

# MARKET ACTION



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

## Residential Review: Baker County, Oregon

December 2018 Reporting Period

### December Residential Highlights

December brought cooling across the board to Baker County. There were 13 accepted offers, two shy of the 15 accepted last year in December 2017 (-13.3%) and three shy of the 16 from last month in November 2018 (-18.8%).

Ten new listings ended 37.5% under the 16 from December 2017 and 61.5% under the 26 offered in November 2018.

There were eight closings, a 46.7% decrease from November

2018 (15) and a 69.2% decrease from December 2017 (26).

Inventory rose to 10.3 months in December, with total market time decreasing to land at 63 days.

### Average and Median Sale Prices

Comparing 2018 to 2017 through December, the average sale price has increased 15.0% from \$148,800 to \$171,100. In the same comparison, the median sale price increased 14.5% from \$129,300 to \$148,000.

### 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	10.3

\*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.

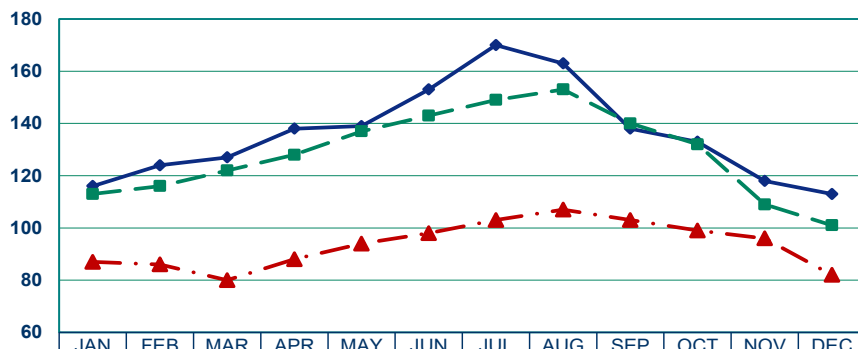
Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	December	10	13	8	188,700	169,000	63
	November	26	16	15	193,900	185,000	128
	Year-to-date	319	231	244	171,100	148,000	118
2017	December	16	15	26	143,800	131,300	90
	Year-to-date	352	258	248	148,800	129,300	137
Change	December	-37.5%	-13.3%	-69.2%	31.2%	28.7%	-30.9%
	Prev Mo 2018	-61.5%	-18.8%	-46.7%	-2.7%	-8.6%	-50.8%
	Year-to-date	-9.4%	-10.5%	-1.6%	15.0%	14.5%	-13.9%

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

**Average Sale Price % Change:**  
+14.7% (\$171,200 v. \$149,300)  
**Median Sale Price % Change:**  
+14.3% (\$148,000 v. \$129,500)

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

### Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

BAKER COUNTY, OR

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

# AREA REPORT • 12/2018

## Baker County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change²		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
460	Baker City/ Keating	49	8	6	13	8.3%	7	167,100	58	250	189	-11.3%	196	165,100	145,000	13.2%	7	136,400	18	64,300	6	146,300	
461	Haines/Anthony Lk/ Muddy Crk	6	0	0	0	-	0	-	-	8	5	-37.5%	6	193,800	151,500	-4.0%	-	-	3	123,300	-	-	
462	Sumpter/McEwen/ Bourne/Phillips Lk/ Grant	10	0	3	0	-100.0%	-	-	-	26	13	0.0%	14	178,100	182,200	4.6%	1	60,000	13	36,600	-	-	
463	Unity/ Hereford	3	0	0	0	-	0	-	-	5	2	-	2	98,300	98,300	-	-	-	-	-	-	-	
464	Huntington/ Lime	1	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	0	0	-	-	1	340,000	94	13	7	0.0%	7	209,600	145,000	20.3%	1	50,000	-	-	-	-	
467	Halfway/ Cornucopia	7	2	3	0	-100.0%	0	-	-	17	13	-13.3%	16	241,400	180,000	62.9%	-	-	2	25,800	-	-	
468	Oxbow	1	0	0	0	-	0	-	-	-	0	-	0	-	-	-	0	-	0	-	0	-	
	Baker County	82	10	12	13	-13.3%	8	188,700	63	319	231	-10.5%	244	171,100	148,000	14.7%	9	118,300	36	57,100	7	159,000	

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

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

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



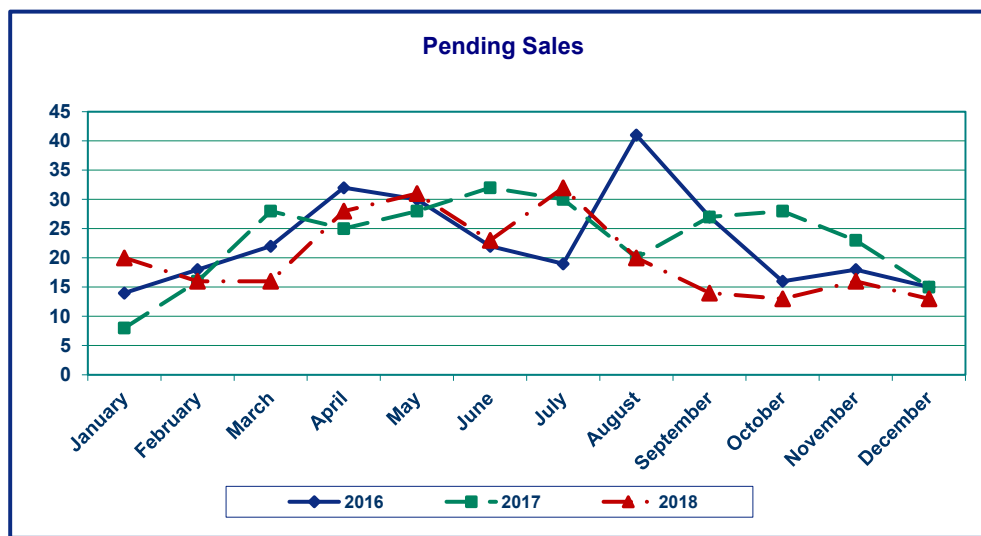
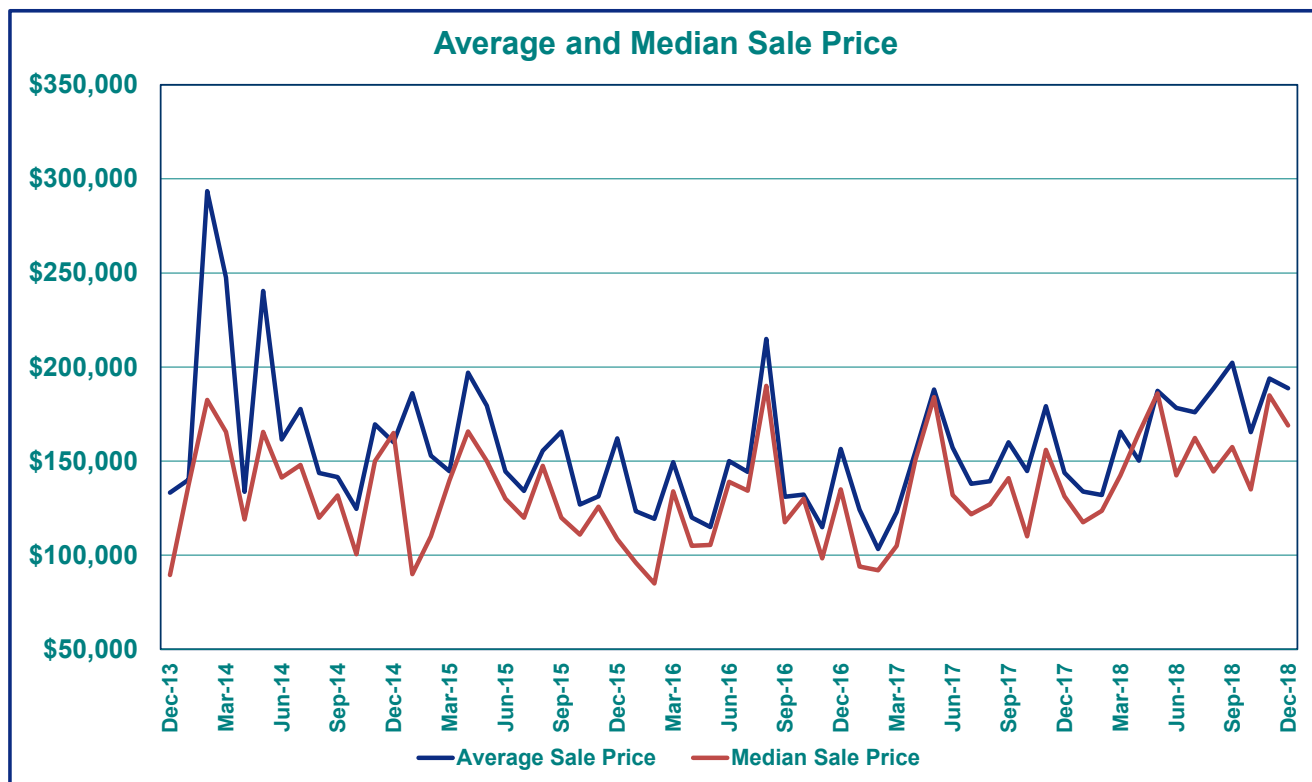
### NEW LISTINGS BAKER COUNTY, OR

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

## SALE PRICE

### BAKER COUNTY, OR

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



## PENDING LISTINGS

### BAKER COUNTY, OR

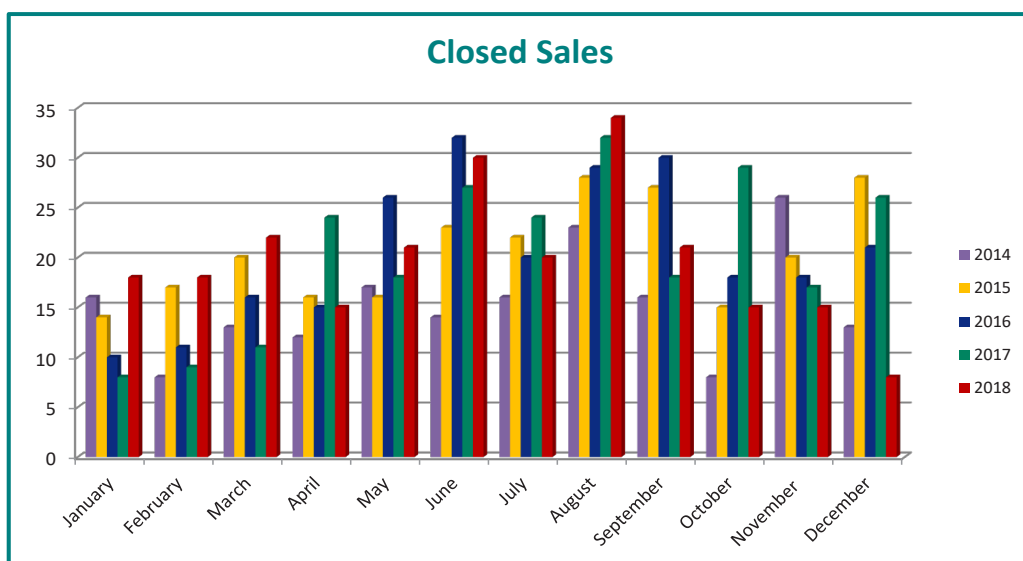
*This graph represents monthly accepted offers in Baker County, Oregon over the past three calendar years.*

## CLOSED SALES BAKER COUNTY, OR

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

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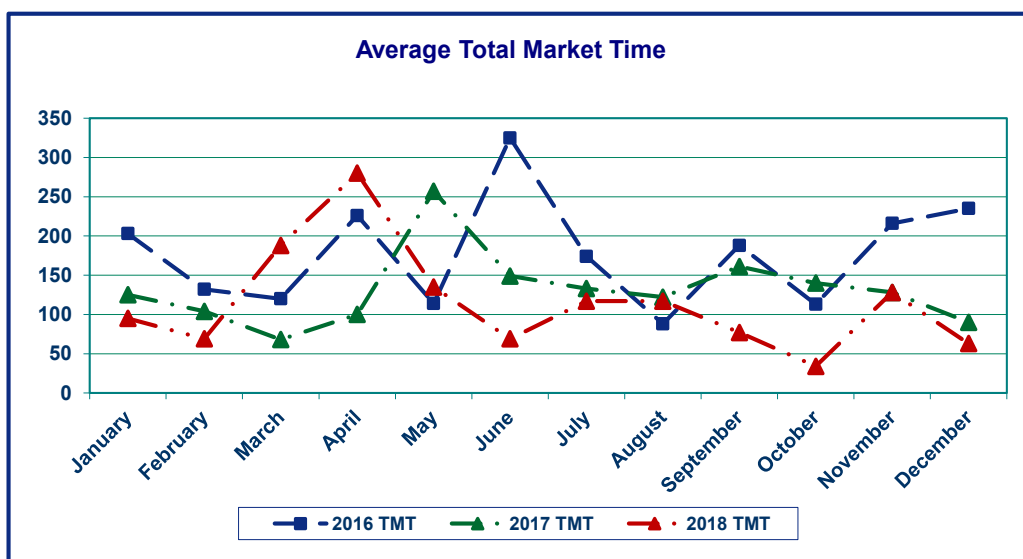
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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

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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.*



Pat Kaplan, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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Residential Review: Columbia Basin, Oregon

December 2018 Reporting Period

## December Residential Highlights

The Columbia Basin saw strong numbers in accepted offers to close out the year. There were 60 pending sales, a 25.0% increase over December 2017 (48) and a 17.6% increase from last month in November 2018 (51). It was the strongest December for pending sales in the region dating to at least 2007!

New listings, at 49, edged one ahead of December 2017 (48, 2.1%) despite cooling 34.7% from the 75 new listings offered last month in November 2018.

Closed sales (58) cooled 12.1% compared with December 2017 (66) and 18.3% compared with November 2018 (71).

## Year to Date Summary

Looking at the entirety of 2018 compared to 2017, closed sales

(911) increased 13.3%, pending sales (916) increased 13.2%, and new listings (1,125) increased 8.0%.

## Average and Median Sale Prices

Comparing 2018 to 2017 through December, the average sale price has increased 8.7% from \$176,500 to \$191,900. In the same comparison, the median sale price has increased 11.9% from \$160,000 to \$179,000.

Inventory in Months*			
	2016	2017	2018
January	5.4	5.4	4.2
February	6.1	6.3	3.2
March	4.6	4.5	3.6
April	5.4	4.4	3.8
May	5.6	4.1	3.0
June	4.2	3.3	3.4
July	4.3	4.3	3.6
August	4.2	3.5	2.6
September	4.9	4.2	3.5
October	3.8	3.7	3.0
November	4.2	4.7	3.3
December	5.2	3.5	3.4

\*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:

+8.7% (\$191,900 v. \$176,600)

### Median Sale Price % Change:

+11.9% (\$179,000 v. \$160,000)

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	December	49	60	58	177,600	163,800	82
	November	75	51	71	194,500	180,000	82
	Year-to-date	1,125	916	911	191,900	179,000	88
2017	December	48	48	66	175,200	164,000	61
	Year-to-date	1,042	809	804	176,500	160,000	97
Change	December	2.1%	25.0%	-12.1%	1.4%	-0.1%	34.5%
	Prev Mo 2018	-34.7%	17.6%	-18.3%	-8.7%	-9.0%	0.0%
	Year-to-date	8.0%	13.2%	13.3%	8.7%	11.9%	-9.1%

# AREA REPORT • 12/2018

## 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 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
380	Arlington/N	5	2	0	1	-	2	117,500	326	14	13	18.2%	13	111,400	85,000	-29.0%	-	-	2	29,200	-	-	
381	Condon/S	6	1	0	1	-	2	157,000	49	21	19	137.5%	17	98,700	100,000	-21.2%	-	-	1	10,000	-	-	
	Gilliam Co. Total	11	3	-	2	-	4	137,300	188	35	32	68.4%	30	104,200	97,000	-26.1%	-	-	3	22,800	-	-	
420	Boardman/NW	7	1	-	1	-66.7%	0	-	-	22	23	-30.3%	32	234,600	223,300	17.4%	-	-	8	34,900	-	-	
421	Irrigon	6	2	3	3	0.0%	4	112,600	67	53	39	14.7%	39	137,300	140,000	16.1%	1	15,200	6	26,100	1	100,000	
422	Ione	2	1	0	0	-100.0%	-	-	-	3	2	-33.3%	3	171,200	176,500	147.6%	-	-	4	475,400	-	-	
423	Lexington	2	0	0	0	-	0	-	-	7	3	-25.0%	3	215,000	285,000	59.7%	-	-	-	-	-	-	
424	Heppner/S	10	2	2	2	-	0	-	-	30	18	28.6%	17	135,700	91,000	-10.7%	-	-	5	72,000	-	-	
	Morrow Co. Total	27	6	5	6	-14.3%	4	112,600	67	115	85	-3.4%	94	173,700	153,300	15.4%	1	15,200	23	117,300	1	100,000	
430	Umatilla	7	3	2	3	0.0%	5	191,700	22	91	83	56.6%	85	181,200	189,000	21.7%	1	106,000	10	74,900	1	355,000	
431	Hermiston	42	19	14	21	31.3%	18	219,200	53	361	281	12.9%	277	225,500	229,500	11.5%	9	435,100	16	114,400	7	799,900	
432	Stanfield	3	1	-	1	0.0%	2	159,000	10	25	21	10.5%	20	159,900	157,500	-4.9%	2	64,900	4	44,100	-	-	
433	Echo	1	0	-	0	-	0	-	-	3	3	-40.0%	2	386,200	386,200	75.4%	-	-	3	41,700	-	-	
435	Pendleton City Limits	55	8	3	13	44.4%	9	217,500	58	261	212	11.0%	204	195,200	180,000	8.7%	9	224,500	14	98,800	8	181,700	
436	E-Meacham, Cayuse	2	0	0	1	-	0	-	-	5	3	-40.0%	2	186,800	186,800	41.4%	-	-	1	123,300	-	-	
437	NE-Athena, Helix, Adams, Weston	19	2	1	2	0.0%	6	113,600	140	78	64	60.0%	65	150,900	137,000	1.4%	1	10,000	6	65,800	-	-	
438	S-Pilot Rock, Ukiah	8	1	1	3	50.0%	2	134,300	250	37	31	47.6%	31	133,300	132,000	-10.9%	1	201,000	1	275,000	-	-	
439	Milton-Freewater	20	6	1	8	0.0%	8	146,500	101	114	101	-15.1%	101	192,400	160,000	18.2%	2	57,500	9	122,400	1	145,000	
	Umatilla Co. Total	157	40	22	52	26.8%	50	186,000	75	975	799	13.8%	787	197,500	186,000	9.5%	25	259,900	64	96,200	17	444,300	

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

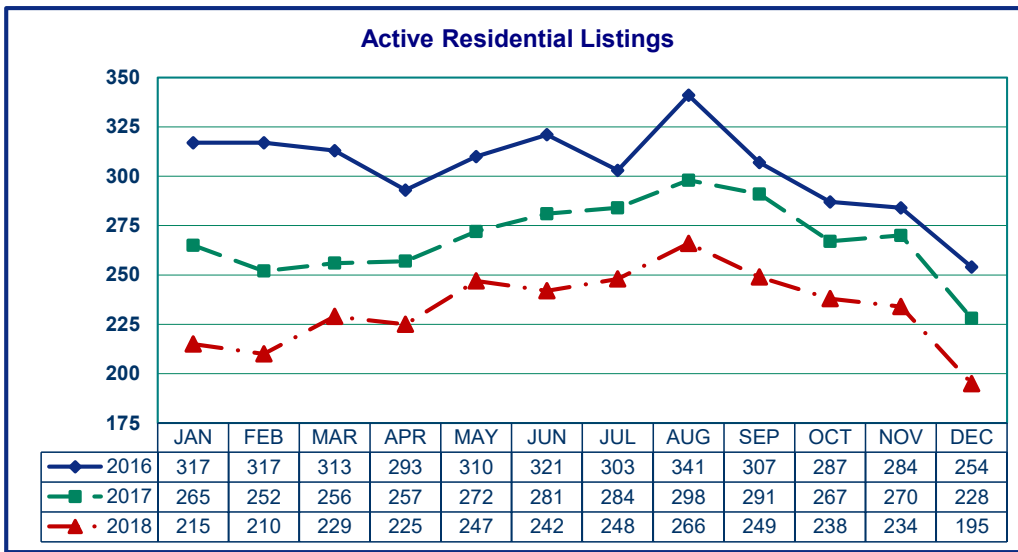
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (1/1/18-12/31/18) with 12 months before (1/1/17-12/31/17).

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

## ACTIVE RESIDENTIAL LISTINGS

### COLUMBIA BASIN, OR

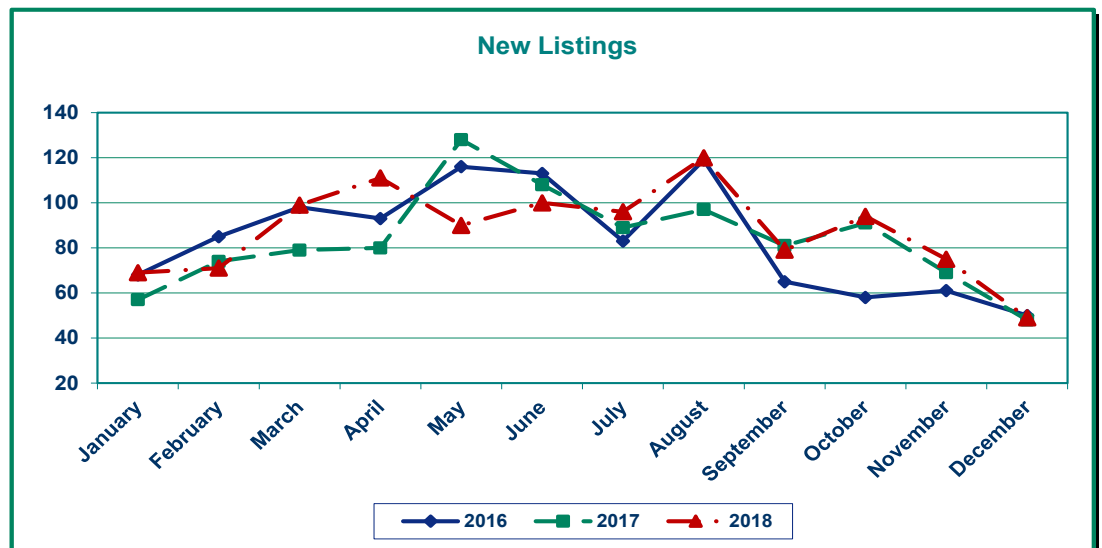
*This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.*



## NEW LISTINGS

### COLUMBIA BASIN, OR

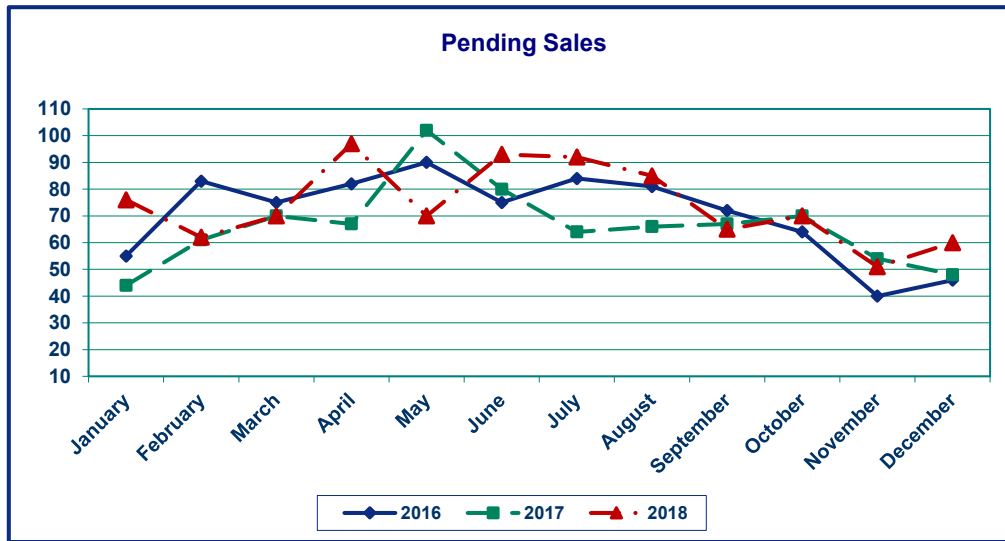
*This graph shows the new residential listings over the past three calendar years in Columbia Basin, Oregon.*



## PENDING LISTINGS

### COLUMBIA BASIN, OR

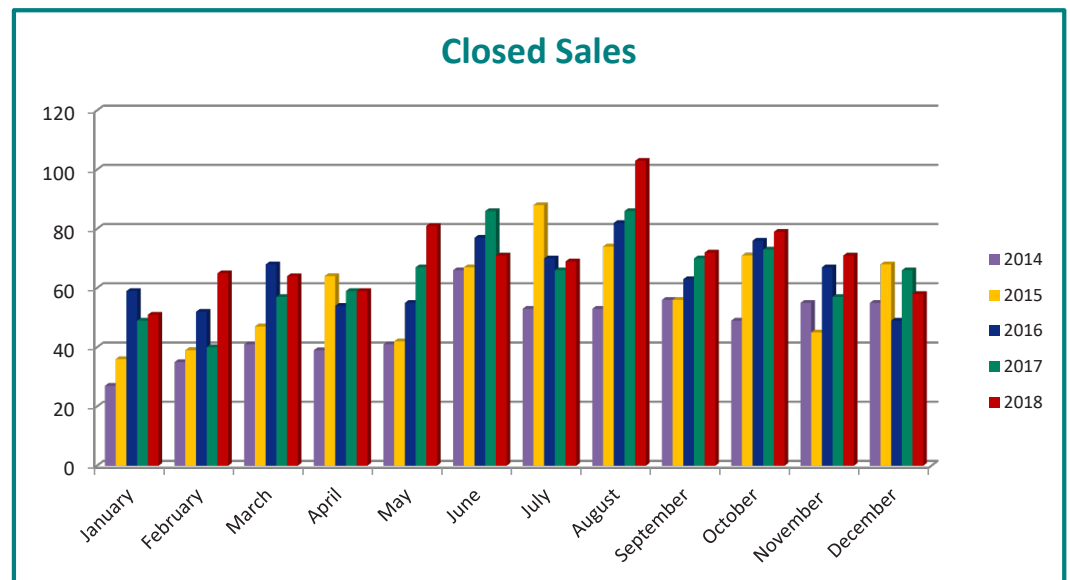
*This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years*



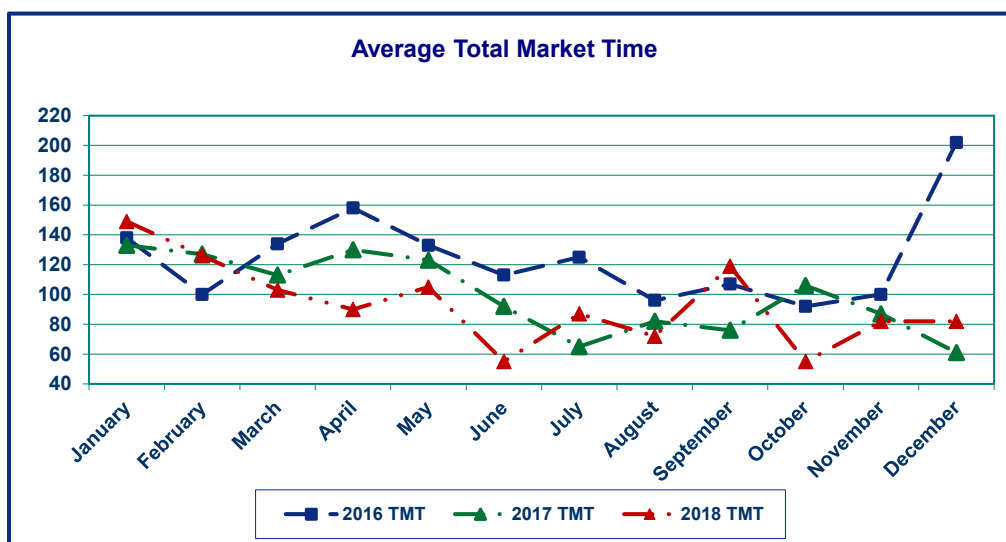
## CLOSED SALES

### COLUMBIA BASIN, OR

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



## Average Total Market Time



## DAYS ON MARKET

### COLUMBIA BASIN, OR

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



## SALE PRICE COLUMBIA BASIN, OR

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

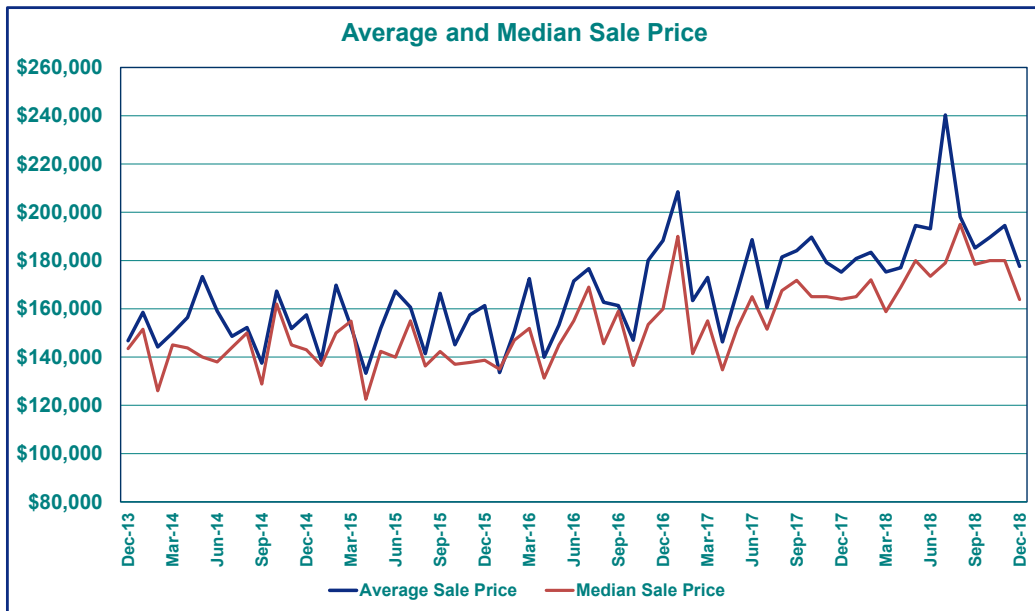
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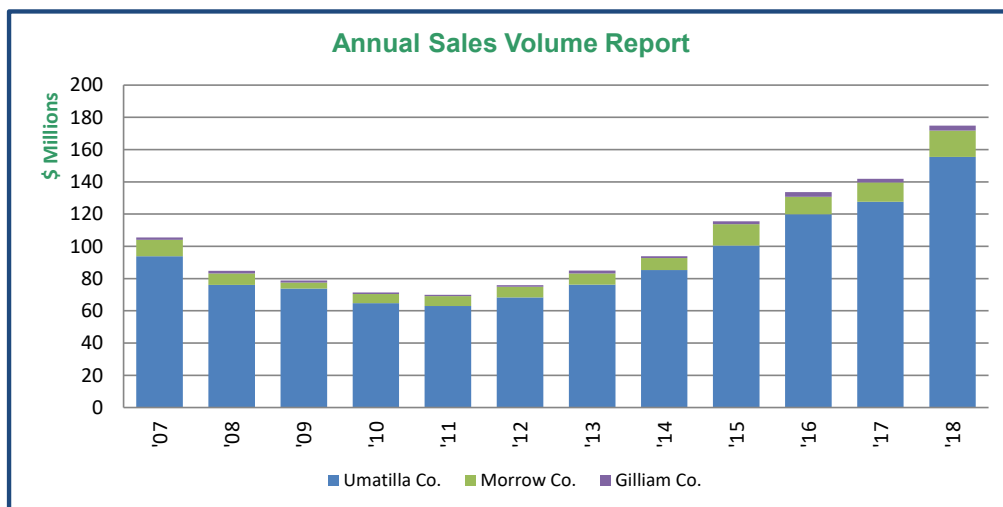
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Note: A residential property in Area 439, sold in July 2018 for \$2.65 million dollars, impacting the area's average sales price.

## SALES VOLUME RESIDENTIAL

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



Pat Kaplan, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

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## Residential Review: Coos County, Oregon

December 2018 Reporting Period

### December Residential Highlights

Coos County saw a notable increase in pending sales this December compared to December 2017. At 80, accepted offered outpaced December 2017 (63) by 27.0%, despite cooling 8.0% from November 2018 (87). Closed sales (86) cooled 9.5% from December 2017 (95) and 25.2% from November 2018 (115). New listings (61) ended 16.4% lower than in December 2017 (73) and 30.7% lower than in November 2018 (88).

### Year to Date Summary

Activity in 2018 outpaced activity in 2017. Closed sales (1,198) increased 5.1%, pending sales (1,212) increased 4.5%, and new listings (1,571) increased 1.4% this year.

### Average and Median Sale Prices

Comparing 2018 to 2017 through December, the average sale price has increased 6.2% from \$220,700 to \$234,300. In the same comparison, the median sale price has increased 8.6% from \$190,000 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	3.1

\*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.

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	December	61	80	86	256,900	206,500	87
	November	88	87	115	227,800	220,000	99
	Year-to-date	1,571	1,212	1,198	234,300	206,300	90
2017	December	73	63	95	221,500	196,500	99
	Year-to-date	1,550	1,160	1,140	220,700	190,000	114
Change	December	-16.4%	27.0%	-9.5%	16.0%	5.1%	-11.9%
	Prev Mo 2018	-30.7%	-8.0%	-25.2%	12.8%	-6.1%	-12.1%
	Year-to-date	1.4%	4.5%	5.1%	6.2%	8.6%	-21.5%

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

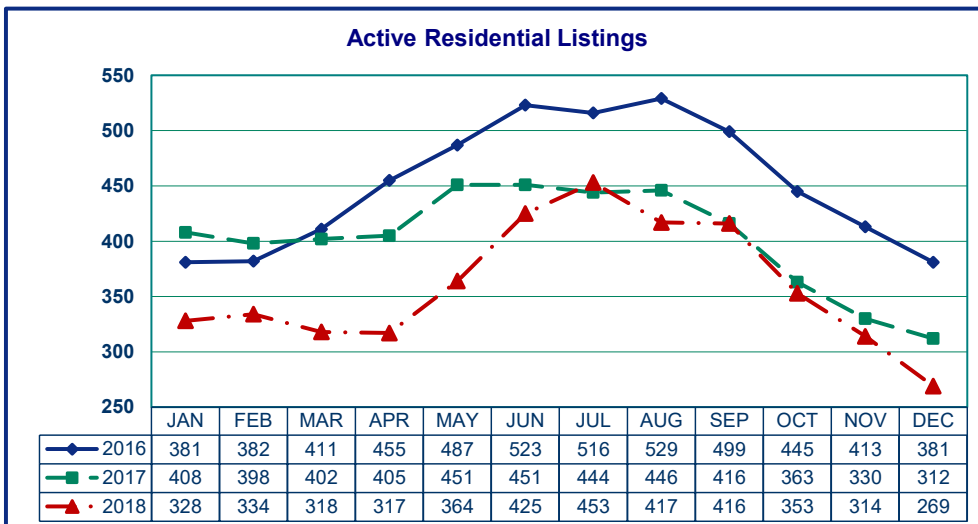
#### Average Sale Price % Change:

+6.2% (\$234,300 v. \$220,700)

#### Median Sale Price % Change:

+8.6% (\$206,300 v. \$190,000)

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



## ACTIVE RESIDENTIAL LISTINGS COOS COUNTY, OR

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

# AREA REPORT • 12/2018

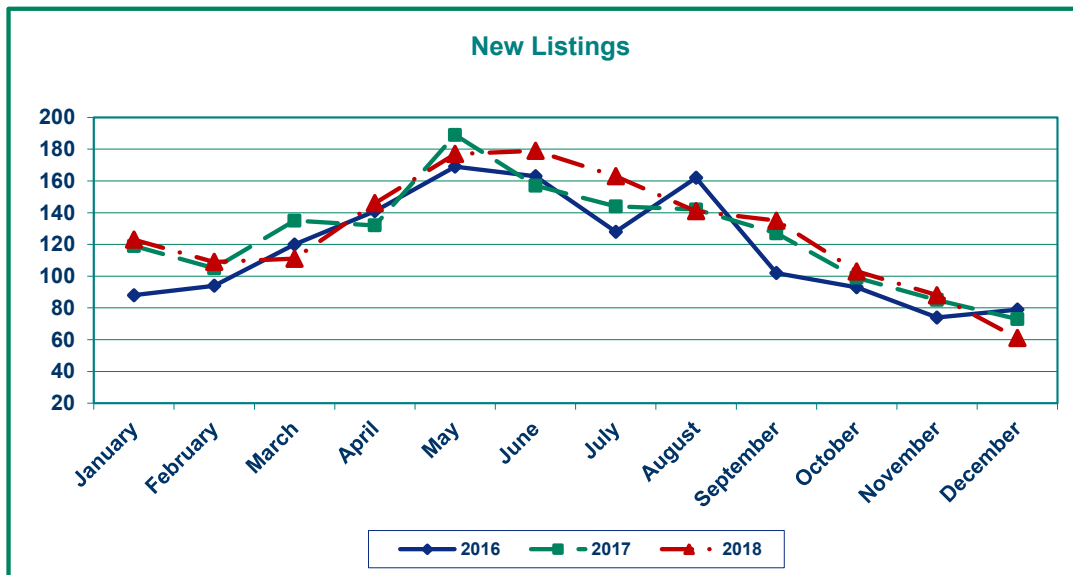
## Coos County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date								Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
97407	Allegeny	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97411	Bandon	55	9	7	14	75.0%	11	401,500	173	234	186	2.8%	188	326,300	295,500	5.3%	13	337,600	87	140,400	1	226,000
97414	Broadbent	0	0	0	0	-	0	-	-	2	3	-	3	507,200	115,000	-	-	-	-	-	-	-
97420	Coos Bay	79	20	19	30	7.1%	29	246,900	59	632	504	10.8%	499	209,600	190,000	9.0%	11	644,800	64	83,000	21	164,900
97423	Coquille	30	10	6	9	-18.2%	12	186,800	95	182	135	5.5%	137	207,500	180,000	3.4%	3	189,800	12	132,800	3	141,300
97449	Lakeside	23	5	3	5	66.7%	8	214,400	113	110	74	0.0%	76	223,700	207,800	20.8%	4	404,900	15	81,500	-	-
97458	Myrtle Point	23	3	3	6	50.0%	5	261,500	144	97	72	-4.0%	66	200,500	175,000	-7.1%	5	327,500	4	86,800	1	156,300
97459	North Bend	54	14	3	16	77.8%	20	258,800	49	296	233	-0.4%	224	241,600	224,300	2.9%	2	375,000	20	92,700	6	263,500
97466	Powers	5	0	1	0	-	1	74,600	132	18	5	-61.5%	5	88,000	76,000	-36.1%	-	-	2	47,500	-	-
	Coos County	269	61	42	80	27.0%	86	256,900	87	1,571	1,212	4.5%	1,198	234,300	206,300	6.1%	38	422,600	204	111,000	32	182,800

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

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

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



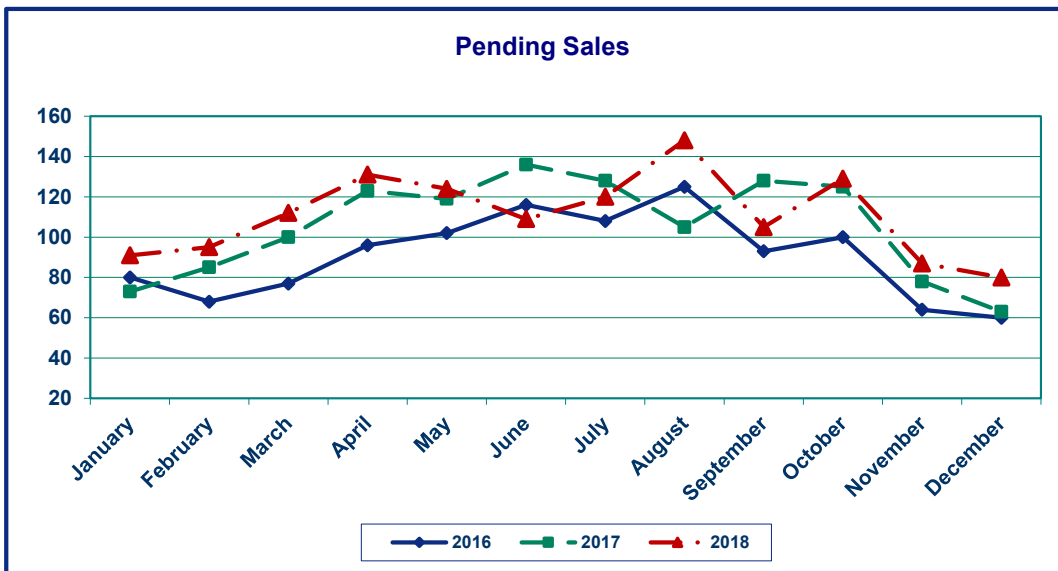
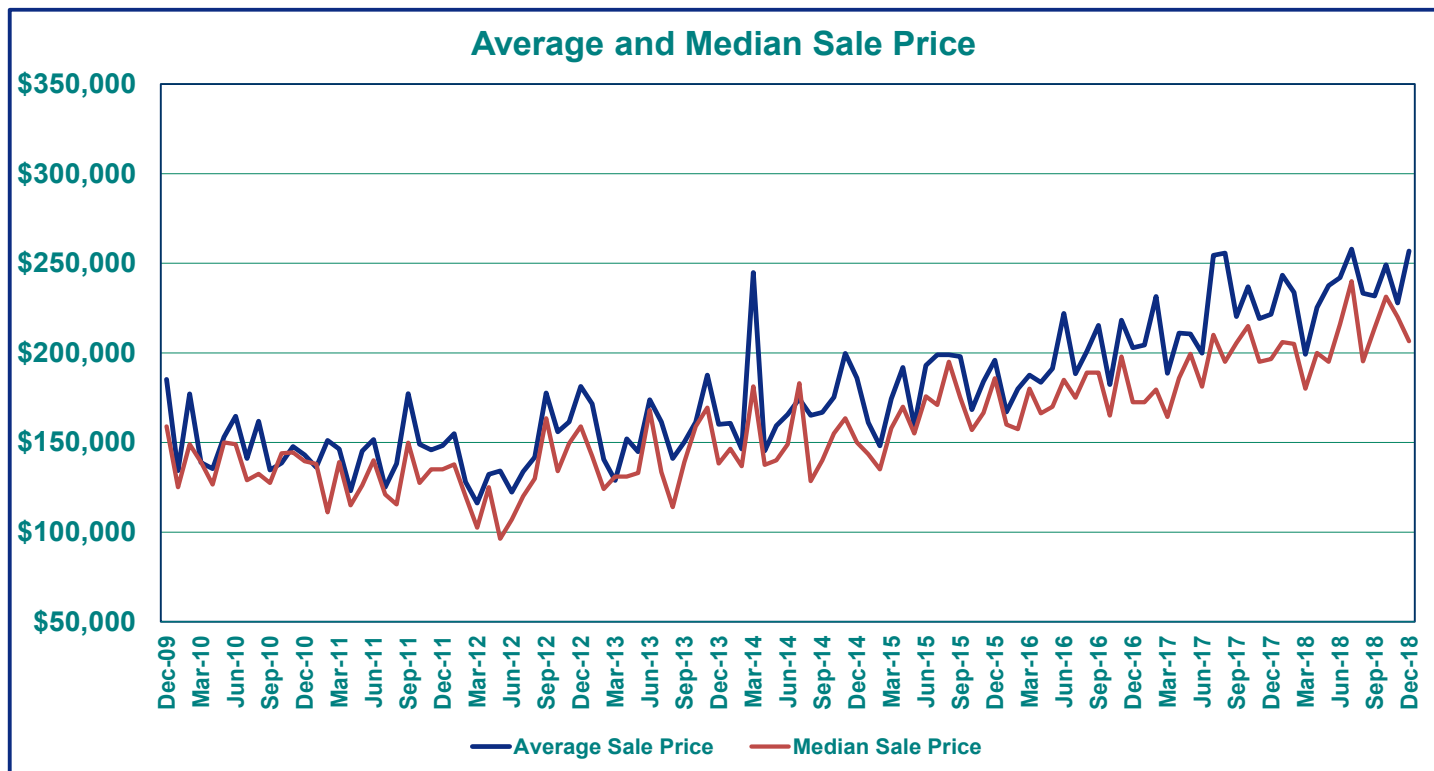
### NEW LISTINGS

#### COOS COUNTY, OR

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

**SALE PRICE**  
COOS COUNTY, OR

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



**PENDING LISTINGS**  
COOS COUNTY, OR

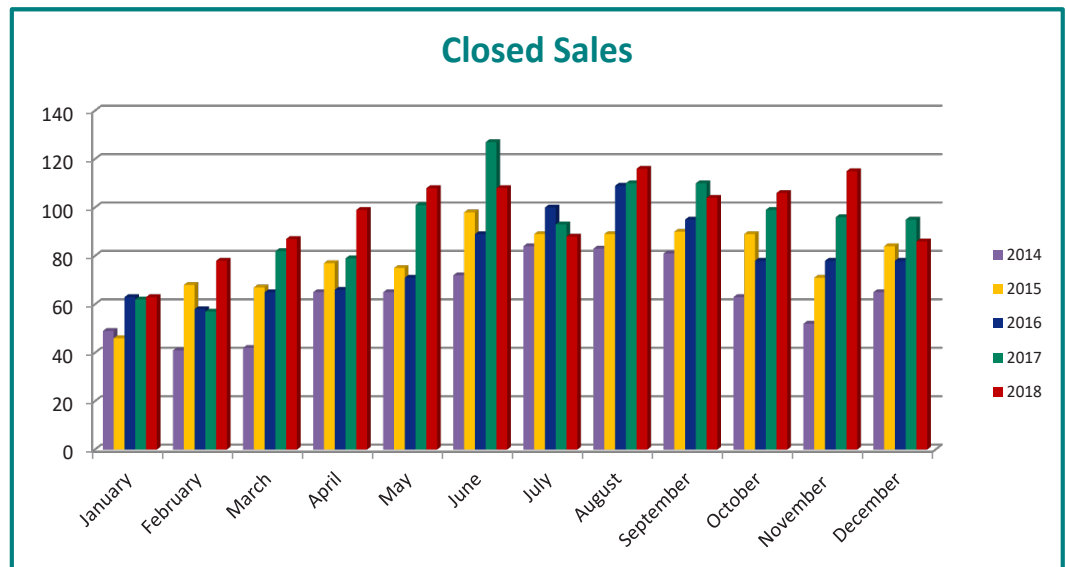
*This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.*

## CLOSED SALES COOS COUNTY, OR

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

**Contact RMLS™**  
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communications@rmls.com

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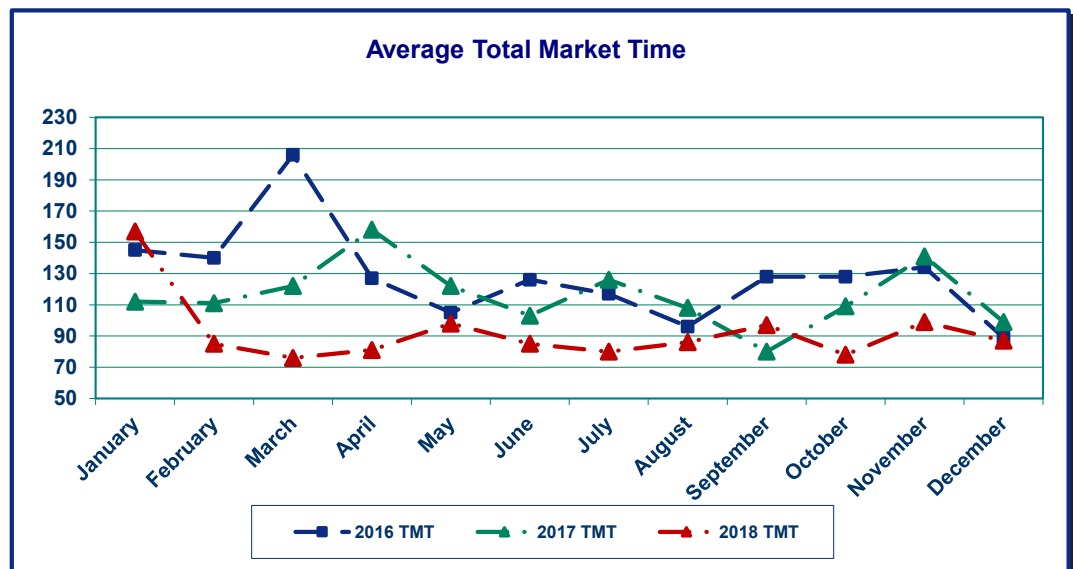
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## DAYS ON MARKET COOS COUNTY, OR

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



Pat Kaplan, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION

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

Residential Review: Curry County, Oregon

December 2018 Reporting Period

## December Residential Highlights

Curry County saw cooling across the board in December, but year-over-year numbers still ended ahead of 2017. Closed sales (47) fell one short of December 2017 (48, -2.1%) and four short of November 2018 (51, -7.8%).

New listings (36) ended 21.7% below December 2017 (46) and 36.8% below November 2018 (57). At 27, pending sales fared similarly, cooling 38.6% compared with December 2017 (44) and 41.3% compared with last month in November 2018 (46).

Inventory in December held steady at 5.5 months.

## Year to Date Summary

Comparing the entirety of 2018 to 2017, closed sales (614) increased 9.4%, pending sales (594) increased 4.9%, and new listings (859) increased 0.2% this year.

## Average and Median Sale Prices

Comparing 2018 to 2017 through the end of each year, the average sale price rose 10.3% from \$284,200 to \$313,400. In the same comparison, the median sale price rose 6.0% from \$250,000 to \$265,000.

## 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	5.5

\*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 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	December	36	27	47	351,400	280,000	123
	November	57	46	51	282,300	222,500	164
	Year-to-date	859	594	614	313,400	265,000	158
2017	December	46	44	48	321,700	292,500	172
	Year-to-date	857	566	561	284,200	250,000	172
Change	December	-21.7%	-38.6%	-2.1%	9.2%	-4.3%	-28.6%
	Prev Mo 2018	-36.8%	-41.3%	-7.8%	24.5%	25.8%	-25.0%
	Year-to-date	0.2%	4.9%	9.4%	10.3%	6.0%	-8.0%

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

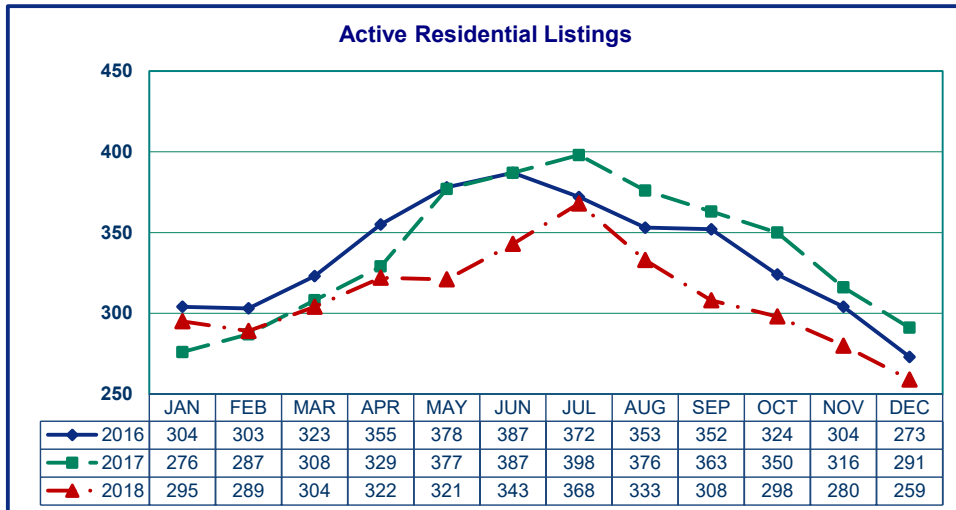
### Average Sale Price % Change:

+10.4% (\$313,400 v. \$283,900)

### Median Sale Price % Change:

+6.0% (\$265,000 v. \$250,000)

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 • 12/2018

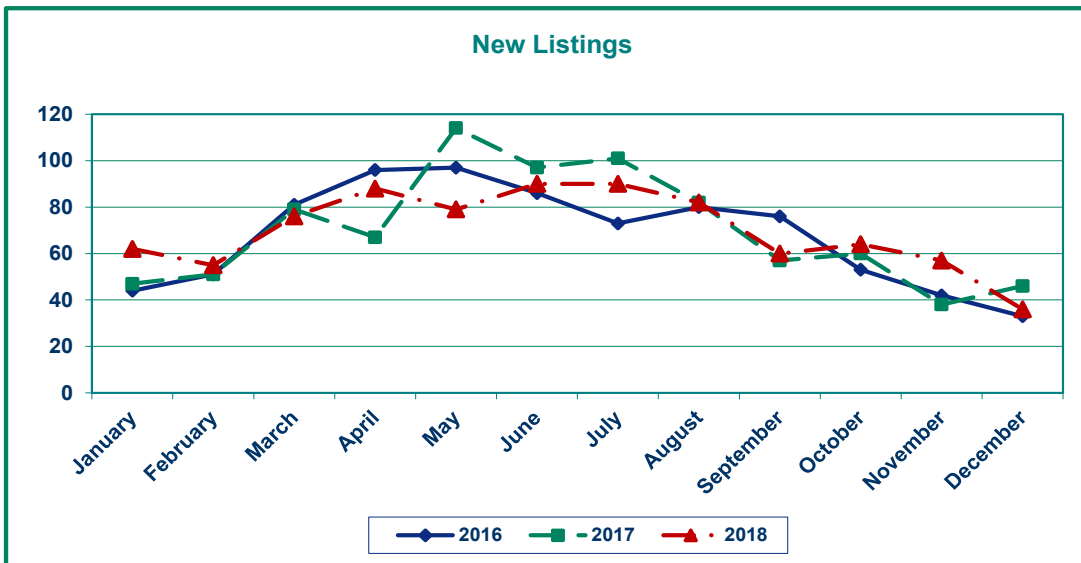
## Curry County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
270	City, Airport, Marina Hts., NB Chetco	83	17	14	10	-33.3%	16	402,600	128	295	192	-6.3%	204	331,500	293,500	1.1%	5	338,500	37	98,900	9	319,800	
271	Harbor, Winchuck, SB Chetco	53	8	3	6	-53.8%	12	371,500	62	184	127	18.7%	132	267,400	203,500	-1.2%	5	267,000	15	171,500	-	-	
272	Carpenterville, Cape Ferrello, Whaleshead	33	4	7	2	100.0%	5	365,000	201	76	47	17.5%	47	284,800	199,000	4.4%	-	-	5	120,800	-	-	
273	Gold Beach	55	3	11	5	-28.6%	10	264,600	93	213	160	15.9%	164	348,500	265,000	29.8%	7	350,000	33	172,400	4	261,300	
274	Port Orford	35	4	4	4	-50.0%	4	286,800	260	91	68	-10.5%	67	283,100	220,000	31.7%	4	556,500	29	131,600	2	272,500	
	Curry County	259	36	39	27	-38.6%	47	351,400	123	859	594	4.9%	614	313,400	265,000	10.4%	21	366,800	119	137,300	15	297,900	

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

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

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



### NEW LISTINGS

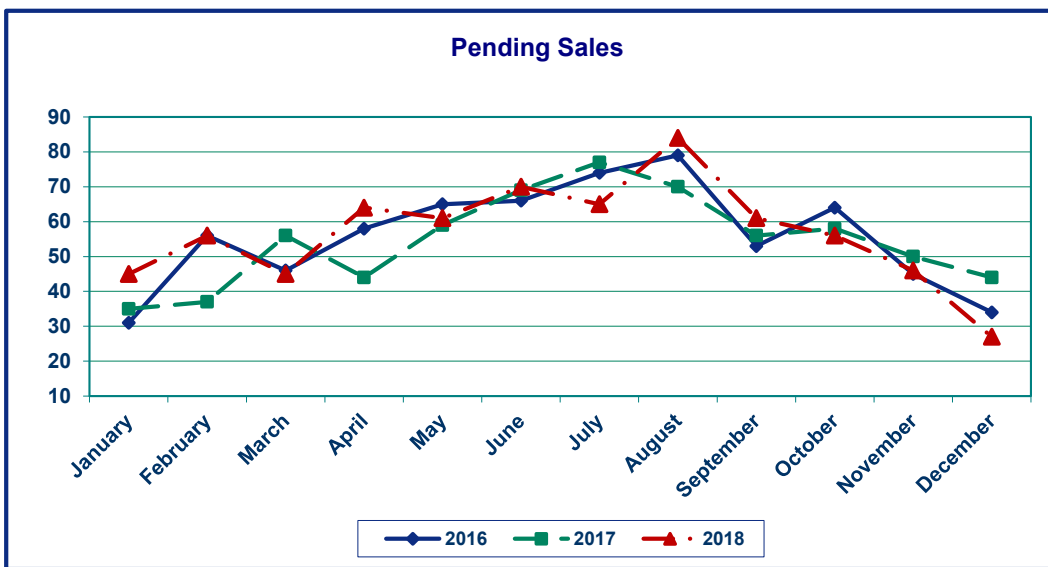
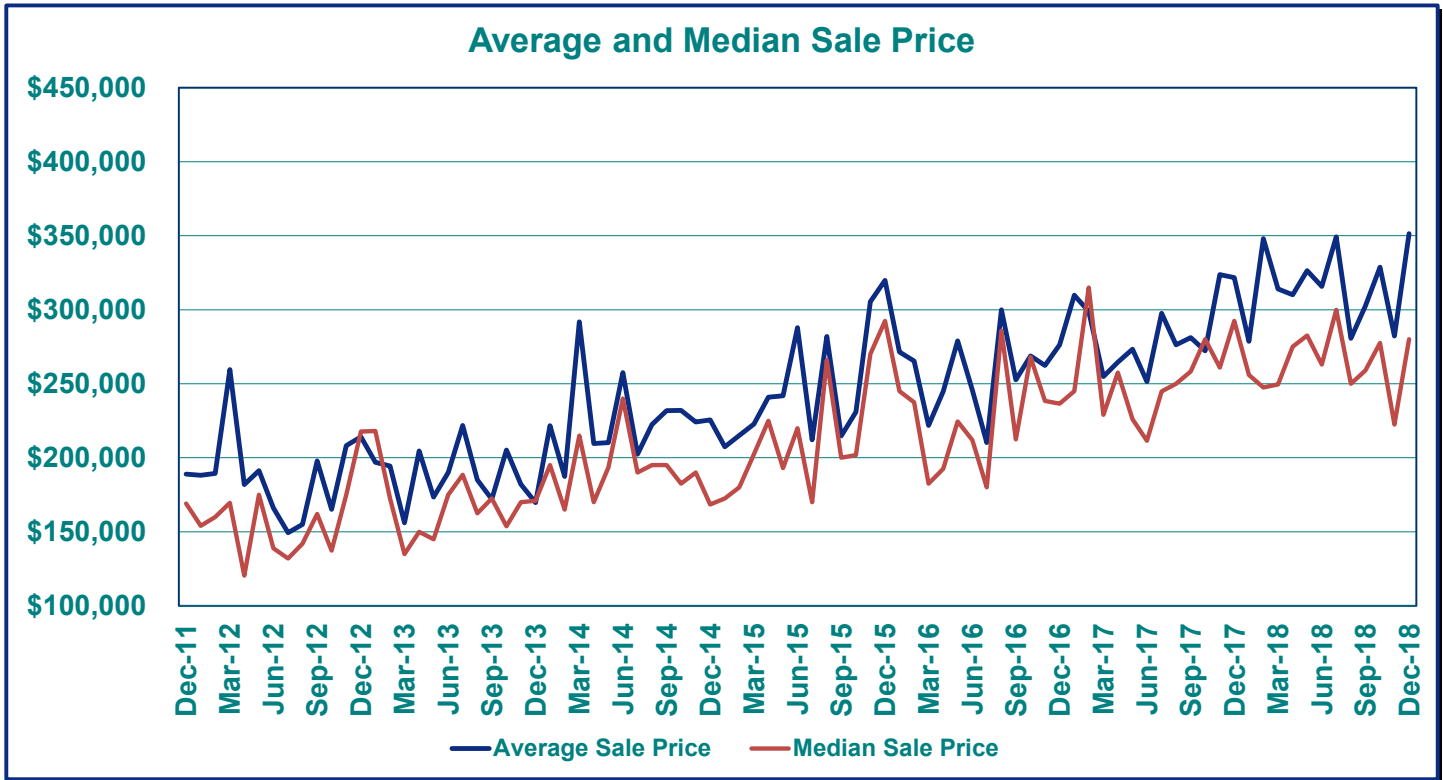
#### CURRY COUNTY, OR

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



**SALE PRICE**  
CURRY COUNTY, OR

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



**PENDING LISTINGS**

**CURRY COUNTY, OR**

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

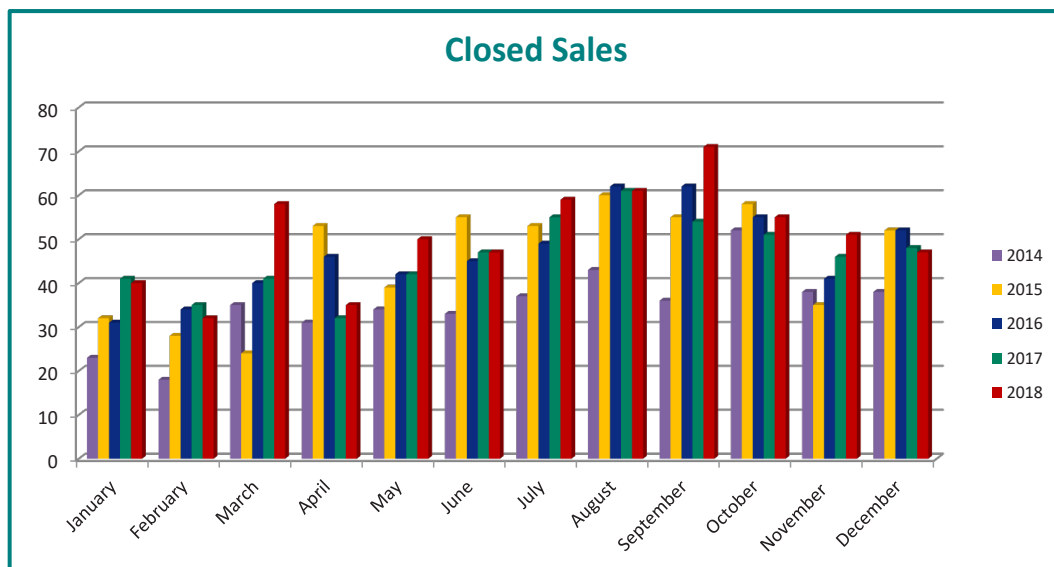


## CLOSED SALES CURRY COUNTY, OR

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

**Contact RMLS™**  
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Portland, OR 97220  
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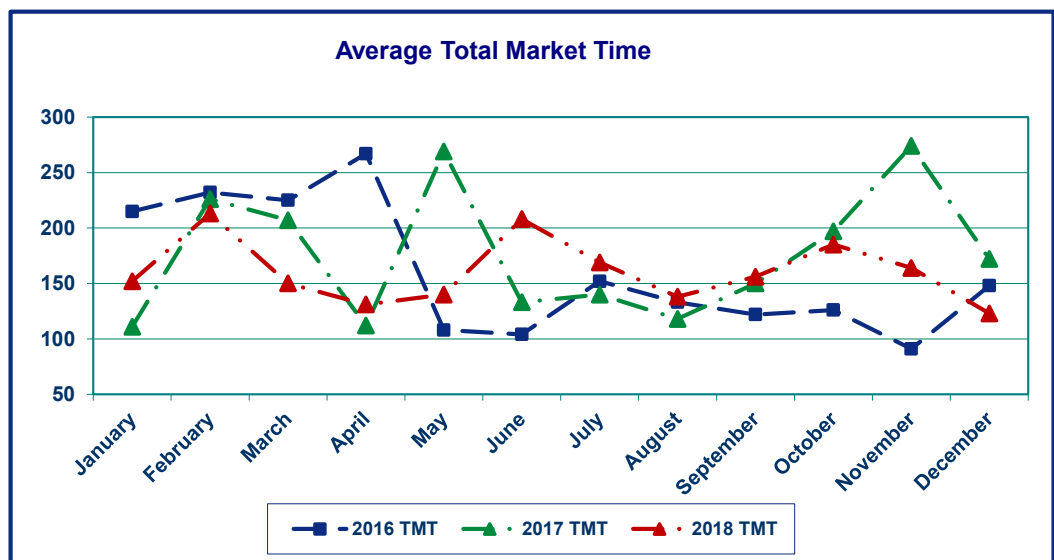
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## DAYS ON MARKET CURRY COUNTY, OR

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



Pat Kaplan, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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

Residential Review: Douglas County, Oregon

December 2018 Reporting Period

## December Residential Highlights

December brought cooler numbers to Douglas County to end the year, but year-over-year numbers remain positive. Closed sales (125) fell 6.7% short of closed sales in December 2017 (134) and 1.6% short of the 127 closings recorded last month in November 2018.

New listings (109) cooled 8.4% from December 2017 (119) and 22.1% from November 2018 (140).

Pending sales, at 97, ended 19.8% below the 121 offers accepted last year in December 2017 and 17.1% below the 117 accepted last month in November 2018.

December saw total market time rise to 84 days, with inventory decreasing slightly to 3.8 months.

## Year to Date Summary

Comparing the entirety of 2018 to 2017, new listings (2,384) increased 3.5%, closed sales (1,772) increased 3.3%, and pending sales (1,755) increased 0.2%.

## Average and Median Sale Prices

Comparing 2018 to 2017 through the end of each year, the average sale price in Douglas County has increased 10.8% from \$211,400 to \$234,300. In the same comparison the median sale price has increased 11.1% from \$189,000 to \$210,000.

## 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	3.8

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

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

### Average Sale Price % Change:

+10.8% (\$234,300 v. \$211,500)

### Median Sale Price % Change:

+11.1% (\$210,000 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	December	109	97	125	235,100	220,000	84
	November	140	117	127	237,700	223,000	71
	Year-to-date	2,384	1,755	1,772	234,300	210,000	76
2017	December	119	121	134	210,900	181,800	64
	Year-to-date	2,304	1,751	1,715	211,400	189,000	91
Change	December	-8.4%	-19.8%	-6.7%	11.5%	21.0%	30.9%
	Prev Mo 2018	-22.1%	-17.1%	-1.6%	-1.1%	-1.3%	18.3%
	Year-to-date	3.5%	0.2%	3.3%	10.8%	11.1%	-16.9%

# AREA REPORT • 12/2018

## Douglas County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>5</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
251	NE Roseburg	53	12	2	15	150.0%	14	178,300	104	257	204	-3.3%	199	216,300	210,000	-1.0%	12	321,600	30	60,600	6	546,300	
252	NW Roseburg	66	15	14	13	62.5%	15	334,900	65	273	196	16.0%	188	337,900	295,000	11.3%	1	200,000	17	126,100	1	194,000	
253	SE Roseburg	29	5	5	9	0.0%	9	210,800	84	142	108	2.9%	109	200,700	189,000	22.5%	11	268,200	7	43,400	14	196,000	
254	SW Roseburg	45	7	6	5	-68.8%	6	330,700	54	208	137	-14.4%	150	330,700	263,800	23.4%	-	-	16	98,400	7	526,700	
255	Glide & E of Roseburg	21	7	5	2	-50.0%	10	286,000	126	94	68	13.3%	70	278,500	254,500	-0.5%	1	335,000	13	71,800	1	275,000	
256	Sutherlin/Oakland Area	78	15	8	14	-17.6%	16	299,400	77	316	209	-6.7%	211	245,800	223,000	13.7%	11	189,100	51	77,800	2	247,500	
257	Winston & SW of Roseburg	30	13	6	10	-41.2%	11	186,200	56	221	186	-6.1%	186	225,700	209,500	20.0%	5	563,000	33	111,700	5	198,500	
258	Myrtle Creek & S/SE of Roseburg	70	14	17	12	-40.0%	13	160,100	94	371	247	2.1%	253	188,600	161,800	5.8%	5	867,000	37	85,800	4	142,100	
259	Green District	30	12	-	8	0.0%	16	202,600	51	211	183	12.3%	190	194,500	195,000	12.5%	1	110,000	8	181,700	2	287,500	
265	North Douglas County	59	9	5	9	-43.8%	15	197,300	123	291	217	-0.9%	216	181,100	170,000	9.1%	11	176,700	32	125,700	3	121,600	
	Douglas County	481	109	68	97	-19.8%	125	235,100	84	2,384	1,755	0.2%	1,772	234,300	210,000	10.8%	58	321,200	244	94,600	45	292,700	

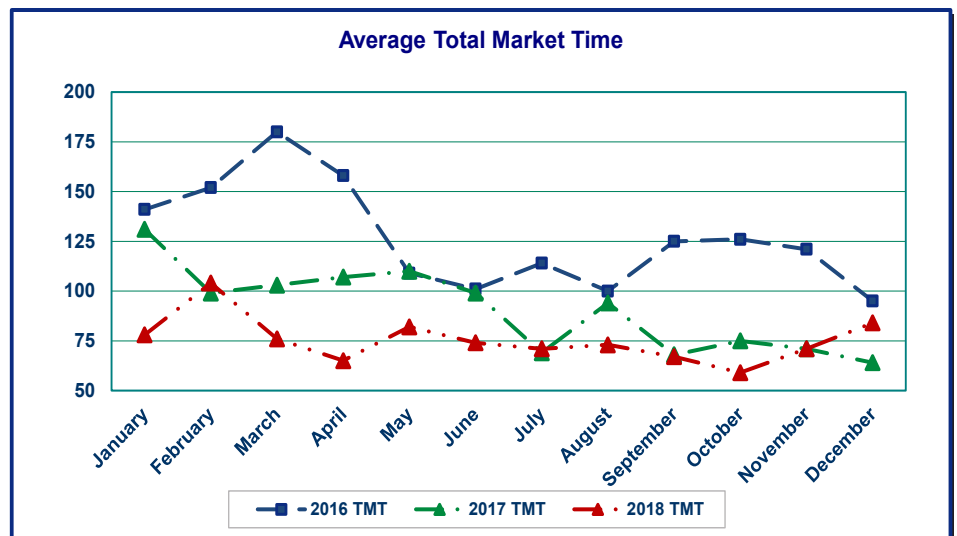
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<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (1/1/18-12/31/18) with 12 months before (1/1/17-12/31/17).

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

### DAYS ON MARKET DOUGLAS COUNTY, OR

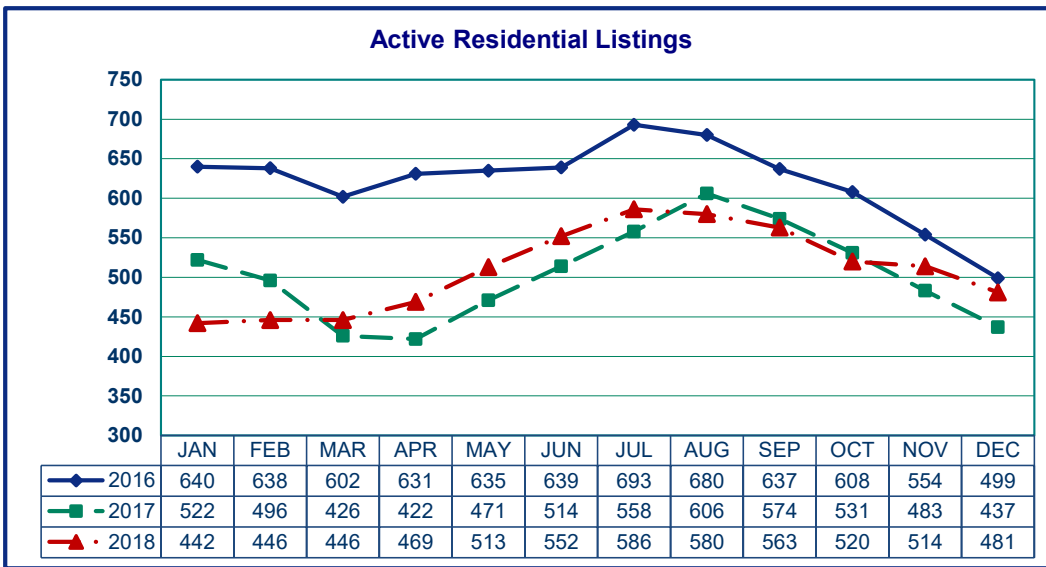
*This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.*



## ACTIVE RESIDENTIAL LISTINGS

### DOUGLAS COUNTY, OR

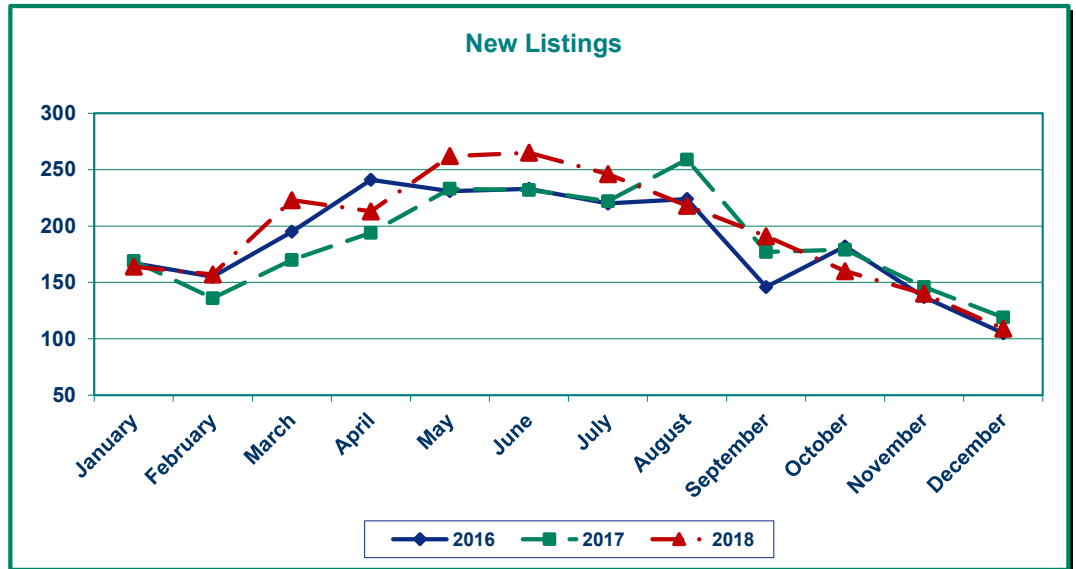
*This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.*



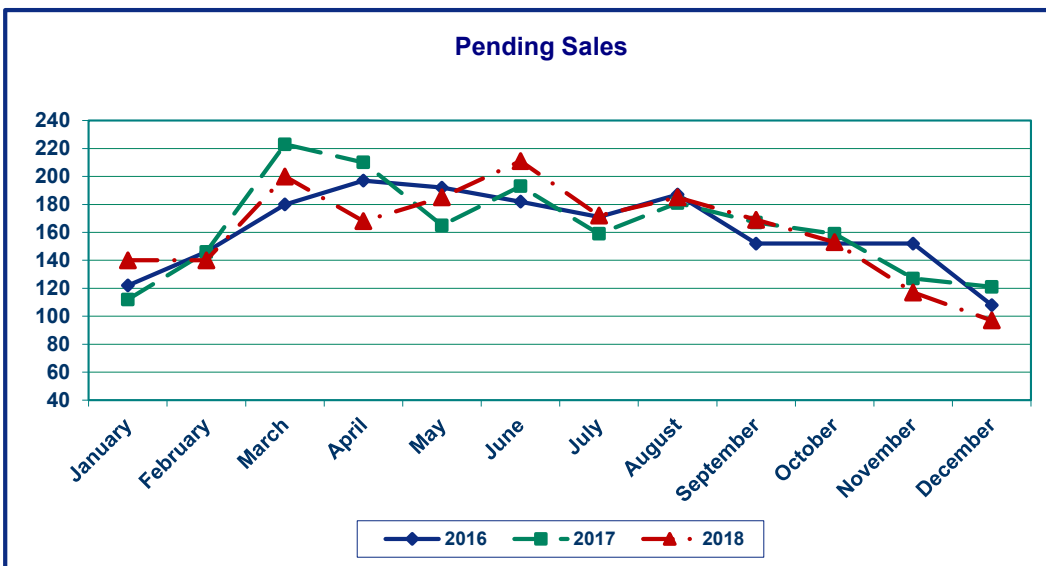
## NEW LISTINGS

### DOUGLAS COUNTY, OR

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



## Pending Sales



## PENDING LISTINGS

### DOUGLAS COUNTY, OR

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

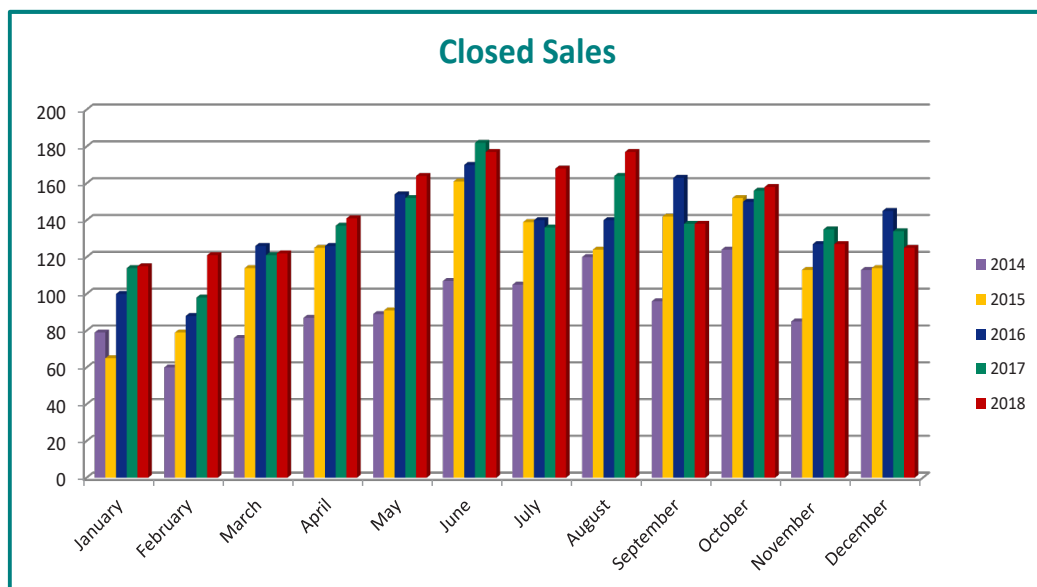
## CLOSED SALES

### DOUGLAS COUNTY, OR

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

**Contact RMLS™**  
**8338 NE Alderwood Rd**  
**Suite 230**  
**Portland, OR 97220**  
**(503) 236-7657**  
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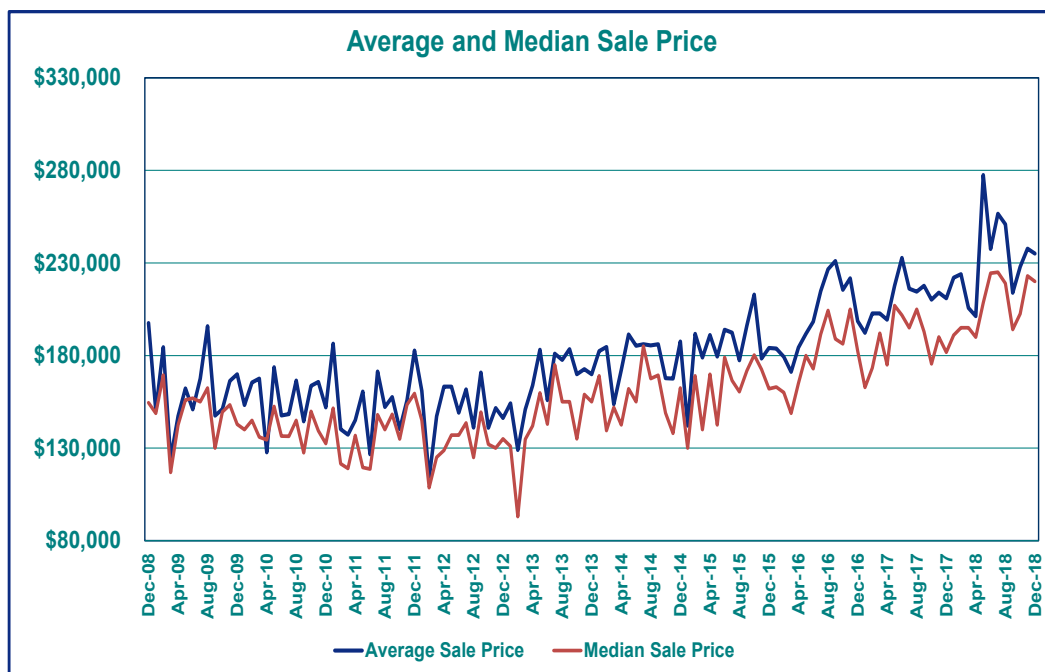
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## SALE PRICE

### 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.



Pat Kaplan, Chairwoman of the Board  
 Kurt von Wasmuth, President/CEO  
 Tyler Chaudhary, Editor

# MARKET ACTION



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Residential Review: Grant County, Oregon

December 2018 Reporting Period

## December Residential Highlights

Closed sales had a strong December in Grant County. Six closings outpaced December 2017 (4) and exactly matched the six recorded last month in November 2018.

There were six new listings, outpacing December 2017 by two,

despite falling one short of the seven offered last month in November 2018.

Three pending sales showed cooling compared with both December 2017 (5) and November 2018 (6).

Inventory remained steady in December at 10.7 months.

## Average and Median Sales Prices

Comparing 2018 to 2017 through December, the average sale price increased 2.0% from \$156,700 to \$159,800. In the same comparison, the median sale price increased 4.0% from \$125,000 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	10.7

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

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

**Average Sale Price % Change:**  
+0.8% (\$158,400 v. \$157,200)  
**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	December	6	3	6	140,200	128,500	744
	November	7	6	6	151,300	97,500	193
	Year-to-date	126	86	88	159,800	130,000	193
2017	December	4	5	4	205,700	120,000	140
	Year-to-date	118	86	84	156,700	125,000	326
Change	December	50.0%	-40.0%	50.0%	-31.8%	7.1%	431.3%
	Prev Mo 2018	-14.3%	-50.0%	0.0%	-7.3%	31.8%	285.5%
	Year-to-date	6.8%	0.0%	4.8%	2.0%	4.0%	-40.8%

# AREA REPORT • 12/2018

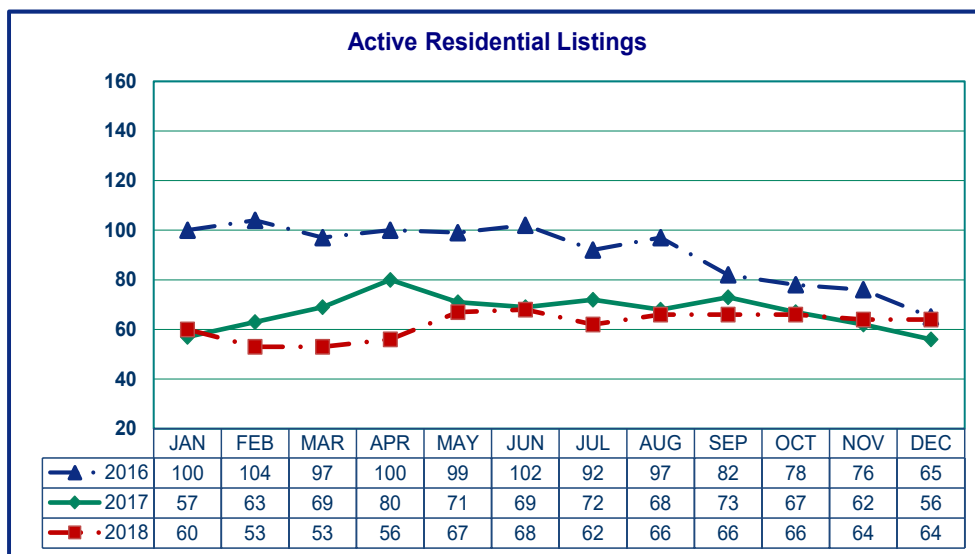
## Grant County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017¹	Closed Sales	Average Sale Price	Total Market Time³	New Listings	Pending Sales	Pending Sales 2018 v. 2017¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change²		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
		-	0	0	0	-	0	-	-	-	-	-	-	-	-	-	-	-	2	205,500	-	-	
		7	0	-	1	-50.0%	2	229,500	3	28	23	27.8%	24	189,900	166,000	4.3%	-	-	7	33,400	-	-	
		4	0	0	0	-	0	-	-	6	2	100.0%	2	210,000	210,000	4.2%	-	-	4	245,000	-	-	
		21	4	3	1	-50.0%	1	70,000	72	38	25	-34.2%	29	145,800	123,000	6.5%	3	111,000	10	70,200	-	-	
		3	0	-	0	-	0	-	-	2	-	-100.0%	-	-	-	-	-	-	1	165,000	-	-	
		2	0	0	0	-	0	-	-	5	3	0.0%	2	194,500	194,500	95.2%	-	-	2	26,300	-	-	
		4	0	0	0	-	0	-	-	4	-	-100.0%	-	-	-	-	-	-	1	209,000	-	-	
		15	2	-	0	-	0	-	-	22	13	30.0%	12	181,200	134,800	0.0%	-	-	5	129,000	-	-	
		8	0	2	1	0.0%	3	104,000	1,462	20	18	28.6%	17	127,200	105,000	-2.8%	-	-	2	66,800	-	-	
		0	0	0	0	-	0	-	-	1	2	-	2	67,500	67,500	-	-	-	-	-	-		
		64	6	5	3	-40.0%	6	140,200	744	126	86	0.0%	88	159,800	130,000	0.8%	3	111,000	34	103,900	-	-	

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

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

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



### ACTIVE RESIDENTIAL LISTINGS

GRANT COUNTY, OR

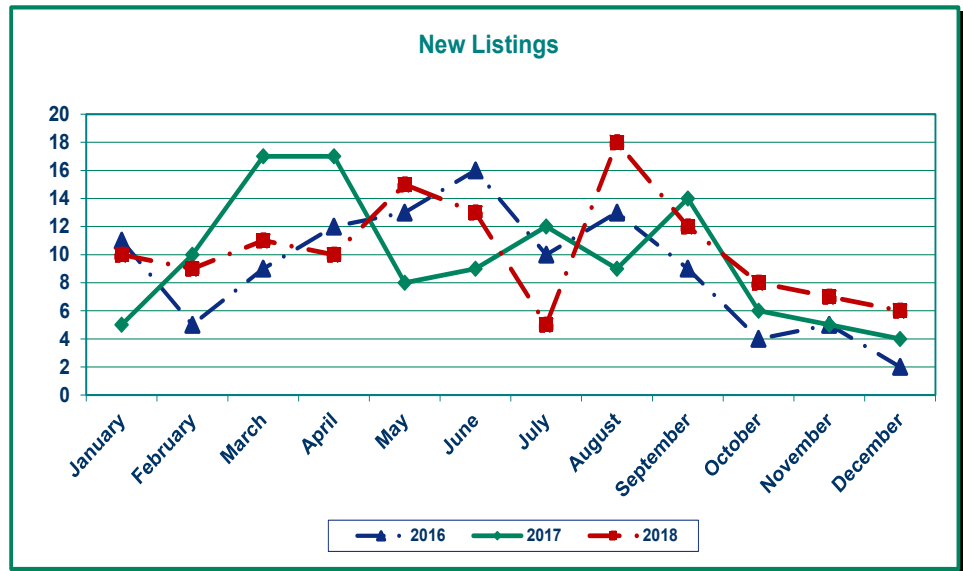
*This graph shows the active residential listings in Grant County, Oregon.*



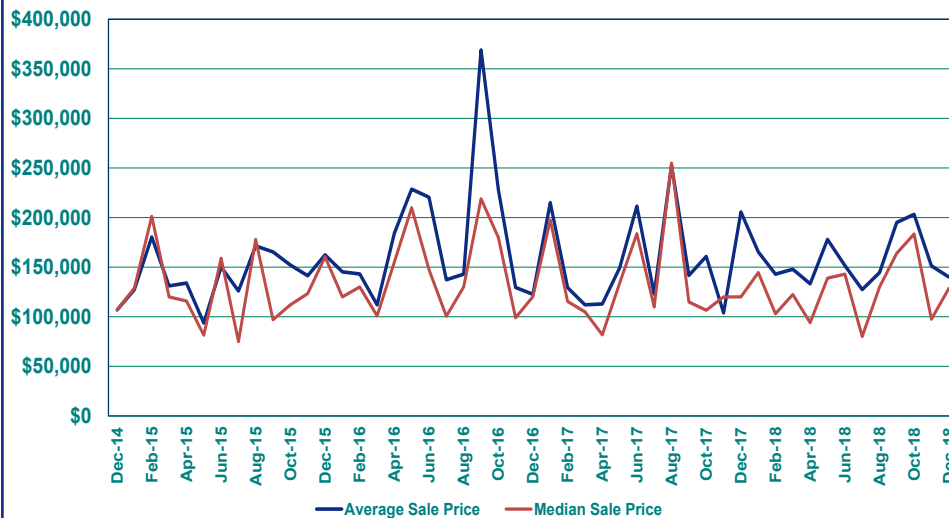
## NEW LISTINGS

### GRANT COUNTY, OR

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



## Average and Median Sale Price



## SALE PRICE

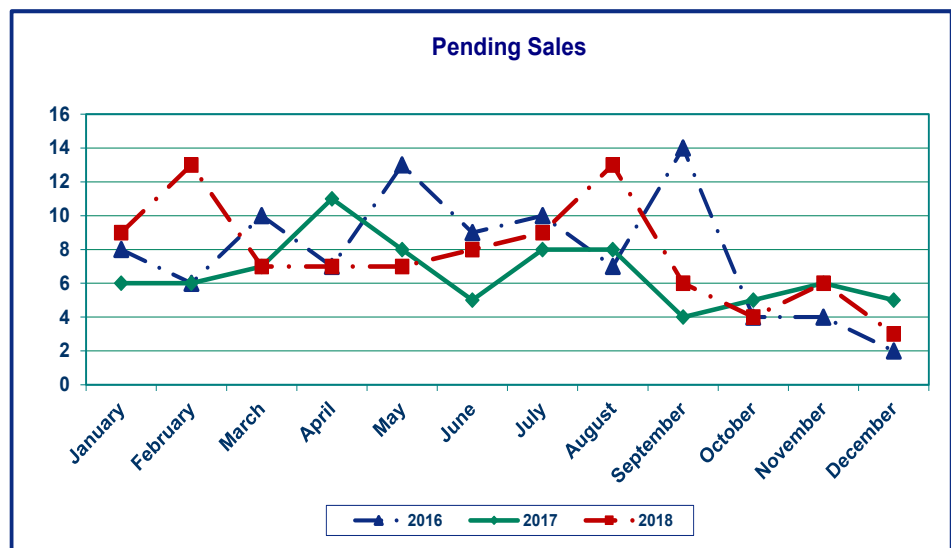
### GRANT COUNTY, OR

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

## PENDING LISTINGS

### GRANT COUNTY, OR

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

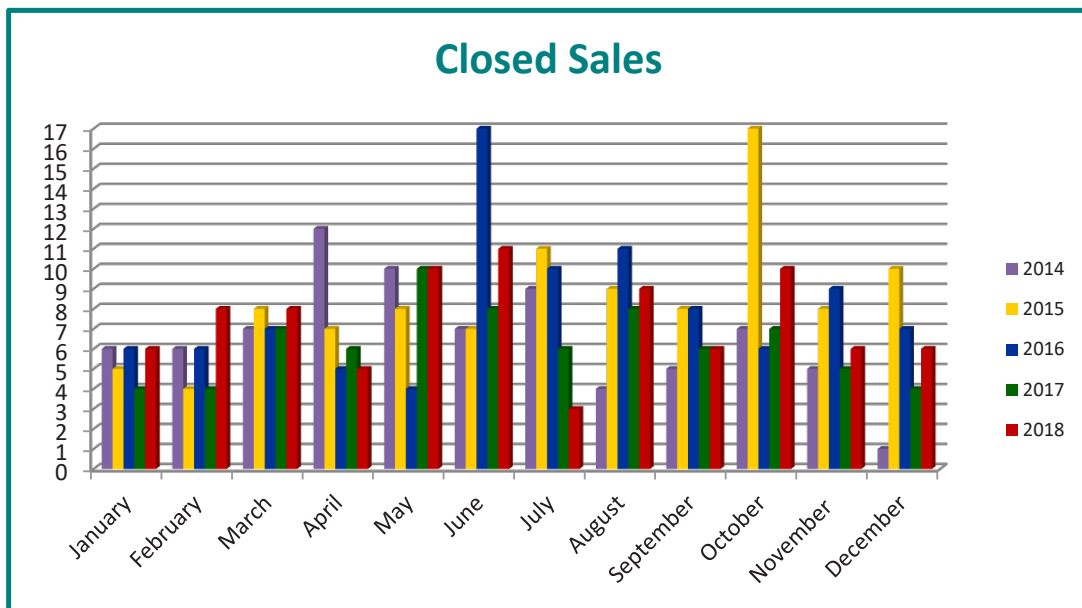




## CLOSED SALES GRANT COUNTY, OR

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

**Contact RMLS™**  
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Portland, OR 97220  
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communications@rmls.com



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

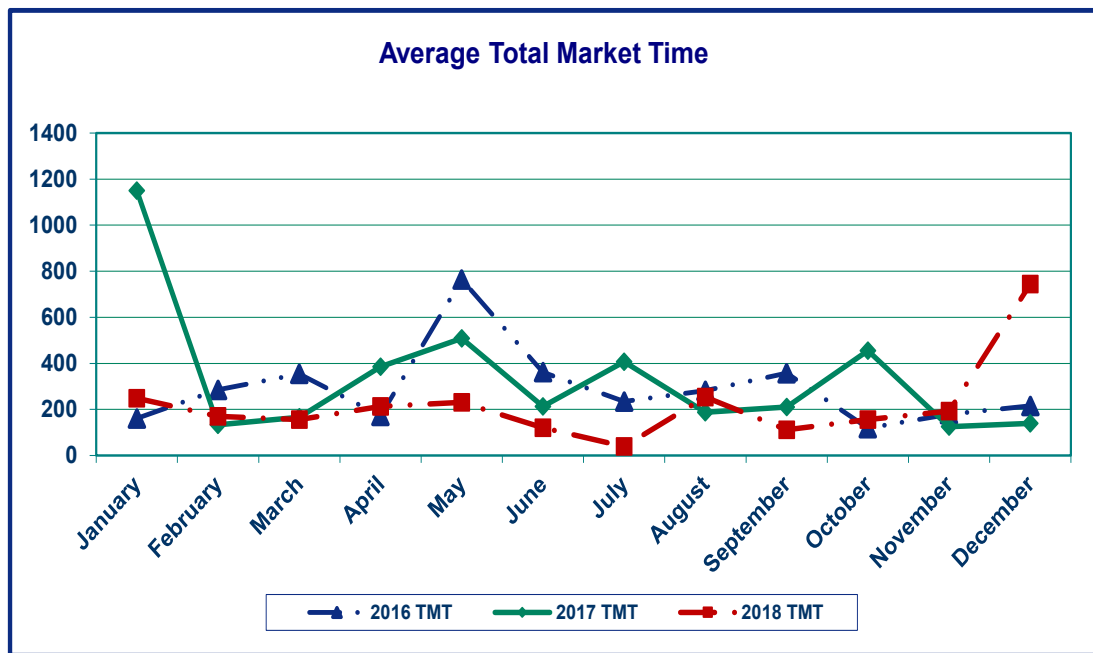
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## DAYS ON MARKET GRANT COUNTY, OR

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



Pat Kaplan, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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

## Residential Review: Josephine County, Oregon

December 2018 Reporting Period

### December Residential Highlights

Pending sales had some unseasonable warming this December in Josephine County. Eight accepted offers ended double the four recorded last year in December 2017 and even outpaced the five recorded last month in November 2018.

There were two closings, double the single closing recorded in December 2017, but a figure under the seven closings recorded last month in November 2018.

New listings, at nine, fell short of both December 2017 (11) and November 2018 (10).

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 was warmer in 2018 compared to 2017. Comparing each year through December, closed sales (64) increased 300.0%, pending sales (72) increased 227.3%, and new listings (149) increased 81.7%.

### Average and Median Sale Prices

Comparing 2018 to 2017 through December, the average sale price increased 12.7% from \$265,600 to \$299,400. In the same comparison, the median sale price rose 15.2% from \$232,300 to \$267,500.

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	16.5

\*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 includes proposed and under construction homes.

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

**Average Sale Price % Change:**  
+12.7% (\$299,400 v. \$265,600)  
**Median Sale Price % Change:**  
+15.2% (\$267,500 v. \$232,300)

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

Josephine County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	December	9	8	2	241,500	241,500	40
	November	10	5	7	307,700	281,300	39
	Year-to-date	149	72	64	299,400	267,500	54
2017	December	11	4	1	410,000	410,000	108
	Year-to-date	82	22	16	265,600	232,300	98
Change	December	-18.2%	100.0%	100.0%	-41.1%	-41.1%	-63.0%
	Prev Mo 2018	-10.0%	60.0%	-71.4%	-21.5%	-14.1%	2.6%
	Year-to-date	81.7%	227.3%	300.0%	12.7%	15.2%	-45.4%

# AREA REPORT • 12/2018

## Josephine County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97497	Wolf Creek	2	1	1	0	-	0	-	-	3	1	-	1	1,350,000	1,350,000	-	-	-	-	-	-	-	-
97523	Cave Junction	3	1	2	2	-	0	-	-	16	10	400.0%	8	245,800	174,500	123.5%	-	-	-	-	-	-	-
97526	Grants Pass	8	1	2	3	0.0%	0	-	-	59	28	180.0%	27	308,500	230,000	-2.1%	2	1,155,900	2	115,000	2	137,500	
97527	Grants Pass	12	2	1	1	-	2	241,500	40	52	26	333.3%	24	267,500	285,100	17.4%	-	-	-	-	-	-	-
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	1	0	1	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	-	0	-100.0%	0	-	-	2	2	0.0%	2	245,000	245,000	-2.0%	-	-	-	-	-	-	
97538	Selma	2	2	4	1	-	0	-	-	10	3	-	1	297,200	297,200	-	-	-	-	-	-	-	
97543	Wilderville	2	1	0	1	-	0	-	-	3	1	0.0%	0	-	-	-	0	-	0	-	0	-	
97544	Williams	1	1	0	0	-	0	-	-	1	0	-100.0%	0	-	-	-	0	-	0	-	0	-	
	Josephine Co.	33	9	11	8	100.0%	2	241,500	40	149	72	227.3%	64	299,400	267,500	12.7%	2	1,155,900	3	140,000	2	137,500	

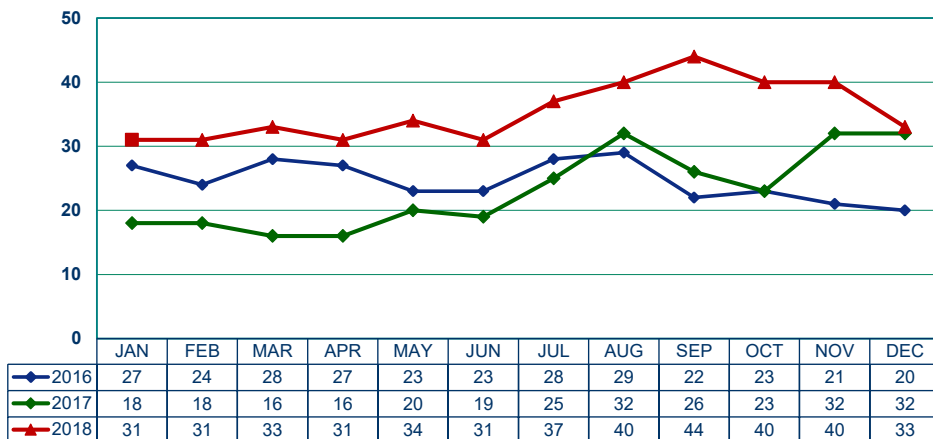
97501	Medford	11	5	4	0	-100.0%	2	178,300	23	41	22	83.3%	22	529,600	232,000	200.2%	8	627,500	2	137,500	3	153,000
97502	Central Point	5	1	4	0	-	0	-	-	27	20	100.0%	21	359,700	260,000	43.6%	1	40,000	-	-	-	-
97503	White City	1	0	0	0	-	0	-	-	10	9	80.0%	9	203,300	190,000	-35.0%	-	-	-	-	-	-
97504	Medford	9	7	8	5	150.0%	5	432,600	101	78	54	86.2%	53	373,500	356,000	5.3%	1	482,000	1	138,500	-	-
97520	Ashland	5	-	1	-	-	1	549,000	3	18	9	-	8	594,000	514,500	-	-	-	2	1,022,500	1	499,000
97522	Butte Falls	-	0	-	0	-	0	-	-	1	1	0.0%	1	171,000	171,000	-23.3%	-	-	-	-	-	-
97524	Eagle Point	10	-	-	2	0.0%	1	1,230,000	146	24	11	83.3%	11	373,500	242,500	-11.3%	-	-	-	-	-	-
97525	Gold Hill	4	0	2	0	-	0	-	-	16	8	700.0%	8	334,600	258,000	-27.7%	1	480,000	1	85,000	-	-
97530	Jacksonville	1	0	0	0	-	0	-	-	8	5	-16.7%	6	424,900	474,100	43.7%	-	-	2	619,500	-	-
97535	Phoenix	1	0	-	0	-	0	-	-	5	3	50.0%	3	478,300	440,000	47.1%	1	172,500	-	-	-	-
97536	Prospect	2	-	0	0	-	0	-	-	3	0	-	0	-	-	-	0	-	0	-	0	-
97537	Rogue River	4	2	2	0	-	1	335,000	150	19	9	125.0%	7	275,300	255,000	31.0%	-	-	1	104,500	-	-
97539	Shady Cove	-	0	-	0	-	0	-	-	3	3	0.0%	2	295,000	295,000	258.4%	-	-	-	-	-	-
97540	Talent	3	2	0	0	-	2	344,000	57	10	5	66.7%	6	358,500	386,500	67.1%	-	-	-	-	-	-
97541	Talent	0	0	0	0	-	0	-	-	1	1	-50.0%	1	305,000	305,000	-36.0%	-	-	1	65,000	-	-
97542	Jackson Co.	56	17	21	7	40.0%	12	443,500	80	264	160	90.5%	158	389,200	300,000	29.7%	12	516,200	10	395,200	4	239,500

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

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

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

### Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

### JOSEPHINE COUNTY, OR

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

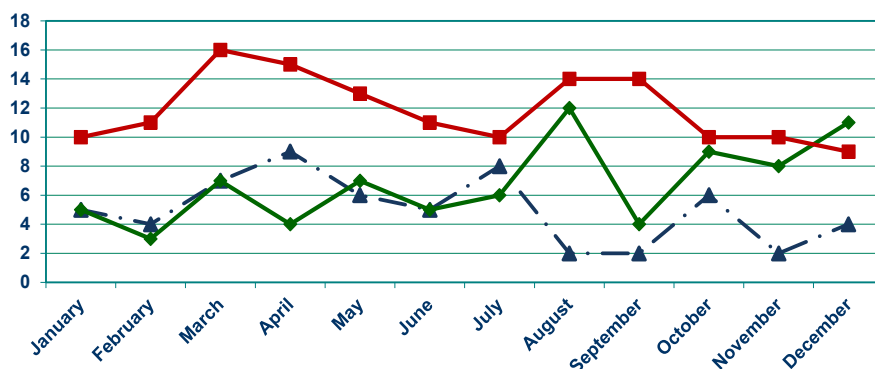
## NEW LISTINGS

### JOSEPHINE COUNTY, OR

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

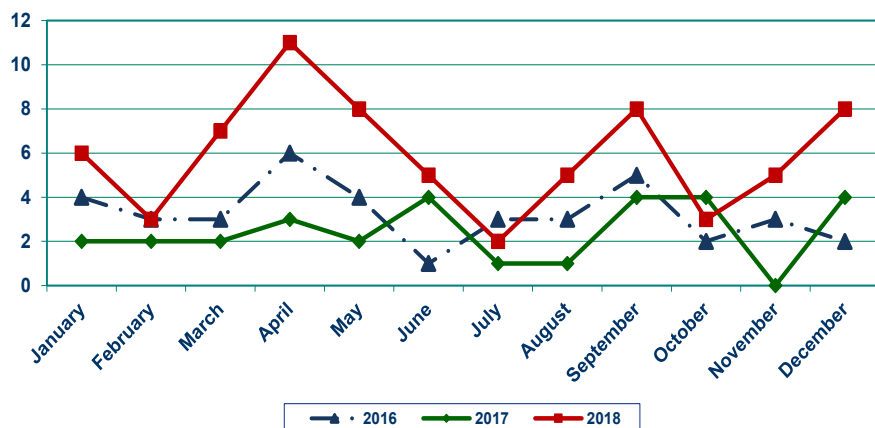


### New Listings



—•— 2016    —◆— 2017    —■— 2018

### Pending Sales



## PENDING LISTINGS

### JOSEPHINE COUNTY, OR

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

## CLOSED SALES

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

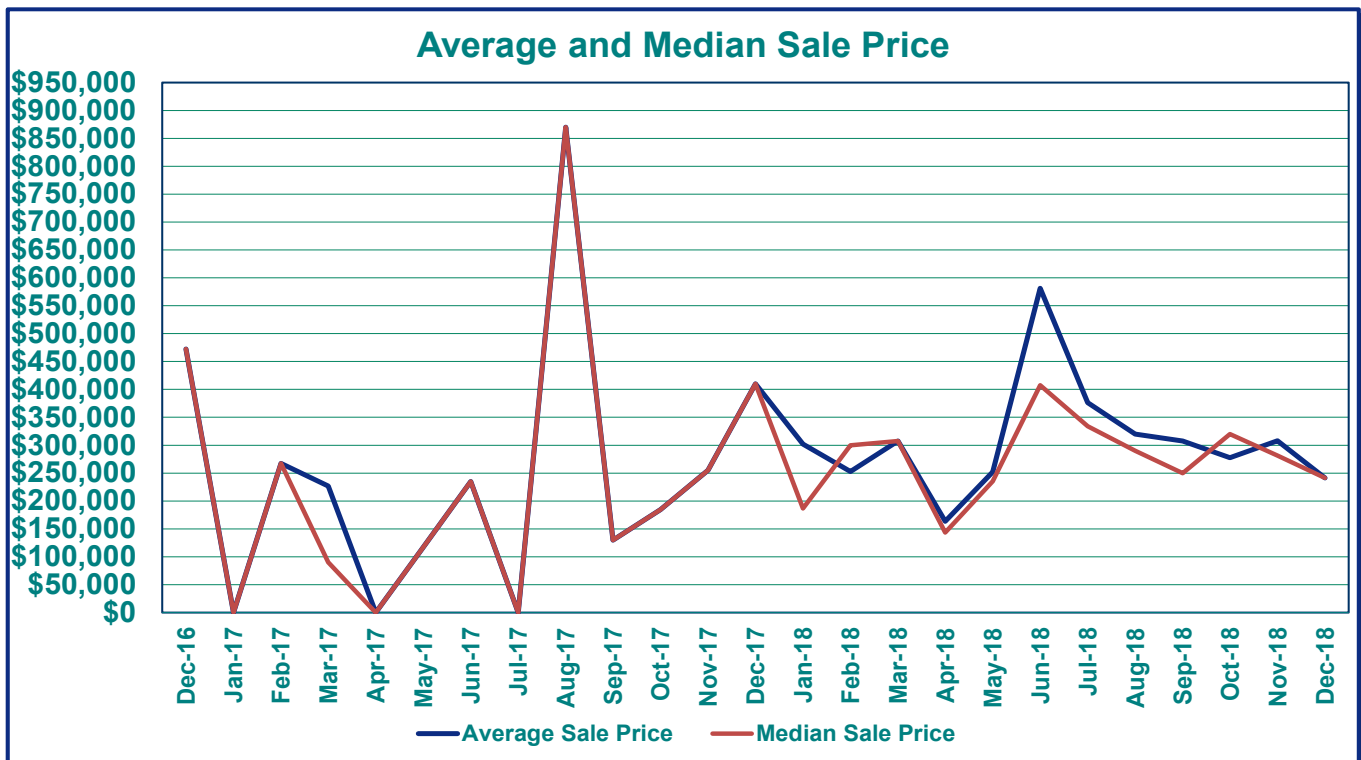
JOSEPHINE COUNTY, OR



## SALE PRICE

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

JOSEPHINE COUNTY, OR



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

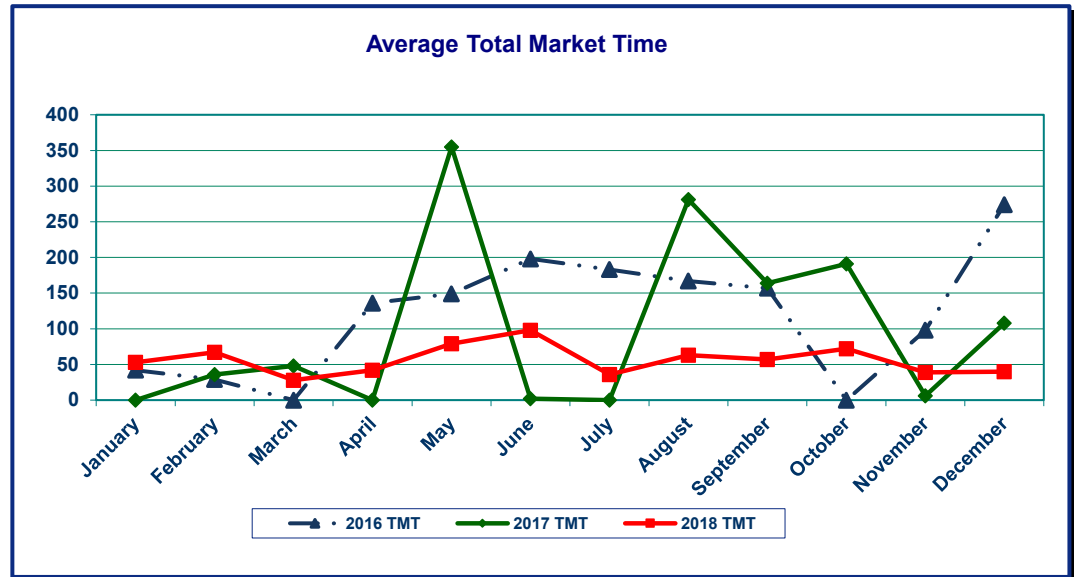
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Portland, OR 97220  
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communications@rmls.com

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

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# MARKET ACTION



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Residential Review: Lane County, Oregon

December 2018 Reporting Period

## December Residential Highlights

Lane County closed out 2018 with some mixed activity. New listings (228) outpaced December 2017 (223) by 2.2%, despite cooling 42.0% from last month in November 2018 (393). Even so, it was the best December for new listings in Lane County since 2011, when 231 were put on the market.

Pending sales (312) fared similarly, ending 1.0% higher than December 2017 (309) but showing a 11.1% decrease from November 2018 (351). Once again this was the strongest December for pendings since at least 2001 when RMLS™ started keeping record.

Closed sales, at 339, ended 8.6% below December 2017 (371) and 8.4% below November 2018 (370).

Total market time rose to 64 days in December, and inventory

decreased slightly to land at 1.9 months.

## Year to Date Summary

Comparing the entirety of 2018 to 2017, new listings (6,394) increased 0.1%, closed sales (5,203) fell one short of 2017 (0.0%), and pending sales (5,240) decreased 0.3%.

## Average and Median Sale Prices

Comparing 2018 to 2017 through December, the average sale price increased 7.3% from \$287,900 to \$309,000. In the same comparison, the median sale price rose 8.7% from \$260,000 to \$282,600.

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

### Average Sale Price % Change:

+7.4% (\$309,000 v. \$287,800)

### Median Sale Price % Change:

+8.7% (\$282,600 v. \$260,000)

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

## 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	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 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.

Greater Lane Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	December	228	312	339	314,000	287,000	64
	November	393	351	370	317,300	277,500	52
	Year-to-date	6,394	5,240	5,203	309,000	282,600	46
2017	December	223	309	371	283,100	259,000	62
	Year-to-date	6,390	5,254	5,204	287,900	260,000	50
Change	December	2.2%	1.0%	-8.6%	10.9%	10.8%	3.1%
	Prev Mo 2018	-42.0%	-11.1%	-8.4%	-1.0%	3.4%	23.1%
	Year-to-date	0.1%	-0.3%	0.0%	7.3%	8.7%	-8.4%

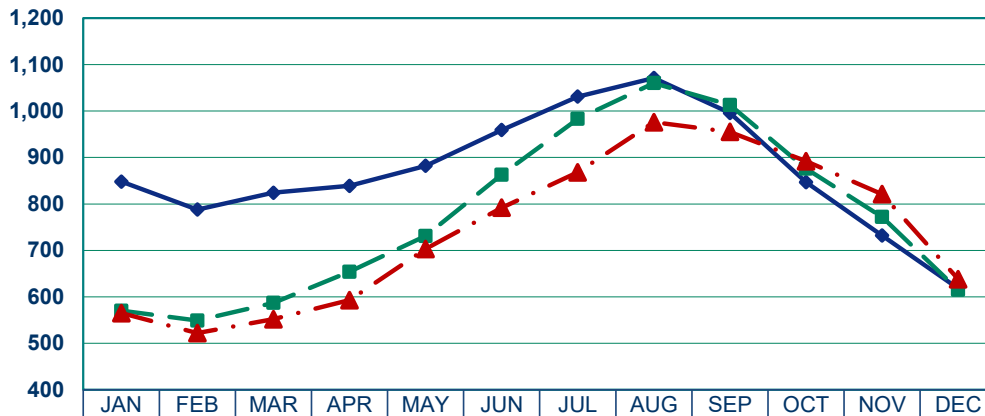
# AREA REPORT • 12/2018

## Lane County, Oregon

		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
225	Florence Coast Village	5	1	1	0	-100.0%	1	115,000	121	21	16	-46.7%	19	90,900	79,000	118	20.8%	-	-	5	58,500	-	-	
226	Florence Green Trees	2	1	1	0	-100.0%	1	184,900	15	43	43	-27.1%	48	161,100	166,000	54	25.5%	-	-	1	78,000	-	-	
227	Florence Florentine	4	1	0	1	-75.0%	2	207,500	241	38	34	-20.9%	37	247,900	243,000	93	-3.9%	-	-	2	75,000	-	-	
228	Florence Town	28	10	4	11	-8.3%	4	287,400	16	208	193	13.5%	184	266,700	261,500	82	8.4%	5	236,800	20	74,000	2	307,500	
229	Florence Beach	11	7	2	9	28.6%	5	336,900	41	88	80	-8.0%	80	296,200	273,800	108	2.3%	-	-	16	76,300	-	-	
230	Florence North	22	7	6	-	-100.0%	2	147,500	221	88	42	-14.3%	43	347,700	355,500	131	28.2%	-	-	20	92,900	1	274,900	
231	Florence South/ Dunes City	14	2	4	3	0.0%	1	201,000	196	80	54	25.6%	50	381,600	310,000	104	8.2%	-	-	18	120,600	-	-	
238	Florence East/ Mapleton	16	4	3	2	-60.0%	4	231,800	219	61	45	32.4%	46	262,400	250,000	148	15.7%	-	-	10	92,000	2	232,000	
	Grand Total	102	33	21	26	-36.6%	20	248,600	120	627	507	-1.6%	507	271,200	250,000	98	11.5%	5	236,800	92	88,800	5	270,800	
232	Hayden Bridge	18	5	5	5	-44.4%	14	284,900	63	196	172	19.4%	177	286,000	281,000	38	4.8%	-	-	1	58,000	5	260,400	
233	McKenzie Valley	21	5	3	6	-14.3%	6	530,300	120	128	96	-17.2%	98	355,300	311,200	94	-5.7%	-	-	20	179,200	-	-	
234	Pleasant Hill/Oak	36	7	10	13	62.5%	15	362,500	73	243	180	11.8%	174	314,300	241,500	62	23.1%	2	639,500	27	59,800	2	388,500	
235	South Lane Properties	88	28	20	27	-12.9%	30	282,500	61	678	516	3.8%	525	278,400	255,000	67	7.4%	9	224,600	43	130,200	7	442,000	
236	West Lane Properties	36	8	9	9	-30.8%	13	287,500	62	320	266	4.3%	264	322,800	286,800	63	12.4%	2	737,500	19	136,200	2	215,000	
237	Junction City	39	14	8	16	33.3%	17	327,400	107	297	228	11.8%	219	309,200	279,000	50	13.0%	4	306,900	21	120,900	3	577,500	
239	Thurston	30	12	5	32	52.4%	26	263,100	44	421	373	-5.1%	360	282,500	265,500	37	7.7%	3	207,000	19	100,200	14	283,200	
240	Coburg I-5	10	6	5	9	200.0%	3	465,500	31	91	66	53.5%	51	430,000	353,300	34	6.6%	-	-	3	418,200	2	351,000	
241	N Gilham	31	15	8	18	38.5%	13	448,900	109	292	235	10.8%	224	394,400	369,500	48	8.6%	-	-	5	153,400	3	415,000	
242	Ferry Street Bridge	36	18	16	16	-15.8%	27	393,100	79	449	384	4.9%	386	368,800	345,000	40	12.8%	1	210,000	4	178,300	11	384,200	
243	E Eugene	32	10	12	17	-29.2%	9	316,900	72	427	346	-12.8%	345	390,000	347,000	42	7.3%	4	495,500	25	183,600	21	418,400	
244	SW Eugene	74	21	18	29	-17.1%	37	429,400	91	746	577	-3.2%	587	371,600	345,000	56	1.8%	-	-	25	179,900	13	400,300	
245	W Eugene	24	12	7	11	10.0%	14	303,100	43	214	177	3.5%	174	270,300	247,000	38	11.2%	11	1,665,900	6	742,900	22	422,700	
246	Danebo	43	16	9	38	18.8%	43	189,900	36	607	529	-11.4%	525	215,900	240,000	28	-0.6%	-	-	7	64,900	15	379,100	
247	River Road	19	9	6	8	-11.1%	6	292,600	28	200	164	-13.2%	162	274,300	268,000	33	9.6%	-	-	2	139,500	6	280,200	
248	Santa Clara	45	20	10	26	8.3%	29	316,400	57	500	420	1.9%	421	315,700	310,000	38	7.7%	2	237,500	8	92,800	9	356,500	
249	Springfield	40	20	5	30	-21.1%	33	241,000	36	517	463	2.7%	464	229,700	223,000	33	8.0%	6	230,900	18	80,600	26	296,800	
250	Mohawk Valley	16	2	2	2	100.0%	4	332,600	122	68	48	-4.0%	47	368,600	365,000	47	9.3%	-	-	10	127,000	-	-	
	Grand Total	638	228	158	312	1.0%	339	314,000	64	6,394	5,240	-0.3%	5,203	309,000	282,600	46	7.4%	44	659,100	263	145,900	161	366,800	



### Active Residential Listings

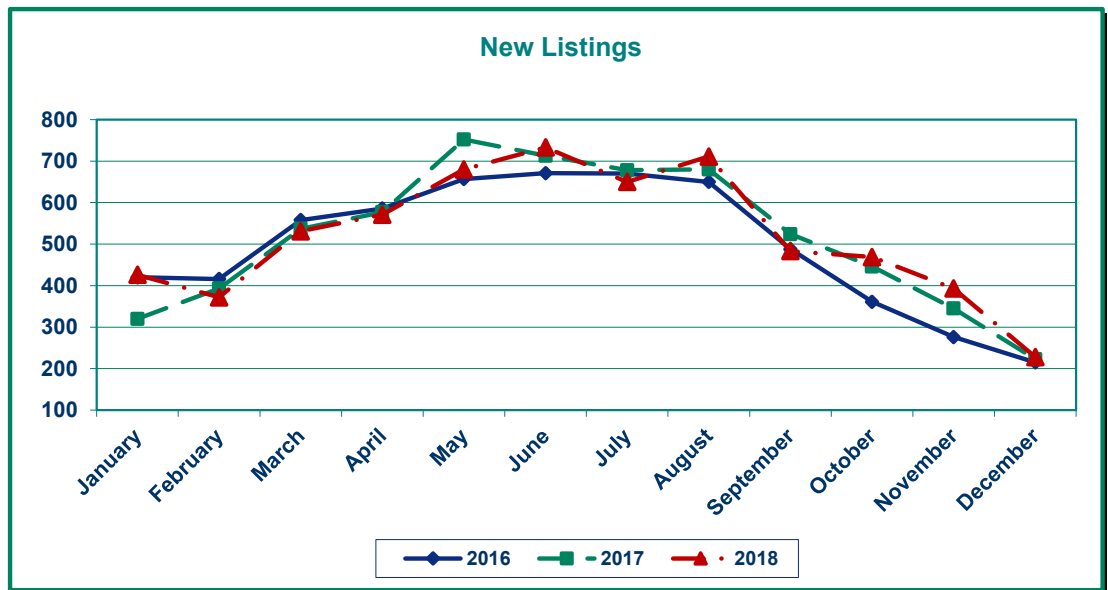


### ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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

### NEW LISTINGS GREATER LANE COUNTY, OR

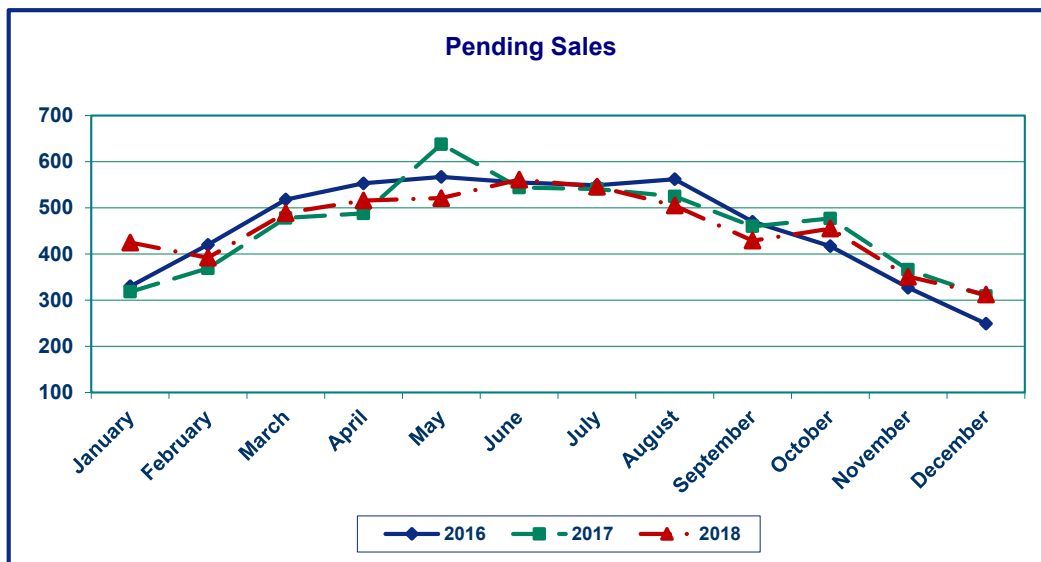
*This graph shows the new residential listings over the past three calendar years in Greater Lane County, Oregon.*



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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/18-12/31/18) with 12 months before (11/1/17-12/31/17).

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



## PENDING LISTINGS

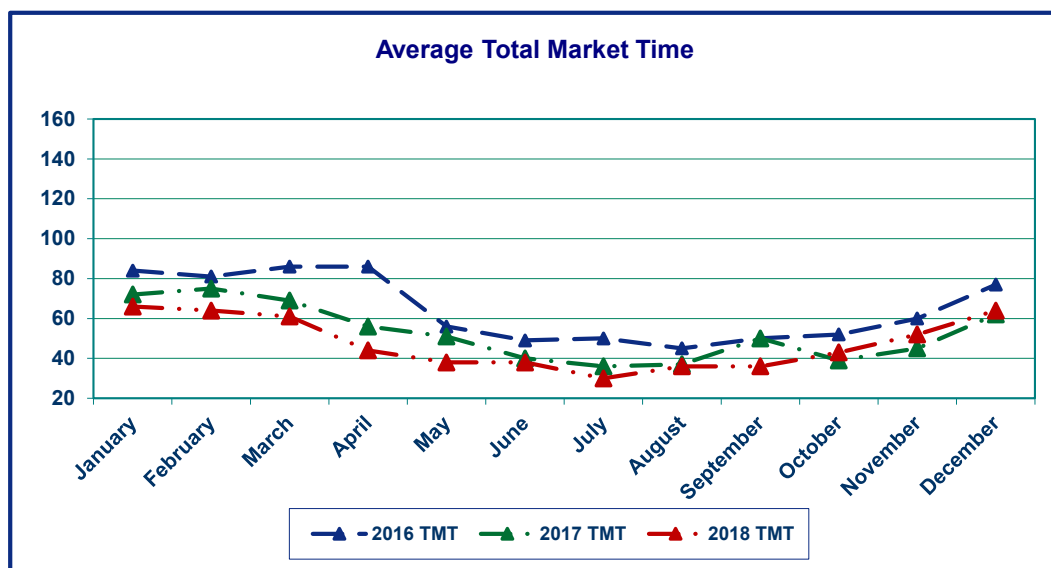
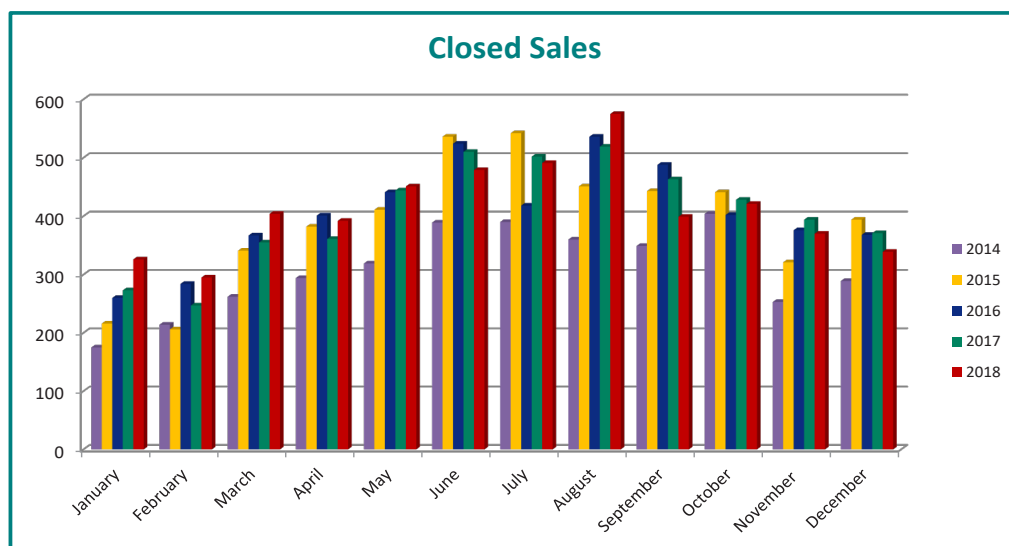
### GREATER LANE COUNTY, OR

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

## CLOSED SALES

### GREATER LANE COUNTY, OR

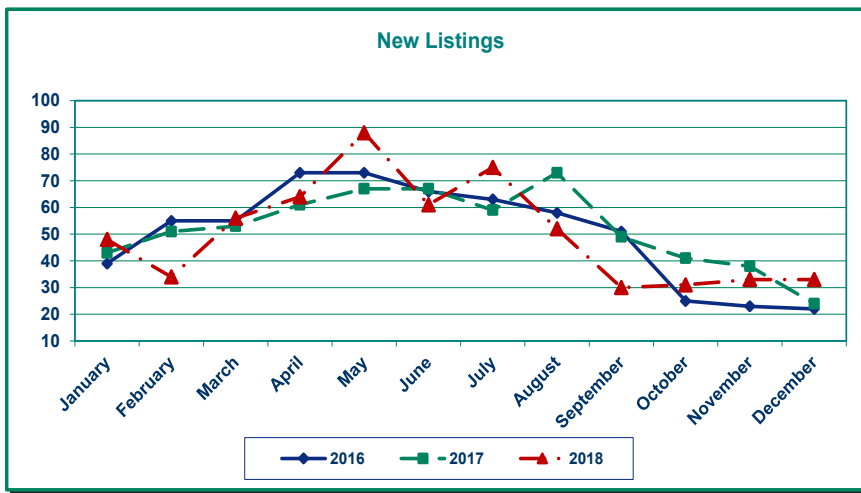
*This graph shows the closed sales over the past five calendar years in Greater Lane County, Oregon.*



## DAYS ON MARKET

### GREATER LANE COUNTY, OR

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



## NEW LISTINGS

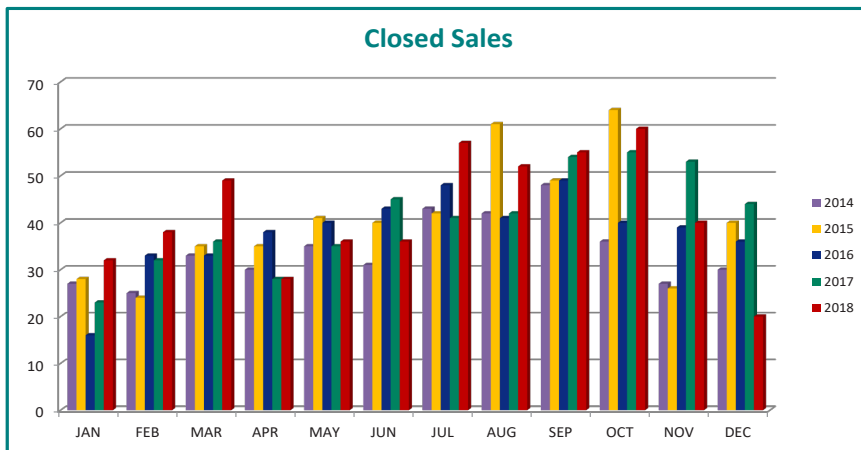
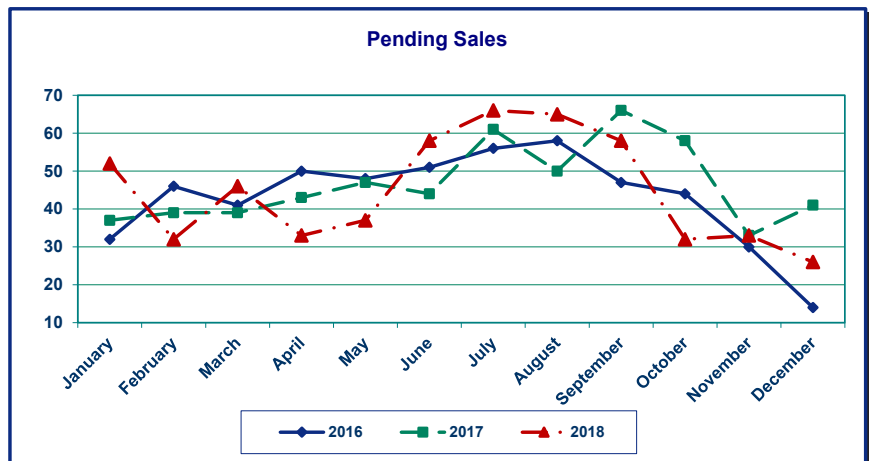
### FLORENCE, OR

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

## PENDING LISTINGS

### FLORENCE, OR

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



## CLOSED SALES

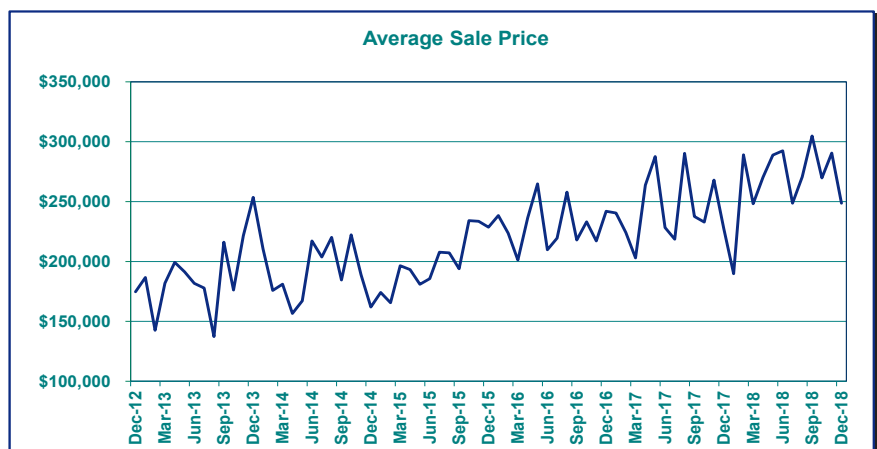
### FLORENCE, OR

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

## AVERAGE SALE PRICE

### FLORENCE, OR

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



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

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

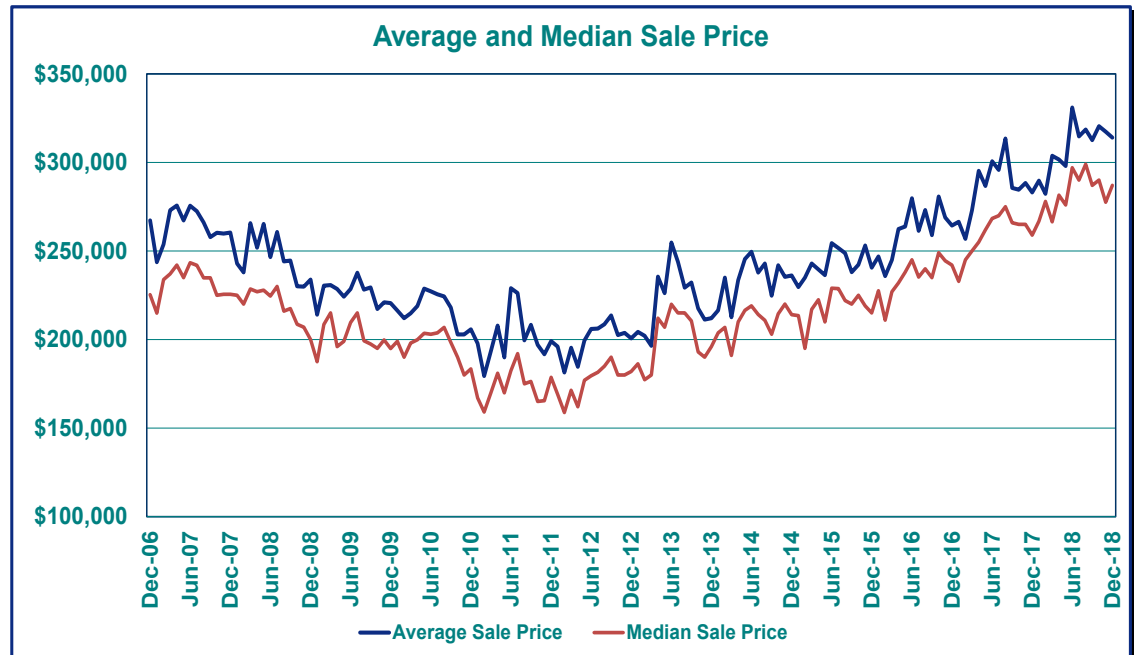
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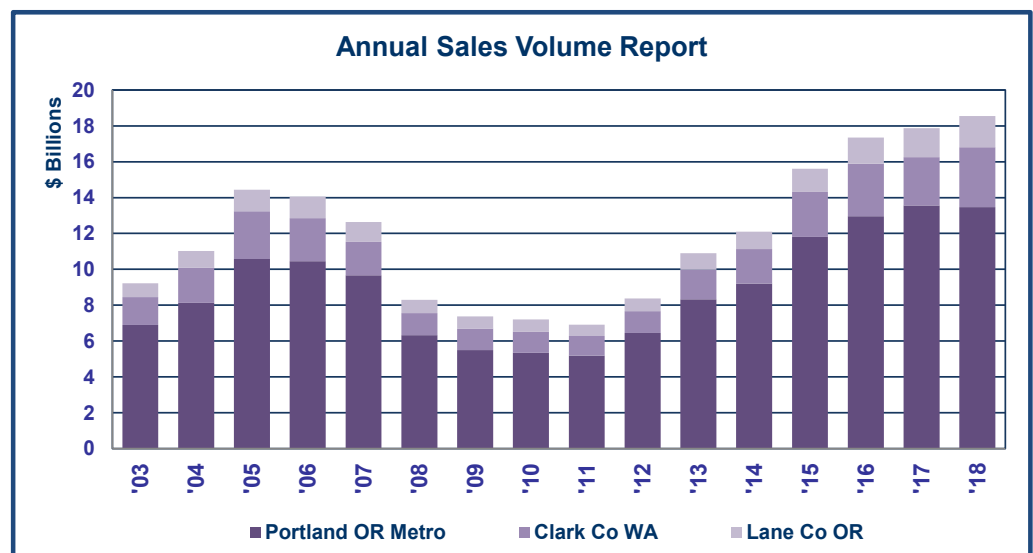
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**SALES VOLUME**  
**RESIDENTIAL**

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



Pat Kaplan, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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

Residential Review: Mid-Columbia

December 2018 Reporting Period

## December Residential Highlights

December brought more cooling to the Mid-Columbia region to close out the year. Closed sales (58) ended December ten closings short of the 68 closings recorded last year in December 2017 (-14.7%) and 28.4% lower than last month in November 2018 (81).

Pending sales (48) fared similarly, cooling 21.3% from December 2017 (61) and 20.0% from November 2018 (60).

New listings, at 36, cooled 21.7% from December 2017 (46) and 44.6% from November 2018 (65).

Total market time rose by two days in December, ending at 79 days. Inventory rose to 4.3 months during the same period.

## Year to Date Summary

Comparing the entirety of 2018 to 2017, closed sales (1,023) decreased 0.2%. Pending sales (1,010) decreased 1.6% and new listings (1,300) decreased 4.2%.

## Average and Median Sale Prices

Comparing 2018 to 2017 through December, the average sale price rose 4.4% from \$311,200 to \$325,000. In the same comparison, the median sale price rose 10.7% from \$256,500 to \$284,000.

## Inventory in Months\*

	2016	2017	2018
January	6.3	4.2	4.1
February	7.5	4.6	3.7
March	4.8	2.9	3.5
April	4.7	2.8	4.1
May	4.4	3.9	3.5
June	4.8	3.4	3.4
July	4.2	4.0	3.6
August	3.7	3.2	3.5
September	4.7	5.1	5.3
October	3.2	4.1	3.8
November	3.1	3.9	3.8
December	2.9	4.2	4.3

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

### Average Sale Price % Change:

+4.6% (\$325,000 v. \$310,800)

### Median Sale Price % Change:

+10.7% (\$284,000 v. \$256,500)

\*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	December	36	48	58	361,000	294,500	79
	November	65	60	81	318,000	280,000	77
	Year-to-date	1,300	1,010	1,023	325,000	284,000	89
2017	December	46	61	68	306,600	255,000	86
	Year-to-date	1,357	1,026	1,025	311,200	256,500	92
Change	December	-21.7%	-21.3%	-14.7%	17.7%	15.5%	-8.0%
	Prev Mo 2018	-44.6%	-20.0%	-28.4%	13.5%	5.2%	2.6%
	Year-to-date	-4.2%	-1.6%	-0.2%	4.4%	10.7%	-3.9%

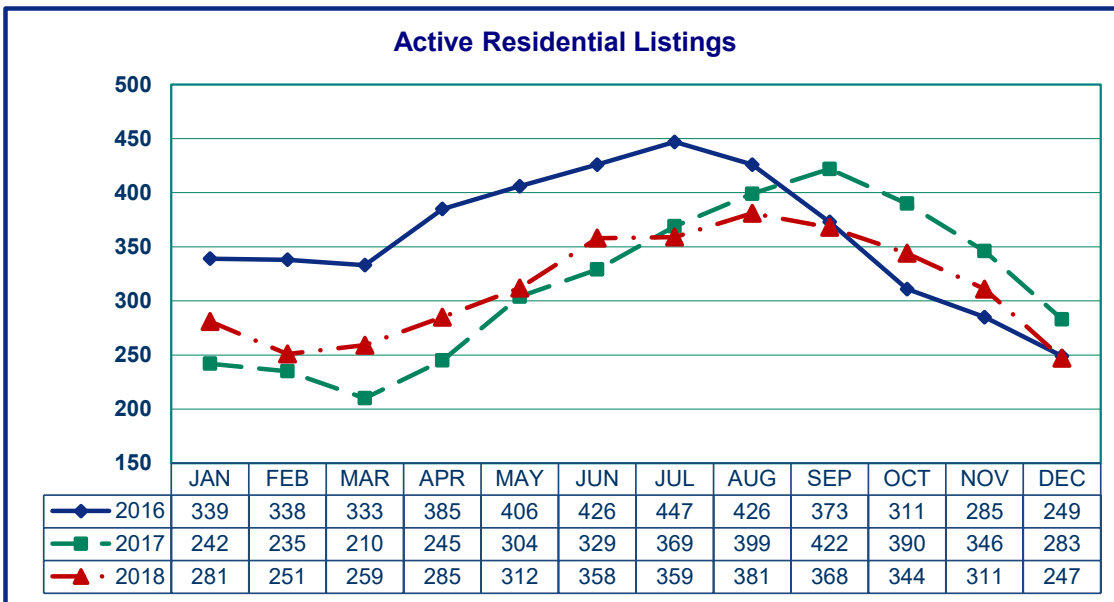
# AREA REPORT • 12/2018

## Mid-Columbia

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date						Year-To-Date	Year-To-Date	Year-To-Date				
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price		Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales					Average Sale Price	Median Sale Price		
		Closed Sales	Average Sale Price						Closed Sales	Average Sale Price				Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price		
100	White Salmon/ Bingen	11	2	4	3	-40.0%	6	721,700	29	85	64	-3.0%	67	497,900	453,000	13.2%	1	550,000	23	225,700	1	260,000
101	Snowden	1	1	-	2	-	1	295,000	85	9	6	-50.0%	5	378,200	368,000	-12.2%	-	-	9	152,400	-	-
102	Trout Lake/ Glenwood	6	-	2	1	-	1	562,500	111	25	14	-33.3%	12	462,500	445,800	19.6%	-	-	9	155,700	-	-
103	Husum/ BZ Corner	3	-	1	0	-	0	-	-	15	8	33.3%	9	453,500	425,000	13.4%	-	-	3	152,800	-	-
104	Lyle/ High Prairie	11	-	2	0	-100.0%	-	-	-	35	15	-16.7%	11	356,100	285,000	12.7%	-	-	17	89,500	1	434,000
105	Dallesport/ Murdock	3	0	-	0	-100.0%	2	199,300	36	28	22	-31.3%	25	218,000	212,000	0.0%	-	-	6	111,300	1	229,000
106	Appleton/ Timber Valley	-	0	1	0	-	0	-	-	6	4	-33.3%	3	228,100	214,200	6.7%	-	-	2	63,000	-	-
108	Goldendale/ Centerville	26	5	9	7	16.7%	5	196,400	191	127	96	-5.9%	91	204,500	179,000	3.0%	-	-	104	62,400	2	139,300
109	Bickleton/ East County	2	1	1	0	-	-	-	-	3	1	-	1	299,000	299,000	-16.7%	-	-	6	92,600	-	-
110	Klickitat	4	1	1	1	-50.0%	3	87,200	21	18	12	0.0%	13	145,300	90,000	3.9%	-	-	6	50,700	1	266,800
	Klickitat Co. Total	67	10	21	14	-6.7%	18	379,400	81	351	242	-12.0%	237	319,500	284,000	10.3%	1	550,000	185	97,700	6	244,700
111	Skamania	2	0	1	0	-	0	0	0	8	3	-75.0%	3	396,700	395,000	17.7%	-	-	6	331,200	-	-
112	North Bonneville	2	0	1	0	-100.0%	0	-	-	21	18	28.6%	20	246,800	255,000	-1.4%	1	155,000	4	40,700	-	-
113	Stevenson	6	1	2	1	-	3	337,500	81	44	32	28.0%	31	330,800	315,000	9.1%	-	-	24	95,500	1	530,000
114	Carson	6	1	4	1	-75.0%	0	-	-	32	30	-26.8%	32	310,700	273,500	19.2%	-	-	12	106,200	1	450,000
115	Home Valley	2	0	0	0	-	0	-	-	7	3	50.0%	3	257,000	283,000	-18.8%	-	-	1	76,000	-	-
116	Cook, Underwood, Mill A, Willard	3	0	1	1	0.0%	1	450,000	54	13	13	-13.3%	13	491,600	398,000	-10.1%	-	-	1	65,000	-	-
117	Unincorporated North	19	0	2	0	-	0	0	0	27	14	40.0%	13	178,100	126,000	22.8%	-	-	5	62,000	-	-
	Skamania Co. Total	40	2	11	3	-50.0%	4	365,600	74	152	113	-5.0%	115	311,300	288,000	3.1%	1	155,000	53	116,400	2	490,000
351	The Dalles	46	12	7	14	-36.4%	16	282,500	47	353	306	-3.5%	321	244,400	235,000	11.7%	9	512,800	41	60,600	7	356,800
352	Dufur	1	-	-	-	-100.0%	0	-	-	11	11	-15.4%	15	305,200	295,000	87.5%	-	-	5	213,600	-	-
353	Tygh Valley	8	-	4	1	-	0	-	-	26	16	100.0%	16	171,700	160,000	-32.4%	1	415,000	2	52,500	-	-
354	Wamic/ Pine Hollow	7	0	-	0	-	3	181,300	90	23	19	58.3%	18	262,500	191,000	38.6%	-	-	4	135,000	-	-
355	Maupin/ Pine Grove	6	2	1	0	-	-	-	-	13	9	0.0%	8	163,500	130,500	9.6%	-	-	3	134,300	-	-
356	Rowena	-	0	0	0	-	0	-	-	2	2	-33.3%	3	273,000	240,000	-2.5%	-	-	-	-	-	-
357	Mosier	6	1	2	1	-50.0%	1	155,000	209	27	19	18.8%	19	465,200	510,000	36.5%	1	400,000	9	213,300	-	-
	Wasco Co. Total	74	15	14	16	-38.5%	20	260,900	62	455	382	1.1%	400	253,700	234,100	15.0%	11	493,600	64	101,900	7	356,800
361	Cascade Locks	6	2	1	4	33.3%	2	299,500	243	38	41	86.4%	37	260,900	248,500	11.4%	-	-	6	80,700	-	-
362	Hood River City	22	4	6	9	0.0%	7	467,200	87	154	131	7.4%	136	468,300	439,500	1.9%	7	975,700	11	209,100	4	442,300
363	Hood River-W	19	-	2	-	-100.0%	3	562,800	90	56	33	-37.7%	31	612,900	550,000	0.8%	-	-	8	313,400	-	-
364	Hood River-E	5	0	1	1	-	1	985,000	145	17	10	0.0%	8	688,000	613,500	-0.2%	-	-	-	-	-	-
366	Odell	4	-	1	0	-	0	-	-	20	17	70.0%	17	395,700	391,000	13.0%	-	-	2	291,300	-	-
367	Parkdale/ Mt. Hood	5	1	1	-	-100.0%	1	570,000	4	38	27	3.8%	28	465,500	447,500	1.1%	-	-	5	174,800	-	-
	Hood River Co. Total	61	7	12	14	0.0%	14	508,100	108	323	259	6.6%	257	457,600	425,000	-3.3%	7	975,700	32	210,900	4	442,300
370	Sherman Co.	5	2	0	1	-	2	155,900	37	19	14	27.3%	14	133,300	140,300	7.6%	-	-	16	25,600	-	-

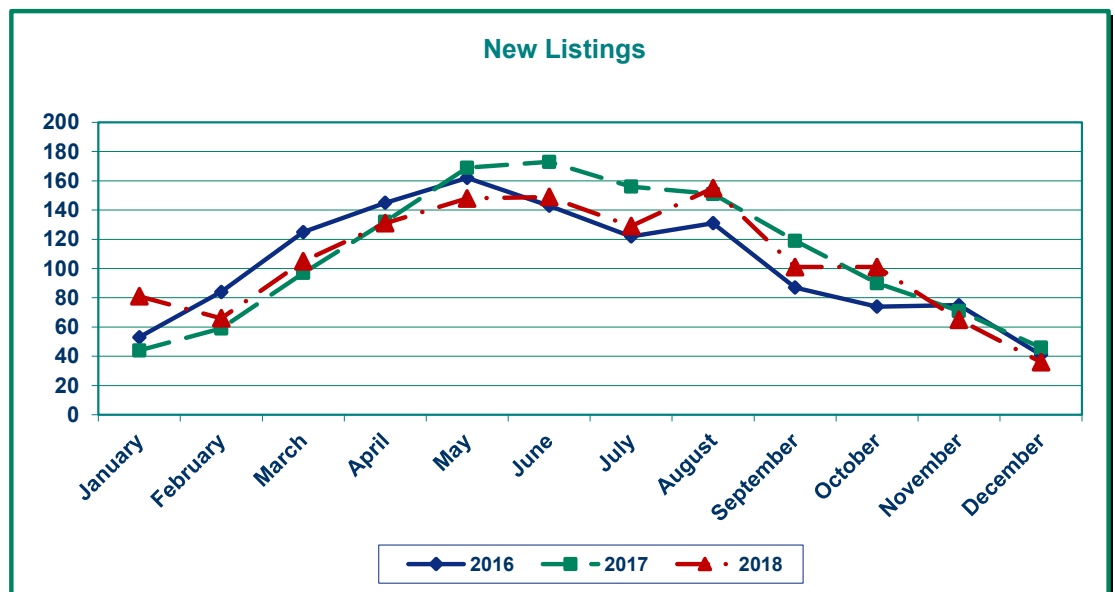
## ACTIVE RESIDENTIAL LISTINGS MID-COLUMBIA

*This graph shows the active residential listings over the past three calendar years in Mid-Columbia.*



## NEW LISTINGS MID-COLUMBIA

*This graph shows the new residential listings over the past three calendar years in Mid-Columbia.*



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

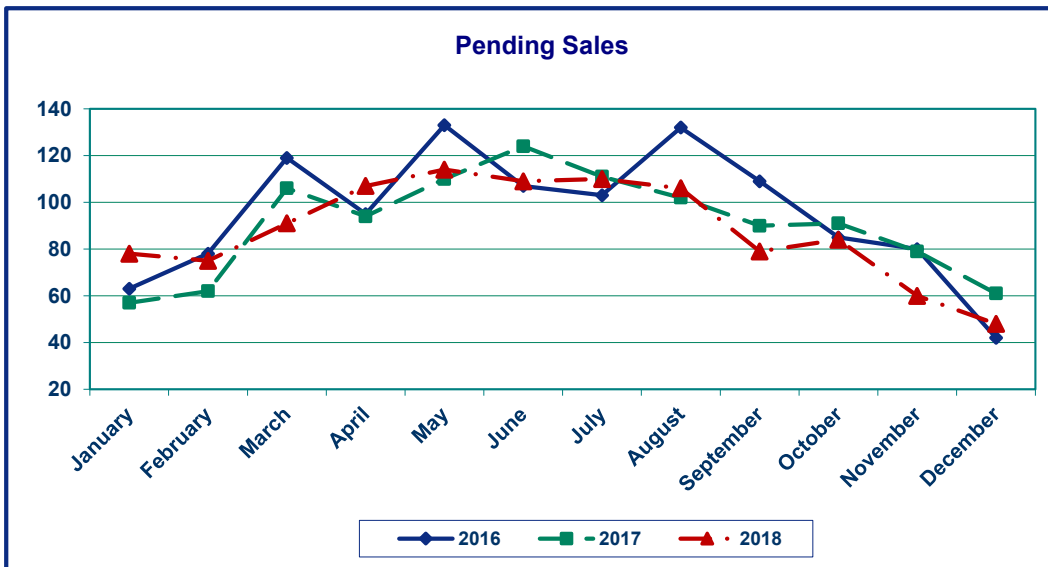
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## PENDING LISTINGS

### MID-COLUMBIA

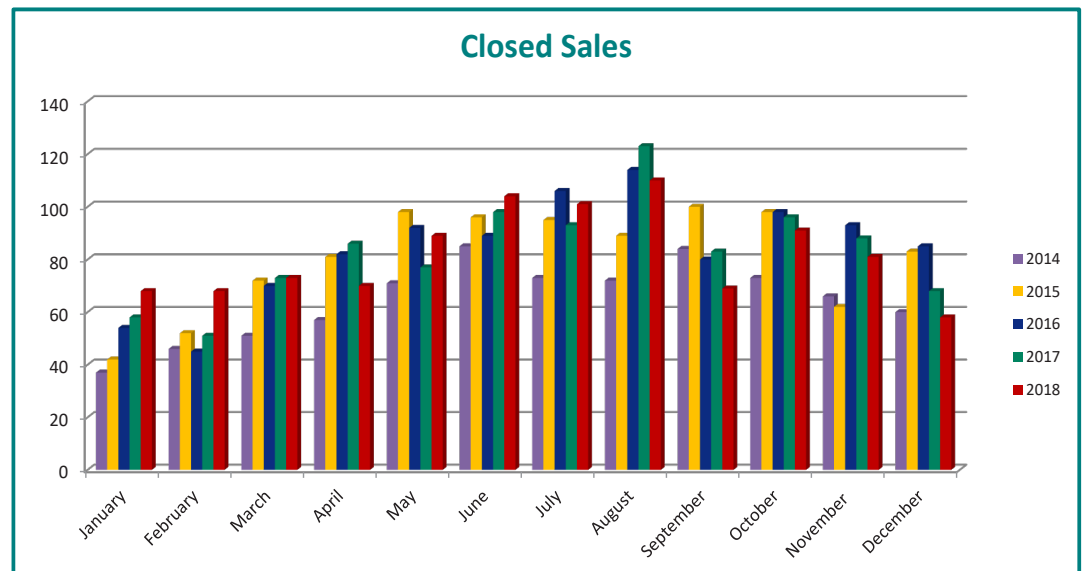
*This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.*



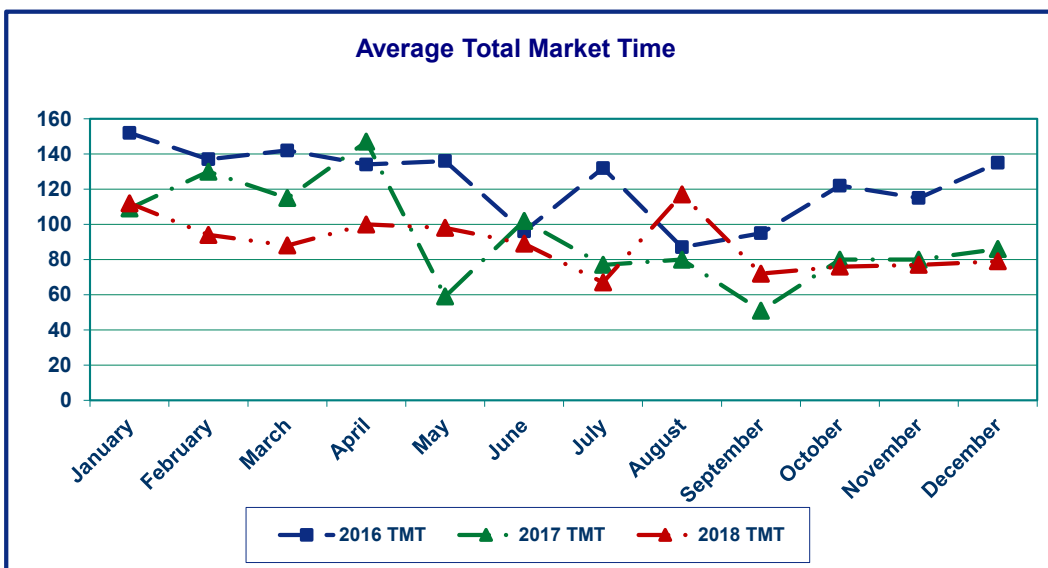
## CLOSED SALES

### MID-COLUMBIA

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



## Average Total Market Time



## DAYS ON MARKET

### MID-COLUMBIA

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



## SALE PRICE MID-COLUMBIA

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

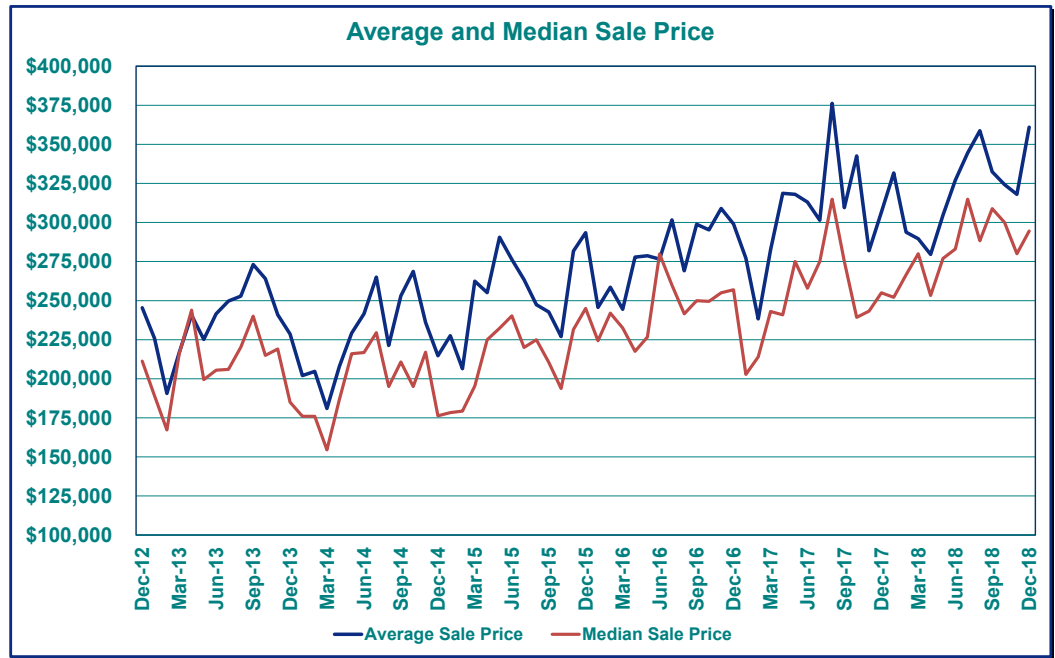
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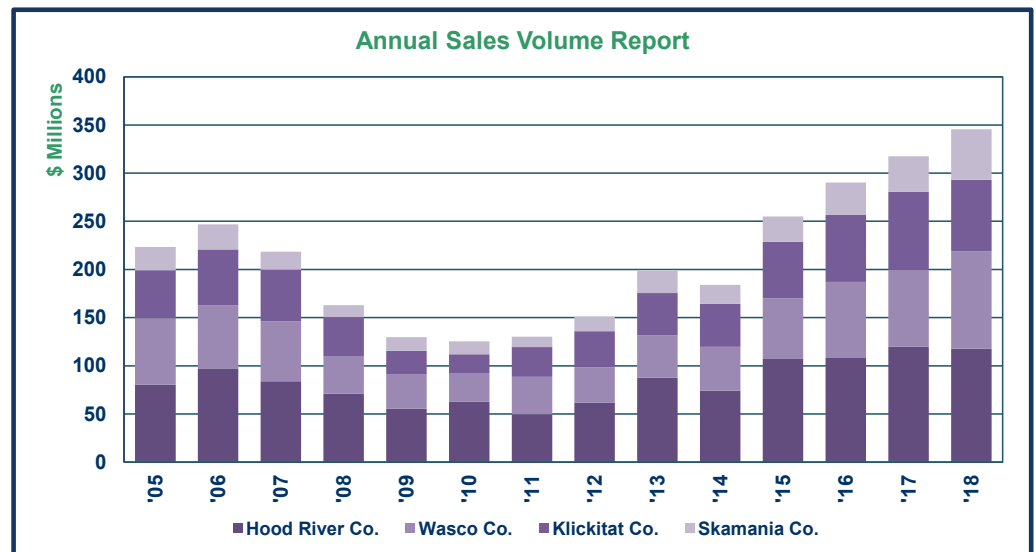
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## SALES VOLUME RESIDENTIAL

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



Pat Kaplan, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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

Residential Review: North Coastal Counties, Oregon

December 2018 Reporting Period

## December Residential Highlights

Cooling came to the North Coastal counties this December. Closed sales, at 94, ended 34.7% lower than last year in December 2017 (144) and 30.9% lower than last month in November 2018 (136).

Similarly, new listings (83) cooled 27.8% from December 2017 (115) and 39.0% from November 2018 (136).

Pending sales, at 93, ended 11.4% under the 105 offers accepted last year in December 2017 and 19.1% under the 115 offers accepted last month in November 2018.

Inventory rose in December to 6.0 months, with total market time rising to 156 days.

## Year to Date Summary

Activity in 2018 just fell short of 2017. Pending sales (1,792) decreased 0.2%, closed sales (1,771) decreased 1.0% and new listings (2,431) decreased 7.4%.

## Average and Median Sale Prices

Comparing 2018 to 2017 through December, the average sale price increased 13.8% from \$323,000 to \$367,500. In the same period, the median rose 14.8% from \$281,000 to \$322,500.

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	6.0

\*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:**  
+13.7% (\$367,200 v. \$323,000)  
**Median Sale Price % Change:**  
+15.2% (\$322,500 v. \$280,000)

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

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

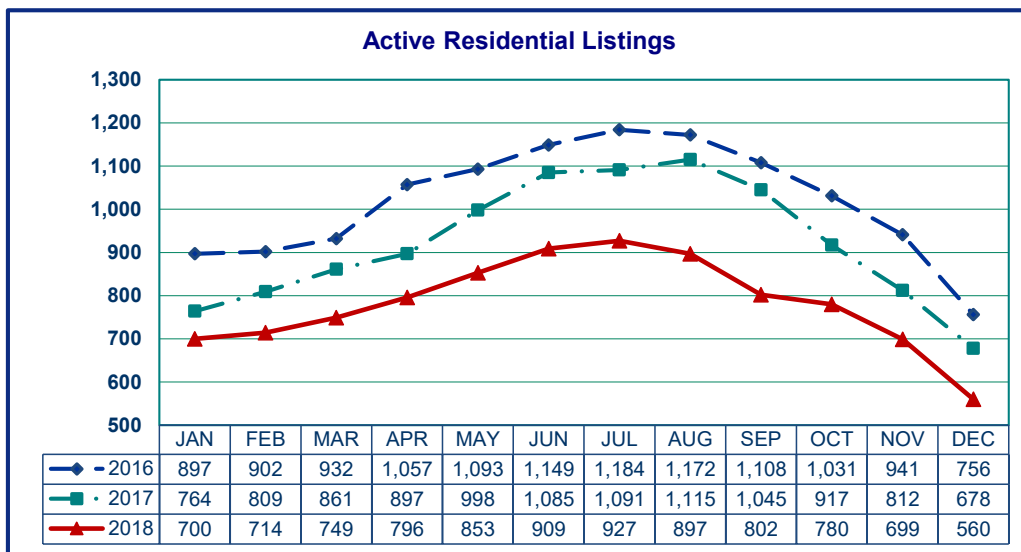
North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	December	83	93	94	396,300	349,000	156
	November	136	115	136	370,900	331,000	117
	Year-to-date	2,431	1,792	1,771	367,500	322,500	128
2017	December	115	105	144	334,700	312,800	156
	Year-to-date	2,624	1,795	1,789	323,000	281,000	136
Change	December	-27.8%	-11.4%	-34.7%	18.4%	11.6%	-0.4%
	Prev Mo 2018	-39.0%	-19.1%	-30.9%	6.8%	5.4%	33.3%
	Year-to-date	-7.4%	-0.2%	-1.0%	13.8%	14.8%	-5.4%

# AREA REPORT • 12/2018

## North Coastal Counties, Oregon

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
	Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
180 Astoria	40	15	12	15	50.0%	12	339,400	122	280	204	-6.4%	195	309,300	300,000	12.4%	5	400,200	26	79,600	9	295,900
181 Hammond/Warrenton	41	14	4	5	-16.7%	4	238,300	167	163	127	-9.9%	130	312,100	293,500	9.2%	-	-	24	117,100	2	336,300
182 Gearhart West	29	4	8	5	25.0%	9	603,100	148	119	94	13.3%	92	527,800	444,500	16.2%	-	-	32	129,000	-	-
183 Gearhart East	3	1	0	0	-100.0%	1	320,000	10	21	18	-18.2%	19	353,100	309,000	14.6%	-	-	3	55,700	-	-
184 Seaside Northwest	12	-	1	0	-100.0%	2	286,800	128	37	26	18.2%	27	312,200	282,300	20.8%	1	297,000	3	56,600	1	297,000
185 Seaside North Central	7	1	-	1	0.0%	1	410,000	175	25	17	-54.1%	16	302,700	275,000	36.1%	1	199,000	-	-	-	-
186 Seaside Southwest	18	2	3	2	-50.0%	7	554,600	154	80	55	0.0%	56	344,300	303,800	-3.0%	2	131,500	3	154,700	2	607,500
187 Seaside South Central	4	0	-	1	-	0	-	-	8	7	-30.0%	6	245,500	227,500	-5.7%	1	460,000	-	-	2	379,500
188 Seaside East	12	4	1	3	-25.0%	6	343,200	80	59	55	27.9%	55	346,900	345,000	26.3%	1	510,000	6	50,300	2	235,000
189 Cannon Beach/Tolovana Park	33	2	10	6	20.0%	2	410,000	411	113	101	26.3%	100	693,000	490,000	22.4%	3	1,838,000	15	326,900	2	406,500
190 Arch Cape/Cove Beach/Falcon Cove	3	0	0	1	-	0	-	-	18	15	-11.8%	17	624,600	565,000	7.5%	-	-	10	90,200	-	-
191 Rural Clatsop County	15	-	3	-	-100.0%	-	-	-	50	39	0.0%	38	287,000	273,500	16.7%	-	-	14	55,900	-	-
Clatsop County	217	43	42	39	2.6%	44	420,900	143	973	758	-1.2%	751	399,600	325,000	18.7%	14	660,300	136	122,800	20	344,500
97102 Arch Cape	2	0	0	0	-	0	-	-	2	-	-	-	-	-	-	-	-	2	519,500	-	-
97130 Manzanita	38	5	5	2	-71.4%	3	371,000	108	117	81	-18.2%	91	488,700	435,000	6.3%	-	-	23	194,500	2	519,500
97131 Nehalem	12	2	2	3	200.0%	-	-	-	51	43	7.5%	40	274,200	260,800	5.2%	-	-	17	81,300	1	165,000
97147 Wheeler	2	-	1	0	-	0	-	-	10	4	-66.7%	4	350,600	325,000	47.4%	-	-	2	61,800	-	-
97136 Rockaway Beach	39	5	9	6	20.0%	2	257,500	128	171	117	-7.9%	112	280,900	244,800	7.4%	1	162,500	25	89,000	2	562,500
97107 Bay City	1	-	2	0	-100.0%	1	185,000	2	23	21	-32.3%	22	257,600	235,000	20.3%	-	-	9	63,000	1	214,500
97118 Garibaldi	1	0	1	3	-	1	309,000	42	18	16	-5.9%	13	244,300	240,000	10.3%	1	305,000	1	55,000	-	-
97143 Netarts	6	1	4	4	33.3%	3	279,700	136	41	36	80.0%	33	325,800	315,000	3.9%	-	-	10	58,700	-	-
97141 Tillamook	20	5	9	7	-12.5%	9	334,600	203	154	124	29.2%	118	290,100	253,000	25.5%	5	430,200	15	104,500	1	325,000
97134 Oceanside	14	1	9	2	-	1	800,000	519	45	32	28.0%	28	442,900	406,500	-2.5%	-	-	7	118,300	1	550,800
97108 Beaver	-	0	0	0	-	1	600,000	242	5	6	50.0%	7	405,000	375,000	70.2%	-	-	3	104,300	-	-
97122 Hebo	2	0	-	0	-	0	-	-	6	3	50.0%	3	113,800	85,000	-79.2%	-	-	2	58,800	-	-
97112 Cloverdale	9	1	-	2	-33.3%	0	-	-	25	9	-47.1%	12	361,800	272,900	59.5%	2	825,000	3	186,700	1	156,000
97135 Pacific City	24	2	12	2	-33.3%	1	259,000	72	91	49	4.3%	52	412,500	356,500	17.3%	-	-	13	152,600	-	-
97149 Neskowin	23	2	4	1	0.0%	1	530,000	346	51	27	-22.9%	27	438,200	415,000	0.9%	-	-	10	164,500	-	-
Tillamook County	193	24	58	32	0.0%	23	354,800	176	810	568	-0.7%	562	347,600	320,300	11.5%	9	474,300	142	123,000	9	397,300

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date						Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97367	Lincoln City	67	5	25	8	-38.5%	11	420,600	128	286	203	11.5%	197	324,200	315,000	9.4%	8	451,500	33	75,600	1	1,100,000
97364	Neotsu	1	0	0	0	-	0	-	-	5	5	-16.7%	5	490,400	420,000	31.8%	-	-	1	145,000	-	-
97368	Otis	7	0	-	-	-100.0%	2	293,000	30	36	30	11.1%	33	313,300	269,500	3.1%	-	-	2	27,100	-	-
97341	Depoe Bay	32	2	3	5	25.0%	3	486,300	460	92	58	-20.5%	55	407,600	399,900	10.1%	-	-	4	115,000	-	-
97388	Gleneden Beach	15	2	6	4	-20.0%	3	359,100	8	55	44	-2.2%	40	391,200	364,000	11.2%	-	-	6	125,300	1	1,640,000
97369	Otter Rock	1	0	1	-	-	-	-	-	10	7	16.7%	7	204,700	15,000	-13.6%	-	-	4	90,000	-	-
97365	Newport	9	3	6	2	100.0%	1	265,000	118	60	40	0.0%	40	343,000	307,100	17.8%	1	850,000	5	115,100	1	320,000
97366	South Beach	2	1	0	1	-80.0%	0	-	-	11	15	0.0%	14	425,200	419,500	2.6%	-	-	1	45,000	-	-
97343	Eddyville	0	0	0	0	-	0	-	-	1	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97357	Logsdien	0	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97391	Toledo	4	0	-	0	-100.0%	0	-	-	18	14	75.0%	14	239,300	225,500	47.2%	-	-	3	143,300	-	-
97380	Siletz	2	1	0	0	-	1	299,000	230	9	6	100.0%	6	310,700	309,500	-37.0%	1	72,000	1	135,500	-	-
97390	Tidewater	3	0	0	0	-100.0%	0	-	-	4	5	25.0%	6	217,500	207,500	9.3%	-	-	-	-	-	-
97498	Yachats	4	0	3	1	-50.0%	2	301,000	188	24	13	-18.8%	12	269,100	273,800	-14.8%	-	-	1	92,000	-	-
97394	Waldport	1	1	2	1	0.0%	3	253,300	207	25	21	0.0%	24	288,100	268,000	1.5%	-	-	8	47,700	-	-
97376	Seal Rock	2	1	-	-	-	1	897,000	82	12	5	-16.7%	5	604,900	657,000	147.0%	-	-	7	133,700	-	-
	Lincoln County	150	16	46	22	-37.1%	27	391,500	159	648	466	2.2%	458	339,600	320,000	7.9%	10	453,400	76	90,300	3	1,020,000
	North Coastal Counties Total	560	83	146	93	-11.4%	94	396,300	156	2,431	1,792	-0.2%	1,771	367,500	322,500	13.7%	33	546,900	354	115,900	32	422,700



## ACTIVE RESIDENTIAL LISTINGS NORTH COASTAL COUNTIES, OR

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

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

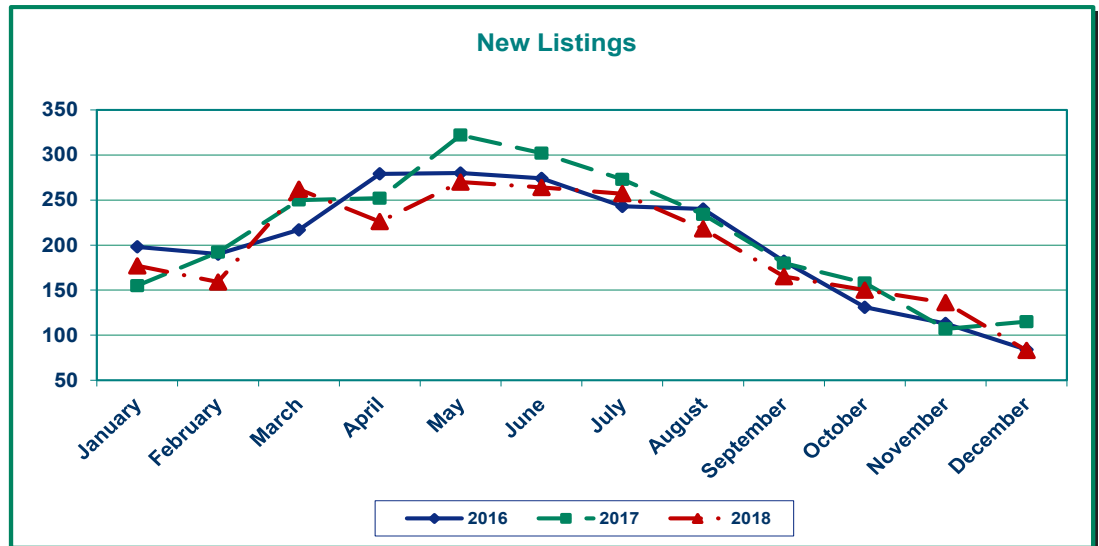
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (1/1/18-12/31/18) with 12 months before (1/1/17-12/31/17).

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

## NEW LISTINGS

### NORTH COASTAL COUNTIES, OR

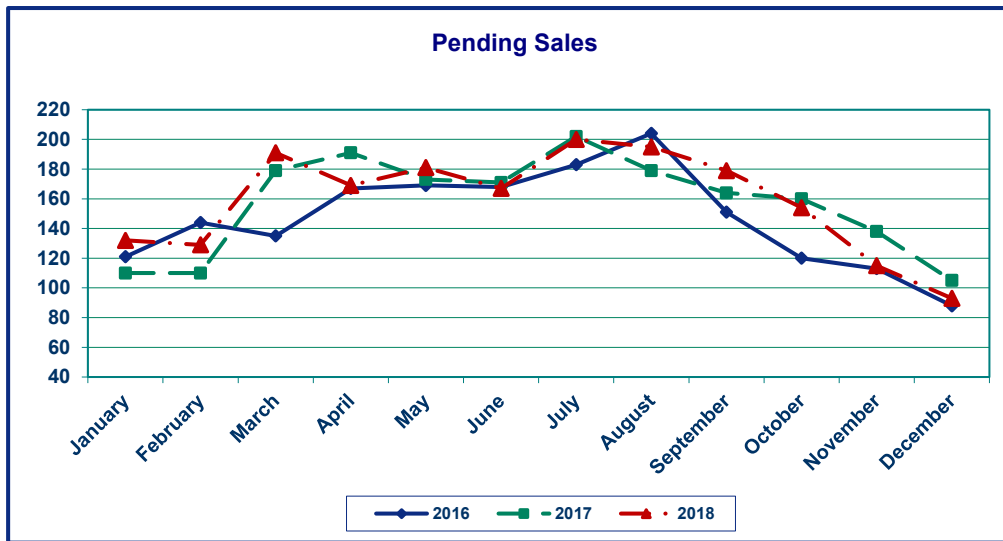
*This graph shows the new residential listings over the past three calendar years in the North Coastal Counties of Oregon.*



## PENDING LISTINGS

### NORTH COASTAL COUNTIES, OR

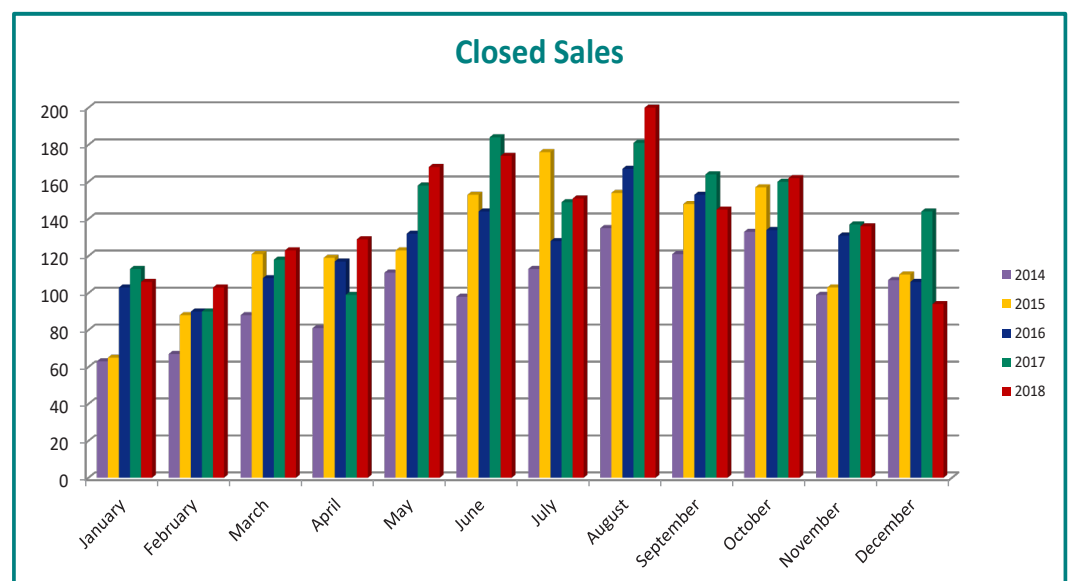
*This graph represents monthly accepted offers in the North Coastal Counties of Oregon over the past three calendar years.*



## CLOSED SALES

### NORTH COASTAL COUNTIES, OR

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



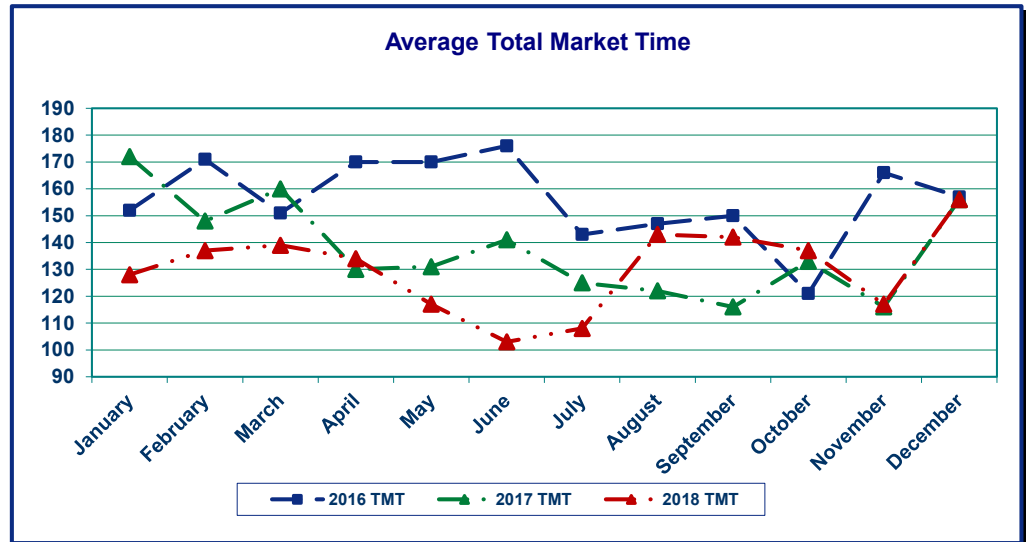
## DAYS ON MARKET

**NORTH COASTAL COUNTIES, OR**

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

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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.

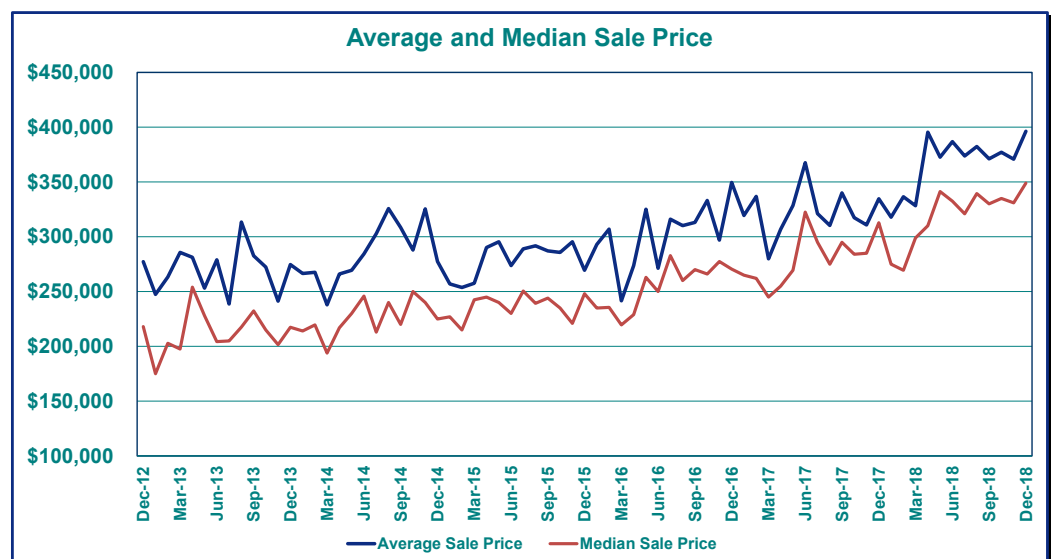
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## SALE PRICE

**NORTH COASTAL COUNTIES, OR**

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



Pat Kaplan, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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

Residential Review: Polk and Marion Counties, Oregon

December 2018 Reporting Period

## December Residential Highlights

New listings saw the sole gain this December in Polk and Marion counties. At 159, new listings outpaced December 2017 (124) by 28.2%, the best December for new listings in the region on the RMLS™ record, dating to 1992. Even so, this figure was 23.9% cooler than last month in November 2018, when 209 new listings were offered.

Closed sales (149) decreased 12.4% from December 2017 (170) and 13.4% from November 2018 (172).

Similarly, pending sales (127) fell 17.0% short of last year in December 2017 (153) and 22.1% short of November 2018 when 163 offers were accepted.

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 was mixed in 2018 compared with 2017. New listings (3,218) rose 13.0%. Pending sales (2,245) decreased 0.1% and closed sales (2,193) decreased 2.9%.

## Average and Median Sale Prices

Prices rose in 2018. Comparing 2018 to 2017 through December, the average sale price rose 10.8% from \$290,500 to \$321,800. In the same comparison, the median sale price rose 9.8% from \$264,000 to \$290,000.

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

**Average Sale Price % Change:**  
+10.6% (\$321,800 v. \$291,000)  
**Median Sale Price % Change:**  
+9.4% (\$290,000 v. \$265,000)

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	3.6

\*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.

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	December	159	127	149	302,500	275,000	56
	November	209	163	172	319,500	290,000	44
	Year-to-date	3,218	2,245	2,193	321,800	290,000	44
2017	December	124	153	170	313,400	285,000	79
	Year-to-date	2,849	2,247	2,258	290,500	264,000	58
Change	December	28.2%	-17.0%	-12.4%	-3.5%	-3.5%	-28.7%
	Prev Mo 2018	-23.9%	-22.1%	-13.4%	-5.3%	-5.2%	27.3%
	Year-to-date	13.0%	-0.1%	-2.9%	10.8%	9.8%	-24.0%



# AREA REPORT • 12/2018

## Polk & Marion Counties, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings	Expired,Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price		Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price					Median Sale Price		
															Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
167	Polk County Except Salem	90	14	12	11	-45.0%	16	333,500	99	400	252	13.0%	252	325,900	299,000	9.3%	7	303,400	12	281,100	11	356,200
168	West Salem N	45	13	11	9	28.6%	10	301,700	31	240	160	14.3%	145	358,800	347,000	7.2%	-	-	6	106,700	1	850,000
169	West Salem S	13	3	2	1	0.0%	2	294,500	22	52	31	34.8%	31	345,800	325,500	18.4%	-	0	-	0	-	-

170	Woodburn	49	19	10	25	-30.6%	30	267,600	39	443	341	-14.1%	339	278,100	260,000	11.3%	4	289,500	1	105,000	2	1,545,000
	Except Woodburn	145	43	29	27	-15.6%	29	395,400	84	801	541	3.8%	534	355,900	329,000	8.6%	10	345,600	41	216,400	6	456,000

170	Marion Except Salem/Keizer	194	62	39	52	-23.5%	59	330,400	59	1,244	882	-3.9%	873	325,700	299,900	10.8%	14	329,500	42	213,700	8	728,200
171	Southwest Salem	2	0	0	0	-100.0%	2	264,000	4	26	19	111.1%	19	391,700	341,000	-16.8%	-	-	-	-	-	-
172	South Salem	57	18	9	17	54.5%	15	304,800	48	333	229	19.3%	219	382,500	314,000	8.2%	-	-	7	189,500	6	500,300
173	Southeast Salem	47	16	10	5	-44.4%	9	287,500	43	225	140	-14.6%	134	328,300	310,000	5.1%	3	304,500	4	110,600	11	375,100
174	Central Salem	16	10	5	10	-9.1%	14	225,400	55	160	118	-3.3%	114	239,100	222,100	21.9%	1	430,000	2	80,000	7	413,700
175	East Salem S	13	1	3	5	25.0%	1	280,000	39	74	53	-23.2%	51	286,200	254,000	8.6%	-	-	3	203,300	3	389,300
176	East Salem N	36	12	7	10	25.0%	8	250,000	39	223	164	-0.6%	152	251,500	260,000	15.0%	-	-	2	127,500	6	359,100
177	South Keizer	8	1	1	3	200.0%	3	233,000	34	54	42	82.6%	40	249,500	250,000	11.7%	1	290,000	-	-	-	-
178	North Keizer	18	9	6	4	-66.7%	10	281,900	66	187	155	-22.1%	163	313,900	291,000	9.1%	-	-	2	71,800	2	352,500

167-169	Polk Co. Grand Total	148	30	25	21	-25.0%	28	319,400	69	692	443	14.8%	428	338,500	322,300	8.7%	7	303,400	18	222,900	12	397,400
170-178	Marion Co. Grand Total	391	129	80	106	-15.2%	121	298,600	53	2526	1802	-3.2%	1765	317,700	283,900	10.8%	19	328,800	62	192,100	43	462,300
	Polk & Marion Grand Total	539	159	105	127	-17.0%	149	302,500	56	3218	2245	-0.1%	2193	321,800	290,000	10.6%	26	322,000	80	199,100	55	448,100

## Benton & Linn Counties, Oregon

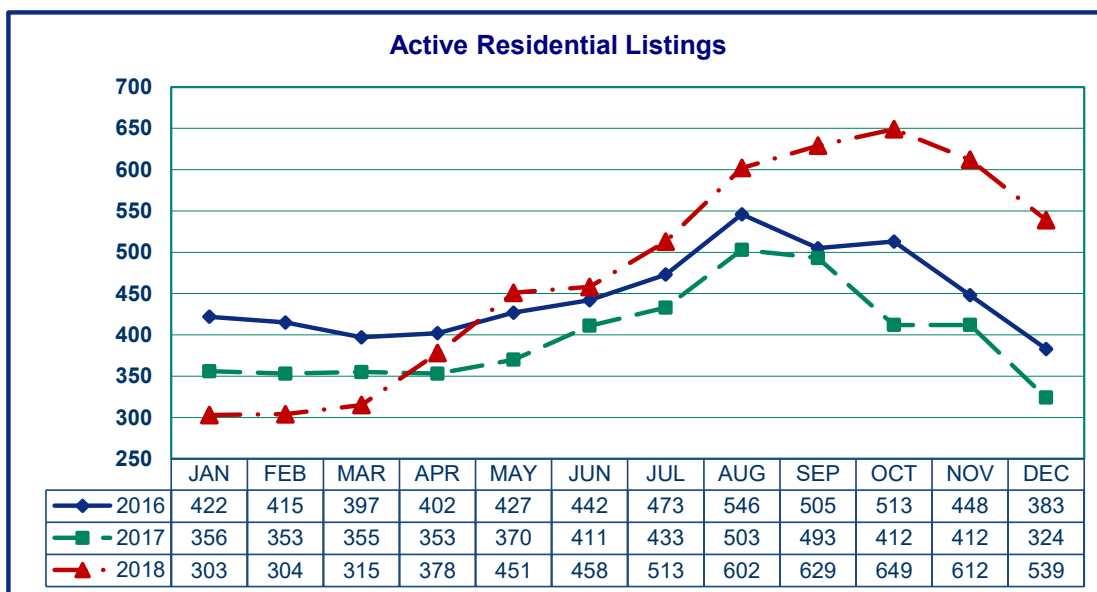
220	Benton County	36	4	10	8	14.3%	10	285,700	48	202	134	34.0%	130	368,100	330,000	15.0%	1	425,000	17	280,900	5	411,200
221	Linn County	128	34	36	41	-24.1%	48	272,900	59	875	674	5.1%	679	261,000	245,000	9.9%	12	515,500	52	160,300	14	277,800



## ACTIVE RESIDENTIAL LISTINGS

### POLK & MARION COUNTIES, OR

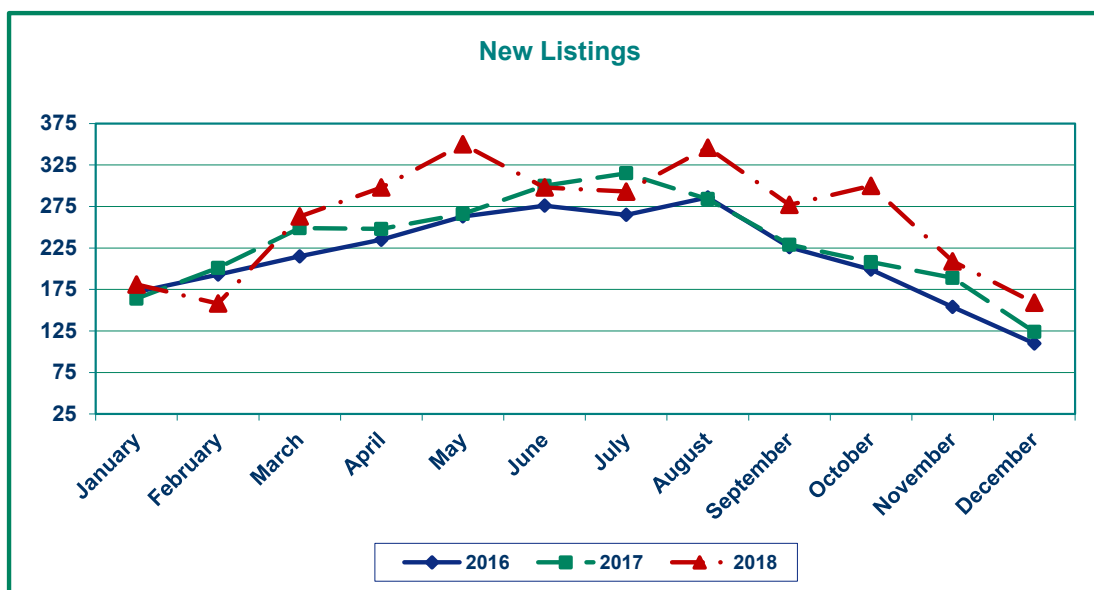
*This graph shows the active residential listings over the past three calendar years in Polk and Marion Counties, Oregon.*



## NEW LISTINGS

### POLK & MARION COUNTIES, OR

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



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

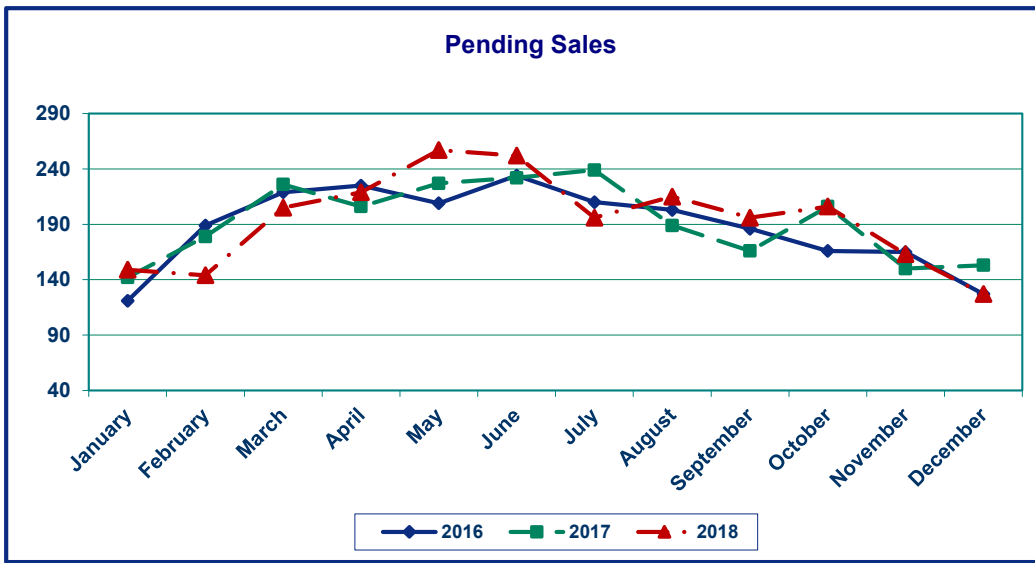
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (1/1/18-12/31/18) with 12 months before (1/1/17-12/31/17).

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

## PENDING LISTINGS

### POLK & MARION COUNTIES, OR

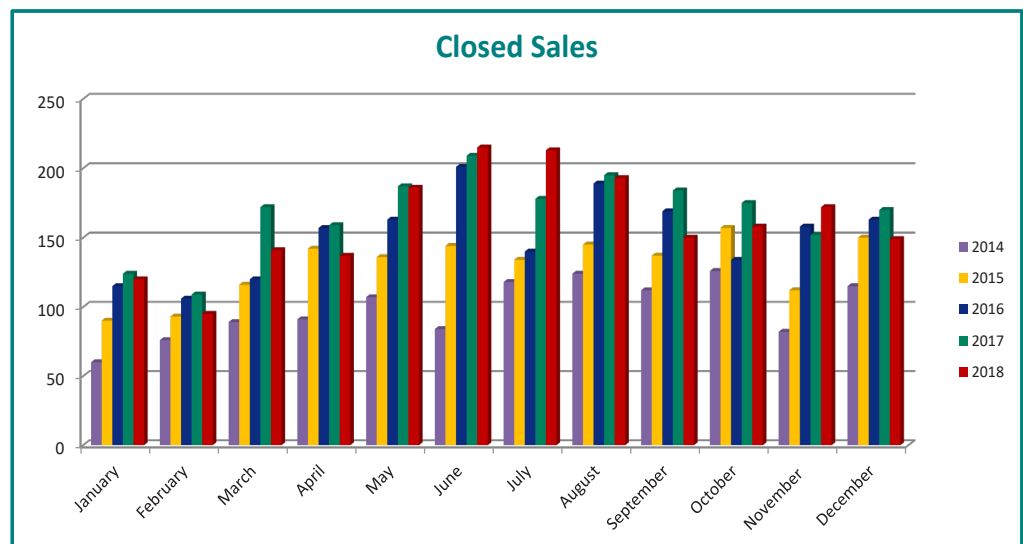
*This graph represents monthly accepted offers in Polk and Marion Counties, Oregon, over the past three calendar years.*



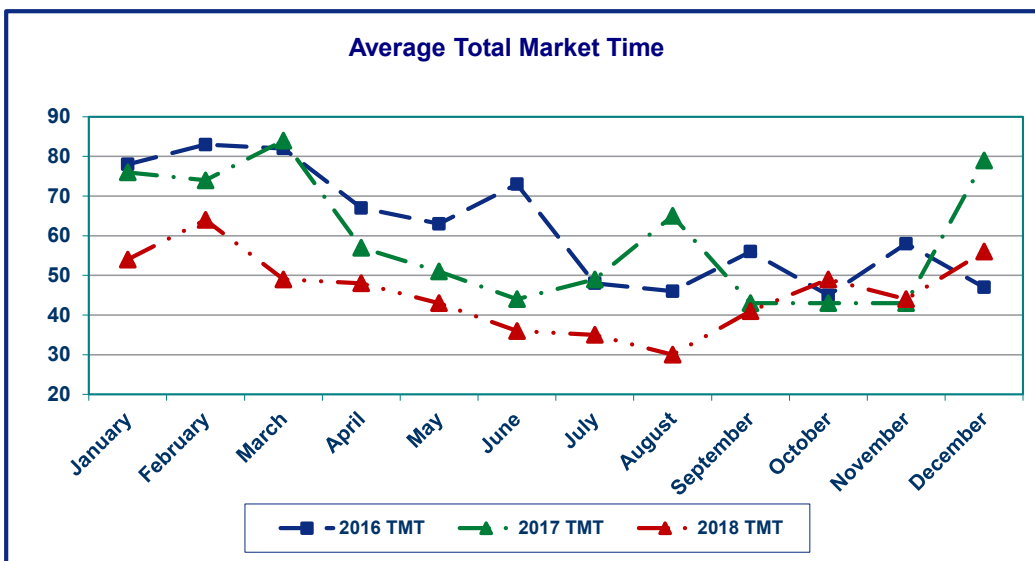
## CLOSED SALES

### POLK & MARION COUNTIES, OR

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



## Average Total Market Time



## DAYS ON MARKET

### POLK & MARION COUNTIES, OR

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

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

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

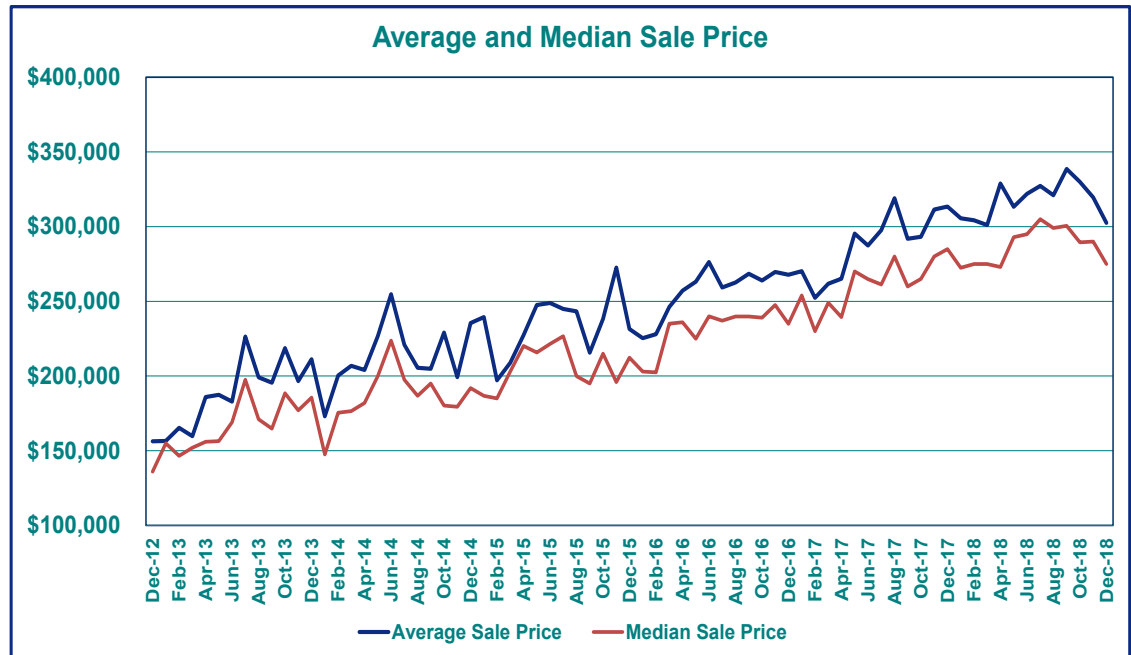
**Contact RMLS™**  
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The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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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Pat Kaplan, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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

Residential Review: Metro Portland, Oregon

December 2018 Reporting Period

## December Residential Highlights Year to Date Summary

December brought cooling across the board to the Portland metro area. Pending sales, at 1,599, fell 9.0% short of the 1,757 offers accepted last year in December 2017 and 16.0% short of the 1,904 offers accepted last month in November 2018.

Closed sales (1,846) fared similarly, ending 21.4% lower than in December 2017 (2,350) and 13.9% lower than in November 2018 (2,144). This is the coolest December for closings in Portland metro since 2013, when 1,821 were recorded.

New listings, at 1,255, cooled 22.4% from December 2017 (1,617) and 45.7% from November 2018 (2,310).

Total market time rose to 64 days in December, with inventory decreasing slightly to land at 2.5 months.

Activity in 2018 was mixed compared to 2017. New listings (41,287) increased 1.2%. Pending sales (29,809) decreased 4.9% and closed sales (29,771) decreased 5.9% this year.

### Average and Median Sale Prices

Comparing 2018 to 2017 through December, the average sale price rose 5.5% from \$428,700 to \$452,400. 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	2.5

\*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 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% (\$452,300 v. \$428,300)  
**Median Sale Price % Change:**  
+5.4% (\$400,000 v. \$379,500)

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

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	December	1,255	1,599	1,846	438,600	390,000	64
	November	2,310	1,904	2,144	448,900	391,400	57
	Year-to-date	41,287	29,809	29,771	452,400	400,000	48
2017	December	1,617	1,757	2,350	421,700	380,000	55
	Year-to-date	40,805	31,330	31,624	428,700	379,900	45
Change	December	-22.4%	-9.0%	-21.4%	4.0%	2.6%	17.2%
	Prev Mo 2018	-45.7%	-16.0%	-13.9%	-2.3%	-0.4%	12.3%
	Year-to-date	1.2%	-4.9%	-5.9%	5.5%	5.3%	6.5%

# AREA REPORT • 12/2018

## Portland Metropolitan Area, Oregon

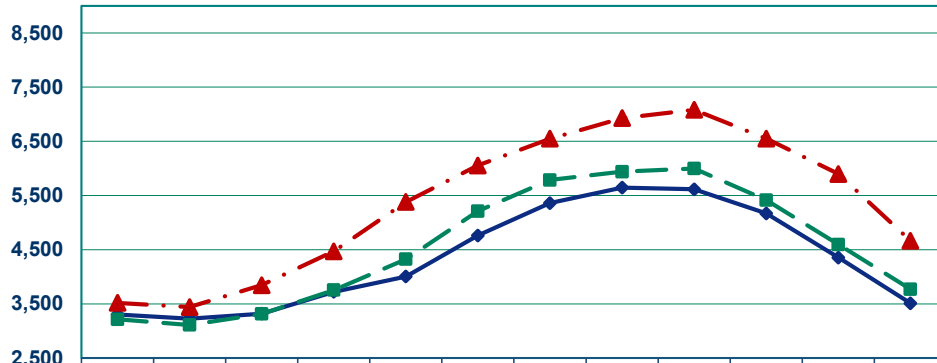
		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
141	N Portland	208	74	53	84	16.7%	84	388,700	63	1,809	1,251	-6.6%	1,232	419,900	400,000	4.3%	16	745,200	43	325,000	34	809,300
142	NE Portland	428	103	109	137	-12.7%	156	450,600	59	3,860	2,615	-5.0%	2,627	469,300	415,000	4.0%	29	637,600	54	454,700	108	672,800
143	SE Portland	478	132	128	202	-11.0%	254	425,900	64	4,852	3,522	-6.4%	3,533	419,100	375,000	5.9%	29	653,300	84	287,400	160	622,700
144	Gresham/ Troutdale	321	86	65	107	-13.7%	131	338,500	54	2,695	2,022	-3.1%	2,008	353,200	340,000	7.7%	13	638,500	65	241,900	48	464,400
145	Milwaukie/ Clackamas	389	112	106	143	-10.1%	160	427,500	75	3,408	2,477	-3.1%	2,480	428,800	400,000	4.6%	16	496,200	75	284,200	28	462,300
146	Oregon City/ Canby	294	71	77	87	-5.4%	103	428,600	69	2,326	1,726	4.0%	1,672	420,900	392,500	7.1%	9	580,900	71	329,000	21	497,200
147	Lake Oswego/ West Linn	296	60	98	90	-2.2%	97	636,300	86	2,441	1,607	0.1%	1,609	676,200	580,000	0.6%	2	682,500	38	478,200	7	725,900
148	W Portland	699	117	217	130	-12.8%	177	588,800	85	4,825	2,843	-5.0%	2,851	612,700	519,000	3.8%	12	674,000	56	237,100	30	867,600
149	NW Wash Co.	230	59	70	70	-30.0%	84	483,400	46	2,089	1,545	-4.9%	1,562	539,200	520,000	2.5%	1	2,200,000	36	308,600	2	690,000
150	Beaverton/ Aloha	238	109	72	145	5.1%	172	381,600	49	3,431	2,745	-3.0%	2,722	393,900	375,000	8.6%	9	265,200	13	270,900	21	632,800
151	Tigard/ Wilsonville	318	112	105	142	-16.0%	166	459,600	67	3,630	2,842	-6.9%	2,868	462,500	430,000	6.3%	4	461,500	33	470,600	13	474,200
152	Hillsboro/ Forest Grove	212	86	41	103	-11.2%	121	382,100	43	2,475	2,019	-11.6%	2,017	394,700	372,000	5.9%	20	381,800	64	290,100	37	458,800
153	Mt. Hood	40	10	8	19	90.0%	11	324,300	48	293	209	8.3%	199	321,000	315,000	5.2%	1	360,000	36	132,200	3	428,200
155	Columbia Co.	177	50	34	43	-29.5%	46	311,600	53	1,146	855	-8.6%	863	306,100	297,000	7.8%	9	267,800	82	178,400	13	330,300
156	Yamhill Co.	337	74	49	97	6.6%	84	346,300	74	2,007	1,531	-7.7%	1,528	366,500	327,700	10.1%	16	358,000	92	393,300	31	309,700

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

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

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

### Active Residential Listings



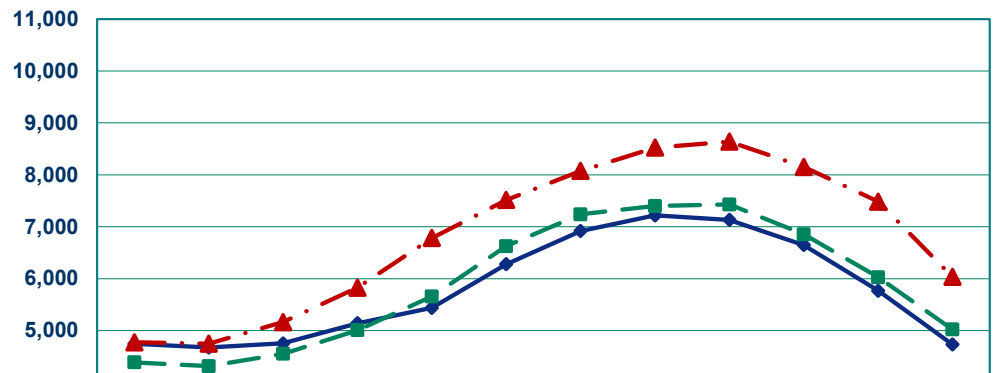
### ACTIVE RESIDENTIAL LISTINGS PORTLAND, OR

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

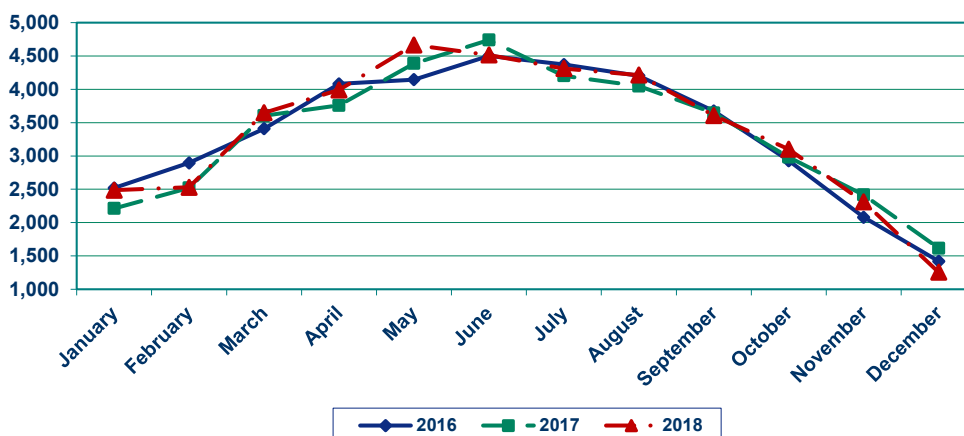
### TOTAL ACTIVE LISTINGS PORTLAND, OR

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

### Total Active Listings



### New Listings



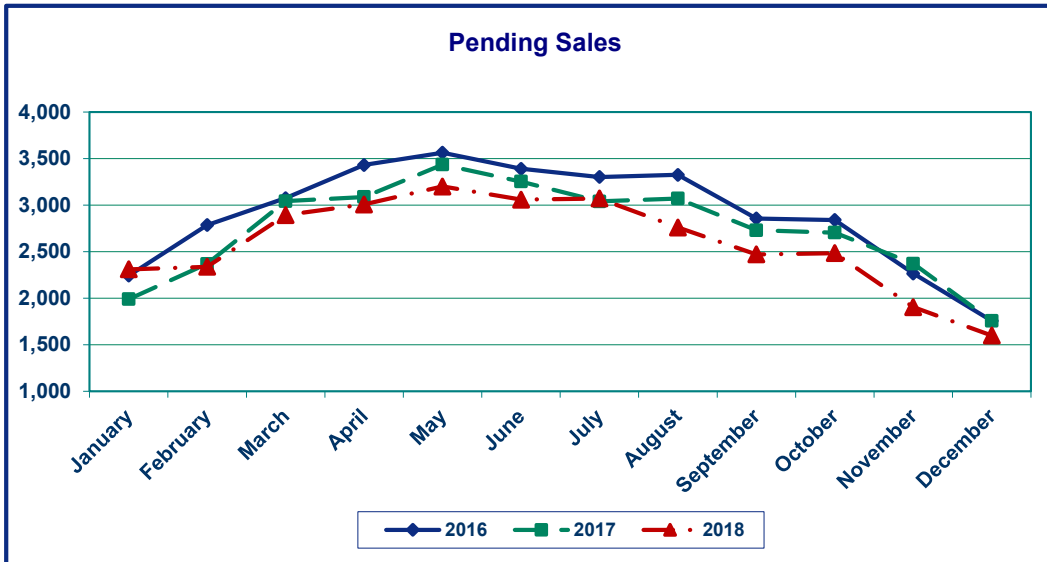
### NEW LISTINGS PORTLAND, OR

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

## PENDING LISTINGS

### PORTLAND, OR

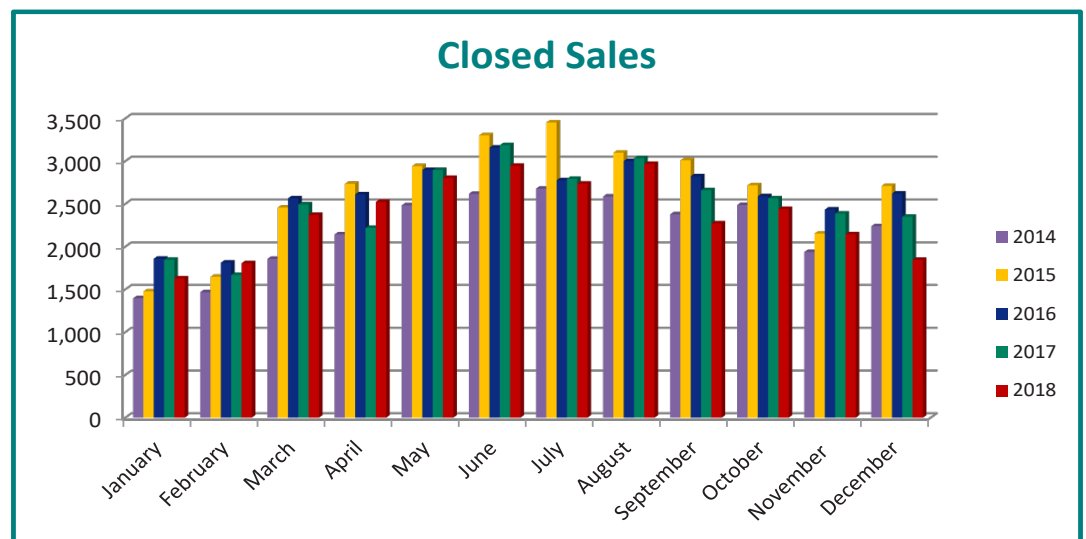
*This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.*



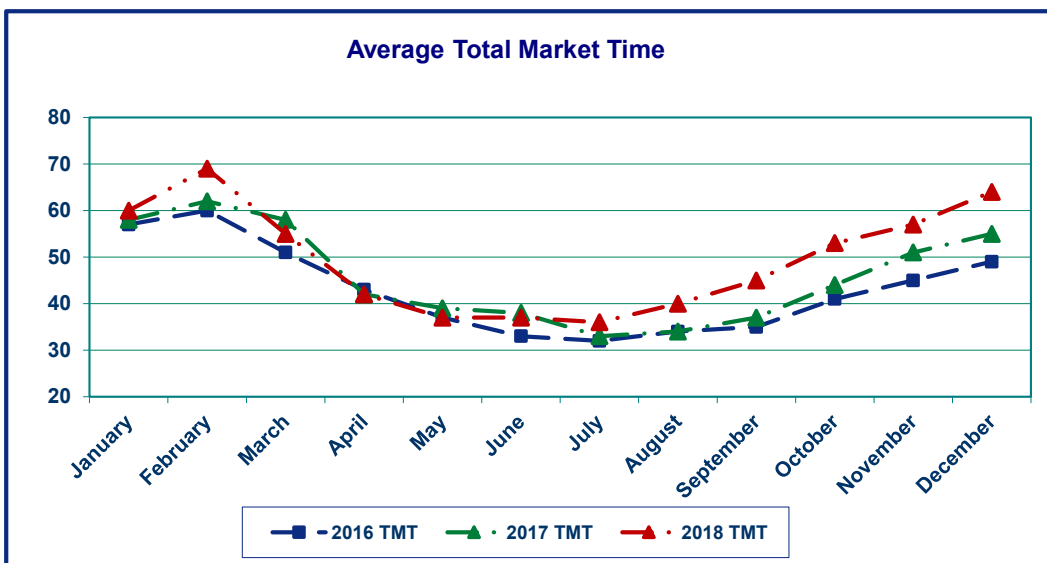
## CLOSED SALES

### PORTLAND, OR

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



## Average Total Market Time



## DAYS ON MARKET

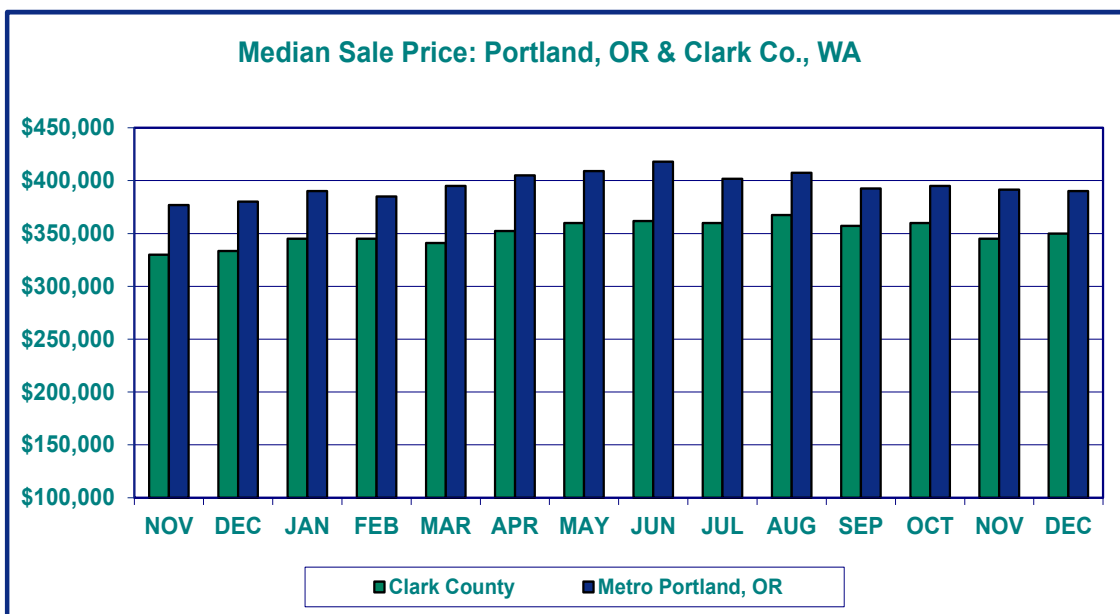
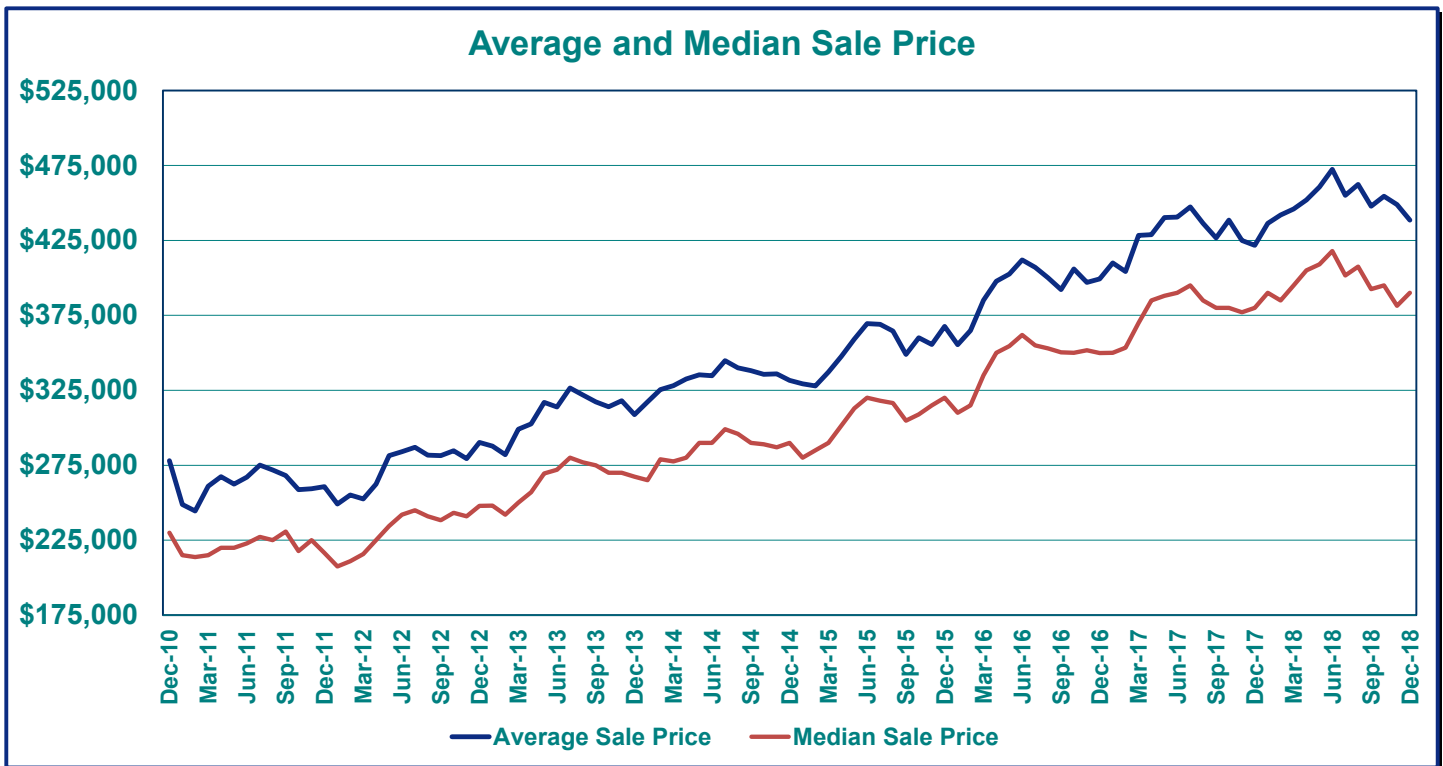
### PORTLAND, OR

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

## SALE PRICE

### PORTLAND, OR

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



## MEDIAN SALE PRICE

### PORTLAND, OR

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

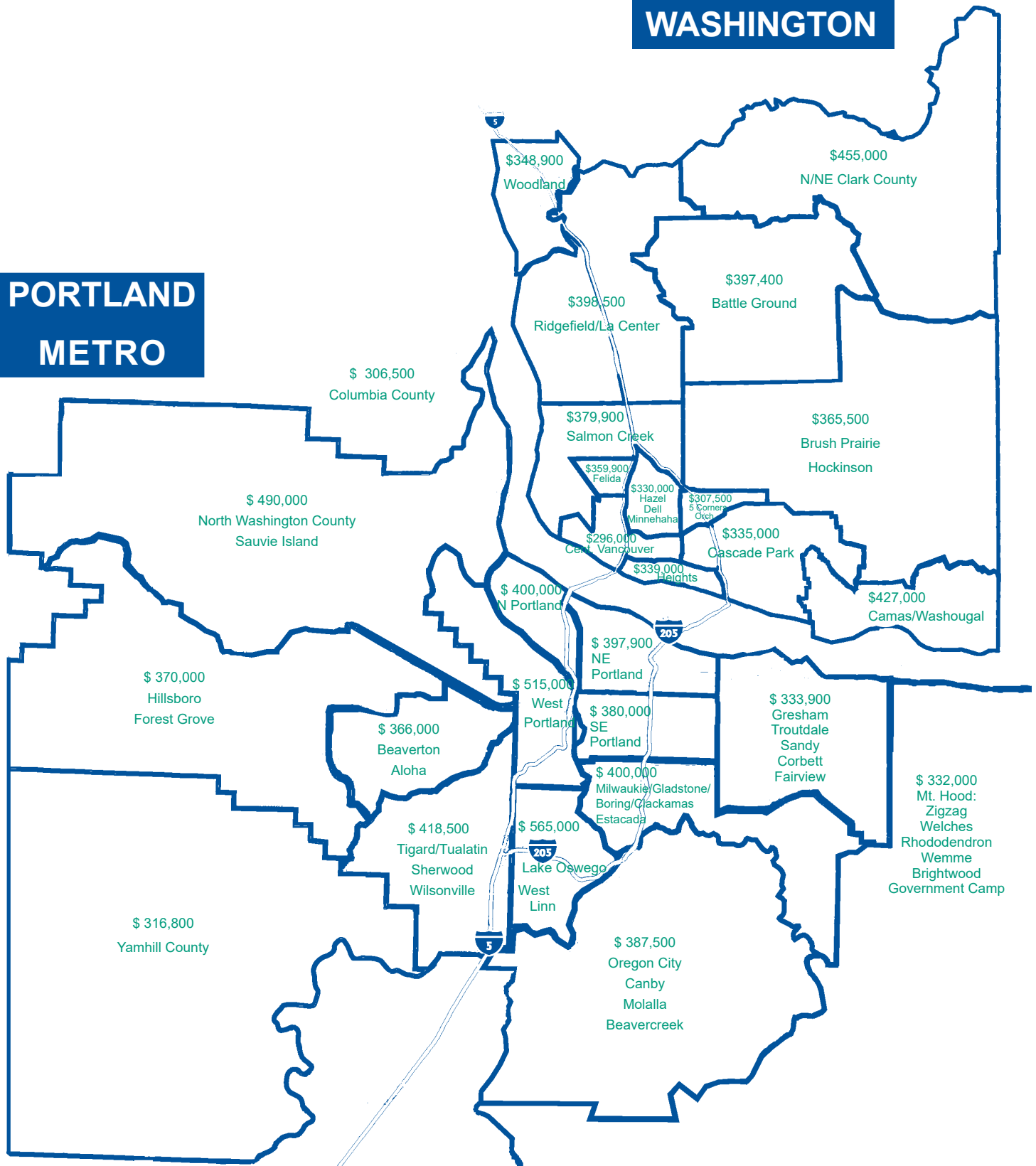


# MEDIAN SALE PRICE

## December 2018

**SW  
WASHINGTON**

**PORTLAND  
METRO**



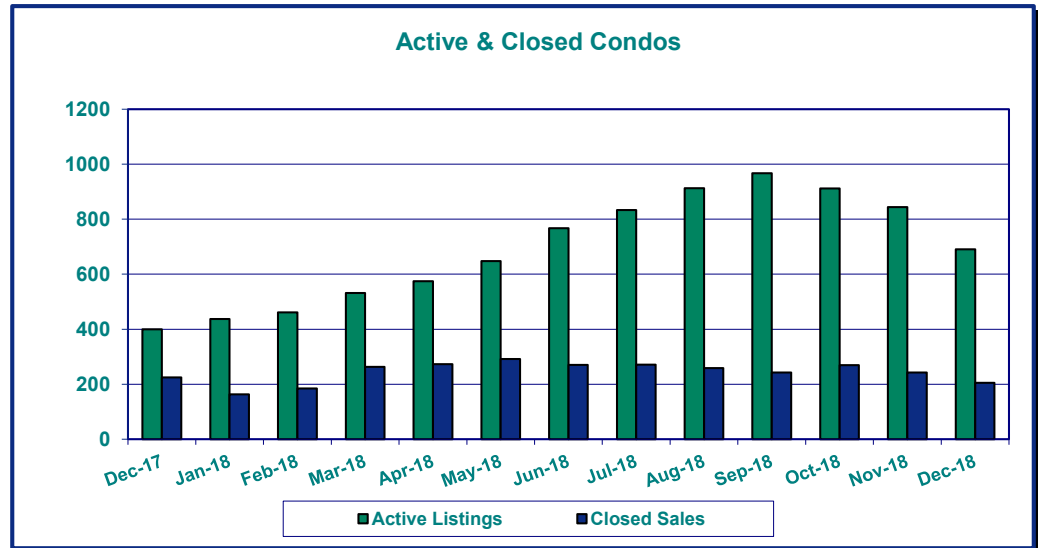
## ACTIVE & CLOSED CONDOS

PORTLAND, OR

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

Contact RMLS™  
8338 NE Alderwood Rd  
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(503) 236-7657  
communications@rmls.com

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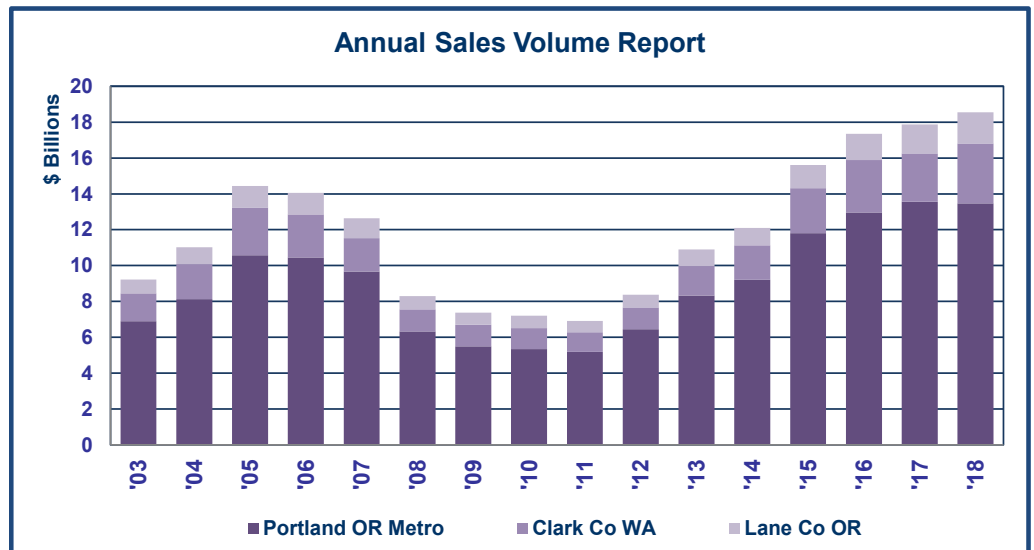
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## SALE VOLUME RESIDENTIAL

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



Pat Kaplan, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor



## Clark County, Washington Market Action Addition

December 2018

The Clark County, Washington real estate marketplace has some unique characteristics. There is a much higher proportion of active residential listings in Clark County that are Proposed, defined as "not yet under construction", than exists in any other RMLS™ area. This means that there are fewer homes listed as Active that are ready to move into in an immediate timeframe.

The Clark County Association of Realtors®, an RMLS™ shareholder, has asked us to produce some additional statistics each month to delve more deeply into the inventory counts in Clark County. The following summary shows the number of homes available for immediate purchase and occupancy.

<b>Total Active Listings* Reported in Market Action:</b>	1,489
<b>Less Listings with Purchase Contingencies*:</b>	43
<b>Readily Purchased Listings:</b>	1,446
<b><i>Percent of Total Active Listings:</i></b>	<b><i>97.1%</i></b>
<b>Less New Under Construction (not ready for occupancy):</b>	149
<b>Less New Proposed (not started):</b>	174
<b>Total Readily Purchased &amp; Occupied Listing:</b>	1,123
<b><i>Percent of Total Active Listings:</i></b>	<b><i>75.4%</i></b>
<b>Inventory in Months of Readily Purchased &amp; Occupied Listings:</b>	2.2

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

Source: RMLS™ Regional Multiple Listing Service, Portland Oregon

# MARKET ACTION



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

Residential Review: Southwest Washington

December 2018 Reporting Period

## December Residential Highlights

Southwest Washington ended the year with some cooling. Pending sales (483) fell 2.4% short of the 495 offers accepted in December 2017 and 14.4% short of the 564 offers accepted last month in November 2018.

New listings (394) fared similarly, decreasing 4.4% from December 2017 (412) and 45.9% from November 2018 (728).

Closed sales, at 522, had a 17.3% decrease compared with December 2017 and a 13.1% decrease compared with last month's 601 closings in November 2018.

Inventory remained unchanged in December at 2.9 months, and total market time rose by a week to end at 59 days.

## Year to Date Summary

Activity was mixed in 2018 compared to 2017. New listings (11,364) increased 5.4%. Closed sales (8,538) and pending sales (8,521) both decreased 2.7%.

## Average and Median Sale Prices

Comparing the entirety of 2018 to 2017, the average sale price rose 8.2% from \$363,200 to \$393,000. In the same comparison, the median sale price has risen 8.7% from \$326,500 to \$355,000.

Inventory in Months*			
	2016	2017	2018
January	2.6	2.2	2.2
February	2.7	2.0	1.9
March	1.7	1.6	1.6
April	1.8	1.9	1.7
May	1.7	1.6	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	2.9

\*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 number includes proposed and under construction homes.

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

**Average Sale Price % Change:**  
+8.2% (\$393,000 v. \$363,100)  
**Median Sale Price % Change:**  
+8.9% (\$355,000 v. \$326,000)

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

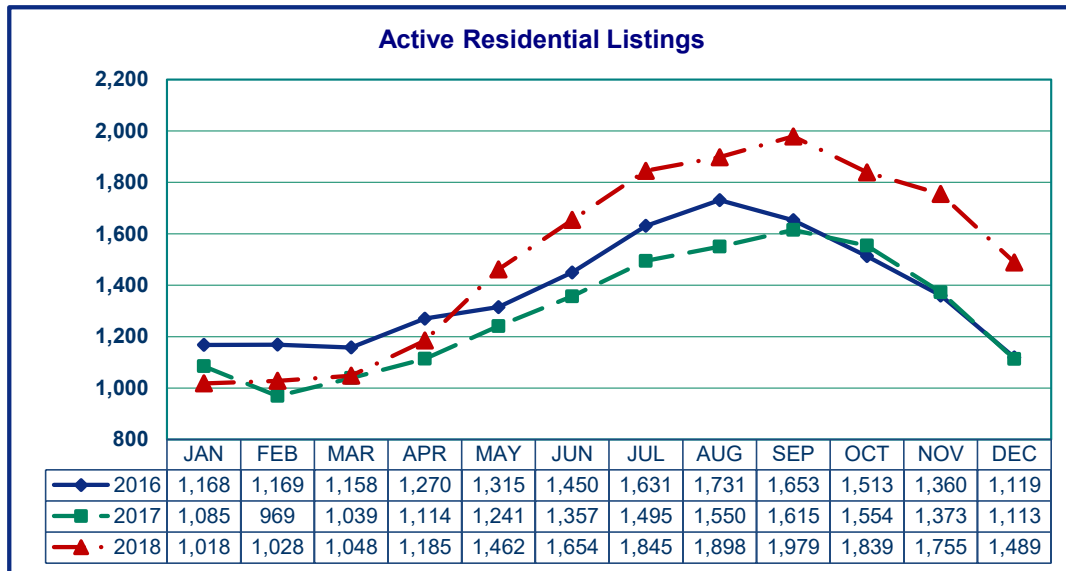
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	December	394	483	522	388,600	350,000	59
	November	728	564	601	386,200	344,900	52
	Year-to-date	11,364	8,521	8,538	393,000	355,000	48
2017	December	412	495	631	372,000	333,500	51
	Year-to-date	10,777	8,760	8,772	363,200	326,500	48
Change	December	-4.4%	-2.4%	-17.3%	4.5%	4.9%	15.6%
	Prev Mo 2018	-45.9%	-14.4%	-13.1%	0.6%	1.5%	13.5%
	Year-to-date	5.4%	-2.7%	-2.7%	8.2%	8.7%	0.4%

# AREA REPORT • 12/2018

## SW Washington

RESIDENTIAL																	COMMERCIAL		LAND		MULTIFAMILY		
Current Month									Year-To-Date								Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Closed Sales	Average Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price		
24	11	4	6	-40.0%	13	364,100	35	200	164	-21.5%	169	358,000	338,500	30	25.9%	4	913,500	4	125,400	10	419,600		
13	12	4	16	128.6%	9	268,400	44	233	201	-14.5%	187	258,400	259,900	25	9.1%	-	-	6	125,400	19	317,000		
25	6	5	8	-20.0%	7	879,300	61	181	123	-12.8%	124	554,700	385,000	52	45.1%	2	284,500	3	561,700	4	471,400		
23	1	2	6	-45.5%	12	326,900	57	172	143	-15.9%	142	337,600	332,600	38	11.0%	-	-	4	219,000	3	473,700		
62	16	11	28	-24.3%	31	308,800	26	583	466	-8.1%	478	310,800	315,000	39	7.8%	9	998,700	12	191,900	4	481,300		
25	12	5	13	30.0%	11	347,200	52	298	244	7.0%	243	310,500	300,000	31	9.9%	1	675,000	1	150,000	15	615,100		
39	21	5	28	-3.4%	27	331,400	64	507	420	-11.6%	418	305,600	300,000	39	8.3%	1	830,000	2	2,835,300	2	3,189,000		
82	23	20	42	16.7%	47	320,200	40	916	733	-2.5%	731	319,400	307,000	33	11.6%	3	943,300	2	255,000	9	1,422,100		
30	8	9	12	33.3%	7	356,000	39	226	181	4.0%	176	338,300	295,000	49	-5.8%	1	93,000	4	299,500	1	415,000		
45	13	7	7	-65.0%	14	356,900	51	326	251	-10.0%	263	382,600	350,000	40	-3.9%	1	2,665,000	6	393,500	4	427,500		
16	7	5	12	-20.0%	13	339,000	40	288	242	-2.8%	244	315,800	309,000	29	10.8%	-	-	4	1,253,800	1	440,000		
58	22	10	27	145.5%	32	435,800	52	474	347	30.9%	320	395,900	379,000	48	8.6%	-	-	4	334,000	4	409,100		
23	9	6	13	18.2%	21	344,600	59	288	243	-0.8%	242	376,200	360,000	40	6.8%	-	-	-	-	-	-		
11	1	4	2	100.0%	1	269,000	36	71	51	13.3%	48	464,000	467,000	103	-8.2%	-	-	11	301,300	-	-		
132	23	17	33	-34.0%	29	473,700	50	897	644	-1.7%	667	526,100	469,900	65	4.9%	1	332,000	55	298,100	9	481,400		
79	24	10	28	-9.7%	26	454,600	64	596	431	-4.2%	430	421,400	400,000	65	4.7%	9	413,600	49	195,600	10	386,100		
24	12	9	21	110.0%	23	398,700	116	369	296	-13.2%	311	383,500	349,900	48	7.6%	1	1,235,000	3	700,000	4	608,300		
37	15	14	19	-17.4%	18	379,500	47	382	303	-31.3%	315	345,900	335,500	41	6.1%	1	45,000	6	246,800	2	436,300		
89	25	12	23	21.1%	24	440,600	71	500	347	-8.9%	355	465,000	445,000	51	2.1%	-	-	9	476,200	1	532,000		
132	27	21	31	29.2%	39	395,100	58	756	539	30.2%	544	436,000	414,400	55	10.3%	-	-	12	332,200	1	860,000		
98	19	13	17	-10.5%	21	387,300	55	562	349	-3.1%	325	432,900	412,500	47	8.2%	2	339,000	8	716,100	-	-		
14	2	2	3	-25.0%	2	505,000	24	60	31	-27.9%	29	667,700	635,000	84	10.7%	1	330,000	14	378,800	-	-		
20	1	5	2	-66.7%	2	637,500	32	125	95	17.3%	93	540,800	515,000	80	3.1%	1	550,000	20	383,200	-	-		
110	29	22	28	-12.5%	23	371,300	52	768	570	5.6%	562	386,400	354,900	44	7.5%	3	467,200	38	250,900	3	443,500		
196	45	25	51	24.4%	46	374,700	78	1,166	821	6.8%	830	428,100	395,000	61	4.7%	3	404,200	31	1,033,200	1	375,000		
0	0	-	0	-	0	-	-	2	3	-50.0%	3	502,700	440,000	152	20.3%	-	-	1	145,000	-	-		
4	0	2	2	100.0%	6	568,100	105	42	34	-17.1%	33	490,100	469,900	62	8.3%	-	-	11	185,900	-	-		
14	1	3	1	0.0%	4	451,300	69	60	41	2.5%	41	472,900	461,300	83	-4.4%	-	-	9	191,400	-	-		
18	2	5	2	-80.0%	6	396,100	63	121	91	-3.2%	97	386,200	344,000	46	9.9%	-	-	8	251,200	1	300,000		
25	3	6	1	-85.7%	2	431,700	52	121	75	-7.4%	79	399,400	383,000	64	14.0%	-	-	8	198,200	-	-		
16	2	1	1	-	6	451,800	217	58	36	0.0%	34	403,300	420,800	92	0.8%	-	-	10	222,400	-	-		
5	2	2	0	-	0	-	-	16	6	-53.8%	5	451,000	500,000	27	51.2%	-	-	-	-	-	-		
1,489	394	266	483	-2.4%	522	388,600	59	11,364	8,521	-2.7%	8,538	393,000	355,000	48	8.2%	44	677,500	355	376,000	108	582,900		
22	9	7	10	150.0%	7	322,500	41	163	123	35.2%	118	307,300	299,900	44	0.6%	2	346,300	9	169,200	3	322,500		
17	-	4	1	0.0%	6	412,200	38	101	76	-5.8%	76	422,600	397,500	84	24.1%	-	-	63	167,500	-	-		
174	49	35	57	54.1%	53	283,400	80	1,182	933	21.3%	912	268,200	249,000	50	8.7%	4	285,600	125	101,000	23	281,700		
213	58	46	68	61.9%	66	299,300	72	1,446	1,132	22.4%	1,106	283,000	256,800	51	9.1%	6	305,800	197	125,400	26	286,400		
62	5	9	11	37.5%	14	226,300	125	263	197	-5.7%	197	224,500	224,000	110	4.8%	7	196,300	105	56,000	-	-		



## ACTIVE RESIDENTIAL LISTINGS

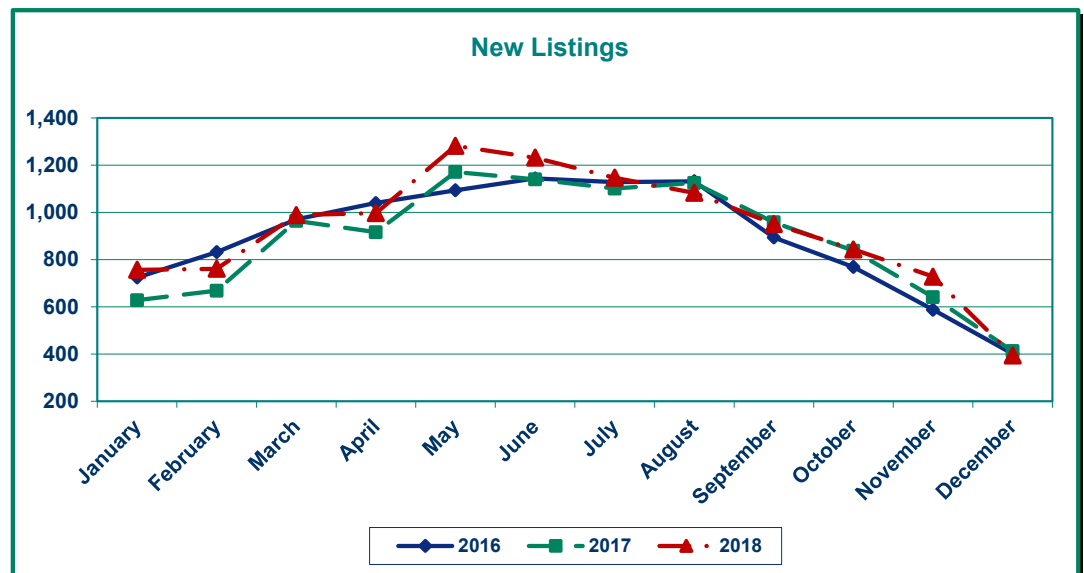
### CLARK COUNTY, WA

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

## NEW LISTINGS

### CLARK COUNTY, WA

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



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

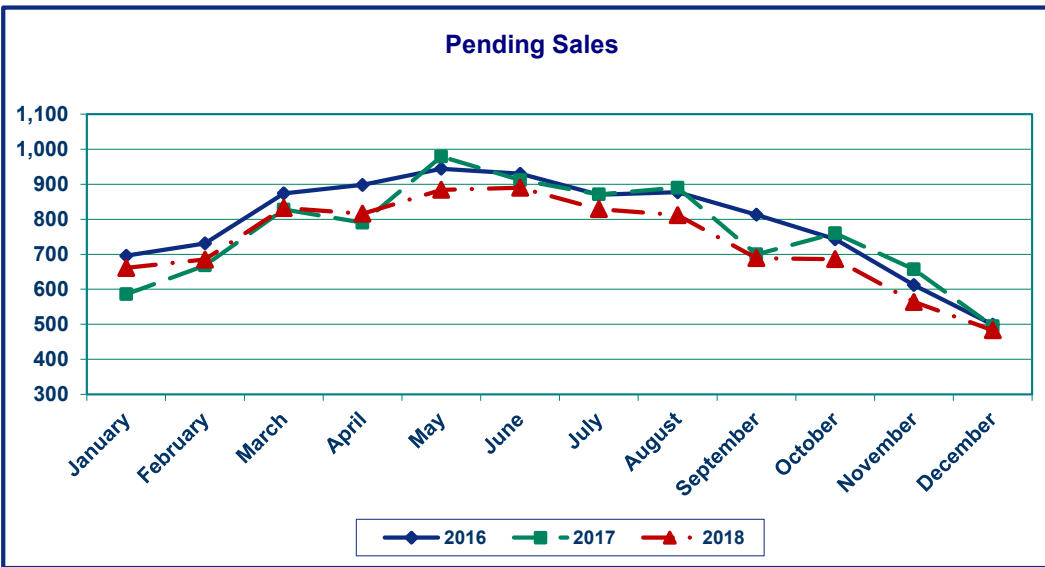
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (1/1/18-12/31/18) with 12 months before (1/1/17-12/31/17).

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

## PENDING LISTINGS

### CLARK COUNTY, WA

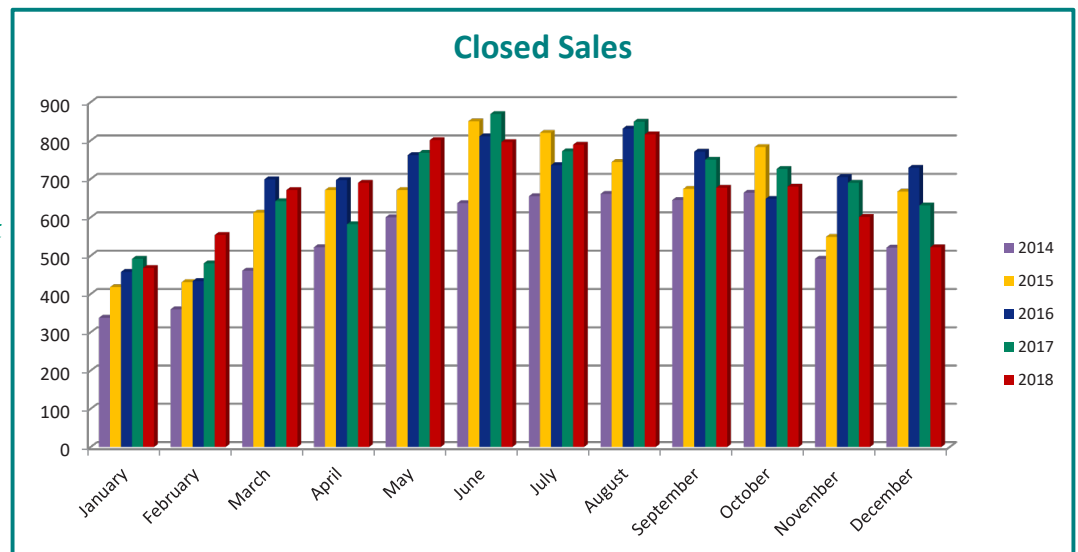
*This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.*



## CLOSED SALES

### CLARK COUNTY, WA

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

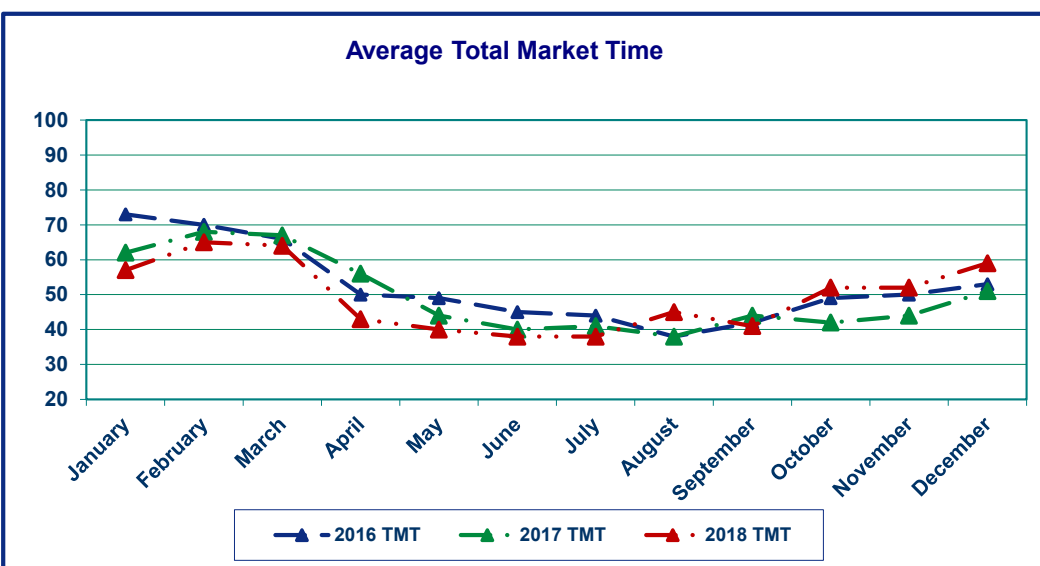


## Average Total Market Time

## DAYS ON MARKET

### CLARK COUNTY, WA

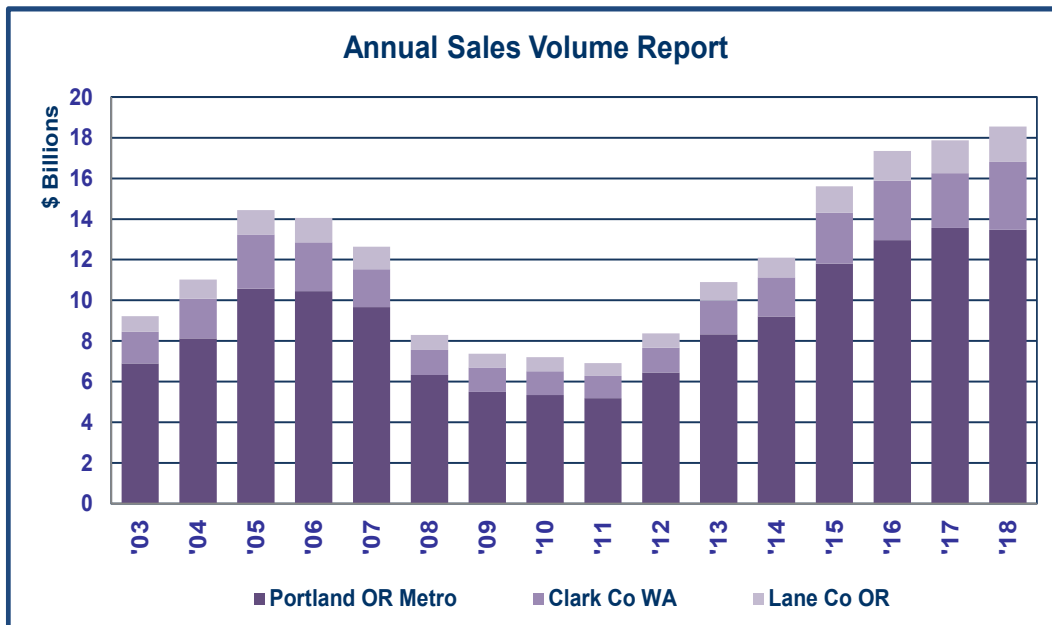
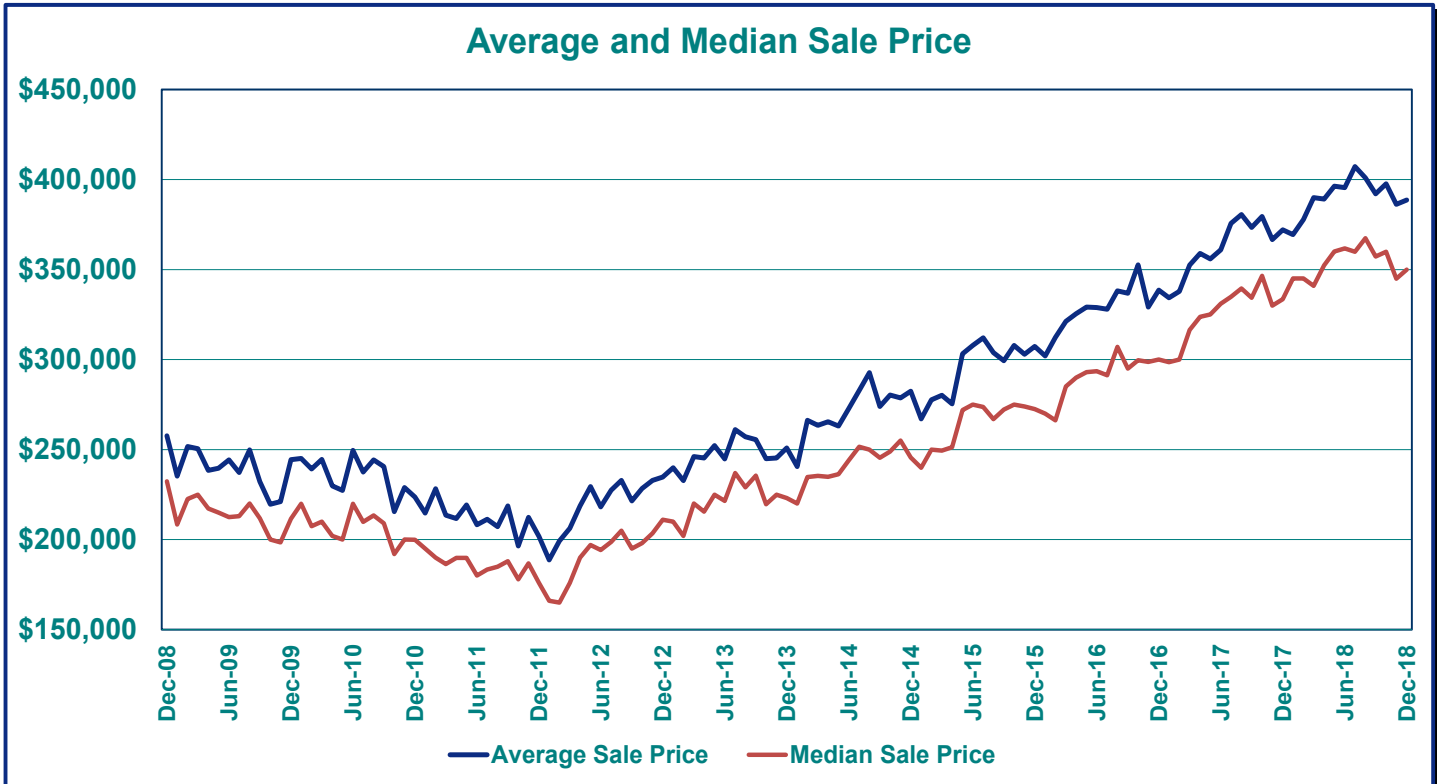
*This graph shows the average market time for sales in Clark County, Washington, over the past three calendar years.*



## SALE PRICE

### CLARK COUNTY, WA

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



## SALES VOLUME

### RESIDENTIAL

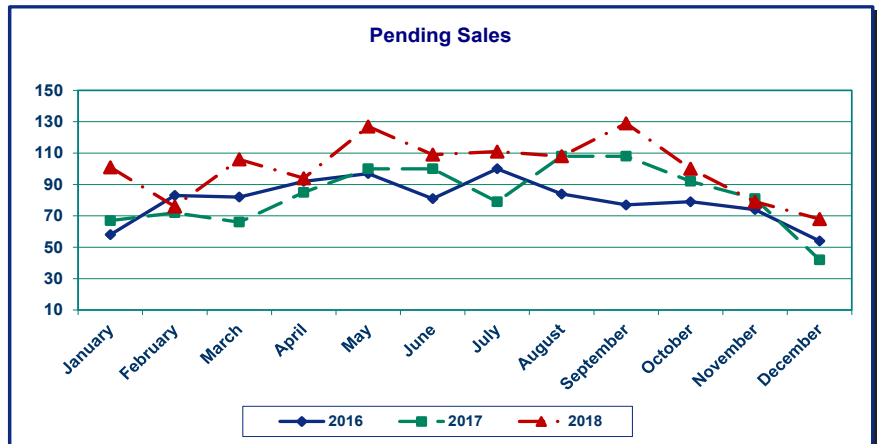
*This graph shows annual residential sales volume for Lane County, OR, Clark County, WA, and Portland, OR.*



## PENDING LISTINGS

### COWLITZ COUNTY, WA

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

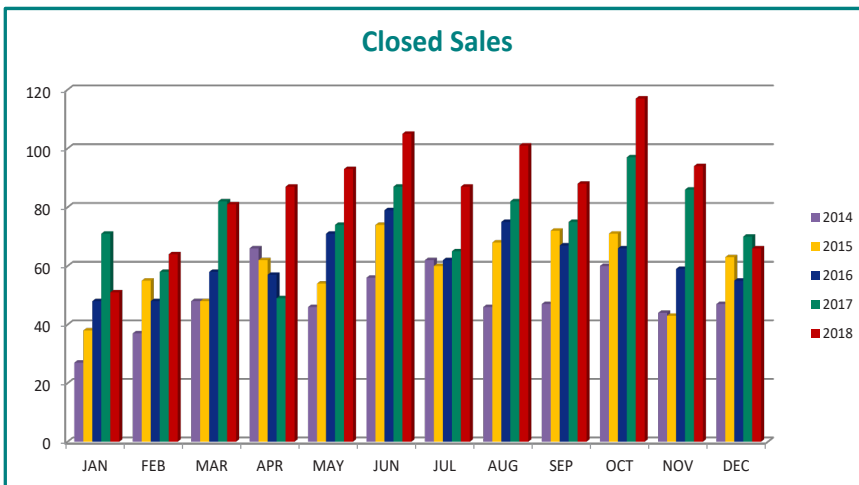


## Closed Sales

## CLOSED SALES

### COWLITZ COUNTY, WA

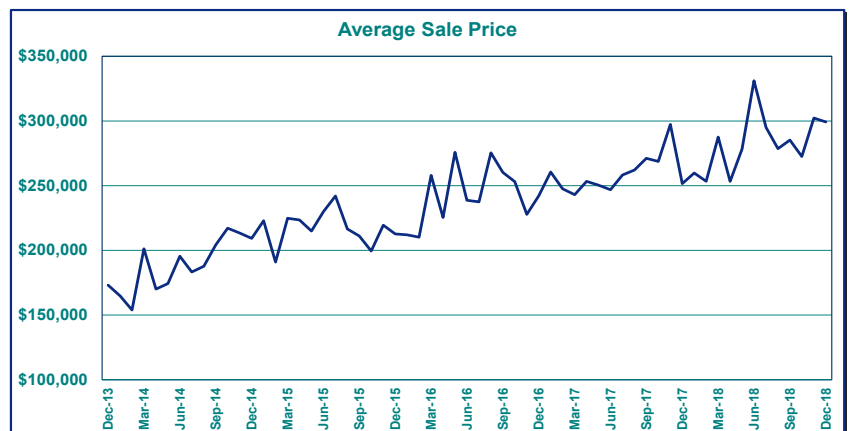
*This graph shows the closed sales over the past five calendar years in Cowlitz County, Washington.*



## AVERAGE SALE PRICE

### COWLITZ COUNTY, WA

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





MULTIPLE LISTING SERVICE

# MEDIAN SALE PRICE December 2018

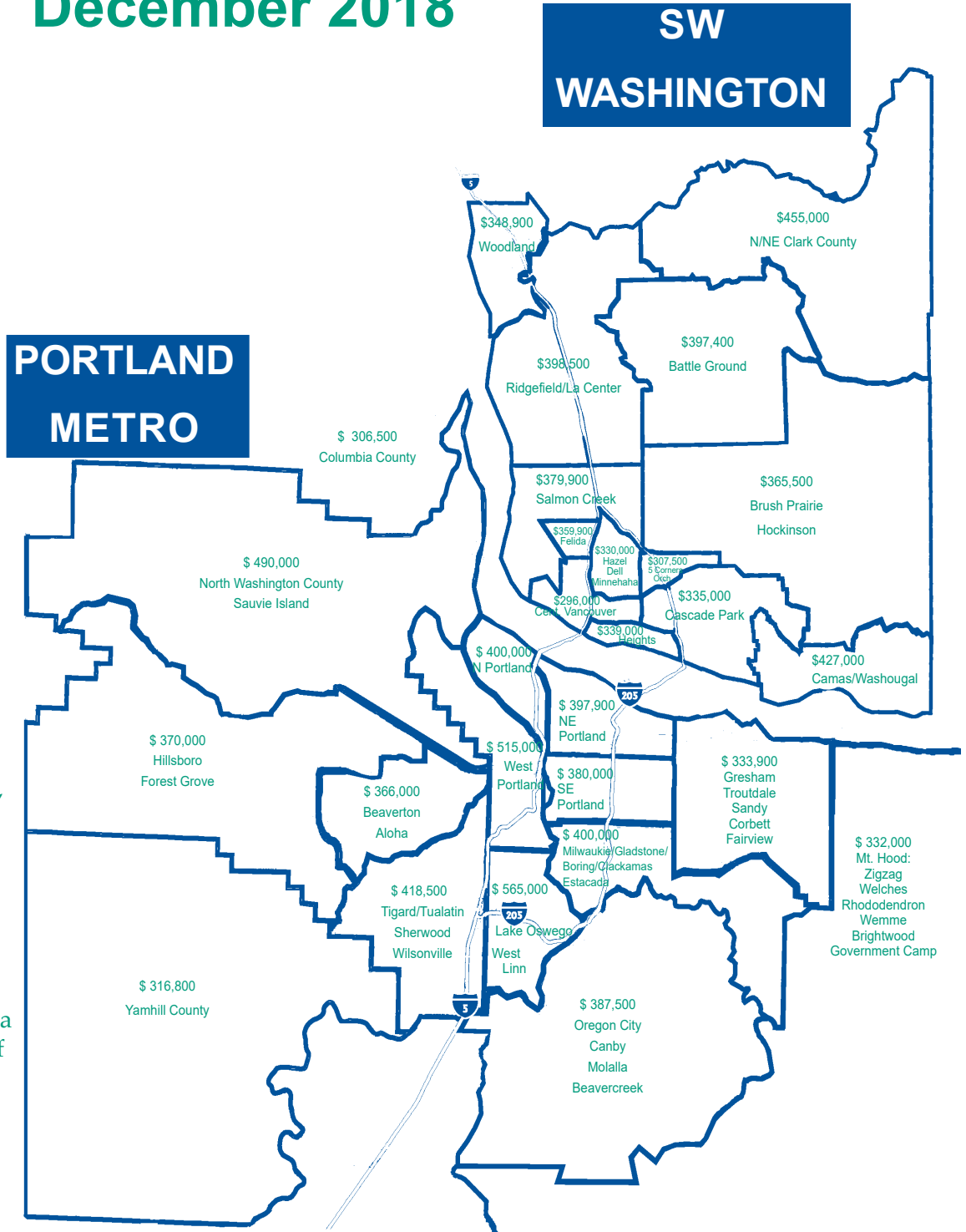
Contact RMLS™  
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Pat Kaplan, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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

Residential Review: Union County, Oregon

December 2018 Reporting Period

## December Residential Highlights

Closed sales saw healthy gains this December in Union County! At 27, closings were up 22.7% compared with December 2017 (22) and ended 42.1% ahead of the 19 closings recorded last month in November 2018. New listings (11) fell two short of December 2017 (13) and cooled 38.9% from last month in November 2018. Pending sales, at 14, were 22.2% lower than in December 2017 (18) and 36.4% lower than in November 2018 (22).

## Year to Date Summary

Activity was mixed in 2018 compared with 2017. Closed sales (329) increased 0.6%, pending sales (315) decreased 4.3% and new listings (397) decreased 5.5%.

## Average and Median Sale Prices

Comparing 2018 with 2017 through December, the average sale price increased 5.5% from \$198,800 to \$209,800. In the same comparison, the median sale price has increased 7.3% from \$165,000 to \$177,000.

## 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	2.5

\*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.

Union County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	December	11	14	27	224,900	178,000	138
	November	18	22	19	187,800	178,000	190
	Year-to-date	397	315	329	209,800	177,000	113
2017	December	13	18	22	202,400	166,000	49
	Year-to-date	420	329	327	198,800	165,000	106
Change	December	-15.4%	-22.2%	22.7%	11.1%	7.2%	182.4%
	Prev Mo 2018	-38.9%	-36.4%	42.1%	19.8%	0.0%	-27.4%
	Year-to-date	-5.5%	-4.3%	0.6%	5.5%	7.3%	6.1%

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

### Average Sale Price % Change:

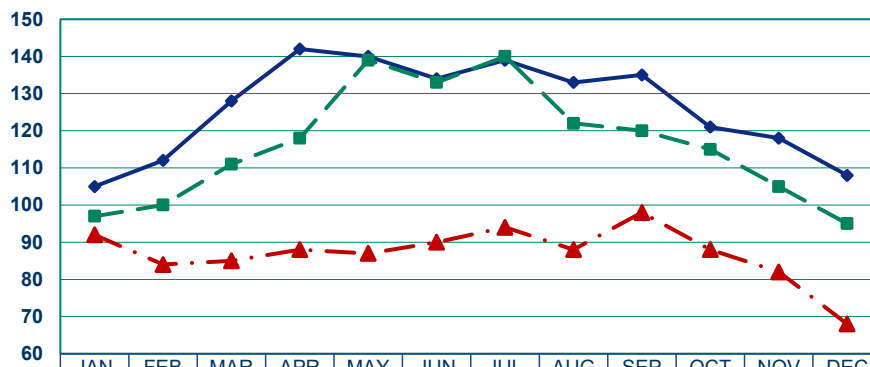
+5.5% (\$209,500 v. \$198,600)

### Median Sale Price % Change:

+7.0% (\$176,500 v. \$165,000)

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

## Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

UNION COUNTY, OR

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

# AREA REPORT • 12/2018

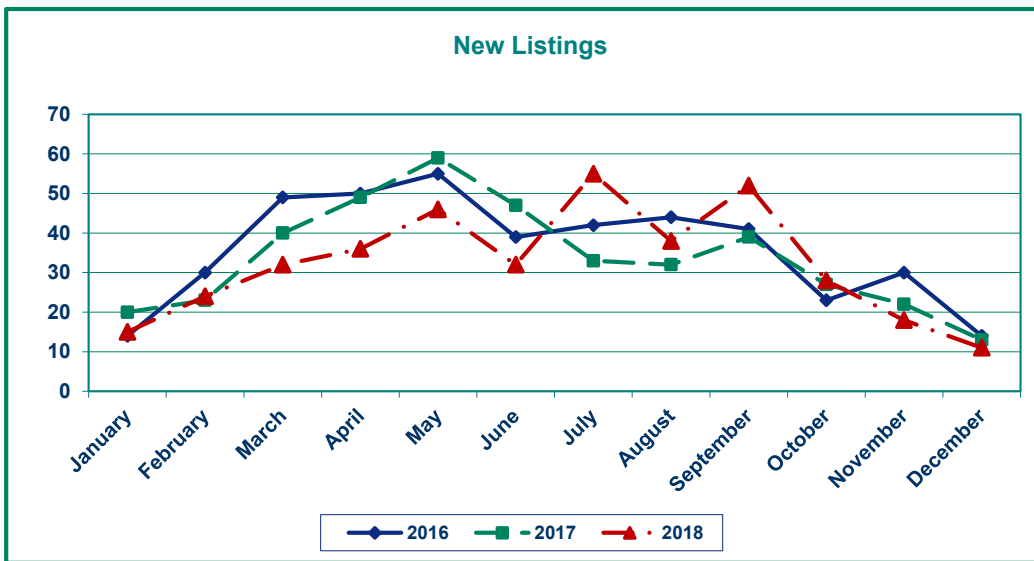
## Union County, Oregon

		RESIDENTIAL														Avg. Sale Price % Change <sup>2,4</sup>	COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97824	Medical Springs	1	0	-	0	-	2	156,500	48	7	5	-	5	180,200	185,000	-	-	-	-	-	-	
	Cove	5	1	1	1	-	2	190,000	361	30	27	17.4%	28	289,600	231,300	-22.0%	1	190,000	6	82,900	-	-
97827	Elgin	11	0	6	2	-50.0%	4	323,400	236	59	33	26.9%	33	180,500	124,900	15.9%	3	69,300	6	82,800	1	167,500
97841	Imbler	-	0	0	0	-	0	-	-	2	2	0.0%	2	344,000	344,000	6.1%	-	-	-	-	-	
97850	La Grande/ Island City	41	7	9	8	-20.0%	15	181,400	111	243	197	-8.4%	208	191,100	175,000	2.2%	3	356,800	9	66,500	2	189,500
97867	North Powder	4	1	0	1	-	0	-	-	6	3	-62.5%	2	164,900	164,900	-9.1%	-	-	1	145,000	-	-
97876	Summerville	2	0	1	0	-100.0%	0	-	-	16	12	-14.3%	11	355,500	327,500	19.2%	-	-	-	-	-	
97883	Union	4	2	-	2	0.0%	4	341,100	79	34	36	-12.2%	40	234,800	157,900	69.4%	2	182,500	7	56,700	2	148,000
	Union Co. Total	68	11	17	14	-22.2%	27	224,900	138	397	315	-4.3%	329	209,800	177,000	5.5%	9	203,700	29	73,600	5	168,500

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

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

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



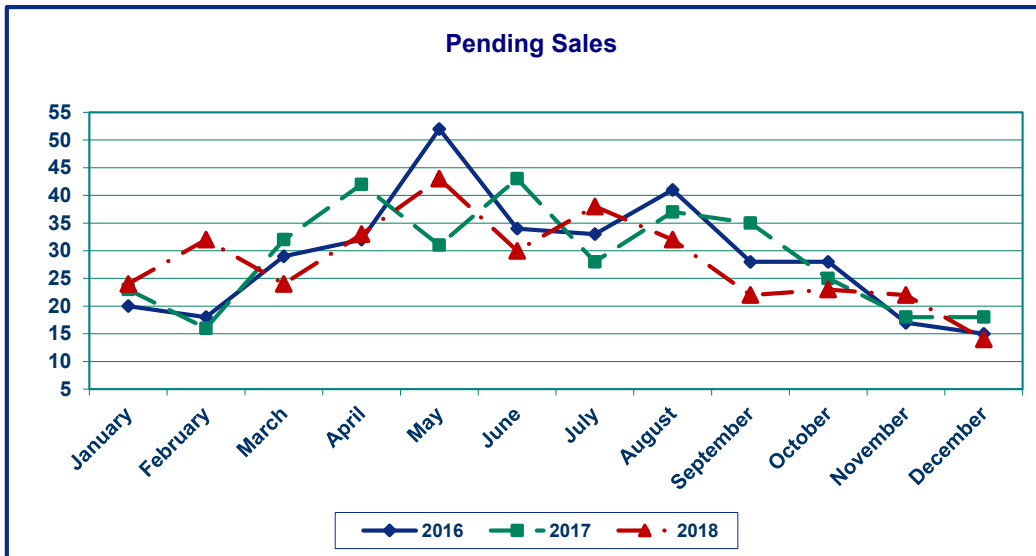
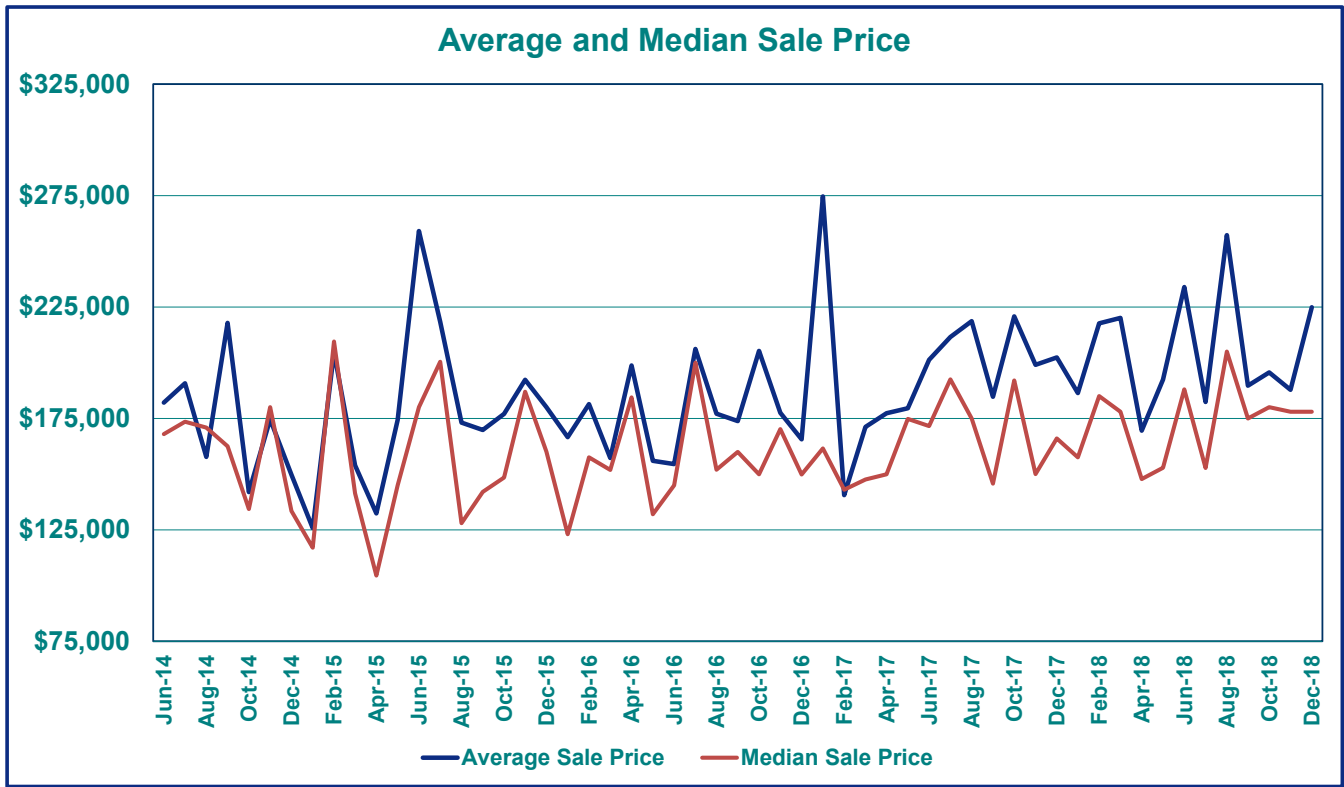
### NEW LISTINGS

#### UNION COUNTY, OR

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

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

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



**PENDING LISTINGS**

**UNION COUNTY, OR**

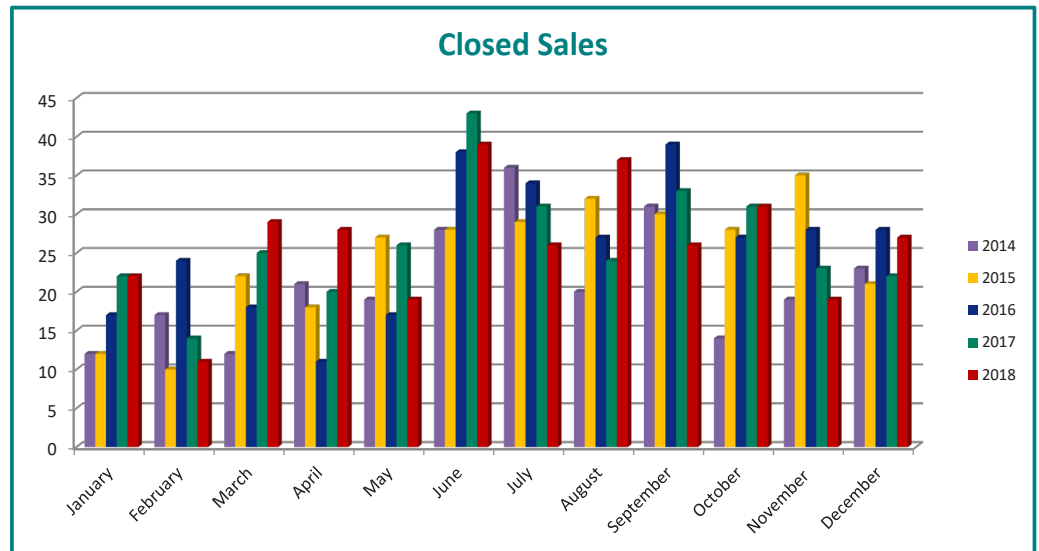
*This graph represents monthly accepted offers in Union County, Oregon over the past three calendar years.*

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

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

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

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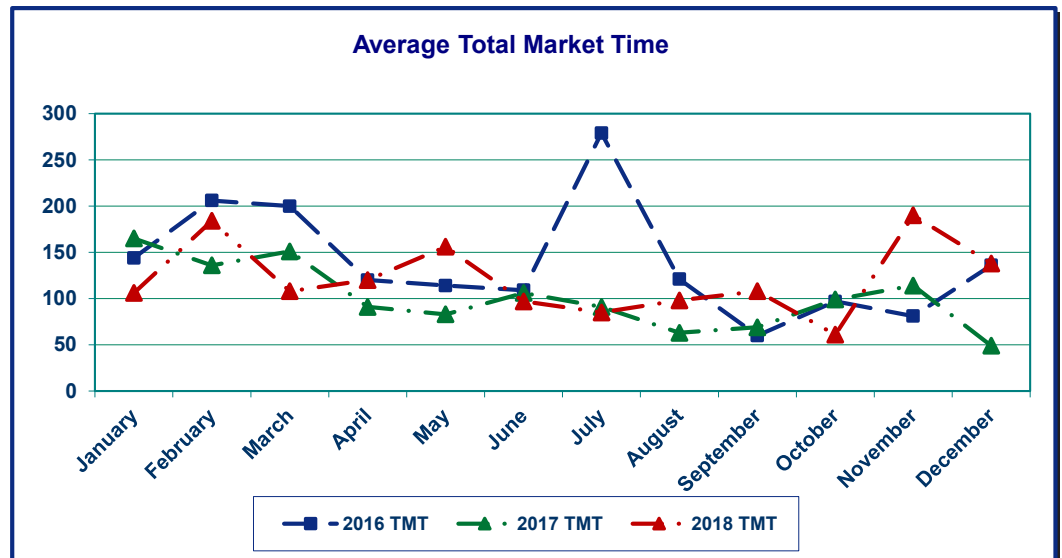
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**DAYS ON MARKET**  
**UNION COUNTY, OR**

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



Pat Kaplan, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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

Residential Review: Wallowa County, Oregon

December 2018 Reporting Period

## December Residential Highlights

Wallowa County saw mixed numbers this December, but year-over-year numbers ended the year positively. There were six closings, triple the two recorded last year in December 2017, despite falling two short of the eight recorded last month in November 2018.

Seven pending sales outpaced December 2017 (6) by 16.7% and November 2018 (4) by 75.0%.

New listings, at five, exactly matched the five offered in December 2017 and edged one ahead of the four offered last month in November 2018.

December saw total market time rise to 113 days. During the same time, inventory rose to 9.0 months.

## Year to Date Summary

Activity was warmer in 2018 compared to 2017. New listings (171) increased 43.7%, pending sales (108) increased 22.7%, and closed sales (106) increased 19.1%.

## Average and Median Sale Prices

Comparing 2018 with 2017 through December, the average sale price increased 14.1% from \$201,200 to \$229,500. In the same comparison, the median sale price increased 5.7% from \$180,000 to \$190,200.

## 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	9.0

\*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:

+14.1% (\$229,500 v. \$201,200)

### Median Sale Price % Change:

+5.7% (\$190,200 v. \$180,000)

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

Wallowa County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	December	5	7	6	179,900	177,000	113
	November	4	4	8	191,700	168,800	62
	Year-to-date	171	108	106	229,500	190,200	157
2017	December	5	6	2	229,500	229,500	44
	Year-to-date	119	88	89	201,200	180,000	237
Change	December	0.0%	16.7%	200.0%	-21.6%	-22.9%	160.5%
	Prev Mo 2018	25.0%	75.0%	-25.0%	-6.2%	4.9%	82.3%
	Year-to-date	43.7%	22.7%	19.1%	14.1%	5.7%	-33.6%



# AREA REPORT • 12/2018

## Wallowa County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price		
97885	Wallowa	8	1	1	3	200.0%	1	88,500	61	29	23	360.0%	22	181,100	157,500	6.4%	-	-	4	293,800	1	145,000
97857	Lostine	3	0	0	0	-	0	-	-	7	4	0.0%	4	280,000	327,500	46.6%	-	-	3	221,800	-	-
97842	Imnaha	7	0	0	0	-100.0%	1	176,000	181	14	4	33.3%	5	148,800	176,000	-6.3%	-	-	1	20,000	-	-
97846	Joseph	23	1	4	2	0.0%	2	252,400	45	63	35	29.6%	34	246,200	190,800	-9.1%	3	263,000	21	126,900	-	-
97828	Enterprise	13	3	5	2	0.0%	2	155,000	175	58	42	-14.3%	41	246,500	195,000	44.6%	1	111,000	19	116,000	1	215,000
	Wallowa Co. Total	54	5	10	7	16.7%	6	179,900	113	171	108	22.7%	106	229,500	190,200	14.1%	4	225,000	48	140,200	2	180,000

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

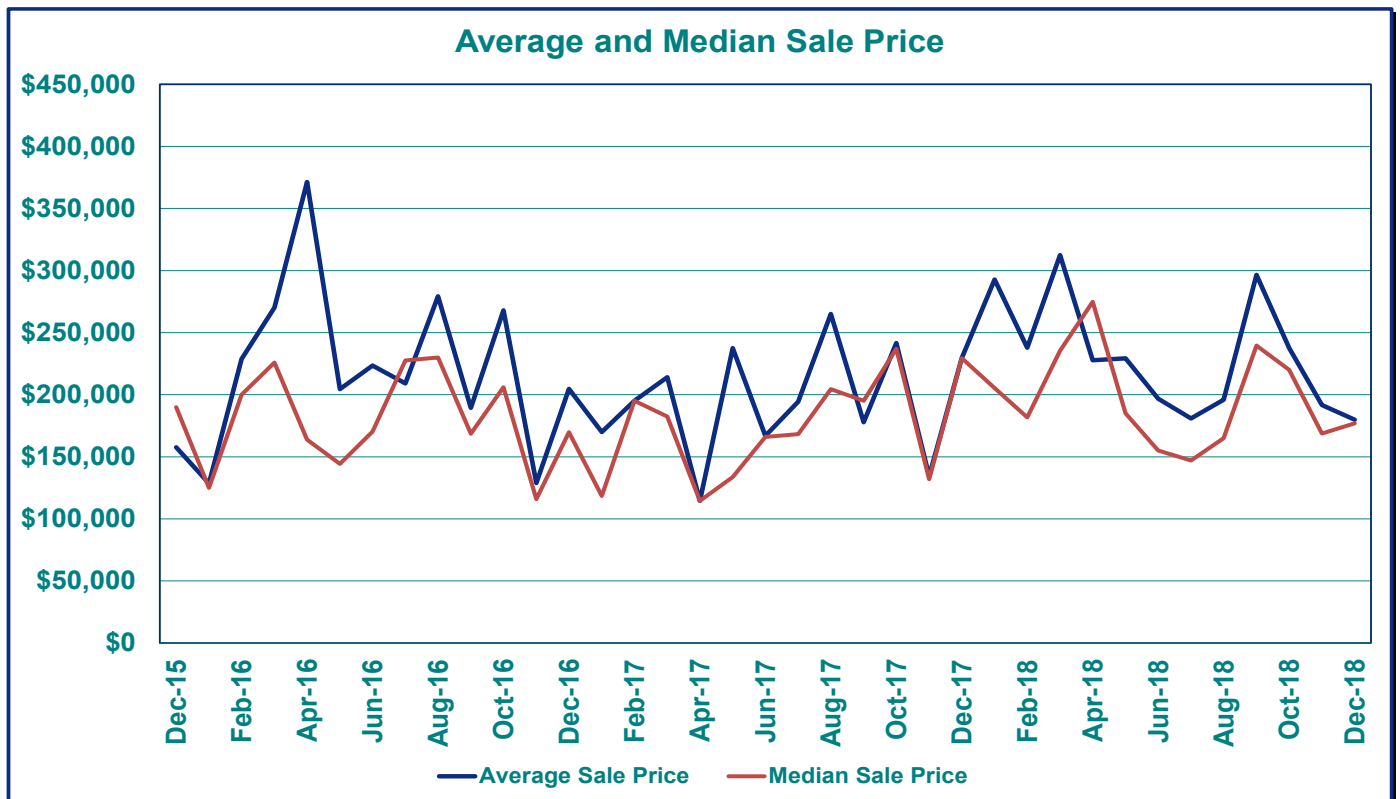
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<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the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

### SALE PRICE

#### WALLOWA COUNTY, OR

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





## NEW LISTINGS

### WALLOWA COUNTY, OR

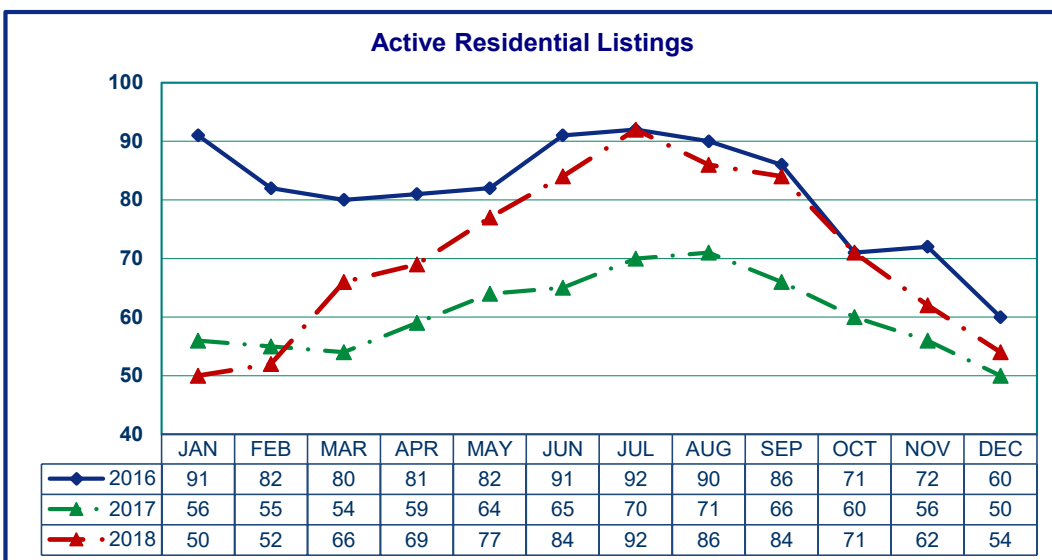
*This graph shows the new residential listings in Wallowa County, Oregon.*



## ACTIVE RESIDENTIAL LISTINGS

### WALLOWA COUNTY, OR

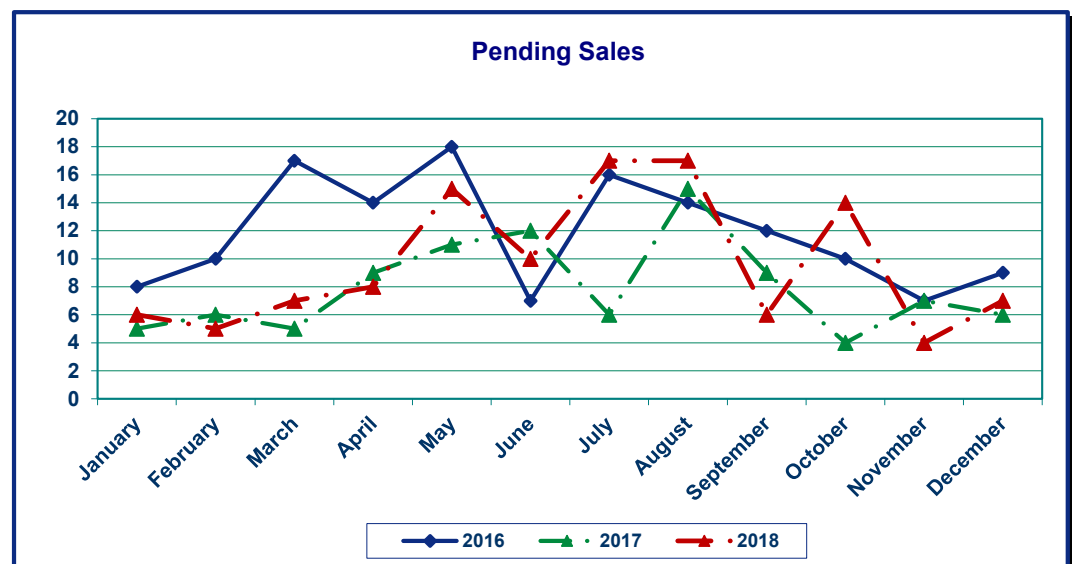
*This graph shows the active residential listings in Wallowa County, Oregon.*



## PENDING LISTINGS

### WALLOWA COUNTY, OR

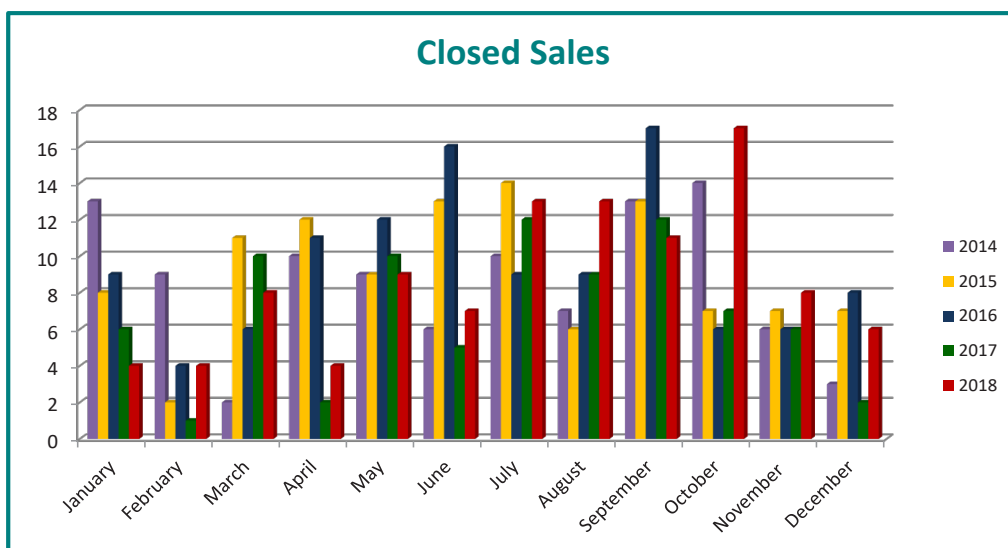
*This graph represents monthly accepted offers in Wallowa County, Oregon.*



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

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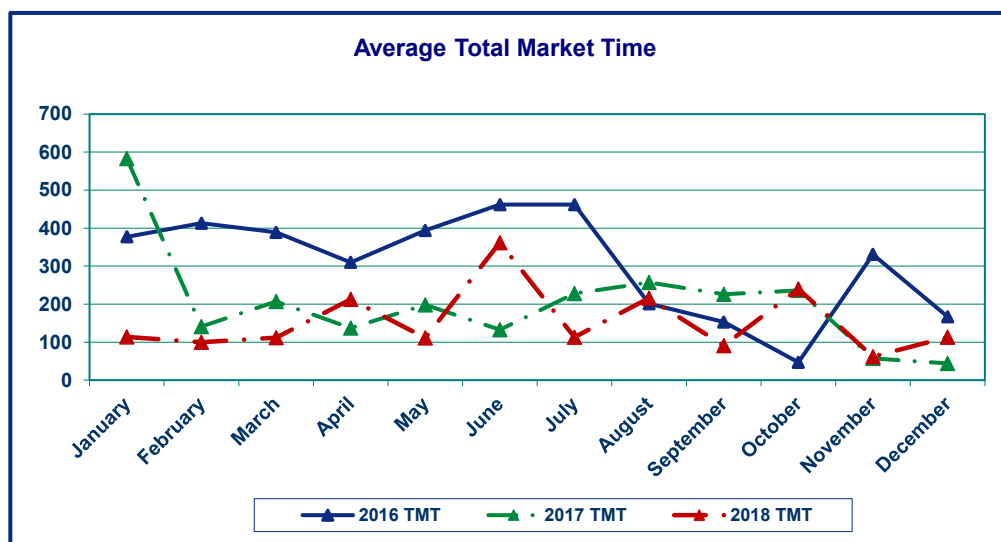
The statistics presented  
 in Market Action are  
 compiled monthly based  
 on figures generated by  
 RMLS™.



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

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

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



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