

MARKET ACTION



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

Residential Review: Baker County, Oregon

November 2018 Reporting Period

November Residential Highlights

New listings had a strong month this November in Baker County. There were 26 new listings, a 73.3% increase over November 2017 (15) and a 52.9% increase over October 2018 (17). This was the strongest November for new listings in Baker County on the RMLS™ record!

Pending sales (16) ended 30.4% lower than in November 2017 (23) but edged three over the 13 offers accepted last month in October 2018 (23.1%).

Closed sales, at 15, fared similarly, falling two short of November 2017 (17, -11.8%) but exactly matching the 15 closings recorded last month in October 2018.

Average and Median Sale Prices

Comparing 2018 to 2017 through November, the average sale price has increased 14.5% from \$149,400 to \$171,000. In the same comparison, the median sale price has increased 12.9% from \$129,300 to \$146,000.

Inventory in Months*

	2016	2017	2018
January	11.6	14.1	4.8
February	11.3	12.9	4.8
March	7.9	11.1	3.6
April	9.2	5.3	5.9
May	5.3	7.6	4.5
June	4.8	5.3	3.3
July	8.5	6.2	5.2
August	5.6	4.8	3.1
September	4.6	7.8	4.9
October	7.4	4.6	6.6
November	6.6	6.4	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.

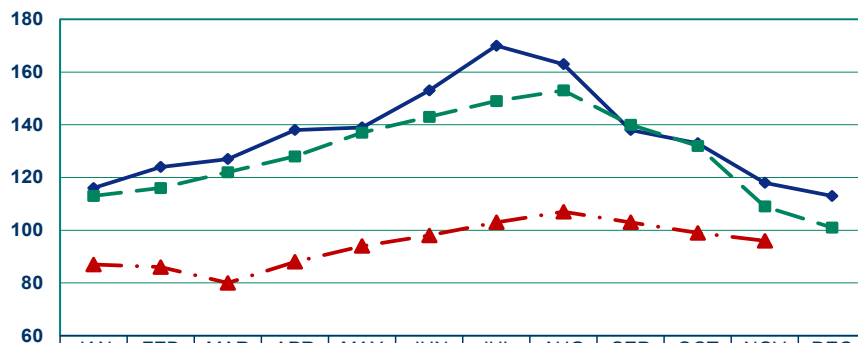
Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	November	26	16	15	193,900	185,000	128
	October	17	13	15	165,400	135,000	34
	Year-to-date	307	220	234	171,000	146,000	121
2017	November	15	23	17	179,200	156,000	128
	Year-to-date	335	245	222	149,400	129,300	143
Change	November	73.3%	-30.4%	-11.8%	8.2%	18.6%	0.2%
	Prev Mo 2018	52.9%	23.1%	0.0%	17.2%	37.0%	276.5%
	Year-to-date	-8.4%	-10.2%	5.4%	14.5%	12.9%	-15.3%

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

Average Sale Price % Change:
+12.5% (\$168,700 v. \$149,900)
Median Sale Price % Change:
+12.1% (\$145,000 v. \$129,300)

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

Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

BAKER COUNTY, OR

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

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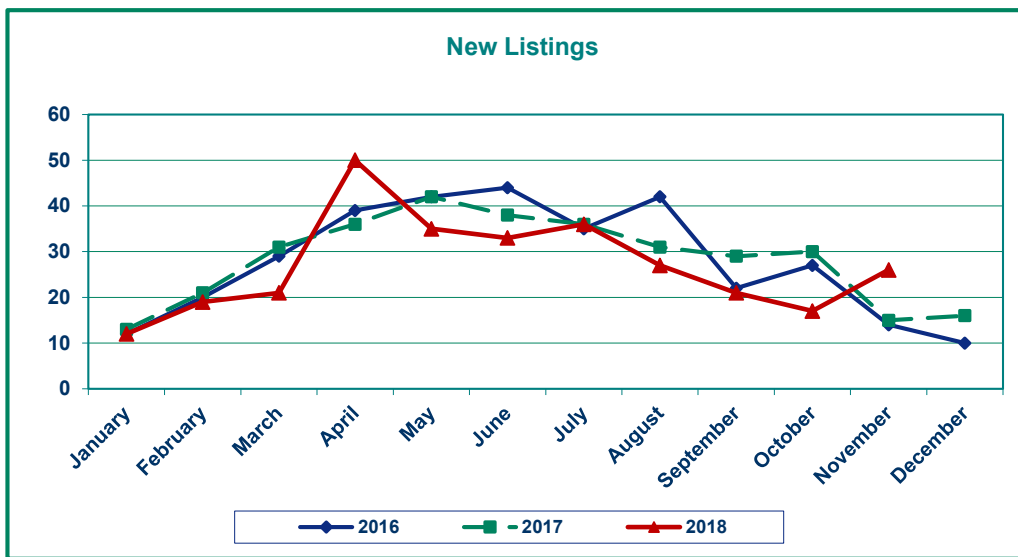
Baker County, Oregon

		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. 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
460	Baker City/ Keating	63	22	7	13	-35.0%	10	190,700	87	240	177	-12.4%	187	165,600	144,500	12.8%	7	136,400	16	63,100	6	146,300	
461	Haines/Anthony Lk/ Muddy Crk	6	0	-	1	0.0%	0	-	-	8	6	-25.0%	6	193,800	151,500	-8.8%	-	-	3	123,300	-	-	
462	Sumpter/McEwen/ Bourne/Phillips Lk/ Granit	11	-	4	1	0.0%	2	190,700	137	26	13	8.3%	14	178,100	182,200	-7.4%	1	60,000	12	38,900	-	-	
463	Unity/ Hereford	3	1	1	0	-	0	-	-	5	2	100.0%	2	98,300	98,300	-	-	-	-	-	-	-	
464	Huntington/ Lime	0	0	0	0	-	0	-	-	-	2	0.0%	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	4	3	-	1	-	0	-	-	13	7	0.0%	6	187,900	142,500	-2.2%	1	50,000	-	-	-	-	
467	Halfway/ Cornucopia	7	0	1	0	-100.0%	3	206,700	263	15	13	0.0%	16	241,400	180,000	52.3%	-	-	2	25,800	-	-	
468	Oxbow	1	0	0	0	-	0	-	-	-	0	-	0	-	-	-	0	-	0	-	0	-	
	Baker County	96	26	13	16	-30.4%	15	193,900	128	307	220	-10.2%	234	171,000	146,000	12.6%	9	118,300	33	57,500	7	159,000	

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/17-11/30/18) with 12 months before (12/1/16-11/30/17).

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.



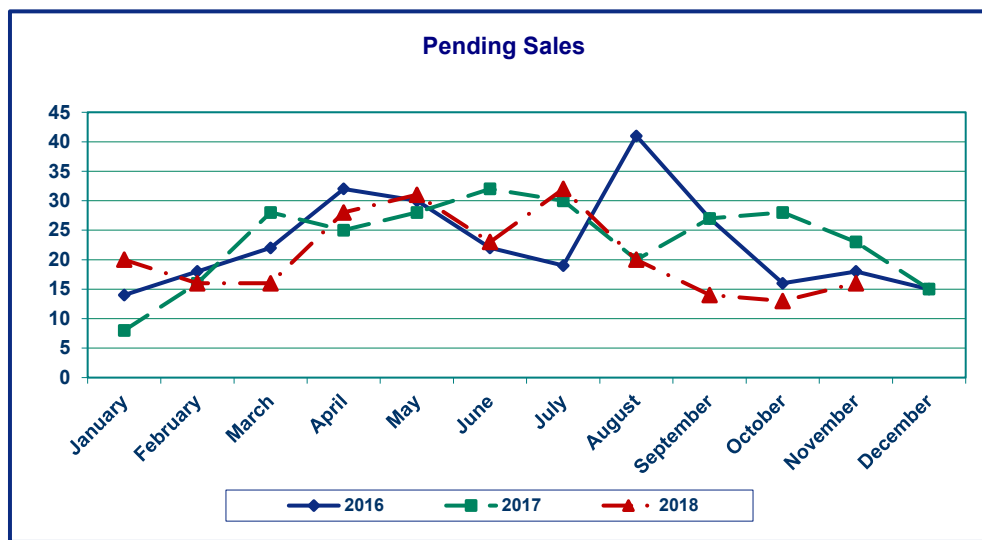
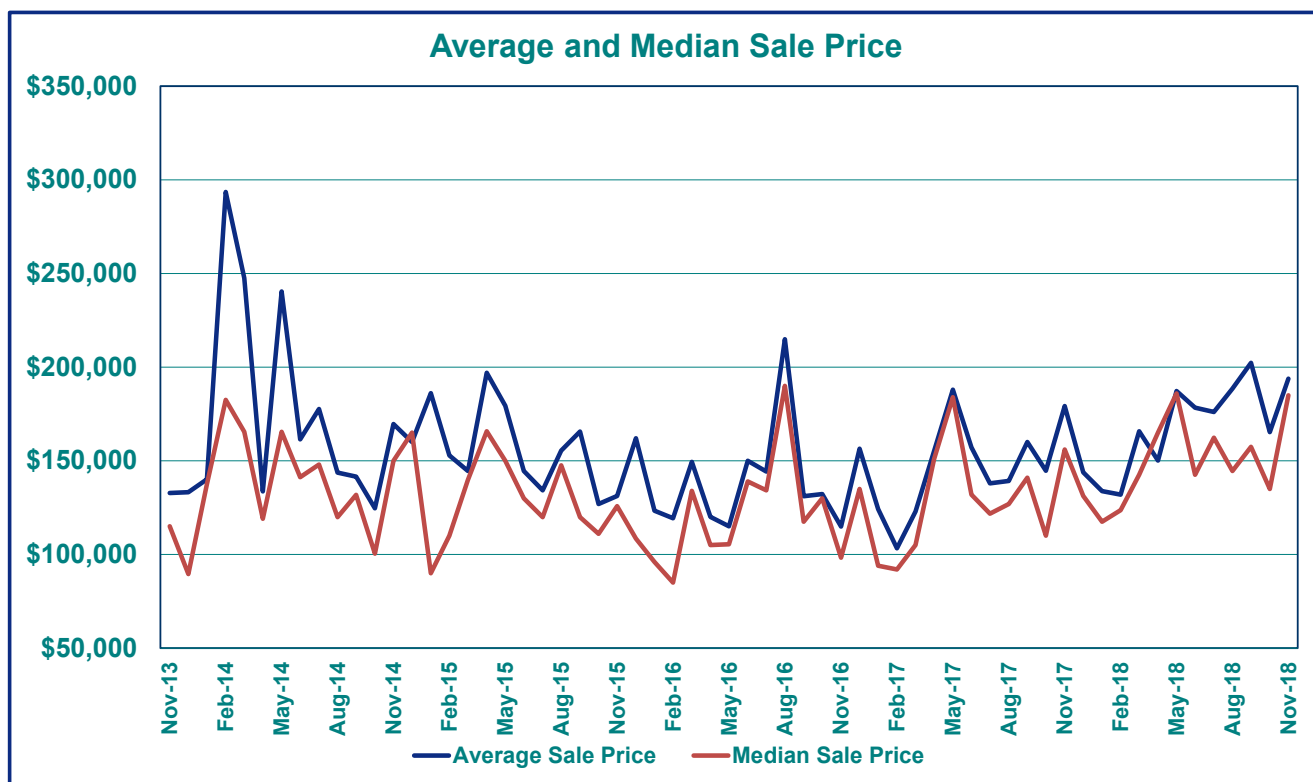
NEW LISTINGS BAKER COUNTY, OR

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

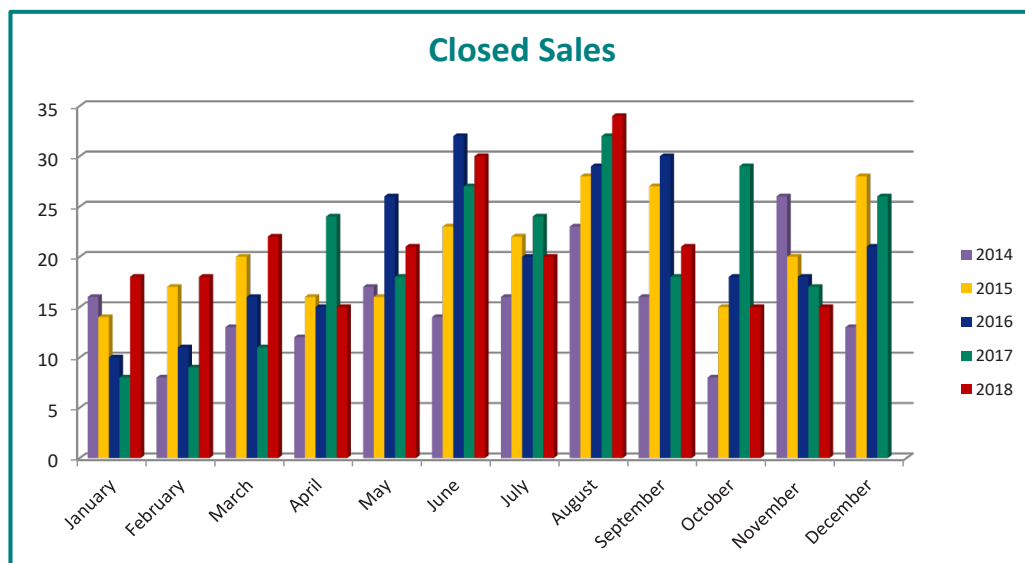
This graph represents monthly accepted offers in Baker County, Oregon over the past three calendar years.

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™.



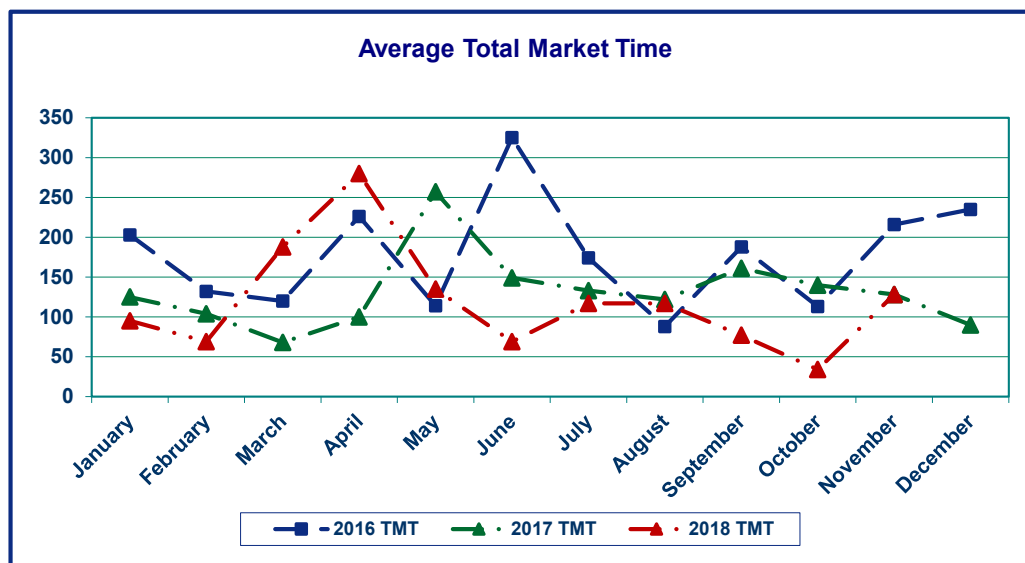
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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DAYS ON MARKET BAKER COUNTY, OR

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



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

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Residential Review: Columbia Basin, Oregon

November 2018 Reporting Period

November Residential Highlights

Closed sales saw a strong gain against November 2017 this month in the Columbia Basin. The 71 closings showed a 24.6% increase over November 2017 (57), despite cooling 10.1% from last month in October 2018 (79). It was still the strongest November for closings in the Columbia Basin since at least 2007!

New listings (75) fared similarly, rising 8.7% ahead of November 2017 (69) but cooling 20.2% from last month in October 2018 (94).

There were 51 pending sales, a 5.6% decrease from November 2017 (54) and a 27.1% decrease from October 2018 (70).

Inventory rose slightly to 3.3 months in November.

Year to Date Summary

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

closed sales (850) have increased 16.0%, pending sales (852) have increased 12.5%, and new listings (1,071) have increased 8.3%.

Average and Median Sale Prices

Comparing 2018 to 2017 through November, the average sale price has increased 9.1% from \$176,800 to \$192,900. In the same comparison, the median sale price has increased 12.5% from \$160,000 to \$180,000.

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	3.0
November	4.2	4.7	3.3
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:

+8.0% (\$191,500 v. \$177,300)

Median Sale Price % Change:

+11.9% (\$178,900 v. \$159,900)

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	November	75	51	71	194,500	180,000	82
	October	94	70	79	189,600	180,000	55
	Year-to-date	1,071	852	850	192,900	180,000	89
2017	November	69	54	57	172,900	165,000	87
	Year-to-date	989	757	733	176,800	160,000	101
Change	November	8.7%	-5.6%	24.6%	12.5%	9.1%	-5.8%
	Prev Mo 2018	-20.2%	-27.1%	-10.1%	2.6%	0.0%	49.1%
	Year-to-date	8.3%	12.5%	16.0%	9.1%	12.5%	-11.8%

AREA REPORT • 11/2018

Columbia Basin, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/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
380	Arlington/N	4	0	0	3	50.0%	0	-	-	12	11	0.0%	11	110,300	80,000	-29.7%	-	-	2	29,200	-	-
381	Condon/S	5	0	0	1	0.0%	1	118,000	15	20	19	137.5%	15	91,000	94,000	-18.9%	-	-	1	10,000	-	-
	Gilliam Co. Total	9	-	-	4	33.3%	1	118,000	15	32	30	57.9%	26	99,200	91,300	-24.9%	-	-	3	22,800	-	-
420	Boardman/NW	7	2	1	0	-100.0%	1	121,000	-	21	22	-26.7%	32	234,600	223,300	23.7%	-	-	8	34,900	-	-
421	Irrigon	9	2	1	2	-50.0%	3	94,700	37	51	36	12.5%	34	140,100	142,500	15.7%	1	15,200	6	26,100	1	100,000
422	Ione	1	0	0	0	-100.0%	0	-	-	2	2	0.0%	3	171,200	176,500	81.5%	-	-	2	918,300	-	-
423	Lexington	2	1	2	0	-	0	-	-	7	3	-25.0%	3	215,000	285,000	59.7%	-	-	-	-	-	-
424	Heppner/S	12	3	1	2	0.0%	1	72,000	213	28	16	23.1%	17	135,700	91,000	-9.8%	-	-	5	72,000	-	-
	Morrow Co. Total	31	8	5	4	-60.0%	5	95,400	65	109	79	-2.5%	89	176,800	162,000	16.4%	1	15,200	21	125,400	1	100,000
430	Umatilla	9	2	1	2	-50.0%	8	154,100	37	88	80	60.0%	79	180,600	189,100	21.4%	1	106,000	8	85,400	1	355,000
431	Hermiston	57	28	10	14	0.0%	27	233,300	108	338	256	10.3%	258	225,600	229,200	10.0%	8	447,600	14	117,200	7	799,900
432	Stanfield	4	3	0	2	100.0%	1	184,500	2	24	20	11.1%	18	160,000	157,500	0.3%	-	-	3	51,500	-	-
433	Echo	2	1	0	1	0.0%	0	-	-	3	3	-40.0%	2	386,200	386,200	23.9%	-	-	3	41,700	-	-
435	Pendleton City Limits	65	16	5	8	-11.1%	16	241,900	100	252	199	10.6%	195	194,200	180,000	8.0%	7	220,400	13	105,100	7	175,600
436	E-Meacham, Cayuse	3	0	-	0	-	0	-	-	5	2	-60.0%	2	186,800	186,800	41.4%	-	-	1	123,300	-	-
437	NE-Athena, Helix, Adams, Weston	21	5	4	5	-	3	151,700	64	76	61	60.5%	59	154,700	137,000	1.4%	1	10,000	6	65,800	-	-
438	S-Pilot Rock, Ukiah	9	0	1	4	0.0%	3	115,700	66	36	29	70.6%	29	133,200	126,600	-4.5%	1	201,000	1	275,000	-	-
439	Milton-Freewater	24	12	2	7	-12.5%	7	117,600	44	108	93	-17.0%	93	196,400	160,000	12.6%	2	57,500	9	122,400	1	145,000
	Umatilla Co. Total	194	67	23	43	4.9%	65	203,300	85	930	743	13.1%	735	198,100	186,400	8.1%	20	277,800	58	101,100	16	458,000

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

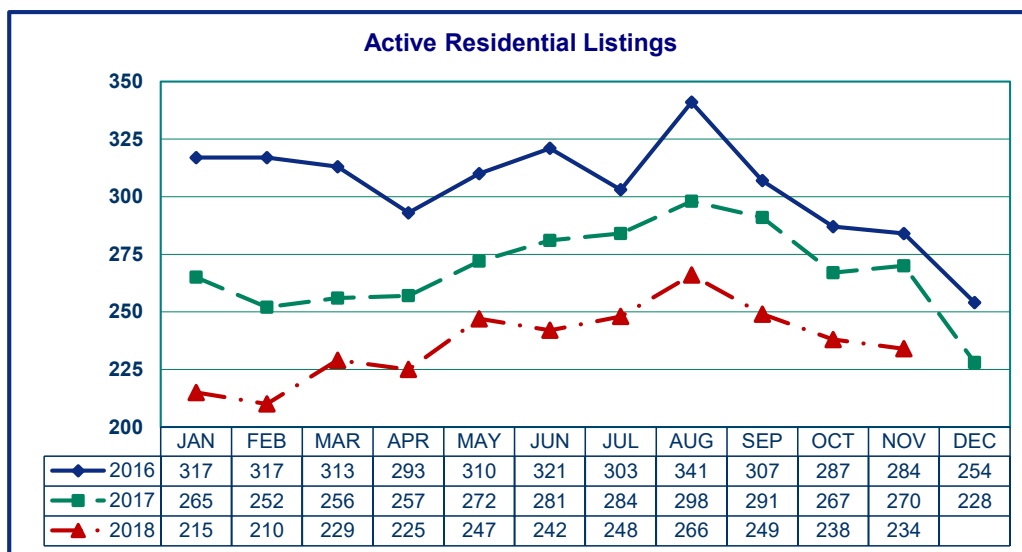
² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/17-11/30/18) with 12 months before (12/1/16-11/30/17).

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

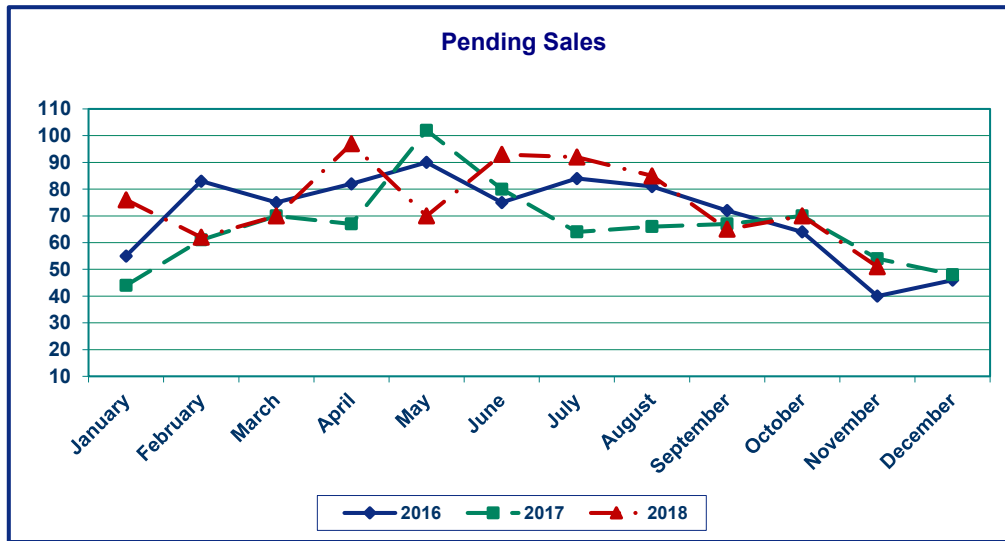
This graph shows the new residential listings over the past three calendar years in Columbia Basin, Oregon.



PENDING LISTINGS

COLUMBIA BASIN, OR

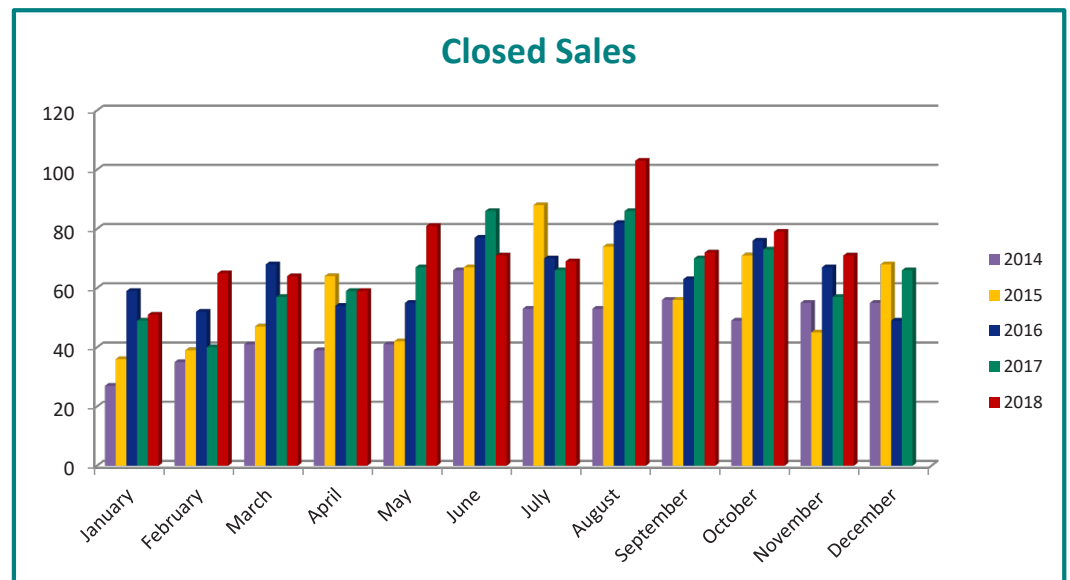
This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years



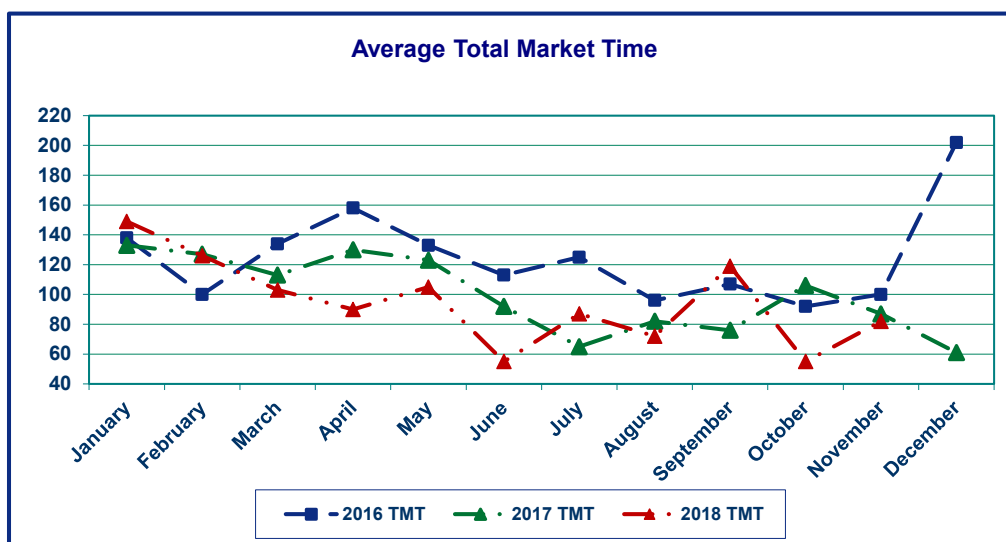
CLOSED SALES

COLUMBIA BASIN, OR

This graph shows the closed sales over the past five calendar years in Columbia Basin, Oregon.



Average Total Market Time



DAYS ON MARKET

COLUMBIA BASIN, OR

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

SALE PRICE
COLUMBIA BASIN, OR

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

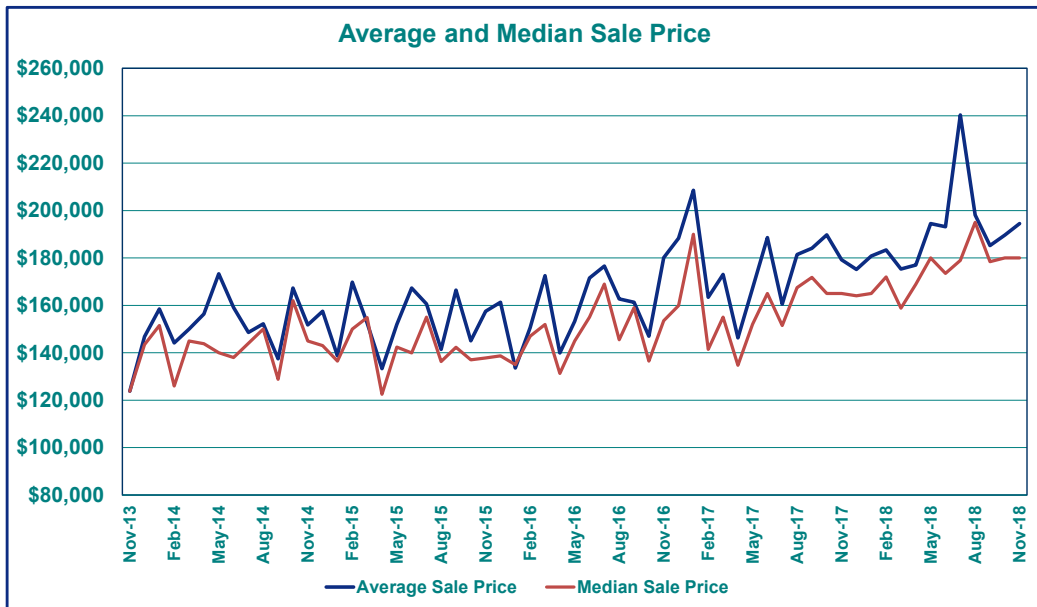
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Note: A residential property in Area 439, sold in July 2018 for \$2.65 million dollars, impacting the area's average sales price.



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

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Residential Review: Coos County, Oregon

November 2018 Reporting Period

November Residential Highlights

Closed sales brought plenty of closings to Coos County this November. At 115, closings rose 19.8% above the 96 closings recorded last year in November 2017 and 8.5% above the 106 closings recorded last month in October 2018.

Pending sales (87) ended 11.5% ahead of November 2017 (78) despite cooling 32.6% from October 2018 (129). New listings (88) fared similarly, ending 3.5% ahead of November 2017 (85) but 14.6% behind last month (103).

Year to Date Summary

Activity so far in 2018 is ahead of 2017. Closed sales (1,108) have increased 6.4%, pending sales (1,141) have increased 3.4%, and new listings (1,505) have increased 2.0% so far this year.

Average and Median Sale Prices

Comparing 2018 to 2017 through November, the average sale price has increased 5.4% from \$220,700 to \$232,700. In the same comparison, the median sale price has increased 9.2% from \$189,000 to \$206,300.

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	3.3
November	5.3	3.4	2.7
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	November	88	87	115	227,800	220,000	99
	October	103	129	106	249,100	231,400	78
	Year-to-date	1,505	1,141	1,108	232,700	206,300	90
2017	November	85	78	96	219,100	195,000	141
	Year-to-date	1,475	1,104	1,041	220,700	189,000	116
Change	November	3.5%	11.5%	19.8%	4.0%	12.8%	-30.1%
	Prev Mo 2018	-14.6%	-32.6%	8.5%	-8.6%	-4.9%	26.9%
	Year-to-date	2.0%	3.4%	6.4%	5.4%	9.2%	-22.1%

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

Average Sale Price % Change:

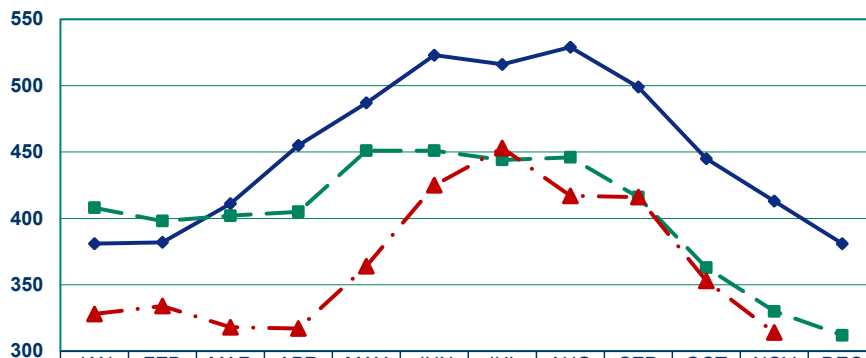
+5.8% (\$231,700 v. \$219,000)

Median Sale Price % Change:

+9.3% (\$206,000 v. \$188,500)

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.

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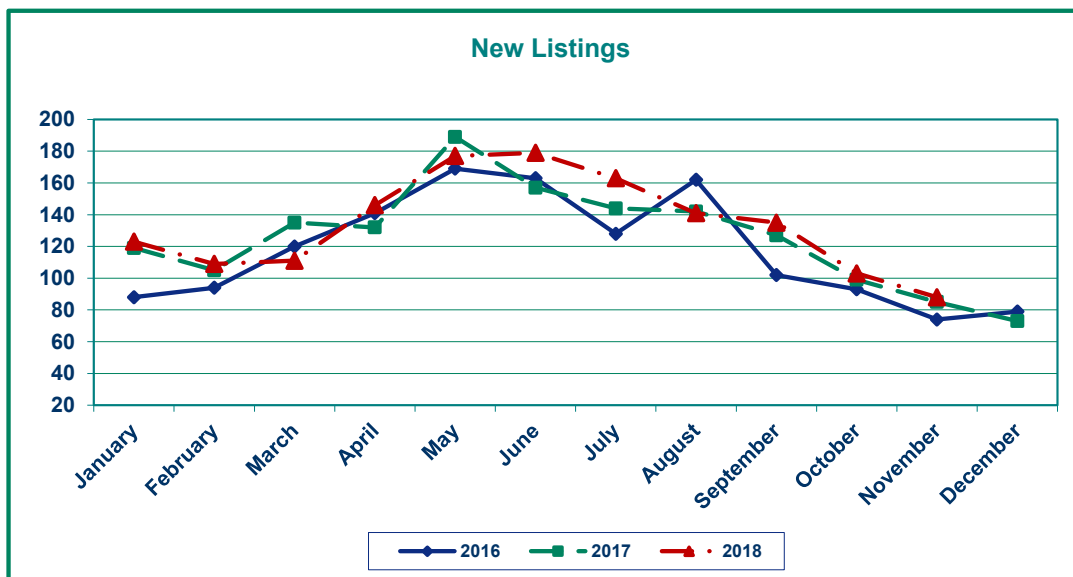
Coos County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date								Year-To-Date	Year-To-Date	Year-To-Date			
		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		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	63	7	6	6	-53.8%	18	297,100	179	225	174	0.0%	177	321,600	292,500	6.7%	12	315,800	83	140,100	1	226,000
97414	Broadbent	0	0	0	0	-	1	106,700	28	2	3	-	3	507,200	115,000	-	-	-	-	-	-	-
97420	Coos Bay	99	40	11	34	30.8%	61	208,800	70	610	475	10.7%	468	207,300	189,000	7.8%	11	644,800	52	91,900	21	164,900
97423	Coquille	36	11	3	12	20.0%	3	200,600	86	171	128	7.6%	124	209,100	179,000	1.6%	3	189,800	12	132,800	3	141,300
97449	Lakeside	24	3	2	4	-20.0%	4	145,200	206	105	70	-1.4%	68	224,800	209,500	19.7%	4	404,900	15	81,500	-	-
97458	Myrtle Point	29	4	2	5	-16.7%	5	185,000	145	94	66	-8.3%	60	198,000	172,500	-14.7%	4	146,800	4	86,800	1	156,300
97459	North Bend	57	23	5	25	47.1%	22	261,400	76	281	220	-2.7%	204	239,900	224,300	2.5%	2	375,000	19	93,300	6	263,500
97466	Powers	6	0	2	1	0.0%	1	145,000	336	17	5	-61.5%	4	91,400	77,800	-33.7%	-	-	1	10,000	-	-
	Coos County	314	88	31	87	11.5%	115	227,800	99	1,505	1,141	3.4%	1,108	232,700	206,300	5.8%	36	400,200	186	114,800	32	182,800

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/17-11/30/18) with 12 months before (12/1/16-11/30/17).

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.



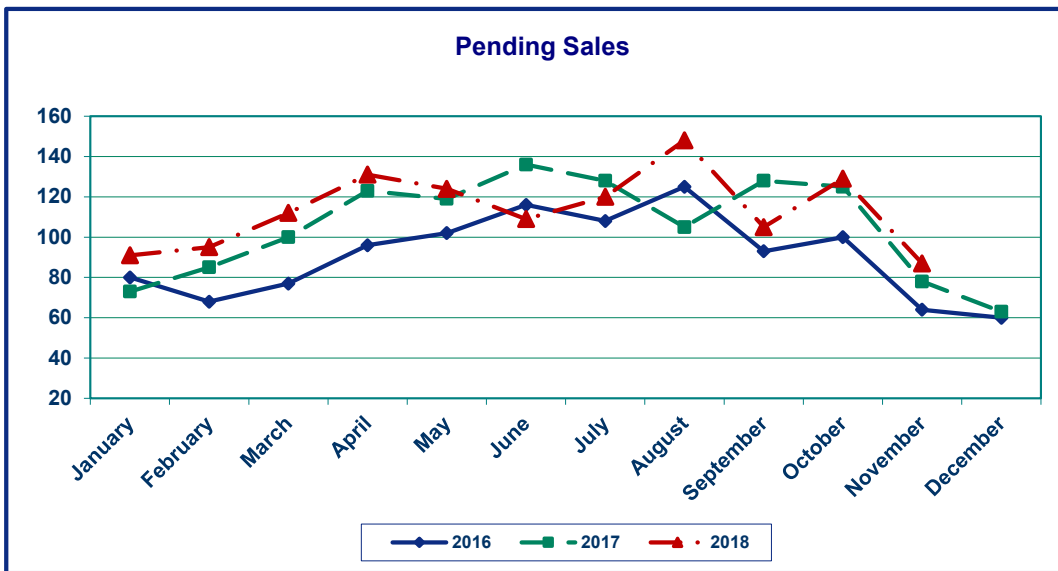
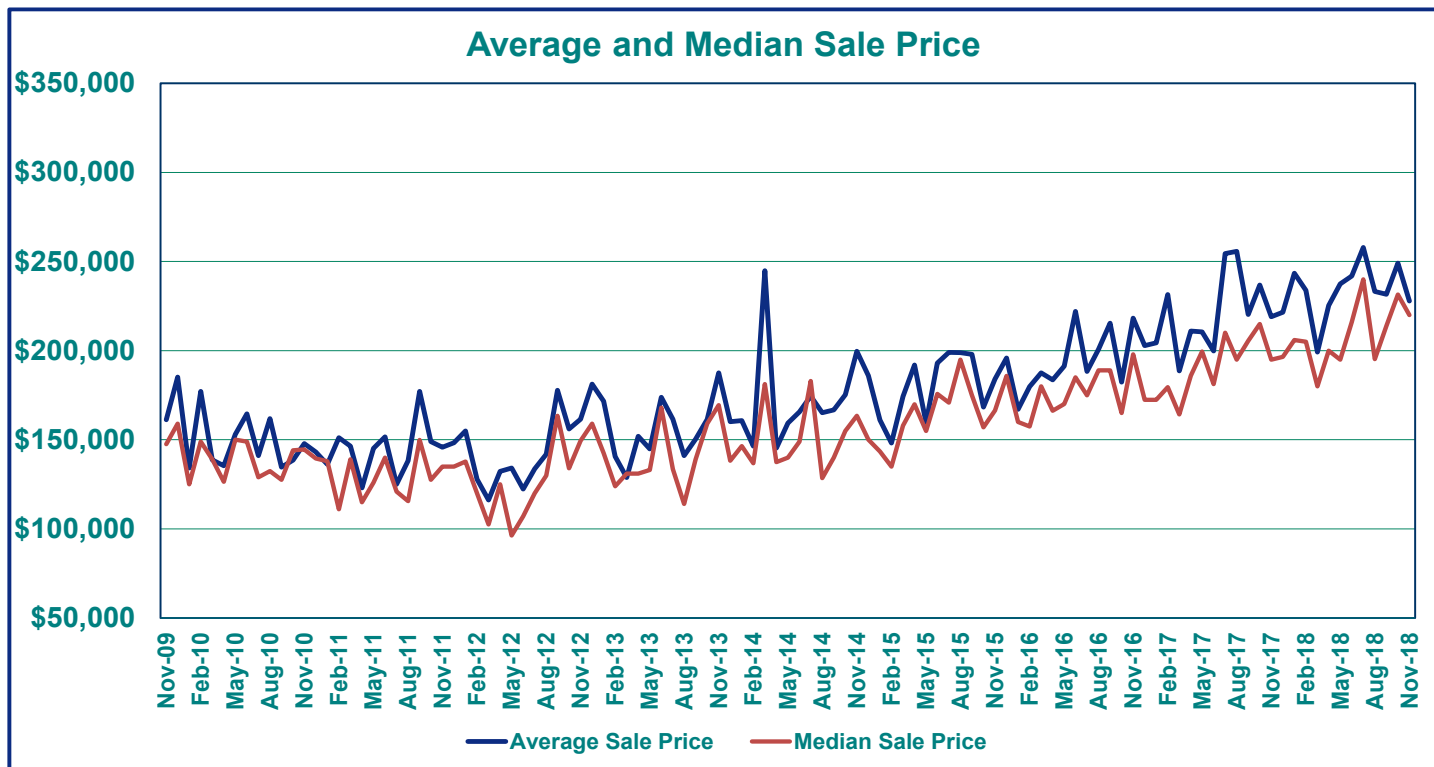
NEW LISTINGS

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

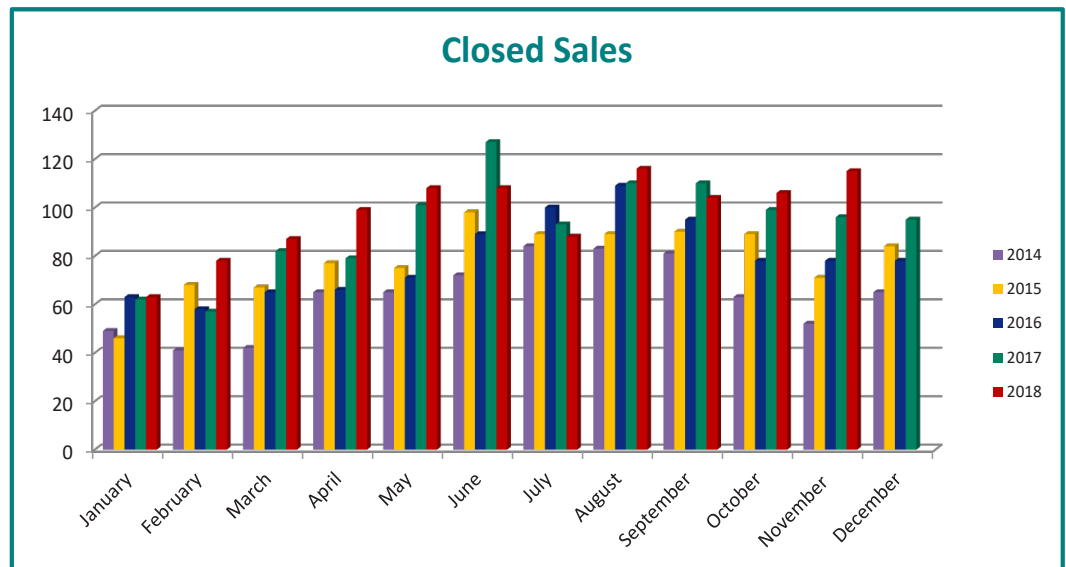
This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.

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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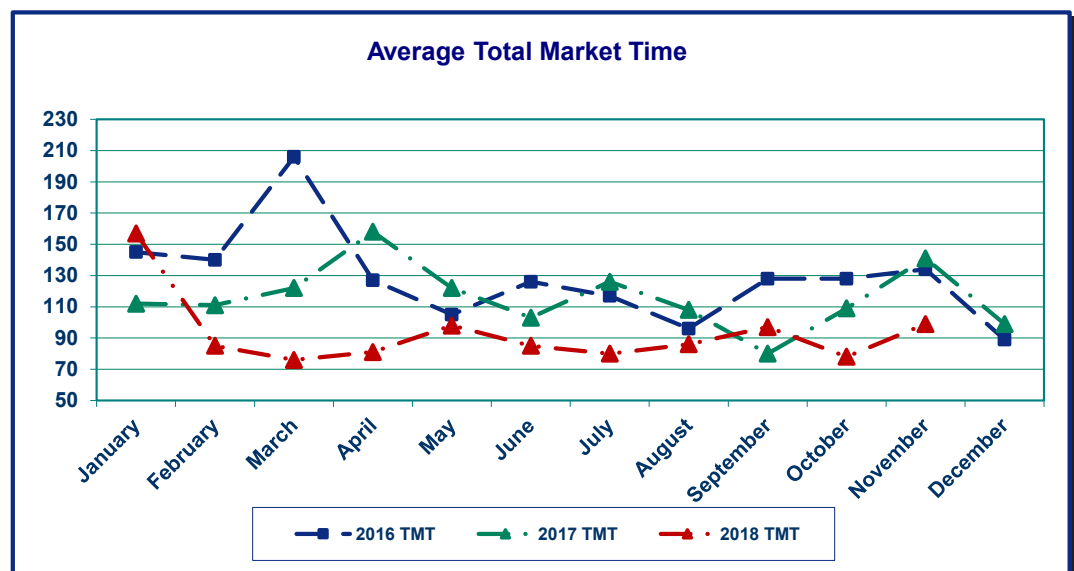
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DAYS ON MARKET COOS COUNTY, OR

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

November 2018 Reporting Period

November Residential Highlights

New listings saw more gains this November in Curry County. At 57, new listings outpaced November 2017 (38) by 50.0%, despite cooling 10.9% from last month in October 2018 (64).

Closed sales (51) fared similarly, ending 10.9% ahead of November 2017 (46) but 7.3% below October 2018 (55).

Pending sales, at 46, were 8.0% cooler than last year in November 2017 (50) and 17.9% cooler than last month in October 2018 (56).

Year to Date Summary

Comparing the first eleven months to 2018 to the same period in 2017, closed sales (564) have increased 9.9%, pending sales (568) have increased 6.6%, and new listings (820) have increased 1.4%.

Average and Median Sale Prices

Comparing 2018 to 2017 through November, the average sale price rose 10.7% from \$280,700 to \$310,600. In the same comparison, the median sale price rose 6.5% from \$245,000 to \$261,000.

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	5.4
November	7.4	6.9	5.5
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	November	57	46	51	282,300	222,500	164
	October	64	56	55	328,800	277,500	185
	Year-to-date	820	568	564	310,600	261,000	162
2017	November	38	50	46	323,800	261,000	274
	Year-to-date	809	533	513	280,700	245,000	172
Change	November	50.0%	-8.0%	10.9%	-12.8%	-14.8%	-40.2%
	Prev Mo 2018	-10.9%	-17.9%	-7.3%	-14.1%	-19.8%	-11.4%
	Year-to-date	1.4%	6.6%	9.9%	10.7%	6.5%	-6.1%

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

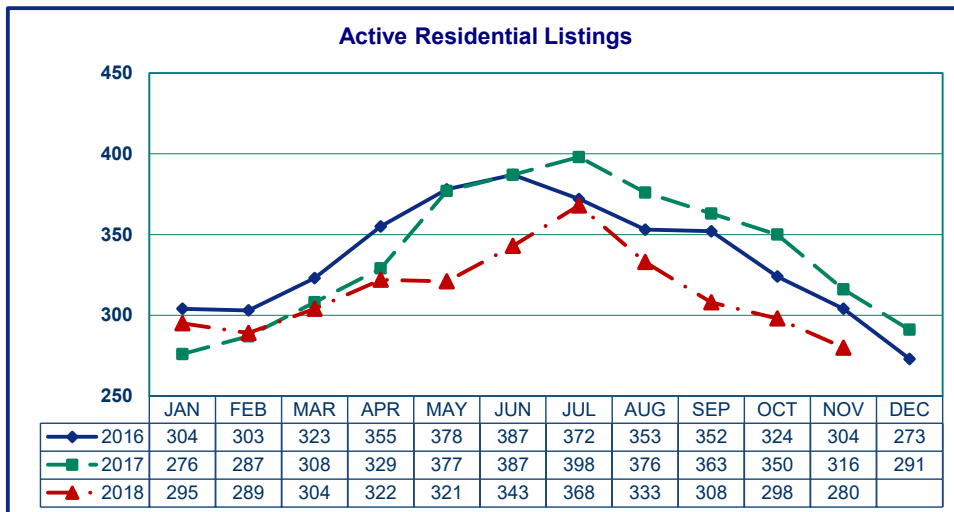
Average Sale Price % Change:

+11.3% (\$311,500 v. \$280,000)

Median Sale Price % Change:

+8.2% (\$265,000 v. \$245,000)

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



ACTIVE RESIDENTIAL LISTINGS

CURRY COUNTY, OR

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

AREA REPORT • 11/2018

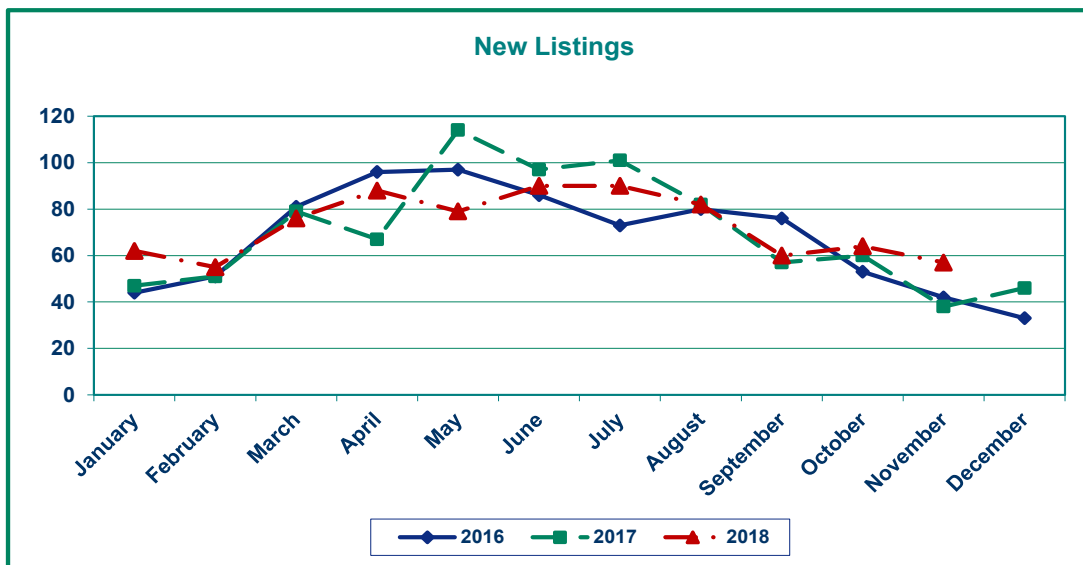
Curry County, Oregon

		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	86	15	11	14	-22.2%	17	328,200	214	276	181	-5.7%	187	325,800	290,000	1.8%	5	338,500	36	99,700	8	320,800	
271	Harbor, Winchuck, SB Chetco	54	14	9	9	-25.0%	11	224,100	93	174	120	22.4%	119	257,400	200,000	-1.1%	5	267,000	14	151,600	-	-	
272	Carpenterville, Cape Ferrello, Whaleshead	35	8	2	6	200.0%	5	236,600	92	73	46	17.9%	43	274,700	240,000	1.3%	-	-	5	120,800	-	-	
273	Gold Beach	69	13	7	13	0.0%	15	313,700	191	210	156	16.4%	153	355,400	265,000	30.4%	6	400,800	32	175,600	4	261,300	
274	Port Orford	36	7	3	4	-20.0%	3	154,700	122	87	65	-7.1%	62	281,400	213,800	38.9%	4	556,500	27	129,500	1	325,000	
	Curry County	280	57	32	46	-8.0%	51	282,300	164	820	568	6.6%	564	310,600	261,000	11.2%	20	382,900	114	135,400	13	302,800	

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/17-11/30/18) with 12 months before (12/1/16-11/30/17).

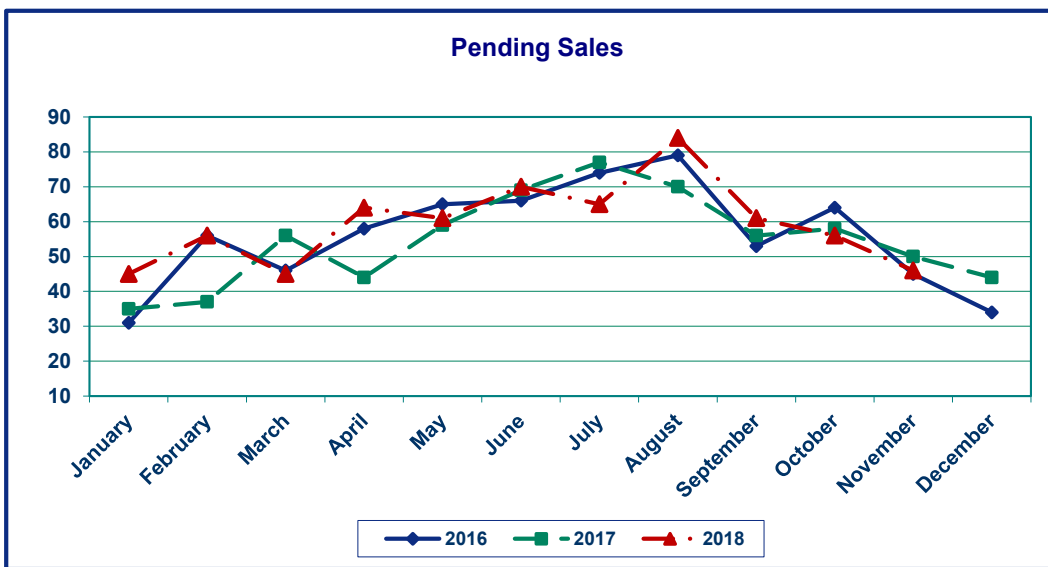
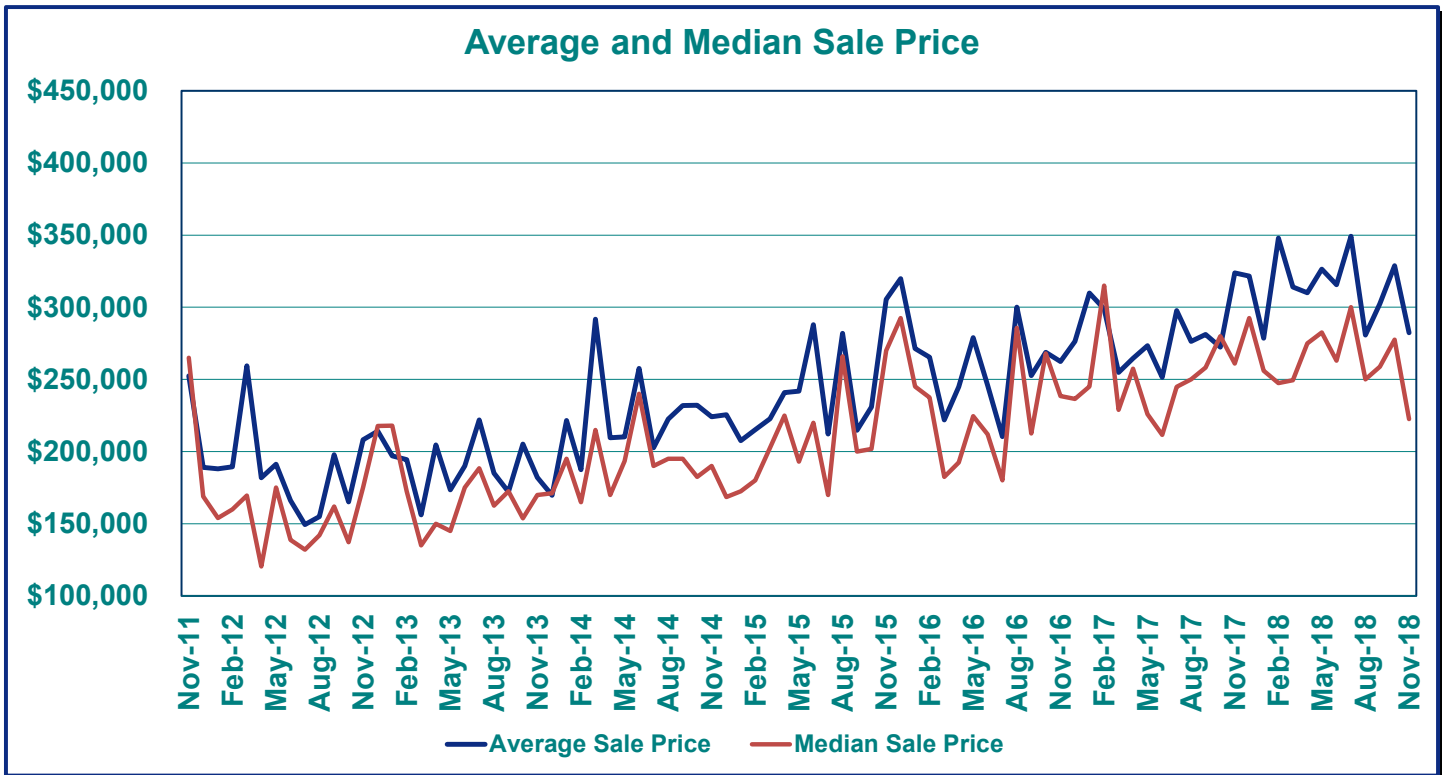
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



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

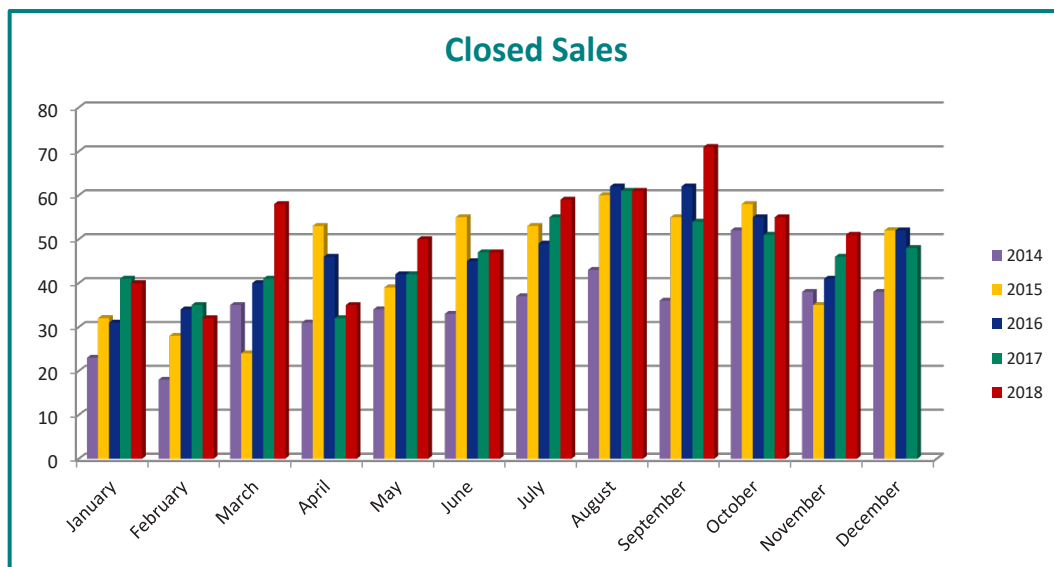
This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.

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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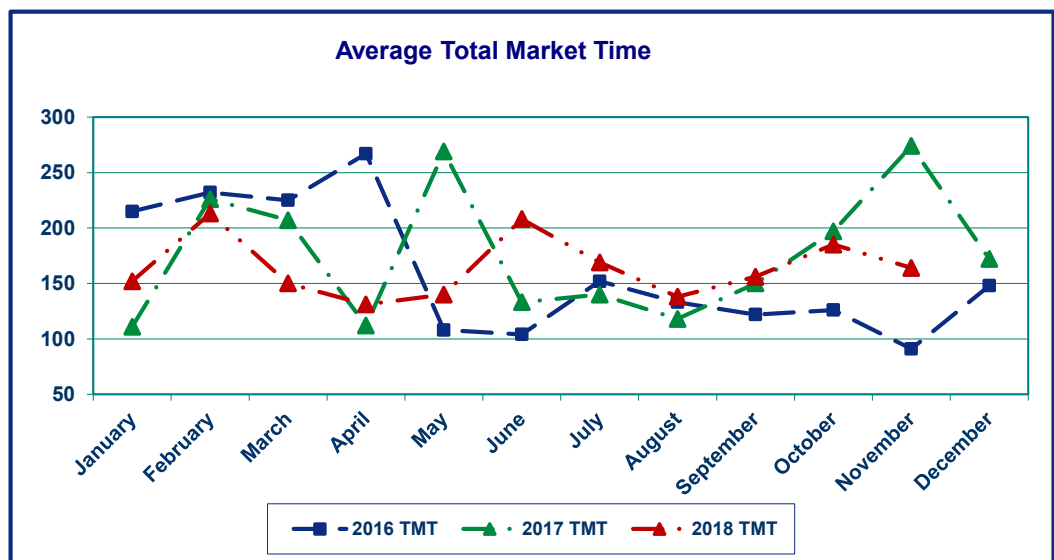
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DAYS ON MARKET CURRY COUNTY, OR

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



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

Residential Review: Douglas County, Oregon

November 2018 Reporting Period

November Residential Highlights

Douglas County saw cooler numbers across the board this November. New listings, at 140, ended 4.1% cooler than the 146 new listings offered last year in November 2017 and 12.5% cooler than the 160 offered last month in October 2018.

Closed sales, at 127, fell 5.9% short of the 135 closings recorded back in November 2017 and 19.6% short of the 158 closings from October 2018.

Pending sales, at 117, were 7.9% cooler than in November 2017, when 127 offers were accepted; and 23.5% cooler compared with offers accepted in October 2018 (153).

Inventory increased slightly to 4.0 months in November, with total market time increasing to 71 days.

Year to Date Summary

Comparing the first eleven months of 2018 to the same period in 2017, new listings (2,274) have increased 4.5%, closed sales (1,645) have increased 4.3%, and pending sales (1,676) have increased 2.3%.

Average and Median Sale Prices

Comparing 2018 to 2017 through November, the average sale price in Douglas County has increased 10.6% from \$211,600 to \$234,100. In the same comparison the median sale price has increased 10.3% from \$189,900 to \$209,500.

Inventory in Months*

	2016	2017	2018
January	6.4	4.6	3.8
February	7.3	5.1	3.7
March	4.8	3.5	3.7
April	5.0	3.1	3.3
May	4.1	3.1	3.1
June	3.8	2.8	3.1
July	5	4.1	3.5
August	4.9	3.7	3.3
September	3.9	4.2	4.1
October	4.1	3.4	3.3
November	4.4	3.6	4.0
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:
+10.6% (\$232,500 v. \$210,200)
Median Sale Price % Change:
+10.1% (\$208,000 v. \$189,000)

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	November	140	117	127	237,700	223,000	71
	October	160	153	158	228,000	202,500	59
	Year-to-date	2,274	1,676	1,645	234,100	209,500	75
2017	November	146	127	135	214,000	190,000	71
	Year-to-date	2,177	1,638	1,577	211,600	189,900	93
Change	November	-4.1%	-7.9%	-5.9%	11.1%	17.4%	0.2%
	Prev Mo 2018	-12.5%	-23.5%	-19.6%	4.3%	10.1%	20.3%
	Year-to-date	4.5%	2.3%	4.3%	10.6%	10.3%	-19.6%

AREA REPORT • 11/2018

Douglas 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	Avg. Sale Price % Change ²		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
251	NE Roseburg	59	19	3	13	0.0%	9	199,400	26	245	189	-7.8%	185	219,200	212,000	0.7%	12	321,600	28	60,400	4	743,300	
252	NW Roseburg	66	22	3	14	7.7%	16	327,300	64	257	186	15.5%	173	338,100	289,900	9.7%	1	200,000	14	117,800	1	194,000	
253	SE Roseburg	34	11	5	6	-14.3%	3	188,300	147	137	100	3.1%	100	199,800	186,500	19.0%	9	276,700	6	35,700	13	197,600	
254	SW Roseburg	48	10	5	8	-20.0%	14	298,900	98	201	133	-6.3%	143	330,200	260,000	20.0%	-	-	16	98,400	7	526,700	
255	Glide & E of Roseburg	24	4	3	6	50.0%	4	209,000	80	87	67	13.6%	59	278,100	250,000	2.3%	-	-	9	78,900	1	275,000	
256	Sutherlin/Oakland Area	78	16	6	15	87.5%	17	239,500	54	301	200	-3.4%	195	241,300	221,000	10.6%	9	187,900	49	77,700	2	247,500	
257	Winston & SW of Roseburg	29	11	2	14	7.7%	12	255,000	130	208	180	-1.1%	175	228,200	209,500	22.1%	5	563,000	32	108,000	5	198,500	
258	Myrtle Creek & S/SE of Roseburg	80	25	12	19	-20.8%	25	211,400	61	357	237	4.9%	240	190,100	161,300	10.2%	5	867,000	36	84,500	4	142,100	
259	Green District	28	8	4	8	-52.9%	11	221,300	41	199	175	12.9%	174	193,800	191,500	10.0%	-	-	5	254,900	1	315,000	
265	North Douglas County	68	14	9	14	-22.2%	16	169,800	73	282	209	2.5%	201	179,900	169,900	10.6%	10	160,400	29	123,500	3	121,600	
	Douglas County	514	140	52	117	-7.9%	127	237,700	71	2,274	1,676	2.3%	1,645	234,100	209,500	10.5%	51	333,200	224	93,800	41	303,300	

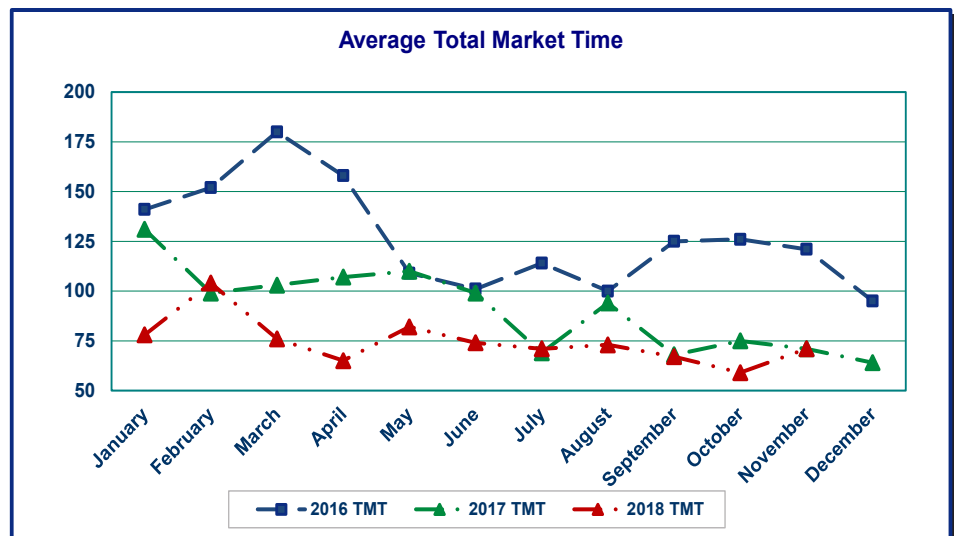
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2018 with November 2017. The Year-To-Date section compares 2018 year-to-date statistics through November with 2017 year-to-date statistics through November.

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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.

DAYS ON MARKET DOUGLAS COUNTY, OR

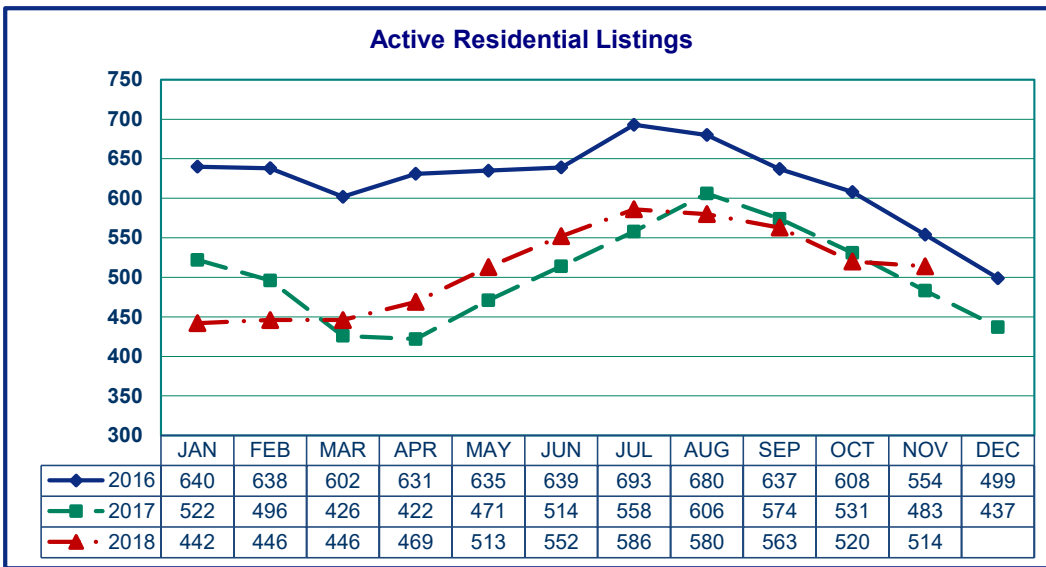
This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.



ACTIVE RESIDENTIAL LISTINGS

DOUGLAS COUNTY, OR

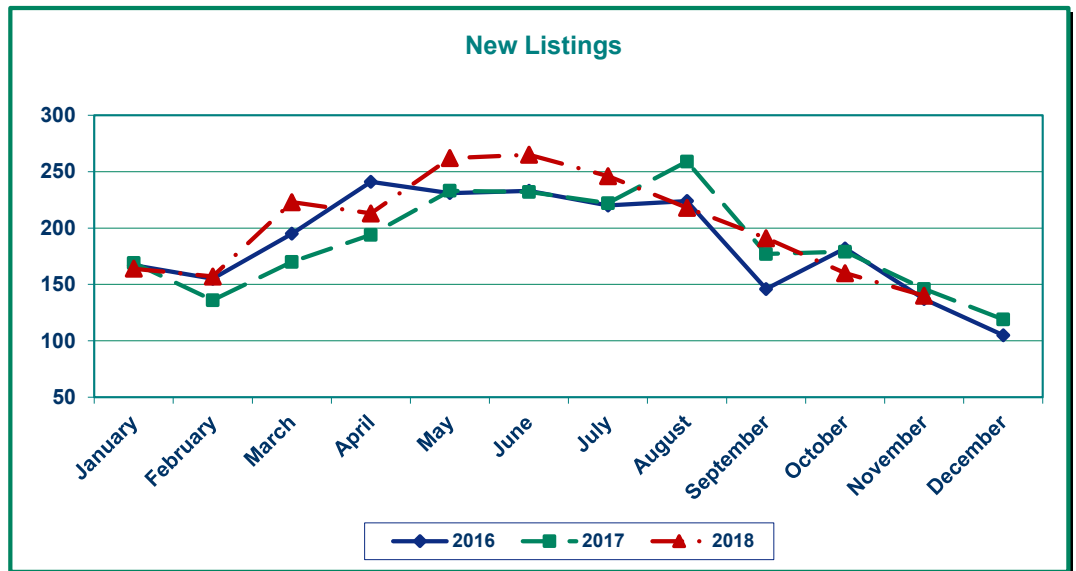
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.



NEW LISTINGS

DOUGLAS COUNTY, OR

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

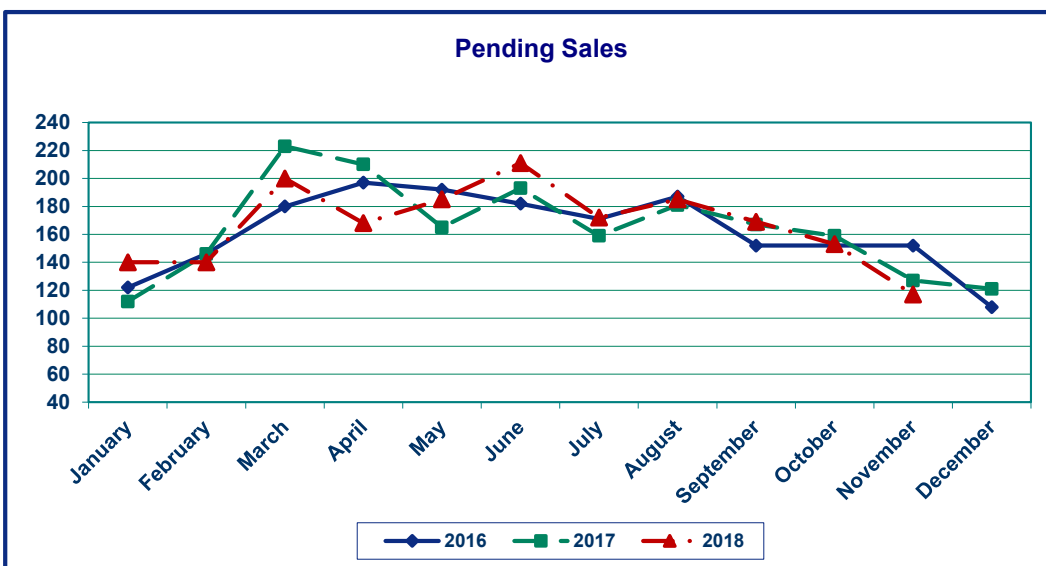


Pending Sales

PENDING LISTINGS

DOUGLAS COUNTY, OR

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

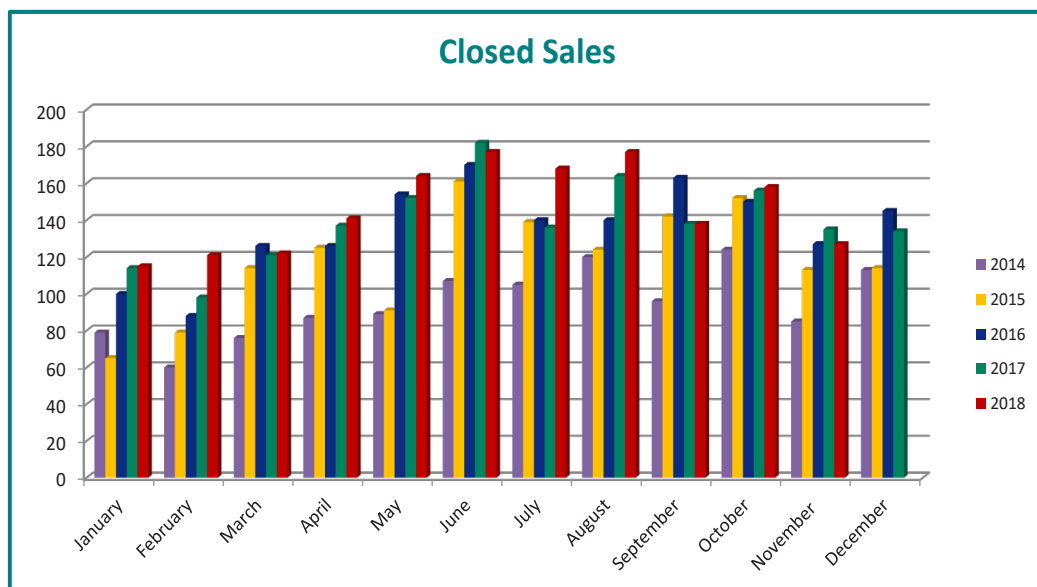


CLOSED SALES DOUGLAS COUNTY, OR

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

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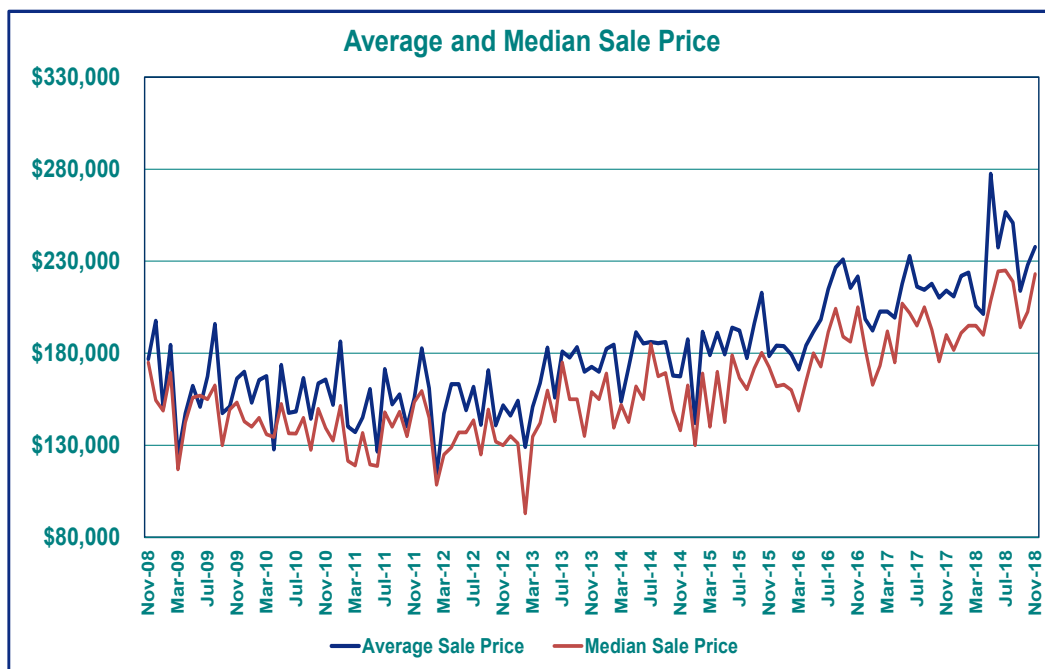
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SALE PRICE DOUGLAS COUNTY, OR

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

November 2018 Reporting Period

November Residential Highlights

November brought an uptick in new listings to Grant County. Seven new listings outpaced November 2017 (5), despite falling one short of October 2018 (8). Closed sales, at six, similarly outpaced November 2017 by one sale, despite cooling from the ten closings recorded last

month in October 2018. There were six pending sales in November, exactly matching November 2017 and outpacing October 2018 (4) by two accepted offers.

Total market time increased to 193 days in November, with inventory rising to 10.7 months.

Average and Median Sales Prices

Comparing 2018 to 2017 through November, the average sale price increased 4.1% from \$154,900 to \$161,300. In the same comparison, the median sale price increased 2.8% from \$126,500 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	6.6
November	8.4	12.4	10.7
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:
+7.4% (\$162,600 v. \$151,400)
Median Sale Price % Change:
+4.0% (\$130,000 v. \$125,000)

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

Grant County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	November	7	6	6	151,300	97,500	193
	October	8	4	10	203,300	183,400	156
	Year-to-date	120	83	82	161,300	130,000	179
2017	November	5	6	5	104,000	120,000	125
	Year-to-date	114	82	78	154,900	126,500	342
Change	November	40.0%	0.0%	20.0%	45.5%	-18.8%	54.1%
	Prev Mo 2018	-12.5%	50.0%	-40.0%	-25.6%	-46.8%	23.7%
	Year-to-date	5.3%	1.2%	5.1%	4.1%	2.8%	-47.7%

AREA REPORT • 11/2018

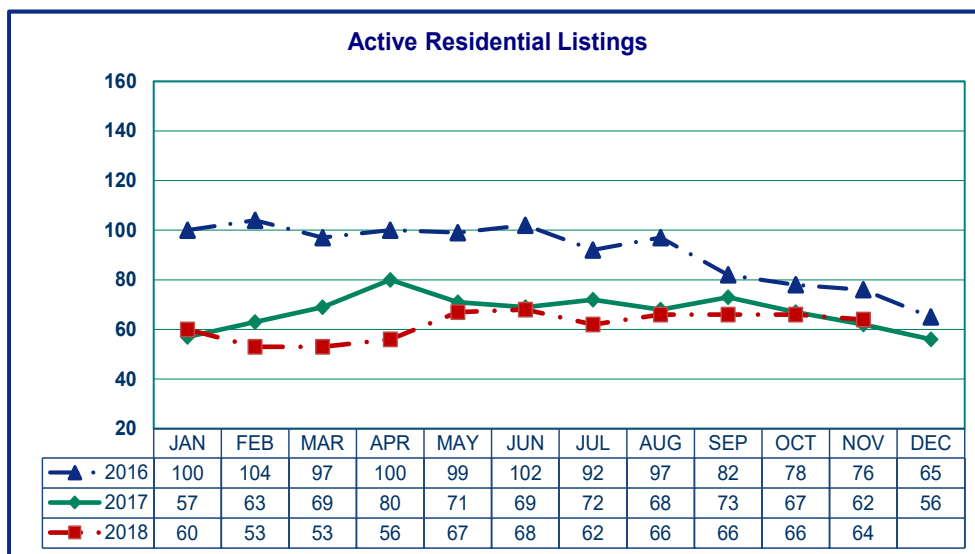
Grant County, Oregon

		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/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	
97817	Bates	-	0	0	0	-	0	-	-	-	-	-	-	-	-	-	-	-	2	205,500	-	-	
97820	Canyon City	8	-	1	1	-66.7%	2	267,500	232	28	22	37.5%	22	186,300	155,900	-0.3%	-	-	6	34,300	-	-	
97825	Dayville	4	1	0	0	-	0	-	-	6	2	100.0%	2	210,000	210,000	8.1%	-	-	4	245,000	-	-	
97845	John Day	20	2	1	-	-100.0%	2	89,000	117	34	24	-33.3%	28	148,500	126,500	24.5%	3	111,000	10	70,200	-	-	
97848	Kimberly	3	0	0	0	-	0	-	-	2	-	-100.0%	-	-	-	-	-	-	1	165,000	-	-	
97856	Long Creek	2	1	0	1	-	-	-	-	5	3	0.0%	2	194,500	194,500	122.9%	-	-	2	26,300	-	-	
97864	Monument	4	-	0	0	-	0	-	-	4	-	-100.0%	-	-	-	-	-	-	1	209,000	-	-	
97865	Mount Vernon	13	1	1	2	-	1	90,000	363	20	13	30.0%	12	181,200	134,800	0.0%	-	-	5	129,000	-	-	
97869	Prairie City	10	2	1	2	100.0%	1	105,000	96	20	17	21.4%	14	132,200	99,500	3.9%	-	-	2	66,800	-	-	
97873	Seneca	0	0	0	0	-	0	-	-	1	2	-	2	67,500	67,500	-	-	-	-	-	-		
	Grant County	64	7	4	6	0.0%	6	151,300	193	120	83	1.2%	82	161,300	130,000	7.4%	3	111,000	33	106,200	-	-	

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/17-11/30/18) with 12 months before (12/1/16-11/30/17).

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

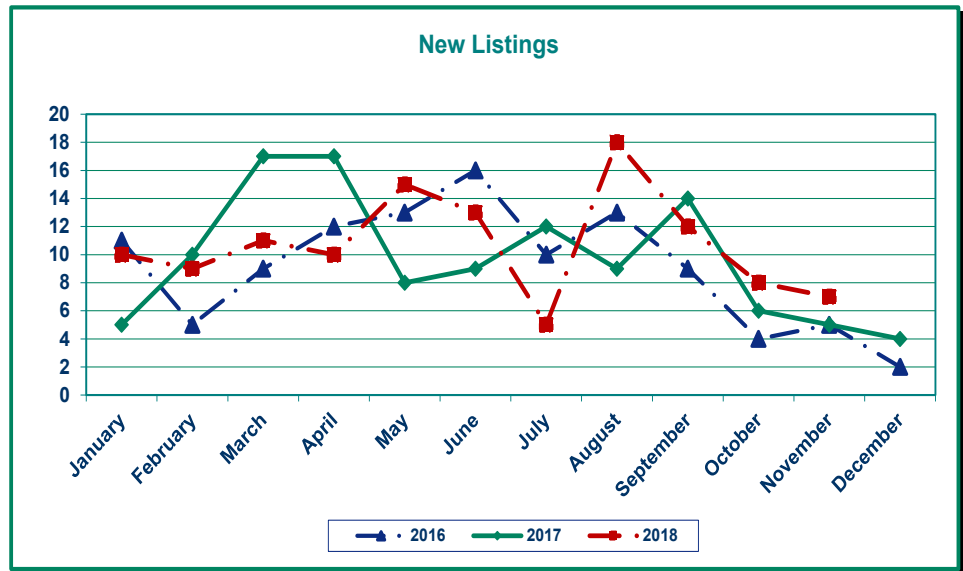
GRANT COUNTY, OR

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

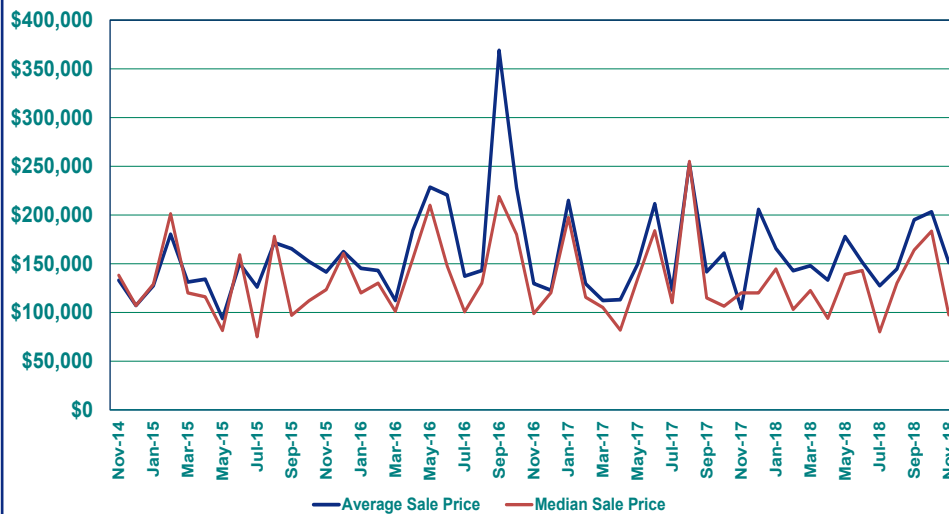
NEW LISTINGS

GRANT COUNTY, OR

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



Average and Median Sale Price



SALE PRICE

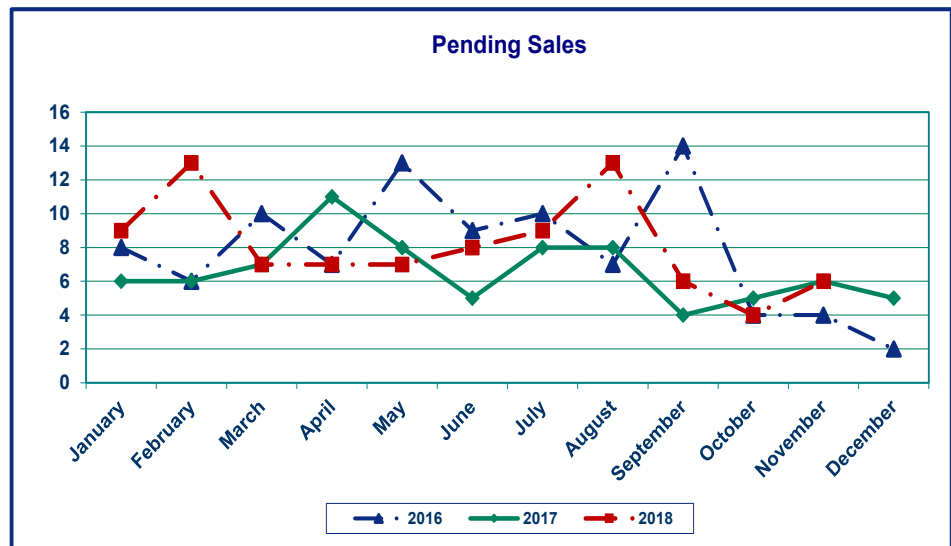
GRANT COUNTY, OR

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

PENDING LISTINGS

GRANT COUNTY, OR

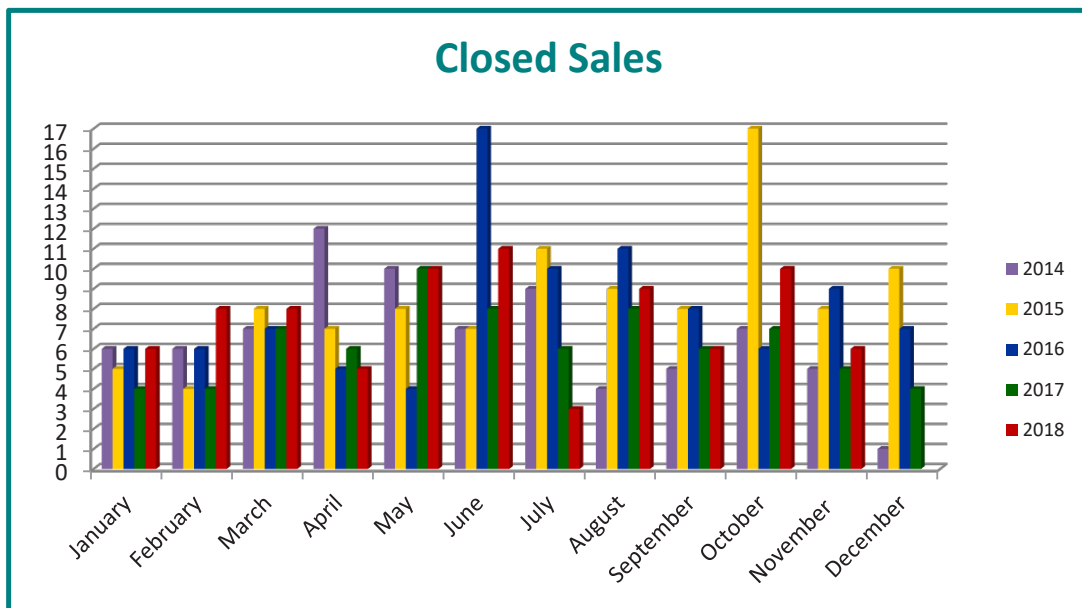
This graph represents monthly accepted offers in Grant County, Oregon.



CLOSED SALES GRANT COUNTY, OR

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

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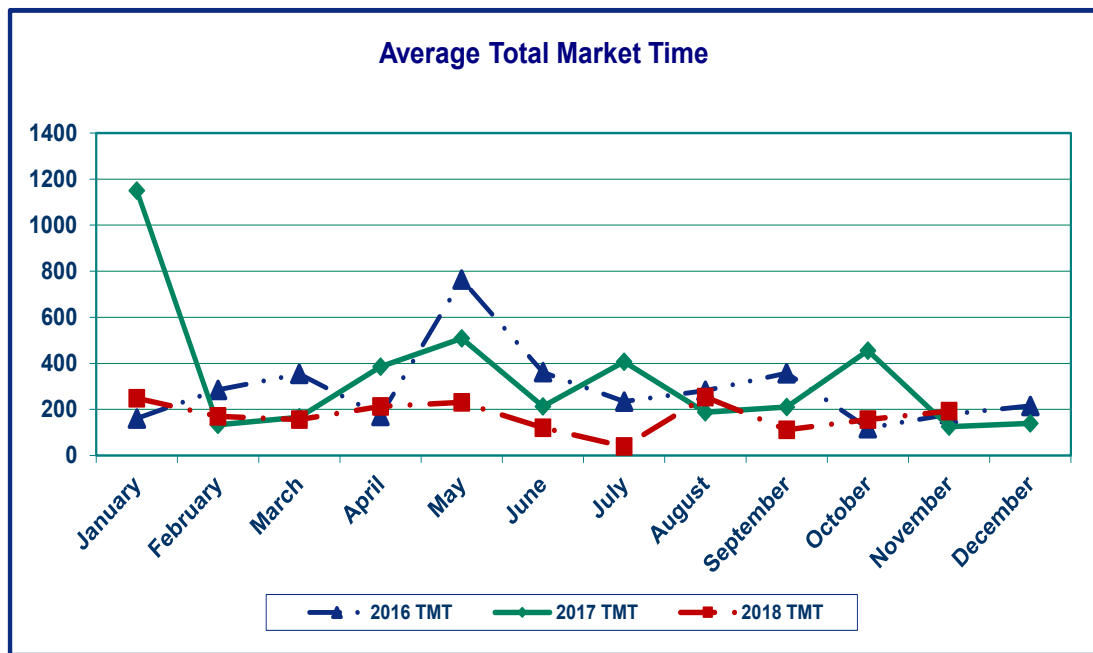
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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DAYS ON MARKET 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

November 2018 Reporting Period

November Residential Highlights

Josephine County saw strong numbers in closed sales this November! Seven closed sales ended well ahead of the two closings recorded last year in November 2017 and the three closings recorded last month in October 2018.

Ten new listings were offered in November, two ahead of November 2017 and exactly matching the new listings offered last month in October 2018.

Pending sales, at five, similarly outpaced both November 2017 (0) and October 2018 (3).

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 November, closed sales (62) have increased 313.3%, pending sales (64) have increased 255.6%, and new listings (140) have increased 97.2%.

Average and Median Sale Prices

Comparing 2018 to 2017 through November of each year, the average sale price increased 17.7% from \$256,000 to \$301,300. In the same comparison, the median sale price rose 16.6% from \$229,500 to \$267,500.

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

Average Sale Price % Change:

+6.2% (\$303,000 v. \$285,300)

Median Sale Price % Change:

+14.3% (\$280,000 v. \$245,000)

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	13.3
November	10.5	16.0	5.7
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	November	10	5	7	307,700	281,300	39
	October	10	3	3	277,700	320,000	72
	Year-to-date	140	64	62	301,300	267,500	54
2017	November	8	0	2	254,900	254,900	6
	Year-to-date	71	18	15	256,000	229,500	97
Change	November	25.0%	-	250.0%	20.7%	10.4%	545.2%
	Prev Mo 2018	0.0%	66.7%	133.3%	10.8%	-12.1%	-45.8%
	Year-to-date	97.2%	255.6%	313.3%	17.7%	16.6%	-44.6%

AREA REPORT • 11/2018

Josephine 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/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	-	1	1,350,000	1,350,000	-	-	-	-	-	-	
97523	Cave Junction	5	1	-	1	-	2	212,500	71	15	8	300.0%	8	245,800	174,500	123.5%	-	-	-	-	-	
97526	Grants Pass	12	4	2	0	-	2	483,800	47	58	25	257.1%	27	308,500	230,000	-13.0%	2	1,155,900	2	115,000	2	137,500
97527	Grants Pass	11	4	1	3	-	2	231,900	7	50	25	316.7%	22	269,900	285,100	8.8%	-	-	-	-	-	-
97528	Grants Pass	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97531	Kerby	1	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
97532	Merlin	2	1	0	0	-	0	-	-	2	1	-	1	310,000	310,000	-	-	-	1	190,000	-	-
97533	Murphy	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97534	O'Brien	1	0	1	0	-	0	-	-	2	2	100.0%	2	245,000	245,000	232.6%	-	-	-	-	-	-
97538	Selma	5	-	0	1	-	1	297,200	22	8	2	-	1	297,200	297,200	-	-	-	-	-	-	-
97543	Wilderville	1	0	0	0	-	0	-	-	2	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97544	Williams	0	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	-	0	-	0	-	0	-
	Josephine Co.	40	10	4	5	-	7	307,700	39	140	64	255.6%	62	301,300	267,500	6.2%	2	1,155,900	3	140,000	2	137,500

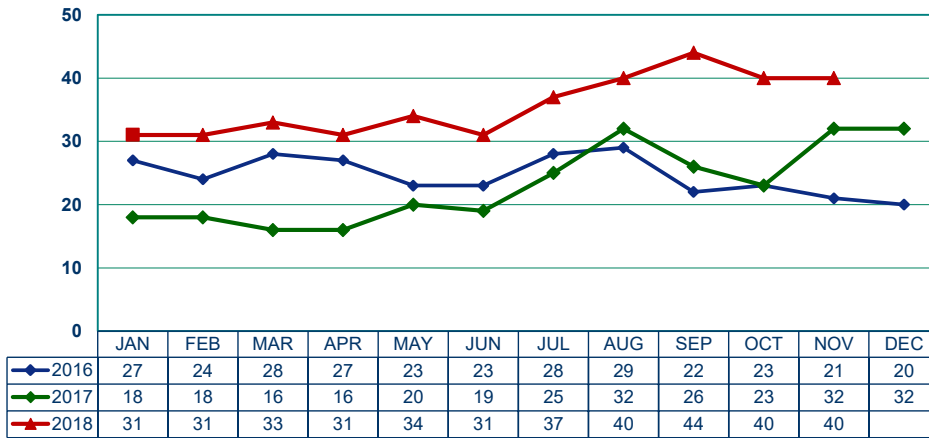
97501	Medford	10	5	1	3	200.0%	2	144,500	102	36	21	90.9%	20	564,700	237,000	230.4%	8	627,500	2	137,500	3	153,000
97502	Central Point	7	4	0	0	-100.0%	4	243,800	47	26	20	100.0%	21	359,700	260,000	54.8%	1	40,000	-	-	-	-
97503	White City	1	-	0	0	-	1	187,400	69	10	9	80.0%	9	203,300	190,000	-41.1%	-	-	-	-	-	-
97504	Medford	13	4	1	5	-28.6%	2	512,500	109	71	50	85.2%	48	367,300	333,800	1.1%	1	482,000	1	138,500	-	-
97520	Ashland	6	1	1	1	-	1	398,000	32	18	9	-	7	600,400	479,900	212.7%	-	-	2	1,022,500	1	499,000
97522	Butte Falls	-	0	0	0	-	1	171,000	-	1	1	0.0%	1	171,000	171,000	-	-	-	-	-	-	-
97524	Eagle Point	12	4	1	1	-	0	-	-	24	9	125.0%	10	287,800	238,000	-27.2%	-	-	-	-	-	-
97525	Gold Hill	5	1	1	0	-	2	225,000	12	16	8	700.0%	8	334,600	258,000	-27.7%	1	480,000	1	85,000	-	-
97530	Jacksonville	1	0	0	0	-100.0%	3	349,400	34	8	5	-16.7%	6	424,900	474,100	39.4%	-	-	2	619,500	-	-
97535	Phoenix	1	1	0	0	-	0	-	-	5	3	50.0%	3	478,300	440,000	47.1%	1	172,500	-	-	-	-
97536	Prospect	2	0	0	0	-	0	-	-	3	0	-	0	-	-	-	0	-	0	-	0	-
97537	Rogue River	5	1	0	0	-	1	295,000	146	17	7	75.0%	6	265,300	252,500	26.2%	-	-	1	104,500	-	-
97539	Shady Cove	1	0	0	0	-	1	430,000	202	3	2	-33.3%	2	295,000	295,000	258.4%	-	-	-	-	-	-
97540	Talent	1	1	0	0	-	0	-	-	8	5	150.0%	4	365,700	390,000	70.5%	-	-	-	-	-	-
97541	Talent	0	0	0	0	-	0	-	-	1	1	-50.0%	1	305,000	305,000	-30.6%	-	-	1	65,000	-	-
97542	Jackson Co.	65	22	5	10	-16.7%	18	292,700	66	247	150	92.3%	146	384,700	300,000	27.4%	12	516,200	10	395,200	4	239,500

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/17-11/30/18) with 12 months before (12/1/16-11/30/17).

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.

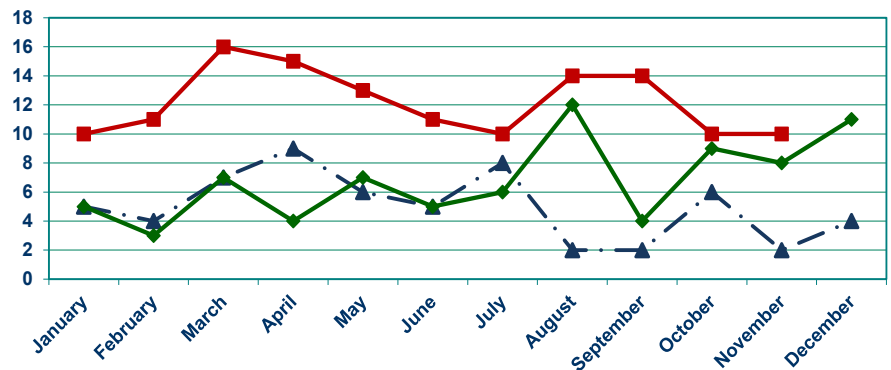
NEW LISTINGS

JOSEPHINE COUNTY, OR

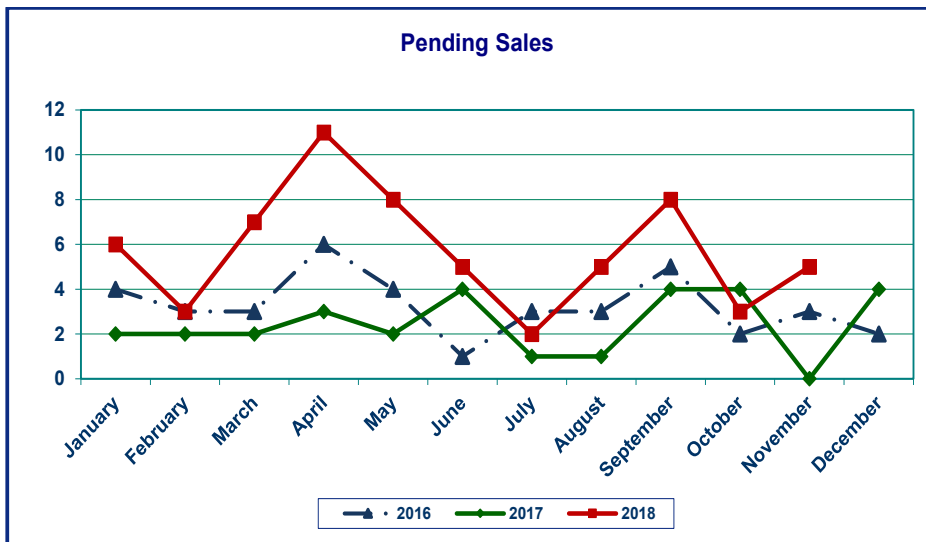
This graph shows the new residential listings in Josephine County, Oregon.



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.

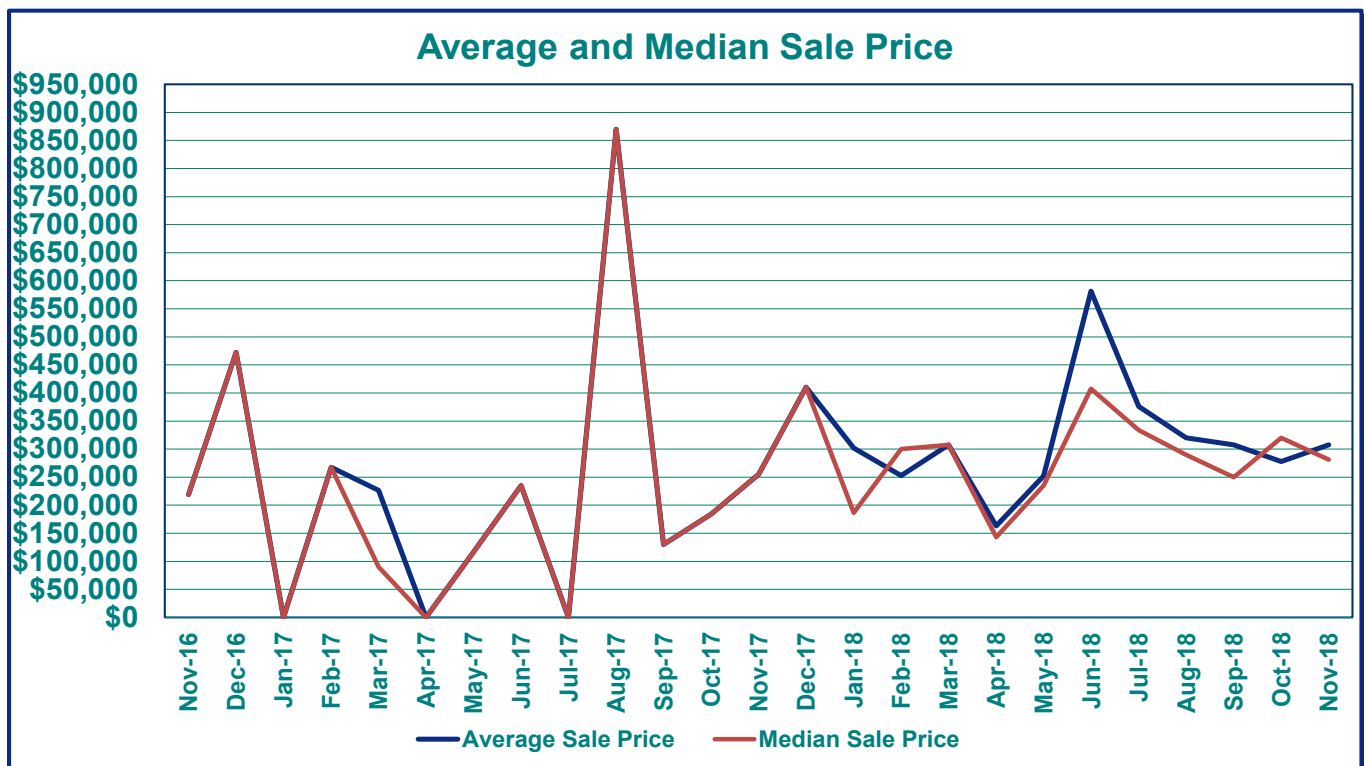
JOSEPHINE COUNTY, OR



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.*

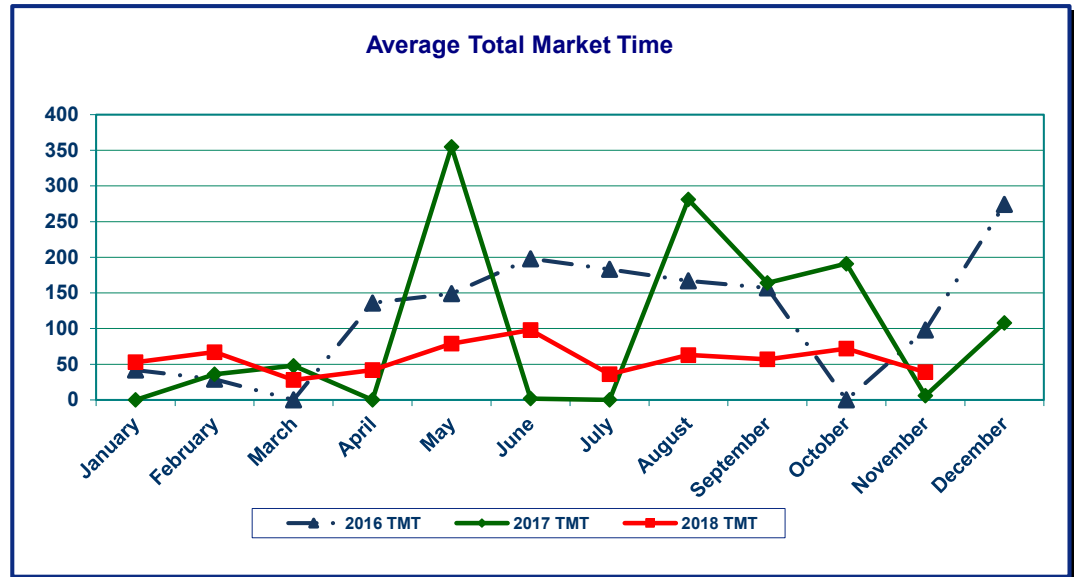
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Mid-Columbia, Columbia
Basin, Baker County, Coos
County, Curry County,
Douglas County, Grant
County, Josephine County,
Lane County, North
Coastal Counties, Polk &
Marion Counties, Union
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MARKET ACTION



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Residential Review: Lane County, Oregon

November 2018 Reporting Period

November Residential Highlights

Lane County saw an uptick in new listings this November. At 393, new listings outpaced November 2017 (345) by 13.9%, despite cooling 16.2% from the 469 new listings offered last month in October 2018. The last November with more new listings in Lane County was in 2007, when 467 new listings were offered.

Pending sales, at 351, ended 4.1% cooler than in November 2017 (366) and 22.9% cooler than October 2018 (455).

Closed sales, at 370, similarly cooled 6.1% from November 2017 (394) and 12.1% from October 2018 (421).

Inventory in Lane County showed a slight increase in November, ending at 2.2 months. Total market time rose to 52 days in the same period.

Year to Date Summary

Comparing the first eleven months of 2018 to 2017, closed sales (4,848) have increased 0.8% and new listings (6,155) have increased 0.2%. Pending sales (4,952) have decreased 0.3%.

Average and Median Sale Prices

Comparing 2018 to 2017 through November of each year, the average sale price has increased 7.1% from \$288,300 to \$308,800. In the same comparison, the median sale price rose 8.3% from \$260,000 to \$281,500.

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	2.1
November	1.9	2.0	2.2
December	1.7	1.7	

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

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

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

Average Sale Price % Change:
+7.0% (\$306,800 v. \$286,600)
Median Sale Price % Change:
+7.7% (\$280,000 v. \$260,000)

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

Greater Lane Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	November	393	351	370	317,300	277,500	52
	October	469	455	421	320,400	290,000	43
	Year-to-date	6,155	4,952	4,848	308,800	281,500	45
2017	November	345	366	394	288,400	265,000	45
	Year-to-date	6,142	4,968	4,808	288,300	260,000	49
Change	November	13.9%	-4.1%	-6.1%	10.0%	4.7%	15.2%
	Prev Mo 2018	-16.2%	-22.9%	-12.1%	-1.0%	-4.3%	20.9%
	Year-to-date	0.2%	-0.3%	0.8%	7.1%	8.3%	-9.4%

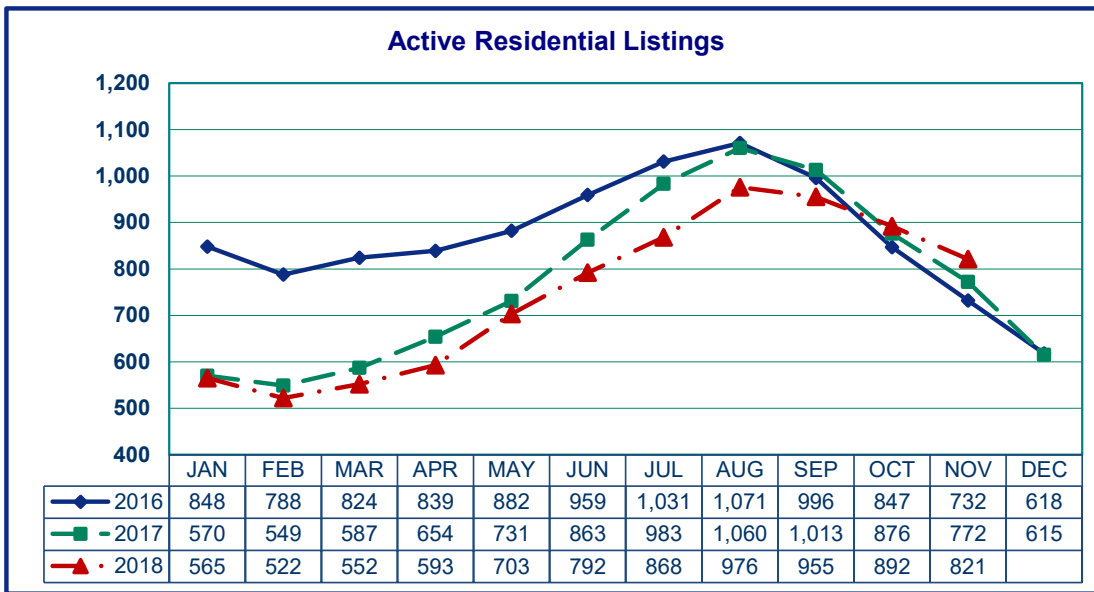
AREA REPORT • 11/2018

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	4	1	2	2	100.0%	1	120,000	149	20	16	-42.9%	18	89,600	77,000	117	14.3%	-	-	5	58,500	-	-	
226	Florence Green Trees	1	2	0	5	400.0%	3	219,700	67	42	44	-18.5%	47	160,600	165,000	55	18.6%	-	-	1	78,000	-	-	
227	Florence Florentine	3	1	0	3	200.0%	6	287,800	115	37	33	-15.4%	35	250,200	243,000	84	-4.0%	-	-	2	75,000	-	-	
228	Florence Town	30	11	5	9	-40.0%	11	246,700	52	196	182	14.5%	180	266,200	260,500	83	8.4%	5	236,800	18	76,500	2	307,500	
229	Florence Beach	13	9	4	7	16.7%	8	232,900	26	81	72	-10.0%	75	293,500	275,600	112	1.5%	-	-	16	76,300	-	-	
230	Florence North	23	6	5	3	0.0%	3	428,000	210	81	42	-12.5%	41	357,500	360,000	126	19.7%	-	-	19	93,600	1	274,900	
231	Florence South/ Dunes City	20	2	13	2	-	3	517,700	146	78	51	27.5%	49	385,300	320,000	102	14.9%	-	-	16	106,300	-	-	
238	Florence East/ Mapleton	15	1	3	2	-66.7%	5	340,000	367	56	44	41.9%	42	265,400	250,000	141	8.7%	-	-	9	99,300	2	232,000	
	Grand Total	109	33	32	33	0.0%	40	290,500	118	591	484	1.0%	487	272,100	252,000	97	9.9%	5	236,800	86	87,100	5	270,800	
232	Hayden Bridge	20	12	1	17	54.5%	11	280,300	19	190	168	24.4%	161	285,300	280,000	35	4.6%	-	-	-	-	5	260,400	
233	McKenzie Valley	26	6	8	7	-22.2%	8	418,100	223	123	91	-17.3%	91	343,000	299,500	93	-9.3%	-	-	19	181,500	-	-	
234	Pleasant Hill/Oak	50	11	4	18	63.6%	17	392,800	64	235	168	9.8%	158	310,600	239,500	61	21.3%	2	639,500	26	61,300	1	345,000	
235	South Lane Properties	105	33	19	33	-28.3%	32	265,300	46	649	493	4.0%	493	278,200	255,000	68	7.6%	9	224,600	42	131,900	7	442,000	
236	West Lane Properties	39	12	6	14	-17.6%	24	343,400	50	311	257	4.5%	250	324,900	286,800	63	9.9%	2	737,500	19	136,200	1	210,000	
237	Junction City	47	17	5	15	-16.7%	10	345,800	72	283	214	10.3%	202	307,700	279,500	45	11.1%	4	306,900	19	109,400	3	577,500	
239	Thurston	45	32	4	32	6.7%	22	286,300	47	409	344	-7.8%	330	283,600	266,500	36	6.7%	3	207,000	18	103,800	14	283,200	
240	Coburg I-5	12	7	1	6	100.0%	1	566,000	2	83	58	45.0%	48	427,800	348,600	34	0.8%	-	-	1	130,500	2	351,000	
241	N Gilham	37	20	6	15	50.0%	15	471,900	66	276	218	9.0%	211	391,000	362,000	44	6.5%	-	-	5	153,400	3	415,000	
242	Ferry Street Bridge	50	21	8	24	20.0%	19	331,000	51	431	368	5.7%	359	367,000	342,500	37	11.1%	1	210,000	2	248,000	9	392,600	
243	E Eugene	51	21	7	17	-45.2%	19	385,600	44	416	329	-12.5%	333	393,200	347,500	42	7.9%	3	391,700	25	183,600	18	419,700	
244	SW Eugene	90	35	19	39	8.3%	46	391,400	78	726	551	-1.8%	551	367,300	336,000	54	0.9%	-	-	25	179,900	11	408,600	
245	W Eugene	31	25	5	14	0.0%	15	219,400	30	202	167	3.1%	161	268,200	245,000	37	7.6%	10	1,812,500	5	824,100	19	429,600	
246	Danebo	64	45	11	33	-19.5%	40	232,100	34	588	493	-12.6%	481	218,400	240,000	27	2.5%	-	-	7	64,900	15	379,100	
247	River Road	24	10	2	7	-46.2%	18	275,200	45	191	157	-12.8%	156	273,600	268,000	33	9.1%	-	-	2	139,500	5	276,200	
248	Santa Clara	54	38	8	25	-10.7%	31	311,500	41	479	395	1.5%	391	315,700	310,000	37	9.7%	2	237,500	7	94,700	9	356,500	
249	Springfield	56	40	5	31	24.0%	36	242,200	40	497	434	4.8%	431	229,200	222,000	33	9.5%	6	230,900	18	80,600	25	290,600	
250	Mohawk Valley	20	8	2	4	33.3%	6	440,400	16	66	47	-4.1%	41	374,500	389,900	41	9.2%	-	-	9	133,000	-	-	
	Grand Total	821	393	121	351	-4.1%	370	317,300	52	6,155	4,952	-0.3%	4,848	308,800	281,500	45	7.0%	42	666,500	249	143,600	147	366,500	

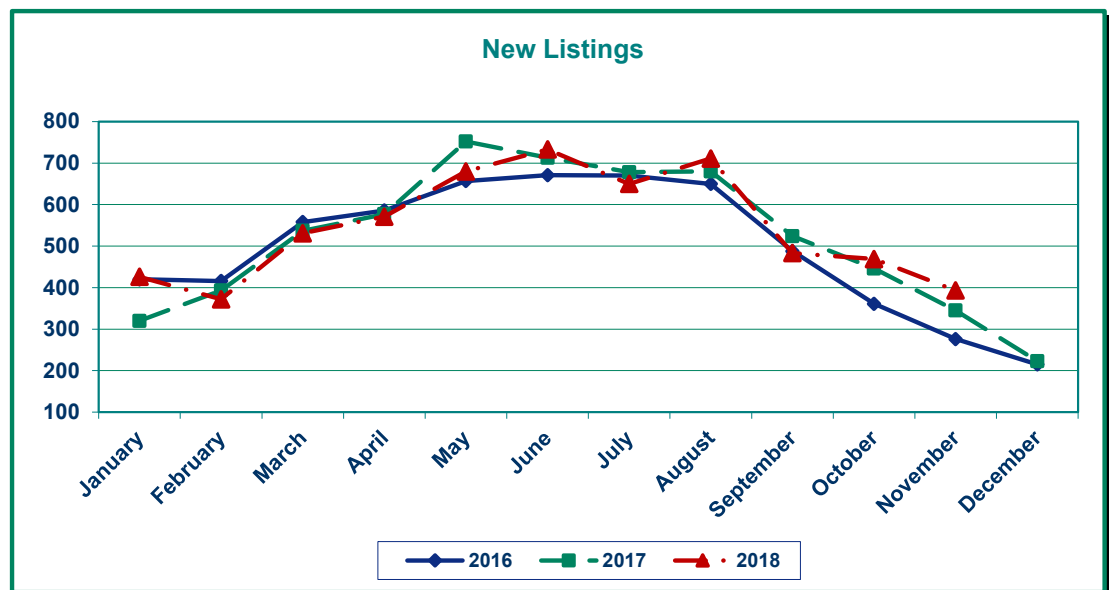
ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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



NEW LISTINGS GREATER LANE COUNTY, OR

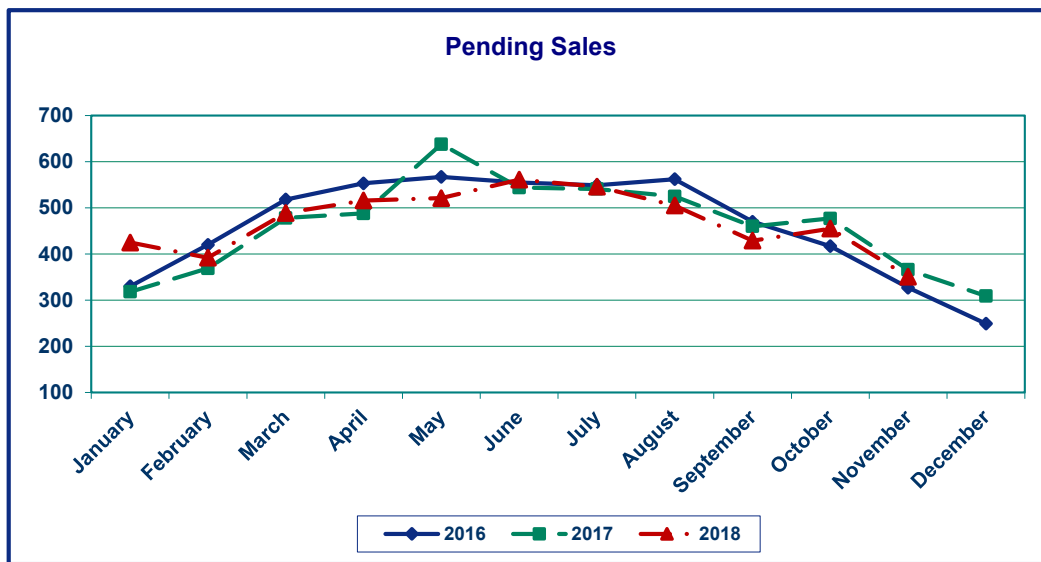
This graph shows the new residential listings over the past three calendar years in Greater Lane County, Oregon.



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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/17-11/30/18) with 12 months before (12/1/16-11/30/17).

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

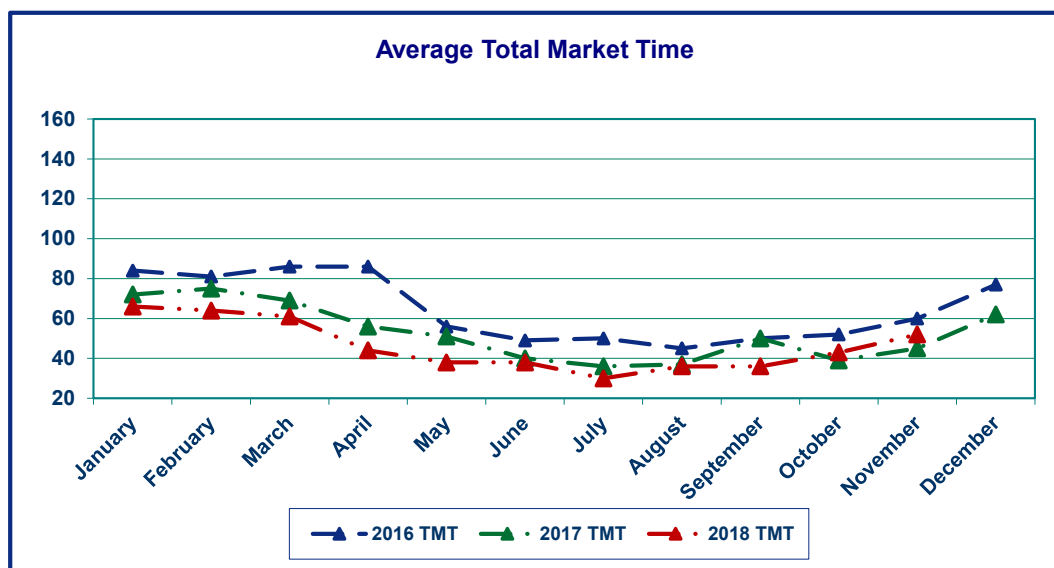
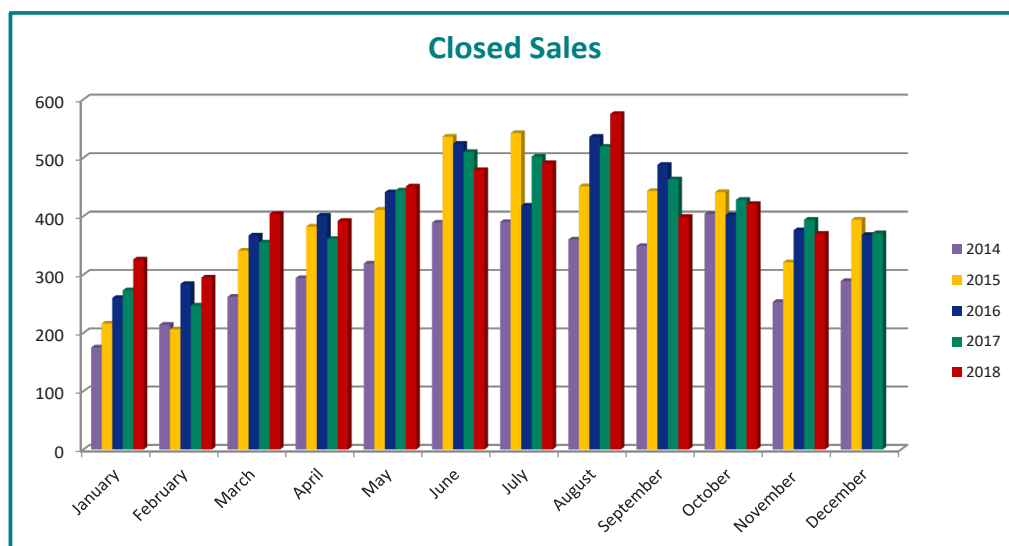
GREATER LANE COUNTY, OR

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

CLOSED SALES

GREATER LANE COUNTY, OR

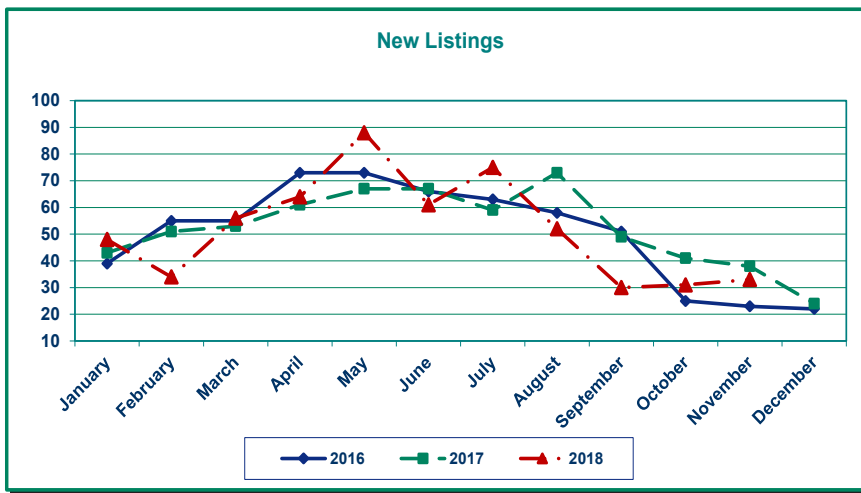
This graph shows the closed sales over the past five calendar years in Greater Lane County, Oregon.



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

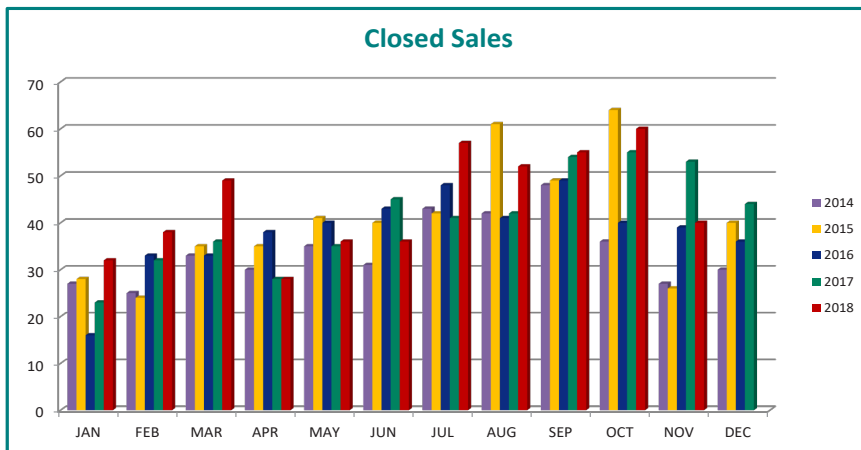
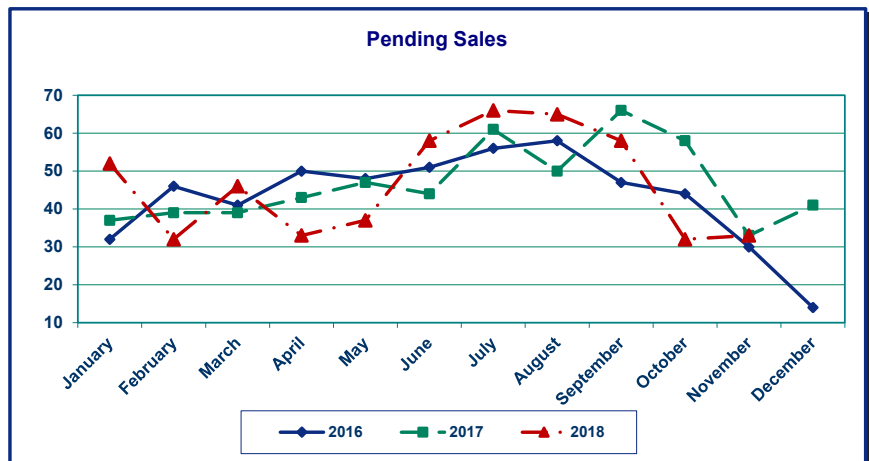
FLORENCE, OR

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

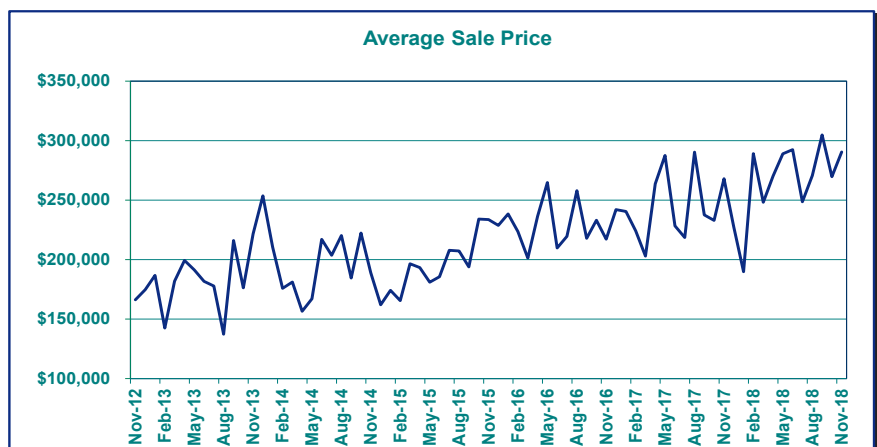
FLORENCE, OR

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.

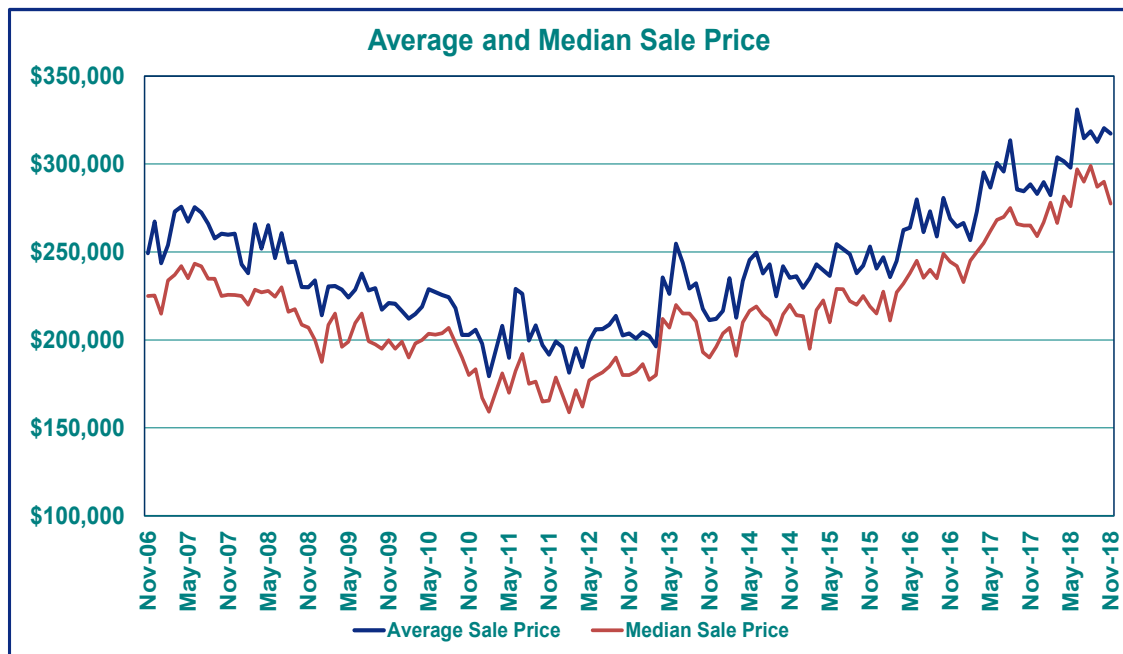
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Lori Palermo, Chairwoman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor

MARKET ACTION



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

Residential Review: Mid-Columbia

November 2018 Reporting Period

November Residential Highlights

Mid-Columbia saw cooler numbers across the board this November. There were 81 closed sales, 8.0% cooler than last year in November 2017 (88) and 11.0% cooler than last month in October 2018 (91).

New listings (65) fared similarly, cooling 8.5% from November 2017 (71) and 35.6% compared with October 2018 (101).

Pending sales, at 60, ended 24.1% under the 79 offers accepted back in November 2017 and 28.6% under the 84 offers accepted last month in October 2018.

Inventory held steady in November at 3.8 months. During the same period, total market time rose by one day to end at 77 days.

Year to Date Summary

Comparing the first eleven months of 2018 to 2017, closed sales (964) rose 0.8%. Pending sales (963) decreased 0.8% and new listings (1,255) decreased 4.2%.

Average and Median Sale Prices

Comparing 2018 to 2017 through November, the average sale price rose 3.6% from \$311,400 to \$322,600. In the same comparison, the median sale price rose 9.8% from \$256,400 to \$281,500.

Inventory in Months*

	2016	2017	2018
January	6.3	4.2	4.1
February	7.5	4.6	3.7
March	4.8	2.9	3.5
April	4.7	2.8	4.1
May	4.4	3.9	3.5
June	4.8	3.4	3.4
July	4.2	4.0	3.6
August	3.7	3.2	3.5
September	4.7	5.1	5.3
October	3.2	4.1	3.8
November	3.1	3.9	3.8
December	2.9	4.2	

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

Average Sale Price % Change:

+3.3% (\$321,000 v. \$310,800)

Median Sale Price % Change:

+8.9% (\$280,000 v. \$257,000)

*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	November	65	60	81	318,000	280,000	77
	October	101	84	91	324,200	300,000	76
	Year-to-date	1,255	963	964	322,600	281,500	90
2017	November	71	79	88	281,900	243,300	80
	Year-to-date	1,310	971	956	311,400	256,400	93
Change	November	-8.5%	-24.1%	-8.0%	12.8%	15.1%	-3.9%
	Prev Mo 2018	-35.6%	-28.6%	-11.0%	-1.9%	-6.7%	1.3%
	Year-to-date	-4.2%	-0.8%	0.8%	3.6%	9.8%	-3.2%

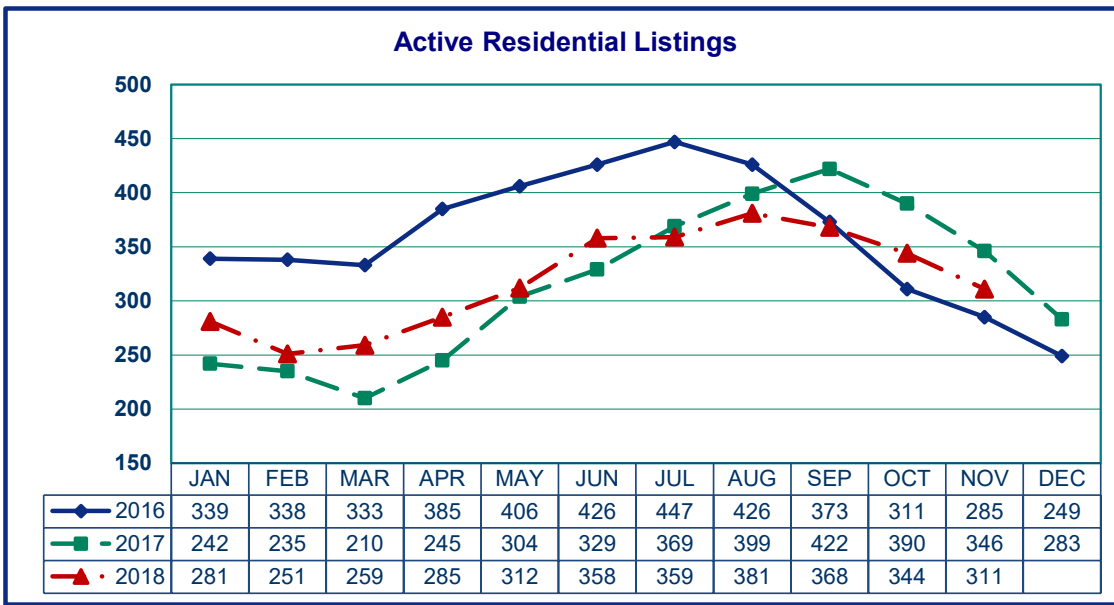
AREA REPORT • 11/2018

Mid-Columbia

		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
100	White Salmon/ Bingen	16	4	3	5	0.0%	8	423,500	56	81	61	-1.6%	61	475,900	453,000	6.9%	1	550,000	23	233,100	1	260,000	
101	Snowden	2	0	0	0	-	0	-	-	7	5	-58.3%	5	375,200	368,000	-12.9%	-	-	9	152,400	-	-	
102	Trout Lake/ Glenwood	9	0	4	0	-100.0%	1	320,000	69	25	13	-38.1%	10	464,700	445,800	2.2%	-	-	8	168,900	-	-	
103	Husum/ BZ Corner	4	0	0	0	-	1	357,500	56	15	8	33.3%	9	453,500	425,000	24.1%	-	-	3	152,800	-	-	
104	Lyle/ High Prairie	16	2	4	2	0.0%	1	280,000	99	35	15	-11.8%	11	356,100	285,000	18.3%	-	-	16	92,800	1	434,000	
105	Dallesport/ Murdock	5	0	1	-	-	1	150,000	-	27	21	-32.3%	22	212,200	208,500	-5.1%	-	-	6	111,300	1	229,000	
106	Appleton/ Timber Valley	1	0	1	1	0.0%	1	275,000	89	6	4	-33.3%	3	228,100	214,200	20.8%	-	-	2	63,000	-	-	
108	Goldendale/ Centerville	29	6	3	6	-25.0%	6	158,900	96	121	89	-8.2%	86	204,900	177,000	8.4%	-	-	95	62,800	2	139,300	
109	Bickleton/ East County	2	0	0	-	-	0	-	-	2	1	-	1	299,000	299,000	-16.7%	-	-	4	124,100	-	-	
110	Klickitat	5	2	0	2	100.0%	1	155,000	124	17	11	10.0%	10	162,700	120,000	38.1%	-	-	4	60,000	1	266,800	
	Klickitat Co. Total	89	14	16	16	-15.8%	20	293,900	73	336	228	-13.0%	218	314,000	280,300	7.2%	1	550,000	170	103,100	6	244,700	
111	Skamania	3	0	0	-	-	1	370,000	93	8	3	-75.0%	3	396,700	395,000	17.4%	-	-	5	373,400	-	-	
112	North Bonneville	3	1	1	0	-100.0%	2	345,000	69	21	18	38.5%	20	246,800	255,000	-0.5%	1	155,000	4	40,700	-	-	
113	Stevenson	6	1	3	1	-50.0%	1	389,000	7	43	31	19.2%	28	330,100	302,500	3.4%	-	-	22	98,500	1	530,000	
114	Carson	8	2	1	1	-80.0%	2	261,000	51	30	29	-21.6%	32	310,700	273,500	13.5%	-	-	12	106,200	1	450,000	
115	Home Valley	2	0	1	0	-	0	0	0	7	3	50.0%	3	257,000	283,000	-18.8%	-	-	1	76,000	-	-	
116	Cook, Underwood, Mill A, Willard	5	1	1	0	-100.0%	0	-	-	12	13	-13.3%	13	494,200	398,000	-5.2%	-	-	1	65,000	-	-	
117	Unincorporated North	20	-	3	0	-100.0%	1	200,000	339	27	14	40.0%	13	178,100	126,000	34.6%	-	-	4	73,800	-	-	
	Skamania Co. Total	47	5	10	2	-80.0%	7	310,100	97	148	111	-3.5%	112	310,900	285,500	2.3%	1	155,000	49	120,600	2	490,000	
351	The Dalles	57	21	5	18	-37.9%	24	250,400	54	340	292	-1.0%	304	241,300	233,400	8.8%	8	565,000	36	56,100	6	303,800	
352	Dufur	1	0	-	-	-100.0%	1	249,900	117	10	11	0.0%	15	305,200	295,000	87.5%	-	-	4	252,000	-	-	
353	Tygh Valley	13	1	1	0	-100.0%	2	180,000	65	26	15	87.5%	16	171,700	160,000	-32.4%	1	415,000	2	52,500	-	-	
354	Wamic/ Pine Hollow	7	1	-	3	200.0%	3	235,500	146	23	18	38.5%	15	278,700	205,000	48.0%	-	-	4	135,000	-	-	
355	Maupin/ Pine Grove	6	0	2	1	-	0	-	-	11	10	11.1%	8	163,500	130,500	15.7%	-	-	2	34,500	-	-	
356	Rowena	-	-	1	0	-	0	-	-	2	2	-33.3%	3	273,000	240,000	-2.5%	-	-	-	-	-	-	
357	Mosier	9	-	2	2	100.0%	2	381,000	120	26	18	38.5%	18	482,400	511,000	56.0%	1	400,000	9	213,300	-	-	
	Wasco Co. Total	93	23	11	24	-29.4%	32	252,800	69	438	366	4.0%	379	252,400	232,000	15.2%	10	533,500	57	99,300	6	303,800	
361	Cascade Locks	9	3	1	4	33.3%	2	265,000	40	36	37	76.2%	35	258,700	248,000	2.9%	-	-	6	80,700	-	-	
362	Hood River City	33	13	6	5	-37.5%	13	511,600	84	150	122	8.0%	129	468,400	439,000	2.8%	7	975,700	10	200,600	4	442,300	
363	Hood River-W	20	3	2	4	300.0%	2	498,800	104	56	33	-36.5%	28	618,200	546,000	7.3%	-	-	8	313,400	-	-	
364	Hood River-E	6	1	1	1	-	0	-	-	17	9	-10.0%	7	645,600	577,000	-4.9%	-	-	-	-	-	-	
366	Odell	6	1	0	1	0.0%	3	308,700	131	20	17	70.0%	17	395,700	391,000	6.8%	-	-	2	291,300	-	-	
367	Parkdale/ Mt. Hood	4	1	1	1	-	1	481,000	31	37	27	8.0%	27	461,700	445,000	2.2%	-	-	5	174,800	-	-	
	Hood River Co. Total	78	22	11	16	23.1%	21	456,500	86	316	245	6.1%	243	454,700	425,000	-3.9%	7	975,700	31	208,200	4	442,300	
370	Sherman Co.	4	1	1	2	-33.3%	1	38,000	41	17	13	18.2%	12	129,500	140,300	23.2%	-	-	14	25,100	-	-	

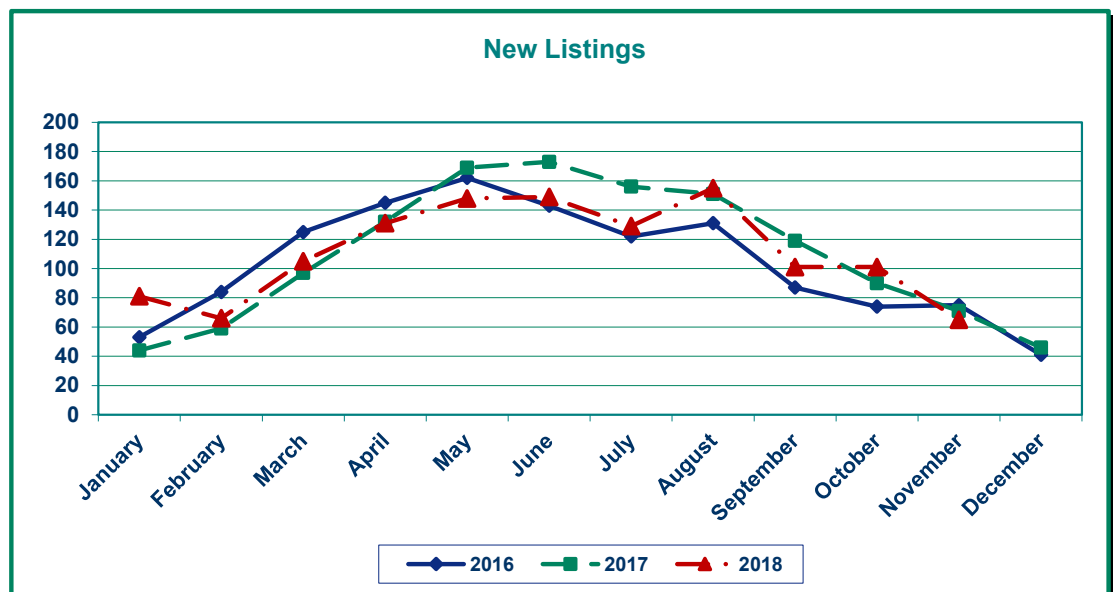
ACTIVE RESIDENTIAL LISTINGS MID-COLUMBIA

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

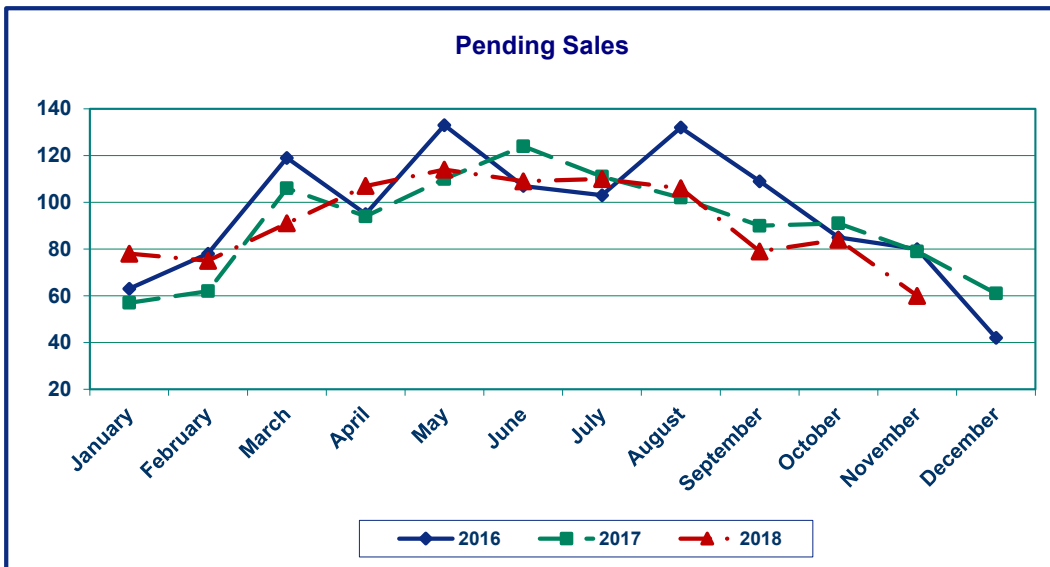
² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/17-11/30/18) with 12 months before (12/1/16-11/30/17).

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

MID-COLUMBIA

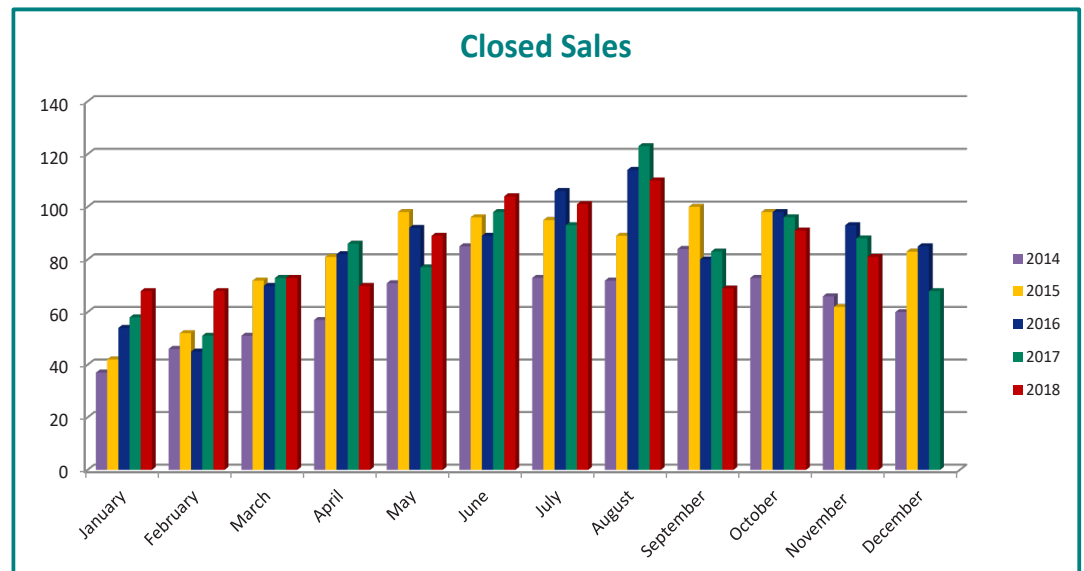
This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.



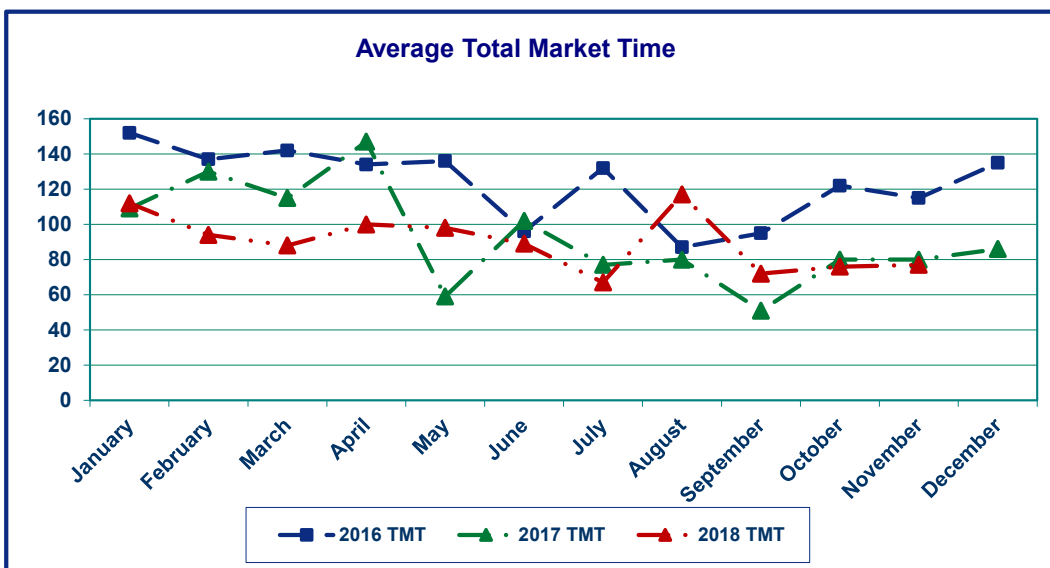
CLOSED SALES

MID-COLUMBIA

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



Average Total Market Time



DAYS ON MARKET

MID-COLUMBIA

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

SALE PRICE
MID-COLUMBIA

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

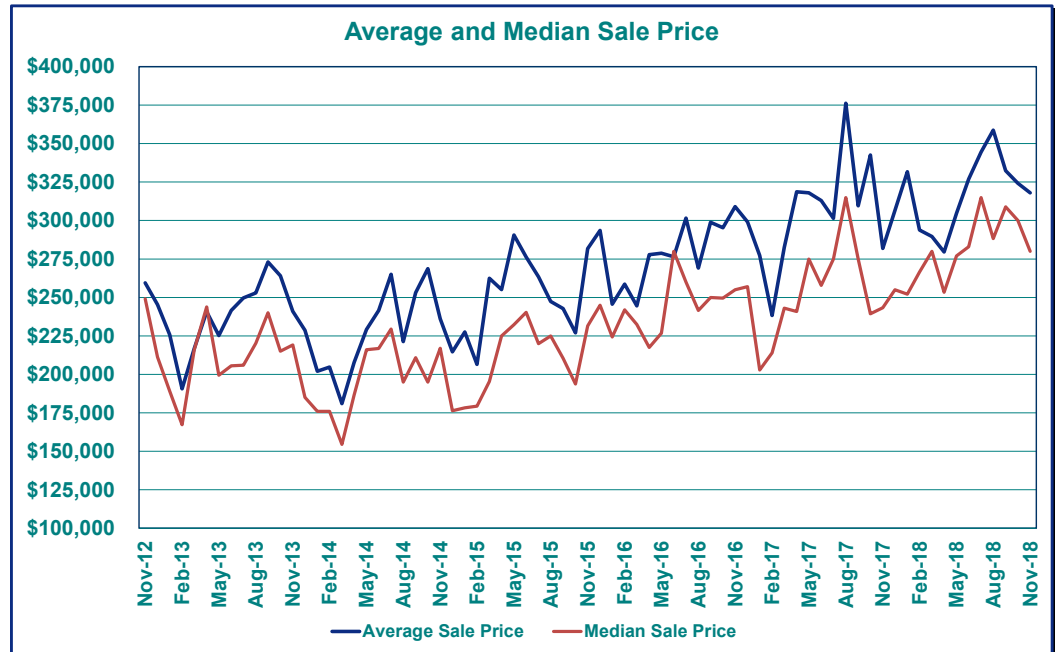
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Tyler Chaudhary, Editor

MARKET ACTION



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Residential Review: North Coastal Counties, Oregon

November 2018 Reporting Period

November Residential Highlights

The North Coastal counties saw an uptick in new listings this November. At 136, new listings fared 27.1% stronger than last year in November 2018 (107) despite cooling 9.3% from last month in October 2017 (150). This was the strongest November for new listings since 2013, when 143 were offered.

Closed sales (136) fell one short of the 137 listings recorded in November 2017 (-0.7%) and were 16.0% cooler than the 162 closings from October 2018.

Pending sales, at 115, ended 16.7% under the 138 offers accepted last year in November 2017 and 25.3% under the 154 offered last month in October 2018.

Year to Date Summary

Activity is mostly ahead in 2018 compared to 2017. Closed sales (1,663) have risen 1.7% and pending sales (1,708) have risen 0.6%. New listings (2,343) have decreased 6.5%.

Average and Median Sale Prices

Comparing 2018 to 2017 through November, the average sale price has increased 13.7% from \$322,300 to \$366,300. In the same period, the median has risen 14.4% from \$279,600 to \$320,000.

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

Average Sale Price % Change:

+12.2% (\$363,100 v. \$323,700)

Median Sale Price % Change:

+15.1% (\$320,000 v. \$278,000)

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	4.8
November	7.2	5.9	5.1
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	November	136	115	136	370,900	331,000	117
	October	150	154	162	377,100	335,000	137
	Year-to-date	2,343	1,708	1,663	366,300	320,000	127
2017	November	107	138	137	310,800	285,000	116
	Year-to-date	2,507	1,697	1,636	322,300	279,600	134
Change	November	27.1%	-16.7%	-0.7%	19.3%	16.1%	0.8%
	Prev Mo 2018	-9.3%	-25.3%	-16.0%	-1.6%	-1.2%	-14.6%
	Year-to-date	-6.5%	0.6%	1.7%	13.7%	14.4%	-5.6%

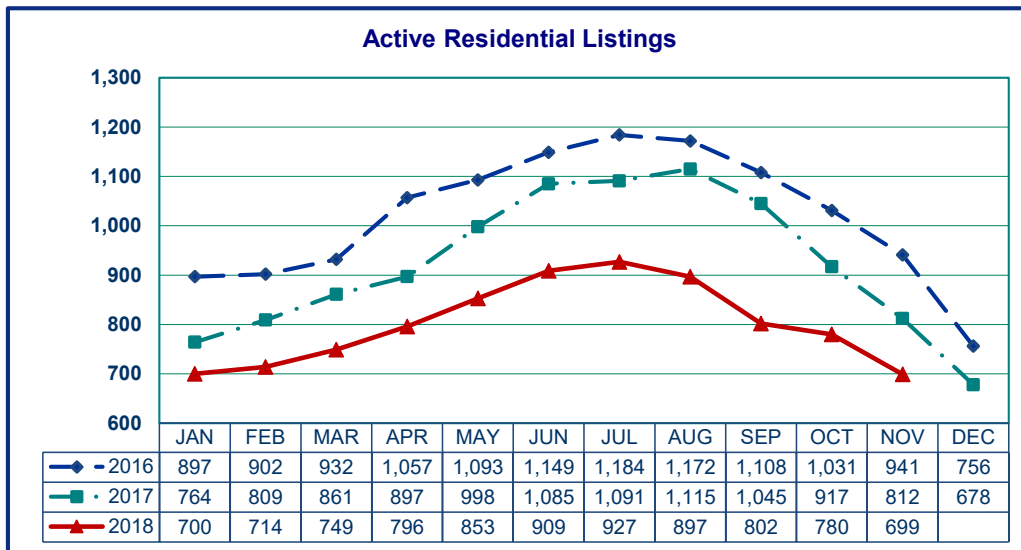
AREA REPORT • 11/2018

North Coastal Counties, 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	
180	Astoria	51	16	9	10	0.0%	15	328,900	66	264	190	-8.7%	182	307,500	300,000	11.0%	5	400,200	25	77,200	7	284,800	
181	Hammond/ Warrenton	28	4	-	8	-33.3%	8	391,200	42	149	126	-6.7%	125	315,000	300,000	11.4%	-	-	20	123,300	2	336,300	
182	Gearhart West	37	5	4	8	-11.1%	5	384,200	88	115	89	12.7%	82	519,100	438,300	1.2%	-	-	29	124,400	-	-	
183	Gearhart East	1	1	-	1	-50.0%	0	-	-	20	19	-9.5%	18	354,900	302,800	15.0%	-	-	3	55,700	-	-	
184	Seaside Northwest	12	2	-	3	50.0%	2	300,000	41	37	26	30.0%	25	314,300	282,300	22.3%	1	297,000	3	56,600	1	297,000	
185	Seaside North Central	7	1	0	1	0.0%	1	277,000	16	24	16	-55.6%	15	295,600	275,000	31.3%	1	199,000	-	-	-	-	
186	Seaside Southwest	23	6	6	8	33.3%	7	239,900	40	78	55	5.8%	49	314,200	295,000	-12.6%	2	131,500	3	154,700	1	320,000	
187	Seaside South Central	5	1	0	0	-100.0%	0	-	-	8	6	-40.0%	6	245,500	227,500	5.4%	1	460,000	-	-	2	379,500	
188	Seaside East	12	3	-	7	133.3%	1	547,000	111	55	53	35.9%	49	347,400	330,000	25.8%	1	510,000	5	52,400	2	235,000	
189	Cannon Beach/ Tolovana Park	50	6	4	3	-25.0%	7	554,500	206	111	96	28.0%	98	698,700	490,000	27.7%	3	1,838,000	15	326,900	2	406,500	
190	Arch Cape/ Cove Beach/ Falcon Cove	4	0	2	0	-100.0%	3	546,700	139	18	14	-17.6%	17	624,600	565,000	1.3%	-	-	10	90,200	-	-	
191	Rural Clatsop County	17	1	3	2	-33.3%	4	270,200	52	50	39	2.6%	38	287,000	273,500	6.4%	-	-	12	59,100	-	-	
	Clatsop County	247	46	28	51	-5.6%	53	371,500	82	929	729	-0.1%	704	398,400	322,800	15.5%	14	660,300	125	124,700	17	313,200	

97102	Arch Cape	2	0	-	0	-	-	-	-	2	-	-	-	-	-	-	-	-	2	519,500	-	-
97130	Manzanita	37	5	7	3	-75.0%	9	617,300	114	112	79	-14.1%	88	492,800	433,000	4.0%	-	-	23	194,500	2	519,500
97131	Nehalem	14	-	-	1	-66.7%	3	288,000	86	49	40	2.6%	40	274,200	260,800	18.2%	-	-	16	82,900	1	165,000
97147	Wheeler	3	-	2	0	-100.0%	2	324,800	126	10	4	-66.7%	4	350,600	325,000	23.0%	-	-	2	61,800	-	-
97136	Rockaway Beach	49	6	10	4	-33.3%	13	282,900	109	165	110	-9.8%	109	282,000	245,000	6.1%	1	162,500	24	88,500	2	562,500
97107	Bay City	3	1	1	1	0.0%	3	452,000	63	23	21	-30.0%	20	256,700	235,000	30.4%	-	-	8	65,100	1	214,500
97118	Garibaldi	5	1	1	1	-	2	307,000	197	18	13	-23.5%	12	238,900	236,500	-2.5%	1	305,000	1	55,000	-	-
97143	Netarts	13	2	2	3	50.0%	2	434,500	75	39	32	77.8%	29	326,800	315,000	4.4%	-	-	10	58,700	-	-
97141	Tillamook	29	12	8	10	-9.1%	8	266,400	61	148	116	27.5%	108	285,400	250,500	21.7%	4	392,800	14	109,500	1	325,000
97134	Oceanside	25	5	1	2	0.0%	1	450,000	581	44	30	15.4%	27	429,700	406,000	-2.8%	-	-	7	118,300	1	550,800
97108	Beaver	-	0	1	0	-	0	-	-	5	6	50.0%	6	372,500	375,000	56.5%	-	-	3	104,300	-	-
97122	Hebo	2	0	0	0	-	1	80,000	168	6	3	50.0%	3	113,800	85,000	-79.2%	-	-	2	58,800	-	-
97112	Cloverdale	10	4	4	0	-100.0%	2	377,000	118	24	7	-46.2%	12	361,800	272,900	54.0%	2	825,000	3	186,700	1	156,000
97135	Pacific City	37	5	3	2	-60.0%	4	330,700	71	89	47	11.9%	49	416,800	355,000	12.4%	-	-	13	152,600	-	-
97149	Neskowin	25	3	4	3	0.0%	4	634,600	254	49	27	-20.6%	26	434,600	415,000	-5.6%	-	-	10	164,500	-	-
	Tillamook County	254	44	44	30	-38.8%	54	386,300	119	783	535	-1.3%	533	347,100	320,500	10.0%	8	461,100	138	124,900	9	397,300

		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	90	18	11	14	0.0%	12	302,600	128	280	197	15.9%	183	319,000	309,500	10.9%	6	469,500	32	76,200	1	1,100,000
97364	Neotsu	1	-	-	0	-100.0%	0	-	-	5	5	-16.7%	5	490,400	420,000	31.8%	-	-	1	145,000	-	-
97368	Otis	8	3	2	3	50.0%	3	225,500	87	36	30	20.0%	31	314,600	269,500	5.9%	-	-	2	27,100	-	-
97344	Depoe Bay	35	6	7	4	33.3%	5	428,800	215	90	54	-21.7%	52	403,000	400,000	8.6%	-	-	4	115,000	-	-
97388	Gleneden Beach	27	6	6	4	0.0%	2	404,000	119	53	38	-5.0%	36	395,900	368,500	8.2%	-	-	6	125,300	1	1,640,000
97369	Otter Rock	2	0	-	0	-100.0%	1	527,000	77	10	7	16.7%	7	204,700	15,000	-13.6%	-	-	3	97,300	-	-
97365	Newport	13	5	6	4	100.0%	2	380,000	94	57	38	-2.6%	39	345,000	314,100	20.7%	1	850,000	4	127,600	1	320,000
97366	South Beach	2	1	0	0	-100.0%	2	420,000	744	10	14	27.3%	14	425,200	419,500	2.5%	-	-	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	4	1	0	1	0.0%	1	65,500	150	18	14	75.0%	14	239,300	225,500	32.7%	-	-	2	200,000	-	-
97380	Siletz	1	0	1	1	-	0	-	-	8	6	100.0%	5	313,000	320,000	-36.5%	1	72,000	1	135,500	-	-
97390	Tidewater	3	1	0	0	-100.0%	0	-	-	4	5	66.7%	6	217,500	207,500	9.3%	-	-	-	-	-	-
97498	Yachats	7	3	2	1	-	0	-	-	24	12	-20.0%	10	262,800	257,500	-10.8%	-	-	1	92,000	-	-
97394	Waldport	3	1	-	2	-50.0%	1	435,000	74	24	19	-5.0%	20	306,300	268,000	16.3%	-	-	7	50,200	-	-
97376	Seal Rock	2	1	1	0	-	-	-	-	11	5	-16.7%	4	531,900	527,500	115.5%	-	-	7	133,700	-	-
97375	Lincoln County	198	46	36	34	-2.9%	29	340,900	175	631	444	4.5%	426	337,400	320,000	9.1%	8	467,400	71	93,100	3	1,020,000
97374	North Coastal Counties Total	699	136	108	115	-16.7%	136	370,900	117	2,343	1,708	0.6%	1,663	366,300	320,000	12.2%	30	555,700	334	118,000	29	412,400



ACTIVE RESIDENTIAL LISTINGS NORTH COASTAL COUNTIES, OR

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

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

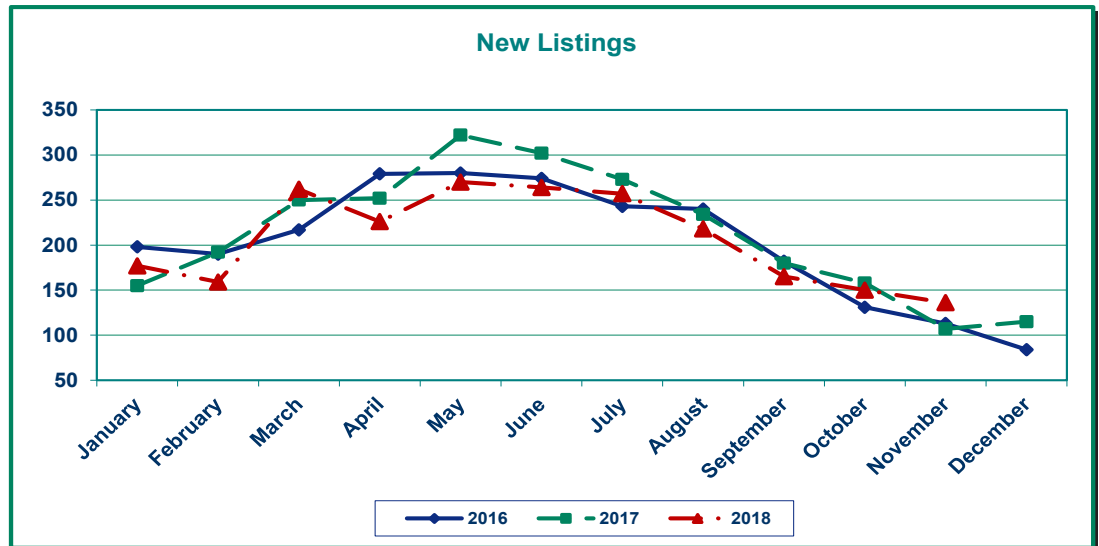
² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/17-11/30/18) with 12 months before (12/1/16-11/30/17).

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

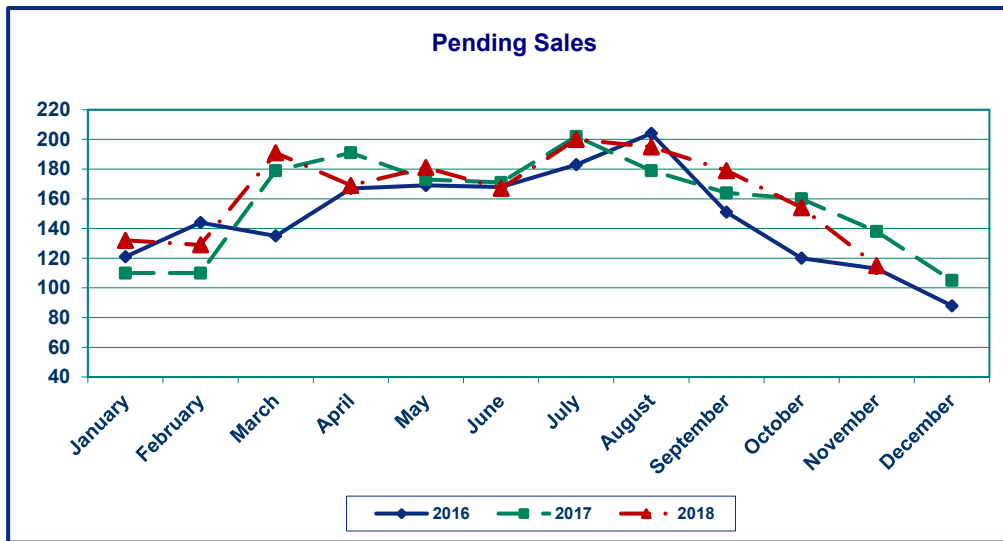
This graph shows the new residential listings over the past three calendar years in the North Coastal Counties of Oregon.



PENDING LISTINGS

NORTH COASTAL COUNTIES, OR

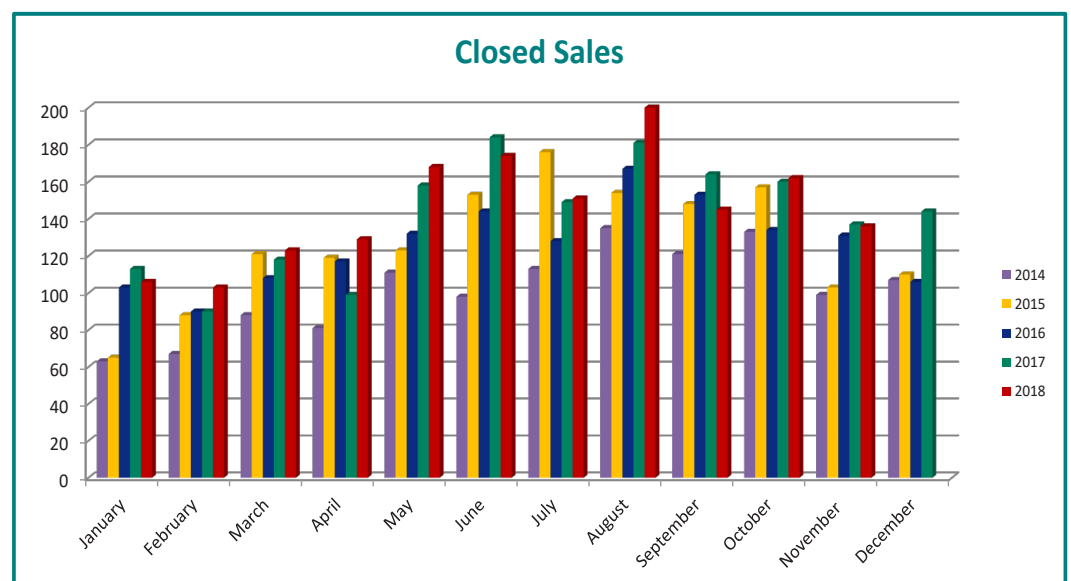
This graph represents monthly accepted offers in the North Coastal Counties of Oregon over the past three calendar years.



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.



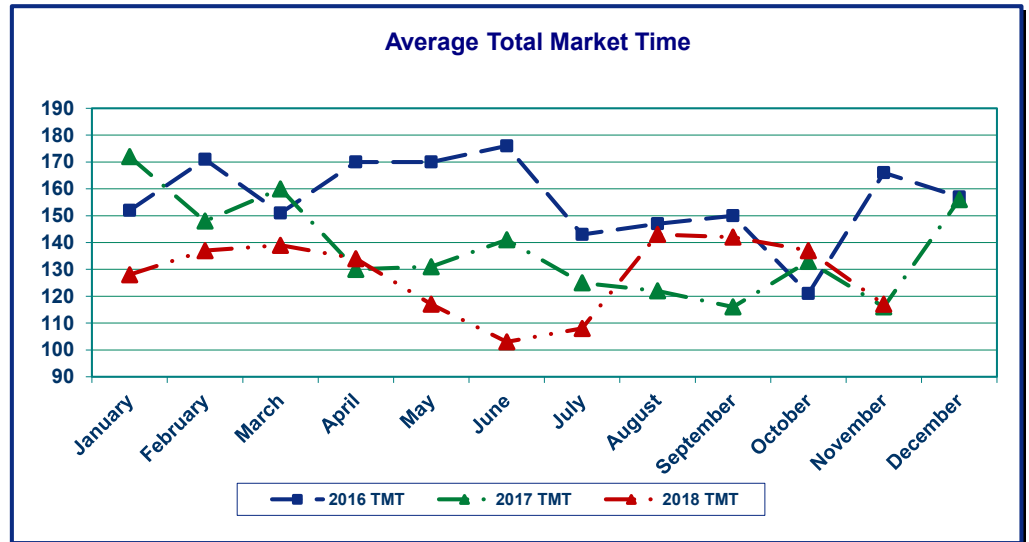
DAYS ON MARKET

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

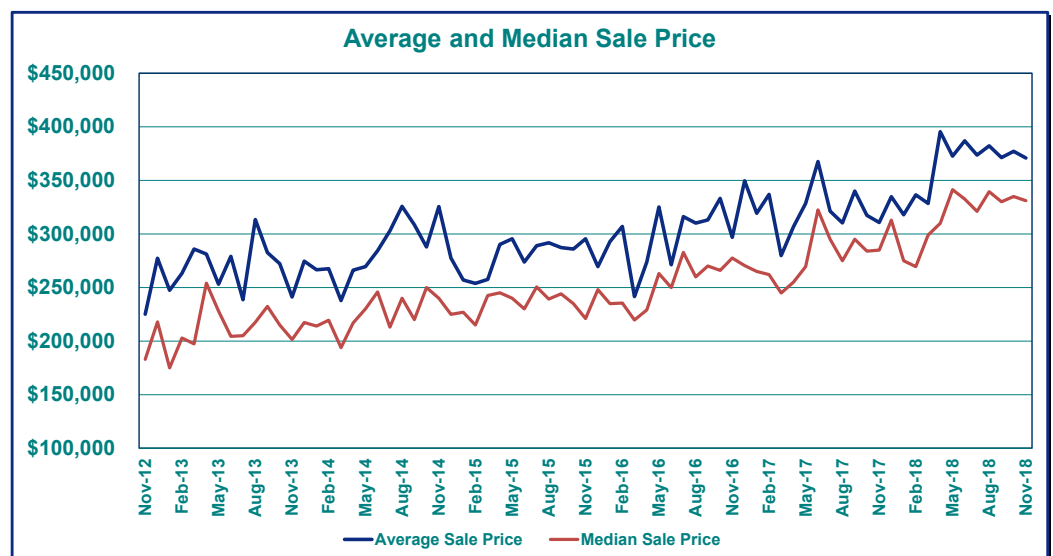
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SALE PRICE

NORTH COASTAL COUNTIES, OR

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



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

MARKET ACTION



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

Residential Review: Polk and Marion Counties, Oregon

November 2018 Reporting Period

November Residential Highlights

Polk and Marion County saw some strong activity in closings this November. Closed sales, at 172, ended 13.2% ahead of November 2017 (152) and 8.9% ahead of last month in October 2018 (158). This is the strongest November for the area on the RMLS™ record, dating to 1992!

New listings, at 209, ended 10.6% stronger than in November 2017 (189) despite a 30.3% decrease from the 300 new listings offered last month in October 2018.

Pending sales (163) showed a 8.7% increase compared with November 2017 (150) but a 20.9% decrease compared with October 2018 (206).

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 (3,051) are up 12.2% and pending sales (2,129) are up 1.9%. Closed sales (2,017) are down 2.5%.

Average and Median Sale Prices

Prices continue to rise. Comparing 2018 to 2017 through November, the average sale price rose 12.0% from \$288,700 to \$323,300. In the same comparison, the median sale price rose 11.5% from \$261,000 to \$291,000.

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

Average Sale Price % Change:
+12.3% (\$322,500 v. \$287,100)
Median Sale Price % Change:
+11.5% (\$290,000 v. \$260,000)

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

Inventory in Months*

	2016	2017	2018
January	3.7	2.9	2.5
February	3.9	3.2	3.2
March	3.3	2.1	2.2
April	2.6	2.2	2.8
May	2.6	2.0	2.4
June	2.2	2.0	2.1
July	3.4	2.4	2.4
August	2.9	2.6	3.1
September	3.0	2.7	4.2
October	3.8	2.4	4.1
November	2.8	2.7	3.6
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	November	209	163	172	319,500	290,000	44
	October	300	206	158	330,000	289,500	49
	Year-to-date	3,051	2,129	2,017	323,300	291,000	43
2017	November	189	150	152	311,400	280,000	43
	Year-to-date	2,719	2,090	2,069	288,700	261,000	56
Change	November	10.6%	8.7%	13.2%	2.6%	3.6%	1.0%
	Prev Mo 2018	-30.3%	-20.9%	8.9%	-3.2%	0.2%	-10.2%
	Year-to-date	12.2%	1.9%	-2.5%	12.0%	11.5%	-23.0%

AREA REPORT • 11/2018

Polk & Marion Counties, 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	
167	Polk County Except Salem	96	29	11	18	12.5%	17	345,700	52	384	241	19.3%	230	327,700	299,500	10.6%	6	209,000	12	281,100	11	356,200		
168	West Salem N	51	20	6	14	100.0%	19	329,200	49	225	152	16.9%	135	363,000	350,000	8.9%	-	-	5	120,000	1	850,000		
169	West Salem S	15	4	3	1	0.0%	1	229,900	2	49	29	31.8%	28	349,300	325,200	18.1%	-	0	-	0	-	-		

170	Woodburn	75	20	4	31	93.8%	17	283,700	23	424	320	-11.4%	308	279,200	260,000	11.9%	4	289,500	1	105,000	2	1,545,000
	Except Woodburn	158	41	25	32	-23.8%	55	362,000	50	757	513	4.5%	499	353,700	328,500	7.3%	10	345,600	35	213,700	6	456,000

170	Marion Except Salem/Keizer	233	61	29	63	8.6%	72	343,500	43	1,181	833	-2.2%	807	325,200	300,000	10.1%	14	329,500	36	210,600	8	728,200
171	Southwest Salem	2	4	0	3	-	1	324,900	12	26	19	137.5%	17	406,700	405,000	22.4%	-	-	-	-	-	-
172	South Salem	62	16	9	13	-18.8%	12	362,300	58	310	212	19.8%	201	388,700	315,000	14.2%	-	-	6	204,700	6	500,300
173	Southeast Salem	51	15	5	14	16.7%	11	303,900	54	212	139	-10.3%	123	329,900	310,000	9.6%	2	226,000	4	110,600	8	343,200
174	Central Salem	20	10	3	10	150.0%	15	219,400	28	149	108	-2.7%	99	240,800	221,100	20.9%	1	430,000	2	80,000	6	286,800
175	East Salem S	18	9	2	3	-50.0%	2	290,000	25	73	48	-26.2%	49	286,800	252,000	20.3%	-	-	3	203,300	3	389,300
176	East Salem N	36	23	8	12	-7.7%	10	243,600	48	211	156	-1.9%	142	251,000	260,000	16.7%	-	-	2	127,500	6	359,100
177	South Keizer	10	3	1	2	-50.0%	3	313,000	39	53	39	69.6%	37	250,900	250,000	11.3%	1	290,000	-	-	-	-
178	North Keizer	18	15	3	10	-23.1%	9	289,400	19	178	153	-17.7%	149	315,900	291,000	10.0%	-	-	2	71,800	2	352,500

167-169	Polk Co. Grand Total	162	53	20	33	37.5%	37	334,100	49	658	422	19.2%	393	341,400	324,900	10.1%	6	209,000	17	233,700	12	397,400
170-178	Marion Co. Grand Total	450	156	60	130	3.2%	135	315,500	42	2393	1707	-1.7%	1624	318,900	285,000	12.6%	18	321,400	55	189,500	39	444,200
	Polk & Marion Grand Total	612	209	80	163	8.7%	172	319,500	44	3051	2129	1.9%	2017	323,300	291,000	12.4%	24	293,300	72	199,900	51	433,100

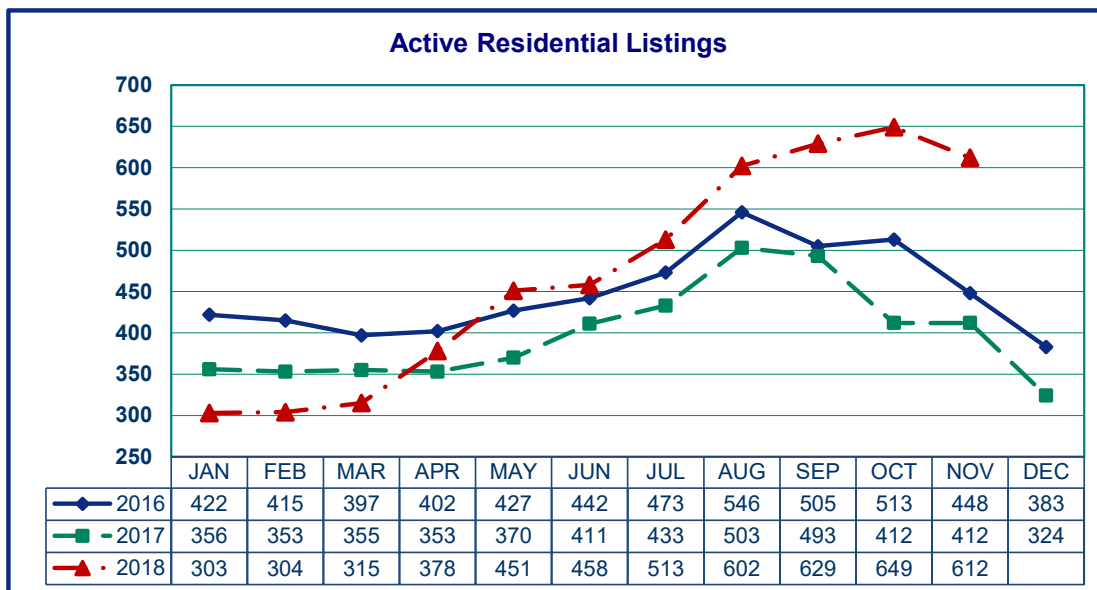
Benton & Linn Counties, Oregon

220	Benton County	48	16	5	13	18.2%	7	414,600	25	197	126	35.5%	119	375,700	340,000	12.2%	1	425,000	14	298,900	5	411,200
221	Linn County	151	74	12	50	19.0%	51	275,100	54	841	637	8.5%	629	259,900	245,000	10.3%	11	528,700	48	159,200	13	280,700

ACTIVE RESIDENTIAL LISTINGS

POLK & MARION COUNTIES, OR

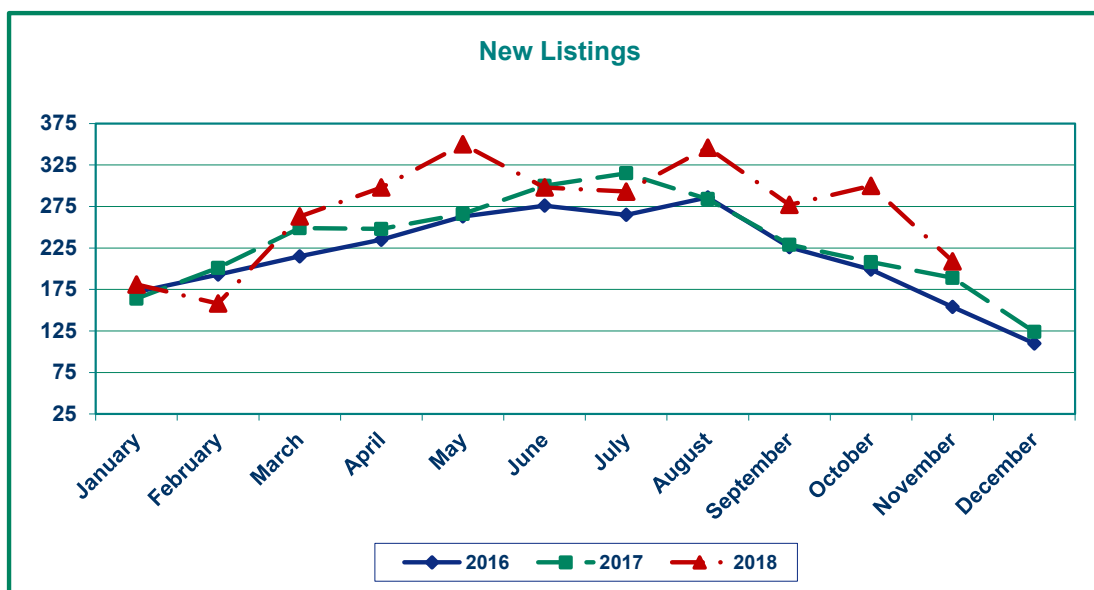
This graph shows the active residential listings over the past three calendar years in Polk and Marion Counties, Oregon.



NEW LISTINGS

POLK & MARION COUNTIES, OR

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



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

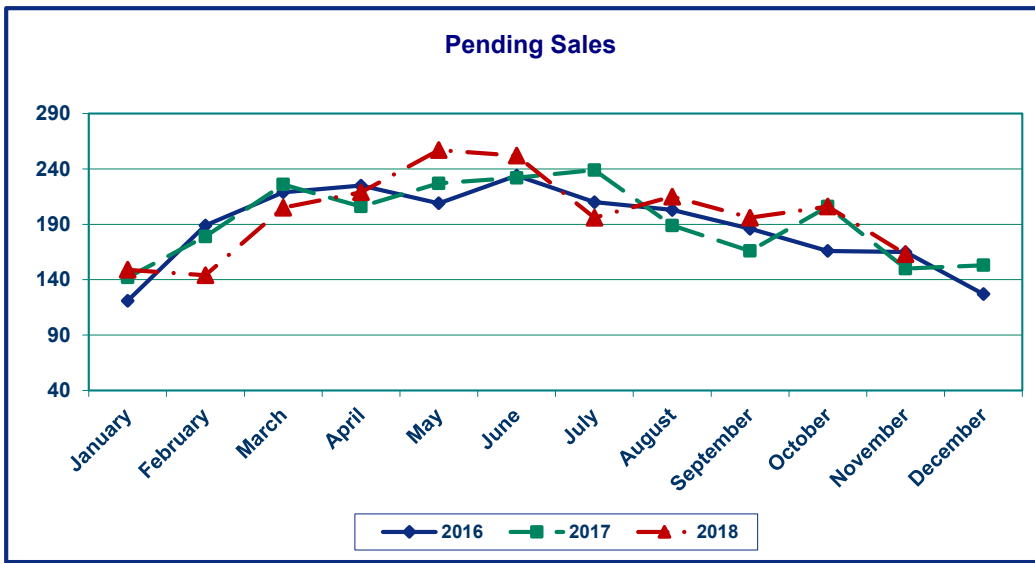
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PENDING LISTINGS

POLK & MARION COUNTIES, OR

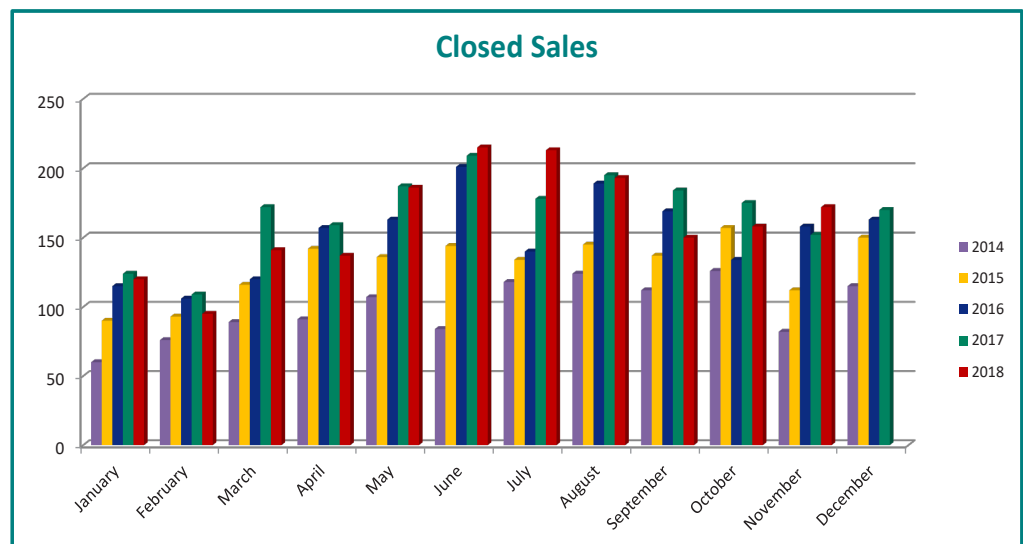
This graph represents monthly accepted offers in Polk and Marion Counties, Oregon, over the past three calendar years.



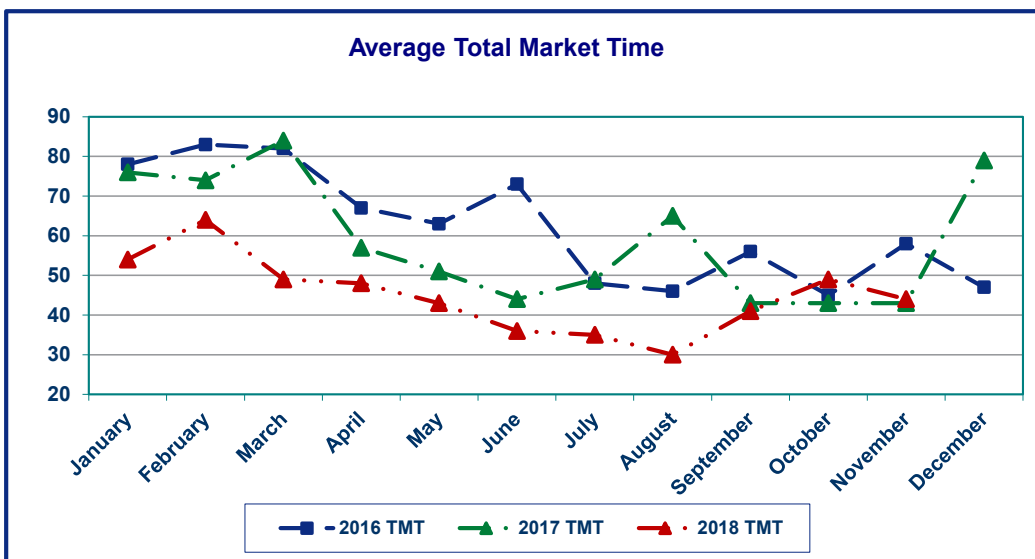
CLOSED SALES

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

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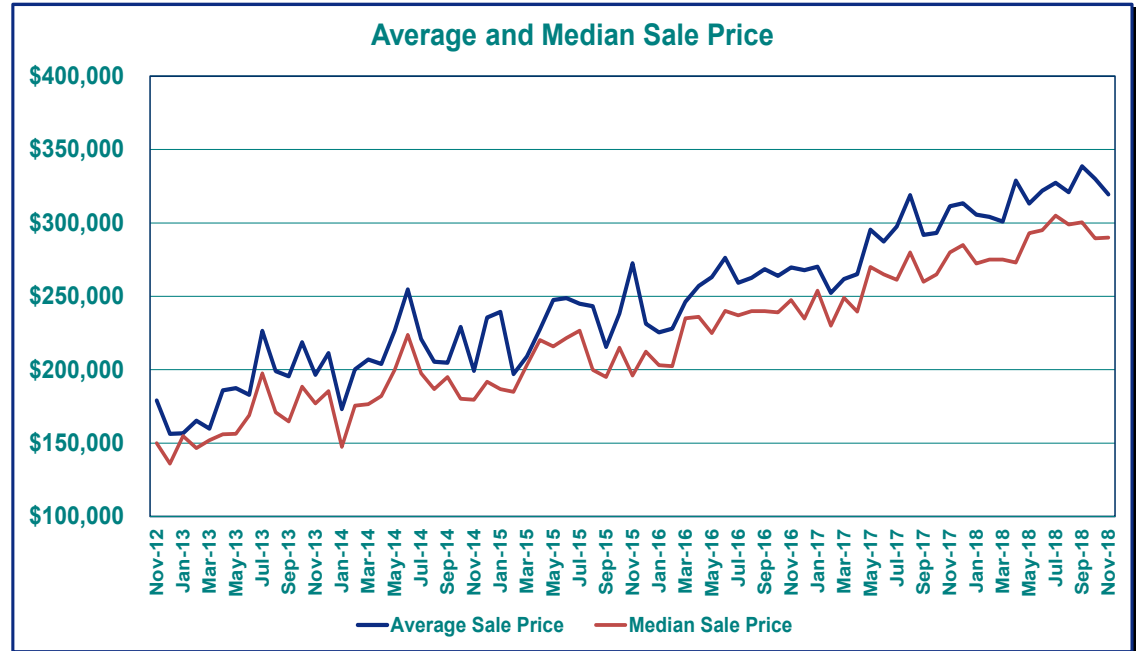
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Mid-Columbia, Columbia
Basin, Baker County, Coos
County, Curry County,
Douglas County, Grant
County, Josephine County,
Lane County, North
Coastal Counties, Polk &
Marion Counties, Union
County, and Wallowa
County.

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



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

MARKET ACTION



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

Residential Review: Metro Portland, Oregon

November 2018 Reporting Period

November Residential Highlights Year to Date Summary

Portland saw some cooler activity this November. New listings, at 2,310, fell 4.4% short of the 2,416 new listings offered last year in November 2017 and 25.5% short of the 3,100 new listings offered last month in October 2018.

Closed sales (2,144) fared similarly, cooling 10.2% from November 2017 (2,387) and 12.1% from October 2018 (2,440).

Pending sales (1,904) ended 19.7% under the 2,371 offers accepted last year in November 2017 and 23.3% under the 2,484 offers accepted last month in October 2018. The last November with fewer pending listings was in 2013, when 1,827 offers were accepted.

Total market time rose to 57 days in November, with inventory increasing slightly to 2.8 months.

Activity so far in 2018 is mixed compared to 2017. New listings (39,974) are up 2.2%. Pending sales (28,290) and closed sales (27,786) are down 4.5% for the year so far.

Average and Median Sale Prices

Comparing 2018 to 2017 through November of each year, the average sale price rose 5.6% from \$429,000 to \$453,100. 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	2.7
November	1.8	1.9	2.8
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:

+5.6% (\$450,400 v. \$426,500)

Median Sale Price % Change:

+6.6% (\$399,900 v. \$375,000)

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

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	November	2,310	1,904	2,144	448,900	391,400	57
	October	3,100	2,484	2,440	454,400	395,000	53
	Year-to-date	39,974	28,290	27,786	453,100	400,000	47
2017	November	2,416	2,371	2,387	425,000	377,000	51
	Year-to-date	39,103	29,628	29,098	429,000	379,900	44
Change	November	-4.4%	-19.7%	-10.2%	5.6%	3.8%	13.5%
	Prev Mo 2018	-25.5%	-23.3%	-12.1%	-1.2%	-0.9%	7.5%
	Year-to-date	2.2%	-4.5%	-4.5%	5.6%	5.3%	5.7%

AREA REPORT • 11/2018

Portland Metropolitan Area, Oregon

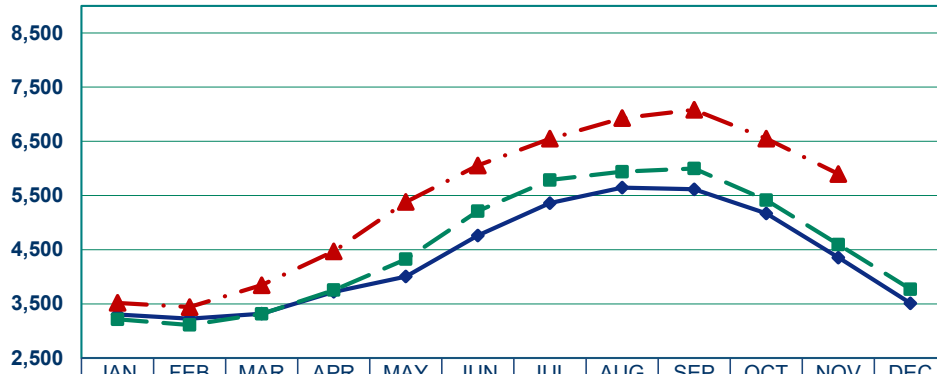
		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total 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	252	119	69	95	-17.4%	92	412,500	62	1,731	1,173	-7.3%	1,143	421,900	400,000	4.6%	15	721,500	37	352,900	31	793,500
142	NE Portland	551	229	115	159	-27.4%	193	453,100	42	3,746	2,479	-4.5%	2,456	470,600	416,200	3.7%	29	637,600	48	472,300	99	670,800
143	SE Portland	627	281	125	246	-15.5%	254	425,200	58	4,716	3,330	-5.8%	3,259	418,500	375,000	5.3%	26	670,800	77	251,000	145	626,300
144	Gresham/ Troutdale	388	152	76	131	-17.6%	169	361,600	58	2,601	1,910	-2.9%	1,867	354,600	340,000	8.1%	13	638,500	59	244,700	47	461,600
145	Milwaukie/ Clackamas	492	221	104	166	-21.3%	176	443,400	62	3,295	2,344	-2.6%	2,307	429,000	400,000	5.1%	16	496,200	69	263,900	24	452,100
146	Oregon City/ Canby	369	132	51	107	-4.5%	118	427,200	66	2,252	1,644	4.2%	1,561	420,200	393,000	6.9%	8	441,000	64	341,000	20	480,800
147	Lake Oswego/ West Linn	390	115	71	91	-18.0%	75	728,500	76	2,377	1,515	-0.2%	1,506	679,200	581,000	1.4%	2	682,500	33	455,500	6	749,600
148	W Portland	887	235	154	191	-6.4%	217	601,000	78	4,707	2,728	-4.3%	2,665	614,600	520,000	4.3%	12	674,000	51	232,800	27	864,800
149	NW Wash Co.	292	108	55	76	-33.3%	121	511,700	51	2,030	1,484	-2.0%	1,471	542,300	525,000	2.9%	1	2,200,000	35	307,900	2	690,000
150	Beaverton/ Aloha	319	170	56	183	-21.5%	193	397,200	43	3,314	2,611	-3.2%	2,542	392,200	378,200	8.0%	9	265,200	12	238,500	20	641,500
151	Tigard/ Wilsonville	427	166	70	167	-29.2%	196	482,000	47	3,511	2,708	-6.3%	2,685	462,700	433,000	6.6%	3	465,700	27	465,600	12	475,100
152	Hillsboro/ Forest Grove	262	149	34	137	-16.0%	151	381,300	45	2,384	1,922	-11.6%	1,887	395,700	372,000	6.3%	20	381,800	61	290,200	35	454,100
153	Mt. Hood	53	24	19	12	-36.8%	10	326,600	144	283	189	2.2%	186	320,000	311,400	3.3%	1	360,000	36	132,200	3	428,200
155	Columbia Co.	198	73	22	56	-20.0%	55	292,700	66	1,096	813	-7.4%	815	305,900	297,000	8.5%	8	285,600	77	177,500	12	326,500
156	Yamhill Co.	390	136	29	87	-23.7%	124	358,700	65	1,931	1,440	-8.4%	1,436	367,700	329,000	10.0%	13	379,800	88	388,400	27	324,000

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/17-11/30/18) with 12 months before (12/1/16-11/30/17).

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

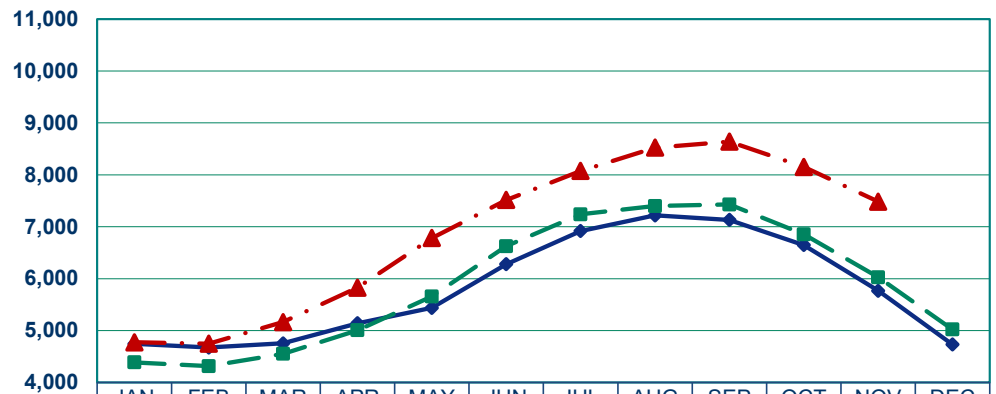
This graph shows the active residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.

TOTAL ACTIVE LISTINGS

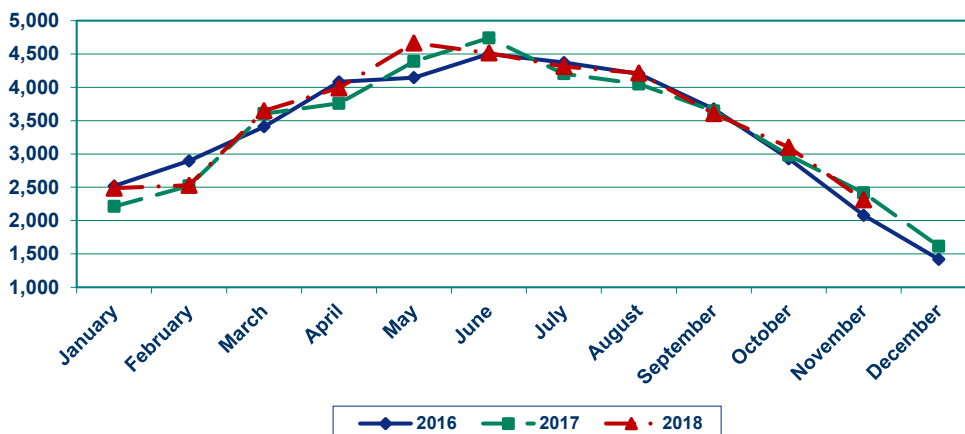
PORTLAND, OR

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

Total Active Listings



New Listings



NEW LISTINGS

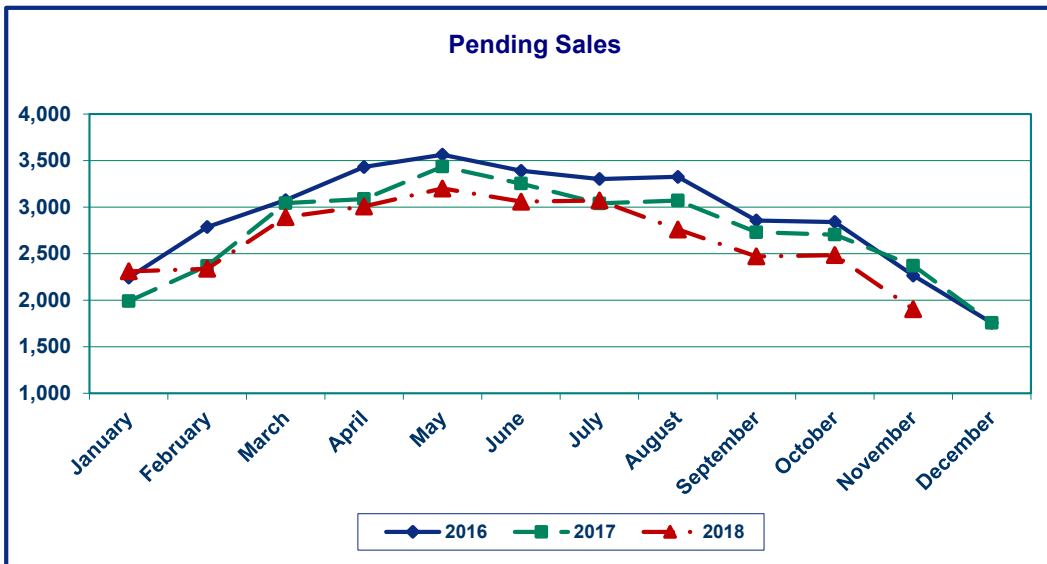
PORTLAND, OR

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

PENDING LISTINGS

PORTLAND, OR

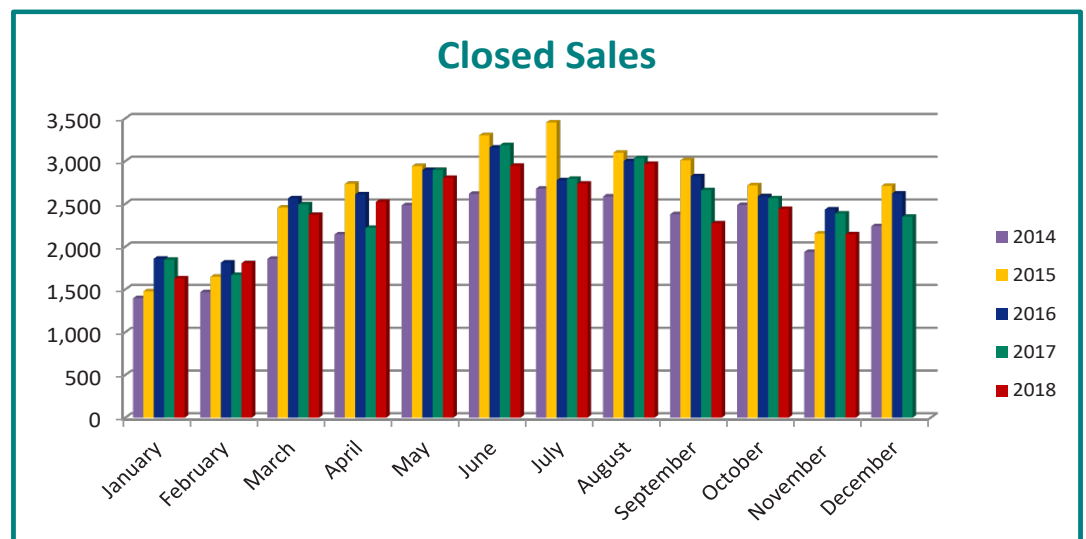
This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.



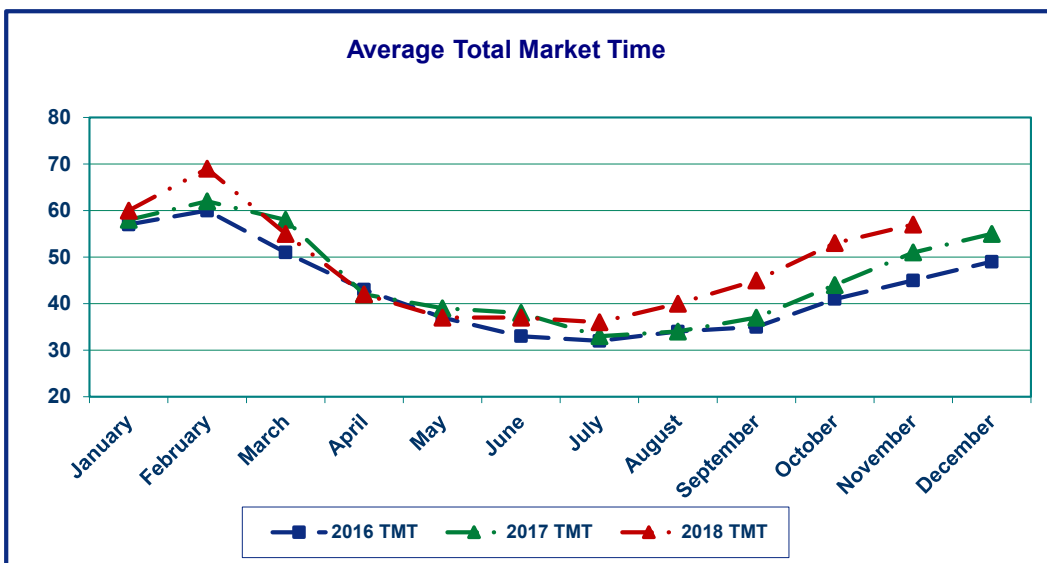
CLOSED SALES

PORTLAND, OR

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



Average Total Market Time



DAYS ON MARKET

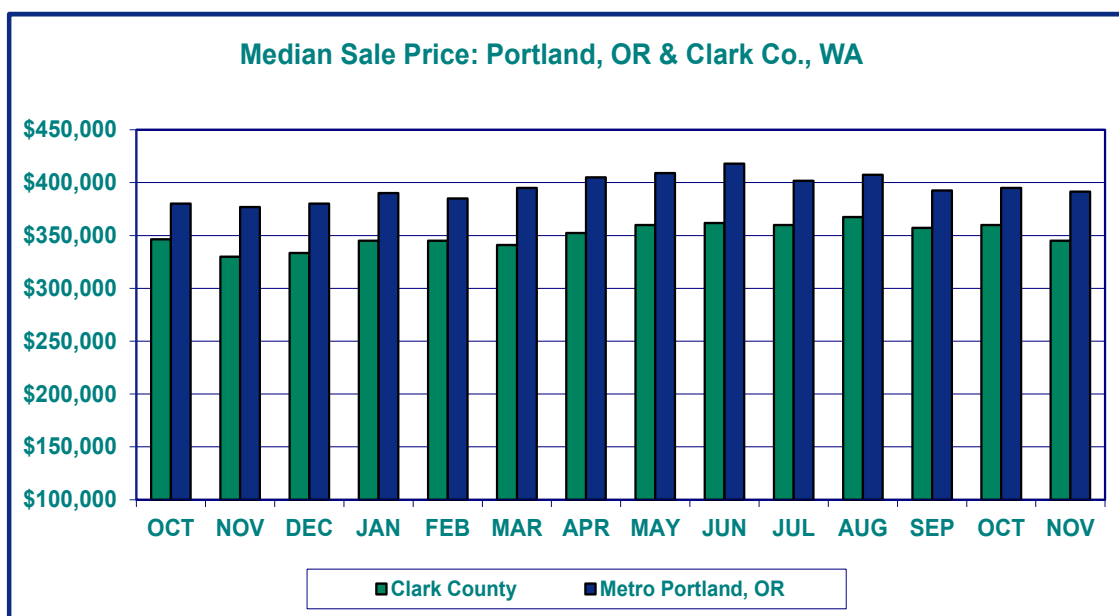
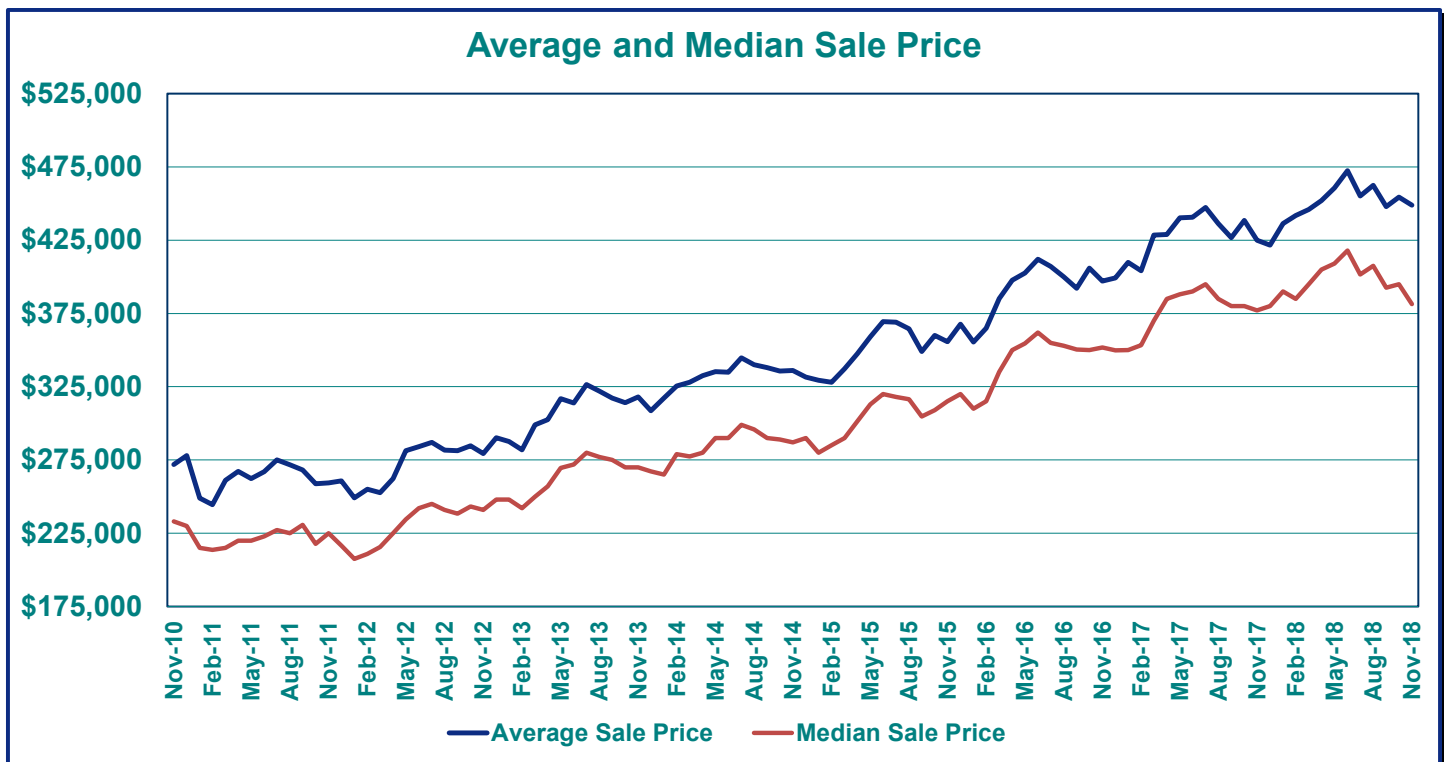
PORTLAND, OR

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

SALE PRICE

PORTLAND, OR

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



MEDIAN SALE PRICE

PORTLAND, OR

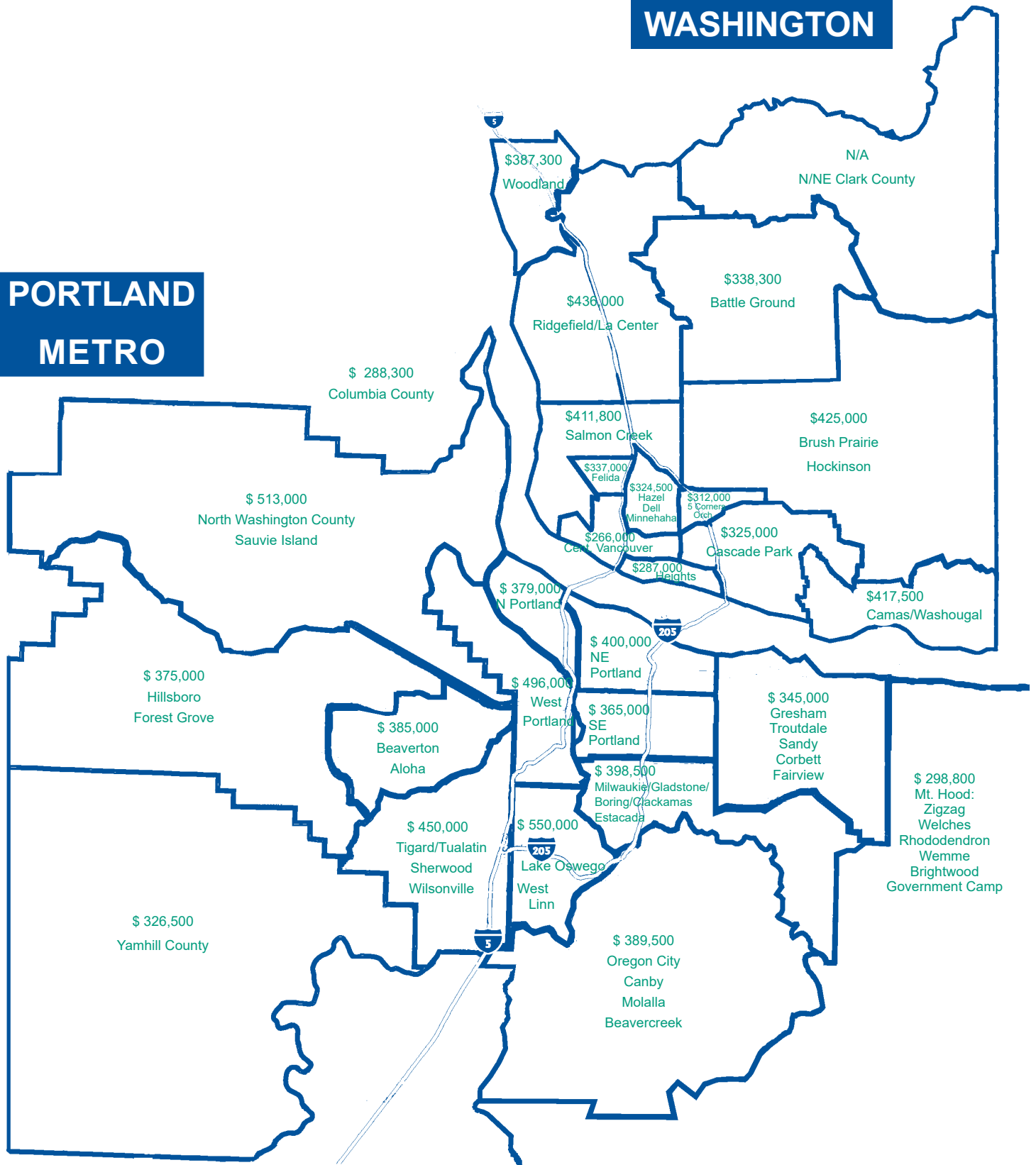
This graph shows the median sale price over the past 12 months in the greater Portland, Oregon, metropolitan area and Clark County.

MEDIAN SALE PRICE

November 2018

SW
WASHINGTON

PORTLAND
METRO



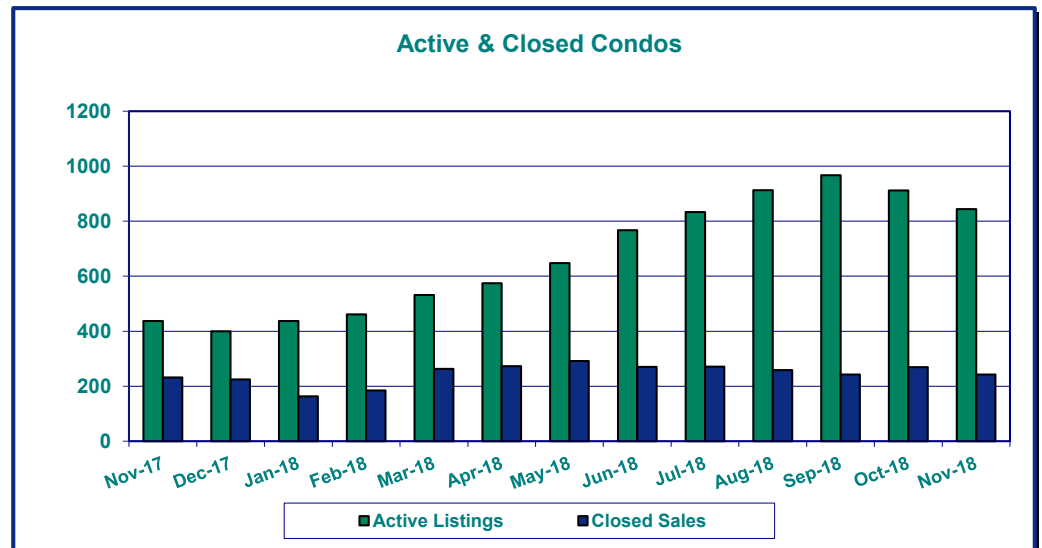
ACTIVE & CLOSED CONDOS

PORTLAND, OR

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

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communications@rmls.com

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

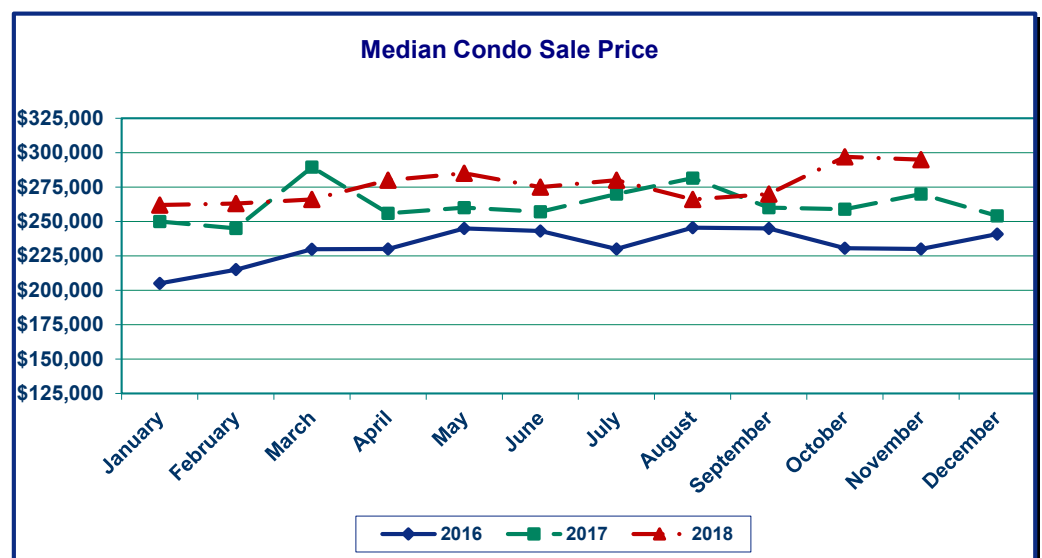


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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

November 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:	1,755
Less Listings with Purchase Contingencies*:	40
Readily Purchased Listings:	1,715
<i>Percent of Total Active Listings:</i>	97.7%
Less New Under Construction (not ready for occupancy):	139
Less New Proposed (not started):	191
Total Readily Purchased & Occupied Listing:	1,385
<i>Percent of Total Active Listings:</i>	78.9%
Inventory in Months of Readily Purchased & Occupied Listings:	2.3

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

Source: RMLS™ Regional Multiple Listing Service, Portland Oregon

MARKET ACTION



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Residential Review: Southwest Washington

November 2018 Reporting Period

November Residential Highlights

Southwest Washington saw its sole gain in new listings this November. At 728, new listings ended 13.6% warmer than last year in November 2017 when 641 new listings were offered despite being 13.6% cooler than the 843 new listings offered last month in October 2018.

Closed sales (601) cooled 12.9% from November 2017 when 690 closings were recorded, and cooled 11.6% from October 2018 when 680 closings occurred.

Pending sales (564) fared similarly, falling 14.2% short of November 2017 (657) and 17.8% short of October 2018 (686).

Total market time remained steady at 52 days in November.

Year to Date Summary

Activity is mixed in 2018 compared to 2017. New listings (10,967) are up 6.0%. Closed sales (7,956) are down 1.7% and pending sales (8,060) are down 2.8%.

Average and Median Sale Prices

Comparing the first eleven months of 2018 to the same in 2017, the average sale price has risen 8.3% from \$362,500 to \$392,600. 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:

+8.5% (\$390,900 v. \$360,300)

Median Sale Price % Change:

+8.6% (\$353,000 v. \$324,900)

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	2.7
November	1.9	2.0	2.9
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.

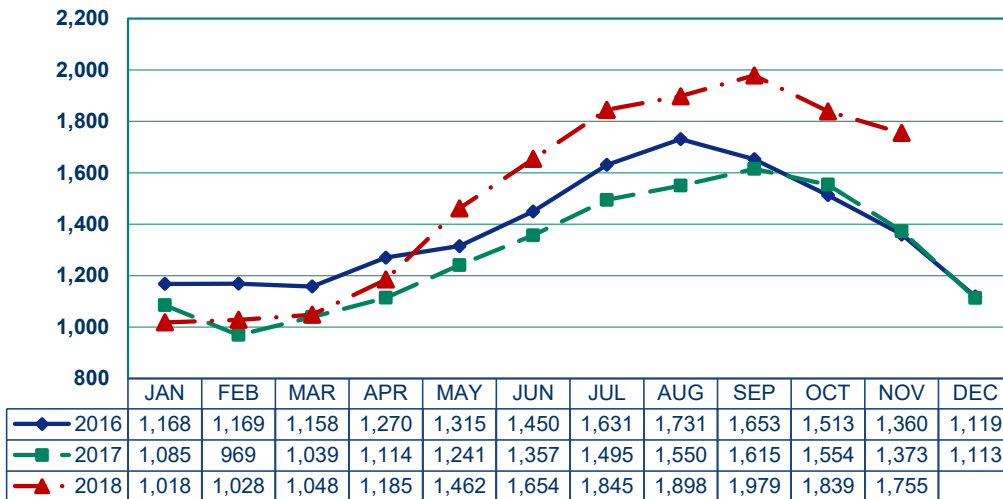
Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	November	728	564	601	386,200	344,900	52
	October	843	686	680	397,600	359,900	52
	Year-to-date	10,967	8,060	7,956	392,600	355,000	47
2017	November	641	657	690	366,700	330,000	44
	Year-to-date	10,351	8,288	8,091	362,500	325,000	48
Change	November	13.6%	-14.2%	-12.9%	5.3%	4.5%	17.0%
	Prev Mo 2018	-13.6%	-17.8%	-11.6%	-2.9%	-4.2%	0.0%
	Year-to-date	6.0%	-2.8%	-1.7%	8.3%	9.2%	-0.5%

AREA REPORT • 11/2018

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	
22	15	2	14	7.7%	16	326,600	29		188	157	-21.9%	154	357,900	339,300	30	23.6%	4	913,500	3	134,500	9	426,400	
15	18	3	17	13.3%	15	247,800	15		220	188	-17.9%	177	258,300	259,900	24	9.2%	-	-	6	125,400	16	318,400	
32	14	9	9	12.5%	10	670,500	36		174	115	-12.9%	117	535,300	385,000	51	34.7%	2	284,500	3	561,700	4	471,400	
32	11	4	13	0.0%	10	294,800	61		172	138	-13.8%	131	338,200	333,000	36	10.0%	-	-	3	145,300	3	473,700	
76	49	19	37	-14.0%	28	309,600	46		567	441	-6.4%	442	310,900	315,000	40	7.4%	8	948,500	12	191,900	3	511,700	
29	15	3	9	-43.8%	16	297,800	32		288	231	5.5%	230	308,100	300,000	30	10.0%	-	-	1	150,000	15	615,100	
55	20	8	21	-36.4%	29	302,100	46		485	392	-12.3%	388	304,100	300,000	37	8.4%	1	830,000	1	205,000	2	3,189,000	
112	52	12	56	-28.2%	71	325,100	47		892	694	-3.5%	681	319,000	307,000	33	11.1%	3	943,300	2	255,000	7	402,600	
36	10	3	9	-25.0%	12	290,600	16		218	170	3.7%	169	337,500	294,000	49	-2.3%	1	93,000	2	320,000	-	-	
46	14	2	17	-19.0%	20	383,800	37		312	244	-5.4%	249	384,000	350,000	39	-5.5%	1	2,665,000	6	393,500	4	427,500	
22	16	7	17	-10.5%	22	334,700	49		281	230	-1.7%	229	314,700	310,000	28	10.8%	-	-	4	1,253,800	-	-	
70	32	14	23	27.8%	25	374,500	60		453	320	25.5%	288	391,500	375,000	48	6.3%	-	-	4	334,000	3	392,800	
32	19	4	17	41.7%	22	375,800	58		280	230	-1.7%	221	379,200	360,000	38	8.5%	-	-	-	-	-	-	
16	6	5	2	-33.3%	3	492,000	83		70	49	11.4%	47	468,100	469,000	104	-7.5%	-	-	10	294,000	-	-	
157	54	23	35	-25.5%	41	463,700	76		874	610	0.3%	637	525,500	469,900	66	4.2%	1	332,000	54	296,500	9	481,400	
90	26	21	22	-4.3%	29	404,500	50		572	405	-3.1%	401	420,700	400,000	65	6.5%	9	413,600	46	166,000	10	386,100	
39	24	9	23	-8.0%	20	416,900	54		357	275	-16.9%	288	382,300	348,300	42	7.1%	1	1,235,000	3	700,000	2	804,500	
48	28	6	21	-53.3%	11	309,200	50		366	284	-36.6%	295	343,500	335,000	41	6.7%	1	45,000	6	246,800	2	436,300	
95	41	15	21	-44.7%	21	538,400	68		475	325	-11.0%	331	466,800	445,000	49	1.9%	-	-	8	497,600	1	532,000	
140	62	21	38	123.5%	39	452,800	49		728	512	46.7%	493	434,000	414,900	54	12.3%	-	-	11	335,300	-	-	
113	44	33	32	77.8%	30	466,800	52		544	335	-6.2%	303	436,100	415,000	46	9.6%	2	339,000	8	716,100	-	-	
18	7	6	3	200.0%	2	397,500	65		58	28	-28.2%	27	679,800	650,000	89	10.4%	1	330,000	13	347,100	-	-	
24	5	6	6	50.0%	10	432,000	64		124	93	24.0%	87	539,800	510,000	83	8.9%	1	550,000	17	404,600	-	-	
123	49	10	29	-44.2%	30	353,000	59		739	543	6.7%	533	385,700	350,000	44	8.7%	2	545,800	35	258,800	3	443,500	
223	64	18	43	-20.4%	53	438,700	68		1,119	771	5.9%	773	431,700	395,000	61	5.3%	2	312,500	25	682,600	-	-	
-	0	0	-	-	0	-	-		2	3	-50.0%	3	502,700	440,000	152	20.3%	-	-	1	145,000	-	-	
9	4	-	5	-16.7%	0	-	-		43	32	-20.0%	25	474,000	469,900	46	2.6%	-	-	11	185,900	-	-	
16	6	2	4	100.0%	3	358,100	52		59	40	2.6%	37	475,200	457,000	85	-4.1%	-	-	9	191,400	-	-	
18	10	4	8	-27.3%	7	386,100	57		119	89	4.7%	90	380,400	342,000	45	10.0%	-	-	6	201,700	1	300,000	
28	6	8	5	-37.5%	6	402,300	38		118	74	-1.3%	77	398,500	380,000	64	16.6%	-	-	8	198,200	-	-	
16	6	2	7	600.0%	0	-	-		56	36	0.0%	28	392,900	398,300	64	14.1%	-	-	10	222,400	-	-	
3	1	-	1	0.0%	0	-	-		14	6	-53.8%	5	451,000	500,000	27	31.8%	-	-	-	-	-	-	
1,755	728	279	564	-14.2%	601	386,200	52		10,967	8,060	-2.8%	7,956	392,600	355,000	47	8.5%	40	670,900	328	322,600	94	509,800	
28	5	5	6	-40.0%	3	359,300	31		154	113	27.0%	111	306,400	289,900	45	1.3%	2	346,300	9	169,200	3	322,500	
21	9	2	3	50.0%	5	438,500	93		101	75	-2.3%	70	423,400	390,000	88	21.0%	-	-	59	166,700	-	-	
198	66	18	70	1.4%	86	292,400	63		1,132	886	20.1%	856	267,300	248,500	48	8.1%	2	240,000	117	102,600	22	264,500	
247	80	25	79	-2.5%	94	302,300	64		1,387	1,074	20.5%	1,037	282,000	255,000	50	8.2%	4	293,200	185	126,300	25	271,500	
71	14	8	15	25.0%	15	221,900	78		258	188	-6.0%	182	223,100	221,500	109	7.4%	7	196,300	100	56,100	-	-	

Active Residential Listings



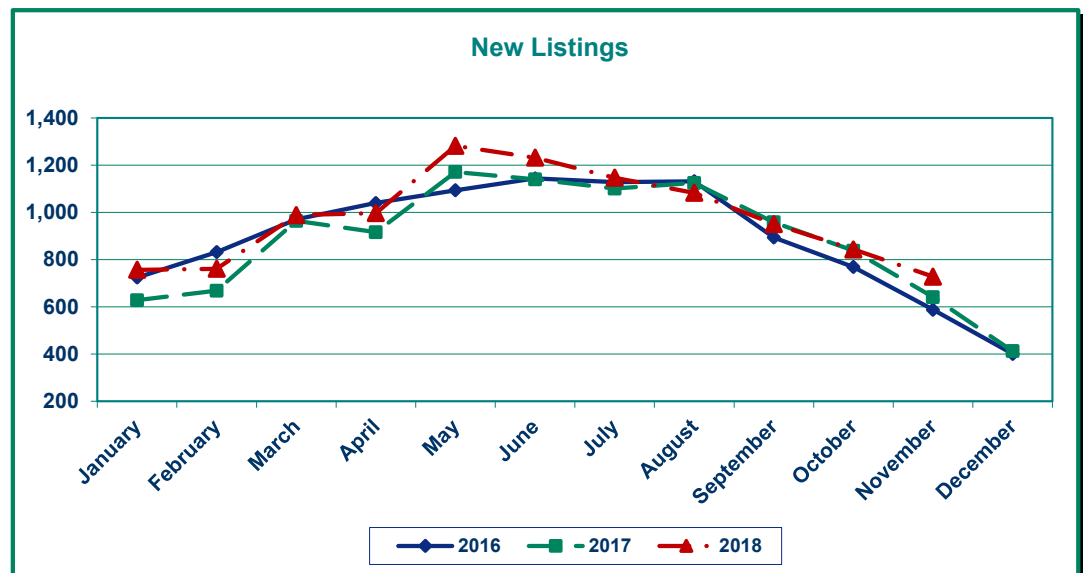
ACTIVE RESIDENTIAL LISTINGS CLARK COUNTY, WA

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

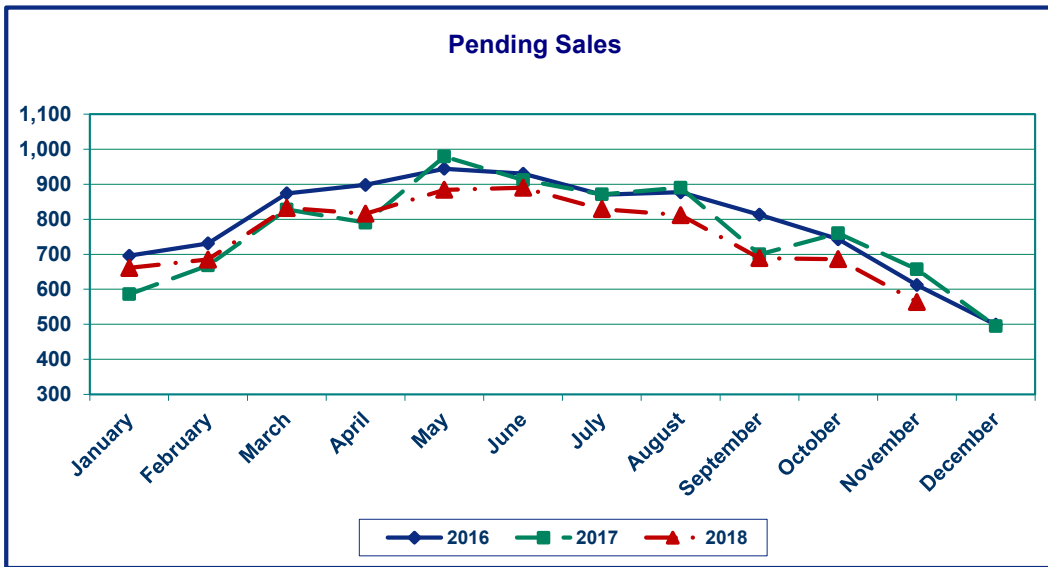
² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/17-11/30/18) with 12 months before (12/1/16-11/30/17).

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

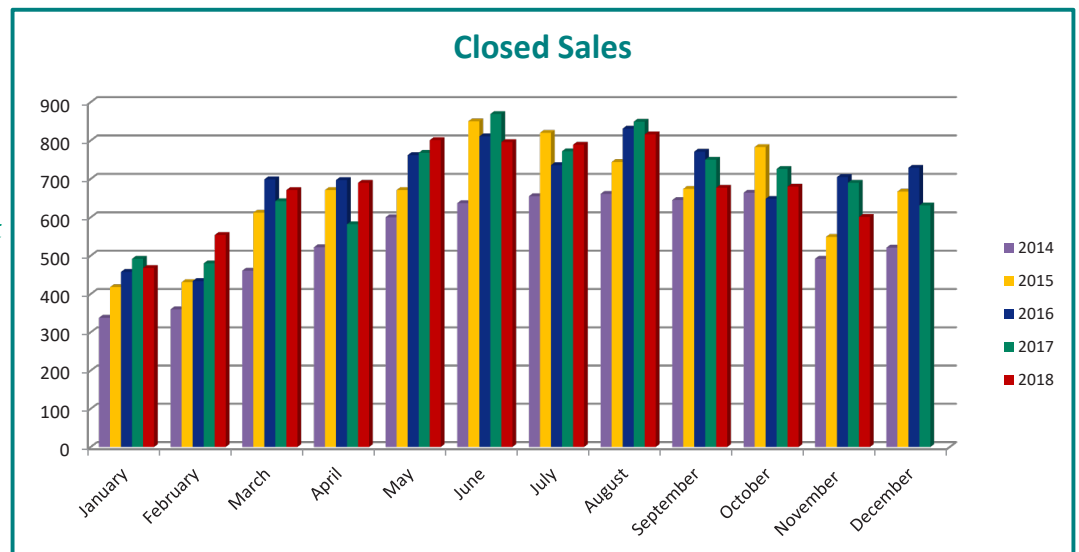
This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.



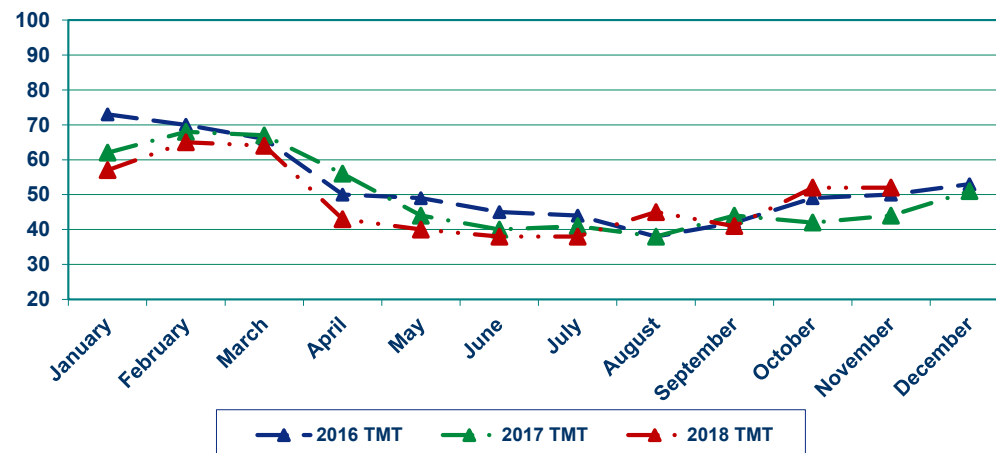
CLOSED SALES

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

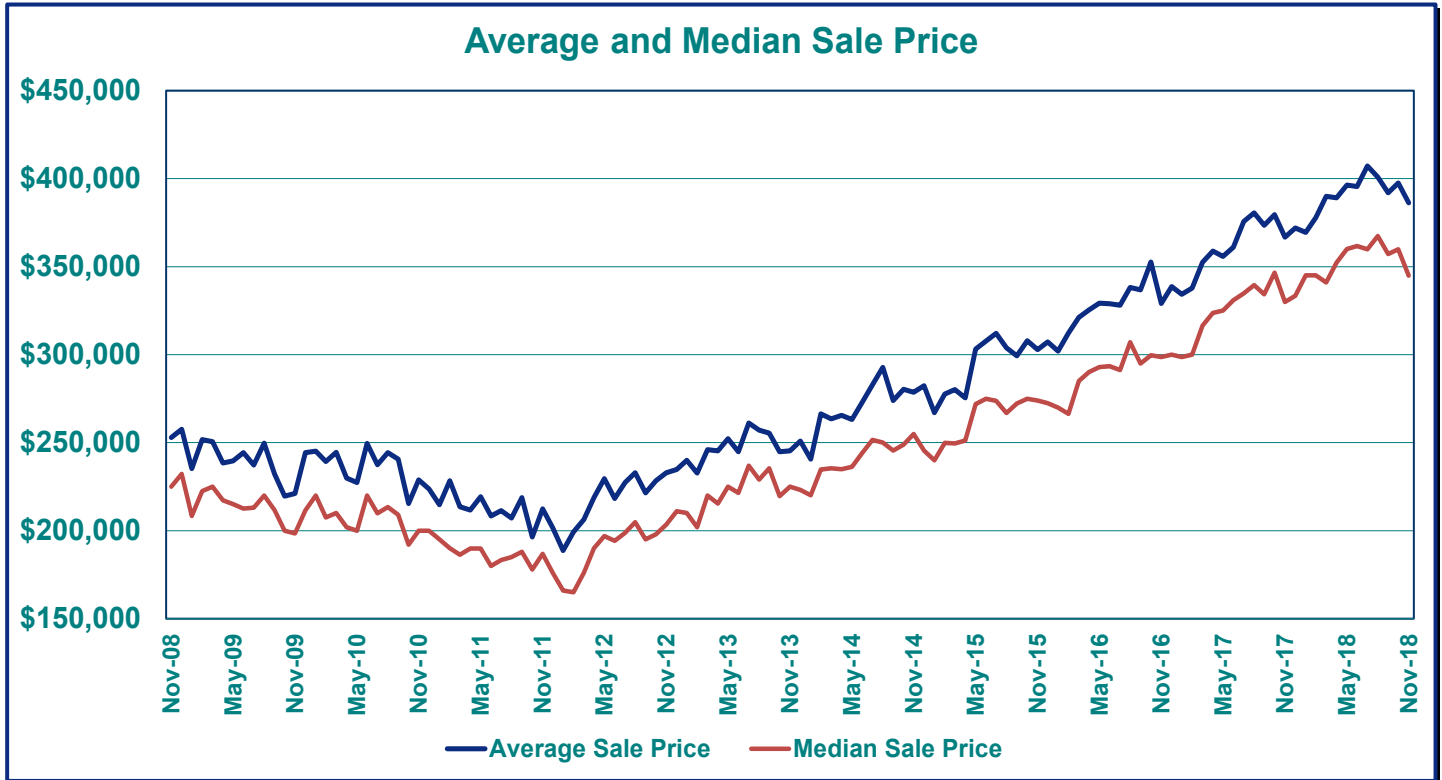
CLARK COUNTY, WA

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

SALE PRICE

CLARK COUNTY, WA

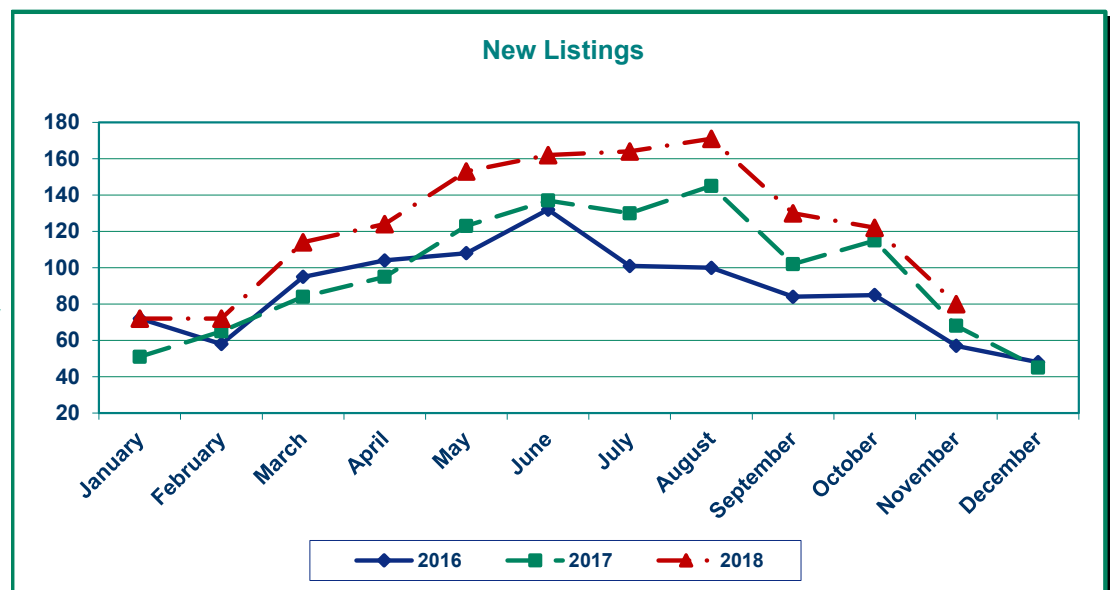
This graph represents the average and median sale price for all homes sold in Clark County, Washington



NEW LISTINGS

COWLITZ COUNTY, WA

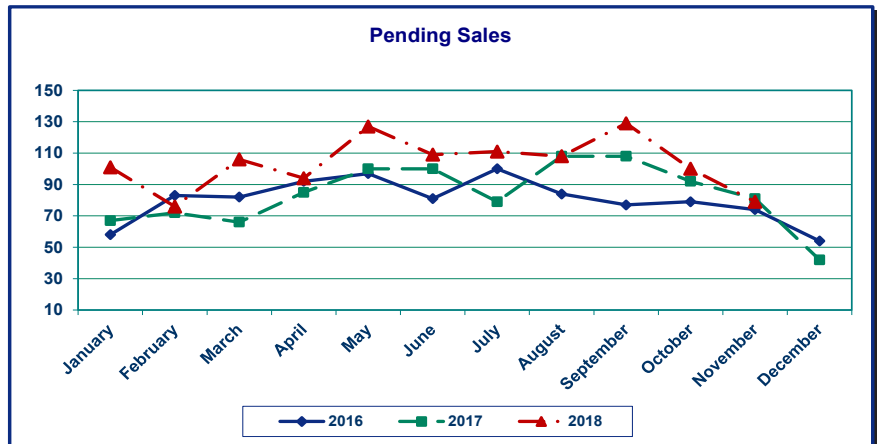
This graph represents new listings in Cowlitz County, Washington over the past three calendar years.



PENDING LISTINGS

COWLITZ COUNTY, WA

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

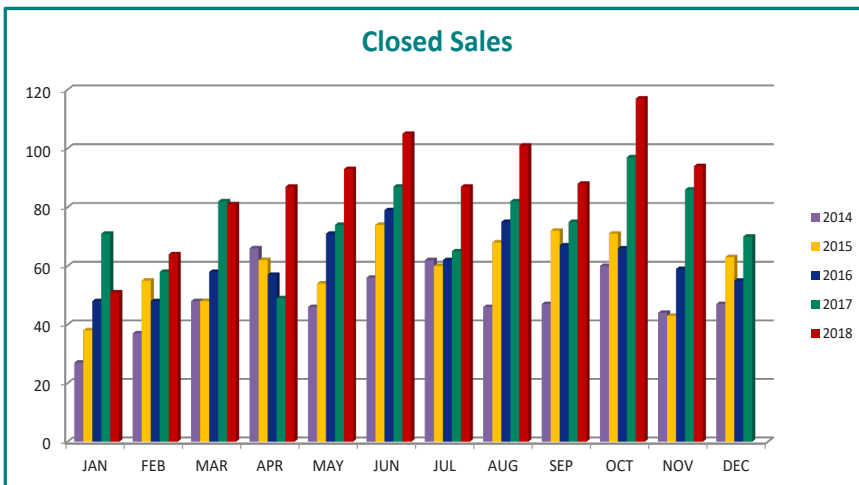


Closed Sales

CLOSED SALES

COWLITZ COUNTY, WA

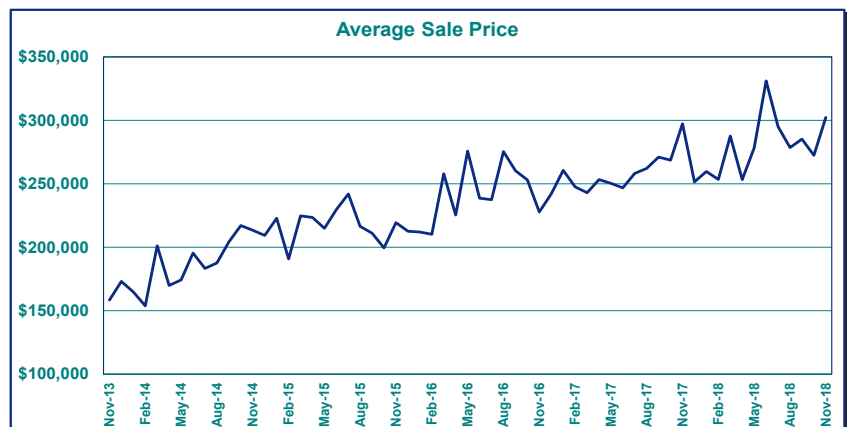
This graph shows the closed sales over the past five calendar years in Cowlitz County, Washington.



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 November 2018

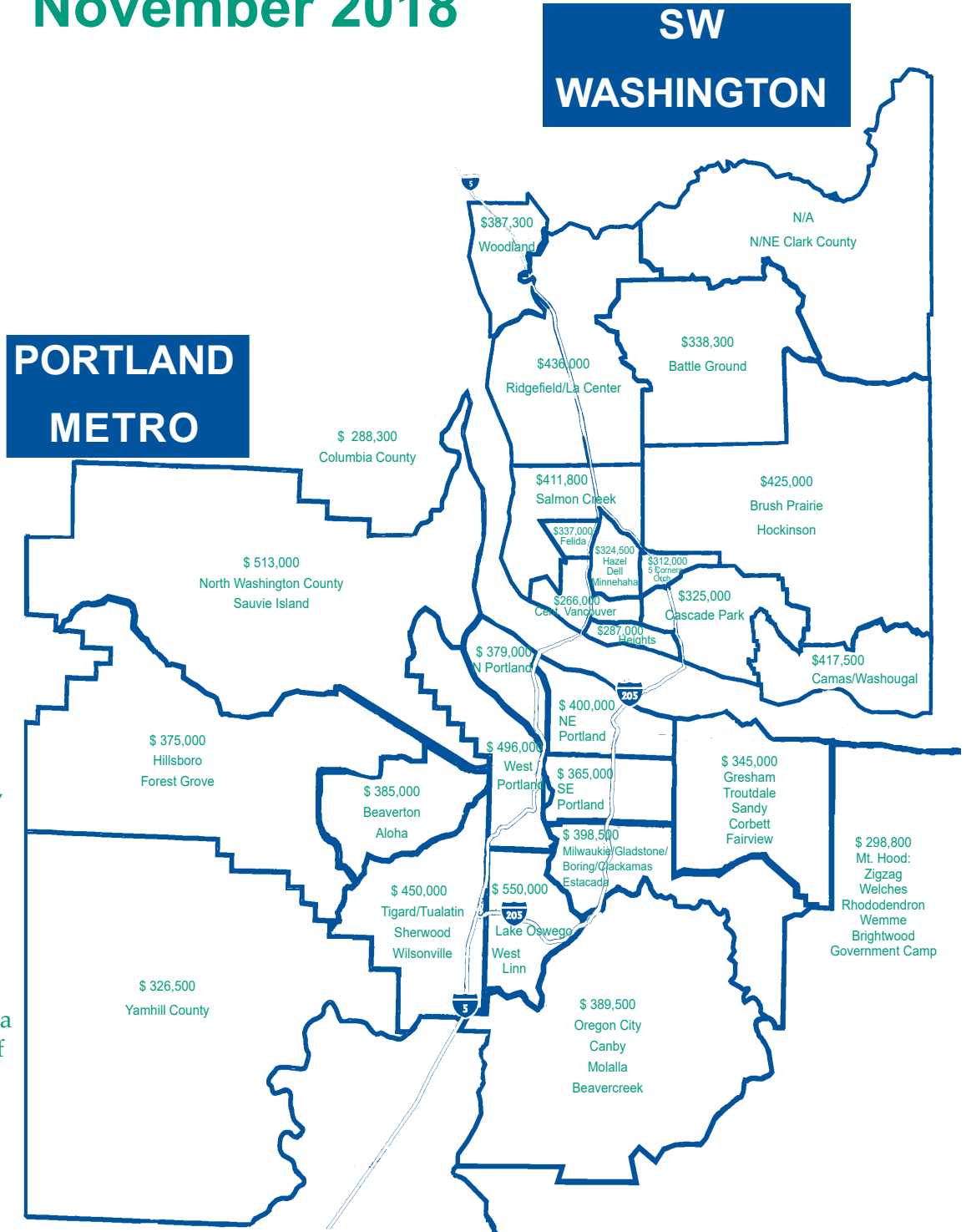
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Lane County, North
Coastal Counties, Polk &
Marion Counties, Union
County, and Wallowa
County.

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Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor

MARKET ACTION



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Residential Review: Union County, Oregon

November 2018 Reporting Period

November Residential Highlights

Pending sales saw Union County's sole gain this November. There were 22 accepted offers, outpacing November 2017 (18) by 22.2%, despite falling 4.3% short of last month in October 2018 (23). Closed sales (19) cooled from November 2017 (23) and October 2018 (31). Similarly, new listings (18) fell four short of the 22 new listings offered last year in November 2017 and ten short of the 28 offered last month in October 2018.

Year to Date Summary

Activity is cooler in 2018 compared with 2017. Closed sales (300) have decreased 0.3%, pending sales (301) have decreased 3.5% and new listings (385) have decreased 4.5%.

Average and Median Sale Prices

Comparing 2018 with 2017 through November of each year, the average sale price has increased 4.4% from \$198,700 to \$207,500. In the same comparison, the median sale price has increased 6.1% from \$165,000 to \$175,000.

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	2.8
November	4.2	4.6	4.3
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	November	18	22	19	187,800	178,000	190
	October	28	23	31	195,600	180,000	61
	Year-to-date	385	301	300	207,500	175,000	111
2017	November	22	18	23	199,000	150,000	114
	Year-to-date	403	312	301	198,700	165,000	112
Change	November	-18.2%	22.2%	-17.4%	-5.6%	18.7%	67.7%
	Prev Mo 2018	-35.7%	-4.3%	-38.7%	-4.0%	-1.1%	211.5%
	Year-to-date	-4.5%	-3.5%	-0.3%	4.4%	6.1%	-0.6%

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

Average Sale Price % Change:

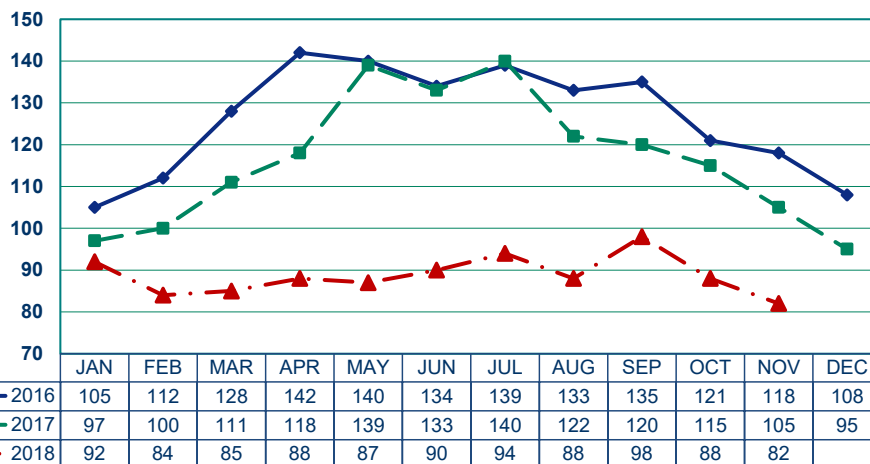
+5.7% (\$206,700 v. \$195,600)

Median Sale Price % Change:

+6.8% (\$175,000 v. \$163,800)

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 • 11/2018

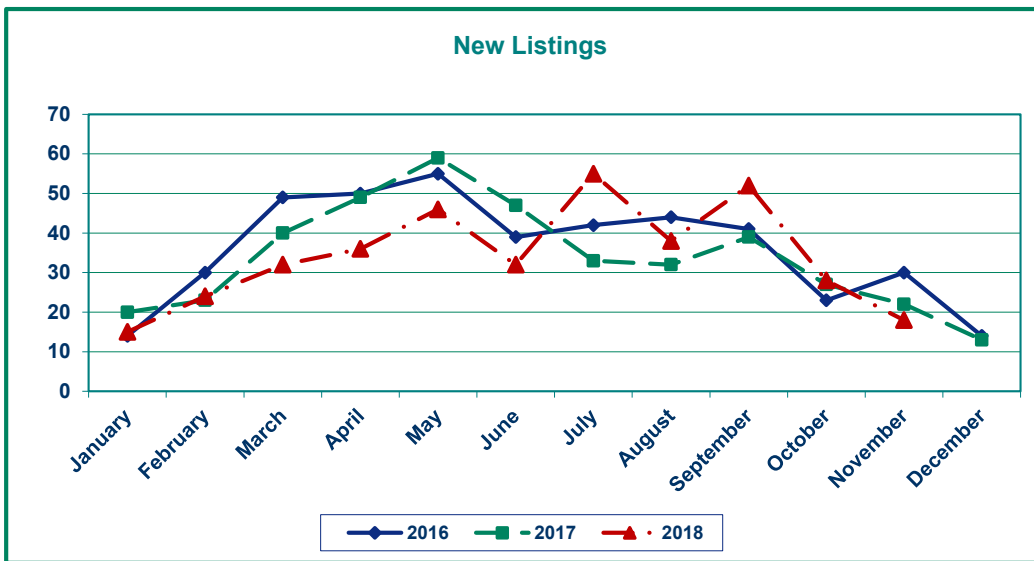
Union County, Oregon

		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		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97814	Medical Springs	1	0	0	2	-	2	209,000	85	7	5	-	3	196,000	200,000	-1.8%	-	-	-	-	-	-	-
97824	Cove	5	1	1	1	-80.0%	1	253,000	68	28	26	8.3%	26	297,200	231,300	-16.3%	-	-	6	82,900	-	-	-
97827	Elgin	17	1	2	1	0.0%	3	110,500	85	59	31	34.8%	29	160,800	124,900	-6.1%	3	69,300	5	89,400	1	167,500	-
97841	Imbler	-	0	0	0	-100.0%	0	-	-	2	2	0.0%	2	344,000	344,000	6.1%	-	-	-	-	-	-	-
97850	La Grande/ Island City	45	13	5	13	30.0%	9	185,400	34	236	189	-7.4%	192	191,600	174,000	4.4%	2	425,000	9	66,500	2	189,500	-
97867	North Powder	5	1	0	0	-	1	65,000	2,467	5	2	-75.0%	2	164,900	164,900	-6.8%	-	-	1	145,000	-	-	-
97876	Summerville	4	0	0	1	-	1	290,000	2	16	12	0.0%	10	343,600	308,800	15.2%	-	-	-	-	-	-	-
97883	Union Union Co.	5	2	-	4	300.0%	2	271,500	177	32	34	-12.8%	36	223,000	156,400	58.0%	2	182,500	7	56,700	2	148,000	-
	Total	82	18	8	22	22.2%	19	187,800	190	385	301	-3.5%	300	207,500	175,000	5.7%	7	203,300	28	74,500	5	168,500	-

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/17-11/30/18) with 12 months before (12/1/16-11/30/17).

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.



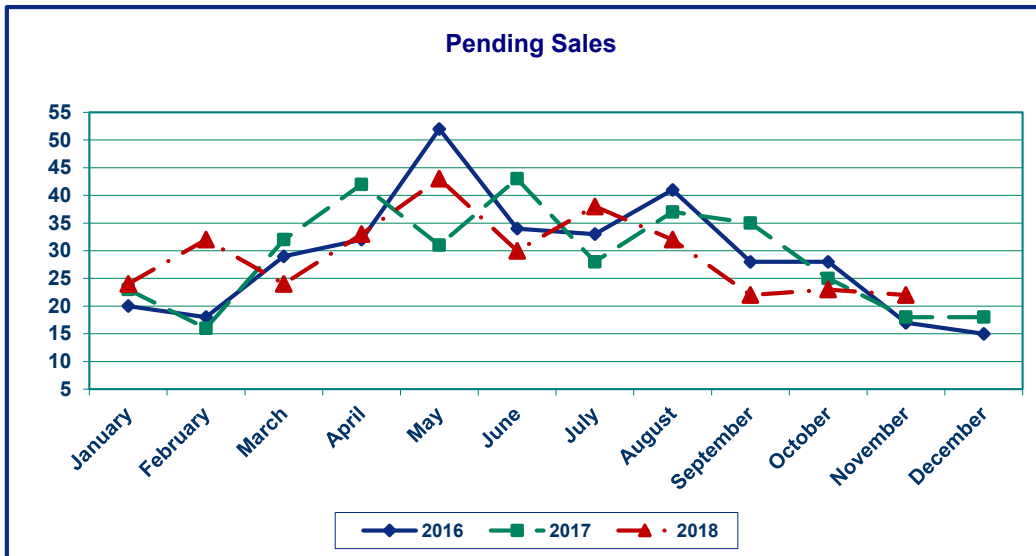
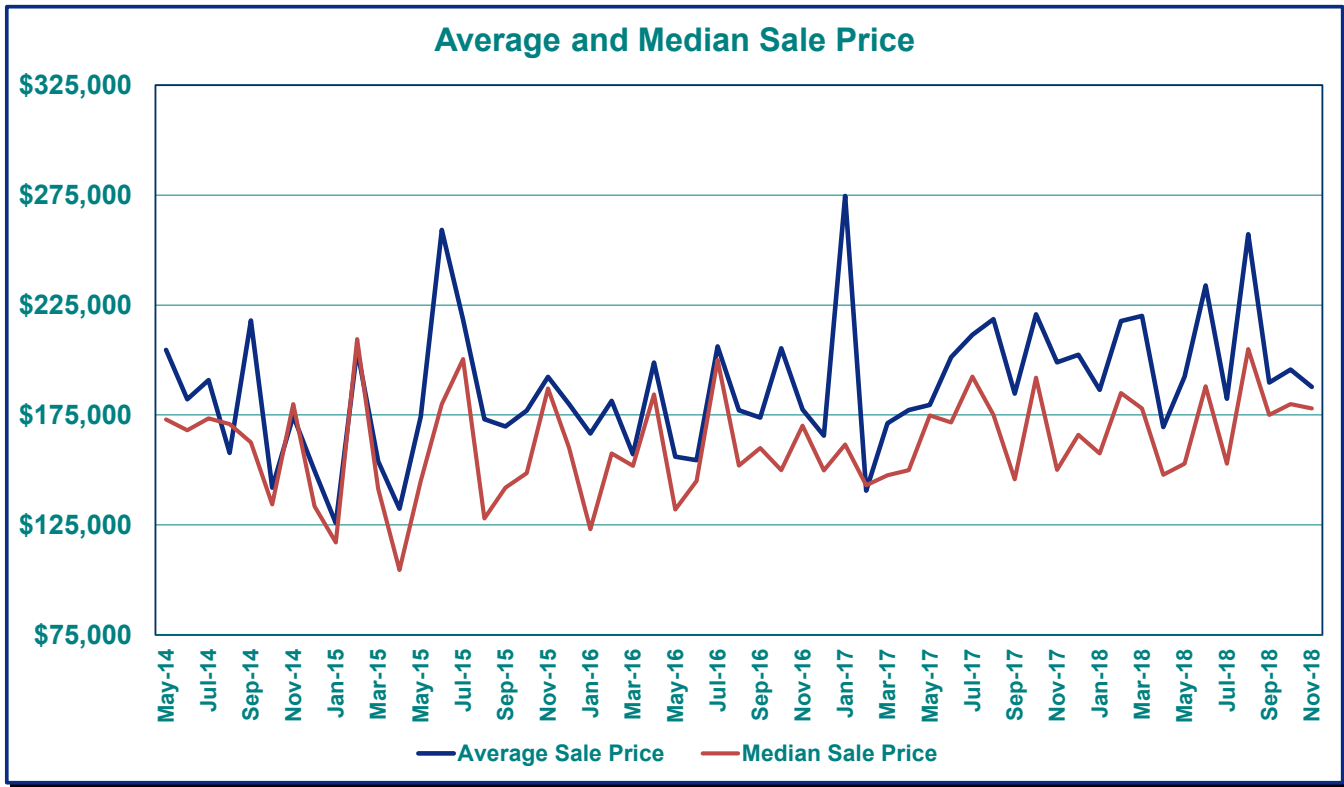
NEW LISTINGS

UNION COUNTY, OR

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

SALE PRICE
UNION COUNTY, OR

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



PENDING LISTINGS

UNION COUNTY, OR

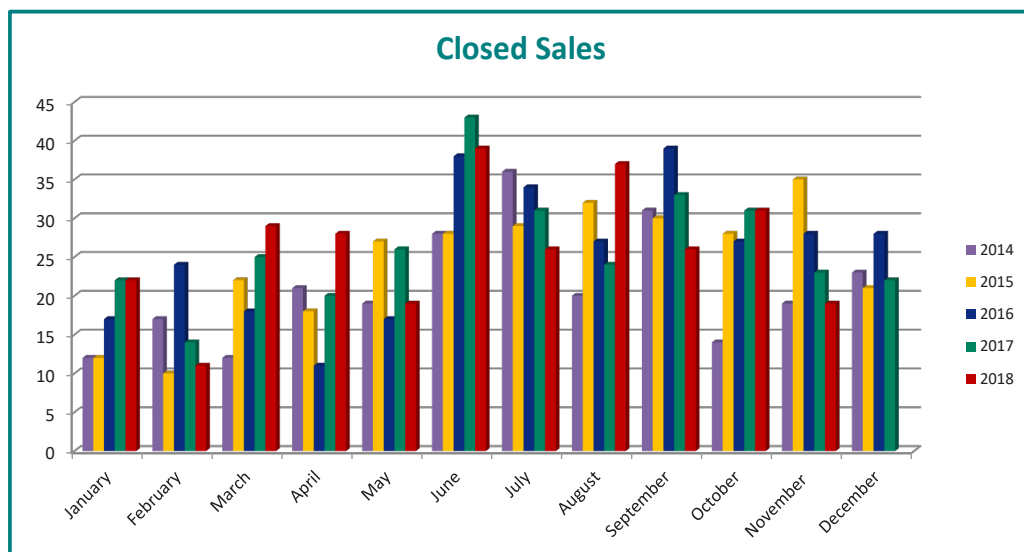
This graph represents monthly accepted offers in Union County, Oregon over the past three calendar years.

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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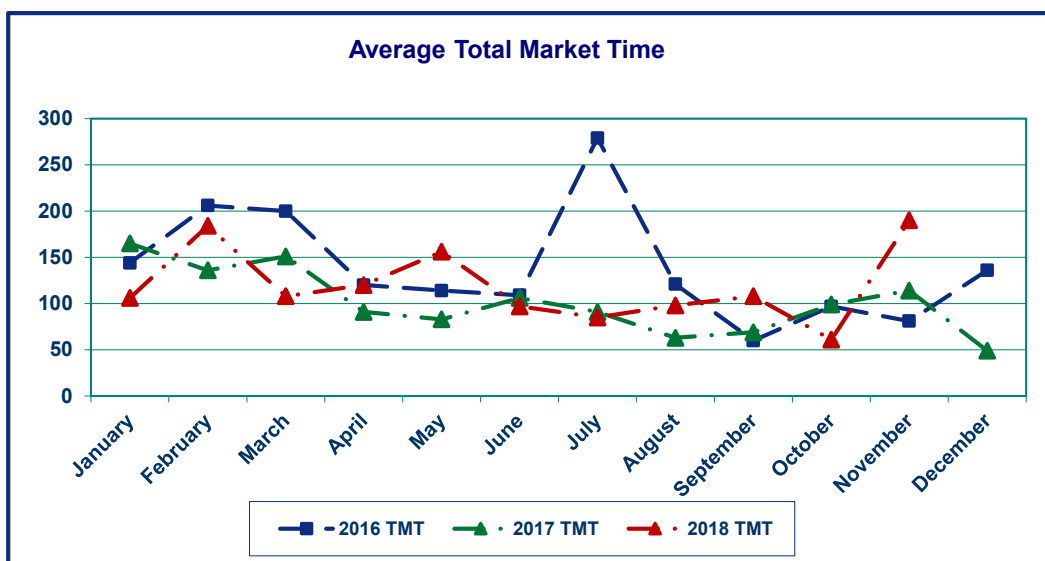
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DAYS ON MARKET UNION COUNTY, OR

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

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Residential Review: Wallowa County, Oregon

November 2018 Reporting Period

November Residential Highlights

Closed sales saw a sole gain this November, compared with November 2017. Eight closings edged two over November 2017 (6) despite cooling from the 17 closings recorded last month in October 2018. Even so, this was the strongest November for closings in the county since 2012, when ten closings were recorded.

There were four pending sales, cooler than the seven recorded in November 2017 and the 14 offers accepted last month in October 2018.

New listings (4) fared similarly, cooling from both November 2017 (10) and October 2018 (11).

Inventory rose in November to 7.8 months, with total market time decreasing to 62 days.

Year to Date Summary

Activity is warmer so far in 2018 compared to 2017. New listings (166) have increased 45.6%, pending sales (102) have increased 22.9%, and closed sales (100) have increased 14.9%.

Average and Median Sale Prices

Comparing 2018 with 2017 to date, the average sale price has increased 16.0% from \$200,500 to \$232,500. In the same comparison, the median sale price has increased 6.8% from \$180,000 to \$192,300.

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

Average Sale Price % Change:

+15.7% (\$232,400 v. \$200,900)

Median Sale Price % Change:

+9.9% (\$194,500 v. \$177,000)

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

Inventory in Months*

	2016	2017	2018
January	10.1	9.3	12.5
February	20.5	55	13.0
March	13.3	5.4	8.3
April	7.4	29.5	17.3
May	6.8	6.4	8.6
June	5.7	13	12.0
July	10.2	5.8	7.1
August	10	7.9	6.6
September	5.1	5.5	7.6
October	11.8	8.6	4.2
November	12.0	9.3	7.8
December	7.5	25	

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

Wallowa County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	November	4	4	8	191,700	168,800	62
	October	11	14	17	237,700	220,000	240
	Year-to-date	166	102	100	232,500	192,300	160
2017	November	10	7	6	134,300	132,000	57
	Year-to-date	114	83	87	200,500	180,000	241
Change	November	-60.0%	-42.9%	33.3%	42.7%	27.9%	9.5%
	Prev Mo 2018	-63.6%	-71.4%	-52.9%	-19.4%	-23.3%	-74.2%
	Year-to-date	45.6%	22.9%	14.9%	16.0%	6.8%	-33.7%

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Wallowa County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date		
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 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	
97885	Wallowa	10	1	1	0	-	2	227,000	66	28	20	400.0%	21	185,500	160,000	15.9%	-	-	4	293,800	1	145,000
97857	Lostine	3	0	1	0	-	0	-	-	7	4	0.0%	4	280,000	327,500	46.6%	-	-	3	221,800	-	-
97842	Imnaha	6	0	2	0	-	0	-	-	14	4	100.0%	4	142,000	151,500	-10.6%	-	-	1	20,000	-	-
97846	Joseph	27	3	2	1	-66.7%	2	236,500	96	62	33	32.0%	32	245,900	190,800	-7.9%	3	263,000	21	126,900	-	-
97828	Enterprise	16	0	-	3	-25.0%	4	151,700	43	55	41	-14.6%	39	251,200	195,000	43.4%	1	111,000	19	116,000	1	215,000
	Wallowa Co. Total	62	4	6	4	-42.9%	8	191,700	62	166	102	22.9%	100	232,500	192,300	15.7%	4	225,000	48	140,200	2	180,000

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

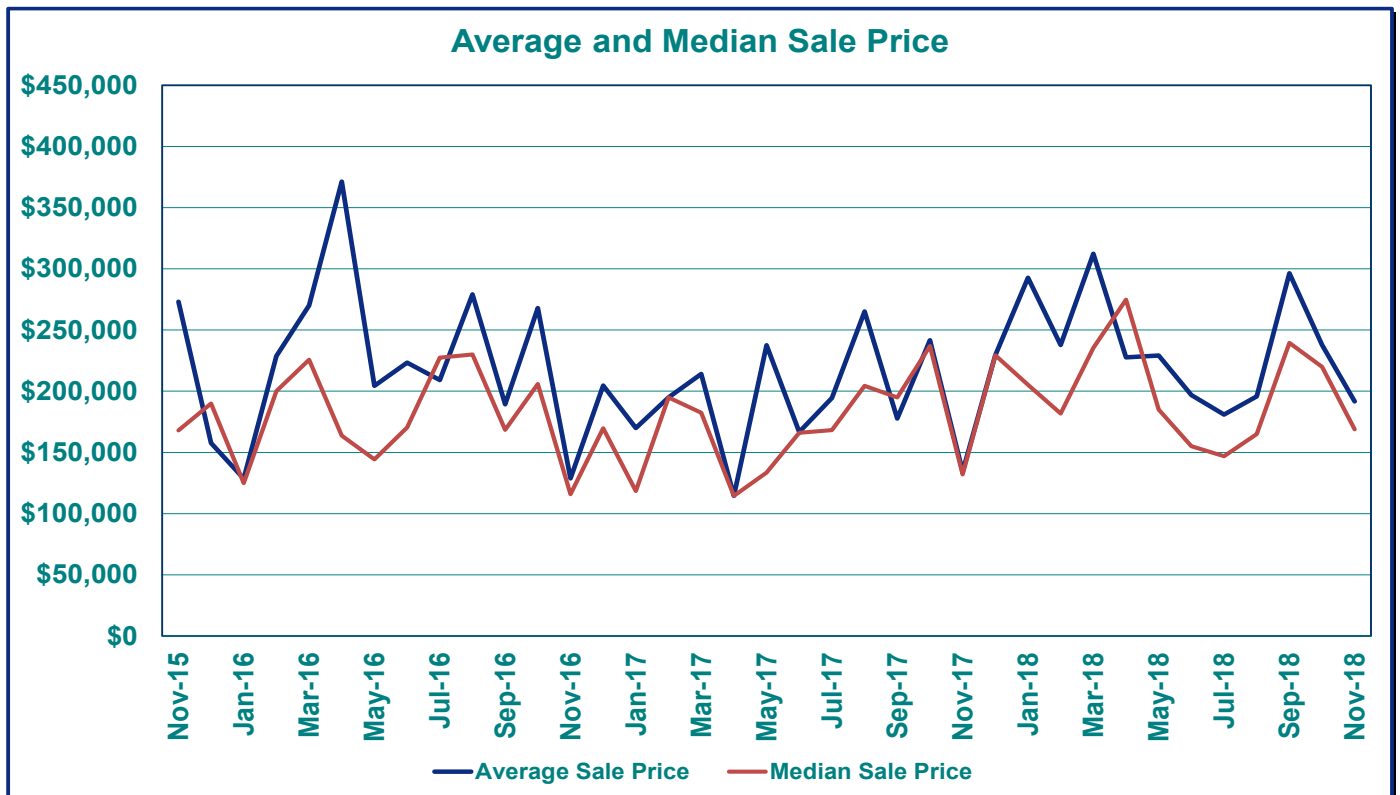
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SALE PRICE

WALLOWA COUNTY, OR

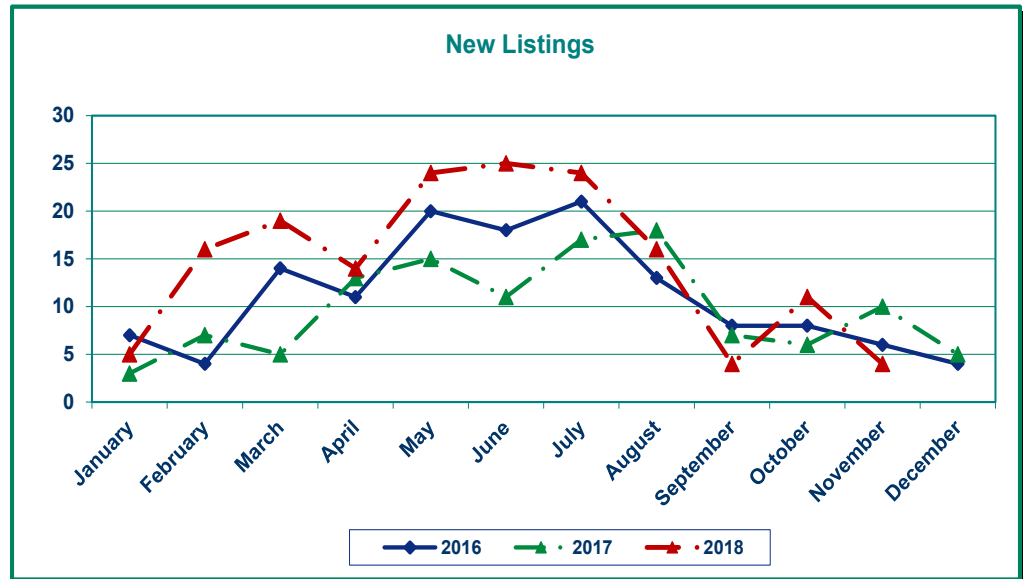
This graph represents the average and median sale price for all homes sold in Wallowa County, Oregon.



NEW LISTINGS

WALLOWA COUNTY, OR

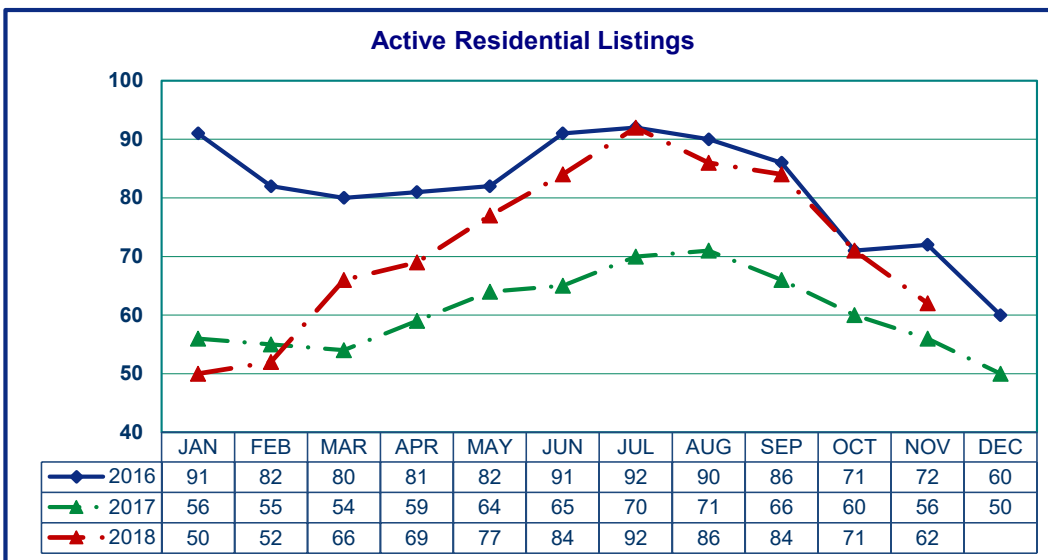
This graph shows the new residential listings in Wallowa County, Oregon.



ACTIVE RESIDENTIAL LISTINGS

WALLOWA COUNTY, OR

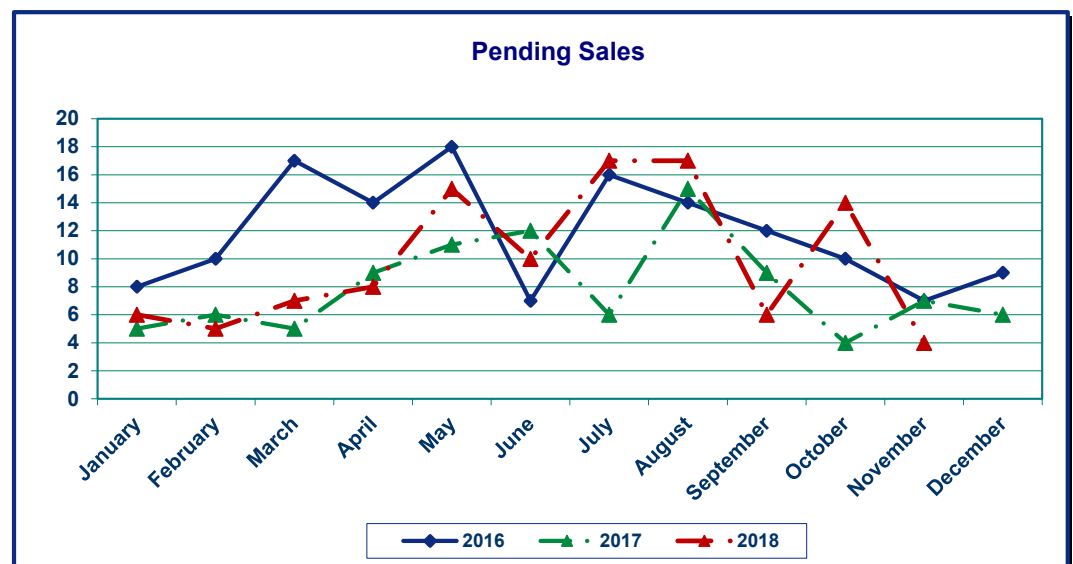
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PENDING LISTINGS

WALLOWA COUNTY, OR

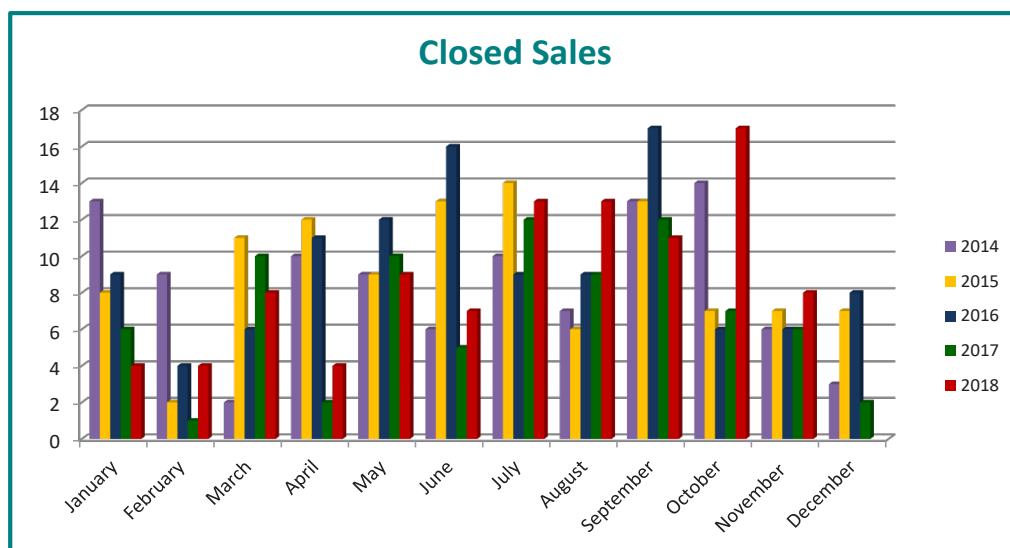
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WALLOWA COUNTY, OR *County, Oregon.*

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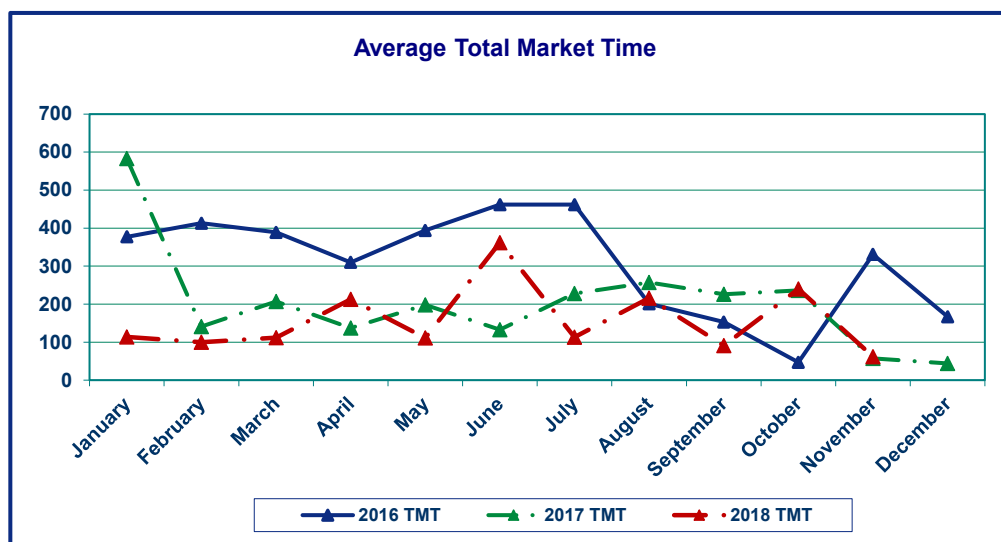
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