

# MARKET ACTION



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

## Residential Review: Baker County, Oregon

December 2017 Reporting Period

### December Residential Highlights

Baker County saw an increase in closings this December. At 26, closings ended 23.8% ahead of December 2016 (21) and 52.9% ahead of November 2017 (17). New listings (16) made a 60.0% gain over December 2016 (10) and ended 6.7% ahead of November 2017 (15). Pending sales, at 15, exactly matched the offers accepted last year in December 2016 but fell a few short of the 23 offers accepted in November 2017.

Inventory in December decreased to 3.9 months, while total market time decreased to 90 days.

### Average and Median Sale Prices

Comparing 2017 to 2016 through the end of the year, the average sale price increased 4.0% from \$143,100 to \$148,800. In the same comparison, the median sale price increased 4.3% from \$124,000 to \$129,300.

### 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	6.4
December	4.3	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 includes proposed and under construction homes.

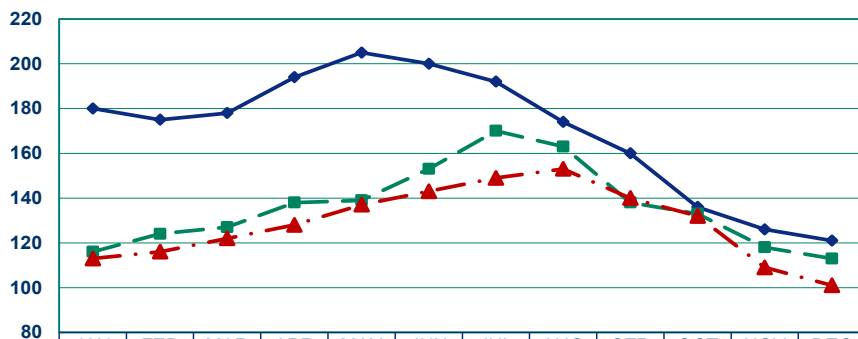
Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	December	16	15	26	143,800	131,300	90
	November	15	23	17	179,200	156,000	128
	Year-to-date	352	258	248	148,800	129,300	137
2016	December	10	15	21	156,500	135,000	235
	Year-to-date	344	251	247	143,100	124,000	181
Change	December	60.0%	0.0%	23.8%	-8.1%	-2.7%	-61.5%
	Prev Mo 2017	6.7%	-34.8%	52.9%	-19.8%	-15.8%	-29.7%
	Year-to-date	2.3%	2.8%	0.4%	4.0%	4.3%	-24.2%

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

**Average Sale Price % Change:**  
+4.1% (\$148,800 v. \$143,000)  
**Median Sale Price % Change:**  
+4.5% (\$129,300 v. \$123,700)

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 • 12/2017

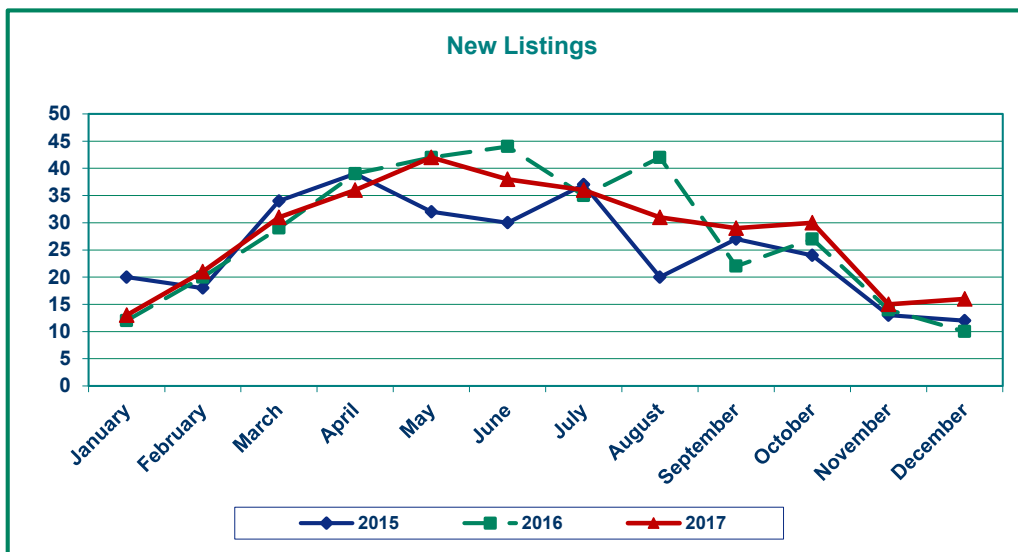
## Baker County, Oregon

		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. 2016¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2017 v. 2016¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change²	Closed Sales			Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
460	Baker City/ Keating	54	14	8	12	-14.3%	21	145,900	79	269	213	0.9%	207	145,300	125,000	2.2%	10	153,900	22	63,700	12	153,200			
461	Haines/Anthony Lk/ Muddy Crk	6	0	1	0	-	1	165,000	22	9	8	100.0%	7	201,900	208,000	100.8%	1	65,000	1	18,000	-	-			
462	Sumpter/McEwen/ Bourne/Phillips Lk/ Grant	15	0	3	1	-	2	107,500	226	30	13	-7.1%	12	170,200	157,300	9.0%	1	240,000	14	29,900	-	-			
463	Unity/ Hereford	5	0	0	0	-	-	-	-	4	-	-100.0%	-	-	-	-	-	2	36,600	-	-				
464	Huntington/ Lime	2	0	1	0	-	0	-	-	5	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	4	0	-	0	-100.0%	2	147,800	110	8	7	-41.7%	9	174,200	165,000	1.9%	-	-	-	-	-	-			
467	Halfway/ Cornucopia	13	2	1	2	-	0	-	-	25	15	150.0%	12	148,300	132,000	-16.1%	-	-	3	126,700	-	-			
468	Oxbow	1	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-			
	Baker County	101	16	14	15	0.0%	26	143,800	90	352	258	2.8%	248	148,800	129,300	4.0%	13	164,800	42	54,600	12	153,200			

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

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

<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.



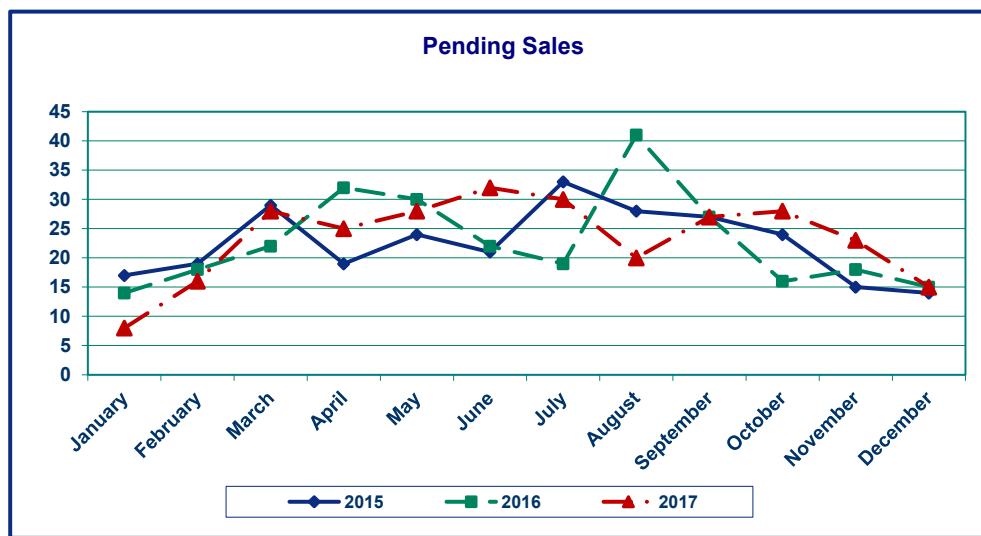
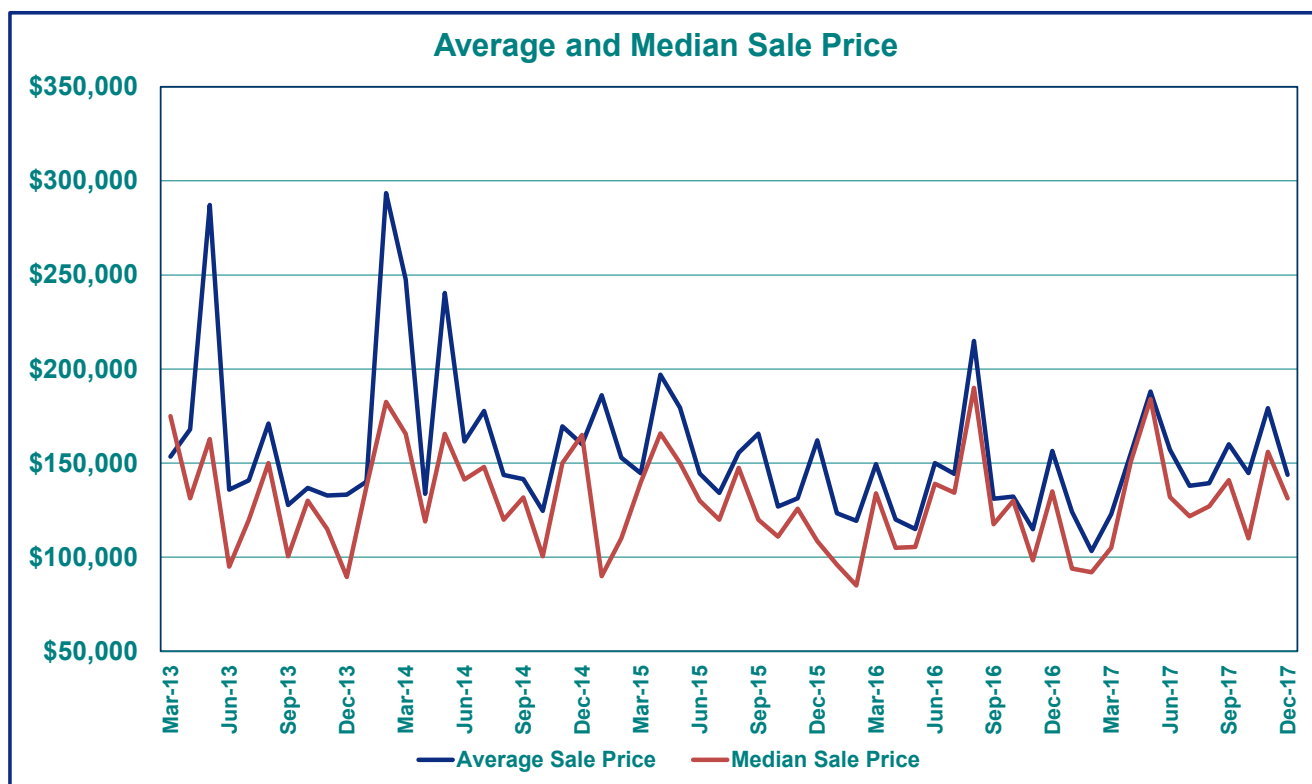
### NEW LISTINGS BAKER COUNTY, OR

*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

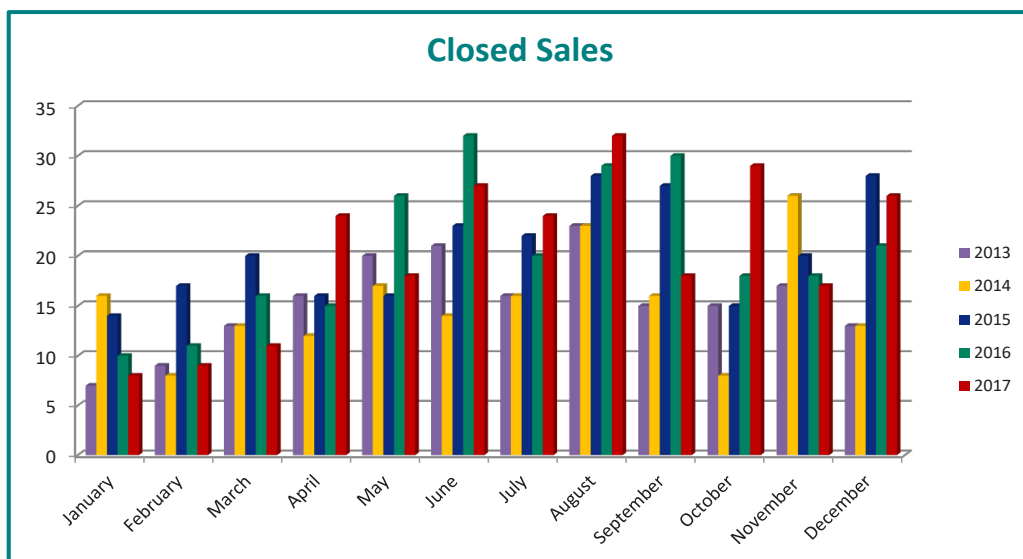
*This graph represents monthly accepted offers in Baker County, Oregon over the past three calendar years.*

## CLOSED SALES BAKER COUNTY, OR

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

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

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



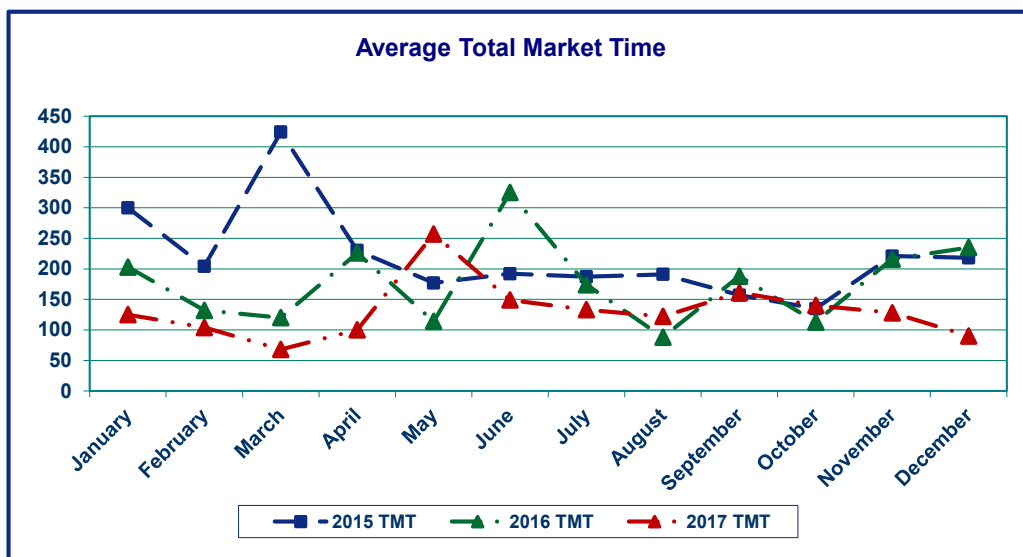
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.

## 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.*



Lori Palermo, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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

Residential Review: Columbia Basin, Oregon

December 2017 Reporting Period

## December Residential Highlights

Closings had a good month this December in the Columbia Basin region. Closings, at 66, outpaced December 2016 (49) by 34.7% and November 2017 (57) by 15.8%.

Pending sales (48) saw a 4.3% gain over December 2016 (46) but fell 11.1% short of the 54 offers accepted last month in November 2017.

New listings, at 48, ended two below the 50 new listings offered last year in December 2016 (-4.0%) and further below the 69 new listings offered last month in November 2017 (-30.4%).

Total market time decreased to 61 days in December, with inventory decreasing to 3.5 months.

## Year to Date Summary

Activity was mostly cooler in 2017 than in 2016. Looking at the

entirety of each year, new listings (1,042) increased 0.2%, while pending sales (809) decreased 2.4% and closed sales (804) decreased 3.0%.

## Average and Median Sale Prices

Comparing 2017 to 2016 through the end of the year, the average sale price increased 9.6% from \$161,100 to \$176,500. In the same comparison, the median sale price increased 7.7% from \$148,500 to \$160,000.

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

### Average Sale Price % Change:

+9.6% (\$176,500 v. \$161,100)

### Median Sale Price % Change:

+7.4% (\$160,000 v. \$149,000)

## 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	4.7
December	4.9	5.2	3.5

\*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.

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

Columbia Basin Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	December	48	48	66	175,200	164,000	61
	November	69	54	57	172,900	165,000	87
	Year-to-date	1,042	809	804	176,500	160,000	97
2016	December	50	46	49	188,300	159,900	202
	Year-to-date	1,040	829	829	161,100	148,500	121
Change	December	-4.0%	4.3%	34.7%	-7.0%	2.6%	-69.6%
	Prev Mo 2017	-30.4%	-11.1%	15.8%	1.3%	-0.6%	-29.9%
	Year-to-date	0.2%	-2.4%	-3.0%	9.6%	7.7%	-19.8%

# AREA REPORT • 12/2017

## 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	5	0	1	0	-	0	-	-	12	11	57.1%	8	157,000	143,500	34.0%	-	-	4	68,400	-	-
381	Condon/S	7	0	0	0	-100.0%	-	-	-	15	8	-52.9%	8	125,300	92,500	36.1%	-	-	1	25,000	-	-
	Gilliam Co. Total	12	-	1	-	-100.0%	-	-	-	27	19	-20.8%	16	141,200	106,500	39.7%	-	-	5	59,700	-	-
420	Boardman/NW	11	5	1	3	200.0%	1	370,000	41	43	33	26.9%	28	199,900	173,000	22.5%	1	450,000	14	43,700	1	273,000
421	Irrigon	3	1	2	3	-	1	143,000	70	33	34	3.0%	30	119,200	130,000	1.3%	-	-	10	83,600	1	140,000
422	Ione	3	-	0	1	-	1	45,500	35	4	3	-25.0%	4	69,100	65,300	-54.4%	1	115,000	-	-	-	-
423	Lexington	2	0	-	0	-	-	-	-	5	4	100.0%	3	134,700	70,000	6.0%	-	-	1	4,000	-	-
424	Heppner/S	9	1	3	-	-	0	-	-	22	14	-6.7%	14	151,900	135,800	44.0%	-	-	1	15,000	-	-
	Morrow Co. Total	28	7	6	7	600.0%	3	186,200	49	107	88	10.0%	79	151,600	142,000	17.2%	2	282,500	26	56,400	2	206,500
430	Umatilla	13	3	2	3	50.0%	5	136,100	50	76	53	17.8%	49	146,900	149,000	6.2%	4	782,500	15	48,300	-	-
431	Hermiston	45	17	5	16	0.0%	23	195,600	48	317	249	-10.8%	260	201,900	190,000	8.2%	5	347,000	12	92,400	3	233,200
432	Stanfield	3	3	-	1	-66.7%	2	224,800	30	25	19	-24.0%	20	170,200	143,700	25.3%	-	-	1	58,000	-	-
433	Echo	1	0	0	0	-	1	130,000	8	8	5	0.0%	5	220,200	211,000	-21.4%	-	-	1	36,500	-	-
435	Pendleton City Limits	57	10	7	9	-35.7%	16	194,800	60	244	191	-7.7%	203	179,900	162,900	8.8%	4	302,500	40	29,800	6	176,000
436	E-Meacham, Cayuse	1	0	0	0	-	0	-	-	3	5	-	5	132,000	94,200	230.1%	-	-	-	-	-	-
437	NE-Athena, Helix, Adams, Weston	28	3	6	2	100.0%	2	109,500	251	61	40	21.2%	35	143,500	135,000	-3.4%	-	-	9	62,400	1	60,000
438	S-Pilot Rock, Ukiah	10	1	2	2	-	7	157,600	114	33	21	23.5%	18	149,600	120,800	28.0%	-	-	5	18,400	1	97,000
439	Milton-Freewater	30	4	3	8	33.3%	7	114,800	30	141	119	4.4%	114	162,700	146,900	7.3%	5	116,100	12	134,900	3	181,500
	Umatilla Co. Total	188	41	25	41	-2.4%	63	174,600	62	908	702	-3.2%	709	180,000	162,900	7.7%	18	369,800	95	56,800	14	175,500

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

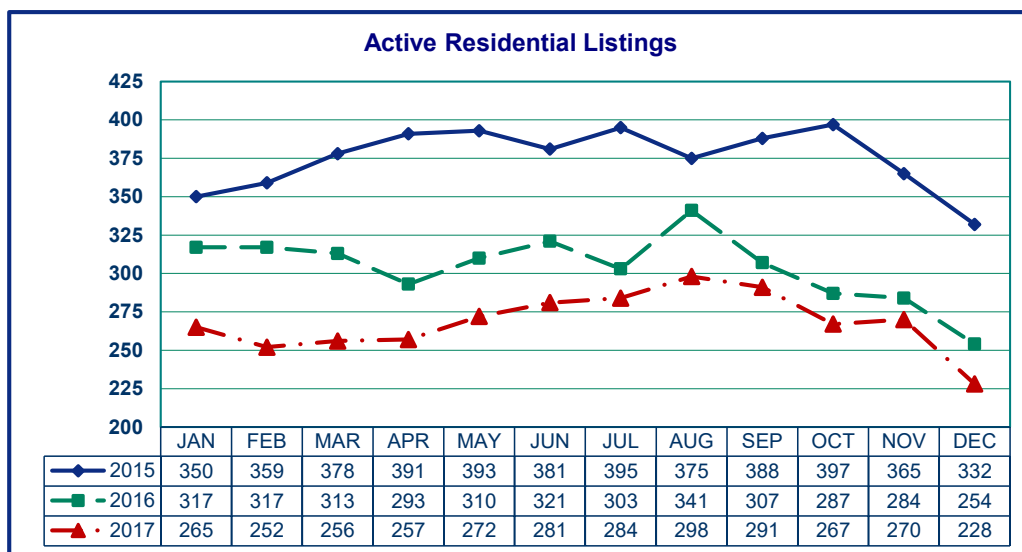
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (1/1/17-12/31/17) with 12 months before (1/1/16-12/31/16).

<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

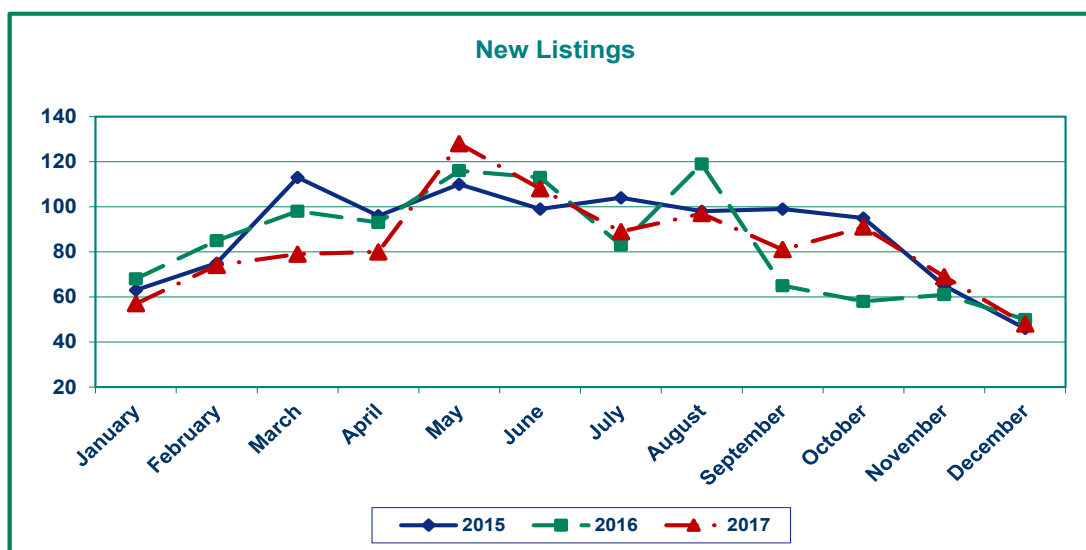
*This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.*



## NEW LISTINGS

### COLUMBIA BASIN, OR

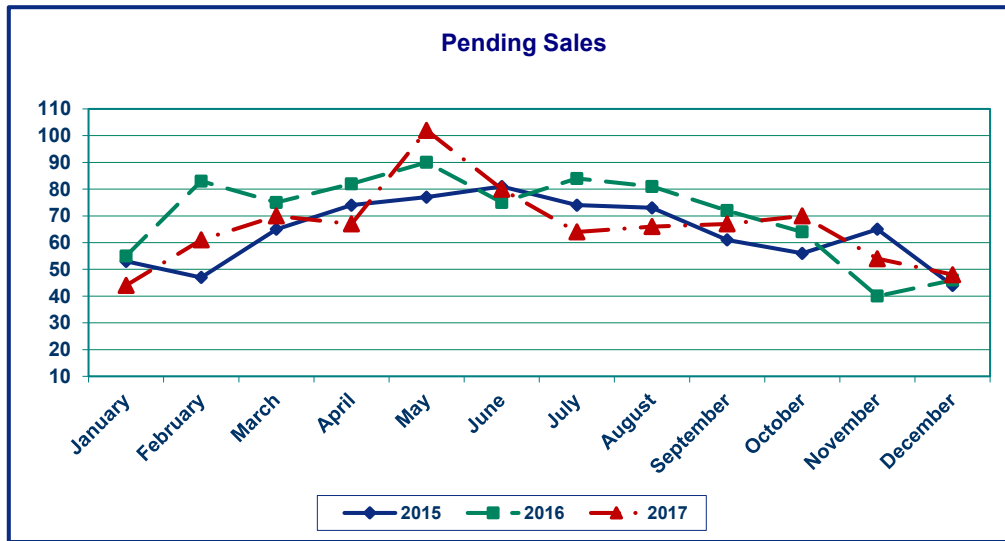
*This graph shows the new residential listings over the past three calendar years in Columbia Basin, Oregon.*



## PENDING LISTINGS

### COLUMBIA BASIN, OR

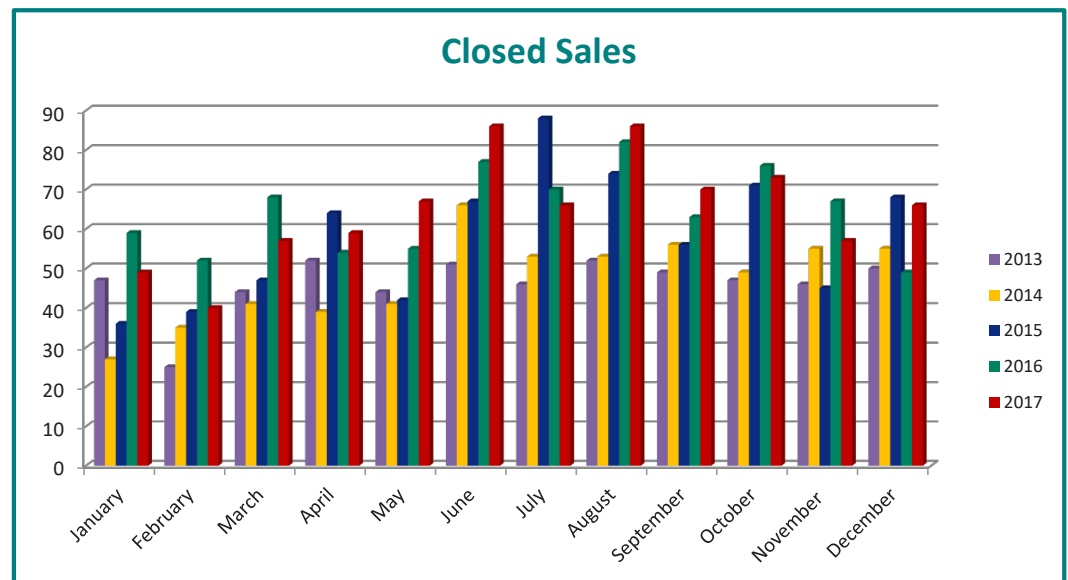
*This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years*



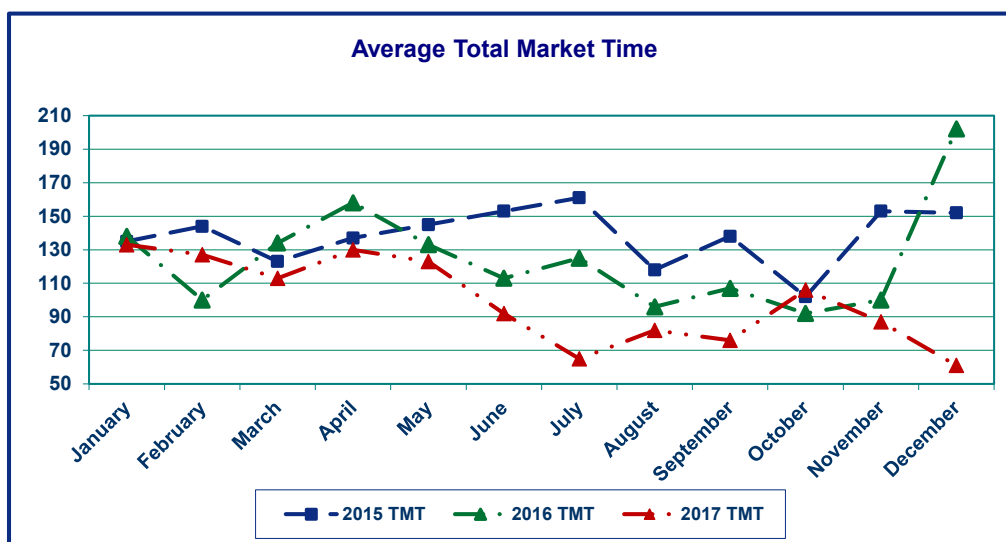
## CLOSED SALES

### 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.*

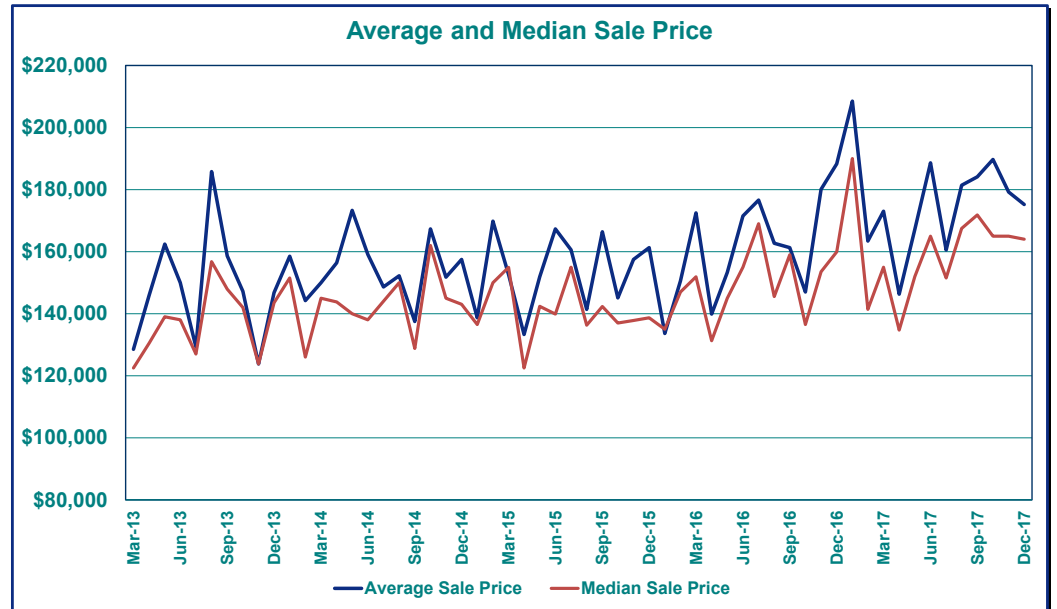
**Contact RMLS™**  
8338 NE Alderwood Rd  
Suite 230  
Portland, OR 97220  
(503) 236-7657  
communications@rmls.com

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

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

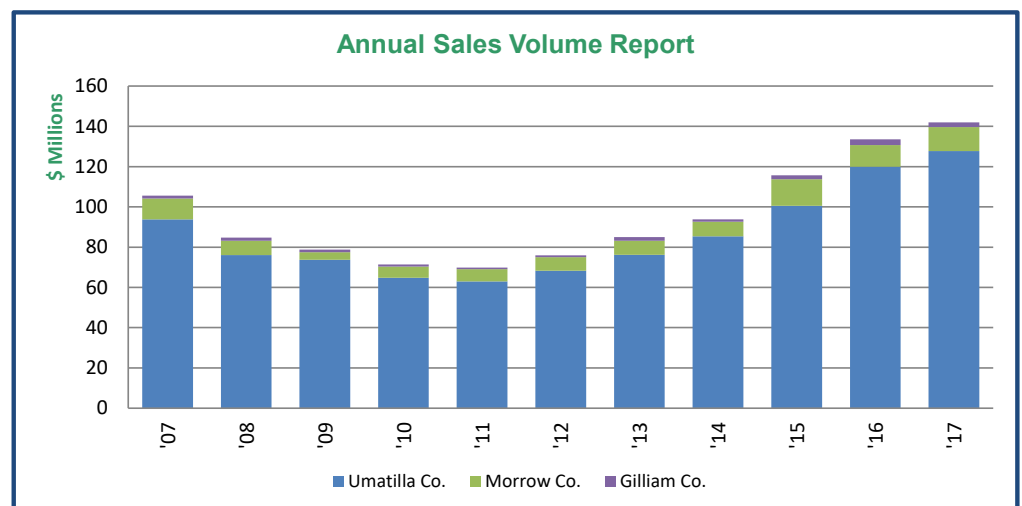
RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.



**SALES VOLUME**  
**RESIDENTIAL**

*This graph shows annual residential sales volume for Umatilla County, Morrow County, and Gilliam County.*



Lori Palermo, Chairwoman 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: Coos County, Oregon

December 2017 Reporting Period

### December Residential Highlights

Coos County concluded the year with a cluster of closings this December. At 95, closings outpaced December 2016 (78) by 21.8%, despite falling one short of the 96 closings recorded last month in November 2017 (-1.0%). Pending sales (63) saw a 5.0% gain over December 2016 (60) but fell 19.2% short of November 2017 (78). New listings (73) were 7.6% cooler than in December 2016 (79) and 14.1% cooler than November 2017 (85).

### Year to Date Summary

Activity rose in 2017 compared to 2016. Comparing each year through December, pending sales (1,160) increased 17.2%, closed sales (1,140) increased 17.0%, and new listings (1,550) increased 5.9%.

### Average and Median Sale Prices

Comparing 2017 to 2016 through December, the average sale price rose 12.3% from \$196,600 to \$220,700. In the same comparison, the median sale price rose 7.5% from \$176,800 to \$190,000.

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	3.4
December	4.7	4.9	3.3

\*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.

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	December	73	63	95	221,500	196,500	99
	November	85	78	96	219,100	195,000	141
	Year-to-date	1,550	1,160	1,140	220,700	190,000	114
2016	December	79	60	78	202,800	172,500	89
	Year-to-date	1,464	990	974	196,600	176,800	126
Change	December	-7.6%	5.0%	21.8%	9.2%	13.9%	10.9%
	Prev Mo 2017	-14.1%	-19.2%	-1.0%	1.1%	0.8%	-29.8%
	Year-to-date	5.9%	17.2%	17.0%	12.3%	7.5%	-9.2%

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

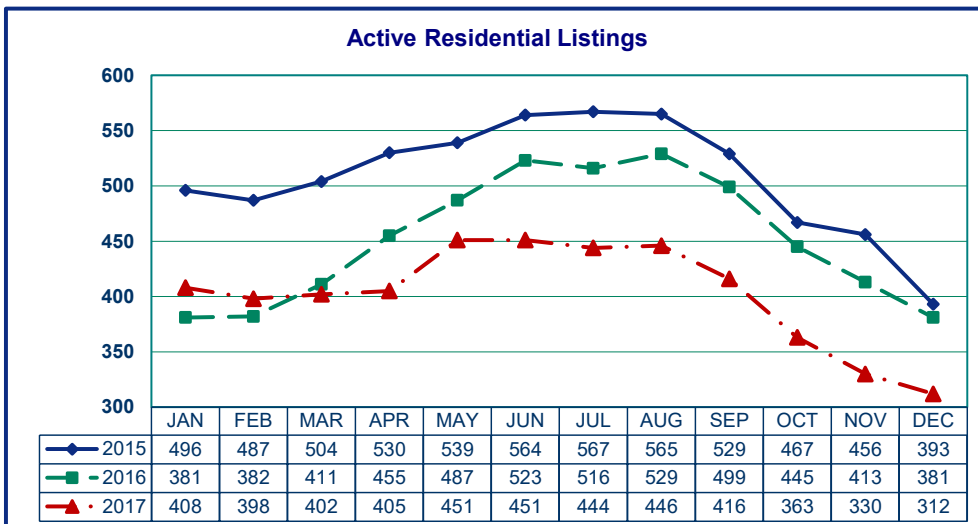
#### Average Sale Price % Change:

+12.5% (\$220,700 v. \$196,200)

#### Median Sale Price % Change:

+8.3% (\$190,000 v. \$175,500)

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



## ACTIVE RESIDENTIAL LISTINGS COOS COUNTY, OR

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

# AREA REPORT • 12/2017

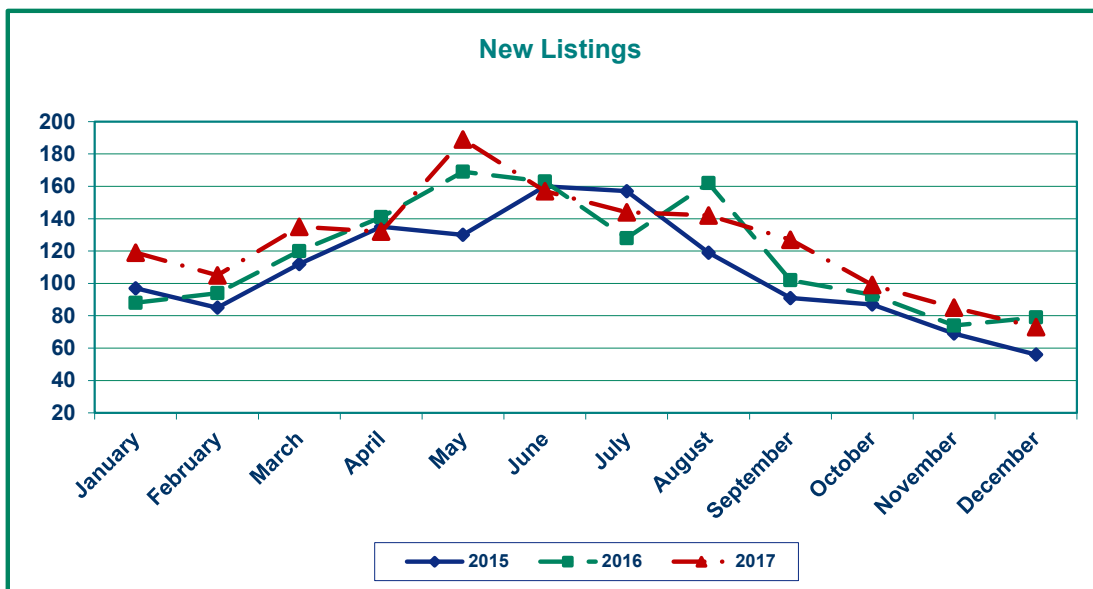
## Coos County, Oregon

		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
97407	Allegeny	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97411	Bandon	79	10	9	8	-20.0%	19	344,300	174	268	181	38.2%	176	309,200	259,500	12.5%	5	408,400	75	106,600	3	274,000
97414	Broadbent	2	0	0	0	-	0	-	-	2	0	-	0	-	-	-	0	-	0	-	0	-
97420	Coos Bay	98	31	15	28	55.6%	39	197,900	67	600	455	13.5%	442	192,500	175,000	8.0%	12	418,300	53	97,200	21	171,600
97423	Coquille	29	6	8	11	22.2%	8	165,600	118	176	128	6.7%	124	200,600	171,500	6.0%	5	137,400	6	58,600	1	249,000
97449	Lakeside	29	3	3	3	0.0%	6	145,700	98	113	74	23.3%	74	185,200	167,000	7.0%	-	-	16	66,200	-	-
97458	Myrtle Point	16	3	2	4	33.3%	8	128,000	67	78	75	19.0%	75	217,500	165,000	42.6%	1	230,000	8	74,700	1	215,000
97459	North Bend	56	19	4	9	-43.8%	15	237,000	94	298	234	12.5%	236	234,800	214,000	12.7%	6	451,500	17	104,500	13	341,000
97466	Powers	3	1	1	0	-100.0%	0	-	-	15	13	85.7%	13	137,800	137,000	13.9%	-	-	-	-	-	-
	Coos County	312	73	42	63	5.0%	95	221,500	99	1,550	1,160	17.2%	1,140	220,700	190,000	12.5%	29	368,500	175	96,800	39	239,000

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

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

<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.



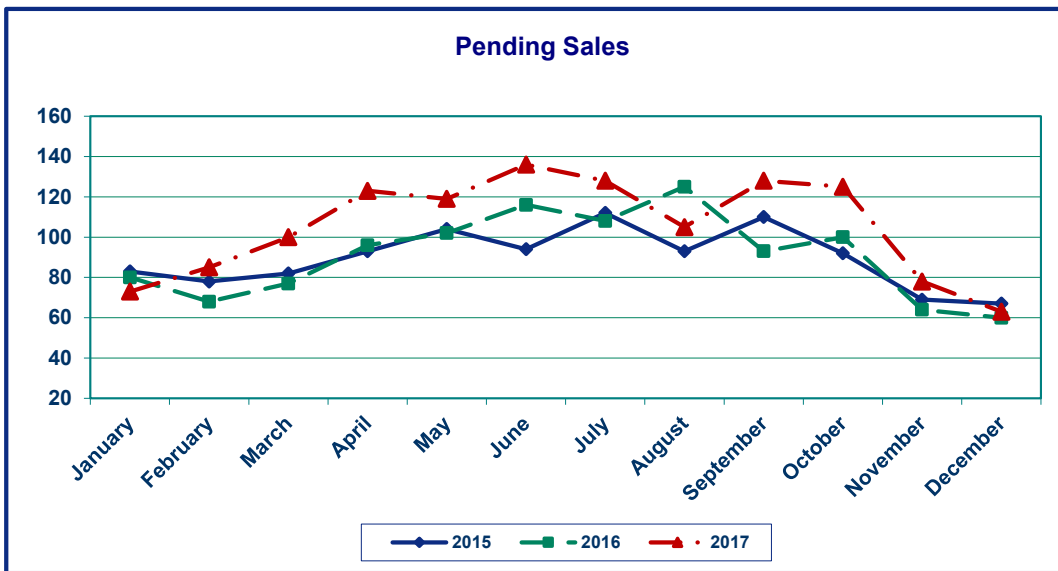
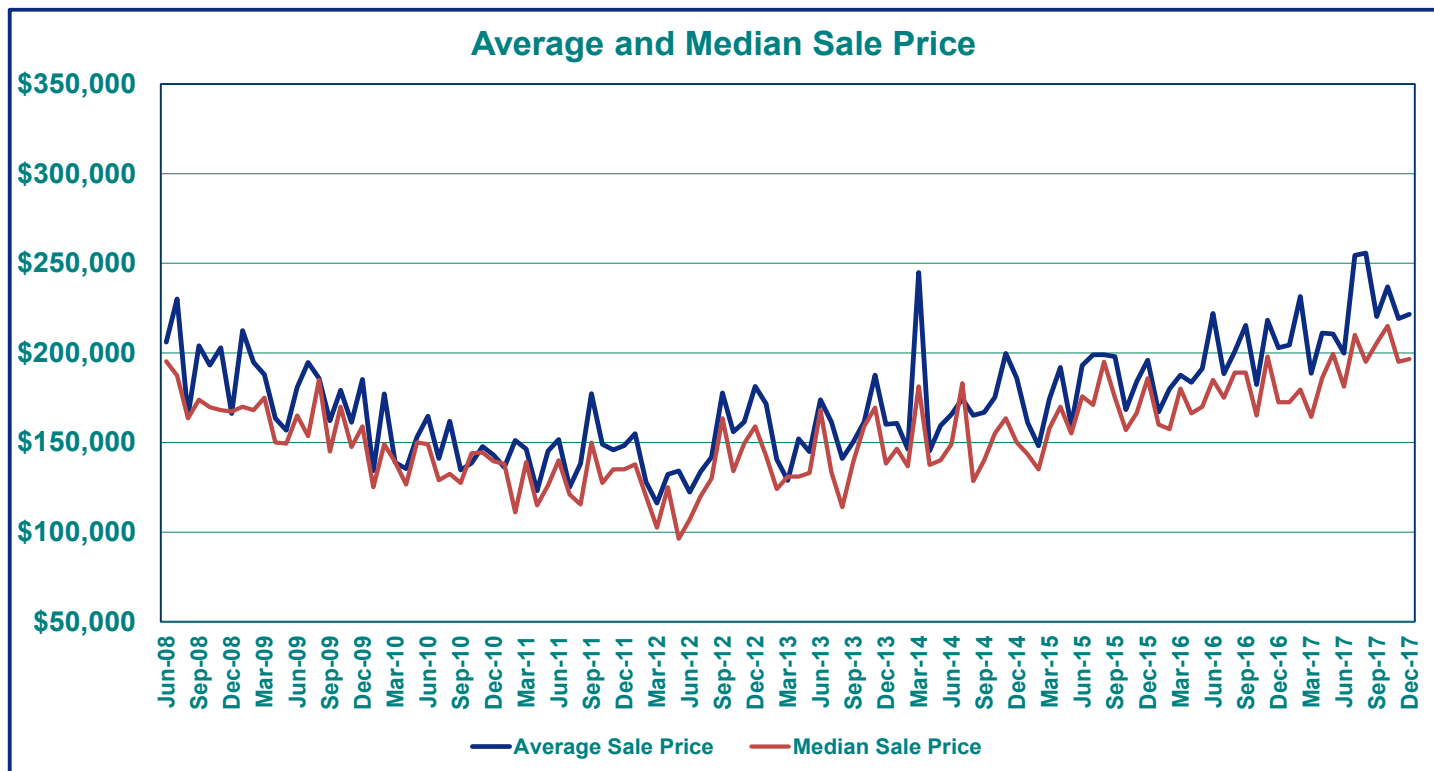
### NEW LISTINGS

#### 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

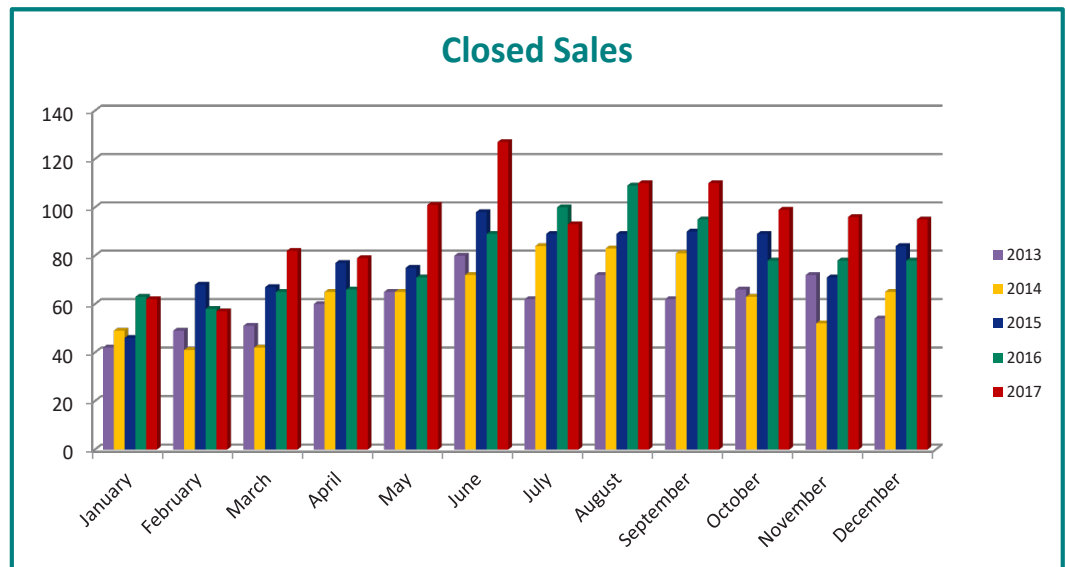
*This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.*

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

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

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

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



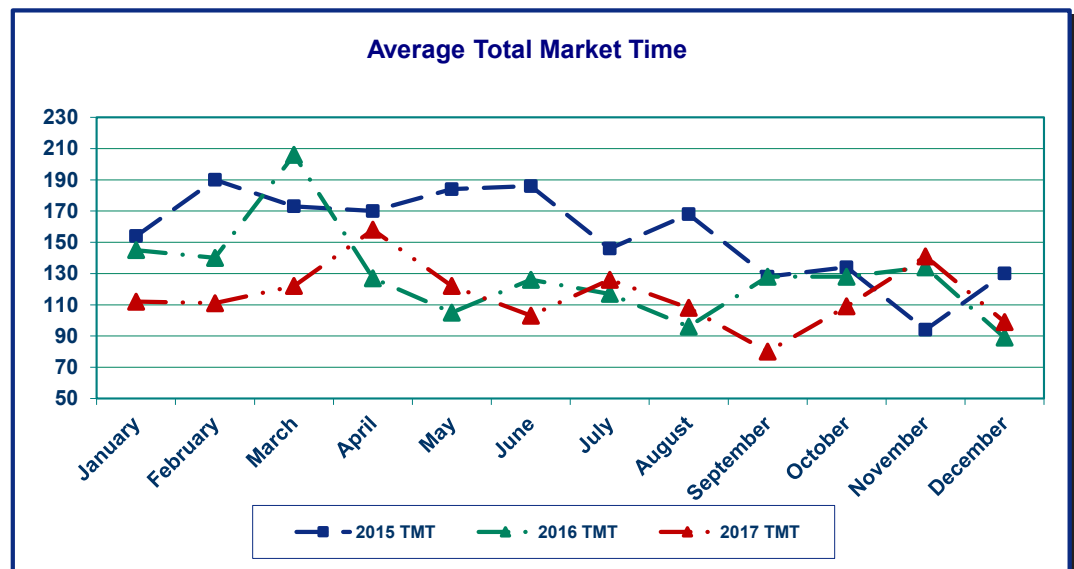
Market Action Reports  
are compiled for the  
following areas: Portland  
metropolitan area,  
Southwest Washington,  
Mid-Columbia, Columbia  
Basin, Baker County, Coos  
County, Curry County,  
Douglas County, Grant  
County, Josephine County,  
Lane County, North  
Coastal Counties, Polk &  
Marion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

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

E-mail subscriptions are  
available for \$45 per year  
by contacting RMLS™.  
Reproduction of any  
portion of this copyrighted  
material is prohibited  
without prior approval of  
RMLS™.

**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.*



Lori Palermo, Chairwoman 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

December 2017 Reporting Period

## December Residential Highlights

Curry County saw gains in new listings to close out the year this December. There were 46 new listings offered, a 39.4% increase over December 2016 (33) and a 21.1% increase over November 2017 (38). Pending sales (44) made a 29.4% gain over December 2016 (34) but ended 12.0% cooler than last month in November 2017 (50). Closed sales, at 48, outpaced November 2017 by two (4.3%) but ended 7.7% below the 52 closings recorded last year in December 2016.

## Year to Date Summary

Activity was mostly cooler in 2017 compared to 2016. Comparing both years, new listings (857) increased 4.5%, while closed sales (561) decreased 0.5% and pending sales (566) decreased 5.2%.

## Average and Median Sale Prices

Comparing the entirety of 2017 to 2016, the average sale price rose 9.9% from \$258,700 to \$284,200. In the same comparison, the median sale price rose 7.3% from \$233,100 to \$250,000.

## 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	6.9
December	5.7	5.3	6.1

\*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 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	December	46	44	48	321,700	292,500	172
	November	38	50	46	323,800	261,000	274
	Year-to-date	857	566	561	284,200	250,000	172
2016	December	33	34	52	276,300	236,500	148
	Year-to-date	820	597	564	258,700	233,100	157
Change	December	39.4%	29.4%	-7.7%	16.4%	23.7%	16.2%
	Prev Mo 2017	21.1%	-12.0%	4.3%	-0.6%	12.1%	-37.2%
	Year-to-date	4.5%	-5.2%	-0.5%	9.9%	7.3%	10.1%

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

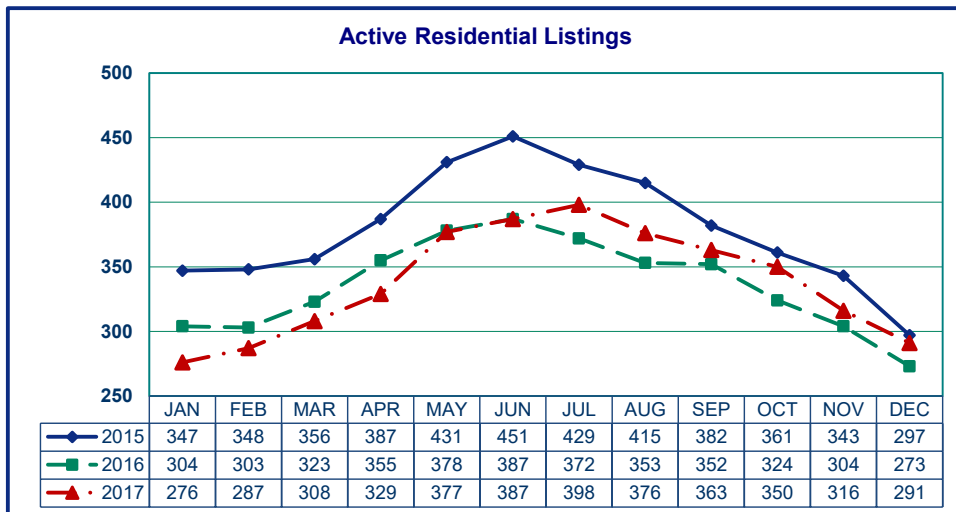
### Average Sale Price % Change:

+9.9% (\$284,200 v. \$258,600)

### Median Sale Price % Change:

+7.3% (\$250,000 v. \$233,100)

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 • 12/2017

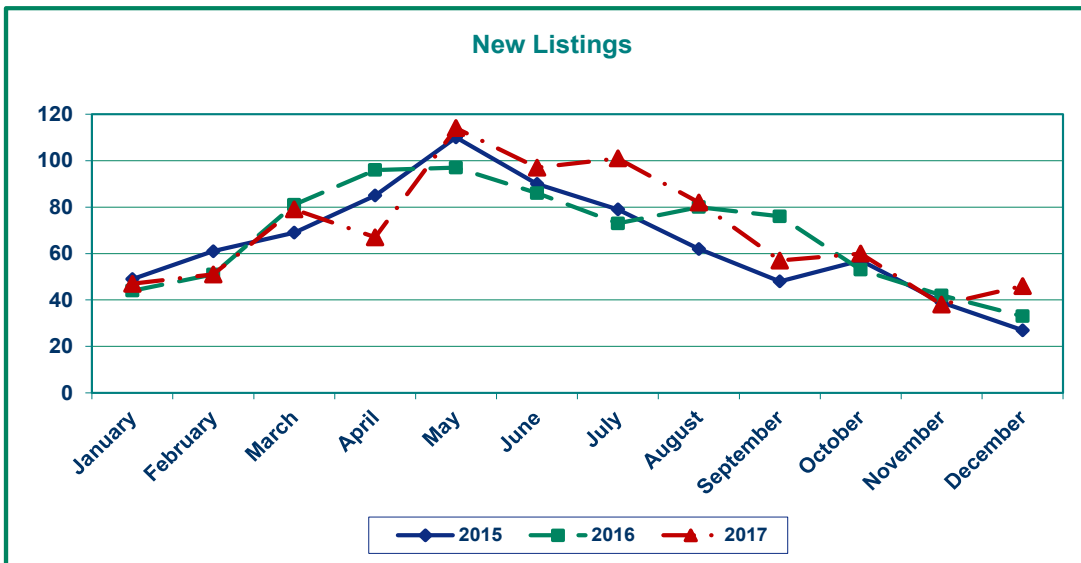
## Curry County, Oregon

		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	80	17	11	15	25.0%	19	372,700	156	296	205	-7.7%	203	327,800	306,000	12.3%	7	495,300	26	104,400	6	604,000	
271	Harbor, Winchuck, SB Chetco	55	15	8	13	160.0%	9	361,400	184	149	107	-10.1%	104	270,500	210,000	21.5%	3	1,154,700	8	87,000	1	170,800	
272	Carpenterville, Cape Ferrello, Whaleshead	31	1	4	1	0.0%	4	247,300	133	75	40	-14.9%	41	272,900	257,500	3.6%	-	-	5	89,500	-	-	
273	Gold Beach	86	7	8	7	-53.3%	9	239,600	125	214	138	-6.1%	144	268,100	221,300	5.0%	6	903,100	36	121,800	3	311,700	
274	Port Orford	39	6	7	8	700.0%	7	280,500	280	123	76	22.6%	69	216,500	211,000	2.7%	5	179,400	24	172,100	-	-	
	Curry County	291	46	38	44	29.4%	48	321,700	172	857	566	-5.2%	561	284,200	250,000	9.9%	21	630,800	99	125,000	10	473,000	

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

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

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

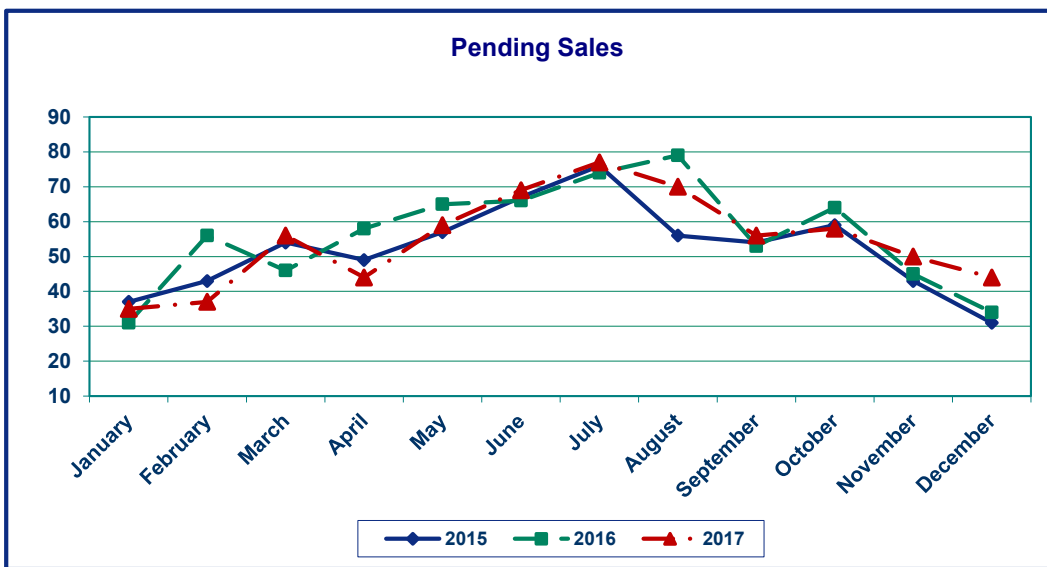
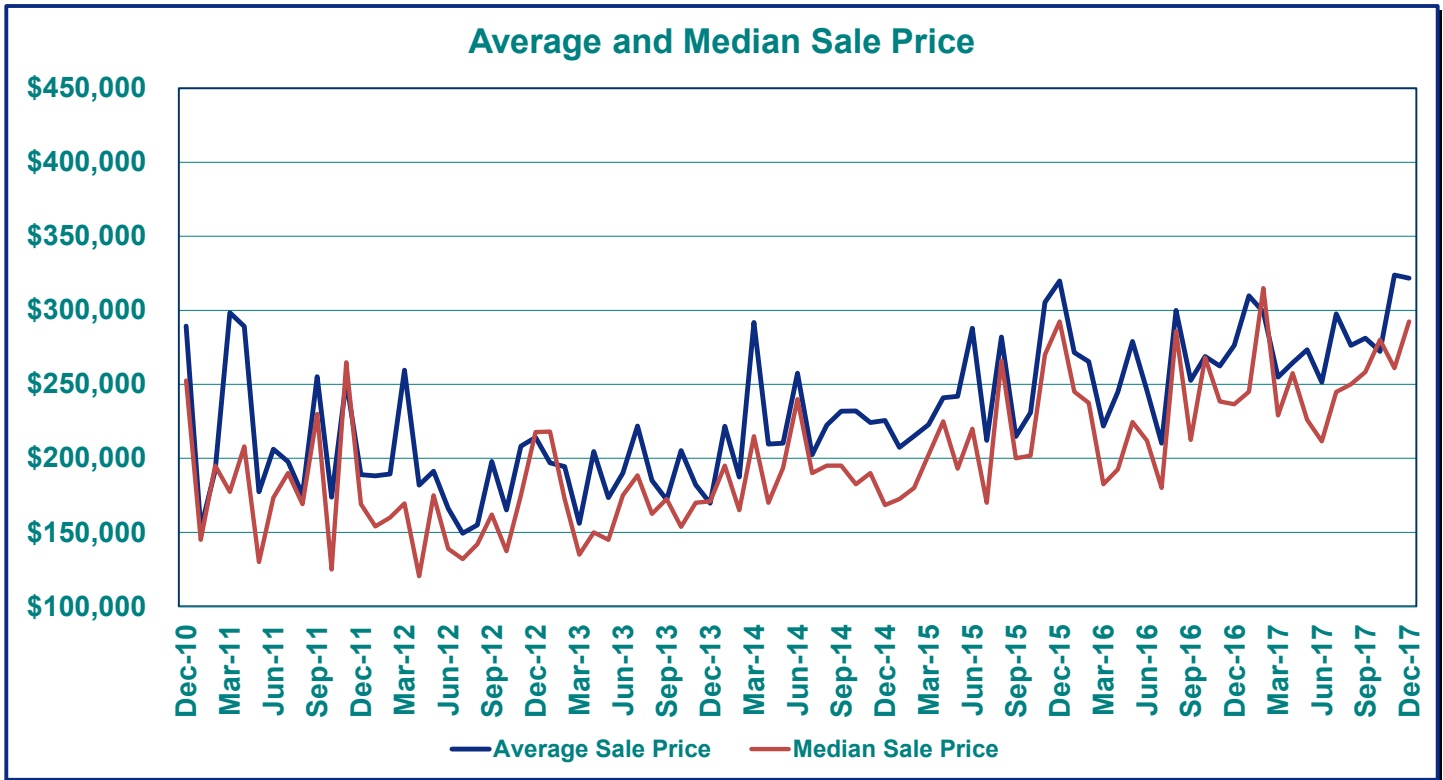


**NEW LISTINGS**  
**CURRY COUNTY, OR**  
*This graph shows the new residential listings over the past three calendar years in Curry County, Oregon.*



**SALE PRICE**  
CURRY COUNTY, OR

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



**PENDING LISTINGS**

**CURRY COUNTY, OR**

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

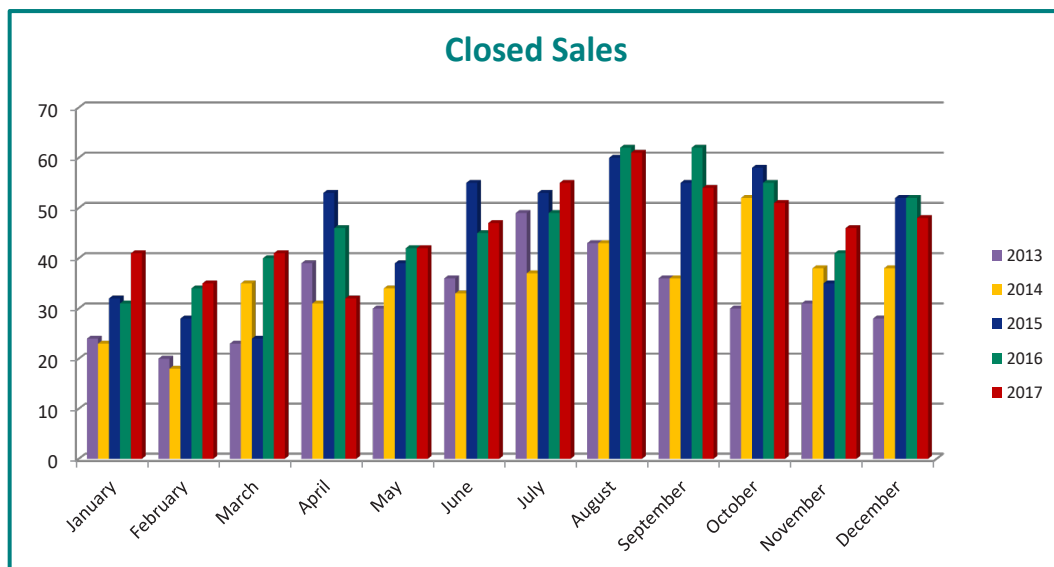


## CLOSED SALES CURRY COUNTY, OR

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

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

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



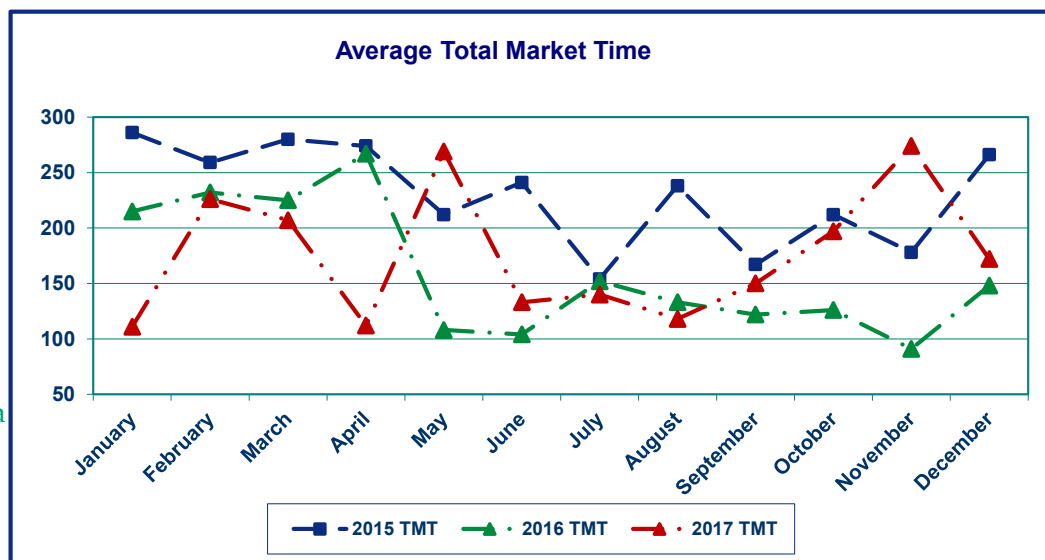
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.

## 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.*



Lori Palermo, Chairwoman 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

December 2017 Reporting Period

## December Residential Highlights

New listings and pending sales saw some gains this December compared to 2016 despite a little cooling from last month. At 119, new listings ended 13.3% ahead of December 2016 when 105 new listings were offered, but were 18.5% under the 146 new listings offered last month in November 2016.

Pending sales (121) fared similarly, gaining 12.0% from December 2016 (108) but showing a 4.7% decrease from November 2017 (127).

Closed sales, at 134, fell one short of November 2017 (-0.7%) and 7.6% under December 2016 (145).

Inventory decreased slightly in December to 3.3 months, with total market time decreasing to 64 days.

## Year to Date Summary

Comparing the entirety of 2017 to 2016, closed sales (1,715) increased 3.1%, pending sales (1,751) increased 1.3% and new listings (2,304) increased 0.7%.

## Average and Median Sale Prices

Comparing all of 2017 to 2016 through December, the average sale price rose 4.5% from \$202,200 to \$211,400. 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	3.6
December	5.3	3.4	3.3

\*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:**  
+4.6% (\$211,400 v. \$202,100)  
**Median Sale Price % Change:**  
+7.8% (\$189,000 v. \$175,400)

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	December	119	121	134	210,900	181,800	64
	November	146	127	135	214,000	190,000	71
	Year-to-date	2,304	1,751	1,715	211,400	189,000	91
2016	December	105	108	145	198,600	182,500	95
	Year-to-date	2,289	1,729	1,663	202,200	175,000	123
Change	December	13.3%	12.0%	-7.6%	6.2%	-0.4%	-32.2%
	Prev Mo 2017	-18.5%	-4.7%	-0.7%	-1.4%	-4.3%	-9.9%
	Year-to-date	0.7%	1.3%	3.1%	4.5%	8.0%	-26.1%

# AREA REPORT • 12/2017

## Douglas County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>5</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
251	NE Roseburg	41	18	6	6	-60.0%	10	222,400	79	264	211	15.9%	213	217,300	190,000	9.0%	6	271,800	18	72,200	4	868,100	
252	NW Roseburg	54	8	8	8	-33.3%	18	304,700	92	254	169	-4.5%	175	303,700	279,000	6.7%	-	-	12	193,100	1	264,700	
253	SE Roseburg	33	10	3	9	-18.2%	6	137,500	83	137	105	11.7%	101	164,100	159,500	-5.7%	13	226,600	6	62,800	10	167,600	
254	SW Roseburg	36	13	6	16	100.0%	15	245,900	98	210	160	1.3%	152	268,100	246,300	12.5%	4	220,900	31	157,000	2	187,500	
255	Glide & E of Roseburg	26	4	1	4	0.0%	5	309,100	15	91	60	-17.8%	64	279,800	261,000	-10.5%	1	900,000	24	119,600	-	-	
256	Sutherlin/Oakland Area	57	15	7	17	-26.1%	13	173,900	67	306	224	-7.1%	223	215,000	210,000	5.8%	12	244,300	19	96,900	6	281,400	
257	Winston & SW of Roseburg	40	15	12	17	88.9%	18	202,200	51	255	198	13.8%	194	188,200	170,500	0.3%	3	166,300	34	85,600	3	143,700	
258	Myrtle Creek & S/SE of Roseburg	67	18	14	20	122.2%	23	218,600	39	327	242	-8.0%	230	178,300	163,000	-1.5%	4	172,700	30	70,800	2	126,300	
259	Green District	30	13	6	8	0.0%	12	158,300	51	204	163	4.5%	152	172,500	175,000	3.8%	3	155,300	8	100,500	1	175,000	
265	North Douglas County	53	5	5	16	77.8%	14	119,200	59	256	219	3.8%	211	171,900	149,000	7.3%	7	220,600	22	68,500	4	350,200	
	Douglas County	437	119	68	121	12.0%	134	210,900	64	2,304	1,751	1.3%	1,715	211,400	189,000	4.6%	53	235,700	204	102,500	33	295,000	

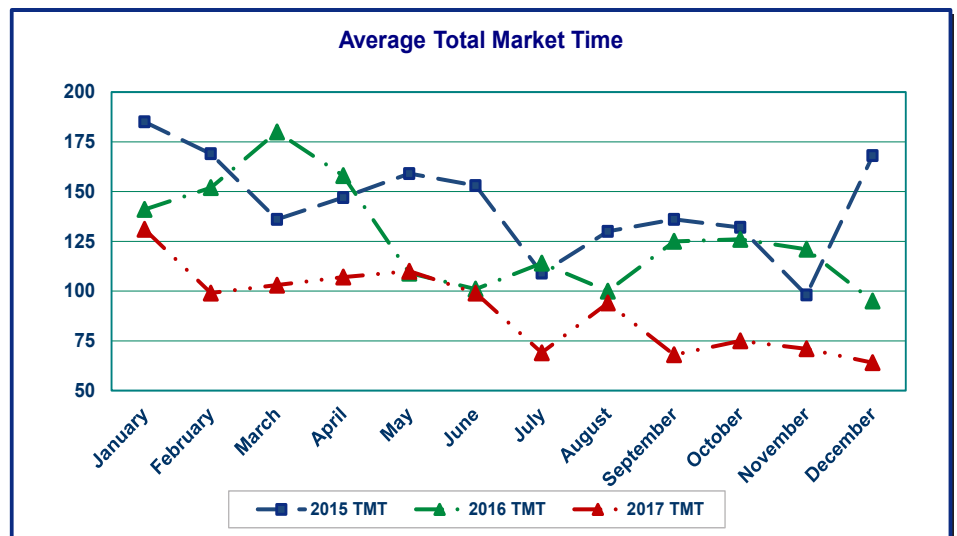
<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares December 2017 with December 2016. The Year-To-Date section compares 2017 year-to-date statistics through December with 2016 year-to-date statistics through December.

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

<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.

### DAYS ON MARKET DOUGLAS COUNTY, OR

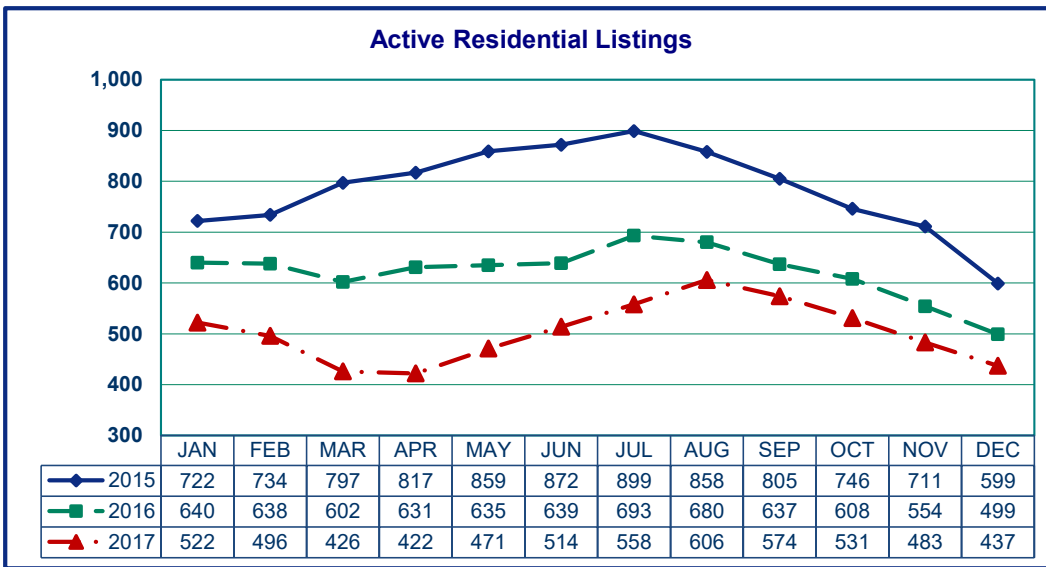
*This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.*



## ACTIVE RESIDENTIAL LISTINGS

### DOUGLAS COUNTY, OR

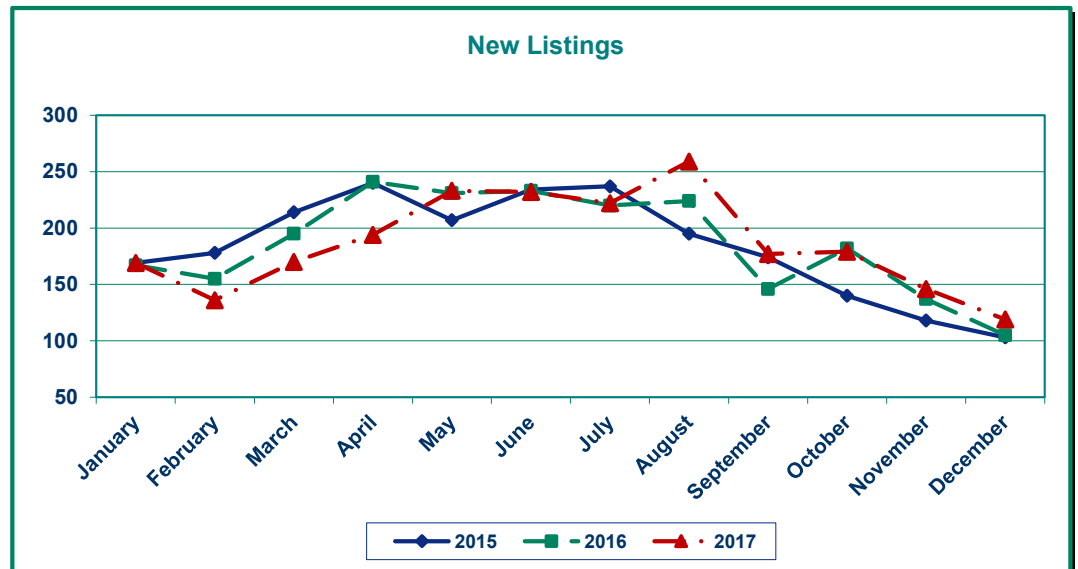
*This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.*



## NEW LISTINGS

### DOUGLAS COUNTY, OR

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

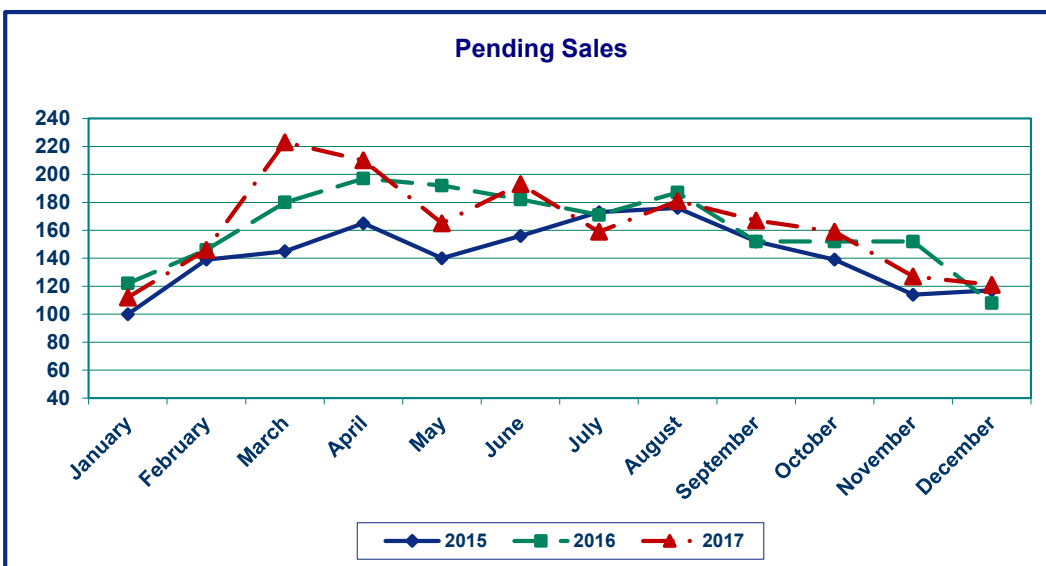


## Pending Sales

## PENDING LISTINGS

### DOUGLAS COUNTY, OR

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

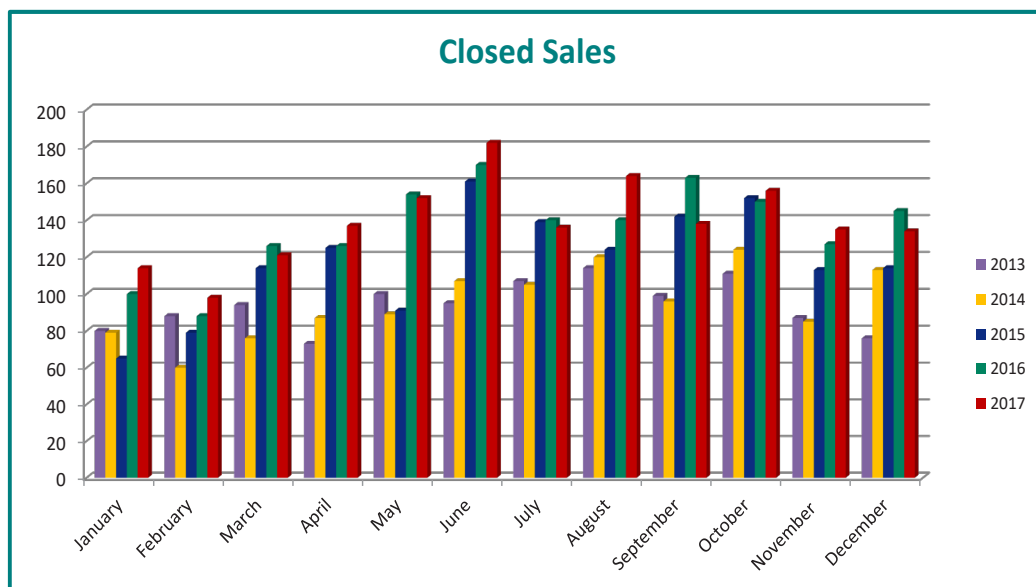


## CLOSED SALES DOUGLAS COUNTY, OR

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

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

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



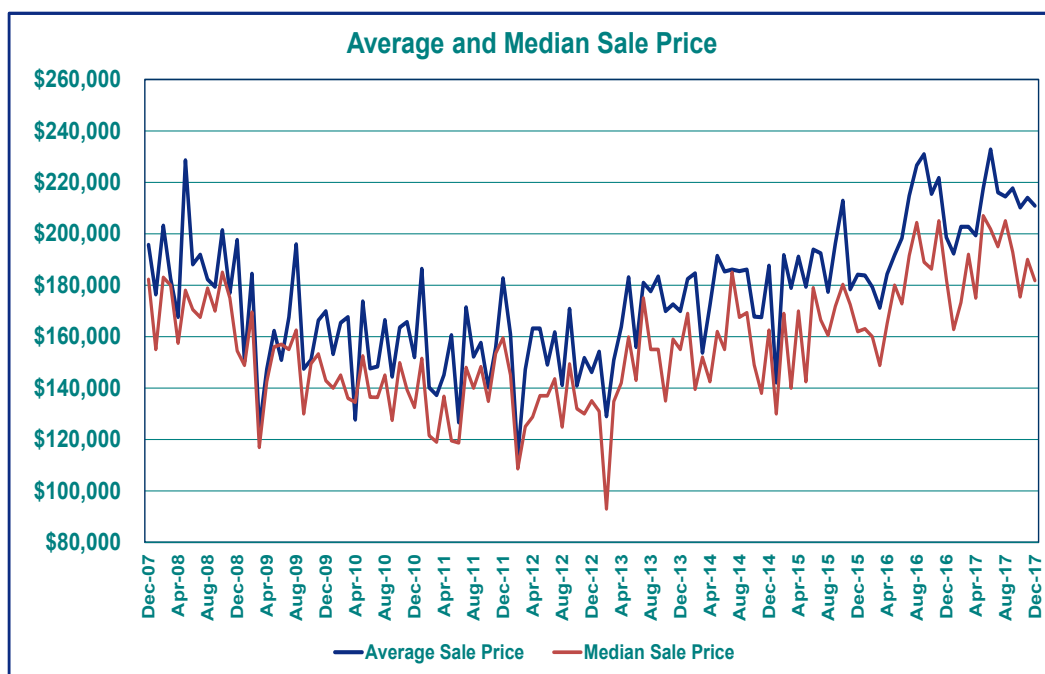
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.

## SALE PRICE DOUGLAS COUNTY, OR

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



Lori Palermo, Chairwoman 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

December 2017 Reporting Period

## December Residential Highlights

New listings and pending sales saw gains over last December this month. There were four new listings, double the two offered in December 2016, despite falling one short of the five offered last month in November 2017. Five pending sales were more than double the two accepted offers in December 2016 but one short

of the six accepted last month in November 2017. Closed sales, at four, fell one short of November 2017 and three short of December 2016.

Inventory ended the year at 14.0 months, with total market time increasing to 140 days.

## Average and Median Sales Prices

Comparing 2017 to 2016 through December of each year, the average sale price in Grant County decreased 11.7% from \$177,400 to \$156,700. In the same comparison, the median sale price decreased 2.6% from \$128,300 to \$125,000.

Inventory in Months*			
	2015	2016	2017
January	25.4	16.7	14.3
February	32.0	17.3	15.8
March	15.3	13.9	9.9
April	17.4	20.0	13.3
May	15.6	24.8	7.1
June	17.3	6.0	8.6
July	11.2	9.2	12.0
August	13.2	8.8	8.5
September	15.3	10.3	12.2
October	6.7	13.0	9.6
November	13.3	8.4	12.4
December	9.2	9.3	14.0

\*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 number includes proposed and under construction homes.

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

**Average Sale Price % Change:**  
-11.8% (\$157,600 v. \$178,600)  
**Median Sale Price % Change:**  
-2.7% (\$125,000 v. \$128,500)

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

Grant County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	December	4	5	4	205,700	120,000	140
	November	5	6	5	104,000	120,000	125
	Year-to-date	118	86	84	156,700	125,000	326
2016	December	2	2	7	122,600	120,300	215
	Year-to-date	117	96	100	177,400	128,300	278
Change	December	100.0%	150.0%	-42.9%	67.8%	-0.2%	-34.8%
	Prev Mo 2017	-20.0%	-16.7%	-20.0%	97.8%	0.0%	12.0%
	Year-to-date	0.9%	-10.4%	-16.0%	-11.7%	-2.6%	17.3%

# AREA REPORT • 12/2017

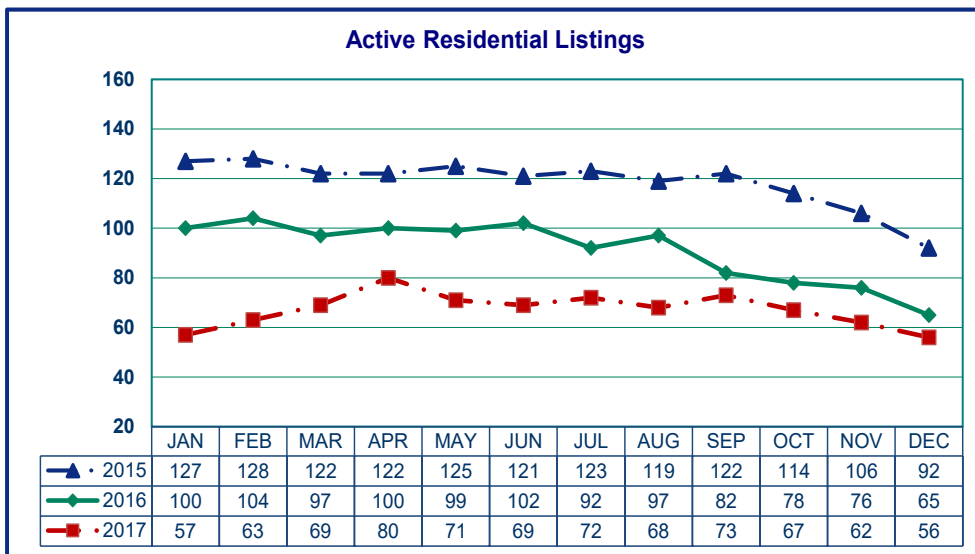
## Grant County, Oregon

		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
		-	-	-	0	-	0	-	-	-	0	-100.0%	-	-	-	-	-	-	1	375,000	-	-
	Canyon City	10	1	1	2	0.0%	1	120,000	154	21	18	-5.3%	19	182,000	159,000	-8.5%	-	-	5	69,100	-	-
	Dayville	-	-	-	-	-	-	-	-	-	1	-90.9%	2	201,500	201,500	33.9%	-	-	3	181,700	-	-
	John Day	17	2	-	2	-	3	234,200	135	47	38	58.3%	33	136,900	99,700	-15.5%	1	100,000	6	28,100	-	-
	Kimberly	1	0	-	0	-	0	-	-	1	1	-	1	500,000	500,000	-	-	-	-	-	-	-
	Long Creek	3	0	0	0	-	0	-	-	6	3	-50.0%	3	99,700	132,500	-72.7%	-	-	-	-	-	-
	Monument	1	0	0	0	-	0	-	-	4	1	-75.0%	1	162,500	162,500	-48.0%	1	162,500	-	-	-	-
	Mount Vernon	12	1	-	0	-	0	-	-	19	10	11.1%	11	181,200	145,000	-22.3%	-	-	2	66,300	-	-
	Prairie City	11	0	3	1	-	0	-	-	19	14	-33.3%	14	130,900	124,500	31.0%	-	-	-	-	-	-
	Seneca	1	0	0	0	-	0	-	-	1	0	-100.0%	0	-	-	-	0	-	0	-	0	-
	Grant County	56	4	4	5	150.0%	4	205,700	140	118	86	-10.4%	84	156,700	125,000	-11.8%	2	131,300	17	92,200	-	-

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

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

<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

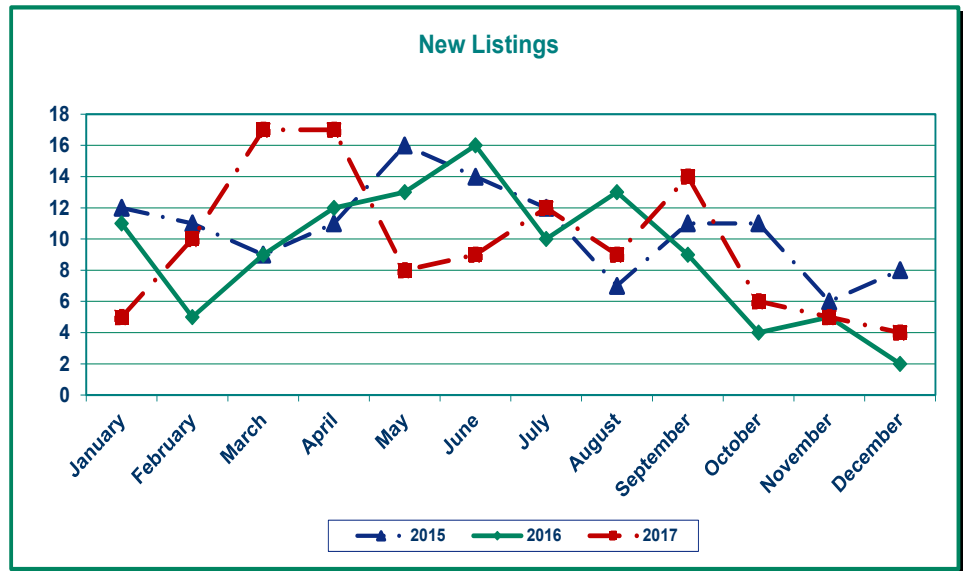
*This graph shows the active residential listings in Grant County, Oregon.*



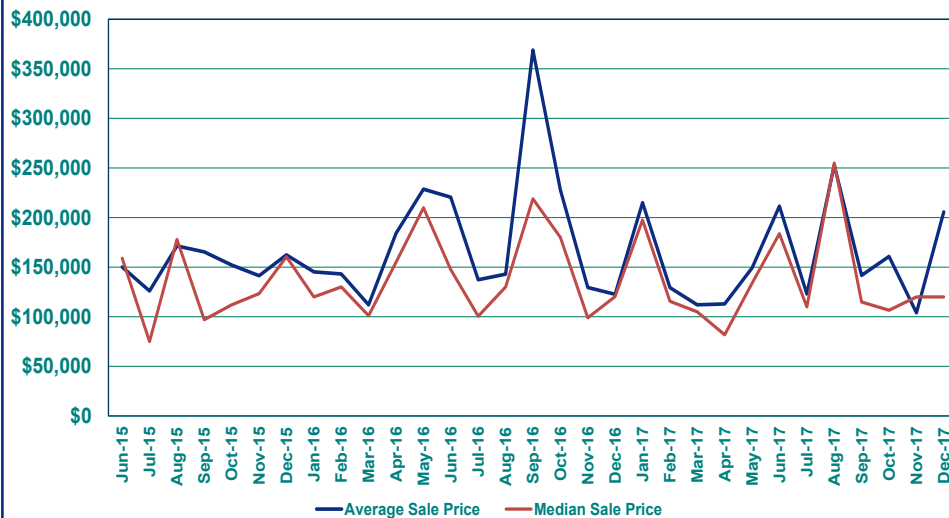
## NEW LISTINGS

### GRANT COUNTY, OR

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



## Average and Median Sale Price



## SALE PRICE

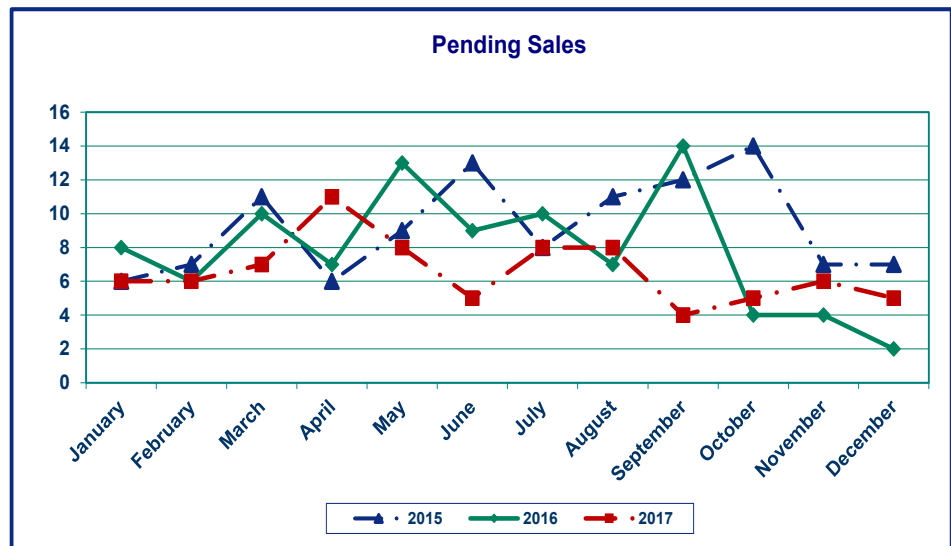
### GRANT COUNTY, OR

*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.*

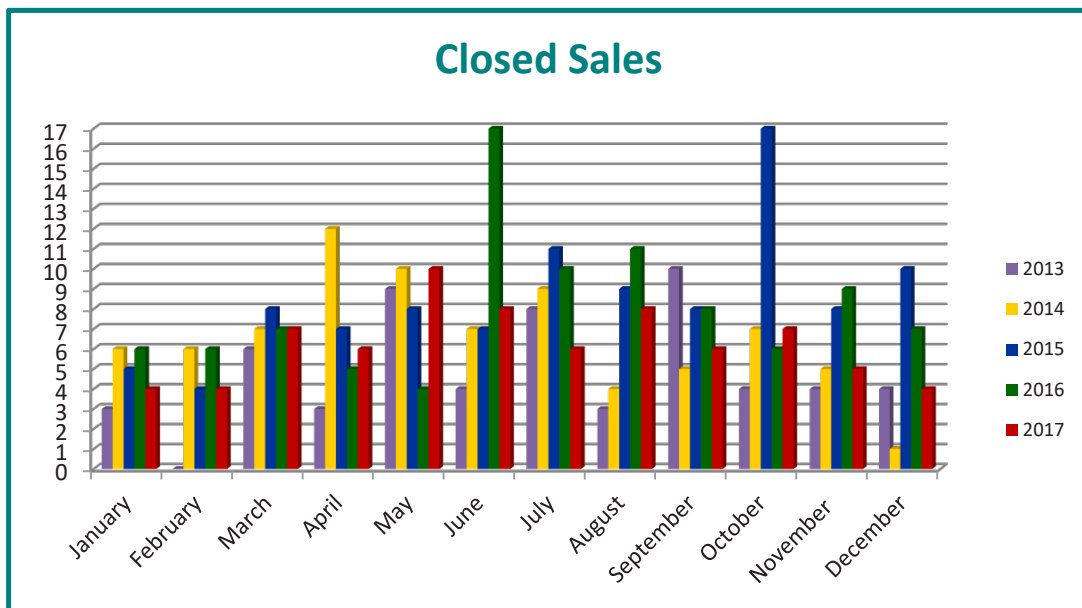




## CLOSED SALES GRANT COUNTY, OR

*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™.

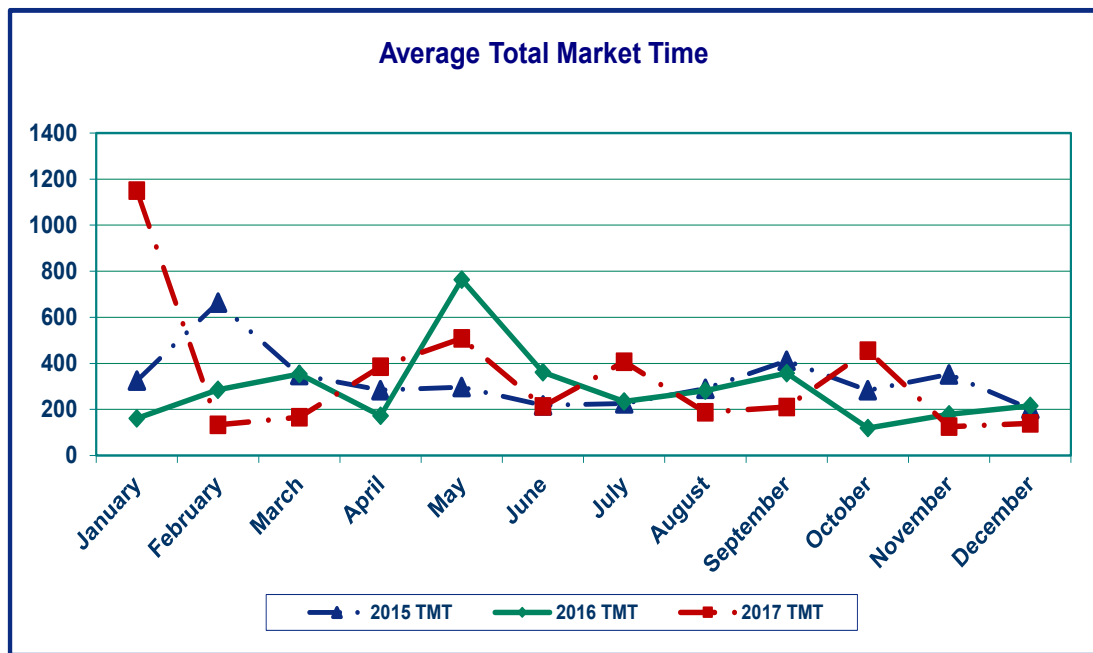
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.

## DAYS ON MARKET GRANT COUNTY, OR

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



Lori Palermo, Chairwoman 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

December 2017 Reporting Period

### December Residential Highlights

Josephine County ended the year with an uptick in both new listings and pending sales. There were eleven new listings, an increase from December 2016 (4) and November 2017 (8). Pending sales, at four, similarly outpaced December 2016 (2) and got back on the board after zero accepted offers in November 2017. One closed sale fell short of the two recorded both last month in November 2017 and last year in December 2016.

Inventory in December increased to 32 months, with total market time decreasing to 108 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 all twelve months of 2017 to the same period in 2016, new listings (82) increased 32.3% while pending sales (22) decreased 43.6%, and closed sales (16) decreased 56.8%.

### Average and Median Sale Prices

Comparing 2017 to 2016 through the end of each year, the average sale price in Josephine County decreased 12.7% from \$304,300 to \$265,600. In the same comparison, the median sale price decreased 10.7% from \$260,000 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	16.0
December	25.0	10.0	32.0

\*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:

-13.1% (\$265,600 v. \$305,500)

#### Median Sale Price % Change:

-12.2% (\$232,300 v. \$264,500)

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	December	11	4	1	410,000	410,000	108
	November	8	0	2	254,900	254,900	6
	Year-to-date	82	22	16	265,600	232,300	98
2016	December	4	2	2	472,500	472,500	274
	Year-to-date	62	39	37	304,300	260,000	136
Change	December	175.0%	100.0%	-50.0%	-13.2%	-13.2%	-60.5%
	Prev Mo 2017	37.5%	-	-50.0%	60.8%	60.8%	1700.0%
	Year-to-date	32.3%	-43.6%	-56.8%	-12.7%	-10.7%	-27.8%

# AREA REPORT • 12/2017

## Josephine County, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
97497	Wolf Creek	3	0	0	0	-	0	-	-	4	-	-	-	-	-	-	-	-	1	500,000	-	-
97523	Cave Junction	5	4	2	0	-	0	-	-	9	2	100.0%	2	110,000	110,000	46.6%	-	-	1	65,000	-	-
97526	Grants Pass	9	4	-	3	200.0%	0	-	-	31	10	-52.4%	6	315,100	248,400	0.5%	-	-	-	-	1	470,000
97527	Grants Pass	8	1	2	0	-100.0%	0	-	-	24	6	-53.8%	5	227,800	235,000	-27.2%	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	1	1	1	0	-	0	-	-	3	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97533	Murphy	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97534	O'Brien	3	0	0	1	-	1	410,000	108	5	2	-	2	250,100	250,100	-	-	-	-	-	-	-
97538	Selma	2	1	1	0	-	0	-	-	4	-	-100.0%	-	-	-	-	-	-	1	178,000	-	-
97543	Wilderville	-	0	0	0	-	0	-	-	1	1	-	1	500,000	500,000	-	-	-	1	120,000	-	-
97544	Williams	1	0	0	0	-	0	-	-	1	1	-	0	-	-	-	0	-	0	-	0	-
	Josephine Co.	32	11	6	4	100.0%	1	410,000	108	82	22	-43.6%	16	265,600	232,300	-13.1%	1	935,000	6	211,000	1	470,000

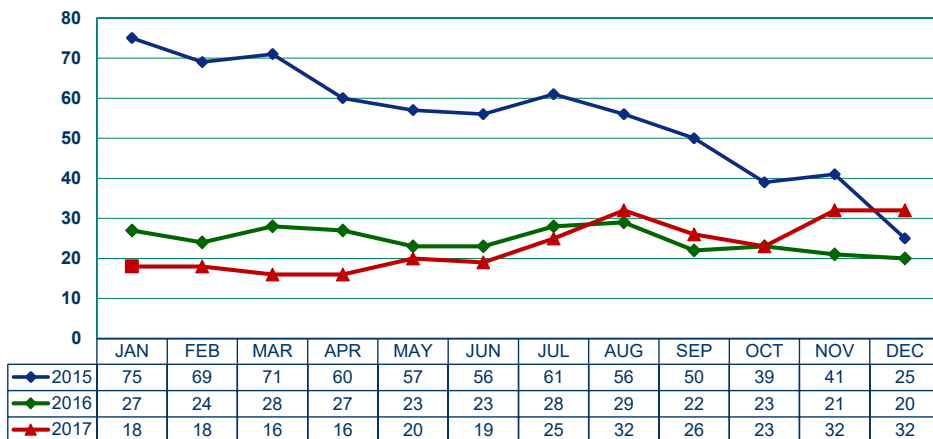
97501	Medford	9	1	1	1	0.0%	1	264,900	37	36	12	0.0%	10	176,400	177,400	-15.1%	-	-	-	-	6	367,300
97502	Central Point	7	3	1	0	-100.0%	2	257,500	19	31	10	-33.3%	9	250,500	250,000	-29.1%	-	-	1	213,000	-	-
97503	White City	1	0	0	0	-	1	357,500	59	13	5	66.7%	5	312,700	357,500	-37.2%	-	-	-	-	-	-
97504	Medford	10	3	1	2	100.0%	6	363,900	57	66	29	38.1%	23	361,000	327,000	9.5%	-	-	4	122,100	-	-
97520	Ashland	7	-	-	-	-	0	-	-	11	-	-100.0%	-	-	-	-	-	-	3	843,000	-	-
97522	Butte Falls	0	0	-	0	-	0	-	-	1	1	-	0	-	-	-	0	-	0	-	0	-
97524	Eagle Point	1	-	2	2	-	0	-	-	15	6	-40.0%	5	421,200	273,000	-45.9%	1	50,000	4	42,500	-	-
97525	Gold Hill	1	-	0	0	-	0	-	-	3	1	-50.0%	2	463,000	463,000	27.7%	2	205,000	1	95,000	-	-
97530	Jacksonville	1	0	2	0	-	0	-	-	8	6	100.0%	5	295,700	300,000	-31.8%	-	-	1	275,000	-	-
97535	Phoenix	1	0	0	0	-	0	-	-	5	2	100.0%	2	325,300	325,300	1.4%	-	-	-	-	1	375,000
97536	Prospect	2	0	0	0	-	0	-	-	2	0	-	0	-	-	-	0	-	0	-	0	-
97537	Rogue River	1	0	0	0	-	0	-	-	8	4	0.0%	3	210,200	158,100	-66.3%	-	-	-	-	-	-
97539	Shady Cove	3	0	1	0	-	0	-	-	9	3	200.0%	3	82,300	86,000	-75.7%	-	-	-	-	-	-
97540	Talent	-	-	0	0	-	0	-	-	4	3	50.0%	2	214,500	214,500	4.3%	-	-	-	-	-	-
97541	Talent	-	0	1	0	-	0	-	-	4	2	-33.3%	3	476,300	270,000	87.6%	-	-	-	-	-	-
	Jackson Co.	44	7	9	5	66.7%	10	332,100	48	216	84	3.7%	72	302,500	280,800	-31.9%	3	153,300	14	269,300	7	368,400

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

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

<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

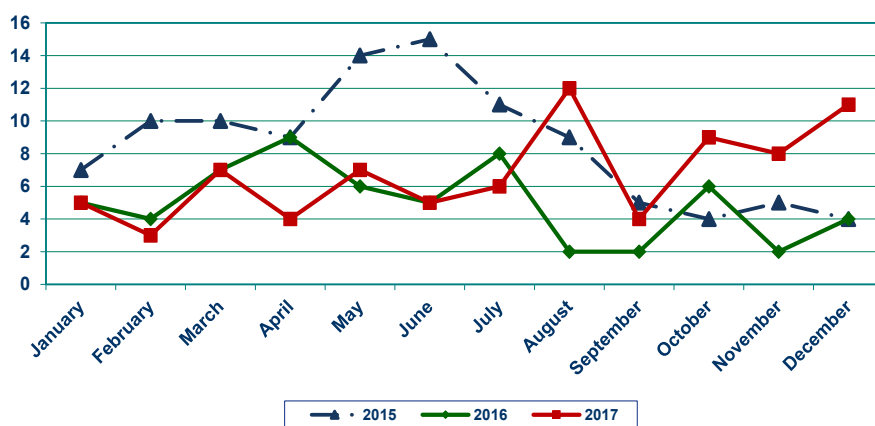
*This graph shows the active residential listings in Josephine County, Oregon.*

## NEW LISTINGS

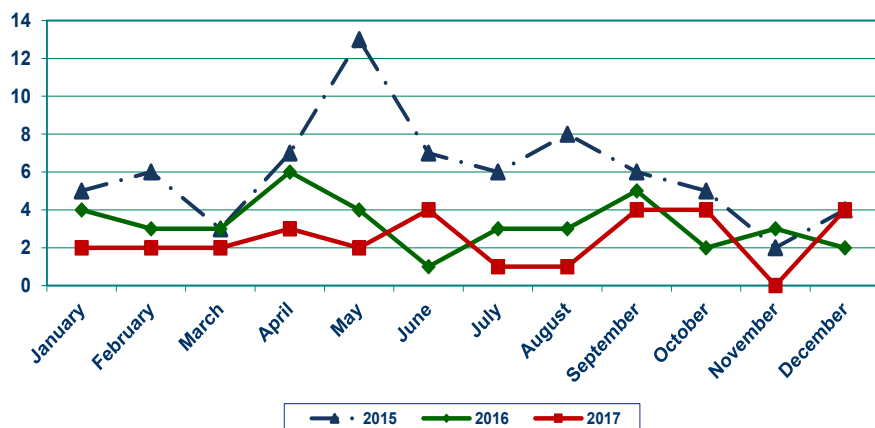
JOSEPHINE COUNTY, OR

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

New Listings



Pending Sales



## PENDING LISTINGS

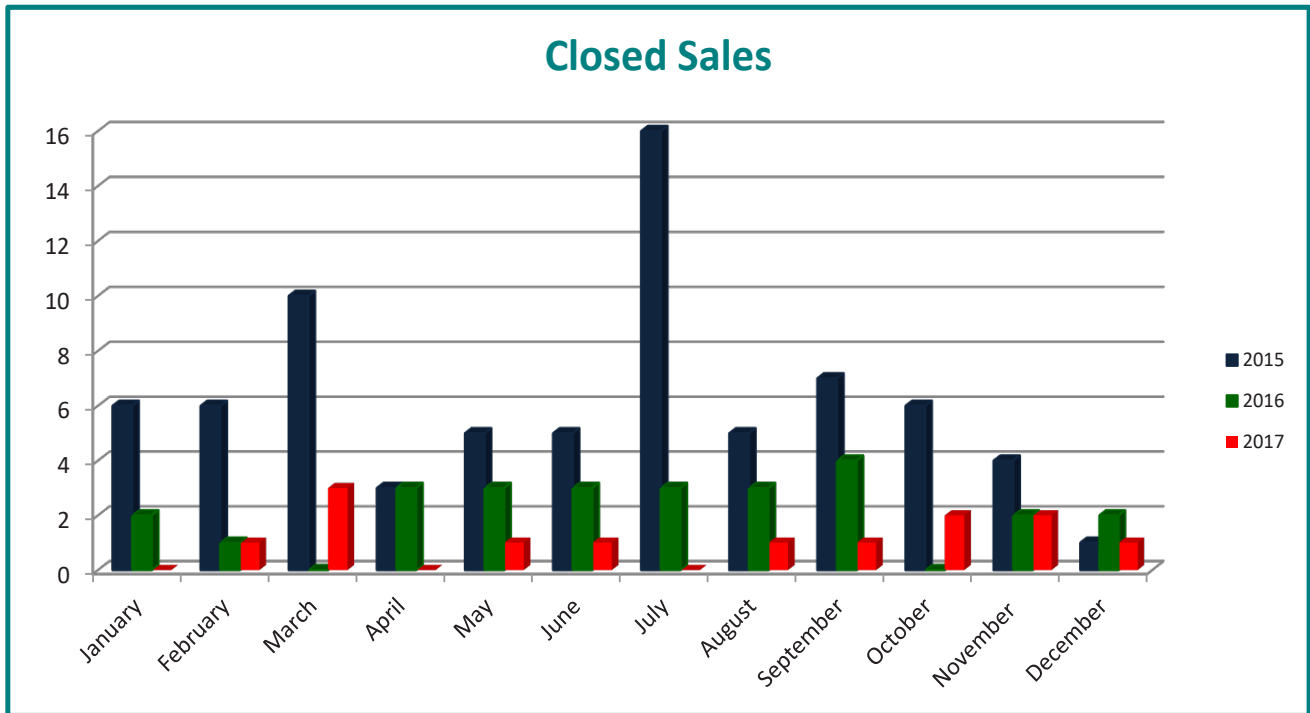
JOSEPHINE COUNTY, OR

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

## CLOSED SALES

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

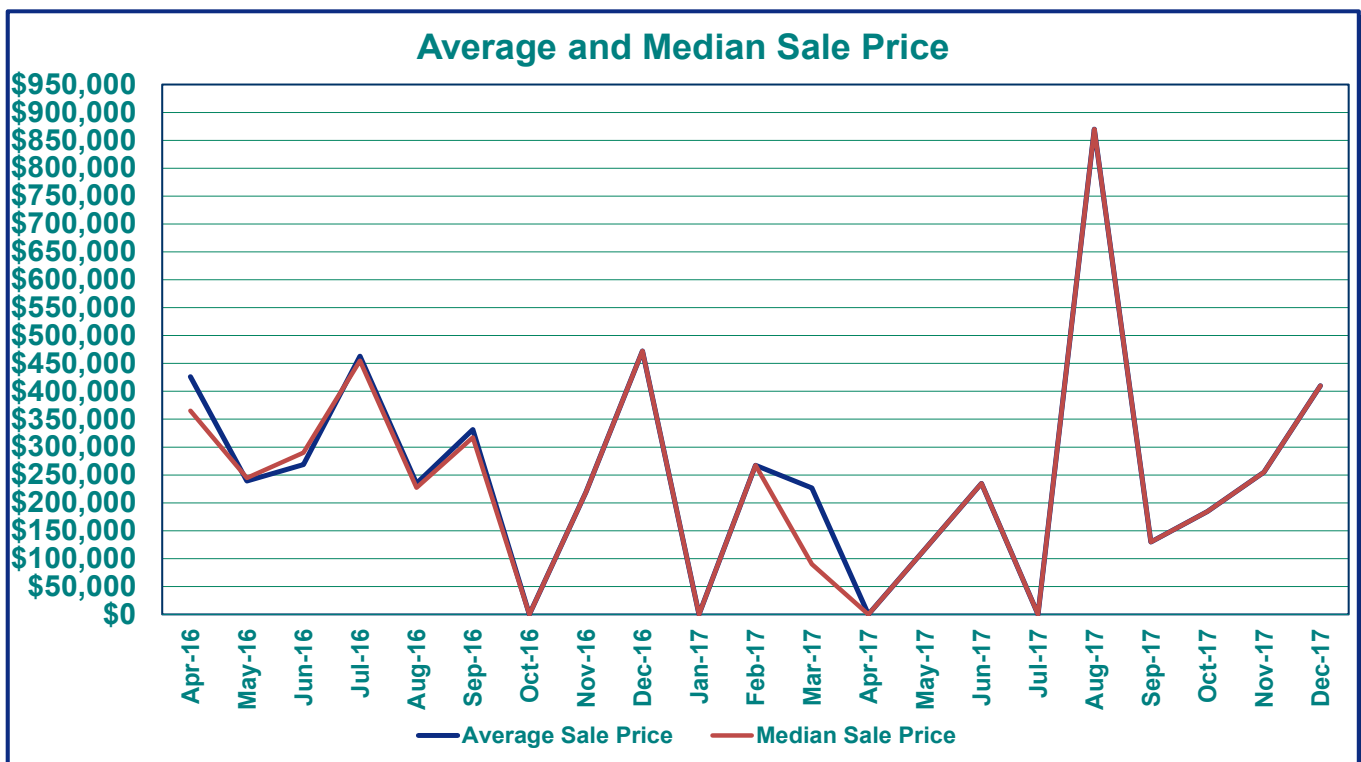
JOSEPHINE COUNTY, OR



## SALE PRICE

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

JOSEPHINE COUNTY, OR



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

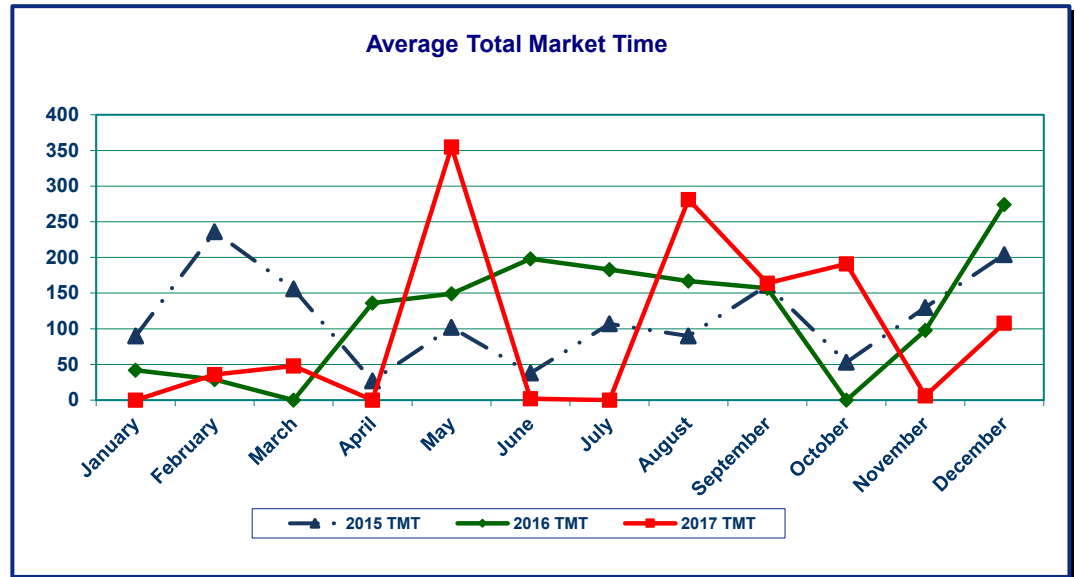
**Contact RMLS™**  
**8338 NE Alderwood Rd**  
**Suite 230**  
**Portland, OR 97220**  
**(503) 236-7657**  
**communications@rmls.com**

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

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

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

E-mail subscriptions are  
available for \$45 per year  
by contacting RMLS™.  
Reproduction of any  
portion of this copyrighted  
material is prohibited  
without prior approval of  
RMLS™.



Lori Palermo, Chairwoman 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: Lane County, Oregon

December 2017 Reporting Period

## December Residential Highlights

Lane County saw increases across the board this December compared to 2016 despite some cooling from last month. New listings (223) ended 3.7% ahead of December 2016 (215) but fell 35.4% sort of the 345 new listings offered last month in November 2017.

Pending sales (309) fared similarly, increasing 24.1% from the accepted offers recorded in December 2016 (249) but falling 15.6% short of the 366 offers accepted last month in November 2017.

Closed sales (371) ended one ahead of the 370 sales recorded last year in December 2016 (0.3%) but were 5.8% short of the 394 closings recorded last month in November 2017.

## Year to Date Summary

Activity ended slightly ahead in 2017 compared to 2016. Comparing the entirety of each year, new listings (6,390) increased 3.5%, closed sales (5,204) increased 0.8%, and pending sales (5,254) increased 0.2%.

## Average and Median Sale Prices

Comparing all of 2017 to 2016, the average sale price rose 9.2% from \$263,700 to \$287,900. In the same comparison, the median sale price rose 9.7% from \$237,000 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	2.0
December	2.2	1.7	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:**  
+9.1% (\$287,900 v. \$264,000)  
**Median Sale Price % Change:**  
+9.5% (\$260,000 v. \$237,500)

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	December	223	309	371	283,100	259,000	62
	November	345	366	394	288,400	265,000	45
	Year-to-date	6,390	5,254	5,204	287,900	260,000	50
2016	December	215	249	370	264,400	242,000	77
	Year-to-date	6,173	5,241	5,163	263,700	237,000	62
Change	December	3.7%	24.1%	0.3%	7.1%	7.0%	-19.4%
	Prev Mo 2017	-35.4%	-15.6%	-5.8%	-1.8%	-2.3%	37.8%
	Year-to-date	3.5%	0.2%	0.8%	9.2%	9.7%	-19.6%

# AREA REPORT • 12/2017

## Lane County, Oregon

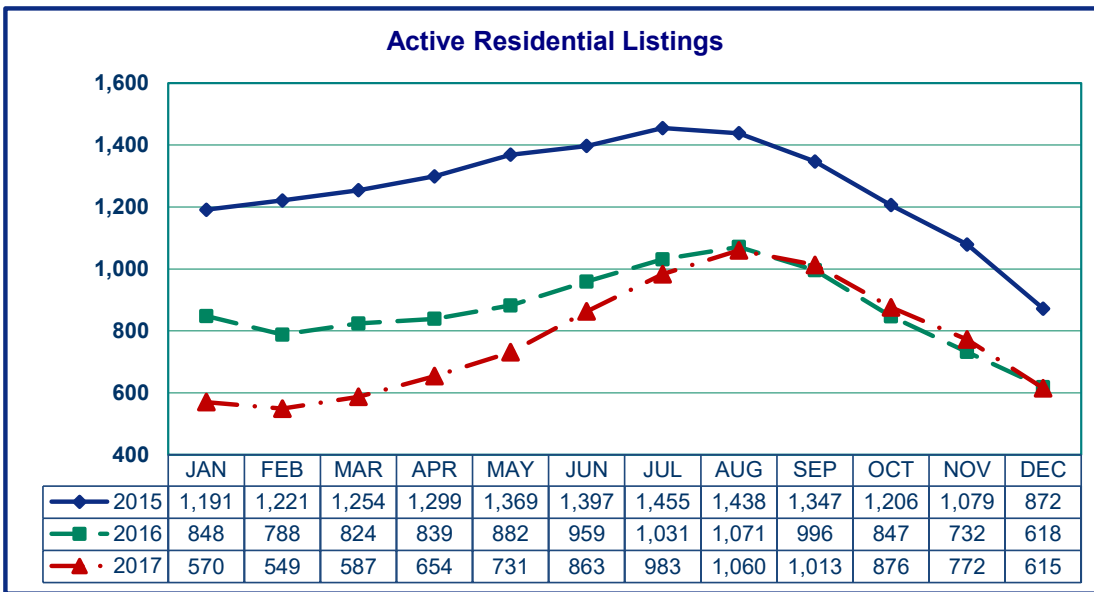
		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date									Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired,Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016¹	Closed Sales	Average Sale Price	Total Market Time³	New Listings	Pending Sales	Pending Sales 2017 v. 2016¹	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Avg. Sale Price % Change²		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
225	Florence Coast Village	7	0	0	2	-	1	50,000	76	32	30	87.5%	27	75,300	65,000	119	-0.7%	-	-	6	51,400	-	-	
226	Florence Green Trees	11	5	1	6	500.0%	3	69,600	82	68	59	47.5%	52	128,300	130,000	64	21.1%	-	-	-	-	-	-	
227	Florence Florentine	5	2	2	4	300.0%	1	199,900	17	42	43	79.2%	41	258,000	246,500	122	7.5%	-	-	1	64,000	-	-	
228	Florence Town	45	4	3	12	140.0%	21	250,500	189	201	170	-12.4%	171	246,000	237,500	114	11.9%	7	191,300	17	42,300	10	364,800	
229	Florence Beach	24	4	2	7	600.0%	8	276,500	43	109	87	29.9%	80	289,400	259,500	112	15.6%	1	1,250,000	18	60,500	-	-	
230	Florence North	14	2	8	2	-33.3%	5	177,600	123	64	49	-2.0%	50	266,500	270,000	150	-13.1%	1	1,700,000	11	81,000	-	-	
231	Florence South/ Dunes City	19	3	4	3	50.0%	1	550,000	337	62	43	-15.7%	44	352,700	322,000	248	12.8%	2	250,000	15	70,600	1	375,000	
238	Florence East/ Mapleton	23	4	3	5	400.0%	4	158,800	69	66	34	9.7%	32	226,700	240,000	95	5.8%	1	700,000	7	135,700	1	105,000	
	Grand Total	148	24	23	41	192.9%	44	227,400	133	644	515	8.9%	497	242,700	227,000	123	6.0%	12	457,400	75	67,700	12	344,000	

232	Hayden Bridge	14	7	2	9	28.6%	13	273,200	40	172	144	3.6%	142	271,300	260,000	47	9.9%	1	430,000	1	95,000	15	262,300
233	McKenzie Valley	27	4	9	7	250.0%	8	307,700	199	157	116	1.8%	110	376,800	327,000	113	21.4%	-	-	13	128,100	-	-
234	Pleasant Hill/Oak	30	5	8	8	14.3%	9	261,500	150	213	161	-21.1%	158	255,500	220,000	82	2.6%	1	100,000	28	105,600	6	256,900
235	South Lane Properties	92	25	19	31	14.8%	33	271,900	67	643	497	2.1%	482	258,700	235,000	62	10.4%	6	706,900	53	127,700	8	319,600
236	West Lane Properties	44	12	10	13	30.0%	15	244,800	67	332	255	-8.3%	249	288,300	250,000	63	19.0%	-	-	33	126,600	2	795,500
237	Junction City	37	11	7	12	33.3%	27	276,800	90	247	204	-3.3%	210	274,200	259,800	74	1.0%	2	1,196,300	27	139,500	5	307,600
239	Thurston	34	18	10	21	0.0%	26	238,600	59	447	393	-2.0%	388	262,300	249,900	44	13.5%	1	500,000	25	64,900	21	263,300
240	Coburg I-5	2	3	1	3	-	6	287,000	61	57	43	38.7%	43	403,400	335,000	54	8.8%	1	90,000	3	378,300	-	-
241	N Gilham	27	8	4	13	8.3%	12	371,900	57	262	212	11.0%	214	363,900	329,500	54	3.4%	-	-	1	55,000	3	362,000
242	Ferry Street Bridge	43	17	8	19	-36.7%	19	288,400	64	451	366	-7.3%	389	326,900	300,900	48	3.5%	-	-	7	115,000	10	350,300
243	E Eugene	38	15	12	24	118.2%	26	350,000	87	500	397	2.3%	392	362,900	323,900	44	2.8%	6	779,700	32	134,000	15	404,900
244	SW Eugene	64	20	23	35	94.4%	34	363,400	39	739	596	3.8%	571	366,700	325,000	60	10.5%	-	-	31	221,000	8	370,400
245	W Eugene	19	6	7	10	42.9%	19	234,000	32	209	171	6.2%	171	242,800	219,000	34	6.6%	4	1,215,400	4	149,700	22	338,500
246	Danebo	38	26	9	32	-5.9%	37	241,300	26	663	597	6.2%	593	217,000	230,000	29	13.1%	1	244,000	6	38,600	9	239,700
247	River Road	14	10	7	9	0.0%	15	240,600	39	224	189	-26.2%	193	250,400	240,000	34	12.5%	-	-	3	102,500	10	364,900
248	Santa Clara	41	16	10	24	41.2%	31	328,500	70	493	412	7.3%	405	292,600	285,000	38	10.4%	1	1,675,000	18	116,600	6	261,200
249	Springfield	42	19	9	38	46.2%	35	228,900	47	522	451	7.6%	442	211,600	200,300	35	9.9%	5	337,000	13	146,400	37	361,700
250	Mohawk Valley	9	1	1	1	-50.0%	6	339,000	80	59	50	8.7%	52	337,000	320,700	100	1.9%	-	-	9	181,400	-	-
	Grand Total	615	223	156	309	24.1%	371	283,100	62	6,390	5,254	0.2%	5,204	287,900	260,000	50	9.1%	29	720,600	307	133,400	177	330,600



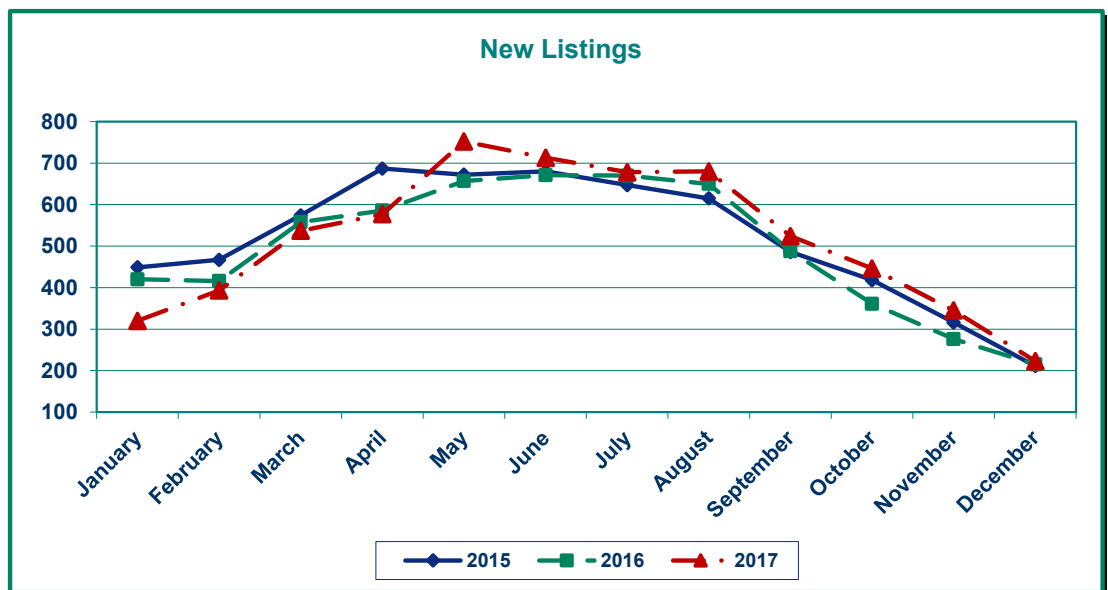
## ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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



## NEW LISTINGS GREATER LANE COUNTY, OR

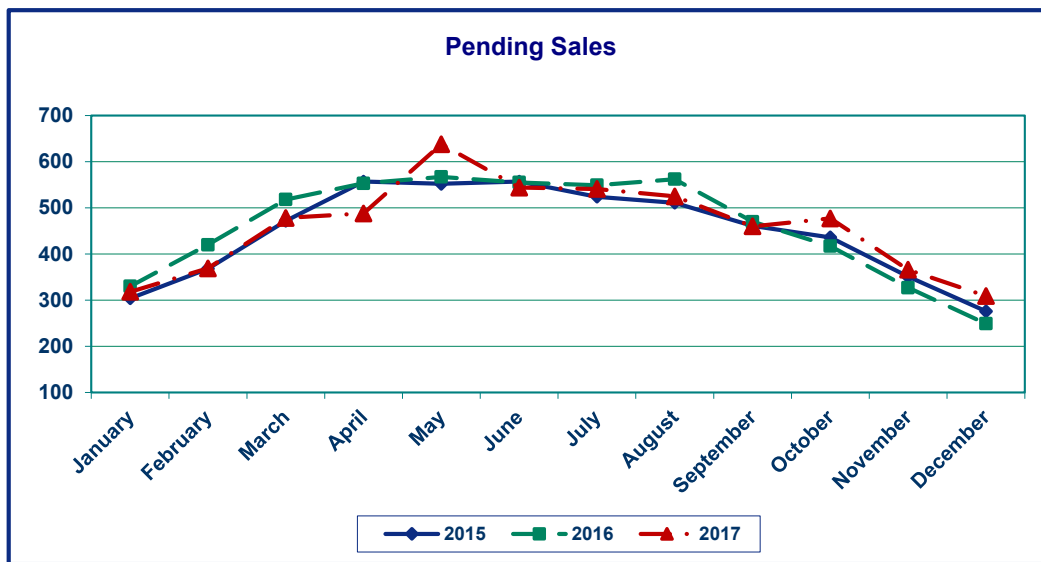
*This graph shows the new residential listings over the past three calendar years in Greater Lane County, Oregon.*



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

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

<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

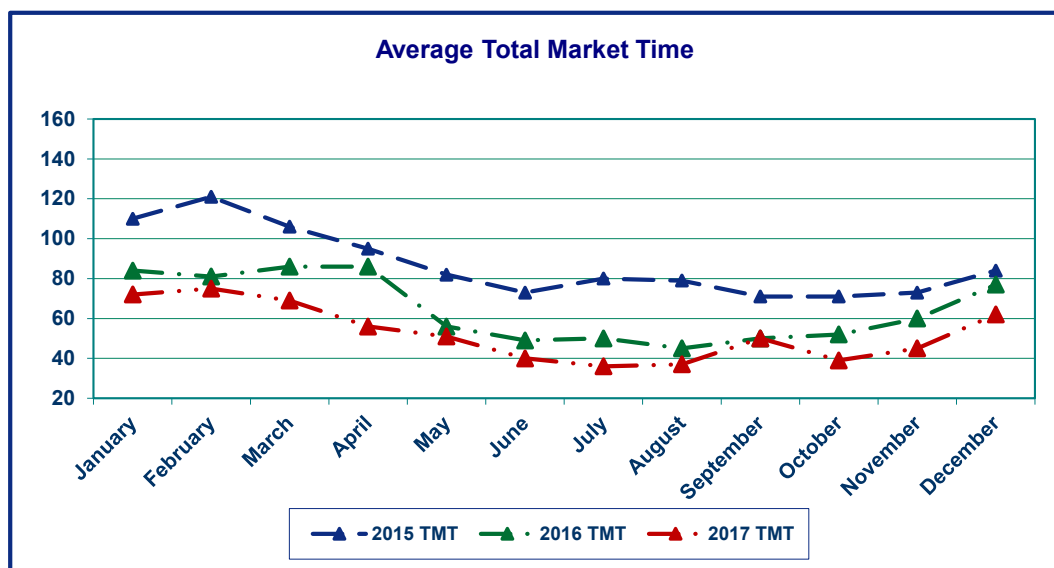
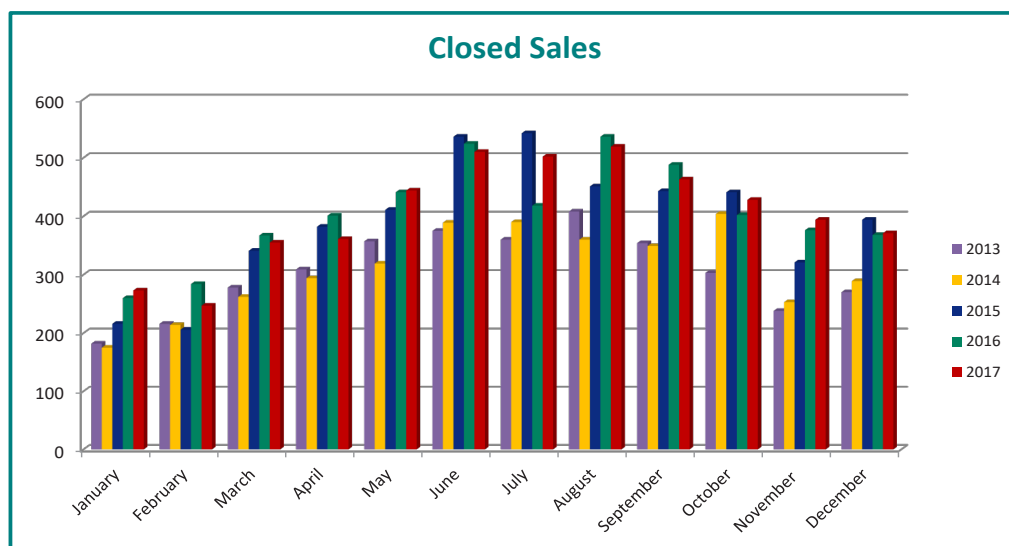
### GREATER LANE COUNTY, OR

*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.*

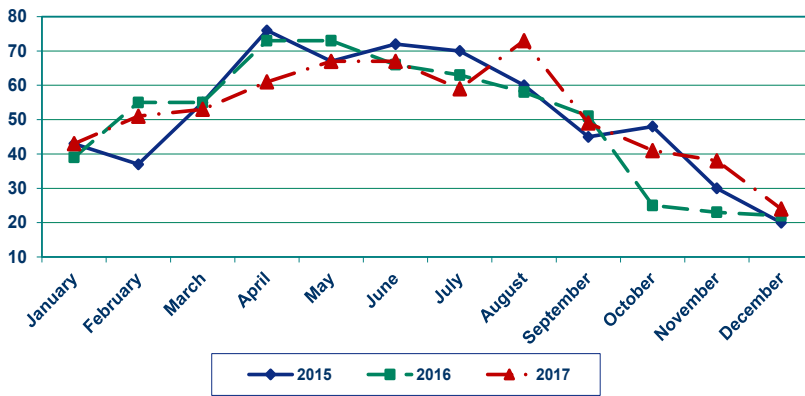


## DAYS ON MARKET

### 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



### NEW LISTINGS

#### FLORENCE, OR

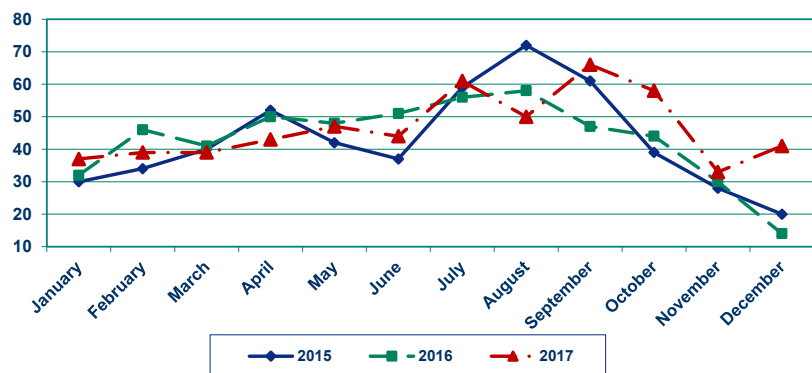
*This graph represents new listings in Florence, Oregon over the past three calendar years.*

### PENDING LISTINGS

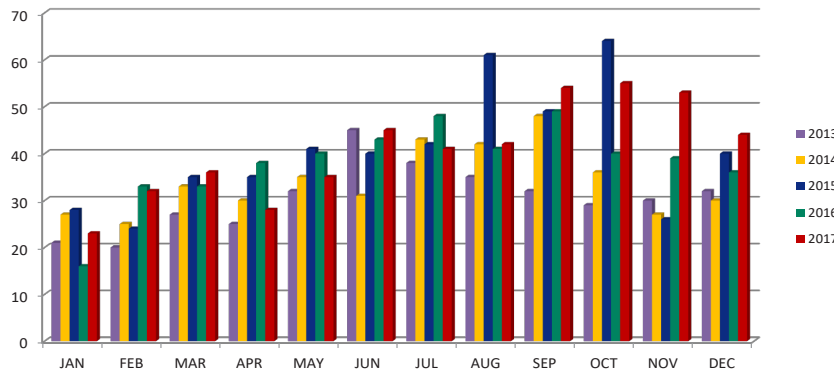
#### FLORENCE, OR

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

### Pending Sales



### Closed Sales



### CLOSED SALES

#### FLORENCE, OR

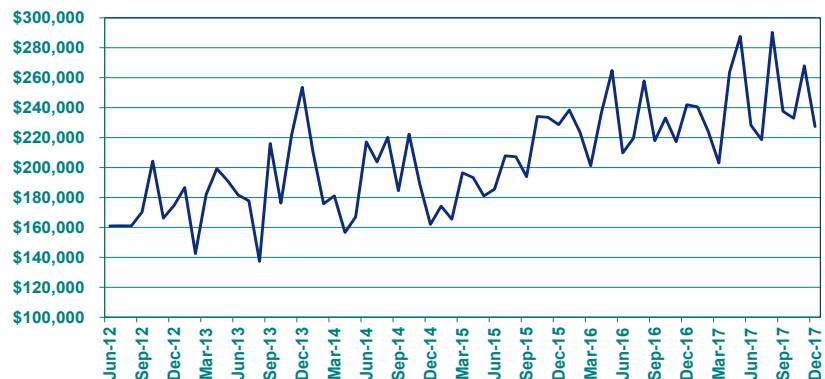
*This graph shows the closed sales over the past five calendar years in Florence, Oregon.*

### 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.*

### Average Sale Price



## SALE PRICE GREATER LANE COUNTY, OR

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

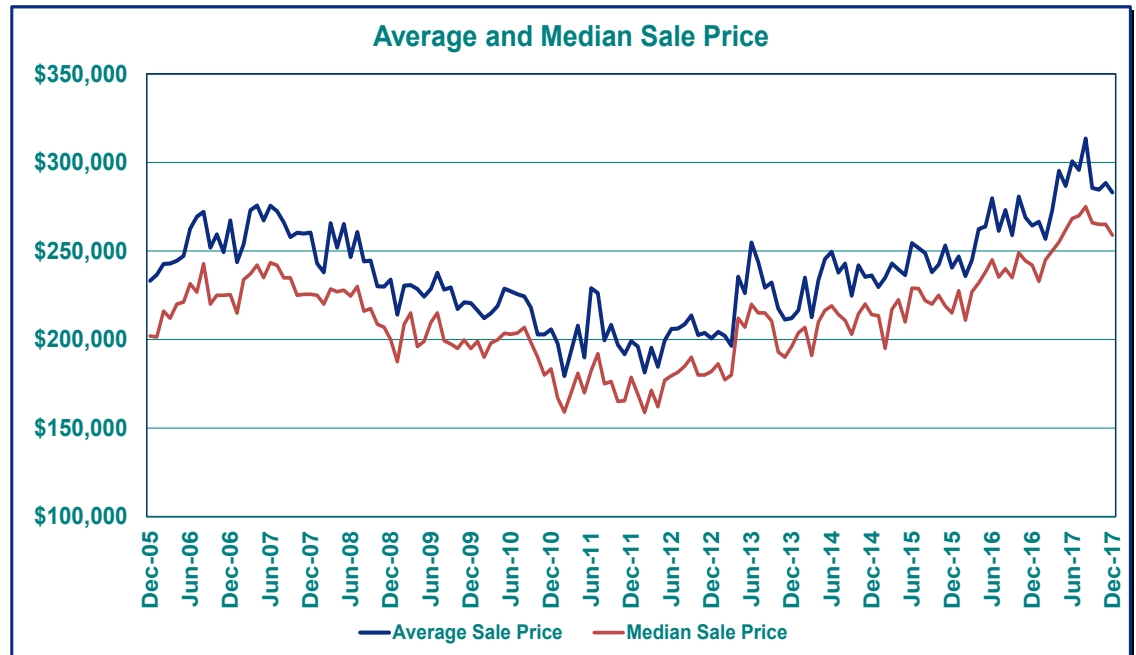
**Contact RMLS™**  
8338 NE Alderwood Rd  
Suite 230  
Portland, OR 97220  
(503) 236-7657  
communications@rmls.com

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

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

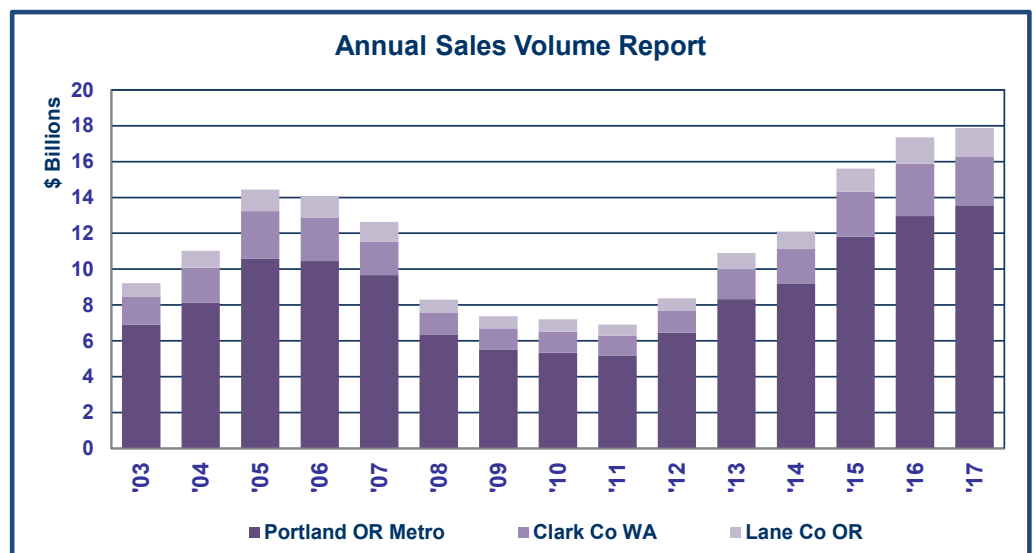
RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.



## SALES VOLUME RESIDENTIAL

*This graph shows annual residential sales volume for the Portland metro area (Oregon), Clark County, Washington and Lane County, Oregon.*



Lori Palermo, Chairwoman 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

December 2017 Reporting Period

## December Residential Highlights

The Mid-Columbia region saw some gains in new listings and pending sales this month compared to December 2016. Pending sales, at 61, fared 45.2% better than last year in December 2016 (42), despite cooling 22.8% from last month in November 2017 (79).

Similarly, new listings (46) decreased 35.2% from November 2017 (71) but fared 12.2% better than in December 2016.

Closed sales, at 68, fell 20.0% short of the 85 closings recorded last year in December 2016 and 22.7% short of the 88 closings recorded last month in November 2017.

Total market time increased by six days in December to end at 86 days. Inventory increased to 4.2 months.

## Year to Date Summary

Comparing the entirety of 2017 to 2016, new listings (1,357) increased 6.8%, while closed sales (1,025) decreased 1.0% and pending sales (1,026) decreased 4.2%.

## Average and Median Sale Prices

Comparing all of 2017 to 2016, the average sale price increased 10.6% from \$281,400 to \$311,200. In the same comparison, the median sale price rose 4.7% from \$245,000 to \$256,500.

## 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	3.9
December	4.2	2.9	4.2

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

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

### Average Sale Price % Change:

+10.5% (\$311,200 v. \$281,600)

### Median Sale Price % Change:

+4.7% (\$256,500 v. \$245,000)

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	December	46	61	68	306,600	255,000	86
	November	71	79	88	281,900	243,300	80
	Year-to-date	1,357	1,026	1,025	311,200	256,500	92
2016	December	41	42	85	299,100	257,000	135
	Year-to-date	1,271	1,071	1,035	281,400	245,000	126
Change	December	12.2%	45.2%	-20.0%	2.5%	-0.8%	-36.2%
	Prev Mo 2017	-35.2%	-22.8%	-22.7%	8.8%	4.8%	7.5%
	Year-to-date	6.8%	-4.2%	-1.0%	10.6%	4.7%	-27.0%

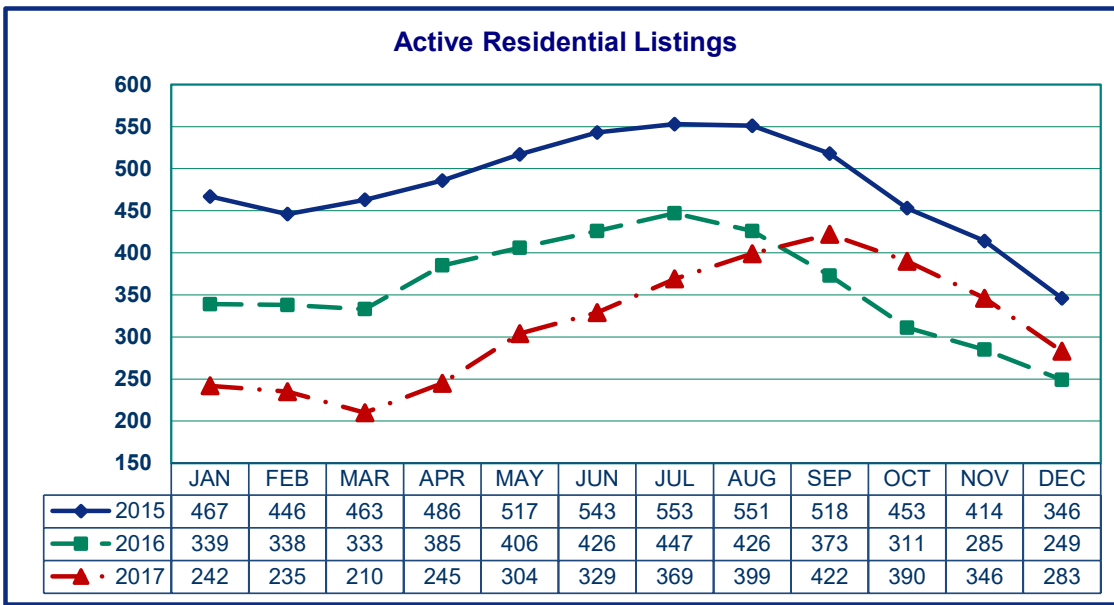
# AREA REPORT • 12/2017

## Mid-Columbia

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY			
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price		Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales			Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
100	White Salmon/ Bingen	13	2	7	5	150.0%	5	409,900	67	87	66	-10.8%	63	439,800	345,000	11.3%	8	549,000	27	177,300	2	365,000	
101	Snowden	3	1	1	-	-	0	-	-	11	12	71.4%	11	430,800	454,000	11.1%	-	-	3	103,000	-	-	
102	Trout Lake/ Glenwood	7	1	2	0	-	2	273,700	121	25	21	50.0%	22	386,600	364,300	-10.8%	-	-	5	158,400	-	-	
103	Husum/ BZ Corner	4	1	4	0	-	0	-	-	10	6	-25.0%	6	399,800	406,500	5.0%	1	625,000	7	109,700	-	-	
104	Lyle/ High Prairie	6	-	1	1	0.0%	2	370,000	47	27	18	-25.0%	19	318,300	300,000	10.7%	1	265,000	20	73,900	-	-	
105	Dallesport/ Murdock	10	1	3	1	0.0%	2	169,800	13	42	32	100.0%	32	218,100	187,300	3.3%	-	-	10	66,100	-	-	
106	Appleton/ Timber Valley	2	1	1	0	-	2	257,500	253	8	6	50.0%	6	213,800	227,500	4.9%	-	-	6	51,700	-	-	
108	Goldendale/ Centerville	29	3	13	6	50.0%	7	241,600	137	149	102	-1.9%	111	198,500	176,800	12.4%	1	66,900	84	56,500	1	146,300	
109	Bickleton/ East County	1	0	-	0	-100.0%	0	-	-	1	-	-100.0%	1	359,000	359,000	452.3%	-	-	7	31,100	-	-	
110	Klickitat	1	1	1	2	-	1	273,000	158	11	12	71.4%	10	139,900	107,500	6.3%	-	-	2	127,500	1	145,000	
	Klickitat Co. Total	76	11	33	15	66.7%	21	293,100	110	371	275	5.8%	281	289,900	246,900	3.5%	11	486,300	171	83,800	4	255,300	
111	Skamania	1	-	-	-	-100.0%	0	-	-	9	12	140.0%	12	337,100	335,500	-5.4%	1	525,000	4	151,300	-	-	
112	North Bonneville	1	-	0	1	0.0%	0	-	-	17	14	-12.5%	13	250,200	262,000	0.5%	-	-	1	52,000	2	390,800	
113	Stevenson	12	2	2	-	-100.0%	2	260,000	72	43	25	-50.0%	30	303,200	267,200	2.8%	-	-	16	101,600	-	-	
114	Carson	15	5	2	4	300.0%	3	281,800	35	55	41	-4.7%	40	261,400	256,500	15.9%	-	-	11	98,500	1	352,000	
115	Home Valley	-	0	0	0	-	0	-	-	1	2	-33.3%	3	316,700	325,000	10.9%	-	-	-	-	-	-	
116	Cook, Underwood, Mill A, Willard	6	2	2	1	-	0	-	-	22	15	66.7%	14	546,900	370,500	25.8%	-	-	3	476,600	-	-	
117	Unincorporated North	14	0	5	0	-	0	0	0	14	10	-28.6%	10	145,000	155,000	17.2%	-	-	4	62,500	-	-	
	Skamania Co. Total	49	9	11	6	50.0%	5	273,100	50	161	119	-15.0%	122	302,500	263,500	14.3%	1	525,000	39	129,400	3	377,900	
351	The Dalles	47	12	5	22	37.5%	24	221,700	55	371	317	1.3%	306	219,400	206,000	8.5%	9	438,400	32	76,000	8	474,000	
352	Dufur	4	0	0	2	-	0	-	-	18	13	62.5%	9	162,800	165,000	-29.3%	-	-	2	111,300	-	-	
353	Tygh Valley	9	0	1	0	-	0	-	-	18	8	60.0%	7	253,900	219,000	107.4%	-	-	-	-	-	-	
354	Wamic/ Pine Hollow	10	0	2	0	-100.0%	1	203,500	222	27	12	-36.8%	13	189,400	152,500	1.2%	-	-	3	83,700	-	-	
355	Maupin/ Pine Grove	12	0	1	0	-	0	-	-	18	9	-10.0%	10	149,200	170,000	-24.3%	-	-	5	191,900	1	215,000	
356	Rowena	1	0	0	0	-	0	-	-	2	3	50.0%	2	280,000	280,000	96.5%	-	-	-	-	-	-	
357	Mosier	3	1	3	2	100.0%	4	519,100	53	24	16	-30.4%	15	340,700	310,000	2.8%	1	375,000	15	190,300	-	-	
	Wasco Co. Total	86	13	12	26	44.4%	29	262,100	61	478	378	-0.5%	362	221,000	205,300	6.2%	10	432,100	57	117,900	9	445,200	
361	Cascade Locks	20	6	1	3	0.0%	3	203,400	161	45	22	-24.1%	28	239,100	240,900	11.5%	-	-	16	50,800	-	-	
362	Hood River City	23	4	4	9	200.0%	6	469,200	95	150	122	-5.4%	116	459,700	420,500	14.3%	9	1,001,000	28	211,700	-	-	
363	Hood River-W	9	-	3	1	-66.7%	3	708,300	130	68	53	-1.9%	57	604,600	550,000	23.6%	-	-	6	229,300	-	-	
364	Hood River-E	4	0	1	0	-	0	-	-	13	10	66.7%	12	689,600	734,500	12.9%	-	-	-	-	-	-	
366	Odell	7	1	0	0	-	0	-	-	20	10	-50.0%	10	353,100	364,400	9.5%	-	-	1	772,800	2	397,500	
367	Parkdale/ Mt. Hood	4	1	0	1	-50.0%	0	-	-	31	26	-38.1%	29	460,600	405,000	18.5%	1	230,000	8	208,400	-	-	
	Hood River Co. Total	67	12	9	14	27.3%	12	462,500	120	327	243	-13.2%	252	474,800	417,500	18.5%	10	923,900	59	178,900	2	397,500	
370	Sherman Co.	5	1	2	-	-	1	176,000	62	20	11	0.0%	8	123,800	146,800	2.8%	2	87,500	2	42,500	-	-	

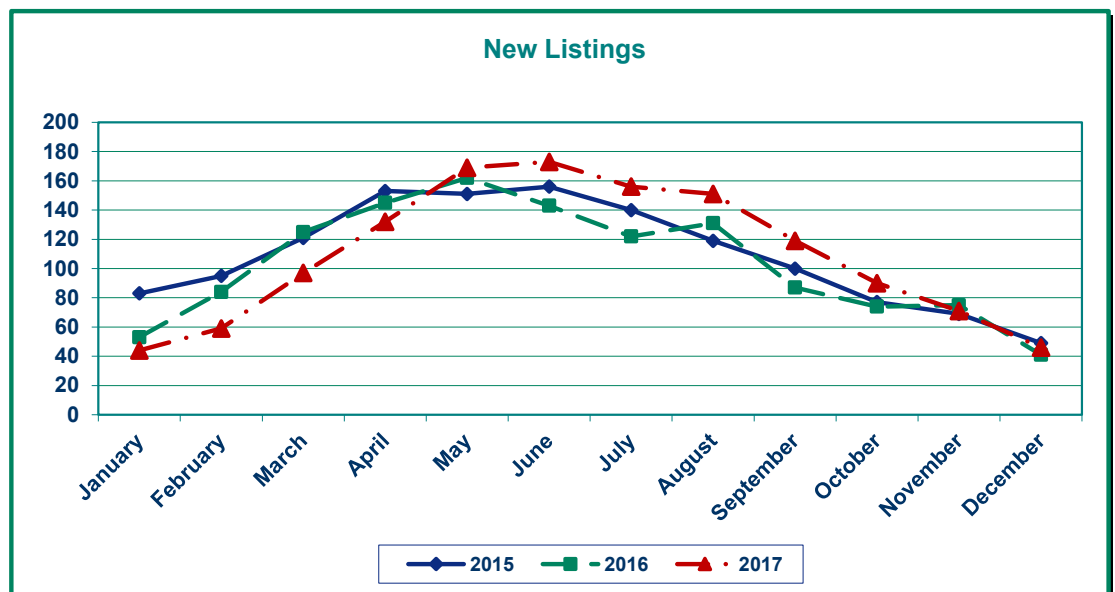
## ACTIVE RESIDENTIAL LISTINGS MID-COLUMBIA

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

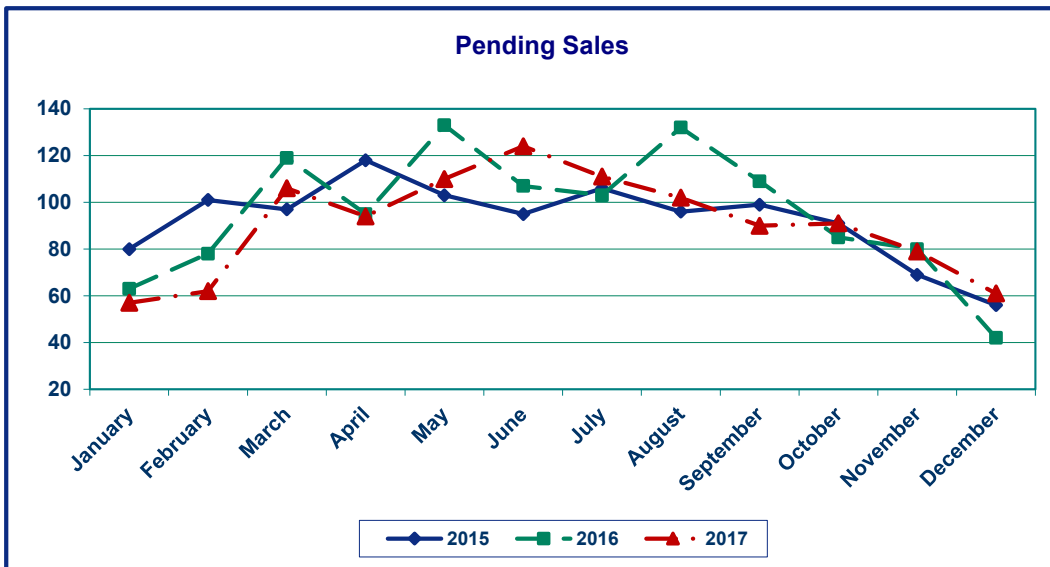
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (1/1/17-12/31/17) with 12 months before (1/1/16-12/31/16).

<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

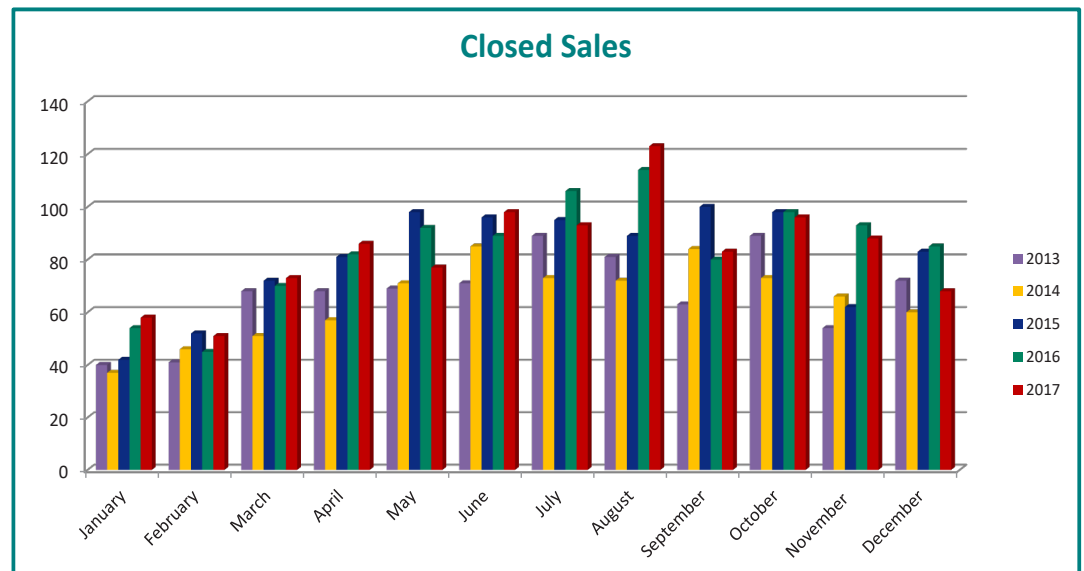
*This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.*



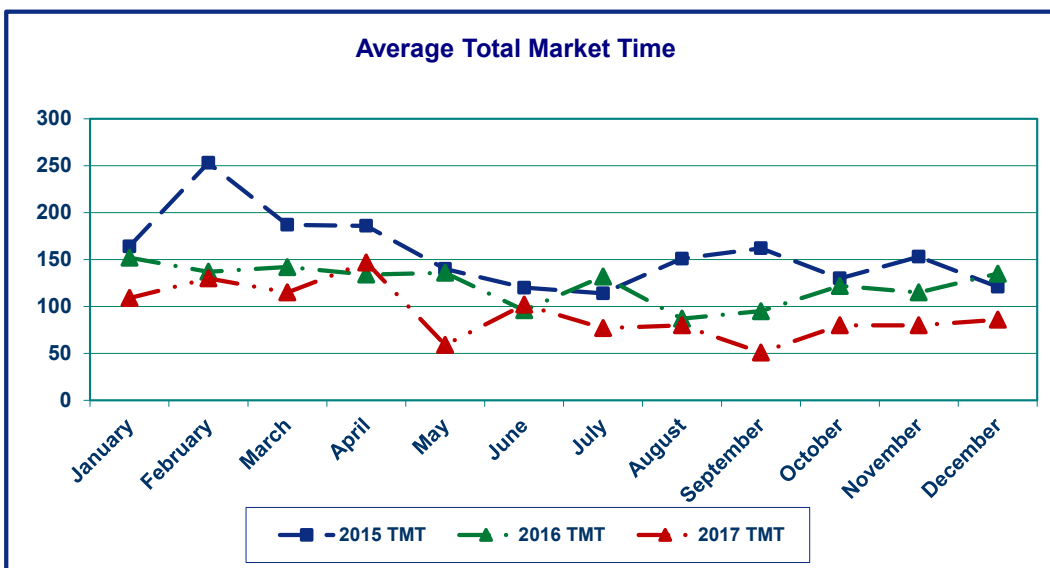
## CLOSED SALES

### 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.*

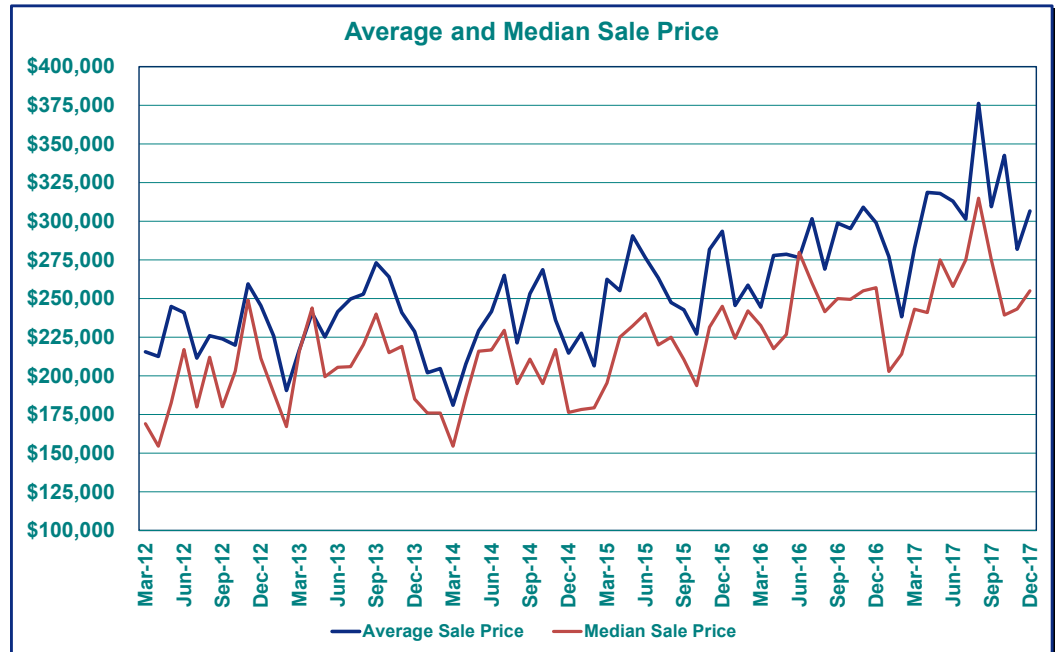
**Contact RMLS™**  
**8338 NE Alderwood Rd**  
**Suite 230**  
**Portland, OR 97220**  
**(503) 236-7657**  
**communications@rmls.com**

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

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

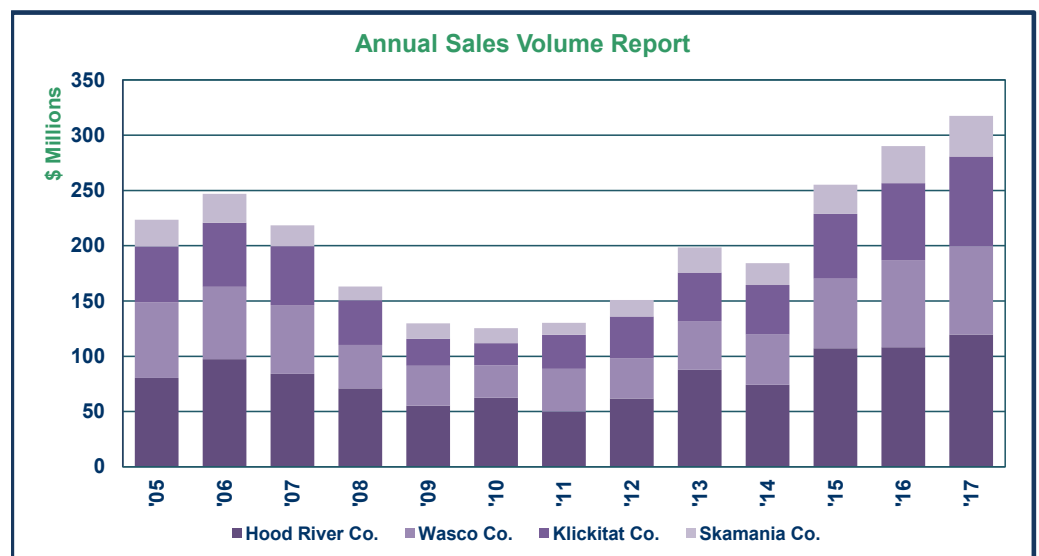
RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.



**SALES VOLUME**  
**RESIDENTIAL**

*This graph shows annual residential sales volume for Skamania County, WA, Klickitat County, WA, Wasco County, OR, and Hood River County, OR.*



Lori Palermo, Chairwoman 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: North Coastal Counties, Oregon

December 2017 Reporting Period

## December Residential Highlights

The North Coastal Counties saw gains this December nearly across the board. Closed sales (144) ended 35.8% ahead of December 2016 (106) and 5.1% ahead of November 2017 (137) – the strongest December for closings in the area on the RMLS™ record.

New listings (115) fared similarly, with a 36.9% gain over December 2016 (84) and 7.5% over November 2017 (107). This was the strongest December for new listings in the area since 2010, when 115 were offered for sale.

Pending sales (105) fared 19.3% better than last year in December 2016 (88) but fell 23.9% short of the 138 offers accepted last month in November 2017.

## Year to Date Summary

Comparing the entirety of 2017 to 2016, closed sales (1,789) increased 11.6%, pending sales (1,795) increased 8.4%, and new listings (2,624) increased 5.8%.

## Average and Median Sale Prices

Comparing all of 2017 to 2016, the average sale price rose 6.4% from \$303,700 to \$323,000. In the same period, the median sale price rose 8.1% from \$259,900 to \$281,000.

Inventory in Months*			
	2015	2016	2017
January	17.7	8.7	6.8
February	13.3	10.0	9.0
March	10.2	8.6	7.3
April	10.8	9.0	9.1
May	10.7	8.3	6.3
June	9.2	8.0	5.9
July	8.2	9.3	7.3
August	9.0	7.0	6.2
September	8.6	7.2	6.4
October	7.5	7.7	5.7
November	10.5	7.2	5.9
December	7.7	7.1	4.7

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

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

Average Sale Price % Change:

+6.5% (\$323,200 v. \$303,500)

Median Sale Price % Change:

+8.1% (\$281,000 v. \$260,000)

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

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

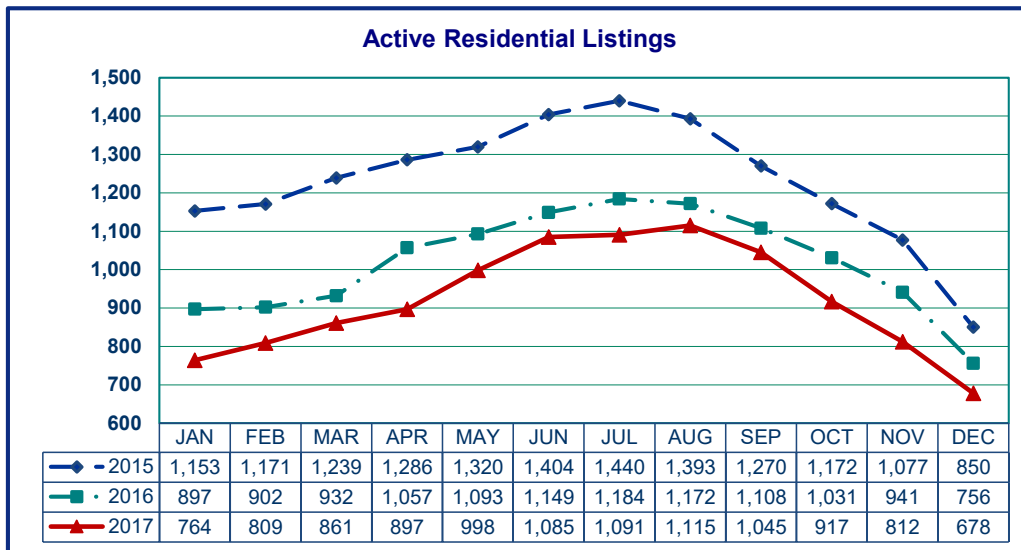
North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	December	115	105	144	334,700	312,800	156
	November	107	138	137	310,800	285,000	116
	Year-to-date	2,624	1,795	1,789	323,000	281,000	136
2016	December	84	88	106	349,600	270,500	157
	Year-to-date	2,481	1,656	1,603	303,700	259,900	156
Change	December	36.9%	19.3%	35.8%	-4.3%	15.6%	-0.5%
	Prev Mo 2017	7.5%	-23.9%	5.1%	7.7%	9.8%	34.5%
	Year-to-date	5.8%	8.4%	11.6%	6.4%	8.1%	-12.9%

# AREA REPORT • 12/2017

## 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	43	10	3	10	42.9%	14	283,400	50	263	218	14.7%	213	274,900	269,000	12.1%	6	319,800	20	136,800	5	263,600
181	Hammond/ Warrenton	34	7	4	6	0.0%	13	310,500	111	197	141	22.6%	139	285,900	280,000	14.5%	3	328,300	11	295,200	4	319,300
182	Gearhart West	35	7	7	4	-42.9%	7	367,700	221	113	83	-1.2%	83	454,200	395,000	-15.0%	-	-	25	140,300	-	-
183	Gearhart East	4	1	2	1	0.0%	1	301,000	66	24	22	69.2%	23	308,200	305,000	9.8%	1	275,000	2	67,500	-	-
184	Seaside Northwest	11	3	1	2	-	2	298,800	156	37	22	37.5%	21	258,400	262,000	-0.7%	-	-	-	-	-	-
185	Seaside North Central	4	1	2	1	-	3	259,200	128	48	37	8.8%	37	222,500	228,000	-4.9%	1	214,000	-	-	4	257,800
186	Seaside Southwest	19	3	5	4	33.3%	4	315,000	218	74	55	7.8%	56	356,700	285,000	11.6%	1	190,000	4	173,400	4	434,700
187	Seaside South Central	3	0	0	0	-100.0%	1	299,500	122	16	10	-44.4%	11	260,200	275,000	37.3%	1	100,000	-	-	1	399,000
188	Seaside East	14	3	1	4	-	4	333,100	87	75	43	10.3%	39	277,200	255,000	9.2%	1	120,000	8	55,700	3	341,000
189	Cannon Beach/ Tolovana Park	54	10	12	5	66.7%	5	748,300	551	116	80	5.3%	83	566,400	450,000	5.1%	6	1,522,100	17	206,000	1	650,000
190	Arch Cape/ Cove Beach/ Falcon Cove	3	0	3	-	-100.0%	2	459,500	213	27	17	6.3%	15	580,900	555,000	-21.5%	1	897,000	9	201,800	-	-
191	Rural Clatsop County	20	5	2	1	-50.0%	2	41,600	50	74	39	5.4%	36	249,400	235,000	3.4%	2	152,500	14	51,100	-	-
	Clatsop County	244	50	42	38	22.6%	58	342,900	156	1,064	767	11.3%	756	337,400	290,000	3.5%	23	614,700	110	152,700	22	338,100
97102	Arch Cape	1	0	0	0	-	0	-	-	1	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97130	Manzanita	36	4	6	7	250.0%	13	465,600	131	134	99	19.3%	89	459,900	430,000	4.8%	2	383,800	24	274,300	-	-
97131	Nehalem	12	3	2	1	-66.7%	8	334,700	280	51	40	-4.8%	40	260,700	228,800	14.0%	3	129,000	19	118,100	-	-
97147	Wheeler	1	0	-	0	-	2	209,000	119	13	12	50.0%	12	237,800	252,800	-7.1%	2	912,500	4	48,100	1	248,000
97136	Rockaway Beach	33	5	8	5	-28.6%	5	183,000	70	155	127	11.4%	127	260,800	227,500	9.6%	-	-	20	59,300	2	210,600
97107	Bay City	4	2	3	1	-66.7%	5	279,200	61	36	31	10.7%	28	214,100	200,000	10.4%	-	-	12	37,700	-	-
97118	Garibaldi	6	-	-	0	-100.0%	0	-	-	22	17	-22.7%	25	221,400	207,000	-0.7%	2	415,000	1	52,000	1	265,000
97443	Netarts	9	3	5	3	-	3	310,000	225	29	20	-31.0%	18	313,500	267,000	4.3%	-	-	4	78,300	-	-
97141	Tillamook	37	9	10	8	-11.1%	8	233,000	73	150	96	-13.5%	102	231,100	215,000	15.8%	4	291,300	23	92,800	3	225,800
97134	Oceanside	16	1	11	0	-100.0%	0	-	-	50	25	-10.7%	28	454,100	432,500	21.8%	-	-	4	119,800	-	-
97108	Beaver	4	1	-	0	-100.0%	0	-	-	14	4	-33.3%	5	238,000	184,000	12.8%	-	-	1	55,000	-	-
97122	Hebo	1	0	-	0	-	0	-	-	2	2	-50.0%	2	546,800	546,800	206.5%	-	-	-	-	-	-
97112	Cloverdale	3	-	2	3	-	2	199,500	86	27	17	21.4%	14	226,800	207,000	-4.2%	-	-	9	167,400	-	-
97135	Pacific City	23	3	8	3	-	7	292,700	311	83	47	6.8%	44	351,700	322,500	4.7%	1	750,000	19	105,400	-	-
97149	Neskowin	22	1	3	1	0.0%	3	342,300	112	63	35	9.4%	40	434,300	425,000	14.7%	-	-	13	183,000	-	-
	Tillamook County	208	32	58	32	3.2%	56	316,600	157	830	572	1.1%	574	312,000	275,000	10.8%	14	408,900	153	128,000	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	92	7	21	13	18.2%	15	345,700	173	286	182	1.7%	189	295,700	256,000	8.7%	4	678,500	29	64,500	-	-	
97368	Neotsu	2	1	1	-	-	0	-	-	10	6	-25.0%	7	372,100	315,000	37.8%	-	-	1	75,000	-	-	
97369	Otis	8	3	2	2	100.0%	3	349,200	37	41	27	42.1%	24	304,000	271,200	34.9%	-	-	5	68,000	-	-	
97341	Depoe Bay	31	3	8	4	-50.0%	3	450,000	204	82	73	5.8%	79	370,100	325,000	11.8%	5	325,000	10	115,800	7	467,400	
97388	Gleneden Beach	34	4	10	5	66.7%	4	329,900	79	66	45	15.4%	45	351,600	324,000	-3.9%	-	-	2	56,000	-	-	
97365	Otter Rock	6	1	1	0	-	0	-	-	17	6	20.0%	7	237,000	107,500	89.2%	-	-	-	-	-	-	
97366	Newport	17	3	6	1	0.0%	-	-	-	80	40	37.9%	40	289,300	224,500	-17.5%	2	237,500	5	215,900	2	230,800	
97343	South Beach	9	1	3	5	-	2	402,500	103	24	15	200.0%	10	411,200	355,000	16.6%	1	115,000	2	106,500	-	-	
97357	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	5	2	-	1	-	0	-	-	24	8	33.3%	6	163,000	140,900	-2.4%	-	-	-	-	-	-	
97380	Siletz	6	3	-	0	-	0	-	-	10	3	50.0%	3	492,800	147,500	236.1%	-	-	-	-	-	-	
97390	Tidewater	4	1	1	1	-	0	-	-	12	4	0.0%	3	199,000	125,000	26.0%	-	-	-	-	-	-	
97498	Yachats	6	3	2	2	100.0%	0	-	-	22	16	128.6%	15	309,700	319,900	9.5%	-	-	1	75,000	-	-	
97394	Waldport	5	1	-	1	-	2	263,900	87	46	21	5.0%	20	271,800	247,500	-22.0%	-	-	6	34,400	-	-	
97376	Seal Rock	1	-	1	0	-100.0%	1	340,000	618	7	6	-14.3%	7	244,900	299,000	-33.0%	-	-	4	119,300	-	-	
	Lincoln County	226	33	56	35	34.6%	30	352,500	154	730	456	13.7%	459	312,900	275,000	6.1%	12	410,800	65	86,300	9	414,800	
	North Coastal Counties Total	678	115	156	105	19.3%	144	334,700	156	2,624	1,795	8.4%	1,789	323,000	281,000	6.5%	49	505,900	328	128,000	38	336,400	



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

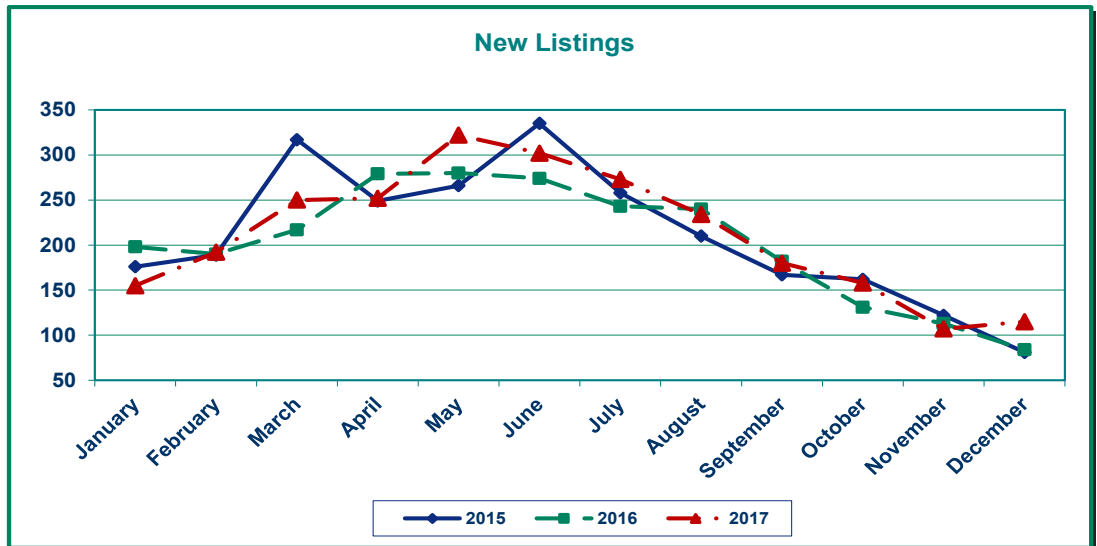
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (1/1/17-12/31/17) with 12 months before (1/1/16-12/31/16).

<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

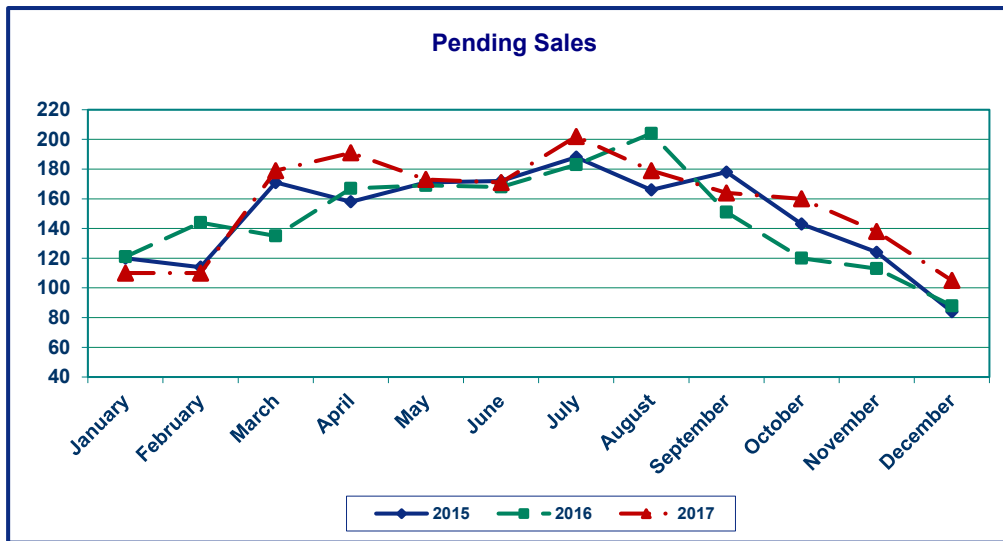
*This graph shows the new residential listings over the past three calendar years in the North Coastal Counties of Oregon.*



## PENDING LISTINGS

### NORTH COASTAL COUNTIES, OR

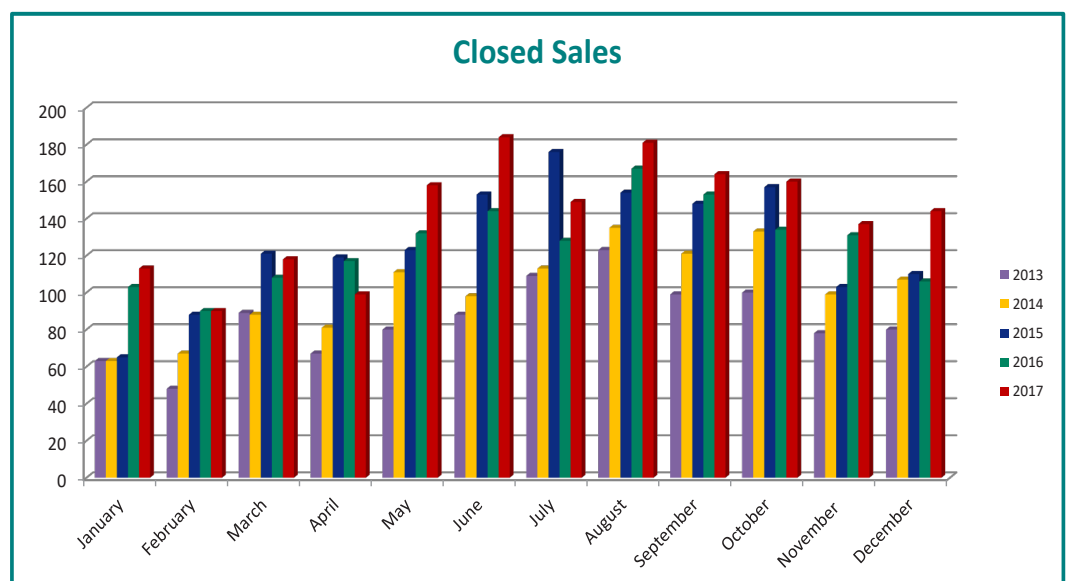
*This graph represents monthly accepted offers in the North Coastal Counties of Oregon over the past three calendar years.*



## 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.*



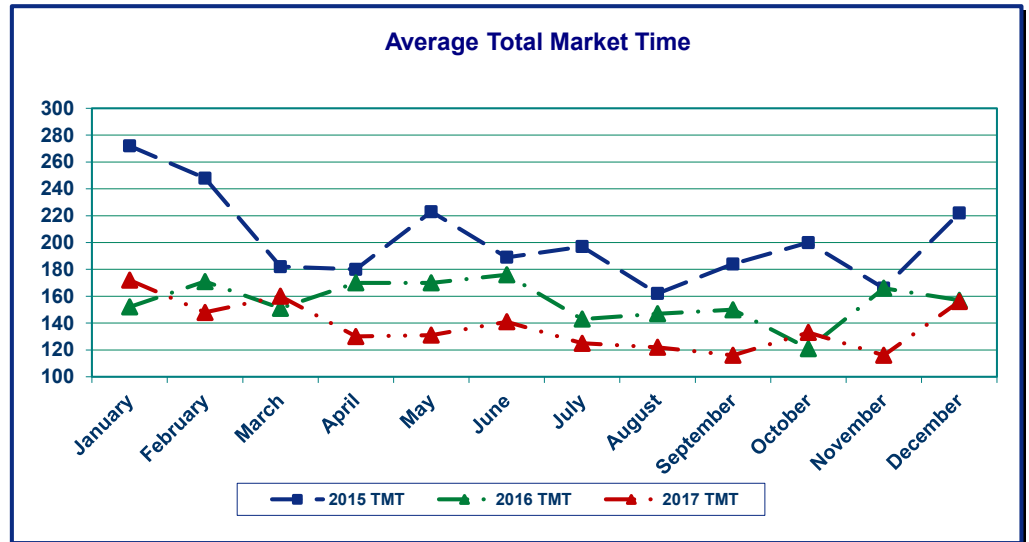
## DAYS ON MARKET

**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.*

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

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



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

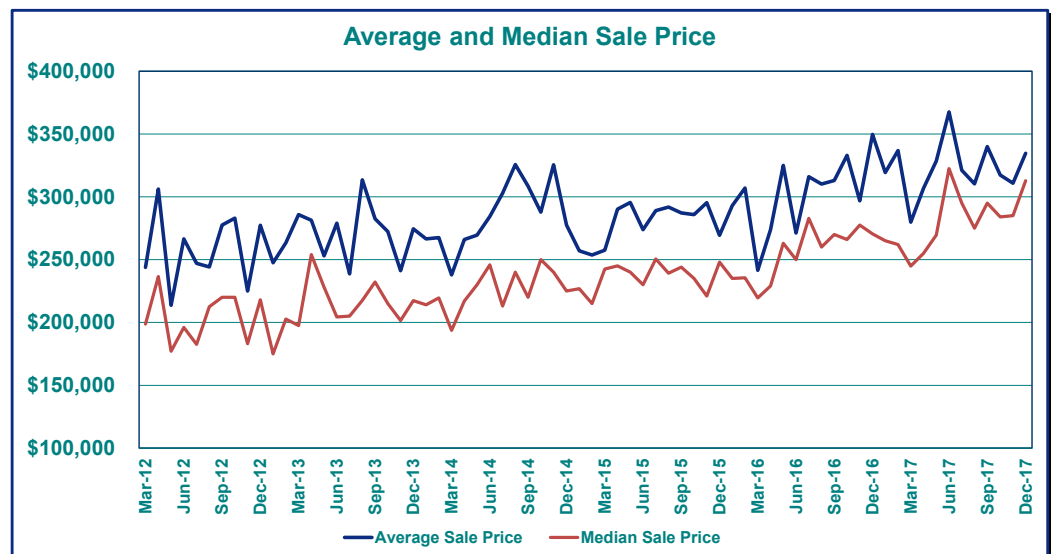
RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.

## 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.*



Lori Palermo, Chairwoman 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

December 2017 Reporting Period

## December Residential Highlights

Polk and Marion Counties ended 2017 with gains almost across the board. Closed sales (170) ended 4.3% ahead of December 2016 (163) and 11.8% ahead of November 2017 (152). This was the strongest December for closings on the RMLS™ record, dating back to 1992.

Pending sales (153) ended the year strongly as well, with a 20.5% increase over December 2016 (127) and a 2.0% increase over November 2017 (150).

New listings (124) decreased 34.4% compared to last month in November 2017, but still fared 12.7% better than last year in December 2016 (110).

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 increased in 2017 compared to 2016. Closed sales (2,258) rose 10.9%, new listings (2,849) rose 6.8%, and pending sales (2,247) rose 5.2%.

## Average and Median Sale Prices

Comparing 2017 to 2016 through December of each year, the average sale price increased 11.0% from \$261,800 to \$290,500. In the same comparison, the median sale price rose 11.4% from \$237,000 to \$264,000.

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

**Average Sale Price % Change:**  
+10.6% (\$290,500 v. \$262,600)  
**Median Sale Price % Change:**  
+10.5% (\$264,000 v. \$239,000)

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

## Inventory in Months\*

	2015	2016	2017
January	6.1	3.7	2.9
February	5.9	3.9	3.2
March	4.6	3.3	2.1
April	3.8	2.6	2.2
May	4.3	2.6	2.0
June	4.4	2.2	2.0
July	4.8	3.4	2.4
August	4.5	2.9	2.6
September	4.3	3.0	2.7
October	3.3	3.8	2.4
November	4.3	2.8	2.7
December	2.7	2.3	1.9

\*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.

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	December	124	153	170	313,400	285,000	79
	November	189	150	152	311,400	280,000	43
	Year-to-date	2,849	2,247	2,258	290,500	264,000	58
2016	December	110	127	163	267,800	234,900	47
	Year-to-date	2,667	2,136	2,036	261,800	237,000	61
Change	December	12.7%	20.5%	4.3%	17.0%	21.3%	69.3%
	Prev Mo 2017	-34.4%	2.0%	11.8%	0.6%	1.8%	83.7%
	Year-to-date	6.8%	5.2%	10.9%	11.0%	11.4%	-5.2%



# AREA REPORT • 12/2017

## Polk & Marion Counties, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		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
167	Polk County Except Salem	49	19	11	20	66.7%	20	300,000	43	302	223	14.9%	218	297,800	274,700	9.9%	3	150,800	21	147,000	4	433,300	
168	West Salem N	29	4	6	7	0.0%	12	326,400	137	194	140	25.0%	144	335,000	297,100	15.1%	-	-	6	61,100	-	-	
169	West Salem S	7	4	5	1	-	1	265,000	27	39	23	-30.3%	23	292,000	274,000	2.4%	-	0	1	235,000	1	386,500	

170	Woodburn	41	21	4	36	38.5%	27	251,700	133	459	397	-0.5%	407	249,700	249,000	8.5%	3	618,300	4	100,300	6	563,200
	Except Woodburn	90	28	21	32	-17.9%	35	318,900	71	676	521	-10.0%	534	327,900	290,000	10.1%	11	288,000	36	306,800	10	348,700

170	Marion Except Salem/Keizer	131	49	25	68	4.6%	62	289,600	98	1,135	918	-6.1%	941	294,100	274,500	9.0%	14	358,800	40	286,100	16	429,200
171	Southwest Salem	3	3	0	1	0.0%	1	1,125,000	78	15	9	-10.0%	7	470,600	405,000	26.6%	-	-	-	-	1	250,100
172	South Salem	34	11	11	11	-15.4%	21	422,000	70	264	192	20.0%	195	354,200	300,000	32.5%	-	-	5	170,600	3	297,500
173	Southeast Salem	21	8	5	9	200.0%	15	326,000	82	202	164	15.5%	164	310,200	282,000	7.0%	1	635,000	3	157,700	4	227,500
174	Central Salem	10	5	3	11	37.5%	7	206,800	25	139	122	35.6%	120	196,200	185,800	20.5%	1	450,000	2	59,000	9	358,700
175	East Salem S	3	3	2	4	-42.9%	4	297,400	116	90	69	-18.8%	67	247,400	217,000	10.4%	-	-	4	91,100	2	258,800
176	East Salem N	14	8	10	8	100.0%	13	251,600	44	194	165	18.7%	164	218,200	220,300	5.1%	3	276,300	3	57,800	5	303,400
177	South Keizer	3	2	1	1	0.0%	3	282,600	57	28	23	9.5%	24	223,400	222,500	-4.0%	-	-	-	-	2	228,500
178	North Keizer	20	8	5	12	100.0%	11	319,600	64	247	199	15.7%	191	287,600	274,000	4.6%	1	39,000	3	339,000	2	270,500

167-169	Polk Co. Grand Total	85	27	22	28	47.4%	33	308,500	76	535	386	13.9%	385	311,400	285,000	11.6%	3	150,800	28	131,700	5	423,900
170-178	Marion Co. Grand Total	239	97	62	125	15.7%	137	314,600	80	2314	1861	3.6%	1873	286,300	259,900	10.3%	20	348,800	60	240,700	44	345,000
	Polk & Marion Grand Total	324	124	84	153	20.5%	170	313,400	79	2849	2247	5.2%	2258	290,500	264,000	10.7%	23	323,000	88	206,100	49	353,000

## Benton & Linn Counties, Oregon

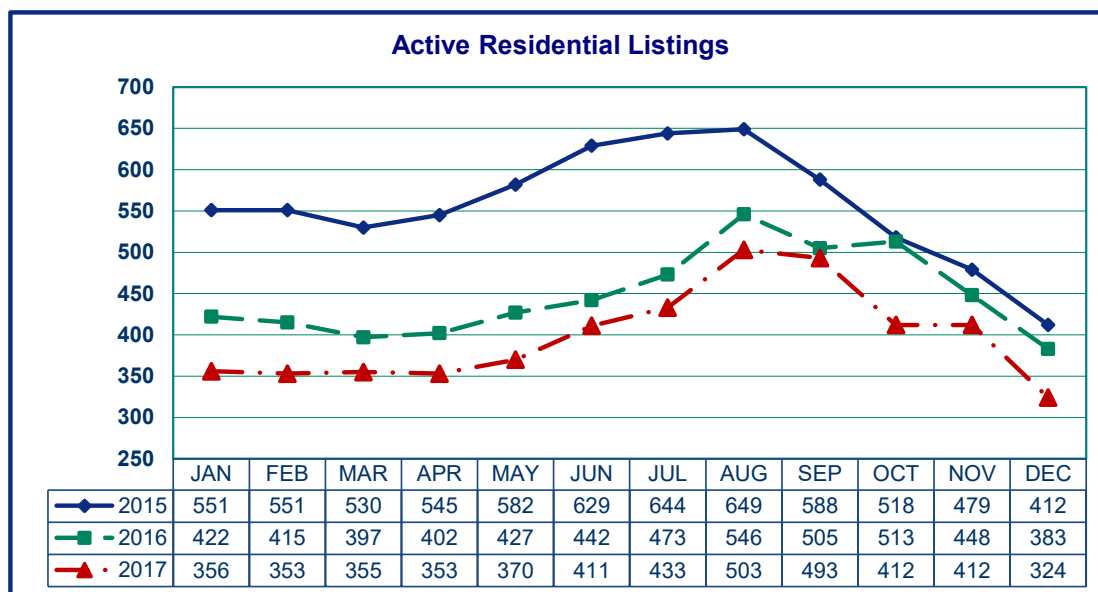
220	Benton County	27	4	9	7	-12.5%	8	304,400	51	153	100	-22.5%	105	318,900	289,000	-12.9%	2	451,000	11	182,200	-	-
221	Linn County	107	48	38	54	45.9%	52	247,000	51	812	641	1.4%	633	235,500	219,000	12.7%	15	250,200	70	118,200	16	304,900



## ACTIVE RESIDENTIAL LISTINGS

### POLK & MARION COUNTIES, OR

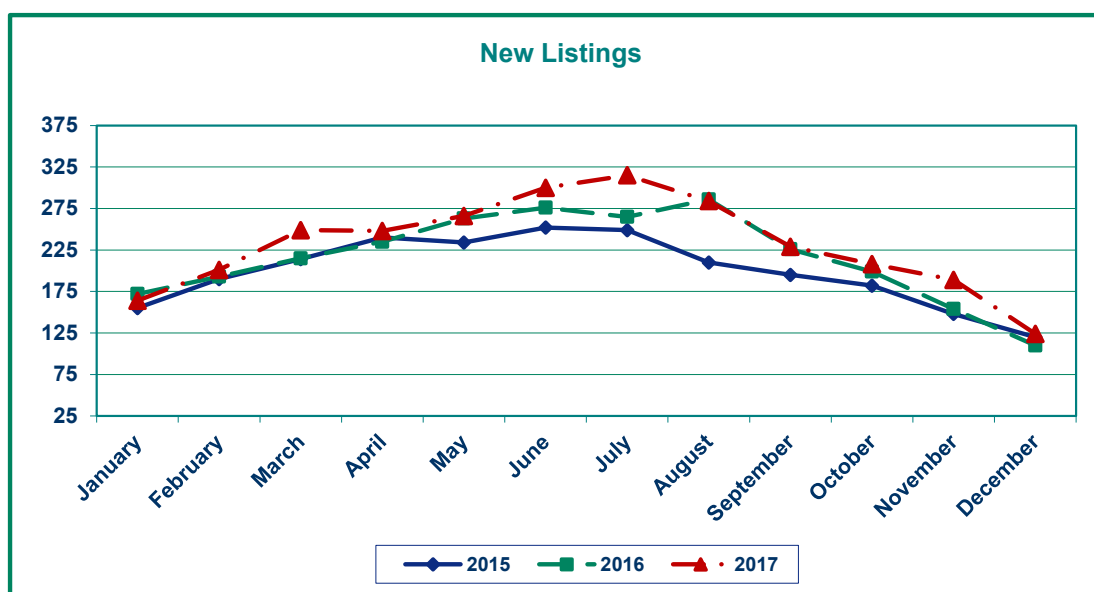
*This graph shows the active residential listings over the past three calendar years in Polk and Marion Counties, Oregon.*



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

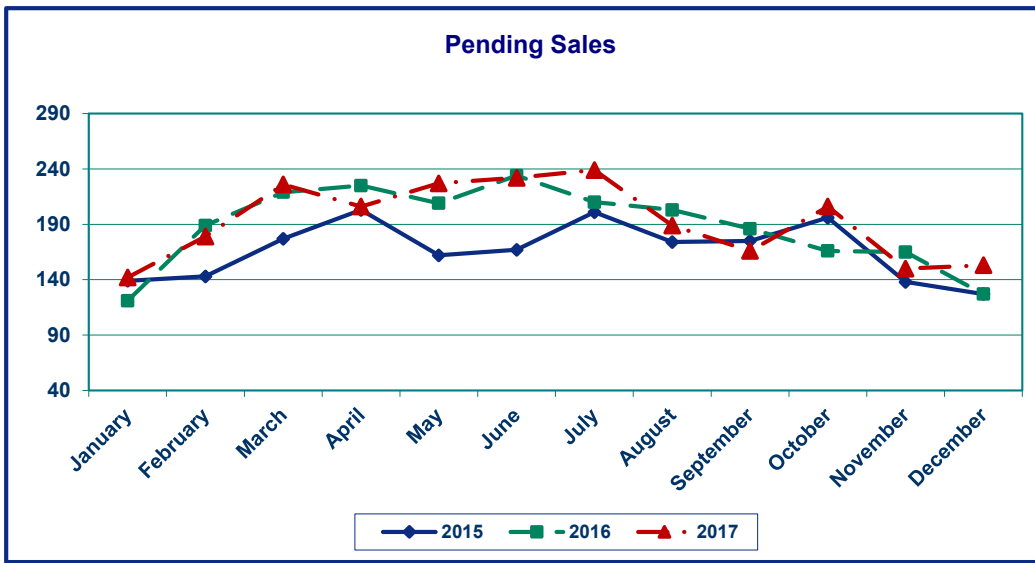
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (1/1/17-12/31/17) with 12 months before (1/1/16-12/31/16).

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

## PENDING LISTINGS

### POLK & MARION COUNTIES, OR

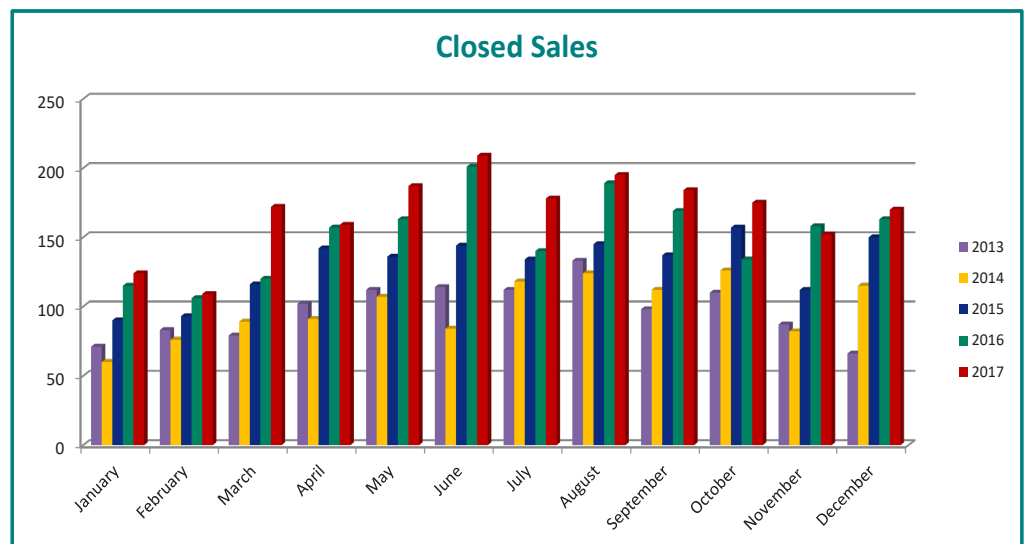
*This graph represents monthly accepted offers in Polk and Marion Counties, Oregon, over the past three calendar years.*



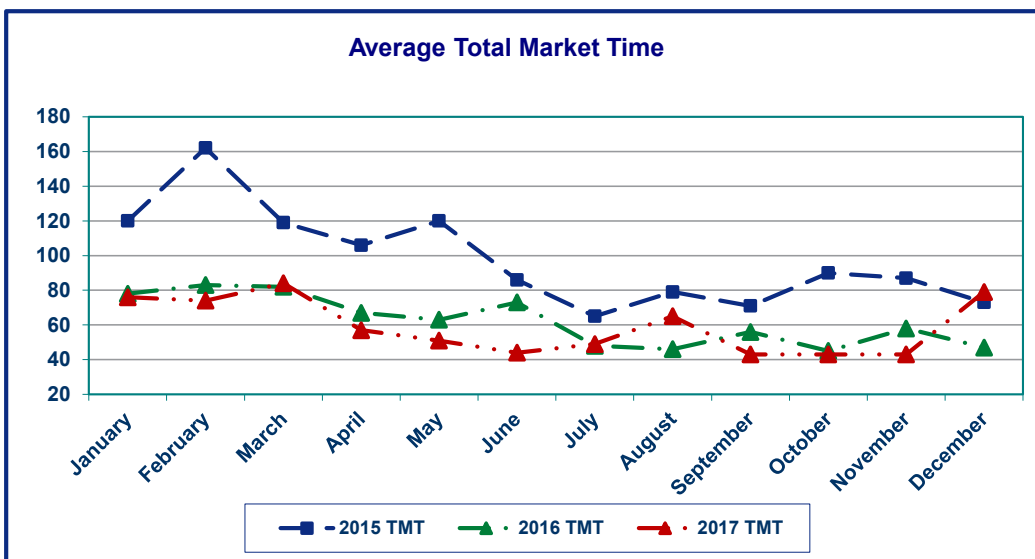
## CLOSED SALES

### POLK & MARION COUNTIES, OR

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



## Average Total Market Time



## DAYS ON MARKET

### POLK & MARION COUNTIES, OR

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

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

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

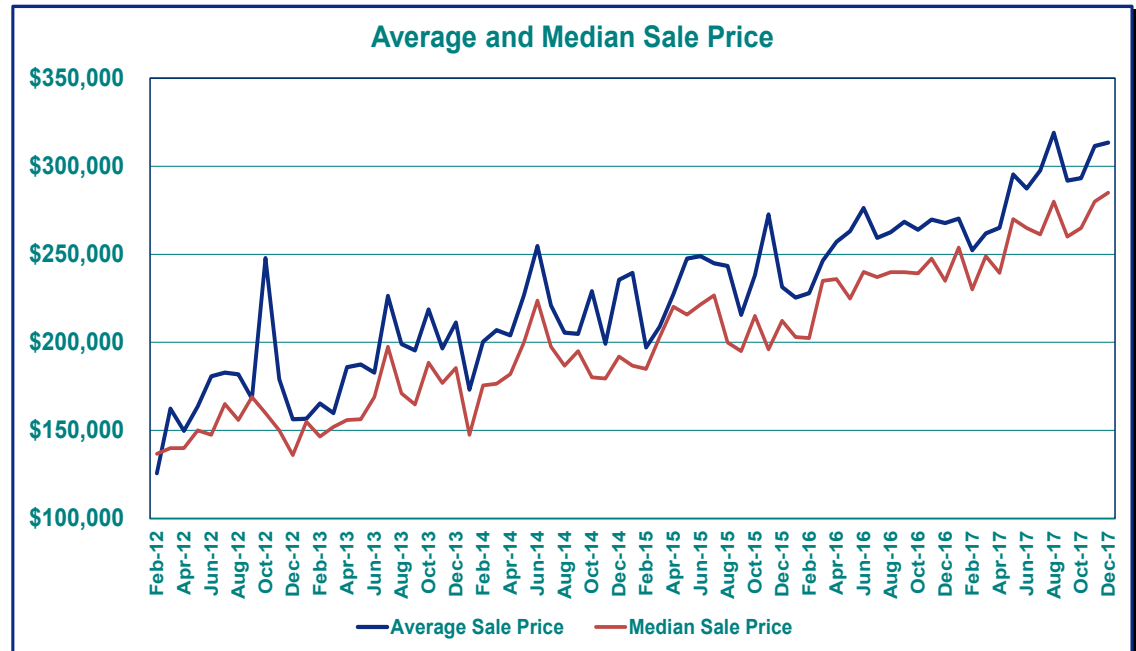
**Contact RMLS™**  
8338 NE Alderwood Rd  
Suite 230  
Portland, OR 97220  
(503) 236-7657  
communications@rmls.com

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

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

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

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.



Lori Palermo, Chairwoman 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

December 2017 Reporting Period

## December Residential Highlights

The Portland metro area saw mixed numbers this December, but new listings made gains compared to December 2016. At 1,617, new listings showed a 13.8% increase compared to December 2016, despite a 33.1% decrease from last month in November 2017 (2,416). This was the strongest December for new listings in the Portland metro area since 2011, when 1,700 new listings were offered.

Pending sales (1,757) exactly matched the 1,757 offers accepted last year in December 2016 but showed a 25.9% cooling from the 2,371 offers that were accepted last month in November 2017.

Closed sales, at 2,350, ended with a 10.3% decrease from December 2016 (2,621) and fell 1.6% short of the 2,387 closings recorded last month in November 2017 as well.

Total market time in December ended at 55 days, with inventory decreasing slightly to 1.6 months.

## Year to Date Summary

Activity in 2017 was a little cool compared to 2016. New listings (40,805) decreased 0.8%, closed sales (31,624) decreased 3.6%, and pending sales (31,330) decreased 5.7%.

## Average and Median Sale Prices

Prices continued to rise in the Portland metro area in 2017. Comparing the entirety of 2017 to 2016, the average sale price rose 8.5% from \$395,000 to \$428,700. In the same comparison, the median sale price rose 9.5% from \$347,000 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	1.9
December	1.2	1.3	1.6

\*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:

+8.2% (\$428,700 v. \$396,300)

### Median Sale Price % Change:

+9.3% (\$379,900 v. \$347,500)

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

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	December	1,617	1,757	2,350	421,700	380,000	55
	November	2,416	2,371	2,387	425,000	377,000	51
	Year-to-date	40,805	31,330	31,624	428,700	379,900	45
2016	December	1,421	1,757	2,621	399,300	349,900	49
	Year-to-date	41,121	33,234	32,798	395,000	347,000	42
Change	December	13.8%	0.0%	-10.3%	5.6%	8.6%	11.7%
	Prev Mo 2017	-33.1%	-25.9%	-1.6%	-0.8%	0.8%	7.8%
	Year-to-date	-0.8%	-5.7%	-3.6%	8.5%	9.5%	7.7%

# AREA REPORT • 12/2017

## Portland Metropolitan Area, Oregon

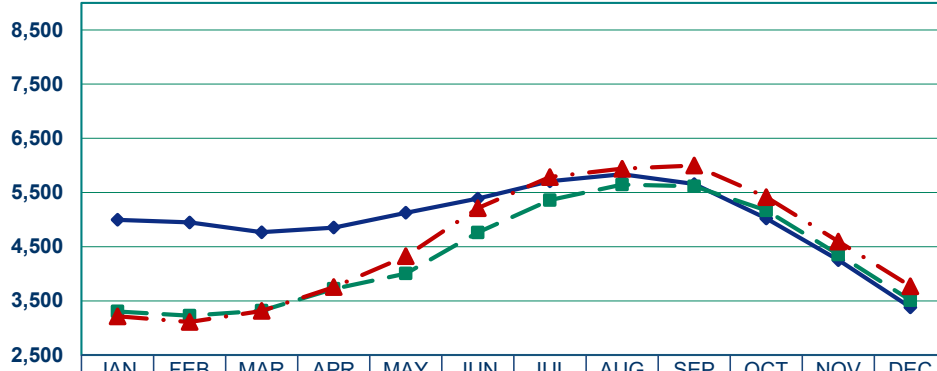
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <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
141	N Portland	170	78	51	72	1.4%	110	400,500	61	1,876	1,339	1.7%	1,323	402,800	390,000	5.9%	5	334,800	33	289,300	20	662,300
142	NE Portland	309	182	94	157	-11.8%	219	430,000	43	3,734	2,752	-5.7%	2,785	451,500	400,000	8.1%	33	733,100	39	299,400	80	753,600
143	SE Portland	435	241	118	227	10.2%	300	382,200	54	5,055	3,761	-4.3%	3,762	396,100	349,900	8.7%	54	670,500	90	273,000	156	595,900
144	Gresham/ Troutdale	235	101	49	124	9.7%	170	329,600	45	2,582	2,086	-10.8%	2,084	328,100	315,000	10.4%	18	618,400	89	255,000	50	404,200
145	Milwaukie/ Clackamas	324	126	77	159	2.6%	195	411,500	59	3,345	2,556	-6.2%	2,576	410,400	385,000	9.1%	21	472,200	106	265,200	22	535,400
146	Oregon City/ Canby	205	83	50	92	12.2%	123	402,100	52	2,010	1,660	-11.8%	1,688	393,200	375,000	7.2%	11	415,400	87	231,600	23	312,200
147	Lake Oswego/ West Linn	288	80	70	92	19.5%	98	662,700	73	2,447	1,605	-2.9%	1,585	672,800	570,000	9.5%	3	640,000	37	471,000	7	674,300
148	W Portland	522	185	127	149	-11.3%	195	612,700	68	4,440	2,992	-6.1%	3,052	591,000	495,000	3.2%	14	594,600	55	328,900	26	872,500
149	NW Wash Co.	187	81	68	100	17.6%	106	534,400	68	2,151	1,624	0.1%	1,618	526,700	500,000	7.7%	3	67,300	45	352,400	8	799,600
150	Beaverton/ Aloha	175	102	50	138	-5.5%	242	363,200	41	3,382	2,829	-9.4%	2,880	362,600	348,500	9.2%	11	637,900	23	380,200	37	655,900
151	Tigard/ Wilsonville	286	120	74	169	-1.7%	231	435,700	61	3,755	3,054	-4.3%	3,058	435,100	415,000	7.7%	8	763,400	38	345,900	23	674,200
152	Hillsboro/ Forest Grove	201	96	44	116	-20.5%	160	366,800	40	2,700	2,285	-3.8%	2,330	372,700	350,000	11.0%	19	392,300	62	303,800	51	451,100
153	Mt. Hood	57	12	14	10	0.0%	17	252,300	74	251	193	-14.6%	200	304,100	296,300	18.0%	-	-	28	98,000	1	775,000
155	Columbia Co.	139	47	31	61	3.4%	78	302,900	58	1,152	935	-3.8%	963	283,900	277,900	11.8%	10	443,200	102	156,100	11	225,100
156	Yamhill Co.	238	83	38	91	2.2%	106	341,800	65	1,925	1,659	-6.4%	1,720	332,900	300,000	11.7%	18	899,000	110	298,700	44	306,900

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

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

<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

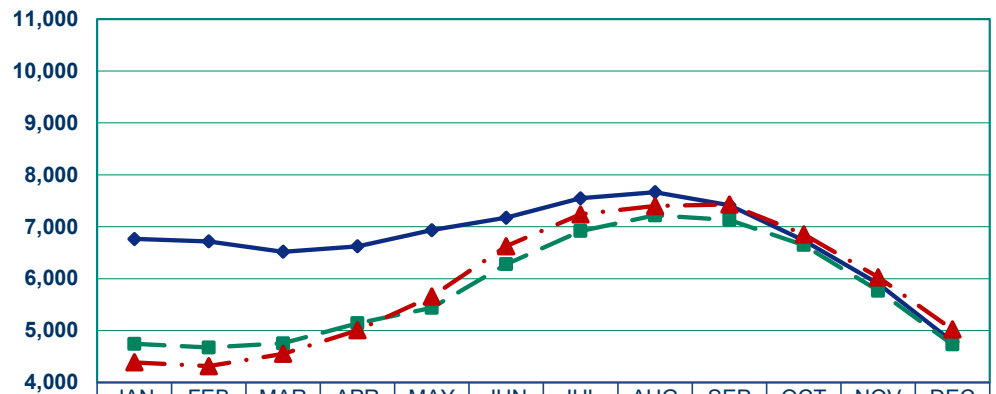
*This graph shows the active residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.*

## TOTAL ACTIVE LISTINGS

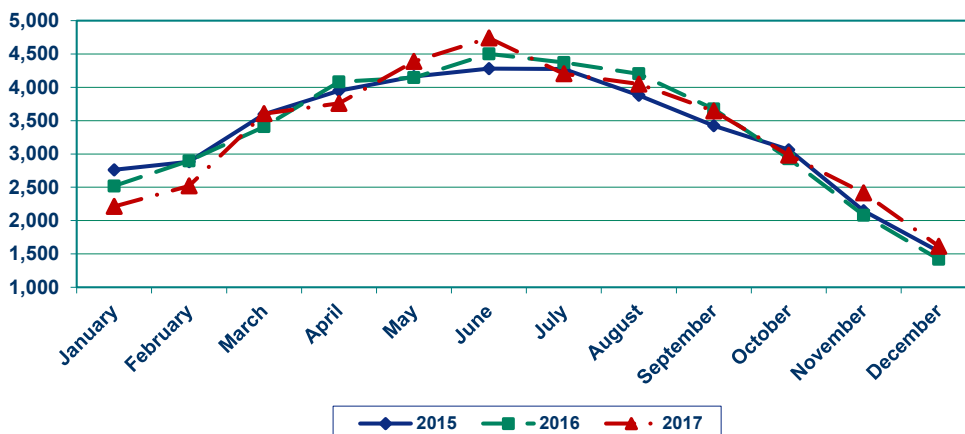
### PORTLAND, OR

*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

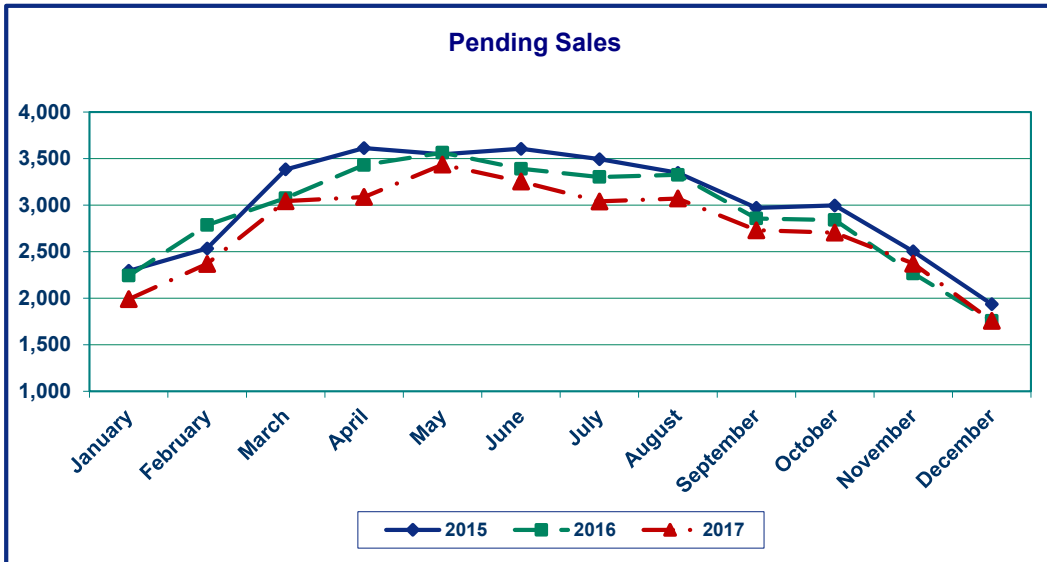
### PORTLAND, OR

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

## PENDING LISTINGS

### PORTLAND, OR

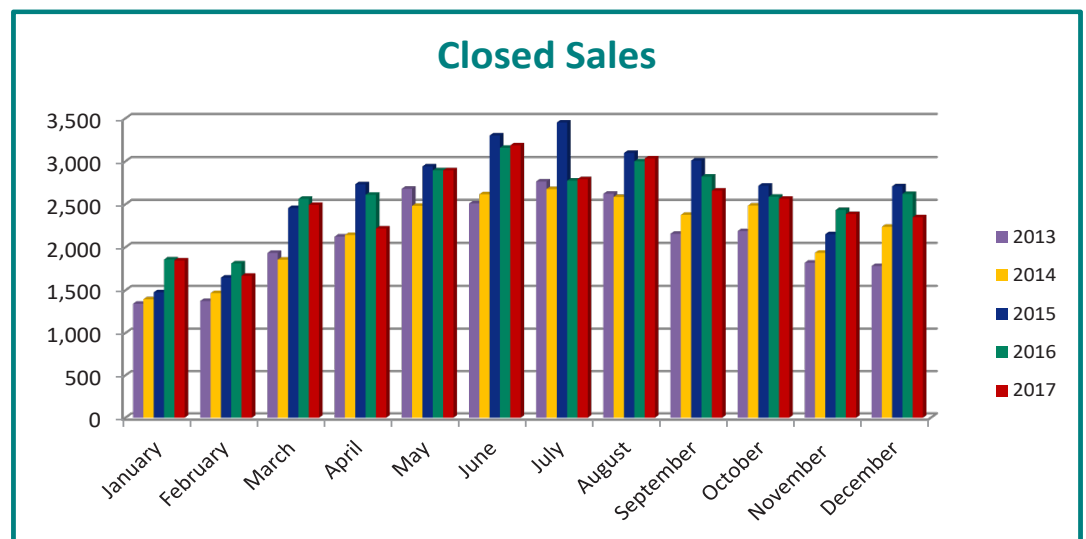
*This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.*



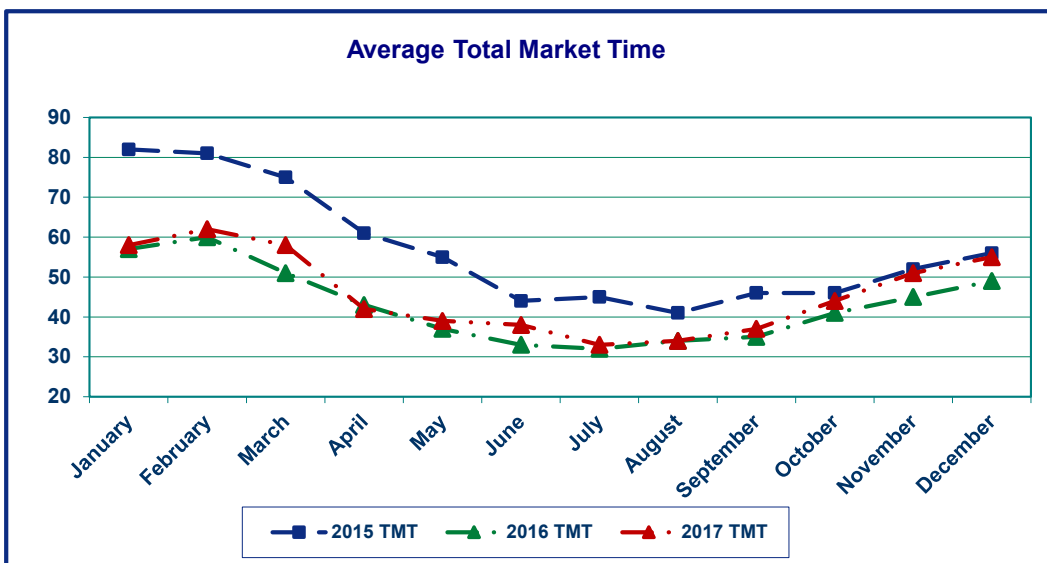
## CLOSED SALES

### 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



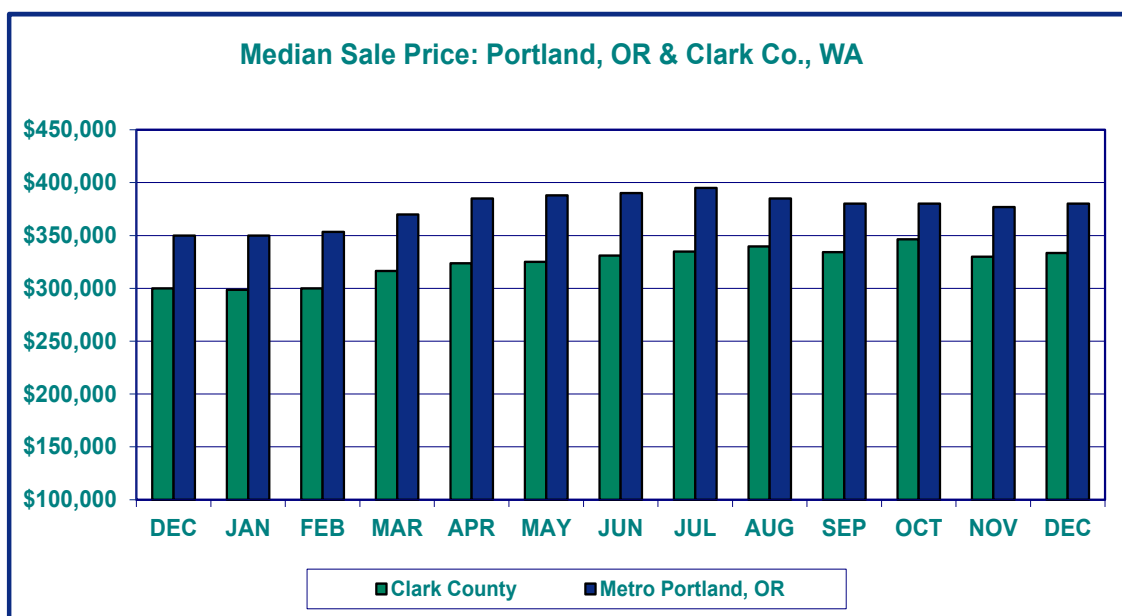
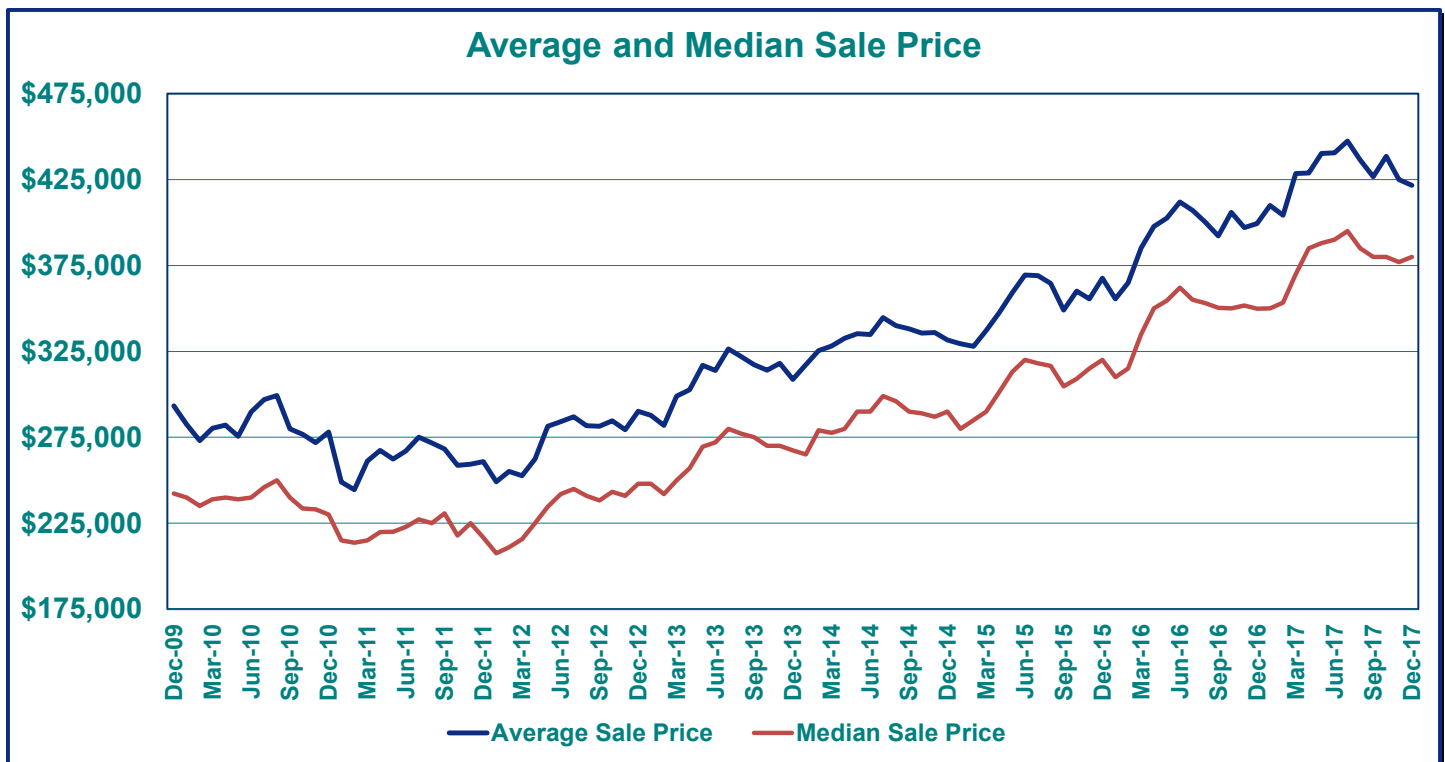
## DAYS ON MARKET

### 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.*

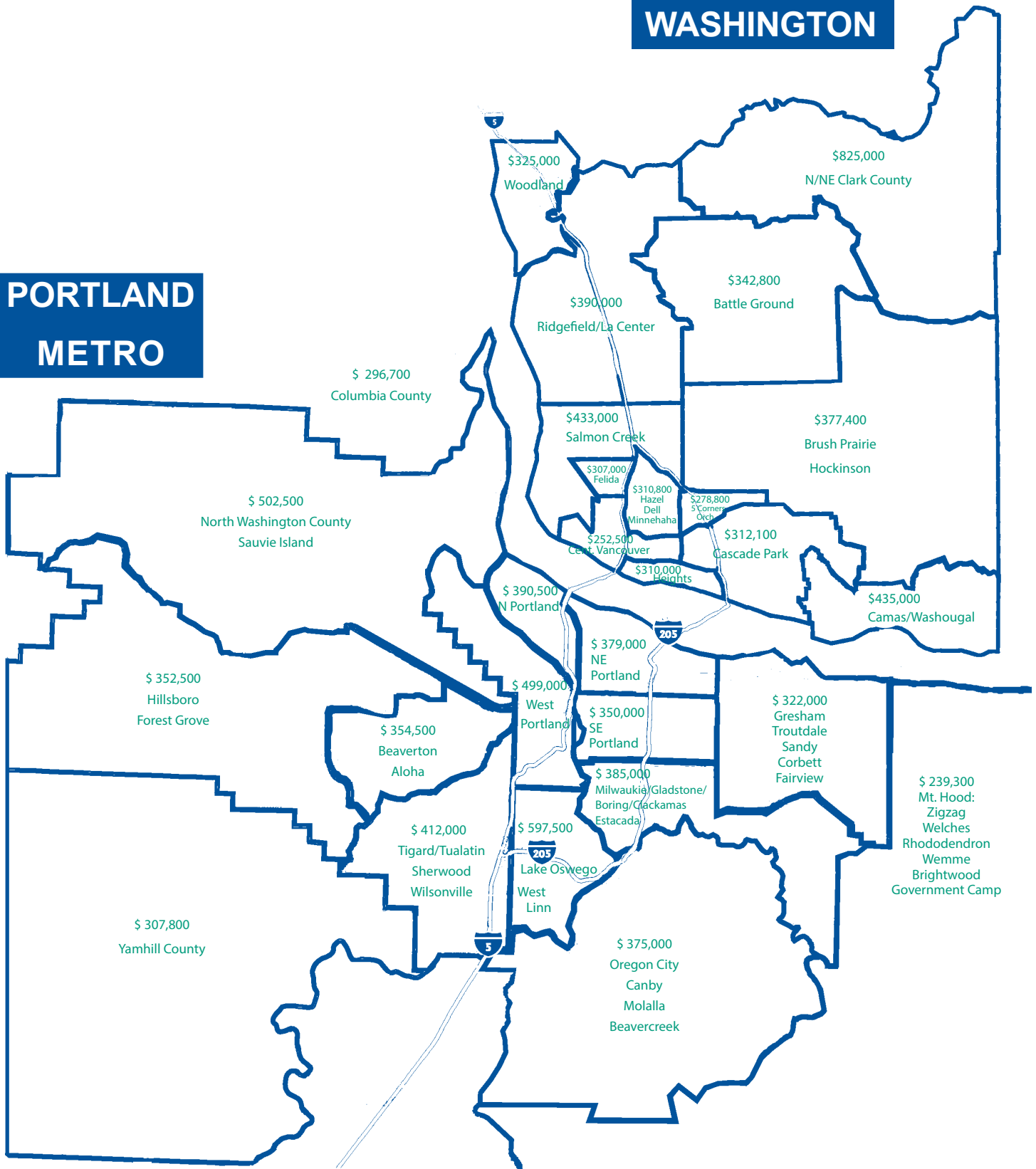


# MEDIAN SALE PRICE

## December 2017

**SW**  
**WASHINGTON**

**PORTLAND**  
**METRO**



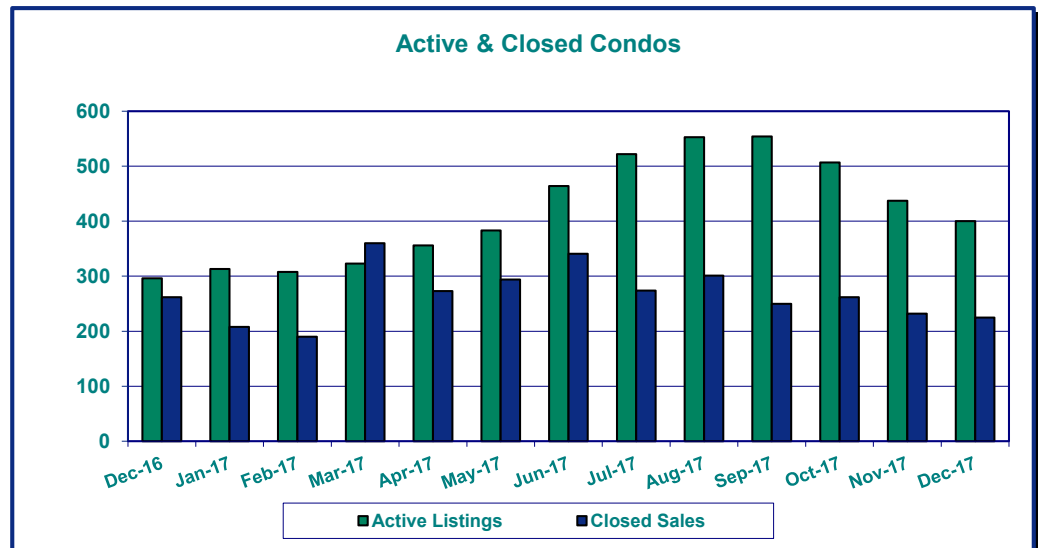
## ACTIVE & CLOSED CONDOS

PORTLAND, OR

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

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

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



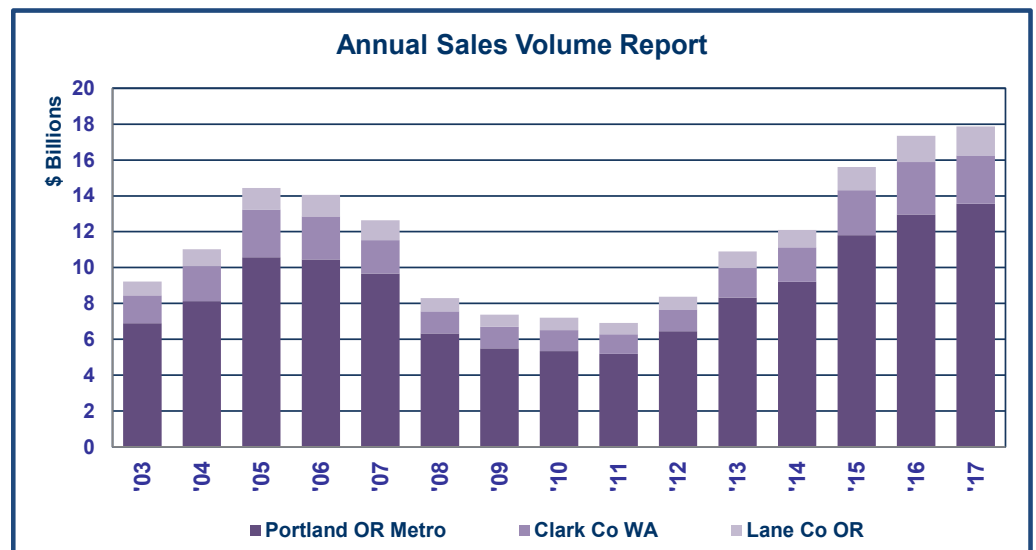
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.

## SALE VOLUME RESIDENTIAL

*This graph shows annual residential sales volume for Lane County, OR, Clark County, WA, and Portland, OR.*



Lori Palermo, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor



## Clark County, Washington Market Action Addition

December 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>	1,113
<b>Less Listings with Purchase Contingencies*:</b>	38
<b>Readily Purchased Listings:</b>	1,075
<b><i>Percent of Total Active Listings:</i></b>	96.6%
<b>Less New Under Construction (not ready for occupancy):</b>	112
<b>Less New Proposed (not started):</b>	135
<b>Total Readily Purchased &amp; Occupied Listing:</b>	828
<b><i>Percent of Total Active Listings:</i></b>	74.4%
<b>Inventory in Months of Readily Purchased &amp; Occupied Listings:</b>	1.3

\* 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

December 2017 Reporting Period

### December Residential Highlights

Southwest Washington saw some cooler activity this December, but a sole gain was made in new listings. At 412, new listings outpaced December 2016 (401) by 2.7%, despite a 35.7% decrease compared to last month in November 2017 (641).

Pending sales (495) fell 0.8% short of the 499 offers accepted last year in December 2016 and 24.7% short of the 657 offers accepted last month in November 2017.

Closed sales (631) fared similarly, ending 13.4% under the 729 closings recorded last year in December 2016 and 8.6% below the 690 closings recorded in November 2017.

### Year to Date Summary

Activity cooled a bit in 2017 compared to 2016. Comparing both years, closed sales (8,772) decreased 1.2%, new listings (10,777) decreased 1.6%, and pending sales (8,760) decreased 3.5%.

### Average and Median Sale Prices

Comparing 2017 to 2016 through the end of each year, the average sale price rose 10.5% from \$328,600 to \$363,200. In the same comparison, the median sale price rose 12.6% from \$290,000 to \$326,500.

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

**Average Sale Price % Change:**  
+10.6% (\$363,200 v. \$328,400)  
**Median Sale Price % Change:**  
+12.6% (\$326,500 v. \$290,000)

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	2.0
December	1.9	1.5	1.8

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

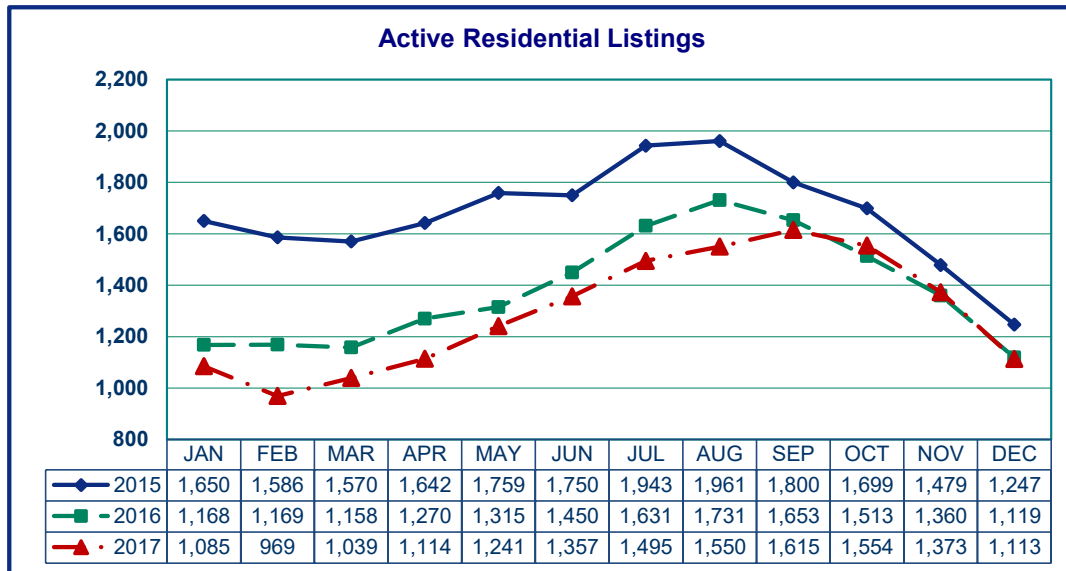
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	December	412	495	631	372,000	333,500	51
	November	641	657	690	366,700	330,000	44
	Year-to-date	10,777	8,760	8,772	363,200	326,500	48
2016	December	401	499	729	338,600	300,000	53
	Year-to-date	10,947	9,074	8,880	328,600	290,000	52
Change	December	2.7%	-0.8%	-13.4%	9.9%	11.2%	-5.4%
	Prev Mo 2017	-35.7%	-24.7%	-8.6%	1.4%	1.1%	15.9%
	Year-to-date	-1.6%	-3.5%	-1.2%	10.5%	12.6%	-7.1%

# AREA REPORT • 12/2017

## 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		
12	6	5	10	-33.3%	10	267,600	36	238	209	-3.2%	212	284,400	251,000	47	6.7%	2	1,410,900	4	115,000	15	335,800		
15	11	3	7	-50.0%	18	260,200	22	269	235	-13.0%	242	237,700	235,500	32	14.9%	1	982,400	10	119,400	22	503,100		
20	5	4	10	0.0%	6	291,300	48	169	141	11.0%	136	382,300	325,000	48	0.5%	2	318,000	4	551,300	3	930,000		
11	11	5	11	22.2%	12	308,400	39	187	170	4.9%	172	303,700	294,000	42	5.9%	-	-	5	171,200	1	365,000		
46	29	5	37	5.7%	34	289,800	50	558	507	-5.9%	512	288,300	291,000	45	9.6%	4	378,200	10	275,600	7	994,700		
21	10	3	10	-41.2%	10	316,000	51	257	228	-18.6%	240	282,200	275,000	37	8.7%	1	365,000	2	159,200	6	1,757,500		
41	28	5	29	-9.4%	28	296,100	27	530	475	-3.7%	482	281,700	280,000	41	9.1%	-	-	23	196,700	5	1,222,400		
58	23	12	36	-21.7%	53	287,700	45	842	752	-9.6%	744	286,400	275,500	32	10.7%	1	570,000	10	397,300	10	515,800		
24	8	5	9	-10.0%	15	424,900	55	225	174	-11.2%	175	359,700	277,000	40	7.4%	-	-	7	232,600	5	879,000		
24	10	8	20	17.6%	21	338,700	41	321	279	9.8%	272	398,400	346,500	46	6.4%	-	-	-	-	10	418,100		
9	7	2	15	66.7%	22	288,500	39	265	249	-12.3%	248	284,900	275,000	25	13.1%	-	-	-	-	-	-		
33	12	5	11	-8.3%	21	347,500	43	327	265	-0.7%	276	365,400	353,000	34	9.6%	-	-	4	291,900	4	404,500		
29	13	7	11	10.0%	17	361,400	56	301	245	-6.8%	248	351,300	345,500	29	7.1%	1	100,000	2	595,500	-	-		
16	-	2	1	-50.0%	3	458,900	110	74	45	-6.3%	46	508,900	452,900	100	29.5%	-	-	8	229,000	-	-		
113	39	37	50	28.2%	55	500,100	54	889	655	-9.9%	667	501,700	459,900	67	10.5%	1	300,000	64	305,400	15	365,700		
71	29	24	31	29.2%	26	440,200	62	606	450	-2.4%	450	402,800	379,000	60	11.2%	3	276,700	61	160,300	6	454,200		
26	12	12	10	-9.1%	22	360,800	27	424	341	-0.3%	326	357,000	333,300	38	3.9%	1	250,000	10	472,800	-	-		
58	15	16	23	-17.9%	36	350,200	44	529	441	13.4%	440	324,800	310,500	40	12.8%	1	800,000	8	111,800	3	327,600		
54	17	19	19	46.2%	33	406,100	69	472	381	17.2%	372	455,400	447,200	49	18.3%	-	-	16	235,100	-	-		
71	23	13	24	-11.1%	29	458,800	47	502	414	-2.4%	386	394,900	382,900	63	5.0%	-	-	13	321,700	-	-		
48	12	10	19	-24.0%	18	382,500	91	446	360	7.1%	382	399,900	375,400	51	14.0%	1	315,000	54	195,400	1	354,000		
9	1	1	4	100.0%	2	510,700	32	55	43	-6.5%	43	603,300	549,900	91	13.7%	-	-	14	596,200	-	-		
21	5	12	6	50.0%	6	723,800	111	127	81	-8.0%	82	527,200	472,500	114	5.6%	1	402,500	21	296,300	-	-		
79	27	25	32	-5.9%	53	375,300	59	694	540	-7.1%	542	359,300	322,600	44	18.2%	2	459,000	29	335,500	1	460,000		
141	41	24	41	7.9%	51	380,200	45	1,045	769	0.7%	766	408,200	379,900	62	8.2%	2	680,000	41	612,400	2	442,500		
0	0	0	0	-	0	-	-	8	6	50.0%	6	417,800	424,000	13	0.1%	-	-	-	-	-	-		
9	1	3	1	-80.0%	6	435,500	57	51	41	-24.1%	44	444,000	438,000	75	-0.2%	-	-	5	152,000	-	-		
12	3	-	1	0.0%	2	367,500	61	66	40	-16.7%	39	494,800	499,000	56	25.0%	-	-	13	195,600	-	-		
16	9	2	10	233.3%	13	398,500	41	124	94	-6.9%	89	351,500	307,000	42	15.0%	-	-	11	234,600	-	-		
16	5	3	7	75.0%	7	404,300	123	109	81	-6.9%	77	350,200	360,000	62	1.7%	-	-	9	267,400	3	394,800		
8	-	1	-	-100.0%	1	1,360,000	211	49	36	-20.0%	39	399,900	353,500	108	15.7%	-	-	8	152,300	-	-		
2	-	1	-	-100.0%	1	289,900	2	18	13	-38.1%	17	302,200	289,900	26	5.7%	-	-	8	163,200	-	-		
1,113	412	274	495	-0.8%	631	372,000	51	10,777	8,760	-3.5%	8,772	363,200	326,500	48	10.6%	24	506,800	474	286,400	119	590,800		
18	4	5	4	-42.9%	7	321,000	36	121	91	-9.9%	97	305,000	293,000	39	9.2%	3	530,700	7	228,400	3	536,200		
18	3	2	1	-50.0%	4	292,500	88	96	65	7.4%	71	340,500	315,000	60	0.6%	2	1,675,000	55	148,200	-	-		
133	38	19	37	-17.8%	59	240,600	52	968	769	9.5%	785	246,000	228,000	48	7.3%	9	285,900	109	89,000	27	319,400		
169	45	26	42	-22.2%	70	251,600	52	1,185	925	6.1%	953	259,000	240,000	48	5.9%	14	536,800	171	113,700	30	341,100		
63	7	9	8	300.0%	16	256,400	191	258	209	3.0%	207	214,600	185,000	155	19.9%	3	264,800	86	45,800	1	107,000		



## ACTIVE RESIDENTIAL LISTINGS

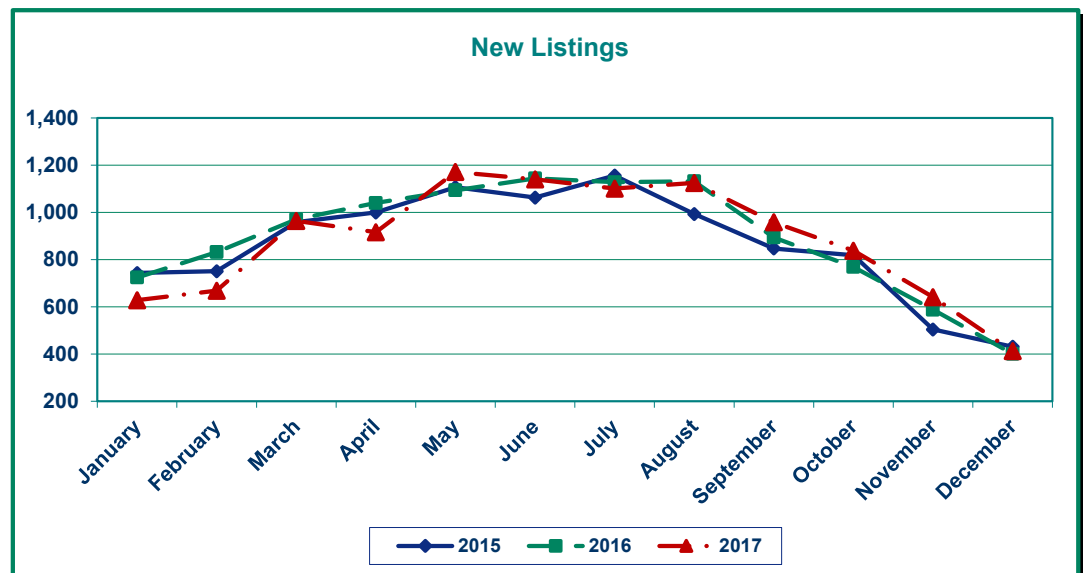
### CLARK COUNTY, WA

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

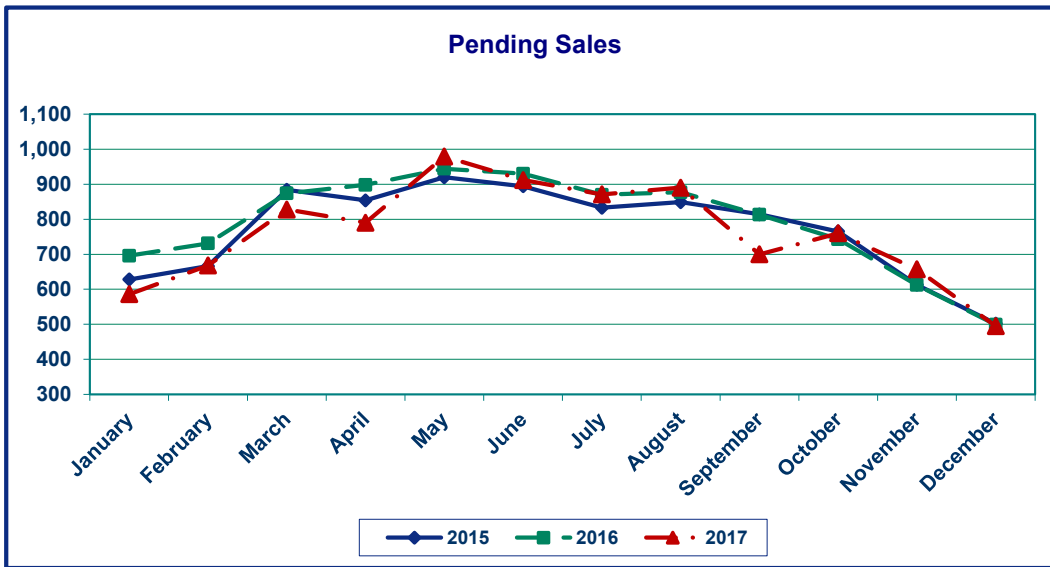
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (1/1/17-12/31/17) with 12 months before (1/1/16-12/31/16).

<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

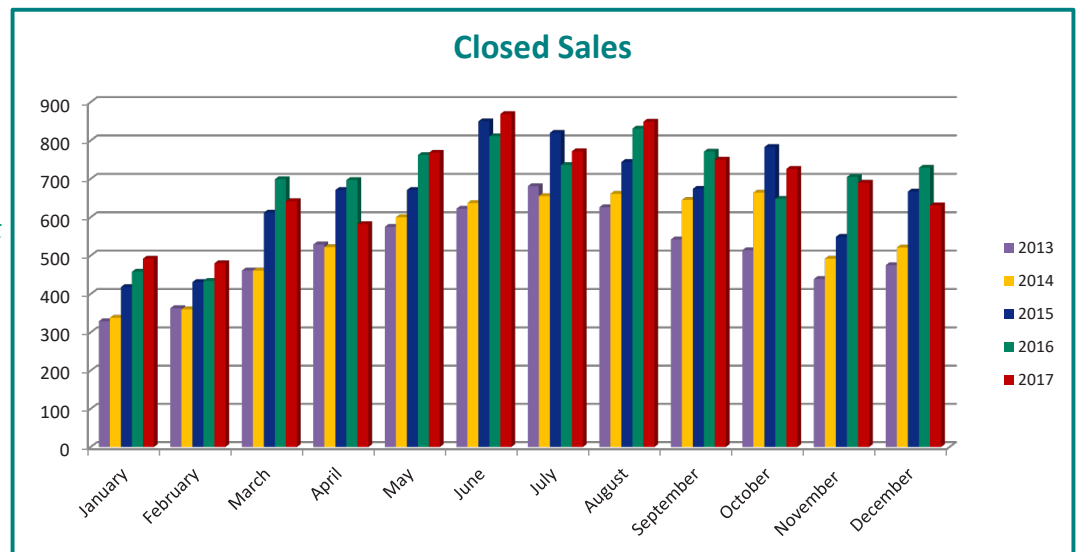
*This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.*



## CLOSED SALES

### CLARK COUNTY, WA

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

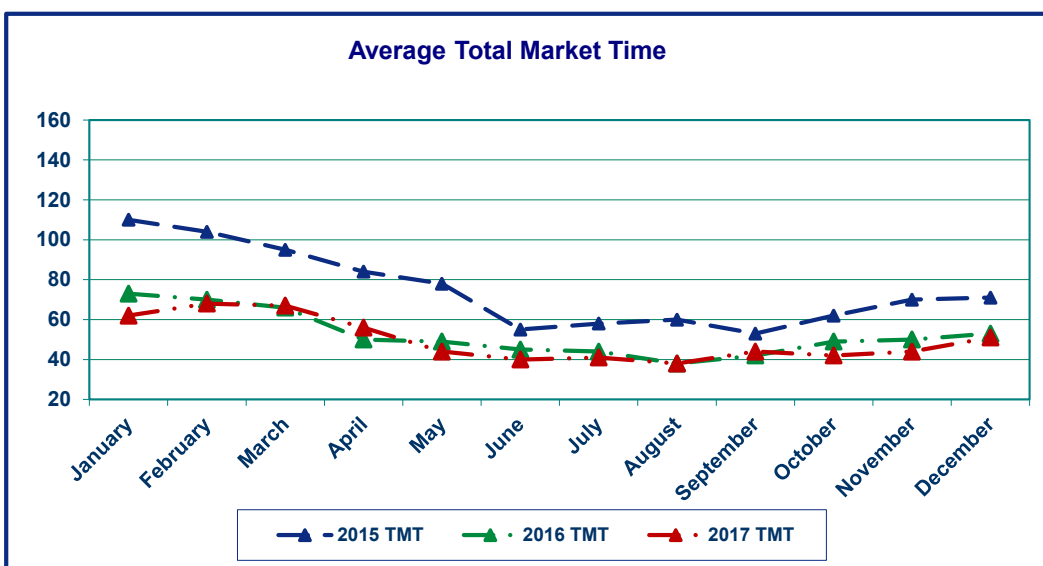


## Average Total Market Time

## DAYS ON MARKET

### CLARK COUNTY, WA

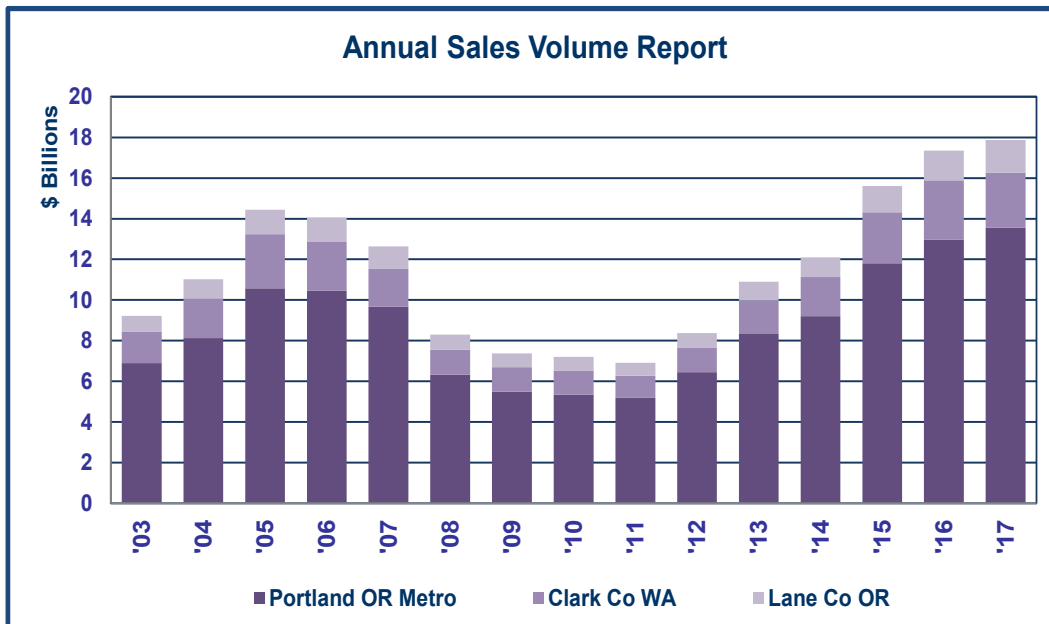
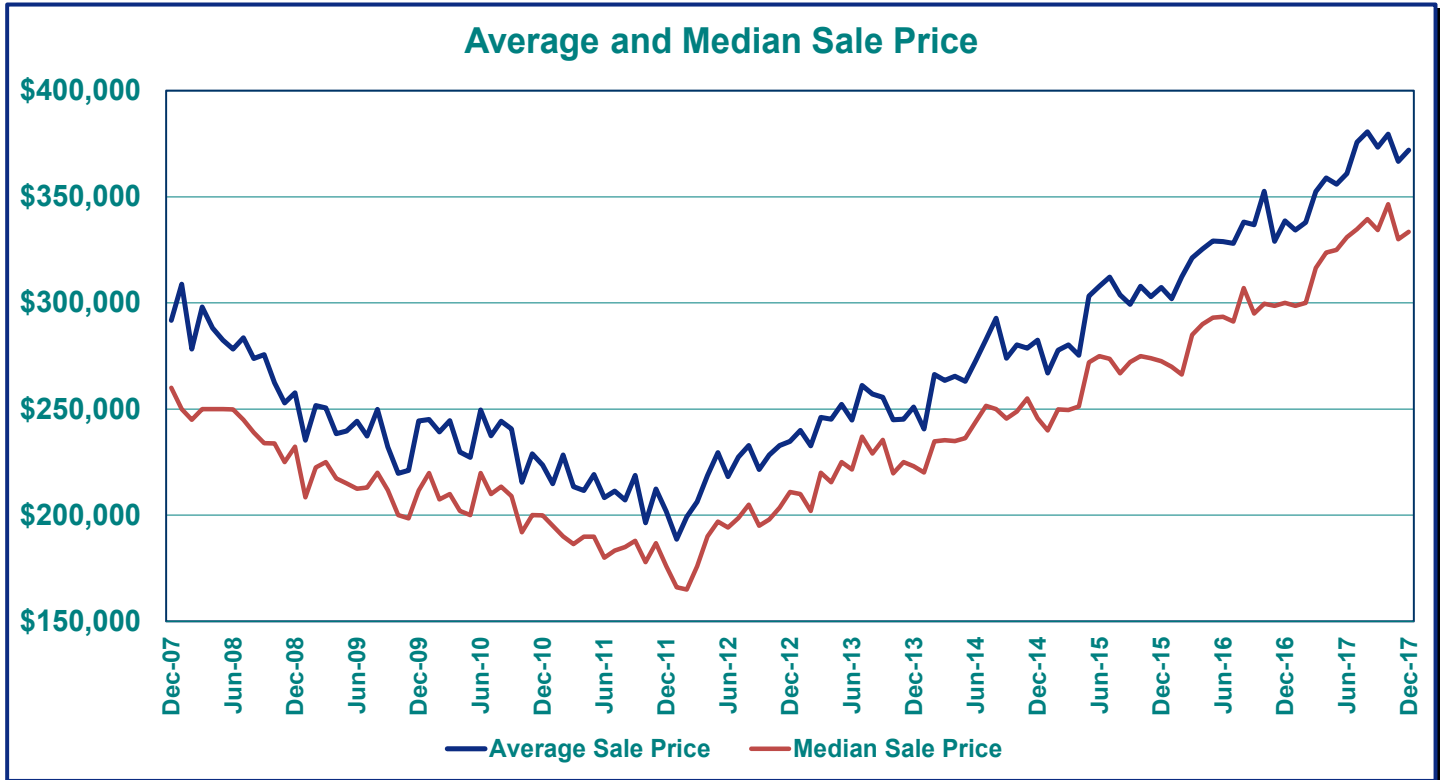
*This graph shows the average market time for sales in Clark County, Washington, over the past three calendar years.*



## SALE PRICE

### CLARK COUNTY, WA

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



## SALES VOLUME

### RESIDENTIAL

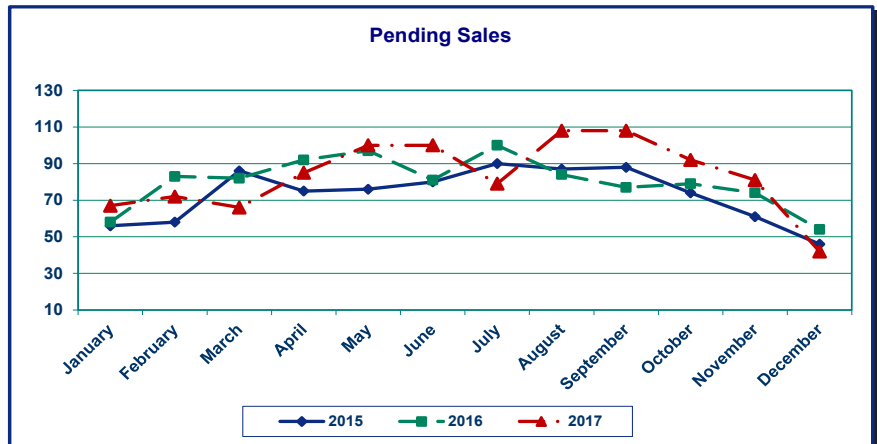
*This graph shows annual residential sales volume for Lane County, OR, Clark County, WA, and Portland, OR.*



## PENDING LISTINGS

### COWLITZ COUNTY, WA

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

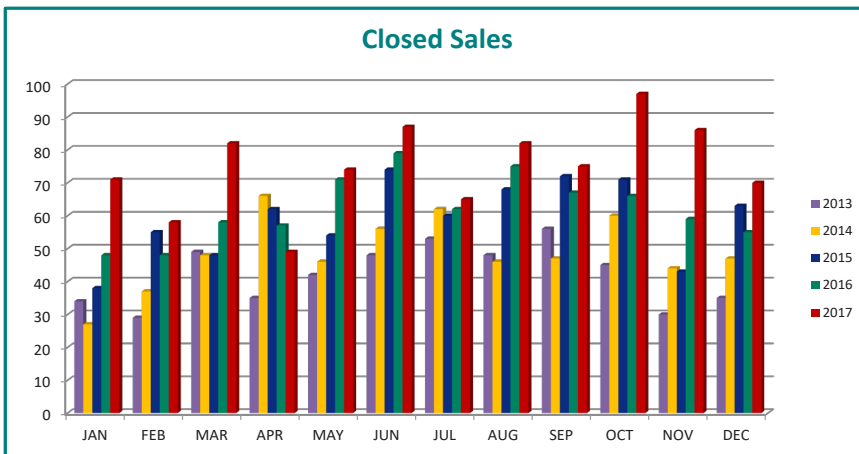


## Closed Sales

## CLOSED SALES

### COWLITZ COUNTY, WA

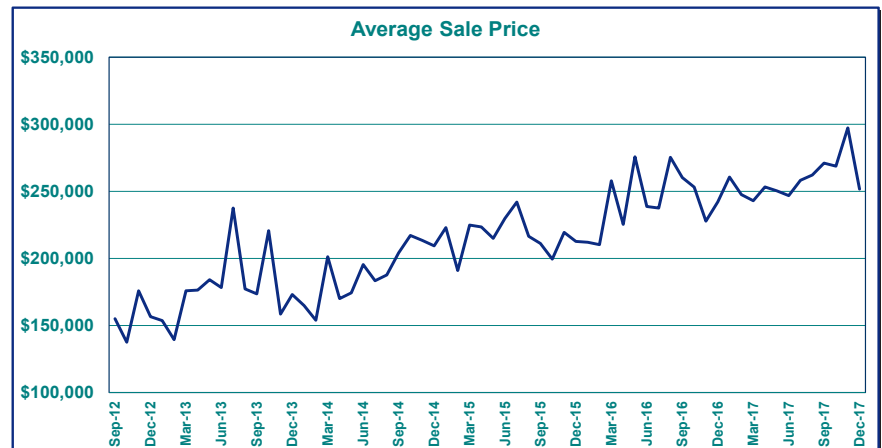
*This graph shows the closed sales over the past five calendar years in Cowlitz County, Washington.*



## 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 December 2017

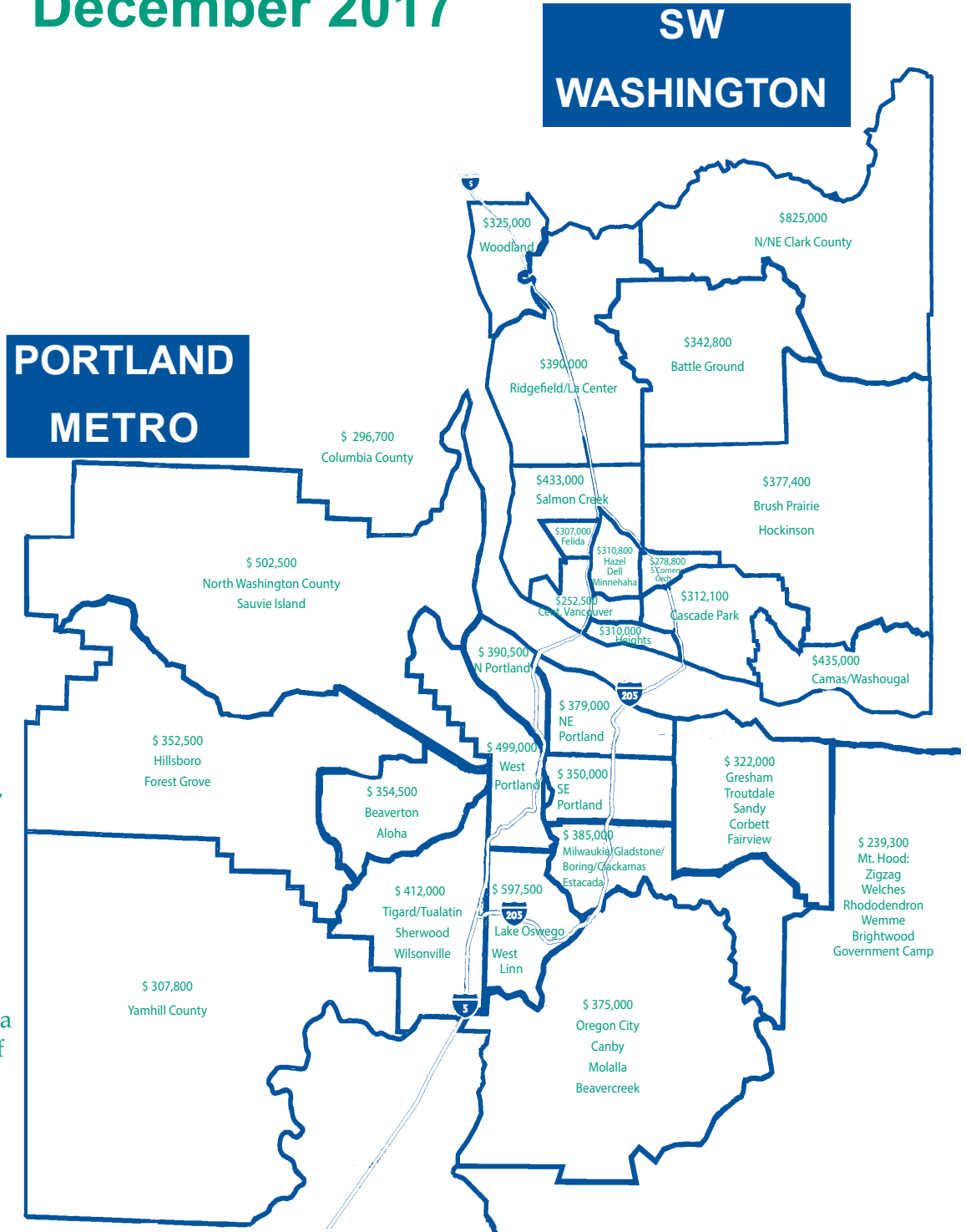
Contact RMLS™  
8338 NE Alderwood Rd  
Suite 230  
Portland, OR 97220  
(503) 236-7657  
communications@rmls.com

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.

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

E-mail subscriptions are  
available for \$45 per year  
by contacting RMLS™.  
Reproduction of any  
portion of this copyrighted  
material is prohibited  
without prior approval of  
RMLS™.



Lori Palmero, Chairwoman 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

December 2017 Reporting Period

### December Residential Highlights

Union County saw some positive numbers in pending sales this December. At 18, pending sales outpaced December 2016 (15) and exactly matched the 18 accepted offers from last month in November 2017.

Closed sales (22) decreased 21.4% from December 2016 (28) and fell one short of the 23 closings in November 2017 (-4.3%).

New listings (13) fell one short of December 2016 (14, -7.1%) and 40.9% short of November 2017 (22).

Total market time decreased to 49 days in December, with inventory closing the year out at 4.3 months.

### Average and Median Sale Prices

Comparing the entirety of 2017 to 2016, the average sale price increased 13.5% from \$175,200 to \$198,800. In the same comparison, the median sale price increased 7.1% from \$154,000 to \$165,000.

### 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	4.6
December	5.4	3.9	4.3

\*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.

Union County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	December	13	18	22	202,400	166,000	49
	November	22	18	23	199,000	150,000	114
	Year-to-date	420	329	327	198,800	165,000	106
2016	December	14	15	28	165,600	149,800	136
	Year-to-date	450	322	322	175,200	154,000	140
Change	December	-7.1%	20.0%	-21.4%	22.2%	10.8%	-64.0%
	Prev Mo 2017	-40.9%	0.0%	-4.3%	1.7%	10.7%	-57.0%
	Year-to-date	-6.7%	2.2%	1.6%	13.5%	7.1%	-24.3%

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

#### Average Sale Price % Change:

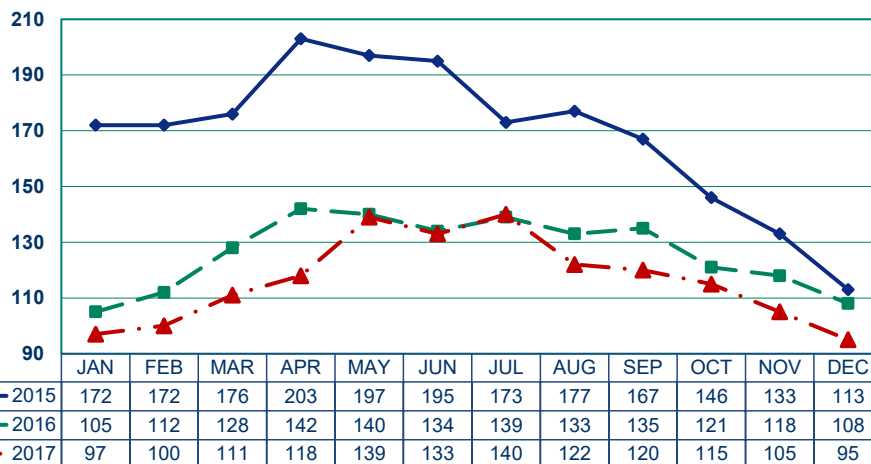
+13.5% (\$198,800 v. \$175,100)

#### Median Sale Price % Change:

+7.1% (\$165,000 v. \$154,000)

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 • 12/2017

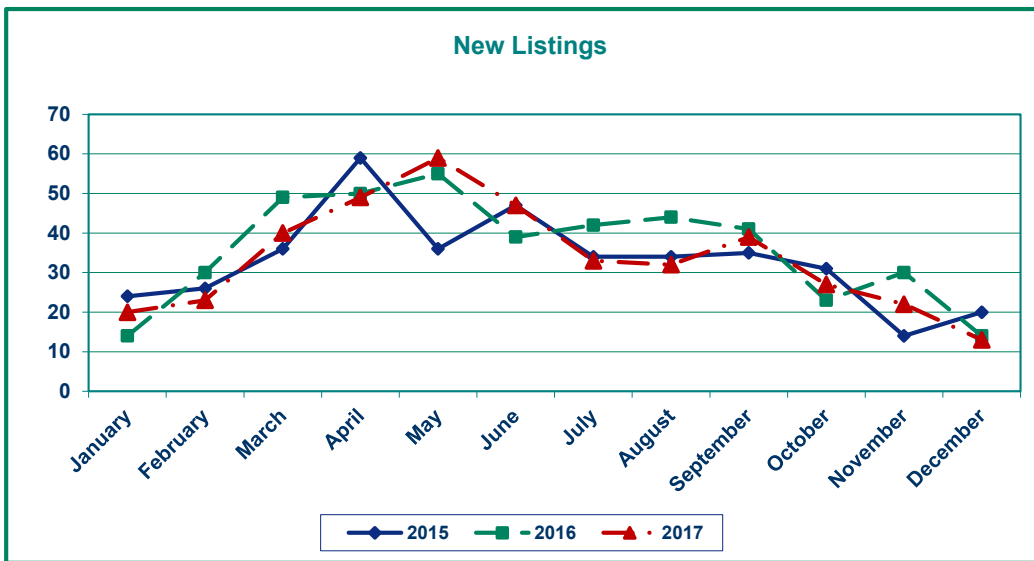
## Union County, Oregon

		RESIDENTIAL														Avg. Sale Price % Change <sup>2,4</sup>	COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date								Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings	Expired Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price		
97814	Medical Springs	-	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	-	0	-	0	-		
97824	Cove	9	0	3	-	-100.0%	4	358,000	50	32	23	-17.9%	26	371,200	282,500	51.9%	-	-	5	74,000	-	-
97827	Elgin	19	2	2	4	300.0%	4	114,500	82	46	26	-13.3%	24	155,800	116,500	19.9%	3	70,000	11	245,400	-	-
97841	Imbler	-	0	0	0	-100.0%	0	-	-	0	2	-66.7%	2	324,300	324,300	18.5%	-	-	-	-	-	-
97850	La Grande/ Island City	53	9	12	10	0.0%	11	191,800	39	265	215	7.0%	215	187,100	168,000	9.7%	8	166,700	15	133,400	3	177,000
97867	North Powder	1	0	0	0	-	0	-	-	5	8	100.0%	8	181,300	84,500	78.6%	1	150,000	-	-	-	-
97876	Summerville	4	1	1	2	-	0	-	-	19	14	75.0%	13	298,300	275,000	-15.9%	-	-	-	-	-	-
97883	Union Union Co.	9	1	4	2	0.0%	3	151,000	40	53	41	20.6%	39	138,600	141,900	6.1%	-	-	3	49,500	-	-
	Total	95	13	22	18	20.0%	22	202,400	49	420	329	2.2%	327	198,800	165,000	13.5%	12	141,100	34	153,500	3	177,000

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

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

<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.



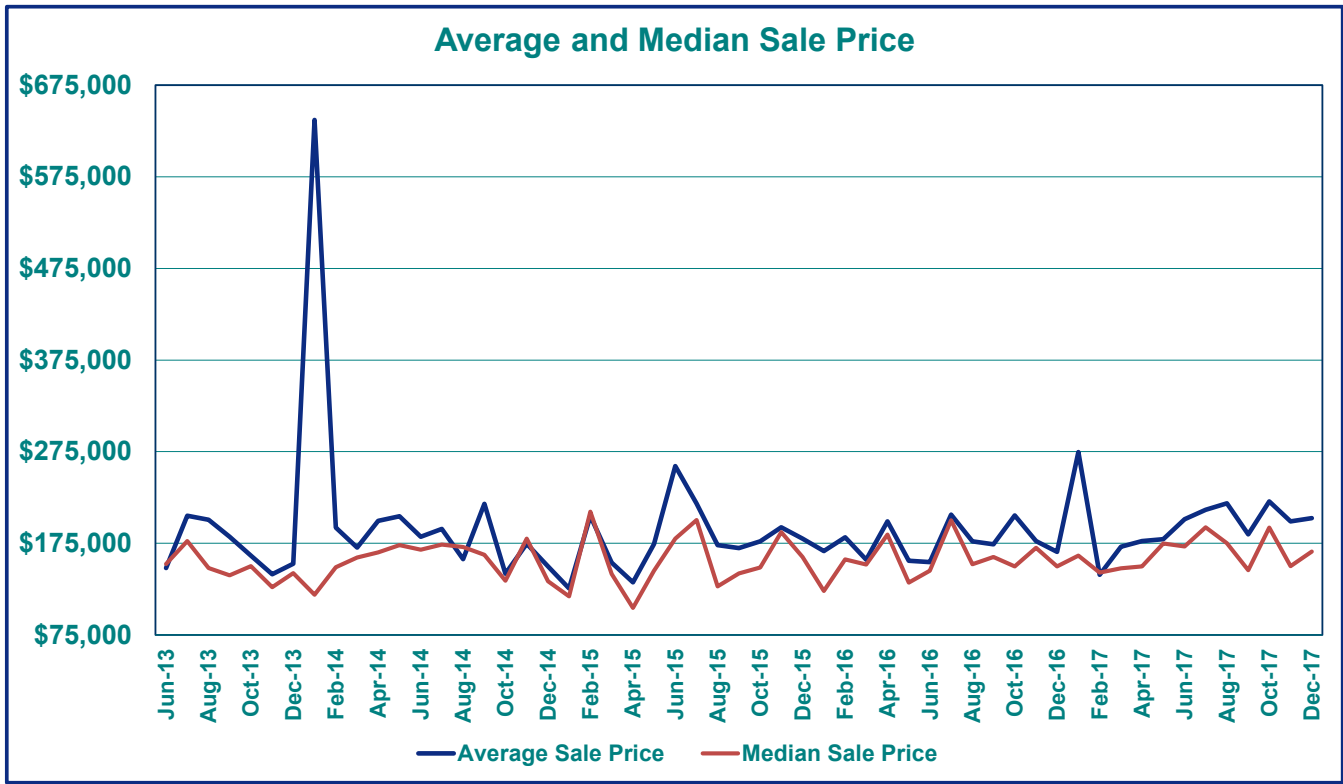
### NEW LISTINGS

#### UNION COUNTY, OR

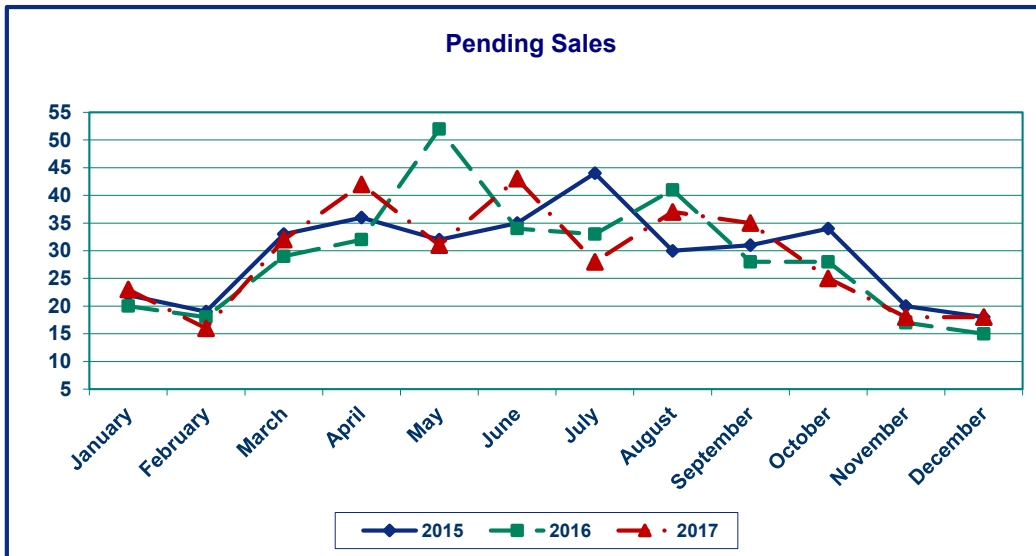
*This graph shows the new residential listings over the past three calendar years in Union County, Oregon.*

**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**

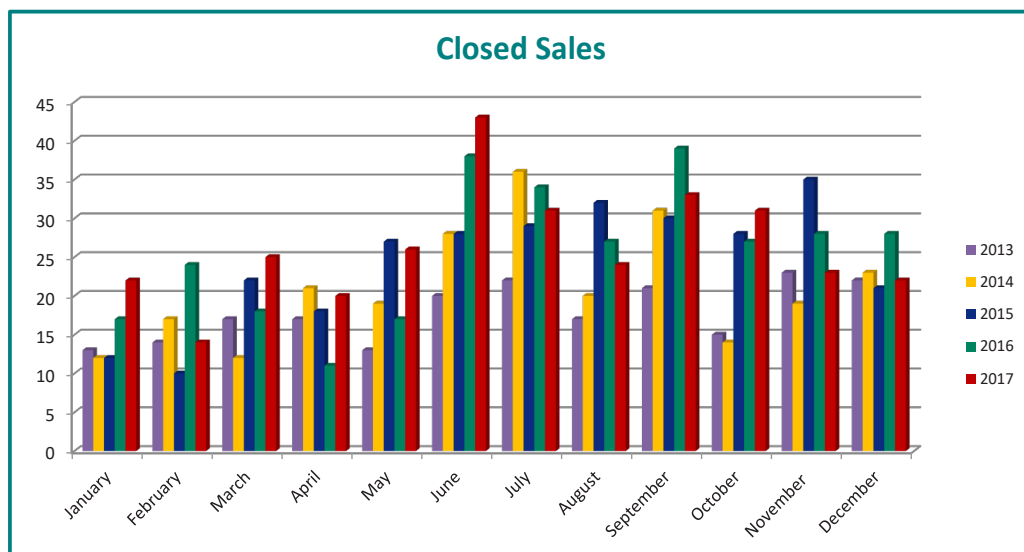
*This graph represents monthly accepted offers in Union County, Oregon over the past three calendar years.*

## 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

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



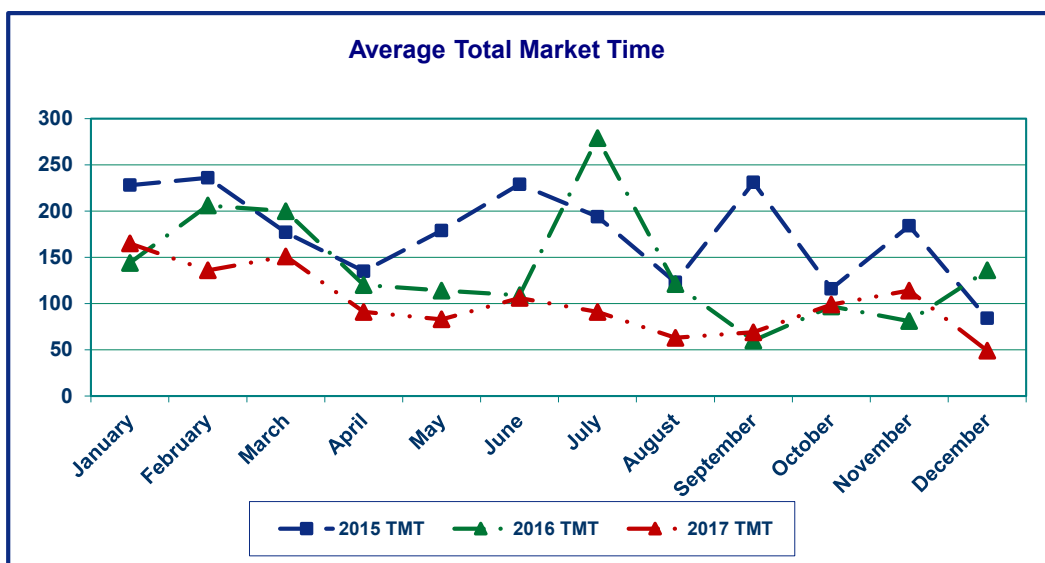
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.

## 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.*



Lori Palermo, Chairwoman 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

December 2017 Reporting Period

## December Residential Highlights

December brought a gain in new listings in Wallowa County compared to 2016. Five new listings edged one over the four offered last year in December 2016, despite a 50.0% decrease from last month in November 2017 (10).

Pending sales, at six, decreased by one compared to November 2017 (7) and showed a 33.3% decrease compared to December 2016.

There were two closed sales in December, a decrease from both the eight recorded last year in December 2016 and the six recorded last month in November 2017.

Total market time decreased to end the year at 44 days, with inventory increasing to 25.0 months.

## Year to Date Summary

Activity was cooler in Wallowa County in 2017. New listings (119) decreased 11.9%, closed sales (89) decreased 23.9%, and pending sales (88) decreased 26.1%.

## Average and Median Sale Prices

Comparing 2017 with 2016 through the end of each year, the average sale price decreased 9.5% from \$222,400 to \$201,200. In the same comparison, the median sale price has increased 5.9% from \$170,000 to \$180,000.

## 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	9.3
December	13.7	7.5	25.0

\*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 number includes proposed and under construction homes.

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

### Average Sale Price % Change:

-9.5% (\$201,200 v. \$222,400)

### Median Sale Price % Change:

+5.9% (\$180,000 v. \$170,000)

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

Wallowa County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	December	5	6	2	229,500	229,500	44
	November	10	7	6	134,300	132,000	57
	Year-to-date	119	88	89	201,200	180,000	237
2016	December	4	9	8	204,700	169,800	167
	Year-to-date	135	119	117	222,400	170,000	317
Change	December	25.0%	-33.3%	-75.0%	12.1%	35.2%	-73.9%
	Prev Mo 2017	-50.0%	-14.3%	-66.7%	70.9%	73.9%	-22.8%
	Year-to-date	-11.9%	-26.1%	-23.9%	-9.5%	5.9%	-25.3%



# AREA REPORT • 12/2017

## Wallowa County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date								Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price		
		11	2	0	1	-	-	-	-	14	5	-76.2%	4	170,200	173,900	-4.8%	1	90,000	2	68,500	-	-
		2	0	0	0	-100.0%	-	-	-	5	4	-33.3%	7	191,000	145,000	-37.3%	-	-	2	41,800	-	-
		5	1	1	1	0.0%	0	-	-	6	3	-25.0%	2	158,800	158,800	-72.6%	-	-	5	35,800	-	-
		18	1	1	2	-33.3%	-	-	-	38	27	-10.0%	26	271,000	204,000	-2.2%	2	792,100	32	113,600	1	200,000
		14	1	7	2	-33.3%	2	229,500	44	56	49	-15.5%	50	170,500	166,800	-5.7%	4	94,800	20	210,800	1	135,000
		50	5	9	6	-33.3%	2	229,500	44	119	88	-26.1%	89	201,200	180,000	-9.5%	7	293,300	61	135,300	2	167,500

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

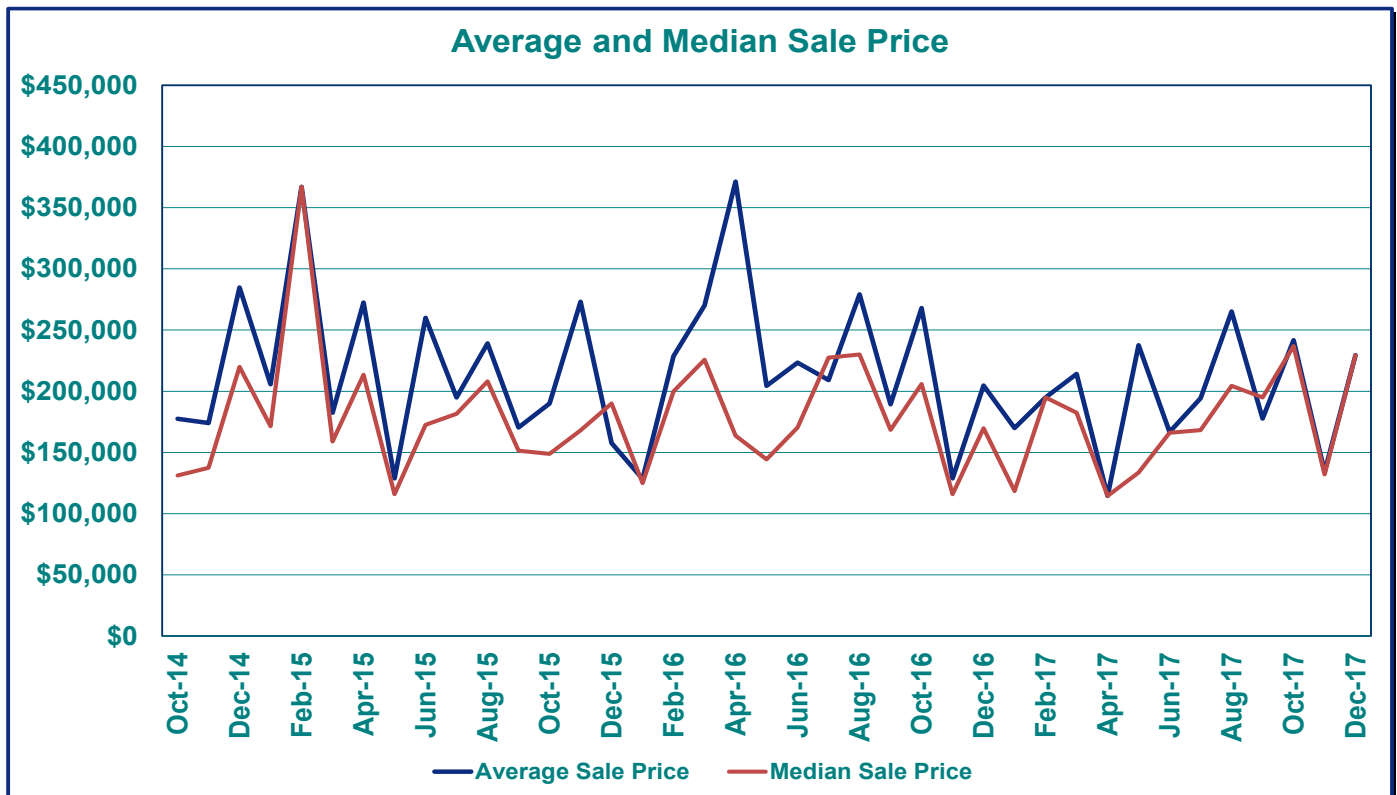
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (1/1/17-12/31/17) with 12 months before (1/1/16-12/31/16).

<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.*

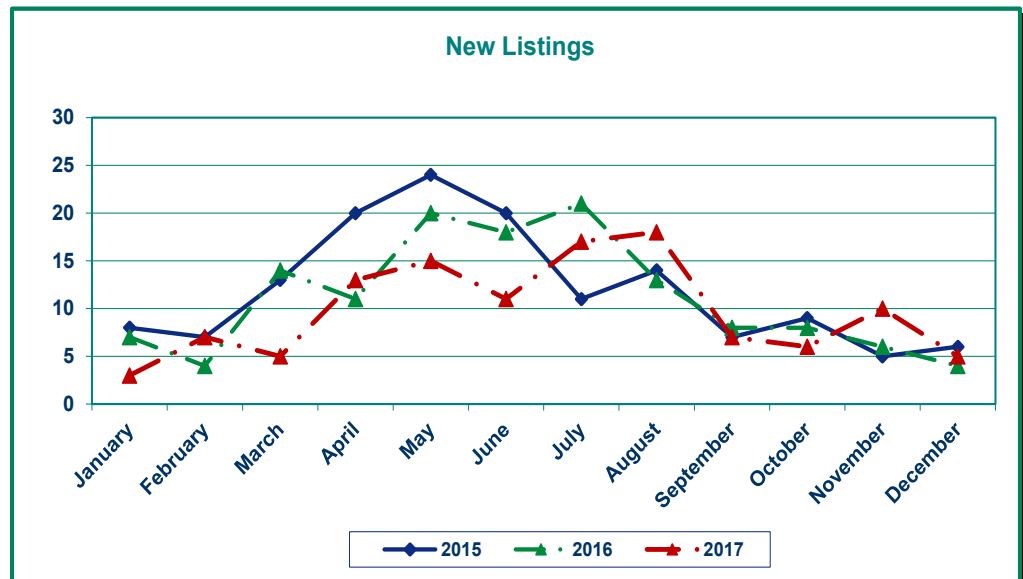




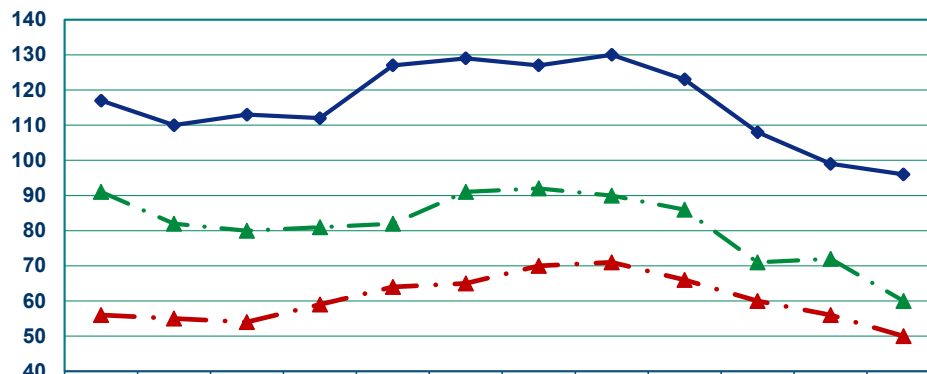
## NEW LISTINGS

### WALLOWA COUNTY, OR

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



## Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

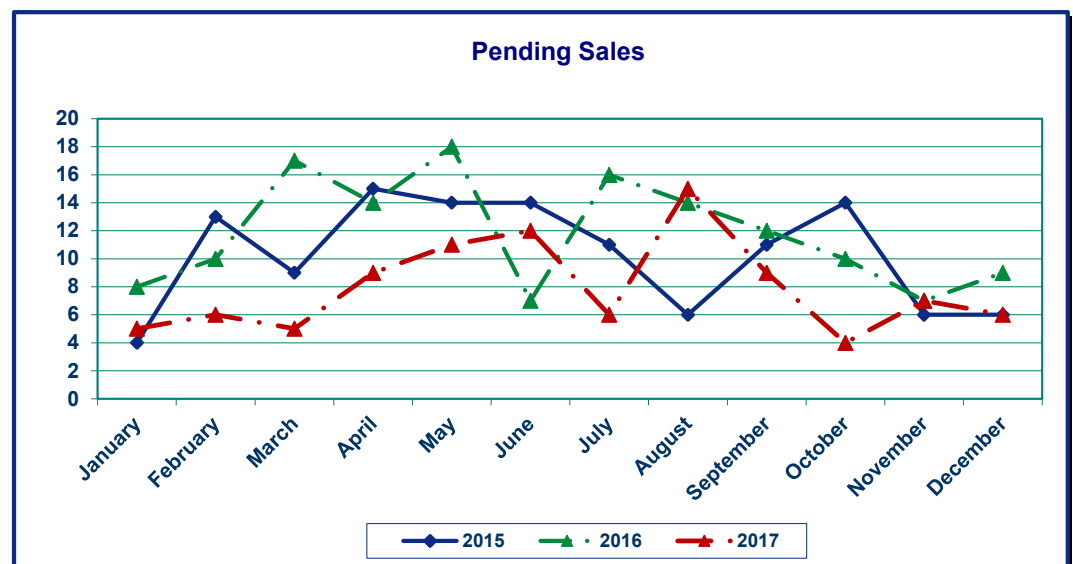
### WALLOWA COUNTY, OR

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

## PENDING LISTINGS

### WALLOWA COUNTY, OR

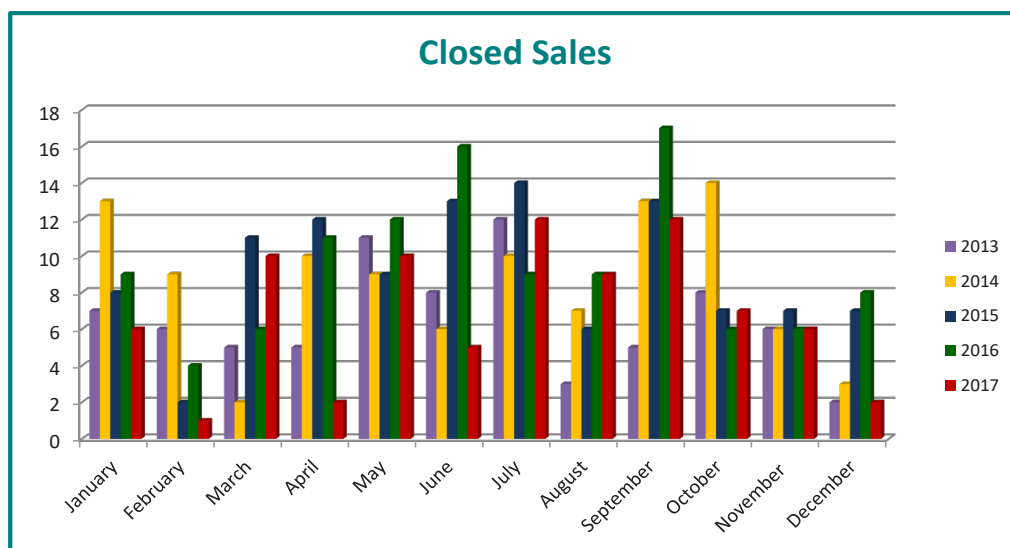
*This graph represents monthly accepted offers in Wallowa County, Oregon.*



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

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

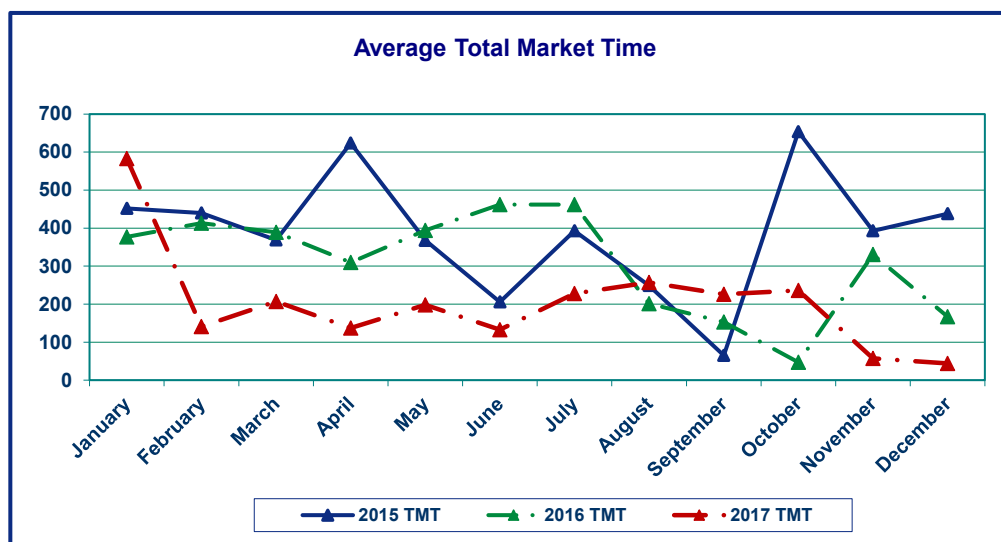
The statistics presented  
 in Market Action are  
 compiled monthly based  
 on figures generated by  
 RMLS™.



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

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

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



E-mail subscriptions are  
 available for \$45 per year  
 by contacting RMLS™.  
 Reproduction of any  
 portion of this copyrighted  
 material is prohibited  
 without prior approval of  
 RMLS™.



Lori Palmero, Chairwoman of the Board  
 Kurt von Wasmuth, President/CEO  
 Tyler Chaudhary, Editor