

MARKET ACTION



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

Residential Review: Baker County, Oregon

September 2018 Reporting Period

September Residential Highlights

Baker County experienced a little cooling this September, with closings posting the only gain. There were 21 closings, a 16.7% increase over September 2017 and remaining ahead for the year to date.

New listings (21) fell short of the 29 offered last year in September 2017 (-27.6%) and the 27 offered last month in August 2018 (-22.2%). Pending sales, at 14, decreased 48.1% from September

2017 (27) and 30.0% from August 2018 (20).

Inventory in Baker County stood at 4.9 months in September, with total market time decreasing to 77 days.

Average and Median Sale Prices

Comparing 2018 to 2017 through September, the average sale price has increased 15.0% from \$147,700 to \$169,800. In the same comparison, the median sale price has increased 11.6% from \$129,500 to \$144,500.

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	3.1
September	4.6	7.8	4.9
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.

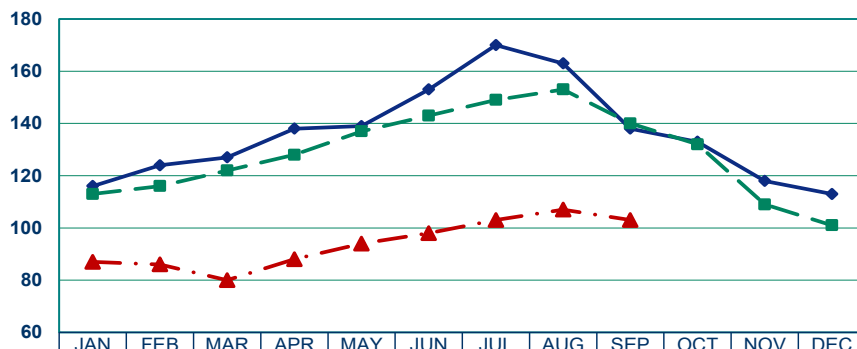
Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	September	21	14	21	202,300	157,500	77
	August	27	20	34	188,600	144,500	117
	Year-to-date	261	192	203	169,800	144,500	127
2017	September	29	27	18	160,000	141,000	161
	Year-to-date	288	198	175	147,700	129,500	145
Change	September	-27.6%	-48.1%	16.7%	26.4%	11.7%	-51.9%
	Prev Mo 2018	-22.2%	-30.0%	-38.2%	7.3%	9.0%	-34.2%
	Year-to-date	-9.4%	-3.0%	16.0%	15.0%	11.6%	-12.3%

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

Average Sale Price % Change:
+14.8% (\$165,700 v. \$144,300)
Median Sale Price % Change:
+10.4% (\$140,800 v. \$127,500)

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

Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

BAKER COUNTY, OR

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

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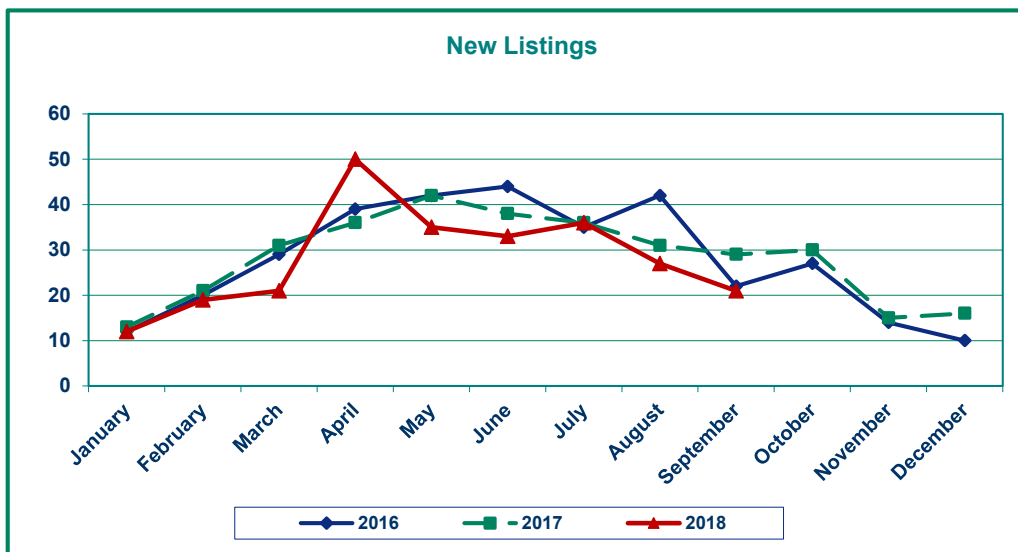
Baker County, Oregon

		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. 2017¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change²		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
460	Baker City/ Keating	65	17	6	13	-38.1%	17	192,900	76	200	155	-5.5%	163	165,200	141,500	13.1%	7	136,400	14	58,600	5	144,000	
461	Haines/Anthony Lk/ Muddy Crk	7	1	0	0	-	1	342,000	150	8	5	0.0%	6	193,800	151,500	-3.8%	-	-	3	123,300	-	-	
462	Sumpter/McEwen/ Bourne/Phillips Lk/ Grant	15	1	1	-	-100.0%	1	157,500	121	25	11	10.0%	11	178,100	184,500	27.0%	1	60,000	11	39,300	-	-	
463	Unity/ Hereford	3	0	1	0	-100.0%	0	-	-	4	2	100.0%	2	98,300	98,300	-	-	-	-	-	-	-	
464	Huntington/ Lime	0	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	0	-	0	-	-	10	6	20.0%	6	187,900	142,500	9.7%	1	50,000	-	-	-	-	
467	Halfway/ Cornucopia	9	2	0	1	-50.0%	2	235,000	31	14	11	-8.3%	12	241,100	132,500	43.7%	-	-	2	25,800	-	-	
468	Oxbow	1	0	0	0	-	0	-	-	-	0	-	0	-	-	-	0	-	0	-	0	-	
	Baker County	103	21	8	14	-48.1%	21	202,300	77	261	192	-3.0%	203	169,800	144,500	14.8%	9	118,300	30	55,800	6	159,200	

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/17-9/30/18) with 12 months before (10/1/16-9/30/17).

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



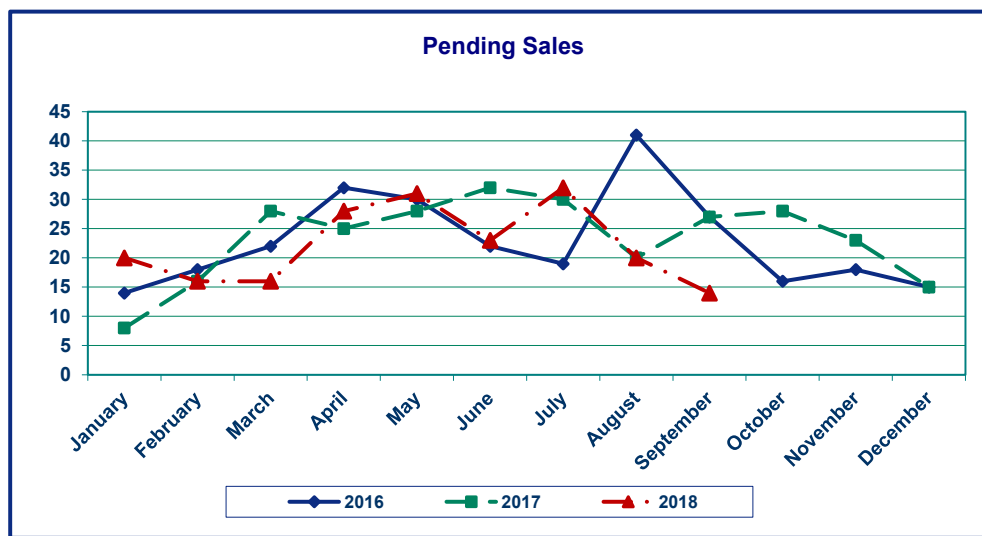
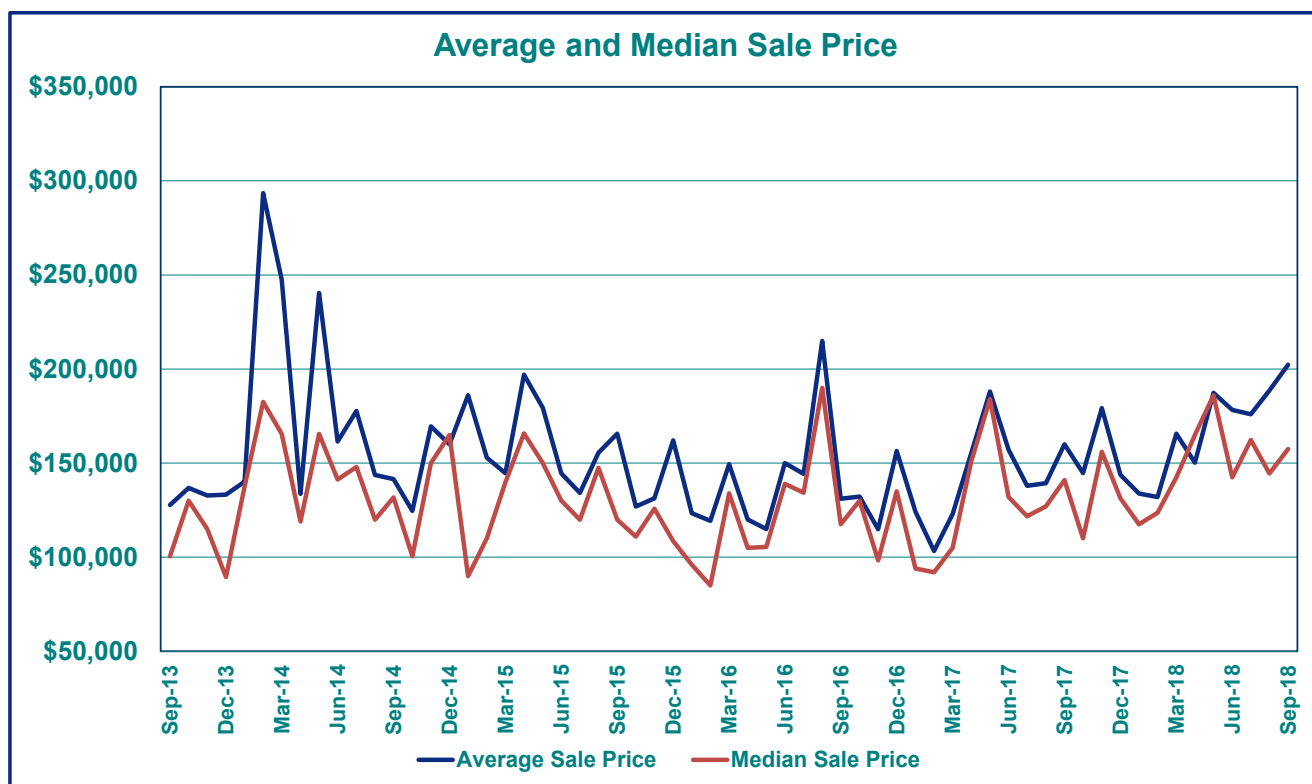
NEW LISTINGS BAKER COUNTY, OR

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

SALE PRICE

BAKER COUNTY, OR

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



PENDING LISTINGS

BAKER COUNTY, OR

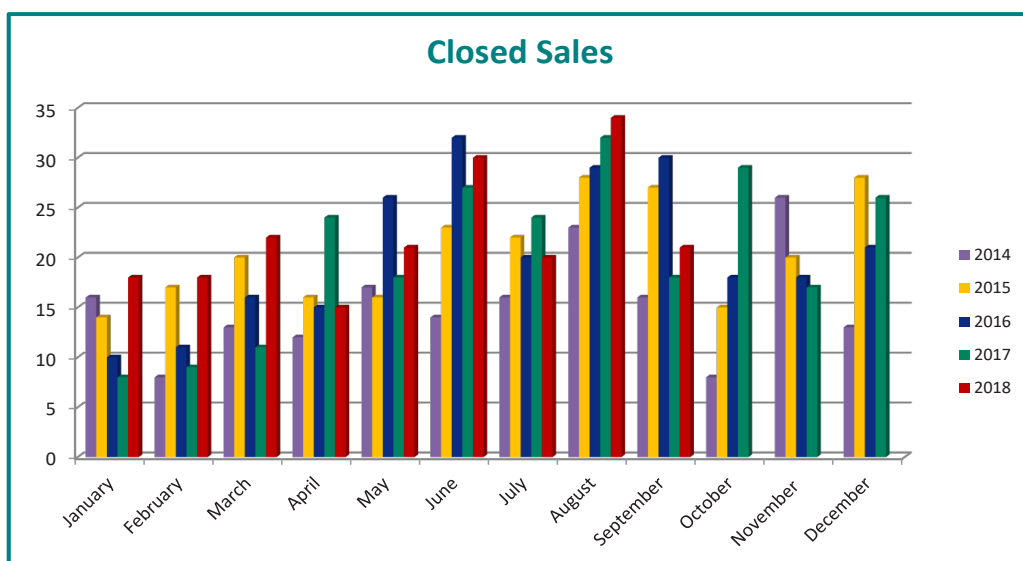
This graph represents monthly accepted offers in Baker County, Oregon over the past three calendar years.

CLOSED SALES BAKER COUNTY, OR

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

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



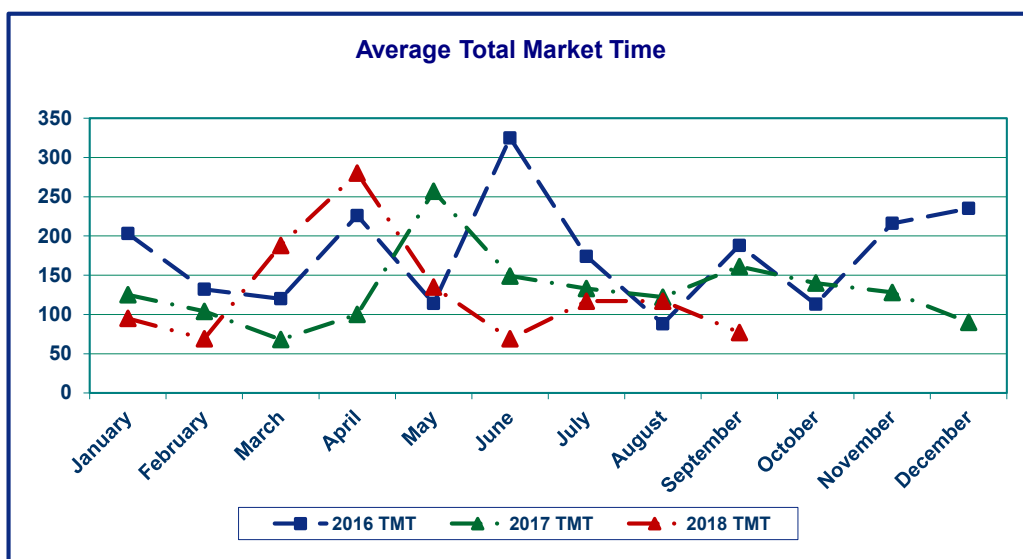
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DAYS ON MARKET BAKER COUNTY, OR

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



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

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Residential Review: Columbia Basin, Oregon

September 2018 Reporting Period

September Residential Highlights

The Columbia Basin region saw some cooling this September, but closings still scraped out a gain compared with 2017. There were 72 closings, a 2.9% increase over the 70 closings posted last year in September 2017, despite a 30.1% decrease compared with last month in August 2018 (103).

New listings (79) also fell two short of the 81 offered in September 2017 (-2.5%) and cooled further (-34.2%) compared with the 120 new listings offered last month in August 2018.

Pending sales, at 65, also ended two below September 2017 (67, -3.0%) and 23.5% below the 85 offers accepted last month in August 2018.

Year to Date Summary

Looking at the first nine months of 2018 compared to 2017,

pending sales (726) and closed sales (690) have increased 15.4%, with new listings (893) showing a 8.6% increase.

Average and Median Sale Prices

Comparing 2018 to 2017 through September, the average sale price has increased 9.9% from \$175,300 to \$192,600. In the same comparison, the median sale price has increased 13.3% from \$158,000 to \$179,000.

Inventory in Months*			
	2016	2017	2018
January	5.4	5.4	4.2
February	6.1	6.3	3.2
March	4.6	4.5	3.6
April	5.4	4.4	3.8
May	5.6	4.1	3.0
June	4.2	3.3	3.4
July	4.3	4.3	3.6
August	4.2	3.5	2.6
September	4.9	4.2	3.5
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:

+9.3% (\$189,800 v. \$173,600)

Median Sale Price % Change:

+13.0% (\$175,000 v. \$154,900)

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	September	79	65	72	185,200	178,400	119
	August	120	85	103	198,100	195,000	72
	Year-to-date	893	726	690	192,600	179,000	94
2017	September	81	67	70	184,100	171,800	76
	Year-to-date	822	629	598	175,300	158,000	101
Change	September	-2.5%	-3.0%	2.9%	0.6%	3.8%	57.3%
	Prev Mo 2018	-34.2%	-23.5%	-30.1%	-6.5%	-8.5%	65.3%
	Year-to-date	8.6%	15.4%	15.4%	9.9%	13.3%	-7.0%

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Columbia Basin, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
380	Arlington/N	4	0	3	-	-	0	-	-	11	7	0.0%	11	110,300	80,000	-25.1%	-	-	1	29,900	-	-	
381	Condon/S	7	2	0	1	-50.0%	1	82,000	486	17	16	128.6%	14	89,000	91,300	-23.4%	-	-	1	10,000	-	-	
	Gilliam Co. Total	11	2	3	1	-50.0%	1	82,000	486	28	23	64.3%	25	98,400	88,500	-23.3%	-	-	2	20,000	-	-	
420	Boardman/NW	3	-	-	-	-100.0%	2	178,900	12	14	20	-23.1%	29	234,700	220,000	21.8%	-	-	5	37,400	-	-	
421	Irrigon	8	5	2	5	150.0%	2	128,800	50	40	30	20.0%	26	140,800	150,000	-1.2%	1	15,200	5	28,500	1	100,000	
422	Ione	1	0	0	-	-	1	117,000	657	2	2	100.0%	3	171,200	176,500	81.5%	-	-	2	918,300	-	-	
423	Lexington	3	0	0	0	-100.0%	0	-	-	5	3	-25.0%	3	215,000	285,000	-40.8%	-	-	-	-	-	-	
424	Heppner/S	13	2	2	0	-100.0%	3	205,000	59	24	14	40.0%	16	139,700	98,000	-5.1%	-	-	5	72,000	-	-	
	Morrow Co. Total	28	7	4	5	-16.7%	8	168,400	120	85	69	4.5%	77	180,000	165,000	9.6%	1	15,200	17	148,600	1	100,000	
430	Umatilla	8	5	1	6	20.0%	4	160,000	65	78	73	87.2%	65	187,100	194,000	31.1%	1	106,000	6	69,100	1	355,000	
431	Hermiston	65	33	13	17	-22.7%	20	248,900	94	284	213	8.7%	201	223,100	225,000	13.3%	6	448,400	11	130,500	6	266,500	
432	Stanfield	3	0	0	1	-50.0%	2	105,000	56	17	15	7.1%	12	150,000	157,500	-7.3%	-	-	3	51,500	-	-	
433	Echo	-	0	0	0	-	0	-	-	1	2	-50.0%	2	386,200	386,200	40.6%	-	-	3	41,700	-	-	
435	Pendleton City Limits	61	20	5	16	14.3%	11	199,700	209	211	176	17.3%	157	191,600	175,000	7.4%	2	175,000	10	118,600	7	175,600	
436	E-Meacham, Cayuse	2	1	-	0	-	0	-	-	5	2	-60.0%	1	54,500	54,500	-2.3%	-	-	1	123,300	-	-	
437	NE-Athena, Helix, Adams, Weston	27	5	4	8	60.0%	10	154,400	63	66	54	50.0%	49	160,700	137,000	17.5%	-	-	6	65,800	-	-	
438	S-Pilot Rock, Ukiah	14	2	-	2	100.0%	1	100,000	15	31	23	109.1%	24	135,400	124,600	-23.8%	-	-	1	275,000	-	-	
439	Milton-Freewater	30	4	2	9	-10.0%	15	149,100	130	87	76	-19.1%	77	204,700	163,000	17.0%	2	57,500	7	136,000	-	-	
	Umatilla Co. Total	210	70	25	59	0.0%	63	189,000	113	780	634	15.5%	588	198,300	186,200	10.4%	11	296,500	48	105,400	14	227,400	

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

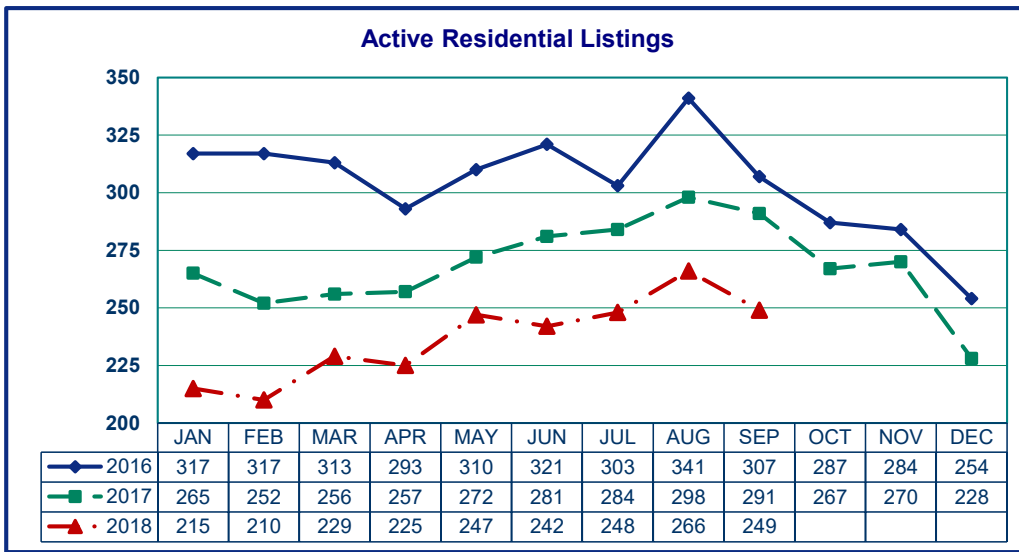
² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/17-9/30/18) with 12 months before (10/1/16-9/30/17).

³ 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

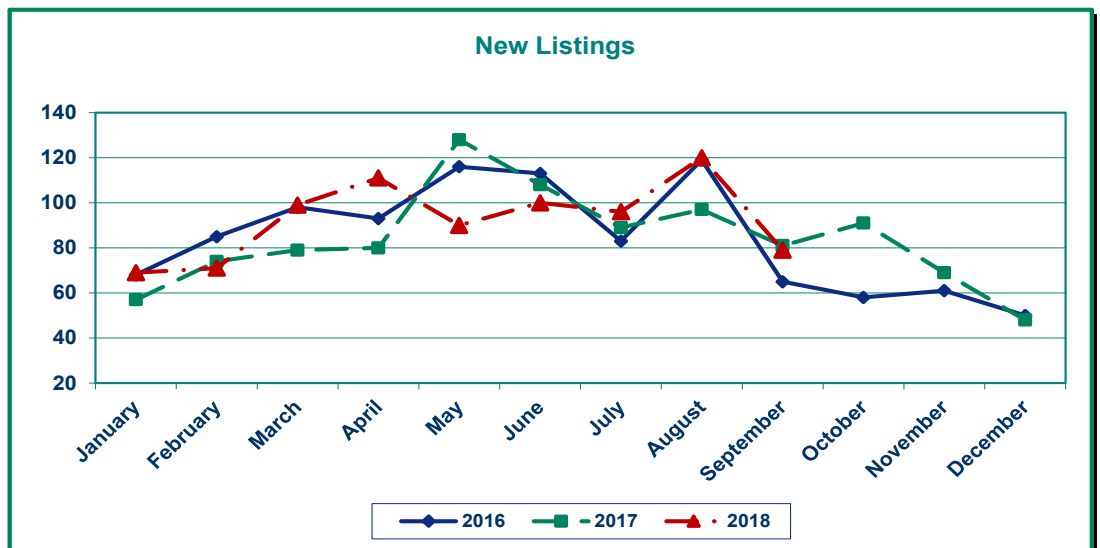
This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.



NEW LISTINGS

COLUMBIA BASIN, OR

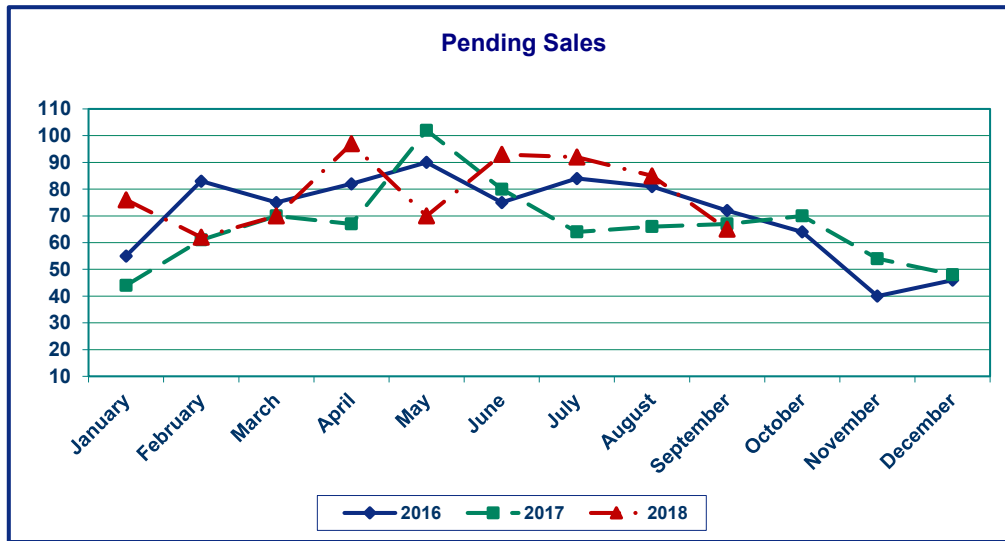
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PENDING LISTINGS

COLUMBIA BASIN, OR

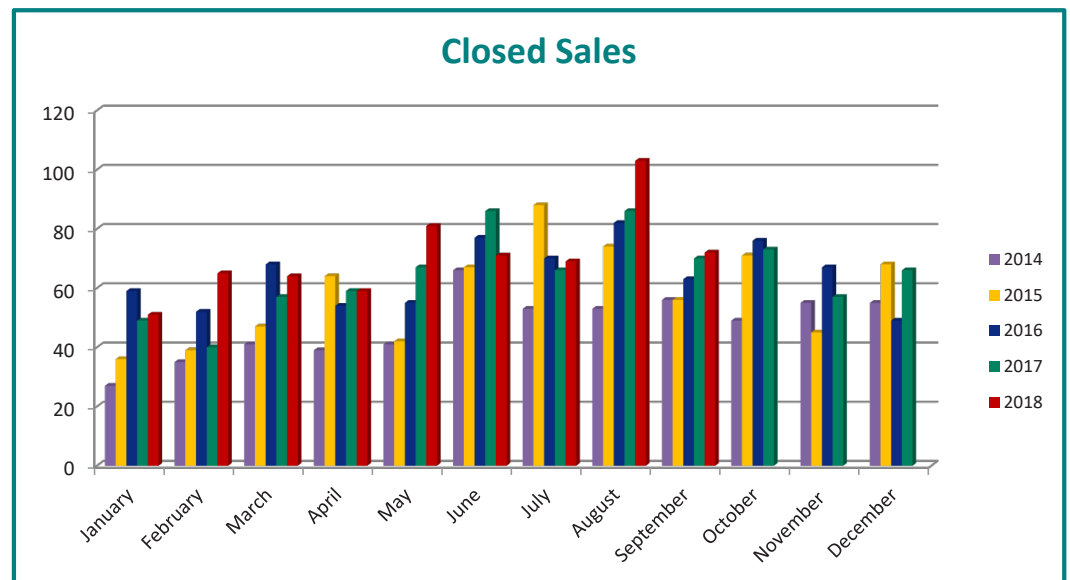
This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years



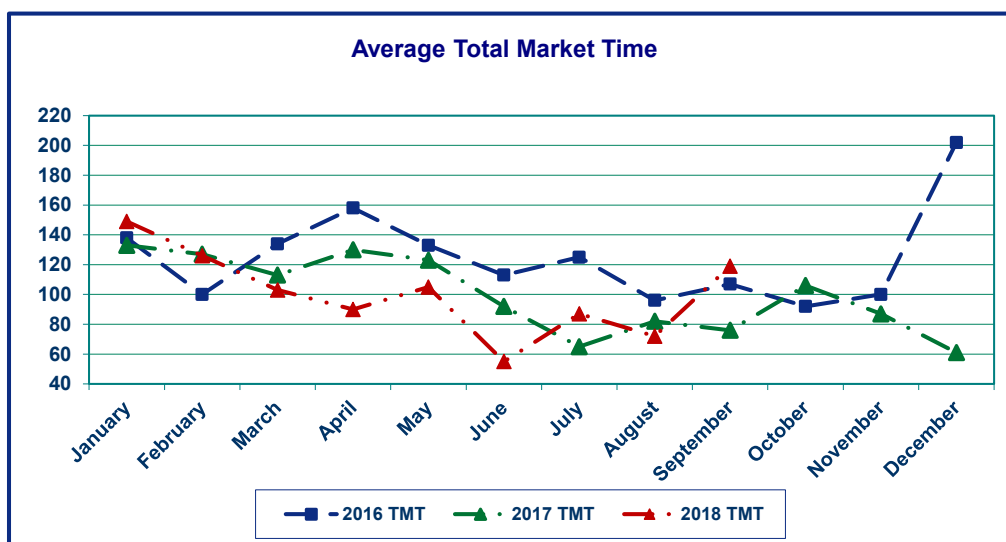
CLOSED SALES

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.

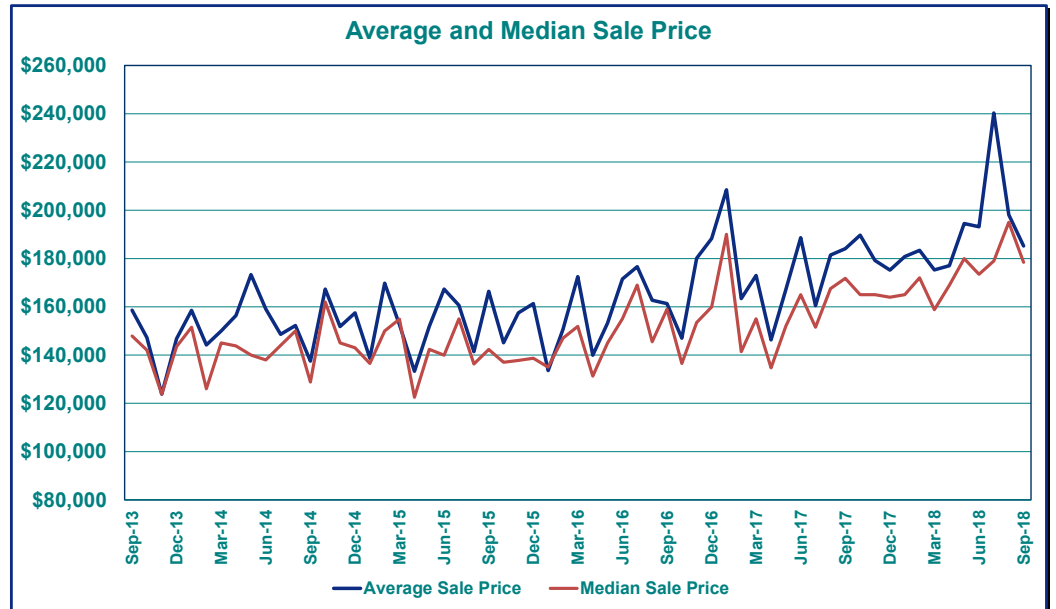
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Note: A residential property in Area 439, sold in July 2018 for \$2.65 million dollars, impacting the area's average sales price.



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Residential Review: Coos County, Oregon

September 2018 Reporting Period

September Residential Highlights

Coos County saw some cooler numbers this September, with new listings hosting the only gain. At 135, new listings ended 4.3% cooler than last month in August 2018 (141) but 6.3% ahead of September 2017 when 127 new listings were offered.

Closed sales (104) cooled 5.5% from September 2017 (110) and 10.3% from August 2018 (116). Pending sales (105) ended 18.0% below September 2017 (128).

Year to Date Summary

Activity so far in 2018 is ahead of 2017. Closed sales (872) have increased 3.7%, with pending sales (944) and new listings (1,307) having increased 2.1% so far this year.

Average and Median Sale Prices

Comparing 2018 to 2017 through September, the average sale price has increased 6.0% from \$219,000 to \$232,100. In the same comparison, the median sale price has increased 9.1% from \$186,500 to \$203,500.

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	3.6
September	5.3	3.8	4.0
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	September	135	105	104	231,700	213,800	97
	August	141	148	116	233,200	195,300	86
	Year-to-date	1,307	944	872	232,100	203,500	91
2017	September	127	128	110	220,300	205,500	80
	Year-to-date	1,280	925	841	219,000	186,500	114
Change	September	6.3%	-18.0%	-5.5%	5.2%	4.0%	22.3%
	Prev Mo 2018	-4.3%	-29.1%	-10.3%	-0.6%	18.7%	12.8%
	Year-to-date	2.1%	2.1%	3.7%	6.0%	9.1%	-19.9%

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

Average Sale Price % Change:

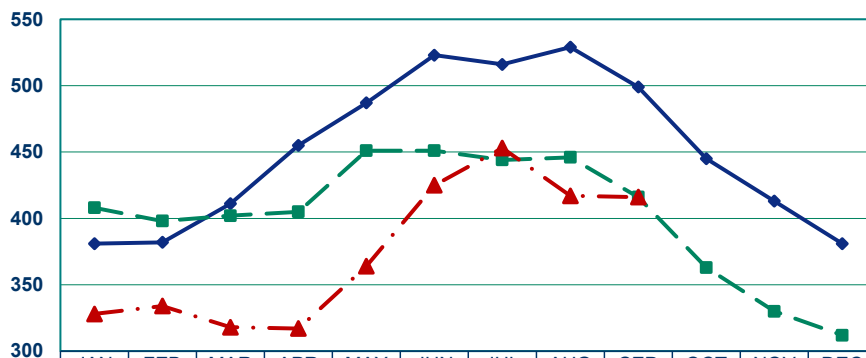
+7.6% (\$230,500 v. \$214,200)

Median Sale Price % Change:

+10.2% (\$203,900 v. \$185,000)

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 • 9/2018

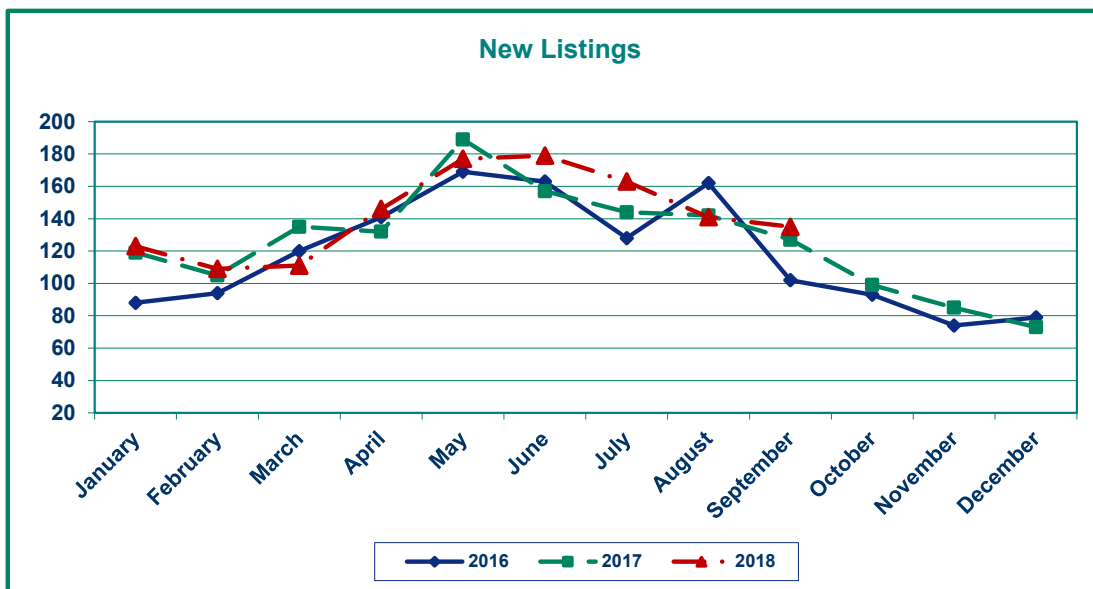
Coos County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date								Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
97407	Allegeny	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97411	Bandon	86	13	7	21	0.0%	18	330,800	160	204	150	4.9%	135	327,400	296,500	8.9%	12	315,800	68	150,800	1	226,000
97414	Broadbent	0	0	-	0	-	0	-	-	2	3	-	2	707,500	707,500	-	-	-	-	-	-	-
97420	Coos Bay	133	61	11	43	-21.8%	46	204,600	58	522	395	9.4%	364	203,500	187,000	8.1%	9	749,400	44	91,500	20	167,700
97423	Coquille	39	17	9	12	-25.0%	11	155,100	63	149	107	9.2%	105	211,200	180,000	0.2%	3	189,800	11	142,300	3	141,300
97449	Lakeside	36	7	3	9	-10.0%	7	265,100	39	95	61	1.7%	54	232,000	207,800	26.4%	4	404,900	14	78,400	-	-
97458	Myrtle Point	40	8	3	1	-75.0%	3	145,000	45	82	49	-19.7%	49	201,900	175,000	-2.3%	3	154,100	3	71,500	1	156,300
97459	North Bend	74	27	3	17	-10.5%	19	249,300	183	237	174	-8.4%	161	236,000	220,000	3.5%	2	375,000	15	86,000	5	246,200
97466	Powers	8	2	0	2	-33.3%	0	-	-	16	5	-58.3%	2	70,500	70,500	-26.2%	-	-	-	-	-	-
	Coos County	416	135	36	105	-18.0%	104	231,700	97	1,307	944	2.1%	872	232,100	203,500	7.6%	33	422,300	155	119,000	30	179,700

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/17-9/30/18) with 12 months before (10/1/16-9/30/17).

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



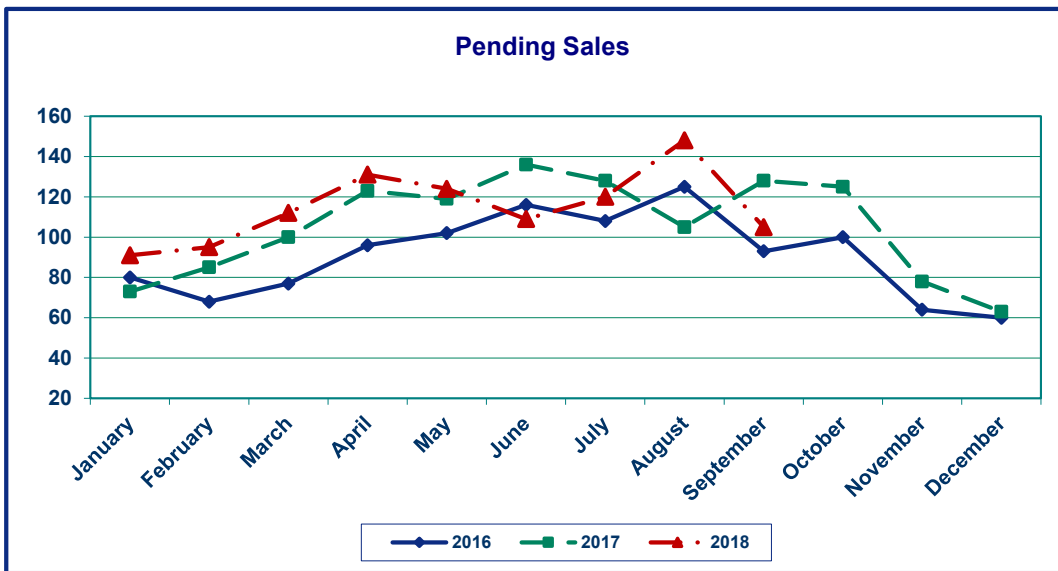
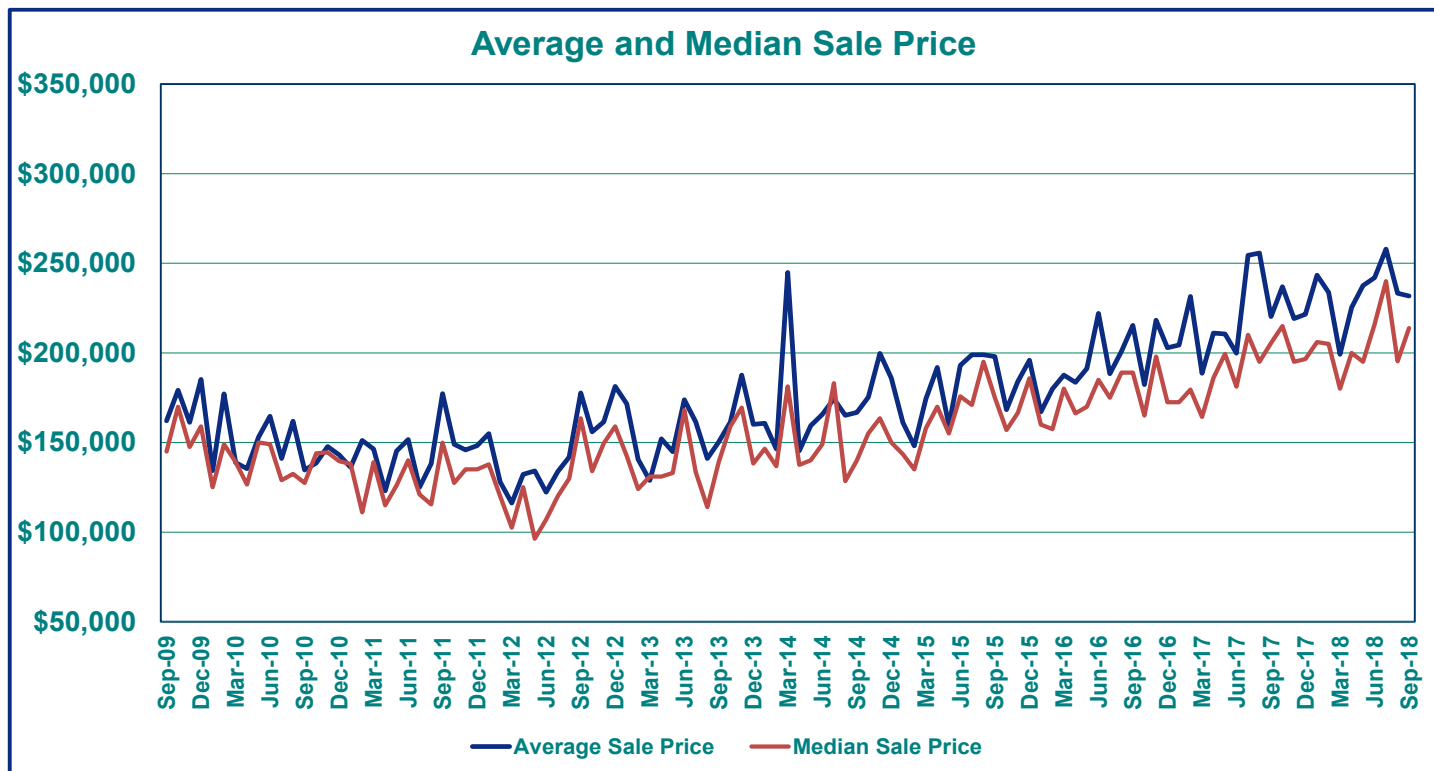
NEW LISTINGS

COOS COUNTY, OR

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

SALE PRICE
COOS COUNTY, OR

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



PENDING LISTINGS
COOS COUNTY, OR

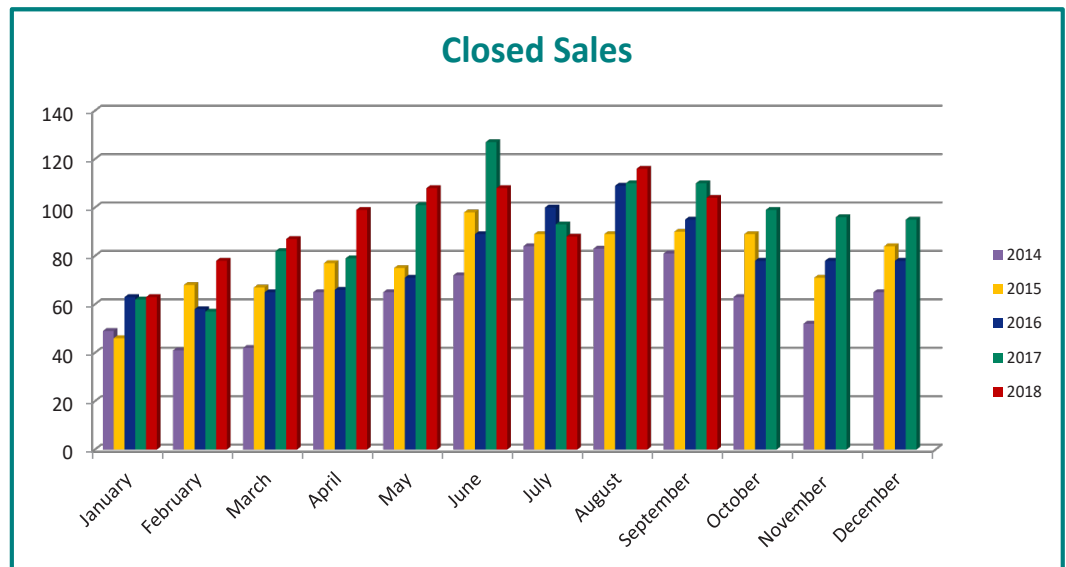
This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.

CLOSED SALES
COOS COUNTY, OR

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

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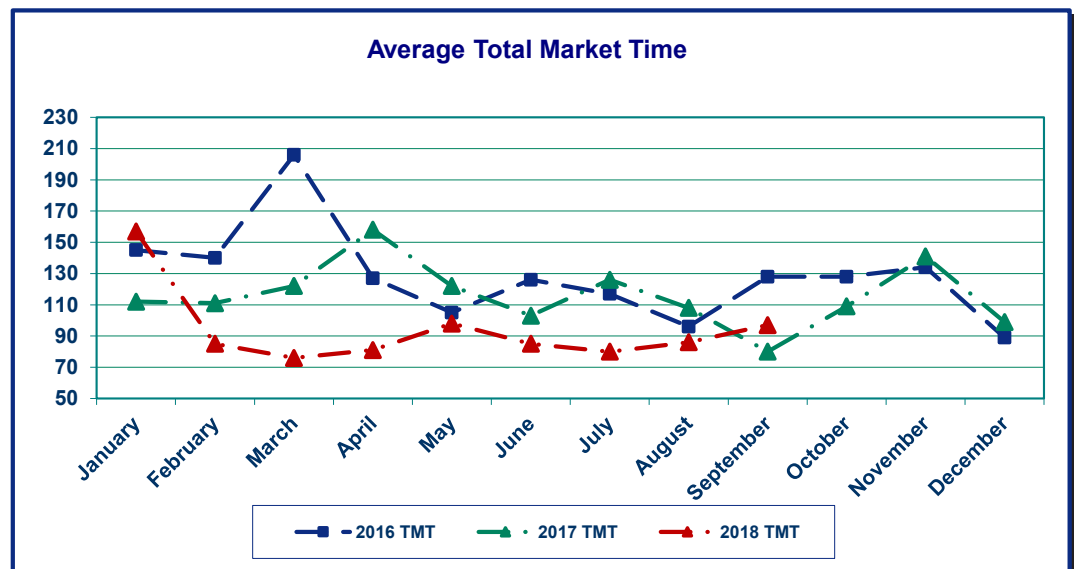
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DAYS ON MARKET
COOS COUNTY, OR

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

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Residential Review: Curry County, Oregon

September 2018 Reporting Period

September Residential Highlights

Curry County saw closings make strong gains this September. At 71, closings rose 31.5% above the 54 closings posted in September 2017 and 16.4% ahead of the 61 closings from August 2018—the strongest September for closings in Curry County since at least 2005.

Pending sales (61) ended 8.9% ahead of September 2017 (56) despite cooling 27.4% from August 2018 (84). Similarly, new listings (60) rose 5.3% from September 2017 (57) but ended 26.8% below August 2018 (82).

Year to Date Summary

Comparing the first nine months to 2018 to the same period in 2017, closed sales (456) have increased 10.9% and pending sales (483) have increased 9.3%. New listings (695) have decreased 1.8%.

Average and Median Sale Prices

Comparing 2018 to 2017 through September, the average sale price rose 12.1% from \$278,500 to \$312,100. In the same comparison, the median sale price rose 7.1% from \$245,000 to \$262,500.

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	5.5
September	5.7	6.7	4.3
October	5.9	6.9	
November	7.4	6.9	
December	5.3	6.1	

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

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	September	60	61	71	302,400	258,900	156
	August	82	84	61	280,700	250,000	138
	Year-to-date	695	483	456	312,100	262,500	159
2017	September	57	56	54	281,100	258,300	150
	Year-to-date	708	442	411	278,500	245,000	159
Change	September	5.3%	8.9%	31.5%	7.6%	0.2%	4.1%
	Prev Mo 2018	-26.8%	-27.4%	16.4%	7.7%	3.6%	13.0%
	Year-to-date	-1.8%	9.3%	10.9%	12.1%	7.1%	-0.1%

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

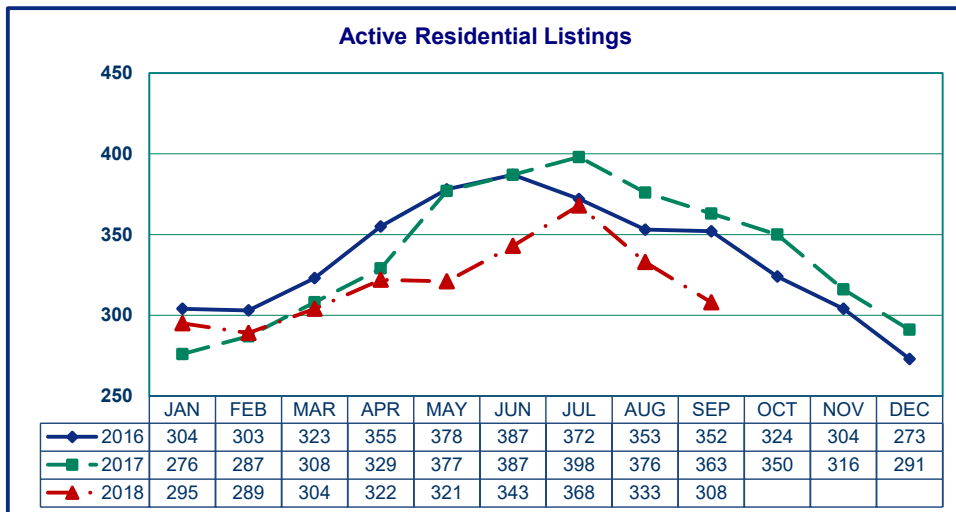
Average Sale Price % Change:

+12.3% (\$309,100 v. \$275,300)

Median Sale Price % Change:

+8.4% (\$265,300 v. \$244,800)

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 • 9/2018

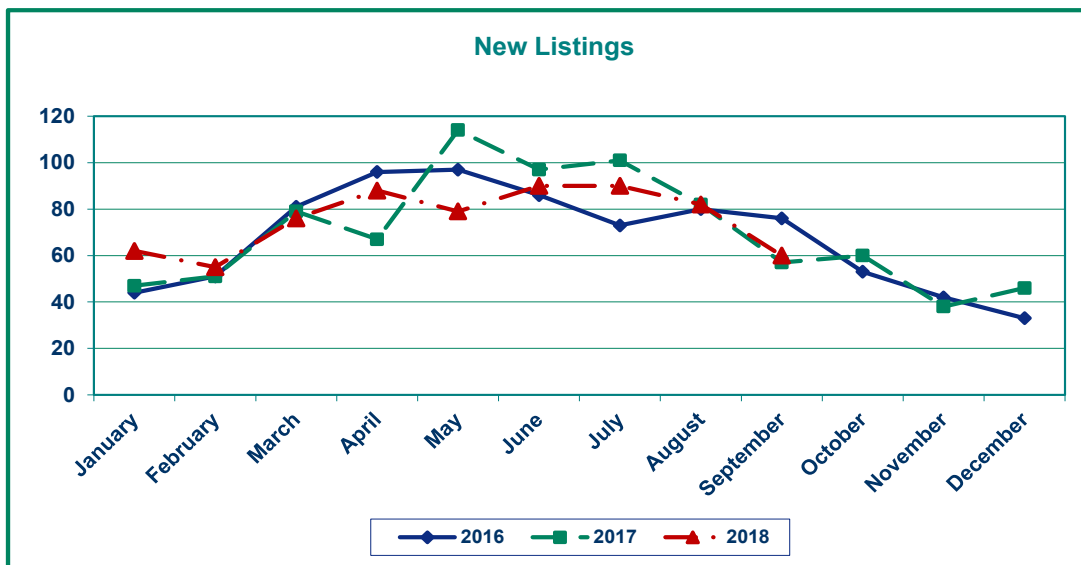
Curry County, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired,Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	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	93	20	12	20	25.0%	28	328,600	113	234	154	-0.6%	152	323,200	298,000	6.5%	3	437,200	31	103,500	6	336,900
271	Harbor, Winchuck, SB Chetco	48	16	8	7	-46.2%	10	248,100	81	140	97	18.3%	97	259,300	189,000	-9.5%	4	262,500	13	150,300	-	-
272	Carpenterville, Cape Ferrello, Whaleshead	34	7	5	5	66.7%	4	288,800	407	60	39	11.4%	34	289,700	265,000	14.5%	-	-	3	118,000	-	-
273	Gold Beach	88	14	4	18	5.9%	22	302,400	229	182	134	21.8%	125	356,800	268,000	36.1%	4	524,100	18	159,600	3	256,700
274	Port Orford	45	3	4	11	57.1%	7	283,100	64	79	59	-1.7%	48	282,800	218,300	24.1%	3	245,300	23	135,100	1	325,000
	Curry County	308	60	33	61	8.9%	71	302,400	156	695	483	9.3%	456	312,100	262,500	12.3%	14	371,000	88	130,600	10	311,700

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/17-9/30/18) with 12 months before (10/1/16-9/30/17).

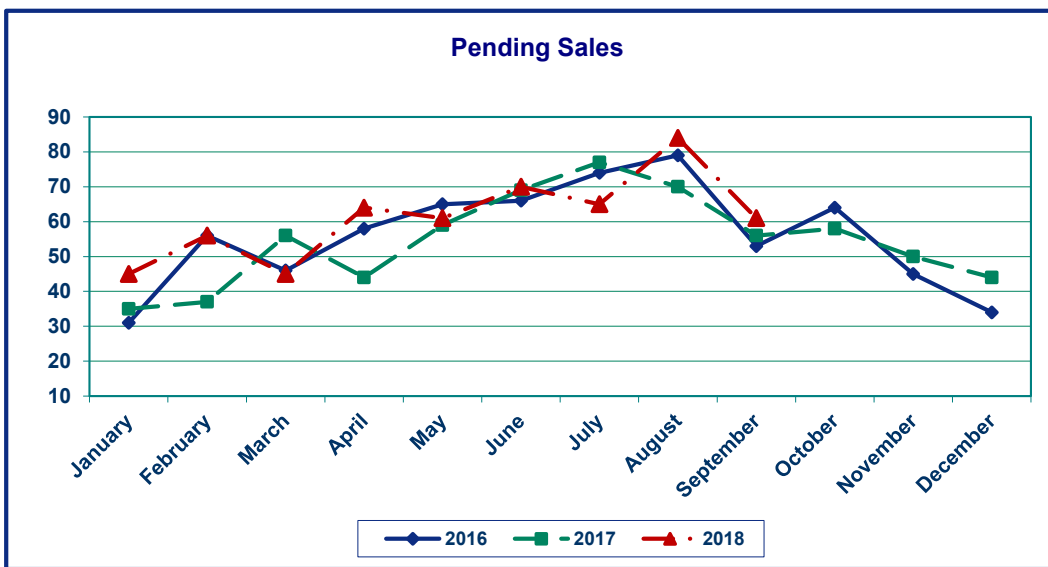
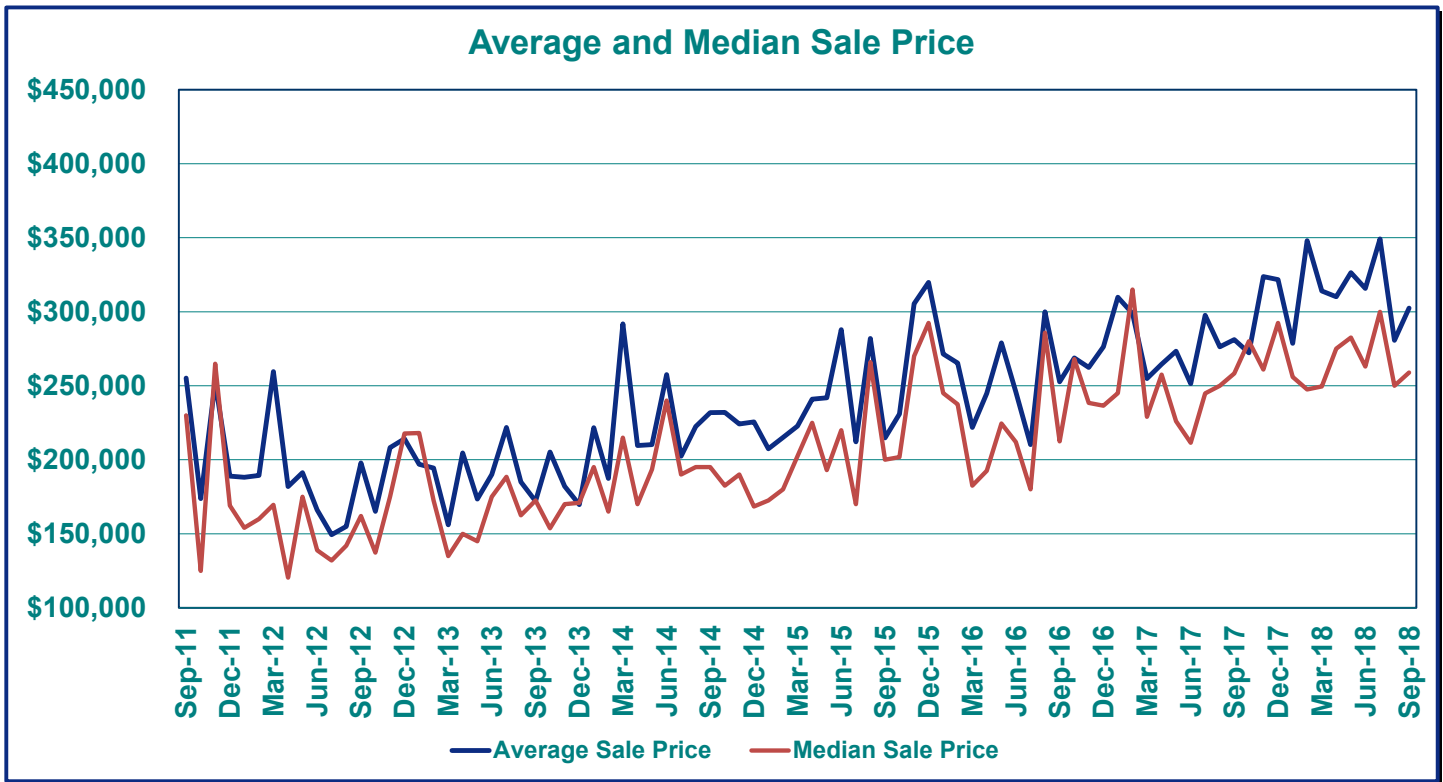
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



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

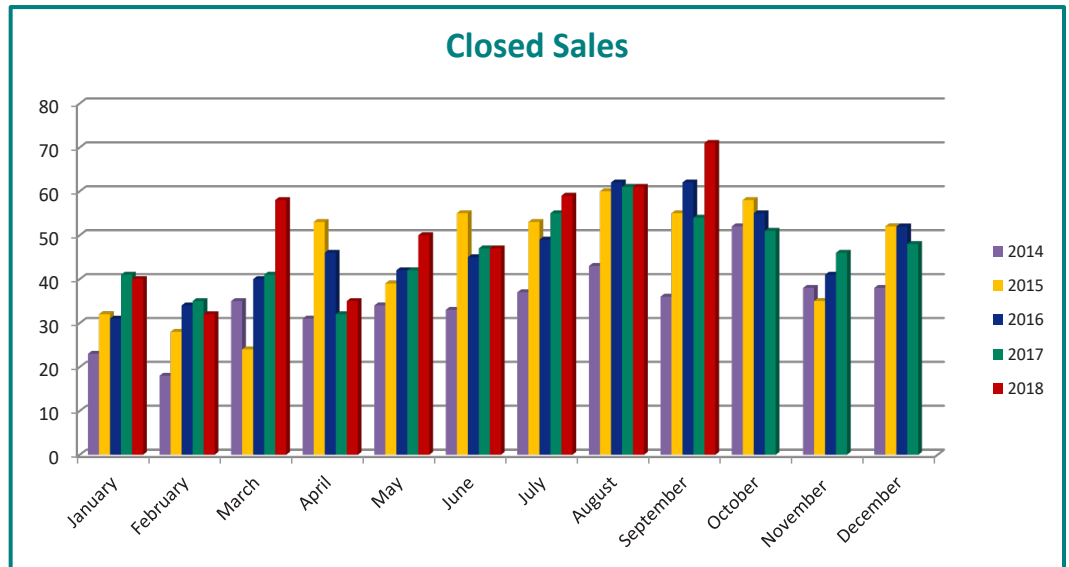
This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.

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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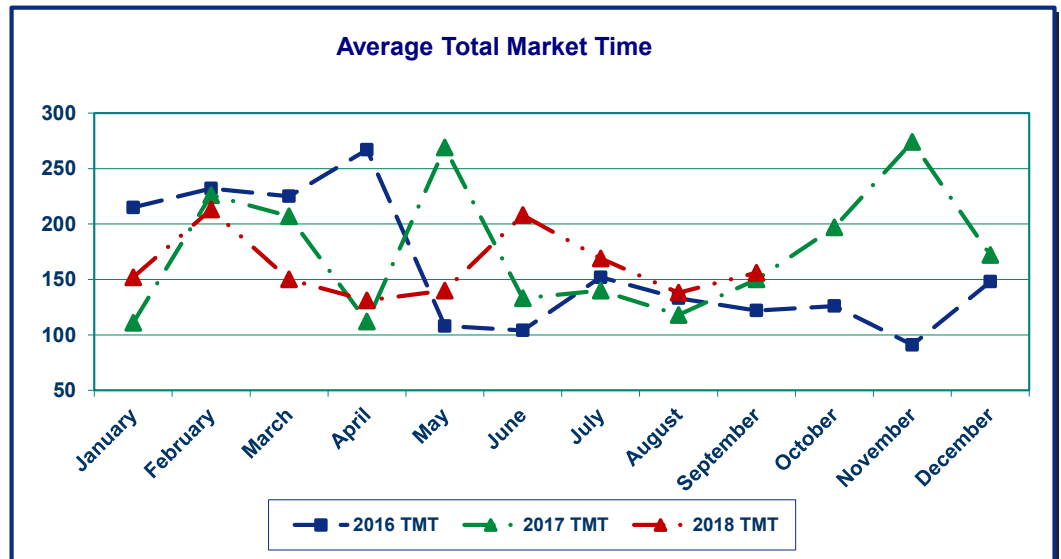
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DAYS ON MARKET
CURRY COUNTY, OR

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



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

MARKET ACTION



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Residential Review: Douglas County, Oregon

September 2018 Reporting Period

September Residential Highlights

Douglas County saw some cooling in September but numbers remained strong compared with 2017. New listings, at 191, fared 7.9% better than last year in September 2017 (177) despite a 12.4% drop from last month in August 2018 (218). This was the strongest September for new listings in the county since 2007, when 194 new listings were offered.

Similarly, pending sales outpaced September 2017 (167) by 1.2% despite a 8.6% decrease compared with August 2018. Closed sales (138) exactly matched September 2017 and had a 22.0% decrease from August 2018.

Inventory rose to 4.1 months in September, with total market time decreasing by six days to 67 days.

Year to Date Summary

Comparing the first nine months of 2018 to the same period in 2017, new listings (1,959) have increased 6.5%, closed sales (1,354) have increased 6.4%, and pending sales (1,437) have increased 2.4%.

Average and Median Sale Prices

Comparing 2018 to 2017 through September, the average sale price in Douglas County has increased 11.1% from \$211,300 to \$234,800. In the same comparison the median sale price has increased 10.2% from \$190,000 to \$209,300.

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	3.3
September	3.9	4.2	4.1
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:
+8.6% (\$229,200 v. \$211,000)
Median Sale Price % Change:
+6.8% (\$202,900 v. \$190,000)

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

Douglas County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	September	191	169	138	213,900	194,000	67
	August	218	185	177	250,900	219,000	73
	Year-to-date	1,959	1,437	1,354	234,800	209,300	77
2017	September	177	167	138	217,700	192,900	68
	Year-to-date	1,839	1,404	1,272	211,300	190,000	99
Change	September	7.9%	1.2%	0.0%	-1.7%	0.6%	-2.5%
	Prev Mo 2018	-12.4%	-8.6%	-22.0%	-14.7%	-11.4%	-8.2%
	Year-to-date	6.5%	2.4%	6.4%	11.1%	10.2%	-21.8%

AREA REPORT • 9/2018

Douglas County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date							Avg. Sale Price % Change ¹	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2018 v. 2017 ²	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 ²	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	57	19	4	17	-10.5%	21	193,000	36	201	158	-12.2%	153	216,900	212,000	4.2%	9	356,600	25	61,300	3	851,700
252	NW Roseburg	70	18	6	23	4.5%	16	284,700	69	220	164	19.7%	146	340,400	289,900	8.2%	1	200,000	13	108,400	1	194,000
253	SE Roseburg	33	12	5	7	-22.2%	10	181,900	44	115	91	7.1%	93	197,400	185,000	12.7%	7	260,000	2	55,500	12	197,100
254	SW Roseburg	56	23	9	18	28.6%	6	287,500	45	179	113	-4.2%	114	335,400	252,400	16.1%	-	-	15	98,000	7	526,700
255	Glide & E of Roseburg	33	5	2	5	-28.6%	7	276,400	71	77	54	10.2%	50	277,300	263,500	-3.6%	-	-	8	72,600	1	275,000
256	Sutherlin/Oakland Area	81	33	9	20	17.6%	16	206,800	68	258	169	-8.2%	154	241,300	220,500	12.3%	7	203,800	46	74,800	2	247,500
257	Winston & SW of Roseburg	40	19	6	18	-25.0%	13	203,600	55	182	154	-5.5%	142	229,400	207,000	17.6%	5	563,000	29	115,400	5	198,500
258	Myrtle Creek & S/SE of Roseburg	85	28	21	21	16.7%	21	193,300	68	307	204	10.3%	200	188,700	160,400	1.5%	4	1,027,500	33	78,500	4	142,100
259	Green District	32	14	8	13	-40.9%	7	206,300	39	171	150	17.2%	145	193,700	192,000	7.2%	-	-	3	402,700	1	315,000
265	North Douglas County	76	20	9	27	80.0%	21	189,300	124	249	180	2.9%	157	185,200	170,000	6.1%	10	160,400	23	116,900	2	112,500
	Douglas County	563	191	79	169	1.2%	138	213,900	67	1,959	1,437	2.4%	1,354	234,800	209,300	8.7%	43	353,100	197	93,300	38	307,200

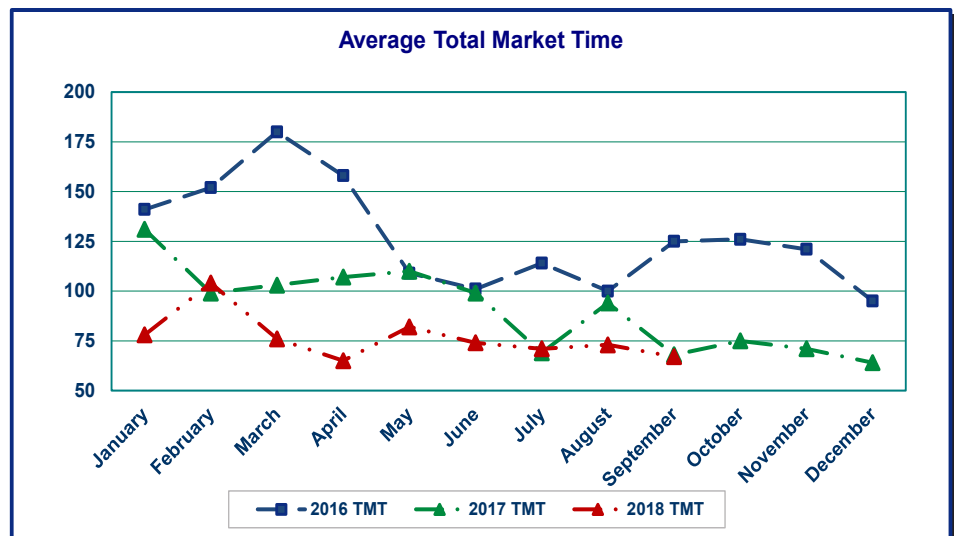
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares September 2018 with September 2017. The Year-To-Date section compares 2018 year-to-date statistics through September with 2017 year-to-date statistics through September.

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DAYS ON MARKET DOUGLAS COUNTY, OR

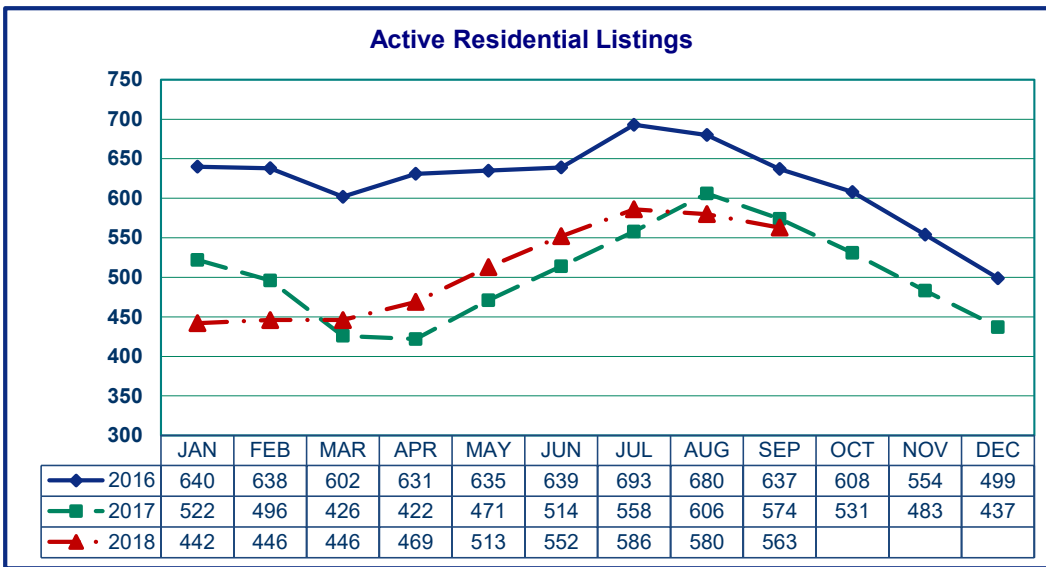
This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.



ACTIVE RESIDENTIAL LISTINGS

DOUGLAS COUNTY, OR

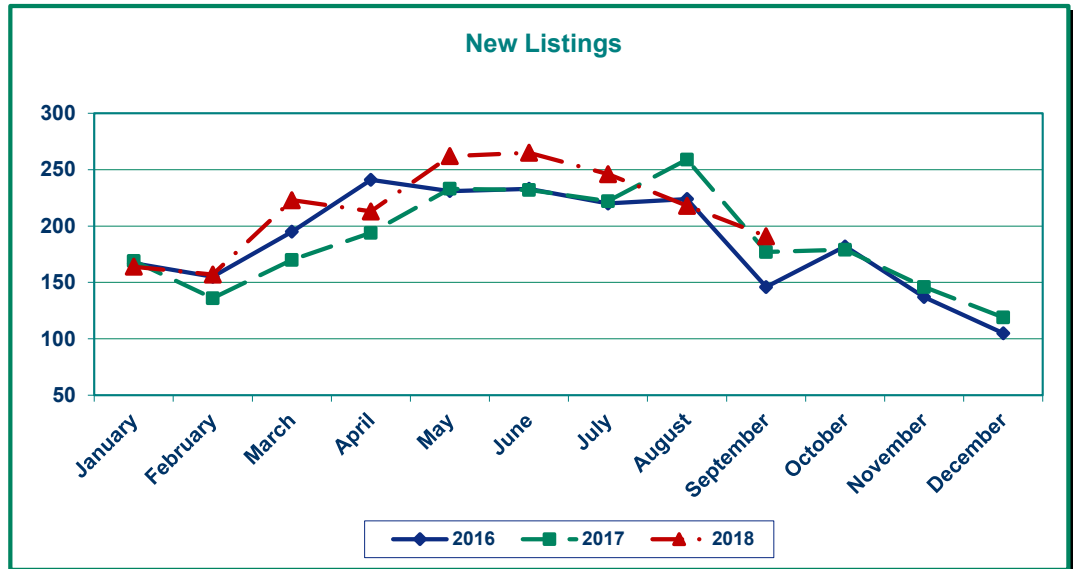
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.



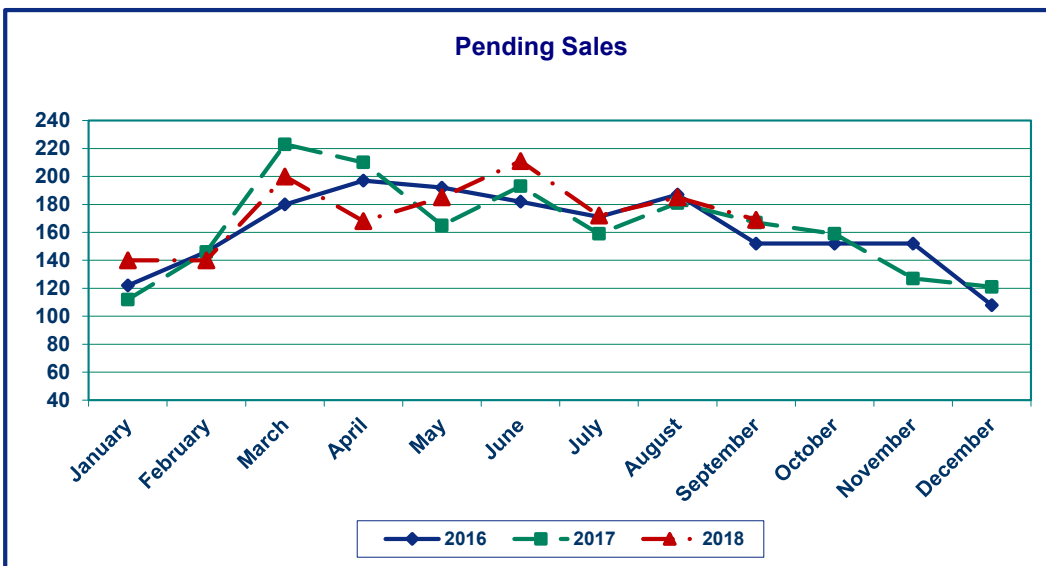
NEW LISTINGS

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

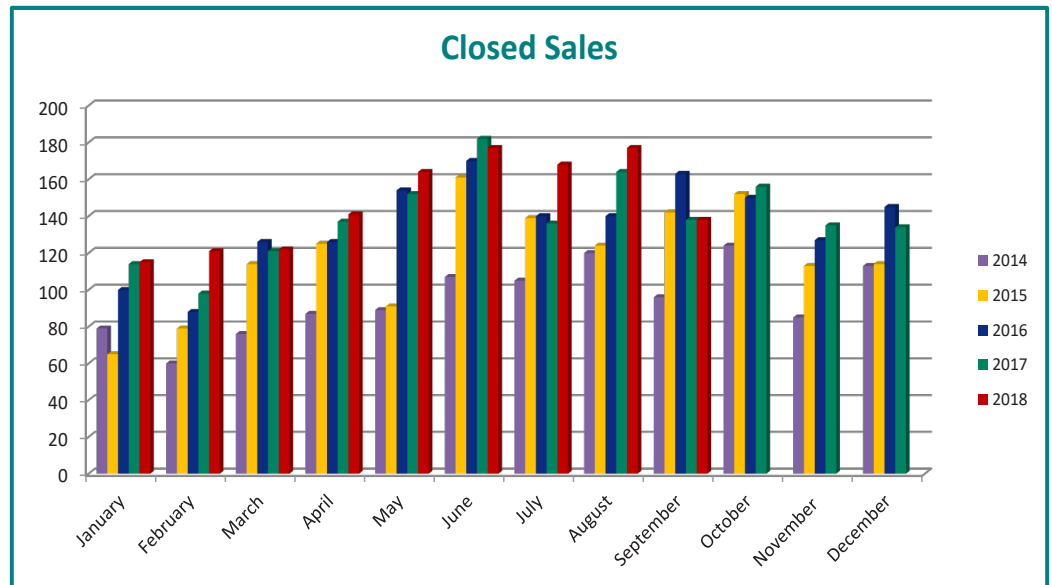
This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.

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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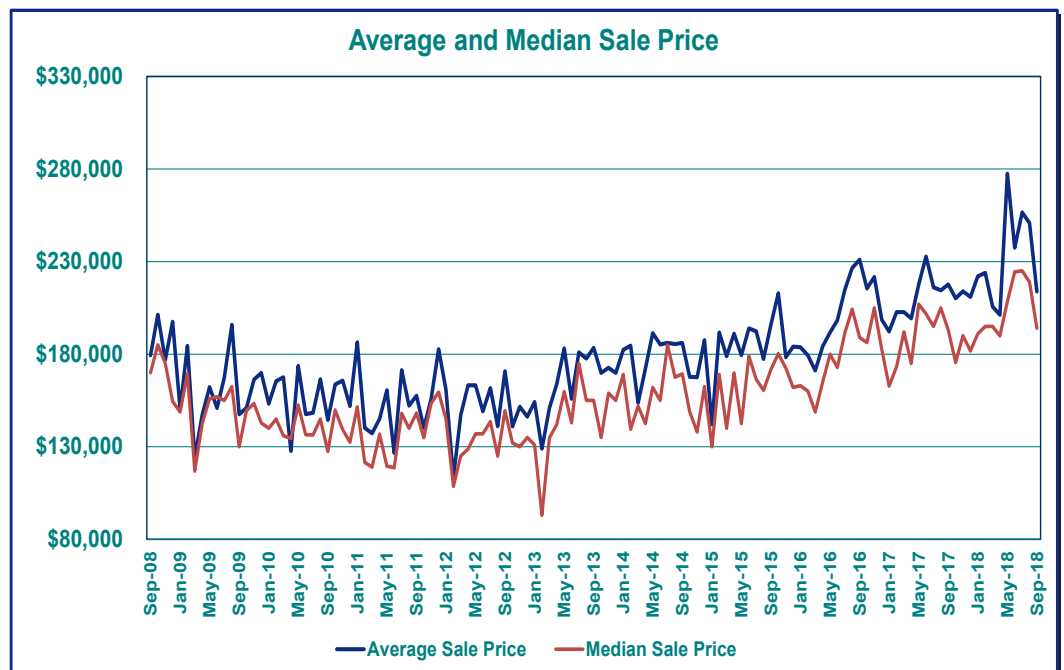
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SALE PRICE DOUGLAS COUNTY, OR

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



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Residential Review: Grant County, Oregon

September 2018 Reporting Period

September Residential Highlights

It was a good month for pending sales in Grant County this September. Six accepted offers edged two ahead of September 2017 when four were recorded, despite showing a drop from the 13 offers accepted in August 2018. Closed sales (6) kept pace with September 2017 but ended

three below the nine recorded last month in August 2018. New listings (12) decreased by two from September 2017 and six compared with August 2018.

Inventory increased to 11.0 months in September, with total market time decreasing to 111 days.

Average and Median Sales Prices

Comparing 2018 to 2017 through September, the average sale price decreased 1.7% from \$158,600 to \$155,900. In the same comparison, the median sale price decreased 1.9% from \$132,500 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	7.3
September	10.3	12.2	11.0
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:
-0.6% (\$155,800 v. \$156,800)
Median Sale Price % Change:
+0.7% (\$129,900 v. \$129,000)

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	September	12	6	6	195,100	164,000	111
	August	18	13	9	144,500	130,000	254
	Year-to-date	105	75	66	155,900	130,000	181
2017	September	14	4	6	141,700	114,800	210
	Year-to-date	103	69	65	158,600	132,500	345
Change	September	-14.3%	50.0%	0.0%	37.7%	42.9%	-47.4%
	Prev Mo 2018	-33.3%	-53.8%	-33.3%	35.0%	26.2%	-56.3%
	Year-to-date	1.9%	8.7%	1.5%	-1.7%	-1.9%	-47.5%

AREA REPORT • 9/2018

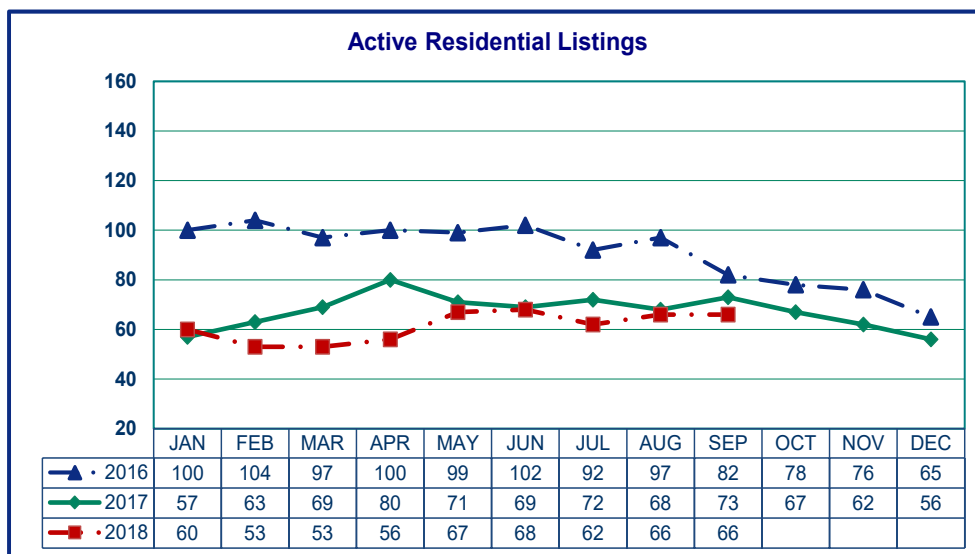
Grant County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY				
		Current Month								Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date			
		Active Listings	New Listings	Expired-Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price			
		-	0	-	0	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		8	3	1	2	0.0%	2	204,800	203	24	20	66.7%	15	178,400	165,000	-14.2%	-	-	2	205,500	-	-	-	-	-
		3	0	0	0	-	1	205,000	-	5	2	100.0%	2	210,000	210,000	-11.4%	-	-	4	245,000	-	-	-	-	-
		24	4	1	1	-50.0%	2	233,500	76	32	22	-29.0%	24	153,400	130,000	29.8%	2	134,000	10	70,200	-	-	-	-	-
		3	1	0	0	-	0	-	-	2	-	-100.0%	-	-	-	-	-	-	1	165,000	-	-	-	-	-
		3	0	0	1	-	0	-	-	4	2	0.0%	1	49,000	49,000	-43.8%	-	-	-	-	-	-	-	-	-
		1	0	0	0	-	0	-	-	2	-	-100.0%	-	-	-	-	-	-	1	209,000	-	-	-	-	-
		12	3	1	1	-	0	-	-	18	12	20.0%	10	163,400	134,800	-4.0%	-	-	4	90,000	-	-	-	-	-
		12	1	0	1	-	1	89,000	106	17	15	36.4%	12	140,900	99,500	1.0%	-	-	2	66,800	-	-	-	-	-
		0	0	0	0	-	0	-	-	1	2	-	2	67,500	67,500	-3.6%	-	-	-	-	-	-	-	-	-
		66	12	3	6	50.0%	6	195,100	111	105	75	8.7%	66	155,900	130,000	-0.6%	2	134,000	29	108,500	-	-	-	-	-

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/17-9/30/18) with 12 months before (10/1/16-9/30/17).

³ 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.

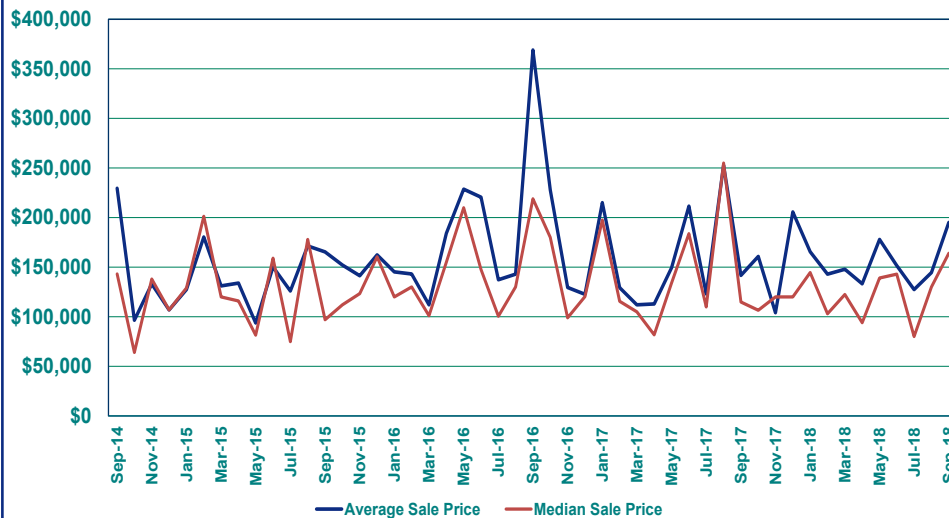
NEW LISTINGS

GRANT COUNTY, OR

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



Average and Median Sale Price



SALE PRICE

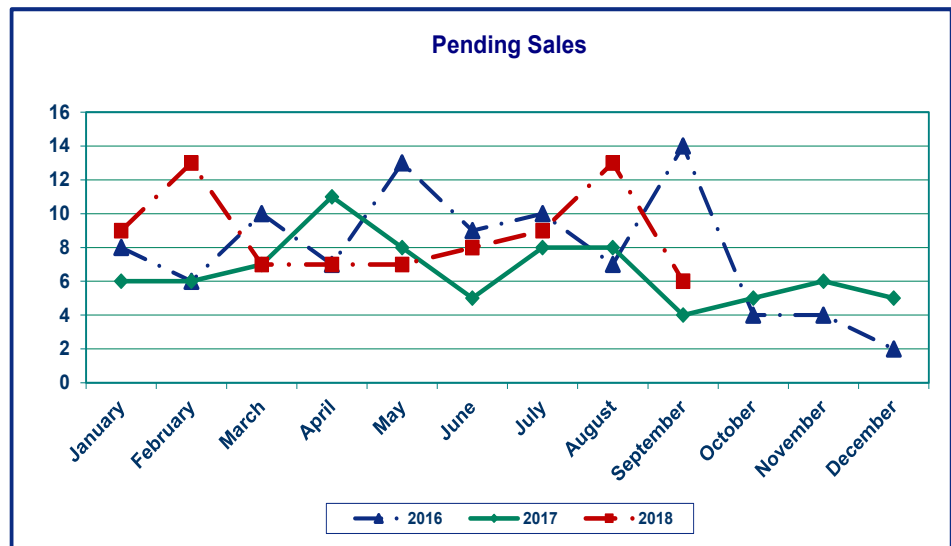
GRANT COUNTY, OR

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

PENDING LISTINGS

GRANT COUNTY, OR

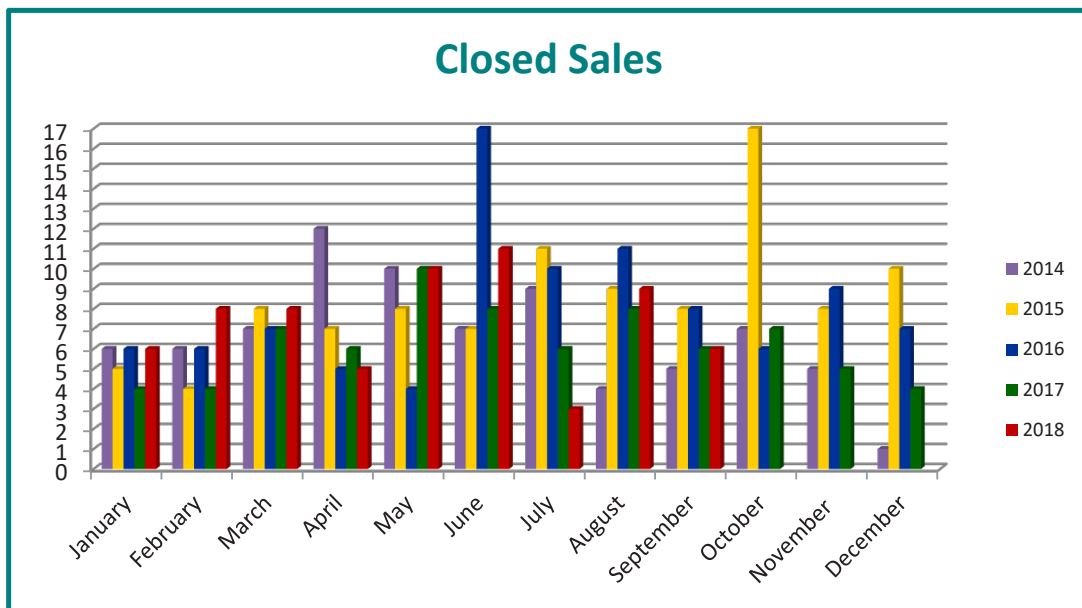
This graph represents monthly accepted offers in Grant County, Oregon.



CLOSED SALES GRANT COUNTY, OR

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

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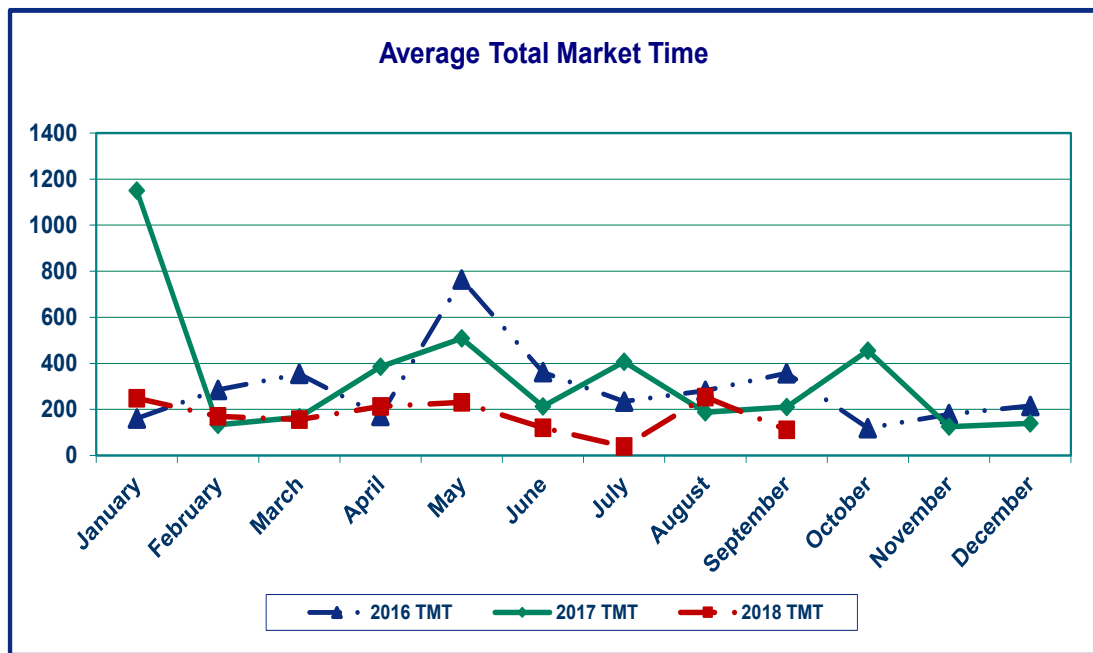
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DAYS ON MARKET GRANT COUNTY, OR

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

September 2018 Reporting Period

September Residential Highlights

Josephine County had gains nearly across the board this September, particularly when compared with September 2017. There were five closed sales, outpacing the sole closing recorded in September 2017 and matching the five recorded last month in August 2018. New listings (14) similarly outpaced September 2017 (4, 250.0%) and exactly matched August 2018. Eight pending sales were double the four offers accepted in September 2017 and also rose above the five pendings from August 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 September, closed sales (50) have increased 400.0%, pending sales (55) have increased 266.7%, and new listings (120) have increased 122.2%.

Average and Median Sale Prices

Comparing 2018 to 2017 through September of each year, the average sale price increased 6.9% from \$284,900 to \$304,700. In the same comparison, the median sale price rose 9.2% from \$245,000 to \$267,500.

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

Average Sale Price % Change:

-6.7% (\$297,000 v. \$318,200)

Median Sale Price % Change:

-10.2% (\$252,500 v. \$281,200)

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

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	8.0
September	5.5	26.0	8.8
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.

Josephine County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	September	14	8	5	307,600	249,900	57
	August	14	5	5	319,800	290,000	63
	Year-to-date	120	55	50	304,700	267,500	53
2017	September	4	4	1	129,900	129,900	164
	Year-to-date	54	15	10	284,900	245,000	104
Change	September	250.0%	100.0%	400.0%	136.8%	92.4%	-65.0%
	Prev Mo 2018	0.0%	60.0%	0.0%	-3.8%	-13.8%	-9.5%
	Year-to-date	122.2%	266.7%	400.0%	6.9%	9.2%	-48.7%

AREA REPORT • 9/2018

Josephine County, Oregon

		RESIDENTIAL													COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Median 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	4	0	1	1	0.0%	0	-	-	14	7	250.0%	6	256,900	174,500	161.3%	-	-	-	-
97526	Grants Pass	14	3	2	2	0.0%	2	330,000	69	50	23	360.0%	23	295,800	230,000	-32.1%	2	1,155,900	2	115,000
97527	Grants Pass	13	9	1	5	400.0%	3	292,600	50	43	21	425.0%	17	278,700	290,000	-3.8%	-	-	-	-
97528	Grants Pass	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-
97531	Kerby	1	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-
97532	Merlin	0	0	0	0	-	0	-	-	-	1	-	1	310,000	310,000	-	-	1	190,000	-
97533	Murphy	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-
97534	O'Brien	2	0	0	0	-	0	-	-	2	2	100.0%	2	245,000	245,000	232.6%	-	-	-	-
97538	Selma	6	1	0	0	-	0	-	-	6	0	-	0	-	-	-	0	-	0	-
97543	Wilderville	2	1	0	0	-	0	-	-	2	0	-100.0%	0	-	-	-	0	-	0	-
97544	Williams	0	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	-	0	-	0	-
	Josephine Co.	44	14	4	8	100.0%	5	307,600	57	120	55	266.7%	50	304,700	267,500	-6.7%	2	1,155,900	3	140,000

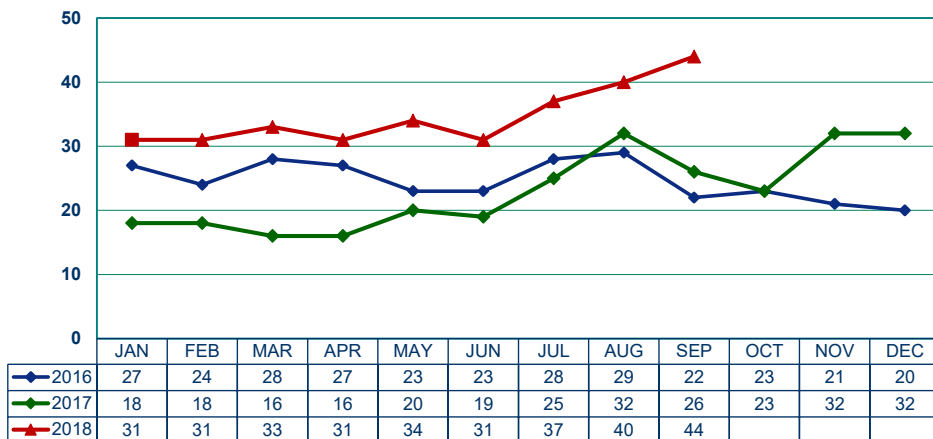
97501	Medford	10	3	2	1	0.0%	0	-	-	29	18	125.0%	16	665,900	243,500	251.6%	7	360,000	1	210,000
97502	Central Point	8	2	0	3	200.0%	1	850,000	45	20	17	142.9%	12	337,700	300,000	-10.0%	1	40,000	-	-
97503	White City	4	2	-	2	-	0	-	-	10	7	75.0%	6	195,900	189,000	-41.0%	-	-	-	-
97504	Medford	19	5	2	4	0.0%	6	298,600	37	61	40	122.2%	39	355,800	310,000	-13.5%	1	482,000	1	138,500
97520	Ashland	8	1	2	2	-	1	395,000	12	17	8	-	5	684,000	750,000	42.2%	-	-	2	1,022,500
97522	Butte Falls	-	0	0	0	-	0	-	-	1	1	-	0	-	-	-	0	-	0	-
97524	Eagle Point	7	3	1	0	-100.0%	1	267,000	2	18	8	100.0%	10	287,800	238,000	-29.6%	-	-	-	-
97525	Gold Hill	2	-	2	0	-100.0%	1	700,000	190	11	7	600.0%	6	371,100	311,300	-47.8%	1	480,000	1	85,000
97530	Jacksonville	3	1	0	1	-	0	-	-	7	2	-60.0%	2	455,500	455,500	32.0%	-	-	1	1,120,000
97535	Phoenix	1	0	0	0	-	-	-	-	4	3	200.0%	3	478,300	440,000	-	1	172,500	-	-
97536	Prospect	2	2	-	0	-	0	-	-	3	0	-	0	-	-	-	0	-	0	-
97537	Rogue River	5	1	0	0	-	1	250,000	77	14	5	25.0%	2	252,500	252,500	-40.7%	-	-	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	2	-	0	-	1	385,000	16	7	3	200.0%	4	365,700	390,000	90.2%	-	-	-	-
97541	Talent	0	0	0	0	-	0	-	-	1	1	-50.0%	1	305,000	305,000	-30.6%	-	-	1	65,000
	Jackson Co.	74	22	9	13	44.4%	12	386,600	47	206	121	108.6%	107	402,400	300,000	9.1%	11	335,900	8	471,000

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/17-9/30/18) with 12 months before (10/1/16-9/30/17).

³ 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.

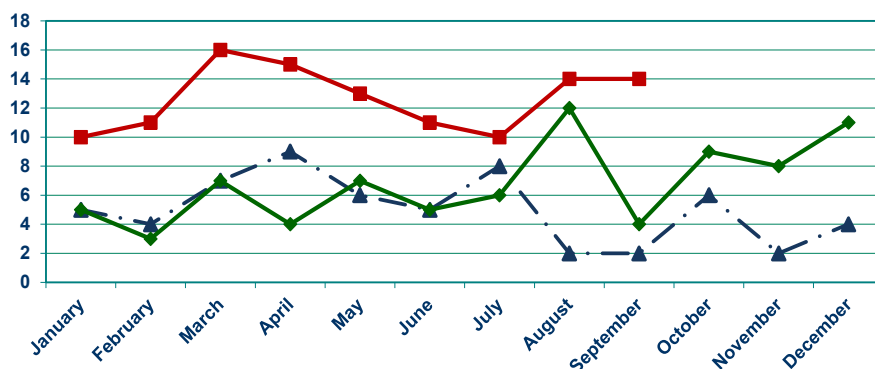
NEW LISTINGS

JOSEPHINE COUNTY, OR

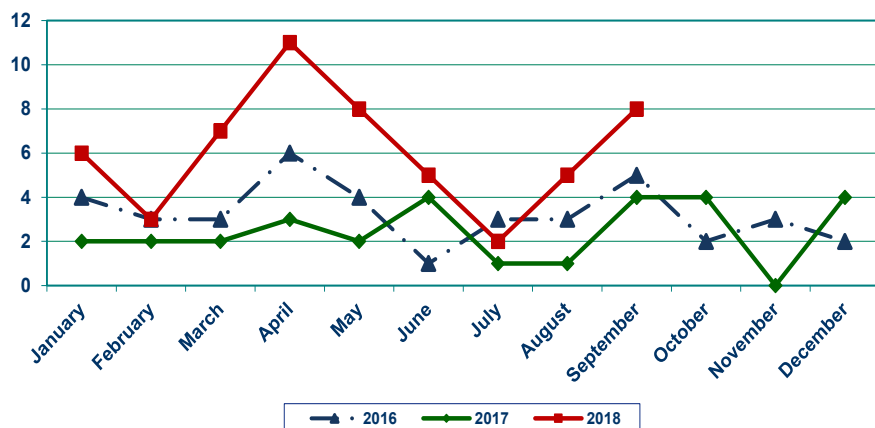
This graph shows the new residential listings in Josephine County, Oregon.



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.

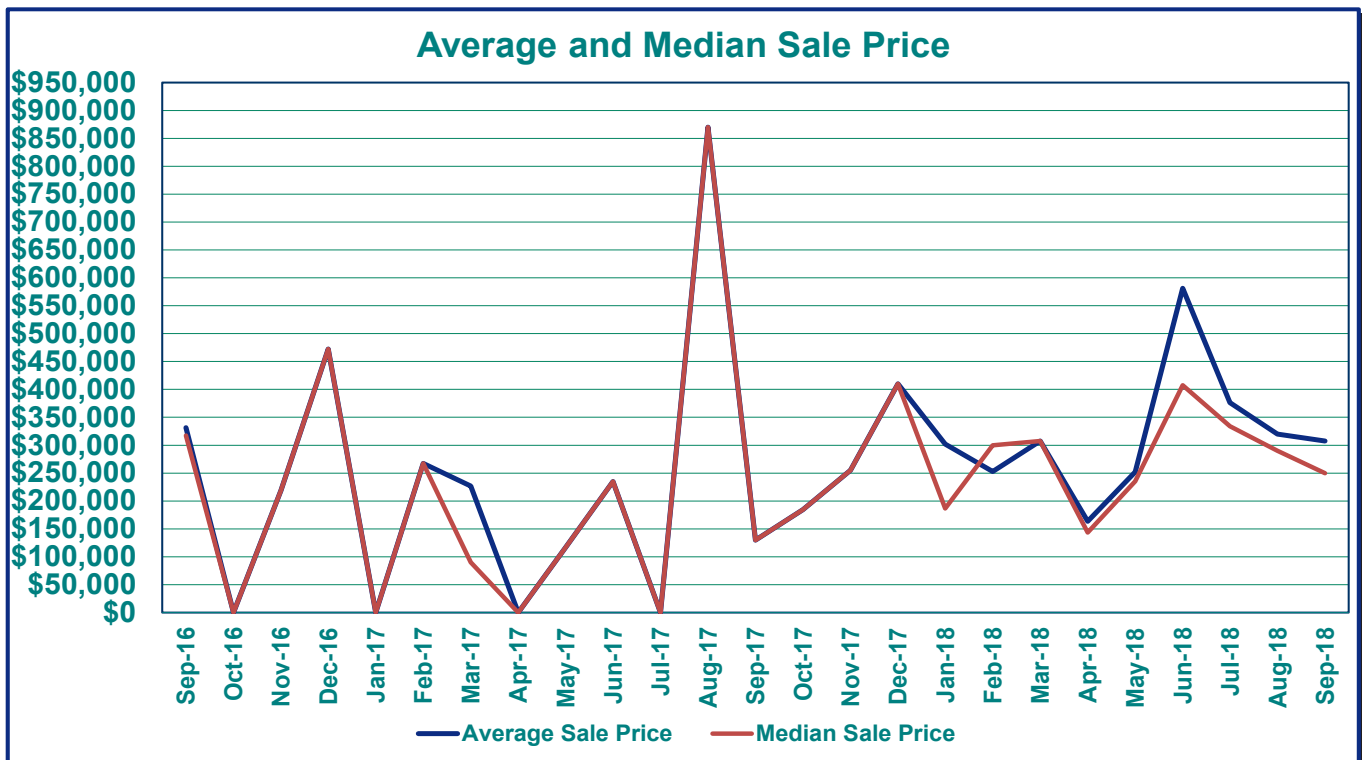
JOSEPHINE COUNTY, OR



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.*

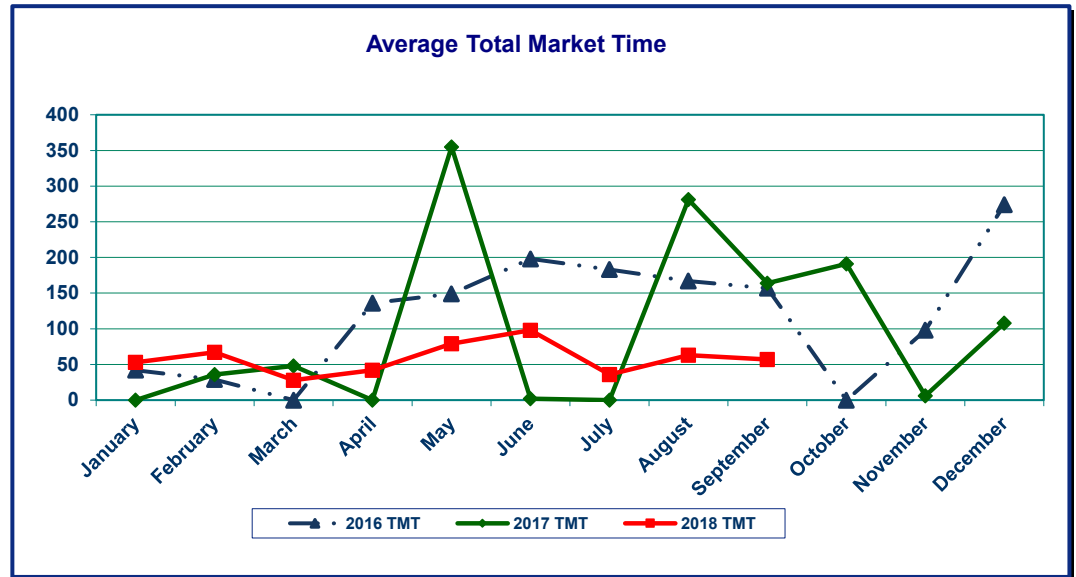
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Basin, Baker County, Coos
County, Curry County,
Douglas County, Grant
County, Josephine County,
Lane County, North
Coastal Counties, Polk &
Marion Counties, Union
County, and Wallowa
County.

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MARKET ACTION



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Residential Review: Lane County, Oregon

September 2018 Reporting Period

September Residential Highlights

Lane County saw some cooling this September, most measures are still ahead for the year to date. New listings (483) decreased 7.8% compared with last year in September 2017 (524) and 32.1% from last month in August 2018 (711).

Pending sales (429) fell 6.7% short of the 460 offers accepted last year in September 2017 and 15.0% short of the 505 offers accepted last month in August 2018.

There were 399 closings, a 13.8% decrease from September 2017 (463) and a 30.6% decrease from last month in August 2018 (575).

Inventory increased to 2.4 months in September. Total market time remained steady at 36 days during the same period.

Year to Date Summary

Comparing the first nine months of 2018 to 2017, closed sales (3,995) have increased 2.0% and pending sales (4,182) have increased 0.1%. New listings (5,260) have decreased 1.1%.

Average and Median Sale Prices

Comparing 2018 to 2017 through September of each year, the average sale price has increased 6.6% from \$288,300 to \$307,300. In the same comparison, the median sale price rose 8.1% from \$260,000 to \$281,000.

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	1.7
September	2.0	2.2	2.4
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:
+6.0% (\$301,900 v. \$284,900)
Median Sale Price % Change:
+7.6% (\$276,000 v. \$256,500)

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

Greater Lane Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	September	483	429	399	312,600	287,000	36
	August	711	505	575	318,600	299,000	36
	Year-to-date	5,260	4,182	3,995	307,300	281,000	44
2017	September	524	460	463	285,600	265,900	50
	Year-to-date	5,321	4,179	3,917	288,300	260,000	50
Change	September	-7.8%	-6.7%	-13.8%	9.5%	7.9%	-28.5%
	Prev Mo 2018	-32.1%	-15.0%	-30.6%	-1.9%	-4.0%	0.0%
	Year-to-date	-1.1%	0.1%	2.0%	6.6%	8.1%	-12.7%

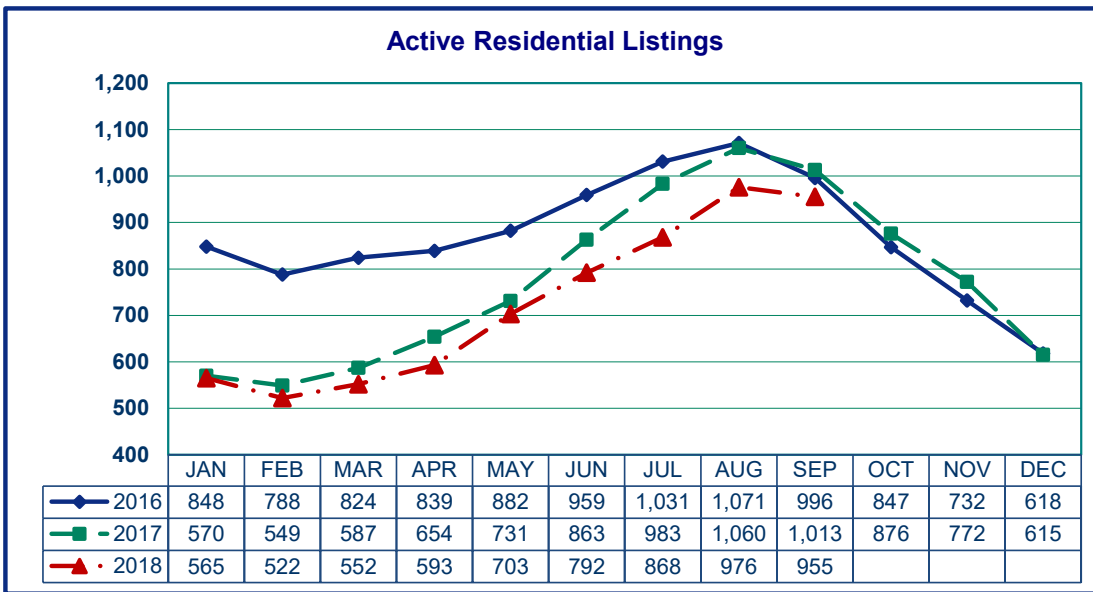
AREA REPORT • 9/2018

Lane County, Oregon

		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	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	10	0	1	1	0.0%	-	-	-	18	14	-39.1%	15	81,500	75,000	122	-11.6%	-	-	5	58,500	-	-	
226	Florence Green Trees	5	3	0	1	-87.5%	5	155,400	42	37	36	-26.5%	41	153,800	155,000	55	10.0%	-	-	-	-	-	-	
227	Florence Florentine	7	2	2	5	0.0%	4	310,800	57	35	28	-20.0%	25	250,200	238,500	79	-6.6%	-	-	2	75,000	-	-	
228	Florence Town	29	11	2	21	-8.7%	24	298,400	61	170	163	28.3%	148	267,400	260,500	81	10.1%	4	261,000	15	65,400	2	307,500	
229	Florence Beach	14	2	2	7	-53.3%	8	290,800	80	65	59	-10.6%	59	302,300	295,000	130	4.6%	-	-	12	57,300	-	-	
230	Florence North	26	6	4	5	-16.7%	5	419,000	29	73	39	2.6%	30	372,300	376,000	135	27.7%	-	-	15	76,500	-	-	
231	Florence South/ Dunes City	34	1	2	13	85.7%	6	340,500	63	73	47	30.6%	35	396,100	330,000	107	7.9%	-	-	10	100,600	-	-	
238	Florence East/ Mapleton	17	5	1	5	400.0%	3	373,300	28	50	37	60.9%	34	250,000	239,500	101	19.2%	-	-	7	77,700	2	232,000	
	Grand Total	142	30	14	58	-12.1%	55	304,800	57	521	423	6.5%	387	270,600	250,000	96	10.6%	4	261,000	66	72,900	4	269,800	
232	Hayden Bridge	22	16	1	13	-7.1%	13	274,400	27	159	138	35.3%	137	283,700	279,900	37	2.9%	-	-	-	-	3	260,700	
233	McKenzie Valley	37	5	6	10	-33.3%	9	341,000	64	110	77	-22.2%	72	330,000	284,500	80	-6.8%	-	-	16	187,100	-	-	
234	Pleasant Hill/Oak	67	25	7	15	15.4%	11	279,900	41	203	131	-1.5%	120	297,800	227,500	62	20.4%	1	800,000	22	69,100	1	345,000	
235	South Lane Properties	123	59	15	42	10.5%	49	269,000	60	567	430	12.0%	412	278,900	255,000	70	10.1%	8	228,900	31	84,800	5	510,800	
236	West Lane Properties	54	19	8	24	-7.7%	23	292,900	65	270	221	6.3%	207	324,600	287,000	67	15.3%	2	737,500	16	143,600	1	210,000	
237	Junction City	47	21	12	14	-26.3%	13	292,200	50	244	183	18.1%	173	304,400	275,000	42	2.2%	3	175,800	17	110,400	2	752,500	
239	Thurston	57	34	7	32	-13.5%	28	279,800	28	348	287	-8.6%	271	279,800	262,000	34	4.3%	2	226,000	14	87,900	14	283,200	
240	Coburg I-5	13	6	-	3	200.0%	2	236,500	1	67	46	39.4%	41	409,700	337,000	39	-4.3%	-	-	1	130,500	2	351,000	
241	N Gilham	43	19	2	15	0.0%	25	378,000	16	238	187	6.9%	178	375,100	344,000	43	1.3%	-	-	5	153,400	2	457,500	
242	Ferry Street Bridge	66	39	8	34	-15.0%	27	362,200	30	384	321	7.4%	297	368,700	345,000	36	7.0%	1	210,000	2	248,000	9	392,600	
243	E Eugene	53	29	9	33	17.9%	31	463,400	31	366	295	-6.6%	285	391,000	350,000	42	3.9%	3	391,700	24	173,400	14	376,400	
244	SW Eugene	130	49	18	55	-9.8%	47	384,100	20	631	463	-4.7%	459	367,100	339,000	51	0.6%	-	-	24	175,900	8	380,300	
245	W Eugene	25	11	3	8	-20.0%	7	244,400	25	156	134	5.5%	132	272,700	249,000	38	8.7%	7	1,260,700	5	824,100	15	369,800	
246	Danebo	71	58	8	46	-2.1%	40	227,800	18	489	409	-15.0%	392	217,700	240,000	26	3.5%	-	-	6	65,200	12	397,700	
247	River Road	27	22	2	16	14.3%	14	261,100	51	161	129	-14.0%	118	270,600	265,000	34	9.7%	-	-	2	139,500	4	275,300	
248	Santa Clara	52	31	5	30	-18.9%	30	310,400	50	402	336	3.4%	321	317,900	311,000	34	12.0%	2	237,500	7	94,700	8	361,400	
249	Springfield	48	33	6	32	-23.8%	26	231,100	20	412	359	2.0%	351	225,500	219,000	33	5.2%	3	245,200	15	85,500	20	300,600	
250	Mohawk Valley	20	7	2	7	133.3%	4	381,300	60	53	36	-10.0%	29	388,400	395,000	45	9.9%	-	-	6	137,800	-	-	
	Grand Total	955	483	119	429	-6.7%	399	312,600	36	5,260	4,182	0.1%	3,995	307,300	281,000	44	6.0%	32	515,800	213	140,300	120	359,600	

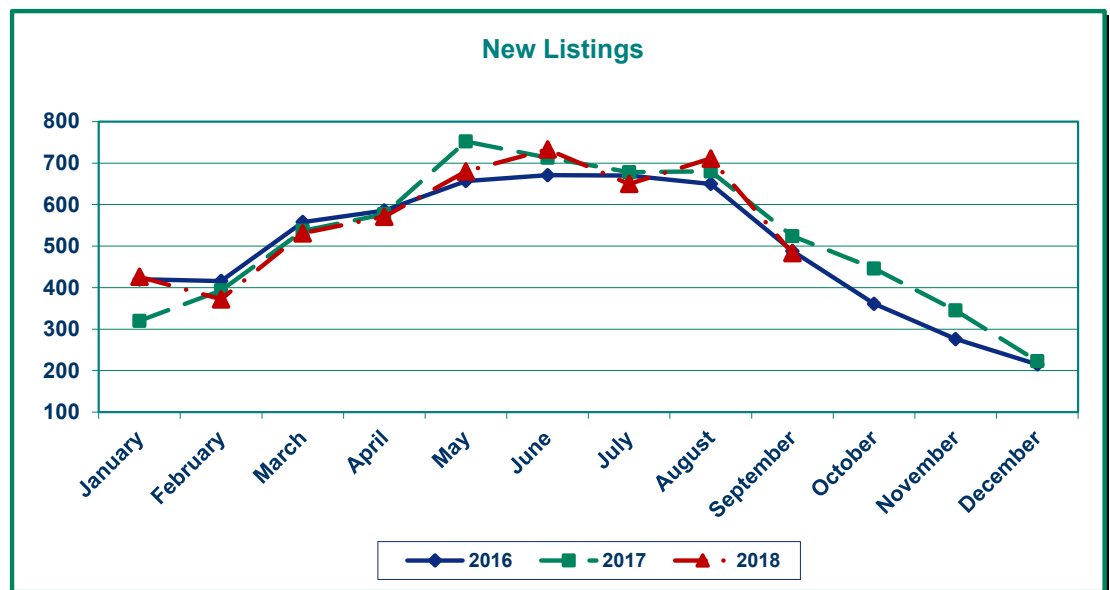
ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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



NEW LISTINGS GREATER LANE COUNTY, OR

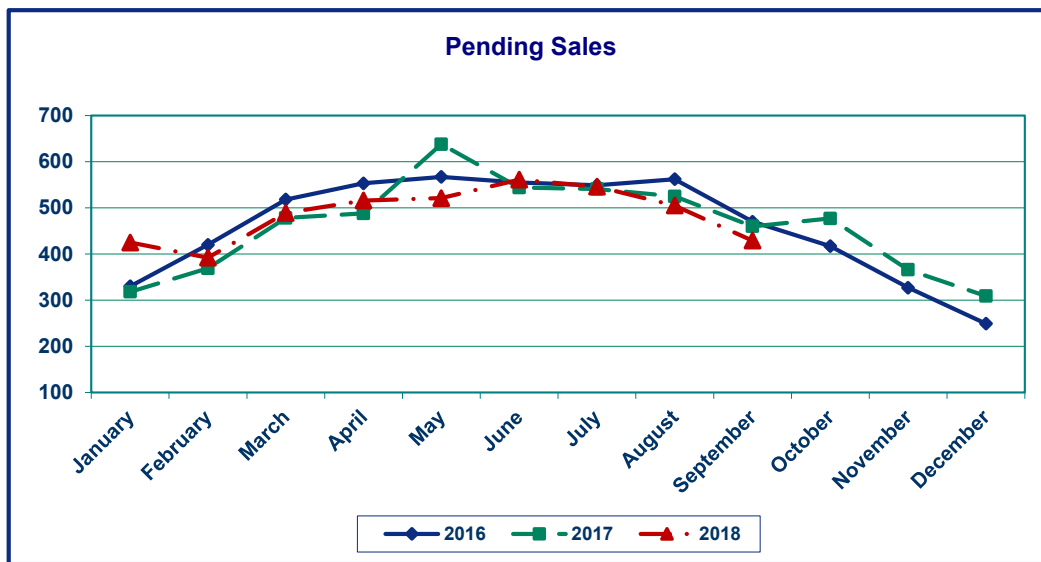
This graph shows the new residential listings over the past three calendar years in Greater Lane County, Oregon.



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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/17-9/30/18) with 12 months before (10/1/16-9/30/17).

³ 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

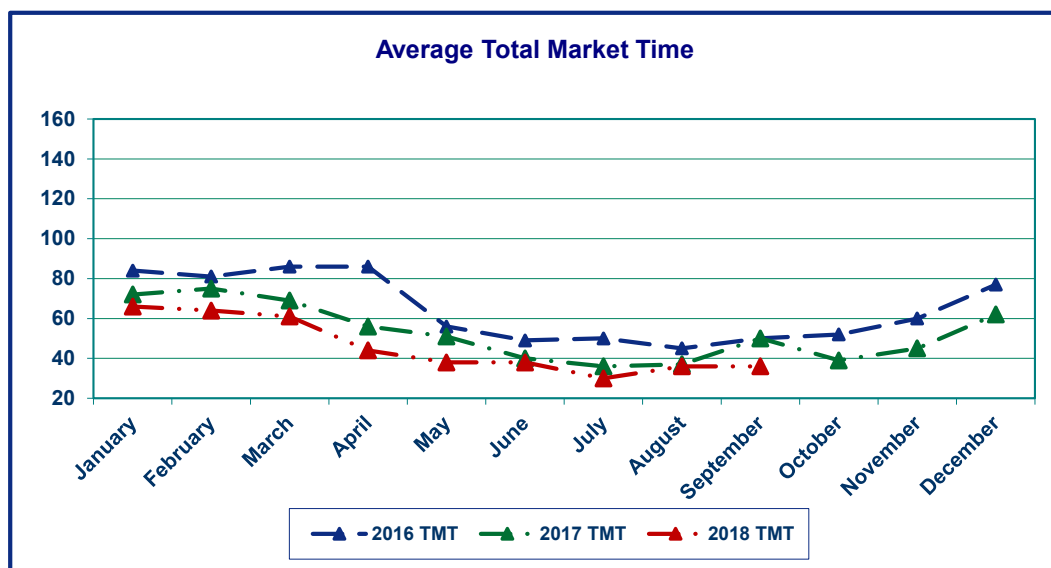
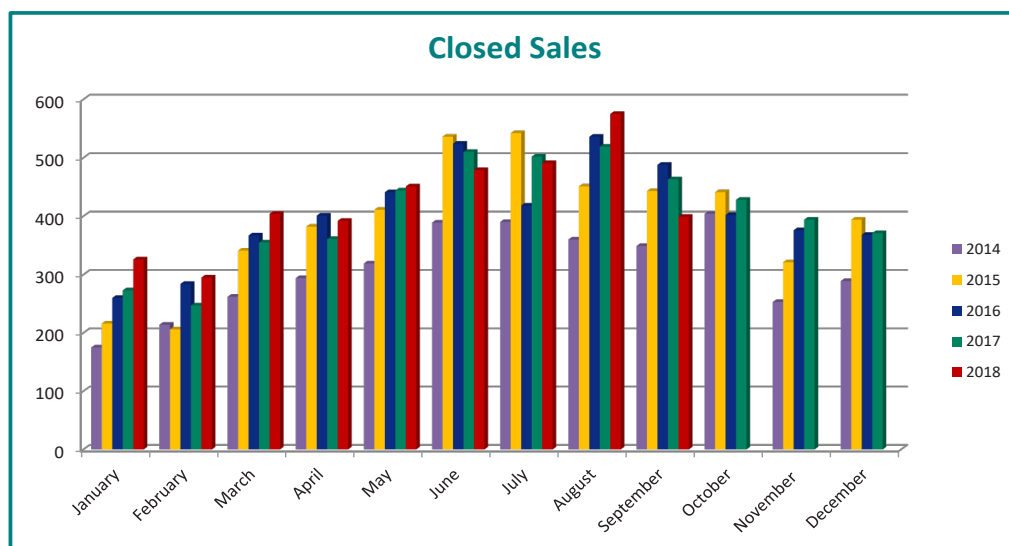
GREATER LANE COUNTY, OR

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

CLOSED SALES

GREATER LANE COUNTY, OR

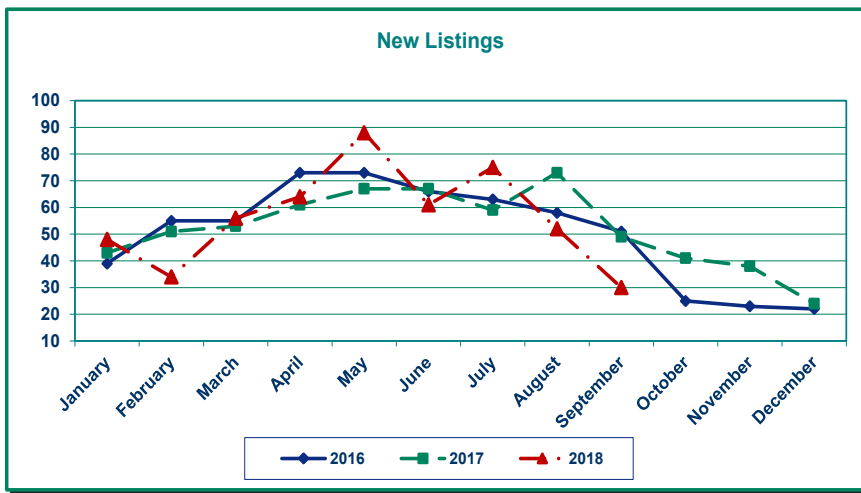
This graph shows the closed sales over the past five calendar years in Greater Lane County, Oregon.



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

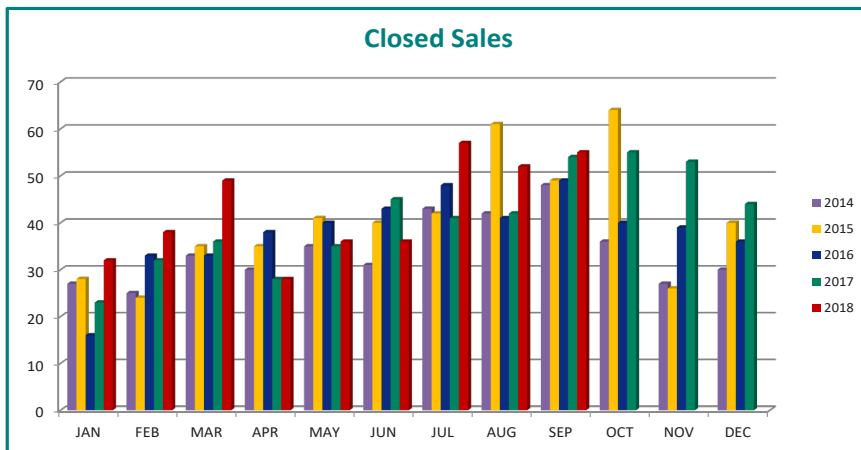
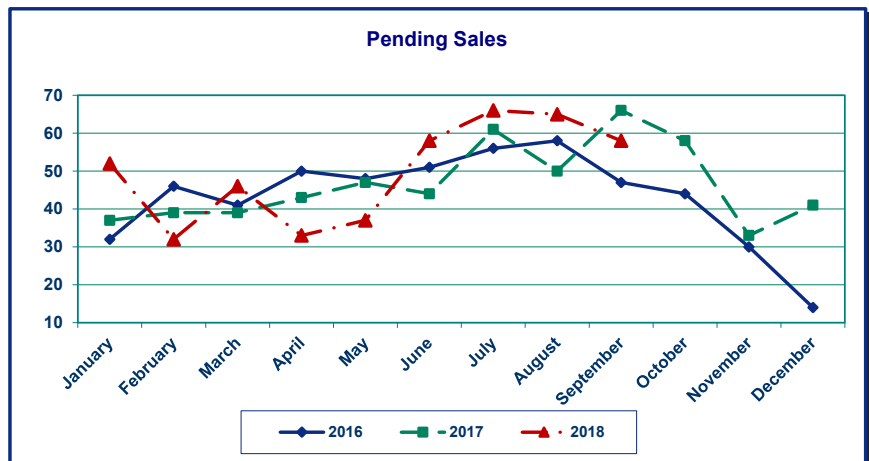
FLORENCE, OR

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

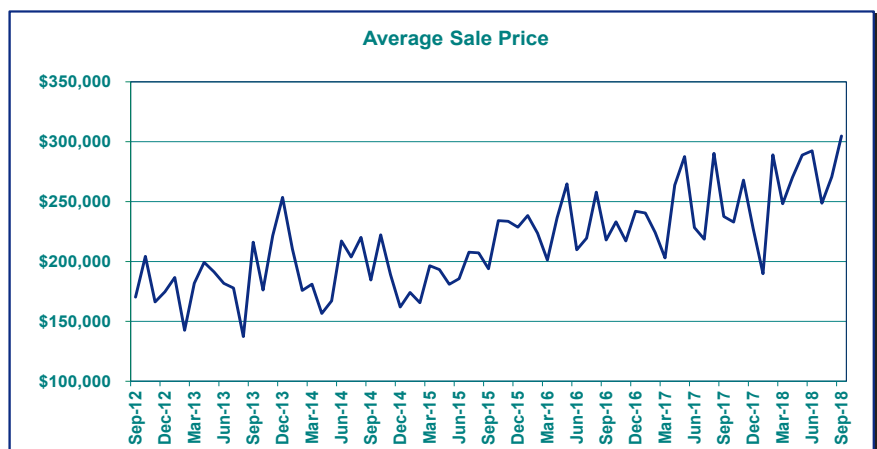
FLORENCE, OR

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.*

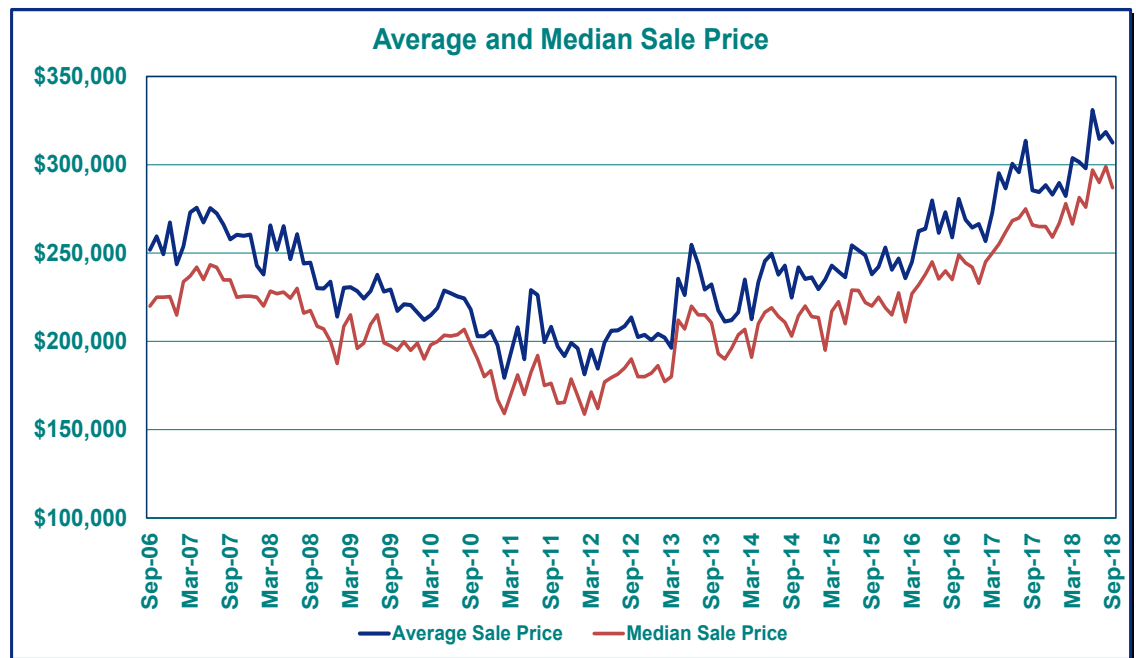
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Market Action Reports
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Southwest Washington,
Mid-Columbia, Columbia
Basin, Baker County, Coos
County, Curry County,
Douglas County, Grant
County, Josephine County,
Lane County, North
Coastal Counties, Polk &
Marion Counties, Union
County, and Wallowa
County.

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MARKET ACTION



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

Residential Review: Mid-Columbia

September 2018 Reporting Period

September Residential Highlights

September brought some cooler numbers to the Mid-Columbia region. Closed sales (69) fell 16.9% short compared with last year in September 2017 (83) and 37.3% short compared with last month in August 2018 (110).

New listings (101) ended 15.1% cooler than in September 2017 (119) and 34.8% cooler than last month in August 2018 (155).

Pending sales, at 79, dipped 12.2% from the 90 recorded back in September 2017, and cooled 25.5% from the 106 offers accepted in August 2018.

Inventory rose to 5.3 months in the region in September. During the same period, total market time decreased to 72 days.

Year to Date Summary

Comparing the first nine months of 2018 to 2017, closed sales (780) rose 2.0% and pending sales (833) rose 1.7%. New listings (1,086) decreased 4.6%.

Average and Median Sale Prices

Comparing 2018 to 2017 through September, the average sale price rose 3.8% from \$310,800 to \$322,700. In the same comparison, the median sale price rose 6.9% from \$262,000 to \$280,000.

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	3.5
September	4.7	5.1	5.3
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:

+3.6% (\$319,400 v. \$308,200)

Median Sale Price % Change:

+5.4% (\$272,000 v. \$258,000)

*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	September	101	79	69	332,400	308,900	72
	August	155	106	110	358,700	288,300	117
	Year-to-date	1,086	833	780	322,700	280,000	93
2017	September	119	90	83	309,500	275,000	51
	Year-to-date	1,138	819	765	310,800	262,000	96
Change	September	-15.1%	-12.2%	-16.9%	7.4%	12.3%	40.7%
	Prev Mo 2018	-34.8%	-25.5%	-37.3%	-7.3%	7.1%	-38.5%
	Year-to-date	-4.6%	1.7%	2.0%	3.8%	6.9%	-3.2%

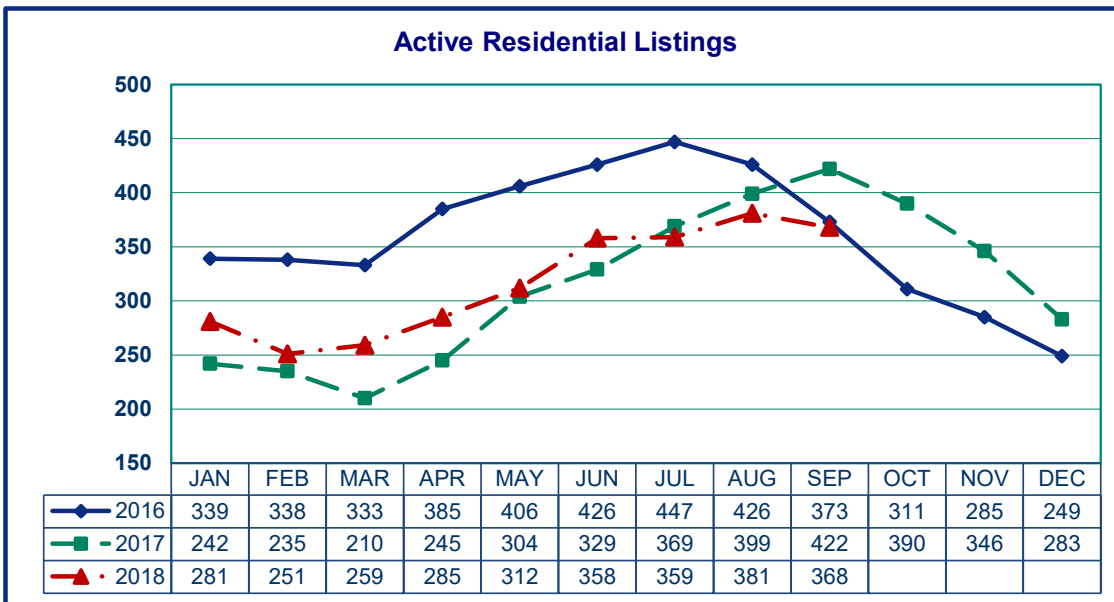
AREA REPORT • 9/2018

Mid-Columbia

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price		Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price					Median Sale Price		
																Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
100	White Salmon/ Bingen	23	9	4	6	-14.3%	4	459,300	48	71	49	-7.5%	46	459,500	469,500	-2.5%	-	-	21	229,100	1	260,000
101	Snowden	2	0	2	0	-	0	-	-	7	5	-58.3%	5	375,200	368,000	-14.1%	-	-	9	152,400	-	-
102	Trout Lake/ Glenwood	16	2	0	1	-50.0%	1	395,000	212	25	12	-29.4%	8	434,700	445,800	0.4%	-	-	7	189,500	-	-
103	Husum/ BZ Corner	6	2	2	1	0.0%	1	356,000	35	15	7	16.7%	5	488,000	525,000	10.5%	-	-	3	152,800	-	-
104	Lyle/ High Prairie	19	4	1	2	100.0%	1	309,000	7	31	14	0.0%	10	363,700	297,000	17.6%	-	-	11	104,000	-	-
105	Dallesport/ Murdock	7	1	1	2	-33.3%	1	425,000	877	22	18	-37.9%	18	206,500	208,500	-19.5%	-	-	6	111,300	1	229,000
106	Appleton/ Timber Valley	1	0	-	1	0.0%	0	-	-	3	3	0.0%	2	204,600	204,600	-4.8%	-	-	2	63,000	-	-
108	Goldendale/ Centerville	29	10	2	9	-40.0%	6	200,600	17	101	81	-6.9%	69	214,000	185,000	12.6%	-	-	69	66,500	2	139,300
109	Bickleton/ East County	2	1	0	0	-	0	-	-	2	1	-	1	299,000	299,000	-16.7%	-	-	3	87,800	-	-
110	Klickitat	6	2	-	0	-	0	-	-	13	7	-22.2%	9	163,600	90,000	39.6%	-	-	3	70,000	1	266,800
	Klickitat Co. Total	111	31	12	22	-26.7%	14	323,300	102	290	197	-14.3%	173	307,700	280,000	-1.4%	-	0	134	111,700	5	206,900
111	Skamania	2	-	-	-	-100.0%	0	0	0	6	4	-63.6%	2	410,000	410,000	1.2%	-	-	4	404,300	-	-
112	North Bonneville	5	1	0	0	-100.0%	2	304,000	15	20	16	45.5%	16	235,300	255,000	-2.6%	-	-	4	40,700	-	-
113	Stevenson	15	5	3	4	0.0%	2	373,000	115	40	26	36.8%	22	306,700	283,000	-9.7%	-	-	19	90,900	1	530,000
114	Carson	9	2	-	1	-75.0%	1	275,000	4	25	26	-13.3%	27	321,500	305,000	8.5%	-	-	11	110,800	-	-
115	Home Valley	4	0	0	0	-	1	283,000	47	7	3	200.0%	3	257,000	283,000	-12.3%	-	-	-	-	-	-
116	Cook, Underwood, Mill A, Willard	6	0	2	0	-100.0%	2	385,000	164	11	12	0.0%	13	494,200	398,000	53.4%	-	-	1	65,000	-	-
117	Unincorporated North	25	5	2	1	-	2	86,000	117	27	13	62.5%	12	176,200	120,500	28.6%	-	-	3	73,300	-	-
	Skamania Co. Total	66	13	7	6	-50.0%	10	285,400	87	136	100	8.7%	95	308,700	290,000	11.4%	-	-	42	119,300	1	530,000
351	The Dalles	54	25	9	25	0.0%	20	246,300	47	285	253	3.7%	244	241,800	232,000	6.4%	6	615,800	32	55,600	6	303,800
352	Dufur	2	-	-	1	-50.0%	2	227,500	163	10	10	25.0%	13	302,700	295,000	56.2%	-	-	4	252,000	-	-
353	Tygh Valley	14	2	0	0	-	1	169,500	7	23	13	85.7%	14	170,500	160,000	-4.1%	1	415,000	2	52,500	-	-
354	Wamic/ Pine Hollow	8	2	3	3	-	1	135,000	103	20	15	50.0%	12	289,500	185,000	54.8%	-	-	3	151,700	-	-
355	Maupin/ Pine Grove	8	0	-	1	-	1	70,000	17	10	9	0.0%	6	137,700	130,500	3.4%	-	-	2	34,500	-	-
356	Rowena	1	0	0	0	-	0	-	-	2	2	0.0%	3	273,000	240,000	16.2%	-	-	-	-	-	-
357	Mosier	11	2	1	0	-100.0%	0	-	-	24	14	55.6%	13	514,600	525,000	28.6%	-	-	7	214,100	-	-
	Wasco Co. Total	98	31	13	30	7.1%	25	230,200	56	374	316	9.3%	305	252,900	228,000	13.1%	7	587,100	50	98,300	6	303,800
361	Cascade Locks	8	4	1	1	0.0%	3	227,300	40	29	31	93.8%	31	257,500	244,000	2.7%	-	-	5	88,200	-	-
362	Hood River City	36	11	-	10	66.7%	9	588,700	77	127	106	12.8%	102	472,400	440,000	5.7%	5	1,154,000	9	178,400	4	442,300
363	Hood River-W	24	7	2	3	-57.1%	2	411,500	68	51	27	-43.8%	22	645,400	560,500	23.7%	-	-	8	313,400	-	-
364	Hood River-E	8	0	0	1	-66.7%	1	577,000	25	14	8	-27.3%	7	645,600	577,000	4.8%	-	-	-	-	-	-
366	Odell	4	2	-	2	-	2	565,000	90	16	14	100.0%	12	426,200	446,800	17.4%	-	-	2	291,300	-	-
367	Parkdale/ Mt. Hood	8	1	2	1	-66.7%	3	430,300	42	34	23	-4.2%	23	465,300	420,000	-8.4%	-	-	5	174,800	-	-
	Hood River Co. Total	88	25	5	18	-10.0%	20	490,100	64	271	209	4.5%	197	460,400	425,000	1.9%	5	1,154,000	29	207,300	4	442,300
370	Sherman Co.	5	1	1	3	-	0	-	-	15	11	37.5%	10	134,200	140,300	-10.5%	-	-	2	24,000	-	-

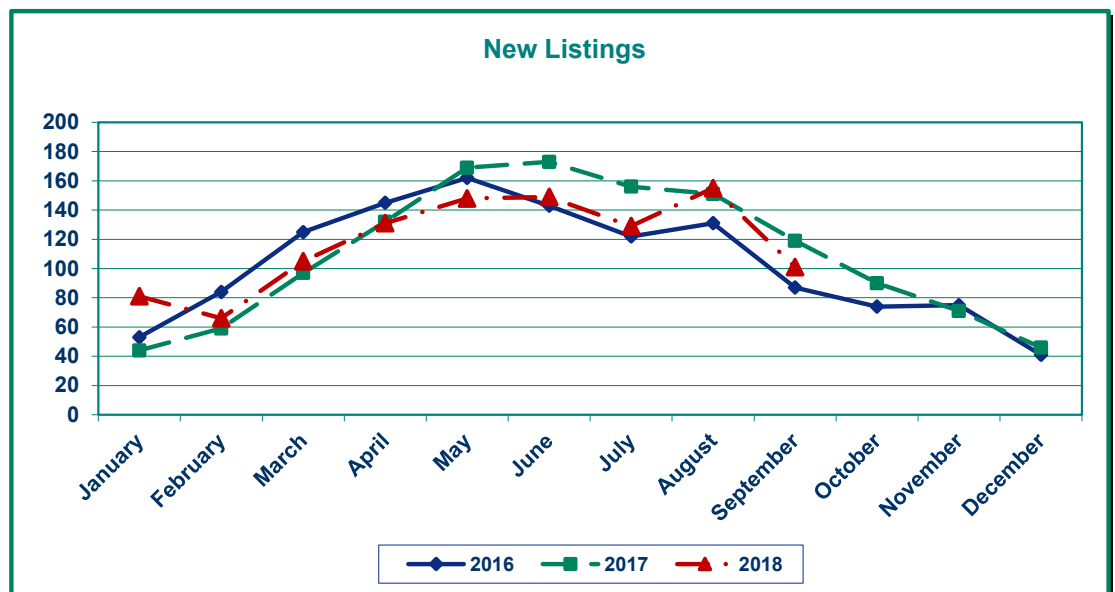
ACTIVE RESIDENTIAL LISTINGS MID-COLUMBIA

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.



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

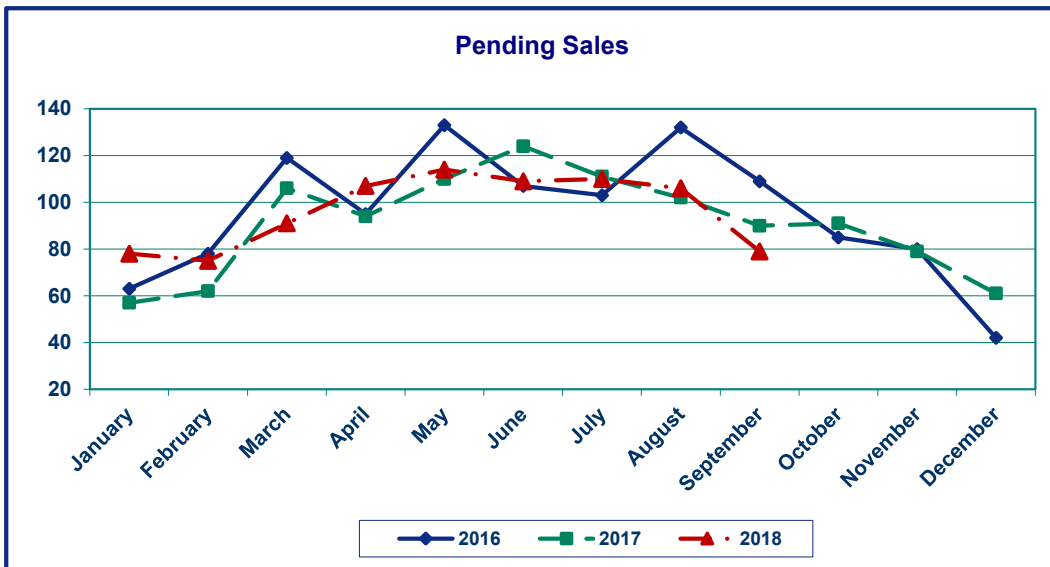
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³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that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

PENDING LISTINGS

MID-COLUMBIA

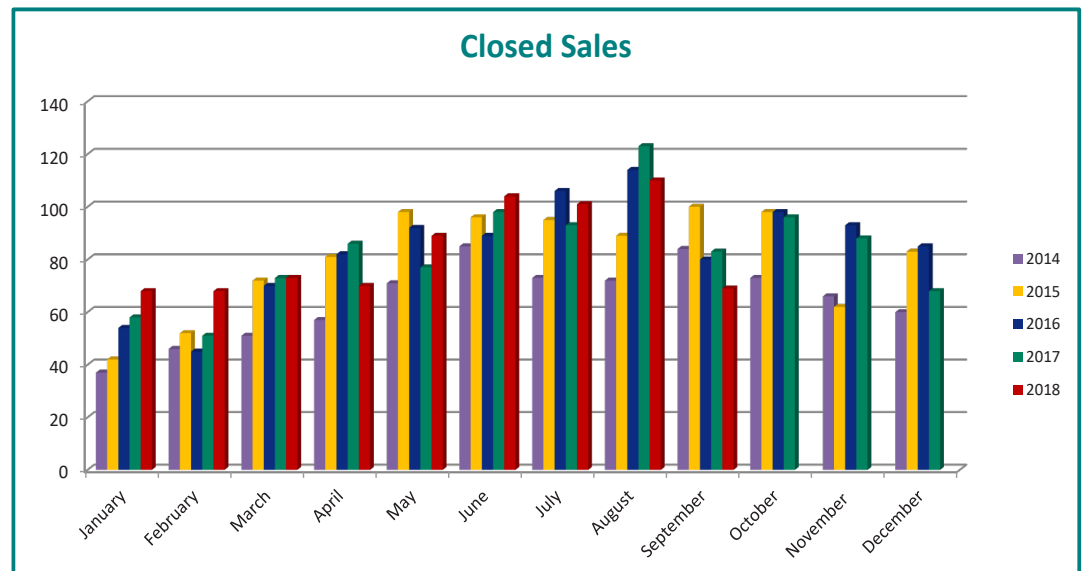
This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.



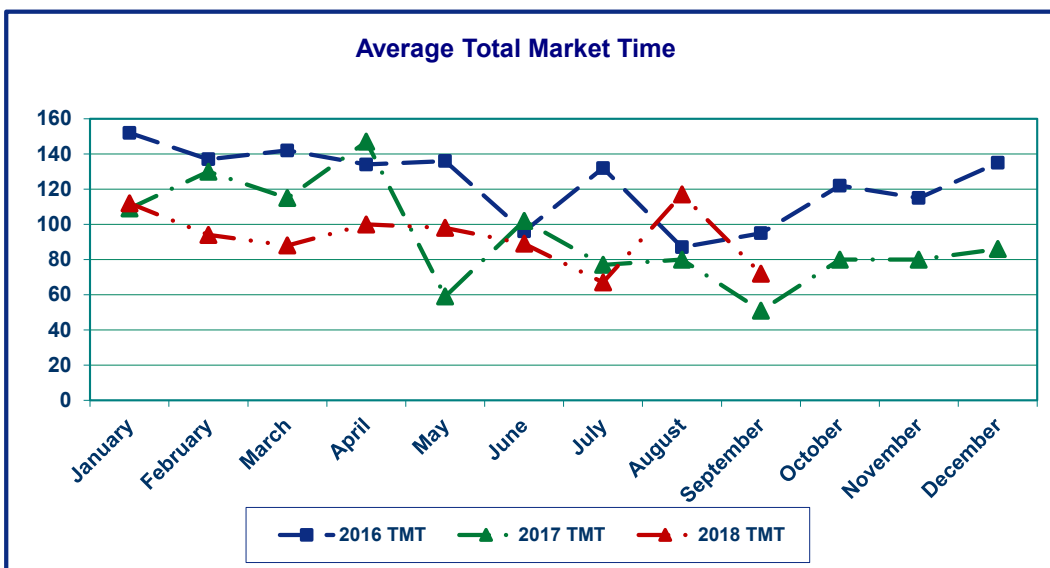
CLOSED SALES

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.

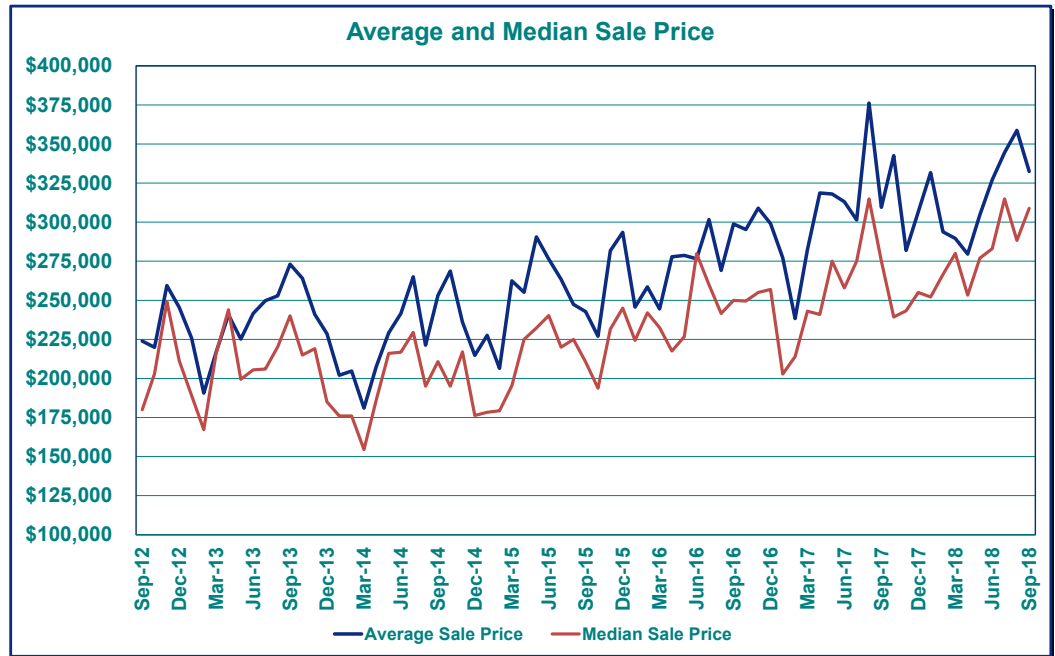
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MARKET ACTION



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Residential Review: North Coastal Counties, Oregon

September 2018 Reporting Period

September Residential Highlights

Pending sales in the North Coastal counties saw a gain this September over September 2017. At 179, pendings ended 9.1% ahead of September 2017 (164) despite cooling 8.2% from last month in August 2018 (195).

New listings (165) cooled 8.3% from last year in September 2017 (180) and 24.3% from last month in August 2018 (218).

Similarly, the 145 closed sales showed a 11.6% decrease compared with September 2017 (164) and a 27.5% decrease compared with August 2018 (200).

Total market time decreased by one day in September, ending at 142 days. In the same time period, inventory rose to 5.5 months.

Year to Date Summary

Activity is mostly ahead in 2018 compared to 2017. Pending sales (1,465) have risen 3.8% and closed sales (1,350) have risen 2.1%. New listings (2,050) have decreased 8.2%.

Average and Median Sale Prices

Comparing 2018 to 2017 through September, the average sale price has increased 12.6% from \$323,800 to \$364,700. In the same period, the median has risen 16.4% from \$275,000 to \$320,000.

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

Average Sale Price % Change:

+8.9% (\$352,900 v. \$324,100)

Median Sale Price % Change:

+13.0% (\$312,000 v. \$276,000)

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	4.5
September	7.2	6.4	5.5
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.

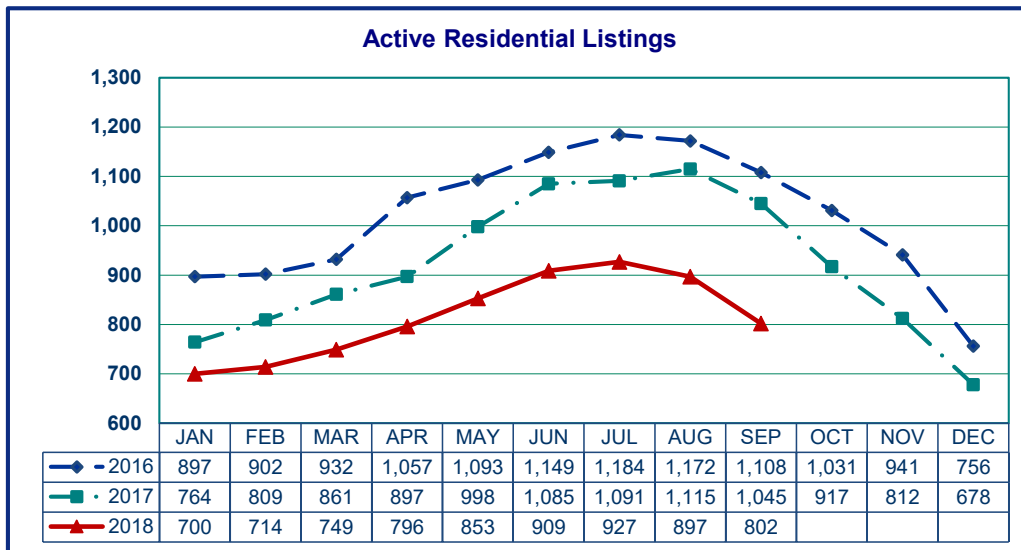
North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	September	165	179	145	371,200	330,000	142
	August	218	195	200	382,300	339,500	143
	Year-to-date	2,050	1,465	1,350	364,700	320,000	127
2017	September	180	164	164	340,000	295,000	116
	Year-to-date	2,233	1,411	1,322	323,800	275,000	136
Change	September	-8.3%	9.1%	-11.6%	9.2%	11.9%	22.3%
	Prev Mo 2018	-24.3%	-8.2%	-27.5%	-2.9%	-2.8%	-0.7%
	Year-to-date	-8.2%	3.8%	2.1%	12.6%	16.4%	-6.8%

AREA REPORT • 9/2018

North Coastal Counties, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change ⁴	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 ²	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	64	28	18	18	-40.0%	17	346,700	67	231	159	-12.2%	146	303,300	283,300	6.2%	4	429,000	22	66,500	5	292,700	
181	Hammond/ Warrenton	36	11	6	6	-45.5%	11	276,500	74	134	111	2.8%	112	309,500	293,500	17.7%	-	-	17	118,700	2	336,300	
182	Gearhart West	43	7	5	10	11.1%	9	785,900	271	102	76	18.8%	67	508,200	437,500	-10.3%	-	-	23	126,600	-	-	
183	Gearhart East	-	1	0	2	0.0%	1	380,000	106	18	18	-5.3%	16	366,300	302,800	18.3%	-	-	3	55,700	-	-	
184	Seaside Northwest	11	3	2	3	-	2	303,000	60	32	24	33.3%	23	315,500	282,300	25.7%	1	297,000	3	56,600	1	297,000	
185	Seaside North Central	2	0	2	1	-75.0%	2	309,000	21	18	14	-56.3%	12	296,800	260,000	32.1%	1	199,000	-	-	-	-	
186	Seaside Southwest	31	7	5	8	60.0%	4	309,900	103	65	43	2.4%	35	330,800	315,000	-8.7%	1	78,000	3	154,700	1	320,000	
187	Seaside South Central	2	1	-	-	-100.0%	-	-	-	6	7	0.0%	6	245,500	227,500	11.3%	1	460,000	-	-	2	379,500	
188	Seaside East	12	2	2	6	20.0%	7	256,100	91	47	45	50.0%	41	334,100	309,000	15.1%	1	510,000	4	51,300	2	235,000	
189	Cannon Beach/ Tolovana Park	58	5	4	7	16.7%	12	486,100	367	100	84	25.4%	83	719,100	483,000	24.2%	3	1,838,000	11	335,400	2	406,500	
190	Arch Cape/ Cove Beach/ Falcon Cove	5	1	0	2	0.0%	0	-	-	15	12	-14.3%	12	685,200	689,300	1.8%	-	-	7	87,400	-	-	
191	Rural Clatsop County	18	3	3	3	-25.0%	3	241,300	101	42	34	0.0%	32	298,300	273,500	2.9%	-	-	11	59,000	-	-	
	Clatsop County	282	69	47	66	-16.5%	68	400,000	153	810	627	1.8%	585	399,800	320,000	9.5%	12	731,200	104	118,700	15	319,700	
97102	Arch Cape	2	-	0	-	-	0	-	-	2	-	-	-	-	-	-	-	-	1	289,000	-	-	
97130	Manzanita	46	20	5	12	9.1%	7	433,300	157	102	71	9.2%	68	477,300	442,500	-0.6%	-	-	19	180,600	1	549,000	
97131	Nehalem	16	2	2	5	25.0%	4	366,400	95	46	38	35.7%	31	276,700	257,500	15.8%	-	-	16	82,900	1	165,000	
97147	Wheeler	7	1	-	1	-50.0%	0	-	-	10	3	-62.5%	2	376,500	376,500	52.5%	-	-	2	61,800	-	-	
97136	Rockaway Beach	62	15	7	16	77.8%	12	211,500	99	149	95	-11.2%	80	276,700	254,500	10.9%	1	162,500	18	90,900	2	562,500	
97107	Bay City	7	2	0	3	200.0%	1	435,000	236	22	16	-27.3%	16	233,800	222,500	19.5%	-	-	8	65,100	1	214,500	
97118	Garibaldi	4	-	2	1	-50.0%	0	-	-	14	12	-29.4%	9	223,700	225,000	-3.0%	-	-	-	-	-	-	
97143	Netarts	15	3	-	1	-66.7%	2	259,000	29	36	25	66.7%	24	321,800	313,500	-1.7%	-	-	8	46,500	-	-	
97141	Tillamook	41	9	5	14	55.6%	12	318,000	35	124	95	25.0%	86	292,800	253,000	30.3%	2	528,500	12	117,800	1	325,000	
97134	Oceanside	24	2	1	2	-	2	480,000	182	36	26	13.0%	24	431,400	403,000	18.0%	-	-	5	133,800	-	-	
97108	Beaver	1	0	0	1	0.0%	3	428,300	218	5	5	66.7%	5	351,000	375,000	-10.7%	-	-	3	104,300	-	-	
97122	Hebo	2	1	0	2	-	1	85,000	103	6	3	50.0%	2	130,800	130,800	-74.8%	-	-	1	40,000	-	-	
97112	Cloverdale	8	0	-	2	100.0%	0	-	-	18	7	-22.2%	9	360,800	250,000	41.5%	1	650,000	2	140,000	1	156,000	
97135	Pacific City	37	11	4	6	50.0%	4	446,300	302	76	40	17.6%	39	417,000	355,000	17.6%	-	-	12	152,400	-	-	
97149	Neskowin	27	2	3	3	-25.0%	1	420,000	204	42	22	-21.4%	20	417,400	384,500	-12.8%	-	-	8	168,400	-	-	
	Tillamook County	299	68	29	69	35.3%	49	333,500	121	688	458	4.8%	415	344,100	322,000	11.7%	4	467,400	115	118,200	7	362,100	

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	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	97	14	13	25	31.6%	15	320,000	193	244	168	14.3%	149	315,700	310,000	6.4%	4	404,300	26	76,500	1	1,100,000
97364	Neotsu	1	1	0	0	-100.0%	1	900,000	75	6	5	0.0%	5	490,400	420,000	30.0%	-	-	1	145,000	-	-
97368	Otis	12	3	1	1	-66.7%	1	325,000	162	32	26	18.2%	28	324,200	272,500	1.2%	-	-	2	27,100	-	-
97341	Depoe Bay	42	3	4	5	150.0%	5	428,200	152	79	44	-22.8%	40	396,500	385,000	2.7%	-	-	4	115,000	-	-
97369	Gleneden Beach	27	-	2	3	50.0%	1	615,000	141	43	34	3.0%	31	377,400	365,000	1.6%	-	-	5	98,300	1	1,640,000
97366	Otter Rock	3	3	0	1	-	0	-	-	10	6	100.0%	5	179,000	15,000	-55.6%	-	-	2	135,000	-	-
97365	Newport	14	3	5	4	300.0%	2	272,500	16	49	34	0.0%	30	311,900	280,000	13.5%	1	850,000	3	125,100	1	320,000
97366	South Beach	2	0	3	0	-100.0%	1	530,000	91	9	12	33.3%	12	426,100	419,500	9.3%	-	-	1	45,000	-	-
97343	Eddyville	0	0	0	0	-	0	-	-	1	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97357	Logsdon	0	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97391	Toledo	3	1	1	2	0.0%	0	-	-	16	13	116.7%	10	207,000	217,500	25.1%	-	-	1	175,000	-	-
97380	Siletz	3	0	0	0	-	0	-	-	8	3	0.0%	3	268,700	220,000	-45.5%	-	-	1	135,500	-	-
97390	Tidewater	1	0	0	0	-	0	-	-	2	5	150.0%	6	217,500	207,500	9.3%	-	-	-	-	-	-
97498	Yachats	10	0	1	1	0.0%	2	215,000	58	21	10	-33.3%	10	262,800	257,500	-11.0%	-	-	1	92,000	-	-
97394	Waldport	4	-	2	1	-	0	-	-	22	15	15.4%	17	304,700	250,000	20.9%	-	-	5	28,500	-	-
97376	Seal Rock	2	0	-	1	-	-	-	-	10	5	0.0%	4	531,900	527,500	46.0%	-	-	6	142,700	-	-
	Lincoln County	221	28	32	44	29.4%	28	367,400	152	552	380	6.1%	350	330,300	315,000	4.1%	5	493,400	58	90,200	3	1,020,000
	North Coastal Counties Total	802	165	108	179	9.1%	145	371,200	142	2,050	1,465	3.8%	1,350	364,700	320,000	8.9%	21	624,300	277	112,500	25	415,600



ACTIVE RESIDENTIAL LISTINGS

NORTH COASTAL COUNTIES, OR

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

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

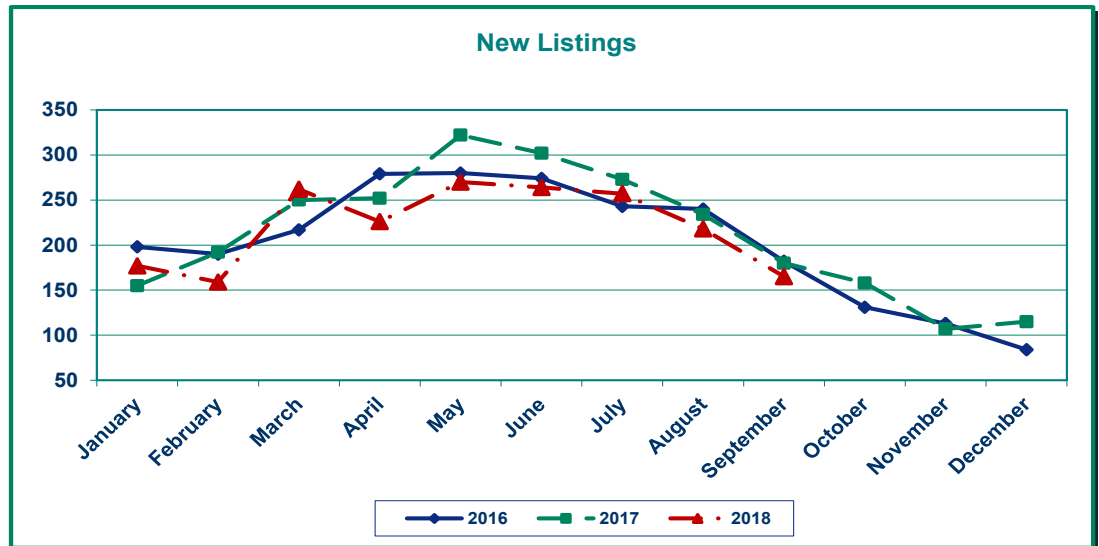
² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/17-9/30/18) with 12 months before (10/1/16-9/30/17).

³ 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

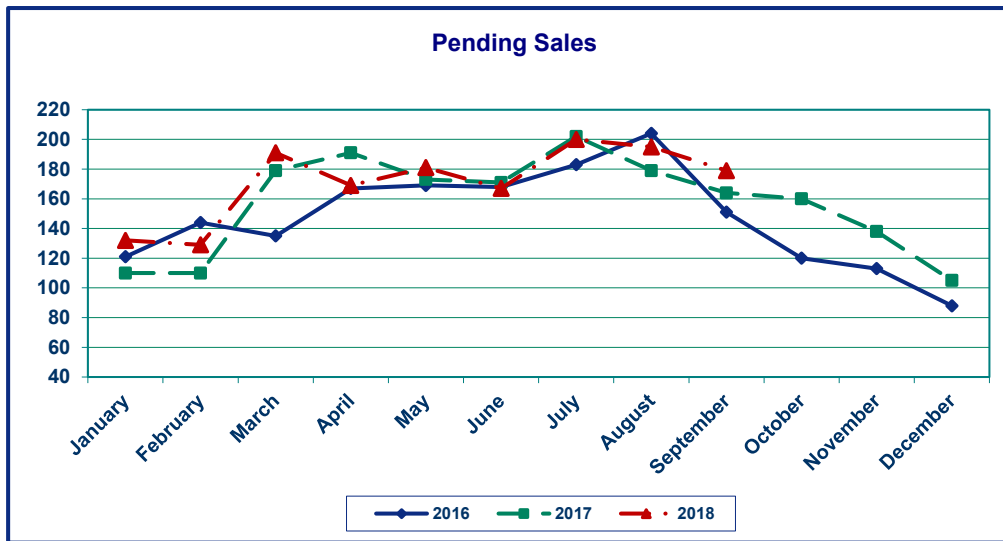
This graph shows the new residential listings over the past three calendar years in the North Coastal Counties of Oregon.



PENDING LISTINGS

NORTH COASTAL COUNTIES, OR

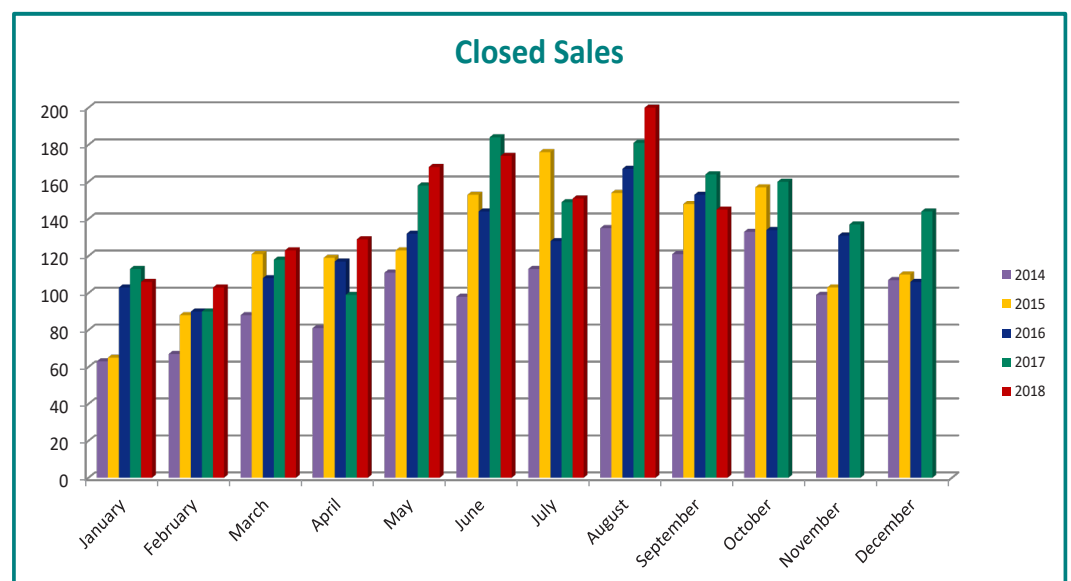
This graph represents monthly accepted offers in the North Coastal Counties of Oregon over the past three calendar years.



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.



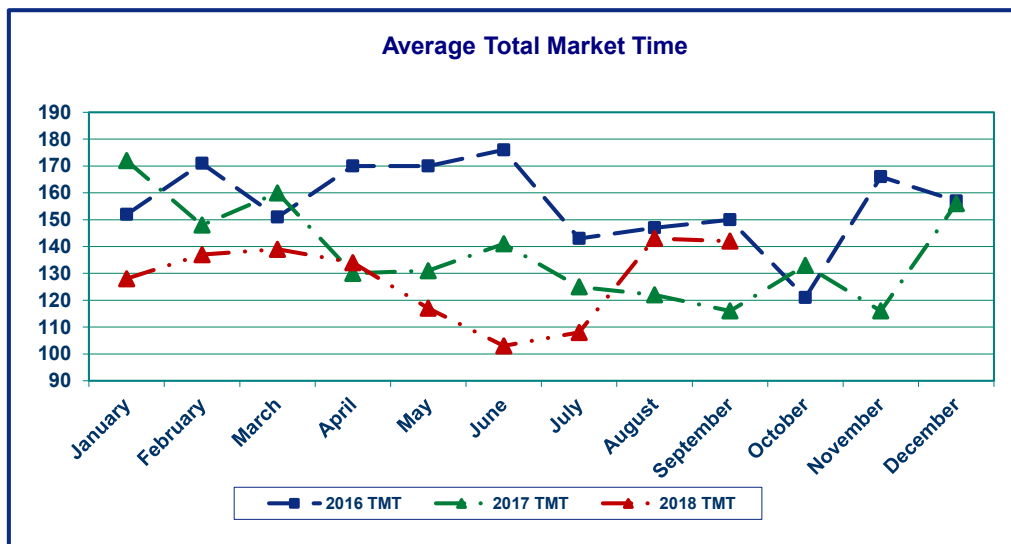
DAYS ON MARKET

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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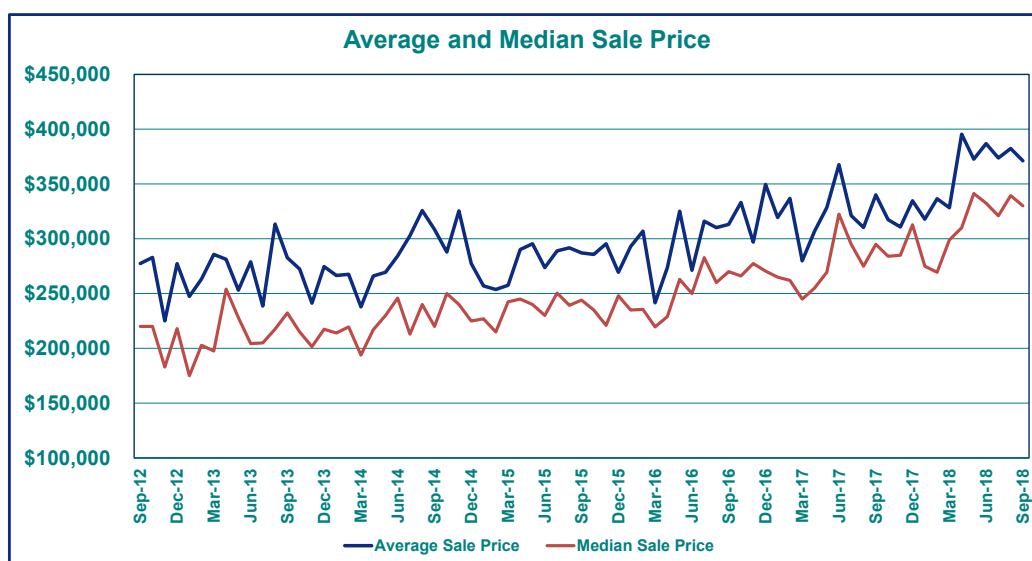
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SALE PRICE

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

September 2018 Reporting Period

September Residential Highlights

Polk and Marion Counties had some mixed numbers in September, but new listings were up compared with last September. At 277, new listings outpaced September 2017 (229) by 21.0%, despite cooling 19.9% from the 346 new listings offered last month in September 2017. This was the strongest September for new listings in the region on the RMLS™ record, dating to 1992.

Pending sales (196) ended 18.1% ahead of September 2017 (166) but fell 8.8% below the 215 offers accepted last month in August 2018.

Closed sales, at 150, declined 18.5% from September 2017 (184) and 22.3% from August 2018 (193).

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 (2,525) are up 9.6%. Pending sales (1,779) are up 1.8% and closed sales (1,623) are down 4.2%.

Average and Median Sale Prices

Prices continue to rise. Comparing 2018 to 2017 through September, the average sale price rose 12.7% from \$285,400 to \$321,700. In the same comparison, the median sale price rose 11.9% from \$260,000 to \$291,000.

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

Average Sale Price % Change:
+12.2% (\$317,200 v. \$282,800)
Median Sale Price % Change:
+11.6% (\$287,400 v. \$257,500)

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	3.1
September	3.0	2.7	4.2
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	September	277	196	150	338,600	300,500	41
	August	346	215	193	321,000	299,000	30
	Year-to-date	2,525	1,779	1,623	321,700	291,000	42
2017	September	229	166	184	291,900	260,000	43
	Year-to-date	2,304	1,747	1,694	285,400	260,000	58
Change	September	21.0%	18.1%	-18.5%	16.0%	15.6%	-4.3%
	Prev Mo 2018	-19.9%	-8.8%	-22.3%	5.5%	0.5%	36.7%
	Year-to-date	9.6%	1.8%	-4.2%	12.7%	11.9%	-27.1%

AREA REPORT • 9/2018

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/Cancelled Listings	Pending Sales	Pending Sales 2018 v. 2017	Closed Sales	Average Sale Price		Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017	Closed Sales	Average Sale Price			Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
167	Polk County Except Salem	92	39	12	28	115.4%	13	398,500	77	321	205	19.9%	184	319,300	295,000	14.1%	6	209,000	8	201,600	10	363,800			
168	West Salem N	51	14	3	8	60.0%	8	320,800	36	176	118	8.3%	101	367,500	350,000	10.8%	-	-	5	120,000	1	850,000			
169	West Salem S	12	5	0	3	50.0%	3	260,300	12	38	26	52.9%	25	352,400	325,500	15.3%	-	0	-	0	-	-			

170	Woodburn	85	41	6	22	-21.4%	24	293,000	60	369	268	-14.6%	266	277,100	257,500	10.2%	2	269,000	1	105,000	2	1,545,000
	Except Woodburn	178	73	14	46	2.2%	31	442,400	23	637	432	7.2%	402	354,600	329,900	9.1%	9	372,300	30	229,000	5	387,400

170	Marion Except Salem/Keizer	263	114	20	68	-6.8%	55	377,200	39	1,006	700	-2.4%	668	323,700	299,900	10.4%	11	353,500	31	225,000	7	718,100
171	Southwest Salem	5	1	1	1	-	2	187,500	44	22	15	150.0%	16	411,800	415,000	20.4%	-	-	-	-	-	-
172	South Salem	55	14	17	19	137.5%	18	349,600	43	259	183	23.6%	163	378,000	315,000	8.3%	-	-	3	228,000	4	513,800
173	Southeast Salem	53	20	3	13	-7.1%	12	359,100	89	174	114	-8.8%	93	338,100	320,000	13.5%	2	226,000	3	130,300	5	281,300
174	Central Salem	27	25	6	17	88.9%	9	203,200	48	120	83	-10.8%	67	245,000	225,000	21.5%	1	430,000	1	100,000	5	276,200
175	East Salem S	7	0	2	4	-33.3%	6	234,500	17	53	44	-17.0%	42	275,300	250,500	14.7%	-	-	3	203,300	2	425,500
176	East Salem N	30	20	3	14	-6.7%	11	252,600	9	162	131	-3.0%	119	248,300	255,000	12.7%	-	-	1	80,000	5	354,900
177	South Keizer	8	2	0	5	25.0%	1	277,000	5	41	31	55.0%	26	250,700	250,000	14.5%	1	290,000	-	-	-	-
178	North Keizer	26	23	1	16	-5.9%	12	354,500	15	153	129	-15.7%	119	315,400	299,900	11.5%	-	-	2	71,800	1	375,000

167-169	Polk Co. Grand Total	155	58	15	39	95.0%	24	355,300	55	535	349	17.5%	310	337,700	319,500	12.3%	6	209,000	13	170,200	11	408,000
170-178	Marion Co. Grand Total	474	219	53	157	7.5%	126	335,500	39	1990	1430	-1.4%	1313	317,900	285,000	12.0%	15	337,400	44	204,100	29	443,800
	Polk & Marion Grand Total	629	277	68	196	18.1%	150	338,600	41	2525	1779	1.8%	1623	321,700	291,000	12.2%	21	300,700	57	196,400	40	433,900

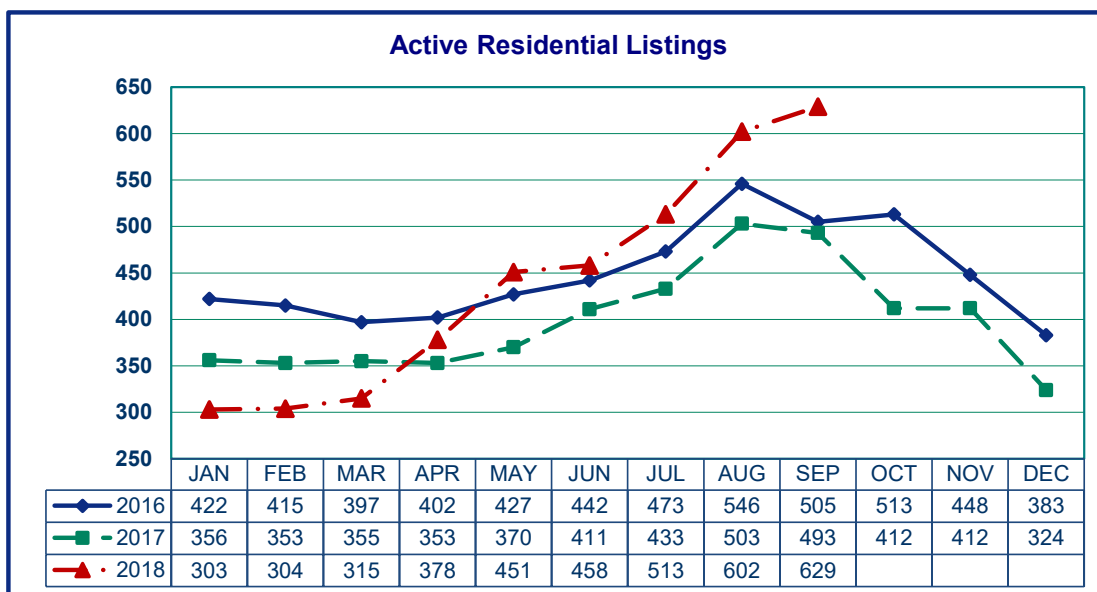
Benton & Linn Counties, Oregon

220	Benton County	39	16	6	11	0.0%	9	406,700	87	159	106	34.2%	97	369,600	345,000	11.4%	-	-	12	260,800	2	445,500
221	Linn County	159	57	21	52	4.0%	60	263,100	58	698	528	12.1%	501	257,400	246,000	11.7%	10	211,600	40	150,600	12	288,500

ACTIVE RESIDENTIAL LISTINGS

POLK & MARION COUNTIES, OR

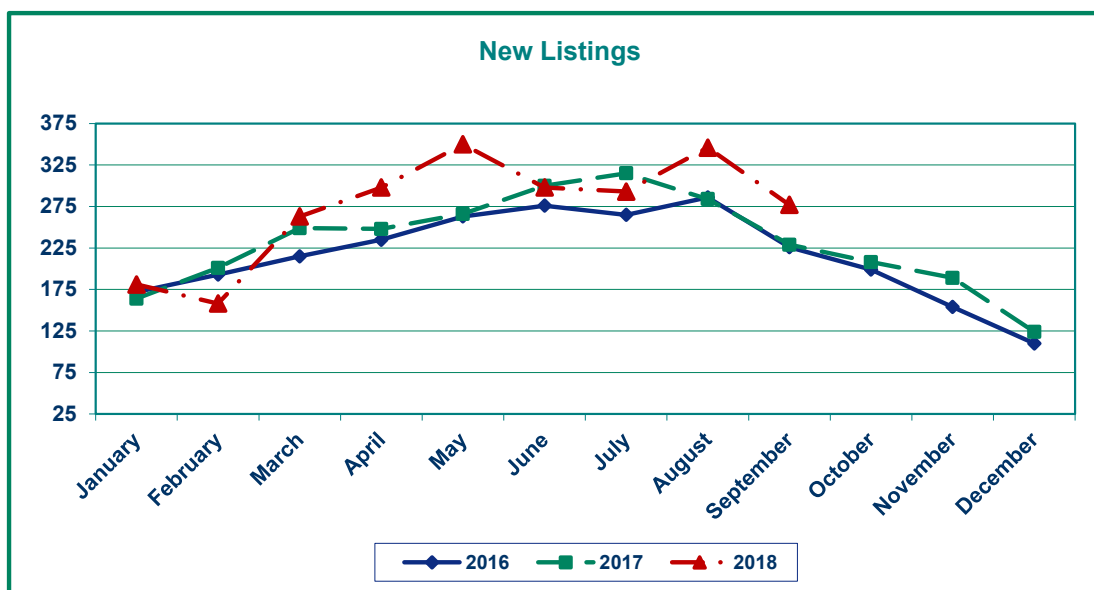
This graph shows the active residential listings over the past three calendar years in Polk and Marion Counties, Oregon.



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.



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

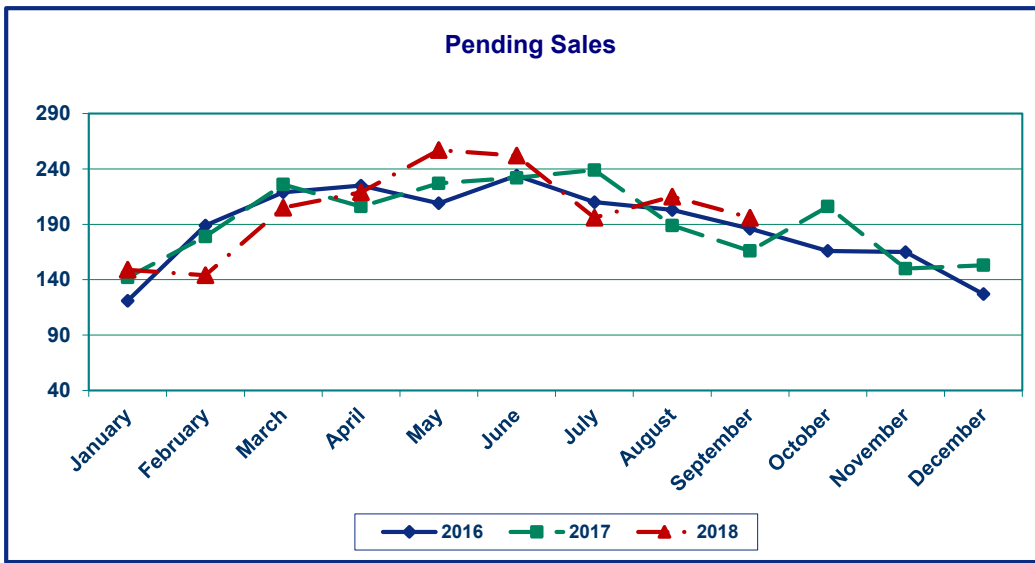
² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/17-9/30/18) with 12 months before (10/1/16-9/30/17).

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PENDING LISTINGS

POLK & MARION COUNTIES, OR

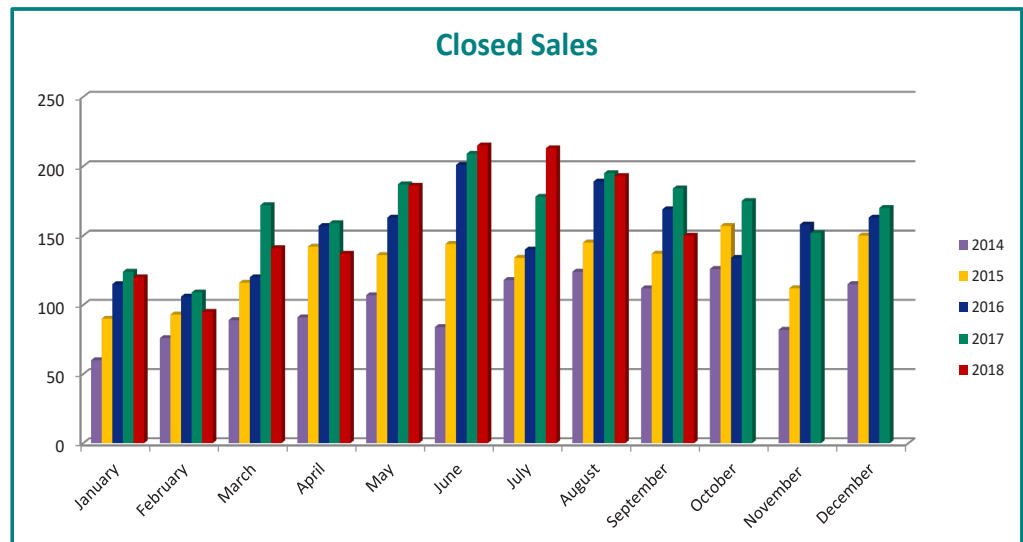
This graph represents monthly accepted offers in Polk and Marion Counties, Oregon, over the past three calendar years.



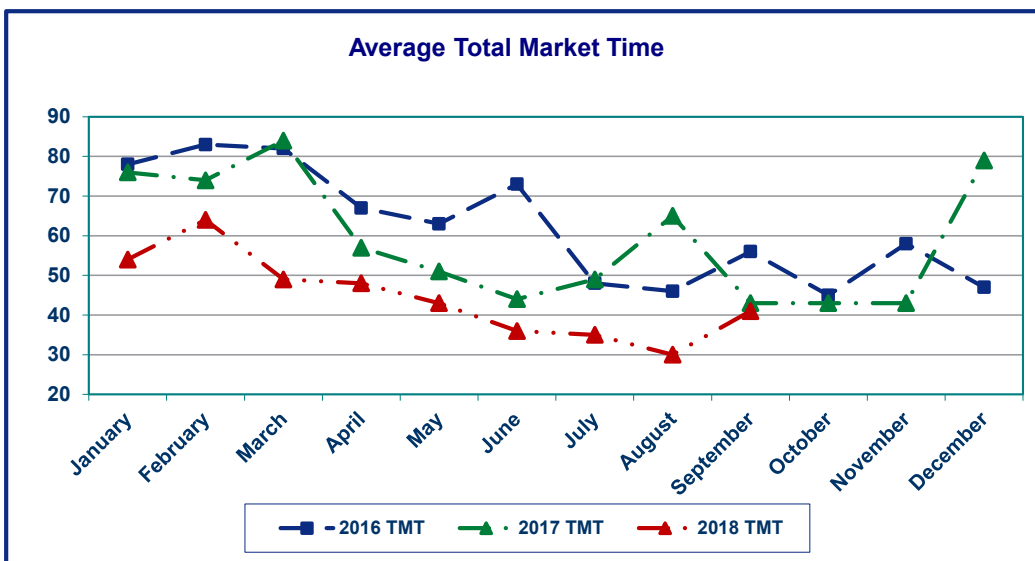
CLOSED SALES

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.

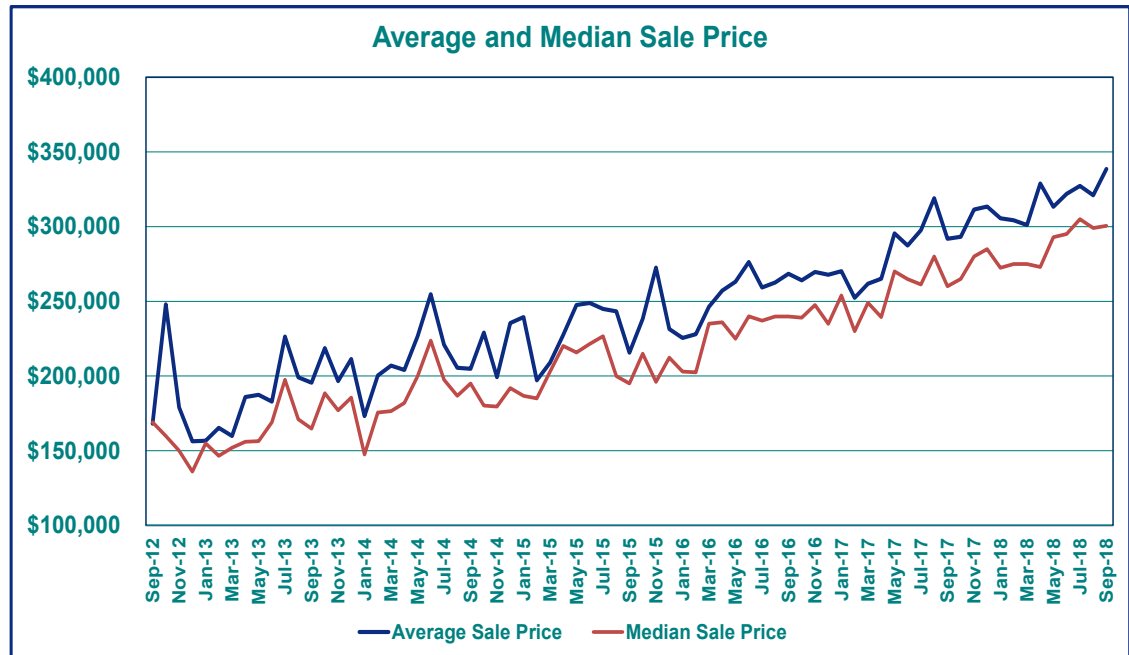
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MARKET ACTION



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Residential Review: Metro Portland, Oregon

September 2018 Reporting Period

September Residential Highlights Year to Date Summary

Cooler numbers came to the Portland metro area this September. New listings (3,606) fell 1.0% short of the 3,644 new listings offered last year in September 2017 and 14.4% short of the 4,214 new listings offered last month in August 2018.

Similarly, pending sales (2,471) decreased 9.5% from September 2017 (2,730) and 10.5% from August 2018 (2,760).

There were 2,272 closings in September, a 14.6% decrease from September 2017 (2,660) and a 23.4% decrease from August 2018 when 2,967 closings were recorded.

September saw inventory rise to 3.1 months, with total market time rising by five days to 45 days.

There were 7,082 active residential listings on the market in the Portland metro area in September.

Activity so far in 2018 is mixed compared to 2017. New listings (34,440) are up 2.6%. Pending sales (24,161) are down 2.8% and closed sales (22,983) are down 3.5% for the year so far.

Average and Median Sale Prices

Comparing 2018 to 2017 through September of each year, the average sale price rose 5.8% from \$428,800 to \$453,800. In the same comparison, the median sale price rose 5.3% from \$379,900 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	2.3
September	2.0	2.3	3.1
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:

+6.1% (\$447,100 v. \$421,500)

Median Sale Price % Change:

+6.9% (\$396,400 v. \$370,900)

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	September	3,606	2,471	2,272	447,800	392,500	45
	August	4,214	2,760	2,967	462,400	407,500	40
	Year-to-date	34,440	24,161	22,983	453,800	400,000	45
2017	September	3,644	2,730	2,660	426,700	380,000	37
	Year-to-date	33,560	24,859	23,811	428,800	379,900	43
Change	September	-1.0%	-9.5%	-14.6%	4.9%	3.3%	21.0%
	Prev Mo 2018	-14.4%	-10.5%	-23.4%	-3.2%	-3.7%	12.5%
	Year-to-date	2.6%	-2.8%	-3.5%	5.8%	5.3%	3.7%

AREA REPORT • 9/2018

Portland Metropolitan Area, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	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	292	196	66	120	-0.8%	88	416,300	42	1,445	988	-4.4%	940	422,100	400,500	5.7%	12	715,800	32	374,800	25	804,400	
142	NE Portland	648	404	141	192	-25.9%	195	433,700	42	3,213	2,091	-4.3%	2,040	473,500	420,000	3.8%	25	654,600	41	486,900	85	631,900	
143	SE Portland	781	468	144	294	-7.5%	269	420,200	42	4,037	2,813	-4.4%	2,698	420,600	377,500	6.9%	19	680,000	63	253,600	127	607,600	
144	Gresham/ Troutdale	491	249	78	171	-11.4%	141	352,200	33	2,236	1,608	-0.1%	1,510	353,000	340,000	9.5%	11	714,600	53	248,900	38	421,000	
145	Milwaukie/ Clackamas	607	301	94	203	-4.2%	191	437,400	46	2,818	1,989	-0.1%	1,920	429,600	405,000	5.0%	12	540,300	63	268,600	16	473,000	
146	Oregon City/ Canby	402	177	52	148	-0.7%	123	404,300	51	1,932	1,417	5.0%	1,293	421,200	395,000	6.5%	8	441,000	55	359,100	17	499,600	
147	Lake Oswego/ West Linn	507	183	80	122	-9.6%	141	627,000	61	2,100	1,327	1.5%	1,305	672,600	585,000	3.4%	2	682,500	25	448,100	6	749,600	
148	W Portland	1,089	435	215	239	-10.5%	194	631,700	64	4,064	2,284	-5.9%	2,180	612,600	517,300	3.4%	9	626,400	41	195,600	25	868,600	
149	NW Wash Co.	356	178	58	123	-15.2%	133	486,200	43	1,778	1,305	1.9%	1,222	542,100	525,000	3.8%	-	-	30	325,100	2	690,000	
150	Beaverton/ Aloha	421	283	111	213	-16.5%	213	402,800	32	2,898	2,233	0.3%	2,093	391,500	377,000	7.7%	9	265,200	8	258,800	17	676,200	
151	Tigard/ Wilsonville	512	280	73	253	-6.3%	205	466,900	40	3,058	2,365	-3.4%	2,222	462,600	432,600	7.9%	1	620,000	25	463,600	12	475,100	
152	Hillsboro/ Forest Grove	326	166	42	175	-3.3%	155	393,200	38	2,063	1,636	-11.7%	1,544	396,600	372,500	6.7%	17	324,300	52	289,900	27	427,300	
153	Mt. Hood	67	20	10	19	-9.5%	26	290,900	90	234	161	11.0%	153	317,800	308,500	6.1%	1	360,000	32	132,200	1	536,500	
155	Columbia Co.	203	92	25	65	-1.5%	67	301,200	53	926	703	-0.7%	678	305,700	298,300	10.9%	6	218,300	62	192,900	8	306,300	
156	Yamhill Co.	380	174	45	134	-2.9%	131	415,500	43	1,638	1,241	-8.2%	1,185	369,300	329,000	9.3%	10	335,300	72	428,400	20	319,800	

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

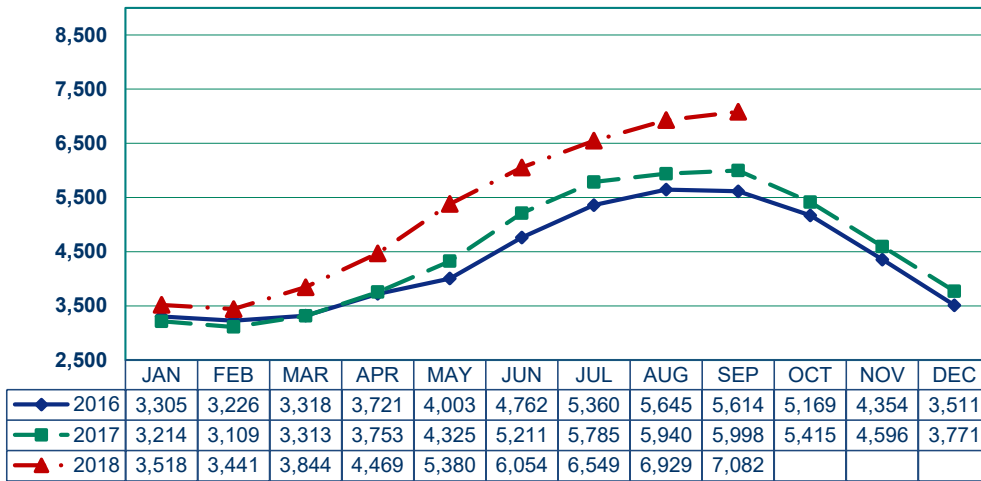
² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/17-9/30/18) with 12 months before (10/1/16-9/30/17).

³ 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

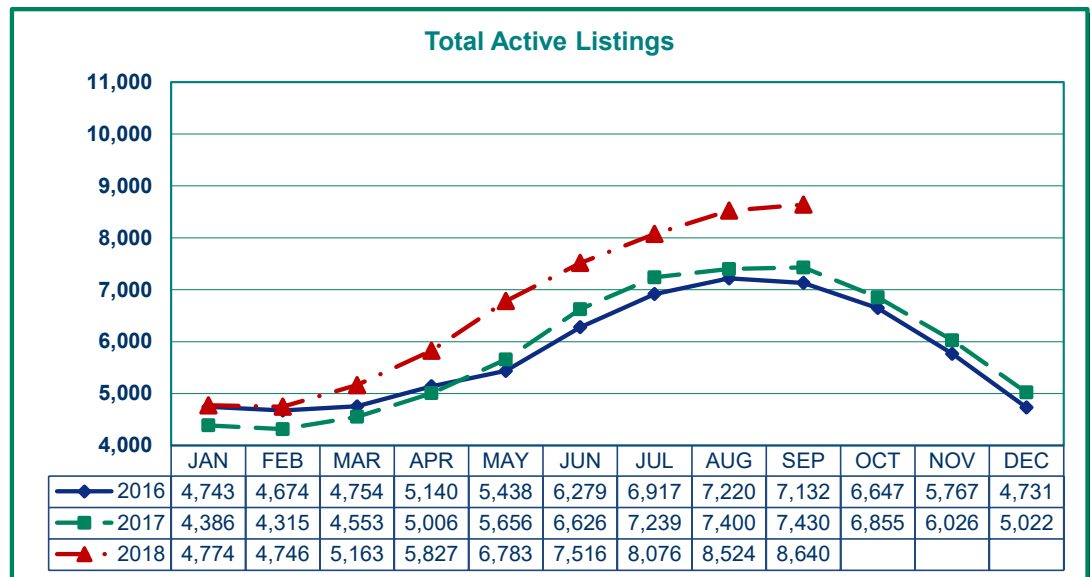
ACTIVE RESIDENTIAL LISTINGS PORTLAND, OR

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

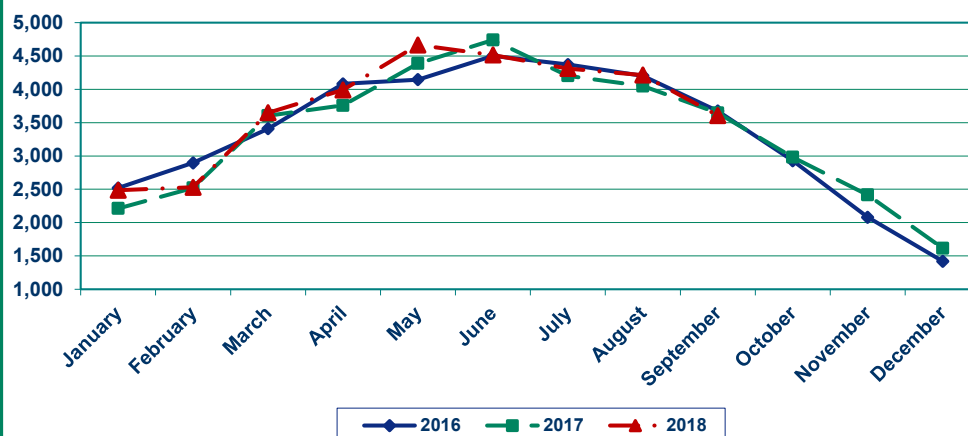
This graph shows the total active listings over the past three calendar years in the greater Portland, Oregon metropolitan area.



New Listings

NEW LISTINGS PORTLAND, OR

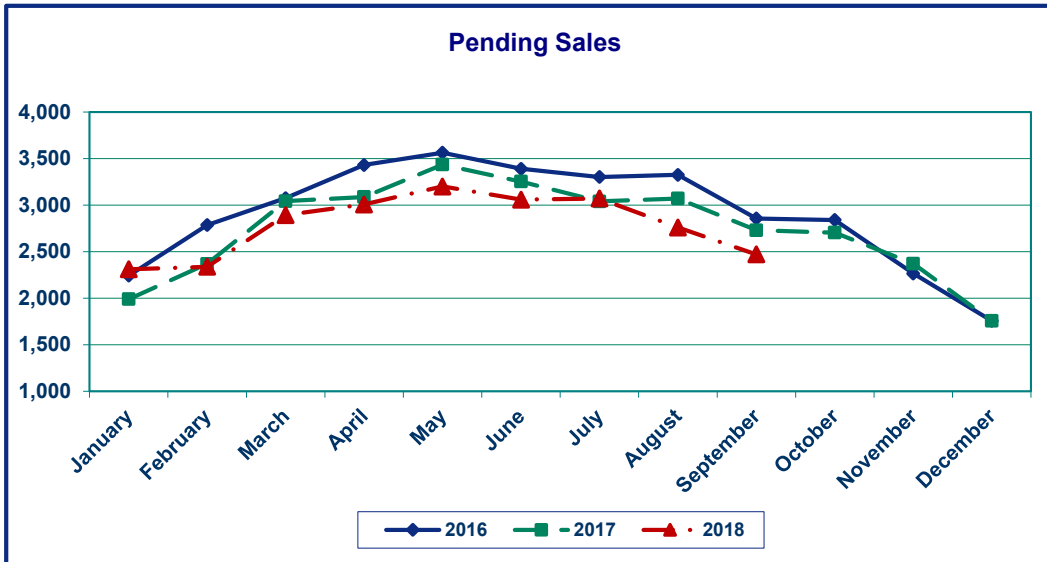
This graph shows the new residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.



PENDING LISTINGS

PORTLAND, OR

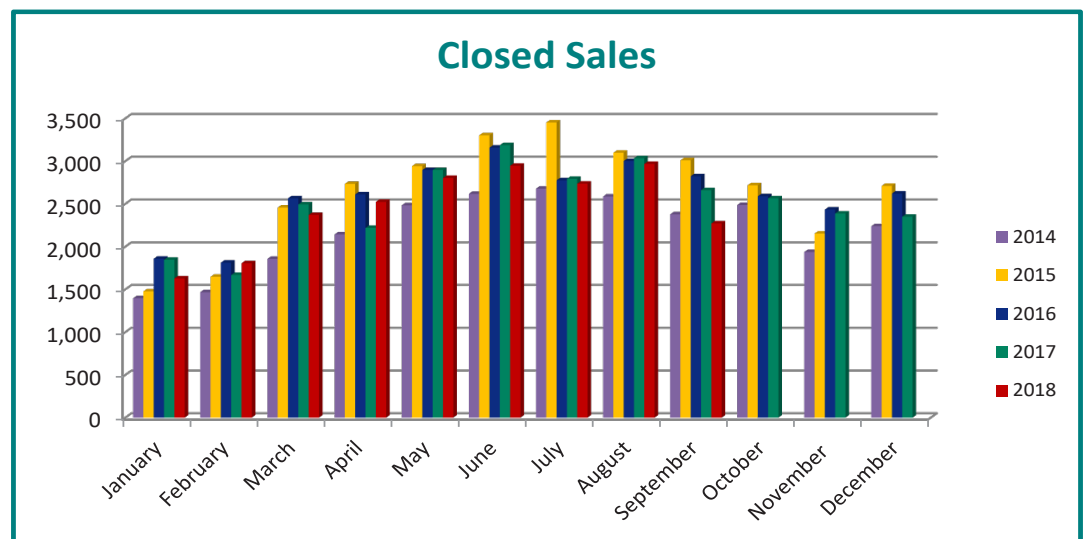
This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.



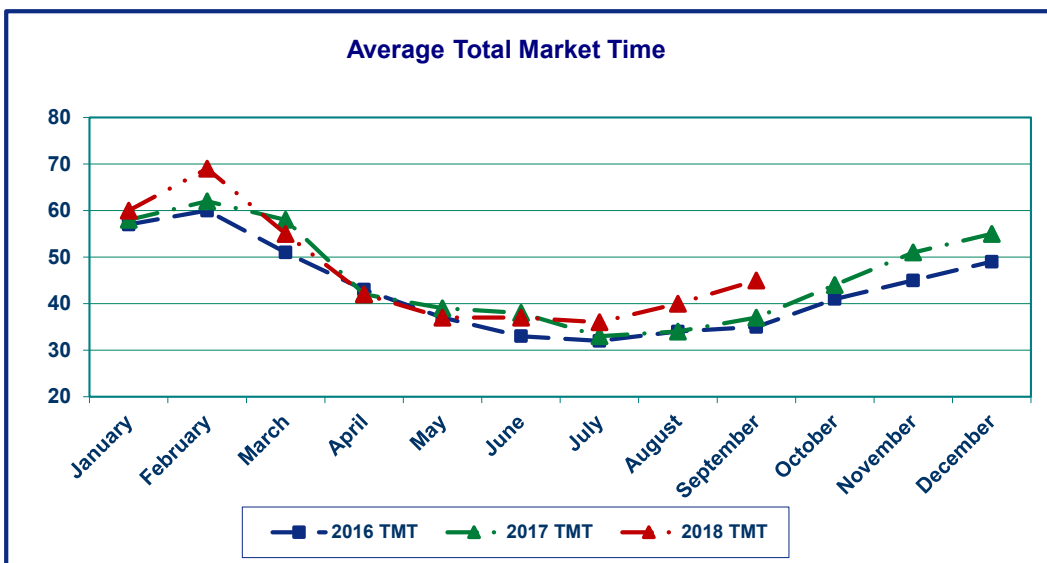
CLOSED SALES

PORTLAND, OR

This graph shows the closed sales over the past five calendar years in the greater Portland, Oregon metropolitan area.



Average Total Market Time



DAYS ON MARKET

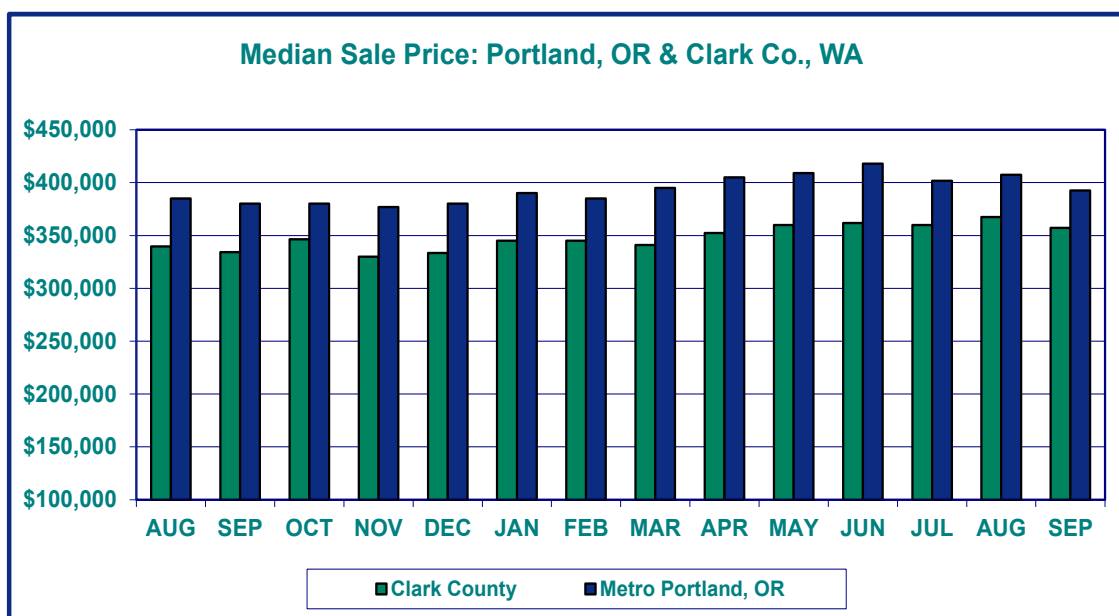
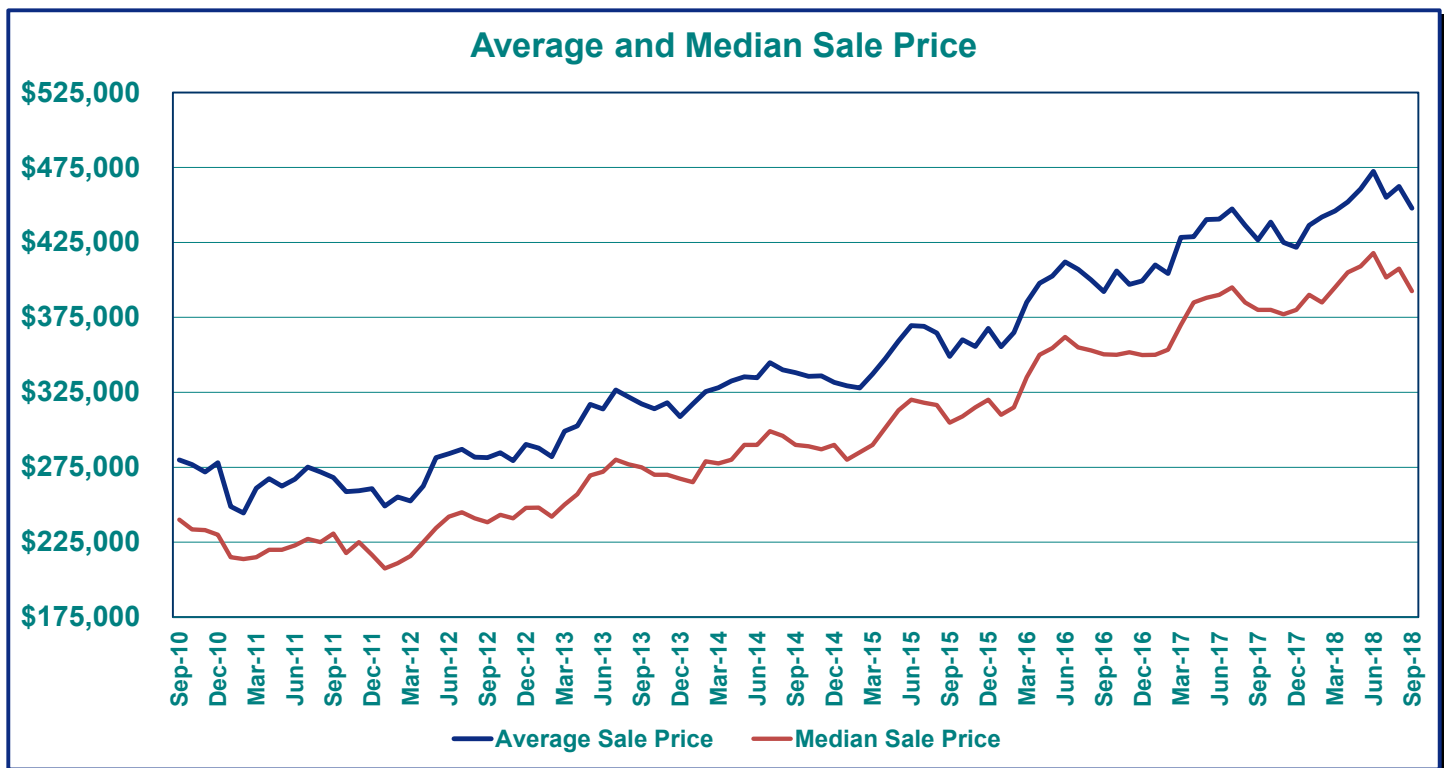
PORTLAND, OR

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

SALE PRICE

PORTLAND, OR

This graph represents the average and median sale price for all homes sold in the Portland, Oregon metropolitan area.



MEDIAN SALE PRICE

PORTLAND, OR

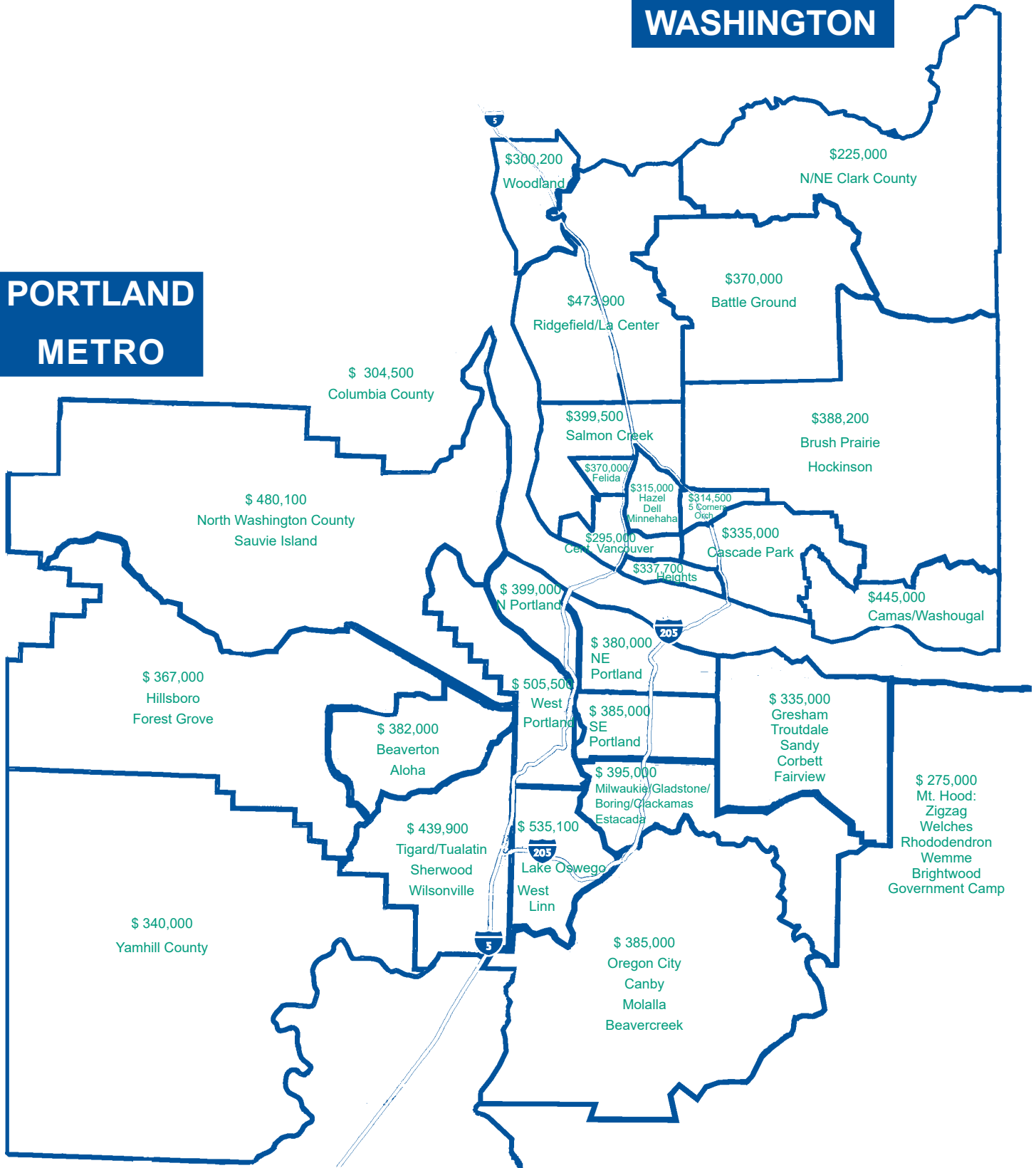
This graph shows the median sale price over the past 12 months in the greater Portland, Oregon, metropolitan area and Clark County.

MEDIAN SALE PRICE

September 2018

SW
WASHINGTON

PORTLAND
METRO



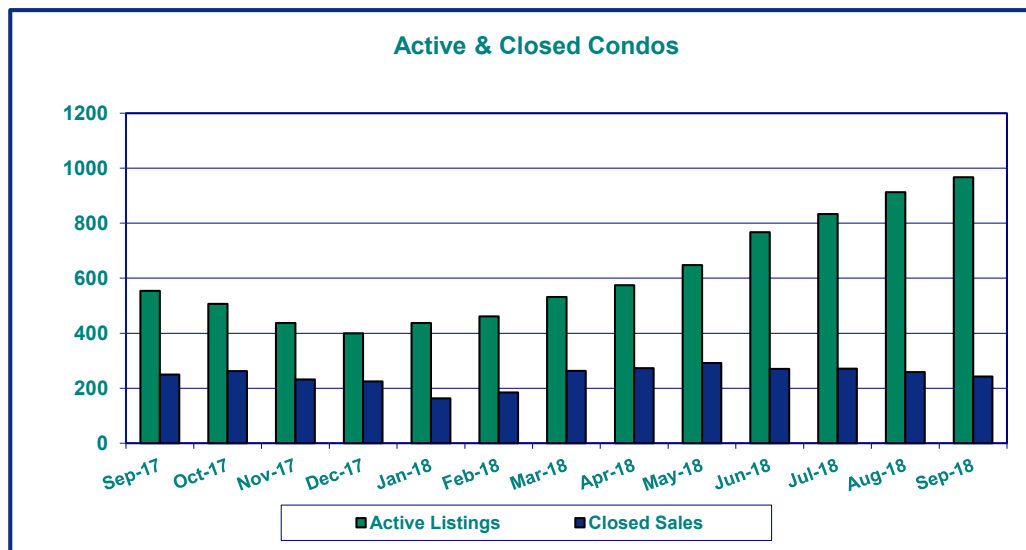
ACTIVE & CLOSED CONDOS

PORTLAND, OR

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

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

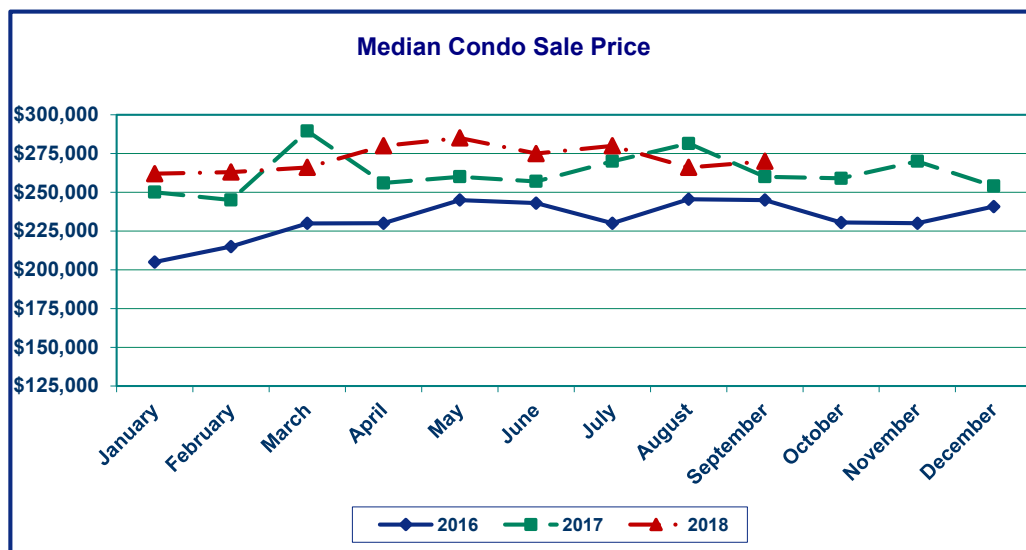


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

MEDIAN SALE PRICE CONDOS

PORTLAND, OR

This graph represents the median sale price for all condos sold in the last three calendar years in the Portland, Oregon metropolitan area.



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



Clark County, Washington Market Action Addition

September 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.

Total Active Listings* Reported in Market Action:	1,979
Less Listings with Purchase Contingencies*:	62
Readily Purchased Listings:	1,917
<i>Percent of Total Active Listings:</i>	<i>96.9%</i>
Less New Under Construction (not ready for occupancy):	163
Less New Proposed (not started):	153
Total Readily Purchased & Occupied Listing:	1,601
<i>Percent of Total Active Listings:</i>	<i>80.9%</i>
Inventory in Months of Readily Purchased & Occupied Listings:	2.4

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

Source: RMLS™ Regional Multiple Listing Service, Portland Oregon

MARKET ACTION



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

Residential Review: Southwest Washington

September 2018 Reporting Period

September Residential Highlights

Southwest Washington started to see some cooler numbers in September, even compared with September 2017. New listings (951) fell 0.7% short of the 958 new listings offered in September 2017 and 12.2% short of the 1,083 offered last month in August 2018.

Pending sales, at 689, ended 1.6% under September 2017 (700) and 15.1% under August 2018 (812).

There were 677 closings in September, 9.7% fewer than in September 2017 (750) and 17.0% fewer than last month in August 2018 (816).

Total market time decreased to 41 days in September, with inventory increasing modestly to 2.9 months.

Year to Date Summary

Activity is mixed in 2018 compared to 2017. New listings (9,355) are up 5.9%. Closed sales (6,566) are down 0.2% and pending sales (6,859) are down 0.9%.

Average and Median Sale Prices

Comparing the first nine months of 2018 to the same in 2017, the average sale price has risen 8.9% from \$360,400 to \$392,300. In the same comparison, the median sale price has risen 9.2% from \$325,000 to \$355,000.

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

Average Sale Price % Change:

+9.2% (\$387,300 v. \$354,700)

Median Sale Price % Change:

+9.7% (\$350,000 v. \$319,000)

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	2.3
September	2.1	2.2	2.9
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.

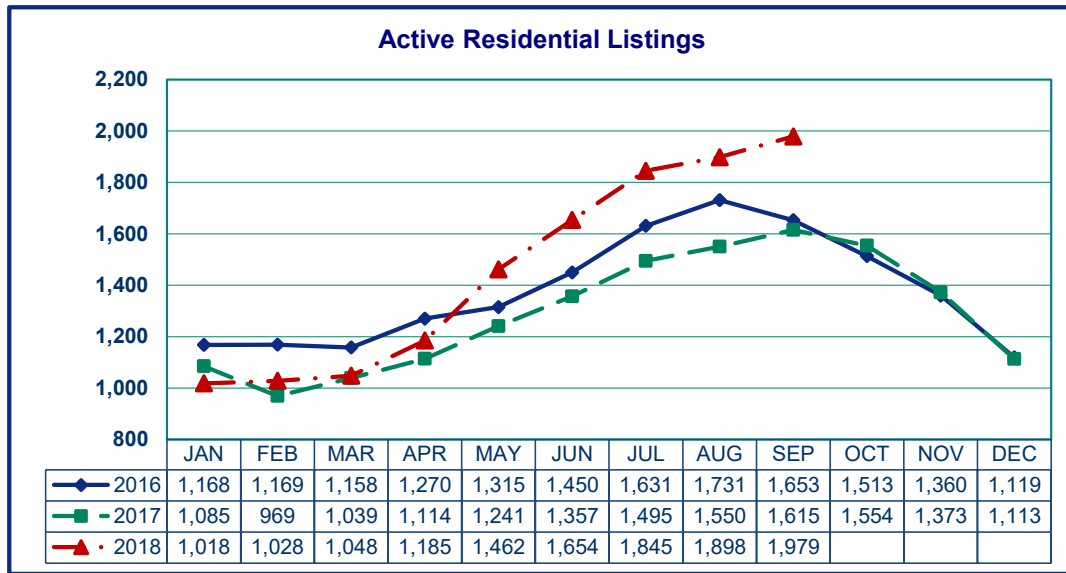
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	September	951	689	677	392,000	357,200	41
	August	1,083	812	816	400,900	367,400	45
	Year-to-date	9,355	6,859	6,566	392,300	355,000	46
2017	September	958	700	750	373,400	334,300	44
	Year-to-date	8,833	6,924	6,576	360,400	325,000	49
Change	September	-0.7%	-1.6%	-9.7%	5.0%	6.9%	-4.9%
	Prev Mo 2018	-12.2%	-15.1%	-17.0%	-2.2%	-2.8%	-8.9%
	Year-to-date	5.9%	-0.9%	-0.2%	8.9%	9.2%	-4.6%

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SW Washington

RESIDENTIAL																	COMMERCIAL		LAND		MULTIFAMILY		
Current Month									Year-To-Date								Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ³		New Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	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	
24	11	-	16	0.0%	11	301,300	15		152	125	-25.6%	121	365,700	342,500	27	16.3%	3	1,034,700	2	130,000	8	424,100	
25	14	3	14	7.7%	13	255,500	19		186	155	-17.6%	148	259,200	260,000	24	13.5%	-	-	5	133,000	13	329,200	
36	14	5	8	-38.5%	7	832,200	31		142	94	-19.0%	92	513,100	360,800	50	28.7%	-	-	2	697,500	1	750,000	
40	13	1	18	28.6%	14	341,000	45		152	115	-10.9%	104	339,600	334,900	33	5.5%	-	-	3	145,300	3	473,700	
72	48	11	40	-4.8%	32	295,100	36		459	378	-3.6%	369	310,400	310,000	38	7.7%	7	1,001,900	10	171,300	3	511,700	
24	21	4	22	4.8%	11	329,200	27		242	209	13.0%	191	306,500	297,000	31	9.8%	-	-	1	150,000	13	629,900	
63	40	12	37	27.6%	35	323,100	33		430	347	-6.7%	329	303,800	300,000	36	7.2%	1	830,000	1	205,000	2	3,189,000	
151	96	15	60	-4.8%	76	302,400	30		770	566	-1.4%	528	312,200	305,000	31	10.4%	3	943,300	2	255,000	6	403,900	
36	24	4	15	-6.3%	12	414,000	90		191	153	9.3%	142	341,200	293,000	53	0.4%	-	-	1	165,000	-	-	
53	34	9	17	-26.1%	21	393,100	59		280	212	1.4%	210	384,200	349,500	38	-6.9%	1	2,665,000	6	393,500	3	425,000	
46	23	6	18	-30.8%	17	330,000	39		250	190	-4.0%	181	312,400	305,000	26	9.8%	-	-	4	1,253,800	-	-	
81	50	11	33	65.0%	24	444,800	45		387	271	25.5%	233	393,200	370,000	47	7.4%	-	-	4	334,000	2	395,000	
40	29	8	22	10.0%	20	394,600	41		244	198	-1.5%	180	377,500	363,200	35	10.8%	-	-	-	-	-	-	
16	2	-	5	66.7%	5	441,000	69		59	45	28.6%	40	464,200	463,000	111	-13.3%	-	-	10	294,000	-	-	
156	67	23	50	-9.1%	63	481,700	46		749	535	4.1%	542	534,400	478,200	62	7.9%	-	-	40	307,800	8	490,900	
117	43	16	35	-5.4%	40	453,100	55		497	345	-5.2%	340	422,300	405,000	65	4.1%	5	442,400	38	162,400	8	389,700	
60	38	11	24	-31.4%	22	425,700	36		314	231	-16.0%	241	381,300	349,900	42	5.3%	1	1,235,000	2	840,000	2	804,500	
51	32	5	24	-22.6%	19	329,400	44		312	250	-32.4%	256	343,200	335,300	39	8.4%	1	45,000	5	261,200	1	372,500	
96	38	12	33	3.1%	28	376,900	31		401	278	-7.0%	270	460,900	445,000	47	2.7%	-	-	8	497,600	1	532,000	
141	57	23	37	60.9%	40	408,900	54		593	425	39.8%	394	431,900	420,700	56	11.1%	-	-	10	334,400	-	-	
128	31	9	17	-48.5%	29	451,600	35		451	279	-11.4%	246	430,100	405,600	46	10.2%	2	339,000	8	716,100	-	-	
19	6	0	1	-85.7%	1	875,000	160		47	24	-31.4%	23	664,800	650,000	98	0.9%	1	330,000	10	348,300	-	-	
34	12	2	7	-36.4%	7	533,500	47		108	75	11.9%	70	556,000	531,600	84	8.9%	1	550,000	12	290,200	-	-	
134	50	15	38	-15.6%	46	385,600	37		632	468	13.9%	456	383,800	355,000	41	12.9%	2	545,800	28	262,400	3	443,500	
230	119	48	72	28.6%	65	407,100	41		964	661	7.5%	638	429,100	391,600	58	8.5%	2	312,500	19	608,700	-	-	
-	-	0	0	-	0	-	-		2	3	-50.0%	3	502,700	440,000	152	18.5%	-	-	1	145,000	-	-	
9	4	2	6	500.0%	3	523,300	41		35	25	-10.7%	21	492,900	493,000	45	7.6%	-	-	11	185,900	-	-	
13	2	1	1	-75.0%	5	475,000	110		42	30	-3.2%	31	493,800	470,000	84	8.0%	-	-	9	191,400	-	-	
26	11	3	11	175.0%	5	425,500	19		102	76	22.6%	73	384,000	340,000	44	12.6%	-	-	6	201,700	1	300,000	
32	11	2	5	25.0%	5	392,400	34		103	64	3.2%	67	401,900	380,000	69	11.5%	-	-	7	192,300	-	-	
21	10	0	2	0.0%	1	225,000	74		48	28	-12.5%	24	384,200	398,300	70	13.5%	-	-	9	228,700	-	-	
5	1	1	1	0.0%	0	-	-		11	4	-63.6%	3	483,300	500,000	15	24.9%	-	-	-	-	-	-	
1,979	951	262	689	-1.6%	677	392,000	41		9,355	6,859	-0.9%	6,566	392,300	355,000	46	9.2%	30	773,600	274	314,200	78	533,600	
21	12	2	16	77.8%	11	276,800	53		130	103	47.1%	92	298,200	287,100	46	0.6%	2	346,300	9	169,200	3	322,500	
30	10	-	7	75.0%	5	440,900	129		88	60	0.4%	55	422,400	385,000	80	24.5%	-	-	52	169,300	-	-	
222	108	19	106	11.6%	72	275,700	32		961	744	22.6%	655	267,300	249,000	48	11.7%	1	215,000	92	97,200	20	261,400	
273	130	21	129	19.4%	88	285,200	41		1,179	907	24.4%	802	281,500	256,800	50	11.3%	3	302,500	153	125,900	23	269,400	
99	21	6	13	-43.5%	20	220,000	82		227	153	-10.0%	149	219,100	220,000	110	8.1%	7	196,300	79	50,800	-	-	

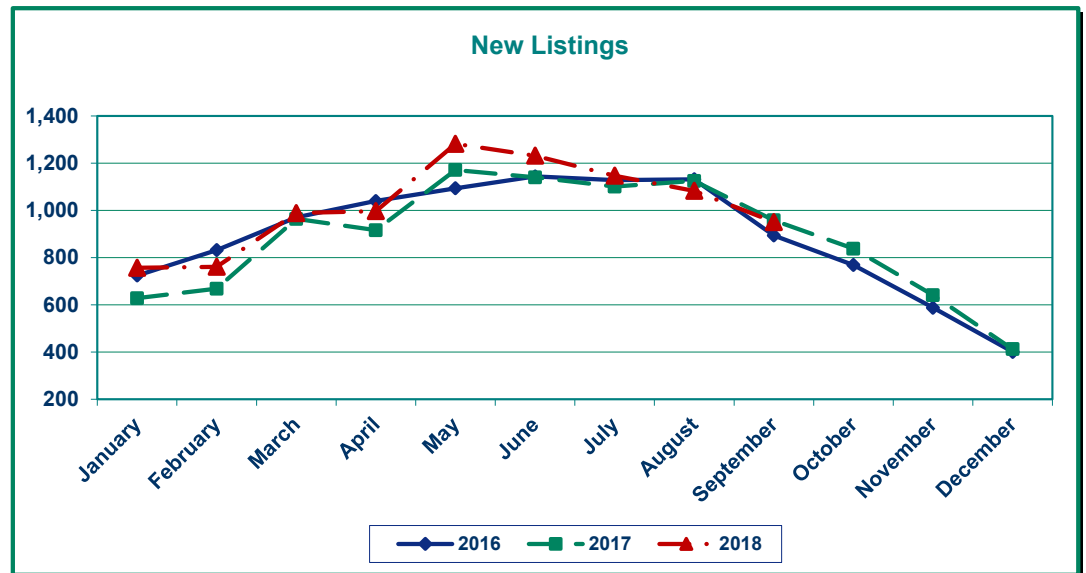


ACTIVE RESIDENTIAL LISTINGS CLARK COUNTY, WA

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.



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

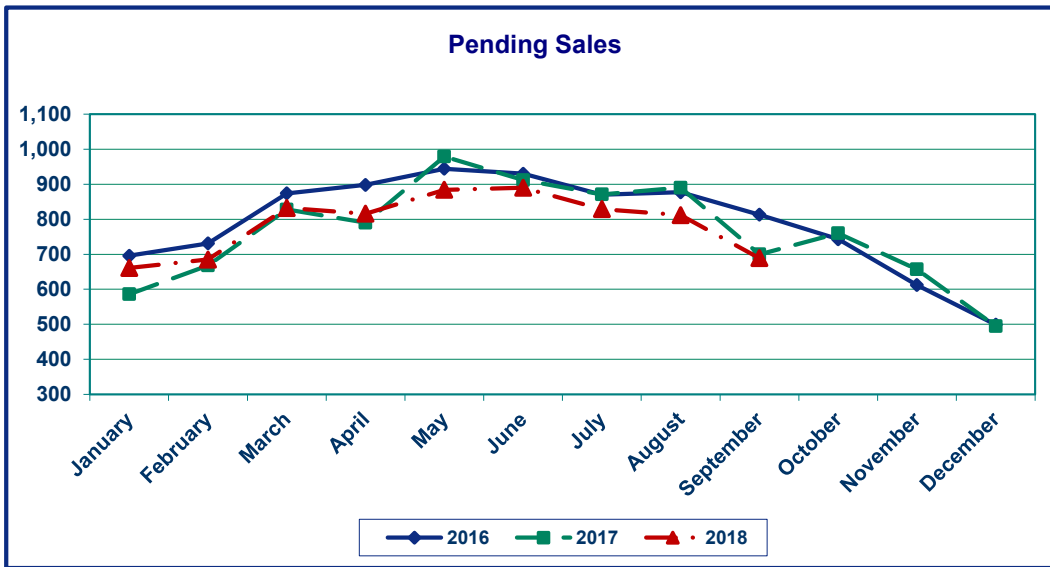
² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/17-9/30/18) with 12 months before (10/1/16-9/30/17).

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

PENDING LISTINGS

CLARK COUNTY, WA

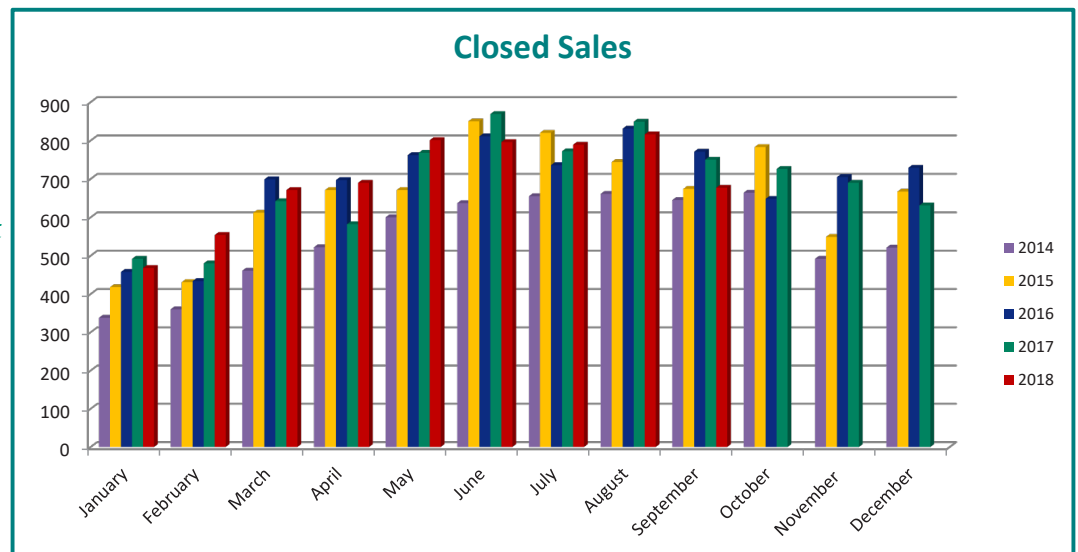
This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.



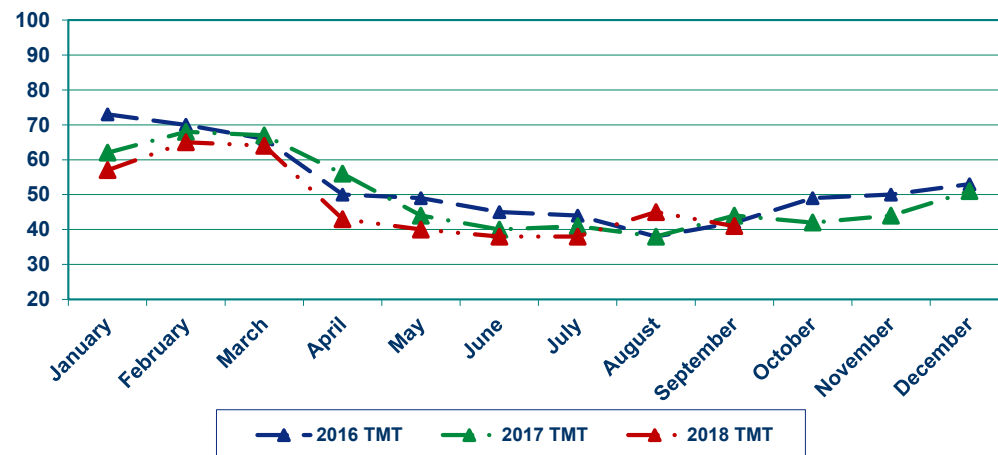
CLOSED SALES

CLARK COUNTY, WA

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



Average Total Market Time



DAYS ON MARKET

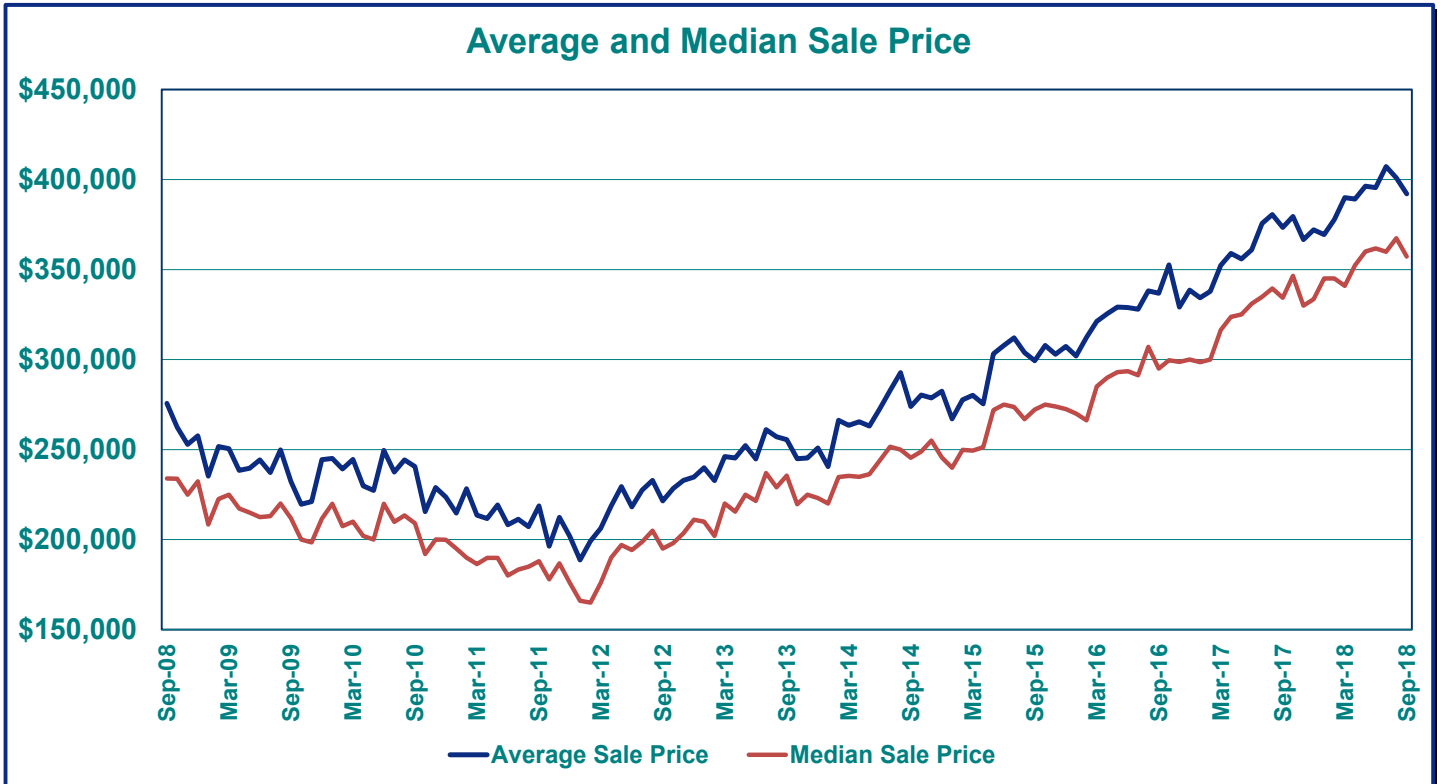
CLARK COUNTY, WA

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

SALE PRICE

CLARK COUNTY, WA

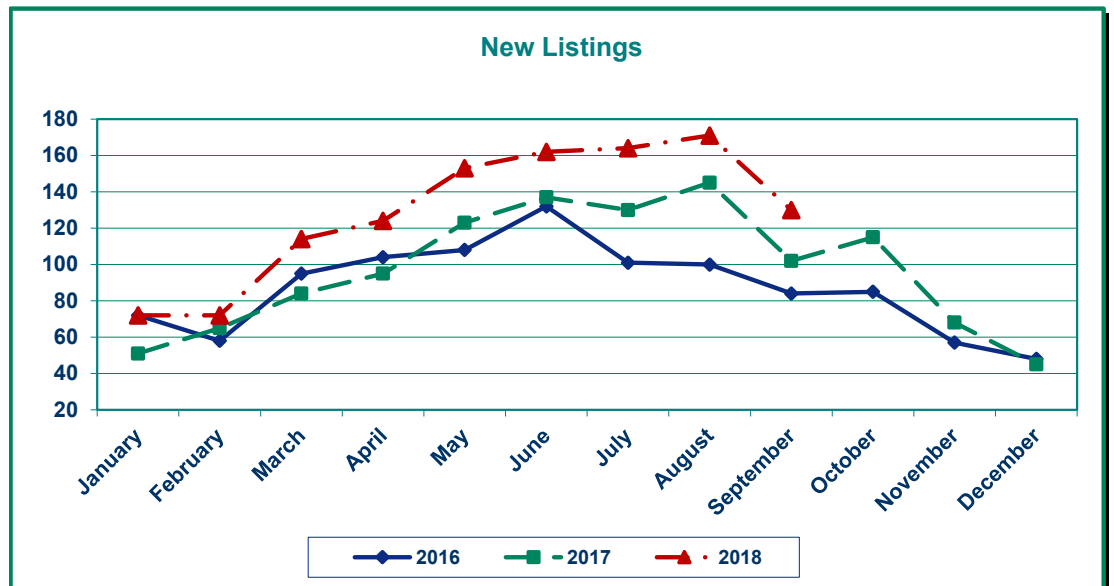
This graph represents the average and median sale price for all homes sold in Clark County, Washington



NEW LISTINGS

COWLITZ COUNTY, WA

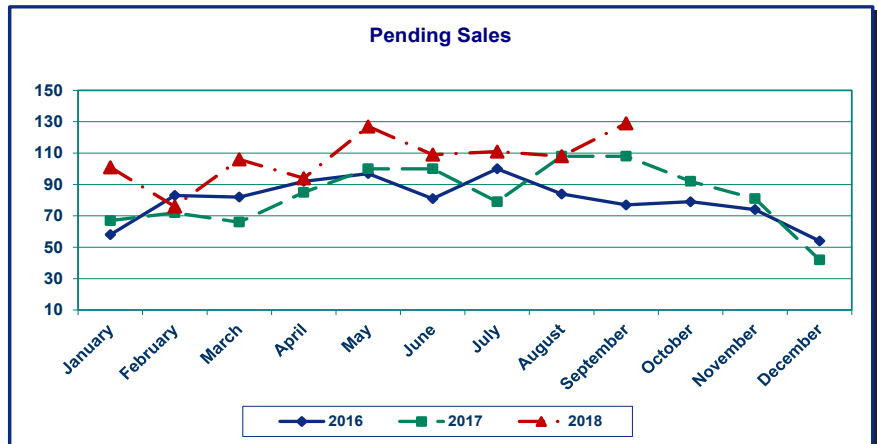
This graph represents new listings in Cowlitz County, Washington over the past three calendar years.



PENDING LISTINGS

COWLITZ COUNTY, WA

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

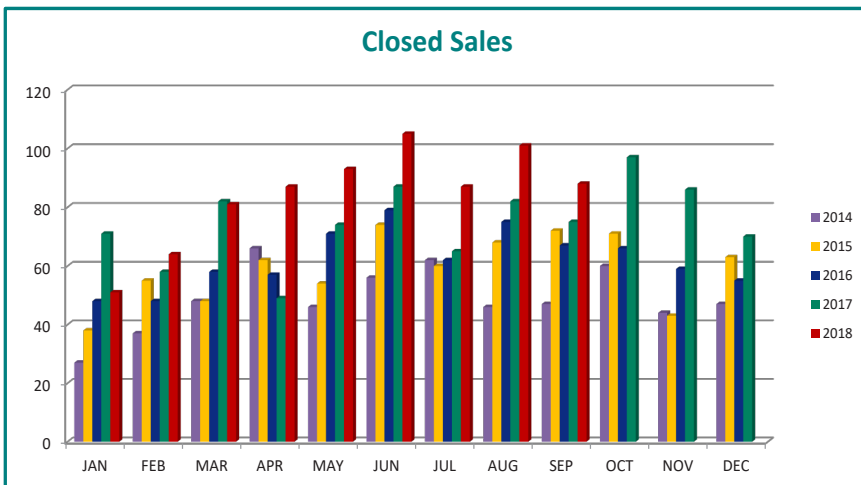


Closed Sales

CLOSED SALES

COWLITZ COUNTY, WA

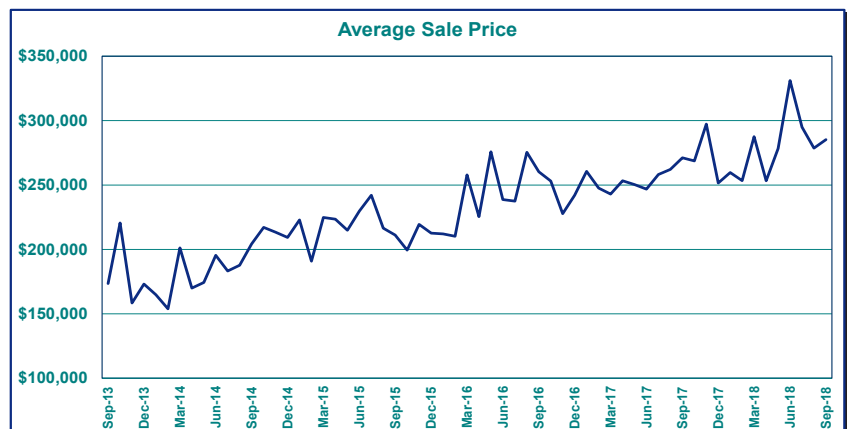
This graph shows the closed sales over the past five calendar years in Cowlitz County, Washington.



AVERAGE SALE PRICE

COWLITZ COUNTY, WA

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





MULTIPLE LISTING SERVICE

MEDIAN SALE PRICE September 2018

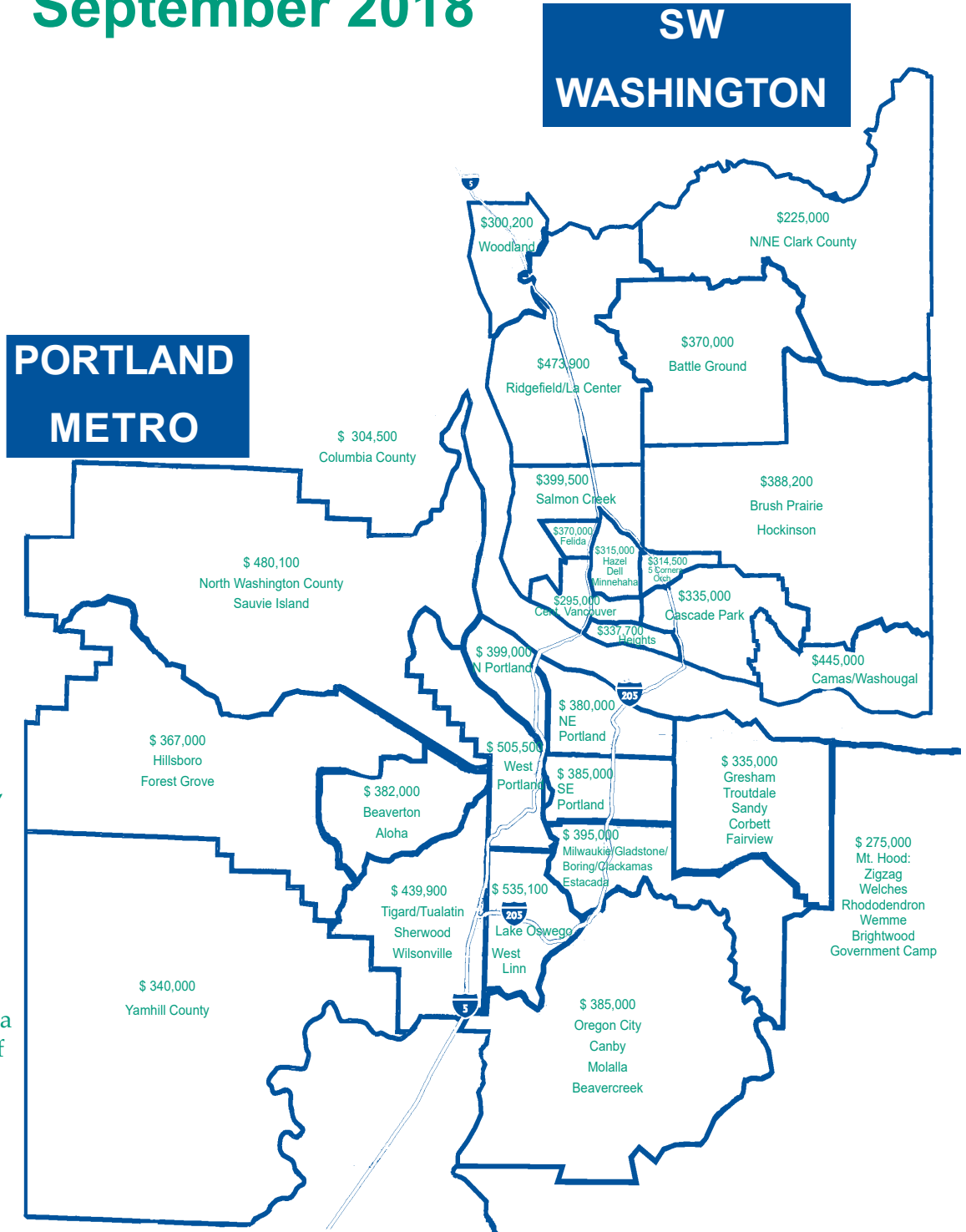
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Lane County, North
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County, and Wallowa
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Tyler Chaudhary, Editor

MARKET ACTION



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

Residential Review: Union County, Oregon

September 2018 Reporting Period

September Residential Highlights

New listings had a strong September in Union County. At 52, new listings rose compared with September 2017 (39) and August 2018 (38)—the strongest September on the RMLS™ record.

Closed sales (26) fell short of both September 2017 (33) and August 2018 (37). Similarly, pending sales (22) decreased compared with both September 2017 (35) and August 2018 (32). Inventory rose to 3.8 months in Union County this September.

Year to Date Summary

Activity is mixed so far in 2018 compared with 2017. Closed sales (248) are up 1.2%. Pending sales (262) have decreased 3.7% and new listings (335) have decreased 4.3%.

Average and Median Sale Prices

Comparing 2018 with 2017 through September of each year, the average sale price has increased 7.3% from \$196,400 to \$210,700. In the same comparison, the median sale price has increased 4.4% from \$164,300 to \$171,500.

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	2.4
September	3.5	3.6	3.8
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	September	52	22	26	189,700	175,000	108
	August	38	32	37	257,200	205,000	98
	Year-to-date	335	262	248	210,700	171,500	112
2017	September	39	35	33	184,700	145,700	69
	Year-to-date	350	272	245	196,400	164,300	114
Change	September	33.3%	-37.1%	-21.2%	2.7%	20.1%	57.1%
	Prev Mo 2018	36.8%	-31.3%	-29.7%	-26.2%	-14.6%	10.2%
	Year-to-date	-4.3%	-3.7%	1.2%	7.3%	4.4%	-2.0%

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

Average Sale Price % Change:

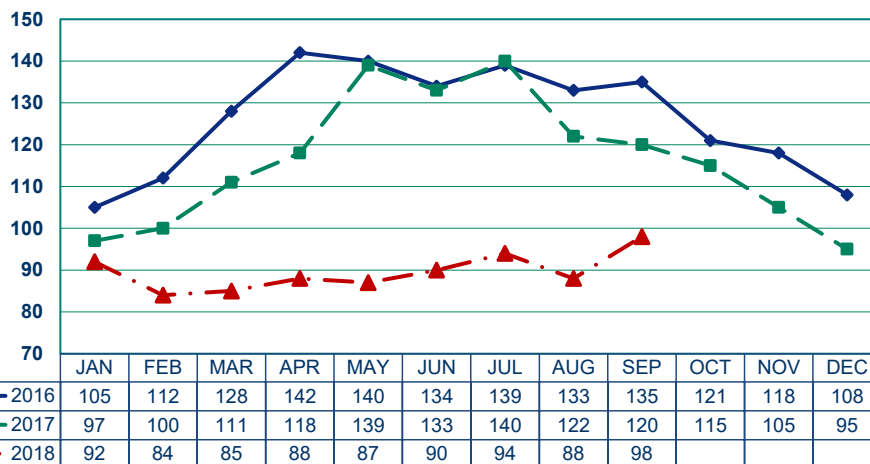
+9.1% (\$210,000 v. \$192,400)

Median Sale Price % Change:

+5.6% (\$171,000 v. \$161,900)

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

Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

UNION COUNTY, OR

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

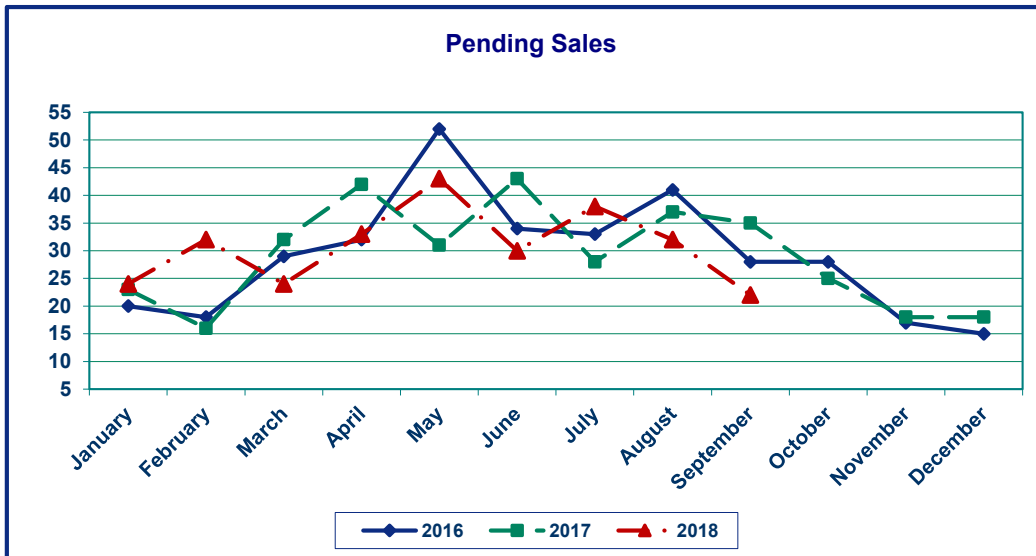
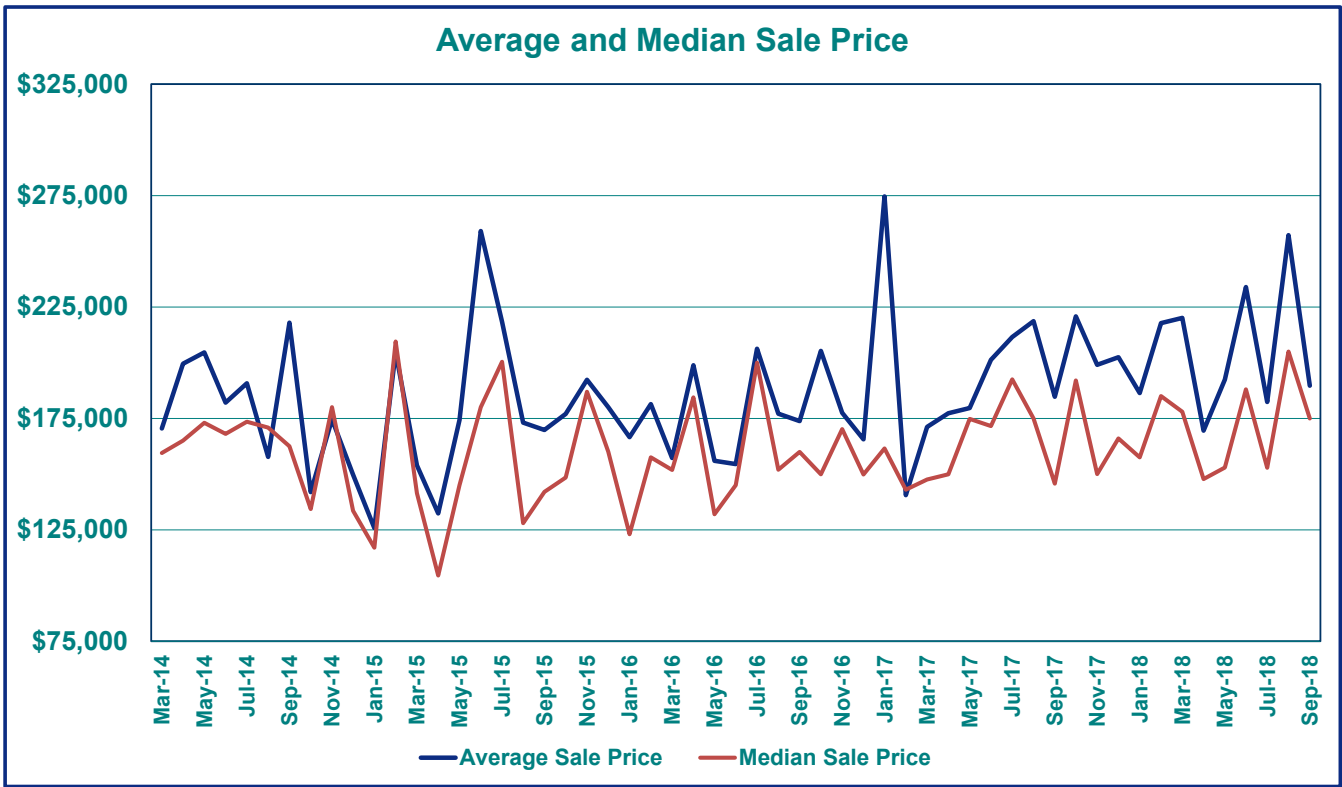
AREA REPORT • 9/2018

Union County, Oregon

		RESIDENTIAL														Avg. Sale Price % Change ^{2,4}	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 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Median Sale Price							
97814	Medical Springs	2	1	0	2	-	0	-	-	6	3	-	0	-	-	-	0	-	0	-	0	-
97824	Cove	6	4	3	2	0.0%	4	221,800	193	25	25	38.9%	20	312,200	231,300	-12.1%	-	-	5	85,500	-	-
97827	Elgin	27	10	4	0	-100.0%	2	198,500	69	57	26	36.8%	26	166,600	130,000	-9.5%	2	84,000	5	89,400	1	167,500
97841	Imbler	-	0	0	0	-	0	-	-	2	2	100.0%	2	344,000	344,000	-23.9%	-	-	-	-	-	-
97850	La Grande/ Island City	48	29	11	15	-21.1%	18	174,100	96	200	166	-7.8%	162	192,500	171,500	8.6%	2	425,000	8	70,700	1	214,000
97867	North Powder	3	1	0	0	-100.0%	1	264,800	113	3	2	-71.4%	1	264,800	264,800	371.5%	-	-	1	145,000	-	-
97876	Summerville	7	3	0	3	-25.0%	0	-	-	14	9	-25.0%	8	369,800	428,800	-4.2%	-	-	-	-	-	-
97883	Union Co.	5	4	1	-	-100.0%	1	250,000	56	28	29	-17.1%	29	227,200	152,900	58.8%	2	182,500	7	56,700	1	131,000
	Union Co. Total	98	52	19	22	-37.1%	26	189,700	108	335	262	-3.7%	248	210,700	171,500	9.1%	6	230,500	26	76,200	3	170,800

SALE PRICE
UNION COUNTY, OR

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



PENDING LISTINGS

UNION COUNTY, OR

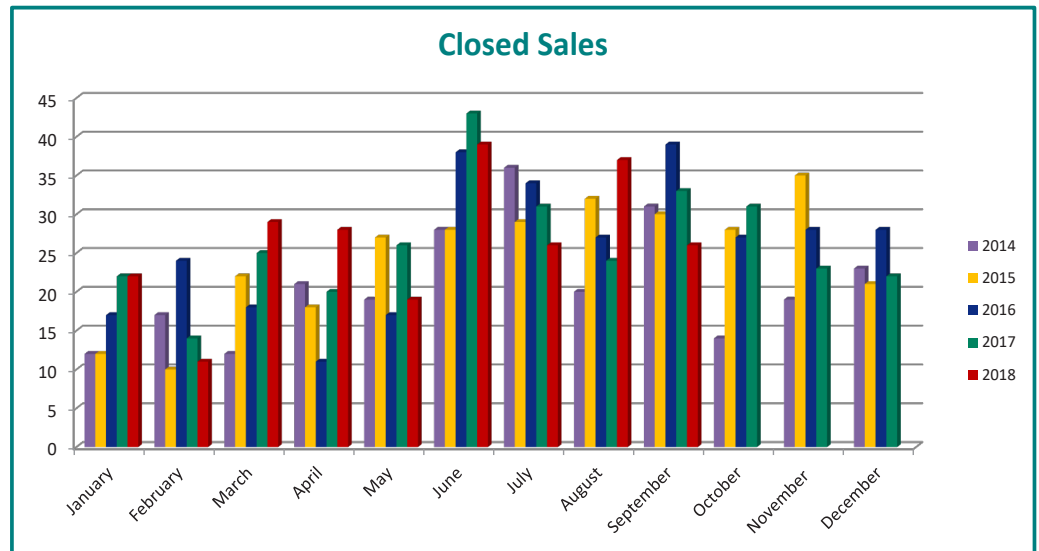
This graph represents monthly accepted offers in Union County, Oregon over the past three calendar years.

CLOSED SALES
UNION COUNTY, OR

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

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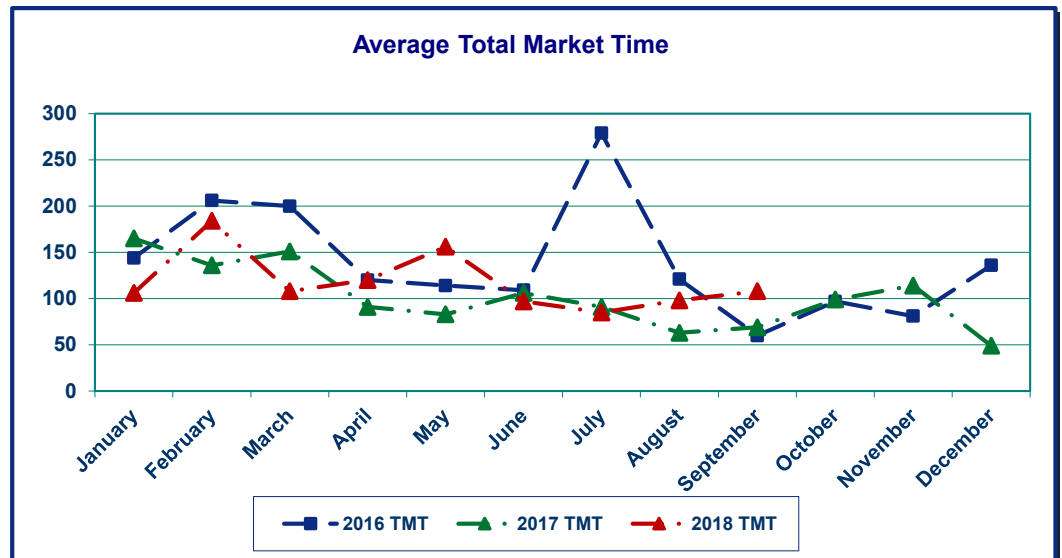
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DAYS ON MARKET
UNION COUNTY, OR

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

September 2018 Reporting Period

September Residential Highlights

Wallowa County saw some cooler activity this September, but all measures are still ahead of last September. Closed sales (11) fell one short of September 2017 (12) and two short of August 2018 (13).

Six pending sales fared similarly, decreasing from the nine offers accepted in September 2017 and the 17 offers accepted last month in August 2018.

There were four new listings—a decrease from September 2017 (7) and August 2018 (16).

Wallowa County inventory increased to 7.6 months in September, with total market time decreasing to 91 days.

Year to Date Summary

Activity is warmer so far in 2018 compared to 2017. New listings (150) have increased 54.6%, pending sales (84) have increased 15.1%, and closed sales (74) have increased 1.4%.

Average and Median Sale Prices

Comparing 2018 with 2017 to date, the average sale price has increased 15.1% from \$202,500 to \$233,000. In the same comparison, the median sale price has increased 9.3% from \$176,000 to \$192,300.

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	6.6
September	5.1	5.5	7.6
October	11.8	8.6	
November	12.0	9.3	
December	7.5	25	

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

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

Average Sale Price % Change:
+12.4% (\$226,900 v. \$201,800)
Median Sale Price % Change:
+12.4% (\$195,000 v. \$173,500)

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

Wallowa County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	September	4	6	11	296,500	239,500	91
	August	16	17	13	195,900	165,000	216
	Year-to-date	150	84	74	233,000	192,300	154
2017	September	7	9	12	177,800	195,000	226
	Year-to-date	97	73	73	202,500	176,000	260
Change	September	-42.9%	-33.3%	-8.3%	66.8%	22.8%	-59.8%
	Prev Mo 2018	-75.0%	-64.7%	-15.4%	51.4%	45.2%	-57.9%
	Year-to-date	54.6%	15.1%	1.4%	15.1%	9.3%	-40.7%

AREA REPORT • 9/2018

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 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price		
		12	0	1	2	100.0%	2	265,500	197	24	19	375.0%	17	179,600	160,000	-9.4%	-	-	3	221,700	1	145,000
		4	1	0	0	-	0	-	-	6	4	0.0%	3	238,300	325,000	7.4%	-	-	3	221,800	-	-
		9	0	0	1	0.0%	1	225,000	10	14	4	100.0%	3	111,000	78,000	-68.4%	-	-	1	20,000	-	-
		32	1	2	2	0.0%	4	318,400	44	57	28	33.3%	22	258,000	184,500	-0.3%	2	244,500	16	137,200	-	-
		27	2	-	1	-80.0%	4	308,100	105	49	29	-31.0%	29	257,400	200,000	41.0%	-	-	17	107,700	1	215,000
		84	4	3	6	-33.3%	11	296,500	91	150	84	15.1%	74	233,000	192,300	12.5%	2	244,500	40	134,400	2	180,000

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

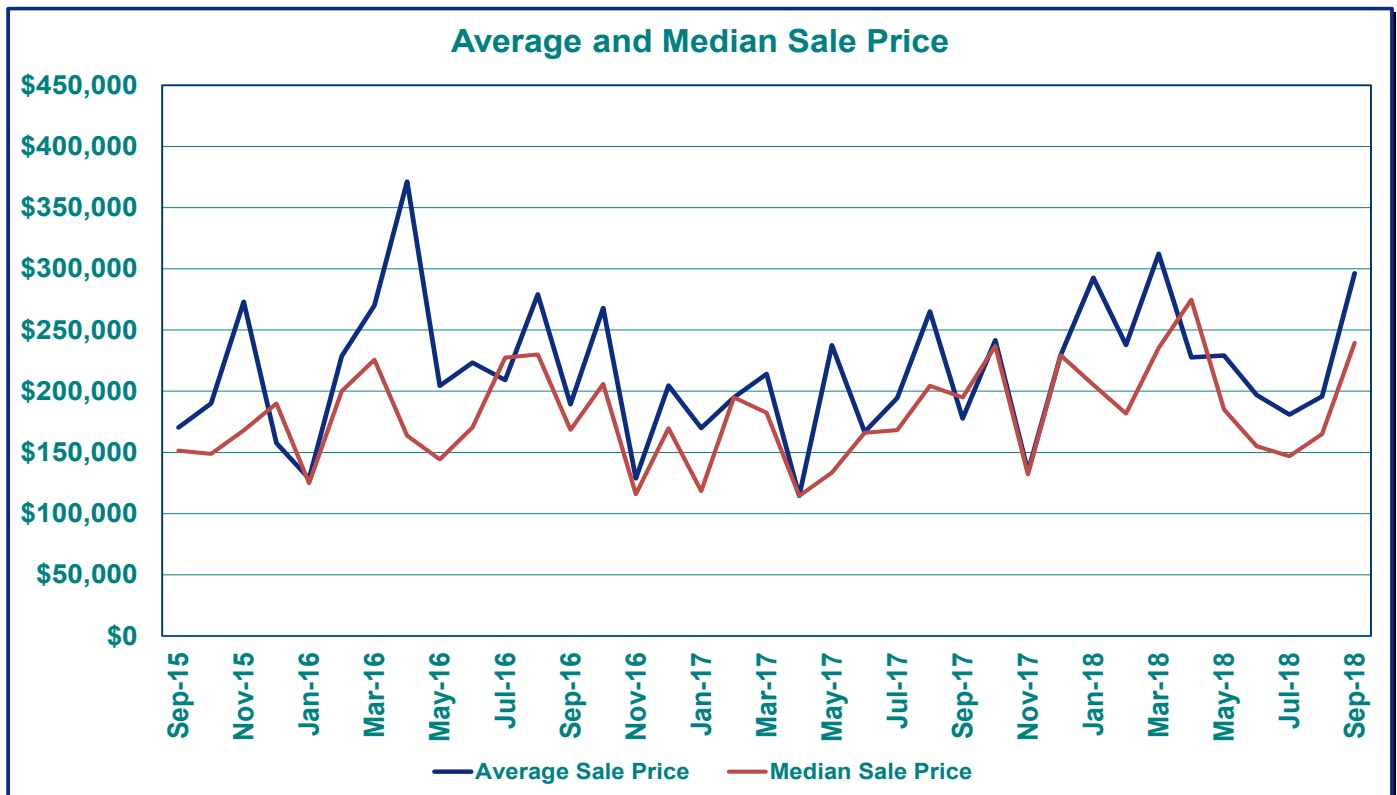
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SALE PRICE

WALLOWA COUNTY, OR

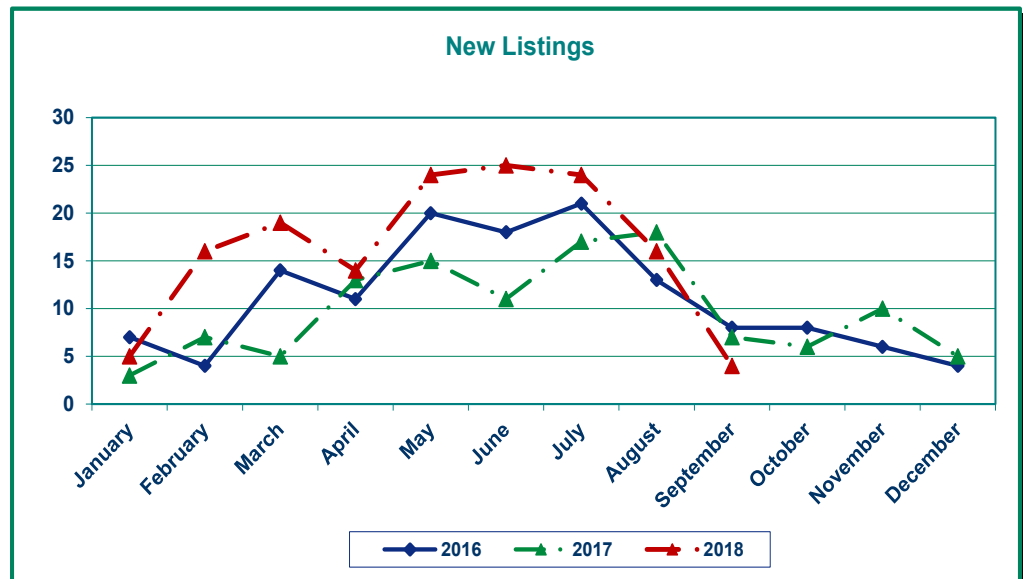
This graph represents the average and median sale price for all homes sold in Wallowa County, Oregon.



NEW LISTINGS

WALLOWA COUNTY, OR

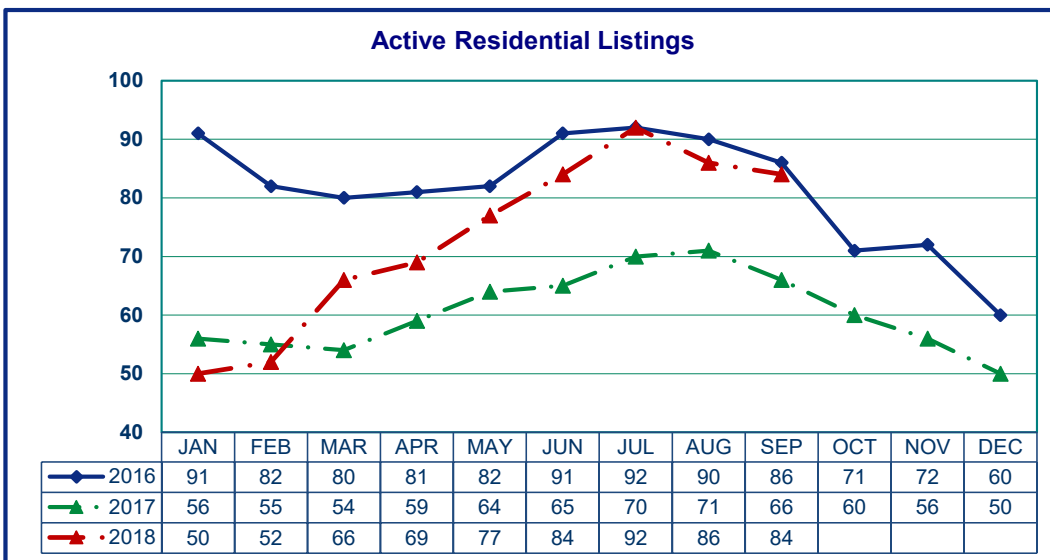
This graph shows the new residential listings in Wallowa County, Oregon.



ACTIVE RESIDENTIAL LISTINGS

WALLOWA COUNTY, OR

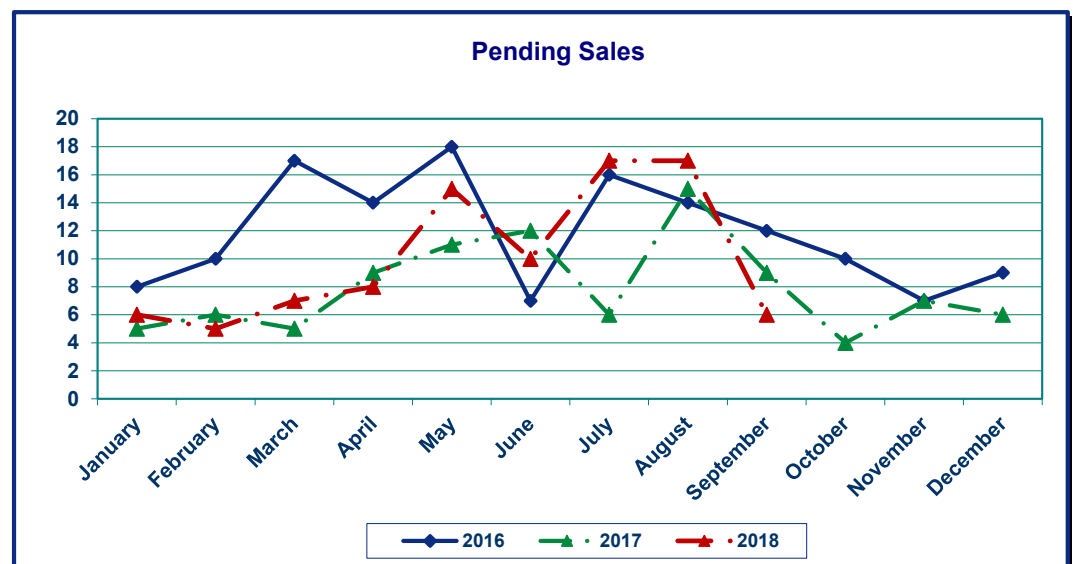
This graph shows the active residential listings in Wallowa County, Oregon.



PENDING LISTINGS

WALLOWA COUNTY, OR

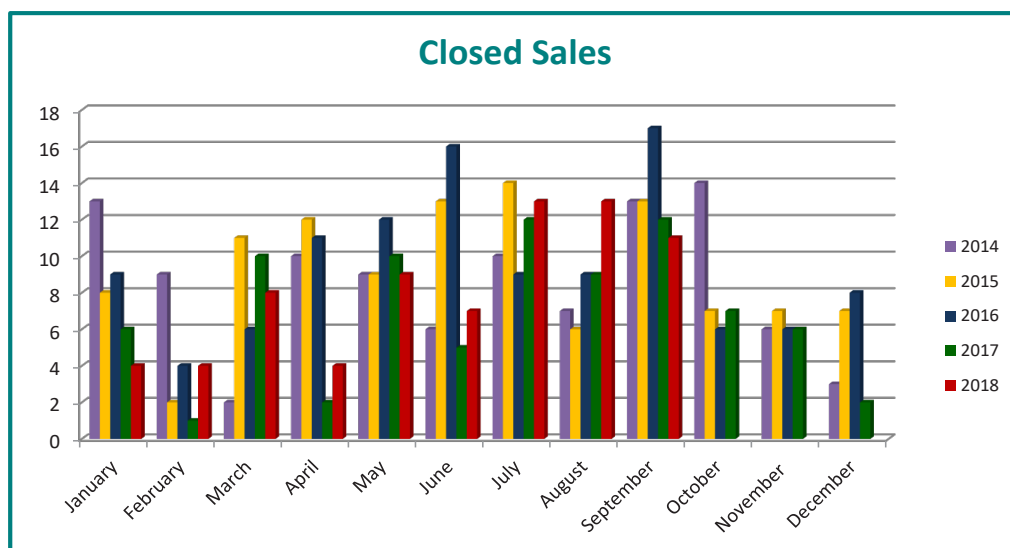
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CLOSED SALES *This graph shows the closed sales in Wallowa*
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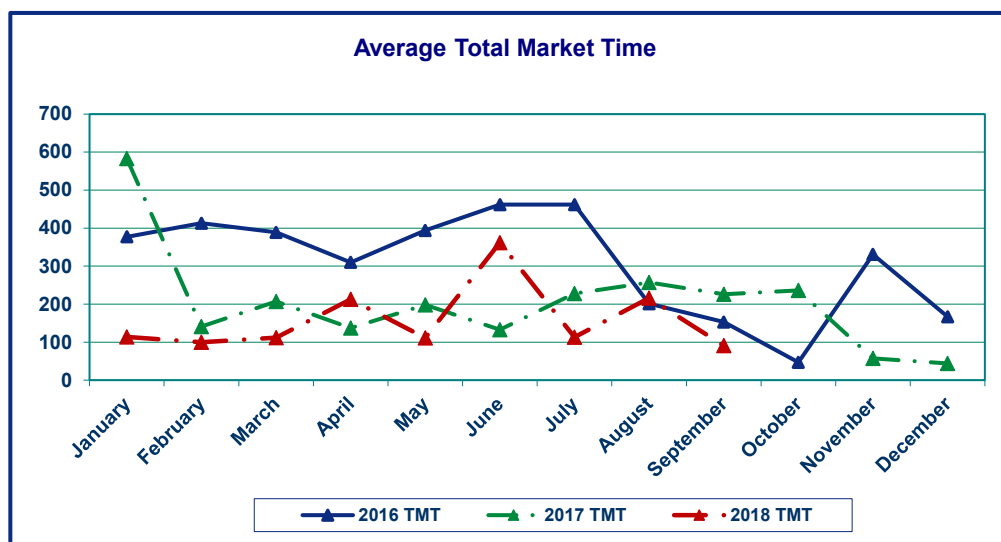
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