

MARKET ACTION



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

Residential Review: Baker County, Oregon

January 2019 Reporting Period

January Residential Highlights

New listings in Baker County ticked upward to start the year strong this January. At 24, new listings outpaced both December 2018 (10) and January 2018 (12).

Pending sales (15) fell five short of January 2018 (20) but bested December 2018 (13) by 15.4%.

Similarly, closed sales (15) fell short of January 2018 (18) but ended higher than the eight closings recorded last month in December 2018.

Inventory decreased to 6.1 months in January, and total market time rose to 204 days.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending January 31st of this year (\$172,300) with the average price of homes ending January 2018 (\$148,900) shows an increase of 15.7%. The same comparison of the median shows an increase of 14.5% over the same period.

Inventory in Months*

	2017	2018	2019
January	14.1	4.8	6.1
February	12.9	4.8	
March	11.1	3.6	
April	5.3	5.9	
May	7.6	4.5	
June	5.3	3.3	
July	6.2	5.2	
August	4.8	3.1	
September	7.8	4.9	
October	4.6	6.6	
November	6.4	6.4	
December	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.

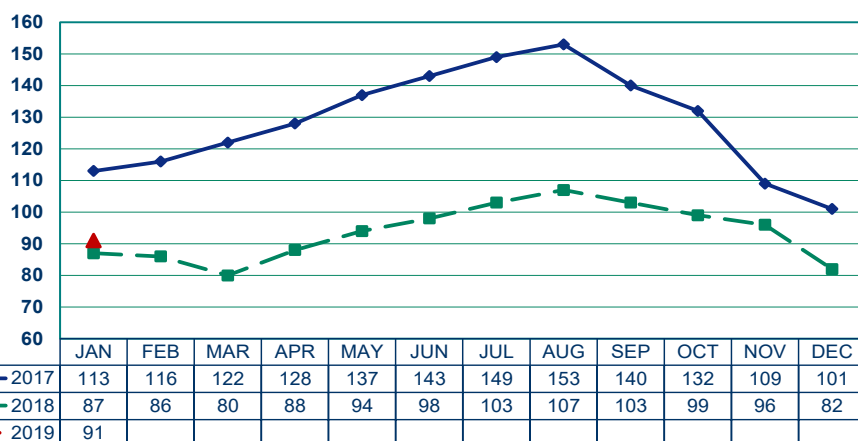
Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	January	24	15	15	142,700	109,000	204
	Year-to-date	24	15	15	142,700	109,000	204
2018	January	12	20	18	133,800	117,500	95
	December	10	13	8	188,700	169,000	63
	Year-to-date	12	20	18	133,800	117,500	95
Change	January	100.0%	-25.0%	-16.7%	6.7%	-7.2%	114.8%
	Prev Mo 2018	140.0%	15.4%	87.5%	-24.4%	-35.5%	223.8%
	Year-to-date	100.0%	-25.0%	-16.7%	6.7%	-7.2%	114.8%

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

Average Sale Price % Change:
+15.7% (\$172,300 v. \$148,900)
Median Sale Price % Change:
+14.5% (\$148,500 v. \$129,700)

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

Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

BAKER COUNTY, OR

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

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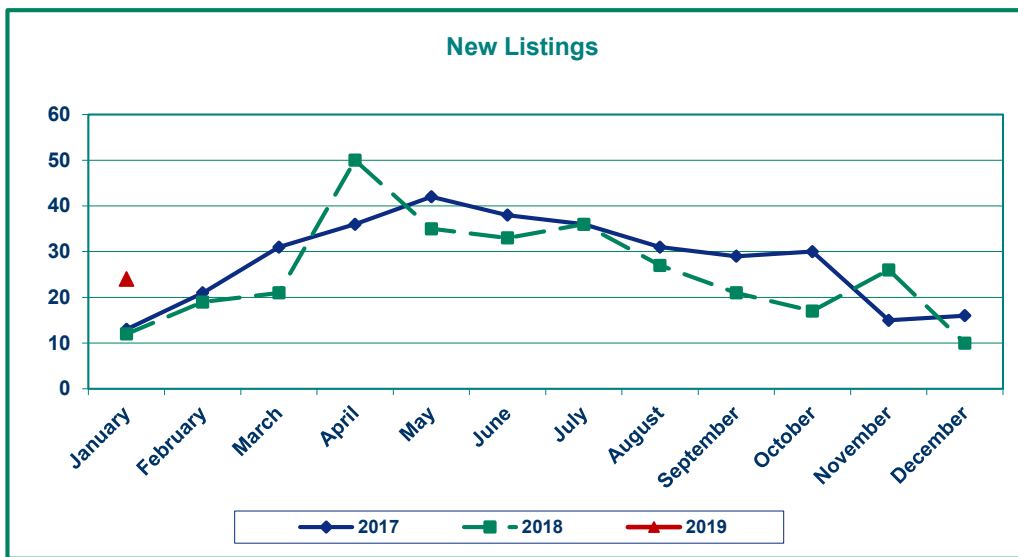
Baker County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired,Canceled Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
460	Baker City/ Keating	57	20	7	14	-6.7%	14	146,800	85	20	14	-6.7%	14	146,800	122,000	13.6%	-	-	2	32,900	-	-	
461	Haines/Anthony Lk/ Muddy Crk	8	2	0	1	-	-	-	-	2	1	-	-	-	-	3.7%	-	-	1	80,000	-	-	
462	Sumpter/McEwen/ Bourne/Phillips Lk/ Granit	10	1	1	0	-100.0%	1	85,000	1,866	1	0	-100.0%	1	85,000	85,000	4.2%	-	-	-	-	-	-	
463	Unity/ Hereford	3	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
464	Huntington/ Lime	1	1	0	0	-100.0%	0	-	-	1	0	-100.0%	0	-	-	-31.3%	0	-	0	-	0	-	
465	Durkee/ Pleasant Valley	1	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
466	Richland/ New Bridge	3	0	0	0	-100.0%	-	-	-	0	0	-100.0%	-	-	-	20.3%	-	-	1	30,000	-	-	
467	Halfway/ Cornucopia	7	-	0	0	-100.0%	0	-	-	-	0	-100.0%	0	-	-	76.1%	0	-	0	-	0	-	
468	Oxbow	1	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
	Baker County	91	24	8	15	-25.0%	15	142,700	204	24	15	-25.0%	15	142,700	109,000	15.7%	-	-	4	44,000	-	-	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2019 with January 2018. The Year-To-Date section compares 2019 year-to-date statistics through January with 2018 year-to-date statistics through January.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/18-1/31/19) with 12 months before (2/1/17-1/31/18).

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



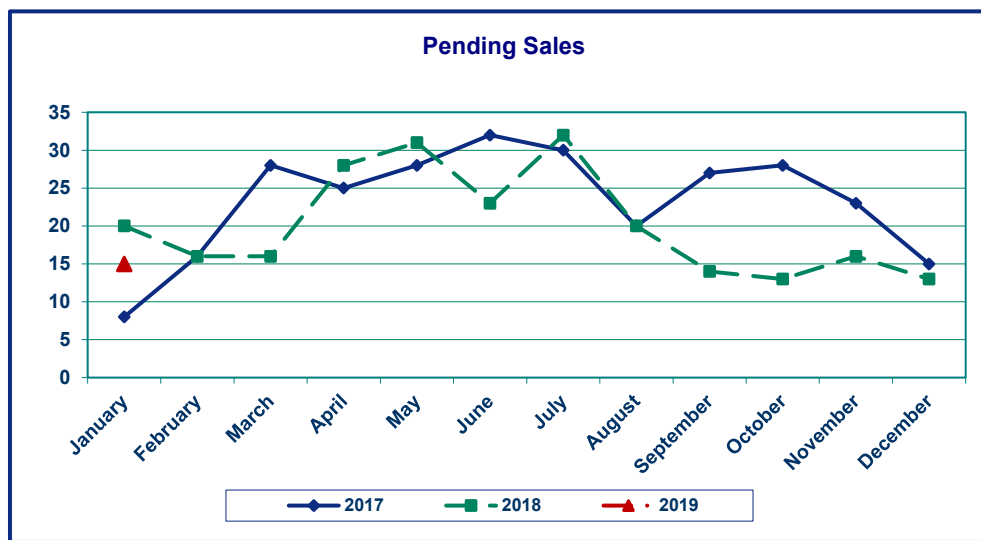
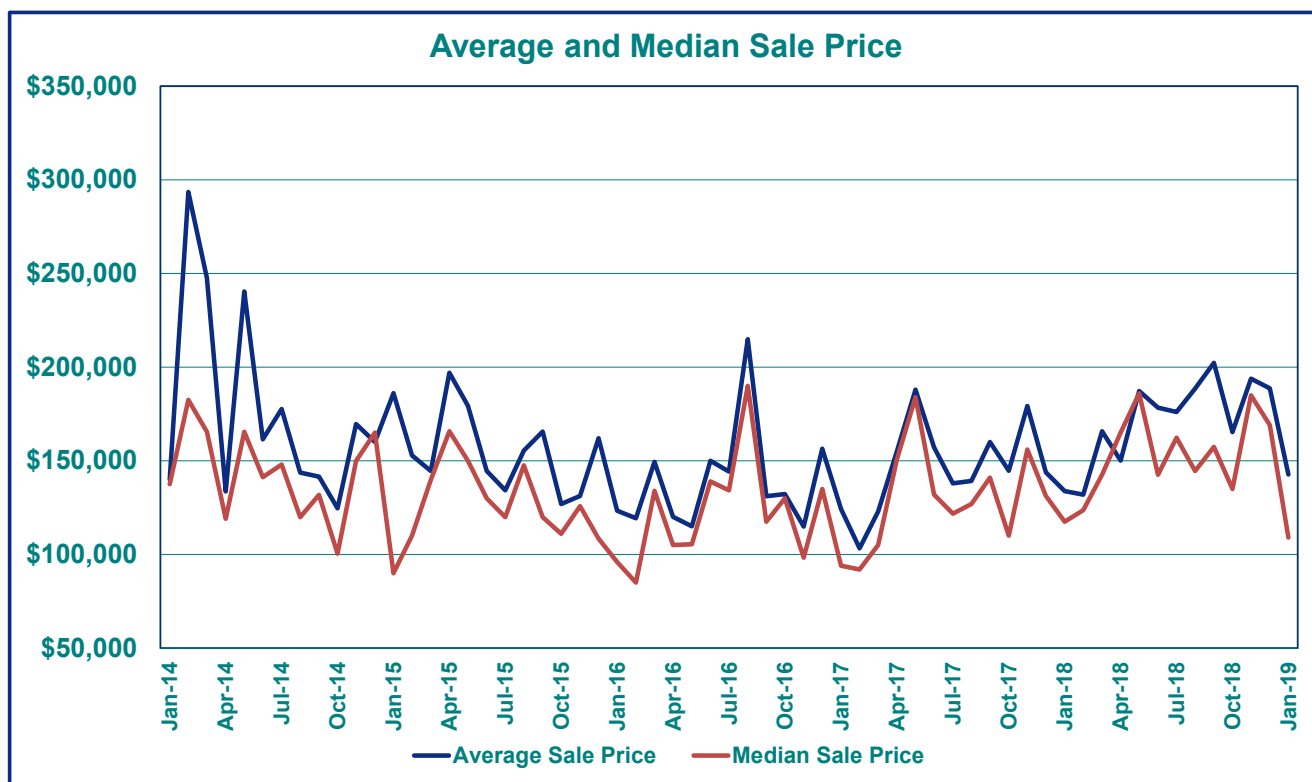
NEW LISTINGS BAKER COUNTY, OR

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

SALE PRICE

BAKER COUNTY, OR

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



PENDING LISTINGS

BAKER COUNTY, OR

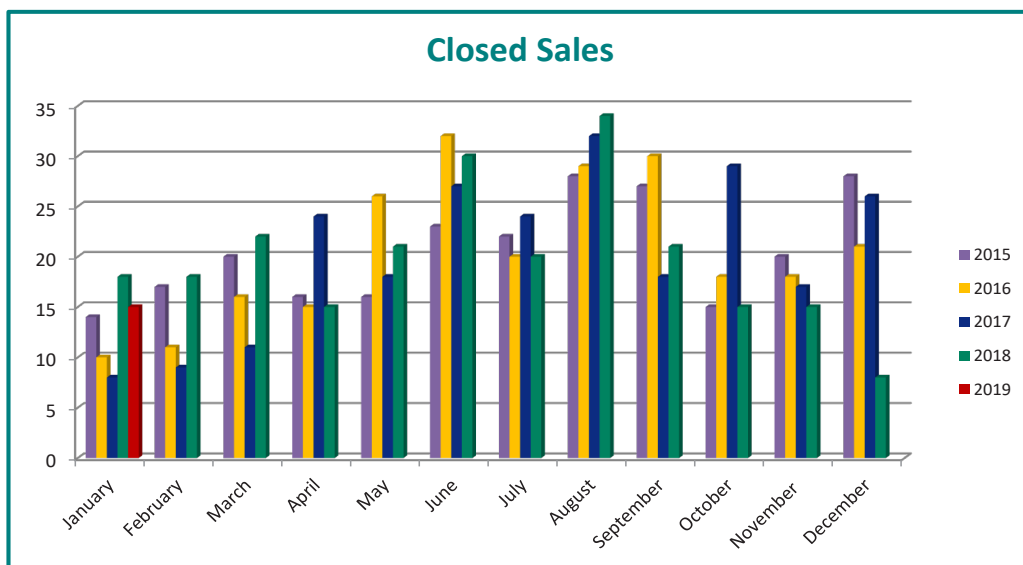
This graph represents monthly accepted offers in Baker County, Oregon over the past three calendar years.

CLOSED SALES BAKER COUNTY, OR

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

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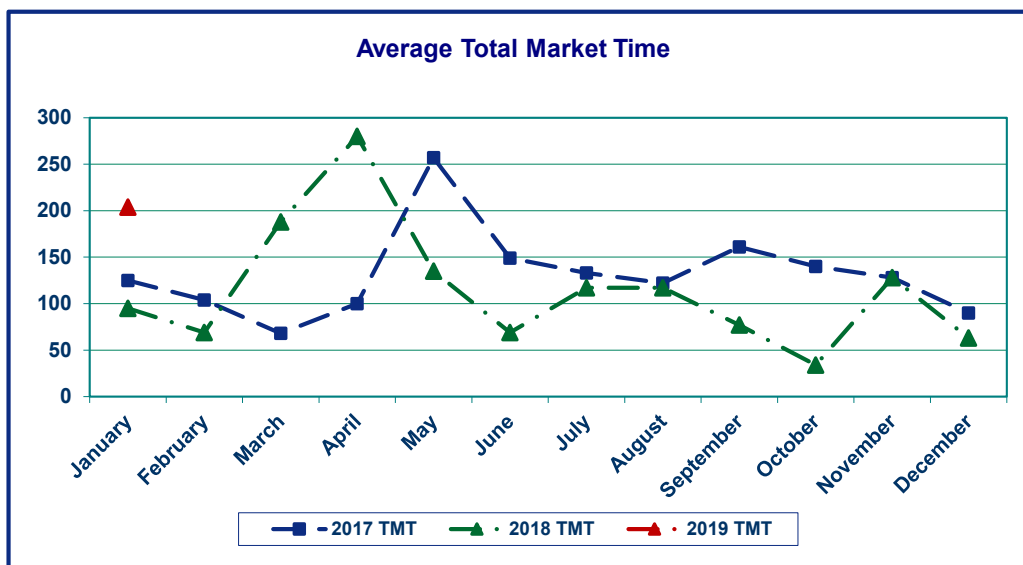
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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DAYS ON MARKET BAKER COUNTY, OR

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



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

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Residential Review: Columbia Basin, Oregon

January 2019 Reporting Period

January Residential Highlights

Closed sales started the year off strong in the Columbia Basin! There were 64 closings, a 25.5% increase over the 51 closings recorded in January 2018, and a 10.3% increase over the 58 closings recorded last month in December 2018. This was the strongest January for closings in the area since at least 2007!

New listings (79) fared well in January as well, ending 14.5% ahead of January 2018, when 69 new listings were offered; and 61.2% ahead of December 2018, when 49 new listings were offered. This was the strongest January for new listings since 2014, when 81 were offered.

Pending sales (71) slipped 6.6% compared with January 2018 (76) but rose 18.3% from last month in December 2018 (60).

Total market time in January decreased to 80 days, and inventory decreased to 3.0 months.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending January 31st of this year (\$193,000) with the average price of homes ending January 2018 (\$174,800) shows an increase of 10.4%. The same comparison of the median shows an increase of 12.6% over the same period.

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

Average Sale Price % Change:

+10.4% (\$193,000 v. \$174,800)

Median Sale Price % Change:

+12.6% (\$180,000 v. \$159,900)

Inventory in Months*

	2017	2018	2019
January	5.4	4.2	3.0
February	6.3	3.2	
March	4.5	3.6	
April	4.4	3.8	
May	4.1	3.0	
June	3.3	3.4	
July	4.3	3.6	
August	3.5	2.6	
September	4.2	3.5	
October	3.7	3.0	
November	4.7	3.3	
December	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.

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
2019	January	79	71	64	197,900	201,800	80
	Year-to-date	79	71	64	197,900	201,800	80
2018	January	69	76	51	180,800	165,000	149
	December	49	60	58	177,600	163,800	82
	Year-to-date	69	76	51	180,800	165,000	149
Change	January	14.5%	-6.6%	25.5%	9.5%	22.3%	-46.5%
	Prev Mo 2018	61.2%	18.3%	10.3%	11.4%	23.2%	-2.4%
	Year-to-date	14.5%	-6.6%	25.5%	9.5%	22.3%	-46.5%

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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 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²			Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
380	Arlington/N	2	1	-	1	0.0%	3	138,300	51	1	1	0.0%	3	138,300	120,000	-16.3%	-	-	-	-	-	-		
381	Condon/S	3	1	2	2	-66.7%	1	88,000	88	1	2	-66.7%	1	88,000	88,000	-27.3%	-	-	-	-	-	-		
	Gilliam Co. Total	5	2	2	3	-57.1%	4	125,700	60	2	3	-57.1%	4	125,700	110,000	-22.8%	-	-	-	-	-	-		
420	Boardman/NW	11	7	0	1	-80.0%	2	251,000	35	7	1	-80.0%	2	251,000	251,000	17.1%	-	-	-	-	1	192,000		
421	Irrigon	8	1	0	-	-100.0%	3	195,700	45	1	-	-100.0%	3	195,700	160,000	29.6%	-	-	-	-	-	-		
422	Ione	2	0	0	-	-	0	-	-	0	-	-	0	-	-	42.6%	0	-	0	-	0	-		
423	Lexington	1	0	-	1	-	0	-	-	0	1	-	0	-	-	59.7%	0	-	0	-	0	-		
424	Heppner/S	9	-	1	1	0.0%	1	44,900	13	-	1	0.0%	1	44,900	44,900	-4.4%	-	-	1	248,000	-	-		
	Morrow Co. Total	31	8	1	3	-62.5%	6	189,000	37	8	3	-62.5%	6	189,000	203,000	19.6%	-	-	1	248,000	1	192,000		
430	Umatilla	8	3	-	6	50.0%	2	186,400	38	3	6	50.0%	2	186,400	186,400	22.5%	-	-	1	42,000	-	-		
431	Hermiston	44	19	2	16	-30.4%	24	237,200	55	19	16	-30.4%	24	237,200	223,700	8.9%	-	-	-	-	-	-		
432	Stanfield	3	1	0	1	-	2	124,000	19	1	1	-	2	124,000	124,000	-11.5%	-	-	-	-	-	-		
433	Echo	1	1	0	1	0.0%	1	120,000	3	1	1	0.0%	1	120,000	120,000	35.1%	-	-	-	-	-	-		
435	Pendleton City Limits	51	26	6	24	14.3%	14	177,300	129	26	24	14.3%	14	177,300	182,500	12.9%	1	135,000	-	-	2	344,800		
436	E-Meacham, Cayuse	3	1	0	0	-	1	220,000	252	1	0	-	1	220,000	220,000	49.8%	-	-	-	-	-	-		
437	NE-Athena, Helix, Adams, Weston	20	4	-	3	50.0%	3	161,000	90	4	3	50.0%	3	161,000	115,000	-3.2%	-	-	-	-	-	-		
438	S-Pilot Rock, Ukiah	3	-	0	3	50.0%	2	134,500	142	-	3	50.0%	2	134,500	134,500	-3.2%	-	-	-	-	1	98,000		
439	Milton-Freewater	20	14	3	11	37.5%	5	227,800	123	14	11	37.5%	5	227,800	205,000	26.8%	-	-	1	453,900	-	-		
	Umatilla Co. Total	153	69	11	65	6.6%	54	204,200	86	69	65	6.6%	54	204,200	205,000	10.9%	1	135,000	2	248,000	3	262,500		

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2019 with January 2018. The Year-To-Date section compares 2019 year-to-date statistics through January with 2018 year-to-date statistics through January.

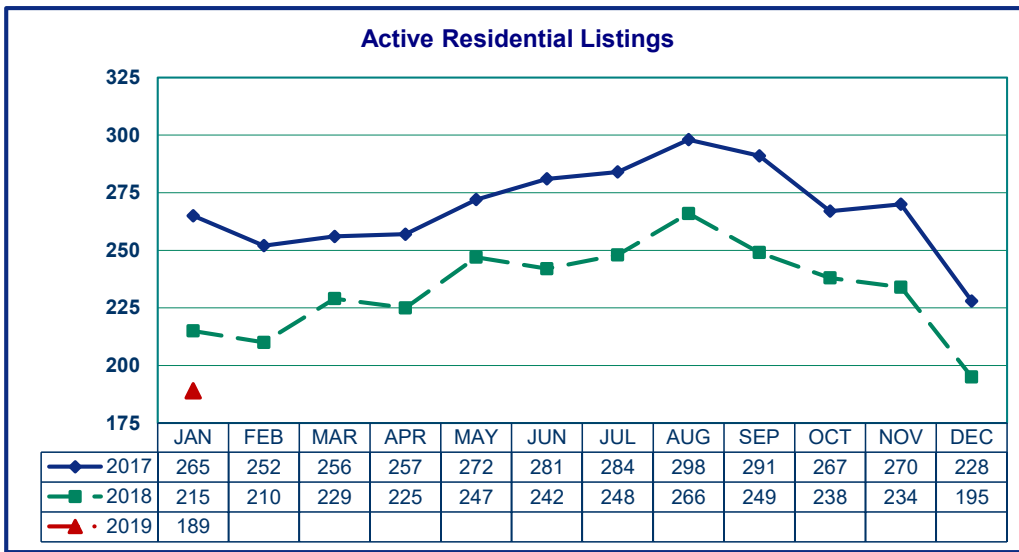
² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/18-1/31/19) with 12 months before (2/1/17-1/31/18).

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

ACTIVE RESIDENTIAL LISTINGS

COLUMBIA BASIN, OR

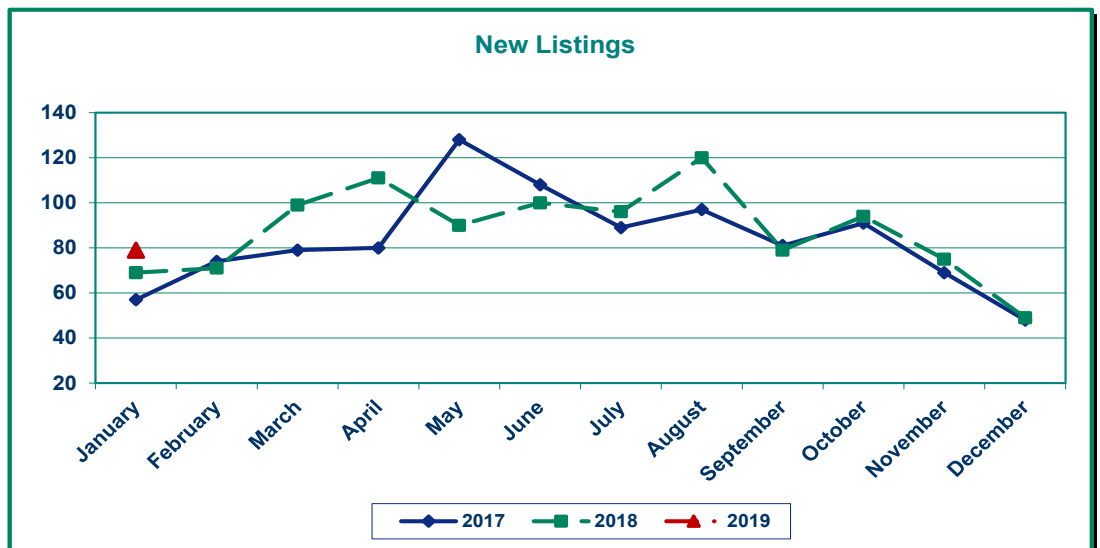
This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.



NEW LISTINGS

COLUMBIA BASIN, OR

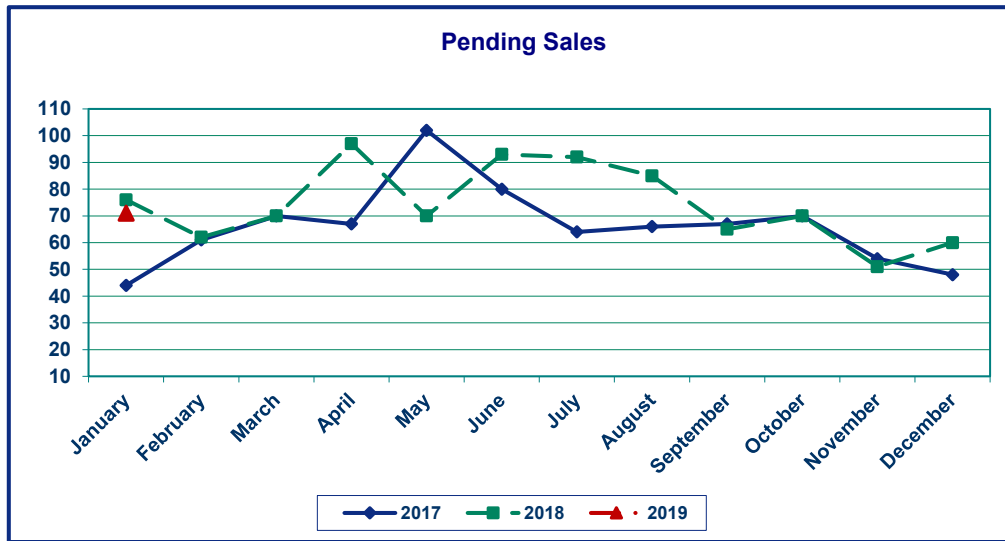
This graph shows the new residential listings over the past three calendar years in Columbia Basin, Oregon.



PENDING LISTINGS

COLUMBIA BASIN, OR

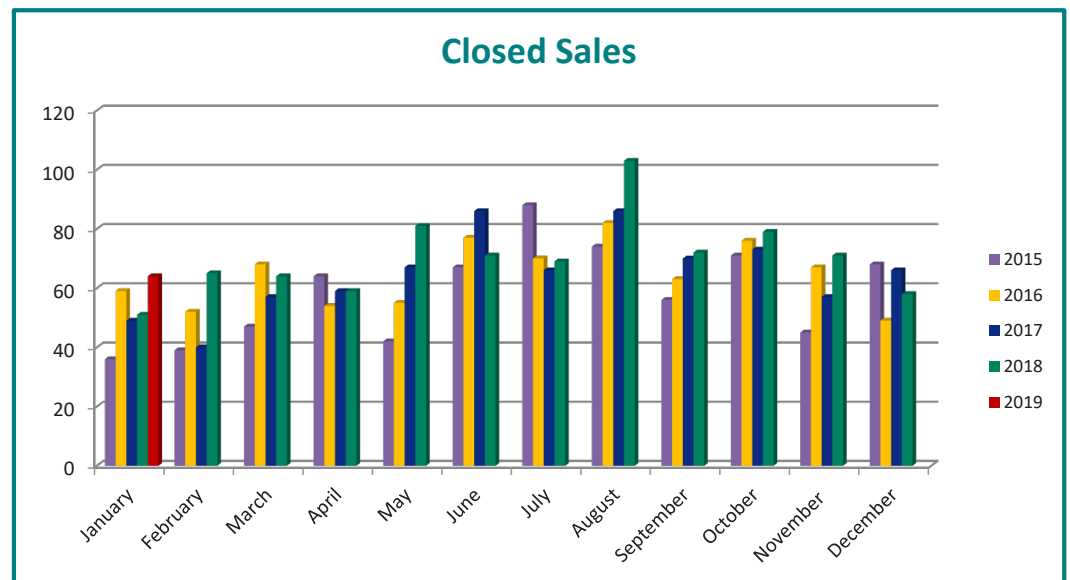
This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years



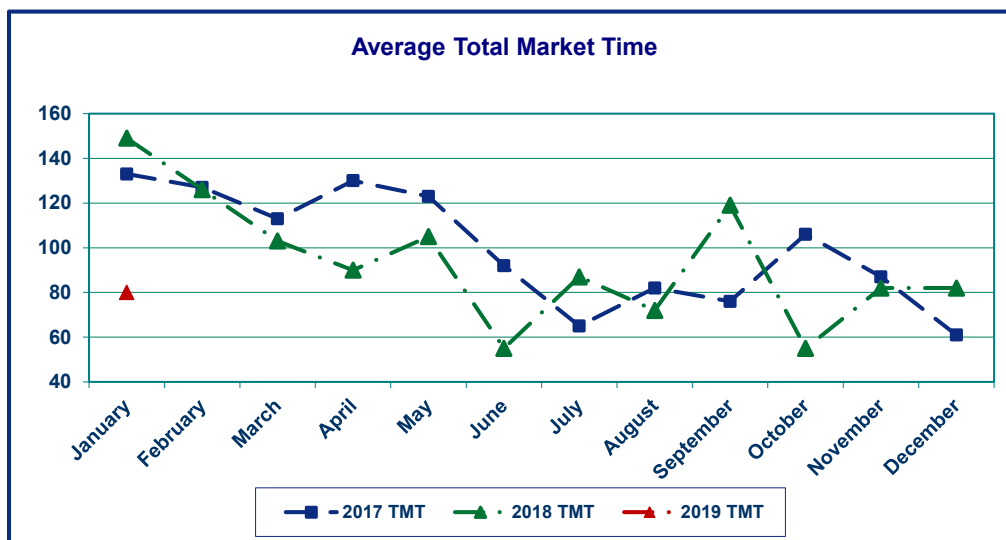
CLOSED SALES

COLUMBIA BASIN, OR

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



Average Total Market Time



DAYS ON MARKET

COLUMBIA BASIN, OR

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

SALE PRICE
COLUMBIA BASIN, OR

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

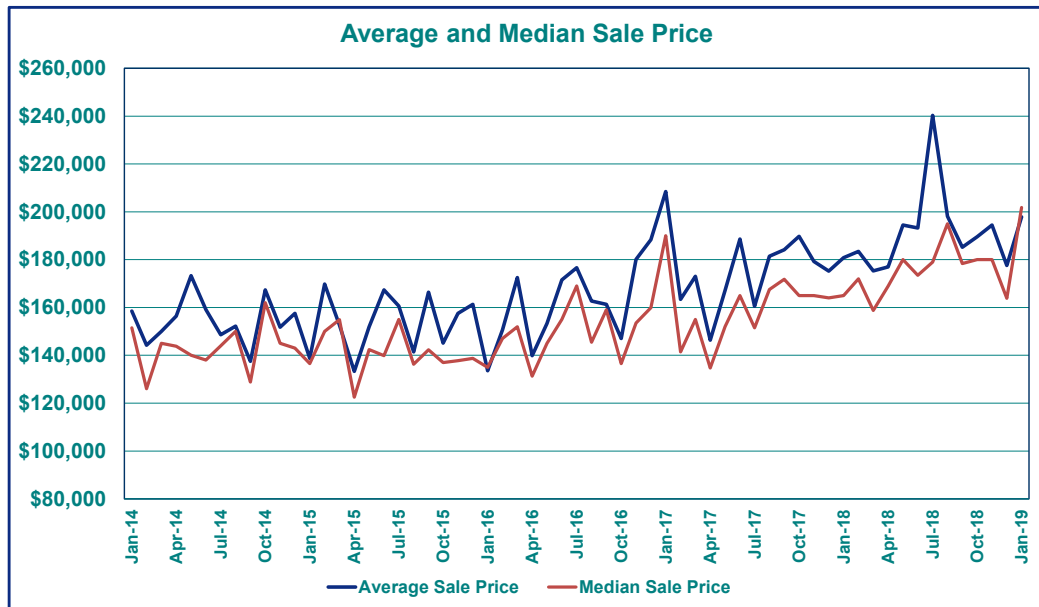
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Note: A residential property in Area 439, sold in July 2018 for \$2.65 million dollars, impacting the area's average sales price.



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

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Residential Review: Coos County, Oregon

January Residential Highlights

Closed and pending sales started the year with a bang in Coos County! At 82, closings outpaced January 2018 (63) by 30.2%, despite falling four short of the closings posted last month in December 2018 (-4.7%).

Pending sales (93) edged two ahead of January 2018 (2.2%) and ended 16.3% ahead of December 2018 (80).

New listings, at 113, surged ahead of the 61 new listings offered last month in December 2018 (85.2%) but

fell 8.1% short of the 123 new listings offered last year in January 2018.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending January 31st of this year (\$232,500) with the average price of homes sold in the twelve months ending January 2018 (\$223,000) shows an increase of 4.3%. The same comparison of the median shows an increase of 7.7% over the same period.

January 2019 Reporting Period

Inventory in Months*

	2017	2018	2019
January	6.6	5.2	3.4
February	7.0	4.3	
March	4.9	3.7	
April	5.1	3.2	
May	4.5	3.4	
June	3.6	3.9	
July	4.8	5.1	
August	4.1	3.6	
September	3.8	4.0	
October	3.7	3.3	
November	3.4	2.7	
December	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
2019	January	113	93	82	217,100	209,800	84
	Year-to-date	113	93	82	217,100	209,800	84
2018	January	123	91	63	243,400	206,000	157
	December	61	80	86	256,900	206,500	87
	Year-to-date	123	91	63	243,400	206,000	157
Change	January	-8.1%	2.2%	30.2%	-10.8%	1.8%	-46.5%
	Prev Mo 2018	85.2%	16.3%	-4.7%	-15.5%	1.6%	-3.4%
	Year-to-date	-8.1%	2.2%	30.2%	-10.8%	1.8%	-46.5%

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

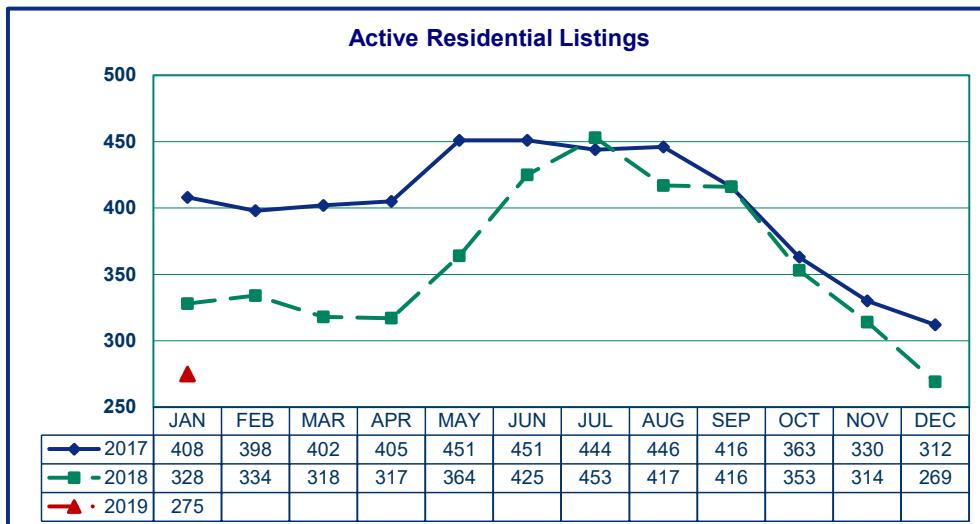
Average Sale Price % Change:

+4.3% (\$232,500 v. \$223,000)

Median Sale Price % Change:

+7.7% (\$207,800 v. \$193,000)

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.

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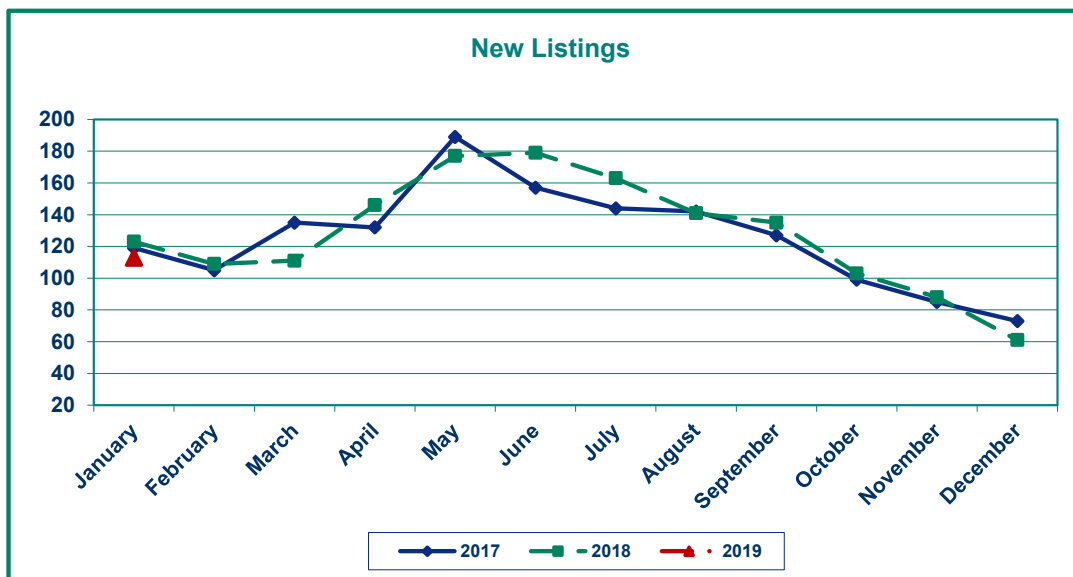
Coos County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date								Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price		
97407	Allegeny	0	-	0	-	-	0	-	-	-	-	0	-	-	-	-	0	-	0	-	0	-
97411	Bandon	59	15	6	10	-9.1%	9	264,200	216	15	10	-9.1%	9	264,200	255,000	1.3%	-	-	9	159,800	-	-
97414	Broadbent	1	1	0	1	-	0	-	-	1	1	-	0	-	-	-	0	-	0	-	0	-
97420	Coos Bay	93	47	11	30	-25.0%	35	214,100	71	47	30	-25.0%	35	214,100	210,500	9.4%	-	-	3	56,200	9	202,900
97423	Coquille	34	14	2	12	71.4%	5	137,500	13	14	12	71.4%	5	137,500	142,500	-5.6%	-	-	-	-	-	-
97449	Lakeside	18	6	5	7	0.0%	3	360,700	22	6	7	0.0%	3	360,700	299,000	28.4%	-	-	1	85,000	-	-
97458	Myrtle Point	17	8	4	10	150.0%	7	160,000	96	8	10	150.0%	7	160,000	140,000	-7.6%	-	-	1	33,000	-	-
97459	North Bend	48	22	9	22	4.8%	23	219,300	71	22	22	4.8%	23	219,300	215,000	1.6%	-	-	-	-	-	-
97466	Powers	5	0	1	1	0.0%	0	-	-	0	1	0.0%	0	-	-	-36.1%	0	-	0	-	0	-
	Coos County	275	113	38	93	2.2%	82	217,100	84	113	93	2.2%	82	217,100	209,800	4.2%	-	-	14	123,200	9	202,900

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2019 with January 2018. The Year-To-Date section compares 2019 year-to-date statistics through January with 2018 year-to-date statistics through January.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/18-1/31/19) with 12 months before (2/1/17-1/31/18).

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

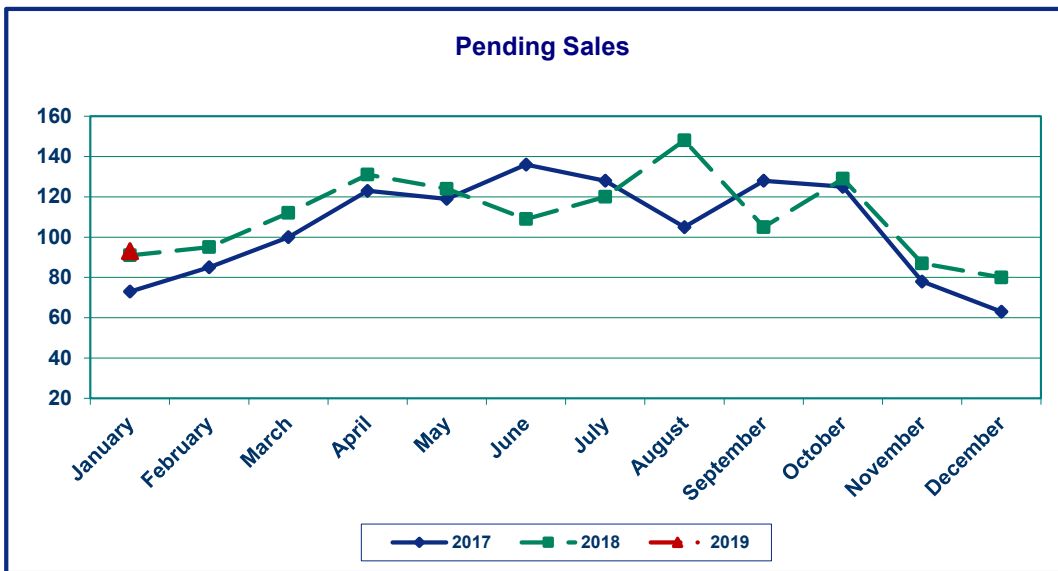
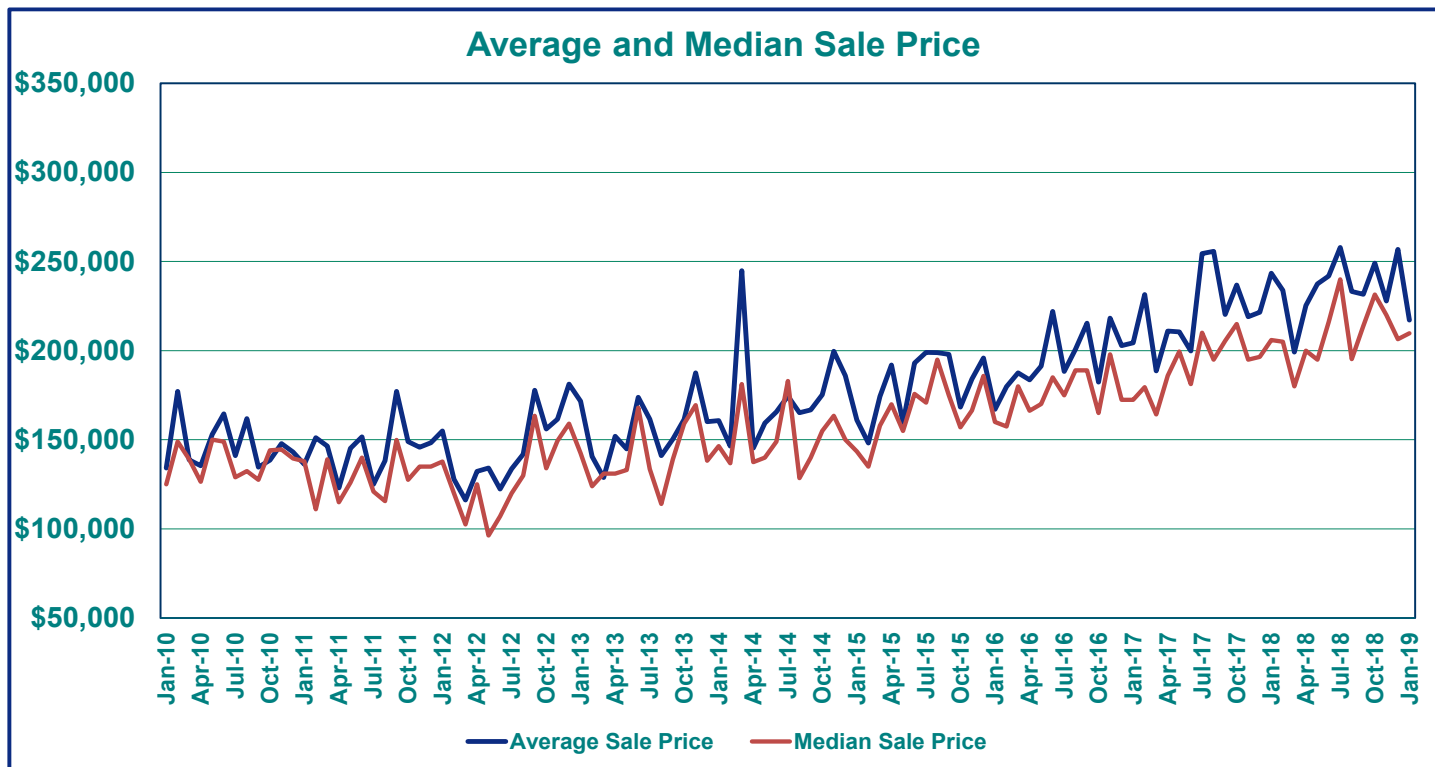


NEW LISTINGS COOS COUNTY, OR

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

SALE PRICE
COOS COUNTY, OR

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



PENDING LISTINGS
COOS COUNTY, OR

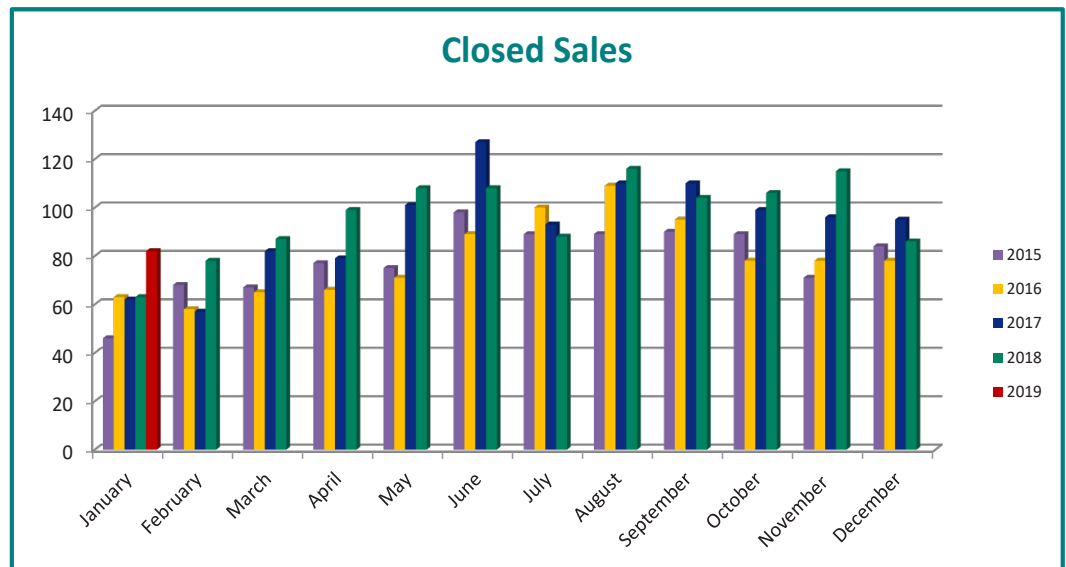
This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.

CLOSED SALES
COOS COUNTY, OR

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

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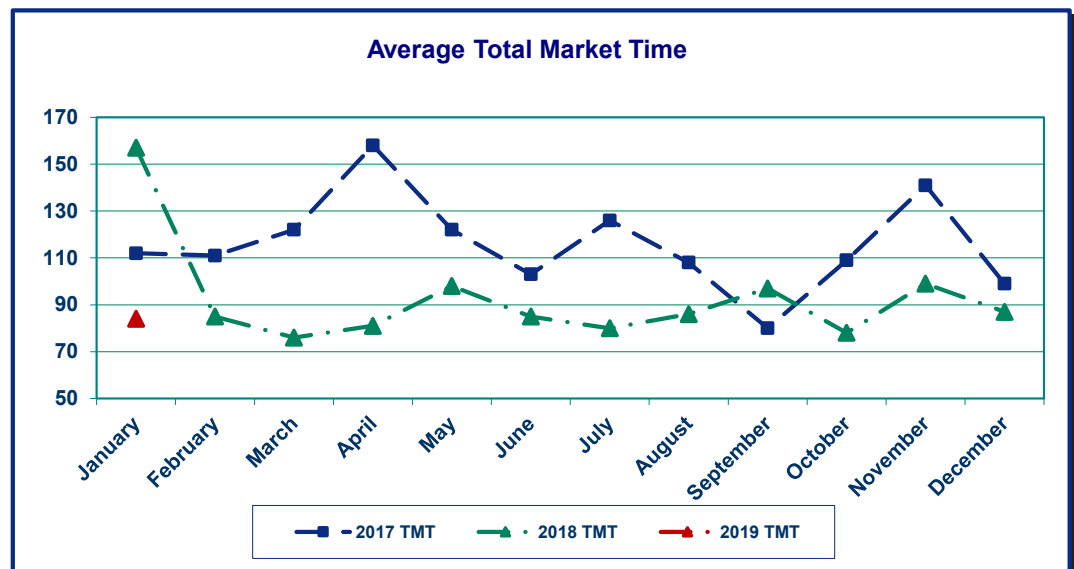
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DAYS ON MARKET
COOS COUNTY, OR

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



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

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Residential Review: Curry County, Oregon

January 2019 Reporting Period

January Residential Highlights

New listings and pending sales saw gains this January in Curry County. New listings, at 67, outpaced January 2018 (62) by 8.1% and December 2018 (36) by 86.1%. This was the strongest January for new listings in the county since 2007, when 80 were offered.

Pending sales (46) rose 2.2% compared with January 2018 (45) and 70.4% compared with December 2018 (27). This was the strongest January for pending sales since at least 2005.

There were 24 closings in January, falling short of January 2018 (40) by

40.0% and December 2018 (47) by 48.9%.

Inventory rose to 10.9 months in January, with total market time rising to 336 days.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending January 31st of this year (\$313,200) with the average price of homes sold in the twelve months ending January 2018 (\$281,600) shows an increase of 11.2%. The same comparison of the median shows an increase of 6.0% over the same period.

Inventory in Months*

	2017	2018	2019
January	6.7	7.4	10.9
February	8.2	9.0	
March	7.5	5.2	
April	10.3	9.2	
May	9.0	6.4	
June	8.2	7.3	
July	7.2	6.2	
August	6.2	5.5	
September	6.7	4.3	
October	6.9	5.4	
November	6.9	5.5	
December	6.1	5.5	

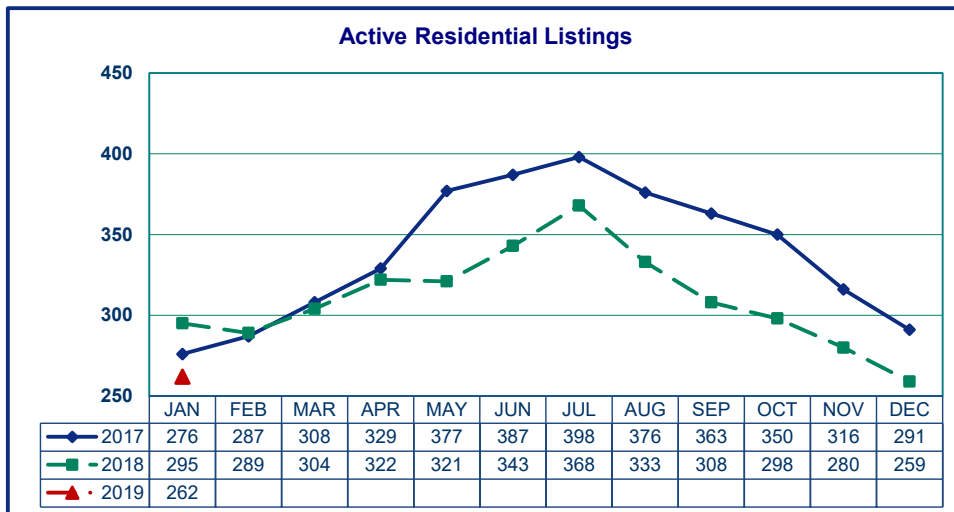
*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This includes proposed and under construction homes.

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	January	67	46	24	245,600	217,500	336
	Year-to-date	67	46	24	245,600	217,500	336
2018	January	62	45	40	278,600	256,000	152
	December	36	27	47	351,400	280,000	123
	Year-to-date	62	45	40	278,600	256,000	152
Change	January	8.1%	2.2%	-40.0%	-11.8%	-15.0%	120.3%
	Prev Mo 2018	86.1%	70.4%	-48.9%	-30.1%	-22.3%	173.2%
	Year-to-date	8.1%	2.2%	-40.0%	-11.8%	-15.0%	120.3%

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

Average Sale Price % Change:
+11.2% (\$313,200 v. \$281,600)
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.

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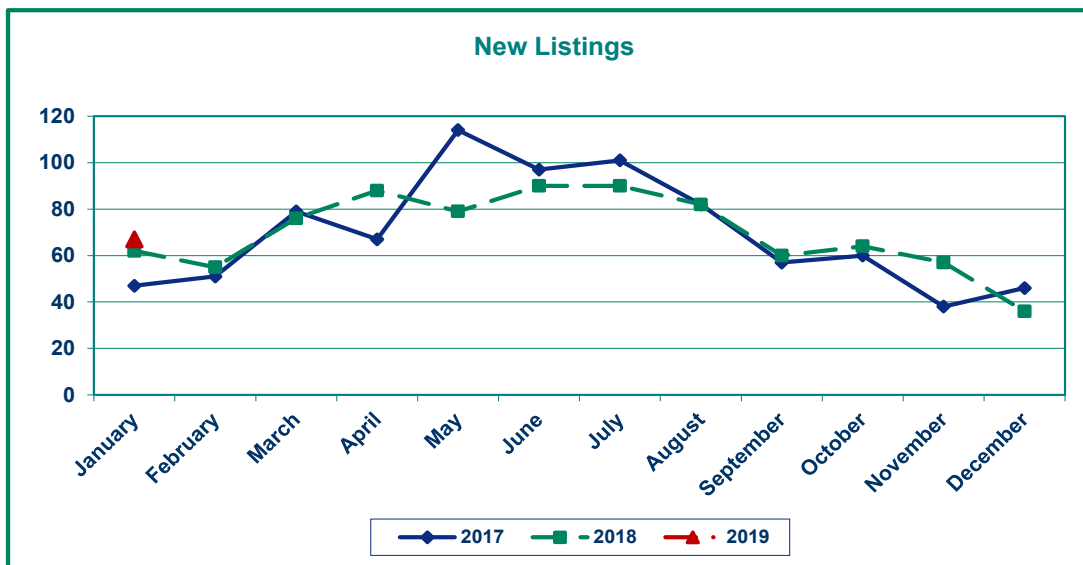
Curry County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
270	City, Airport, Marina Hts., NB Chetco	89	31	11	16	33.3%	7	239,100	129	31	16	33.3%	7	239,100	195,000	-0.3%	-	-	3	99,200	1	715,000	
271	Harbor, Winchuck, SB Chetco	56	12	4	9	-25.0%	6	269,300	40	12	9	-25.0%	6	269,300	326,000	5.8%	1	300,000	-	-	-	-	
272	Carpenterville, Cape Ferrello, Whaleshead	27	4	2	7	250.0%	2	215,500	635	4	7	250.0%	2	215,500	215,500	-2.3%	-	-	1	150,000	-	-	
273	Gold Beach	52	13	10	12	33.3%	3	307,800	833	13	12	33.3%	3	307,800	270,000	33.4%	1	1,999,000	-	-	-	-	
274	Port Orford	38	7	3	2	-80.0%	6	208,300	524	7	2	-80.0%	6	208,300	142,500	29.3%	-	-	1	17,500	-	-	
	Curry County	262	67	30	46	2.2%	24	245,600	336	67	46	2.2%	24	245,600	217,500	11.2%	2	1,149,500	5	93,000	1	715,000	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2019 with January 2018. The Year-To-Date section compares 2019 year-to-date statistics through January with 2018 year-to-date statistics through January.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/18-1/31/19) with 12 months before (2/1/17-1/31/18).

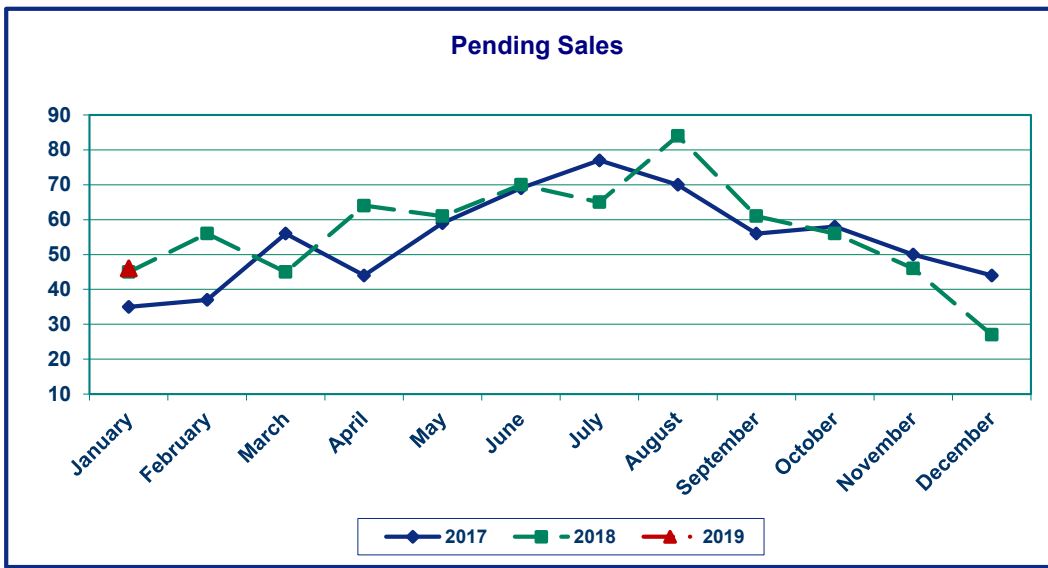
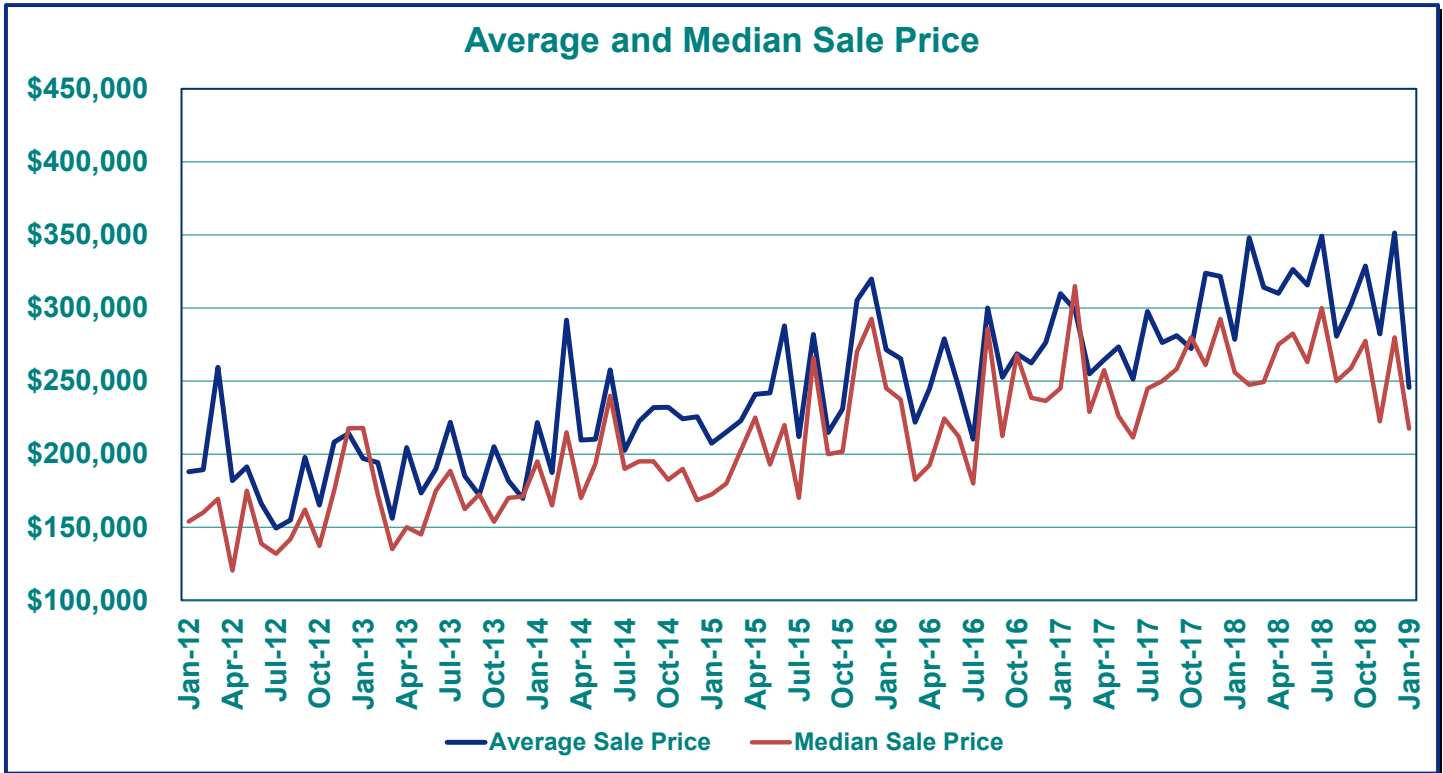
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



NEW LISTINGS
CURRY COUNTY, OR
This graph shows the new residential listings over the past three calendar years in Curry County, Oregon.

SALE PRICE
CURRY COUNTY, OR

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



PENDING LISTINGS
CURRY COUNTY, OR

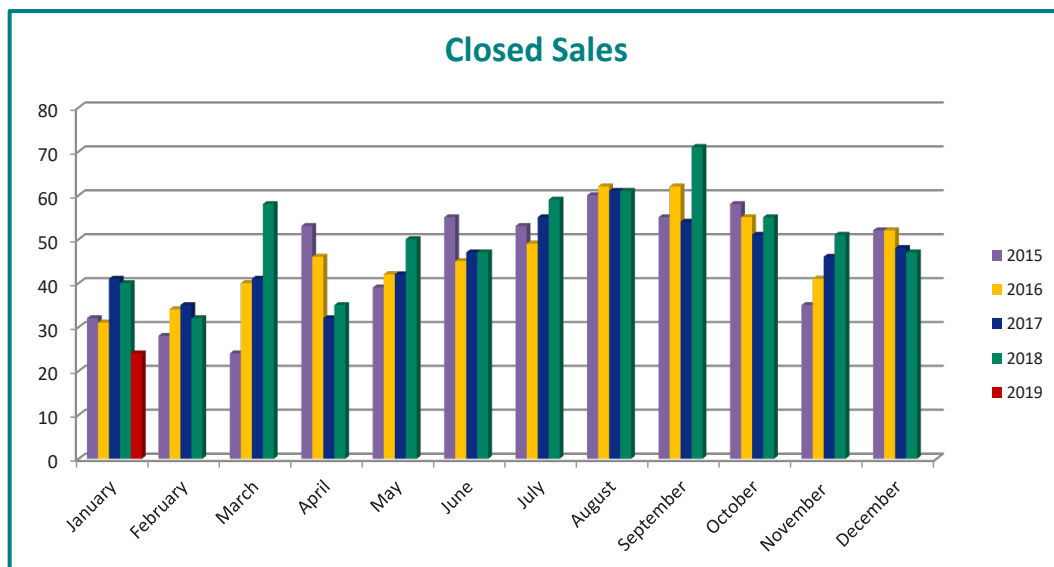
This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.

CLOSED SALES CURRY COUNTY, OR

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

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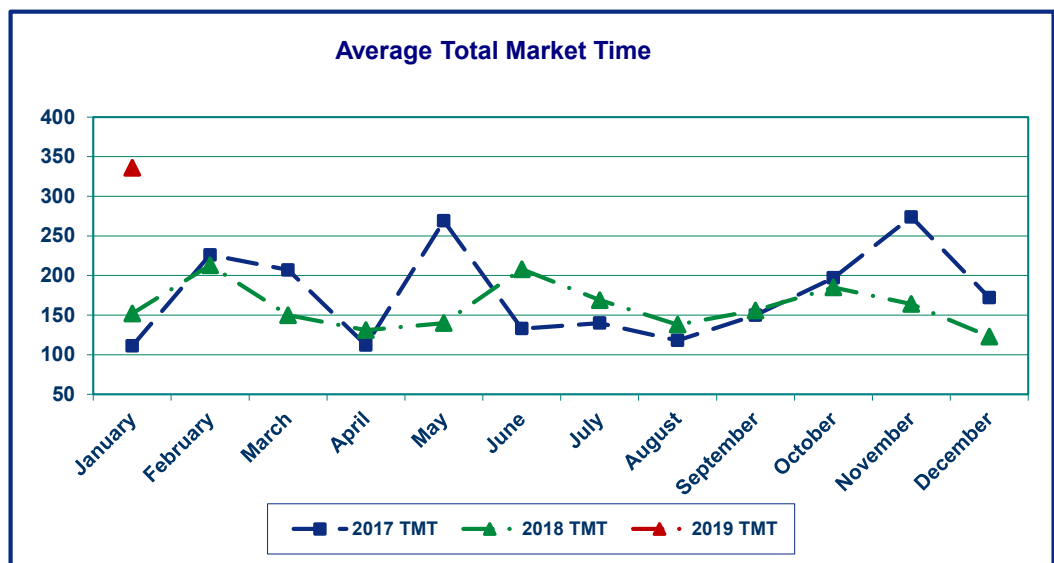
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DAYS ON MARKET CURRY COUNTY, OR

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



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

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Residential Review: Douglas County, Oregon

January 2019 Reporting Period

January Residential Highlights

Douglas County started the year with an uptick in new listings this January. At 178, new listings outpaced January 2018 (164) by 8.5% and rose 63.3% compared with last month, December 2018 (109). This was the strongest January for new listings since 2010, when 222 were offered.

Pending sales (145) fared well in January, showing a 3.6% increase over January 2018 (140) and a 49.5% increase over December 2018 when 97 offers were accepted.

Closed sales, at 98, decreased 14.8% from January 2018 (115) and 21.6% from last month in December 2018, when 125 closings were recorded.

Inventory rose to 4.8 months in January, with total market time rising to 95 days during the same period.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending January 31st of this year (\$236,700) with the average price of homes sold in the twelve months ending January 2018 (\$213,600) shows an increase of 10.8%. The same comparison of the median shows an increase of 11.8% over the same period.

Inventory in Months*

	2017	2018	2019
January	4.6	3.8	4.8
February	5.1	3.7	
March	3.5	3.7	
April	3.1	3.3	
May	3.1	3.1	
June	2.8	3.1	
July	4.1	3.5	
August	3.7	3.3	
September	4.2	4.1	
October	3.4	3.3	
November	3.6	4.0	
December	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% (\$236,700 v. \$213,600)
Median Sale Price % Change:
+11.8% (\$212,500 v. \$190,000)

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

Douglas County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	January	178	145	98	262,900	242,500	95
	Year-to-date	178	145	98	262,900	242,500	95
2018	January	164	140	115	222,000	191,000	78
	December	109	97	125	235,100	220,000	84
	Year-to-date	164	140	115	222,000	191,000	78
Change	January	8.5%	3.6%	-14.8%	18.4%	27.0%	22.6%
	Prev Mo 2018	63.3%	49.5%	-21.6%	11.8%	10.2%	13.1%
	Year-to-date	8.5%	3.6%	-14.8%	18.4%	27.0%	22.6%

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Douglas County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
251	NE Roseburg	56	22	5	16	14.3%	12	220,800	90	22	16	14.3%	12	220,800	203,300	-1.4%	1	300,000	1	50,000	1	150,000	
252	NW Roseburg	59	11	6	13	-35.0%	17	375,900	58	11	13	-35.0%	17	375,900	344,900	11.7%	-	-	-	-	-	-	
253	SE Roseburg	30	15	3	11	10.0%	3	254,300	45	15	11	10.0%	3	254,300	125,000	24.7%	-	-	1	18,900	-	-	
254	SW Roseburg	43	18	7	14	0.0%	9	364,200	121	18	14	0.0%	9	364,200	239,900	18.5%	-	-	2	163,500	-	-	
255	Glide & E of Roseburg	22	8	3	4	-20.0%	2	347,500	150	8	4	-20.0%	2	347,500	347,500	2.4%	-	-	-	-	-	-	
256	Sutherlin/Oakland Area	71	21	5	25	78.6%	13	242,800	98	21	25	78.6%	13	242,800	247,000	13.1%	-	-	2	103,500	-	-	
257	Winston & SW of Roseburg	38	20	3	12	-29.4%	14	183,900	71	20	12	-29.4%	14	183,900	188,300	19.6%	1	300,000	2	84,000	1	200,000	
258	Myrtle Creek & S/SE of Roseburg	67	26	8	20	81.8%	12	177,900	103	26	20	81.8%	12	177,900	165,500	1.3%	1	600,000	3	89,000	1	120,000	
259	Green District	27	16	8	13	-18.8%	6	225,100	151	16	13	-18.8%	6	225,100	245,000	11.9%	-	-	2	120,800	-	-	
265	North Douglas County	62	21	6	17	-10.5%	10	277,500	131	21	17	-10.5%	10	277,500	227,000	5.0%	-	-	2	97,800	-	-	
	Douglas County	475	178	54	145	3.6%	98	262,900	95	178	145	3.6%	98	262,900	242,500	10.8%	3	400,000	15	98,300	3	156,700	

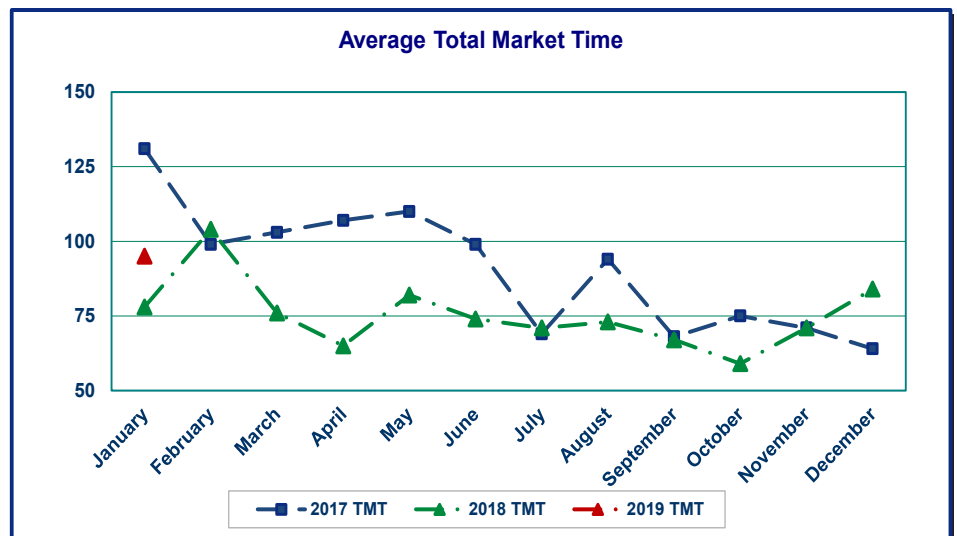
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2019 with January 2018. The Year-To-Date section compares 2019 year-to-date statistics through January with 2018 year-to-date statistics through January.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/18-1/31/19) with 12 months before (2/1/17-1/31/18).

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

DAYS ON MARKET DOUGLAS COUNTY, OR

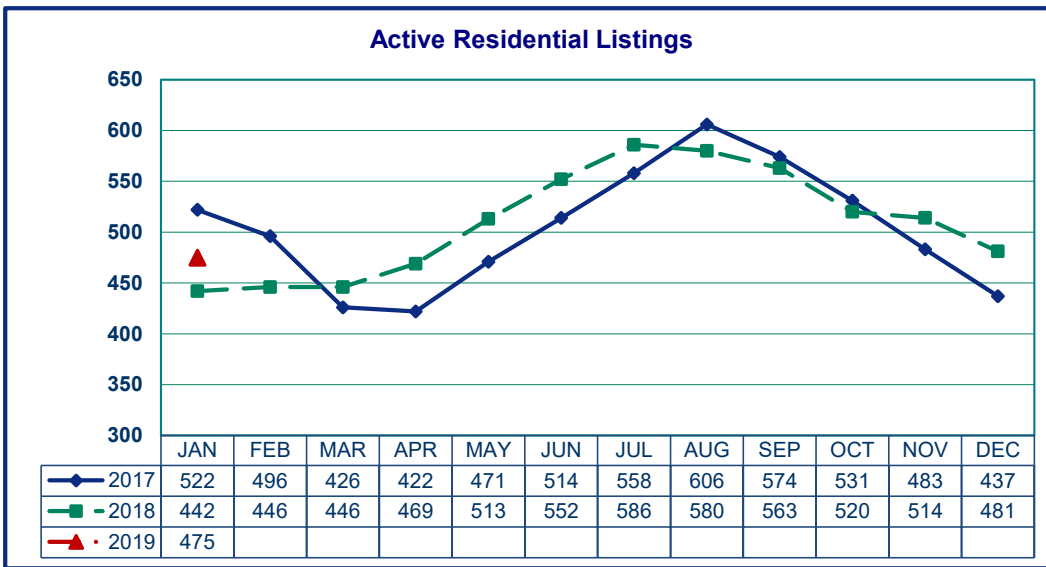
This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.



ACTIVE RESIDENTIAL LISTINGS

DOUGLAS COUNTY, OR

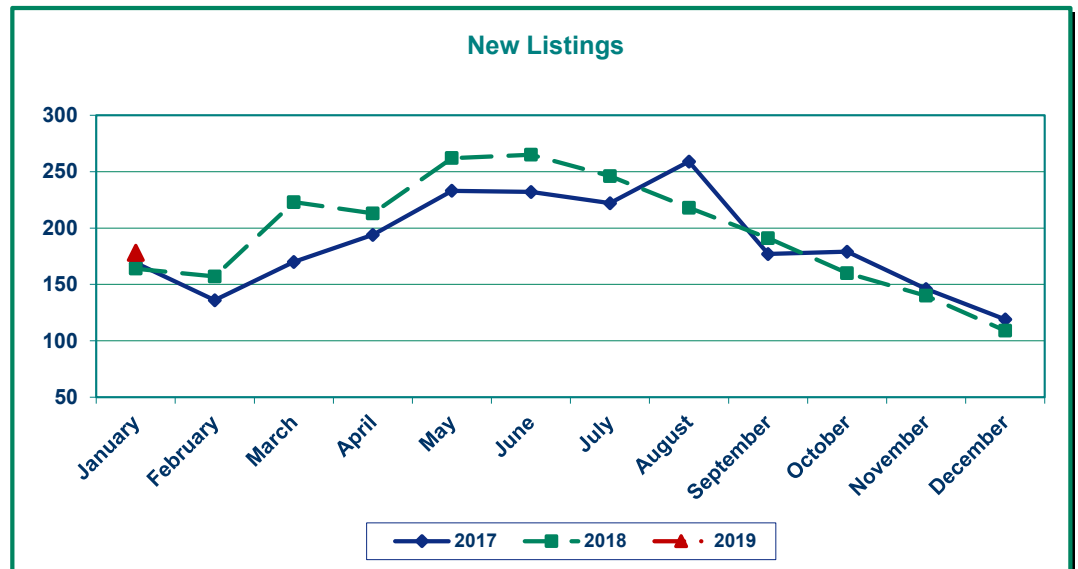
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.



NEW LISTINGS

DOUGLAS COUNTY, OR

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

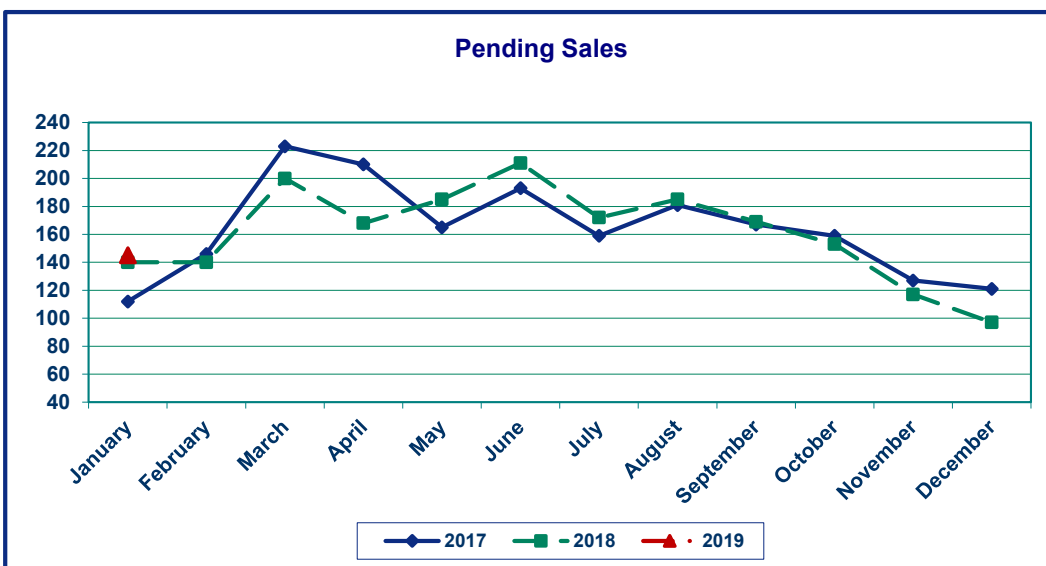


Pending Sales

PENDING LISTINGS

DOUGLAS COUNTY, OR

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

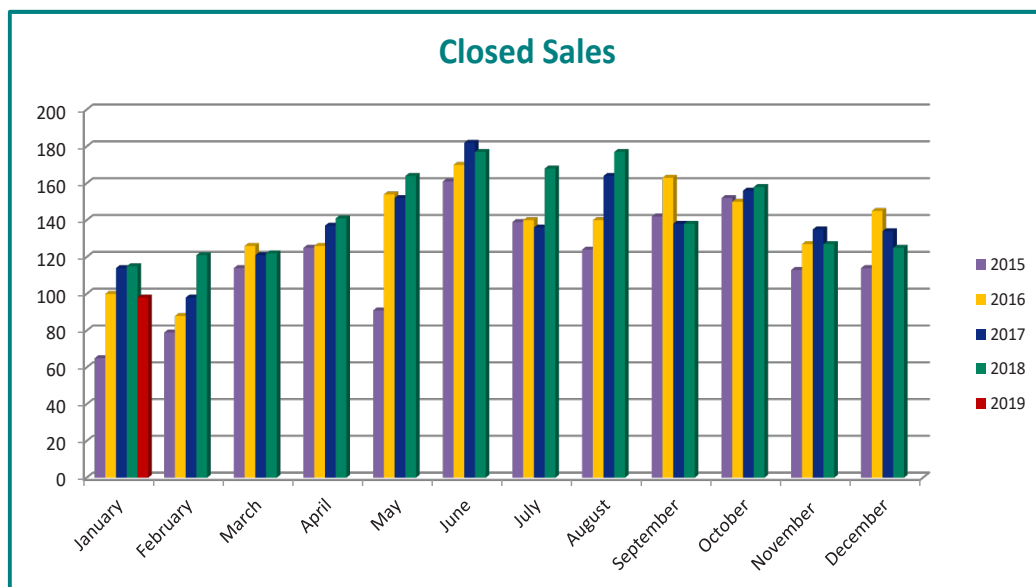


CLOSED SALES DOUGLAS COUNTY, OR

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

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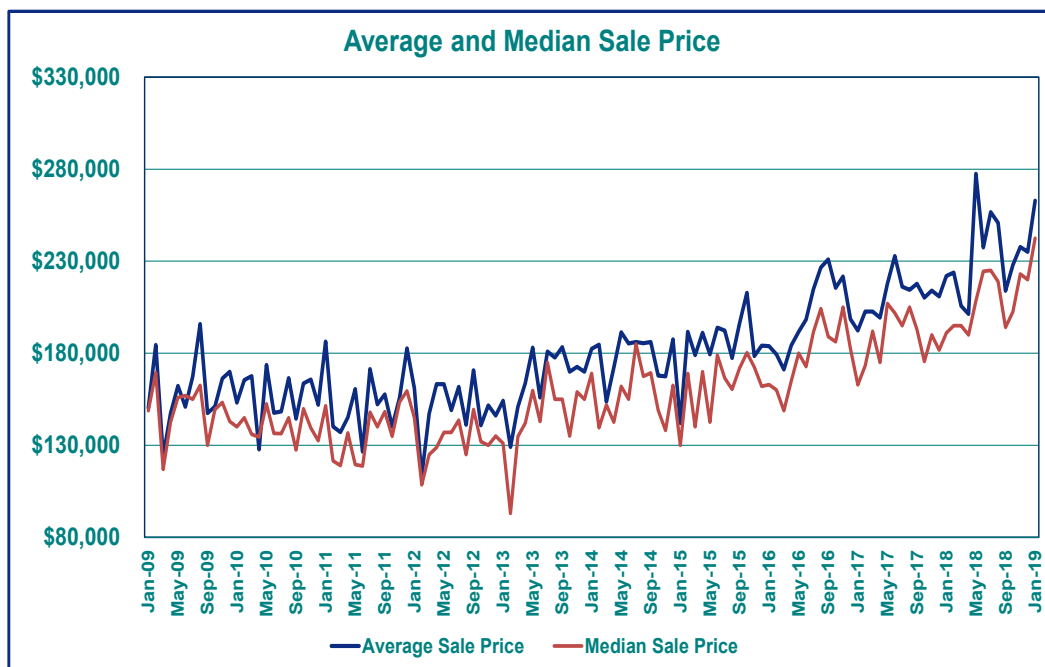
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SALE PRICE DOUGLAS COUNTY, OR

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



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



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Tyler Chaudhary, Editor

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Residential Review: Grant County, Oregon

January 2019 Reporting Period

January Residential Highlights

Grant County saw some mixed activity to start the year this January. There were ten new listings, exactly matching the ten offered last year in January 2018, and ending four ahead of December 2018 (6). Pending sales (6) fell short of January 2018 (9) but outpaced December 2018 (3). There were three closed sales in January,

falling short of both January 2018 and December 2018, both months when six closings were recorded.

Inventory rose to 22.0 months in January, with total market time decreasing to 39 days.

Average and Median Sales Prices

Comparing the average price of homes in the twelve months ending January 31st of this year (\$157,600) with the average price of homes sold in the twelve months ending January 2018 (\$155,900) shows an increase of 1.1%. The same comparison of the median shows a decrease of 1.3% over the same time period.

Inventory in Months*			
	2017	2018	2019
January	14.3	10.0	22.0
February	15.8	6.6	
March	9.9	6.6	
April	13.3	11.2	
May	7.1	6.7	
June	8.6	6.2	
July	12.0	20.7	
August	8.5	7.3	
September	12.2	11.0	
October	9.6	6.6	
November	12.4	10.7	
December	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:
+1.1% (\$157,600 v. \$155,900)
Median Sale Price % Change:
-1.3% (\$128,300 v. \$130,000)

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
2019	January	10	6	3	148,700	88,500	39
	Year-to-date	10	6	3	148,700	88,500	39
2018	January	10	9	6	165,500	144,500	248
	December	6	3	6	140,200	128,500	744
	Year-to-date	10	9	6	165,500	144,500	248
Change	January	0.0%	-33.3%	-50.0%	-10.2%	-38.8%	-84.2%
	Prev Mo 2018	66.7%	100.0%	-50.0%	6.1%	-31.1%	-94.8%
	Year-to-date	0.0%	-33.3%	-50.0%	-10.2%	-38.8%	-84.2%

AREA REPORT • 1/2019

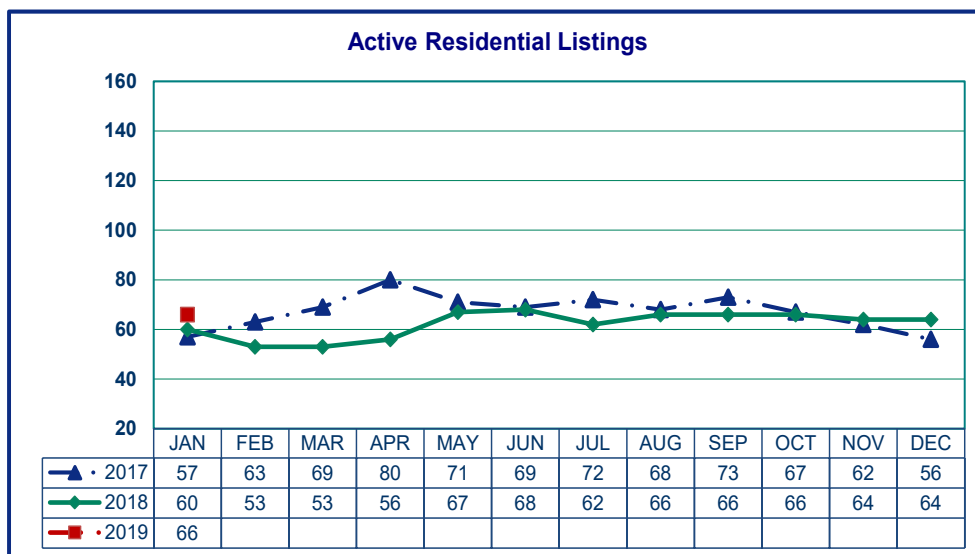
Grant County, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97817	Bates	-	0	0	0	-	0	-	0	0	-	0	-	-	-	-	0	-	0	-	0	-
97820	Canyon City	6	1	1	1	0.0%	-	-	1	1	0.0%	-	-	-	6.8%	1	289,000	-	-	-	-	
97825	Dayville	3	0	0	1	-	0	-	0	1	-	0	-	-	64.1%	0	-	0	-	0	-	
97845	John Day	23	3	0	1	-80.0%	-	-	3	1	-80.0%	-	-	-	9.6%	1	95,000	-	-	-	-	
97848	Kimberly	2	0	1	-	-	0	-	0	-	-	0	-	-	-	0	-	0	-	0	-	
97856	Long Creek	2	0	1	0	-100.0%	1	40,000	-	0	0	-100.0%	1	40,000	40,000	43.5%	-	2	23,000	-	-	
97864	Monument	3	0	0	1	-	1	317,500	70	0	1	-	1	317,500	317,500	95.4%	-	-	-	-	-	
97865	Mount Vernon	15	1	1	1	0.0%	0	-	-	1	1	0.0%	0	-	-	-5.0%	0	-	0	-	-	
97869	Prairie City	12	5	2	1	0.0%	1	88,500	48	5	1	0.0%	1	88,500	88,500	-15.6%	-	-	-	-	-	
97873	Seneca	0	0	0	0	-	0	-	-	0	0	-	0	-	-	0	-	0	-	0	-	
	Grant County	66	10	6	6	-33.3%	3	148,700	39	10	6	-33.3%	3	148,700	88,500	1.0%	2	192,000	2	23,000	-	-

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2019 with January 2018. The Year-To-Date section compares 2019 year-to-date statistics through January with 2018 year-to-date statistics through January.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/18-1/31/19) with 12 months before (2/1/17-1/31/18).

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



ACTIVE RESIDENTIAL LISTINGS

GRANT COUNTY, OR

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

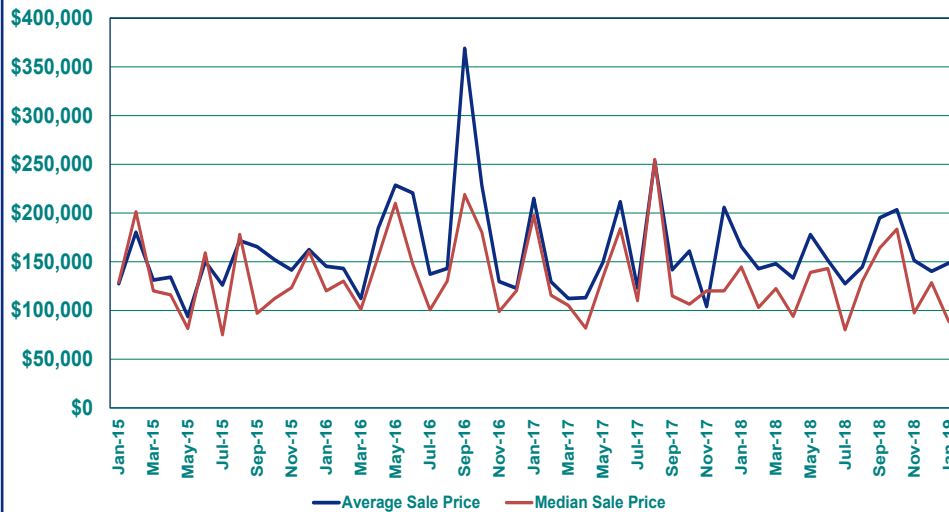
NEW LISTINGS

GRANT COUNTY, OR

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



Average and Median Sale Price



SALE PRICE

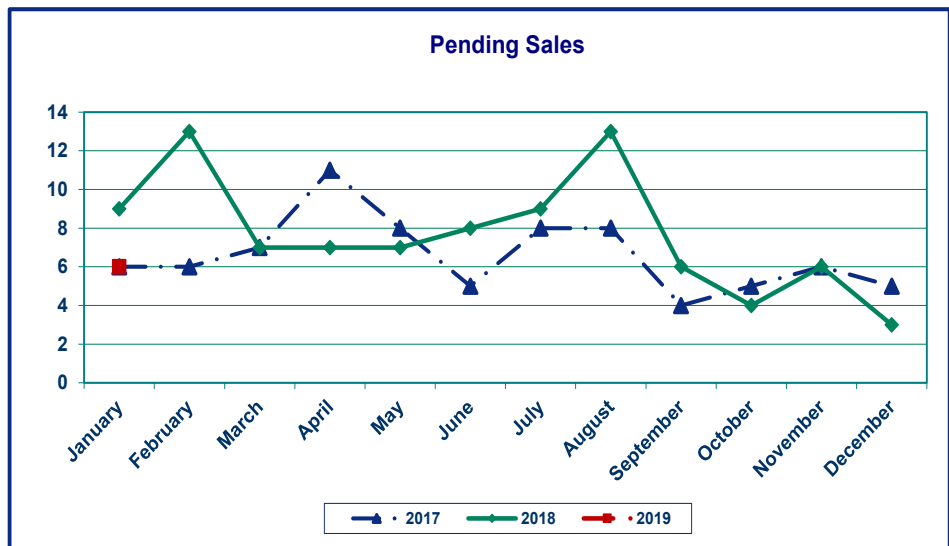
GRANT COUNTY, OR

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

PENDING LISTINGS

GRANT COUNTY, OR

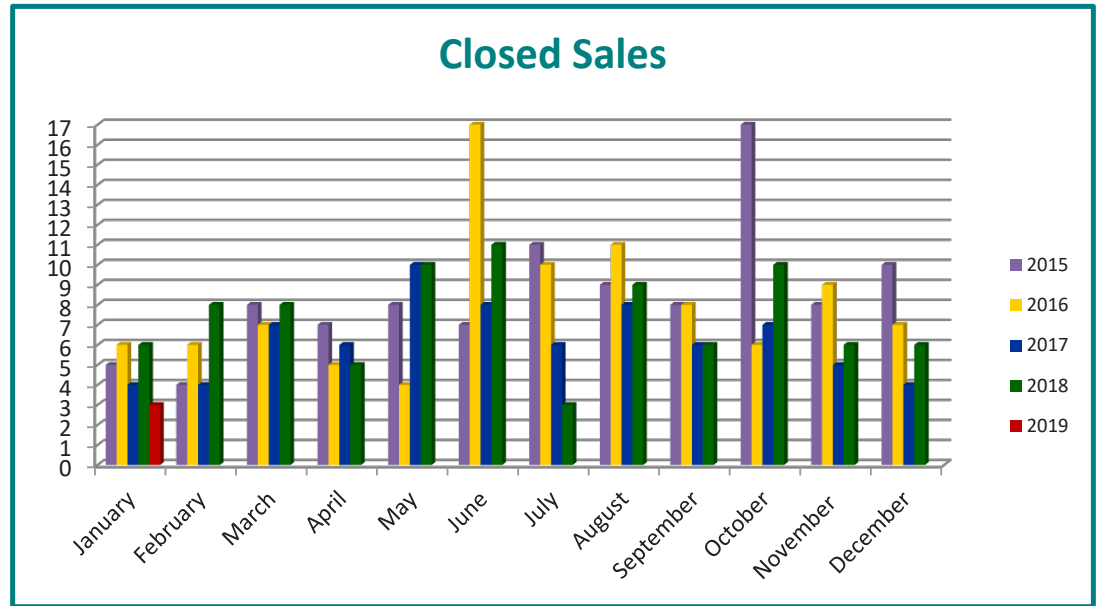
This graph represents monthly accepted offers in Grant County, Oregon.



CLOSED SALES GRANT COUNTY, OR

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

Contact RMLS™
8338 NE Alderwood Rd
Suite 230
Portland, OR 97220
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communications@rmls.com



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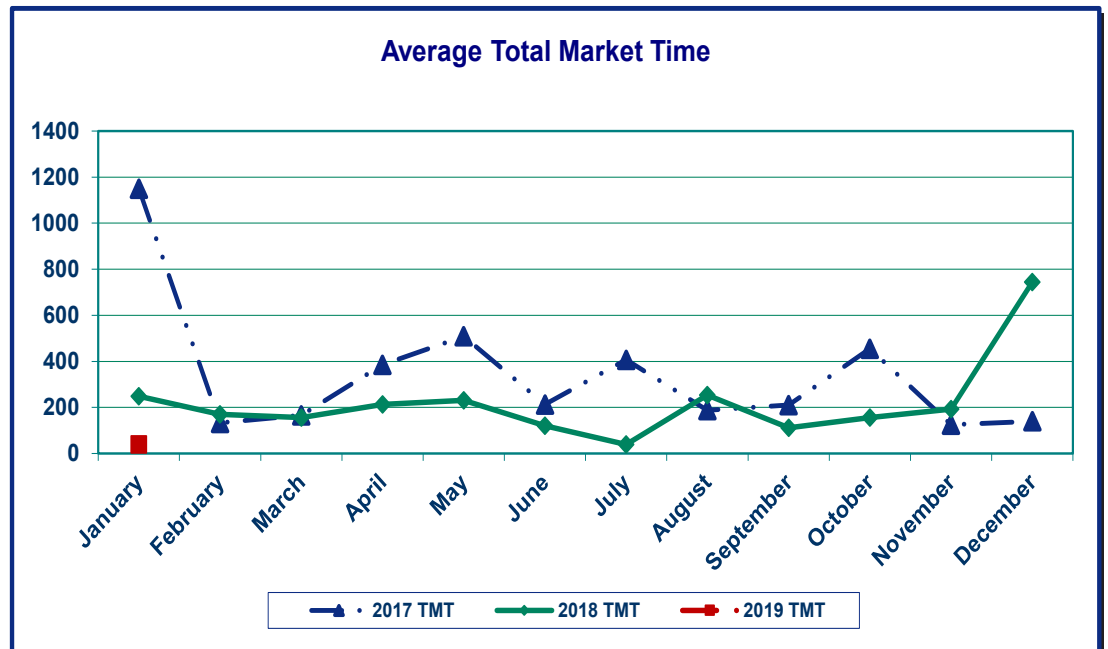
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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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

January 2019 Reporting Period

January Residential Highlights

Josephine County began the year with some strong closed sales numbers this January. There were five closings, outpacing the three recorded last year in January 2018 and the two recorded last month in December 2018.

Pending sales, at six, exactly matched the six offers accepted in January 2018 but fell two short of the eight accepted last month in December 2018.

Six new listings were offered in January, falling short of the ten offered in January 2018 and the nine

offered last month in December 2018.

Inventory decreased to 5.2 months in January, with total market time rising to 83 days.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending January 31st of this year (\$301,700) with the average price of homes sold in the twelve months ending January 2018 (\$271,300) shows an increase of 11.2%. The same comparison of the median shows an increase of 20.4% over the same period.

Inventory in Months*			
	2017	2018	2019
January	N/A	10.3	5.2
February	18.0	10.3	
March	5.3	16.5	
April	N/A	5.2	
May	20.0	4.9	
June	19.0	7.8	
July	N/A	4.6	
August	32.0	8.0	
September	26.0	8.8	
October	11.5	13.3	
November	16.0	5.7	
December	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.

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

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

Average Sale Price % Change:
+11.2% (\$301,700 v. \$271,300)
Median Sale Price % Change:
+20.4% (\$276,300 v. \$229,500)

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
2019	January	6	6	5	330,800	272,500	83
	Year-to-date	6	6	5	330,800	272,500	83
2018	January	10	6	3	301,900	186,600	53
	December	9	8	2	241,500	241,500	40
	Year-to-date	10	6	3	301,900	186,600	53
Change	January	-40.0%	0.0%	66.7%	9.6%	46.0%	56.4%
	Prev Mo 2018	-33.3%	-25.0%	150.0%	37.0%	12.8%	107.5%
	Year-to-date	-40.0%	0.0%	66.7%	9.6%	46.0%	56.4%

AREA REPORT • 1/2019

Josephine County, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date	Year-To-Date	Year-To-Date		
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97497	Wolf Creek	1	-	1	0	-	0	-	-	0	-	0	-	-	-	-	0	-	0	-	
97523	Cave Junction	4	1	-	-	-100.0%	1	85,000	8	1	-	-100.0%	1	85,000	85,000	107.3%	-	-	-	-	
97526	Grants Pass	6	3	4	2	100.0%	1	272,500	181	3	2	100.0%	1	272,500	272,500	-0.9%	-	-	-	-	
97527	Grants Pass	8	2	1	3	50.0%	3	432,200	76	2	3	50.0%	3	432,200	304,300	25.5%	-	-	-	-	
97528	Grants Pass	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	
97531	Kerby	0	0	1	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	
97532	Merlin	0	0	0	1	0.0%	0	-	-	0	1	0.0%	0	-	-	-	0	-	0	-	
97533	Murphy	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	
97534	O'Brien	1	0	0	0	-100.0%	0	-	-	0	0	-100.0%	0	-	-	-2.0%	0	-	0	-	
97538	Selma	3	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	
97543	Wilderville	2	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	
97544	Williams	1	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	
	Josephine Co.	26	6	7	6	0.0%	5	330,800	83	6	6	0.0%	5	330,800	272,500	11.2%	-	-	-	-	

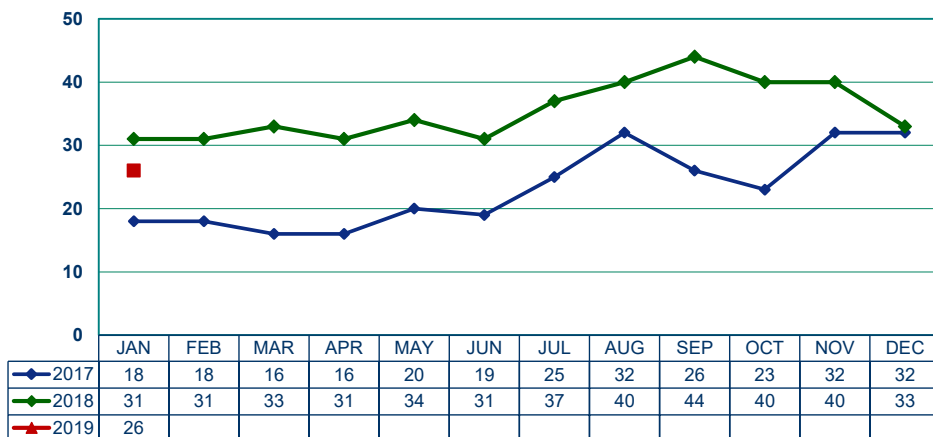
97501	Medford	8	2	1	3	0.0%	1	190,000	51	2	3	0.0%	1	190,000	190,000	157.2%	-	-	-	-	-	-
97502	Central Point	5	1	0	1	0.0%	0	-	-	1	1	0.0%	0	-	-	50.7%	0	-	0	-	0	-
97503	White City	2	1	-	0	-	0	-	-	1	0	-	0	-	-	-26.4%	0	-	0	-	0	-
97504	Medford	11	5	2	2	-50.0%	3	360,000	30	5	2	-50.0%	3	360,000	360,000	6.3%	-	-	-	-	-	-
97520	Ashland	5	-	0	-	-100.0%	0	-	-	-	-	-100.0%	0	-	-	-	0	-	0	-	0	-
97522	Butte Falls	-	0	0	0	-	0	-	-	0	0	-	0	-	-	-23.3%	0	-	0	-	0	-
97524	Eagle Point	10	1	1	0	-100.0%	1	115,000	84	1	0	-100.0%	1	115,000	115,000	26.2%	-	-	-	-	-	-
97525	Gold Hill	3	0	0	0	-	0	-	-	0	0	-	0	-	-	-27.7%	0	-	0	-	0	-
97530	Jacksonville	3	2	0	0	-	0	-	-	2	0	-	0	-	-	49.3%	0	-	0	-	0	-
97535	Phoenix	1	0	0	0	-	0	-	-	0	0	-	0	-	-	47.1%	0	-	0	-	0	-
97536	Prospect	2	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97537	Rogue River	4	1	0	0	-	2	267,300	82	1	1	-	2	267,300	267,300	30.1%	-	-	-	-	-	-
97539	Shady Cove	-	0	0	0	-	1	550,300	222	0	0	-	1	550,300	550,300	336.9%	-	-	-	-	-	-
97540	Talent	2	0	0	0	-	0	-	-	0	1	-	0	-	-	61.5%	0	-	0	-	0	-
97541	Talent	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-47.4%	0	-	0	-	0	-
	Jackson Co.	56	13	4	6	-40.0%	8	308,700	76	13	8	-20.0%	8	308,700	345,000	32.1%	-	0	-	0	-	0

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2019 with January 2018. The Year-To-Date section compares 2019 year-to-date statistics through January with 2018 year-to-date statistics through January.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/18-1/31/19) with 12 months before (2/1/17-1/31/18).

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

Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

JOSEPHINE COUNTY, OR

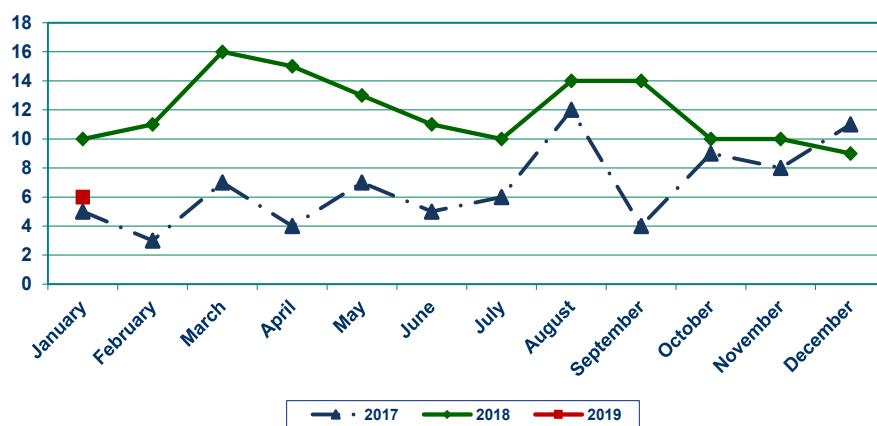
This graph shows the active residential listings in Josephine County, Oregon.

NEW LISTINGS

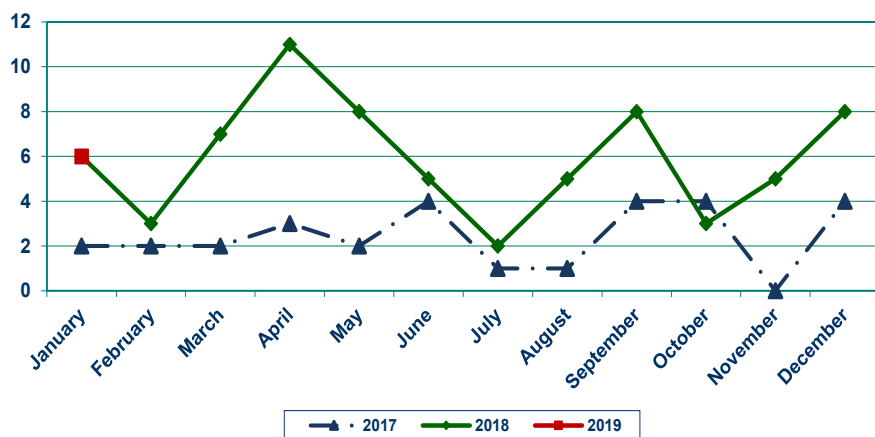
JOSEPHINE COUNTY, OR

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

New Listings



Pending Sales



PENDING LISTINGS

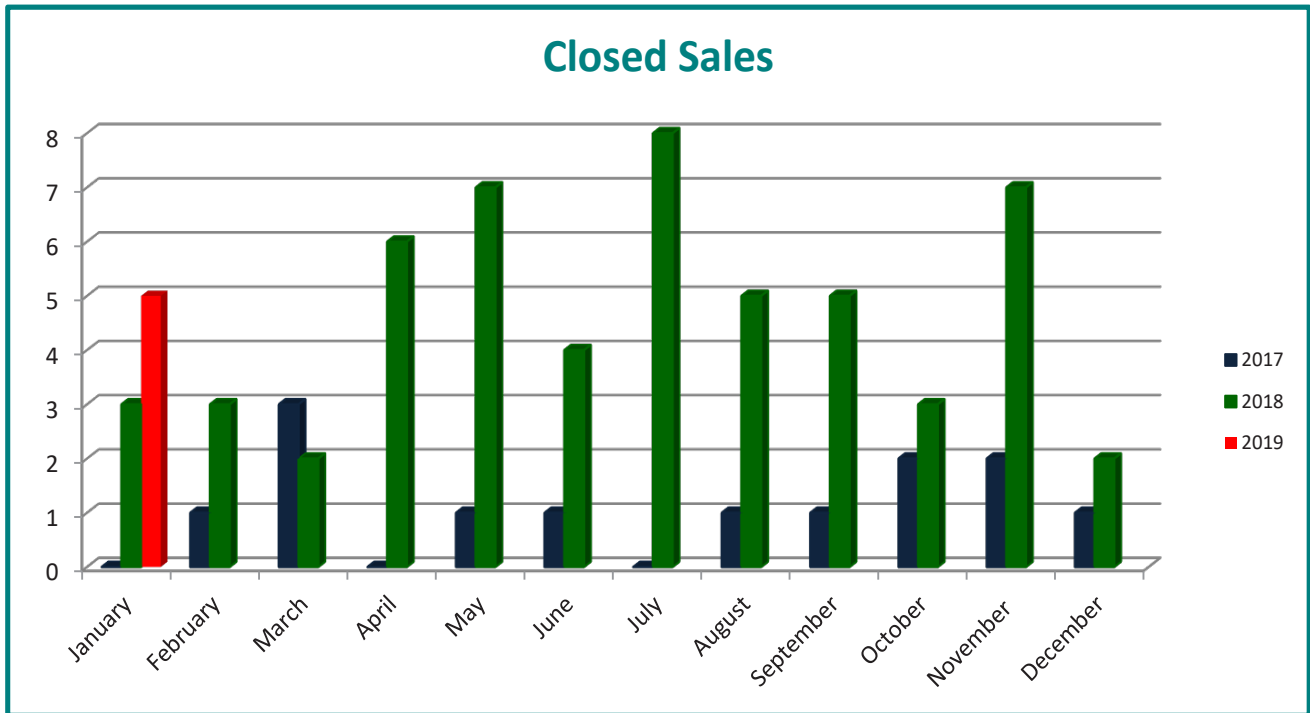
JOSEPHINE COUNTY, OR

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

CLOSED SALES

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

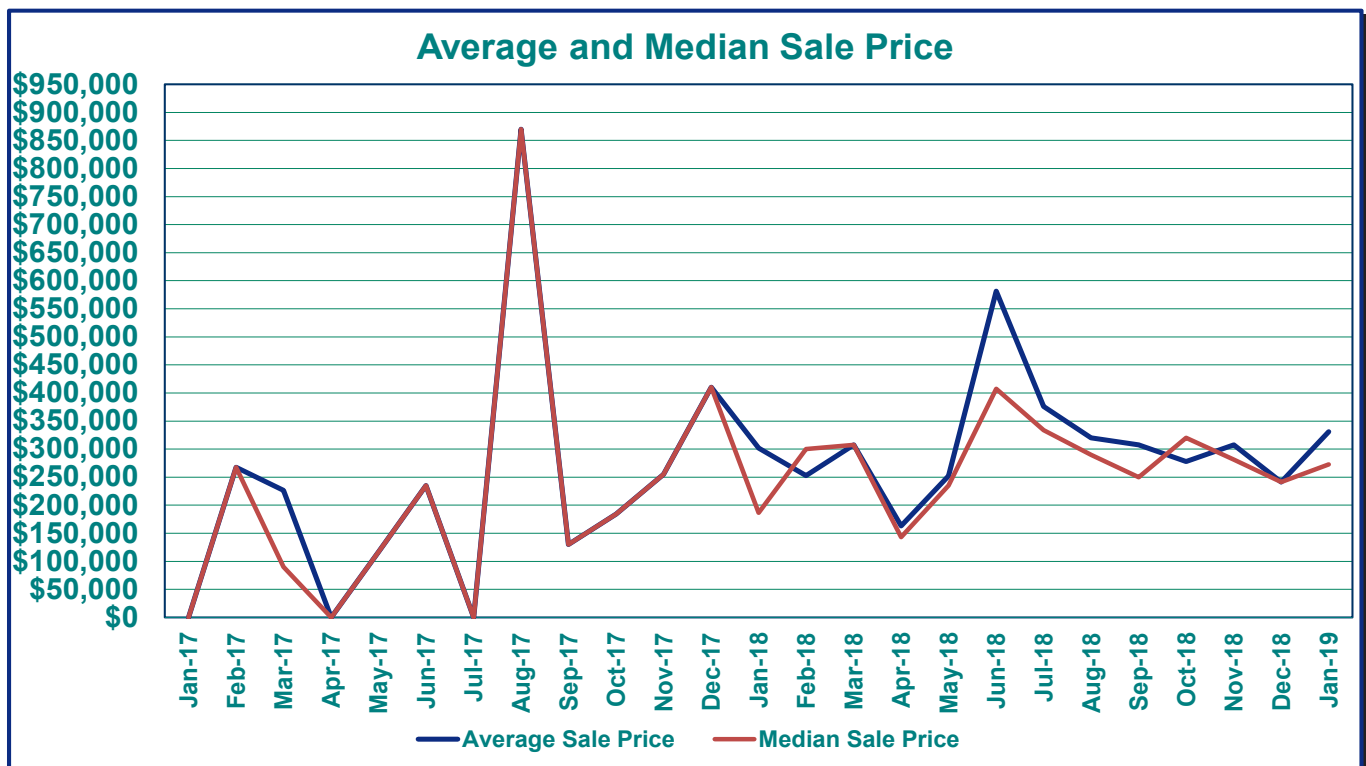
JOSEPHINE COUNTY, OR



SALE PRICE

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

JOSEPHINE COUNTY, OR



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

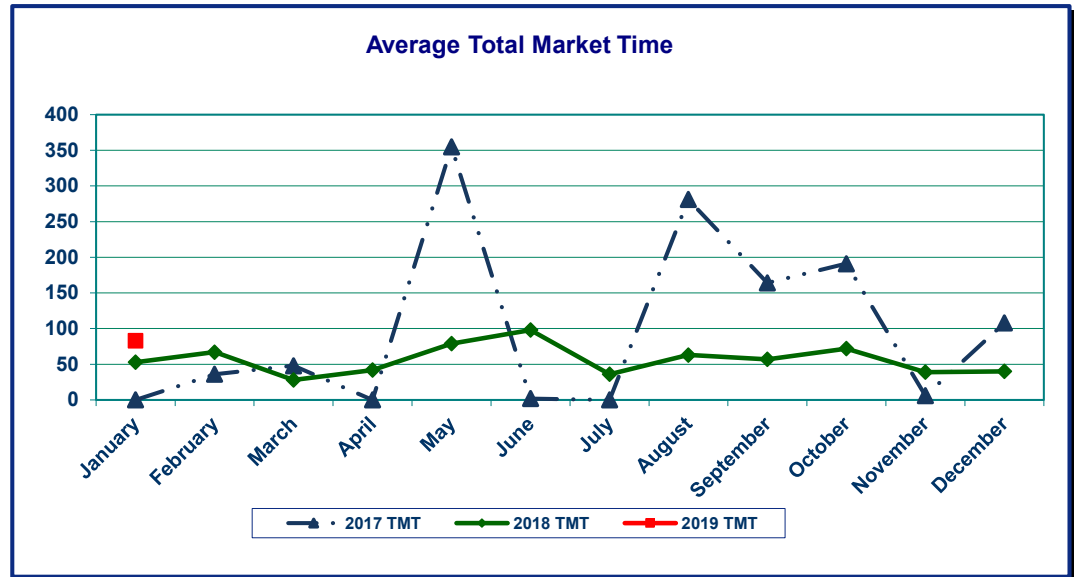
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Market Action Reports
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Mid-Columbia, Columbia
Basin, Baker County, Coos
County, Curry County,
Douglas County, Grant
County, Josephine County,
Lane County, North
Coastal Counties, Polk &
Marion Counties, Union
County, and Wallowa
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Residential Review: Lane County, Oregon

January 2019 Reporting Period

January Residential Highlights

Lane County started the year with some cooler activity relative to last January. New listings, at 371, ended 12.9% cooler than last year in January 2018, despite showing a 62.7% increase from last month in December 2018, when 228 new listings were offered.

Pending sales fared similarly, cooling 18.4% from January 2018 (425) but warming 11.2% from December 2018, when 312 offers were accepted.

Closed sales, at 279, decreased 14.4% from January 2018 (326) and 17.7% from December 2018 (339).

Inventory rose in January to 2.2 months, with total market time decreasing by two days to end at 62 days during the same period.

Average and Median Sale Prices

Comparing the average price of homes ending January 31st of this year (\$309,500) with the average price of homes sold in the twelve months ending January 2018 (\$289,100) shows an increase of 7.1%. The same comparison of the median shows an increase of 8.8% over the same period.

Inventory in Months*			
	2017	2018	2019
January	2.1	1.7	2.2
February	2.2	1.8	
March	1.7	1.4	
April	1.8	1.5	
May	1.6	1.6	
June	1.7	1.7	
July	2.0	1.8	
August	2.0	1.7	
September	2.2	2.4	
October	2.0	2.1	
November	2.0	2.2	
December	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.

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

Average Sale Price % Change:
+7.1% (\$309,500 v. \$289,100)
Median Sale Price % Change:
+8.8% (\$285,000 v. \$262,000)

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

Greater Lane Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	January	371	347	279	294,200	275,000	62
	Year-to-date	371	347	279	294,200	275,000	62
2018	January	426	425	326	289,700	266,800	66
	December	228	312	339	314,000	287,000	64
	Year-to-date	426	425	326	289,700	266,800	66
Change	January	-12.9%	-18.4%	-14.4%	1.6%	3.1%	-5.7%
	Prev Mo 2018	62.7%	11.2%	-17.7%	-6.3%	-4.2%	-3.1%
	Year-to-date	-12.9%	-18.4%	-14.4%	1.6%	3.1%	-5.7%

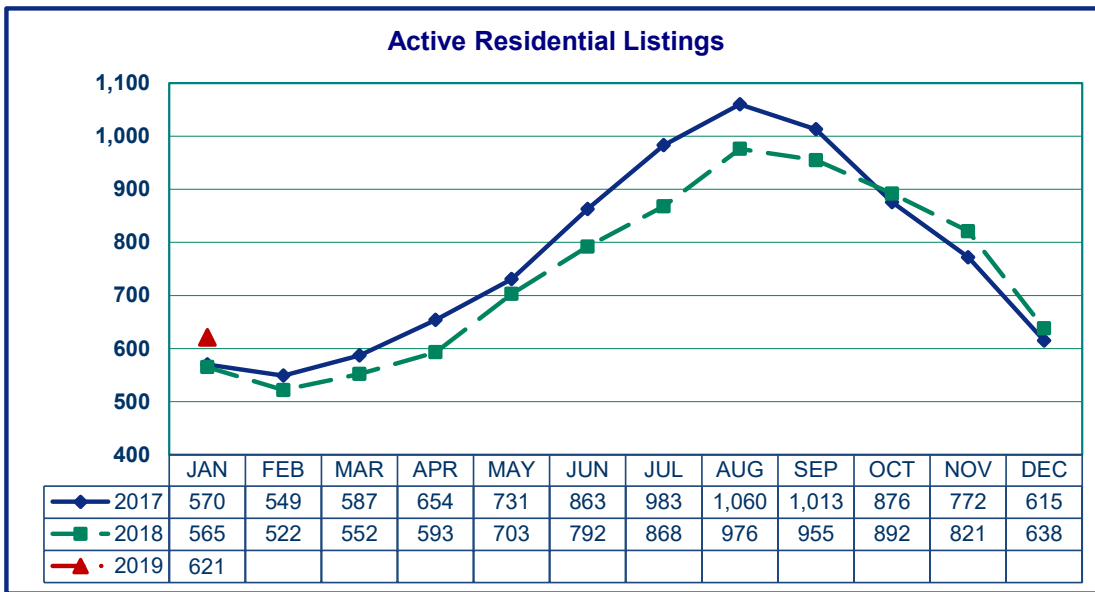
AREA REPORT • 1/2019

Lane 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 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Avg. Sale Price % Change ²						
225	Florence Coast Village	3	-	1	1	-75.0%	0	-	-	-	1	-75.0%	0	-	-	-	17.8%	0	-	0	-	0	-
226	Florence Green Trees	0	0	0	1	-88.9%	2	187,700	91	0	1	-88.9%	2	187,700	187,700	91	30.4%	-	-	-	-	-	-
227	Florence Florentine	3	1	0	2	-50.0%	2	255,000	6	1	2	-50.0%	2	255,000	255,000	6	-1.9%	-	-	-	-	-	-
228	Florence Town	32	11	5	7	-56.3%	8	328,800	58	11	7	-56.3%	8	328,800	297,000	58	10.0%	-	-	2	61,500	-	-
229	Florence Beach	16	6	-	2	-50.0%	4	317,300	39	6	2	-50.0%	4	317,300	322,500	39	6.0%	-	-	2	62,000	-	-
230	Florence North	24	6	-	5	150.0%	3	237,500	69	6	5	150.0%	3	237,500	278,000	69	23.4%	-	-	3	51,300	-	-
231	Florence South/ Dunes City	17	3	1	1	-75.0%	3	280,800	157	3	1	-75.0%	3	280,800	297,500	157	10.1%	-	-	-	-	1	226,000
238	Florence East/ Mapleton	16	7	5	4	-55.6%	2	231,300	181	7	4	-55.6%	2	231,300	231,300	181	14.6%	-	-	-	-	-	-
	Grand Total	111	34	12	23	-55.8%	24	283,400	77	34	23	-55.8%	24	283,400	284,000	77	15.4%	-	-	7	57,300	1	226,000
232	Hayden Bridge	14	10	1	14	7.7%	6	281,800	100	10	14	7.7%	6	281,800	283,800	100	5.5%	1	469,900	-	-	2	265,000
233	McKenzie Valley	24	6	3	2	-75.0%	4	353,600	140	6	2	-75.0%	4	353,600	371,300	140	-2.4%	-	-	-	-	-	-
234	Pleasant Hill/Oak	32	10	8	11	0.0%	8	326,200	144	10	11	0.0%	8	326,200	270,000	144	22.8%	-	-	1	249,000	-	-
235	South Lane Properties	93	42	13	39	-18.8%	26	249,600	74	42	39	-18.8%	26	249,600	254,700	74	5.4%	-	-	1	109,900	1	169,000
236	West Lane Properties	36	16	8	11	-59.3%	12	326,900	60	16	11	-59.3%	12	326,900	301,300	60	9.9%	-	-	-	-	-	-
237	Junction City	32	14	7	14	-22.2%	12	285,200	59	14	14	-22.2%	12	285,200	268,500	59	12.7%	-	-	3	258,300	-	-
239	Thurston	35	21	1	12	-70.0%	26	257,600	56	21	12	-70.0%	26	257,600	255,500	56	6.6%	-	-	2	31,300	2	305,000
240	Coburg I-5	11	10	4	7	-12.5%	1	371,100	-	10	7	-12.5%	1	371,100	371,100	-	10.0%	-	-	-	-	-	-
241	N Gilham	31	13	3	16	-11.1%	11	458,500	72	13	16	-11.1%	11	458,500	445,000	72	6.8%	-	-	-	-	-	-
242	Ferry Street Bridge	37	26	4	24	-25.0%	17	320,700	78	26	24	-25.0%	17	320,700	305,000	78	11.8%	-	-	-	-	1	390,000
243	E Eugene	39	24	5	17	-5.6%	15	323,900	65	24	17	-5.6%	15	323,900	335,000	65	8.8%	-	-	-	-	-	-
244	SW Eugene	63	35	17	32	-23.8%	33	369,300	67	35	32	-23.8%	33	369,300	338,000	67	2.9%	1	200,000	-	-	-	-
245	W Eugene	27	14	2	12	-36.8%	7	290,300	30	14	12	-36.8%	7	290,300	240,000	30	9.8%	1	187,000	-	-	-	-
246	Danebo	37	42	7	43	13.2%	43	213,400	58	42	43	13.2%	43	213,400	232,000	58	-0.9%	1	172,000	1	54,900	-	-
247	River Road	21	13	4	12	0.0%	10	276,000	48	13	12	0.0%	10	276,000	263,100	48	9.7%	-	-	-	-	1	245,000
248	Santa Clara	40	34	3	37	8.8%	27	324,900	32	34	37	8.8%	27	324,900	325,000	32	7.2%	-	-	2	62,500	1	285,000
249	Springfield	37	35	3	38	11.8%	20	234,900	41	35	38	11.8%	20	234,900	234,500	41	9.9%	1	189,000	1	55,000	1	292,500
250	Mohawk Valley	12	6	4	6	20.0%	1	477,500	81	6	6	20.0%	1	477,500	477,500	81	11.1%	-	-	2	236,500	-	-
	Grand Total	621	371	97	347	-18.4%	279	294,200	62	371	347	-18.4%	279	294,200	275,000	62	7.1%	5	243,600	13	146,500	9	280,200

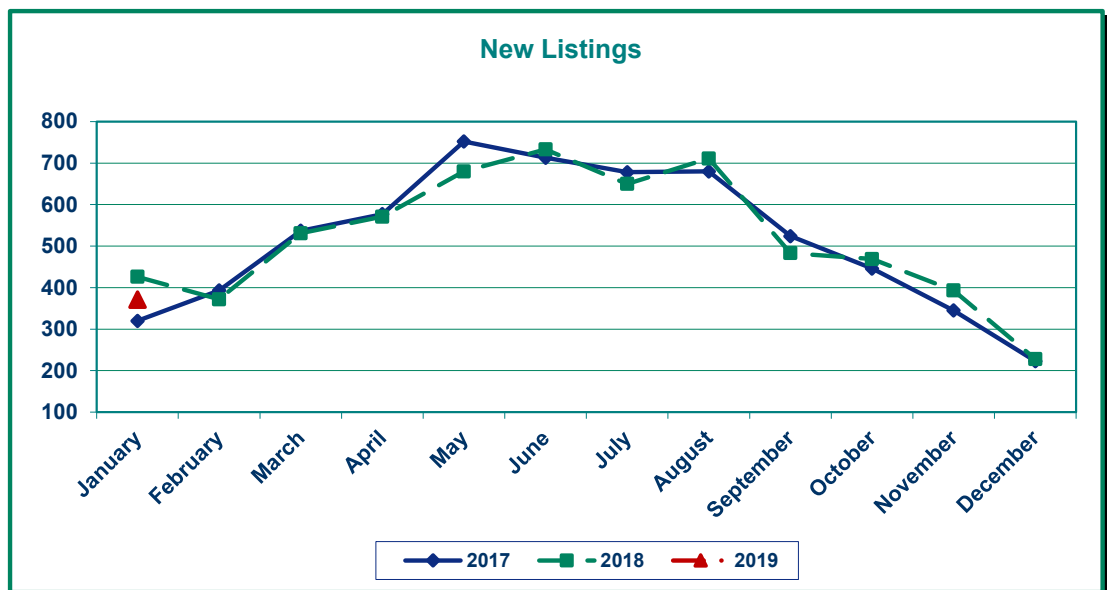
ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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



NEW LISTINGS GREATER LANE COUNTY, OR

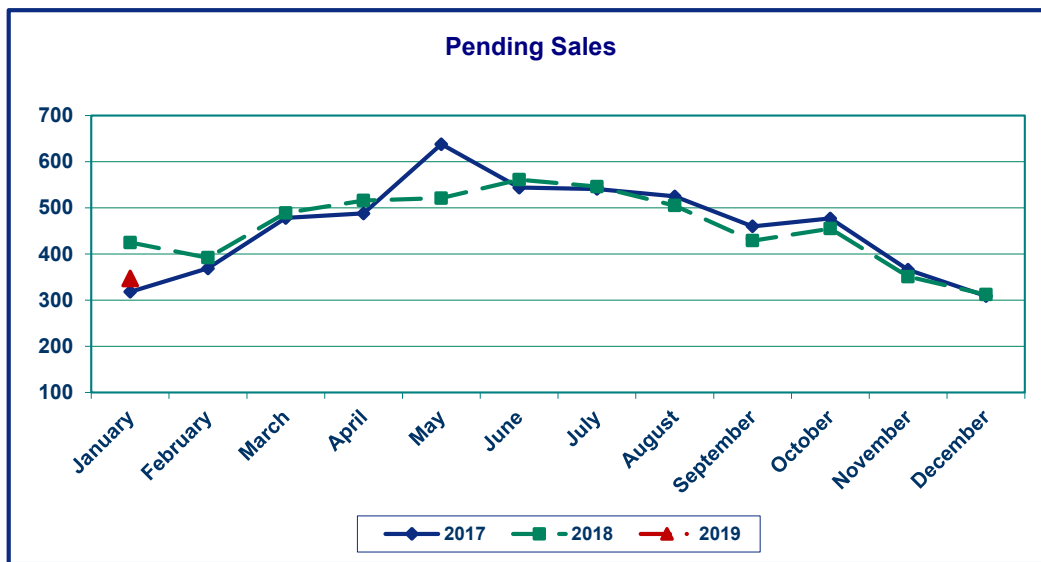
This graph shows the new residential listings over the past three calendar years in Greater Lane County, Oregon.



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2019 with January 2018. The Year-To-Date section compares 2019 year-to-date statistics through January with 2018 year-to-date statistics through January.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/18-1/31/19) with 12 months before (2/1/17-1/31/18).

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



PENDING LISTINGS

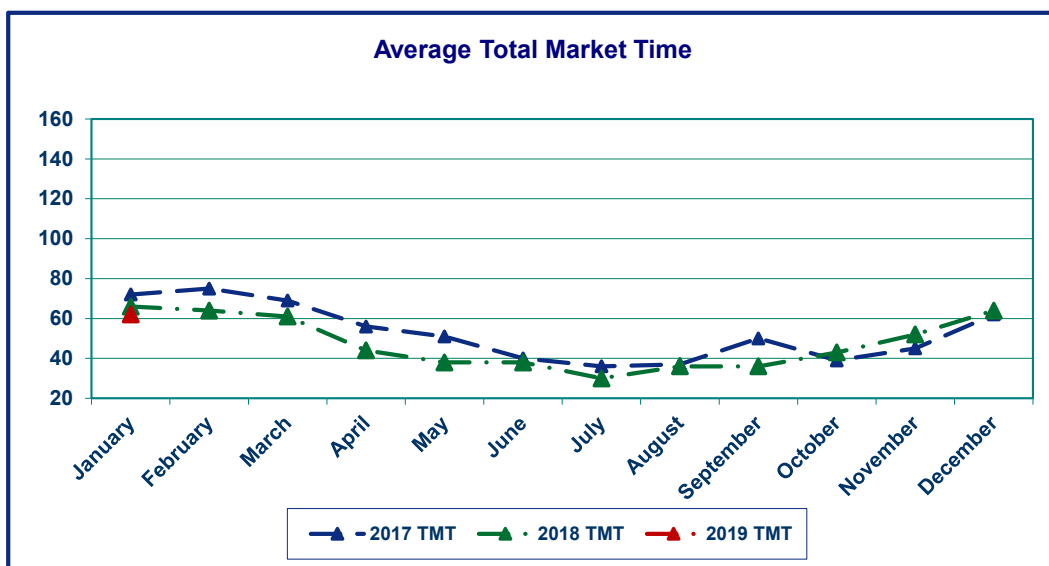
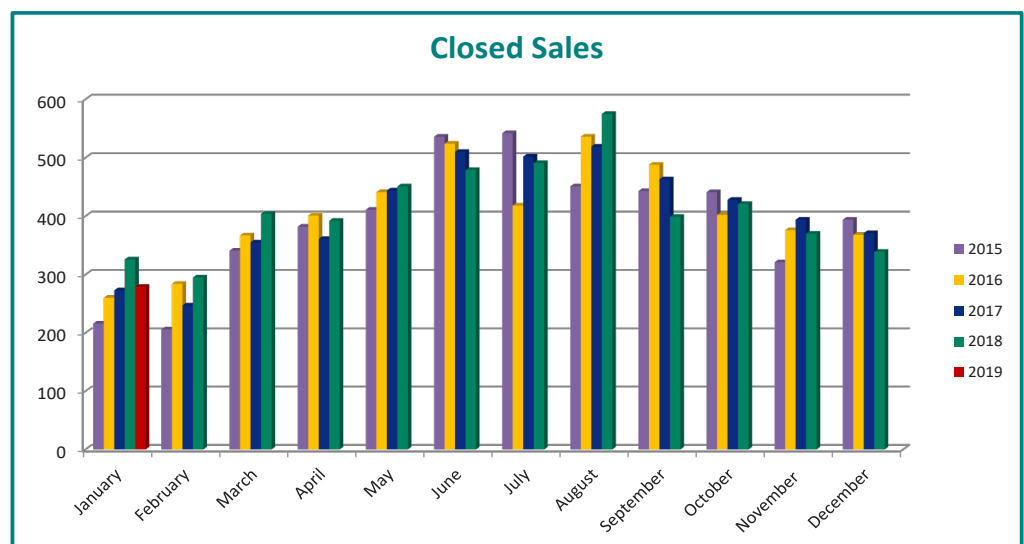
GREATER LANE COUNTY, OR

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

CLOSED SALES

GREATER LANE COUNTY, OR

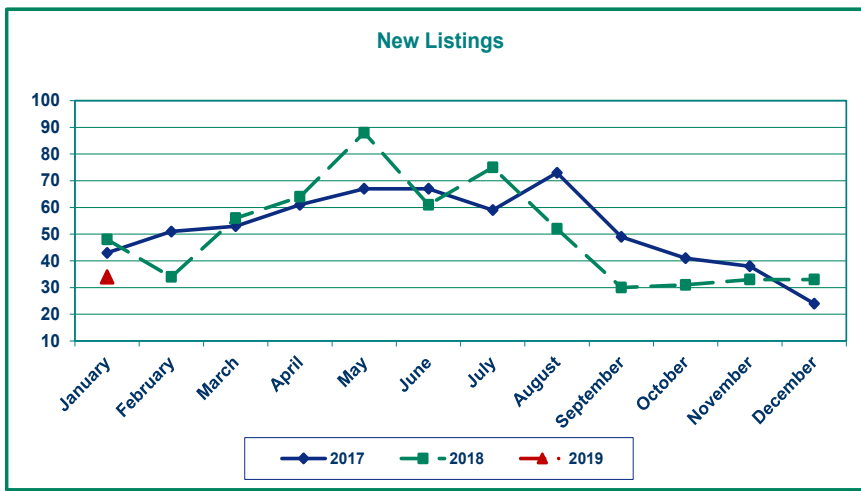
This graph shows the closed sales over the past five calendar years in Greater Lane County, Oregon.



DAYS ON MARKET

GREATER LANE COUNTY, OR

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



NEW LISTINGS

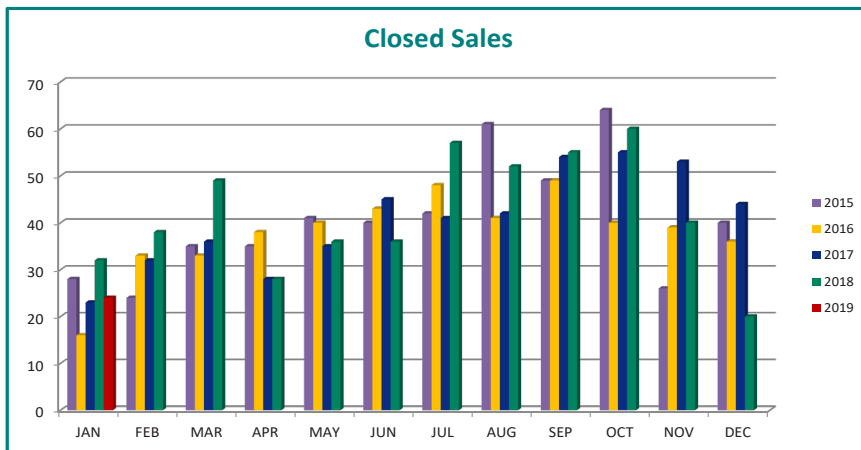
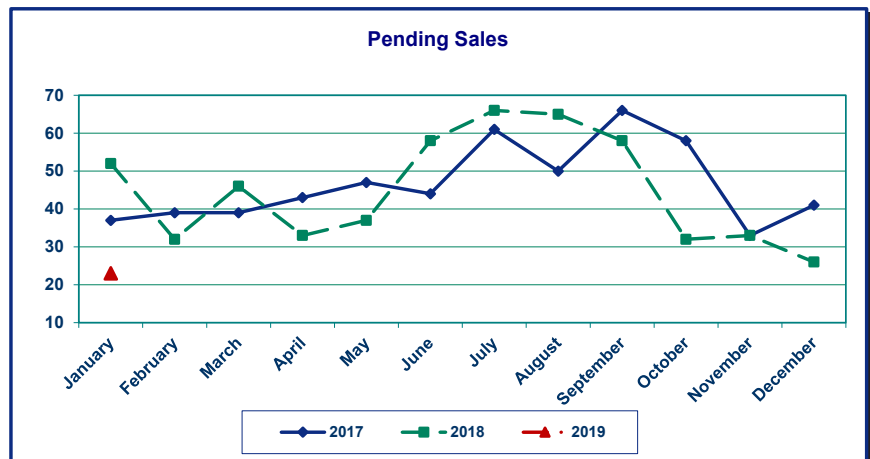
FLORENCE, OR

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

PENDING LISTINGS

FLORENCE, OR

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



CLOSED SALES

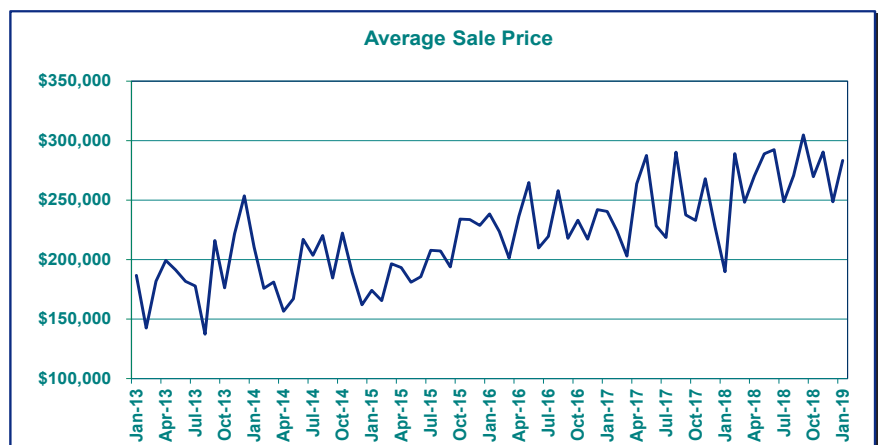
FLORENCE, OR

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

AVERAGE SALE PRICE

FLORENCE, OR

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



SALE PRICE GREATER LANE COUNTY, OR

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

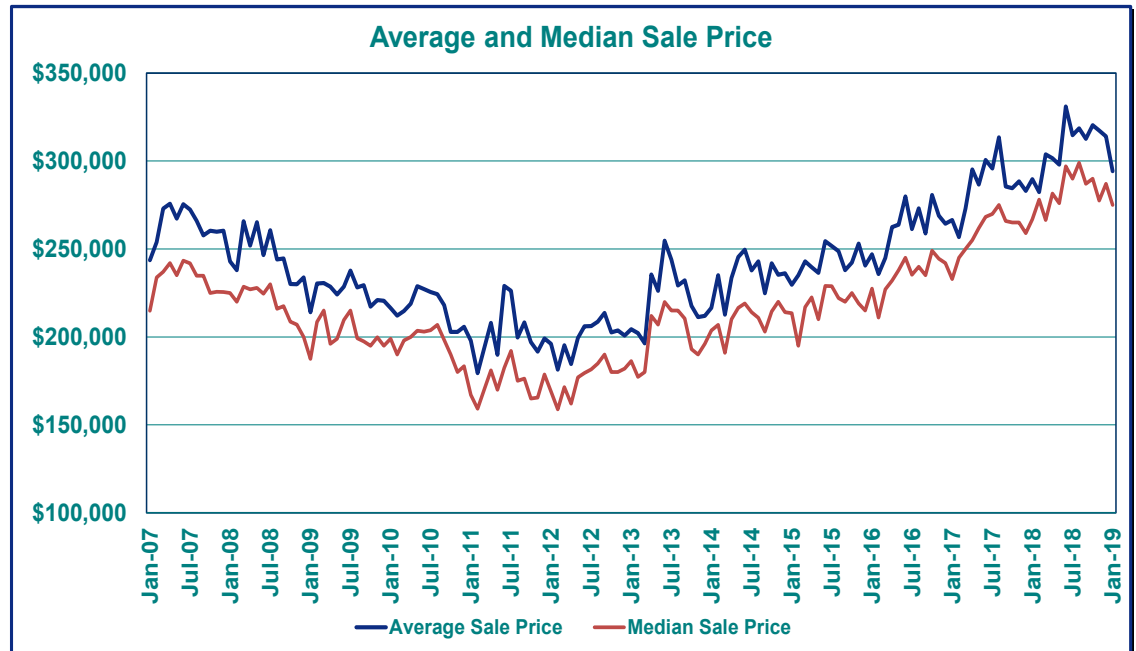
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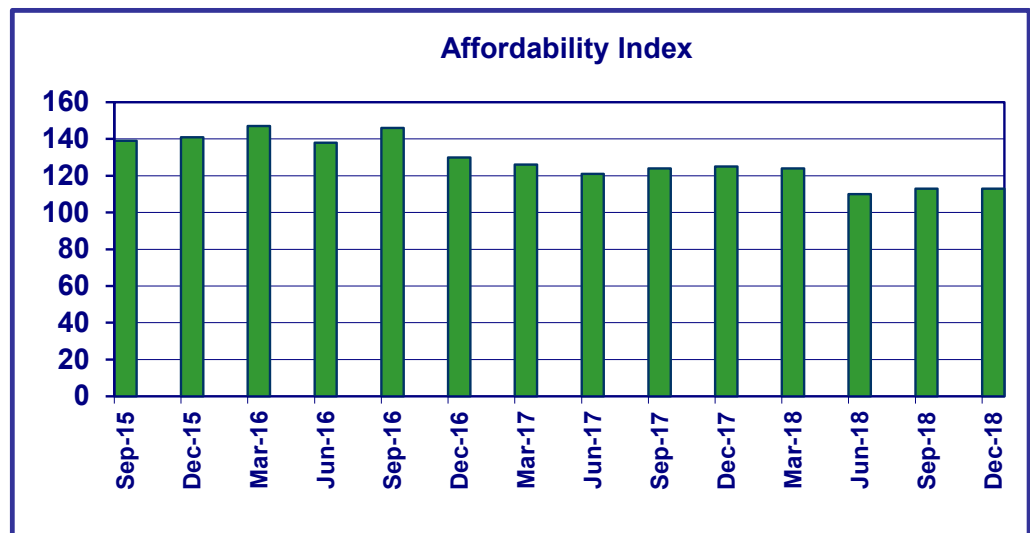
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AFFORDABILITY Lane County, OR

This graph shows the affordability for housing in Lane County, Oregon in December 2018.



AFFORDABILITY - According to a formula from the National Association of REALTORS®, buying a house in the Lane County area is affordable for a family earning the median income. A family earning the median income (\$64,100 in 2018, per HUD) can afford 113% of a monthly mortgage payment on a median priced home (\$287,000 in December). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 4.64% (per Freddie Mac).



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

January 2019 Reporting Period

January Residential Highlights

The Mid-Columbia region began the new year with some mixed numbers in January. New listings, at 70, fell 13.6% short of the 81 offered last year in January 2018 but outpaced December 2018, last month, by 94.4%.

Pending sales (64) fared similarly, cooling 17.9% from January 2018 and showing a 33.3% increase over the 48 offers accepted in December 2018.

Closed sales, at 51, ended 25.0% below the 68 closings recorded last year in January 2018 and 12.1% below the 58 closings recorded last month in December 2018.

Inventory increased slightly to 4.8 months in January. During the same period, total market time decreased to 67 days.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending January 31st of this year (\$321,300) with the average price of homes ending January 2018 (\$314,400) shows an increase of 2.2%. The same comparison of the median shows an increase of 10.1% over the same period.

Inventory in Months*

	2017	2018	2019
January	4.2	4.1	4.8
February	4.6	3.7	
March	2.9	3.5	
April	2.8	4.1	
May	3.9	3.5	
June	3.4	3.4	
July	4.0	3.6	
August	3.2	3.5	
September	5.1	5.3	
October	4.1	3.8	
November	3.9	3.8	
December	4.2	4.3	

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

Average Sale Price % Change:

+2.2% (\$321,300 v. \$314,400)

Median Sale Price % Change:

+10.1% (\$285,000 v. \$258,900)

*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
2019	January	70	64	51	275,000	266,000	67
	Year-to-date	70	64	51	275,000	266,000	67
2018	January	81	78	68	331,700	252,100	112
	December	36	48	58	361,000	294,500	79
	Year-to-date	81	78	68	331,700	252,100	112
Change	January	-13.6%	-17.9%	-25.0%	-17.1%	5.5%	-40.3%
	Prev Mo 2018	94.4%	33.3%	-12.1%	-23.8%	-9.7%	-15.2%
	Year-to-date	-13.6%	-17.9%	-25.0%	-17.1%	5.5%	-40.3%

AREA REPORT • 1/2019

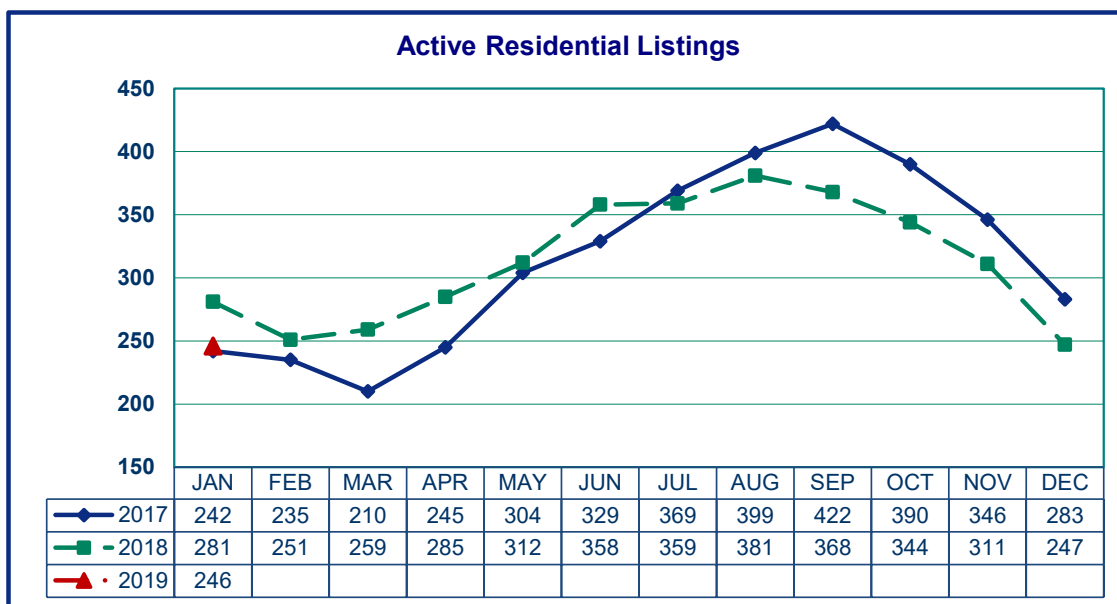
Mid-Columbia

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY			
		Current Month								Year-To-Date						Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price			Median Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
100	White Salmon/ Bingen	14	3	1	2	-33.3%	1	520,000	-	3	2	-33.3%	1	520,000	520,000	12.9%	-	-	3	210,000	-	-	
101	Snowden	2	2	1	1	-	1	359,900	8	2	1	-	1	359,900	359,900	-12.9%	-	-	-	-	-	-	
102	Trout Lake/ Glenwood	6	1	0	1	-66.7%	1	440,000	131	1	1	-66.7%	1	440,000	440,000	19.0%	-	-	1	69,000	-	-	
103	Husum/ BZ Corner	4	1	1	-	-	-	-	-	1	-	-	0	0	-	6.4%	-	-	1	#####	-	-	
104	Lyle/ High Prairie	9	-	-	3	200.0%	4	272,600	58	-	3	200.0%	4	272,600	263,900	3.9%	-	-	-	-	-	-	
105	Dallesport/ Murdock	7	4	2	0	-100.0%	-	-	-	4	0	-100.0%	0	0	-	5.0%	1	800,000	-	-	-	-	
106	Appleton/ Timber Valley	-	0	0	0	-100.0%	1	280,000	-	0	0	-100.0%	1	280,000	280,000	12.7%	-	-	-	-	-	-	
108	Goldendale/ Centerville	23	6	-	11	266.7%	5	201,100	77	6	11	266.7%	5	201,100	190,000	-2.3%	-	-	9	40,100	-	-	
109	Bickleton/ East County	2	-	0	1	-	1	80,000	33	-	1	-	1	80,000	80,000	-47.2%	-	-	-	-	-	-	
110	Klickitat	2	-	0	1	-50.0%	1	135,000	6	-	1	-50.0%	1	135,000	135,000	12.8%	-	-	2	90,000	-	-	
	Klickitat Co. Total	69	17	5	20	25.0%	15	260,700	53	17	20	25.0%	15	260,700	250,000	5.8%	1	800,000	16	140,000	-	-	
111	Skamania	3	1	1	0	-	0	-	-	1	0	-	0	-	-	17.7%	0	-	0	-	0	-	
112	North Bonneville	2	0	0	0	-	0	-	-	0	0	-	0	-	-	-9.3%	0	-	0	-	0	-	
113	Stevenson	3	2	2	3	-40.0%	2	255,000	5	2	3	-40.0%	2	255,000	255,000	5.6%	-	-	2	93,500	-	-	
114	Carson	6	1	1	1	-83.3%	2	252,000	76	1	1	-83.3%	2	252,000	252,000	21.6%	-	-	2	53,300	-	-	
115	Home Valley	1	0	0	1	-	0	-	-	0	1	-	0	-	-	-8.5%	0	-	0	-	0	-	
116	Cook, Underwood, Mill A, Willard	5	0	1	0	-	1	373,000	36	0	0	-	1	373,000	373,000	-14.1%	-	-	-	-	-	-	
117	Unincorporated North	12	0	3	2	-	0	-	-	0	2	-	0	-	-	25.2%	0	-	0	-	0	-	
	Skamania Co. Total	32	4	8	7	-36.4%	5	277,400	39	4	7	-36.4%	5	277,400	266,000	1.2%	-	-	4	73,400	-	-	
351	The Dalles	47	28	9	18	-30.8%	12	194,400	33	28	18	-30.8%	12	194,400	170,300	11.9%	-	-	2	140,000	-	-	
352	Dufur	1	1	0	2	0.0%	0	-	-	1	2	0.0%	0	-	-	59.3%	0	-	0	-	0	-	
353	Tygh Valley	9	1	1	0	-	1	53,000	470	1	0	-	1	53,000	53,000	-29.2%	-	-	-	-	-	-	
354	Wamic/ Pine Hollow	3	0	1	2	100.0%	1	220,000	93	0	2	100.0%	1	220,000	220,000	31.2%	-	-	-	-	-	-	
355	Maupin/ Pine Grove	11	1	0	-	-100.0%	0	-	-	1	-	-100.0%	0	-	-	13.8%	0	-	0	-	0	-	
356	Rowena	0	0	-	0	-	0	-	-	0	0	-	0	-	-	-2.5%	0	-	0	-	0	-	
357	Mosier	9	2	1	0	-100.0%	1	375,000	74	2	0	-100.0%	1	375,000	375,000	45.3%	-	-	1	85,000	-	-	
	Wasco Co. Total	80	33	12	22	-31.3%	15	198,700	68	33	22	-31.3%	15	198,700	220,000	15.2%	-	-	3	121,700	-	-	
361	Cascade Locks	6	1	-	1	-66.7%	5	307,300	64	1	1	-66.7%	5	307,300	335,000	14.6%	-	-	1	40,000	-	-	
362	Hood River City	23	6	1	5	-58.3%	6	398,300	88	6	5	-58.3%	6	398,300	430,300	0.0%	-	-	-	-	-	-	
363	Hood River-W	16	2	1	4	33.3%	2	449,900	67	2	4	33.3%	2	449,900	449,900	-2.5%	-	-	1	263,000	-	-	
364	Hood River-E	5	0	1	0	-	1	550,000	226	0	0	-	1	550,000	550,000	-6.8%	-	-	-	-	-	-	
366	Odell	4	1	-	2	100.0%	0	-	-	1	2	100.0%	0	-	-	14.2%	0	-	0	-	0	-	
367	Parkdale/ Mt. Hood	8	4	2	-	-	0	-	-	4	0	-	0	-	-	-5.8%	0	-	0	-	0	-	
	Hood River Co. Total	62	14	5	12	-36.8%	14	384,000	86	14	12	-36.8%	14	384,000	381,300	-5.6%	-	-	2	151,500	-	-	
370	Sherman Co.	3	2	0	3	-	2	184,100	92	2	3	-	2	184,100	184,100	5.3%	-	-	1	44,900	-	-	

ACTIVE RESIDENTIAL LISTINGS

MID-COLUMBIA

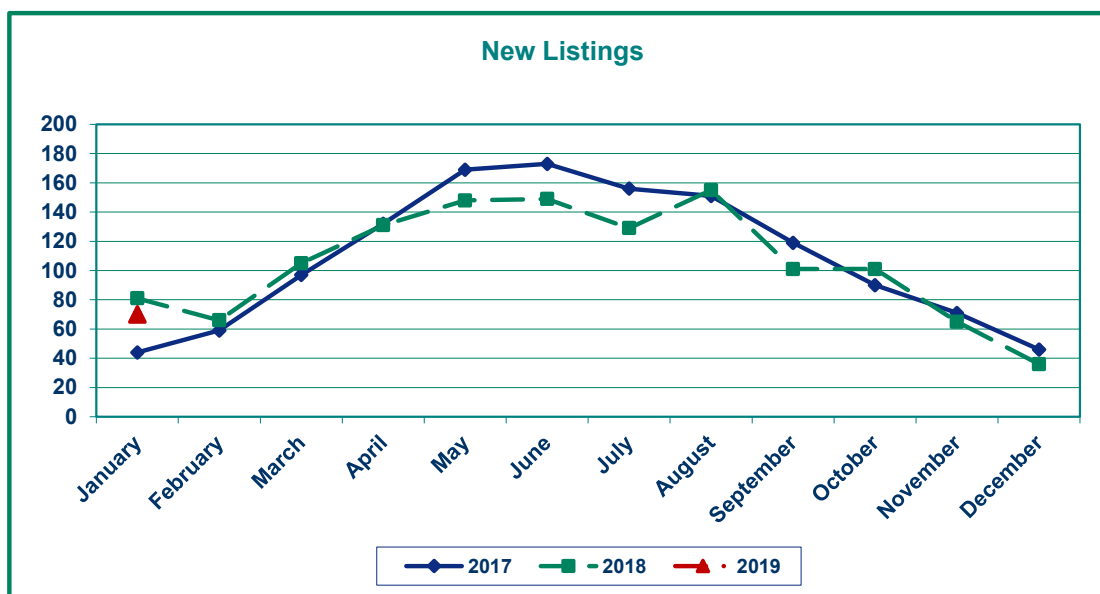
This graph shows the active residential listings over the past three calendar years in Mid-Columbia.



NEW LISTINGS

MID-COLUMBIA

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



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2019 with January 2018. The Year-To-Date section compares 2019 year-to-date statistics through January with 2018 year-to-date statistics through January.

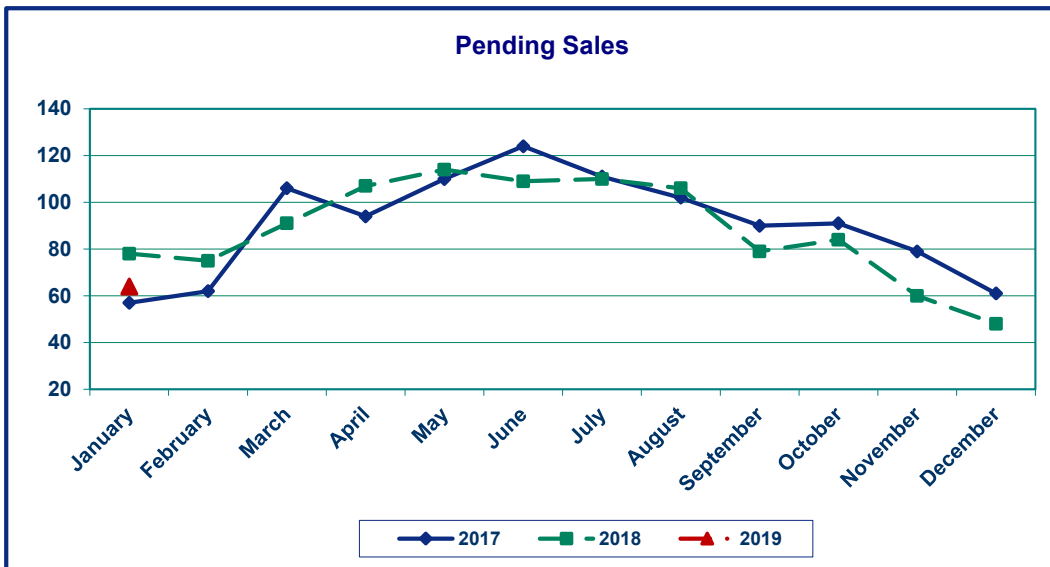
² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/18-1/31/19) with 12 months before (2/1/17-1/31/18).

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

PENDING LISTINGS

MID-COLUMBIA

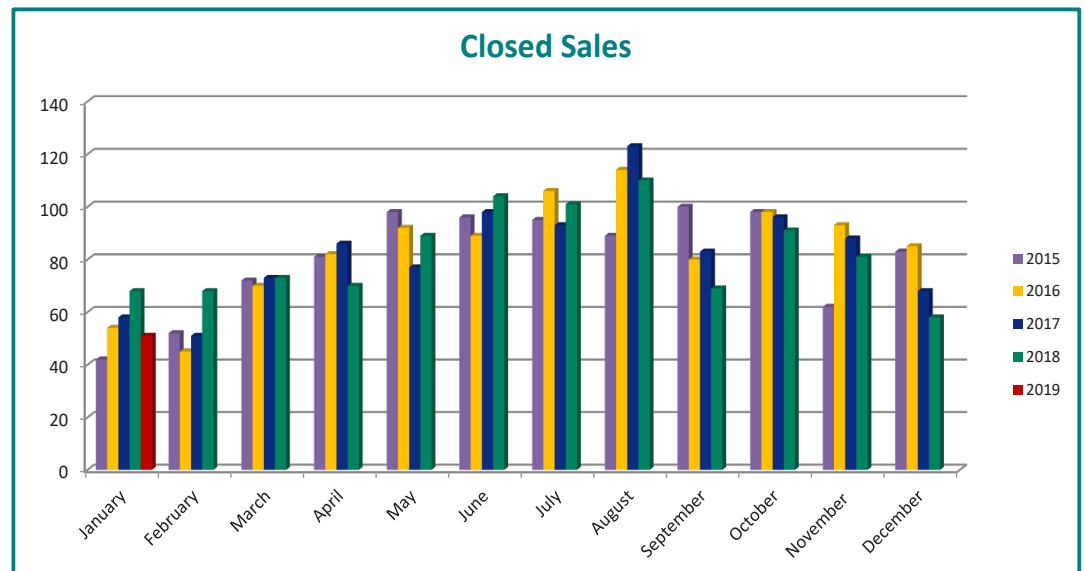
This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.



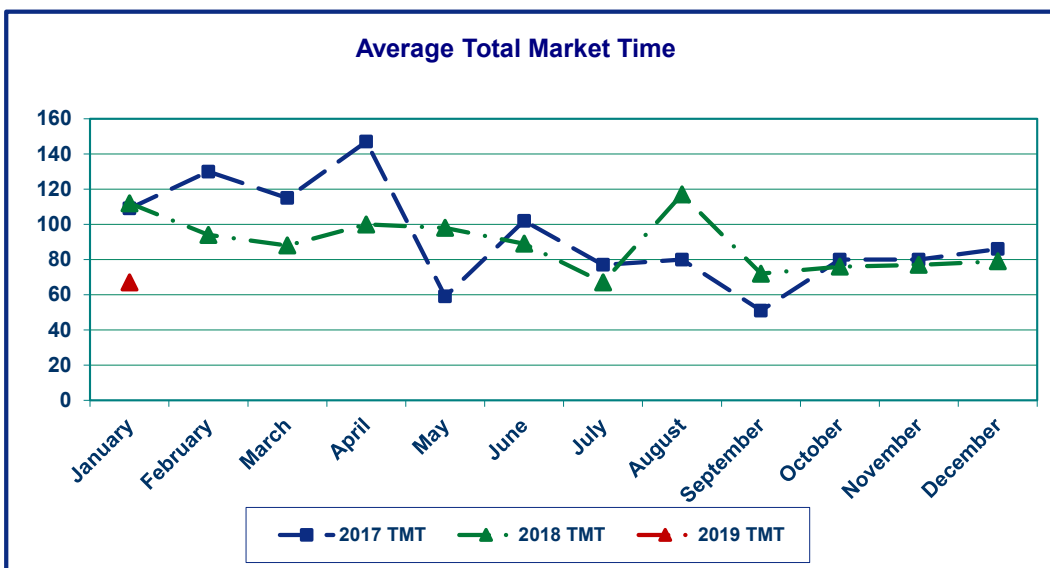
CLOSED SALES

MID-COLUMBIA

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



Average Total Market Time



DAYS ON MARKET

MID-COLUMBIA

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

SALE PRICE
MID-COLUMBIA

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

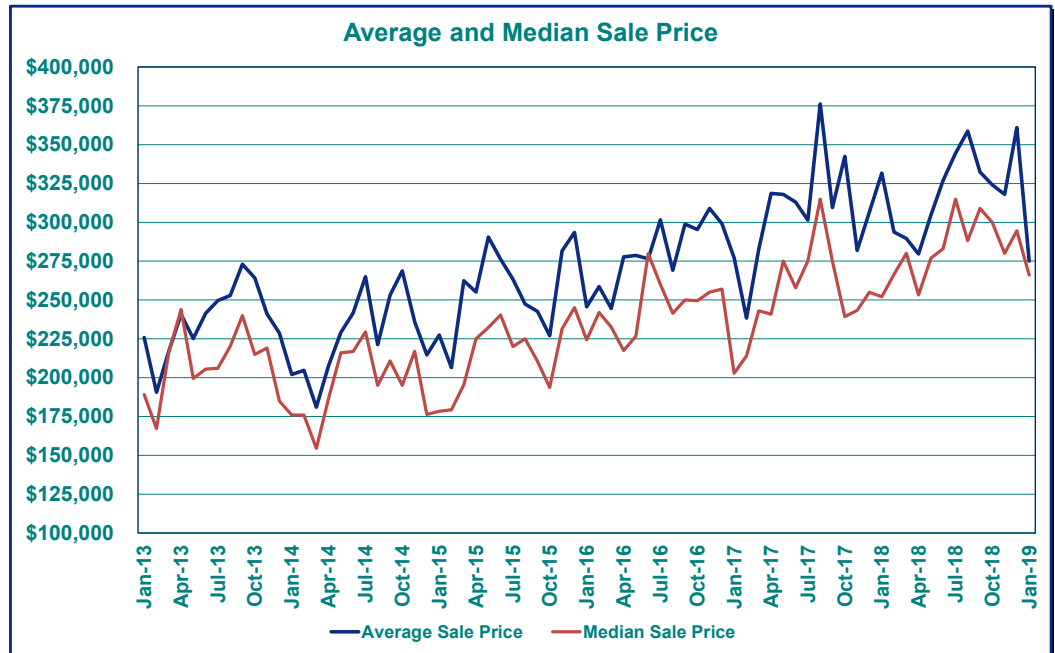
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Pat Kaplan, Chairwoman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor

MARKET ACTION



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Residential Review: North Coastal Counties, Oregon

January 2019 Reporting Period

January Residential Highlights

January brought an uptick in closings to the North Coastal counties to start the year. Closed sales, 110 strong, rose 3.8% compared with January 2018 (106) and 17.0% compared with last month in December 2018 (94).

Pending sales, at 127, fell 3.8% short of the 132 offers accepted last year in January 2018 but rose 36.6% over the 93 offers accepted last month in December 2018.

New listings, at 166, fell 6.2% short of the 177 new listings offered back in January 2018 but were double the 83 new listings offered last month in December 2018.

Inventory decreased to 5.4 months in January. Total market time decreased to 148 days during the same period.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending January 31st of this year (\$369,300) with the average price of homes sold in the twelve months ending January 2018 (\$323,100) shows an increase of 14.3%. The same comparison of the median shows an increase of 14.3% over the same period.

Inventory in Months*			
	2017	2018	2019
January	6.8	6.6	5.4
February	9.0	6.9	
March	7.3	6.1	
April	9.1	6.2	
May	6.3	5.1	
June	5.9	5.2	
July	7.3	6.1	
August	6.2	4.5	
September	6.4	5.5	
October	5.7	4.8	
November	5.9	5.1	
December	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:

+14.3% (\$369,300 v. \$323,100)

Median Sale Price % Change:

+14.3% (\$324,500 v. \$284,000)

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

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

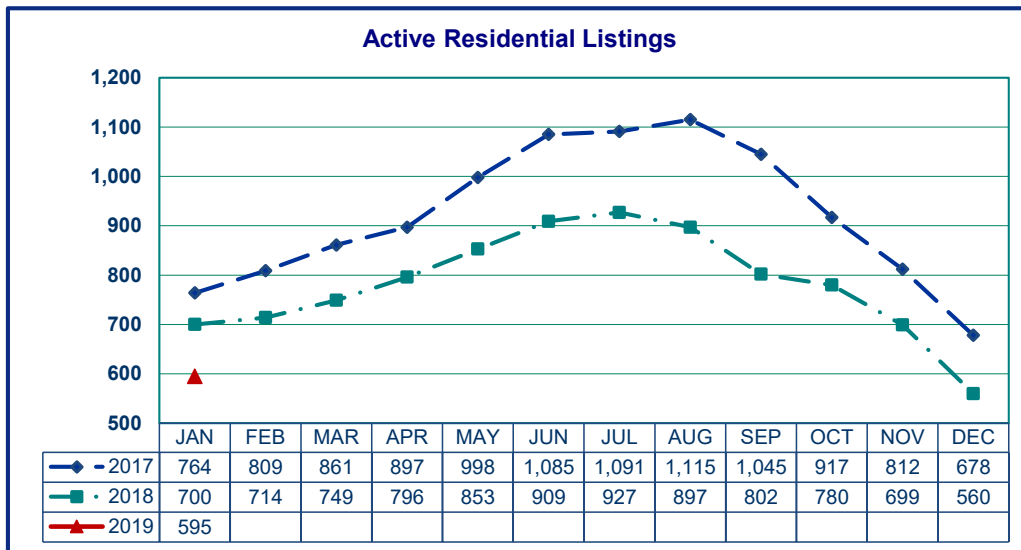
North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	January	166	127	110	354,300	319,500	148
	Year-to-date	166	127	110	354,300	319,500	148
2018	January	177	132	106	317,900	275,000	128
	December	83	93	94	396,300	349,000	156
	Year-to-date	177	132	106	317,900	275,000	128
Change	January	-6.2%	-3.8%	3.8%	11.5%	16.2%	15.1%
	Prev Mo 2018	100.0%	36.6%	17.0%	-10.6%	-8.5%	-5.1%
	Year-to-date	-6.2%	-3.8%	3.8%	11.5%	16.2%	15.1%

AREA REPORT • 1/2019

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/Canceled Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
180	Astoria	45	12	5	13	-13.3%	8	262,000	81	12	13	-13.3%	8	262,000	251,000	12.7%	1	325,000	1	35,000	-	-
181	Hammond/Warrenton	32	13	5	20	81.8%	8	405,400	71	13	20	81.8%	8	405,400	344,100	9.3%	-	-	-	-	-	-
182	Gearhart West	31	8	3	5	-37.5%	5	402,700	115	8	5	-37.5%	5	402,700	325,000	15.8%	-	-	2	142,500	-	-
183	Gearhart East	5	1	-	-	-100.0%	0	-	-	1	-	-100.0%	0	-	-	16.0%	0	-	0	-	0	-
184	Seaside Northwest	12	1	1	3	200.0%	1	258,500	4	1	3	200.0%	1	258,500	258,500	18.8%	-	-	-	-	-	-
185	Seaside North Central	7	1	1	0	-100.0%	0	-	-	1	0	-100.0%	0	-	-	34.6%	0	-	0	-	0	-
186	Seaside Southwest	18	4	3	3	-40.0%	0	-	-	4	3	-40.0%	0	-	-	1.3%	0	-	0	-	0	-
187	Seaside South Central	2	2	2	1	-66.7%	1	297,000	37	2	1	-66.7%	1	297,000	297,000	11.7%	-	-	-	-	-	-
188	Seaside East	11	2	1	2	-60.0%	4	315,900	99	2	2	-60.0%	4	315,900	297,800	20.2%	-	-	2	48,500	-	-
189	Cannon Beach/Tolovana Park	38	10	3	8	14.3%	8	349,100	331	10	8	14.3%	8	349,100	351,000	25.6%	-	-	1	111,500	-	-
190	Arch Cape/Cove Beach/Falcon Cove	3	2	1	1	0.0%	1	489,000	46	2	1	0.0%	1	489,000	489,000	-4.3%	-	-	1	451,800	-	-
191	Rural Clatsop County	17	1	0	3	-40.0%	0	-	-	1	3	-40.0%	0	-	-	25.2%	0	-	0	-	0	-
	Clatsop County	221	57	25	59	-6.3%	36	345,900	137	57	59	-6.3%	36	345,900	319,300	19.8%	1	325,000	7	140,000	-	-
97102	Arch Cape	3	1	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
97130	Manzanita	33	6	5	5	400.0%	6	506,300	113	6	5	400.0%	6	506,300	516,000	7.7%	-	-	-	-	-	-
97131	Nehalem	11	3	1	3	-40.0%	4	315,100	94	3	3	-40.0%	4	315,100	319,300	7.0%	1	460,000	3	139,700	-	-
97147	Wheeler	1	-	-	1	0.0%	1	276,900	304	-	1	0.0%	1	276,900	276,900	41.2%	-	-	-	-	-	-
97136	Rockaway Beach	42	12	9	10	233.3%	8	281,000	157	12	10	233.3%	8	281,000	267,500	7.6%	-	-	2	22,500	-	-
97107	Bay City	1	1	-	1	-	-	-	-	1	1	-	-	-	-	19.0%	-	-	2	20,000	-	-
97118	Garibaldi	-	1	0	1	-66.7%	3	349,500	255	1	1	-66.7%	3	349,500	405,000	16.4%	-	-	-	-	-	-
97143	Netarts	6	2	-	2	0.0%	4	282,000	111	2	2	0.0%	4	282,000	261,500	-0.6%	1	699,000	1	400,000	-	-
97141	Tillamook	18	4	3	5	-50.0%	14	253,800	78	4	5	-50.0%	14	253,800	246,500	16.9%	-	-	1	145,000	-	-
97134	Oceanside	18	4	1	4	300.0%	2	518,000	281	4	4	300.0%	2	518,000	518,000	-1.0%	-	-	-	-	-	-
97108	Beaver	-	-	0	0	-	0	-	-	-	0	-	0	-	-	70.2%	0	-	0	-	0	-
97122	Hebo	1	-	1	0	-	0	-	-	-	0	-	0	-	-	-79.2%	0	-	0	-	0	-
97112	Cloverdale	7	3	2	1	-	2	355,500	30	3	1	-	2	355,500	355,500	53.1%	-	-	-	-	-	-
97135	Pacific City	27	7	3	4	0.0%	4	442,000	167	7	4	0.0%	4	442,000	440,000	19.8%	-	-	1	67,500	1	268,700
97149	Neskowin	28	3	2	1	-75.0%	4	710,200	210	3	1	-75.0%	4	710,200	778,400	13.1%	-	-	2	148,500	-	-
	Tillamook County	196	47	27	38	11.8%	52	363,600	135	47	38	11.8%	52	363,600	312,000	9.6%	2	579,500	12	117,800	1	268,700

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date						Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97367	Lincoln City	74	23	14	13	0.0%	8	400,400	322	23	13	0.0%	8	400,400	346,000	10.2%	-	-	2	74,000	-	-
97368	Neotsu	-	0	0	1	0.0%	0	-	-	0	1	0.0%	0	-	-	33.4%	0	-	0	-	0	-
97341	Otis	12	8	2	3	50.0%	0	-	-	8	3	50.0%	0	-	-	3.3%	0	-	0	-	0	-
97388	Depoe Bay	32	9	3	3	0.0%	4	331,300	118	9	3	0.0%	4	331,300	400,000	17.5%	1	630,000	-	-	-	-
97344	Gleneden Beach	21	5	2	2	0.0%	7	280,800	123	5	2	0.0%	7	280,800	239,000	4.3%	-	-	-	-	-	-
97365	Otter Rock	1	1	0	1	0.0%	1	110,000	131	1	1	0.0%	1	110,000	110,000	19.0%	-	-	-	-	-	-
97366	Newport	9	5	2	5	-16.7%	1	620,000	199	5	5	-16.7%	1	620,000	620,000	21.3%	-	-	-	-	-	-
97343	South Beach	4	2	1	0	-	1	390,000	44	2	0	-	1	390,000	390,000	-1.0%	-	-	-	-	-	-
97357	Eddyville	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97391	Logsdon	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97380	Toledo	5	1	-	1	-66.7%	0	-	-	1	1	-66.7%	0	-	-	61.1%	0	-	0	-	0	-
97390	Siletz	2	0	1	0	-100.0%	0	-	-	0	0	-100.0%	0	-	-	-13.0%	0	-	0	-	0	-
97498	Tidewater	3	0	0	0	-100.0%	0	-	-	0	0	-100.0%	0	-	-	-0.7%	0	-	0	-	0	-
97394	Yachats	4	1	0	1	0.0%	0	-	-	1	1	0.0%	0	-	-	-10.3%	0	-	0	-	0	-
97376	Waldport	5	3	0	0	-100.0%	0	-	-	3	0	-100.0%	0	-	-	11.6%	0	-	0	-	0	-
97375	Seal Rock	6	4	0	0	-	0	-	-	4	0	-	0	-	-	147.0%	0	-	0	-	0	-
97377	Lincoln County	178	62	25	30	-14.3%	22	346,100	195	62	30	-14.3%	22	346,100	345,500	11.3%	1	630,000	2	74,000	-	-
North Coastal Counties Total		595	166	77	127	-3.8%	110	354,300	148	166	127	-3.8%	110	354,300	319,500	14.3%	4	528,500	21	121,000	1	268,700



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.

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2019 with January 2018. The Year-To-Date section compares 2019 year-to-date statistics through January with 2018 year-to-date statistics through January.

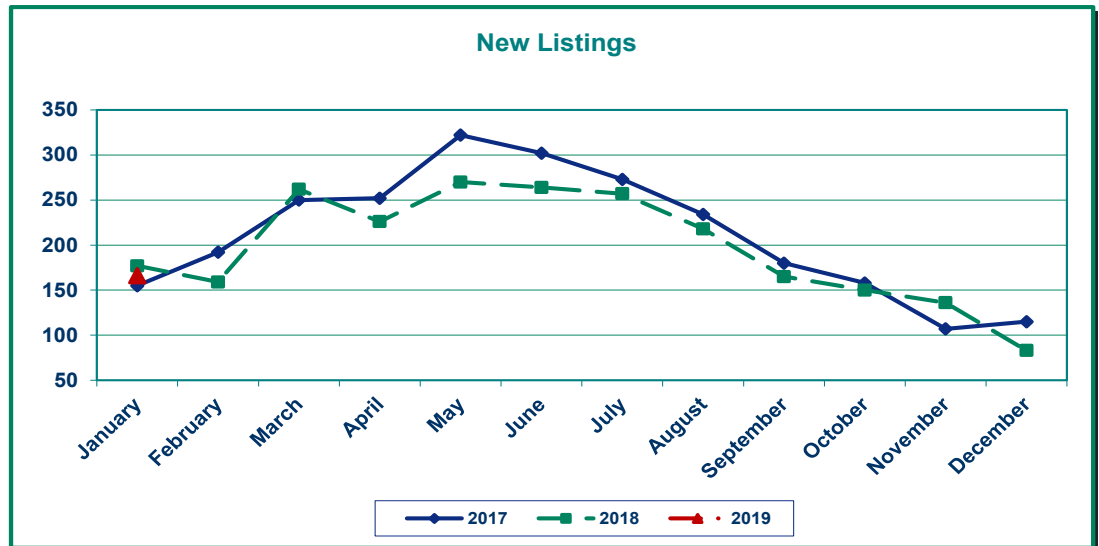
² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/18-1/31/19) with 12 months before (2/1/17-1/31/18).

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

NEW LISTINGS

NORTH COASTAL COUNTIES, OR

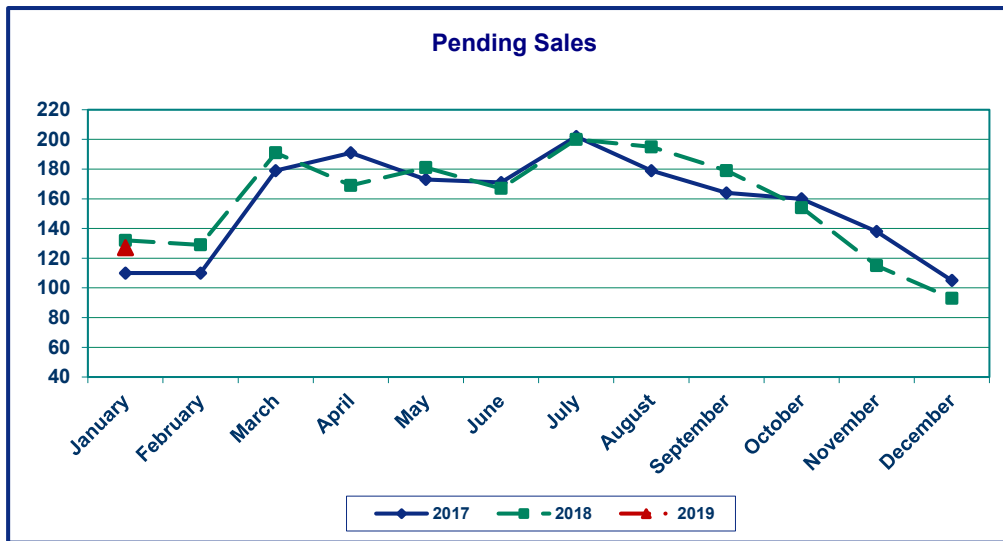
This graph shows the new residential listings over the past three calendar years in the North Coastal Counties of Oregon.



PENDING LISTINGS

NORTH COASTAL COUNTIES, OR

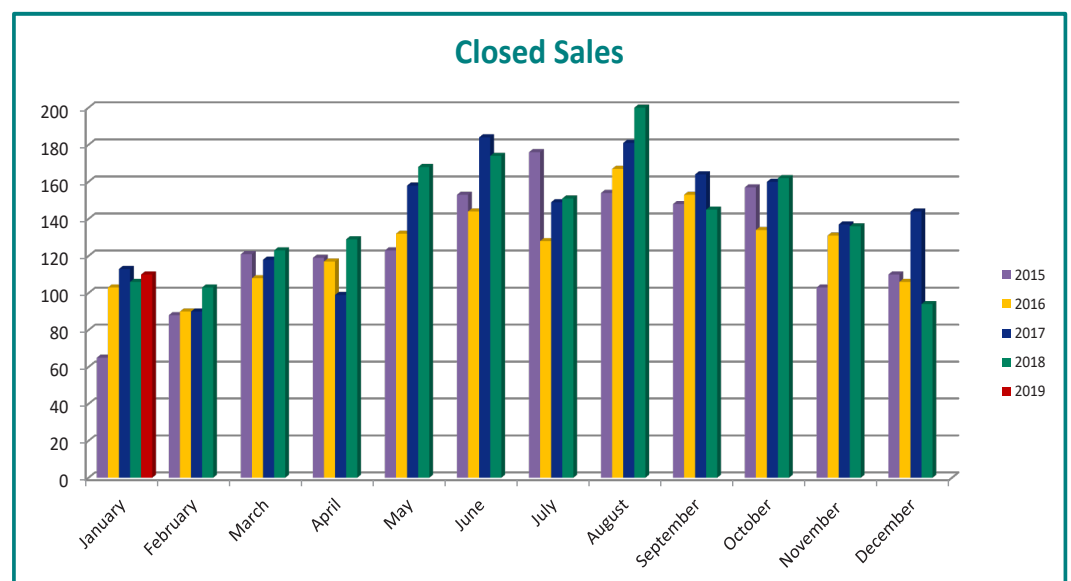
This graph represents monthly accepted offers in the North Coastal Counties of Oregon over the past three calendar years.



CLOSED SALES

NORTH COASTAL COUNTIES, OR

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



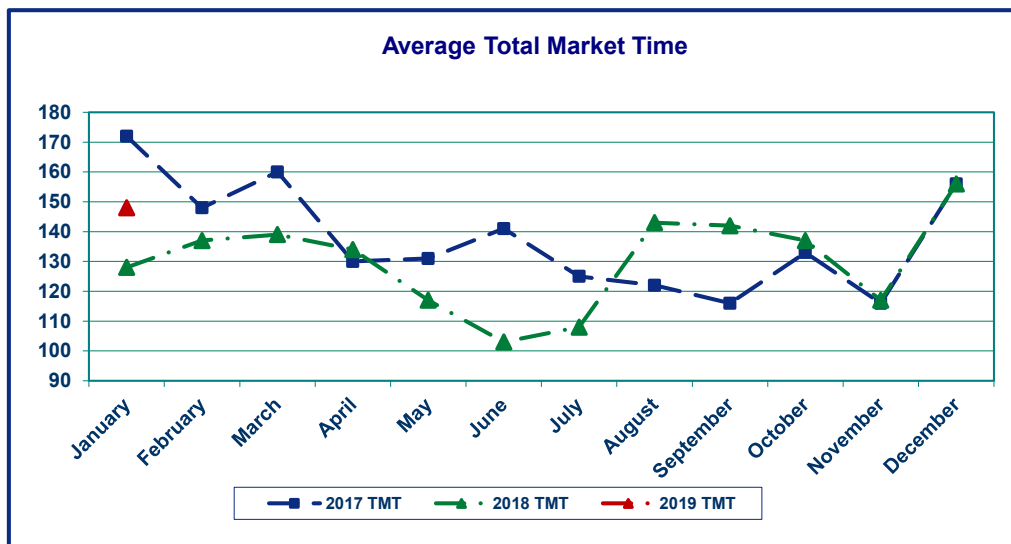
DAYS ON MARKET

**NORTH COASTAL
COUNTIES, OR**

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

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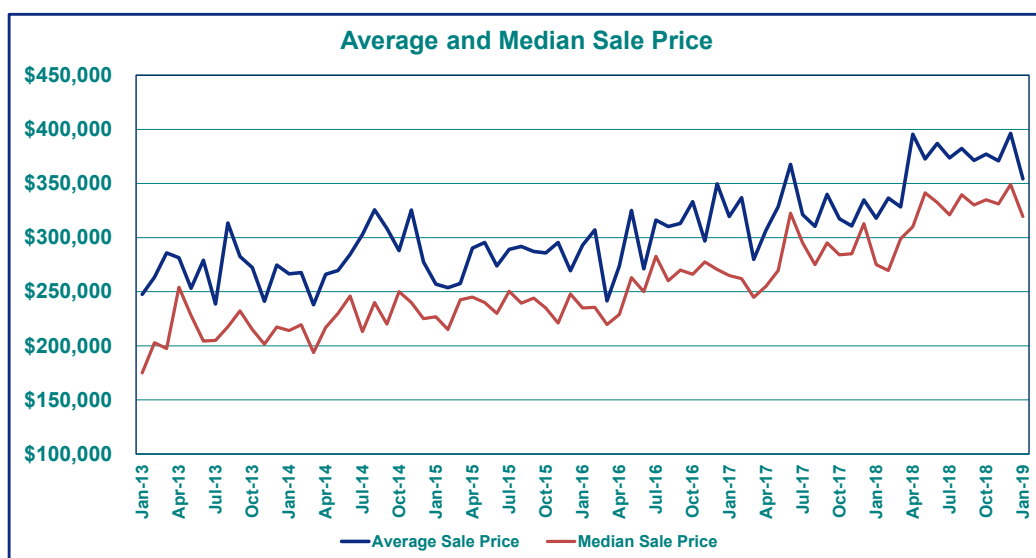
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SALE PRICE

**NORTH COASTAL
COUNTIES, OR**

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



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

January 2019 Reporting Period

January Residential Highlights

Polk and Marion counties began the year on a mostly warm note, particularly compared to last January. New listings, at 274, ended 51.4% ahead of January 2018 (181) and 72.3% ahead of December 2018 (159). This was the strongest January for new listings in the area on the RMLS™ record, dating back to 1993.

Pending sales, at 194, outpaced January 2018 (149) by 30.2% and December 2018 (127) by 52.8%, again the strongest January on the RMLS™ record.

Closed sales (125) outpaced January 2018 (120) by 4.2%, ending 16.1% cooler than December 2018, when 149 closings were recorded.

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

Inventory rose to 4.6 months in January, with total market time holding steady at 56 days.

Average and Median Sale Prices

Comparing the average price in the twelve months ending January 31st of this year (\$322,700) with the average price of homes sold in the twelve months ending January 2018 (\$292,800) shows an increase of 10.2%. The same comparison of the median shows an increase of 9.8% over the same period.

Inventory in Months*

	2017	2018	2019
January	2.9	2.5	4.6
February	3.2	3.2	
March	2.1	2.2	
April	2.2	2.8	
May	2.0	2.4	
June	2.0	2.1	
July	2.4	2.4	
August	2.6	3.1	
September	2.7	4.2	
October	2.4	4.1	
November	2.7	3.6	
December	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.

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

Average Sale Price % Change:
+10.2% (\$322,700 v. \$292,800)
Median Sale Price % Change:
+9.8% (\$291,000 v. \$265,000)

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

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

Polk & Marion Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	January	274	194	125	321,200	299,900	56
	Year-to-date	274	194	125	321,200	299,900	56
2018	January	181	149	120	305,600	272,400	54
	December	159	127	149	302,500	275,000	56
	Year-to-date	181	149	120	305,600	272,400	54
Change	January	51.4%	30.2%	4.2%	5.1%	10.1%	4.0%
	Prev Mo 2018	72.3%	52.8%	-16.1%	6.2%	9.1%	0.0%
	Year-to-date	51.4%	30.2%	4.2%	5.1%	10.1%	4.5%

AREA REPORT • 1/2019

Polk & Marion Counties, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Median Sale Price			Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
167	Polk County Except Salem	90	26	9	24	100.0%	9	308,200	69	26	24	100.0%	9	308,200	290,000	9.3%	-	-	1	752,500	-	-	
168	West Salem N	49	25	8	12	9.1%	10	353,500	34	25	12	9.1%	10	353,500	349,500	5.3%	-	-	4	84,500	-	-	
169	West Salem S	11	4	1	8	100.0%	3	349,600	35	4	8	100.0%	3	349,600	324,000	20.2%	-	0	-	0	-	-	

170	Woodburn	78	40	5	23	-14.8%	24	285,300	78	40	23	-14.8%	24	285,300	300,000	10.2%	-	-	-	-	-	-
	Except Woodburn	129	66	35	51	27.5%	25	370,400	66	66	51	27.5%	25	370,400	320,000	9.6%	-	-	4	180,900	1	1,000,000

170	Marion Except Salem/Keizer	207	106	40	74	10.4%	49	328,700	72	106	74	10.4%	49	328,700	315,000	10.9%	-	-	4	180,900	1	1,000,000
171	Southwest Salem	3	1	0	1	0.0%	0	-	-	1	1	0.0%	0	-	-	-29.5%	0	-	0	-	0	-
172	South Salem	49	15	10	14	-6.7%	12	371,900	61	15	14	-6.7%	12	371,900	310,000	5.0%	-	-	-	-	-	-
173	Southeast Salem	53	20	4	16	166.7%	6	345,000	39	20	16	166.7%	6	345,000	289,500	4.3%	1	598,000	-	-	1	360,000
174	Central Salem	14	13	3	9	800.0%	10	244,800	45	13	9	800.0%	10	244,800	240,000	22.5%	-	-	-	-	-	-
175	East Salem S	10	6	4	6	20.0%	2	450,000	57	6	6	20.0%	2	450,000	450,000	16.4%	-	-	-	-	-	-
176	East Salem N	47	25	2	15	50.0%	15	260,300	36	25	15	50.0%	15	260,300	268,000	14.9%	-	-	-	-	-	-
177	South Keizer	9	6	1	5	150.0%	4	251,000	65	6	5	150.0%	4	251,000	250,000	13.5%	-	-	-	-	-	-
178	North Keizer	36	27	1	10	-33.3%	5	379,000	13	27	10	-33.3%	5	379,000	320,000	10.5%	-	-	-	-	-	-

167-169	Polk Co. Grand Total	150	55	18	44	63.0%	22	334,400	48	55	44	63.0%	22	334,400	327,000	8.3%	-	-	5	218,100	-	-
170-178	Marion Co. Grand Total	428	219	65	150	23.0%	103	318,400	58	219	150	23.0%	103	318,400	298,900	10.5%	1	598,000	4	180,900	2	680,000
	Polk & Marion Grand Total	578	274	83	194	30.2%	125	321,200	56	274	194	30.2%	125	321,200	299,900	10.2%	1	598,000	9	201,600	2	680,000

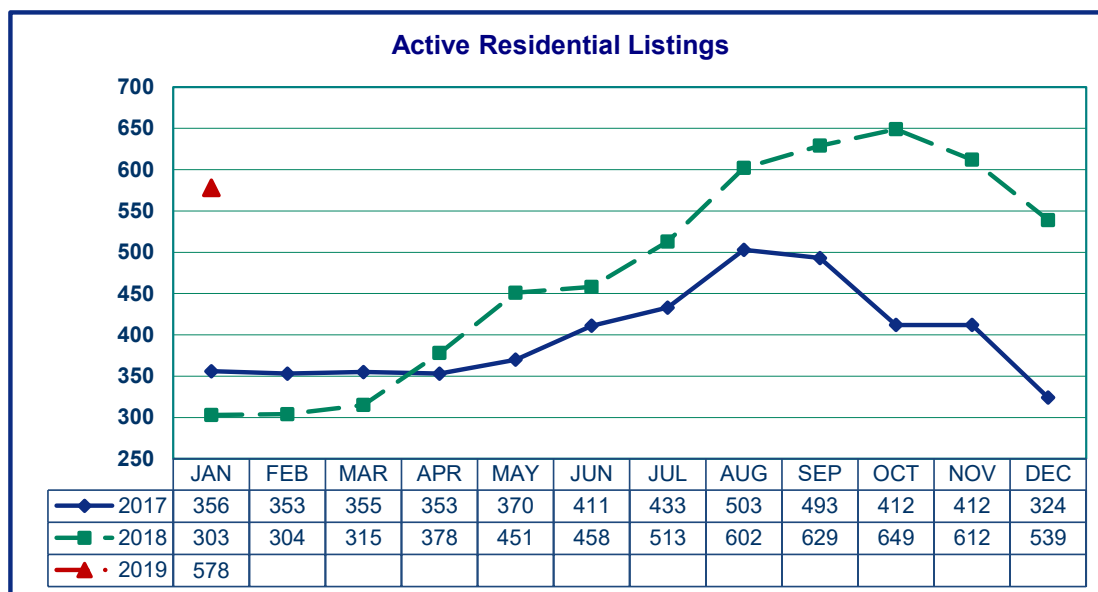
Benton & Linn Counties, Oregon

220	Benton County	39	14	6	7	-12.5%	10	289,700	53	14	7	-12.5%	10	289,700	271,500	10.2%	-	-	1	161,000	-	-
221	Linn County	119	69	25	58	1.8%	32	307,200	76	69	58	1.8%	32	307,200	245,000	10.7%	-	-	5	431,700	2	254,500

ACTIVE RESIDENTIAL LISTINGS

POLK & MARION COUNTIES, OR

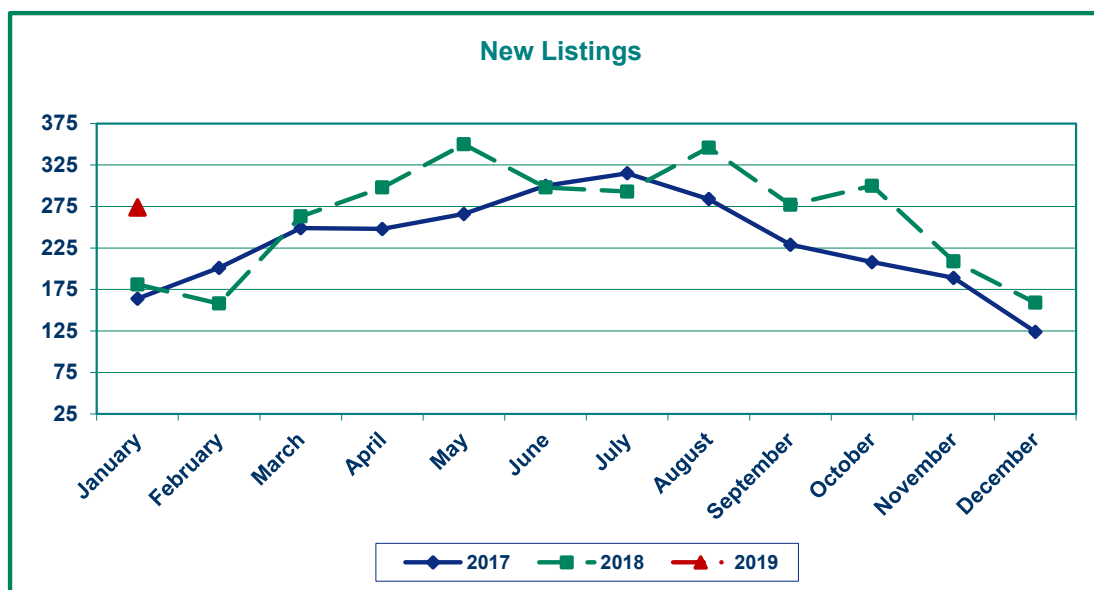
This graph shows the active residential listings over the past three calendar years in Polk and Marion Counties, Oregon.



NEW LISTINGS

POLK & MARION COUNTIES, OR

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



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2019 with January 2018. The Year-To-Date section compares 2019 year-to-date statistics through January with 2018 year-to-date statistics through January.

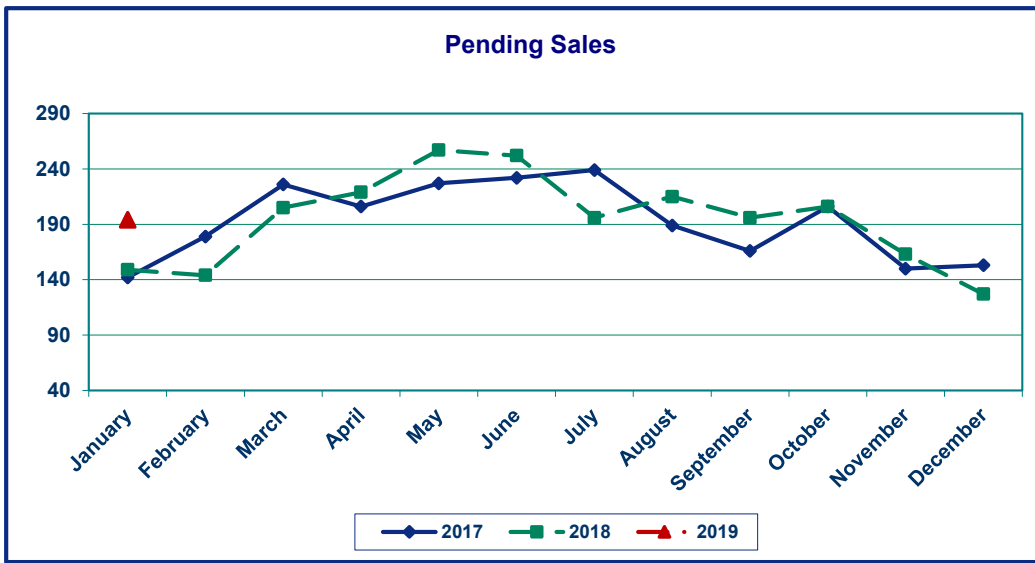
² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/18-1/31/19) with 12 months before (2/1/17-1/31/18).

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

PENDING LISTINGS

POLK & MARION COUNTIES, OR

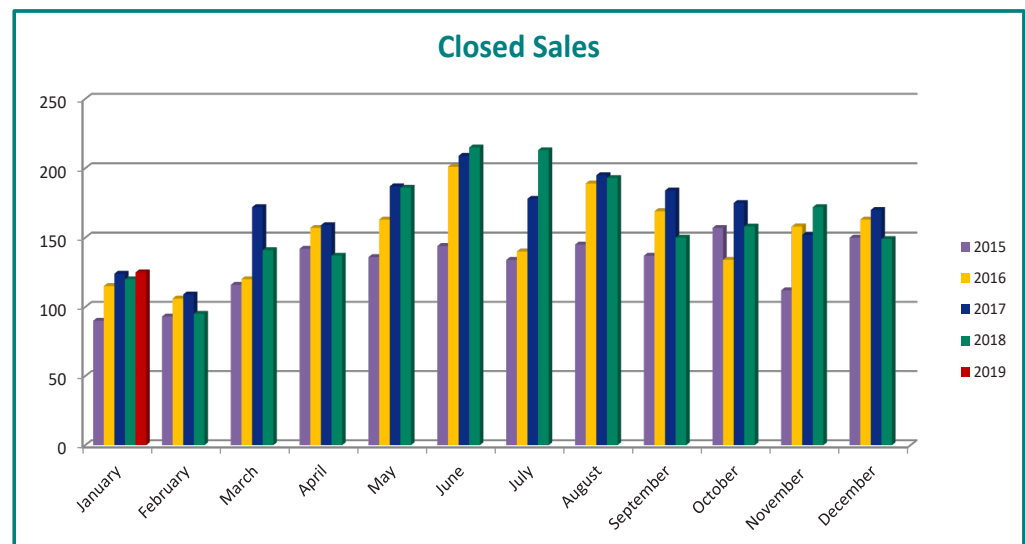
This graph represents monthly accepted offers in Polk and Marion Counties, Oregon, over the past three calendar years.



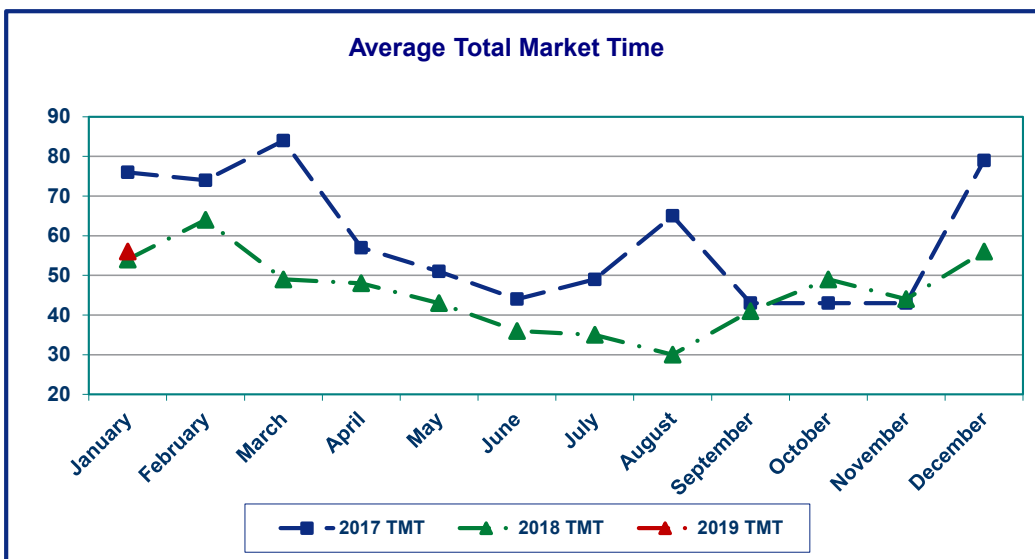
CLOSED SALES

POLK & MARION COUNTIES, OR

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



Average Total Market Time



DAYS ON MARKET

POLK & MARION COUNTIES, OR

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

SALE PRICE
POLK & MARION
COUNTIES, OR

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

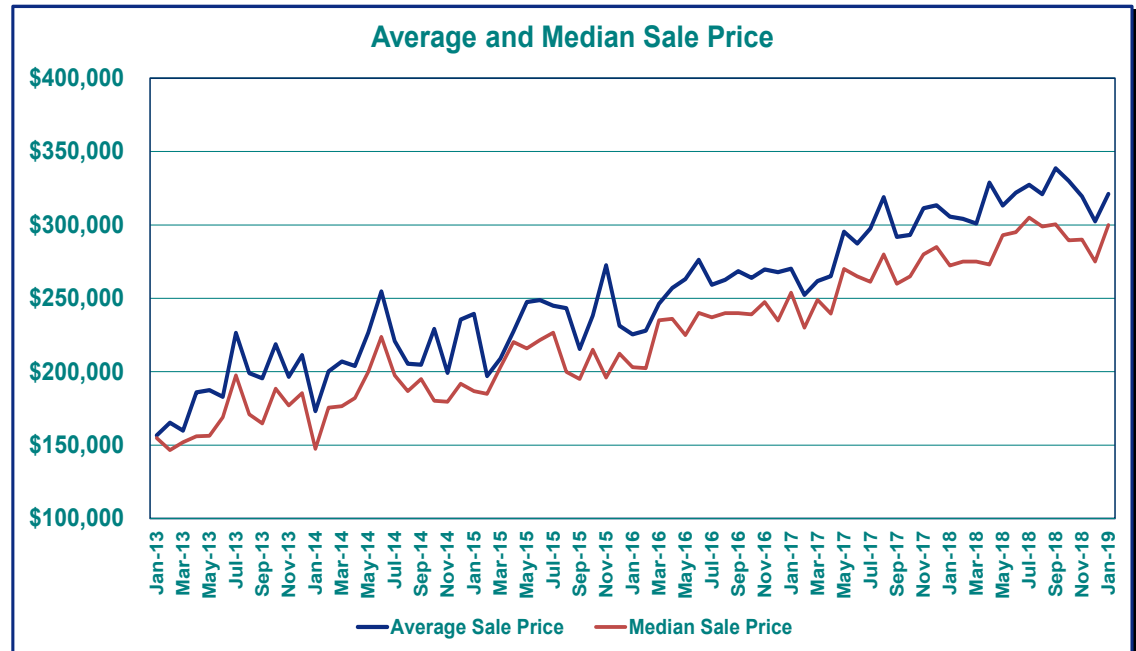
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Pat Kaplan, Chairwoman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor

MARKET ACTION



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

Residential Review: Metro Portland, Oregon

January 2019 Reporting Period

January Residential Highlights

The Portland area saw an uptick of new listings to begin the year this January. There were 3,048 new listings, a 22.6% increase over January 2018 (2,486) and more than double the 1,255 new listings offered last month in December 2018. The prior January that had more listings was in 2011, when 3,128 were offered.

Pending sales, at 2,045, decreased 11.5% from January 2018 (2,311) but surged 27.9% ahead of the 1,599 offers that were accepted last month in December 2018.

Closed sales, at 1,451, ended 10.9% cooler than last year in January 2018 (1,628) and 21.4% cooler than last month in December 2018 (1,846).

Inventory rose to 3.3 months in January, with total market time rising to 76 days.

Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending January 31st of this year (\$452,200) with the average price of homes in the twelve months ending January 2018 (\$430,000) shows an increase of 5.2%. In the same comparison, the median has increased 5.3% from \$380,000 to \$400,000.

Inventory in Months*

	2017	2018	2019
January	1.7	2.2	3.3
February	1.9	1.9	
March	1.3	1.6	
April	1.7	1.8	
May	1.5	1.9	
June	1.6	2.1	
July	2.1	2.4	
August	2.0	2.3	
September	2.3	3.1	
October	2.1	2.7	
November	1.9	2.8	
December	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:
+5.2% (\$452,200 v. \$430,000)
Median Sale Price % Change:
+5.3% (\$400,000 v. \$380,000)

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

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	January	3,048	2,045	1,451	435,600	384,900	76
	Year-to-date	3,048	2,045	1,451	435,600	384,900	76
2018	January	2,486	2,311	1,628	436,400	390,000	60
	December	1,255	1,599	1,846	438,600	390,000	64
	Year-to-date	2,486	2,311	1,628	436,400	390,000	60
Change	January	22.6%	-11.5%	-10.9%	-0.2%	-1.3%	26.2%
	Prev Mo 2018	142.9%	27.9%	-21.4%	-0.7%	-1.3%	18.8%
	Year-to-date	22.6%	-11.5%	-10.9%	-0.2%	-1.3%	26.2%

AREA REPORT • 1/2019

Portland Metropolitan Area, Oregon

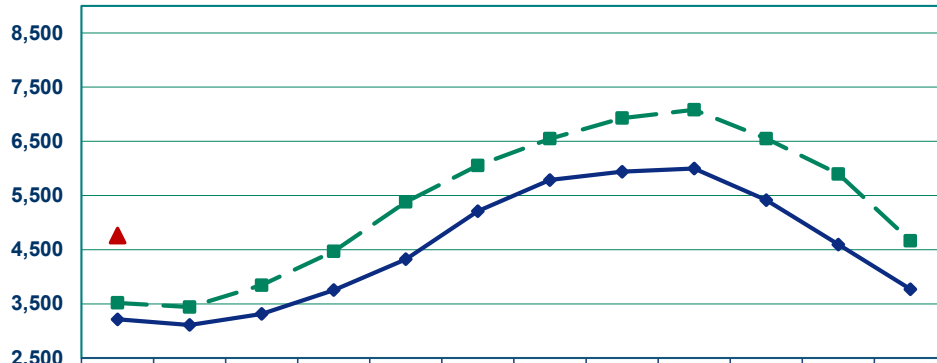
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
141	N Portland	206	138	52	95	-1.0%	80	403,900	75	138	95	-1.0%	80	403,900	379,500	2.8%	-	-	1	124,500	1	475,000
142	NE Portland	411	266	95	178	-6.3%	129	439,500	77	266	178	-6.3%	129	439,500	370,000	3.5%	3	1,390,000	2	710,000	3	718,700
143	SE Portland	478	345	118	238	-14.7%	175	390,000	69	345	238	-14.7%	175	390,000	357,000	5.5%	3	596,200	3	239,000	10	593,900
144	Gresham/ Troutdale	305	176	59	145	-12.1%	82	349,300	73	176	145	-12.1%	82	349,300	346,300	6.5%	-	-	5	204,400	2	775,000
145	Milwaukie/ Clackamas	387	223	80	171	-18.6%	136	410,500	84	223	171	-18.6%	136	410,500	389,900	3.6%	-	-	2	205,100	1	386,000
146	Oregon City/ Canby	324	184	71	103	-2.8%	82	397,100	83	184	103	-2.8%	82	397,100	366,500	6.4%	-	-	6	502,300	1	437,000
147	Lake Oswego/ West Linn	299	185	101	94	-6.9%	82	664,200	91	185	94	-6.9%	82	664,200	532,500	2.3%	-	-	4	591,300	-	-
148	W Portland	724	413	237	210	0.5%	141	589,800	100	413	210	0.5%	141	589,800	525,000	3.1%	1	461,000	6	304,300	1	1,050,000
149	NW Wash Co.	238	163	68	119	-18.5%	67	559,600	63	163	119	-18.5%	67	559,600	572,500	1.8%	-	-	4	295,600	-	-
150	Beaverton/ Aloha	243	246	57	193	-12.3%	126	393,900	84	246	193	-12.3%	126	393,900	365,000	8.8%	-	-	2	282,500	2	2,133,000
151	Tigard/ Wilsonville	327	263	86	186	-22.2%	120	440,100	68	263	186	-22.2%	120	440,100	410,000	6.3%	-	-	2	425,000	2	630,000
152	Hillsboro/ Forest Grove	254	204	52	130	-10.3%	84	391,500	49	204	130	-10.3%	84	391,500	372,500	5.5%	-	-	6	713,300	-	-
153	Mt. Hood	35	18	5	18	-14.3%	13	226,100	72	18	18	-14.3%	13	226,100	210,000	1.8%	-	-	2	135,000	-	-
155	Columbia Co.	179	75	16	64	-22.0%	39	287,800	71	75	64	-22.0%	39	287,800	298,800	6.5%	-	-	7	69,300	-	-
156	Yamhill Co.	350	149	52	101	-1.0%	95	348,700	61	149	101	-1.0%	95	348,700	329,900	9.5%	2	842,500	7	398,000	1	410,000

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2019 with January 2018. The Year-To-Date section compares 2019 year-to-date statistics through January with 2018 year-to-date statistics through January.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/18-1/31/19) with 12 months before (2/1/17-1/31/18).

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

Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

PORTLAND, OR

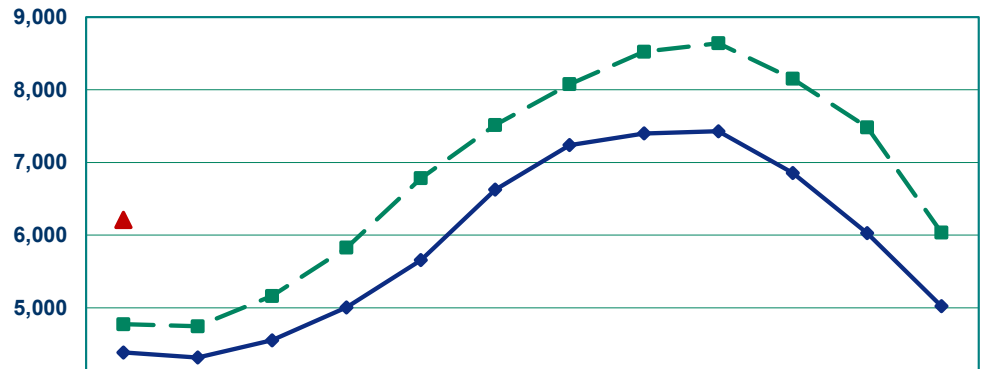
This graph shows the active residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.

TOTAL ACTIVE LISTINGS

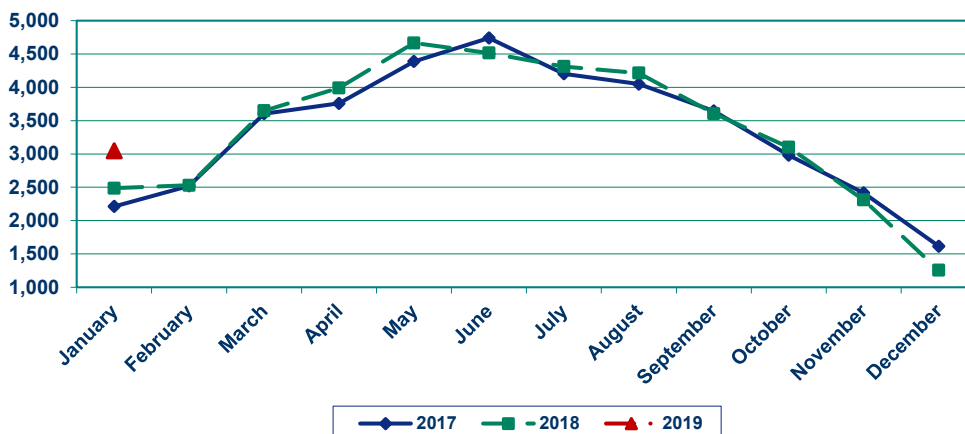
PORTLAND, OR

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

Total Active Listings



New Listings



NEW LISTINGS

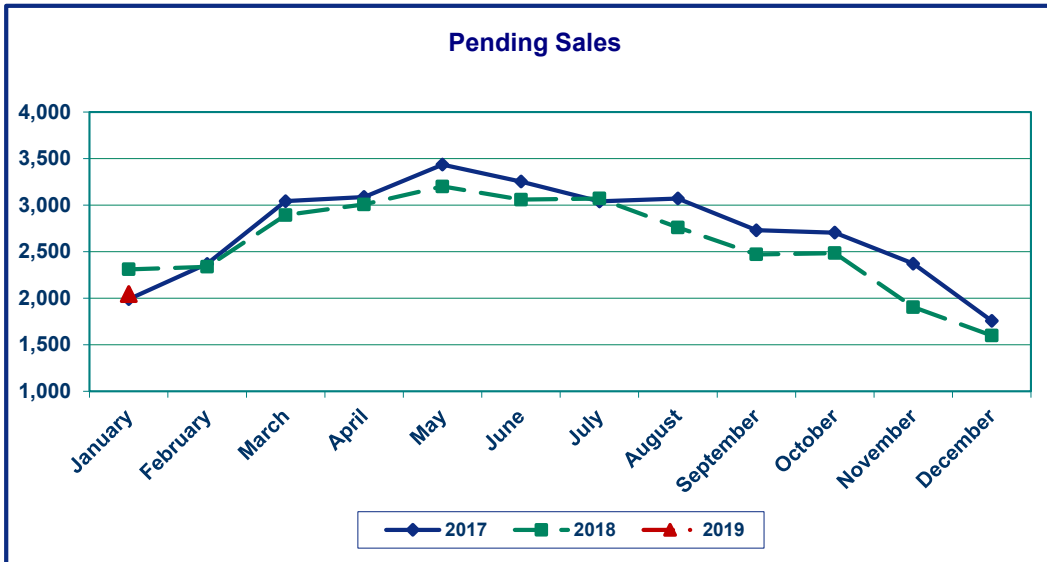
PORTLAND, OR

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

PENDING LISTINGS

PORTLAND, OR

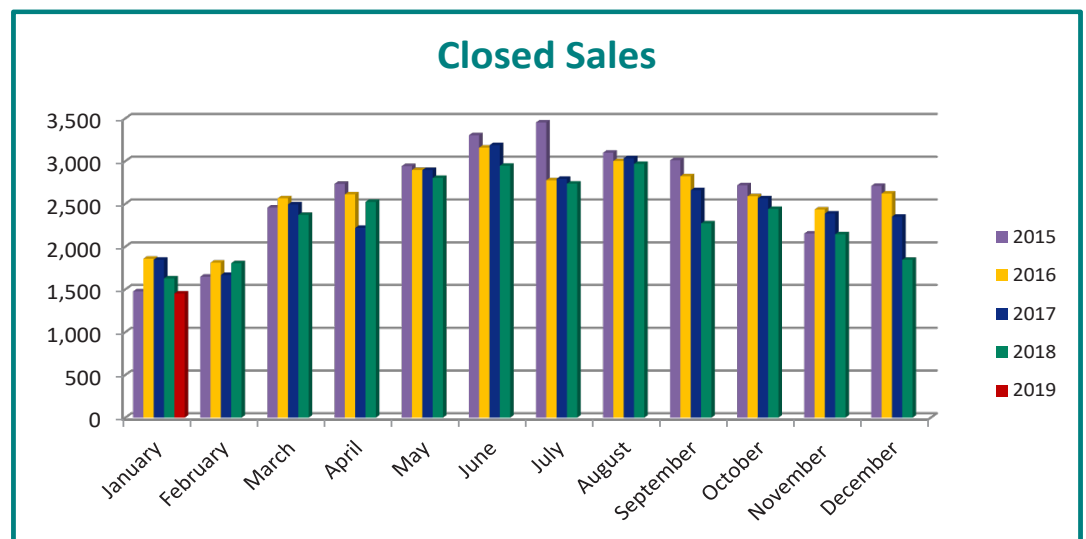
This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.



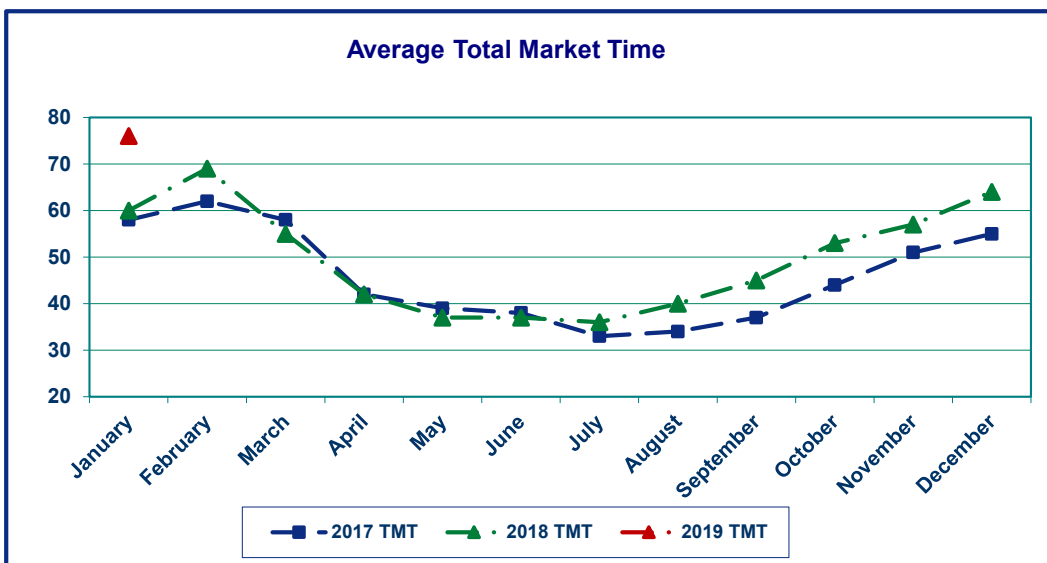
CLOSED SALES

PORTLAND, OR

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



Average Total Market Time



DAYS ON MARKET

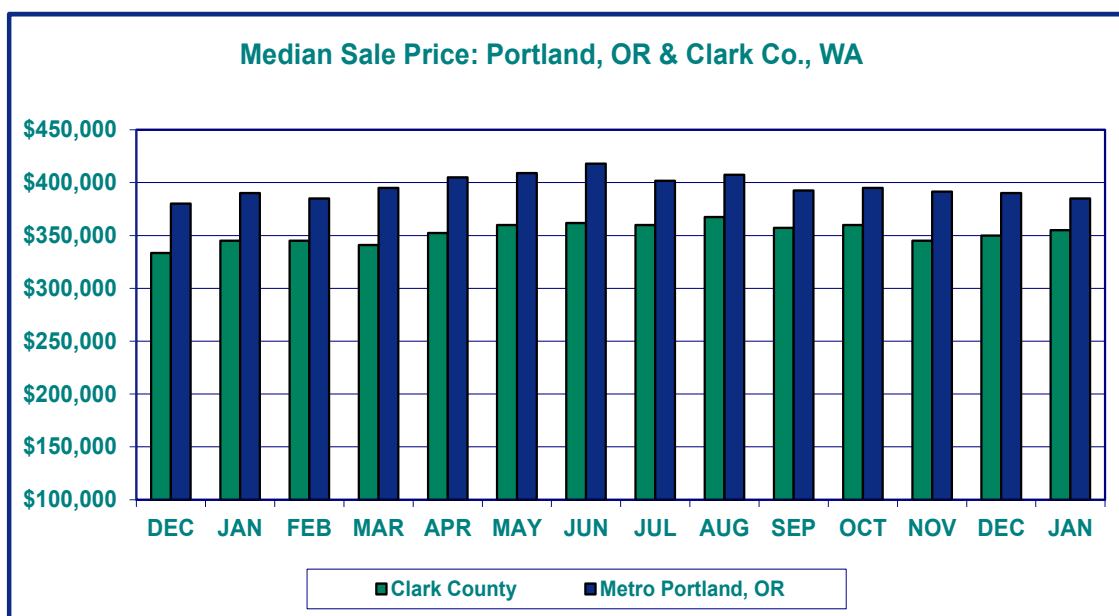
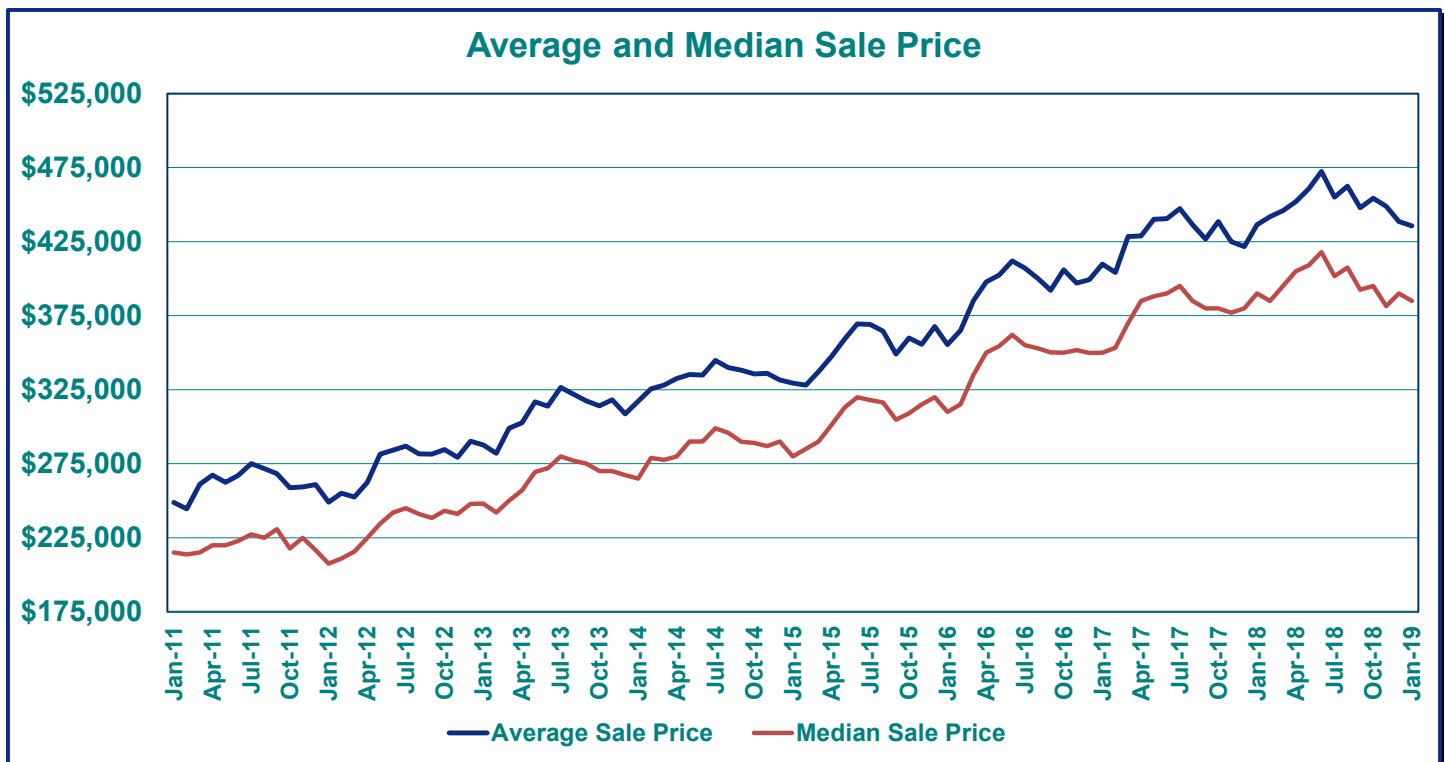
PORTLAND, OR

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

SALE PRICE

PORTLAND, OR

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



MEDIAN SALE PRICE

PORTLAND, OR

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

MEDIAN SALE PRICE

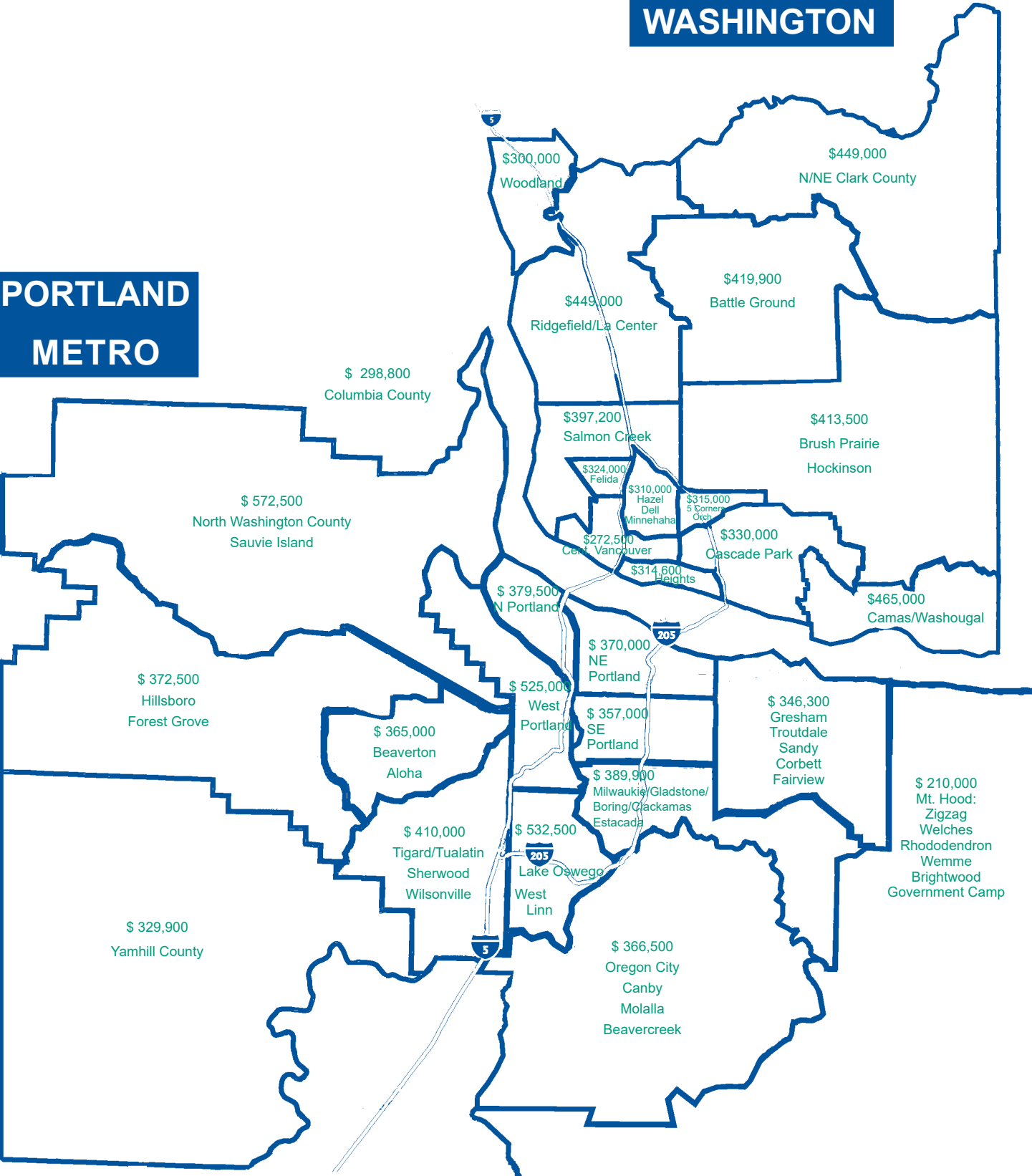
January 2019

SW

WASHINGTON

PORTLAND

METRO



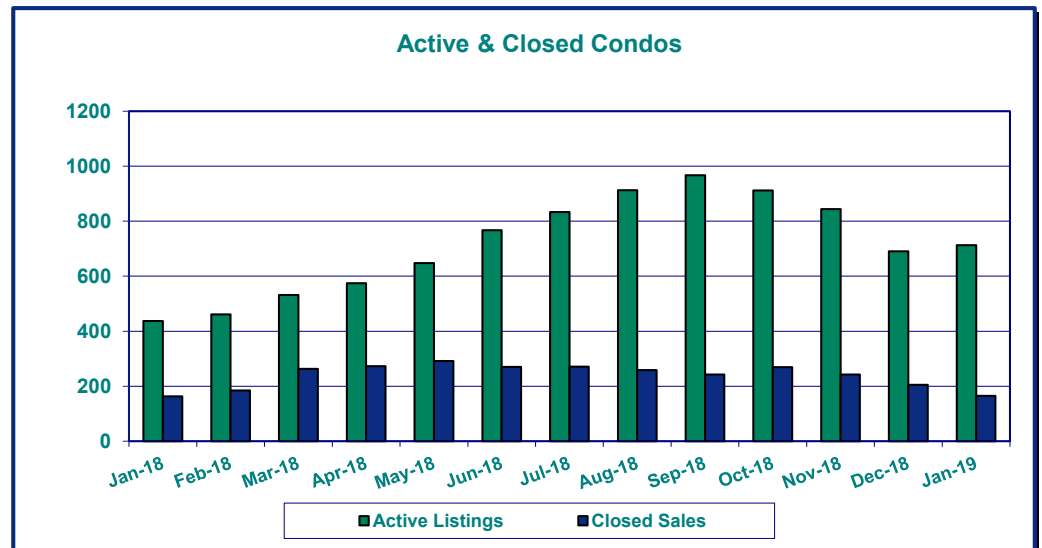
ACTIVE & CLOSED CONDOS

PORTLAND, OR

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

Contact RMLS™
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Portland, OR 97220
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The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.



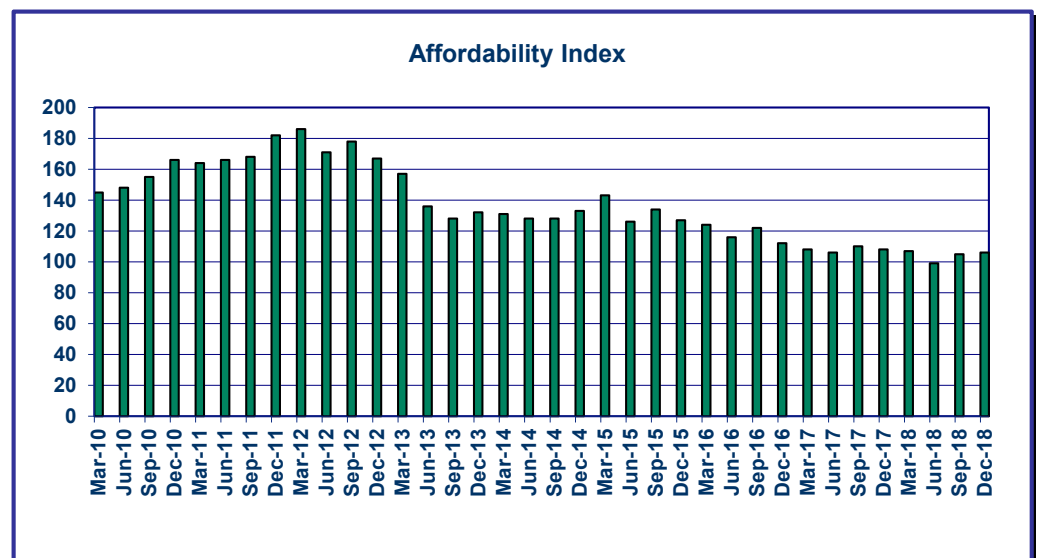
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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

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AFFORDABILITY PORTLAND, OR

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



AFFORDABILITY - According to a formula from the National Association of REALTORS®, buying a house in the Portland metro area is affordable for a family earning the median income. A family earning the median income (\$81,400 in 2018, per HUD) can afford 106% of a monthly mortgage payment on a median priced home (\$390,000 in December). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 4.64% (per Freddie Mac).



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



Clark County, Washington Market Action Addition

January 2019

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

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

Total Active Listings* Reported in Market Action:	1,503
Less Listings with Purchase Contingencies*:	42
Readily Purchased Listings:	1,461
<i>Percent of Total Active Listings:</i>	97.2%
Less New Under Construction (not ready for occupancy):	167
Less New Proposed (not started):	197
Total Readily Purchased & Occupied Listing:	1,097
<i>Percent of Total Active Listings:</i>	73.0%
Inventory in Months of Readily Purchased & Occupied Listings:	2.3

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

Source: RMLS™ Regional Multiple Listing Service, Portland Oregon

MARKET ACTION



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

Residential Review: Southwest Washington

January 2019 Reporting Period

January Residential Highlights

Southwest Washington saw the new year in with an uptick in new listings! There were 860 new listings, a 13.6% increase over the 757 offered in January 2018 and over double the 394 offered just last month in December 2018. The prior January with more new listings was in 2010, when 942 new listings were offered.

Closed sales, at 474, showed a 1.3% increase over January 2018 despite falling 9.2% short of the 522 closings recorded last month in December 2018.

At 628, pending sales outpaced December 2018 (483) but fell 5.0% short of the 661 offers accepted in January 2018.

Total market time rose to 72 days in January, with inventory rising to 3.2 months in the same period.

Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending January 31st of this year (\$395,000) with the average price of homes in the twelve months ending January 2018 (\$365,000) shows an increase of 8.2%. The same comparison of the median shows an increase of 7.6% over the same period, from \$329,900 to \$355,000.

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

Average Sale Price % Change:
+8.2% (\$395,000 v. \$365,000)
Median Sale Price % Change:
+7.6% (\$355,000 v. \$329,900)

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

Inventory in Months*			
	2017	2018	2019
January	2.2	2.2	3.2
February	2.0	1.9	
March	1.6	1.6	
April	1.9	1.7	
May	1.6	1.8	
June	1.6	2.1	
July	1.9	2.3	
August	1.8	2.3	
September	2.2	2.9	
October	2.1	2.7	
November	2.0	2.9	
December	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.

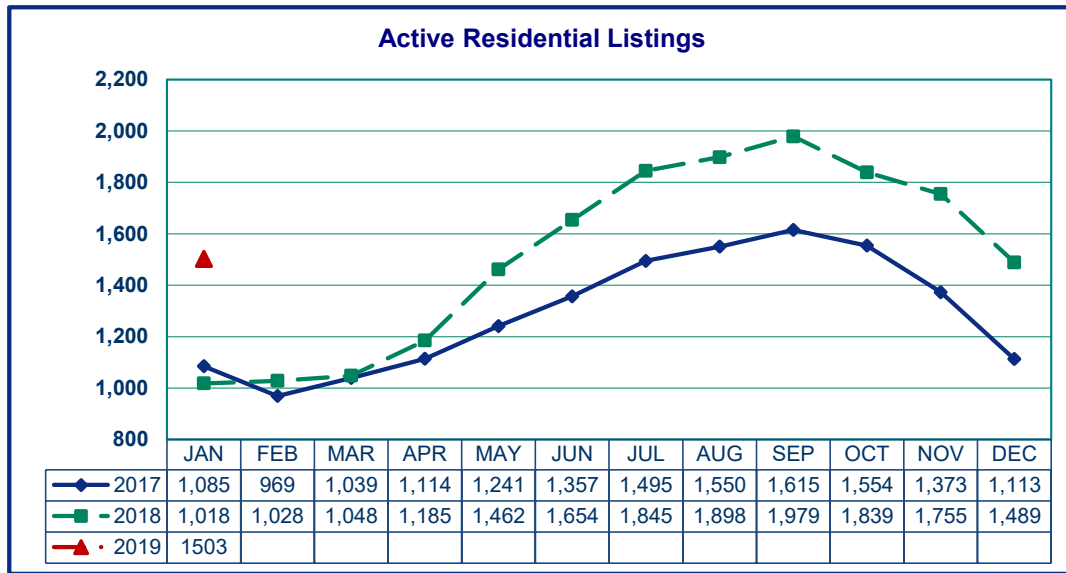
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	January	860	628	474	406,400	355,000	72
	Year-to-date	860	628	474	406,400	355,000	72
2018	January	757	661	468	369,400	345,000	57
	December	394	483	522	388,600	350,000	59
	Year-to-date	757	661	468	369,400	345,000	57
Change	January	13.6%	-5.0%	1.3%	10.0%	2.9%	25.7%
	Prev Mo 2018	118.3%	30.0%	-9.2%	4.6%	1.4%	22.0%
	Year-to-date	13.6%	-5.0%	1.3%	10.0%	2.9%	25.7%

AREA REPORT • 1/2019

SW Washington

RESIDENTIAL																	COMMERCIAL		LAND		MULTIFAMILY		
Current Month									Year-To-Date								Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Closed Sales	Average Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price		
23	15	4	9	-43.8%	8	316,100	76	15	9	-43.8%	8	316,100	311,000	76	24.0%	-	-	-	-	-	-		
17	16	3	10	-44.4%	14	251,100	20	16	10	-44.4%	14	251,100	259,000	20	7.8%	1	2,400,000	1	322,500	-	-		
27	14	3	9	-10.0%	10	411,900	39	14	9	-10.0%	10	411,900	308,500	39	44.2%	-	-	-	-	-	-		
26	12	5	7	-36.4%	4	358,900	59	12	7	-36.4%	4	358,900	331,000	59	14.5%	-	-	-	-	-	-		
53	48	9	46	-6.1%	23	290,700	53	48	46	-6.1%	23	290,700	307,500	53	7.3%	1	333,400	-	-	-	-		
22	18	4	19	0.0%	13	306,600	52	18	19	0.0%	13	306,600	301,000	52	8.4%	-	-	-	-	-	-		
41	29	6	30	-11.8%	25	326,500	53	29	30	-11.8%	25	326,500	319,900	53	9.0%	1	652,000	1	1,160,000	-	-		
85	61	13	47	-2.1%	35	292,900	59	61	47	-2.1%	35	292,900	300,500	59	10.3%	-	-	-	-	1	292,000		
25	13	6	11	-35.3%	12	413,200	70	13	11	-35.3%	12	413,200	362,100	70	-4.1%	-	-	-	-	-	-		
39	19	11	13	-18.8%	5	408,200	49	19	13	-18.8%	5	408,200	398,000	49	-0.2%	-	-	-	-	-	-		
17	20	3	12	-40.0%	8	317,900	66	20	12	-40.0%	8	317,900	303,500	66	11.3%	-	-	-	-	-	-		
61	51	15	37	117.6%	29	393,100	73	51	37	117.6%	29	393,100	395,000	73	9.6%	-	-	1	180,000	-	-		
19	19	3	19	-5.0%	11	358,400	40	19	19	-5.0%	11	358,400	354,900	40	6.2%	-	-	-	-	-	-		
15	7	-	1	-66.7%	2	485,000	54	7	1	-66.7%	2	485,000	485,000	54	-8.8%	-	-	-	-	-	-		
141	68	21	50	13.6%	36	663,400	90	68	50	13.6%	36	663,400	516,300	90	5.5%	-	-	-	-	1	410,000		
76	45	23	30	-26.8%	31	427,300	76	45	30	-26.8%	31	427,300	365,500	76	3.8%	-	-	3	253,300	-	-		
31	32	3	22	-12.0%	16	362,400	51	32	22	-12.0%	16	362,400	324,000	51	8.4%	-	-	-	-	-	-		
39	30	4	29	20.8%	22	333,200	55	30	29	20.8%	22	333,200	313,300	55	5.0%	1	1,161,800	-	-	-	-		
89	40	14	32	0.0%	19	497,800	95	40	32	0.0%	19	497,800	509,000	95	2.1%	-	-	1	315,000	-	-		
133	50	15	32	6.7%	24	411,800	93	50	32	6.7%	24	411,800	377,800	93	8.8%	-	-	2	440,000	-	-		
114	56	20	31	14.8%	28	471,700	43	56	31	14.8%	28	471,700	440,000	43	8.5%	-	-	-	-	-	-		
12	3	1	4	-	4	715,800	125	3	4	-	4	715,800	631,500	125	14.2%	-	-	-	-	-	-		
20	11	6	6	-53.8%	4	502,300	289	11	6	-53.8%	4	502,300	444,500	289	2.9%	-	-	1	195,000	-	-		
96	44	12	45	7.1%	31	433,000	110	44	45	7.1%	31	433,000	392,900	110	9.0%	-	-	2	421,000	-	-		
206	104	55	56	-8.2%	48	410,400	85	104	56	-8.2%	48	410,400	404,500	85	3.2%	-	-	2	351,300	-	-		
-	1	0	0	-	0	-	-	1	0	-	0	-	-	-	20.3%	0	-	0	-	0	-		
3	3	2	1	-50.0%	1	440,000	29	3	1	-50.0%	1	440,000	440,000	29	8.8%	-	-	1	285,000	-	-		
14	6	2	2	-60.0%	2	510,000	84	6	2	-60.0%	2	510,000	510,000	84	-0.7%	-	-	-	-	-	-		
15	4	3	7	-12.5%	5	432,100	51	4	7	-12.5%	5	432,100	429,700	51	9.5%	-	-	-	-	-	-		
24	13	6	5	-28.6%	1	400,000	68	13	5	-28.6%	1	400,000	400,000	68	14.4%	-	-	1	115,000	-	-		
15	5	3	4	100.0%	2	399,500	157	5	4	100.0%	2	399,500	399,500	157	0.2%	-	-	3	266,700	-	-		
5	3	0	2	-	1	464,400	41	3	2	-	1	464,400	464,400	41	49.2%	-	-	-	-	-	-		
1,503	860	275	628	-5.0%	474	406,400	72	860	628	-5.0%	474	406,400	355,000	72	8.2%	4	1,136,800	19	345,100	2	351,000		
26	17	3	15	25.0%	5	286,200	104	17	15	25.0%	5	286,200	300,000	104	0.3%	-	-	-	-	-	-		
19	5	1	2	-66.7%	-	-	-	5	2	-4.1%	-	-	-	-	27.9%	-	-	4	225,000	-	-		
157	77	24	71	-14.5%	54	255,400	51	77	71	-14.5%	54	255,400	236,000	51	8.1%	1	170,000	15	81,200	-	-		
202	99	28	88	-12.9%	59	258,000	56	99	88	-12.9%	59	258,000	238,000	56	8.9%	1	170,000	19	111,500	-	-		
58	13	6	12	140.0%	13	235,800	189	13	12	140.0%	13	235,800	215,000	189	0.3%	1	500,000	3	38,200	-	-		

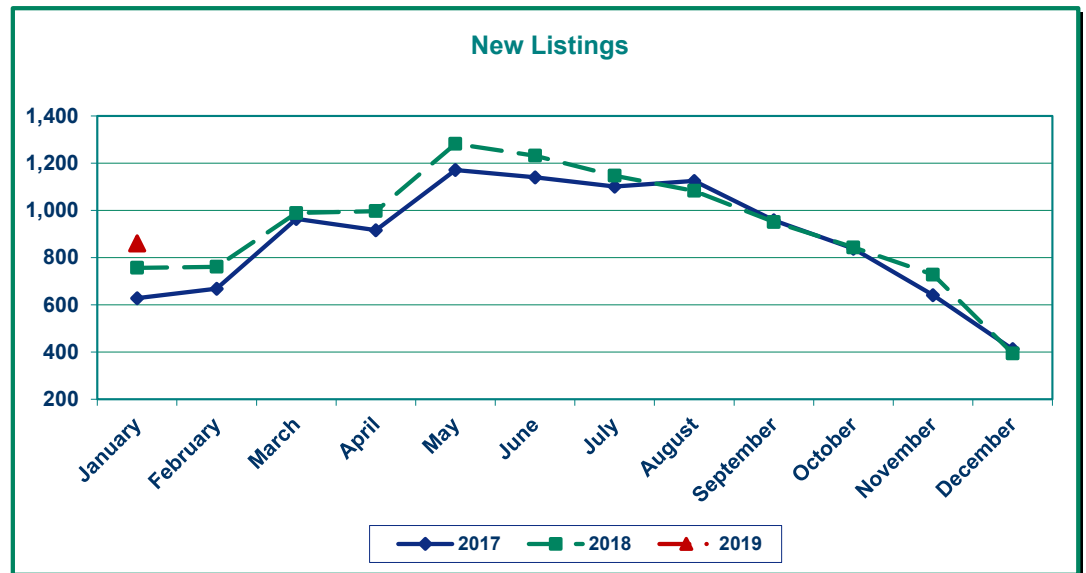


ACTIVE RESIDENTIAL LISTINGS CLARK COUNTY, WA

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

NEW LISTINGS CLARK COUNTY, WA

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



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2019 with January 2018. The Year-To-Date section compares 2019 year-to-date statistics through January with 2018 year-to-date statistics through January.

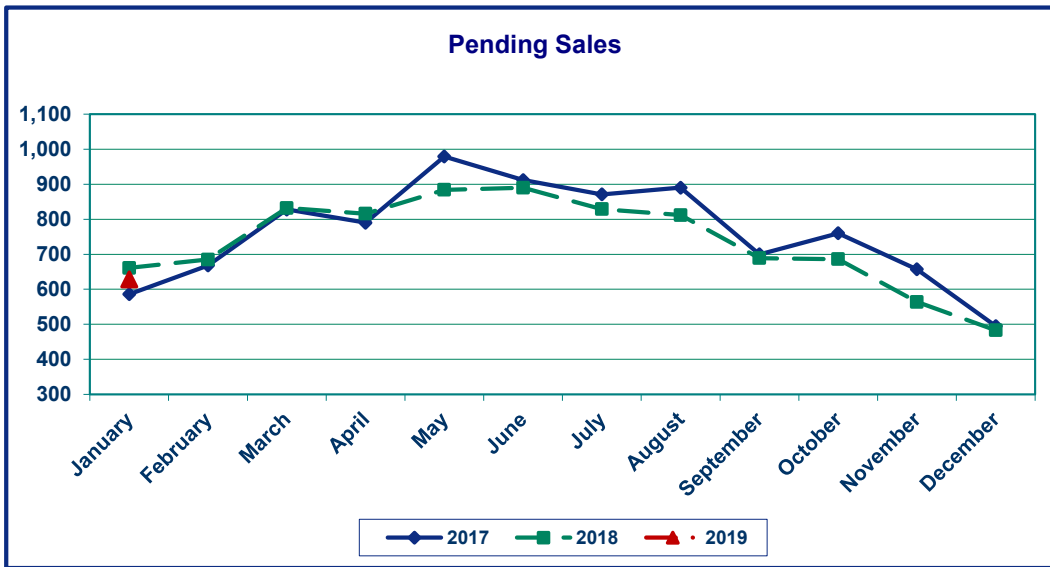
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PENDING LISTINGS

CLARK COUNTY, WA

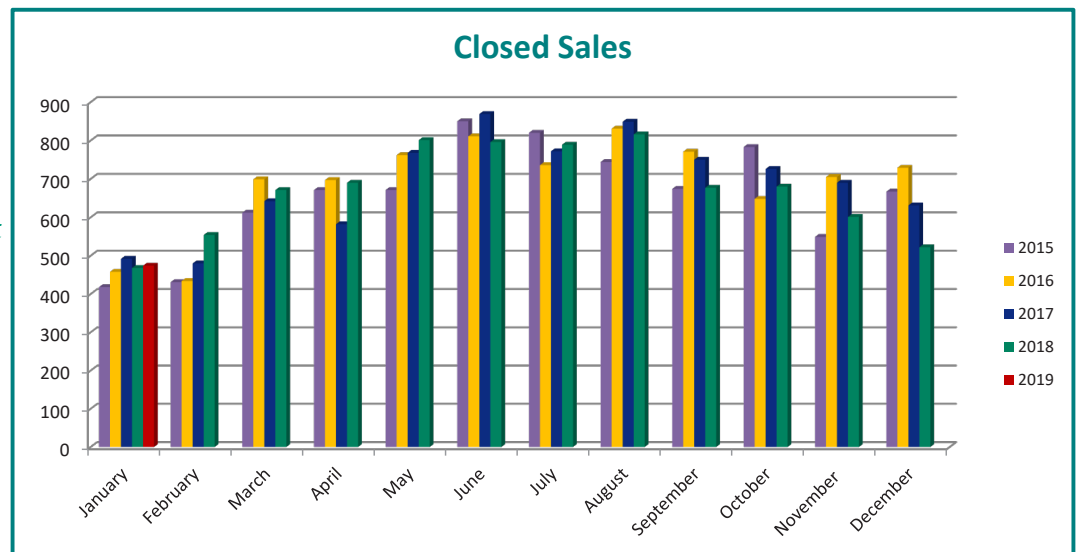
This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.



CLOSED SALES

CLARK COUNTY, WA

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

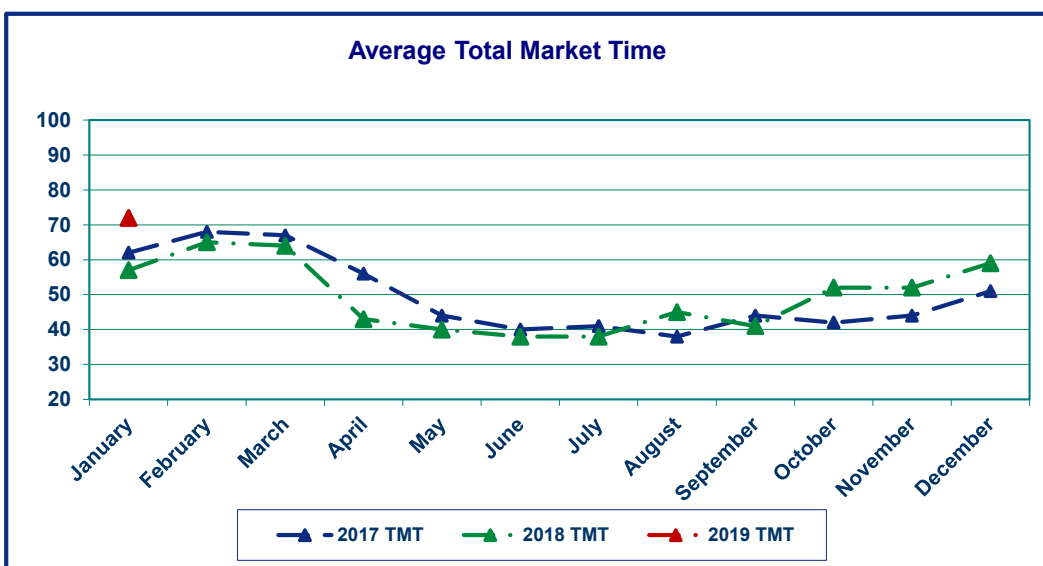


Average Total Market Time

DAYS ON MARKET

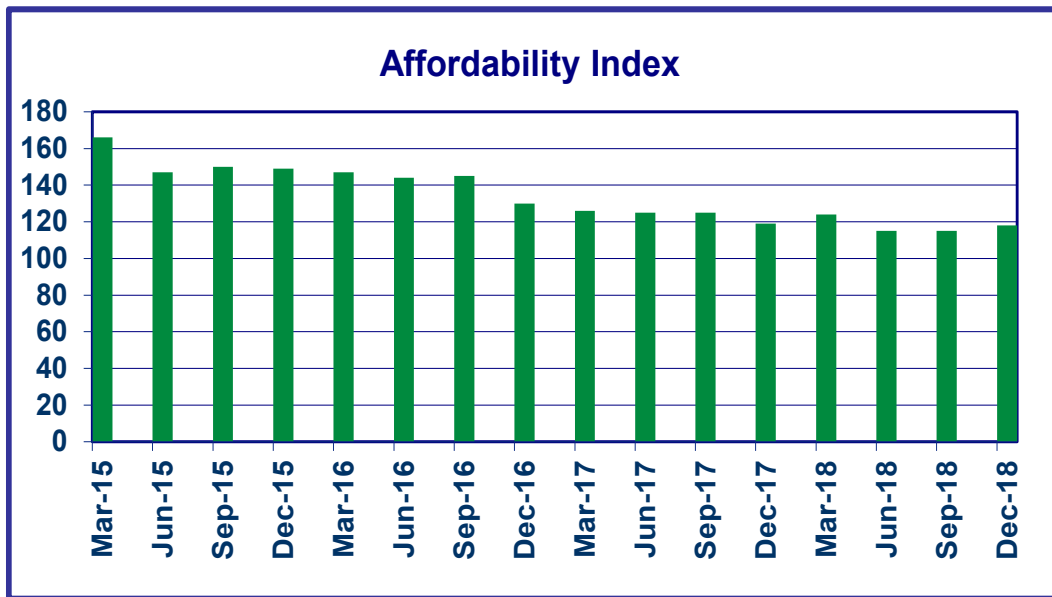
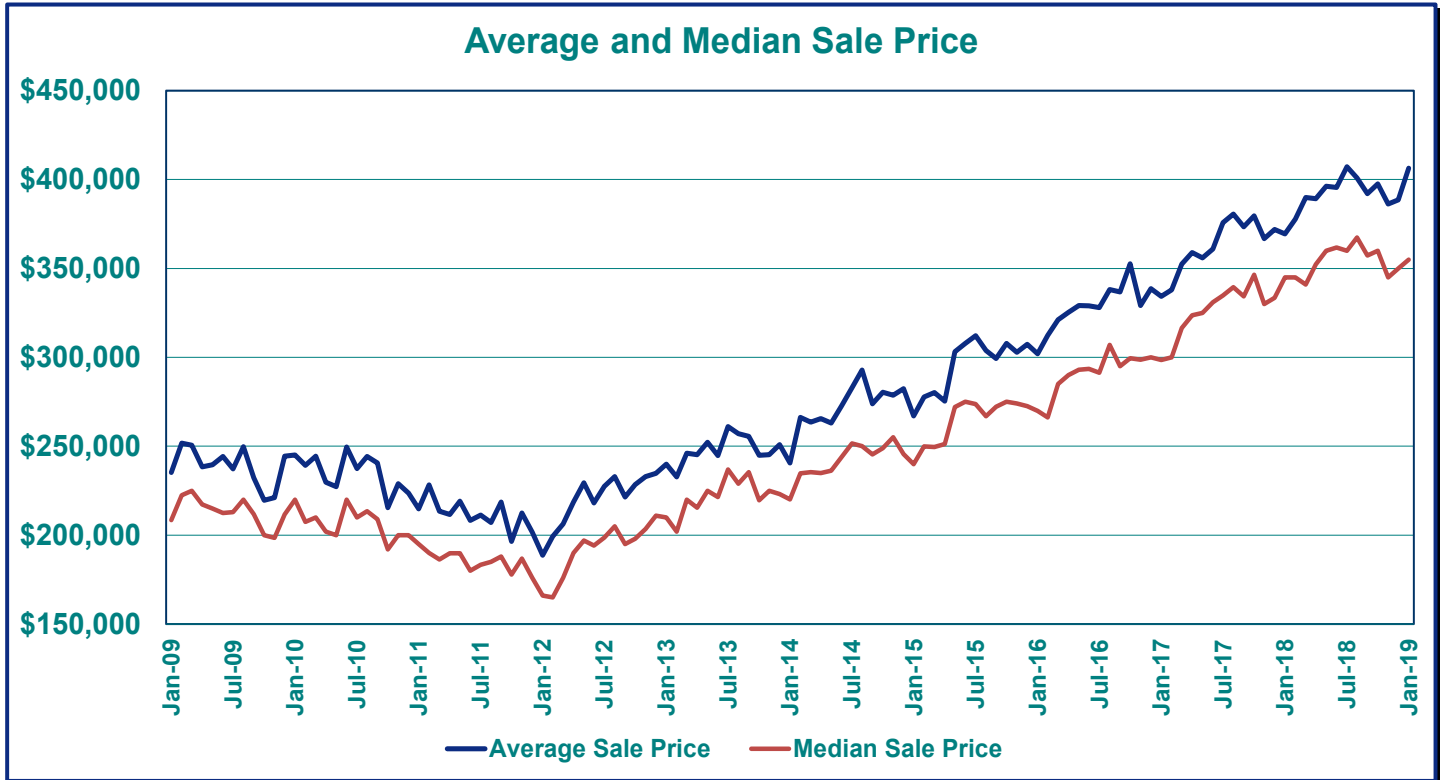
CLARK COUNTY, WA

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



SALE PRICE
CLARK COUNTY, WA

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



AFFORDABILITY
CLARK COUNTY, WA

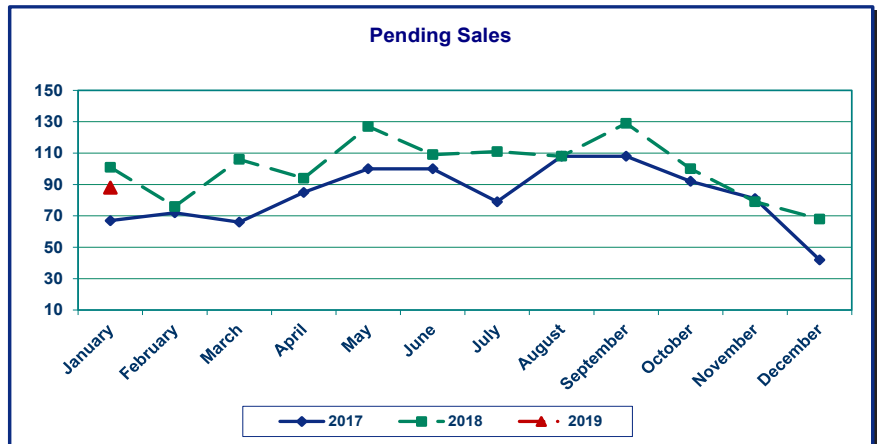
This graph shows affordability for housing in Clark County, Washington, in December 2018.

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PENDING LISTINGS

COWLITZ COUNTY, WA

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

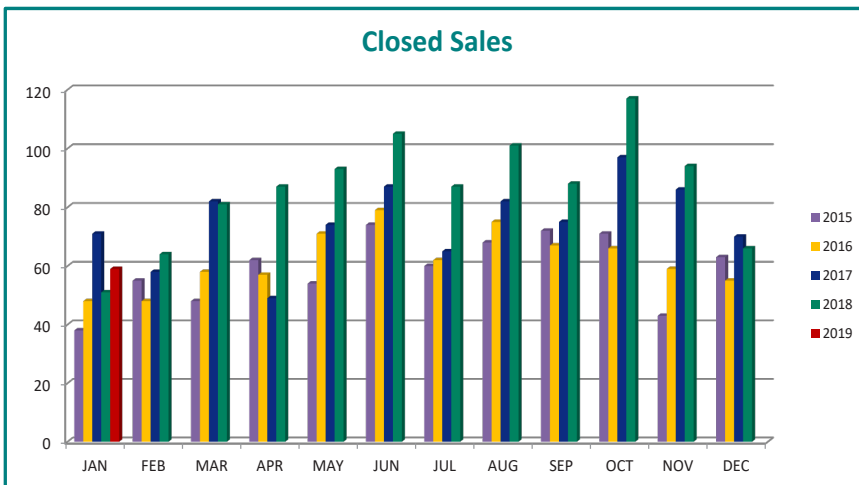


Closed Sales

CLOSED SALES

COWLITZ COUNTY, WA

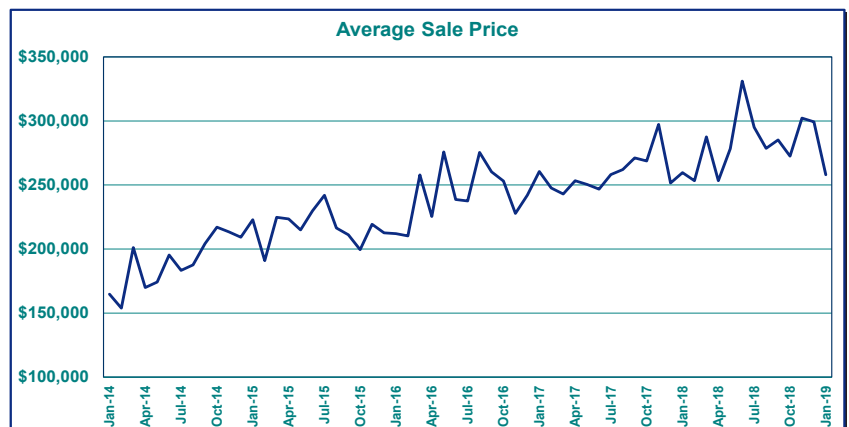
This graph shows the closed sales over the past five calendar years in Cowlitz County, Washington.



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 January 2019

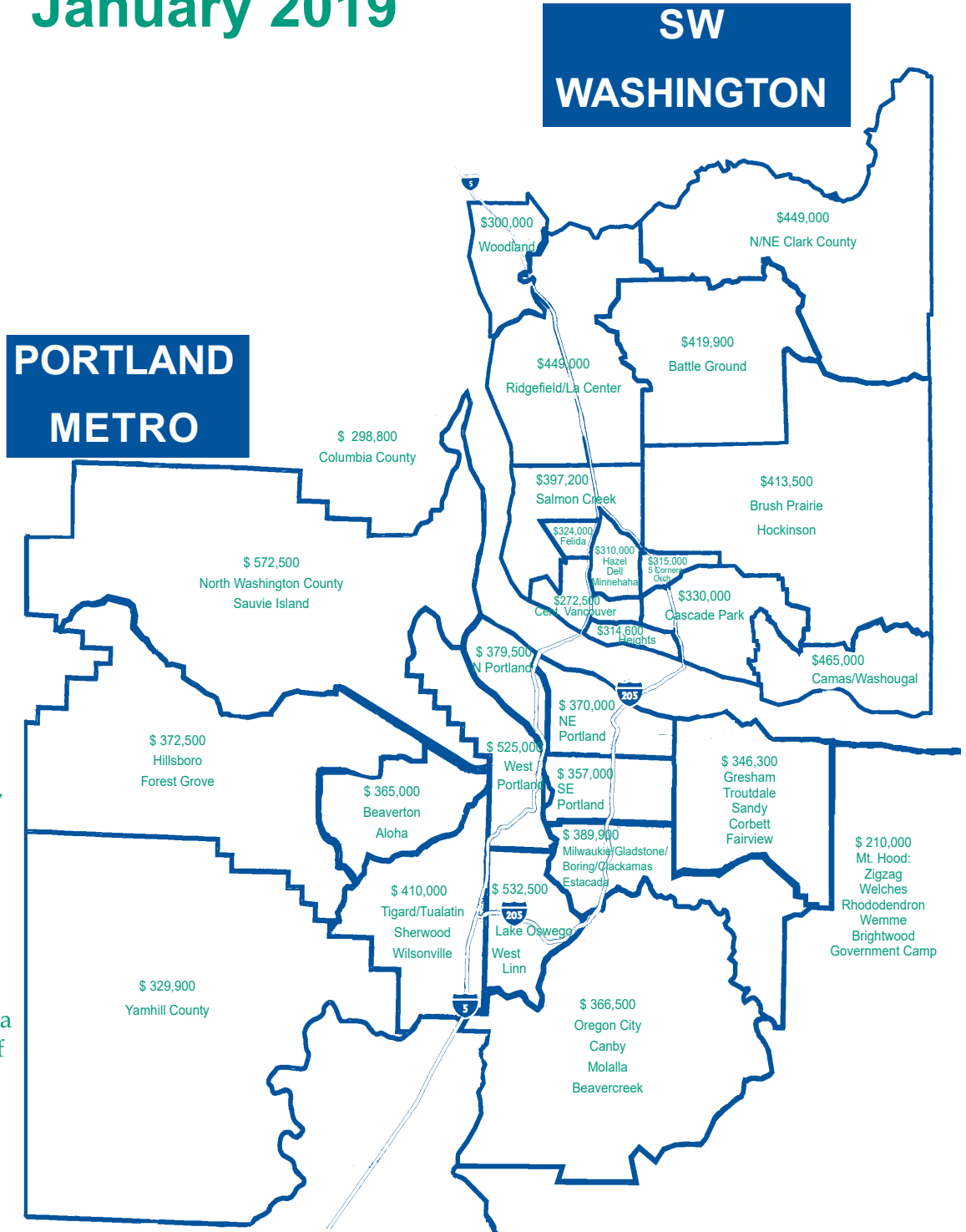
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Pat Kaplan, Chairwoman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor

MARKET ACTION



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Residential Review: Union County, Oregon

January 2019 Reporting Period

January Residential Highlights

Union County started the new year with an uptick in new listings this January. There were 22 new listings, a 46.7% increase over January 2018 (15) and double the 11 offered last month in December 2018. Pending sales (22) ended 8.3% short of the 24 offers accepted in January 2018, but ended 57.1% ahead of the 14 offers accepted in December 2018. Ten closed sales fell short of both January 2018 (22) and December 2018 (27).

Inventory rose to 7.1 months in January, with total market time decreasing to 70 days.

Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending January 31st of this year (\$211,000) with the average price of homes in the twelve months ending January 2018 (\$192,500) shows an increase of 9.6%. The same comparison of the median shows a 8.5% increase over the same period.

Inventory in Months*

	2017	2018	2019
January	4.4	4.2	7.1
February	7.1	7.6	
March	4.4	2.9	
April	5.9	3.1	
May	5.3	4.6	
June	3.1	2.3	
July	4.5	3.6	
August	5.1	2.4	
September	3.6	3.8	
October	3.7	2.8	
November	4.6	4.3	
December	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
2019	January	22	22	10	195,800	167,500	70
	Year-to-date	22	22	10	195,800	167,500	70
2018	January	15	24	22	186,400	157,500	106
	December	11	14	27	224,900	178,000	138
	Year-to-date	15	24	22	186,400	157,500	106
Change	January	46.7%	-8.3%	-54.5%	5.0%	6.3%	-34.5%
	Prev Mo 2018	100.0%	57.1%	-63.0%	-12.9%	-5.9%	-49.3%
	Year-to-date	46.7%	-8.3%	-54.5%	5.0%	6.3%	-34.5%

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

Average Sale Price % Change:

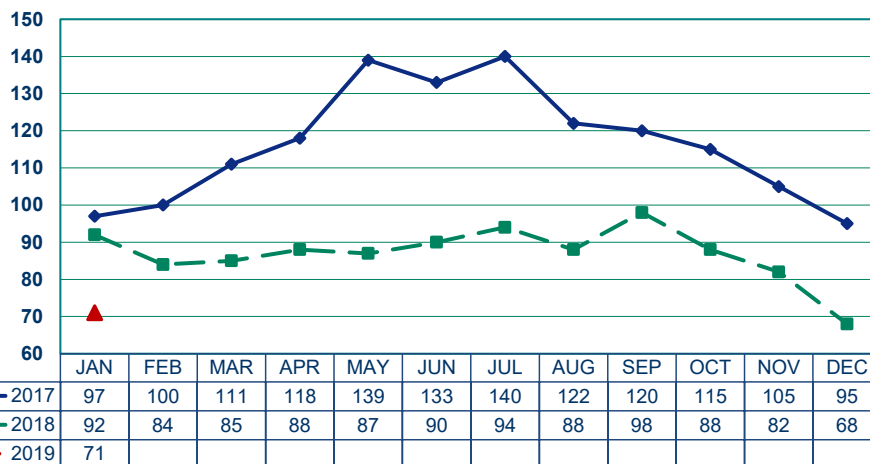
+9.6% (\$211,000 v. \$192,500)

Median Sale Price % Change:

+8.5% (\$178,000 v. \$164,000)

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 • 1/2019

Union County, Oregon

		RESIDENTIAL														Avg. Sale Price % Change ^{2,4}	COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97814	Medical Springs	1	1	0	1	-	0	-	-	1	1	-	0	-	-	-	0	-	0	-	0	-
97824	Cove	6	3	0	2	0.0%	-	-	-	3	2	0.0%	-	-	-	-4.9%	-	-	1	63,800	-	-
97827	Elgin	13	1	0	2	0.0%	0	-	-	1	2	0.0%	0	-	-	5.6%	0	-	0	-	0	-
97841	Imbler	-	0	0	0	-	0	-	-	0	0	-	0	-	-	6.3%	0	-	0	-	0	-
97850	La Grande/ Island City	39	14	3	13	-27.8%	5	231,700	53	14	13	-27.8%	5	231,700	189,000	1.8%	-	-	1	200,000	1	241,000
97867	North Powder	4	0	0	0	-	1	77,000	115	0	0	-	1	77,000	77,000	-25.2%	-	-	-	-	-	-
97876	Summerville	4	0	-	0	-	1	375,000	140	0	0	-	1	375,000	375,000	22.7%	-	-	-	-	-	-
97883	Union Union Co.	4	3	0	4	100.0%	3	115,800	59	3	4	100.0%	3	115,800	135,000	77.8%	-	-	1	50,000	-	-
	Total	71	22	3	22	-8.3%	10	195,800	70	22	22	-8.3%	10	195,800	167,500	9.6%	-	-	3	104,600	1	241,000

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2019 with January 2018. The Year-To-Date section compares 2019 year-to-date statistics through January with 2018 year-to-date statistics through January.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/18-1/31/19) with 12 months before (2/1/17-1/31/18).

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



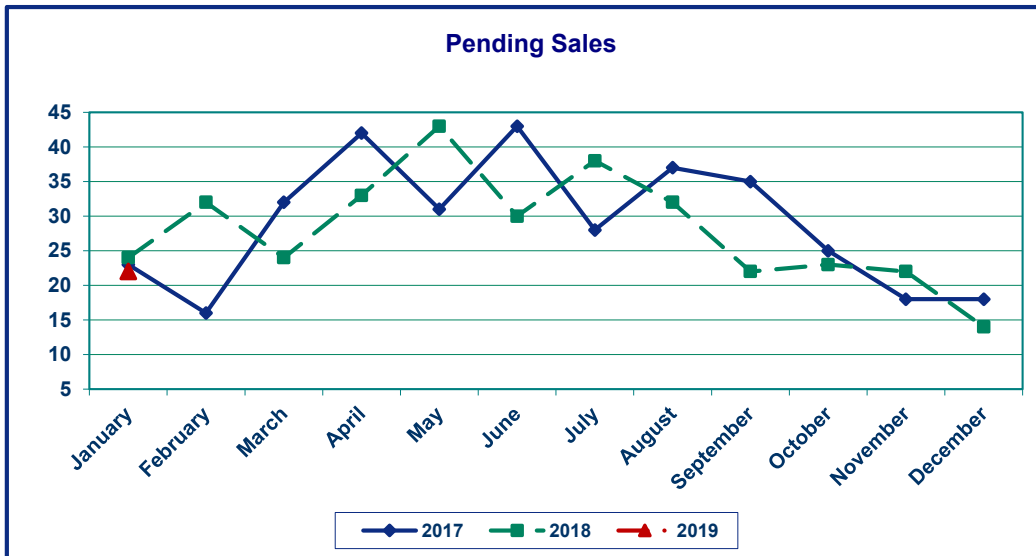
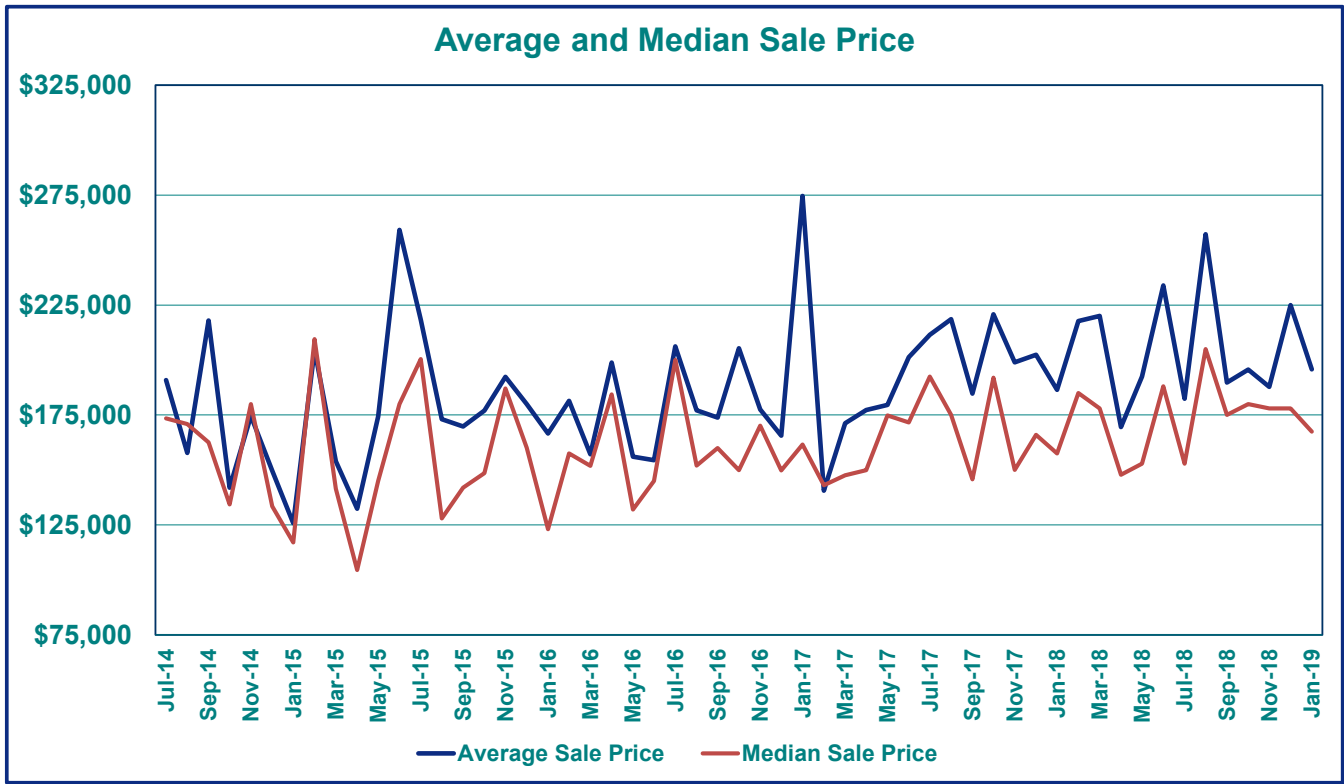
NEW LISTINGS

UNION COUNTY, OR

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

SALE PRICE
UNION COUNTY, OR

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



PENDING LISTINGS

UNION COUNTY, OR

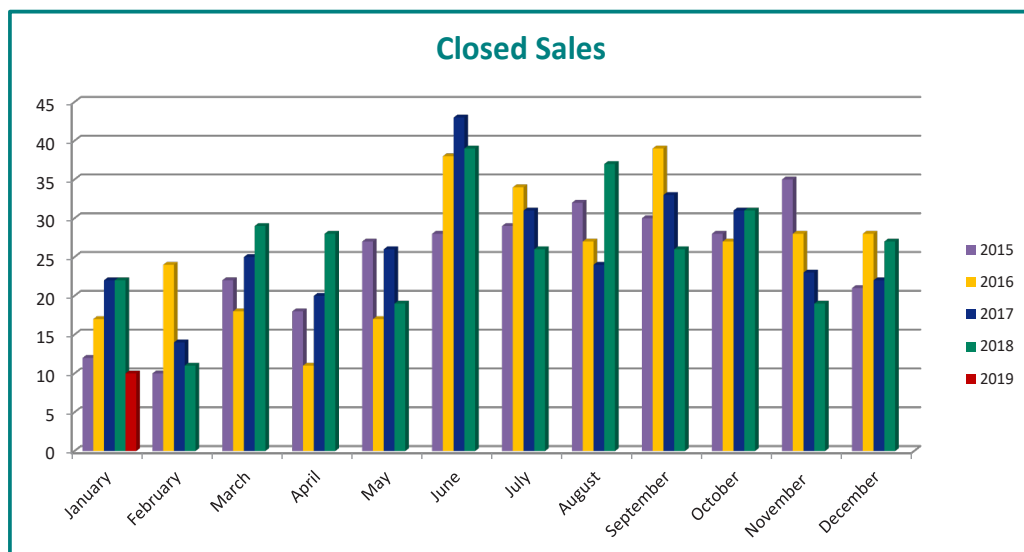
This graph represents monthly accepted offers in Union County, Oregon over the past three calendar years.

CLOSED SALES
UNION COUNTY, OR

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

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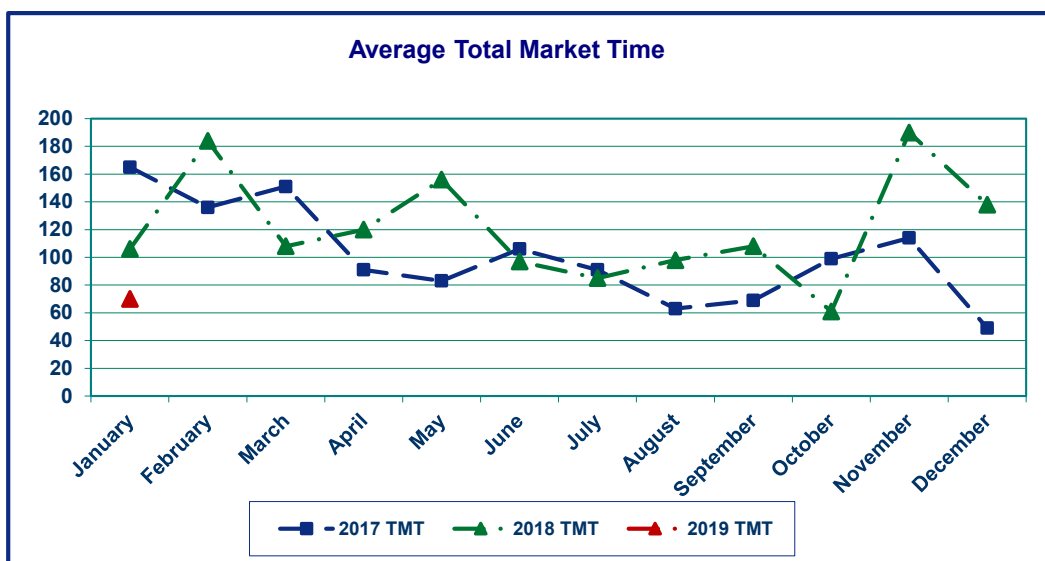
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DAYS ON MARKET
UNION COUNTY, OR

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



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

MARKET ACTION



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Residential Review: Wallowa County, Oregon

January 2019 Reporting Period

January Residential Highlights

Wallowa County started the year with some strong activity this January. There were eight new listings, outpacing the five new listings offered in both January 2018 and last month in December 2018. The prior January with more new listings offered was in 2014, when eleven came to market during the month.

Six closed sales pulled two ahead of the four closings recorded last year in January 2018, exactly matching the four recorded last month in December 2018.

Pending sales were cooler in January, with two accepted offers ending short of both January 2018 (6) and December 2018 (7).

Inventory in January rose to 10.0 months.

Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending January 31st of this year (\$225,300) with the average price of homes sold in the twelve months ending January 2018 (\$206,000) shows a decrease of 9.4%. The same comparison of the median shows an increase of 1.8% over the same time period, from \$186,300 to \$183,000.

Inventory in Months*			
	2017	2018	2019
January	9.3	12.5	10.0
February	55.0	13.0	
March	5.4	8.3	
April	29.5	17.3	
May	6.4	8.6	
June	13.0	12.0	
July	5.8	7.1	
August	7.9	6.6	
September	5.5	7.6	
October	8.6	4.2	
November	9.3	7.8	
December	25.0	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:
+9.4% (\$225,300 v. \$206,000)
Median Sale Price % Change:
+1.8% (\$186,300 v. \$183,000)

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
2019	January	8	2	6	196,700	154,500	527
	Year-to-date	8	2	6	196,700	154,500	527
2018	January	5	6	4	292,700	205,300	114
	December	5	7	6	179,900	177,000	113
	Year-to-date	5	6	4	292,700	205,300	114
Change	January	60.0%	-66.7%	50.0%	-32.8%	-24.7%	360.8%
	Prev Mo 2018	60.0%	-71.4%	0.0%	9.3%	-12.7%	366.4%
	Year-to-date	60.0%	-66.7%	50.0%	-32.8%	-24.7%	360.8%

AREA REPORT • 1/2019

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 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97885	Wallowa	11	2	0	0	-100.0%	0	-	-	2	0	-100.0%	0	-	-	-0.5%	0	-	0	-	0	-
97857	Lostine	2	0	1	0	-	0	-	-	0	0	-	0	-	-	78.3%	0	-	0	-	0	-
97842	Imnaha	8	0	0	0	-	0	-	-	0	0	-	0	-	-	54.1%	0	-	0	-	0	-
97846	Joseph	25	2	2	1	-	2	264,500	565	2	1	-	2	264,500	264,500	-9.0%	-	-	2	70,000	-	-
97828	Enterprise	14	4	1	1	-80.0%	4	162,800	507	4	1	-80.0%	4	162,800	154,500	22.3%	-	-	1	99,000	-	-
	Wallowa Co. Total	60	8	4	2	-66.7%	6	196,700	527	8	2	-66.7%	6	196,700	154,500	9.4%	-	-	3	79,700	-	-

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2019 with January 2018. The Year-To-Date section compares 2019 year-to-date statistics through January with 2018 year-to-date statistics through January.

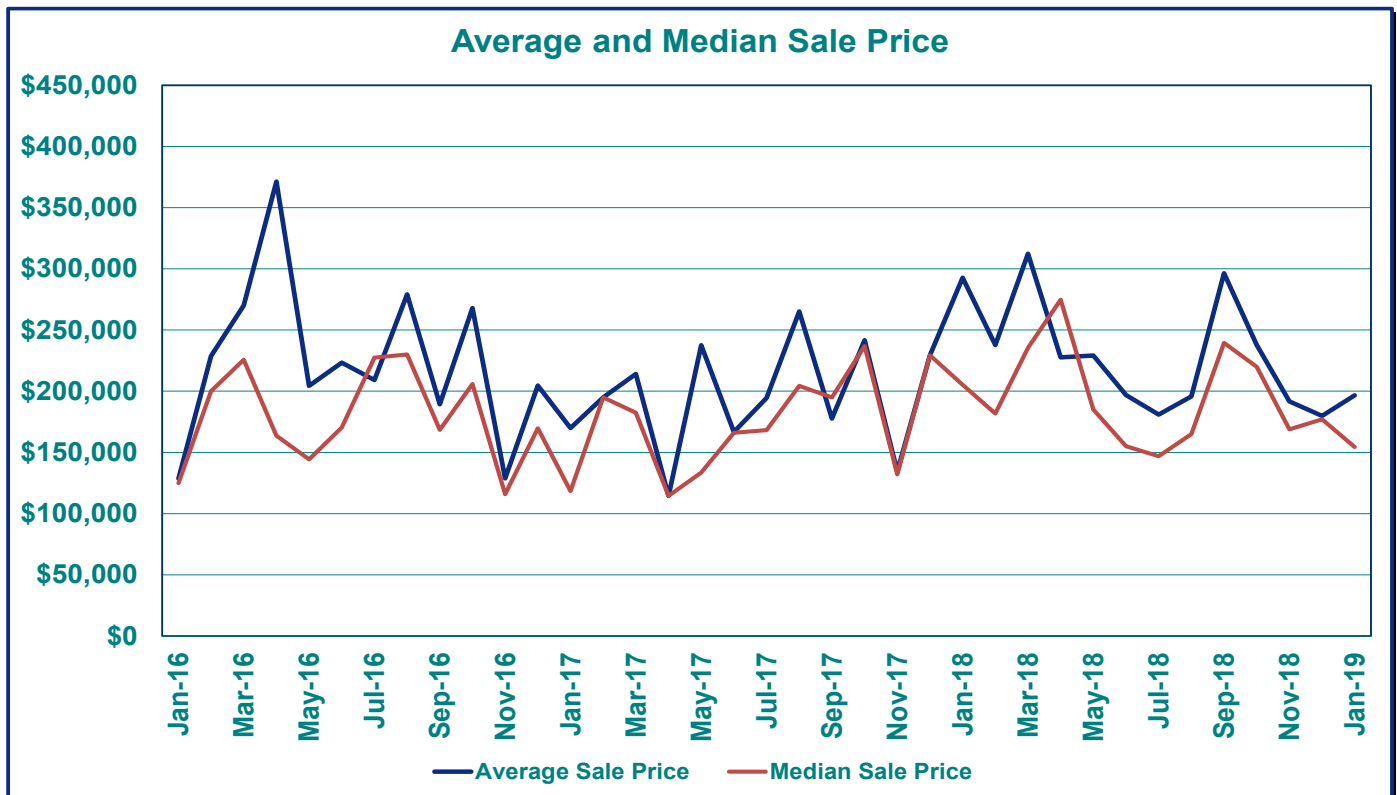
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SALE PRICE

WALLOWA COUNTY, OR

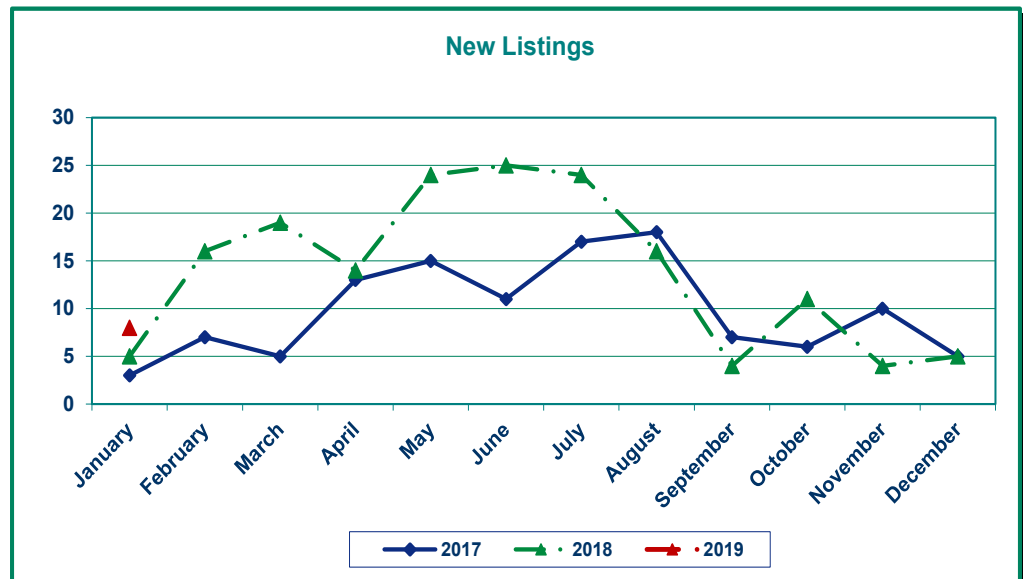
This graph represents the average and median sale price for all homes sold in Wallowa County, Oregon.



NEW LISTINGS

WALLOWA COUNTY, OR

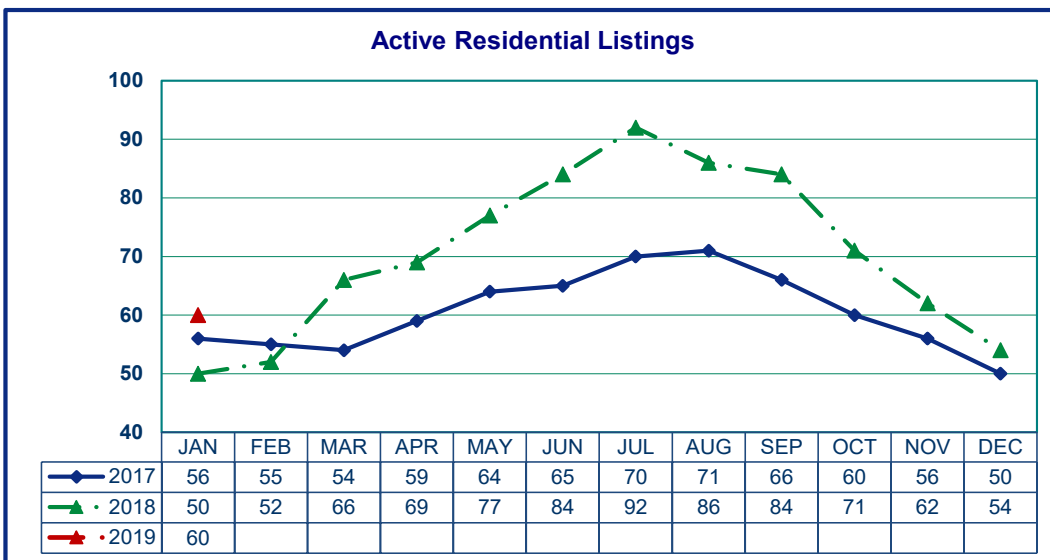
This graph shows the new residential listings in Wallowa County, Oregon.



ACTIVE RESIDENTIAL LISTINGS

WALLOWA COUNTY, OR

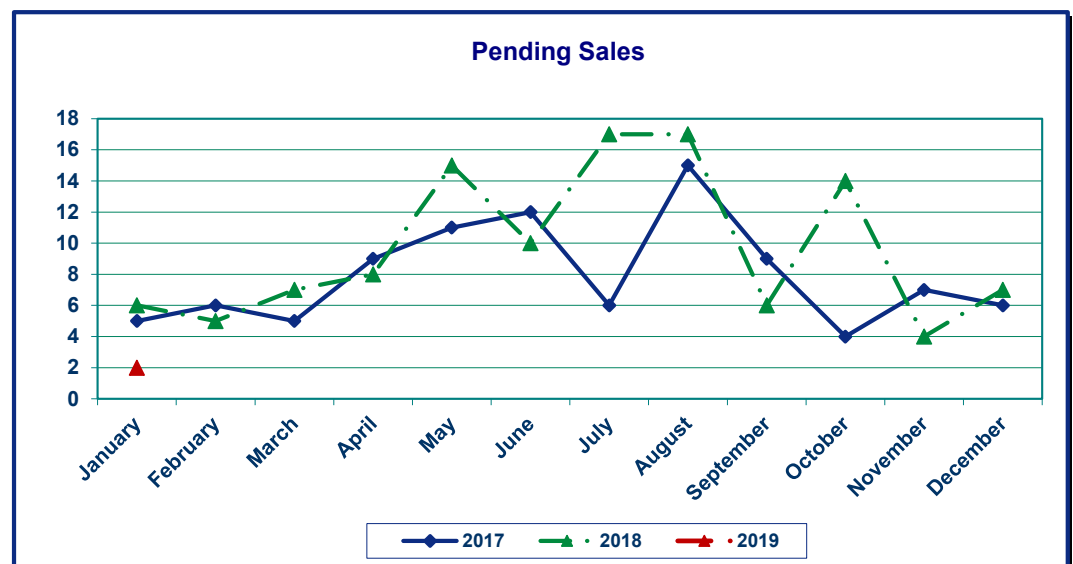
This graph shows the active residential listings in Wallowa County, Oregon.



PENDING LISTINGS

WALLOWA COUNTY, OR

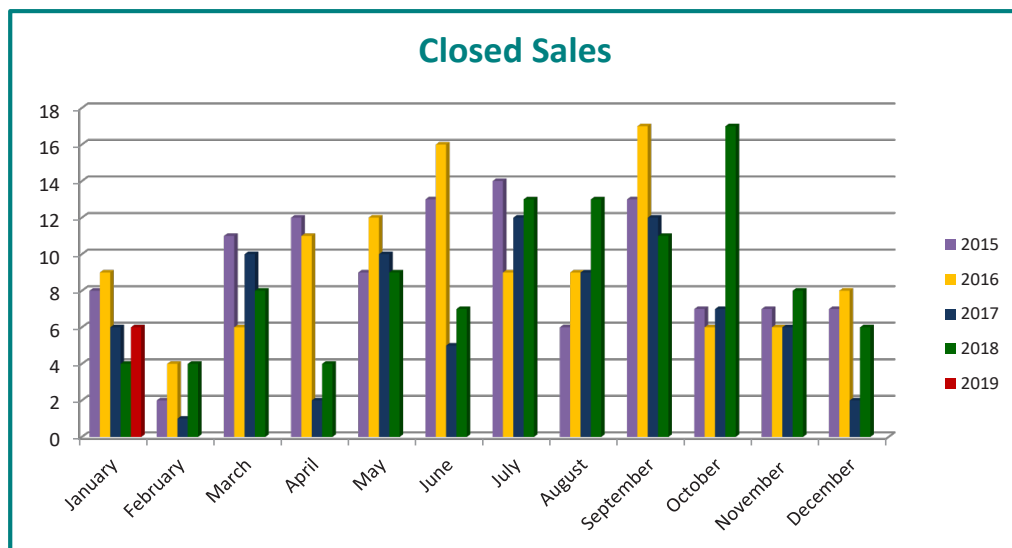
This graph represents monthly accepted offers in Wallowa County, Oregon.



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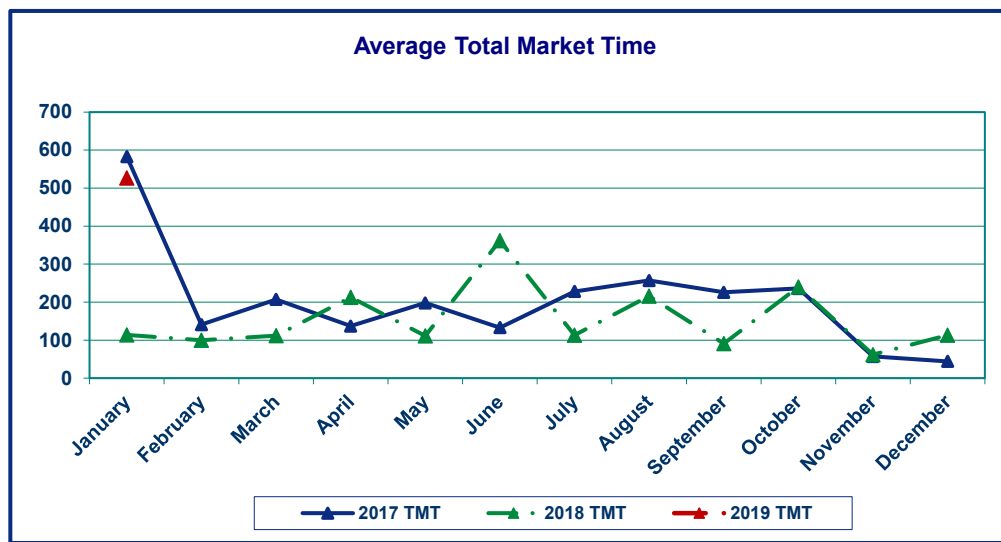
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