

# MARKET ACTION



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

## Residential Review: Baker County, Oregon

April 2018 Reporting Period

### April Residential Highlights

New listings and pending sales were strong in Baker County this April. New listings, at 50, ended 38.9% ahead of April 2017 (36) and outpaced March 2018 (21) even more. Pending sales (28) ended 12.0% ahead of April 2017 (25) and also ahead of March 2018 (16). Closed sales, at 15, decreased from the 24 closings recorded in April 2017, also falling short of the 22 closings recorded last month in March 2018.

Total market time rose to 280 days in April, with inventory rising to 5.9 months in the same period.

### Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending April 30th of this year (\$151,500) with the average price of homes ending April 2017 (\$144,300) shows an increase of 5.0%. The same comparison of the median shows an increase of 8.3% over the same period.

### Inventory in Months\*

	2016	2017	2018
January	11.6	14.1	4.8
February	11.3	12.9	4.8
March	7.9	11.1	3.6
April	9.2	5.3	5.9
May	5.3	7.6	
June	4.8	5.3	
July	8.5	6.2	
August	5.6	4.8	
September	4.6	7.8	
October	7.4	4.6	
November	6.6	6.4	
December	5.4	3.9	

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

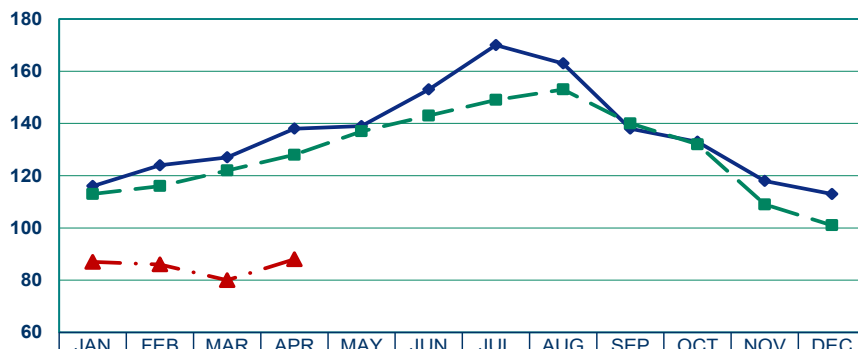
Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	April	50	28	15	150,200	165,000	280
	March	21	16	22	165,700	142,500	188
	Year-to-date	103	79	74	146,100	128,500	152
2017	April	36	25	24	155,200	150,800	100
	Year-to-date	102	77	52	134,600	114,000	98
Change	April	38.9%	12.0%	-37.5%	-3.2%	9.4%	178.7%
	Prev Mo 2018	138.1%	75.0%	-31.8%	-9.4%	15.8%	48.9%
	Year-to-date	1.0%	2.6%	42.3%	8.5%	12.7%	55.8%

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

**Average Sale Price % Change:**  
+5.0% (\$151,500 v. \$144,300)  
**Median Sale Price % Change:**  
+8.3% (\$134,800 v. \$124,500)

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

### Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

BAKER COUNTY, OR

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

# AREA REPORT • 4/2018

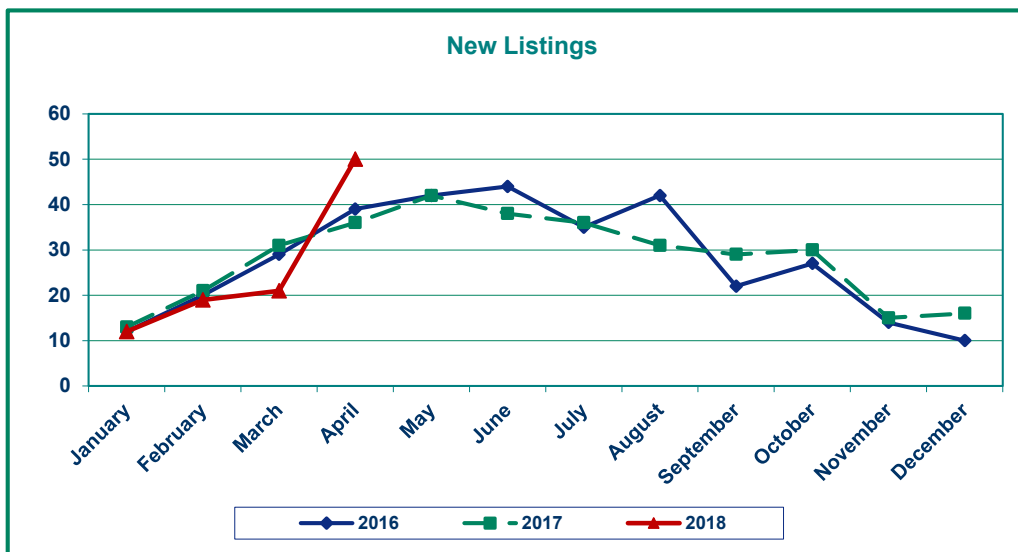
## Baker County, Oregon

	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 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
460 Baker City/Keating	49	38	4	24	33.3%	13	158,300	189	81	64	4.9%	58	154,700	134,500	5.7%	4	136,100	5	42,800	2	170,000
461 Haines/Anthony Lk/Muddy Crk	6	1	0	1	-66.7%	1	153,000	35	4	2	-50.0%	2	151,500	151,500	103.0%	-	-	1	200,000	-	-
462 Sumpter/McEwen/Bourne/Phillips Lk/Grant	13	4	0	2	0.0%	-	-	-	6	6	100.0%	4	131,500	115,000	-3.6%	-	-	3	16,700	-	-
463 Unity/Hereford	5	1	0	0	-	0	-	-	2	0	-	0	-	-	-	0	-	0	-	0	-
464 Huntington/Lime	1	0	0	0	-	0	-	-	-	2	100.0%	3	70,800	65,000	-33.4%	-	-	-	-	-	-
465 Durkee/Pleasant Valley	1	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
466 Richland/New Bridge	2	2	2	0	-100.0%	0	-	-	5	2	-50.0%	2	116,300	116,300	8.0%	-	-	-	-	-	-
467 Halfway/ Cornucopia	10	4	4	1	-	1	42,000	1,699	5	3	-25.0%	5	113,200	85,000	-18.2%	-	-	-	-	-	-
468 Oxbow	1	-	0	0	-	0	-	-	-	0	-	0	-	-	-	0	-	0	-	0	-
<b>Baker County</b>	<b>88</b>	<b>50</b>	<b>10</b>	<b>28</b>	<b>12.0%</b>	<b>15</b>	<b>150,200</b>	<b>280</b>	<b>103</b>	<b>79</b>	<b>2.6%</b>	<b>74</b>	<b>146,100</b>	<b>128,500</b>	<b>5.0%</b>	<b>4</b>	<b>136,100</b>	<b>9</b>	<b>51,600</b>	<b>2</b>	<b>170,000</b>

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2018 with April 2017. The Year-To-Date section compares 2018 year-to-date statistics through April with 2017 year-to-date statistics through April.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/17-4/30/18) with 12 months before (5/1/16-4/30/17).

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



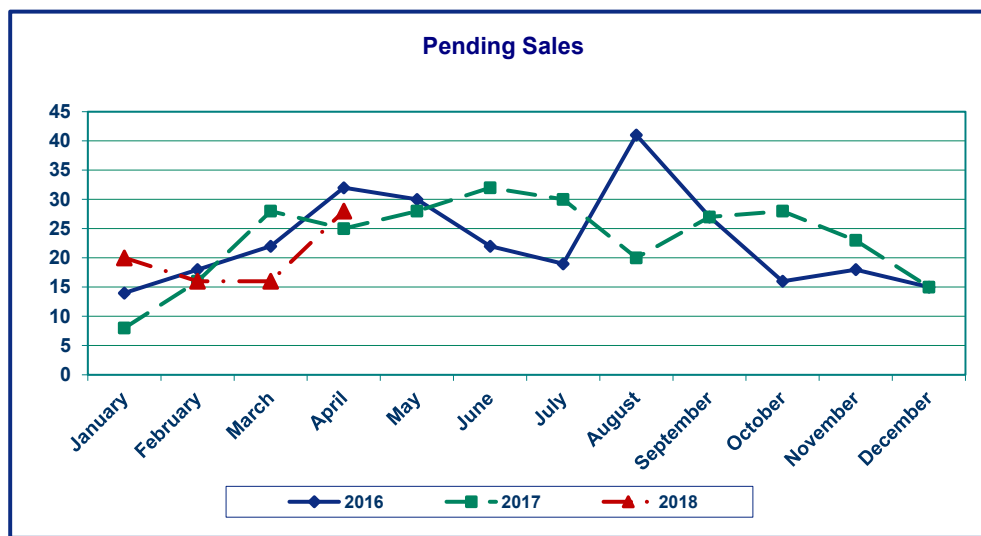
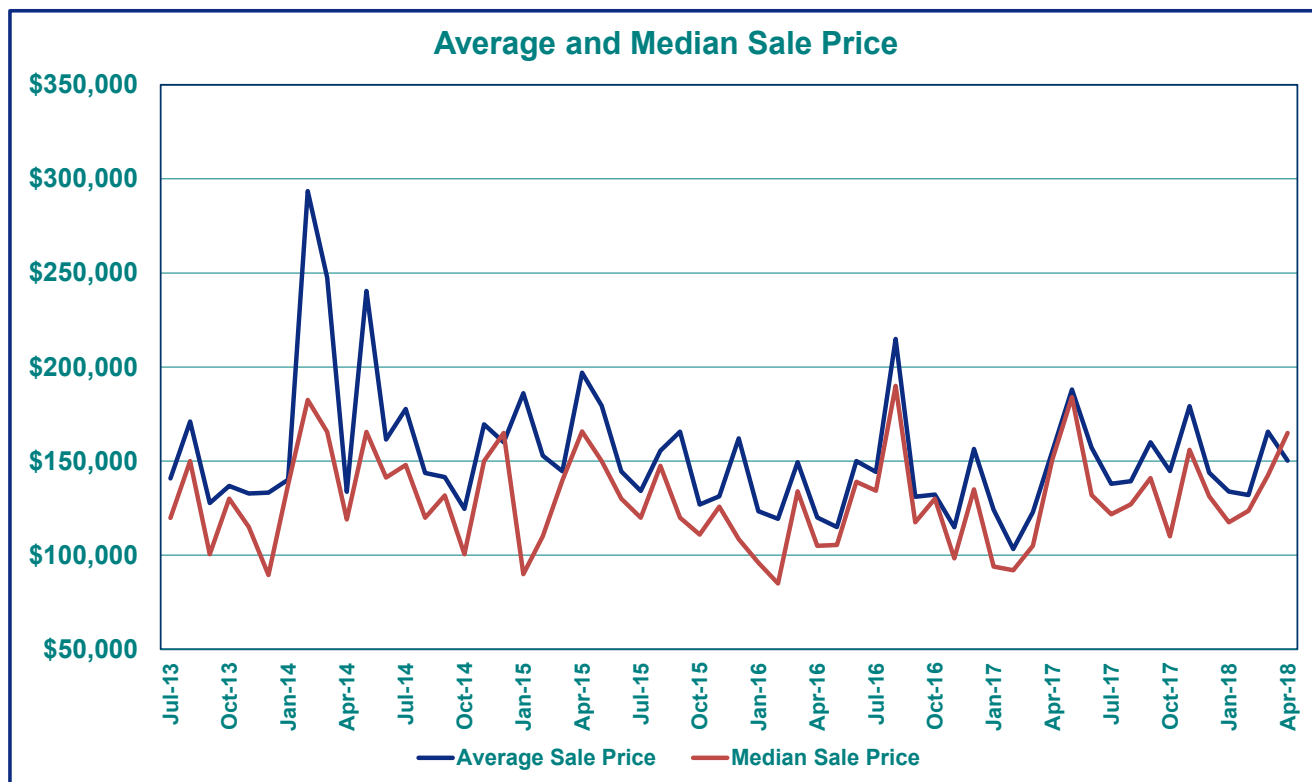
### NEW LISTINGS BAKER COUNTY, OR

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

## SALE PRICE

### BAKER COUNTY, OR

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



## PENDING LISTINGS

### BAKER COUNTY, OR

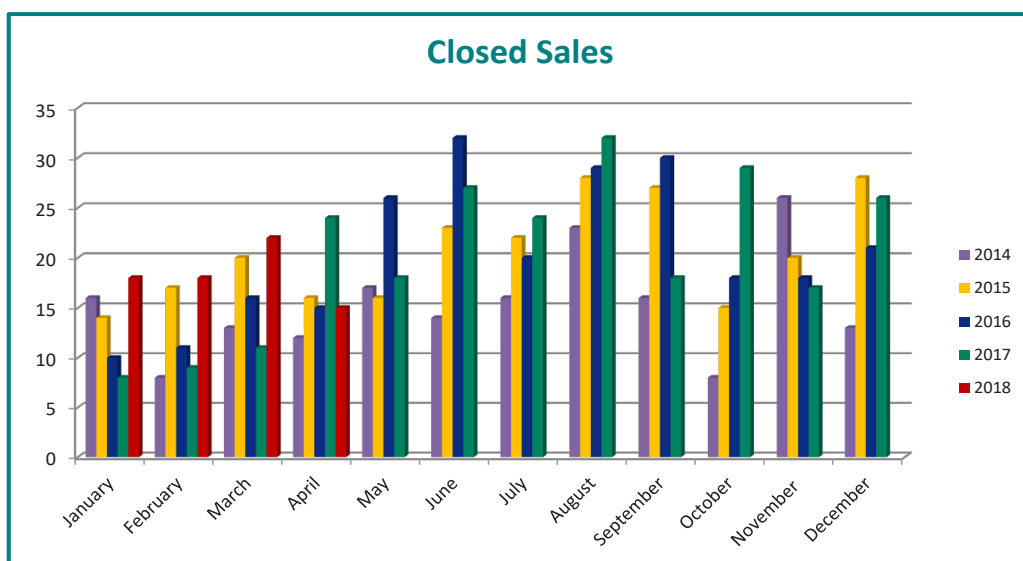
*This graph represents monthly accepted offers in Baker County, Oregon over the past three calendar years.*

## CLOSED SALES BAKER COUNTY, OR

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

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



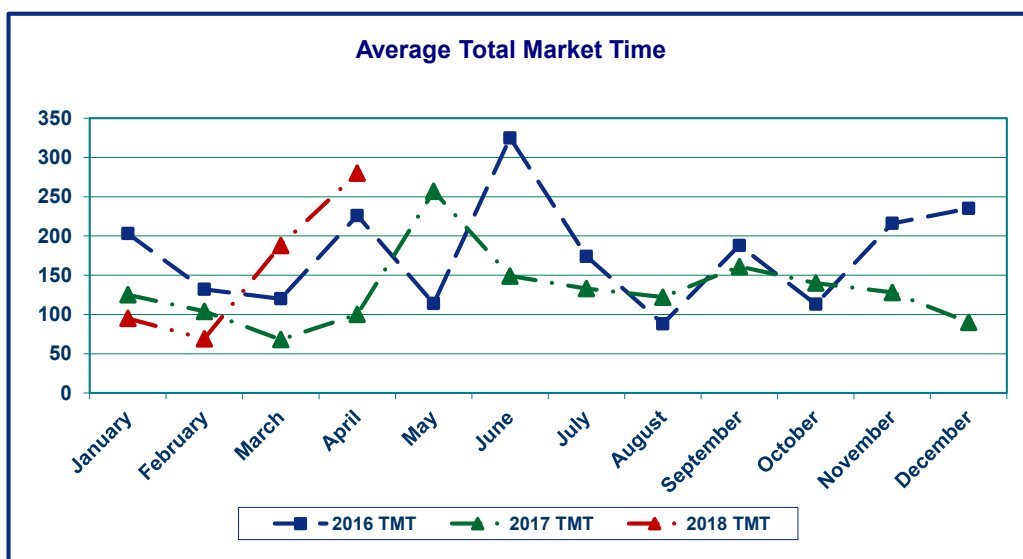
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## DAYS ON MARKET BAKER COUNTY, OR

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



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

# MARKET ACTION



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Residential Review: Columbia Basin, Oregon

April 2018 Reporting Period

## April Residential Highlights

New listings and pending sales had a strong month in the Columbia Basin this April. At 111 strong, new listings surged 38.8% ahead of the 80 new listings offered last year in April 2017 and 12.1% ahead of the 99 new listings offered last month in March 2018. This was the strongest April for new listings on the RMLS™ record, just beating the 110 new listings offered in 2008!

Pending sales (97) ended 44.8% ahead of April 2017 (67) and 38.6% ahead of March 2018 (70). This too was the best April on the RMLS™ record, dating back to 2007.

Closed sales, at 59, kept pace with the 59 closings recorded last year in April 2017 and fell 7.8% short of the 64 closings recorded last month in March 2018.

Total market time decreased to 90 days in April, with inventory increasing slight to 3.8 months.

## Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending April 30th of this year (\$178,900) with the average price of homes ending April 2017 (\$166,700) shows an increase of 6.7%. The same comparison of the median shows an increase of 9.5% over the same period.

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

### Average Sale Price % Change:

+6.7% (\$178,900 v. \$167,700)

### Median Sale Price % Change:

+9.5% (\$164,300 v. \$150,000)

Inventory in Months*			
	2016	2017	2018
January	5.4	5.4	4.2
February	6.1	6.3	3.2
March	4.6	4.5	3.6
April	5.4	4.4	3.8
May	5.6	4.1	
June	4.2	3.3	
July	4.3	4.3	
August	4.2	3.5	
September	4.9	4.2	
October	3.8	3.7	
November	4.2	4.7	
December	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
2018	April	111	97	59	177,000	168,900	90
	March	99	70	64	175,300	158,800	103
	Year-to-date	362	313	246	179,300	165,000	115
2017	April	80	67	59	146,300	134,700	130
	Year-to-date	293	240	210	172,100	149,500	125
Change	April	38.8%	44.8%	0.0%	21.0%	25.4%	-30.7%
	Prev Mo 2018	12.1%	38.6%	-7.8%	1.0%	6.4%	-12.6%
	Year-to-date	23.5%	30.4%	17.1%	4.2%	10.4%	-7.9%

# AREA REPORT • 4/2018

## 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 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <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	3	0	2	-	0	-	-	6	6	100.0%	7	127,000	106,000	-10.9%	-	-	-	-	-	-
381	Condon/S	3	3	2	3	-	2	67,000	377	9	11	1000.0%	7	87,800	94,000	31.9%	-	-	1	10,000	-	-
	Gilliam Co. Total	8	6	2	5	-	2	67,000	377	15	17	325.0%	14	107,400	100,000	21.5%	-	-	1	10,000	-	-
420	Boardman/NW	5	2	0	6	50.0%	3	265,700	49	6	12	20.0%	13	239,600	210,000	23.6%	-	-	3	42,300	-	-
421	Irrigon	5	4	0	5	25.0%	2	124,000	100	17	13	0.0%	10	137,400	130,500	-10.3%	-	-	3	32,400	-	-
422	Ione	3	1	1	0	-100.0%	0	-	-	2	-	-100.0%	1	220,000	220,000	18.9%	-	-	2	918,300	-	-
423	Lexington	3	0	1	1	-	0	-	-	2	1	0.0%	0	-	-	17.1%	0	-	0	-	0	-
424	Heppner/S	13	3	1	2	0.0%	0	-	-	14	7	40.0%	4	133,300	140,000	-20.4%	-	-	3	15,700	-	-
	Morrow Co. Total	29	10	3	14	27.3%	5	209,000	69	41	33	10.0%	28	187,200	151,500	4.2%	-	-	11	191,600	-	-
430	Umatilla	14	8	-	5	-16.7%	5	159,200	85	19	14	-6.7%	15	183,800	161,000	18.3%	1	106,000	1	99,500	1	355,000
431	Hermiston	59	29	6	24	50.0%	20	204,300	88	111	88	25.7%	69	219,500	220,000	12.6%	3	381,900	4	115,600	2	335,000
432	Stanfield	6	3	0	1	-50.0%	0	-	-	6	3	-62.5%	3	190,600	160,000	12.3%	-	-	-	-	-	-
433	Echo	-	0	0	1	-	1	323,400	96	1	2	100.0%	1	323,400	323,400	25.1%	-	-	2	42,000	-	-
435	Pendleton City Limits	47	26	3	25	56.3%	11	169,500	35	92	85	32.8%	58	172,700	157,500	5.9%	1	250,000	7	73,400	2	125,500
436	E-Meacham, Cayuse	1	1	0	1	-	0	-	-	3	2	-	1	54,500	54,500	-	-	-	-	-	-	
437	NE-Athena, Helix, Adams, Weston	23	9	2	6	500.0%	5	116,000	203	20	20	150.0%	17	150,800	135,000	-16.0%	-	-	3	40,500	-	-
438	S-Pilot Rock, Ukiah	10	4	1	4	-	4	137,500	30	15	13	333.3%	12	140,000	111,300	-1.5%	-	-	-	-	-	-
439	Milton-Freewater	28	15	3	11	-26.7%	6	177,700	68	39	36	-2.7%	28	151,700	147,200	6.7%	1	65,000	3	201,700	-	-
	Umatilla Co. Total	188	95	15	78	39.3%	52	178,200	81	306	263	27.7%	204	183,100	173,300	6.9%	6	261,100	20	94,300	5	255,200

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2018 with April 2017. The Year-To-Date section compares 2018 year-to-date statistics through April with 2017 year-to-date statistics through April.

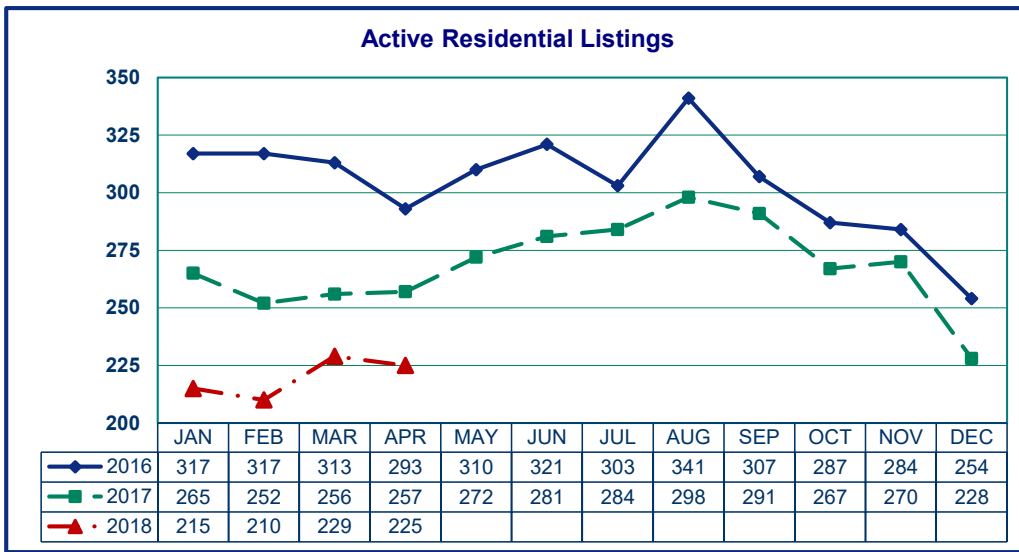
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/17-4/30/18) with 12 months before (5/1/16-4/30/17).

<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

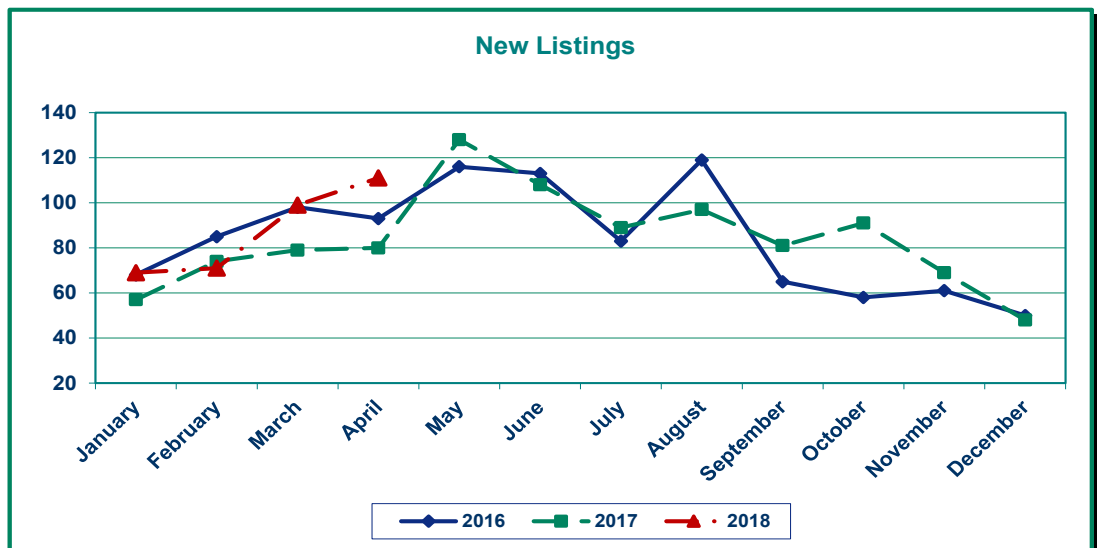
*This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.*



## NEW LISTINGS

### COLUMBIA BASIN, OR

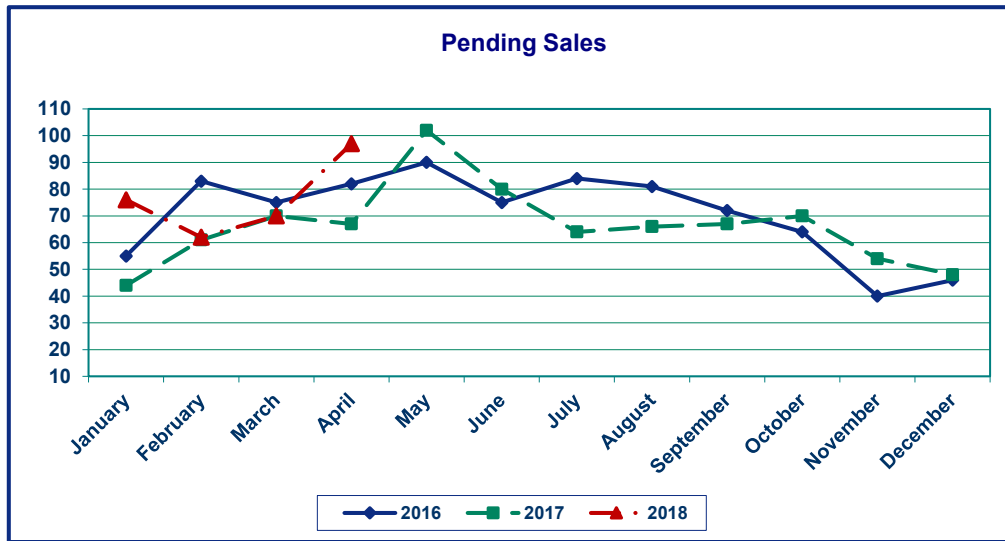
*This graph shows the new residential listings over the past three calendar years in Columbia Basin, Oregon.*



## PENDING LISTINGS

### COLUMBIA BASIN, OR

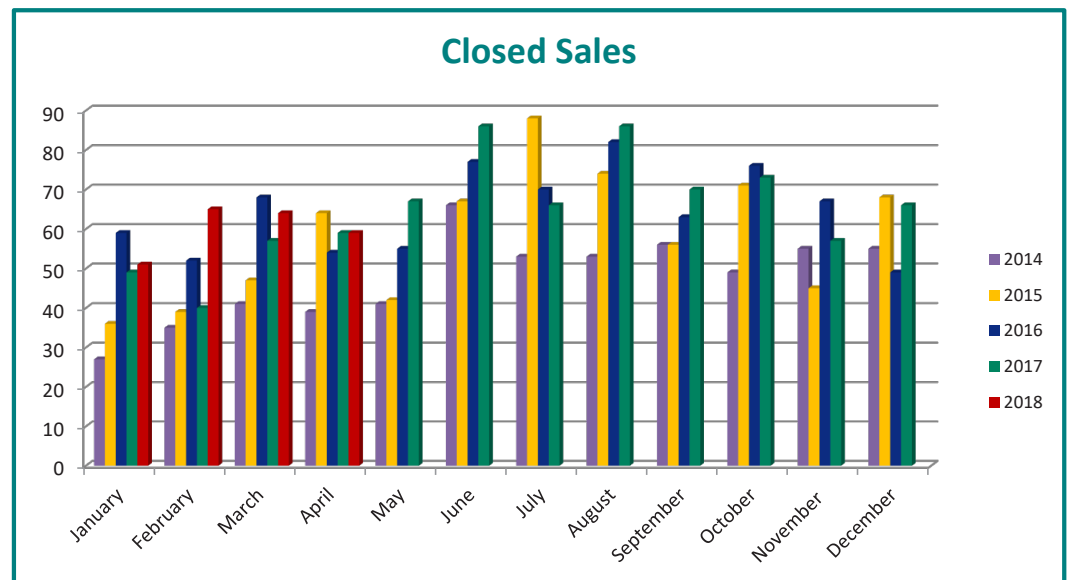
*This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years*



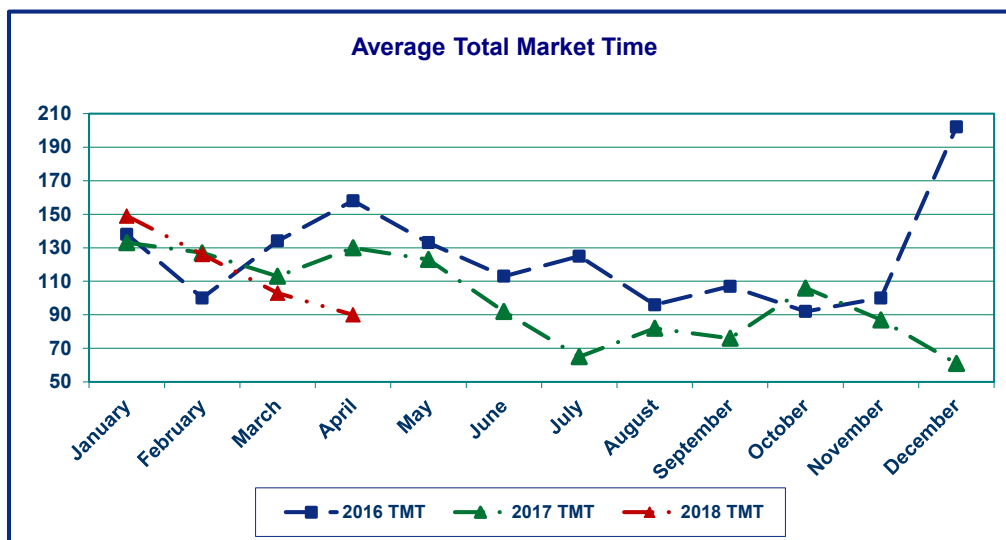
## CLOSED SALES

### 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.*

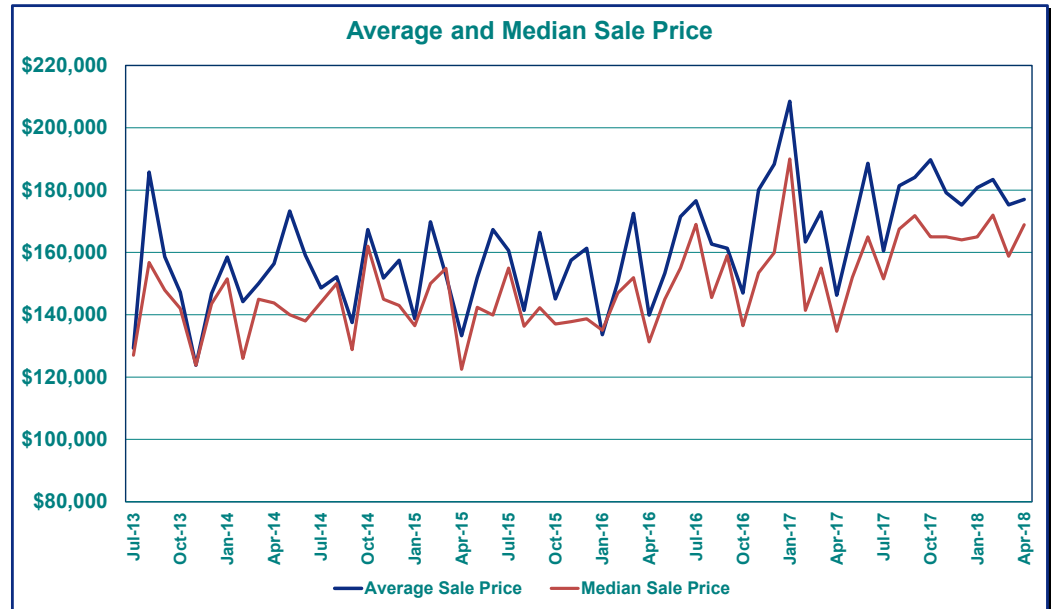
**Contact RMLS™**  
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Lori Palermo, Chairwoman of the Board  
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## Residential Review: Coos County, Oregon

### April Residential Highlights

Coos County saw strong closed sales in April. There were 99 closings recorded, a 25.3% increase over April 2017 (79) and a 13.8% increase over March 2018 (87). This was the strongest April for closings in Coos County dating back to at least 2000.

Pending sales (131) outpaced April 2017 (123) by 6.5% and March 2018 (112) by 17.0%, also setting a new record for accepted offers in April.

Finally, new listings (146) ended 10.6% ahead of April 2017 (132) and 31.5% ahead of March 2018 (111).

### Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending April 30th of this year (\$225,000) with the average price of homes sold in the twelve months ending April 2017 (\$211,000) shows an increase of 10.8%. The same comparison of the median shows an increase of 11.0% over the same period.

## April 2018 Reporting Period

### Inventory in Months\*

	2016	2017	2018
January	6.0	6.6	5.2
February	6.6	7	4.3
March	6.3	4.9	3.7
April	6.9	5.1	3.2
May	6.9	4.5	
June	5.9	3.6	
July	5.2	4.8	
August	4.9	4.1	
September	5.3	3.8	
October	5.7	3.7	
November	5.3	3.4	
December	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
2018	April	146	131	99	225,300	200,000	81
	March	111	112	87	199,200	180,000	76
	Year-to-date	497	399	333	224,200	199,500	94
2017	April	132	123	79	211,000	186,000	158
	Year-to-date	501	372	284	206,700	177,300	127
Change	April	10.6%	6.5%	25.3%	6.8%	7.5%	-48.9%
	Prev Mo 2018	31.5%	17.0%	13.8%	13.1%	11.1%	6.6%
	Year-to-date	-0.8%	7.3%	17.3%	8.5%	12.5%	-25.9%

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

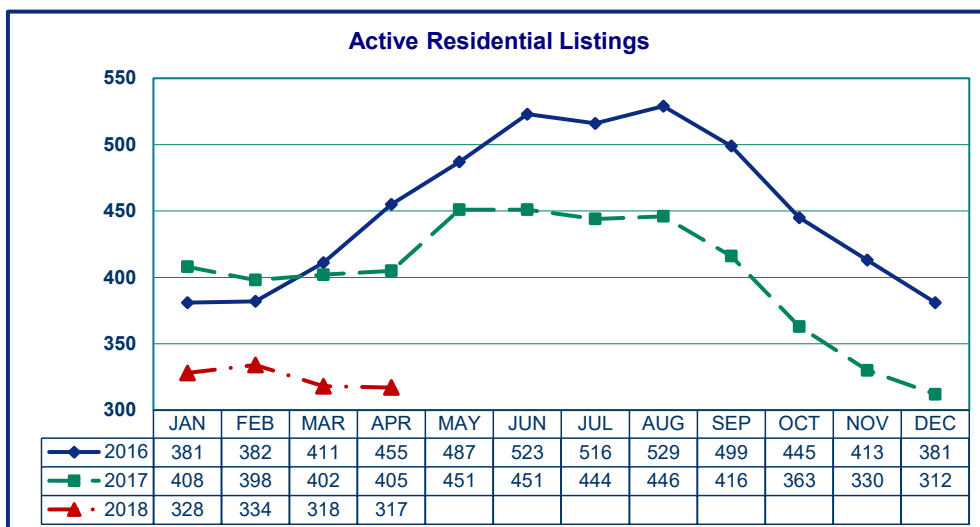
#### Average Sale Price % Change:

+10.8% (\$225,000 v. \$203,100)

#### Median Sale Price % Change:

+11.0% (\$197,500 v. \$178,000)

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



## ACTIVE RESIDENTIAL LISTINGS COOS COUNTY, OR

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

# AREA REPORT • 4/2018

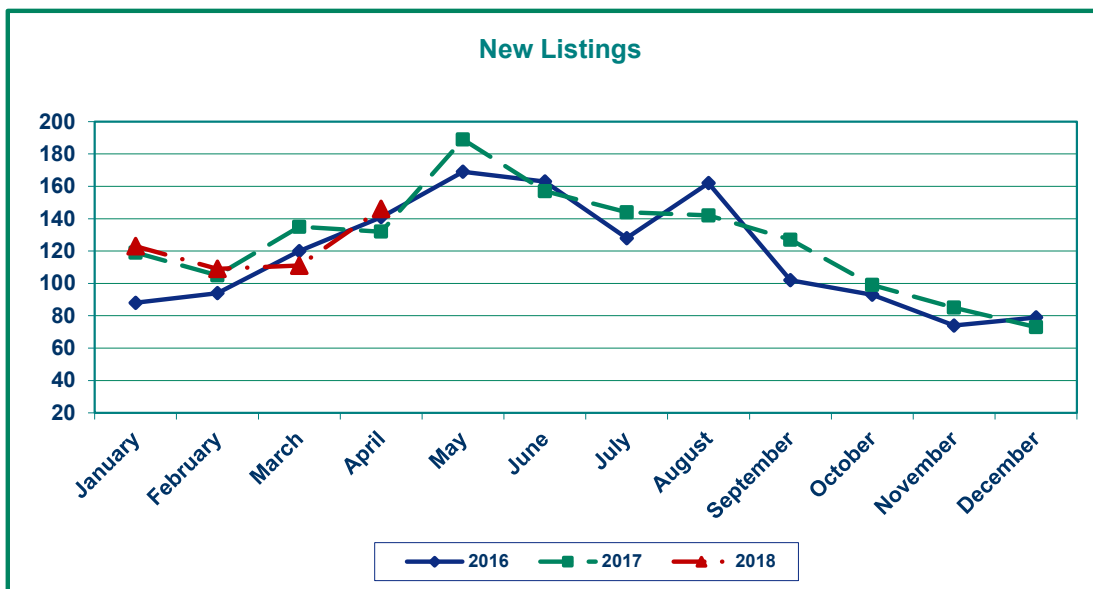
## Coos County, Oregon

		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 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <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	81	26	4	21	75.0%	15	297,500	97	79	55	10.0%	45	335,700	315,000	8.3%	9	258,000	23	285,100	-	-
97414	Broadbent	1	0	0	0	-	0	-	-	0	1	-	1	115,000	115,000	-	-	-	-	-	-	-
97420	Coos Bay	106	55	12	54	-3.6%	41	193,300	67	213	170	11.1%	143	194,000	180,000	7.4%	3	1,150,000	19	133,900	11	147,000
97423	Coquille	35	14	3	13	-13.3%	9	214,200	90	54	44	12.8%	37	220,100	180,000	2.1%	2	84,800	4	133,800	2	102,500
97449	Lakeside	27	9	1	5	-37.5%	6	244,200	90	31	20	0.0%	19	205,000	175,000	15.2%	2	205,300	7	65,400	-	-
97458	Myrtle Point	15	7	-	13	44.4%	2	203,000	123	24	24	-14.3%	13	147,200	147,000	35.7%	1	181,000	1	38,500	1	156,300
97459	North Bend	45	31	4	25	13.6%	26	235,200	84	89	83	7.8%	73	241,000	227,500	12.8%	-	-	8	79,800	4	265,300
97466	Powers	7	4	0	0	-100.0%	0	-	-	7	2	-60.0%	2	70,500	70,500	-26.8%	-	-	-	-	-	-
	Coos County	317	146	24	131	6.5%	99	225,300	81	497	399	7.3%	333	224,200	199,500	10.8%	17	384,300	62	173,700	18	168,900

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2018 with April 2017. The Year-To-Date section compares 2018 year-to-date statistics through April with 2017 year-to-date statistics through April.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/17-4/30/18) with 12 months before (5/1/16-4/30/17).

<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.

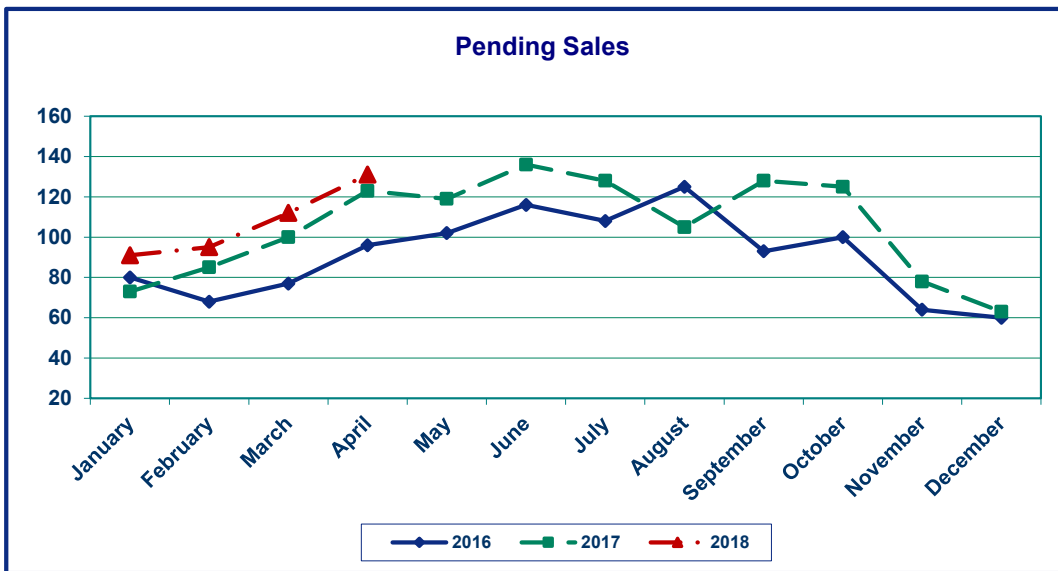
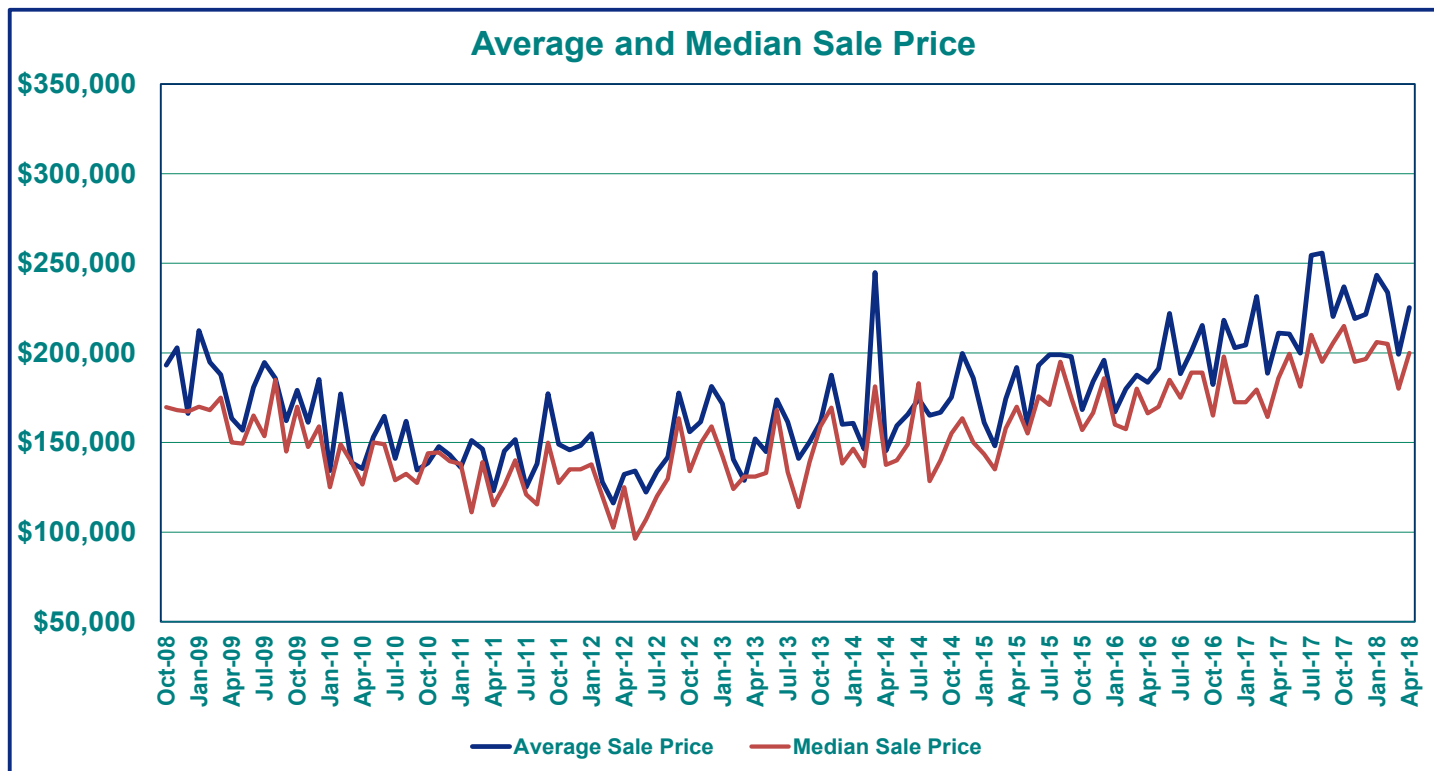


### NEW LISTINGS COOS COUNTY, OR

*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

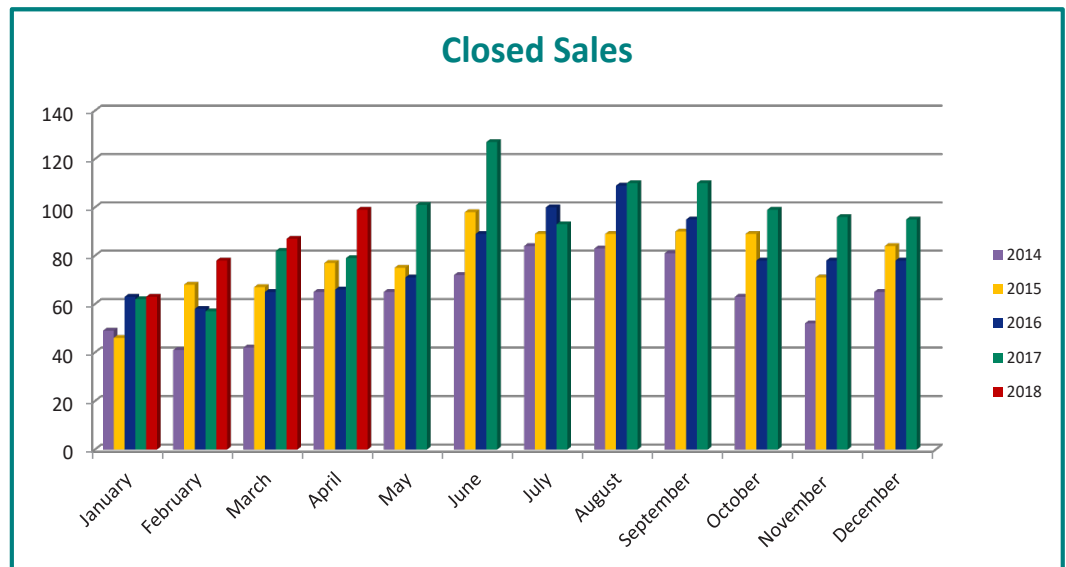
*This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.*

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

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

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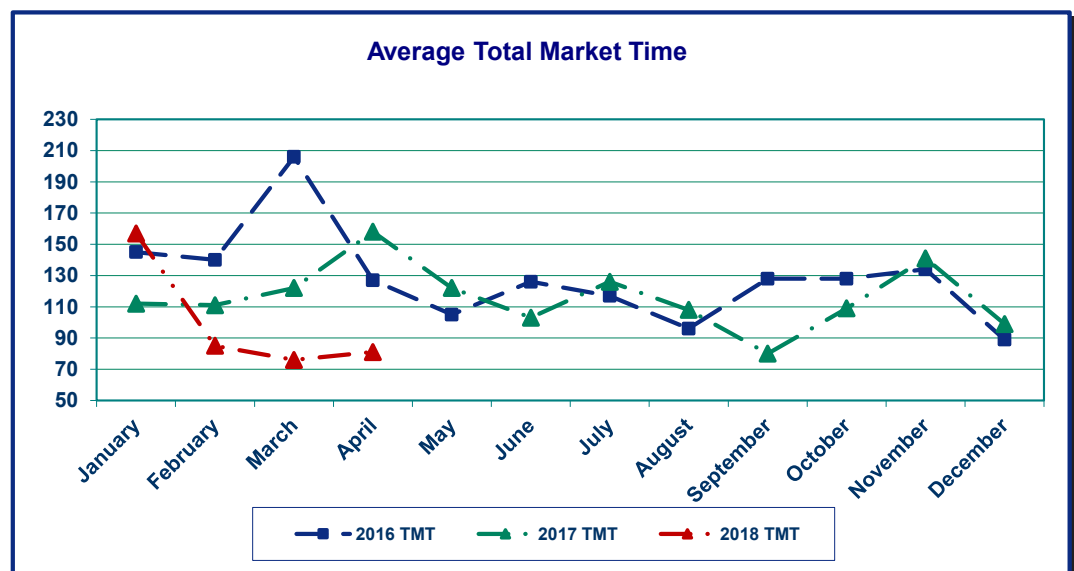
Market Action Reports  
are compiled for the  
following areas: Portland  
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Mid-Columbia, Columbia  
Basin, Baker County, Coos  
County, Curry County,  
Douglas County, Grant  
County, Josephine County,  
Lane County, North  
Coastal Counties, Polk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

April 2018 Reporting Period

### April Residential Highlights

Activity was strong nearly across the board in Curry County this April. There were 64 accepted offers, a 45.5% increase over April 2017 (44) and a 42.2% increase from last month in March 2018 (45). This was the strongest April for pending sales on the RMLS™ record, dating to 2005.

New listings (88) fared strongly well, topping April 2017 (67) by 31.3% and March 2018 (76) by 15.8%.

Closed sales, at 35, decreased from the 58 closings recorded last month in March 2018 but still ended 9.4% ahead

of the 32 closings recorded last year in April 2017.

Inventory increased to 9.2 months in April, with total market time decreasing to 131 days.

### Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending April 30th of this year (\$292,200) with the average price of homes sold in the twelve months ending April 2017 (\$267,400) shows an increase of 9.3%. The same comparison of the median shows an increase of 4.2% over the same period.

### Inventory in Months\*

	2016	2017	2018
January	9.8	6.7	7.4
February	8.9	8.2	9.0
March	8.1	7.5	5.2
April	7.7	10.3	9.2
May	9.0	9.0	
June	8.6	8.2	
July	7.6	7.2	
August	5.7	6.2	
September	5.7	6.7	
October	5.9	6.9	
November	7.4	6.9	
December	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
2018	April	88	64	35	310,100	275,000	131
	March	76	45	58	314,100	249,500	150
	Year-to-date	286	196	166	310,500	255,000	157
2017	April	67	44	32	264,500	257,500	112
	Year-to-date	248	158	150	281,500	245,000	165
Change	April	31.3%	45.5%	9.4%	17.2%	6.8%	17.1%
	Prev Mo 2018	15.8%	42.2%	-39.7%	-1.3%	10.2%	-12.7%
	Year-to-date	15.3%	24.1%	10.7%	10.3%	4.1%	-5.0%

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

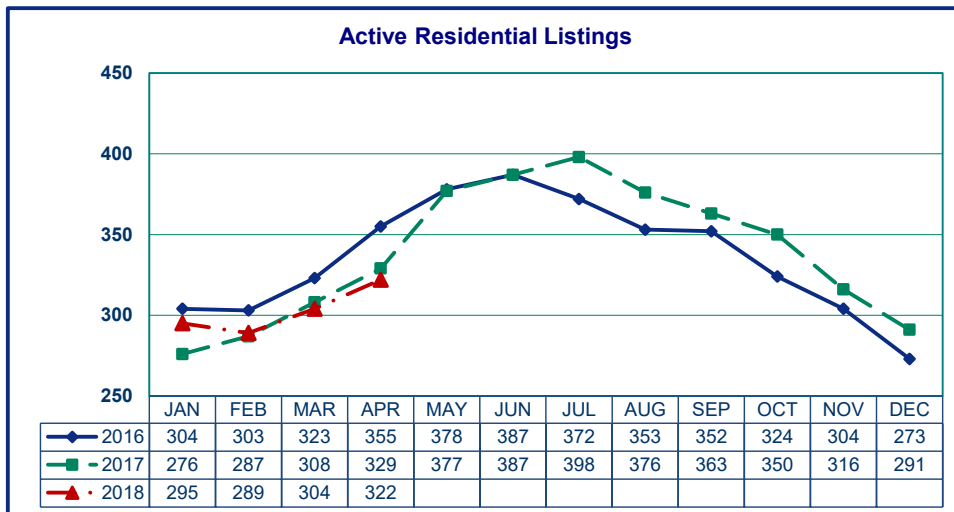
#### Average Sale Price % Change:

+9.3% (\$292,200 v. \$267,400)

#### Median Sale Price % Change:

+4.2% (\$250,000 v. \$240,000)

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



## ACTIVE RESIDENTIAL LISTINGS

CURRY COUNTY, OR

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

# AREA REPORT • 4/2018

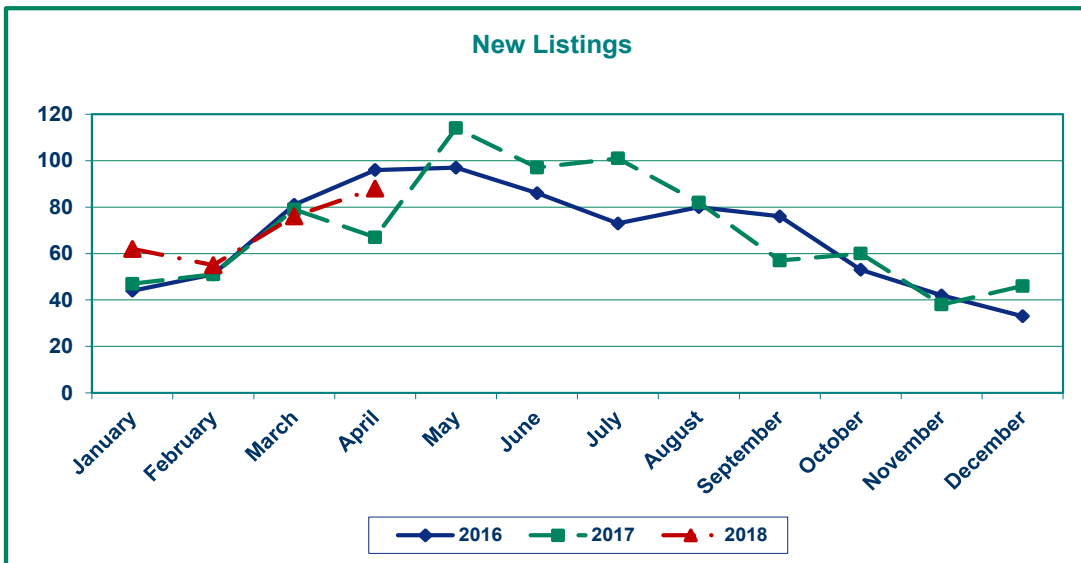
## Curry County, Oregon

		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 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <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	90	30	12	20	11.1%	13	314,200	115	97	61	-3.2%	58	337,000	301,000	13.7%	-	-	10	127,800	2	530,000	
271	Harbor, Winchuck, SB Chetco	56	24	3	9	-10.0%	7	270,900	134	58	38	11.8%	41	284,800	200,000	25.7%	3	265,000	3	123,300	-	-	
272	Carpenterville, Cape Ferrello, Whaleshead	34	5	5	9	80.0%	3	295,500	227	25	18	20.0%	8	362,300	315,000	4.6%	-	-	-	-	-	-	
273	Gold Beach	98	21	5	18	100.0%	9	401,200	163	75	54	68.8%	40	323,100	222,000	8.0%	2	372,000	6	205,800	1	290,000	
274	Port Orford	44	8	2	8	300.0%	3	124,800	7	31	25	78.6%	19	236,600	217,600	-13.9%	-	-	8	86,900	1	325,000	
	Curry County	322	88	27	64	45.5%	35	310,100	131	286	196	24.1%	166	310,500	255,000	9.3%	5	307,800	27	132,500	4	418,800	

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2018 with April 2017. The Year-To-Date section compares 2018 year-to-date statistics through April with 2017 year-to-date statistics through April.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/17-4/30/18) with 12 months before (5/1/16-4/30/17).

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

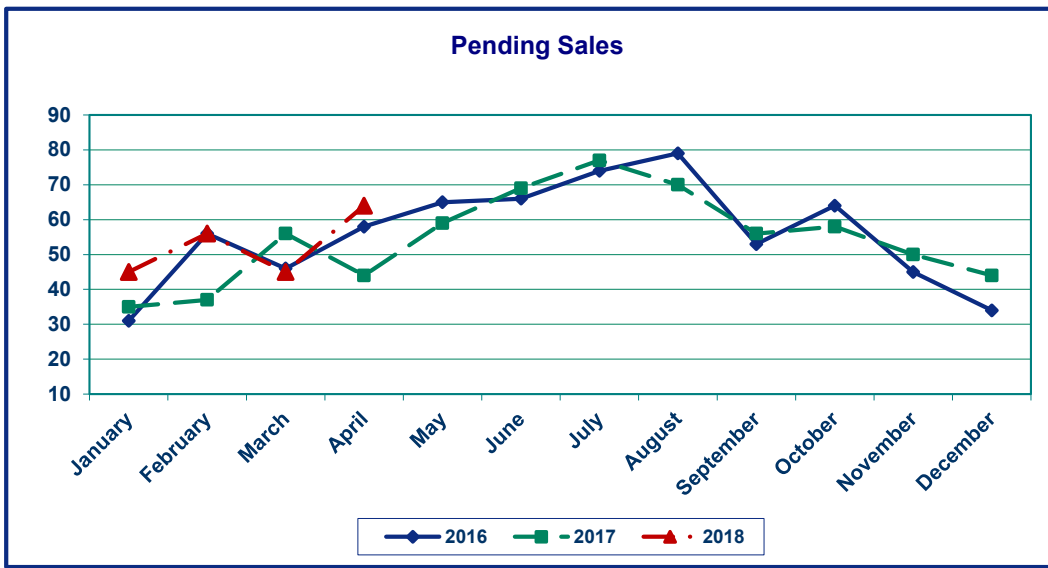
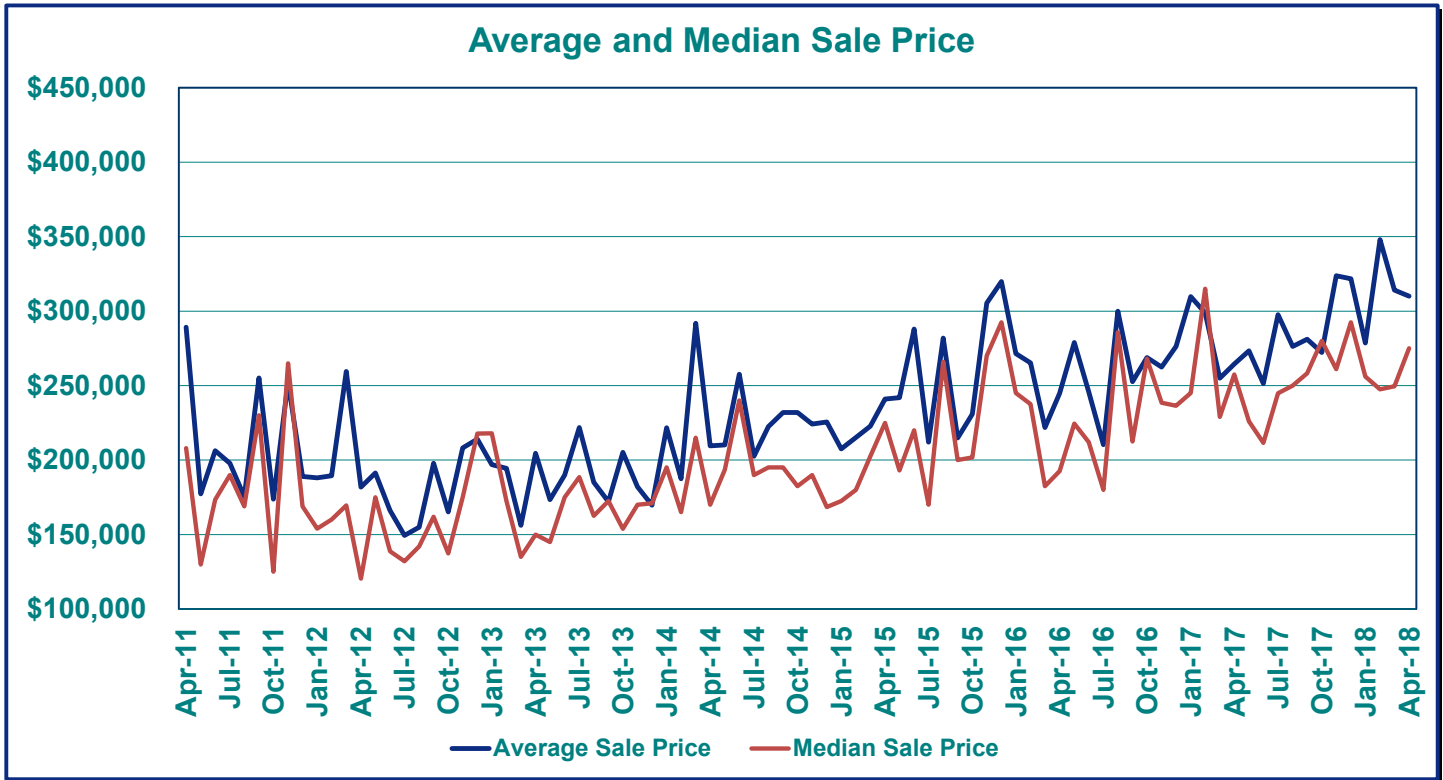


### NEW LISTINGS CURRY COUNTY, OR

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

**SALE PRICE**  
CURRY COUNTY, OR

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



**PENDING LISTINGS**

**CURRY COUNTY, OR**

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

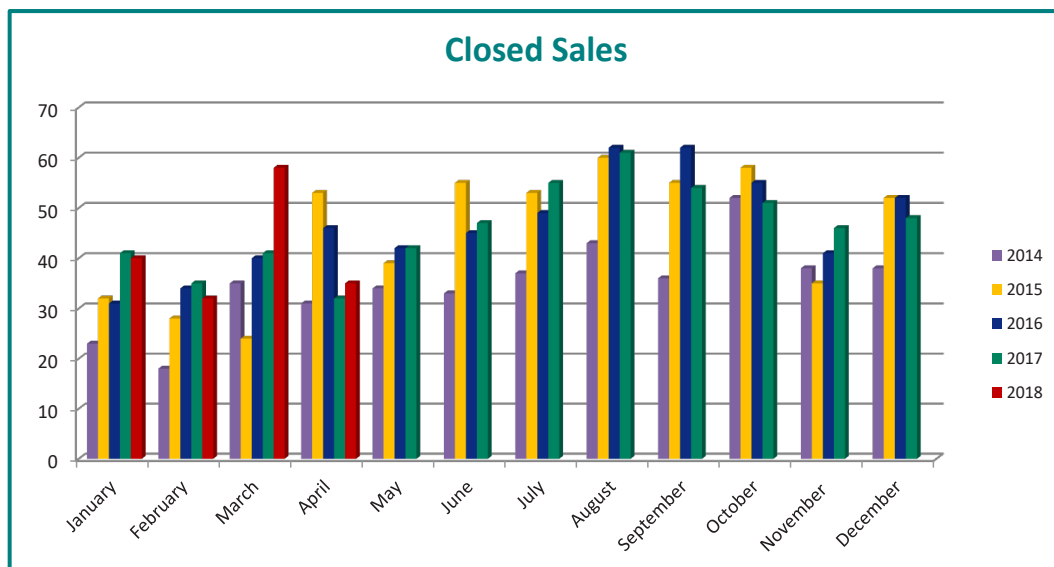


## CLOSED SALES CURRY COUNTY, OR

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

**Contact RMLS™**  
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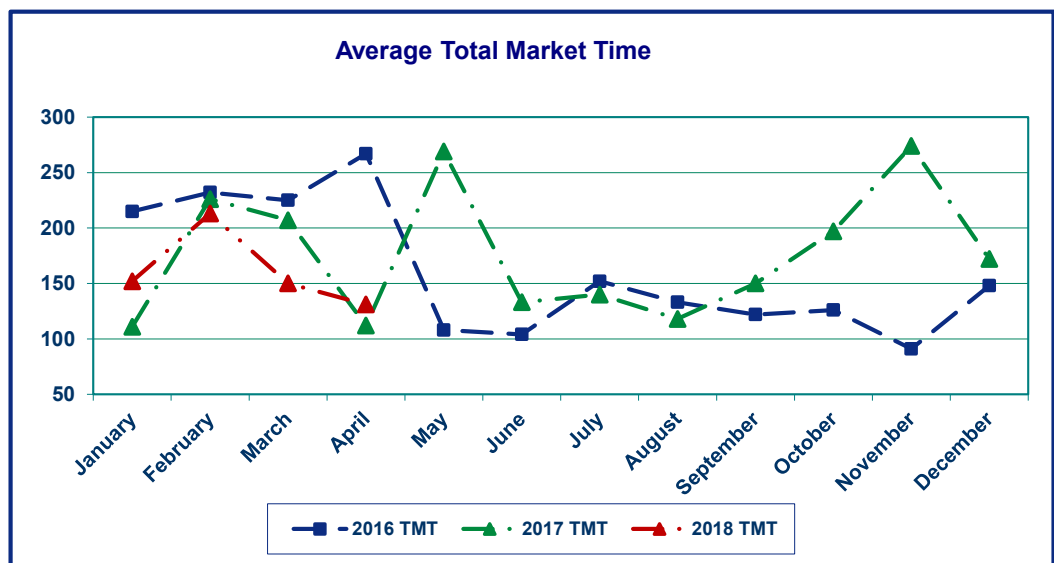
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## DAYS ON MARKET CURRY COUNTY, OR

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



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

# MARKET ACTION



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Residential Review: Douglas County, Oregon

April 2018 Reporting Period

## April Residential Highlights

April brought mixed numbers to Douglas County, but closed sales saw some gains. At 141, closings ended 2.9% ahead of last year in April 2017 (137) and increased 15.6% from last month in March 2018 (122).

New listings (213) were 9.8% ahead of the 194 new listings offered in April 2018 but decreased 4.5% compared with the strong 223 new listings offered last month in March 2018.

Pending sales, at 168, fell 20.0% short of April 2017 (210) and 16.0% short of March 2018 (200).

Inventory in April decreased slightly to 3.3 months. During the same period, total market time decreased from 76 to 65 days.

## Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending April 30th of this year (\$215,300) with the average price of homes sold in the twelve months ending April 2017 (\$207,100) shows an increase of 4.0%. The same comparison of the median shows an increase of 5.8% over the same period.

## Inventory in Months\*

	2016	2017	2018
January	6.4	4.6	3.8
February	7.3	5.1	3.7
March	4.8	3.5	3.7
April	5.0	3.1	3.3
May	4.1	3.1	
June	3.8	2.8	
July	5	4.1	
August	4.9	3.7	
September	3.9	4.2	
October	4.1	3.4	
November	4.4	3.6	
December	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:

+4.0% (\$215,300 v. \$207,100)

### Median Sale Price % Change:

+5.8% (\$195,000 v. \$184,300)

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
2018	April	213	168	141	201,300	189,900	65
	March	223	200	122	205,700	195,000	76
	Year-to-date	765	615	508	212,000	192,800	81
2017	April	194	210	137	199,400	175,000	107
	Year-to-date	680	638	475	198,300	175,000	111
Change	April	9.8%	-20.0%	2.9%	1.0%	8.5%	-39.8%
	Prev Mo 2018	-4.5%	-16.0%	15.6%	-2.1%	-2.6%	-14.5%
	Year-to-date	12.5%	-3.6%	6.9%	6.9%	10.2%	-27.4%

# AREA REPORT • 4/2018

## 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/Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <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	48	24	4	16	-38.5%	14	203,300	39	81	62	-21.5%	55	205,000	219,000	8.3%	4	330,500	11	82,000	1	105,000	
252	NW Roseburg	59	20	7	17	-15.0%	15	293,100	54	85	74	27.6%	54	298,200	264,000	4.5%	-	-	8	113,800	1	194,000	
253	SE Roseburg	28	21	2	9	-40.0%	13	171,500	90	49	40	0.0%	37	178,300	170,000	1.3%	5	246,000	2	55,500	4	227,200	
254	SW Roseburg	45	21	3	17	13.3%	11	381,700	68	72	50	-7.4%	47	306,600	273,000	17.2%	-	-	4	119,800	2	321,600	
255	Glide & E of Roseburg	23	7	1	7	0.0%	3	220,800	153	24	25	25.0%	13	267,400	259,000	-1.9%	-	-	4	51,500	1	275,000	
256	Sutherlin/Oakland Area	50	16	5	19	-34.5%	10	149,800	69	79	68	-13.9%	55	216,400	210,000	8.2%	4	166,000	5	57,600	-	-	
257	Winston & SW of Roseburg	40	24	5	19	-17.4%	18	185,800	64	78	70	-2.8%	58	185,300	189,200	2.4%	2	760,000	14	54,300	-	-	
258	Myrtle Creek & S/SE of Roseburg	86	36	6	31	-6.1%	24	157,900	56	140	97	9.0%	76	168,600	152,500	-8.5%	1	275,000	15	80,300	-	-	
259	Green District	28	22	2	19	46.2%	16	164,000	50	76	73	23.7%	57	193,500	199,900	5.2%	-	-	-	-	1	315,000	
265	North Douglas County	62	22	7	14	-51.7%	17	164,600	81	81	56	-36.4%	56	166,400	169,000	1.1%	6	156,000	12	96,300	-	-	
	Douglas County	469	213	42	168	-20.0%	141	201,300	65	765	615	-3.6%	508	212,000	192,800	4.0%	22	270,300	75	80,200	10	244,100	

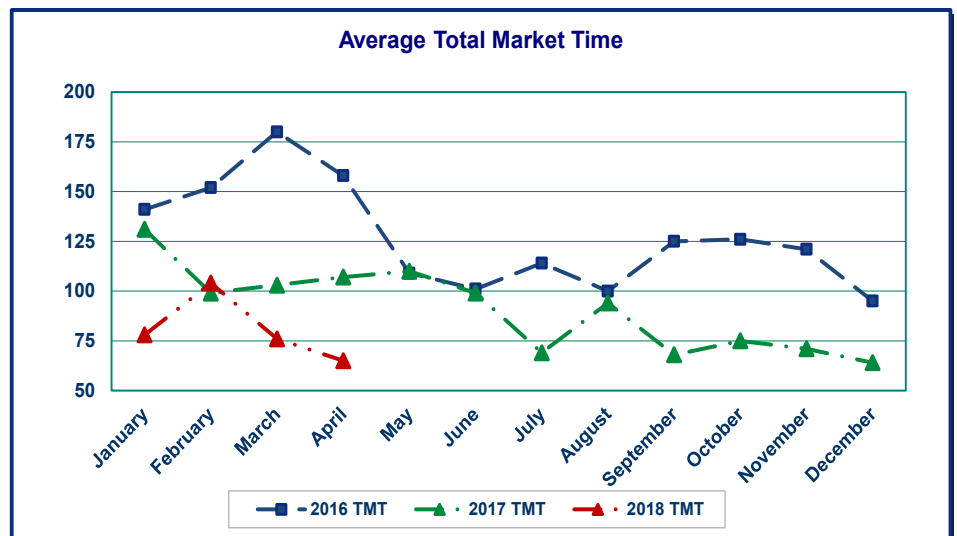
<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2018 with April 2017. The Year-To-Date section compares 2018 year-to-date statistics through April with 2017 year-to-date statistics through April.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/17-4/30/18) with 12 months before (5/1/16-4/30/17).

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### DAYS ON MARKET DOUGLAS COUNTY, OR

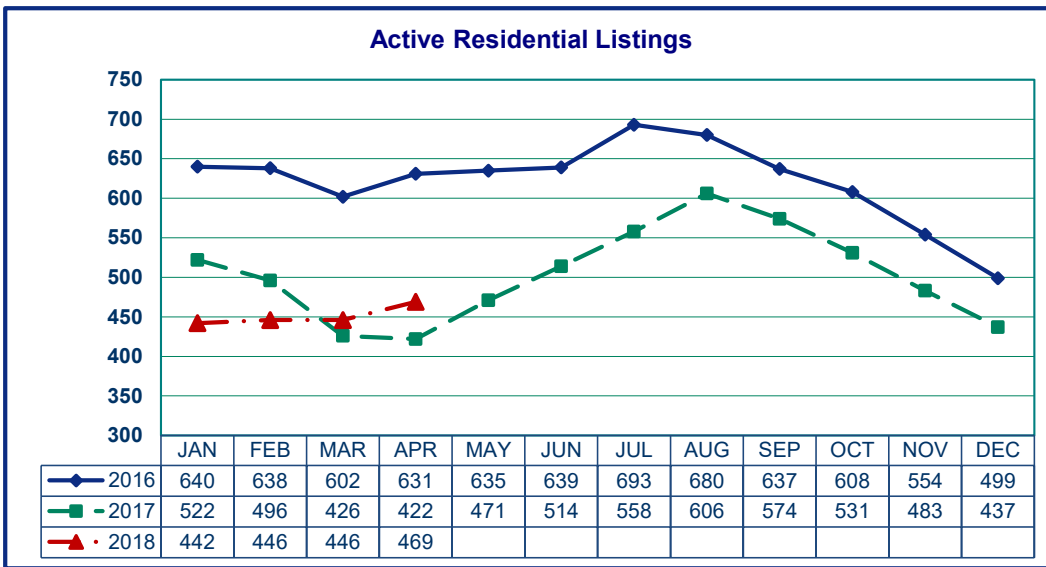
*This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.*



## ACTIVE RESIDENTIAL LISTINGS

### DOUGLAS COUNTY, OR

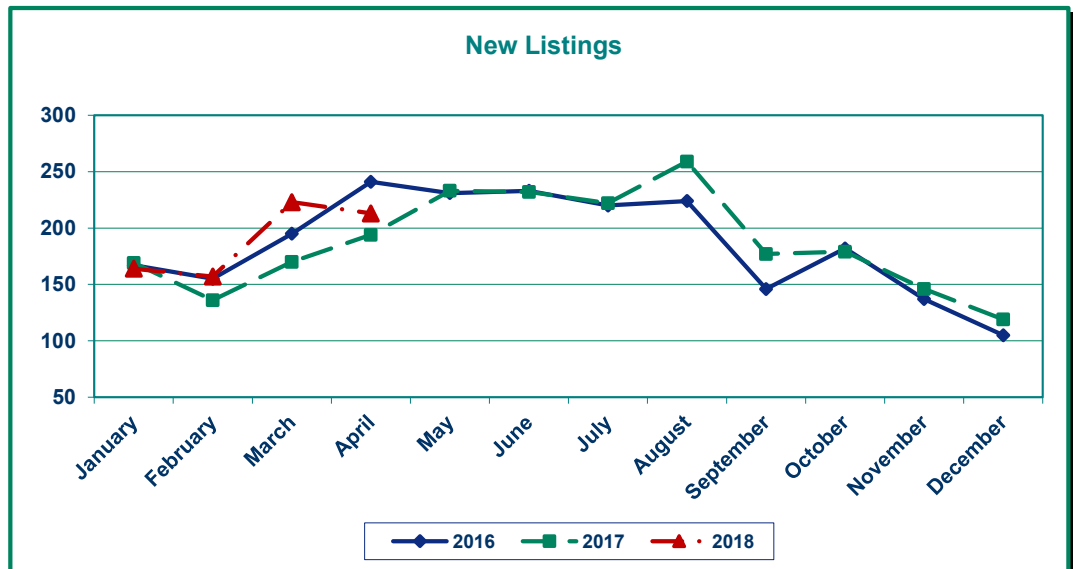
*This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.*



## NEW LISTINGS

### DOUGLAS COUNTY, OR

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

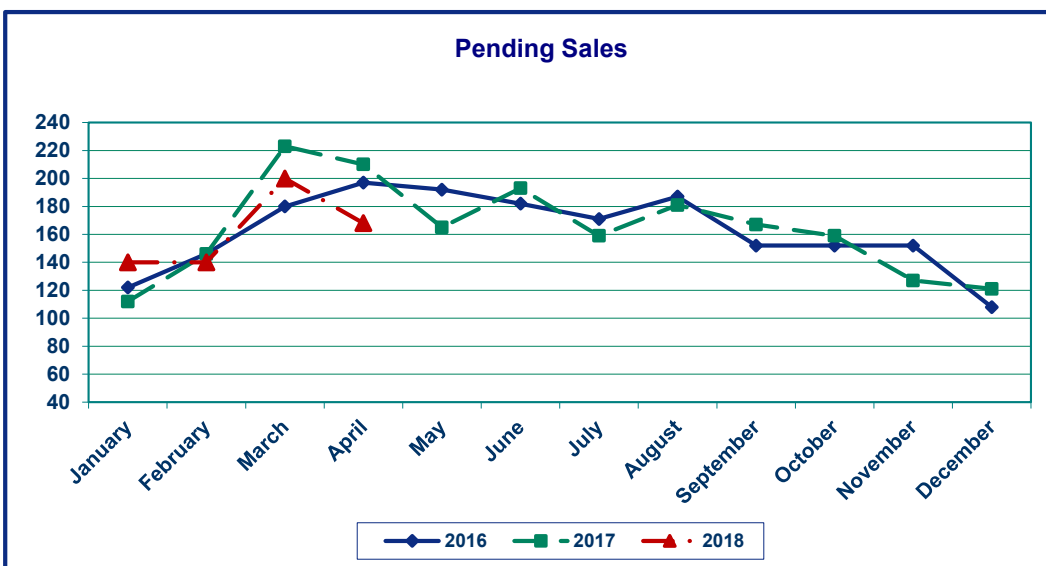


## Pending Sales

## PENDING LISTINGS

### DOUGLAS COUNTY, OR

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

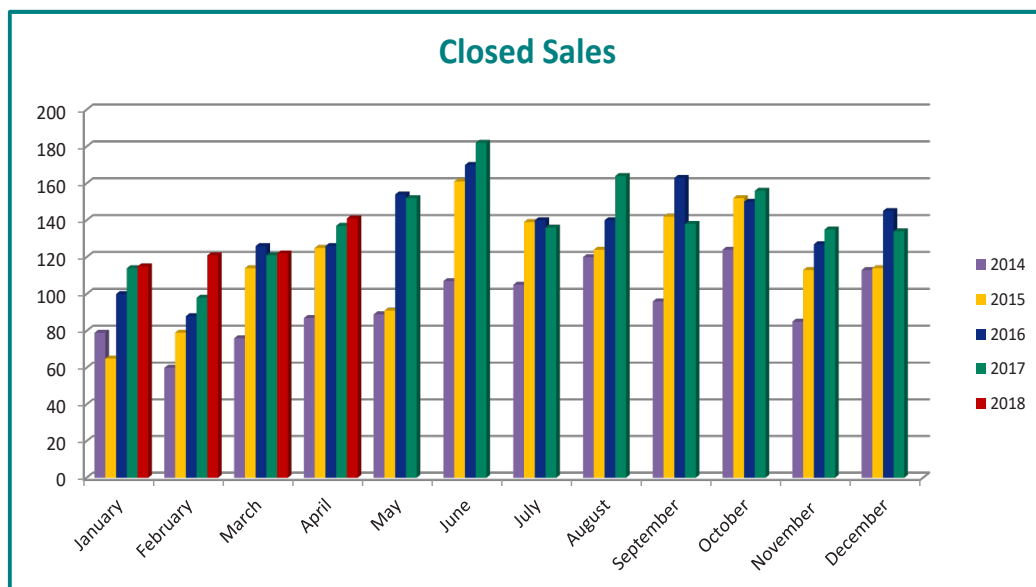


## CLOSED SALES DOUGLAS COUNTY, OR

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

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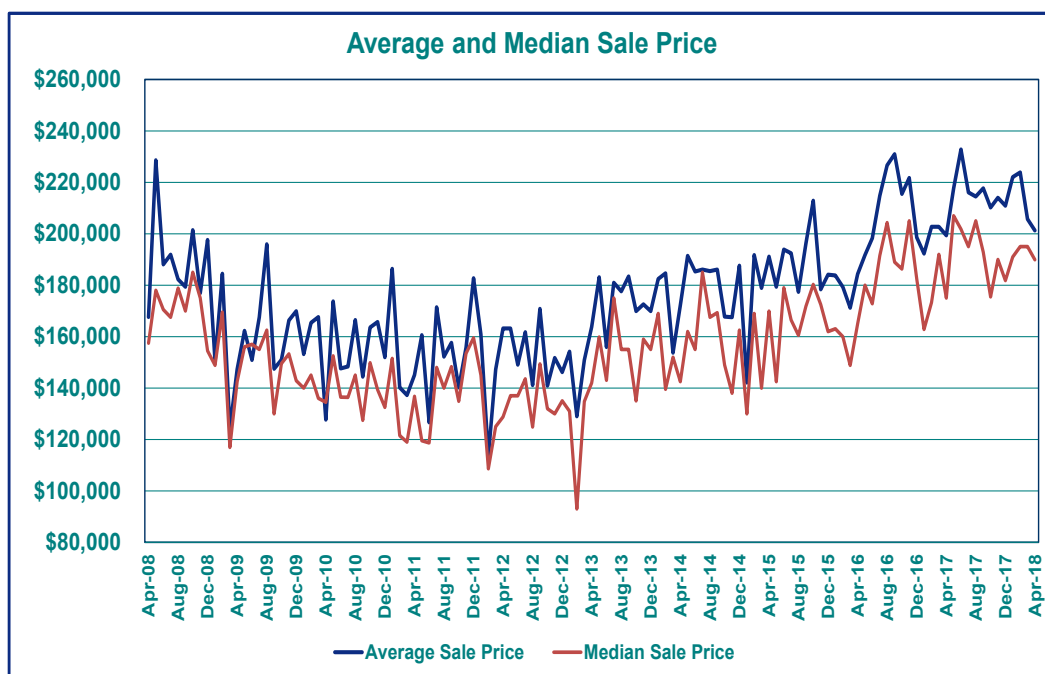
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## SALE PRICE DOUGLAS COUNTY, OR

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



Lori Palermo, Chairwoman of the Board  
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Tyler Chaudhary, Editor

# MARKET ACTION



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Residential Review: Grant County, Oregon

April 2018 Reporting Period

## April Residential Highlights

Grant County saw largely cooler activity in April. There were five closed sales, falling one short of the six recorded last year in April 2017 and three short of the eight recorded last month in March 2018. Pending sales, at seven, exactly matched the seven offers accepted last month in March 2018, but fell short of the 11

accepted offers from April 2017. Ten new sales fell short of the 17 offered in April 2017 but ended just one under the eleven offered last month in March 2018.

Inventory rose to 11.2 months in April, with total market time increasing to 213 days.

## Average and Median Sales Prices

Comparing the average price of homes in the twelve months ending April 30th of this year (\$160,300) with the average price of homes sold in the twelve months ending April 2017 (\$177,500) shows a decrease of 9.7%. The same comparison of the median shows an increase of 4.4% over the same time period.

Inventory in Months*			
	2016	2017	2018
January	16.7	14.3	10.0
February	17.3	15.8	6.6
March	13.9	9.9	6.6
April	20.0	13.3	11.2
May	24.8	7.1	
June	6.0	8.6	
July	9.2	12.0	
August	8.8	8.5	
September	10.3	12.2	
October	13.0	9.6	
November	8.4	12.4	
December	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:**  
-9.7% (\$160,300 v. \$177,500)  
**Median Sale Price % Change:**  
+4.4% (\$130,000 v. \$124,500)

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
2018	April	10	7	5	133,300	94,000	213
	March	11	7	8	147,900	122,500	156
	Year-to-date	40	36	27	147,600	111,000	191
2017	April	17	11	6	113,000	81,800	385
	Year-to-date	49	29	22	133,000	97,400	399
Change	April	-41.2%	-36.4%	-16.7%	18.0%	14.9%	-44.8%
	Prev Mo 2018	-9.1%	0.0%	-37.5%	-9.9%	-23.3%	36.5%
	Year-to-date	-18.4%	24.1%	22.7%	11.0%	14.0%	-52.1%

# AREA REPORT • 4/2018

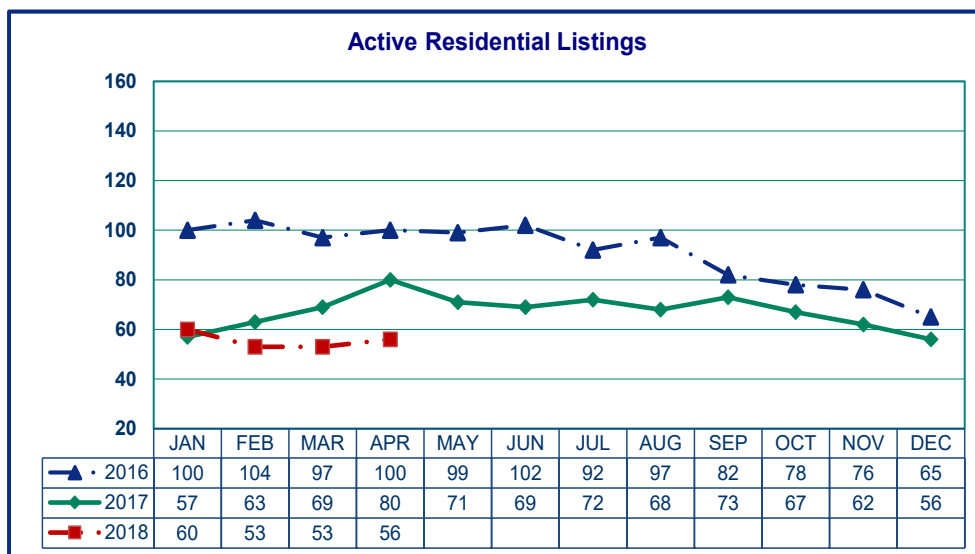
## Grant County, Oregon

		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 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97817	Bates	-	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	0	-	0	-
97820	Canyon City	10	1	1	1	0.0%	1	305,000	558	9	8	100.0%	5	191,200	167,000	-5.3%	-	-	3	40,000	-	-
97825	Dayville	-	0	0	0	-	-	-	-	-	-	-	-	-	-29.8%	-	-	3	176,700	-	-	
97845	John Day	12	5	1	4	-33.3%	1	90,000	68	10	12	-20.0%	12	135,500	110,500	-0.5%	1	93,000	4	30,600	-	-
97848	Kimberly	2	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
97856	Long Creek	7	2	0	0	-	0	-	-	3	1	-	1	49,000	49,000	-83.1%	-	-	-	-	-	-
97864	Monument	1	0	0	0	-	0	-	-	1	0	-100.0%	0	-	-	-48.0%	0	-	0	-	0	-
97865	Mount Vernon	12	1	-	1	-50.0%	2	88,800	135	9	7	75.0%	3	108,500	110,000	-20.0%	-	-	3	73,300	-	-
97869	Prairie City	12	1	0	1	-50.0%	1	94,000	167	6	6	20.0%	4	223,500	242,500	60.7%	-	-	1	54,000	-	-
97873	Seneca	0	0	0	0	-	0	-	-	1	2	-	2	67,500	67,500	-3.6%	-	-	-	-	-	-
	Grant County	56	10	2	7	-36.4%	5	133,300	213	40	36	24.1%	27	147,600	111,000	-9.7%	1	93,000	14	74,700	-	-

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2018 with April 2017. The Year-To-Date section compares 2018 year-to-date statistics through April with 2017 year-to-date statistics through April.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/17-4/30/18) with 12 months before (5/1/16-4/30/17).

<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.*



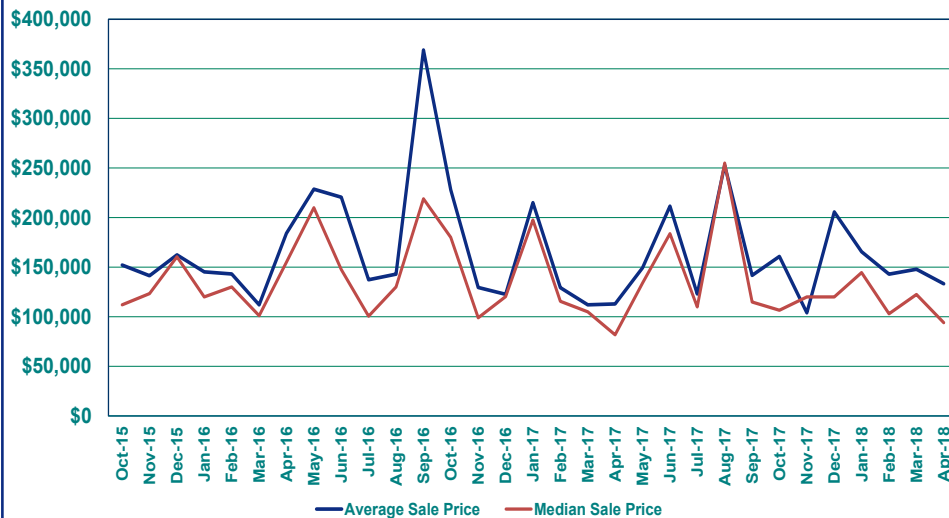
## NEW LISTINGS

### GRANT COUNTY, OR

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



## Average and Median Sale Price



## SALE PRICE

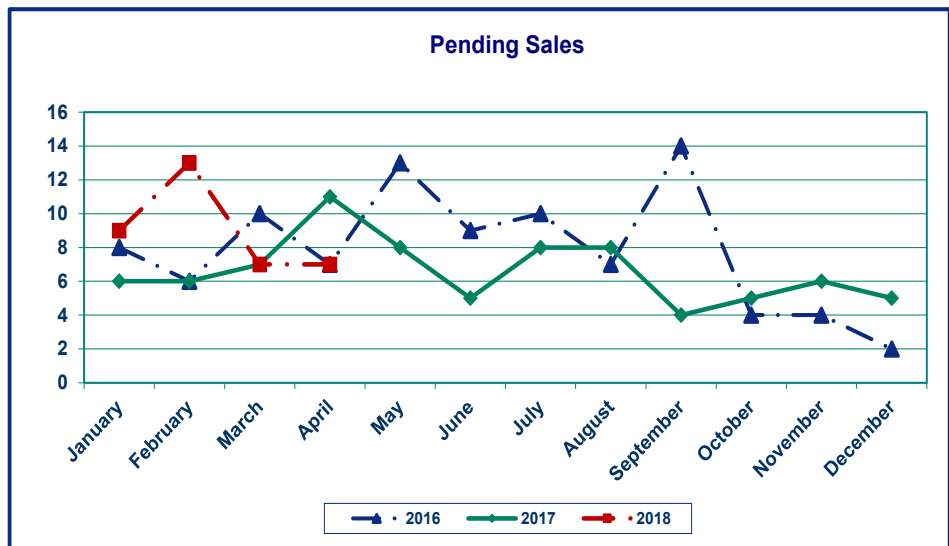
### GRANT COUNTY, OR

*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.*

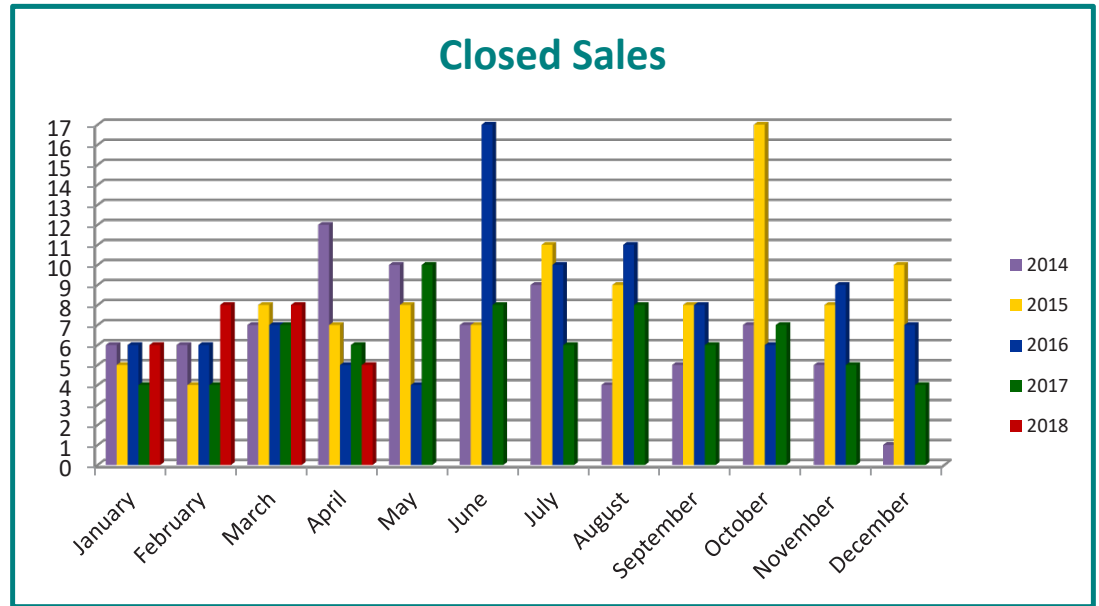




**CLOSED SALES**  
**GRANT COUNTY, OR**

*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™.

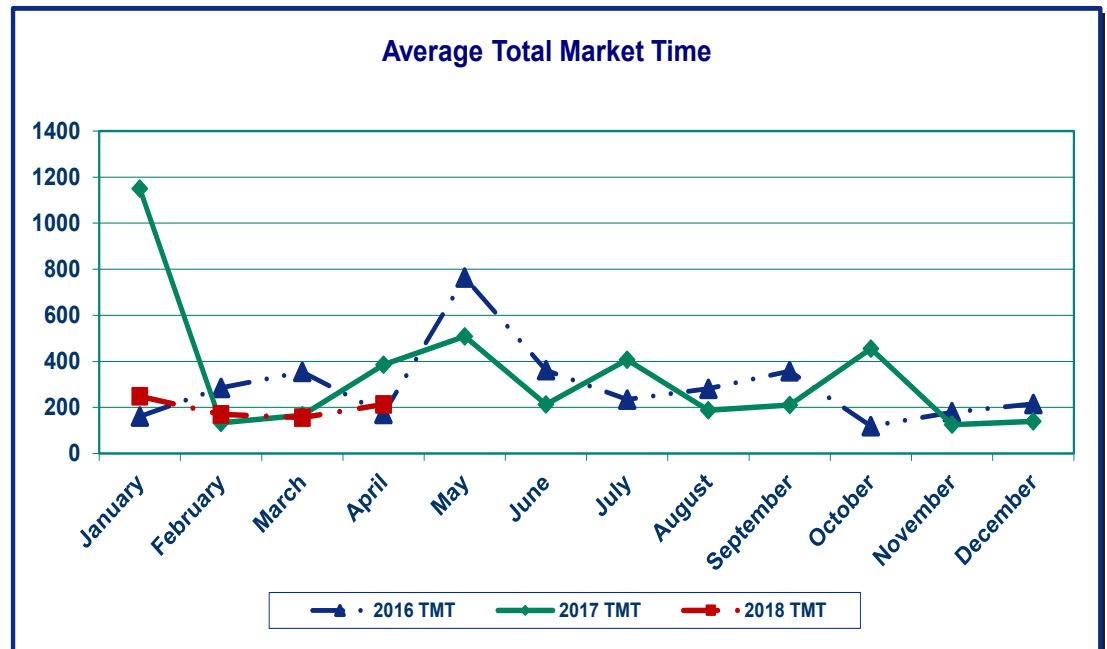
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**DAYS ON MARKET**  
**GRANT COUNTY, OR**

*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

April 2018 Reporting Period

### April Residential Highlights

Josephine County saw healthy gains nearly across the board this April. There were six closed sales, an increase from the zero recorded last year in April 2017 and from the two closings recorded last month in March 2018.

Pending sales (11) ended far ahead of the three offers accepted last year in April 2017 and ahead of the seven accepted last month in March 2018.

New listings, at 15, outpaced April 2017 (4) but fell one short of the 16 offered in March 2018.

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

Inventory decreased to 5.2 months in April, with total market time rising to 42 days.

### Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending April 30th of this year (\$244,800) with the average price of homes sold in the twelve months ending April 2017 (\$298,900) shows an decrease of 18.1%. The same comparison of the median shows an decrease of 13.0% over the same period.

Inventory in Months*			
	2016	2017	2018
January	13.5	N/A	10.3
February	24.0	18.0	10.3
March	N/A	5.3	16.5
April	9.0	N/A	5.2
May	7.7	20.0	
June	7.7	19.0	
July	9.3	N/A	
August	9.7	32.0	
September	5.5	26.0	
October	N/A	11.5	
November	10.5	16.0	
December	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:

-18.1% (\$244,800 v. \$298,900)

#### Median Sale Price % Change:

-13.0% (\$229,500 v. \$263,700)

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
2018	April	15	11	6	163,400	143,300	42
	March	16	7	2	307,500	307,500	28
	Year-to-date	54	26	15	220,500	186,600	45
2017	April	4	3	0	-	-	-
	Year-to-date	20	8	4	236,900	178,800	45
Change	April	275.0%	266.7%	-	-	-	-
	Prev Mo 2018	-6.3%	57.1%	200.0%	-46.9%	-53.4%	50.0%
	Year-to-date	170.0%	225.0%	275.0%	-6.9%	4.4%	-0.2%

# AREA REPORT • 4/2018

## Josephine County, Oregon

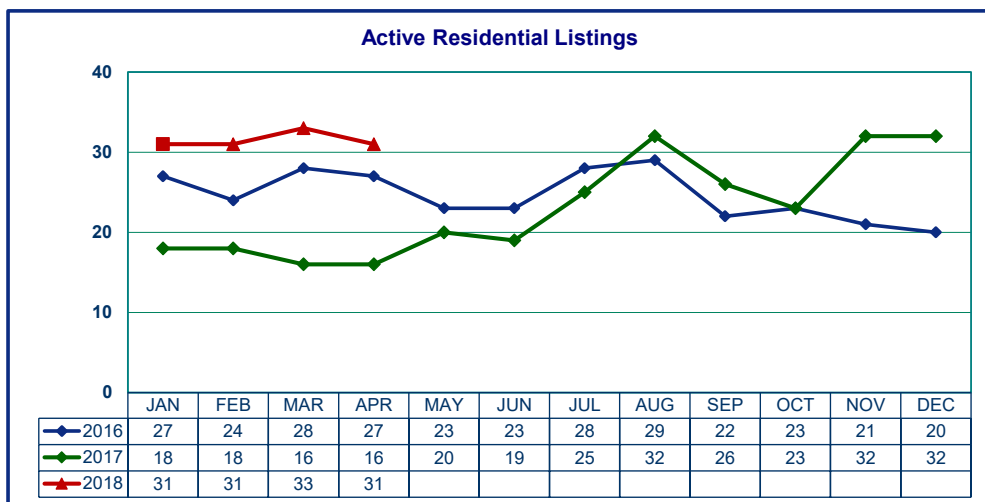
		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <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	2	1	0	1	-	0	-	-	2	2	100.0%	0	-	-	-	0	-	0	-	0	-
97523	Cave Junction	6	2	1	1	-	1	96,500	8	8	3	200.0%	2	116,200	116,200	46.4%	-	-	-	-	-	-
97526	Grants Pass	12	7	3	4	100.0%	2	181,000	14	27	9	350.0%	5	253,500	186,600	-4.7%	2	1,155,900	1	80,000	2	137,500
97527	Grants Pass	8	5	2	4	300.0%	2	143,300	44	15	9	800.0%	6	210,400	221,800	-34.2%	-	-	-	-	-	-
97528	Grants Pass	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97531	Kerby	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97532	Merlin	0	0	0	0	-	0	-	-	0	1	-	1	310,000	310,000	-17.3%	-	-	-	-	-	-
97533	Murphy	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97534	O'Brien	1	0	0	1	-	1	235,000	128	1	2	100.0%	1	235,000	235,000	257.5%	-	-	-	-	-	-
97538	Selma	2	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
97543	Wilderville	-	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97544	Williams	0	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	-	0	-	0	-	0	-
	Josephine Co.	31	15	6	11	266.7%	6	163,400	42	54	26	225.0%	15	220,500	186,600	-18.1%	2	1,155,900	1	80,000	2	137,500

97501	Medford	5	1	1	1	-50.0%	-	-	-	11	11	83.3%	7	171,500	96,000	-31.5%	4	394,900	1	210,000	2	161,000
97502	Central Point	6	1	1	0	-100.0%	1	305,000	81	5	5	66.7%	5	268,900	251,000	-37.3%	-	-	-	-	-	-
97503	White City	1	-	0	1	0.0%	1	188,000	14	4	3	0.0%	2	168,500	168,500	-41.2%	-	-	-	-	-	-
97504	Medford	6	5	1	6	200.0%	4	331,600	29	18	19	171.4%	15	310,700	300,000	-12.7%	-	-	-	-	-	-
97520	Ashland	9	2	0	1	-	0	-	-	7	2	-	0	-	-	-	0	-	0	-	0	-
97522	Butte Falls	-	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97524	Eagle Point	3	2	-	2	-	0	-	-	8	4	300.0%	3	254,500	242,500	-62.9%	-	-	-	-	-	-
97525	Gold Hill	3	1	0	2	-	1	255,000	9	5	3	-	1	255,000	255,000	-46.1%	-	-	1	85,000	-	-
97530	Jacksonville	1	0	1	0	-	1	595,000	31	2	1	-50.0%	2	455,500	455,500	14.3%	-	-	-	-	-	-
97535	Phoenix	1	0	0	0	-	0	-	-	-	0	-	0	-	-	34.6%	0	-	0	-	0	-
97536	Prospect	1	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
97537	Rogue River	4	1	0	0	-	0	-	-	5	1	-	-	-	-	-63.7%	-	-	1	104,500	-	-
97539	Shady Cove	3	0	0	0	-	0	-	-	2	2	-33.3%	0	-	-	-57.8%	0	-	0	-	0	-
97540	Talent	2	1	0	0	-	0	-	-	2	0	-	1	270,000	270,000	-	-	-	-	-	-	-
97541	Talent	1	0	0	0	-	0	-	-	1	-	-100.0%	-	-	-	123.5%	-	-	1	65,000	-	-
	Jackson Co.	46	14	4	13	116.7%	8	333,700	31	71	51	88.9%	36	270,600	253,000	-39.6%	4	394,900	4	116,100	2	161,000

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2018 with April 2017. The Year-To-Date section compares 2018 year-to-date statistics through April with 2017 year-to-date statistics through April.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/17-4/30/18) with 12 months before (5/1/16-4/30/17).

<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

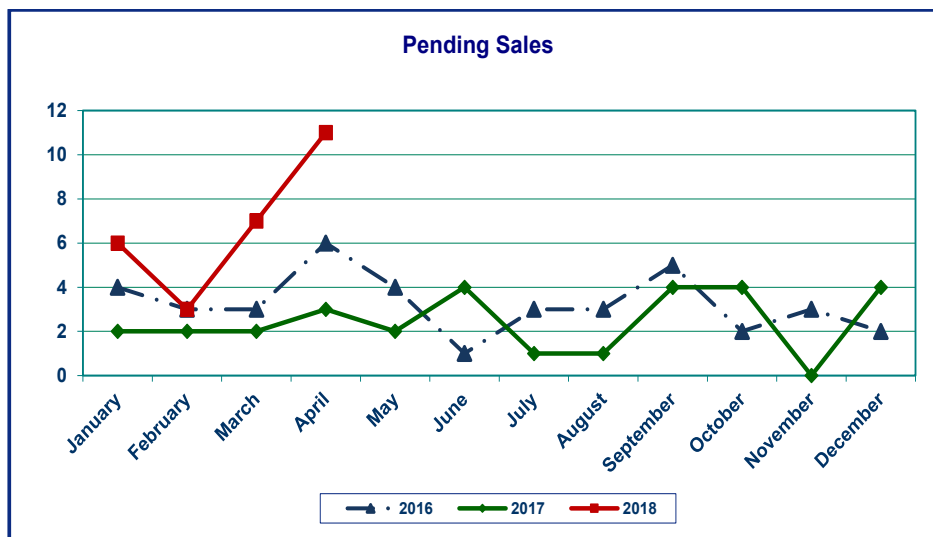
**JOSEPHINE COUNTY, OR**

*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.*



## PENDING LISTINGS

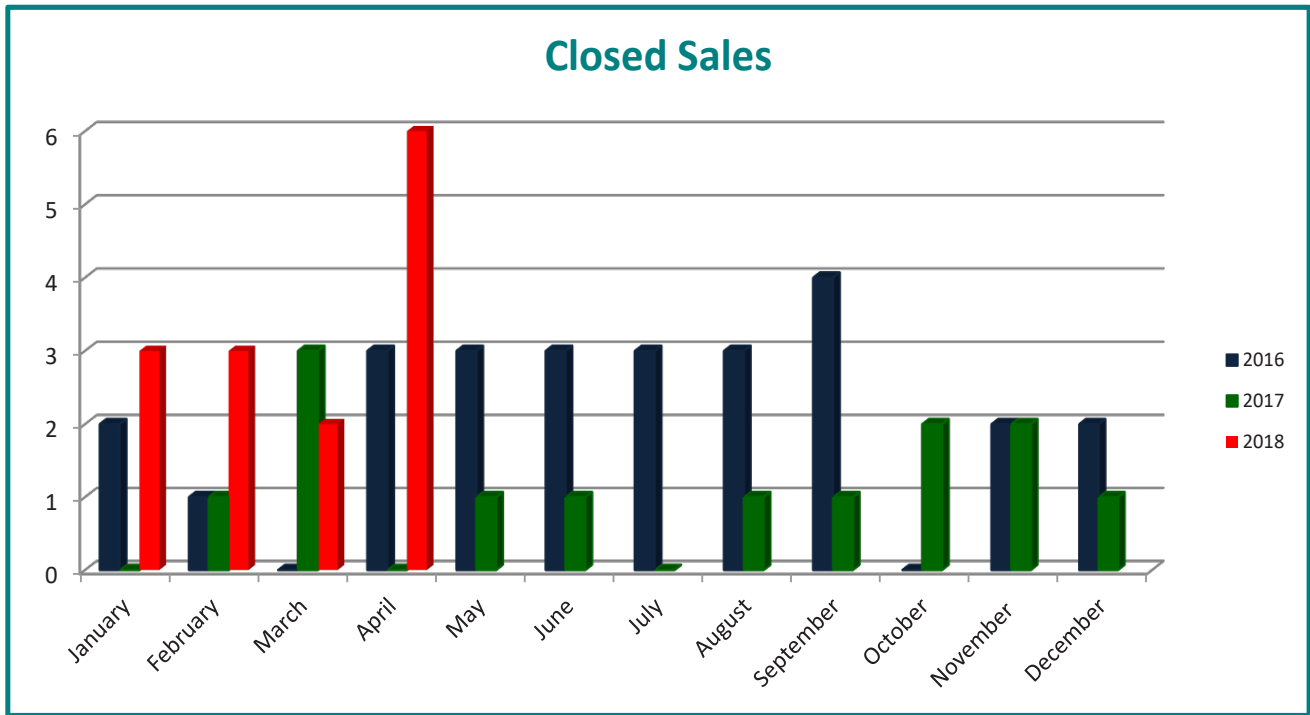
**JOSEPHINE COUNTY, OR**

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

## CLOSED SALES

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

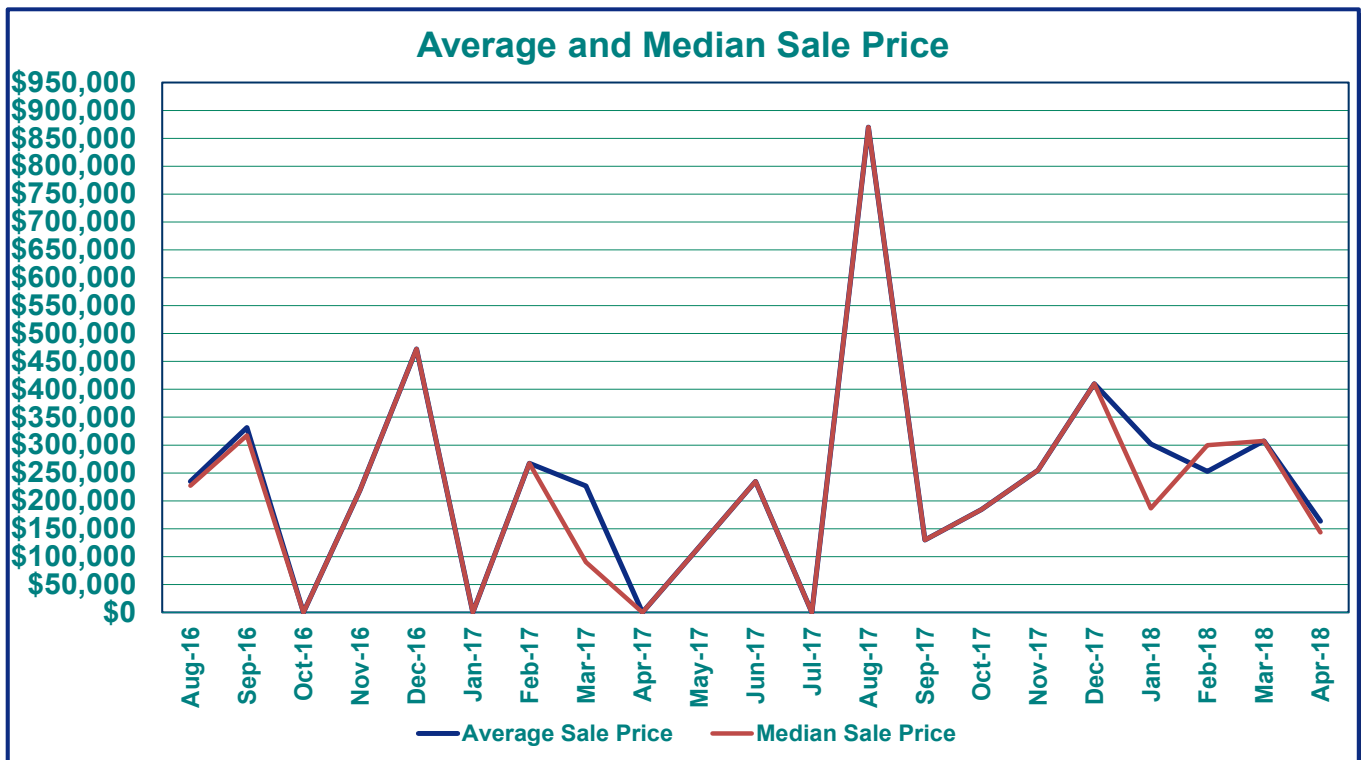
JOSEPHINE COUNTY, OR



## SALE PRICE

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

JOSEPHINE COUNTY, OR



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

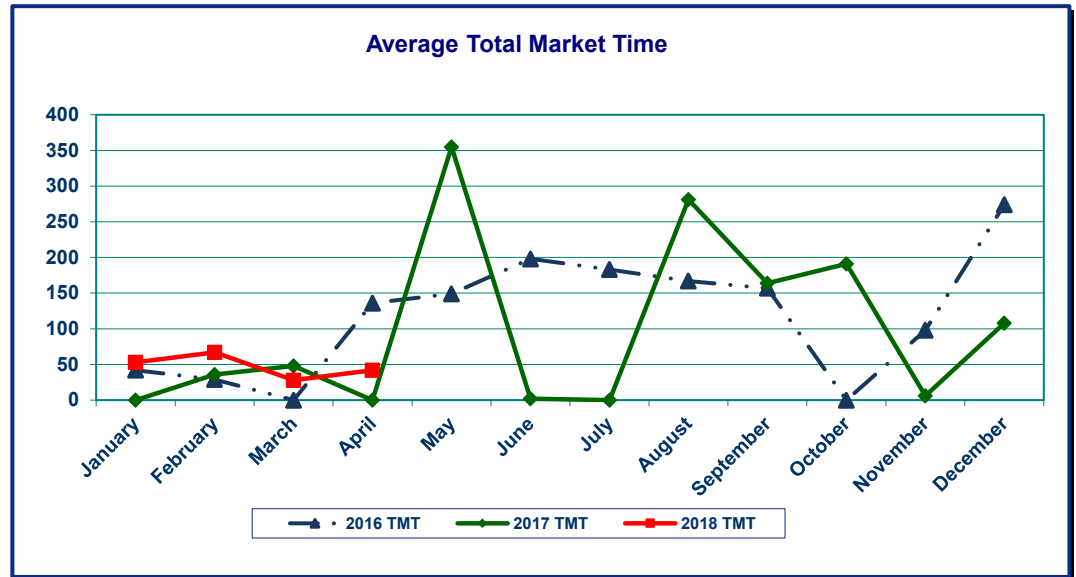
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**(503) 236-7657**  
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County, Curry County,  
Douglas County, Grant  
County, Josephine County,  
Lane County, North  
Coastal Counties, Polk &  
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Tyler Chaudhary, Editor

# MARKET ACTION



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

Residential Review: Lane County, Oregon

April 2018 Reporting Period

## April Residential Highlights

Lane County saw gains in pending sales this April. At 516, pending sales outpaced April 2017 (488) by 5.7% and March 2018 (489) by 5.5%.

Closed sales, at 392, cooled 3.0% from the 404 closings recorded last month in March 2018, but ended 8.6% ahead of the 361 closings recorded last year in April 2017.

New listings (571) fell six short of the 577 new listings offered in April 2017 (-1.0%) but warmed 7.5% compared to the 531 new listings offered last month in March 2018.

Inventory increased slightly in April to 1.5 months. Total market time decreased from 61 to 44 days during the same timeframe.

## Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending April 30th of this year (\$293,000) with the average price of homes sold in the twelve months ending April 2017 (\$270,500) shows an increase of 8.3%. The same comparison of the median shows an increase of 10.1% over that same period.

Inventory in Months*			
	2016	2017	2018
January	3.3	2.1	1.7
February	2.8	2.2	1.8
March	2.2	1.7	1.4
April	2.1	1.8	1.5
May	2.0	1.6	
June	1.8	1.7	
July	2.5	2.0	
August	2.0	2.0	
September	2.0	2.2	
October	2.1	2.0	
November	1.9	2.0	
December	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:**  
+8.3% (\$293,000 v. \$270,500)  
**Median Sale Price % Change:**  
+10.1% (\$267,000 v. \$242,500)

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
2018	April	571	516	392	301,600	281,500	44
	March	531	489	404	303,800	266,500	61
	Year-to-date	1,930	1,760	1,468	294,600	270,700	58
2017	April	577	488	361	295,200	255,000	56
	Year-to-date	1,867	1,599	1,300	273,700	247,000	67
Change	April	-1.0%	5.7%	8.6%	2.2%	10.4%	-21.1%
	Prev Mo 2018	7.5%	5.5%	-3.0%	-0.7%	5.6%	-27.9%
	Year-to-date	3.4%	10.1%	12.9%	7.6%	9.6%	-12.9%

# AREA REPORT • 4/2018

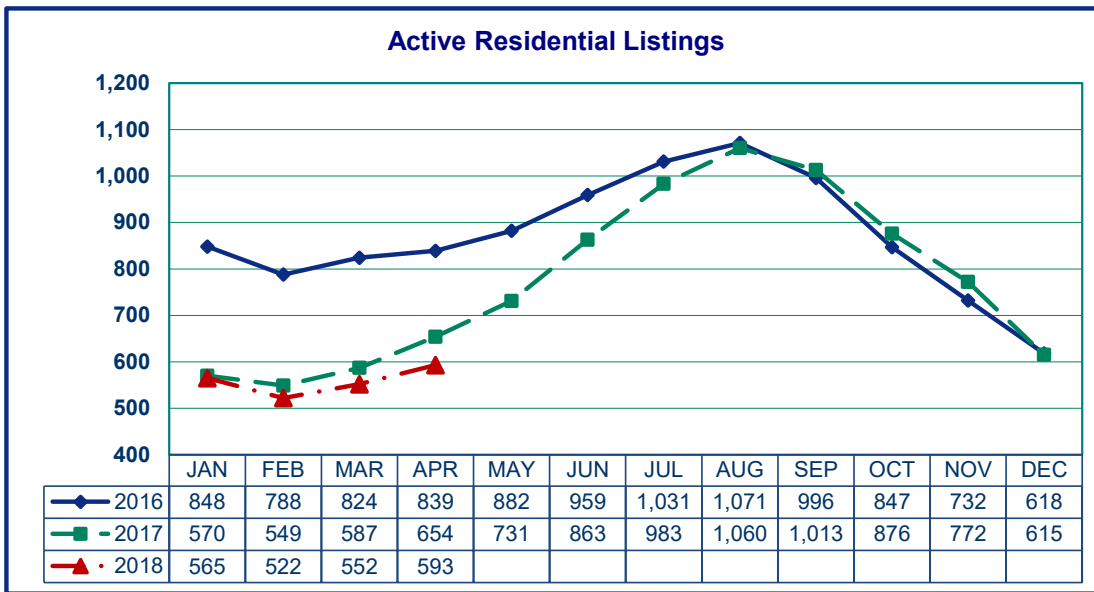
## Lane County, Oregon

		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
225	Florence Coast Village	6	3	0	-	-100.0%	-	-	-	8	9	50.0%	11	74,200	72,000	154	-18.1%	-	-	2	49,300	-	-	
226	Florence Green Trees	7	5	1	1	-75.0%	0	-	-	14	13	8.3%	19	154,600	150,000	46	41.0%	-	-	-	-	-	-	
227	Florence Florentine	11	4	0	2	-33.3%	2	236,800	12	16	10	-16.7%	11	232,400	235,000	92	-4.0%	-	-	-	-	-	-	
228	Florence Town	43	18	1	18	-14.3%	13	265,500	156	67	63	14.5%	51	262,200	254,000	108	15.1%	-	-	7	51,400	1	325,000	
229	Florence Beach	20	6	-	5	-16.7%	9	261,900	117	22	20	-25.9%	24	330,200	273,500	116	20.2%	-	-	7	57,000	-	-	
230	Florence North	30	13	1	3	0.0%	1	194,900	33	28	8	-46.7%	4	332,900	355,000	116	1.0%	-	-	8	79,900	-	-	
231	Florence South/ Dunes City	27	10	-	3	50.0%	2	420,300	175	26	15	-6.3%	12	501,200	411,500	134	29.0%	-	-	4	83,800	-	-	
238	Florence East/ Mapleton	20	5	2	1	-66.7%	1	250,000	350	23	17	70.0%	17	206,200	229,000	124	16.8%	-	-	2	80,500	1	114,000	
	Grand Total	164	64	5	33	-23.3%	28	270,300	137	204	155	1.3%	149	258,100	238,500	108	8.9%	-	-	30	66,400	2	219,500	
232	Hayden Bridge	7	14	0	18	38.5%	13	265,300	29	56	59	37.2%	54	262,300	256,600	63	7.8%	-	-	-	-	-	-	
233	McKenzie Valley	33	11	2	10	25.0%	6	352,600	50	38	32	3.2%	31	319,600	280,000	101	9.4%	-	-	8	164,700	-	-	
234	Pleasant Hill/Oak	33	20	3	20	-16.7%	10	216,200	109	64	49	-10.9%	40	273,800	211,000	96	5.7%	-	-	9	48,500	-	-	
235	South Lane Properties	86	59	8	57	26.7%	49	258,100	86	215	185	22.5%	156	270,800	256,500	90	13.7%	3	121,600	17	51,400	1	350,000	
236	West Lane Properties	32	20	6	26	30.0%	18	321,900	73	93	90	13.9%	69	330,900	261,000	104	22.9%	-	-	5	160,400	1	210,000	
237	Junction City	46	37	4	17	-10.5%	25	293,200	32	107	86	28.4%	68	271,800	272,500	49	-1.9%	1	137,500	6	85,300	-	-	
239	Thurston	25	29	3	27	-27.0%	18	279,800	39	113	114	-6.6%	99	264,600	255,000	40	9.0%	2	226,000	6	57,500	6	284,800	
240	Coburg I-5	5	14	2	12	300.0%	3	408,100	43	33	28	154.5%	10	534,400	308,500	57	11.0%	-	-	1	130,500	1	347,000	
241	N Gilham	21	20	5	20	-4.8%	17	438,700	28	77	69	3.0%	56	379,000	345,000	74	7.0%	-	-	5	153,400	1	550,000	
242	Ferry Street Bridge	40	38	5	32	-15.8%	28	392,000	32	147	134	18.6%	115	370,500	345,000	48	7.6%	1	210,000	1	99,000	4	364,300	
243	E Eugene	43	40	8	40	25.0%	31	359,700	42	128	108	-4.4%	91	334,100	320,900	43	-0.7%	2	247,500	8	126,100	9	407,200	
244	SW Eugene	92	80	4	62	29.2%	43	346,700	37	231	189	13.2%	170	359,100	319,000	75	6.1%	-	-	7	166,200	4	363,800	
245	W Eugene	19	26	1	23	91.7%	10	322,500	43	58	58	38.1%	41	282,400	260,000	54	9.4%	2	2,197,500	4	1,006,900	5	298,400	
246	Danebo	25	55	2	57	-14.9%	31	210,700	24	175	174	-11.2%	145	214,300	228,000	35	9.6%	-	-	4	69,300	3	274,100	
247	River Road	8	18	3	9	-47.1%	12	268,000	10	47	43	-25.9%	37	258,700	260,000	32	11.4%	-	-	-	-	1	227,000	
248	Santa Clara	40	41	1	39	0.0%	40	305,200	29	164	159	20.5%	133	307,700	309,000	41	10.9%	1	175,000	7	94,700	2	319,800	
249	Springfield	27	44	2	44	7.3%	34	213,700	50	170	170	29.8%	140	209,900	204,000	37	6.1%	1	65,500	8	52,600	11	304,900	
250	Mohawk Valley	11	5	1	3	-25.0%	4	385,900	19	14	13	-38.1%	13	353,300	315,000	40	7.9%	-	-	1	240,000	-	-	
	Grand Total	593	571	60	516	5.7%	392	301,600	44	1,930	1,760	10.1%	1,468	294,600	270,700	58	8.3%	13	484,200	97	134,900	49	332,200	



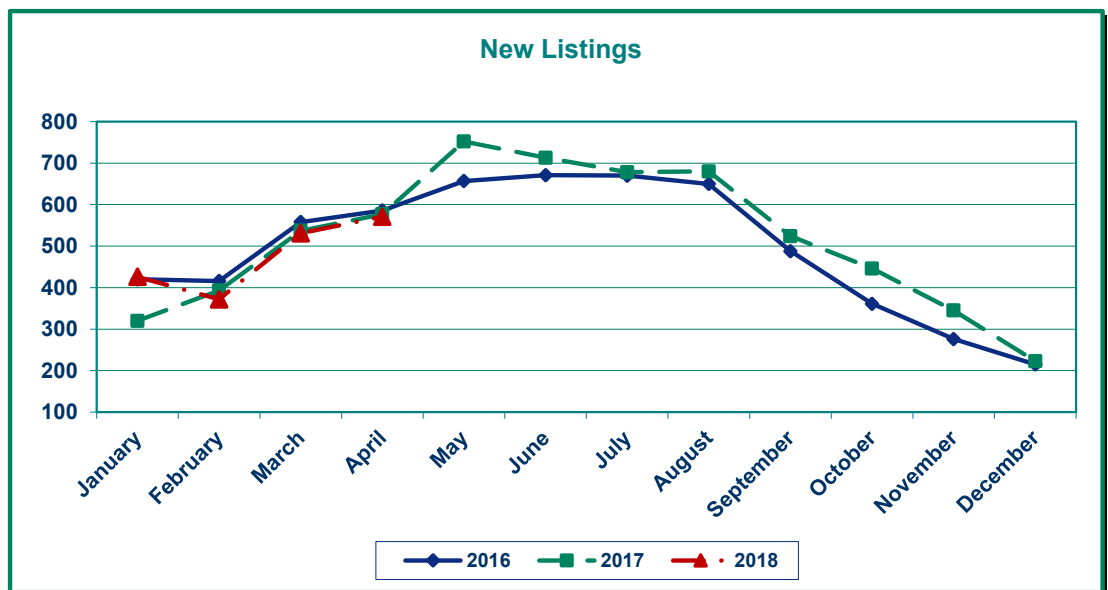
## ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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



## NEW LISTINGS GREATER LANE COUNTY, OR

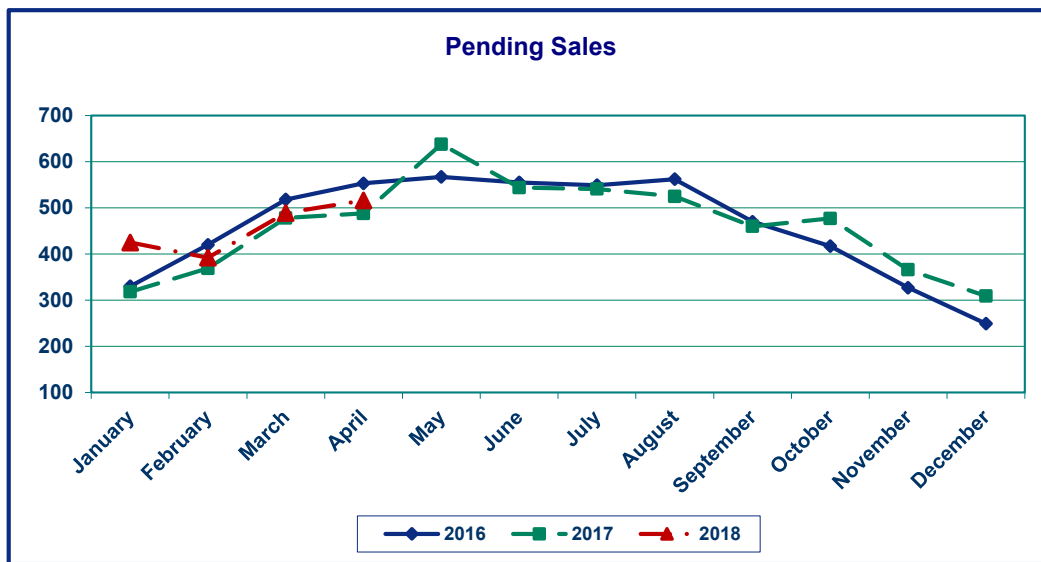
*This graph shows the new residential listings over the past three calendar years in Greater Lane County, Oregon.*



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2018 with April 2017. The Year-To-Date section compares 2018 year-to-date statistics through April with 2017 year-to-date statistics through April.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/17-4/30/18) with 12 months before (5/1/16-4/30/17).

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



## PENDING LISTINGS

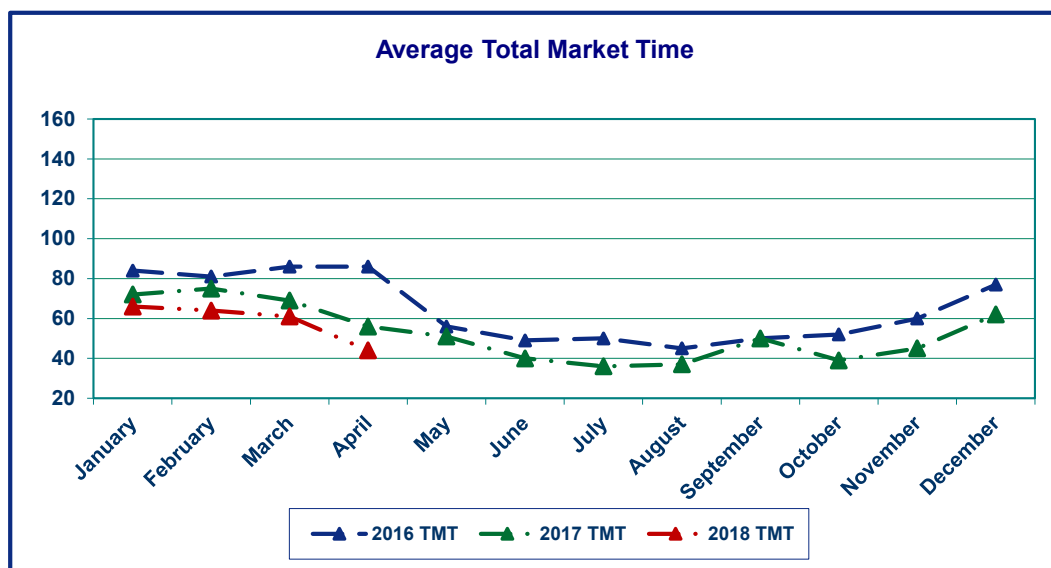
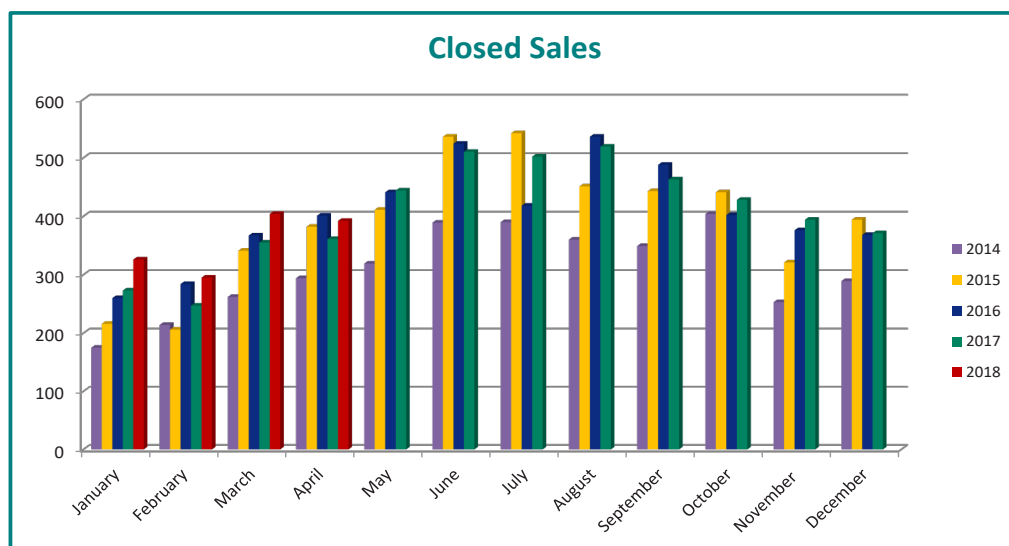
### GREATER LANE COUNTY, OR

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

## CLOSED SALES

### GREATER LANE COUNTY, OR

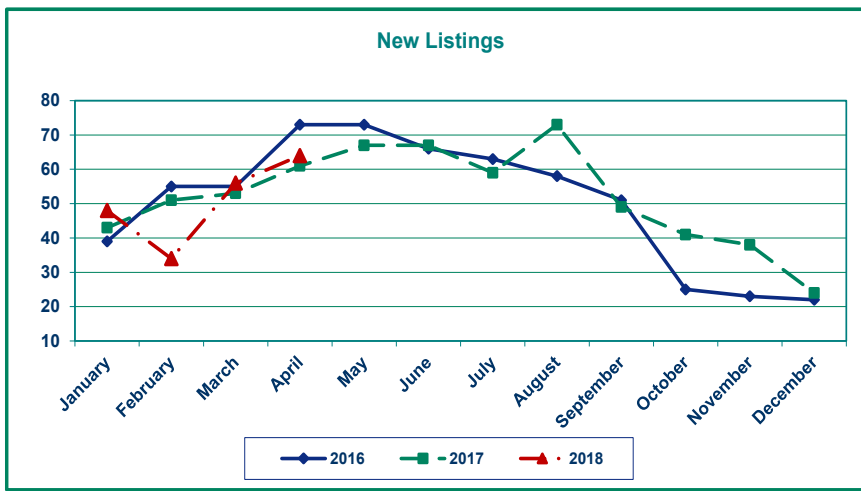
*This graph shows the closed sales over the past five calendar years in Greater Lane County, Oregon.*



## DAYS ON MARKET

### GREATER LANE COUNTY, OR

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



## NEW LISTINGS

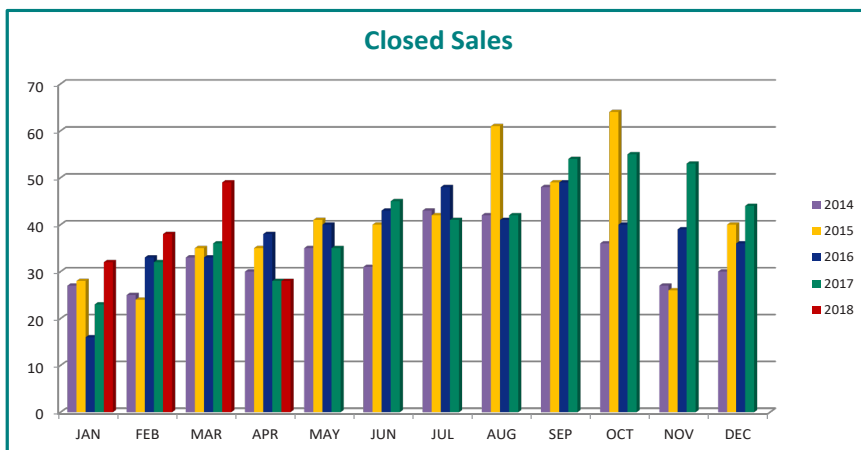
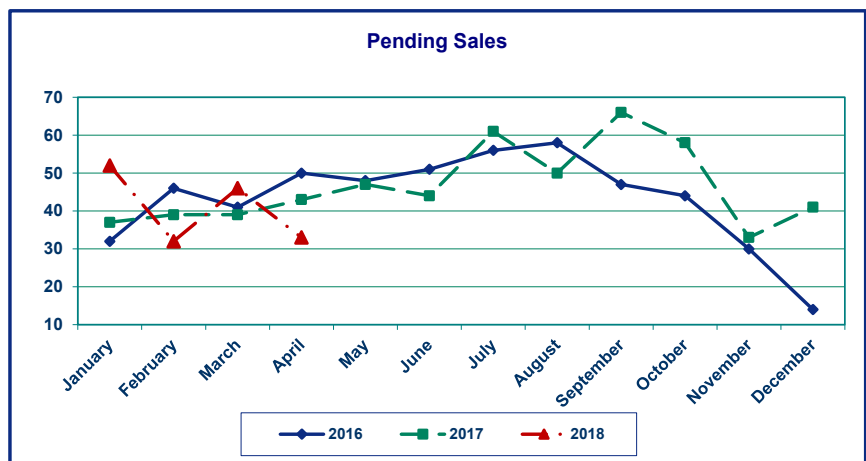
### FLORENCE, OR

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

## PENDING LISTINGS

### FLORENCE, OR

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



## CLOSED SALES

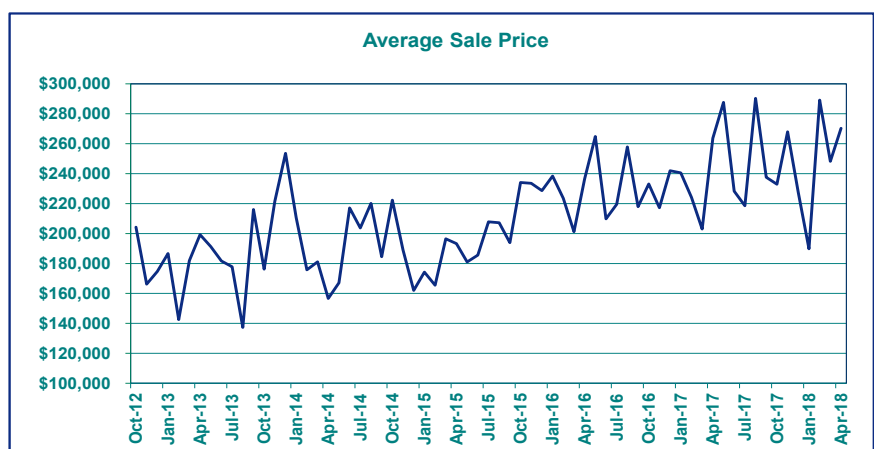
### FLORENCE, OR

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

## AVERAGE SALE PRICE

### FLORENCE, OR

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



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

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

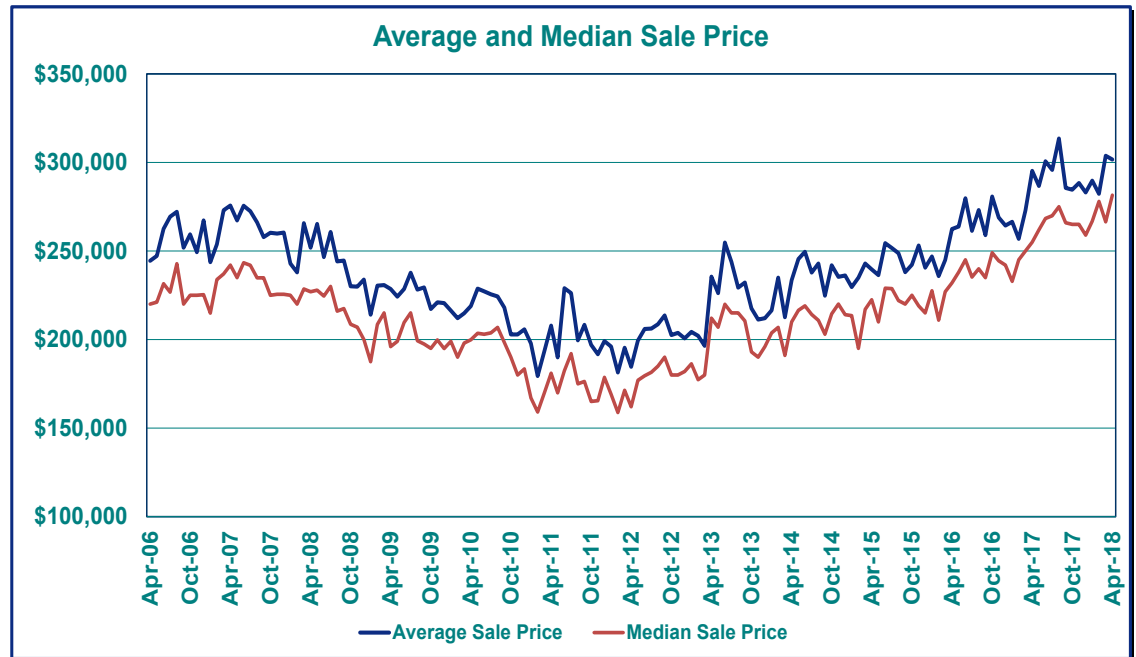
**Contact RMLS™**  
**8338 NE Alderwood Rd**  
**Suite 230**  
**Portland, OR 97220**  
**(503) 236-7657**  
**communications@rmls.com**

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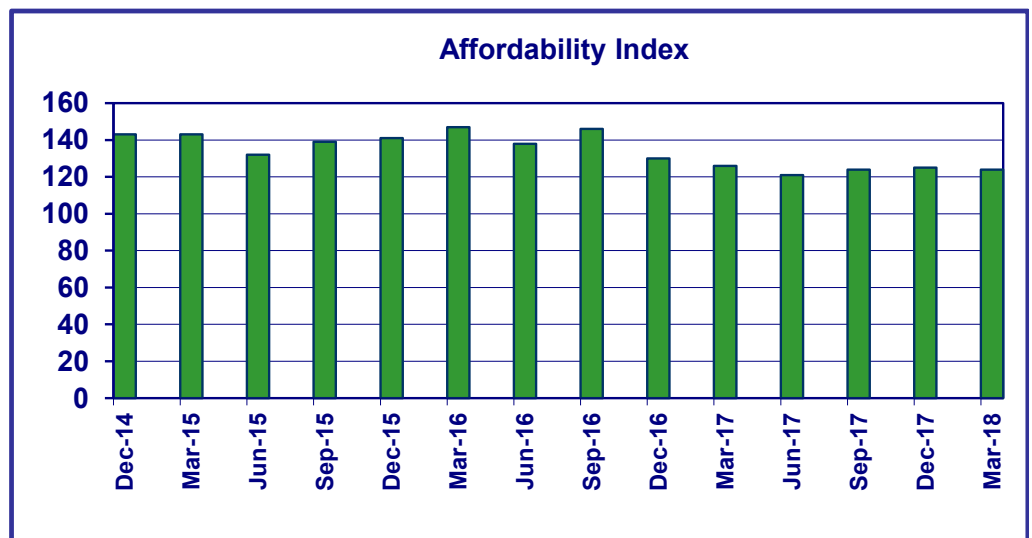
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**AFFORDABILITY**  
**Lane County, OR**

*This graph shows the affordability of housing in Lane County, Oregon in March 2018.*



**AFFORDABILITY** - According to a formula from the National Association of REALTORS®, buying a house in the Lane County area is affordable for a family earning the median income. A family earning the median income (\$64,100 in 2018, per HUD) can afford 124% of a monthly mortgage payment on a median priced home (\$266,500 in March). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 4.44% (per Freddie Mac).



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

April 2018 Reporting Period

### April Residential Highlights

April was a good month for accepted offers in the Mid-Columbia region. There were 107 pending sales, a 13.8% increase from April 2017 (94) and a 17.6% increase from last month in March 2018 (91). This is the strongest April for pendings in the area since 2015, when 118 offers were accepted for the month.

New listings, at 131, fell 0.8% short of the 132 new listings offered in April 2017, but warmed 24.8% from the 105 new listings offered last month in March 2018.

Closed sales, at 70, fell short of both the 86 closings recorded last year in April 2017 (-18.6%) and the 73 closings recorded last month in March 2018 (-4.1%).

Inventory rose in April to 4.1 months. Total market time increasing to 100 days during the same period.

### Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending April 30th of this year (\$315,600) with the average price of homes ending April 2017 (\$287,800) shows an increase of 9.7%. The same comparison of the median shows an increase of 7.8% over the same period.

### Inventory in Months\*

	2016	2017	2018
January	6.3	4.2	4.1
February	7.5	4.6	3.7
March	4.8	2.9	3.5
April	4.7	2.8	4.1
May	4.4	3.9	
June	4.8	3.4	
July	4.2	4.0	
August	3.7	3.2	
September	4.7	5.1	
October	3.2	4.1	
November	3.1	3.9	
December	2.9	4.2	

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

#### Average Sale Price % Change:

+9.7% (\$315,600 v. \$287,800)

#### Median Sale Price % Change:

+7.8% (\$264,000 v. \$245,000)

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

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

Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	April	131	107	70	279,600	253,300	100
	March	105	91	73	289,600	280,000	88
	Year-to-date	388	339	284	301,700	260,000	98
2017	April	132	94	86	318,600	240,900	147
	Year-to-date	337	307	272	284,600	237,000	127
Change	April	-0.8%	13.8%	-18.6%	-12.2%	5.1%	-31.7%
	Prev Mo 2018	24.8%	17.6%	-4.1%	-3.5%	-9.5%	13.6%
	Year-to-date	15.1%	10.4%	4.4%	6.0%	9.7%	-22.3%

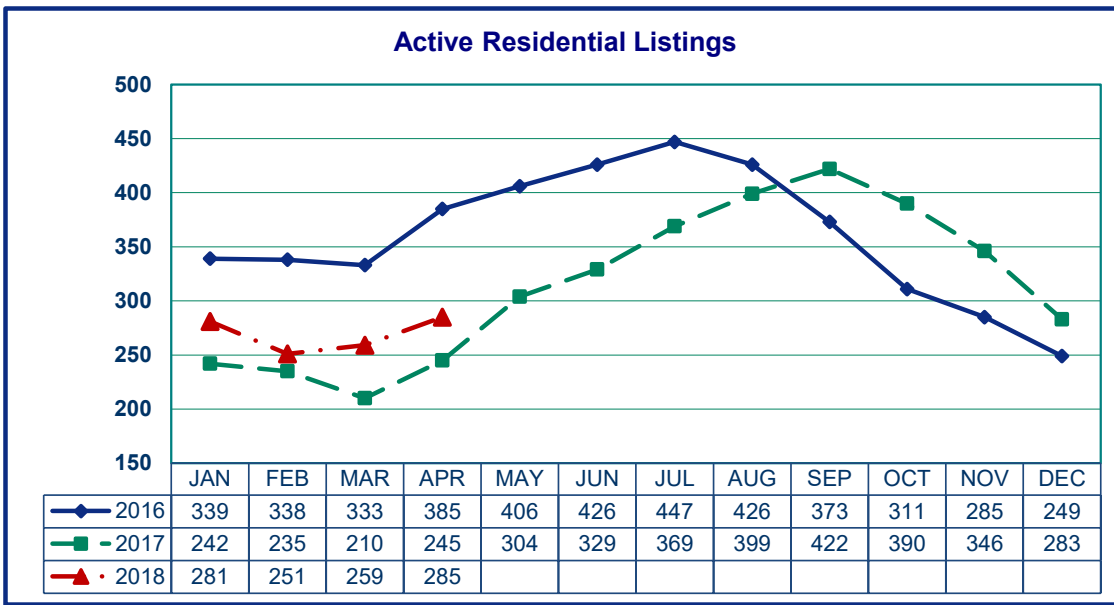
# AREA REPORT • 4/2018

## 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 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price		Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price			Median Sale Price	Closed Sales	Average Sale Price	Closed Sales		Average Sale Price	Closed Sales
100	White Salmon/ Bingen	20	9	1	7	-12.5%	2	372,800	315	26	15	-34.8%	17	454,300	469,000	8.3%	-	-	3	198,400	-	-		
101	Snowden	3	-	-	1	-80.0%	0	-	-	2	1	-83.3%	0	0	-	11.5%	-	-	3	145,000	-	-		
102	Trout Lake/ Glenwood	7	2	0	1	-	-	-	-	7	5	25.0%	3	424,800	454,000	-16.6%	-	-	3	86,200	-	-		
103	Husum/ BZ Corner	4	1	0	0	-100.0%	0	-	-	4	1	-75.0%	2	542,500	542,500	26.4%	-	-	-	-	-	-		
104	Lyle/ High Prairie	11	6	0	2	0.0%	1	555,000	3	9	4	33.3%	2	412,500	412,500	11.8%	-	-	1	60,000	-	-		
105	Dallesport/ Murdock	9	4	-	2	-33.3%	3	276,000	29	11	9	0.0%	9	182,100	204,900	21.6%	-	-	2	57,500	-	-		
106	Appleton/ Timber Valley	2	1	0	-	-	0	-	-	1	1	-	1	214,200	214,200	4.9%	-	-	1	70,000	-	-		
108	Goldendale/ Centerville	33	14	4	14	27.3%	6	305,500	324	36	27	-12.9%	18	258,200	225,000	21.1%	-	-	18	70,800	1	126,000		
109	Bickleton/ East County	1	-	0	0	-	0	-	-	-	-	-	0	0	-	-	-	1	11,500	-	-			
110	Klickitat	2	0	0	-	-	0	-	-	5	3	0.0%	5	87,300	57,500	6.0%	-	-	2	55,000	-	-		
	Klickitat Co. Total	92	37	5	27	-10.0%	12	330,100	222	101	66	-20.5%	57	313,100	289,600	7.2%	-	0	34	86,200	1	126,000		
111	Skamania	2	0	0	1	-	0	-	-	2	1	-75.0%	0	-	-	27.7%	0	-	0	-	0	-		
112	North Bonneville	4	2	0	1	-50.0%	1	228,600	0	6	4	33.3%	4	286,600	258,300	6.0%	-	-	3	45,000	-	-		
113	Stevenson	5	3	1	2	0.0%	1	269,000	7	11	13	160.0%	9	277,300	269,000	-0.8%	-	-	8	99,100	-	-		
114	Carson	5	2	0	2	-33.3%	3	222,200	48	8	14	16.7%	15	293,500	260,000	8.8%	-	-	3	131,300	-	-		
115	Home Valley	3	2	-	0	-	0	-	-	3	0	-100.0%	0	-	-	3.2%	0	-	0	-	0	-		
116	Cook, Underwood, Mill A, Willard	7	4	0	2	0.0%	1	300,000	106	5	7	16.7%	5	401,800	419,000	41.8%	-	-	-	-	-	-		
117	Unincorporated North	18	1	0	2	100.0%	2	319,000	500	9	5	0.0%	2	319,000	319,000	57.3%	-	-	-	-	-	-		
	Skamania Co. Total	44	14	1	10	0.0%	8	262,800	157	44	44	22.2%	35	305,500	270,000	16.5%	-	-	14	94,400	-	-		
351	The Dalles	35	39	4	38	52.0%	35	219,200	59	108	114	15.2%	103	221,500	207,000	8.3%	4	755,500	17	47,900	-	-		
352	Dufur	3	-	0	-	-100.0%	0	-	-	4	4	-20.0%	7	302,200	295,000	27.2%	-	-	2	461,500	-	-		
353	Tygh Valley	8	1	1	1	0.0%	0	-	-	4	3	0.0%	1	117,500	117,500	82.2%	-	-	-	-	-	-		
354	Wamic/ Pine Hollow	8	3	1	1	-50.0%	0	-	-	8	7	133.3%	4	134,500	107,000	4.9%	-	-	-	-	-	-		
355	Maupin/ Pine Grove	12	1	1	0	-	-	-	-	4	2	-33.3%	-	-	-	10.8%	-	-	1	45,000	-	-		
356	Rowena	1	0	0	0	-	0	-	-	1	1	0.0%	1	350,000	350,000	101.5%	-	-	-	-	-	-		
357	Mosier	9	3	-	3	200.0%	0	-	-	10	6	100.0%	5	336,100	246,000	6.1%	-	-	2	164,500	-	-		
	Wasco Co. Total	76	47	7	43	43.3%	35	219,200	59	139	137	17.1%	121	228,200	210,000	10.4%	4	755,500	22	96,000	-	-		
361	Cascade Locks	10	2	-	7	133.3%	2	252,000	162	13	19	111.1%	8	209,900	221,000	5.0%	-	-	3	109,000	-	-		
362	Hood River City	24	15	1	9	0.0%	8	476,300	57	45	41	13.9%	44	452,400	440,000	7.7%	3	1,173,300	5	162,600	1	380,000		
363	Hood River-W	10	7	2	4	-55.6%	1	623,000	1	18	13	-18.8%	8	549,800	507,500	9.3%	-	-	4	332,400	-	-		
364	Hood River-E	5	2	1	1	-	0	-	-	5	3	0.0%	0	-	-	37.5%	0	-	0	-	0	-		
366	Odell	5	-	-	4	-	2	339,400	79	6	8	-	3	338,200	335,900	8.6%	-	-	-	-	-	-		
367	Parkdale/ Mt. Hood	11	5	1	2	-33.3%	0	-	-	11	5	-28.6%	4	499,800	536,500	23.4%	-	-	3	148,300	-	-		
	Hood River Co. Total	65	31	5	27	12.5%	13	432,000	72	98	89	25.4%	67	432,800	425,000	11.9%	3	1,173,300	15	194,300	1	380,000		
370	Sherman Co.	8	2	1	-	-	2	111,500	49	6	3	-	4	134,000	140,000	-1.1%	-	-	1	23,000	-	-		

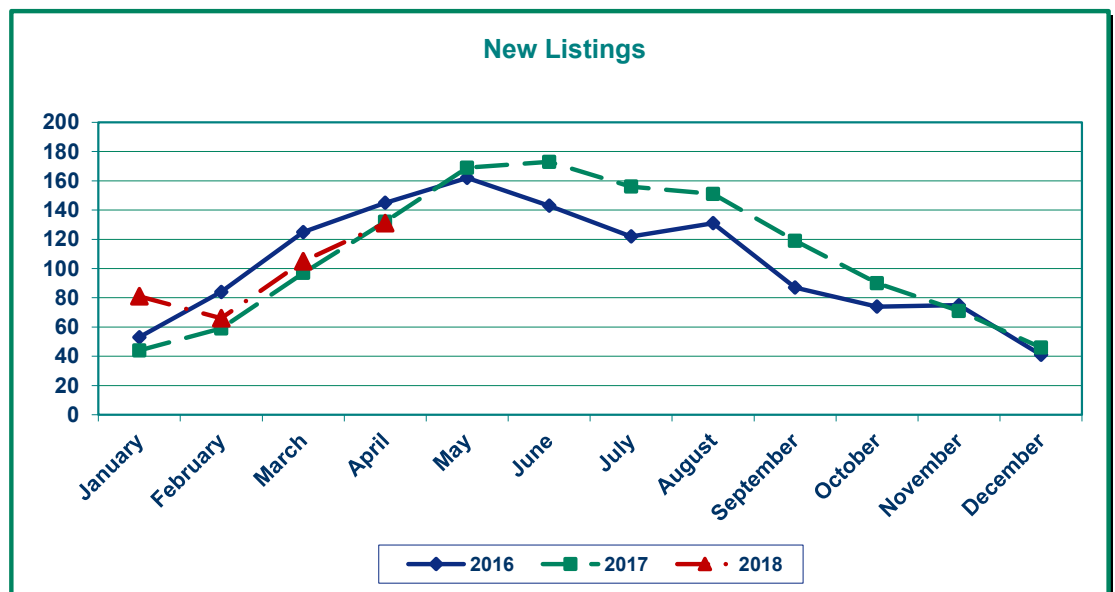
## ACTIVE RESIDENTIAL LISTINGS MID-COLUMBIA

*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 April 2018 with April 2017. The Year-To-Date section compares 2018 year-to-date statistics through April with 2017 year-to-date statistics through April.

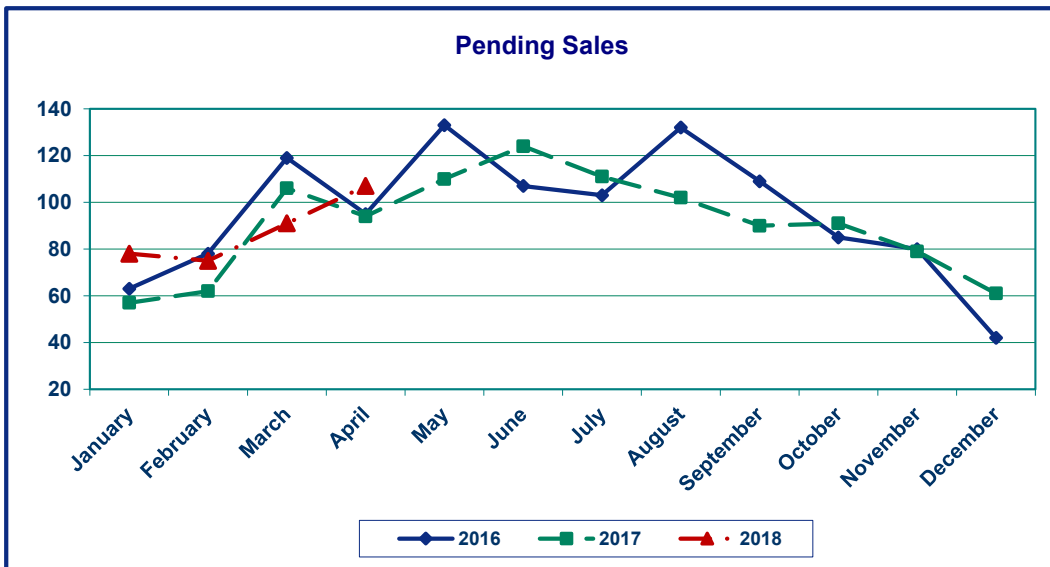
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/17-4/30/18) with 12 months before (5/1/16-4/30/17).

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## PENDING LISTINGS

### MID-COLUMBIA

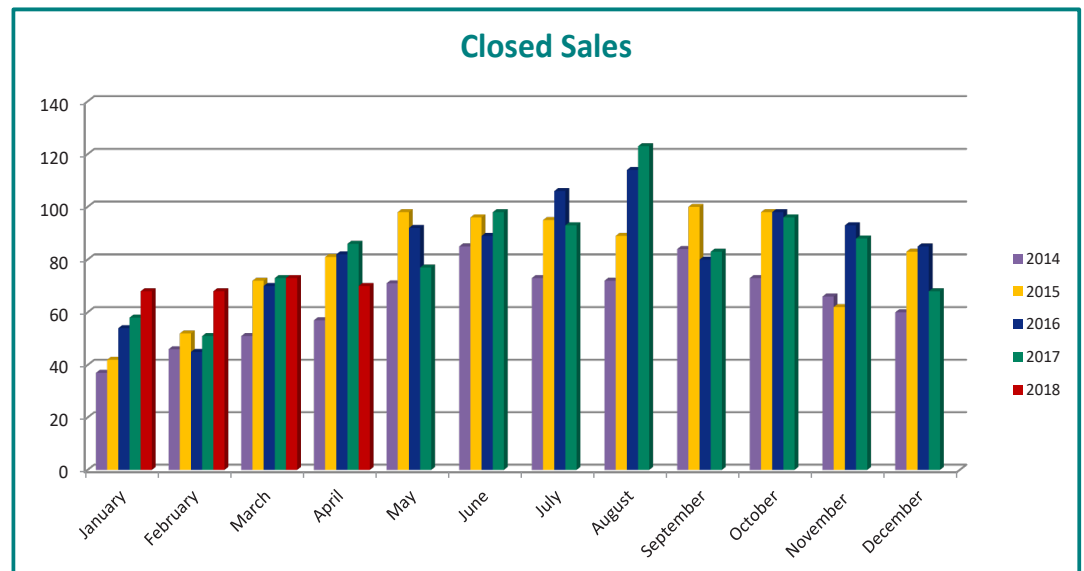
*This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.*



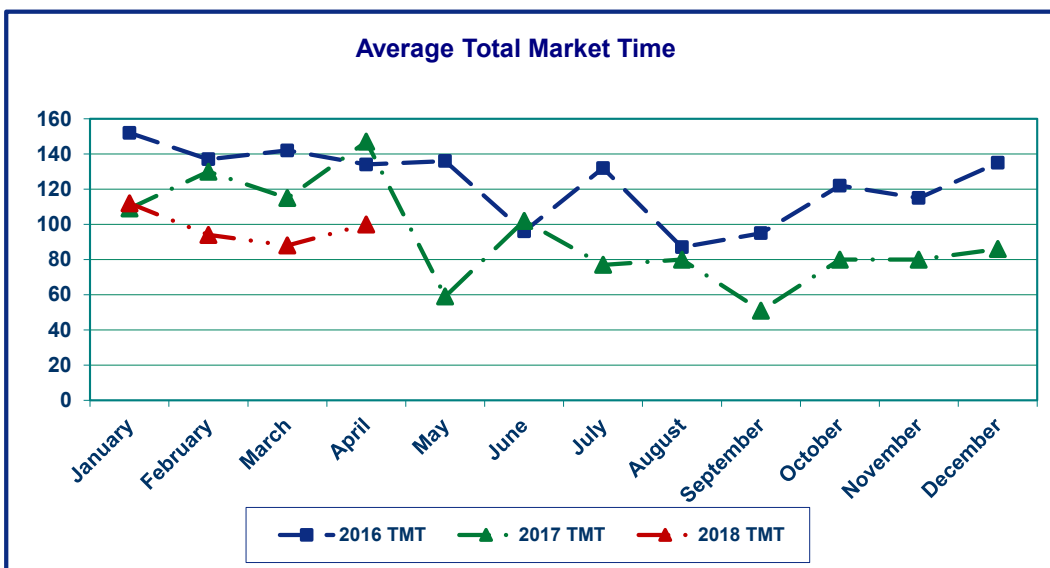
## CLOSED SALES

### MID-COLUMBIA

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



## Average Total Market Time



## DAYS ON MARKET

### MID-COLUMBIA

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



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

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

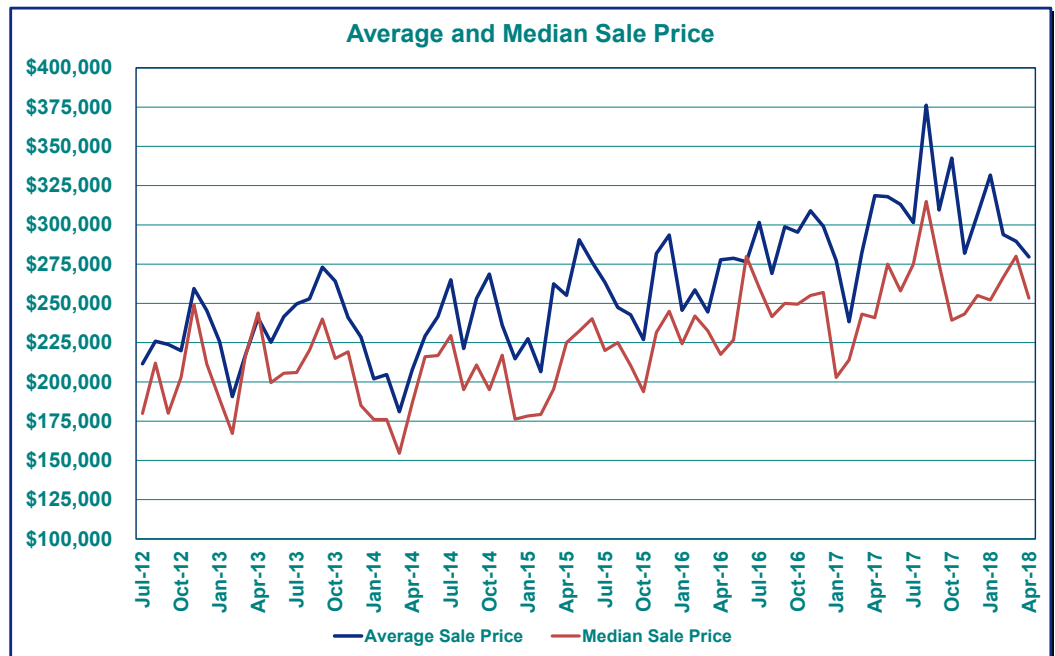
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Tyler Chaudhary, Editor

# MARKET ACTION



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

## Residential Review: North Coastal Counties, Oregon

April 2018 Reporting Period

### April Residential Highlights

Closed sales brought some sun to mixed numbers for the North Coastal Counties this April. Closings (129) ended 30.3% stronger than in April 2017 (99) and 4.9% stronger than last month in March 2018 (123). In fact this was the strongest April for closings in the area on the RMLS™ record, dating to 1992.

New listings (226) fell 10.3% short of the 252 new listings offered in April 2017 and 13.7% short of the 262 new listings offered last month in March 2018.

Similarly, pending sales (169) decreased 11.5% from both April 2017 and March 2018, when 191 offers were accepted.

Total market time decreased by five days in April, landing at 134

days. During the same period, inventory increased by a fraction of a month to 6.2 months.

### Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending April 30th of this year (\$333,100) with the average price of homes sold in the twelve months ending April 2017 (\$311,100) shows an increase of 7.1%. The same comparison of the median shows an increase of 10.4% over the same period.

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

##### Average Sale Price % Change:

+7.1% (\$333,100 v. \$311,100)

##### Median Sale Price % Change:

+10.4% (\$292,500 v. \$265,000)

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

### Inventory in Months\*

	2016	2017	2018
January	8.7	6.8	6.6
February	10.0	9.0	6.9
March	8.6	7.3	6.1
April	9.0	9.1	6.2
May	8.3	6.3	
June	8.0	5.9	
July	9.3	7.3	
August	7.0	6.2	
September	7.2	6.4	
October	7.7	5.7	
November	7.2	5.9	
December	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.

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

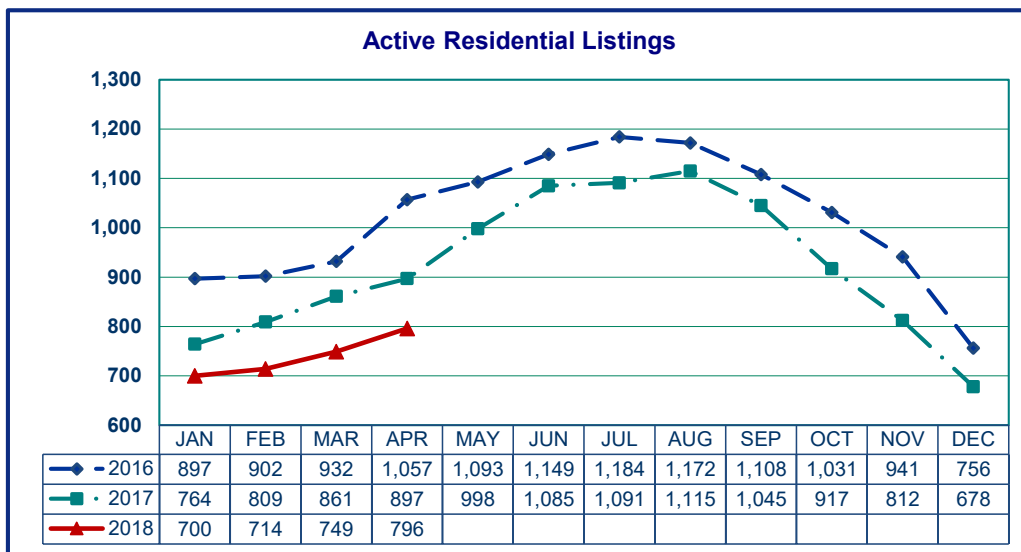
North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	April	226	169	129	395,400	310,000	134
	March	262	191	123	328,400	299,000	139
	Year-to-date	848	602	470	346,300	293,000	135
2017	April	252	191	99	306,800	255,000	130
	Year-to-date	867	569	434	307,500	256,000	153
Change	April	-10.3%	-11.5%	30.3%	28.9%	21.6%	2.9%
	Prev Mo 2018	-13.7%	-11.5%	4.9%	20.4%	3.7%	-3.6%
	Year-to-date	-2.2%	5.8%	8.3%	12.6%	14.5%	-12.1%

# AREA REPORT • 4/2018

## North Coastal 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 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <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	
180	Astoria	53	24	3	22	46.7%	17	275,900	72	94	73	10.6%	51	267,200	268,400	3.6%	2	425,000	11	64,300	2	315,500	
181	Hammond/ Warrenton	45	21	3	13	-27.8%	11	294,400	106	66	49	0.0%	38	298,700	274,000	15.6%	-	-	13	112,500	1	367,500	
182	Gearhart West	44	11	5	5	-37.5%	7	474,200	143	43	29	16.0%	23	463,500	429,000	-10.5%	-	-	13	109,000	-	-	
183	Gearhart East	6	3	-	2	0.0%	2	275,100	77	9	5	-37.5%	4	345,800	308,100	17.1%	-	-	1	70,000	-	-	
184	Seaside Northwest	9	3	2	3	-25.0%	6	428,500	145	14	13	44.4%	11	370,600	290,800	27.9%	-	-	2	75,000	-	-	
185	Seaside North Central	7	3	0	1	-50.0%	2	258,800	12	8	4	-63.6%	3	264,200	275,000	6.5%	-	-	-	-	-	-	
186	Seaside Southwest	33	11	3	-	-100.0%	2	278,500	237	27	10	-37.5%	10	274,500	275,000	-8.1%	-	-	2	150,000	-	-	
187	Seaside South Central	1	1	0	1	0.0%	0	-	-	2	4	33.3%	3	205,000	190,000	8.3%	-	-	-	-	-	-	
188	Seaside East	17	9	0	3	200.0%	3	371,000	97	21	19	90.0%	16	331,100	309,500	8.6%	1	510,000	2	37,500	-	-	
189	Cannon Beach/ Tolovana Park	59	14	1	7	-22.2%	7	1,442,300	531	40	29	16.0%	23	762,700	399,000	23.3%	2	2,482,500	1	139,000	1	274,900	
190	Arch Cape/ Cove Beach/ Falcon Cove	6	2	0	-	-100.0%	2	518,400	142	6	4	-42.9%	6	668,800	563,000	-10.8%	-	-	1	87,000	-	-	
191	Rural Clatsop County	15	2	-	4	-42.9%	1	125,000	31	14	15	15.4%	10	274,200	248,300	19.5%	-	-	4	67,500	-	-	
	Clatsop County	295	104	17	61	-12.9%	60	463,600	154	344	254	5.0%	198	378,000	297,000	3.5%	5	1,265,000	50	93,600	4	318,400	
97102	Arch Cape	-	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
97130	Manzanita	34	8	4	7	-41.7%	7	488,900	158	29	21	-12.5%	29	448,500	429,000	5.8%	-	-	4	147,500	1	549,000	
97131	Nehalem	12	7	2	2	0.0%	5	265,700	99	17	15	66.7%	13	253,700	257,500	9.8%	-	-	6	91,200	1	165,000	
97147	Wheeler	2	1	-	-	-100.0%	0	-	-	2	1	-50.0%	1	315,000	315,000	0.0%	-	-	1	66,000	-	-	
97136	Rockaway Beach	63	15	4	8	-57.9%	5	403,300	102	63	32	-33.3%	22	297,200	287,500	27.4%	1	162,500	6	73,300	1	775,000	
97107	Bay City	5	4	1	2	0.0%	1	64,000	11	8	4	-60.0%	4	140,800	142,000	14.2%	-	-	3	73,500	1	214,500	
97118	Garibaldi	8	1	-	0	-100.0%	1	80,000	176	8	5	-16.7%	4	175,600	123,800	2.7%	-	-	-	-	-	-	
97143	Netarts	17	2	1	6	500.0%	2	286,700	143	18	10	150.0%	6	360,800	313,200	16.8%	-	-	4	34,100	-	-	
97141	Tillamook	29	14	4	11	22.2%	8	291,600	108	41	39	39.3%	32	298,500	238,200	25.0%	2	528,500	2	105,000	1	325,000	
97134	Oceanside	28	4	1	2	-33.3%	2	647,500	179	16	7	-50.0%	3	533,300	355,000	24.0%	-	-	-	-	-	-	
97108	Beaver	3	-	1	1	-	0	-	-	2	1	-	1	97,300	97,300	-35.0%	-	-	-	-	-	-	
97122	Hebo	3	2	0	0	-100.0%	0	-	-	2	0	-100.0%	0	-	-	177.6%	0	-	0	-	0	-	
97112	Cloverdale	8	3	-	3	-	2	248,800	225	8	4	0.0%	6	311,400	248,800	10.0%	-	-	-	-	1	156,000	
97135	Pacific City	28	2	1	5	0.0%	5	371,600	171	20	15	0.0%	14	429,900	357,000	8.9%	-	-	6	162,000	-	-	
97149	Neskowin	14	2	1	3	-50.0%	2	362,000	153	14	16	45.5%	10	569,500	518,500	-1.2%	-	-	5	213,500	-	-	
	Tillamook County	254	65	20	50	-20.6%	40	354,800	135	248	170	-3.4%	145	354,600	320,000	15.6%	3	406,500	37	114,800	6	364,100	

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <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	117	28	5	21	-12.5%	9	265,100	142	113	70	-2.8%	46	270,800	253,500	3.4%	2	210,000	12	100,800	1	1,100,000	
97364	Neotsu	3	1	-	0	-100.0%	0	-	-	2	1	-50.0%	1	232,000	232,000	18.1%	-	-	1	145,000	-	-	
97368	Otis	10	2	1	4	0.0%	2	331,300	8	16	14	100.0%	12	277,300	260,000	41.8%	-	-	-	-	-	-	
97341	Depoe Bay	38	7	4	4	-55.6%	7	276,300	55	37	19	-29.6%	17	336,100	235,000	6.9%	-	-	3	143,300	-	-	
97388	Gleneden Beach	30	6	4	8	166.7%	4	471,300	150	25	18	38.5%	12	414,200	427,500	-0.7%	-	-	1	30,000	-	-	
97369	Otter Rock	4	-	0	1	-	1	268,000	18	4	4	300.0%	3	96,600	11,300	18.4%	-	-	1	65,000	-	-	
97365	Newport	11	1	4	7	-12.5%	2	358,800	83	15	18	38.5%	13	302,500	250,000	-17.1%	-	-	2	159,500	-	-	
97366	South Beach	3	1	0	2	100.0%	0	-	-	2	8	300.0%	4	396,700	398,500	19.0%	-	-	1	45,000	-	-	
97343	Eddyville	1	0	0	0	-	0	-	-	1	0	-100.0%	0	-	-	200.5%	0	-	0	-	0	-	
97357	Logsdien	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
97391	Toledo	7	5	1	2	100.0%	0	-	-	9	4	300.0%	4	166,800	174,000	2.0%	-	-	-	-	-	-	
97380	Siletz	4	1	1	-	-100.0%	0	-	-	3	2	100.0%	1	122,500	122,500	210.1%	-	-	-	-	-	-	
97390	Tidewater	2	0	0	2	-	0	-	-	2	4	300.0%	3	169,300	124,900	-16.4%	-	-	-	-	-	-	
97498	Yachats	5	1	0	3	0.0%	-	-	-	8	5	0.0%	3	161,700	130,000	21.7%	-	-	1	92,000	-	-	
97394	Waldport	11	3	2	2	0.0%	3	247,300	52	13	8	300.0%	7	259,500	228,000	-18.8%	-	-	2	38,000	-	-	
97376	Seal Rock	1	1	0	2	100.0%	1	398,000	-	6	3	200.0%	1	398,000	398,000	-13.0%	-	-	2	217,500	-	-	
	Lincoln County	247	57	22	58	0.0%	29	310,100	90	256	178	17.9%	127	287,500	255,000	2.6%	2	210,000	26	109,500	1	1,100,000	
	North Coastal Counties Total	796	226	59	169	-11.5%	129	395,400	134	848	602	5.8%	470	346,300	293,000	7.1%	10	796,500	113	104,200	11	414,400	



## 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 April 2018 with April 2017. The Year-To-Date section compares 2018 year-to-date statistics through April with 2017 year-to-date statistics through April.

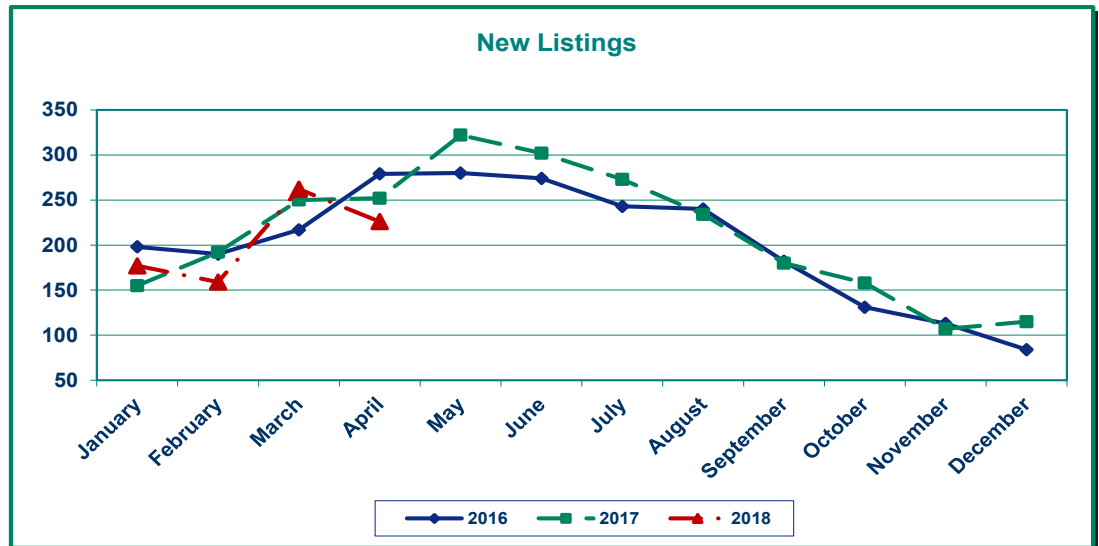
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/17-4/30/18) with 12 months before (5/1/16-4/30/17).

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

## NEW LISTINGS

### NORTH COASTAL COUNTIES, OR

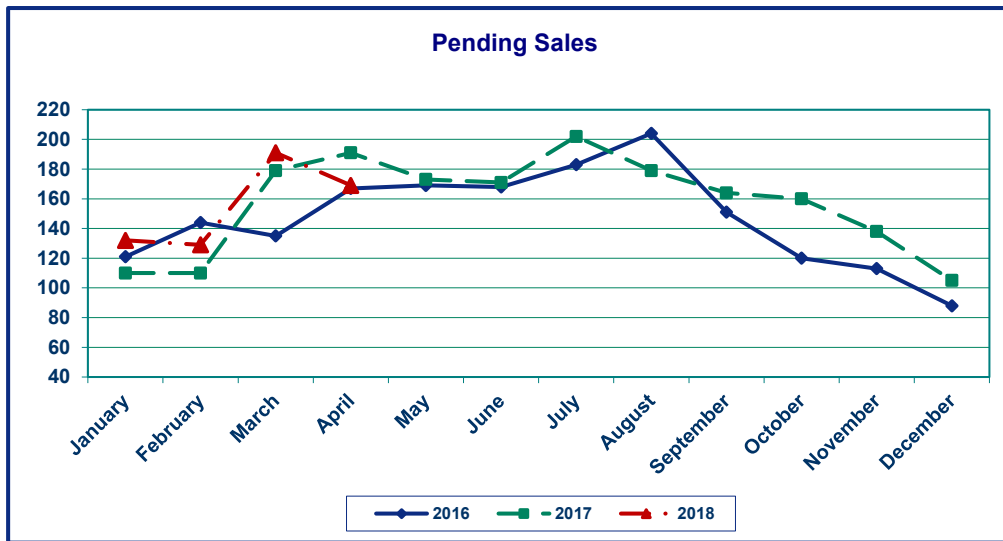
*This graph shows the new residential listings over the past three calendar years in the North Coastal Counties of Oregon.*



## PENDING LISTINGS

### NORTH COASTAL COUNTIES, OR

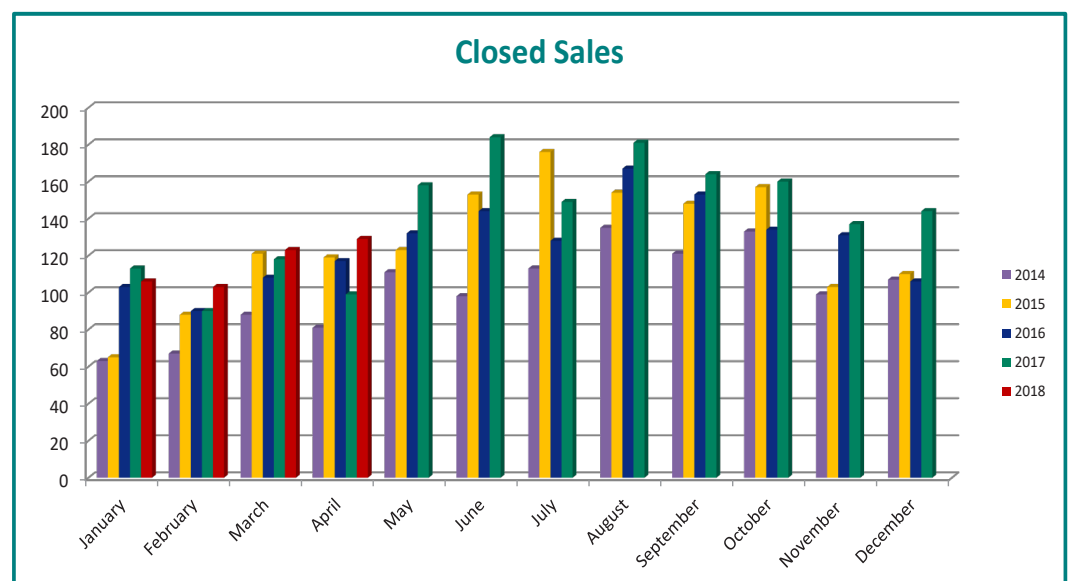
*This graph represents monthly accepted offers in the North Coastal Counties of Oregon over the past three calendar years.*



## CLOSED SALES

### NORTH COASTAL COUNTIES, OR

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



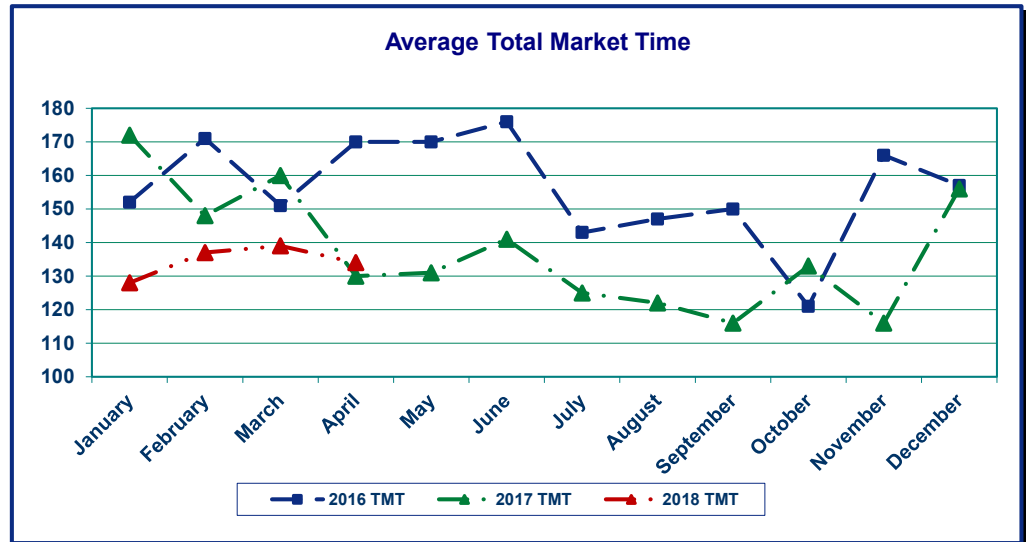
## DAYS ON MARKET

**NORTH COASTAL COUNTIES, OR**

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

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

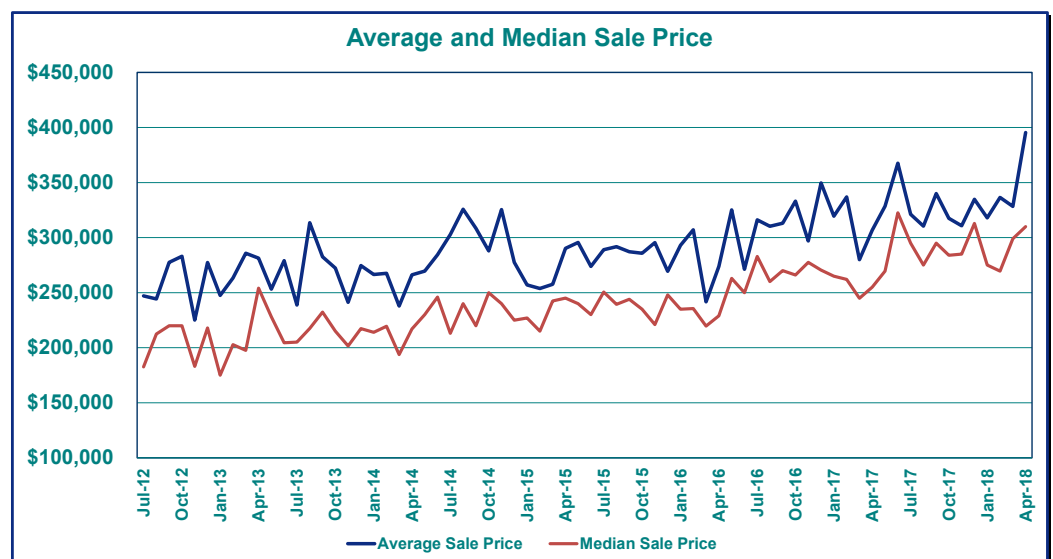
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## SALE PRICE

**NORTH COASTAL COUNTIES, OR**

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



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

April 2018 Reporting Period

## April Residential Highlights

Polk and Marion Counties saw mixed activity this April, but new listings saw some strong gains. At 298, new listings rose 20.2% ahead of the 248 new listings offered in April 2017 and even 13.3% ahead of the 263 new listings offered last month in March 2018. This was the strongest April for new listings since 2008, when 304 were offered for the month.

Pending sales (219) outpaced April 2017 (206) by 6.3% and warmed 6.8% compared to March 2018 when 205 offers were accepted in the area.

Closed sales, at 137, decreased 13.8% compared to April 2017 (159) and fell just four short of the 141

closings recorded last month in March 2018 (-2.8%).

Inventory edged up to 2.8 months in April.

## Average and Median Sale Prices

Comparing the average price in the twelve months ending April 30th of this year (\$303,600) with the average price of homes sold in the twelve months ending April 2017 (\$268,700) shows an increase of 13.0%. The same comparison of the median shows an increase of 12.1% over the same period.

## Inventory in Months\*

	2016	2017	2018
January	3.7	2.9	2.5
February	3.9	3.2	3.2
March	3.3	2.1	2.2
April	2.6	2.2	2.8
May	2.6	2.0	
June	2.2	2.0	
July	3.4	2.4	
August	2.9	2.6	
September	3.0	2.7	
October	3.8	2.4	
November	2.8	2.7	
December	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.

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

<b>Average Sale Price % Change:</b>
+13.0% (\$303,600 v. \$268,700)
<b>Median Sale Price % Change:</b>
+12.1% (\$273,000 v. \$243,500)

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

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

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

Polk & Marion Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	April	298	219	137	328,900	273,000	48
	March	263	205	141	301,000	275,000	49
	Year-to-date	926	708	539	312,600	275,000	53
2017	April	248	206	159	265,100	239,500	57
	Year-to-date	868	737	618	264,800	246,700	70
Change	April	20.2%	6.3%	-13.8%	24.1%	14.0%	-15.8%
	Prev Mo 2018	13.3%	6.8%	-2.8%	9.3%	-0.7%	-2.0%
	Year-to-date	6.7%	-3.9%	-12.8%	18.1%	11.5%	-24.2%



# AREA REPORT • 4/2018

## 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 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <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	59	36	9	26	18.2%	16	317,300	45	110	82	-3.5%	57	301,400	278,000	8.2%	1	229,000	5	273,600	6	280,500	
168	West Salem N	37	33	3	18	20.0%	12	262,600	23	77	54	14.9%	37	324,100	299,900	13.5%	-	-	1	110,000	1	850,000	
169	West Salem S	6	4	1	3	200.0%	0	-	-	12	12	50.0%	7	320,500	322,000	7.9%	-	0	-	0	-	-	

170	Woodburn	49	39	10	39	11.4%	24	285,600	46	148	120	-13.0%	94	277,000	261,800	12.3%	2	269,000	-	-	2	1,545,000
	Except Woodburn	98	74	14	49	-2.0%	33	364,400	65	223	168	12.8%	133	355,000	320,000	12.7%	4	393,800	14	155,900	1	360,000

170	Marion Except Salem/Keizer	147	113	24	88	3.5%	57	331,200	57	371	288	0.3%	227	322,700	295,000	12.5%	6	352,200	14	155,900	3	1,150,000
171	Southwest Salem	4	1	0	2	-	1	464,000	134	8	6	200.0%	5	461,600	425,000	18.0%	-	-	-	-	-	-
172	South Salem	54	32	14	23	35.3%	14	518,700	39	115	73	-6.4%	48	433,100	358,000	32.4%	-	-	2	237,000	3	555,000
173	Southeast Salem	22	25	7	16	77.8%	9	274,100	111	57	39	-29.1%	28	291,300	290,000	9.4%	-	-	-	-	1	211,000
174	Central Salem	11	9	4	10	-23.1%	6	218,900	17	35	25	-35.9%	21	228,400	225,000	28.4%	-	-	-	-	2	160,400
175	East Salem S	9	5	0	2	-71.4%	6	364,700	22	23	17	0.0%	19	272,800	249,000	18.7%	-	-	-	-	-	-
176	East Salem N	15	19	1	12	-33.3%	6	237,700	14	60	52	-3.7%	39	215,400	228,000	10.3%	-	-	1	80,000	2	331,500
177	South Keizer	2	5	0	7	75.0%	4	280,200	68	15	15	50.0%	9	244,500	246,000	4.3%	-	-	-	-	-	-
178	North Keizer	12	16	1	12	-20.0%	6	284,800	8	43	45	-18.2%	42	284,900	275,000	5.9%	-	-	-	-	-	-

167-169	Polk Co. Grand Total	102	73	13	47	23.7%	28	293,900	36	199	148	5.7%	101	311,000	290,000	10.7%	1	229,000	6	246,300	7	361,900
170-178	Marion Co. Grand Total	276	225	51	172	2.4%	109	337,900	51	727	560	-6.2%	438	312,900	272,500	13.4%	6	352,200	17	160,900	11	573,600
	Polk & Marion Grand Total	378	298	64	219	6.3%	137	328,900	48	926	708	-3.9%	539	312,600	275,000	13.0%	7	334,600	23	183,200	18	491,300

## Benton & Linn Counties, Oregon

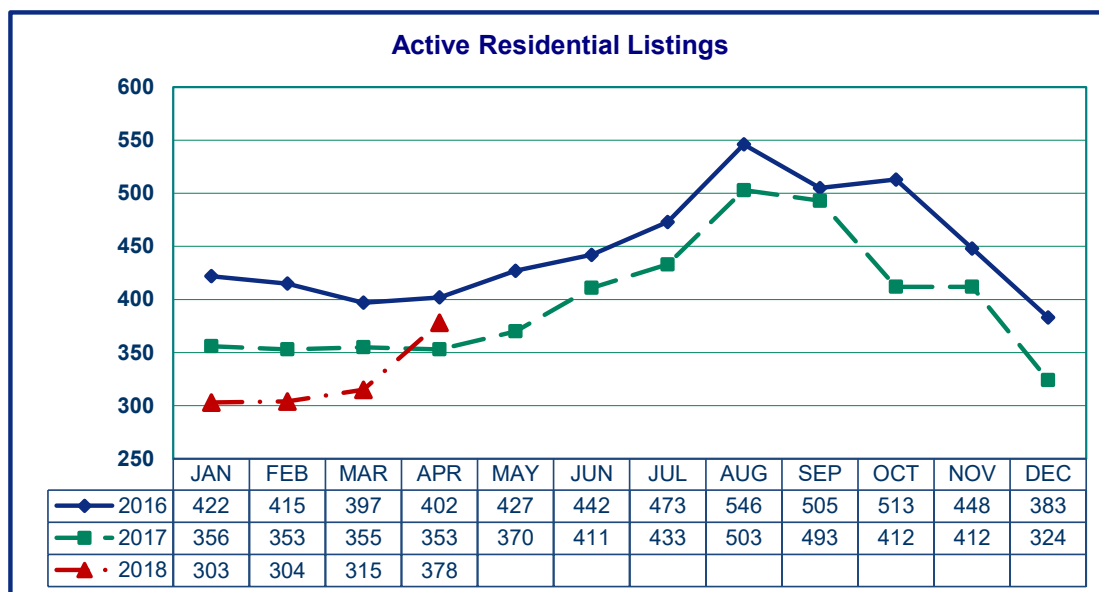
220	Benton County	43	27	3	19	137.5%	6	366,700	103	69	41	46.4%	27	342,800	330,000	-2.7%	-	-	5	154,800	1	294,900
221	Linn County	113	64	13	52	4.0%	49	244,900	82	245	206	19.8%	196	242,500	231,000	12.9%	6	222,300	14	142,900	4	263,400



## ACTIVE RESIDENTIAL LISTINGS

### POLK & MARION COUNTIES, OR

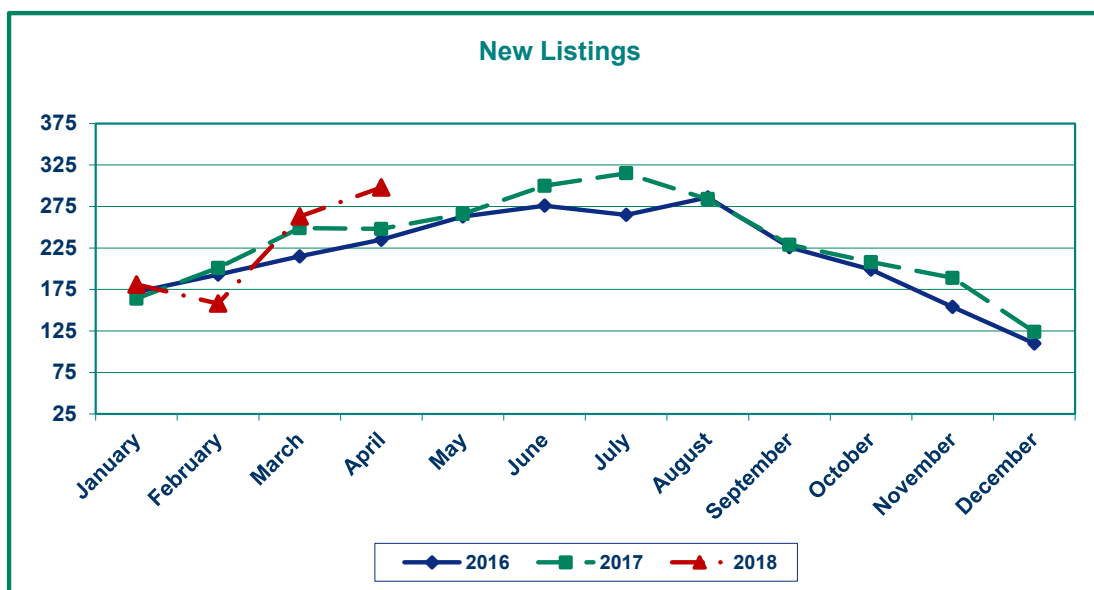
*This graph shows the active residential listings over the past three calendar years in Polk and Marion Counties, Oregon.*



## 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 April 2018 with April 2017. The Year-To-Date section compares 2018 year-to-date statistics through April with 2017 year-to-date statistics through April.

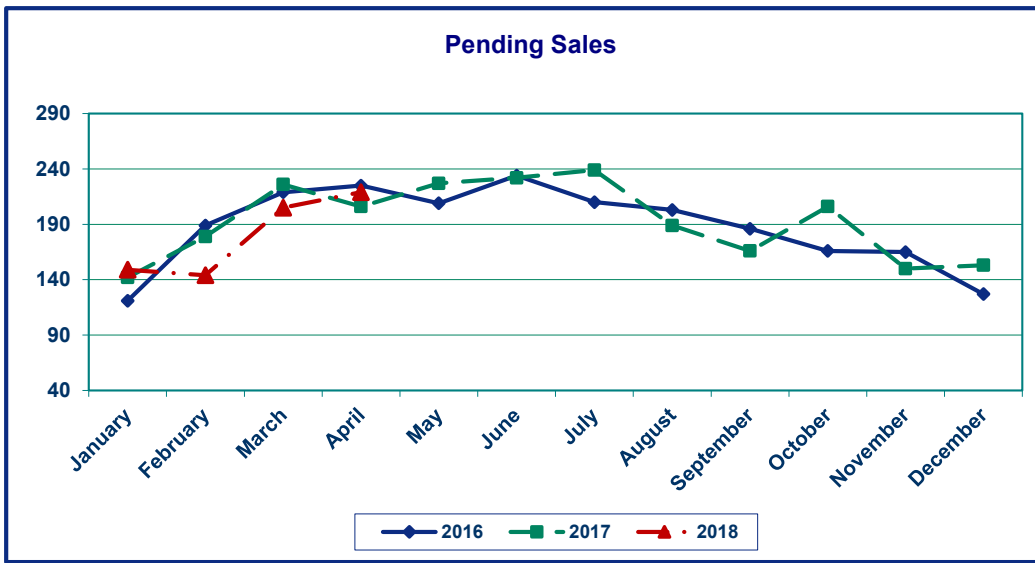
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/17-4/30/18) with 12 months before (4/1/16-5/30/17).

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

## PENDING LISTINGS

### POLK & MARION COUNTIES, OR

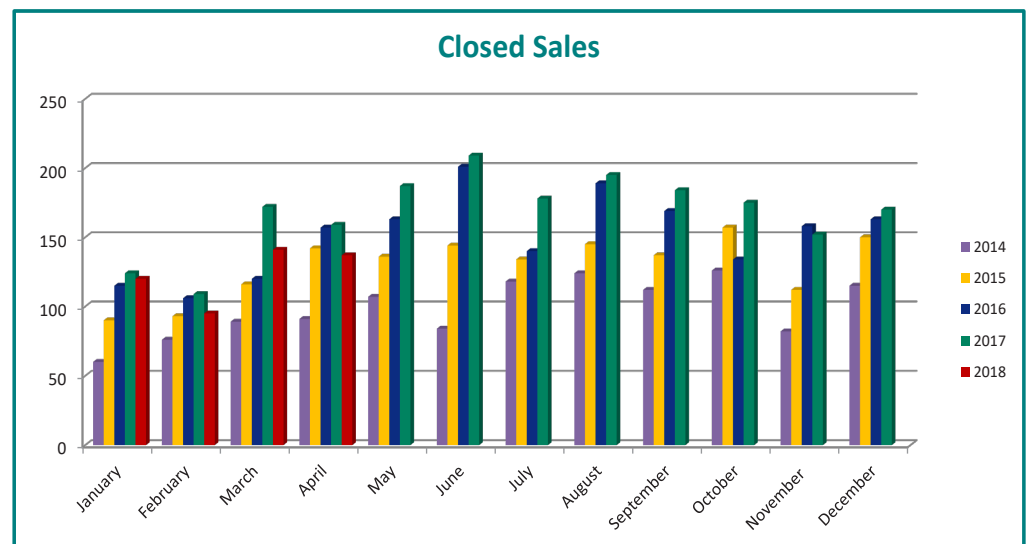
*This graph represents monthly accepted offers in Polk and Marion Counties, Oregon, over the past three calendar years.*



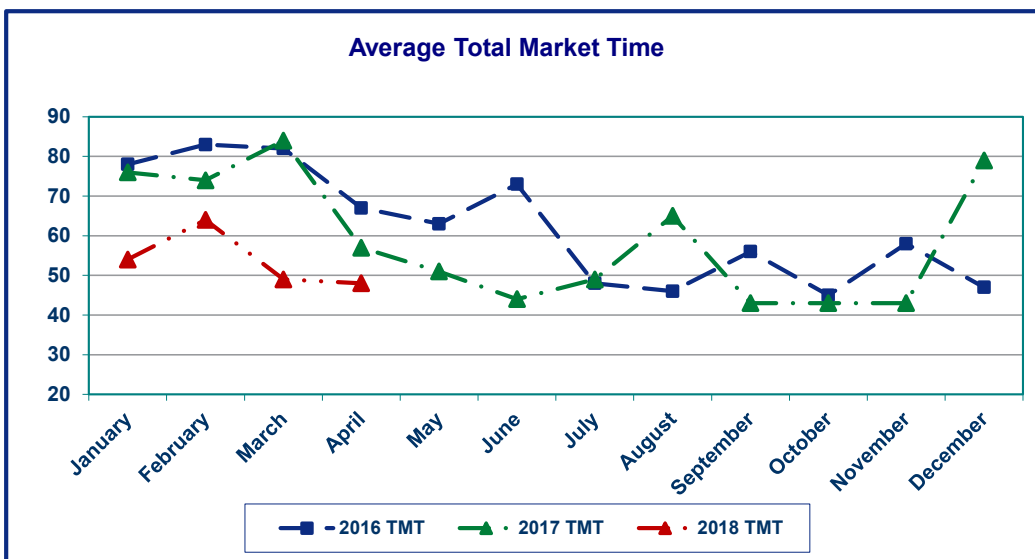
## CLOSED SALES

### POLK & MARION COUNTIES, OR

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



## Average Total Market Time



## DAYS ON MARKET

### POLK & MARION COUNTIES, OR

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

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

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

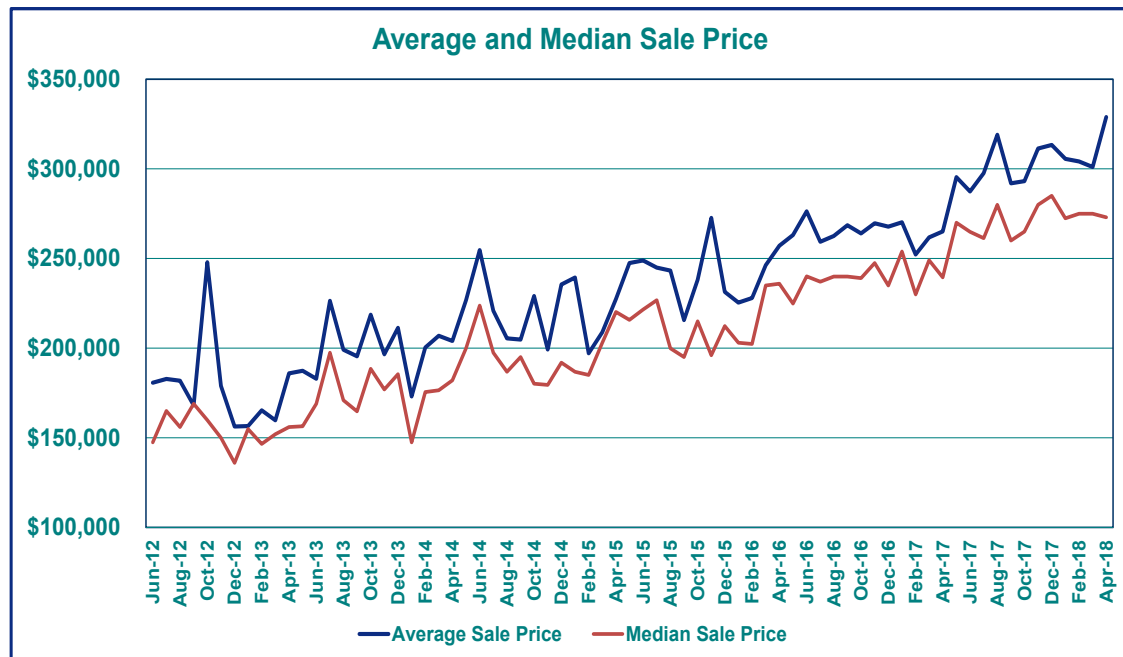
The statistics presented  
in Market Action are  
compiled monthly based  
on figures generated by  
RMLS™.

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

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



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

April 2018 Reporting Period

## April Residential Highlights

Closed sales saw an upswing this April in the Portland metro area. There were 2,523 closings, a 13.7% increase over April 2017 (2,219) and a 6.4% increase over last month in March 2018 (2,371).

New listings (3,990) saw gains as well, outpacing April 2017 (3,759) by 6.1% and March 2018 (3,648) by 9.4%.

Pending sales, at 3,008 in April, fell 2.6% short of the 3,088 offers accepted last year in April 2017 but edged 3.9% over the 2,894 offers accepted last month in March 2018.

Inventory increased by a fraction of a month in the Portland metro area in April, ending at 1.8 months. During the same time, total market time decreased to 42 days. There were 4,469 active residential listings in the Portland metro area this April.

## Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending April 30th of this year (\$436,800) with the average price of homes in the twelve months ending April 2017 (\$406,400) shows an increase of 7.5%. In the same comparison, the median has increased 9.1% from \$355,300 to \$387,500.

## Inventory in Months\*

	2016	2017	2018
January	1.8	1.7	2.2
February	1.8	1.9	1.9
March	1.3	1.3	1.6
April	1.4	1.7	1.8
May	1.4	1.5	
June	1.5	1.6	
July	1.9	2.1	
August	1.9	2.0	
September	2.0	2.3	
October	2.0	2.1	
November	1.8	1.9	
December	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:

+7.5% (\$436,800 v. \$406,400)

### Median Sale Price % Change:

+9.1% (\$387,500 v. \$355,300)

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
2018	April	3,990	3,008	2,523	452,000	405,000	42
	March	3,648	2,894	2,371	445,900	395,000	55
	Year-to-date	12,771	10,270	8,569	444,600	395,000	55
2017	April	3,759	3,088	2,219	428,800	385,000	42
	Year-to-date	12,229	10,185	8,494	418,700	365,000	54
Change	April	6.1%	-2.6%	13.7%	5.4%	5.2%	0.9%
	Prev Mo 2018	9.4%	3.9%	6.4%	1.4%	2.5%	-23.6%
	Year-to-date	4.4%	0.8%	0.9%	6.2%	8.2%	1.7%

# AREA REPORT • 4/2018

## Portland Metropolitan Area, Oregon

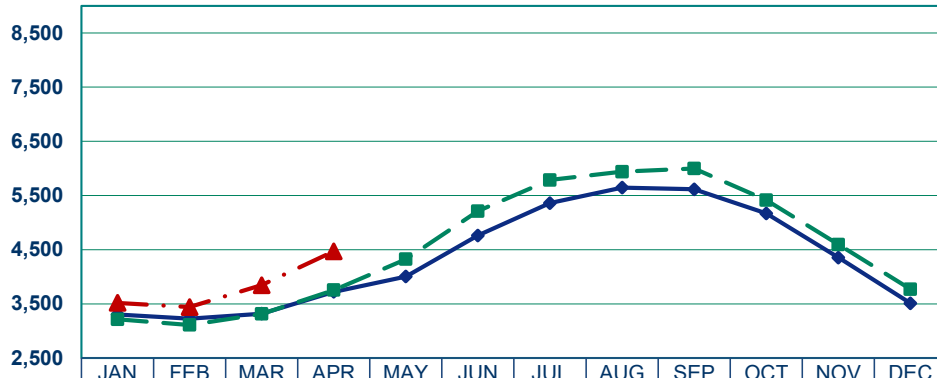
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>						
		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price			
141	N Portland	187	184	22	127	-3.1%	116	428,500	40	548	432	-0.9%	378	429,600	409,000	6.0%	6	493,600	11	281,500	9	896,200
142	NE Portland	398	378	69	250	-10.4%	211	491,000	28	1,123	857	-0.8%	742	470,600	419,700	7.6%	11	437,700	24	547,900	37	688,700
143	SE Portland	475	473	74	363	7.1%	284	422,400	35	1,441	1,197	-2.4%	1,026	411,300	360,000	7.7%	10	441,800	25	285,400	42	701,700
144	Gresham/ Troutdale	246	243	30	187	-2.1%	165	348,400	43	783	689	11.3%	577	350,500	337,300	11.6%	6	641,100	19	263,800	15	356,800
145	Milwaukie/ Clackamas	364	307	38	251	8.2%	198	430,200	52	1,036	855	9.1%	709	424,200	400,000	8.7%	5	632,100	27	247,000	9	417,500
146	Oregon City/ Canby	234	206	34	164	11.6%	155	419,300	42	679	553	3.9%	462	404,400	384,900	6.5%	4	291,200	26	420,700	7	445,200
147	Lake Oswego/ West Linn	341	261	35	192	3.8%	154	630,500	63	798	583	10.8%	468	640,700	572,800	6.6%	1	615,000	9	365,300	3	828,300
148	W Portland	757	507	87	306	-7.6%	239	598,800	57	1,507	972	-11.7%	799	600,400	508,800	2.3%	2	625,800	14	156,900	9	721,300
149	NW Wash Co.	209	198	24	163	6.5%	156	525,700	43	687	586	14.0%	489	537,100	515,500	6.1%	-	-	13	314,200	-	-
150	Beaverton/ Aloha	228	341	29	272	-2.2%	223	394,600	29	1,067	928	6.4%	764	383,200	373,800	9.0%	3	231,000	3	150,000	4	666,600
151	Tigard/ Wilsonville	356	347	48	274	-12.5%	229	491,900	47	1,202	1,005	0.6%	824	457,400	426,000	8.4%	-	-	16	530,000	5	518,400
152	Hillsboro/ Forest Grove	215	247	24	211	-10.2%	168	389,700	22	813	702	-10.0%	557	392,200	365,000	9.2%	7	368,400	20	294,500	11	398,600
153	Mt. Hood	52	31	5	22	57.1%	14	314,900	91	80	65	16.1%	52	321,800	318,000	14.3%	-	-	15	136,300	1	536,500
155	Columbia Co.	159	94	15	82	-12.8%	84	307,600	40	396	321	13.0%	277	302,600	297,000	13.3%	1	179,000	30	203,800	2	245,400
156	Yamhill Co.	248	173	25	144	-13.3%	127	322,300	50	611	525	-11.2%	445	349,400	319,000	10.7%	2	414,500	28	387,100	13	274,100

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2018 with April 2017. The Year-To-Date section compares 2018 year-to-date statistics through April with 2017 year-to-date statistics through April.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/17-4/30/18) with 12 months before (5/1/16-4/30/17).

<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

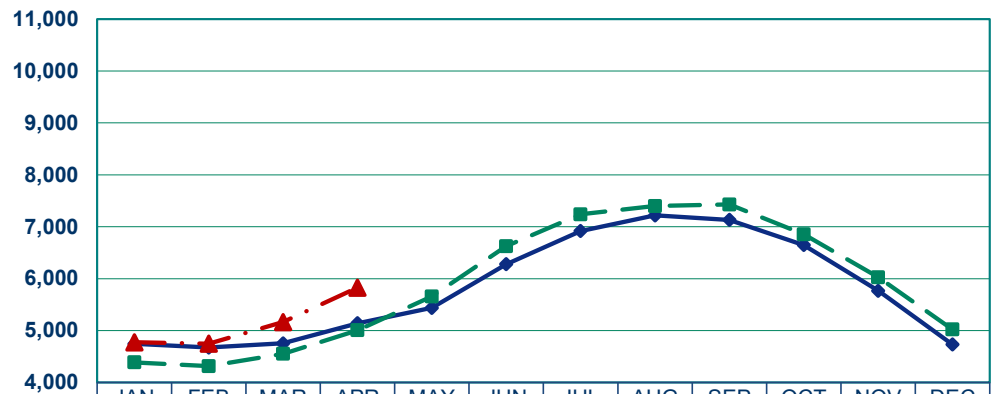
*This graph shows the active residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.*

## TOTAL ACTIVE LISTINGS

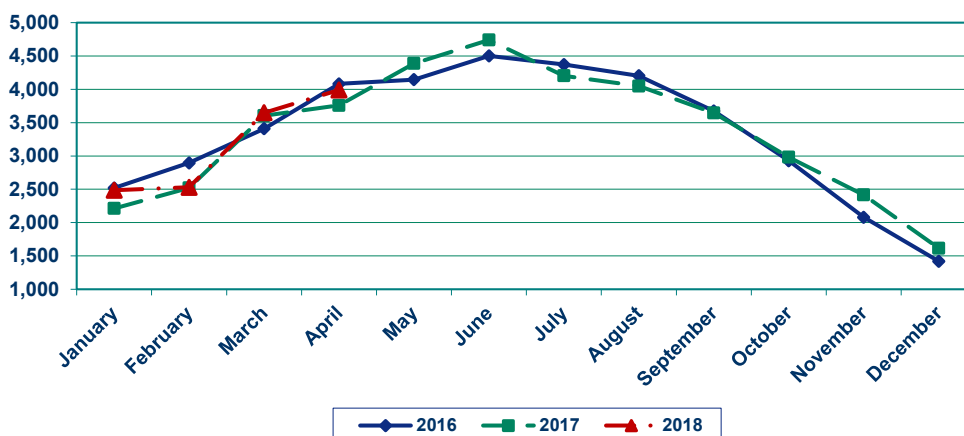
### PORTLAND, OR

*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

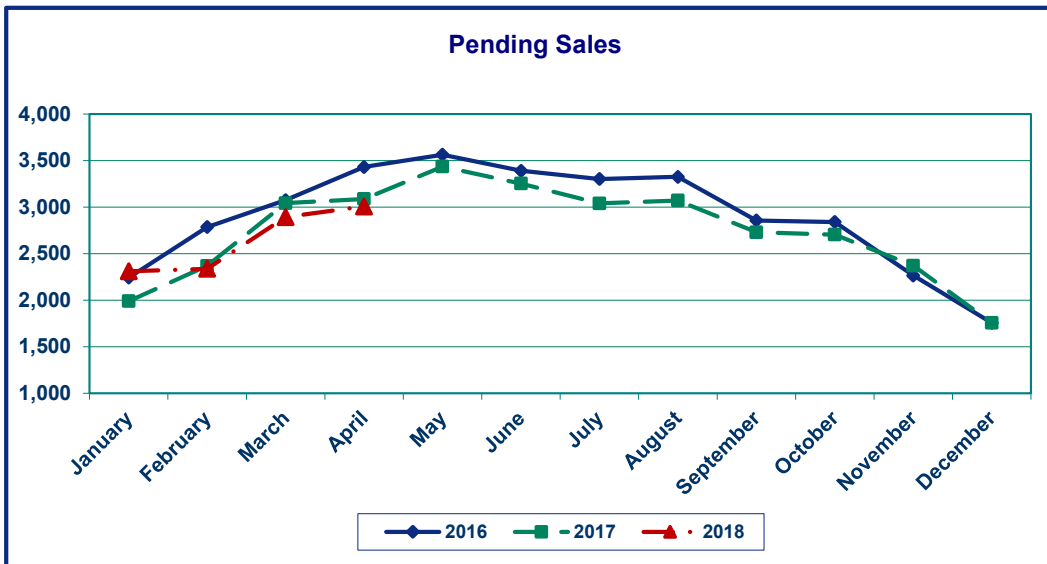
### PORTLAND, OR

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

## PENDING LISTINGS

### PORTLAND, OR

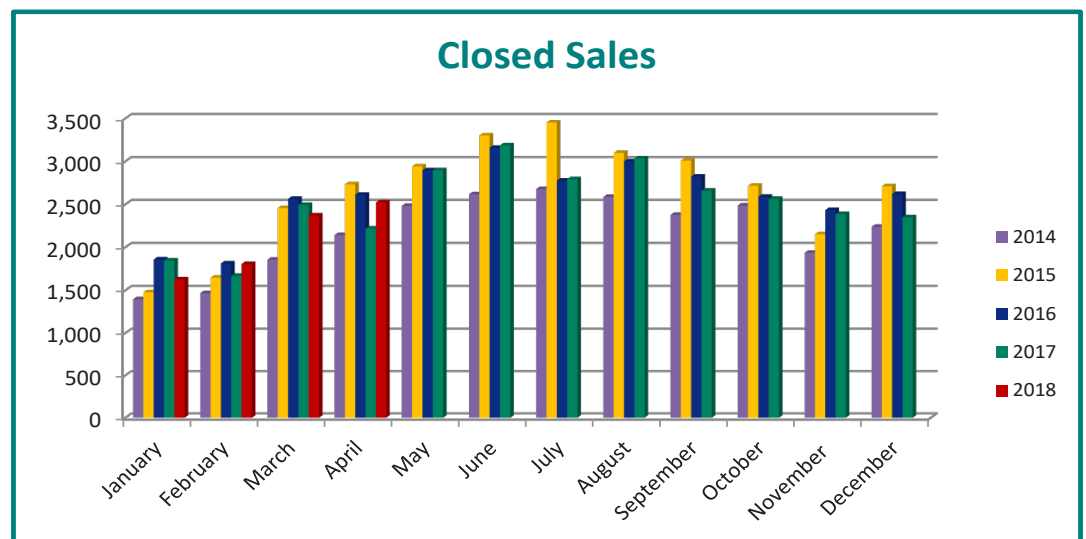
*This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.*



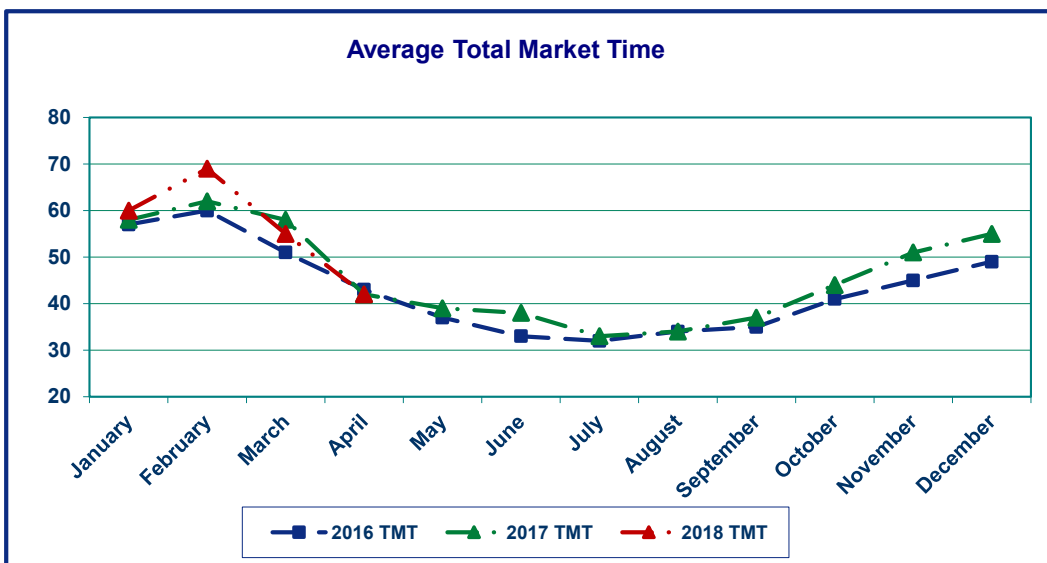
## CLOSED SALES

### 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

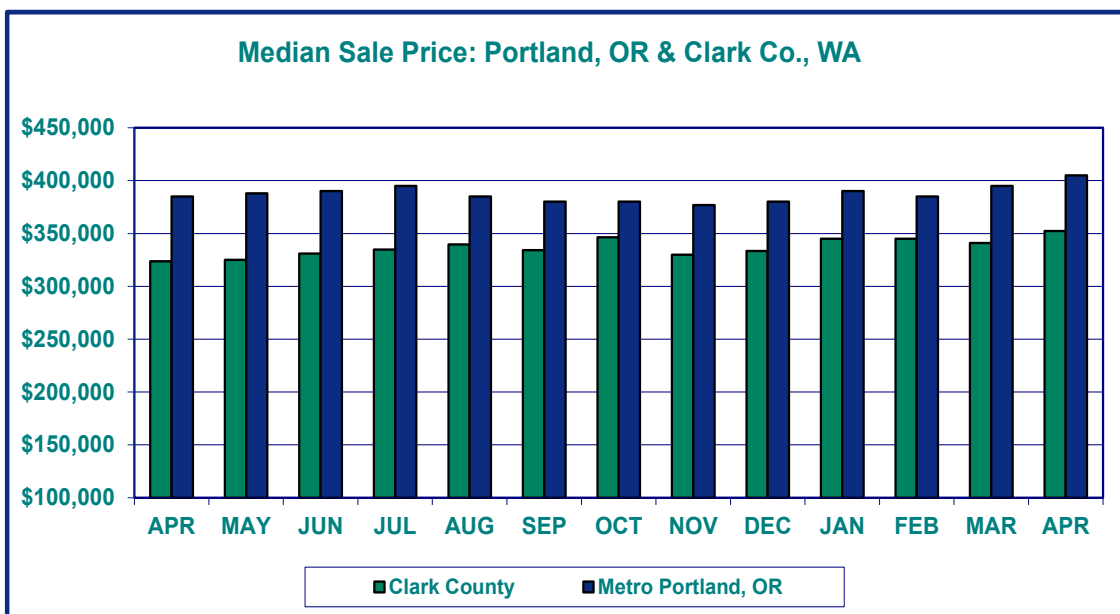
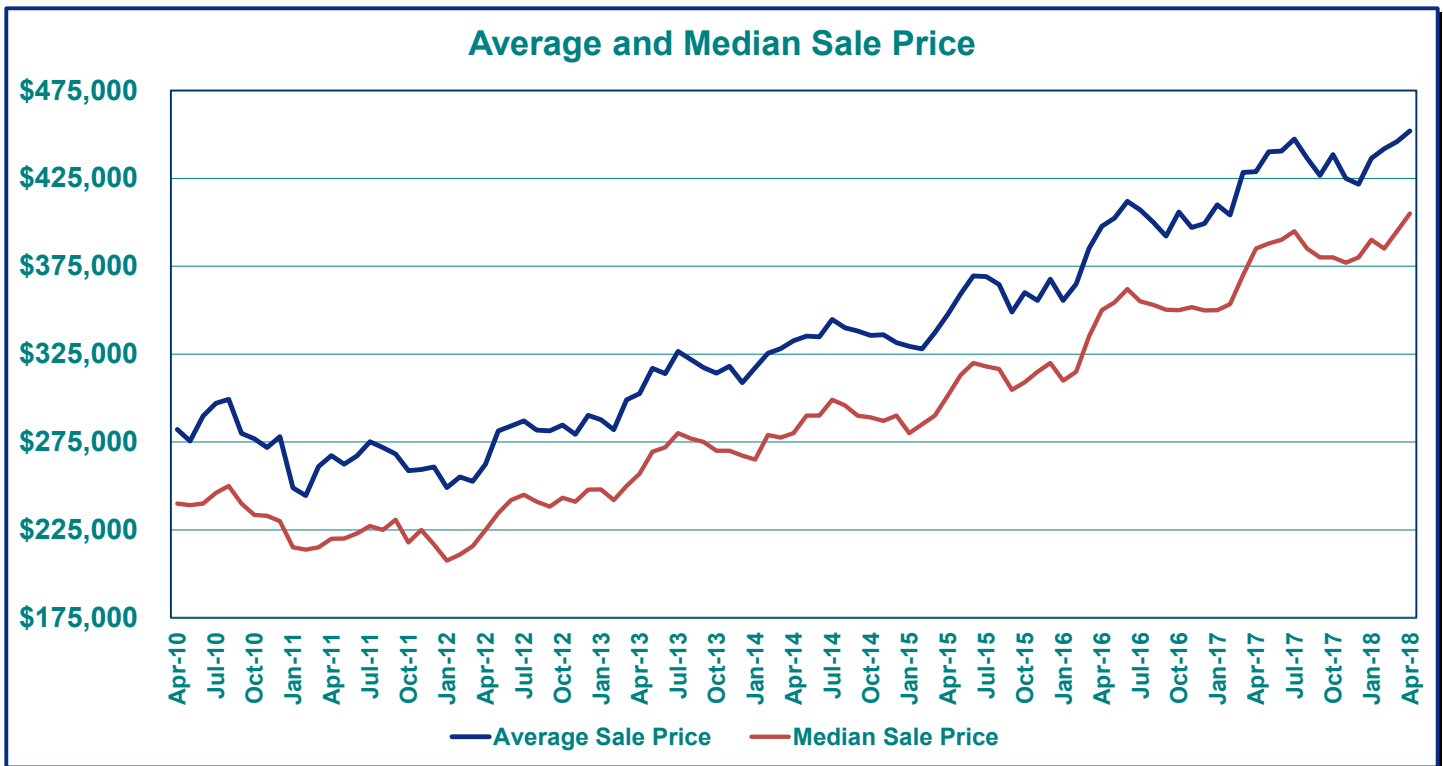
### PORTLAND, OR

*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

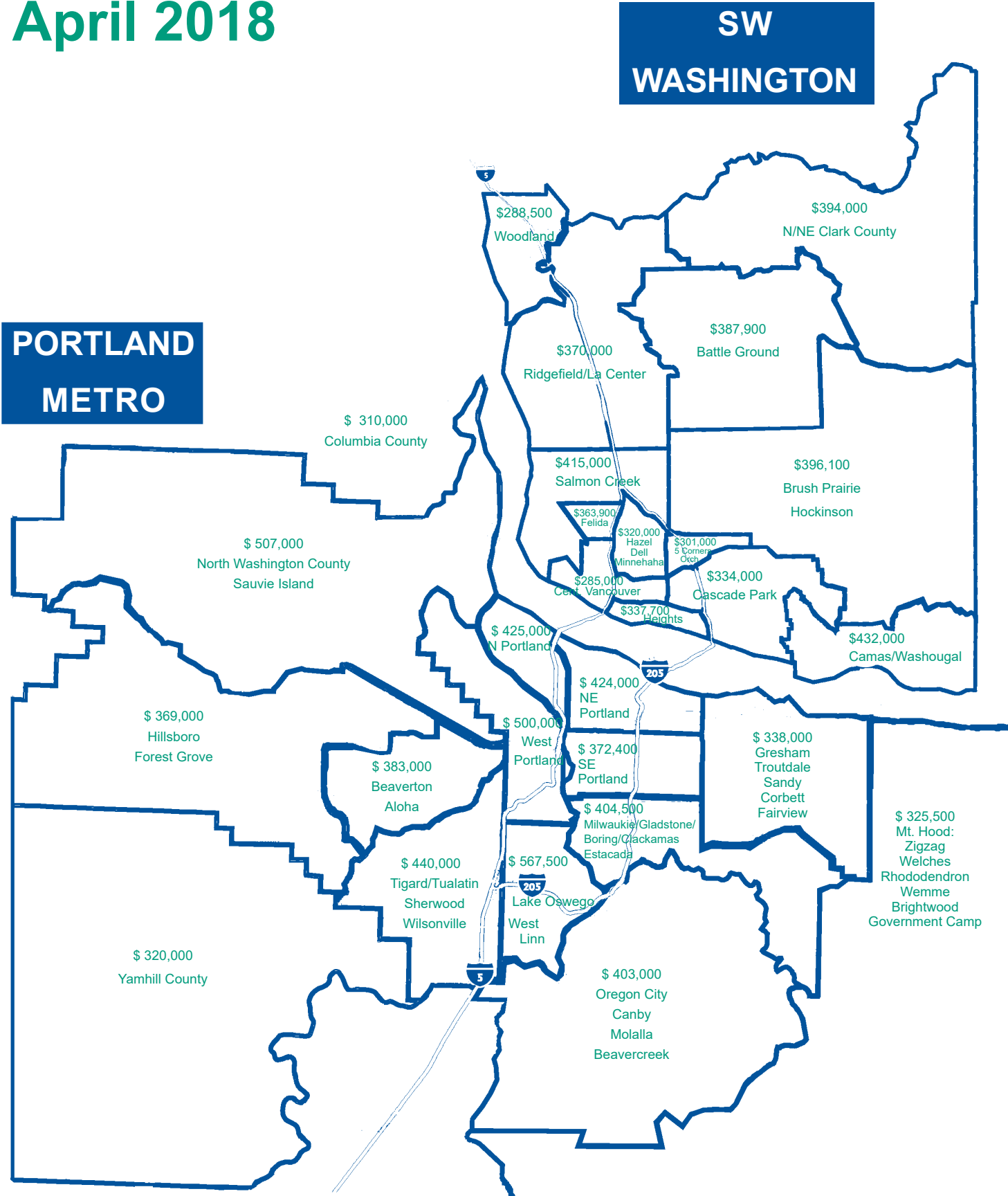
### PORTLAND, OR

*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

## April 2018



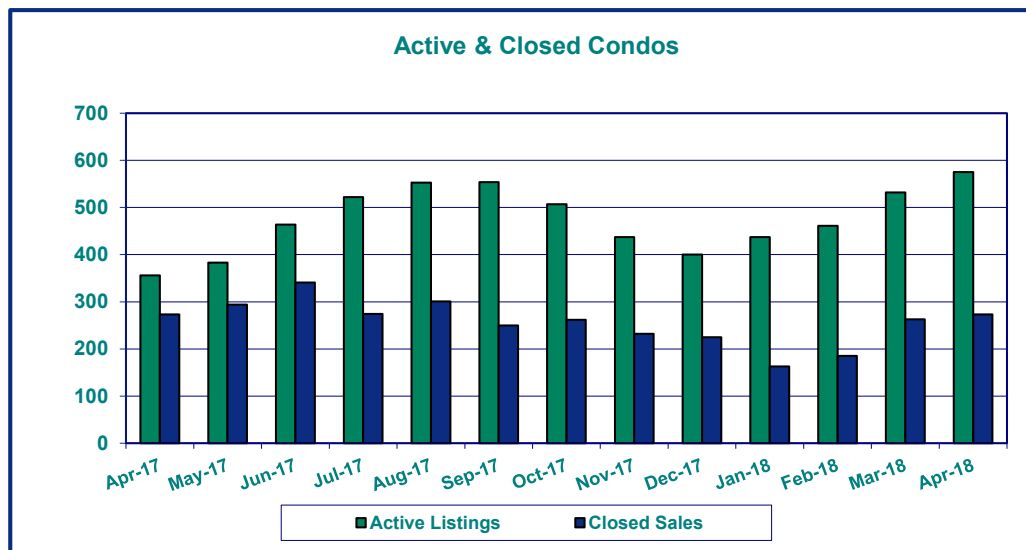
## ACTIVE & CLOSED CONDOS

PORTLAND, OR

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

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(503) 236-7657  
communications@rmls.com

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

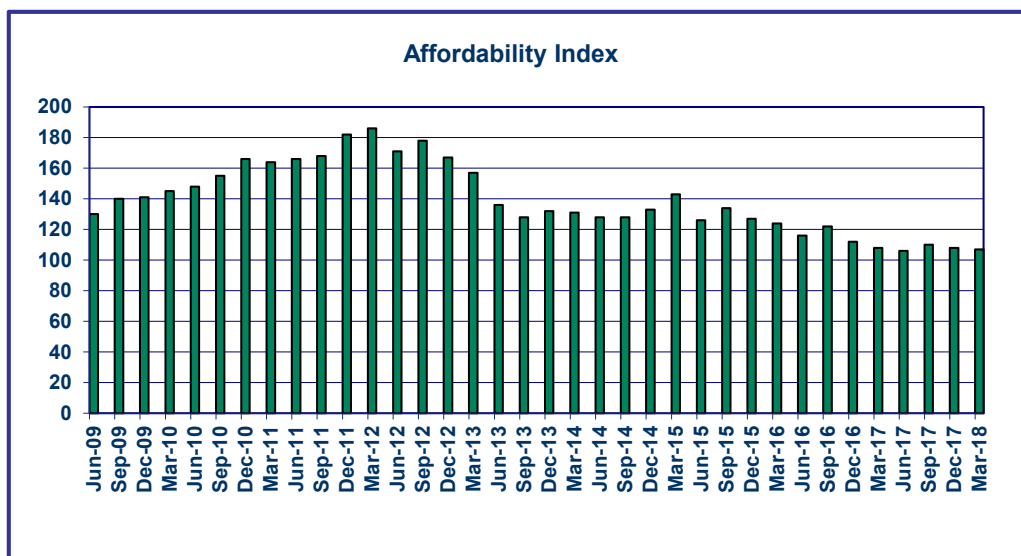


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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

## AFFORDABILITY PORTLAND, OR

*This graph shows the affordability for housing in Portland, Oregon in March 2018.*



**AFFORDABILITY** - According to a formula from the National Association of REALTORS®, buying a house in the Portland metro area is affordable for a family earning the median income. A family earning the median income (\$81,400 in 2018, per HUD) can afford 107% of a monthly mortgage payment on a median priced home (\$395,000 in March). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 4.44% (per Freddie Mac).

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



## Clark County, Washington Market Action Addition

April 2018

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>	1,185
<b>Less Listings with Purchase Contingencies*:</b>	50
<b>Readily Purchased Listings:</b>	1,135
<b><i>Percent of Total Active Listings:</i></b>	<b><i>95.8%</i></b>
<b>Less New Under Construction (not ready for occupancy):</b>	102
<b>Less New Proposed (not started):</b>	114
<b>Total Readily Purchased &amp; Occupied Listing:</b>	919
<b><i>Percent of Total Active Listings:</i></b>	<b><i>77.6%</i></b>
<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

April 2018 Reporting Period

### April Residential Highlights

Closed sales saw gains this April in Southwest Washington. At 690 strong, closings outpaced April 2017 (582) by 18.6% and March 2018 (671) by 2.8%.

New listings (997) saw smaller gains, showing a 8.8% increase over April 2017 (916) and edging 0.8% over the 989 new listings offered last month in March 2018.

Pending sales, at 816, showed a 3.3% increase from the 790 offers accepted last year in April 2017 but fell 1.9% short of the 832 offers accepted last month in March 2018.

Inventory in April rose a fraction to 1.7 months, with total market time decreasing to 43 days.

### Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending April 30th of this year (\$372,800) with the average price of homes in the twelve months ending April 2017 (\$336,700) shows an increase of 10.7%. The same comparison of the median shows an increase of 12.4% over the same period, from \$299,900 to \$337,000.

Inventory in Months*			
	2016	2017	2018
January	2.6	2.2	2.2
February	2.7	2.0	1.9
March	1.7	1.6	1.6
April	1.8	1.9	1.7
May	1.7	1.6	
June	1.8	1.6	
July	2.2	1.9	
August	2.1	1.8	
September	2.1	2.2	
October	2.3	2.1	
November	1.9	2.0	
December	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.

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

**Average Sale Price % Change:**  
+10.7% (\$372,800 v. \$336,700)  
**Median Sale Price % Change:**  
+12.4% (\$337,000 v. \$299,900)

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

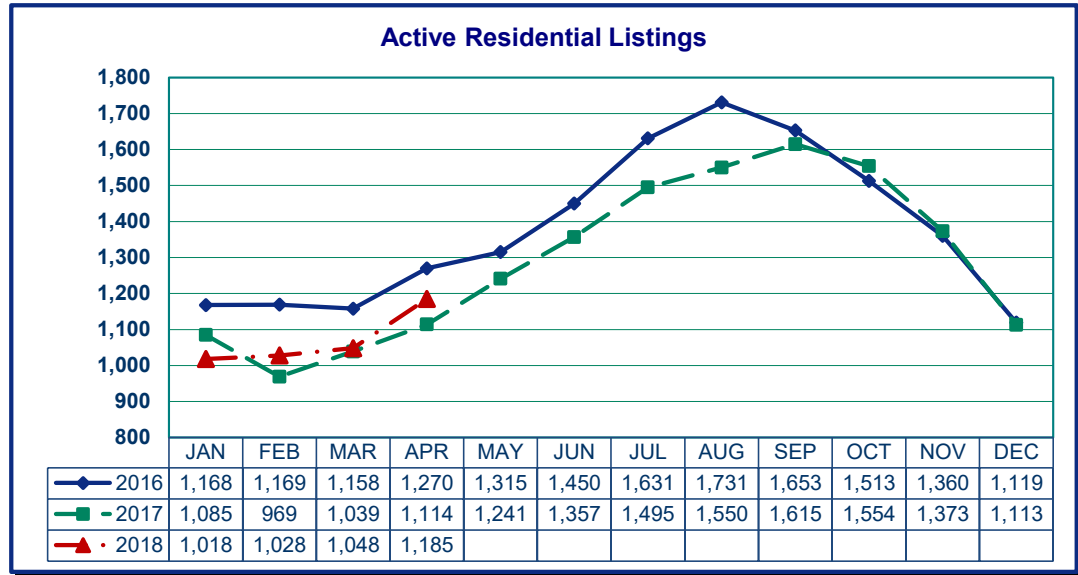
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	April	997	816	690	389,200	352,300	43
	March	989	832	671	389,900	341,000	64
	Year-to-date	3,563	2,938	2,466	382,500	348,000	56
2017	April	916	790	582	358,900	323,700	56
	Year-to-date	3,224	2,786	2,295	346,500	310,000	63
Change	April	8.8%	3.3%	18.6%	8.4%	8.8%	-23.9%
	Prev Mo 2018	0.8%	-1.9%	2.8%	-0.2%	3.3%	-32.8%
	Year-to-date	10.5%	5.5%	7.5%	10.4%	12.3%	-10.9%

# AREA REPORT • 4/2018

## 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 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <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		
6	11	4	15	15.4%	12	408,800	30	54	50	-16.7%	49	360,300	325,000	39	15.9%	2	1,207,500	1	140,000	3	528,300		
15	17	1	12	-47.8%	13	264,500	19	69	63	-20.3%	53	255,600	250,000	30	14.5%	-	-	4	151,200	5	356,900		
18	9	-	11	-15.4%	14	567,300	20	55	45	4.7%	42	454,800	349,000	59	11.6%	-	-	2	697,500	-	-		
7	12	0	13	-13.3%	10	324,000	17	44	45	-19.6%	39	320,200	318,500	38	4.1%	-	-	1	154,000	-	-		
48	48	4	47	27.0%	36	317,200	38	191	171	-1.2%	157	303,800	300,000	44	9.8%	4	1,406,300	5	197,400	2	525,000		
20	38	2	35	105.9%	18	304,000	14	101	88	18.9%	63	307,800	300,000	36	11.7%	-	-	-	-	10	682,900		
33	38	1	35	-18.6%	36	293,700	25	162	156	2.6%	132	293,100	290,000	48	7.4%	-	-	-	-	-	-		
50	80	8	72	24.1%	61	285,500	21	261	232	-0.4%	183	307,400	295,000	35	12.0%	-	-	-	-	-	-		
20	21	4	13	8.3%	16	341,800	5	68	65	20.4%	59	320,900	285,000	42	2.9%	-	-	1	165,000	-	-		
38	26	1	19	-38.7%	23	396,900	51	100	76	-13.6%	69	408,600	350,000	43	0.9%	-	-	3	530,300	1	435,000		
15	27	1	22	-12.0%	18	337,800	33	90	77	-6.1%	68	311,800	300,900	27	11.2%	-	-	4	1,253,800	-	-		
46	36	4	28	-6.7%	24	384,200	31	138	105	47.9%	72	378,300	364,000	62	6.5%	-	-	1	285,000	-	-		
26	31	0	18	-41.9%	20	371,000	8	91	80	-5.9%	66	373,300	351,300	36	9.2%	-	-	-	-	-	-		
14	9	-	8	0.0%	8	453,700	208	27	23	76.9%	14	439,900	410,300	160	11.6%	-	-	4	196,100	-	-		
117	81	10	67	4.7%	53	511,200	46	288	222	8.8%	194	524,100	462,500	75	9.2%	-	-	23	289,700	4	486,500		
76	49	5	39	-4.9%	43	428,200	92	188	159	10.4%	143	413,700	404,900	83	12.9%	1	277,000	13	142,400	4	353,700		
34	35	3	26	-29.7%	25	441,400	47	108	95	-2.1%	92	376,000	348,000	47	-0.6%	-	-	-	-	2	804,500		
34	44	5	44	4.8%	27	328,800	26	138	116	-23.2%	106	334,100	329,500	53	9.5%	1	45,000	3	195,000	1	372,500		
50	38	11	33	22.2%	27	461,300	37	141	117	9.3%	108	467,900	473,500	65	12.5%	-	-	2	1,350,000	1	532,000		
108	63	11	45	36.4%	48	407,400	56	248	191	60.5%	147	435,700	449,900	69	9.1%	-	-	6	325,000	-	-		
81	48	8	34	-2.9%	25	388,800	50	197	130	-18.8%	95	404,800	380,000	60	15.4%	1	398,000	1	2,900,000	-	-		
6	3	-	2	-33.3%	2	685,000	34	12	8	-27.3%	7	555,800	480,000	66	13.1%	-	-	4	322,500	-	-		
23	12	1	7	-30.0%	4	730,800	54	41	31	24.0%	27	523,000	500,000	92	4.0%	-	-	8	224,100	-	-		
112	74	9	63	26.0%	35	383,400	33	258	195	20.4%	152	356,400	335,200	46	15.6%	-	-	12	262,300	2	527,500		
136	103	19	84	18.3%	72	418,300	58	376	302	18.9%	251	418,500	385,000	70	8.3%	1	380,000	9	289,200	-	-		
1	1	0	1	0.0%	0	-	-	1	1	-50.0%	0	-	-	-	2.7%	0	-	0	-	0	-		
5	3	0	2	-60.0%	2	549,000	65	7	7	-46.2%	6	477,500	465,000	95	3.7%	-	-	4	321,200	-	-		
13	9	3	2	-50.0%	2	454,300	276	21	12	0.0%	10	496,200	466,500	102	24.7%	-	-	3	180,600	-	-		
12	9	1	8	166.7%	7	408,400	52	35	31	29.2%	28	365,100	321,500	44	20.5%	-	-	3	220,000	1	300,000		
14	14	2	7	0.0%	5	350,000	25	31	28	16.7%	25	379,700	360,000	93	9.2%	-	-	5	211,300	-	-		
5	7	2	3	-	4	392,900	62	17	15	36.4%	9	368,000	385,000	88	19.4%	-	-	2	148,800	-	-		
2	1	0	1	0.0%	0	-	-	5	2	-33.3%	0	-	-	-	-3.6%	0	-	0	-	0	-		
1,185	997	120	816	3.3%	690	389,200	43	3,563	2,938	5.5%	2,466	382,500	348,000	56	10.7%	10	914,000	124	326,200	36	525,400		
14	15	1	7	75.0%	12	261,100	43	46	45	125.0%	38	274,500	281,300	59	0.8%	-	-	2	156,300	1	207,500		
19	8	2	11	-15.4%	3	317,300	62	27	22	2.9%	11	354,000	321,000	126	-7.1%	-	-	19	137,000	-	-		
131	101	13	76	11.8%	72	249,300	63	316	297	30.3%	246	257,400	236,600	67	8.1%	-	-	42	73,300	6	291,100		
164	124	16	94	10.6%	87	253,300	60	389	364	33.8%	295	263,200	249,500	68	4.9%	-	-	63	95,100	7	279,200		
87	33	4	17	13.3%	12	212,700	114	88	47	-28.8%	38	251,900	236,000	142	18.9%	5	221,400	41	58,600	-	-		



**ACTIVE  
RESIDENTIAL  
LISTINGS**  
CLARK COUNTY, WA

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

**NEW LISTINGS**  
CLARK COUNTY, WA

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



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2018 with April 2017. The Year-To-Date section compares 2018 year-to-date statistics through April with 2017 year-to-date statistics through April.

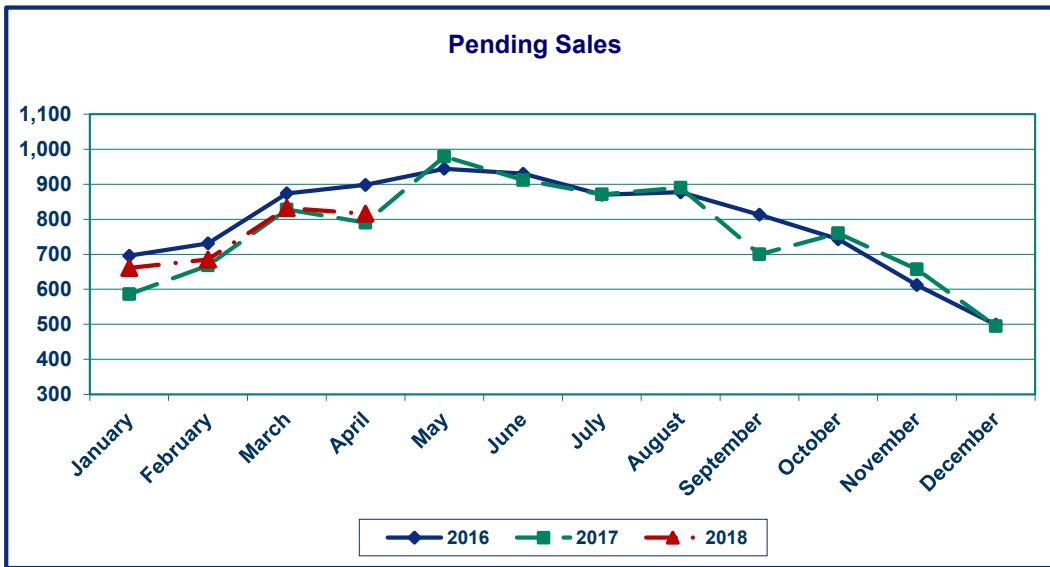
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/17-4/30/18) with 12 months before (5/1/16-4/30/17).

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

## PENDING LISTINGS

### CLARK COUNTY, WA

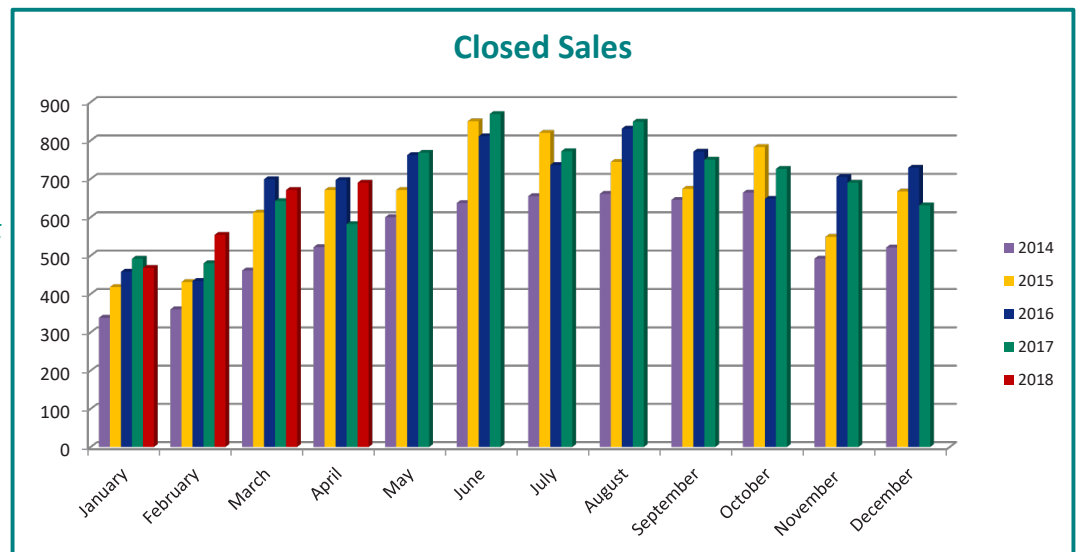
*This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.*



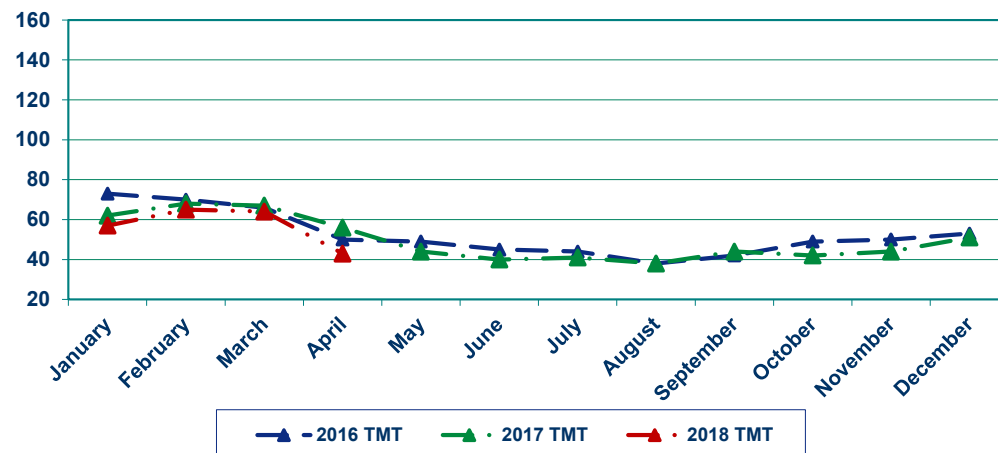
## CLOSED SALES

### CLARK COUNTY, WA

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



## Average Total Market Time



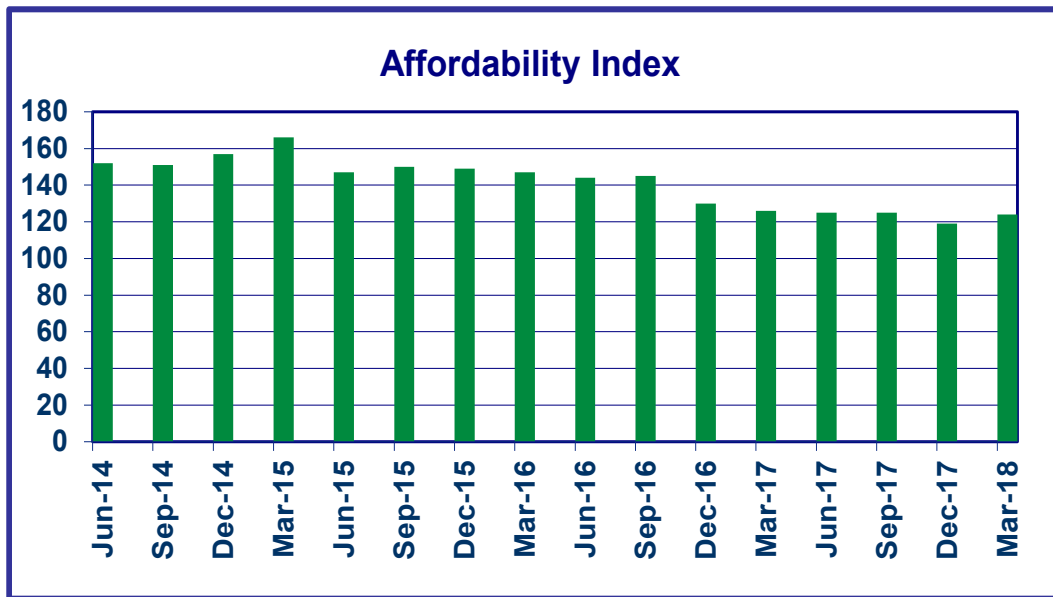
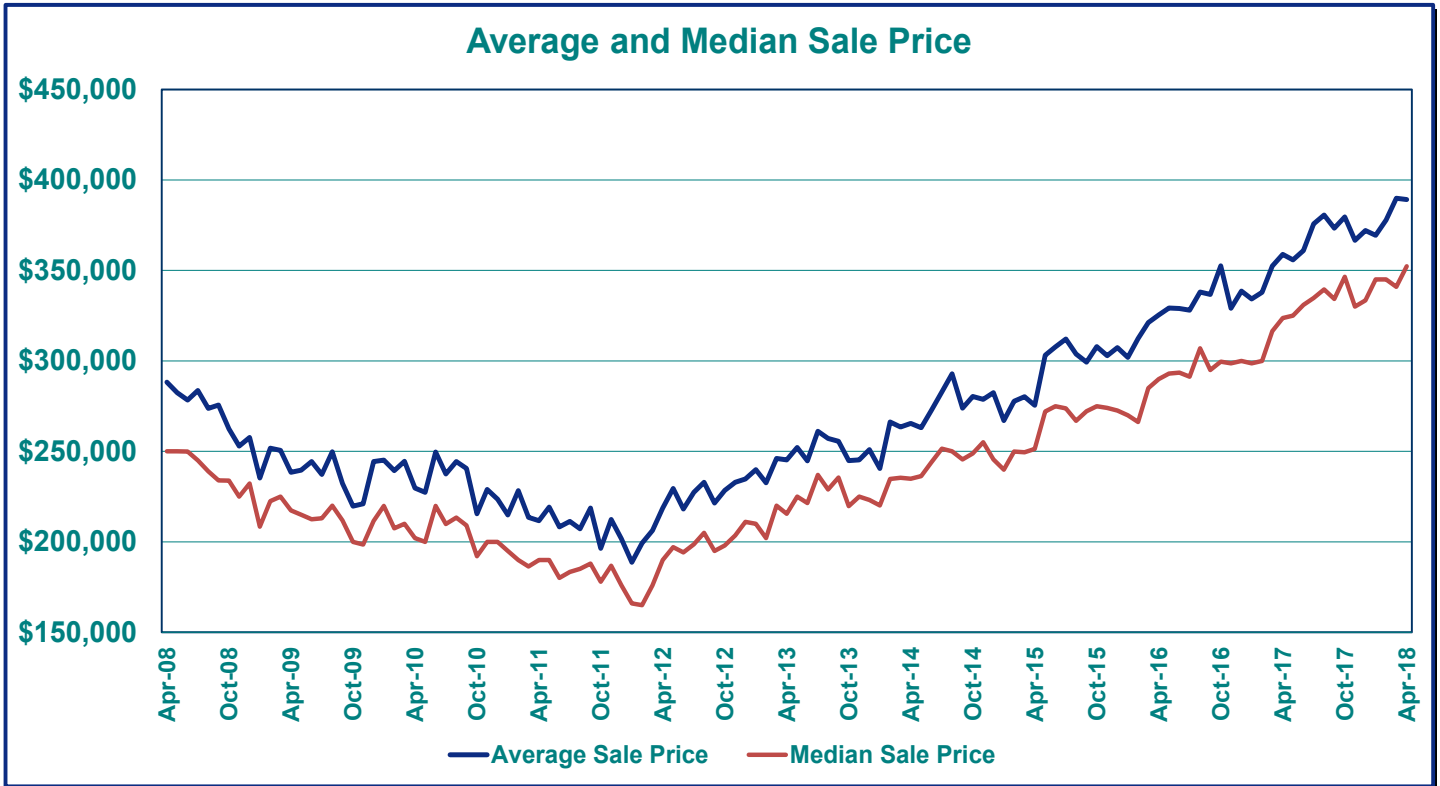
## DAYS ON MARKET

### CLARK COUNTY, WA

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

**SALE PRICE**  
CLARK COUNTY, WA

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



**AFFORDABILITY**  
CLARK COUNTY, WA

*This graph shows affordability for housing in Clark County, Washington, in March 2018.*

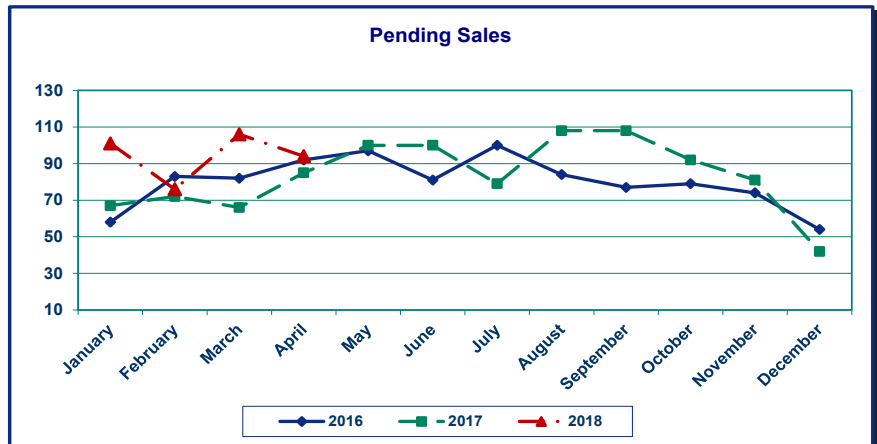
**AFFORDABILITY** - According to a formula from the National Association of REALTORS®, buying a house in the Clark County area is affordable for a family earning the median income. A family earning the median income (\$81,400 in 2018, per HUD) can afford 124% of a monthly mortgage payment on a median priced home (\$341,000 in March). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 4.44% (per Freddie Mac).



## PENDING LISTINGS

### COWLITZ COUNTY, WA

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

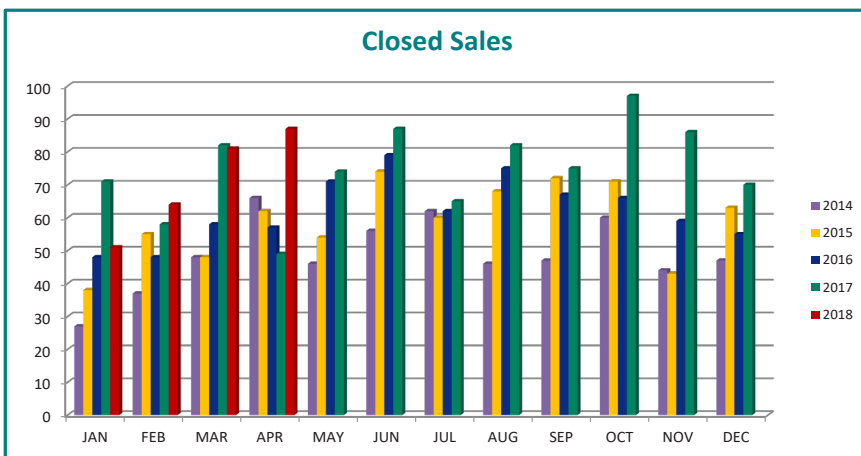


## Closed Sales

## CLOSED SALES

### COWLITZ COUNTY, WA

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



## AVERAGE SALE PRICE

### COWLITZ COUNTY, WA

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





MULTIPLE LISTING SERVICE

# MEDIAN SALE PRICE April 2018

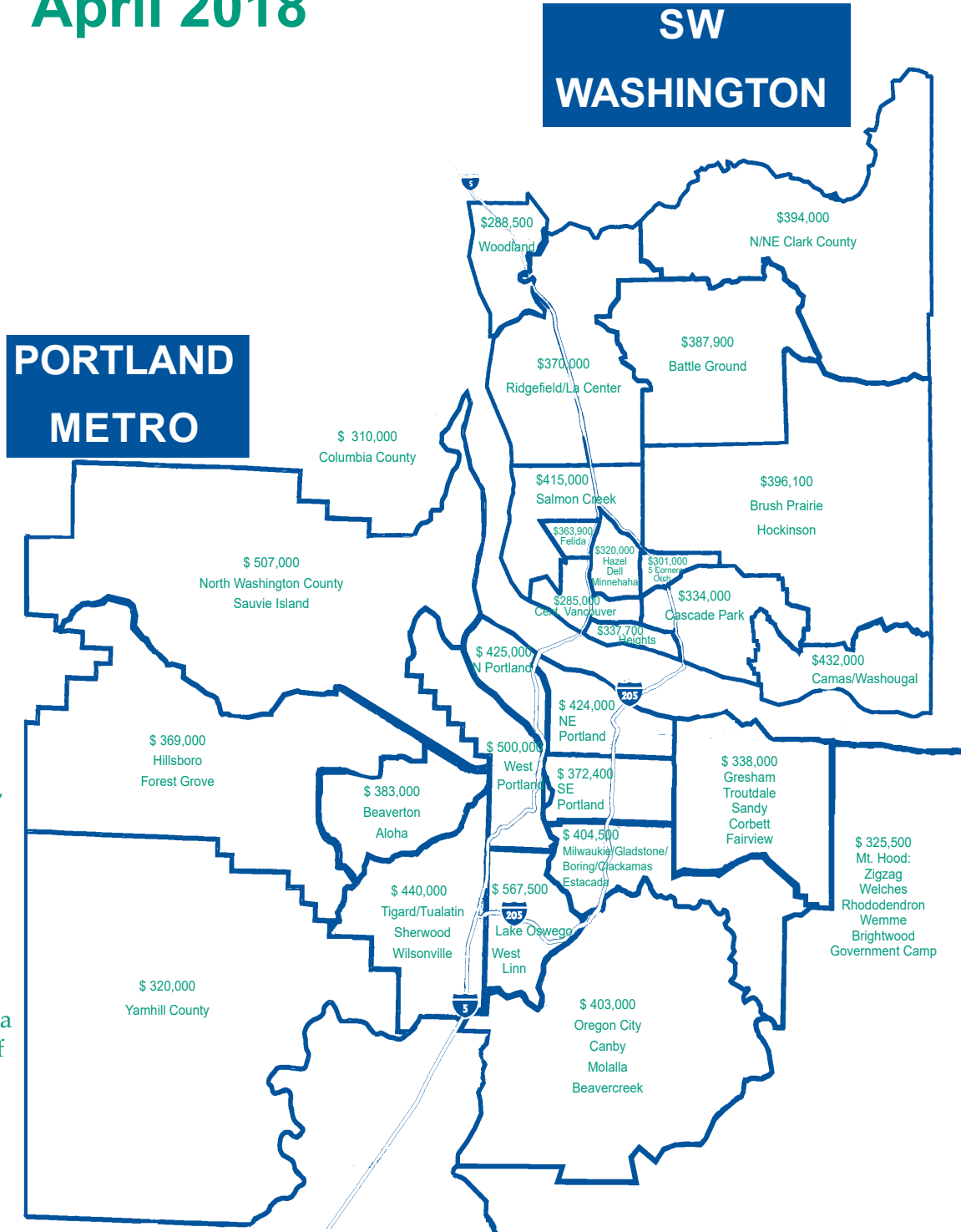
Contact RMLS™  
8338 NE Alderwood Rd  
Suite 230  
Portland, OR 97220  
(503) 236-7657  
communications@rmls.com

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

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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

April 2018 Reporting Period

### April Residential Highlights

Union County saw mixed real estate activity this April. There were 28 closed sales, an increase from the 20 recorded in April 2017 but falling one short of the 29 closings recorded last month in March 2018. Even so, this was the strongest April for closings in Union County on the RMLS™ record.

New listings (36) fell short of April 2017 (49) but outpaced March 2018 (32). Similarly, pending sales (33) rose from March 2018 (24) but fell short of April 2017 (42).

Inventory increased slightly to 3.1 months in April, with total market time increasing to 120 days.

### Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending April 30th of this year (\$198,200) with the average price of homes in the twelve months ending April 2017 (\$180,300) shows an increase of 9.9%. The same comparison of the median shows a 9.9% increase over the same period.

### Inventory in Months\*

	2016	2017	2018
January	6.2	4.4	4.2
February	4.7	7.1	7.6
March	7.1	4.4	2.9
April	12.9	5.9	3.1
May	8.2	5.3	
June	3.5	3.1	
July	4.1	4.5	
August	4.9	5.1	
September	3.5	3.6	
October	4.5	3.7	
November	4.2	4.6	
December	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
2018	April	36	33	28	169,500	147,800	120
	March	32	24	29	220,100	178,000	108
	Year-to-date	109	107	93	192,800	160,000	119
2017	April	49	42	20	177,300	149,900	91
	Year-to-date	134	111	81	195,500	150,000	137
Change	April	-26.5%	-21.4%	40.0%	-4.4%	-1.4%	31.7%
	Prev Mo 2018	12.5%	37.5%	-3.4%	-23.0%	-17.0%	11.1%
	Year-to-date	-18.7%	-3.6%	14.8%	-1.4%	6.7%	-13.4%

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

#### Average Sale Price % Change:

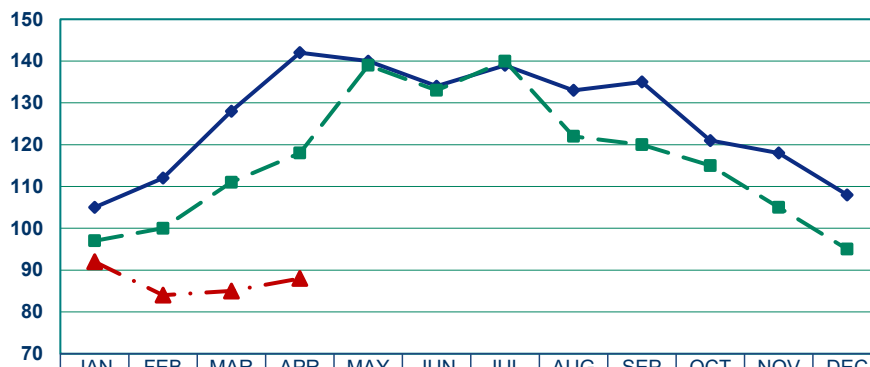
+9.9% (\$198,200 v. \$180,300)

#### Median Sale Price % Change:

+9.9% (\$167,000 v. \$152,000)

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

### Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

UNION COUNTY, OR

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

# AREA REPORT • 4/2018

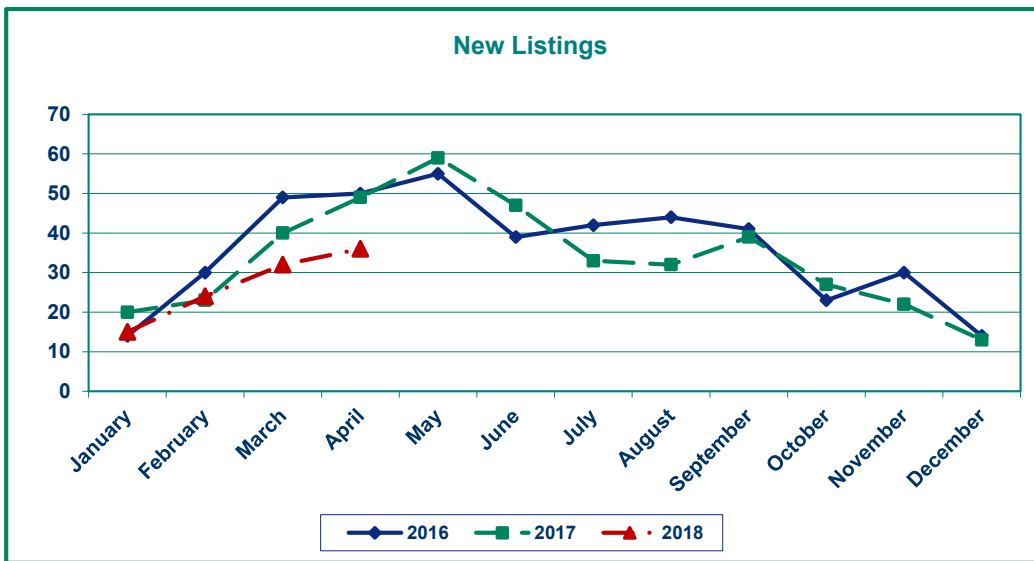
## Union County, Oregon

		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 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <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
97841	Medical Springs	2	2	0	0	-	0	-	-	2	0	-	0	-	-	-	0	-	0	-	0	-
	Cove	5	3	0	3	0.0%	4	247,600	132	7	11	83.3%	9	357,700	242,500	9.6%	-	-	3	103,300	-	-
97827	Elgin	19	5	3	12	300.0%	3	56,500	41	26	19	375.0%	9	100,200	79,000	12.3%	1	85,000	3	90,600	1	167,500
97841	Imbler	1	0	0	0	-100.0%	0	-	-	1	1	0.0%	0	-	-	-8.2%	0	-	0	-	0	-
97850	La Grande/ Island City	47	24	1	15	-44.4%	18	177,000	128	61	63	-16.0%	61	185,000	162,500	10.6%	1	340,000	5	75,300	-	-
97867	North Powder	2	1	0	0	-	0	-	-	1	0	-100.0%	-	-	-	131.4%	-	-	1	145,000	-	-
97876	Summerville	7	0	0	0	-100.0%	0	-	-	2	0	-100.0%	2	442,500	442,500	-13.9%	-	-	-	-	-	-
97883	Union	5	1	-	3	0.0%	3	133,700	134	9	13	-27.8%	12	136,600	135,900	13.3%	2	182,500	3	87,700	1	131,000
	Union Co. Total	88	36	4	33	-21.4%	28	169,500	120	109	107	-3.6%	93	192,800	160,000	9.9%	4	197,500	15	91,100	2	149,300

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2017 with April 2017. The Year-To-Date section compares 2018 year-to-date statistics through April with 2017 year-to-date statistics through April.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/17-4/30/18) with 12 months before (5/1/16-4/30/17).

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



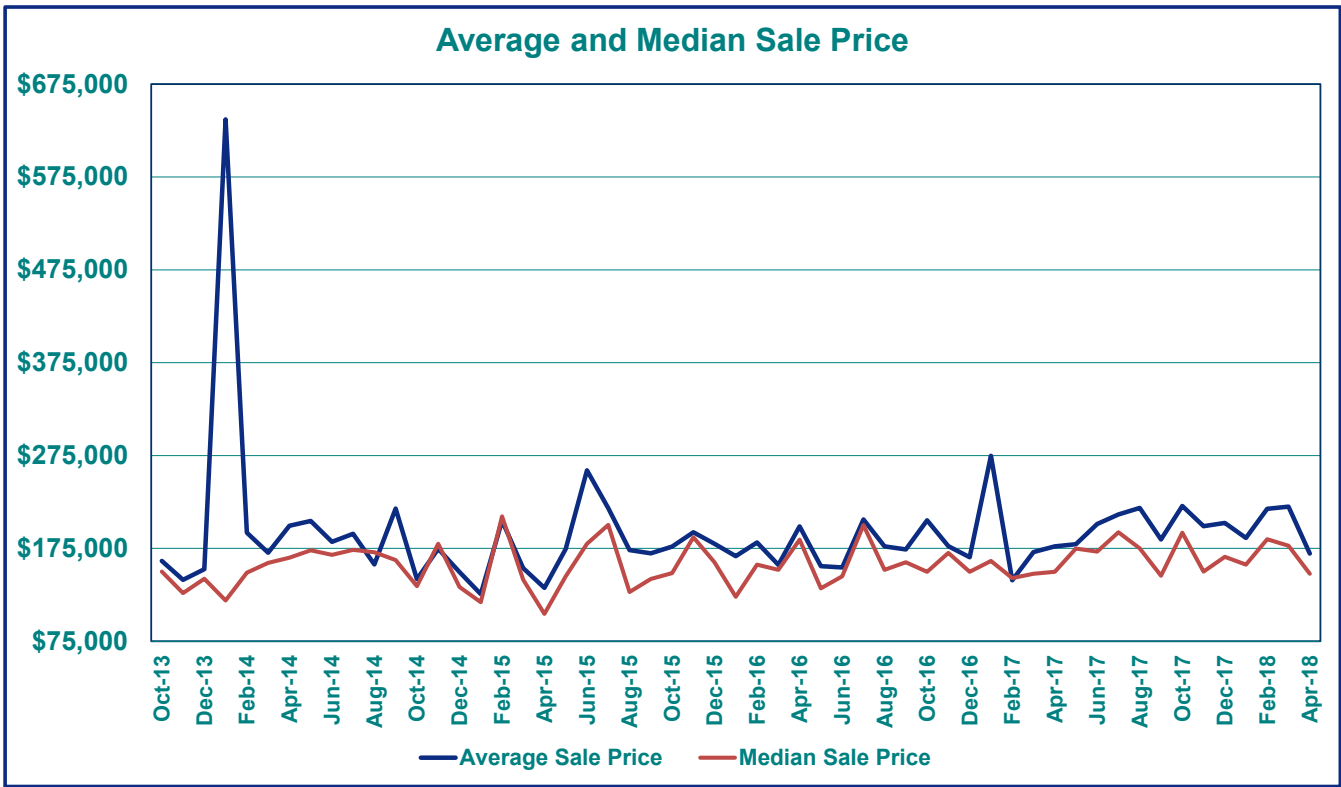
### NEW LISTINGS

#### UNION COUNTY, OR

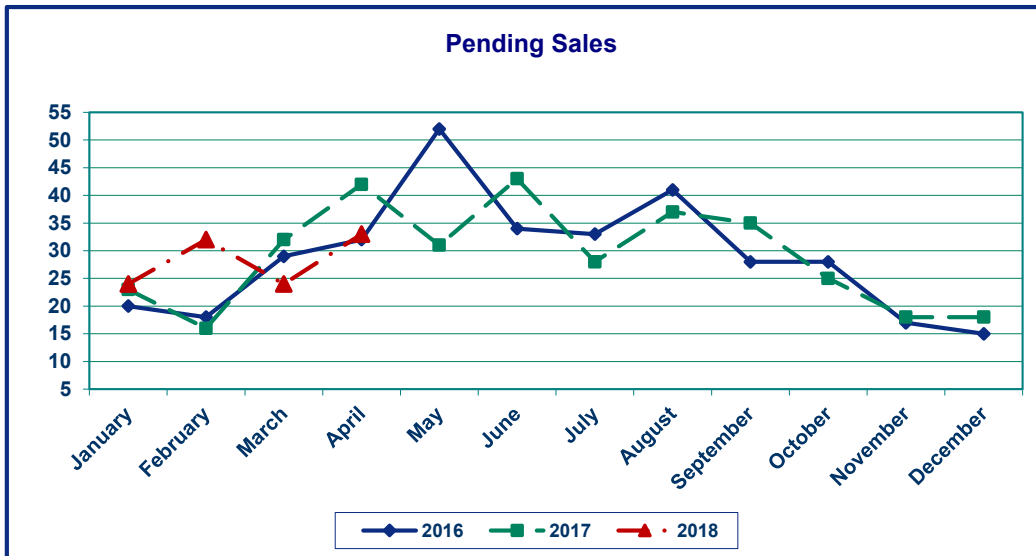
*This graph shows the new residential listings over the past three calendar years in Union County, Oregon.*

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

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



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



**PENDING LISTINGS**

**UNION COUNTY, OR**

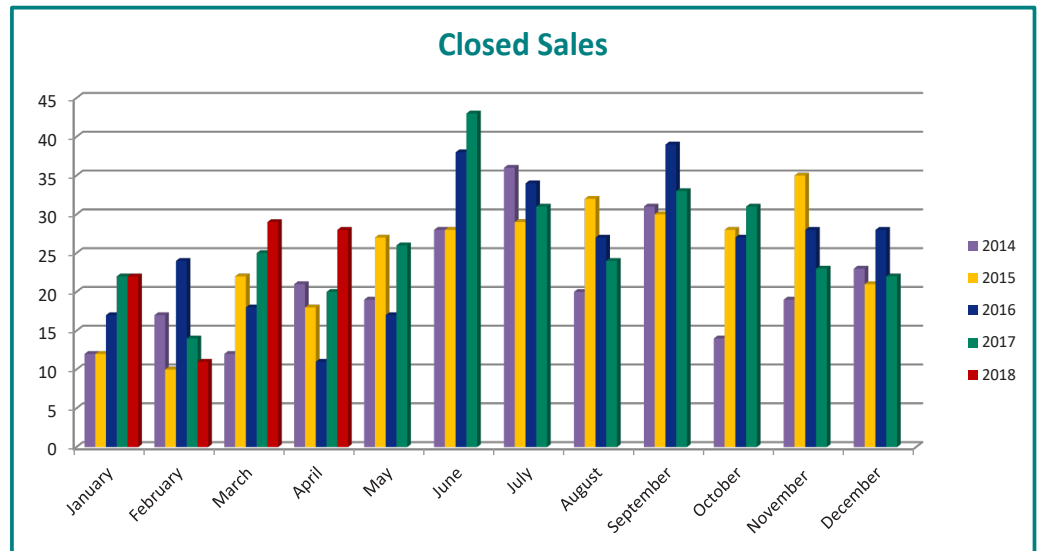
*This graph represents monthly accepted offers in Union County, Oregon over the past three calendar years.*

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

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

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

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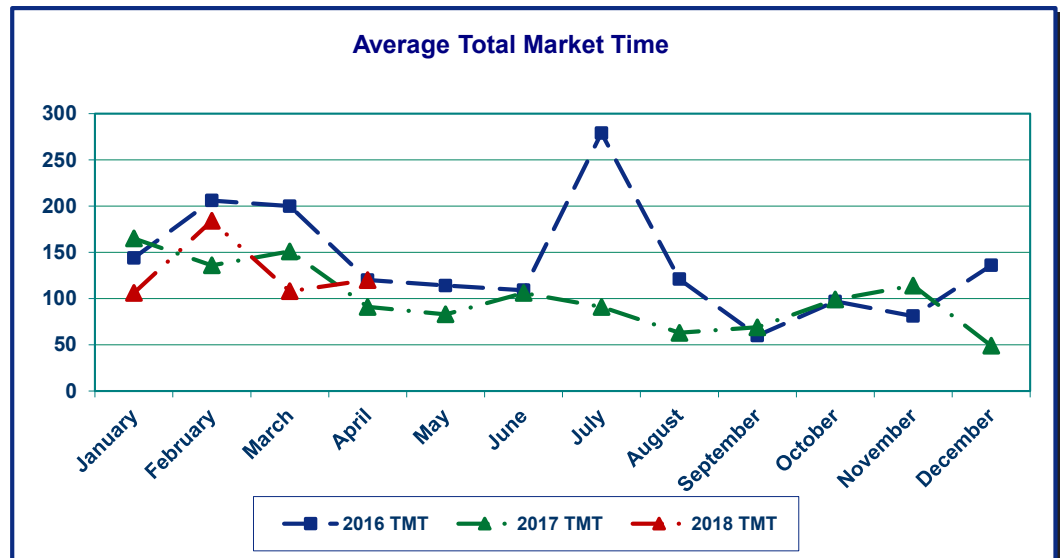
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**DAYS ON MARKET**  
**UNION COUNTY, OR**

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



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

April 2018 Reporting Period

## April Residential Highlights

April brought some mixed numbers to Wallowa County. There were four closings, double the two closings recorded last year in April 2017 but half the eight closings recorded last month in March 2018.

New listings (14) fared similarly, edging one over the 13 new listings offered in April 2017 but falling five short of the new listings offered in March 2018.

Eight pending sales fell one short of the nine offers accepted in April 2017 but pushed one ahead of the seven offers accepted last month in March 2018.

Inventory rose in April to 17.3 months, with total market time increasing to 213 days.

## Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending April 30th of this year (\$218,000) with the average price of homes sold in the twelve months ending April 2017 (\$209,200) shows a increase of 4.2%. The same comparison of the median shows an increase of 7.1% over the same time period, from \$175,000 to \$187,500.

Inventory in Months*			
	2016	2017	2018
January	10.1	9.3	12.5
February	20.5	55	13.0
March	13.3	5.4	8.3
April	7.4	29.5	17.3
May	6.8	6.4	
June	5.7	13	
July	10.2	5.8	
August	10	7.9	
September	5.1	5.5	
October	11.8	8.6	
November	12.0	9.3	
December	7.5	25	

\*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:**  
+4.2% (\$218,000 v. \$209,200)  
**Median Sale Price % Change:**  
+7.1% (\$187,500 v. \$175,000)

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
2018	April	14	8	4	227,700	274,800	213
	March	19	7	8	312,400	235,500	112
	Year-to-date	54	26	21	268,600	220,000	124
2017	April	13	9	2	114,500	114,500	137
	Year-to-date	29	22	20	196,100	178,500	312
Change	April	7.7%	-11.1%	100.0%	98.9%	140.0%	55.7%
	Prev Mo 2018	-26.3%	14.3%	-50.0%	-27.1%	16.7%	90.2%
	Year-to-date	86.2%	18.2%	5.0%	37.0%	23.2%	-60.2%



# AREA REPORT • 4/2018

## Wallowa County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date		
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price							
															Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97885	Wallowa	15	1	-	3	-	1	31,000	-	11	6	-	3	159,000	220,000	-3.3%	-	-	1	460,000	-	-
97857	Lostine	3	0	-	0	-	1	330,000	706	1	1	-50.0%	1	330,000	330,000	-37.4%	-	-	3	221,800	-	-
97842	Imnaha	6	2	1	1	-	-	-	-	6	1	-	1	30,000	30,000	-86.1%	-	-	1	20,000	-	-
97846	Joseph	24	5	1	1	-50.0%	-	-	-	17	5	-28.6%	3	242,700	136,000	6.1%	-	-	9	150,800	-	-
97828	Enterprise	21	6	1	3	-57.1%	2	274,800	74	19	13	0.0%	13	313,500	240,000	19.5%	-	-	5	124,200	-	-
	Wallowa Co. Total	69	14	3	8	-11.1%	4	227,700	213	54	26	18.2%	21	268,600	220,000	4.2%	-	-	19	164,400	-	-

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2018 with April 2017. The Year-To-Date section compares 2018 year-to-date statistics through April with 2017 year-to-date statistics through April.

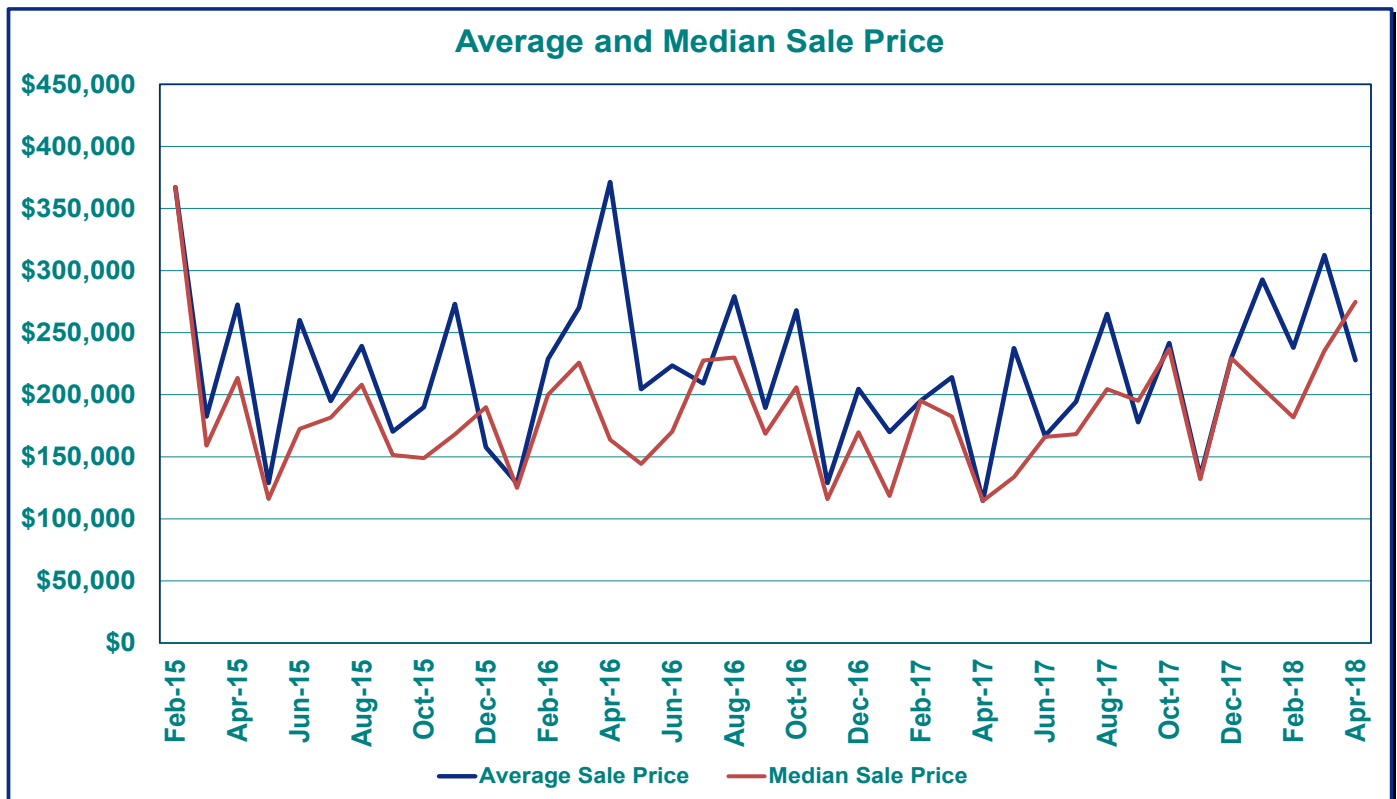
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### SALE PRICE

#### WALLOWA COUNTY, OR

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

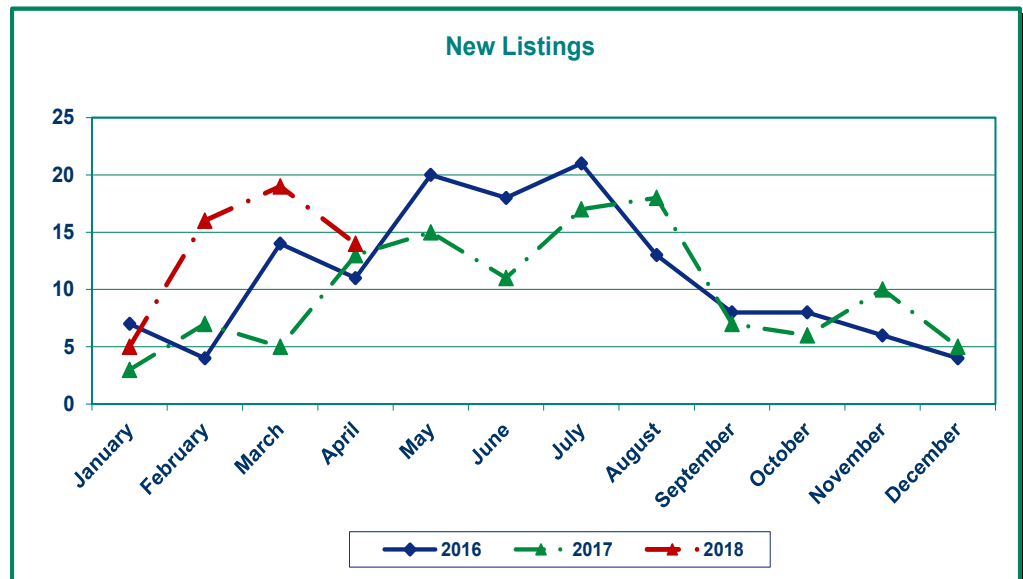




## NEW LISTINGS

### WALLOWA COUNTY, OR

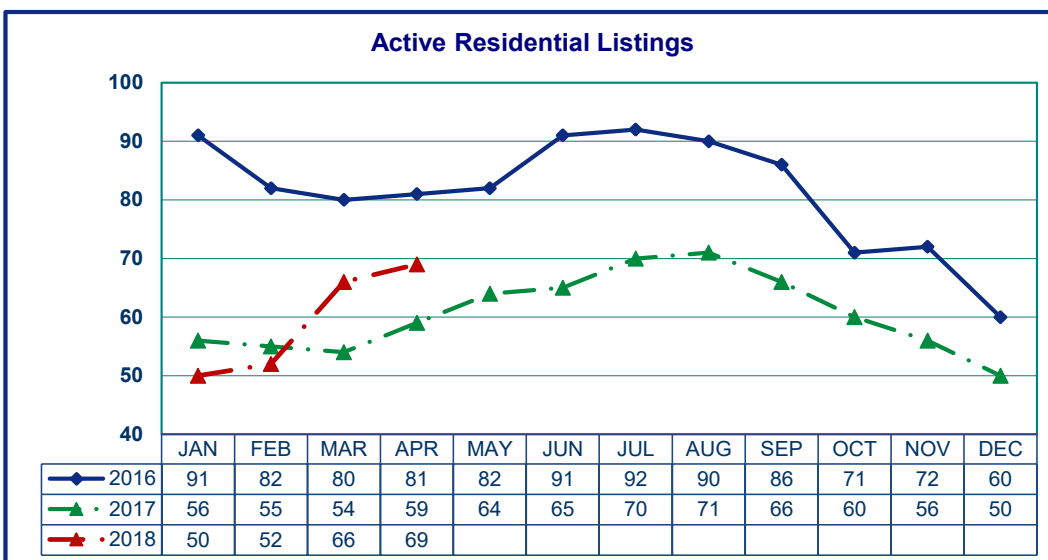
*This graph shows the new residential listings in Wallowa County, Oregon.*



## ACTIVE RESIDENTIAL LISTINGS

### WALLOWA COUNTY, OR

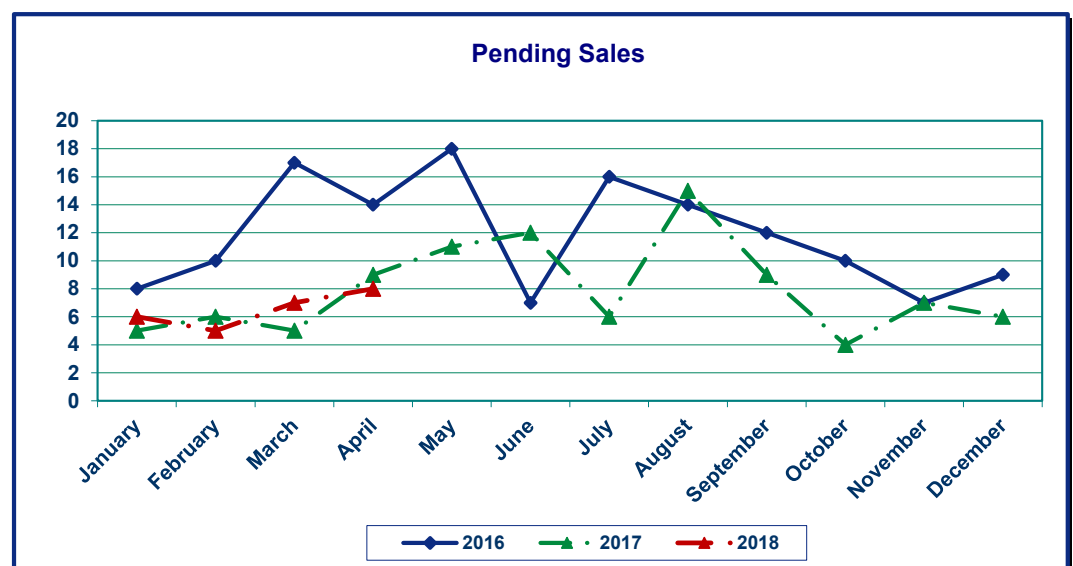
*This graph shows the active residential listings in Wallowa County, Oregon.*



## PENDING LISTINGS

### WALLOWA COUNTY, OR

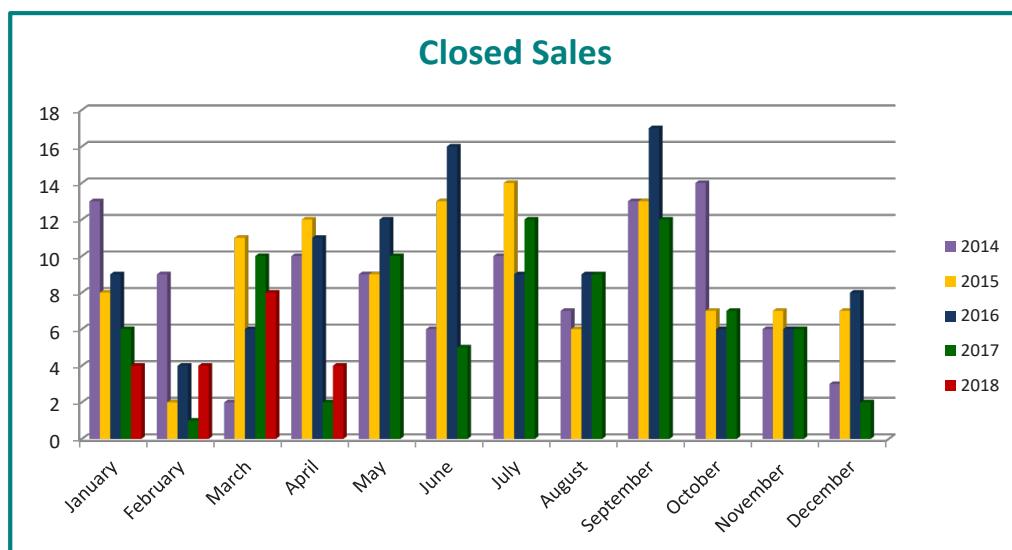
*This graph represents monthly accepted offers in Wallowa County, Oregon.*



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

**Contact RMLS™**  
 8338 NE Alderwood Rd  
 Suite 230  
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 (503) 236-7657  
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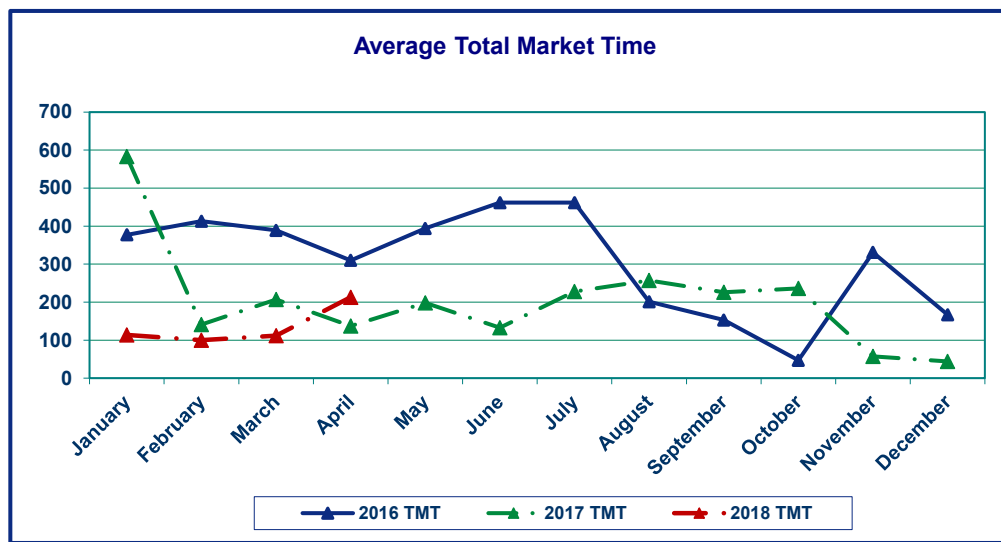
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 Lane County, North  
 Coastal Counties, Polk &  
 Marion Counties, Union  
 County, and Wallowa  
 County.

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



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