

# MARKET ACTION



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

Residential Review: Baker County, Oregon

September 2019 Reporting Period

## September Residential Highlights

Baker County saw strong activity nearly across the board this September. There were 38 pending sales, a sharp increase over the 14 accepted offers from September 2018 and the 27 from August 2019—the strongest September on the RMLS™ record.

New listings (31) outpaced September 2018 (21) and August 2019 (22).

Closed sales (23) outpaced September 2018 (21) but fell short

of the 36 closings recorded last month in August 2019.

Inventory rose to 3.8 months in September, and total market time rose to 163 days.

## Average and Median Sale Prices

Comparing 2019 to 2018 through September, the average sale price has increased 3.7% from \$169,800 to \$176,000. In the same comparison, the median sale price has decreased 6.6% from \$144,500 to \$135,000.

## 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	3.7
June	5.3	3.3	5.4
July	6.2	5.2	3.5
August	4.8	3.1	2.5
September	7.8	4.9	3.8
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.

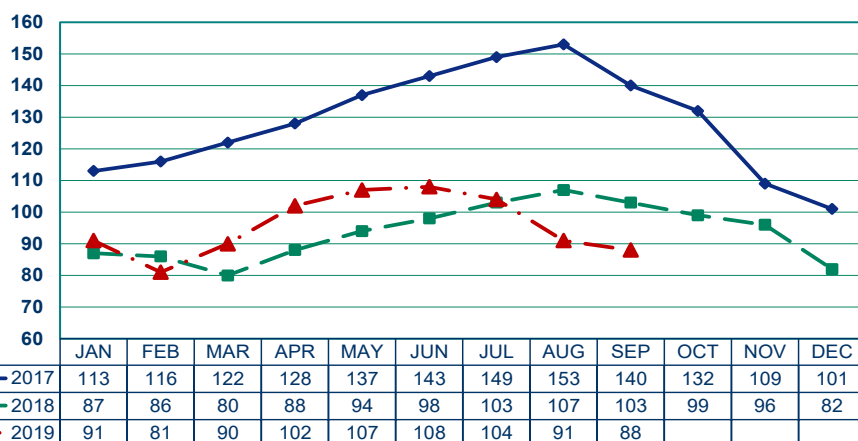
Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	September	31	38	23	184,800	134,000	163
	August	22	27	36	188,900	135,500	130
	Year-to-date	265	220	194	176,000	135,000	134
2018	September	21	14	21	202,300	157,500	77
	Year-to-date	261	192	203	169,800	144,500	127
Change	September	47.6%	171.4%	9.5%	-8.7%	-14.9%	110.7%
	Prev Mo 2019	40.9%	40.7%	-36.1%	-2.2%	-1.1%	25.4%
	Year-to-date	1.5%	14.6%	-4.4%	3.7%	-6.6%	5.4%

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

**Average Sale Price % Change:**  
+6.5% (\$176,400 v. \$165,600)  
**Median Sale Price % Change:**  
+2.7% (\$145,300 v. \$141,500)

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 • 9/2019

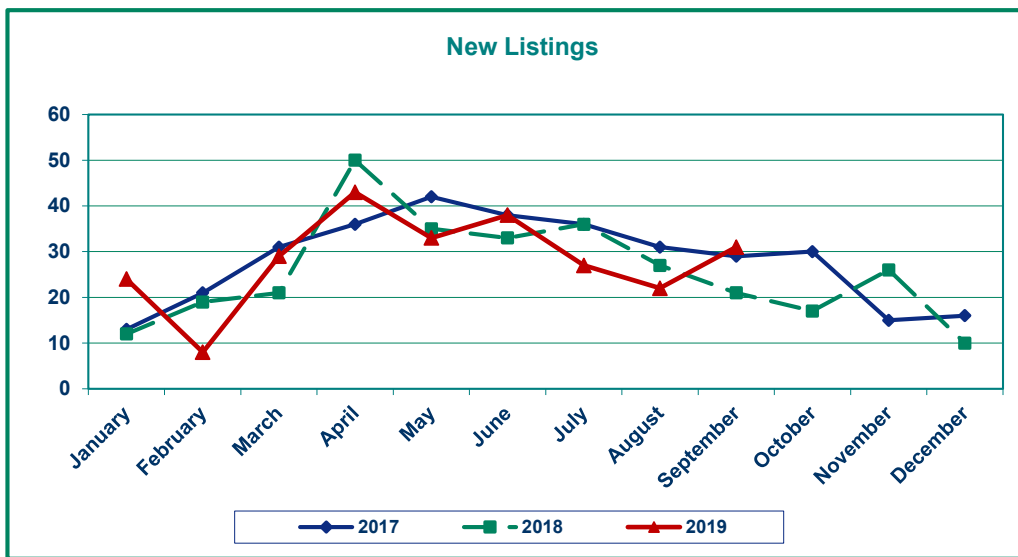
## Baker County, Oregon

		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	39	19	1	36	176.9%	20	155,400	91	196	185	19.4%	164	176,100	136,000	8.4%	7	167,600	14	74,800	3	113,000	
461	Haines/Anthony Lk/ Muddy Crk	5	-	0	0	-	-	-	-	7	3	-40.0%	3	86,600	70,000	-51.9%	-	-	4	94,000	-	-	
462	Sumpter/McEwen/ Bourne/Phillips Lk/ Granit	18	5	0	1	-	1	72,000	814	24	12	9.1%	11	140,100	120,000	-21.0%	-	-	3	69,300	-	-	
463	Unity/ Hereford	5	3	0	0	-	0	-	-	7	4	100.0%	3	189,300	159,000	92.7%	-	-	1	40,000	-	-	
464	Huntington/ Lime	2	1	0	0	-	0	-	-	4	2	0.0%	2	30,500	30,500	-56.9%	-	-	-	-	-	-	
465	Durkee/ Pleasant Valley	2	0	0	0	-	0	-	-	3	1	-	1	15,000	15,000	-	-	-	-	-	-	-	
466	Richland/ New Bridge	9	3	0	0	-	0	-	-	15	5	-16.7%	3	242,000	237,000	49.8%	-	-	3	59,200	-	-	
467	Halfway/ Cornucopia	7	0	0	1	0.0%	2	535,000	552	9	8	-27.3%	7	298,700	340,000	23.3%	-	-	1	29,000	-	-	
468	Oxbow	1	0	0	0	-	0	-	-	-	0	-	0	-	-	-	0	-	0	-	0	-	
	Baker County	88	31	1	38	171.4%	23	184,800	163	265	220	14.6%	194	176,000	135,000	6.5%	7	167,600	26	72,200	3	113,000	

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/18-9/30/19) with 12 months before (10/1/17-9/30/18).

<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.



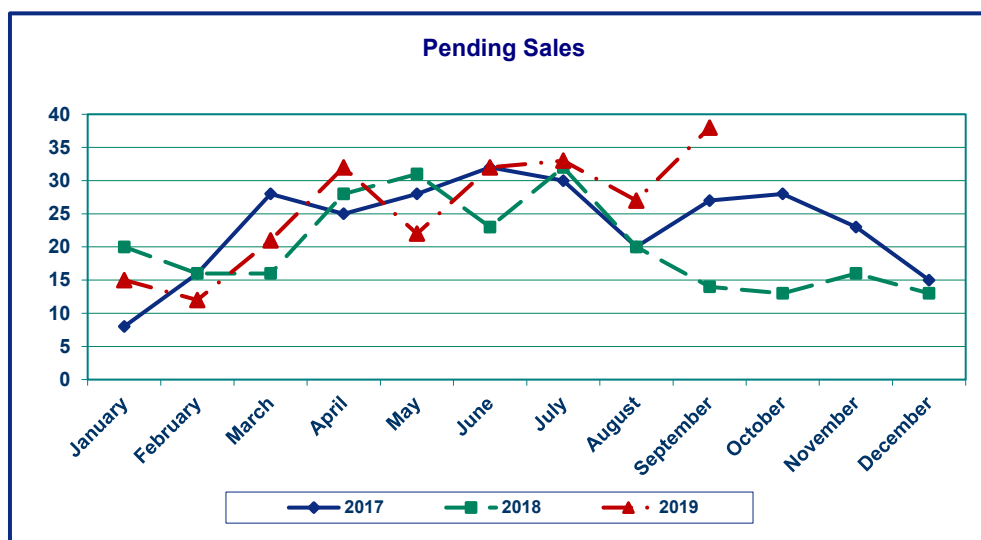
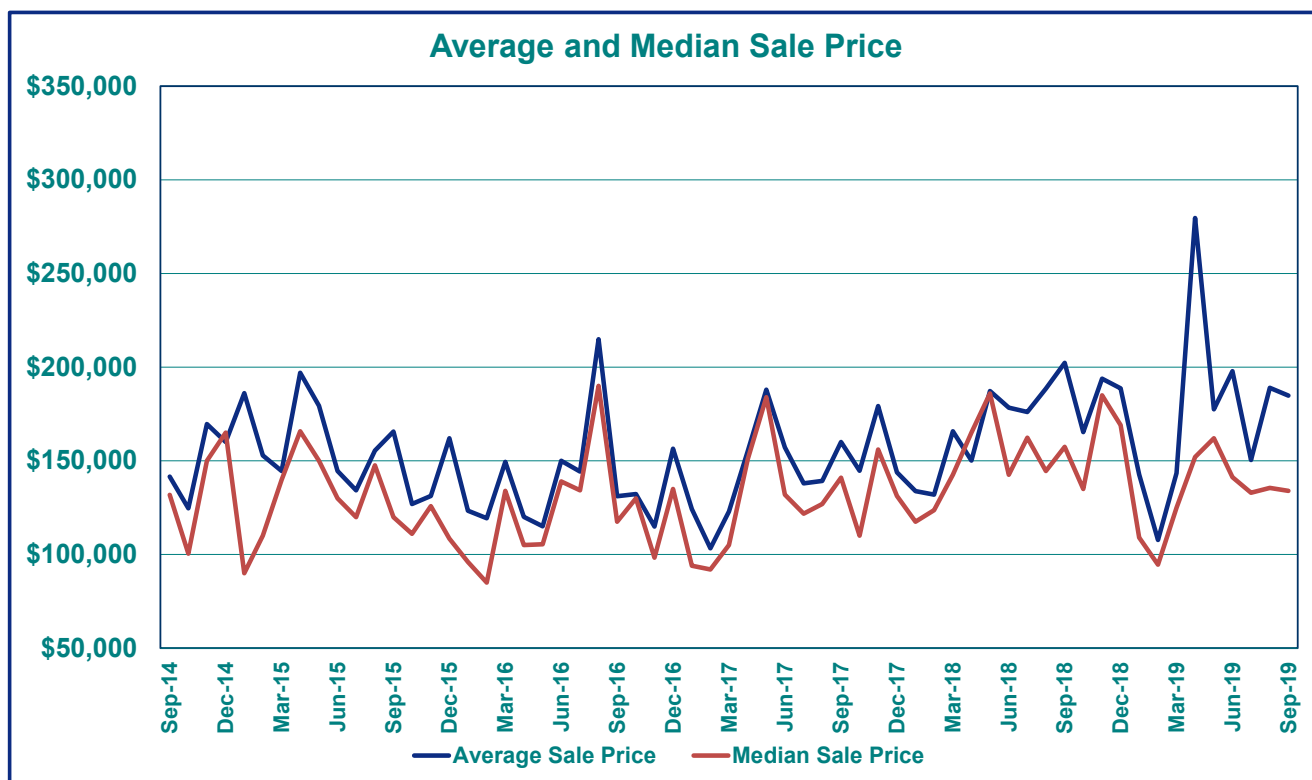
### NEW LISTINGS BAKER COUNTY, OR

*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

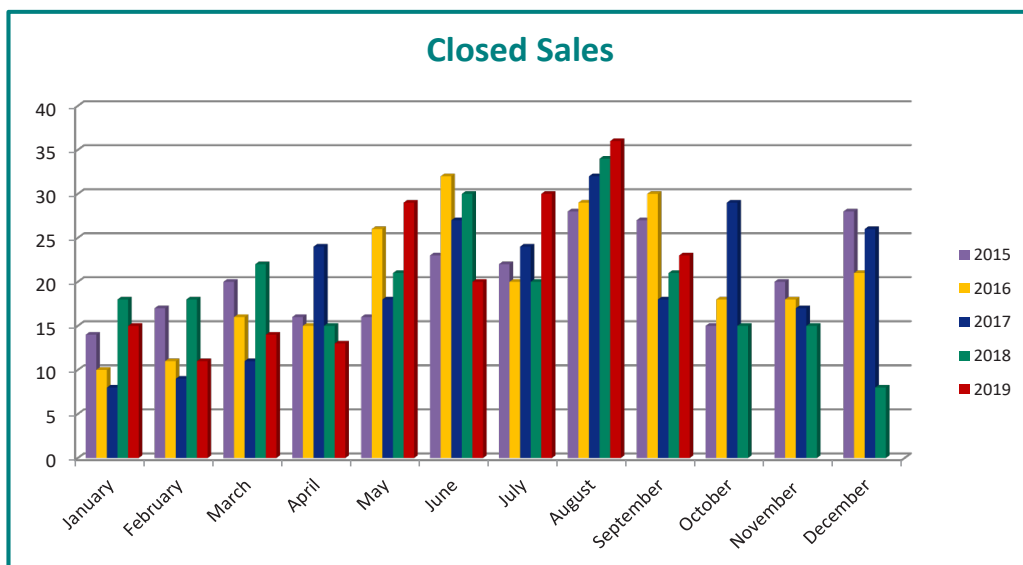
*This graph represents monthly accepted offers in Baker County, Oregon over the past three calendar years.*

**CLOSED SALES**  
**BAKER COUNTY, OR**

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

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



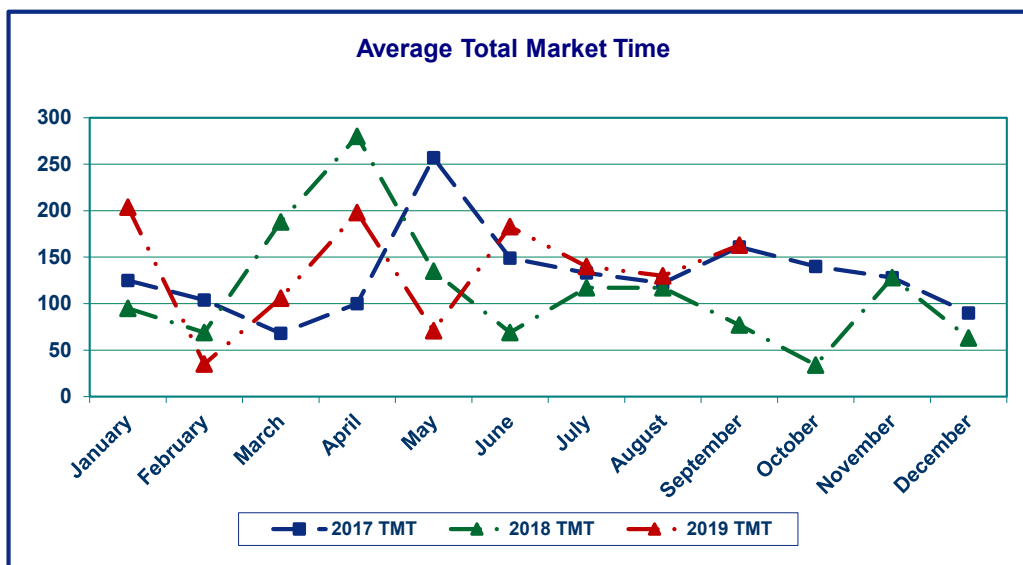
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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**DAYS ON MARKET**  
**BAKER COUNTY, OR**

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



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

# MARKET ACTION



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Residential Review: Columbia Basin, Oregon

September 2019 Reporting Period

## September Residential Highlights

The Columbia Basin saw some gains this month over September 2018 despite some cooling from August. Pending sales, at 82, outpaced September 2019 (65) by 26.2%, despite falling 14.6% short of the 96 offers accepted last month in August 2019. Even so, pending sales had the strongest September on the RMLS™ record, dating to 2007.

Closed sales (86) fared similarly, rising 19.4% from September 2018 (72) but falling 21.1% short of August 2019 (109).

There were 90 new listings, 13.9% stronger than in September 2018 (79) but 19.6% weaker than last month in August 2019.

Inventory increased slightly to 2.8 months in September. Total market time rose to 96 days.

## Year to Date Summary

So far this year new listings (942) have increased 5.5%, while pending sales (722) have decreased 0.6% and closings (669) have decreased 3.0%.

## Average and Median Sale Prices

Comparing 2019 to 2018 through September, the average sale price has increased 5.9% from \$192,600 to \$203,900. The median sale price has increased 11.2% from \$179,000 to \$199,000.

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

### Average Sale Price % Change:

+5.4% (\$200,500 v. \$190,200)

### Median Sale Price % Change:

+10.9% (\$194,000 v. \$175,000)

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

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	2.9
June	3.3	3.4	3.7
July	4.3	3.6	2.9
August	3.5	2.6	2.2
September	4.2	3.5	2.8
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.

Columbia Basin Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	September	90	82	86	222,600	224,500	96
	August	112	96	109	222,500	210,000	47
	Year-to-date	942	722	669	203,900	199,000	69
2018	September	79	65	72	185,200	178,400	119
	Year-to-date	893	726	690	192,600	179,000	94
Change	September	13.9%	26.2%	19.4%	20.2%	25.8%	-19.3%
	Prev Mo 2019	-19.6%	-14.6%	-21.1%	0.0%	6.9%	104.3%
	Year-to-date	5.5%	-0.6%	-3.0%	5.9%	11.2%	-26.2%

# AREA REPORT • 9/2019

## 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	Average Sale Price
380	Arlington/N	2	1	0	0	-	0	-	-	4	4	-42.9%	8	151,300	157,500	28.6%	-	-	1	22,500	-	-		
381	Condon/S	4	0	0	1	0.0%	1	51,000	1	9	9	-43.8%	8	81,800	83,000	12.3%	1	45,000	-	-	-	-		
	Gilliam Co. Total	6	1	-	1	0.0%	1	51,000	1	13	13	-43.5%	16	116,600	107,500	22.5%	1	45,000	1	22,500	-	-		
420	Boardman/NW	3	3	-	2	-	4	248,300	44	21	23	15.0%	20	219,500	225,500	-5.2%	-	-	9	76,700	2	188,500		
421	Irrigon	7	5	1	1	-80.0%	4	183,800	25	36	23	-23.3%	24	183,700	162,500	25.3%	-	-	2	27,000	-	-		
422	Ione	-	0	0	0	-	0	-	-	2	3	50.0%	2	100,000	100,000	-28.4%	-	-	1	14,500	-	-		
423	Lexington	0	0	0	1	-	0	-	-	2	4	33.3%	3	49,800	60,000	-68.2%	-	-	-	-	-	-		
424	Heppner/S	8	3	-	2	-	2	147,000	1,804	21	18	28.6%	17	116,400	126,500	-16.5%	-	-	2	253,000	-	-		
	Morrow Co. Total	18	11	1	6	20.0%	10	202,200	388	82	71	2.9%	66	168,600	155,800	-4.0%	-	-	14	90,300	2	188,500		
430	Umatilla	4	3	-	7	16.7%	6	176,400	17	75	79	8.2%	73	195,200	196,200	4.4%	1	89,000	7	84,000	-	-		
431	Hermiston	83	34	10	29	70.6%	30	273,000	49	311	220	3.3%	211	242,500	239,900	7.8%	4	666,300	16	119,200	2	202,500		
432	Stanfield	2	1	0	2	100.0%	0	-	-	20	16	6.7%	14	135,000	146,800	-11.6%	2	1,326,000	-	-	-	-		
433	Echo	3	0	1	0	-	0	-	-	9	4	100.0%	4	177,000	122,500	-39.3%	-	-	-	-	-	-		
435	Pendleton City Limits	68	23	5	20	25.0%	18	202,800	105	246	178	1.1%	161	205,100	198,900	7.9%	11	229,800	4	46,500	5	396,700		
436	E-Meacham, Cayuse	-	0	0	0	-	2	282,500	44	4	5	150.0%	6	283,300	275,000	146.0%	-	-	-	-	-	-		
437	NE-Athena, Helix, Adams, Weston	23	4	1	3	-62.5%	6	182,800	73	52	35	-35.2%	28	185,600	133,500	0.8%	1	55,000	6	81,700	-	-		
438	S-Pilot Rock, Ukiah	7	2	0	2	0.0%	2	135,000	37	27	18	-21.7%	17	132,300	130,000	-2.9%	-	-	2	196,700	2	85,800		
439	Milton-Freewater	24	11	3	12	33.3%	11	203,300	32	103	83	9.2%	73	181,500	176,000	-9.0%	1	290,000	8	94,300	1	225,000		
	Umatilla Co. Total	214	78	20	75	27.1%	75	227,600	59	847	638	0.6%	587	210,300	201,200	5.4%	20	414,000	43	100,400	10	278,500		

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

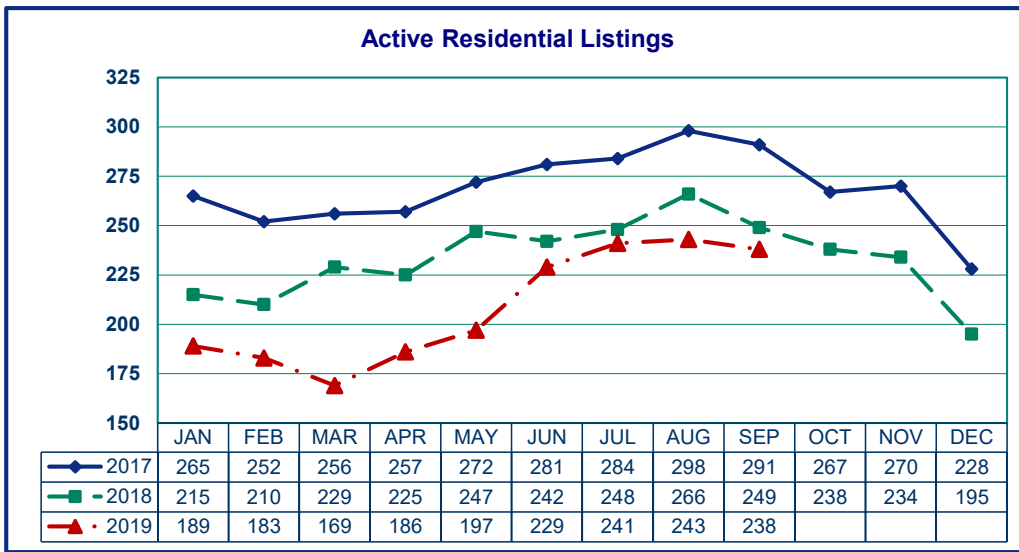
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/18-9/30/19) with 12 months before (10/1/17-9/30/18).

<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

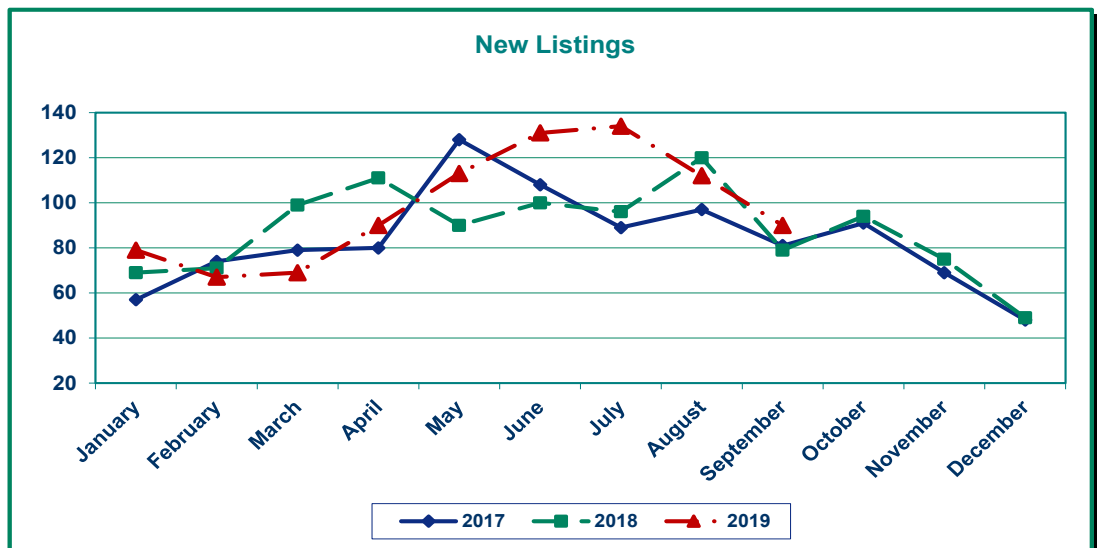
*This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.*



## NEW LISTINGS

### COLUMBIA BASIN, OR

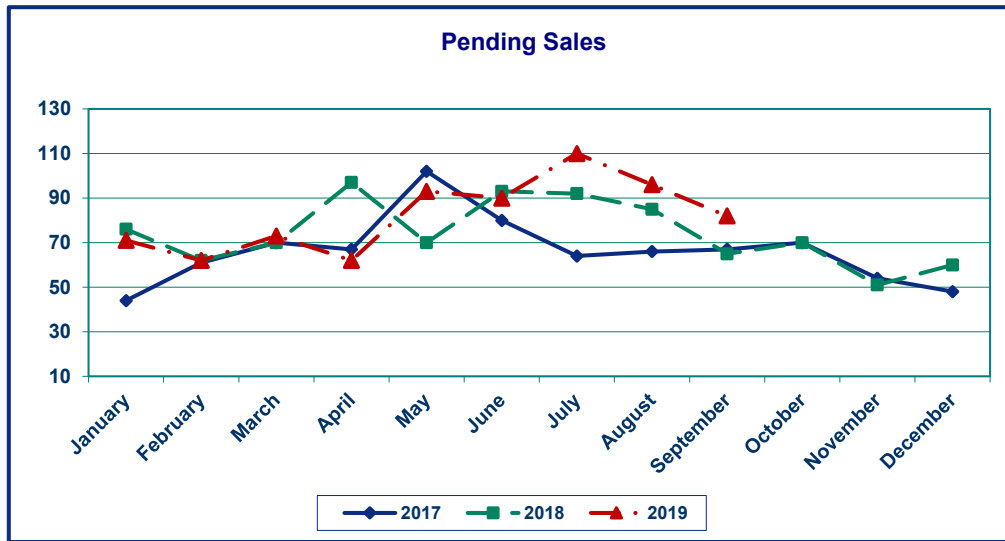
*This graph shows the new residential listings over the past three calendar years in Columbia Basin, Oregon.*



## PENDING LISTINGS

### COLUMBIA BASIN, OR

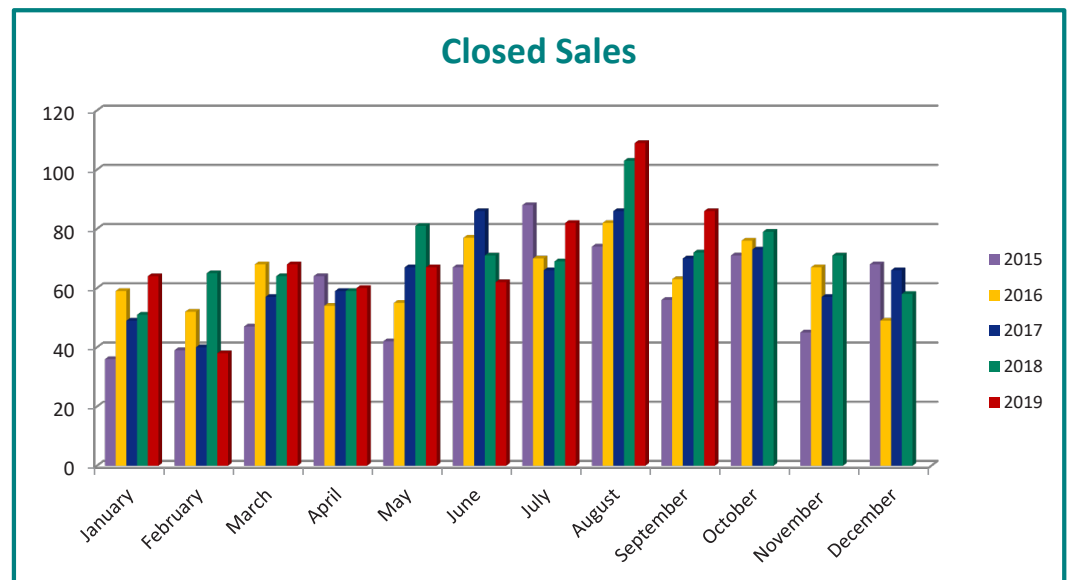
*This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years*



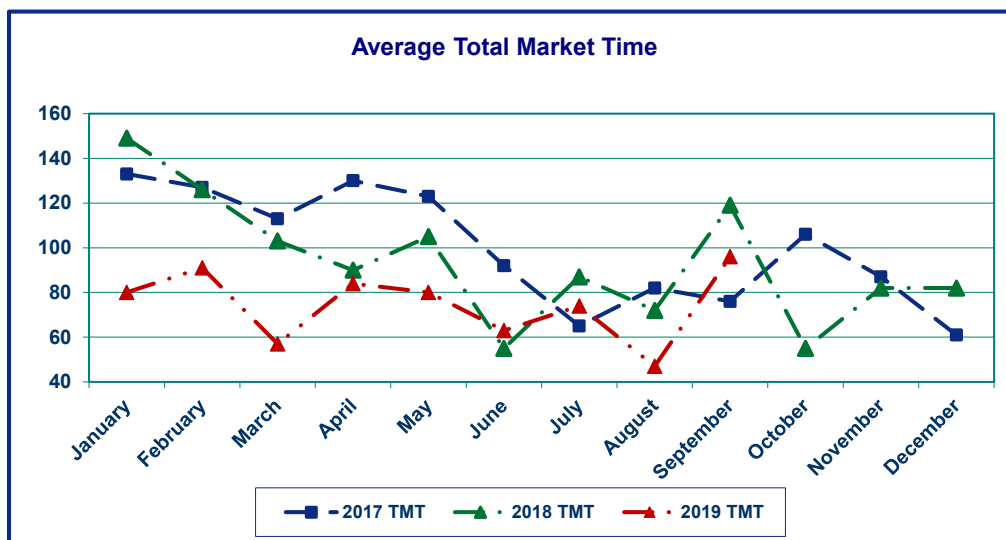
## CLOSED SALES

### 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.*

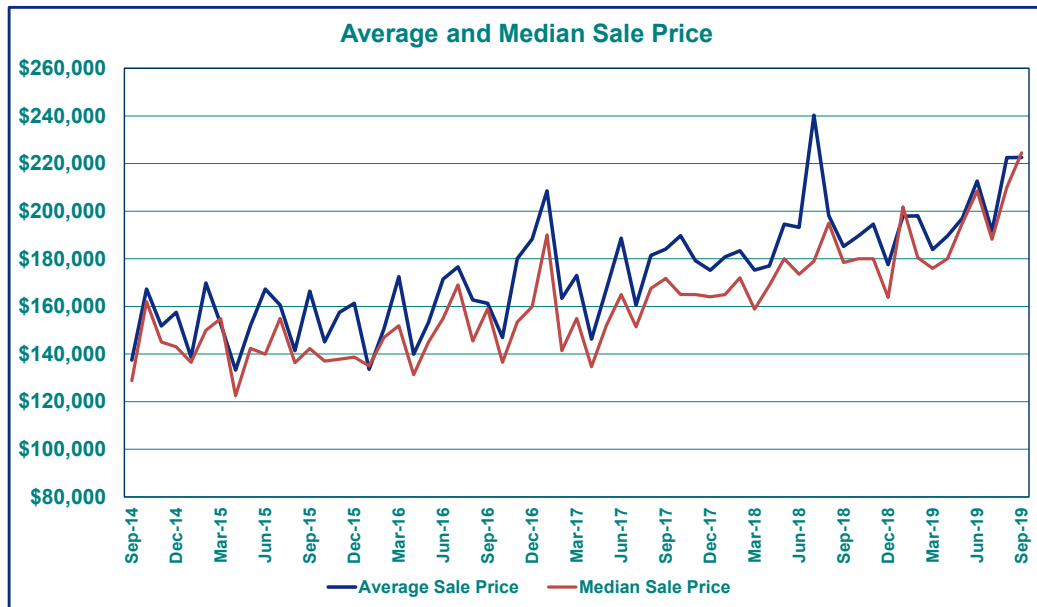
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Note: A residential property in Area 439, sold in July 2018 for \$2.65 million dollars, impacting the area's average sales price.



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

# MARKET ACTION

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## Residential Review: Coos County, Oregon

September 2019 Reporting Period

### September Residential Highlights

September was a strong month for closings in Coos County. At 124, closings outpaced September 2018 (104) by 19.2% and August 2019 (99) by 25.3%—the strongest September on the RMLS™ record, dating to 1999. Pending sales (128) were strong as well, rising 21.9% from September 2018 (105) and 4.9% from last month in August 2019 when 122 offers were accepted. New listings (126) cooled 6.7% from September 2018 (135) and 13.7% from August 2019 (146).

### Year to Date Summary

Activity in 2019 has cooled slightly compared with 2018. Pending sales (919) have decreased 2.6%, new listings (1,262) have decreased 3.4%, and closed sales (833) have decreased 4.5% so far this year.

### Average and Median Sale Prices

Comparing 2019 to 2018 through September, the average sale price has increased 3.1% from \$232,100 to \$239,300. In the same comparison, the median sale price has increased 6.6% from \$203,500 to \$217,000.

### 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	3.7
June	3.6	3.9	3.7
July	4.8	5.1	3.8
August	4.1	3.6	3.8
September	3.8	4.0	2.8
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	September	126	128	124	265,900	227,500	66
	August	146	122	99	232,800	206,000	46
	Year-to-date	1,262	919	833	239,300	217,000	75
2018	September	135	105	104	231,700	213,800	97
	Year-to-date	1,307	944	872	232,100	203,500	91
Change	September	-6.7%	21.9%	19.2%	14.8%	6.4%	-32.1%
	Prev Mo 2019	-13.7%	4.9%	25.3%	14.2%	10.4%	43.5%
	Year-to-date	-3.4%	-2.6%	-4.5%	3.1%	6.6%	-17.6%

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

#### Average Sale Price % Change:

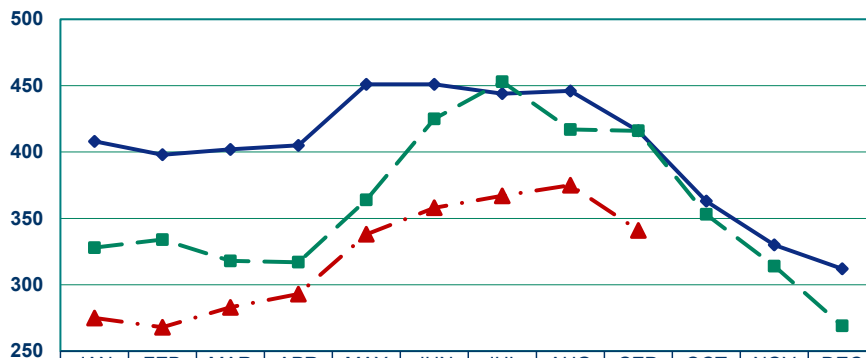
+4.3% (\$239,800 v. \$230,000)

#### Median Sale Price % Change:

+8.0% (\$217,800 v. \$201,700)

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

### Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS COOS COUNTY, OR

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

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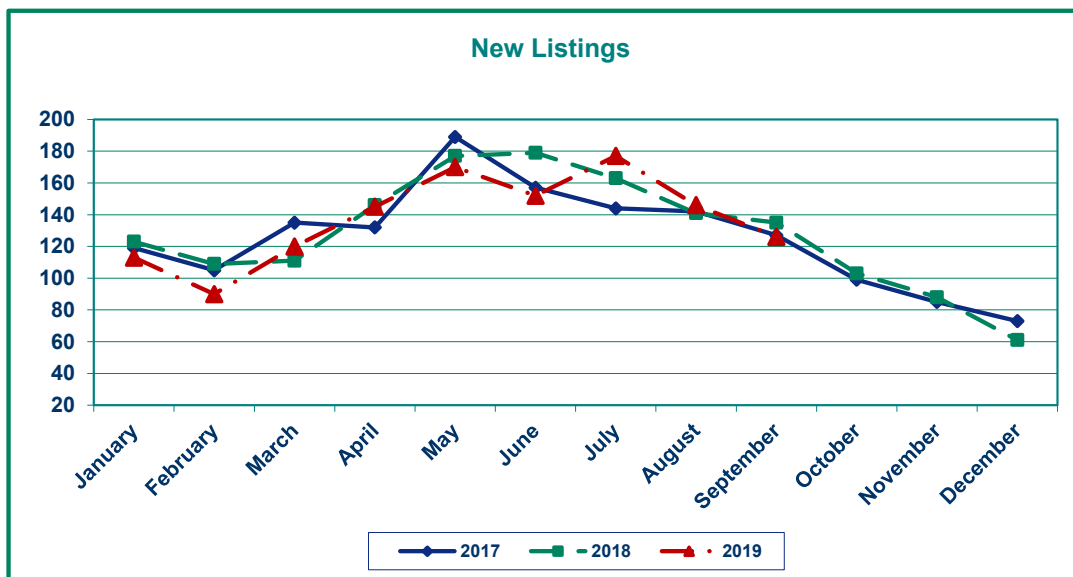
## Coos County, Oregon

		RESIDENTIAL														Avg. Sale Price % Change <sup>2</sup>	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		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price		
97407	Allegeny	0	0	0	0	-	0	-	-	-	-	-	-	-	-	-	-	1	89,000	-	-	
97411	Bandon	63	24	10	23	9.5%	23	341,500	114	182	132	-12.0%	118	313,100	301,500	-3.2%	3	546,000	69	104,500	1	468,000
97414	Broadbent	-	0	0	0	-	0	-	-	1	1	-66.7%	1	330,000	330,000	-69.1%	1	330,000	-	-	-	-
97420	Coos Bay	121	50	9	48	11.6%	50	239,900	58	511	365	-7.6%	322	216,700	203,800	9.1%	7	490,900	42	162,600	21	237,200
97423	Coquille	32	7	4	12	0.0%	17	194,800	64	120	93	-13.1%	86	204,800	178,500	0.5%	3	235,000	4	64,900	2	231,500
97449	Lakeside	35	11	5	9	0.0%	6	317,000	56	100	63	3.3%	55	225,100	200,000	-3.3%	2	762,500	14	59,700	-	-
97458	Myrtle Point	23	8	0	9	800.0%	7	166,400	122	80	60	22.4%	59	218,700	175,000	7.9%	2	480,300	8	62,700	4	142,500
97459	North Bend	63	26	6	24	41.2%	21	321,000	19	252	194	11.5%	184	260,500	234,700	9.6%	7	257,500	14	74,400	3	268,700
97466	Powers	4	0	2	3	50.0%	0	-	-	16	11	120.0%	8	179,800	120,000	48.7%	-	-	1	340,000	-	-
	Coos County	341	126	36	128	21.9%	124	265,900	66	1,262	919	-2.6%	833	239,300	217,000	4.2%	25	415,900	153	111,800	31	235,100

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/18-9/30/19) with 12 months before (10/1/17-9/30/18).

<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.

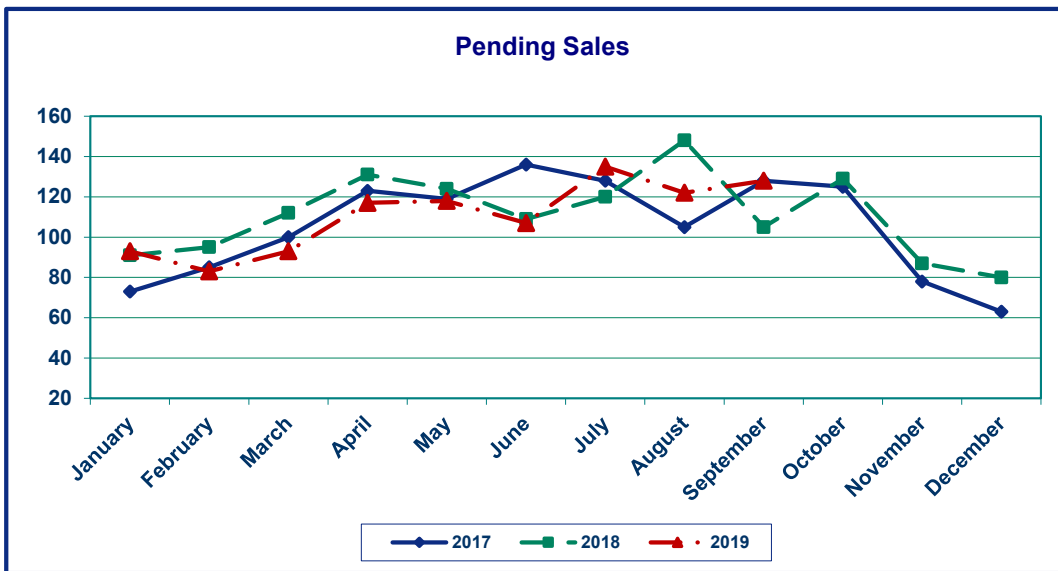
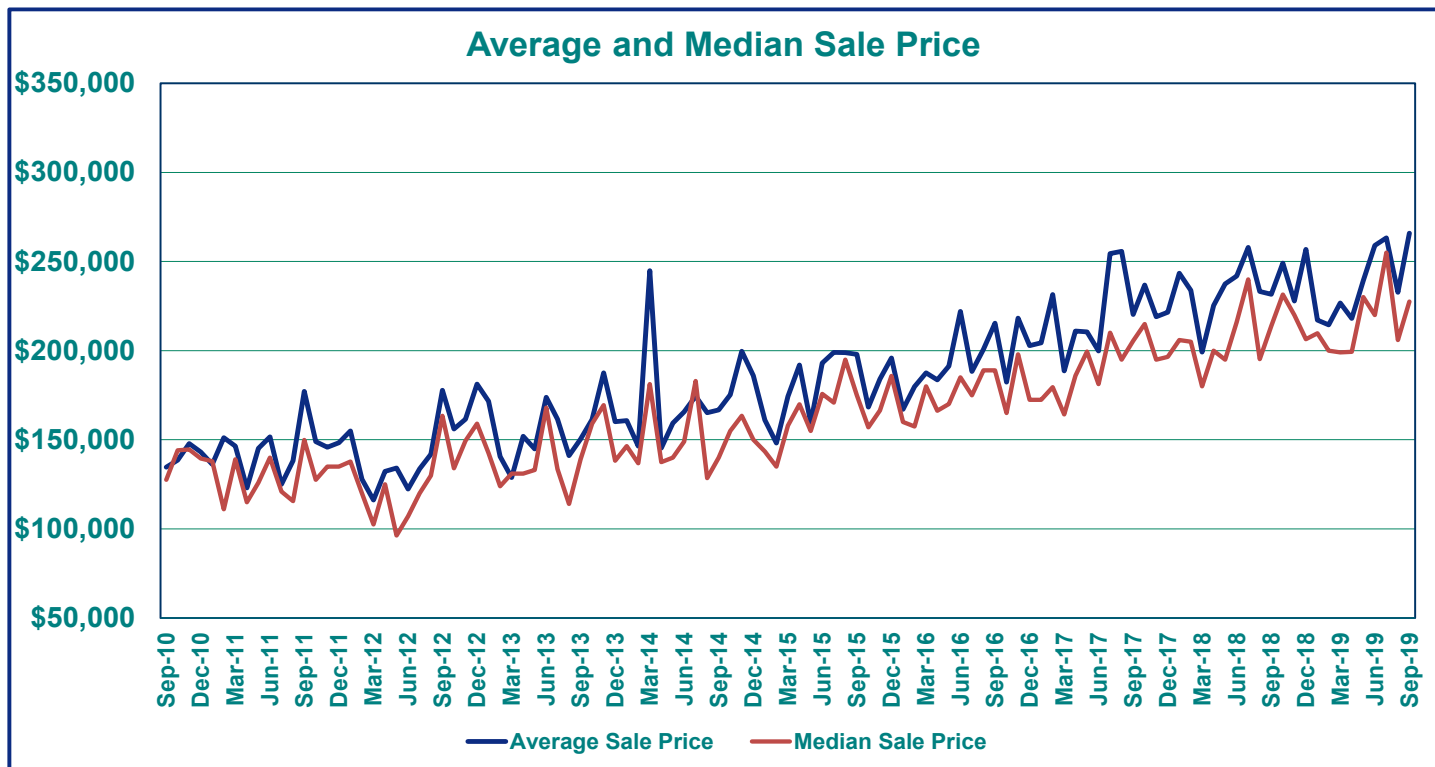


### NEW LISTINGS COOS COUNTY, OR

*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

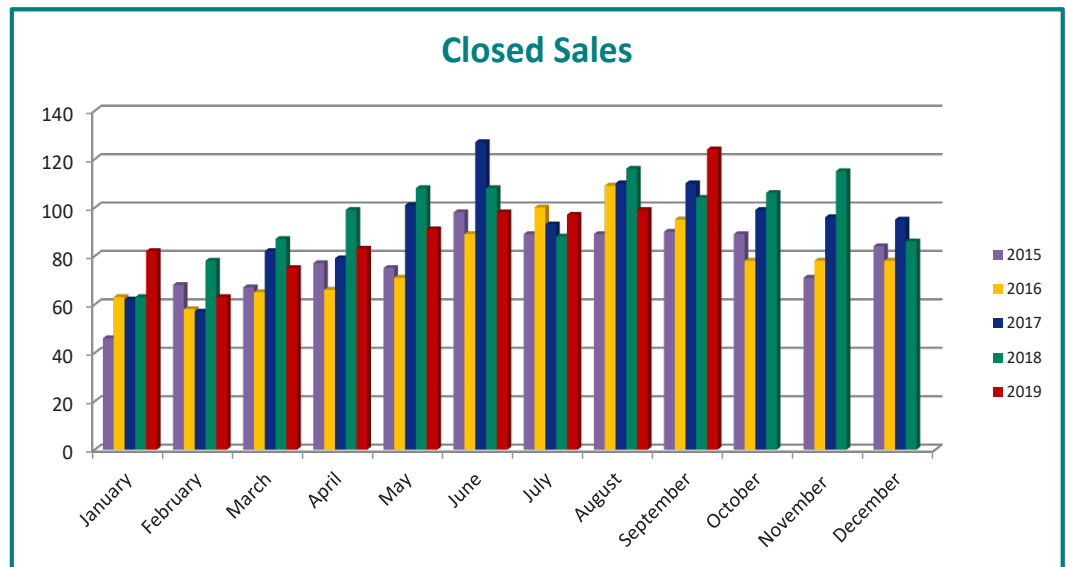
*This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.*

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

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

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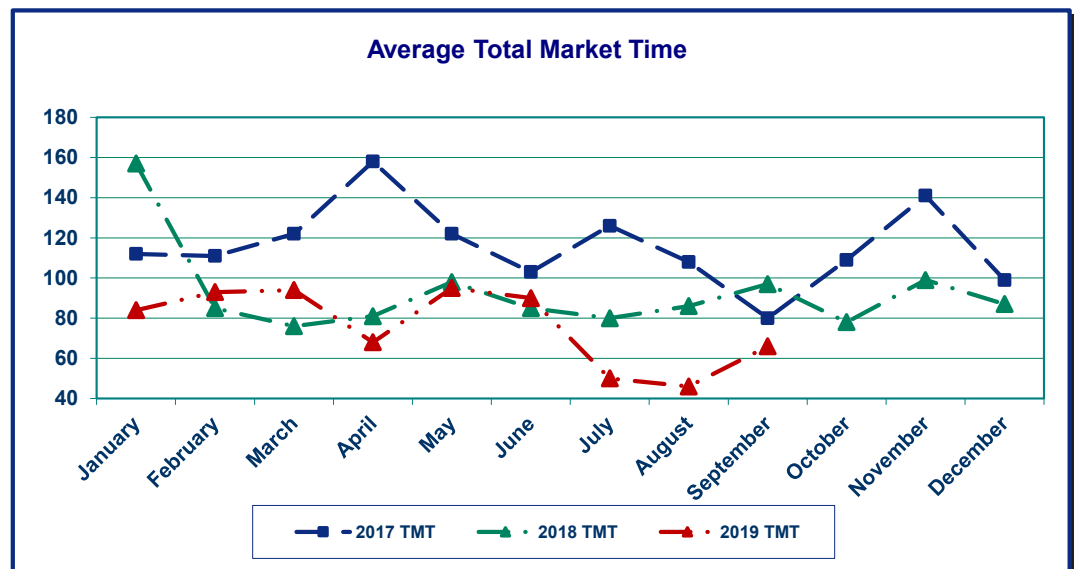
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**DAYS ON MARKET**  
**COOS COUNTY, OR**

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



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

# MARKET ACTION

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

Residential Review: Curry County, Oregon

September 2019 Reporting Period

## September Residential Highlights

Curry County saw cooler activity this September, but new listings showed an increase compared with last year. At 65, new listings rose 8.3% from September 2018 (60), despite cooling from the 92 new listings offered last month in August 2019.

Pending sales (57) fell four short of September 2018 (61) and short of August 2019 when 70 offers were accepted.

There were 51 closed sales, 28.2% cooler than in September 2018 (71) and 22.7% cooler than in August 2019 (66).

## Year to Date Summary

Comparing the first nine months of 2019 to the same period in 2018, pending sales (479) have decreased 0.8%, new listings (682) have decreased 1.9% and closed sales (421) have decreased 7.7%.

## Average and Median Sale Prices

Comparing 2019 to 2018 through September, the average sale price has increased 5.0% from \$312,100 to \$327,800. In the same comparison, the median sale price has increased 6.7% from \$262,500 to \$280,000.

## 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	5.4
June	8.2	7.3	6.3
July	7.2	6.2	5.9
August	6.2	5.5	4.6
September	6.7	4.3	5.7
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	September	65	57	51	370,000	295,000	244
	August	92	70	66	332,300	282,800	150
	Year-to-date	682	479	421	327,800	280,000	170
2018	September	60	61	71	302,400	258,900	156
	Year-to-date	695	483	456	312,100	262,500	159
Change	September	8.3%	-6.6%	-28.2%	22.4%	13.9%	56.9%
	Prev Mo 2019	-29.3%	-18.6%	-22.7%	11.3%	4.3%	62.7%
	Year-to-date	-1.9%	-0.8%	-7.7%	5.0%	6.7%	6.9%

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

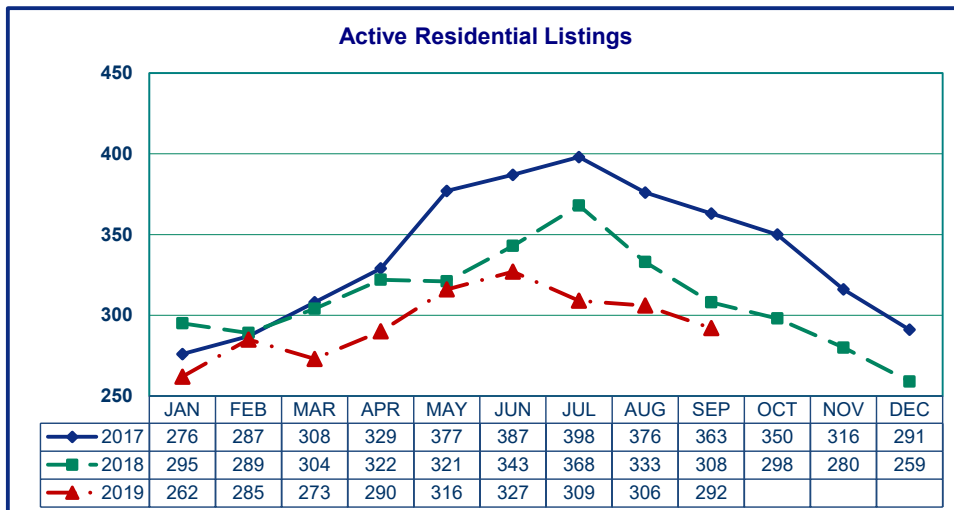
### Average Sale Price % Change:

+5.3% (\$325,100 v. \$308,700)

### Median Sale Price % Change:

+4.5% (\$277,000 v. \$265,000)

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 • 9/2019

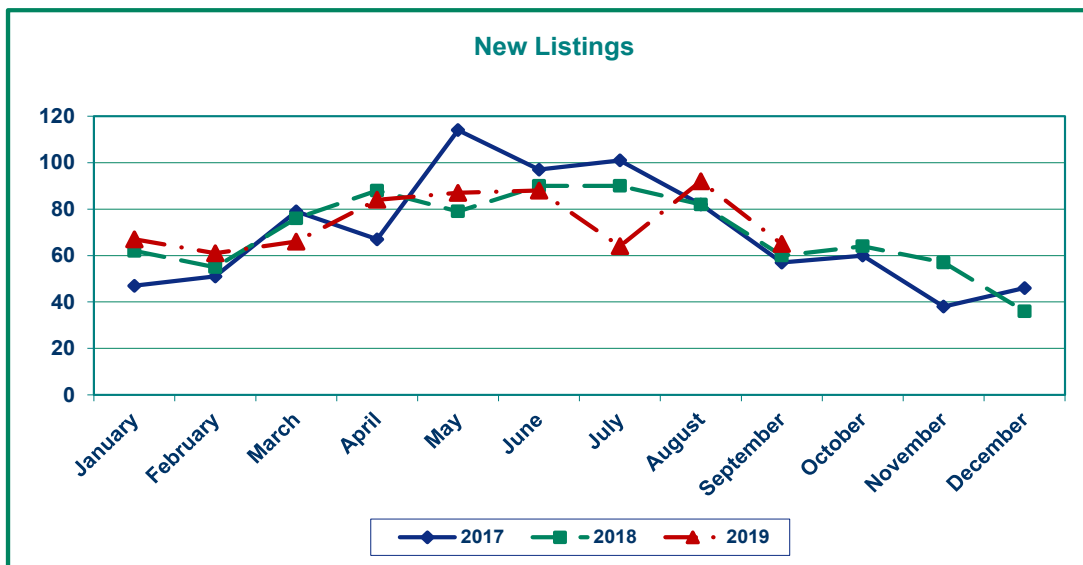
## Curry County, Oregon

		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	90	27	7	24	20.0%	16	367,400	160	245	182	18.2%	151	352,700	320,000	7.9%	7	219,900	18	113,200	11	369,400	
271	Harbor, Winchuck, SB Chetco	64	13	8	10	42.9%	9	419,700	136	145	90	-7.2%	85	264,200	228,000	6.4%	3	215,000	12	160,200	2	277,500	
272	Carpenterville, Cape Ferrello, Whaleshead	26	1	4	4	-20.0%	6	465,000	710	58	44	12.8%	37	329,300	324,900	5.0%	-	-	6	127,500	-	-	
273	Gold Beach	72	15	3	16	-11.1%	11	300,800	130	166	119	-11.2%	103	371,100	275,000	4.2%	5	650,700	33	140,000	-	-	
274	Port Orford	40	9	5	3	-72.7%	9	346,200	333	68	44	-25.4%	45	264,200	240,000	1.8%	1	519,500	24	87,400	2	416,300	
	Curry County	292	65	27	57	-6.6%	51	370,000	244	682	479	-0.8%	421	327,800	280,000	5.3%	16	372,300	93	123,000	15	363,400	

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/18-9/30/19) with 12 months before (10/1/17-9/30/18).

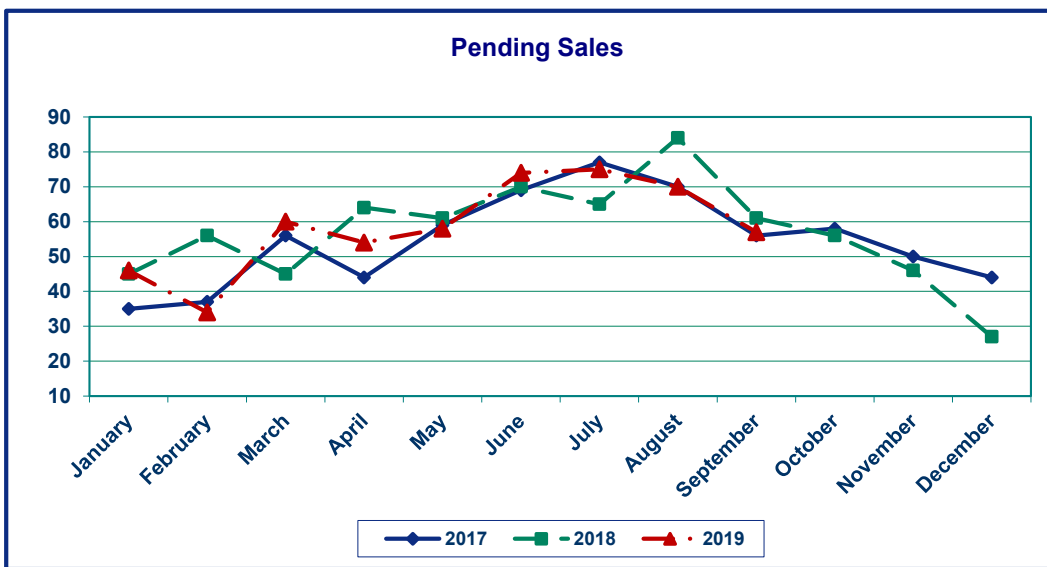
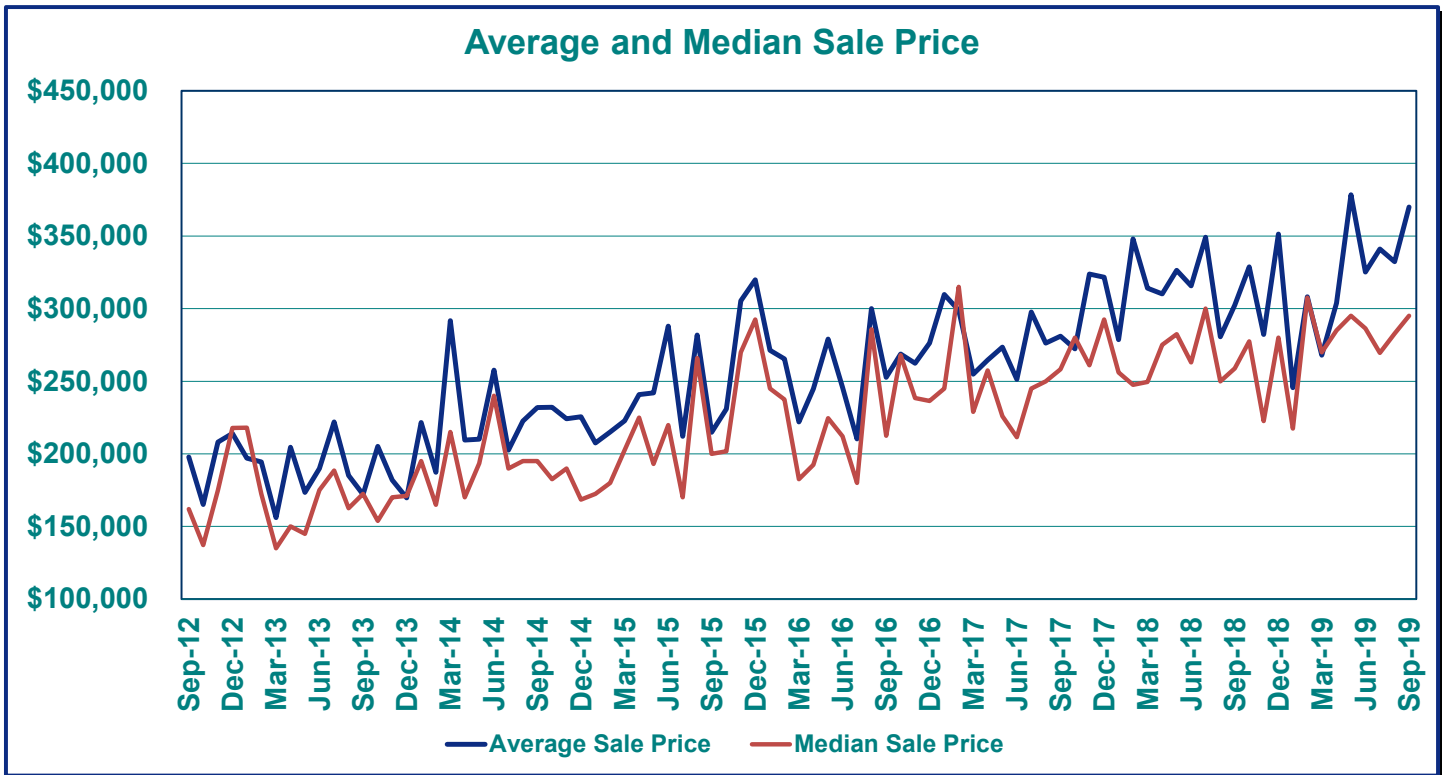
<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



**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.*

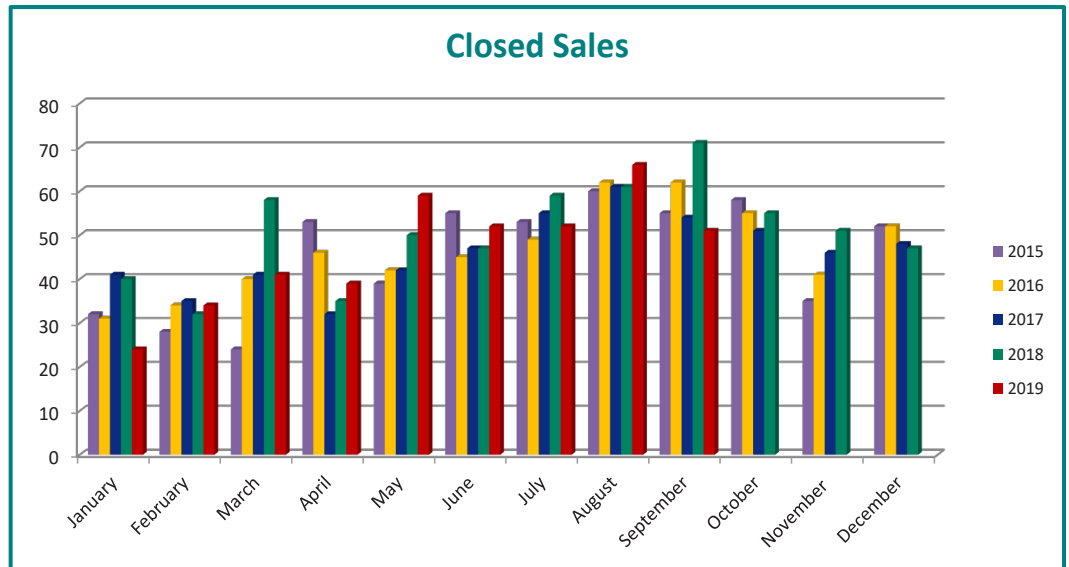


**CLOSED SALES**  
**CURRY COUNTY, OR**

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

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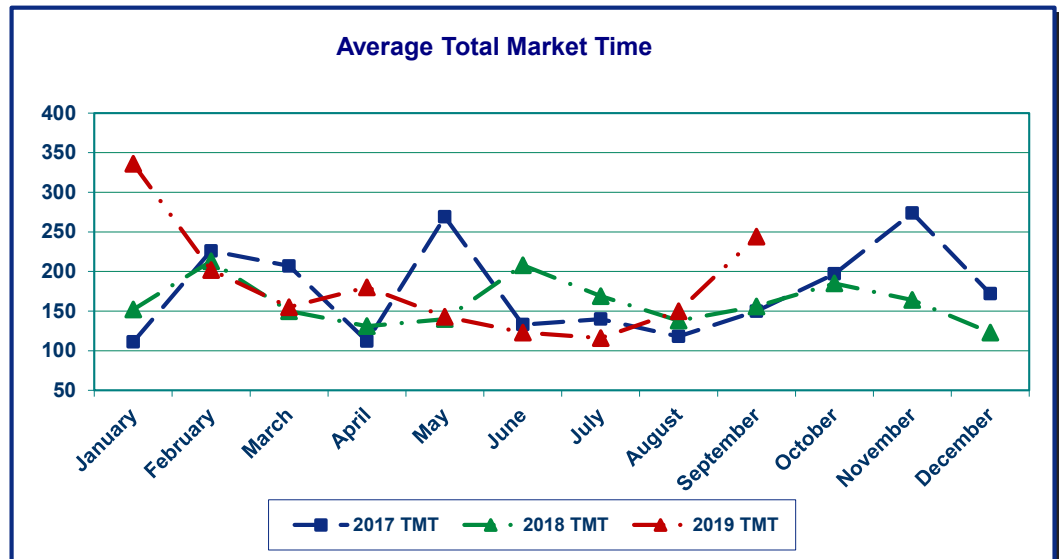
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**DAYS ON MARKET**  
**CURRY COUNTY, OR**

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



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

# MARKET ACTION



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

Residential Review: Douglas County, Oregon

September 2019 Reporting Period

## September Residential Highlights

Douglas County saw its sole gain this month in closings respective to September 2018. At 143, closings rose 3.6% from September 2018 (138) and cooled 27.4% from last month in August 2019 (197).

Pending sales (145) cooled 14.2% from September 2018 (169) and 24.9% compared with August 2019 when 193 offers were accepted.

New listings, at 156, decreased 18.3% from the 191 new listings offered last year in September 2018 and decreased 34.5% from last month in August 2019 when 238 new listings were put on the market.

Inventory in September rose to 3.7 months, with total market time decreasing to 73 days.

## Year to Date Summary

Activity has been cooler in 2019 compared with 2018. Comparing

through September of each year, pending sales (1,387) have decreased 3.5%, closed sales (1,280) have decreased 5.5%, and new listings (1,827) have decreased 6.7%.

## Average and Median Sale Prices

Comparing 2019 to 2018 through September, the average sale price has increased 2.3% from \$234,800 to \$240,100. In the same comparison, the median sale price has increased 7.3% from \$209,300 to \$224,500.

## 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	3.5
June	2.8	3.1	3.4
July	4.1	3.5	2.9
August	3.7	3.3	2.8
September	4.2	4.1	3.7
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:**  
+4.1% (\$238,300 v. \$229,000)  
**Median Sale Price % Change:**  
+8.6% (\$220,000 v. \$202,500)

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

Douglas County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	September	156	145	143	254,200	240,000	73
	August	238	193	197	240,300	229,000	89
	Year-to-date	1,827	1,387	1,280	240,100	224,500	77
2018	September	191	169	138	213,900	194,000	67
	Year-to-date	1,959	1,437	1,354	234,800	209,300	77
Change	September	-18.3%	-14.2%	3.6%	18.8%	23.7%	9.7%
	Prev Mo 2019	-34.5%	-24.9%	-27.4%	5.8%	4.8%	-18.0%
	Year-to-date	-6.7%	-3.5%	-5.5%	2.3%	7.3%	0.1%

# AREA REPORT • 9/2019

## Douglas 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	
251	NE Roseburg	50	14	3	11	-35.3%	16	233,900	77	189	154	-2.5%	152	234,700	220,000	3.3%	5	478,000	11	66,200	11	216,100	
252	NW Roseburg	67	17	4	17	-26.1%	19	374,900	65	189	145	-11.6%	136	337,500	303,500	1.5%	-	-	10	161,000	-	-	
253	SE Roseburg	35	9	2	8	14.3%	8	222,000	102	105	79	-13.2%	73	225,900	211,000	19.5%	5	158,600	5	52,800	4	164,000	
254	SW Roseburg	39	19	6	16	-11.1%	21	266,700	46	178	146	29.2%	130	289,500	262,200	-6.0%	3	460,000	16	121,700	3	572,700	
255	Glide & E of Roseburg	33	5	3	4	-20.0%	4	347,000	229	72	43	-20.4%	39	304,900	299,900	6.5%	-	-	11	81,600	1	175,000	
256	Sutherlin/Oakland Area	81	22	9	22	10.0%	16	267,400	69	244	183	8.3%	165	238,400	246,000	1.6%	4	228,500	18	170,200	3	243,300	
257	Winston & SW of Roseburg	45	15	6	15	-16.7%	14	240,900	53	187	137	-11.0%	127	219,300	224,000	-0.7%	5	372,700	16	105,100	2	545,000	
258	Myrtle Creek & S/SE of Roseburg	99	21	5	25	19.0%	23	183,000	96	296	205	0.5%	183	193,500	169,000	4.2%	4	1,606,300	29	77,800	7	217,000	
259	Green District	27	16	2	13	0.0%	12	180,600	43	143	120	-20.0%	107	200,300	200,000	6.9%	3	568,300	6	108,100	1	245,000	
265	North Douglas County	57	18	5	14	-48.1%	10	268,900	71	224	175	-2.8%	168	212,300	185,000	3.1%	7	220,500	16	89,600	3	260,500	
	Douglas County	533	156	45	145	-14.2%	143	254,200	73	1,827	1,387	-3.5%	1,280	240,100	224,500	4.1%	36	472,600	138	105,300	35	265,500	

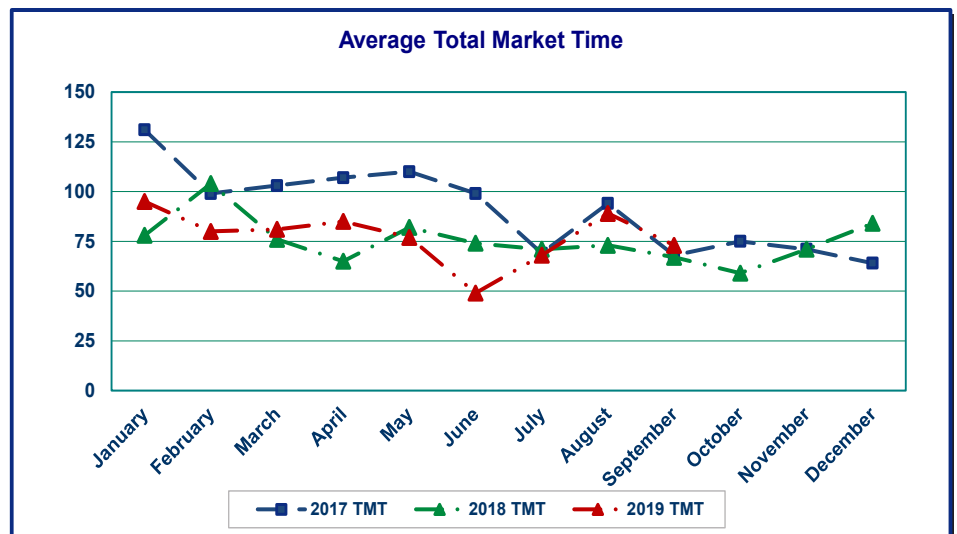
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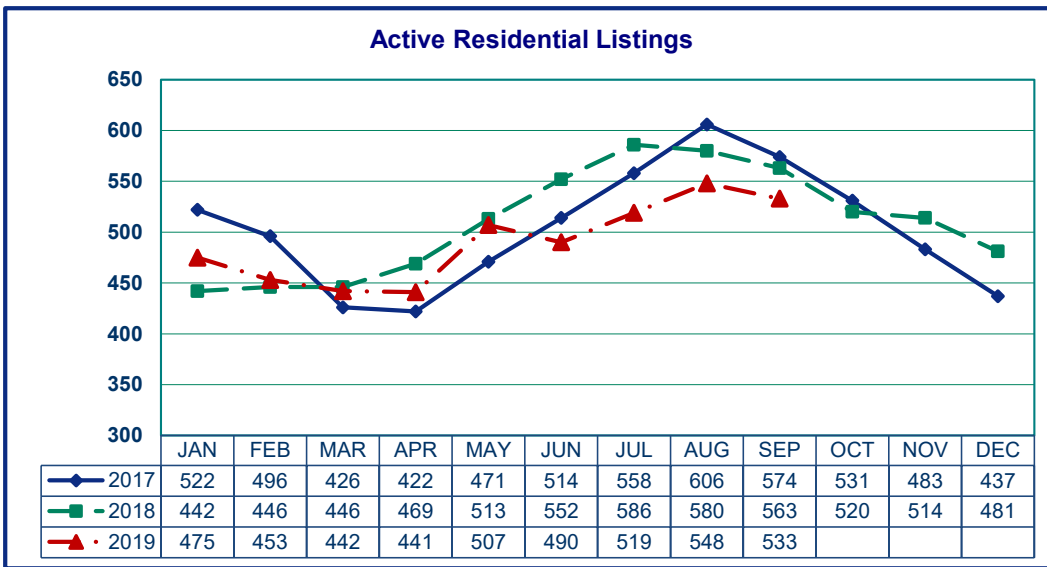
### DAYS ON MARKET DOUGLAS COUNTY, OR

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



## ACTIVE RESIDENTIAL LISTINGS

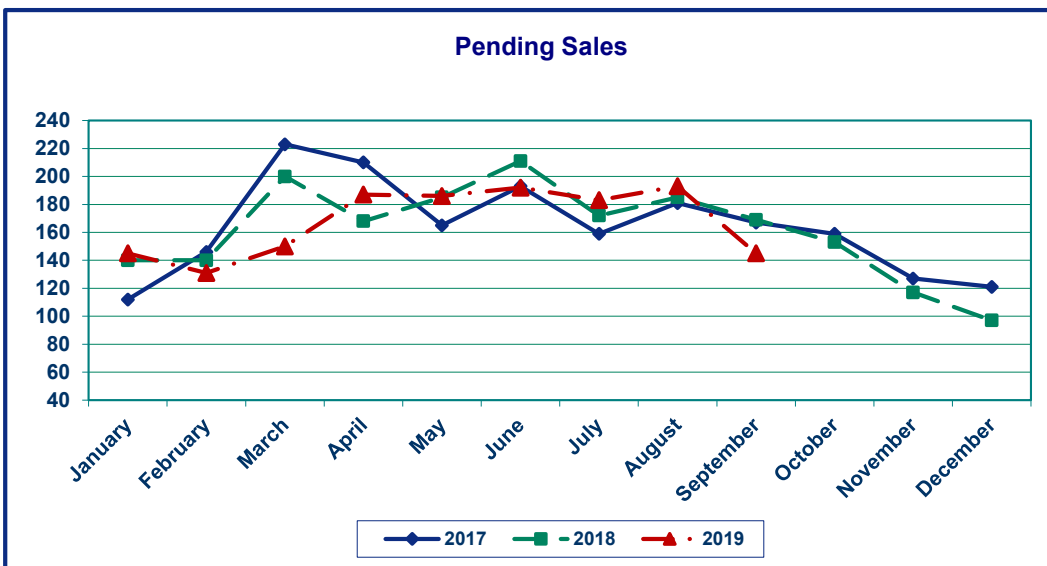
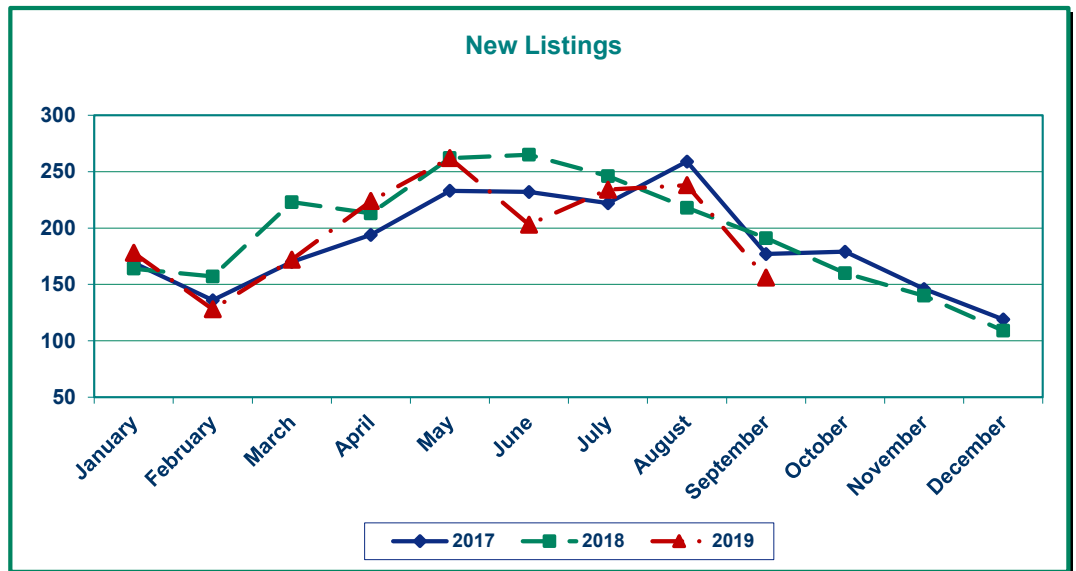
**DOUGLAS COUNTY, OR**  
*This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.*



## NEW LISTINGS

**DOUGLAS COUNTY, OR**

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



## PENDING LISTINGS

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

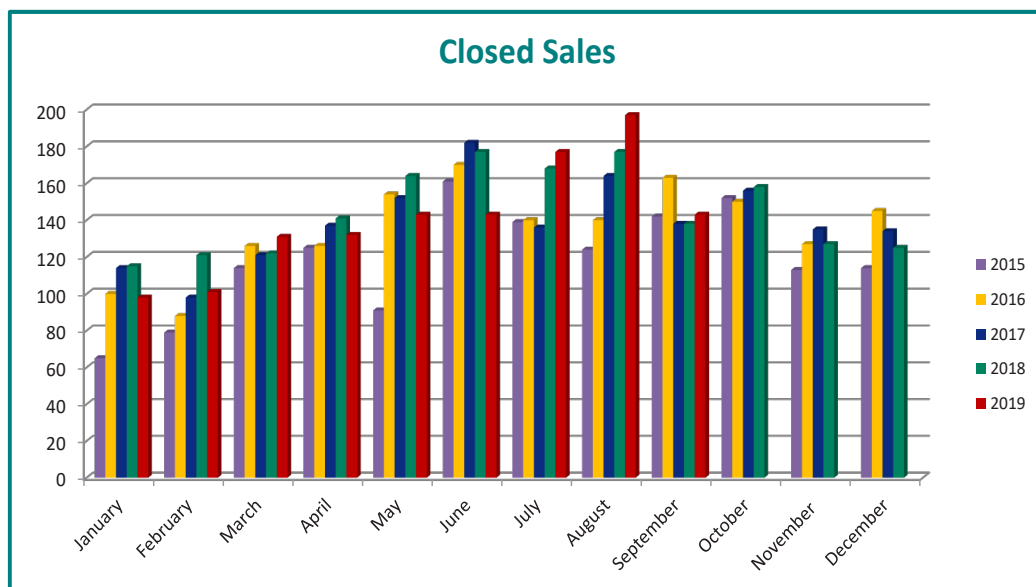
## CLOSED SALES

DOUGLAS COUNTY, OR

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

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**8338 NE Alderwood Rd**  
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**(503) 236-7657**  
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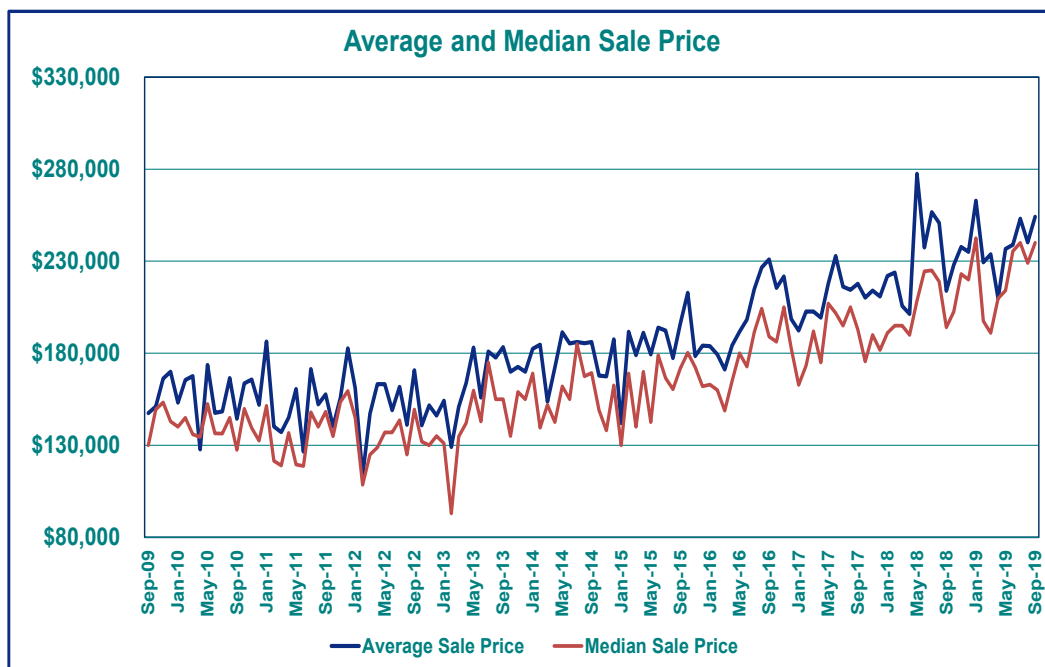
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## SALE PRICE

DOUGLAS COUNTY, OR

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



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



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

# MARKET ACTION



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

Residential Review: Grant County, Oregon

September 2019 Reporting Period

## September Residential Highlights

Pending sales had a strong month in Grant County this September. At 13, pending sales outpaced September 2018 (6) and August 2019 (8) and ended at the second-strongest September on the RMLS™ record, dating to 2010.

New listings, at 14, edged two ahead of the 12 offered last year in

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

**Average Sale Price % Change:**  
+2.9% (\$160,300 v. \$155,800)  
**Median Sale Price % Change:**  
+0.1% (\$130,000 v. \$129,900)

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

September 2018 and doubled the seven offered last month in August 2019.

Three closed sales fell short of both September 2018 (6) and August 2019 (14).

Inventory rose to 18.7 months in September, with total market time decreasing to 82 days.

## Average and Median Sales Prices

Comparing 2019 to 2018 through September, the average sale price has increased 3.5% from \$155,900 to \$161,400. In the same comparison, the median sale price has increased from \$130,000 to \$151,000.

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	10.2
June	8.6	6.2	4.9
July	12.0	20.7	6.0
August	8.5	7.3	4.1
September	12.2	11.0	18.7
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.

Grant County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	September	14	13	3	186,300	155,000	82
	August	7	8	14	173,300	156,700	258
	Year-to-date	102	81	69	161,400	151,000	211
2018	September	12	6	6	195,100	164,000	111
	Year-to-date	105	75	66	155,900	130,000	181
Change	September	16.7%	116.7%	-50.0%	-4.5%	-5.5%	-25.8%
	Prev Mo 2019	100.0%	62.5%	-78.6%	7.5%	-1.1%	-68.2%
	Year-to-date	-2.9%	8.0%	4.5%	3.5%	16.2%	16.6%

# AREA REPORT • 9/2019

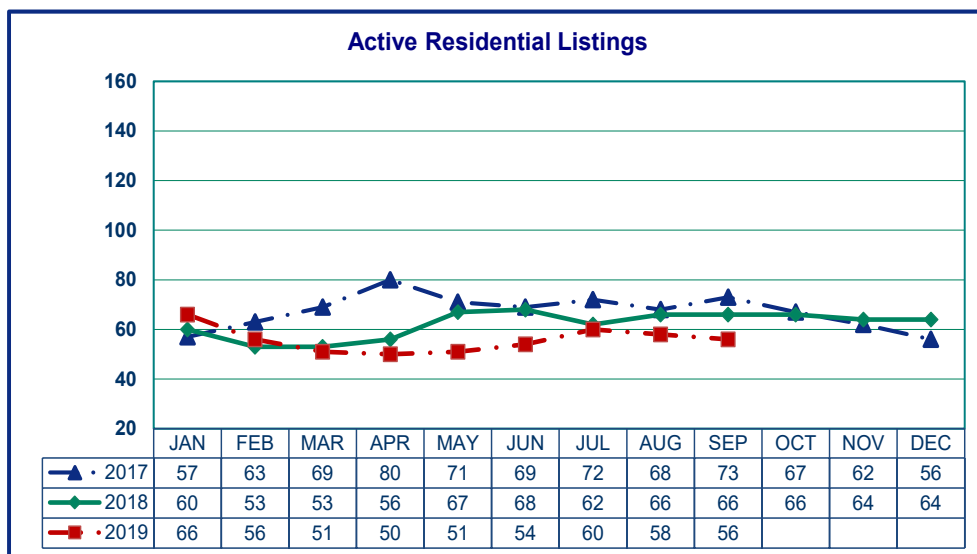
## Grant County, Oregon

		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	-	-	-	-	-	-	-	-	-	-	-	2	150,000	-	-	
97820	Canyon City	7	4	1	1	-50.0%	0	-	-	15	11	-45.0%	11	175,900	163,000	15.1%	1	289,000	1	42,500	-	-	
97825	Dayville	1	0	0	1	-	1	155,000	12	2	3	50.0%	3	214,000	168,000	1.9%	-	-	2	192,500	-	-	
97845	John Day	21	5	0	7	600.0%	1	312,000	135	44	31	40.9%	22	165,800	147,500	-3.6%	1	95,000	1	67,500	-	-	
97848	Kimberly	2	0	1	0	-	0	-	-	1	-	-	-	-	-	-	-	-	1	325,000	-	-	
97856	Long Creek	4	1	0	0	-100.0%	0	-	-	4	1	-50.0%	2	62,500	62,500	216.3%	-	-	5	19,600	-	-	
97864	Monument	2	0	0	0	-	0	-	-	1	3	-	2	244,800	244,800	-	1	172,000	-	-	-	-	
97865	Mount Vernon	12	3	0	2	100.0%	-	-	-	16	17	41.7%	14	205,200	183,000	33.8%	1	105,000	1	98,500	-	-	
97869	Prairie City	7	1	0	2	100.0%	1	92,000	99	19	15	0.0%	15	94,900	92,000	-30.3%	-	-	1	79,000	-	-	
97873	Seneca	0	0	0	0	-	0	-	-	-	-	-100.0%	-	-	-	-	-	-	2	4,000	-	-	
	Grant County	56	14	2	13	116.7%	3	186,300	82	102	81	8.0%	69	161,400	151,000	2.9%	4	165,300	16	87,700	-	-	

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/18-9/30/19) with 12 months before (10/1/17-9/30/18).

<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

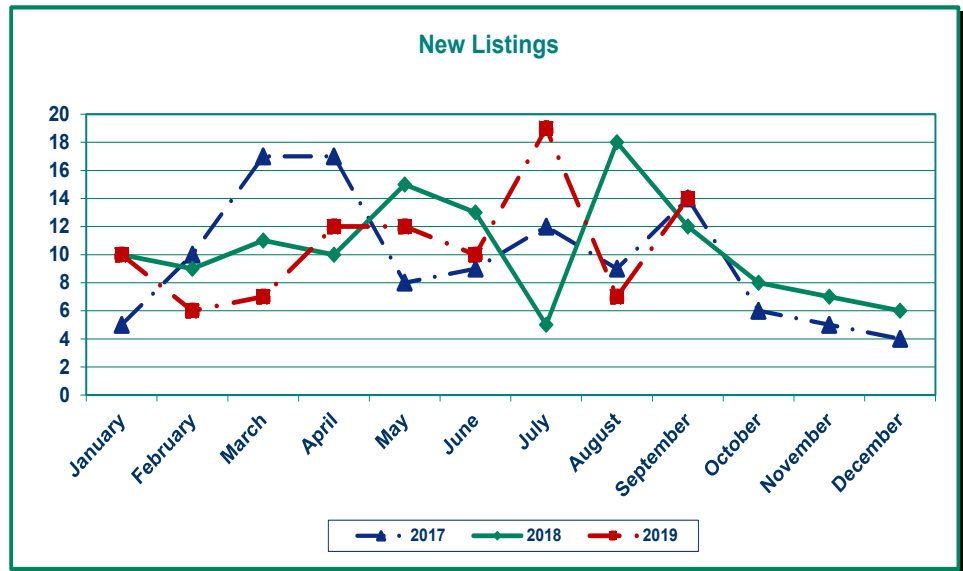
*This graph shows the active residential listings in Grant County, Oregon.*



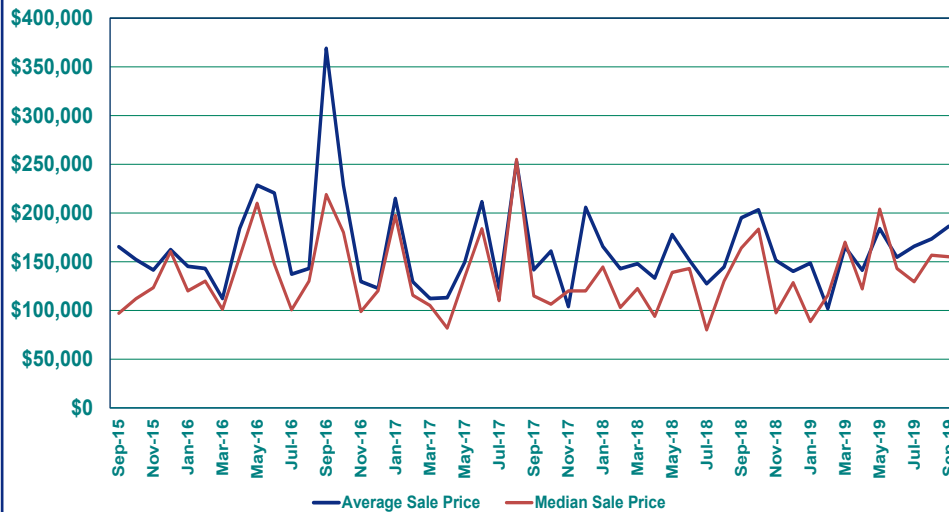
## NEW LISTINGS

### GRANT COUNTY, OR

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



## Average and Median Sale Price



## SALE PRICE

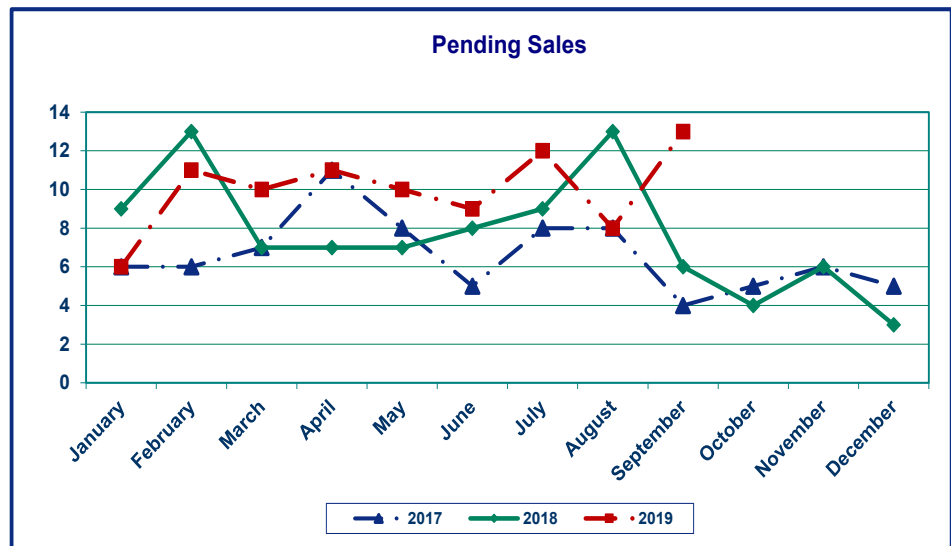
### GRANT COUNTY, OR

*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.*

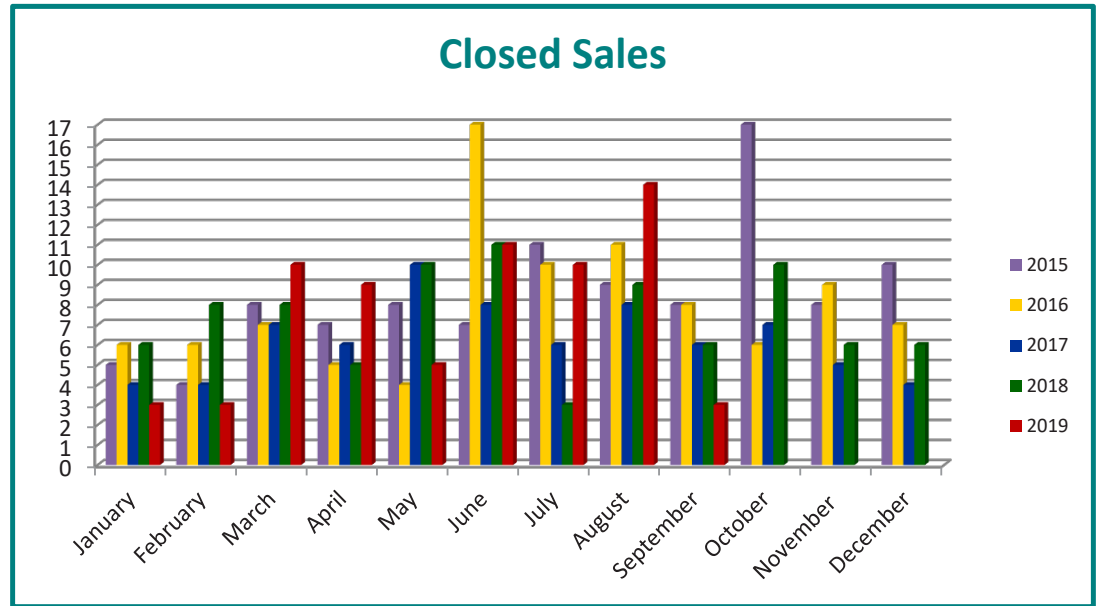




**CLOSED SALES**  
**GRANT COUNTY, OR**

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

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



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

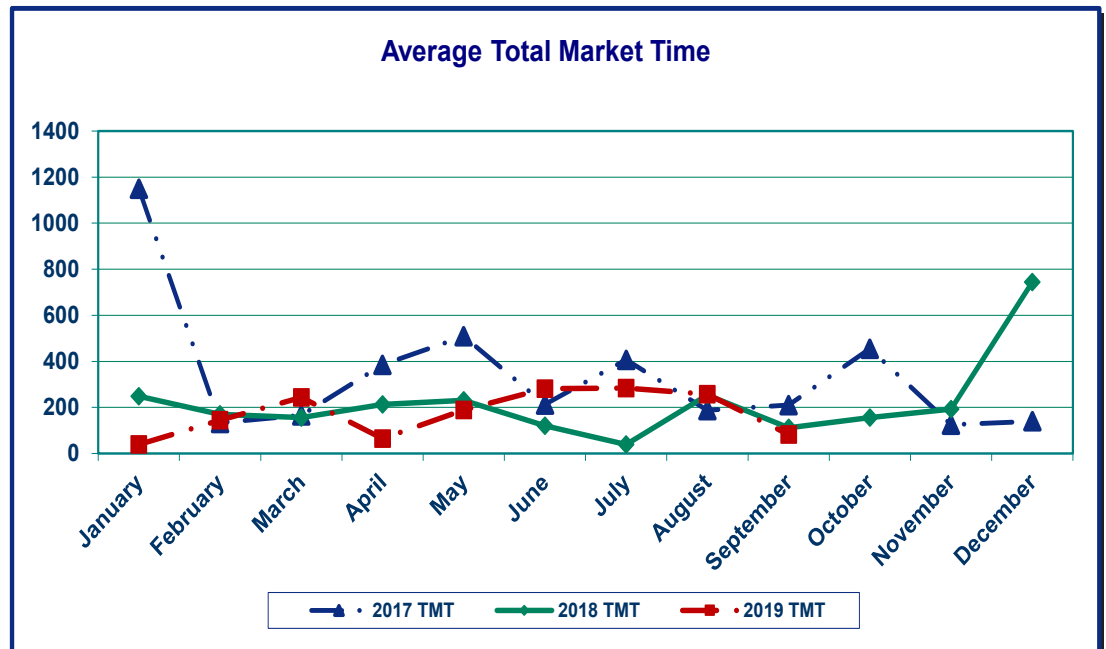
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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**DAYS ON MARKET**  
**GRANT COUNTY, OR**

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



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

# MARKET ACTION



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

## Residential Review: Josephine County, Oregon

September 2019 Reporting Period

### September Residential Highlights

September brought an uptick in accepted offers to Josephine County. Eleven pendings rose over the eight recorded last year in both September 2018 and last month in August 2019.

Closed sales, at four, fell one short of the five recorded last year in September 2018 and short of the seven recorded last month in August 2019.

New listings, at nine, similarly fell short of the 14 new listings offered both last year in September 2018 and last month in August 2019.

Inventory in September rose to 7.8 months.

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

### Year to Date Summary

Activity has been mixed in 2019 compared to 2018. Comparing each year through September, closed sales (53) have increased 6.0% and pending sales (57) have increased 3.6%, while new listings (88) have decreased 26.7%.

### Average and Median Sale Prices

Comparing 2019 to 2018 through September, the average sale price has decreased 9.8% from \$304,700 to \$274,800. In the same comparison, the median sale price has decreased 0.9% from \$267,500 to \$270,000.

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	6.8
June	19.0	7.8	5.7
July	N/A	4.6	11.3
August	32.0	8.0	5.3
September	26.0	8.8	7.8
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:

-5.8% (\$277,500 v. \$294,700)

#### Median Sale Price % Change:

+9.0% (\$272,500 v. \$250,000)

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

Josephine County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	September	9	11	4	304,500	290,000	33
	August	14	8	7	251,500	240,000	73
	Year-to-date	88	57	53	274,800	270,000	80
2018	September	14	8	5	307,600	249,900	57
	Year-to-date	120	55	50	304,700	267,500	53
Change	September	-35.7%	37.5%	-20.0%	-1.0%	16.0%	-43.4%
	Prev Mo 2019	-35.7%	37.5%	-42.9%	21.1%	20.8%	-54.8%
	Year-to-date	-26.7%	3.6%	6.0%	-9.8%	0.9%	50.1%

# AREA REPORT • 9/2019

## 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	Closed Sales	Average Sale Price
97497	Wolf Creek	3	-	1	1	-	-	-	8	3	200.0%	2	110,000	110,000	-91.9%	-	-	2	62,300	-	-	
97523	Cave Junction	1	0	0	0	-100.0%	0	-	6	5	-28.6%	7	187,200	182,200	-24.9%	-	-	1	40,000	-	-	
97526	Grants Pass	11	4	3	6	200.0%	3	316,300	22	43	28	21.7%	25	292,300	272,500	8.8%	2	1,457,500	1	37,000	-	-
97527	Grants Pass	10	2	1	3	-40.0%	1	269,000	64	22	17	-19.0%	17	297,300	282,900	5.0%	-	-	1	140,000	-	-
	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	2	1	1	-	0	-	-	2	2	100.0%	0	-	-	-	0	-	0	-	0	-
97533	Murphy	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97534	O'Brien	-	0	1	0	-	0	-	-	-	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97538	Selma	4	1	1	0	-	0	-	-	5	0	-	0	-	-	-	0	-	0	-	0	-
97543	Wilderville	2	0	1	0	-	0	-	-	2	2	-	2	337,300	337,300	-	-	-	1	155,000	-	-
97544	Williams	0	0	1	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
	Josephine Co.	31	9	10	11	37.5%	4	304,500	33	88	57	3.6%	53	274,800	270,000	-5.9%	2	1,457,500	6	82,800	-	-

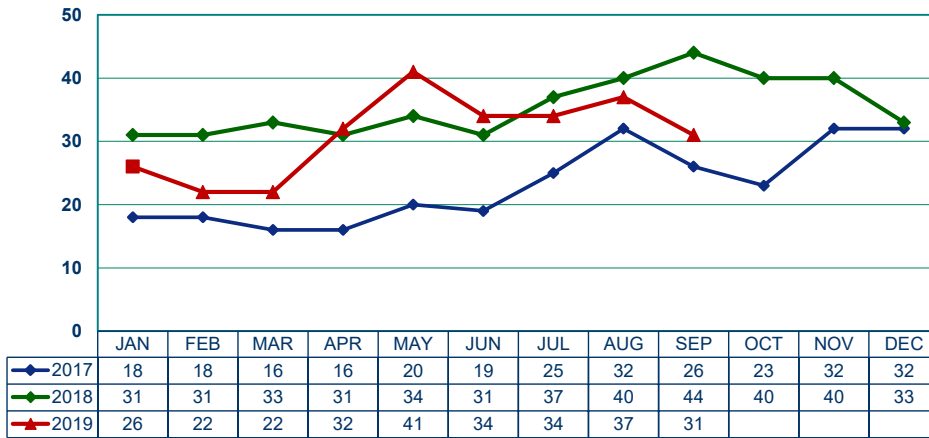
97501	Medford	11	3	2	1	0.0%	3	264,100	36	42	24	33.3%	22	265,000	257,200	-53.7%	4	723,800	-	-	1	170,000
97502	Central Point	4	2	0	0	-100.0%	0	-	-	30	17	0.0%	16	307,400	272,500	19.0%	-	-	4	130,000	-	-
97503	White City	-	0	1	0	-100.0%	1	260,000	5	8	3	-57.1%	4	163,600	190,000	-14.6%	-	-	1	65,000	-	-
97504	Medford	15	6	2	1	-75.0%	5	323,000	71	72	41	2.5%	45	379,500	360,000	12.9%	-	-	-	-	1	310,000
97520	Ashland	10	1	2	0	-100.0%	-	-	-	17	3	-62.5%	3	392,600	337,900	-38.8%	3	618,300	2	127,500	-	-
97522	Butte Falls	0	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	-23.3%	0	-	0	-	0	-
97524	Eagle Point	5	1	1	0	-	1	394,600	17	17	9	12.5%	10	355,100	385,300	48.3%	-	-	-	-	-	-
97525	Gold Hill	2	1	3	1	-	0	-	-	11	5	-28.6%	4	358,800	327,500	-11.2%	-	-	1	85,000	-	-
97530	Jacksonville	5	2	1	0	-100.0%	0	-	-	11	2	0.0%	1	520,000	520,000	6.9%	-	-	-	-	-	-
97535	Phoenix	2	0	0	0	-	0	-	-	2	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97536	Prospect	-	1	0	0	-	0	-	-	1	2	-	1	215,000	215,000	-	-	-	1	900,000	-	-
97537	Rogue River	2	0	0	0	-	0	-	-	7	9	80.0%	10	260,700	260,000	9.7%	-	-	2	130,500	-	-
97539	Shady Cove	1	0	0	0	-	0	-	-	1	0	-100.0%	1	550,300	550,300	206.4%	-	-	-	-	-	-
97540	Talent	2	0	1	0	-	0	-	-	5	4	33.3%	4	391,100	399,500	9.6%	-	-	-	-	-	-
97541	Talent	1	1	1	0	-	0	-	-	2	-	-100.0%	-	-	-	-	-	-	1	165,000	-	-
	Jackson Co.	60	18	14	3	-76.9%	10	306,200	49	226	119	-1.7%	121	331,400	317,000	-6.4%	7	678,600	12	187,600	2	240,000

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/18-9/30/19) with 12 months before (10/1/17-9/30/18).

<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

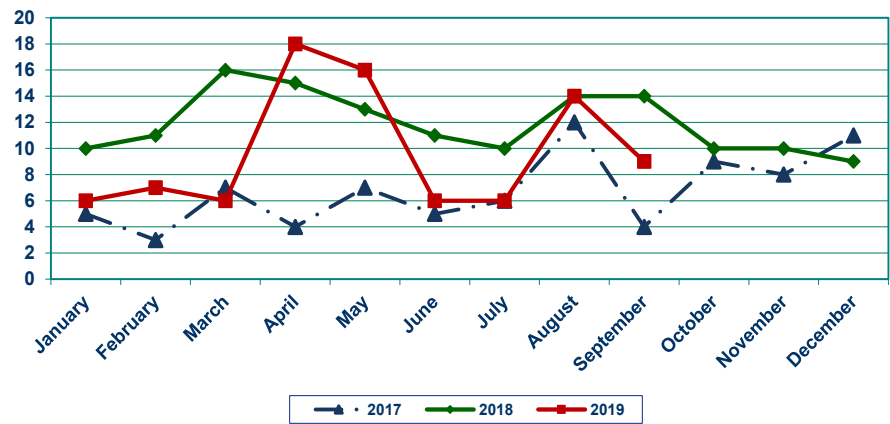
*This graph shows the active residential listings in Josephine County, Oregon.*

## NEW LISTINGS

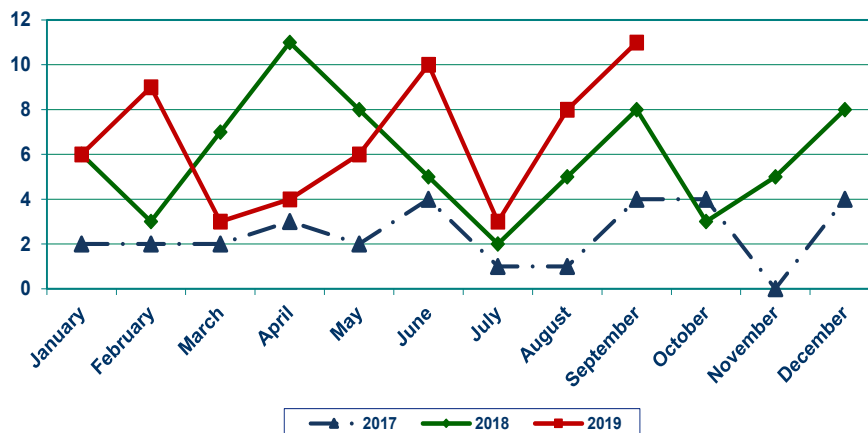
JOSEPHINE COUNTY, OR

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

New Listings



Pending Sales



## PENDING LISTINGS

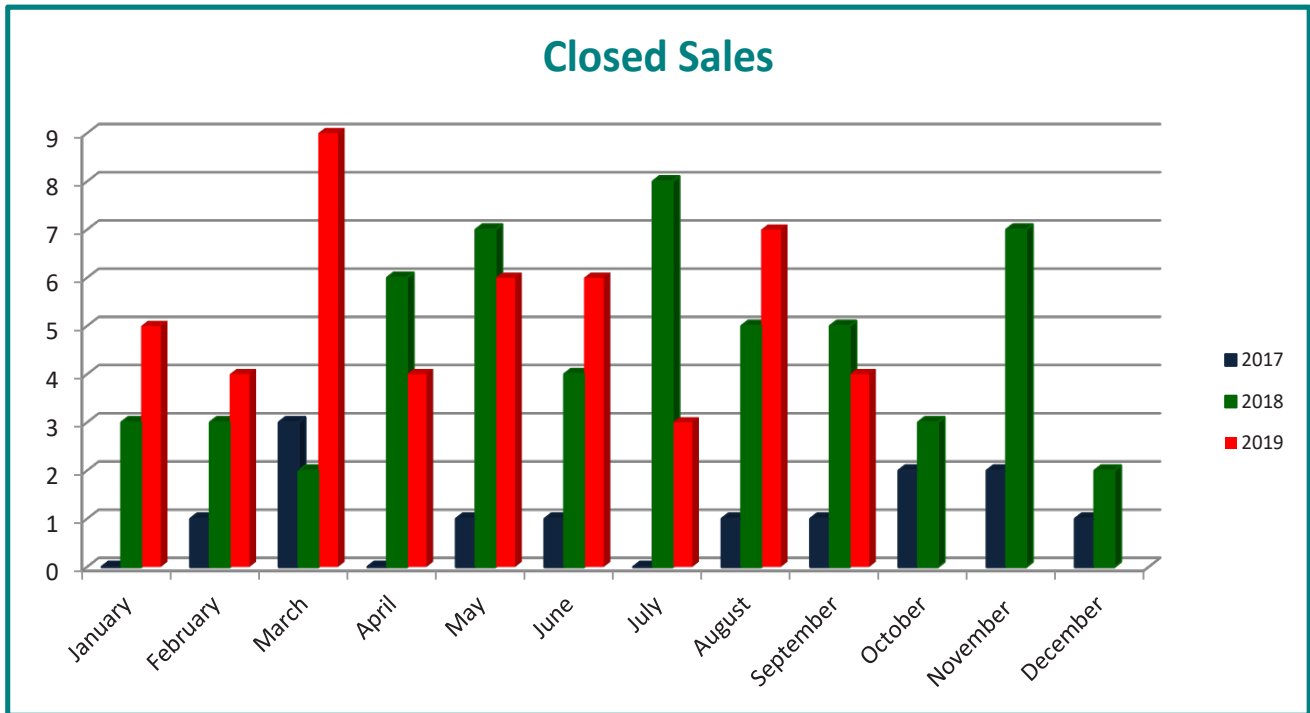
JOSEPHINE COUNTY, OR

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

## CLOSED SALES

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

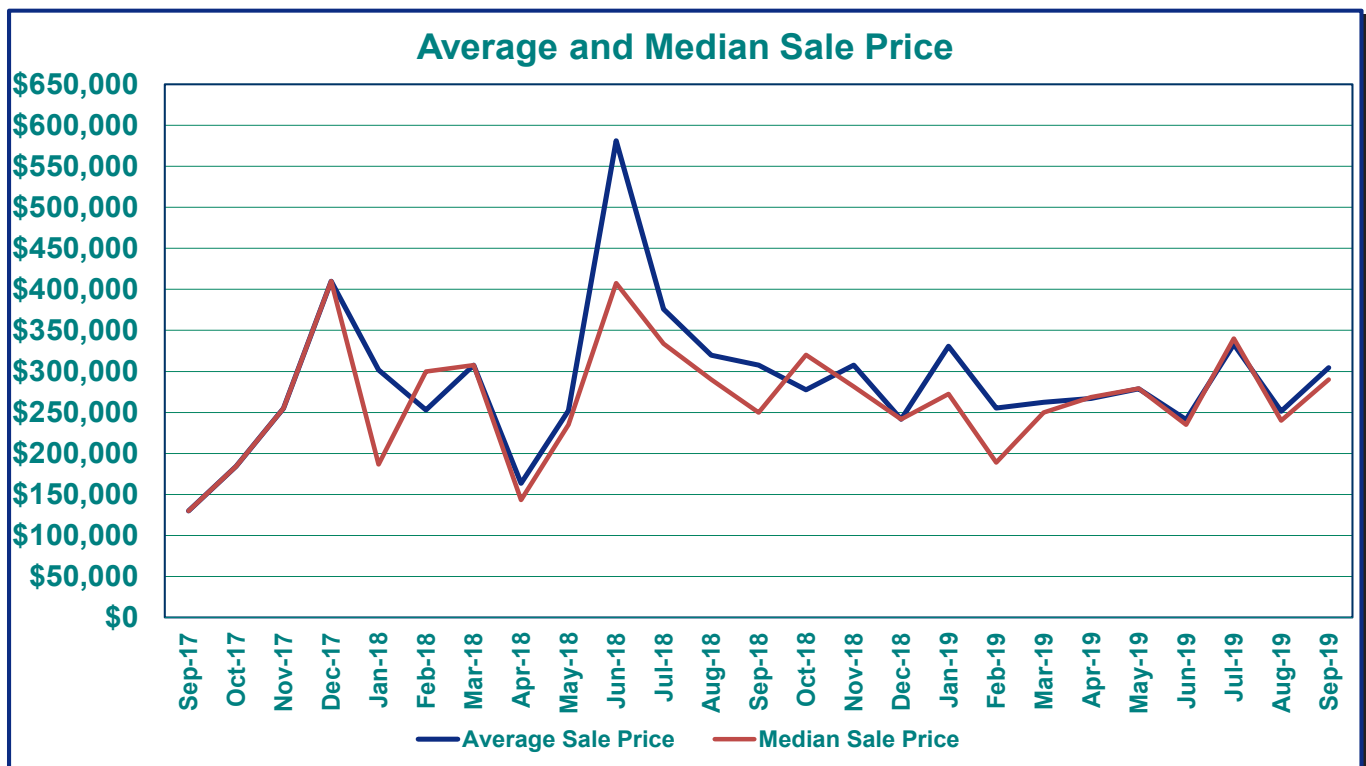
JOSEPHINE COUNTY, OR



## 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.*

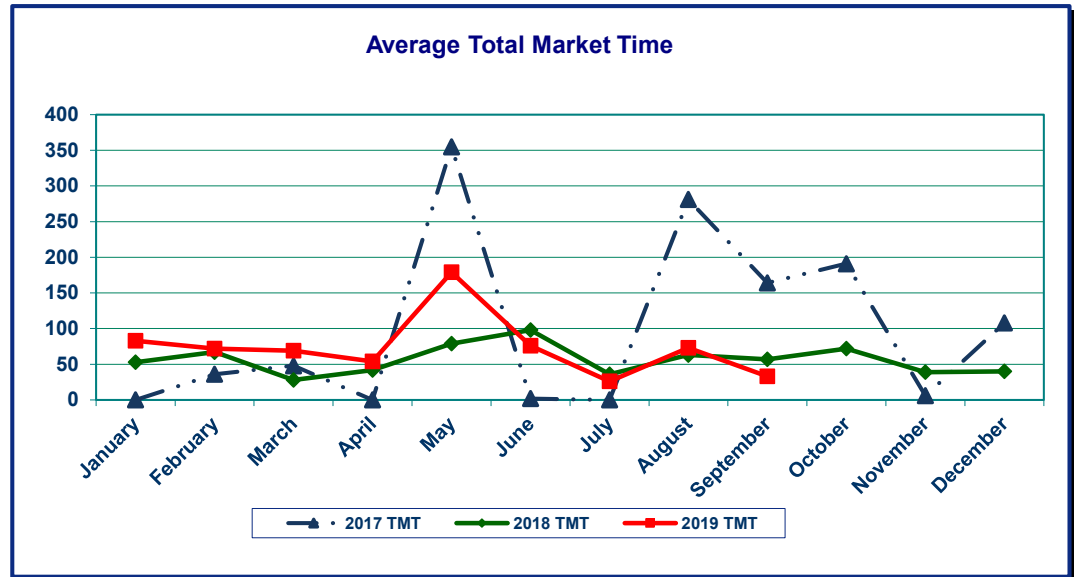
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Pat Kaplan, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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

Residential Review: Lane County, Oregon

September 2019 Reporting Period

## September Residential Highlights

Closed sales had the sole gain this month in Lane County, relative to September of 2018. At 429, closings ended 7.5% ahead of September 2018 (399) but fell 17.5% short of the 520 closings recorded last month in August 2019.

Pending sales, at 420, fell 2.1% short of September 2018 when 429 offers were accepted, at 16.3% short of August 2019 when 502 offers were accepted.

There were 446 new listings, ending 7.7% below the 483 new listings offered back in September 2018 and 30.4% below the 641 offered just last month in August 2019.

Inventory increased slightly to 1.8 months in September. Total market time increased by a week to end at 37 days.

## Year to Date Summary

Activity is cooler so far in 2019 compared with 2018. Comparing the first nine months of each, pending sales (3,949) have decreased 5.6%, closed sales (3,747) have decreased 6.2%, and new listings (4,817) have decreased 8.4%.

## Average and Median Sale Prices

Comparing 2019 to 2018 through September, the average sale price has increased 5.7% from \$307,300 to \$324,900. In the same comparison, the median sale price has increased 5.0% from \$281,000 to \$295,000.

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

**Average Sale Price % Change:**  
+6.9% (\$322,500 v. \$301,700)  
**Median Sale Price % Change:**  
+5.8% (\$292,000 v. \$276,000)

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

## 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	1.5
June	1.7	1.7	1.6
July	2.0	1.8	1.5
August	2.0	1.7	1.6
September	2.2	2.4	1.8
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.

Greater Lane Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	September	446	420	429	327,900	295,000	30
	August	641	502	520	343,000	308,000	37
	Year-to-date	4,817	3,949	3,747	324,900	295,000	45
2018	September	483	429	399	312,600	287,000	36
	Year-to-date	5,260	4,182	3,995	307,300	281,000	44
Change	September	-7.7%	-2.1%	7.5%	4.9%	2.8%	-15.6%
	Prev Mo 2019	-30.4%	-16.3%	-17.5%	-4.4%	-4.2%	-18.9%
	Year-to-date	-8.4%	-5.6%	-6.2%	5.7%	5.0%	2.1%

# AREA REPORT • 9/2019

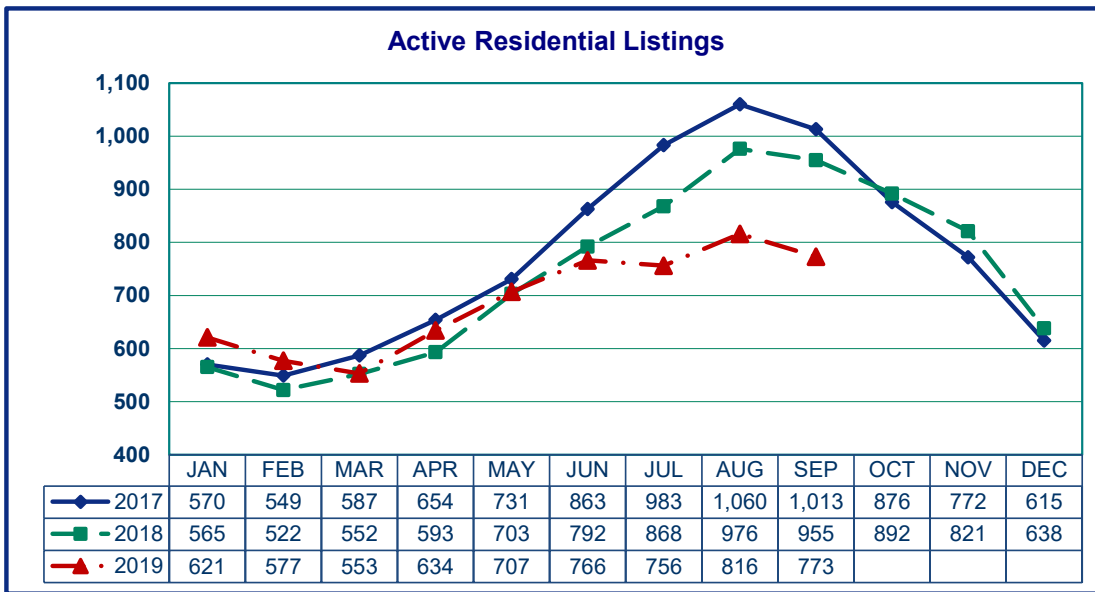
## Lane County, Oregon

		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	8	2	3	1	0.0%	0	-	-	18	8	-42.9%	7	119,600	116,000	106	61.6%	-	-	4	68,500	-	-	
226	Florence Green Trees	6	1	0	1	0.0%	3	225,500	49	26	20	-44.4%	21	183,200	185,000	46	30.6%	-	-	-	-	-	-	
227	Florence Florentine	5	4	0	6	20.0%	3	328,300	43	25	24	-14.3%	19	286,300	290,000	54	8.7%	-	-	-	-	-	-	
228	Florence Town	49	14	4	7	-66.7%	18	296,800	45	164	124	-23.9%	130	287,200	270,200	56	7.4%	3	205,000	18	110,500	6	286,200	
229	Florence Beach	18	6	1	8	14.3%	5	301,000	86	72	57	-3.4%	58	307,600	281,300	96	1.2%	-	-	15	53,800	-	-	
230	Florence North	22	4	1	5	0.0%	6	279,000	94	57	42	7.7%	36	319,700	306,500	102	-8.6%	1	380,000	15	110,600	-	-	
231	Florence South/ Dunes City	26	8	1	6	-53.8%	8	455,300	92	66	48	2.1%	45	338,100	300,000	95	-9.0%	-	-	12	141,200	1	226,000	
238	Florence East/ Mapleton	27	8	3	3	-40.0%	4	201,000	133	53	27	-27.0%	25	243,700	212,500	142	8.2%	-	-	7	84,000	-	-	
	Grand Total	161	47	13	37	-36.2%	47	311,300	71	481	350	-17.3%	341	287,700	272,800	80	7.8%	4	248,800	71	98,800	7	277,600	
232	Hayden Bridge	10	9	1	12	-7.7%	9	329,900	8	133	128	-7.2%	120	311,500	289,600	41	9.0%	1	469,900	2	97,500	6	444,600	
233	McKenzie Valley	58	12	2	11	10.0%	13	332,000	30	140	70	-9.1%	65	413,800	400,000	58	21.2%	-	-	12	195,900	-	-	
234	Pleasant Hill/Oak	50	17	6	14	-6.7%	14	306,400	61	186	133	1.5%	127	291,100	269,000	80	7.4%	2	245,000	21	172,400	3	298,500	
235	South Lane Properties	88	41	8	49	16.7%	41	244,300	34	469	382	-11.2%	352	297,300	270,000	64	5.7%	7	251,100	32	114,700	9	309,400	
236	West Lane Properties	44	26	4	14	-41.7%	26	345,500	34	207	166	-24.9%	157	324,200	295,000	54	-0.1%	1	82,500	11	210,500	1	300,000	
237	Junction City	42	17	10	12	-14.3%	21	316,000	17	185	143	-21.9%	145	333,400	307,000	52	13.8%	4	630,100	16	306,900	5	304,100	
239	Thurston	46	36	2	39	21.9%	31	294,100	26	334	283	-1.4%	265	292,000	275,000	34	7.2%	-	-	6	65,400	11	283,500	
240	Coburg I-5	7	6	1	5	66.7%	4	604,900	52	55	43	-6.5%	55	526,900	395,700	39	35.4%	-	-	2	93,500	-	-	
241	N Gilham	31	16	6	17	13.3%	19	405,400	37	185	156	-16.6%	156	416,100	417,500	59	13.8%	-	-	1	1,275,000	2	452,500	
242	Ferry Street Bridge	52	36	9	28	-17.6%	31	435,500	42	369	305	-5.0%	283	373,900	342,000	41	5.3%	-	-	9	107,200	5	363,600	
243	E Eugene	54	30	10	24	-27.3%	32	466,200	44	364	280	-5.1%	267	422,600	375,000	40	9.7%	1	25,000	14	143,700	16	422,000	
244	SW Eugene	103	43	11	45	-18.2%	40	381,900	21	544	420	-9.3%	403	397,200	369,900	54	8.6%	1	200,000	13	110,000	15	388,100	
245	W Eugene	32	22	1	21	162.5%	12	217,500	28	205	173	29.1%	153	263,900	255,700	32	-0.9%	7	357,900	10	194,100	17	466,300	
246	Danebo	42	49	6	47	2.2%	47	266,900	20	478	435	6.4%	417	237,100	252,000	33	5.6%	4	246,500	6	184,800	8	315,600	
247	River Road	23	14	2	15	-6.3%	20	253,000	44	182	157	21.7%	150	275,000	272,500	33	4.5%	-	-	3	186,500	7	309,100	
248	Santa Clara	42	33	4	28	-6.7%	29	331,800	27	357	302	-10.1%	291	323,400	310,000	33	1.2%	1	300,000	4	66,300	1	285,000	
249	Springfield	34	35	8	36	12.5%	34	256,800	15	372	331	-7.8%	305	243,800	238,900	34	9.9%	9	321,700	8	84,300	11	303,500	
250	Mohawk Valley	15	4	1	3	-57.1%	6	324,200	60	52	42	16.7%	36	369,800	364,000	90	-4.2%	-	-	9	217,000	-	-	
	Grand Total	773	446	92	420	-2.1%	429	327,900	30	4,817	3,949	-5.6%	3,747	324,900	295,000	45	6.9%	38	321,900	179	166,600	117	366,000	



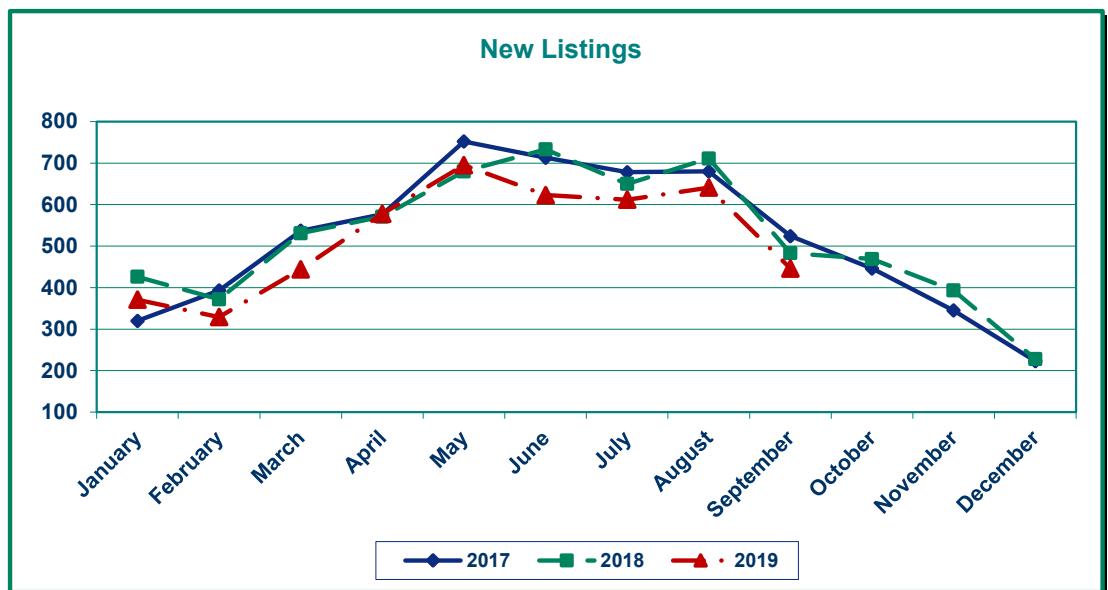
## ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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



## NEW LISTINGS GREATER LANE COUNTY, OR

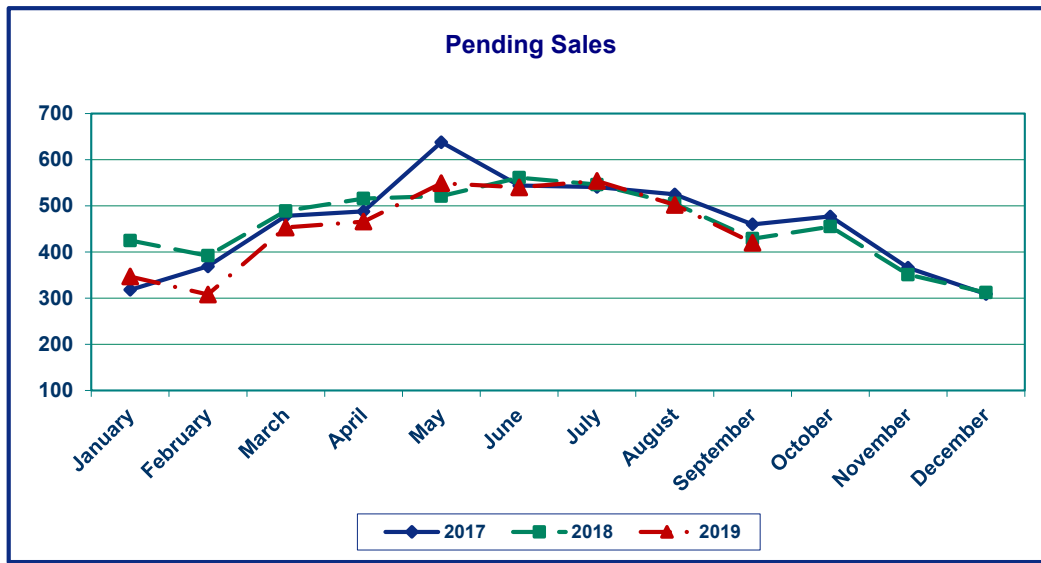
*This graph shows the new residential listings over the past three calendar years in Greater Lane County, Oregon.*



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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/18-9/30/19) with 12 months before (10/1/17-9/30/18).

<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

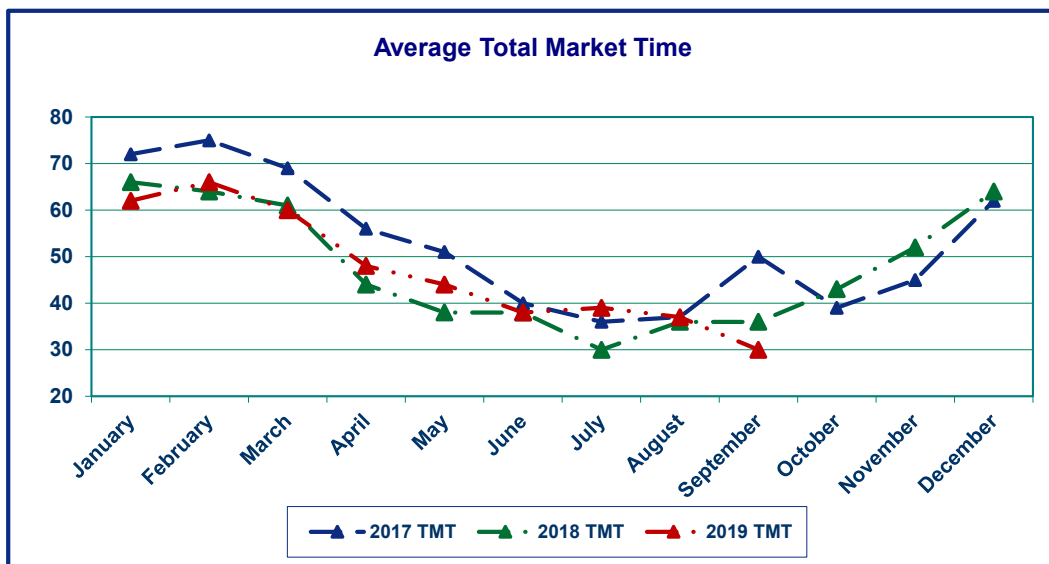
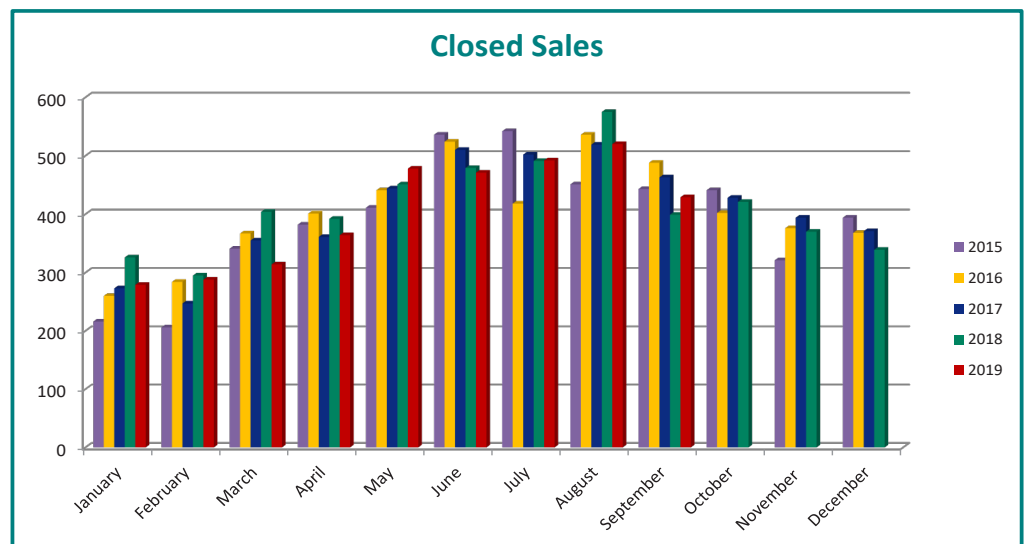
### GREATER LANE COUNTY, OR

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

## CLOSED SALES

### GREATER LANE COUNTY, OR

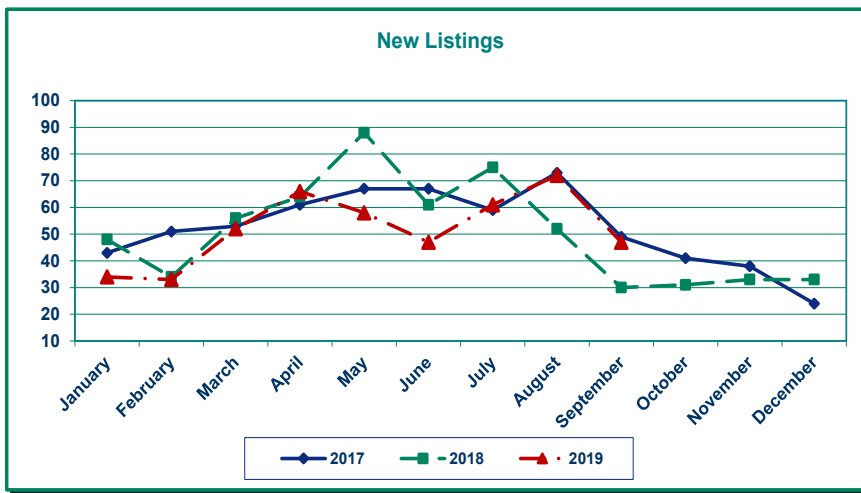
*This graph shows the closed sales over the past five calendar years in Greater Lane County, Oregon.*



## 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

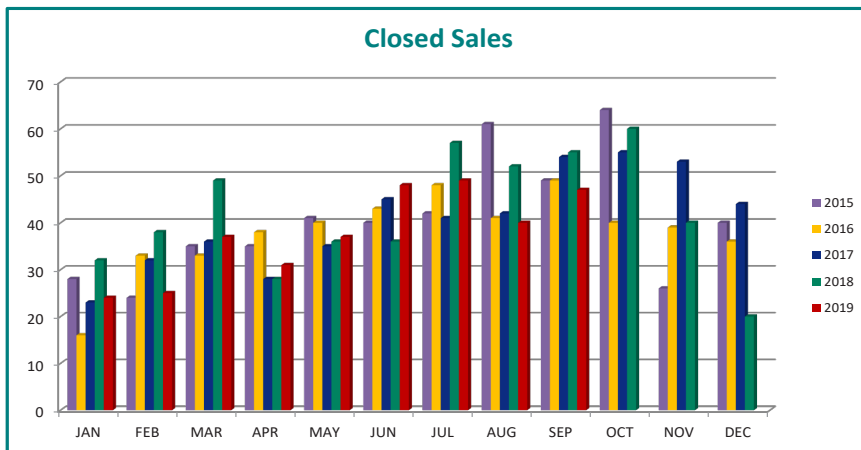
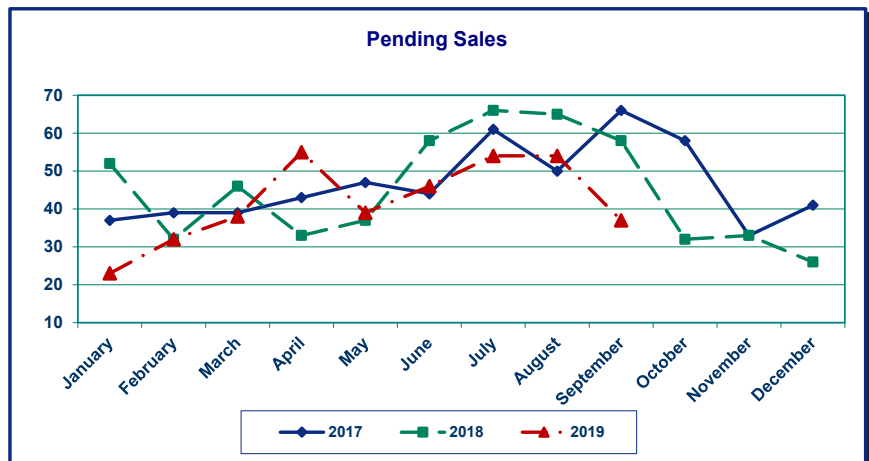
### FLORENCE, OR

*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

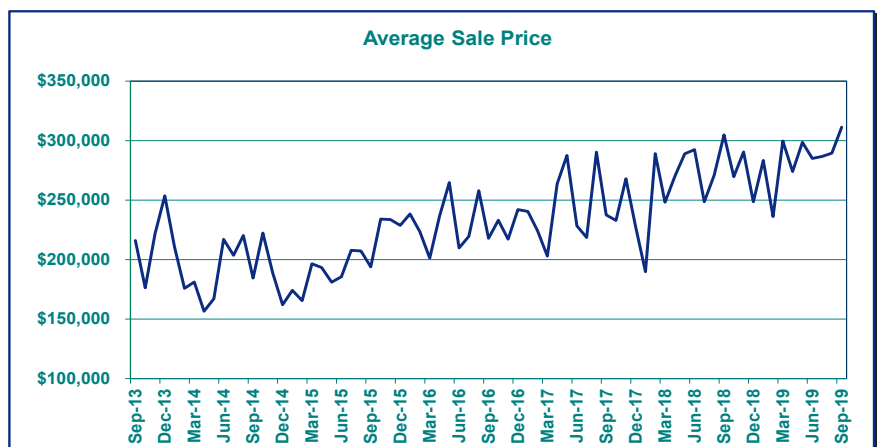
### FLORENCE, OR

*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.*

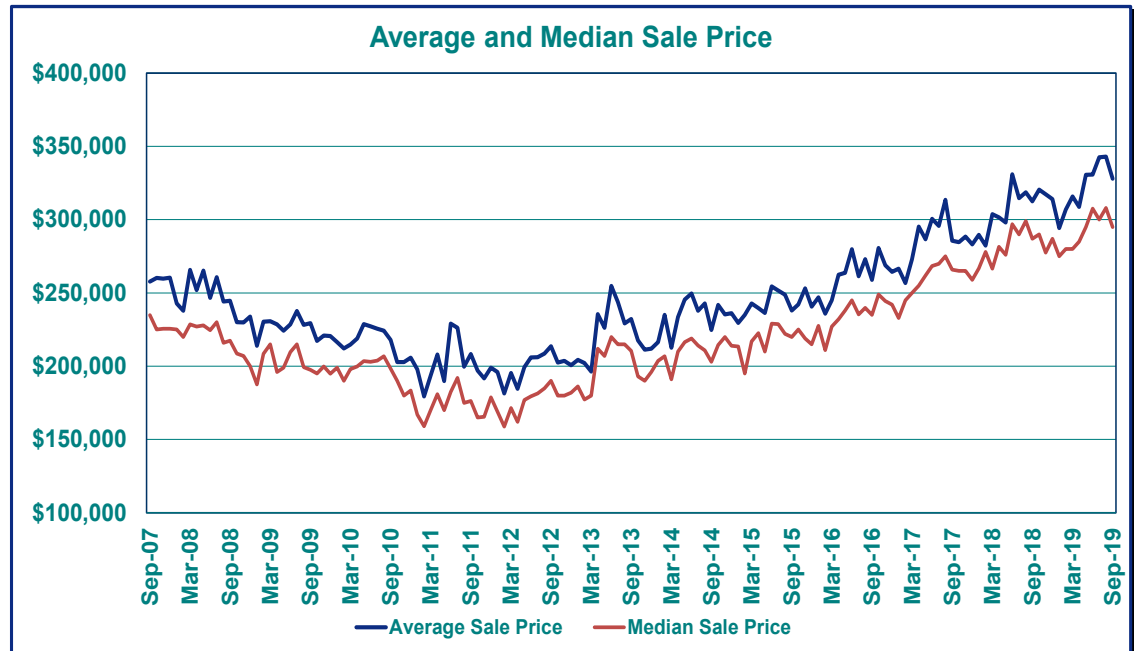
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**8338 NE Alderwood Rd**  
**Suite 230**  
**Portland, OR 97220**  
**(503) 236-7657**  
**communications@rmls.com**

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on figures generated by  
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Market Action Reports  
are compiled for the  
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County, Curry County,  
Douglas County, Grant  
County, Josephine County,  
Lane County, North  
Coastal Counties, Polk &  
Marion Counties, Union  
County, and Wallowa  
County.

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# MARKET ACTION



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

Residential Review: Mid-Columbia

September 2019 Reporting Period

## September Residential Highlights

The Mid-Columbia region saw gains across the board this month compared with September 2018. There were 88 closed sales, a 27.5% increase over September 2018 (69) despite falling 17.0% short of August 2019 (106).

Similarly, pending sales (102) rose 29.1% over the 79 offers accepted last year in September 2018 but fell 13.6% short of the 118 offers accepted last month in August 2019.

New listings, at 104, outpaced September 2018 (101) by just three, falling 37.7% short of the 167 new listings offered last month in August 2019.

Total market time decreased to 56 days in September, with inventory rising slightly to 4.8 months.

## Year to Date Summary

Comparing the first nine months of 2019 to 2018, new listings (1,182) have increased 8.8%, while pending sales (788) decreased 5.4% and closed sales (698) decreased 10.5%.

## Average and Median Sale Prices

Comparing 2019 to 2018 through September of each year, the average sale price has increased 7.5% from \$322,700 to \$346,900. In the same comparison, the median sale price has increased 14.1% from \$280,000 to \$319,500.

## 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	3.8
June	3.4	3.4	4.0
July	4.0	3.6	4.3
August	3.2	3.5	4.1
September	5.1	5.3	4.8
October	4.1	3.8	
November	3.9	3.8	
December	4.2	4.3	

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

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

### Average Sale Price % Change:

+7.2% (\$342,700 v. \$319,600)

### Median Sale Price % Change:

+14.7% (\$312,000 v. \$272,000)

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	September	104	102	88	375,000	323,000	56
	August	167	118	106	350,200	331,800	87
	Year-to-date	1,182	788	698	346,900	319,500	77
2018	September	101	79	69	332,400	308,900	72
	Year-to-date	1,086	833	780	322,700	280,000	93
Change	September	3.0%	29.1%	27.5%	12.8%	4.6%	-21.8%
	Prev Mo 2019	-37.7%	-13.6%	-17.0%	7.1%	-2.7%	-35.6%
	Year-to-date	8.8%	-5.4%	-10.5%	7.5%	14.1%	-16.9%

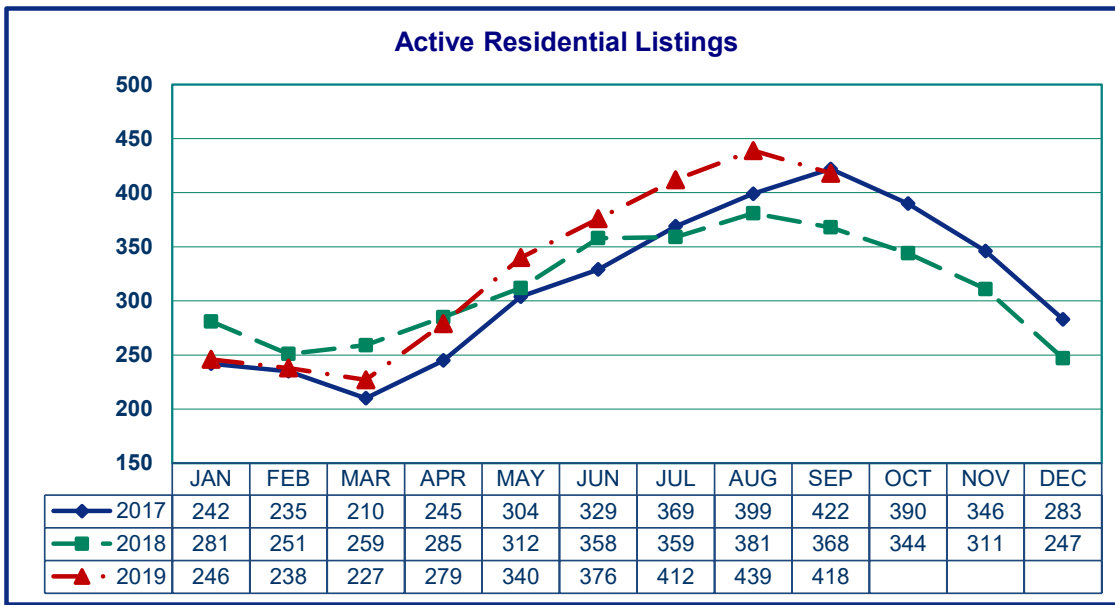
# AREA REPORT • 9/2019

## Mid-Columbia

		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
100	White Salmon/ Bingen	39	15	5	7	16.7%	11	448,800	63	96	53	8.2%	49	486,200	442,000	16.0%	2	155,800	16	197,700	1	420,000	
101	Snowden	4	3	0	-	-	0	-	-	11	6	20.0%	6	481,300	493,000	16.8%	-	-	1	620,000	-	-	
102	Trout Lake/ Glenwood	9	-	1	-	-100.0%	-	-	-	13	7	-41.7%	7	359,400	387,000	-0.1%	1	1,550,000	8	164,100	-	-	
103	Husum/ BZ Corner	4	0	1	2	100.0%	2	517,000	72	14	7	0.0%	5	458,400	458,000	-7.2%	-	-	4	349,500	-	-	
104	Lyle/ High Prairie	19	2	1	4	100.0%	-	-	-	38	18	28.6%	16	313,000	316,900	-8.6%	-	-	15	131,000	-	-	
105	Dallesport/ Murdock	7	3	0	1	-50.0%	3	259,300	37	19	11	-38.9%	8	317,000	302,500	42.0%	1	800,000	-	-	-	-	
106	Appleton/ Timber Valley	4	-	0	1	0.0%	0	-	-	9	6	100.0%	6	249,800	266,300	23.7%	-	-	3	74,200	-	-	
108	Goldendale/ Centerville	34	7	2	12	33.3%	9	253,500	30	125	96	18.5%	82	214,500	205,800	-2.3%	-	-	76	54,700	2	109,100	
109	Bickleton/ East County	5	1	0	0	-	0	-	-	7	2	100.0%	2	104,400	104,400	-65.1%	-	-	4	47,600	-	-	
110	Klickitat	2	1	0	0	-	0	-	-	5	4	-42.9%	5	115,400	97,900	-36.7%	-	-	3	76,600	-	-	
	Klickitat Co. Total	127	32	10	27	22.7%	25	361,200	49	337	210	6.6%	186	316,900	282,500	7.4%	4	665,400	130	102,000	3	212,800	
111	Skamania	4	0	0	2	-	0	-	-	13	9	125.0%	7	586,900	493,000	59.9%	-	-	3	233,700	-	-	
112	North Bonneville	3	1	0	0	-	0	-	-	10	9	-43.8%	9	303,800	308,000	24.4%	-	-	1	65,000	-	-	
113	Stevenson	15	3	1	1	-75.0%	2	733,300	65	38	20	-23.1%	16	469,900	425,000	53.3%	-	-	21	107,800	-	-	
114	Carson	11	2	1	3	200.0%	6	280,900	59	41	26	0.0%	22	313,500	296,000	1.2%	1	140,000	9	418,900	-	-	
115	Home Valley	2	0	1	0	-	0	-	-	8	5	66.7%	5	345,600	383,000	26.1%	-	-	-	-	-	-	
116	Cook, Underwood, Mill A, Willard	5	1	2	1	-	0	0	0	12	6	-50.0%	5	691,600	425,000	7.6%	-	-	2	765,000	-	-	
117	Unincorporated North	14	2	2	3	200.0%	1	100,000	4	22	18	38.5%	16	215,800	143,500	23.1%	-	-	2	95,000	-	-	
	Skamania Co. Total	54	9	7	10	66.7%	9	361,300	54	144	93	-7.0%	80	373,700	345,300	14.6%	1	140,000	38	224,200	-	-	
351	The Dalles	65	21	7	27	8.0%	23	305,600	37	276	216	-14.6%	196	272,100	260,000	14.6%	8	395,100	22	98,100	3	268,200	
352	Dufur	5	0	0	0	-100.0%	0	-	-	13	10	0.0%	10	240,500	217,500	-12.2%	-	-	2	127,500	-	-	
353	Tygh Valley	19	4	0	2	-	1	305,000	613	30	14	7.7%	11	220,500	209,000	8.8%	-	-	1	30,000	-	-	
354	Wamic/ Pine Hollow	13	-	-	0	-100.0%	1	515,000	75	15	6	-60.0%	6	305,600	297,500	-7.5%	1	1,000,000	3	101,300	-	-	
355	Maupin/ Pine Grove	14	1	1	0	-100.0%	-	-	-	14	5	-44.4%	5	209,700	221,800	73.9%	2	271,300	2	71,500	-	-	
356	Rowena	1	0	0	0	-	0	-	-	1	0	-100.0%	0	-	-	-	0	-	0	-	0	-	
357	Mosier	14	2	2	5	-	1	391,000	12	28	15	7.1%	13	455,200	495,000	-8.2%	-	-	9	180,800	-	-	
	Wasco Co. Total	131	28	10	34	13.3%	26	316,900	59	377	266	-15.8%	241	277,800	261,900	11.1%	11	427,500	39	115,800	3	268,200	
361	Cascade Locks	12	3	-	4	300.0%	2	257,500	57	39	25	-19.4%	22	268,700	267,000	10.4%	-	-	3	38,500	-	-	
362	Hood River City	48	15	3	11	10.0%	14	494,200	64	145	92	-13.2%	81	481,100	436,000	0.0%	1	130,000	14	217,400	1	475,000	
363	Hood River-W	24	9	2	7	133.3%	6	537,300	50	60	43	59.3%	38	559,200	529,300	-16.8%	-	-	5	306,600	-	-	
364	Hood River-E	7	-	0	0	-100.0%	0	-	-	5	2	-75.0%	4	676,500	521,500	9.0%	-	-	1	325,000	-	-	
366	Odell	3	2	0	7	250.0%	1	229,000	2	30	29	107.1%	19	381,900	405,000	-10.5%	-	-	-	-	-	-	
367	Parkdale/ Mt. Hood	9	4	1	1	0.0%	3	419,500	39	34	17	-26.1%	15	515,300	425,000	11.8%	-	-	4	196,500	-	-	
	Hood River Co. Total	103	33	6	30	66.7%	26	467,100	55	313	208	-0.5%	179	468,300	427,000	-0.6%	1	130,000	27	214,900	1	475,000	
370	Sherman Co.	3	2	0	1	-66.7%	2	165,000	139	11	11	0.0%	12	209,300	231,600	48.8%	-	-	6	34,100	-	-	

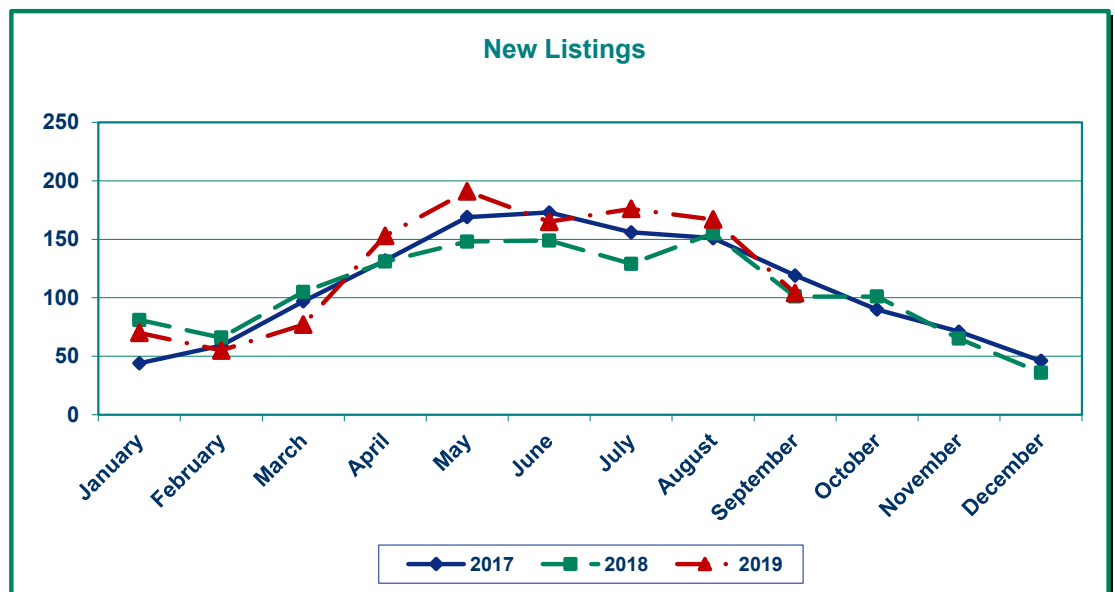
## ACTIVE RESIDENTIAL LISTINGS MID-COLUMBIA

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



## NEW LISTINGS MID-COLUMBIA

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



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

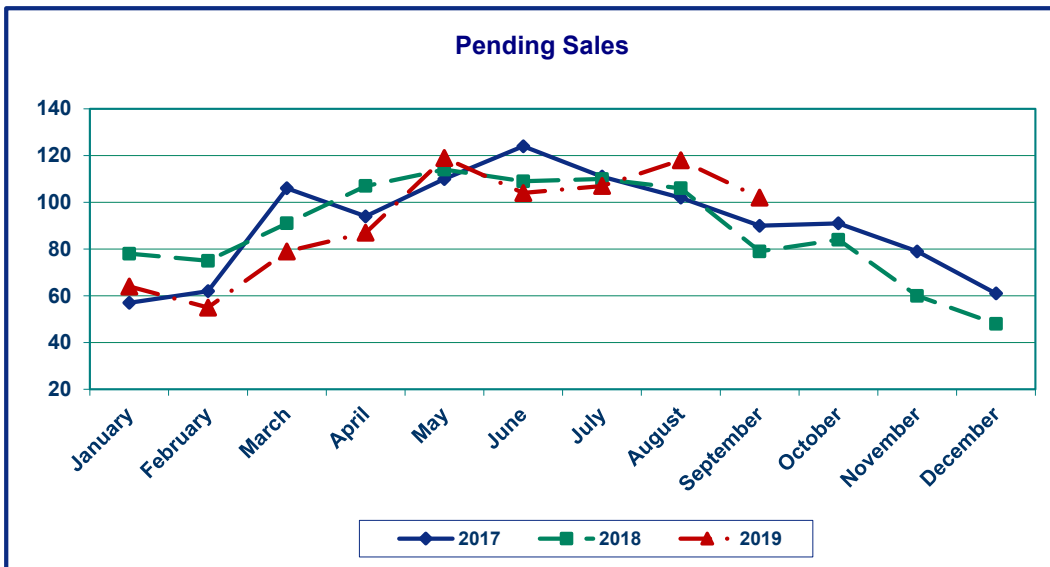
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/18-9/30/19) with 12 months before (10/1/17-9/30/18).

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## PENDING LISTINGS

### MID-COLUMBIA

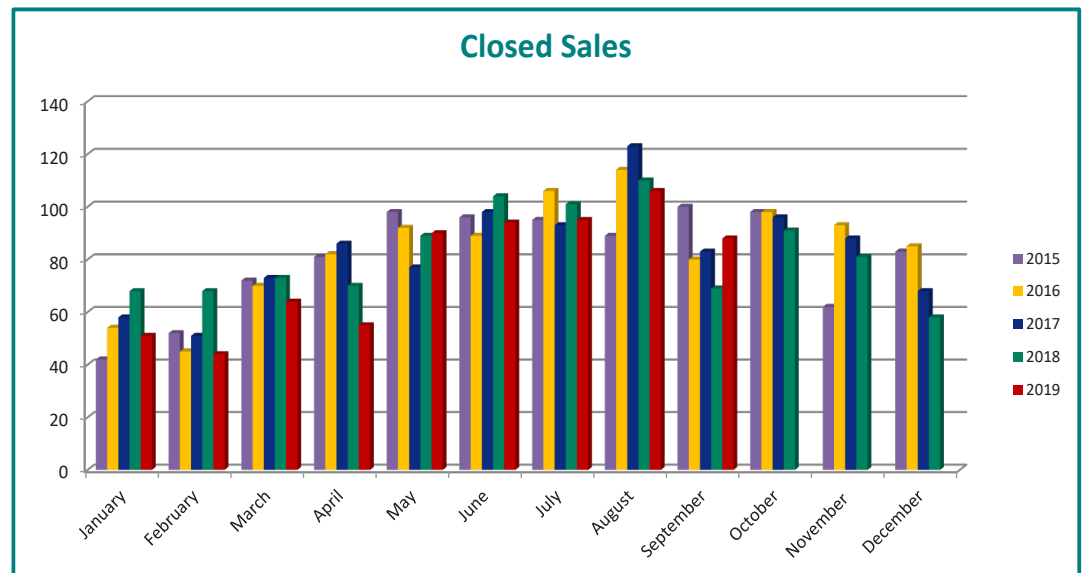
*This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.*



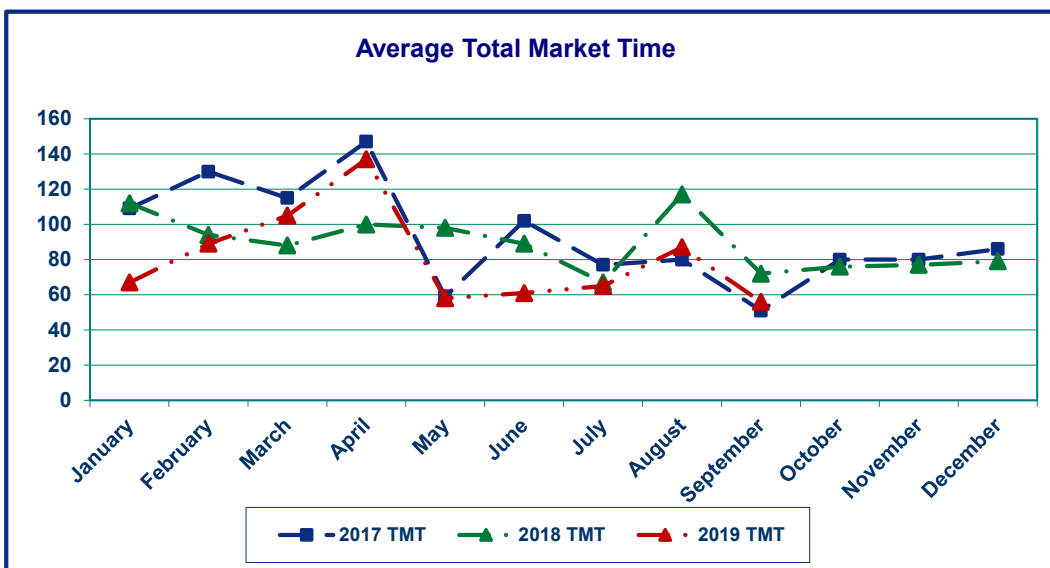
## CLOSED SALES

### MID-COLUMBIA

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



## Average Total Market Time



## DAYS ON MARKET

### MID-COLUMBIA

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



**SALE PRICE**  
**MID-COLUMBIA**

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

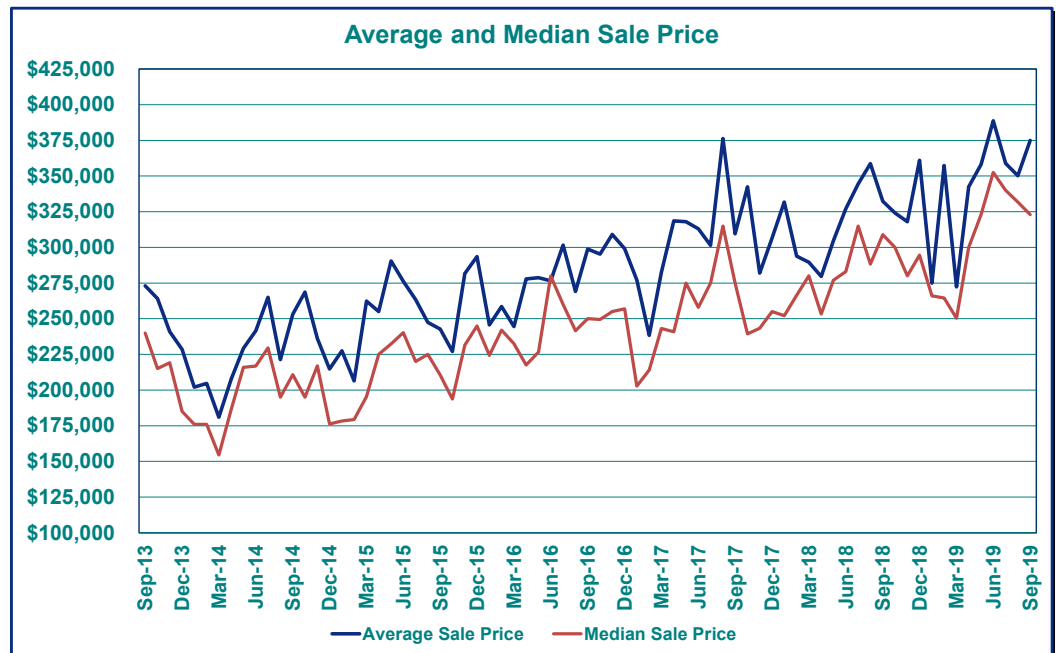
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# MARKET ACTION



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

Residential Review: North Coastal Counties, Oregon

September 2019 Reporting Period

## September Residential Highlights

Closed sales had a strong month this September in the North Coastal Counties. At 181, closings outpaced September 2018 (145) by 24.8% and August 2019 (168) by 7.7%. It was the strongest September for closings in the region, with RMLS™ records dating to 1992!

Pending sales, at 170, slipped 5.0% from September 2018 (179) and 18.3% from August 2019 (208).

Similarly, new listings, at 150, fell 9.1% short of the 165 new listings offered last year in September 2018 and 33.6% short of the 226 offered last month in August 2019.

## Year to Date Summary

Activity has been mixed this year compared to 2018. New listings (2,049) have remained

steady, while pending sales (1,444) have decreased 1.4% and closed sales (1,328) have decreased 1.6%.

## Average and Median Sale Prices

Comparing 2019 to 2018 through September, the average sale price has decreased 0.3% from \$364,700 to \$365,900. In the same comparison, the median sale price has increased 2.7% from \$320,000 to \$328,500.

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	4.5
June	5.9	5.2	4.7
July	7.3	6.1	5.0
August	6.2	4.5	4.9
September	6.4	5.5	4.3
October	5.7	4.8	
November	5.9	5.1	
December	4.7	6.0	

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

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

### Average Sale Price % Change:

+4.8% (\$368,900 v. \$352,100)

### Median Sale Price % Change:

+6.0% (\$330,000 v. \$311,400)

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

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

North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	September	150	170	181	382,200	347,800	95
	August	226	208	168	369,100	325,000	98
	Year-to-date	2,049	1,444	1,328	365,900	328,500	116
2018	September	165	179	145	371,200	330,000	142
	Year-to-date	2,050	1,465	1,350	364,700	320,000	127
Change	September	-9.1%	-5.0%	24.8%	3.0%	5.4%	-33.3%
	Prev Mo 2019	-33.6%	-18.3%	7.7%	3.5%	7.0%	-3.1%
	Year-to-date	0.0%	-1.4%	-1.6%	0.3%	2.7%	-8.1%

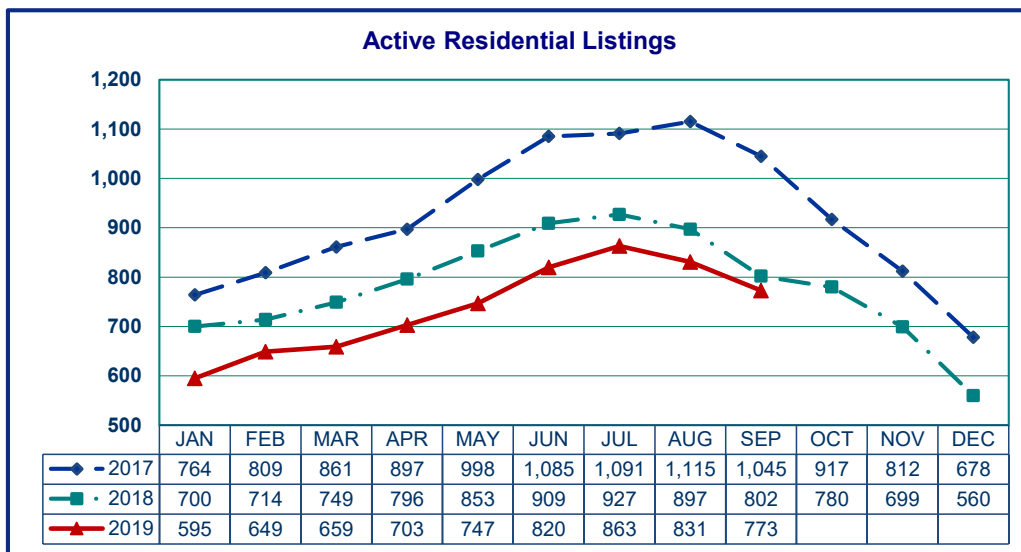
# AREA REPORT • 9/2019

## 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	62	17	13	20	11.1%	18	356,800	49	206	152	-4.4%	141	319,600	308,000	9.6%	3	335,300	15	85,700	5	339,900	
181	Hammond/Warrenton	35	15	5	14	133.3%	21	329,300	90	174	155	39.6%	145	324,400	319,000	3.8%	1	650,000	17	127,000	5	505,000	
182	Gearhart West	43	6	2	8	-20.0%	3	334,700	21	94	59	-22.4%	50	487,900	444,500	11.9%	-	-	11	116,200	-	-	
183	Gearhart East	3	0	0	1	-50.0%	3	347,300	63	19	17	-5.6%	16	348,600	343,300	-5.1%	-	-	2	76,500	-	-	
184	Seaside Northwest	8	2	0	3	0.0%	3	340,000	41	28	22	-8.3%	20	325,000	281,500	3.3%	1	500,000	-	-	-	-	
185	Seaside North Central	9	5	0	1	0.0%	3	369,300	125	27	20	42.9%	21	256,000	253,000	-7.0%	1	375,000	-	-	-	-	
186	Seaside Southwest	26	1	4	2	-75.0%	1	347,500	63	47	23	-46.5%	22	399,400	348,300	17.8%	-	-	2	110,100	3	432,500	
187	Seaside South Central	4	1	0	2	-	0	-	-	13	10	42.9%	9	338,400	325,000	35.8%	2	216,300	-	-	2	343,800	
188	Seaside East	13	4	-	5	-16.7%	5	313,000	98	39	29	-35.6%	29	317,500	311,000	6.2%	-	-	7	210,700	1	251,600	
189	Cannon Beach/Tolovana Park	43	5	5	7	0.0%	8	459,100	295	89	61	-27.4%	58	600,900	530,000	-14.1%	2	624,500	14	157,100	-	-	
190	Arch Cape/Cove Beach/Falcon Cove	1	0	0	3	50.0%	5	755,400	90	14	13	8.3%	11	657,500	489,000	-6.7%	-	-	3	221,900	-	-	
191	Rural Clatsop County	17	2	1	0	-100.0%	2	401,500	89	32	24	-29.4%	25	296,800	260,000	1.0%	-	-	6	114,300	-	-	
	Clatsop County	264	58	30	66	0.0%	72	384,400	98	782	585	-6.7%	547	373,800	329,000	0.5%	10	421,300	77	131,500	16	403,800	

97102	Arch Cape	1	0	0	0	-	0	-	-	3	2	-	2	556,300	556,300	-	-	-	-	-	-	
97130	Manzanita	32	7	-	12	0.0%	11	677,700	113	84	77	8.5%	67	500,500	469,000	9.4%	1	900,000	14	178,500	-	-
97131	Nehalem	17	6	-	6	20.0%	8	314,300	61	52	39	2.6%	34	300,700	305,000	4.5%	2	361,300	11	106,800	1	305,000
97147	Wheeler	3	-	-	-	-100.0%	1	330,000	127	7	5	66.7%	5	274,600	284,000	-8.1%	-	-	2	37,500	-	-
97136	Rockaway Beach	61	12	10	15	-6.3%	11	305,000	94	176	100	5.3%	95	278,700	264,000	1.0%	4	375,300	28	76,700	1	532,000
97107	Bay City	6	2	-	1	-66.7%	1	260,000	62	17	11	-31.3%	10	278,800	282,500	19.8%	1	2,200,000	6	47,800	-	-
97118	Garibaldi	8	2	-	2	100.0%	2	197,500	9	23	14	16.7%	14	247,700	214,000	14.2%	1	485,000	6	85,500	1	211,000
97143	Netarts	5	3	1	6	500.0%	7	393,700	110	31	28	12.0%	25	336,800	325,000	6.7%	1	699,000	8	123,200	1	389,000
97141	Tillamook	21	4	2	6	-57.1%	14	278,500	72	95	82	-13.7%	83	288,100	259,500	0.8%	1	435,000	14	142,900	-	-
97134	Oceanside	24	3	-	3	50.0%	3	502,500	100	50	36	38.5%	33	483,300	481,000	4.2%	-	-	4	148,000	-	-
97108	Beaver	1	1	-	0	-100.0%	1	360,000	363	2	2	-60.0%	1	360,000	360,000	73.1%	-	-	-	-	-	-
97122	Hebo	3	-	0	-	-100.0%	-	-	-	3	1	-66.7%	-	-	-	-40.9%	-	-	1	80,000	-	-
97112	Cloverdale	8	0	0	2	0.0%	1	97,000	15	26	17	142.9%	15	314,800	279,500	0.7%	1	214,000	2	97,500	-	-
97135	Pacific City	37	3	2	4	-33.3%	5	413,600	29	60	38	-5.0%	35	405,600	410,000	0.1%	-	-	7	186,100	1	268,700
97149	Neskowin	25	6	2	6	100.0%	3	381,000	19	39	26	18.2%	23	571,800	485,000	43.0%	-	-	12	156,200	-	-
	Tillamook County	252	49	17	63	-8.7%	68	384,400	83	668	478	4.4%	442	361,300	325,000	6.3%	12	596,400	115	119,400	5	341,100

		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	110	19	13	23	-8.0%	14	379,100	89	278	180	7.1%	150	344,800	327,100	11.6%	2	225,000	17	85,000	5	1,767,200
97364	Neotsu	3	0	0	0	-	1	665,000	89	12	6	20.0%	4	414,500	397,000	-7.5%	-	-	-	-	-	-
97368	Otis	7	1	1	1	0.0%	1	440,000	47	20	14	-46.2%	12	344,700	261,500	0.2%	-	-	4	66,400	-	-
97344	Depoe Bay	43	3	-	6	20.0%	7	374,400	63	83	55	25.0%	56	383,300	377,500	2.0%	1	630,000	6	76,900	-	-
97388	Gleneden Beach	28	2	1	3	0.0%	7	448,800	234	47	33	-2.9%	33	423,700	400,000	16.3%	-	-	3	506,700	-	-
97369	Otter Rock	2	1	-	0	-100.0%	0	-	-	4	2	-66.7%	2	60,000	60,000	9.5%	-	-	1	85,000	-	-
97365	Newport	10	2	1	3	-25.0%	2	377,500	54	36	30	-11.8%	27	388,300	379,000	21.3%	1	298,000	1	45,000	1	323,500
97366	South Beach	10	0	0	0	-	0	-	-	11	3	-75.0%	6	381,300	415,000	-7.2%	-	-	1	90,000	-	-
97343	Eddyville	2	0	0	0	-	0	-	-	2	0	-	0	-	-	-	0	-	0	-	0	-
97357	Logsdon	1	0	0	1	-	0	-	-	2	1	-	0	-	-	-	0	-	0	-	0	-
97381	Toledo	4	1	0	1	-50.0%	2	126,400	244	13	12	-7.7%	9	140,400	130,700	1.4%	-	-	-	-	-	-
97380	Siletz	3	1	0	0	-	0	-	-	3	0	-100.0%	0	-	-	31.3%	0	-	0	-	0	-
97390	Tidewater	6	3	0	1	-	0	-	-	8	3	-40.0%	2	217,300	217,300	-3.4%	-	-	-	-	-	-
97488	Yachats	11	4	1	1	0.0%	2	248,800	25	24	11	10.0%	10	476,400	317,500	57.8%	1	260,000	2	115,000	-	-
97394	Waldport	14	5	0	1	0.0%	3	295,800	23	40	20	33.3%	20	288,200	265,300	-7.9%	-	-	4	74,000	-	-
97376	Seal Rock	3	1	0	-	-100.0%	2	395,000	122	16	11	120.0%	8	462,600	313,800	23.2%	-	-	4	79,800	-	-
	Lincoln County	257	43	17	41	-6.8%	41	374,600	108	599	381	0.3%	339	359,200	329,600	11.3%	5	327,600	43	110,600	6	1,526,600
	North Coastal Counties Total	773	150	64	170	-5.0%	181	382,200	95	2,049	1,444	-1.4%	1,328	365,900	328,500	4.7%	27	481,800	235	121,700	27	641,700



## ACTIVE RESIDENTIAL LISTINGS NORTH COASTAL COUNTIES, OR

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

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

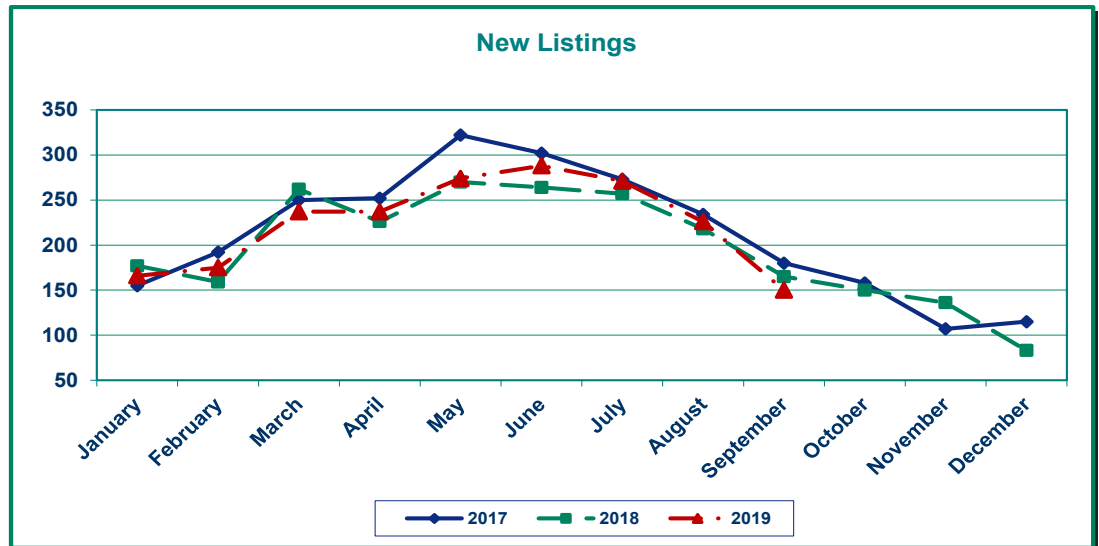
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/18-9/30/19) with 12 months before (10/1/17-9/30/18).

<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

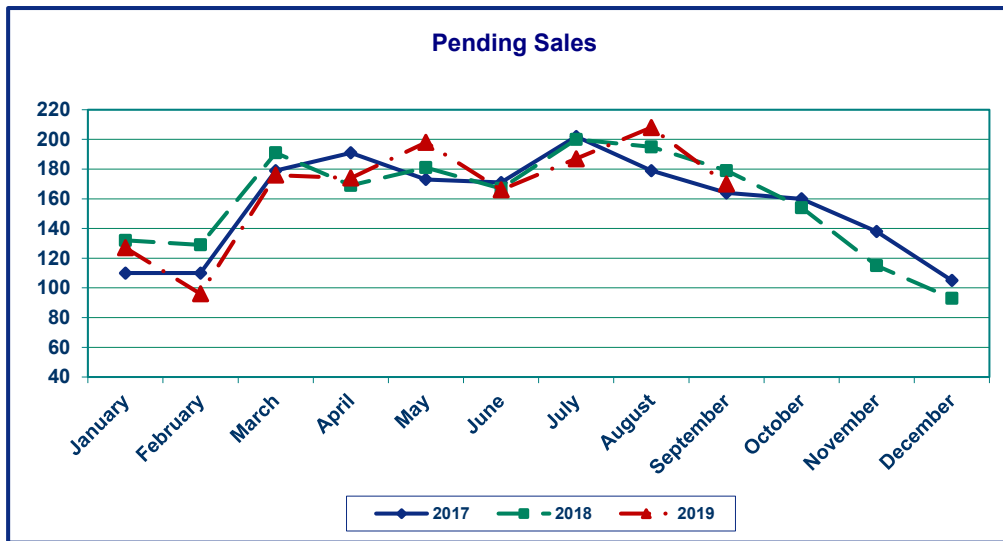
*This graph shows the new residential listings over the past three calendar years in the North Coastal Counties of Oregon.*



## PENDING LISTINGS

### NORTH COASTAL COUNTIES, OR

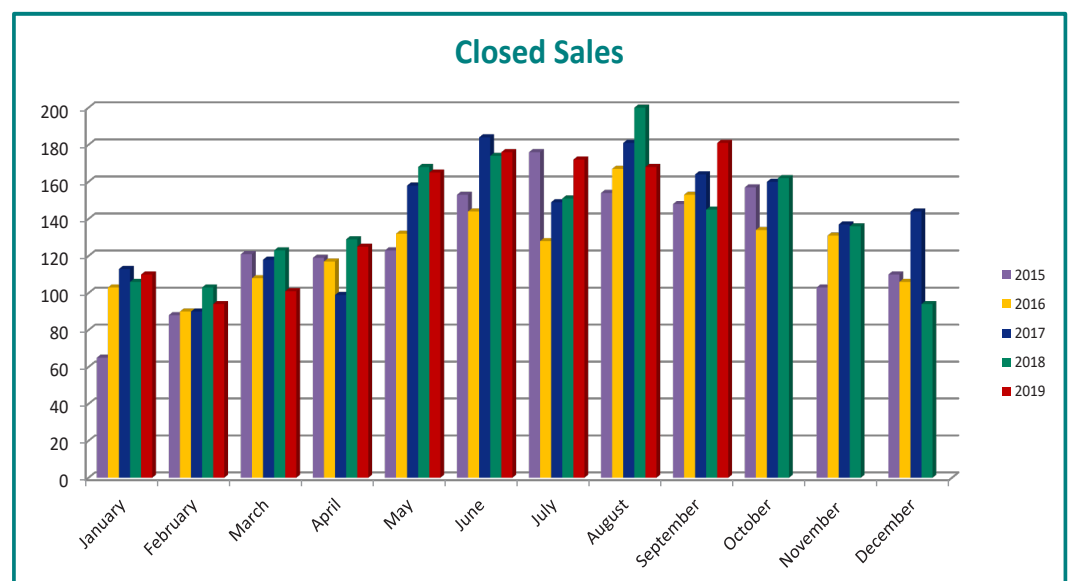
*This graph represents monthly accepted offers in the North Coastal Counties of Oregon over the past three calendar years.*



## 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.*



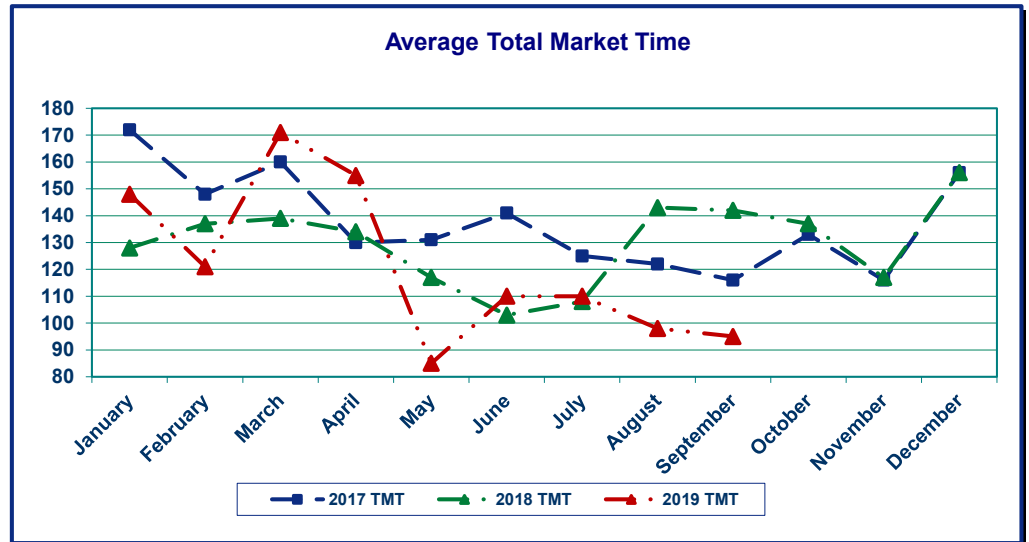
## DAYS ON MARKET

**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.*

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



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

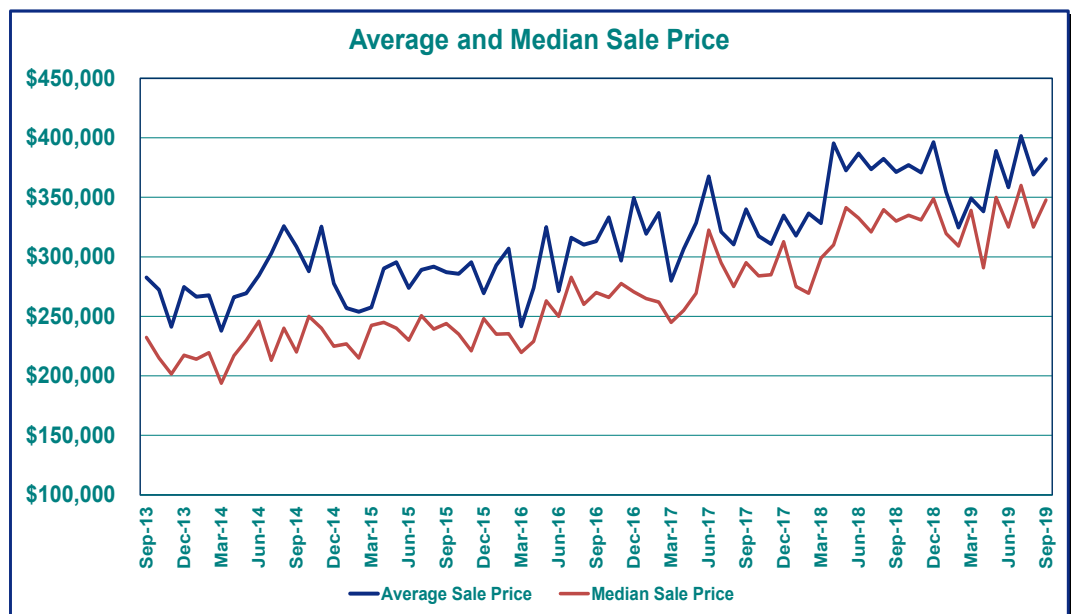
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## SALE PRICE

**NORTH COASTAL  
COUNTIES, OR**

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



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

# MARKET ACTION



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

Residential Review: Polk and Marion Counties, Oregon

September 2019 Reporting Period

## September Residential Highlights

Polk and Marion Counties continued seeing gains this month, relative to September of 2018. Closed sales, at 216, outpaced September 2018 (150) by 44.0% despite falling 22.0% short of the 277 closings recorded last month in August 2019.

Pending sales (266) fared similarly, growing 35.7% from September 2018 (196) but falling 8.0% short of August 2019 (289).

New listings, at 288, rose 4.0% ahead of September 2018 (277) while showing a 24.2% decrease compared with August 2019 when 380 new listings were offered.

Inventory in September increased to 3.0 months.

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

## Year to Date Summary

Activity has warmed in 2019 compared with 2018. Pending sales (2,280) have increased 28.2%, closed sales (2,018) have increased 24.3%, and new listings (3,026) have increased 19.8%.

## Average and Median Sale Prices

Comparing 2019 to 2018 through September, the average sale price has increased 6.2% from \$321,700 to \$341,800. In the same comparison, the median sale price has increased 8.2% from \$291,000 to \$315,000.

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

**Average Sale Price % Change:**  
+5.6% (\$337,100 v. \$319,300)  
**Median Sale Price % Change:**  
+7.3% (\$310,000 v. \$289,000)

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

## Inventory in Months\*

	2017	2018	2019
January	2.9	2.5	4.6
February	3.2	3.2	4.3
March	2.1	2.2	3.5
April	2.2	2.8	2.7
May	2.0	2.4	2.6
June	2.0	2.1	3.1
July	2.4	2.4	2.6
August	2.6	3.1	2.4
September	2.7	4.2	3.0
October	2.4	4.1	
November	2.7	3.6	
December	1.9	3.6	

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

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

Polk & Marion Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	September	288	266	216	328,900	314,500	84
	August	380	289	277	340,300	323,000	55
	Year-to-date	3,026	2,280	2,018	341,800	315,000	65
2018	September	277	196	150	338,600	300,500	41
	Year-to-date	2,525	1,779	1,623	321,700	291,000	42
Change	September	4.0%	35.7%	44.0%	-2.9%	4.7%	104.4%
	Prev Mo 2019	-24.2%	-8.0%	-22.0%	-3.3%	-2.6%	52.7%
	Year-to-date	19.8%	28.2%	24.3%	6.2%	8.2%	52.6%



# AREA REPORT • 9/2019

## Polk & Marion 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
167	Polk County Except Salem	90	47	22	52	85.7%	26	353,900	90	350	272	32.7%	207	368,800	325,000	10.9%	2	247,500	8	356,700	5	398,500	
168	West Salem N	54	23	6	14	75.0%	13	347,900	32	279	198	67.8%	178	413,200	359,100	7.3%	-	-	5	175,100	2	541,900	
169	West Salem S	19	8	4	4	33.3%	4	409,600	34	70	41	57.7%	37	344,800	325,000	2.5%	-	0	1	145,000	-	-	

170	Woodburn	54	39	9	34	54.5%	32	280,700	202	354	309	15.3%	284	281,500	276,000	3.7%	3	257,000	3	240,000	1	532,500
	Except Woodburn	142	53	16	52	13.0%	49	343,000	88	650	488	13.0%	442	371,400	350,000	4.4%	4	416,500	32	247,400	7	476,600

170	Marion Except Salem/Keizer	196	92	25	86	26.5%	81	318,400	134	1,004	797	13.9%	726	336,200	315,000	4.4%	7	348,100	35	246,800	8	483,600
171	Southwest Salem	7	3	0	3	200.0%	1	396,000	27	30	19	26.7%	16	346,400	311,600	-26.1%	-	-	-	-	-	-
172	South Salem	84	23	10	17	-10.5%	15	321,700	74	268	175	-4.4%	162	341,900	315,000	-5.1%	1	335,000	4	212,500	2	485,000
173	Southeast Salem	57	24	10	17	30.8%	18	295,400	33	251	182	59.6%	153	358,100	320,000	4.1%	3	1,274,300	1	171,200	9	404,300
174	Central Salem	22	11	3	10	-41.2%	7	241,500	14	122	91	9.6%	88	250,400	240,000	4.9%	2	295,000	2	63,800	10	384,100
175	East Salem S	14	9	1	8	100.0%	7	334,700	41	81	67	52.3%	59	334,200	280,000	17.9%	-	-	1	190,000	4	356,800
176	East Salem N	46	26	4	34	142.9%	28	358,700	71	313	247	88.5%	223	314,500	315,000	26.6%	-	-	3	165,000	4	982,500
177	South Keizer	12	4	2	0	-100.0%	1	230,000	2	45	34	9.7%	33	262,500	260,000	5.8%	-	-	-	-	-	-
178	North Keizer	45	18	1	21	31.3%	15	335,600	27	213	157	21.7%	136	344,400	326,500	7.1%	2	825,000	1	239,000	1	500,000

167-169	Polk Co. Grand Total	163	78	32	70	79.5%	43	357,300	67	699	511	46.4%	422	385,400	342,000	9.9%	2	247,500	14	276,700	7	439,500
170-178	Marion Co. Grand Total	483	210	56	196	24.8%	173	321,800	89	2327	1769	23.7%	1596	330,300	308,400	4.1%	15	589,000	47	227,900	38	478,300
	Polk & Marion Grand Total	646	288	88	266	35.7%	216	328,900	84	3026	2280	28.2%	2018	341,800	315,000	5.6%	17	548,800	61	239,100	45	472,300

## Benton & Linn Counties, Oregon

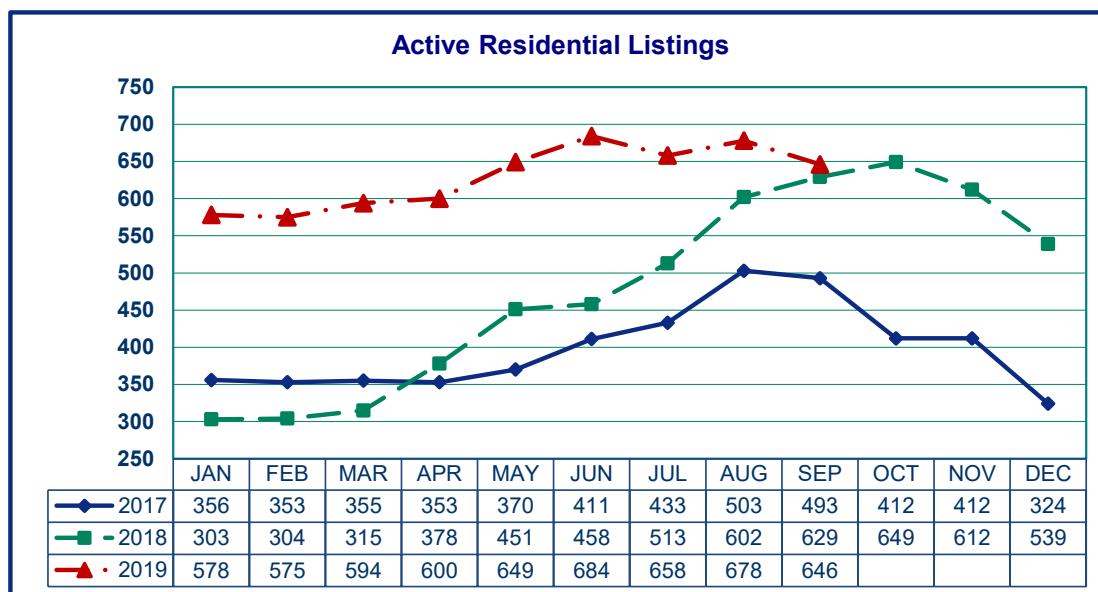
220	Benton County	50	17	5	11	0.0%	12	378,700	29	189	124	17.0%	117	388,300	345,000	4.7%	-	-	4	153,400	4	324,300
221	Linn County	164	77	20	70	34.6%	70	266,800	40	773	570	8.0%	521	277,800	255,600	8.1%	7	500,400	34	282,100	5	423,800



## ACTIVE RESIDENTIAL LISTINGS

POLK & MARION COUNTIES, OR

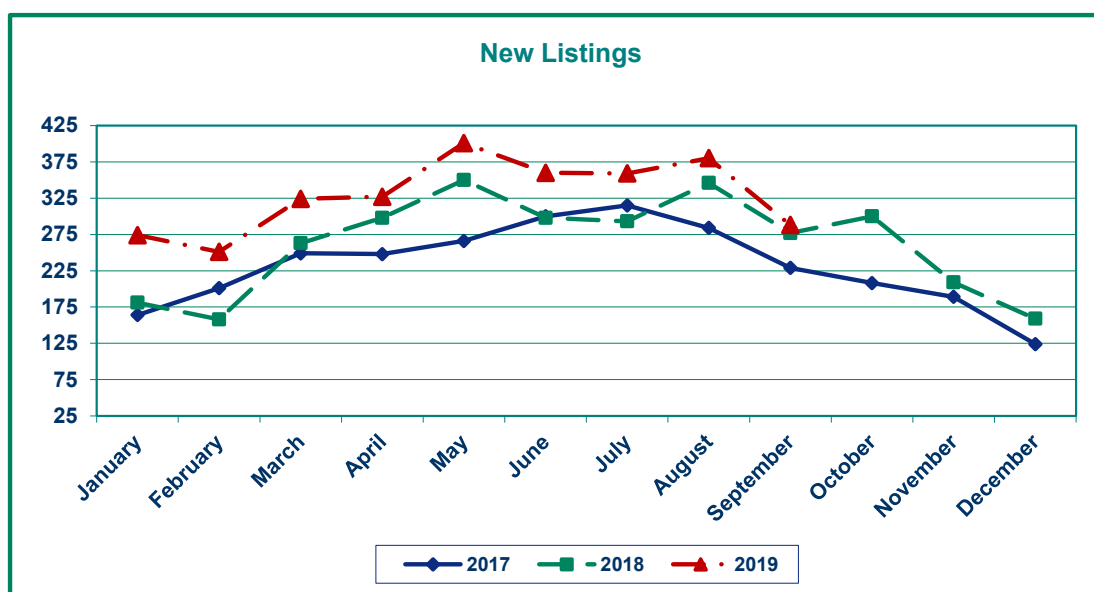
*This graph shows the active residential listings over the past three calendar years in Polk and Marion Counties, Oregon.*



## NEW LISTINGS

POLK & MARION COUNTIES, OR

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



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

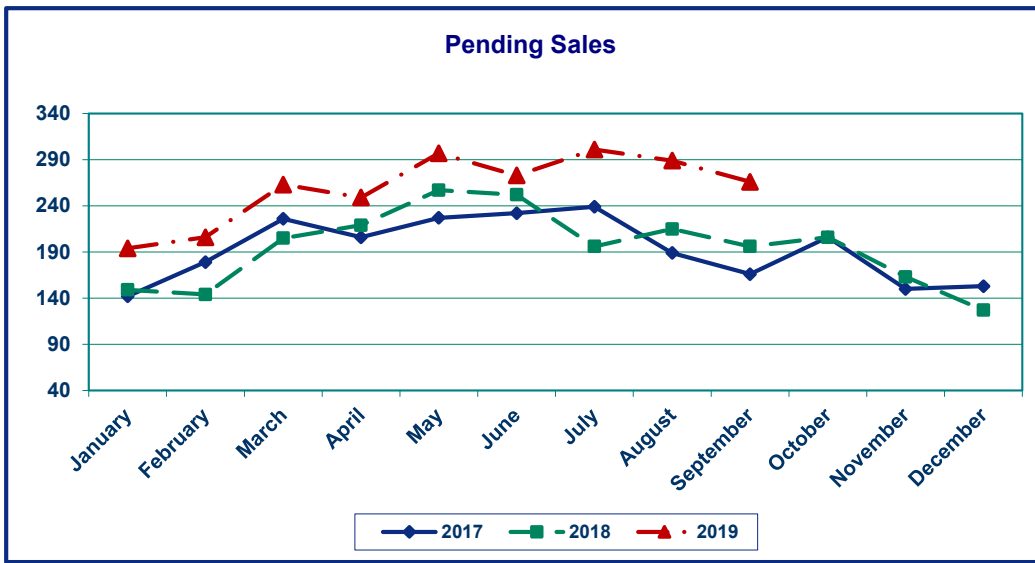
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/18-9/30/19) with 12 months before (10/1/17-9/30/18).

<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

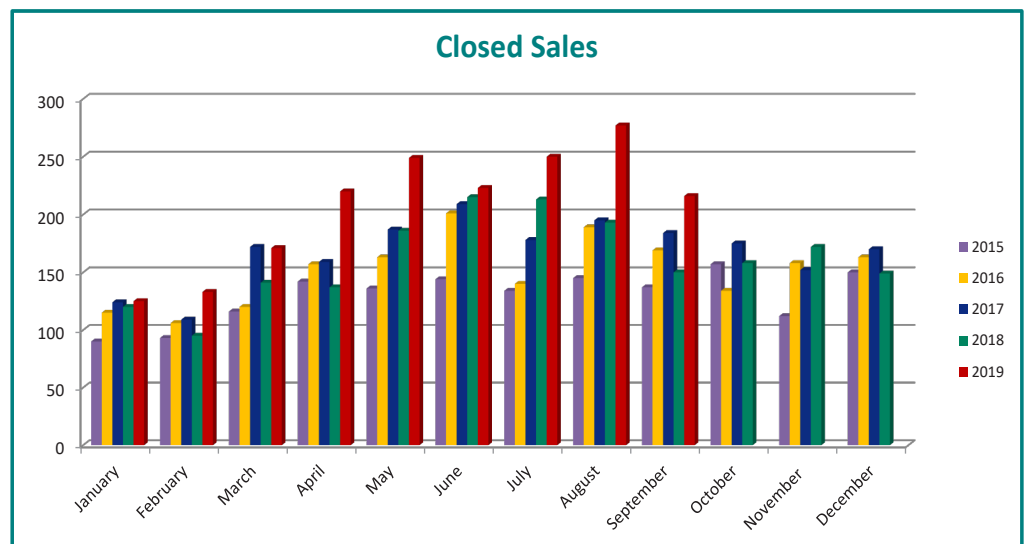
*This graph represents monthly accepted offers in Polk and Marion Counties, Oregon, over the past three calendar years.*



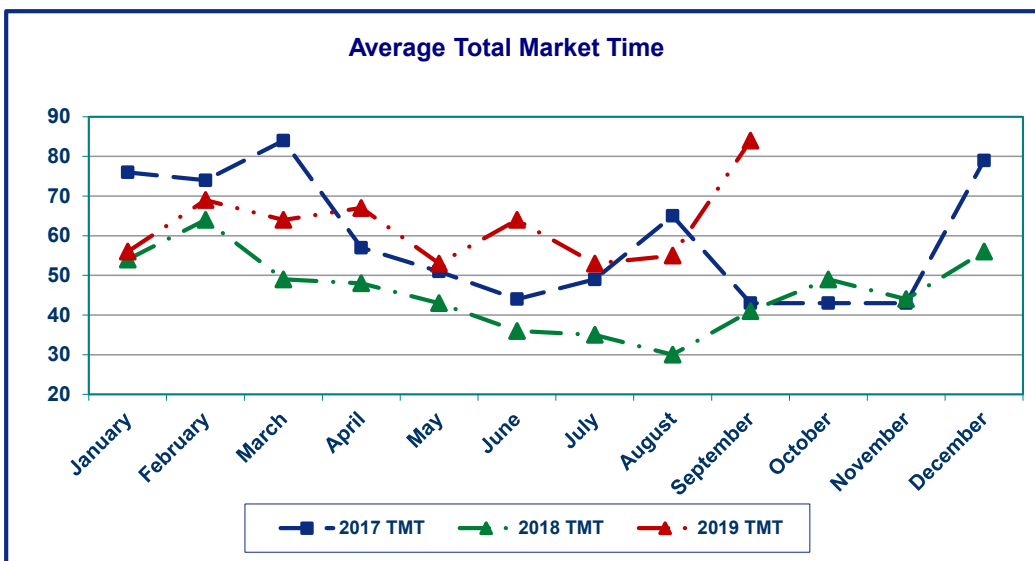
## CLOSED SALES

### 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.*

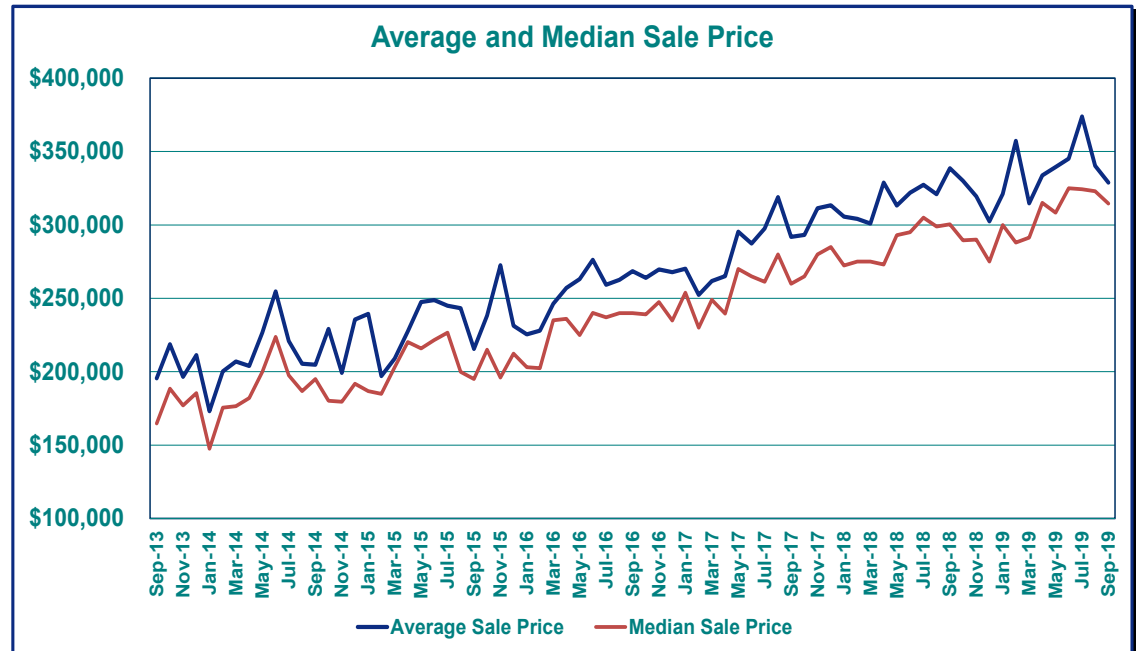
**Contact RMLS™**  
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communications@rmls.com

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

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

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

# MARKET ACTION



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

Residential Review: Metro Portland, Oregon

September 2019 Reporting Period

## September Residential Highlights Year to Date Summary

Pending and closed sales saw gains this month in the Portland metro area, compared with September 2018. Pending sales (2,686) rose 8.7% over the 2,471 offers accepted in September 2018, falling 8.3% short of the 2,929 offers accepted last month in August 2019.

Closed sales (2,377) fared similarly, rising 4.6% from the 2,272 closings recorded last year in September 2018 but showing cooling of 18.1% compared with the 2,901 closings recorded last month in August 2019.

New listings, at 3,470, decreased 3.8% from September 2018 (3,606) and 7.6% from August 2019 (3,757).

Inventory increased slightly to 2.8 months this September, while total market time rose by four days to land at 52 days.

Activity is a bit cooler so far in 2019 compared with 2018. Pending sales (24,126) are down 0.1%, new listings (33,981) are down 1.3%, and closed sales (22,398) are down 2.5%.

### Average and Median Sale Prices

Comparing 2019 to 2018 through September, the average sale price has increased 1.1% from \$453,800 to \$458,900. In the same comparison, the median sale price has increased 2.5% from \$400,000 to \$410,000.

### Inventory in Months\*

	2017	2018	2019
January	1.7	2.2	3.3
February	1.9	1.9	2.7
March	1.3	1.6	2.2
April	1.7	1.8	2.2
May	1.5	1.9	2.1
June	1.6	2.1	2.4
July	2.1	2.4	2.3
August	2.0	2.3	2.3
September	2.3	3.1	2.8
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:**  
+1.9% (\$455,900 v. \$447,200)  
**Median Sale Price % Change:**  
+2.3% (\$405,000 v. \$396,000)

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

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	September	3,470	2,686	2,377	458,400	410,000	52
	August	3,757	2,929	2,901	462,600	417,500	48
	Year-to-date	33,981	24,126	22,398	458,900	410,000	55
2018	September	3,606	2,471	2,272	447,800	392,500	45
	Year-to-date	34,440	24,161	22,983	453,800	400,000	45
Change	September	-3.8%	8.7%	4.6%	2.4%	4.5%	15.2%
	Prev Mo 2019	-7.6%	-8.3%	-18.1%	-0.9%	-1.8%	8.3%
	Year-to-date	-1.3%	-0.1%	-2.5%	1.1%	2.5%	22.2%

# AREA REPORT • 9/2019

## Portland Metropolitan Area, Oregon

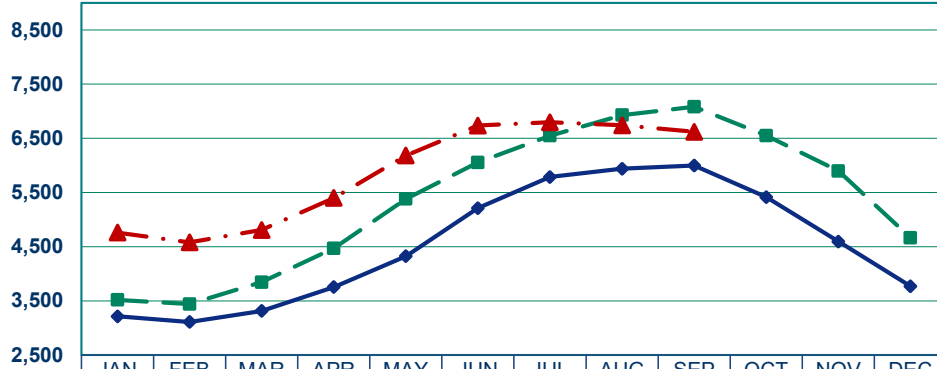
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <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	244	145	47	98	-18.3%	78	408,400	42	1,433	985	-0.3%	952	422,300	408,500	0.2%	8	1,283,600	20	348,100	27	850,500
142	NE Portland	613	389	114	252	31.3%	194	468,600	51	3,121	2,112	1.0%	1,957	481,600	430,000	2.6%	22	1,785,900	21	344,200	54	615,400
143	SE Portland	697	459	140	342	16.3%	236	420,900	48	4,000	2,832	0.7%	2,604	422,600	375,000	1.4%	28	852,400	36	218,000	121	689,100
144	Gresham/ Troutdale	435	209	47	189	10.5%	195	351,300	45	2,163	1,664	3.5%	1,531	368,800	350,000	4.3%	9	370,300	42	330,500	21	502,100
145	Milwaukie/ Clackamas	586	312	92	211	3.9%	194	455,200	49	2,768	1,971	-0.9%	1,789	442,000	419,000	3.3%	8	393,100	60	253,500	12	596,300
146	Oregon City/ Canby	375	188	52	156	5.4%	146	429,500	47	1,816	1,377	-2.8%	1,307	437,400	415,000	4.6%	15	647,400	62	322,100	14	473,900
147	Lake Oswego/ West Linn	405	162	79	128	4.9%	120	712,600	58	1,974	1,289	-2.9%	1,234	680,900	589,500	0.8%	6	972,000	25	687,800	4	1,432,600
148	W Portland	1,005	384	210	259	8.4%	253	580,300	79	4,093	2,320	1.6%	2,186	593,700	520,000	-1.8%	9	617,100	35	311,000	23	725,400
149	NW Wash Co.	293	157	52	139	13.0%	140	539,400	55	1,696	1,278	-2.1%	1,159	534,800	515,000	-1.2%	2	865,000	21	315,900	3	580,000
150	Beaverton/ Aloha	457	303	61	234	9.9%	183	401,500	34	2,823	2,154	-3.5%	1,997	408,100	390,000	5.0%	4	686,000	11	302,900	23	854,900
151	Tigard/ Wilsonville	444	252	74	234	-7.5%	235	453,600	40	2,849	2,183	-7.7%	2,052	465,900	440,000	1.5%	8	615,700	24	352,900	7	676,600
152	Hillsboro/ Forest Grove	428	244	51	210	20.0%	165	417,000	47	2,359	1,741	6.4%	1,562	411,300	384,900	4.2%	17	456,400	45	554,000	15	422,700
153	Mt. Hood	64	16	7	25	31.6%	20	354,000	71	247	172	6.8%	159	304,600	310,000	-0.8%	-	-	17	133,800	-	-
155	Columbia Co.	201	76	29	77	18.5%	71	339,600	51	894	700	-0.4%	641	319,500	307,600	4.5%	9	266,000	59	132,000	5	455,000
156	Yamhill Co.	373	174	45	132	-1.5%	147	409,200	68	1,745	1,348	8.6%	1,268	379,600	347,000	3.9%	10	715,800	65	374,100	16	416,700

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/18-9/30/19) with 12 months before (10/1/17-9/30/18).

<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

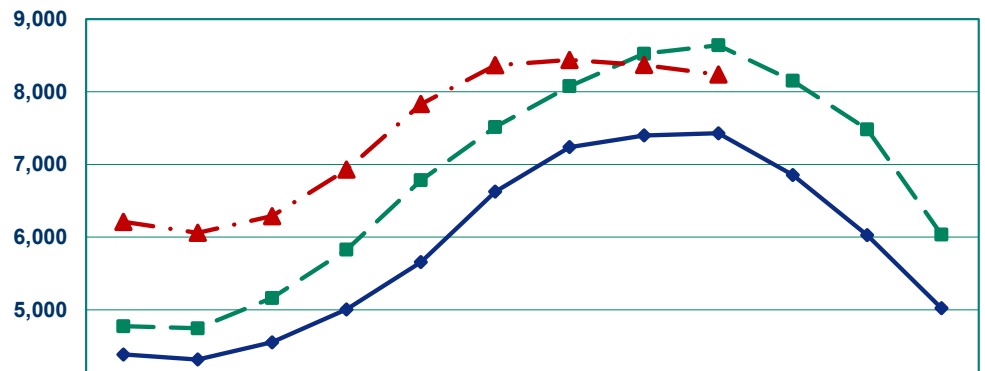
*This graph shows the active residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.*

## TOTAL ACTIVE LISTINGS

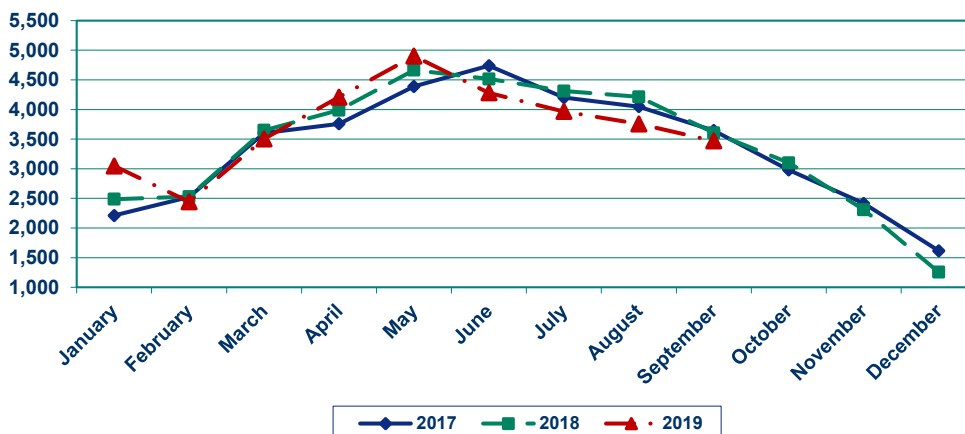
### PORTLAND, OR

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

### Total Active Listings



### New Listings



## NEW LISTINGS

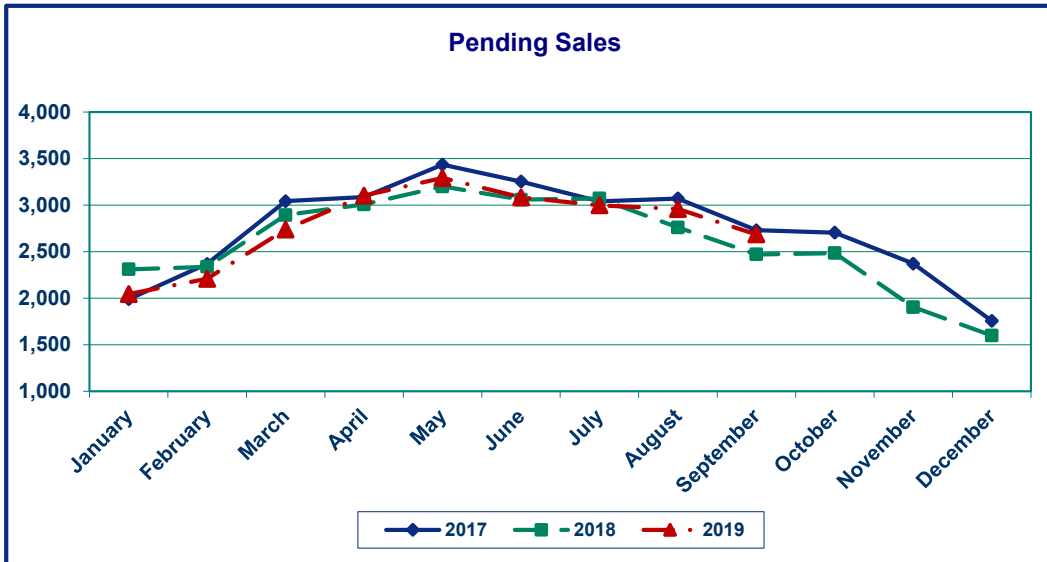
### PORTLAND, OR

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

## PENDING LISTINGS

### PORTLAND, OR

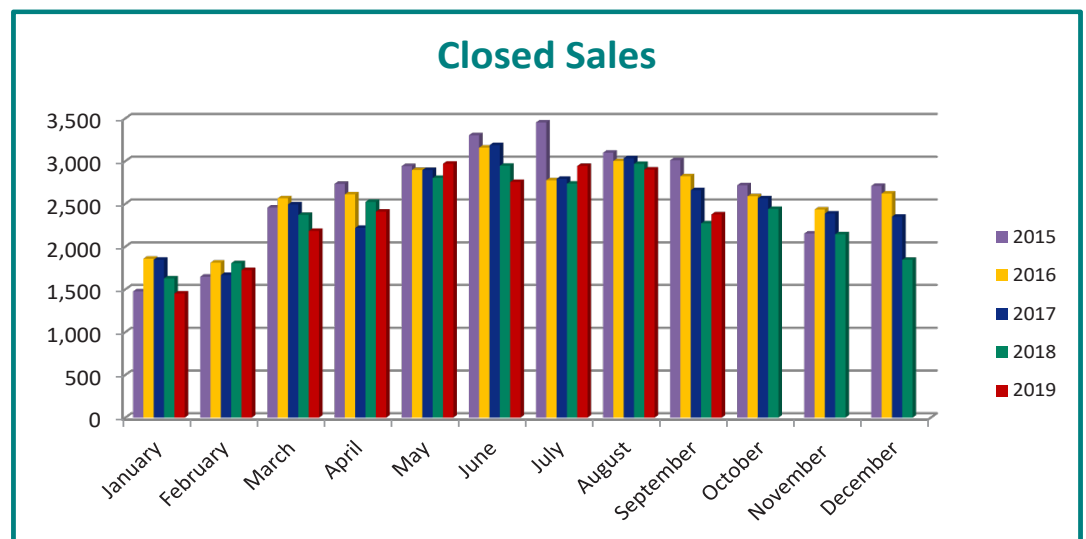
*This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.*



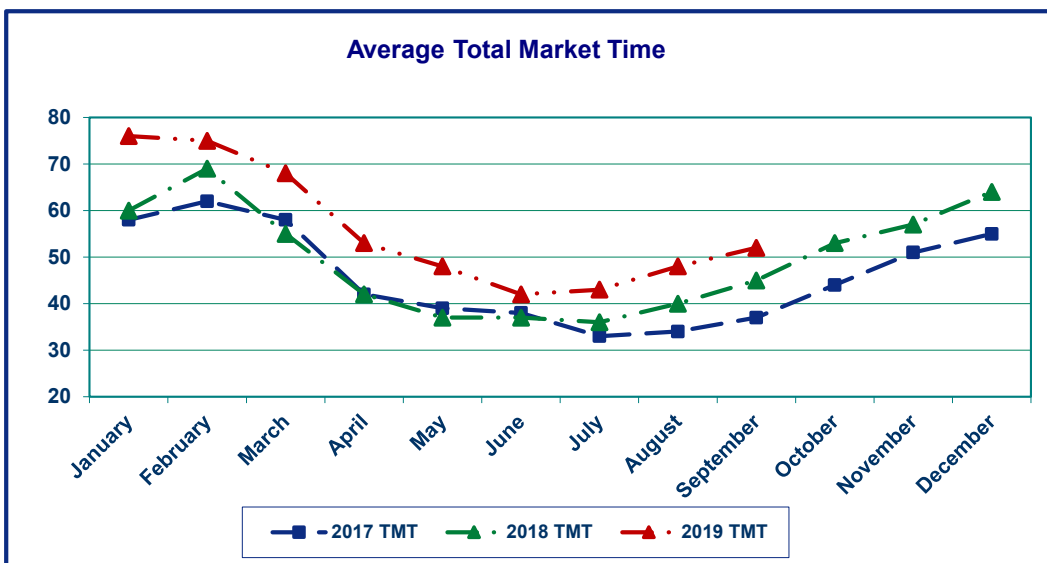
## CLOSED SALES

### PORTLAND, OR

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



## Average Total Market Time



## DAYS ON MARKET

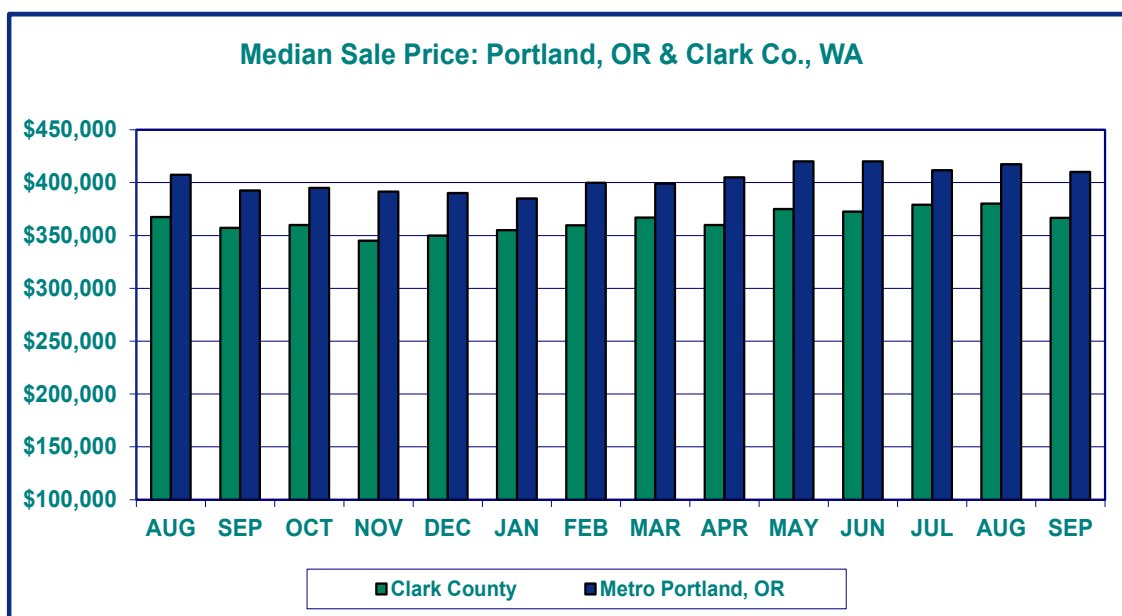
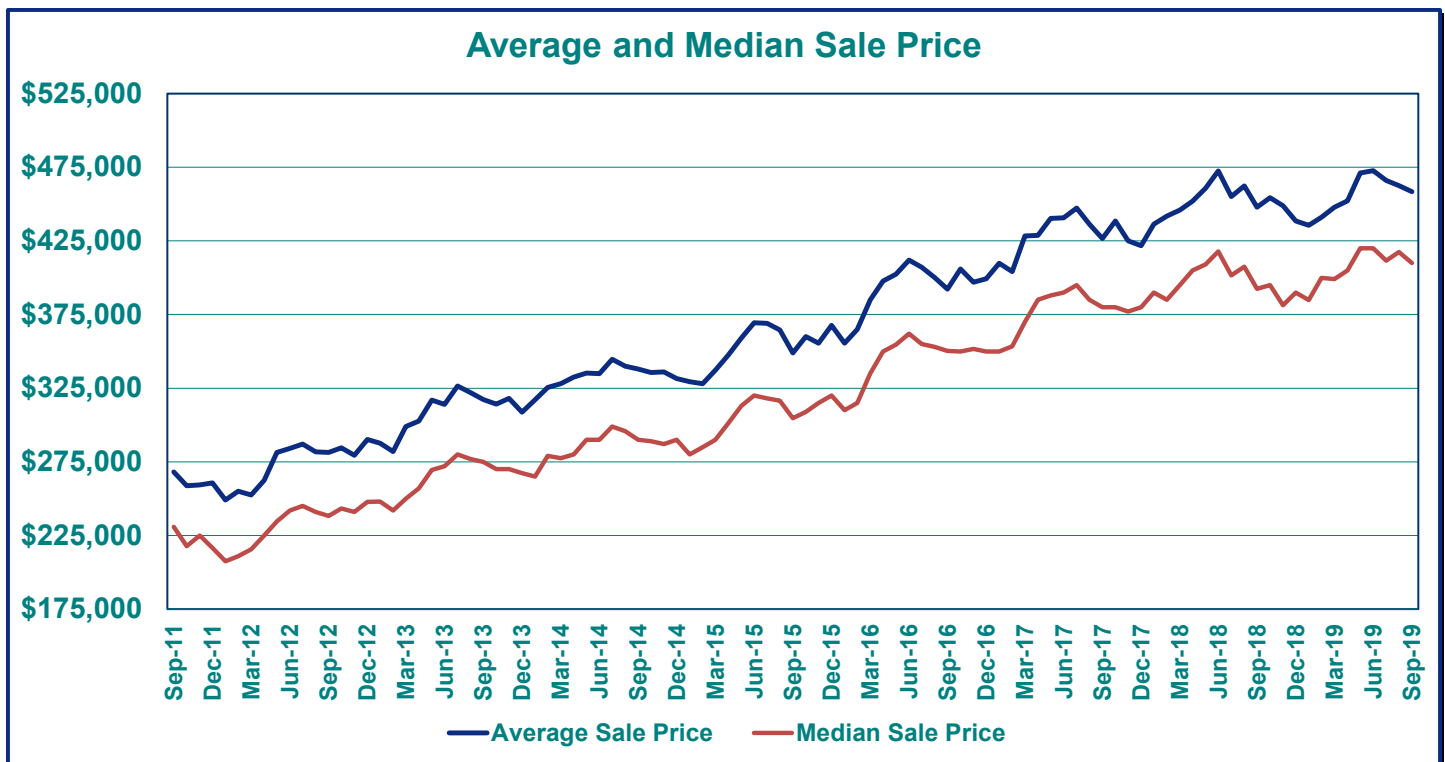
### PORTLAND, OR

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

## SALE PRICE

### PORTLAND, OR

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



## MEDIAN SALE PRICE

### PORTLAND, OR

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

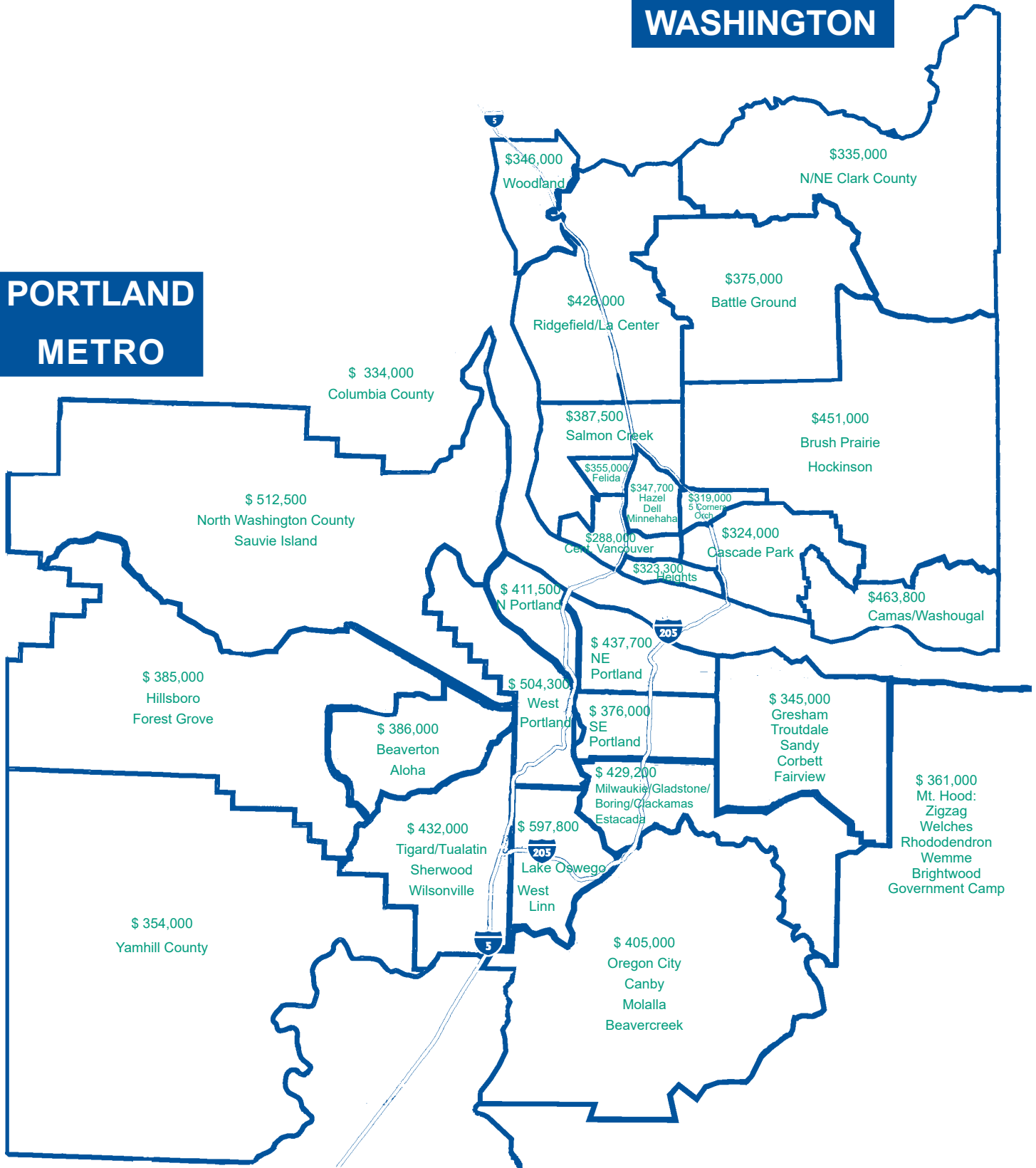


# MEDIAN SALE PRICE

## September 2019

**SW**  
**WASHINGTON**

**PORTLAND**  
**METRO**



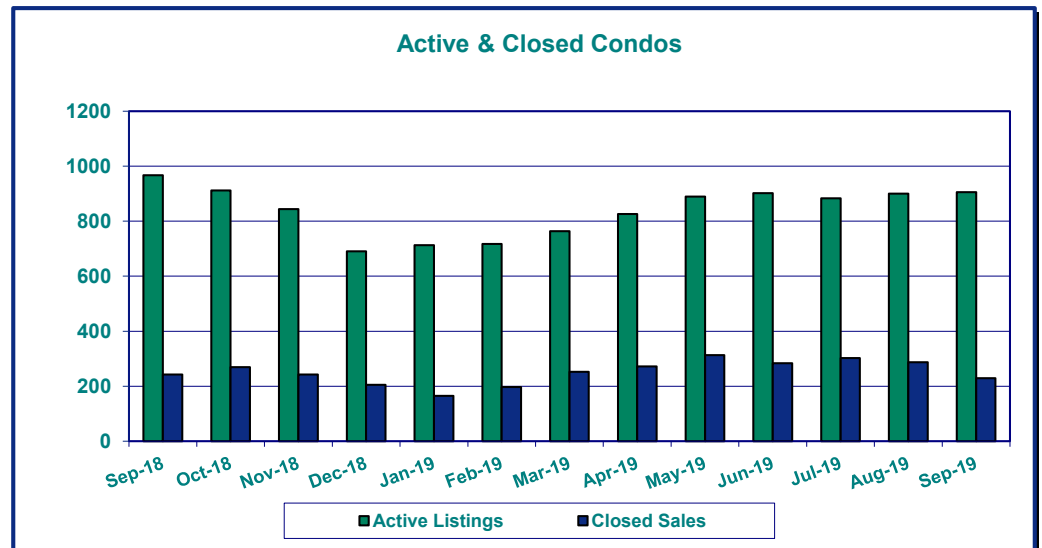
## ACTIVE & CLOSED CONDOS

PORTLAND, OR

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

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

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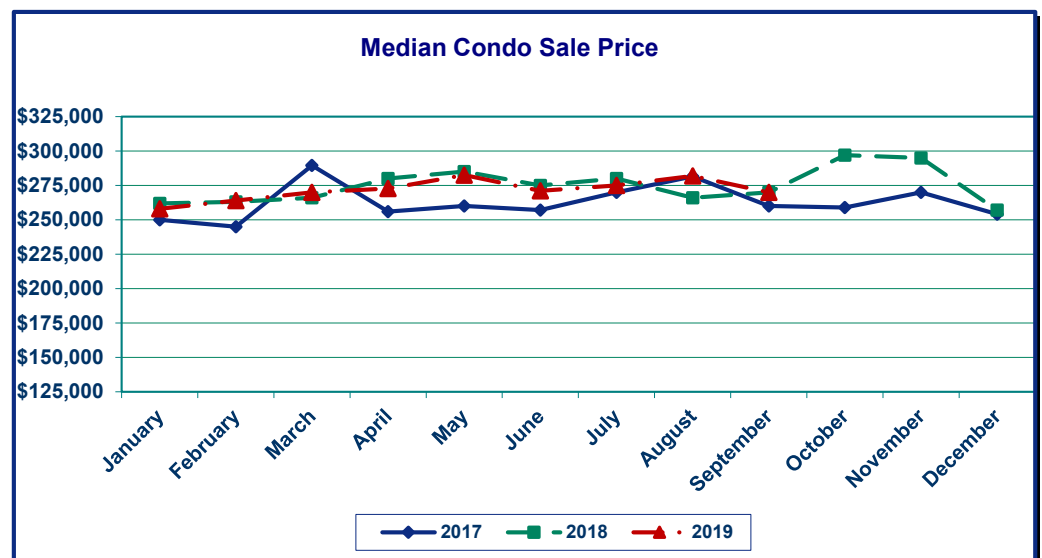


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## MEDIAN SALE PRICE CONDOS

PORTLAND, OR

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



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



## Clark County, Washington Market Action Addition

September 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>	1,861
<b>Less Listings with Purchase Contingencies*:</b>	65
<b>Readily Purchased Listings:</b>	1,796
<b><i>Percent of Total Active Listings:</i></b>	96.5%
<b>Less New Under Construction (not ready for occupancy):</b>	148
<b>Less New Proposed (not started):</b>	247
<b>Total Readily Purchased &amp; Occupied Listing:</b>	1,401
<b><i>Percent of Total Active Listings:</i></b>	75.3%
<b>Inventory in Months of Readily Purchased &amp; Occupied Listings:</b>	1.9

\* 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

September 2019 Reporting Period

## September Residential Highlights

Pending and closed sales saw gains this month compared with September 2018. At 757, pending sales rose 9.9% of the 689 offers accepted last year in September 2018 despite falling 13.1% short of the 871 recorded last month in August 2019.

Closed sales, at 731, fared similarly, outpacing September 2018 (677) by 8.0% but cooling 14.6% from August 2019 when 856 closings were recorded.

New listings (904) fell 4.9% short of September 2018 (951) and 15.8% short of August 2019 (1,074).

Total market time held steady at 47 days in September, while inventory increased just slightly to 2.5 months.

## Year to Date Summary

Activity is a bit mixed in 2019 compared with 2018. Pending sales (7,117) are up 3.8%, while closed sales (6,567) are holding steady and new listings (9,439) are up 0.9%.

## Average and Median Sale Prices

Comparing 2019 to 2018 through September, the average sale price has increased 3.1% from \$392,300 to \$404,300. In the same comparison, the median sale price has increased 3.9% from \$355,000 to \$369,000.

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	2.3
June	1.6	2.1	2.4
July	1.9	2.3	2.4
August	1.8	2.3	2.3
September	2.2	2.9	2.5
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:**  
+3.5% (\$401,400 v. \$388,000)  
**Median Sale Price % Change:**  
+4.3% (\$365,000 v. \$350,000)

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

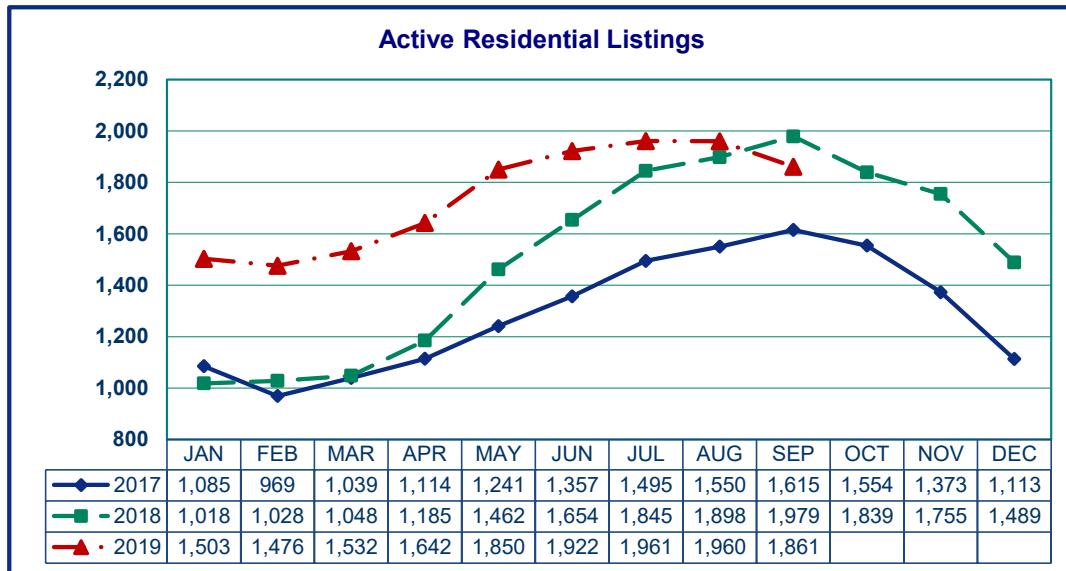
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	September	904	757	731	401,000	366,500	47
	August	1,074	871	856	415,100	380,000	47
	Year-to-date	9,439	7,117	6,567	404,300	369,000	54
2018	September	951	689	677	392,000	357,200	41
	Year-to-date	9,355	6,859	6,566	392,300	355,000	46
Change	September	-4.9%	9.9%	8.0%	2.3%	2.6%	13.4%
	Prev Mo 2019	-15.8%	-13.1%	-14.6%	-3.4%	-3.6%	0.0%
	Year-to-date	0.9%	3.8%	0.0%	3.1%	3.9%	16.9%

# AREA REPORT • 9/2019

## 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/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			
32	26	6	20	25.0%	16	336,800	60	208	157	25.6%	146	358,600	325,700	38	6.0%	2	1,438,000	-	-	9	463,200			
24	24	7	23	64.3%	14	257,900	18	178	146	-5.8%	139	262,900	270,000	34	1.7%	1	2,400,000	10	164,400	18	510,300			
35	13	3	7	-12.5%	11	365,000	71	132	91	-3.2%	92	445,900	345,000	67	4.0%	-	-	4	512,500	4	370,800			
30	12	6	17	-5.6%	9	368,800	17	145	119	3.5%	100	386,600	379,300	63	13.4%	-	-	-	-	1	650,000			
56	40	10	39	-2.5%	39	342,600	28	446	379	0.3%	350	319,800	330,000	41	3.7%	3	360,100	3	134,200	3	565,400			
29	18	3	21	-4.5%	32	324,600	42	239	207	-1.0%	197	325,600	320,000	38	6.5%	-	-	1	176,000	-	-			
48	43	9	39	5.4%	32	312,200	22	376	319	-8.1%	299	321,900	315,000	39	7.1%	1	652,000	3	623,300	1	400,000			
66	52	7	62	3.3%	66	318,500	39	634	553	-2.3%	526	327,200	311,300	42	4.9%	1	1,550,000	-	-	7	559,900			
38	18	6	9	-40.0%	13	379,400	35	166	118	-22.9%	120	394,100	325,000	46	8.3%	-	-	8	401,100	1	320,000			
38	18	1	12	-29.4%	30	360,000	31	231	199	-6.1%	189	391,700	361,600	57	0.3%	-	-	4	682,500	5	437,900			
25	21	7	18	0.0%	25	335,900	40	208	162	-14.7%	152	334,200	322,800	40	8.8%	2	480,300	-	-	1	1,442,000			
81	49	16	21	-36.4%	28	437,100	32	415	300	10.7%	295	428,800	420,000	44	8.3%	1	550,000	3	234,700	1	470,000			
27	23	8	17	-22.7%	16	365,200	47	220	179	-9.6%	165	383,600	379,000	33	-0.1%	1	88,000	-	-	-	-			
10	3	1	5	0.0%	2	504,000	54	48	41	-8.9%	37	606,200	537,000	62	27.2%	-	-	13	169,800	-	-			
264	88	23	75	50.0%	65	541,400	49	942	634	18.5%	539	535,200	490,000	59	-1.5%	3	373,300	37	311,700	3	437,000			
112	39	18	31	-11.4%	37	413,800	60	482	332	-3.8%	327	427,600	395,000	59	3.3%	1	275,000	22	270,800	4	948,000			
44	29	6	30	25.0%	25	411,100	39	302	240	3.9%	223	388,300	360,000	43	3.0%	1	1,250,000	4	111,400	-	-			
51	36	6	32	33.3%	23	361,700	33	293	237	-5.2%	211	351,500	338,000	42	2.3%	1	1,161,800	2	502,700	2	1,020,000			
63	25	11	31	-6.1%	27	417,800	75	394	318	14.4%	290	452,700	420,500	68	0.9%	-	-	10	280,300	-	-			
128	56	15	54	45.9%	39	426,300	84	622	461	8.5%	390	426,000	389,800	72	-1.2%	1	305,000	7	271,800	-	-			
128	55	33	35	105.9%	43	435,500	56	554	383	37.3%	351	441,900	425,000	68	3.2%	-	-	4	122,500	1	677,000			
19	3	2	1	0.0%	2	1,125,000	52	43	26	8.3%	29	694,100	600,000	112	10.6%	-	-	10	309,100	-	-			
29	9	2	6	-14.3%	4	576,000	56	87	48	-36.0%	46	562,300	552,600	89	-2.7%	-	-	16	206,400	-	-			
153	88	18	64	68.4%	46	376,900	49	678	515	10.0%	467	391,700	360,000	56	2.4%	3	205,000	20	292,500	1	810,000			
239	93	33	63	-12.5%	58	478,200	54	995	663	0.3%	619	437,400	403,500	66	1.2%	1	365,000	45	354,900	2	503,000			
2	0	0	1	-	0	-	-	4	2	-33.3%	1	397,500	397,500	24	-19.2%	-	-	-	-	-	-			
7	1	0	3	-50.0%	2	680,000	50	34	24	-4.0%	24	526,200	532,100	32	7.1%	-	-	3	223,300	-	-			
5	3	2	2	100.0%	5	579,300	93	38	32	6.7%	30	501,100	491,000	86	-4.4%	-	-	11	226,600	-	-			
21	8	6	10	-9.1%	10	360,200	61	128	102	34.2%	94	383,200	349,000	54	1.7%	2	155,000	13	168,700	-	-			
38	6	4	5	0.0%	8	471,400	49	131	79	23.4%	73	442,400	445,900	92	11.9%	-	-	6	145,200	-	-			
12	3	1	4	100.0%	2	603,800	68	48	39	39.3%	34	430,500	391,500	92	5.7%	-	-	5	269,000	-	-			
7	2	1	0	-100.0%	2	308,800	10	18	12	200.0%	12	450,700	459,700	80	18.3%	-	-	-	-	-	-			
1,861	904	271	757	9.9%	731	401,000	47	9,439	7,117	3.8%	6,567	404,300	369,000	54	3.5%	25	622,300	264	283,800	64	555,600			
27	13	4	19	18.8%	6	283,700	28	139	107	3.9%	89	311,800	299,900	55	5.5%	1	412,500	4	157,500	1	316,500			
21	9	4	6	-14.3%	10	560,600	41	90	68	8.3%	63	474,300	440,000	64	13.4%	-	-	32	158,900	-	-			
165	93	11	103	-2.8%	80	330,400	59	900	767	3.1%	704	288,200	274,700	50	6.7%	3	343,300	91	99,500	10	281,000			
213	115	19	128	-0.8%	96	351,500	55	1,129	942	3.9%	856	304,400	287,300	52	7.6%	4	360,600	127	116,300	11	284,200			
77	18	4	23	76.9%	14	265,500	110	208	147	-3.9%	131	259,000	227,000	112	14.5%	2	399,500	75	52,600	2	419,500			



## ACTIVE RESIDENTIAL LISTINGS

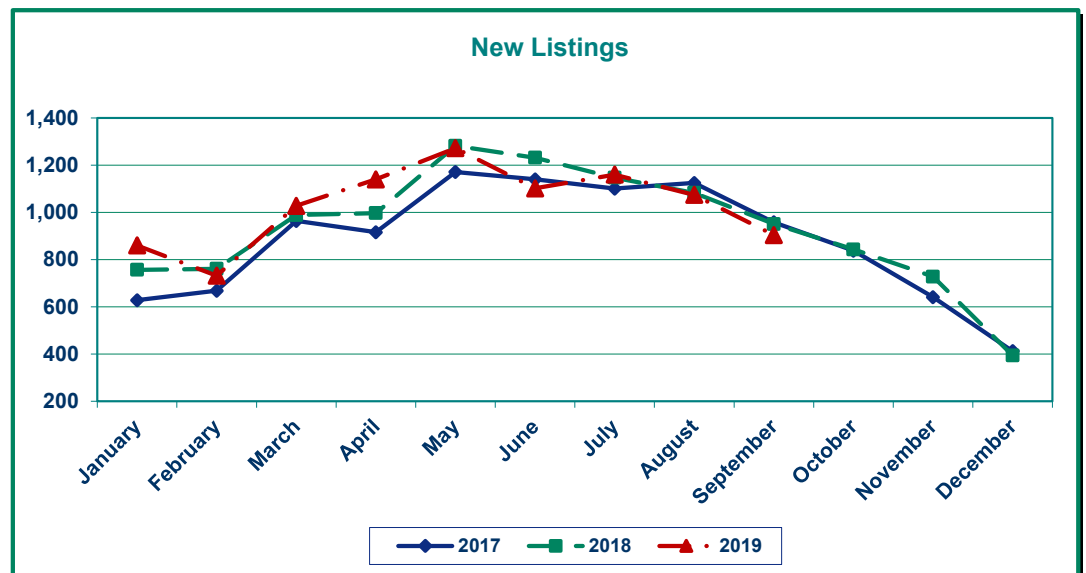
### CLARK COUNTY, WA

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

## NEW LISTINGS

### CLARK COUNTY, WA

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



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

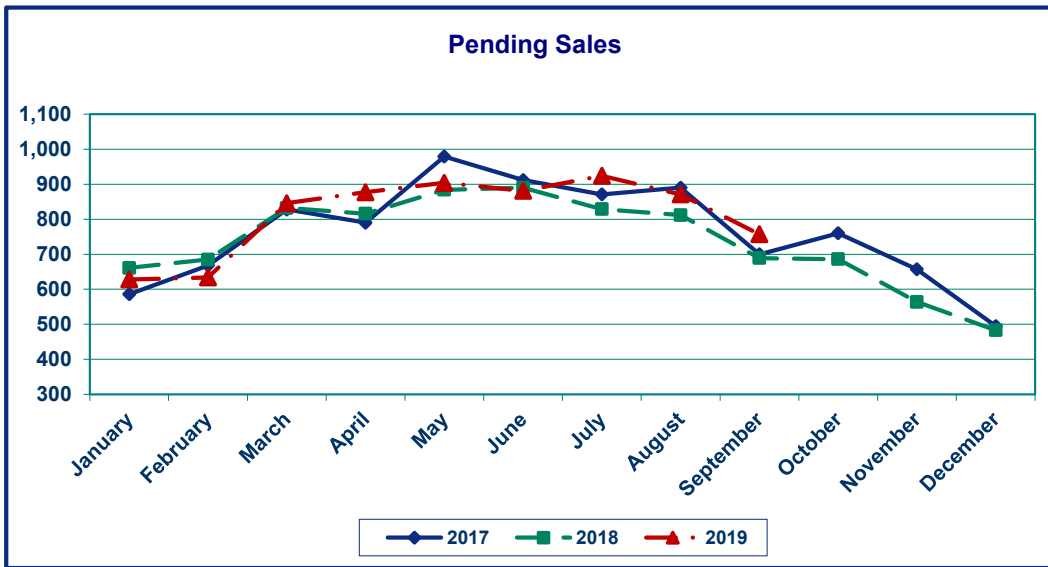
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/18-9/30/19) with 12 months before (10/1/17-9/30/18).

<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

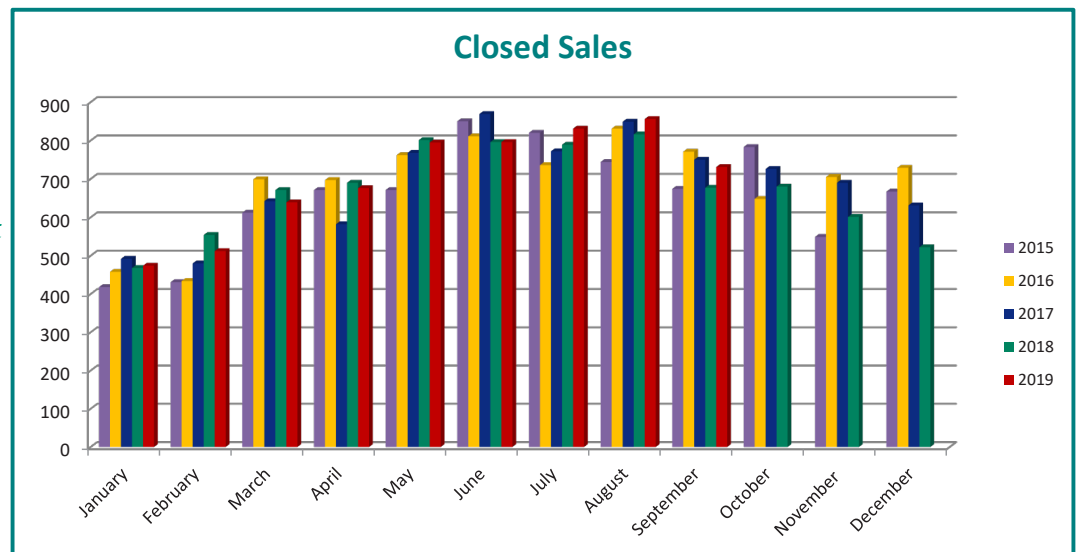
*This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.*



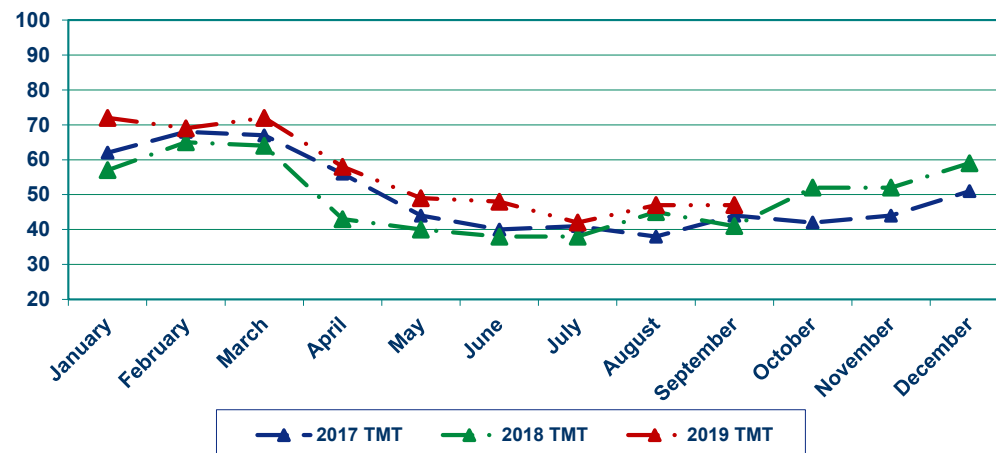
## CLOSED SALES

### 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

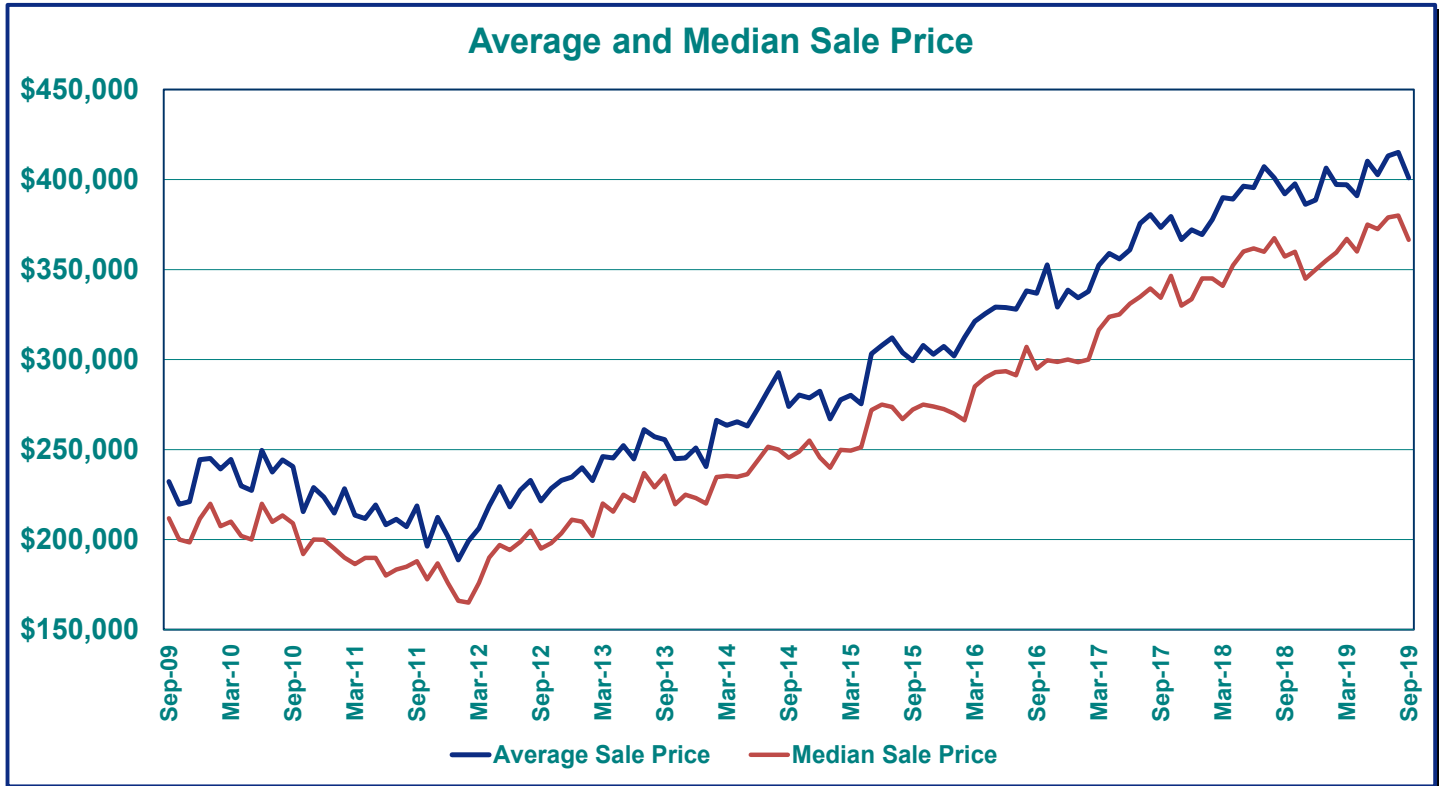
### CLARK COUNTY, WA

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

## SALE PRICE

### CLARK COUNTY, WA

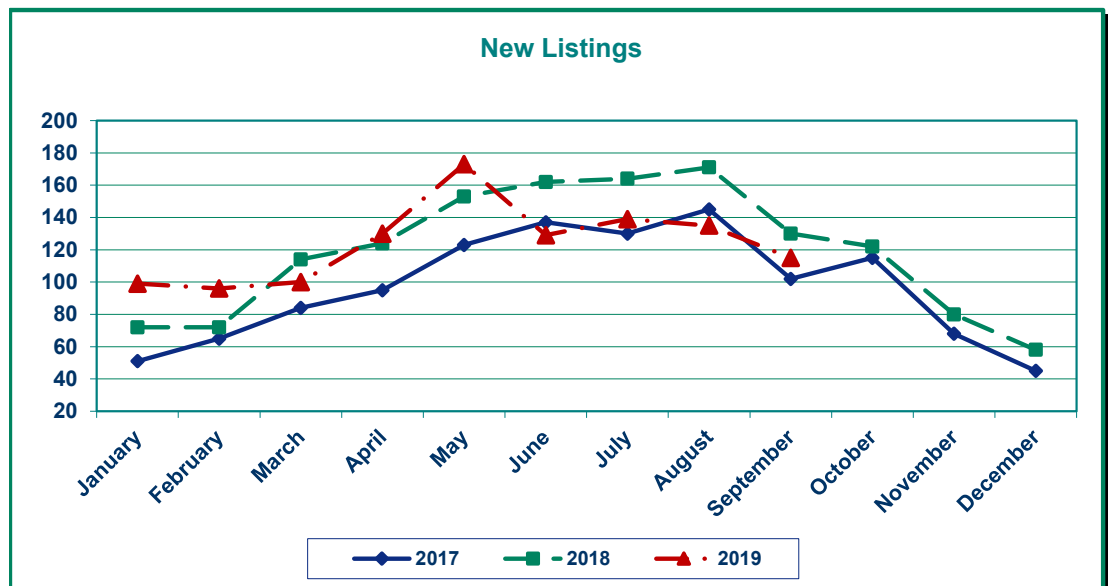
*This graph represents the average and median sale price for all homes sold in Clark County, Washington*



## NEW LISTINGS

### COWLITZ COUNTY, WA

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

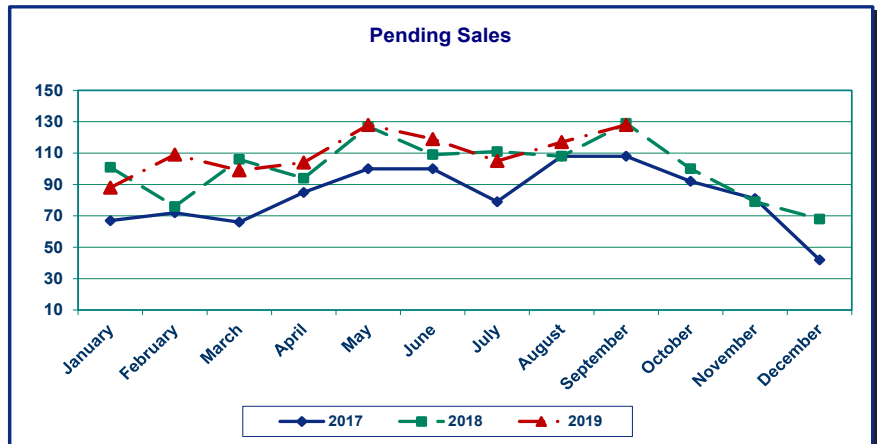




## PENDING LISTINGS

### COWLITZ COUNTY, WA

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

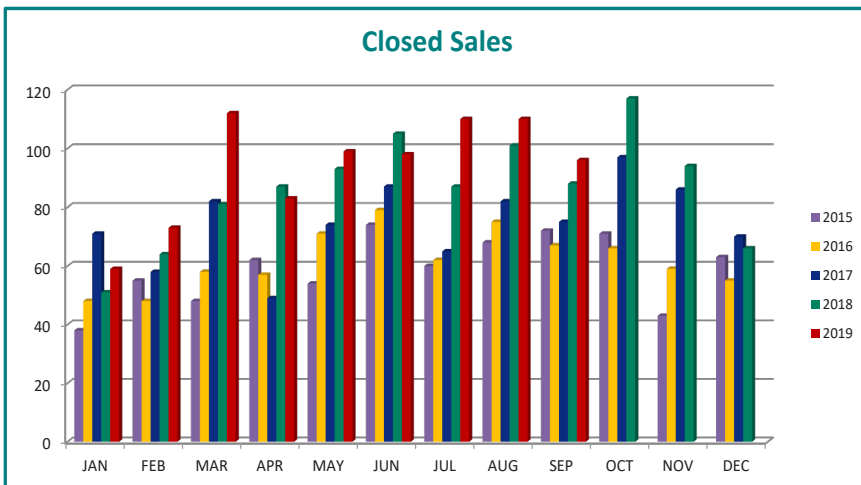


## Closed Sales

## CLOSED SALES

### COWLITZ COUNTY, WA

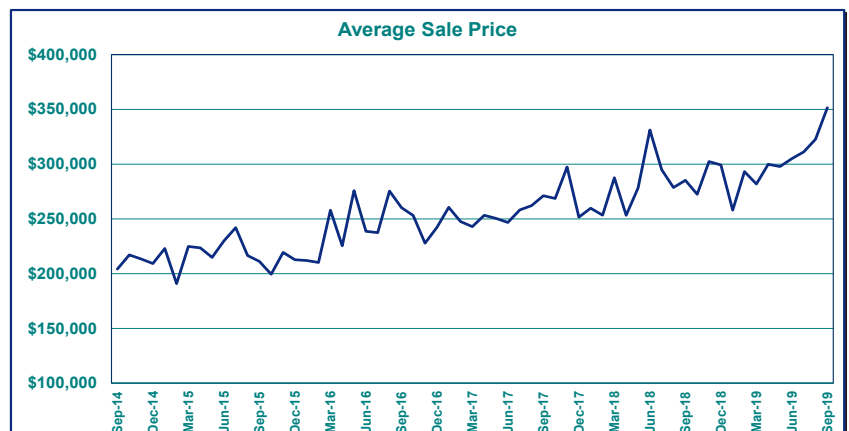
*This graph shows the closed sales over the past five calendar years in Cowlitz County, Washington.*



## AVERAGE SALE PRICE

### COWLITZ COUNTY, WA

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





MULTIPLE LISTING SERVICE

# MEDIAN SALE PRICE September 2019

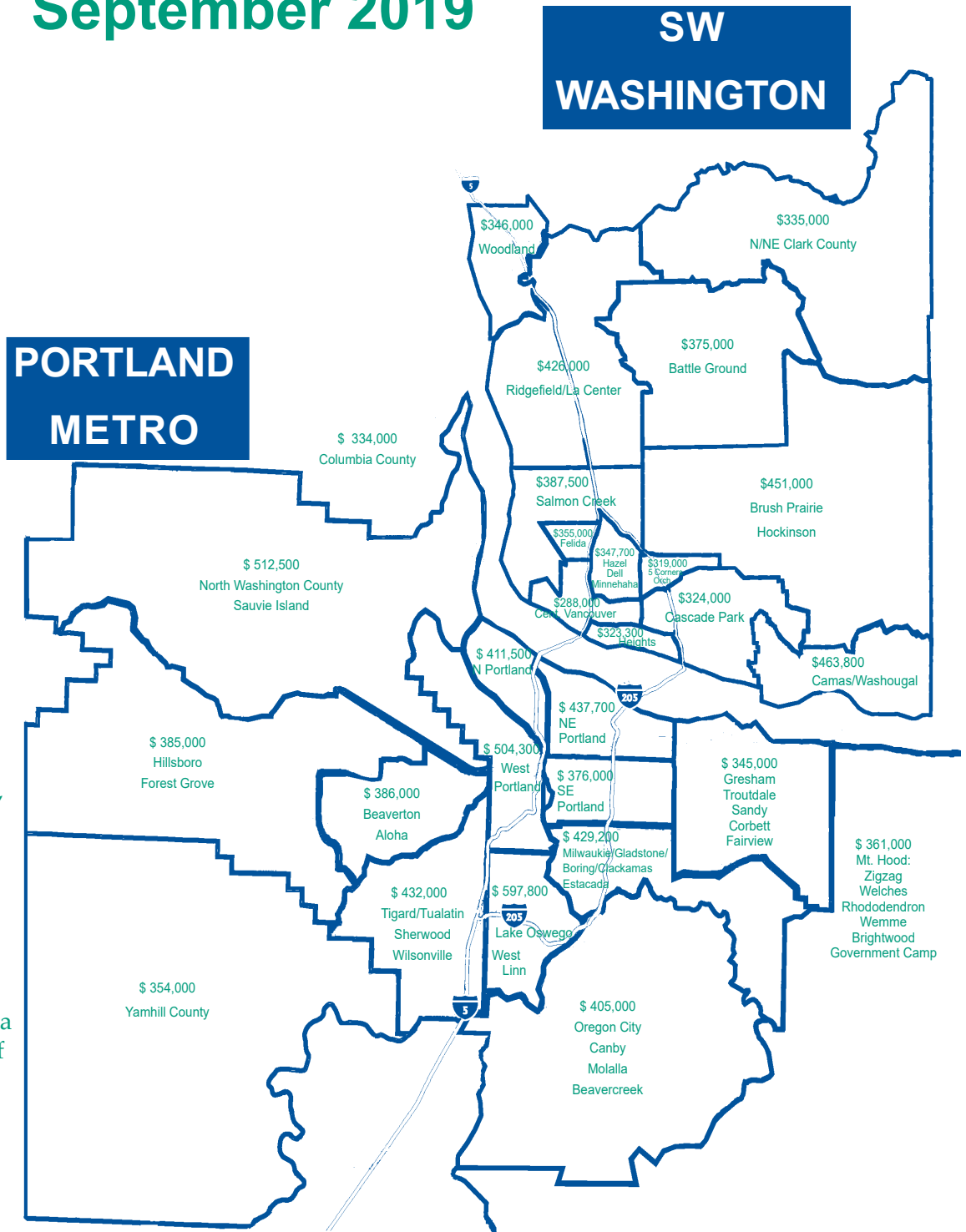
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Portland, OR 97220  
(503) 236-7657  
communications@rmls.com

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County, Curry County,  
Douglas County, Grant  
County, Josephine County,  
Lane County, North  
Coastal Counties, Polk &  
Marion Counties, Union  
County, and Wallowa  
County.

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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

September 2019 Reporting Period

### September Residential Highlights

Closings had a strong month in Union County relative to September 2018. At 30, closings outpaced September 2018 (26) by 15.4% despite decreasing 11.8% from August 2019 (34). Pending sales (23) rose 4.5% over September 2018 (22) but fell 45.2% short of the 42 offers accepted last month in August 2019. There were 22 new listings, a 57.7% decrease from September 2019 (52) and a 47.6% decrease from August 2019 (42). Inventory rose slightly to 3.2 months in September.

### Year to Date Summary

Activity is mixed so far in 2019 compared with 2018. New listings (330) are down 1.5%, pending sales (256) are down 2.3%, and closed sales (221) are down 10.9%.

### Average and Median Sale Prices

Comparing 2019 to 2018 through September, the average sale price increased 9.1% from \$210,700 to \$229,900. In the same comparison, the median sale price has increased 15.2% from \$171,500 to \$197,500.

### 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	3.8
June	3.1	2.3	3.2
July	4.5	3.6	3.3
August	5.1	2.4	3.0
September	3.6	3.8	3.2
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	September	22	23	30	193,200	173,600	95
	August	42	42	34	258,300	235,000	63
	Year-to-date	330	256	221	229,900	197,500	89
2018	September	52	22	26	189,700	175,000	108
	Year-to-date	335	262	248	210,700	171,500	112
Change	September	-57.7%	4.5%	15.4%	1.8%	-0.8%	-11.8%
	Prev Mo 2019	-47.6%	-45.2%	-11.8%	-25.2%	-26.1%	50.8%
	Year-to-date	-1.5%	-2.3%	-10.9%	9.1%	15.2%	-20.4%

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

#### Average Sale Price % Change:

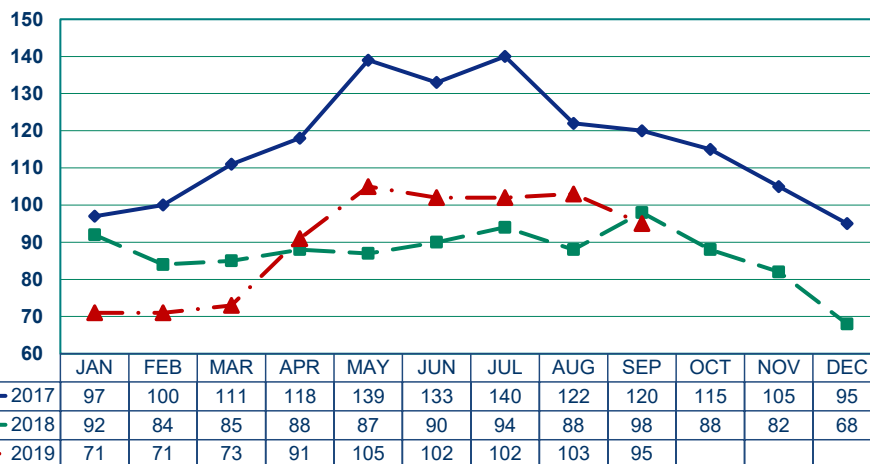
+6.6% (\$223,700 v. \$209,800)

#### Median Sale Price % Change:

+11.4% (\$190,500 v. \$171,000)

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 • 9/2019

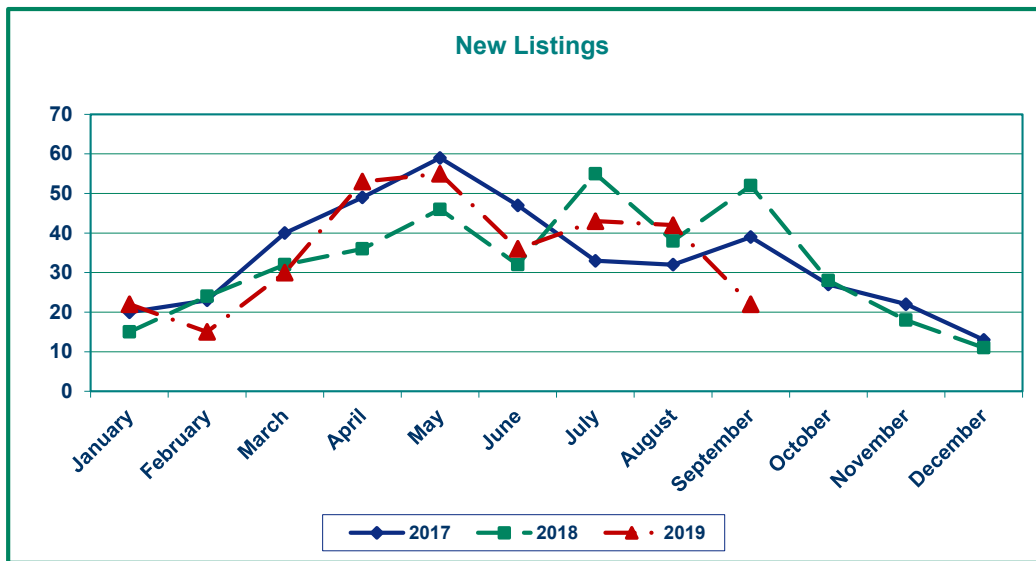
## Union County, Oregon

		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	Closed Sales	Average Sale Price		
97814	Medical Springs	4	0	0	-	-100.0%	0	-	-	9	5	66.7%	5	210,000	196,000	-	-	-	-	-	-	-	-	
97824	Cove	12	3	3	4	100.0%	2	261,500	77	31	15	-40.0%	10	258,400	260,500	-20.8%	-	-	3	54,300	-	-	-	-
97827	Elgin	24	2	1	2	-	3	159,000	252	47	28	7.7%	23	195,500	165,000	32.2%	-	-	4	146,300	1	140,000	-	-
97841	Imbler	1	1	0	0	-	0	-	-	6	5	150.0%	5	241,200	229,000	-29.9%	-	-	1	45,000	-	-	-	-
97850	La Grande/ Island City	38	12	2	13	-13.3%	21	194,400	87	193	169	1.8%	146	237,800	204,500	16.0%	5	235,600	12	172,700	3	177,200	-	-
97867	North Powder	3	0	1	0	-	1	135,000	8	5	3	50.0%	4	96,500	98,500	-78.2%	-	-	-	-	-	-	-	-
97876	Summerville	6	1	0	0	-100.0%	0	-	-	7	4	-55.6%	6	423,200	417,000	20.9%	-	-	1	169,900	-	-	-	-
97883	Union Co.	7	3	0	4	-	3	192,900	34	32	27	-6.9%	22	173,700	161,300	-3.4%	1	60,000	2	54,000	-	-	-	-
	Union Co. Total	95	22	7	23	4.5%	30	193,200	95	330	256	-2.3%	221	229,900	197,500	6.7%	6	206,300	23	136,700	4	167,900	-	-

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/18-9/30/19) with 12 months before (10/1/17-9/30/18).

<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.



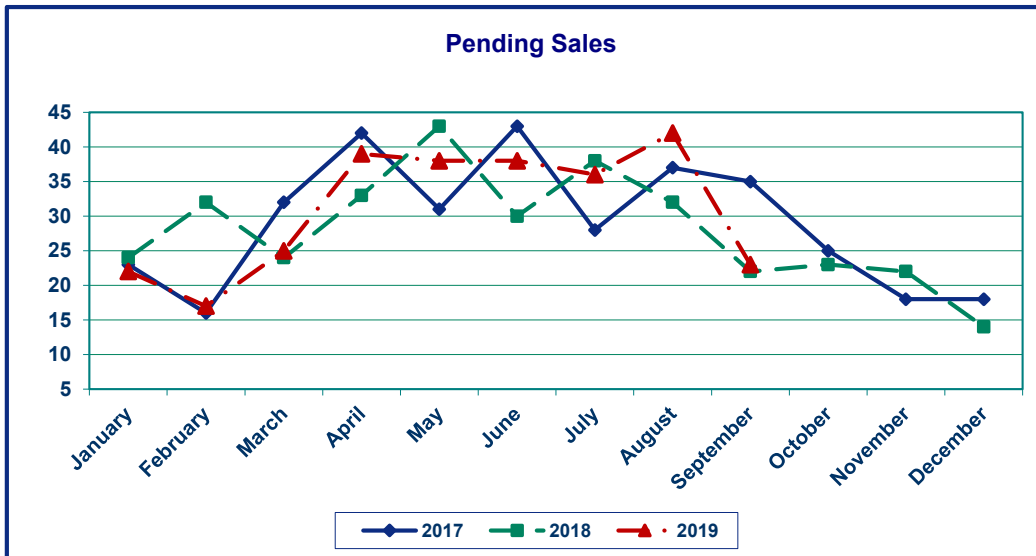
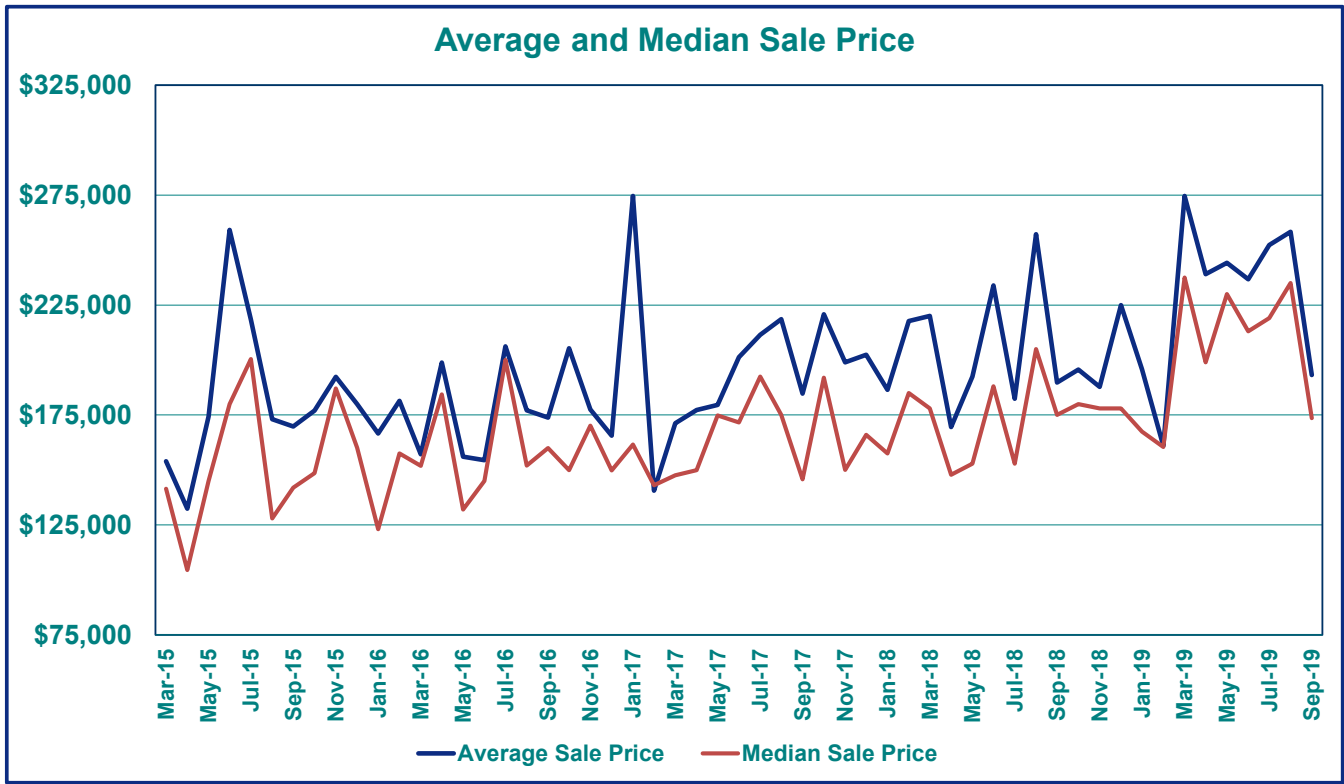
### NEW LISTINGS

#### 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**

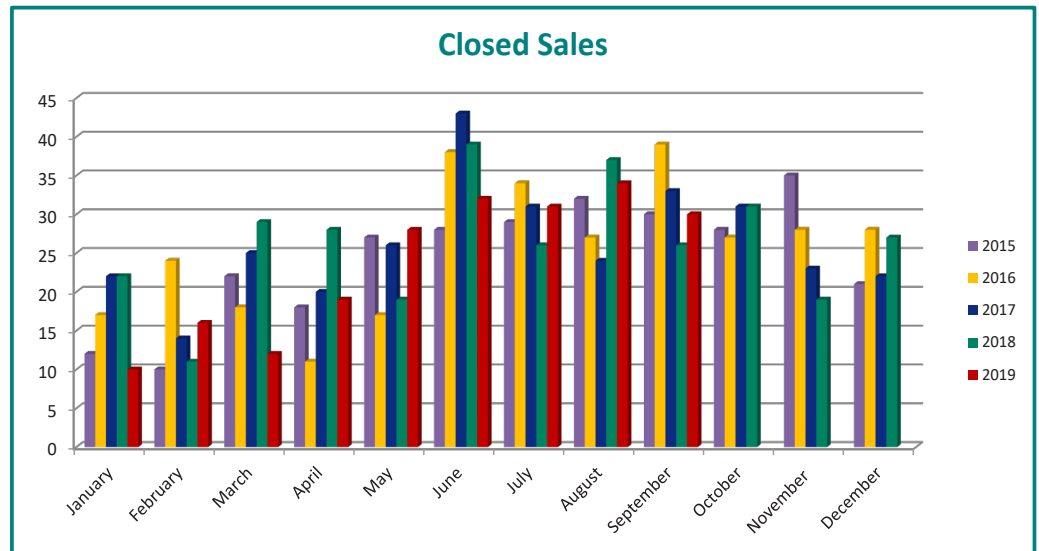
*This graph represents monthly accepted offers in Union County, Oregon over the past three calendar years.*

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

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

**Contact RMLS™**  
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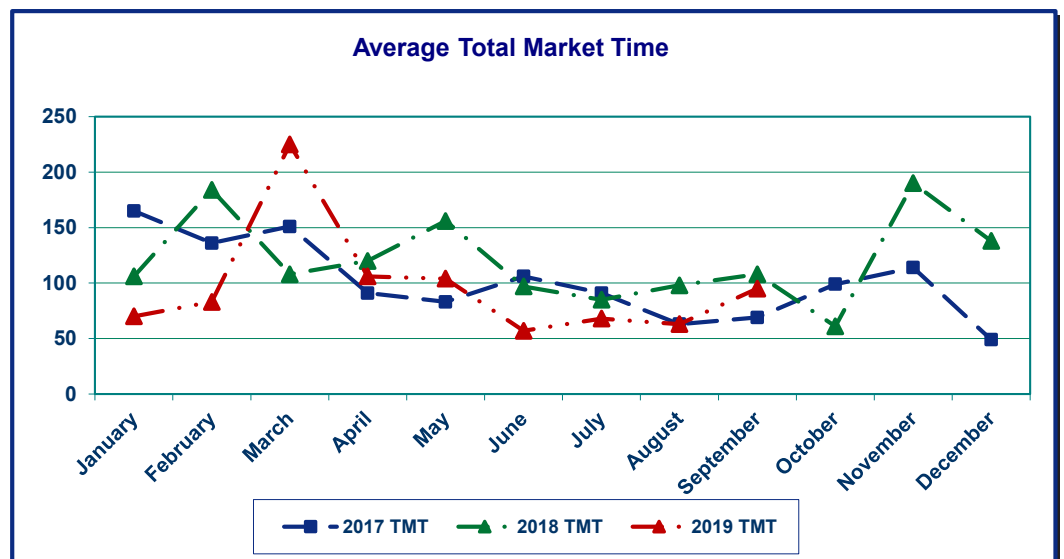
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**DAYS ON MARKET**  
**UNION COUNTY, OR**

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



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

# MARKET ACTION



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

Residential Review: Wallowa County, Oregon

September 2019 Reporting Period

## September Residential Highlights

Wallowa County had gains across the board this month compared with September 2018. There were nine new listings, more than double the four offered last year in September 2018 despite falling short of the eleven offered last month in August 2019.

Pending sales (10) fared similarly, outpacing September 2018 (6) by four but falling four short of the 14 offered in August 2019.

Closed sales, at 15, rose 36.4% over September 2018 (11) and also 25.0% over August 2019 when 12 closings were recorded.

Total market time increased to 119 days in September, and inventory decreased to 5.0 months.

## Year to Date Summary

Activity is a bit mixed so far in 2019 compared with 2018. Pending sales (91) are up 8.3% and closed sales (80) are up 8.1%, while new listings (128) are down 14.7% for the year thus far.

## Average and Median Sale Prices

Comparing 2019 to 2018 through September, the average sale price has increased 25.2% from \$233,000 to \$291,700. In the same comparison, the median sale price has increased 28.4% from \$192,300 to \$247,000.

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

### Average Sale Price % Change:

+19.7% (\$271,600 v. \$226,900)

### Median Sale Price % Change:

+15.9% (\$226,000 v. \$195,000)

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

## 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	7.8
June	13.0	12.0	6.3
July	5.8	7.1	9.4
August	7.9	6.6	6.7
September	5.5	7.6	5.0
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.

Wallowa County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	September	9	10	15	295,200	277,000	119
	August	11	14	12	332,200	269,400	25
	Year-to-date	128	91	80	291,700	247,000	167
2018	September	4	6	11	296,500	239,500	91
	Year-to-date	150	84	74	233,000	192,300	154
Change	September	125.0%	66.7%	36.4%	-0.4%	15.7%	31.5%
	Prev Mo 2019	-18.2%	-28.6%	25.0%	-11.1%	2.8%	376.0%
	Year-to-date	-14.7%	8.3%	8.1%	25.2%	28.4%	8.3%



# AREA REPORT • 9/2019

## 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		
97885	Wallowa	11	1	0	0	-100.0%	3	252,700	245	15	11	-42.1%	12	251,000	183,800	29.2%	1	55,000	2	430,000	-	-
97857	Lostine	3	1	0	1	-	1	386,000	16	7	5	25.0%	3	389,500	386,000	65.1%	-	-	5	162,100	-	-
97842	Imnaha	8	1	1	-	-100.0%	1	255,000	6	5	2	-50.0%	2	261,500	261,500	157.3%	-	-	2	32,000	-	-
97846	Joseph	27	3	1	5	150.0%	6	312,300	160	56	44	57.1%	35	309,800	260,000	11.6%	1	335,000	11	112,500	-	-
97828	Enterprise	26	3	2	4	300.0%	4	288,600	19	45	29	0.0%	28	278,100	218,400	8.6%	2	237,300	12	117,000	-	-
	Wallowa Co. Total	75	9	4	10	66.7%	15	295,200	119	128	91	8.3%	80	291,700	247,000	19.7%	4	216,200	32	136,800	-	-

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

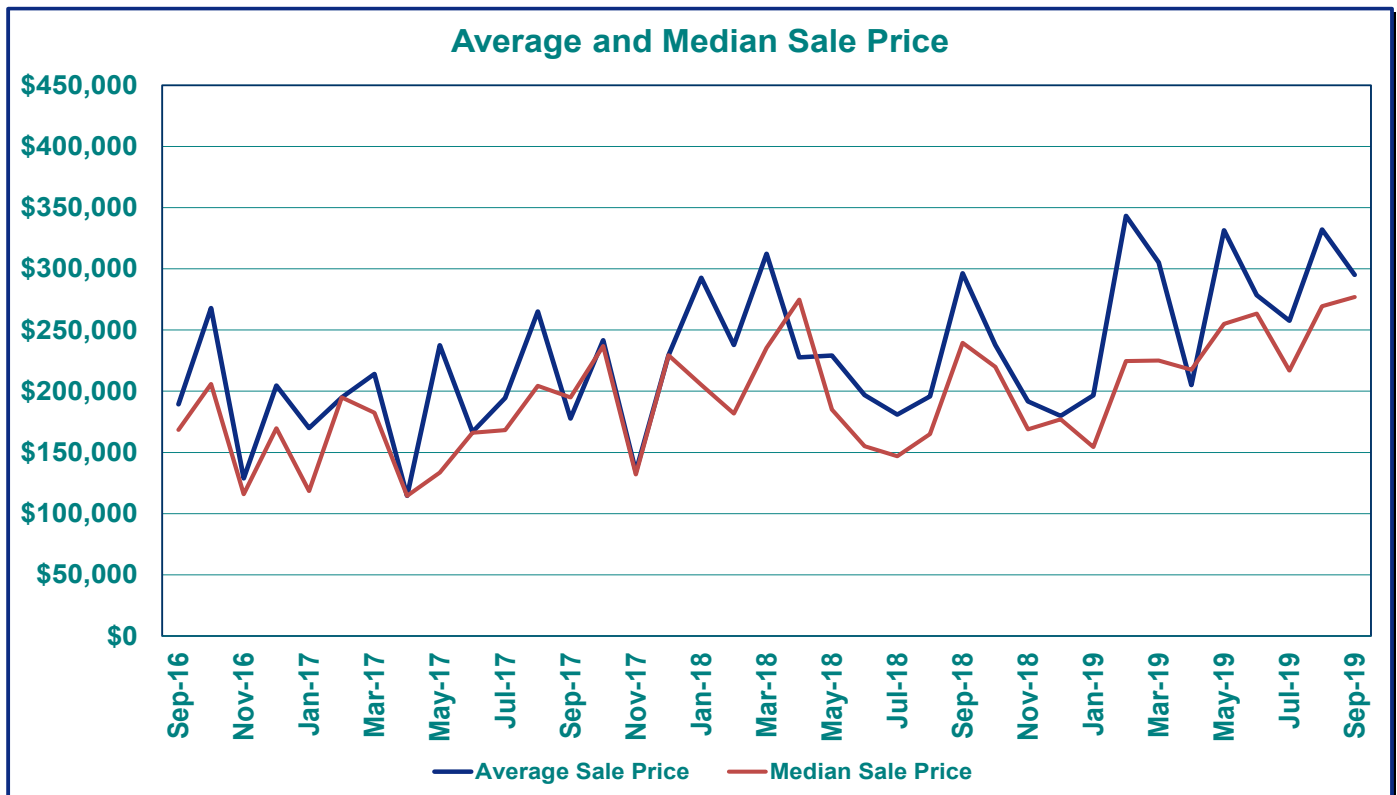
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/18-9/30/19) with 12 months before (10/1/17-9/30/18).

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### SALE PRICE

#### WALLOWA COUNTY, OR

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

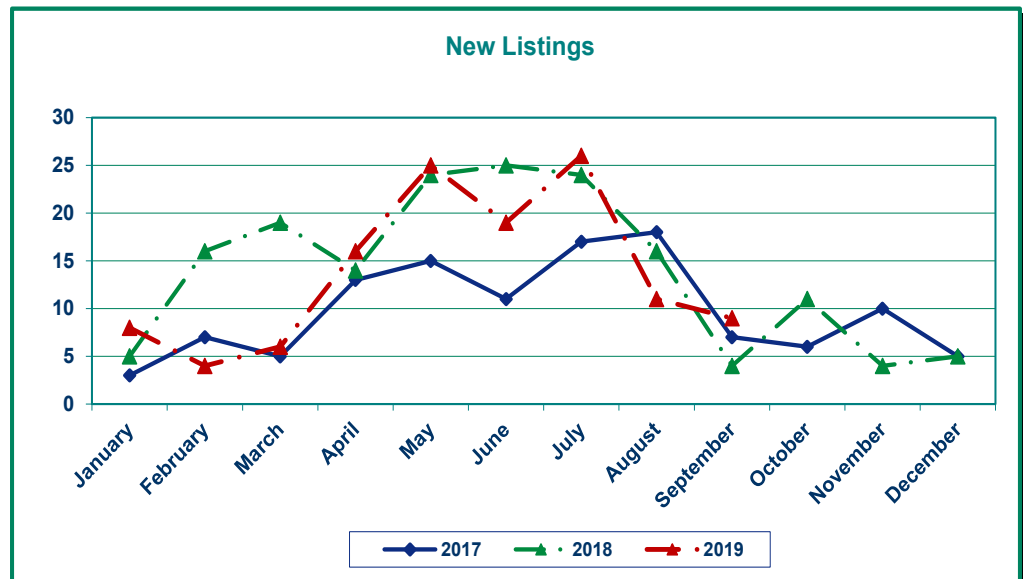




## NEW LISTINGS

### WALLOWA COUNTY, OR

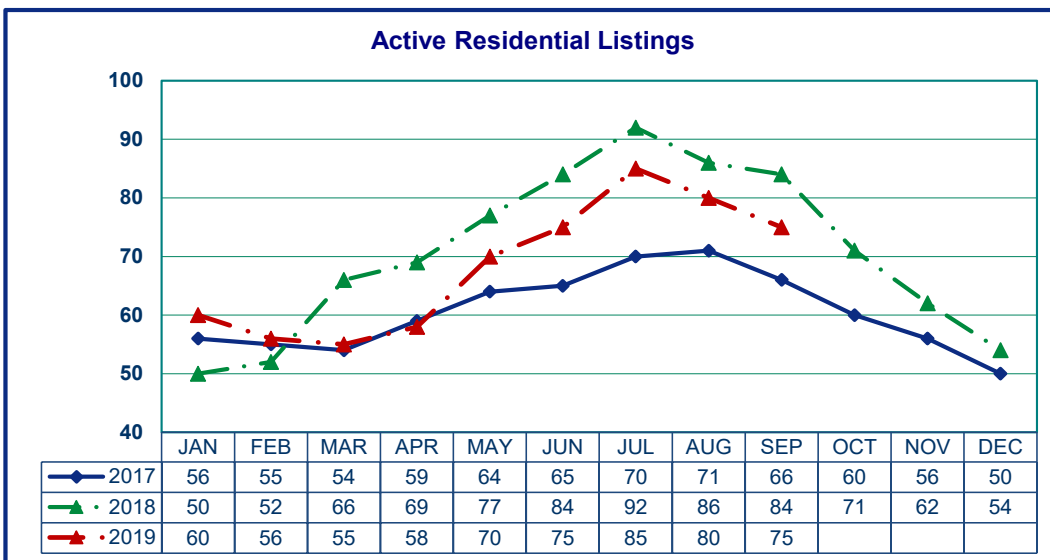
*This graph shows the new residential listings in Wallowa County, Oregon.*



## ACTIVE RESIDENTIAL LISTINGS

### WALLOWA COUNTY, OR

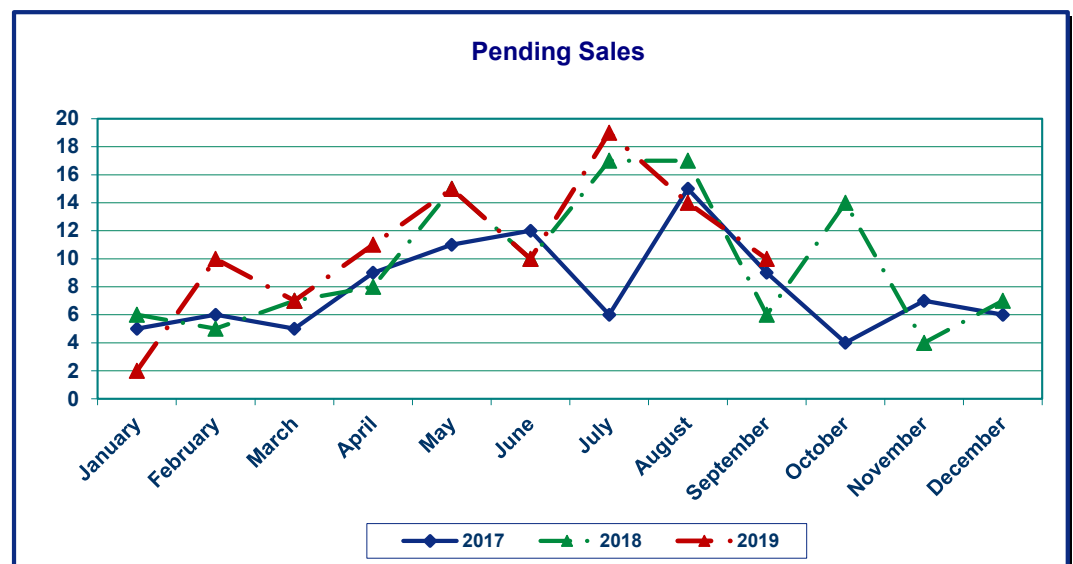
*This graph shows the active residential listings in Wallowa County, Oregon.*



## PENDING LISTINGS

### WALLOWA COUNTY, OR

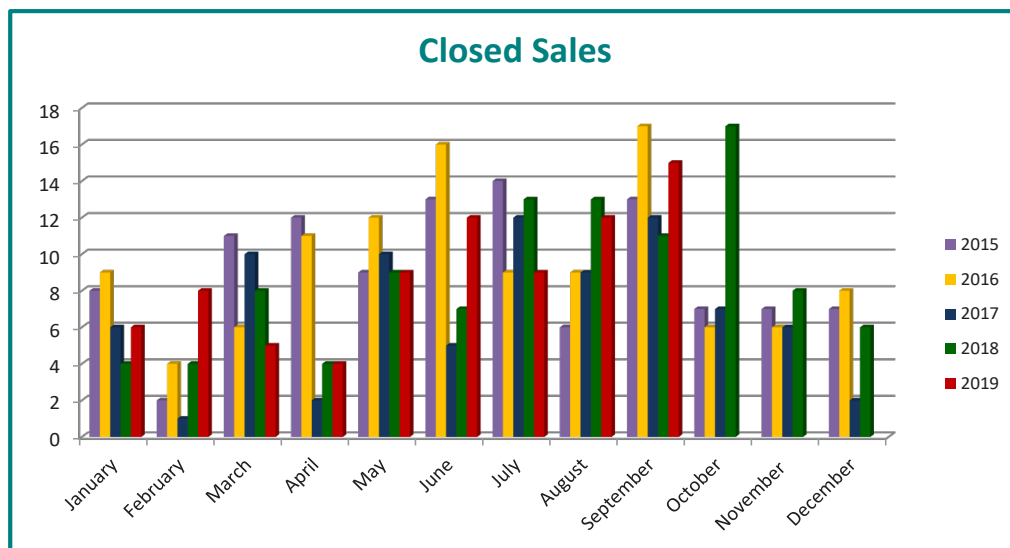
*This graph represents monthly accepted offers in Wallowa County, Oregon.*



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

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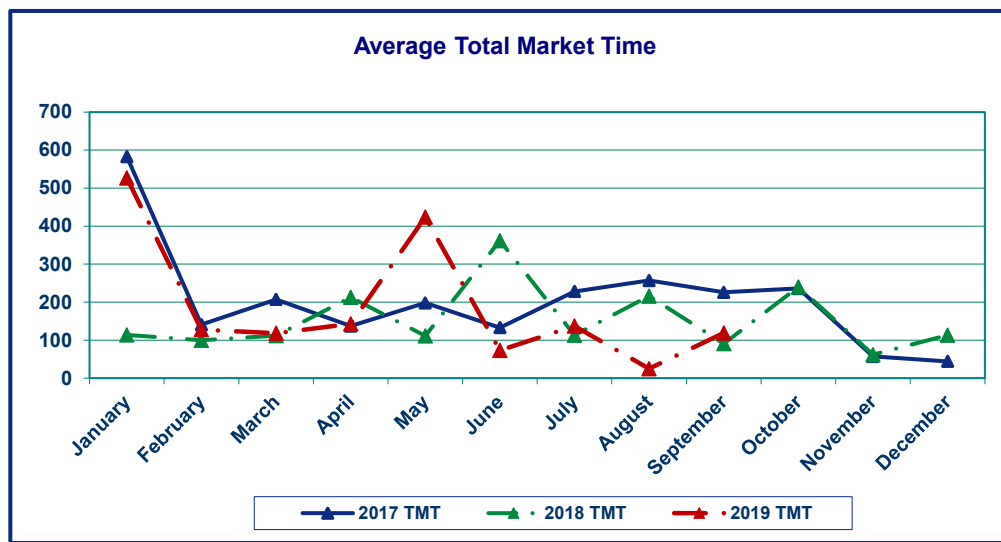
The statistics presented  
 in Market Action are  
 compiled monthly based  
 on figures generated by  
 RMLS™.



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

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

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



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