

MARKET ACTION



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

Residential Review: Baker County, Oregon

March 2019 Reporting Period

March Residential Highlights

Baker County had a strong month for new listings this March. At 29, new listings outpaced March 2018 (21) by 38.1% and surged ahead of February 2019 (8).

Pending sales (21) ended 31.3% ahead of March 2018 (16) and 75.0% ahead of February 2019 (12).

Closed sales, at 14, fell short of March 2018 (22) but outpaced February 2019 (11) by 27.3%.

Inventory decreased to 6.4 months in March, with total market time decreasing to 106 days.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$171,300) with the average price of homes ending March 2018 (\$151,600) shows an increase of 13.0%. The same comparison of the median shows an increase of 11.3% over the same period.

Inventory in Months*

	2017	2018	2019
January	14.1	4.8	6.1
February	12.9	4.8	7.4
March	11.1	3.6	6.4
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.

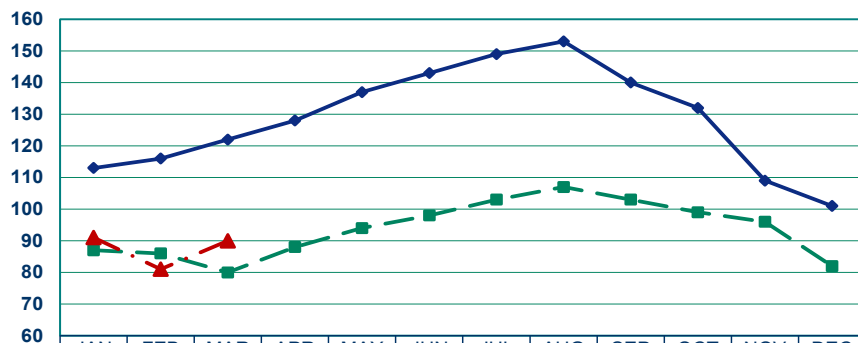
Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	March	29	21	14	143,400	125,000	106
	February	8	12	11	107,800	94,500	35
	Year-to-date	62	46	42	135,500	117,500	117
2018	March	21	16	22	165,700	142,500	188
	Year-to-date	52	51	59	145,100	125,000	120
Change	March	38.1%	31.3%	-36.4%	-13.5%	-12.3%	-43.8%
	Prev Mo 2019	262.5%	75.0%	27.3%	33.0%	32.3%	202.9%
	Year-to-date	19.2%	-9.8%	-28.8%	-6.6%	-6.0%	-2.3%

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

Average Sale Price % Change:
+13.0% (\$171,300 v. \$151,600)
Median Sale Price % Change:
+11.3% (\$150,000 v. \$134,800)

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

Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

BAKER COUNTY, OR

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

AREA REPORT • 3/2019

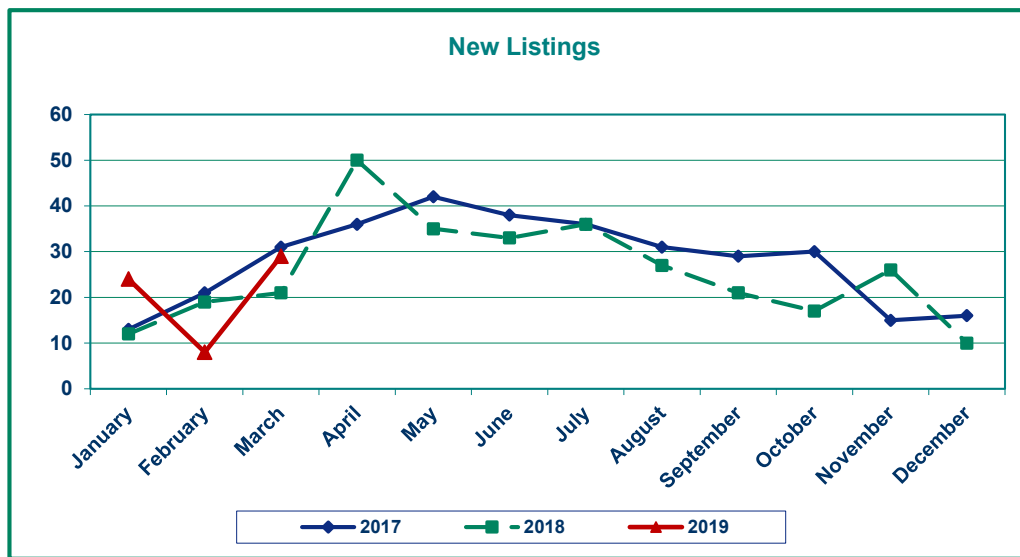
Baker County, Oregon

		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	56	23	5	17	21.4%	13	153,300	114	49	38	-5.0%	38	144,800	127,000	8.6%	1	163,000	6	52,900	1	84,000	
461	Haines/Anthony Lk/ Muddy Crk	7	1	0	0	-	0	-	-	4	2	100.0%	1	65,700	65,700	-8.0%	-	-	1	80,000	-	-	
462	Sumpter/McEwen/ Bourne/Phillips Lk/ Granit	11	0	0	0	-100.0%	0	-	-	2	-	-100.0%	1	85,000	85,000	16.2%	-	-	1	85,000	-	-	
463	Unity/ Hereford	4	3	0	2	-	0	-	-	3	2	-	0	-	-	-	0	-	0	-	0	-	
464	Huntington/ Lime	0	0	0	0	-	0	-	-	1	1	-50.0%	1	21,000	21,000	-64.9%	-	-	-	-	-	-	
465	Durkee/ Pleasant Valley	1	1	-	1	-	1	15,000	1	1	1	-	1	15,000	15,000	-	-	-	-	-	-	-	
466	Richland/ New Bridge	4	1	0	0	-100.0%	0	-	-	1	0	-100.0%	-	-	-	50.9%	-	-	1	30,000	-	-	
467	Halfway/ Cornucopia	6	0	0	1	-	0	-	-	1	2	0.0%	0	-	-	90.1%	0	-	0	-	0	-	
468	Oxbow	1	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
	Baker County	90	29	5	21	31.3%	14	143,400	106	62	46	-9.8%	42	135,500	117,500	13.0%	1	163,000	9	56,900	1	84,000	

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/18-3/31/19) with 12 months before (4/1/17-3/31/18).

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.



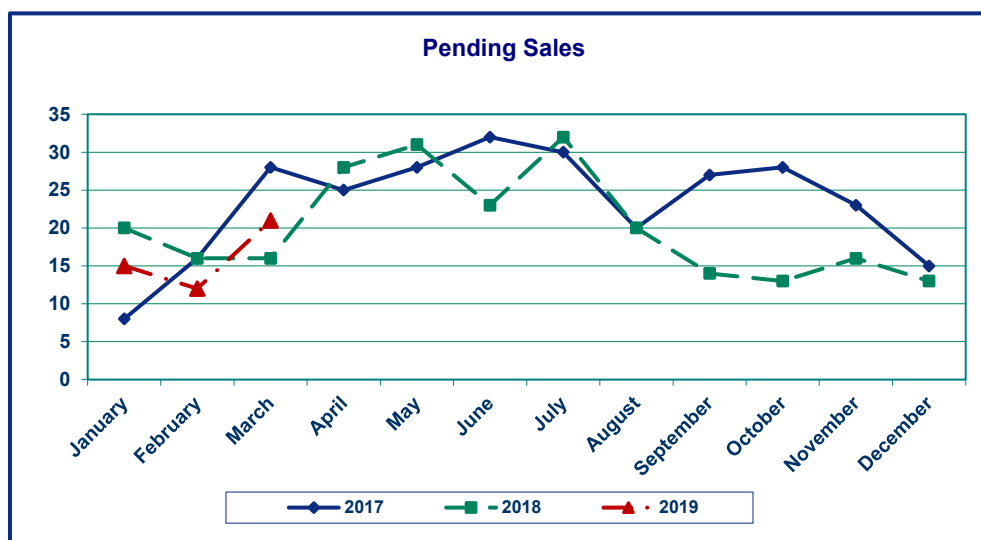
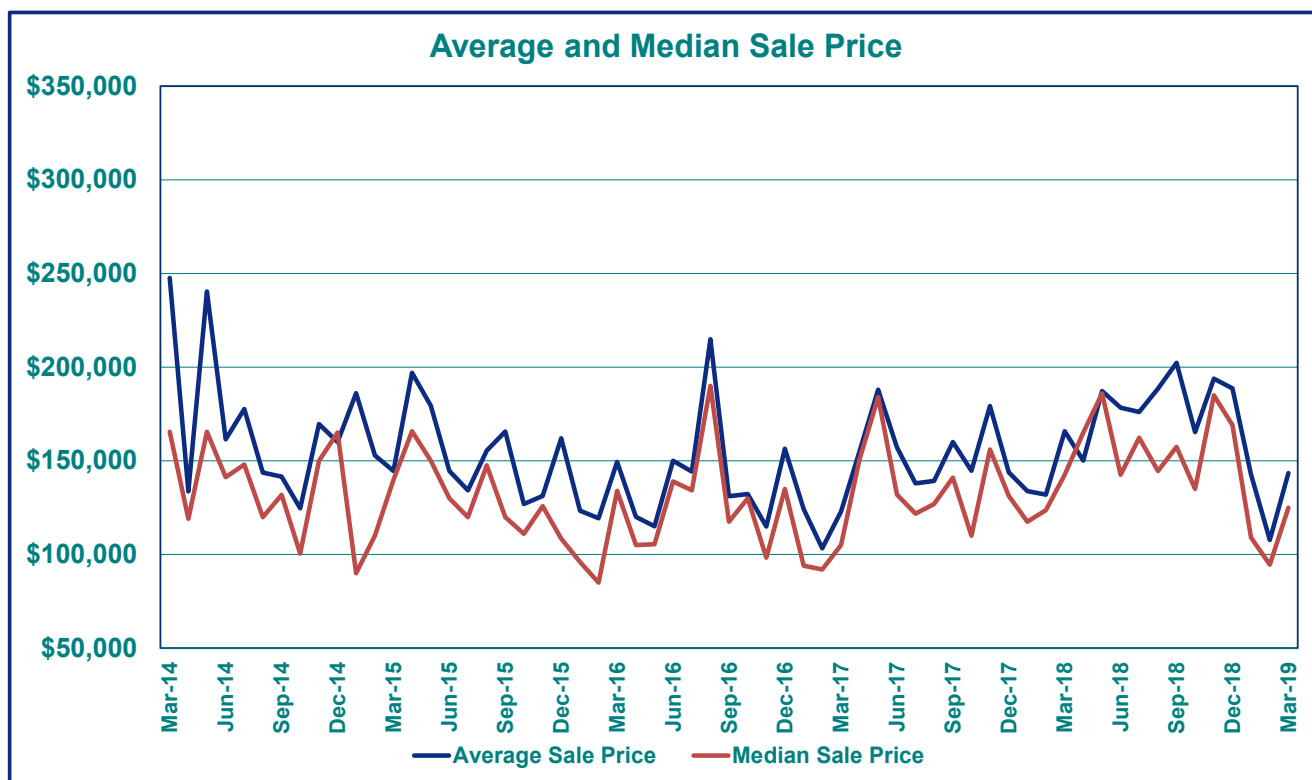
NEW LISTINGS BAKER COUNTY, OR

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

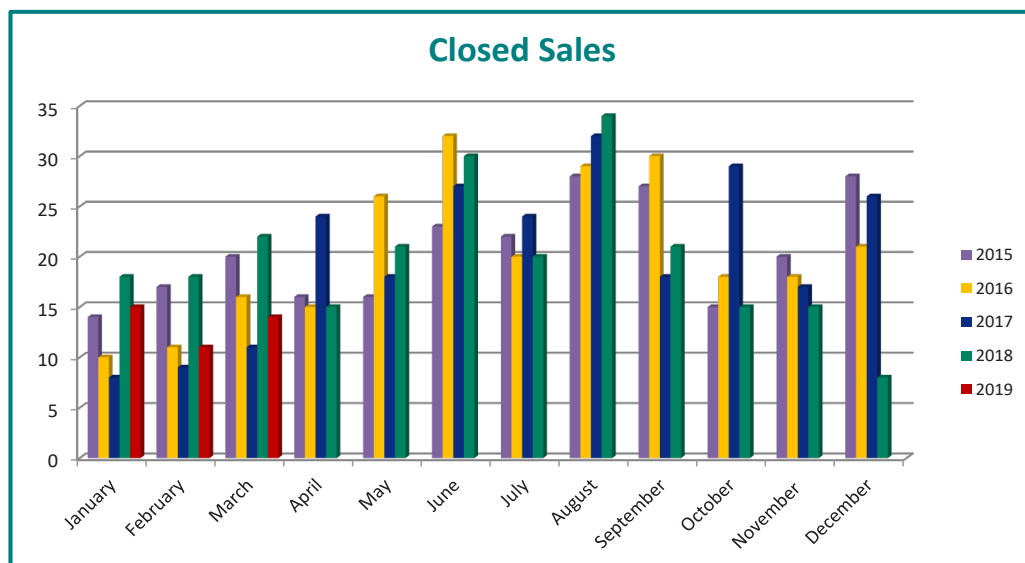
This graph represents monthly accepted offers in Baker County, Oregon over the past three calendar years.

CLOSED SALES BAKER COUNTY, OR

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

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

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



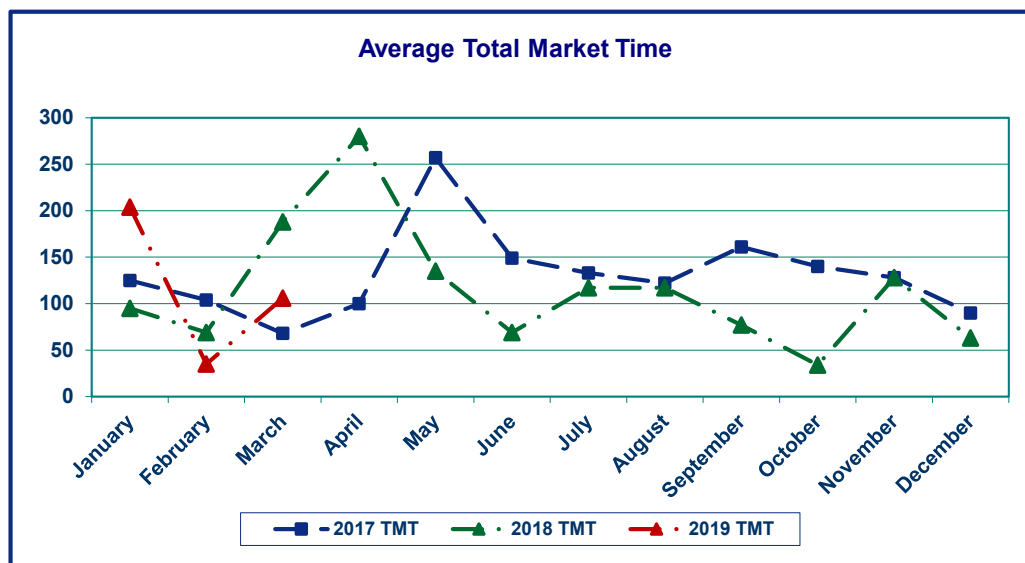
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.

DAYS ON MARKET BAKER COUNTY, OR

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



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

MARKET ACTION



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

Residential Review: Columbia Basin, Oregon

March 2019 Reporting Period

March Residential Highlights

Closed and pending sales had a strong month this March in the Columbia Basin. There were 68 closings, 6.3% higher than last year in March 2018 (64) and 78.9% higher than last month in February 2019 (38). These closings exactly match March 2016, which also had 68 closings for the month.

Pending sales, at 73, outpaced March 2018 (70) by 4.3% and February 2019 (62) by 17.7%. The prior March with more pending sales was also in 2016, when 75 offers were accepted.

There were 69 new listings in March, edging two ahead of last month in February 2019 (67) but falling 30.3% short of the 99 new listings offered last year in March 2018.

Total market time decreased to 57 days in March, and inventory decreased to 2.5 months.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$194,900) with the average price of homes ending March 2018 (\$176,300) shows an increase of 10.6%. The same comparison of the median shows an increase of 13.9% over the same period.

Inventory in Months*			
	2017	2018	2019
January	5.4	4.2	3.0
February	6.3	3.2	4.8
March	4.5	3.6	2.5
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.

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

Average Sale Price % Change:

+10.6% (\$194,900 v. \$176,300)

Median Sale Price % Change:

+13.9% (\$183,000 v. \$160,700)

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	March	69	73	68	183,900	176,000	57
	February	67	62	38	198,000	180,500	91
	Year-to-date	223	204	183	192,100	192,200	71
2018	March	99	70	64	175,300	158,800	103
	Year-to-date	245	216	181	179,600	162,500	125
Change	March	-30.3%	4.3%	6.3%	4.9%	10.8%	-44.3%
	Prev Mo 2019	3.0%	17.7%	78.9%	-7.1%	-2.5%	-37.4%
	Year-to-date	-9.0%	-5.6%	1.1%	7.0%	18.3%	-43.1%

AREA REPORT • 3/2019

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	0	0	1	1	0.0%	2	140,800	105	1	4	0.0%	6	129,400	110,000	-18.8%	-	-	-	-	-	-		
381	Condon/S	0	0	1	1	0.0%	0	-	-	1	3	-57.1%	3	95,500	88,000	-17.7%	-	-	-	-	-	-		
	Gilliam Co. Total	-	-	2	2	0.0%	2	140,800	105	2	7	-36.4%	9	118,100	99,900	-19.4%	-	-	-	-	-	-		
420	Boardman/NW	8	2	0	4	33.3%	4	199,000	73	11	9	0.0%	6	216,300	241,000	10.1%	-	-	-	-	1	192,000		
421	Irrigon	5	5	1	7	600.0%	3	125,000	34	11	8	14.3%	6	160,300	146,500	20.1%	-	-	-	-	-	-		
422	Ione	1	0	0	0	-	0	-	-	0	1	-	0	-	-	42.6%	0	-	0	-	0	-		
423	Lexington	1	0	0	2	-	0	-	-	1	3	-	1	73,000	73,000	33.3%	-	-	-	-	-	-		
424	Heppner/S	9	2	1	1	-80.0%	1	151,000	100	4	4	-42.9%	4	108,100	118,300	9.8%	-	-	1	248,000	-	-		
	Morrow Co. Total	24	9	2	14	55.6%	8	165,300	62	27	25	8.7%	17	162,600	150,000	12.6%	-	-	1	248,000	1	192,000		
430	Umatilla	5	4	0	8	700.0%	4	174,700	30	21	25	257.1%	16	174,600	192,400	12.2%	-	-	2	46,000	-	-		
431	Hermiston	42	28	6	21	0.0%	15	222,500	37	65	55	-11.3%	51	235,400	220,000	7.8%	1	290,000	3	65,600	1	220,000		
432	Stanfield	3	1	1	2	-	1	145,000	3	4	3	50.0%	3	131,000	145,000	-9.3%	-	-	-	-	-	-		
433	Echo	1	0	-	0	-	0	-	-	2	1	0.0%	2	87,500	87,500	-4.4%	-	-	-	-	-	-		
435	Pendleton City Limits	48	13	5	12	-36.8%	25	204,100	64	62	54	-8.5%	51	199,800	205,000	13.8%	2	148,800	-	-	3	554,800		
436	E-Meacham, Cayuse	1	0	1	1	-	0	-	-	1	2	100.0%	1	220,000	220,000	126.2%	-	-	-	-	-	-		
437	NE-Athena, Helix, Adams, Weston	20	2	0	3	-40.0%	1	132,500	26	8	6	-60.0%	5	170,000	132,500	4.2%	-	-	-	-	-	-		
438	S-Pilot Rock, Ukiah	5	5	1	2	-33.3%	3	115,300	181	7	5	-44.4%	6	120,200	119,500	-9.0%	-	-	-	-	1	98,000		
439	Milton-Freewater	20	7	-	8	-20.0%	9	126,500	40	24	21	-19.2%	22	180,900	164,000	27.1%	-	-	5	110,100	-	-		
	Umatilla Co. Total	145	60	14	57	-3.4%	58	187,900	55	194	172	-5.5%	157	199,500	198,900	11.0%	3	195,900	10	83,900	5	396,500		

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

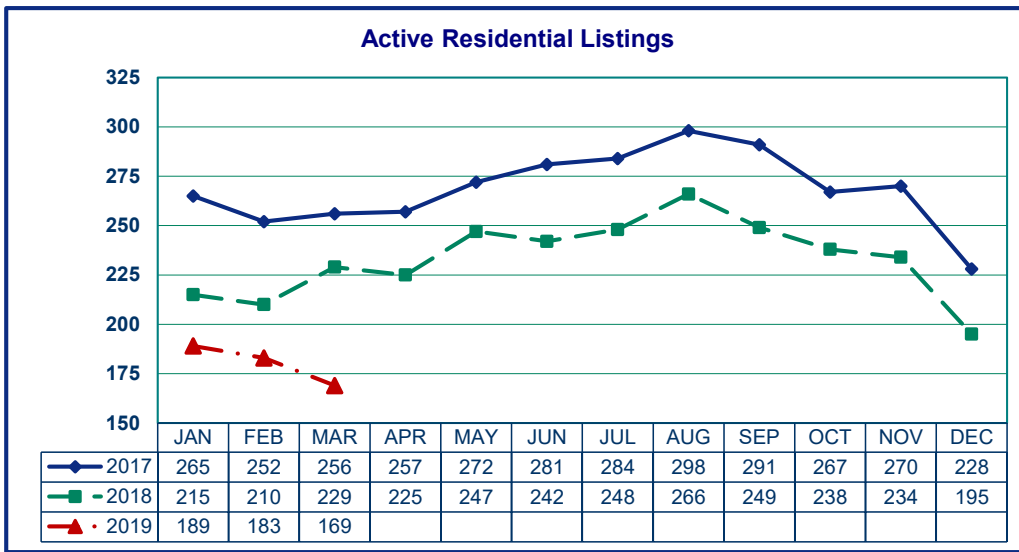
² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/18-3/31/19) with 12 months before (4/1/17-3/31/18).

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

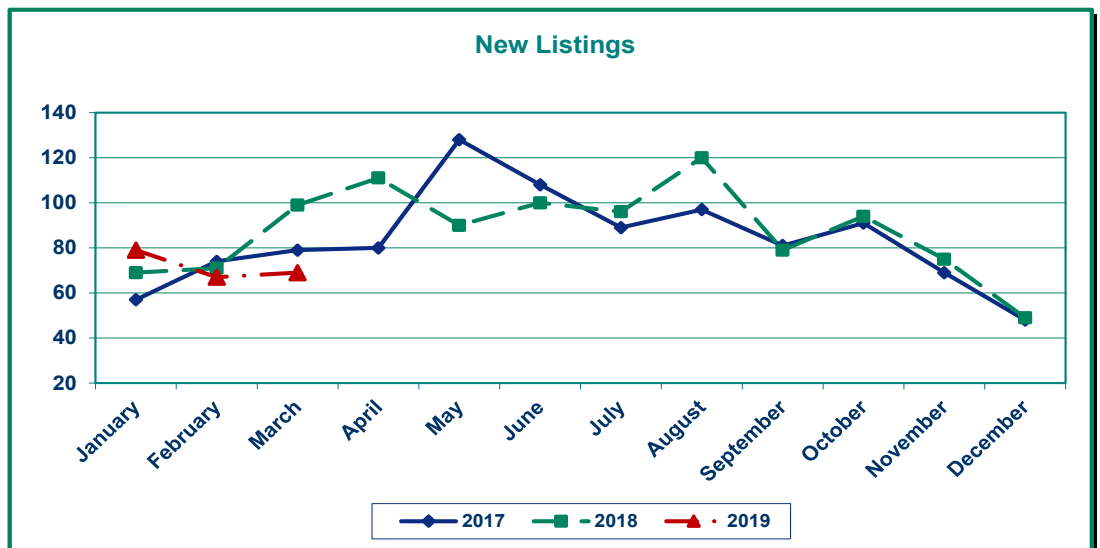
This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.



NEW LISTINGS

COLUMBIA BASIN, OR

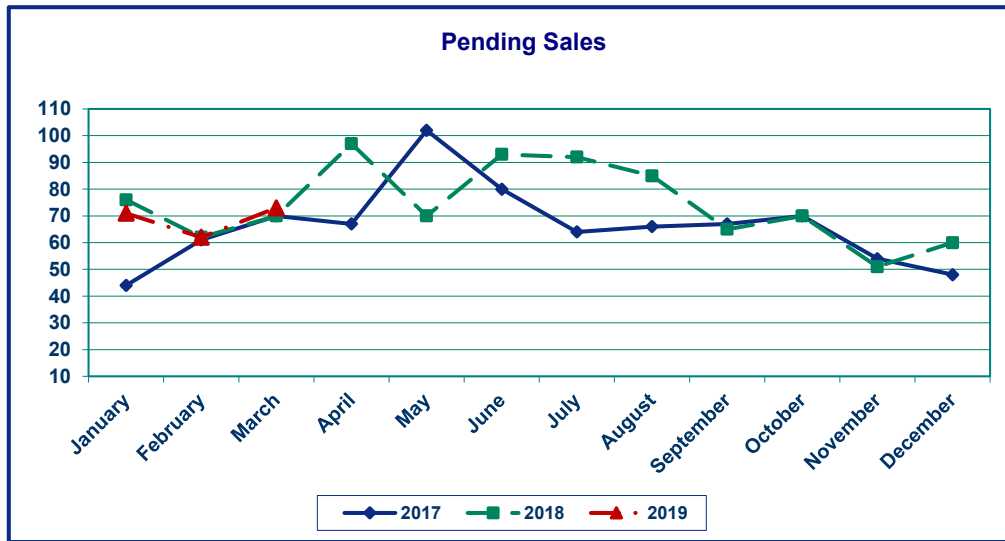
This graph shows the new residential listings over the past three calendar years in Columbia Basin, Oregon.



PENDING LISTINGS

COLUMBIA BASIN, OR

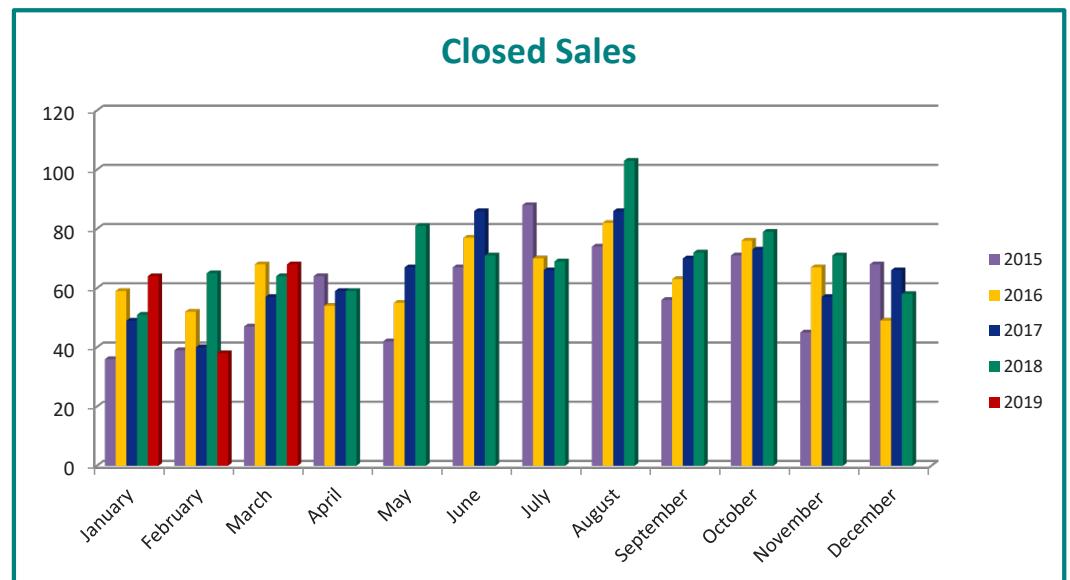
This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years



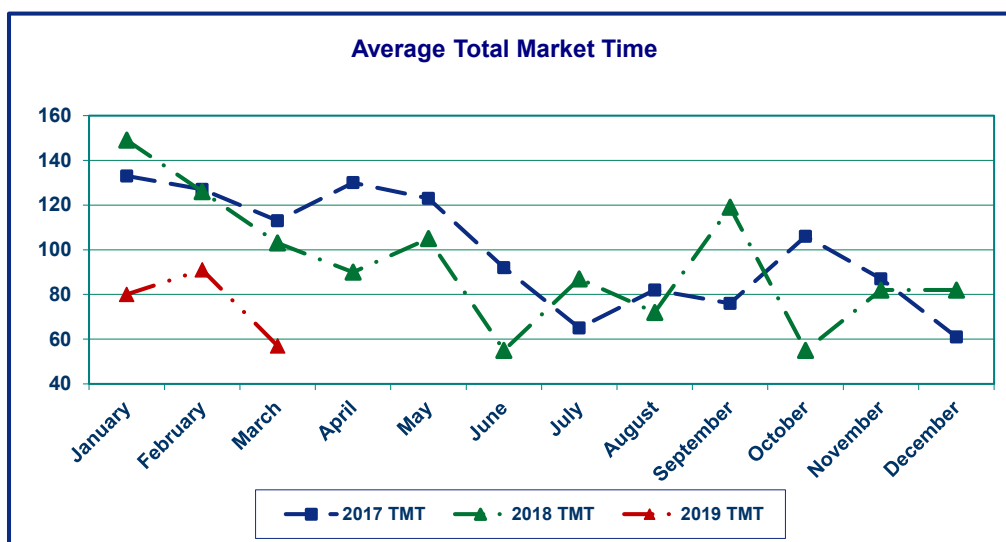
CLOSED SALES

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.

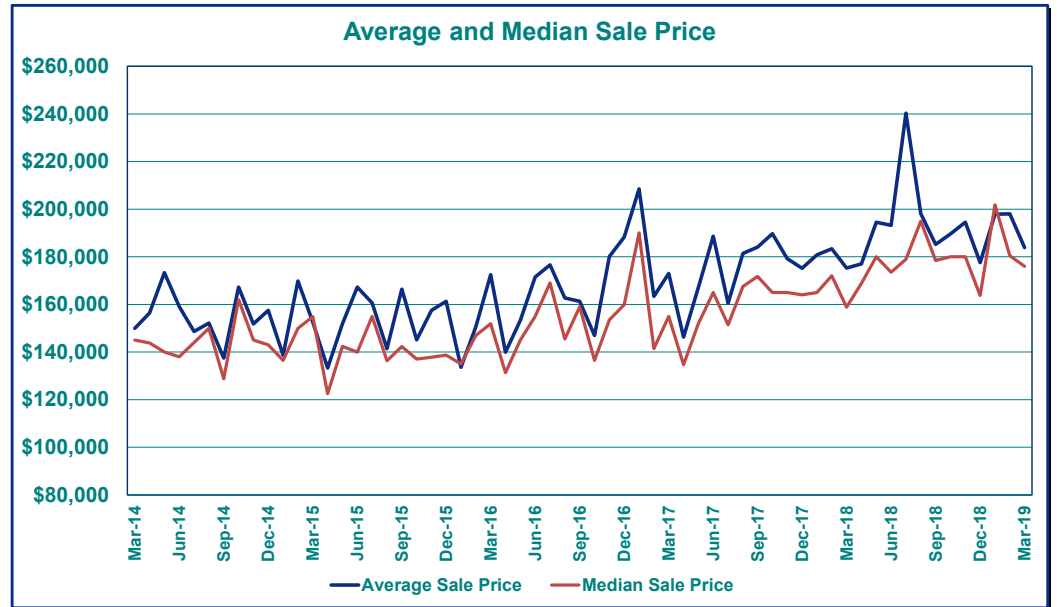
Contact RMLS™
8338 NE Alderwood Rd
Suite 230
Portland, OR 97220
(503) 236-7657
communications@rmls.com

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

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

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

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.



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

MARKET ACTION

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

Residential Review: Coos County, Oregon

March Residential Highlights

New listings saw a bump this March in Coos County. At 120, new listings rose 8.1% compared with last year in March 2018 (111) and 33.3% compared with last month in February 2019 (90). There were 75 closings, 13.8% cooler than March 2018 (87) despite warming 19.0% from February 2019 (63). Similarly, pending sales (93) fell 17.0% short of March 2018 (112) but ended 12.0% warmer than in February 2019 (83).

Total market time rose by one day in March to end at 94 days, while inventory decreased to 3.8 months.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$233,400) with the average price of homes sold in the twelve months ending March 2018 (\$224,100) shows an increase of 4.1%. The same comparison of the median shows an increase of 6.6% over the same period.

March 2019 Reporting Period

Inventory in Months*

	2017	2018	2019
January	6.6	5.2	3.4
February	7.0	4.3	4.3
March	4.9	3.7	3.8
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	March	120	93	75	226,700	199,000	94
	February	90	83	63	214,400	200,000	93
	Year-to-date	325	252	221	219,400	200,000	89
2018	March	111	112	87	199,200	180,000	76
	Year-to-date	346	279	231	223,700	199,500	101
Change	March	8.1%	-17.0%	-13.8%	13.8%	10.6%	23.4%
	Prev Mo 2019	33.3%	12.0%	19.0%	5.7%	-0.5%	1.1%
	Year-to-date	-6.1%	-9.7%	-4.3%	-1.9%	0.3%	-11.5%

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

Average Sale Price % Change:

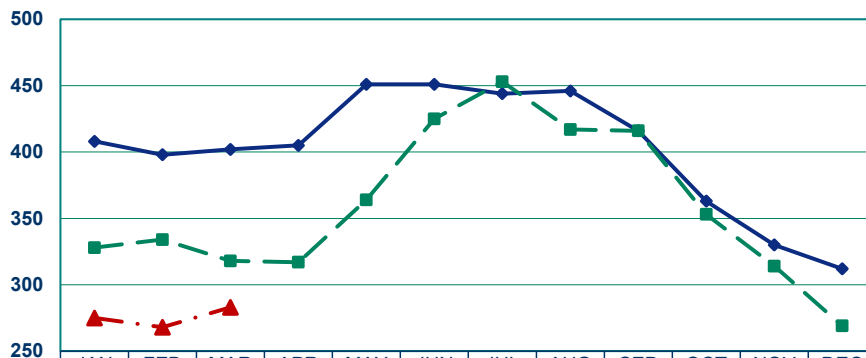
+4.1% (\$233,400 v. \$224,100)

Median Sale Price % Change:

+6.6% (\$209,000 v. \$196,000)

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

Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS COOS COUNTY, OR

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

AREA REPORT • 3/2019

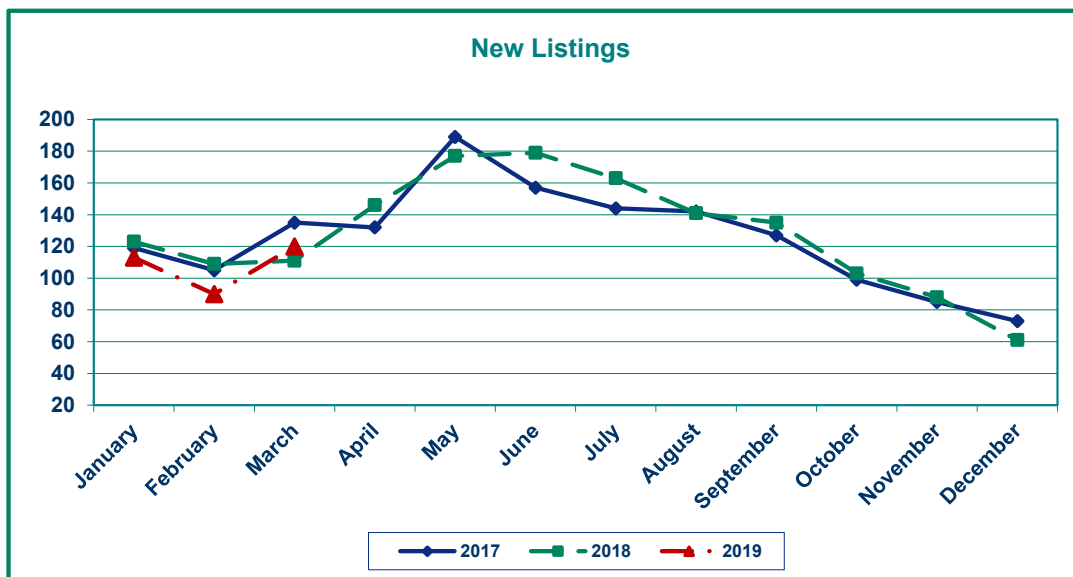
Coos County, Oregon

		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		Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
97407	Allegeny	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	1	89,000	-	-
97411	Bandon	51	19	2	11	-35.3%	13	259,600	111	45	35	-2.8%	32	262,700	262,500	-2.4%	-	-	25	110,400	-	-
97414	Broadbent	0	0	0	0	-	1	330,000	20	1	1	0.0%	1	330,000	330,000	403.4%	1	330,000	-	-	-	-
97420	Coos Bay	90	46	9	39	-23.5%	27	184,000	84	130	99	-18.2%	82	200,200	199,000	8.3%	3	786,700	7	65,500	13	218,600
97423	Coquille	33	8	2	7	-22.2%	9	177,900	102	32	26	-16.1%	22	187,900	169,800	0.1%	1	130,000	-	-	-	-
97449	Lakeside	31	11	3	2	-66.7%	1	199,000	43	23	9	-40.0%	9	223,300	199,000	22.0%	-	-	4	59,000	-	-
97458	Myrtle Point	20	5	1	7	133.3%	6	195,100	118	19	19	72.7%	20	175,200	140,000	-3.9%	-	-	3	25,000	-	-
97459	North Bend	48	28	5	27	8.0%	17	280,400	80	68	61	-1.6%	54	242,500	218,500	-1.1%	2	210,000	4	91,500	2	230,500
97466	Powers	10	3	0	0	-100.0%	1	589,500	266	7	2	0.0%	1	589,500	589,500	70.2%	-	-	1	340,000	-	-
	Coos County	283	120	22	93	-17.0%	75	226,700	94	325	252	-9.7%	221	219,400	200,000	4.2%	7	462,900	45	96,100	15	220,200

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/18-3/31/19) with 12 months before (4/1/17-3/31/18).

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.

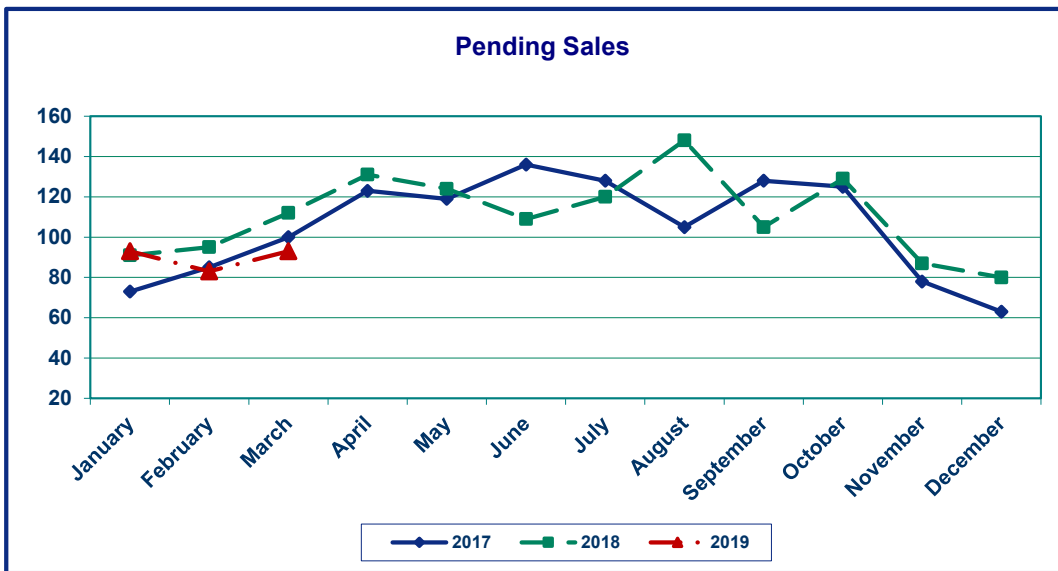
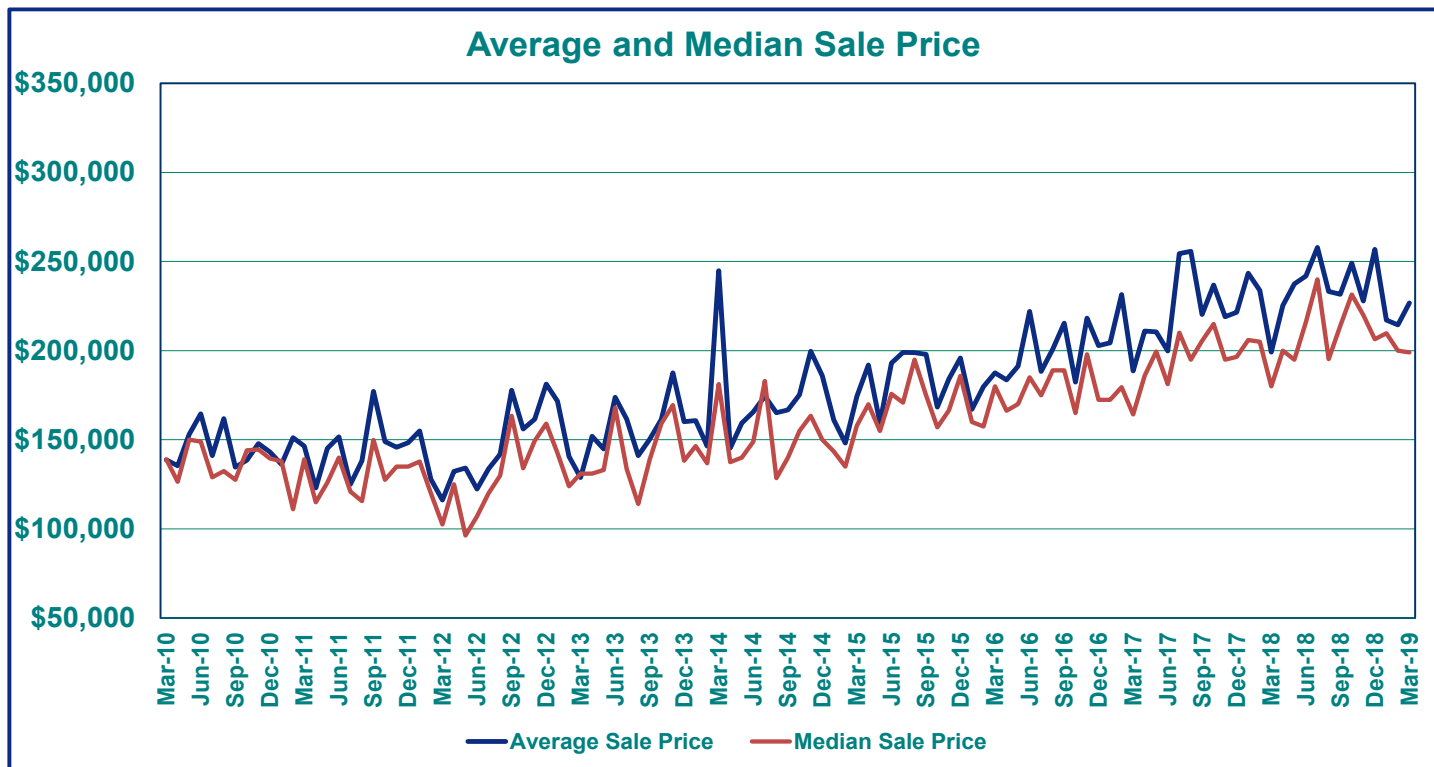


NEW LISTINGS COOS COUNTY, OR

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

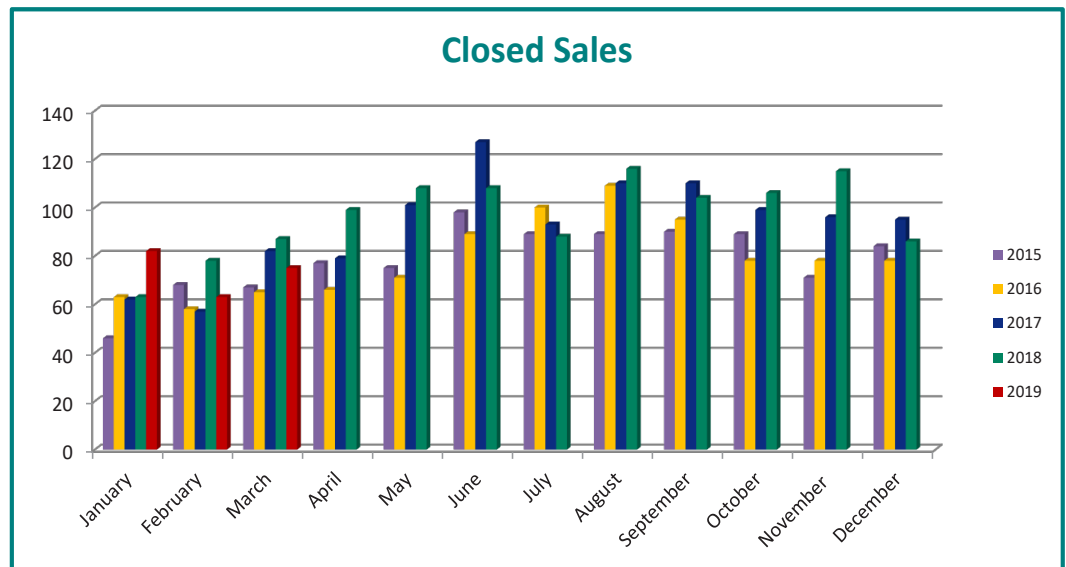
This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.

CLOSED SALES
COOS COUNTY, OR

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

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

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



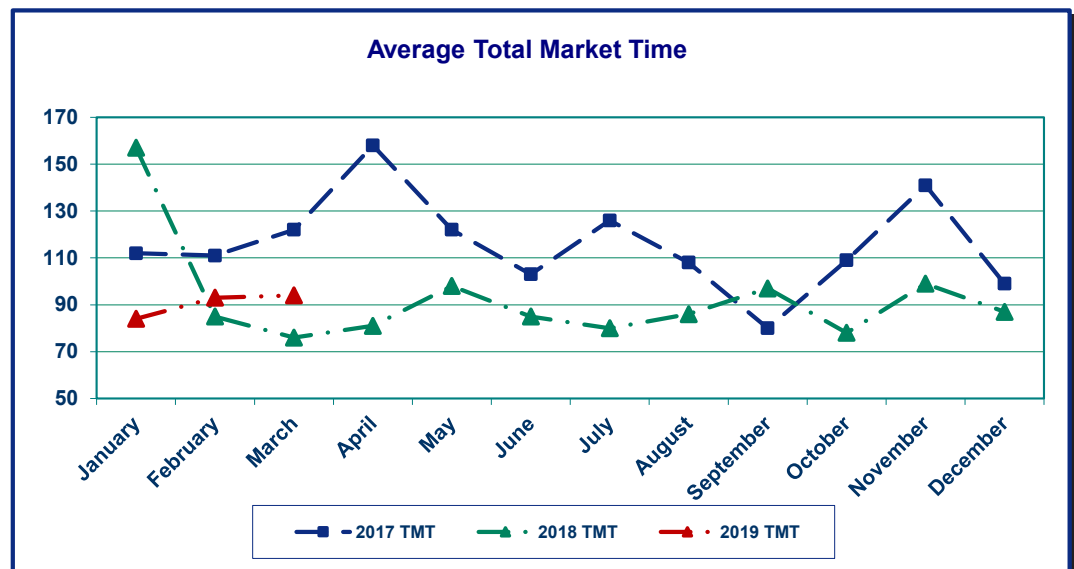
Market Action Reports
are compiled for the
following areas: Portland
metropolitan area,
Southwest Washington,
Mid-Columbia, Columbia
Basin, Baker County, Coos
County, Curry County,
Douglas County, Grant
County, Josephine County,
Lane County, North
Coastal Counties, Polk &
Marion Counties, Union
County,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

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

E-mail subscriptions are
available for \$45 per year
by contacting RMLS™.
Reproduction of any
portion of this copyrighted
material is prohibited
without prior approval of
RMLS™.

DAYS ON MARKET
COOS COUNTY, OR

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



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

MARKET ACTION

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

Residential Review: Curry County, Oregon

March 2019 Reporting Period

March Residential Highlights

Curry County saw a gain in pending sales this March over 2018. At 60, pending sales rose 33.3% over the 45 pendings recorded last year in March 2018, and outpaced the 34 accepted offers from last month in February 2019. New listings (66) fell 13.2% short of the 76 offered in March 2018 despite showing a 8.2% gain over the 61 new listings from February 2019. Similarly, closed sales (41) were 29.3% cooler than in March 2018 (58) but ended 20.6% ahead of February 2019 (34).

Total market time decreased to 155 days in March, and inventory decreased to 6.7 months.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$307,700) with the average price of homes sold in the twelve months ending March 2018 (\$289,600) shows an increase of 6.3%. The same comparison of the median shows an increase of 7.2% over the same period.

Inventory in Months*			
	2017	2018	2019
January	6.7	7.4	10.9
February	8.2	9.0	8.4
March	7.5	5.2	6.7
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	

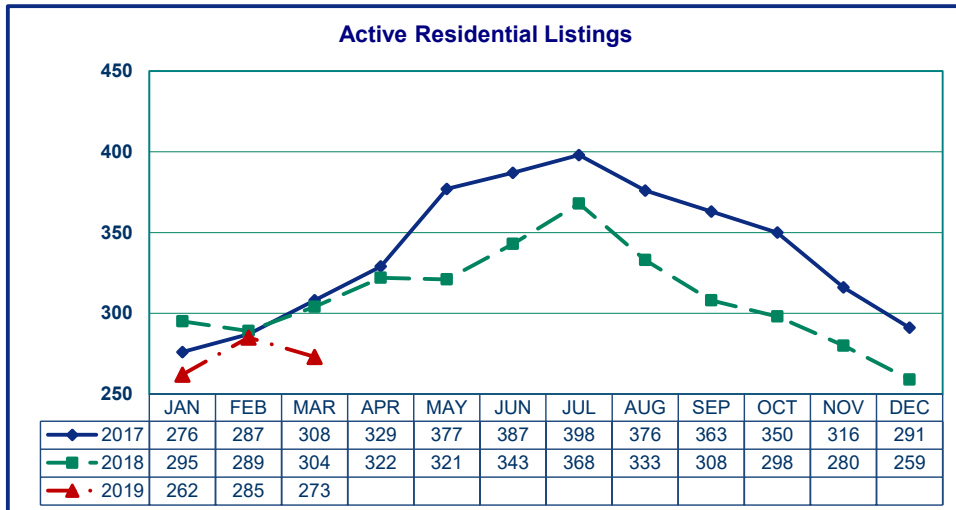
Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	March	66	60	41	267,900	270,000	155
	February	61	34	34	308,200	307,500	202
	Year-to-date	194	136	100	277,000	270,000	213
2018	March	76	45	58	314,100	249,500	150
	Year-to-date	194	137	131	310,000	250,000	166
Change	March	-13.2%	33.3%	-29.3%	-14.7%	8.2%	3.1%
	Prev Mo 2019	8.2%	76.5%	20.6%	-13.1%	-12.2%	-23.3%
	Year-to-date	0.0%	-0.7%	-23.7%	-10.6%	8.0%	28.0%

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

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

Average Sale Price % Change:
+6.3% (\$307,700 v. \$289,600)
Median Sale Price % Change:
+7.2% (\$268,000 v. \$250,000)

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



ACTIVE RESIDENTIAL LISTINGS

CURRY COUNTY, OR

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

AREA REPORT • 3/2019

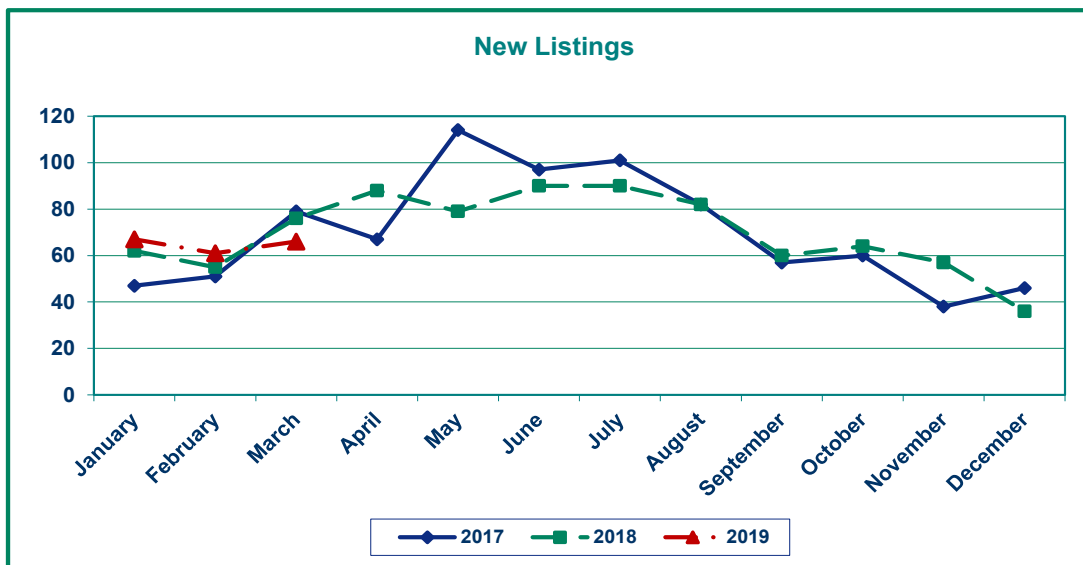
Curry County, Oregon

		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	87	26	10	26	136.4%	18	298,800	188	82	54	31.7%	38	290,700	270,000	-4.5%	1	50,000	6	92,100	2	777,500	
271	Harbor, Winchuck, SB Chetco	49	8	5	6	-14.3%	8	169,500	121	28	22	-26.7%	22	217,600	200,000	-9.4%	2	207,500	2	152,700	-	-	
272	Carpenterville, Cape Ferrello, Whaleshead	27	6	1	4	-20.0%	6	371,200	139	13	14	55.6%	11	298,300	320,000	0.7%	-	-	2	87,500	-	-	
273	Gold Beach	67	17	2	18	12.5%	8	234,100	146	49	35	-10.3%	21	337,200	270,000	30.1%	2	1,167,000	8	174,400	-	-	
274	Port Orford	43	9	3	6	0.0%	1	149,500	2	22	11	-38.9%	8	188,100	127,300	27.7%	-	-	8	91,000	1	492,500	
	Curry County	273	66	21	60	33.3%	41	267,900	155	194	136	-0.7%	100	277,000	270,000	6.3%	5	559,800	26	121,400	3	682,500	

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/18-3/31/19) with 12 months before (4/1/17-3/31/18).

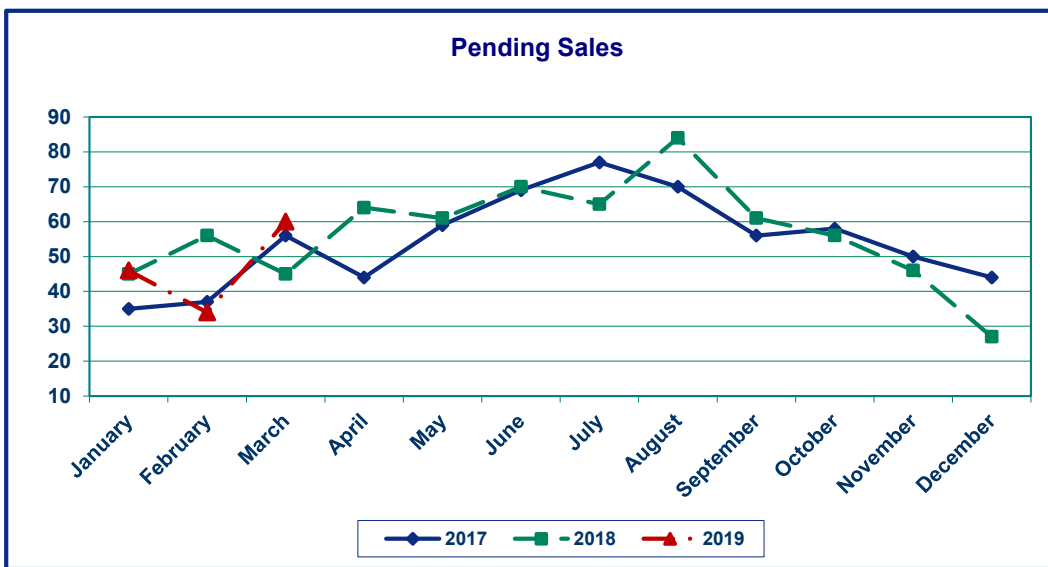
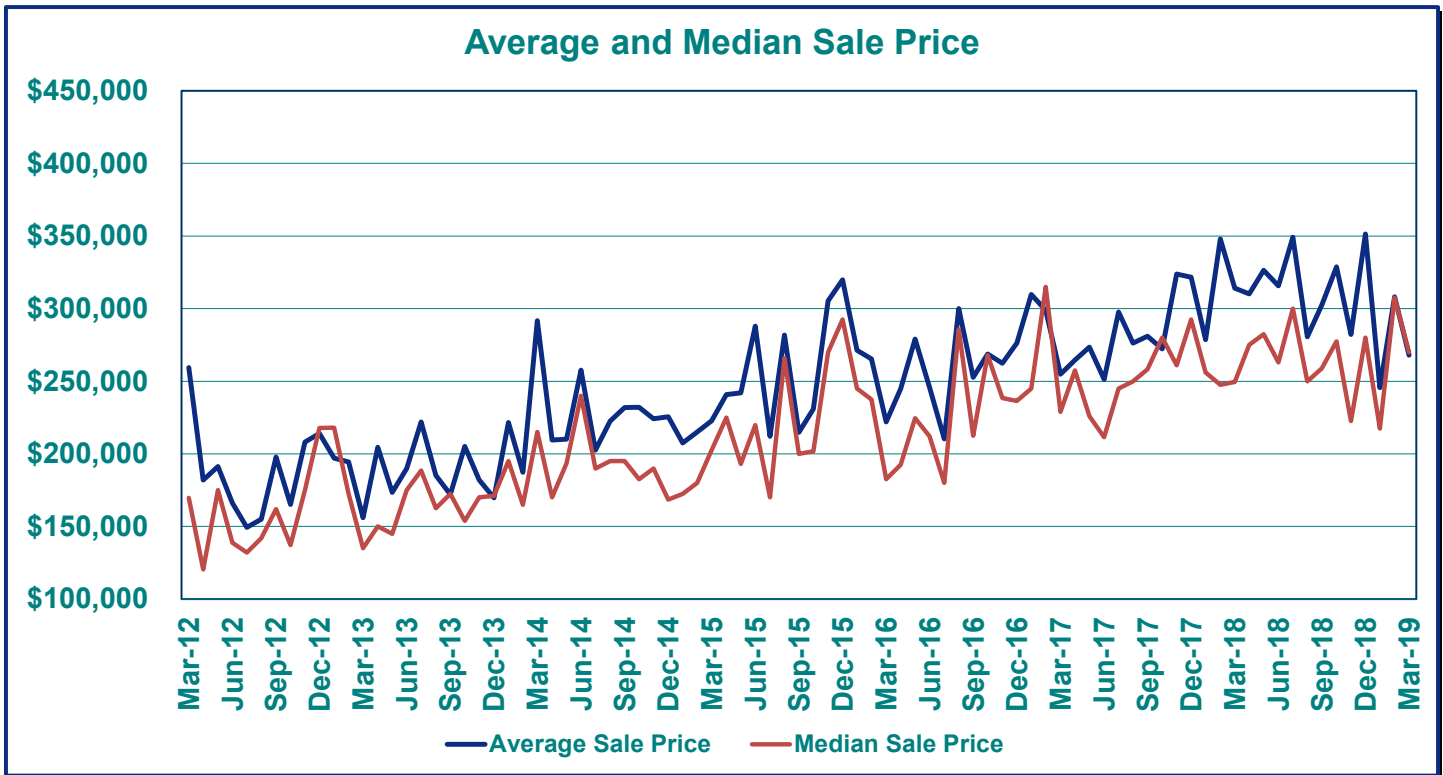
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



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

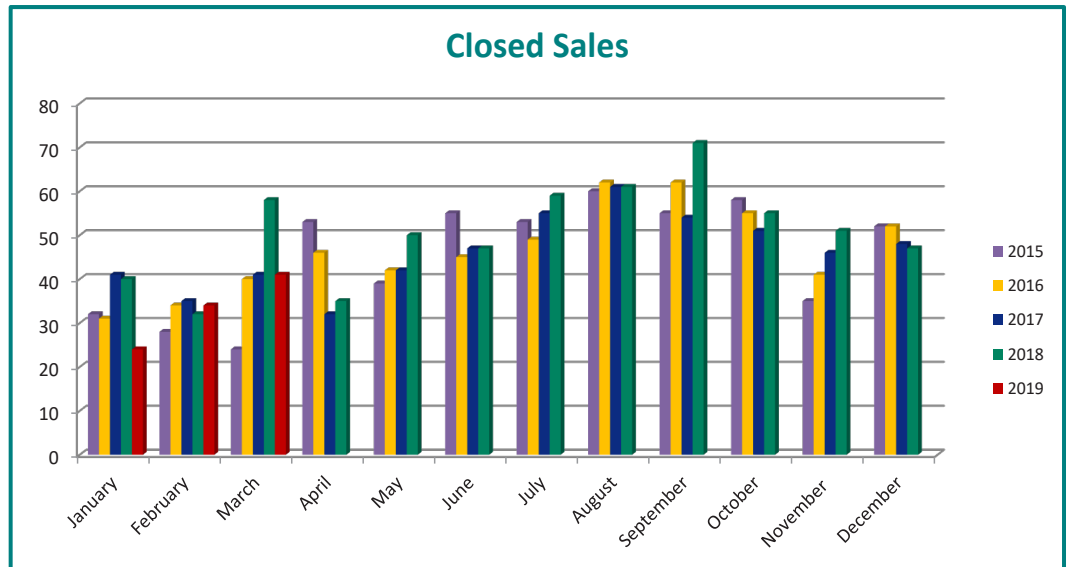
This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.

CLOSED SALES
CURRY COUNTY, OR

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

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

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



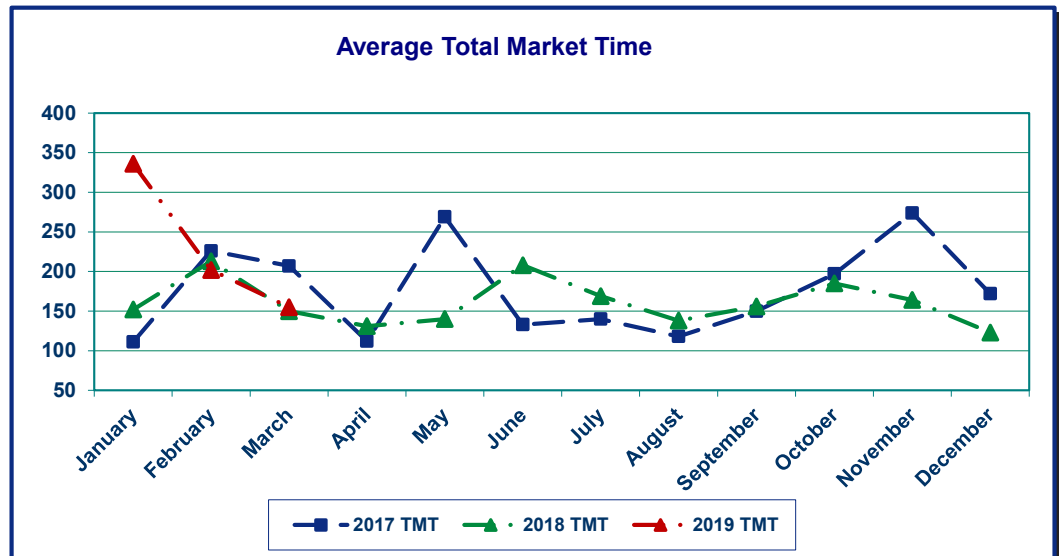
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.

DAYS ON MARKET
CURRY COUNTY, OR

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



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

MARKET ACTION



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

Residential Review: Douglas County, Oregon

March 2019 Reporting Period

March Residential Highlights

Closed sales warmed up this March in Douglas County. There were 131 closings, a 7.4% increase from March 2018 (122) and a 29.7% increase from February 2019 (101). It was the best March for closings in Douglas County on the RMLS™ record, dating to 2001!

There were 172 new listings in March, falling 22.9% short of March 2019 (223) despite rising 34.4% from last month in February 2019 when 128 new listings were offered.

Pending sales (150) fared similarly, ending 25.0% cooler than last year in March 2018 (200) but 14.5% warmer than last month in February 2019 (131).

Total market time increased by one day in March to end at 81 days. During the same period, inventory decreased to 3.4 months.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$239,600) with the average price of homes sold in the twelve months ending March 2018 (\$215,200) shows an increase of 11.3%. The same comparison of the median shows an increase of 10.4% over the same period.

Inventory in Months*

	2017	2018	2019
January	4.6	3.8	4.8
February	5.1	3.7	4.5
March	3.5	3.7	3.4
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:

+11.3% (\$239,600 v. \$215,200)

Median Sale Price % Change:

+10.4% (\$212,500 v. \$192,500)

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	March	172	150	131	233,700	191,000	81
	February	128	131	101	229,400	197,500	80
	Year-to-date	484	404	332	241,400	212,500	85
2018	March	223	200	122	205,700	195,000	76
	Year-to-date	548	462	363	216,300	193,000	88
Change	March	-22.9%	-25.0%	7.4%	13.6%	-2.1%	6.7%
	Prev Mo 2019	34.4%	14.5%	29.7%	1.9%	-3.3%	1.3%
	Year-to-date	-11.7%	-12.6%	-8.5%	11.6%	10.1%	-3.5%

AREA REPORT • 3/2019

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	53	21	5	17	13.3%	14	229,200	118	59	46	-2.1%	37	222,400	173,500	-0.9%	2	275,000	3	133,300	3	232,300	
252	NW Roseburg	53	13	6	15	-40.0%	13	366,600	58	37	37	-36.2%	38	349,600	323,000	13.9%	-	-	-	-	-	-	
253	SE Roseburg	25	9	4	10	-16.7%	9	131,100	67	29	26	-16.1%	23	162,800	149,500	15.3%	2	120,500	1	18,900	-	-	
254	SW Roseburg	36	15	7	13	-13.3%	9	236,900	98	39	33	0.0%	29	301,200	260,000	20.4%	1	955,000	4	174,000	-	-	
255	Glide & E of Roseburg	18	6	3	5	-58.3%	6	273,300	52	22	16	-20.0%	8	291,800	310,000	-7.3%	-	-	3	85,000	-	-	
256	Sutherlin/Oakland Area	69	24	15	16	-36.0%	20	229,000	77	64	57	9.6%	51	230,000	239,000	9.0%	1	175,000	5	104,700	-	-	
257	Winston & SW of Roseburg	29	12	6	21	16.7%	12	225,400	103	46	40	-23.1%	33	193,300	212,500	22.5%	2	247,000	4	91,100	2	545,000	
258	Myrtle Creek & S/SE of Roseburg	77	37	10	22	-42.1%	17	168,100	87	77	54	-22.9%	42	228,900	162,500	14.6%	2	390,000	12	59,500	7	217,000	
259	Green District	21	16	6	8	-69.2%	10	196,600	53	45	36	-34.5%	26	203,600	205,000	5.4%	-	-	4	95,900	-	-	
265	North Douglas County	61	19	5	23	64.3%	21	265,600	78	66	59	34.1%	45	240,300	201,000	8.4%	3	186,300	2	97,800	-	-	
	Douglas County	442	172	67	150	-25.0%	131	233,700	81	484	404	-12.6%	332	241,400	212,500	11.4%	13	288,800	38	93,400	12	275,500	

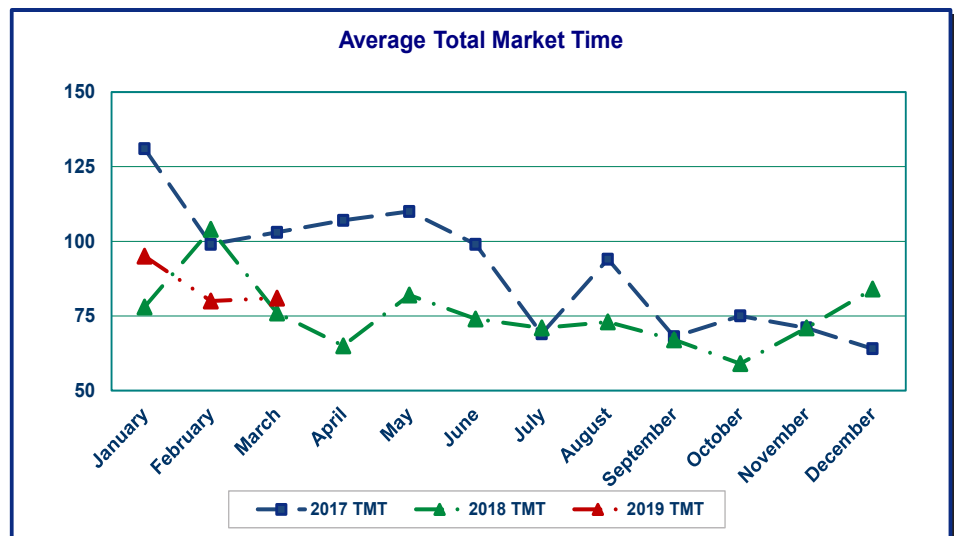
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares March 2019 with March 2018. The Year-To-Date section compares 2019 year-to-date statistics through March with 2018 year-to-date statistics through March.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/18-3/31/19) with 12 months before (4/1/17-3/31/18).

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

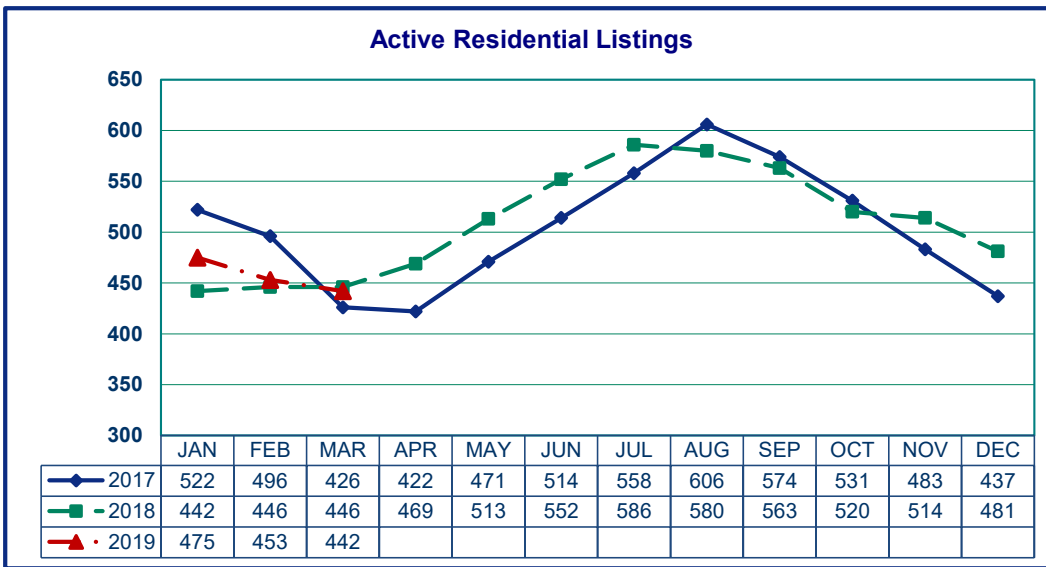
This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.



ACTIVE RESIDENTIAL LISTINGS

DOUGLAS COUNTY, OR

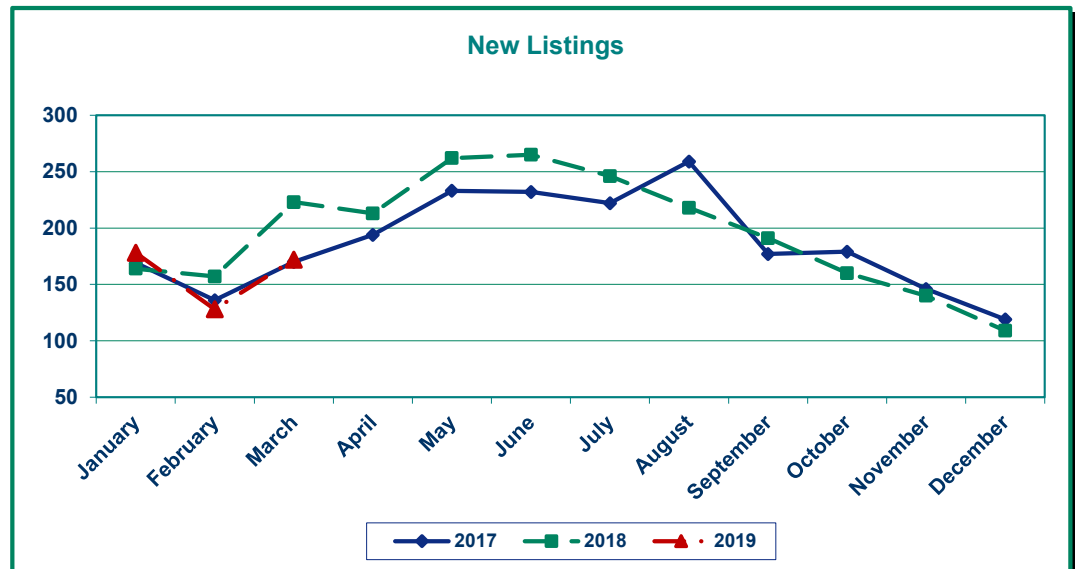
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.



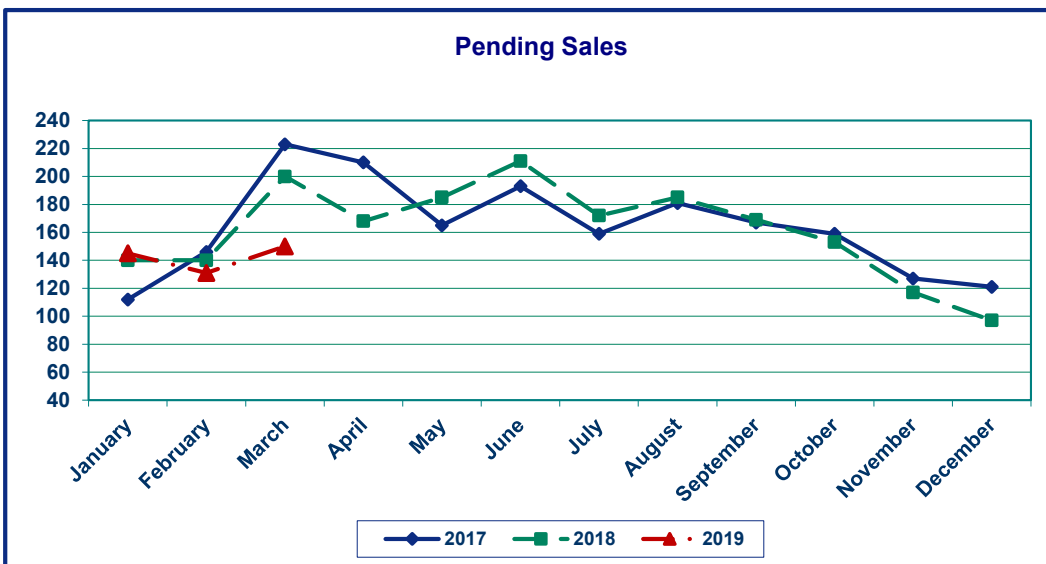
NEW LISTINGS

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

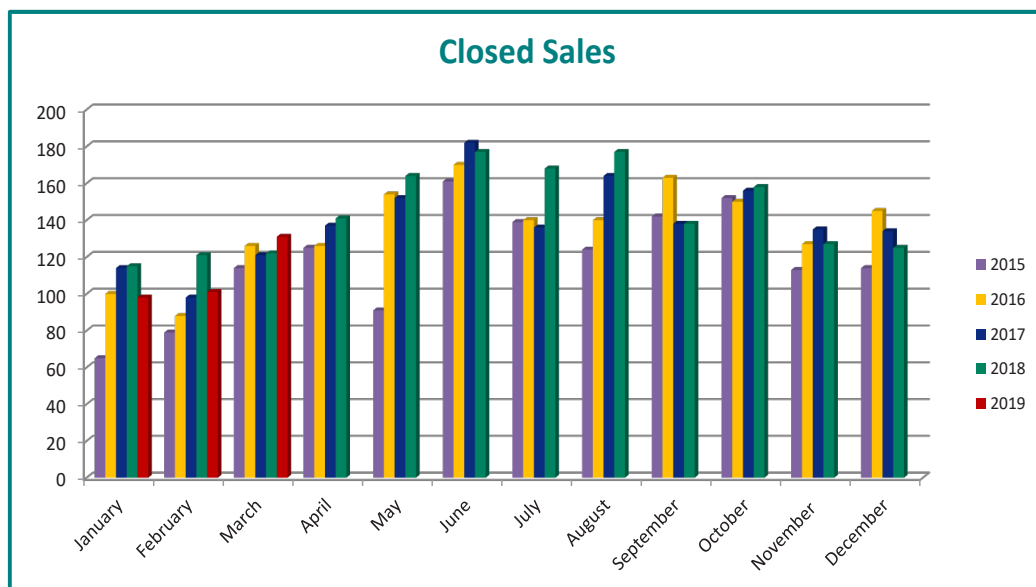
This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.

CLOSED SALES DOUGLAS COUNTY, OR

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

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

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



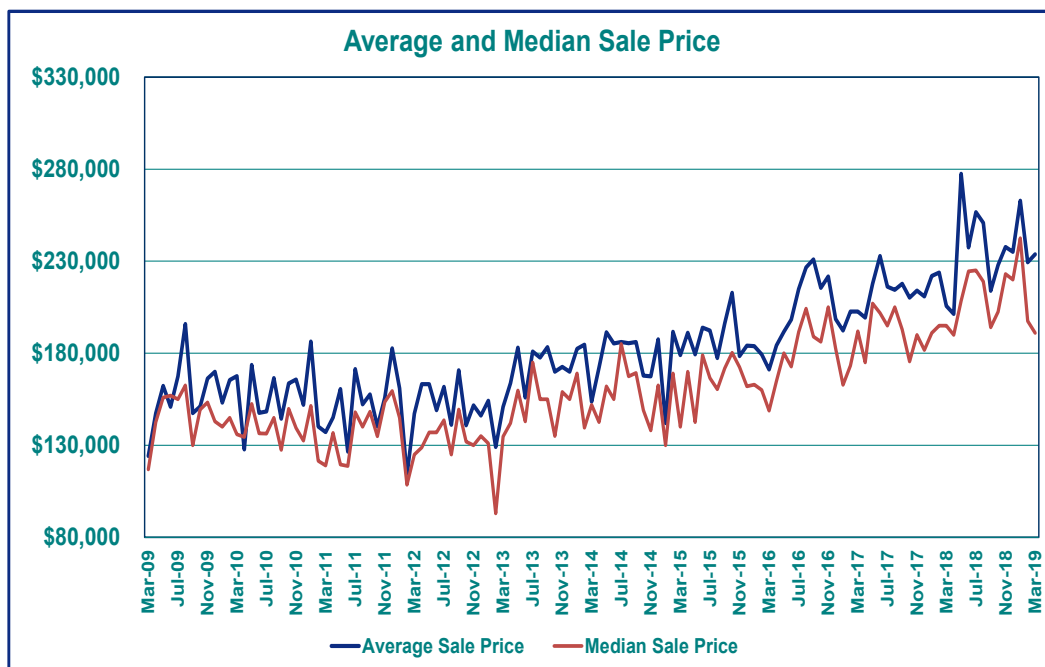
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.

SALE PRICE DOUGLAS COUNTY, OR

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



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



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

MARKET ACTION



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

Residential Review: Grant County, Oregon

March 2019 Reporting Period

March Residential Highlights

Grant County saw more mixed activity in March, but closed sales had a strong month. There were ten closed sales, greater than the eight recorded in March 2018 and far warmer than the three closings recorded last month in February 2019. Pending sales (10) outpaced March 2018 (7) as well, despite

falling one short of February 2019 (11). Seven new listings fell short of both March 2018 (11) but ended one ahead of February 2019 (6).

Inventory decreased in March to 5.1 months, with total market time increasing to 243 days.

Average and Median Sales Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$158,800) with the average price of homes sold in the twelve months ending March 2018 (\$158,600) shows an increase of 0.1%. The same comparison of the median shows a decrease of 0.3% over the same time period.

Inventory in Months*			
	2017	2018	2019
January	14.3	10.0	22.0
February	15.8	6.6	18.7
March	9.9	6.6	5.1
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:
+0.1% (\$158,800 v. \$158,600)
Median Sale Price % Change:
-0.3% (\$129,500 v. \$129,900)

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	March	7	10	10	165,200	170,000	243
	February	6	11	3	101,800	115,500	145
	Year-to-date	24	26	16	150,200	120,300	187
2018	March	11	7	8	147,900	122,500	156
	Year-to-date	30	28	22	150,900	130,000	186
Change	March	-36.4%	42.9%	25.0%	11.7%	38.8%	55.7%
	Prev Mo 2019	16.7%	-9.1%	233.3%	62.3%	47.2%	67.6%
	Year-to-date	-20.0%	-7.1%	-27.3%	-0.5%	-7.5%	0.1%

AREA REPORT • 3/2019

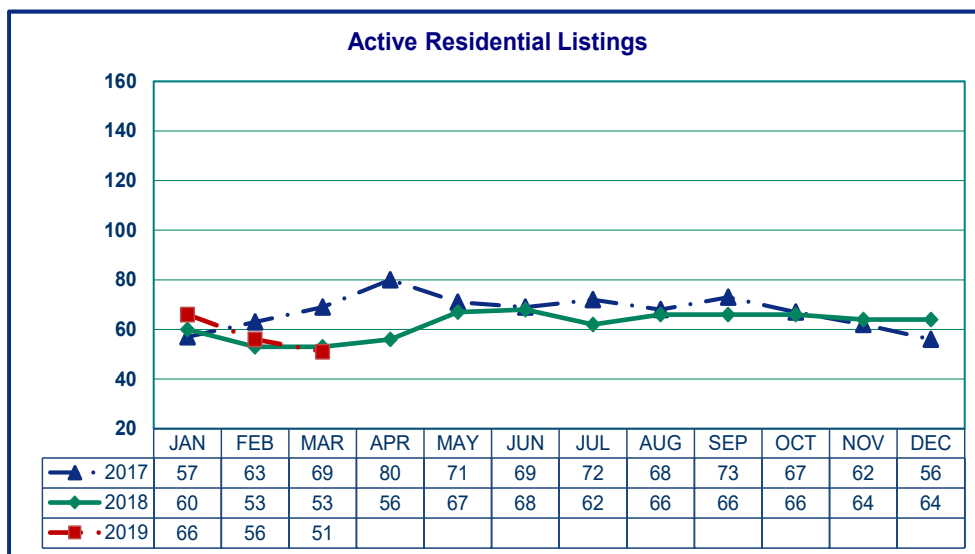
Grant County, Oregon

		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	-
97820	Canyon City	7	3	0	2	0.0%	0	-	-	6	4	-42.9%	1	125,000	125,000	9.6%	1	289,000	-	-	-	-
97825	Dayville	2	0	-	0	-	2	243,500	259	0	2	-	2	243,500	243,500	77.1%	-	-	1	325,000	-	-
97845	John Day	17	2	2	5	400.0%	1	199,500	28	8	9	12.5%	2	157,500	157,500	6.6%	1	95,000	1	67,500	-	-
97848	Kimberly	2	0	0	0	-	-	-	-	0	-	-	-	-	-	-	-	-	1	325,000	-	-
97856	Long Creek	2	0	0	-	-	-	-	-	0	-	-100.0%	1	40,000	40,000	118.4%	-	-	4	20,700	-	-
97864	Monument	2	0	0	0	-	1	172,000	336	0	2	-	2	244,800	244,800	50.6%	1	172,000	-	-	-	-
97865	Mount Vernon	11	2	2	3	0.0%	2	300,000	549	4	5	-16.7%	3	221,700	300,000	-3.4%	1	105,000	-	-	-	-
97869	Prairie City	8	0	1	0	-100.0%	4	48,300	114	6	4	0.0%	5	56,300	42,000	-48.6%	-	-	1	79,000	-	-
97873	Seneca	0	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	-	0	-	0	-	0	-
	Grant County	51	7	5	10	42.9%	10	165,200	243	24	26	-7.1%	16	150,200	120,300	0.1%	4	165,300	8	109,900	-	-

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/18-3/31/19) with 12 months before (4/1/17-3/31/18).

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

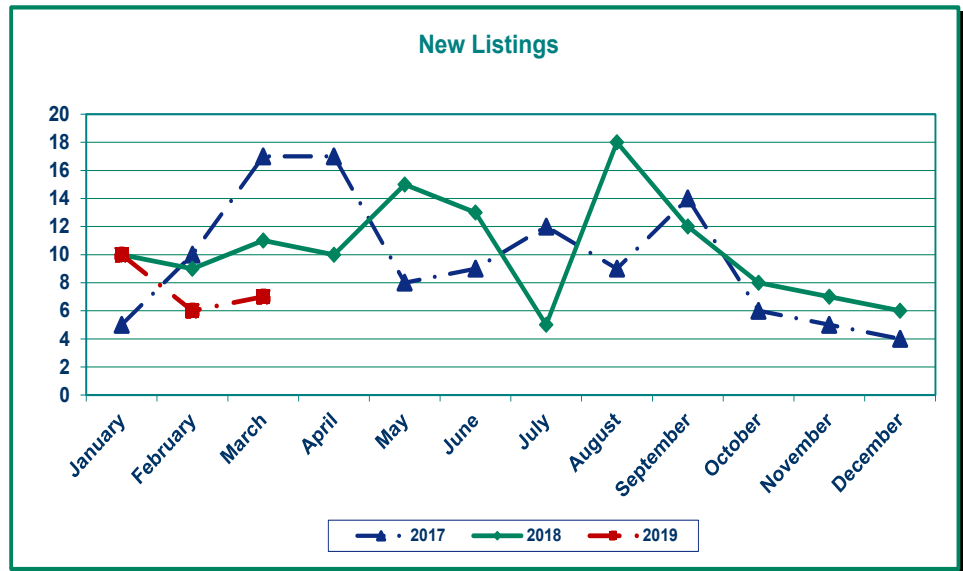
GRANT COUNTY, OR

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

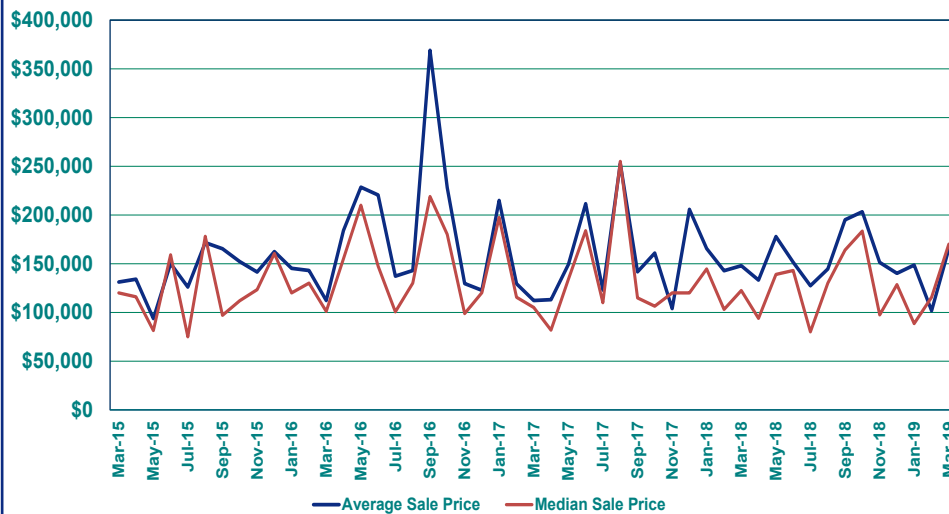
NEW LISTINGS

GRANT COUNTY, OR

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



Average and Median Sale Price



SALE PRICE

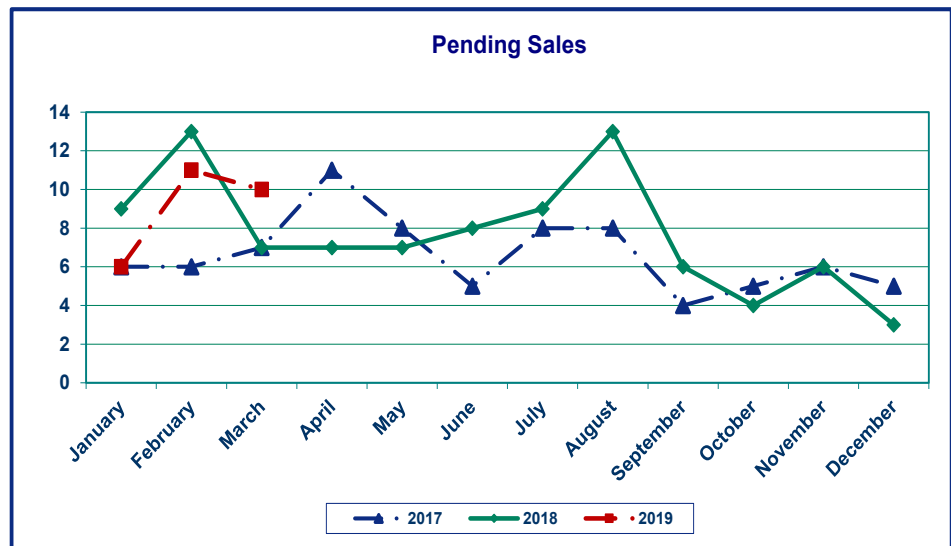
GRANT COUNTY, OR

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

PENDING LISTINGS

GRANT COUNTY, OR

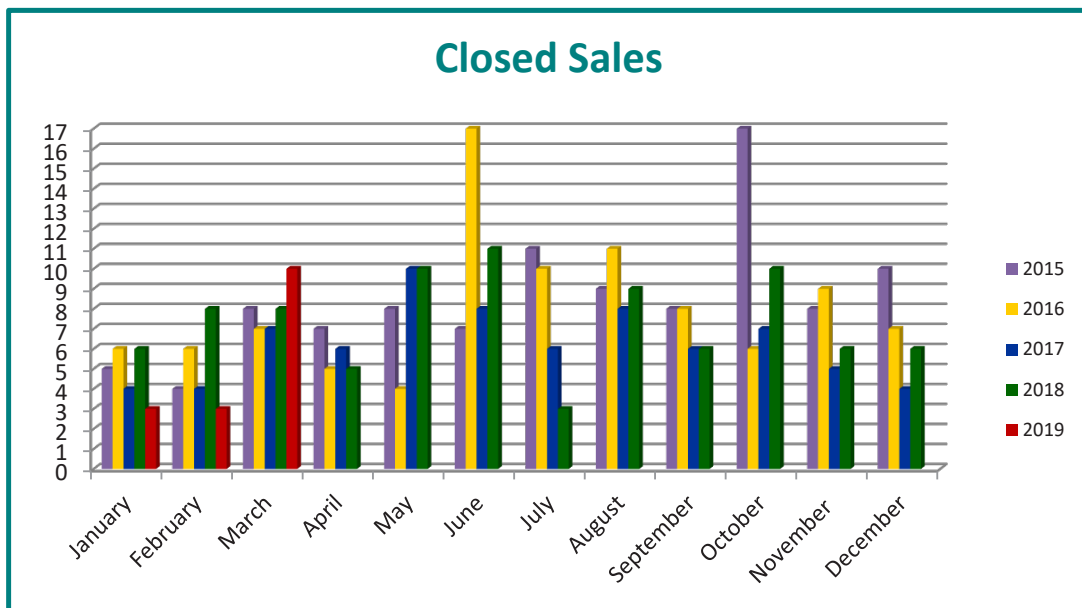
This graph represents monthly accepted offers in Grant County, Oregon.



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
(503) 236-7657
communications@rmls.com



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

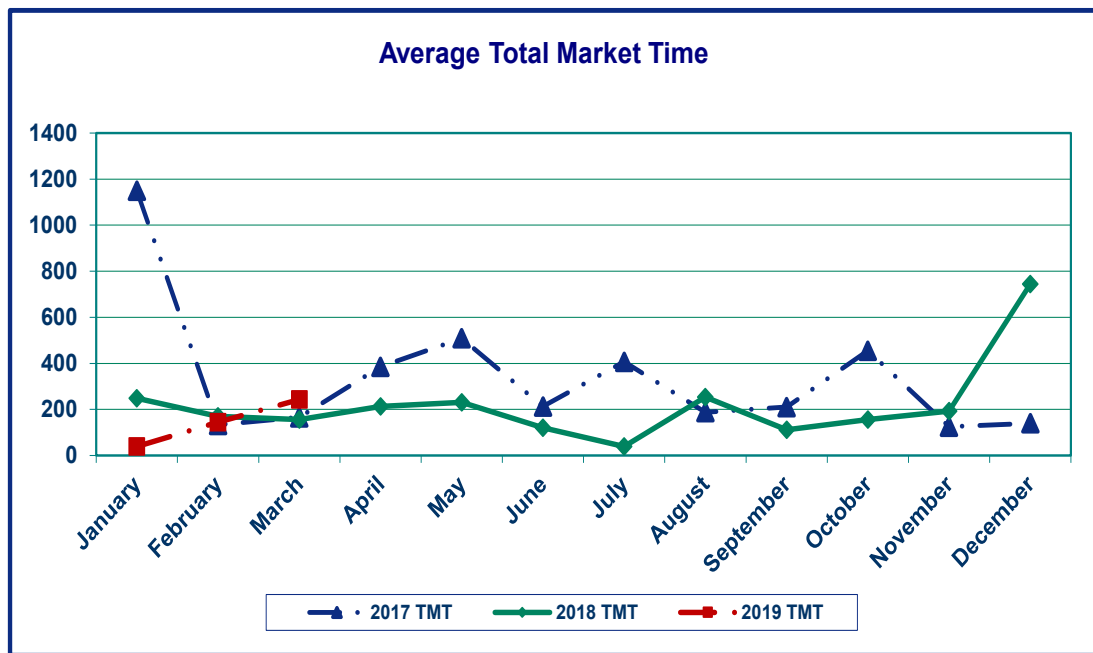
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.

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

March 2019 Reporting Period

March Residential Highlights

March brought an increase in closed sales to Josephine County! There were nine closings, outpacing March 2018 (2) and February 2019 (4). This is the second-strongest March for the county on the RMLS™ record, the first being March 2015 when ten closings were recorded.

Other measures were cooler in March, with three pending sales falling short of both March 2018 (7) and February 2019 (9). Similarly, there were six new listings that fell short of the sixteen new listings offered last year in March 2018 and the seven new listings offered last month in February 2019.

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

Inventory decreased to 2.4 months in March, with total market time decreasing by three days to land at 69 days.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$297,200) with the average price of homes sold in the twelve months ending March 2018 (\$268,100) shows an increase of 10.9%. The same comparison of the median shows an increase of 8.5% over the same period.

Inventory in Months*			
	2017	2018	2019
January	N/A	10.3	5.2
February	18.0	10.3	5.5
March	5.3	16.5	2.4
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.

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

Average Sale Price % Change:
+10.9% (\$297,200 v. \$268,100)
Median Sale Price % Change:
+8.5% (\$255,000 v. \$235,000)

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

Josephine County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	March	6	3	9	262,300	250,000	69
	February	7	9	4	255,200	189,000	72
	Year-to-date	19	17	20	272,500	254,000	82
2018	March	16	7	2	307,500	307,500	28
	Year-to-date	39	16	9	258,600	300,000	47
Change	March	-62.5%	-57.1%	350.0%	-14.7%	-18.7%	151.7%
	Prev Mo 2019	-14.3%	-66.7%	125.0%	2.8%	32.3%	-4.2%
	Year-to-date	-51.3%	6.3%	122.2%	5.4%	-15.3%	76.6%

AREA REPORT • 3/2019

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	Closed Sales	Average Sale Price
97497	Wolf Creek	1	0	0	-	-100.0%	0	-	-	-	-	-100.0%	0	-	-	-	0	-	0	-	0	-
97523	Cave Junction	4	3	0	0	-100.0%	2	216,100	153	4	2	0.0%	4	159,300	151,100	68.8%	-	-	1	40,000	-	-
97526	Grants Pass	6	2	2	1	-75.0%	4	227,700	30	10	7	16.7%	9	265,100	258,000	-6.0%	2	1,457,500	-	-	-	-
97527	Grants Pass	6	1	2	2	100.0%	3	339,200	66	4	6	20.0%	7	346,700	304,300	24.1%	-	-	-	-	-	-
97528	Grants Pass	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97531	Kerby	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97532	Merlin	0	0	0	0	-	0	-	-	0	1	0.0%	0	-	-	-	0	-	0	-	0	-
97533	Murphy	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97534	O'Brien	1	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	-40.2%	0	-	0	-	0	-
97538	Selma	3	0	-	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
97543	Wilderville	1	0	0	0	-	0	-	-	0	1	-	0	-	-	-	0	-	0	-	0	-
97544	Williams	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
	Josephine Co.	22	6	4	3	-57.1%	9	262,300	69	19	17	6.3%	20	272,500	254,000	10.8%	2	1,457,500	1	40,000	-	-

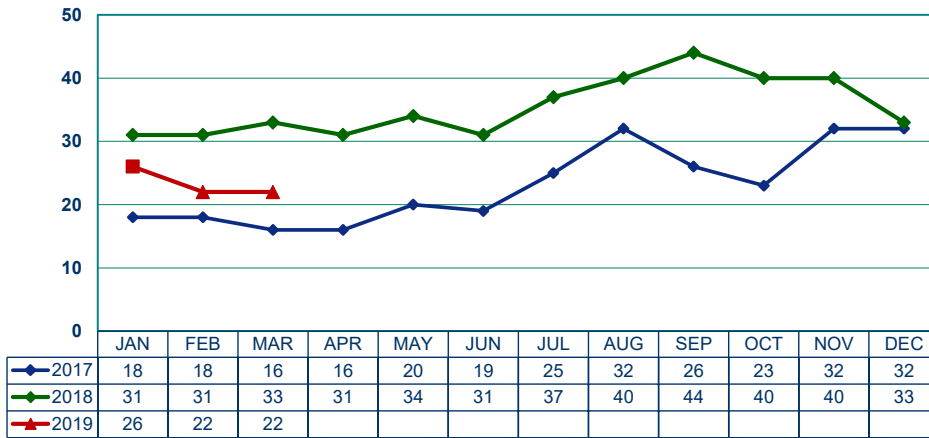
97501	Medford	10	3	-	2	-33.3%	3	289,300	31	9	6	-40.0%	5	260,400	236,000	225.6%	2	1,147,500	-	-	1	170,000
97502	Central Point	6	3	1	3	50.0%	1	275,000	2	5	4	-20.0%	2	261,500	261,500	46.2%	-	-	3	123,300	-	-
97503	White City	2	0	0	0	-100.0%	1	130,000	28	1	-	-100.0%	1	130,000	130,000	-29.5%	-	-	1	65,000	-	-
97504	Medford	17	8	0	6	50.0%	6	298,900	38	22	13	0.0%	10	316,200	310,000	10.4%	-	-	-	-	-	-
97520	Ashland	5	0	1	-	-100.0%	0	-	-	1	-	-100.0%	-	-	-	-	1	815,000	-	-	-	-
97522	Butte Falls	-	0	0	0	-	0	-	-	0	0	-	0	-	-	-23.3%	0	-	0	-	0	-
97524	Eagle Point	6	1	0	3	200.0%	0	-	-	3	4	100.0%	1	115,000	115,000	38.4%	-	-	-	-	-	-
97525	Gold Hill	-	0	2	0	-	1	535,000	137	0	2	100.0%	1	535,000	535,000	43.3%	-	-	1	85,000	-	-
97530	Jacksonville	3	2	0	1	0.0%	0	-	-	4	1	0.0%	0	-	-	49.3%	0	-	0	-	0	-
97535	Phoenix	1	0	-	0	-	0	-	-	-	0	-	0	-	-	47.1%	0	-	0	-	0	-
97536	Prospect	2	0	0	0	-	-	-	-	0	-	-	-	-	-	-	-	-	1	900,000	-	-
97537	Rogue River	3	0	1	0	-	2	362,500	169	2	5	-	4	314,900	360,000	37.8%	-	-	-	-	-	-
97539	Shady Cove	-	0	0	0	-	0	-	-	0	0	-100.0%	1	550,300	550,300	336.9%	-	-	-	-	-	-
97540	Talent	3	1	0	0	-	0	-	-	2	2	-	1	350,000	350,000	59.6%	-	-	-	-	-	-
97541	Talent	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-47.4%	0	-	0	-	0	-
	Jackson Co.	58	18	5	15	7.1%	14	309,000	59	49	37	2.8%	26	304,900	289,000	41.9%	3	1,036,700	6	236,700	1	170,000

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/18-3/31/19) with 12 months before (4/1/17-3/31/18).

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

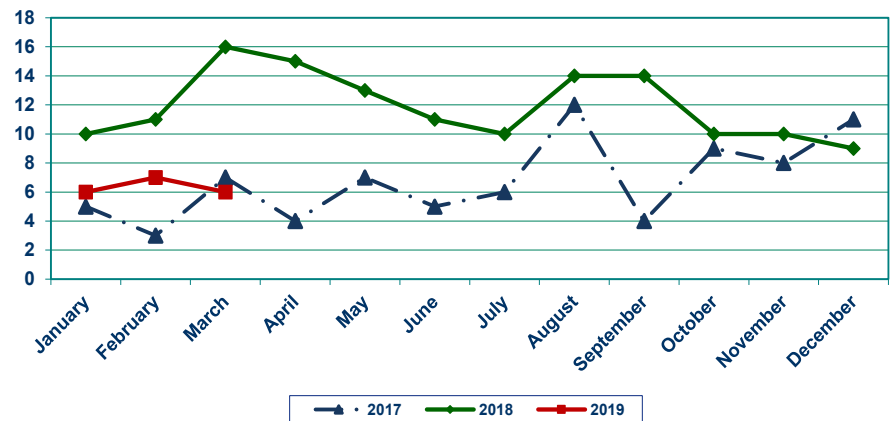
This graph shows the active residential listings in Josephine County, Oregon.

NEW LISTINGS

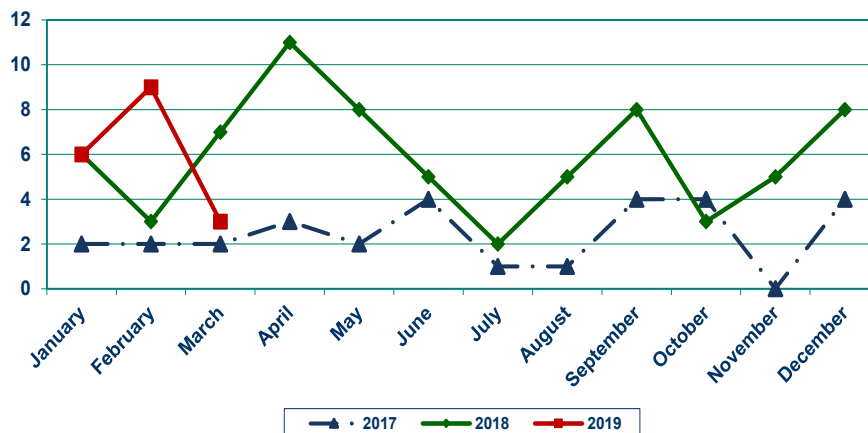
JOSEPHINE COUNTY, OR

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

New Listings



Pending Sales



PENDING LISTINGS

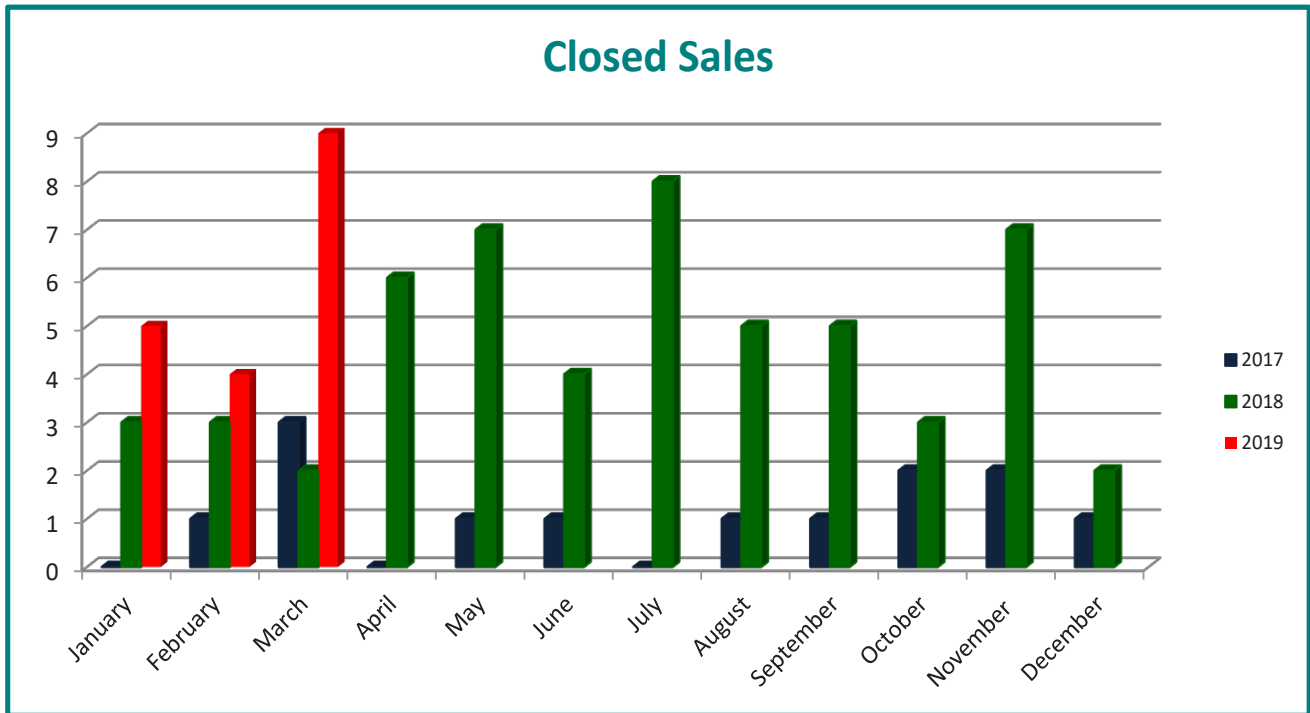
JOSEPHINE COUNTY, OR

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

CLOSED SALES

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

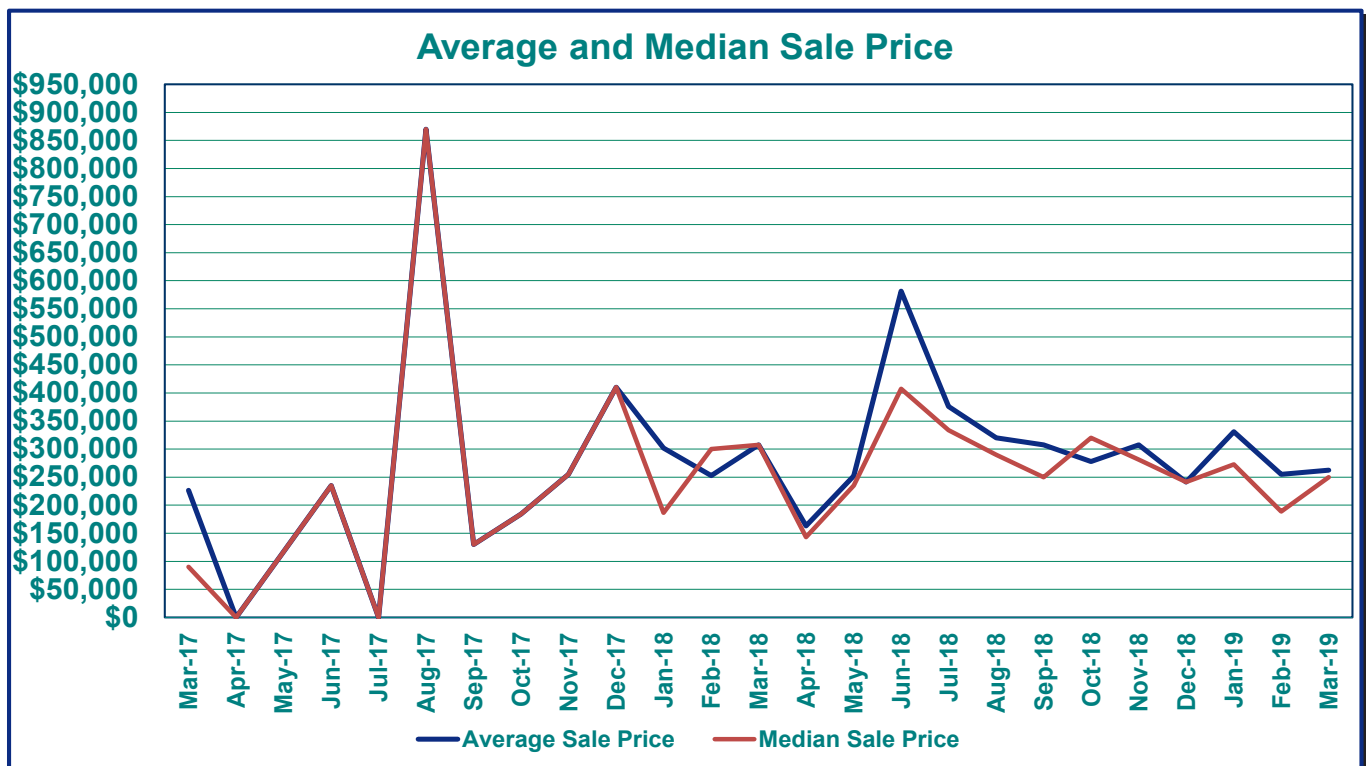
JOSEPHINE COUNTY, OR



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.*

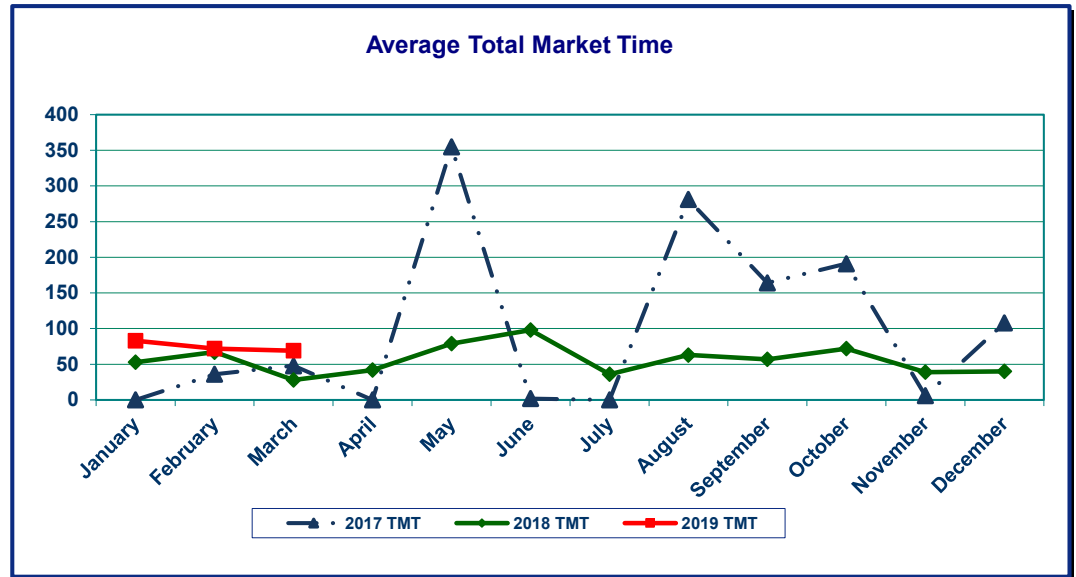
Contact RMLS™
8338 NE Alderwood Rd
Suite 230
Portland, OR 97220
(503) 236-7657
communications@rmls.com

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

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

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

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.



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: Lane County, Oregon

March 2019 Reporting Period

March Residential Highlights

Lane County saw an uptick in seasonal activity this March, but had cooler activity than in 2018. There were 453 pending sales, ending 7.4% under the 489 offers accepted last year in March 2018 but 47.1% ahead of the 308 offers accepted last month in February 2019.

New listings, at 444, slipped 16.4% from March 2018 (531) but ended 35.0% ahead of the 329 new listings offered last month in February 2019.

Closed sales (314) fared similarly, showing a 22.3% decrease from March 2018 (404) and a 9.0% increase compared with February 2019 when 288 closings were recorded.

Inventory decreased to 1.8 months in March, with total market time decreasing to 60 days.

Average and Median Sale Prices

Comparing the average price of homes ending March 31st of this year (\$311,900) with the average price of homes sold in the twelve months ending March 2018 (\$292,800) shows an increase of 6.5%. The same comparison of the median shows an increase of 7.5% over the same period.

Inventory in Months*			
	2017	2018	2019
January	2.1	1.7	2.2
February	2.2	1.8	2.0
March	1.7	1.4	1.8
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.

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

Average Sale Price % Change:
+6.5% (\$311,900 v. \$292,800)
Median Sale Price % Change:
+7.5% (\$285,000 v. \$265,000)

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

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

Greater Lane Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	March	444	453	314	315,900	280,000	60
	February	329	308	288	306,800	280,000	66
	Year-to-date	1,152	1,075	897	306,200	280,000	63
2018	March	531	489	404	303,800	266,500	61
	Year-to-date	1,349	1,270	1,059	292,400	268,000	63
Change	March	-16.4%	-7.4%	-22.3%	4.0%	5.1%	-1.0%
	Prev Mo 2019	35.0%	47.1%	9.0%	3.0%	0.0%	-9.1%
	Year-to-date	-14.6%	-15.4%	-15.3%	4.7%	4.5%	-0.6%

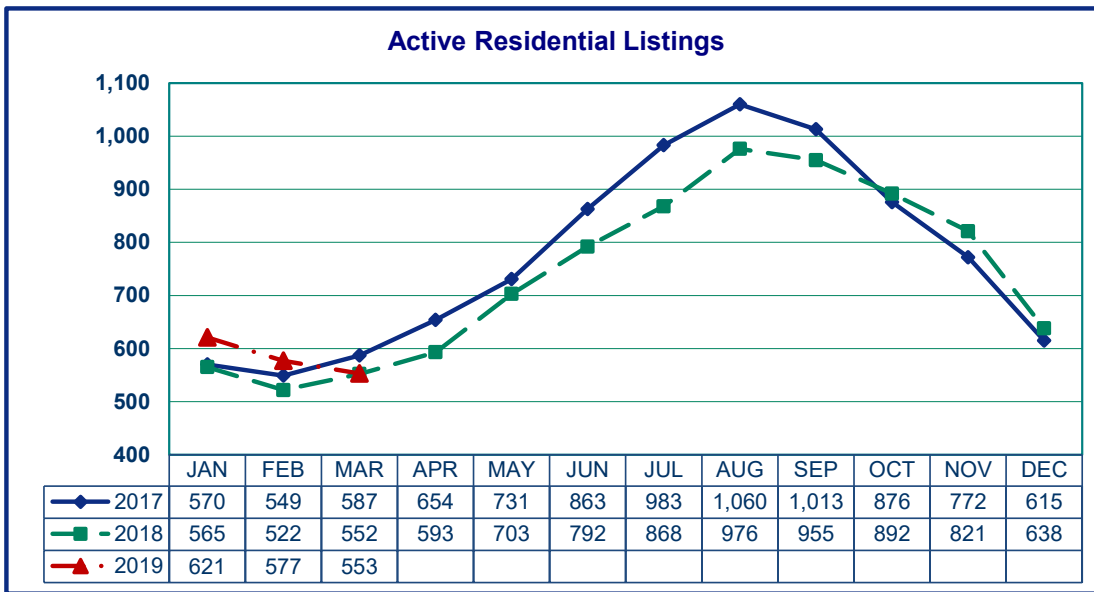
AREA REPORT • 3/2019

Lane County, Oregon

		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired, Canceled Listings	Pending Sales	Pending Sales 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	
225	Florence Coast Village	2	1	1	2	-33.3%	1	105,000	12	3	4	-55.6%	2	98,800	98,800	35	48.5%	-	-	2	67,500	-	-	
226	Florence Green Trees	4	4	1	2	100.0%	3	185,600	3	7	4	-69.2%	6	183,400	193,000	45	20.1%	-	-	-	-	-	-	
227	Florence Florentine	1	2	-	2	-33.3%	1	289,900	-	5	8	0.0%	4	291,200	290,000	79	2.7%	-	-	-	-	-	-	
228	Florence Town	38	20	2	12	-29.4%	14	304,100	135	42	29	-35.6%	33	282,600	259,900	92	6.9%	1	335,000	6	151,700	1	155,000	
229	Florence Beach	17	10	-	4	-42.9%	5	403,800	485	17	12	-25.0%	15	332,400	280,000	195	-5.9%	-	-	3	67,700	-	-	
230	Florence North	25	6	4	4	0.0%	4	182,900	56	17	12	100.0%	8	189,900	180,000	64	6.9%	-	-	6	50,000	-	-	
231	Florence South/ Dunes City	18	5	2	7	40.0%	5	415,000	81	17	12	-7.7%	10	322,700	273,800	111	-16.0%	-	-	4	162,300	1	226,000	
238	Florence East/ Mapleton	16	4	1	5	-16.7%	4	263,800	12	14	11	-35.3%	9	286,100	279,000	221	33.2%	-	-	3	124,300	-	-	
	Grand Total	121	52	11	38	-17.4%	37	299,700	135	122	92	-27.6%	87	277,000	259,900	117	10.4%	1	335,000	24	107,100	2	190,500	
232	Hayden Bridge	12	16	1	16	14.3%	11	292,600	64	34	37	-11.9%	28	282,400	277,500	67	5.3%	1	469,900	-	-	2	265,000	
233	McKenzie Valley	23	6	1	3	-25.0%	3	454,000	45	19	8	-63.6%	10	395,000	403,800	91	1.9%	-	-	2	292,000	-	-	
234	Pleasant Hill/Oak	33	19	3	18	63.6%	8	381,100	189	41	36	24.1%	28	319,600	271,500	138	18.2%	1	200,000	7	176,700	-	-	
235	South Lane Properties	60	34	13	45	-6.3%	29	331,500	114	104	109	-16.8%	87	279,400	274,400	88	3.3%	1	87,500	12	175,400	4	304,600	
236	West Lane Properties	30	15	1	20	-25.9%	11	273,700	56	43	44	-31.3%	32	289,800	287,000	57	3.3%	1	82,500	3	264,700	-	-	
237	Junction City	25	10	3	14	-58.8%	8	421,400	64	34	33	-53.5%	37	328,300	285,000	75	17.3%	2	687,800	6	446,700	1	257,000	
239	Thurston	26	30	4	29	3.6%	24	276,300	71	73	64	-28.1%	64	264,200	258,800	54	8.2%	-	-	3	34,200	3	262,400	
240	Coburg I-5	10	7	1	7	75.0%	5	295,500	9	26	22	37.5%	10	443,900	341,500	43	-6.7%	-	-	1	67,000	-	-	
241	N Gilham	39	15	0	20	-13.0%	16	490,500	69	57	46	-8.0%	41	449,600	449,000	80	10.0%	-	-	1	1,275,000	-	-	
242	Ferry Street Bridge	47	47	7	31	-34.0%	23	345,800	64	100	81	-24.3%	61	347,900	319,000	68	8.7%	-	-	1	220,000	2	357,500	
243	E Eugene	32	29	6	29	-6.5%	19	421,000	32	75	69	-1.4%	55	374,100	333,500	51	10.7%	1	25,000	2	198,000	4	485,000	
244	SW Eugene	66	46	5	44	-6.4%	27	363,600	97	112	99	-23.3%	93	382,800	340,000	85	1.9%	1	200,000	5	90,900	1	396,500	
245	W Eugene	23	26	2	28	180.0%	8	219,000	40	56	49	40.0%	24	236,600	239,700	44	6.5%	2	223,500	4	123,800	3	442,500	
246	Danebo	30	52	3	54	12.5%	33	235,200	44	124	125	4.2%	104	218,800	237,500	49	-1.4%	3	264,300	2	52,500	4	321,600	
247	River Road	16	17	1	20	33.3%	13	266,300	48	45	42	23.5%	33	274,800	273,000	47	10.6%	-	-	-	-	2	268,000	
248	Santa Clara	36	34	4	33	-17.5%	37	312,000	39	90	95	-20.8%	92	318,100	308,000	37	5.7%	-	-	2	62,500	1	285,000	
249	Springfield	28	39	6	40	-25.9%	36	231,100	18	106	106	-17.8%	89	229,700	230,000	32	10.8%	1	189,000	1	55,000	4	287,600	
250	Mohawk Valley	17	2	0	2	-50.0%	3	333,300	57	13	10	-16.7%	9	410,400	455,000	143	12.4%	-	-	2	236,500	-	-	
	Grand Total	553	444	61	453	-7.4%	314	315,900	60	1,152	1,075	-15.4%	897	306,200	280,000	63	6.5%	14	276,400	54	206,800	31	336,400	

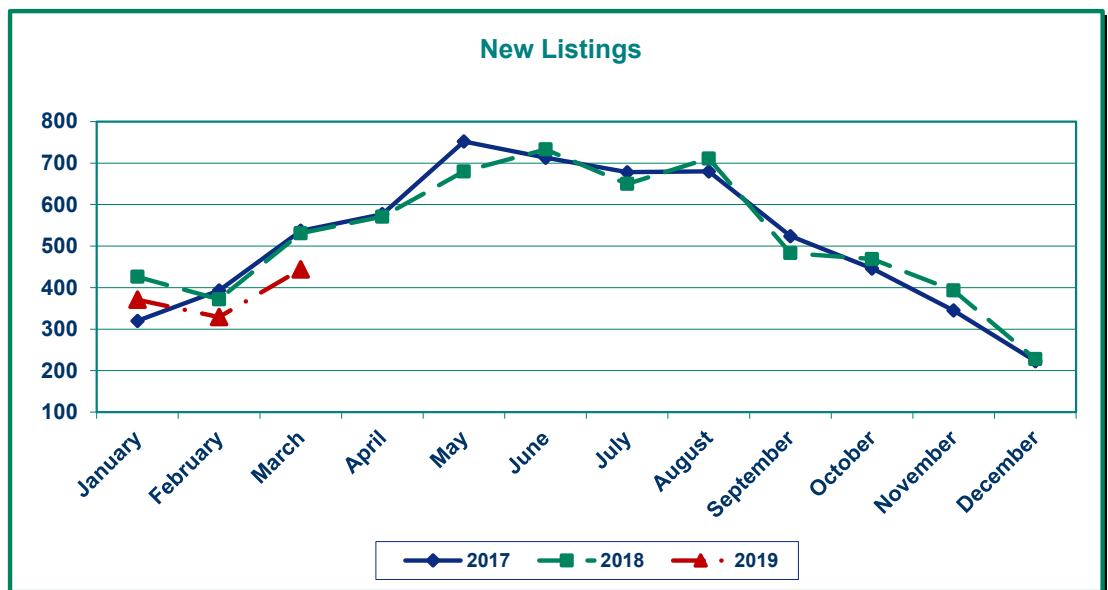
ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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



NEW LISTINGS GREATER LANE COUNTY, OR

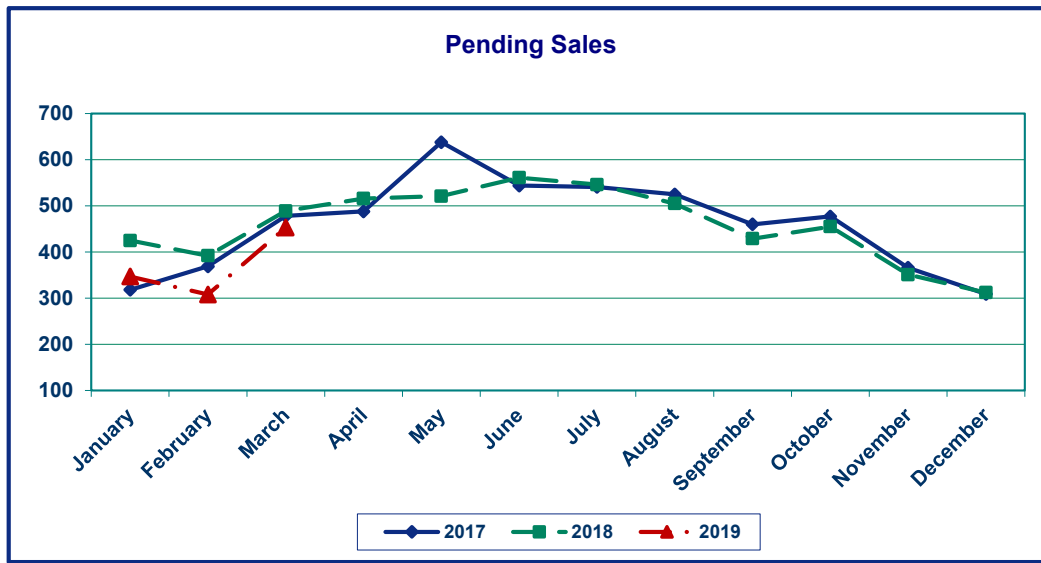
This graph shows the new residential listings over the past three calendar years in Greater Lane County, Oregon.



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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/18-3/31/19) with 12 months before (4/1/17-3/31/18).

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

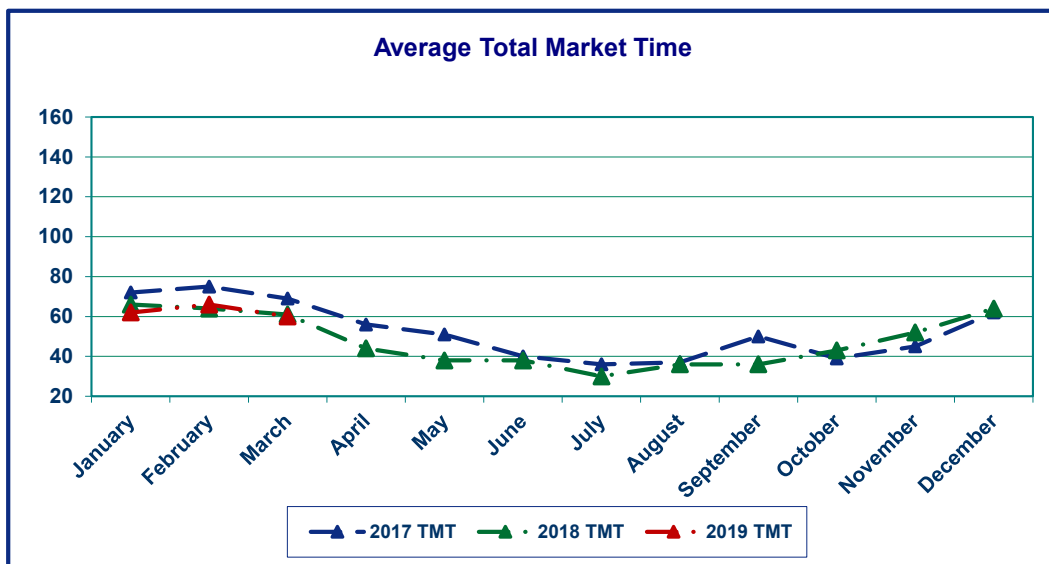
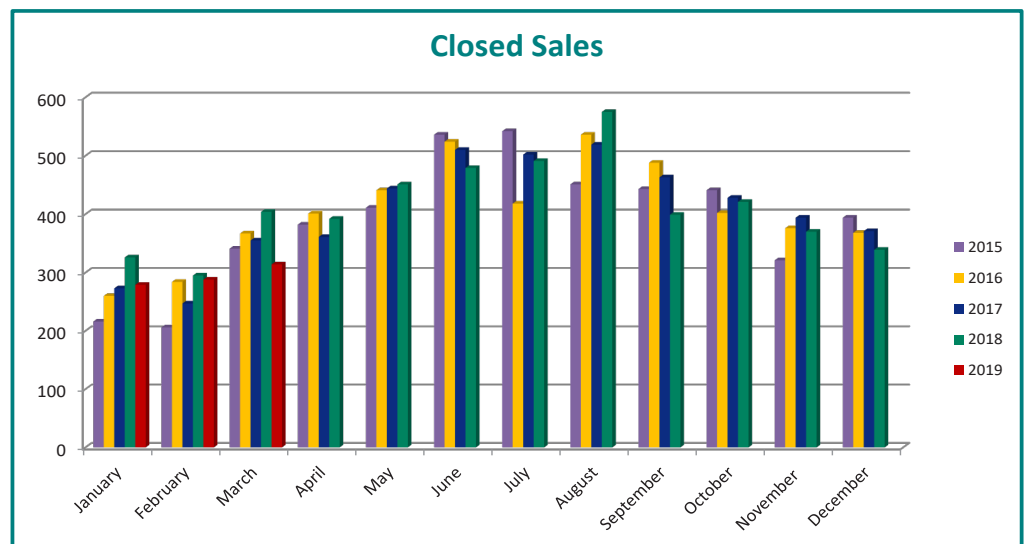
GREATER LANE COUNTY, OR

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

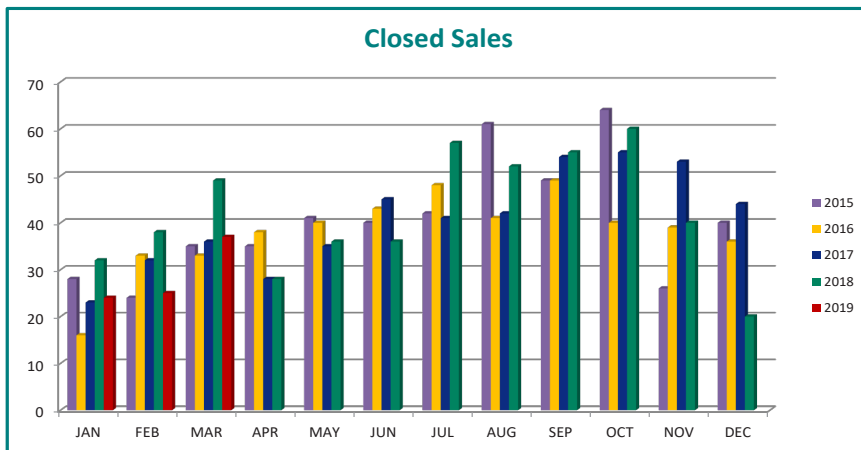
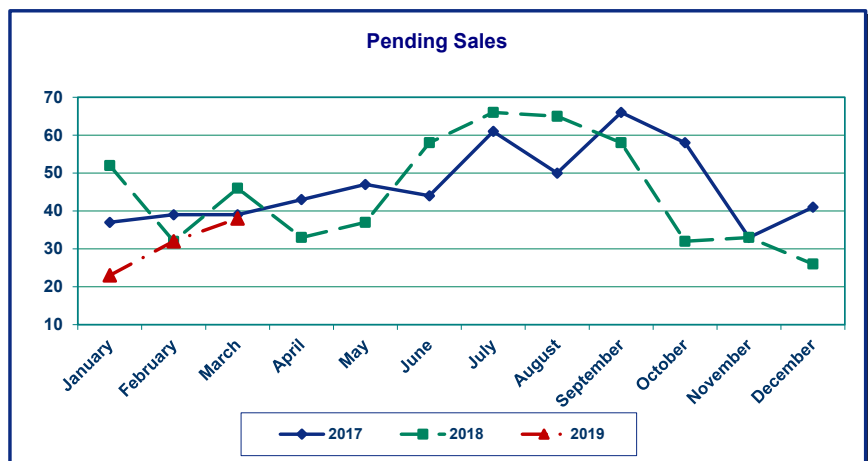
FLORENCE, OR

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

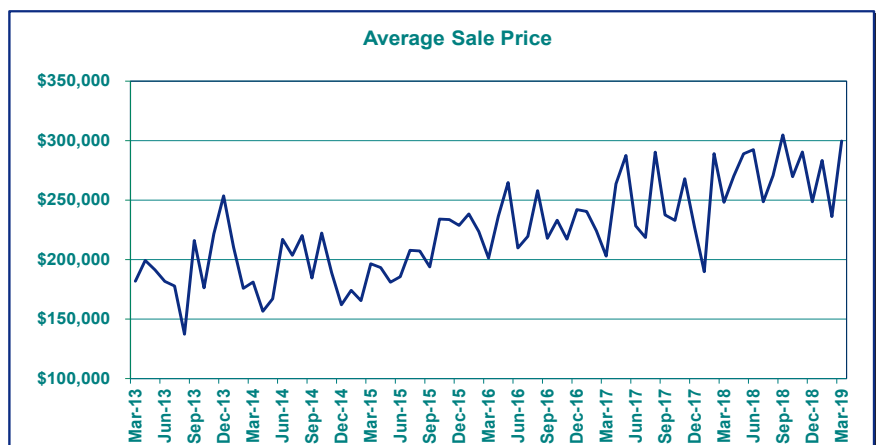
FLORENCE, OR

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.

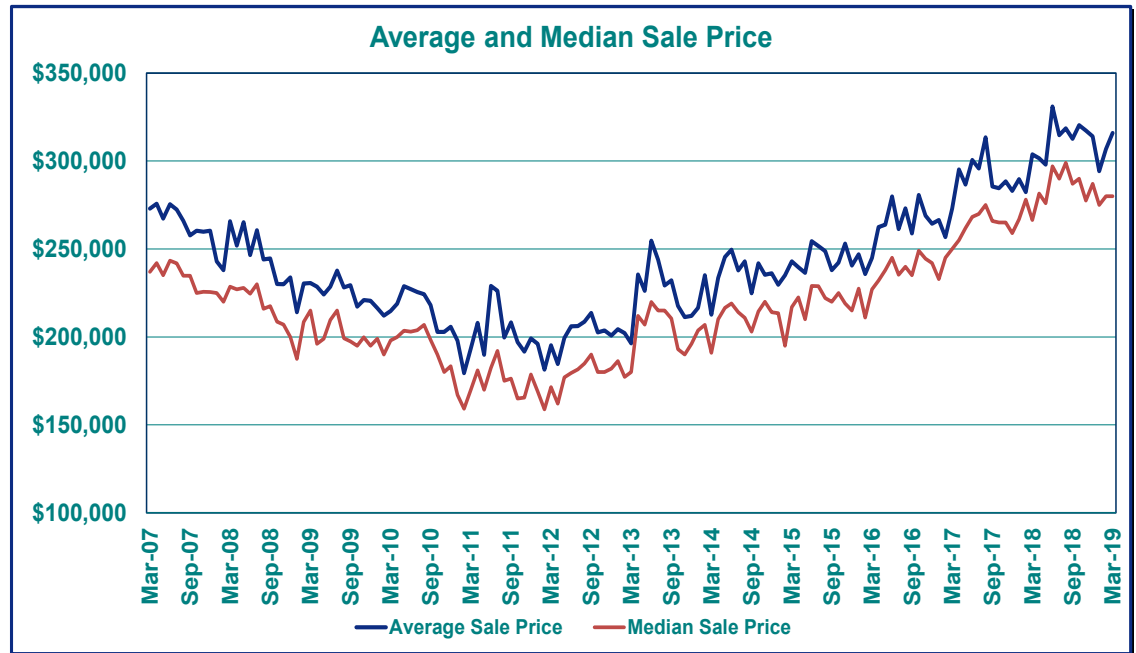
Contact RMLS™
8338 NE Alderwood Rd
Suite 230
Portland, OR 97220
(503) 236-7657
communications@rmls.com

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

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

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

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.



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

March 2019 Reporting Period

March Residential Highlights

The Mid-Columbia region saw some seasonal warming this March, but numbers were cooler compared with 2018. Closed sales, at 64, ended 12.3% under the 73 closings recorded last year in March 2018 despite also showing a 45.5% increase over the 44 closings recorded last month in February 2019.

Pending sales (79) decreased 13.2% from March 2018 (91) but pushed 43.6% over the 55 offers accepted last month in February 2019.

There were 77 new listings in March, a 40.0% increase from February 2019 (55) but 26.7% under the 105 new listings offered last year in March 2018.

Inventory decreased to 3.5 months in March, with total market time increasing to 105 days.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$324,100) with the average price of homes ending March 2018 (\$317,300) shows an increase of 2.1%. The same comparison of the median shows an increase of 7.6% over the same period.

Inventory in Months*

	2017	2018	2019
January	4.2	4.1	4.8
February	4.6	3.7	5.4
March	2.9	3.5	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:

+2.1% (\$324,100 v. \$317,300)

Median Sale Price % Change:

+7.6% (\$283,500 v. \$263,500)

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

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

Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	March	77	79	64	272,300	250,300	105
	February	55	55	44	357,300	264,500	89
	Year-to-date	204	193	160	297,200	259,700	89
2018	March	105	91	73	289,600	280,000	88
	Year-to-date	257	237	212	306,300	265,000	97
Change	March	-26.7%	-13.2%	-12.3%	-6.0%	-10.6%	18.9%
	Prev Mo 2019	40.0%	43.6%	45.5%	-23.8%	-5.4%	18.0%
	Year-to-date	-20.6%	-18.6%	-24.5%	-3.0%	-2.0%	-7.9%

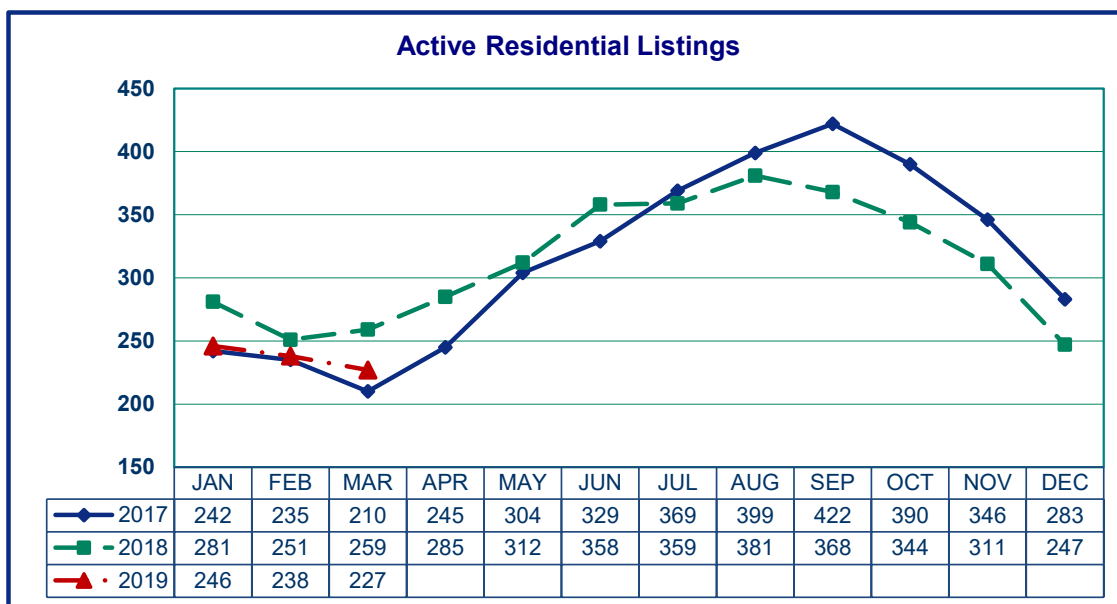
AREA REPORT • 3/2019

Mid-Columbia

		RESIDENTIAL														Avg. Sale Price % Change ²	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
100	White Salmon/ Bingen	12	3	2	2	-33.3%	5	470,200	82	10	10	0.0%	9	575,000	485,000	14.9%	-	-	5	174,500	-	-
101	Snowden	-	-	2	0	-	0	-	-	2	1	-	2	487,500	487,500	-5.0%	-	-	-	-	-	-
102	Trout Lake/ Glenwood	4	1	0	-	-100.0%	1	60,000	149	2	2	-50.0%	2	250,000	250,000	10.7%	1	1,550,000	1	69,000	-	-
103	Husum/ BZ Corner	4	2	0	1	-	-	-	-	3	1	0.0%	0	0	-	-6.4%	-	-	3	419,300	-	-
104	Lyle/ High Prairie	6	1	1	2	100.0%	1	180,000	268	3	6	200.0%	7	263,300	194,000	2.4%	-	-	2	62,300	-	-
105	Dallesport/ Murdock	6	1	0	0	-100.0%	0	-	-	5	0	-100.0%	0	0	-	17.4%	1	800,000	-	-	-	-
106	Appleton/ Timber Valley	1	0	0	0	-	1	262,500	68	0	1	0.0%	2	271,300	271,300	18.3%	-	-	-	-	-	-
108	Goldendale/ Centerville	18	7	1	7	-12.5%	11	194,700	128	16	22	37.5%	23	192,000	190,000	-3.8%	-	-	23	57,500	-	-
109	Bickleton/ East County	1	2	1	1	-	0	-	-	2	2	-	1	80,000	80,000	-	-	-	-	-	-	
110	Klickitat	3	0	1	0	-100.0%	0	-	-	1	1	-66.7%	2	111,300	111,300	29.2%	-	-	3	76,600	-	-
	Klickitat Co. Total	55	17	8	13	-23.5%	19	262,900	121	44	46	4.5%	48	286,500	240,500	4.6%	2	1,175,000	37	104,800	-	-
111	Skamania	1	0	-	1	-	0	-	-	2	2	-	1	470,000	470,000	12.6%	-	-	-	-	-	-
112	North Bonneville	-	0	-	1	-66.7%	1	308,000	175	0	2	-50.0%	1	308,000	308,000	-9.4%	-	-	-	-	-	-
113	Stevenson	9	5	1	1	-66.7%	0	0	0	9	4	-63.6%	4	369,800	412,500	18.3%	-	-	3	90,800	-	-
114	Carson	10	4	-	3	50.0%	1	249,600	21	10	4	-66.7%	3	251,200	249,600	8.9%	-	-	2	53,300	-	-
115	Home Valley	1	1	0	2	-	0	-	-	2	3	-	0	-	-	-20.9%	0	-	0	-	0	-
116	Cook, Underwood, Mill A, Willard	7	1	0	0	-100.0%	0	0	0	3	0	-100.0%	1	373,000	373,000	-14.2%	-	-	1	730,000	-	-
117	Unincorporated North	12	2	1	1	-66.7%	2	121,300	363	3	4	33.3%	3	114,200	112,500	5.3%	-	-	-	-	-	-
	Skamania Co. Total	40	13	2	9	-25.0%	4	200,100	231	29	19	-45.7%	13	286,600	266,000	-2.6%	-	-	6	184,800	-	-
351	The Dalles	36	24	3	32	10.3%	21	234,200	54	70	65	-14.5%	45	225,200	220,000	10.9%	3	430,200	5	103,400	1	219,000
352	Dufur	1	0	0	0	-100.0%	2	255,500	15	3	4	0.0%	3	217,500	203,000	18.9%	-	-	1	55,000	-	-
353	Tygh Valley	8	1	0	4	100.0%	2	117,500	219	5	6	200.0%	4	185,700	117,500	-25.1%	-	-	1	30,000	-	-
354	Wamic/ Pine Hollow	6	1	-	1	0.0%	1	170,000	148	2	3	-50.0%	3	255,000	220,000	56.1%	1	1,000,000	-	-	-	-
355	Maupin/ Pine Grove	13	2	0	0	-	1	250,000	131	4	1	0.0%	1	250,000	250,000	9.8%	-	-	1	42,900	-	-
356	Rowena	0	0	0	0	-100.0%	0	-	-	0	0	-100.0%	0	-	-	-31.5%	0	-	0	-	0	-
357	Mosier	7	1	1	1	-	-	-	-	2	2	-33.3%	1	375,000	375,000	41.7%	-	-	2	159,800	-	-
	Wasco Co. Total	71	29	4	38	11.8%	27	225,300	70	86	81	-12.9%	57	226,700	220,000	12.2%	4	572,600	10	96,400	1	219,000
361	Cascade Locks	5	4	1	3	-40.0%	1	330,000	163	6	7	-36.4%	8	285,800	291,000	22.1%	-	-	2	43,500	-	-
362	Hood River City	27	10	4	5	-58.3%	5	373,700	76	21	16	-50.0%	13	397,900	430,500	0.1%	-	-	6	200,000	-	-
363	Hood River-W	12	1	2	4	-33.3%	2	623,600	179	3	9	-10.0%	7	586,600	602,500	6.0%	-	-	1	263,000	-	-
364	Hood River-E	4	0	0	1	-50.0%	1	395,000	71	0	2	0.0%	2	472,500	472,500	-15.2%	-	-	-	-	-	-
366	Odell	3	0	-	2	100.0%	3	391,700	120	5	7	75.0%	5	439,200	411,100	18.3%	-	-	-	-	-	-
367	Parkdale/ Mt. Hood	7	1	1	1	-	1	292,000	258	6	1	-66.7%	2	671,000	671,000	-3.8%	-	-	2	222,500	-	-
	Hood River Co. Total	58	16	8	16	-38.5%	13	408,300	123	41	42	-32.3%	37	433,700	427,000	-2.6%	-	-	11	181,400	-	-
370	Sherman Co.	3	2	0	3	50.0%	1	239,000	7	4	5	66.7%	5	221,800	235,000	20.1%	-	-	5	34,700	-	-

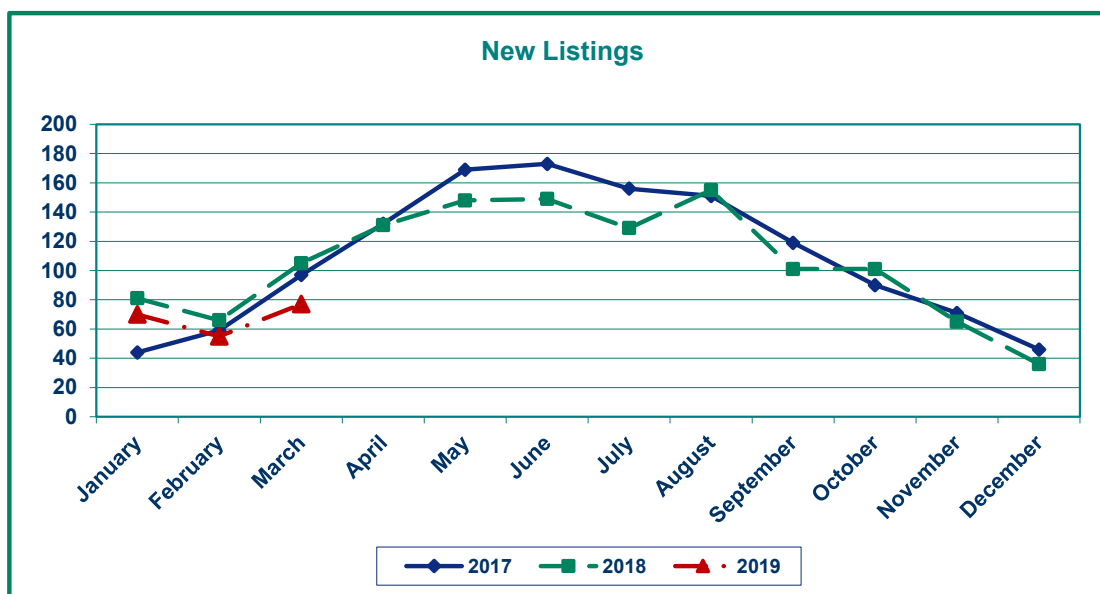
ACTIVE RESIDENTIAL LISTINGS MID-COLUMBIA

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 March 2019 with March 2018. The Year-To-Date section compares 2019 year-to-date statistics through March with 2018 year-to-date statistics through March.

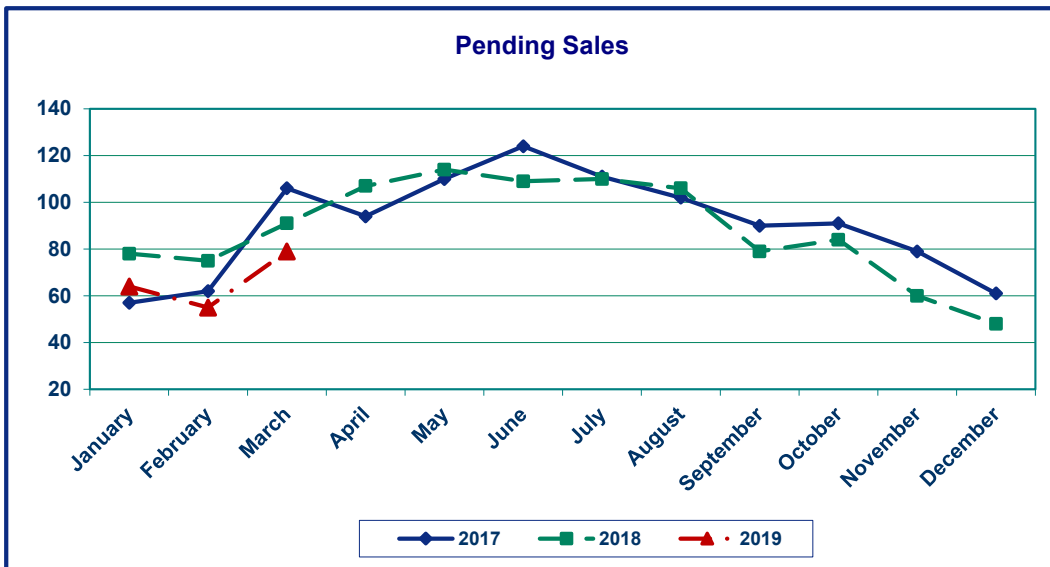
² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/18-3/31/19) with 12 months before (4/1/17-3/31/18).

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

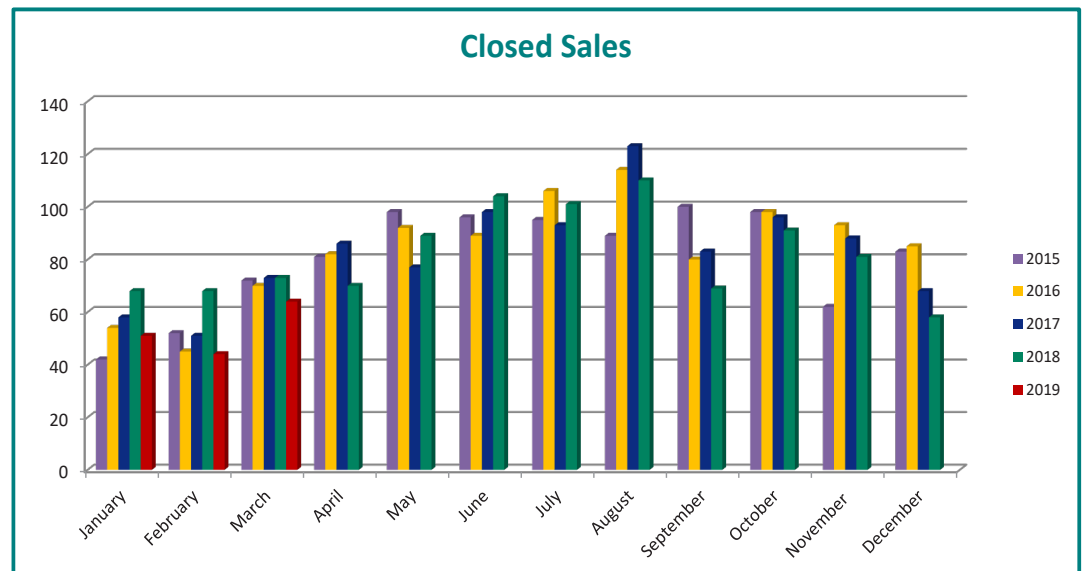
This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.



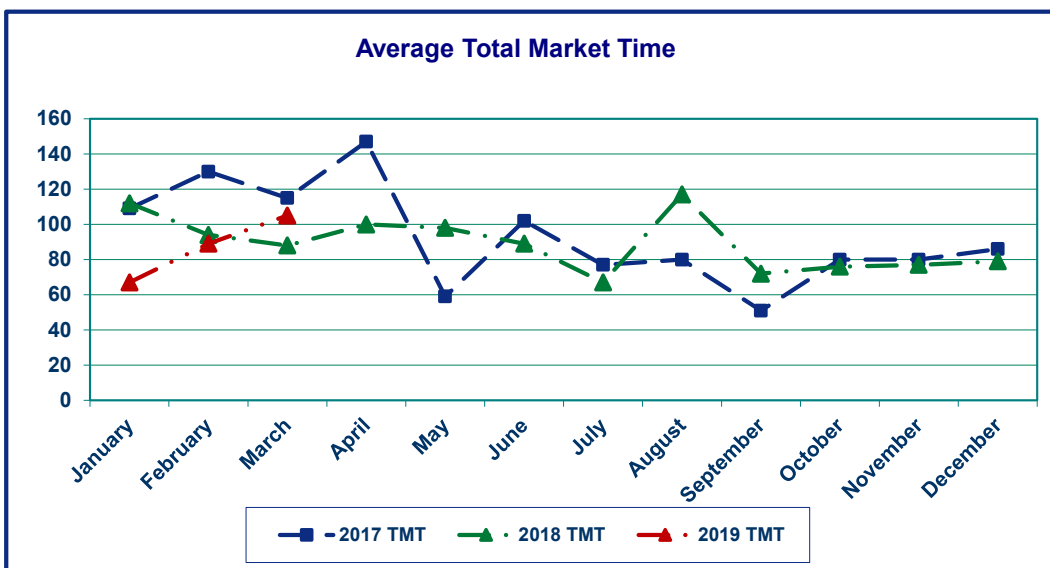
CLOSED SALES

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.

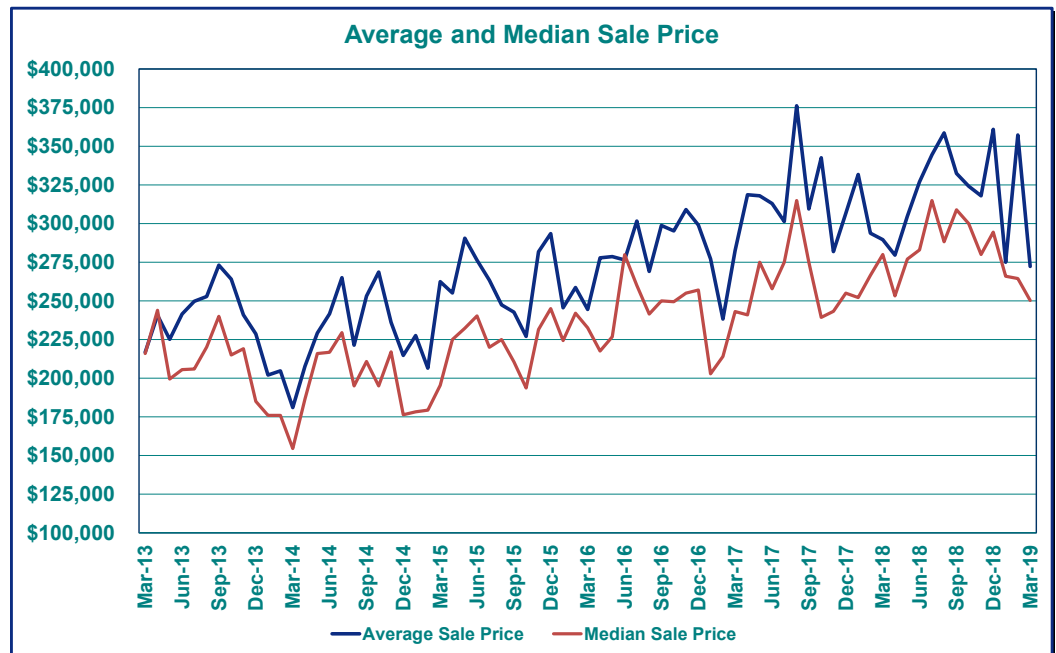
Contact RMLS™
8338 NE Alderwood Rd
Suite 230
Portland, OR 97220
(503) 236-7657
communications@rmls.com

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

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

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

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.



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

MARKET ACTION



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

Residential Review: North Coastal Counties, Oregon

March 2019 Reporting Period

March Residential Highlights

March brought some seasonal gains to the North Coastal Counties, but measures were cooler compared with 2018. There were 176 pending sales in March, falling 7.9% short of the 191 offers accepted last year in March 2018 but rising 83.3% over the 96 offers accepted last month in February 2019.

There were 237 new listings, a 9.5% decrease from March 2019 but a 35.4% gain over the 175 new listings offered last month in February 2019.

Closed sales fared similarly, showing a decrease of 17.9% from March 2018 (123) but outpacing February 2019 (94) by 7.4%.

Inventory decreased slightly in March to 6.5 months, and total market time rose to 171 days.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$370,200) with the average price of homes sold in the twelve months ending March 2018 (\$326,800) shows an increase of 13.3%. The same comparison of the median shows an increase of 12.8% over the same period.

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

Average Sale Price % Change:

+13.3% (\$370,200 v. \$326,800)

Median Sale Price % Change:

+12.8% (\$327,200 v. \$290,000)

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

Inventory in Months*			
	2017	2018	2019
January	6.8	6.6	5.4
February	9.0	6.9	6.9
March	7.3	6.1	6.5
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.

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

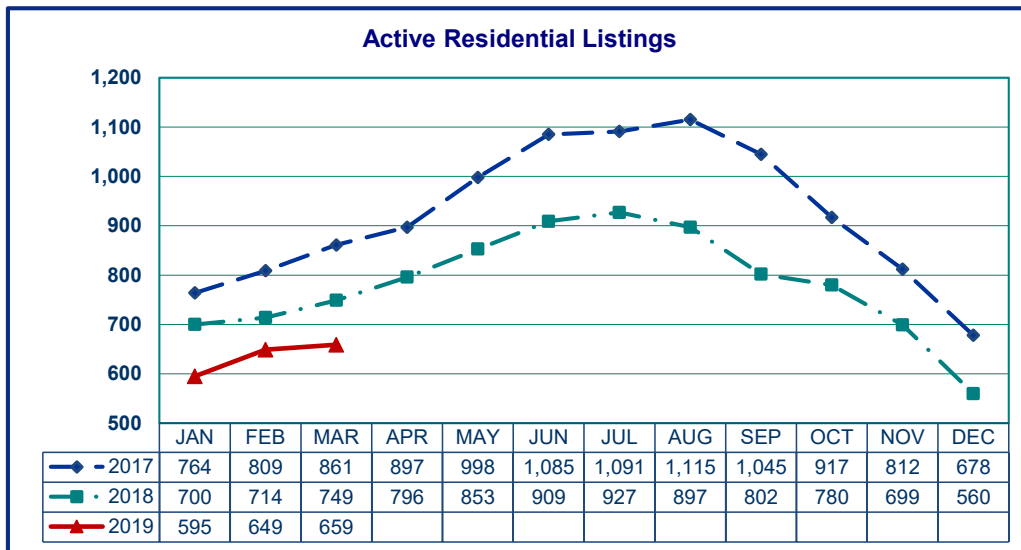
North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	March	237	176	101	349,200	339,000	171
	February	175	96	94	324,700	309,000	121
	Year-to-date	585	393	315	342,900	320,000	148
2018	March	262	191	123	328,400	299,000	139
	Year-to-date	613	439	335	326,500	279,500	135
Change	March	-9.5%	-7.9%	-17.9%	6.3%	13.4%	22.9%
	Prev Mo 2019	35.4%	83.3%	7.4%	7.5%	9.7%	41.3%
	Year-to-date	-4.6%	-10.5%	-6.0%	5.0%	14.5%	9.5%

AREA REPORT • 3/2019

North Coastal Counties, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired,Canceled Listings	Pending Sales	Pending Sales 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	
180	Astoria	43	30	3	23	-20.7%	11	294,600	82	52	47	-14.5%	37	297,400	295,000	15.5%	2	350,000	6	85,600	-	-	
181	Hammond/ Warrenton	46	27	5	19	46.2%	16	294,900	94	60	47	27.0%	31	318,000	317,500	8.7%	1	650,000	8	112,900	1	400,000	
182	Gearhart West	37	15	3	9	-40.0%	4	392,400	131	29	15	-40.0%	13	389,800	339,000	14.1%	-	-	4	126,000	-	-	
183	Gearhart East	5	3	-	2	0.0%	1	390,500	15	6	4	33.3%	1	390,500	390,500	9.1%	-	-	1	78,000	-	-	
184	Seaside Northwest	6	2	1	4	33.3%	1	205,000	301	4	7	-30.0%	3	294,500	258,500	9.3%	1	500,000	-	-	-	-	
185	Seaside North Central	5	1	1	2	100.0%	1	222,000	152	6	5	66.7%	3	285,800	308,300	24.2%	1	375,000	-	-	-	-	
186	Seaside Southwest	20	6	2	1	-87.5%	2	240,000	239	11	7	-36.4%	8	336,800	300,500	6.9%	-	-	1	150,000	-	-	
187	Seaside South Central	3	1	1	1	-	-	-	-	4	2	-33.3%	2	311,000	311,000	27.4%	-	-	-	-	1	275,000	
188	Seaside East	13	3	1	2	-60.0%	3	440,300	84	8	6	-62.5%	10	368,500	382,500	21.7%	-	-	3	62,300	-	-	
189	Cannon Beach/ Tolovana Park	39	11	4	9	0.0%	2	167,500	897	26	18	-10.0%	15	376,100	372,000	17.5%	-	-	1	111,500	-	-	
190	Arch Cape/ Cove Beach/ Falcon Cove	4	2	0	0	-100.0%	1	385,000	16	5	2	-50.0%	3	431,700	421,000	-10.9%	-	-	1	451,800	-	-	
191	Rural Clatsop County	15	4	1	4	-33.3%	3	408,300	175	7	11	-8.3%	8	296,100	244,600	11.0%	-	-	-	-	-	-	
	Clatsop County	236	105	22	76	-18.3%	45	313,200	143	218	171	-14.1%	134	331,100	316,000	17.0%	5	445,000	25	116,000	2	337,500	
97102	Arch Cape	2	1	1	0	-	0	-	-	2	0	-	0	-	-	-	0	-	0	-	0	-	
97130	Manzanita	36	9	1	7	133.3%	7	458,100	146	21	17	21.4%	15	474,600	460,000	8.9%	-	-	1	87,000	-	-	
97131	Nehalem	13	4	0	1	-75.0%	1	481,000	194	7	5	-61.5%	7	325,400	333,500	10.0%	2	361,300	4	113,000	-	-	
97147	Wheeler	2	1	-	0	-	0	-	-	1	1	0.0%	1	276,900	276,900	39.9%	-	-	-	-	-	-	
97136	Rockaway Beach	47	27	13	7	-36.4%	4	305,300	212	56	24	-4.0%	24	263,100	267,500	2.5%	1	349,000	9	76,500	-	-	
97107	Bay City	6	3	1	1	0.0%	0	-	-	7	2	0.0%	1	311,500	311,500	23.4%	-	-	3	45,000	-	-	
97118	Garibaldi	2	1	0	1	-50.0%	-	-	-	3	3	-25.0%	4	320,900	320,000	18.3%	-	-	1	156,000	-	-	
97143	Netarts	6	3	1	4	100.0%	-	-	-	6	6	50.0%	6	262,400	245,300	-10.8%	1	699,000	5	160,100	-	-	
97141	Tillamook	21	8	2	9	0.0%	4	386,900	124	23	19	-29.6%	21	292,400	276,000	14.0%	-	-	1	145,000	-	-	
97134	Oceanside	17	7	1	7	250.0%	6	471,700	256	15	15	200.0%	9	458,400	415,000	0.5%	-	-	1	50,000	-	-	
97108	Beaver	1	0	0	0	-	0	-	-	-	0	-	0	-	-	182.6%	0	-	0	-	0	-	
97122	Hebo	-	0	1	0	-	0	-	-	-	0	-	0	-	-	-79.2%	0	-	0	-	0	-	
97112	Cloverdale	3	4	-	4	300.0%	2	252,500	105	9	7	600.0%	5	280,400	285,000	26.4%	-	-	-	-	-	-	
97135	Pacific City	31	5	2	5	0.0%	3	364,500	133	19	11	0.0%	9	413,700	430,000	9.5%	-	-	3	67,500	1	268,700	
97149	Neskowin	29	2	-	2	-60.0%	1	485,000	100	10	5	-61.5%	6	610,900	618,400	-3.9%	-	-	3	145,700	-	-	
	Tillamook County	216	75	23	48	6.7%	28	406,100	172	179	115	-4.2%	108	353,800	339,300	7.1%	4	442,700	31	101,700	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	86	31	3	26	-3.7%	15	344,700	318	80	50	-5.7%	30	356,000	341,100	14.4%	-	-	4	62,000	1	7,525,000
97364	Neotsu	-	0	0	0	-	1	395,000	249	0	1	0.0%	1	395,000	395,000	50.2%	-	-	-	-	-	-
97368	Otis	8	2	-	1	-50.0%	1	1,100,000	108	10	7	-30.0%	3	505,000	265,000	20.9%	-	-	1	125,000	-	-
97344	Depoe Bay	47	7	3	8	0.0%	1	150,000	277	32	11	-21.4%	10	412,400	372,000	13.1%	1	630,000	1	78,000	-	-
97388	Gleneden Beach	24	4	2	3	-40.0%	0	-	-	15	7	-30.0%	9	291,800	253,000	7.2%	-	-	-	-	-	-
97369	Otter Rock	2	0	0	0	-	0	-	-	2	1	-66.7%	1	110,000	110,000	56.1%	-	-	1	85,000	-	-
97365	Newport	10	4	1	5	150.0%	4	415,000	45	14	12	33.3%	9	424,400	430,000	26.6%	1	298,000	-	-	-	-
97366	South Beach	5	-	0	2	-33.3%	0	-	-	5	2	-60.0%	2	250,000	250,000	-2.7%	-	-	-	-	-	-
97343	Eddyville	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97357	Logsdon	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97391	Toledo	3	2	0	2	-	2	120,400	142	5	5	150.0%	2	120,400	120,400	37.9%	-	-	-	-	-	-
97380	Siletz	1	-	0	0	-	0	-	-	-	0	-100.0%	0	-	-	-13.0%	0	-	0	-	0	-
97390	Tidewater	4	1	1	0	-100.0%	0	-	-	3	1	-50.0%	0	-	-	34.9%	0	-	0	-	0	-
97498	Yachats	2	2	0	2	100.0%	-	-	-	3	3	0.0%	2	158,000	158,000	-9.1%	-	-	1	10,000	-	-
97394	Waldport	8	4	-	2	-33.3%	2	254,500	22	11	4	-20.0%	2	254,500	254,500	6.7%	-	-	-	-	-	-
97376	Seal Rock	7	-	0	1	0.0%	2	293,000	39	8	3	200.0%	2	293,000	293,000	97.2%	-	-	1	120,000	-	-
	Lincoln County	207	57	10	52	-1.9%	28	350,400	214	188	107	-10.8%	73	348,200	309,000	14.5%	2	464,000	9	74,000	1	7,525,000
	North Coastal Counties Total	659	237	55	176	-7.9%	101	349,200	171	585	393	-10.5%	315	342,900	320,000	13.3%	11	447,600	65	103,400	4	2,117,200



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 March 2019 with March 2018. The Year-To-Date section compares 2019 year-to-date statistics through March with 2018 year-to-date statistics through March.

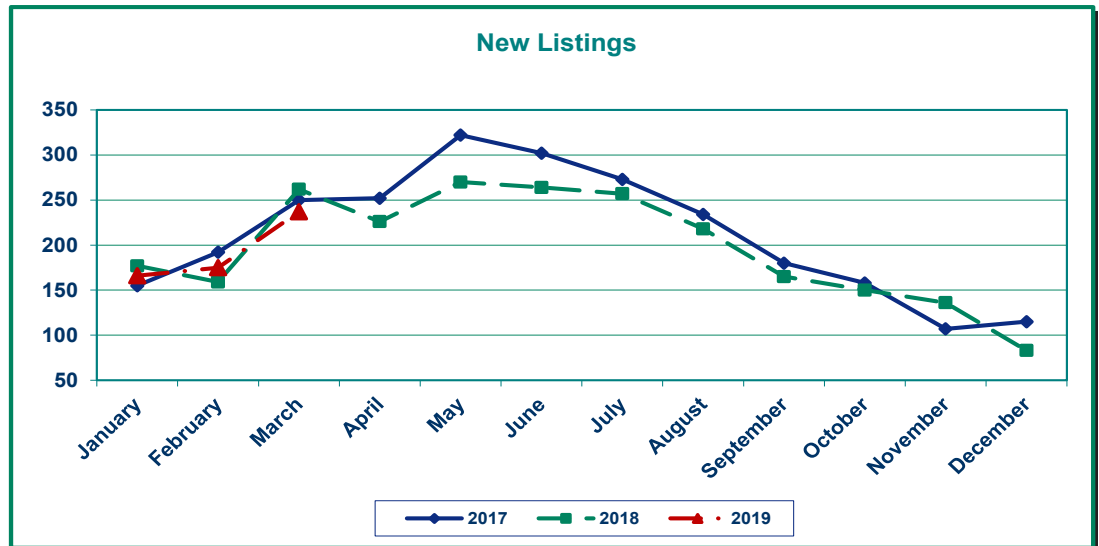
² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/18-3/31/19) with 12 months before (4/1/17-3/31/18).

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

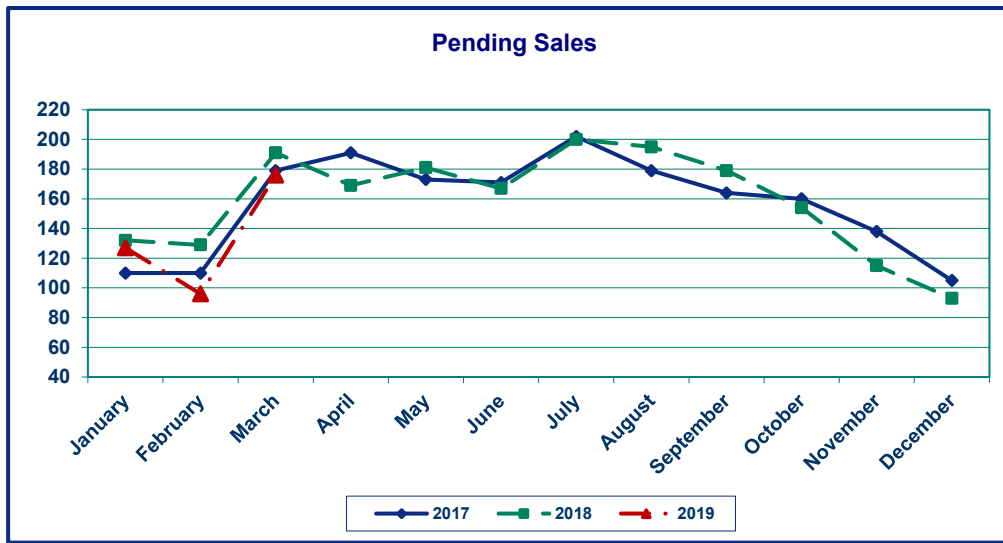
This graph shows the new residential listings over the past three calendar years in the North Coastal Counties of Oregon.



PENDING LISTINGS

NORTH COASTAL COUNTIES, OR

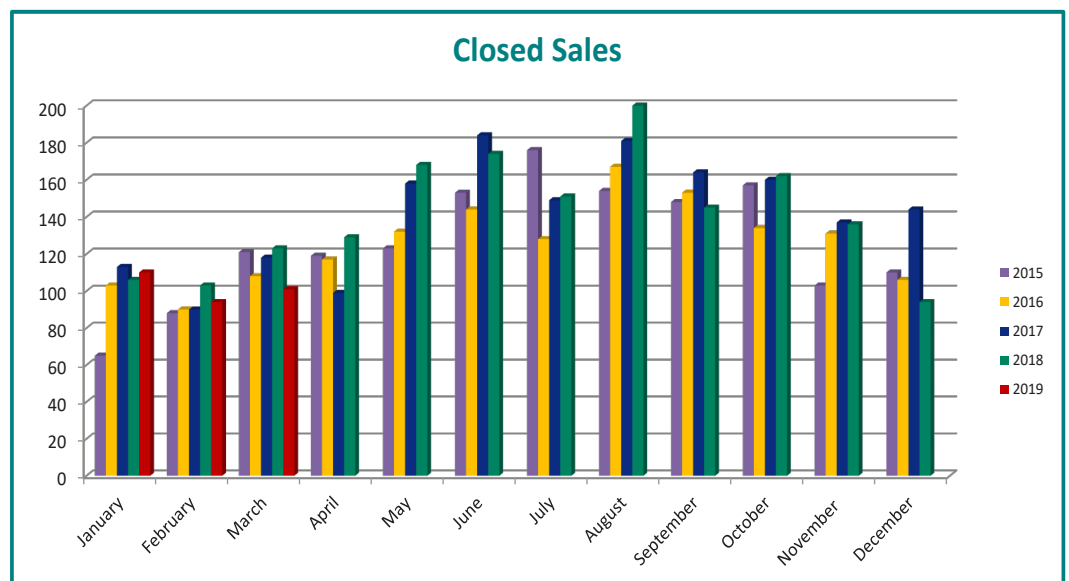
This graph represents monthly accepted offers in the North Coastal Counties of Oregon over the past three calendar years.



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.



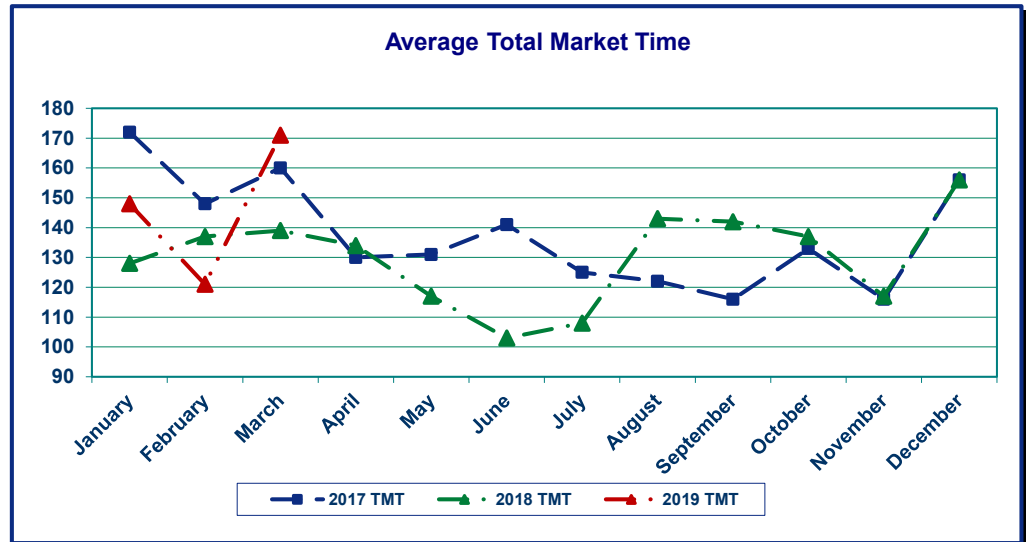
DAYS ON MARKET

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.

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

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



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

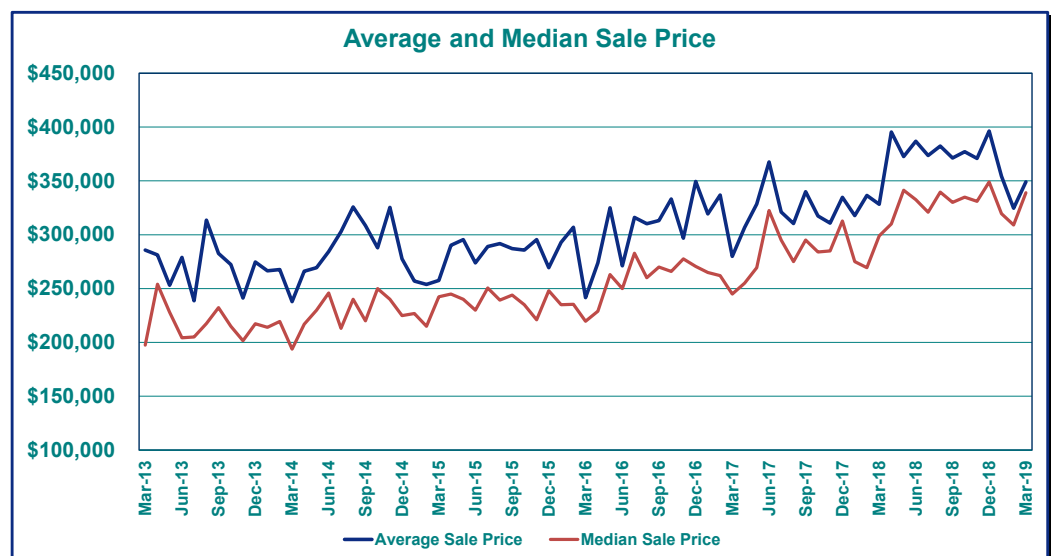
RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.

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

March 2019 Reporting Period

March Residential Highlights

Polk and Marion counties saw strong numbers across the board this March. New listings (324) lead the way, outpacing March 2018 (263) by 23.2%, and even rising 29.1% over the 251 new listings offered last month in February 2019. This was the strongest March for new listings on the RMLS™ record, dating to 1992!

Pending sales, at 263, showed a 28.3% increase over March 2018 (205) and a 27.7% increase over February 2019 (206). Once again, it was the strongest March for accepted offers on the RMLS™ record.

Closed sales, at 171, rose 21.3% over March 2018 (141) and 28.6% over February 2019 (133) and ended

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

as the second-highest March, falling one short of the 172 closings recorded in March 2016.

Average and Median Sale Prices

Comparing the average price in the twelve months ending March 31st of this year (\$326,300) with the average price of homes sold in the twelve months ending March 2018 (\$299,800) shows an increase of 8.8%. The same comparison of the median shows an increase of 9.1% over the same period.

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

Average Sale Price % Change:
+8.8% (\$326,300 v. \$299,800)
Median Sale Price % Change:
+9.1% (\$294,700 v. \$270,000)

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

Inventory in Months*

	2017	2018	2019
January	2.9	2.5	4.6
February	3.2	3.2	4.3
March	2.1	2.2	3.5
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.

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	March	324	263	171	314,800	291,400	64
	February	251	206	133	357,300	288,000	69
	Year-to-date	855	659	445	333,500	297,400	63
2018	March	263	205	141	301,000	275,000	49
	Year-to-date	615	497	380	303,300	275,000	55
Change	March	23.2%	28.3%	21.3%	4.6%	6.0%	30.3%
	Prev Mo 2019	29.1%	27.7%	28.6%	-11.9%	1.2%	-7.2%
	Year-to-date	39.0%	32.6%	17.1%	10.0%	8.1%	15.2%

AREA REPORT • 3/2019

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	93	44	4	22	-24.1%	18	301,500	80	85	66	15.8%	44	314,600	327,000	7.3%	1	350,000	2	441,300	-	-		
168	West Salem N	71	35	6	23	35.3%	13	341,300	46	89	52	44.4%	35	545,300	349,200	16.7%	-	-	4	84,500	1	699,900		
169	West Salem S	13	10	2	3	0.0%	1	375,000	159	16	12	33.3%	7	349,100	324,000	20.4%	-	0	-	0	-	-		

170	Woodburn	84	42	11	38	-5.0%	20	273,100	70	110	86	1.2%	62	273,000	268,000	6.9%	-	-	-	-	-	-
	Except Woodburn	147	76	19	59	13.5%	33	380,700	87	206	146	18.7%	93	357,100	320,000	5.4%	1	261,000	12	265,700	2	720,000

170	Marion Except Salem/Keizer	231	118	30	97	5.4%	53	340,100	80	316	232	11.5%	155	323,400	295,000	6.9%	1	261,000	12	265,700	2	720,000
171	Southwest Salem	2	1	0	1	-	1	325,000	16	6	6	100.0%	3	236,700	320,000	-24.4%	-	-	-	-	-	-
172	South Salem	54	18	8	13	-13.3%	16	287,700	52	51	40	-14.9%	37	352,500	285,000	-1.4%	-	-	-	-	-	-
173	Southeast Salem	35	22	9	19	111.1%	19	335,100	57	55	52	116.7%	38	340,900	319,800	5.4%	1	598,000	-	-	1	360,000
174	Central Salem	15	9	1	9	0.0%	8	234,000	98	35	27	58.8%	23	244,800	238,000	15.9%	-	-	1	60,500	3	387,700
175	East Salem S	9	5	1	5	-28.6%	6	297,300	39	20	19	18.8%	18	335,000	262,500	22.2%	-	-	-	-	-	-
176	East Salem N	34	32	3	45	275.0%	16	271,100	54	102	93	132.5%	45	269,100	274,700	17.3%	-	-	-	-	1	470,000
177	South Keizer	6	5	2	4	0.0%	6	238,400	39	13	14	75.0%	14	260,800	259,500	21.1%	-	-	-	-	-	-
178	North Keizer	31	25	5	22	175.0%	14	346,000	38	67	46	43.8%	26	337,200	300,000	11.7%	-	-	1	239,000	-	-

167-169	Polk Co. Grand Total	177	89	12	48	-2.0%	32	320,000	69	190	130	27.5%	86	411,300	332,500	11.5%	1	350,000	6	203,400	1	699,900
170-178	Marion Co. Grand Total	417	235	59	215	37.8%	139	313,600	64	665	529	33.9%	359	314,800	285,000	7.9%	2	429,500	14	249,100	7	490,400
	Polk & Marion Grand Total	594	324	71	263	28.3%	171	314,800	64	855	659	32.6%	445	333,500	297,400	8.8%	3	403,000	20	235,400	8	516,600

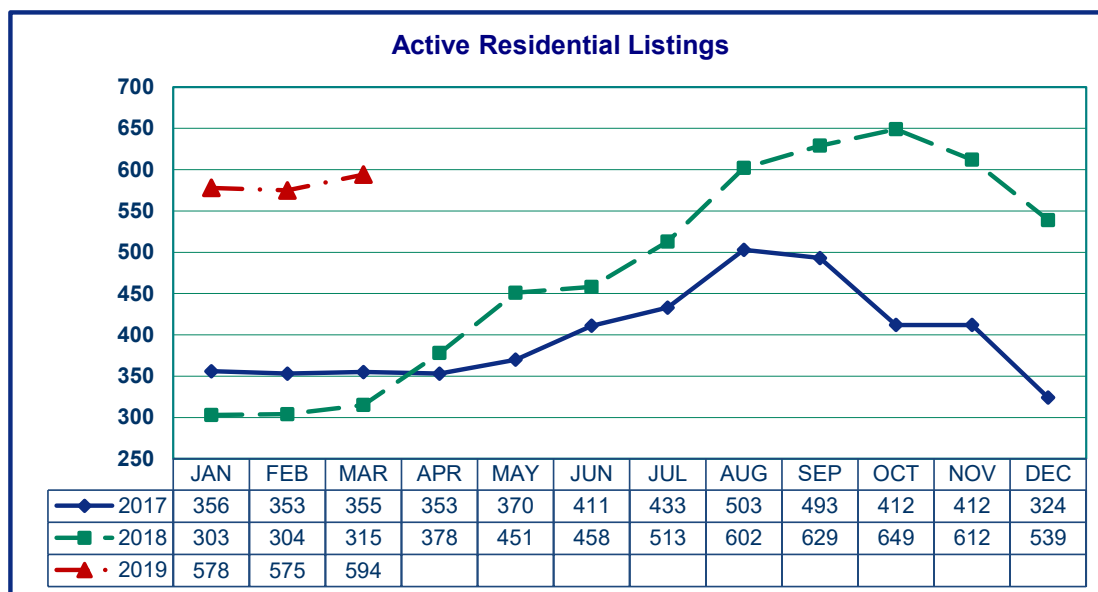
Benton & Linn Counties, Oregon

220	Benton County	40	15	8	8	14.3%	7	394,500	80	39	21	-4.5%	22	320,900	339,100	8.9%	-	-	1	161,000	1	315,700
221	Linn County	131	72	30	52	2.0%	53	276,700	72	203	154	0.0%	136	283,700	237,000	11.3%	1	150,000	16	309,700	2	254,500

ACTIVE RESIDENTIAL LISTINGS

POLK & MARION COUNTIES, OR

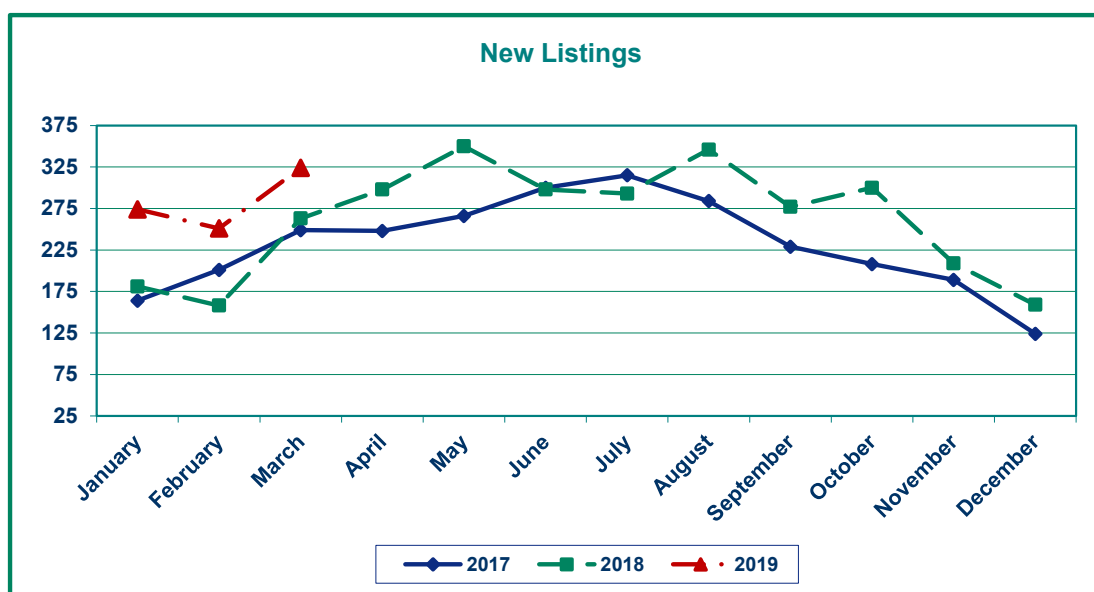
This graph shows the active residential listings over the past three calendar years in Polk and Marion Counties, Oregon.



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 March 2019 with March 2018. The Year-To-Date section compares 2019 year-to-date statistics through March with 2018 year-to-date statistics through March.

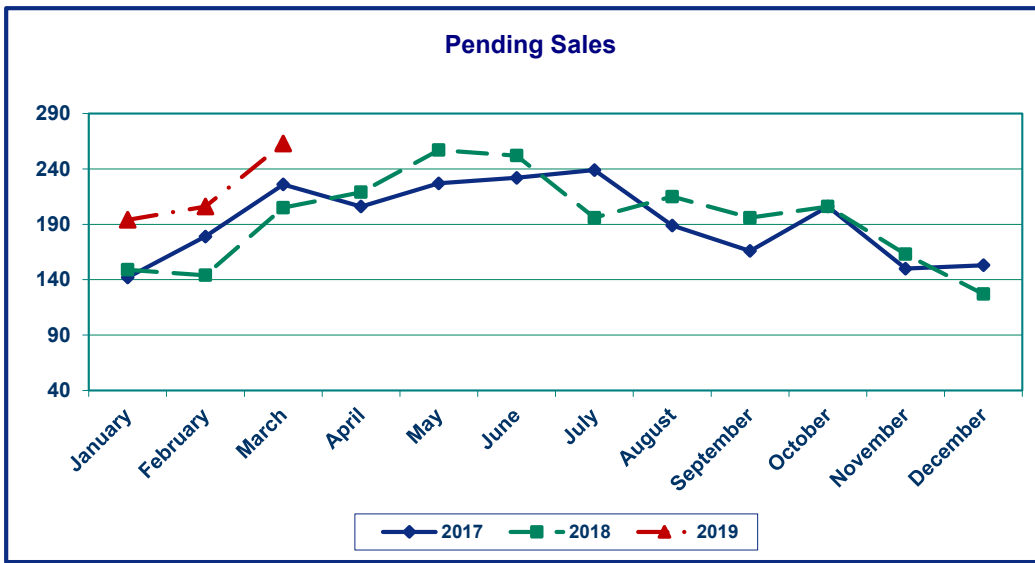
² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/18-3/31/19) with 12 months before (4/1/17-3/31/18).

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

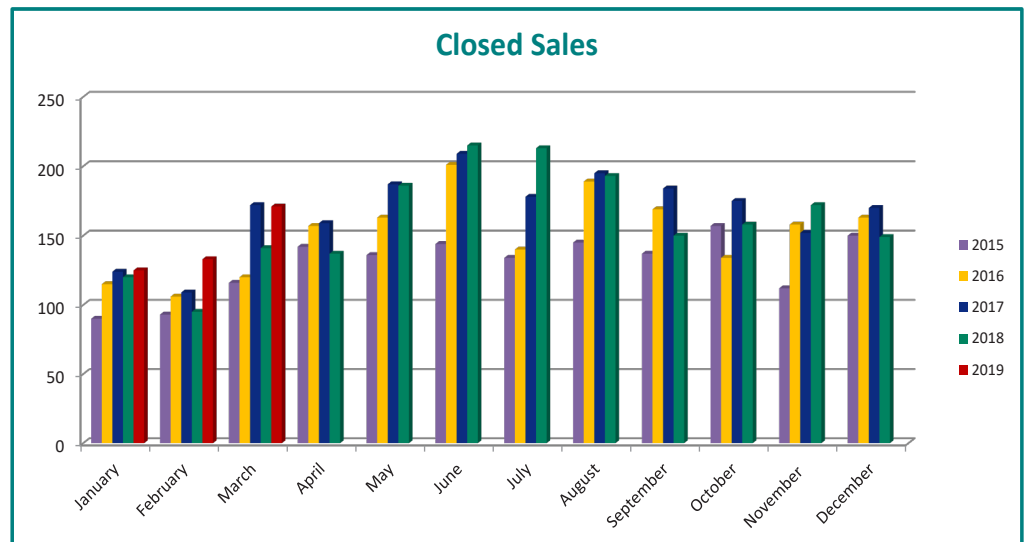
This graph represents monthly accepted offers in Polk and Marion Counties, Oregon, over the past three calendar years.



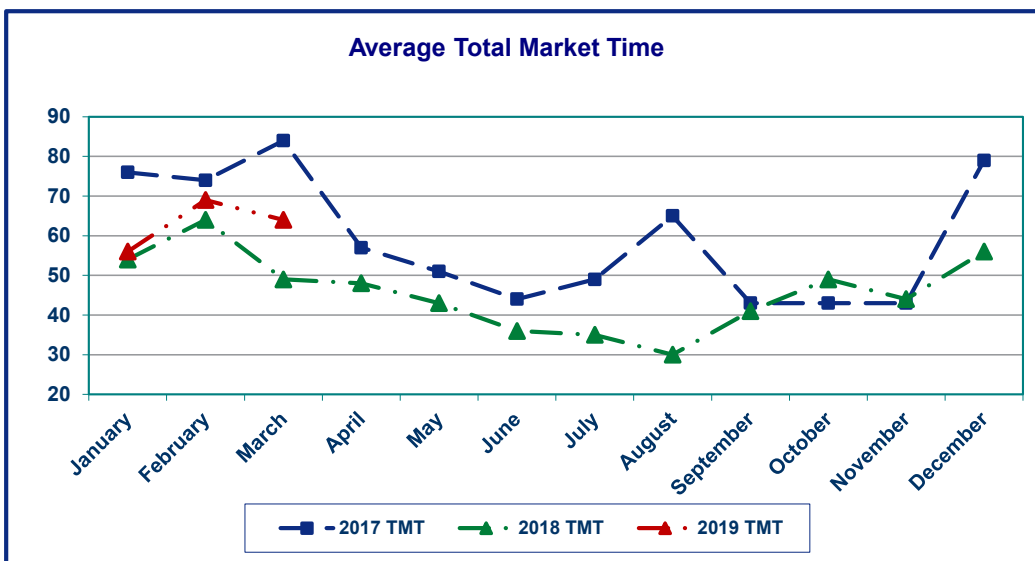
CLOSED SALES

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.

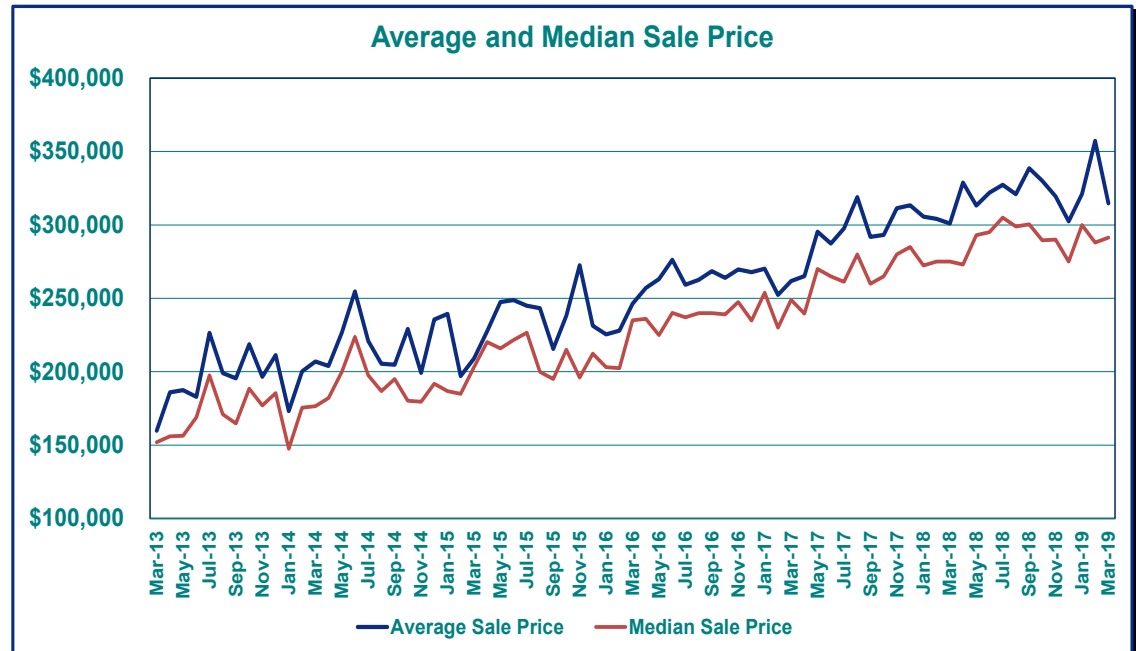
Contact RMLS™
8338 NE Alderwood Rd
Suite 230
Portland, OR 97220
(503) 236-7657
communications@rmls.com

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

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

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

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.



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

March 2019 Reporting Period

March Residential Highlights

March brought some gains to the Portland metro area, but all measures were cooler than last year in March 2018. There were 3,504 new listings, a 43.4% increase over February 2019 (2,444) but new listings fell 3.9% short of the 3,648 new listings offered last year in March 2018.

Pending sales (2,738) ended 5.4% below the 2,894 offers accepted last year in March 2018 but rose 24.0% over the 2,208 offers accepted last month in February 2019.

Closed sales, at 2,183 in March, fared similarly, ending 7.9% below the 2,371 closings recorded in March 2018 but rising 26.5% from last month in February 2019 when 1,726 closings were recorded.

Inventory decreased to 2.2 months in March, with total market

time decreasing to 68 days. There were 4,808 active residential listings on the market in the Portland metro area this March.

Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending March 31st of this year (\$452,700) with the average price of homes in the twelve months ending March 2018 (\$434,800) shows an increase of 4.1%. In the same comparison, the median has increased 3.9% from \$385,000 to \$400,000.

Inventory in Months*

	2017	2018	2019
January	1.7	2.2	3.3
February	1.9	1.9	2.7
March	1.3	1.6	2.2
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:

+4.1% (\$452,700 v. \$434,800)

Median Sale Price % Change:

+3.9% (\$400,000 v. \$385,000)

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	March	3,504	2,738	2,183	447,900	399,000	68
	February	2,444	2,208	1,726	441,100	399,900	75
	Year-to-date	9,044	6,861	5,472	443,500	395,000	72
2018	March	3,648	2,894	2,371	445,900	395,000	55
	Year-to-date	8,736	7,381	5,956	442,100	390,200	61
Change	March	-3.9%	-5.4%	-7.9%	0.4%	1.0%	22.2%
	Prev Mo 2019	43.4%	24.0%	26.5%	1.5%	-0.2%	-9.3%
	Year-to-date	3.5%	-7.0%	-8.1%	0.3%	1.2%	18.6%

AREA REPORT • 3/2019

Portland Metropolitan Area, Oregon

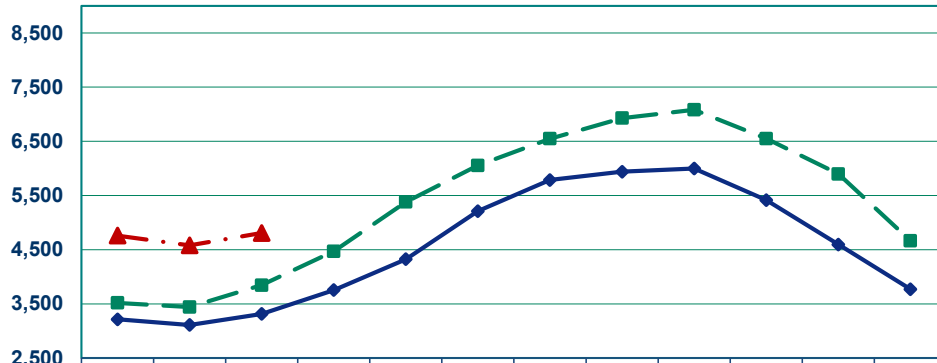
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	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	213	167	30	113	-10.3%	91	425,200	66	413	306	-1.0%	261	420,500	400,000	2.2%	1	480,000	5	257,900	6	483,600
142	NE Portland	404	326	78	249	0.4%	208	451,700	66	822	619	-0.6%	487	450,000	400,000	2.0%	9	1,072,700	6	350,000	13	642,000
143	SE Portland	482	451	89	338	7.6%	245	431,400	61	1,064	807	-4.6%	632	412,700	366,300	4.4%	11	581,500	8	267,300	31	752,300
144	Gresham/ Troutdale	261	182	41	161	-20.7%	136	374,600	65	472	439	-13.8%	362	358,900	350,000	4.8%	3	347,900	18	272,100	8	501,300
145	Milwaukie/ Clackamas	376	267	54	226	1.8%	176	426,800	70	694	571	-6.4%	455	417,200	395,000	2.5%	1	550,000	19	242,900	4	496,100
146	Oregon City/ Canby	309	195	25	172	-0.6%	142	442,400	51	533	418	5.6%	322	425,400	395,000	7.7%	3	325,000	18	345,600	6	380,300
147	Lake Oswego/ West Linn	326	195	44	149	-20.7%	108	651,300	94	538	341	-15.8%	276	666,000	550,000	2.2%	2	1,869,500	7	555,700	2	2,112,800
148	W Portland	809	447	130	266	-2.2%	215	571,800	110	1,178	667	-2.5%	535	579,900	515,000	1.8%	3	555,500	11	269,700	3	835,000
149	NW Wash Co.	241	176	27	123	-28.1%	120	502,000	66	453	352	-16.8%	282	515,500	500,000	0.0%	-	-	6	294,600	1	715,000
150	Beaverton/ Aloha	243	284	30	262	9.2%	213	405,400	46	753	655	-1.4%	507	405,800	381,000	8.2%	1	159,000	6	294,200	6	1,161,300
151	Tigard/ Wilsonville	371	312	51	246	-8.6%	191	445,300	66	793	602	-18.2%	484	452,800	431,300	5.5%	3	365,700	7	421,600	2	630,000
152	Hillsboro/ Forest Grove	247	204	39	172	-15.3%	159	405,000	51	573	450	-10.0%	367	394,500	373,000	4.3%	2	415,000	14	672,600	-	-
153	Mt. Hood	36	16	8	16	0.0%	14	321,100	70	50	43	-6.5%	45	286,300	294,500	1.6%	-	-	6	111,300	-	-
155	Columbia Co.	152	90	16	88	-5.4%	58	328,100	86	219	206	-15.6%	164	306,300	295,000	5.6%	4	257,400	17	106,000	1	260,000
156	Yamhill Co.	338	192	31	157	0.6%	107	352,200	61	489	385	-0.3%	293	370,000	335,000	8.0%	2	842,500	23	533,900	4	382,300

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/18-3/31/19) with 12 months before (4/1/17-3/31/18).

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



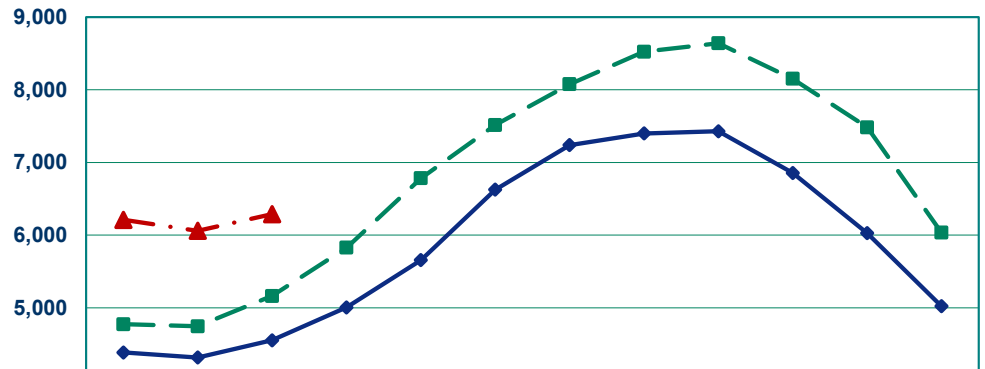
ACTIVE RESIDENTIAL LISTINGS PORTLAND, OR

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

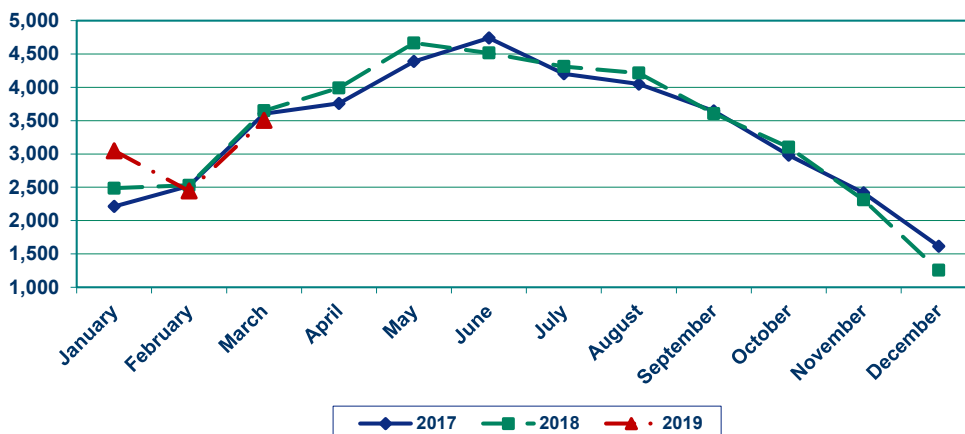
TOTAL ACTIVE LISTINGS PORTLAND, OR

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



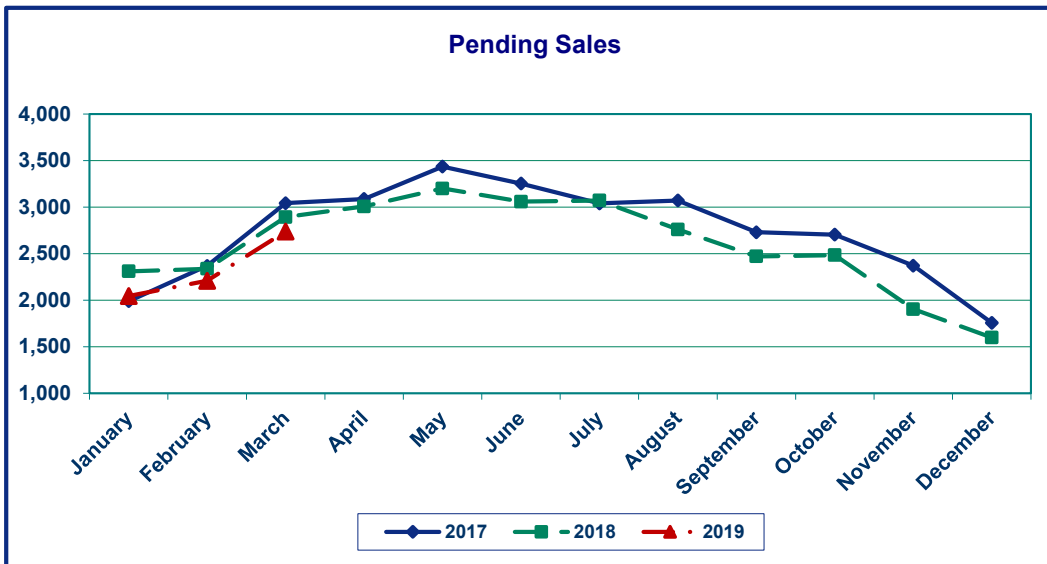
NEW LISTINGS PORTLAND, OR

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

PENDING LISTINGS

PORTLAND, OR

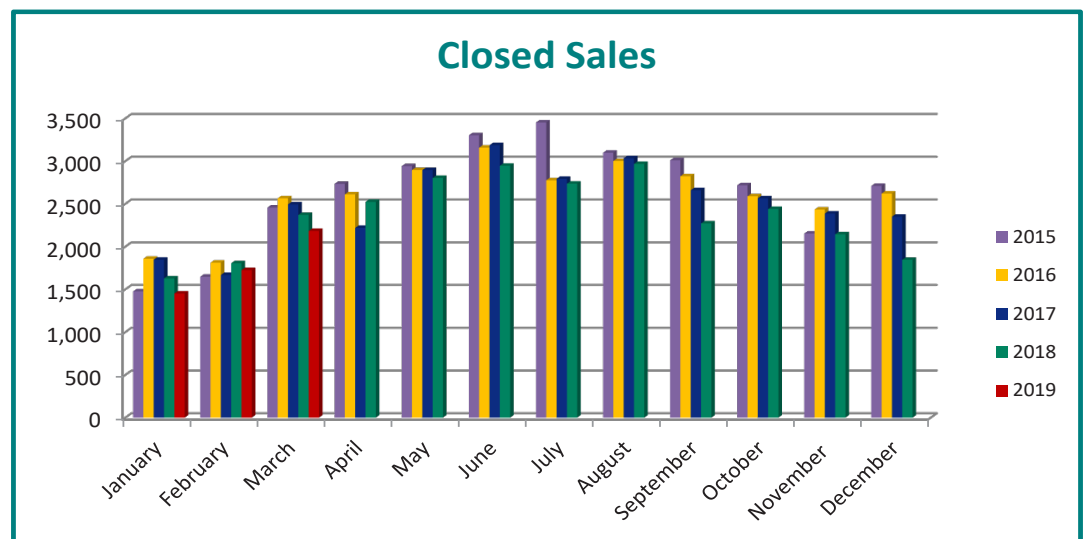
This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.



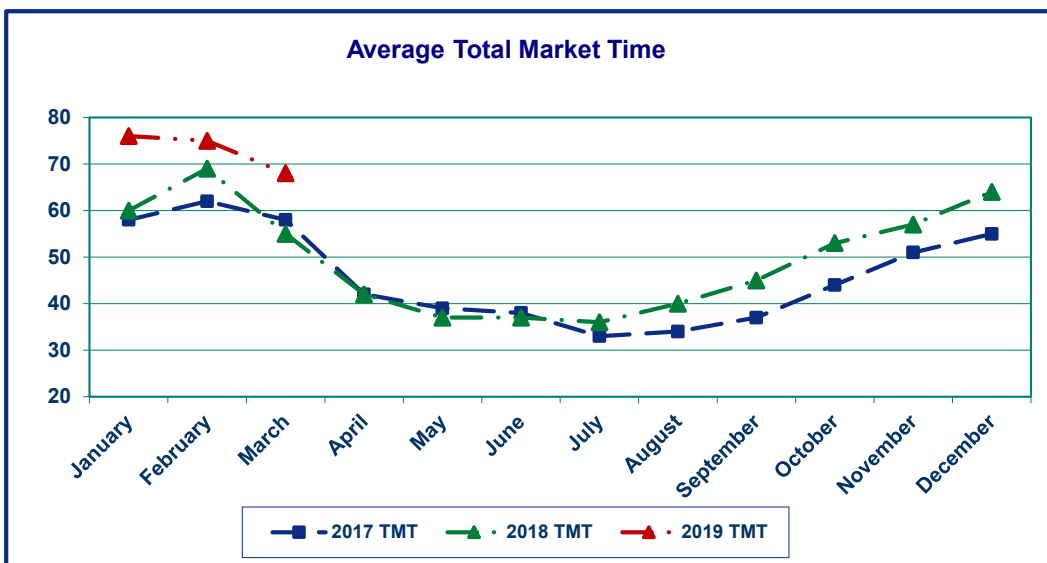
CLOSED SALES

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

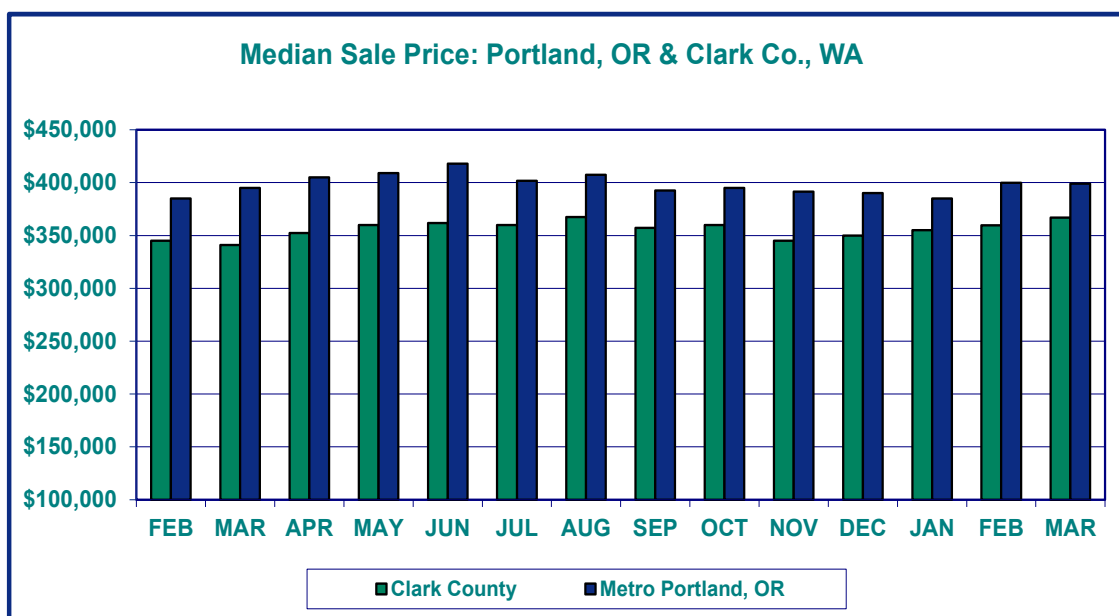
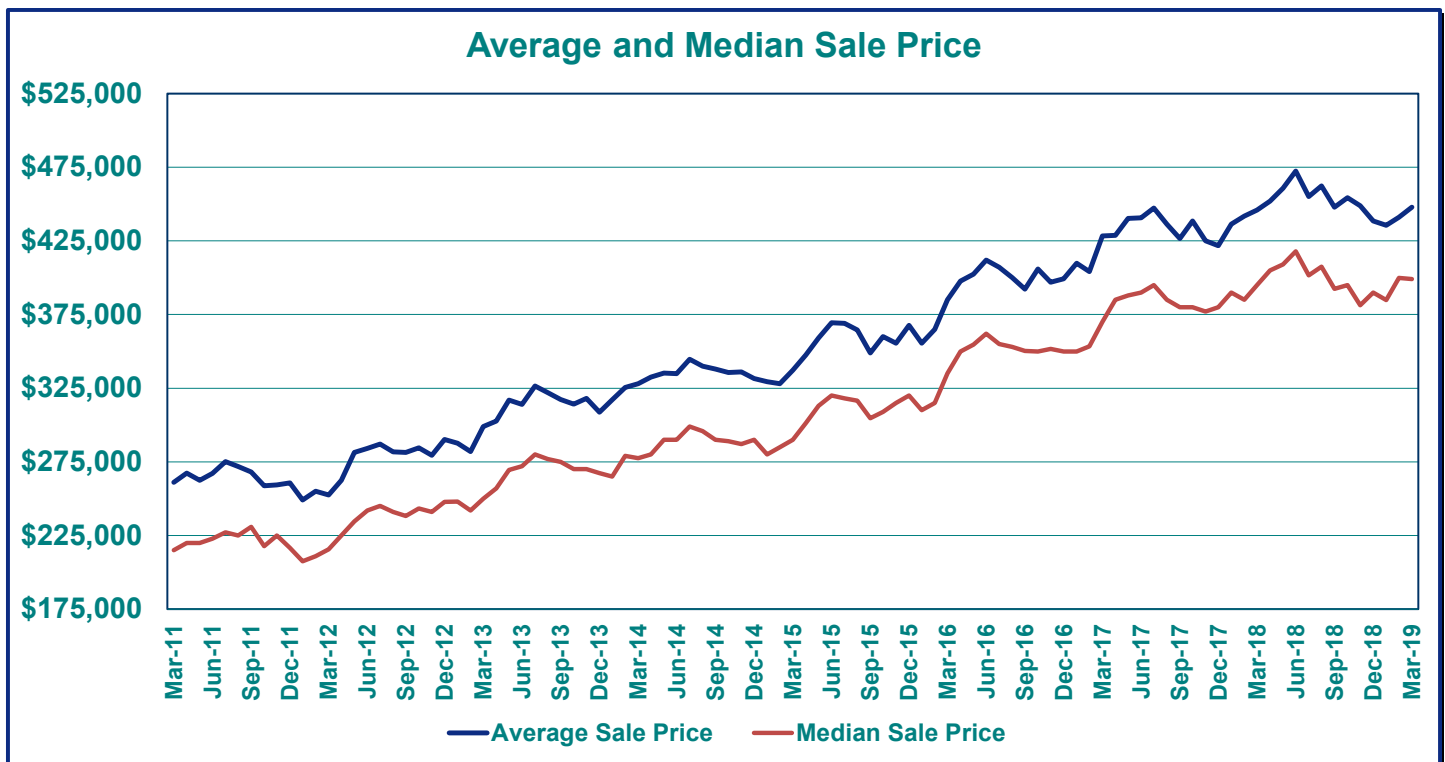
PORTLAND, OR

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

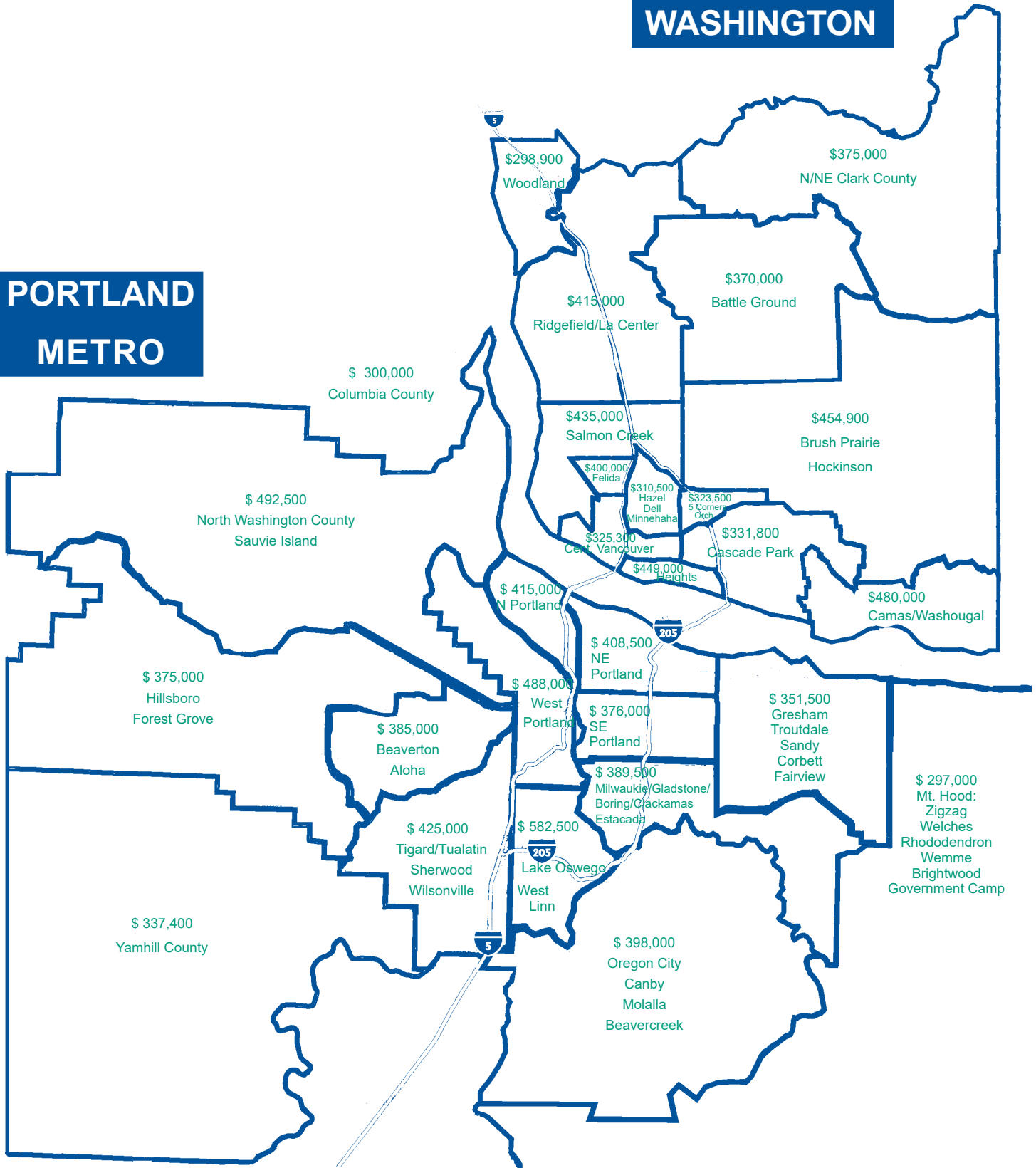
This graph shows the median sale price over the past 12 months in the greater Portland, Oregon, metropolitan area and Clark County.

MEDIAN SALE PRICE

March 2019

SW
WASHINGTON

PORTLAND
METRO



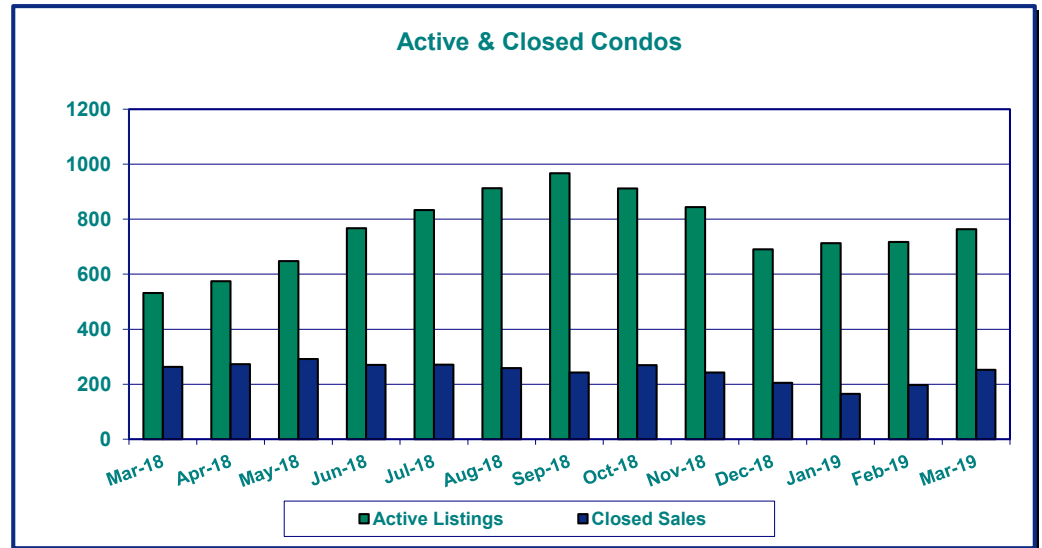
ACTIVE & CLOSED CONDOS

PORTLAND, OR

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

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

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

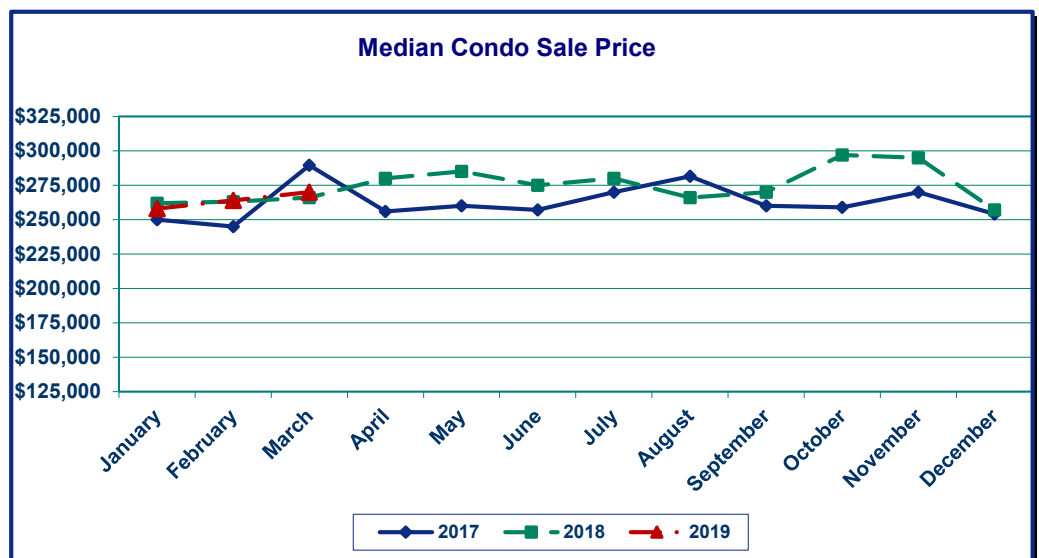


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

MEDIAN SALE PRICE CONDOS

PORTLAND, OR

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



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

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.



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



Clark County, Washington Market Action Addition

March 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:	1,532
Less Listings with Purchase Contingencies*:	52
Readily Purchased Listings:	1,480
<i>Percent of Total Active Listings:</i>	<i>96.6%</i>
Less New Under Construction (not ready for occupancy):	140
Less New Proposed (not started):	246
Total Readily Purchased & Occupied Listing:	1,094
<i>Percent of Total Active Listings:</i>	<i>71.4%</i>
Inventory in Months of Readily Purchased & Occupied Listings:	1.7

* 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

March 2019 Reporting Period

March Residential Highlights

New listings and pending sales had a strong month this March in the Southwest Washington region! There were 1,028 new listings, a 3.9% increase over March 2019 (989) and a 40.4% increase over February 2018 (732). This was the strongest March for new listings in the area since 2008, when 1,212 were brought to market!

Pending sales (846) rose 1.7% over March 2018 (832) and 33.4% over February 2019 (634). The prior March with more accepted offers was in 2016, when 874 were recorded.

Closed sales, at 639, fell 4.8% short of March 2018 (671) but still warmed 24.8% compared with last month in February 2019 when 512 closings were recorded.

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.

Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending March 31st of this year (\$396,700) with the average price of homes in the twelve months ending March 2018 (\$370,500) shows an increase of 7.1%. The same comparison of the median shows an increase of 7.1% over the same period, from \$334,900 to \$358,700.

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

Average Sale Price % Change:
+7.1% (\$396,700 v. \$370,500)
Median Sale Price % Change:
+7.1% (\$358,700 v. \$334,900)

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	2.9
March	1.6	1.6	2.4
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	

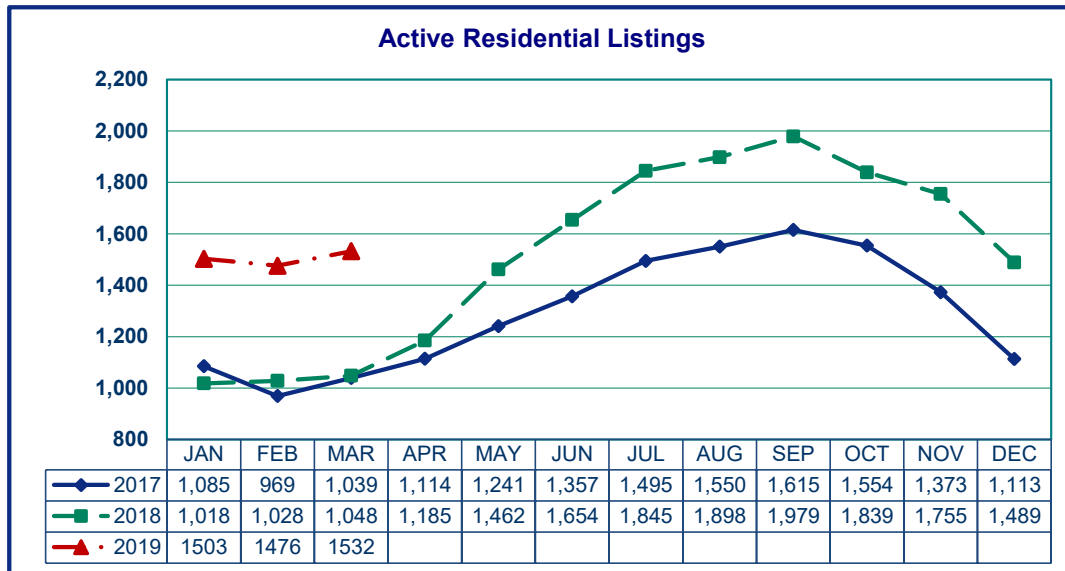
*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This number includes proposed and under construction homes.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	March	1,028	846	639	397,100	367,000	72
	February	732	634	512	397,200	359,500	69
	Year-to-date	2,635	2,074	1,662	398,800	359,000	71
2018	March	989	832	671	389,900	341,000	64
	Year-to-date	2,534	2,153	1,733	379,100	342,000	62
Change	March	3.9%	1.7%	-4.8%	1.8%	7.6%	13.1%
	Prev Mo 2019	40.4%	33.4%	24.8%	0.0%	2.1%	4.3%
	Year-to-date	4.0%	-3.7%	-4.1%	5.2%	5.0%	14.9%

AREA REPORT • 3/2019

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	
20	18	7	14	-22.2%	10	300,100	56		51	36	0.0%	27	311,300	282,000	58	17.0%	-	-	-	-	2	545,500	
19	22	1	17	13.3%	19	266,000	43		54	47	-14.5%	46	270,300	275,000	35	7.4%	1	2,400,000	1	322,500	2	472,300	
21	9	3	11	-31.3%	15	526,100	82		38	34	-5.6%	34	449,800	339,300	71	42.1%	-	-	1	250,000	2	455,000	
25	17	3	13	-23.5%	17	412,400	101		35	29	-14.7%	25	397,500	379,000	92	14.8%	-	-	-	-	-	-	
45	48	7	47	6.8%	34	318,900	63		135	134	6.3%	98	314,900	322,500	59	6.6%	1	333,400	-	-	1	569,000	
25	22	4	20	25.0%	21	325,300	60		57	55	1.9%	49	318,500	312,500	51	7.3%	-	-	-	-	-	-	
39	40	6	36	-18.2%	30	309,400	47		94	90	-26.8%	73	311,500	307,000	55	8.7%	1	652,000	1	1,160,000	-	-	
52	61	18	77	11.6%	48	324,700	54		169	168	1.8%	136	314,500	304,700	56	7.2%	-	-	-	-	4	678,600	
22	18	3	15	-28.6%	14	427,100	44		42	35	-31.4%	34	395,800	327,500	53	0.9%	-	-	1	626,000	1	320,000	
32	19	5	20	-35.5%	18	365,700	48		53	49	-14.0%	35	368,400	361,600	68	-6.6%	-	-	3	833,300	1	431,900	
28	28	2	26	30.0%	13	372,200	34		67	51	-10.5%	35	336,600	315,000	59	10.3%	-	-	-	-	-	-	
58	34	5	29	-17.1%	29	405,700	63		131	107	40.8%	87	415,200	405,000	58	9.2%	-	-	1	180,000	-	-	
16	24	6	20	-28.6%	19	360,500	36		55	51	-17.7%	42	366,100	354,900	40	4.0%	-	-	-	-	-	-	
16	8	-	10	11.1%	1	479,000	197		19	12	-29.4%	4	474,800	477,000	78	-3.6%	-	-	6	197,300	-	-	
192	125	11	59	7.3%	49	521,400	67		264	149	-5.1%	124	565,300	502,500	80	4.6%	1	520,000	6	294,800	2	455,500	
85	62	15	38	-11.6%	29	440,500	106		128	93	-23.1%	82	431,200	402,500	91	3.7%	-	-	4	223,800	1	2,100,000	
32	30	3	30	7.1%	19	409,600	30		87	72	4.3%	55	392,100	375,000	51	12.1%	1	1,250,000	1	97,000	-	-	
31	26	6	24	-20.0%	24	302,500	44		75	77	4.1%	68	322,700	310,000	55	4.4%	1	1,161,800	1	72,000	-	-	
71	35	9	28	40.0%	37	438,400	105		106	94	17.5%	84	464,700	466,000	94	1.0%	-	-	3	275,000	-	-	
151	81	16	60	-1.6%	33	468,100	98		197	129	-13.4%	92	446,100	394,600	83	5.3%	1	305,000	2	440,000	-	-	
115	39	6	47	42.4%	37	421,800	74		156	111	16.8%	96	443,200	430,300	61	7.0%	-	-	1	100,000	-	-	
11	1	1	2	-50.0%	2	1,041,000	113		6	9	50.0%	9	692,600	600,000	118	17.4%	-	-	1	334,000	-	-	
24	9	1	3	-40.0%	1	503,000	2		25	9	-64.0%	10	588,200	536,500	186	9.6%	-	-	3	196,700	-	-	
124	84	13	63	28.6%	44	363,300	72		187	146	9.8%	112	405,200	362,500	89	10.5%	1	365,000	5	273,200	-	-	
209	131	33	107	15.1%	42	454,700	89		304	204	-7.7%	146	411,700	385,000	79	2.7%	-	-	6	307,800	-	-	
-	0	0	0	-	0	-	-		1	1	-	0	-	-	-	20.3%	0	-	0	-	0	-	
2	3	1	2	100.0%	3	421,700	74		8	6	20.0%	5	449,000	440,000	51	6.0%	-	-	1	285,000	-	-	
7	1	1	3	0.0%	7	431,100	125		9	11	10.0%	10	439,300	422,500	115	-8.4%	-	-	2	251,500	-	-	
17	21	3	16	77.8%	9	342,400	116		32	32	28.0%	17	353,400	340,000	83	8.1%	-	-	2	123,800	-	-	
30	7	1	6	-25.0%	6	454,900	240		35	17	-19.0%	11	452,000	445,000	199	12.8%	-	-	1	115,000	-	-	
12	5	2	2	-66.7%	6	332,800	121		11	10	-16.7%	10	351,400	362,500	113	-3.6%	-	-	3	266,700	-	-	
1	0	1	1	0.0%	3	450,600	89		4	6	500.0%	6	496,100	487,200	136	68.3%	-	-	-	-	-	-	
1,532	1,028	193	846	1.7%	639	397,100	72		2,635	2,074	-3.7%	1,662	398,800	359,000	71	7.1%	8	873,400	56	302,600	16	624,500	
20	9	2	11	-26.7%	15	329,200	67		42	41	7.9%	34	317,300	301,600	67	5.8%	-	-	-	-	-	-	
16	6	5	9	125.0%	2	379,000	69		13	11	0.9%	6	343,100	340,000	106	27.2%	-	-	8	231,200	-	-	
122	85	20	79	-9.2%	95	272,400	60		241	238	4.8%	206	271,500	250,000	62	7.0%	3	343,300	29	113,200	2	266,800	
158	100	27	99	-6.6%	112	281,900	61		296	290	5.1%	246	279,600	268,400	64	8.5%	3	343,300	37	138,700	2	266,800	
67	24	5	9	-35.7%	6	225,700	70		51	27	-15.6%	29	230,300	216,000	139	-1.6%	1	500,000	12	47,500	-	-	



ACTIVE RESIDENTIAL LISTINGS

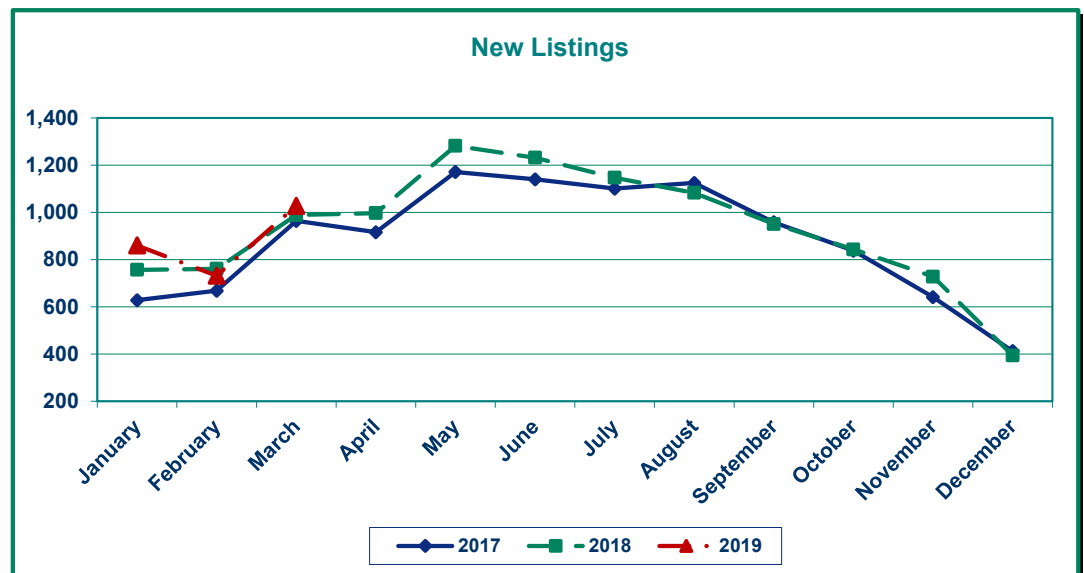
CLARK COUNTY, WA

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

NEW LISTINGS

CLARK COUNTY, WA

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



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

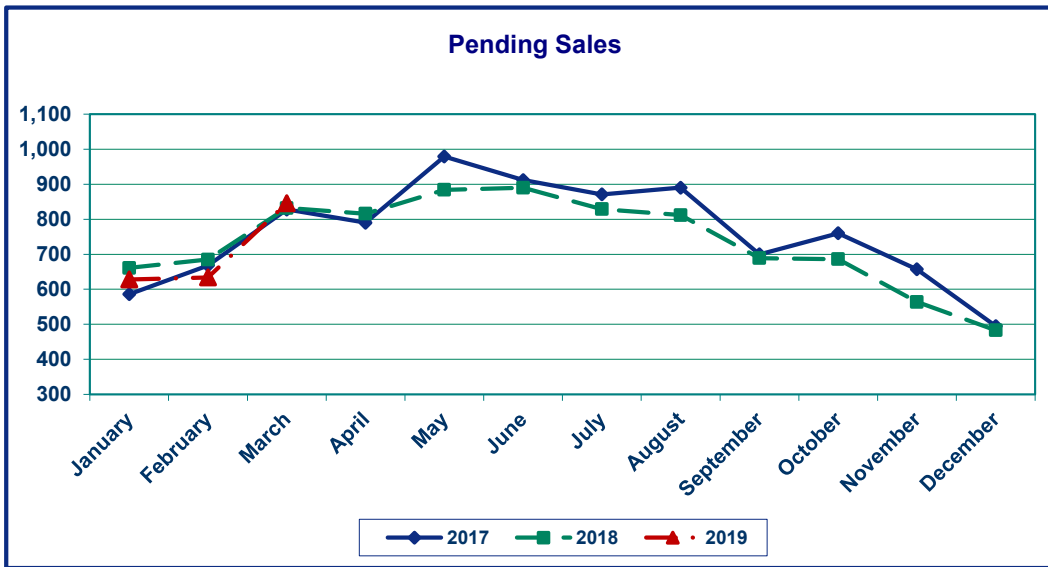
² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/18-3/31/19) with 12 months before (4/1/17-3/31/18).

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

CLARK COUNTY, WA

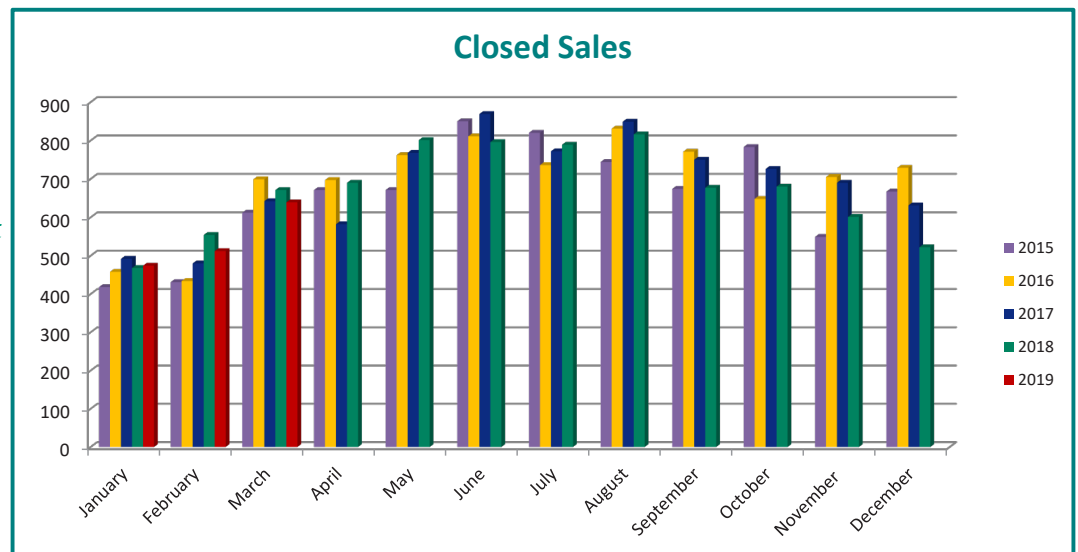
This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.



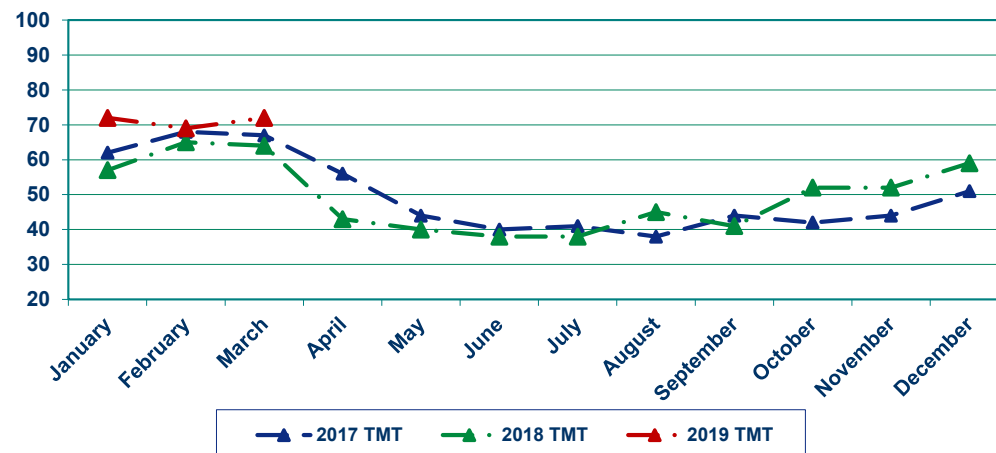
CLOSED SALES

CLARK COUNTY, WA

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



Average Total Market Time



DAYS ON MARKET

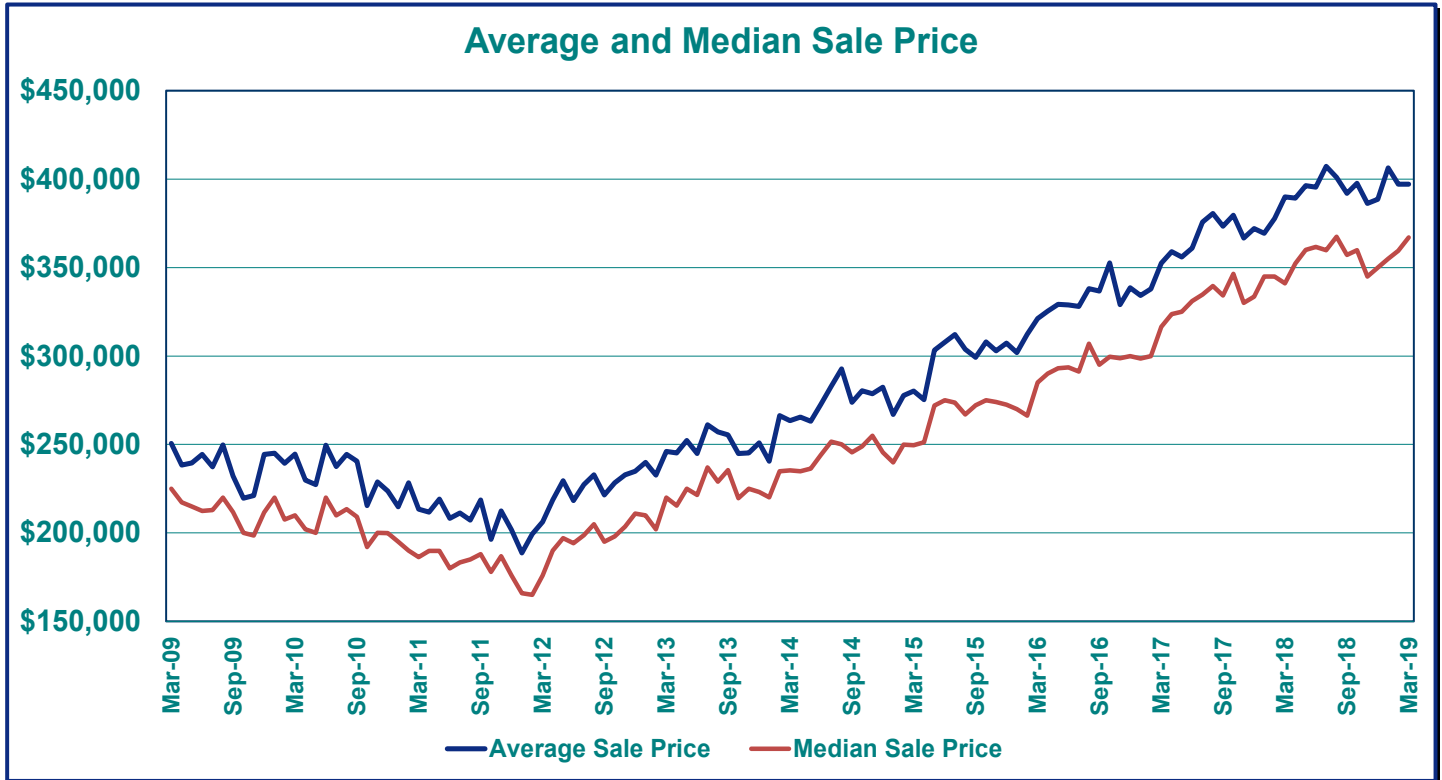
CLARK COUNTY, WA

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

SALE PRICE

CLARK COUNTY, WA

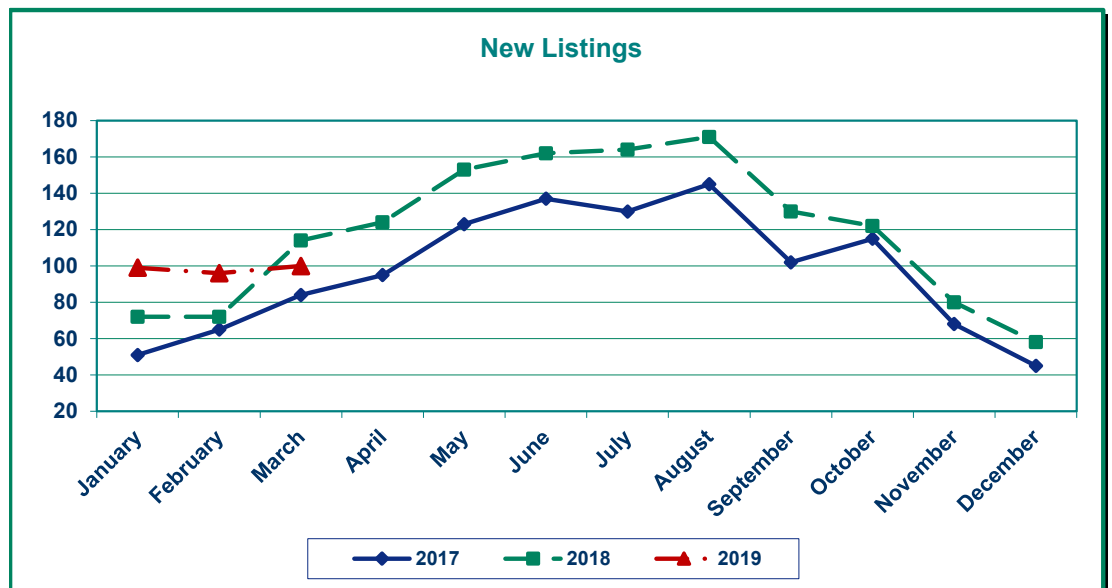
This graph represents the average and median sale price for all homes sold in Clark County, Washington



NEW LISTINGS

COWLITZ COUNTY, WA

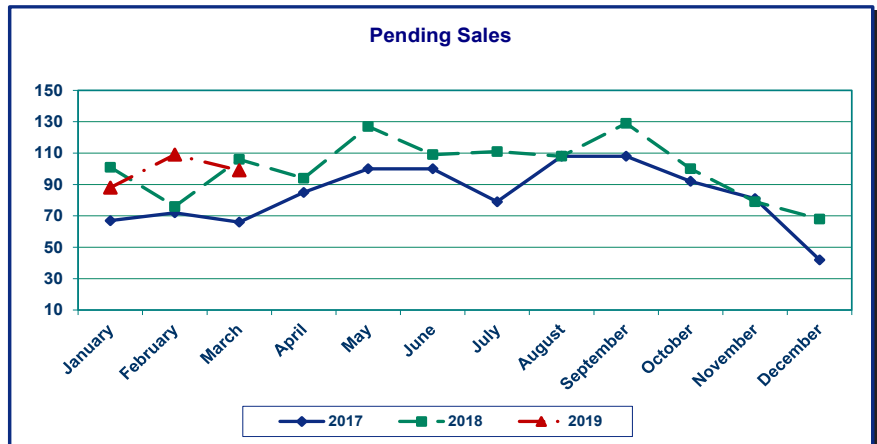
This graph represents new listings in Cowlitz County, Washington over the past three calendar years.



PENDING LISTINGS

COWLITZ COUNTY, WA

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

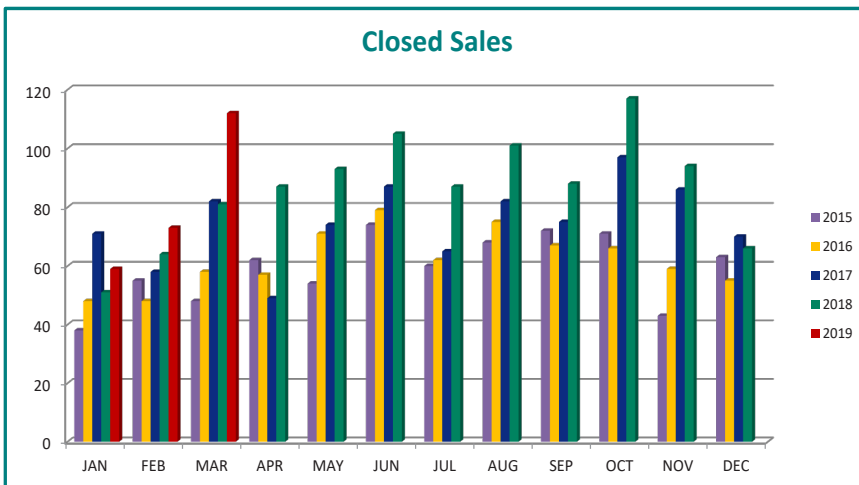


Closed Sales

CLOSED SALES

COWLITZ COUNTY, WA

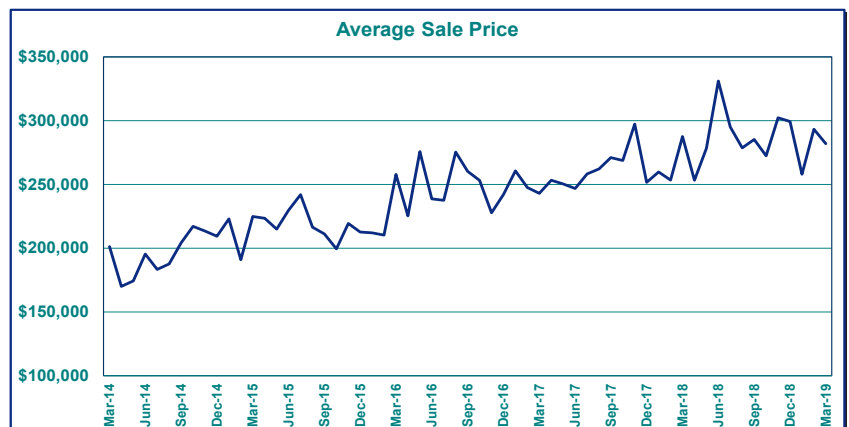
This graph shows the closed sales over the past five calendar years in Cowlitz County, Washington.



AVERAGE SALE PRICE

COWLITZ COUNTY, WA

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





MULTIPLE LISTING SERVICE

MEDIAN SALE PRICE March 2019

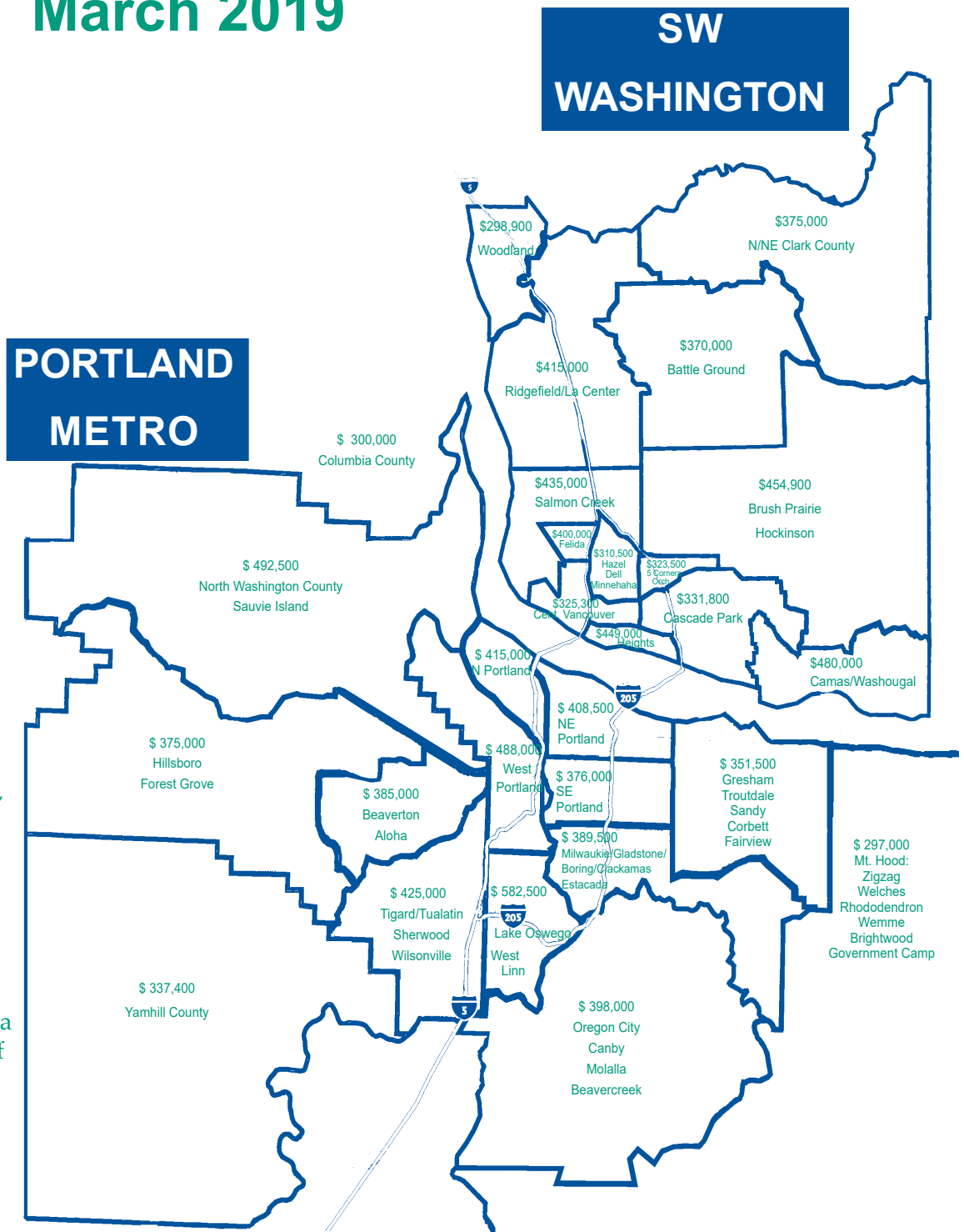
Contact RMLS™
8338 NE Alderwood Rd
Suite 230
Portland, OR 97220
(503) 236-7657
communications@rmls.com

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

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

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

E-mail subscriptions are
available for \$45 per year
by contacting RMLS™.
Reproduction of any
portion of this copyrighted
material is prohibited
without prior approval of
RMLS™.



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

MARKET ACTION



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

Residential Review: Union County, Oregon

March 2019 Reporting Period

March Residential Highlights

Union County saw gains in pending sales this March. There were 25 pending sales, one more than the 24 recorded last year in March 2018 (4.2%) and a 47.1% increase over the 17 from last month in February 2019.

New listings (30) fell two short of March 2018 (32, -6.3%) but were double the 15 from February 2019.

Closed sales, at 12, ended below both March 2018 (29) and February 2019 (16).

Inventory rose in March to 6.1 months, with total market time increasing to 225 days.

Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending March 31st of this year (\$210,400) with the average price of homes in the twelve months ending March 2018 (\$198,900) shows an increase of 5.8%. The same comparison of the median shows a 6.6% increase over the same period.

Inventory in Months*

	2017	2018	2019
January	4.4	4.2	7.1
February	7.1	7.6	4.4
March	4.4	2.9	6.1
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	March	30	25	12	274,600	237,500	225
	February	15	17	16	160,900	160,500	83
	Year-to-date	68	62	40	205,200	180,000	133
2018	March	32	24	29	220,100	178,000	108
	Year-to-date	72	76	63	206,500	165,700	120
Change	March	-6.3%	4.2%	-58.6%	24.8%	33.4%	109.4%
	Prev Mo 2019	100.0%	47.1%	-25.0%	70.7%	48.0%	171.1%
	Year-to-date	-5.6%	-18.4%	-36.5%	-0.6%	8.6%	10.7%

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

Average Sale Price % Change:

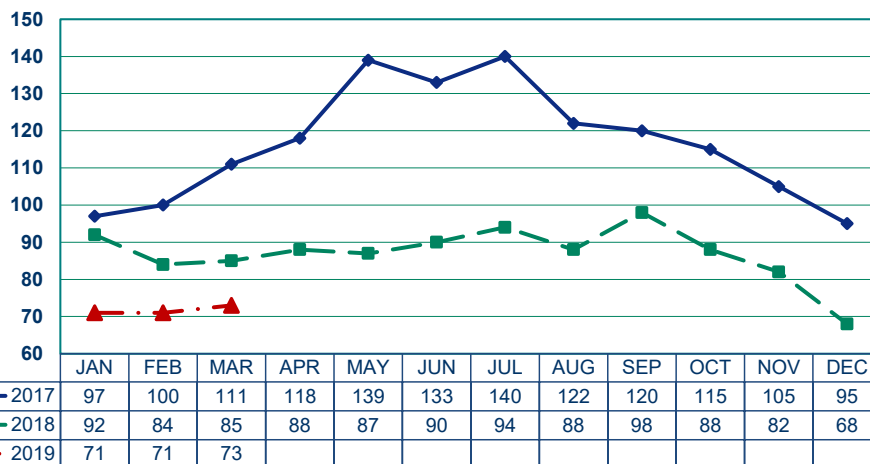
+5.8% (\$210,400 v. \$198,900)

Median Sale Price % Change:

+6.6% (\$178,000 v. \$167,000)

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 • 3/2019

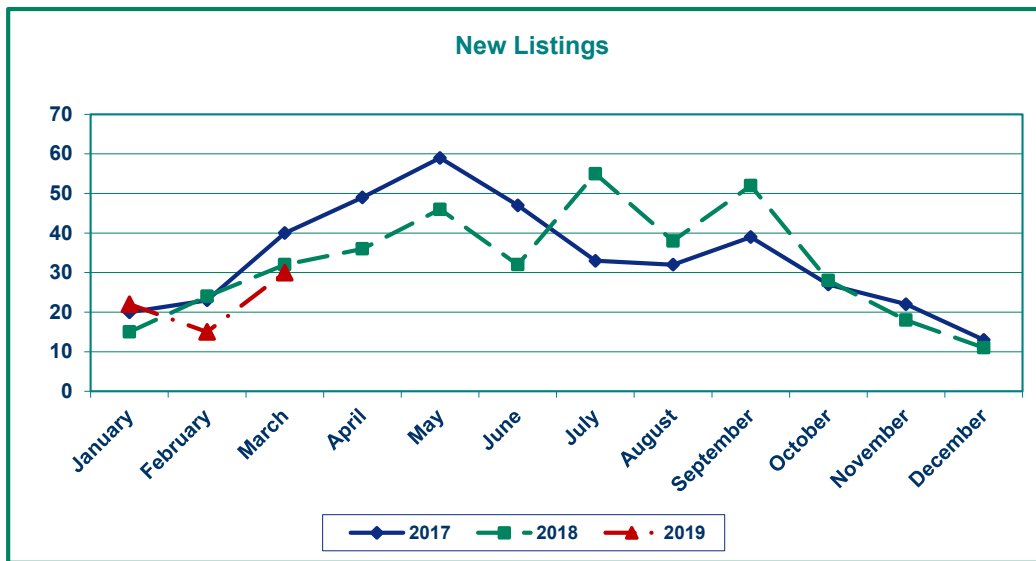
Union County, Oregon

		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	2	1	0	1	-	0	-	-	3	2	-	1	169,900	169,900	-	-	-	-	-	-	-	-
97824	Cove	6	1	0	1	-50.0%	1	115,000	6	4	3	-62.5%	2	128,800	128,800	-29.2%	-	-	1	63,800	-	-	-
97827	Elgin	12	2	2	2	0.0%	1	110,000	448	4	4	-42.9%	3	145,600	110,000	23.4%	-	-	-	-	1	140,000	-
97841	Imbler	1	0	0	0	-	1	205,000	-	2	1	0.0%	1	205,000	205,000	-8.0%	-	-	-	-	-	-	-
97850	La Grande/ Island City	44	22	-	17	21.4%	7	343,200	253	48	42	-14.3%	23	235,500	193,000	3.8%	2	77,500	4	316,800	2	215,800	-
97867	North Powder	1	0	0	1	-	1	53,900	91	0	1	-	2	65,400	65,400	-40.7%	-	-	-	-	-	-	-
97876	Summerville	3	1	0	1	-	1	409,000	387	1	3	-	2	392,000	392,000	10.7%	-	-	-	-	-	-	-
97883	Union Union Co.	4	3	1	2	-66.7%	-	-	-	6	6	-45.5%	6	134,600	131,000	67.8%	1	60,000	1	50,000	-	-	-
	Total	73	30	3	25	4.2%	12	274,600	225	68	62	-18.4%	40	205,200	180,000	5.8%	3	71,700	6	230,200	3	190,500	-

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/18-3/31/19) with 12 months before (4/1/17-3/31/18).

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.



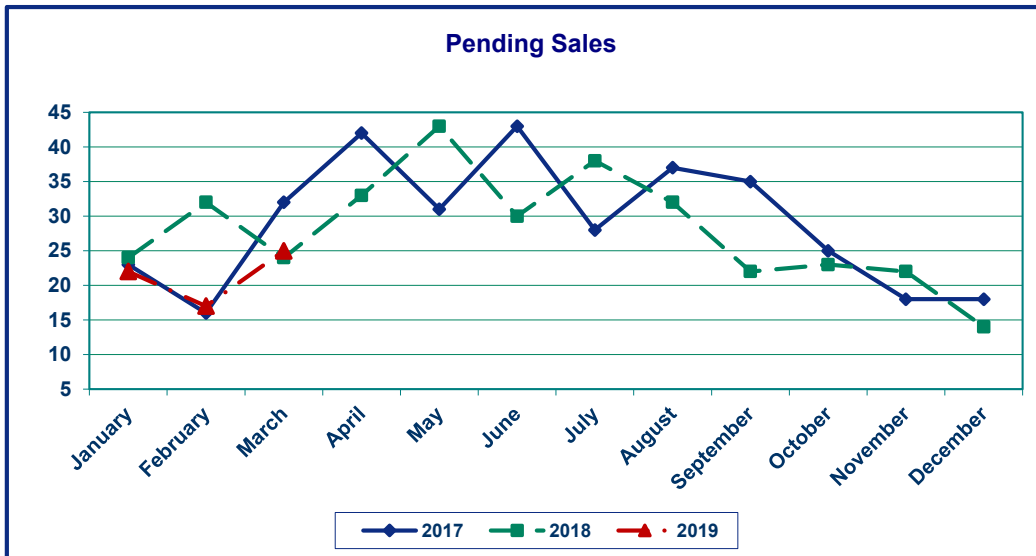
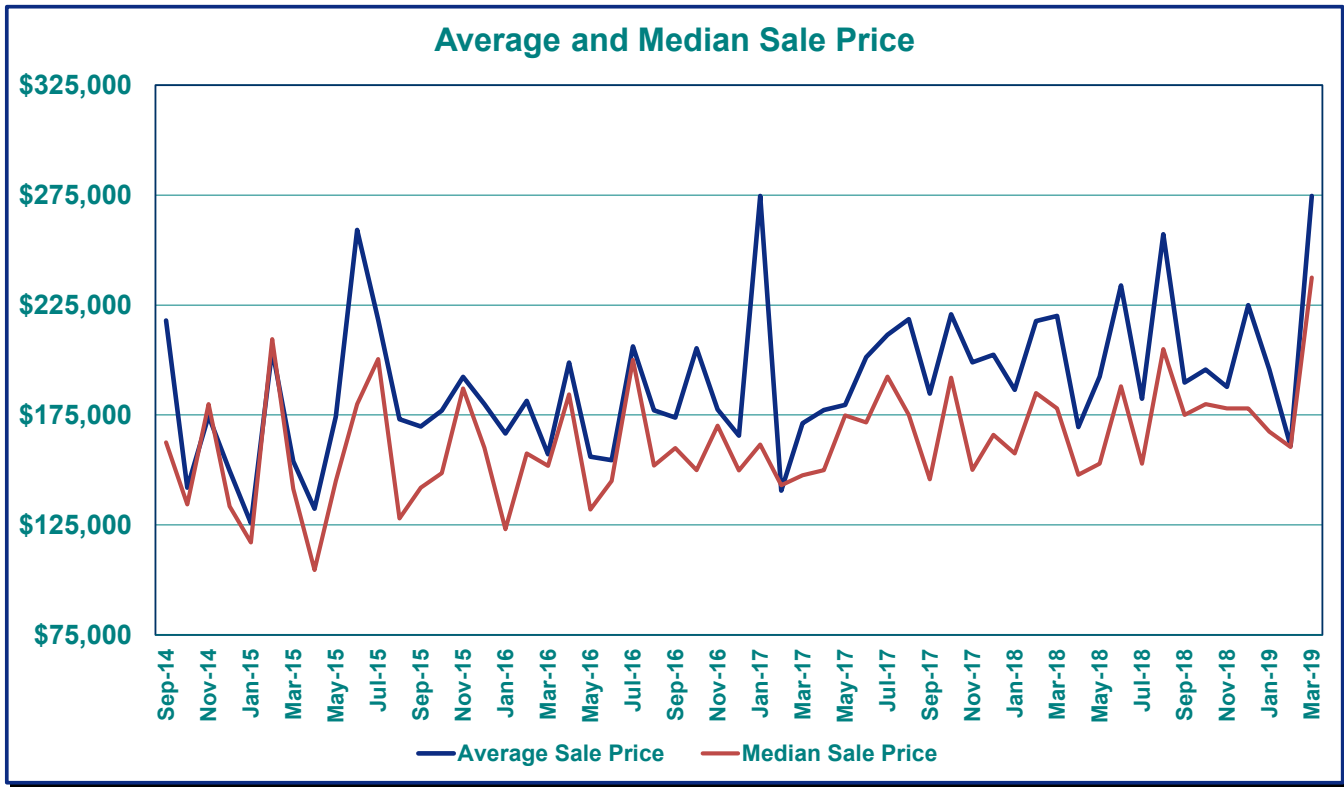
NEW LISTINGS

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

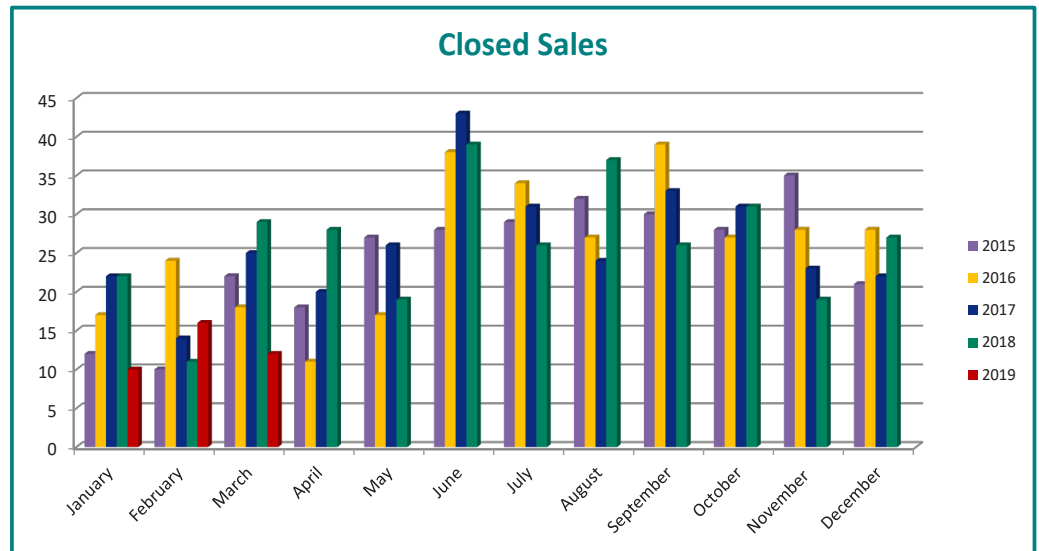
This graph represents monthly accepted offers in Union County, Oregon over the past three calendar years.

CLOSED SALES
UNION COUNTY, OR

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

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

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



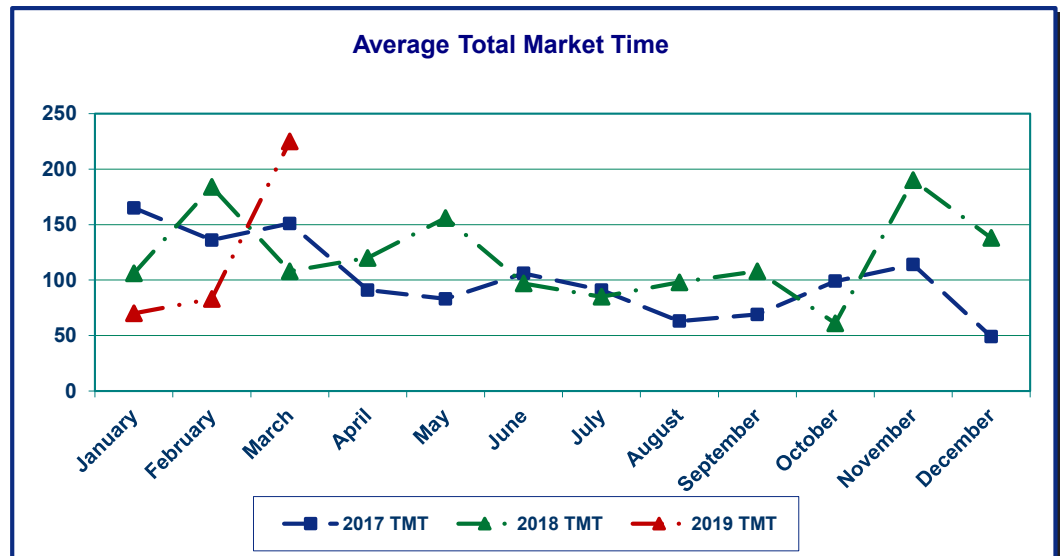
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.

DAYS ON MARKET
UNION COUNTY, OR

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



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

MARKET ACTION



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

Residential Review: Wallowa County, Oregon

March 2019 Reporting Period

March Residential Highlights

Wallowa County had a mixed bag of numbers in March. There were seven pending sales, exactly matching March 2018 but falling short of the ten offers accepted last month in February 2019.

Six new listings fell short of the 19 offered last year in March 2018 but ended two ahead of February 2019 when four new listings were offered.

There were five closed sales, falling short of the eight recorded both in March 2018 and February 2019.

Inventory increased in March to 11 months. Total market time decreased by 10 days during the same period, landing at 118 days.

Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending March 31st of this year (\$231,900) with the average price of homes sold in the twelve months ending March 2018 (\$215,200) shows a decrease of 7.8%. The same comparison of the median shows an increase of 5.5% over the same time period, from \$183,000 to \$193,000.

Inventory in Months*			
	2017	2018	2019
January	9.3	12.5	10.0
February	55.0	13.0	7.0
March	5.4	8.3	11.0
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:
+7.8% (\$231,900 v. \$215,200)
Median Sale Price % Change:
+5.5% (\$193,000 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	March	6	7	5	305,200	225,000	118
	February	4	10	8	343,300	224,600	128
	Year-to-date	19	18	19	287,000	211,000	251
2018	March	19	7	8	312,400	235,500	112
	Year-to-date	40	18	17	278,200	200,000	103
Change	March	-68.4%	0.0%	-37.5%	-2.3%	-4.5%	5.2%
	Prev Mo 2019	50.0%	-30.0%	-37.5%	-11.1%	0.2%	-7.8%
	Year-to-date	-52.5%	0.0%	11.8%	3.2%	5.5%	144.0%

AREA REPORT • 3/2019

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	10	2	-	-	-100.0%	3	188,200	116	4	2	-33.3%	4	352,400	203,800	9.8%	1	55,000	-	-	-	-
97857	Lostine	-	0	1	1	-	0	-	-	-	1	0.0%	-	-	-	146.2%	-	-	1	65,500	-	-
97842	Imnaha	6	0	-	2	-	0	-	-	-	2	-	0	-	-	54.1%	0	-	0	-	0	-
97846	Joseph	26	4	2	2	-33.3%	1	261,500	1	11	8	100.0%	7	237,500	225,000	-8.3%	1	335,000	5	107,600	-	-
97828	Enterprise	13	0	1	2	0.0%	1	700,000	239	4	5	-50.0%	8	297,500	180,900	14.7%	1	165,000	2	134,000	-	-
	Wallowa Co. Total	55	6	4	7	0.0%	5	305,200	118	19	18	0.0%	19	287,000	211,000	7.8%	3	185,000	8	108,900	-	-

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

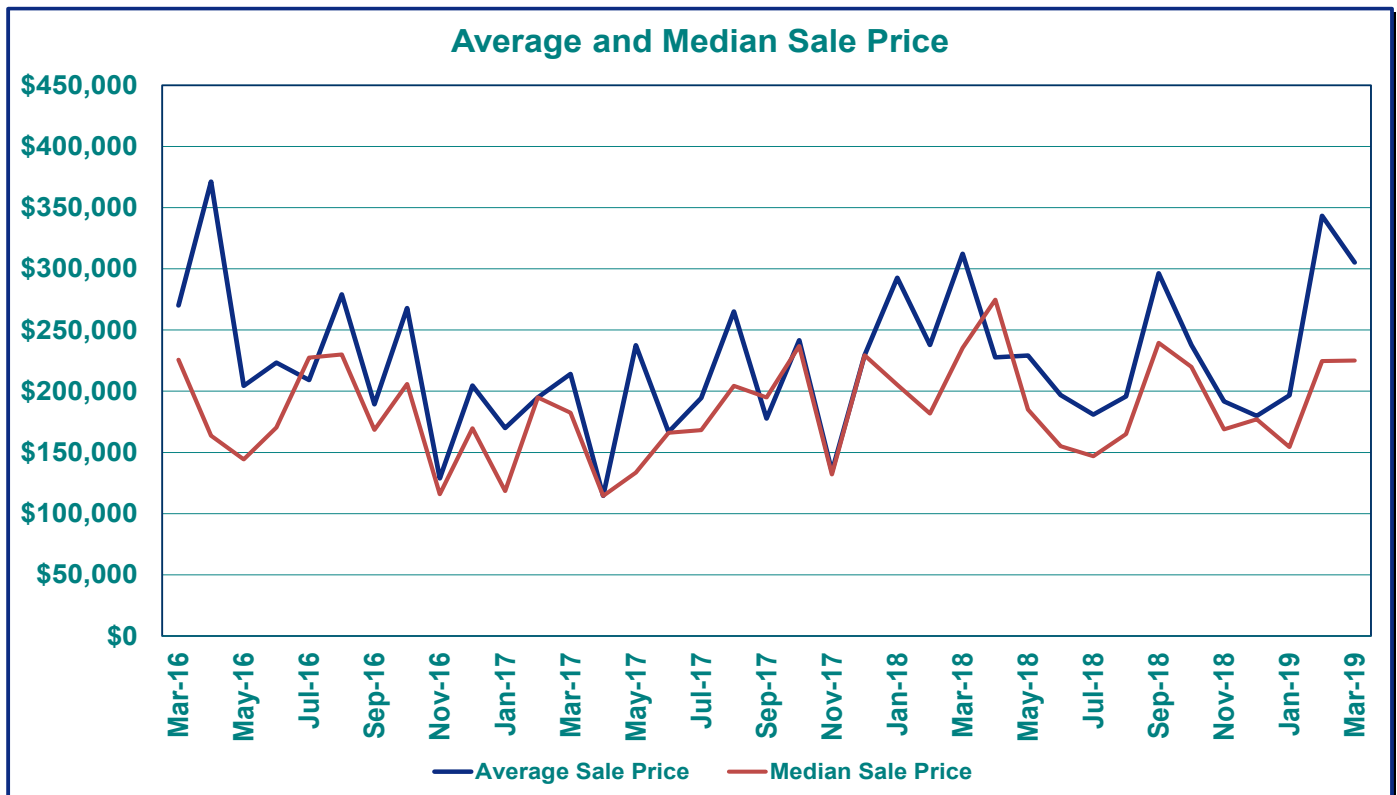
² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/18-3/31/19) with 12 months before (4/1/17-3/31/18).

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.

SALE PRICE

WALLOWA COUNTY, OR

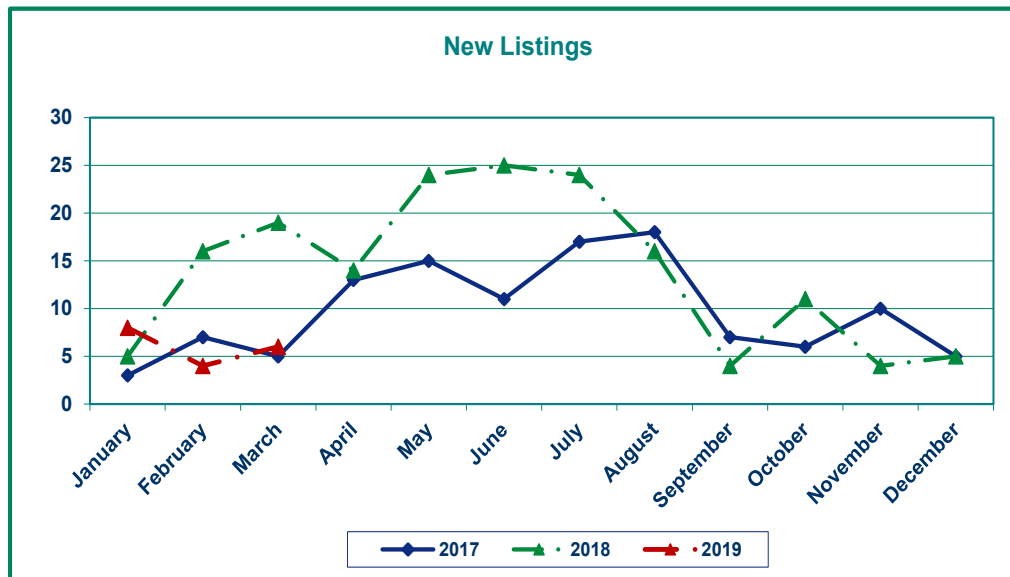
This graph represents the average and median sale price for all homes sold in Wallowa County, Oregon.



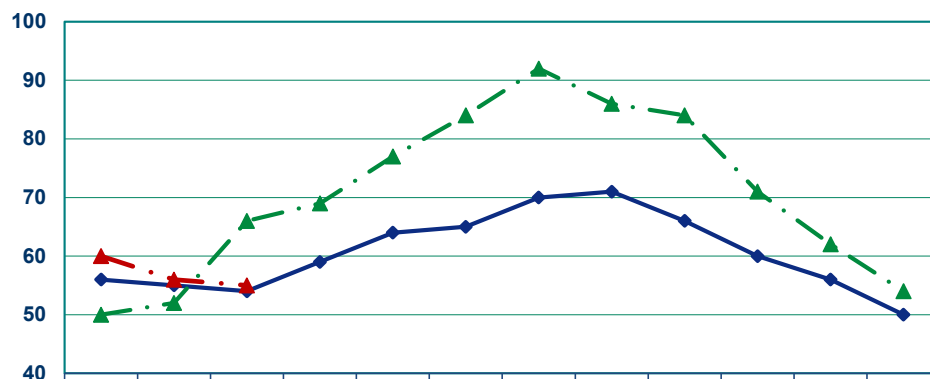
NEW LISTINGS

WALLOWA COUNTY, OR

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



Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

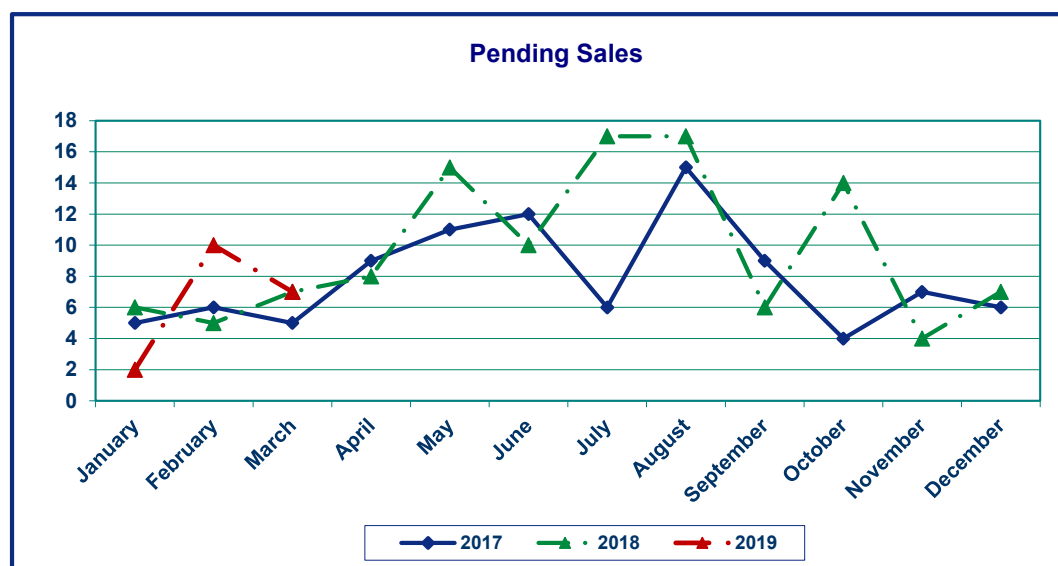
WALLOWA COUNTY, OR

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

PENDING LISTINGS

WALLOWA COUNTY, OR

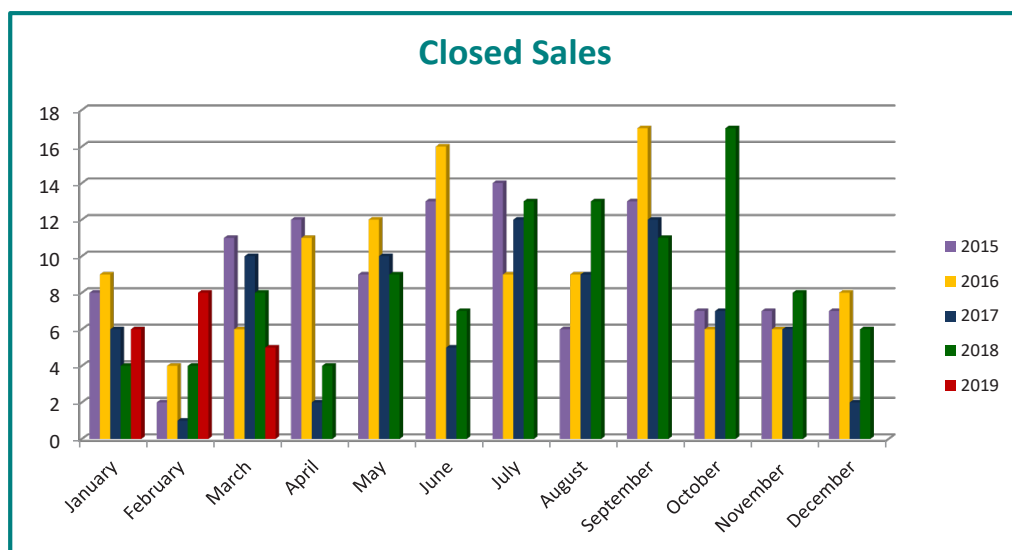
This graph represents monthly accepted offers in Wallowa County, Oregon.



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

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

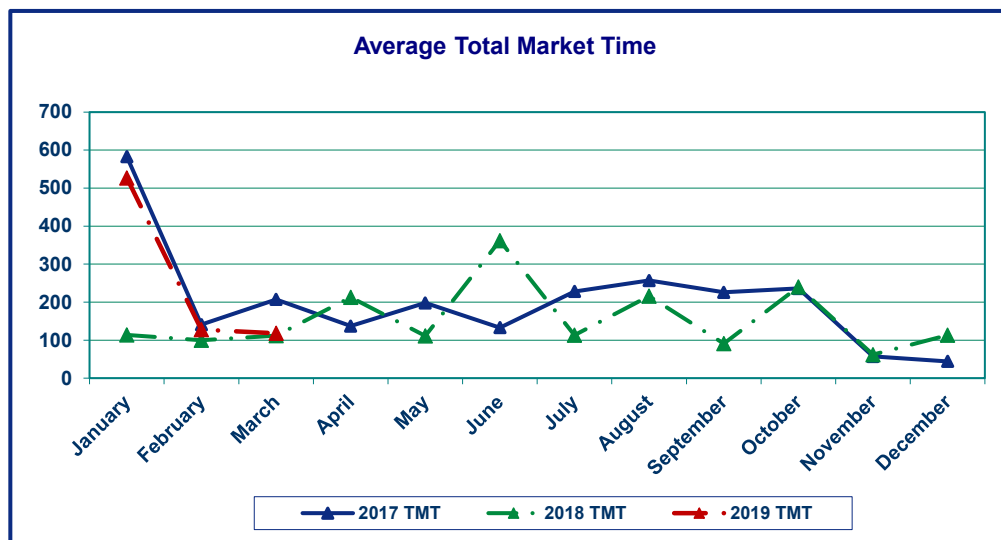
The statistics presented
 in Market Action are
 compiled monthly based
 on figures generated by
 RMLS™.



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

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

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



E-mail subscriptions are
 available for \$45 per year
 by contacting RMLS™.
 Reproduction of any
 portion of this copyrighted
 material is prohibited
 without prior approval of
 RMLS™.



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