	45	3,011	2,207	-9.4%	2,155	410,300	383,000	10.5%	19	480,300	91	271,900	20	544,500
146	Oregon City/ Canby	264	121	31	134	-10.1%	134	392,200	34	1,791	1,475	-12.6%	1,431	394,200	375,000	8.0%	11	415,400	80	232,100	18	305,500
147	Lake Oswego/ West Linn	437	163	87	122	2.5%	134	694,300	65	2,240	1,412	-5.1%	1,368	669,700	564,000	8.5%	2	535,000	35	470,600	7	674,300
148	W Portland	719	312	156	247	-4.3%	239	612,000	59	4,010	2,664	-4.8%	2,607	590,600	495,000	5.1%	9	602,600	48	335,200	21	927,400
149	NW Wash Co.	281	153	68	144	-5.3%	140	556,300	52	1,926	1,410	-1.5%	1,351	525,500	500,000	9.0%	3	67,300	40	341,800	6	872,000
150	Beaverton/ Aloha	321	253	78	267	0.8%	256	365,400	30	3,071	2,479	-11.3%	2,398	364,400	348,800	9.9%	9	670,200	15	447,800	30	707,000
151	Tigard/ Wilsonville	473	254	82	235	-6.7%	238	455,500	46	3,401	2,657	-5.9%	2,559	433,500	415,000	6.7%	7	861,700	31	309,800	20	663,900
152	Hillsboro/ Forest Grove	293	182	45	175	-17.1%	176	374,400	36	2,443	2,019	-2.0%	1,986	373,300	350,000	11.6%	14	358,400	55	310,300	44	430,200
153	Mt. Hood	66	25	4	20	-25.9%	26	348,100	58	219	165	-19.1%	163	311,400	305,000	15.8%	-	-	24	85,600	1	775,000
155	Columbia Co.	185	92	28	106	26.2%	78	284,300	48	1,029	812	-7.5%	789	280,600	275,000	10.8%	7	573,800	88	144,700	10	235,700
156	Yamhill Co.	296	117	51	121	-19.3%	164	332,800	55	1,720	1,466	-6.9%	1,486	332,000	300,000	14.1%	10	590,600	98	306,300	35	304,300

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/16-10/31/17) with 12 months before (11/1/15-10/31/16).

<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

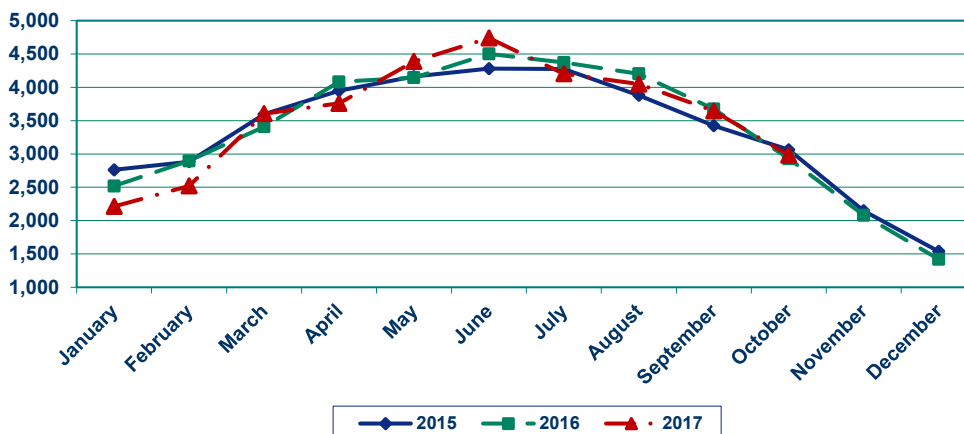
### PORTLAND, OR

*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

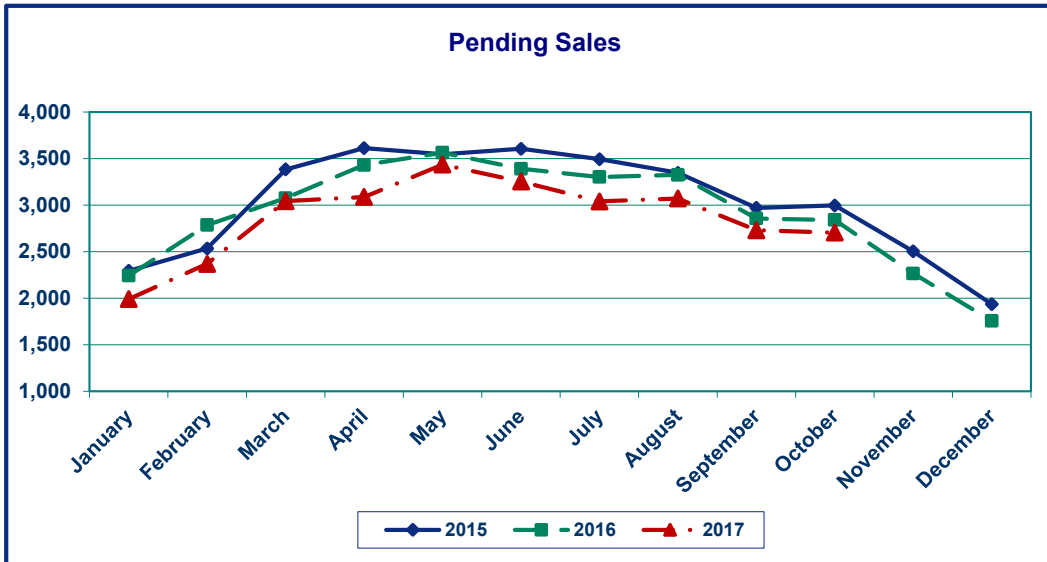
### PORTLAND, OR

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

## PENDING LISTINGS

### PORTLAND, OR

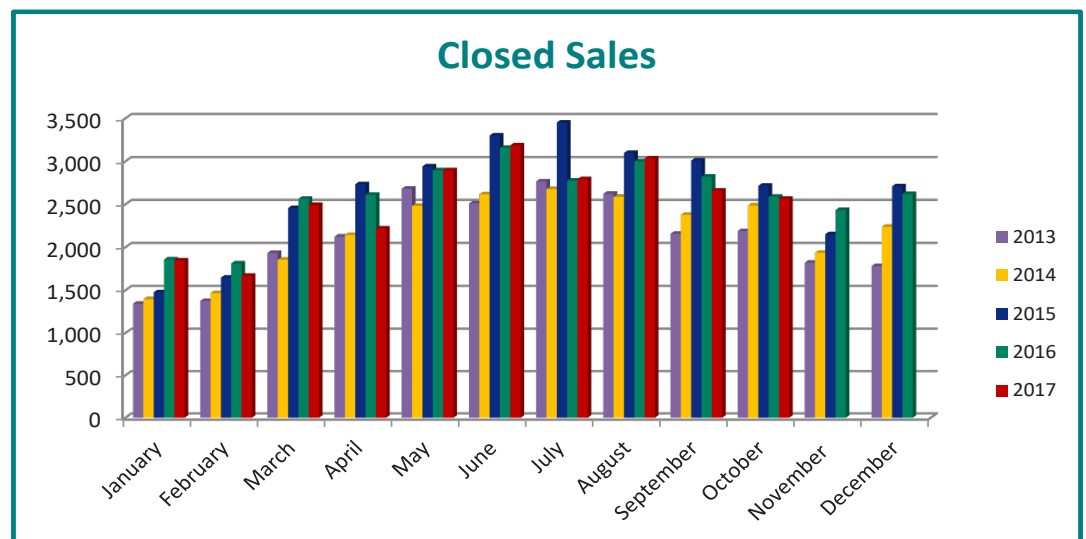
*This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.*



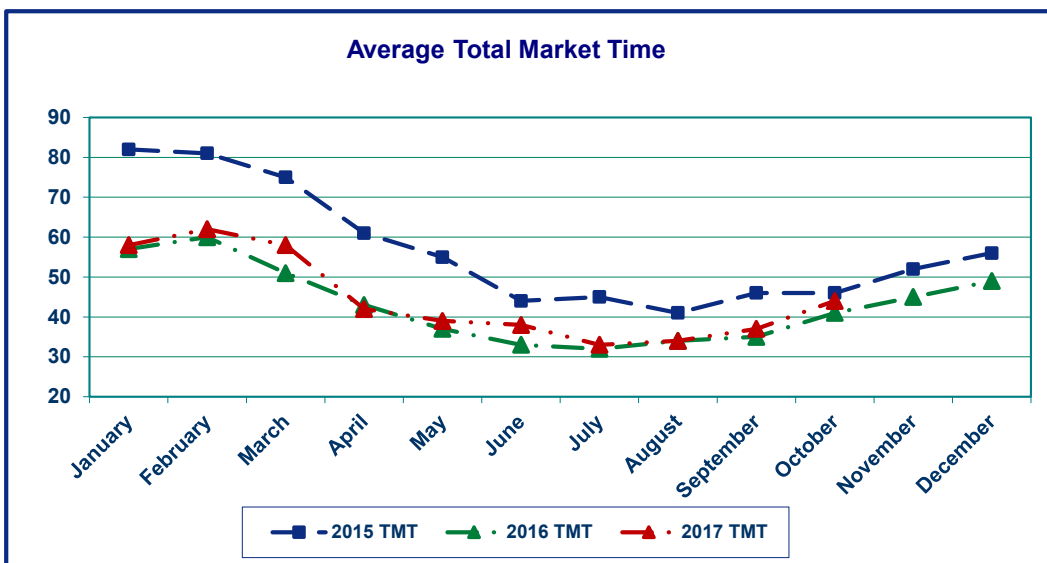
## CLOSED SALES

### 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



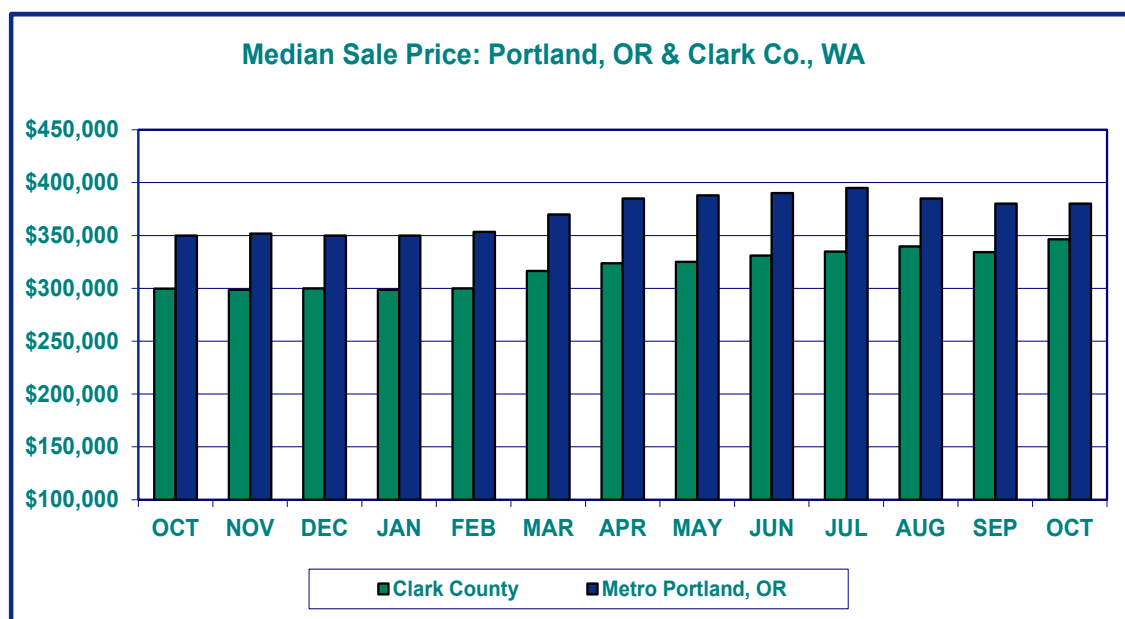
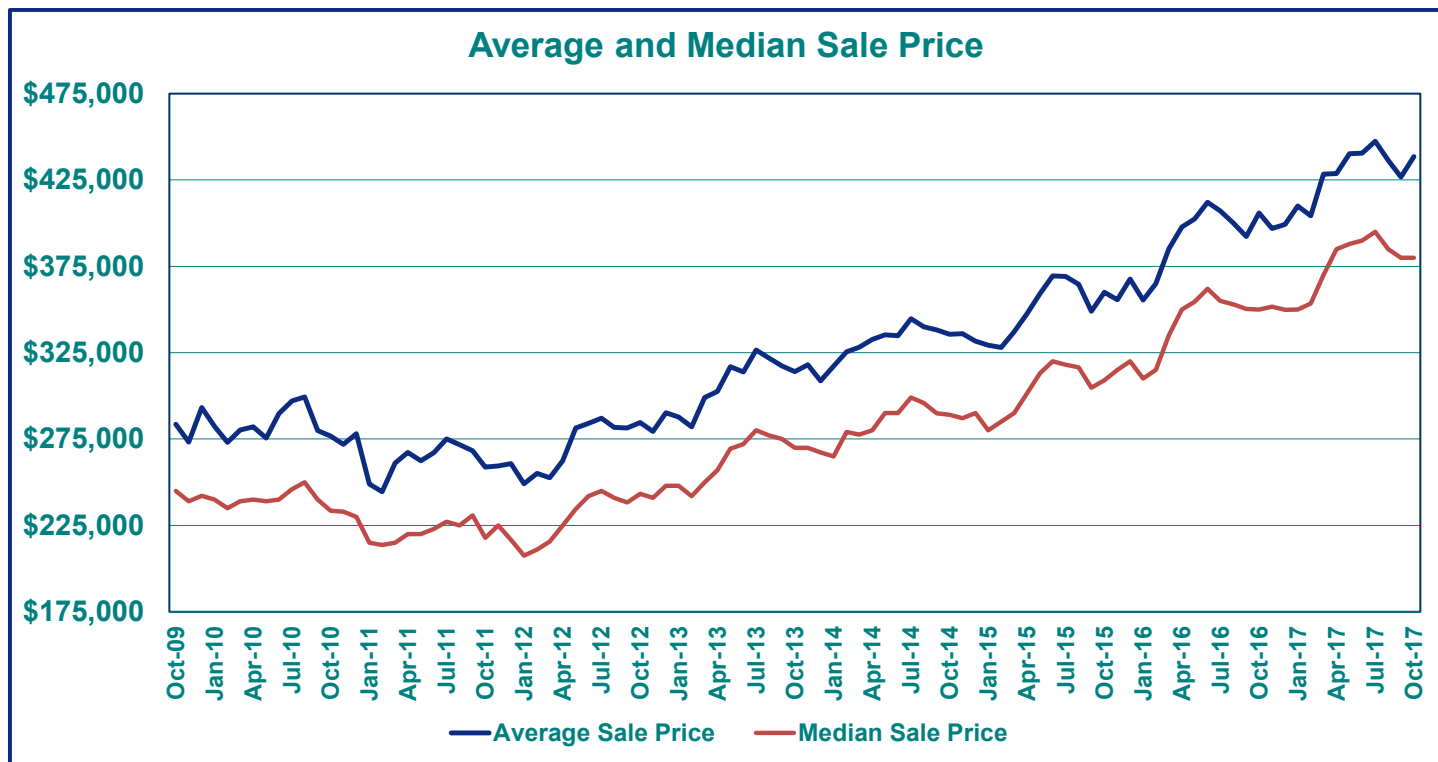
## DAYS ON MARKET

### 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.*

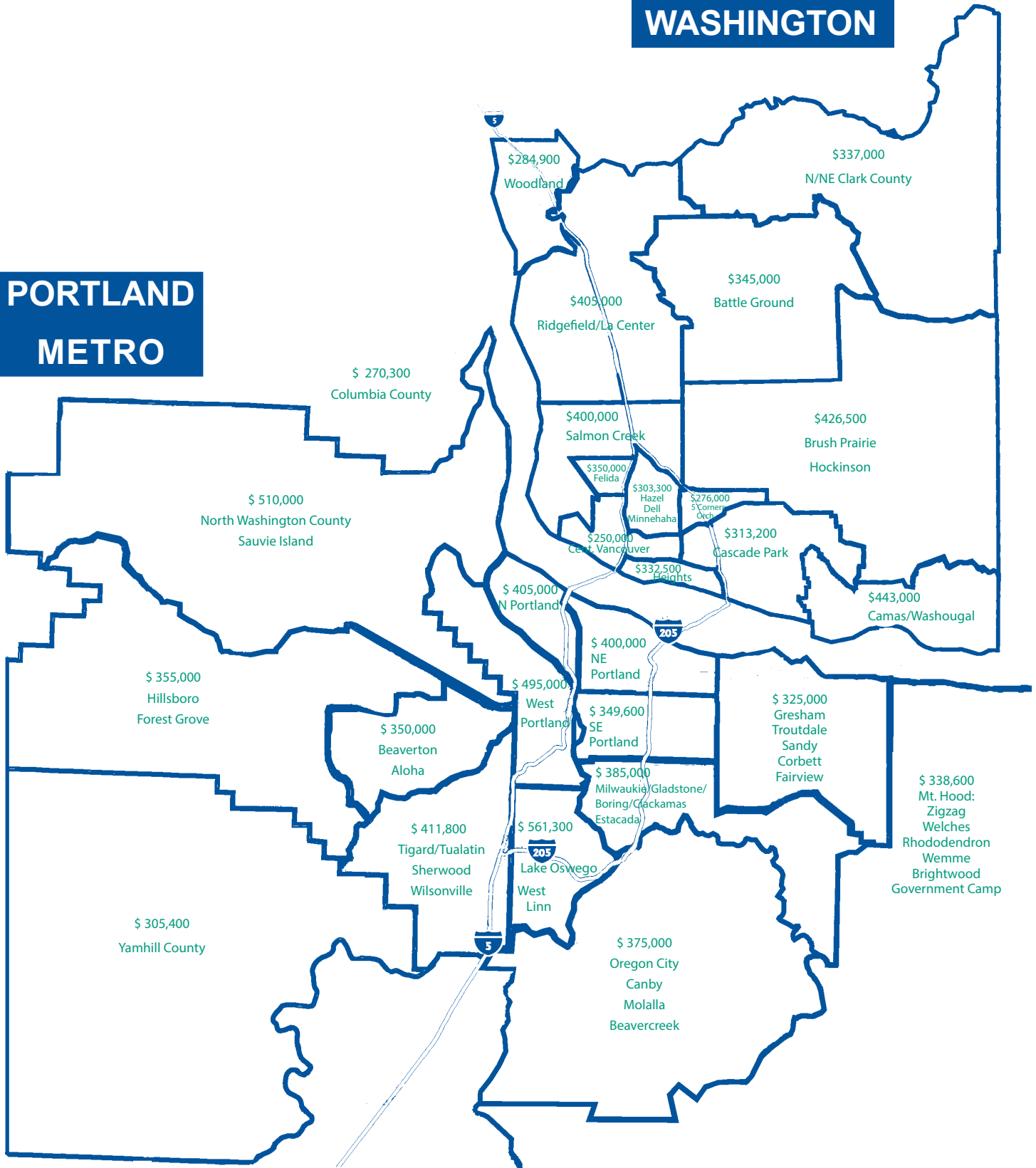


# MEDIAN SALE PRICE

## October 2017

**SW**  
**WASHINGTON**

**PORTLAND**  
**METRO**



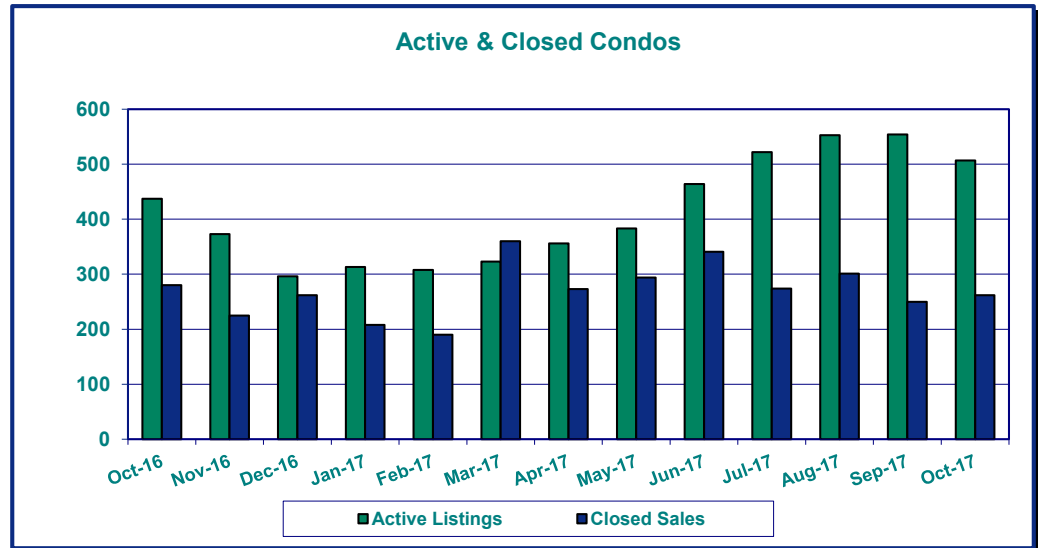
## ACTIVE & CLOSED CONDOS

PORTLAND, OR

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

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

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



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

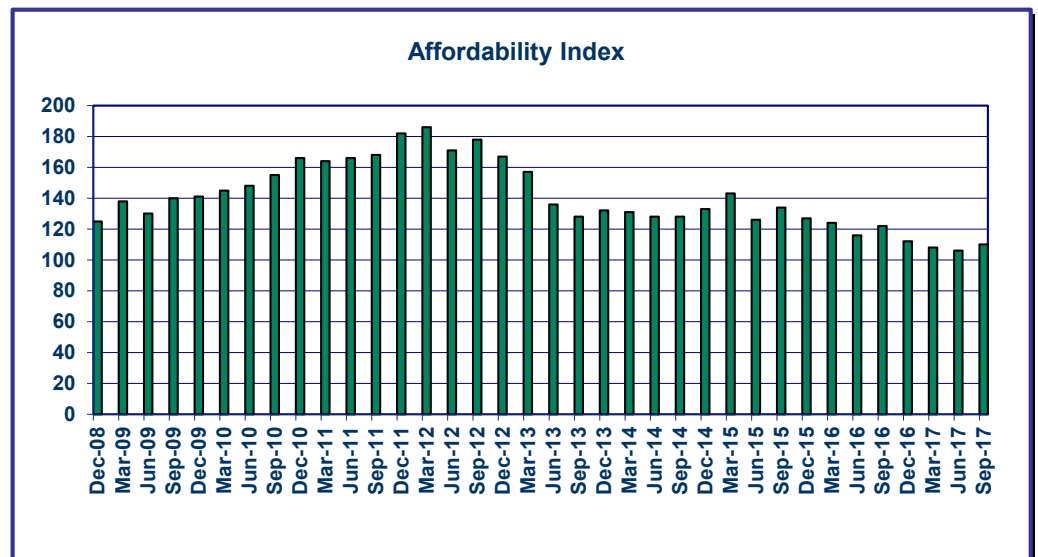
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## AFFORDABILITY

PORTLAND, OR

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



**AFFORDABILITY** - According to a formula from the National Association of REALTORS®, buying a house in the Portland metro area is affordable for a family earning the median income. A family earning the median income (\$74,700 in 2017, per HUD) can afford 110% of a monthly mortgage payment on a median priced home (\$380,000 in September). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 3.81% (per Freddie Mac).



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



## Clark County, Washington Market Action Addition

October 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>	1,554
<b>Less Listings with Purchase Contingencies*:</b>	51
<b>Readily Purchased Listings:</b>	1,503
<b><i>Percent of Total Active Listings:</i></b>	<b><i>96.7%</i></b>
<b>Less New Under Construction (not ready for occupancy):</b>	146
<b>Less New Proposed (not started):</b>	150
<b>Total Readily Purchased &amp; Occupied Listing:</b>	1,207
<b><i>Percent of Total Active Listings:</i></b>	<b><i>77.7%</i></b>
<b>Inventory in Months of Readily Purchased &amp; Occupied Listings:</b>	1.7

\* 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

October 2017 Reporting Period

### October Residential Highlights

Southwest Washington had some mixed activity this October, but numbers landed ahead across the board compared to October 2016. Pending sales (760) outpaced October 2016 (743) by 2.3% and September 2017 (700) by 8.6%.

Closed sales (726) bested October 2016 (648) by 12.0% but fell 3.2% short of September 2017 (750). Closings in Cowlitz County made an interesting spike this October, the 97 closings setting a record going back to at least 2007.

New listings (838) increased 9.0% compared to October 2016 (769) but were 12.5% cooler than last month in September 2017 (958).

Inventory decreased slightly in October, landing at 2.1 months.

### Year to Date Summary

Activity has cooled a bit in 2017 compared to 2016. Closed sales (7,359) are up 0.5%, while new listings (9,688) are down 2.2% and pending sales (7,658) are down 4.7% for the year thus far.

### Average and Median Sale Prices

Comparing 2017 to 2016 through October of each year, the average sale price rose 10.5% from \$327,600 to \$362,000. In the same comparison, the median sale price rose 12.1% from \$289,900 to \$325,000.

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

**Average Sale Price % Change:**  
+10.2% (\$357,000 v. \$324,000)  
**Median Sale Price % Change:**  
+11.8% (\$321,000 v. \$287,000)

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	2.2
October	2.2	2.3	2.1
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.

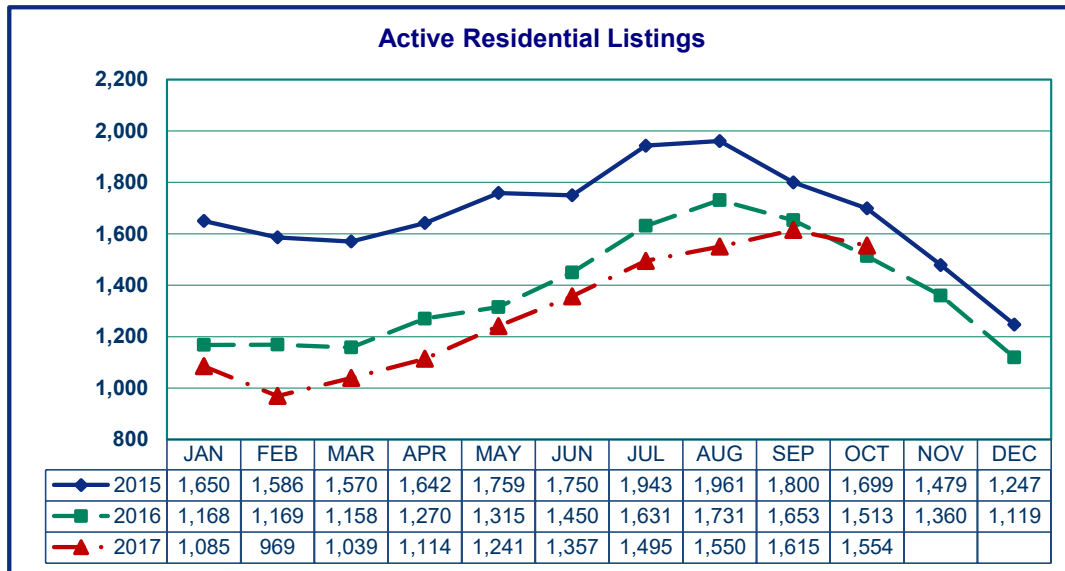
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	October	838	760	726	379,500	346,500	42
	September	958	700	750	373,400	334,300	44
	Year-to-date	9,688	7,658	7,359	362,000	325,000	48
2016	October	769	743	648	352,600	299,600	49
	Year-to-date	9,908	8,039	7,322	327,600	289,900	51
Change	October	9.0%	2.3%	12.0%	7.6%	15.7%	-12.7%
	Prev Mo 2017	-12.5%	8.6%	-3.2%	1.6%	3.6%	-4.5%
	Year-to-date	-2.2%	-4.7%	0.5%	10.5%	12.1%	-6.0%

# AREA REPORT • 10/2017

## SW Washington

RESIDENTIAL																	COMMERCIAL			LAND		MULTIFAMILY	
Current Month									Year-To-Date								Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
Active Listings	New Listings	Expired/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	
20	17	2	19	-9.5%	16	265,600	41		219	188	-5.5%	176	290,200	255,000	46	10.9%	2	1,410,900	4	115,000	15	335,800	
14	21	5	26	-3.7%	10	227,400	102		242	215	-11.9%	199	232,800	230,000	32	14.8%	1	982,400	10	119,400	23	527,500	
25	14	1	10	-9.1%	10	492,000	100		153	125	10.6%	118	382,400	325,000	49	2.3%	1	481,000	3	680,000	3	930,000	
19	12	1	20	66.7%	13	273,700	28		168	147	5.8%	141	303,500	292,000	44	10.6%	-	-	3	166,000	1	365,000	
72	61	5	41	2.5%	32	293,100	20		498	430	-8.7%	431	287,800	294,600	45	10.3%	3	394,300	9	244,500	6	498,000	
25	23	5	18	-35.7%	26	282,900	35		229	203	-18.5%	209	279,000	272,000	36	9.9%	-	-	1	200,800	5	2,047,100	
53	54	8	45	12.5%	31	275,600	29		472	415	0.0%	405	280,800	280,000	42	9.1%	-	-	22	132,500	4	1,413,000	
94	77	14	72	9.1%	75	296,300	29		756	645	-12.5%	614	284,700	275,000	31	10.1%	1	570,000	7	317,100	9	531,500	
38	17	4	16	-5.9%	12	472,500	76		203	154	-12.5%	142	361,000	275,000	40	6.2%	-	-	6	449,800	5	879,000	
42	17	5	28	55.6%	27	433,200	37		284	238	3.0%	227	401,900	349,900	47	10.1%	-	-	-	-	10	418,100	
18	25	7	20	-37.5%	19	281,300	33		244	217	-14.6%	209	284,400	275,000	24	13.9%	-	-	-	-	-	-	
25	27	4	23	0.0%	29	368,900	39		291	238	2.6%	235	366,500	360,000	32	11.3%	-	-	2	378,800	4	404,500	
34	16	3	21	0.0%	25	375,500	27		273	221	-8.3%	216	349,300	345,500	27	7.2%	1	100,000	2	595,500	-	-	
20	5	2	6	200.0%	5	405,900	12		69	41	-8.9%	37	523,800	469,000	106	28.5%	-	-	7	230,300	-	-	
159	80	15	53	3.9%	68	508,500	55		788	564	-14.0%	562	500,100	460,000	68	9.7%	1	300,000	49	296,500	13	366,200	
108	42	9	36	0.0%	31	378,600	36		551	398	-0.7%	384	405,400	380,000	61	11.1%	2	215,000	54	155,000	6	454,200	
43	32	8	33	3.1%	28	373,100	30		389	307	0.7%	273	356,000	335,000	38	4.0%	1	250,000	10	472,800	-	-	
76	40	9	34	-12.8%	30	329,600	36		497	404	21.0%	368	320,600	310,000	40	13.0%	1	800,000	6	106,500	1	390,000	
97	33	9	31	-3.1%	44	435,300	34		431	328	12.7%	306	460,700	450,000	46	15.2%	-	-	16	235,100	-	-	
70	23	9	28	-3.4%	27	393,700	36		397	330	-8.1%	331	389,800	382,800	66	3.6%	-	-	13	321,700	-	-	
64	24	8	22	-18.5%	20	453,400	60		422	336	11.3%	335	398,500	375,800	50	12.2%	1	315,000	47	206,600	1	354,000	
12	-	-	3	-25.0%	7	485,000	42		53	38	-13.6%	35	596,000	539,000	93	18.6%	-	-	14	596,200	-	-	
29	8	4	5	-28.6%	9	495,200	51		112	72	-6.5%	74	514,300	475,000	116	2.5%	1	402,500	17	166,000	-	-	
129	58	15	49	32.4%	42	369,100	46		629	460	-12.7%	444	352,300	317,000	42	15.7%	2	459,000	26	341,900	1	460,000	
180	73	19	69	16.9%	58	455,900	57		932	679	2.4%	633	406,900	376,900	63	7.6%	1	935,000	33	680,700	1	450,000	
1	1	1	0	-	1	460,000	24		8	6	50.0%	6	417,800	424,000	13	3.0%	-	-	-	-	-	-	
14	8	1	6	-25.0%	3	535,000	65		47	34	-33.3%	33	446,700	441,000	82	-1.7%	-	-	5	152,000	-	-	
15	8	2	6	100.0%	7	519,800	64		61	37	-17.8%	33	492,600	499,000	51	18.9%	-	-	11	203,000	-	-	
19	12	2	12	100.0%	5	349,200	43		105	74	-21.3%	67	340,400	300,000	43	18.0%	-	-	9	203,200	-	-	
22	6	1	4	-60.0%	7	283,500	86		99	67	-18.3%	65	345,200	360,000	51	-0.1%	-	-	9	267,400	3	394,800	
13	3	3	3	50.0%	7	397,400	103		48	35	-16.7%	35	377,100	353,500	113	10.0%	-	-	7	166,900	-	-	
4	1	0	1	-66.7%	2	326,500	52		18	12	-25.0%	16	302,900	287,500	28	-1.3%	-	-	6	168,900	-	-	
1,554	838	181	760	2.3%	726	379,500	42		9,688	7,658	-4.7%	7,359	362,000	325,000	48	10.2%	19	552,000	408	283,900	111	581,100	
22	11	2	11	175.0%	9	235,800	37		108	81	-5.8%	80	295,200	281,500	38	5.4%	3	530,700	6	162,500	3	536,200	
18	4	4	10	900.0%	5	394,800	27		87	62	6.2%	58	339,400	310,000	62	0.1%	2	1,675,000	43	153,200	-	-	
187	100	17	71	-4.1%	83	264,700	27		871	674	10.3%	646	243,900	227,500	47	6.4%	7	341,100	93	85,100	26	326,800	
227	115	23	92	16.5%	97	268,700	28		1,066	817	8.1%	784	256,200	237,700	47	4.3%	12	610,800	142	109,000	29	348,500	
82	13	9	22	15.8%	22	176,000	113		240	188	-4.1%	174	206,300	184,000	149	17.2%	2	172,300	81	46,000	1	107,000	



## ACTIVE RESIDENTIAL LISTINGS

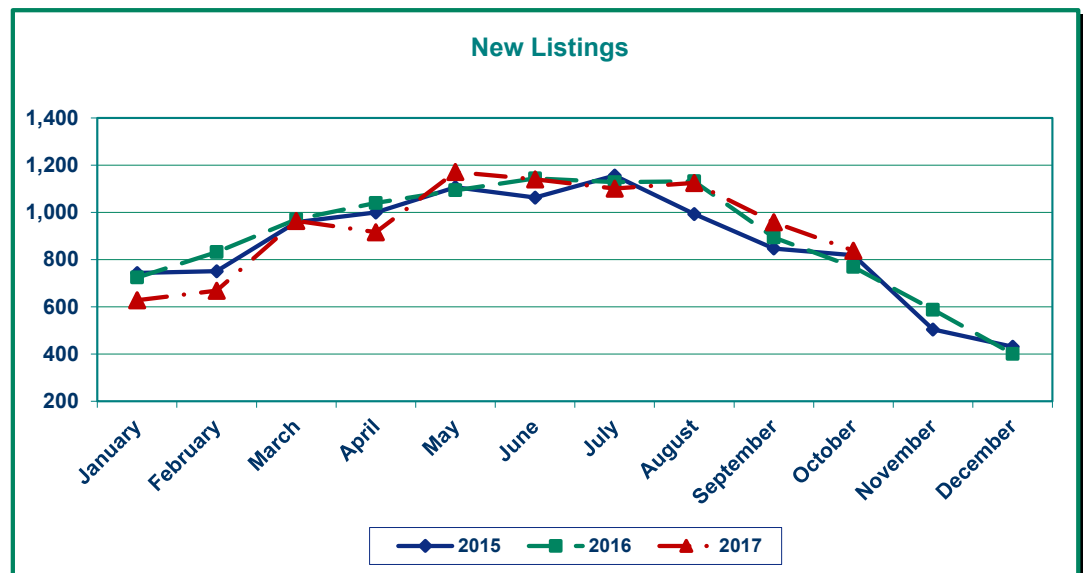
### CLARK COUNTY, WA

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

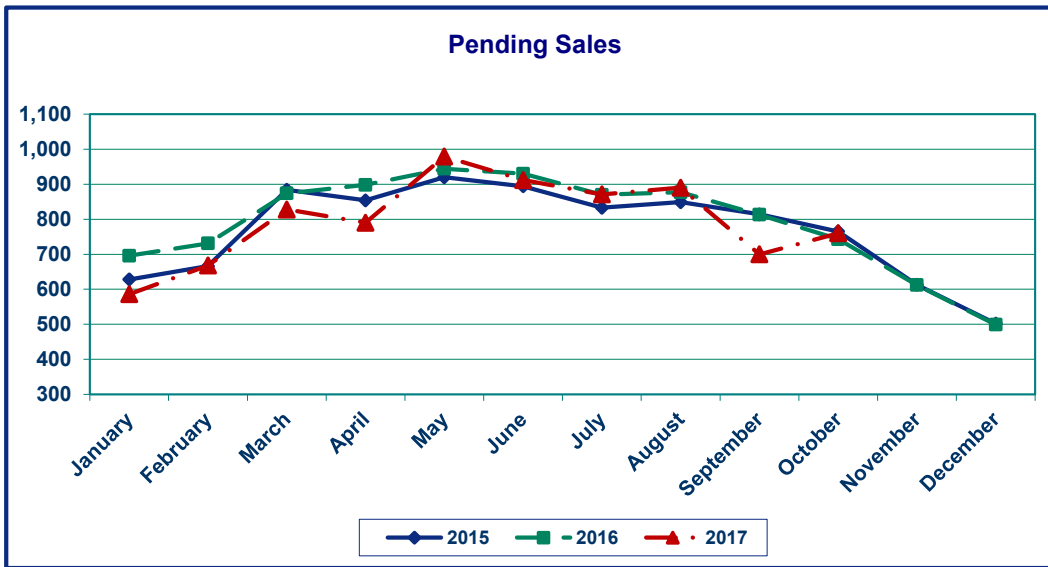
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/16-10/31/17) with 12 months before (11/1/15-10/31/16).

<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

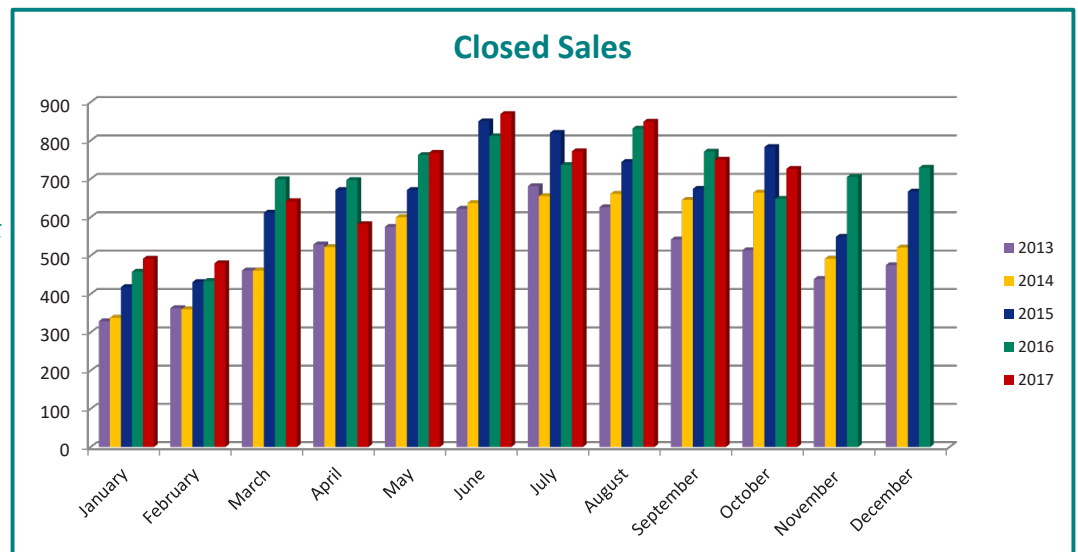
*This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.*



## CLOSED SALES

### CLARK COUNTY, WA

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

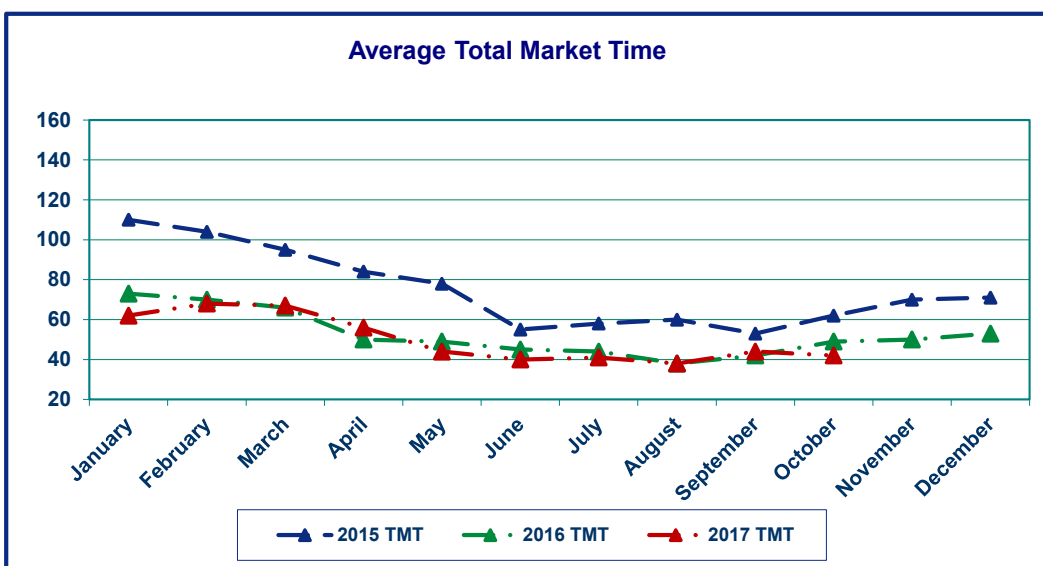


## Average Total Market Time

## DAYS ON MARKET

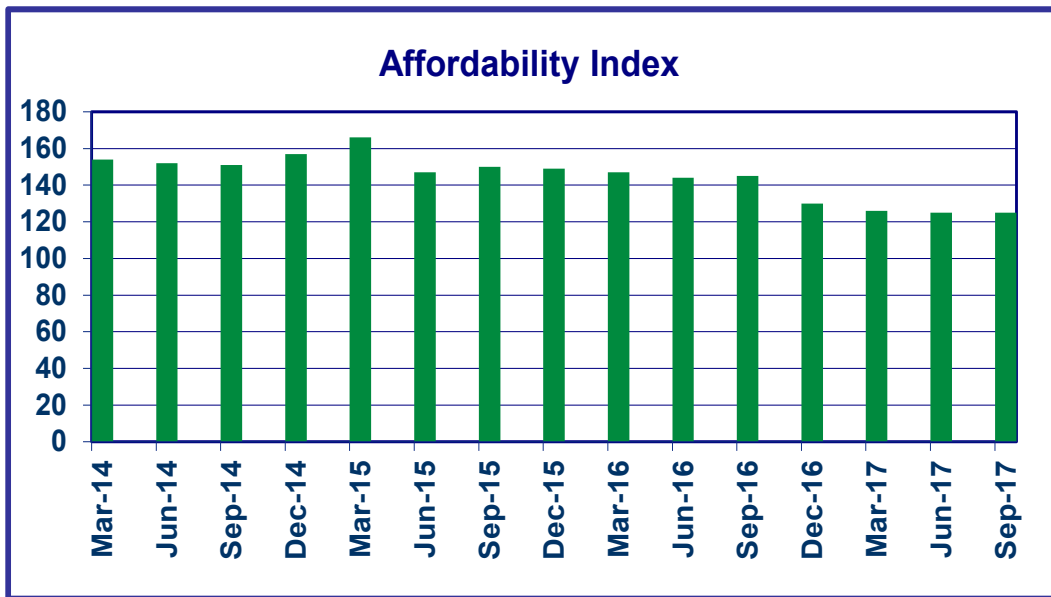
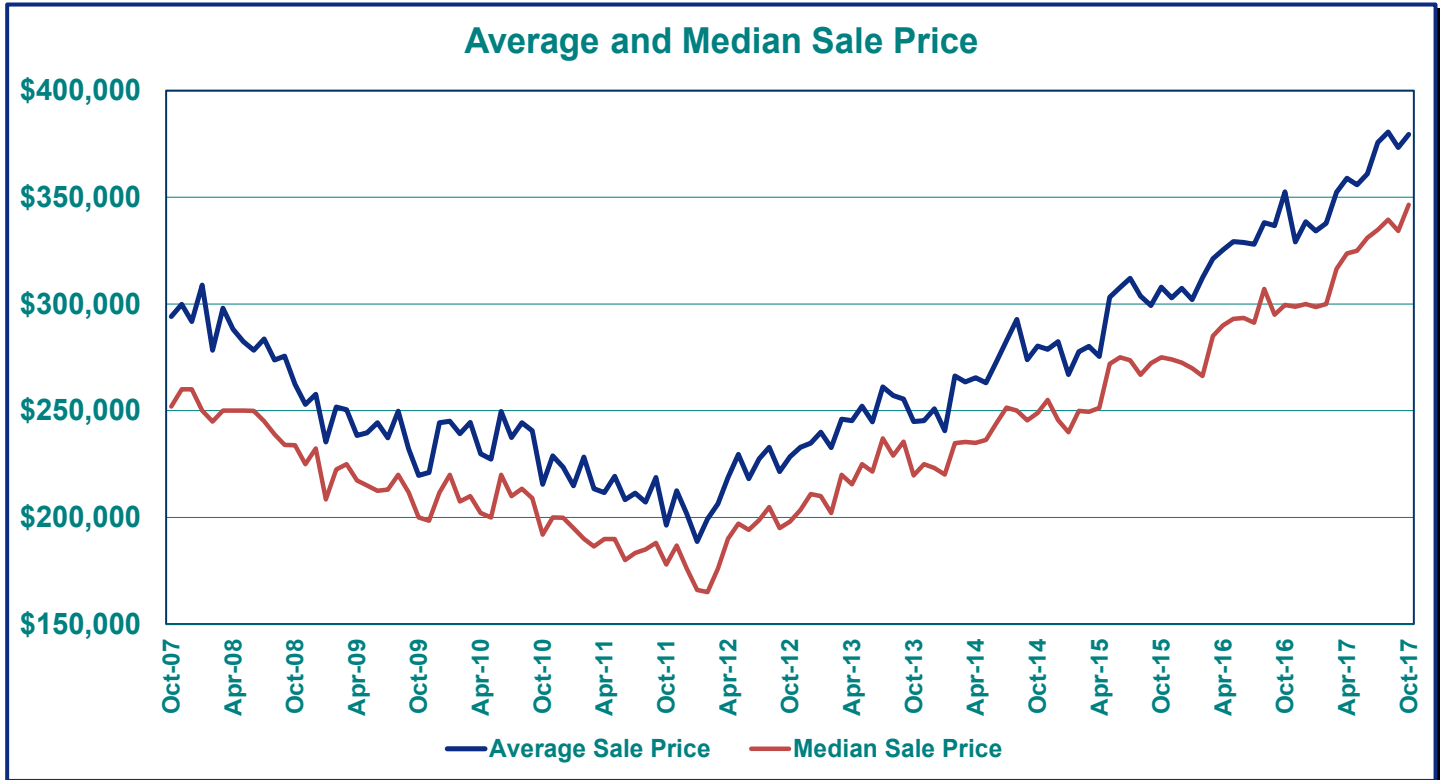
### CLARK COUNTY, WA

*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*



**AFFORDABILITY**  
CLARK COUNTY, WA

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

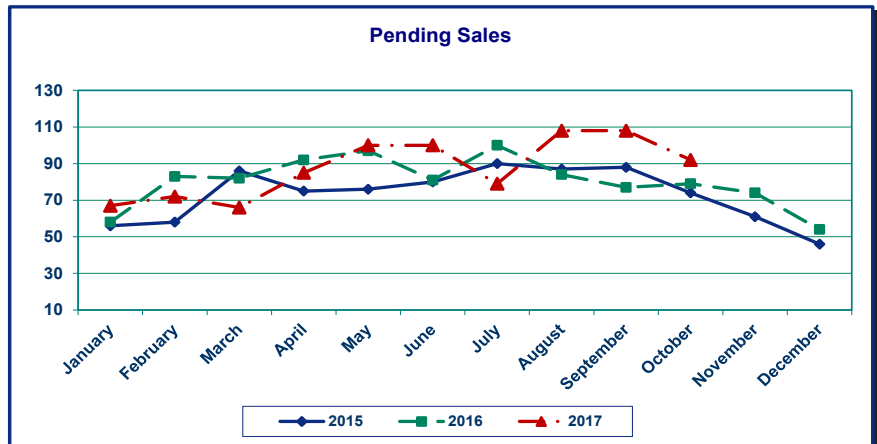
**AFFORDABILITY** - According to a formula from the National Association of REALTORS®, buying a house in the Clark County area is affordable for a family earning the median income. A family earning the median income (\$74,700 in 2017, per HUD) can afford 125% of a monthly mortgage payment on a median priced home (\$334,300 in September). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 3.81% (per Freddie Mac).



## PENDING LISTINGS

### COWLITZ COUNTY, WA

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

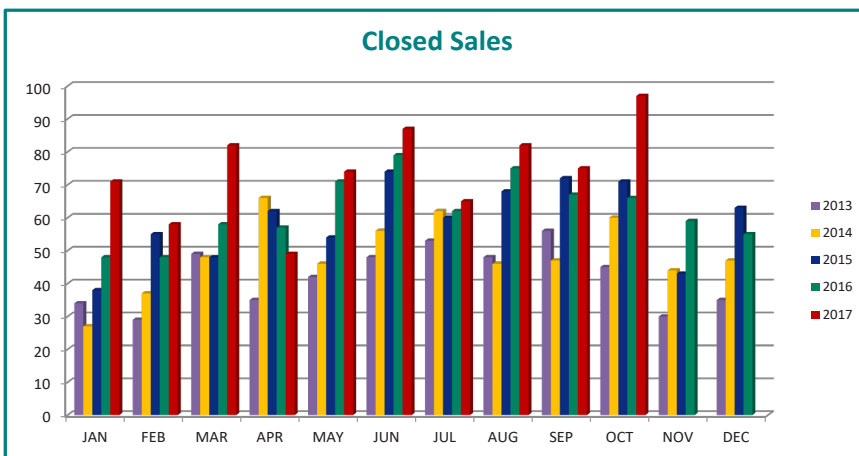


## Closed Sales

## CLOSED SALES

### COWLITZ COUNTY, WA

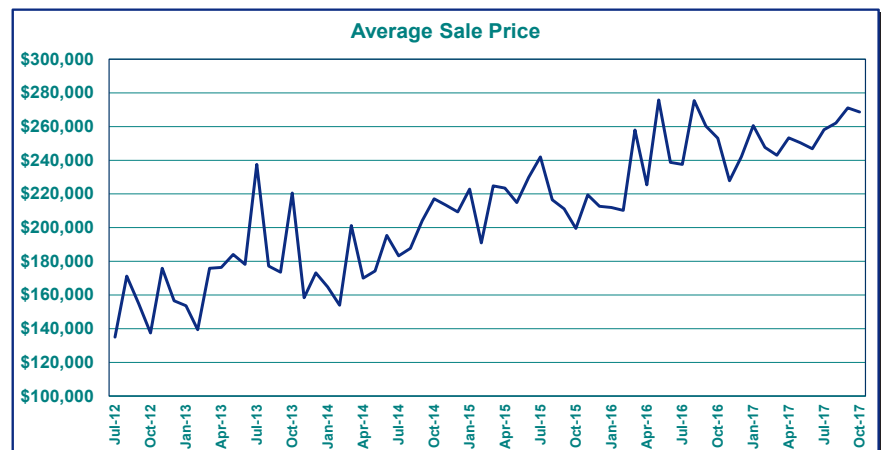
*This graph shows the closed sales over the past five calendar years in Cowlitz County, Washington.*



## AVERAGE SALE PRICE

### COWLITZ COUNTY, WA

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





MULTIPLE LISTING SERVICE

# MEDIAN SALE PRICE October 2017

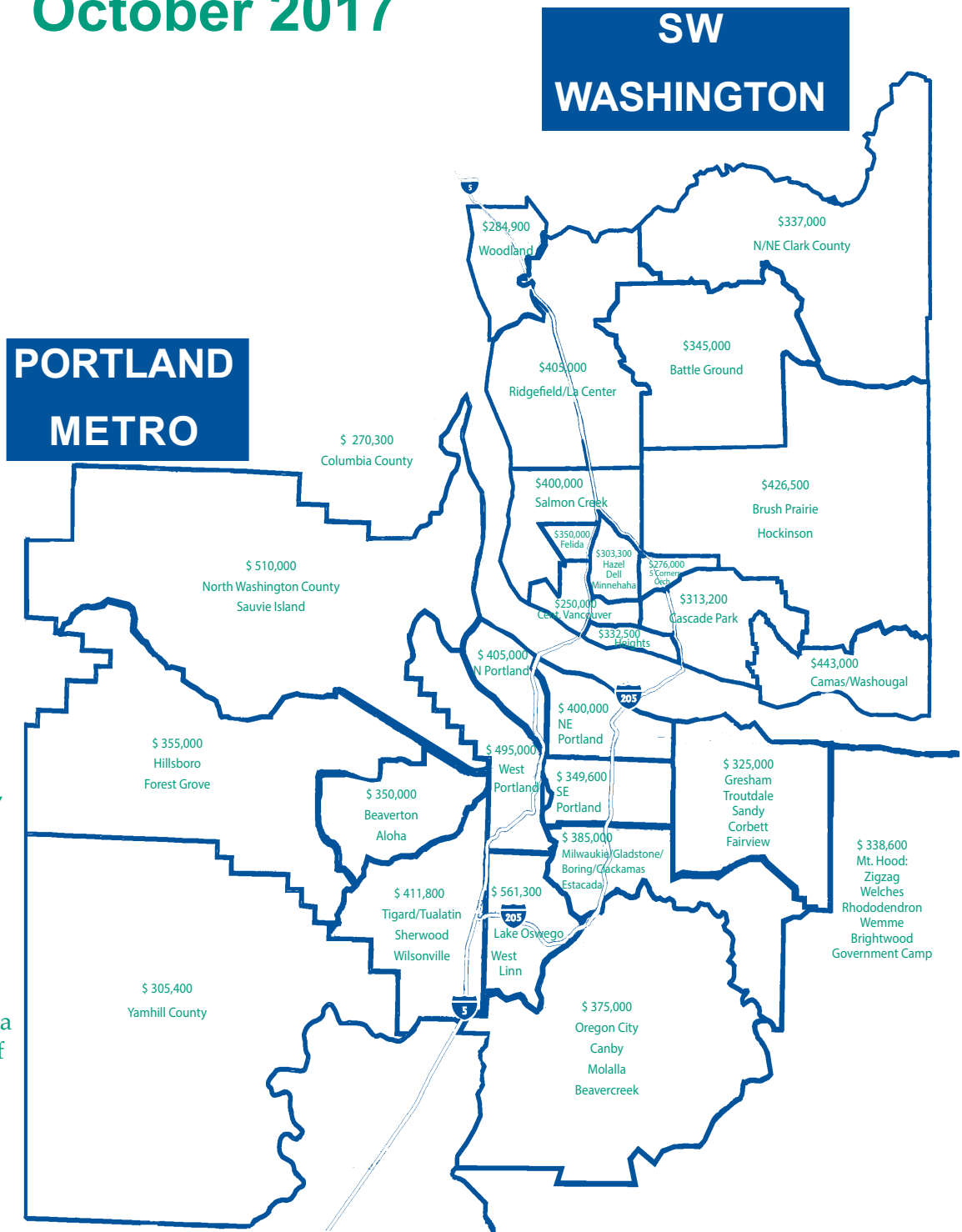
Contact RMLS™  
8338 NE Alderwood Rd  
Suite 230  
Portland, OR 97220  
(503) 236-7657  
communications@rmls.com

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

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

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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

October 2017 Reporting Period

### October Residential Highlights

New listings and closed sales saw some gains this October in Union County. There were 31 closings, besting October 2016 (27) by 14.8% despite some cooling from September 2017 (33).

New listings, at 27, ended 17.4% ahead of October 2016 (23) but 30.8% below September 2017 (39).

Pending sales (25) showed a 10.7% decrease from October 2016 (28) and a 28.6% decrease from September 2017 (35).

Total market time increased to 99 days in October, with inventory increasing slightly to land at 3.7 months.

### Average and Median Sale Prices

Comparing the first ten months in 2017 to the same in 2016, the average sale price increased 12.9% from \$176,000 to \$198,700. In the same comparison, the median sale price increased 7.9% from \$153,900 to \$166,000.

### 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	3.6
October	5.2	4.5	3.7
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	October	27	25	31	220,800	192,000	99
	September	39	35	33	184,700	145,700	69
	Year-to-date	381	294	278	198,700	166,000	111
2016	October	23	28	27	205,300	149,900	97
	Year-to-date	405	290	266	176,000	153,900	147
Change	October	17.4%	-10.7%	14.8%	7.5%	28.1%	2.6%
	Prev Mo 2017	-30.8%	-28.6%	-6.1%	19.5%	31.8%	43.5%
	Year-to-date	-5.9%	1.4%	4.5%	12.9%	7.9%	-24.4%

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

#### Average Sale Price % Change:

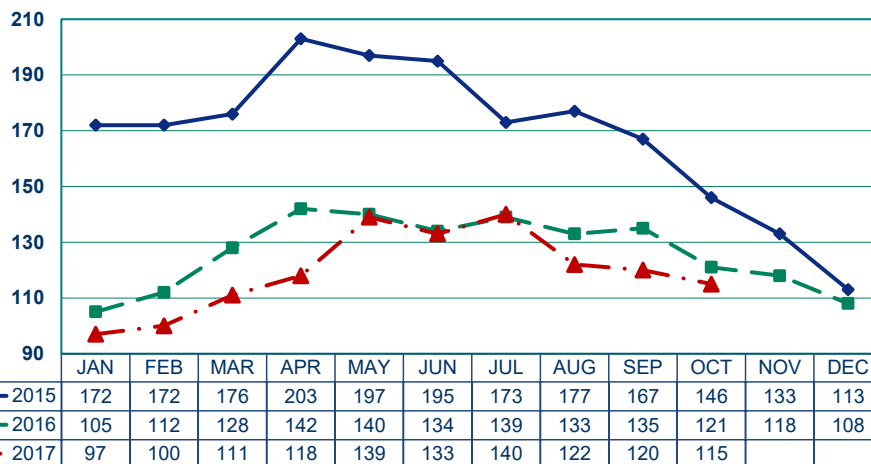
+9.4% (\$194,100 v. \$177,400)

#### Median Sale Price % Change:

+5.9% (\$164,200 v. \$155,000)

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

### Active Residential Listings



### ACTIVE RESIDENTIAL LISTINGS

UNION COUNTY, OR

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

# AREA REPORT • 10/2017

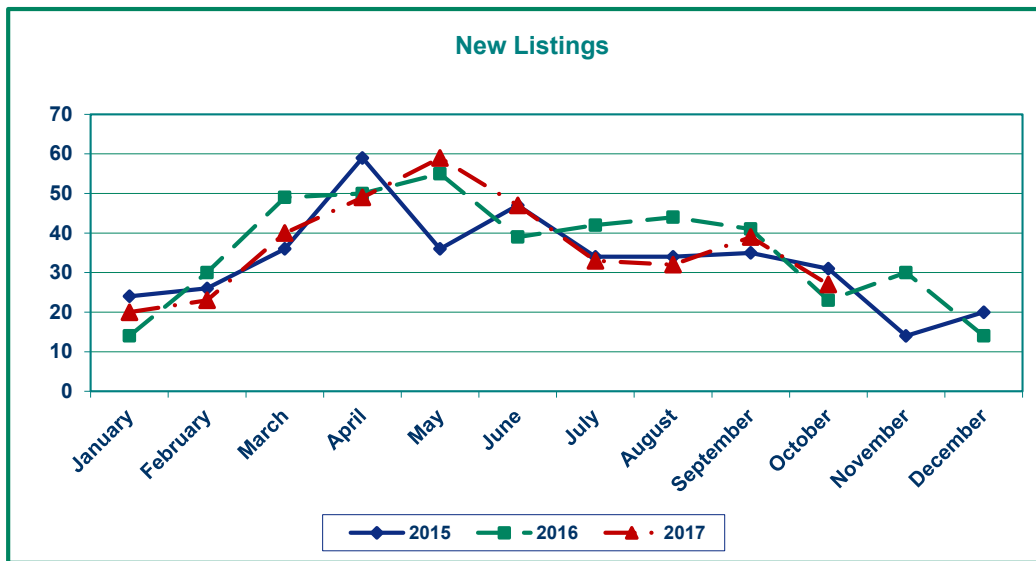
## Union County, Oregon

		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	Closed Sales	Average Sale Price
97814	Medical Springs	-	0	0	0	-100.0%	0	-	-	0	0	-100.0%	0	-	-	16.3%	0	-	0	-	0	-
97824	Cove	9	3	1	1	-50.0%	2	341,800	101	29	19	-24.0%	21	388,300	278,000	46.9%	-	-	4	76,300	-	-
97827	Elgin	18	2	4	3	200.0%	3	104,300	100	39	22	-18.5%	16	167,000	116,500	27.4%	2	60,000	9	178,800	-	-
97841	Imbler	1	0	0	0	-	0	-	-	0	1	-80.0%	2	324,300	324,300	17.1%	-	-	-	-	-	-
97850	La Grande/ Island City	65	18	7	16	-30.4%	15	228,700	113	241	194	6.0%	186	187,000	167,500	8.1%	7	162,000	14	136,700	3	177,000
97867	North Powder	3	0	-	1	-	1	78,000	42	5	8	166.7%	7	78,600	83,000	-10.7%	1	150,000	-	-	-	-
97876	Summerville	5	0	2	0	-	4	294,700	33	16	12	71.4%	11	320,300	365,000	-7.6%	-	-	-	-	-	-
97883	Union Union Co.	14	4	1	4	300.0%	6	193,300	117	51	38	26.7%	35	140,300	144,000	-0.2%	-	-	2	50,300	-	-
	Union Co. Total	115	27	15	25	-10.7%	31	220,800	99	381	294	1.4%	278	198,700	166,000	9.4%	10	140,400	29	135,500	3	177,000

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/16-10/31/17) with 12 months before (11/1/15-10/31/16).

<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.



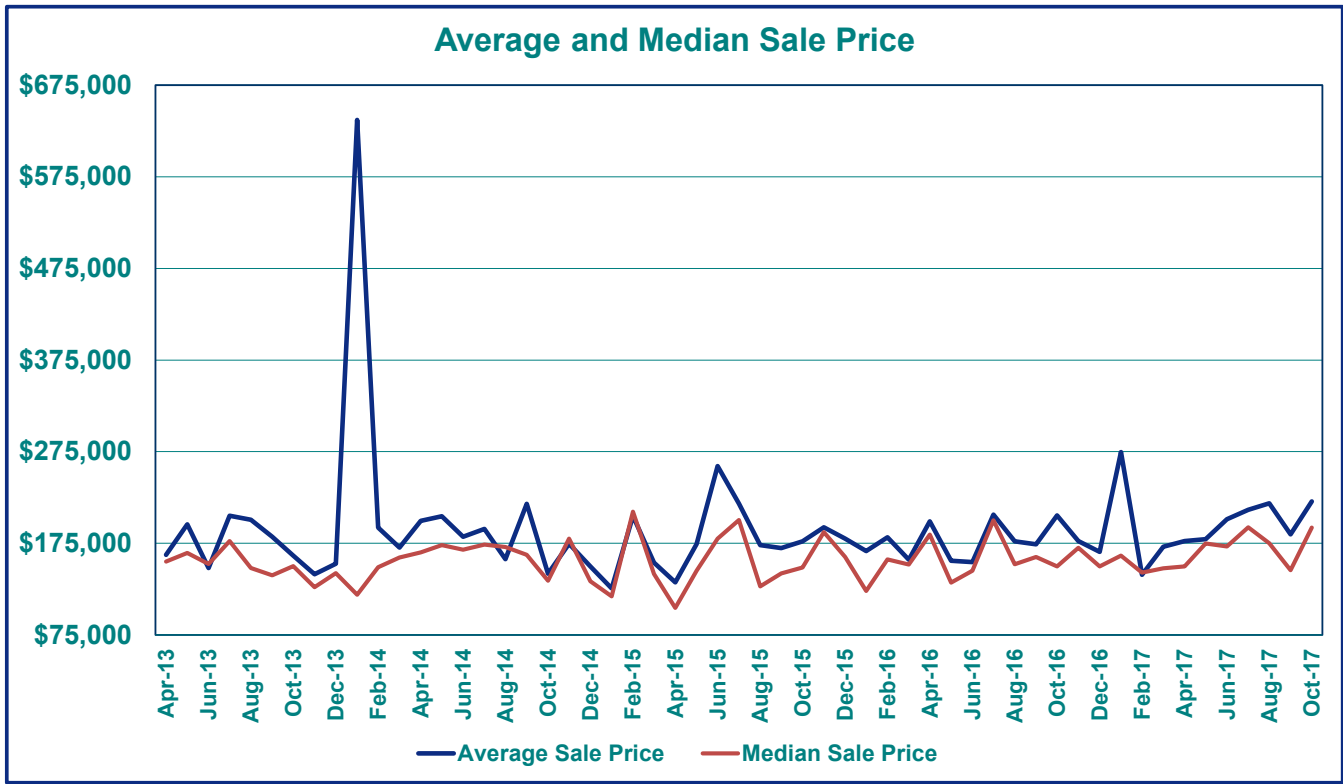
### NEW LISTINGS

#### UNION COUNTY, OR

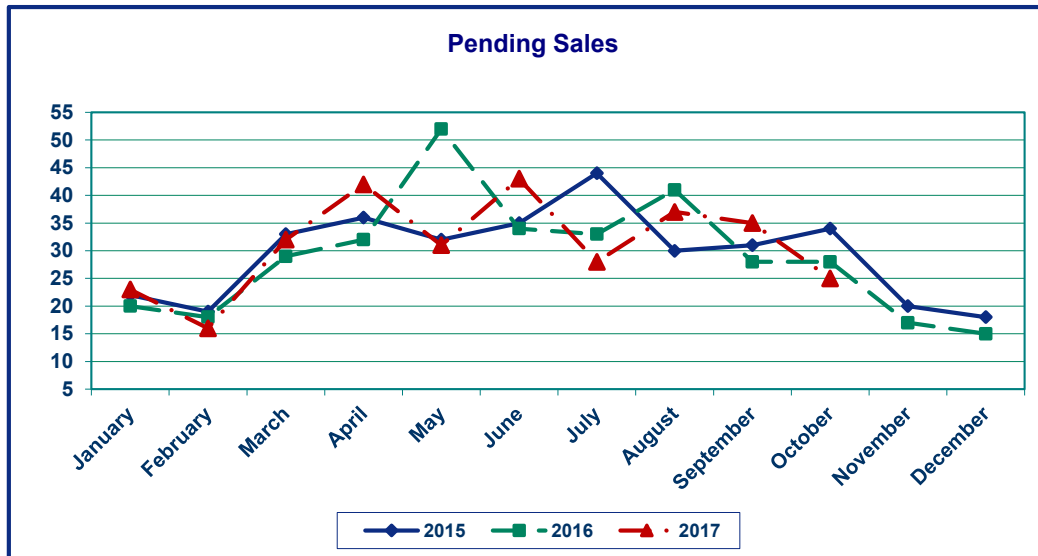
*This graph shows the new residential listings over the past three calendar years in Union County, Oregon.*

**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**

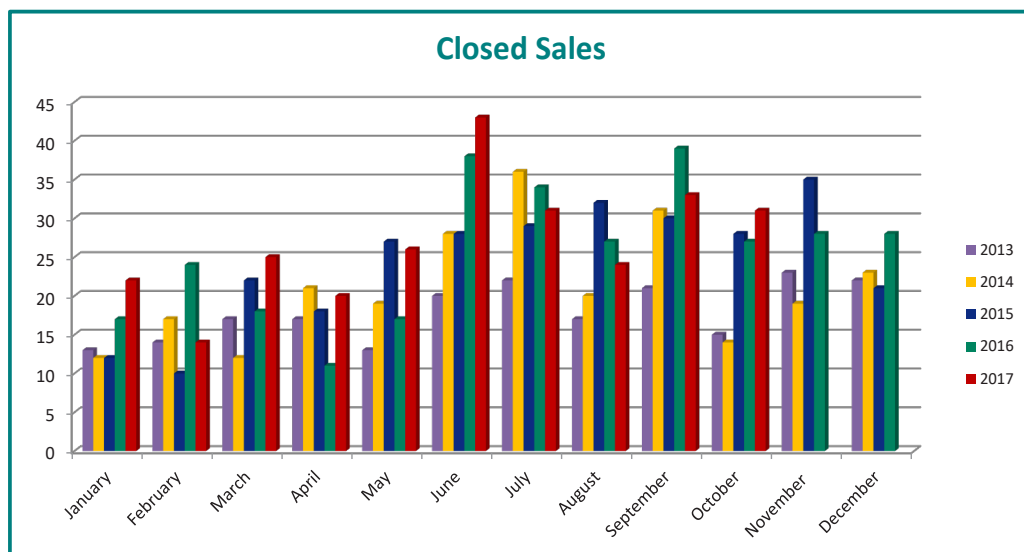
*This graph represents monthly accepted offers in Union County, Oregon over the past three calendar years.*

## CLOSED SALES UNION COUNTY, OR

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

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

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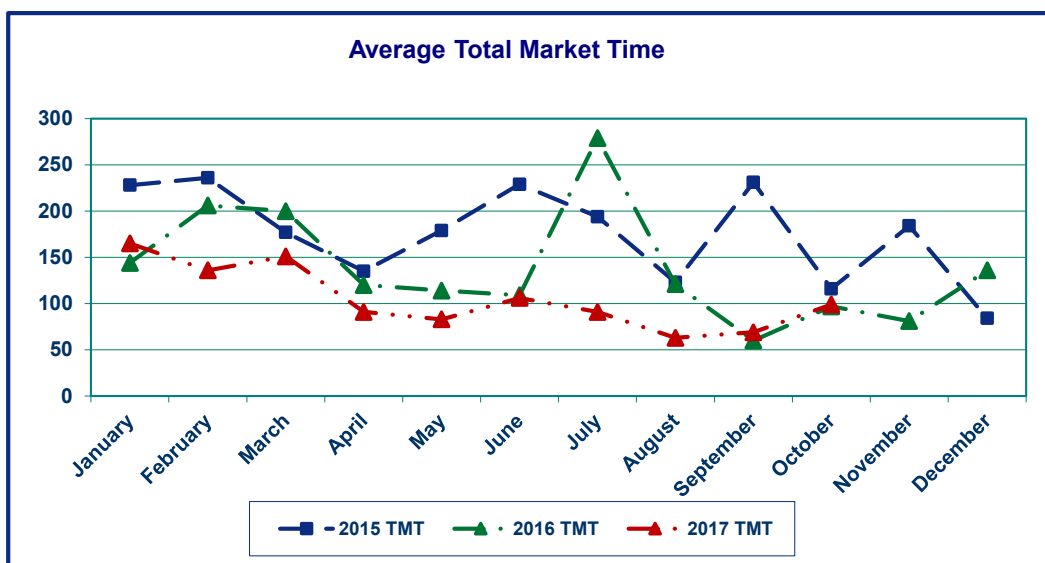
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## DAYS ON MARKET UNION COUNTY, OR

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



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

# MARKET ACTION



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

Residential Review: Wallowa County, Oregon

October 2017 Reporting Period

## October Residential Highlights

Wallowa County saw cooler activity almost across the board this October, with closed sales providing the solitary exception.

Seven closings outpaced the six closings recorded last year in October 2016, but fell short of the 12 closings recorded last month in September 2017.

Six new listings were offered in October, falling one short of the seven offered last month in September 2017 and two short of the eight offered last year in October 2016.

Four pending sales similarly fell short of the nine offers accepted last month in September 2017 and the ten offers accepted last year in October 2016.

## Year to Date Summary

Activity is cooler in Wallowa County so far in 2017. New listings (103) have decreased 17.6%, closed sales (81) have decreased 21.4%, and pending sales (77) have decreased 28.0%.

## Average and Median Sale Prices

Comparing 2017 with 2016 through October of each year, the average sale price has decreased 10.4% from \$229,200 to \$205,400. In the same comparison, the median sale price has increased 6.5% from \$170,000 to \$181,000.

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

### Average Sale Price % Change:

-11.9% (\$200,500 v. \$227,500)

### Median Sale Price % Change:

+4.1% (\$177,000 v. \$170,000)

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

## Inventory in Months\*

	2015	2016	2017
January	14.6	10.1	9.3
February	55	20.5	55.0
March	10.3	13.3	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	5.5
October	15.4	11.8	8.6
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	October	6	4	7	241,600	237,000	236
	September	7	9	12	177,800	195,000	226
	Year-to-date	103	77	81	205,400	181,000	255
2016	October	8	10	6	267,900	206,000	47
	Year-to-date	125	107	103	229,200	170,000	328
Change	October	-25.0%	-60.0%	16.7%	-9.8%	15.0%	398.3%
	Prev Mo 2017	-14.3%	-55.6%	-41.7%	35.9%	21.5%	4.4%
	Year-to-date	-17.6%	-28.0%	-21.4%	-10.4%	6.5%	-22.3%



# AREA REPORT • 10/2017

## 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/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
97885	Wallowa	10	3	-	-	-	-	-	-	11	4	-81.0%	4	170,200	173,900	-20.8%	1	90,000	1	27,000	-	-
97857	Lostine	3	0	1	-	-100.0%	0	-	-	5	4	-20.0%	7	191,000	145,000	-29.9%	-	-	1	41,500	-	-
97842	Imnaha	7	0	1	0	-	0	-	-	5	2	-33.3%	1	287,500	287,500	-50.4%	-	-	5	35,800	-	-
97846	Joseph	20	1	1	1	-50.0%	4	258,100	367	32	22	-18.5%	26	271,000	204,000	-13.6%	1	1,495,000	30	100,700	1	200,000
97828	Enterprise	20	2	4	3	-50.0%	3	219,700	61	50	45	-11.8%	43	169,500	166,000	1.3%	1	113,500	17	211,700	1	135,000
	Wallowa Co. Total	60	6	7	4	-60.0%	7	241,600	236	103	77	-28.0%	81	205,400	181,000	-11.9%	3	566,200	54	127,200	2	167,500

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

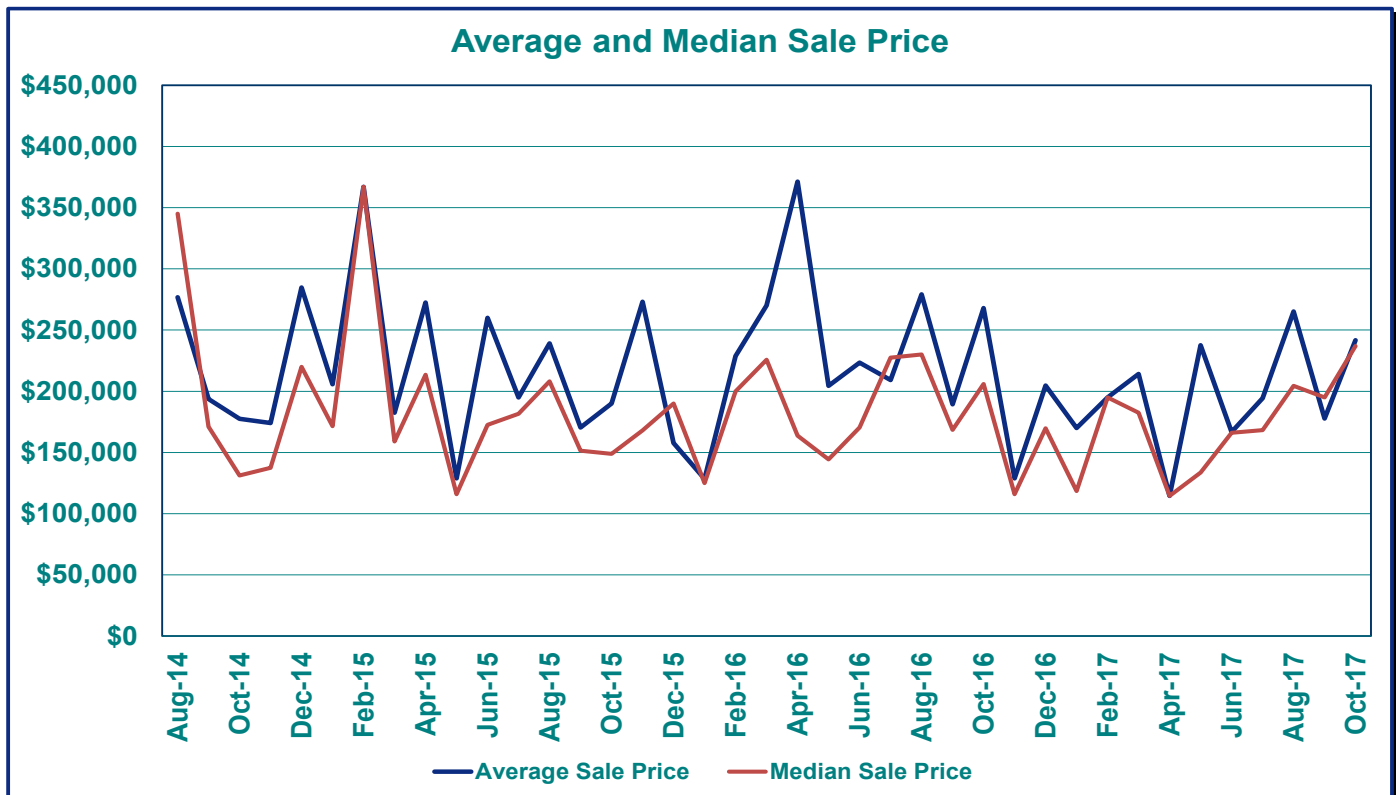
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/16-10/31/17) with 12 months before (11/1/15-10/31/16).

<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.

### SALE PRICE

#### WALLOWA COUNTY, OR

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

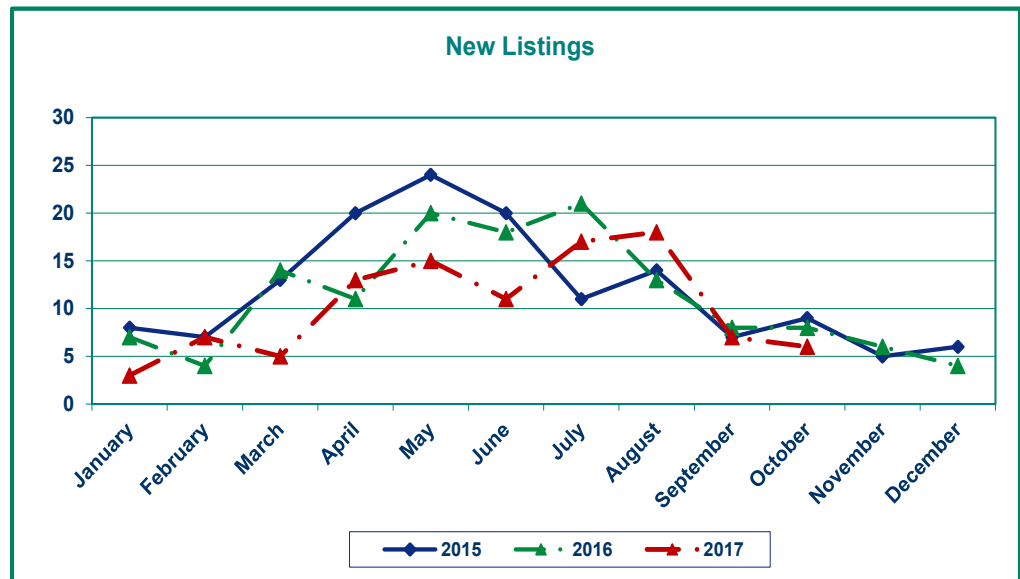




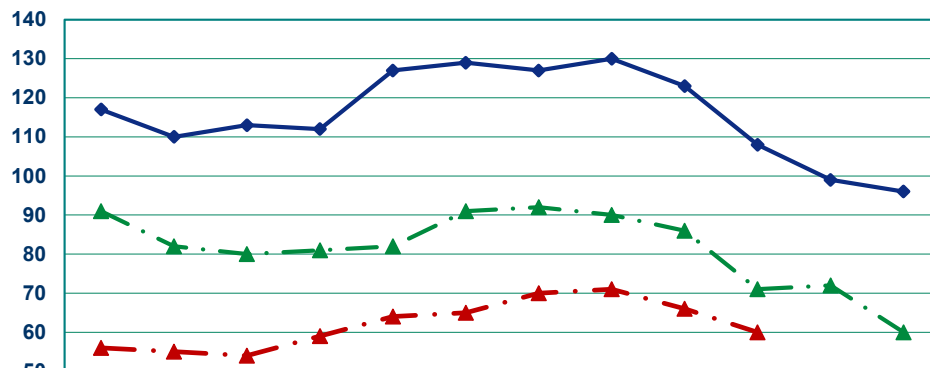
## NEW LISTINGS

### WALLOWA COUNTY, OR

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



## Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

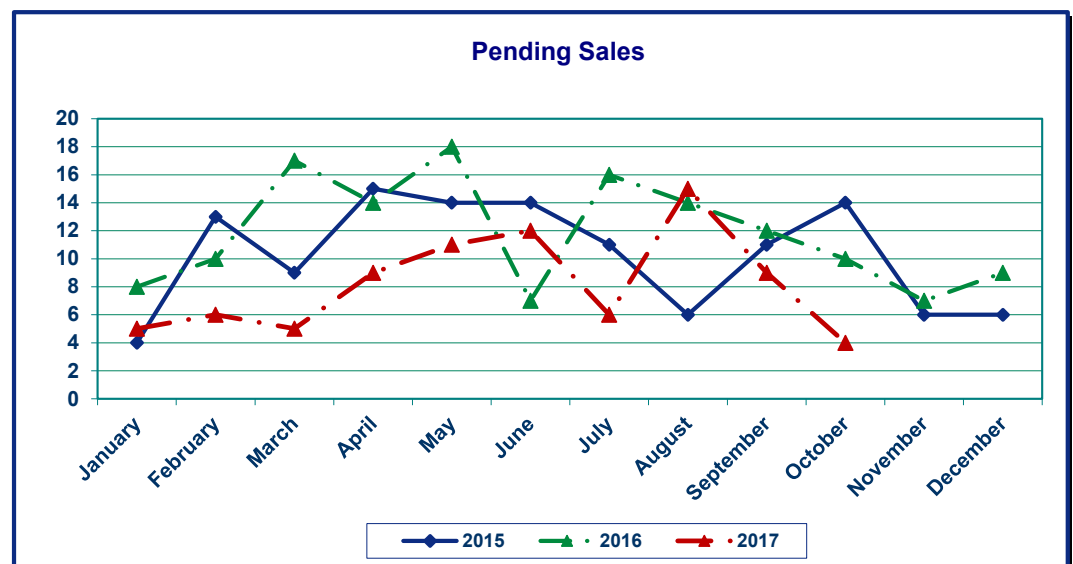
### WALLOWA COUNTY, OR

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

## PENDING LISTINGS

### WALLOWA COUNTY, OR

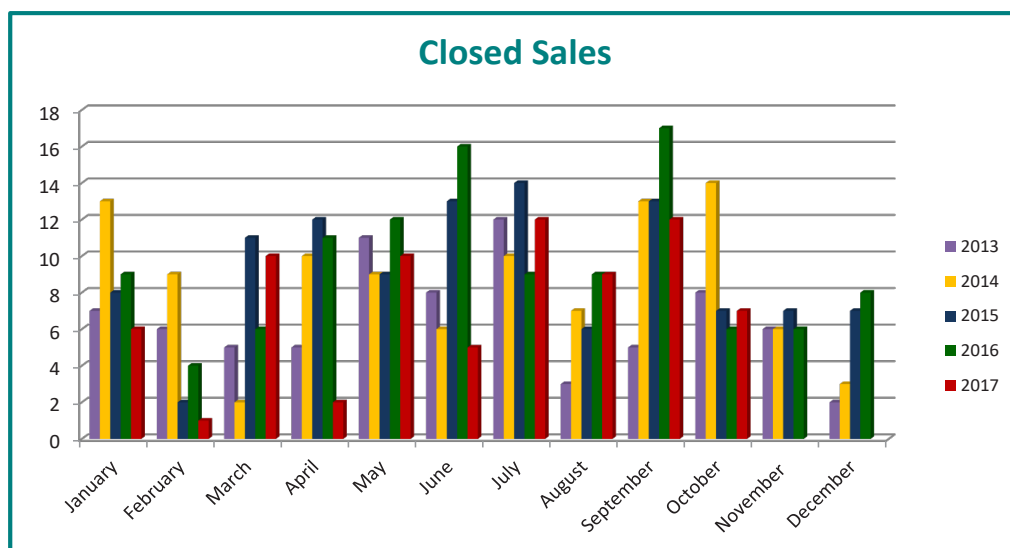
*This graph represents monthly accepted offers in Wallowa County, Oregon.*



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

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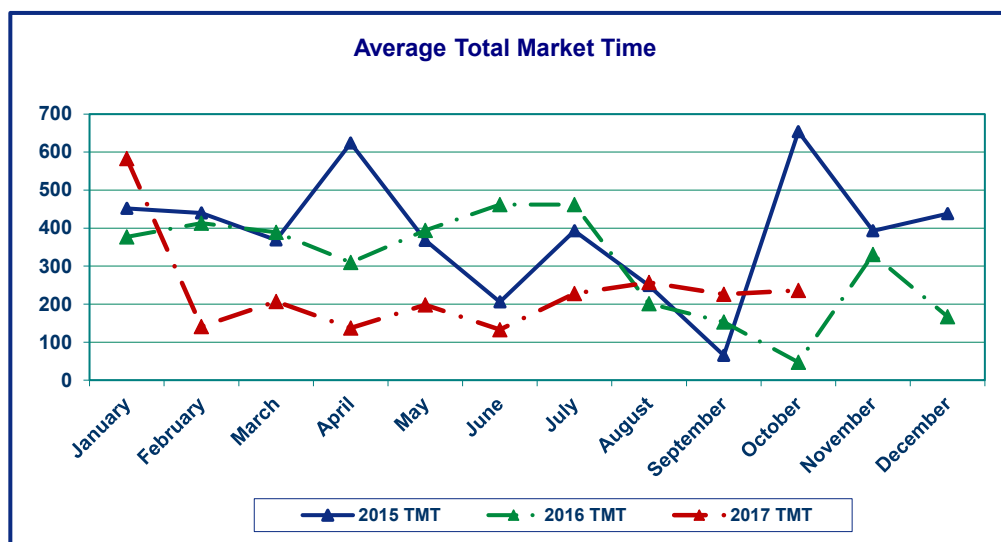
The statistics presented  
 in Market Action are  
 compiled monthly based  
 on figures generated by  
 RMLS™.



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

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

**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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