

# MARKET ACTION



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

## Residential Review: Baker County, Oregon

April 2019 Reporting Period

### April Residential Highlights

Pending sales saw strong gains this April in Baker County. At 32, pendings ended 14.3% above the 28 offers accepted in April 2018 and 52.4% above the 21 accepted last month in March 2019.

New listings (43) fell 14.0% short of April 2018 (50) but surged 48.3% ahead of the 29 new listings offered last month in March 2019.

Closed sales (13) decreased both compared with April 2018 (15) and March 2019 (14).

April saw inventory rise to 7.8 months, and total market time rise to 198 days.

### Average and Median Sale Prices

Comparing 2019 to 2018 through April, the average sale price has increased 16.0% from \$146,100 to \$169,500. In the same comparison, the median sale price has decreased 2.7% from \$128,500 to \$125,000.

### 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	7.8
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.

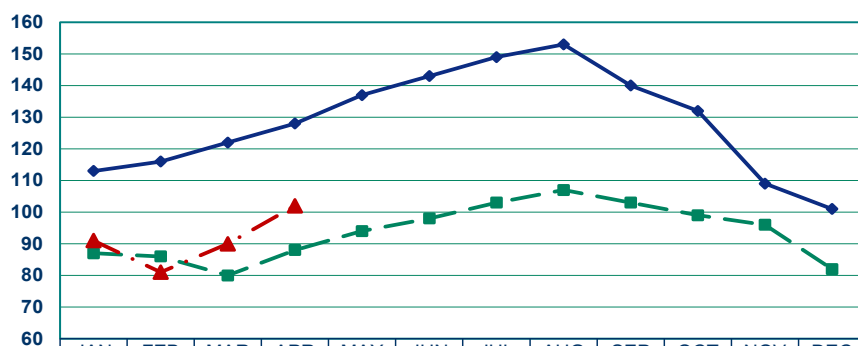
Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	April	43	32	13	279,600	152,000	198
	March	29	21	14	143,400	125,000	106
	Year-to-date	105	76	55	169,500	125,000	136
2018	April	50	28	15	150,200	165,000	280
	Year-to-date	103	79	74	146,100	128,500	152
Change	April	-14.0%	14.3%	-13.3%	86.2%	-7.9%	-29.1%
	Prev Mo 2019	48.3%	52.4%	-7.1%	95.0%	21.6%	86.8%
	Year-to-date	1.9%	-3.8%	-25.7%	16.0%	-2.7%	-10.5%

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

**Average Sale Price % Change:**  
+18.7% (\$179,400 v. \$151,200)  
**Median Sale Price % Change:**  
+11.5% (\$150,000 v. \$134,500)

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

### Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

### BAKER COUNTY, OR

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

# AREA REPORT • 4/2019

## 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 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
460	Baker City/ Keating	65	37	2	31	29.2%	10	331,100	87	86	67	4.7%	48	183,600	132,000	15.3%	3	181,000	6	52,900	1	84,000	
461	Haines/Anthony Lk/ Muddy Crk	7	1	1	-	-100.0%	0	-	-	5	2	0.0%	1	65,700	65,700	-2.9%	-	-	1	80,000	-	-	
462	Sumpter/McEwen/ Bourne/Phillips Lk/ Granit	11	2	1	1	-50.0%	1	75,200	1,702	4	1	-83.3%	2	80,100	80,100	10.5%	-	-	1	85,000	-	-	
463	Unity/ Hereford	5	1	-	0	-	2	124,500	2	4	2	-	2	124,500	124,500	-	-	-	-	-	-	-	
464	Huntington/ Lime	0	0	0	0	-	0	-	-	1	1	-50.0%	1	21,000	21,000	-64.9%	-	-	-	-	-	-	
465	Durkee/ Pleasant Valley	1	0	0	0	-	0	-	-	1	1	-	1	15,000	15,000	-	-	-	-	-	-	-	
466	Richland/ New Bridge	5	1	0	0	-	0	-	-	2	0	-100.0%	-	-	-	46.7%	-	-	1	30,000	-	-	
467	Halfway/ Cornucopia	7	1	0	-	-100.0%	0	-	-	2	2	-33.3%	0	-	-	114.5%	0	-	0	-	0	-	
468	Oxbow	1	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
	Baker County	102	43	4	32	14.3%	13	279,600	198	105	76	-3.8%	55	169,500	125,000	18.7%	3	181,000	9	56,900	1	84,000	

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/18-4/30/19) with 12 months before (5/1/17-4/30/18).

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



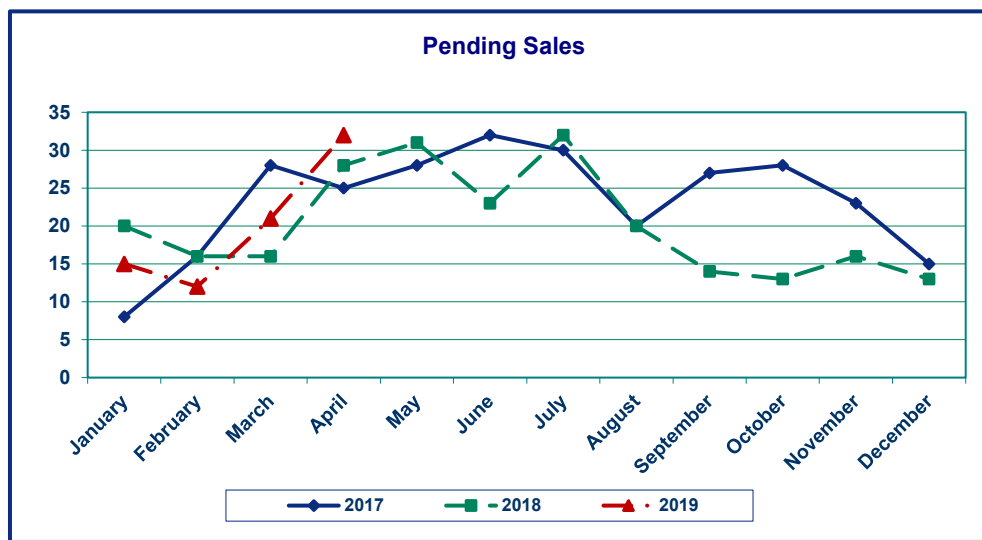
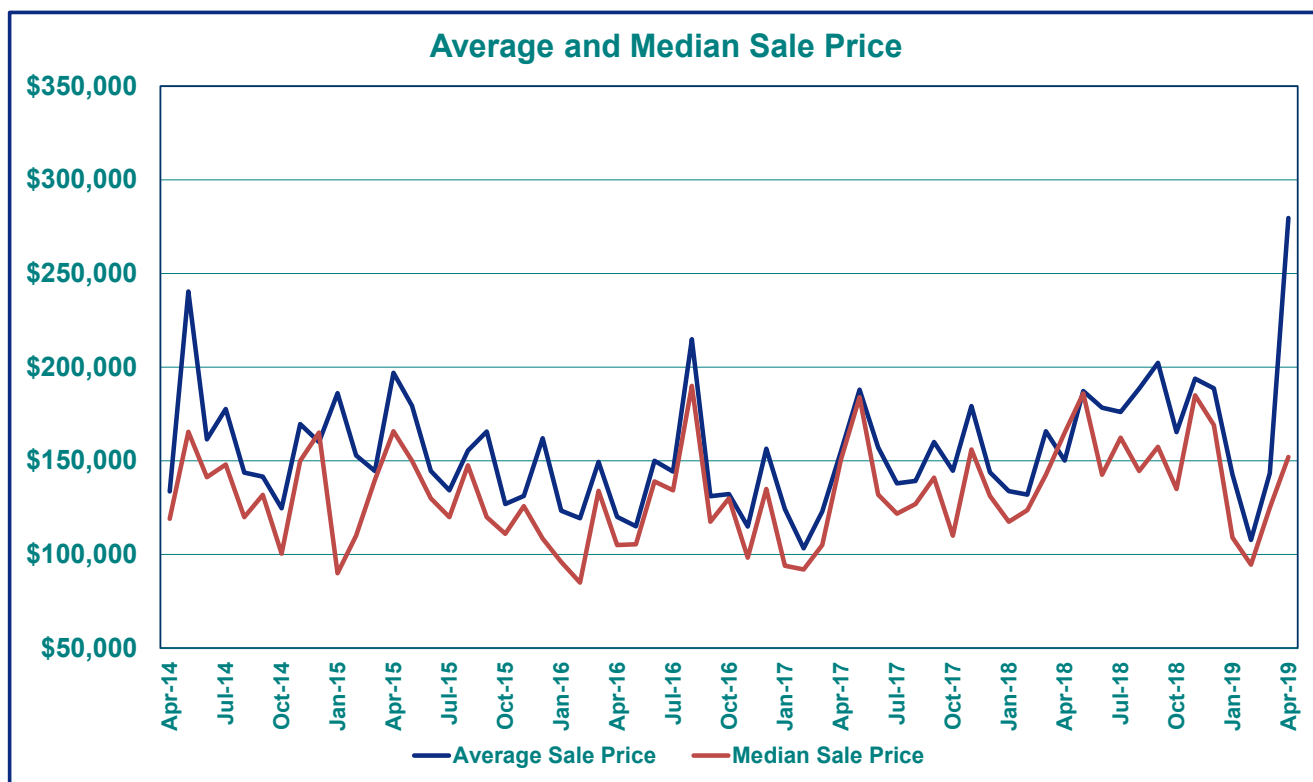
### NEW LISTINGS BAKER COUNTY, OR

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

## SALE PRICE

### BAKER COUNTY, OR

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



## PENDING LISTINGS

### BAKER COUNTY, OR

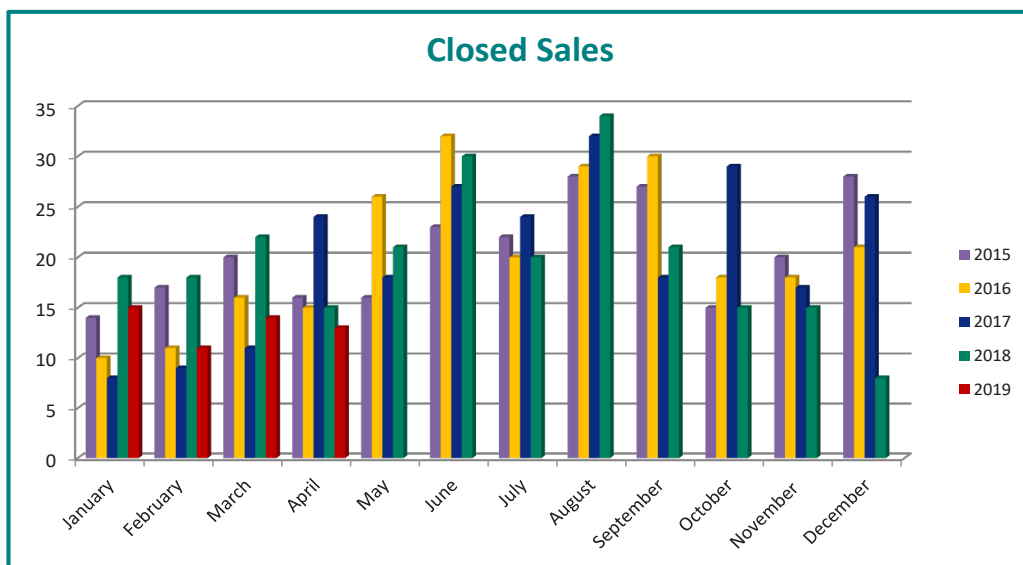
*This graph represents monthly accepted offers in Baker County, Oregon over the past three calendar years.*

## CLOSED SALES BAKER COUNTY, OR

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

**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™.



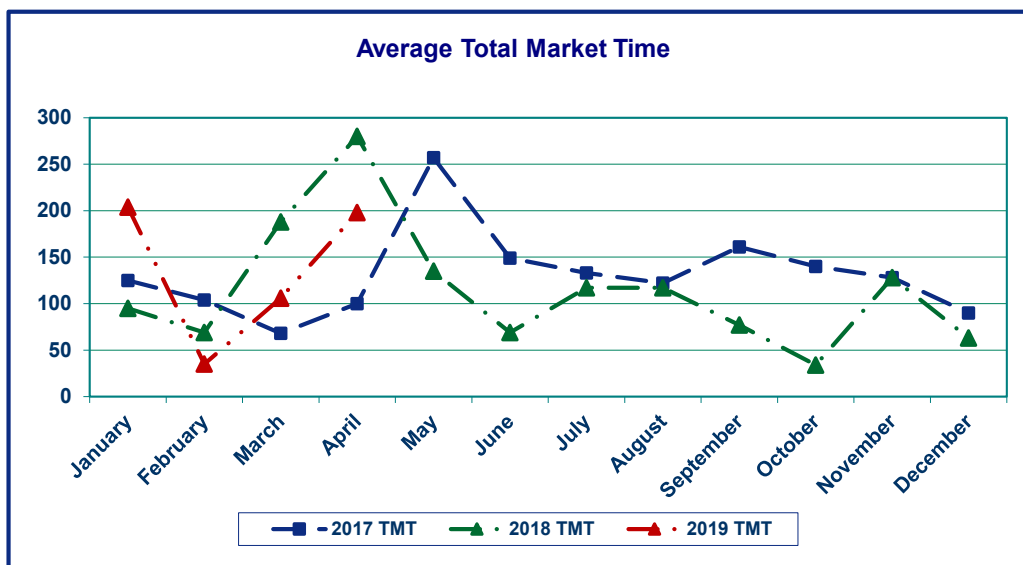
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

April 2019 Reporting Period

## April Residential Highlights

The Columbia Basin saw mixed numbers this April. Closed sales, at 60, outpaced April 2018 (59) by one closing, a 1.7% increase, but fell 11.8% short of the 68 closings recorded last month in March 2019.

New listings (90) were 18.9% below the 111 new listings offered last year in April 2018, but grew 30.4% from last month in March 2019 when 69 new listings were offered during the month.

Pending sales, at 62, cooled 36.1% compared with April 2018 (97) and 15.1% compared with March 2019 (73). This is the coolest April for pending sales since 2014, when 61 offers were accepted.

Inventory in April rose to 3.1 months, with total market time rising to 84 days. There were 186 active residential listings in the Columbia Basin region this April.

## Average and Median Sale Prices

Comparing 2019 to 2018 through April, the average sale price has increased 6.7% from \$179,300 to \$191,300. In the same comparison, the median sale price has increased 13.9% from \$165,000 to \$188,000.

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	3.1
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:

+9.5% (\$195,700 v. \$178,700)

### Median Sale Price % Change:

+10.9% (\$183,000 v. \$165,000)

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

Columbia Basin Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	April	90	62	60	189,600	180,000	84
	March	69	73	68	183,900	176,000	57
	Year-to-date	318	265	247	191,300	188,000	75
2018	April	111	97	59	177,000	168,900	90
	Year-to-date	362	313	246	179,300	165,000	115
Change	April	-18.9%	-36.1%	1.7%	7.1%	6.6%	-7.1%
	Prev Mo 2019	30.4%	-15.1%	-11.8%	3.1%	2.3%	47.4%
	Year-to-date	-12.2%	-15.3%	0.4%	6.7%	13.9%	-34.3%

# AREA REPORT • 4/2019

## 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 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
380	Arlington/N	1	1	0	0	-100.0%	1	219,000	334	2	4	-33.3%	7	142,200	120,000	-12.7%	-	-	-	-	-	-
381	Condon/S	1	0	0	0	-100.0%	0	-	-	1	3	-72.7%	3	95,500	88,000	-9.0%	-	-	-	-	-	-
	Gilliam Co. Total	2	1	-	-	-100.0%	1	219,000	334	3	7	-58.8%	10	128,200	110,000	-11.6%	-	-	-	-	-	-
420	Boardman/NW	5	-	0	2	-66.7%	2	187,500	38	11	11	-8.3%	8	209,100	218,000	3.0%	-	-	1	60,000	1	192,000
421	Irrigon	7	3	1	1	-80.0%	2	160,800	47	15	9	-30.8%	8	160,400	155,800	23.4%	-	-	1	38,000	-	-
422	lone	2	1	0	0	-	0	-	-	1	1	-	0	-	-	42.6%	0	-	0	-	0	-
423	Lexington	0	0	0	0	-100.0%	2	38,300	128	1	3	200.0%	3	49,800	60,000	-1.7%	-	-	-	-	-	-
424	Heppner/S	8	5	1	2	0.0%	1	50,000	42	9	6	-14.3%	5	96,500	87,500	0.1%	-	-	1	248,000	-	-
	Morrow Co. Total	22	9	2	5	-64.3%	7	117,600	67	37	30	-9.1%	24	149,500	150,500	5.4%	-	-	3	115,300	1	192,000
430	Umatilla	7	4	0	3	-40.0%	8	188,100	150	27	29	107.1%	24	179,100	192,400	10.4%	-	-	2	46,000	-	-
431	Hermiston	58	36	5	20	-16.7%	21	219,000	65	102	74	-15.9%	76	228,100	223,700	6.8%	2	895,000	5	115,400	1	220,000
432	Stanfield	4	2	0	1	0.0%	1	162,900	55	6	4	33.3%	4	139,000	154,000	-11.5%	-	-	-	-	-	-
433	Echo	1	1	0	0	-100.0%	0	-	-	3	1	-50.0%	2	87,500	87,500	-20.9%	-	-	-	-	-	-
435	Pendleton City Limits	44	16	2	18	-28.0%	13	182,700	58	79	72	-15.3%	64	196,300	191,500	12.4%	2	148,800	1	1,000	3	554,800
436	E-Meacham, Cayuse	1	1	0	0	-100.0%	1	485,000	338	2	2	0.0%	2	352,500	352,500	186.5%	-	-	-	-	-	-
437	NE-Athena, Helix, Adams, Weston	23	8	1	4	-33.3%	2	130,000	8	16	10	-50.0%	7	158,600	132,500	8.4%	-	-	-	-	-	-
438	S-Pilot Rock, Ukiah	3	1	0	2	-50.0%	2	136,300	59	8	7	-46.2%	8	124,200	119,500	-9.2%	-	-	1	49,500	1	98,000
439	Milton-Freewater	21	11	2	9	-18.2%	4	168,500	89	35	29	-19.4%	26	179,000	175,000	24.2%	-	-	5	110,100	-	-
	Umatilla Co. Total	162	80	10	57	-26.9%	52	198,700	81	278	228	-13.3%	213	199,000	194,000	10.3%	4	521,900	14	90,700	5	396,500

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

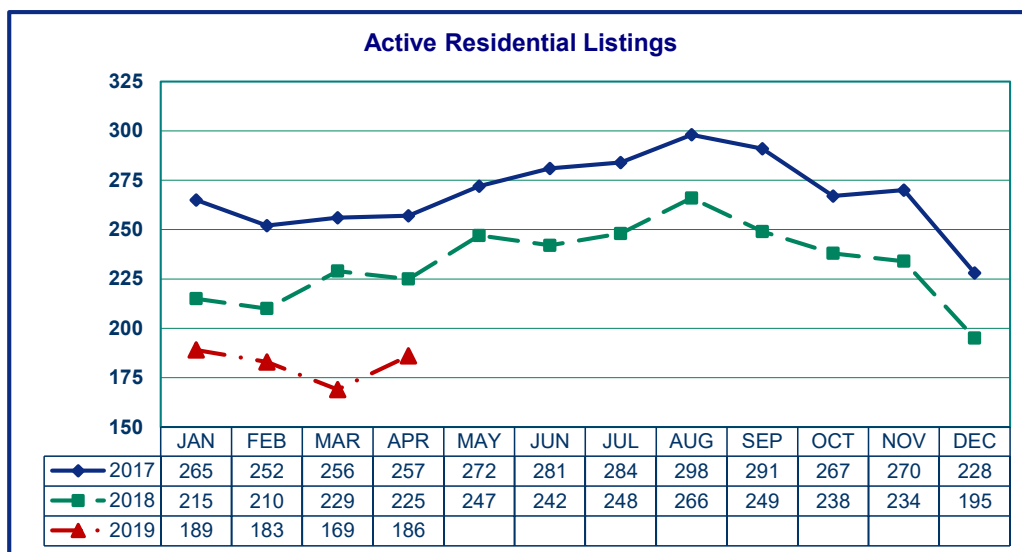
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/18-4/30/19) with 12 months before (5/1/17-4/30/18).

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

## ACTIVE RESIDENTIAL LISTINGS

### COLUMBIA BASIN, OR

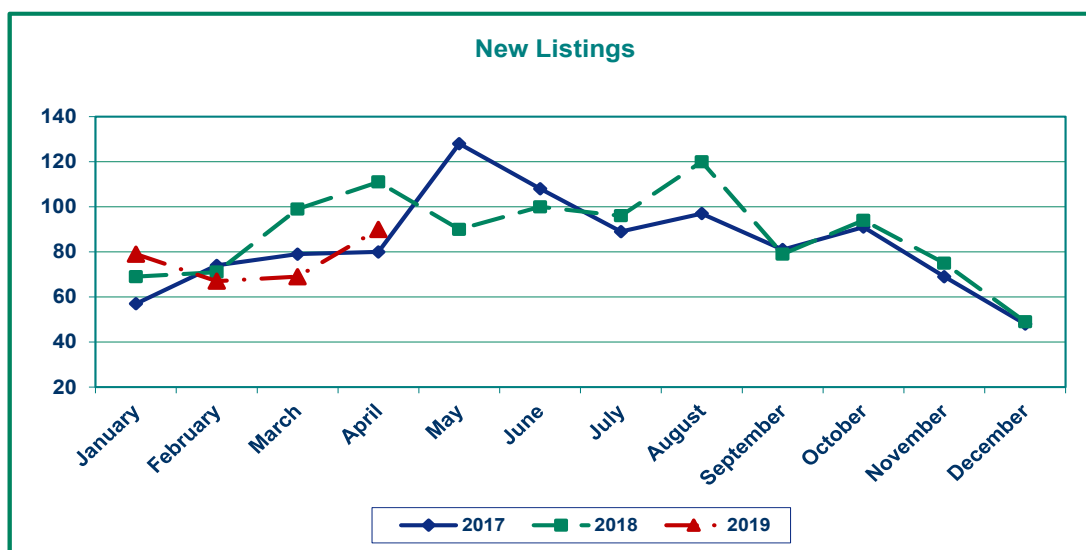
*This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.*



## NEW LISTINGS

### COLUMBIA BASIN, OR

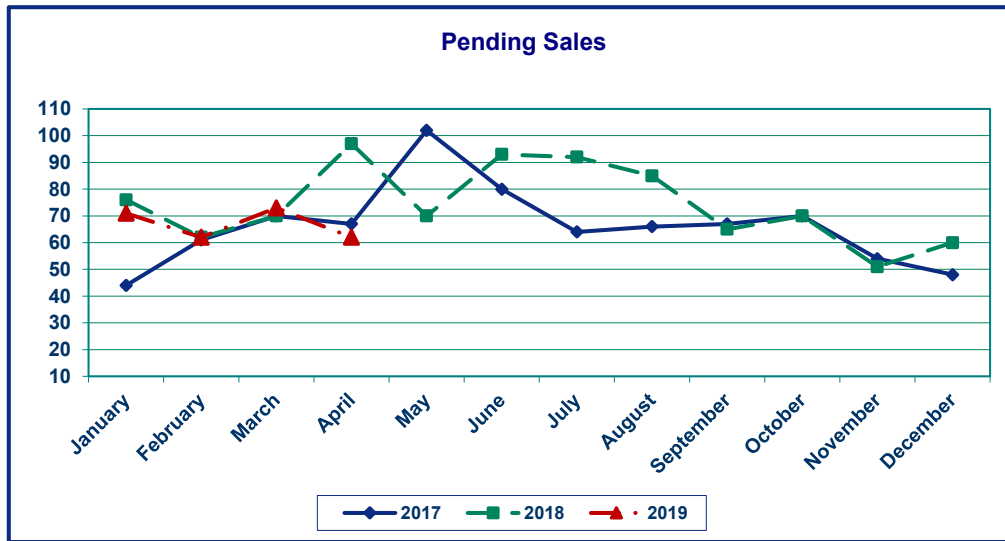
*This graph shows the new residential listings over the past three calendar years in Columbia Basin, Oregon.*



## PENDING LISTINGS

### COLUMBIA BASIN, OR

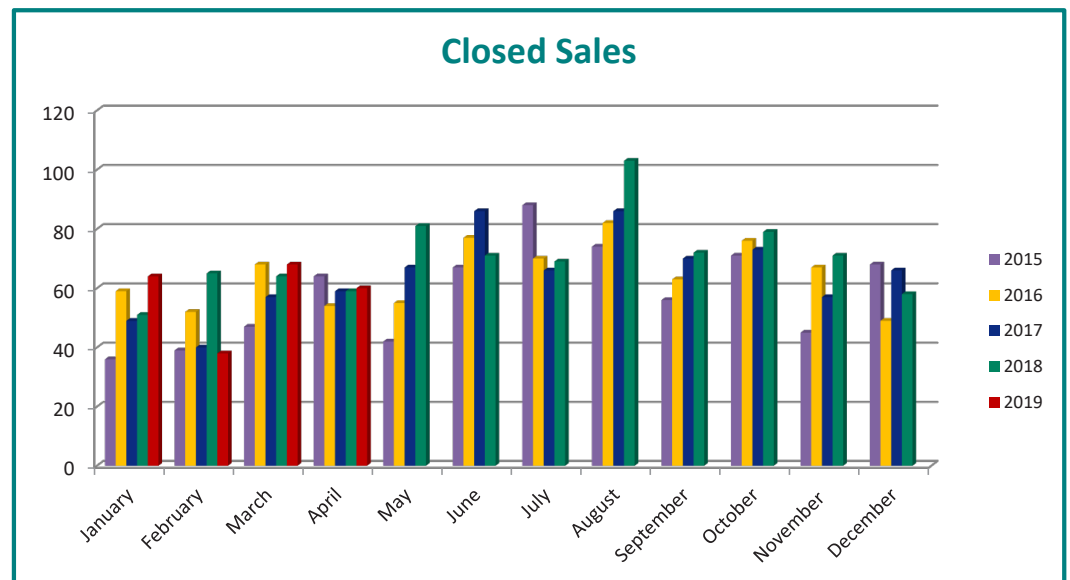
*This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years*



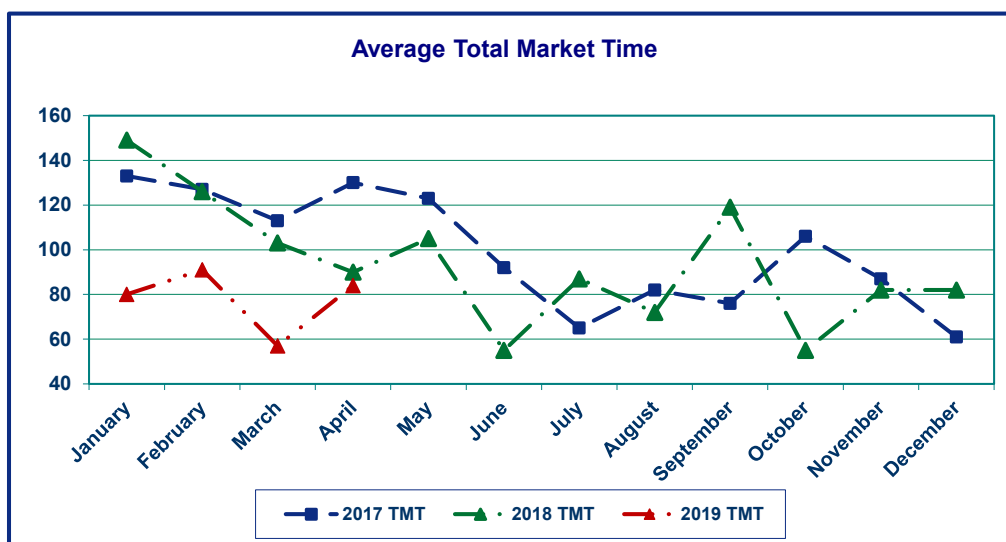
## CLOSED SALES

### COLUMBIA BASIN, OR

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



## Average Total Market Time



## DAYS ON MARKET

### COLUMBIA BASIN, OR

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



**SALE PRICE**  
**COLUMBIA BASIN, OR**

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

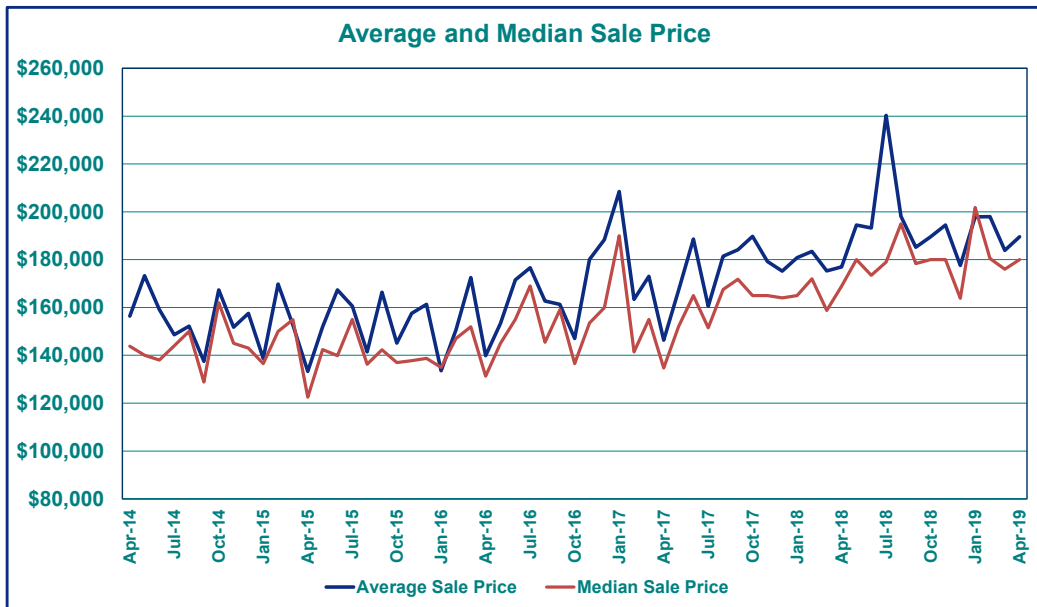
**Contact RMLS™**  
**8338 NE Alderwood Rd**  
**Suite 230**  
**Portland, OR 97220**  
**(503) 236-7657**  
**communications@rmls.com**

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

### April Residential Highlights

Coos County saw some warming in April over March, but numbers were cooler compared with April 2018. New listings (145) fell one short of the 146 offered in April 2018 (-0.7%) but bested March 2019 (120) by 20.8%. Similarly, the 83 closed sales ended 16.2% below April 2018 (99) but bested March 2019 (75) by 10.7%. Pending sales, at 117, fell 10.7% short of April 2018 (131) and grew 25.8% compared with March 2019 (93).

Coos County saw total market time decrease to 68 days in April, and during the same time inventory decreased slightly to 3.5 months.

### Average and Median Sale Prices

Comparing 2019 to 2018 through April of each year, the average sale price has decreased 2.5% from \$224,200 to \$218,500. In the same comparison, the median sale price has increased 0.1% from \$199,500 to \$199,700.

## April 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	3.5
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	April	145	117	83	218,100	199,400	68
	March	120	93	75	226,700	199,000	94
	Year-to-date	471	357	306	218,500	199,700	83
2018	April	146	131	99	225,300	200,000	81
	Year-to-date	497	399	333	224,200	199,500	94
Change	April	-0.7%	-10.7%	-16.2%	-3.2%	-0.3%	-16.1%
	Prev Mo 2019	20.8%	25.8%	10.7%	-3.8%	0.2%	-27.7%
	Year-to-date	-5.2%	-10.5%	-8.1%	-2.5%	0.1%	-11.5%

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

#### Average Sale Price % Change:

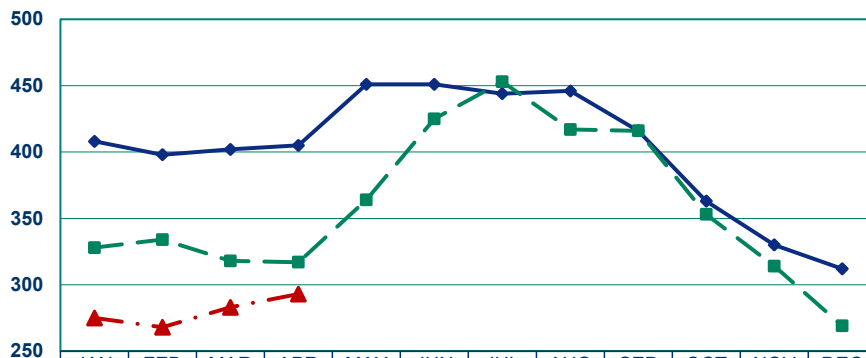
+3.5% (\$232,900 v. \$225,000)

#### Median Sale Price % Change:

+6.3% (\$209,500 v. \$197,000)

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 • 4/2019

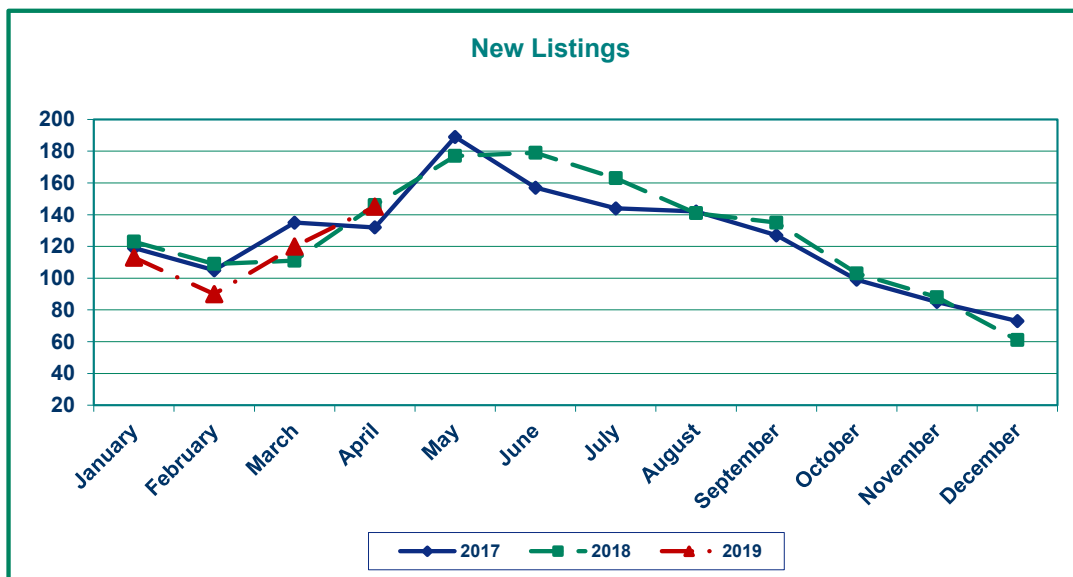
## Coos County, Oregon

		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 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
97407	Allegeny	0	0	0	0	-	0	-	-	-	-	-	-	-	-	-	-	1	89,000	-	-	
97411	Bandon	49	21	7	18	-14.3%	11	258,100	84	66	52	-5.5%	43	261,500	260,000	-3.8%	-	-	37	115,400	-	-
97414	Broadbent	0	0	0	0	-	0	-	-	1	1	0.0%	1	330,000	330,000	403.4%	1	330,000	-	-	-	-
97420	Coos Bay	104	57	12	40	-25.9%	33	196,400	49	186	134	-21.2%	116	198,800	193,500	8.5%	4	665,000	13	49,100	14	220,000
97423	Coquille	27	10	5	13	0.0%	10	187,100	89	43	38	-13.6%	33	185,300	160,000	-2.2%	1	130,000	1	59,500	-	-
97449	Lakeside	32	17	5	15	200.0%	4	178,800	75	40	24	20.0%	13	209,600	199,000	14.9%	-	-	4	59,000	-	-
97458	Myrtle Point	22	7	2	5	-61.5%	6	247,200	74	26	22	-8.3%	26	191,800	170,000	-2.7%	1	235,600	4	48,000	-	-
97459	North Bend	52	32	8	23	-8.0%	18	252,200	72	101	81	-2.4%	72	244,900	222,500	0.6%	2	210,000	4	91,500	2	230,500
97466	Powers	7	1	-	3	-	1	170,000	188	8	5	150.0%	2	379,800	379,800	82.8%	-	-	1	340,000	-	-
	Coos County	293	145	39	117	-10.7%	83	218,100	68	471	357	-10.5%	306	218,500	199,700	3.5%	9	419,500	65	95,200	16	221,300

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/18-4/30/19) with 12 months before (5/1/17-4/30/18).

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

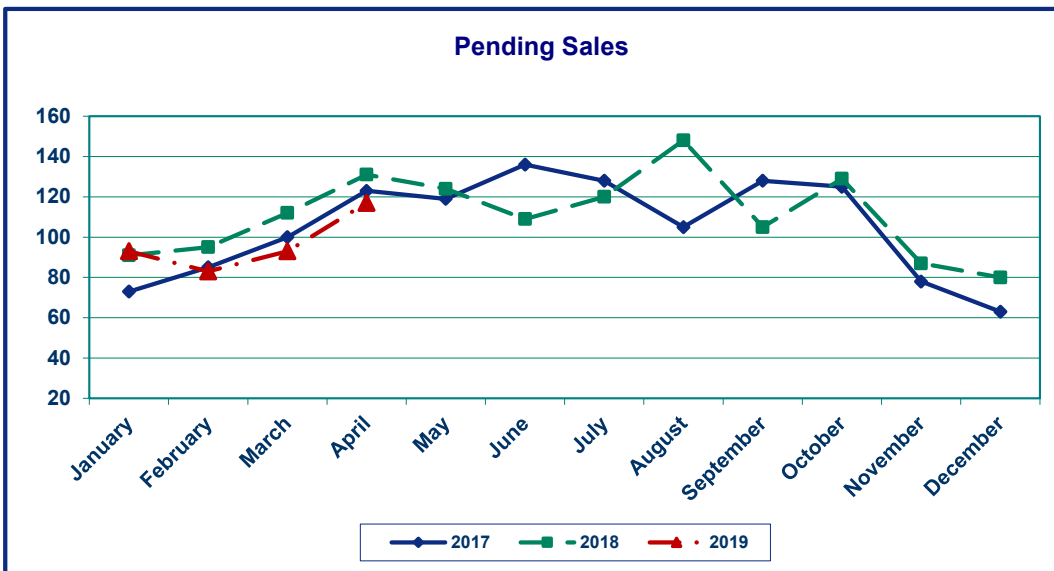
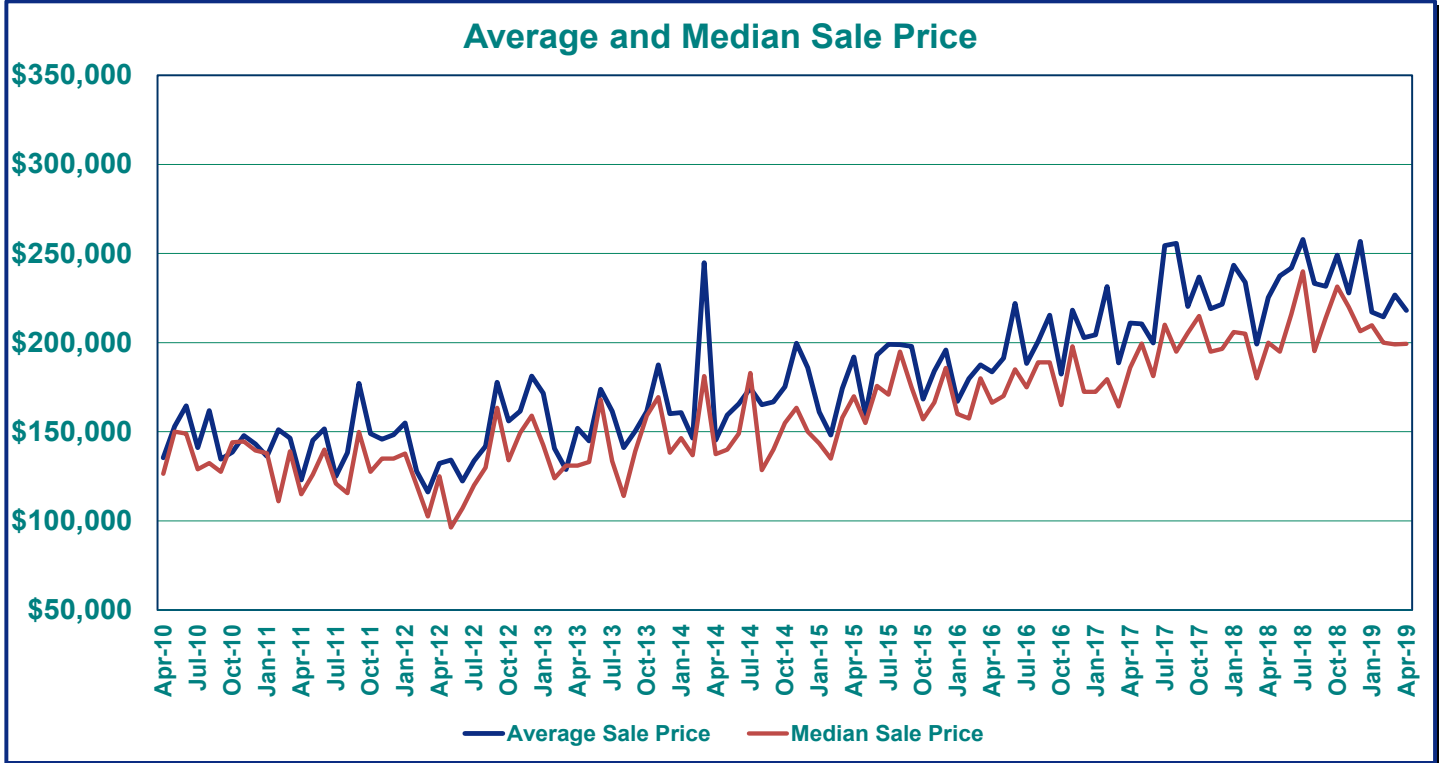


### NEW LISTINGS COOS COUNTY, OR

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

**SALE PRICE**  
COOS COUNTY, OR

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



**PENDING LISTINGS**

**COOS COUNTY, OR**

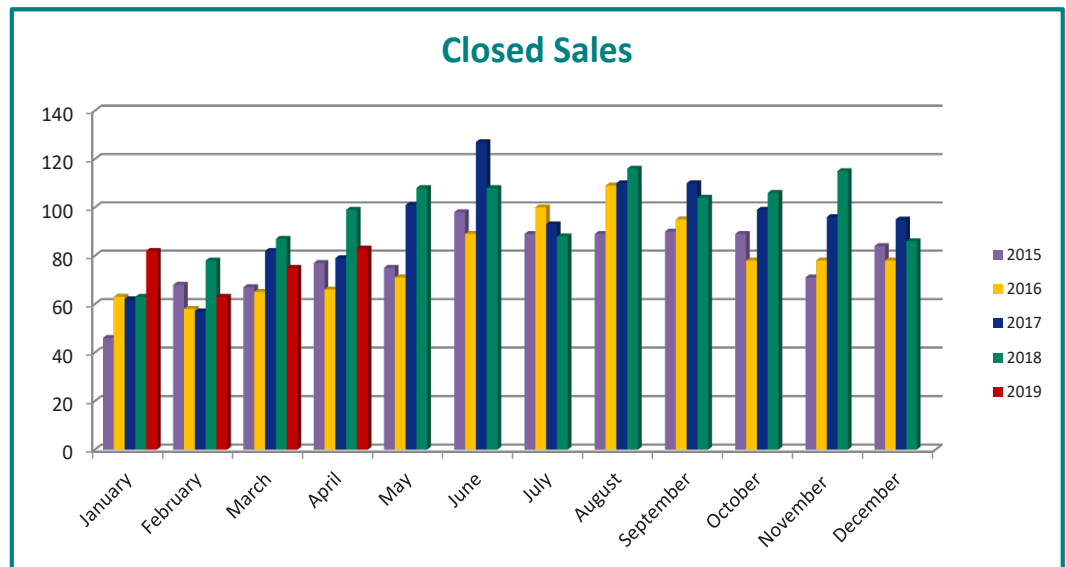
*This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.*

**CLOSED SALES**  
**COOS COUNTY, OR**

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

**Contact RMLS™**  
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™.



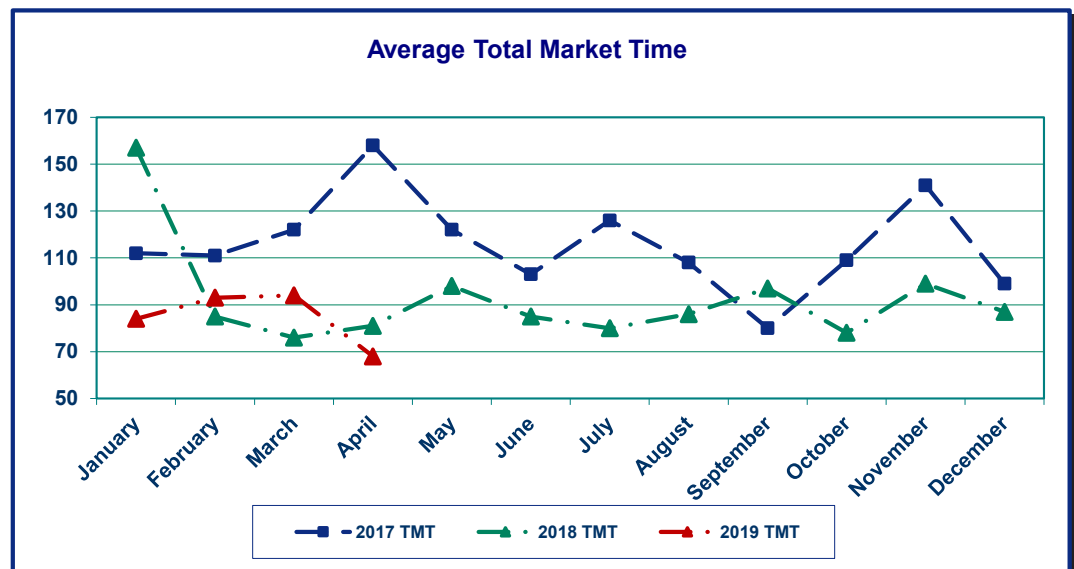
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

April 2019 Reporting Period

### April Residential Highlights

Curry County saw mixed numbers this April, but closings had a gain compared with April 2018. At 39, closings rose 11.4% compared with April 2018 (35), despite cooling 4.9% from the 41 closings recorded last month in March 2019.

New listings (84) fell four short of April 2018 (-4.5%) and outpaced March 2019 (66) by 27.3%.

Pending sales, at 54, cooled 15.6% from the 64 offers accepted last year in April 2018, and 10.0% compared

with last month in March 2019, when 60 offers were accepted.

Inventory rose in April to 7.4 months, with total market time rising to 180 days.

### Average and Median Sale Prices

Comparing 2019 to 2018 through April, the average sale price has decreased 8.4% from \$310,500 to \$284,500. In the same comparison, the median sale price has increased 7.8% from \$255,000 to \$275,000.

### 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	7.4
May	9.0	6.4	
June	8.2	7.3	
July	7.2	6.2	
August	6.2	5.5	
September	6.7	4.3	
October	6.9	5.4	
November	6.9	5.5	
December	6.1	5.5	

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

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	April	84	54	39	303,800	285,000	180
	March	66	60	41	267,900	270,000	155
	Year-to-date	280	186	139	284,500	275,000	203
2018	April	88	64	35	310,100	275,000	131
	Year-to-date	286	196	166	310,500	255,000	157
Change	April	-4.5%	-15.6%	11.4%	-2.0%	3.6%	37.2%
	Prev Mo 2019	27.3%	-10.0%	-4.9%	13.4%	5.6%	16.1%
	Year-to-date	-2.1%	-5.1%	-16.3%	-8.4%	7.8%	29.8%

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

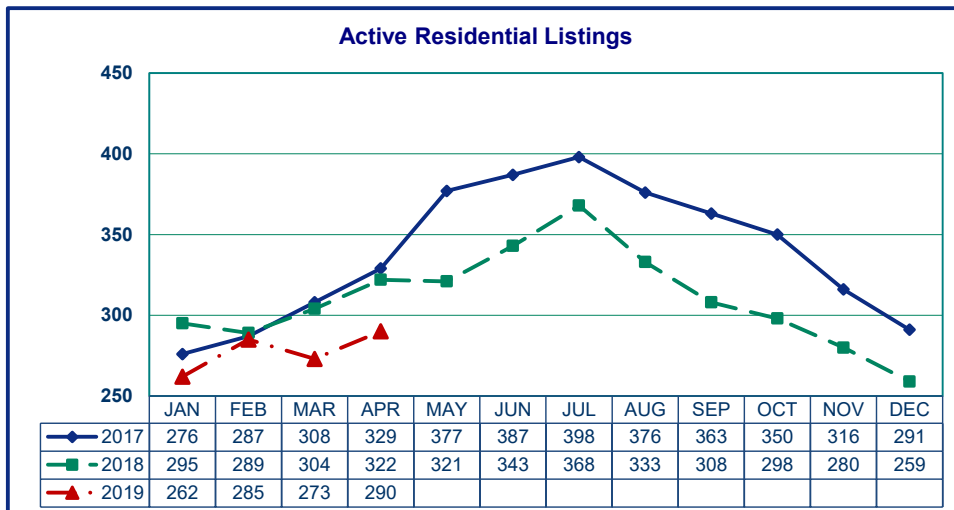
#### Average Sale Price % Change:

+5.1% (\$307,200 v. \$292,200)

#### Median Sale Price % Change:

+8.0% (\$270,000 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 • 4/2019

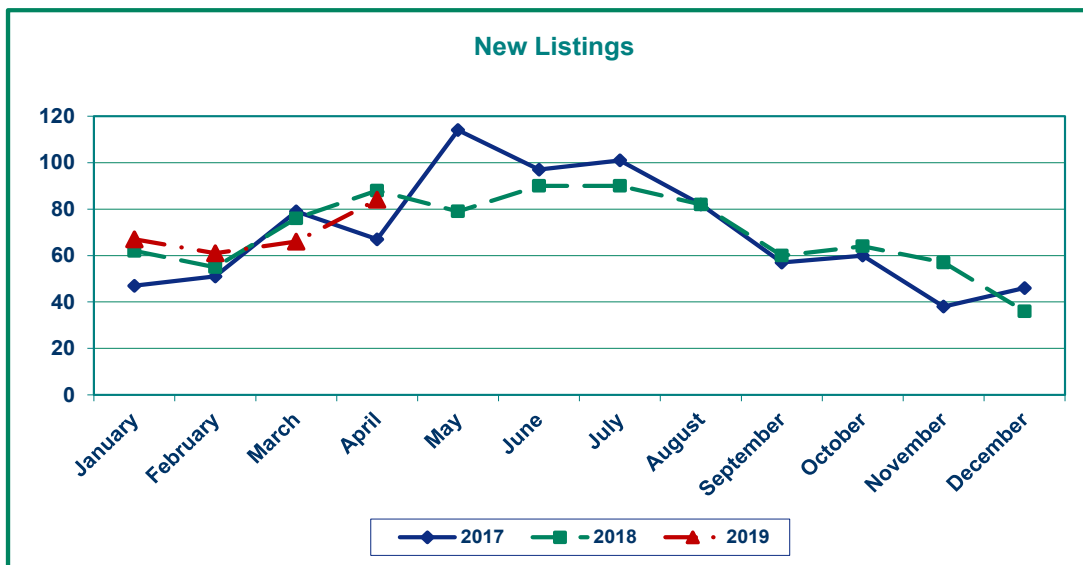
## Curry County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
270	City, Airport, Marina Hts., NB Chetco	94	30	6	17	-15.0%	17	252,700	104	112	72	18.0%	55	278,900	270,000	-6.4%	2	250,000	8	82,500	3	593,300	
271	Harbor, Winchuck, SB Chetco	56	16	5	7	-22.2%	4	283,400	58	44	28	-26.3%	26	227,700	243,500	-11.1%	2	207,500	4	136,300	-	-	
272	Carpenterville, Cape Ferrello, Whaleshead	25	2	2	3	-66.7%	5	281,600	71	16	17	-5.6%	16	293,100	312,500	-1.5%	-	-	2	87,500	-	-	
273	Gold Beach	71	25	9	18	0.0%	9	382,800	152	75	50	-7.4%	30	350,900	272,500	25.7%	3	884,300	12	153,200	-	-	
274	Port Orford	44	11	3	9	12.5%	4	391,000	828	33	19	-24.0%	12	255,700	230,000	35.5%	1	519,500	11	88,900	1	492,500	
	Curry County	290	84	25	54	-15.6%	39	303,800	180	280	186	-5.1%	139	284,500	275,000	5.1%	8	510,900	37	113,400	4	568,100	

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/18-4/30/19) with 12 months before (5/1/17-4/30/18).

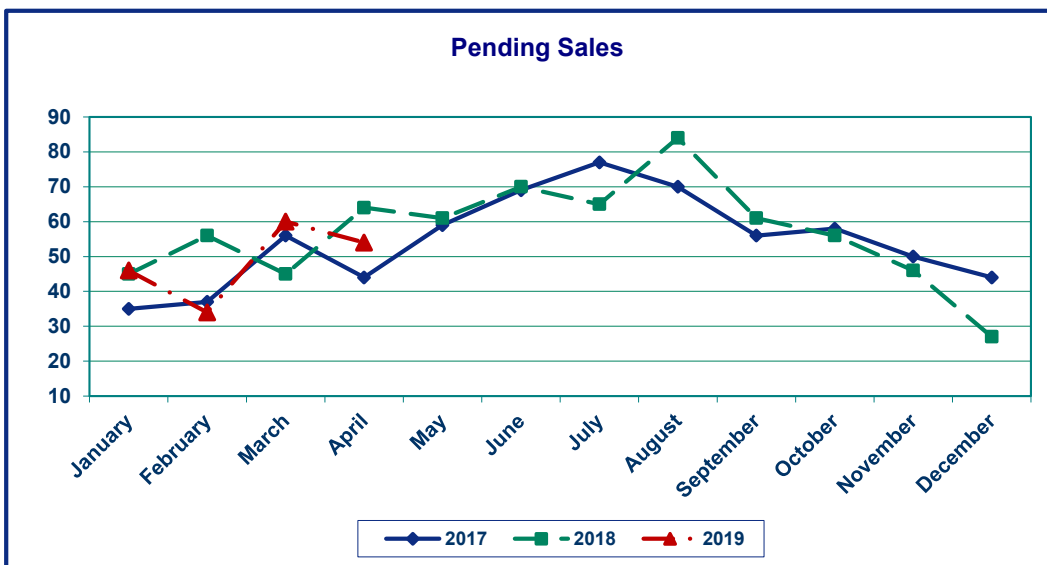
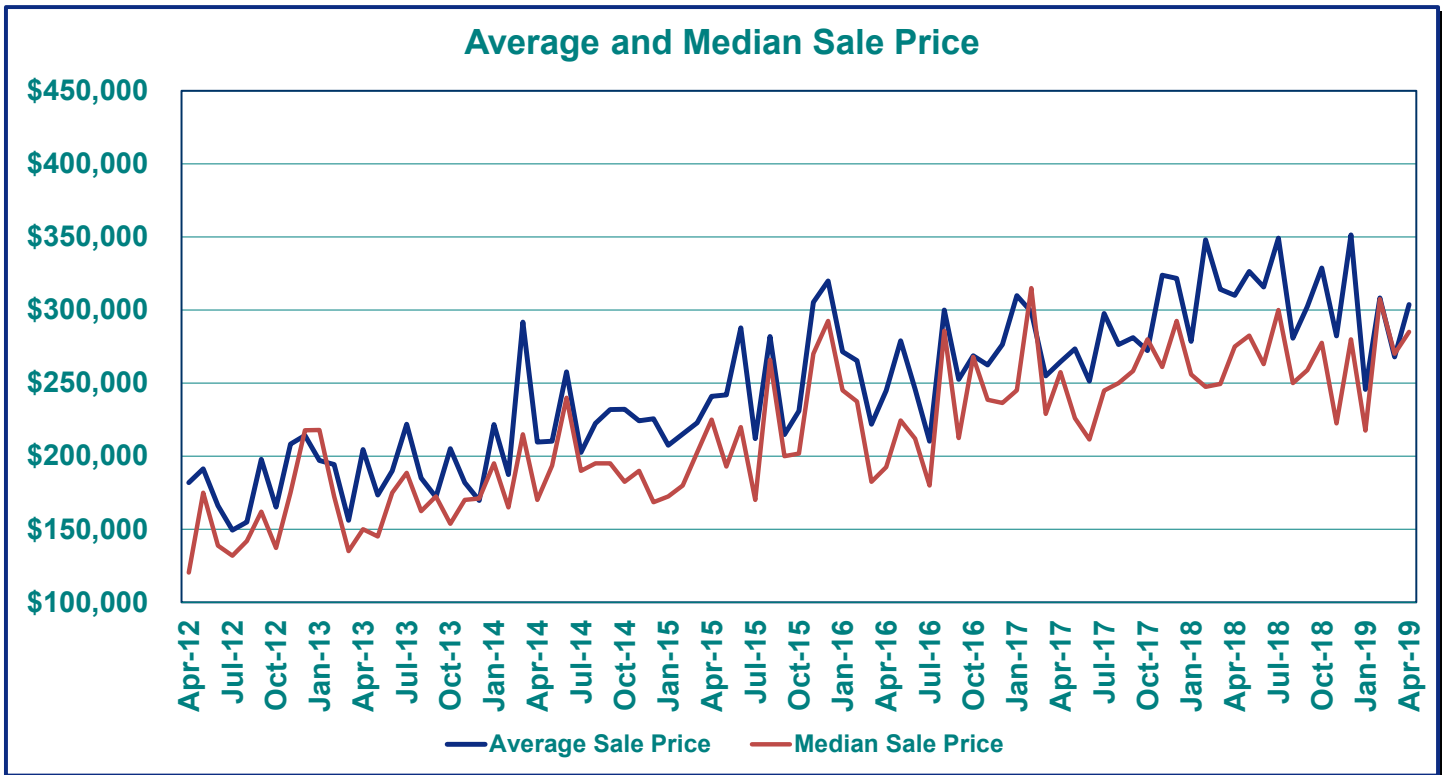
<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



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

**SALE PRICE**  
CURRY COUNTY, OR

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



**PENDING LISTINGS**  
CURRY COUNTY, OR

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

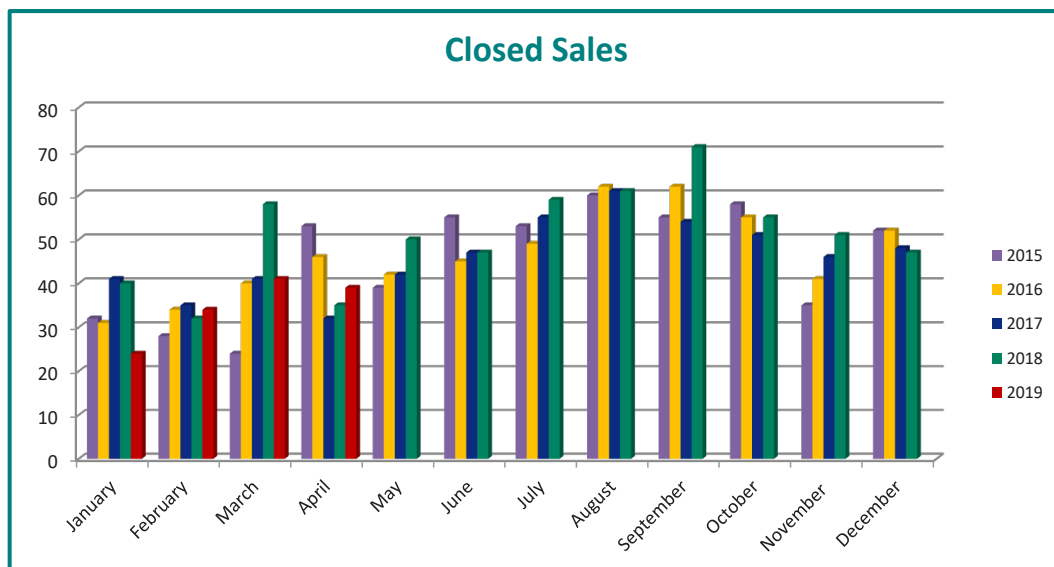


## CLOSED SALES CURRY COUNTY, OR

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

**Contact RMLS™**  
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™.



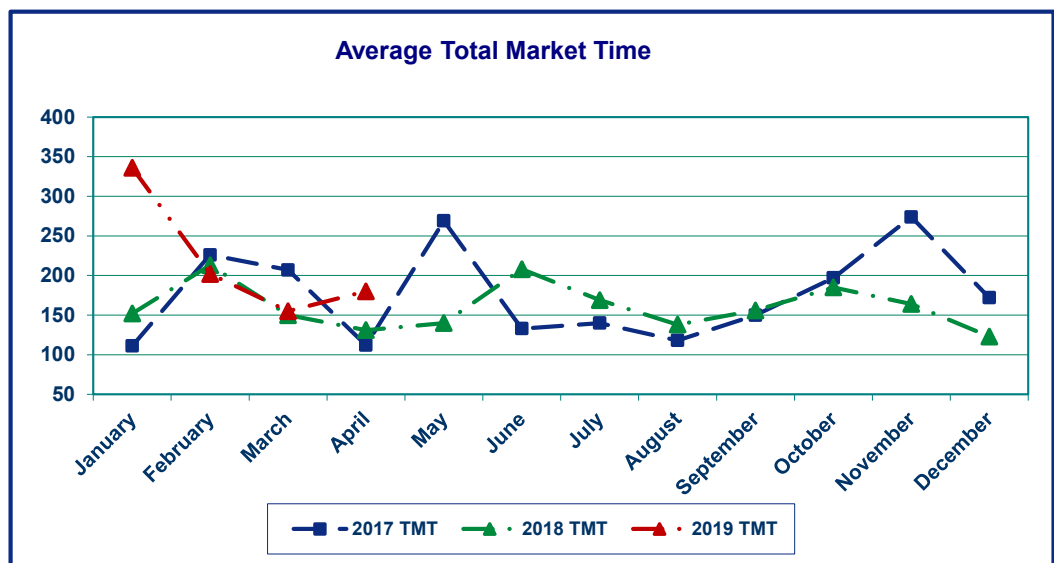
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

April 2019 Reporting Period

## April Residential Highlights

Douglas County saw a strong month in April for accepted offers. There were 187 pending sales, ending 11.3% ahead of April 2018 (168) and 24.7% ahead of last month in March 2019 (150).

New listings, at 224, rose 5.2% from the 213 new listings offered in April 2018 and 30.2% from last month in March 2019, when 172 new listings were offered.

Closed sales (132) cooled 6.4% from April 2018 (141), but outpaced March 2019 by one closing (131).

Inventory in April decreased very slightly to 3.3 months, while total market time rose by four days to 85 days.

## Average and Median Sale Prices

Comparing 2019 to 2018 through April, the average sale price has increased 9.6% from \$212,000 to \$232,400. In the same comparison, the median sale price has increased 8.9% from \$192,800 to \$210,000.

## 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	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:**  
+11.5% (\$240,200 v. \$215,500)  
**Median Sale Price % Change:**  
+10.3% (\$215,000 v. \$195,000)

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

Douglas County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	April	224	187	132	209,800	209,800	85
	March	172	150	131	233,700	191,000	81
	Year-to-date	710	579	464	232,400	210,000	85
2018	April	213	168	141	201,300	189,900	65
	Year-to-date	765	615	508	212,000	192,800	81
Change	April	5.2%	11.3%	-6.4%	4.2%	10.5%	32.2%
	Prev Mo 2019	30.2%	24.7%	0.8%	-10.2%	9.8%	4.9%
	Year-to-date	-7.2%	-5.9%	-8.7%	9.6%	8.9%	5.6%

# AREA REPORT • 4/2019

## 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 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
251	NE Roseburg	53	29	7	21	31.3%	17	245,600	64	88	65	4.8%	54	229,700	193,500	1.3%	3	275,000	4	122,500	6	233,500	
252	NW Roseburg	53	26	5	19	11.8%	12	239,000	68	63	56	-24.3%	50	323,100	274,400	13.9%	-	-	2	96,300	-	-	
253	SE Roseburg	28	14	1	12	33.3%	6	191,000	46	43	38	-5.0%	29	168,700	151,900	15.8%	3	152,700	1	18,900	2	125,500	
254	SW Roseburg	33	14	4	15	-11.8%	11	276,000	62	53	48	-4.0%	40	294,300	262,500	13.5%	1	955,000	8	111,400	-	-	
255	Glide & E of Roseburg	22	11	4	5	-28.6%	3	306,700	53	33	20	-20.0%	11	295,900	335,000	-5.0%	-	-	6	88,300	-	-	
256	Sutherlin/Oakland Area	69	28	4	22	15.8%	19	196,500	112	92	78	14.7%	70	220,900	218,300	9.5%	2	182,000	7	156,800	-	-	
257	Winston & SW of Roseburg	32	20	1	16	-15.8%	11	211,300	83	66	54	-22.9%	44	197,800	216,300	19.9%	3	207,800	4	91,100	2	545,000	
258	Myrtle Creek & S/SE of Roseburg	75	36	11	36	16.1%	25	166,900	111	115	86	-11.3%	67	205,700	157,500	14.7%	3	313,300	14	55,500	7	217,000	
259	Green District	19	16	1	20	5.3%	9	192,500	20	61	55	-24.7%	35	200,700	212,500	8.2%	2	705,000	4	95,900	-	-	
265	North Douglas County	57	30	8	21	50.0%	19	188,400	119	96	79	41.1%	64	224,900	200,500	10.1%	4	180,900	3	128,200	1	357,500	
	Douglas County	441	224	46	187	11.3%	132	209,800	85	710	579	-5.9%	464	232,400	210,000	11.5%	21	300,000	53	96,800	18	256,600	

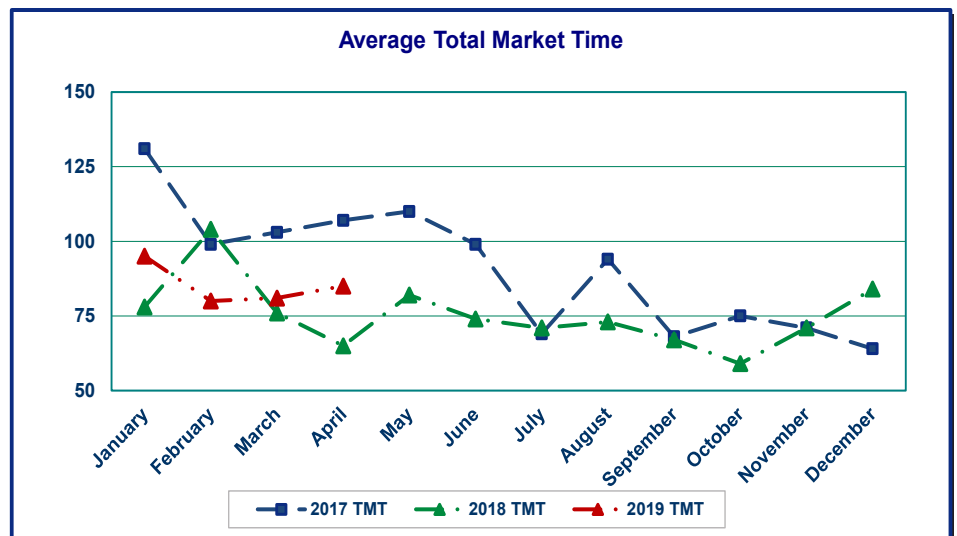
<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2019 with April 2018. The Year-To-Date section compares 2019 year-to-date statistics through April with 2018 year-to-date statistics through April.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/18-4/30/19) with 12 months before (5/1/17-4/30/18).

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

### DAYS ON MARKET DOUGLAS COUNTY, OR

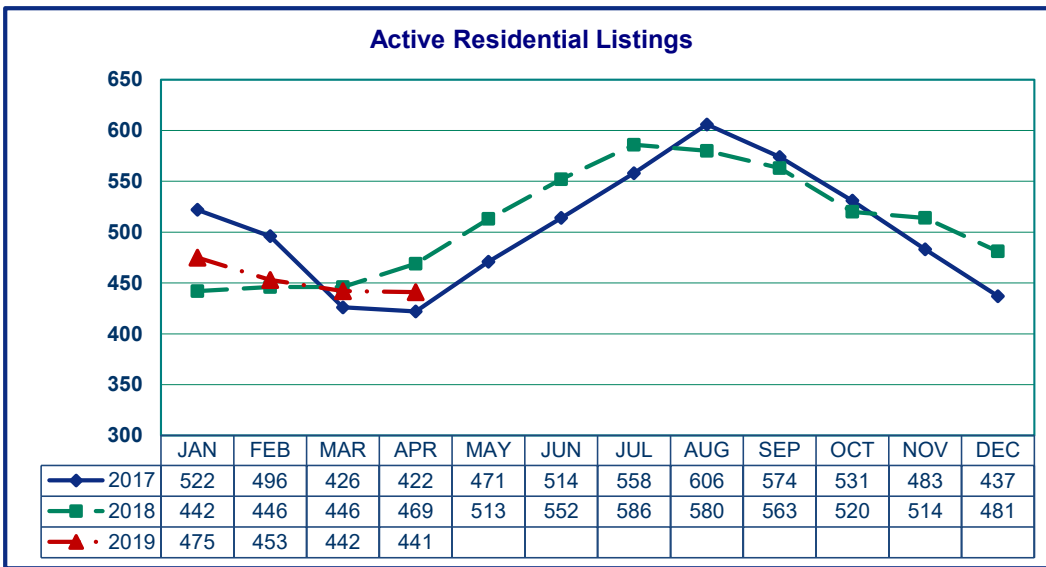
*This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.*



## ACTIVE RESIDENTIAL LISTINGS

### DOUGLAS COUNTY, OR

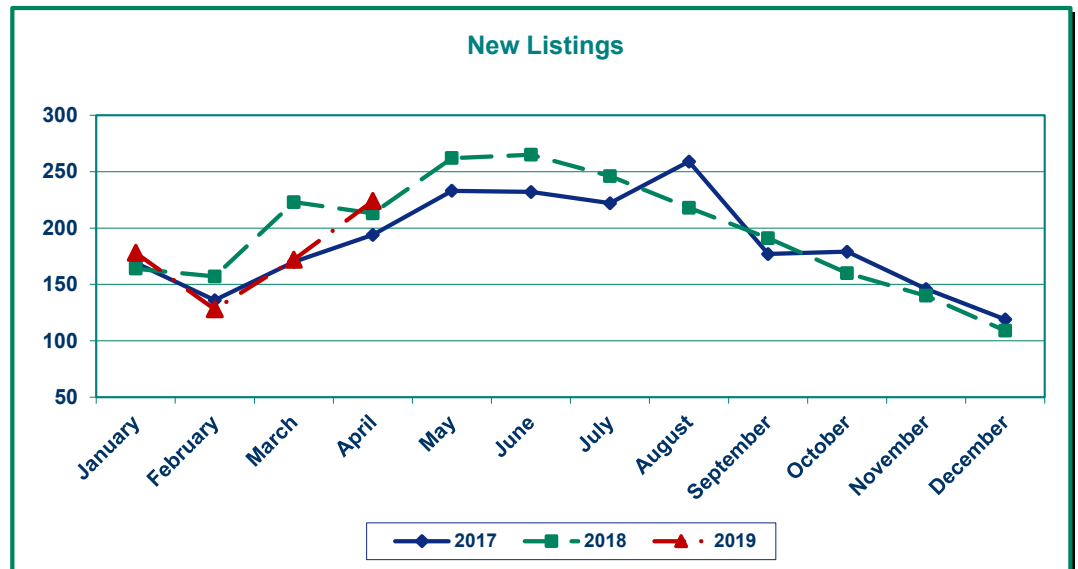
*This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.*



## NEW LISTINGS

### DOUGLAS COUNTY, OR

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

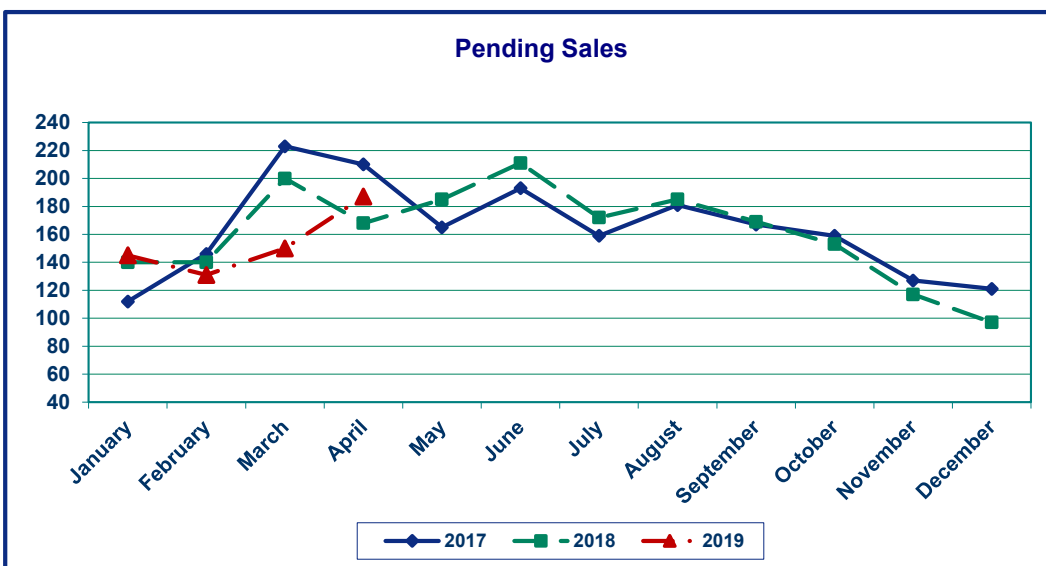


## Pending Sales

## PENDING LISTINGS

### DOUGLAS COUNTY, OR

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

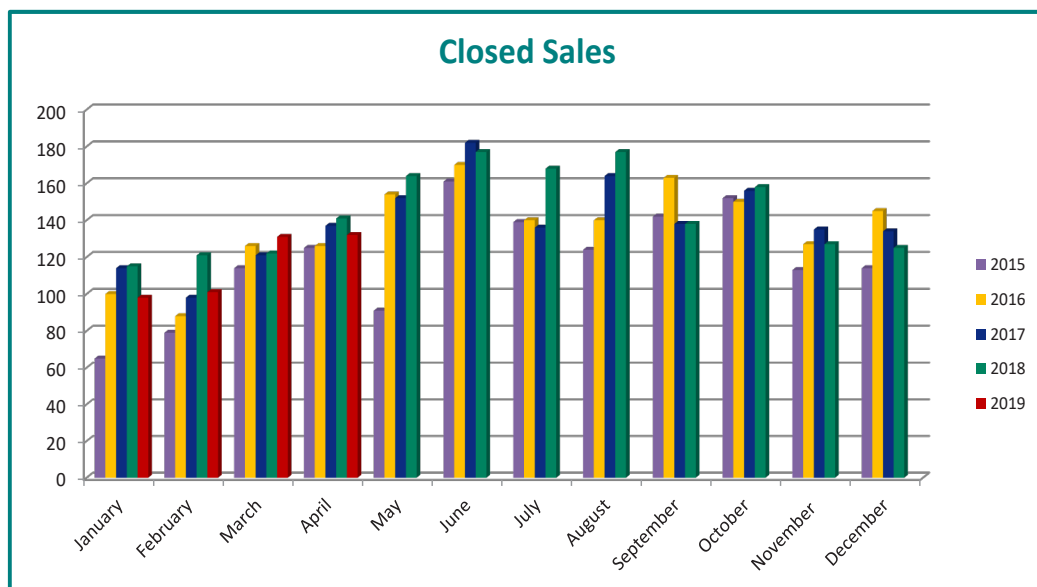


## CLOSED SALES DOUGLAS COUNTY, OR

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

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

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



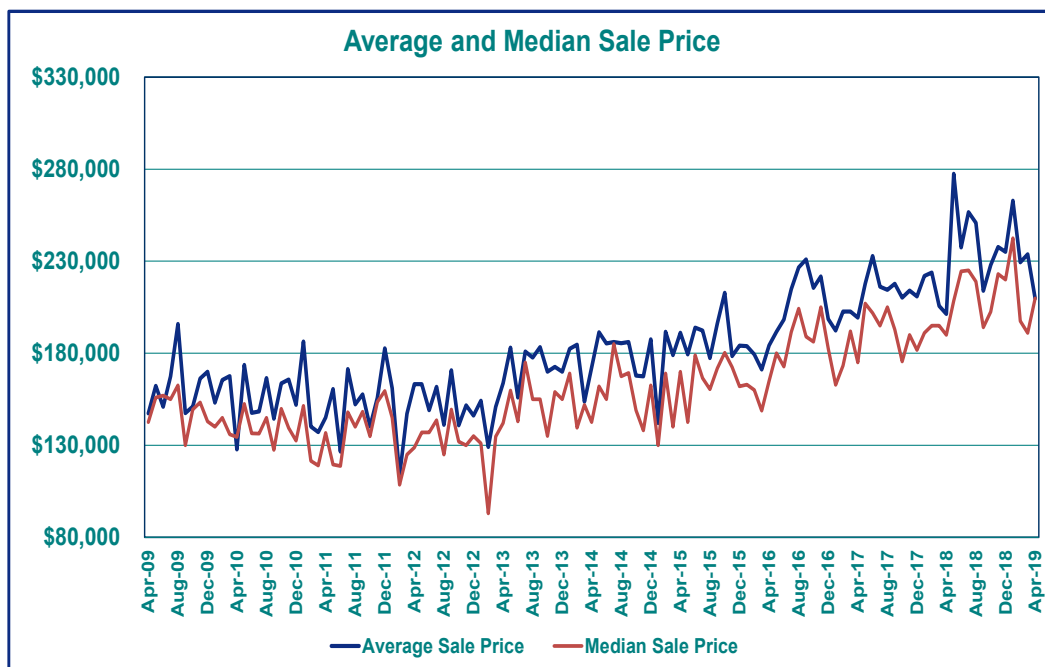
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

April 2019 Reporting Period

## April Residential Highlights

Grant County saw gains nearly across the board this April. There were eleven pending sales, outpacing the seven recorded in April 2018 and the ten recorded last month in March 2019. New listings (12) similarly outpaced both April 2018 (10) and March 2019 (7). Nine closed sales ended above the five recorded in

April 2018 but fell one short of the ten recorded last month in March 2019.

Total market time decreased to 65 days in April, with inventory increasing to 5.6 months.

## Average and Median Sales Prices

Comparing 2019 to 2018 through April, the average sale price has decreased 0.4% from \$147,600 to \$147,000. In the same comparison, the median sale price has increased 9.9% from \$111,000 to \$122,000.

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	5.6
May	7.1	6.7	
June	8.6	6.2	
July	12.0	20.7	
August	8.5	7.3	
September	12.2	11.0	
October	9.6	6.6	
November	12.4	10.7	
December	14.0	10.7	

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

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

### Average Sale Price % Change:

-1.1% (\$158,500 v. \$160,300)

### Median Sale Price % Change:

0.0% (\$130,000 v. \$130,000)

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

Grant County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	April	12	11	9	141,200	122,000	65
	March	7	10	10	165,200	170,000	243
	Year-to-date	37	36	25	147,000	122,000	143
2018	April	10	7	5	133,300	94,000	213
	Year-to-date	40	36	27	147,600	111,000	191
Change	April	20.0%	57.1%	80.0%	5.9%	29.8%	-69.3%
	Prev Mo 2019	71.4%	10.0%	-10.0%	-14.5%	-28.2%	-73.3%
	Year-to-date	-7.5%	0.0%	-7.4%	-0.4%	9.9%	-25.4%

# AREA REPORT • 4/2019

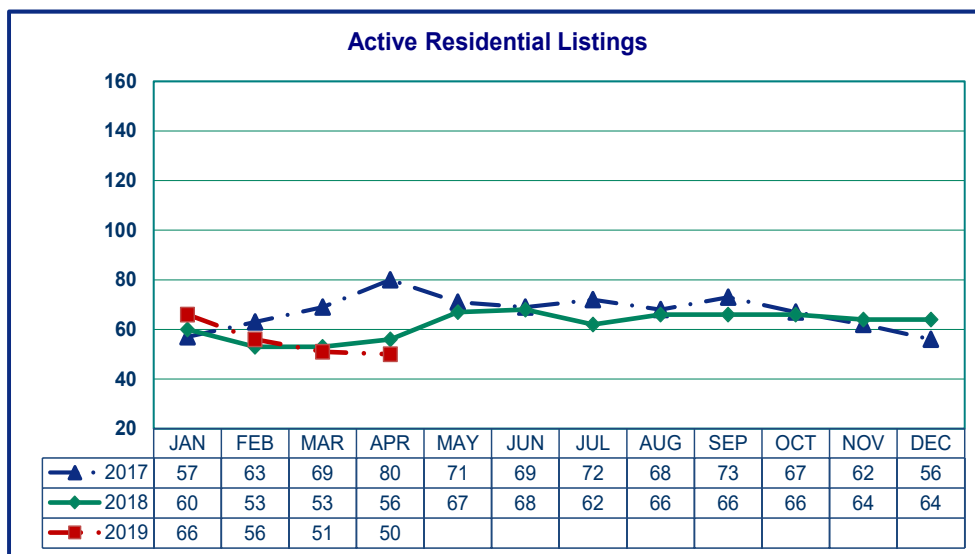
## Grant County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97817	Bates	-	0	0	0	-	-	-	-	0	-	-	-	-	-	-	-	-	-	1	140,000	-	-
97820	Canyon City	5	0	-	2	100.0%	5	162,600	48	6	6	-25.0%	6	156,400	144,000	-0.4%	1	289,000	-	-	-	-	
97825	Dayville	1	0	-	1	-	0	-	-	0	3	-	2	243,500	243,500	77.1%	-	-	1	325,000	-	-	
97845	John Day	18	7	2	4	0.0%	2	108,000	84	15	12	0.0%	4	132,800	133,300	3.2%	1	95,000	1	67,500	-	-	
97848	Kimberly	3	1	0	0	-	0	-	-	1	-	-	-	-	-	-	-	-	1	325,000	-	-	
97856	Long Creek	3	1	0	0	-	-	-	-	1	-	-100.0%	1	40,000	40,000	118.4%	-	-	5	19,600	-	-	
97864	Monument	2	0	0	0	-	0	-	-	0	2	-	2	244,800	244,800	50.6%	1	172,000	-	-	-	-	
97865	Mount Vernon	9	2	1	4	300.0%	2	121,000	89	6	9	28.6%	5	181,400	122,000	8.9%	1	105,000	-	-	-	-	
97869	Prairie City	9	1	-	0	-100.0%	0	-	-	8	4	-33.3%	5	56,300	42,000	-48.5%	-	-	1	79,000	-	-	
97873	Seneca	0	-	0	0	-	0	-	-	-	0	-100.0%	0	-	-	-	0	-	0	-	0	-	
	Grant County	50	12	3	11	57.1%	9	141,200	65	37	36	0.0%	25	147,000	122,000	-1.1%	4	165,300	10	103,500	-	-	

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/18-4/30/19) with 12 months before (5/1/17-4/30/18).

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



### ACTIVE RESIDENTIAL LISTINGS

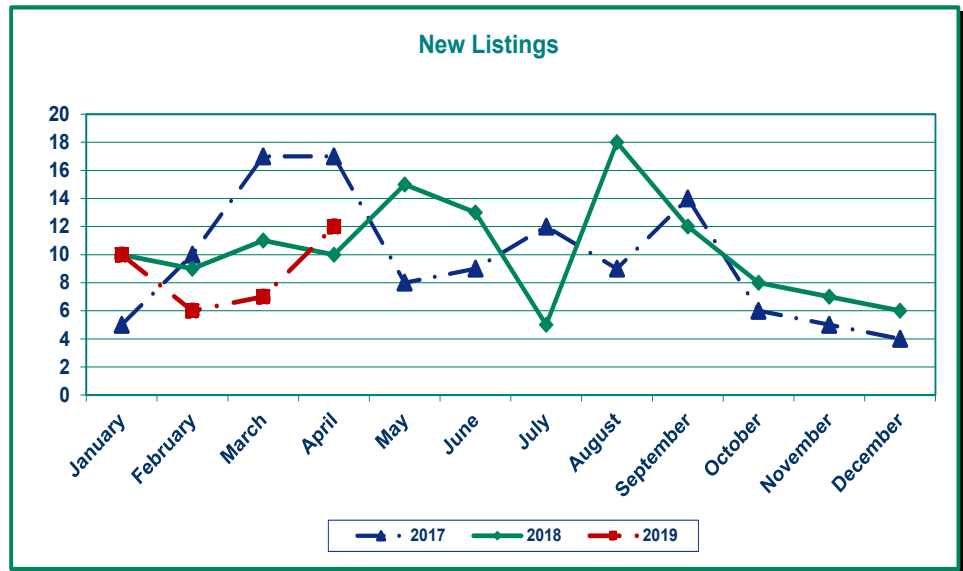
GRANT COUNTY, OR

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

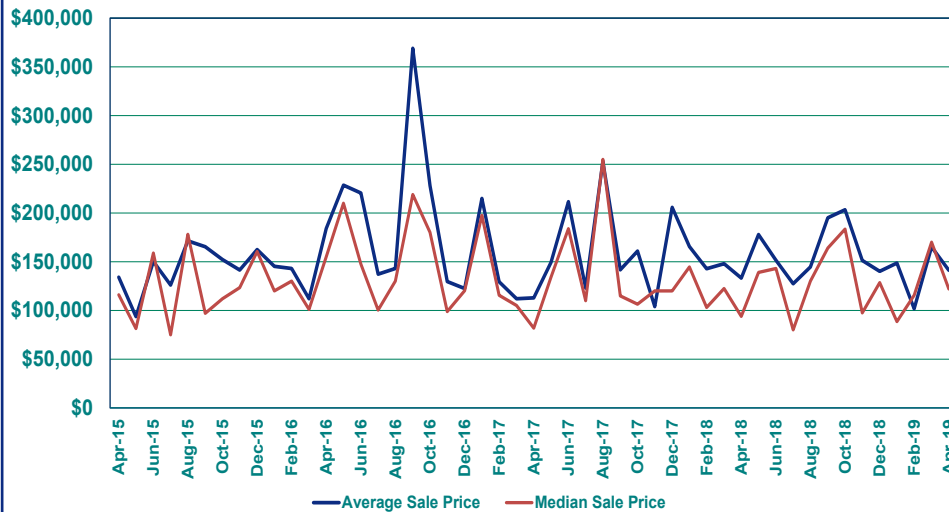
## NEW LISTINGS

### GRANT COUNTY, OR

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



## Average and Median Sale Price



## SALE PRICE

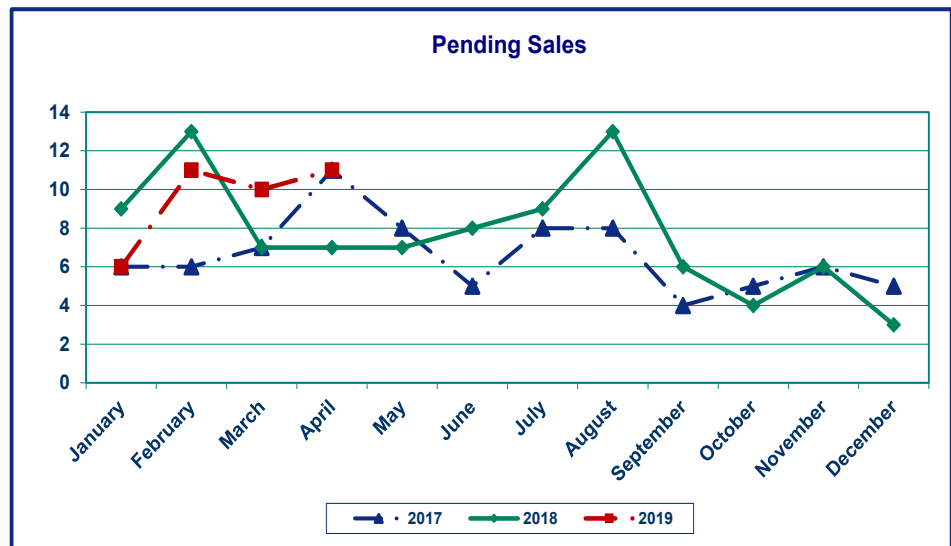
### GRANT COUNTY, OR

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

## PENDING LISTINGS

### GRANT COUNTY, OR

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



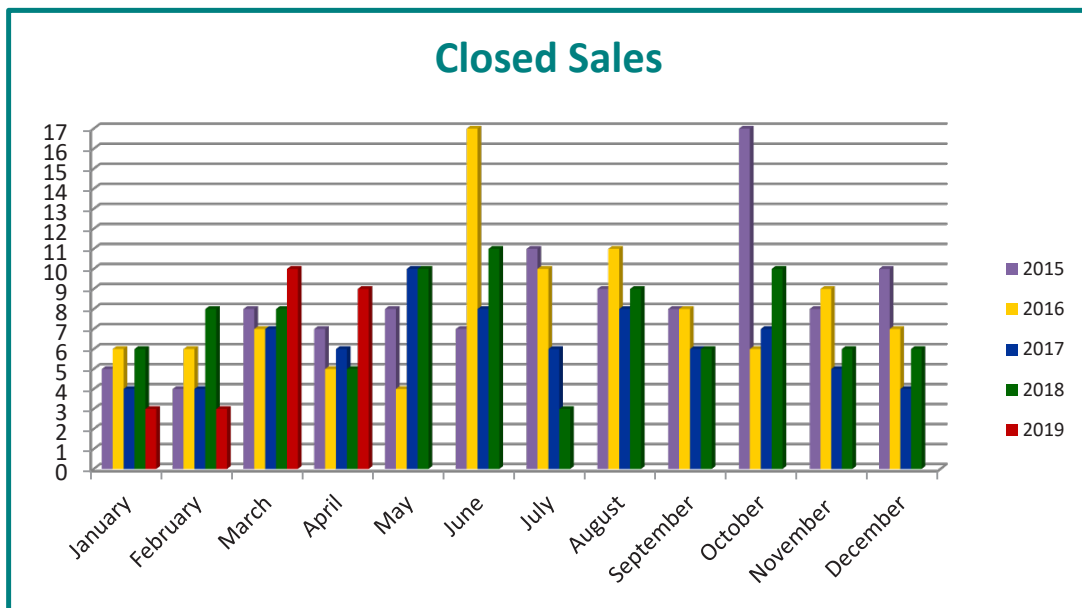


## CLOSED SALES GRANT COUNTY, OR

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

**Contact RMLS™**  
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™.



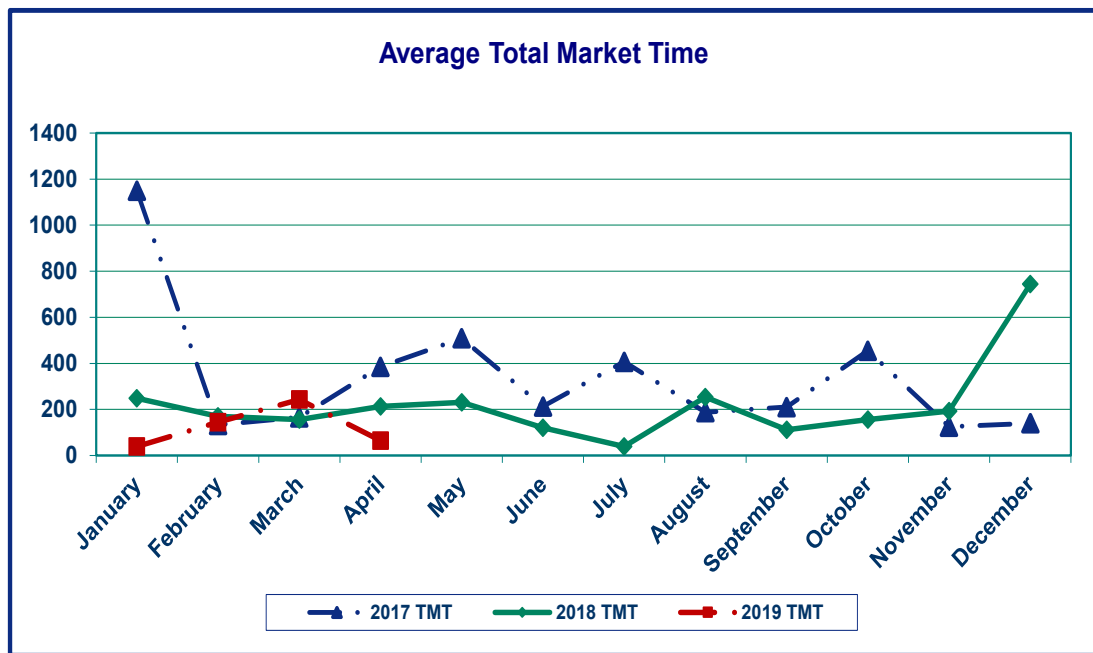
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

April 2019 Reporting Period

### April Residential Highlights

Josephine County saw an uptick in new listings this April. At 18, new listings outpaced April 2018 (15) by 20.0% and rose more dramatically compared with March 2019 when six new listings were offered. This marks a new April record for new listings in Josephine County, although the RMLS™ record only goes back to 2015.

There were four pending sales, one more than last month in March 2019, but falling short of the 11 offers accepted last year in April 2018.

Four closings were recorded as well in April, falling short of both

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

April 2018, which had six closings; and March 2019, which had nine closings.

Total market time decreased to 54 days in April, with inventory rising to 8.0 months in the same period.

### Average and Median Sale Prices

Comparing 2019 to 2018 through April, the average sale price has increased 24.7% from \$220,500 to \$275,000. In the same comparison, the median sale price has increased 40.1% from \$186,600 to \$261,500.

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	8.0
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:

+21.5% (\$305,200 v. \$251,100)

#### Median Sale Price % Change:

+15.2% (\$267,500 v. \$232,300)

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

Josephine County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	April	18	4	4	267,000	268,500	54
	March	6	3	9	262,300	250,000	69
	Year-to-date	37	23	26	275,000	261,500	74
2018	April	15	11	6	163,400	143,300	42
	Year-to-date	54	26	15	220,500	186,600	45
Change	April	20.0%	-63.6%	-33.3%	63.4%	87.4%	29.6%
	Prev Mo 2019	200.0%	33.3%	-55.6%	1.8%	7.4%	-21.7%
	Year-to-date	-31.5%	-11.5%	73.3%	24.7%	40.1%	65.0%

# AREA REPORT • 4/2019

## Josephine County, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price		
97497	Wolf Creek	2	1	0	0	-100.0%	-	-	-	1	-	-100.0%	-	-	-	-	-	1	85,000	-	-	
97523	Cave Junction	4	1	1	1	0.0%	0	-	-	5	3	0.0%	4	159,300	151,100	96.3%	-	-	1	40,000	-	-
97526	Grants Pass	13	9	0	1	-75.0%	1	235,000	111	19	9	0.0%	12	271,100	261,500	-0.5%	2	1,457,500	-	-	-	-
97527	Grants Pass	8	6	0	1	-75.0%	2	269,300	18	10	8	-11.1%	9	329,500	296,000	37.8%	-	-	-	-	-	-
	Grants Pass	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
	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	0	0	0	0	-100.0%	0	-	-	0	0	-100.0%	0	-	-	-20.9%	0	-	0	-	0	-
97538	Selma	5	1	1	0	-	0	-	-	2	0	-	0	-	-	-	0	-	0	-	0	-
97543	Wilderville	0	0	-	1	-	1	294,500	70	0	2	-	1	294,500	294,500	-	-	-	-	-	-	-
97544	Williams	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
	Josephine Co.	32	18	2	4	-63.6%	4	267,000	54	37	23	-11.5%	26	275,000	261,500	21.5%	2	1,457,500	2	62,500	-	-

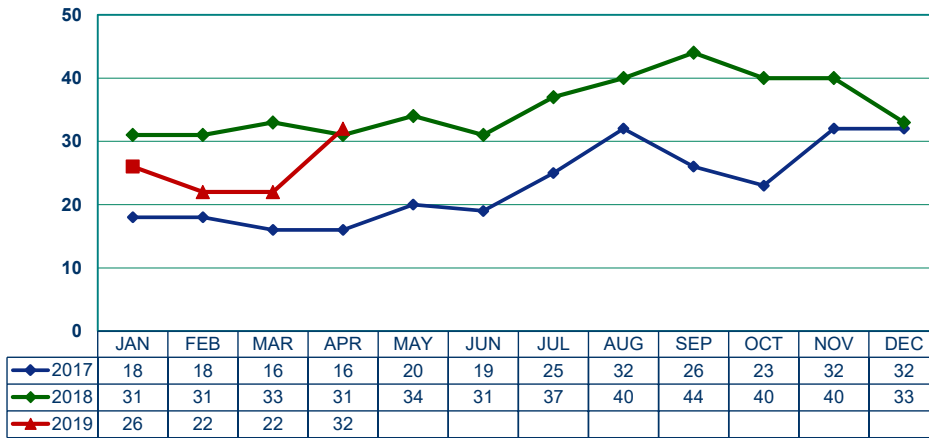
97501	Medford	9	2	-	4	300.0%	2	302,500	143	11	10	-9.1%	7	272,400	236,000	204.4%	4	723,800	-	-	1	170,000
97502	Central Point	8	4	1	3	-	1	320,000	2	9	6	20.0%	3	281,000	275,000	46.7%	-	-	3	123,300	-	-
97503	White City	1	0	0	1	0.0%	0	-	-	1	1	-66.7%	1	130,000	130,000	-30.4%	-	-	1	65,000	-	-
97504	Medford	14	10	5	8	33.3%	7	371,700	21	32	21	10.5%	17	339,000	360,000	11.5%	-	-	-	-	-	-
97520	Ashland	10	6	-	1	0.0%	-	-	-	7	1	-50.0%	-	-	-	-	1	815,000	1	185,000	-	-
97522	Butte Falls	-	0	-	0	-	0	-	-	0	0	-	0	-	-	-23.3%	0	-	0	-	0	-
97524	Eagle Point	2	1	3	3	50.0%	4	377,800	90	4	7	75.0%	5	325,200	269,000	36.8%	-	-	-	-	-	-
97525	Gold Hill	1	2	0	1	-50.0%	0	-	-	2	3	0.0%	2	436,000	436,000	45.2%	-	-	1	85,000	-	-
97530	Jacksonville	3	1	1	0	-	1	520,000	6	5	1	0.0%	1	520,000	520,000	20.6%	-	-	-	-	-	-
97535	Phoenix	1	0	0	0	-	0	-	-	-	0	-	0	-	-	47.1%	0	-	0	-	0	-
97536	Prospect	2	0	-	0	-	0	-	-	0	-	-	-	-	-	-	-	-	1	900,000	-	-
97537	Rogue River	1	2	1	3	-	1	92,200	50	4	8	700.0%	5	270,300	350,000	30.0%	-	-	-	-	-	-
97539	Shady Cove	-	-	0	0	-	0	-	-	-	0	-100.0%	1	550,300	550,300	336.9%	-	-	-	-	-	-
97540	Talent	3	2	0	0	-	1	234,000	31	4	3	-	2	292,000	292,000	51.1%	-	-	-	-	-	-
97541	Talent	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-47.4%	0	-	0	-	0	-
	Jackson Co.	55	30	11	24	84.6%	17	346,100	52	79	61	19.6%	44	321,500	325,000	37.1%	5	742,000	7	229,300	1	170,000

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/18-4/30/19) with 12 months before (5/1/17-4/30/18).

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

Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

JOSEPHINE COUNTY, OR

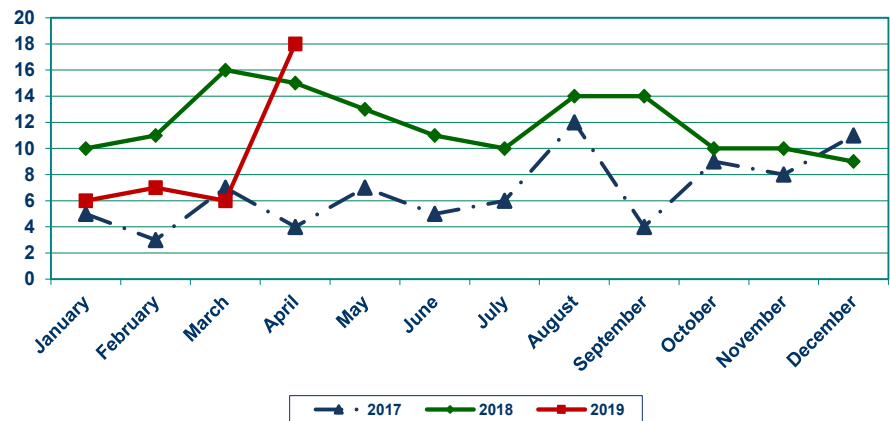
*This graph shows the active residential listings in Josephine County, Oregon.*

## NEW LISTINGS

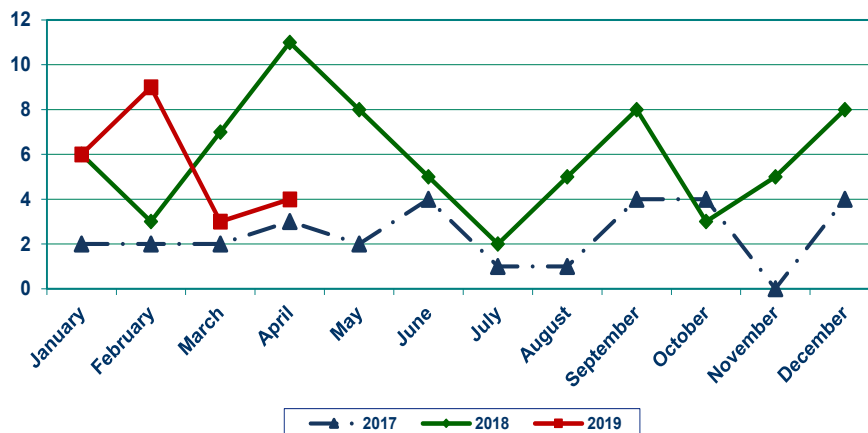
JOSEPHINE COUNTY, OR

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

New Listings



Pending Sales



## PENDING LISTINGS

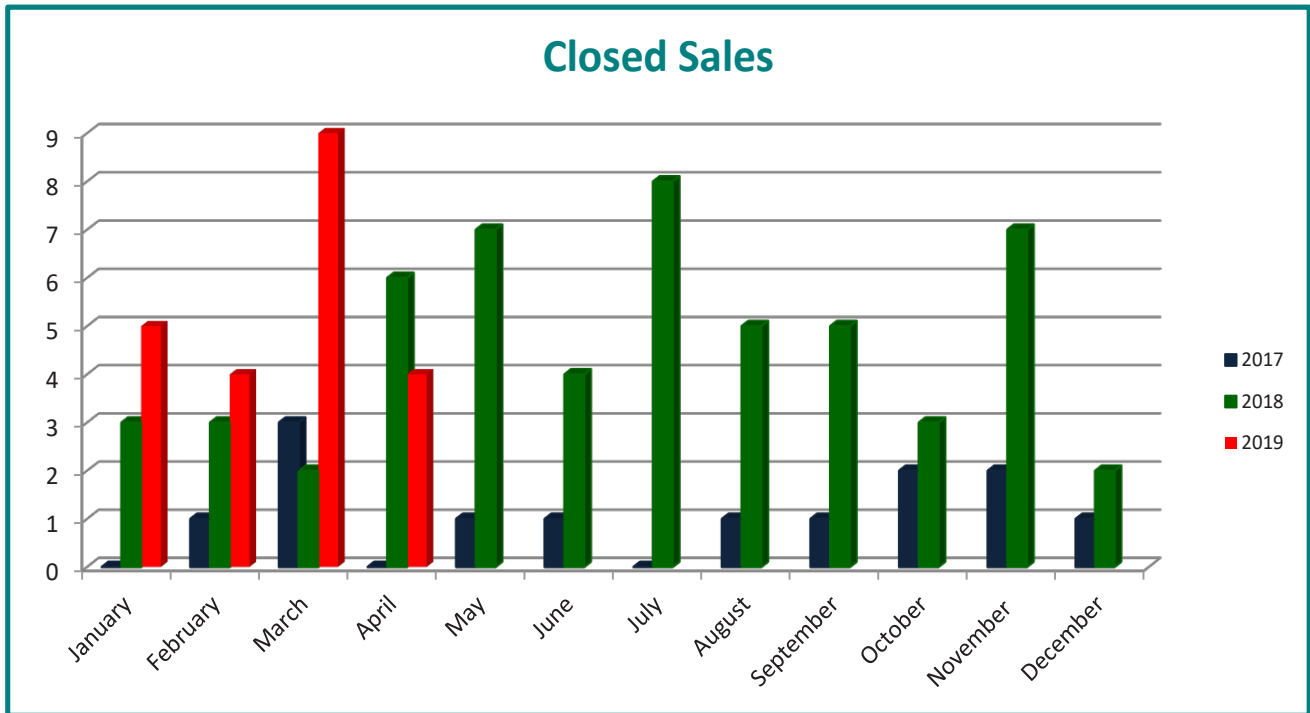
JOSEPHINE COUNTY, OR

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

## CLOSED SALES

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

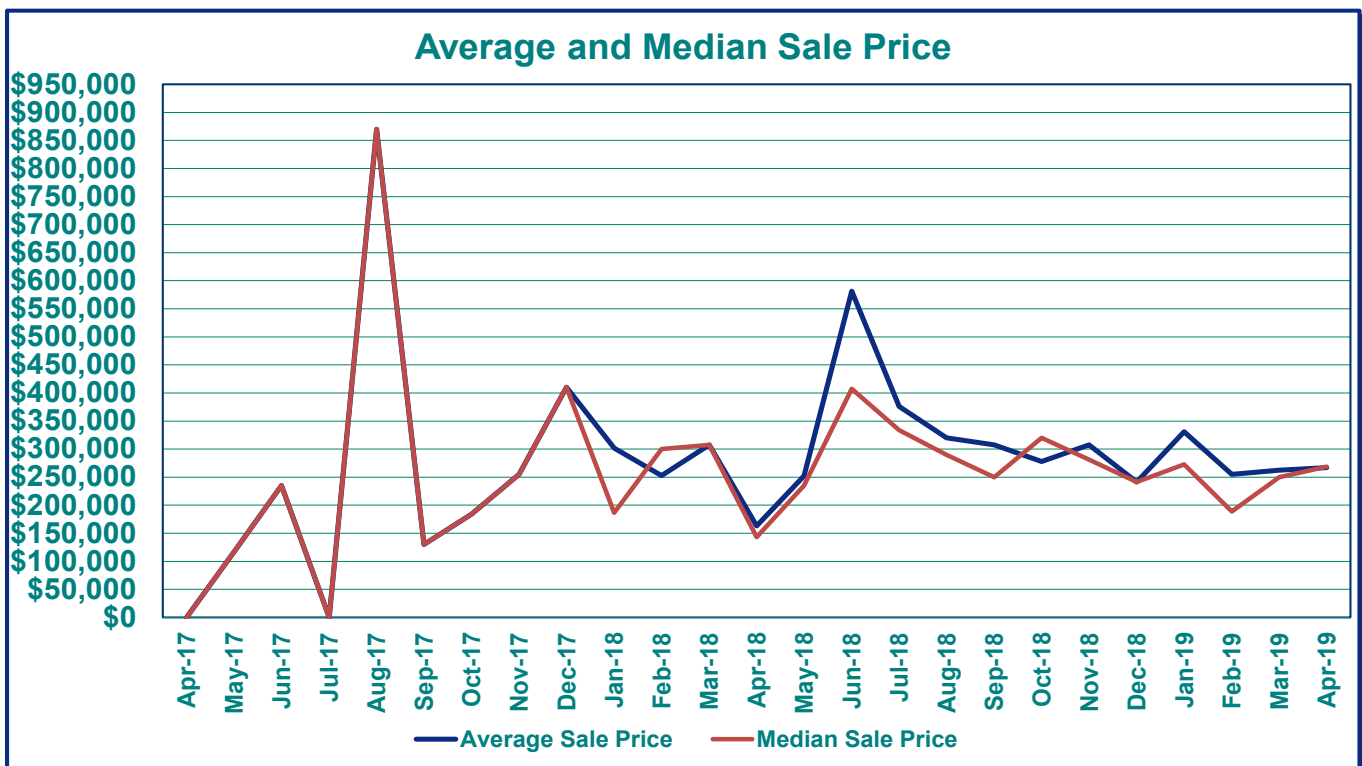
JOSEPHINE COUNTY, OR



## 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.*

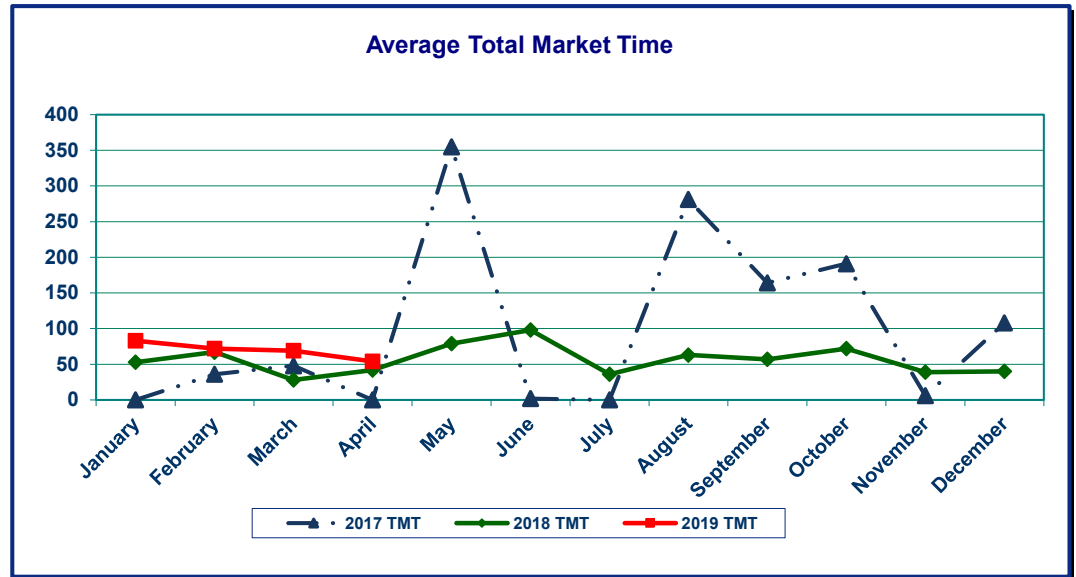
**Contact RMLS™**  
**8338 NE Alderwood Rd**  
**Suite 230**  
**Portland, OR 97220**  
**(503) 236-7657**  
**communications@rmls.com**

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

April 2019 Reporting Period

## April Residential Highlights

New listings in Lane County saw an increase this April, with other numbers mixed. There were 578 new listings, a 1.2% increase over the 571 offered back in April 2018, and a 30.2% increase over the 444 offered last month in March 2019.

Closed sales, at 364, fell 7.1% short of the 392 closings recorded in April 2018 but rose 15.9% from the 314 recorded last month in March 2019.

Pending sales (466) fared similarly, cooling 9.7% from the 516 offers accepted in April 2018 but edging 2.9% over the 453 offers accepted last month in March 2019.

Total market time decreased in April to 48 days, and inventory decreased very slightly to 1.7 months during the same period. There were 634 active residential listings in Lane County this April.

## Average and Median Sale Prices

Comparing 2019 to 2018 through April, the average sale price has increased 4.1% from \$294,600 to \$306,600. In the same comparison, the median sale price has increased 3.4% from \$270,700 to \$280,000.

## 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	1.7
May	1.6	1.6	
June	1.7	1.7	
July	2.0	1.8	
August	2.0	1.7	
September	2.2	2.4	
October	2.0	2.1	
November	2.0	2.2	
December	1.7	1.9	

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

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

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

**Average Sale Price % Change:**  
+6.5% (\$312,400 v. \$293,300)  
**Median Sale Price % Change:**  
+6.7% (\$285,000 v. \$267,100)

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

Greater Lane Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	April	578	466	364	308,700	285,000	48
	March	444	453	314	315,900	280,000	60
	Year-to-date	1,733	1,520	1,274	306,600	280,000	59
2018	April	571	516	392	301,600	281,500	44
	Year-to-date	1,930	1,760	1,468	294,600	270,700	58
Change	April	1.2%	-9.7%	-7.1%	2.4%	1.2%	7.5%
	Prev Mo 2019	30.2%	2.9%	15.9%	-2.3%	1.8%	-20.0%
	Year-to-date	-10.2%	-13.6%	-13.2%	4.1%	3.4%	0.7%

# AREA REPORT • 4/2019

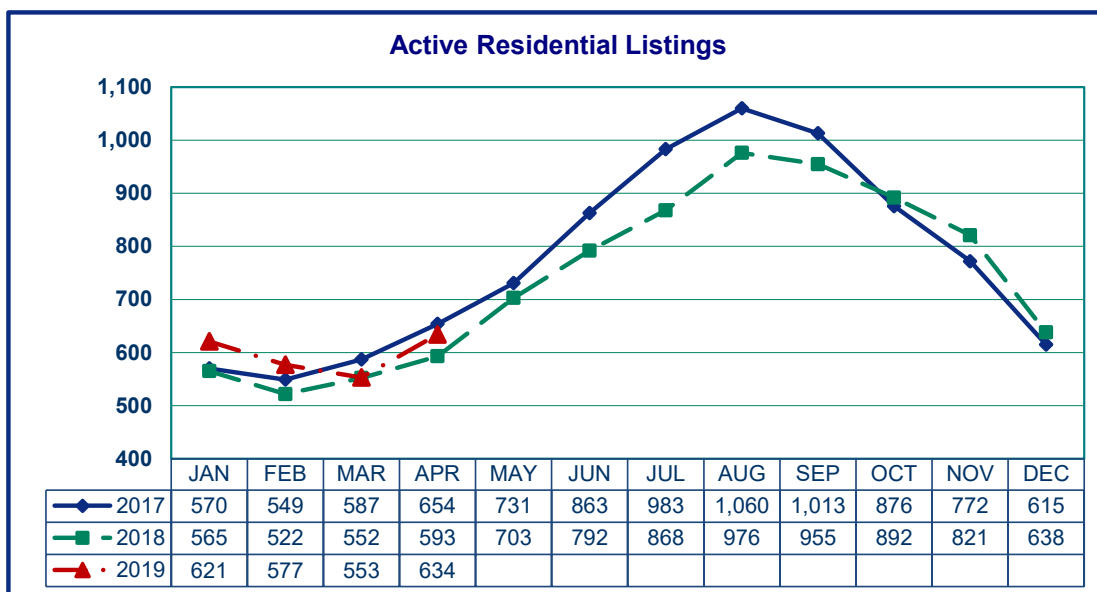
## Lane County, Oregon

		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired, Canceled Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
225	Florence Coast Village	3	2	0	1	-	2	103,000	279	5	5	-44.4%	4	100,900	98,800	157	52.8%	-	-	2	67,500	-	-	
226	Florence Green Trees	5	4	0	4	300.0%	1	85,000	22	11	8	-38.5%	7	169,300	168,000	41	18.5%	-	-	-	-	-	-	
227	Florence Florentine	5	7	-	2	0.0%	1	230,000	1	12	10	0.0%	5	279,000	289,900	63	4.4%	-	-	-	-	-	-	
228	Florence Town	35	22	5	23	27.8%	10	276,300	13	64	51	-19.0%	43	281,100	259,900	74	6.0%	1	335,000	9	147,600	2	187,000	
229	Florence Beach	18	9	-	10	100.0%	6	343,300	157	26	22	10.0%	21	335,500	290,000	184	-2.4%	-	-	5	50,600	-	-	
230	Florence North	26	6	1	7	133.3%	4	314,500	95	23	18	125.0%	12	231,400	231,500	74	10.0%	-	-	8	55,600	-	-	
231	Florence South/ Dunes City	26	11	-	6	100.0%	6	284,000	116	28	18	20.0%	16	308,200	267,700	113	-18.0%	-	-	7	137,600	1	226,000	
238	Florence East/ Mapleton	17	5	2	2	100.0%	1	189,000	9	19	12	-29.4%	10	276,400	234,000	200	27.4%	-	-	3	124,300	-	-	
	Grand Total	135	66	8	55	66.7%	31	274,000	88	188	144	-7.1%	118	276,200	262,500	110	10.3%	1	335,000	34	102,900	3	200,000	
232	Hayden Bridge	15	24	1	21	16.7%	11	290,800	55	59	57	-3.4%	39	284,800	275,000	64	7.2%	1	469,900	-	-	2	265,000	
233	McKenzie Valley	32	16	1	8	-20.0%	-	-	-	36	15	-53.1%	12	370,900	360,000	97	3.2%	-	-	3	223,000	-	-	
234	Pleasant Hill/Oak	37	25	1	15	-25.0%	15	333,300	59	66	51	4.1%	44	321,100	271,500	109	21.3%	1	200,000	9	157,400	-	-	
235	South Lane Properties	78	57	10	40	-29.8%	32	309,900	69	161	146	-21.1%	119	287,600	272,000	83	5.4%	2	173,800	21	130,800	5	302,700	
236	West Lane Properties	35	23	5	18	-30.8%	15	389,100	65	66	59	-34.4%	48	321,300	295,800	58	3.1%	1	82,500	5	226,700	-	-	
237	Junction City	24	26	4	25	47.1%	13	276,000	46	60	58	-32.6%	50	314,700	285,000	67	16.4%	2	687,800	8	365,600	3	299,200	
239	Thurston	36	45	3	38	40.7%	24	278,000	45	118	101	-11.4%	89	268,500	263,000	52	7.7%	-	-	3	34,200	5	285,900	
240	Coburg I-5	9	4	2	4	-66.7%	1	374,600	-	31	26	-7.1%	11	437,600	343,900	43	-3.3%	-	-	1	67,000	-	-	
241	N Gilham	40	14	2	12	-40.0%	12	416,100	54	71	58	-15.9%	53	442,000	445,000	74	8.6%	-	-	1	1,275,000	1	410,000	
242	Ferry Street Bridge	32	34	4	48	50.0%	26	351,600	42	134	125	-6.7%	87	349,000	330,000	60	5.1%	-	-	1	220,000	2	357,500	
243	E Eugene	46	48	6	30	-25.0%	30	400,700	46	123	99	-8.3%	85	383,500	335,000	49	12.5%	1	25,000	4	148,500	6	446,900	
244	SW Eugene	77	71	9	48	-22.6%	37	412,000	55	183	145	-23.3%	131	390,500	340,000	77	5.3%	1	200,000	5	90,900	1	396,500	
245	W Eugene	27	25	3	19	-17.4%	25	264,900	26	81	68	17.2%	51	250,500	240,000	38	2.5%	3	240,700	5	189,400	4	434,400	
246	Danebo	47	65	3	50	-12.3%	47	209,600	27	190	172	-1.1%	152	216,400	238,800	42	-1.8%	3	264,300	2	52,500	5	310,300	
247	River Road	23	20	1	14	55.6%	14	254,800	48	65	56	30.2%	47	268,800	265,000	48	8.5%	-	-	-	-	3	298,700	
248	Santa Clara	34	40	6	35	-10.3%	27	311,900	43	130	129	-18.9%	120	315,900	306,000	38	4.7%	-	-	2	62,500	1	285,000	
249	Springfield	29	35	7	34	-22.7%	32	225,500	53	140	138	-18.8%	124	231,600	230,400	39	11.6%	5	440,600	2	122,000	4	287,600	
250	Mohawk Valley	13	6	2	7	133.3%	3	231,800	125	19	17	30.8%	12	365,800	267,500	138	4.8%	-	-	3	202,700	-	-	
	Grand Total	634	578	70	466	-9.7%	364	308,700	48	1,733	1,520	-13.6%	1,274	306,600	280,000	59	6.5%	20	320,900	75	181,800	42	338,000	



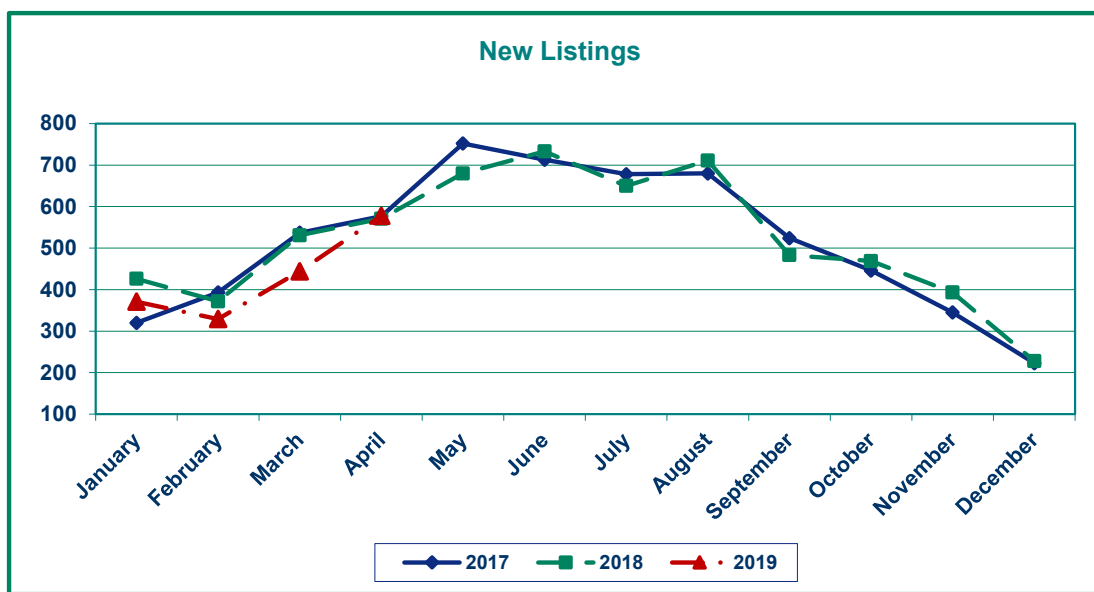
## ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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



## NEW LISTINGS GREATER LANE COUNTY, OR

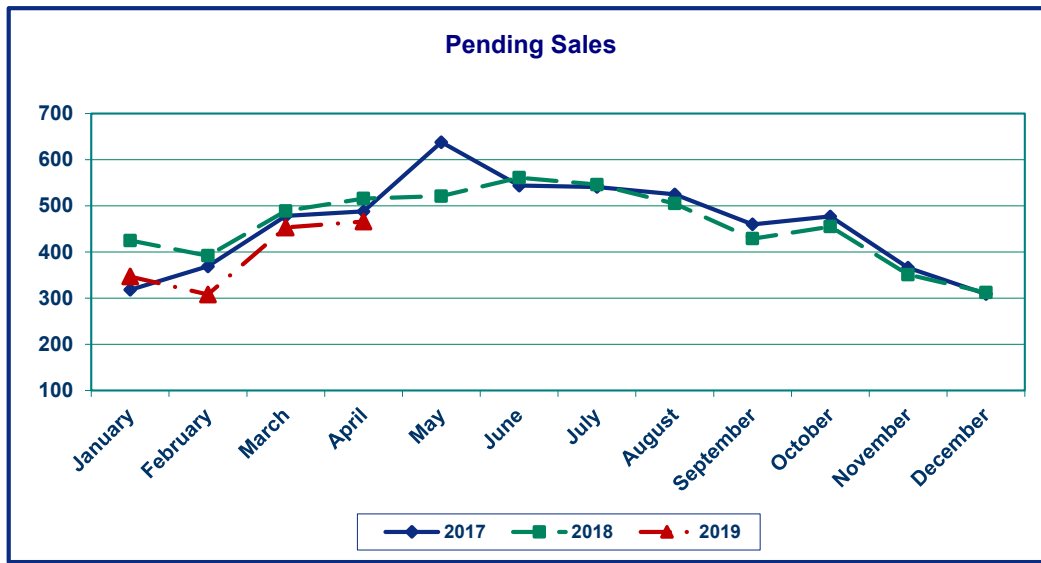
*This graph shows the new residential listings over the past three calendar years in Greater Lane County, Oregon.*



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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/18-4/30/19) with 12 months before (5/1/17-4/30/18).

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



## PENDING LISTINGS

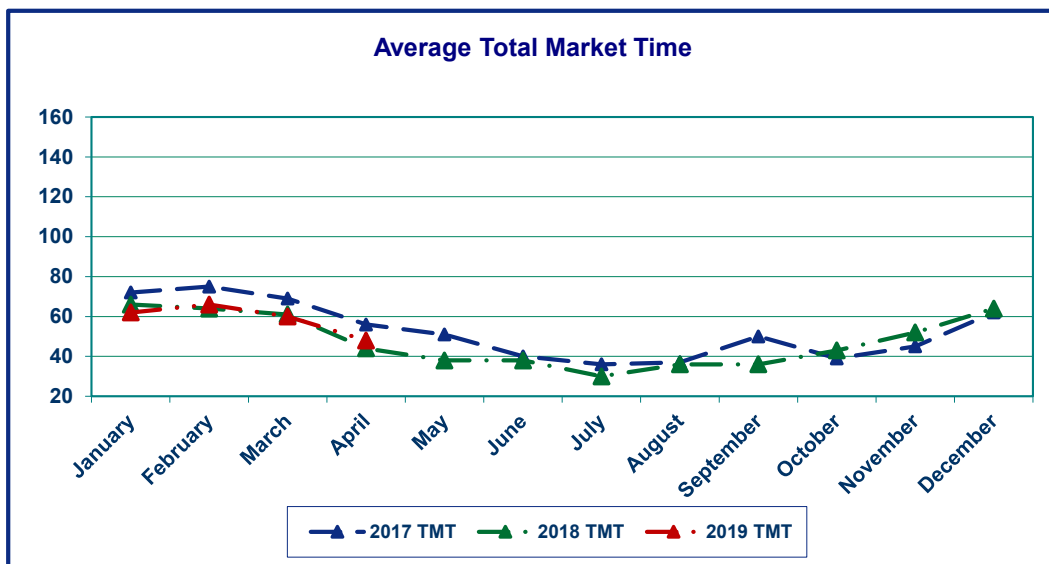
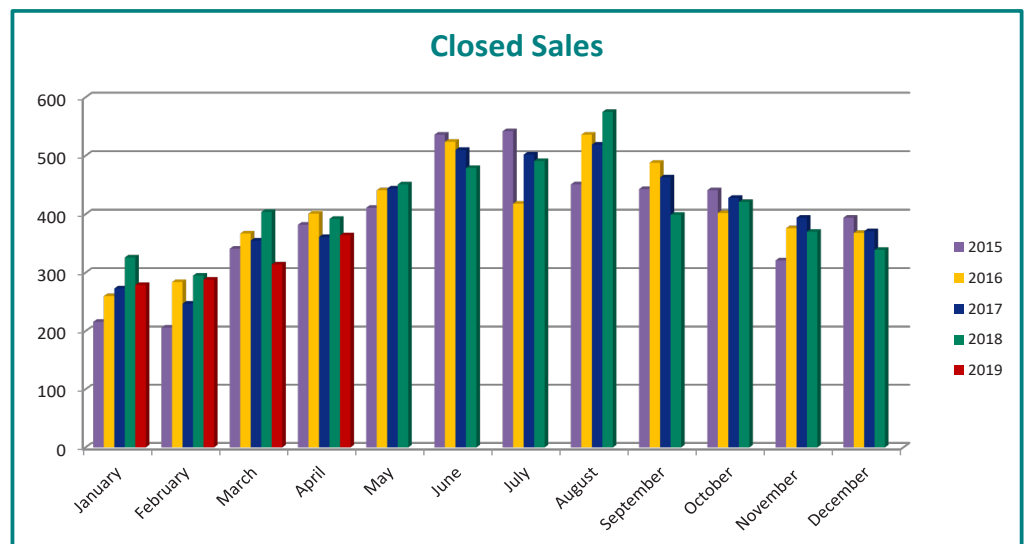
### GREATER LANE COUNTY, OR

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

## CLOSED SALES

### GREATER LANE COUNTY, OR

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



## DAYS ON MARKET

### GREATER LANE COUNTY, OR

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



## NEW LISTINGS

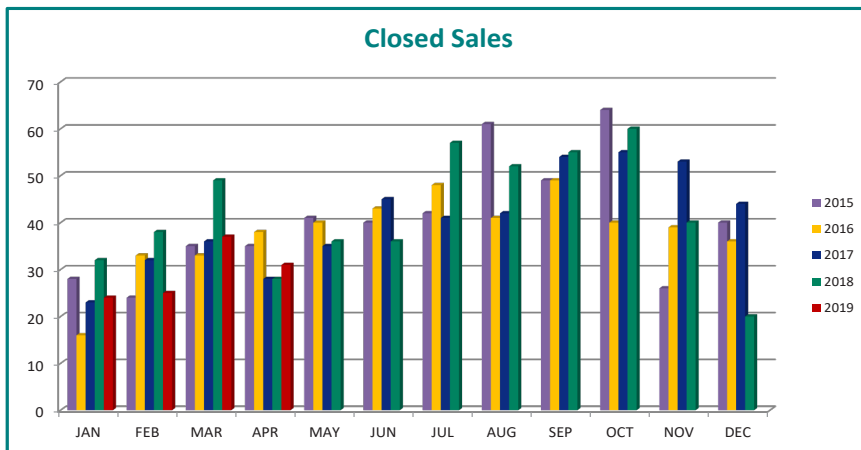
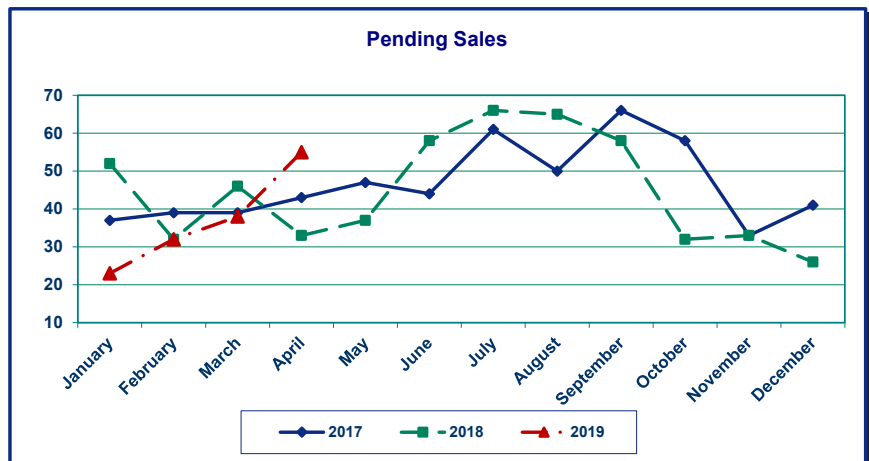
### FLORENCE, OR

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

## PENDING LISTINGS

### FLORENCE, OR

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



## CLOSED SALES

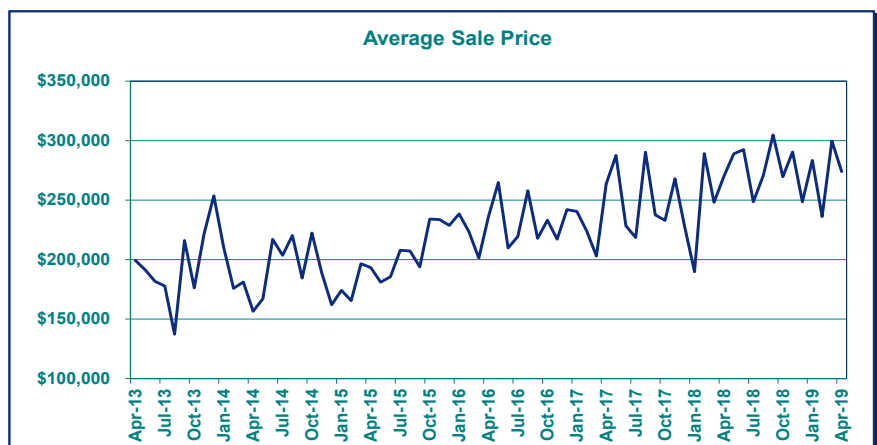
### FLORENCE, OR

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

## AVERAGE SALE PRICE

### FLORENCE, OR

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



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

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

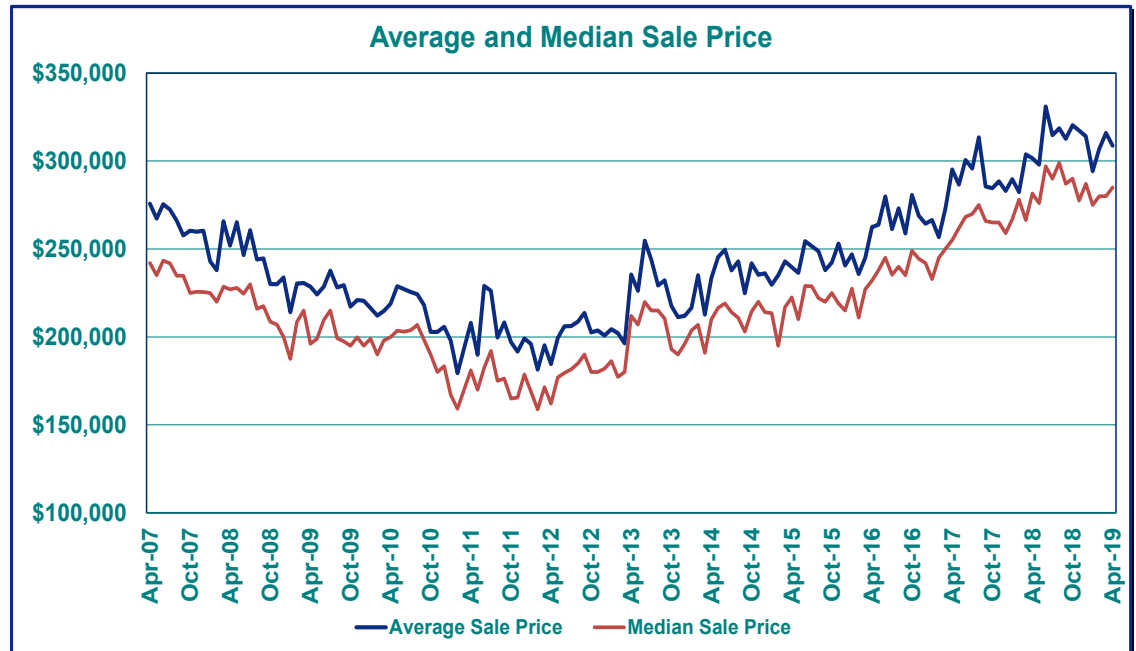
**Contact RMLS™**  
8338 NE Alderwood Rd  
Suite 230  
Portland, OR 97220  
(503) 236-7657  
communications@rmls.com

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.

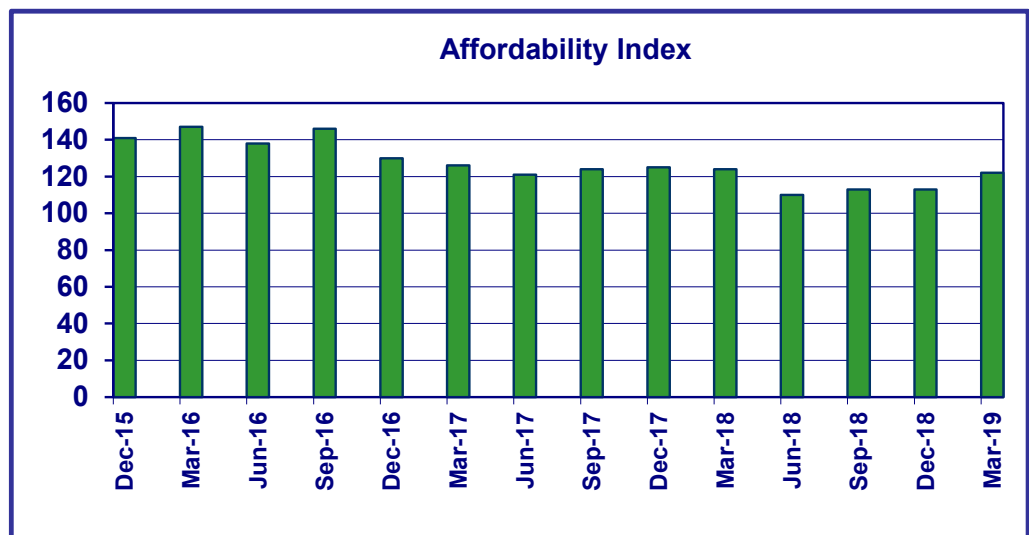
RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

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™.



**AFFORDABILITY**  
**Lane County, OR**

*This graph shows the affordability for housing in Lane County, Oregon in March 2019.*



**AFFORDABILITY** - According to a formula from the National Association of REALTORS®, buying a house in the Lane County area is affordable for a family earning the median income. A family earning the median income (\$64,900 in 2019, per HUD) can afford 122% of a monthly mortgage payment on a median priced home (\$280,000 in March). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 4.27% (per Freddie Mac).



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

# MARKET ACTION



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

Residential Review: Mid-Columbia

April 2019 Reporting Period

## April Residential Highlights

April brought mixed numbers to the Mid-Columbia region, but there was a strong increase in new listings. At 153, new listings increased 16.8% compared with April 2018 (131) and were nearly double the 77 new listings offered last month in March 2019.

Pending sales, at 87, fell 18.7% short of the 107 offers accepted last year in April 2018 but showed a 10.1% increase from the 79 accepted last month in March 2019.

There were 55 closed sales, 21.4% cooler than back in April 2018 (70) and 14.1% cooler than last month in March 2019 when 64 closings were recorded.

Total market time rose to 137 days in April, with inventory rising to 5.1 months in the same period. There were 279 active residential listings in the region this April.

## Average and Median Sale Prices

Comparing 2019 to 2018 through April of each year, the average sale price has increased 2.1% from \$301,700 to \$308,100. In the same comparison, the median sale price has increased 2.0% from \$260,000 to \$265,300.

## 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	5.1
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:

+3.9% (\$327,800 v. \$315,500)

### Median Sale Price % Change:

+8.9% (\$287,500 v. \$264,000)

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

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

Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	April	153	87	55	342,500	300,000	137
	March	77	79	64	272,300	250,300	105
	Year-to-date	360	271	218	308,100	265,300	101
2018	April	131	107	70	279,600	253,300	100
	Year-to-date	388	339	284	301,700	260,000	98
Change	April	16.8%	-18.7%	-21.4%	22.5%	18.4%	36.6%
	Prev Mo 2019	98.7%	10.1%	-14.1%	25.8%	19.9%	30.5%
	Year-to-date	-7.2%	-20.1%	-23.2%	2.1%	2.0%	3.3%

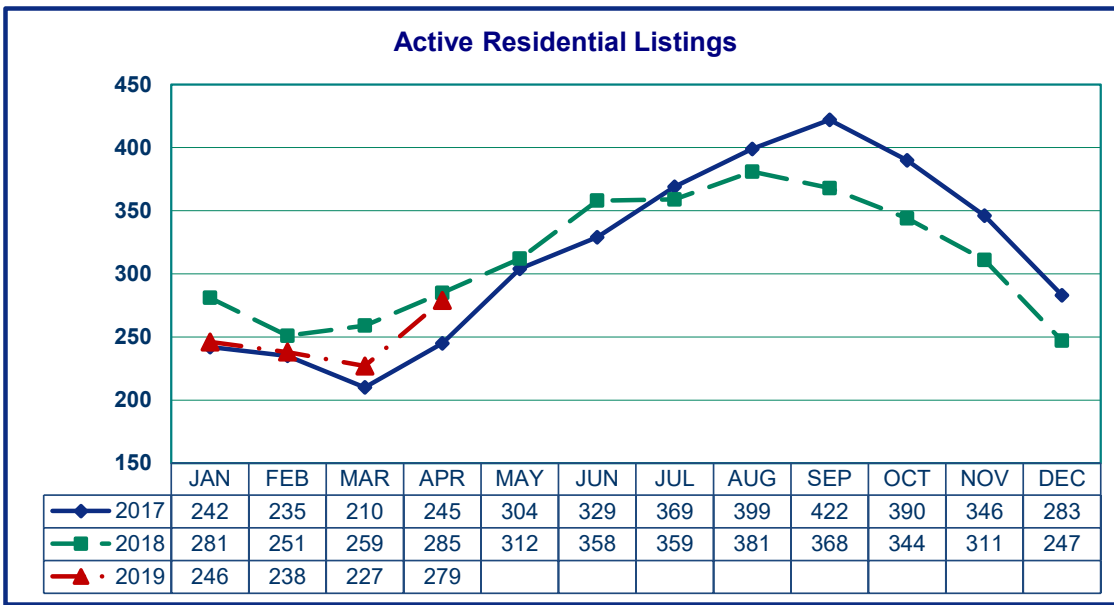
# AREA REPORT • 4/2019

## Mid-Columbia

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date						Year-To-Date	Year-To-Date		Year-To-Date			
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2019 v. 2018¹	Closed Sales	Average Sale Price		Total Market Time³	New Listings	Pending Sales	Pending Sales 2019 v. 2018¹	Closed Sales			Average Sale Price	Median Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
100	White Salmon/ Bingen	24	16	2	6	-14.3%	4	482,600	184	28	16	6.7%	13	546,600	485,000	18.2%	-	-	11	164,300	-	-
101	Snowden	-	2	0	1	0.0%	0	-	-	3	2	100.0%	2	487,500	487,500	-5.0%	-	-	-	-	-	-
102	Trout Lake/ Glenwood	6	1	1	1	0.0%	1	350,000	157	3	3	-40.0%	3	283,300	350,000	9.6%	1	1,550,000	2	88,500	-	-
103	Husum/ BZ Corner	6	2	-	0	-	1	265,000	4	5	1	0.0%	1	265,000	265,000	-12.2%	-	-	3	419,300	-	-
104	Lyle/ High Prairie	17	11	2	2	0.0%	1	300,000	2	14	7	75.0%	8	267,900	247,000	-6.3%	-	-	5	91,800	-	-
105	Dallesport/ Murdock	6	1	0	1	-50.0%	0	-	-	6	1	-88.9%	0	0	-	5.0%	1	800,000	-	-	-	-
106	Appleton/ Timber Valley	2	2	0	-	-	0	-	-	2	1	0.0%	2	271,300	271,300	18.3%	-	-	-	-	-	-
108	Goldendale/ Centerville	25	20	2	13	-7.1%	3	195,200	497	36	34	25.9%	26	192,300	189,500	-10.0%	-	-	29	53,100	-	-
109	Bickleton/ East County	1	-	1	-	-	-	-	-	2	1	-	1	80,000	80,000	-	-	-	1	25,500	-	-
110	Klickitat	3	-	1	0	-	0	-	-	1	1	-66.7%	2	111,300	111,300	24.2%	-	-	3	76,600	-	-
	Klickitat Co. Total	90	55	9	24	-11.1%	10	343,100	239	100	67	1.5%	58	296,300	263,800	4.4%	2	1,175,000	54	101,800	-	-
111	Skamania	2	4	0	2	100.0%	1	370,000	34	6	4	300.0%	2	420,000	420,000	10.1%	-	-	-	-	-	-
112	North Bonneville	1	5	-	4	300.0%	1	267,500	185	5	6	50.0%	2	287,800	287,800	-8.3%	-	-	-	-	-	-
113	Stevenson	8	1	1	-	-100.0%	1	625,000	3	11	4	-69.2%	5	420,800	430,000	23.2%	-	-	7	82,500	-	-
114	Carson	11	8	5	5	150.0%	1	429,000	183	18	8	-42.9%	4	295,600	257,800	18.3%	-	-	4	81,900	-	-
115	Home Valley	2	2	0	1	-	1	215,000	229	4	4	-	1	215,000	215,000	-24.2%	-	-	-	-	-	-
116	Cook, Underwood, Mill A, Willard	6	1	0	1	-50.0%	0	-	-	4	1	-85.7%	1	373,000	373,000	-7.5%	-	-	1	730,000	-	-
117	Unincorporated North	16	4	1	2	0.0%	2	261,300	230	7	6	20.0%	5	173,000	130,000	-19.8%	-	-	1	145,000	-	-
	Skamania Co. Total	46	25	7	15	50.0%	7	347,000	156	55	33	-25.0%	20	307,800	266,800	0.3%	-	-	13	136,900	-	-
351	The Dalles	39	21	2	18	-52.6%	19	256,100	78	91	80	-29.8%	65	233,900	230,000	12.3%	3	430,200	8	97,800	1	219,000
352	Dufur	2	2	0	1	-	2	192,000	94	5	5	25.0%	5	207,300	199,000	2.5%	-	-	1	55,000	-	-
353	Tygh Valley	7	3	0	2	100.0%	1	110,000	777	8	7	133.3%	5	170,600	110,000	-28.5%	-	-	1	30,000	-	-
354	Wamic/ Pine Hollow	7	3	0	0	-100.0%	0	-	-	5	3	-57.1%	3	255,000	220,000	56.1%	1	1,000,000	-	-	-	-
355	Maupin/ Pine Grove	13	2	0	2	-	0	-	-	6	3	50.0%	1	250,000	250,000	0.5%	-	-	1	42,900	-	-
356	Rowena	-	-	0	0	-	0	-	-	-	0	-100.0%	0	-	-	-31.5%	0	-	0	-	0	-
357	Mosier	10	6	1	2	-33.3%	2	705,800	79	8	4	-33.3%	3	595,500	626,500	48.4%	-	-	3	174,800	-	-
	Wasco Co. Total	78	37	3	25	-41.9%	24	282,100	108	123	102	-25.5%	82	242,600	222,000	13.6%	4	572,600	14	102,500	1	219,000
361	Cascade Locks	4	4	1	3	-57.1%	3	227,300	124	10	10	-47.4%	13	272,400	255,000	19.8%	-	-	2	43,500	-	-
362	Hood River City	28	13	3	9	0.0%	6	407,600	102	34	25	-39.0%	19	401,000	430,000	-0.3%	1	130,000	10	199,000	-	-
363	Hood River-W	13	9	0	5	25.0%	3	771,700	93	12	14	7.7%	10	642,200	623,600	11.8%	-	-	3	292,700	-	-
364	Hood River-E	4	-	-	-	-100.0%	0	0	0	1	2	-33.3%	2	472,500	472,500	-15.2%	-	-	1	325,000	-	-
366	Odell	4	3	0	2	-50.0%	2	382,000	86	8	9	12.5%	7	422,900	411,100	19.8%	-	-	-	-	-	-
367	Parkdale/ Mt. Hood	8	6	1	3	50.0%	0	0	0	12	4	-20.0%	2	671,000	671,000	-3.4%	-	-	3	231,700	-	-
	Hood River Co. Total	61	35	5	22	-18.5%	14	443,300	102	77	64	-28.1%	53	430,700	405,000	-2.3%	1	130,000	19	209,200	-	-
370	Sherman Co.	4	1	0	1	-	0	-	-	5	5	66.7%	5	221,800	235,000	27.8%	-	-	5	34,700	-	-

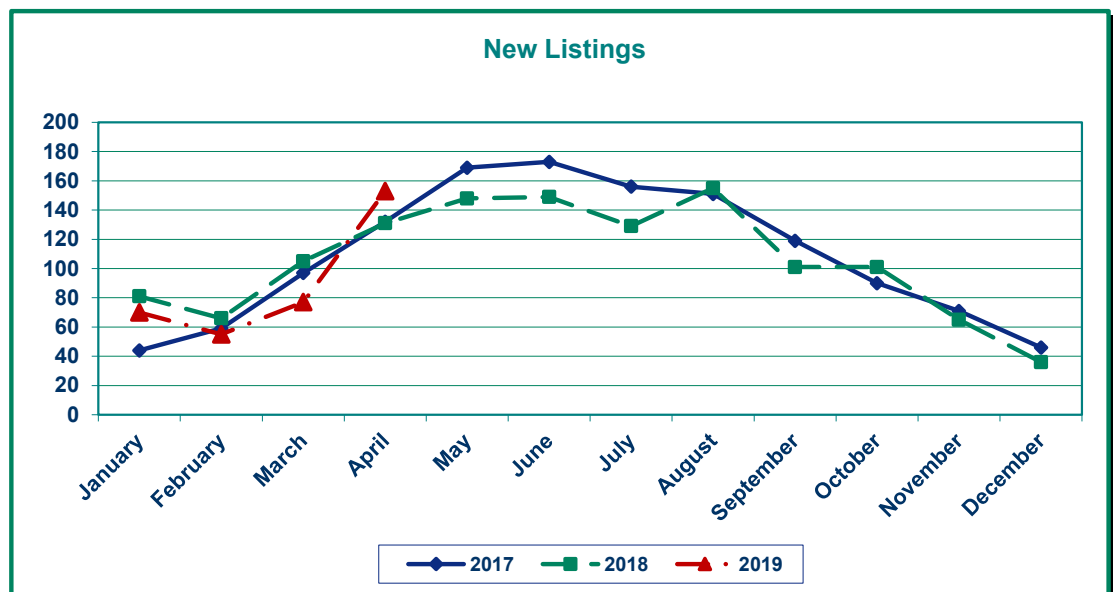
## ACTIVE RESIDENTIAL LISTINGS MID-COLUMBIA

*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.*



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

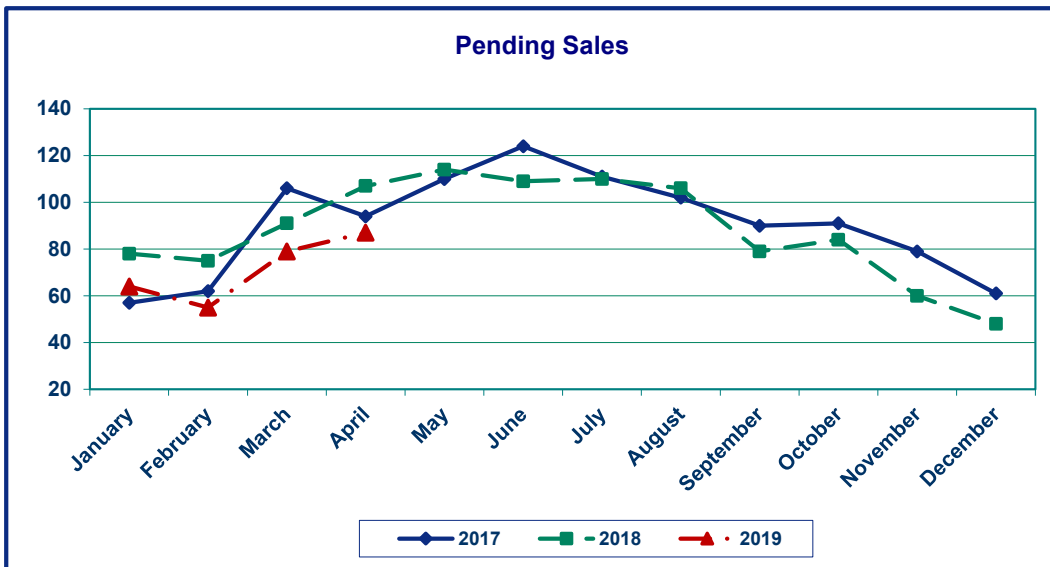
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/18-4/30/19) with 12 months before (5/1/17-4/30/18).

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

## PENDING LISTINGS

### MID-COLUMBIA

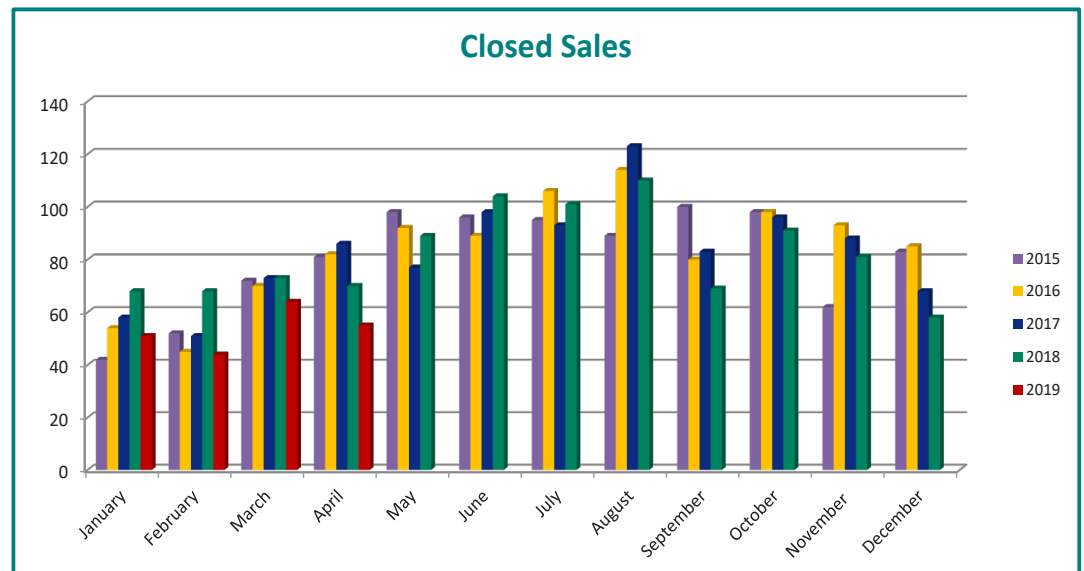
*This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.*



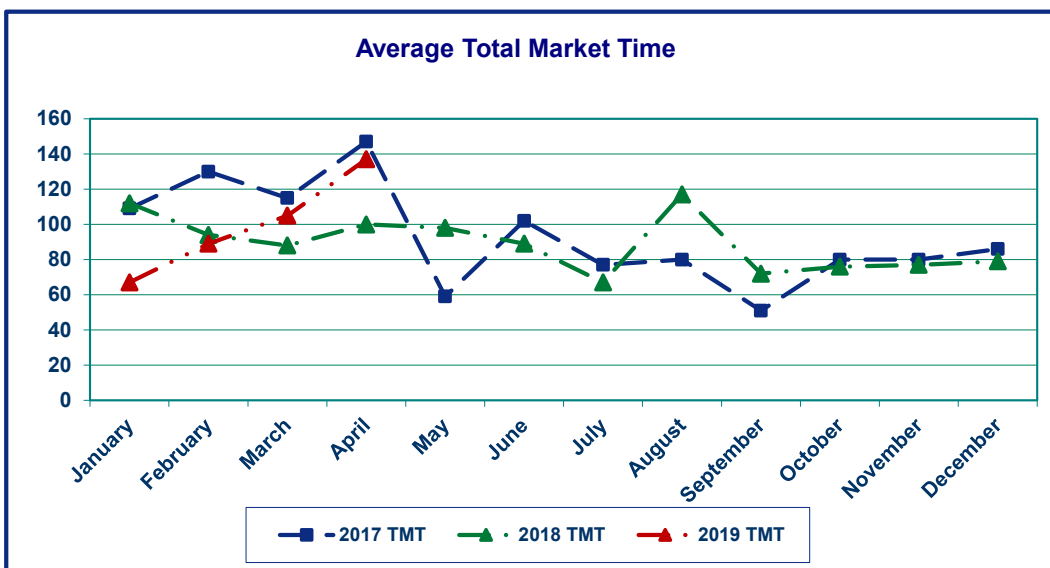
## CLOSED SALES

### 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.*

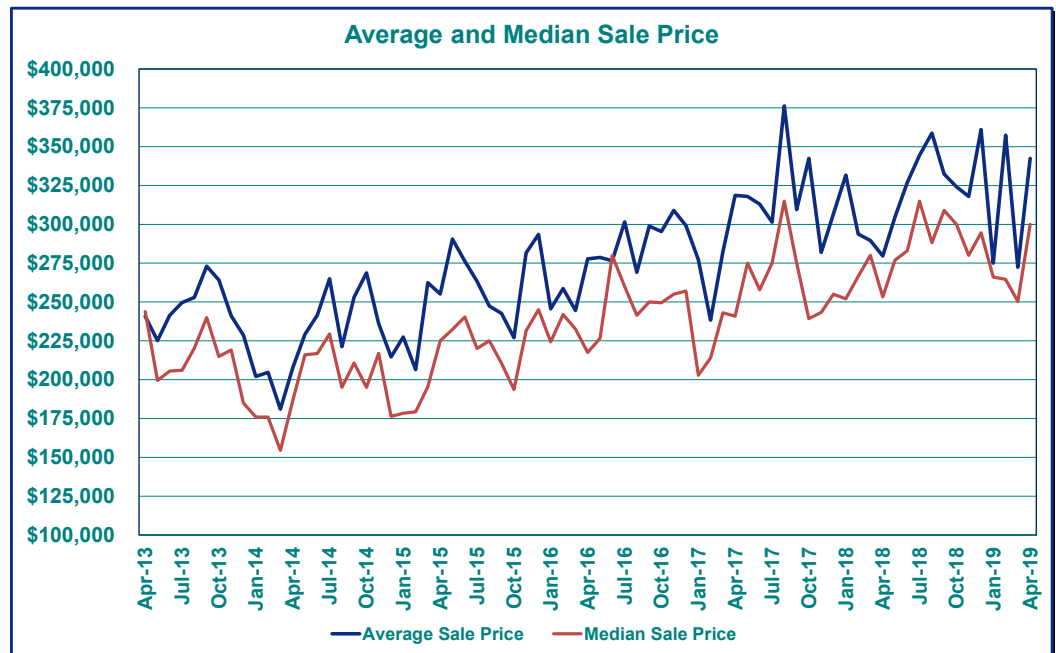
**Contact RMLS™**  
**8338 NE Alderwood Rd**  
**Suite 230**  
**Portland, OR 97220**  
**(503) 236-7657**  
**communications@rmls.com**

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

April 2019 Reporting Period

## April Residential Highlights

The North Coastal Counties largely saw mixed activity this April. New listings (237) rose 4.9% compared with April 2018, and exactly matched the 237 new listings offered last month in March 2019.

There were 174 pending sales in April, increasing 3.0% over April 2018 (169) but falling two short (-1.1%) of the 176 offers accepted last month in March 2019.

At 125, closed sales fell just four short of the 129 closings recorded last year in April 2018 (-3.1%) but ended 23.8% ahead of the 101 closings recorded last month in March 2019.

Total market time in April decreased to 155 days. During the same period, inventory tightened to 5.6 months.

## Average and Median Sale Prices

Comparing 2019 to 2018 through April, the average sale price has decreased 1.5% from \$346,300 to \$341,100. In the same comparison, the median sale price has increased 6.4% from \$293,000 to \$311,800.

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	5.6
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.

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

### Average Sale Price % Change:

+9.8% (\$366,000 v. \$333,400)

### Median Sale Price % Change:

+11.2% (\$325,500 v. \$292,800)

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

North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	April	237	174	125	338,200	290,800	155
	March	237	176	101	349,200	339,000	171
	Year-to-date	825	560	441	341,100	311,800	150
2018	April	226	169	129	395,400	310,000	134
	Year-to-date	848	602	470	346,300	293,000	135
Change	April	4.9%	3.0%	-3.1%	-14.5%	-6.2%	15.6%
	Prev Mo 2019	0.0%	-1.1%	23.8%	-3.2%	-14.2%	-9.4%
	Year-to-date	-2.7%	-7.0%	-6.2%	-1.5%	6.4%	10.9%

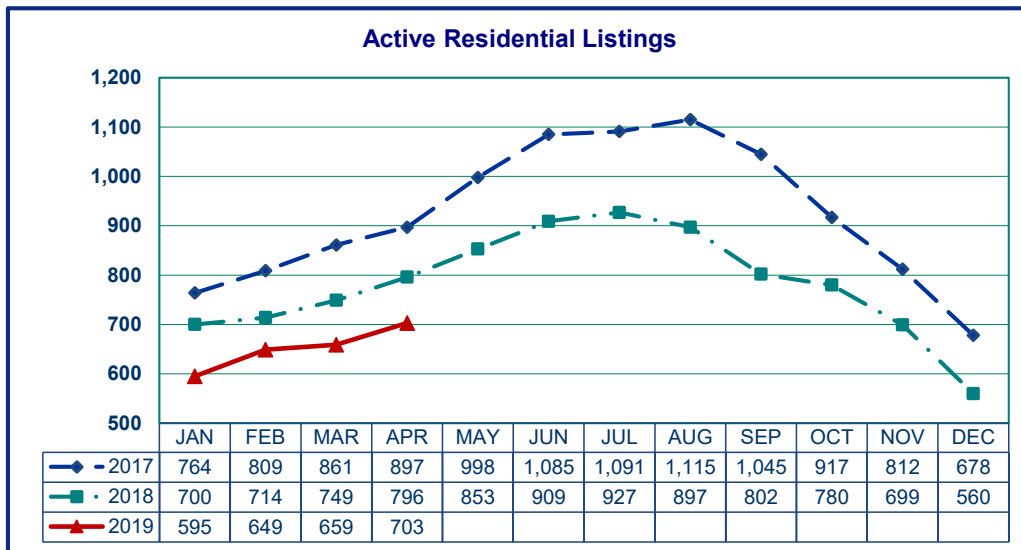
# AREA REPORT • 4/2019

## North Coastal Counties, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired,Canceled Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
180	Astoria	49	22	3	14	-36.4%	14	271,000	85	74	61	-16.4%	51	290,100	288,000	14.6%	2	350,000	8	92,600	2	308,700	
181	Hammond/Warrenton	38	22	2	24	84.6%	16	307,700	81	83	69	40.8%	47	314,500	316,500	7.3%	1	650,000	10	113,800	3	525,000	
182	Gearhart West	40	6	1	2	-60.0%	1	434,000	38	35	17	-41.4%	14	393,000	364,500	16.4%	-	-	5	120,400	-	-	
183	Gearhart East	7	6	0	4	100.0%	2	324,500	12	12	8	60.0%	3	346,500	329,000	10.4%	-	-	1	78,000	-	-	
184	Seaside Northwest	6	3	1	3	0.0%	4	271,400	157	7	10	-23.1%	7	281,300	265,000	-14.7%	1	500,000	-	-	-	-	
185	Seaside North Central	8	6	0	3	200.0%	2	194,000	20	12	8	100.0%	6	235,000	215,500	18.1%	1	375,000	-	-	-	-	
186	Seaside Southwest	23	8	1	2	-	0	-	-	19	9	-10.0%	8	336,800	300,500	12.4%	-	-	1	150,000	-	-	
187	Seaside South Central	3	0	0	0	-100.0%	1	235,000	14	4	2	-50.0%	3	285,700	297,000	23.0%	2	216,300	-	-	2	343,800	
188	Seaside East	13	4	-	6	100.0%	1	245,000	124	12	11	-42.1%	11	357,200	365,000	20.5%	-	-	4	64,200	-	-	
189	Cannon Beach/Tolovana Park	48	14	-	5	-28.6%	3	849,700	324	40	23	-20.7%	18	455,000	430,000	-4.1%	-	-	3	107,800	-	-	
190	Arch Cape/Cove Beach/Falcon Cove	8	4	0	-	-	0	-	-	9	2	-50.0%	3	431,700	421,000	-12.1%	-	-	1	451,800	-	-	
191	Rural Clatsop County	12	5	1	4	0.0%	3	282,300	208	12	15	0.0%	11	292,400	260,000	11.3%	-	-	-	-	-	-	
	Clatsop County	255	100	9	67	9.8%	47	322,300	105	319	235	-7.5%	182	327,900	307,100	10.8%	7	379,700	33	113,400	7	411,400	

97102	Arch Cape	2	1	-	1	-	0	-	-	3	1	-	0	-	-	-	0	-	0	-	0	-
97130	Manzanita	33	7	3	9	28.6%	6	379,900	176	28	26	23.8%	21	447,500	459,500	6.2%	-	-	4	208,000	-	-
97131	Nehalem	15	5	0	2	0.0%	1	53,000	250	12	7	-53.3%	8	291,300	319,300	6.6%	2	361,300	6	102,800	-	-
97147	Wheeler	4	2	0	0	-	0	-	-	3	1	0.0%	1	276,900	276,900	39.6%	-	-	-	-	-	-
97136	Rockaway Beach	55	23	4	14	75.0%	11	268,800	82	81	40	25.0%	35	264,900	265,000	-4.3%	1	349,000	15	83,100	-	-
97107	Bay City	5	3	-	3	50.0%	1	305,000	3	10	5	25.0%	2	308,300	308,300	29.3%	-	-	3	45,000	-	-
97118	Garibaldi	7	5	-	-	-	2	313,500	25	8	3	-40.0%	6	318,400	320,000	28.9%	-	-	1	156,000	-	-
97143	Netarts	8	5	1	4	-33.3%	3	386,700	160	11	9	-10.0%	9	303,800	310,000	-7.2%	1	699,000	5	160,100	-	-
97141	Tillamook	26	11	3	7	-36.4%	5	315,500	87	34	25	-35.9%	26	296,800	273,000	11.5%	-	-	2	182,500	-	-
97134	Oceanside	18	4	1	3	50.0%	3	591,300	107	19	18	157.1%	12	491,700	448,000	-7.6%	-	-	1	50,000	-	-
97108	Beaver	1	0	0	0	-100.0%	0	-	-	-	0	-100.0%	0	-	-	182.6%	0	-	0	-	0	-
97122	Hebo	1	1	0	0	-	0	-	-	1	0	-	0	-	-	-79.2%	0	-	0	-	0	-
97112	Cloverdale	6	3	1	1	-66.7%	1	670,000	33	12	7	75.0%	6	345,300	305,500	43.5%	-	-	-	-	-	-
97135	Pacific City	34	3	1	4	-20.0%	4	390,600	98	22	15	0.0%	13	406,600	430,000	9.4%	-	-	3	67,500	1	268,700
97149	Neskowin	24	1	1	4	33.3%	-	-	-	11	8	-50.0%	6	610,900	618,400	-3.6%	-	-	5	107,400	-	-
	Tillamook County	239	74	15	52	4.0%	37	350,400	106	255	165	-2.9%	145	352,900	339,000	4.7%	4	442,700	45	109,800	1	268,700

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date						Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97367	Lincoln City	99	40	5	25	19.0%	21	304,600	147	120	76	8.6%	51	334,900	296,000	16.8%	-	-	5	56,600	3	2,747,300
97364	Neotsu	3	3	-	0	-	0	-	-	3	1	0.0%	1	395,000	395,000	42.2%	-	-	-	-	-	-
97368	Otis	6	1	3	2	-50.0%	1	169,000	148	11	8	-42.9%	4	421,000	217,000	17.7%	-	-	1	125,000	-	-
97344	Depoe Bay	38	8	3	12	200.0%	6	241,700	128	40	24	26.3%	16	348,300	317,000	7.5%	1	630,000	1	78,000	-	-
97388	Gleneden Beach	23	3	-	4	-50.0%	6	546,700	979	18	12	-33.3%	15	393,700	275,000	9.2%	-	-	-	-	-	-
97369	Otter Rock	2	0	0	0	-100.0%	0	-	-	2	1	-75.0%	1	110,000	110,000	43.9%	-	-	1	85,000	-	-
97365	Newport	11	3	1	3	-57.1%	2	420,000	115	17	14	-22.2%	11	423,600	430,000	26.9%	1	298,000	-	-	-	-
97366	South Beach	5	0	1	1	-50.0%	1	687,500	71	5	2	-75.0%	3	395,800	390,000	2.5%	-	-	-	-	-	-
97433	Eddyville	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97357	Logsdon	-	-	0	0	-	0	-	-	-	0	-	0	-	-	-	0	-	0	-	0	-
97391	Toledo	3	0	2	0	-100.0%	1	190,000	53	5	5	25.0%	3	143,600	156,000	36.2%	-	-	-	-	-	-
97380	Siletz	-	0	1	0	-	0	-	-	-	0	-100.0%	0	-	-	-28.1%	0	-	0	-	0	-
97390	Tidewater	4	0	0	0	-100.0%	0	-	-	3	1	-75.0%	0	-	-	99.7%	0	-	0	-	0	-
97488	Yachats	5	1	0	-	-100.0%	1	645,000	189	4	2	-60.0%	3	320,300	234,000	-0.8%	1	260,000	1	10,000	-	-
97394	Waldport	6	3	0	6	200.0%	2	249,800	24	14	9	12.5%	4	252,200	254,500	8.6%	-	-	1	33,900	-	-
97376	Seal Rock	4	1	1	2	0.0%	-	-	-	9	5	66.7%	2	293,000	293,000	90.5%	-	-	2	84,500	-	-
97375	Lincoln County	209	63	17	55	-5.2%	41	345,300	256	251	160	-10.1%	114	347,200	294,000	15.0%	3	396,000	12	65,300	3	2,747,300
North Coastal Counties Total		703	237	41	174	3.0%	125	338,200	155	825	560	-7.0%	441	341,100	311,800	9.8%	14	401,200	90	105,200	11	1,035,500



## ACTIVE RESIDENTIAL LISTINGS NORTH COASTAL COUNTIES, OR

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

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

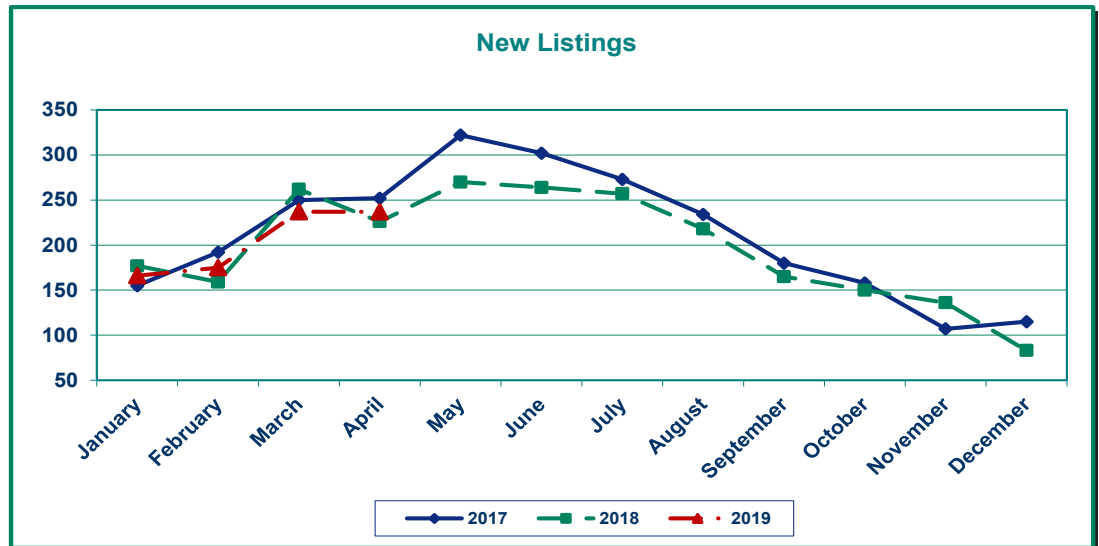
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/18-4/30/19) with 12 months before (5/1/17-4/30/18).

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

## NEW LISTINGS

### NORTH COASTAL COUNTIES, OR

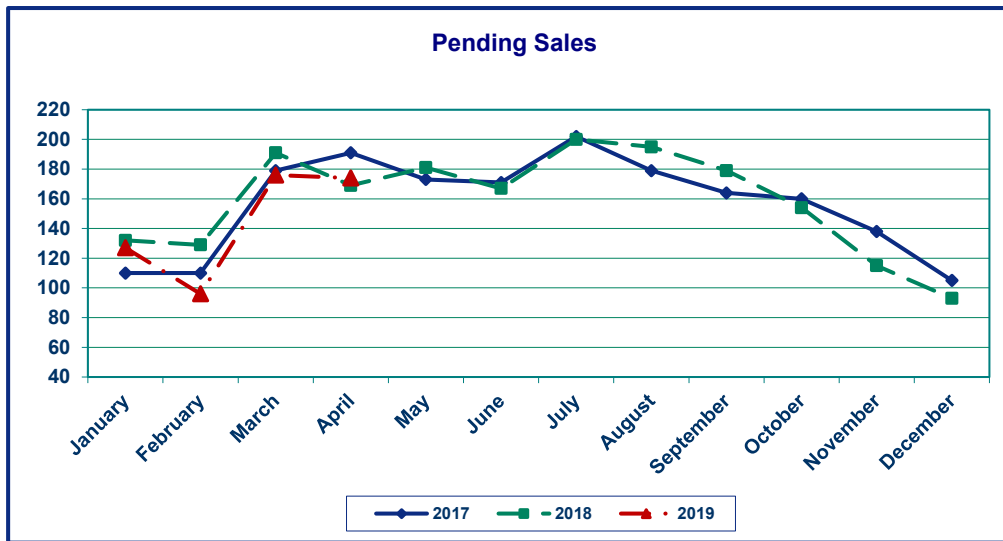
*This graph shows the new residential listings over the past three calendar years in the North Coastal Counties of Oregon.*



## PENDING LISTINGS

### NORTH COASTAL COUNTIES, OR

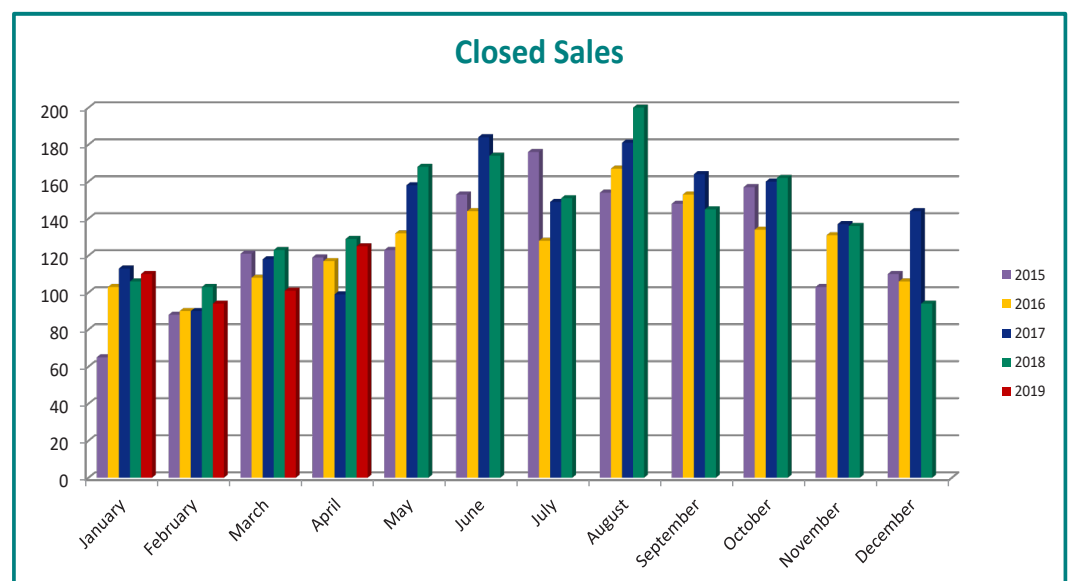
*This graph represents monthly accepted offers in the North Coastal Counties of Oregon over the past three calendar years.*



## CLOSED SALES

### NORTH COASTAL COUNTIES, OR

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



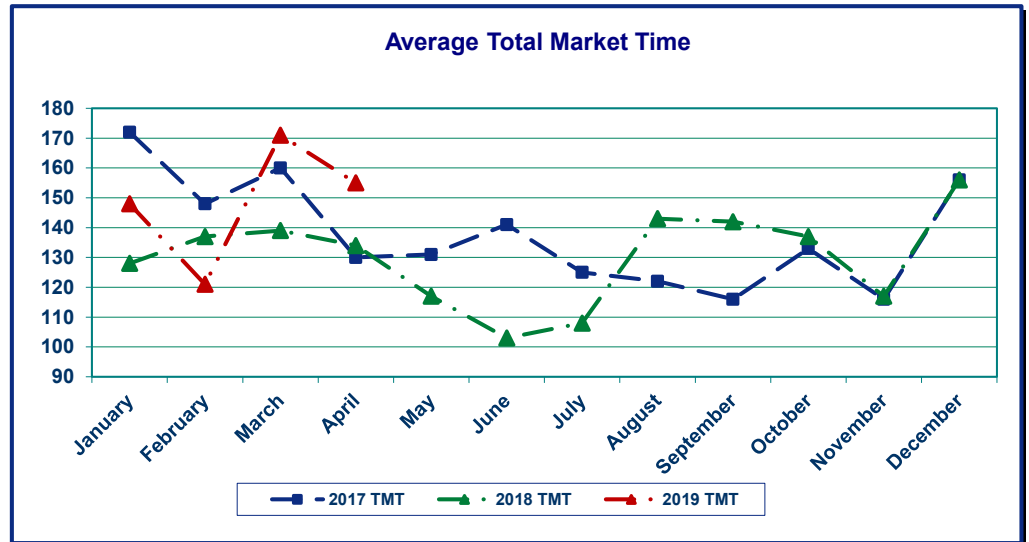
## DAYS ON MARKET

**NORTH COASTAL  
COUNTIES, OR**

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

**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.

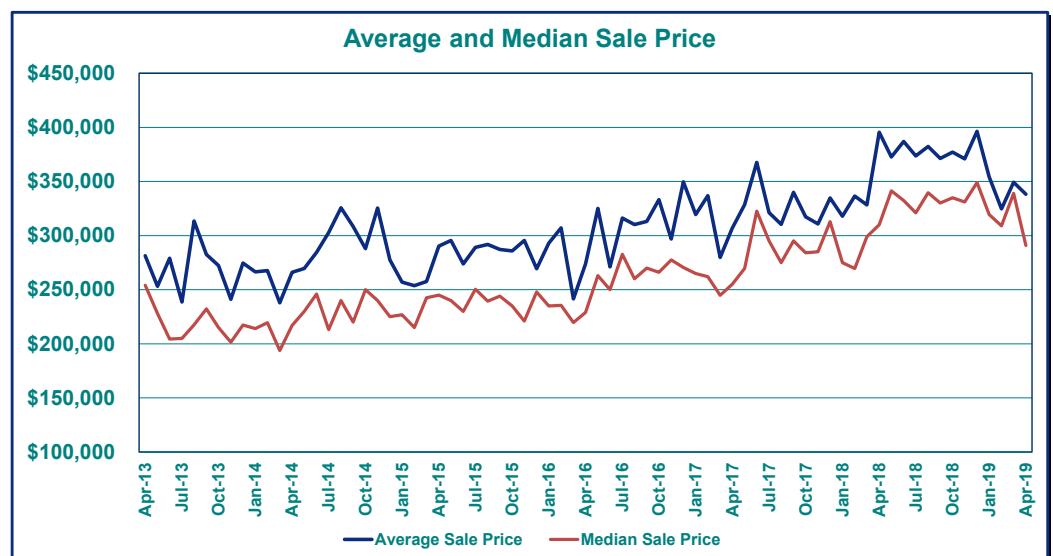
RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

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

April 2019 Reporting Period

## April Residential Highlights

Closed sales had a record-breaking month this April in Polk and Marion Counties! At 220, closings outpaced April 2018 (137) by 60.6%, a new all-time record for the area, dating back to 1992. Closings also rose 28.7% from last month in March 2019.

New listings, at 327, outpaced April 2018 (298) by 9.7% and edged three ahead (0.9%) of the 324 new listings offered last month in March 2019.

There were 249 pending sales in April, an increase of 13.7% over April 2018 (219) and a 5.3% decrease from the 263 offers accepted in March 2019.

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

Inventory in April decreased to 2.7 months, with total market time increasing by three days to end at 67 days.

## Average and Median Sale Prices

Comparing 2019 to 2018 through April, the average sale price has increased 6.9% from \$312,600 to \$334,300. In the same comparison, the median sale price has increased 10.9% from \$275,000 to \$305,000.

## 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	2.7
May	2.0	2.4	
June	2.0	2.1	
July	2.4	2.4	
August	2.6	3.1	
September	2.7	4.2	
October	2.4	4.1	
November	2.7	3.6	
December	1.9	3.6	

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

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

**Average Sale Price % Change:**  
+7.8% (\$328,300 v. \$304,500)  
**Median Sale Price % Change:**  
+9.5% (\$299,900 v. \$274,000)

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

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

Polk & Marion Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	April	327	249	220	333,700	315,000	67
	March	324	263	171	314,800	291,400	64
	Year-to-date	1,188	897	682	334,300	305,000	64
2018	April	298	219	137	328,900	273,000	48
	Year-to-date	926	708	539	312,600	275,000	53
Change	April	9.7%	13.7%	60.6%	1.5%	15.4%	40.0%
	Prev Mo 2019	0.9%	-5.3%	28.7%	6.0%	8.1%	4.7%
	Year-to-date	28.3%	26.7%	26.5%	6.9%	10.9%	20.6%



# AREA REPORT • 4/2019

## Polk & Marion Counties, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date	Year-To-Date		Year-To-Date		
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price		Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price			Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales
167	Polk County Except Salem	101	35	6	27	3.8%	24	343,100	118	121	92	12.2%	69	323,600	324,700	5.9%	1	350,000	2	441,300	-	-
168	West Salem N	64	32	9	23	27.8%	15	388,500	73	121	75	38.9%	52	494,200	351,000	24.6%	-	-	4	84,500	1	699,900
169	West Salem S	15	5	2	3	0.0%	2	223,900	8	22	15	25.0%	11	330,800	324,000	15.6%	-	0	-	0	-	-

170	Woodburn	67	39	8	43	10.3%	38	301,900	52	150	127	5.8%	101	284,100	285,000	6.6%	-	-	1	500,000	-	-
	Except Woodburn	138	67	30	59	20.4%	54	354,000	73	276	202	20.2%	151	359,800	327,000	4.7%	2	303,000	19	300,800	3	713,300

170	Marion Except Salem/Keizer	205	106	38	102	15.9%	92	332,500	64	426	329	14.2%	252	329,500	306,500	6.0%	2	303,000	20	310,700	3	713,300
171	Southwest Salem	8	8	2	1	-50.0%	2	698,000	121	14	7	16.7%	5	421,200	320,000	-19.1%	-	-	-	-	-	-
172	South Salem	53	38	6	23	0.0%	7	312,000	63	87	64	-12.3%	45	347,900	285,000	-7.8%	-	-	-	-	-	-
173	Southeast Salem	46	32	4	17	6.3%	14	374,000	99	88	68	74.4%	54	348,300	325,000	6.7%	1	598,000	-	-	1	360,000
174	Central Salem	23	16	4	8	-20.0%	12	244,600	23	52	37	48.0%	36	243,100	227,500	13.8%	-	-	1	60,500	4	408,000
175	East Salem S	2	4	1	9	350.0%	4	240,900	18	24	27	58.8%	22	317,800	256,500	13.0%	-	-	1	190,000	-	-
176	East Salem N	38	29	6	21	75.0%	29	320,700	66	130	110	111.5%	76	288,600	290,000	20.6%	-	-	-	-	1	470,000
177	South Keizer	7	3	1	0	-100.0%	2	267,500	46	16	14	-6.7%	16	261,600	259,500	10.7%	-	-	-	-	-	-
178	North Keizer	38	19	2	15	25.0%	17	338,600	32	87	59	31.1%	44	338,400	315,200	11.8%	-	-	1	239,000	1	500,000

167-169	Polk Co. Grand Total	180	72	17	53	12.8%	41	353,900	96	264	182	23.0%	132	391,400	329,500	13.6%	1	350,000	6	203,400	1	699,900
170-178	Marion Co. Grand Total	420	255	64	196	14.0%	179	329,000	61	924	715	27.7%	550	320,600	299,900	6.2%	3	401,300	23	291,500	10	510,200
	Polk & Marion Grand Total	600	327	81	249	13.7%	220	333,700	67	1188	897	26.7%	682	334,300	305,000	7.8%	4	388,500	29	273,300	11	527,400

## Benton & Linn Counties, Oregon

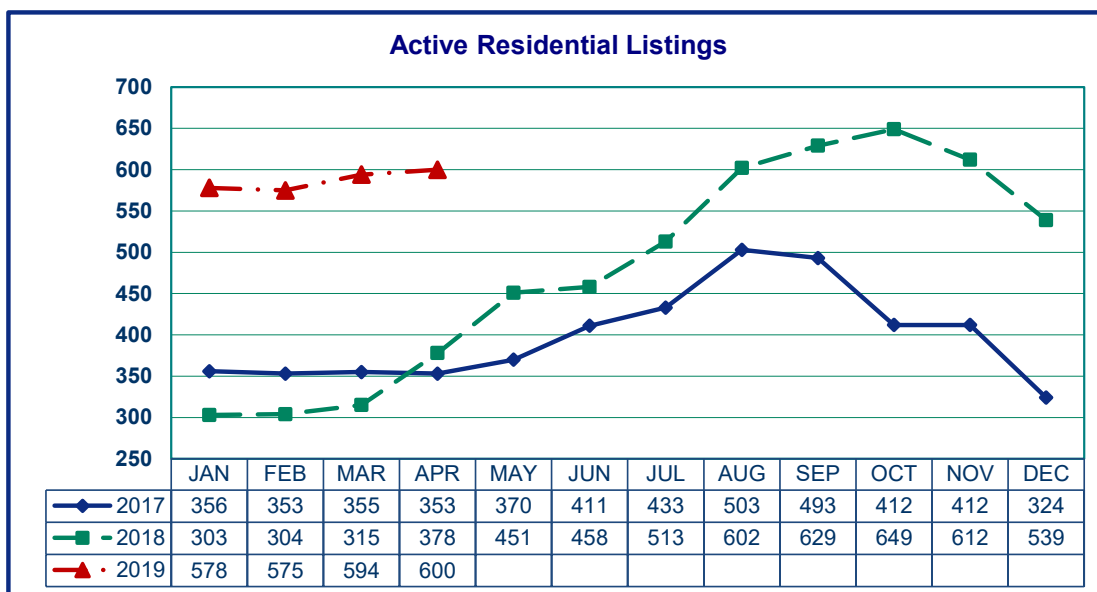
220	Benton County	48	27	5	18	-5.3%	10	490,800	86	66	40	-2.4%	33	375,300	360,000	11.8%	-	-	1	161,000	2	331,600
221	Linn County	122	61	9	67	28.8%	44	273,700	61	266	216	4.9%	183	282,800	245,000	11.5%	1	150,000	19	279,000	2	254,500



## ACTIVE RESIDENTIAL LISTINGS

POLK & MARION  
COUNTIES, OR

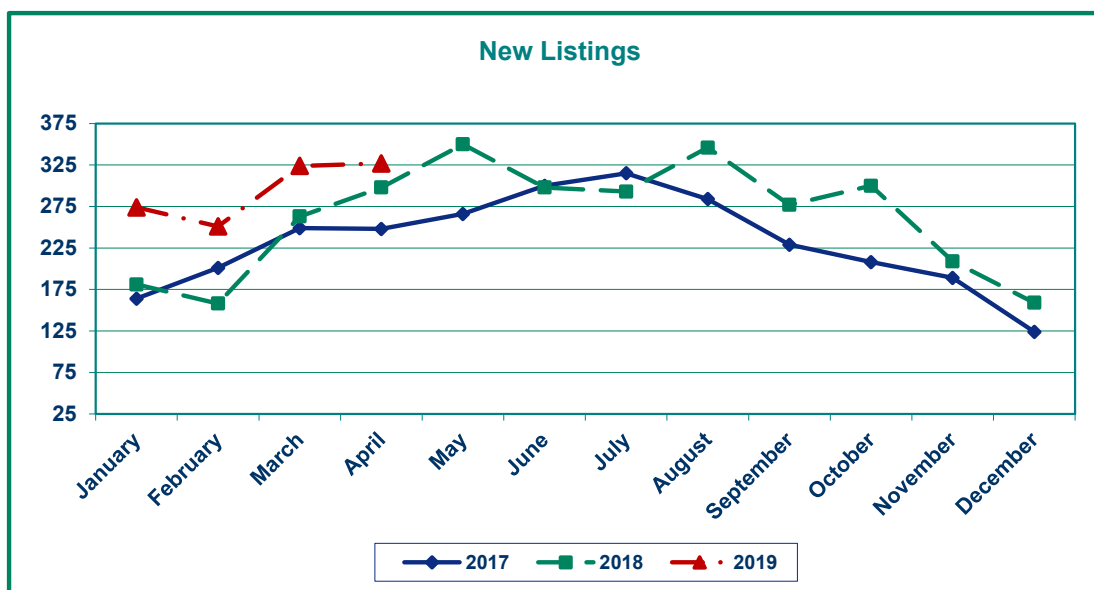
*This graph shows  
the active residential  
listings over the past  
three calendar years  
in Polk and Marion  
Counties, Oregon.*



## 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.*



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

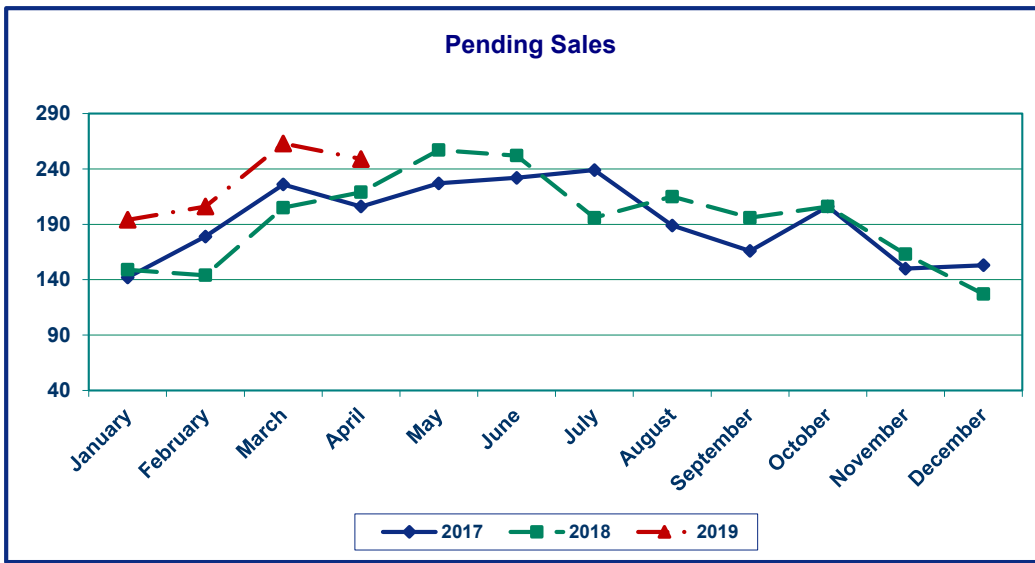
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/18-4/30/19) with 12 months before (5/1/17-4/30/18).

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

## PENDING LISTINGS

### POLK & MARION COUNTIES, OR

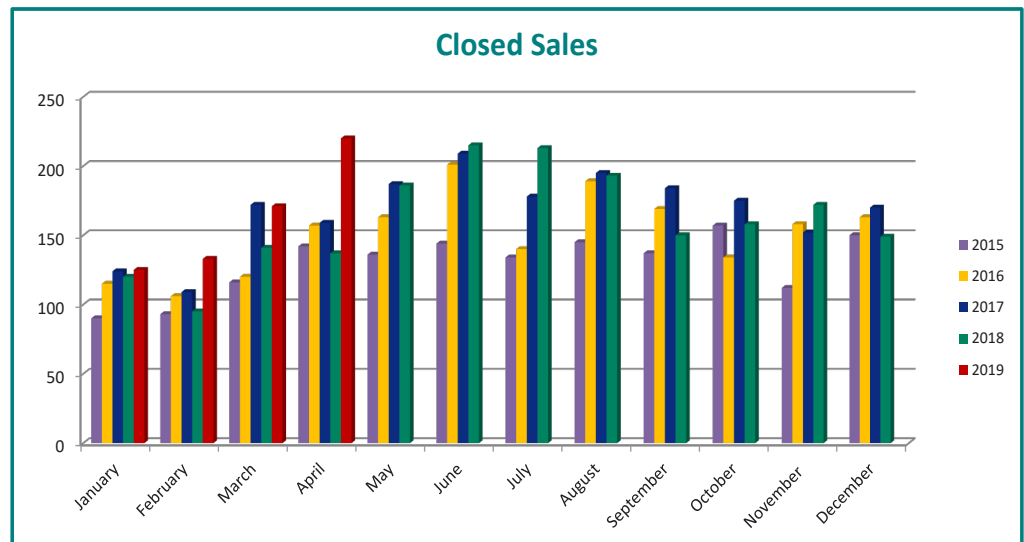
*This graph represents monthly accepted offers in Polk and Marion Counties, Oregon, over the past three calendar years.*



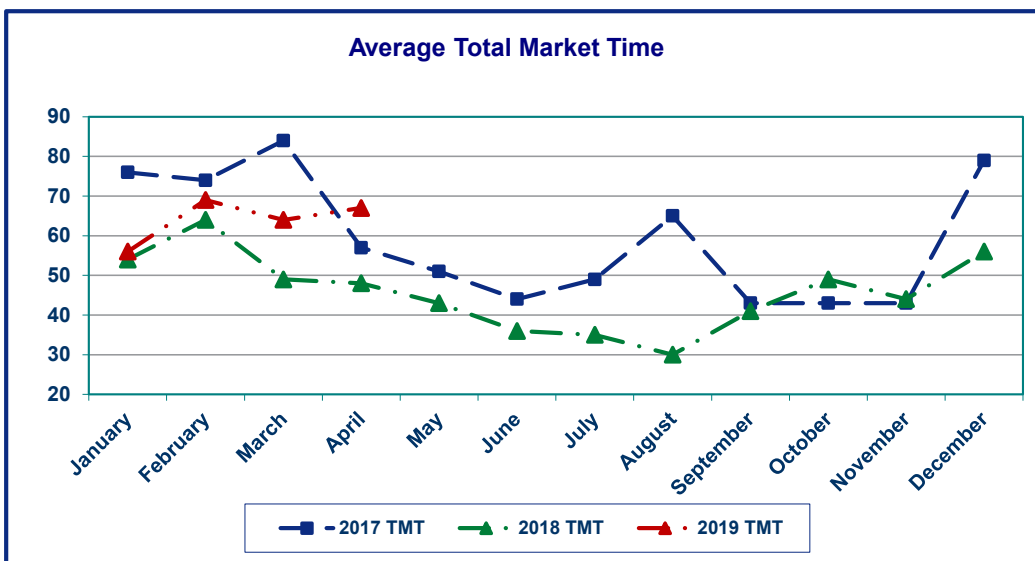
## CLOSED SALES

### POLK & MARION COUNTIES, OR

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



## Average Total Market Time



## DAYS ON MARKET

### POLK & MARION COUNTIES, OR

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

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

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

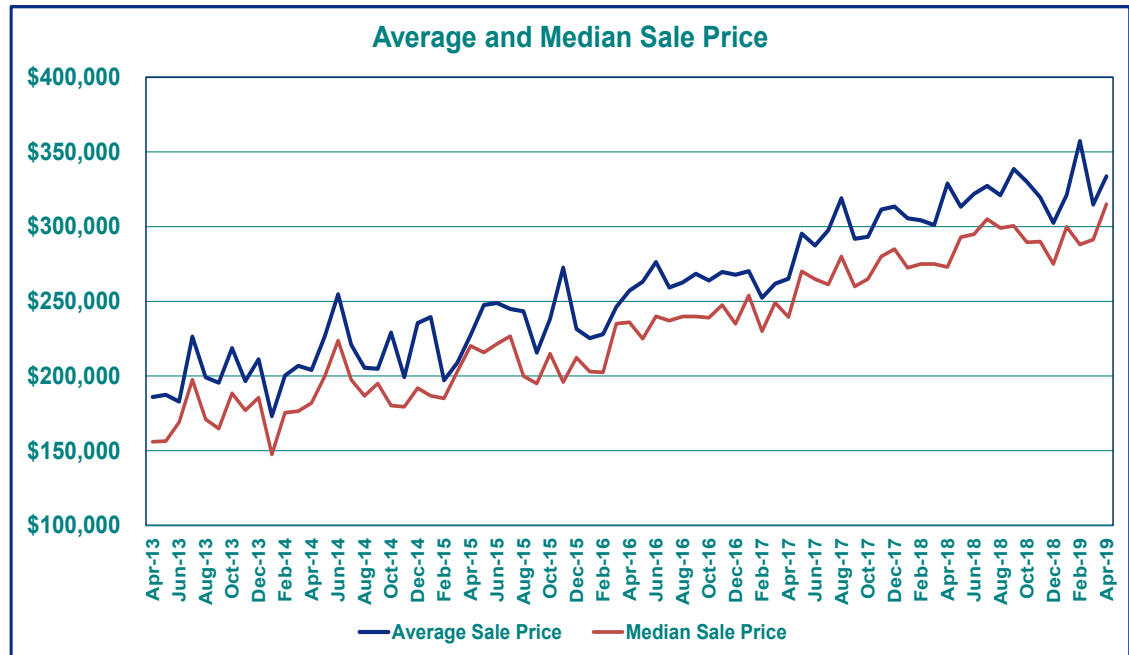
**Contact RMLS™**  
8338 NE Alderwood Rd  
Suite 230  
Portland, OR 97220  
(503) 236-7657  
communications@rmls.com

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

April 2019 Reporting Period

## April Residential Highlights

The Portland metro area saw mostly gains this April, with new listings leading the way. There were 4,210 new listings, a 5.5% increase over April 2018 (3,990) and a 20.1% increase over the 3,504 offered last month in March 2019. This was the strongest April for new listings in the area since 2010, when 4,713 were offered.

Pending sales, at 3,102 in April, increased 3.1% over April 2018 (3,008) and 13.3% over March 2019 (2,738).

There were 2,409 closings in the region in April, a 10.4% increase over March 2019 (2,183) but a decrease of 4.5% from the 2,523 closings recorded last year in April 2018.

Total market time decreased in April to 53 days, with inventory holding steady at 2.2 months. There were 5,400 active residential listings in the Portland metro area in April

## Average and Median Sale Prices

Comparing 2019 to 2018 through April, the average sale price has increased 0.3% from \$444,600 to \$445,900. In the same comparison, the median sale price has increased 1.2% from \$395,000 to \$399,600.

## 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	2.2
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:

+3.6% (\$452,600 v. \$436,800)

### Median Sale Price % Change:

+3.2% (\$400,000 v. \$387,500)

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

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	April	4,210	3,102	2,409	452,100	405,000	53
	March	3,504	2,738	2,183	447,900	399,000	68
	Year-to-date	13,297	9,856	7,930	445,900	399,600	66
2018	April	3,990	3,008	2,523	452,000	405,000	42
	Year-to-date	12,771	10,270	8,569	444,600	395,000	55
Change	April	5.5%	3.1%	-4.5%	0.0%	0.0%	26.3%
	Prev Mo 2019	20.1%	13.3%	10.4%	0.9%	1.5%	-22.1%
	Year-to-date	4.1%	-4.0%	-7.5%	0.3%	1.2%	19.9%

# AREA REPORT • 4/2019

## 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 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
141	N Portland	243	202	54	143	12.6%	104	421,300	34	615	438	1.4%	364	420,600	405,000	1.5%	2	1,015,000	7	241,500	11	697,400
142	NE Portland	448	387	87	276	10.4%	228	446,800	47	1,212	883	3.0%	721	448,900	401,500	0.5%	13	2,632,200	10	294,100	18	735,600
143	SE Portland	571	511	82	379	4.4%	314	422,100	48	1,578	1,170	-2.3%	952	415,400	368,500	3.6%	13	544,400	12	271,900	42	708,800
144	Gresham/ Troutdale	310	279	37	212	13.4%	138	390,300	68	759	644	-6.5%	504	367,200	350,000	5.1%	3	347,900	26	272,600	10	624,000
145	Milwaukie/ Clackamas	420	346	63	249	-0.8%	199	452,900	56	1,041	810	-5.3%	659	426,900	399,900	2.9%	2	452,500	26	224,200	4	496,100
146	Oregon City/ Canby	292	181	29	181	10.4%	151	432,800	60	718	597	8.0%	476	428,700	400,000	7.5%	5	398,500	25	332,900	7	394,600
147	Lake Oswego/ West Linn	385	285	62	162	-15.6%	131	654,900	62	826	499	-14.4%	409	661,100	560,000	2.8%	3	1,265,500	10	593,400	3	1,673,100
148	W Portland	918	510	132	299	-2.3%	229	578,000	81	1,694	962	-1.0%	769	579,100	516,000	1.2%	4	631,400	17	325,900	10	672,900
149	NW Wash Co.	257	204	33	172	5.5%	107	538,500	53	661	522	-10.9%	392	522,300	510,000	0.7%	-	-	8	277,600	1	715,000
150	Beaverton/ Aloha	267	310	36	265	-2.6%	230	393,000	31	1,066	909	-2.0%	741	402,200	381,000	7.5%	1	159,000	8	290,600	10	1,066,200
151	Tigard/ Wilsonville	437	378	48	284	3.6%	208	467,500	51	1,174	880	-12.4%	699	456,300	431,000	3.8%	4	510,200	13	410,400	4	555,500
152	Hillsboro/ Forest Grove	305	297	34	212	0.5%	153	395,200	46	873	657	-6.4%	523	394,700	375,000	4.2%	3	573,300	21	634,800	4	444,900
153	Mt. Hood	51	36	5	19	-13.6%	8	354,000	139	86	59	-9.2%	53	296,500	298,000	0.7%	-	-	6	111,300	-	-
155	Columbia Co.	143	85	15	86	4.9%	62	338,100	49	305	286	-10.9%	227	314,500	299,000	5.4%	5	297,400	26	98,500	2	317,500
156	Yamhill Co.	353	199	28	163	13.2%	147	366,300	56	689	540	2.9%	441	368,400	335,000	8.4%	3	761,600	26	494,800	7	447,800

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

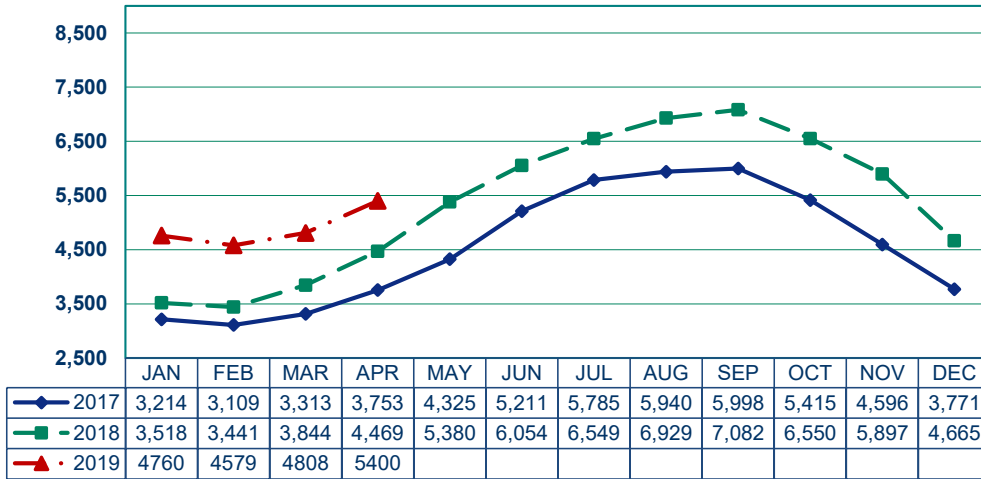
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/18-4/30/19) with 12 months before (5/1/17-4/30/18).

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

### Active Residential Listings

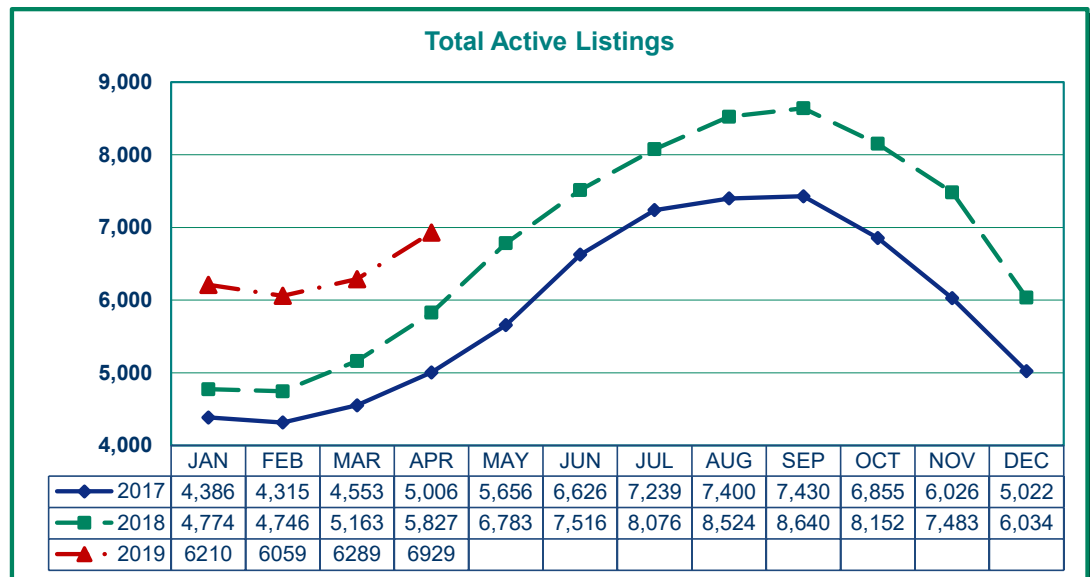
## ACTIVE RESIDENTIAL LISTINGS PORTLAND, OR

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



## TOTAL ACTIVE LISTINGS PORTLAND, OR

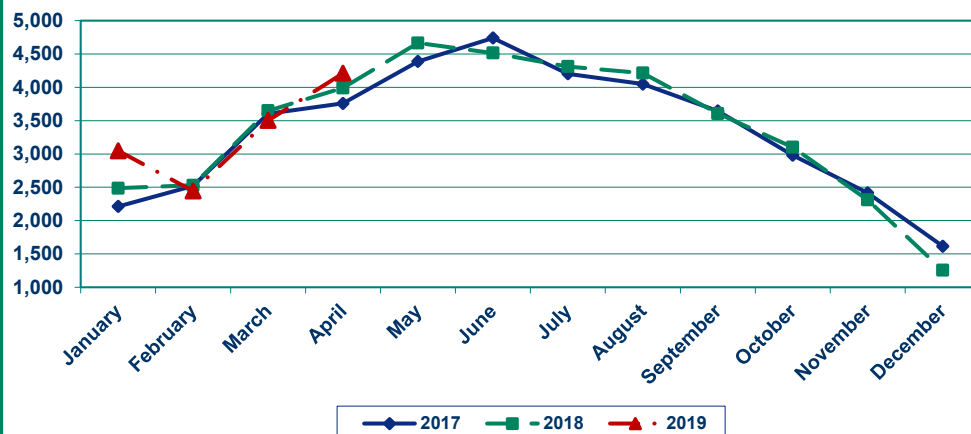
*This graph shows the total active listings over the past three calendar years in the greater Portland, Oregon metropolitan area.*



### New Listings

## NEW LISTINGS PORTLAND, OR

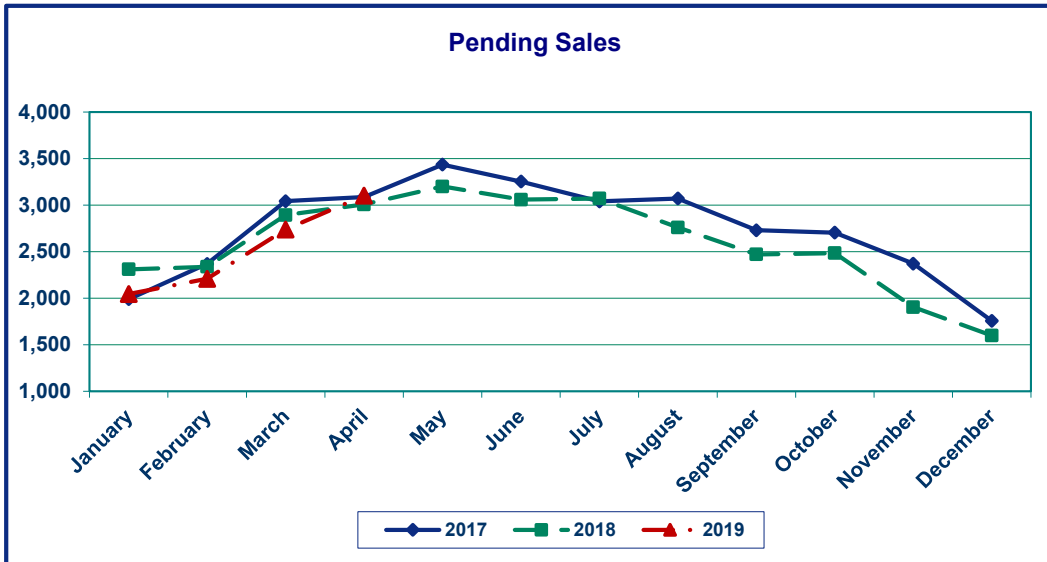
*This graph shows the new residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.*



## PENDING LISTINGS

### PORTLAND, OR

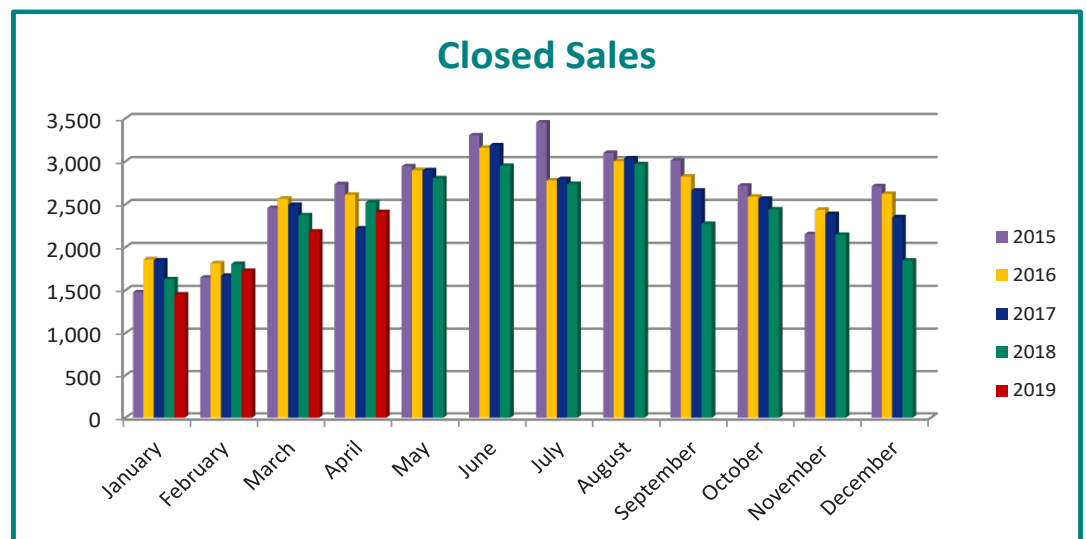
*This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.*



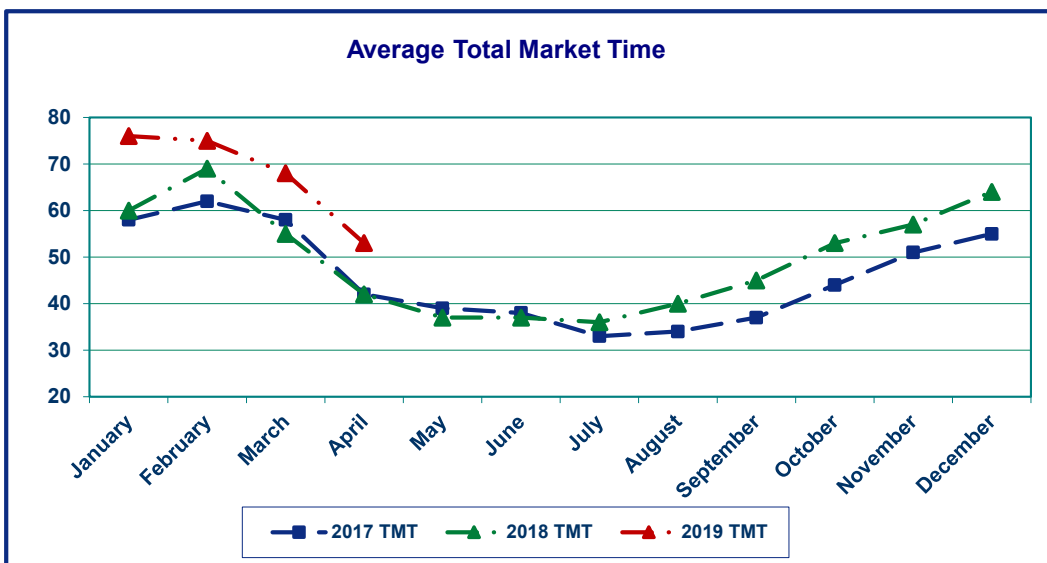
## CLOSED SALES

### 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

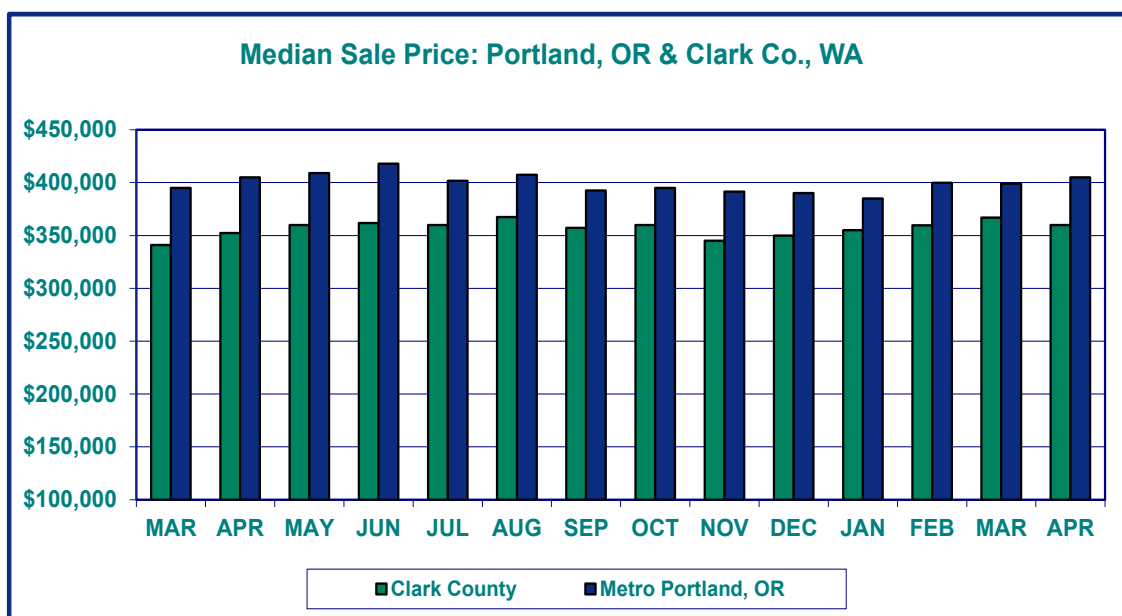
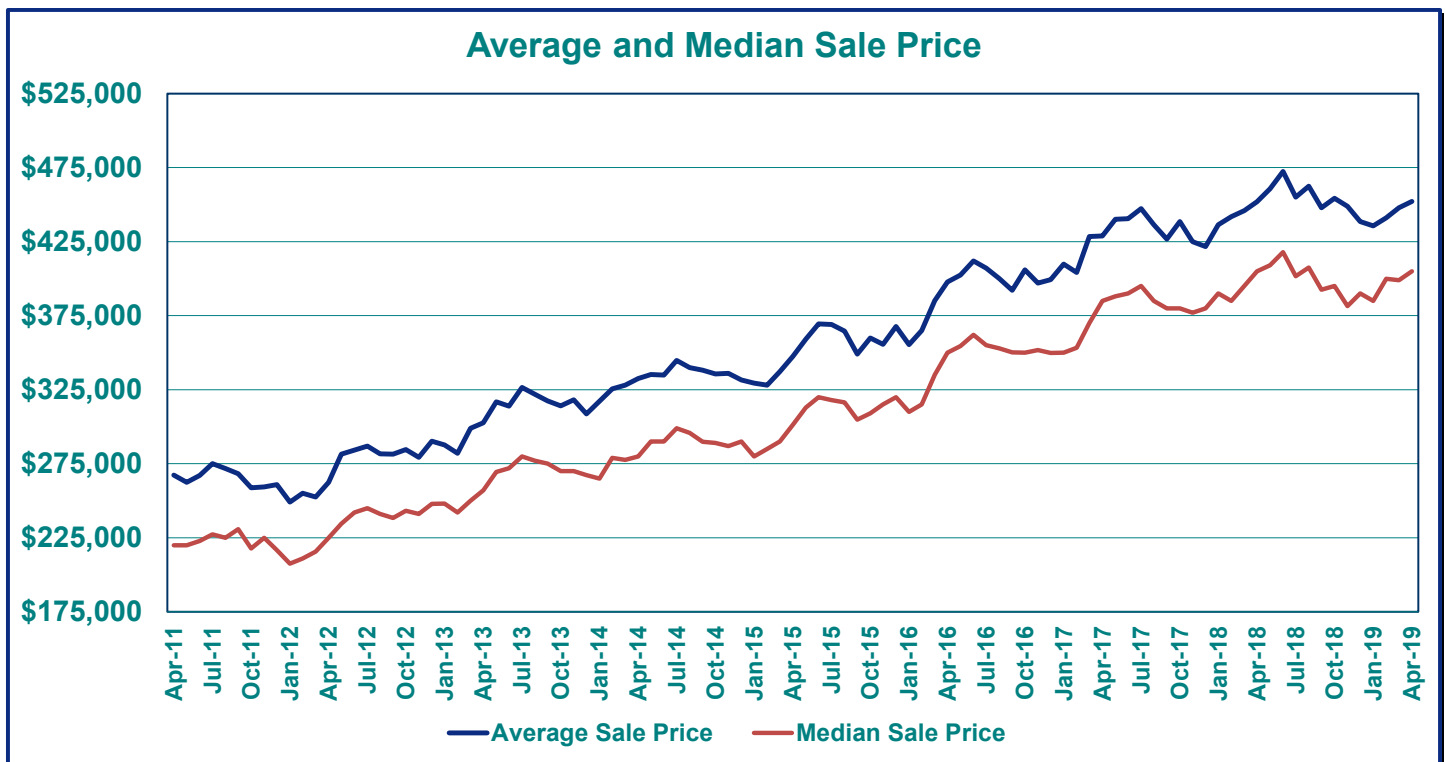
### PORTLAND, OR

*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

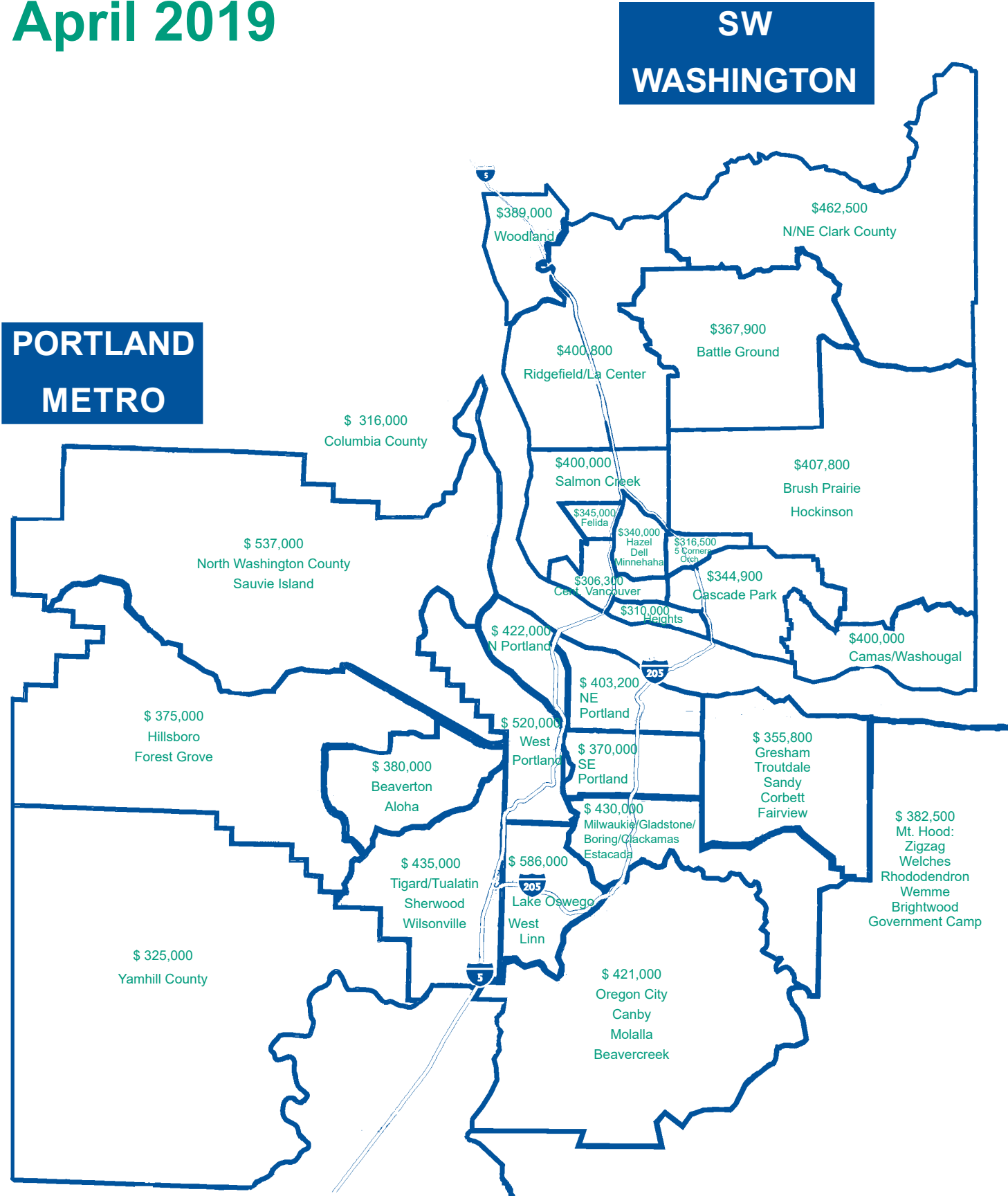
### PORTLAND, OR

*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

## April 2019



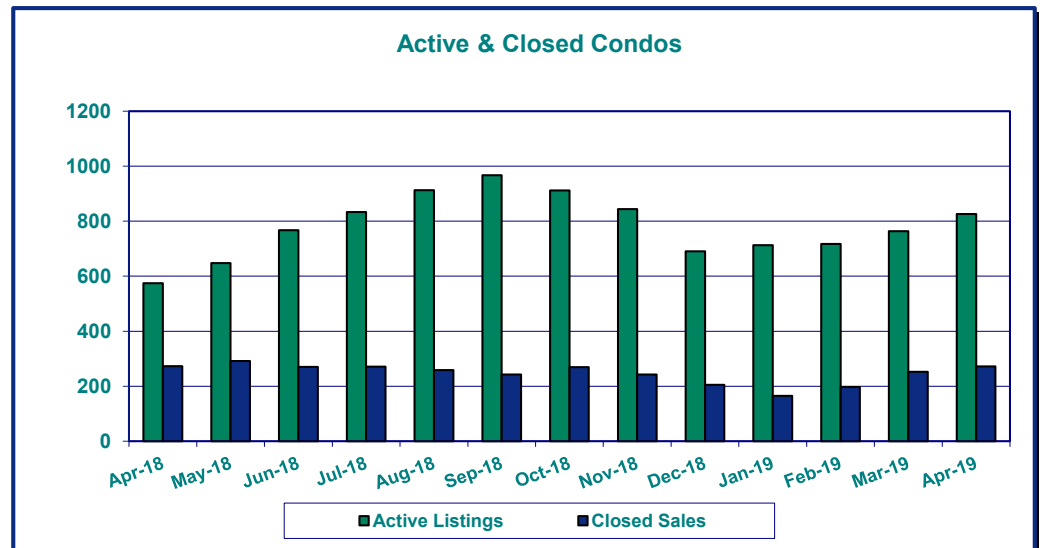
## ACTIVE & CLOSED CONDOS

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™.



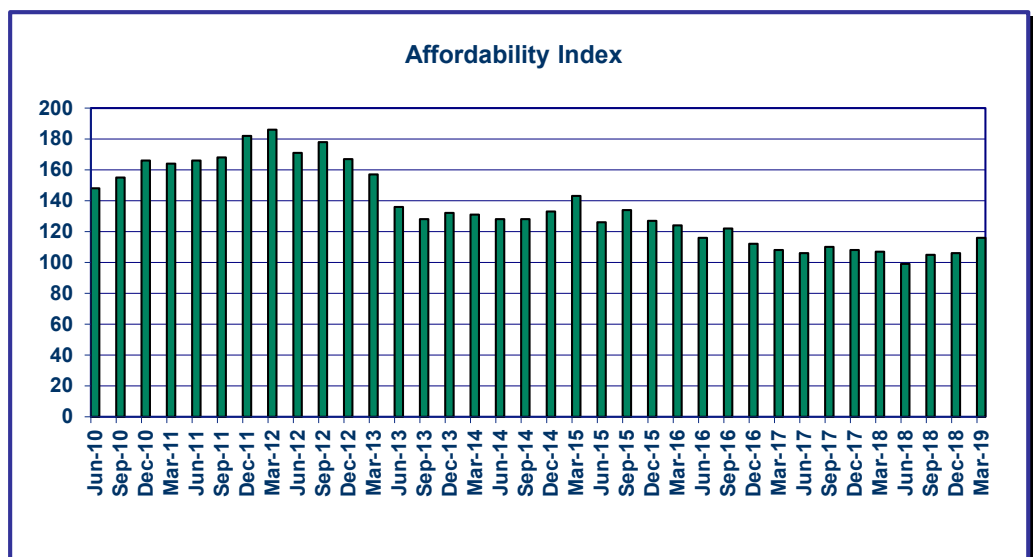
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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™.

## AFFORDABILITY PORTLAND, OR

*This graph shows the affordability for housing in Portland, Oregon in March 2019.*



**AFFORDABILITY** - According to a formula from the National Association of REALTORS®, buying a house in the Portland metro area is affordable for a family earning the median income. A family earning the median income (\$87,900 in 2019, per HUD) can afford 116% of a monthly mortgage payment on a median priced home (\$399,000 in March). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 4.27% (per Freddie Mac).



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



## Clark County, Washington Market Action Addition

April 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.

<b>Total Active Listings* Reported in Market Action:</b>	1,642
<b>Less Listings with Purchase Contingencies*:</b>	45
<b>Readily Purchased Listings:</b>	1,597
<b><i>Percent of Total Active Listings:</i></b>	<b><i>97.3%</i></b>
<b>Less New Under Construction (not ready for occupancy):</b>	139
<b>Less New Proposed (not started):</b>	293
<b>Total Readily Purchased &amp; Occupied Listing:</b>	1,165
<b><i>Percent of Total Active Listings:</i></b>	<b><i>71.0%</i></b>
<b>Inventory in Months of Readily Purchased &amp; Occupied Listings:</b>	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

April 2019 Reporting Period

### April Residential Highlights

Southwest Washington saw gains nearly across the board this April, with new listings leading the way. There were 1,140 new listings, a 14.3% increase over the 997 offered last year in April 2018 and a 10.9% increase over the 1,028 offered last month in March 2019. In fact, it's the strongest April for new listings in the area since 2008, when 1,222 were offered.

Pending sales (877) fared strongly as well, rising 7.5% from April 2018 (816) and 3.7% from March 2019 (846).

Closed sales (676) saw the sole decrease this month, down 2.0% from April 2018 when 690 closings were recorded. Even so, closings warmed 5.8% from March 2019 when 639 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.

Inventory held steady in April at 2.4 months, with total market time decreasing to 58 days.

### Average and Median Sale Prices

Comparing 2019 to 2018 through April, the average sale price has increased 3.7% from \$382,500 to \$396,500. In the same comparison, the median sale price has increased 3.3% from \$348,000 to \$359,500.

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	2.4
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.

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

**Average Sale Price % Change:**  
+6.5% (\$397,000 v. \$372,800)  
**Median Sale Price % Change:**  
+6.7% (\$359,500 v. \$337,000)

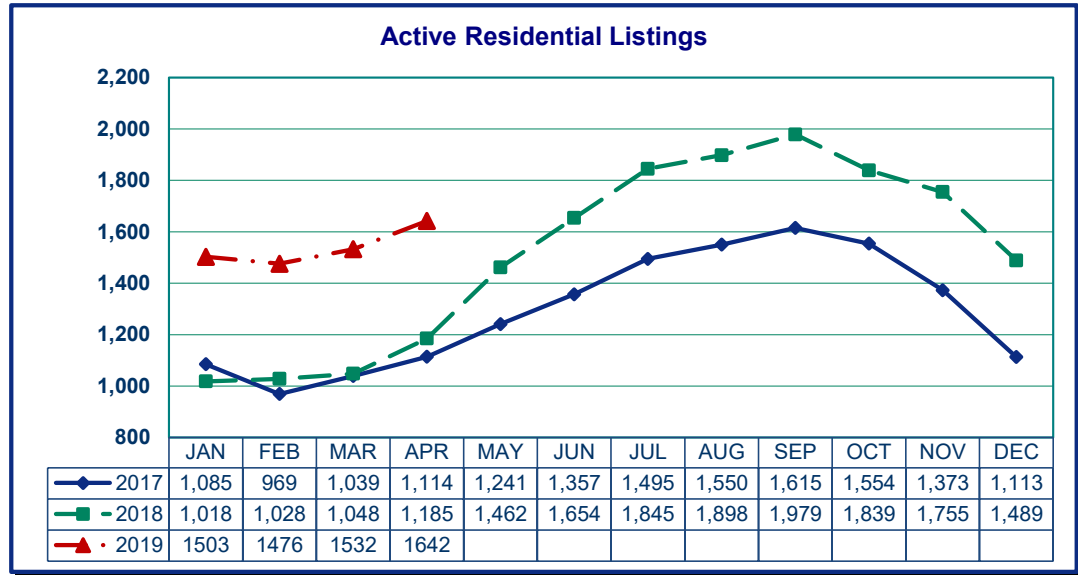
For further explanation of this measure, see the second footnote on page 3.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	April	1,140	877	676	391,000	360,000	58
	March	1,028	846	639	397,100	367,000	72
	Year-to-date	3,789	2,918	2,359	396,500	359,500	67
2018	April	997	816	690	389,200	352,300	43
	Year-to-date	3,563	2,938	2,466	382,500	348,000	56
Change	April	14.3%	7.5%	-2.0%	0.5%	2.2%	35.4%
	Prev Mo 2019	10.9%	3.7%	5.8%	-1.5%	-1.9%	-19.4%
	Year-to-date	6.3%	-0.7%	-4.3%	3.7%	3.3%	19.5%

# AREA REPORT • 4/2019

## SW Washington

RESIDENTIAL																	COMMERCIAL		LAND		MULTIFAMILY		
Current Month									Year-To-Date								Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Closed Sales	Average Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price		
23	25	-	24	60.0%	16	363,200	22	77	61	22.0%	44	329,300	297,500	49	12.5%	-	-	-	-	4	450,700		
17	16	4	12	0.0%	19	254,800	30	70	59	-6.3%	66	265,800	272,800	33	6.3%	1	2,400,000	2	210,500	5	445,900		
25	14	4	8	-27.3%	6	429,500	53	52	42	-6.7%	40	446,800	339,300	68	33.0%	-	-	2	332,500	2	455,000		
22	9	0	14	7.7%	13	405,400	56	45	43	-4.4%	38	400,200	385,400	80	15.5%	-	-	-	-	-	-		
37	35	9	41	-12.8%	42	317,300	46	170	172	0.6%	142	315,500	328,000	55	6.1%	1	333,400	-	-	2	608,900		
26	28	4	24	-31.4%	17	309,800	42	85	78	-11.4%	66	316,200	311,300	49	6.2%	-	-	-	-	-	-		
36	47	5	46	31.4%	35	320,200	47	143	138	-11.5%	108	314,300	314,900	53	9.4%	1	652,000	1	1,160,000	-	-		
65	72	14	64	-11.1%	59	324,800	36	241	226	-2.6%	196	317,300	308,500	50	7.8%	-	-	-	-	4	678,600		
26	17	5	10	-23.1%	10	340,400	48	59	45	-30.8%	44	383,200	319,600	52	2.0%	-	-	1	626,000	1	320,000		
38	28	3	15	-21.1%	15	470,500	117	82	64	-15.8%	51	392,900	349,900	81	-5.9%	-	-	4	682,500	1	431,900		
24	14	5	12	-45.5%	19	320,400	17	79	63	-18.2%	54	330,900	315,000	44	9.1%	-	-	-	-	-	-		
71	62	10	42	50.0%	34	406,000	34	194	148	41.0%	124	418,300	405,100	50	10.6%	-	-	1	180,000	-	-		
25	26	0	20	11.1%	17	393,200	14	81	70	-12.5%	59	373,900	367,500	33	3.8%	-	-	-	-	-	-		
12	6	1	8	0.0%	6	585,000	132	25	19	-17.4%	10	540,900	487,000	110	2.2%	-	-	8	187,500	-	-		
222	153	15	99	47.8%	43	479,200	69	418	249	12.2%	167	543,100	485,000	77	4.6%	1	520,000	14	287,000	2	455,500		
97	69	11	43	10.3%	26	355,700	87	197	133	-16.4%	110	413,300	387,500	91	2.3%	-	-	6	205,000	1	2,100,000		
36	27	3	23	-11.5%	28	370,300	42	114	92	-3.2%	86	383,200	354,800	50	7.8%	1	1,250,000	1	97,000	-	-		
32	27	4	24	-45.5%	20	365,300	43	103	100	-13.8%	88	332,400	316,800	52	4.2%	1	1,161,800	1	72,000	1	1,440,000		
82	47	9	25	-24.2%	24	460,200	64	153	117	0.0%	109	464,200	435,000	86	1.3%	-	-	4	247,500	-	-		
166	87	11	57	26.7%	39	404,200	79	286	182	-4.7%	131	433,600	397,200	82	5.6%	1	305,000	2	440,000	-	-		
120	80	14	59	73.5%	38	420,600	97	236	170	30.8%	135	435,900	429,900	73	6.2%	-	-	2	111,900	1	677,000		
10	5	1	4	100.0%	5	518,500	98	11	13	62.5%	14	630,400	517,600	111	11.4%	-	-	4	307,900	-	-		
19	8	1	13	85.7%	7	563,800	51	33	22	-29.0%	17	578,100	503,000	130	4.7%	-	-	5	198,000	-	-		
128	77	14	65	3.2%	48	393,800	70	265	208	6.7%	162	400,600	364,200	83	9.2%	1	365,000	7	253,000	-	-		
213	114	29	85	1.2%	58	457,300	77	421	282	-6.6%	206	426,100	387,300	78	3.3%	-	-	8	301,100	-	-		
1	1	0	0	-100.0%	1	397,500	24	2	1	0.0%	1	397,500	397,500	24	15.2%	-	-	-	-	-	-		
2	3	1	2	0.0%	4	508,000	45	11	8	14.3%	9	475,200	441,800	48	5.0%	-	-	1	285,000	-	-		
5	3	2	4	100.0%	3	523,700	81	12	15	25.0%	13	458,800	425,000	107	-7.3%	-	-	6	218,800	-	-		
28	23	2	14	75.0%	14	406,600	54	55	45	45.2%	32	374,200	341,000	71	5.4%	-	-	3	135,800	-	-		
21	8	7	11	57.1%	8	422,500	65	45	28	0.0%	19	439,600	400,000	142	14.0%	-	-	3	142,200	-	-		
13	9	3	9	200.0%	1	560,000	80	20	19	26.7%	11	370,400	375,000	110	-3.2%	-	-	3	266,700	-	-		
0	-	1	0	-100.0%	1	365,000	67	4	6	200.0%	7	477,300	464,400	126	65.0%	-	-	-	-	-	-		
1,642	1,140	192	877	7.5%	676	391,000	58	3,789	2,918	-0.7%	2,359	396,500	359,500	67	6.5%	8	873,400	89	274,500	24	614,800		
25	19	5	11	57.1%	11	292,800	41	63	51	13.3%	45	311,300	300,000	60	9.3%	-	-	-	-	-	-		
20	16	3	8	-27.3%	6	515,600	186	29	19	2.0%	12	429,400	412,900	146	30.7%	-	-	11	198,800	-	-		
127	95	17	85	11.8%	66	281,400	54	337	316	6.4%	273	273,900	257,000	61	7.4%	3	343,300	36	111,500	4	234,600		
172	130	25	104	10.6%	83	299,800	62	429	386	6.0%	330	284,700	277,000	64	9.7%	3	343,300	47	131,900	4	234,600		
69	25	6	23	35.3%	8	193,400	105	76	49	4.3%	37	222,300	198,000	132	-1.6%	1	500,000	24	45,900	-	-		



## ACTIVE RESIDENTIAL LISTINGS

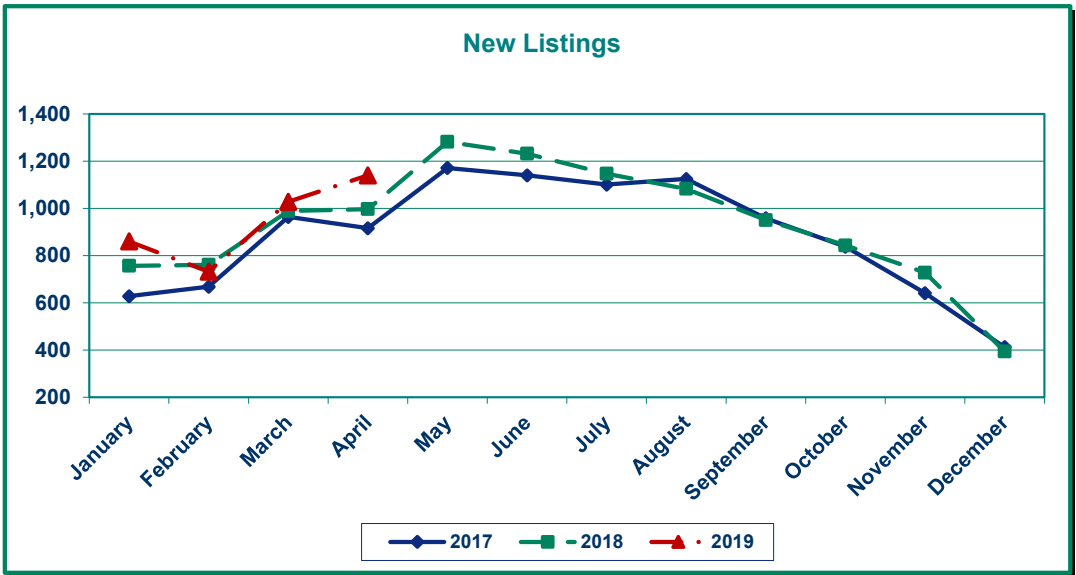
CLARK COUNTY, WA

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

## NEW LISTINGS

CLARK COUNTY, WA

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



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

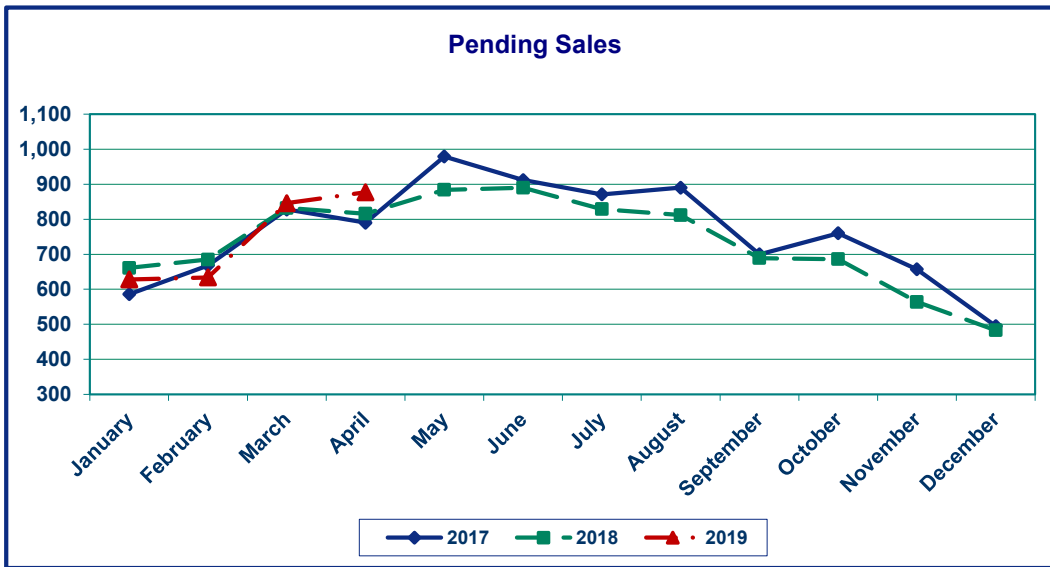
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/18-4/30/19) with 12 months before (5/1/17-4/30/18).

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

## PENDING LISTINGS

### CLARK COUNTY, WA

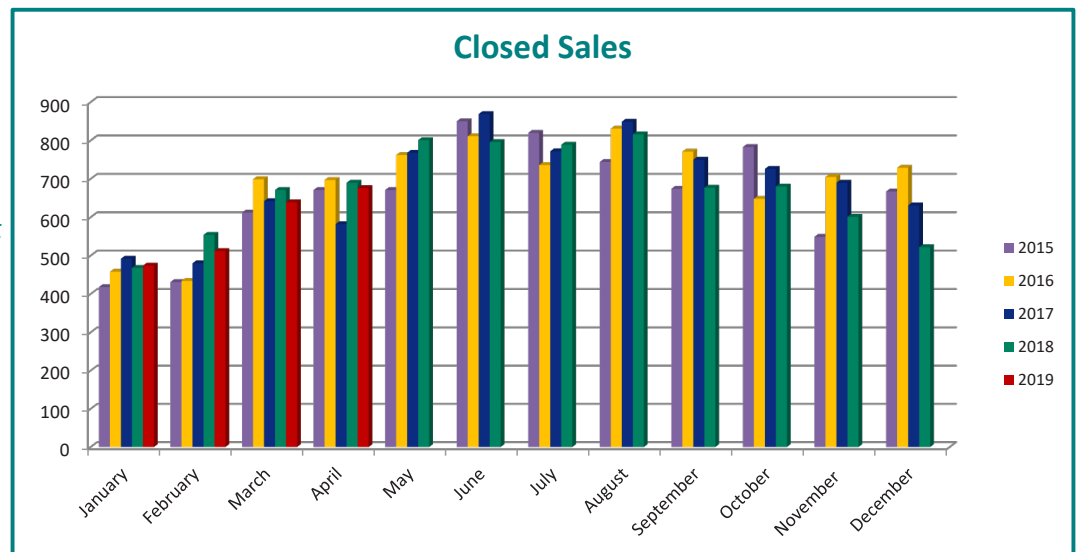
*This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.*



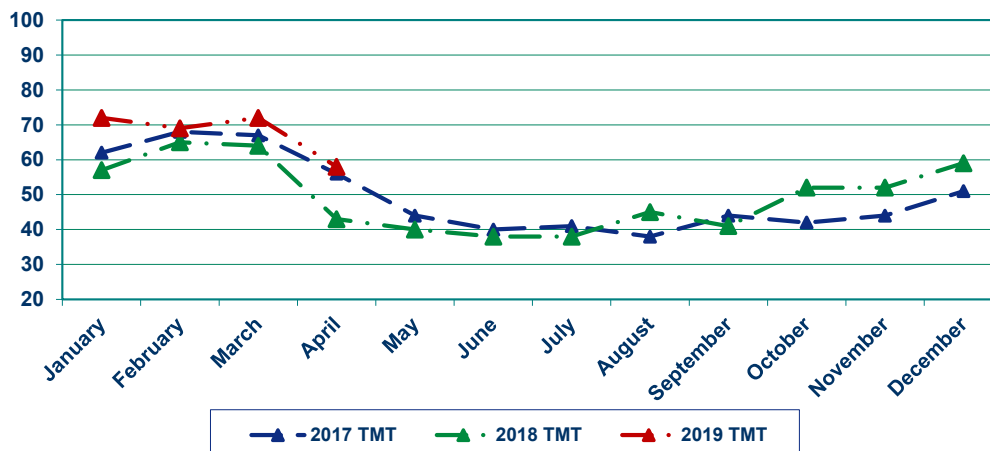
## CLOSED SALES

### CLARK COUNTY, WA

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



## Average Total Market Time



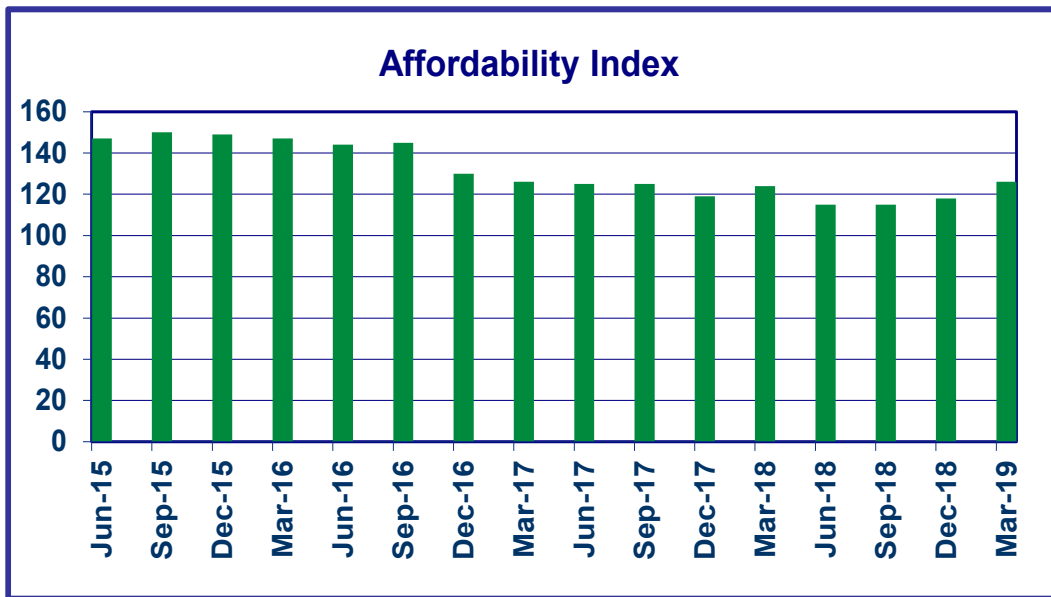
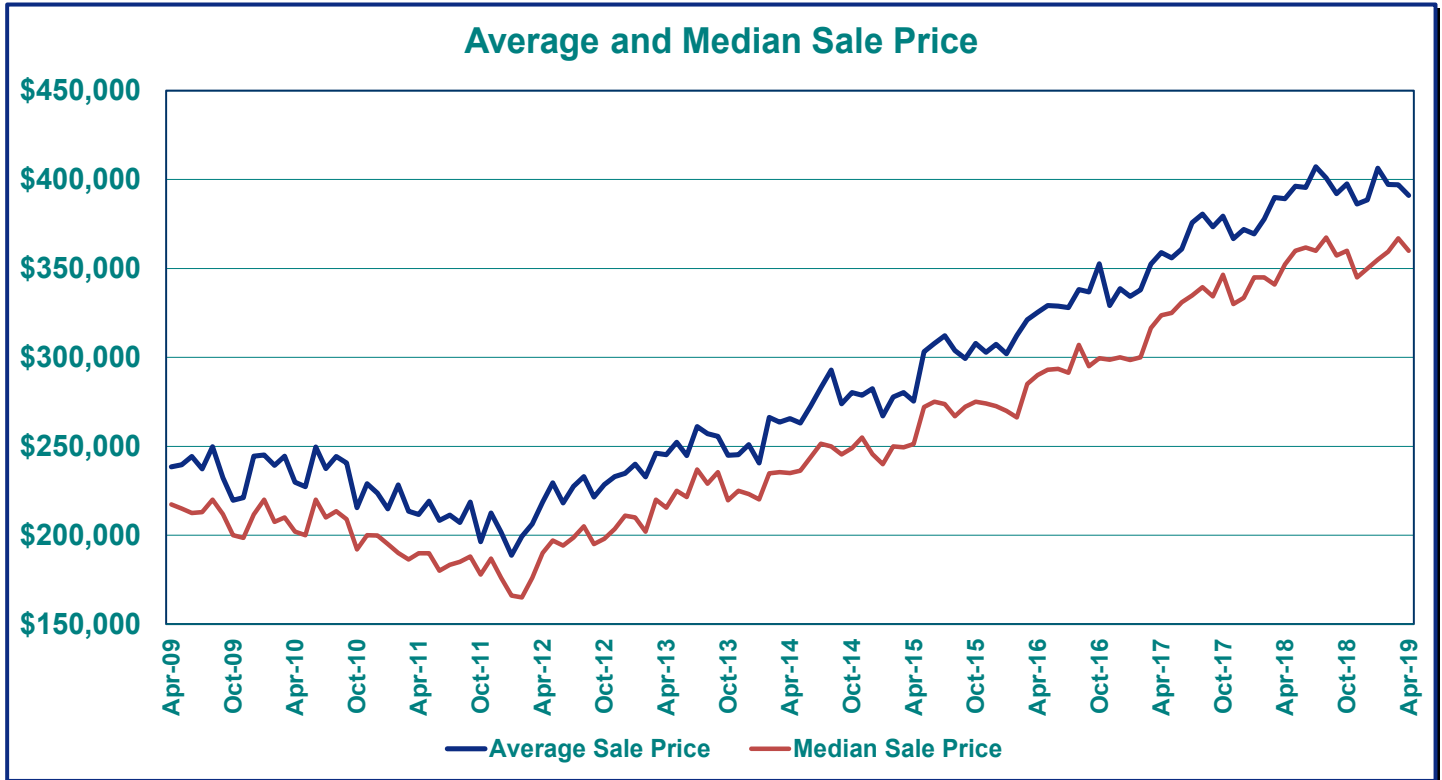
## DAYS ON MARKET

### CLARK COUNTY, WA

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

**SALE PRICE**  
CLARK COUNTY, WA

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



**AFFORDABILITY**  
CLARK COUNTY, WA

*This graph shows affordability for housing in Clark County, Washington, in March 2019.*

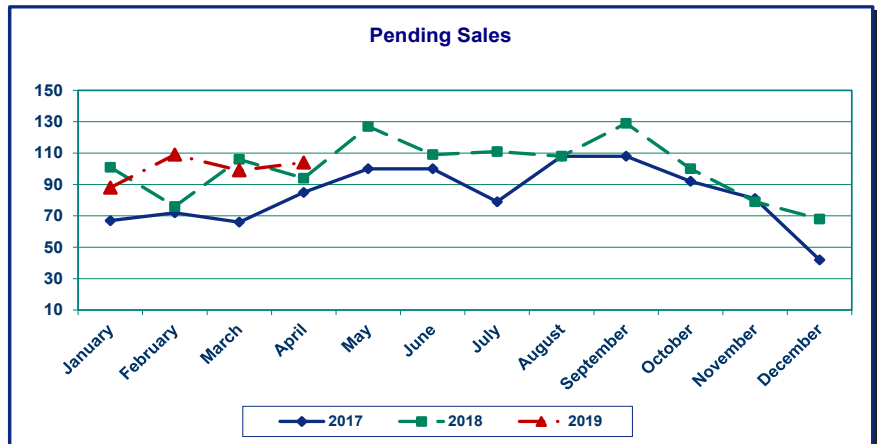
**AFFORDABILITY** - According to a formula from the National Association of REALTORS®, buying a house in the Clark County area is affordable for a family earning the median income. A family earning the median income (\$87,900 in 2019, per HUD) can afford 126% of a monthly mortgage payment on a median priced home (\$367,000 in March). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 4.27% (per Freddie Mac).



## PENDING LISTINGS

### COWLITZ COUNTY, WA

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

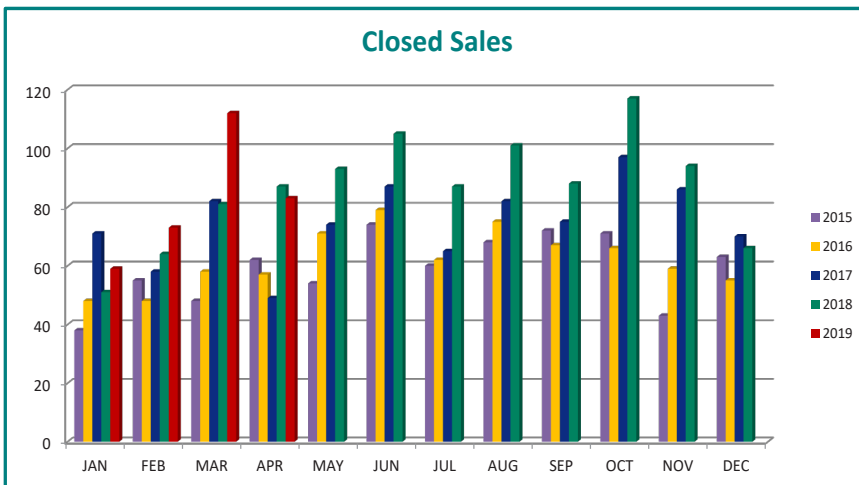


## Closed Sales

## CLOSED SALES

### COWLITZ COUNTY, WA

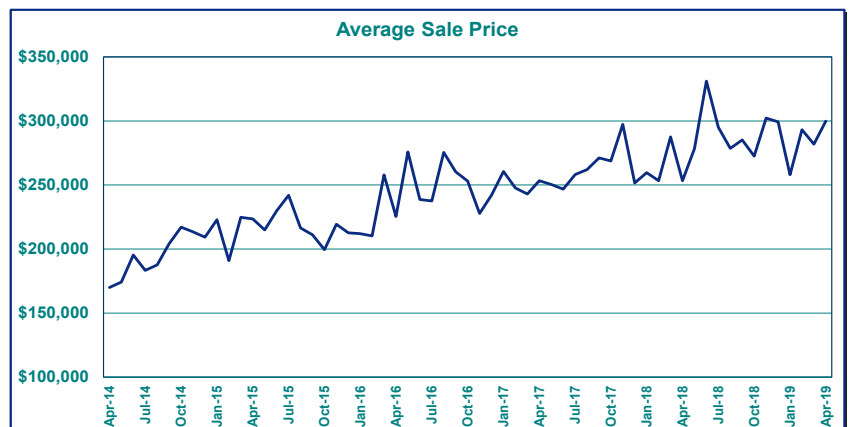
*This graph shows the closed sales over the past five calendar years in Cowlitz County, Washington.*



## AVERAGE SALE PRICE

### COWLITZ COUNTY, WA

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



# MEDIAN SALE PRICE April 2019

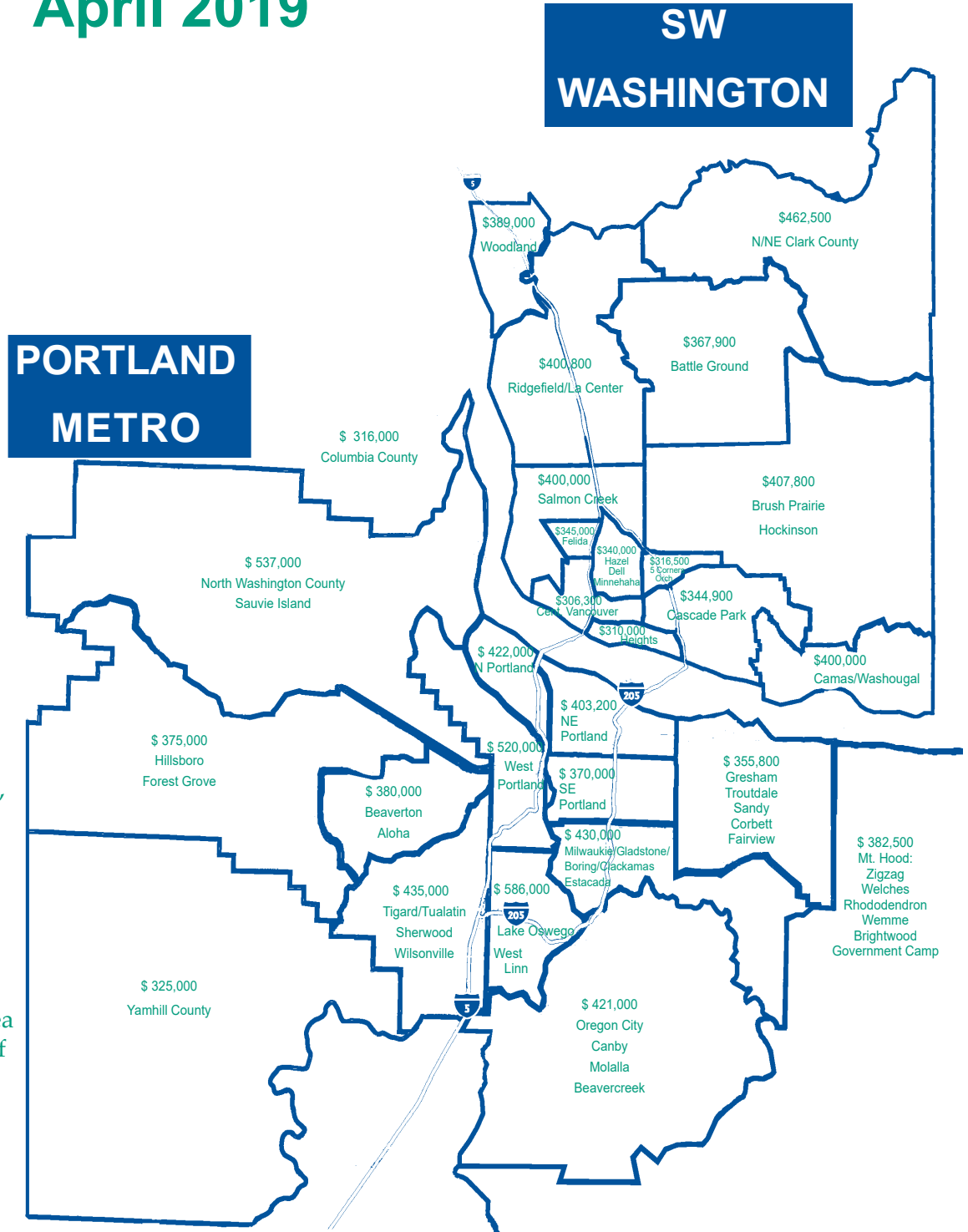
Contact RMLS™  
8338 NE Alderwood Rd  
Suite 230  
Portland, OR 97220  
(503) 236-7657  
communications@rmls.com

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

April 2019 Reporting Period

### April Residential Highlights

Union County saw gains nearly across the board this April. New listings (53) rose 47.2% from April 2018 (36) and 76.7% from March 2019 (30). — the strongest April for new listings since 2015, when 59 were offered.

Pending sales (39) rose 18.2% over April 2018 (33) and 56.0% over March 2019 (25).

Closed sales, at 19, fell 32.1% short of April 2018 (28) but still warmed

58.3% from the 12 closings recorded last month in March 2019.

Total market time decreased to 106 days in April, with inventory decreasing to 4.8 months.

### Average and Median Sale Prices

Comparing 2019 to 2018 through April, the average sale price increased 11.1% from \$192,800 to \$214,200. In the same comparison, the median sale price has increased 18.8% from \$160,000 to \$190,000.

### 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	4.8
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	April	53	39	19	239,100	199,000	106
	March	30	25	12	274,600	237,500	225
	Year-to-date	122	100	61	214,200	190,000	123
2018	April	36	33	28	169,500	147,800	120
	Year-to-date	109	107	93	192,800	160,000	119
Change	April	47.2%	18.2%	-32.1%	41.1%	34.6%	-11.9%
	Prev Mo 2019	76.7%	56.0%	58.3%	-12.9%	-16.2%	-52.9%
	Year-to-date	11.9%	-6.5%	-34.4%	11.1%	18.8%	3.3%

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

#### Average Sale Price % Change:

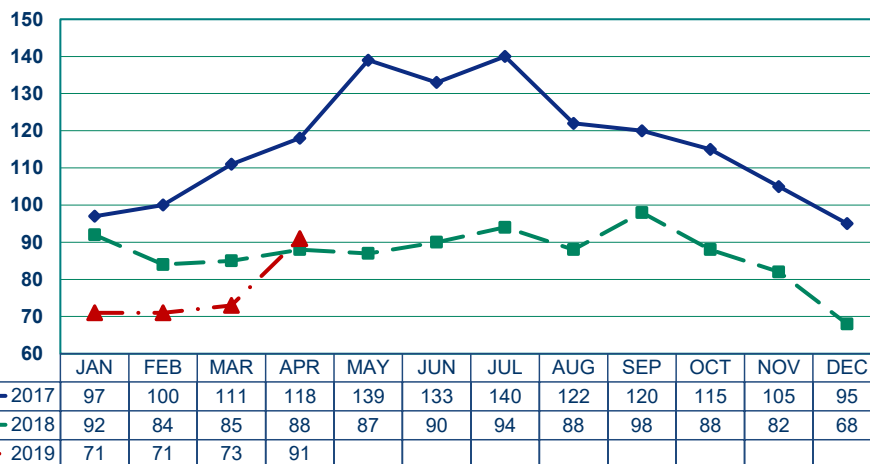
+8.8% (\$215,700 v. \$198,200)

#### Median Sale Price % Change:

+8.7% (\$181,600 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 • 4/2019

## Union County, Oregon

		RESIDENTIAL														Avg. Sale Price % Change <sup>2,4</sup>	COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date								Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price		
97814	Medical Springs	3	4	0	2	-	1	196,000	3	7	4	-	2	183,000	183,000	-	-	-	-	-	-	-
97824	Cove	12	6	0	-	-100.0%	0	-	-	10	3	-72.7%	2	128,800	128,800	-26.4%	-	-	1	63,800	-	-
97827	Elgin	20	10	2	4	-66.7%	0	-	-	14	8	-57.9%	3	145,600	110,000	40.0%	-	-	-	-	1	140,000
97841	Imbler	2	1	0	0	-	0	-	-	3	1	0.0%	1	205,000	205,000	-8.0%	-	-	-	-	-	-
97850	La Grande/ Island City	43	27	4	31	106.7%	16	218,500	100	76	72	14.3%	40	225,600	192,500	6.6%	3	185,000	4	316,800	2	215,800
97867	North Powder	1	0	0	0	-	0	-	-	0	1	-	2	65,400	65,400	-40.7%	-	-	-	-	-	-
97876	Summerville	3	0	0	-	-	2	425,500	200	1	3	-	4	408,800	392,000	14.6%	-	-	-	-	-	-
97883	Union Union Co.	7	5	-	2	-33.3%	0	-	-	11	8	-38.5%	7	144,600	135,000	69.7%	1	60,000	1	50,000	-	-
	Union Co. Total	91	53	6	39	18.2%	19	239,100	106	122	100	-6.5%	61	214,200	190,000	8.9%	4	153,800	6	230,200	3	190,500

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/18-4/30/19) with 12 months before (5/1/17-4/30/18).

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



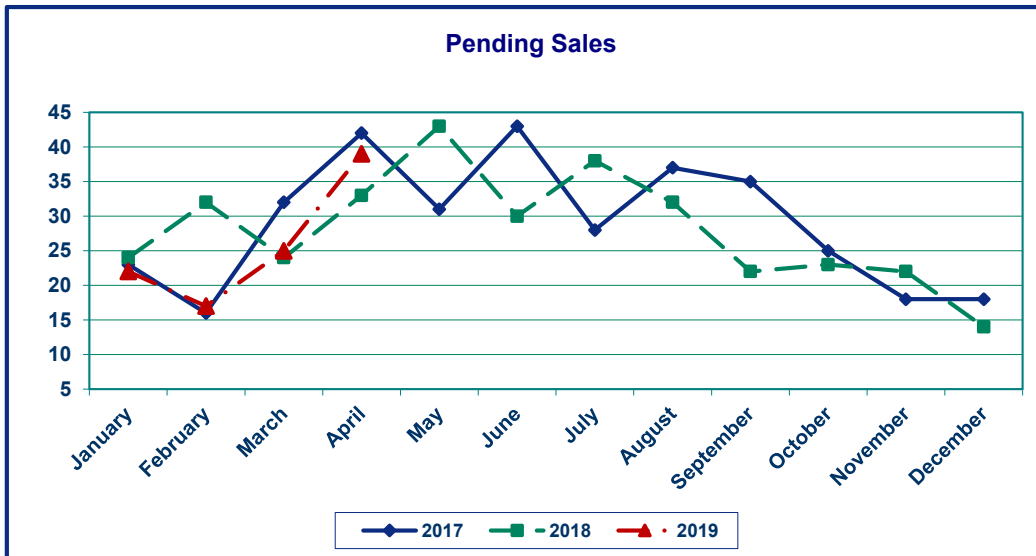
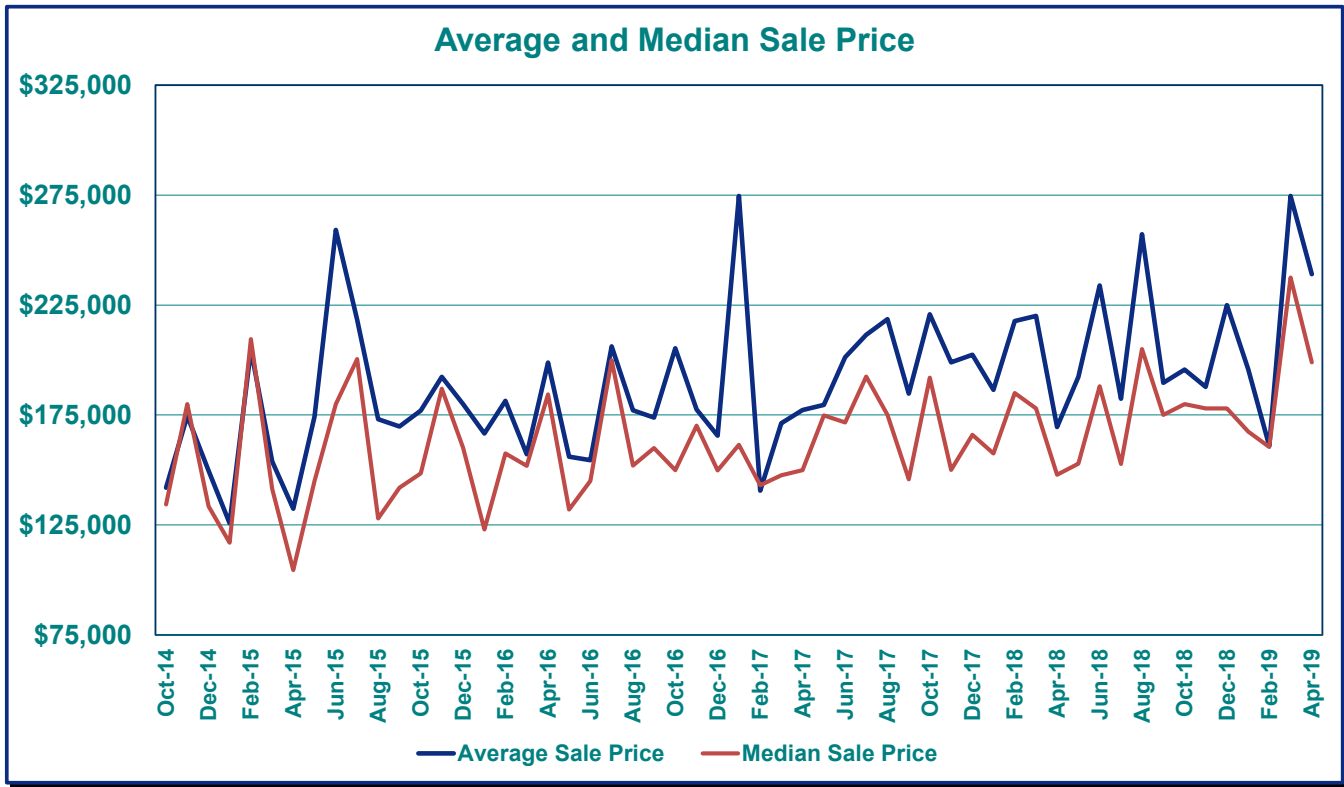
### NEW LISTINGS

#### UNION COUNTY, OR

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

**SALE PRICE**  
UNION COUNTY, OR

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



**PENDING LISTINGS**

**UNION COUNTY, OR**

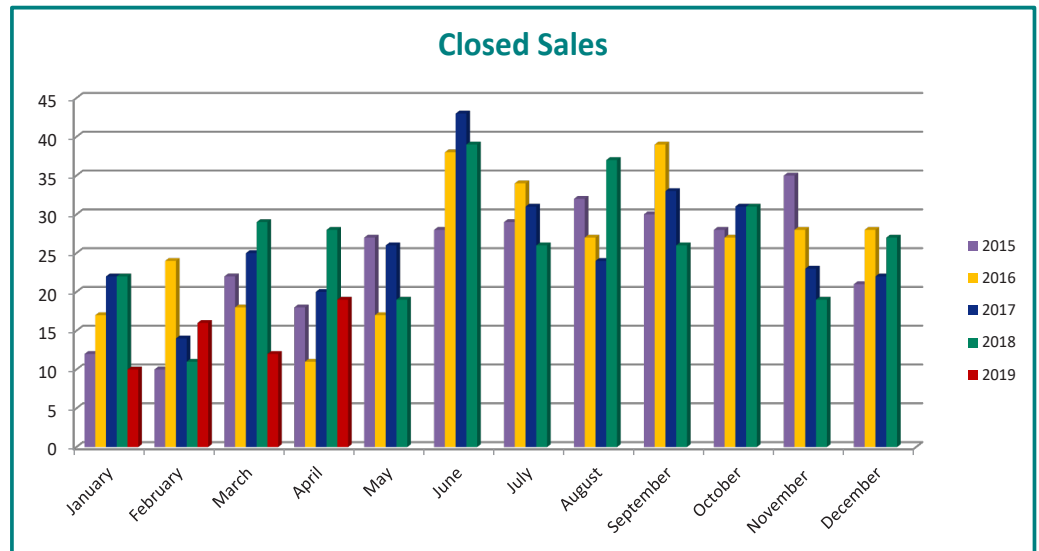
*This graph represents monthly accepted offers in Union County, Oregon over the past three calendar years.*

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

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

**Contact RMLS™**  
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™.



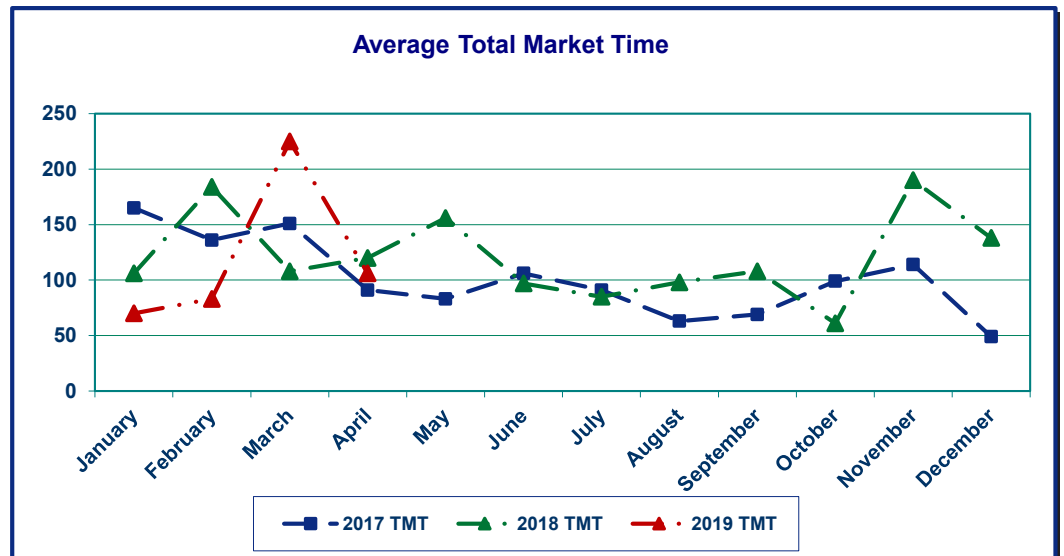
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

April 2019 Reporting Period

## April Residential Highlights

Wallowa County saw an uptick in new listings and pending sales this April. There were 16 new listings, outpacing both April 2018 (14) and March 2019 (6). It was the strongest April for new listings since 2015, when 20 were put on market.

Eleven pending sales similarly outpaced April 2018 (8) and March 2019 (7), landing at the strongest April for pendings since 2016, when 14 offers were accepted.

Four closed sales exactly matched April 2018, but fell one short of the five closings recorded last month in March 2019.

April saw inventory increase to 14.5 months, with total market time rising to 143 days.

## Average and Median Sale Prices

Comparing 2019 to 2018 through April, the average sale price has increased 1.5% from \$268,600 to \$272,700. In the same comparison, the median sale price has decreased 4.1% from \$220,000 to \$211,000.

## 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	14.5
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:**  
+6.0% (\$231,100 v. \$218,000)  
**Median Sale Price % Change:**  
+1.9% (\$191,000 v. \$187,500)

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

Wallowa County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	April	16	11	4	205,000	217,500	143
	March	6	7	5	305,200	225,000	118
	Year-to-date	35	27	23	272,700	211,000	232
2018	April	14	8	4	227,700	274,800	213
	Year-to-date	54	26	21	268,600	220,000	124
Change	April	14.3%	37.5%	0.0%	-10.0%	-20.9%	-33.2%
	Prev Mo 2019	166.7%	57.1%	-20.0%	-93.3%	-3.3%	21.2%
	Year-to-date	-35.2%	3.8%	9.5%	1.5%	-4.1%	87.4%

# AREA REPORT • 4/2019

## 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 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97885	Wallowa	11	2	0	1	-66.7%	0	-	-	6	3	-50.0%	4	352,400	203,800	29.3%	1	55,000	-	-	-	-
97857	Lostine	2	2	0	-	-	-	-	-	2	0	-100.0%	-	-	-	41.7%	-	-	2	164,000	-	-
97842	Imnaha	6	0	1	-	-100.0%	1	268,000	239	-	2	100.0%	1	268,000	268,000	69.6%	-	-	-	-	-	-
97846	Joseph	27	8	1	5	400.0%	2	192,500	139	19	13	160.0%	9	227,500	225,000	-9.3%	1	335,000	5	107,600	-	-
97828	Enterprise	12	4	1	5	66.7%	1	167,000	54	8	9	-30.8%	9	283,000	167,000	9.7%	1	165,000	3	125,300	-	-
	Wallowa Co. Total	58	16	3	11	37.5%	4	205,000	143	35	27	3.8%	23	272,700	211,000	6.0%	3	185,000	10	124,200	-	-

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

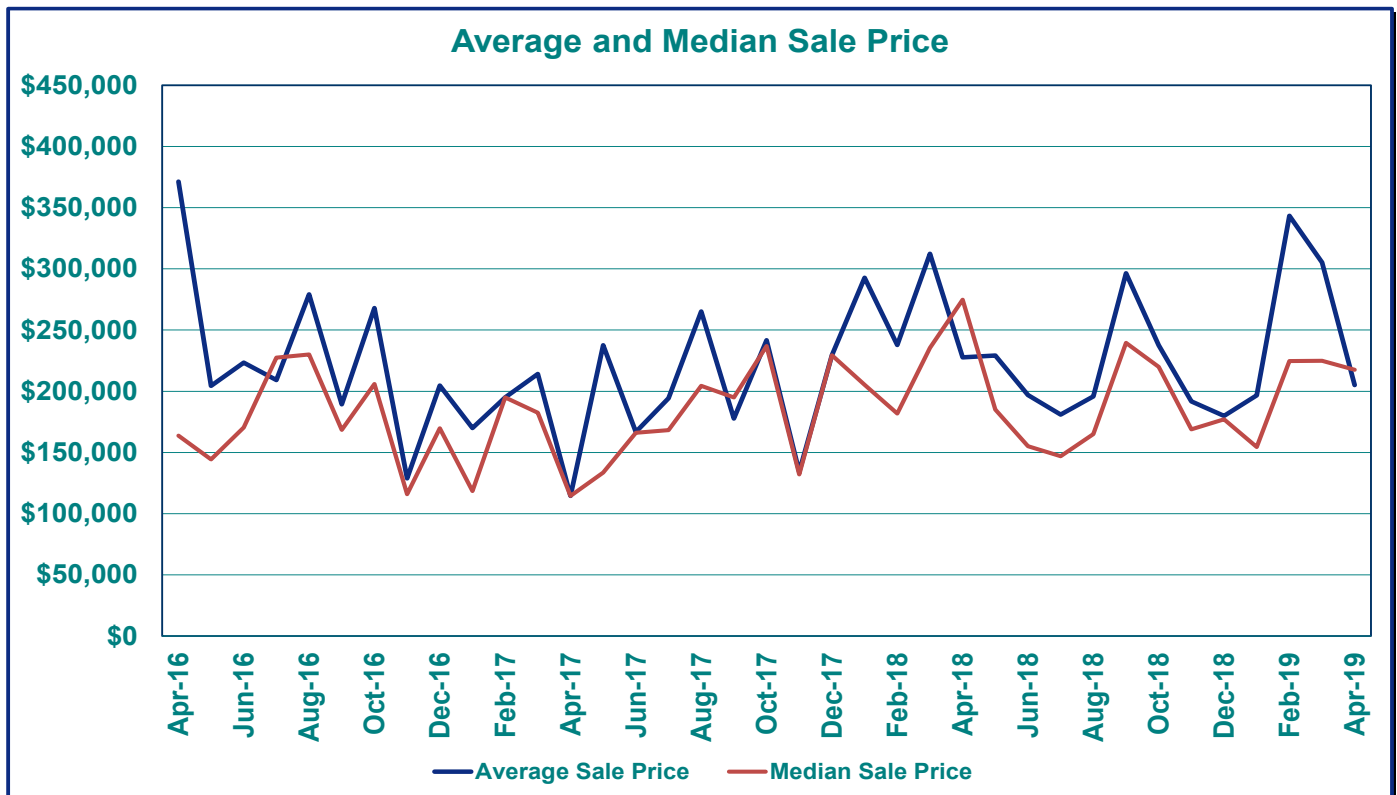
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/18-4/30/19) with 12 months before (5/1/17-4/30/18).

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

### SALE PRICE

#### WALLOWA COUNTY, OR

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





## NEW LISTINGS

### WALLOWA COUNTY, OR

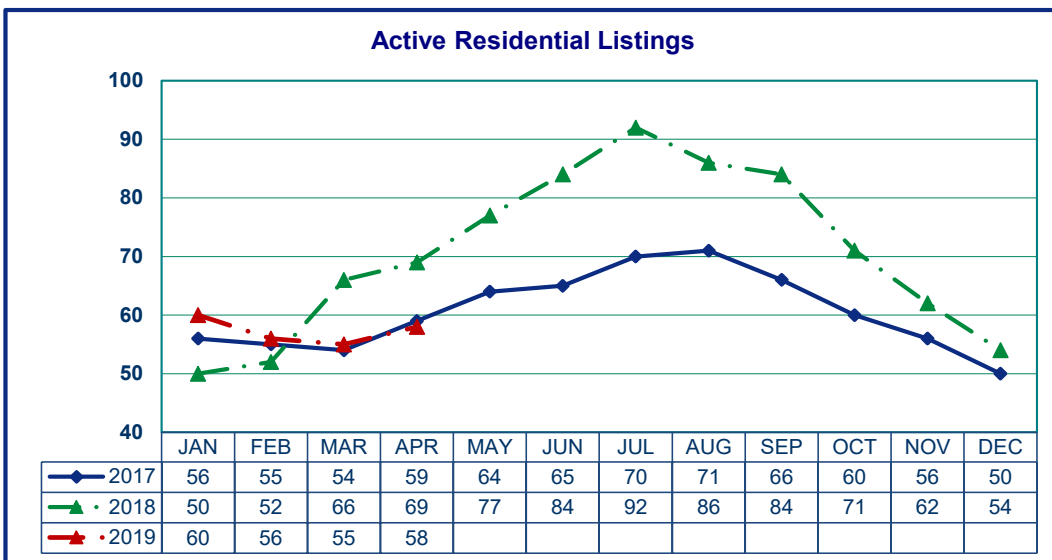
*This graph shows the new residential listings in Wallowa County, Oregon.*



## ACTIVE RESIDENTIAL LISTINGS

### WALLOWA COUNTY, OR

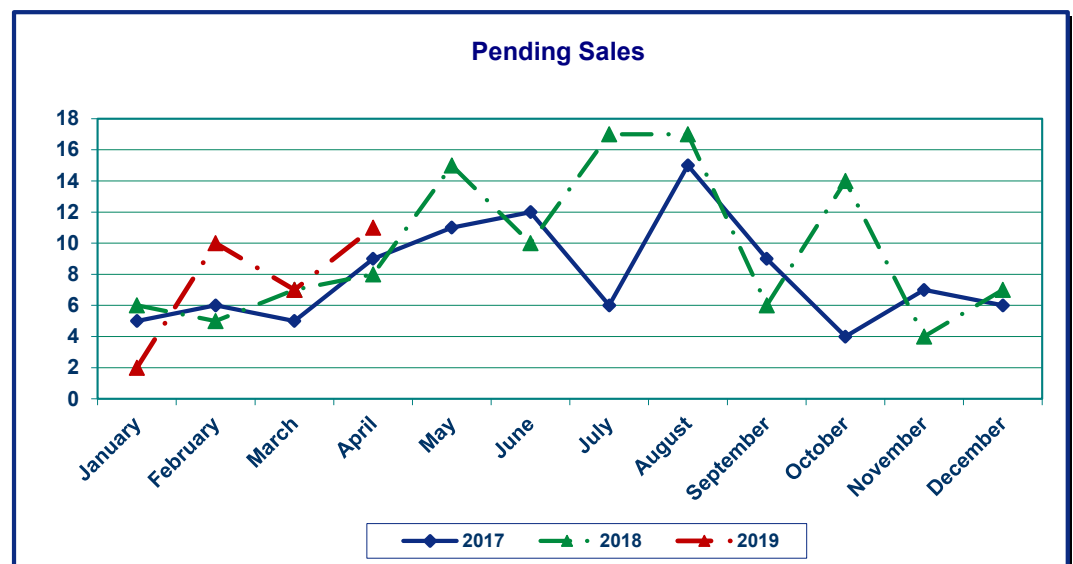
*This graph shows the active residential listings in Wallowa County, Oregon.*



## PENDING LISTINGS

### WALLOWA COUNTY, OR

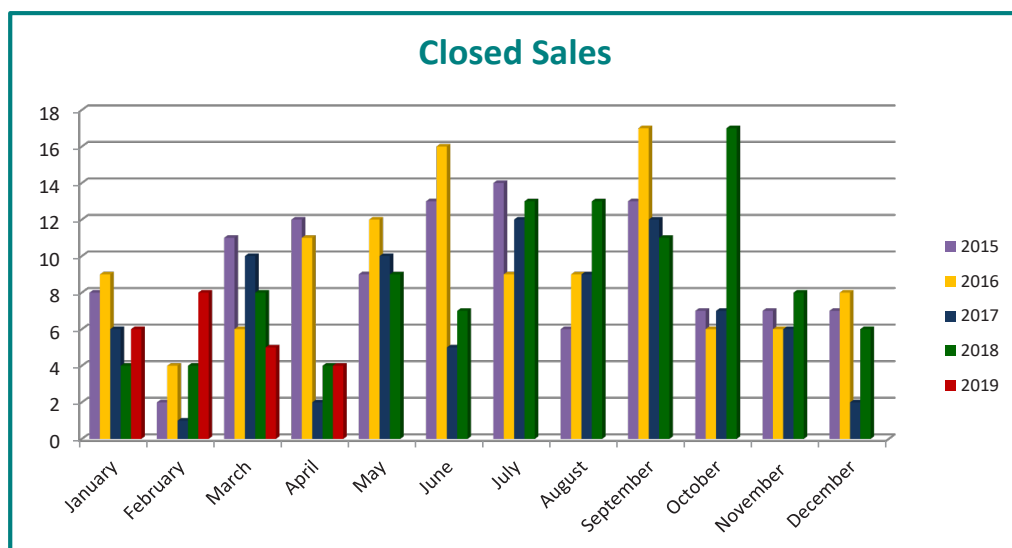
*This graph represents monthly accepted offers in Wallowa County, Oregon.*



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

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

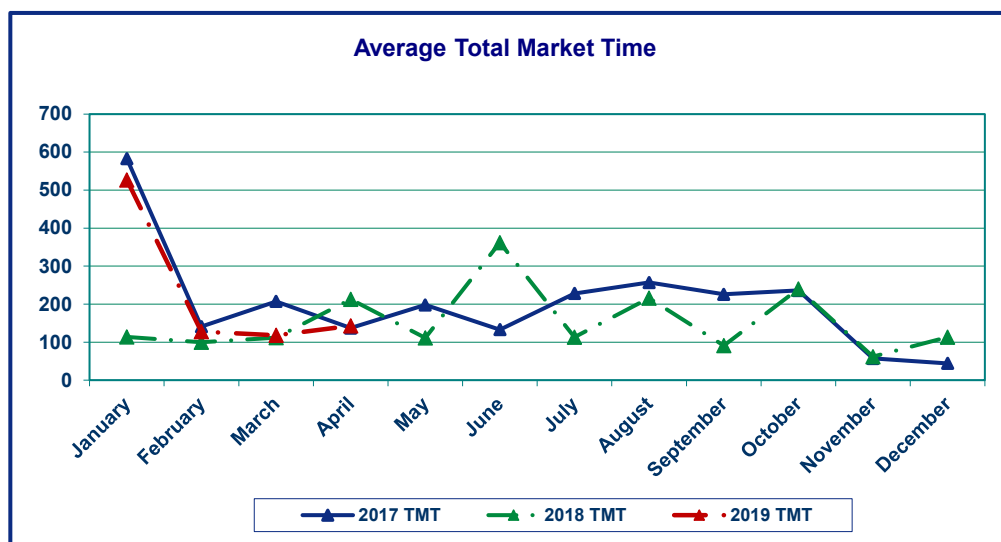
The statistics presented  
 in Market Action are  
 compiled monthly based  
 on figures generated by  
 RMLS™.



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