

# MARKET ACTION



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

## Residential Review: Baker County, Oregon

July 2018 Reporting Period

### July Residential Highlights

Pending sales saw a strong July in Baker County. At 32, accepted offers outpaced July 2017 (30) by 6.7% and June 2018 (23) by 39.1%. This was the second strongest July for pending sales in Baker County, just one shy of the 33 recorded in July 2015.

New listings, at 36, matched July 2017 and rose 9.1% above June 2018 (33). Closed sales (20) cooled 16.7% from July 2017 (24) and 33.3% from June 2018 (30).

Total market time rose to 117 days in July. Inventory increased to 5.2 months during the same time.

### Average and Median Sale Prices

Comparing 2018 to 2017 through July, the average sale price has increased 8.6% from \$148,100 to \$160,900. In the same comparison, the median sale price has increased 8.1% from \$129,500 to \$140,000.

### 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	4.5
June	4.8	5.3	3.3
July	8.5	6.2	5.2
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.

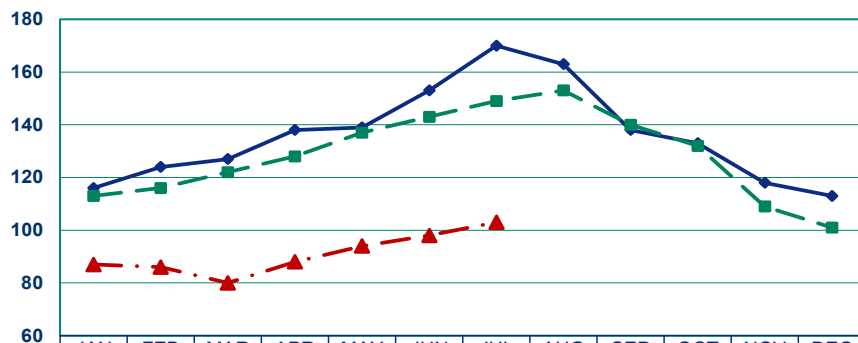
Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	July	36	32	20	176,000	162,300	117
	June	33	23	30	178,300	142,500	69
	Year-to-date	211	161	148	160,900	140,000	137
2017	July	36	30	24	138,000	121,800	133
	Year-to-date	223	153	125	148,100	129,500	149
Change	July	0.0%	6.7%	-16.7%	27.5%	33.3%	-12.4%
	Prev Mo 2018	9.1%	39.1%	-33.3%	-1.3%	13.9%	69.6%
	Year-to-date	-5.4%	5.2%	18.4%	8.6%	8.1%	-8.1%

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

**Average Sale Price % Change:**  
+3.4% (\$156,100 v. \$151,000)  
**Median Sale Price % Change:**  
+2.4% (\$135,500 v. \$132,300)

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 • 7/2018

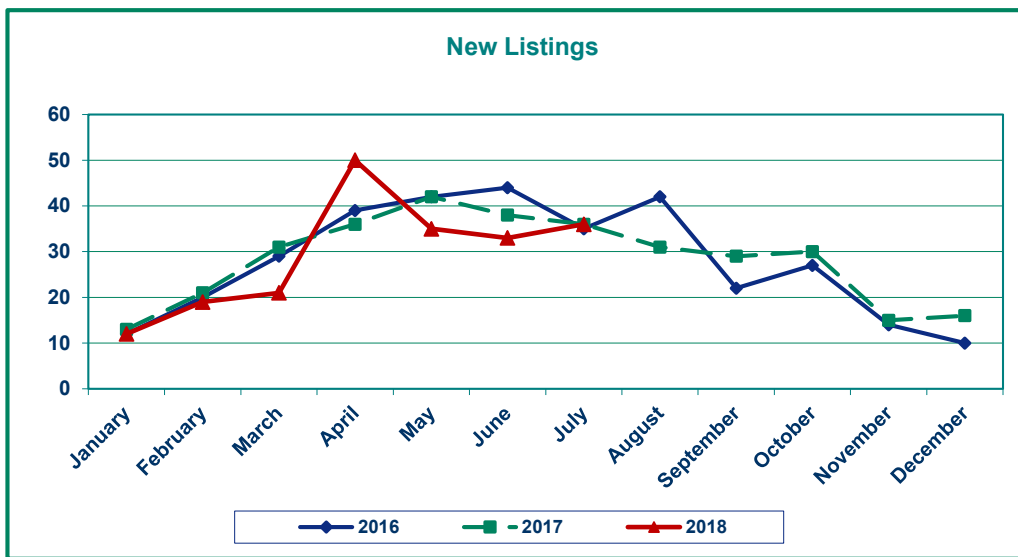
## Baker County, Oregon

		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	60	29	2	24	-7.7%	17	164,300	105	160	128	1.6%	120	160,500	140,800	5.2%	6	128,300	10	63,500	4	150,000	
461	Haines/Anthony Lk/ Muddy Crk	5	2	0	2	-	1	70,000	217	6	5	0.0%	4	179,000	151,500	-4.4%	-	-	2	155,000	-	-	
462	Sumpter/McEwen/ Bourne/Phillips Lk/ Granit	19	3	2	2	0.0%	-	-	-	21	9	50.0%	8	164,600	185,400	-7.3%	1	60,000	10	33,000	-	-	
463	Unity/ Hereford	4	1	0	1	-	0	-	-	4	2	-	1	76,500	76,500	-	-	-	-	-	-	-	
464	Huntington/ Lime	0	0	0	0	-	-	-	-	-	2	100.0%	3	70,800	65,000	162.3%	-	-	-	-	1	235,000	
465	Durkee/ Pleasant Valley	1	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
466	Richland/ New Bridge	2	0	0	1	0.0%	1	327,000	25	9	6	20.0%	4	169,400	131,500	-6.6%	1	50,000	-	-	-	-	
467	Halfway/ Cornucopia	11	1	0	2	100.0%	1	330,000	300	11	9	-10.0%	8	193,500	96,000	9.8%	-	-	1	21,500	-	-	
468	Oxbow	1	0	0	0	-	0	-	-	-	0	-	0	-	-	-	0	-	0	-	0	-	
	Baker County	103	36	4	32	6.7%	20	176,000	117	211	161	5.2%	148	160,900	140,000	3.4%	8	110,000	23	56,400	5	167,000	

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/17-7/31/18) with 12 months before (8/1/16-7/31/17).

<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

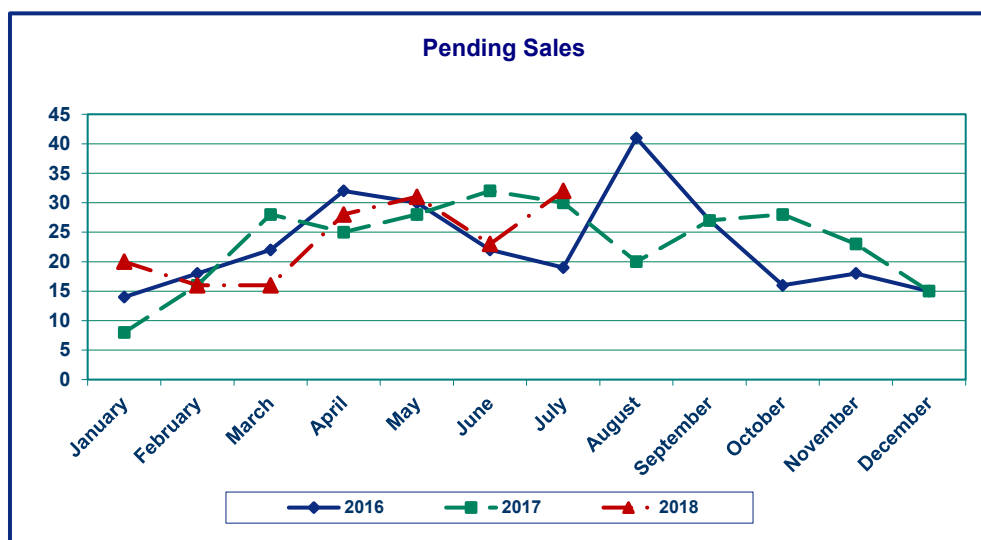
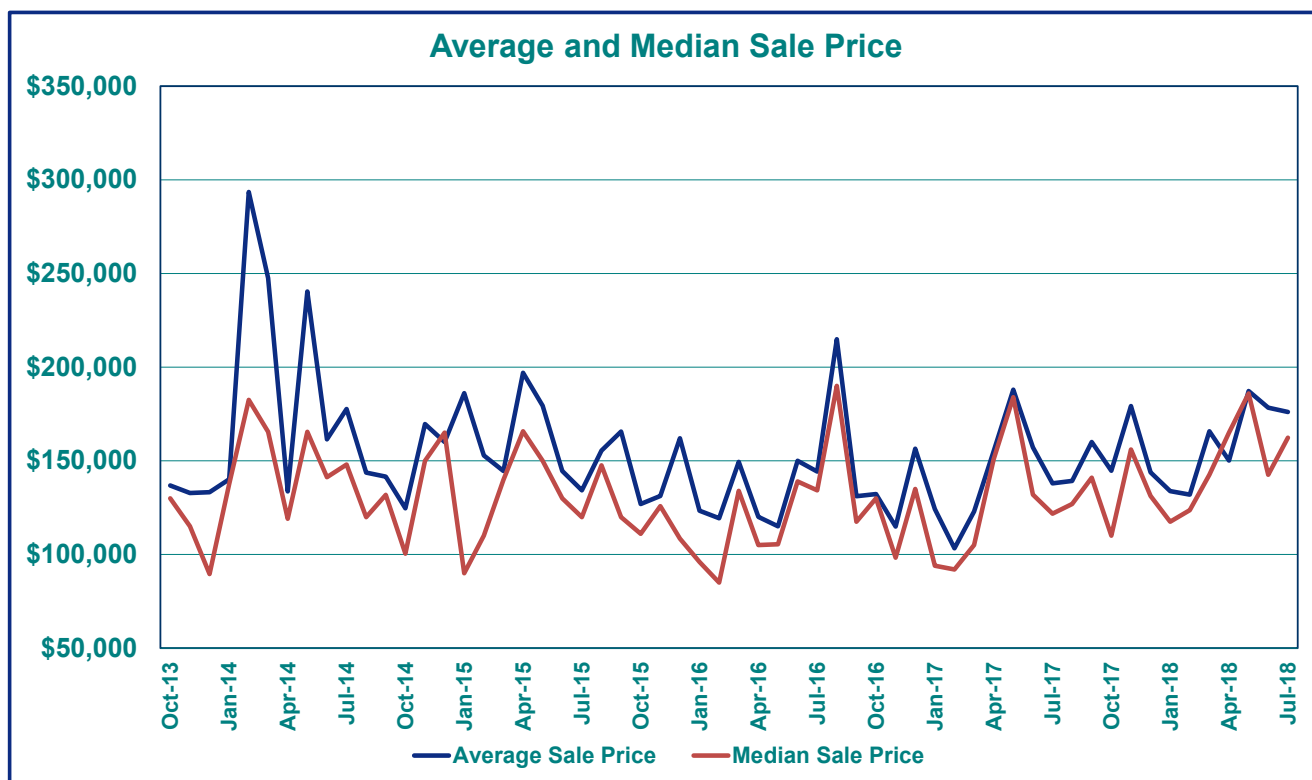
*This graph shows the new residential listings over the past three calendar years Baker County, Oregon.*



## 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.*

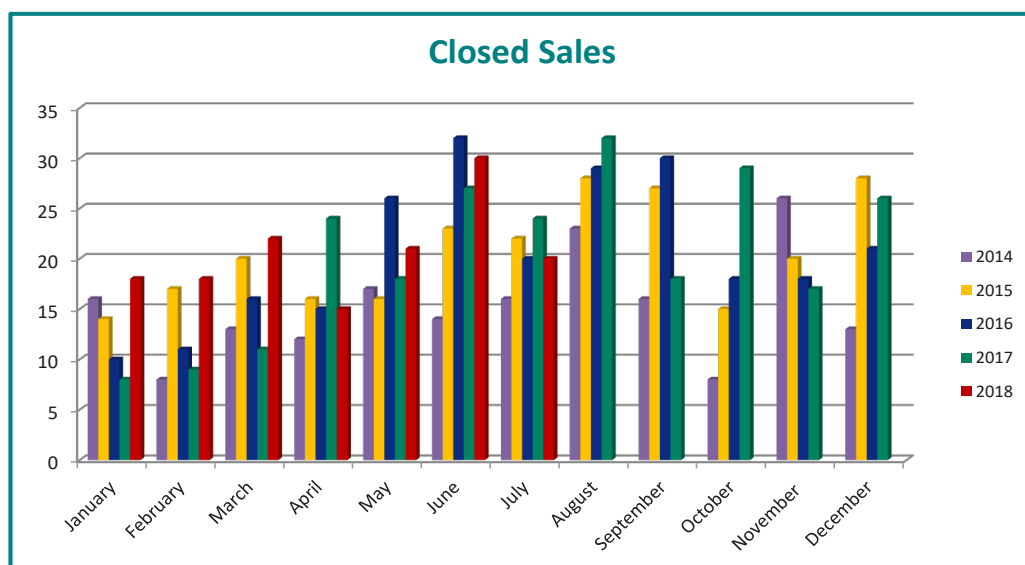


## CLOSED SALES BAKER COUNTY, OR

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

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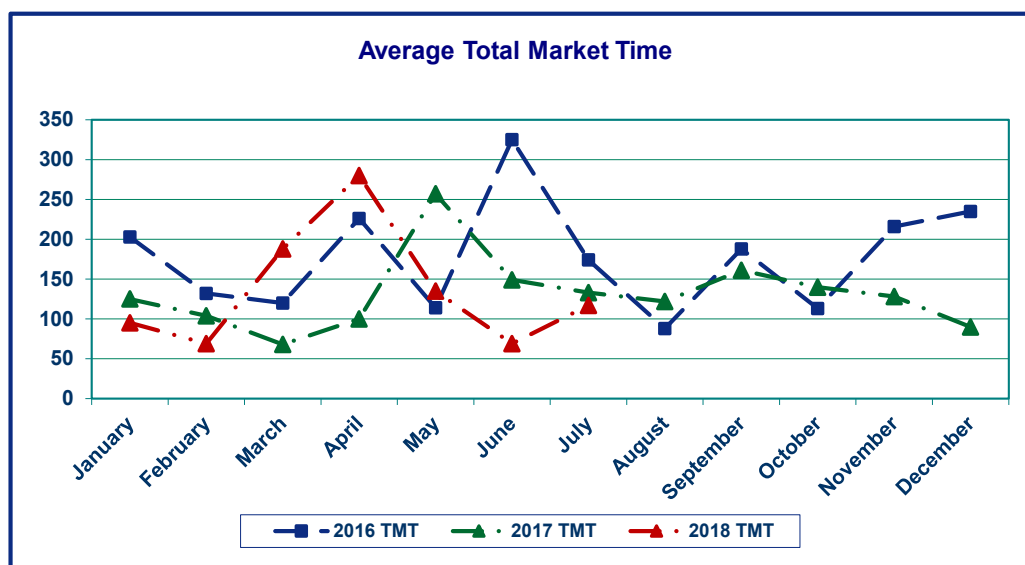
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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## DAYS ON MARKET 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

July 2018 Reporting Period

## July Residential Highlights

The Columbia Basin region saw strong numbers this month compared to July 2017. Pending sales (92) ended 43.8% ahead of July 2017 (64) despite falling one short of the 93 offers accepted last month in June 2018 (-1.1%).

New listings, at 96, rose 7.9% from the 89 new listings offered last year in June 2017 but ended 4.0% under the 100 new listings offered last month in July 2018.

There were 69 closings in July, 4.5% ahead of July 2017 (66) and two short of June 2018 (-2.8%).

July saw inventory increase to 3.6 months. Total market time rose to 87 days in the same period.

## Year to Date Summary

Activity in 2018 has been warmer than in 2017. Looking at the first seven months of 2018

compared to 2017, pending sales (559) have increased 14.5%, closed sales (483) have increased 10.3%, and new listings (668) have increased 5.7%.

## Average and Median Sale Prices

Comparing 2018 to 2017 through July, the average sale price has increased 12.4% from \$172,400 to \$193,800. In the same comparison, the median sale price has increased 12.0% from \$154,000 to \$172,500.

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	3.0
June	4.2	3.3	3.4
July	4.3	4.3	3.6
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.

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

### Average Sale Price % Change:

+10.9% (\$188,400 v. \$169,900)

### Median Sale Price % Change:

+10.8% (\$169,000 v. \$152,500)

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	July	96	92	69	240,300	179,000	87
	June	100	93	71	193,200	173,500	55
	Year-to-date	668	559	483	193,800	172,500	98
2017	July	89	64	66	160,500	151,500	65
	Year-to-date	632	488	438	172,400	154,000	108
Change	July	7.9%	43.8%	4.5%	49.7%	18.2%	33.9%
	Prev Mo 2018	-4.0%	-1.1%	-2.8%	24.4%	3.2%	58.2%
	Year-to-date	5.7%	14.5%	10.3%	12.4%	12.0%	-9.6%



# AREA REPORT • 7/2018

## 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	Average Sale Price
380	Arlington/N	7	2	0	-	-	2	77,000	19	10	7	40.0%	11	110,300	80,000	-17.2%	-	-	-	-	-	-		
381	Condon/S	6	2	0	2	100.0%	1	55,600	19	13	14	366.7%	12	88,000	91,300	24.0%	-	-	1	10,000	-	-		
	Gilliam Co. Total	13	4	-	2	100.0%	3	69,900	19	23	21	162.5%	23	98,700	88,500	8.0%	-	-	1	10,000	-	-		
420	Boardman/NW	5	3	0	2	100.0%	2	305,000	8	14	18	0.0%	22	244,400	223,300	35.2%	-	-	5	37,400	-	-		
421	Irrigon	5	2	0	3	-25.0%	4	128,000	57	26	21	-8.7%	17	134,400	135,000	-12.5%	1	15,200	5	28,500	-	-		
422	Ilone	2	-	0	0	-	0	-	-	2	1	0.0%	1	220,000	220,000	66.5%	-	-	2	918,300	-	-		
423	Lexington	3	0	0	0	-	1	300,000	233	4	3	50.0%	3	215,000	285,000	-40.8%	-	-	-	-	-	-		
424	Heppner/S	13	2	1	3	200.0%	3	139,700	161	19	13	44.4%	11	127,300	84,000	-15.5%	-	-	3	15,700	-	-		
	Morrow Co. Total	28	7	1	8	33.3%	10	184,100	96	65	56	5.7%	54	183,800	153,300	14.9%	1	15,200	15	147,500	-	-		
430	Umatilla	9	7	2	7	75.0%	5	175,000	71	38	34	6.3%	33	177,700	167,500	25.4%	1	106,000	4	92,400	1	355,000		
431	Hermiston	64	31	5	32	39.1%	22	225,100	71	215	167	8.4%	140	216,700	215,000	11.9%	5	507,100	10	135,300	5	294,000		
432	Stanfield	4	1	0	2	-	1	57,500	86	13	10	0.0%	7	154,700	159,900	-1.4%	-	-	3	51,500	-	-		
433	Echo	-	0	0	0	-	0	-	-	1	2	0.0%	2	386,200	386,200	12.5%	-	-	3	41,700	-	-		
435	Pendleton City Limits	49	19	5	22	83.3%	23	231,900	97	159	148	25.4%	124	198,300	179,500	10.9%	1	250,000	8	71,700	6	191,000		
436	E-Meacham, Cayuse	3	0	0	0	-100.0%	0	-	-	4	1	-75.0%	1	54,500	54,500	-43.0%	-	-	1	123,300	-	-		
437	NE-Athena, Helix, Adams, Weston	36	11	2	6	20.0%	2	123,500	176	52	37	60.9%	29	163,000	137,000	9.6%	-	-	5	65,500	-	-		
438	S-Pilot Rock, Ukiah	12	3	1	2	-33.3%	0	-	-	26	20	122.2%	19	138,400	122,500	1.9%	-	-	1	275,000	-	-		
439	Milton-Freewater	30	13	2	11	22.2%	3	1,022,000	129	72	63	-16.0%	51	222,500	155,000	19.1%	2	57,500	5	130,400	-	-		
	Umatilla Co. Total	207	85	17	82	43.9%	56	259,500	89	580	482	12.9%	406	200,500	179,000	11.3%	9	334,100	40	98,800	12	247,600		

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/17-7/31/18) with 12 months before (8/1/16-7/31/17).

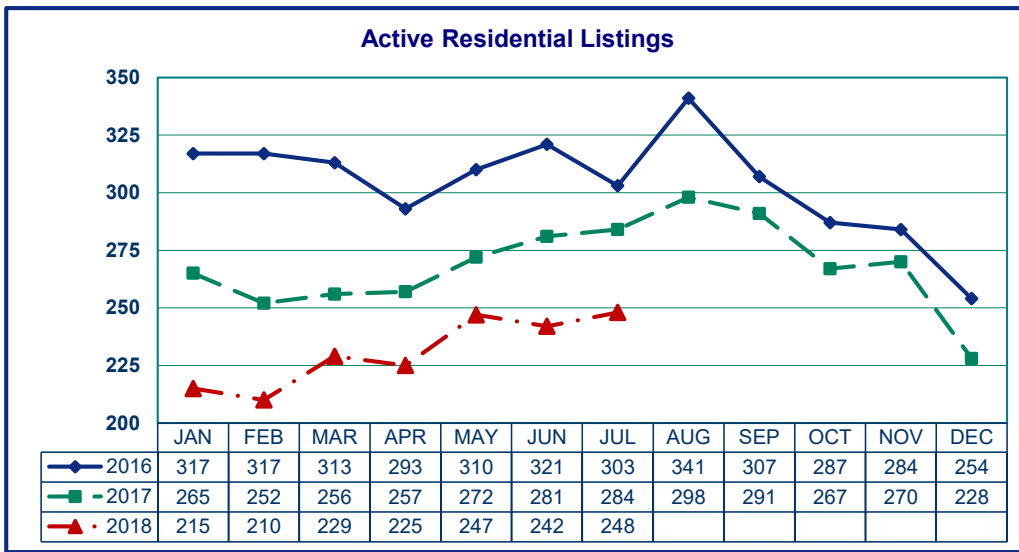
<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



## ACTIVE RESIDENTIAL LISTINGS

### COLUMBIA BASIN, OR

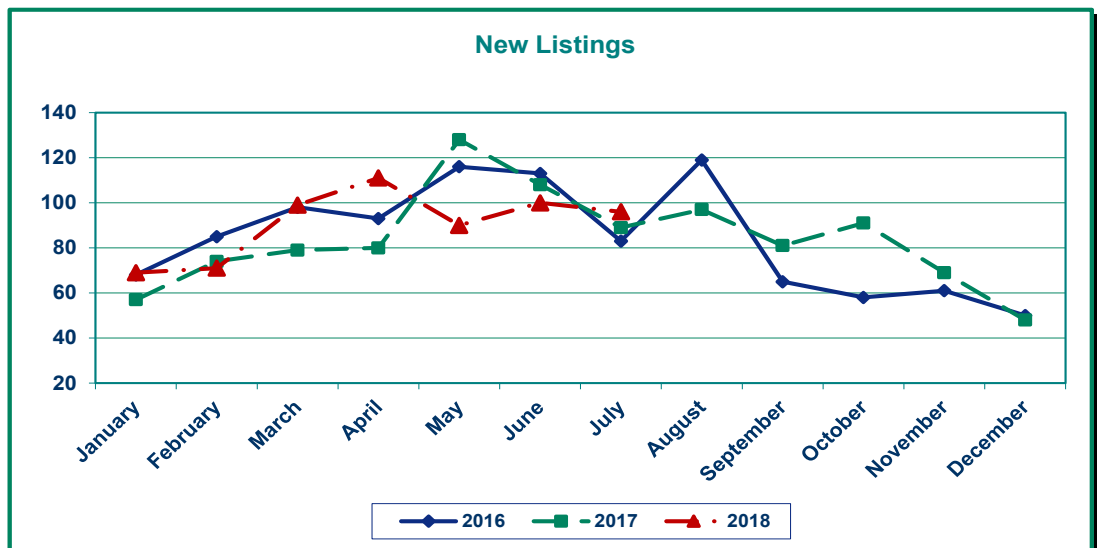
*This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.*



## NEW LISTINGS

### COLUMBIA BASIN, OR

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

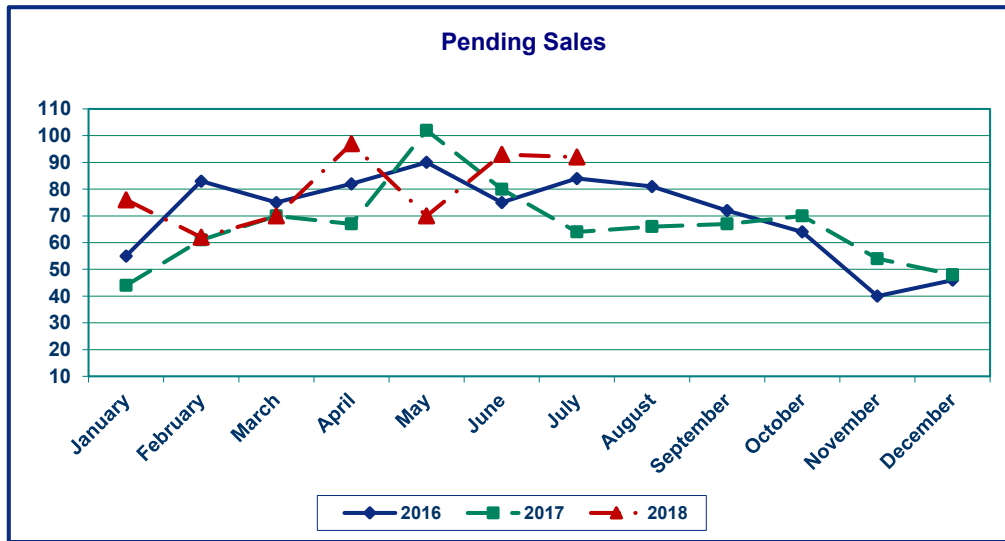




## PENDING LISTINGS

### COLUMBIA BASIN, OR

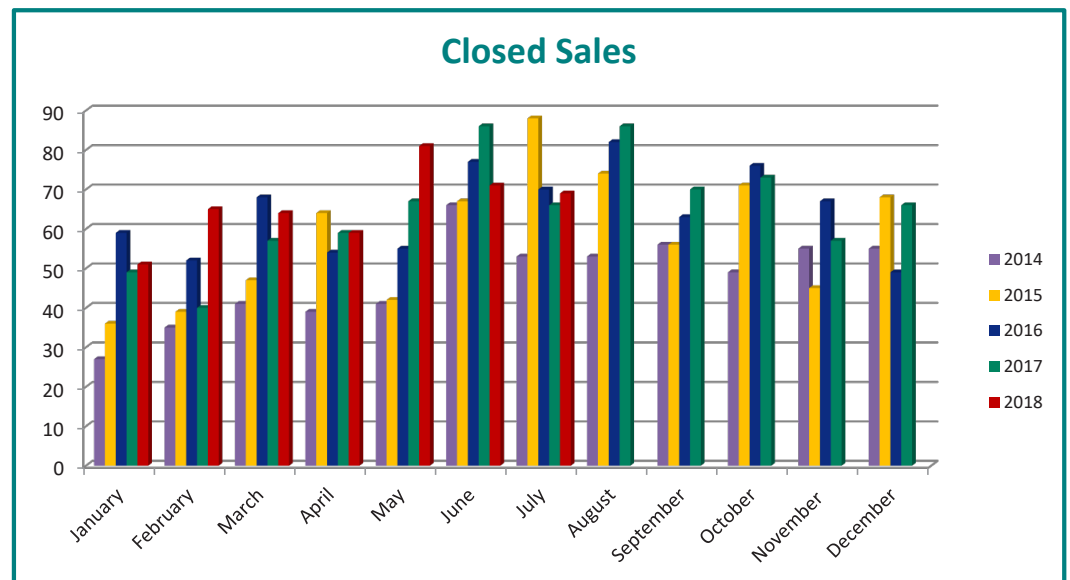
*This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years*



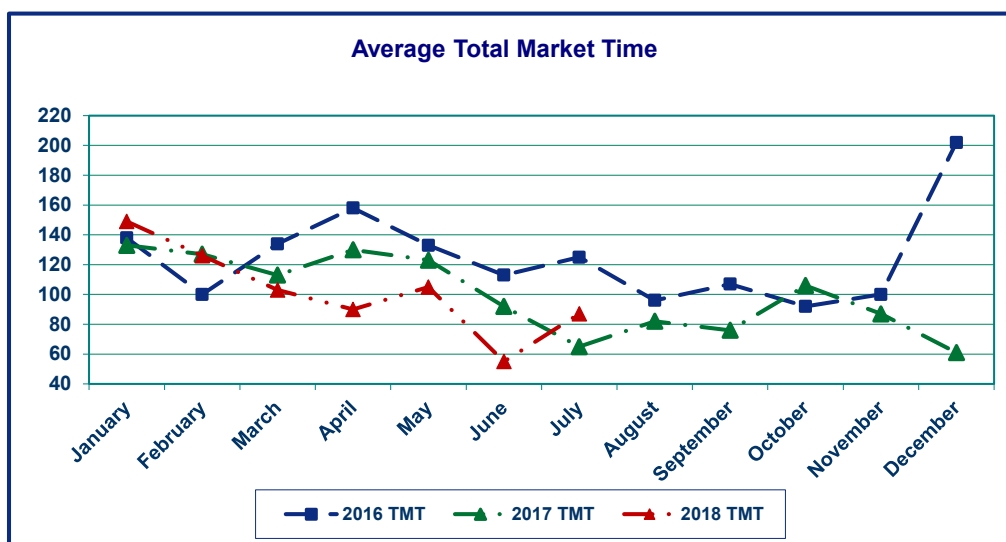
## CLOSED SALES

### 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.*

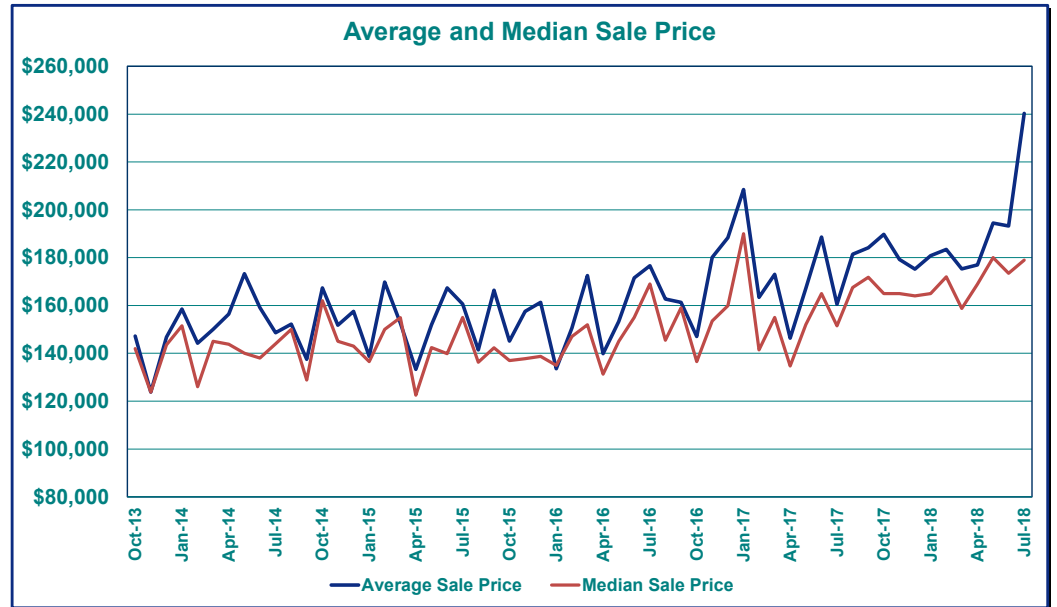
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Note: A residential property in Area 439, sold in July 2018 for \$2.65 million dollars, impacting the area's average sales price.



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



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## Residential Review: Coos County, Oregon

### July Residential Highlights

Coos County saw some mixed numbers this July, but new listings made gains over July 2017. At 163, there were 13.2% more new listings offered compared with July 2017 (144), although new listings fell short of the 179 offered last month in June 2018 (-8.9%). Pending sales (120) outpaced June 2018 (109) by 10.1% but fell 6.3% short of the 128 offers accepted last year in June 2017. Closed sales, at 88, fell 5.4% short of July 2017 (93) and 18.5% short of June 2018 (108).

### Year to Date Summary

Activity so far in 2018 is ahead of 2017. Closed sales (644) have increased 5.4%, new listings (1,027) have increased 2.2%, and pending sales (719) have increased 0.7% so far this year.

### Average and Median Sale Prices

Comparing 2018 to 2017 through July, the average sale price has increased 9.4% from \$212,800 to \$232,800. In the same comparison, the median sale price has increased 10.8 from \$185,000 to \$204,900.

## July 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	3.4
June	5.9	3.6	3.9
July	5.2	4.8	5.1
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	July	163	120	88	257,900	240,000	80
	June	179	109	108	241,900	216,000	85
	Year-to-date	1,027	719	644	232,800	204,900	91
2017	July	144	128	93	254,400	210,000	126
	Year-to-date	1,005	714	611	212,800	185,000	121
Change	July	13.2%	-6.3%	-5.4%	1.4%	14.3%	-36.7%
	Prev Mo 2018	-8.9%	10.1%	-18.5%	6.6%	11.1%	-5.9%
	Year-to-date	2.2%	0.7%	5.4%	9.4%	10.8%	-24.5%

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

#### Average Sale Price % Change:

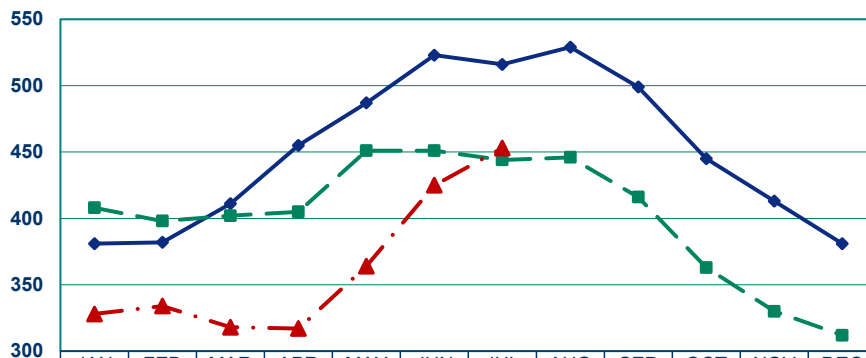
+11.1% (\$231,400 v. \$208,300)

#### Median Sale Price % Change:

+9.9% (\$200,000 v. \$182,000)

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

### Active Residential Listings



## 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 • 7/2018

## Coos County, Oregon

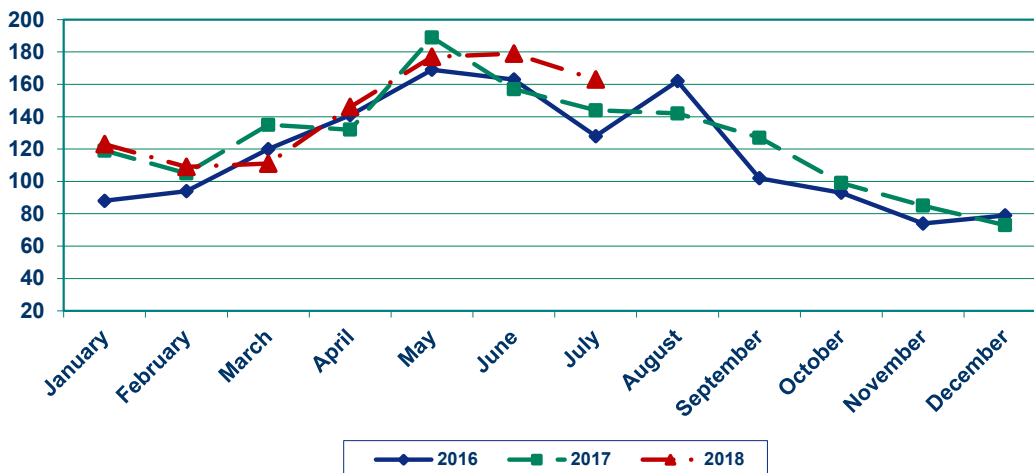
		RESIDENTIAL														Avg. Sale Price % Change <sup>2</sup>	COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date								Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	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	Average Sale Price
97407	Allegeny	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97411	Bandon	84	24	8	22	0.0%	15	301,600	108	156	111	4.7%	102	321,300	293,800	17.5%	10	354,400	52	173,300	1	226,000
97414	Broadbent	-	0	0	0	-	0	-	-	2	3	-	2	707,500	707,500	-	-	-	-	-	-	-
97420	Coos Bay	153	61	8	46	-4.2%	31	213,200	75	414	294	6.5%	267	201,500	185,000	7.7%	8	794,400	37	96,300	17	165,200
97423	Coquille	51	15	3	14	0.0%	13	260,700	40	119	86	17.8%	76	225,700	190,000	1.2%	3	189,800	9	161,200	3	141,300
97449	Lakeside	49	16	2	6	-33.3%	6	262,700	176	83	40	-9.1%	38	229,000	196,000	13.2%	4	404,900	11	74,300	-	-
97458	Myrtle Point	31	16	1	11	22.2%	6	264,900	27	63	46	-13.2%	32	192,900	165,000	41.1%	3	154,100	3	71,500	1	156,300
97459	North Bend	75	30	6	21	-16.0%	17	294,700	78	179	137	-9.9%	125	238,100	219,000	0.5%	2	375,000	12	91,200	5	246,200
97466	Powers	10	1	0	0	-100.0%	0	-	-	11	2	-80.0%	2	70,500	70,500	-27.4%	-	-	-	-	-	-
	Coos County	453	163	28	120	-6.3%	88	257,900	80	1,027	719	0.7%	644	232,800	204,900	11.1%	30	443,400	124	130,300	27	179,500

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/17-7/31/18) with 12 months before (8/1/16-7/31/17).

<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



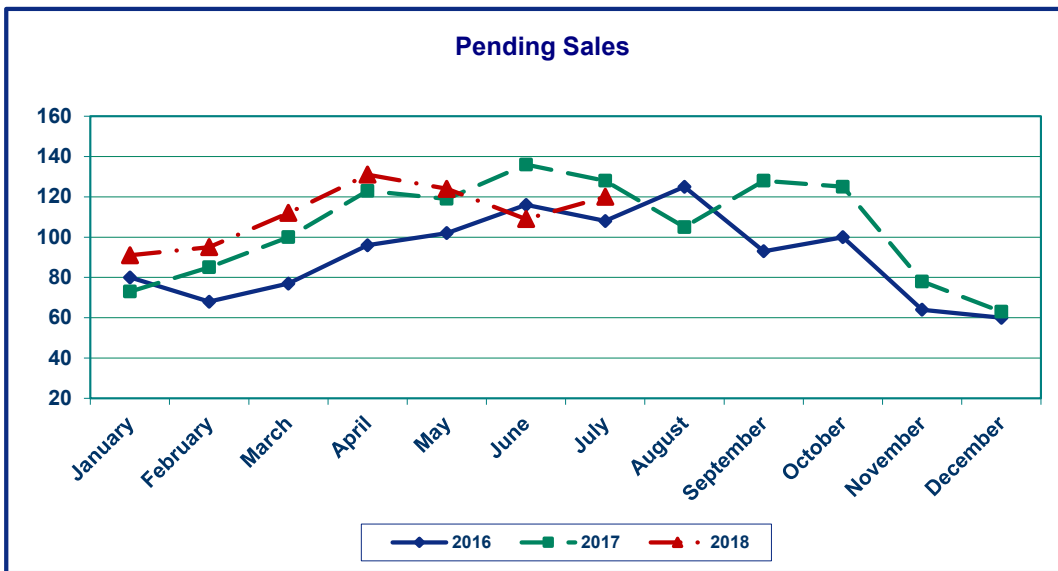
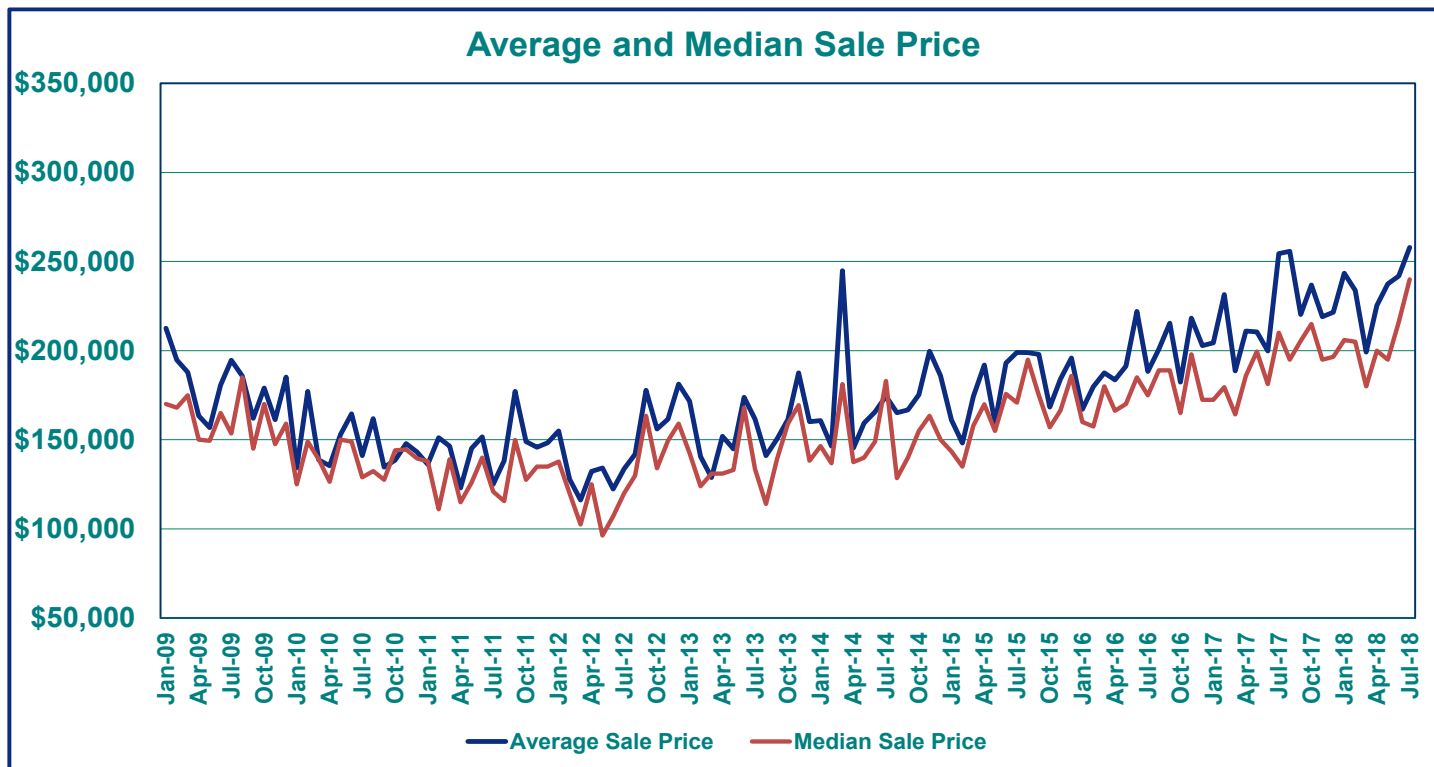
### NEW LISTINGS COOS COUNTY, OR

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



**SALE PRICE**  
COOS COUNTY, OR

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



**PENDING LISTINGS**

COOS COUNTY, OR

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

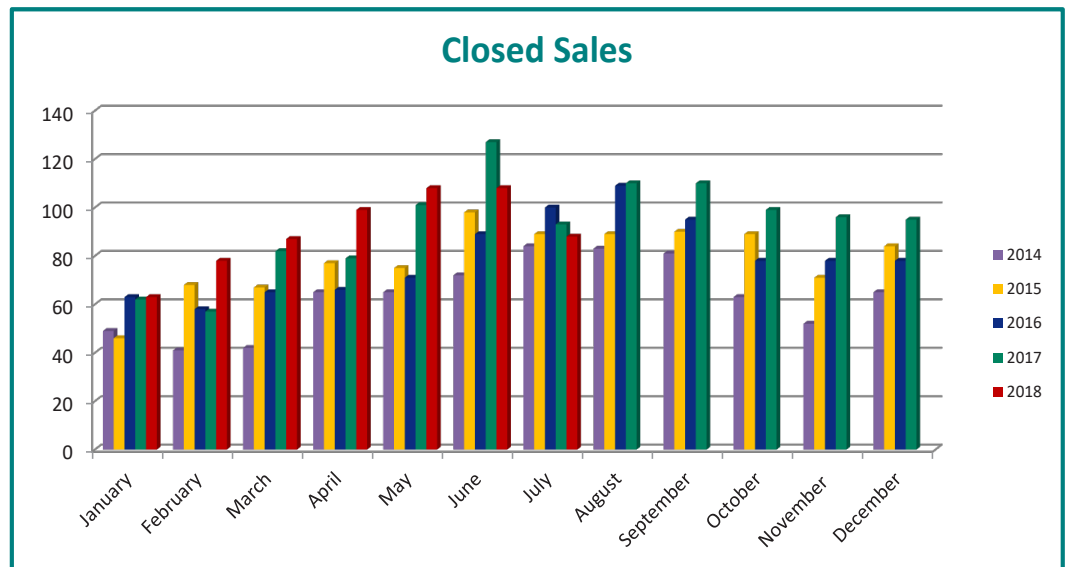


## CLOSED SALES COOS COUNTY, OR

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

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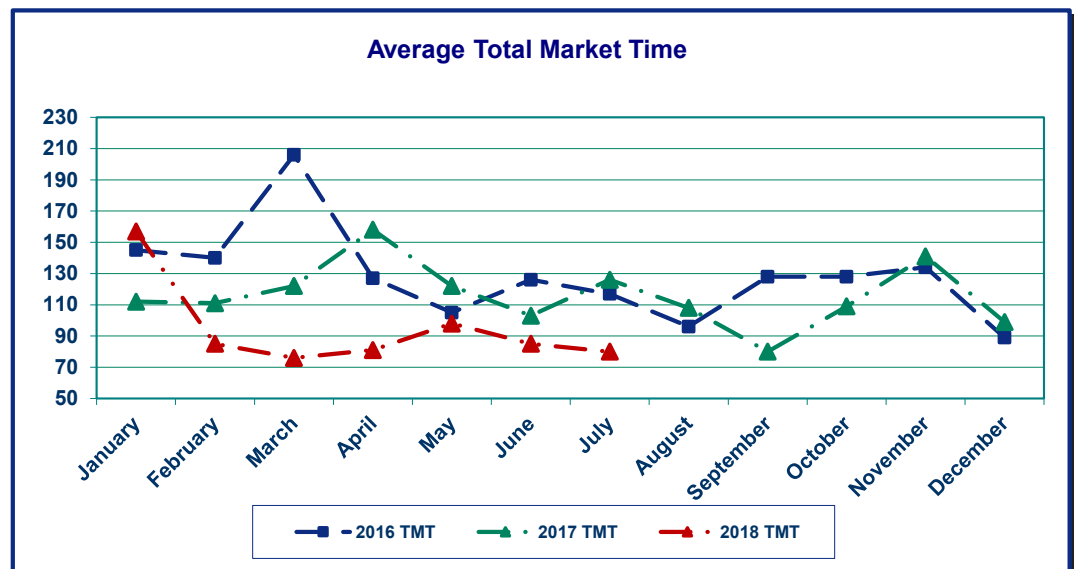
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## DAYS ON MARKET COOS COUNTY, OR

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



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

July 2018 Reporting Period

## July Residential Highlights

Curry County saw strong activity in closed sales this July. At 59, closings rose 7.3% compared with July 2017 (55) and 25.5% compared with June 2018 (47)—the strongest July for closings in Curry County since at least 2005.

New listings (90) matched June 2018 but ended 10.9% under the 101 new listings offered last year in July 2017. Pending sales (65) fell 15.6% short of July 2017 (77) and 7.1% short of June 2018 (70).

## Year to Date Summary

Comparing the first seven months to 2018 to the same period in 2017, closed sales (322) have increased 8.8 and pending sales (355) have increased 5.3%. New listings (549) have decreased 2.5%.

## Average and Median Sale Prices

Comparing 2018 to 2017 through July, the average sale price rose 15.2% from \$278,500 to \$320,800. In the same comparison, the median sale price rose 10.3% from \$238,800 to \$263,500.

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	6.4
June	8.6	8.2	7.3
July	7.6	7.2	6.2
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	

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	July	90	65	59	349,200	300,000	169
	June	90	70	47	315,700	263,000	208
	Year-to-date	549	355	322	320,800	263,500	164
2017	July	101	77	55	297,600	244,900	140
	Year-to-date	563	337	296	278,500	238,800	170
Change	July	-10.9%	-15.6%	7.3%	17.3%	22.5%	21.0%
	Prev Mo 2018	0.0%	-7.1%	25.5%	10.6%	14.1%	-18.8%
	Year-to-date	-2.5%	5.3%	8.8%	15.2%	10.3%	-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.

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

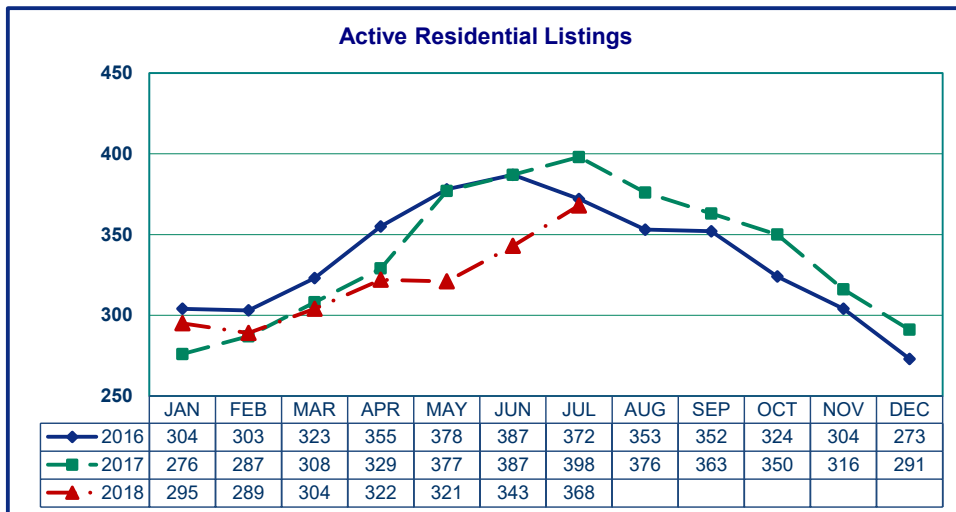
Average Sale Price % Change:

+11.6% (\$307,000 v. \$275,100)

Median Sale Price % Change:

+10.4% (\$265,000 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 • 7/2018

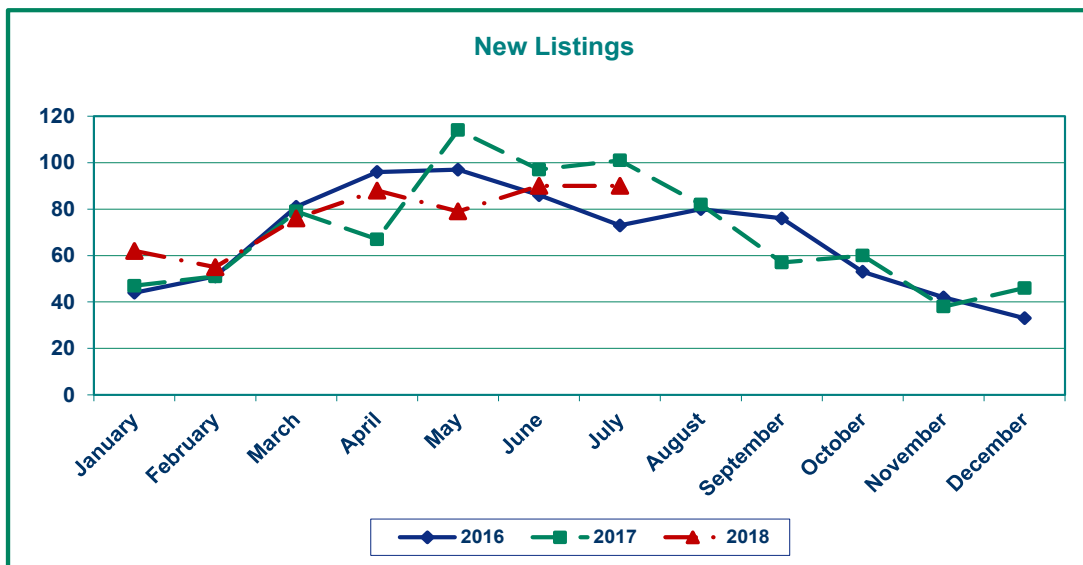
## Curry County, Oregon

		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	105	32	5	24	-14.3%	25	319,400	87	184	117	-0.8%	111	332,100	305,000	7.3%	2	460,800	25	98,800	6	336,900	
271	Harbor, Winchuck, SB Chetco	56	15	4	13	-13.3%	12	172,200	170	104	75	15.4%	74	263,400	200,000	-3.3%	3	265,000	7	109,200	-	-	
272	Carpenterville, Cape Ferrello, Whaleshead	43	7	-	3	-25.0%	3	256,300	171	51	28	3.7%	23	315,200	300,000	15.5%	-	-	2	118,800	-	-	
273	Gold Beach	111	25	5	17	-19.0%	15	491,400	267	148	97	15.5%	81	368,200	263,000	27.9%	3	645,500	10	167,200	3	256,700	
274	Port Orford	53	11	2	8	-11.1%	4	602,900	311	62	38	-11.6%	33	299,200	217,600	24.6%	2	118,000	17	148,400	1	325,000	
	Curry County	368	90	16	65	-15.6%	59	349,200	169	549	355	5.3%	322	320,800	263,500	11.6%	10	388,900	61	125,700	10	311,700	

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/17-7/31/18) with 12 months before (8/1/16-7/31/17).

<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

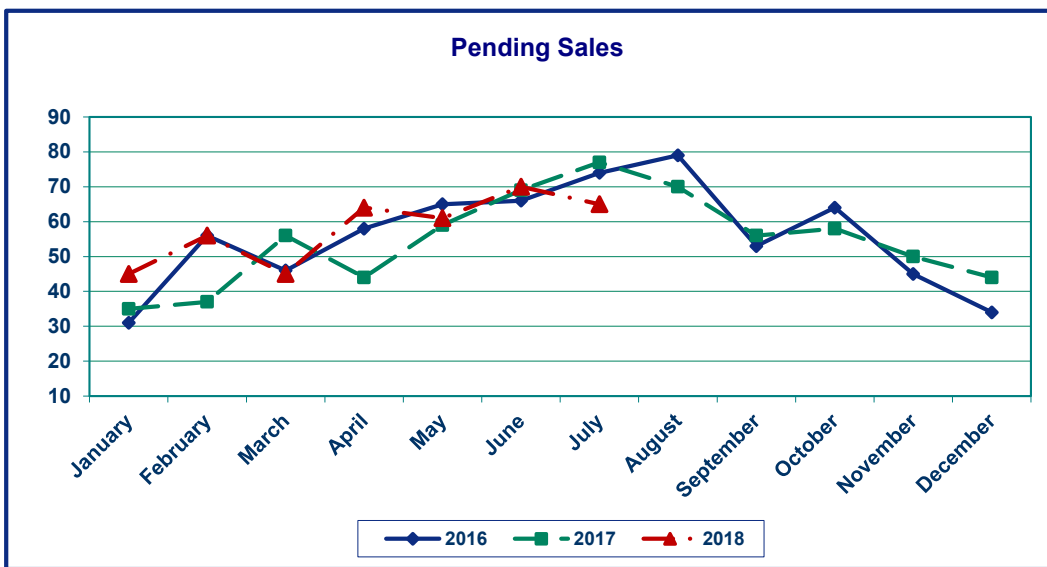
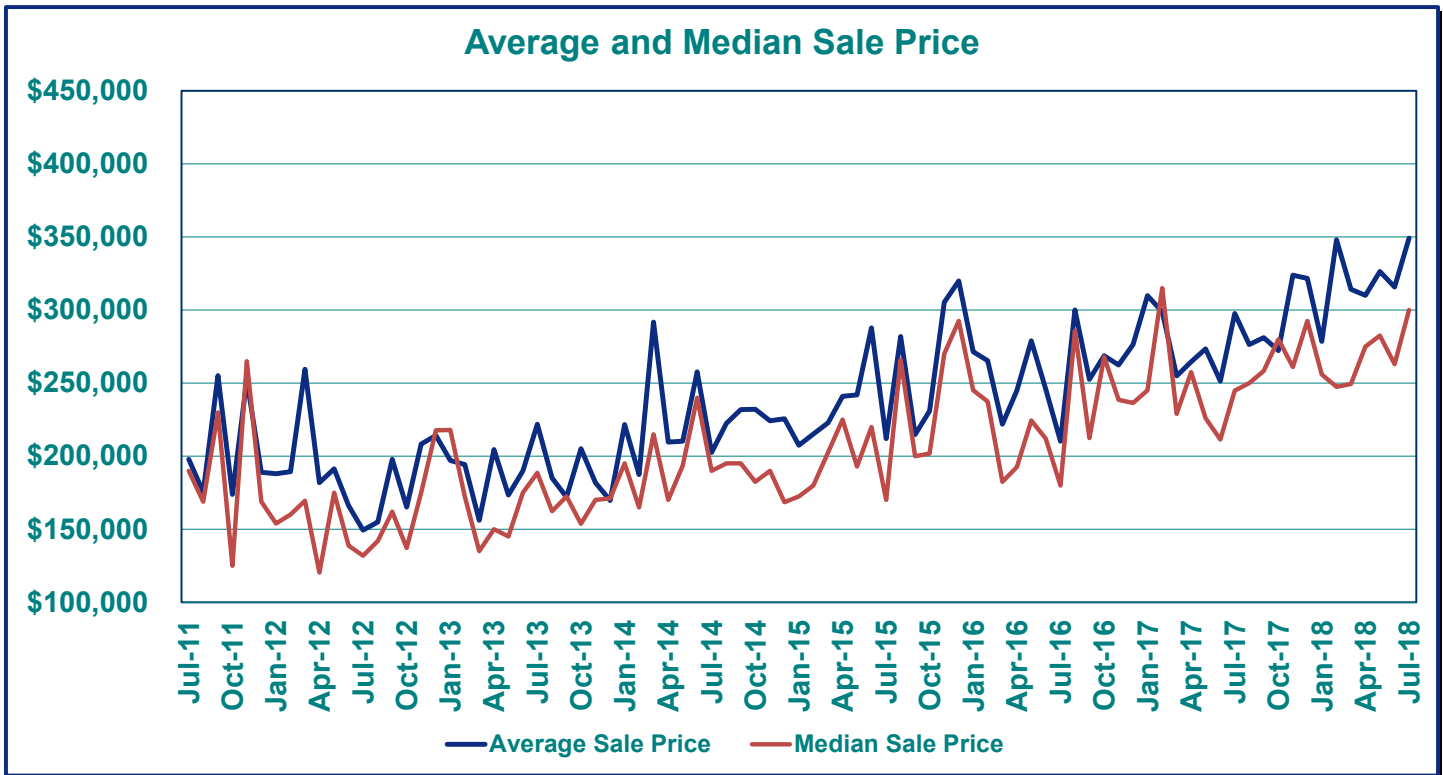
#### CURRY COUNTY, OR

*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.*

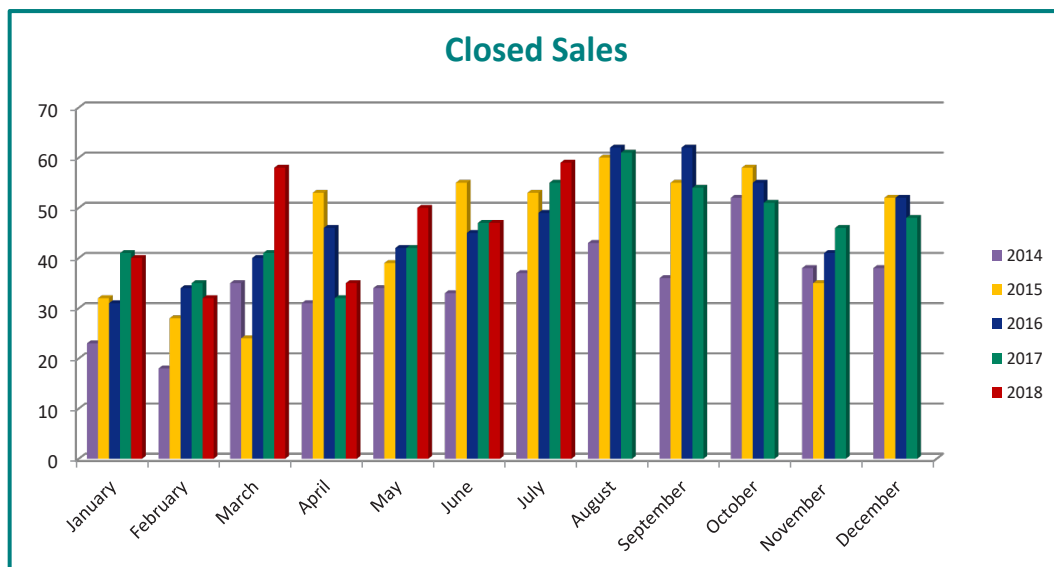


## CLOSED SALES CURRY COUNTY, OR

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

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8338 NE Alderwood Rd  
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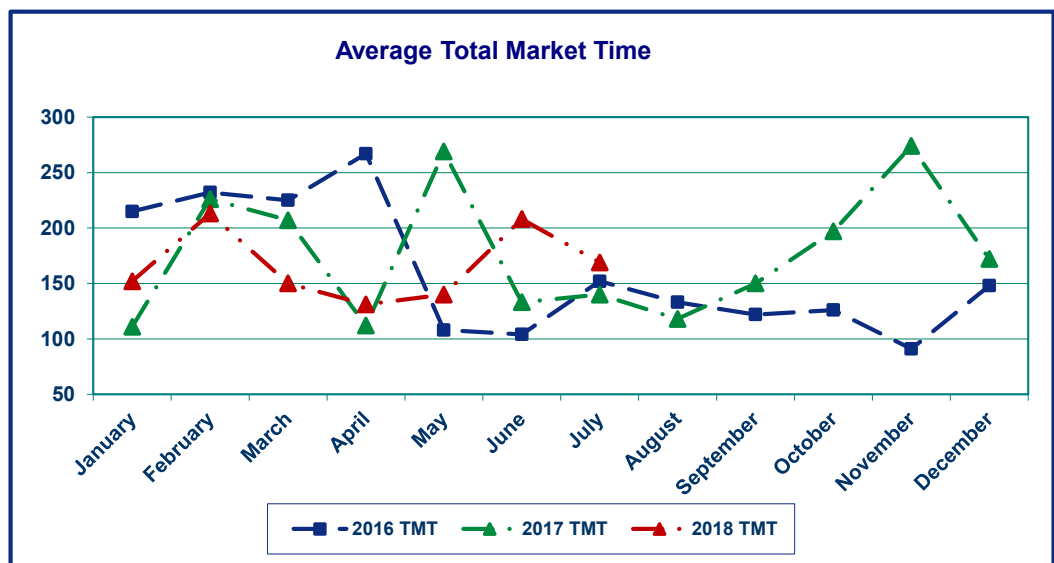
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## DAYS ON MARKET CURRY COUNTY, OR

*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



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

Residential Review: Douglas County, Oregon

July 2018 Reporting Period

## July Residential Highlights

Douglas County saw mixed numbers in July, but gained across the board compared to last year. Closed sales (168) rose 23.5% compared with July 2017 (136), despite cooling 5.1% compared with June 2018 (177).

Similarly, new listings (246) outpaced July 2017 (222) by 10.8% but showed a 7.5% decrease from last month in June 2018 (266).

Pending sales, at 172, fared 8.2% better than in July 2017 (159) but ended 18.5% below the 211 offers accepted last month in June 2018.

July saw total market time decrease by three days, landing at 71 days. Inventory rose to 3.5 months during the same period.

## Year to Date Summary

Comparing the first seven months of 2018 to the same period in 2017, new listings (1,546) have increased 11.1%, closed sales (1,031) have increased 7.1%, and pending sales (1,130) have increased 4.3%.

## Average and Median Sale Prices

Comparing 2018 to 2017 through July, the average sale price in Douglas County has increased 11.7% from \$210,000 to \$234,600. In the same comparison the median sale price has increased 11.5% from \$187,000 to \$208,500.

## 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	3.1
June	3.8	2.8	3.1
July	5	4.1	3.5
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:

+6.1% (\$225,900 v. \$212,900)

### Median Sale Price % Change:

+5.9% (\$200,000 v. \$188,800)

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

Douglas County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	July	246	172	168	256,600	225,000	71
	June	266	211	177	237,500	224,500	74
	Year-to-date	1,546	1,130	1,031	234,600	208,500	80
2017	July	222	159	136	216,100	195,000	69
	Year-to-date	1,392	1,083	963	210,000	187,000	103
Change	July	10.8%	8.2%	23.5%	18.7%	15.4%	3.9%
	Prev Mo 2018	-7.5%	-18.5%	-5.1%	8.0%	0.2%	-4.1%
	Year-to-date	11.1%	4.3%	7.1%	11.7%	11.5%	-22.3%



# AREA REPORT • 7/2018

## Douglas County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 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	47	23	4	27	22.7%	16	225,400	61	154	128	-10.5%	106	216,800	219,500	9.3%	6	376,500	21	61,700	3	851,700	
252	NW Roseburg	78	25	8	11	-21.4%	17	445,900	120	175	123	21.8%	113	336,400	289,900	1.1%	1	200,000	11	117,700	1	194,000	
253	SE Roseburg	35	21	3	10	-33.3%	13	245,900	114	94	76	16.9%	74	197,900	184,500	6.8%	7	260,000	2	55,500	10	202,300	
254	SW Roseburg	57	24	5	10	42.9%	12	252,600	69	143	92	7.0%	92	342,600	250,000	15.0%	-	-	11	111,000	4	695,800	
255	Glide & E of Roseburg	34	10	4	9	200.0%	8	306,400	72	65	45	25.0%	37	281,400	275,000	0.3%	-	-	6	87,700	1	275,000	
256	Sutherlin/Oakland Area	77	32	5	20	-16.7%	14	396,500	53	179	120	-16.7%	115	244,200	220,000	9.0%	6	205,600	13	138,800	1	285,000	
257	Winston & SW of Roseburg	43	16	3	20	-13.0%	16	214,100	43	146	125	-2.3%	110	224,000	207,800	26.3%	4	692,500	22	85,500	5	198,500	
258	Myrtle Creek & S/SE of Roseburg	98	35	9	25	25.0%	30	174,400	60	252	168	10.5%	157	182,300	159,500	-5.6%	2	255,000	27	74,000	3	149,500	
259	Green District	33	22	2	16	14.3%	18	205,900	71	140	124	34.8%	112	196,400	195,000	5.4%	-	-	-	-	1	315,000	
265	North Douglas County	84	38	10	24	41.2%	24	222,300	65	198	129	-5.1%	115	182,700	170,000	1.8%	7	150,400	20	127,900	1	120,000	
	Douglas County	586	246	53	172	8.2%	168	256,600	71	1,546	1,130	4.3%	1,031	234,600	208,500	6.1%	33	298,300	133	95,400	30	333,000	

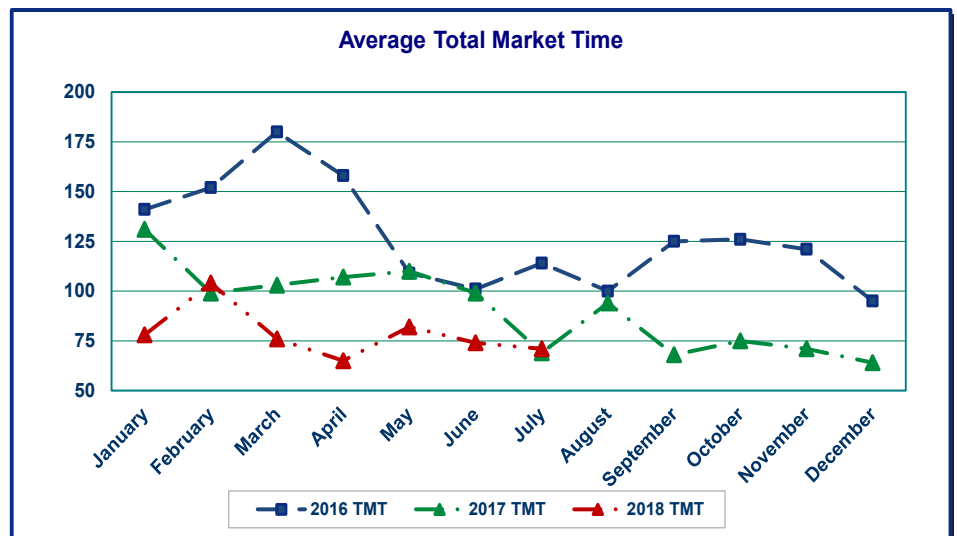
<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2018 with July 2017. The Year-To-Date section compares 2018 year-to-date statistics through July with 2017 year-to-date statistics through July.

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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.*

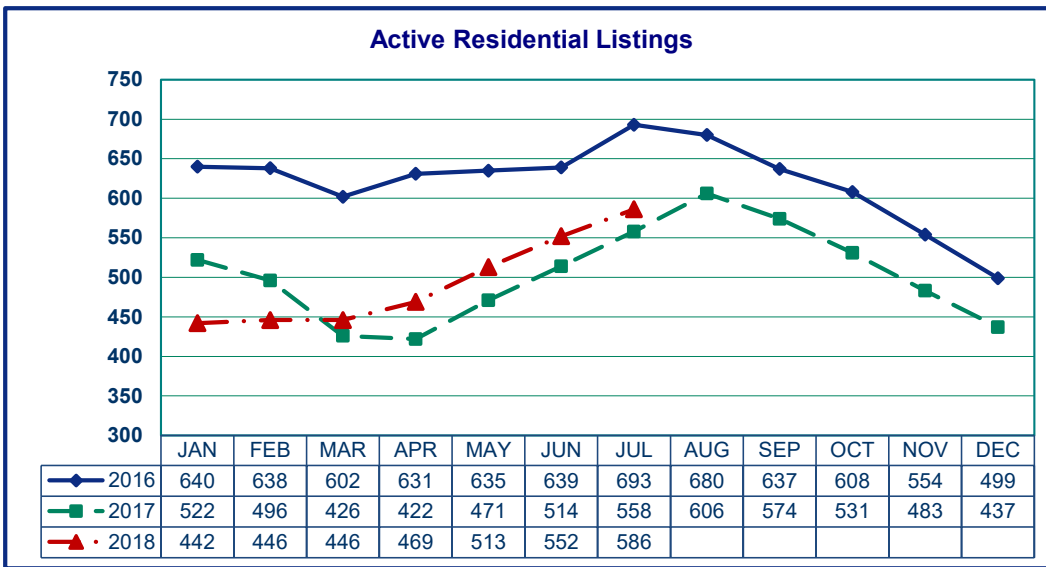




## ACTIVE RESIDENTIAL LISTINGS

### DOUGLAS COUNTY, OR

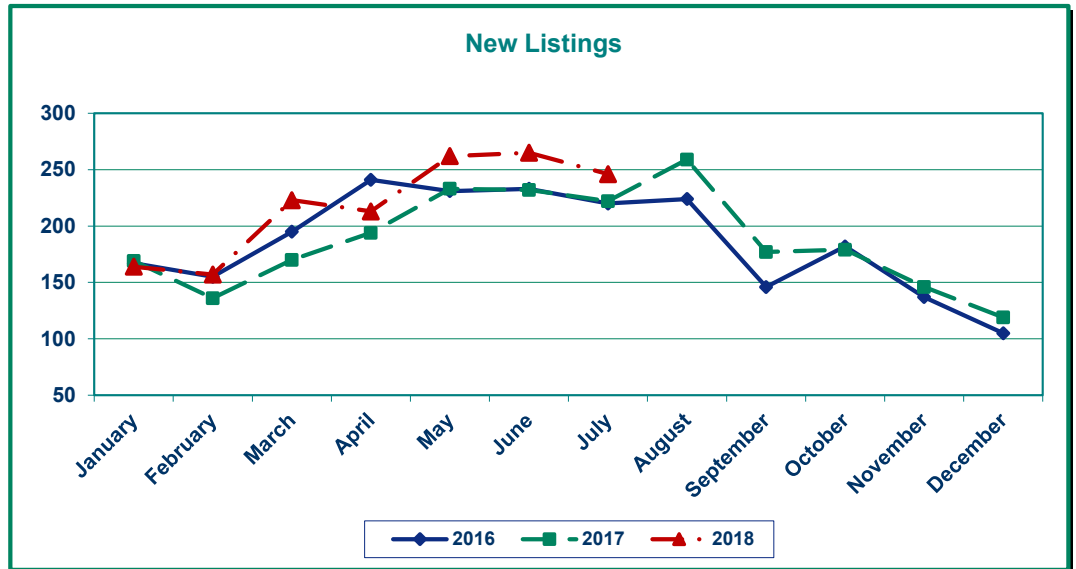
*This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.*



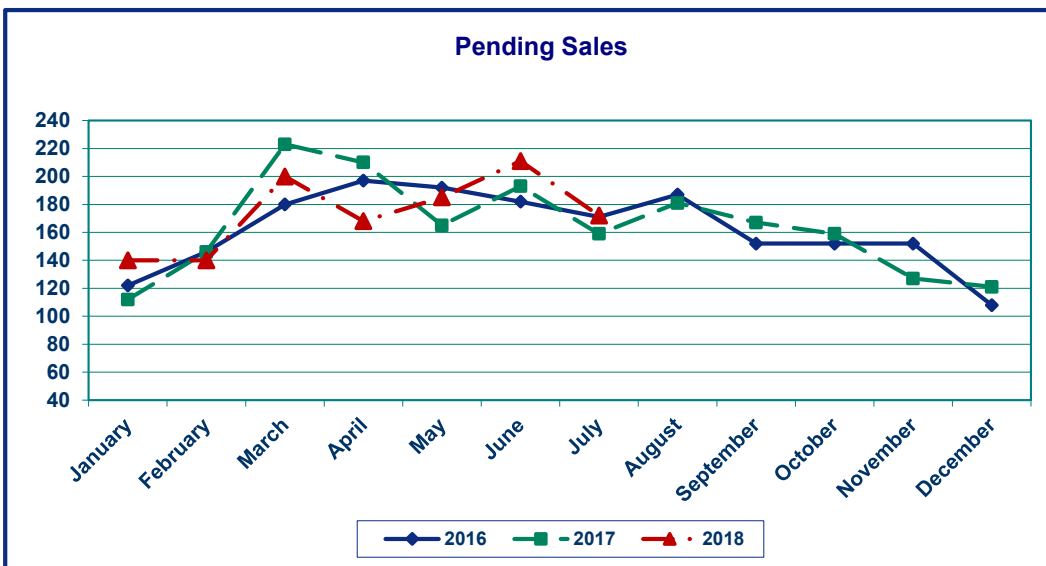
## NEW LISTINGS

### 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.*

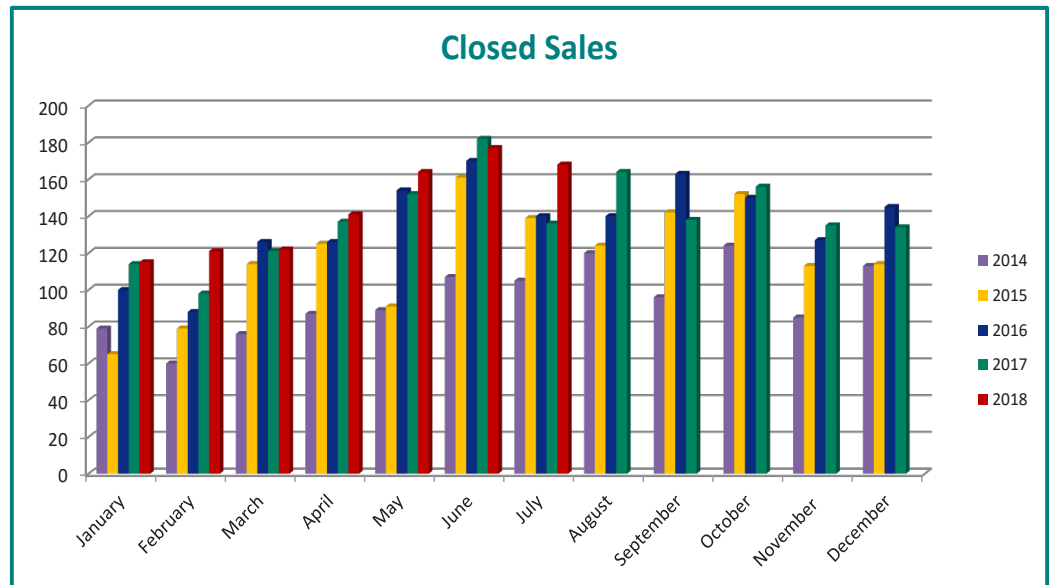


## CLOSED SALES DOUGLAS COUNTY, OR

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

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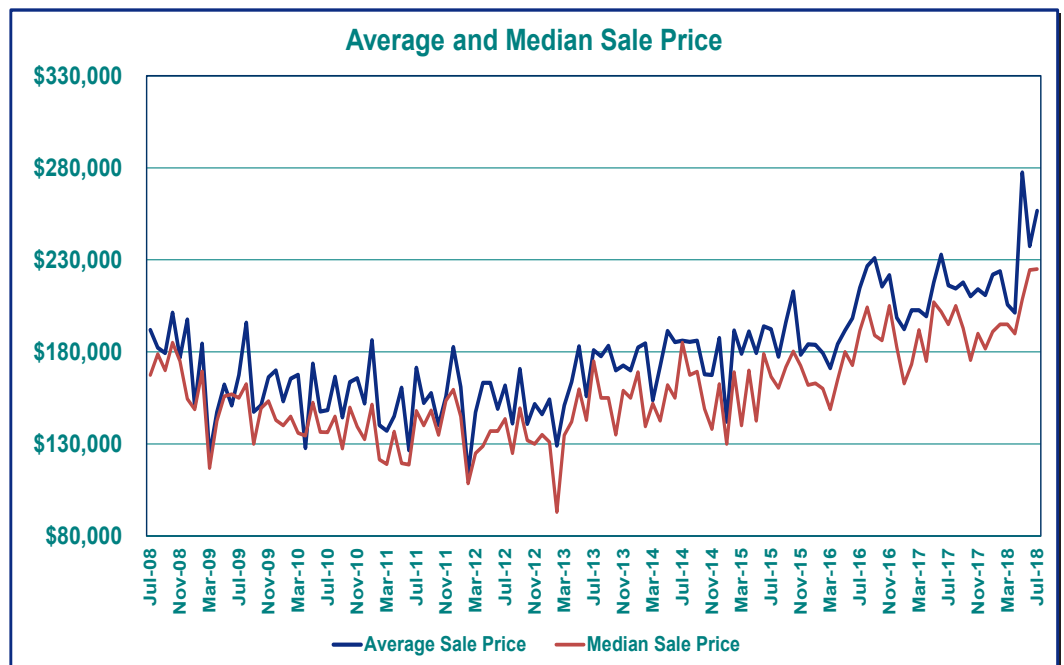
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## SALE PRICE DOUGLAS COUNTY, OR

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



Note: A residential property in Douglas County, area 254, sold in May 2018 for \$4.98 million dollars, impacting the area's average sales price.



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



# MARKET ACTION



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

Residential Review: Grant County, Oregon

July 2018 Reporting Period

## July Residential Highlights

Accepted offers were up this July in Grant County. Nine pending sales bested the eight recorded in both July 2017 and last month in June 2018.

There were three closings in July, a decrease from both the six closings

recorded in July 2017 and the 11 closings recorded last month in June 2018.

Similarly, five new listings ended cooler than in July 2017 (12) and June 2018 (13).

Total market time in Grant County decreased to 39 days this month, with inventory increasing to 20.7 months.

## Average and Median Sales Prices

Comparing 2018 to 2017 through July, the average sale price rose 4.2% from \$147,000 to \$153,200. In the same comparison, the median sale price increased 4.4% from \$124,500 to \$130,000.

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	6.7
June	6.0	8.6	6.2
July	9.2	12.0	20.7
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:**  
-2.6% (\$161,700 v. \$166,100)  
**Median Sale Price % Change:**  
+5.6% (\$132,000 v. \$125,000)

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

Grant County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	July	5	9	3	127,500	80,000	39
	June	13	8	11	151,600	143,000	120
	Year-to-date	75	59	51	153,200	130,000	175
2017	July	12	8	6	123,000	110,000	407
	Year-to-date	79	57	50	147,000	124,500	392
Change	July	-58.3%	12.5%	-50.0%	3.7%	-27.3%	-90.3%
	Prev Mo 2018	-61.5%	12.5%	-72.7%	-15.9%	-44.1%	-67.5%
	Year-to-date	-5.1%	3.5%	2.0%	4.2%	4.4%	-55.4%



# AREA REPORT • 7/2018

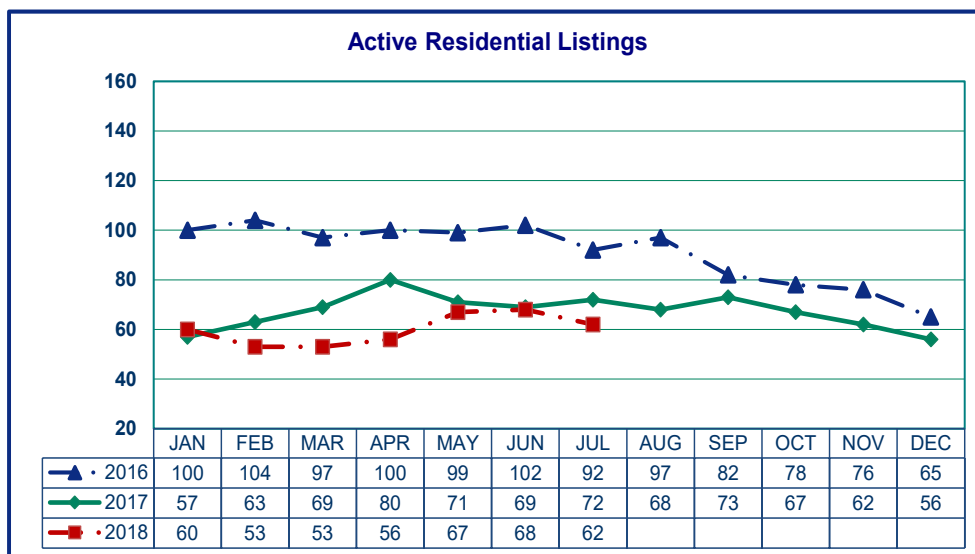
## Grant County, Oregon

		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	-	-	-	-	-	-	-	-	-	-	-	-	-	2	205,500	-	-
97820	Canyon City	7	1	1	3	200.0%	0	-	-	16	14	27.3%	11	182,900	167,000	-11.1%	-	-	4	40,000	-	-
97825	Dayville	2	0	0	0	-	0	-	-	4	2	100.0%	1	215,000	215,000	11.0%	-	-	4	245,000	-	-
97845	John Day	17	1	0	3	0.0%	-	-	-	20	18	-25.0%	18	136,400	120,500	23.2%	2	134,000	7	34,200	-	-
97848	Kimberly	2	0	-	-	-100.0%	0	-	-	1	-	-100.0%	0	-	-	-	0	-	0	-	0	-
97856	Long Creek	7	0	0	0	-100.0%	0	-	-	4	1	0.0%	1	49,000	49,000	-58.6%	-	-	-	-	-	-
97864	Monument	2	0	0	-	-	-	-	-	2	-	-100.0%	-	-	-	-	-	1	209,000	-	-	
97865	Mount Vernon	10	1	0	-	-100.0%	2	151,300	24	12	11	22.2%	10	163,400	134,800	-12.5%	-	-	4	90,000	-	-
97869	Prairie City	15	2	1	3	-	1	80,000	71	15	11	22.2%	8	164,300	128,000	13.9%	-	-	2	66,800	-	-
97873	Seneca	0	0	0	0	-	0	-	-	1	2	-	2	67,500	67,500	-3.6%	-	-	-	-	-	-
	Grant County	62	5	2	9	12.5%	3	127,500	39	75	59	3.5%	51	153,200	130,000	-2.7%	2	134,000	24	103,900	-	-

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/17-7/31/18) with 12 months before (8/1/16-7/31/17).

<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.*



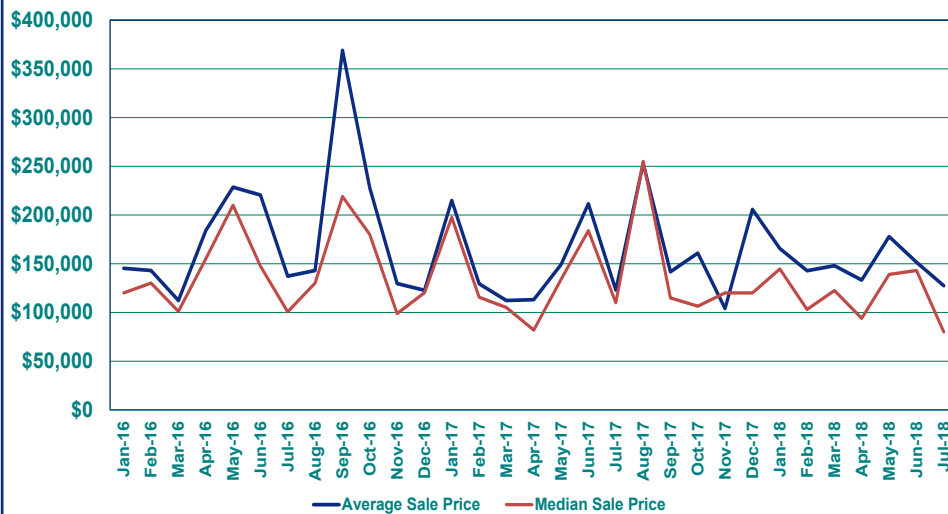
## NEW LISTINGS

### GRANT COUNTY, OR

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



## Average and Median Sale Price



## SALE PRICE

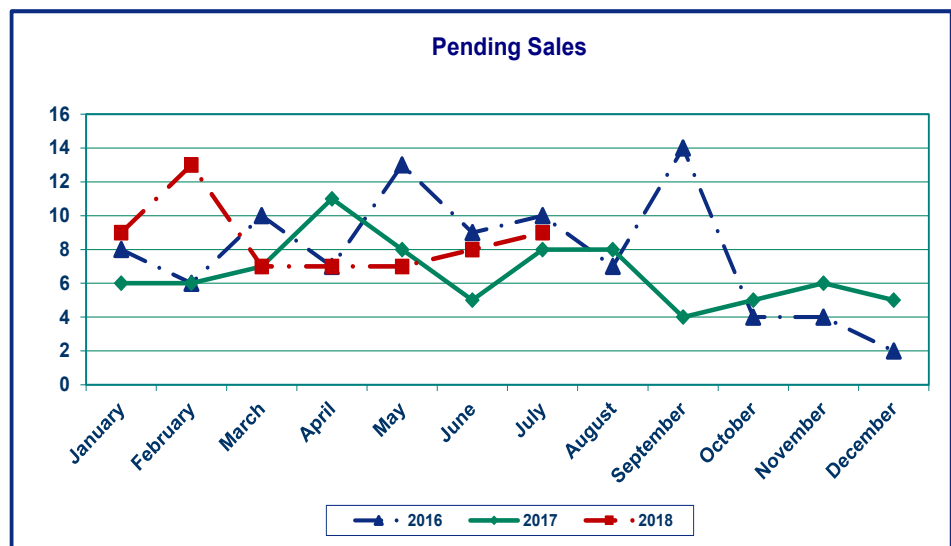
### GRANT COUNTY, OR

*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.*

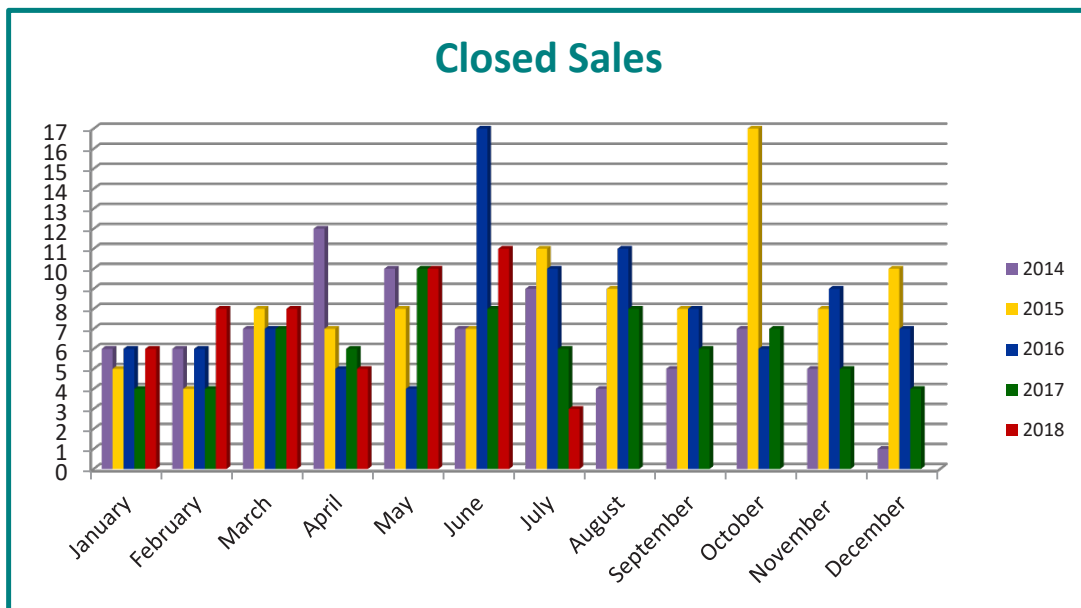




## CLOSED SALES GRANT COUNTY, OR

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

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



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

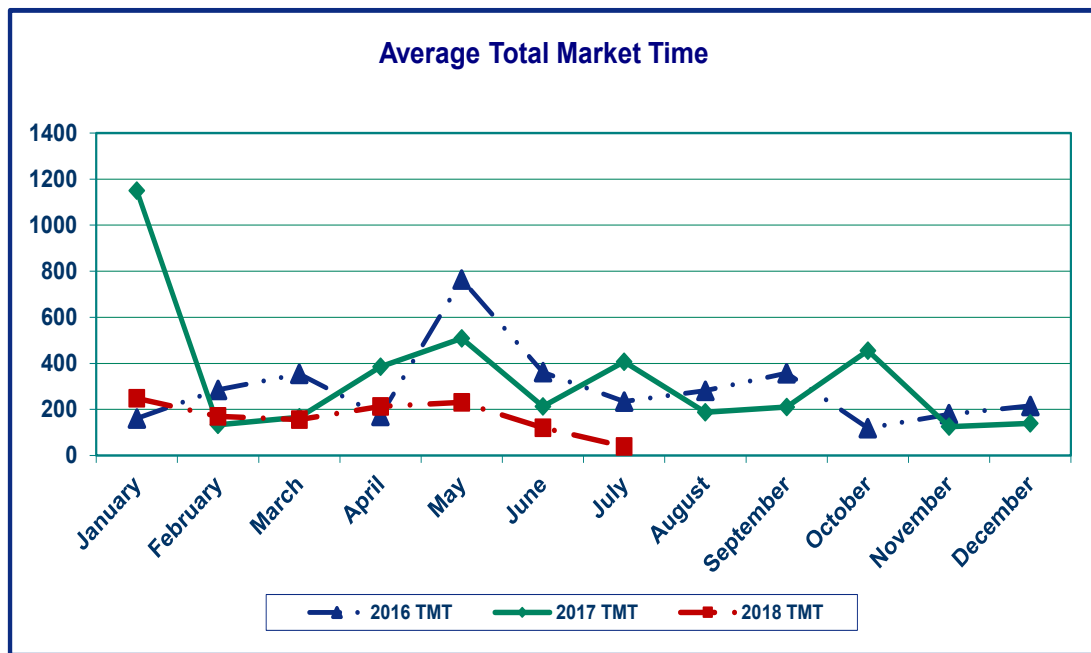
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## DAYS ON MARKET GRANT COUNTY, OR

*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

July 2018 Reporting Period

### July Residential Highlights

Josephine County saw a healthy increase in activity this July, particularly compared to July 2017. There were eight closed sales, eight more than in July 2017 and double the four posted last month in June 2018.

Ten new listings bested the six offered back in July 2017 despite falling one short of the eleven new listings offered last month in June 2018.

Pending sales, at two, similarly bested the sole offer accepted in July 2017 but showed a decrease when compared to last month, June 2018.

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

### Year to Date Summary

Activity has been warmer in 2018 compared to 2017. Comparing each year through July, closed sales (39) have increased 550.0%, pending sales (42) have increased 250.0%, and new listings (91) have increased 139.5%.

### Average and Median Sale Prices

Comparing 2018 to 2017 through July of each year, the average sale price rose 40.5% from \$216,600 to \$304,400. In the same comparison, the median sale price rose 59.1% from \$176,000 to \$280,000.

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	4.9
June	7.7	19.0	7.8
July	9.3	N/A	4.6
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:

+5.9% (\$302,600 v. \$285,700)

#### Median Sale Price % Change:

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

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

Josephine County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	July	10	2	8	376,100	333,800	36
	June	11	5	4	581,200	407,500	98
	Year-to-date	91	42	39	304,400	280,000	51
2017	July	6	1	0	-	-	-
	Year-to-date	38	12	6	216,600	176,000	89
Change	July	66.7%	100.0%	-	-	-	-
	Prev Mo 2018	-9.1%	-60.0%	100.0%	-35.3%	-18.1%	-63.3%
	Year-to-date	139.5%	250.0%	550.0%	40.5%	59.1%	-42.9%



# AREA REPORT • 7/2018

## Josephine County, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 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
97497	Wolf Creek	2	0	0	0	-	0	-	-	2	1	0.0%	1	1,350,000	1,350,000	-	-	-	-	-	-	
97523	Cave Junction	5	-	-	0	-	1	530,000	167	10	6	500.0%	5	270,500	159,900	199.4%	-	-	-	-	-	
97526	Grants Pass	16	6	1	0	-100.0%	4	340,000	9	43	17	466.7%	19	283,600	230,000	-1.9%	2	1,155,900	2	115,000	2	137,500
97527	Grants Pass	7	2	-	2	-	3	372,800	28	29	15	275.0%	11	270,900	299,500	-12.8%	-	-	-	-	-	
97528	Grants Pass	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-		
97531	Kerby	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-		
97532	Merlin	0	0	0	0	-	-	-	-	-	1	-	1	310,000	310,000	-17.3%	-	-	1	190,000	-	
97533	Murphy	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-		
97534	O'Brien	2	1	0	0	-	0	-	-	2	2	100.0%	2	245,000	245,000	232.6%	-	-	-	-	-	
97538	Selma	4	-	-	0	-	0	-	-	4	0	-	0	-	-	-	0	-	0	-		
97543	Wilderville	1	1	0	0	-	0	-	-	1	0	-100.0%	0	-	-	-	0	-	0	-		
97544	Williams	0	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	-	0	-	0	-		
	Josephine Co.	37	10	1	2	100.0%	8	376,100	36	91	42	250.0%	39	304,400	280,000	5.9%	2	1,155,900	3	140,000	2	137,500

97501	Medford	8	1	1	3	200.0%	-	-	-	20	15	114.3%	12	242,600	232,000	-13.1%	6	391,700	1	210,000	2	161,000
97502	Central Point	7	3	0	3	50.0%	4	341,900	60	13	12	100.0%	10	290,200	275,500	-28.8%	1	40,000	-	-	-	-
97503	White City	1	0	0	0	-100.0%	0	-	-	6	5	0.0%	5	203,100	190,000	-35.1%	-	-	-	-	-	-
97504	Medford	17	7	4	3	-25.0%	3	318,100	9	44	30	150.0%	29	377,700	350,000	-6.1%	1	482,000	1	138,500	-	-
97520	Ashland	8	0	1	2	-	0	-	-	10	4	-	2	897,500	897,500	-33.7%	-	-	2	1,022,500	1	499,000
97522	Butte Falls	-	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97524	Eagle Point	6	2	0	0	-100.0%	2	183,800	35	14	7	75.0%	8	303,900	238,000	-63.7%	-	-	-	-	-	-
97525	Gold Hill	4	4	0	1	-	0	-	-	11	6	-	4	324,100	311,300	-47.0%	-	-	1	85,000	-	-
97530	Jacksonville	2	0	1	0	-	0	-	-	5	1	-66.7%	2	455,500	455,500	20.9%	-	-	-	-	-	-
97535	Phoenix	1	2	-	2	-	0	-	-	4	3	-	1	440,000	440,000	-	-	-	-	-	-	-
97536	Prospect	-	0	1	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
97537	Rogue River	5	1	3	0	-	1	255,000	28	9	1	-50.0%	1	255,000	255,000	-61.8%	-	-	1	104,500	-	-
97539	Shady Cove	3	0	0	0	-	0	-	-	3	1	-66.7%	1	160,000	160,000	9.2%	-	-	-	-	-	-
97540	Talent	2	1	0	0	-	1	394,900	28	4	2	-	2	332,500	332,500	-	-	-	-	-	-	-
97541	Talent	0	0	0	0	-	0	-	-	1	1	-50.0%	1	305,000	305,000	112.5%	-	-	1	65,000	-	-
	Jackson Co.	64	21	11	14	40.0%	11	303,600	36	145	88	100.0%	78	333,900	286,200	-29.8%	8	359,000	7	378,300	3	273,700

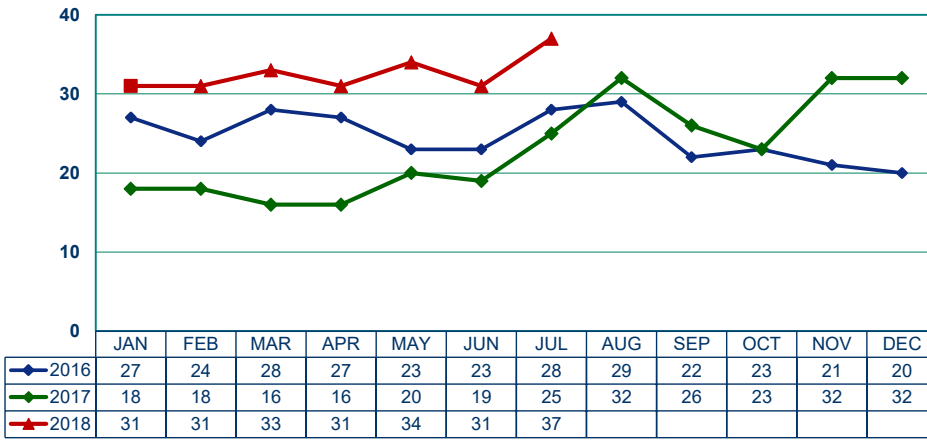
<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2018 with July 2017. The Year-To-Date section compares 2018 year-to-date statistics through July with 2017 year-to-date statistics through July.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/17-7/31/18) with 12 months before (8/1/16-7/31/17).

<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

JOSEPHINE COUNTY, OR

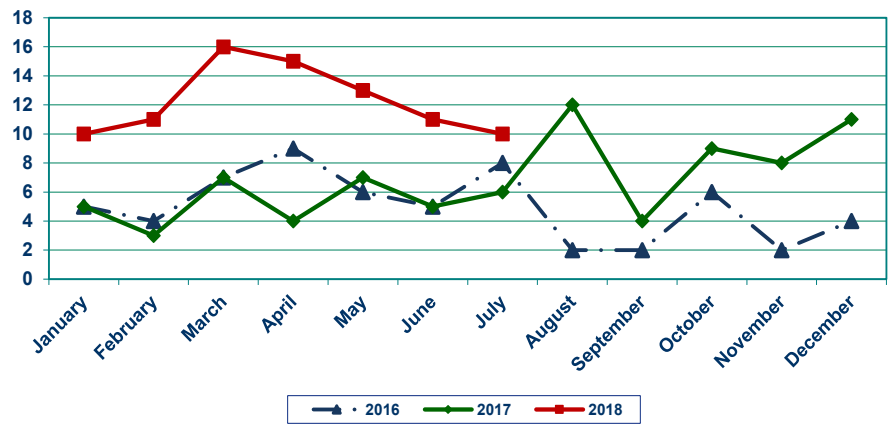
*This graph shows the active residential listings in Josephine County, Oregon.*

## NEW LISTINGS

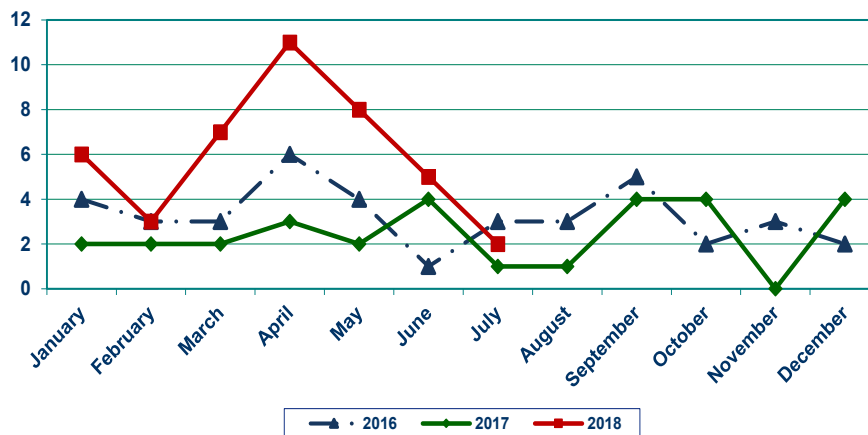
JOSEPHINE COUNTY, OR

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

New Listings



Pending Sales



## PENDING LISTINGS

JOSEPHINE COUNTY, OR

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



## CLOSED SALES

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

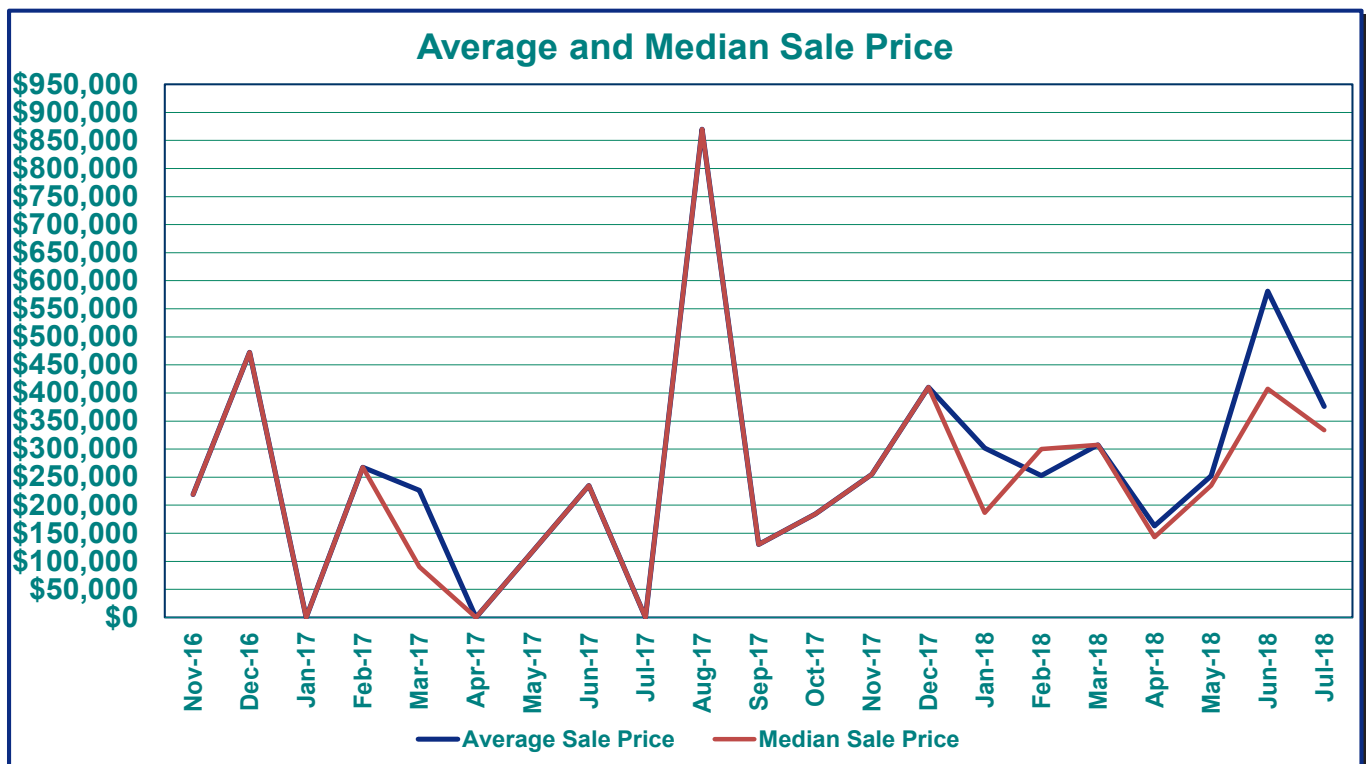
JOSEPHINE COUNTY, OR



## SALE PRICE

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

JOSEPHINE COUNTY, OR





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

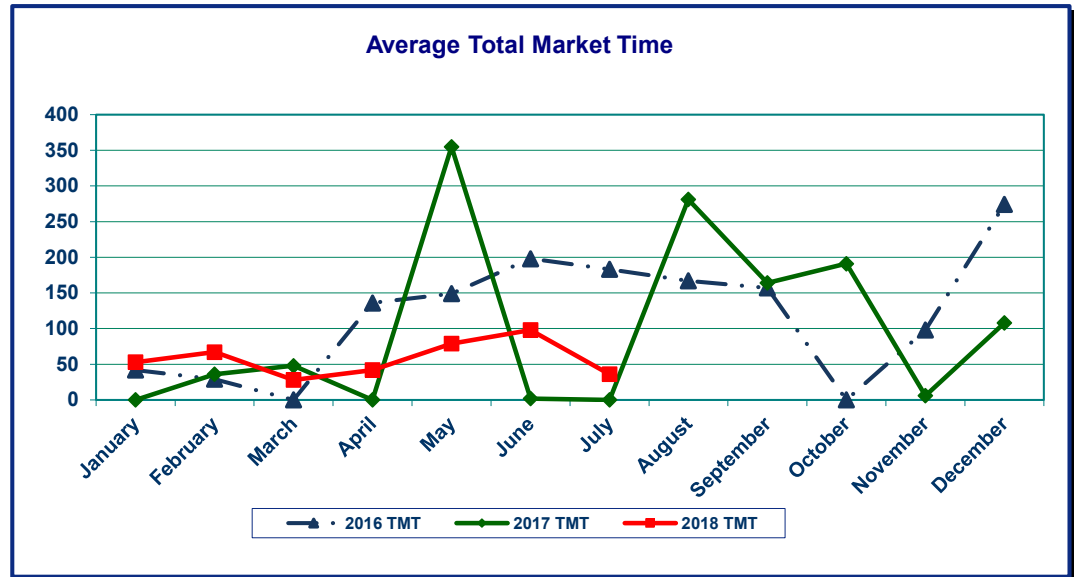
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**Portland, OR 97220**  
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Mid-Columbia, Columbia  
Basin, Baker County, Coos  
County, Curry County,  
Douglas County, Grant  
County, Josephine County,  
Lane County, North  
Coastal Counties, Polk &  
Marion Counties, Union  
County, and Wallowa  
County.

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Tyler Chaudhary, Editor



# MARKET ACTION



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

Residential Review: Lane County, Oregon

July 2018 Reporting Period

## July Residential Highlights

July brought some mixed activity to Lane County. Pending sales, at 546, edged five ahead of July 2017 (541, 0.9%), showing a 2.7% decrease from the 561 offers accepted last month in June 2018.

Closed sales, at 491, bested June 2018 (479) by 2.5%, but ended 2.2% below the 502 closings recorded last year in July 2017.

New listings, at 650, fell 4.1% short of July 2017 (678) and 11.3% short of June 2018 (733).

Total market time decreased to 30 days in July—the shortest total market time for Lane County on the RMLS™ record, which dates to 2001. Inventory edged upward to 1.8 months in July.

## Year to Date Summary

Comparing the first seven months of 2018 to 2017, closed sales (2,964) have increased 3.5% and pending sales (3,298) have increased 1.6%. New listings (4,042) have decreased 1.1%.

## Average and Median Sale Prices

Comparing 2018 to 2017 through July of each year, the average sale price has increased 7.1% from \$284,700 to \$304,900. In the same comparison, the median sale price rose 9.4% from \$255,900 to \$280,000.

## 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	1.6
June	1.8	1.7	1.7
July	2.5	2.0	1.8
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:**  
+7.7% (\$299,100 v. \$277,800)  
**Median Sale Price % Change:**  
+9.0% (\$272,500 v. \$250,000)

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

Greater Lane Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	July	650	546	491	314,700	290,000	30
	June	733	561	479	331,000	297,000	38
	Year-to-date	4,042	3,298	2,964	304,900	280,000	47
2017	July	678	541	502	295,800	269,900	36
	Year-to-date	4,086	3,245	2,863	284,700	255,900	53
Change	July	-4.1%	0.9%	-2.2%	6.4%	7.4%	-15.9%
	Prev Mo 2018	-11.3%	-2.7%	2.5%	-4.9%	-2.4%	-21.1%
	Year-to-date	-1.1%	1.6%	3.5%	7.1%	9.4%	-11.2%



# AREA REPORT • 7/2018

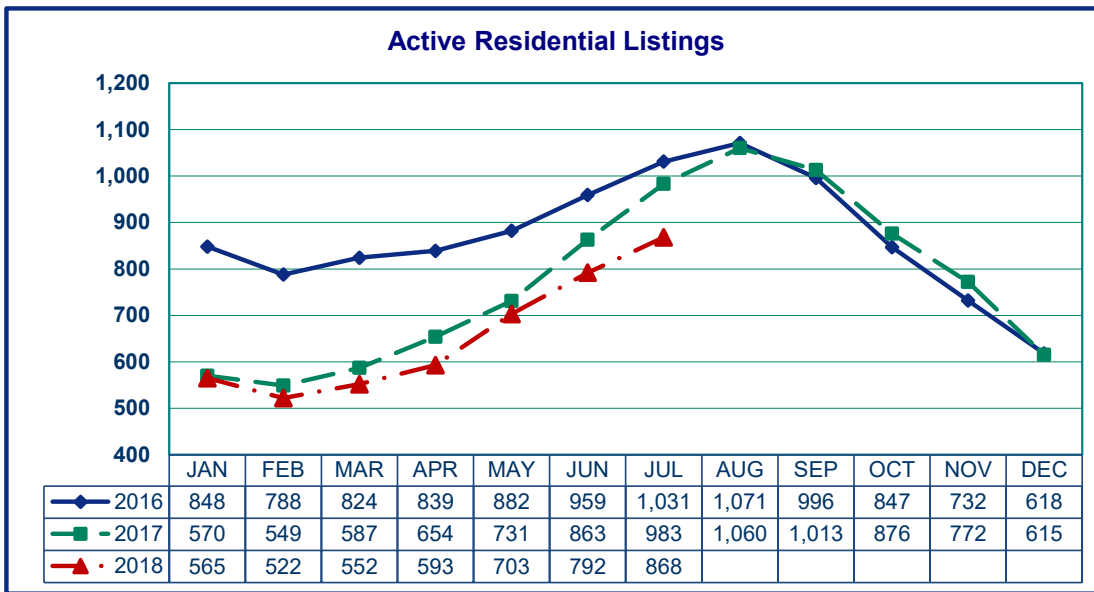
## Lane County, Oregon

		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, 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>2</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	11	4	1	3	-25.0%	2	72,500	54	17	13	-38.1%	14	76,200	73,500	130	-6.1%	-	-	3	41,500	-	-	
226	Florence Green Trees	11	6	0	5	-54.5%	6	166,500	129	30	26	-21.2%	28	156,700	157,000	61	22.6%	-	-	-	-	-	-	
227	Florence Florentine	12	5	1	4	-42.9%	3	235,500	79	30	19	-26.9%	19	232,600	235,000	87	-11.2%	-	-	2	75,000	-	-	
228	Florence Town	47	24	3	26	85.7%	24	252,300	80	140	123	32.3%	104	264,400	260,500	89	10.2%	3	251,300	13	64,300	1	325,000	
229	Florence Beach	21	7	2	12	20.0%	8	262,400	57	52	43	-2.3%	40	313,900	284,300	109	13.7%	-	-	7	57,000	-	-	
230	Florence North	31	9	4	6	0.0%	4	347,300	108	57	25	-10.7%	18	342,900	357,800	170	35.3%	-	-	11	78,300	-	-	
231	Florence South/ Dunes City	43	17	4	7	-12.5%	8	269,300	111	66	31	10.7%	28	400,800	323,800	118	19.2%	-	-	6	101,300	-	-	
238	Florence East/ Mapleton	22	3	2	3	200.0%	2	311,000	141	43	28	75.0%	27	230,700	239,000	116	5.8%	-	-	5	81,800	2	232,000	
	Grand Total	198	75	17	66	8.2%	57	248,600	89	435	308	6.6%	278	264,600	245,000	102	10.9%	3	251,300	47	72,100	3	263,000	
232	Hayden Bridge	18	22	1	20	81.8%	14	297,000	14	124	110	52.8%	101	273,400	276,000	41	4.7%	-	-	-	-	2	261,000	
233	McKenzie Valley	49	12	4	10	-41.2%	7	376,500	59	91	58	-19.4%	54	325,400	269,800	79	-1.0%	-	-	12	173,500	-	-	
234	Pleasant Hill/Oak	68	32	2	16	-11.1%	9	438,900	49	157	98	-7.5%	81	307,500	220,000	69	12.8%	-	-	19	67,900	1	345,000	
235	South Lane Properties	124	77	7	45	-19.6%	52	316,700	55	430	326	3.2%	311	281,300	255,000	78	14.1%	6	219,400	25	90,500	5	510,800	
236	West Lane Properties	49	34	6	33	32.0%	23	301,300	32	214	178	15.6%	147	330,200	280,000	73	20.9%	2	737,500	10	158,400	1	210,000	
237	Junction City	57	29	7	26	18.2%	17	332,100	20	201	151	18.9%	132	311,100	282,800	38	3.1%	2	103,800	9	94,000	2	752,500	
239	Thurston	52	49	5	42	16.7%	37	283,200	35	266	226	-7.0%	204	273,900	258,400	37	2.4%	2	226,000	13	92,700	9	279,200	
240	Coburg I-5	7	1	0	3	-50.0%	5	387,900	17	52	39	50.0%	30	416,500	334,000	42	-8.6%	-	-	1	130,500	2	351,000	
241	N Gilham	41	37	7	28	64.7%	21	404,800	18	184	145	2.1%	115	383,300	350,000	56	6.6%	-	-	5	153,400	2	457,500	
242	Ferry Street Bridge	63	51	0	44	33.3%	36	339,000	27	292	250	11.1%	219	371,300	345,000	39	6.7%	1	210,000	2	248,000	6	372,700	
243	E Eugene	46	42	4	42	-17.6%	46	397,400	27	274	232	-7.6%	211	383,500	344,700	43	6.1%	3	391,700	21	183,100	13	384,200	
244	SW Eugene	114	80	14	56	-17.6%	60	355,200	45	487	360	0.0%	340	358,000	326,600	57	4.0%	-	-	15	185,900	7	386,700	
245	W Eugene	24	21	1	18	-21.7%	19	297,000	23	129	119	14.4%	109	271,400	249,000	41	9.6%	5	1,597,000	4	1,006,900	9	308,800	
246	Danebo	38	51	5	55	5.8%	56	201,000	20	357	323	-14.8%	298	217,200	237,300	27	5.9%	-	-	5	65,400	8	252,800	
247	River Road	16	21	3	20	-4.8%	17	278,000	17	115	98	-16.2%	81	268,400	265,000	34	11.2%	-	-	2	139,500	3	279,700	
248	Santa Clara	46	34	5	32	-5.9%	31	325,200	17	309	266	5.1%	243	319,000	310,000	33	10.4%	1	175,000	7	94,700	5	314,900	
249	Springfield	40	46	5	49	2.1%	37	229,900	16	322	292	10.6%	267	220,300	217,000	33	2.6%	2	182,800	15	85,500	15	304,300	
250	Mohawk Valley	16	11	3	7	133.3%	4	445,800	18	38	27	-20.6%	21	369,900	345,000	48	3.9%	-	-	5	139,400	-	-	
	Grand Total	868	650	79	546	0.9%	491	314,700	30	4,042	3,298	1.6%	2,964	304,900	280,000	47	7.7%	24	556,700	170	144,500	90	344,300	



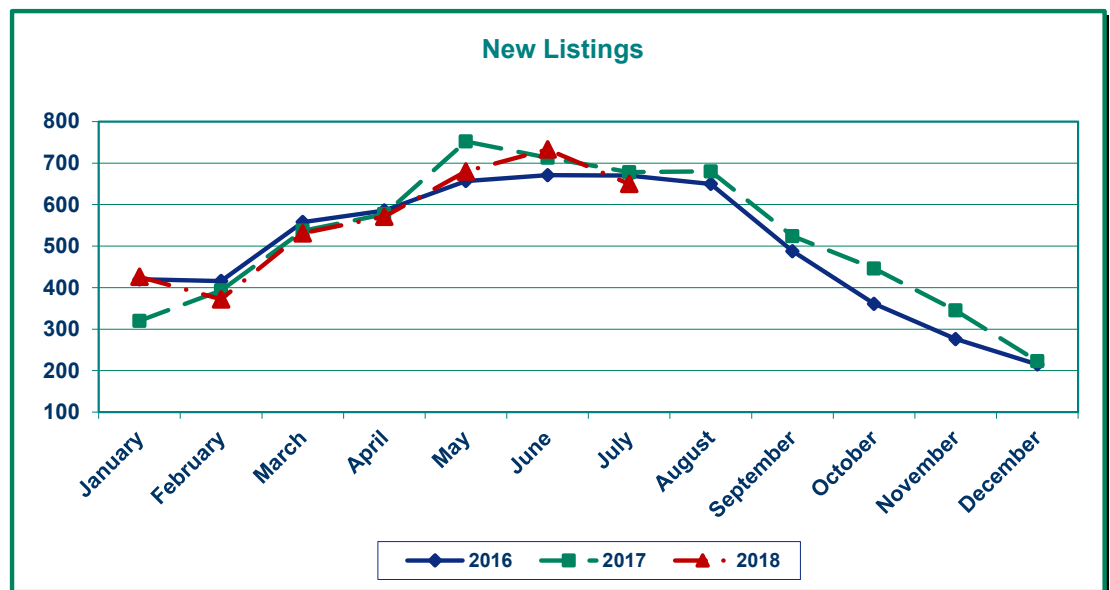
## ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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



## NEW LISTINGS GREATER LANE COUNTY, OR

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

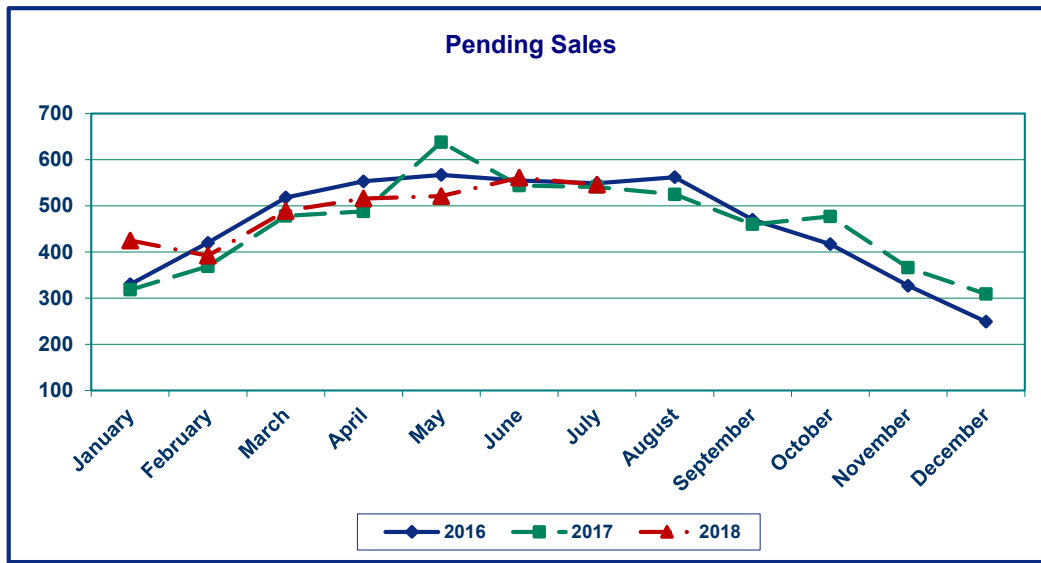


<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2018 with July 2017. The Year-To-Date section compares 2018 year-to-date statistics through July with 2017 year-to-date statistics through July.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/17-7/31/18) with 12 months before (8/1/16-7/31/17).

<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

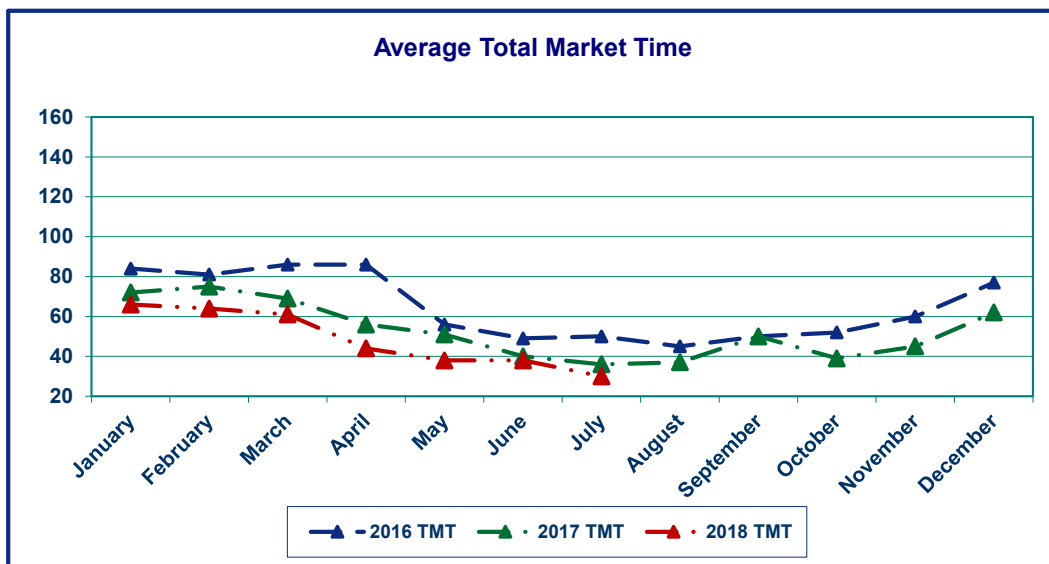
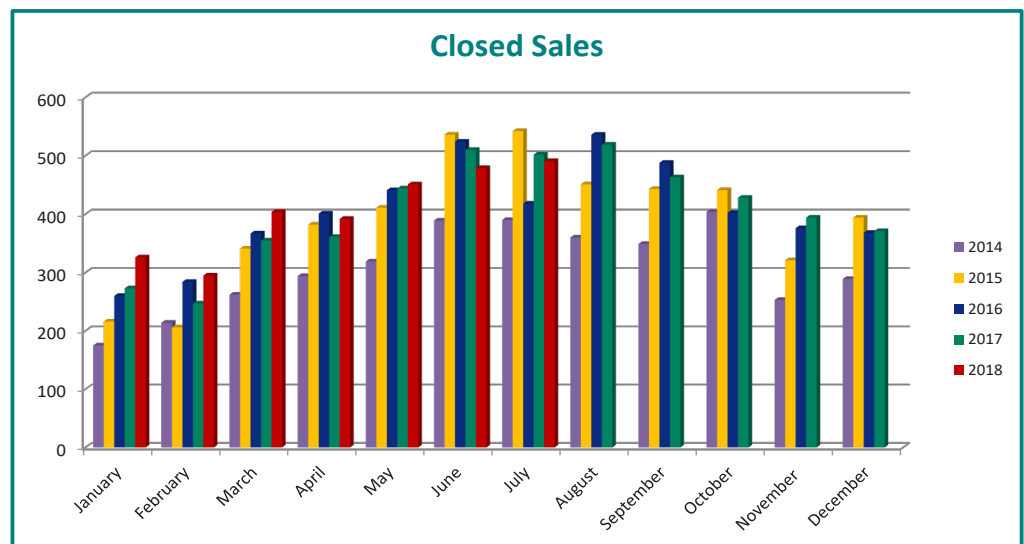
### GREATER LANE COUNTY, OR

*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.*

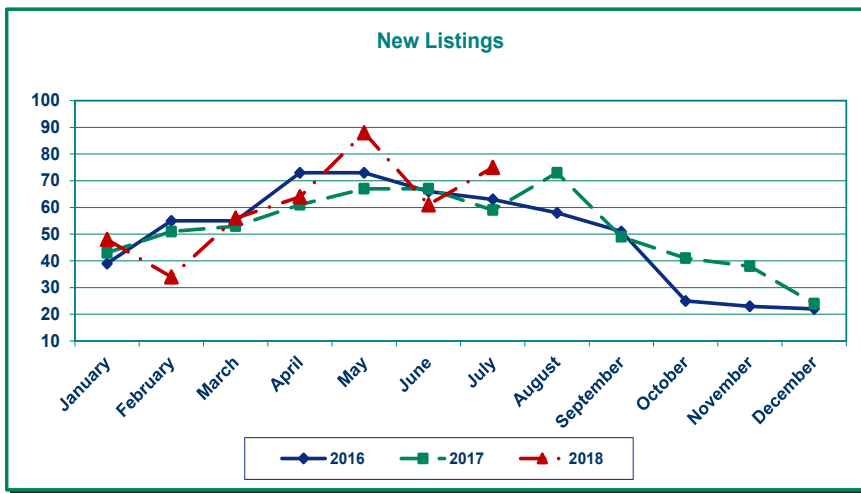


## DAYS ON MARKET

### 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

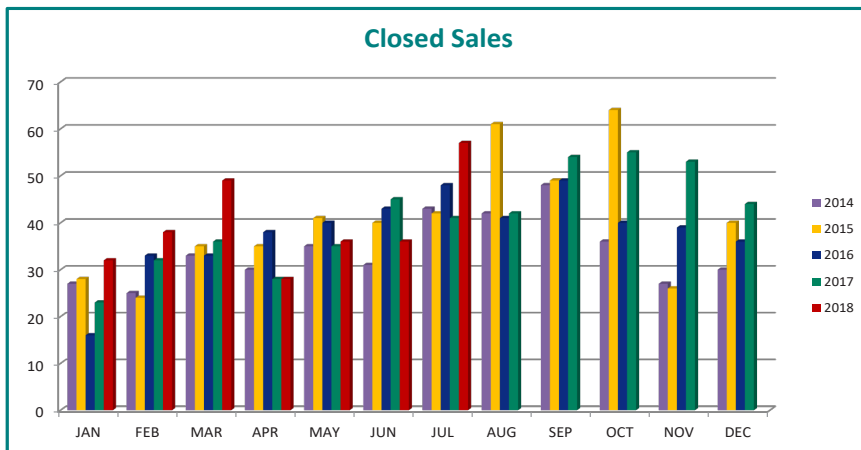
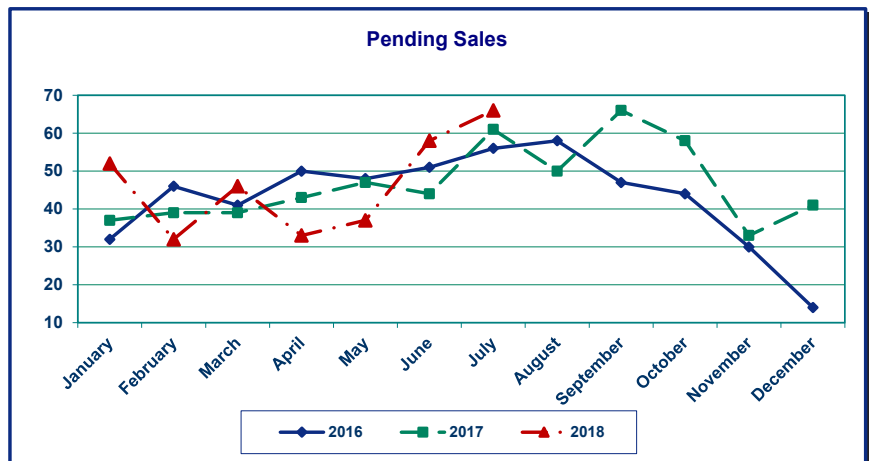
### FLORENCE, OR

*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

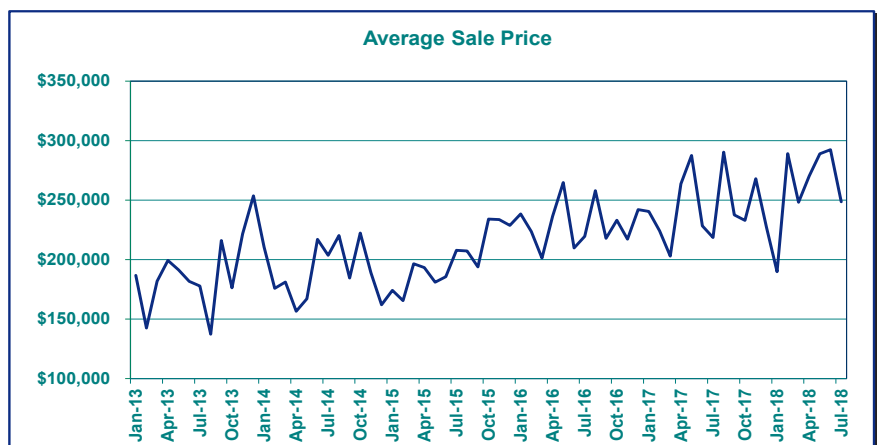
### FLORENCE, OR

*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.*

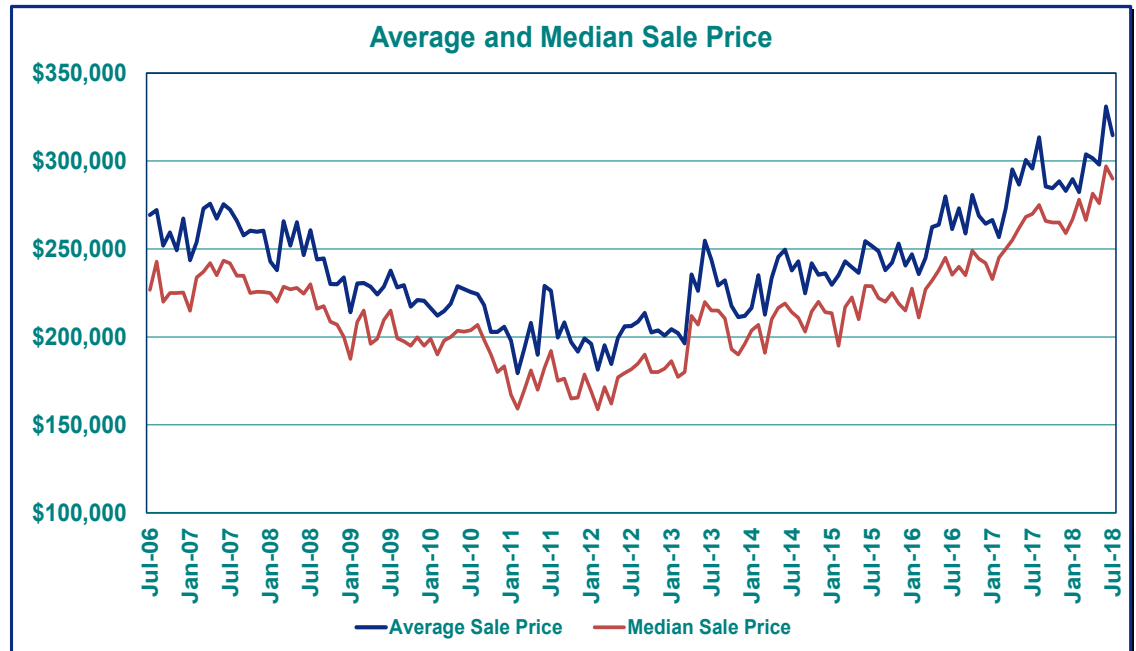
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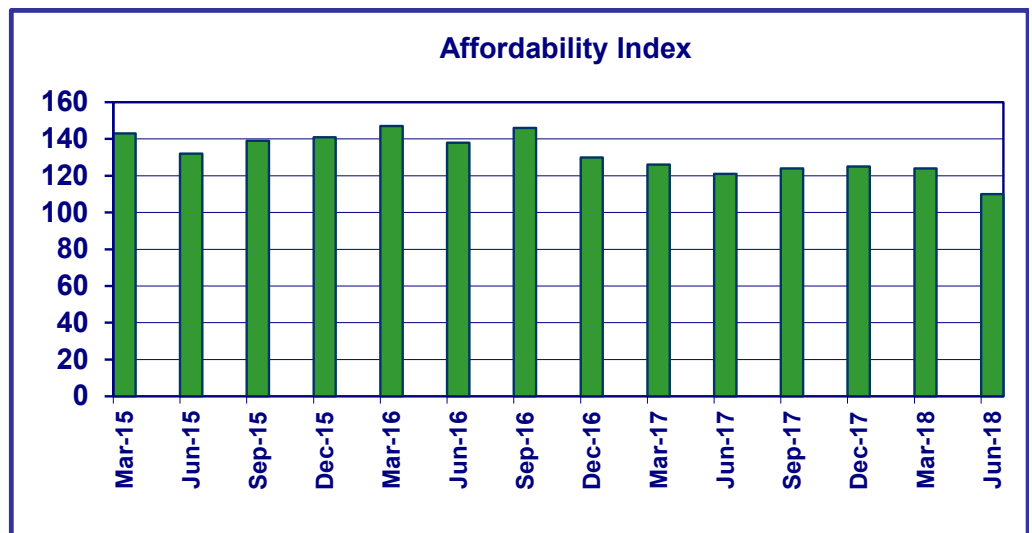
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**AFFORDABILITY**  
**Lane County, OR**

*This graph shows the affordability for housing in Lane County, Oregon in June 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 110% of a monthly mortgage payment on a median priced home (\$297,000 in June). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 4.57% (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

July 2018 Reporting Period

## July Residential Highlights

More mixed numbers came to the Mid-Columbia region this July, but closed sales were strong compared to last year. At 101, closings outpaced July 2017 (93) by 8.6% despite falling three short of June 2018 (104, -2.9%).

There were 110 accepted offers in July, just one shy of July 2017 (111, -0.9%) but one ahead of last month in June 2018 (109, 0.9%).

New listings, at 129, were 17.3% cooler than the 156 new listings offered last year in July 2017 and 13.4% cooler than the 149 listings introduced last month in June 2018.

Total market time in the area decreased to 67 days in July, with inventory creeping up to 3.6 months.

## Year to Date Summary

Comparing the first seven months of 2018 to 2017, closed sales (595) rose 8.6% and pending sales (652) rose 2.0%. New listings (828) decreased 2.8%.

## Average and Median Sale Prices

Comparing 2018 to 2017 through July, the average sale price rose 6.5% from \$296,700 to \$315,900. In the same comparison, the median sale price rose 11.0% from \$250,000 to \$277,500.

## 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	3.5
June	4.8	3.4	3.4
July	4.2	4.0	3.6
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:

+8.7% (\$320,600 v. \$295,000)

### Median Sale Price % Change:

+8.0% (\$270,000 v. \$250,000)

\*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	July	129	110	101	344,500	314,900	67
	June	149	109	104	327,000	283,000	89
	Year-to-date	828	652	595	315,900	277,500	92
2017	July	156	111	93	301,400	275,000	77
	Year-to-date	852	639	548	296,700	250,000	103
Change	July	-17.3%	-0.9%	8.6%	14.3%	14.5%	-13.0%
	Prev Mo 2018	-13.4%	0.9%	-2.9%	5.4%	11.3%	-24.7%
	Year-to-date	-2.8%	2.0%	8.6%	6.5%	11.0%	-11.4%



# AREA REPORT • 7/2018

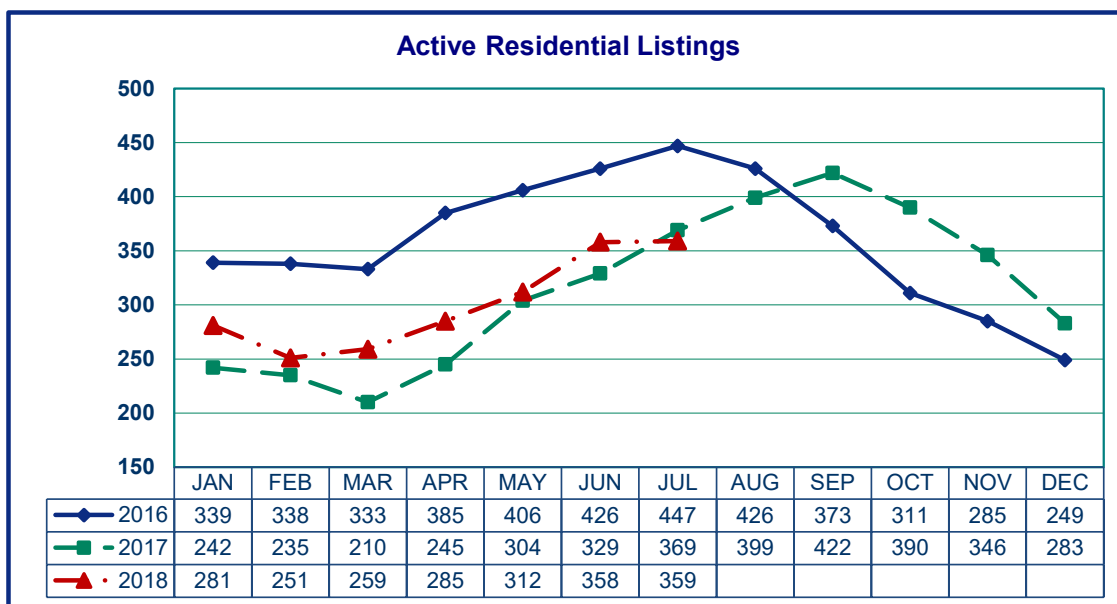
## Mid-Columbia

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY			
		Current Month								Year-To-Date						Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings	Expired/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
100	White Salmon/ Bingen	16	3	1	8	14.3%	5	507,500	56	45	34	-19.0%	34	472,900	469,500	9.5%	-	-	18	223,700	-	-	
101	Snowden	4	1	0	2	0.0%	3	359,300	28	7	5	-54.5%	4	399,500	399,000	5.7%	-	-	9	152,400	-	-	
102	Trout Lake/ Glenwood	18	5	1	2	-33.3%	0	-	-	21	8	-42.9%	5	432,900	454,000	-1.1%	-	-	5	67,700	-	-	
103	Husum/ BZ Corner	6	3	1	3	-	1	299,000	64	10	5	0.0%	3	461,300	525,000	-1.0%	-	-	1	101,000	-	-	
104	Lyle/ High Prairie	15	2	0	1	-50.0%	1	285,000	16	20	9	-25.0%	8	364,100	284,500	20.1%	-	-	7	92,800	-	-	
105	Dallesport/ Murdock	8	2	1	2	-50.0%	2	180,000	50	18	15	-28.6%	16	195,000	208,500	-8.5%	-	-	4	87,800	-	-	
106	Appleton/ Timber Valley	2	0	0	0	-100.0%	1	195,000	31	3	2	0.0%	2	204,600	204,600	-4.0%	-	-	1	70,000	-	-	
108	Goldendale/ Centerville	31	16	5	19	35.7%	12	178,500	78	83	65	-8.5%	49	214,900	189,000	26.5%	-	-	48	63,700	2	139,300	
109	Bickleton/ East County	2	-	0	-	-	0	-	-	1	-	-	0	0	-	-	-	2	61,800	-	-		
110	Klickitat	4	3	0	3	50.0%	1	150,000	9	11	7	-12.5%	6	97,800	73,800	51.6%	-	-	3	70,000	1	266,800	
	Klickitat Co. Total	106	35	9	40	14.3%	26	271,000	58	219	150	-19.4%	127	305,400	275,000	6.9%	-	0	98	105,100	3	181,800	
111	Skamania	2	-	0	1	0.0%	0	0	0	3	1	-87.5%	0	0	-	13.3%	-	-	2	674,500	-	-	
112	North Bonneville	7	7	0	2	100.0%	2	269,000	6	17	12	50.0%	11	234,300	240,000	2.6%	-	-	3	45,000	-	-	
113	Stevenson	18	5	0	1	-75.0%	3	394,300	548	30	19	46.2%	16	294,100	272,500	-2.3%	-	-	18	92,400	1	530,000	
114	Carson	10	4	1	1	-80.0%	2	332,500	4	22	23	4.5%	25	311,400	305,000	7.2%	-	-	10	108,000	-	-	
115	Home Valley	3	0	0	2	-	1	390,000	45	6	3	200.0%	1	390,000	390,000	14.4%	-	-	-	-	-	-	
116	Cook, Underwood, Mill A, Willard	6	4	0	1	-50.0%	2	390,600	171	9	11	22.2%	10	465,800	408,500	44.8%	-	-	-	-	-	-	
117	Unincorporated North	22	2	1	3	200.0%	1	300,000	7	20	10	25.0%	7	215,200	126,000	53.8%	-	-	1	175,000	-	-	
	Skamania Co. Total	68	22	2	11	-21.4%	11	350,600	187	107	79	14.5%	70	308,900	293,800	16.9%	-	-	34	129,500	1	530,000	
351	The Dalles	52	34	3	29	45.0%	27	269,300	32	220	199	3.1%	191	237,500	228,600	7.1%	5	694,400	27	48,900	4	259,600	
352	Dufur	5	2	0	-	-	2	270,000	39	9	7	16.7%	11	316,400	295,000	35.5%	-	-	4	252,000	-	-	
353	Tygh Valley	12	3	0	2	-	2	136,000	17	18	12	200.0%	8	152,900	125,500	18.5%	1	415,000	-	-	-	-	
354	Wamic/ Pine Hollow	10	1	0	1	-66.7%	3	623,000	108	15	11	37.5%	10	313,400	192,500	67.9%	-	-	3	151,700	-	-	
355	Maupin/ Pine Grove	10	1	-	0	-100.0%	1	129,000	204	10	7	-12.5%	5	151,200	132,000	5.8%	-	-	2	34,500	-	-	
356	Rowena	1	0	0	0	-	1	229,100	7	2	2	0.0%	2	289,500	289,500	23.2%	-	-	-	-	-	-	
357	Mosier	12	2	-	-	-	-	-	-	21	13	62.5%	11	450,000	510,000	20.8%	-	-	7	214,100	-	-	
	Wasco Co. Total	102	43	3	32	33.3%	36	286,400	42	295	251	9.6%	238	249,900	226,500	12.7%	6	647,800	43	101,200	4	259,600	
361	Cascade Locks	7	2	2	4	0.0%	2	460,300	50	20	27	80.0%	24	267,900	254,300	9.6%	-	-	3	109,000	-	-	
362	Hood River City	32	10	1	13	-13.3%	14	510,700	62	90	81	14.1%	82	449,700	435,500	1.6%	3	1,173,300	6	174,200	1	380,000	
363	Hood River-W	18	7	1	1	-80.0%	3	716,800	39	34	19	-40.6%	16	615,900	546,000	7.7%	-	-	7	311,400	-	-	
364	Hood River-E	8	3	1	2	-33.3%	1	650,000	81	14	7	0.0%	5	604,400	499,000	35.7%	-	-	-	-	-	-	
366	Odell	3	2	1	3	0.0%	1	450,000	274	12	12	71.4%	8	402,200	409,600	21.5%	-	-	2	291,300	-	-	
367	Parkdale/ Mt. Hood	11	4	-	4	-20.0%	4	448,700	36	27	18	-5.3%	16	466,300	417,500	12.5%	-	-	4	166,300	-	-	
	Hood River Co. Total	79	28	6	27	-22.9%	25	524,600	63	197	164	8.6%	151	442,800	415,000	4.7%	3	1,173,300	22	218,100	1	380,000	
370	Sherman Co.	4	1	1	0	-100.0%	3	155,800	22	10	8	100.0%	9	134,600	150,000	-10.7%	-	-	2	24,000	-	-	



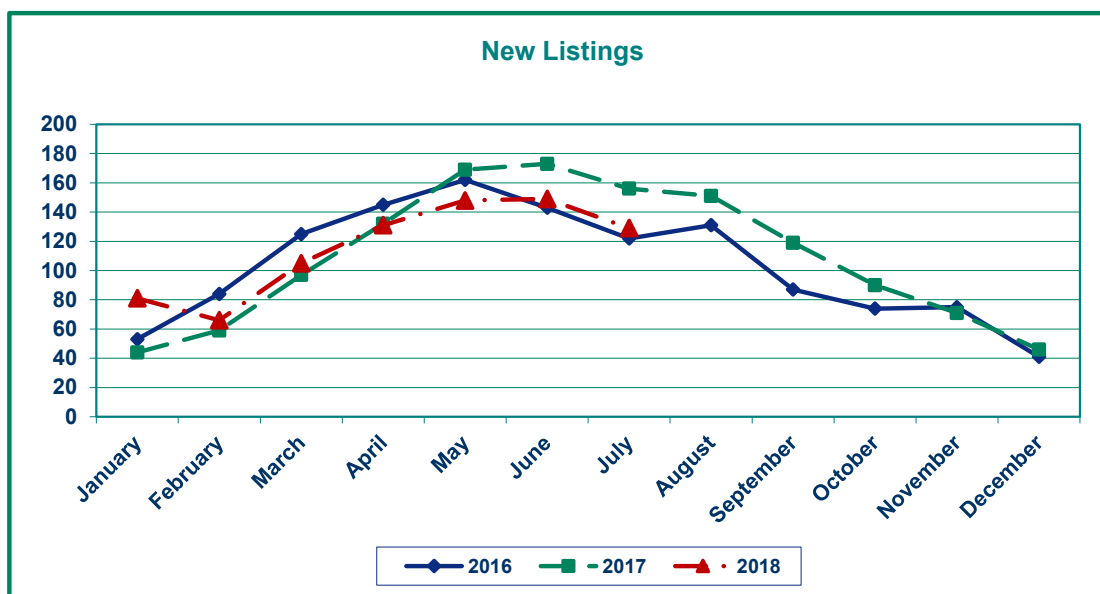
## ACTIVE RESIDENTIAL LISTINGS MID-COLUMBIA

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

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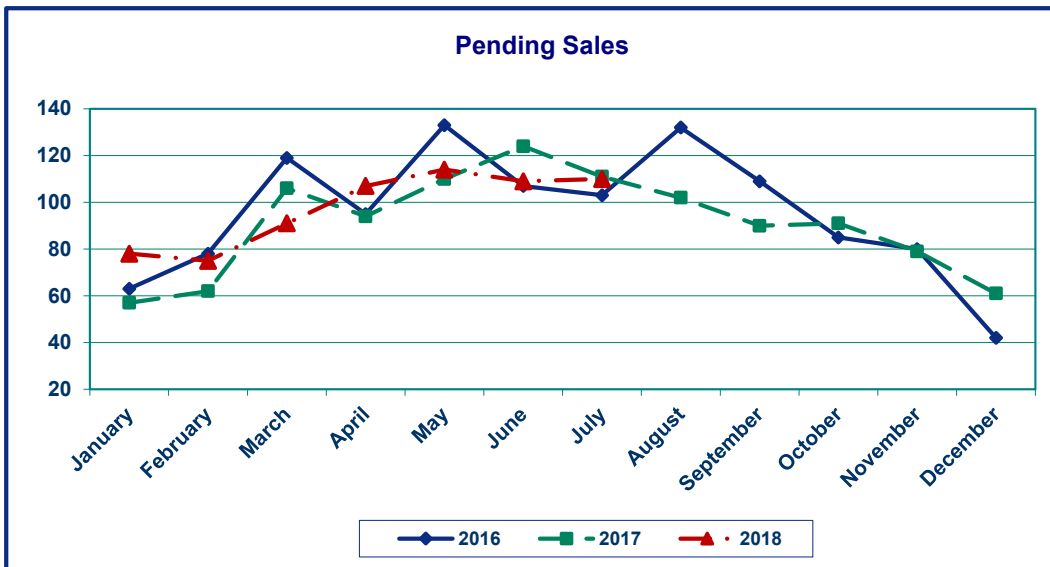
<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



## PENDING LISTINGS

### MID-COLUMBIA

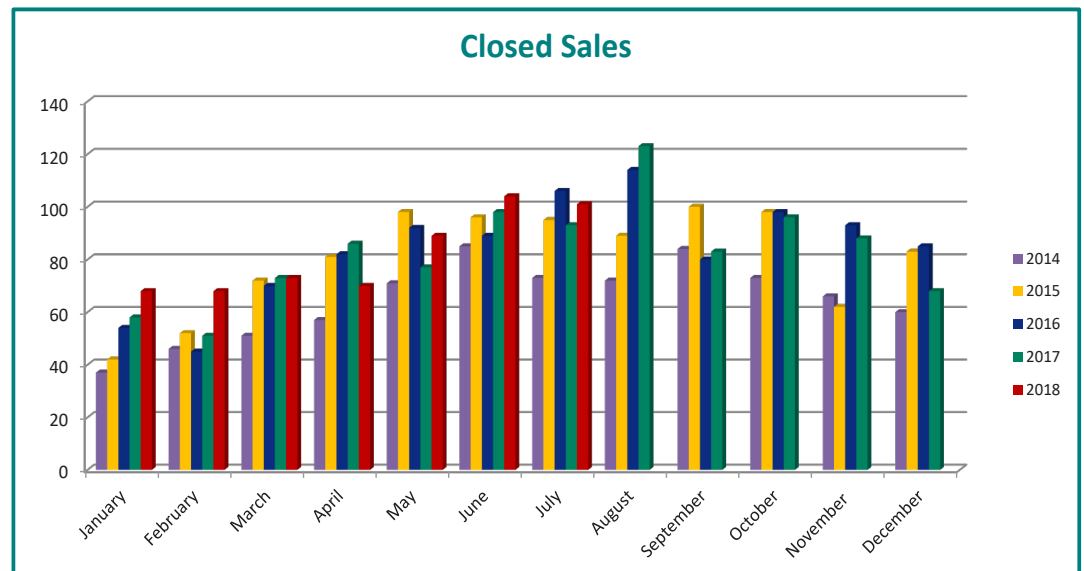
*This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.*



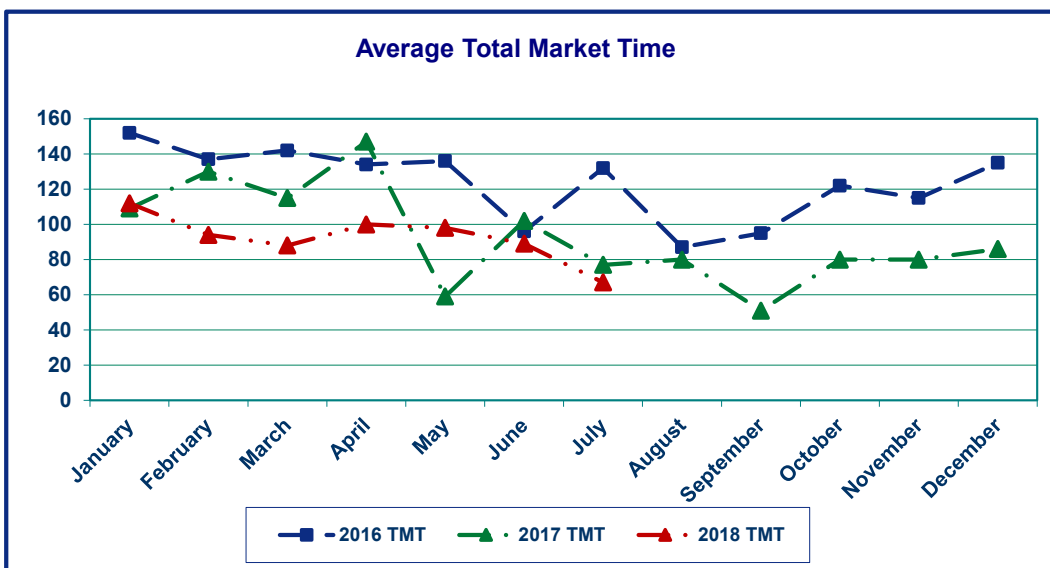
## CLOSED SALES

### MID-COLUMBIA

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



## Average Total Market Time



## DAYS ON MARKET

### MID-COLUMBIA

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



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

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

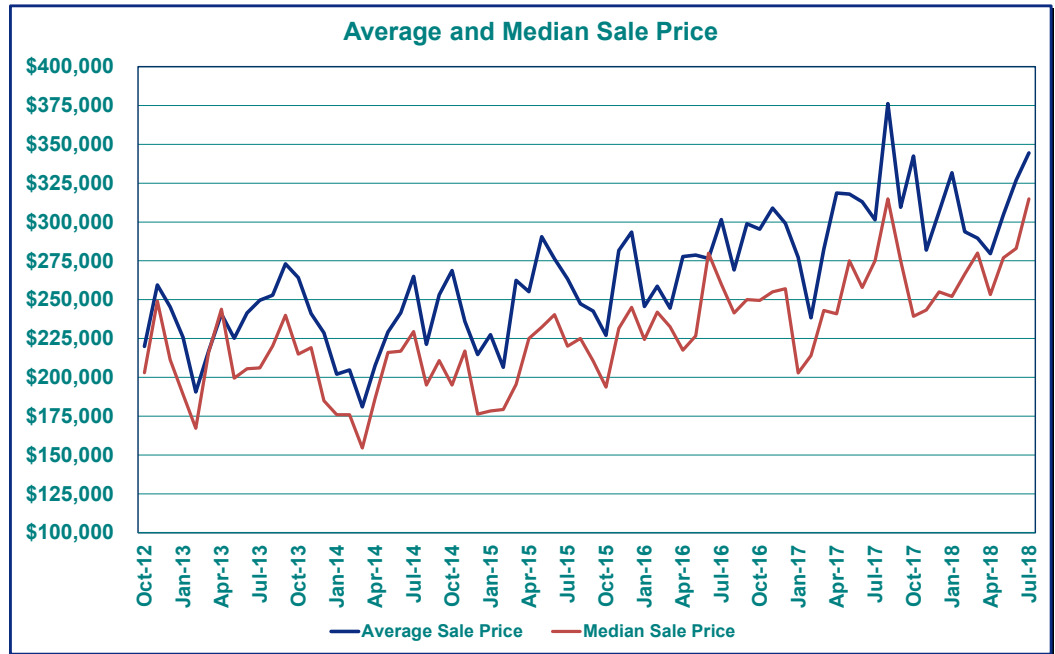
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Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor



# MARKET ACTION



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

Residential Review: North Coastal Counties, Oregon

July 2018 Reporting Period

## July Residential Highlights

The North Coastal counties saw some mixed activity in July, although numbers are still slightly above for the year overall. Closed sales, at 151, showed a 1.3% increase over the 149 closings recorded last year in July 2017, although this was 13.2% cooler than last month in June 2018.

There were 200 pending sales, falling two short (-1.0%) of the 202 offers accepted last year in July 2017 but 19.8% ahead of the 167 offers accepted last month in June 2018.

New listings, at 257, fell 5.9% short of July 2017 (273) and 2.7% short of June 2018 (264).

July saw inventory rise to 6.1 months, with total market time increasing by five days to end at 108 days.

## Year to Date Summary

Activity is mostly ahead in 2018 compared to 2017. Closed sales (986) have risen 3.6% and pending sales (1,113) have risen 3.3%. New listings (1,662) have decreased 6.8%.

## Average and Median Sale Prices

Comparing 2018 to 2017 through July, the average sale price has increased 11.5% from \$324,200 to \$361,400. In the same comparison, the median has risen 14.7% from \$275,000 to \$315,300.

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

### Average Sale Price % Change:

+6.7% (\$342,800 v. \$321,300)

### Median Sale Price % Change:

+9.1% (\$299,900 v. \$275,000)

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	5.1
June	8.0	5.9	5.2
July	9.3	7.3	6.1
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	July	257	200	151	373,700	321,000	108
	June	264	167	174	386,900	332,500	103
	Year-to-date	1,662	1,113	986	361,400	315,300	122
2017	July	273	202	149	321,200	295,000	125
	Year-to-date	1,784	1,077	952	324,200	275,000	143
Change	July	-5.9%	-1.0%	1.3%	16.3%	8.8%	-13.4%
	Prev Mo 2018	-2.7%	19.8%	-13.2%	-3.4%	-3.5%	4.9%
	Year-to-date	-6.8%	3.3%	3.6%	11.5%	14.7%	-14.6%



# AREA REPORT • 7/2018

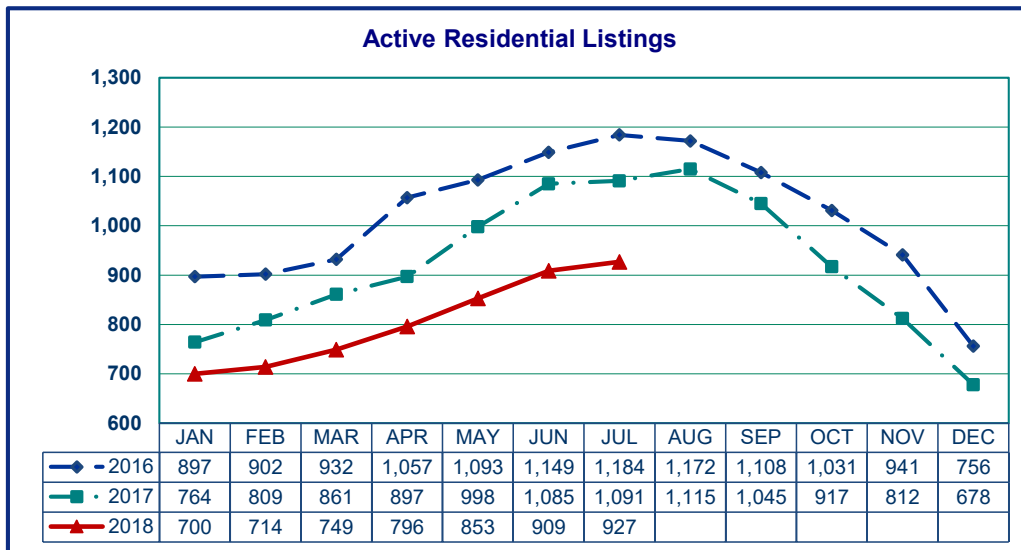
## North Coastal Counties, Oregon

		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	69	34	7	21	-16.0%	17	401,000	68	176	123	-4.7%	109	302,500	282,500	5.2%	4	429,000	17	65,900	4	282,100	
181	Hammond/ Warrenton	40	18	-	22	83.3%	9	285,700	57	112	96	7.9%	81	318,400	300,000	8.8%	-	-	15	112,200	1	367,500	
182	Gearhart West	61	13	3	11	10.0%	10	479,400	207	86	52	8.3%	47	471,500	429,000	-15.5%	-	-	19	128,600	-	-	
183	Gearhart East	2	3	0	3	0.0%	4	327,500	116	16	14	-12.5%	10	395,300	295,800	24.2%	-	-	3	55,700	-	-	
184	Seaside Northwest	11	4	1	3	50.0%	2	246,100	20	27	21	50.0%	19	323,200	282,300	13.7%	1	297,000	3	56,600	1	297,000	
185	Seaside North Central	7	3	-	3	-25.0%	4	249,700	33	17	11	-54.2%	8	253,300	260,000	0.7%	1	199,000	-	-	-	-	
186	Seaside Southwest	36	8	1	11	37.5%	4	423,800	85	54	33	6.5%	22	336,700	320,000	-7.1%	1	78,000	3	154,700	1	320,000	
187	Seaside South Central	2	1	0	1	-50.0%	2	286,500	35	5	6	20.0%	5	237,600	190,000	24.8%	-	-	-	-	2	379,500	
188	Seaside East	15	5	1	8	60.0%	3	308,800	97	36	33	73.7%	30	332,500	313,500	12.7%	1	510,000	4	51,300	1	159,900	
189	Cannon Beach/ Tolovana Park	63	16	3	10	-9.1%	7	816,600	104	84	64	23.1%	53	793,100	510,000	26.3%	3	1,838,000	7	376,400	1	274,900	
190	Arch Cape/ Cove Beach/ Falcon Cove	5	-	0	1	0.0%	1	345,000	80	11	7	-30.0%	8	636,600	563,000	-17.6%	-	-	6	91,800	-	-	
191	Rural Clatsop County	18	7	1	4	-50.0%	5	340,200	216	32	30	3.4%	26	303,100	279,000	9.3%	-	-	9	59,500	-	-	
	Clatsop County	329	112	17	98	7.7%	68	410,900	102	656	490	5.2%	418	398,600	320,000	3.2%	11	755,800	86	116,000	11	300,600	

97102	Arch Cape	-	1	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
97130	Manzanita	48	9	1	7	-46.2%	7	451,500	27	73	47	4.4%	52	470,000	454,500	6.9%	-	-	14	193,500	1	549,000
97131	Nehalem	19	3	1	3	50.0%	2	325,000	24	38	27	17.4%	20	265,100	253,300	10.7%	-	-	12	90,800	1	165,000
97147	Wheeler	7	2	-	1	-	0	-	-	9	2	-66.7%	1	315,000	315,000	21.4%	-	-	2	61,800	-	-
97136	Rockaway Beach	74	15	4	9	-43.8%	9	371,200	145	118	62	-31.9%	56	284,300	267,500	7.9%	1	162,500	13	113,900	2	562,500
97107	Bay City	7	2	-	1	-66.7%	2	297,500	98	19	13	-13.3%	13	227,800	230,000	14.7%	-	-	5	76,900	1	214,500
97118	Garibaldi	9	4	2	2	-33.3%	1	225,000	40	14	9	-40.0%	7	241,400	225,000	0.4%	-	-	-	-	-	-
97143	Netarts	17	3	-	2	0.0%	6	294,000	102	30	21	110.0%	19	343,300	315,000	-3.7%	-	-	7	47,200	-	-
97141	Tillamook	46	22	3	13	-13.3%	10	285,700	22	94	69	16.9%	62	290,400	250,500	27.0%	2	528,500	7	161,000	1	325,000
97134	Oceanside	29	1	-	3	50.0%	4	408,100	9	32	22	29.4%	15	422,500	400,000	13.2%	-	-	3	171,300	-	-
97108	Beaver	4	1	0	1	0.0%	0	-	-	4	2	0.0%	2	234,900	234,900	-28.4%	-	-	3	104,300	-	-
97122	Hebo	4	0	0	0	-	0	-	-	5	0	-100.0%	0	-	-	-73.1%	0	-	0	-	0	-
97112	Cloverdale	11	4	1	1	0.0%	0	-	-	16	5	-28.6%	9	360,800	250,000	45.2%	-	-	2	140,000	1	156,000
97135	Pacific City	31	15	9	5	66.7%	5	481,000	103	53	31	19.2%	29	416,600	355,000	15.8%	-	-	9	148,300	-	-
97149	Neskowin	31	6	3	1	-66.7%	2	338,000	345	35	17	-19.0%	19	417,300	354,000	-10.4%	-	-	8	168,400	-	-
	Tillamook County	337	88	24	49	-23.4%	48	360,500	80	541	327	-3.3%	304	346,100	320,000	13.1%	3	406,500	85	129,800	7	362,100



		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	123	33	16	29	107.1%	17	343,100	166	206	128	15.3%	108	308,100	290,000	4.4%	3	155,700	23	75,300	1	1,100,000
97364	Neotsu	3	0	0	2	100.0%	1	360,000	115	5	4	0.0%	2	296,000	296,000	-7.4%	-	-	1	145,000	-	-
97368	Otis	12	6	1	0	-100.0%	2	222,500	70	26	22	37.5%	21	320,700	280,000	13.5%	-	-	2	27,100	-	-
97344	Depoe Bay	41	3	4	8	-27.3%	1	510,000	42	61	33	-26.7%	26	382,700	344,500	-1.6%	-	-	4	115,000	-	-
97388	Gleneden Beach	34	3	-	3	-25.0%	5	230,800	178	38	28	7.7%	28	363,700	364,000	-8.2%	-	-	3	138,300	1	1,640,000
97369	Otter Rock	2	0	1	0	-	0	-	-	5	5	150.0%	4	76,200	13,200	37.0%	-	-	2	135,000	-	-
97365	Newport	14	3	2	5	400.0%	3	359,200	40	42	26	0.0%	25	322,500	275,000	15.2%	1	850,000	3	125,100	1	320,000
97366	South Beach	5	0	0	1	-	3	255,300	288	8	10	150.0%	10	416,300	409,500	44.4%	-	-	1	45,000	-	-
97343	Eddyville	0	0	0	0	-	0	-	-	1	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97357	Logsdan	0	0	0	0	-100.0%	0	-	-	0	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97391	Toledo	4	2	1	2	100.0%	1	115,000	230	15	8	166.7%	8	198,500	217,500	29.0%	-	-	-	-	-	-
97380	Siletz	2	2	0	0	-	0	-	-	8	3	0.0%	3	268,700	220,000	260.1%	-	-	1	135,500	-	-
97390	Tidewater	1	0	0	0	-100.0%	0	-	-	2	5	150.0%	6	217,500	207,500	21.4%	-	-	-	-	-	-
97498	Yachats	10	1	2	1	-75.0%	0	-	-	19	7	-41.7%	6	255,500	282,000	39.0%	-	-	1	92,000	-	-
97394	Waldport	8	3	3	1	-66.7%	2	462,300	175	20	12	20.0%	13	299,100	250,000	10.0%	-	-	5	28,500	-	-
97376	Seal Rock	2	1	0	1	-50.0%	0	-	-	9	5	25.0%	4	531,900	527,500	30.5%	-	-	4	139,000	-	-
97375	Lincoln County	261	57	30	53	12.8%	35	319,600	159	465	296	8.4%	264	320,100	292,500	5.2%	4	329,300	50	88,400	3	1,020,000
North Coastal Counties Total		927	257	71	200	-1.0%	151	373,700	108	1,662	1,113	3.3%	986	361,400	315,300	6.7%	18	602,800	221	115,100	21	423,900



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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/17-7/31/18) with 12 months before (8/1/16-7/31/17).

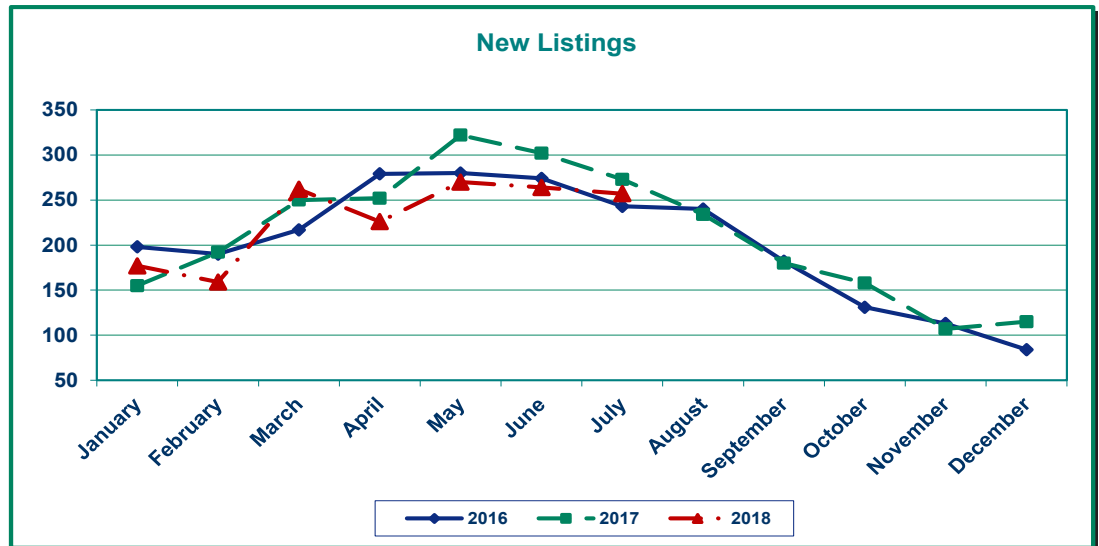
<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



## NEW LISTINGS

### NORTH COASTAL COUNTIES, OR

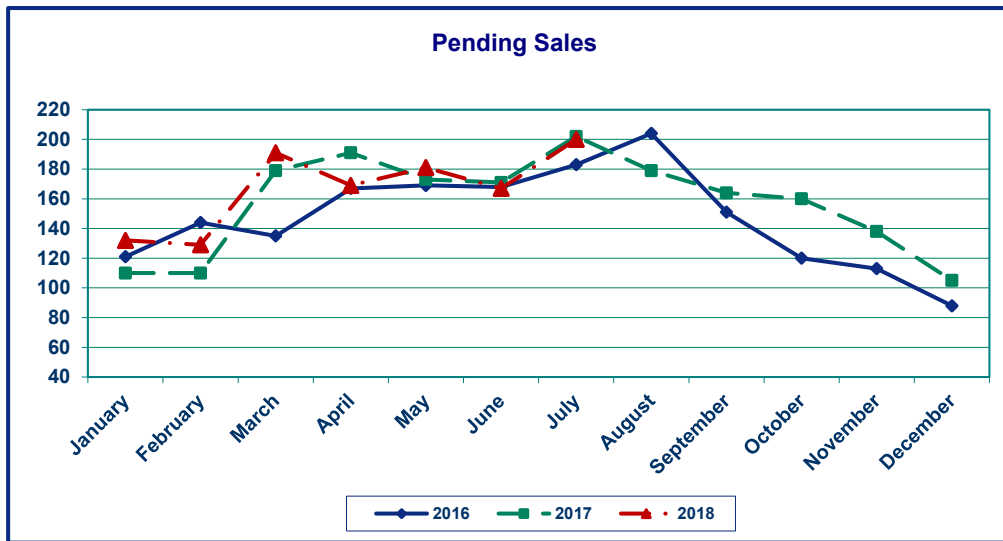
*This graph shows the new residential listings over the past three calendar years in the North Coastal Counties of Oregon.*



## PENDING LISTINGS

### NORTH COASTAL COUNTIES, OR

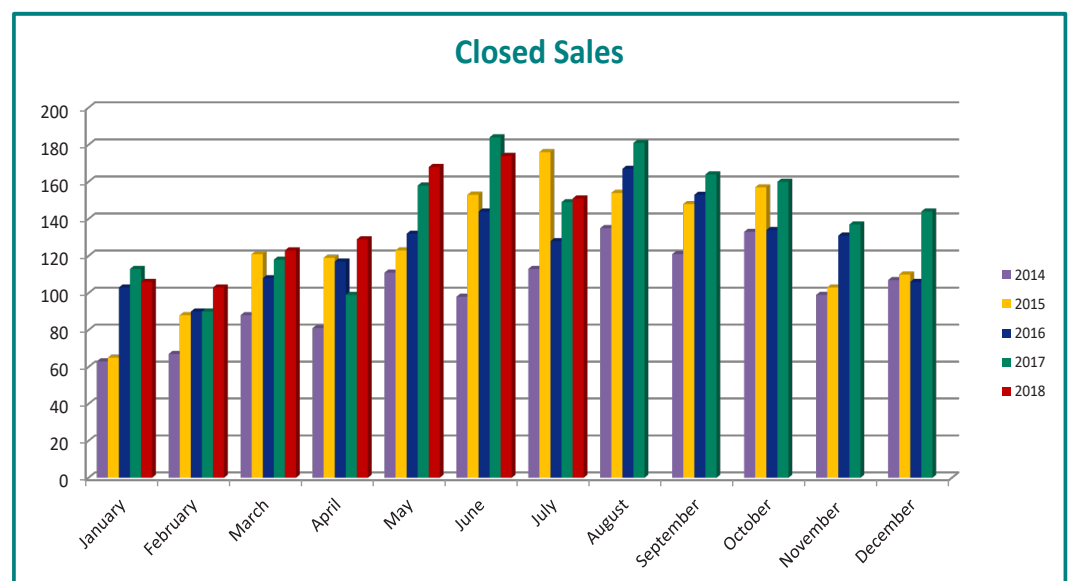
*This graph represents monthly accepted offers in the North Coastal Counties of Oregon over the past three calendar years.*



## 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.*





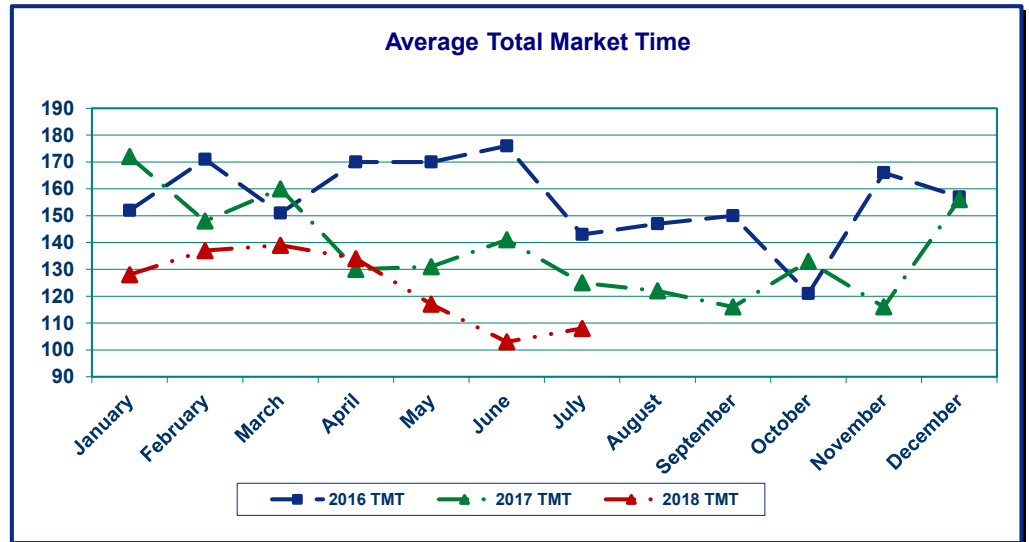
## DAYS ON MARKET

**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.

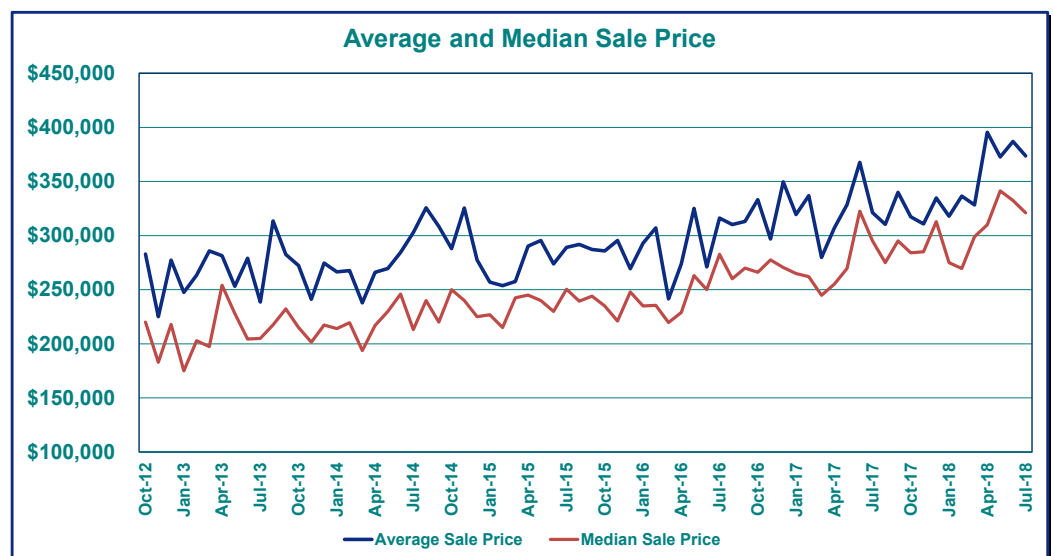
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## SALE PRICE

**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

July 2018 Reporting Period

## July Residential Highlights

Polk and Marion Counties had some cool numbers this July, with the sole gain in closed sales. At 213, closed sales outpaced July 2017 (178) by 19.7% but ended two short of June 2018 (215, -0.9%), a record-breaking number of closings.

New listings, at 293, ended 7.0% cooler than in July 2017 (315) and 1.7% cooler than last month in June 2018 (298).

Similarly, pending sales (196) cooled 18.0% from July 2017 (239) and 22.2% when compared with June 2018 (252).

Inventory rose slightly to 2.4 months in July, with total market time decreasing to 35 days.

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

## Year to Date Summary

Activity is mixed so far in 2018 compared with 2017. New listings (1,889) are up 7.0%. Pending sales (1,389) are down 0.6% and closed sales (1,225) are down 2.9%.

## Average and Median Sale Prices

Prices continue to rise. Comparing 2018 to 2017 through July, the average sale price rose 14.1% from \$278,900 to \$318,300. In the same comparison, the median sale price rose 12.6% from \$257,500 to \$289,900.

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

**Average Sale Price % Change:**  
+13.4% (\$312,500 v. \$275,600)  
**Median Sale Price % Change:**  
+11.1% (\$281,000 v. \$253,000)

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

## 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	2.4
June	2.2	2.0	2.1
July	3.4	2.4	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.

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

Polk & Marion Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	July	293	196	213	327,300	305,000	35
	June	298	252	215	322,000	295,000	36
	Year-to-date	1,889	1,389	1,225	318,300	289,900	45
2017	July	315	239	178	297,600	261,300	49
	Year-to-date	1,766	1,397	1,261	278,900	257,500	59
Change	July	-7.0%	-18.0%	19.7%	10.0%	16.7%	-29.1%
	Prev Mo 2018	-1.7%	-22.2%	-0.9%	1.6%	3.4%	-2.8%
	Year-to-date	7.0%	-0.6%	-2.9%	14.1%	12.6%	-23.7%



# AREA REPORT • 7/2018

## Polk & Marion Counties, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 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	
167	Polk County Except Salem	84	39	5	18	-28.0%	28	329,500	41	234	158	12.9%	144	310,800	295,000	16.5%	3	193,000	7	226,800	8	316,700
168	West Salem N	36	19	12	7	-53.3%	12	444,000	35	130	91	0.0%	79	370,500	355,000	11.6%	-	-	3	101,700	1	850,000
169	West Salem S	8	8	1	3	200.0%	5	350,500	31	27	23	91.7%	20	368,000	336,800	17.7%	-	0	-	0	-	-

170	Woodburn	78	49	5	29	-25.6%	36	253,700	25	297	213	-17.4%	207	273,200	250,000	9.7%	2	269,000	1	105,000	2	1,545,000
	Except Woodburn	138	73	19	54	-3.6%	57	346,000	28	482	349	12.6%	308	345,700	320,000	11.7%	6	336,900	24	257,900	4	396,700

170	Marion Except Salem/Keizer	216	122	24	83	-12.6%	93	310,300	27	779	562	-1.1%	515	316,600	294,500	12.0%	8	319,900	25	251,800	6	779,500
171	Southwest Salem	5	3	0	1	-66.7%	2	304,400	7	17	12	100.0%	11	413,100	405,000	2.0%	-	-	-	-	-	-
172	South Salem	69	23	6	18	20.0%	17	373,100	46	213	146	21.7%	120	395,700	327,500	14.9%	-	-	3	228,000	4	513,800
173	Southeast Salem	39	28	5	18	20.0%	11	420,300	94	124	84	-15.2%	62	327,500	310,000	7.7%	-	-	1	180,000	3	251,400
174	Central Salem	12	10	1	13	8.3%	12	345,700	33	74	56	-24.3%	49	255,200	235,000	37.7%	-	-	1	100,000	4	260,200
175	East Salem S	8	4	3	6	-57.1%	4	243,900	11	42	35	-20.5%	31	271,800	251,000	25.2%	-	-	2	201,300	-	-
176	East Salem N	11	13	2	11	-38.9%	13	238,900	45	113	104	-1.0%	87	240,700	250,000	11.9%	-	-	1	80,000	5	354,900
177	South Keizer	5	4	0	1	-	5	218,200	40	29	25	92.3%	24	248,800	250,000	13.2%	-	-	-	-	-	-
178	North Keizer	20	20	2	17	-34.6%	11	331,600	16	107	93	-25.6%	83	304,500	290,000	5.3%	-	-	2	71,800	-	-

167-169	Polk Co. Grand Total	128	66	18	28	-31.7%	45	362,400	38	391	272	11.9%	243	334,900	319,000	14.6%	3	193,000	10	189,300	9	375,900
170-178	Marion Co. Grand Total	385	227	43	168	-15.2%	168	317,900	34	1498	1117	-3.2%	982	314,200	280,000	12.9%	8	319,900	35	225,300	22	468,300
	Polk & Marion Grand Total	513	293	61	196	-18.0%	213	327,300	35	1889	1389	-0.6%	1225	318,300	289,900	13.4%	11	285,300	45	217,300	31	441,400

## Benton & Linn Counties, Oregon

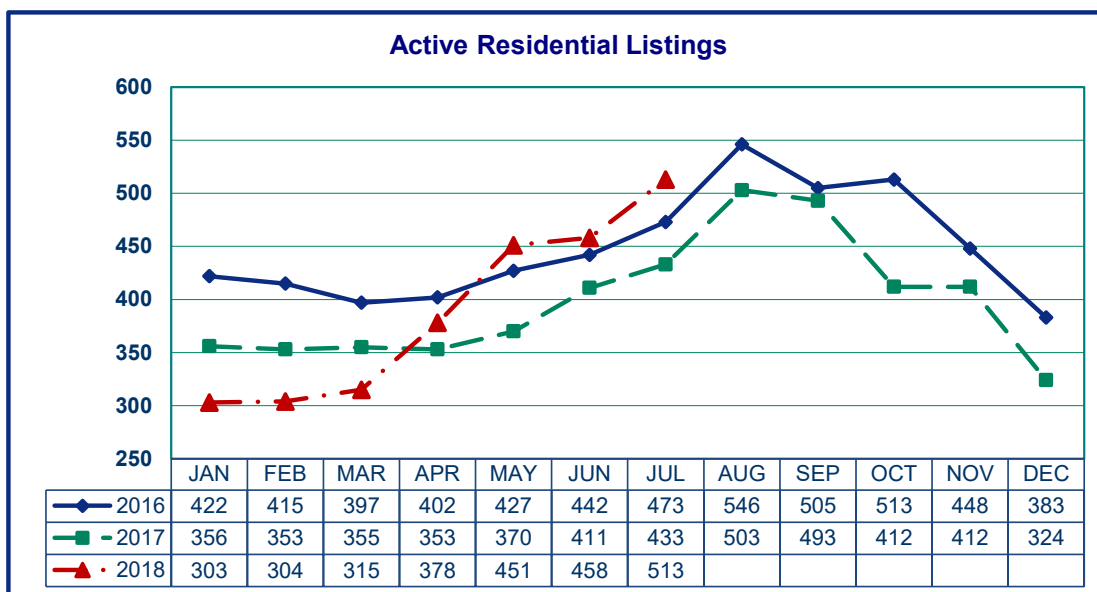
220	Benton County	40	16	6	15	15.4%	14	373,500	35	122	85	51.8%	70	355,300	321,700	-1.0%	-	-	9	256,900	1	294,900
221	Linn County	157	93	9	69	1.5%	62	263,600	49	539	402	10.4%	376	252,400	244,000	15.1%	9	213,800	27	113,700	10	287,700



## ACTIVE RESIDENTIAL LISTINGS

### POLK & MARION COUNTIES, OR

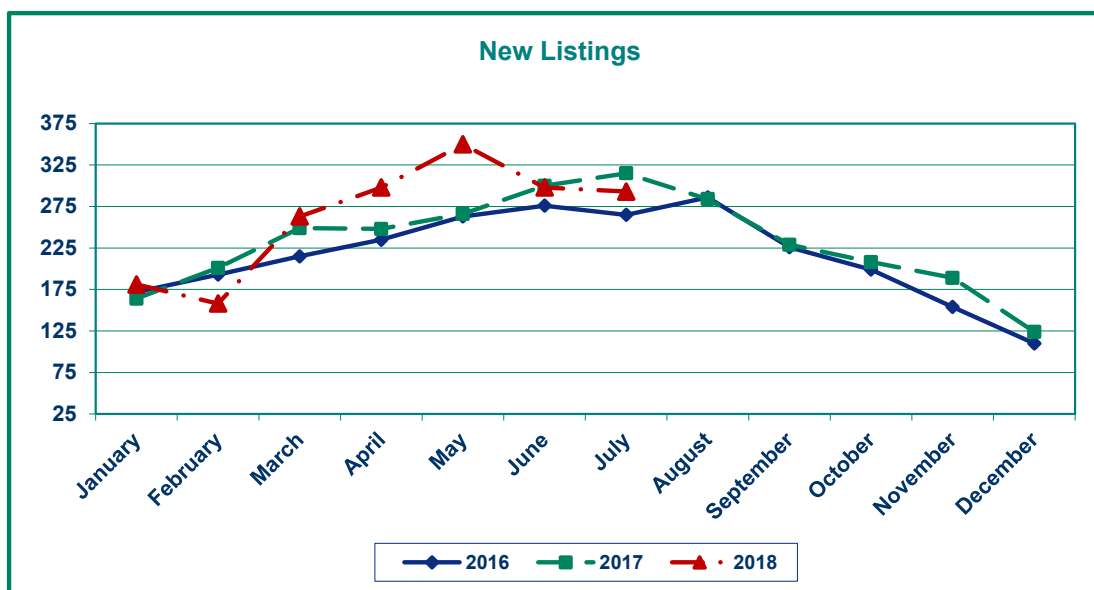
*This graph shows the active residential listings over the past three calendar years in Polk and Marion Counties, Oregon.*



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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/17-7/31/18) with 12 months before (8/1/16-7/31/17).

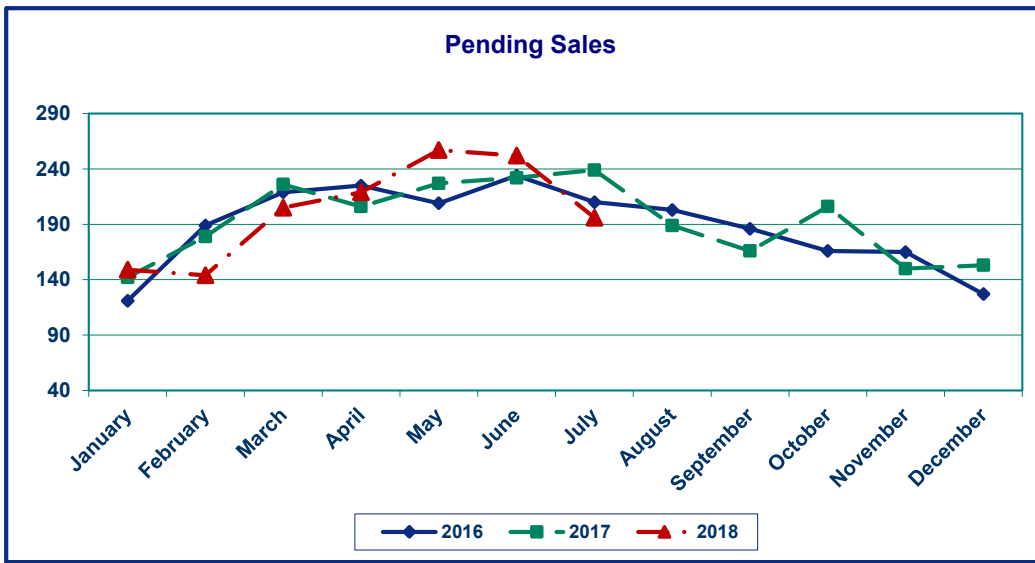
<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



## PENDING LISTINGS

### POLK & MARION COUNTIES, OR

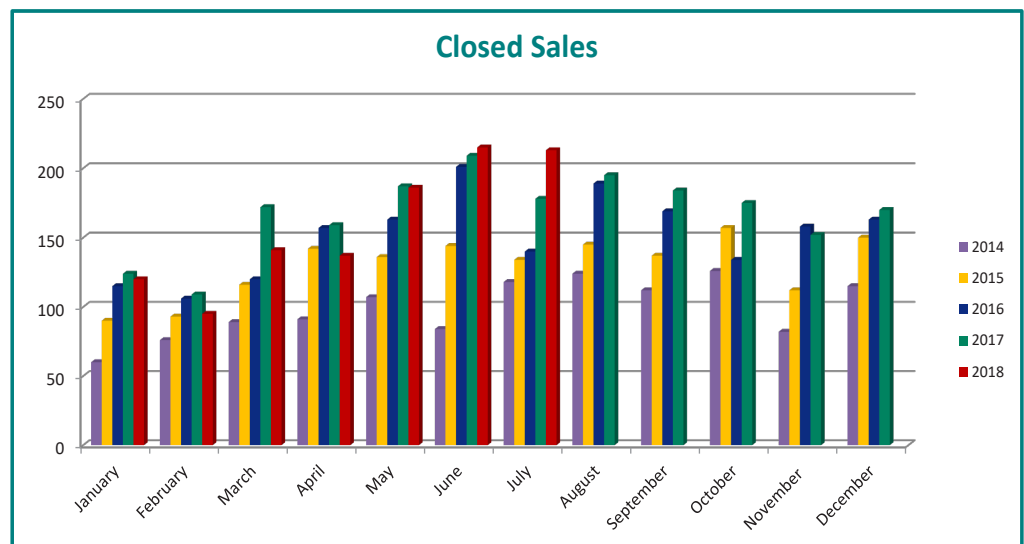
*This graph represents monthly accepted offers in Polk and Marion Counties, Oregon, over the past three calendar years.*



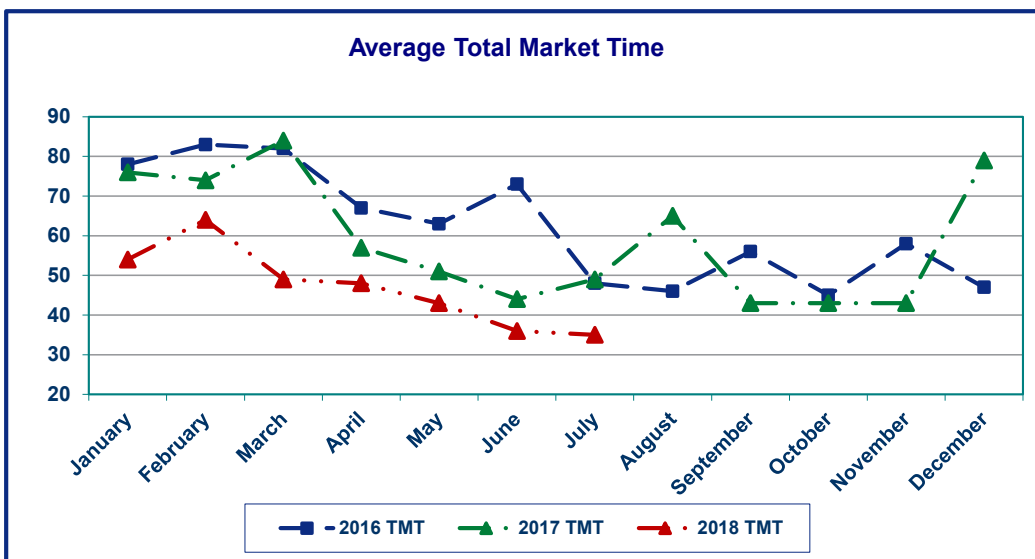
## CLOSED SALES

### 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**

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

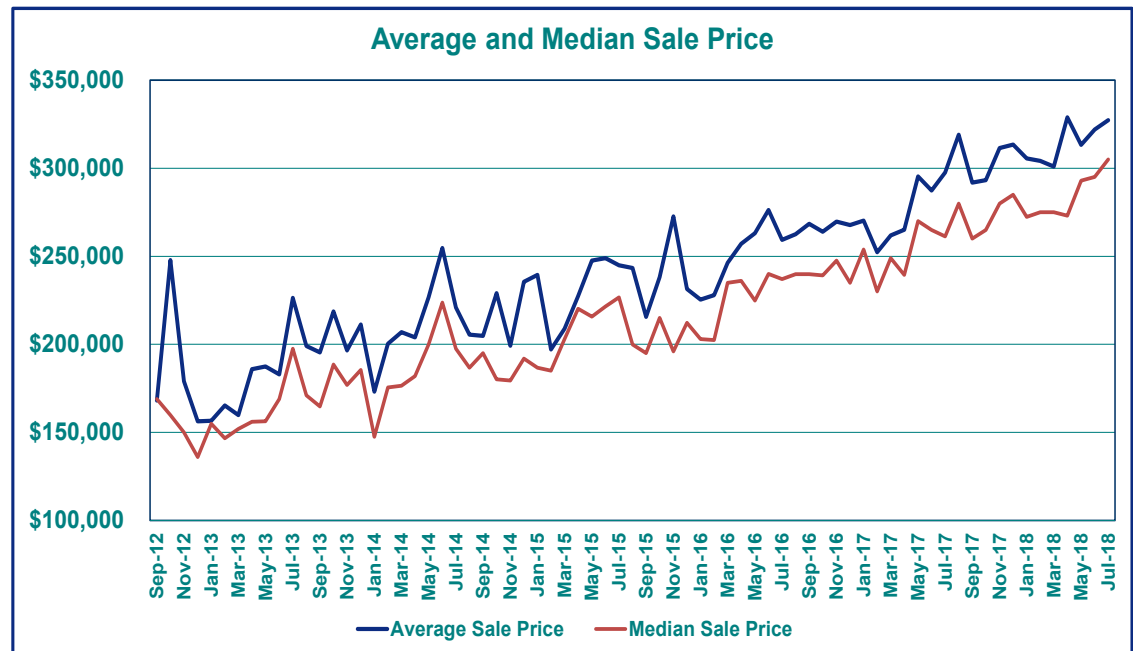
**Contact RMLS™**  
8338 NE Alderwood Rd  
Suite 230  
Portland, OR 97220  
(503) 236-7657  
communications@rmls.com

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

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

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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

July 2018 Reporting Period

## July Residential Highlights

Pending sales saw gains this July in the Portland metro area. At 3,071, pending sales outpaced July 2017 (3,040) by 1.0% and June 2018 (3,059) by 0.4%.

New listings, at 4,312, outpaced July 2017 (4,202) by 2.6%, but cooled 4.5% when compared with June 2018, when 4,515 new listings were offered.

Closed sales (2,736) cooled 2.0% from July 2017 (2,793) and 7.1% from June 2018 (2,946).

Total market time decreased by one day in July, ending at 36 days. During the same period, inventory increased slightly to 2.4 months.

July saw 6,549 active residential listings on the market.

## Year to Date Summary

Activity so far in 2018 is mixed compared to 2017. New listings (26,455) are up 2.8%. Pending sales (19,221) are down 0.9% and closed sales (17,445) are down 2.0%.

## Average and Median Sale Prices

Comparing 2018 to 2017 through July of each year, the average sale price rose 6.0% from \$428,000 to \$453,600. In the same comparison, the median sale price rose 5.8% from \$378,000 to \$400,000.

## 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	1.9
June	1.5	1.6	2.1
July	1.9	2.1	2.4
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:

+6.4% (\$442,800 v. \$416,000)

### Median Sale Price % Change:

+7.7% (\$393,000 v. \$365,000)

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

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	July	4,312	3,071	2,736	455,100	401,600	36
	June	4,515	3,059	2,946	472,400	417,900	37
	Year-to-date	26,455	19,221	17,445	453,600	400,000	46
2017	July	4,202	3,040	2,793	447,400	395,000	33
	Year-to-date	25,723	19,390	17,807	428,000	378,000	46
Change	July	2.6%	1.0%	-2.0%	1.7%	1.7%	7.2%
	Prev Mo 2018	-4.5%	0.4%	-7.1%	-3.7%	-3.9%	-2.7%
	Year-to-date	2.8%	-0.9%	-2.0%	6.0%	5.8%	-0.7%



# AREA REPORT • 7/2018

## Portland Metropolitan Area, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date						Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/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
141	N Portland	260	161	36	114	11.8%	108	415,900	26	1,079	782	-2.6%	740	425,900	405,000	6.7%	9	663,500	19	307,200	19	888,900
142	NE Portland	573	423	104	280	9.8%	224	467,400	38	2,424	1,669	0.1%	1,538	480,000	425,000	4.8%	19	560,400	36	474,200	65	654,000
143	SE Portland	719	470	108	357	-6.3%	338	425,400	31	3,054	2,238	-3.6%	2,070	419,400	375,000	6.9%	17	703,100	52	259,700	89	619,300
144	Gresham/ Troutdale	408	304	45	227	11.8%	169	361,500	27	1,674	1,282	5.5%	1,136	351,800	340,000	10.5%	10	706,600	43	238,900	31	392,000
145	Milwaukie/ Clackamas	580	358	75	248	-1.6%	245	427,400	31	2,182	1,579	0.5%	1,455	426,200	402,300	5.5%	11	530,600	54	262,300	14	466,200
146	Oregon City/ Canby	379	277	38	190	5.6%	166	439,400	32	1,499	1,104	5.0%	973	420,900	396,000	7.4%	5	336,600	45	375,000	13	491,700
147	Lake Oswego/ West Linn	498	269	74	164	-4.1%	153	689,700	53	1,668	1,080	4.2%	996	667,100	589,500	6.3%	2	682,500	17	446,700	6	749,600
148	W Portland	1,008	473	169	270	-3.6%	280	591,000	55	3,091	1,828	-5.0%	1,699	606,100	515,000	1.4%	6	499,200	29	157,300	18	862,200
149	NW Wash Co.	308	251	39	165	-2.9%	132	552,500	26	1,366	1,056	5.0%	926	549,500	530,000	4.5%	-	-	21	346,200	2	690,000
150	Beaverton/ Aloha	380	369	50	291	12.4%	235	383,600	19	2,232	1,773	4.5%	1,561	387,500	375,200	7.9%	6	257,800	7	245,700	11	793,800
151	Tigard/ Wilsonville	478	340	67	291	4.7%	267	452,700	41	2,381	1,875	-2.5%	1,667	463,000	434,500	8.6%	1	620,000	22	507,500	10	488,100
152	Hillsboro/ Forest Grove	336	268	37	180	-21.4%	210	403,100	34	1,644	1,283	-12.7%	1,193	398,600	375,000	8.5%	15	322,300	41	246,000	25	432,700
153	Mt. Hood	78	32	9	21	-8.7%	15	311,900	74	180	116	9.4%	108	321,600	311,400	5.4%	-	-	27	135,000	1	536,500
155	Columbia Co.	194	125	18	97	-1.0%	63	314,100	52	728	568	4.4%	515	305,500	298,900	12.8%	5	197,000	45	202,500	5	246,700
156	Yamhill Co.	350	192	28	176	10.7%	131	374,300	34	1,253	988	-6.4%	868	363,700	325,000	10.4%	8	277,400	55	317,500	15	291,300

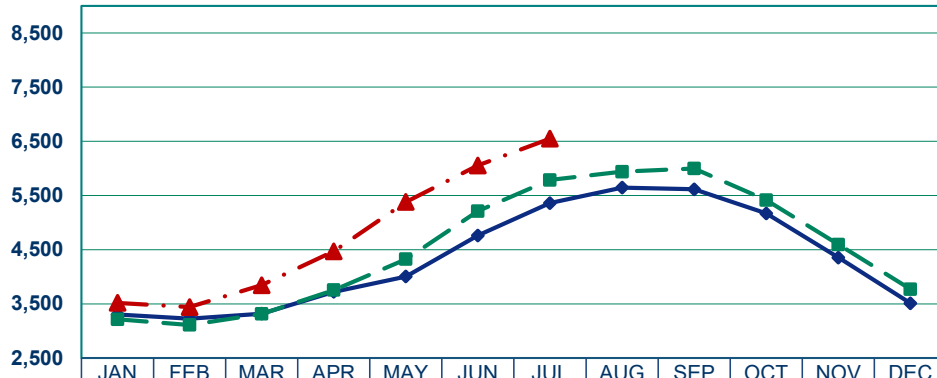
<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2018 with July 2017. The Year-To-Date section compares 2018 year-to-date statistics through July with 2017 year-to-date statistics through July.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/17-7/31/18) with 12 months before (8/1/16-7/31/17).

<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

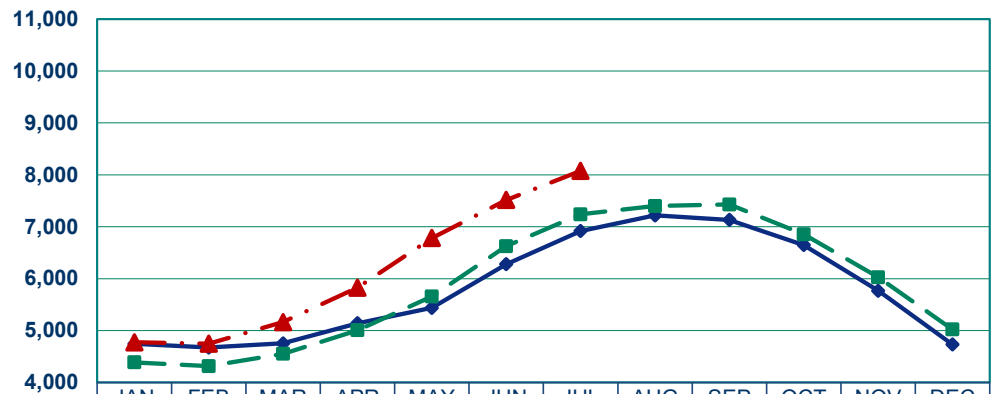
*This graph shows the active residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.*

## TOTAL ACTIVE LISTINGS

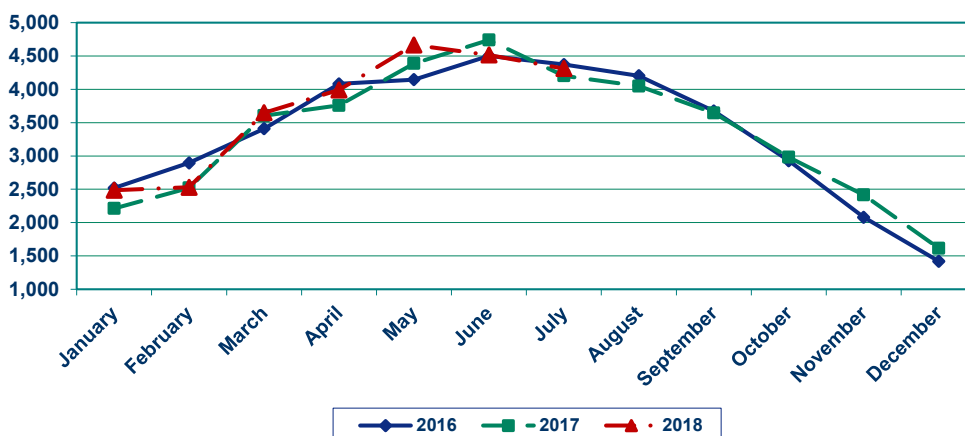
### PORTLAND, OR

*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

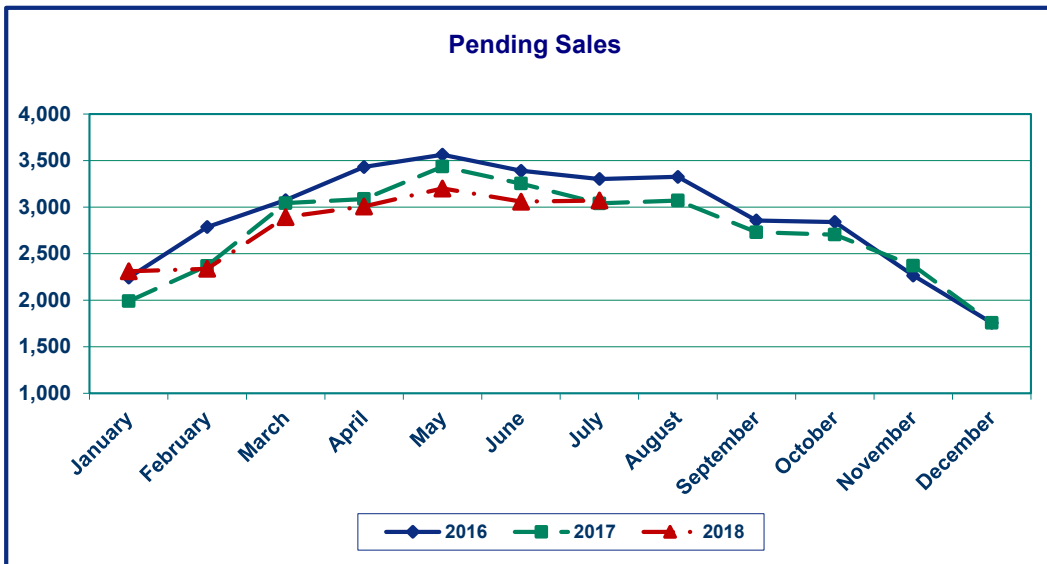
*This graph shows the new residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.*



## PENDING LISTINGS

### PORTLAND, OR

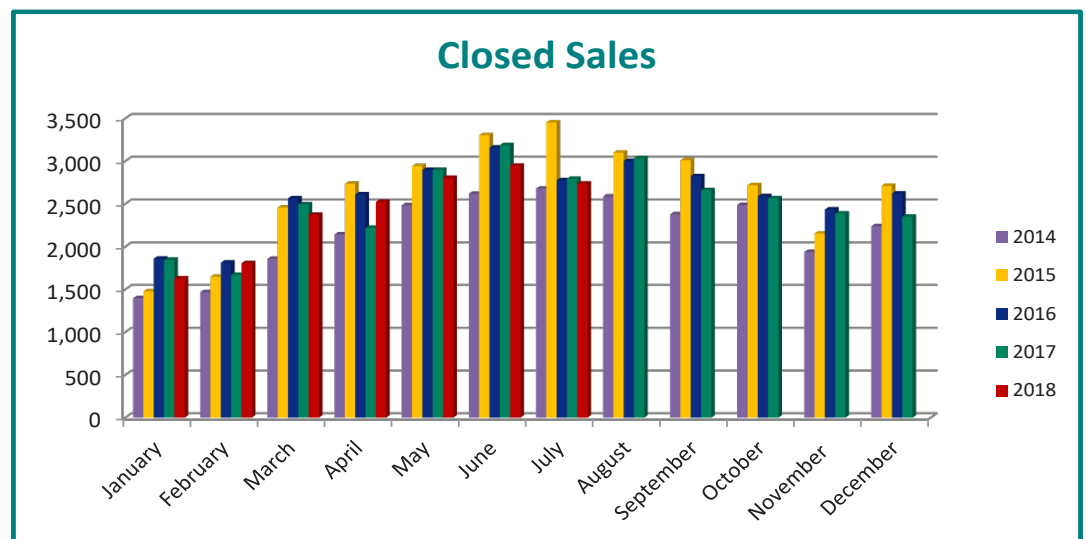
*This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.*



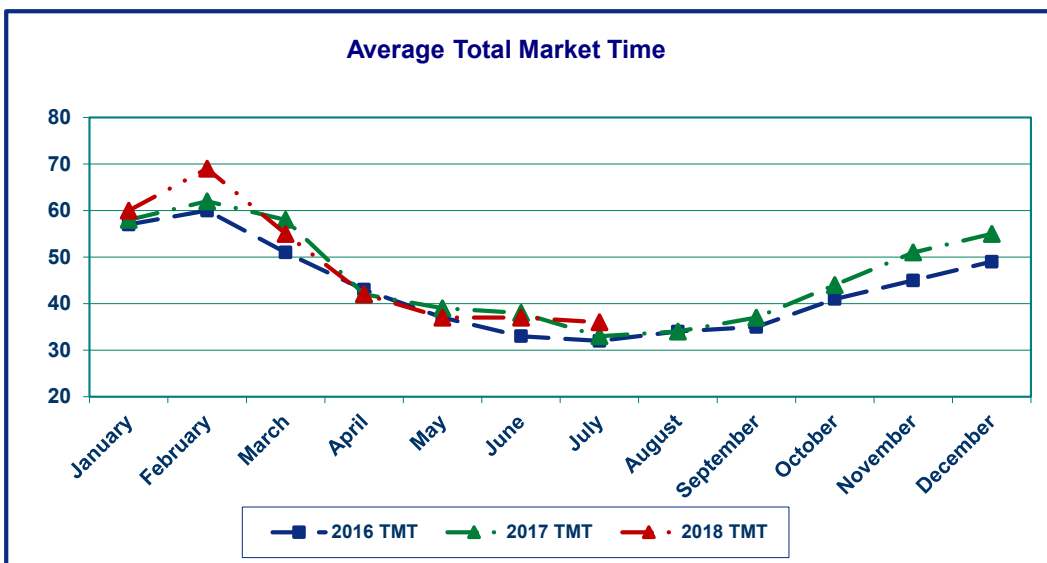
## CLOSED SALES

### 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

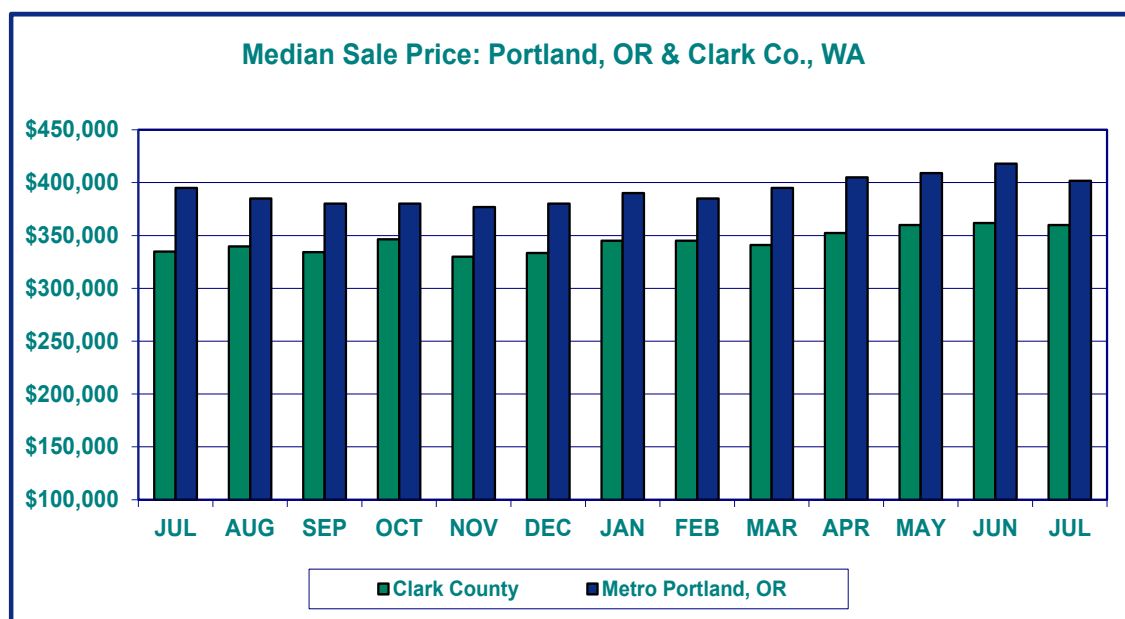
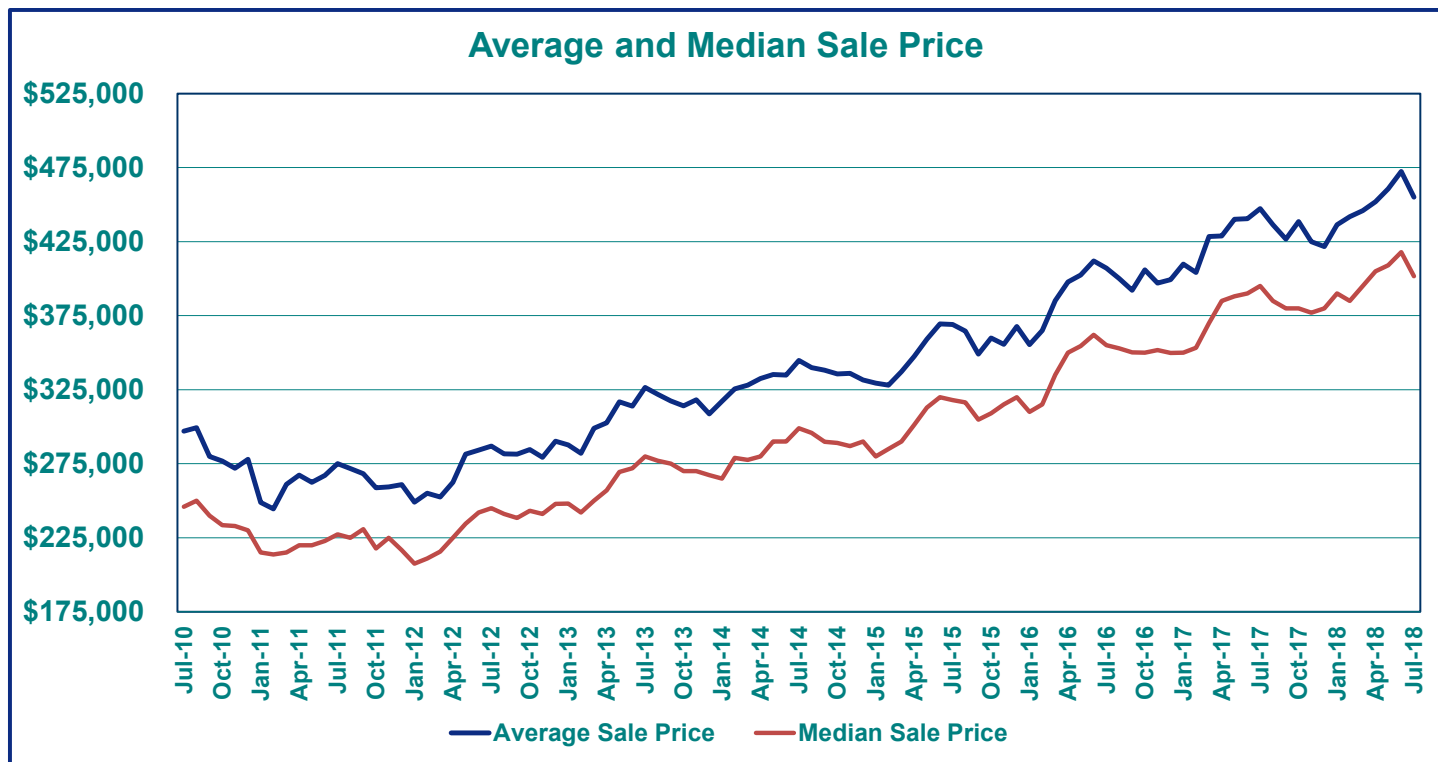
*This graph shows the average market time for sales in the Portland, Oregon metropolitan area over the past three calendar years.*



## 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.*



**SW  
WASHINGTON**





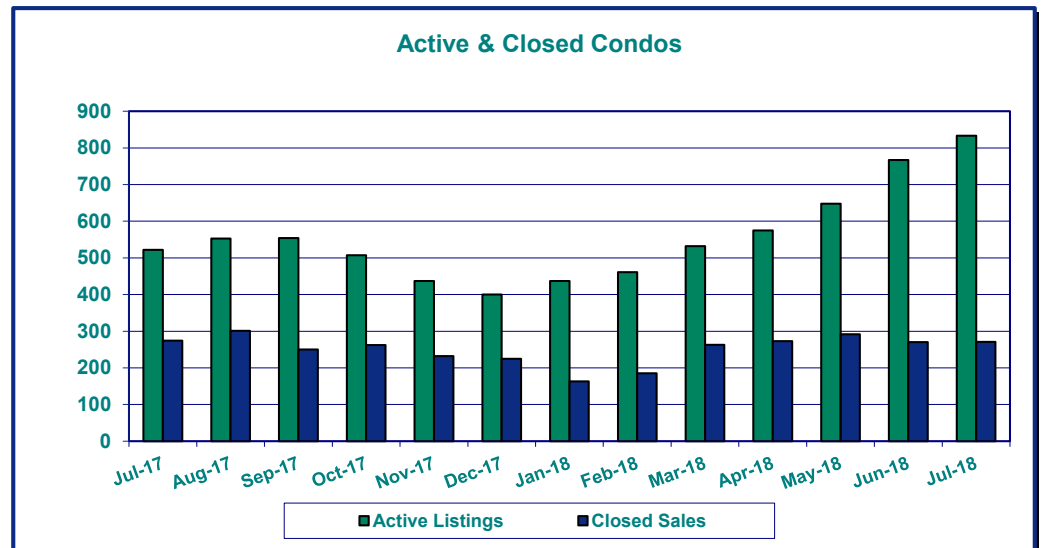
## ACTIVE & CLOSED CONDOS

PORTLAND, OR

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

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

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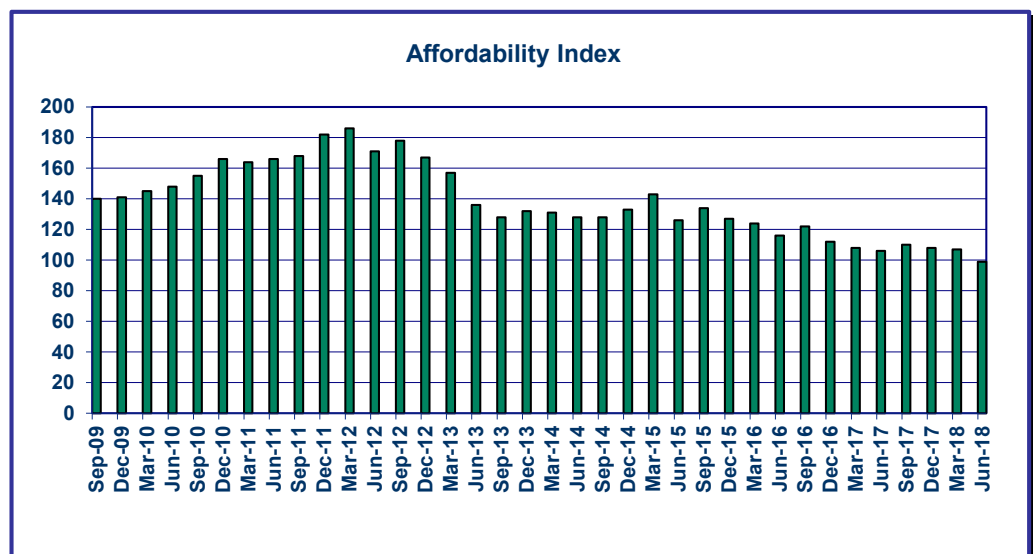
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## AFFORDABILITY PORTLAND, OR

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



**AFFORDABILITY** - According to a formula from the National Association of REALTORS®, buying a house in the Portland metro area is not affordable for a family earning the median income. A family earning the median income (\$81,400 in 2018, per HUD) can afford 99% of a monthly mortgage payment on a median priced home (\$417,900 in June). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 4.57% (per Freddie Mac).



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





## Clark County, Washington Market Action Addition

July 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>	1,845
<b>Less Listings with Purchase Contingencies*:</b>	62
<b>Readily Purchased Listings:</b>	1,783
<b><i>Percent of Total Active Listings:</i></b>	<b><i>96.6%</i></b>
<b>Less New Under Construction (not ready for occupancy):</b>	143
<b>Less New Proposed (not started):</b>	158
<b>Total Readily Purchased &amp; Occupied Listing:</b>	1,482
<b><i>Percent of Total Active Listings:</i></b>	<b><i>80.3%</i></b>
<b>Inventory in Months of Readily Purchased &amp; Occupied Listings:</b>	1.9

\* 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

July 2018 Reporting Period

### July Residential Highlights

Southwest Washington again saw some mixed activity in July, but all measures continue to be ahead compared with the same period in 2017. Closed sales, at 789, ended 2.2% ahead of last year in July 2017 (772), but fell 0.9% short of the 796 closings recorded last month in June 2018.

New listings fared similarly, increasing 4.2% over July 2017 (1,101) but showing a 6.9% decrease from the 1,232 new listings offered last month in June 2018.

Pending sales, at 829 in July, fell 4.8% short of July 2017 (871) and 6.9% short of June 2018 (890).

Inventory rose slightly to 2.3 months in July, with total market time holding steady at 38 days.

### Year to Date Summary

Activity is up in 2018 compared to 2017. New listings (7,279) are up 8.4%, closed sales (4,976) are up 2.1%, and pending sales (5,436) are up 0.5% for the year thus far.

### Average and Median Sale Prices

Comparing the first seven months of 2018 to the same in 2017, the average sale price has risen 9.8% from \$355,700 to \$390,700. In the same comparison, the median sale price has risen 9.4% from \$322,000 to \$352,400.

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

**Average Sale Price % Change:**  
+10.3% (\$383,000 v. \$347,200)  
**Median Sale Price % Change:**  
+11.3% (\$345,000 v. \$310,000)

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

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	1.8
June	1.8	1.6	2.1
July	2.2	1.9	2.3
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.

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	July	1,147	829	789	407,200	359,900	38
	June	1,232	890	796	395,500	361,700	38
	Year-to-date	7,279	5,436	4,976	390,700	352,400	47
2017	July	1,101	871	772	375,700	334,800	41
	Year-to-date	6,712	5,411	4,875	355,700	322,000	52
Change	July	4.2%	-4.8%	2.2%	8.4%	7.5%	-6.0%
	Prev Mo 2018	-6.9%	-6.9%	-0.9%	3.0%	-0.5%	0.0%
	Year-to-date	8.4%	0.5%	2.1%	9.8%	9.4%	-8.2%

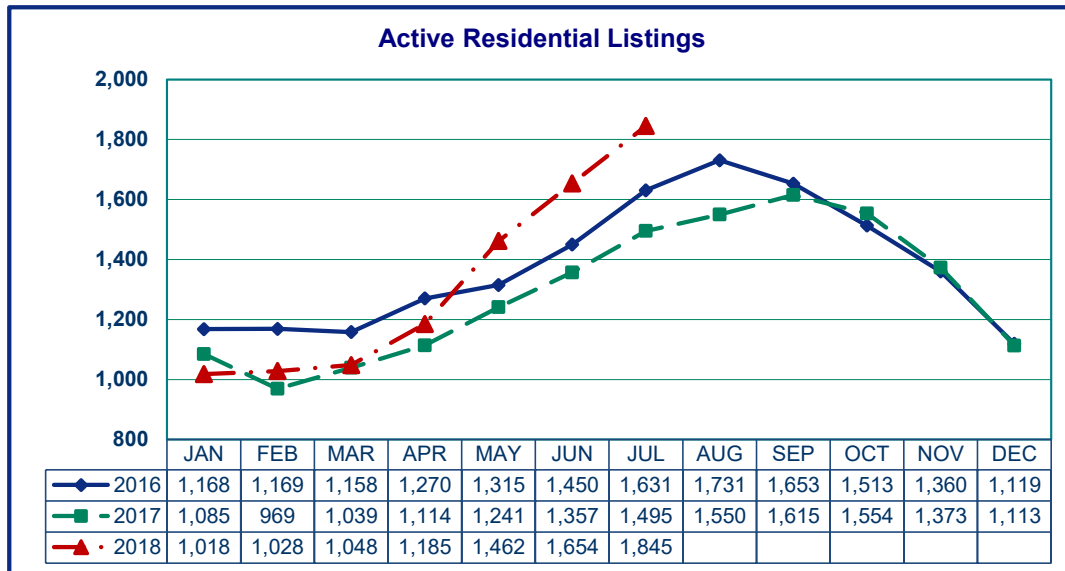


# AREA REPORT • 7/2018

## 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		
21	23	-	14	-53.3%	17	341,300	12	116	94	-24.8%	96	373,300	345,000	31	19.1%	2	1,207,500	2	130,000	6	412,100		
18	26	4	29	38.1%	18	269,500	25	147	132	-14.8%	110	258,100	252,000	25	15.0%	-	-	4	151,200	11	337,600		
28	17	4	14	-26.3%	14	696,800	43	109	81	-14.7%	75	480,700	349,000	50	22.4%	-	-	2	697,500	1	750,000		
49	37	0	12	-20.0%	16	344,200	21	122	82	-18.8%	80	341,900	335,000	28	3.9%	-	-	3	145,300	3	473,700		
61	48	6	43	22.9%	47	318,500	40	357	302	2.0%	290	311,000	310,000	39	8.5%	4	1,406,300	9	178,200	2	525,000		
27	29	2	16	-27.3%	30	297,200	41	193	162	19.1%	157	302,200	295,000	31	8.6%	-	-	1	150,000	13	629,900		
61	54	7	47	4.4%	39	319,400	25	335	278	-3.5%	254	300,300	298,200	38	7.0%	1	830,000	-	-	1	1,128,000		
110	98	10	72	22.0%	63	312,100	19	567	439	0.5%	384	313,200	305,000	28	10.9%	1	380,000	1	325,000	3	426,500		
37	35	7	23	-14.8%	11	326,800	15	144	114	-1.7%	101	328,900	294,000	38	2.2%	-	-	1	165,000	-	-		
41	33	5	24	0.0%	36	360,500	42	213	167	3.1%	164	390,500	349,000	36	-4.3%	-	-	6	393,500	3	425,000		
38	36	3	25	-19.4%	29	319,200	12	190	146	-8.2%	133	309,500	300,000	26	9.8%	-	-	4	1,253,800	-	-		
60	38	6	26	-21.2%	28	413,500	43	293	218	32.9%	175	381,300	368,000	50	5.0%	-	-	4	334,000	1	365,000		
41	31	7	25	13.6%	25	349,100	22	188	154	-4.9%	133	374,100	360,000	35	10.0%	-	-	-	-	-	-		
22	7	2	6	20.0%	5	435,500	74	53	35	34.6%	30	461,700	427,500	128	8.8%	-	-	7	223,100	-	-		
148	95	18	64	6.7%	69	583,300	55	590	427	6.8%	403	531,700	475,000	64	7.3%	-	-	34	295,300	7	504,600		
124	56	13	53	8.2%	33	434,300	32	397	278	-6.7%	244	423,200	409,000	65	10.3%	3	467,300	34	163,100	7	391,000		
47	27	4	27	-20.6%	26	377,500	53	230	184	-10.2%	190	378,300	343,000	45	2.3%	1	1,235,000	1	1,235,000	2	804,500		
53	35	2	24	-48.9%	30	370,400	20	256	203	-31.2%	212	344,300	335,700	41	9.4%	1	45,000	3	195,000	1	372,500		
96	43	10	33	-25.0%	36	468,200	42	304	210	-6.3%	205	474,100	460,000	52	5.1%	-	-	5	680,000	1	532,000		
144	59	11	50	19.0%	34	426,000	66	476	345	40.8%	295	430,700	424,500	59	10.0%	-	-	9	334,900	-	-		
106	55	12	28	-15.2%	23	485,100	43	361	228	-9.9%	184	420,800	393,900	47	13.8%	1	398,000	4	1,298,500	-	-		
12	6	2	4	-20.0%	3	885,000	350	31	18	-21.7%	15	701,900	650,000	126	14.1%	-	-	9	364,800	-	-		
28	10	3	13	8.3%	9	590,400	69	85	64	20.8%	51	540,800	538,200	93	7.0%	-	-	12	290,200	-	-		
133	85	18	62	21.6%	45	407,400	31	511	379	18.1%	333	384,600	355,000	39	14.9%	-	-	25	278,000	3	443,500		
237	119	26	70	-7.9%	74	462,500	42	746	513	4.7%	491	432,000	393,000	63	10.9%	1	380,000	16	684,500	-	-		
-	1	0	1	-	0	-	-	2	3	-40.0%	1	428,000	428,000	4	-3.2%	-	-	-	-	-	-		
14	4	2	3	-57.1%	3	491,700	6	28	17	-29.2%	13	511,700	493,000	58	8.6%	-	-	9	198,100	-	-		
14	5	0	2	-33.3%	2	532,500	39	37	24	9.1%	22	502,200	482,500	85	13.3%	-	-	7	196,200	-	-		
29	19	1	12	50.0%	9	391,100	79	81	60	20.0%	57	378,100	361,000	49	16.6%	-	-	6	201,700	1	300,000		
27	9	3	7	-22.2%	12	413,200	34	74	53	3.9%	53	403,400	385,000	74	13.2%	-	-	7	192,300	-	-		
13	4	-	-	-100.0%	2	535,500	7	34	23	9.5%	22	383,900	398,300	72	27.5%	-	-	5	262,500	-	-		
6	3	0	0	-	1	400,000	25	9	3	-66.7%	3	483,300	500,000	15	26.8%	-	-	-	-	-	-		
1,845	1,147	188	829	-4.8%	789	407,200	38	7,279	5,436	0.5%	4,976	390,700	352,400	47	10.3%	15	847,300	230	330,100	66	485,700		
26	20	4	11	-15.4%	11	350,100	44	103	80	35.6%	68	297,600	289,000	47	1.7%	2	346,300	9	169,200	3	322,500		
28	13	4	5	-28.6%	5	380,800	143	66	46	2.2%	42	435,000	385,000	81	23.4%	-	-	44	173,600	-	-		
197	131	18	95	61.0%	71	280,400	22	706	561	32.0%	483	268,000	249,000	54	11.1%	-	-	68	90,500	15	270,500		
251	164	26	111	40.5%	87	295,000	32	875	687	30.4%	593	283,200	255,000	55	10.2%	2	346,300	121	126,600	18	279,200		
100	28	6	20	5.3%	23	211,700	80	186	120	-3.2%	104	228,100	219,000	113	19.3%	6	204,200	64	49,500	-	-		



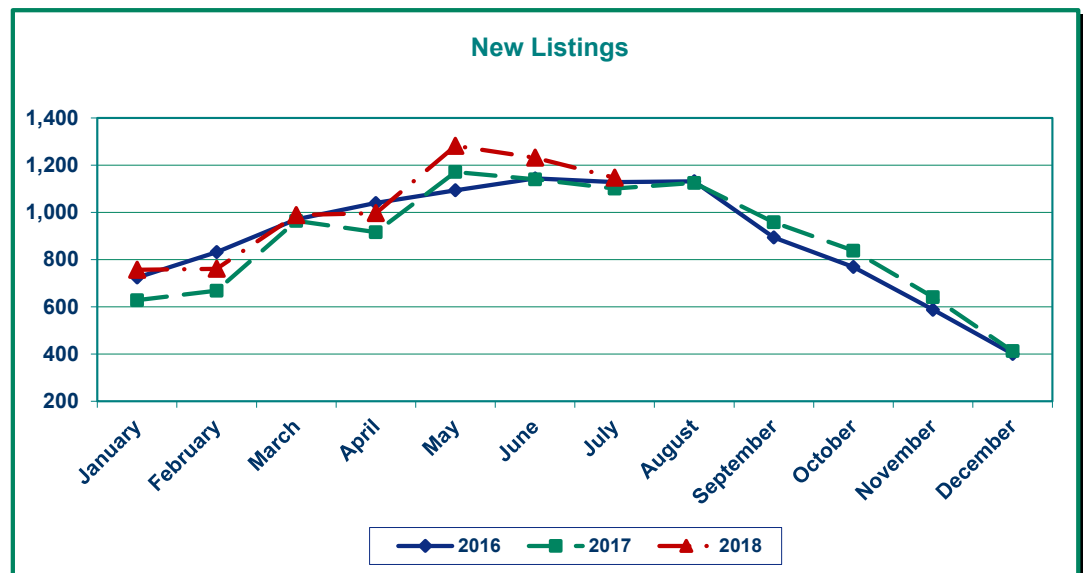


## ACTIVE RESIDENTIAL LISTINGS CLARK COUNTY, WA

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/17-7/31/18) with 12 months before (8/1/16-7/31/17).

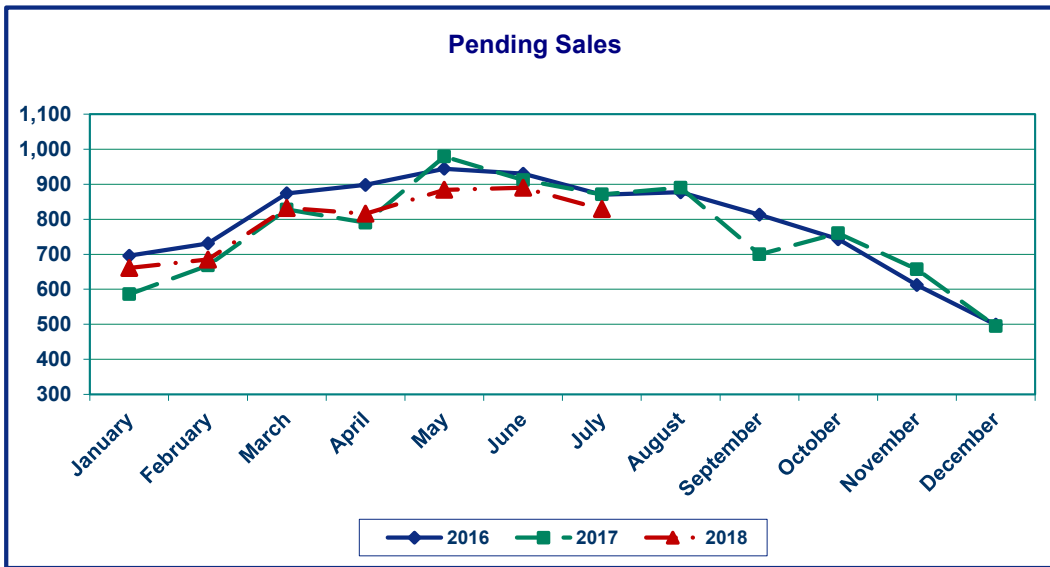
<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



## PENDING LISTINGS

### CLARK COUNTY, WA

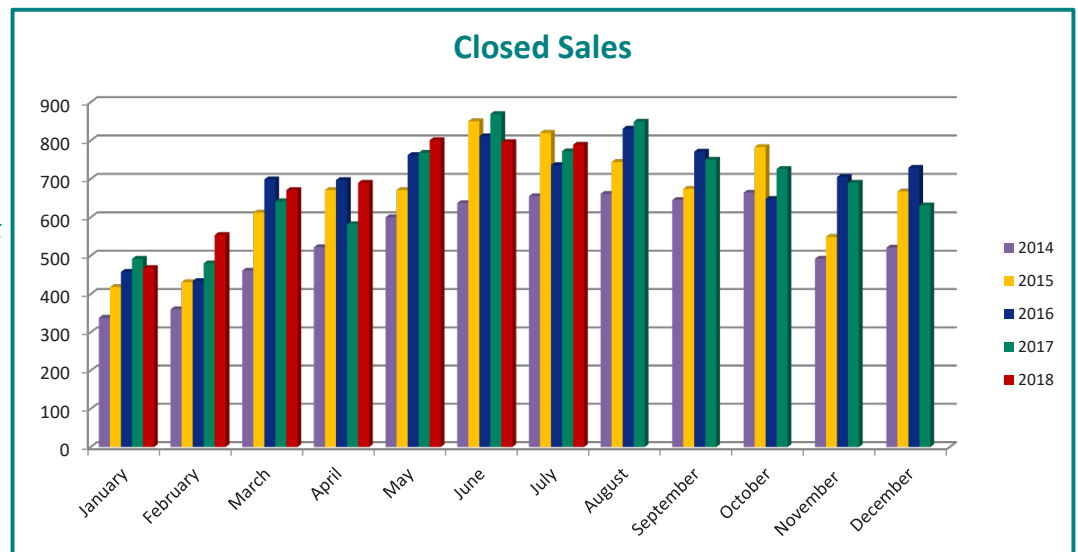
*This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.*



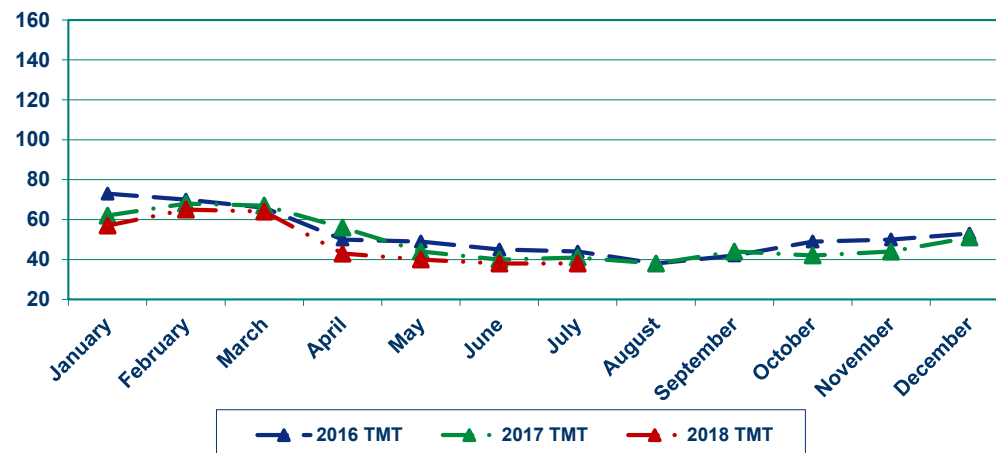
## CLOSED SALES

### 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

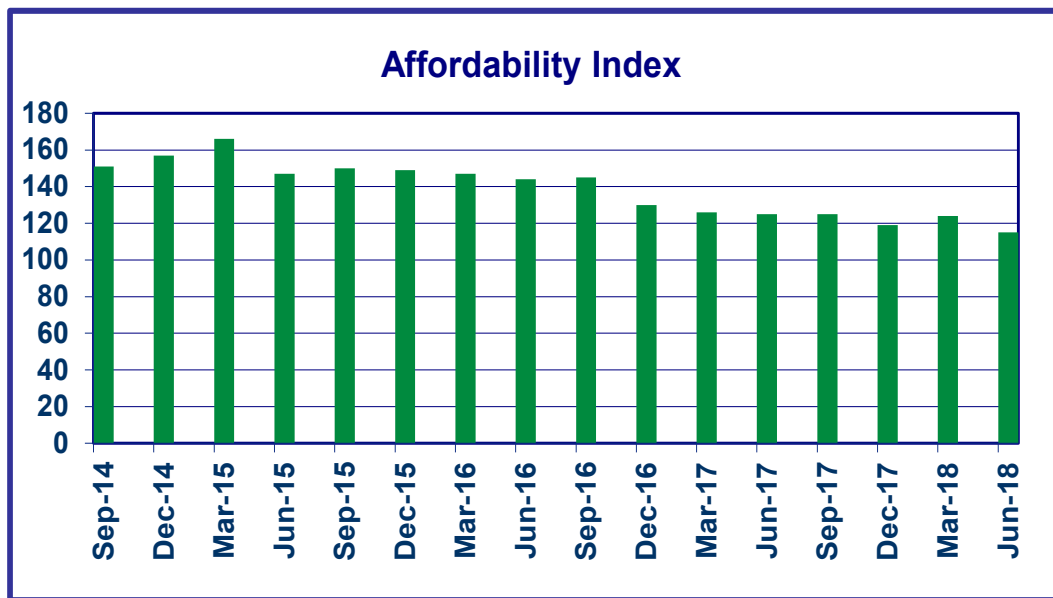
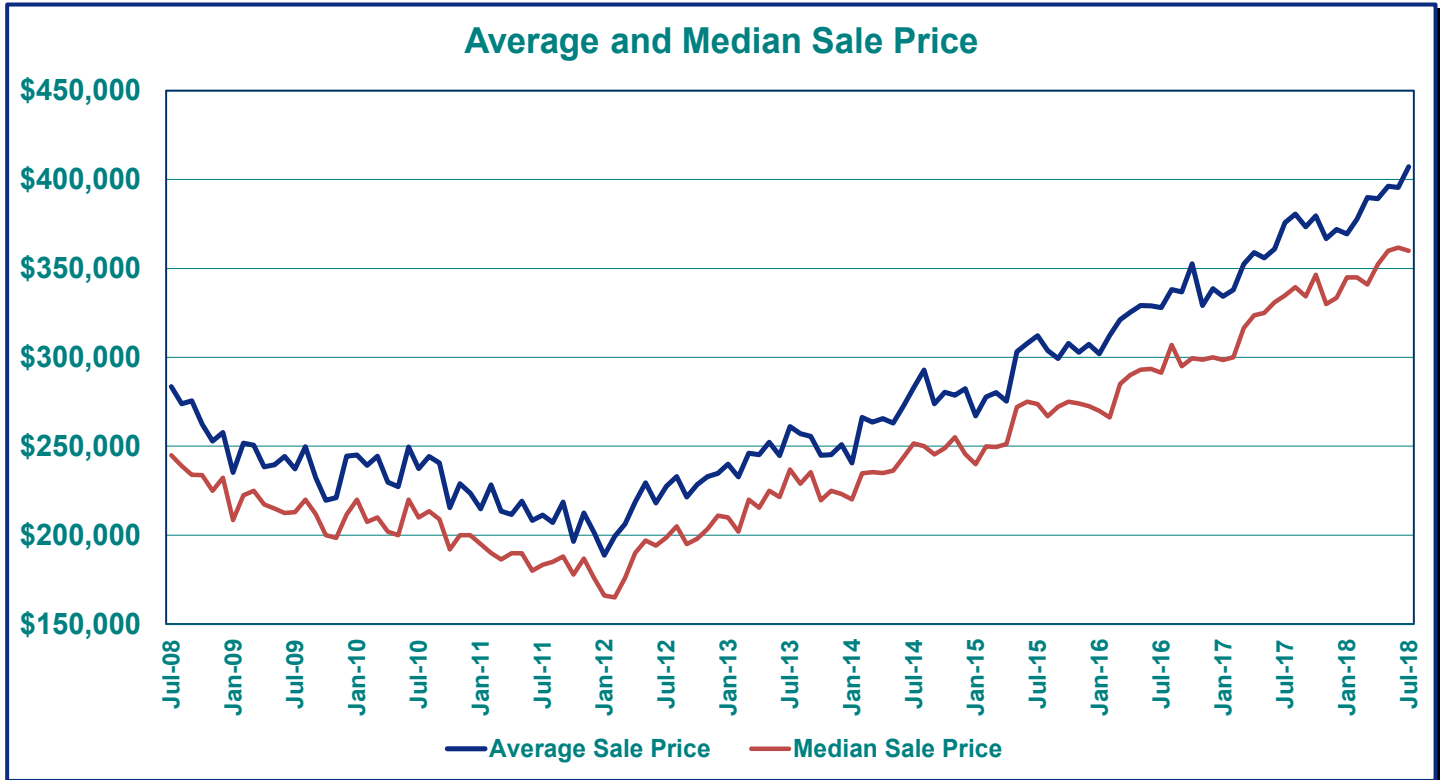
*This graph shows the average market time for sales in Clark County, Washington, over the past three calendar years.*



## 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 June 2018.*

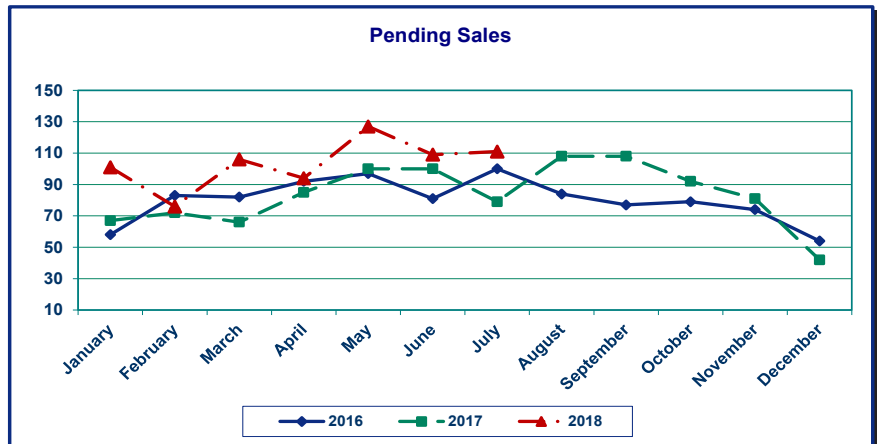
**AFFORDABILITY** - According to a formula from the National Association of REALTORS®, buying a house in the Clark County area is affordable for a family earning the median income. A family earning the median income (\$81,400 in 2018, per HUD) can afford 115% of a monthly mortgage payment on a median priced home (\$361,700 in June). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 4.57% (per Freddie Mac).



## PENDING LISTINGS

### COWLITZ COUNTY, WA

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

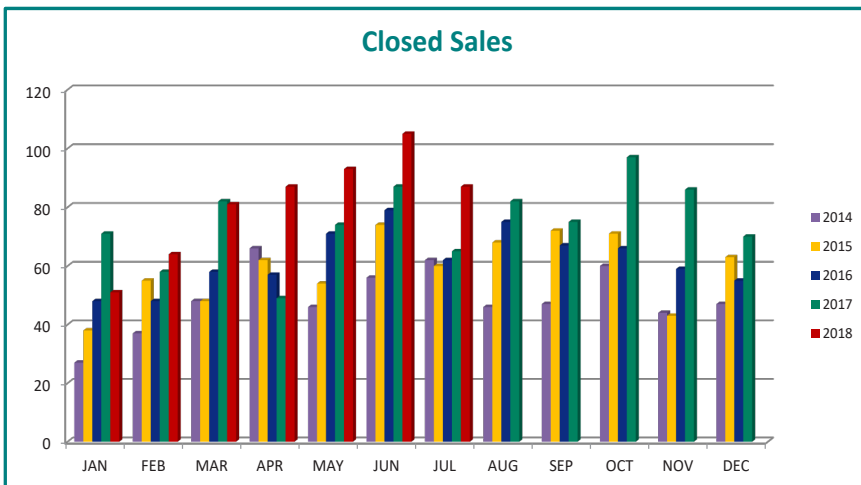


## Closed Sales

## CLOSED SALES

### COWLITZ COUNTY, WA

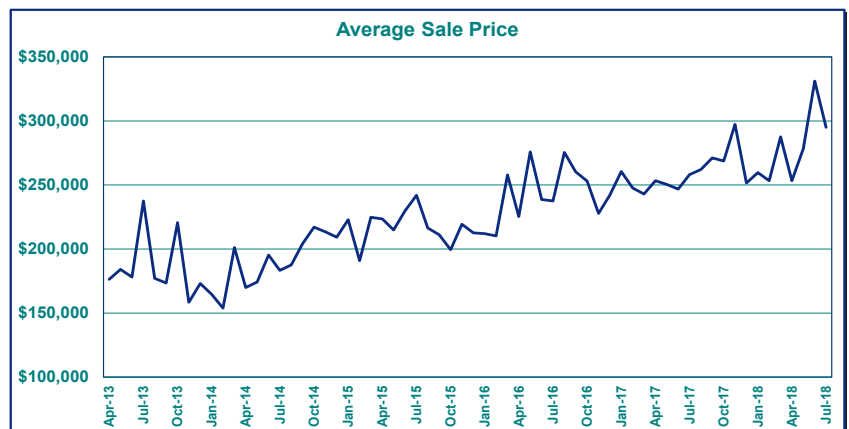
*This graph shows the closed sales over the past five calendar years in Cowlitz County, Washington.*



## 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 July 2018

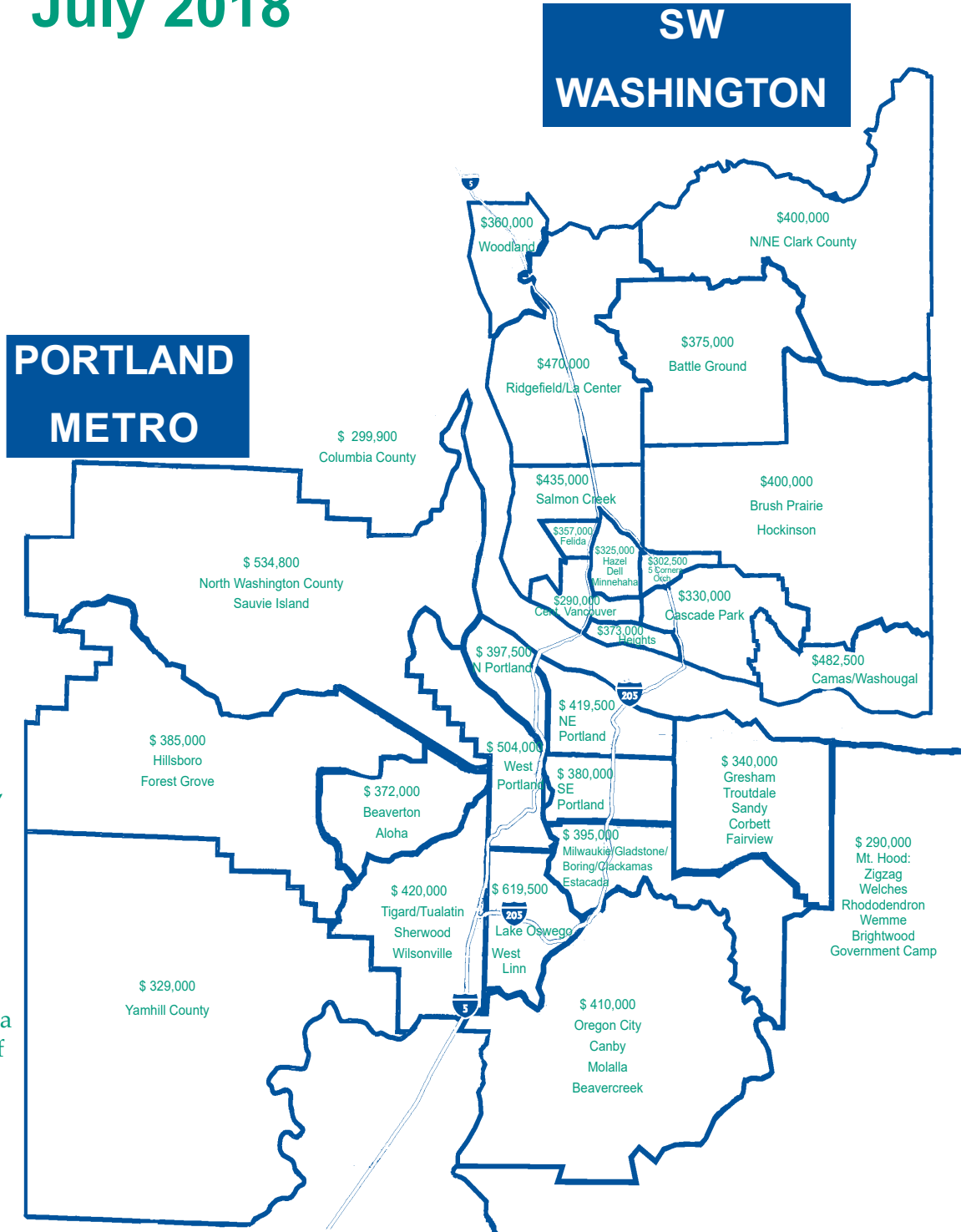
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(503) 236-7657  
communications@rmls.com

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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

July 2018 Reporting Period

### July Residential Highlights

Union County saw gains in new listings and pending sales this July. New listings (55) outpaced both July 2017 (33) and June 2018 (32). Pending sales (38) similarly bested July 2017 (28) and June 2018 (30). Closed sales, at 26, fell short of both July 2017 (31) and June 2018 (39). Inventory increased in July to 3.6 months.

### Year to Date Summary

Activity is mixed so far in 2018 compared with 2017. Pending sales (212) have increased 3.4%. Closed

sales (180) have decreased 3.2% and new listings (244) have decreased 12.2%.

### Average and Median Sale Prices

Comparing 2018 with 2017 through July of each year, the average sale price has increased 3.1% from \$195,700 to \$201,800. In the same comparison, the median sale price has decreased 2.1% from \$166,000 to \$162,500.

### 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	4.6
June	3.5	3.1	2.3
July	4.1	4.5	3.6
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	July	55	38	26	182,400	152,800	85
	June	32	30	39	233,900	188,000	97
	Year-to-date	244	212	180	201,800	162,500	116
2017	July	33	28	31	211,500	192,500	91
	Year-to-date	278	205	186	195,700	166,000	124
Change	July	66.7%	35.7%	-16.1%	-13.8%	-20.6%	-7.0%
	Prev Mo 2018	71.9%	26.7%	-33.3%	-22.0%	-18.7%	-12.4%
	Year-to-date	-12.2%	3.4%	-3.2%	3.1%	-2.1%	-6.1%

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

#### Average Sale Price % Change:

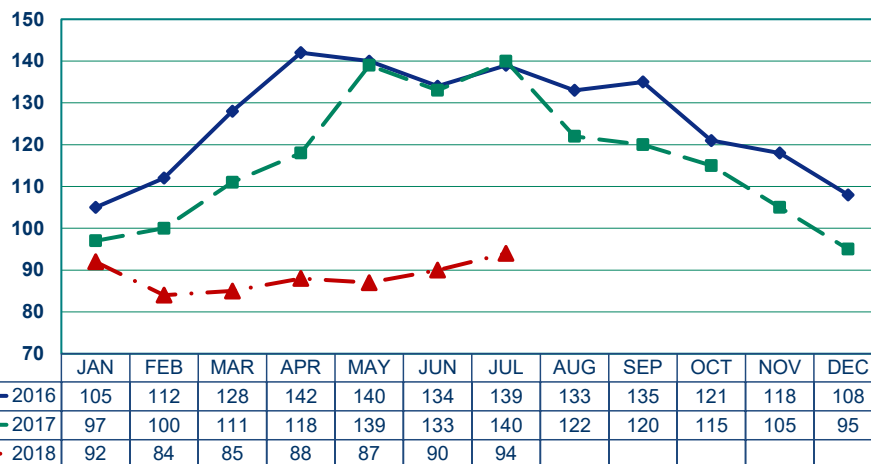
+7.4% (\$202,100 v. \$188,100)

#### Median Sale Price % Change:

+2.5% (\$164,000 v. \$160,000)

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 • 7/2018

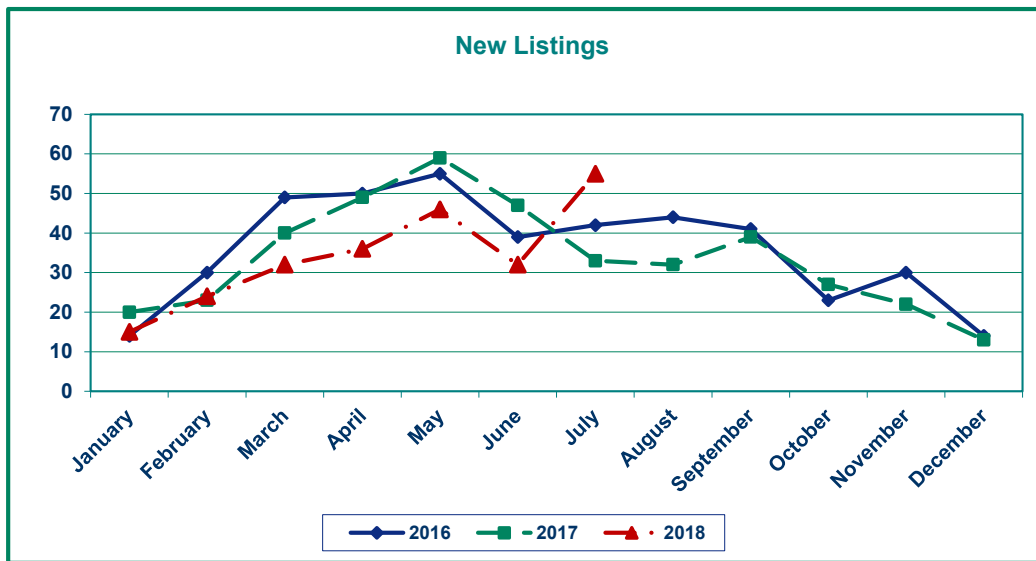
## Union County, Oregon

		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		
97814	Medical Springs	1	1	1	1	-	0	-	-	3	1	-	0	-	-	-	0	-	0	-	0	-
97824	Cove	8	7	2	6	100.0%	0	-	-	19	19	18.8%	12	346,100	245,200	9.8%	-	-	4	92,500	-	-
97827	Elgin	21	5	2	1	-50.0%	1	365,000	163	41	24	100.0%	21	174,800	124,900	34.3%	1	85,000	5	89,400	1	167,500
97841	Imbler	-	1	0	1	-	0	-	-	2	2	100.0%	1	490,000	490,000	27.7%	-	-	-	-	-	-
97850	La Grande/ Island City	47	33	6	24	20.0%	19	179,300	77	146	134	-3.6%	115	189,600	167,000	6.6%	1	340,000	8	70,700	-	-
97867	North Powder	2	0	0	1	-	0	-	-	1	1	-80.0%	-	-	-	117.1%	-	-	1	145,000	-	-
97876	Summerville	5	3	0	2	100.0%	3	210,000	189	9	7	0.0%	7	324,100	327,500	-17.8%	-	-	-	-	-	-
97883	Union Union Co.	10	5	0	2	0.0%	3	113,800	8	23	24	-4.0%	24	164,300	148,000	19.2%	2	182,500	3	87,700	1	131,000
	Union Co. Total	94	55	11	38	35.7%	26	182,400	85	244	212	3.4%	180	201,800	162,500	7.4%	4	197,500	21	85,300	2	149,300

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/17-7/31/18) with 12 months before (8/1/16-7/31/17).

<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

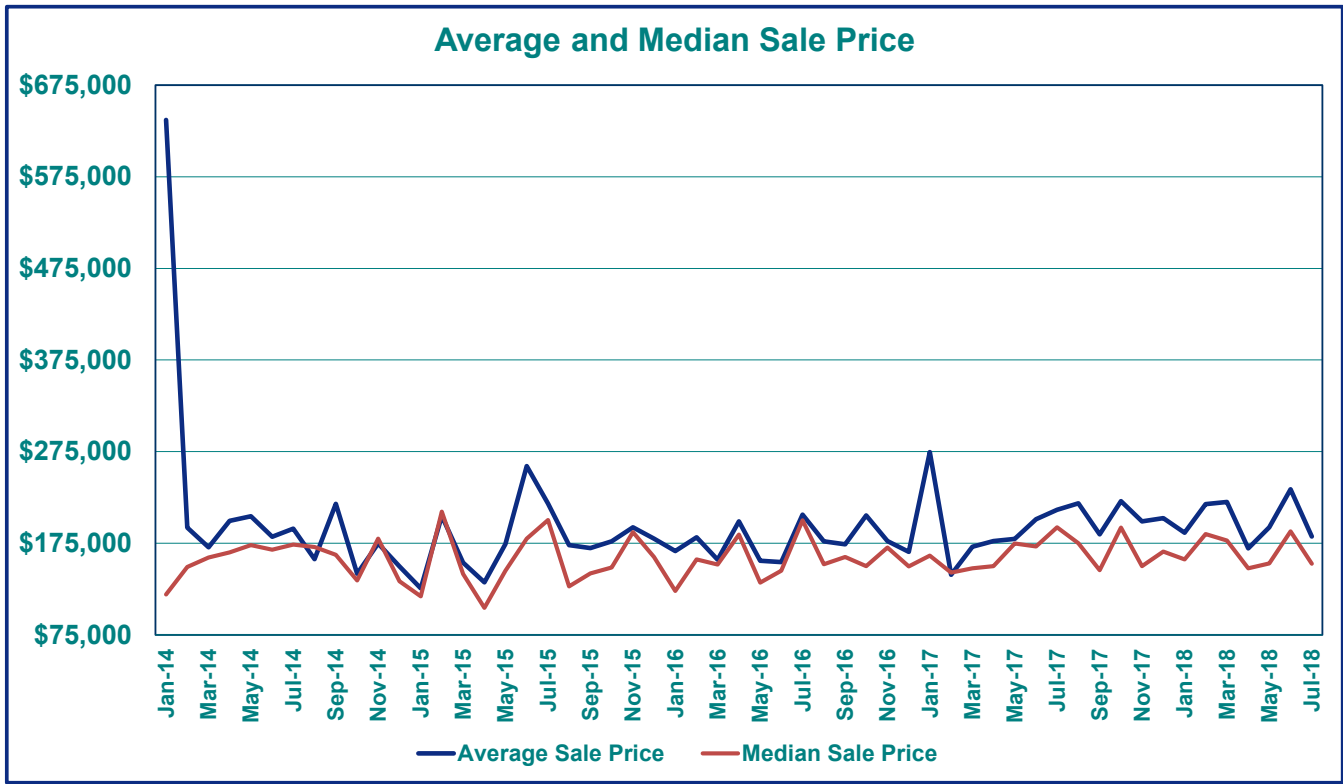
#### UNION COUNTY, OR

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

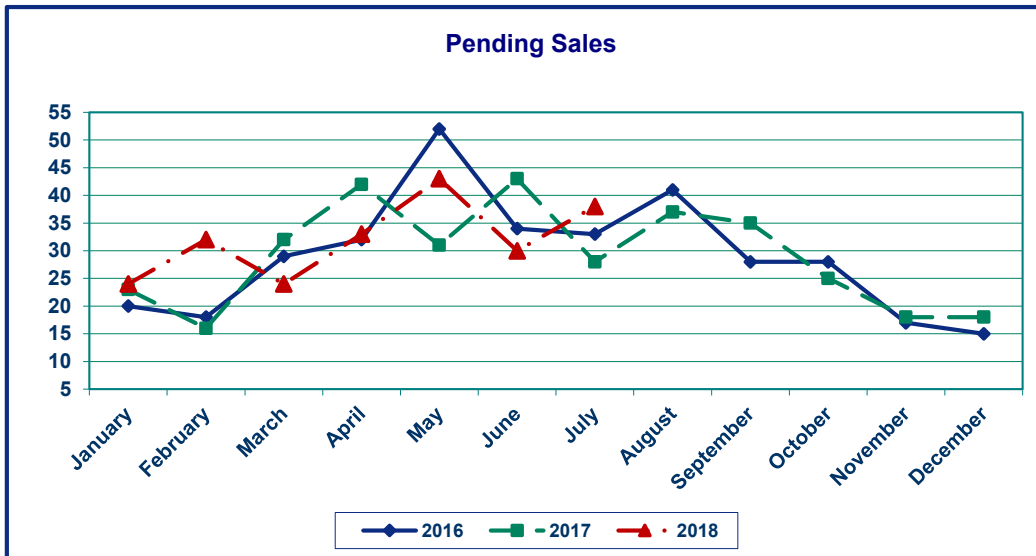


**SALE PRICE**  
**UNION COUNTY, OR**

*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.*

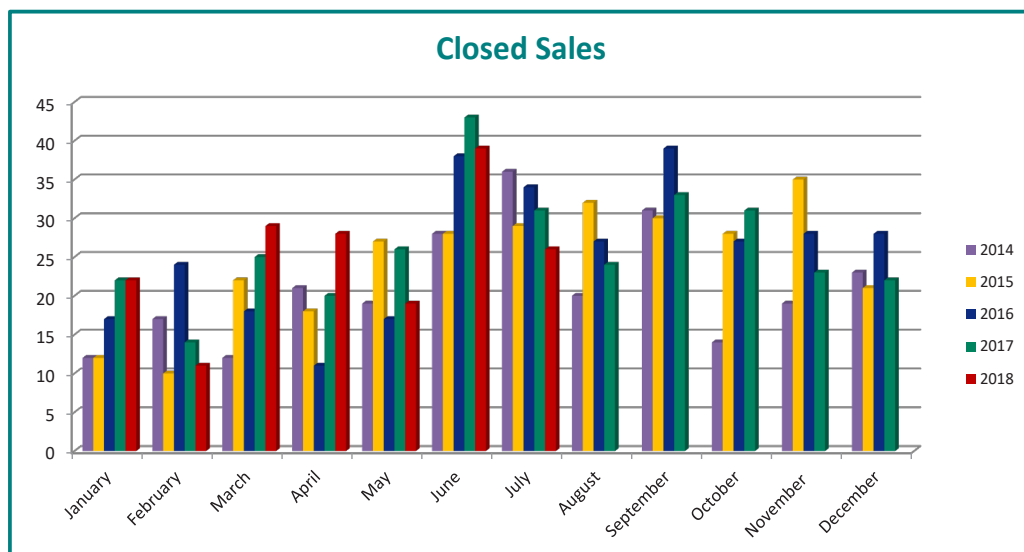


## CLOSED SALES UNION COUNTY, OR

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

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

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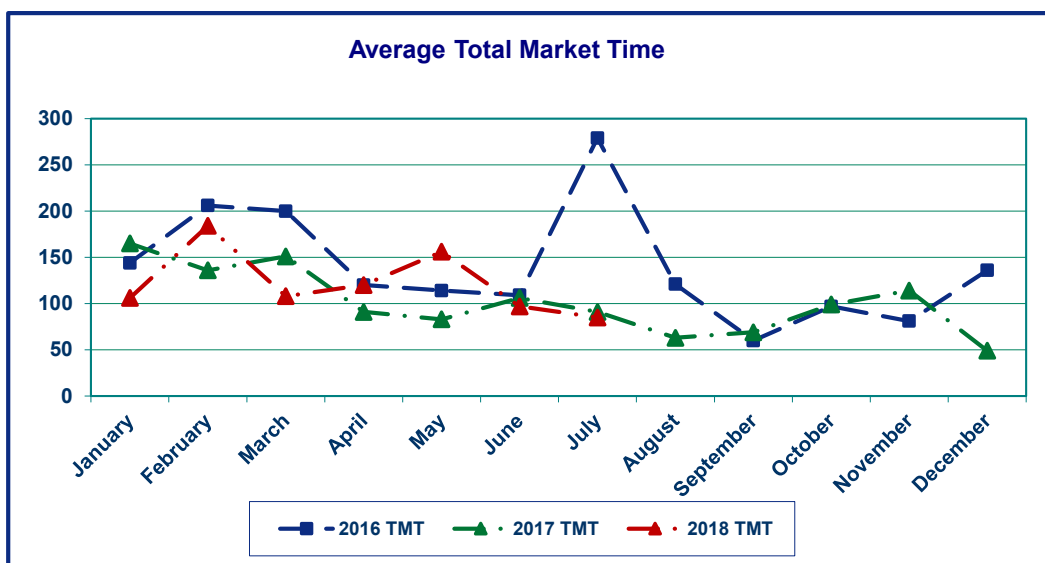
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## DAYS ON MARKET UNION COUNTY, OR

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



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

July 2018 Reporting Period

## July Residential Highlights

Wallowa County saw gains almost across the board this July. Pending sales (17) outpaced the six accepted offers from July 2017 and the ten accepted offers from last month in June 2018. Closed sales (13) edged one ahead of the 12 closings from July 2017 and were nearly double the seven closings recorded last month in June 2018. New listings, at 24, fell one short of the 25 offered last month in June 2018 but surged ahead of the 17 offered last year in July 2017.

Inventory in Wallowa County decreased to 7.1 months in July, with total market time decreasing to 113 days during the same period.

## Year to Date Summary

Activity is warmer so far in 2018 compared to 2017. New listings (127) have increased 76.4%, pending sales (66) have increased 34.7%, and closed sales (50) have increased 2.0%.

## Average and Median Sale Prices

Comparing 2018 with 2017 through July of each year, the average sale price has increased 14.5% from \$199,700 to \$228,700. In the same comparison, the median sale price has increased 14.5% from \$164,000 to \$187,800.

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

### Average Sale Price % Change:

+8.0% (\$219,800 v. \$203,500)

### Median Sale Price % Change:

+16.5% (\$194,500 v. \$167,000)

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

## 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	8.6
June	5.7	13	12.0
July	10.2	5.8	7.1
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.

Wallowa County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	July	24	17	13	180,900	147,000	113
	June	25	10	7	196,800	155,000	362
	Year-to-date	127	66	50	228,700	187,800	152
2017	July	17	6	12	194,400	168,300	228
	Year-to-date	72	49	49	199,700	164,000	276
Change	July	41.2%	183.3%	8.3%	-6.9%	-12.7%	-50.6%
	Prev Mo 2018	-4.0%	70.0%	85.7%	-8.1%	-5.2%	-68.8%
	Year-to-date	76.4%	34.7%	2.0%	14.5%	14.5%	-45.0%



# AREA REPORT • 7/2018

## Wallowa County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 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		
97885	Wallowa	15	1	1	3	-	3	184,500	209	21	15	400.0%	10	168,300	180,000	-6.2%	-	-	3	221,700	-	-
97857	Lostine	4	1	-	0	-	0	-	-	5	3	-25.0%	2	195,000	195,000	-37.4%	-	-	3	221,800	-	-
97842	Imnaha	10	3	1	1	0.0%	0	-	-	13	2	100.0%	2	54,000	54,000	-	-	-	1	20,000	-	-
97846	Joseph	40	14	1	6	500.0%	6	180,100	63	51	20	42.9%	15	249,200	175,000	-13.8%	1	329,000	15	131,000	-	-
97828	Enterprise	23	5	0	7	75.0%	4	179,500	115	37	26	-3.7%	21	262,600	200,000	47.0%	-	-	12	118,700	-	-
	Wallowa Co. Total	92	24	3	17	183.3%	13	180,900	113	127	66	34.7%	50	228,700	187,800	8.0%	1	329,000	34	139,400	-	-

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

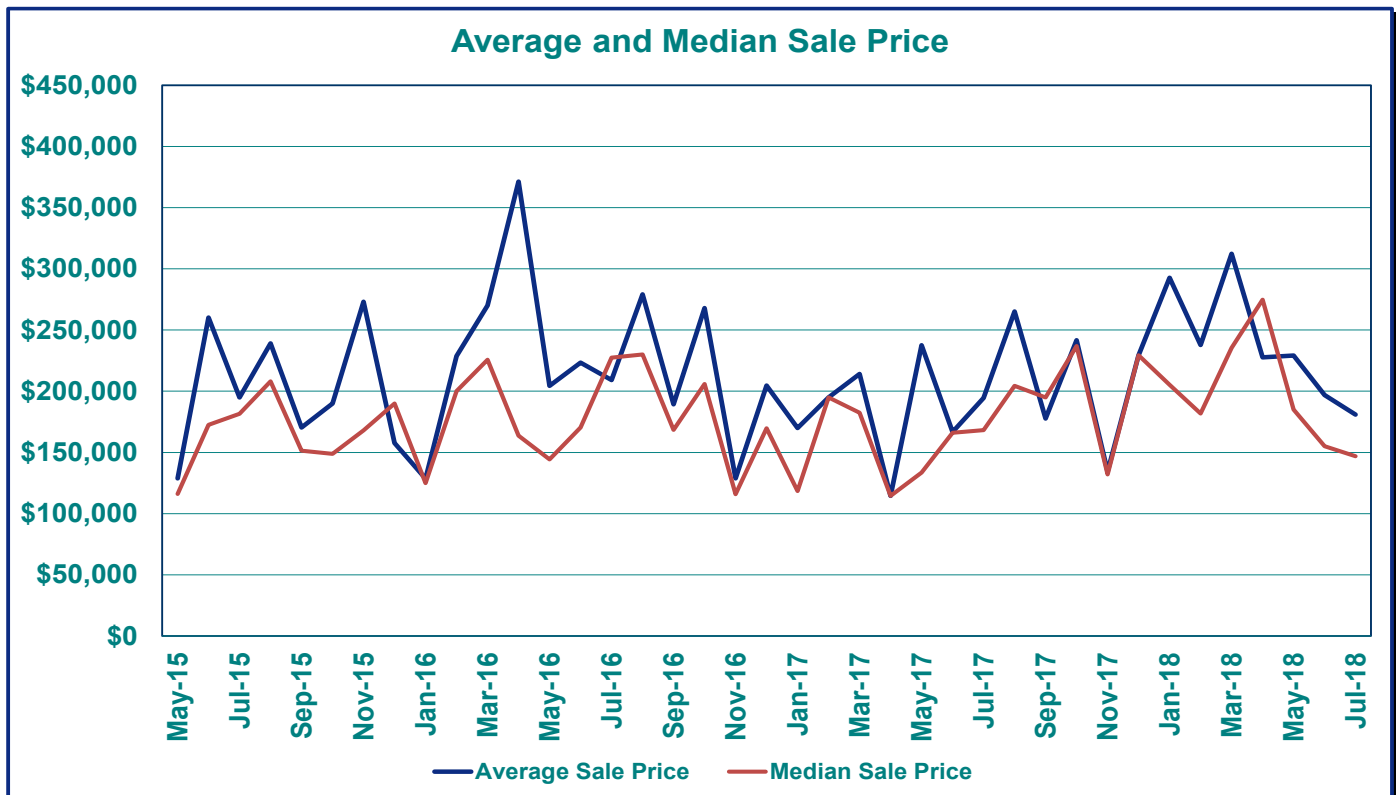
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/17-7/31/18) with 12 months before (8/1/16-7/31/17).

<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.

### 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

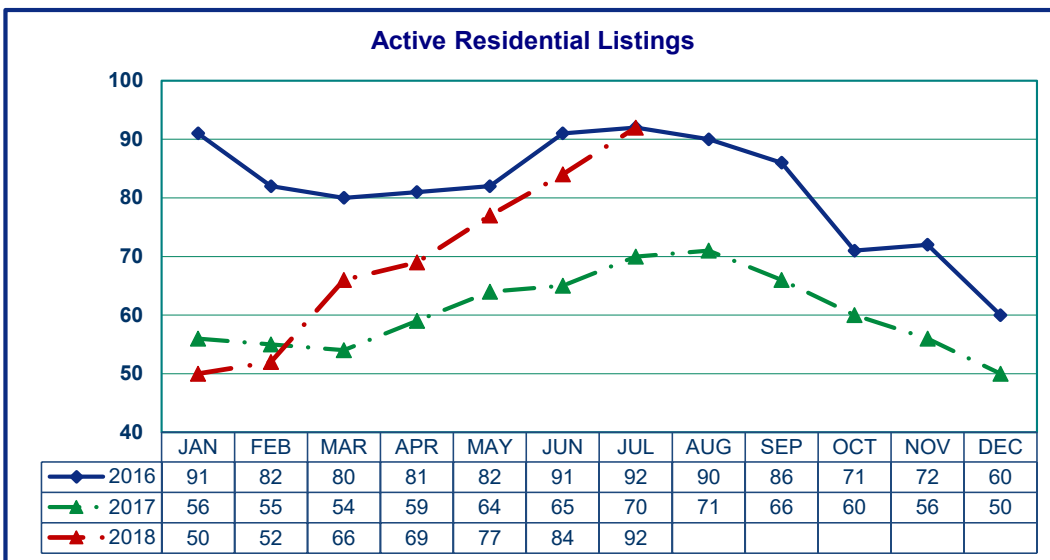
*This graph shows the new residential listings in Wallowa County, Oregon.*



## ACTIVE RESIDENTIAL LISTINGS

### WALLOWA COUNTY, OR

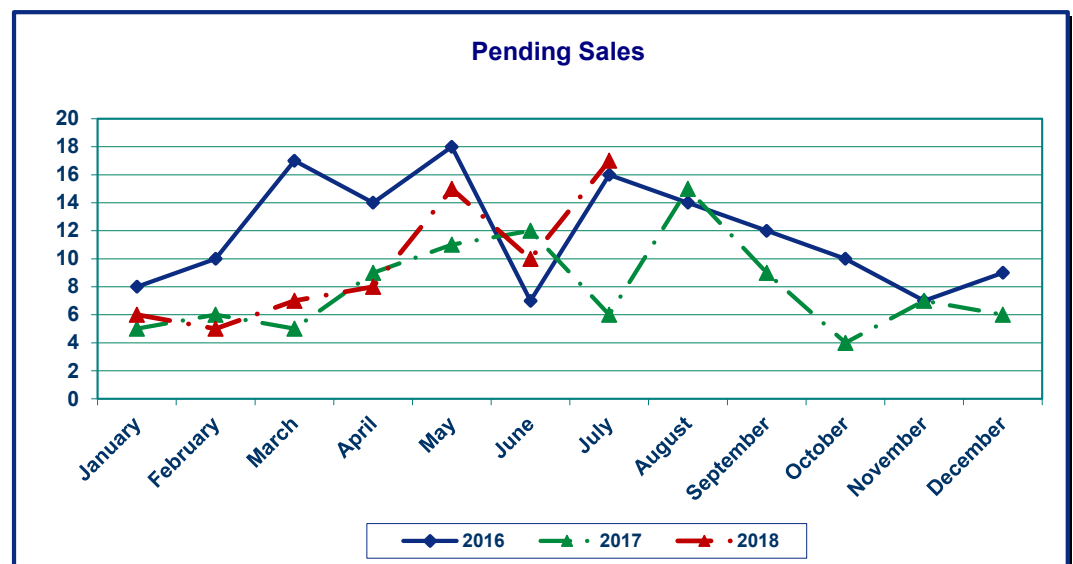
*This graph shows the active residential listings in Wallowa County, Oregon.*



## PENDING LISTINGS

### WALLOWA COUNTY, OR

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

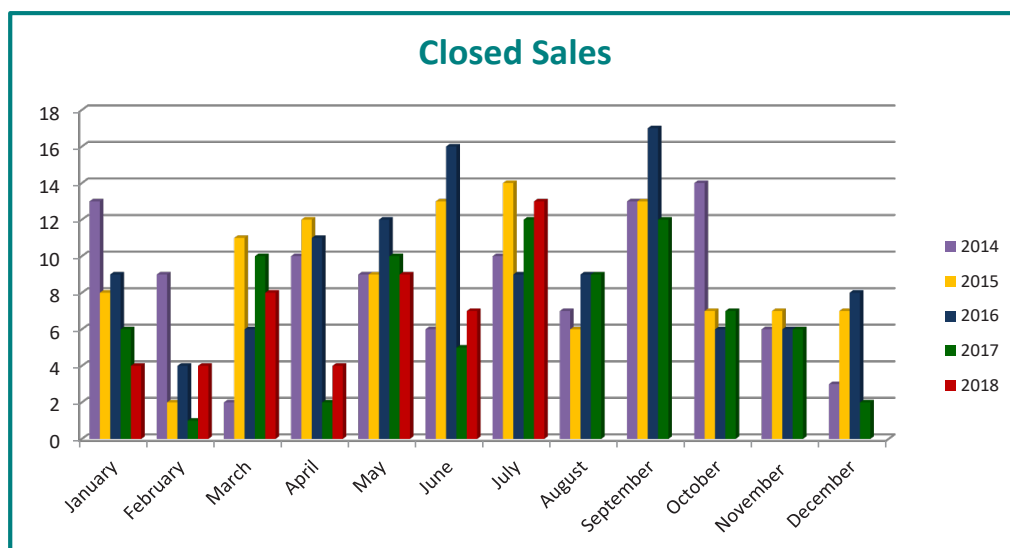




**CLOSED SALES** *This graph shows the closed sales in Wallowa*  
**WALLOWA COUNTY, OR** *County, Oregon.*

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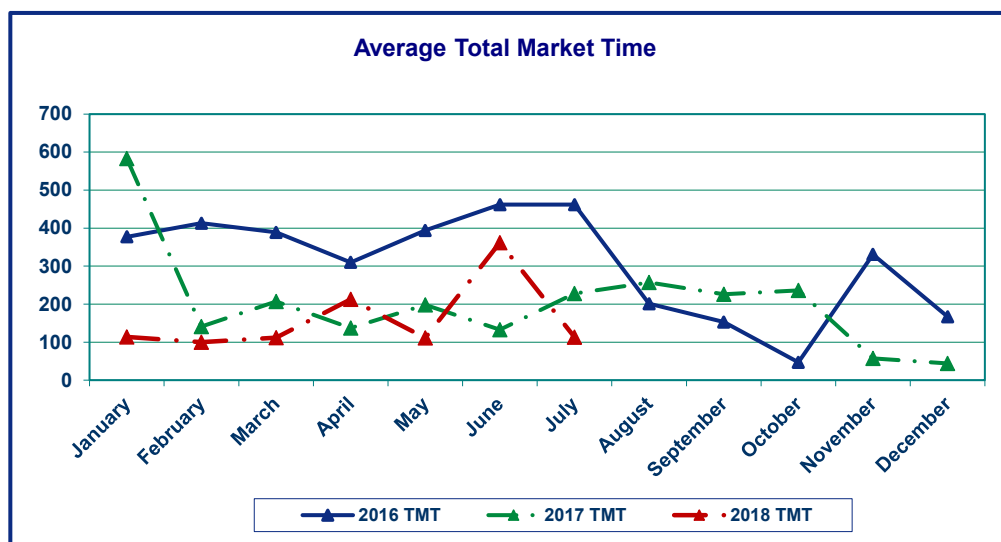
The statistics presented  
 in Market Action are  
 compiled monthly based  
 on figures generated by  
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Market Action Reports  
 are compiled for the  
 following areas: Portland  
 metropolitan area,  
 Southwest Washington,  
 Mid-Columbia, Columbia  
 Basin, Baker County, Coos  
 County, Curry County,  
 Douglas County, Grant  
 County, Josephine County,  
 Lane County, North  
 Coastal Counties, Polk &  
 Marion Counties, Union  
 County, and Wallowa  
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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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