

# MARKET ACTION



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

Residential Review: Baker County, Oregon

October 2019 Reporting Period

## October Residential Highlights

Baker County saw mixed activity this October. There were 21 pending sales, a sharp decrease over the 38 accepted offers in September 2019 and an increase from the 13 accepted offers in October 2018.

New listings (28) outpaced October 2018 (17) and but fell short of the 31 in September 2019.

Closed sales (28) outpaced October 2018 (15) and the 23 closings recorded last month in

September 2019.

Inventory decreased to 3.3 months in October, and total market time fell to 125 days.

## Average and Median Sale Prices

Comparing 2019 to 2018 through October, the average sale price has increased 3.0% from \$169,500 to \$174,600. In the same comparison, the median sale price has decreased 2.8% from \$143,000 to \$139,000

## 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	3.3
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.

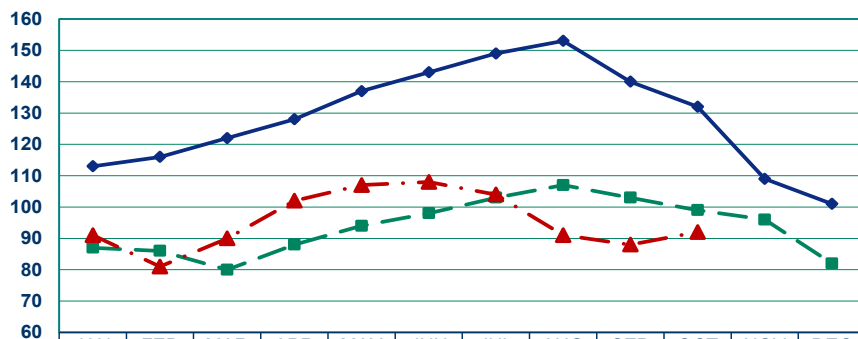
Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	October	28	21	28	164,700	164,300	125
	September	31	38	23	184,800	134,000	163
	Year-to-date	295	240	222	174,600	139,000	133
2018	October	17	13	15	165,400	135,000	34
	Year-to-date	279	204	218	169,500	143,000	121
Change	October	64.7%	61.5%	86.7%	-0.4%	21.7%	266.9%
	Prev Mo 2019	-9.7%	-44.7%	21.7%	-10.9%	22.6%	-23.3%
	Year-to-date	5.7%	17.6%	1.8%	3.0%	-2.8%	10.1%

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

**Average Sale Price % Change:**  
+5.1% (\$176,100 v. \$167,600)  
**Median Sale Price % Change:**  
+5.0% (\$150,000 v. \$142,800)

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

## Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

BAKER COUNTY, OR

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

# AREA REPORT • 10/2019

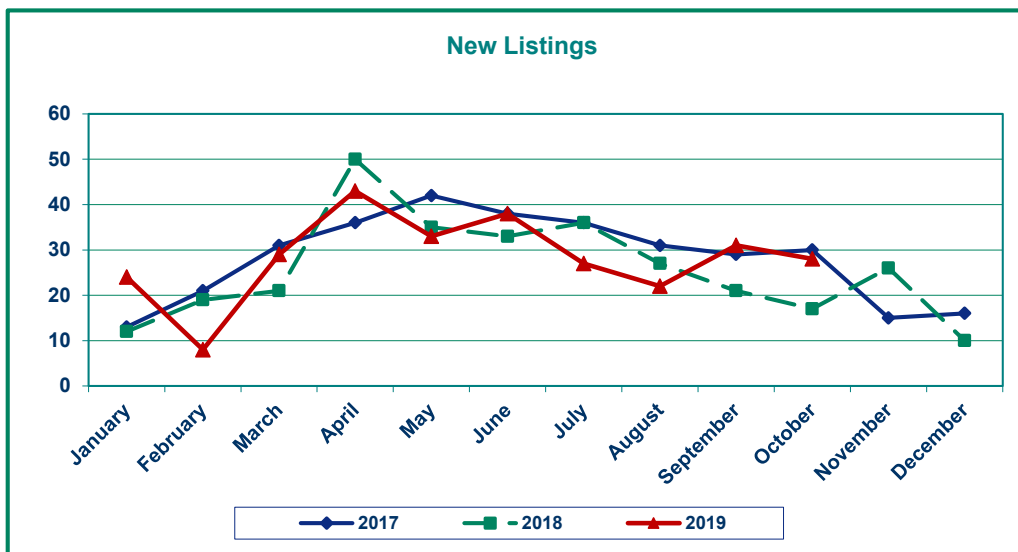
## Baker County, Oregon

		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. 2018¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2019 v. 2018¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change²		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
460	Baker City/ Keating	47	24	5	17	54.5%	26	164,300	129	221	201	22.6%	190	174,500	142,000	7.5%	8	189,700	16	68,500	3	113,000	
461	Haines/Anthony Lk/ Muddy Crk	4	1	2	0	-	0	-	-	8	3	-40.0%	3	86,600	70,000	-54.4%	-	-	4	94,000	-	-	
462	Sumpter/McEwen/ Bourne/Phillips Lk/ Grant	18	1	2	1	0.0%	1	163,500	83	25	13	8.3%	12	142,100	127,500	-16.5%	-	-	5	63,000	-	-	
463	Unity/ Hereford	6	1	0	-	-	-	-	-	8	4	100.0%	3	189,300	159,000	92.7%	-	-	2	44,300	-	-	
464	Huntington/ Lime	1	1	0	2	-	0	-	-	5	4	100.0%	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	7	0	1	1	-	0	-	-	15	6	0.0%	3	242,000	237,000	49.8%	-	-	3	59,200	-	-	
467	Halfway/ Cornucopia	6	0	1	-	-100.0%	1	177,500	86	10	8	-38.5%	8	283,600	258,800	5.3%	-	-	1	29,000	-	-	
468	Oxbow	1	0	0	0	-	0	-	-	-	0	-	0	-	-	-	0	-	0	-	0	-	
	Baker County	92	28	11	21	61.5%	28	164,700	125	295	240	17.6%	222	174,600	139,000	5.1%	8	189,700	31	67,200	3	113,000	

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/18-10/31/19) with 12 months before (11/1/17-10/31/18).

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



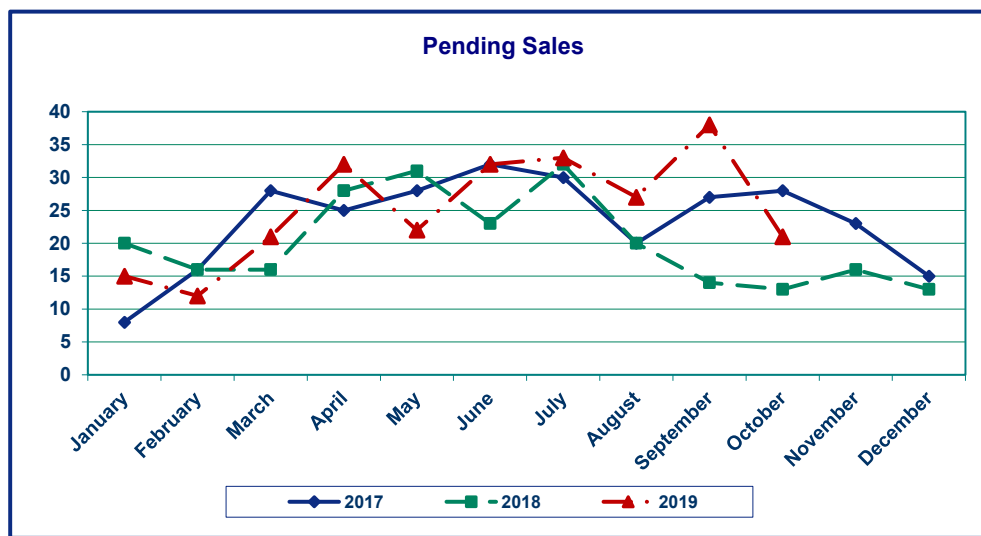
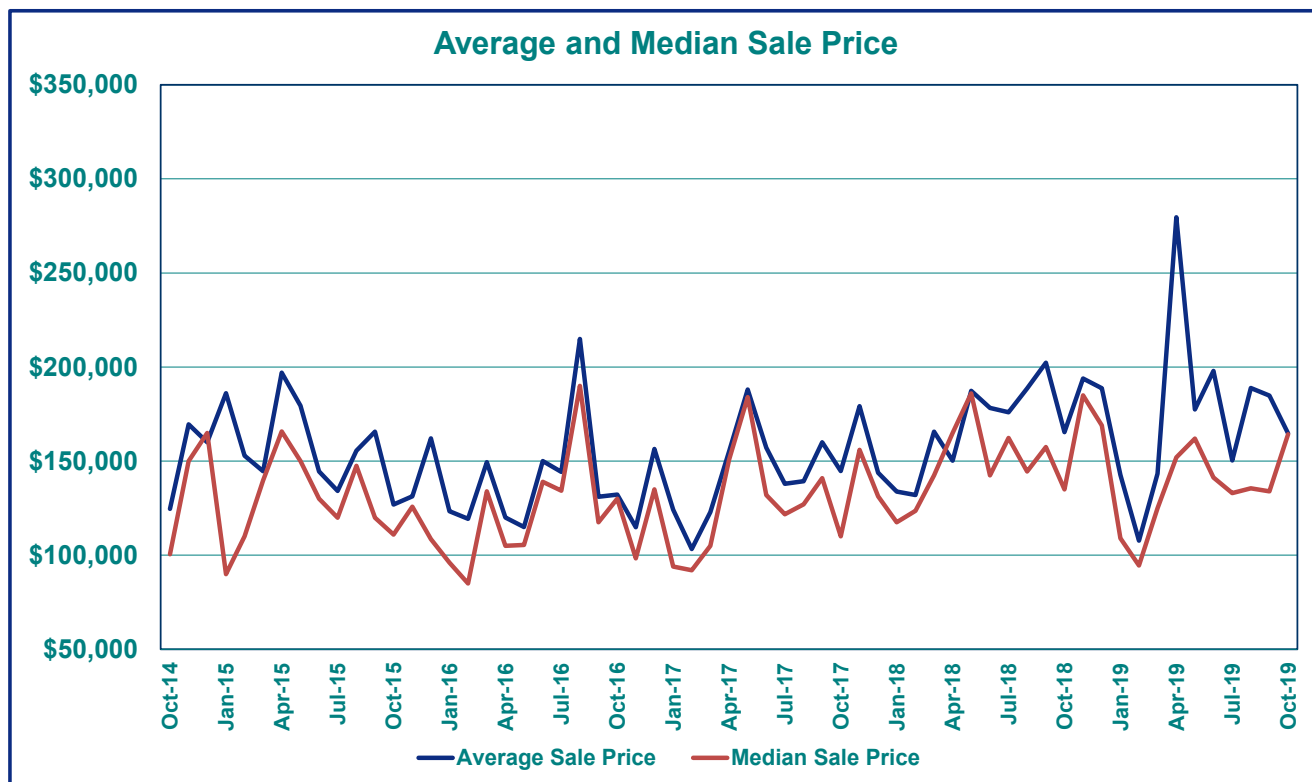
### NEW LISTINGS BAKER COUNTY, OR

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

## SALE PRICE

### BAKER COUNTY, OR

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



## PENDING LISTINGS

### BAKER COUNTY, OR

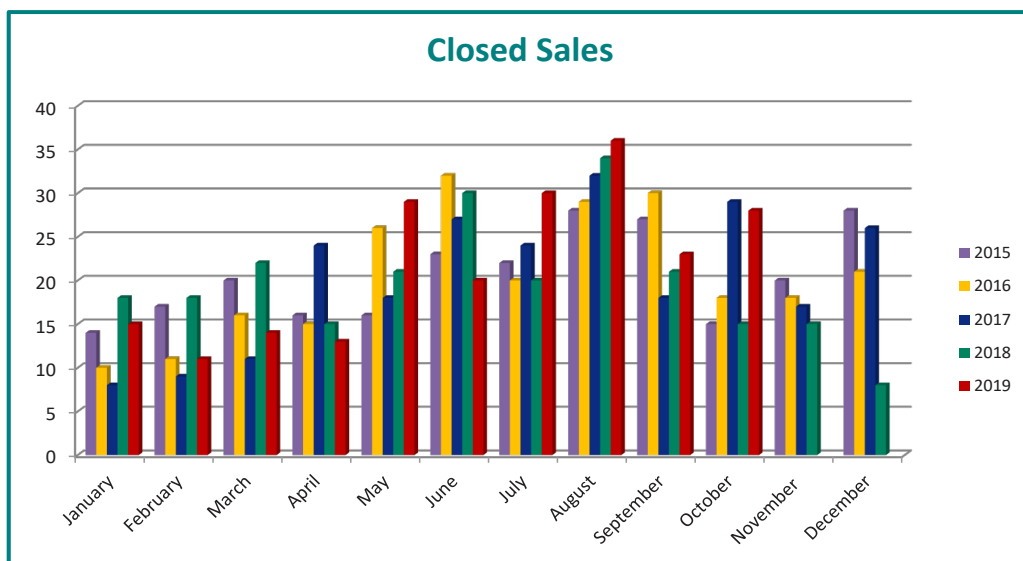
*This graph represents monthly accepted offers in Baker County, Oregon over the past three calendar years.*

## CLOSED SALES BAKER COUNTY, OR

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

**Contact RMLS™**  
16101 SW 72<sup>nd</sup> Ave.  
Suite 200  
Portland, OR 97224  
(503) 236-7657  
communications@rmls.com

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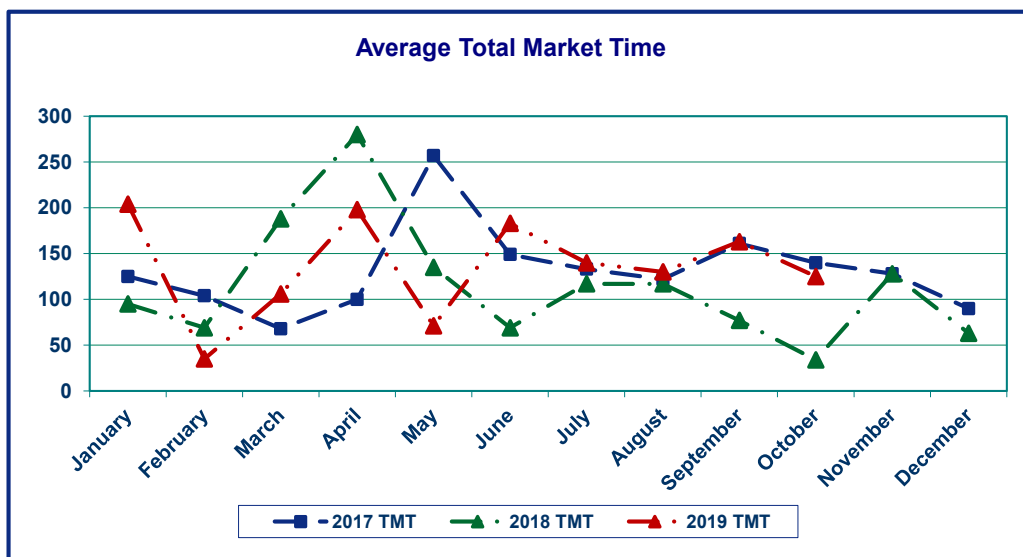
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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## DAYS ON MARKET 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

October 2019 Reporting Period

## October Residential Highlights

The Columbia Basin saw mixed activity this month. Pending sales, at 75, outpaced October 2018 (70) by 7.1%, despite falling 8.5% short of the 82 offers accepted last month in September 2019.

Closed sales (73) fell 7.6% from October 2018 (79) and short of September 2019 (86) by 15.1%.

There were 84 new listings, 10.6% fewer than in October 2018 (94) and 6.7% weaker than last month in September 2019.

Inventory increased slightly to 3.1 months in October. Total market time fell to 77 days.

## Year to Date Summary

So far this year new listings (1,032) have increased 3.6%, while pending sales (798) have decreased 0.5% and closings (749) have decreased 3.7%.

## Average and Median Sale Prices

Comparing 2019 to 2018 through October, the average sale price has increased 6.6% from \$192,600 to \$205,400. The median sale price has increased 10.7% from \$179,700 to \$199,000.

Inventory in Months*			
	2017	2018	2019
January	5.4	4.2	3.0
February	6.3	3.2	4.8
March	4.5	3.6	2.5
April	4.4	3.8	3.1
May	4.1	3.0	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	3.1
November	4.7	3.3	
December	3.5	3.4	

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

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

### Average Sale Price % Change:

+6.6% (\$202,900 v. \$190,300)

### Median Sale Price % Change:

+10.3% (\$195,000 v. \$176,800)

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

Columbia Basin Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	October	84	75	73	220,600	210,000	77
	September	90	82	86	222,600	224,500	96
	Year-to-date	1,032	798	749	205,400	199,000	70
2018	October	94	70	79	189,600	180,000	55
	Year-to-date	996	802	778	192,600	179,700	89
Change	October	-10.6%	7.1%	-7.6%	16.4%	16.7%	39.4%
	Prev Mo 2019	-6.7%	-8.5%	-15.1%	-0.9%	-6.5%	-19.8%
	Year-to-date	3.6%	-0.5%	-3.7%	6.6%	10.7%	-21.9%

# AREA REPORT • 10/2019

## 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,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
380	Arlington/N	2	1	-	0	-100.0%	-	-	-	5	4	-50.0%	8	151,300	157,500	28.6%	1	240,000	1	22,500	-	-	
381	Condon/S	4	2	1	2	0.0%	1	204,000	2	11	11	-38.9%	9	95,400	88,000	18.2%	1	45,000	-	-	-	-	
	Gilliam Co. Total	6	3	1	2	-33.3%	1	204,000	2	16	15	-42.3%	17	121,700	115,000	23.8%	2	142,500	1	22,500	-	-	
420	Boardman/NW	4	2	-	1	-50.0%	3	202,300	8	23	24	9.1%	23	217,300	223,000	-11.2%	-	-	10	78,300	2	188,500	
421	Irrigon	5	4	0	5	0.0%	2	257,400	86	40	28	-17.6%	26	189,400	172,000	17.7%	-	-	3	24,000	-	-	
422	Ione	1	1	-	0	-	0	-	-	3	3	50.0%	2	100,000	100,000	-28.4%	-	-	1	14,500	-	-	
423	Lexington	0	0	0	0	-	0	-	-	2	4	33.3%	3	49,800	60,000	-76.8%	-	-	-	-	-	-	
424	Heppner/S	5	2	1	3	-	1	109,400	38	23	21	50.0%	18	116,000	118,000	-18.3%	-	-	2	253,000	-	-	
	Morrow Co. Total	15	9	1	9	28.6%	6	205,200	39	91	80	6.7%	72	171,700	160,000	-9.4%	-	-	16	86,000	2	188,500	
430	Umatilla	3	7	3	5	0.0%	5	218,500	16	84	85	9.0%	78	196,700	196,200	7.7%	2	82,300	11	62,000	-	-	
431	Hermiston	74	23	9	24	4.3%	24	262,100	82	334	244	0.8%	238	243,800	243,700	9.2%	4	666,300	16	119,200	3	159,700	
432	Stanfield	2	1	0	1	-66.7%	3	191,000	31	21	17	-5.6%	17	144,800	158,000	-8.6%	2	1,326,000	-	-	-	-	
433	Echo	2	0	0	1	-	1	72,000	153	9	5	150.0%	5	156,000	120,000	-48.1%	-	-	-	-	-	-	
435	Pendleton City Limits	75	26	11	17	30.8%	17	230,100	73	276	195	2.1%	180	207,700	199,400	12.5%	12	294,000	5	40,200	5	396,700	
436	E-Meacham, Cayuse	-	0	0	0	-	0	-	-	4	5	150.0%	6	283,300	275,000	51.7%	-	-	-	-	-	-	
437	NE-Athena, Helix, Adams, Weston	20	2	1	5	66.7%	6	172,300	105	54	40	-27.3%	34	183,300	134,500	10.3%	1	55,000	6	81,700	-	-	
438	S-Pilot Rock, Ukiah	6	0	-	1	0.0%	1	145,000	70	27	19	-24.0%	19	132,100	130,000	-7.0%	1	70,000	2	196,700	2	85,800	
439	Milton-Freewater	22	13	3	10	-16.7%	9	172,300	125	116	93	5.7%	83	180,300	175,000	-10.4%	1	290,000	15	62,200	1	225,000	
	Umatilla Co. Total	204	72	27	64	6.7%	66	222,300	81	925	703	0.3%	660	211,200	202,100	7.6%	23	409,800	55	83,800	11	259,900	

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

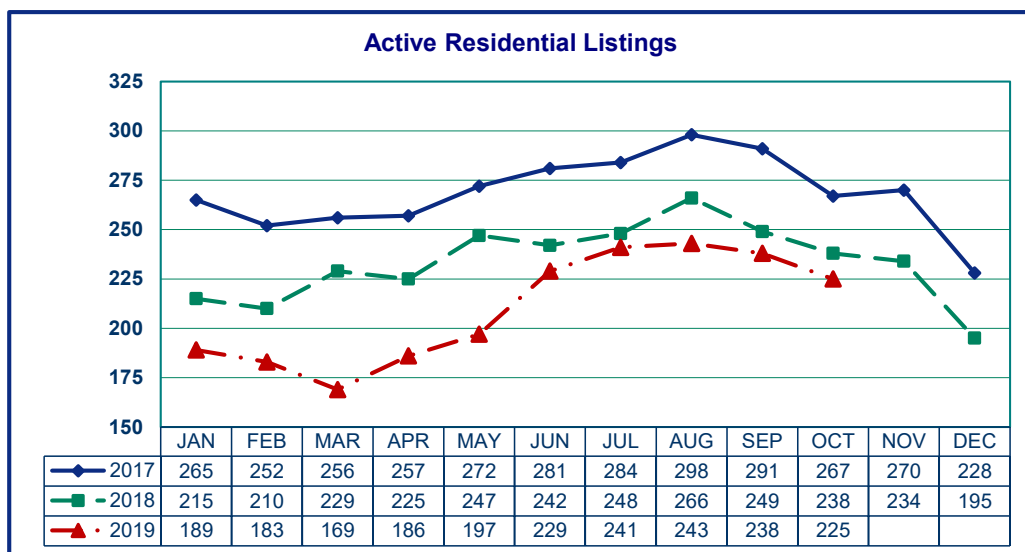
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/18-10/31/19) with 12 months before (11/1/17-10/31/18).

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

## ACTIVE RESIDENTIAL LISTINGS

### COLUMBIA BASIN, OR

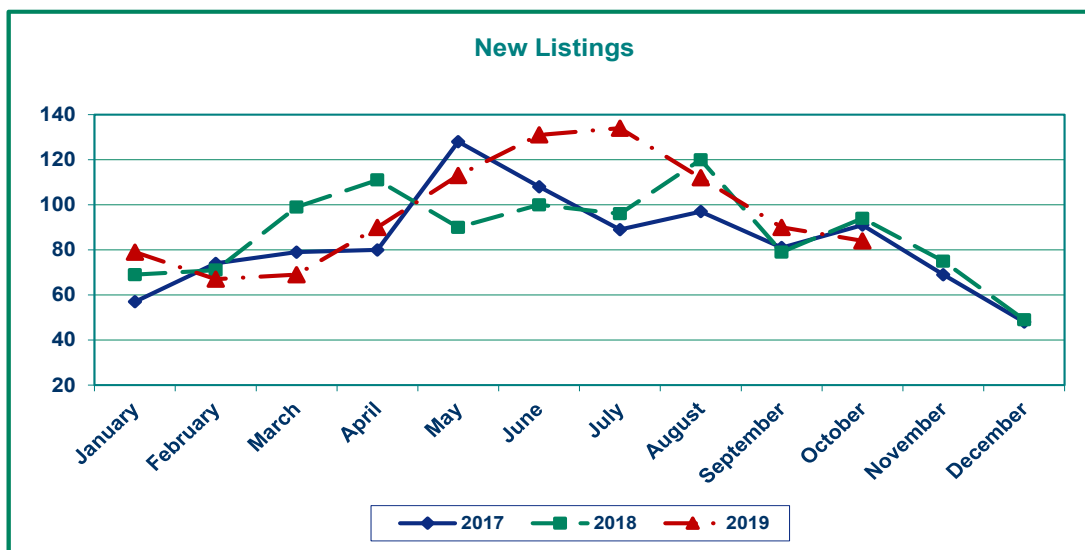
*This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.*



## NEW LISTINGS

### COLUMBIA BASIN, OR

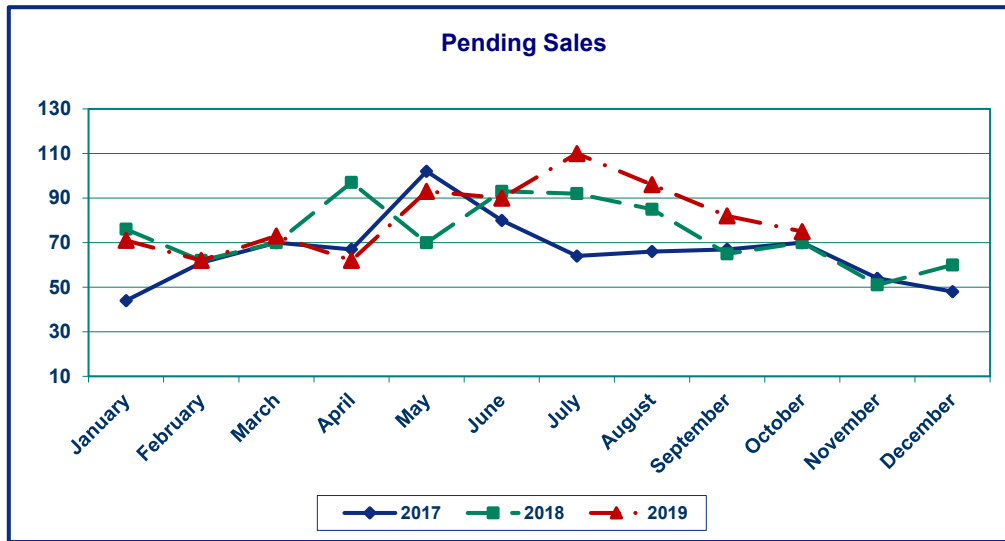
*This graph shows the new residential listings over the past three calendar years in Columbia Basin, Oregon.*



## PENDING LISTINGS

### COLUMBIA BASIN, OR

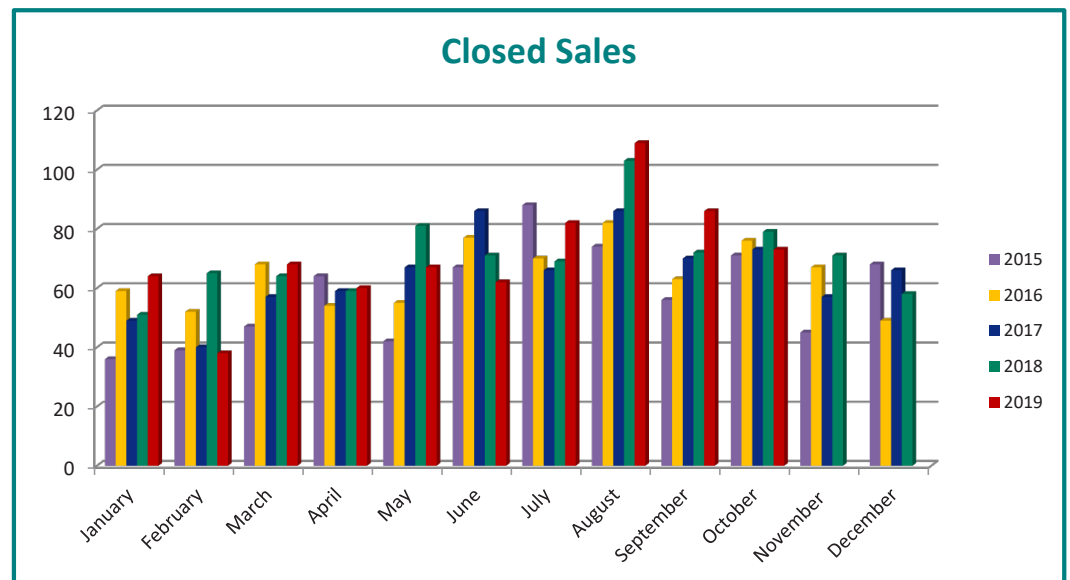
*This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years*



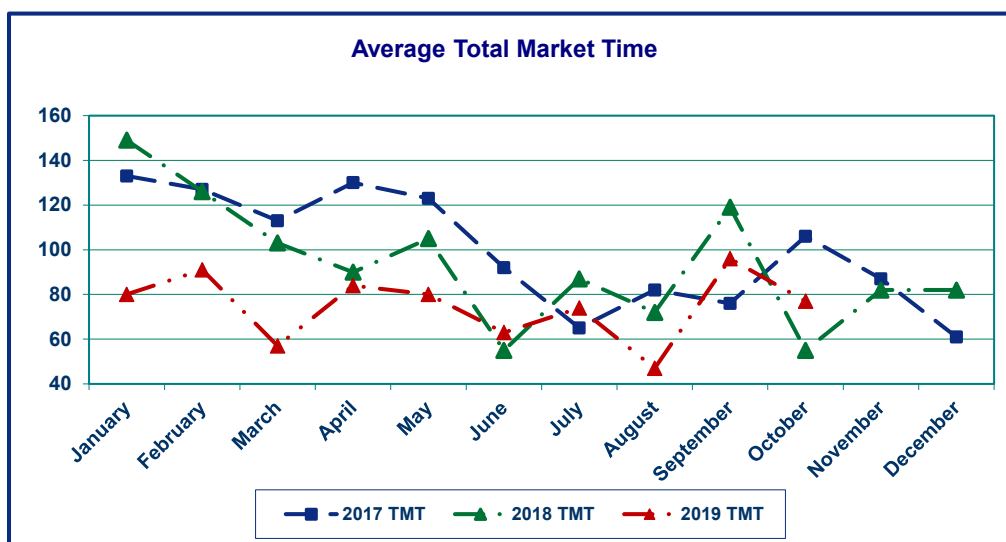
## CLOSED SALES

### COLUMBIA BASIN, OR

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



## Average Total Market Time



## DAYS ON MARKET

### COLUMBIA BASIN, OR

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



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

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

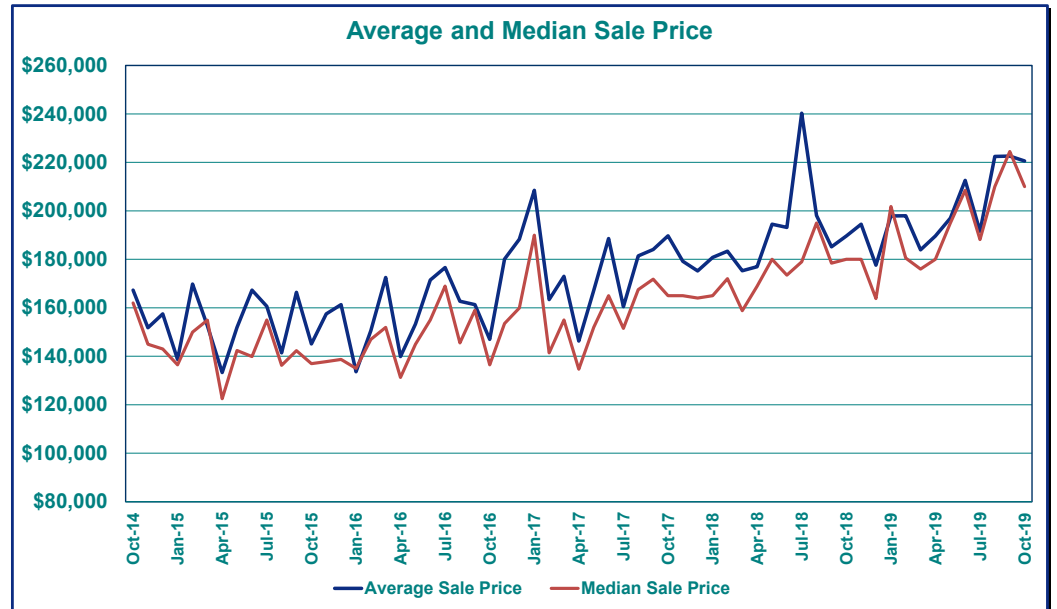
**Contact RMLS™**  
**16101 SW 72<sup>nd</sup> Ave.**  
**Suite 200**  
**Portland, OR 97224**  
**(503) 236-7657**  
**communications@rmls.com**

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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

October 2019 Reporting Period

### October Residential Highlights

New listings (130) increased 26.2% from October 2018 (103) and 3.2% from September 2019 (126).

Pending sales (125) fell 3.1% from October 2018 (129) and 2.3% from last month September 2019 when 128 offers were accepted.

Closed sales (118) increased 11.3% from October 2018 (106) and decreased 4.8% from September 2019 (124).

### Year to Date Summary

Activity in 2019 has cooled slightly compared with 2018. Pending sales (1,034) have decreased 2.5%, new listings (1,397) have decreased 1.2%, and closed sales (956) have decreased 2.8% so far this year.

### Average and Median Sale Prices

Comparing 2019 to 2018 through October, the average sale price has increased 2.4% from \$233,800 to \$239,400. In the same comparison, the median sale price has increased 6.2% from \$205,000 to \$217,800.

### 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	2.8
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	October	130	125	118	246,000	225,000	92
	September	126	128	124	265,900	227,500	66
	Year-to-date	1,397	1,034	956	239,400	217,800	77
2018	October	103	129	106	249,100	231,400	78
	Year-to-date	1,414	1,061	984	233,800	205,000	90
Change	October	26.2%	-3.1%	11.3%	-1.2%	-2.8%	18.0%
	Prev Mo 2019	3.2%	-2.3%	-4.8%	-7.5%	-1.1%	39.4%
	Year-to-date	-1.2%	-2.5%	-2.8%	2.4%	6.2%	-13.6%

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

#### Average Sale Price % Change:

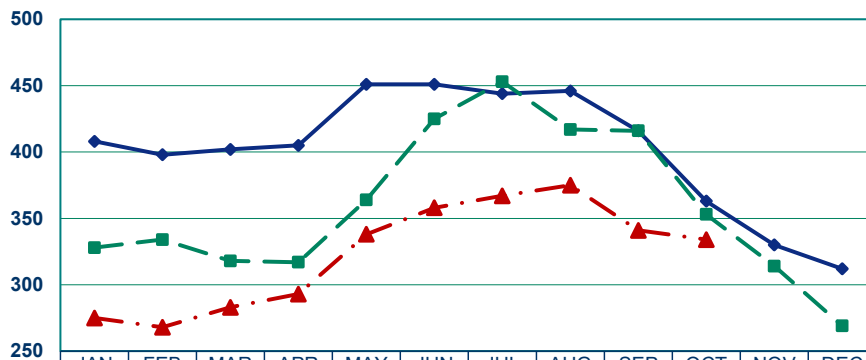
+3.5% (\$239,300 v. \$231,100)

#### Median Sale Price % Change:

+6.3% (\$217,500 v. \$204,700)

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.*

# AREA REPORT • 10/2019

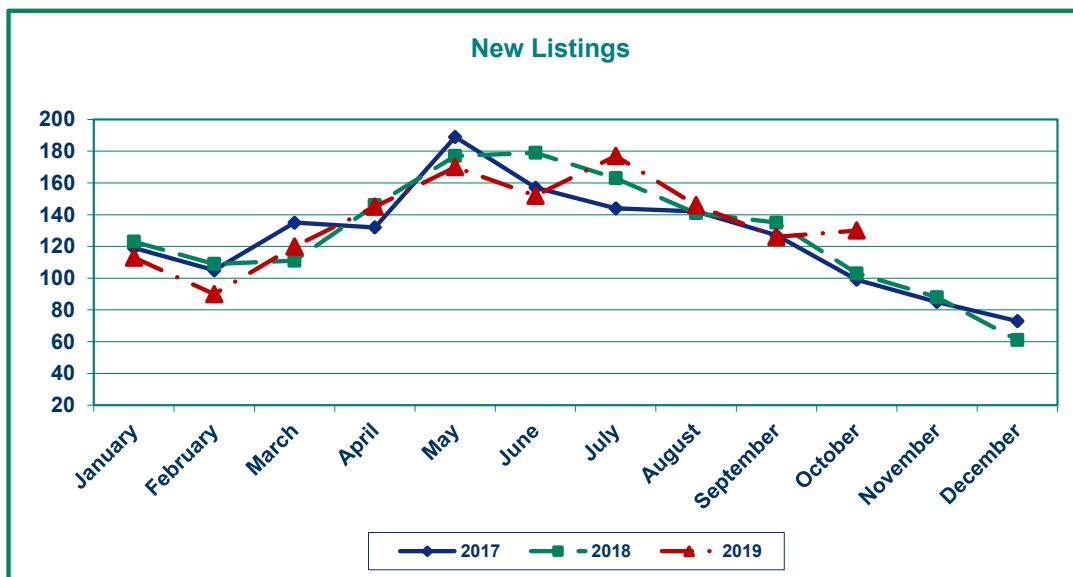
## Coos County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
97407	Allegeny	0	0	0	0	-	0	-	-	-	-	-	-	-	-	-	-	-	1	89,000	-	-
97411	Bandon	67	19	5	19	-13.6%	22	326,300	88	203	150	-12.3%	140	315,200	289,000	-2.6%	5	412,600	81	97,800	1	468,000
97414	Broadbent	1	1	0	0	-	0	-	-	2	1	-66.7%	1	330,000	330,000	-69.1%	1	330,000	-	-	-	-
97420	Coos Bay	119	55	13	59	13.5%	49	225,900	88	568	419	-5.4%	374	216,800	204,800	5.7%	7	490,900	45	159,400	22	233,200
97423	Coquille	28	7	6	6	-50.0%	10	270,700	77	127	99	-14.7%	97	210,900	193,000	2.6%	3	235,000	6	81,300	2	231,500
97449	Lakeside	31	8	6	4	-33.3%	8	195,700	235	109	67	1.5%	63	221,400	199,000	-2.5%	2	762,500	17	58,200	-	-
97458	Myrtle Point	19	8	1	11	-15.4%	7	174,800	75	88	70	12.9%	66	214,100	177,500	10.3%	2	480,300	8	62,700	4	142,500
97459	North Bend	64	31	7	26	8.3%	19	255,300	59	283	217	10.7%	204	259,600	234,700	10.8%	7	257,500	15	84,400	6	252,200
97466	Powers	5	1	1	0	-	3	144,500	93	17	11	175.0%	11	170,100	130,000	63.3%	-	-	1	340,000	-	-
	Coos County	334	130	39	125	-3.1%	118	246,000	92	1,397	1,034	-2.5%	956	239,400	217,800	3.5%	27	400,800	174	107,900	35	232,700

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/18-10/31/19) with 12 months before (11/1/17-10/31/18).

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



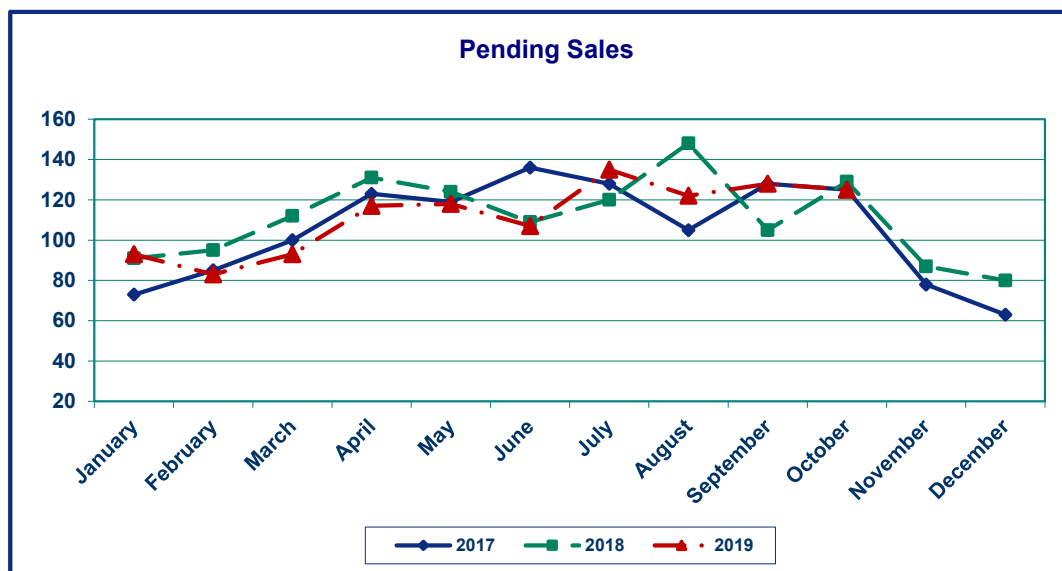
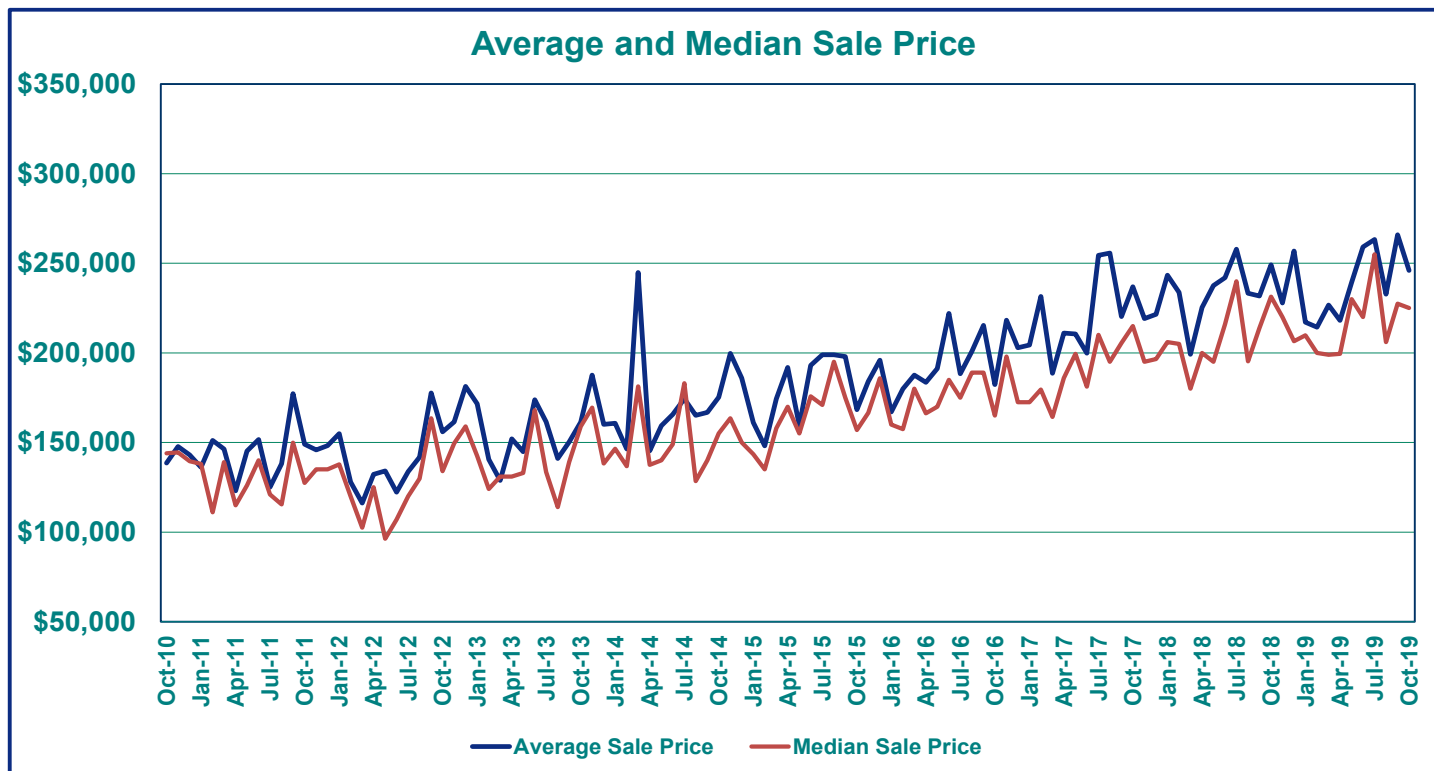
### NEW LISTINGS

#### COOS COUNTY, OR

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

## SALE PRICE COOS COUNTY, OR

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



## PENDING LISTINGS

### COOS COUNTY, OR

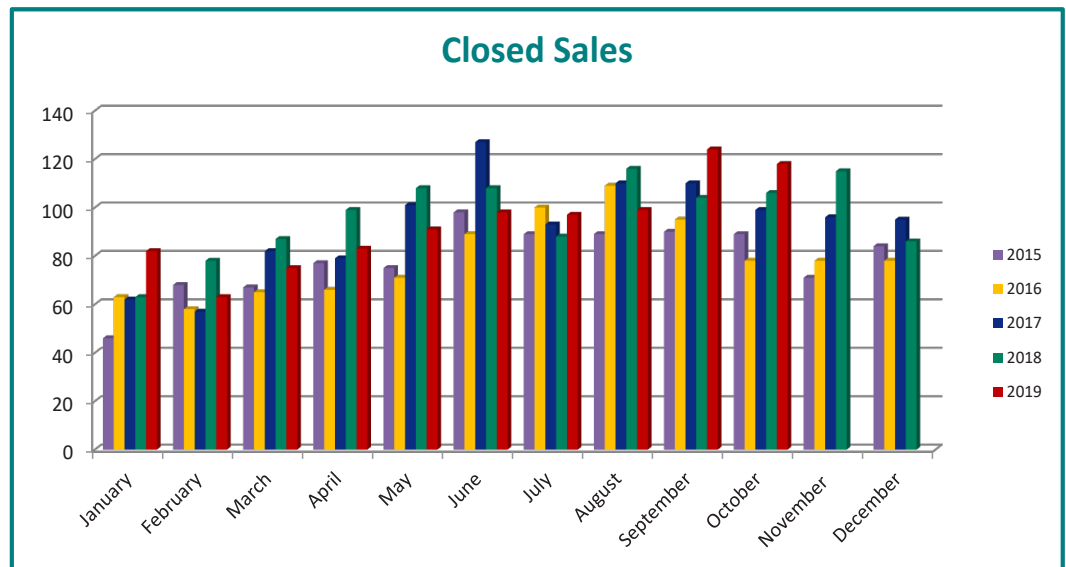
*This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.*

## CLOSED SALES COOS COUNTY, OR

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

**Contact RMLS™**  
**16101 SW 72<sup>nd</sup> Ave.**  
**Suite 200**  
**Portland, OR 97224**  
**(503) 236-7657**  
**communications@rmls.com**

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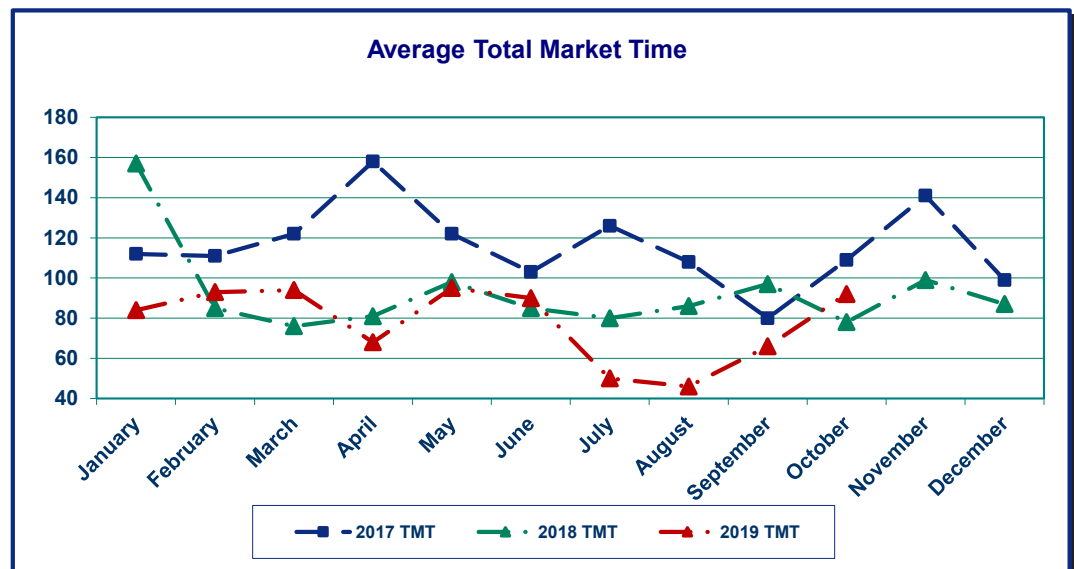
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## DAYS ON MARKET COOS COUNTY, OR

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



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

# MARKET ACTION

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

Residential Review: Curry County, Oregon

October 2019 Reporting Period

## October Residential Highlights

At 47, new listings decreased 26.6% from October 2018 (64) and fell 27.7% from the 65 new listings offered last month in September 2019.

Pending sales (51) fell five short of October 2018 (56) and short of September 2019 when 57 offers were accepted.

There were 59 closed sales, 7.3% warmer than in October 2018 (55) and 15.7% warmer than in September 2019 (51).

## Year to Date Summary

Comparing the first ten months of 2019 to the same period in 2018, pending sales (517) have decreased 2.1%, new listings (729) have decreased 4.2% and closed sales (480) have decreased 6.4%.

## Average and Median Sale Prices

Comparing 2019 to 2018 through October, the average sale price has increased 4.5% from \$313,400 to \$327,400. In the same comparison, the median sale price has increased 6.0% from \$265,000 to \$281,000.

## 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	4.6
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	October	47	51	59	323,900	305,000	116
	September	65	57	51	370,000	295,000	244
	Year-to-date	729	517	480	327,400	281,000	164
2018	October	64	56	55	328,800	277,500	185
	Year-to-date	761	528	513	313,400	265,000	162
Change	October	-26.6%	-8.9%	7.3%	-1.5%	9.9%	-37.1%
	Prev Mo 2019	-27.7%	-10.5%	15.7%	-12.5%	3.4%	-52.5%
	Year-to-date	-4.2%	-2.1%	-6.4%	4.5%	6.0%	1.2%

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

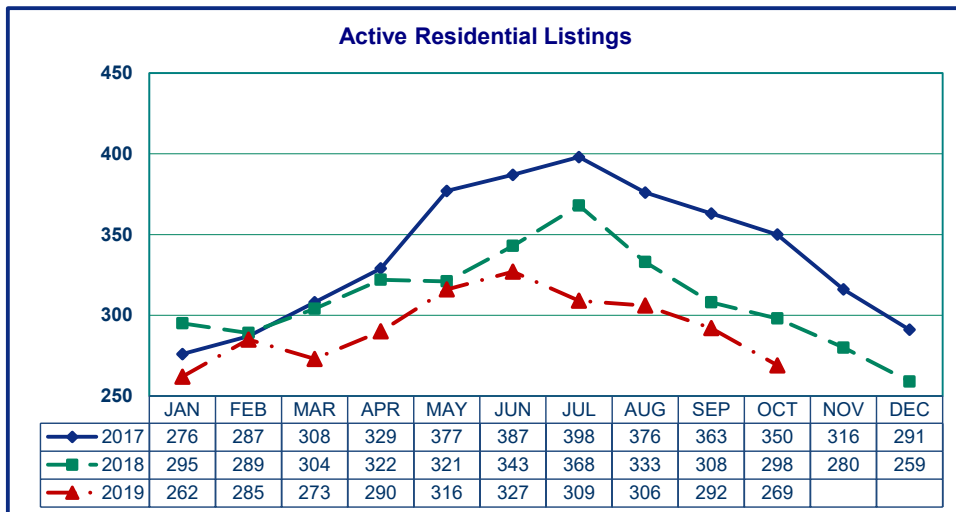
### Average Sale Price % Change:

+3.2% (\$324,700 v. \$314,500)

### Median Sale Price % Change:

+4.8% (\$278,000 v. \$265,300)

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 • 10/2019

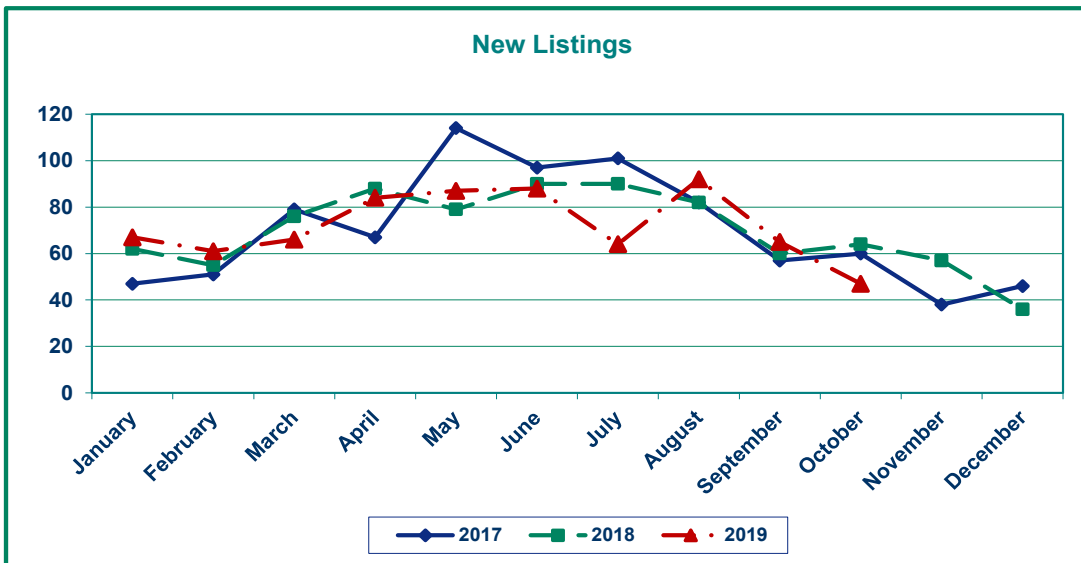
## Curry County, Oregon

		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	85	20	8	21	5.0%	30	366,800	103	265	199	16.4%	181	355,100	320,000	7.0%	7	219,900	21	106,800	11	369,400	
271	Harbor, Winchuck, SB Chetco	62	11	6	10	-37.5%	11	216,700	78	156	98	-11.7%	96	258,800	213,600	1.8%	3	215,000	13	159,400	2	277,500	
272	Carpenterville, Cape Ferrello, Whaleshead	23	4	1	6	50.0%	3	314,700	135	62	50	22.0%	40	328,200	322,500	14.8%	-	-	6	127,500	-	-	
273	Gold Beach	64	8	10	9	-18.2%	14	331,200	169	174	124	-13.3%	117	366,400	280,000	-1.6%	5	650,700	35	139,300	-	-	
274	Port Orford	35	4	4	5	0.0%	1	142,500	155	72	46	-25.8%	46	261,600	239,500	-6.6%	1	519,500	24	87,400	2	416,300	
	Curry County	269	47	29	51	-8.9%	59	323,900	116	729	517	-2.1%	480	327,400	281,000	3.2%	16	372,300	99	121,700	15	363,400	

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/18-10/31/19) with 12 months before (11/1/17-10/31/18).

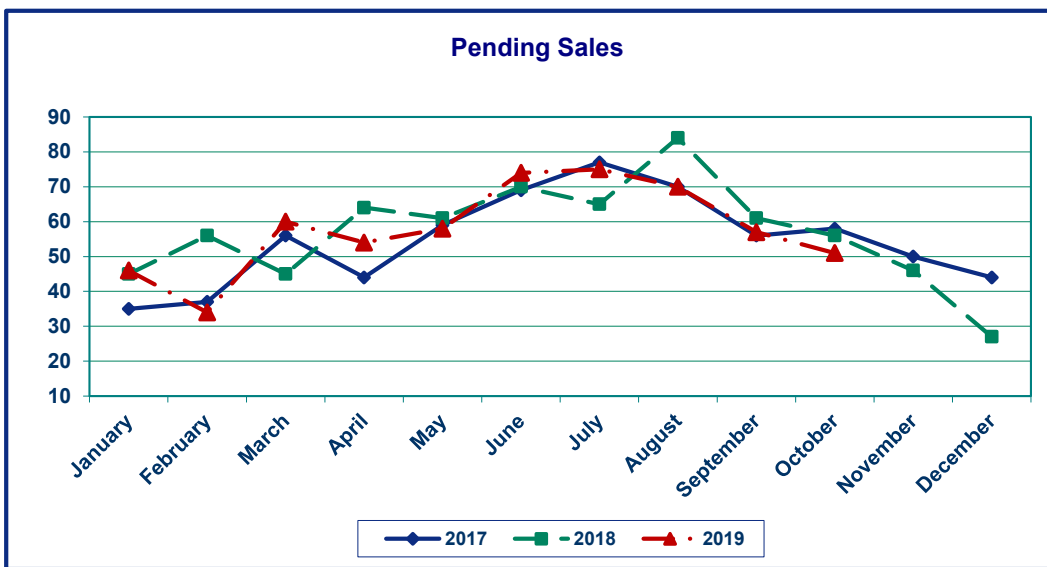
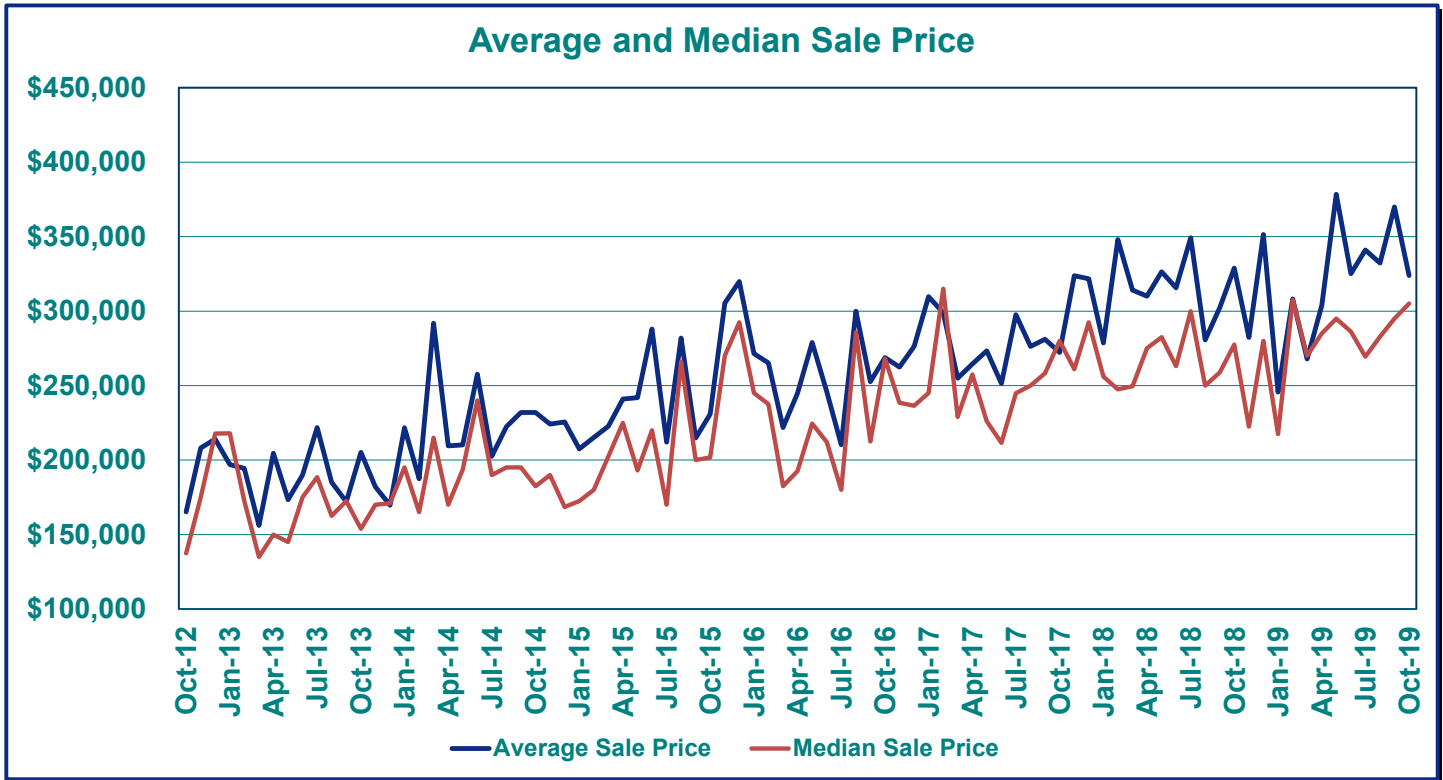
<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



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

**SALE PRICE**  
CURRY COUNTY, OR

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



**PENDING LISTINGS**

**CURRY COUNTY, OR**

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

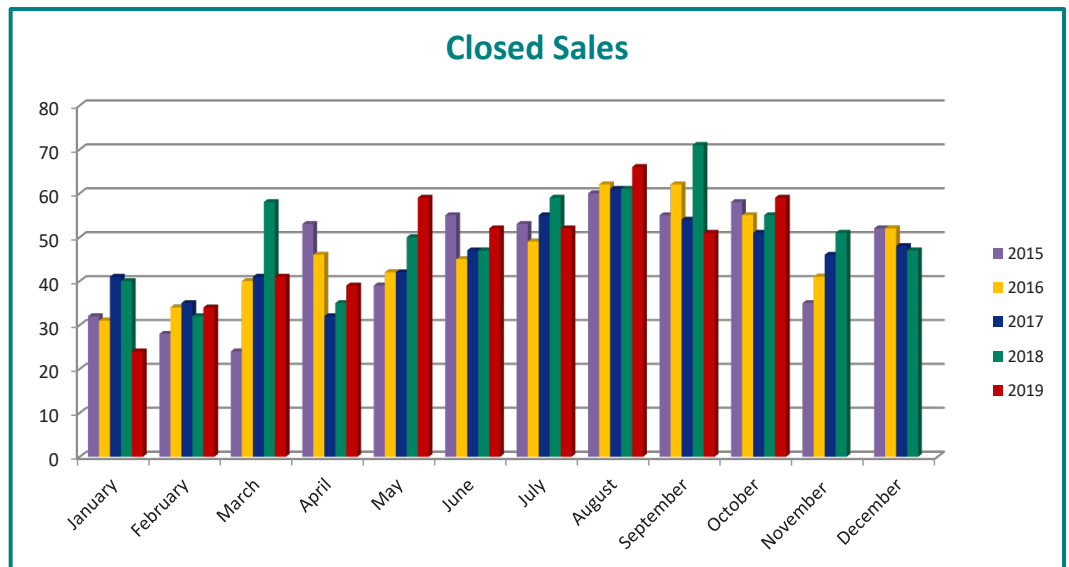


## CLOSED SALES CURRY COUNTY, OR

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

**Contact RMLS™**  
**16101 SW 72<sup>nd</sup> Ave.**  
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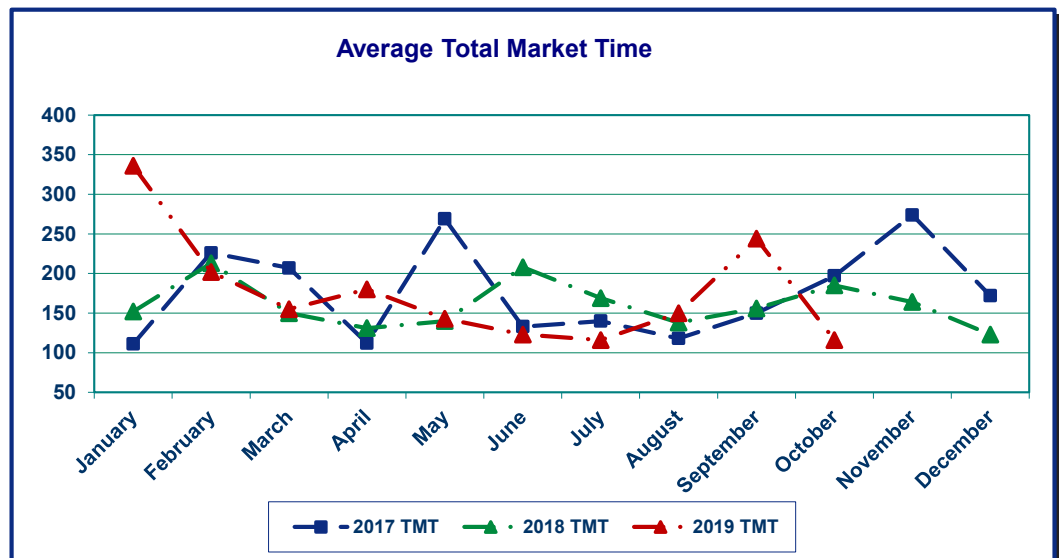
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## DAYS ON MARKET CURRY COUNTY, OR

*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

October 2019 Reporting Period

## October Residential Highlights

At 135, closings fell 14.6% from October 2018 (158) and cooled 5.6% from last month in September 2019 (143).

Pending sales (153) matched October 2018 (153) and increased 5.5% compared with September 2019 when 145 offers were accepted.

New listings, at 155, decreased 3.1% from the 160 new listings offered last year in October 2018 and decreased 0.6% from last month in September 2019 when 156 new listings were put on the market.

Inventory in September remained the same at 3.7 months, with total market time increasing to 79 days.

## Year to Date Summary

Activity has been cooler in 2019 compared with 2018. Comparing through October of each year, pending sales (1,523) have decreased 3.3%, closed sales (1,417) have decreased 6.5%, and new listings (1,988) have decreased 6.3%.

## Average and Median Sale Prices

Comparing 2019 to 2018 through October, the average sale price has increased 4.5% from \$234,000 to \$244,600. In the same comparison, the median sale price has increased 7.9% from \$208,500 to \$225,000.

## Inventory in Months\*

	2017	2018	2019
January	4.6	3.8	4.8
February	5.1	3.7	4.5
March	3.5	3.7	3.4
April	3.1	3.3	3.3
May	3.1	3.1	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	3.7
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:

+5.5% (\$243,200 v. \$230,600)

### Median Sale Price % Change:

+9.8% (\$225,000 v. \$205,000)

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

Douglas County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	October	155	153	135	288,100	245,000	79
	September	156	145	143	254,200	240,000	73
	Year-to-date	1,988	1,523	1,417	244,600	225,000	78
2018	October	160	153	158	228,000	202,500	59
	Year-to-date	2,122	1,575	1,515	234,000	208,500	75
Change	October	-3.1%	0.0%	-14.6%	26.4%	21.0%	33.5%
	Prev Mo 2019	-0.6%	5.5%	-5.6%	13.3%	2.1%	8.2%
	Year-to-date	-6.3%	-3.3%	-6.5%	4.5%	7.9%	3.1%

# AREA REPORT • 10/2019

## Douglas County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>5</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 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	44	15	5	21	10.5%	12	219,400	37	206	172	-2.8%	164	233,600	222,500	3.2%	5	478,000	11	66,200	12	218,900	
252	NW Roseburg	57	11	8	12	-7.7%	18	339,100	108	201	157	-9.8%	154	337,700	303,500	0.9%	1	300,000	13	147,600	-	-	
253	SE Roseburg	32	11	4	11	57.1%	8	238,500	62	117	87	-10.3%	81	227,200	220,000	14.8%	7	191,700	6	53,600	5	160,200	
254	SW Roseburg	39	15	2	17	21.4%	22	312,200	94	193	162	28.6%	152	292,800	260,800	-7.8%	3	460,000	16	121,700	3	572,700	
255	Glide & E of Roseburg	33	7	2	5	-44.4%	4	430,000	21	80	48	-21.3%	43	316,600	281,000	6.1%	-	-	11	81,600	2	201,000	
256	Sutherlin/Oakland Area	79	29	11	25	25.0%	17	412,700	85	274	206	9.6%	183	254,400	246,000	8.8%	5	218,800	25	169,300	4	234,000	
257	Winston & SW of Roseburg	45	15	4	15	-6.3%	19	242,000	74	202	149	-11.3%	146	222,200	224,500	-0.3%	5	372,700	17	101,100	2	545,000	
258	Myrtle Creek & S/SE of Roseburg	90	24	6	27	50.0%	13	234,200	85	320	230	4.5%	196	196,200	174,800	4.7%	5	1,314,800	30	77,500	7	217,000	
259	Green District	24	10	6	6	-66.7%	12	205,000	28	153	125	-25.1%	120	201,400	204,500	7.6%	3	568,300	6	108,100	1	245,000	
265	North Douglas County	52	18	6	14	-26.3%	10	253,600	135	242	187	-5.1%	178	214,600	185,000	3.8%	7	220,500	23	85,100	3	260,500	
	Douglas County	495	155	54	153	0.0%	135	288,100	79	1,988	1,523	-3.3%	1,417	244,600	225,000	5.5%	41	443,700	158	105,700	39	259,500	

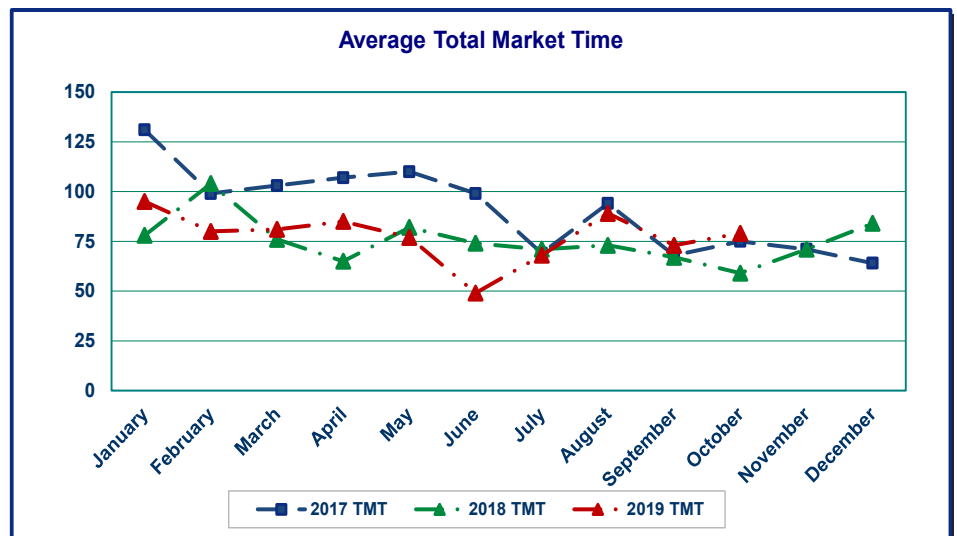
<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares October 2019 with October 2018. The Year-To-Date section compares 2019 year-to-date statistics through October with 2018 year-to-date statistics through October.

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### DAYS ON MARKET DOUGLAS COUNTY, OR

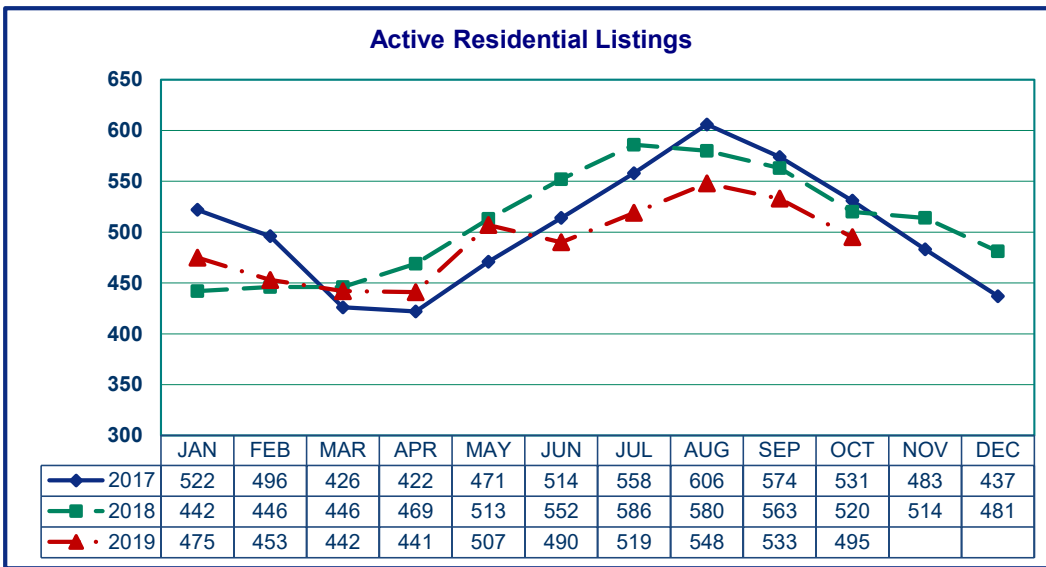
*This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.*



## ACTIVE RESIDENTIAL LISTINGS

### DOUGLAS COUNTY, OR

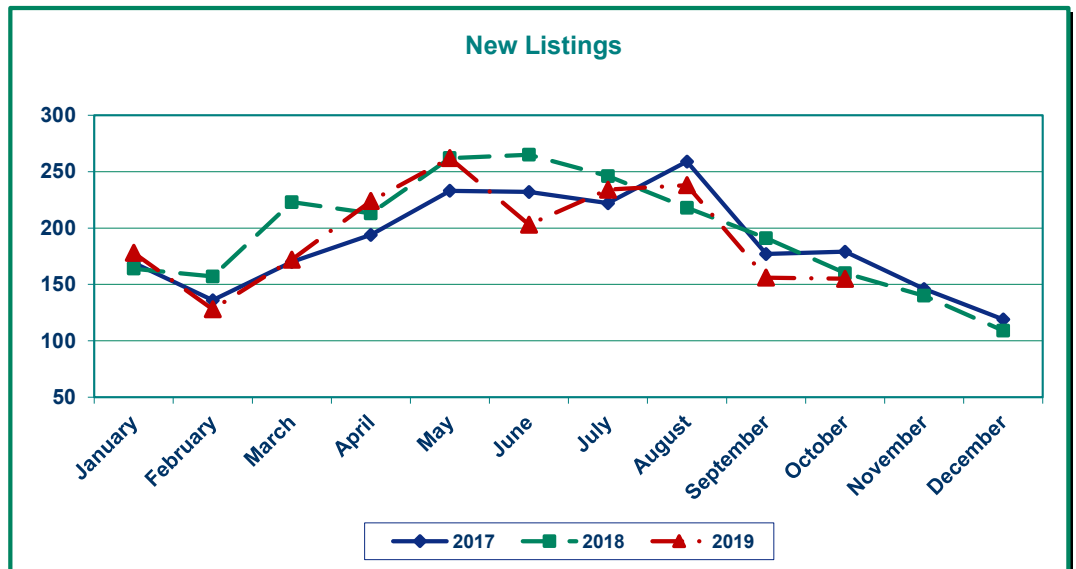
*This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.*



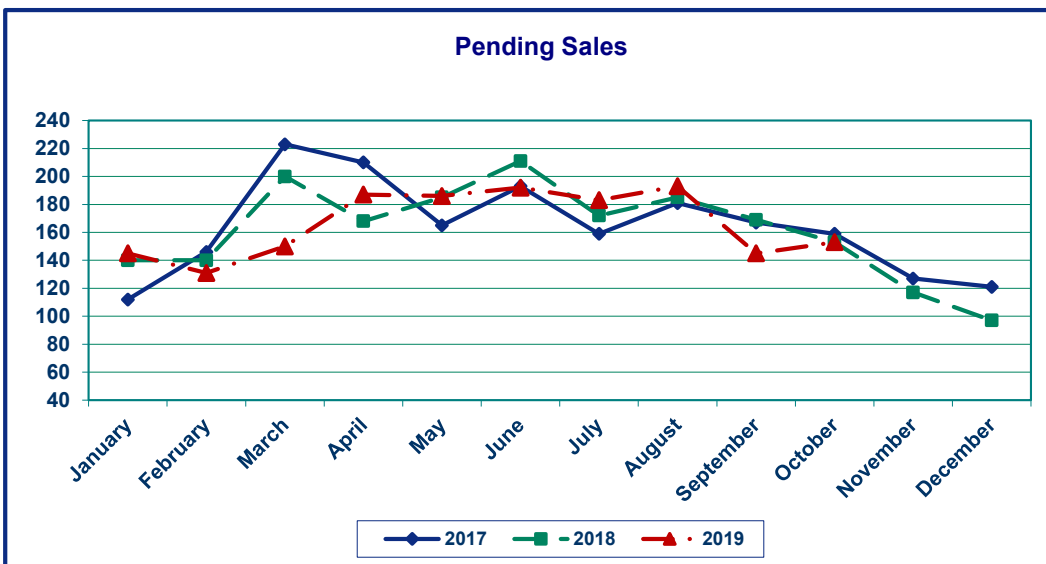
## NEW LISTINGS

### DOUGLAS COUNTY, OR

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



## Pending Sales



## PENDING LISTINGS

### DOUGLAS COUNTY, OR

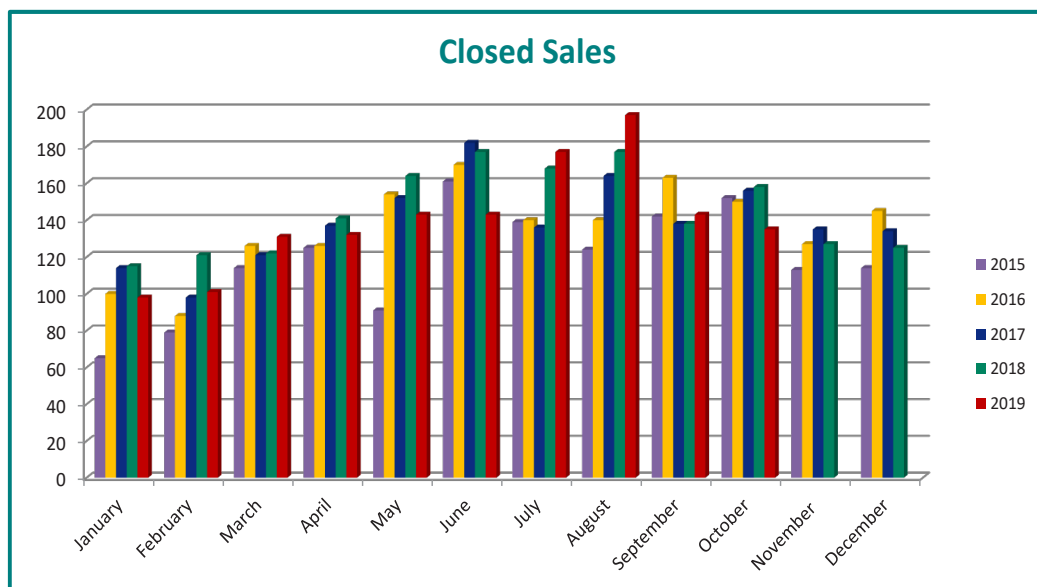
*This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.*

## CLOSED SALES DOUGLAS COUNTY, OR

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

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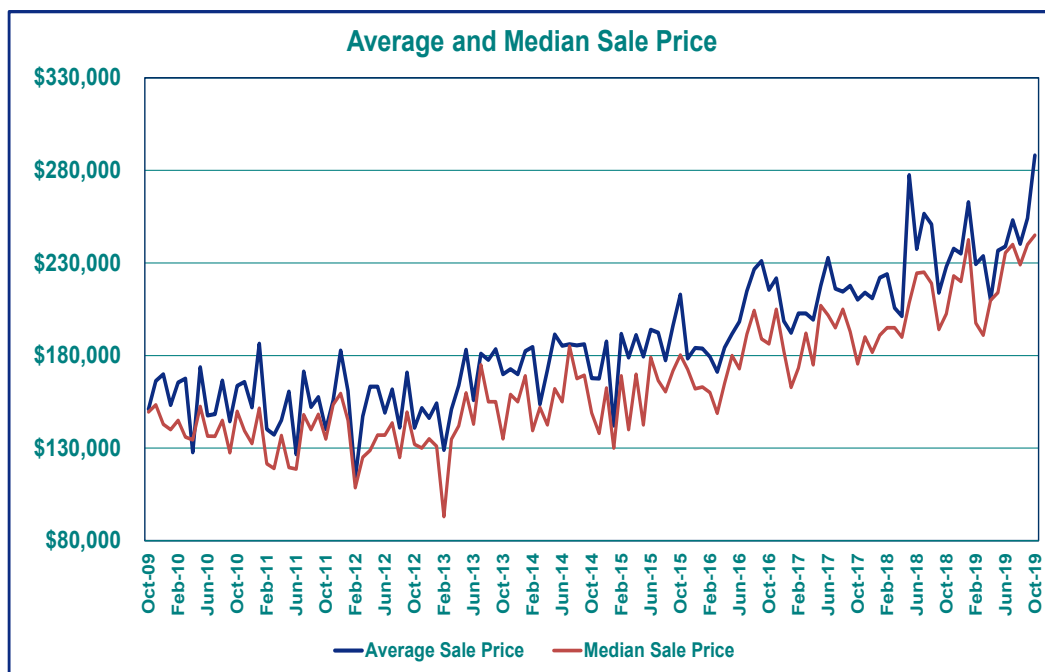
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## SALE PRICE DOUGLAS COUNTY, OR

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



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



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

October 2019 Reporting Period

## October Residential Highlights

Pending sales had a strong month in Grant County this October. At 9, pending sales outpaced October 2018 (4) and September 2019 (13).

New listings, at nine, edged one ahead of the eight offered last year in October 2018 and decreased from the 14 offered last month in September 2019.

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

**Average Sale Price % Change:**  
0.0% (\$159,400 v. \$159,400)  
**Median Sale Price % Change:**  
0.0% (\$130,000 v. \$130,000)

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

Ten closed sales matched October 2018 (10) and increased over September 2019 (3).

Inventory fell to 5.5 months in October, with total market time increasing to 204 days.

## Year to Date Summary

Comparing the first ten months of each, pending sales (89) have increased 14.1%, closed sales (79) have increased 3.9%, and new listings (111) have decreased 1.8%.

## Average and Median Sales Prices

Comparing 2019 to 2018 through October, the average sale price has increased 1.2% from \$162,100 to \$164,000. In the same comparison, the median sale price has increased 17.9% from \$131,000 to \$154,400.

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	5.5
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	October	9	9	10	181,600	192,000	204
	September	14	13	3	186,300	155,000	82
	Year-to-date	111	89	79	164,000	154,400	210
2018	October	8	4	10	203,300	183,400	156
	Year-to-date	113	78	76	162,100	131,000	178
Change	October	12.5%	125.0%	0.0%	-10.7%	4.7%	30.5%
	Prev Mo 2019	-35.7%	-30.8%	233.3%	-2.5%	23.9%	148.8%
	Year-to-date	-1.8%	14.1%	3.9%	1.2%	17.9%	18.2%

# AREA REPORT • 10/2019

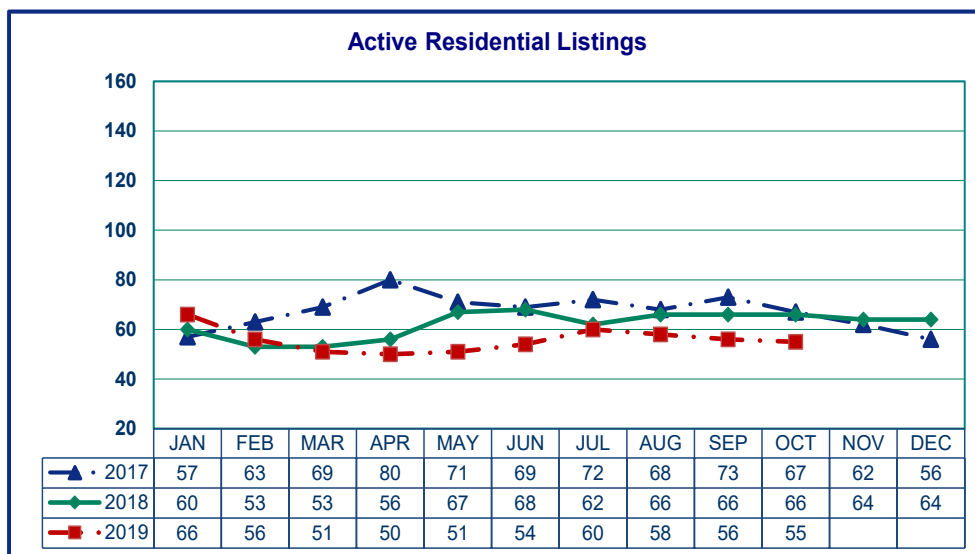
## Grant County, Oregon

		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	2	2	1	0.0%	1	205,000	451	17	12	-42.9%	12	178,400	171,500	18.6%	1	289,000	1	42,500	-	-
97825	Dayville	1	0	1	0	-	0	-	-	2	3	50.0%	3	214,000	168,000	1.9%	-	-	2	192,500	-	-
97845	John Day	18	3	0	5	66.7%	5	207,800	96	47	36	44.0%	27	173,600	151,000	1.9%	1	95,000	4	75,900	-	-
97848	Kimberly	1	0	0	1	-	0	-	-	1	1	-	-	-	-	-	-	1	325,000	-	-	
97856	Long Creek	5	1	0	0	-	-	-	-	5	1	-50.0%	2	62,500	62,500	-67.9%	-	-	7	21,100	-	-
97864	Monument	4	1	0	0	-	0	-	-	2	2	-	2	244,800	244,800	-	1	172,000	-	-	-	-
97865	Mount Vernon	11	1	0	2	-	2	175,000	525	17	19	72.7%	16	201,400	183,000	6.1%	1	105,000	1	98,500	-	-
97869	Prairie City	8	1	0	-	-	2	111,000	29	20	15	0.0%	17	96,800	92,000	-26.0%	-	-	1	79,000	-	-
97873	Seneca	0	0	0	0	-	0	-	-	-	-	-100.0%	-	-	-	-	-	2	4,000	-	-	
	Grant County	55	9	3	9	125.0%	10	181,600	204	111	89	14.1%	79	164,000	154,400	0.0%	4	165,300	21	80,400	-	-

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/18-10/31/19) with 12 months before (11/1/17-10/31/18).

<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

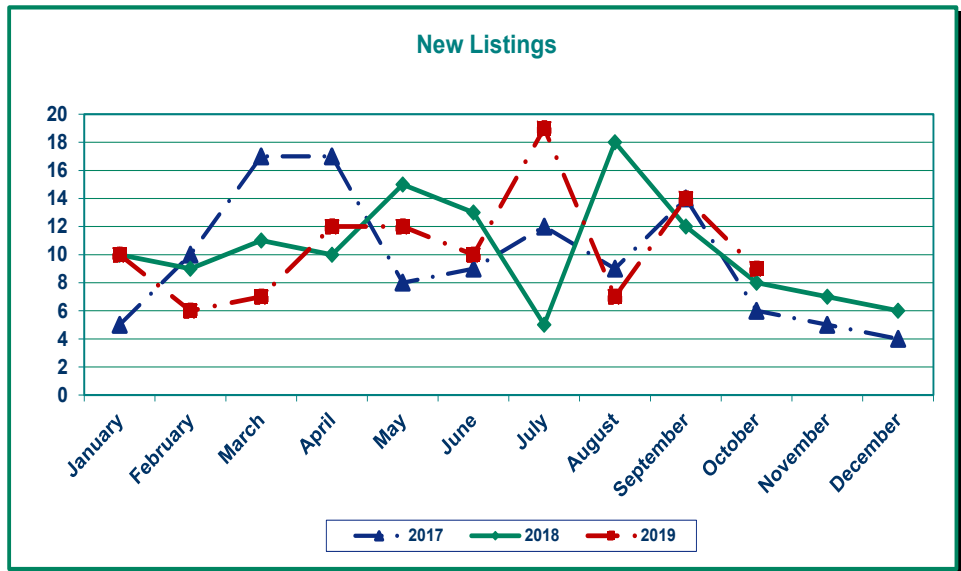
*This graph shows the active residential listings in Grant County, Oregon.*



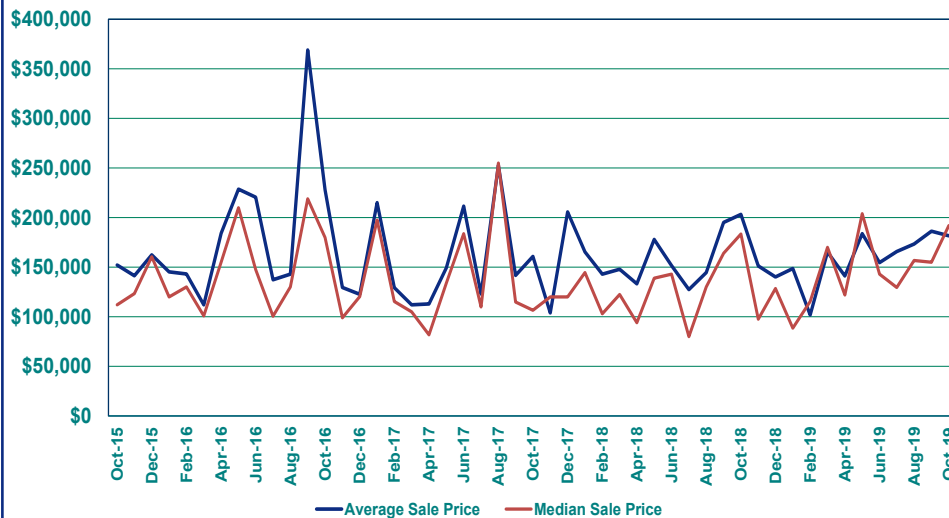
## NEW LISTINGS

### GRANT COUNTY, OR

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



## Average and Median Sale Price



## SALE PRICE

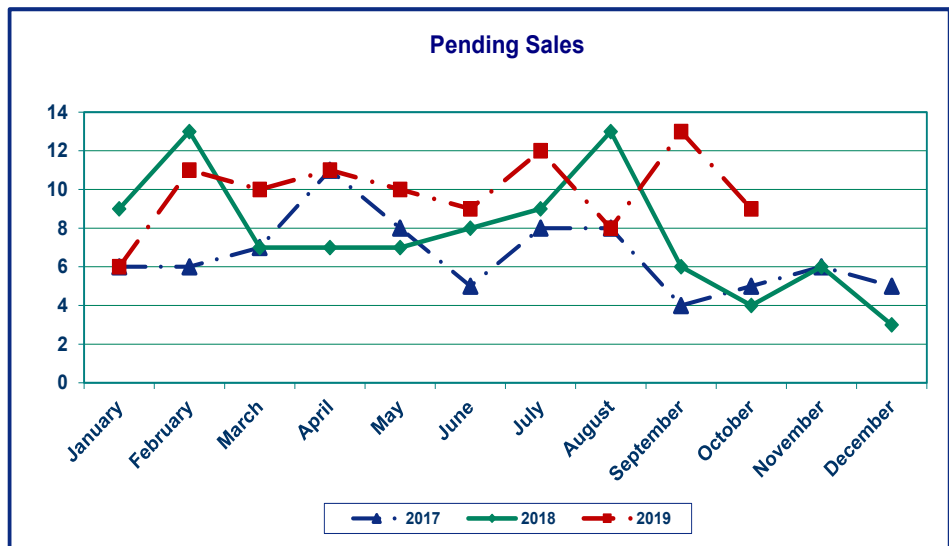
### GRANT COUNTY, OR

*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.*

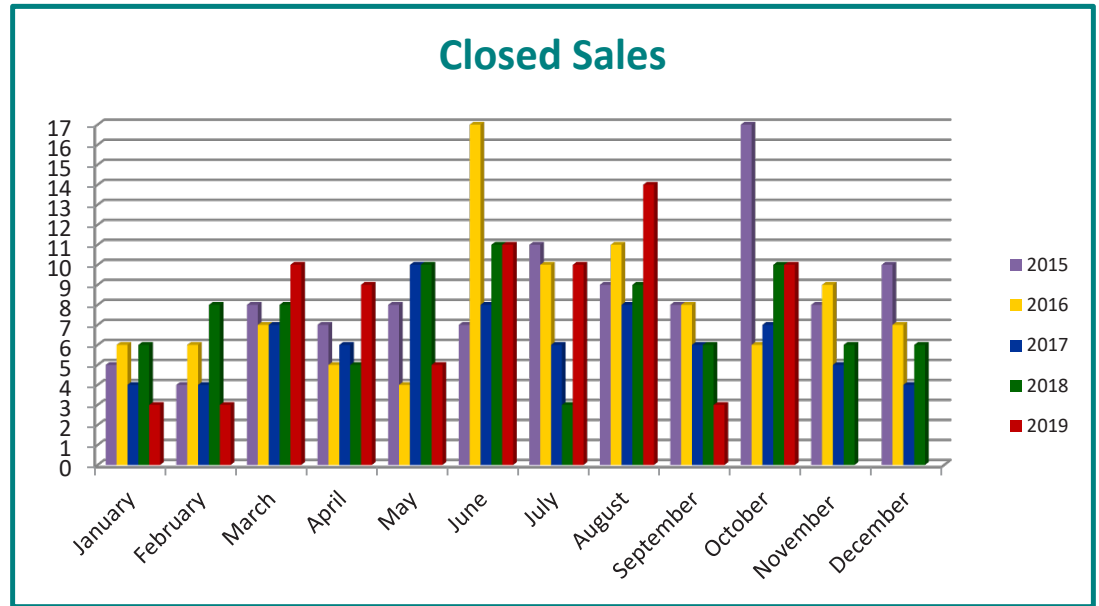




## CLOSED SALES GRANT COUNTY, OR

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

**Contact RMLS™**  
16101 SW 72<sup>nd</sup> Ave  
Suite 200  
Portland, OR 97224  
(503) 236-7657  
communications@rmls.com



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

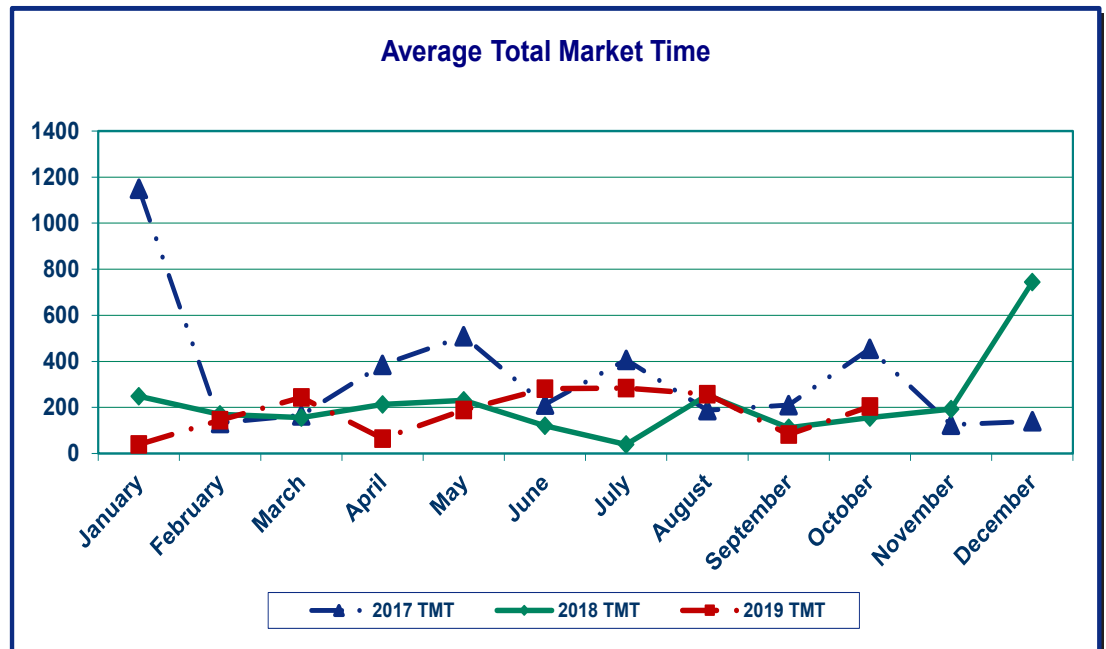
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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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

October 2019 Reporting Period

### October Residential Highlights

Five pendings rose over the three recorded last year in October 2018 and but fell from last month in September 2019 (11).

Closed sales (5) increased by two from October 2018 (3) and increased by one in September 2019 (4).

New listings, at five, fell short of the 10 new listings offered last year in October 2018 and last month in September 2019 (9).

Inventory in September decreased to 5.2 months.

### Year to Date Summary

Activity has been mixed in 2019 compared to 2018. Comparing each year through October, closed sales (59) have increased 9.3% and pending sales (61) have increased 5.2%, while new listings (94) have decreased 27.7%.

### Average and Median Sale Prices

Comparing 2019 to 2018 through October, the average sale price has decreased 2.0% from \$302,200 to \$296,200. In the same comparison, the median sale price has increased 2.8% from \$267,500 to \$275,000.

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	5.2
November	16.0	5.7	
December	32.0	16.5	

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

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

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

#### Average Sale Price % Change:

-1.7% (\$295,700 v. \$300,800)

#### Median Sale Price % Change:

+4.0% (\$278,100 v. \$267,500)

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

Josephine County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	October	5	5	5	503,800	380,000	48
	September	9	11	4	304,500	290,000	33
	Year-to-date	94	61	59	296,200	275,000	78
2018	October	10	3	3	277,700	320,000	72
	Year-to-date	130	58	54	302,200	267,500	53
Change	October	-50.0%	66.7%	66.7%	81.4%	18.8%	-33.1%
	Prev Mo 2019	-44.4%	-54.5%	25.0%	65.5%	31.0%	45.5%
	Year-to-date	-27.7%	5.2%	9.3%	-2.0%	2.8%	46.3%

# AREA REPORT • 10/2019

## 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/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
97497	Wolf Creek	3	1	1	1	-	0	-	-	10	3	200.0%	2	110,000	110,000	-91.9%	-	-	2	62,300	-	-
97523	Cave Junction	3	2	-	-	-	0	-	-	8	5	-28.6%	7	187,200	182,200	-24.9%	-	-	1	40,000	-	-
97526	Grants Pass	8	-	3	3	200.0%	3	621,700	72	43	31	29.2%	29	329,700	295,000	15.3%	2	1,457,500	1	37,000	-	-
97527	Grants Pass	9	-	-	0	-100.0%	1	354,000	20	22	17	-22.7%	18	300,400	286,500	6.2%	-	-	1	140,000	-	-
97528	Grants Pass	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97531	Kerby	-	-	0	0	-	0	-	-	-	0	-	0	-	-	-	0	-	0	-	0	-
97532	Merlin	1	1	0	0	-	1	300,000	5	3	2	100.0%	1	300,000	300,000	-3.2%	-	-	-	-	-	-
97533	Murphy	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97534	O'Brien	-	0	0	0	-	0	-	-	-	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97538	Selma	2	1	3	1	0.0%	0	-	-	6	1	0.0%	0	-	-	-	0	-	0	-	0	-
97543	Wilderville	0	0	2	0	-	0	-	-	2	2	-	2	337,300	337,300	-	-	-	1	155,000	-	-
97544	Williams	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
	Josephine Co.	26	5	9	5	66.7%	5	503,800	48	94	61	5.2%	59	296,200	275,000	-1.7%	2	1,457,500	6	82,800	-	-

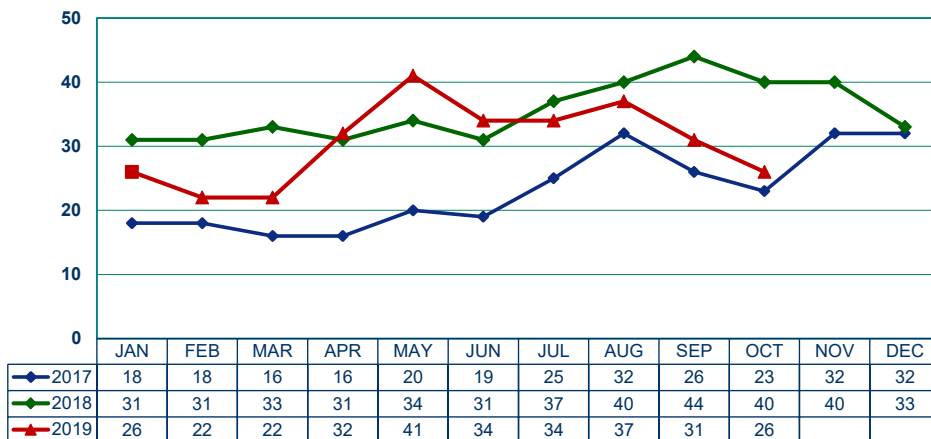
97501	Medford	4	1	8	1	0.0%	1	288,000	3	43	25	38.9%	24	267,500	272,500	-53.1%	4	723,800	-	-	1	170,000
97502	Central Point	3	1	4	0	-100.0%	1	225,000	25	31	17	-15.0%	17	302,600	270,000	-20.7%	-	-	4	130,000	-	-
97503	White City	-	0	0	0	-100.0%	0	-	-	8	3	-66.7%	4	163,600	190,000	-24.2%	-	-	1	65,000	-	-
97504	Medford	8	1	14	0	-100.0%	0	-	-	74	41	-8.9%	45	379,500	360,000	8.7%	-	-	-	-	1	310,000
97520	Ashland	6	-	4	1	-	0	-	-	17	4	-50.0%	3	392,600	337,900	-33.0%	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	3	0	6	1	-	0	-	-	17	10	25.0%	10	355,100	385,300	46.5%	-	-	-	-	-	-
97525	Gold Hill	1	1	3	1	0.0%	0	-	-	13	6	-25.0%	4	358,800	327,500	-15.3%	-	-	1	85,000	-	-
97530	Jacksonville	4	0	2	-	-100.0%	1	195,000	18	12	2	-60.0%	2	357,500	357,500	-29.5%	-	-	-	-	-	-
97535	Phoenix	2	1	1	0	-	0	-	-	3	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97536	Prospect	0	0	1	0	-	0	-	-	1	2	-	1	215,000	215,000	-	-	-	1	900,000	-	-
97537	Rogue River	2	0	1	0	-100.0%	0	-	-	8	9	50.0%	10	260,700	260,000	4.6%	-	-	2	130,500	-	-
97539	Shady Cove	1	0	-	0	-	0	-	-	1	0	-100.0%	1	550,300	550,300	206.4%	-	-	-	-	-	-
97540	Talent	1	1	2	0	-	0	-	-	6	4	0.0%	4	391,100	399,500	9.6%	-	-	-	-	-	-
97541	Talent	1	0	-	0	-	0	-	-	2	-	-100.0%	-	-	-	-	-	-	1	165,000	-	-
	Jackson Co.	36	6	46	4	-73.3%	3	236,000	15	236	123	-10.9%	125	328,900	302,000	-12.8%	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 October 2019 with October 2018. The Year-To-Date section compares 2019 year-to-date statistics through October with 2018 year-to-date statistics through October.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/18-10/31/19) with 12 months before (11/1/17-10/31/18).

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

Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

JOSEPHINE COUNTY, OR

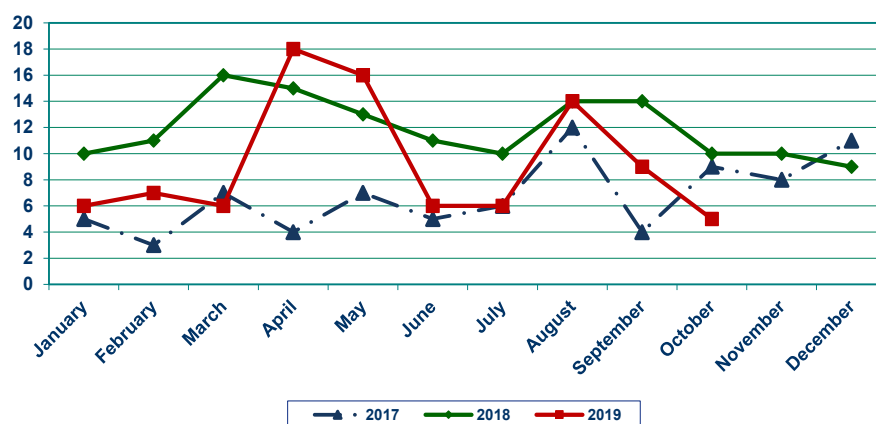
*This graph shows the active residential listings in Josephine County, Oregon.*

## NEW LISTINGS

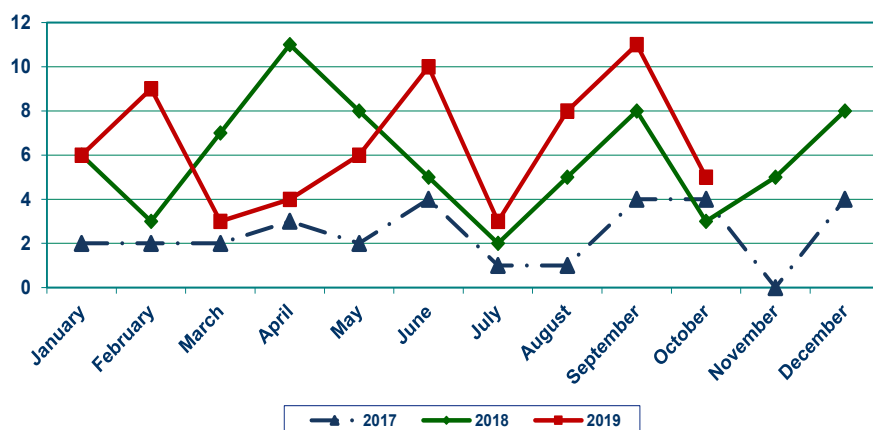
JOSEPHINE COUNTY, OR

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

New Listings



Pending Sales



## PENDING LISTINGS

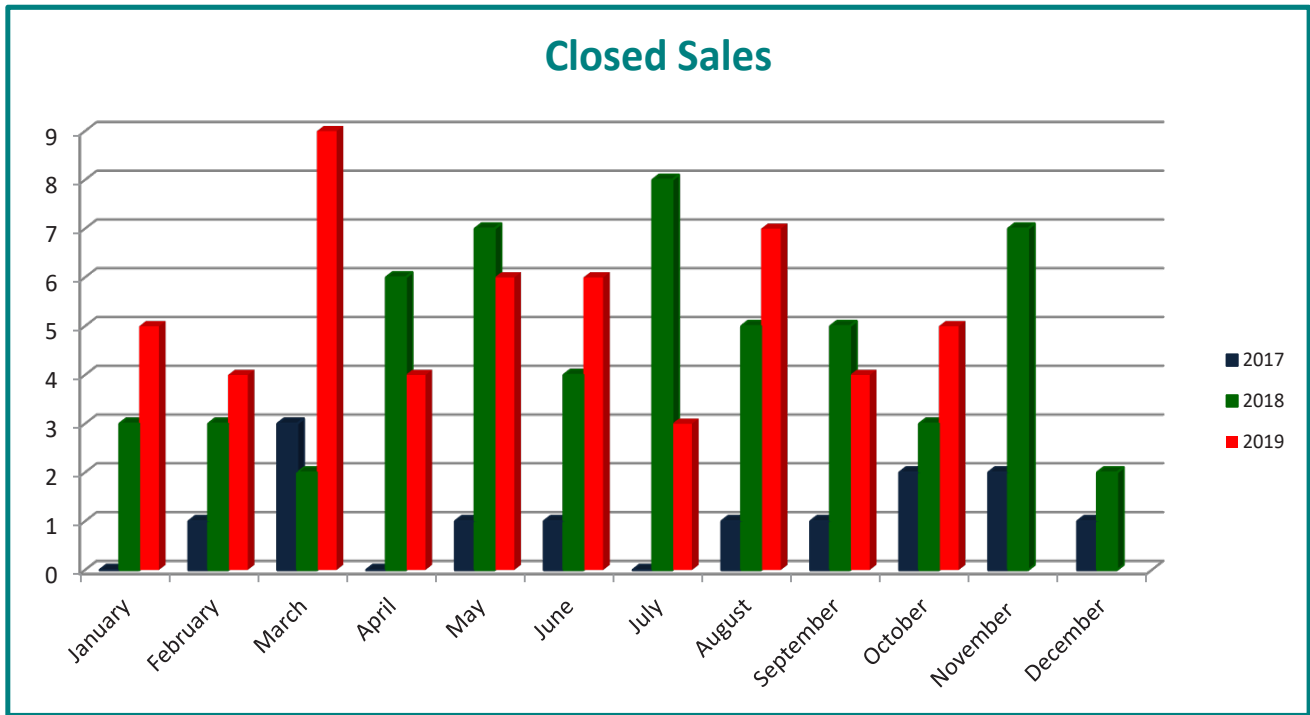
JOSEPHINE COUNTY, OR

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

## CLOSED SALES

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

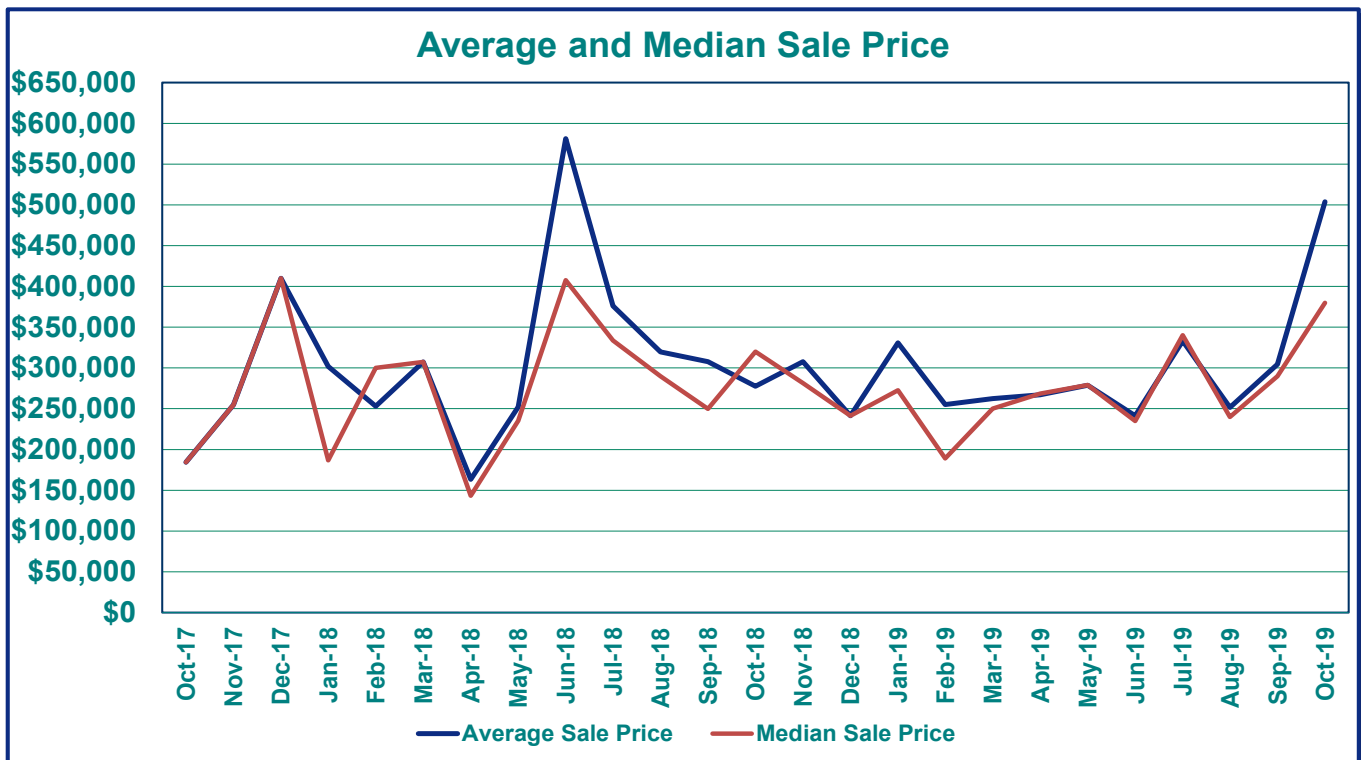
JOSEPHINE COUNTY, OR



## SALE PRICE

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

JOSEPHINE COUNTY, OR



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

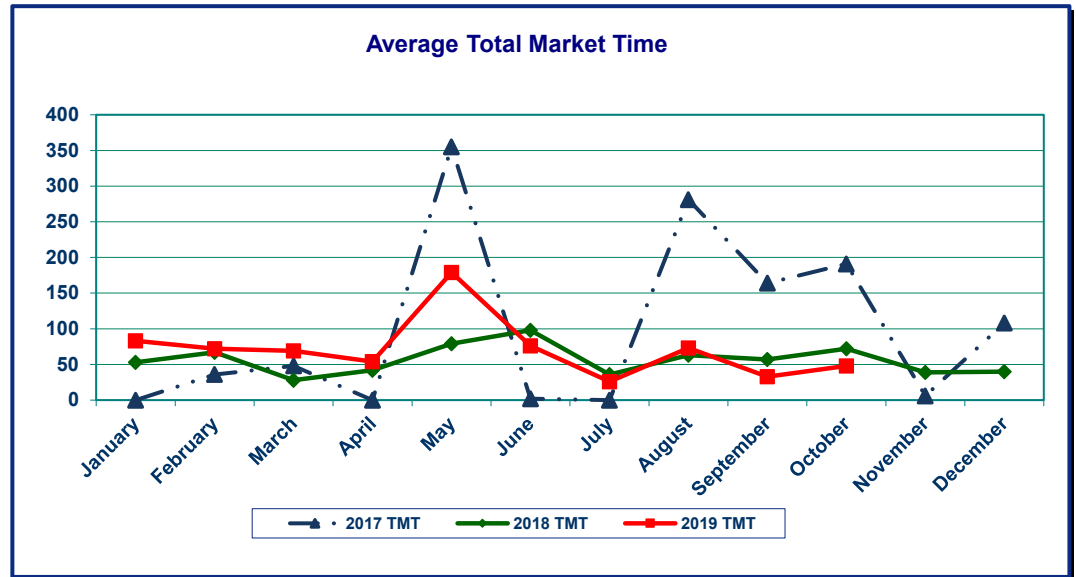
**Contact RMLS™**  
**16101 SW 72<sup>nd</sup> Ave.**  
**Suite 200**  
**Portland, OR 97224**  
**(503) 236-7657**  
**communications@rmls.com**

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on figures generated by  
RMLS™.

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

October 2019 Reporting Period

## October Residential Highlights

Lane County saw cooler activity this October. At 409, closings ended 2.9% short of October 2018 (421) and fell 4.7% from the 429 closings recorded last month in September 2019.

Pending sales, at 394, fell 13.4% short of October 2018 when 455 offers were accepted, and 6.2% short of September 2019 when 420 offers were accepted.

There were 424 new listings, ending 9.6% below the 469 new listings offered back in October 2018 and 4.9% below the 446 offered just last month in September 2019.

Inventory increased remained the same at 1.8 months in October. Total market time increased to 45 days.

## Year to Date Summary

Activity is cooler so far in 2019 compared with 2018. Comparing the first ten months of each, pending sales (4,314) have decreased 6.4%, closed sales (4,178) have decreased 6.1%, and new listings (5,257) have decreased 8.6%.

## Average and Median Sale Prices

Comparing 2019 to 2018 through October, the average sale price has increased 5.3% from \$308,200 to \$324,400. In the same comparison, the median sale price has increased 4.6% from \$282,000 to \$295,000.

## Inventory in Months\*

	2017	2018	2019
January	2.1	1.7	2.2
February	2.2	1.8	2.0
March	1.7	1.4	1.8
April	1.8	1.5	1.7
May	1.6	1.6	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	1.8
November	2.0	2.2	
December	1.7	1.9	

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

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

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

**Average Sale Price % Change:**  
+6.0% (\$322,800 v. \$304,400)  
**Median Sale Price % Change:**  
+4.7% (\$293,000 v. \$279,900)

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

Greater Lane Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	October	424	394	409	319,500	299,000	45
	September	446	420	429	327,900	295,000	30
	Year-to-date	5,257	4,314	4,178	324,400	295,000	45
2018	October	469	455	421	320,400	290,000	43
	Year-to-date	5,753	4,611	4,451	308,200	282,000	44
Change	October	-9.6%	-13.4%	-2.9%	-0.3%	3.1%	2.7%
	Prev Mo 2019	-4.9%	-6.2%	-4.7%	-2.6%	1.4%	50.0%
	Year-to-date	-8.6%	-6.4%	-6.1%	5.3%	4.6%	2.0%

# AREA REPORT • 10/2019

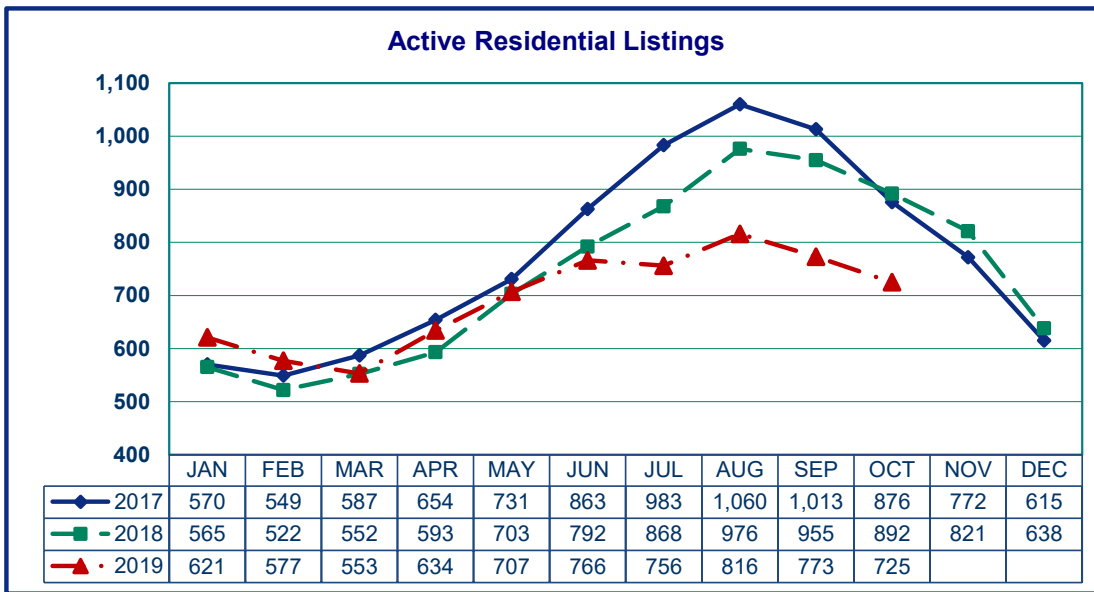
## Lane County, Oregon

		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/Cancelled Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
225	Florence Coast Village	11	4	0	1	-	-	-	-	22	9	-35.7%	7	119,600	116,000	106	45.0%	-	-	5	71,600	-	-	
226	Florence Green Trees	9	8	0	4	33.3%	1	115,000	14	34	24	-38.5%	22	180,100	182,500	44	24.1%	-	-	1	70,000	-	-	
227	Florence Florentine	7	3	0	1	-50.0%	5	331,600	66	28	24	-20.0%	24	295,700	290,000	57	19.9%	-	-	-	-	-	-	
228	Florence Town	40	13	5	15	36.4%	18	243,800	76	179	141	-18.5%	148	281,900	268,800	59	4.7%	3	205,000	26	105,700	6	286,200	
229	Florence Beach	14	4	3	6	-14.3%	2	266,900	6	76	62	-4.6%	60	306,200	281,300	93	-0.7%	-	-	15	53,800	-	-	
230	Florence North	22	5	3	2	100.0%	3	524,300	257	62	44	12.8%	39	335,400	335,000	114	-1.3%	1	380,000	15	110,600	-	-	
231	Florence South/ Dunes City	27	10	1	7	133.3%	4	169,100	47	76	54	8.0%	49	324,300	295,000	91	-10.0%	-	-	14	155,400	1	226,000	
238	Florence East/ Mapleton	27	4	4	3	-40.0%	2	82,500	6	57	27	-35.7%	27	231,800	189,000	132	2.1%	1	525,000	9	95,300	-	-	
	Grand Total	157	51	16	39	21.9%	35	260,300	77	534	385	-14.8%	376	285,200	271,400	79	6.2%	5	304,000	85	102,100	7	277,600	
232	Hayden Bridge	9	9	1	8	-50.0%	13	306,100	27	142	136	-11.1%	134	311,700	291,300	40	8.4%	1	469,900	2	97,500	6	444,600	
233	McKenzie Valley	50	9	9	6	-25.0%	7	274,100	26	149	75	-10.7%	72	400,200	378,100	55	21.0%	-	-	14	198,600	-	-	
234	Pleasant Hill/Oak	49	19	6	13	-13.3%	14	306,200	43	205	145	-2.0%	141	292,600	269,000	77	3.0%	2	245,000	21	172,400	3	298,500	
235	South Lane Properties	99	56	13	38	-7.3%	46	283,400	60	527	416	-10.0%	400	295,600	268,400	64	5.1%	8	237,200	34	112,300	10	331,200	
236	West Lane Properties	35	15	10	23	-20.7%	16	287,700	70	222	187	-23.4%	175	321,600	295,000	55	-0.3%	2	145,300	17	191,300	2	267,500	
237	Junction City	40	28	5	23	43.8%	14	390,100	34	213	164	-17.6%	159	338,400	308,000	50	13.2%	5	550,100	17	299,300	5	304,100	
239	Thurston	38	18	2	17	-37.0%	37	294,800	53	354	298	-4.8%	304	293,100	275,000	36	5.1%	-	-	8	85,600	11	283,500	
240	Coburg I-5	7	2	-	3	-25.0%	4	619,500	132	57	44	-12.0%	59	533,200	398,800	46	32.1%	-	-	2	93,500	-	-	
241	N Gilham	34	24	4	15	-16.7%	15	405,200	84	208	171	-15.8%	172	415,800	420,000	61	9.0%	-	-	1	1,275,000	3	426,600	
242	Ferry Street Bridge	45	23	3	27	0.0%	27	358,900	32	395	331	-4.1%	313	371,800	344,000	41	3.0%	-	-	14	115,600	5	363,600	
243	E Eugene	47	30	3	29	45.0%	28	390,900	64	395	307	-1.9%	295	419,600	375,000	42	8.1%	1	25,000	16	139,400	19	414,900	
244	SW Eugene	95	48	14	46	-11.5%	41	376,000	45	595	461	-10.0%	445	395,200	369,900	53	9.3%	1	200,000	17	130,600	16	402,600	
245	W Eugene	26	12	3	14	-12.5%	15	305,000	23	216	185	20.9%	170	268,300	255,600	32	0.3%	8	343,100	10	194,100	22	467,000	
246	Danebo	51	47	2	41	-26.8%	43	261,200	32	526	474	2.4%	462	239,600	255,000	32	7.3%	4	246,500	6	184,800	8	315,600	
247	River Road	12	14	2	22	10.0%	16	284,100	38	195	179	19.3%	167	275,900	274,000	34	2.2%	-	-	3	186,500	8	361,300	
248	Santa Clara	41	32	2	29	-17.1%	34	327,500	23	392	331	-10.5%	325	323,800	314,000	32	2.0%	2	253,300	5	78,000	1	285,000	
249	Springfield	31	32	7	36	-23.4%	34	242,300	32	408	364	-10.1%	344	244,300	236,100	34	8.4%	10	314,600	11	99,300	12	311,200	
250	Mohawk Valley	16	6	2	4	-50.0%	5	430,300	51	58	46	4.5%	41	377,200	380,000	86	6.4%	-	-	9	217,000	-	-	
	Grand Total	725	424	88	394	-13.4%	409	319,500	45	5,257	4,314	-6.4%	4,178	324,400	295,000	45	6.1%	44	307,000	207	164,300	131	375,400	



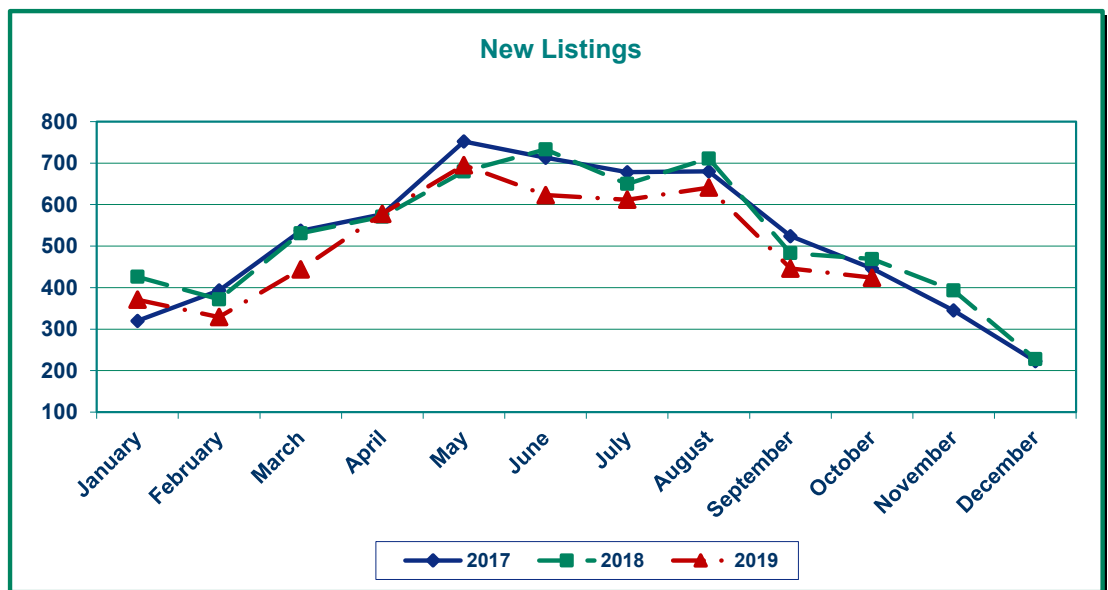
## ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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



## NEW LISTINGS GREATER LANE COUNTY, OR

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



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

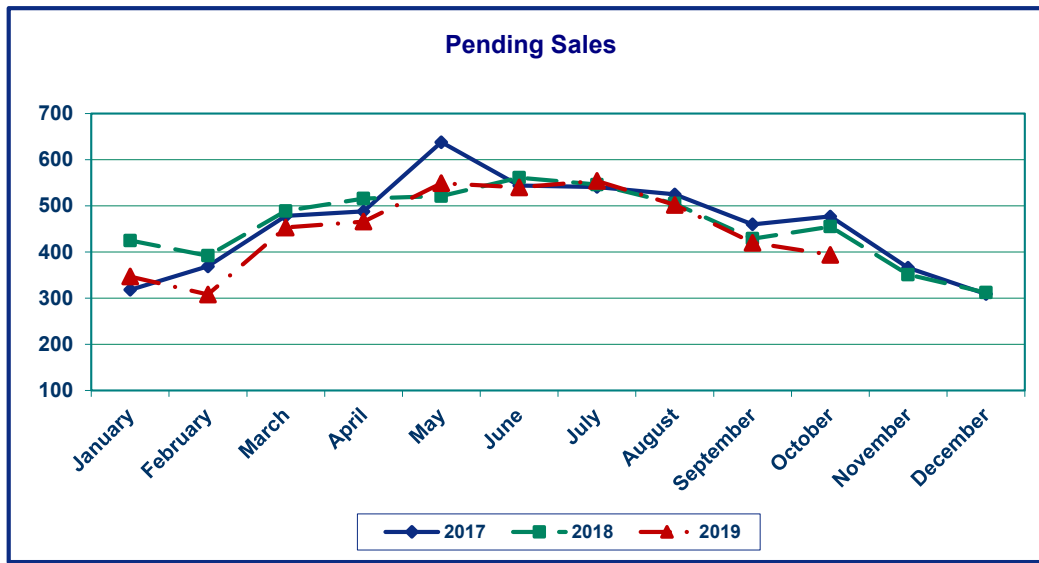
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/18-10/31/19) with 12 months before (11/1/17-10/31/18).

<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

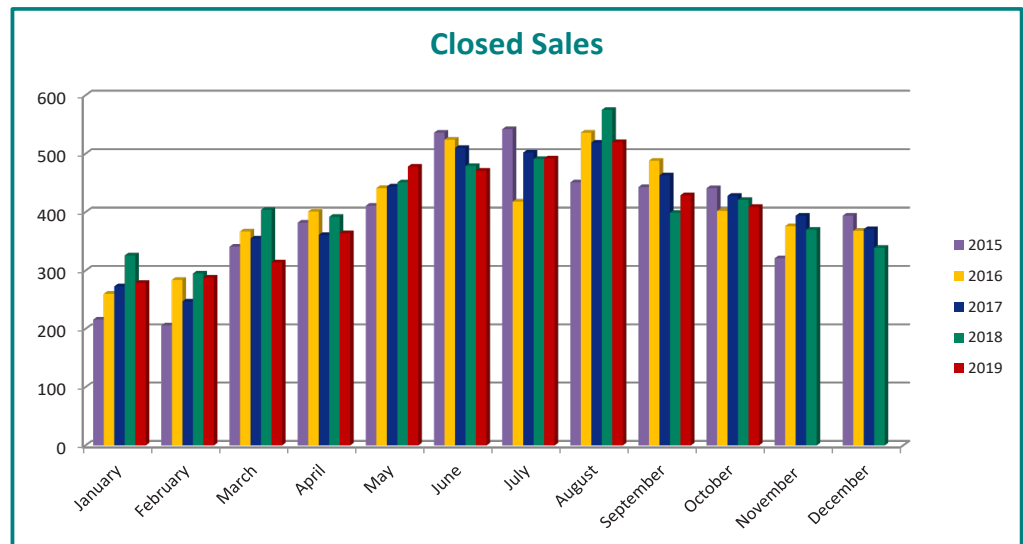
*This graph represents monthly accepted offers in Greater Lane County, Oregon, over the past three calendar years.*



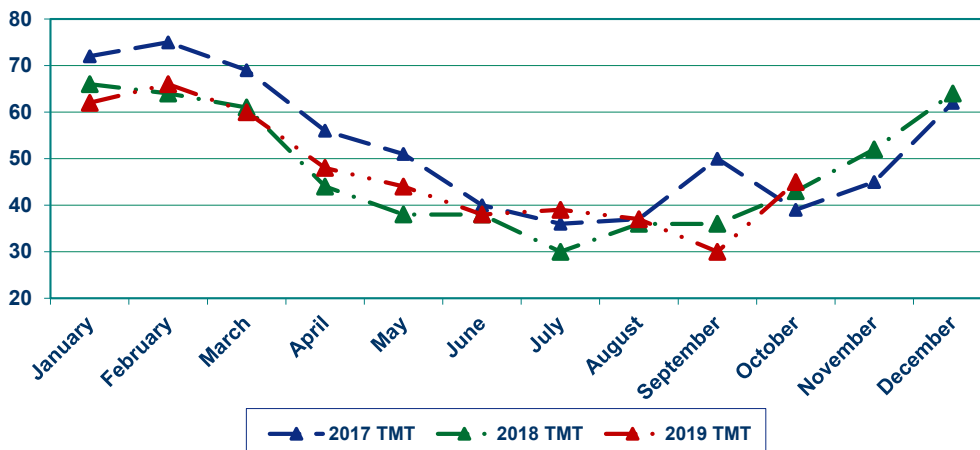
## CLOSED SALES

### GREATER LANE COUNTY, OR

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



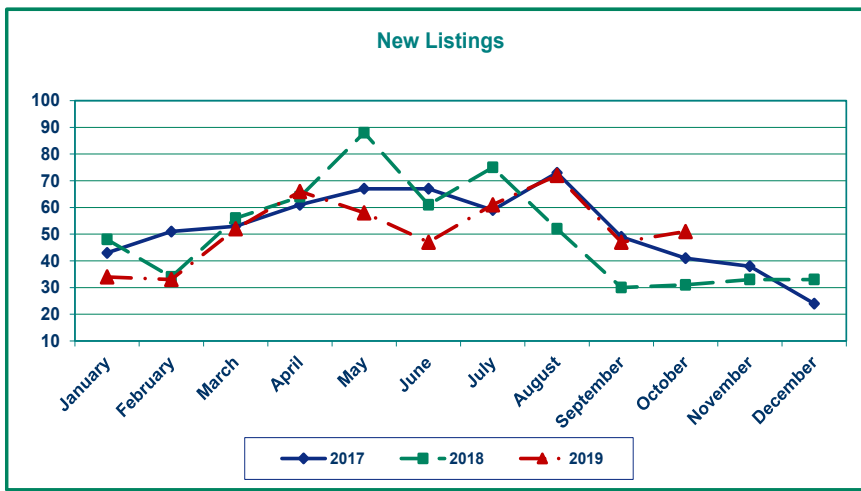
## Average Total Market Time



## DAYS ON MARKET

### GREATER LANE COUNTY, OR

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



## NEW LISTINGS

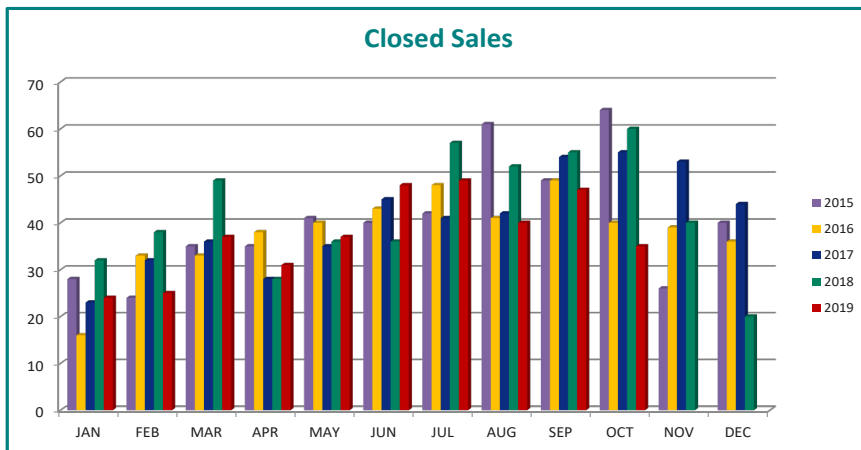
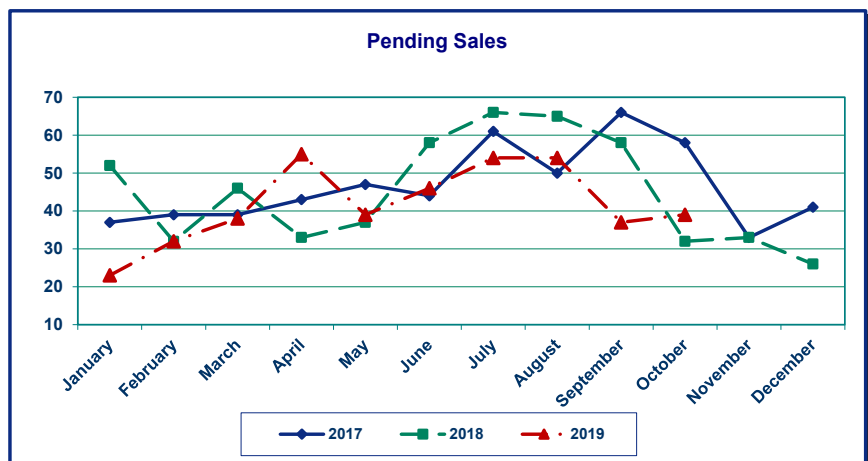
### FLORENCE, OR

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

## PENDING LISTINGS

### FLORENCE, OR

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



## CLOSED SALES

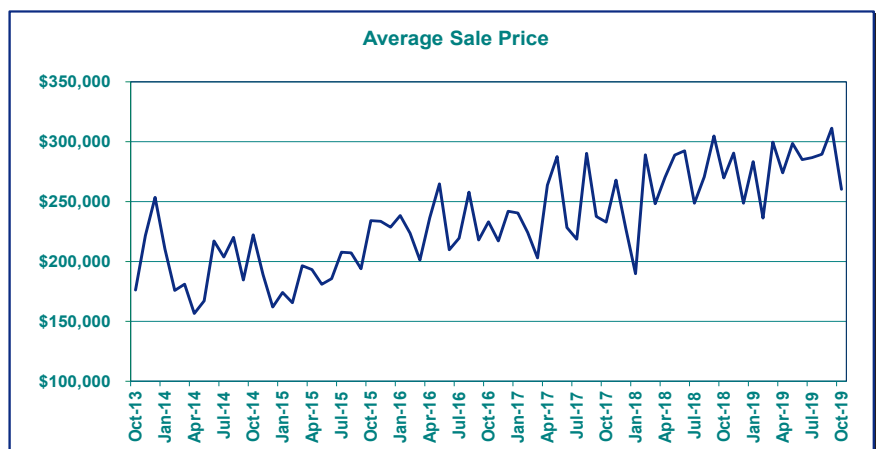
### FLORENCE, OR

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

## AVERAGE SALE PRICE

### FLORENCE, OR

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



## SALE PRICE GREATER LANE COUNTY, OR

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

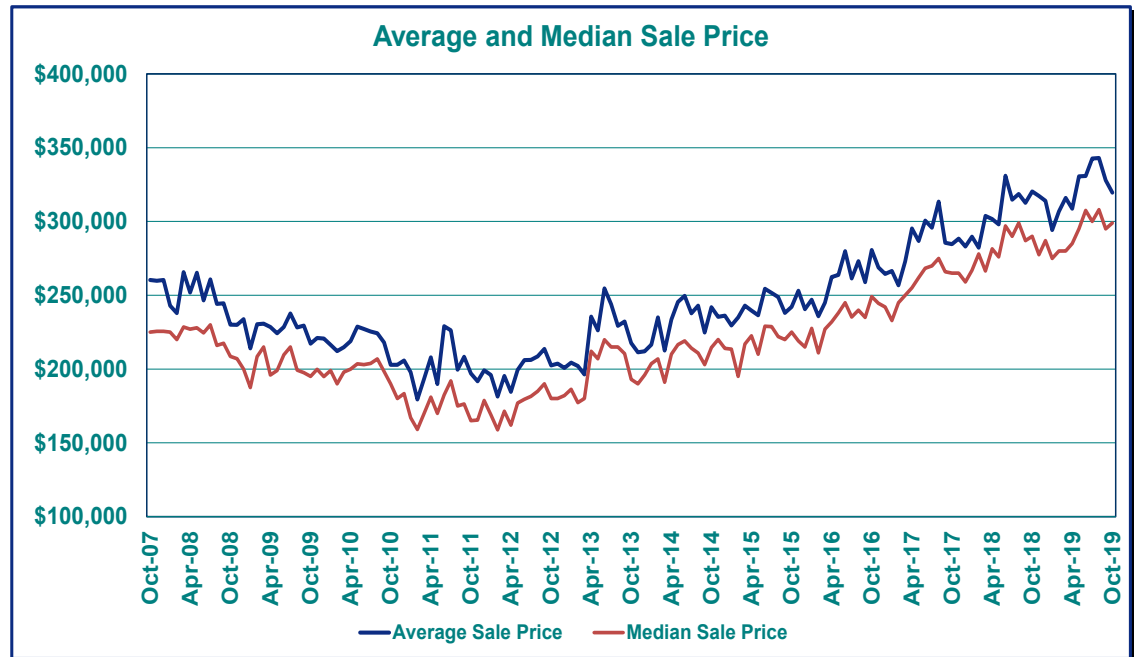
**Contact RMLS™**  
16101 SW 72<sup>nd</sup> Ave.  
Suite 200  
Portland, OR 97224  
(503) 236-7657  
communications@rmls.com

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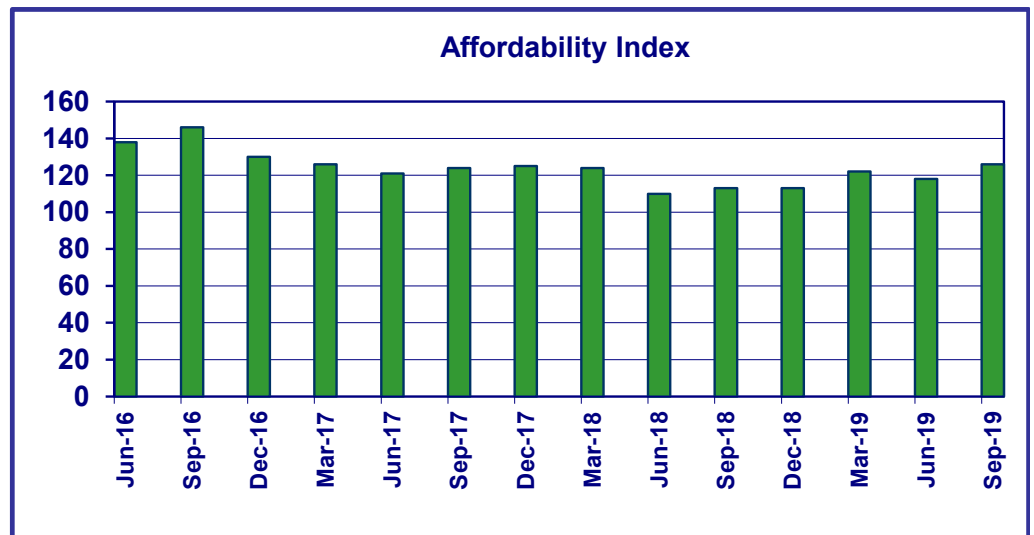
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## AFFORDABILITY Lane County, OR

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



**AFFORDABILITY** - According to a formula from the National Association of REALTORS®, buying a house in the Lane County area is affordable for a family earning the median income. A family earning the median income (\$64,900 in 2019, per HUD) can afford 126% of a monthly mortgage payment on a median priced home (\$295,000 in September). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 3.61% (per Freddie Mac).



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

# MARKET ACTION



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

Residential Review: Mid-Columbia

October 2019 Reporting Period

## October Residential Highlights

The Mid-Columbia region saw gains this month compared with October 2018. There were 104 closed sales, a 14.3% increase over October 2018 (91) and an 18.2% increase over September 2019 (88).

Pending sales (97) rose 15.5% over the 84 offers accepted last year in October 2018 but fell 4.9% short of the 102 offers accepted last month in September 2019.

New listings, at 88, fell 12.9% from October 2018 (101), and 15.4% from the 104 new listings offered last month in September 2019.

Total market time increased to 86 days in October, with inventory falling slightly to 3.6 months.

## Year to Date Summary

Comparing the first ten months of 2019 to 2018, new listings (1,276) have increased 7.2%, while pending sales (875) decreased 3.3% and closed sales (805) decreased 8.6%.

## Average and Median Sale Prices

Comparing 2019 to 2018 through October of each year, the average sale price has increased 8.8% from \$323,200 to \$351,600. In the same comparison, the median sale price has increased 13.4% from \$282,200 to \$320,000.

## 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	3.6
November	3.9	3.8	
December	4.2	4.3	

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

### Average Sale Price % Change:

+9.6% (\$348,800 v. \$318,200)

### Median Sale Price % Change:

+14.6% (\$315,500 v. \$275,400)

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

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

Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	October	88	97	104	386,100	345,000	86
	September	104	102	88	375,000	323,000	56
	Year-to-date	1,276	875	805	351,600	320,000	79
2018	October	101	84	91	324,200	300,000	76
	Year-to-date	1,190	905	881	323,200	282,200	91
Change	October	-12.9%	15.5%	14.3%	19.1%	15.0%	13.4%
	Prev Mo 2019	-15.4%	-4.9%	18.2%	3.0%	6.8%	53.6%
	Year-to-date	7.2%	-3.3%	-8.6%	8.8%	13.4%	-13.8%

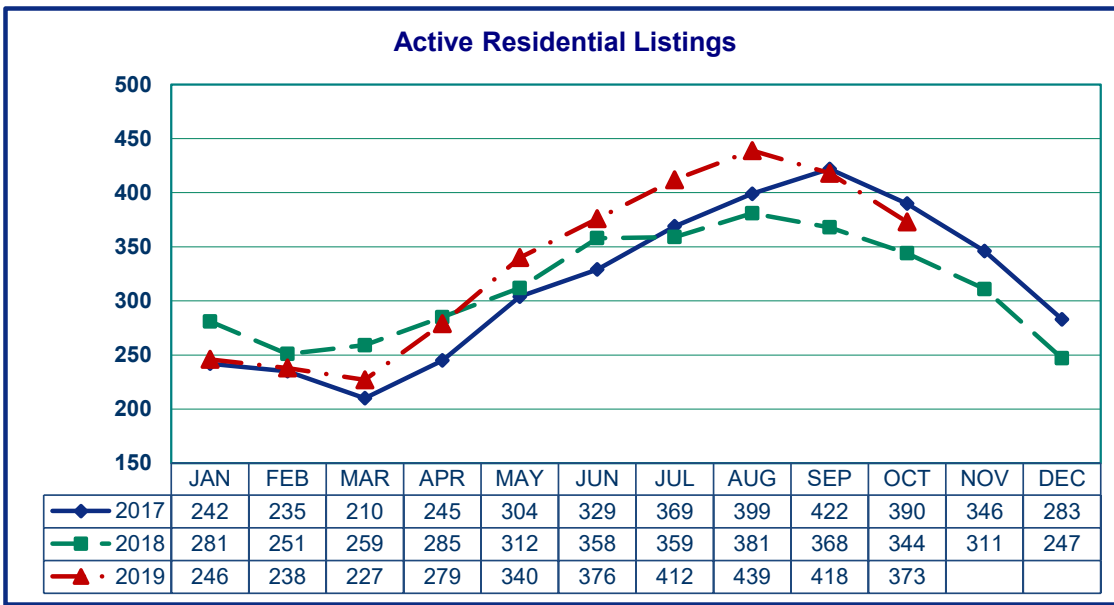
# AREA REPORT • 10/2019

## Mid-Columbia

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date						Year-To-Date	Year-To-Date	Year-To-Date				
		Active Listings	New Listings	Expired,Canceled Listings	Pending Sales	Pending Sales 2019 v. 2018	Closed Sales	Average Sale Price		Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018	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	
100	White Salmon/ Bingen	29	4	4	8	14.3%	7	393,300	108	100	61	8.9%	56	474,600	441,000	4.6%	2	155,800	16	197,700	1	420,000
101	Snowden	3	-	1	1	-	1	289,000	40	11	7	40.0%	7	453,800	390,000	8.8%	-	-	2	338,000	-	-
102	Trout Lake/ Glenwood	9	1	-	0	-100.0%	-	-	-	14	7	-46.2%	7	359,400	387,000	-16.3%	1	1,550,000	11	148,600	-	-
103	Husum/ BZ Corner	2	0	-	1	0.0%	0	-	-	14	8	0.0%	5	458,400	458,000	-5.1%	1	635,000	4	349,500	-	-
104	Lyle/ High Prairie	16	2	2	4	-	4	376,800	110	41	21	61.5%	20	325,700	343,900	-5.3%	-	-	18	122,600	-	-
105	Dallesport/ Murdock	6	-	0	1	-75.0%	3	288,000	95	19	12	-42.9%	11	309,100	280,000	28.2%	1	800,000	-	-	-	-
106	Appleton/ Timber Valley	4	-	0	0	-	-	-	-	9	6	100.0%	6	249,800	266,300	9.7%	-	-	4	118,100	-	-
108	Goldendale/ Centerville	30	12	2	14	133.3%	13	291,900	125	137	110	31.0%	96	225,100	209,500	4.6%	-	-	87	55,100	2	109,100
109	Bickleton/ East County	5	0	-	0	-	0	-	-	7	2	100.0%	2	104,400	104,400	-65.1%	-	-	4	47,600	-	-
110	Klickitat	2	0	-	0	-100.0%	0	-	-	5	4	-55.6%	5	115,400	97,900	-36.7%	-	-	3	76,600	-	-
	Klickitat Co. Total	106	19	9	29	38.1%	28	328,900	113	357	238	11.7%	215	318,000	280,000	2.8%	5	659,300	149	99,100	3	212,800
111	Skamania	5	1	0	-	-	2	529,000	61	14	9	200.0%	9	574,000	500,000	58.2%	-	-	3	233,700	-	-
112	North Bonneville	3	0	0	0	-100.0%	0	-	-	10	9	-50.0%	9	303,800	308,000	31.2%	-	-	1	65,000	-	-
113	Stevenson	13	3	1	4	-20.0%	6	485,600	113	42	24	-22.6%	22	474,200	425,000	38.3%	-	-	25	106,200	1	314,500
114	Carson	10	2	3	3	50.0%	2	194,800	137	43	26	-7.1%	24	303,600	278,000	0.2%	1	140,000	10	386,800	-	-
115	Home Valley	2	1	2	-	-	0	-	-	9	5	66.7%	5	345,600	383,000	26.1%	-	-	-	-	-	-
116	Cook, Underwood, Mill A, Willard	6	2	-	1	0.0%	2	256,300	217	14	7	-46.2%	7	567,200	425,000	11.2%	-	-	2	765,000	-	-
117	Unincorporated North	13	1	1	1	0.0%	1	115,000	80	23	18	28.6%	17	209,900	140,000	19.9%	-	-	2	95,000	-	-
	Skamania Co. Total	52	10	7	9	-18.2%	13	383,800	122	155	98	-10.9%	93	375,100	356,500	20.4%	1	140,000	43	209,500	1	314,500
351	The Dalles	64	29	4	22	-4.3%	25	275,200	91	308	237	-13.2%	222	272,300	260,000	14.2%	8	395,100	24	95,300	4	275,200
352	Dufur	1	0	3	1	0.0%	0	-	-	13	11	0.0%	10	240,500	217,500	-18.4%	-	-	2	127,500	-	-
353	Tygh Valley	17	0	2	2	0.0%	2	242,500	29	30	15	0.0%	13	223,900	209,000	27.9%	-	-	1	30,000	-	-
354	Wamic/ Pine Hollow	9	-	2	1	-	1	255,000	132	15	7	-53.3%	7	298,400	255,000	-10.2%	1	1,000,000	3	101,300	-	-
355	Maupin/ Pine Grove	7	-	5	2	-	1	110,000	94	14	7	-22.2%	6	193,100	194,200	18.1%	2	271,300	3	66,000	-	-
356	Rowena	1	0	0	0	-	0	-	-	1	0	-100.0%	0	-	-	-	0	-	0	-	0	-
357	Mosier	15	4	1	2	100.0%	5	501,500	121	32	17	6.3%	18	468,100	496,500	-8.6%	-	-	11	163,300	-	-
	Wasco Co. Total	114	33	17	30	11.1%	34	301,100	93	413	294	-13.8%	276	280,600	260,000	10.5%	11	427,500	44	110,700	4	275,200
361	Cascade Locks	13	7	1	5	150.0%	4	315,000	29	46	30	-9.1%	27	276,300	275,000	11.0%	-	-	4	38,900	-	-
362	Hood River City	48	14	3	16	23.1%	13	498,200	47	160	107	-9.3%	94	483,500	445,000	5.3%	1	130,000	14	217,400	1	475,000
363	Hood River-W	21	2	3	5	66.7%	6	539,200	20	62	47	62.1%	44	556,400	521,300	-11.8%	-	-	5	306,600	-	-
364	Hood River-E	6	0	1	0	-	0	-	-	5	2	-75.0%	4	676,500	521,500	9.0%	-	-	1	325,000	-	-
366	Odell	2	1	-	1	-50.0%	4	773,800	39	31	30	87.5%	23	450,000	410,000	7.2%	-	-	1	1,600,000	-	-
367	Parkdale/ Mt. Hood	7	1	2	2	-33.3%	2	827,500	11	35	18	-30.8%	17	552,100	425,000	21.8%	-	-	4	196,500	-	-
	Hood River Co. Total	97	25	10	29	26.1%	29	542,100	35	339	234	1.7%	209	477,700	429,000	6.1%	1	130,000	29	256,700	1	475,000
370	Sherman Co.	4	1	0	0	-100.0%	0	-	-	12	11	0.0%	12	209,300	231,600	41.3%	-	-	6	34,100	-	-

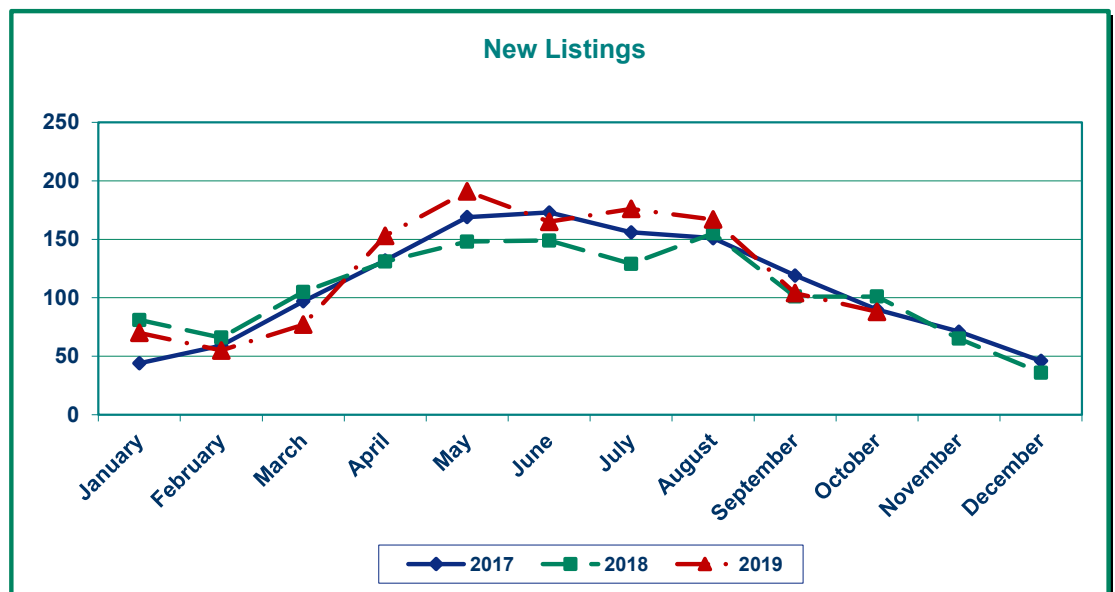
## ACTIVE RESIDENTIAL LISTINGS MID-COLUMBIA

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



## NEW LISTINGS MID-COLUMBIA

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

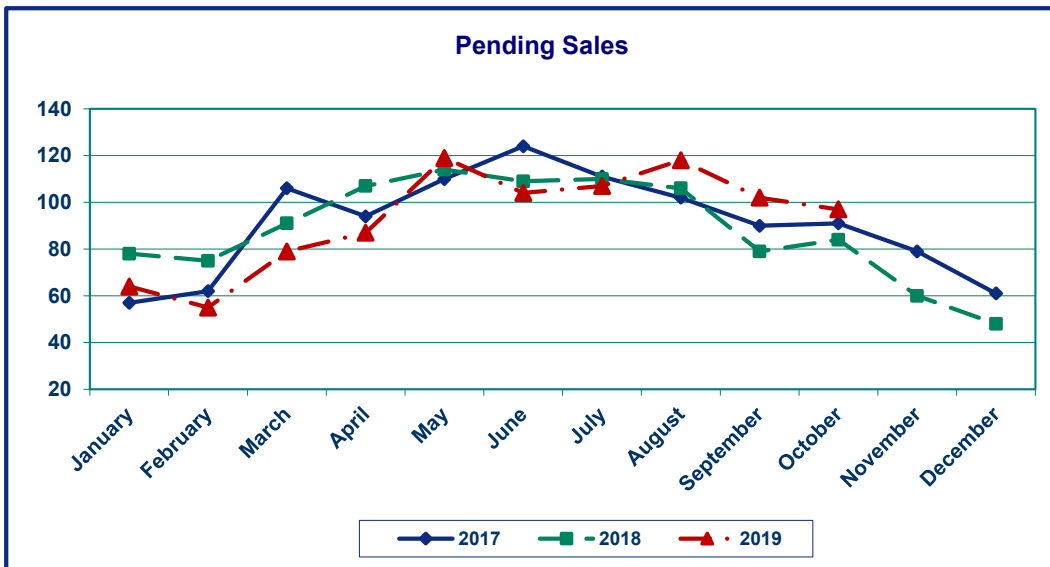
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/18-10/31/19) with 12 months before (11/1/17-10/31/18).

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## PENDING LISTINGS

### MID-COLUMBIA

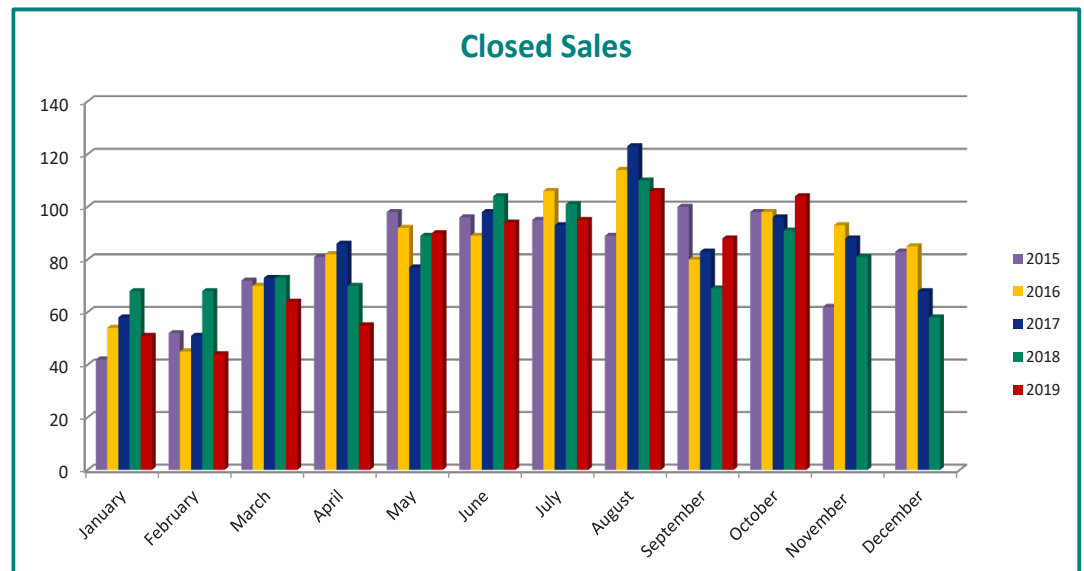
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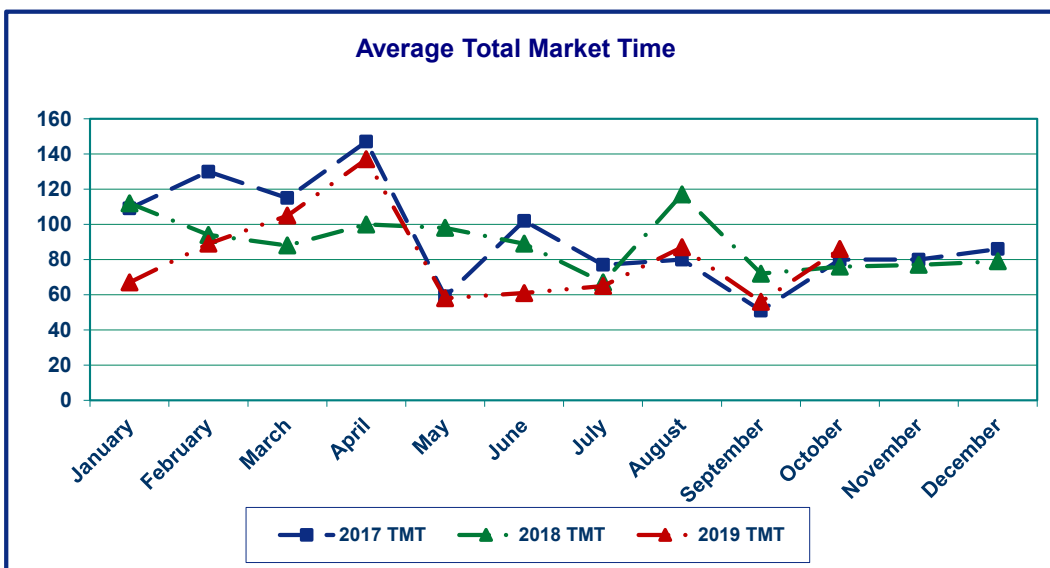
## CLOSED SALES

### 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.*

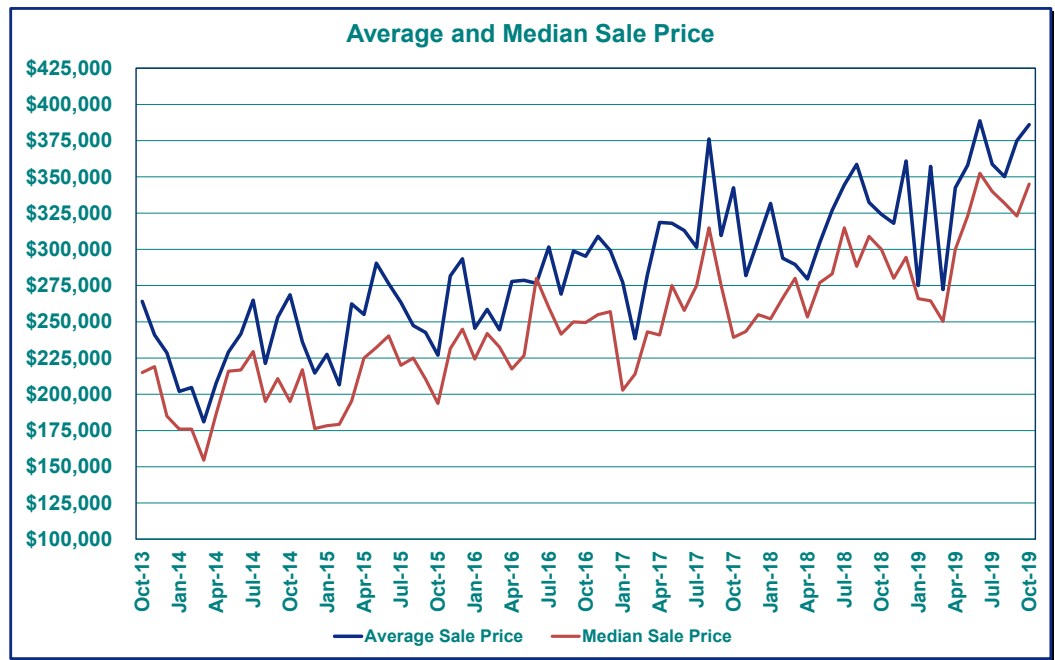
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**Suite 200**  
**Portland, OR 97224**  
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# MARKET ACTION



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## Residential Review: North Coastal Counties, Oregon

October 2019 Reporting Period

### October Residential Highlights

Closed sales had a strong month this October in the North Coastal Counties. At 172, closings outpaced October 2018 (162) by 6.2% but fell by 5.0% from September 2019 (181).

Pending sales, at 154, remained the same as October 2018 (154) and fell 9.4% from September 2019 (170).

Similarly, new listings, at 169, increased 12.7% from both the 150 new listings offered last year in October 2018 and the 150 offered last month in September 2019.

### Year to Date Summary

Activity has been mixed this year compared to 2018. New listings (2,227) increased 1.0%, pending sales (1,589) have

decreased 0.9% and closed sales (1,500) have decreased 1.2%.

### Average and Median Sale Prices

Comparing 2019 to 2018 through October, the average sale price has increased 0.3% from \$365,900 to \$366,900. In the same comparison, the median sale price has increased 2.8% from \$320,000 to \$329,000.

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	4.2
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:

+2.9% (\$368,500 v. \$358,000)

#### Median Sale Price % Change:

+4.3% (\$330,000 v. \$316,300)

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.

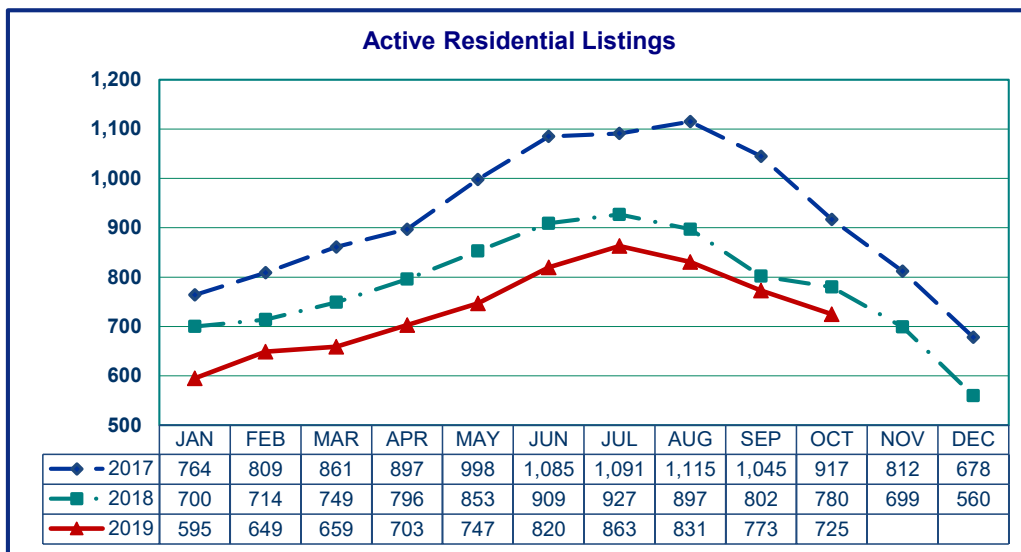
North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	October	169	154	172	374,700	335,000	118
	September	150	170	181	382,200	347,800	95
	Year-to-date	2,227	1,589	1,500	366,900	329,000	117
2018	October	150	154	162	377,100	335,000	137
	Year-to-date	2,204	1,603	1,518	365,900	320,000	128
Change	October	12.7%	0.0%	6.2%	-0.6%	0.0%	-13.9%
	Prev Mo 2019	12.7%	-9.4%	-5.0%	-2.0%	-3.7%	24.2%
	Year-to-date	1.0%	-0.9%	-1.2%	0.3%	2.8%	-8.7%

# AREA REPORT • 10/2019

## North Coastal Counties, Oregon

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
	Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired/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
180 Astoria	56	18	6	19	-24.0%	22	298,400	65	225	170	-5.6%	163	316,800	301,000	6.3%	4	451,500	16	85,200	5	339,900
181 Hammond/Warrenton	37	13	1	9	-10.0%	9	311,500	45	190	163	34.7%	154	323,600	318,800	2.7%	1	650,000	18	120,700	5	505,000
182 Gearhart West	40	9	6	11	120.0%	8	438,600	145	103	67	-17.3%	58	481,100	444,500	-2.8%	-	-	12	171,400	-	-
183 Gearhart East	-	0	1	1	-	1	525,000	53	19	18	0.0%	17	359,000	349,500	1.2%	-	-	2	76,500	-	-
184 Seaside Northwest	6	1	0	2	0.0%	3	485,500	199	29	24	4.3%	23	345,900	291,500	7.6%	1	500,000	-	-	-	-
185 Seaside North Central	7	2	1	3	200.0%	1	202,100	174	29	23	53.3%	22	253,600	241,500	-10.2%	1	375,000	1	147,500	-	-
186 Seaside Southwest	23	9	3	10	42.9%	1	360,000	134	56	34	-29.2%	23	397,700	349,000	22.8%	-	-	2	110,100	3	432,500
187 Seaside South Central	4	1	1	0	-	1	640,000	54	14	10	66.7%	10	368,600	334,500	48.2%	2	216,300	-	-	3	331,300
188 Seaside East	13	4	1	3	200.0%	4	316,000	78	43	32	-30.4%	33	317,300	311,000	-0.7%	-	-	8	194,100	1	251,600
189 Cannon Beach/Tolovana Park	44	8	3	6	-40.0%	7	381,900	117	97	66	-29.8%	65	577,300	494,000	-19.0%	2	624,500	14	157,100	-	-
190 Arch Cape/Cove Beach/Falcon Cove	1	-	0	0	-100.0%	2	452,000	117	14	13	-7.1%	13	625,800	489,000	-1.2%	-	-	4	184,800	-	-
191 Rural Clatsop County	14	4	4	2	-50.0%	0	-	-	36	26	-29.7%	25	296,800	260,000	9.1%	-	-	6	114,300	-	-
Clatsop County	245	69	27	66	-1.5%	59	354,300	91	855	646	-5.4%	606	371,900	328,800	-3.4%	11	455,700	83	136,000	17	398,100
97102 Arch Cape	0	0	1	0	-	0	-	-	3	2	-	2	556,300	556,300	-	-	-	-	-	-	-
97130 Manzanita	25	7	4	9	50.0%	13	659,800	84	92	85	11.8%	80	526,400	480,500	12.1%	1	900,000	15	201,300	1	865,000
97131 Nehalem	16	2	1	2	0.0%	5	315,000	45	54	41	5.1%	39	302,600	305,000	7.9%	2	361,300	12	101,200	1	305,000
97147 Wheeler	2	0	0	1	0.0%	-	-	-	7	6	50.0%	5	274,600	284,000	-7.3%	1	230,000	2	37,500	-	-
97136 Rockaway Beach	50	12	6	18	63.6%	10	340,300	132	188	115	8.5%	105	284,600	265,000	1.8%	4	375,300	30	75,600	1	532,000
97107 Bay City	4	2	2	1	-75.0%	1	195,000	12	19	12	-40.0%	11	271,200	260,000	25.6%	1	2,200,000	8	55,300	-	-
97118 Garibaldi	8	2	0	2	0.0%	3	253,200	98	25	16	23.1%	17	248,600	218,000	13.6%	1	485,000	6	85,500	1	211,000
97143 Netarts	6	3	1	1	-75.0%	4	326,000	29	34	29	0.0%	29	335,300	325,000	8.3%	1	699,000	9	113,100	1	389,000
97141 Tillamook	24	10	4	4	-71.4%	7	259,500	61	107	85	-20.6%	90	285,900	259,300	4.0%	1	435,000	14	142,900	-	-
97134 Oceanside	18	-	2	3	50.0%	5	424,000	263	50	39	39.3%	38	475,500	452,300	13.0%	-	-	4	148,000	-	-
97108 Beaver	1	0	0	0	-100.0%	1	230,500	30	2	2	-66.7%	2	295,200	295,200	15.3%	-	-	-	-	-	-
97122 Hebo	2	0	1	0	-	1	185,000	5	3	1	-66.7%	1	185,000	185,000	1.3%	-	-	2	100,000	-	-
97112 Cloverdale	7	3	2	1	-	3	262,500	74	29	18	157.1%	18	306,100	276,500	-5.7%	1	214,000	2	97,500	-	-
97135 Pacific City	34	4	3	5	0.0%	3	512,700	147	64	43	-4.4%	38	414,000	415,100	-1.1%	-	-	9	180,300	1	268,700
97149 Neskowin	24	3	3	2	-33.3%	4	564,300	183	42	28	16.7%	27	570,600	505,000	50.8%	-	-	16	153,900	-	-
Tillamook County	221	48	30	49	-10.9%	60	412,500	104	719	522	3.0%	502	367,400	328,700	9.3%	13	568,200	129	121,100	6	428,500

		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	108	22	10	21	31.3%	28	359,100	144	300	199	8.7%	178	347,100	329,400	8.3%	2	225,000	20	94,200	5	1,767,200
97364	Neotsu	4	1	0	0	-	3	519,000	22	14	7	40.0%	7	459,300	399,000	-8.7%	-	-	-	-	-	-
97368	Otis	5	1	0	2	100.0%	2	121,000	135	22	17	-37.0%	14	312,700	252,500	-6.2%	-	-	4	66,400	-	-
97341	Depoe Bay	45	8	3	2	-60.0%	5	425,800	578	91	58	16.0%	61	386,800	385,000	-0.4%	2	865,000	6	76,900	-	-
97369	Gleneden Beach	27	1	2	1	-50.0%	3	400,800	80	48	34	-2.9%	36	421,800	396,300	6.6%	-	-	5	330,100	-	-
97365	Otter Rock	6	4	1	0	-100.0%	0	-	-	8	2	-71.4%	2	60,000	60,000	55.0%	-	-	1	85,000	-	-
97366	Newport	11	4	-	3	-	4	323,500	150	40	33	-2.9%	31	379,900	340,000	6.3%	1	298,000	1	45,000	2	371,300
97363	South Beach	9	0	0	0	-100.0%	0	-	-	11	3	-78.6%	6	381,300	415,000	-8.0%	-	-	1	90,000	-	-
97343	Eddyville	2	1	0	1	-	0	-	-	3	1	-	0	-	-	-	0	-	0	-	0	-
97357	Logsdon	1	0	0	0	-	0	-	-	2	1	-	0	-	-	-	0	-	0	-	0	-
97391	Toledo	4	1	0	1	-	2	348,000	78	14	13	-7.1%	11	178,100	156,000	-27.4%	-	-	-	-	-	-
97380	Siletz	1	0	1	1	0.0%	0	-	-	3	1	-83.3%	0	-	-	-4.5%	0	-	0	-	0	-
97390	Tidewater	5	0	1	-	-	1	217,500	6	7	3	-40.0%	3	217,300	217,500	-3.3%	-	-	-	-	-	-
97498	Yachats	10	3	3	3	50.0%	1	319,000	8	27	14	27.3%	11	462,000	319,000	58.4%	1	260,000	2	115,000	-	-
97394	Waldport	18	6	2	4	100.0%	1	192,500	14	47	24	41.2%	21	283,600	261,500	-4.9%	-	-	5	76,700	-	-
97376	Seal Rock	3	0	1	0	-	3	298,700	114	16	11	120.0%	11	417,900	312,500	10.4%	-	-	4	79,800	-	-
	Lincoln County	259	52	24	39	21.9%	53	354,700	163	653	421	1.9%	392	358,600	330,000	6.7%	6	456,300	49	110,500	7	1,368,400
	North Coastal Counties Total	725	169	81	154	0.0%	172	374,700	118	2,227	1,589	-0.9%	1,500	366,900	329,000	2.9%	30	504,600	261	123,900	30	630,600



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

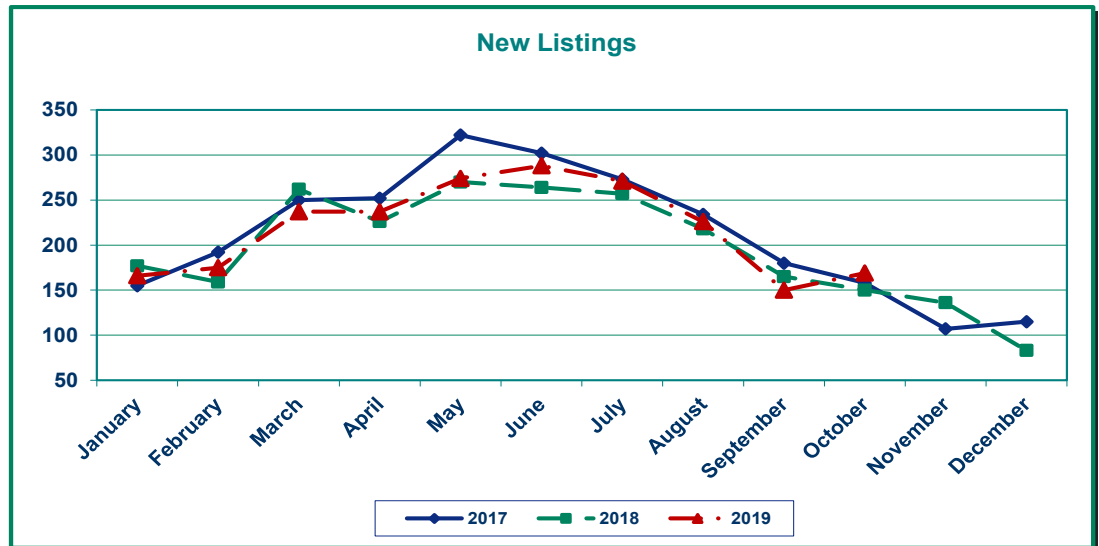
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/18-10/31/19) with 12 months before (11/1/17-10/31/18).

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

## NEW LISTINGS

### NORTH COASTAL COUNTIES, OR

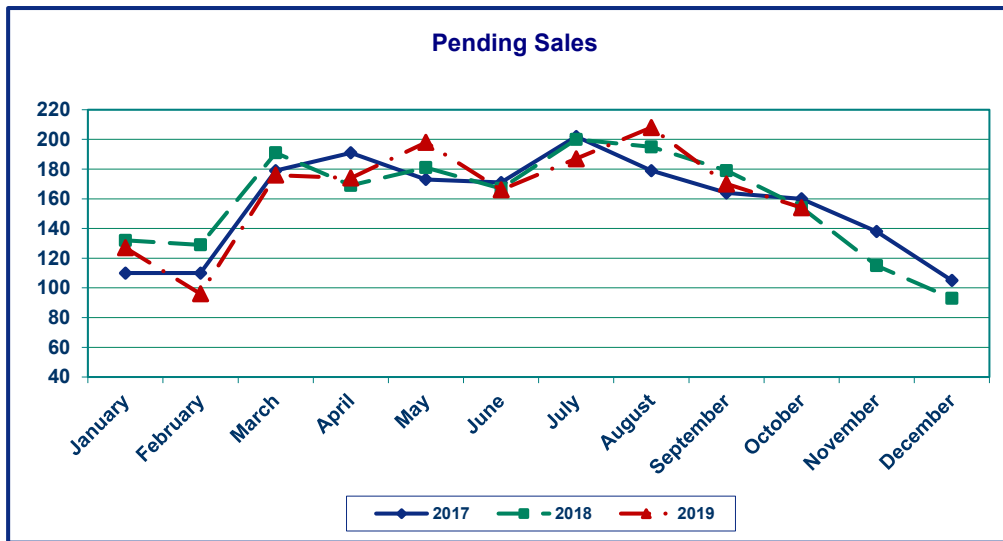
*This graph shows the new residential listings over the past three calendar years in the North Coastal Counties of Oregon.*



## PENDING LISTINGS

### NORTH COASTAL COUNTIES, OR

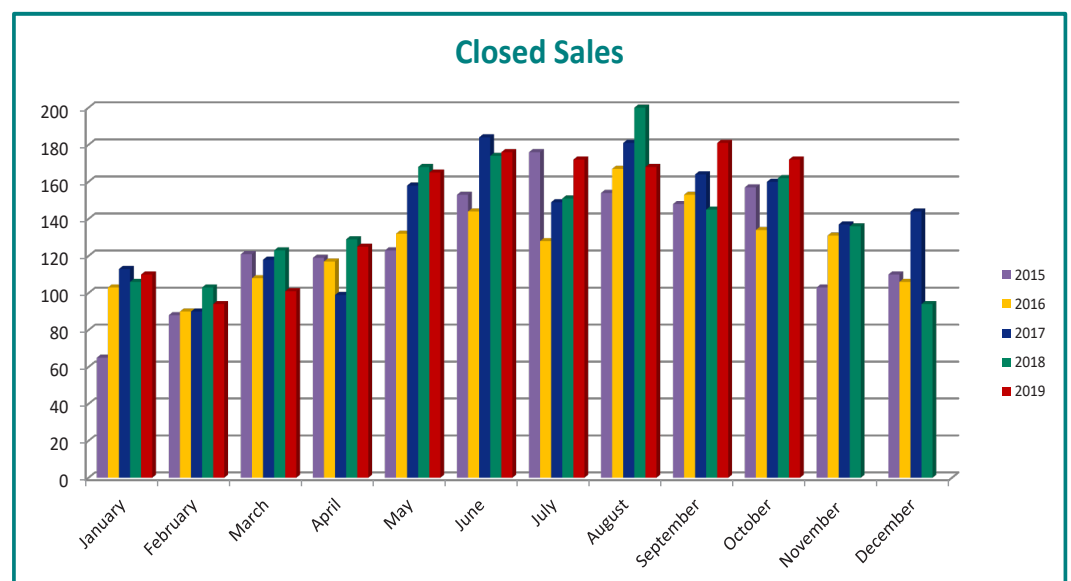
*This graph represents monthly accepted offers in the North Coastal Counties of Oregon over the past three calendar years.*



## CLOSED SALES

### NORTH COASTAL COUNTIES, OR

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



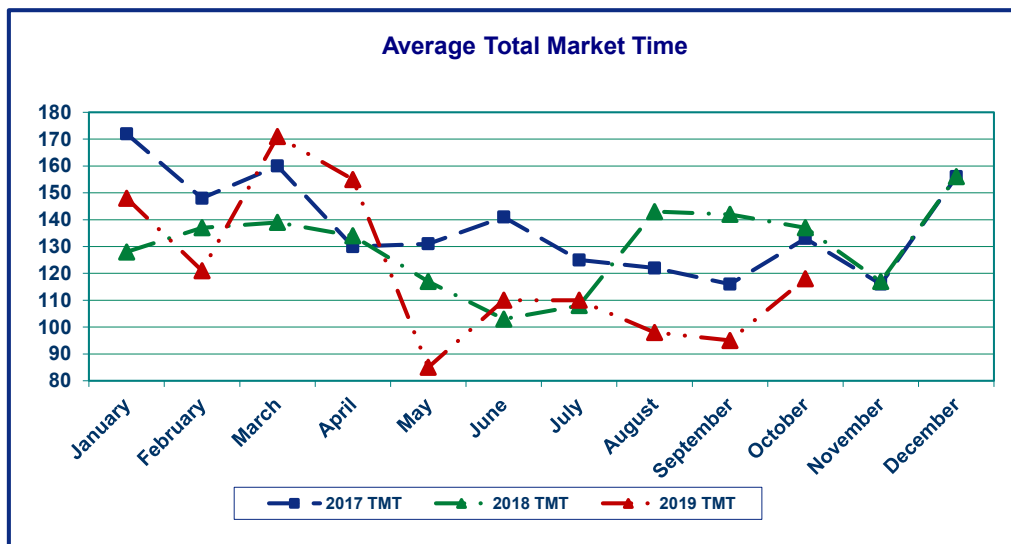
## DAYS ON MARKET

**NORTH COASTAL COUNTIES, OR**

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

Contact RMLS™  
16101 SW 72<sup>nd</sup> Ave.  
Suite 200  
Portland, OR 97224  
(503) 236-7657  
communications@rmls.com

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



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

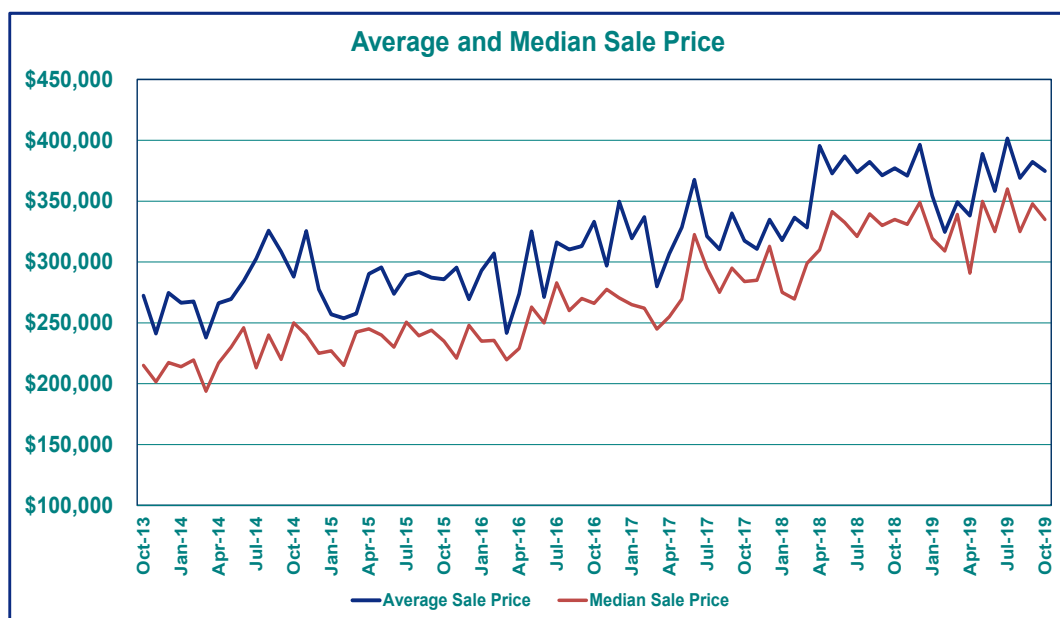
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## SALE PRICE

**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

October 2019 Reporting Period

## October Residential Highlights

Polk and Marion Counties continued seeing gains this month. Closed sales, at 219, outpaced October 2018 (158) by 38.6% and increased 1.4% from the 216 closings recorded last month in September 2019.

Pending sales (265) grew 28.6% from October 2018 (206) and decreased 0.4% from September 2019 (266).

New listings, at 351, rose 17.0% ahead of October 2018 (300) and rose 21.9% compared with September 2019 when 288 new listings were offered.

Inventory in September decreased slightly to 2.9 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 (2,527) have increased 28.1%, closed sales (2,252) have increased 24.0%, and new listings (3,382) have increased 19.3%.

## Average and Median Sale Prices

Comparing 2019 to 2018 through October, the average sale price has increased 6.1% from \$322,700 to \$342,300. In the same comparison, the median sale price has increased 8.4% from \$290,700 to \$315,000.

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

**Average Sale Price % Change:**  
+4.7% (\$338,100 v. \$323,000)  
**Median Sale Price % Change:**  
+6.9% (\$310,000 v. \$290,000)

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	2.9
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	October	351	265	219	345,100	310,000	56
	September	288	266	216	328,900	314,500	84
	Year-to-date	3,382	2,527	2,252	342,300	315,000	64
2018	October	300	206	158	330,000	289,500	49
	Year-to-date	2,834	1,972	1,816	322,700	290,700	43
Change	October	17.0%	28.6%	38.6%	4.6%	7.1%	13.6%
	Prev Mo 2019	21.9%	-0.4%	1.4%	4.9%	-1.4%	-33.3%
	Year-to-date	19.3%	28.1%	24.0%	6.1%	8.4%	48.4%



# AREA REPORT • 10/2019

## Polk & Marion Counties, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings	Expired Canceled Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price		Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price					Median Sale Price		
		Avg. Sale Price % Change <sup>2</sup>														Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
167	Polk County Except Salem	83	34	14	24	9.1%	34	330,200	59	385	290	28.3%	243	364,600	319,500	10.9%	2	247,500	8	356,700	5	398,500
168	West Salem N	58	22	4	20	5.3%	18	352,500	54	301	219	61.0%	198	407,800	356,000	4.5%	-	-	5	175,100	2	541,900
169	West Salem S	19	5	3	3	50.0%	2	319,500	40	75	44	57.1%	39	343,500	325,000	-0.7%	-	0	1	145,000	-	-

170	Woodburn	60	34	5	27	-12.9%	23	303,800	89	388	330	12.2%	310	282,600	275,000	1.8%	4	312,000	3	240,000	1	532,500
	Except Woodburn	139	63	22	46	-14.8%	44	395,100	49	716	530	10.2%	489	374,200	351,000	6.7%	4	416,500	40	245,500	8	460,700

170	Marion Except Salem/Keizer	199	97	27	73	-14.1%	67	363,700	62	1,104	860	11.0%	799	338,700	319,000	5.3%	8	364,200	43	245,100	9	468,700
171	Southwest Salem	5	1	1	2	100.0%	3	605,900	149	31	21	31.3%	19	387,400	316,000	-18.3%	-	-	-	-	-	-
172	South Salem	84	44	11	28	100.0%	17	375,100	42	312	203	2.5%	181	345,100	315,000	-11.4%	1	335,000	5	210,000	3	488,300
173	Southeast Salem	58	37	11	20	81.8%	16	425,600	83	287	198	58.4%	169	364,500	328,000	6.6%	4	1,250,200	1	171,200	9	404,300
174	Central Salem	23	16	3	14	-26.3%	10	212,400	29	140	106	7.1%	99	245,300	238,000	1.2%	4	298,500	3	111,800	11	368,100
175	East Salem S	14	5	3	6	500.0%	6	357,100	36	86	71	61.4%	65	336,300	280,000	11.8%	-	-	1	190,000	4	356,800
176	East Salem N	38	52	9	44	175.0%	28	262,900	56	364	293	102.1%	252	308,700	304,000	22.4%	-	-	3	165,000	6	864,200
177	South Keizer	7	3	3	4	33.3%	3	282,300	15	48	39	5.4%	36	264,200	262,500	6.8%	-	-	1	340,000	1	340,000
178	North Keizer	47	35	6	27	107.7%	15	368,100	31	249	183	28.0%	152	346,500	328,500	6.6%	2	825,000	1	239,000	1	500,000

167-169	Polk Co. Grand Total	160	61	21	47	9.3%	54	337,200	57	761	553	41.8%	480	380,700	340,400	8.7%	2	247,500	14	276,700	7	439,500
170-178	Marion Co. Grand Total	475	290	74	218	33.7%	165	347,700	56	2621	1974	24.8%	1772	331,900	308,400	3.3%	19	583,900	58	230,400	44	473,300
	Polk & Marion Grand Total	635	351	95	265	28.6%	219	345,100	56	3382	2527	28.1%	2252	342,300	315,000	4.7%	21	551,800	72	239,400	51	468,600

## Benton & Linn Counties, Oregon

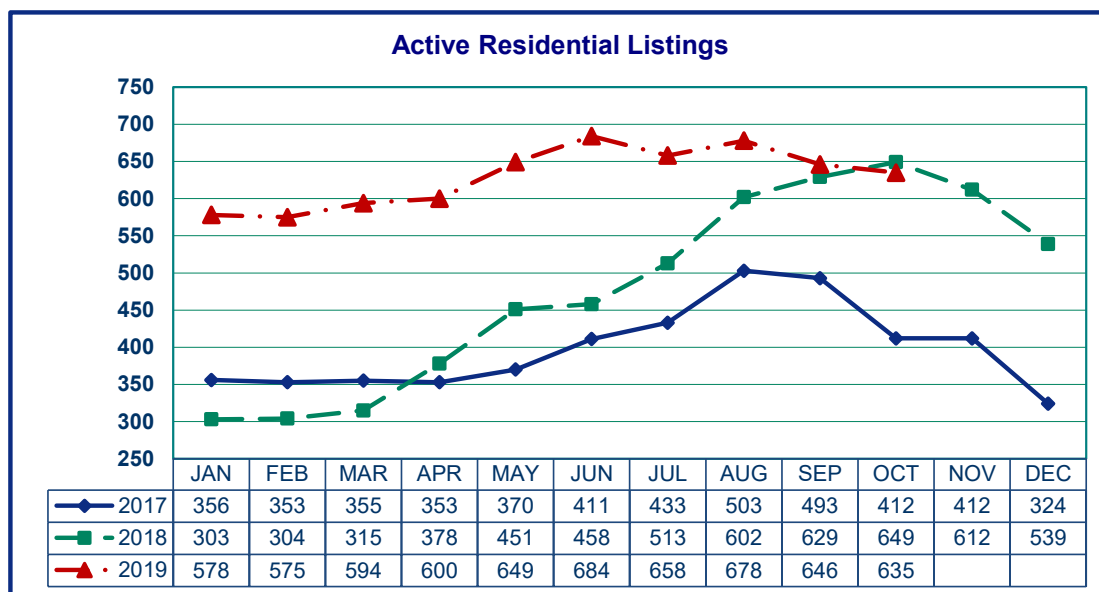
220	Benton County	55	18	6	9	0.0%	9	430,500	35	207	132	15.8%	127	391,800	353,600	4.6%	-	-	5	203,700	4	324,300
221	Linn County	163	90	22	69	7.8%	57	286,500	67	864	634	7.6%	589	279,800	259,900	8.2%	8	440,100	39	258,100	5	423,800



## ACTIVE RESIDENTIAL LISTINGS

### POLK & MARION COUNTIES, OR

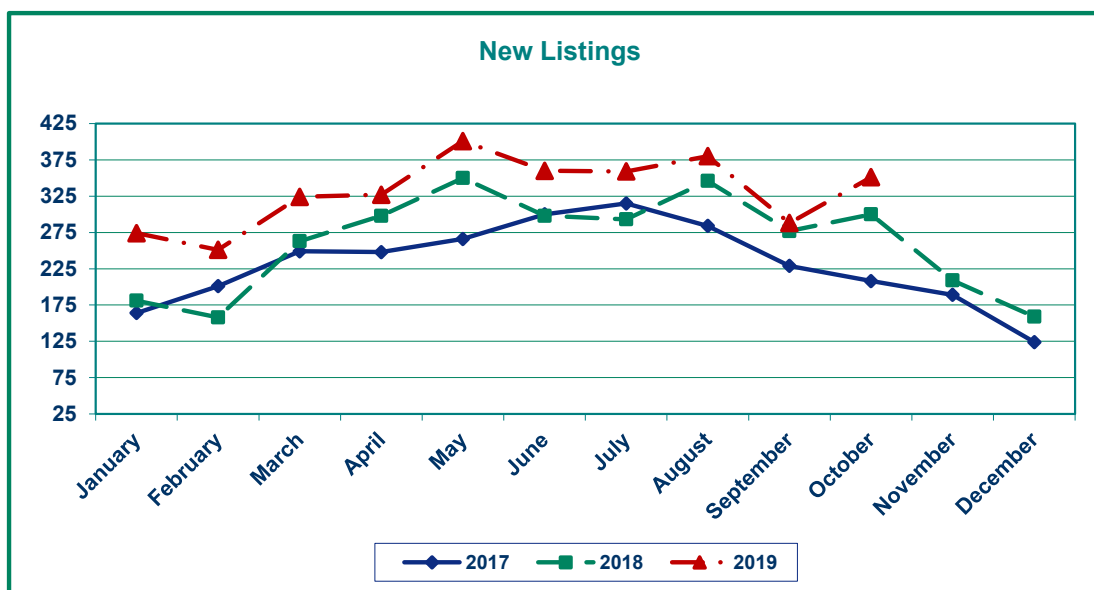
*This graph shows the active residential listings over the past three calendar years in Polk and Marion Counties, Oregon.*



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

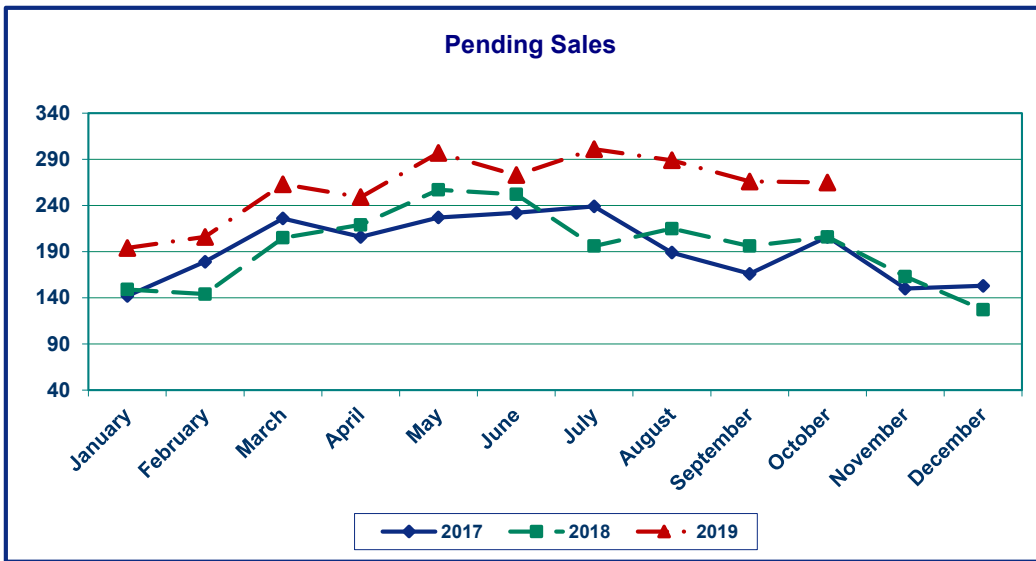
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/18-10/31/19) with 12 months before (11/1/17-10/31/18).

<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

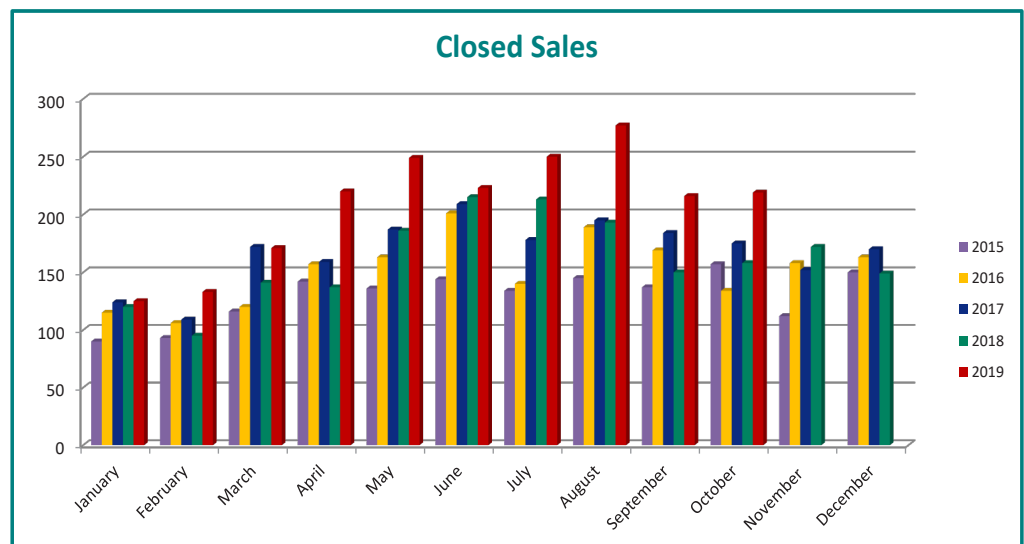
*This graph represents monthly accepted offers in Polk and Marion Counties, Oregon, over the past three calendar years.*



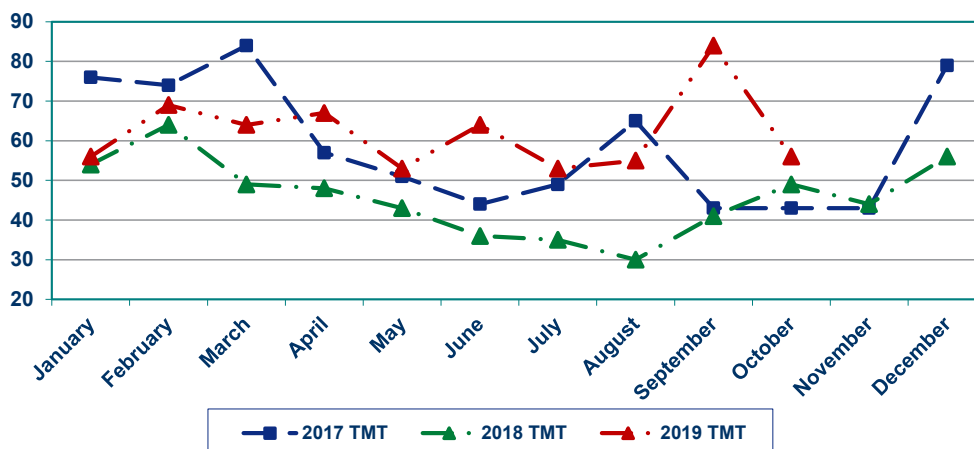
## CLOSED SALES

### 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**

**Contact RMLS™**  
**16101 SW 72<sup>nd</sup> Ave.**  
**Suite 200**  
**Portland, OR 97224**  
**(503) 236-7657**  
**communications@rmls.com**

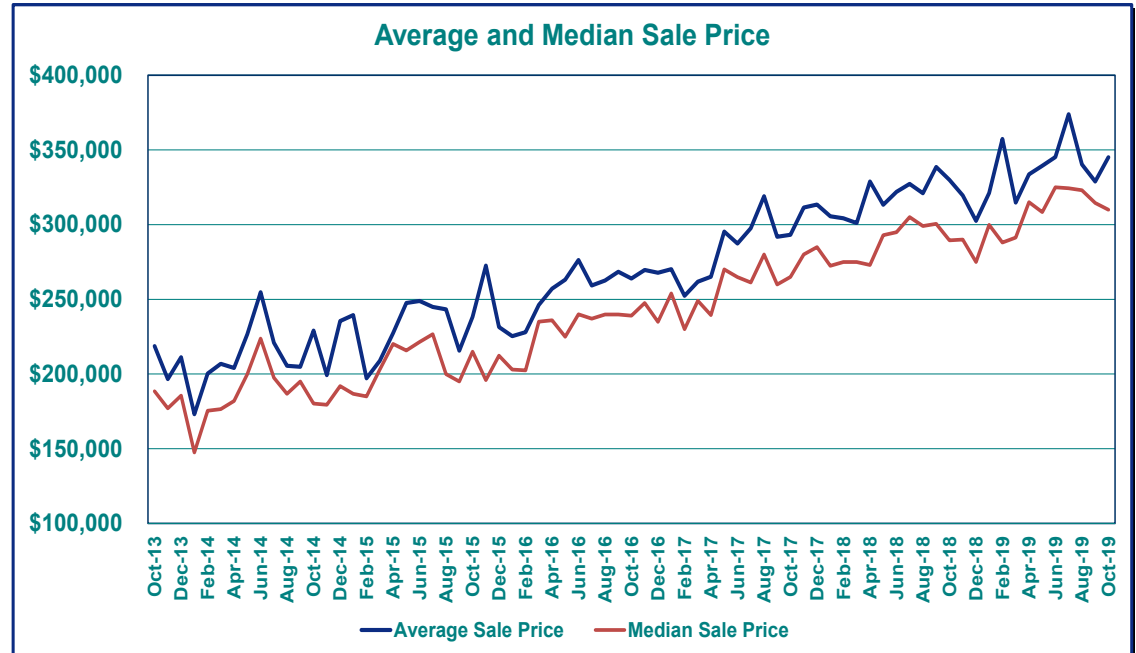
The statistics presented  
in Market Action are  
compiled monthly based  
on figures generated by  
RMLS™.

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

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

October 2019 Reporting Period

## October Residential Highlights

Pending and closed sales saw gains this month in the Portland metro area, compared with October 2018. Pending sales (2,575) rose 3.7% over the 2,484 offers accepted in October 2018, falling 4.1% short of the 2,686 offers accepted last month in September 2019.

Closed sales (2,588) rose 6.1% from the 2,440 closings recorded last year in October 2018 and increased 8.9% compared with the 2,377 closings recorded last month in September 2019.

New listings, at 3,064, decreased 1.2% from October 2018 (3,100) and 11.7% from September 2019 (3,470).

Inventory decreased slightly to 2.4 months this October, while total market time rose by two days to land at 54 days.

## Year to Date Summary

Activity is a bit cooler so far in 2019 compared with 2018. Pending sales (26,599) are up 0.4%, new listings (37,091) are down 1.4%, and closed sales (25,085) are down 1.8%.

## Average and Median Sale Prices

Comparing 2019 to 2018 through October, the average sale price has increased 1.2% from \$453,600 to \$459,000. 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	2.4
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:

+1.8% (\$456,600 v. \$448,500)

### Median Sale Price % Change:

+1.6% (\$405,000 v. \$398,500)

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

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	October	3,064	2,575	2,588	461,400	410,500	54
	September	3,470	2,686	2,377	458,400	410,000	52
	Year-to-date	37,091	26,599	25,085	459,000	410,000	55
2018	October	3,100	2,484	2,440	454,400	395,000	53
	Year-to-date	37,620	26,484	25,551	453,600	400,000	46
Change	October	-1.2%	3.7%	6.1%	1.5%	3.9%	2.1%
	Prev Mo 2019	-11.7%	-4.1%	8.9%	0.7%	0.1%	3.8%
	Year-to-date	-1.4%	0.4%	-1.8%	1.2%	2.5%	20.1%

# AREA REPORT • 10/2019

## Portland Metropolitan Area, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 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
141	N Portland	220	143	49	121	10.0%	101	408,000	49	1,577	1,103	1.9%	1,059	421,100	407,500	-0.4%	10	1,218,300	23	372,500	29	830,800
142	NE Portland	537	280	116	234	-8.6%	245	466,800	46	3,403	2,337	-0.1%	2,208	479,800	429,000	2.3%	26	1,620,900	24	438,200	62	618,900
143	SE Portland	626	383	157	309	1.3%	343	422,000	48	4,387	3,128	1.0%	2,964	422,200	376,000	2.2%	33	776,600	41	221,800	145	699,600
144	Gresham/ Troutdale	387	203	63	201	5.2%	190	376,000	59	2,369	1,855	3.9%	1,728	369,400	350,000	4.3%	10	628,300	48	309,700	23	492,300
145	Milwaukie/ Clackamas	545	260	81	226	5.1%	225	431,600	47	3,028	2,189	0.1%	2,019	440,800	419,000	3.6%	8	393,100	69	244,900	13	583,500
146	Oregon City/ Canby	351	175	54	144	11.6%	156	438,100	59	1,993	1,518	-1.2%	1,467	437,600	411,000	4.9%	15	647,400	66	315,000	16	479,700
147	Lake Oswego/ West Linn	354	129	63	126	24.8%	106	763,800	92	2,107	1,409	-1.1%	1,341	687,100	589,900	1.2%	6	972,000	27	671,800	6	1,229,200
148	W Portland	929	321	164	230	-16.4%	233	627,500	81	4,420	2,539	-0.1%	2,425	596,600	525,000	-2.5%	9	617,100	38	330,100	23	725,400
149	NW Wash Co.	282	149	44	115	-4.2%	122	573,800	46	1,856	1,395	-1.4%	1,290	537,900	520,000	-1.8%	2	865,000	22	313,200	3	580,000
150	Beaverton/ Aloha	405	277	74	260	22.6%	235	405,500	41	3,103	2,402	-1.4%	2,240	407,900	390,000	4.5%	6	671,500	11	302,900	27	912,000
151	Tigard/ Wilsonville	417	240	69	199	0.5%	204	474,700	48	3,090	2,373	-6.8%	2,266	466,600	439,900	1.9%	8	615,700	27	432,200	8	929,500
152	Hillsboro/ Forest Grove	436	229	62	175	8.0%	195	420,700	38	2,590	1,911	6.8%	1,766	413,200	384,900	4.3%	18	467,000	47	619,600	17	590,600
153	Mt. Hood	64	25	8	19	11.8%	22	388,400	54	272	189	6.8%	182	315,400	315,000	2.2%	-	-	19	130,500	-	-
155	Columbia Co.	207	105	26	83	22.1%	82	334,000	46	1,002	779	2.0%	725	321,000	309,000	4.5%	9	266,000	65	130,500	5	455,000
156	Yamhill Co.	357	145	32	133	6.4%	129	385,100	71	1,894	1,472	8.2%	1,405	380,500	349,000	3.5%	13	774,500	74	355,600	18	406,400

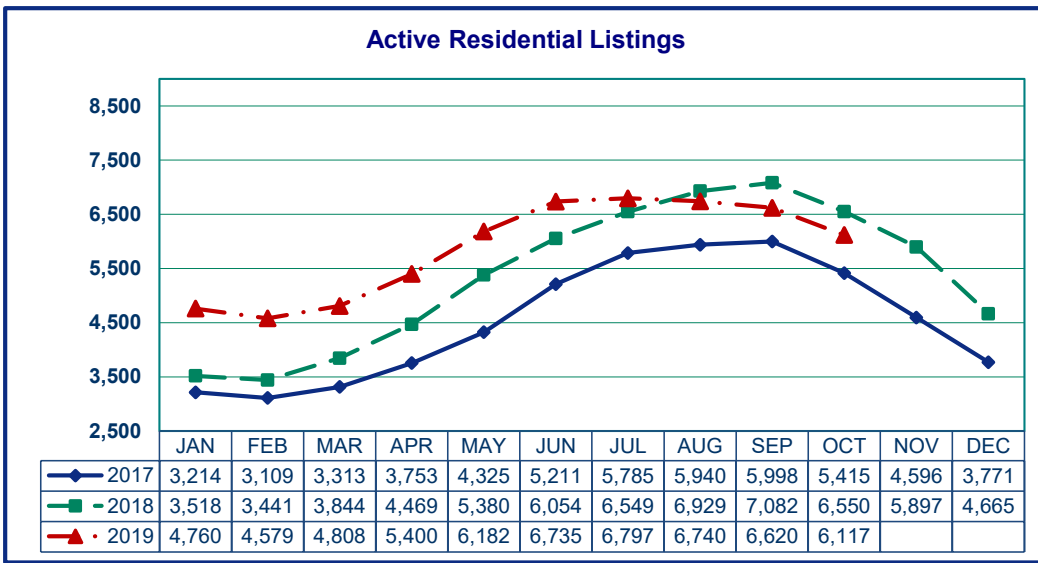
<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares October 2019 with October 2018. The Year-To-Date section compares 2019 year-to-date statistics through October with 2018 year-to-date statistics through October.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/18-10/31/19) with 12 months before (11/1/17-10/31/18).

<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.

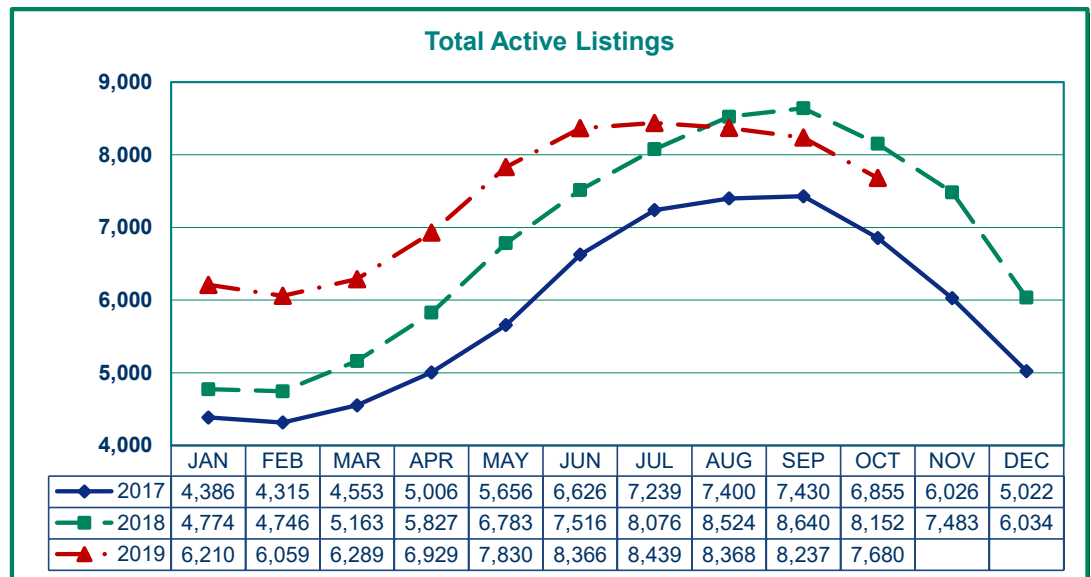
## ACTIVE RESIDENTIAL LISTINGS PORTLAND, OR

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



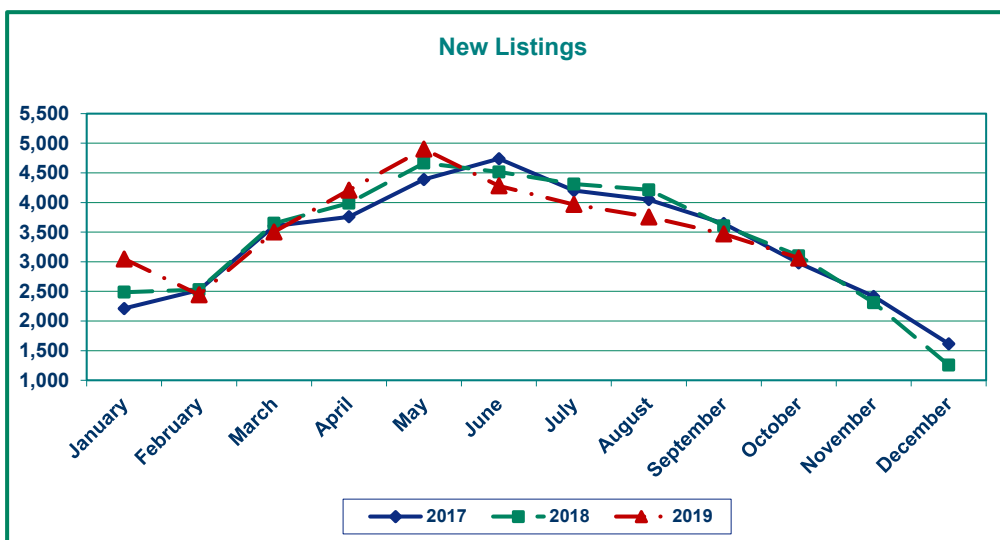
## TOTAL ACTIVE LISTINGS PORTLAND, OR

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



## NEW LISTINGS PORTLAND, OR

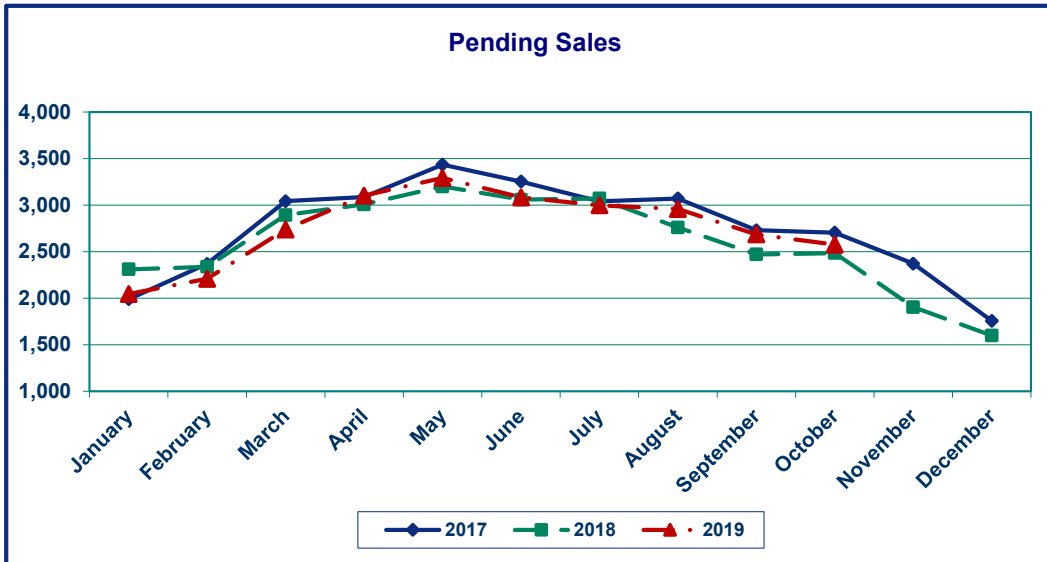
*This graph shows the new residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.*



## PENDING LISTINGS

### PORTLAND, OR

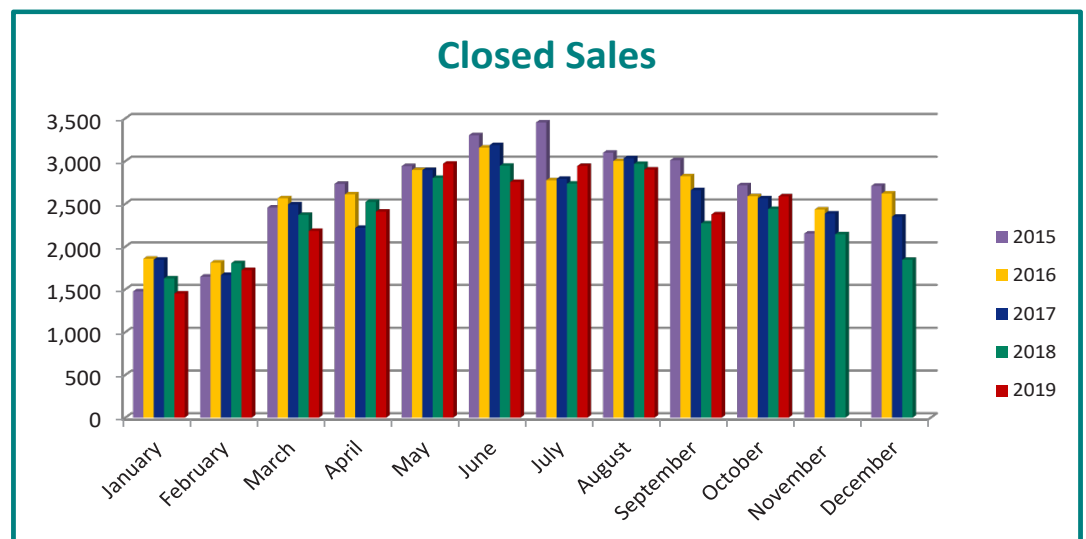
*This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.*



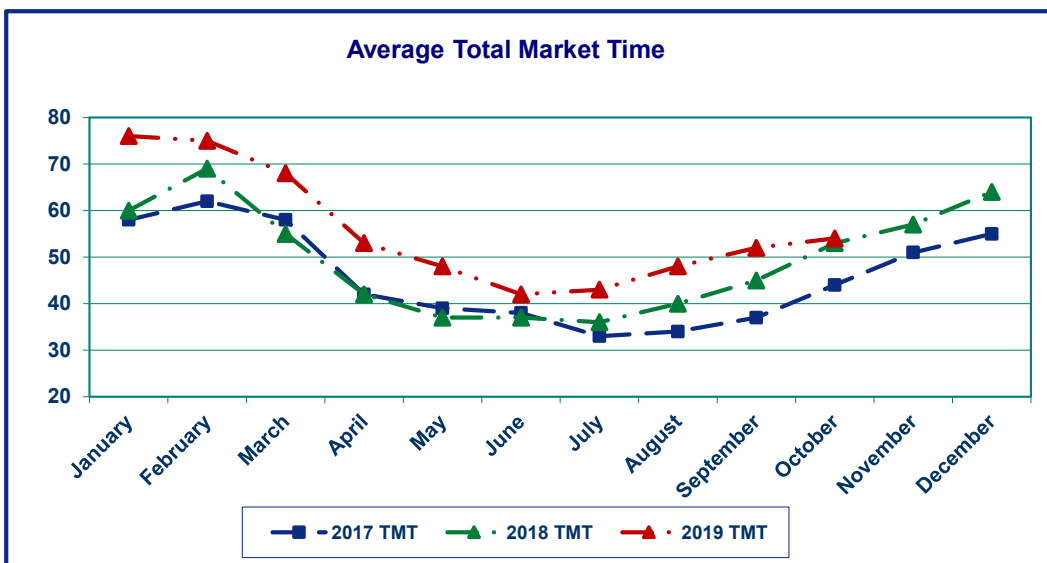
## CLOSED SALES

### 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

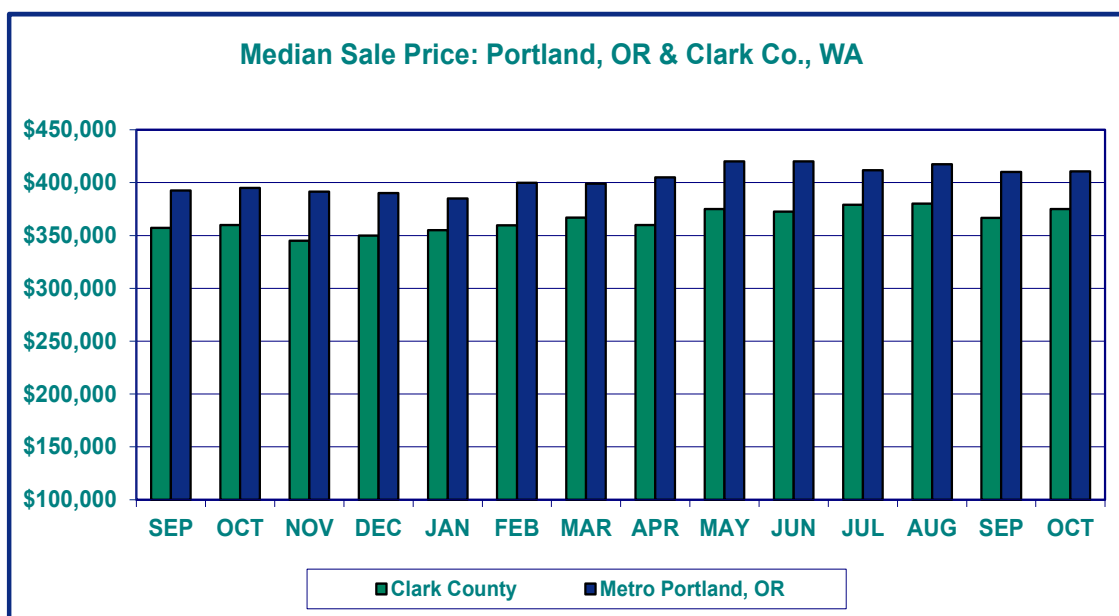
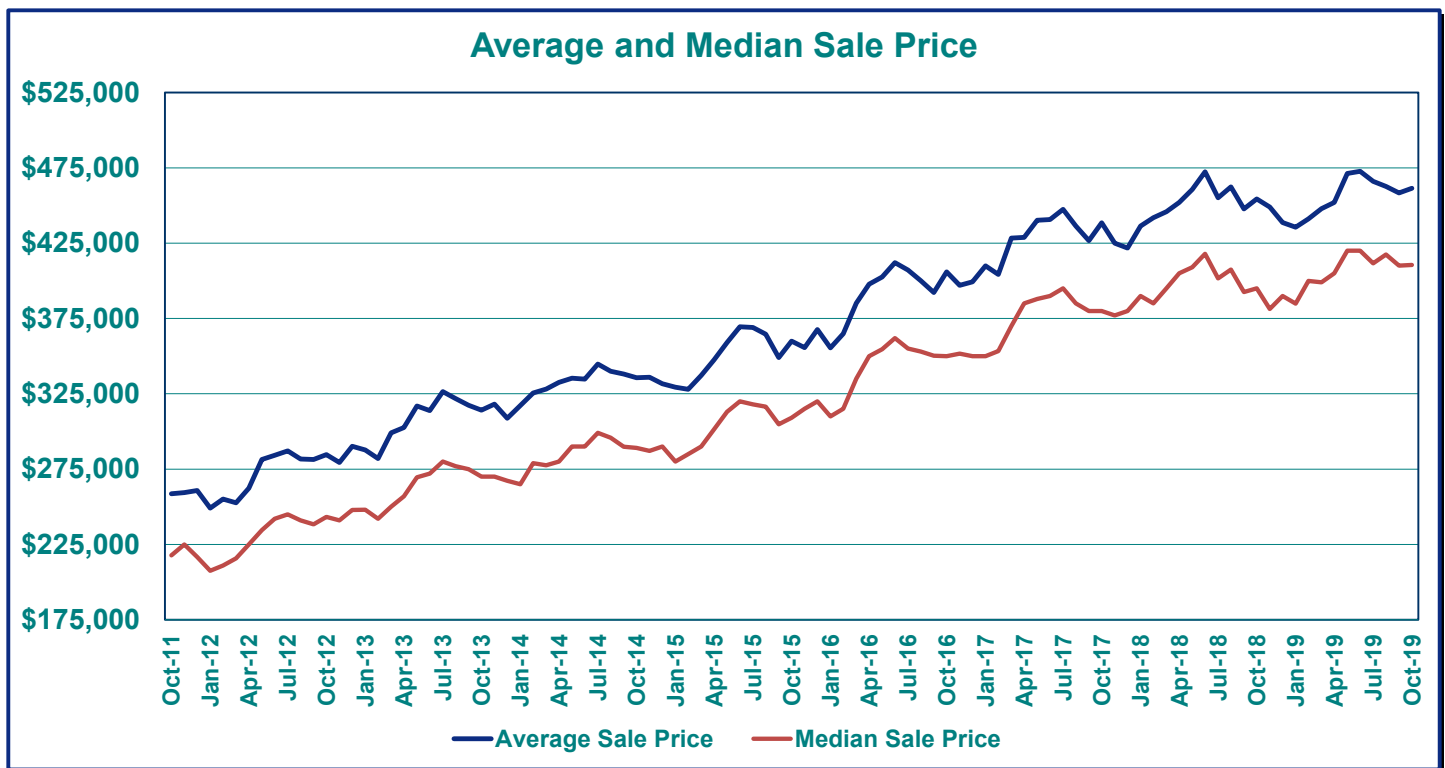
### PORTLAND, OR

*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.*

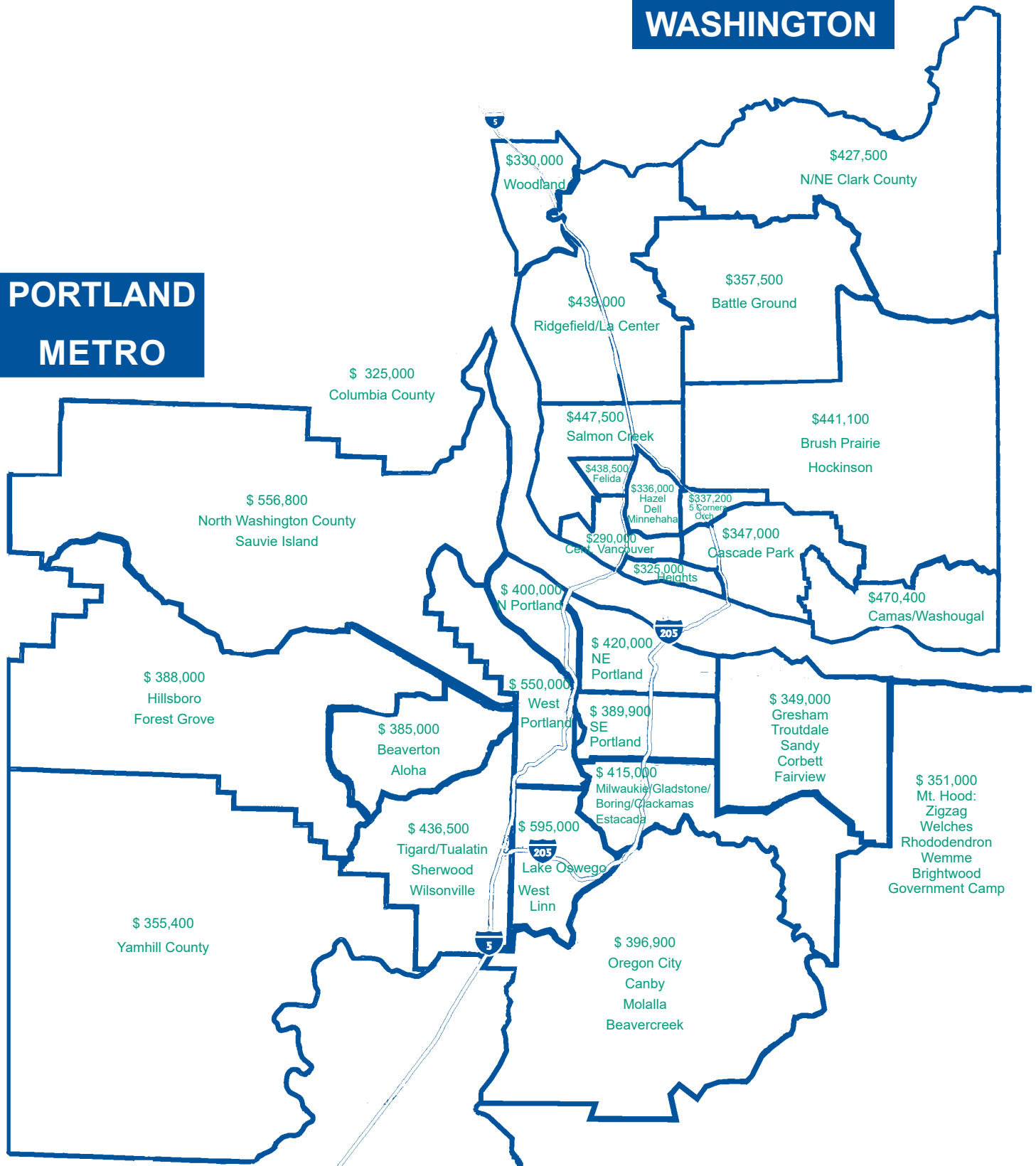


# MEDIAN SALE PRICE

## October 2019

**SW  
WASHINGTON**

**PORTLAND  
METRO**



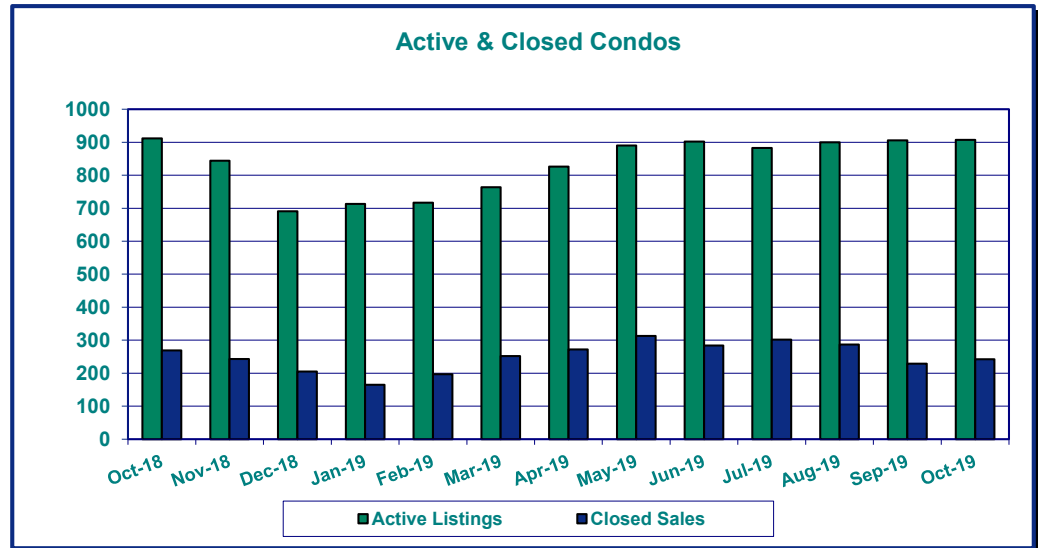
## ACTIVE & CLOSED CONDOS

PORTLAND, OR

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

Contact RMLS™  
16101 SW 72<sup>nd</sup> Ave.  
Suite 200  
Portland, OR 97224  
(503) 236-7657  
communications@rmls.com

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



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

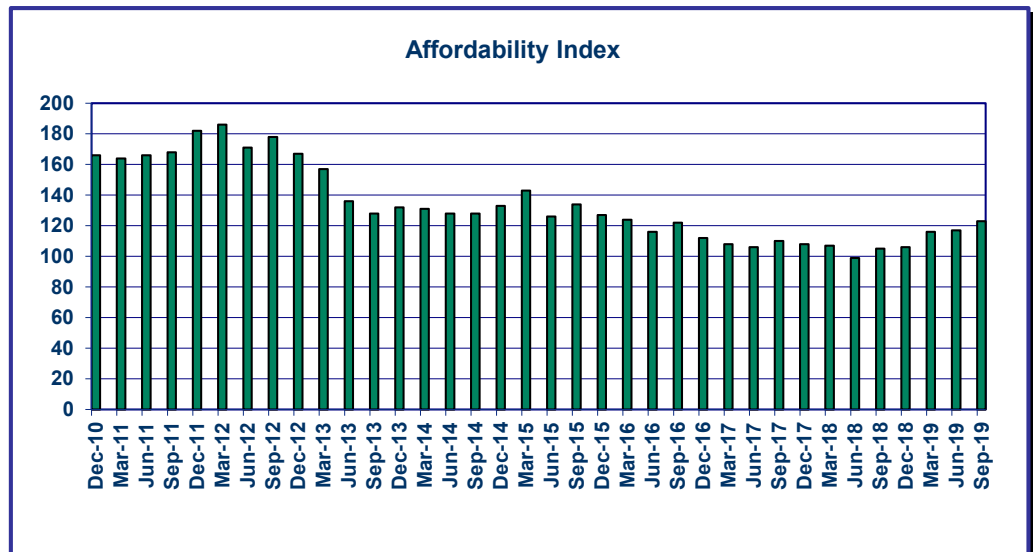
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## AFFORDABILITY

PORTLAND, OR

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



**AFFORDABILITY** - According to a formula from the National Association of REALTORS®, buying a house in the Portland metro area is affordable for a family earning the median income. A family earning the median income (\$87,900 in 2019, per HUD) can afford 123% of a monthly mortgage payment on a median priced home (\$410,000 in September). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 3.61% (per Freddie Mac).



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



## Clark County, Washington Market Action Addition

October 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>	1,748
<b>Less Listings with Purchase Contingencies*:</b>	68
<b>Readily Purchased Listings:</b>	1,680
<b><i>Percent of Total Active Listings:</i></b>	<b><i>96.1%</i></b>
<b>Less New Under Construction (not ready for occupancy):</b>	136
<b>Less New Proposed (not started):</b>	242
<b>Total Readily Purchased &amp; Occupied Listing:</b>	1,302
<b><i>Percent of Total Active Listings:</i></b>	<b><i>74.5%</i></b>
<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

October 2019 Reporting Period

### October Residential Highlights

Pending and closed sales saw gains this month compared with October 2018. At 753, pending sales rose 9.8% of the 686 offers accepted last year in October 2018 despite falling 0.5% short of the 757 recorded last month in September 2019.

Closed sales, at 695, increased from October 2018 (680) by 2.2% but cooled 4.9% from September 2019 when 731 closings were recorded.

New listings (808) fell 4.2% short of October 2018 (843) and 10.6% short of September 2019 (904).

Total market time increased to 51 days in October, while inventory remained the same at 2.5 months.

### Year to Date Summary

Activity is a bit mixed in 2019 compared with 2018. Pending sales (7,840) are up 4.3%, while closed sales (7,305) are holding steady and new listings (10,257) are up 0.3%.

### Average and Median Sale Prices

Comparing 2019 to 2018 through October, the average sale price has increased 3.2% from \$393,200 to \$405,700. In the same comparison, the median sale price has increased 4.1% from \$355,400 to \$369,900.

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	2.5
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:**  
+3.6% (\$403,400 v. \$389,300)  
**Median Sale Price % Change:**  
+4.6% (\$366,000 v. \$350,000)

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

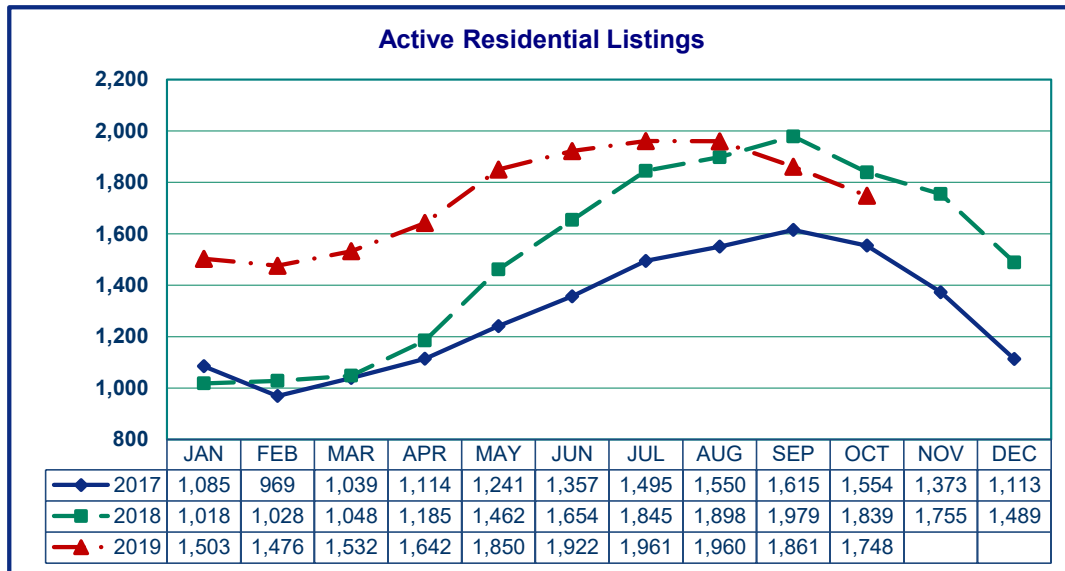
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	October	808	753	695	416,600	375,000	51
	September	904	757	731	401,000	366,500	47
	Year-to-date	10,257	7,840	7,305	405,700	369,900	54
2018	October	843	686	680	397,600	359,900	52
	Year-to-date	10,227	7,514	7,303	393,200	355,400	47
Change	October	-4.2%	9.8%	2.2%	4.8%	4.2%	-3.2%
	Prev Mo 2019	-10.6%	-0.5%	-4.9%	3.9%	2.3%	8.5%
	Year-to-date	0.3%	4.3%	0.0%	3.2%	4.1%	14.4%

# AREA REPORT • 10/2019

## 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		
31	16	3	16	-5.9%	20	317,500	45	225	173	21.8%	166	353,600	324,000	39	3.4%	2	1,438,000	1	150,000	11	483,600		
26	22	4	18	0.0%	22	276,200	25	200	162	-5.3%	161	264,700	272,000	33	1.7%	1	2,400,000	11	162,300	20	491,700		
30	18	8	16	23.1%	3	605,000	49	150	107	0.9%	96	449,400	345,000	65	-1.0%	1	314,900	5	494,000	4	370,800		
26	12	6	12	-7.7%	18	322,300	40	157	130	4.0%	118	376,800	367,500	59	9.5%	1	370,000	-	-	1	650,000		
43	27	7	35	12.9%	34	324,200	60	473	411	1.5%	385	320,400	330,000	43	3.5%	4	310,100	3	134,200	3	565,400		
16	18	3	26	62.5%	20	330,400	54	257	231	4.1%	218	326,100	320,000	40	5.4%	-	-	1	176,000	-	-		
48	39	6	35	16.7%	30	342,700	22	415	353	-5.6%	330	323,800	319,000	37	7.0%	1	652,000	3	623,300	1	400,000		
78	69	15	51	-31.1%	54	324,700	35	703	601	-6.1%	583	326,700	313,000	41	4.1%	2	775,200	-	-	7	559,900		
41	23	6	13	18.2%	12	370,800	48	189	131	-19.6%	134	390,700	325,000	46	11.1%	-	-	8	401,100	1	320,000		
34	19	5	19	5.6%	14	494,100	36	250	217	-4.8%	203	398,700	367,500	55	2.8%	-	-	4	682,500	5	437,900		
17	11	6	11	-56.0%	16	341,500	32	219	172	-19.6%	169	334,600	326,000	39	8.3%	2	480,300	-	-	2	880,000		
67	30	16	28	0.0%	23	451,400	33	446	328	10.8%	319	430,100	428,000	43	10.3%	1	550,000	3	234,700	2	468,500		
21	25	2	26	30.0%	21	378,400	34	245	204	-4.2%	187	382,700	375,000	33	0.0%	1	88,000	-	-	-	-		
11	4	1	3	50.0%	2	507,500	63	52	42	-10.6%	39	601,200	537,000	62	27.0%	-	-	14	163,400	-	-		
228	65	14	86	87.0%	64	586,500	61	1,008	718	24.4%	610	540,900	493,500	59	0.6%	3	373,300	40	304,200	3	437,000		
103	36	15	31	-26.2%	28	435,200	64	519	362	-5.7%	355	428,200	399,900	59	2.9%	1	275,000	32	251,300	4	948,000		
47	33	7	30	42.9%	28	452,500	65	335	268	6.8%	252	395,800	367,500	45	5.5%	1	1,250,000	5	91,600	-	-		
46	21	6	23	53.3%	33	358,900	36	314	260	-1.5%	245	352,400	340,000	41	2.0%	1	1,161,800	2	502,700	2	1,020,000		
61	32	12	22	-21.4%	28	465,600	61	426	338	10.8%	320	454,900	421,900	69	0.3%	-	-	12	260,400	-	-		
128	49	14	44	-8.3%	49	462,000	56	671	503	5.7%	439	430,000	397,200	70	0.0%	1	305,000	7	271,800	-	-		
123	49	17	41	64.0%	36	448,500	45	604	423	39.6%	388	442,500	426,000	66	3.4%	-	-	5	169,600	1	677,000		
19	5	1	3	50.0%	1	1,040,000	114	48	29	16.0%	30	705,600	607,500	112	-1.5%	-	-	12	323,600	-	-		
37	11	2	3	-78.6%	4	529,500	56	99	51	-42.0%	50	559,600	560,100	86	-2.4%	-	-	17	206,600	-	-		
146	74	25	63	40.0%	53	389,000	47	753	574	11.7%	527	393,000	360,000	55	0.8%	4	298,800	22	289,500	2	654,500		
232	73	23	72	12.5%	60	465,200	79	1,070	736	0.7%	691	440,000	410,000	67	1.4%	1	365,000	46	349,700	2	503,000		
2	0	0	0	-	1	477,000	27	4	2	-33.3%	2	437,300	437,300	26	-13.0%	-	-	-	-	-	-		
9	4	2	1	-66.7%	2	549,900	45	38	25	-10.7%	26	528,000	532,100	33	14.8%	-	-	3	223,300	-	-		
7	5	0	4	-20.0%	2	634,500	168	43	36	2.9%	32	509,400	518,500	91	0.6%	-	-	11	226,600	-	-		
22	7	2	5	0.0%	9	420,600	99	135	107	32.1%	103	386,500	348,000	58	2.4%	2	155,000	15	193,200	-	-		
34	5	4	10	150.0%	4	430,100	55	137	89	29.0%	77	441,800	445,000	90	11.3%	-	-	6	145,200	-	-		
8	4	3	5	150.0%	3	451,600	25	52	44	51.7%	37	432,200	403,000	86	3.9%	-	-	6	265,800	-	-		
7	2	1	1	0.0%	1	405,000	82	20	13	160.0%	13	447,200	455,000	80	12.7%	-	-	-	-	-	-		
1,748	808	236	753	9.8%	695	416,600	51	10,257	7,840	4.3%	7,305	405,700	369,900	54	3.6%	30	566,100	294	277,900	71	544,300		
23	15	8	14	250.0%	21	319,000	39	154	120	12.1%	110	313,200	299,900	53	1.1%	1	412,500	6	411,700	1	316,500		
21	6	1	6	-50.0%	5	490,000	88	95	73	11.1%	68	475,500	447,500	66	14.4%	-	-	36	151,900	-	-		
153	87	21	77	-8.3%	85	309,100	51	988	838	2.7%	795	290,300	275,000	50	10.1%	3	343,300	95	99,200	10	281,000		
197	108	30	97	-3.0%	111	319,100	51	1,237	1,031	3.6%	973	305,800	289,900	51	9.3%	4	360,600	137	126,700	11	284,200		
64	14	14	17	0.0%	24	231,400	85	222	162	-5.8%	155	254,700	229,000	108	9.2%	2	399,500	86	50,900	2	419,500		

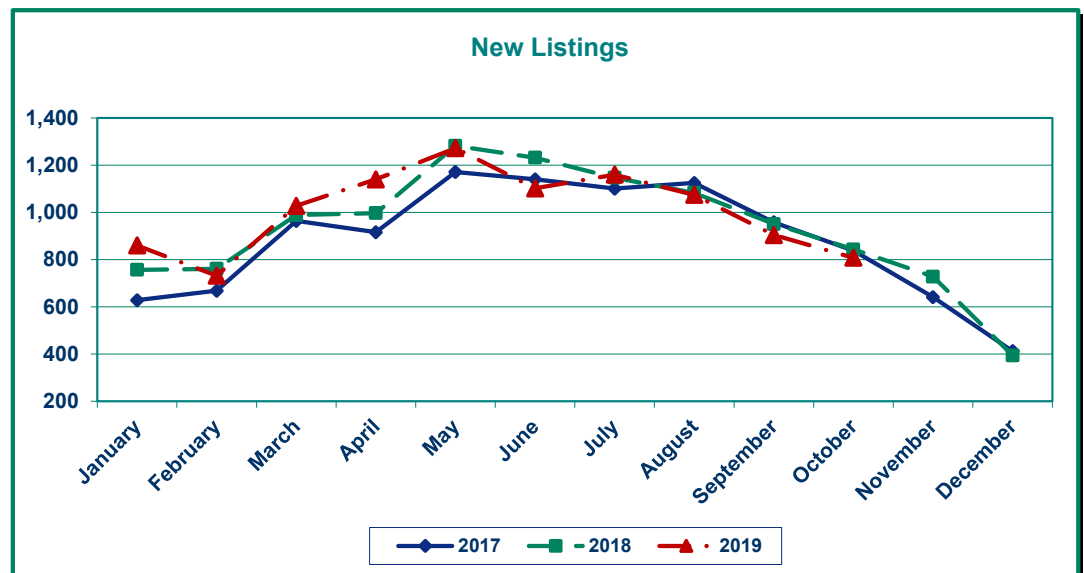


## ACTIVE RESIDENTIAL LISTINGS CLARK COUNTY, WA

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

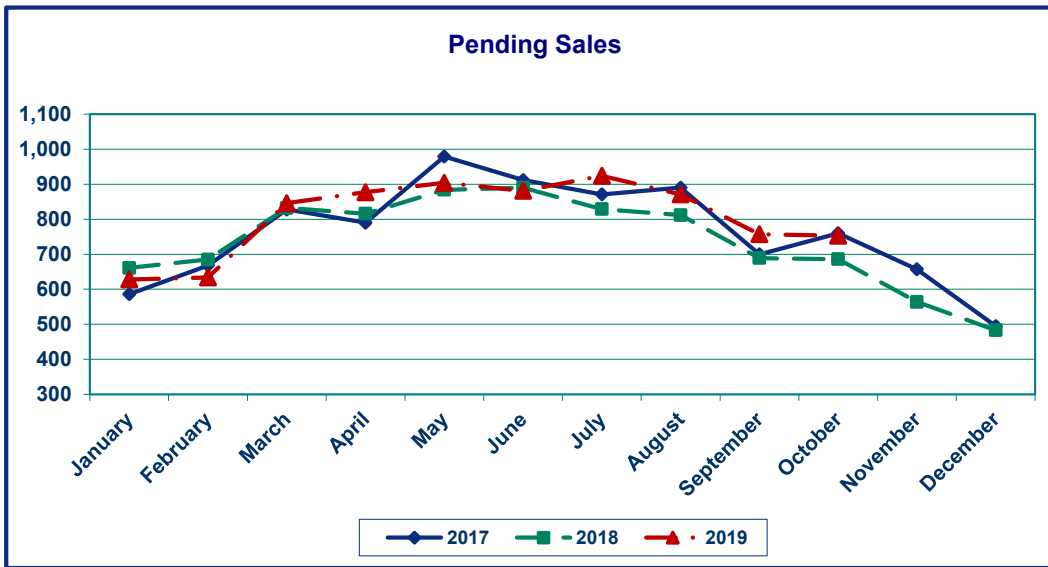
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/18-10/31/19) with 12 months before (11/1/17-10/31/18).

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

## PENDING LISTINGS

### CLARK COUNTY, WA

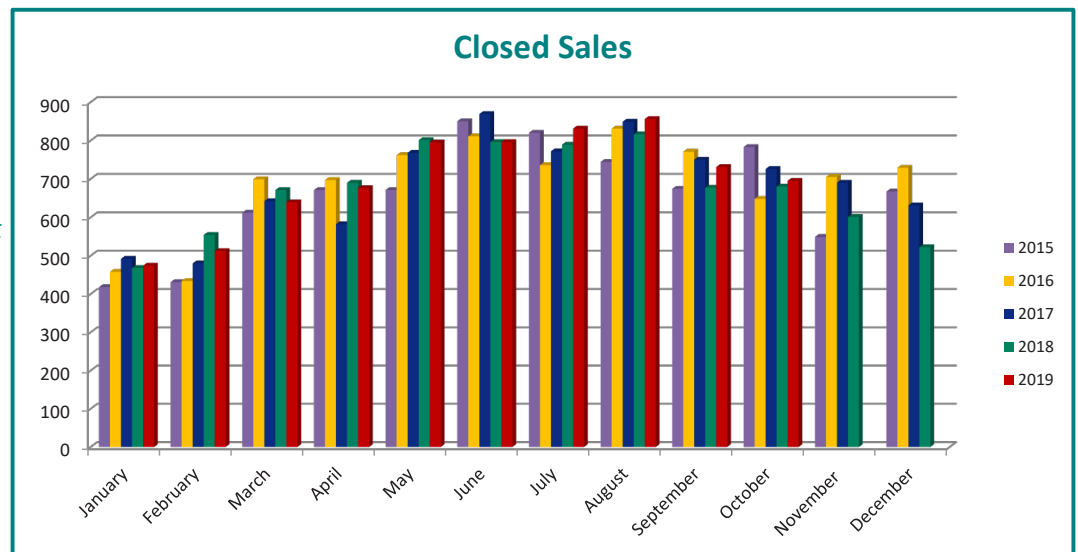
*This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.*



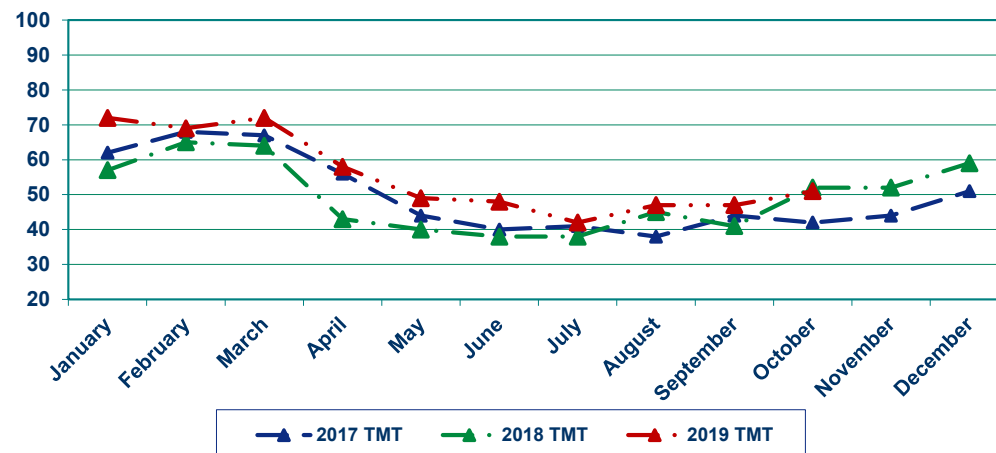
## CLOSED SALES

### CLARK COUNTY, WA

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



## Average Total Market Time



## DAYS ON MARKET

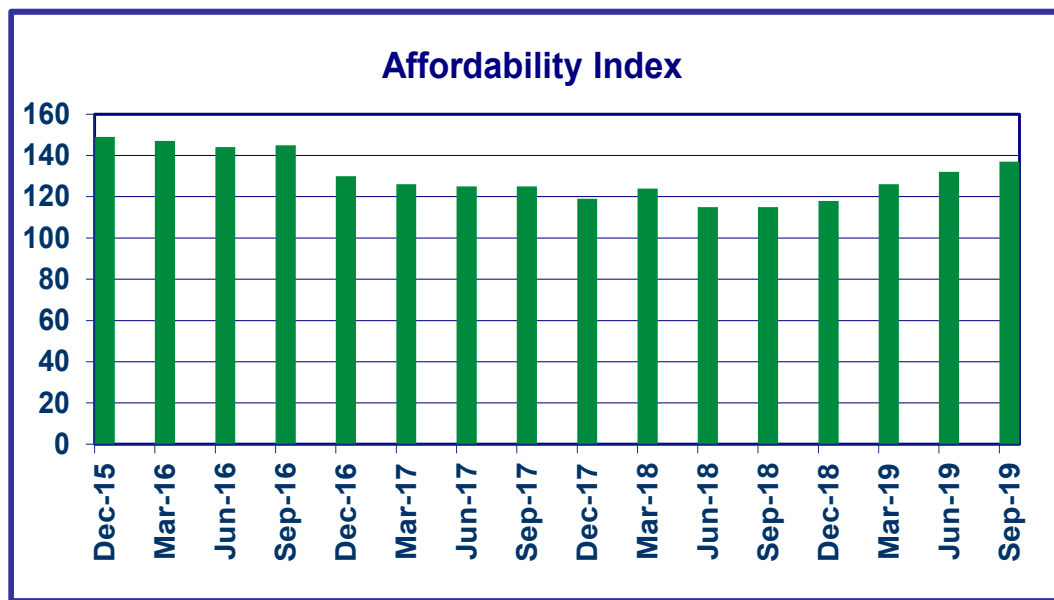
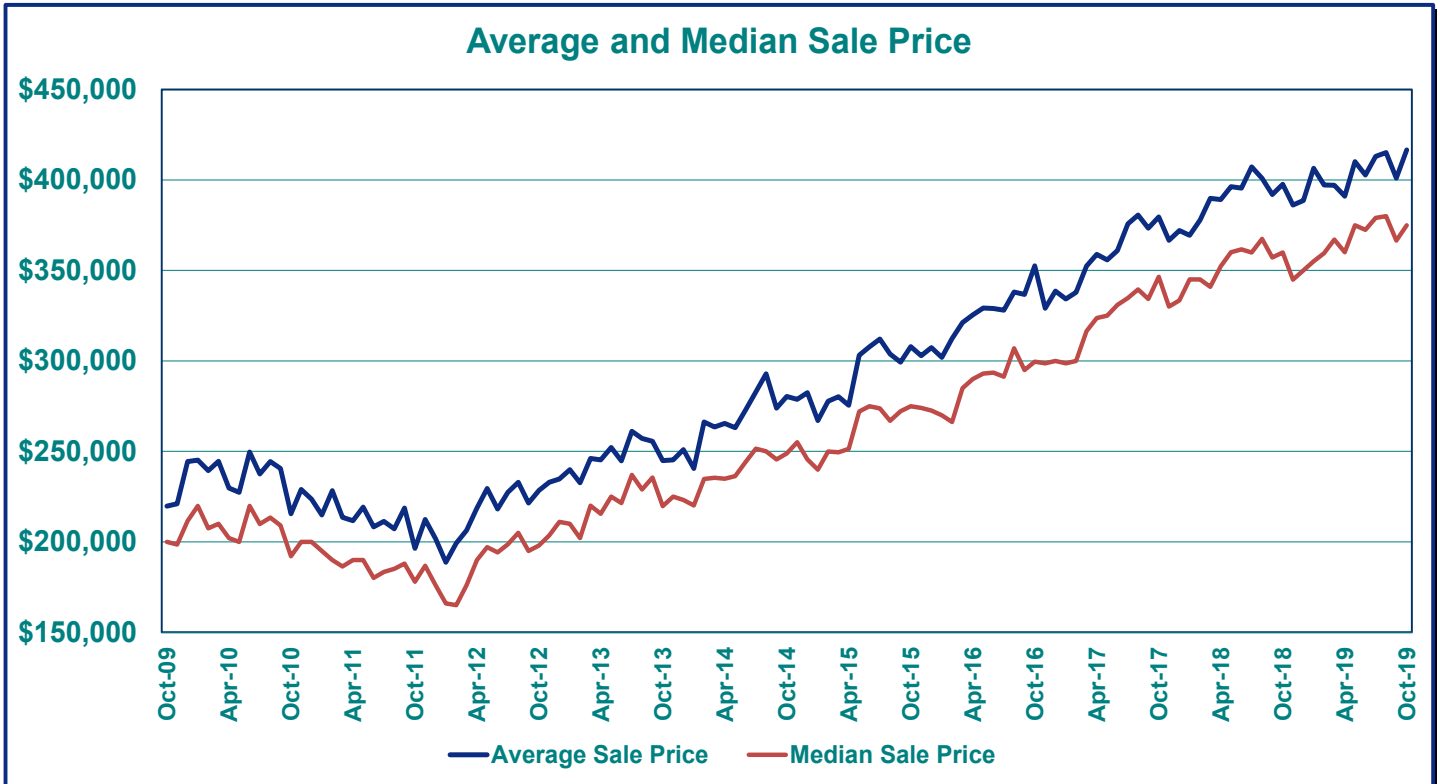
### CLARK COUNTY, WA

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

## SALE PRICE

### CLARK COUNTY, WA

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



## AFFORDABILITY

### CLARK COUNTY, WA

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

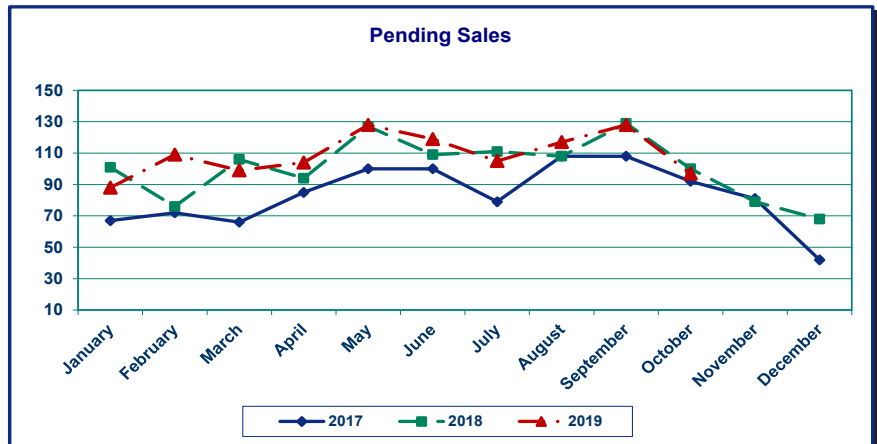
**AFFORDABILITY** - According to a formula from the National Association of REALTORS®, buying a house in the Clark County area is affordable for a family earning the median income. A family earning the median income (\$87,900 in 2019, per HUD) can afford 137% of a monthly mortgage payment on a median priced home (\$366,500 in September). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 3.61% (per Freddie Mac).



## PENDING LISTINGS

### COWLITZ COUNTY, WA

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

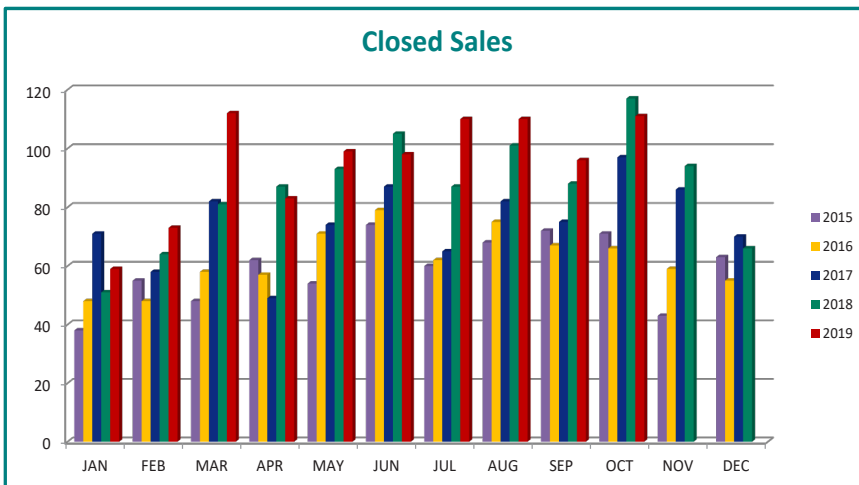


## Closed Sales

## CLOSED SALES

### COWLITZ COUNTY, WA

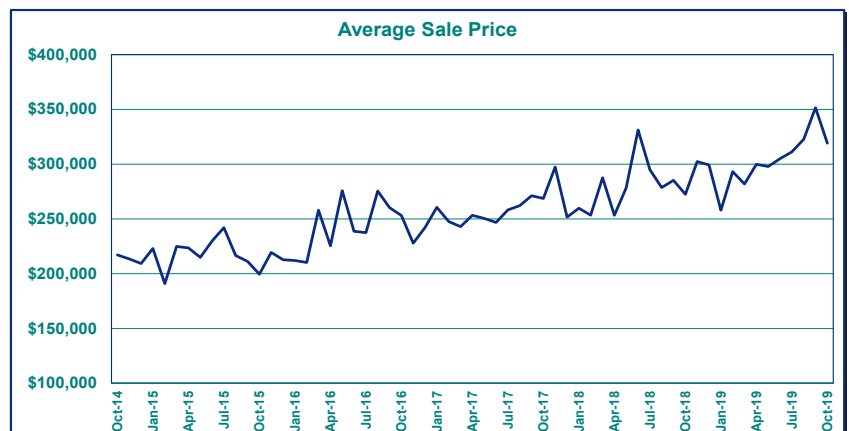
*This graph shows the closed sales over the past five calendar years in Cowlitz County, Washington.*



## AVERAGE SALE PRICE

### COWLITZ COUNTY, WA

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





MULTIPLE LISTING SERVICE

# MEDIAN SALE PRICE October 2019

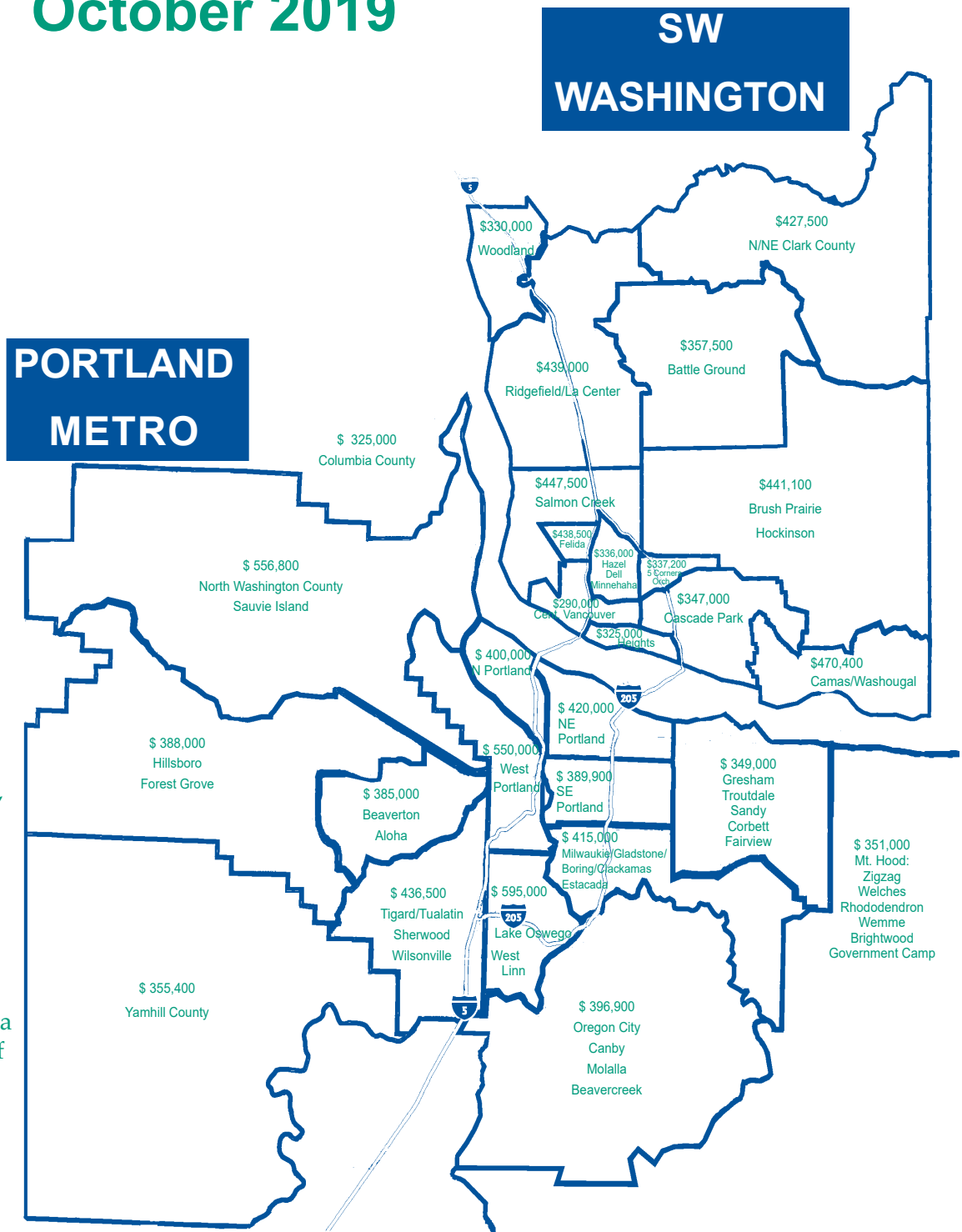
Contact RMLS™  
16101 SW 72<sup>nd</sup> Ave.  
Suite 200  
Portland, OR 97224  
(503) 236-7657  
communications@rmls.com

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

# MARKET ACTION



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

## Residential Review: Union County, Oregon

October 2019 Reporting Period

### October Residential Highlights

Pending sales had a strong month in Union County relative to October 2018. Pending sales (27) rose 17.4% over October 2018 (23) and September 2019 (23). At 24, closings decreased from October 2018 (31) by 22.6% and fell 20.0% September 2019 (30). There were 31 new listings, a 10.7% increase from October 2018 (28) and a 40.9% increase from September 2019 (22).

Inventory rose slightly to 3.7 months in October.

### Year to Date Summary

Activity is trending down so far in 2019 compared with 2018. New listings (364) are down 0.3%, pending sales (282) are down 0.4%, and closed sales (245) are down 12.8%.

### Average and Median Sale Prices

Comparing 2019 to 2018 through October, the average sale price increased 11.3% from \$208,800 to \$232,400. In the same comparison, the median sale price has increased 17.1% from \$175,000 to \$205,000.

### Inventory in Months\*

	2017	2018	2019
January	4.4	4.2	7.1
February	7.1	7.6	4.4
March	4.4	2.9	6.1
April	5.9	3.1	4.8
May	5.3	4.6	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	3.7
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	October	31	27	24	255,400	242,000	101
	September	22	23	30	193,200	173,600	95
	Year-to-date	364	282	245	232,400	205,000	90
2018	October	28	23	31	195,600	180,000	61
	Year-to-date	365	283	281	208,800	175,000	105
Change	October	10.7%	17.4%	-22.6%	30.6%	34.4%	65.5%
	Prev Mo 2019	40.9%	17.4%	-20.0%	32.2%	39.4%	6.3%
	Year-to-date	-0.3%	-0.4%	-12.8%	11.3%	17.1%	-14.6%

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

#### Average Sale Price % Change:

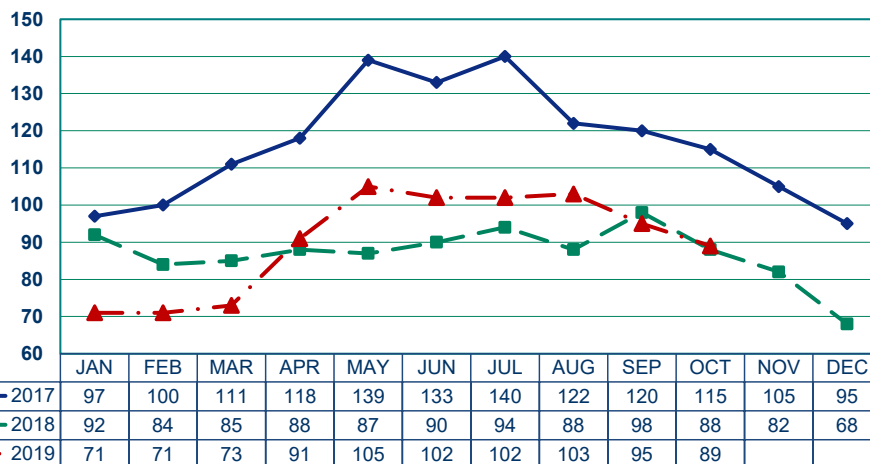
+10.5% (\$229,200 v. \$207,500)

#### Median Sale Price % Change:

+15.9% (\$197,000 v. \$170,000)

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 • 10/2019

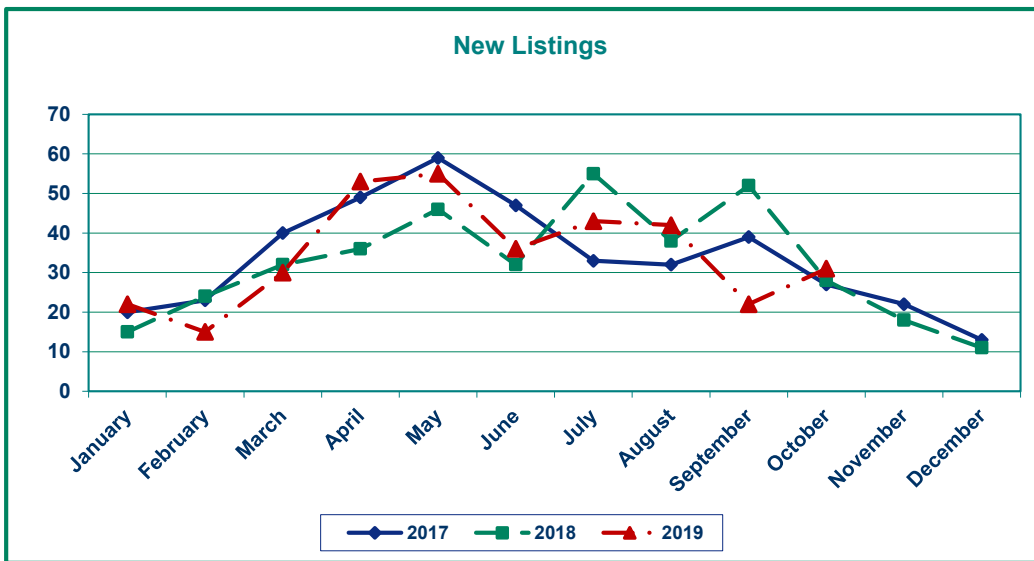
## Union County, Oregon

		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
97827	Medical Springs	2	0	1	1	-	-	-	-	9	6	100.0%	5	210,000	196,000	16.4%	-	-	2	76,300	-	-
	Cove	12	3	2	1	0.0%	3	502,500	92	34	16	-38.5%	13	314,700	286,000	-1.3%	-	-	3	54,300	-	-
97841	Elgin	21	4	5	3	-50.0%	4	192,600	230	51	31	0.0%	27	195,100	157,000	27.7%	-	-	7	113,600	1	140,000
97850	Imbler	0	0	0	1	-	0	-	-	6	6	200.0%	5	241,200	229,000	-29.9%	-	-	1	45,000	-	-
97857	La Grande/ Island City	36	20	3	19	46.2%	14	230,900	69	216	187	5.1%	160	237,200	210,000	20.1%	5	235,600	13	173,600	3	177,200
97833	North Powder	3	0	-	0	-	0	-	-	5	3	50.0%	4	96,500	98,500	-84.5%	-	-	-	-	-	-
	Summerville	6	0	0	0	-100.0%	0	-	-	7	4	-63.6%	6	423,200	417,000	29.8%	-	-	1	169,900	-	-
	Union Union Co. Total	9	4	1	2	100.0%	3	206,700	85	36	29	-3.3%	25	177,600	162,500	-2.5%	1	60,000	2	54,000	-	-
		89	31	12	27	17.4%	24	255,400	101	364	282	-0.4%	245	232,400	205,000	10.4%	6	206,300	29	127,300	4	167,900

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/18-10/31/19) with 12 months before (11/1/17-10/31/18).

<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.



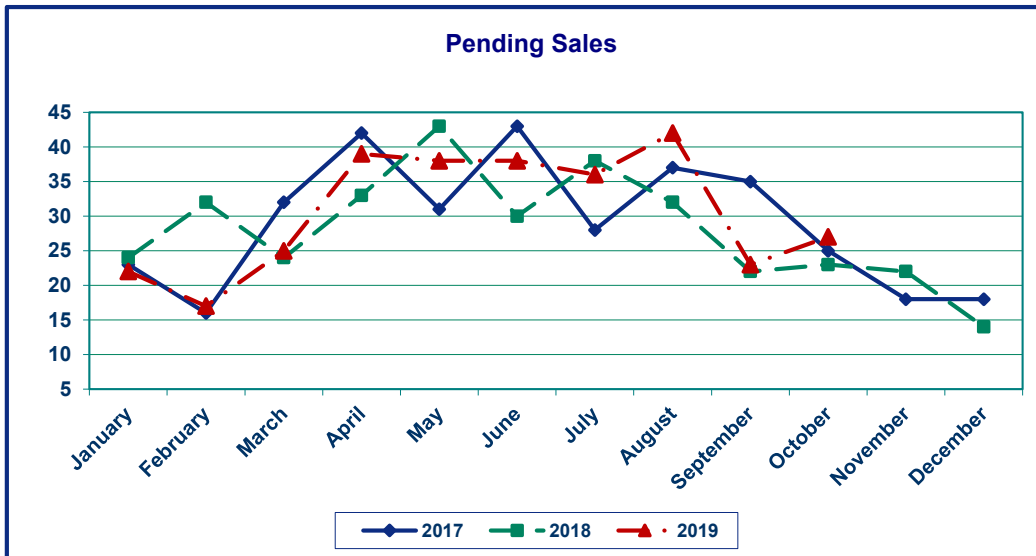
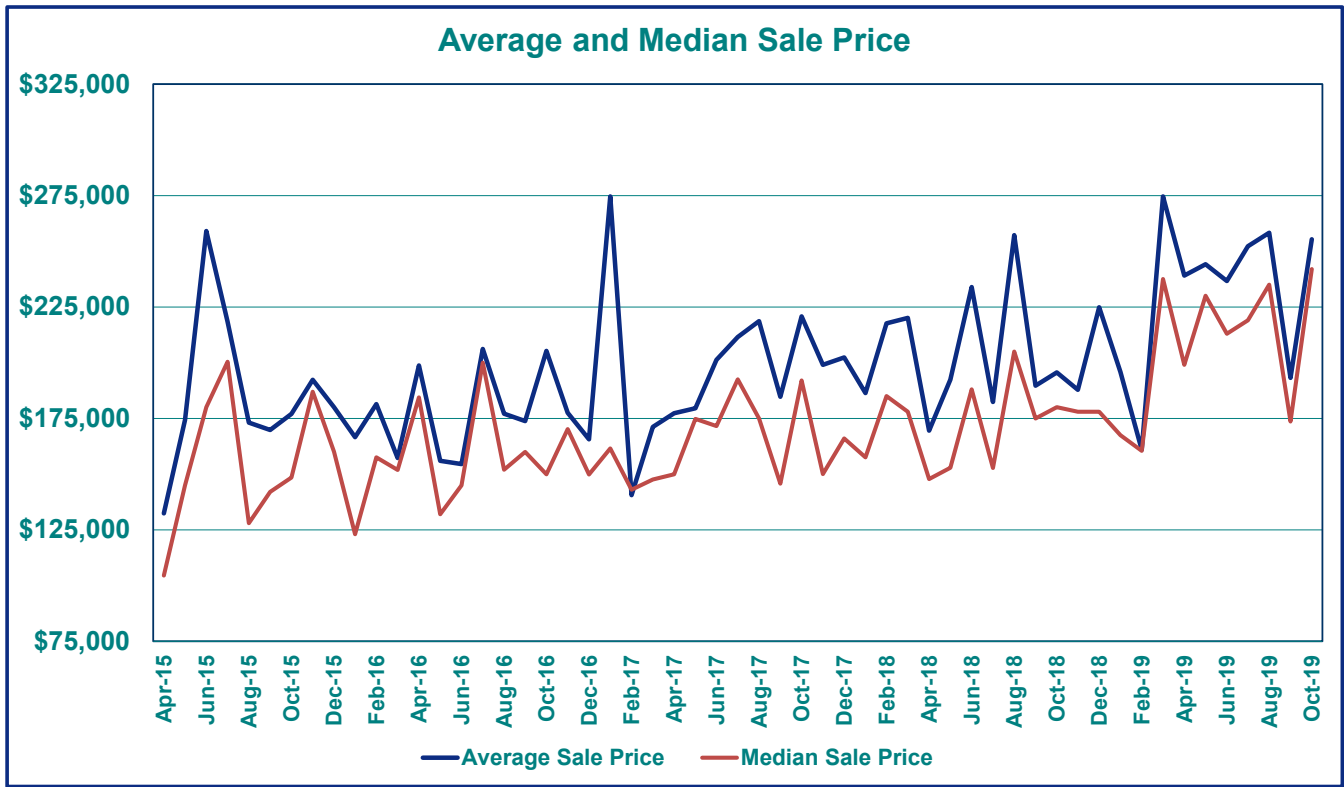
### NEW LISTINGS

#### 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**

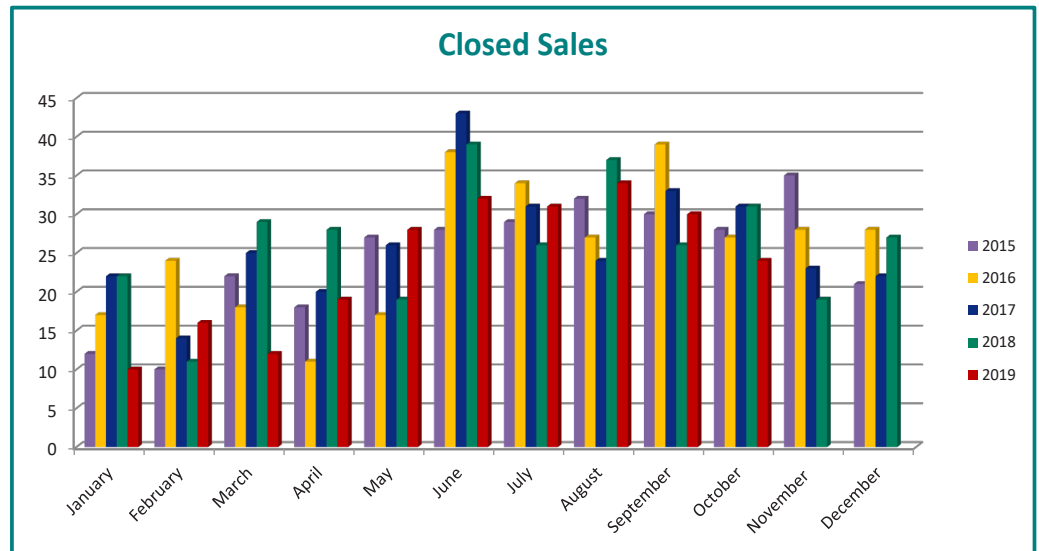
*This graph represents monthly accepted offers in Union County, Oregon over the past three calendar years.*

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

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

**Contact RMLS™**  
**16101 SW 72<sup>nd</sup> Ave.**  
**Suite 200**  
**Portland, OR 97224**  
**(503) 236-7657**  
**communications@rmls.com**

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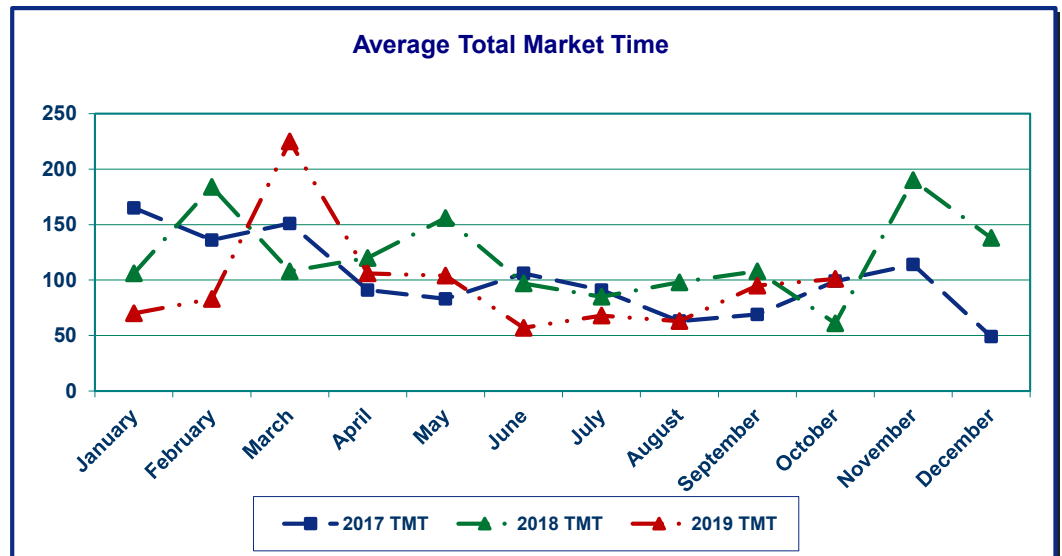
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**DAYS ON MARKET**  
**UNION COUNTY, OR**

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



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

# MARKET ACTION



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Residential Review: Wallowa County, Oregon

October 2019 Reporting Period

## October Residential Highlights

Wallowa County had mixed activity month compared with October 2018. There were 13 new listings, two more than the 11 offered last year in October 2018 and four short of 9 offered last month in September 2019.

Pending sales (15) outnumbered October 2018 (14) by one and fell five short of the 10 offered in September 2019.

Closed sales, at 12, fell 29.4% over October 2018 (17) and also 20.0% over September 2019 when 15 closings were recorded.

Total market time decreased to 116 days in October, and inventory increased to 5.6 months.

## Year to Date Summary

Comparing the first ten months of 2019 to the same period in 2018, pending sales (106) are up 8.2% and closed sales (92) are up 1.1%, while new listings (142) are down 12.3% for the year thus far.

## Average and Median Sale Prices

Comparing 2019 to 2018 through October, the average sale price has increased 19.8% from \$233,900 to \$280,300. In the same comparison, the median sale price has increased 22.1% from \$195,000 to \$238,000.

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

### Average Sale Price % Change:

+16.6% (\$267,900 v. \$229,800)

### Median Sale Price % Change:

+15.7% (\$225,000 v. \$194,500)

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	5.6
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	October	13	15	12	204,300	190,000	116
	September	9	10	15	295,200	277,000	119
	Year-to-date	142	106	92	280,300	238,000	160
2018	October	11	14	17	237,700	220,000	240
	Year-to-date	162	98	91	233,900	195,000	170
Change	October	18.2%	7.1%	-29.4%	-14.1%	-13.6%	-51.8%
	Prev Mo 2019	44.4%	50.0%	-20.0%	-30.8%	-31.4%	-2.5%
	Year-to-date	-12.3%	8.2%	1.1%	19.8%	22.1%	-5.8%



# AREA REPORT • 10/2019

## Wallowa County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							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	
97885	Wallowa	7	0	3	1	0.0%	2	137,800	16	16	13	-35.0%	14	234,800	179,800	24.4%	1	55,000	2	430,000	-	-
97857	Lostine	3	0	0	0	-	1	125,000	76	7	5	25.0%	4	323,400	371,800	15.5%	-	-	6	161,800	-	-
97842	Imnaha	8	1	1	-	-	-	-	-	6	2	-50.0%	2	261,500	261,500	94.8%	-	-	4	25,200	-	-
97846	Joseph	26	5	2	6	50.0%	5	258,800	211	61	49	53.1%	40	303,400	260,800	20.9%	1	335,000	11	112,500	-	-
97828	Enterprise	23	7	1	8	-11.1%	4	189,200	57	52	37	-2.6%	32	267,000	218,400	0.3%	2	237,300	13	111,900	-	-
	Wallowa Co. Total	67	13	7	15	7.1%	12	204,300	116	142	106	8.2%	92	280,300	238,000	16.6%	4	216,200	36	128,400	-	-

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

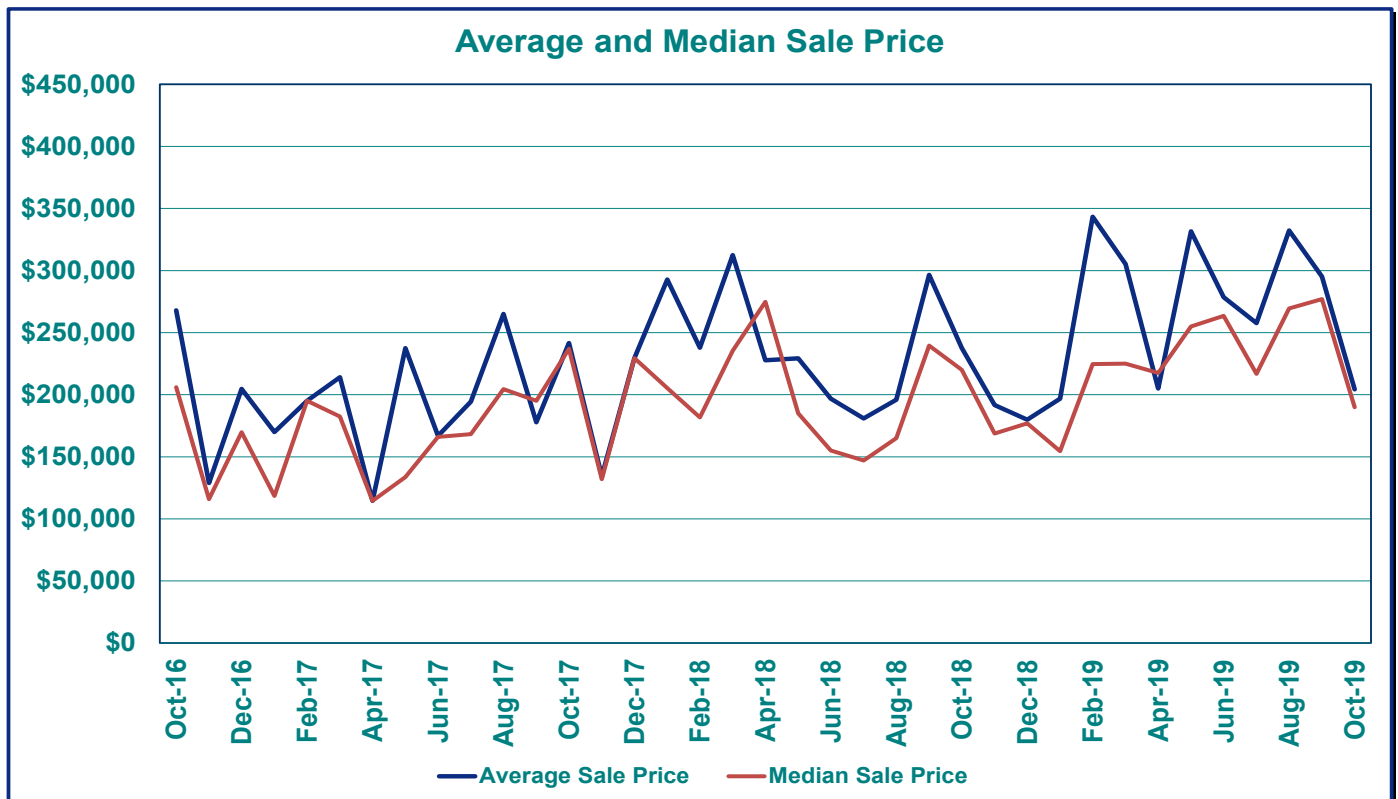
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### SALE PRICE

#### WALLOWA COUNTY, OR

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

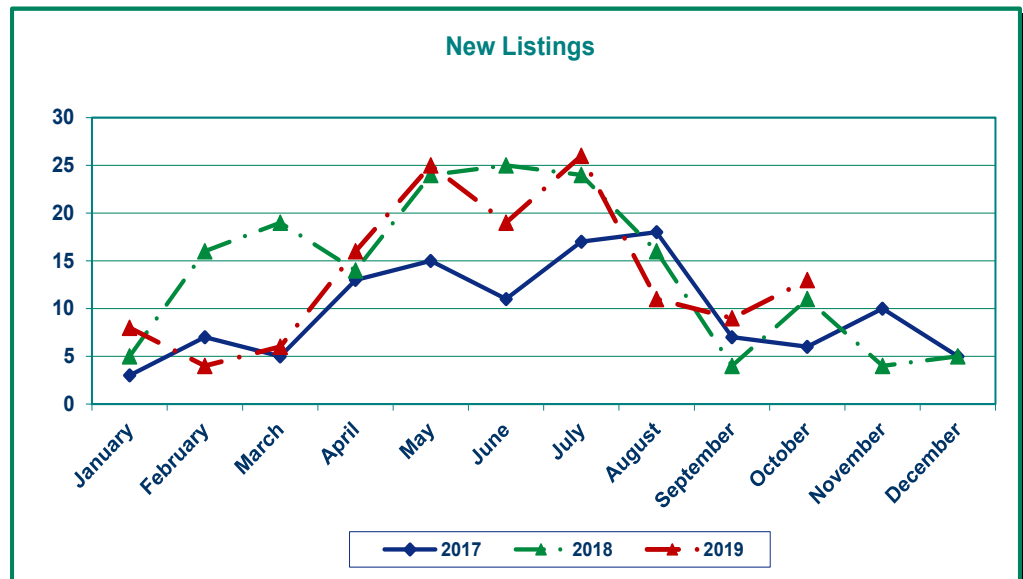




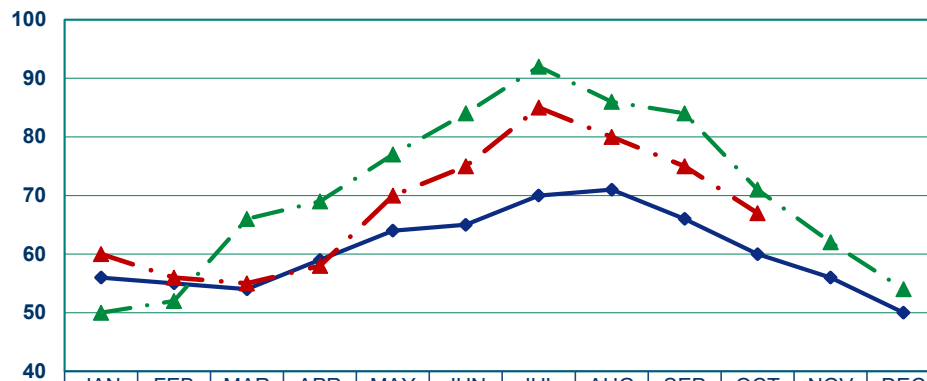
## NEW LISTINGS

### WALLOWA COUNTY, OR

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



## Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

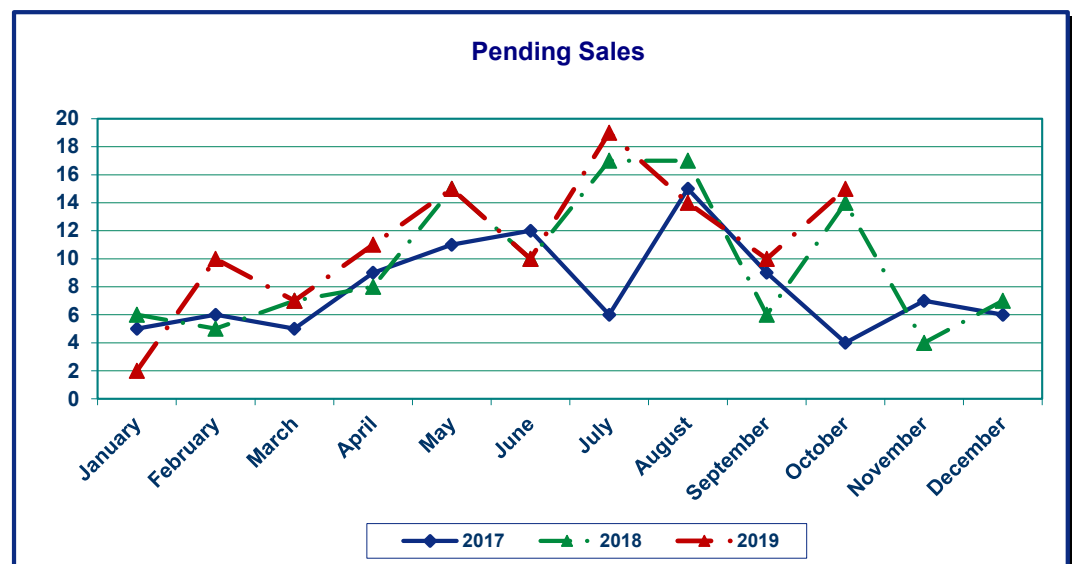
### WALLOWA COUNTY, OR

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

## PENDING LISTINGS

### WALLOWA COUNTY, OR

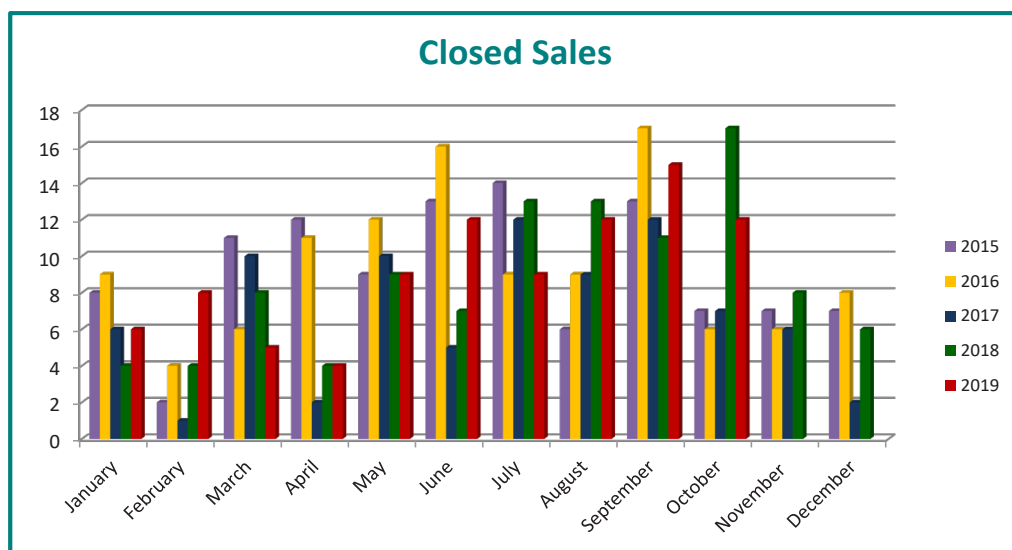
*This graph represents monthly accepted offers in Wallowa County, Oregon.*



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

**Contact RMLS™**  
 16101 SW 72<sup>nd</sup> Ave.  
 Suite 200  
 Portland, OR 97224  
 (503) 236-7657  
 communications@rmls.com

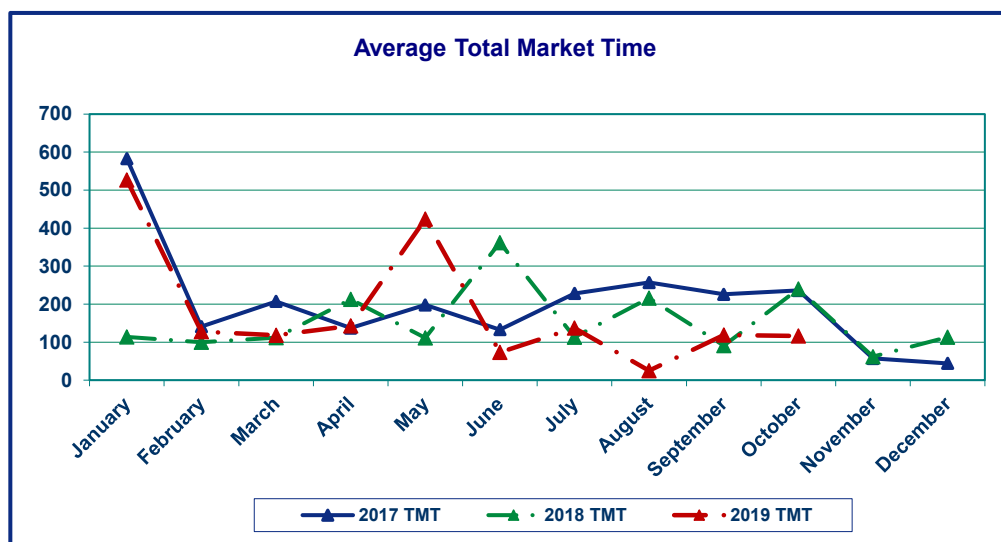
The statistics presented  
 in Market Action are  
 compiled monthly based  
 on figures generated by  
 RMLS™.



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

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

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



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