

MARKET ACTION REPORT

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

All Areas April 2023 Reporting Period



Table of Contents

Click on the area name to go to each section.

Baker County

Columbia Basin

Coos County

Curry County

Douglas County

Grant County

Josephine County

Lane County

Mid-Columbia

North Coastal Counties

Polk and Marion Counties

Portland Metro

Southwest Washington

Union County

Wallowa County

Definitions and Formulas



MARKET ACTION REPORT

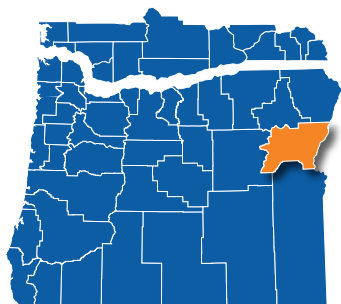
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Baker County April 2023 Reporting Period

Baker County

April 2023 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (19) decreased 48.6% from the 37 listed in April 2022, and increased 26.7% from the 15 listed in March 2023.

Pending Sales

Pending sales (20) decreased 16.7% from the 24 offers accepted in April 2022, and decreased 9.1% from the 22 offers accepted in March 2023.

Closed Sales

Closed sales (18) increased 12.5% from the 16 closings in April 2022, and increased 38.5% from the 13 closings in March 2023.

Inventory and Time on Market

Inventory decreased to 2.6 months in April. Total market time decreased to 72 days.

Year-to-Date Summary

Comparing the first four months of 2023 to the same period in 2022, new listings (57) decreased 38.0%, pending sales (67) decreased 2.9%, and closed sales (50) decreased 32.4%.

Average and Median Sale Prices

Comparing 2023 to 2022 through April, the average sale price has decreased 23.6% from \$370,400 to \$283,100. In the same comparison, the median sale price has decreased 2.4% from \$246,000 to \$240,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -13.0% (\$290,700 v. \$334,300)

Median Sale Price % Change: +4.9% (\$246,000 v. \$234,500)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2021	2022	2023
January	2.6	1.3	9.7
February	2.3	1.8	5.3
March	1.8	2.8	3.9
April	1.7	3.1	2.6
May	2.8	2.1	
June	1.8	2.5	
July	1.9	3.0	
August	2.1	5.1	
September	2.5	3.9	
October	1.6	2.3	
November	1.6	4.2	
December	2.0	6.3	

Residential Trends

Apr 2023 vs. Mar 2023

New Listings **+26.7%** ↑

Pending Sales **-9.1%** ↓

Closed Sales **+38.5%** ↑

Average Sale Price **+24.6%** ↑

Median Sale Price **-1%** ↓

Inventory **-1.3** ↓

Total Market Time **-4** ↓

Apr 2023 vs. Apr 2022

New Listings **-48.6%** ↓

Pending Sales **-16.7%** ↓

Closed Sales **+12.5%** ↑

Average Sale Price **+1.3%** ↑

Median Sale Price **+2.2%** ↑

Inventory **-0.5** ↓

Total Market Time **+24** ↑

Baker County

April 2023 Reporting Period

Residential Sales by Price Range

Price Range	Apr 2021	Apr 2022	Apr 2023
0K-100K	4	1	0
100K-200K	15	4	5
200K-300K	6	5	5
300K-400K	1	2	3
400K-500K	0	1	3
500K-600K	0	2	2
600K-700K	1	0	1
700K-800K	1	1	1
800K-900K	0	0	0
900K-1M	0	0	0
1MM-1.1MM	0	0	0
1.1MM-1.2MM	0	0	0
1.2MM-1.3MM	0	0	0
1.3MM-1.4MM	0	0	0
1.4MM-1.5MM	0	0	0
1.5MM-1.6MM	0	0	0
1.6MM-1.7MM	0	0	0
1.7MM-1.8MM	0	0	0
1.8MM-1.9MM	0	0	0
1.9MM-2MM	0	0	0
2MM+	0	0	0

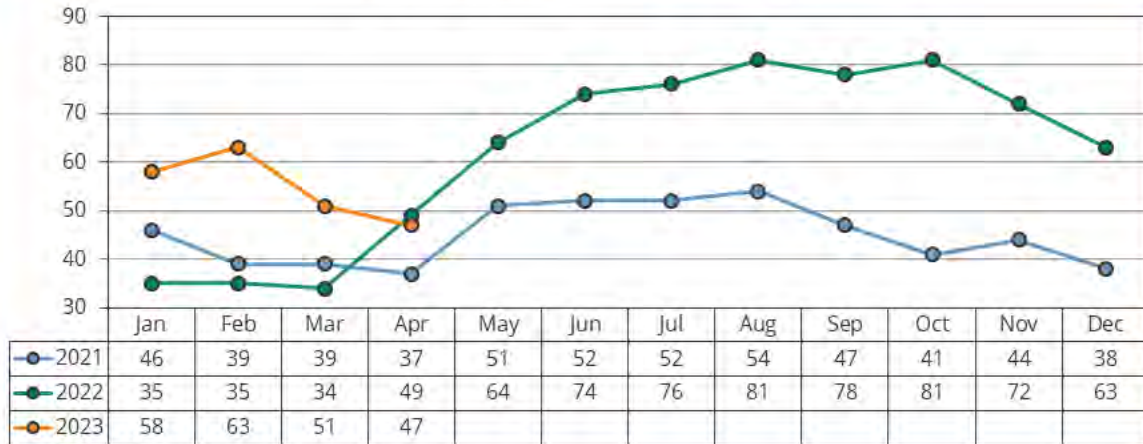
90th Percentile
 50th Percentile
 10th Percentile

Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2023	April	19	20	18	309,500	257,500	72
	March	15	22	13	248,400	260,000	76
	Year-To-Date	57	67	50	283,100	240,000	91
2022	April	37	24	16	305,600	252,000	48
	Year-To-Date	92	69	74	370,400	246,000	57
Change	April 2022	-48.6%	-16.7%	12.5%	1.3%	2.2%	50.4%
	Prev Mo 2023	26.7%	-9.1%	38.5%	24.6%	-1.0%	-5.3%
	Year-To-Date	-38.0%	-2.9%	-32.4%	-23.6%	-2.4%	61.1%

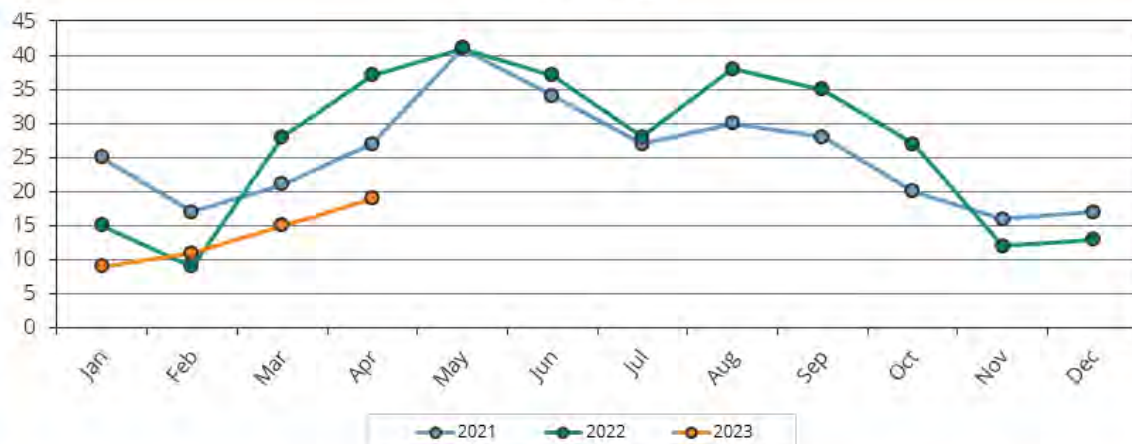
Baker County

April 2023 Reporting Period

Active Residential Listings



New Listings

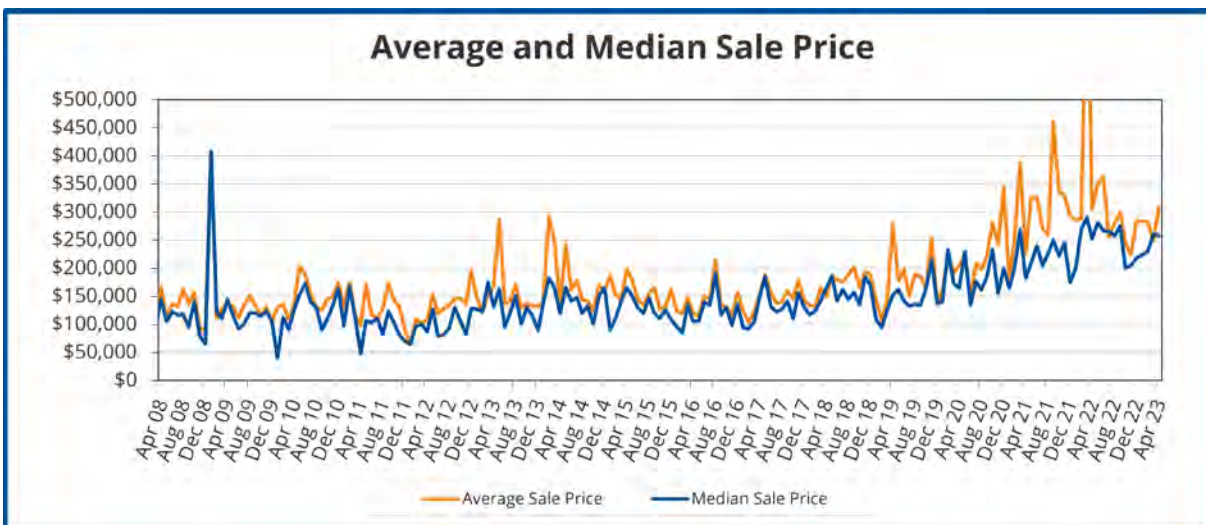
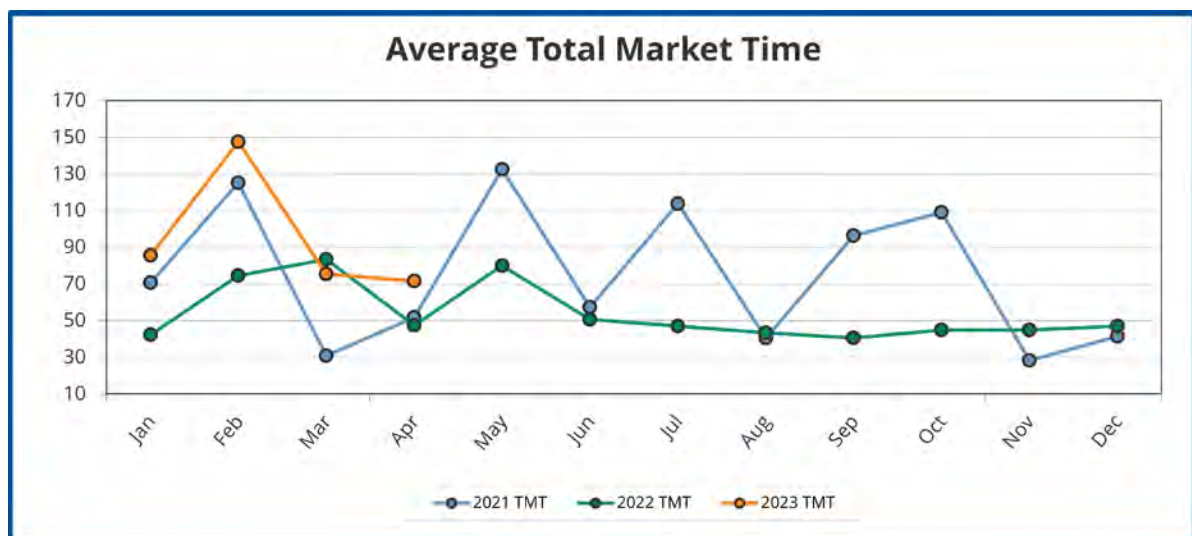
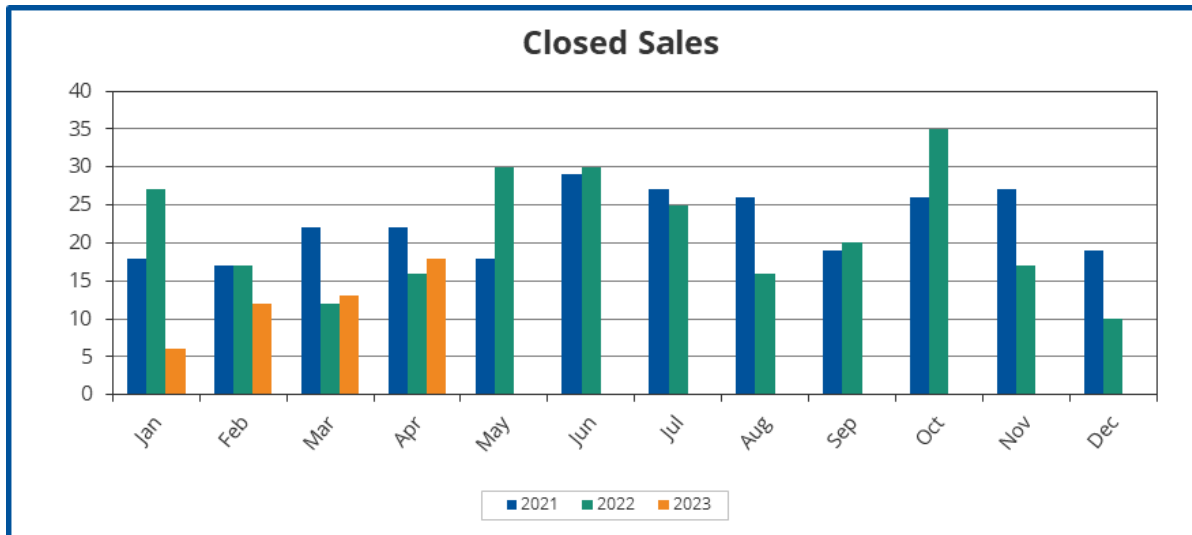


Pending Sales



Baker County

April 2023 Reporting Period

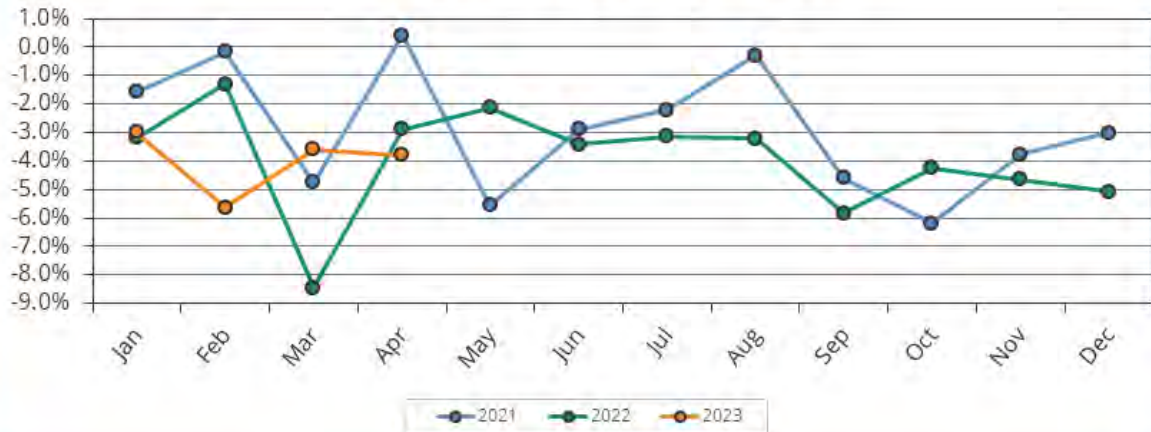


Note: In **March 2022**, a residential property sold for **\$6,150,000 in Baker**. This caused the Average Sale Price to spike to **\$788,600** for that month.

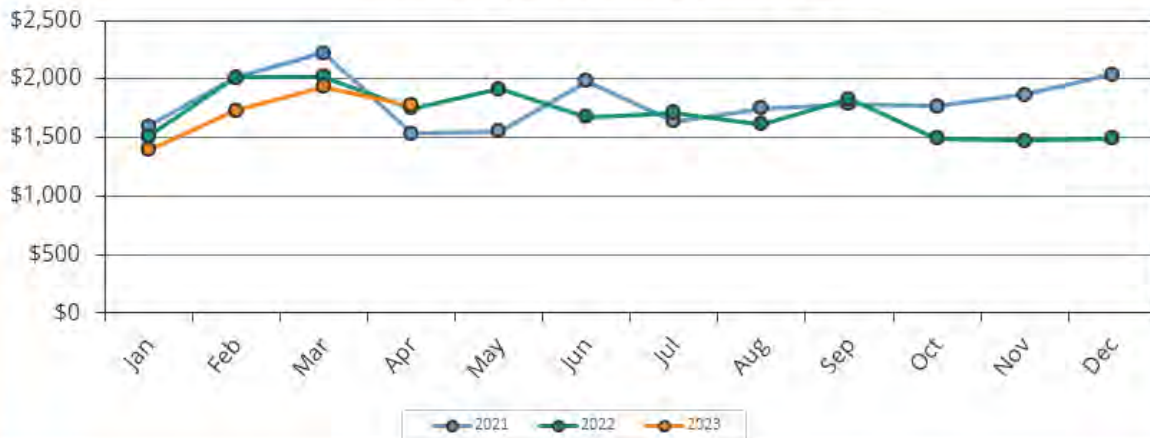
Baker County

April 2023 Reporting Period

Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



Baker County

April 2023 Reporting Period

Area Report

		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 23 v. 22 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 23 v. 22 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
460	Baker City / Keating	27	13	2	17	-10.5%	17	299,800	75	45	56	-6.7%	41	270,000	235,000	-6.5%	2	295,000	4	895,300	1	299,900	
461	Haines / Anthony Lk / Muddy Crk	3	2	1	0	-100.0%	1	475,000	6	3	1	-50.0%	1	475,000	475,000	-19.6%	-	-	-	-	-	-	
462	Sumpster / McEwen / Bourne / Phillips Lk / Granit	6	1	0	-	-100.0%	0	-	-	3	2	0.0%	3	250,000	165,000	4.9%	-	-	1	70,000	-	-	
463	Unity / Hereford	1	1	0	0	-	0	-	-	1	0	-100.0%	0	-	-	-79.3%	0	-	0	-	0	-	
464	Huntington / Lime	3	-	0	0	-	0	-	-	2	1	0.0%	1	195,000	195,000	-5.9%	-	-	-	-	-	-	
465	Durkee / Pleasant Valley	0	0	0	1	0.0%	-	-	-	0	2	100.0%	-	-	-	5336.9%	-	-	1	210,000	-	-	
466	Richland New Bridge	4	1	0	1	0.0%	0	-	-	1	1	-50.0%	0	-	-	-36.5%	0	-	0	-	0	-	
467	Halfway / Cornucopia	3	1	3	1	-	0	-	-	2	4	-	4	416,300	277,500	-46.8%	-	-	-	-	-	-	
468	Oxbow	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
	Baker County	47	19	6	20	-16.7%	18	309,500	72	57	67	-2.9%	50	283,100	240,000	-13.1%	2	295,000	6	643,500	1	299,900	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2023 with April 2022. The Year-To-Date section compares 2023 year-to-date statistics through April with 2022 Year-To-Date statistics through April.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/22-4/30/23) with 12 months before (5/1/21-4/30/22).

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



Definitions and Formulas

Additional Resources

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This 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.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

The Active Listings in the Market Action report 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.

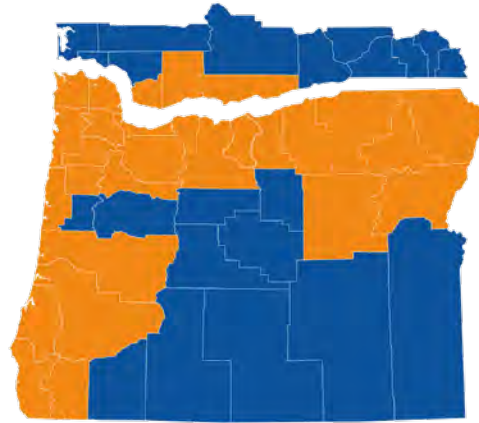
Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Real Talk with RMLS Podcast](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Baker County
- Columbia Basin
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- Mid-Columbia
- North Coastal Counties
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



RMLS was formed by area Boards and Associations of REALTORS® in 1991. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.

Credits

Drew Coleman, Chairman of the Board

Kurt von Wasmuth, President/CEO

Jorden Holland, Editor

Grant Lowery, Communications Specialist

Contact RMLS at:

communications@rmls.com



16101 SW 72nd Ave., Suite 200, Portland, OR 97224
503.236.7657



MARKET ACTION REPORT

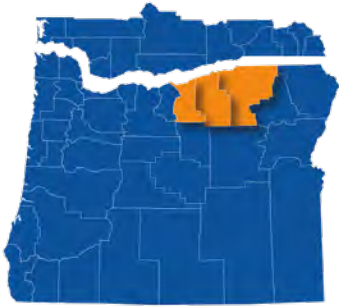
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Columbia Basin April 2023 Reporting Period

Columbia Basin

April 2023 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (118) increased 8.3% from the 109 listed in April 2022, and increased 66.2% from the 71 listed in March 2023.

Pending Sales

Pending sales (75) decreased 16.7% from the 90 offers accepted in April 2022, and decreased 1.3% from the 76 offers accepted in March 2023.

Closed Sales

Closed sales (56) decreased 32.5% from the 83 closings in April 2022, and decreased 23.3% from the 73 closings in March 2023.

Inventory and Time on Market

Inventory increased to 3.9 months in April. Total market time decreased to 73 days.

Year-to-Date Summary

Comparing the first four months of 2023 to the same period in 2022, new listings (329) decreased 14.1%, pending sales (266) decreased 21.5%, and closed sales (220) decreased 28.3%.

Average and Median Sale Prices

Comparing 2023 to 2022 through April, the average sale price has decreased 6.5% from \$311,300 to \$291,000. In the same comparison, the median sale price has decreased 3.1% from \$293,000 to \$284,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -0.9% (\$307,400 v. \$310,200)

Median Sale Price % Change: +0.8% (\$291,700 v. \$289,500)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2021	2022	2023
January	1.6	1.5	4.4
February	1.1	1.9	4.8
March	1.0	1.4	2.5
April	0.8	1.5	3.9
May	1.0	1.9	
June	1.1	1.5	
July	1.0	2.7	
August	1.5	2.8	
September	1.8	2.4	
October	2.0	3.1	
November	1.5	4.1	
December	1.6	4.4	

Residential Trends

Apr 2023 vs. Mar 2023

New Listings **+66.2%** ↑

Pending Sales **-1.3%** ↓

Closed Sales **-23.3%** ↓

Average Sale Price **-0.4%** ↓

Median Sale Price **+5%** ↑

Inventory **+1.4** ↑

Total Market Time **-11** ↓

Apr 2023 vs. Apr 2022

New Listings **+8.3%** ↑

Pending Sales **-16.7%** ↓

Closed Sales **-32.5%** ↓

Average Sale Price **-6.2%** ↓

Median Sale Price **-3.9%** ↓

Inventory **+2.3** ↑

Total Market Time **+11** ↑

Columbian Basin

April 2023 Reporting Period

Residential Sales by Price Range			
Price Range	Apr 2021	Apr 2022	Apr 2023
0K-100K	4	4	0
100K-200K	17	11	7
200K-300K	46	35	27
300K-400K	26	25	17
400K-500K	3	14	4
500K-600K	2	2	1
600K-700K	1	1	0
700K-800K	1	2	0
800K-900K	0	0	0
900K-1M	0	0	0
1MM-1.1MM	0	0	0
1.1MM-1.2MM	0	0	0
1.2MM-1.3MM	0	0	0
1.3MM-1.4MM	0	0	0
1.4MM-1.5MM	0	0	0
1.5MM-1.6MM	0	0	0
1.6MM-1.7MM	0	0	0
1.7MM-1.8MM	0	0	0
1.8MM-1.9MM	0	0	0
1.9MM-2MM	0	0	0
2MM+	0	0	0

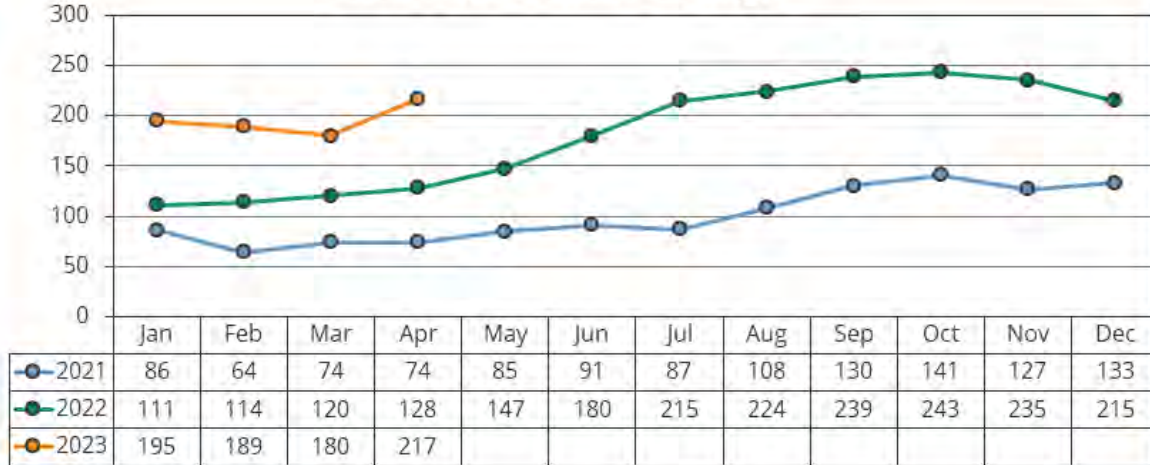
90th Percentile
 50th Percentile
 10th Percentile

Columbia Basin Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2023	April	118	75	56	284,100	283,500	73
	March	71	76	73	285,300	270,000	84
	Year-To-Date	329	266	220	291,000	284,000	78
2022	April	109	90	83	303,000	295,000	62
	Year-To-Date	383	339	307	311,300	293,000	48
Change	April 2022	8.3%	-16.7%	-32.5%	-6.2%	-3.9%	17.5%
	Prev Mo 2023	66.2%	-1.3%	-23.3%	-0.4%	5.0%	-13.6%
	Year-To-Date	-14.1%	-21.5%	-28.3%	-6.5%	-3.1%	61.3%

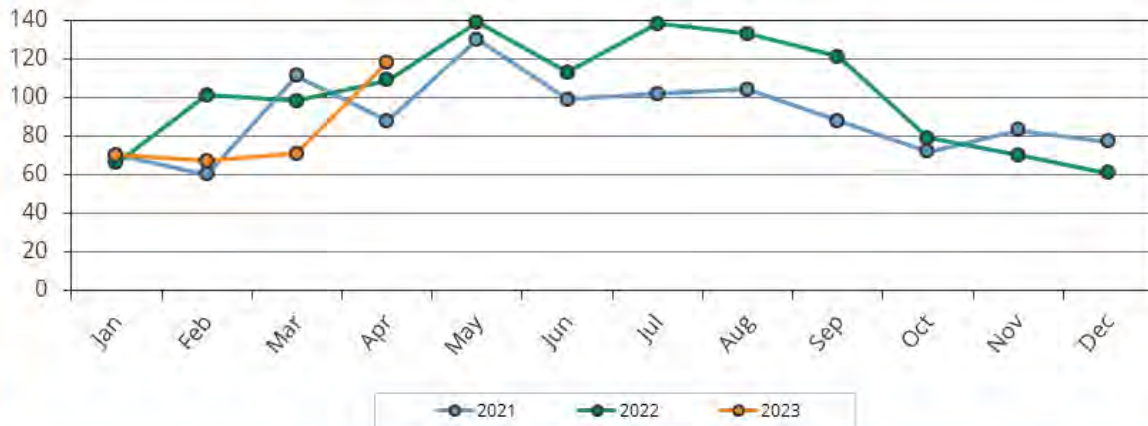
Columbian Basin

April 2023 Reporting Period

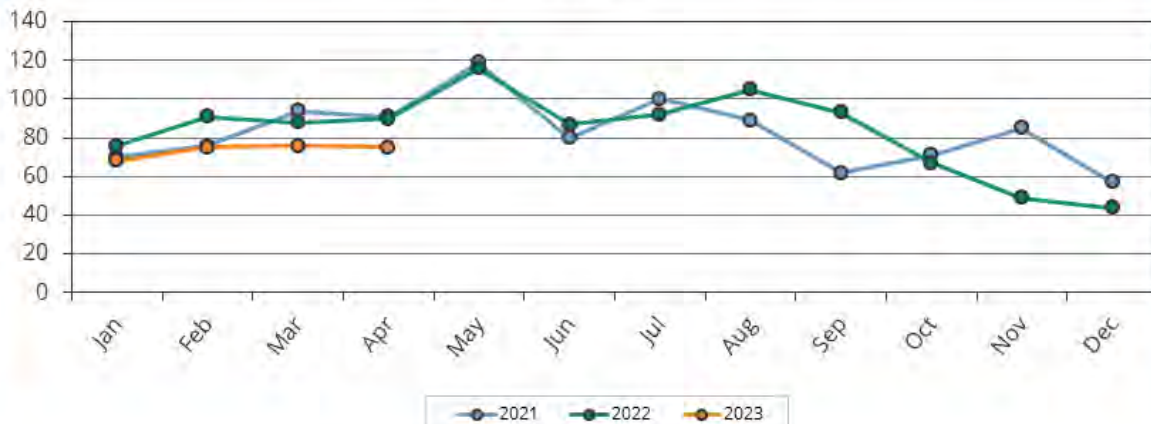
Active Residential Listings



New Listings



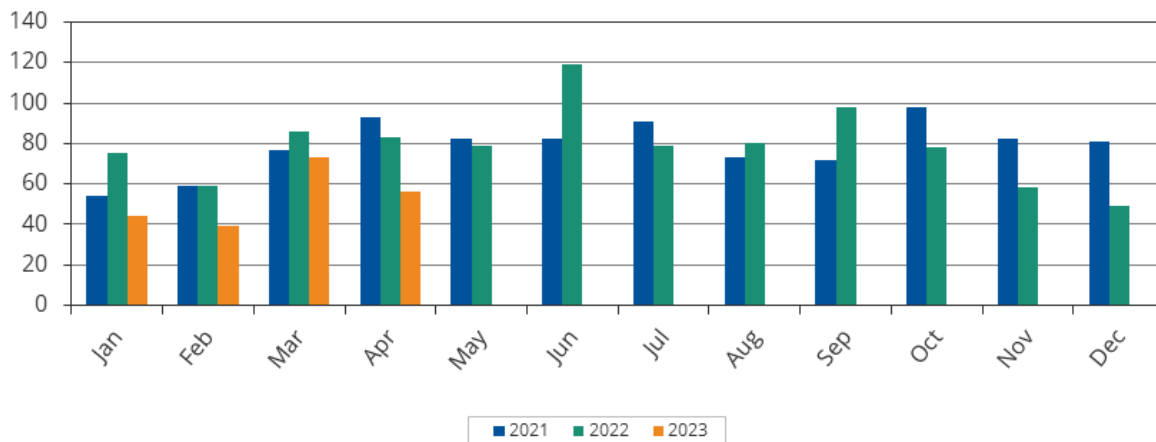
Pending Sales



Columbian Basin

April 2023 Reporting Period

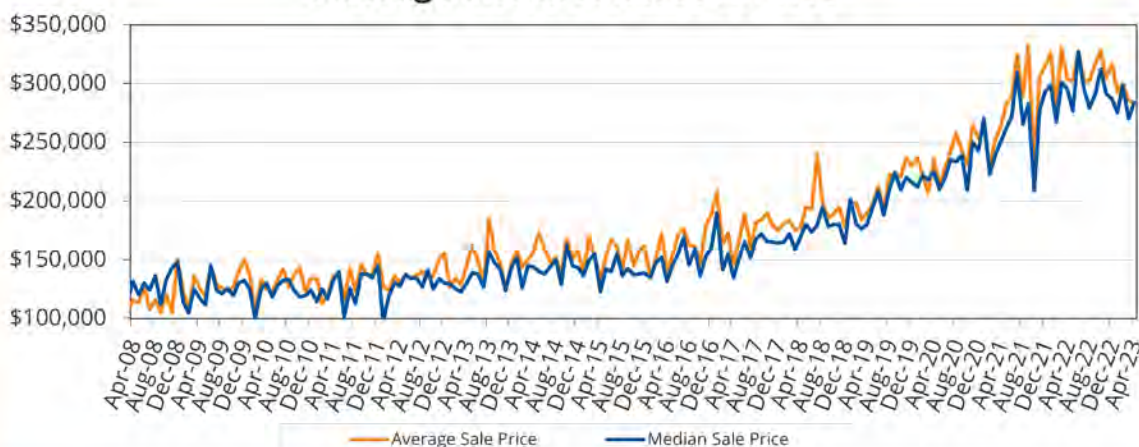
Closed Sales



Average Total Market Time



Average and Median Sale Price



Columbian Basin

April 2023 Reporting Period

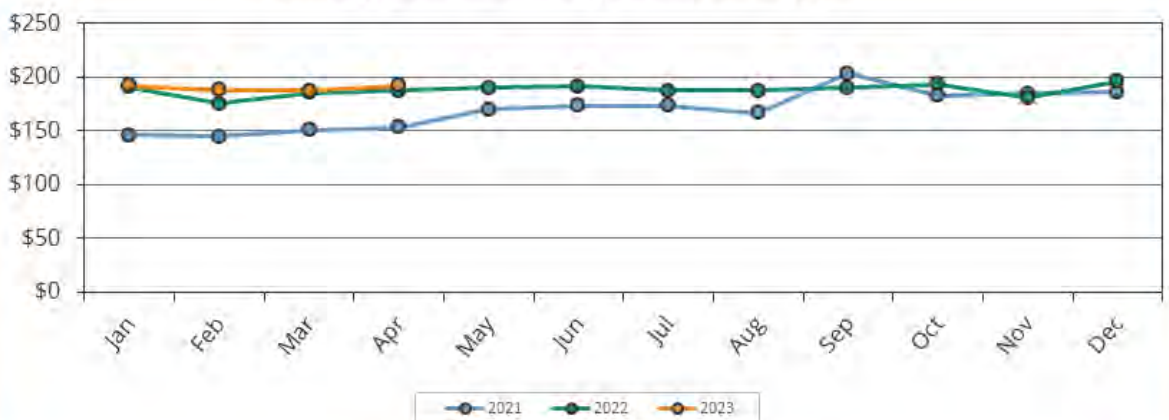
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



Columbian Basin

April 2023 Reporting Period

Area Report

		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 23 v. 22 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 23 v. 22 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²						
380	Arlington / N	3	2	0	1	0.0%	1	250,000	33	6	4	0.0%	2	307,500	307,500	5.1%	-	-	-	-	-	-
381	Condon / S	1	2	0	1	-	1	115,000	106	2	3	200.0%	2	150,000	150,000	23.7%	-	-	-	-	-	-
	Gilliam Co. Total	4	4	-	2	100.0%	2	182,500	70	8	7	40.0%	4	228,800	217,500	6.2%	-	-	-	-	-	-
420	Boardman / NW	23	17	0	4	0.0%	2	322,200	35	28	14	-17.6%	9	330,700	325,000	5.9%	-	-	-	-	-	-
421	Irrigon	3	4	4	4	33.3%	1	199,900	-	13	9	-40.0%	6	253,000	239,400	5.5%	-	-	-	-	1	450,000
422	Ione	2	1	0	0	-100.0%	0	-	-	1	2	0.0%	1	90,000	90,000	29.5%	-	-	-	-	-	-
423	Lexington	0	0	0	0	-	0	-	-	0	0	-	0	-	-	298.8%	0	-	0	-	0	-
424	Heppner / S	8	4	-	3	-25.0%	2	174,000	56	10	5	-61.5%	4	222,000	180,000	14.0%	-	-	-	-	-	-
	Morrow Co. Total	36	26	4	11	-8.3%	5	238,500	36	52	30	-36.2%	20	273,600	310,000	7.1%	-	-	-	-	1	450,000
430	Umatilla	21	12	2	12	-14.3%	12	261,900	68	49	43	7.5%	37	277,600	274,200	-3.5%	-	-	-	-	-	-
431	Hermiston	79	26	5	18	-43.8%	12	340,100	88	92	70	-36.4%	57	337,300	332,500	0.3%	-	-	3	141,700	-	-
432	Stanfield	2	1	0	2	-	1	100,000	52	6	9	-30.8%	8	277,700	293,000	-14.5%	-	-	4	217,500	-	-
433	Echo	2	1	0	0	-100.0%	0	-	-	4	1	-66.7%	1	279,000	279,000	-3.0%	-	-	1	135,000	-	-
435	Pendleton City Limits	35	23	1	11	-54.2%	8	265,300	73	56	48	-30.4%	45	283,400	270,000	1.3%	4	599,800	6	81,200	8	377,400
436	E-Meacham, Cayuse	1	0	0	0	-	0	-	-	0	0	-	1	535,000	535,000	8.8%	-	-	-	-	-	-
437	NE-Athena / Helix / Adams / Weston	13	3	1	1	-50.0%	2	322,500	73	9	6	-60.0%	8	248,300	262,500	-11.3%	-	-	1	65,000	1	579,000
438	S-Pilot Rock, Ukiah	3	5	0	4	-	4	248,000	64	10	10	150.0%	8	222,700	239,500	11.8%	-	-	-	-	-	-
439	Milton-Freewater	21	17	3	14	250.0%	10	326,900	84	43	42	27.3%	31	276,800	283,000	-1.9%	2	317,000	1	60,000	-	-
	Umatilla Co. Total	177	88	12	62	-19.5%	49	292,900	77	269	229	-20.2%	196	294,100	284,000	-2.5%	6	505,500	16	127,600	9	399,800

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2023 with April 2022. The Year-To-Date section compares 2023 year-to-date statistics through April with 2022 Year-To-Date statistics through April.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/22-4/30/23) with 12 months before (5/1/21-4/30/22).

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



Definitions and Formulas

Additional Resources

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This 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.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

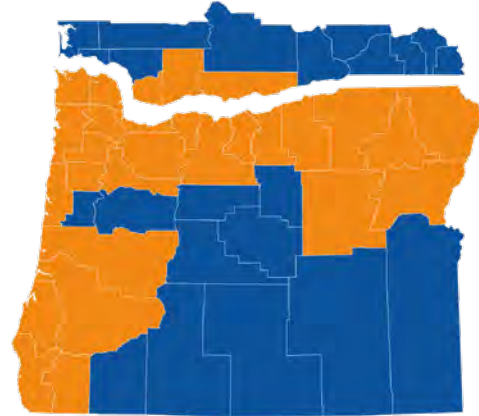
Active Listings:

The Active Listings in the Market Action report 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.

Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Real Talk with RMLS Podcast](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

- Baker County
- Columbia Basin
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- Mid-Columbia
- North Coastal Counties
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



Credits

Kurt von Wasmuth, President/CEO

Grant Lowery, Communications Specialist

Contact RMLS at:



© RMLS 2023. All Rights Reserved.



MARKET ACTION REPORT

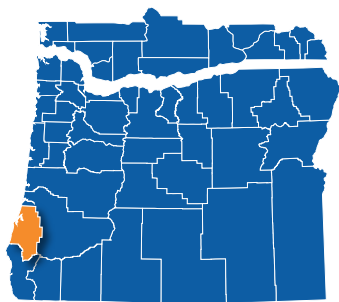
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Coos County April 2023 Reporting Period

Coos County

April 2023 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (103) decreased 25.4% from the 138 listed in April 2022, and decreased 7.2% from the 111 listed in March 2023.

Pending Sales

Pending sales (87) decreased 28.7% from the 122 offers accepted in April 2022, and decreased 13.9% from the 101 offers accepted in March 2023.

Closed Sales

Closed sales (87) decreased 13.9% from the 101 closings in April 2022, and increased 27.9% from the 68 closings in March 2023.

Inventory and Time on Market

Inventory decreased to 2.1 months in April. Total market time decreased to 74 days.

Year-to-Date Summary

Comparing the first four months of 2023 to the same period in 2022, new listings (392) decreased 14.8%, pending sales (317) decreased 21.3%, and closed sales (256) decreased 30.4%.

Average and Median Sale Prices

Comparing 2023 to 2022 through April, the average sale price has increased 0.9% from \$366,800 to \$370,000. In the same comparison, the median sale price has decreased 2.5% from \$337,500 to \$329,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +9.1% (\$392,700 v. \$360,000)

Median Sale Price % Change: +6.5% (\$349,000 v. \$327,800)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2021	2022	2023
January	1.5	1.3	4.4
February	1.4	1.4	3.6
March	1.4	1.2	2.5
April	1.5	1.3	2.1
May	1.3	1.4	
June	1.2	3.2	
July	1.5	2.3	
August	1.6	2.4	
September	1.3	2.1	
October	1.4	2.8	
November	1.2	3.2	
December	1.1	2.8	

Residential Trends

Apr 2023 vs. Mar 2023

New Listings **-7.2%** ↓

Pending Sales **-13.9%** ↓

Closed Sales **+27.9%** ↑

Average Sale Price **-16.2%** ↓

Median Sale Price **-5.9%** ↓

Inventory **-0.4** ↓

Total Market Time **-9** ↓

Apr 2023 vs. Apr 2022

New Listings **-25.4%** ↓

Pending Sales **-28.7%** ↑

Closed Sales **-13.9%** ↓

Average Sale Price **-14.9%** ↓

Median Sale Price **-12.3%** ↓

Inventory **+0.8** ↑

Total Market Time **+33** ↑

Coos County

April 2023 Reporting Period

Residential Sales by Price Range			
Price Range	Apr 2021	Apr 2022	Apr 2023
0K-100K	8	4	1
100K-200K	14	11	17
200K-300K	33	24	21
300K-400K	19	28	28
400K-500K	10	19	10
500K-600K	1	15	7
600K-700K	1	4	2
700K-800K	3	0	1
800K-900K	2	2	0
900K-1M	1	1	0
1MM-1.1MM	0	0	1
1.1MM-1.2MM	1	0	0
1.2MM-1.3MM	1	0	0
1.3MM-1.4MM	0	0	0
1.4MM-1.5MM	0	0	0
1.5MM-1.6MM	0	0	0
1.6MM-1.7MM	0	0	0
1.7MM-1.8MM	0	0	0
1.8MM-1.9MM	0	0	0
1.9MM-2MM	0	1	0
2MM+	0	2	1

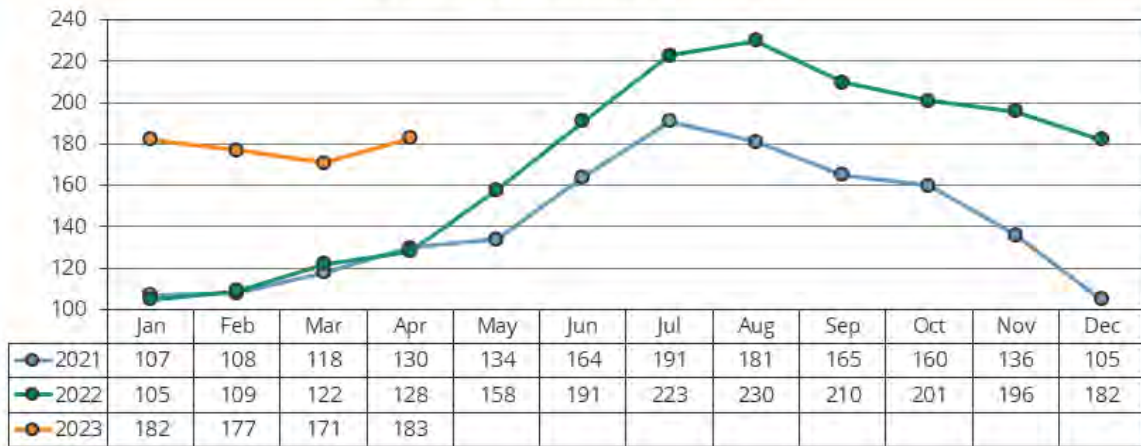
90th Percentile
 50th Percentile
 10th Percentile

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2023	April	103	87	87	358,700	320,000	74
	March	111	101	68	427,900	340,000	82
	Year-To-Date	392	317	256	370,000	329,000	75
2022	April	138	122	101	421,400	365,000	41
	Year-To-Date	460	403	368	366,800	337,500	43
Change	April 2022	-25.4%	-28.7%	-13.9%	-14.9%	-12.3%	79.4%
	Prev Mo 2023	-7.2%	-13.9%	27.9%	-16.2%	-5.9%	-10.6%
	Year-to-date	-14.8%	-21.3%	-30.4%	0.9%	-2.5%	73.0%

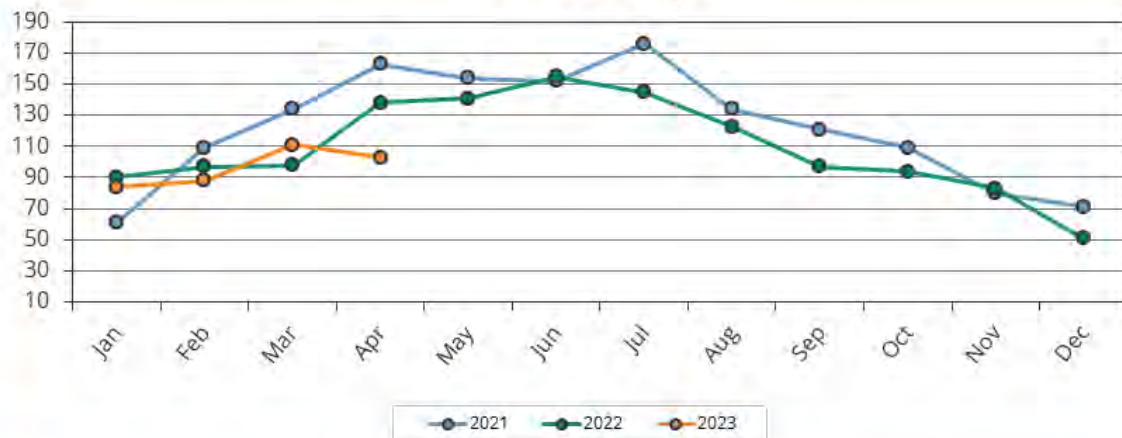
Coos County

April 2023 Reporting Period

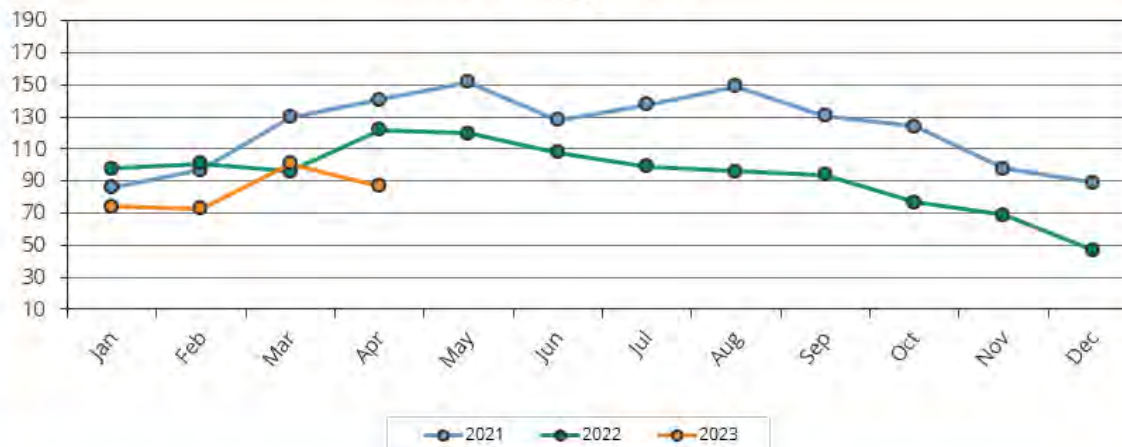
Active Residential Listings



New Listings



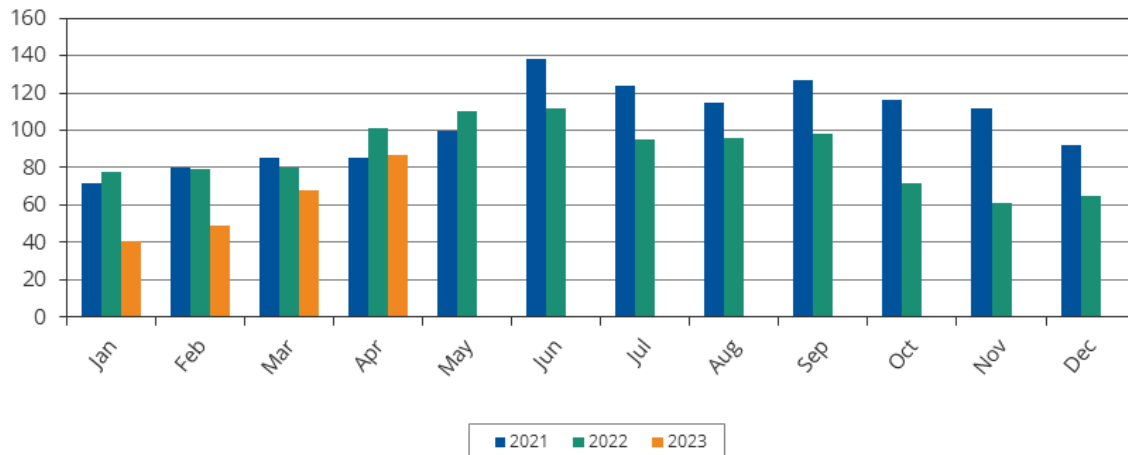
Pending Sales



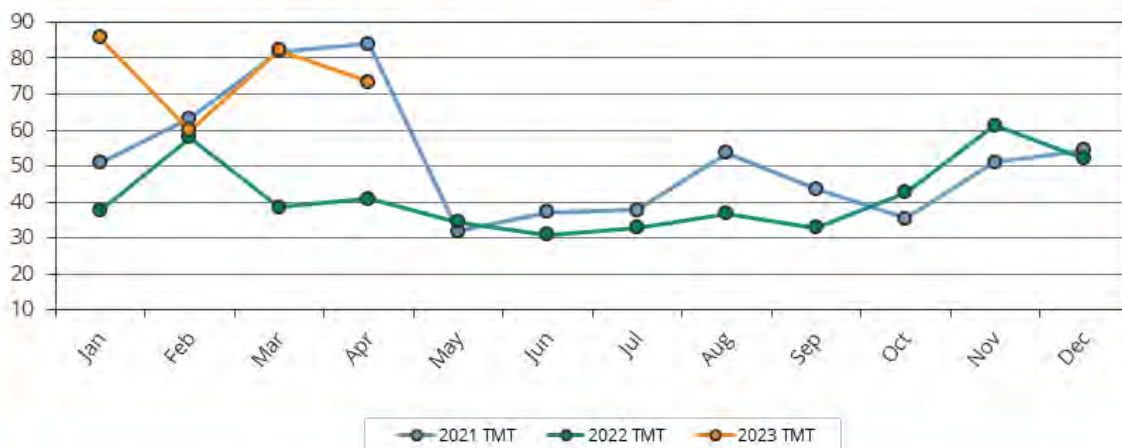
Coos County

April 2023 Reporting Period

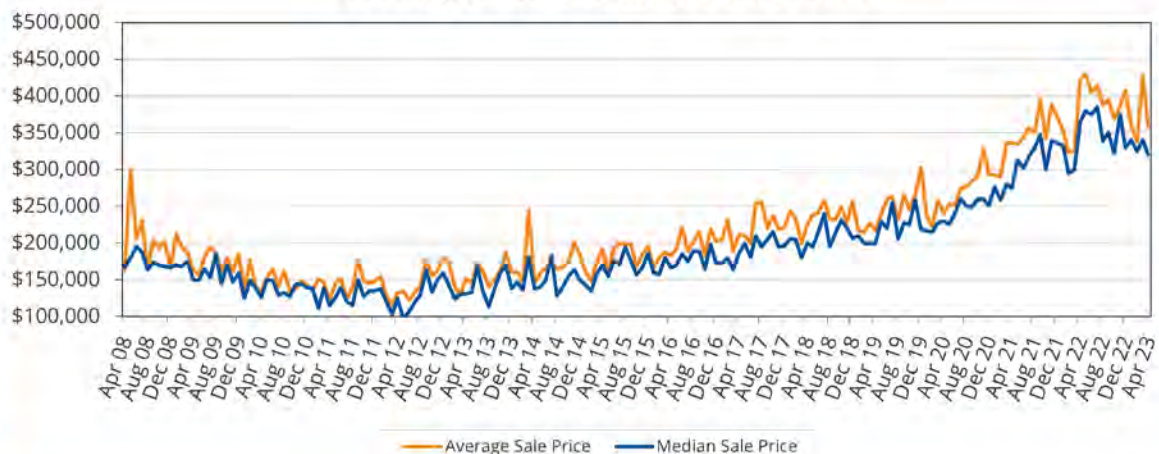
Closed Sales



Average Total Market Time



Average and Median Sale Price



Coos County

April 2023 Reporting Period

Average Sold Price Change



Average Square Footage



Average Price Per Square Foot



Coos County

April 2023 Reporting Period

Area Report

		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 23 v. 22 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 23 v. 22 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
97407	Allegeny	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97411	Bandon	43	16	4	13	-48.0%	5	389,800	77	59	42	-19.2%	38	522,600	507,000	5.2%	1	299,000	16	252,000	1	1,650,000
97414	Broadbent	1	0	0	0	-	0	-	-	2	1	-	1	645,000	645,000	98.4%	-	-	-	-	-	-
97420	Coos Bay	59	39	9	44	-6.4%	43	322,000	56	163	149	-7.5%	112	331,500	304,500	11.5%	4	565,000	13	84,800	3	241,700
97423	Coquille	16	6	3	4	-55.6%	11	322,300	80	34	30	-21.1%	27	287,000	269,000	3.5%	-	-	2	182,500	1	317,500
97449	Lakeside	17	8	#	3	-50.0%	1	349,000	3	22	9	-52.6%	8	295,900	300,000	-12.0%	-	-	3	92,300	-	-
97458	Myrtle Point	19	7	4	7	40.0%	4	844,000	229	30	22	10.0%	14	448,400	280,000	21.0%	-	-	2	564,500	-	-
97459	North Bend	23	25	7	16	-44.8%	22	361,300	70	75	61	-41.9%	53	381,900	340,000	7.5%	4	567,300	6	115,700	2	402,500
97466	Powers	5	2	1	0	-100.0%	1	192,500	250	7	3	-62.5%	3	152,500	192,500	-12.6%	1	835,000	-	-	-	-
	Coos County	183	103	28	87	-28.7%	87	358,700	74	392	317	-21.3%	256	370,000	329,000	9.1%	10	566,300	42	180,900	7	499,700

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2023 with April 2022. The Year-To-Date section compares 2023 year-to-date statistics through April with 2022 Year-To-Date statistics through April.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/22-4/30/23) with 12 months before (5/1/21-4/30/22).

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



Definitions and Formulas

Additional Resources

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This 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.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

The Active Listings in the Market Action report 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.

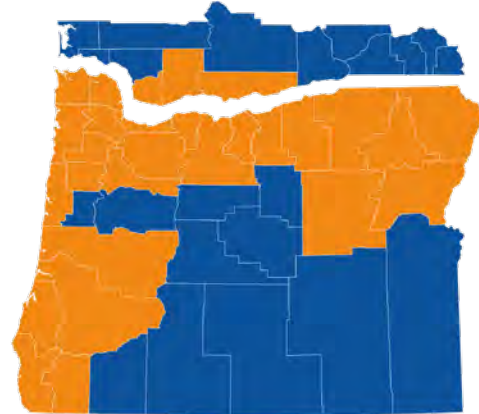
Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Real Talk with RMLS Podcast](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Baker County
- Columbia Basin
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- Mid-Columbia
- North Coastal Counties
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



RMLS was formed by area Boards and Associations of REALTORS® in 1991. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.

Credits

Drew Coleman, Chairman of the Board

Kurt von Wasmuth, President/CEO

Jorden Holland, Editor

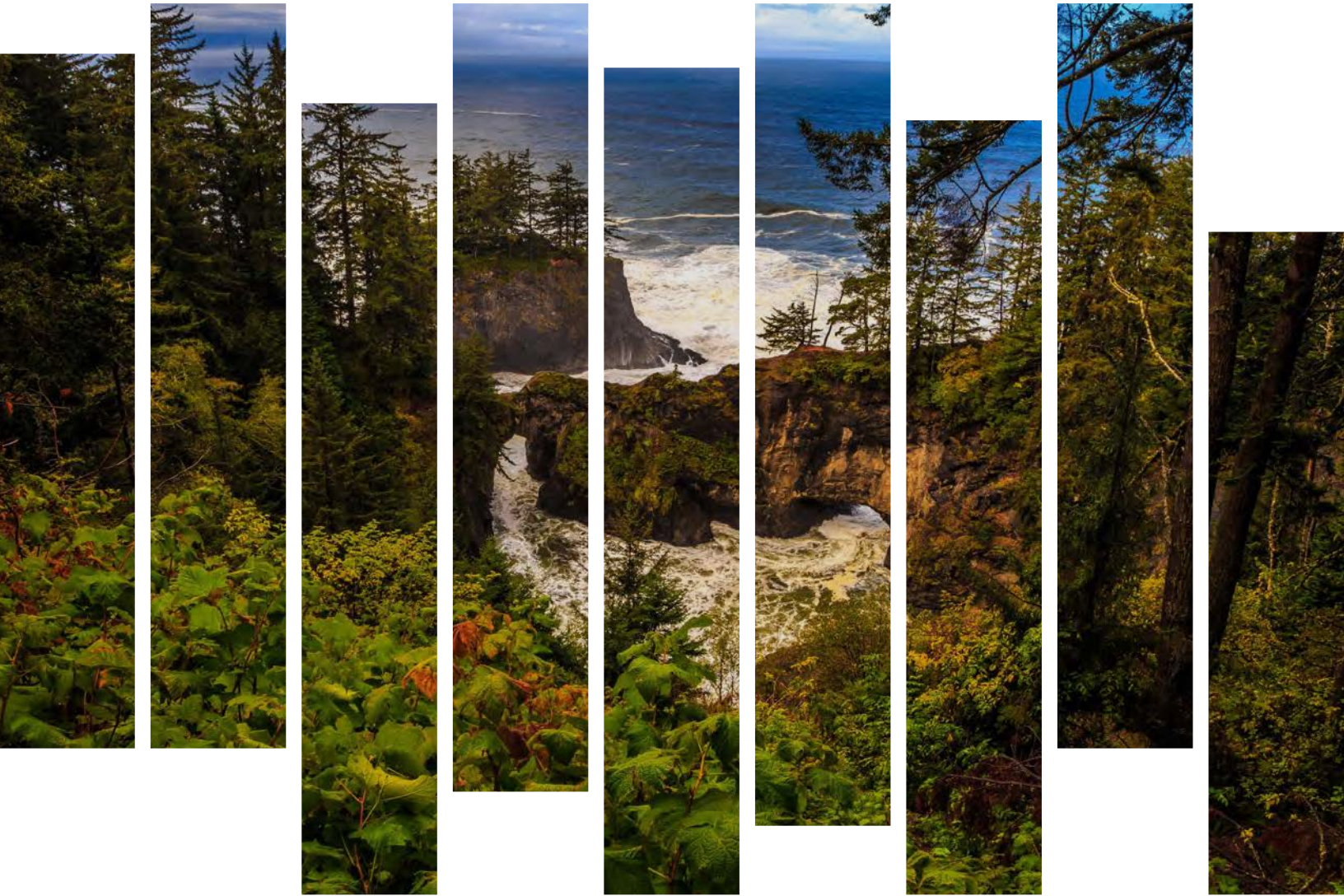
Grant Lowery, Communications Specialist

Contact RMLS at:

communications@rmls.com



16101 SW 72nd Ave., Suite 200, Portland, OR 97224
503.236.7657



MARKET ACTION REPORT

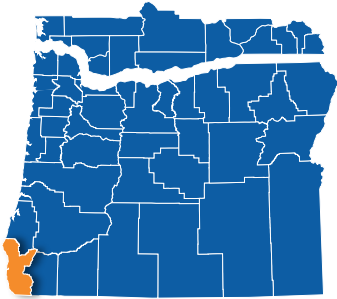
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Curry County April 2023 Reporting Period

Curry County

April 2023 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (59) increased 40.5% from the 42 listed in April 2022, and increased 47.5% from the 40 listed in March 2023.

Pending Sales

Pending sales (31) decreased 42.6% from the 54 offers accepted in April 2022, and increased 3.3% from the 30 offers accepted in March 2023.

Closed Sales

Closed sales (26) decreased 3.7% from the 27 closings in April 2022, and increased 23.8% from the 21 closings in March 2023.

Inventory and Time on Market

Inventory decreased to 6.2 months in April. Total market time increased to 165 days.

Year-to-Date Summary

Comparing the first four months of 2023 to the same period in 2022, new listings (149) decreased 22.4%, pending sales (100) decreased 42.9%, and closed sales (88) decreased 42.9%.

Average and Median Sale Prices

Comparing 2023 to 2022 through April, the average sale price has decreased 1.4% from \$456,300 to \$450,000. In the same comparison, the median sale price has decreased 9.5% from \$425,000 to \$384,500.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -0.7% (\$434,700 v. \$437,800)

Median Sale Price % Change: +3.6% (\$399,000 v. \$385,000)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2021	2022	2023
January	2.0	1.9	5.8
February	1.5	1.9	8.4
March	1.2	1.4	6.5
April	1.5	2.6	6.2
May	2.4	1.9	
June	1.5	2.6	
July	1.6	3.8	
August	1.7	4.0	
September	1.7	2.9	
October	1.8	3.8	
November	1.5	4.7	
December	1.5	4.5	

Residential Trends

Apr 2023 vs. Mar 2023

New Listings **+47.5%** ↑

Pending Sales **+3.3%** ↑

Closed Sales **+23.8%** ↑

Average Sale Price **+15.7%** ↑

Median Sale Price **+18%** ↑

Inventory **-0.4** ↓

Total Market Time **+81** ↑

Apr 2023 vs. Apr 2022

New Listings **+40.5%** ↑

Pending Sales **-42.6%** ↓

Closed Sales **-3.7%** ↓

Average Sale Price **-3.1%** ↓

Median Sale Price **-16%** ↓

Inventory **+3.6** ↑

Total Market Time **+83** ↑

Curry County

April 2023 Reporting Period

Residential Sales by Price Range			
Price Range	Apr 2021	Apr 2022	Apr 2023
0K-100K	7	1	3
100K-200K	10	3	5
200K-300K	17	3	1
300K-400K	7	6	3
400K-500K	13	2	6
500K-600K	4	6	0
600K-700K	2	2	4
700K-800K	2	1	2
800K-900K	2	3	0
900K-1M	2	2	0
1MM-1.1MM	0	0	1
1.1MM-1.2MM	0	0	0
1.2MM-1.3MM	0	0	0
1.3MM-1.4MM	0	0	0
1.4MM-1.5MM	0	0	0
1.5MM-1.6MM	1	0	0
1.6MM-1.7MM	0	0	0
1.7MM-1.8MM	0	0	0
1.8MM-1.9MM	0	0	0
1.9MM-2MM	0	0	0
2MM+	0	0	1



90th Percentile



50th Percentile



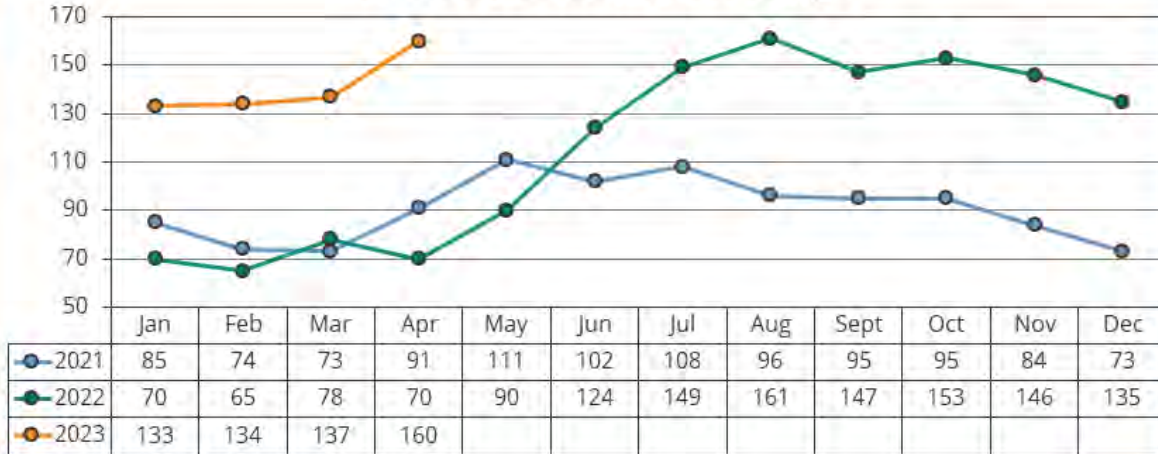
10th Percentile

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2023	April	59	31	26	473,800	420,000	165
	March	40	30	21	409,600	356,000	84
	Year-To-Date	149	100	88	450,000	384,500	118
2022	April	42	54	27	489,200	500,000	83
	Year-To-Date	192	175	154	456,300	425,000	69
Change	April 2022	40.5%	-42.6%	-3.7%	-3.1%	-16.0%	100.2%
	Prev Mo 2023	47.5%	3.3%	23.8%	15.7%	18.0%	96.6%
	Year-To-Date	-22.4%	-42.9%	-42.9%	-1.4%	-9.5%	72.6%

Curry County

April 2023 Reporting Period

Active Residential Listings



New Listings



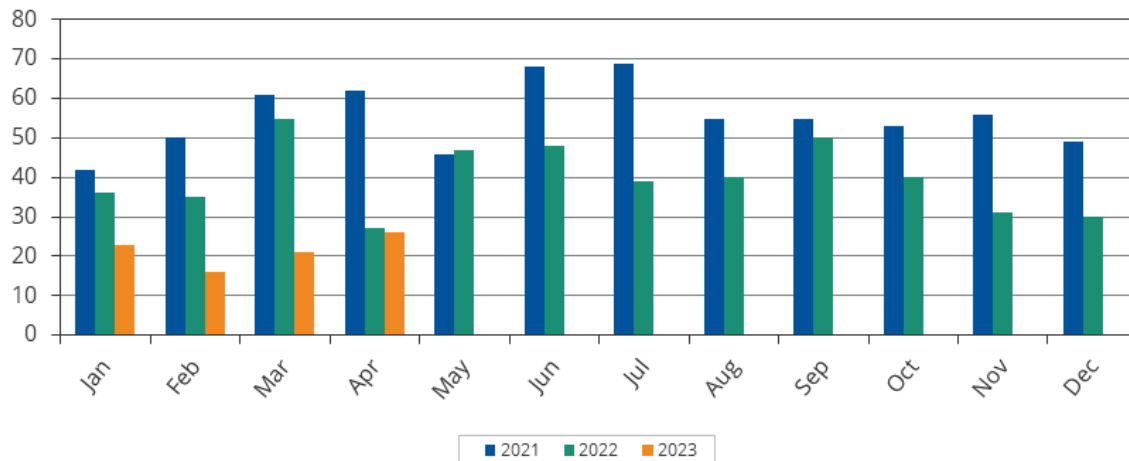
Pending Sales



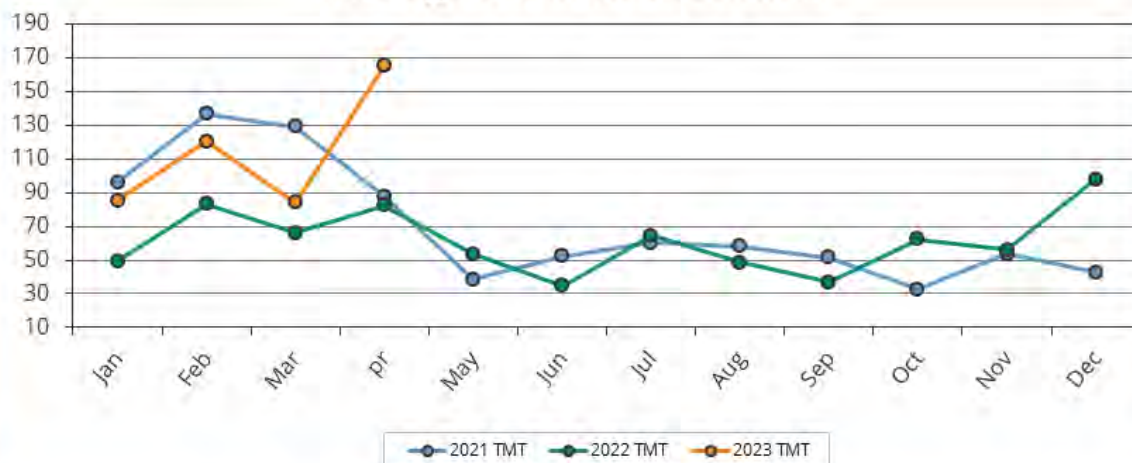
Curry County

April 2023 Reporting Period

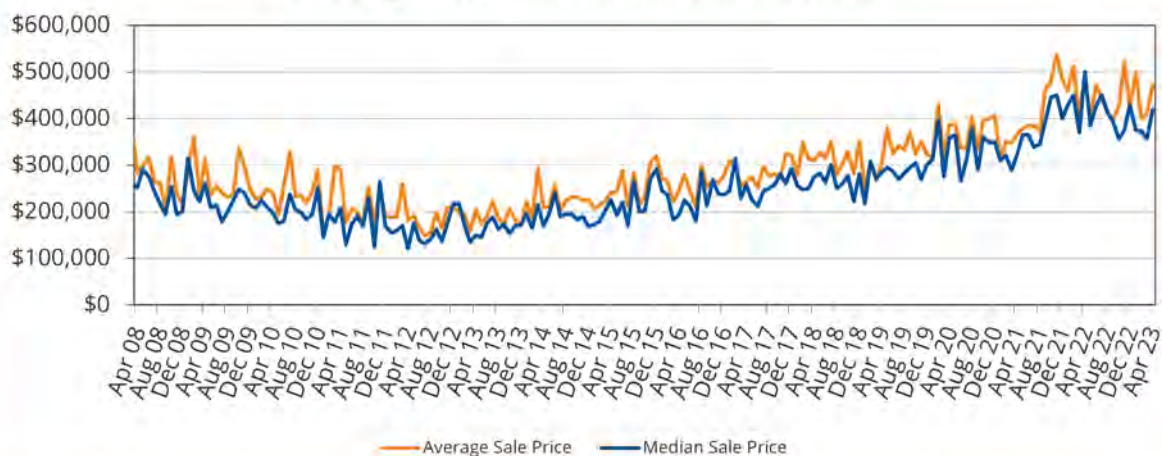
Closed Sales



Average Total Market Time



Average and Median Sale Price



Curry County

April 2023 Reporting Period

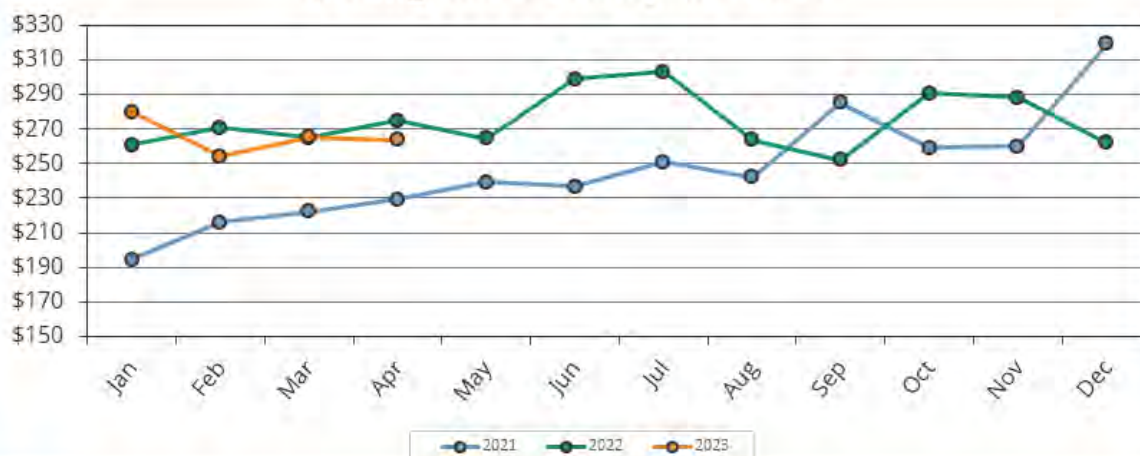
Average Sold Price Change



Average Square Foot



Average Price Per Square Foot



Curry County

April 2023 Reporting Period

Area Report

		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 23 v. 22 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 23 v. 22 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
270	City / Airport / Marina Hts. / NB Chetco	42	18	4	11	-21.4%	7	507,700	115	45	32	-36.0%	30	488,100	450,000	3.2%	4	362,300	6	151,600	-	-	
271	Harbor / Winchuck / SB Chetco	30	15	2	7	-41.7%	9	320,800	169	35	28	-30.0%	26	306,500	198,300	-15.4%	1	900,000	3	301,000	-	-	
272	Carpenterville / Cape Ferrello / Whaleshead	22	4	2	-	-100.0%	1	120,000	45	15	6	-25.0%	6	410,300	235,000	-1.1%	-	-	3	343,000	-	-	
273	Gold Beach	49	18	2	10	-44.4%	8	669,600	144	43	27	-51.8%	21	555,800	385,000	3.7%	1	465,000	4	123,800	-	-	
274	Port Orford	17	4	-	3	-62.5%	1	400,000	775	11	7	-66.7%	5	571,000	430,000	8.3%	1	228,000	1	7,500	-	-	
	Curry County	160	59	10	31	-42.6%	26	473,800	165	149	100	-42.9%	88	450,000	384,500	-0.7%	7	434,600	17	196,700	-	-	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2023 with April 2022. The Year-To-Date section compares 2023 year-to-date statistics through April with 2022 Year-To-Date statistics through April.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/22-4/30/23) with 12 months before (5/1/21-4/30/22).

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



Definitions and Formulas

Additional Resources

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This 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.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

The Active Listings in the Market Action report 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.

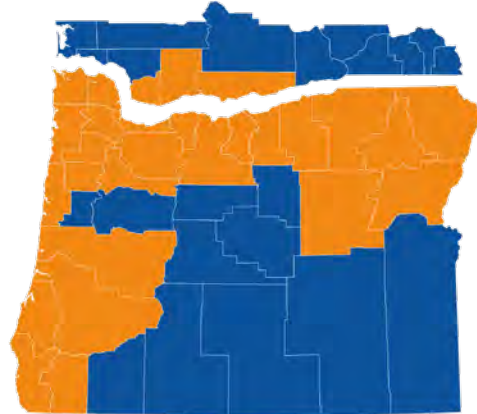
Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Real Talk with RMLS Podcast](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Baker County
- Columbia Basin
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- Mid-Columbia
- North Coastal Counties
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



RMLS was formed by area Boards and Associations of REALTORS® in 1991. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.

Credits

Drew Coleman, Chairman of the Board

Kurt von Wasmuth, President/CEO

Jorden Holland, Editor

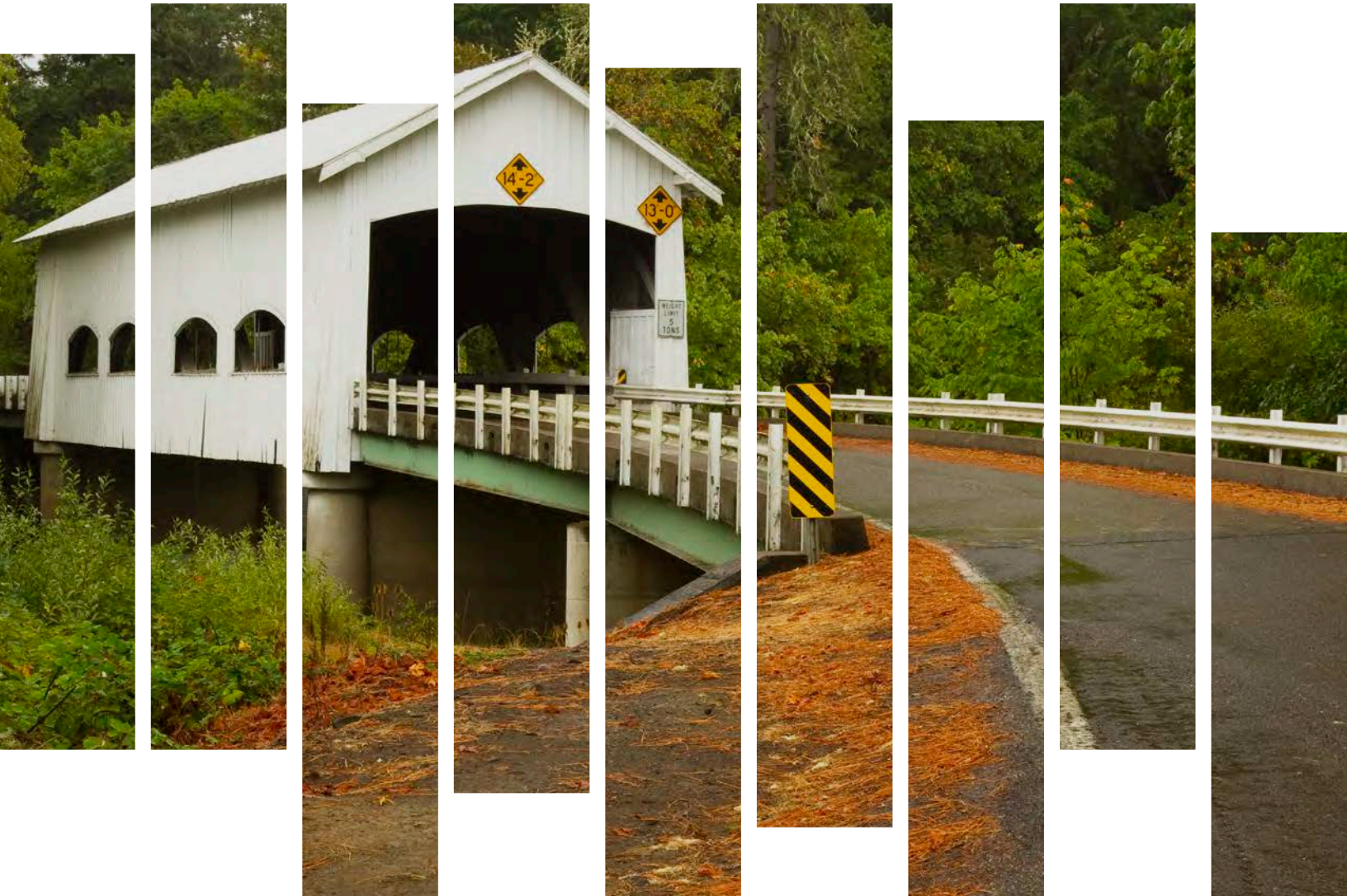
Grant Lowery, Communications Specialist

Contact RMLS at:

communications@rmls.com



16101 SW 72nd Ave., Suite 200, Portland, OR 97224
503.236.7657



MARKET ACTION REPORT

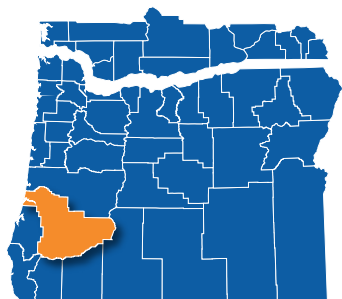
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Douglas County April 2023 Reporting Period

Douglas County

April 2023 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (158) decreased 28.8% from the 222 listed in April 2022, and increased 23.4% from the 128 listed in March 2023.

Pending Sales

Pending sales (133) decreased 18.9% from the 164 offers accepted in April 2022, and increased 5.6% from the 126 offers accepted in March 2023.

Closed Sales

Closed sales (83) decreased 38.1% from the 134 closings in April 2022, and decreased 16.2% from the 99 closings in March 2023.

Inventory and Time on Market

Inventory increased to 3.6 months in April. Total market time decreased to 82 days.

Year-to-Date Summary

Comparing the first four months of 2023 to the same period in 2022, new listings (524) decreased 23.8%, pending sales (451) decreased 21.3%, and closed sales (368) decreased 30.4%.

Average and Median Sale Prices

Comparing 2023 to 2022 through April, the average sale price has decreased 8.0% from \$348,600 to \$320,600. In the same comparison, the median sale price has decreased 6.3% from \$319,900 to \$299,800.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +4.5% (\$352,200 v. \$337,000)

Median Sale Price % Change: +4.0% (\$318,500 v. \$306,300)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2021	2022	2023
January	1.8	1.5	3.7
February	1.6	1.5	3.3
March	1.0	1.3	2.8
April	1.1	1.7	3.6
May	1.2	1.8	
June	1.2	2.3	
July	1.5	2.9	
August	1.7	2.6	
September	1.9	2.9	
October	1.4	3.2	
November	1.6	4.0	
December	1.3	4.0	

Residential Trends

Apr 2023 vs. Mar 2023

New Listings **+23.4%** ↑

Pending Sales **+5.6%** ↑

Closed Sales **-16.2%** ↓

Average Sale Price **-4%** ↓

Median Sale Price **-5.6%** ↓

Inventory **+0.7** ↑

Total Market Time **-2** ↓

Apr 2023 vs. Apr 2022

New Listings **-28.8%** ↓

Pending Sales **-18.9%** ↓

Closed Sales **-38.1%** ↓

Average Sale Price **-5.9%** ↓

Median Sale Price **-1.6%** ↓

Inventory **+1.8** ↑

Total Market Time **+44** ↑

Douglas County

April 2023 Reporting Period

Residential Sales by Price Range

Price Range	Apr 2021	Apr 2022	Apr 2023
0K-100K	11	10	2
100K-200K	26	18	11
200K-300K	52	36	27
300K-400K	41	44	29
400K-500K	13	19	9
500K-600K	2	6	2
600K-700K	2	2	2
700K-800K	0	1	2
800K-900K	0	3	0
900K-1M	0	0	0
1MM-1.1MM	0	0	0
1.1MM-1.2MM	0	2	0
1.2MM-1.3MM	0	1	0
1.3MM-1.4MM	1	0	0
1.4MM-1.5MM	0	0	0
1.5MM-1.6MM	0	0	0
1.6MM-1.7MM	0	0	0
1.7MM-1.8MM	0	0	0
1.8MM-1.9MM	0	0	0
1.9MM-2MM	0	0	0
2MM+	0	0	0

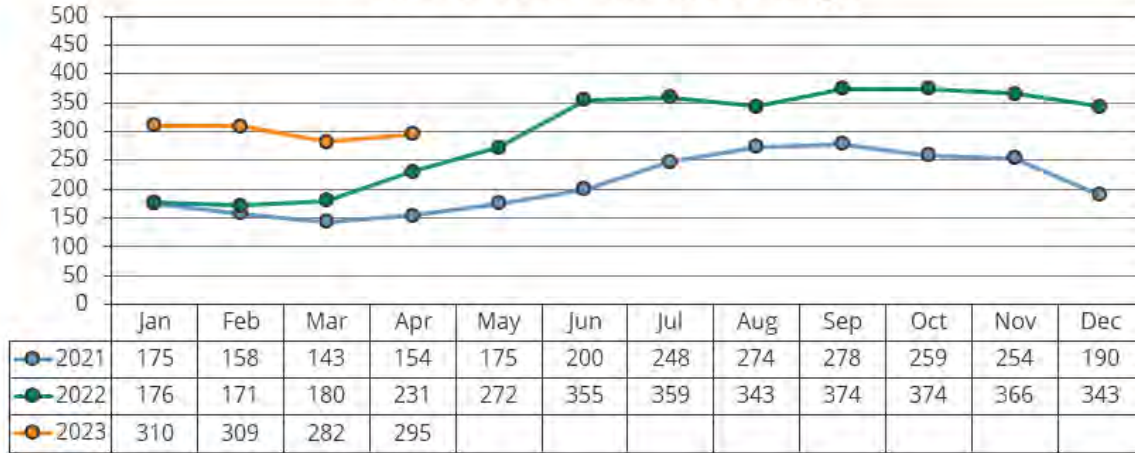
90th Percentile
 50th Percentile
 10th Percentile

Douglas County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2023	April	158	133	83	318,000	310,000	82
	March	128	126	99	331,400	328,500	84
	Year-To-Date	524	451	368	320,600	299,800	75
2022	April	222	164	134	337,900	315,000	39
	Year-To-Date	688	573	529	348,600	319,900	45
Change	April 2022	-28.8%	-18.9%	-38.1%	-5.9%	-1.6%	113.3%
	Prev Mo 2023	23.4%	5.6%	-16.2%	-4.0%	-5.6%	-1.7%
	Year-To-Date	-23.8%	-21.3%	-30.4%	-8.0%	-6.3%	67.6%

Douglas County

April 2023 Reporting Period

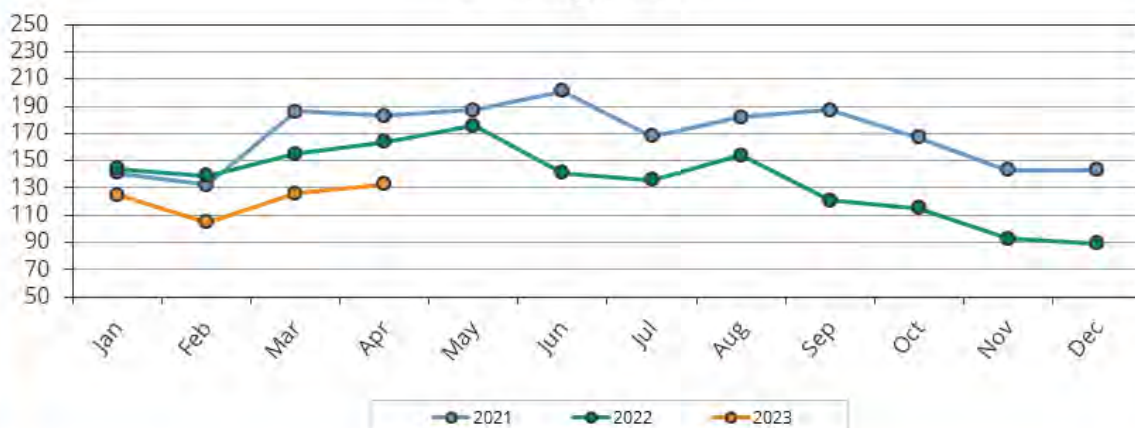
Active Residential Listings



New Listings



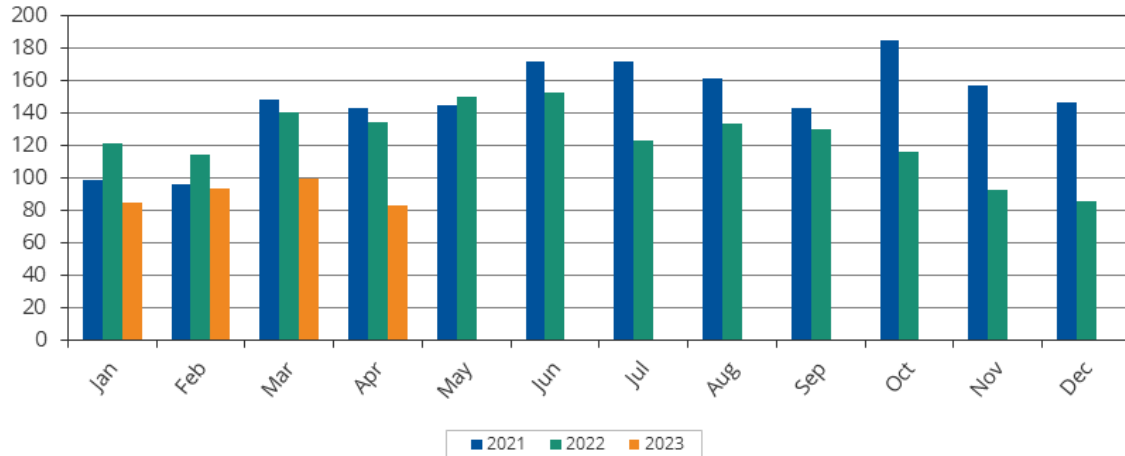
Pending Sales



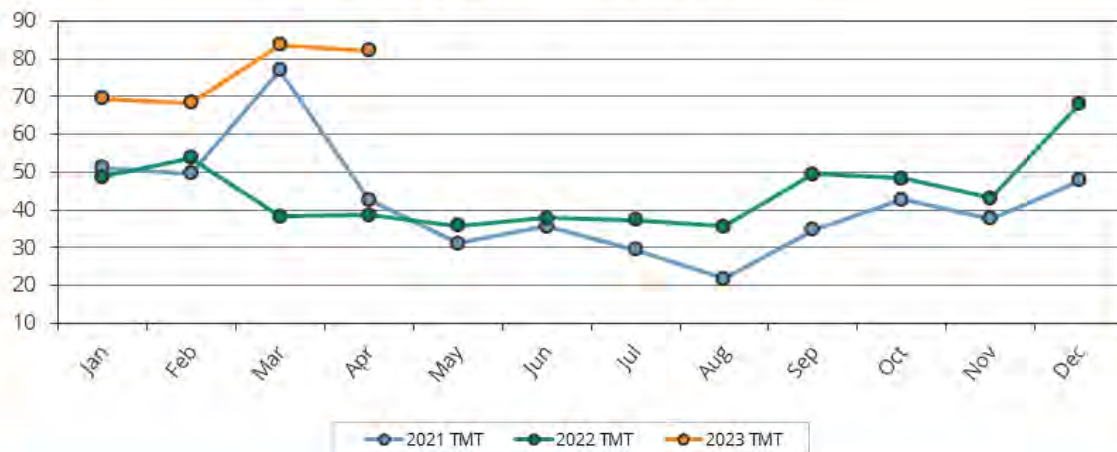
Douglas County

April 2023 Reporting Period

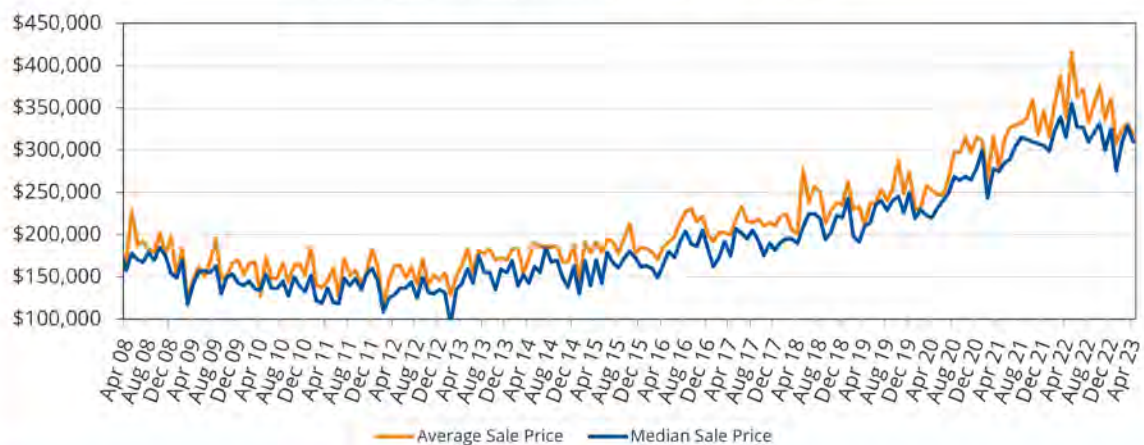
Closed Sales



Average Total Market Time



Average and Median Sale Price



Douglas County

April 2023 Reporting Period

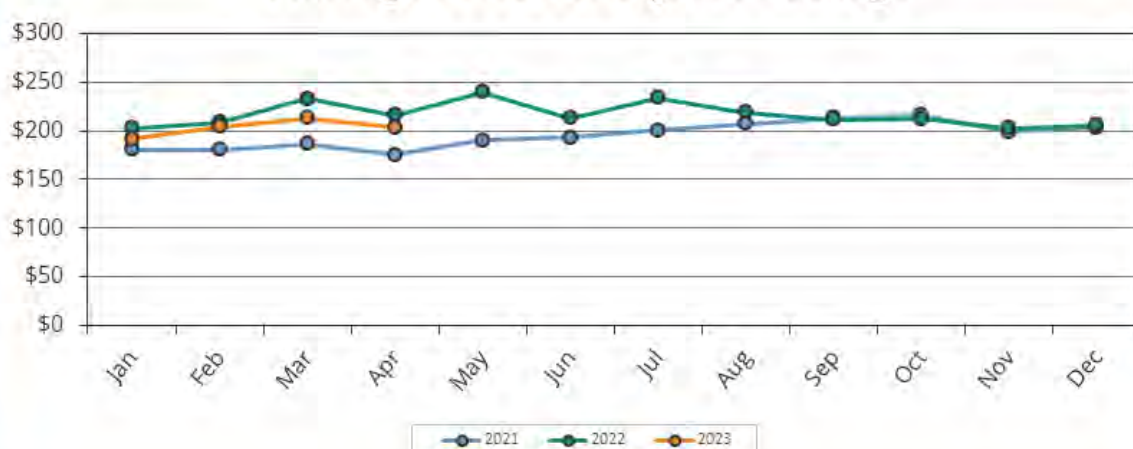
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



Douglas County

April 2023 Reporting Period

Area Report

		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 23 v. 22 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 23 v. 22 ¹	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
251	NE Roseburg	32	22	1	10	-54.5%	5	294,400	57	59	42	-35.4%	37	254,100	252,000	-1.0%	1	275,000	4	85,800	1	325,000
252	NW Roseburg	24	12	1	11	-26.7%	5	424,400	83	38	37	-35.1%	33	380,500	365,000	13.4%	-	-	3	254,700	-	-
253	SE Roseburg	10	11	4	11	57.1%	6	275,000	117	30	30	-16.7%	22	248,800	245,000	-0.5%	2	410,000	2	662,500	-	-
254	SW Roseburg	13	3	2	9	-10.0%	4	502,500	75	26	37	-11.9%	27	440,700	430,000	2.7%	-	-	3	123,100	1	599,900
255	Glide & E of Roseburg	16	4	2	3	-25.0%	4	331,200	113	17	16	45.5%	18	457,000	364,500	26.1%	-	-	3	128,200	-	-
256	Sutherlin / Oakland Area	35	25	4	27	50.0%	15	365,200	75	72	65	-20.7%	49	327,600	330,000	3.8%	1	700,000	8	132,400	1	500,000
257	Winston & SW of Roseburg	34	17	3	9	-47.1%	15	303,900	66	57	46	-30.3%	43	321,400	310,000	2.5%	1	1,100,000	2	67,000	-	-
258	Myrtle Creek & S/SE of Roseburg	63	24	4	22	-26.7%	14	237,100	96	100	84	2.4%	67	285,900	275,000	0.5%	1	3,003,000	9	64,600	1	325,000
259	Green District	20	9	3	11	-47.6%	4	361,500	46	37	32	-50.8%	32	331,600	304,300	1.4%	-	-	5	156,400	1	275,000
265	North Douglas County	48	31	2	20	0.0%	11	273,700	95	88	62	-7.5%	40	269,600	272,500	-3.7%	-	-	5	156,500	-	-
	Douglas County	295	158	26	133	-18.9%	83	318,000	82	524	451	-21.3%	368	320,600	299,800	4.5%	6	983,000	44	148,300	5	405,000

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2023 with April 2022. The Year-To-Date section compares 2023 year-to-date statistics through April with 2022 Year-To-Date statistics through April.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/22-4/30/23) with 12 months before (5/1/21-4/30/22).

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



Definitions and Formulas

Additional Resources

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This 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.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

The Active Listings in the Market Action report 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.

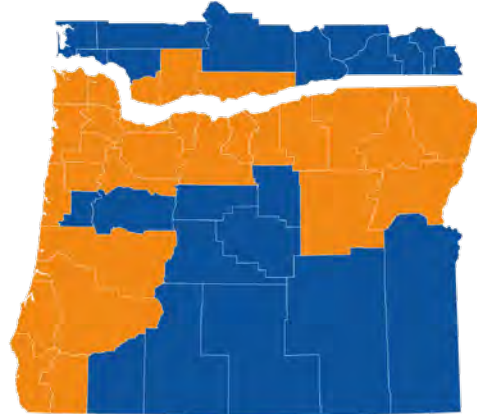
Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Real Talk with RMLS Podcast](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Baker County
- Columbia Basin
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- Mid-Columbia
- North Coastal Counties
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



RMLS was formed by area Boards and Associations of REALTORS® in 1991. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.

Credits

Drew Coleman, Chairman of the Board

Kurt von Wasmuth, President/CEO

Jorden Holland, Editor

Grant Lowery, Communications Specialist

Contact RMLS at:

communications@rmls.com



16101 SW 72nd Ave., Suite 200, Portland, OR 97224
503.236.7657



MARKET ACTION REPORT

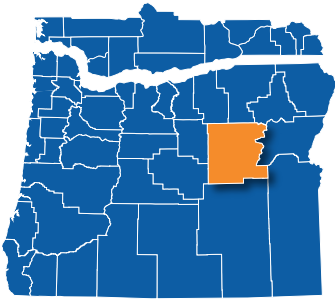
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Grant County April 2023 Reporting Period

Grant County

April 2023 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (10) matched the 10 listed in April 2022, and decreased 9.1% from the 11 listed in March 2023.

Pending Sales

Pending sales (10) increased 11.1% from the 9 offers accepted in April 2022, and increased 11.1% from the 9 offers accepted in March 2023.

Closed Sales

Closed sales (5) decreased 64.3% from the 14 closings in April 2022, and decreased 44.4% from the 9 closings in March 2023.

Inventory and Time on Market

Inventory increased to 3.8 months in April. Total market time decreased to 93 days.

Year-to-Date Summary

Comparing the first four months of 2023 to the same period in 2022, new listings (33) decreased 10.8%, pending sales (33) decreased 2.9%, and closed sales (21) decreased 30.0%.

Average and Median Sale Prices

Comparing 2023 to 2022 through April, the average sale price has decreased 14.7% from \$292,800 to \$249,900. In the same comparison, the median sale price has decreased 5.4% from \$265,000 to \$250,800.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +1.5% (\$284,300 v. \$280,000)

Median Sale Price % Change: -10.2% (\$237,000 v. \$263,800)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2021	2022	2023
January	2.5	3.7	*
February	1.2	3.5	2.6
March	1.8	4.3	2.0
April	1.3	1.3	3.8
May	2.3	4.5	
June	0.8	2.2	
July	1.7	2.1	
August	2.2	3.9	
September	2.9	6.4	
October	2.3	5.8	
November	4.0	2.5	
December	2.4	4.6	

*Note: Since there were no sales in this region in January, we cannot calculate an Inventory In Months.

Residential Trends

Apr 2023 vs. Mar 2023

New Listings **-9.1%** ↓

Pending Sales **11.1%** ↑

Closed Sales **-44.4%** ↓

Average Sale Price **+19.5%** ↑

Median Sale Price **+17.8%** ↑

Inventory **+1.8** ↑

Total Market Time **-26** ↓

Apr 2023 vs. Apr 2022

New Listings **0%** —

Pending Sales **+11.1%** ↑

Closed Sales **-64.3%** ↓

Average Sale Price **+2.2%** ↑

Median Sale Price **-5.9%** ↓

Inventory **+2.5** ↑

Total Market Time **+31** ↑

Grant County

April 2023 Reporting Period

Residential Sales by Price Range

Price Range	Apr 2021	Apr 2022	Apr 2023
0K-100K	3	3	0
100K-200K	3	1	1
200K-300K	1	4	3
300K-400K	0	3	2
400K-500K	2	3	0
500K-600K	0	1	0
600K-700K	2	0	0
700K-800K	0	0	0
800K-900K	0	0	0
900K-1M	0	0	0
1MM-1.1MM	0	0	0
1.1MM-1.2MM	0	0	0
1.2MM-1.3MM	0	0	0
1.3MM-1.4MM	0	0	0
1.4MM-1.5MM	0	0	0
1.5MM-1.6MM	0	0	0
1.6MM-1.7MM	0	0	0
1.7MM-1.8MM	0	0	0
1.8MM-1.9MM	0	0	0
1.9MM-2MM	0	0	0
2MM+	0	0	0



90th Percentile



50th Percentile



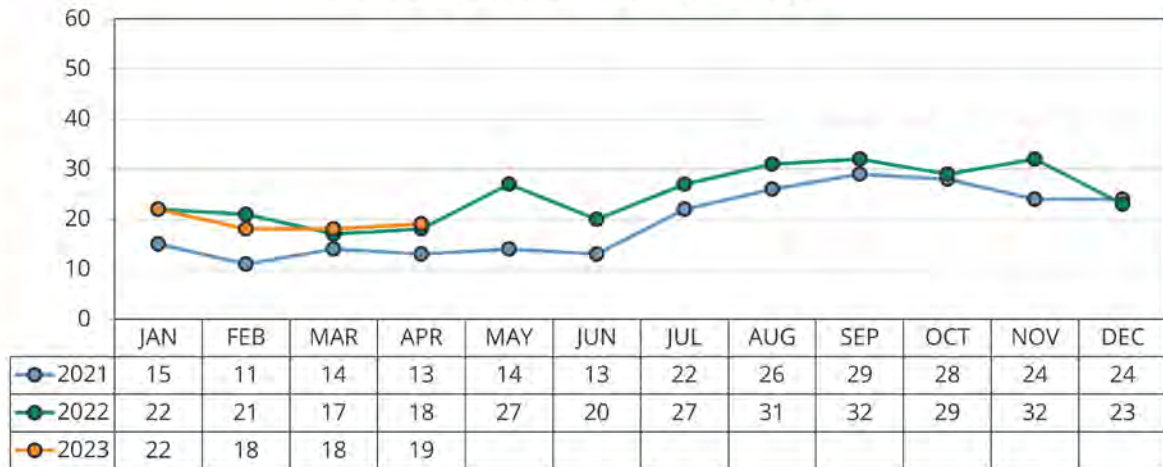
10th Percentile

Grant County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2023	April	10	10	5	279,500	265,000	93
	March	11	9	9	233,900	225,000	119
	Year-To-Date	33	33	21	249,900	250,800	91
2022	April	10	9	14	273,600	281,500	62
	Year-To-Date	37	34	30	292,800	265,000	63
Change	April 2022	0.0%	11.1%	-64.3%	2.2%	-5.9%	50.1%
	Prev Mo 2023	-9.1%	11.1%	-44.4%	19.5%	17.8%	-21.5%
	Year-To-Date	-10.8%	-2.9%	-30.0%	-14.7%	-5.4%	43.5%

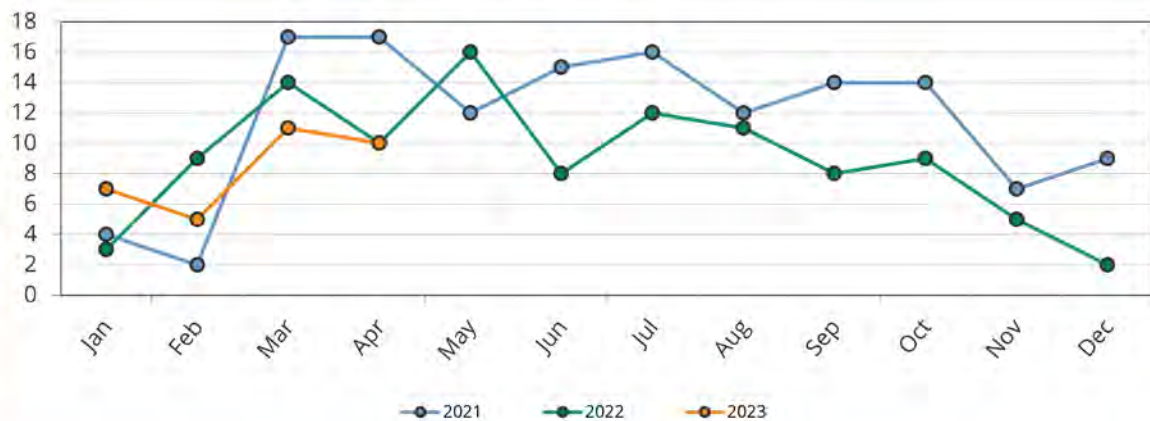
Grant County

April 2023 Reporting Period

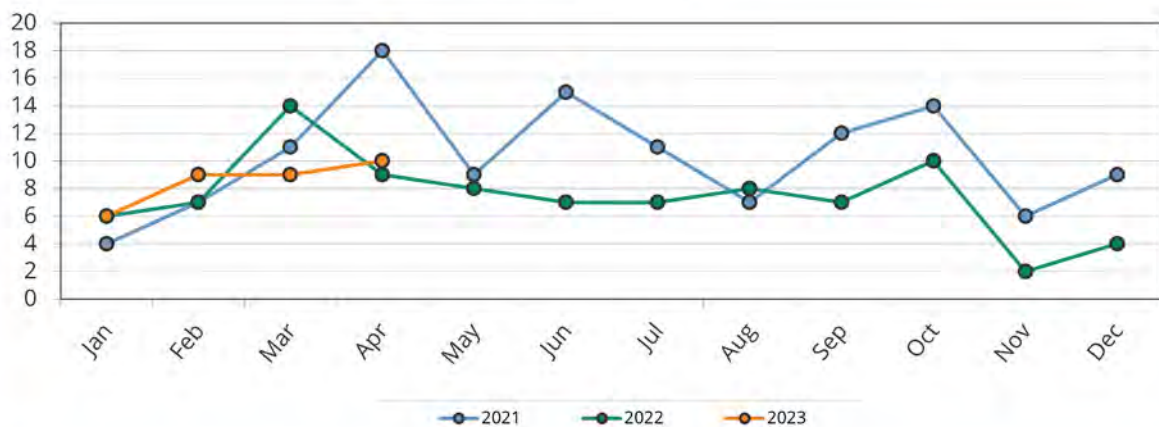
Active Residential Listings



New Listings



Pending Sales

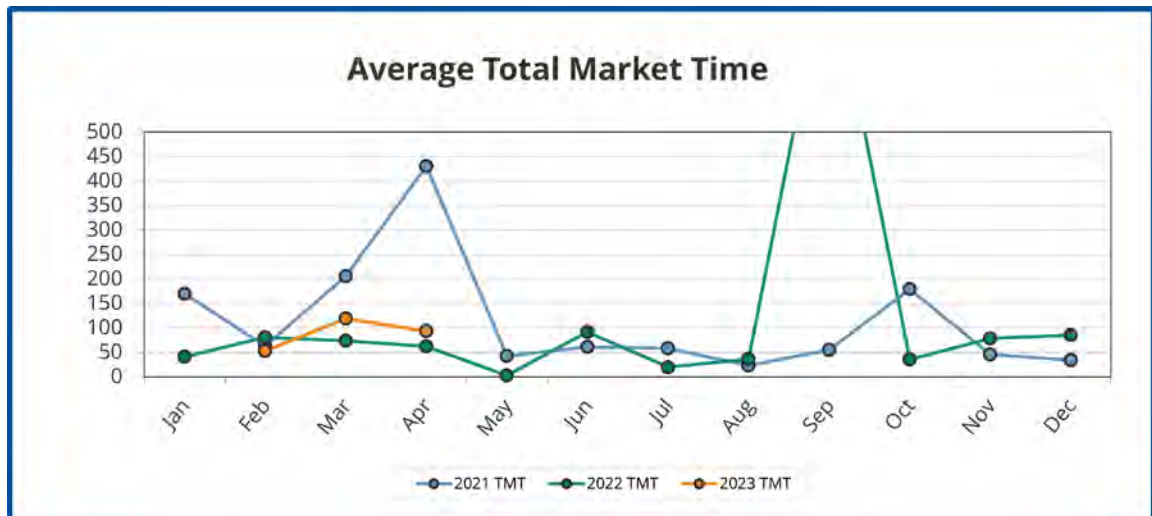


Grant County

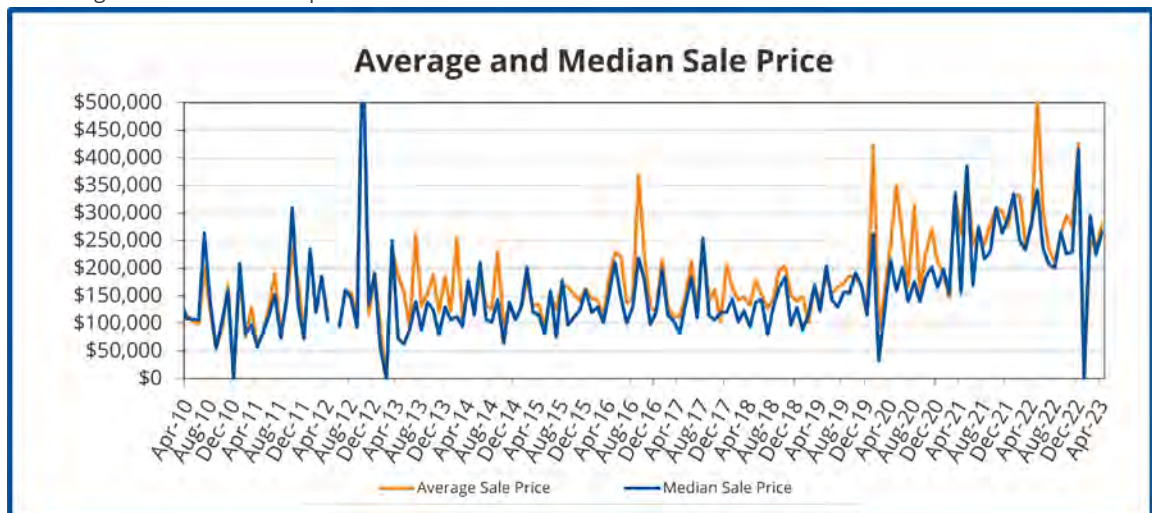
April 2023 Reporting Period



Note: Since there were no sales in this region in January 2023, we cannot calculate a data point for that month.



Note: In **September 2022**, there was an average of **867 days on market** in Grant. This has caused a spike in the Average Total Market Time that month. Since there were no sales in this region in January 2023, we cannot calculate an Average Total Market Time price for that month.

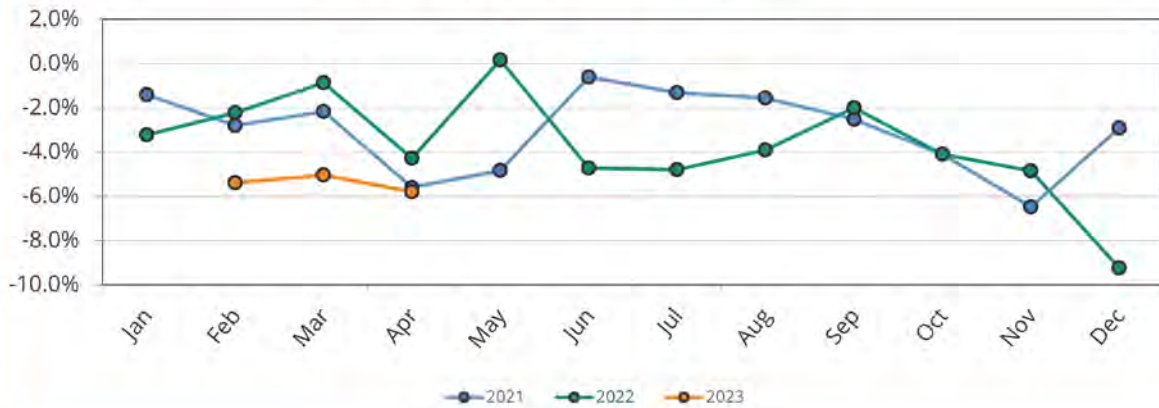


Note: In **May 2022**, the average sale price was **\$511,900** in Grant. In **October 2012**, the average sale price was **\$625,000** in Grant. This has caused a spike in the Average and Median Sale Price chart for those months. Since there were no sales in this region in January 2023, we cannot calculate the Average and Median Sale Price for that month.

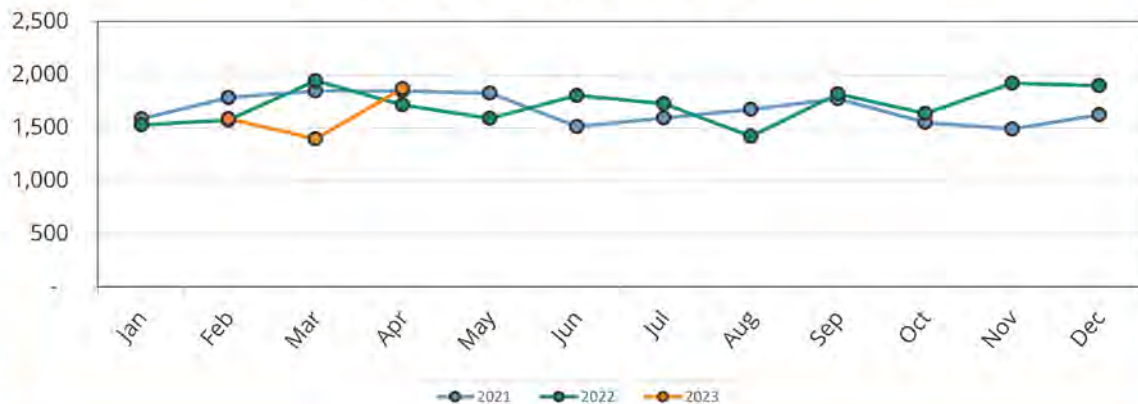
Grant County

April 2023 Reporting Period

Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



Note: Since there were no sales in this region in January 2023, we cannot offer January 2023 data points for these charts.

Grant County

April 2023 Reporting Period

Area Report

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date			
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 23 v. 22 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 23 v. 22 ¹	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price		
97817	Bates	0	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97820	Canyon City	1	2	0	2	100.0%	0	-	-	5	8	14.3%	7	279,700	305,200	-14.2%	-	-	-	-	-	-
97825	Dayville	2	0	0	2	100.0%	-	-	-	4	2	100.0%	-	-	-	32.5%	-	-	1	36,800	-	-
97845	John Day	6	4	1	3	-25.0%	3	315,800	42	12	11	-26.7%	7	251,800	220,000	-2.0%	-	-	1	52,000	-	-
97848	Kimberly	1	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
97856	Long Creek	0	0	0	0	-	1	185,000	187	0	1	0.0%	1	185,000	185,000	76.1%	-	-	-	-	-	-
97864	Monument	-	0	0	0	-	0	-	-	0	0	-	0	-	-	21.3%	0	-	0	-	0	-
97865	Mount Vernon	4	1	0	1	0.0%	1	265,000	153	3	3	-25.0%	2	269,000	269,000	29.4%	-	-	3	186,700	-	-
97869	Prairie City	4	3	0	2	100.0%	-	-	-	8	8	100.0%	4	201,300	215,000	27.0%	-	-	2	500,000	-	-
97873	Seneca	1	0	0	0	-100.0%	0	-	-	-	0	-100.0%	0	-	-	-73.4%	0	-	0	-	0	-
	Grant County	19	10	1	10	11.1%	5	-	-	33	33	-2.9%	21	-	250,800	1.6%	-	-	7	235,600	-	-

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2023 with April 2022. The Year-To-Date section compares 2023 year-to-date statistics through April with 2022 Year-To-Date statistics through April.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/22-4/30/23) with 12 months before (5/1/21-4/30/22).

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



Definitions and Formulas

Additional Resources

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This 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.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

The Active Listings in the Market Action report 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.

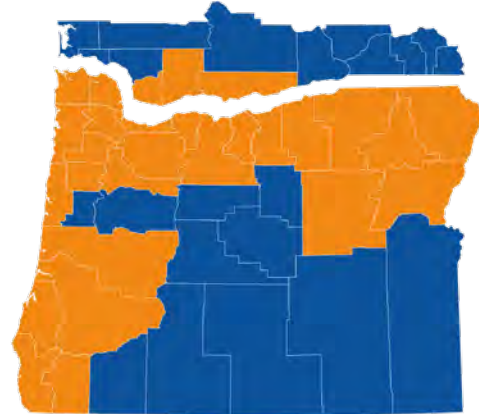
Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Real Talk with RMLS Podcast](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Baker County
- Columbia Basin
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- Mid-Columbia
- North Coastal Counties
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



RMLS was formed by area Boards and Associations of REALTORS® in 1991. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.

Credits

Drew Coleman, Chairman of the Board

Kurt von Wasmuth, President/CEO

Jorden Holland, Editor

Grant Lowery, Communications Specialist

Contact RMLS at:

communications@rmls.com



16101 SW 72nd Ave., Suite 200, Portland, OR 97224
503.236.7657



MARKET ACTION REPORT

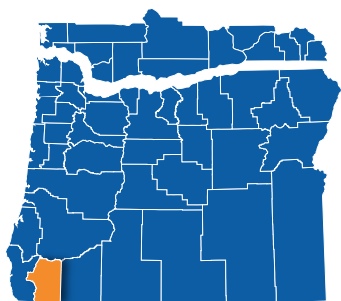
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Josephine County, OR April 2023 Reporting Period

Josephine County, OR

April 2023 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (8) decreased 11.1% from the 9 listed in April 2022, and decreased 11.1% from the 9 listed in March 2023.

Pending Sales

Pending sales (8) increased 60.0% from the 5 offers accepted in April 2022, and increased 14.3% from the 7 offers accepted in March 2023.

Closed Sales

Closed sales (6) matched the 6 closings in April 2022, and increased 50.0% from the 4 closings in March 2023.

Inventory and Time on Market

Inventory increased to 4.3 months in April. Total market time decreased to 78 days.

Year-to-Date Summary

Comparing the first four months of 2023 to the same period in 2022, new listings (29) decreased 29.3%, pending sales (21) decreased 34.4%, and closed sales (11) decreased 50.0%.

Average and Median Sale Prices

Comparing 2023 to 2022 through April, the average sale price has decreased 10.2% from \$452,600 to \$406,300. In the same comparison, the median sale price has decreased 6.4% from \$432,500 to \$405,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -1.7% (\$451,600 v. \$459,500)

Median Sale Price % Change: -3.4% (\$425,000 v. \$440,000)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2021	2022	2023
January	2.5	21.0	31.0
February	4.5	7.5	*
March	0.9	1.6	6.0
April	1.5	3.8	4.3
May	1.3	5.2	
June	7.0	5.4	
July	2.8	10.7	
August	3.6	33.0	
September	2.1	11.3	
October	4.7	5.3	
November	3.8	11.7	
December	4.6	8.3	

*Note: Since there were no sales in this region in April we cannot calculate an Inventory In Months.

Residential Trends

Apr 2023 vs. Mar 2023

New Listings -11.1% ↓

Pending Sales +14.3% ↑

Closed Sales +50% ↑

Average Sale Price +17.9% ↑

Median Sale Price +15.8% ↑

Inventory -1.7 ↓

Total Market Time -33 ↓

Apr 2023 vs. Apr 2022

New Listings -11.1% ↓

Pending Sales +60% ↑

Closed Sales 0% —

Average Sale Price +5% ↑

Median Sale Price +1.4% ↑

Inventory +0.5 ↑

Total Market Time +34 ↑

Josephine County, OR

April 2023 Reporting Period

Residential Sales by Price Range			
Price Range	Apr 2021	Apr 2022	Apr 2023
0K-100K	0	0	0
100K-200K	0	1	1
200K-300K	5	1	0
300K-400K	2	1	0
400K-500K	1	2	1
500K-600K	0	1	2
600K-700K	2	1	1
700K-800K	0	0	0
800K-900K	0	0	0
900K-1M	0	0	0
1MM-1.1MM	1	0	0
1.1MM-1.2MM	0	0	0
1.2MM-1.3MM	0	0	0
1.3MM-1.4MM	0	0	0
1.4MM-1.5MM	0	0	0
1.5MM-1.6MM	0	0	0
1.6MM-1.7MM	0	0	0
1.7MM-1.8MM	0	0	0
1.8MM-1.9MM	0	0	0
1.9MM-2MM	0	0	0
2MM+	0	0	0

90th Percentile
 50th Percentile
 10th Percentile

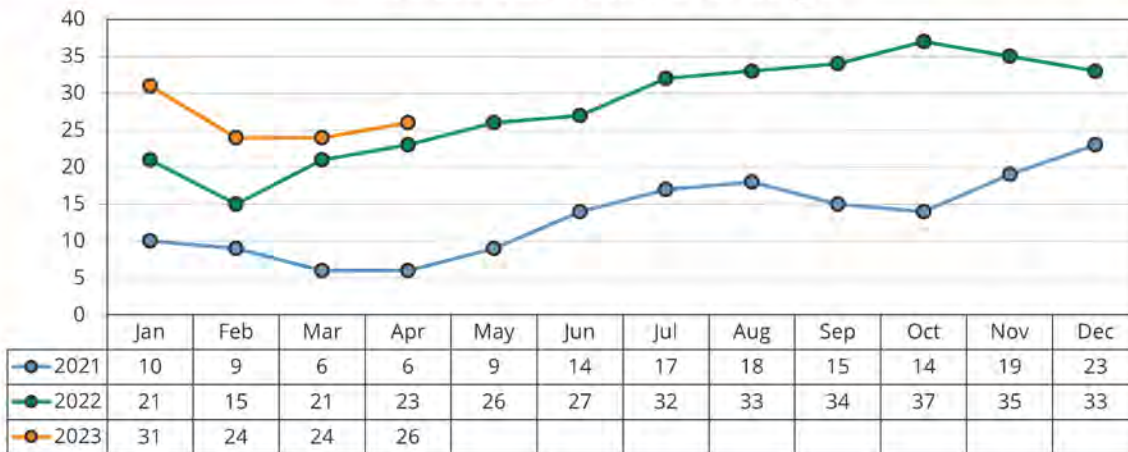
Josephine County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2023	April	8	8	6	405,700	402,500	78
	March	9	7	4	344,000	347,500	111
	Year-To-Date	29	21	11	406,300	405,000	105
2022	April	9	5	6	386,300	397,000	43
	Year-To-Date	41	32	22	452,600	432,500	49
Change	April 2022	-11.1%	60.0%	0.0%	5.0%	1.4%	79.2%
	Prev Mo 2023	-11.1%	14.3%	50.0%	17.9%	15.8%	-29.9%
	Year-To-Date	-29.3%	-34.4%	-50.0%	-10.2%	-6.4%	112.9%

*Note: Since there were no sales in this region in February, we cannot calculate an Average Sale Price, Median Sales Price, or Total Market Time for that month.

Josephine County, OR

April 2023 Reporting Period

Active Residential Listings



New Listings



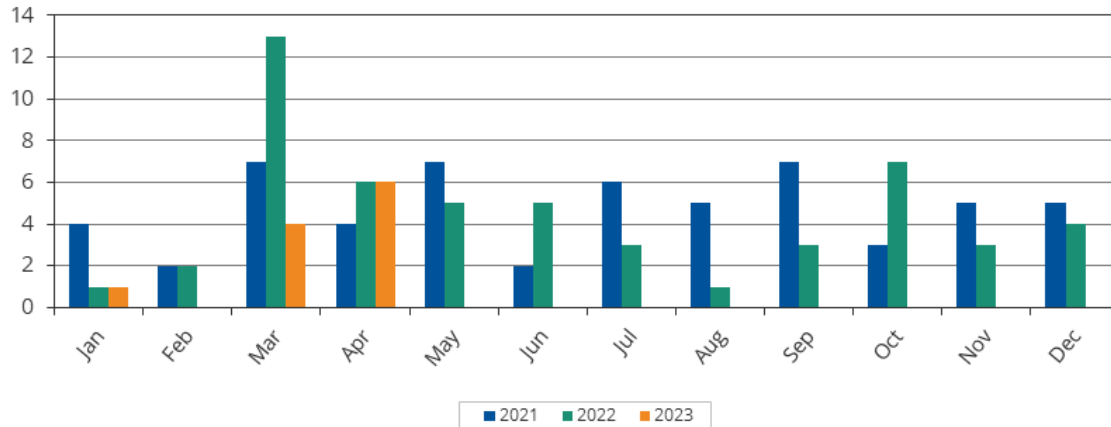
Pending Sales



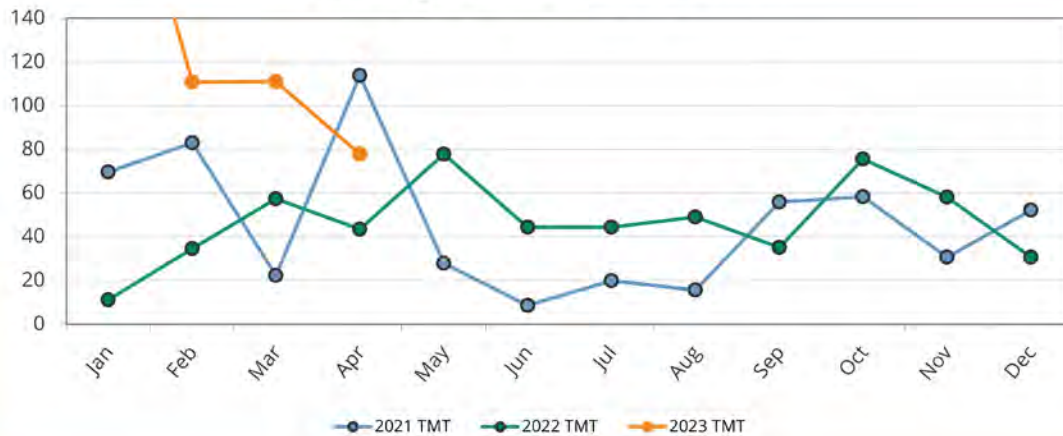
Josephine County, OR

April 2023 Reporting Period

Closed Sales

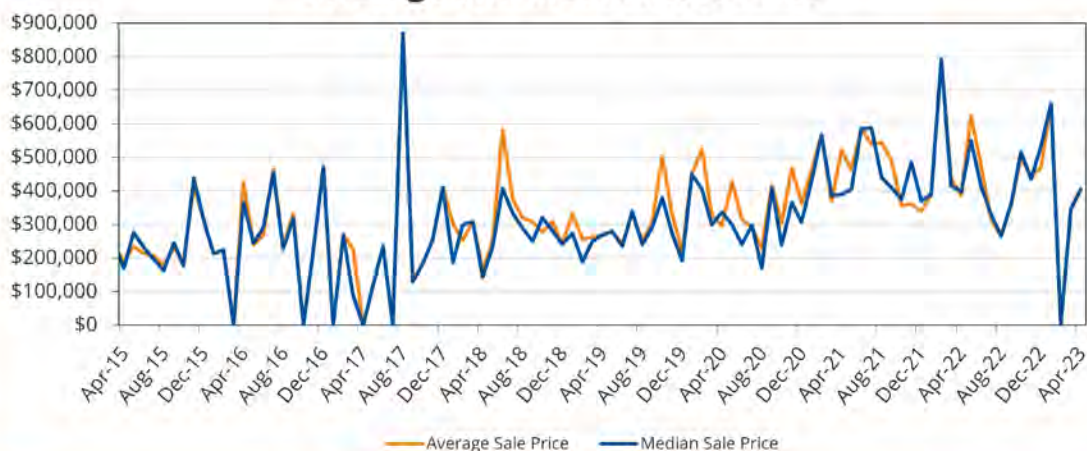


Average Total Market Time



In **January 2023**, there was an average of **247 days on market** in Grant. This has caused a spike in the Average Total Market Time for that month.

Average and Median Sale Price

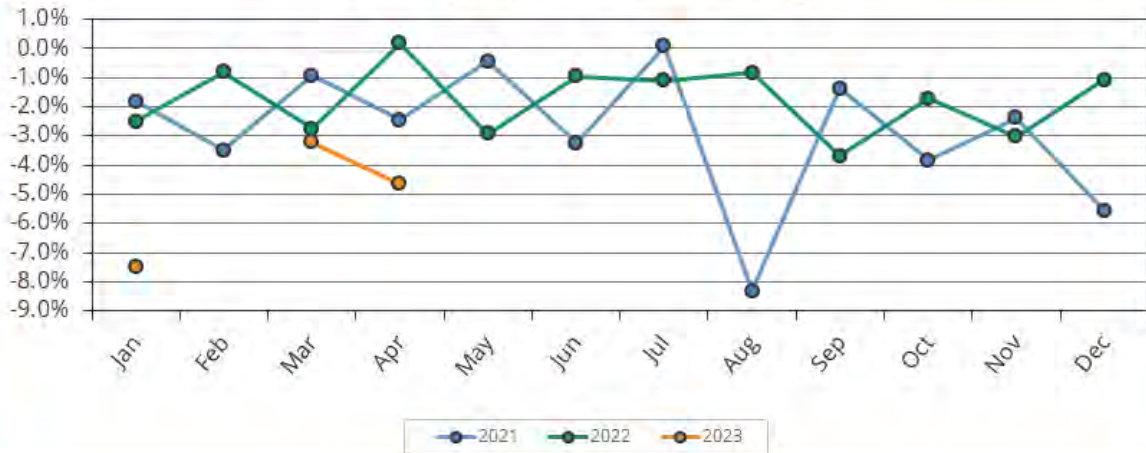


Note: Since there were no sales in this region in February, we cannot calculate an Average Sale Price or Median Sales Price for that month. Data points showing zero value are months in which a data point was unavailable, the actual data point is not zero.

Josephine County, OR

April 2023 Reporting Period

Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



Note: Since there were no sales in this region in February 2023, we cannot offer February 2023 data points for these charts.

Josephine County, OR

April 2023 Reporting Period

Area Report

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

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date						Avg. Sale Price % Change ²	Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 23 v. 22 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 23 v. 22 ¹	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97497	Wolf Creek	1	0	1	0	-	1	580,000	23	1	1	-66.7%	1	580,000	580,000	53.5%	-	-	-	-	-	-
97523	Cave Junction	1	2	0	1	-	0	-	-	3	2	0.0%	1	540,800	540,800	7.8%	-	-	-	-	-	-
97526	Grants Pass	5	2	1	1	-66.7%	3	306,700	107	7	6	-62.5%	4	395,000	402,500	5.8%	1	3,000,000	-	-	1	435,000
97527	Grants Pass	9	3	1	4	300.0%	1	319,000	70	10	8	0.0%	3	288,000	319,000	-15.7%	-	-	1	460,000	-	-
97528	Grants Pass	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97531	Kerby	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97532	Merlin	3	1	0	1	0.0%	0	-	-	4	2	100.0%	0	-	-	49.4%	0	-	0	-	0	-
97533	Murphy	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97534	O'Brien	1	0	0	0	-	0	-	-	2	1	0.0%	1	290,000	290,000	-35.4%	-	-	-	-	-	-
97538	Selma	1	0	0	0	-	0	-	-	-	0	-	-	-	-	-	-	1	147,000	-	-	
97543	Wilderville	1	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
97544	Williams	2	0	0	1	-	1	615,000	51	1	1	0.0%	1	615,000	615,000	82.3%	-	-	-	-	-	-
	Josephine Co.	24	8	3	8	60.0%	6	405,700	78	29	21	-34.4%	11	406,300	405,000	-1.7%	1	3,000,000	2	303,500	1	435,000

97501	Medford	6	-	-	0	-100.0%	1	315,000	72	4	1	-66.7%	1	315,000	315,000	12.9%	-	-	-	-	-	-
97502	Central Point	1	2	1	2	-	1	335,000	3	5	3	200.0%	1	335,000	335,000	-22.8%	-	-	-	-	-	-
97503	White City	0	0	0	0	-	-	-	-	0	-	-	-	-	-	-	-	-	1	130,000	-	-
97504	Medford	3	0	0	0	-	0	-	-	1	0	-100.0%	0	-	-	-71.3%	0	-	0	-	0	-
97520	Ashland	10	6	-	1	-	0	-	-	7	3	-	2	437,000	437,000	-55.3%	-	-	-	-	-	-
97522	Butte Falls	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97524	Eagle Point	-	0	1	-	-	0	-	-	-	-	-	1	528,600	528,600	53.2%	-	-	-	-	-	-
97525	Gold Hill	3	1	0	0	-	0	-	-	3	0	-	0	-	-	-	0	-	0	-	0	-
97530	Jacksonville	2	1	0	0	-	1	565,000	5	2	1	-	1	565,000	565,000	-	-	-	-	-	-	-
97535	Phoenix	-	0	0	0	-	0	-	-	0	1	-	1	380,000	380,000	-	-	-	-	-	-	-
97536	Prospect	-	0	0	0	-	0	-	-	-	0	-	0	-	-	-	0	-	0	-	0	-
97537	Rogue River	2	1	0	0	-	0	-	-	2	0	-	0	-	-	9.8%	0	-	0	-	0	-
97539	Shady Cove	1	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
97540	Talent	-	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97541	Talent	2	0	0	0	-	0	-	-	1	-	-	-	-	-	-	-	-	1	269,000	-	-
	Jackson Co.	30	11	2	3	200.0%	3	405,000	27	26	9	50.0%	7	428,200	384,000	-35.6%	-	0	2	199,500	-	0

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2023 with April 2022. The Year-To-Date section compares 2023 year-to-date statistics through April with 2022 Year-To-Date statistics through April.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/22-4/30/23) with 12 months before (5/1/21-4/30/22).

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



Definitions and Formulas

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This 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.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

The Active Listings in the Market Action report 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.

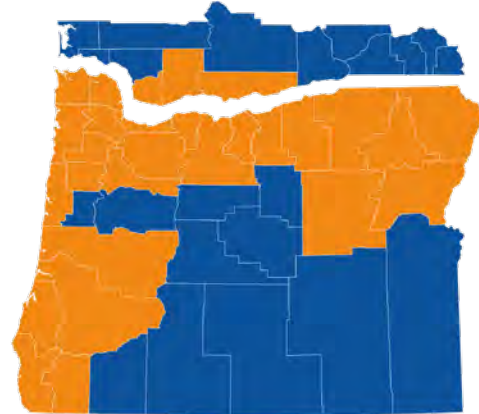
Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Real Talk with RMLS Podcast](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Baker County
- Columbia Basin
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- Mid-Columbia
- North Coastal Counties
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



RMLS was formed by area Boards and Associations of REALTORS® in 1991. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.

Credits

Drew Coleman, Chairman of the Board

Kurt von Wasmuth, President/CEO

Jorden Holland, Editor

Grant Lowery, Communications Specialist

Contact RMLS at:

communications@rmls.com



16101 SW 72nd Ave., Suite 200, Portland, OR 97224
503.236.7657



MARKET ACTION REPORT

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

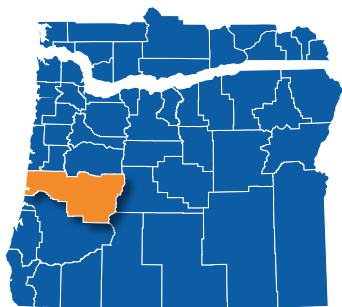
Lane County April 2023 Reporting Period

Lane County

April 2023 Reporting Period

MARKET ACTION REPORT

Note: Data for Florence is reported separately from Greater Lane County. For data on Florence, see the charts on pages 7-9.



Residential Highlights

New Listings

New listings (383) decreased 21.8% from the 490 listed in April 2022, and decreased 4.3% from the 400 listed in March 2023.

Pending Sales

Pending sales (339) decreased 25.2% from the 453 offers accepted in April 2022, and decreased 0.9% from the 342 offers accepted in March 2023.

Closed Sales

Closed sales (284) decreased 30.9% from the 411 closings in April 2022, and decreased 2.4% from the 291 closings in March 2023.

Inventory and Time on Market

Inventory increased to 1.5 months in April. Total market time decreased to 39 days.

Year-to-Date Summary

Comparing the first four months of 2023 to the same period in 2022, new listings (1,390) decreased 22.9%, pending sales (1,219) decreased 24.4%, and closed sales (1,015) decreased 26.9%.

Average and Median Sale Prices

Comparing 2023 to 2022 through April, the average sale price has decreased 4.1% from \$469,000 to \$449,700. In the same comparison, the median sale price has decreased 0.5% from \$427,000 to \$425,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +3.7% (\$471,000 v. \$454,200)

Median Sale Price % Change: +5.1% (\$436,000 v. \$415,000)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2021	2022	2023
January	0.8	0.8	2.3
February	0.9	0.9	1.7
March	0.6	0.7	1.4
April	0.7	0.7	1.5
May	0.7	0.9	
June	0.7	1.1	
July	0.8	1.6	
August	0.9	1.2	
September	1.0	1.3	
October	0.9	1.6	
November	0.8	2.1	
December	0.6	1.9	

Residential Trends

Apr 2023 vs. Mar 2023

New Listings **-4.3%** ↓

Pending Sales **-0.9%** ↓

Closed Sales **-2.4%** ↓

Average Sale Price **+2.9%** ↑

Median Sale Price **+5.2%** ↑

Inventory **+0.1** ↑

Total Market Time **-5** ↓

Apr 2023 vs. Apr 2022

New Listings **-21.8%** ↓

Pending Sales **-25.2%** ↓

Closed Sales **-30.9%** ↓

Average Sale Price **-6.3%** ↓

Median Sale Price **-0.9%** ↓

Inventory **+0.8** ↑

Total Market Time **+14** ↑

Lane County

April 2023 Reporting Period

Residential Sales by Price Range

Price Range	Apr 2021	Apr 2022	Apr 2023
0K-100K	22	10	14
100K-200K	17	14	17
200K-300K	61	39	20
300K-400K	149	104	71
400K-500K	101	130	94
500K-600K	40	61	48
600K-700K	30	39	21
700K-800K	15	21	12
800K-900K	9	20	6
900K-1M	0	12	3
1MM-1.1MM	0	4	2
1.1MM-1.2MM	1	2	0
1.2MM-1.3MM	0	4	1
1.3MM-1.4MM	0	0	1
1.4MM-1.5MM	1	1	2
1.5MM-1.6MM	0	1	1
1.6MM-1.7MM	0	1	1
1.7MM-1.8MM	0	2	0
1.8MM-1.9MM	0	0	0
1.9MM-2MM	0	0	0
2MM+	0	1	1



90th Percentile



50th Percentile



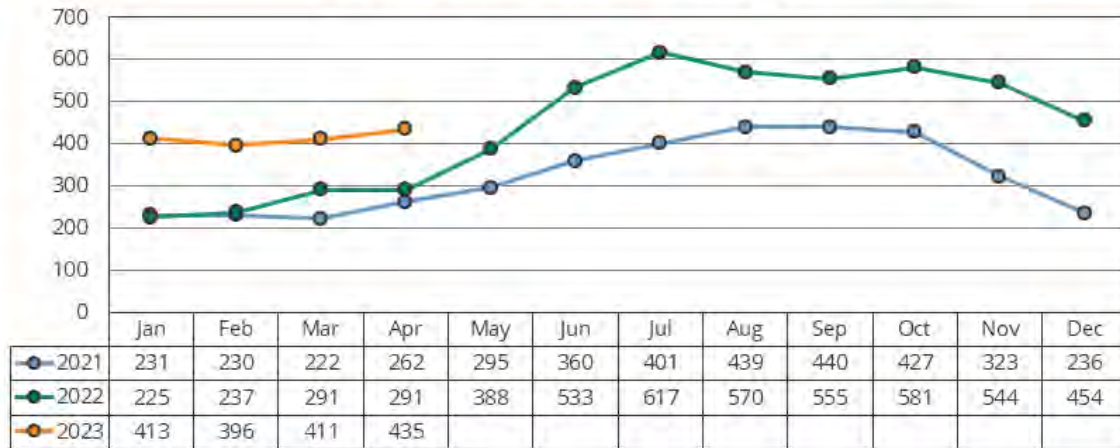
10th Percentile

Greater Lane Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2023	April	383	339	284	459,300	445,000	39
	March	400	342	291	446,400	423,200	44
	Year-To-Date	1,390	1,219	1,015	449,700	425,000	49
2022	April	490	453	411	490,200	449,000	25
	Year-To-Date	1,804	1,612	1,389	469,000	427,000	30
Change	April 2022	-21.8%	-25.2%	-30.9%	-6.3%	-0.9%	56.5%
	Prev Mo 2023	-4.3%	-0.9%	-2.4%	2.9%	5.2%	-11.4%
	Year-To-Date	-22.9%	-24.4%	-26.9%	-4.1%	-0.5%	66.0%

Lane County

April 2023 Reporting Period

Active Residential Listings



New Listings



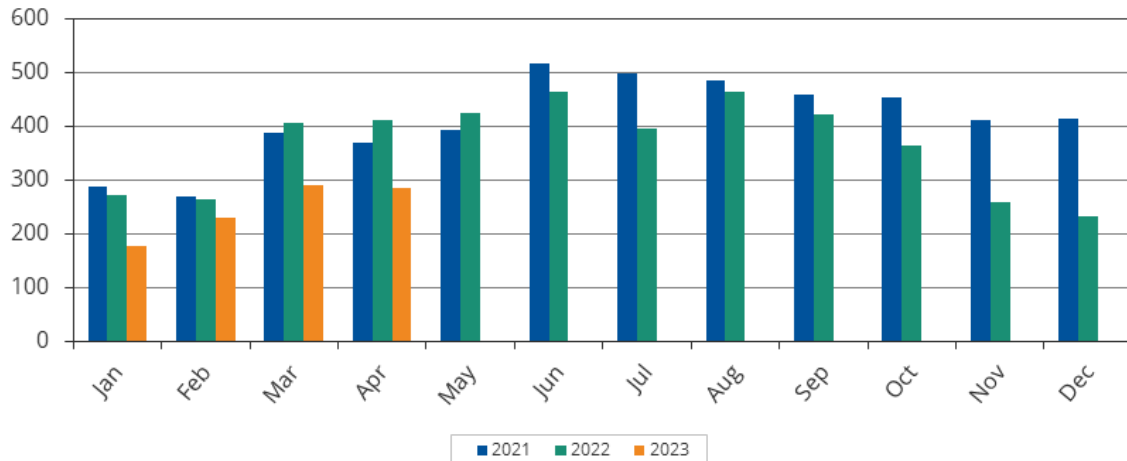
Pending Sales



Lane County

April 2023 Reporting Period

Closed Sales



Average Total Market Time



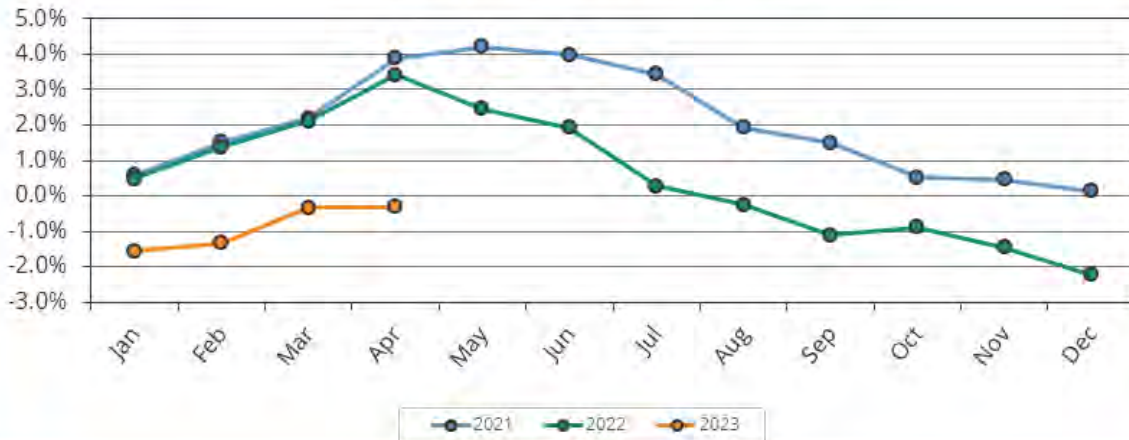
Average and Median Sale Price



Lane County

April 2023 Reporting Period

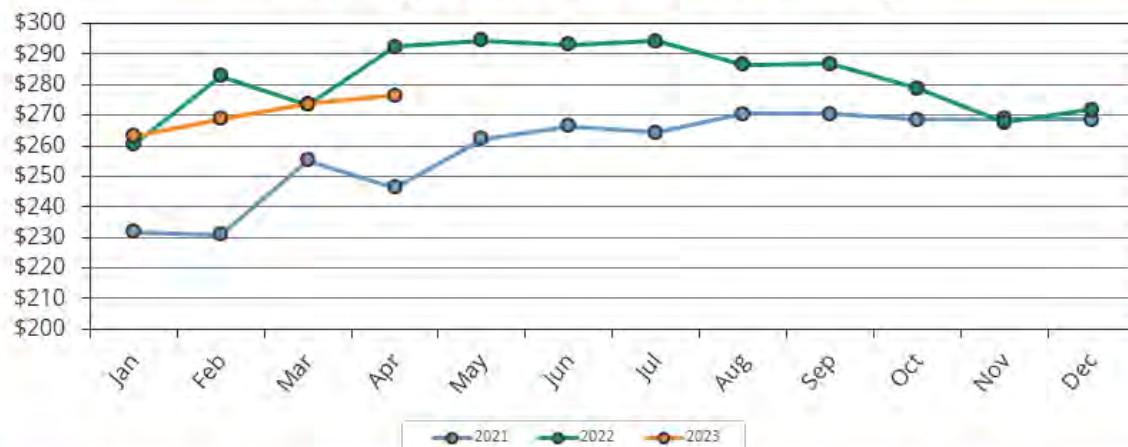
Average Sold Price Change



Average Square Footage



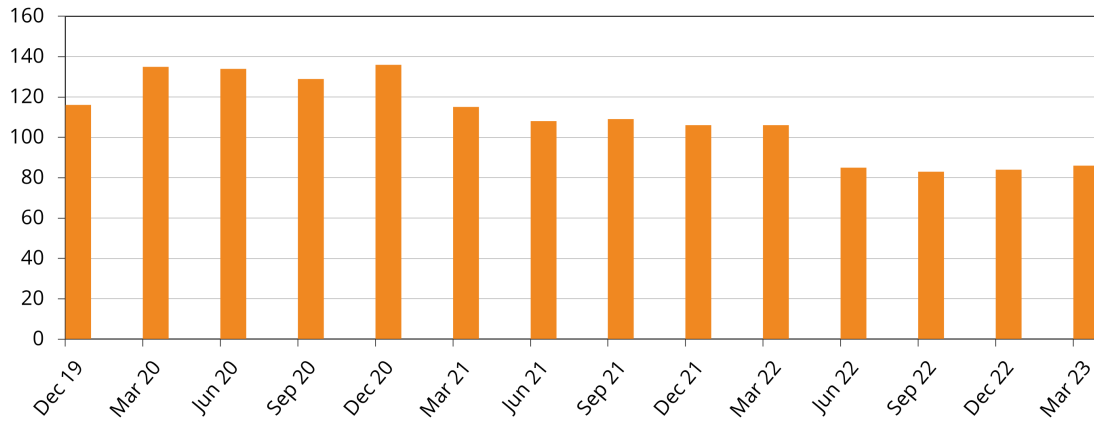
Average Price Per Square Footage



Lane County

April 2023 Reporting Period

Affordability Index



Affordability - The Affordability Index is updated quarterly. 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 (\$89,061 in 2023, per HUD) can afford 86% of a monthly mortgage payment on a median priced home (423,200 in March). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.54% (per Freddie Mac).



Florence – Lane County, OR

April 2023 Reporting Period

Florence New Listings





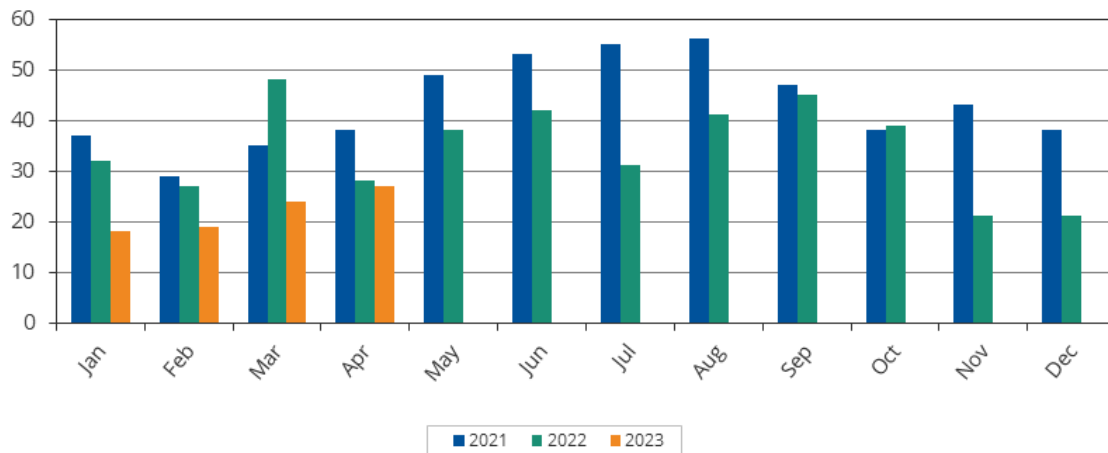
Florence - Lane County

April 2023 Reporting Period

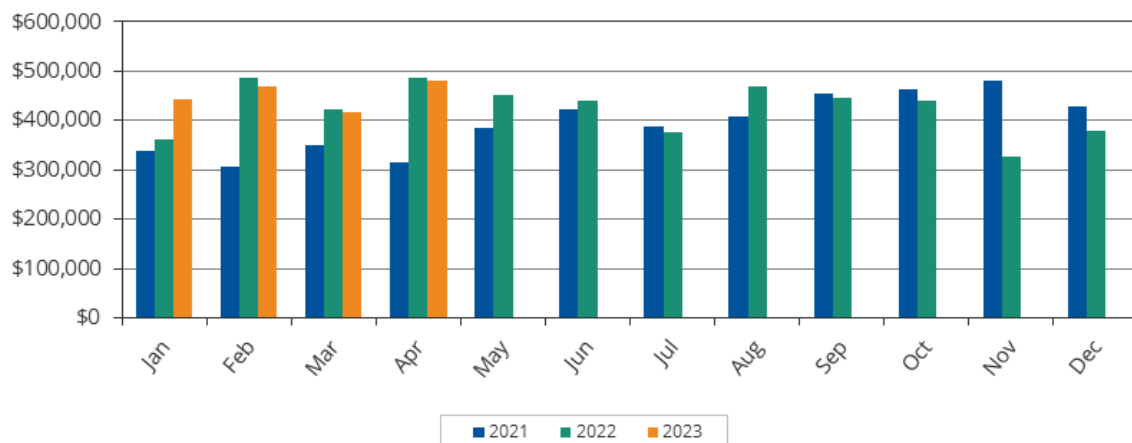
Florence Pending Sales



Florence Closed Sales



Florence Average Sale Price



Lane County

April 2023 Reporting Period

Area Report

This report includes Florence.

		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 23 v. 22 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2023 v. 2022	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
225	Florence Coast Village	3	1	0	1	-50.0%	1	265,000	242	4	3	-40.0%	2	248,500	248,500	125	13.4%	-	-	1	155,000	-	-	
226	Florence Green Trees	6	3	0	2	0.0%	3	254,300	77	10	9	-18.2%	8	281,300	285,000	102	9.8%	-	-	-	-	-	-	
227	Florence Florentine	5	3	0	4	300.0%	3	490,700	30	11	8	14.3%	5	457,400	457,000	43	7.7%	-	-	-	-	-	-	
228	Florence Town	34	26	3	17	0.0%	12	374,300	60	70	51	-26.1%	42	409,200	419,500	58	3.6%	1	360,000	1	95,000	1	400,000	
229	Florence Beach	15	7	0	8	166.7%	1	475,000	2	18	16	-11.1%	11	517,800	515,000	108	11.4%	-	-	1	z	-	-	
230	Florence North	9	3	1	4	0.0%	4	1,181,000	17	18	13	18.2%	11	671,800	400,000	22	-8.2%	-	-	5	160,200	-	-	
231	Florence South/ Dunes City	16	5	2	3	-57.1%	-	-	-	17	8	-55.6%	5	735,600	725,000	82	10.2%	-	-	7	204,000	-	-	
238	Florence East/ Mapleton	9	3	3	3	200.0%	3	258,300	6	11	10	11.1%	6	267,000	237,500	106	-7.8%	-	-	3	187,300	-	-	
	Grand Total	97	51	9	42	13.5%	27	480,200	51	159	118	-20.3%	90	451,000	412,500	69	1.5%	1	360,000	18	176,000	1	400,000	
232	Hayden Bridge	12	22	0	18	-21.7%	8	402,500	12	62	61	-30.7%	46	449,600	444,200	34	11.3%	-	-	-	-	2	541,300	
233	McKenzie Valley	10	7	2	7	-53.3%	7	505,800	80	26	23	-28.1%	20	457,500	457,500	90	3.0%	-	-	15	188,700	-	-	
234	Pleasant Hill/Oak	53	25	6	11	-45.0%	15	523,400	55	86	51	-34.6%	41	459,300	425,000	71	5.1%	-	-	5	215,300	1	550,000	
235	South Lane Properties	52	27	7	23	-43.9%	24	376,100	37	127	101	-28.4%	90	371,400	375,000	53	-5.1%	-	-	5	331,200	3	709,900	
236	West Lane Properties	32	15	-	19	26.7%	16	492,900	28	74	67	-4.3%	51	488,400	445,000	70	10.5%	-	-	9	278,900	-	-	
237	Junction City	34	18	3	20	17.6%	12	378,700	83	87	67	13.6%	41	466,100	475,000	75	1.9%	-	-	2	44,000	-	-	
239	Thurston	16	20	4	22	-43.6%	16	409,500	58	73	78	-34.5%	65	411,600	400,000	45	7.5%	-	-	2	75,900	1	419,000	
240	Coburg I-5	8	6	1	1	-66.7%	4	546,200	4	12	9	-47.1%	12	640,600	610,000	59	-17.2%	-	-	-	-	1	550,000	
241	N Gilham	15	13	0	13	-31.6%	10	581,900	41	66	59	-9.2%	50	525,500	499,900	47	-0.9%	-	-	-	-	1	675,000	
242	Ferry Street Bridge	27	25	1	18	-48.6%	15	620,500	18	85	63	-48.4%	61	561,500	485,000	33	3.6%	-	-	1	435,000	2	475,000	
243	E Eugene	40	14	2	19	-20.8%	18	593,600	55	91	82	-29.9%	76	577,600	532,800	58	9.1%	-	-	3	227,700	5	609,900	
244	SW Eugene	33	43	3	38	-20.8%	27	572,400	44	121	116	-19.4%	97	562,100	524,000	58	2.6%	-	-	7	195,400	6	594,000	
245	W Eugene	18	22	1	13	-18.8%	7	314,600	23	53	42	-26.3%	34	300,100	308,500	41	-0.8%	2	670,000	1	240,000	2	391,800	
246	Danebo	35	45	7	36	-16.3%	31	320,900	34	140	125	-16.7%	111	326,000	355,000	36	0.8%	1	295,000	2	111,800	2	510,000	
247	River Road	10	11	1	15	-31.8%	12	444,000	70	47	51	-15.0%	38	426,400	427,500	57	5.6%	-	-	-	-	2	327,800	
248	Santa Clara	19	34	4	32	6.7%	31	477,400	27	111	103	-14.2%	81	466,400	455,000	36	8.6%	-	-	2	192,500	1	541,000	
249	Springfield	18	33	2	32	-11.1%	30	379,400	15	122	113	-25.7%	94	348,800	353,400	33	3.2%	2	1,275,000	1	395,000	3	545,000	
250	Mohawk Valley	3	3	0	2	-71.4%	1	696,500	106	7	8	-61.9%	7	535,300	512,000	72	5.9%	-	-	-	-	-	-	
	Grand Total	435	383	44	339	-25.2%	284	459,300	39	1,390	1,219	-24.4%	1,015	449,700	425,000	49	3.7%	5	837,000	55	219,000	32	550,200	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2023 with April 2022. The Year-To-Date section compares 2023 year-to-date statistics through April with 2022 Year-To-Date statistics through April.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/22-4/30/23) with 12 months before (5/1/21-4/30/22).

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



Definitions and Formulas

Additional Resources

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This 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.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

The Active Listings in the Market Action report 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.

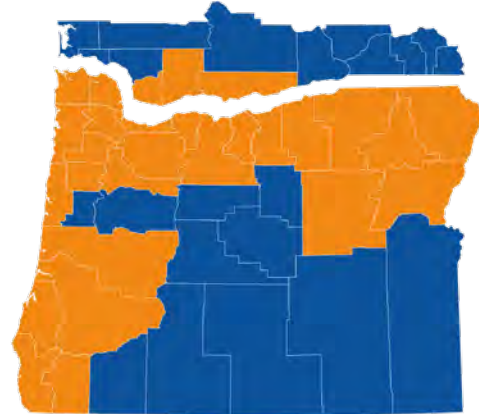
Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Real Talk with RMLS Podcast](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Baker County
- Columbia Basin
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- Mid-Columbia
- North Coastal Counties
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



RMLS was formed by area Boards and Associations of REALTORS® in 1991. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.

Credits

Drew Coleman, Chairman of the Board

Kurt von Wasmuth, President/CEO

Jorden Holland, Editor

Grant Lowery, Communications Specialist

Contact RMLS at:

communications@rmls.com



16101 SW 72nd Ave., Suite 200, Portland, OR 97224
503.236.7657



MARKET ACTION REPORT

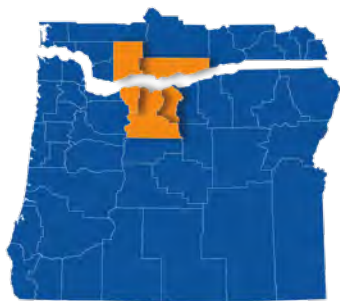
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Mid-Columbia April 2023 Reporting Period

Mid-Columbia

April 2023 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (94) decreased 41.6% from the 161 listed in April 2022, and increased 16.0% from the 81 listed in March 2023.

Pending Sales

Pending sales (87) decreased 19.4% from the 108 offers accepted in April 2022, and increased 29.9% from the 67 offers accepted in March 2023.

Closed Sales

Closed sales (53) decreased 39.1% from the 87 closings in April 2022, and increased 3.9% from the 51 closings in March 2023.

Inventory and Time on Market

Inventory increased to 3.5 months in April. Total market time decreased to 67 days.

Year-to-Date Summary

Comparing the first four months of 2023 to the same period in 2022, new listings (300) decreased 23.1%, pending sales (242) decreased 24.8%, and closed sales (197) decreased 27.0%.

Average and Median Sale Prices

Comparing 2023 to 2022 through April, the average sale price has held steady at \$486,100. In the same comparison, the median sale price has decreased 5.9% from \$425,000 to \$400,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +1.6% (\$517,400 v. \$509,500)

Median Sale Price % Change: +1.1% (\$429,700 v. \$425,000)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2021	2022	2023
January	1.3	1.3	3.9
February	1.7	2.0	3.8
March	1.6	1.7	3.4
April	0.9	1.6	3.5
May	1.2	2.0	
June	1.1	1.9	
July	1.3	2.9	
August	1.9	2.8	
September	1.9	2.8	
October	1.6	3.9	
November	1.3	3.1	
December	1.3	3.9	

Residential Trends

Apr 2023 vs. Mar 2023

New Listings **+16%** ↑

Pending Sales **+29.9%** ↑

Closed Sales **+3.9%** ↑

Average Sale Price **+1.8%** ↑

Median Sale Price **+1.2%** ↑

Inventory **+0.1** ↑

Total Market Time **-5** ↓

Apr 2023 vs. Apr 2022

New Listings **-41.6%** ↓

Pending Sales **-19.4%** ↓

Closed Sales **-39.1%** ↓

Average Sale Price **-9.1%** ↓

Median Sale Price **-6.7%** ↓

Inventory **+1.8** ↑

Total Market Time **+27** ↑

Mid-Columbia

April 2023 Reporting Period

Residential Sales by Price Range

Price Range	Apr 2021	Apr 2022	Apr 2023
0K-100K	2	2	0
100K-200K	8	5	8
200K-300K	21	6	6
300K-400K	17	23	12
400K-500K	11	18	8
500K-600K	14	9	4
600K-700K	6	7	10
700K-800K	3	5	1
800K-900K	8	5	1
900K-1M	4	1	1
1MM-1.1MM	0	0	0
1.1MM-1.2MM	1	0	2
1.2MM-1.3MM	1	1	0
1.3MM-1.4MM	0	2	1
1.4MM-1.5MM	1	0	0
1.5MM-1.6MM	1	1	0
1.6MM-1.7MM	0	1	0
1.7MM-1.8MM	0	1	0
1.8MM-1.9MM	0	0	0
1.9MM-2MM	0	0	0
2MM+	0	1	1



90th Percentile



50th Percentile



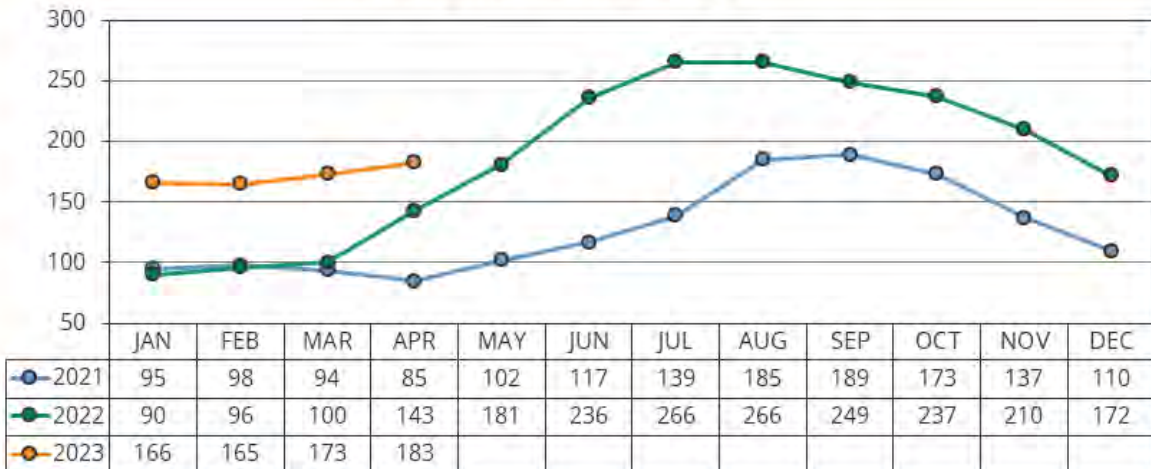
10th Percentile

Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2023	April	94	87	53	499,200	420,000	67
	March	81	67	51	490,200	415,000	72
	Year-To-Date	300	242	197	486,100	400,000	79
2022	April	161	108	87	548,900	450,000	39
	Year-To-Date	390	322	270	486,100	425,000	45
Change	April 2022	-41.6%	-19.4%	-39.1%	-9.1%	-6.7%	69.4%
	Prev Mo 2023	16.0%	29.9%	3.9%	1.8%	1.2%	-7.2%
	Year-To-Date	-23.1%	-24.8%	-27.0%	0.0%	-5.9%	73.1%

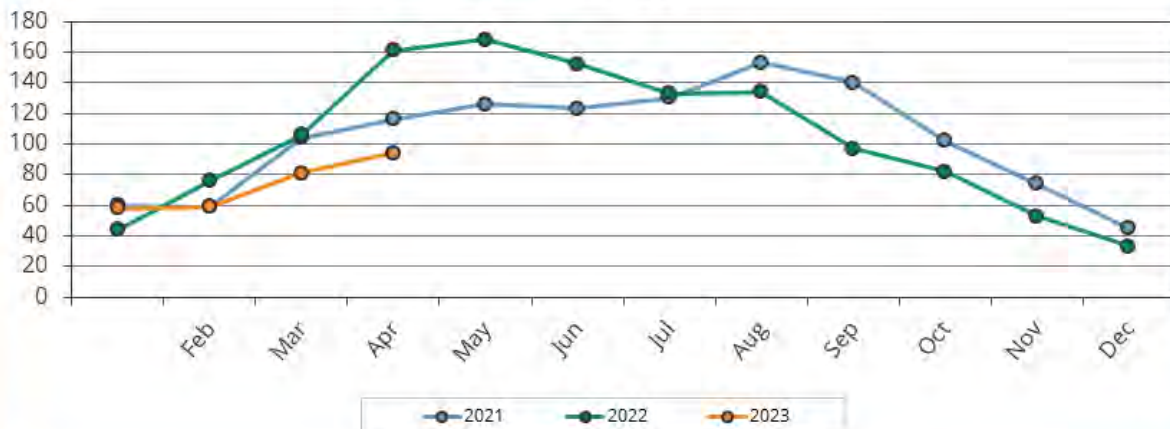
Mid-Columbia

April 2023 Reporting Period

Active Residential Listings



New Listings



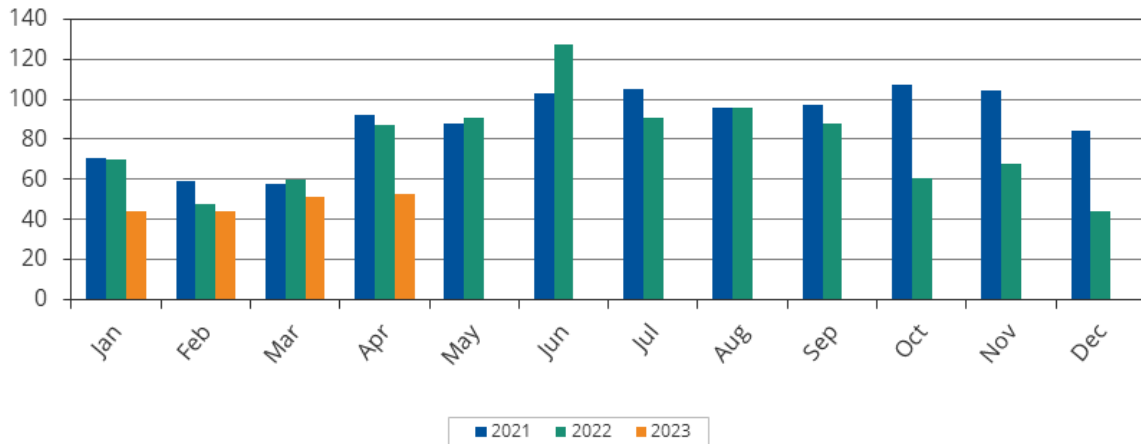
Pending Sales



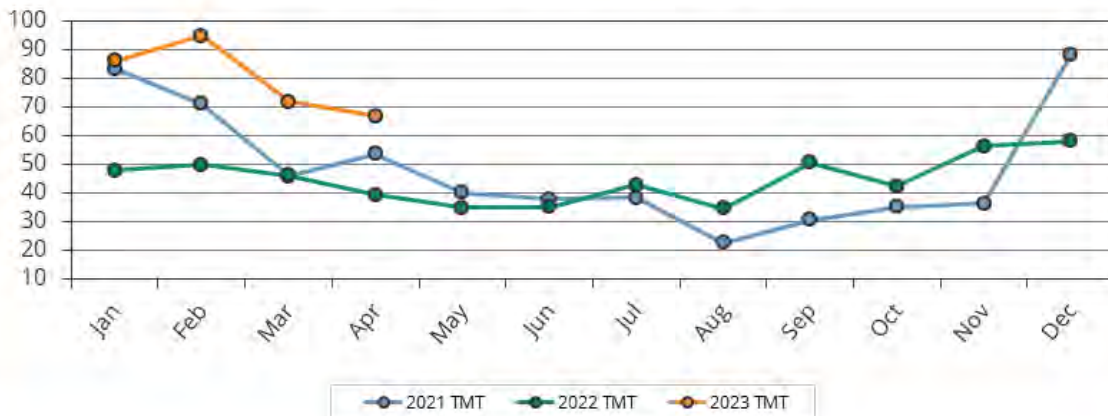
Mid-Columbia

April 2023 Reporting Period

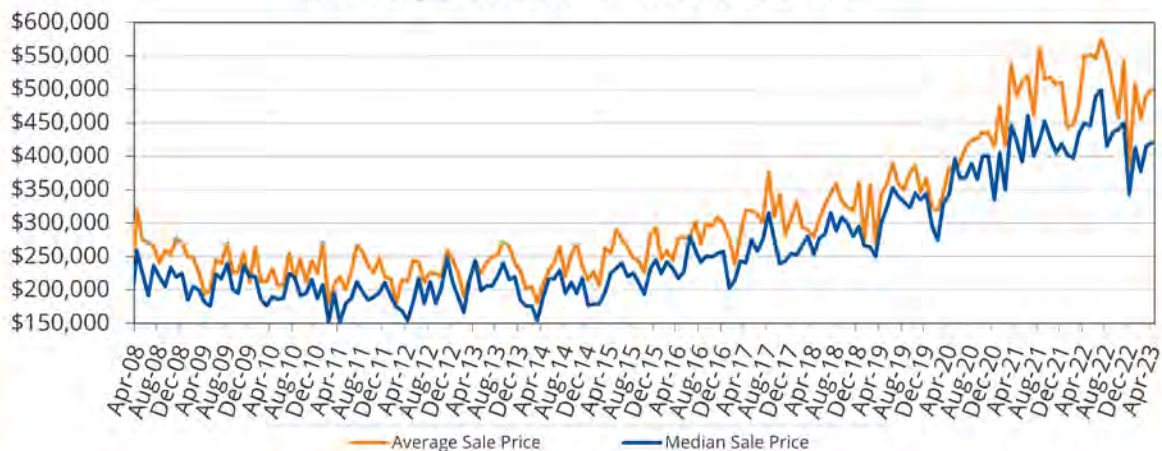
Closed Sales



Average Total Market Time



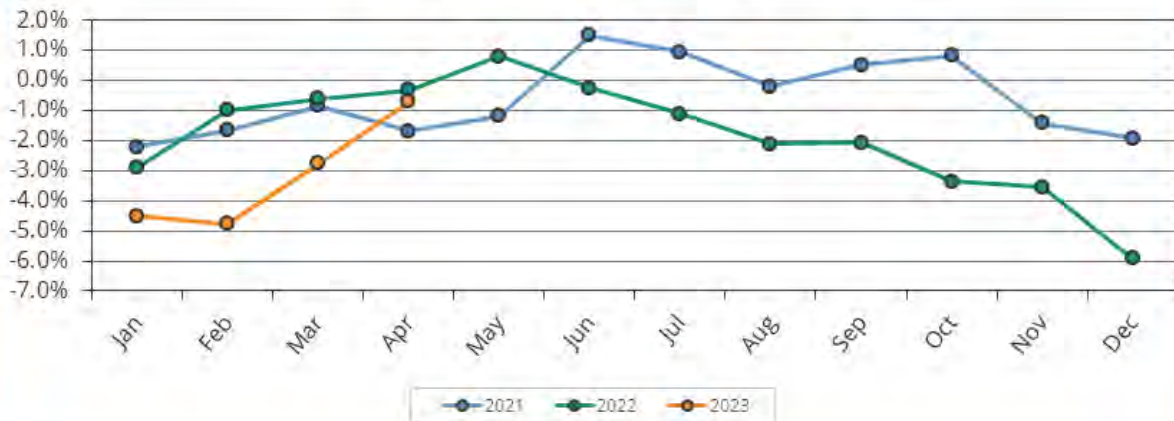
Average and Median Sale Price



Mid-Columbia

April 2023 Reporting Period

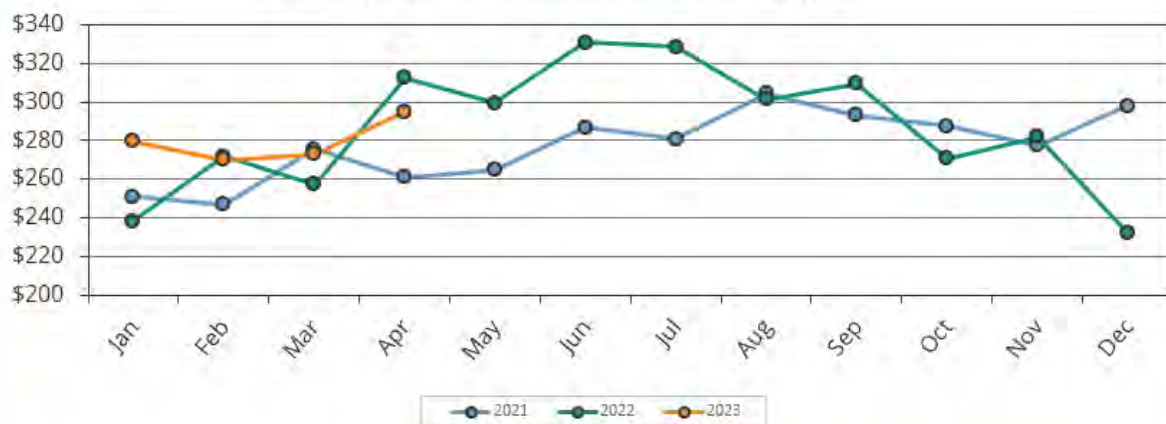
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



Mid-Columbia

April 2023 Reporting Period

Area Report

		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 23 v. 22 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 23 v. 22 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²						
100	White Salmon / Bingen	18	6	-	5	25.0%	3	705,500	7	15	19	26.7%	15	674,700	615,000	-0.3%	-	-	3	247,100	-	-
101	Snowden	1	1	1	2	100.0%	0	-	-	3	3	0.0%	2	467,500	467,500	-0.9%	-	-	-	-	-	-
102	Trout Lake / Glenwood	4	3	0	0	-100.0%	0	-	-	4	1	-66.7%	2	572,500	572,500	1.8%	-	-	-	-	-	-
103	Husum / BZ Corner	1	0	0	0	-100.0%	0	-	-	-	1	-80.0%	1	662,500	662,500	-42.1%	-	-	1	375,000	-	-
104	Lyle / High Prairie	6	3	0	3	50.0%	1	475,000	184	9	10	-16.7%	13	508,100	375,800	1.0%	-	-	4	130,000	-	-
105	Dallesport / Murdock	6	1	-	1	-50.0%	2	262,100	4	7	5	25.0%	4	329,800	385,000	2.5%	-	-	-	-	-	-
106	Appleton/ Timber Valley	1	-	0	-	-	0	-	-	-	1	0.0%	1	612,000	612,000	20.6%	-	-	-	-	-	-
108	Goldendale / Centerville	22	7	-	8	-20.0%	4	262,500	70	33	24	-33.3%	25	305,200	276,400	3.1%	1	118,000	17	99,600	-	-
109	Bickleton/ East County	2	0	1	0	-	0	-	-	2	0	-100.0%	0	-	-	20.0%	0	-	0	-	0	-
110	Klickitat	-	-	0	1	0.0%	0	-	-	1	2	(0)	-	-	-	253.9%	-	-	1	49,900	-	-
	Klickitat Co. Total	61	21	2	20	-16.7%	10	416,600	49	74	66	-20.5%	63	460,800	400,000	-6.0%	1	118,000	26	130,000	-	-
111	Skamania	-	0	0	0	-	0	-	-	3	2	100.0%	3	404,300	453,000	-36.1%	-	-	1	251,000	-	-
112	North Bonneville	3	0	1	1	-66.7%	1	337,000	207	5	5	-37.5%	2	476,000	476,000	15.8%	-	-	-	-	-	-
113	Stevenson	7	3	0	2	-33.3%	-	-	-	11	8	33.3%	7	669,100	583,000	9.6%	-	-	1	265,000	-	-
114	Carson	3	6	-	6	20.0%	2	434,000	176	14	13	-18.8%	7	368,300	395,000	6.0%	-	-	5	161,400	-	-
115	Home Valley	0	0	0	0	-	0	-	-	1	1	0.0%	1	350,000	350,000	-16.2%	-	-	-	-	-	-
116	Cook / Underwood / Mill A / Willard	3	3	0	2	100.0%	2	708,400	128	8	5	66.7%	3	690,600	655,000	-35.6%	-	-	1	150,000	-	-
117	Unincorporated North	4	0	0	0	-100.0%	0	-	-	1	0	-100.0%	-	-	-	1.4%	-	-	1	3,570,500	-	-
	Skamania Co. Total	20	12	1	11	-26.7%	5	524,400	163	43	34	-17.1%	23	515,200	500,000	-5.5%	-	-	9	560,400	-	-
351	The Dalles	43	30	9	24	-14.3%	19	370,900	64	93	73	-25.5%	59	363,000	352,500	2.7%	1	750,000	6	331,100	2	1,775,000
352	Dufur	3	2	3	2	-	1	330,000	101	2	4	-20.0%	2	435,000	435,000	11.4%	-	-	-	-	-	-
353	Tygh Valley	7	1	1	-	-100.0%	1	277,000	212	3	5	66.7%	6	392,000	332,500	78.2%	-	-	1	60,000	-	-
354	Wamic / Pine Hollow	2	0	0	4	100.0%	3	340,000	138	4	5	66.7%	3	340,000	266,000	10.5%	-	-	-	-	-	-
355	Maupin / Pine Grove	2	0	2	2	0.0%	-	-	-	2	4	0.0%	2	454,500	454,500	37.4%	2	316,000	2	59,000	-	-
356	Rowena	0	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	-	0	-	0	-	0	-
357	Mosier	4	4	1	2	100.0%	1	705,000	14	6	2	-60.0%	2	792,500	792,500	31.4%	-	-	3	343,300	-	-
	Wasco Co. Total	61	37	16	34	-2.9%	25	375,200	79	110	93	-21.8%	74	380,400	353,800	-100.0%	3	460,700	12	266,200	2	1,775,000
361	Cascade Locks	3	3	2	1	-66.7%	0	-	-	6	4	-55.6%	3	449,100	390,000	3.3%	-	-	-	-	-	-
362	Hood River City	22	13	2	13	0.0%	8	799,300	22	42	26	-21.2%	22	816,300	682,500	15.1%	-	-	3	640,000	-	-
363	Hood River-W	3	2	0	3	-70.0%	3	1,030,700	30	9	8	-52.9%	5	872,000	617,000	18.1%	-	-	-	-	-	-
364	Hood River-E	3	1	0	#	-	0	-	-	2	-	-	0	-	-	-34.2%	0	-	0	-	0	-
366	Odell	2	1	0	1	-50.0%	-	-	-	2	2	-60.0%	1	570,000	570,000	-14.9%	1	425,000	5	670,600	-	-
367	Parkdale / Mt. Hood	4	2	1	0	-100.0%	1	625,000	-	6	2	-77.8%	3	625,000	625,000	-17.3%	-	-	2	1,062,000	-	-
	Hood River Co. Total	37	22	5	18	-40.0%	12	842,600	22	67	42	-42.5%	34	768,000	649,000	7.8%	1	425,000	10	739,700	-	-
370	Sherman Co.	4	2	1	4	0.0%	1	178,000	-	6	7	0	300.0%	209,300	185,000	0	-	-	-	-	-	-

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2023 with April 2022. The Year-To-Date section compares 2023 year-to-date statistics through April with 2022 Year-To-Date statistics through April.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/22-4/30/23) with 12 months before (5/1/21-4/30/22).

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



Definitions and Formulas

Additional Resources

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This 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.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

The Active Listings in the Market Action report 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.

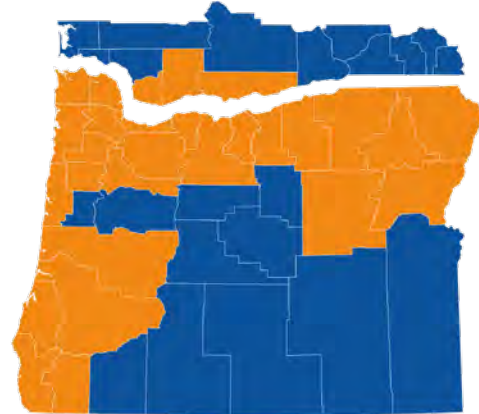
Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Real Talk with RMLS Podcast](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Baker County
- Columbia Basin
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- Mid-Columbia
- North Coastal Counties
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



RMLS was formed by area Boards and Associations of REALTORS® in 1991. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.

Credits

Drew Coleman, Chairman of the Board

Kurt von Wasmuth, President/CEO

Jorden Holland, Editor

Grant Lowery, Communications Specialist

Contact RMLS at:

communications@rmls.com



16101 SW 72nd Ave., Suite 200, Portland, OR 97224
503.236.7657



MARKET ACTION REPORT

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

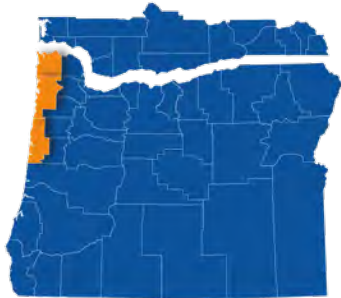
North Coastal Counties April 2023 Reporting Period

North Coastal Counties

April 2023 Reporting Period

MARKET ACTION REPORT

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



Residential Highlights

New Listings

New listings (175) decreased 25.8% from the 236 listed in April 2022, and decreased 2.2% from the 179 listed in March 2023.

Pending Sales

Pending sales (126) decreased 28.8% from the 177 offers accepted in April 2022, and increased 0.8% from the 125 offers accepted in March 2023.

Closed Sales

Closed sales (91) decreased 38.1% from the 147 closings in April 2022, and decreased 22.2% from the 117 closings in March 2023.

Inventory and Time on Market

Inventory increased to 4.5 months in April. Total market time increased to 73 days.

Year-to-Date Summary

Comparing the first four months of 2023 to the same period in 2022, new listings (625) decreased 12.5%, pending sales (462) decreased 20.5%, and closed sales (391) decreased 22.0%.

Average and Median Sale Prices

Comparing 2023 to 2022 through April, the average sale price has decreased 5.3% from \$579,400 to \$548,900. In the same comparison, the median sale price has decreased 0.5% from \$480,000 to \$477,500.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +0.1% (\$563,800 v. \$563,400)

Median Sale Price % Change: +5.2% (\$499,900 v. \$475,000)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2021	2022	2023
January	1.9	1.5	4.7
February	1.5	1.7	3.4
March	1.3	1.4	3.2
April	1.2	1.6	4.5
May	1.5	2.2	
June	1.3	2.0	
July	1.6	2.7	
August	1.2	2.3	
September	1.2	2.2	
October	1.1	3.2	
November	1.3	3.9	
December	1.3	4.2	

Residential Trends

Apr 2023 vs. Mar 2023

New Listings **-2.2%** ↓

Pending Sales **+0.8%** ↑

Closed Sales **-22.2%** ↓

Average Sale Price **+12.1%** ↑

Median Sale Price **+11%** ↑

Inventory **+1.3** ↑

Total Market Time **+3** ↑

Apr 2023 vs. Apr 2022

New Listings **-25.8%** ↓

Pending Sales **-28.8%** ↓

Closed Sales **-38.1%** ↓

Average Sale Price **+0.6%** ↑

Median Sale Price **-2%** ↓

Inventory **+2.9** ↑

Total Market Time **+38** ↑

North Coastal Counties

April 2023 Reporting Period

Residential Sales by Price Range

Price Range	Apr 2021	Apr 2022	Apr 2023
0K-100K	7	2	0
100K-200K	13	1	1
200K-300K	16	17	9
300K-400K	38	28	22
400K-500K	30	28	12
500K-600K	16	17	18
600K-700K	11	18	13
700K-800K	5	14	5
800K-900K	3	6	5
900K-1M	2	9	3
1MM-1.1MM	4	4	0
1.1MM-1.2MM	4	3	1
1.2MM-1.3MM	0	2	1
1.3MM-1.4MM	2	2	0
1.4MM-1.5MM	2	0	0
1.5MM-1.6MM	1	1	2
1.6MM-1.7MM	2	0	0
1.7MM-1.8MM	1	0	0
1.8MM-1.9MM	0	1	0
1.9MM-2MM	0	0	0
2MM+	1	1	2

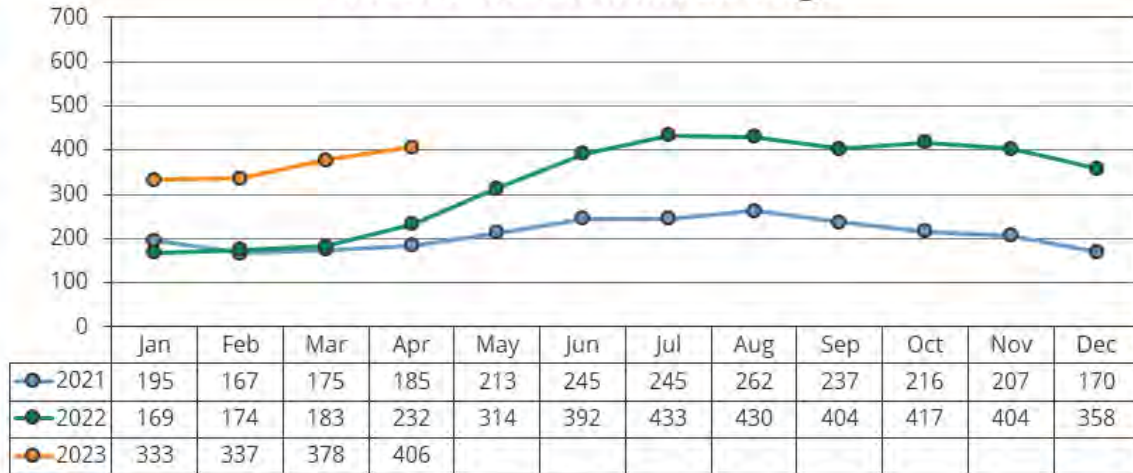
■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2023	April	175	126	91	593,300	509,500	73
	March	179	125	117	529,200	459,000	70
	Year-To-Date	625	462	391	548,900	477,500	80
2022	April	236	177	147	589,600	520,000	36
	Year-To-Date	714	581	501	579,400	480,000	45
Change	April 2022	-25.8%	-28.8%	-38.1%	0.6%	-2.0%	105.6%
	Prev Mo 2023	-2.2%	0.8%	-22.2%	12.1%	11.0%	4.3%
	Year-To-Date	-12.5%	-20.5%	-22.0%	-5.3%	-0.5%	78.8%

North Coastal Counties

April 2023 Reporting Period

Active Residential Listings



New Listings



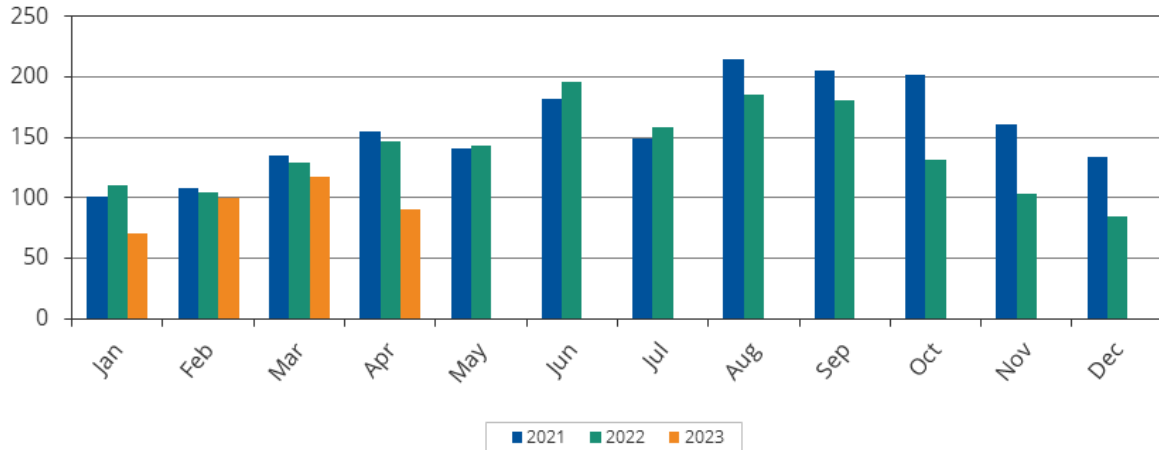
Pending Sales



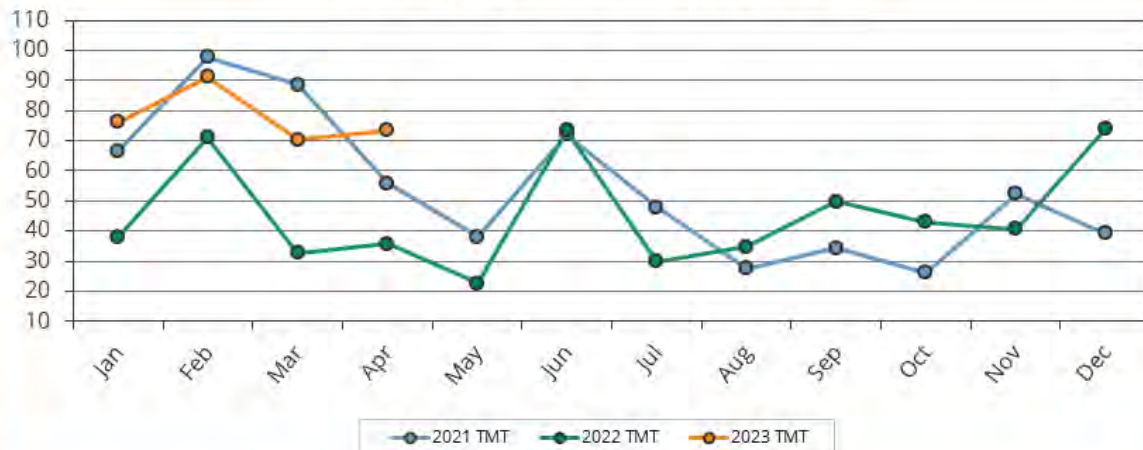
North Coastal Counties

April 2023 Reporting Period

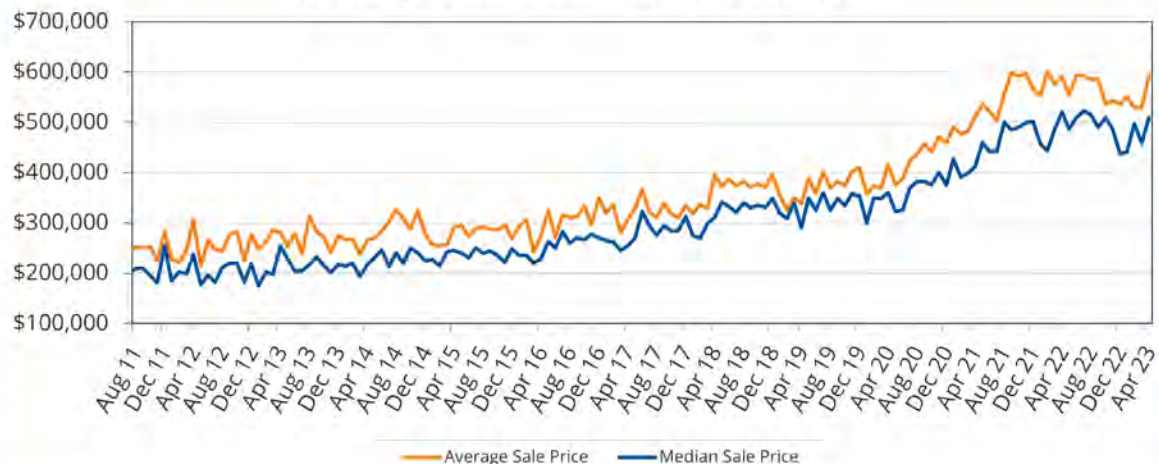
Closed Sales



Average Total Market Time



Average and Median Sale Price



North Coastal Counties

April 2023 Reporting Period

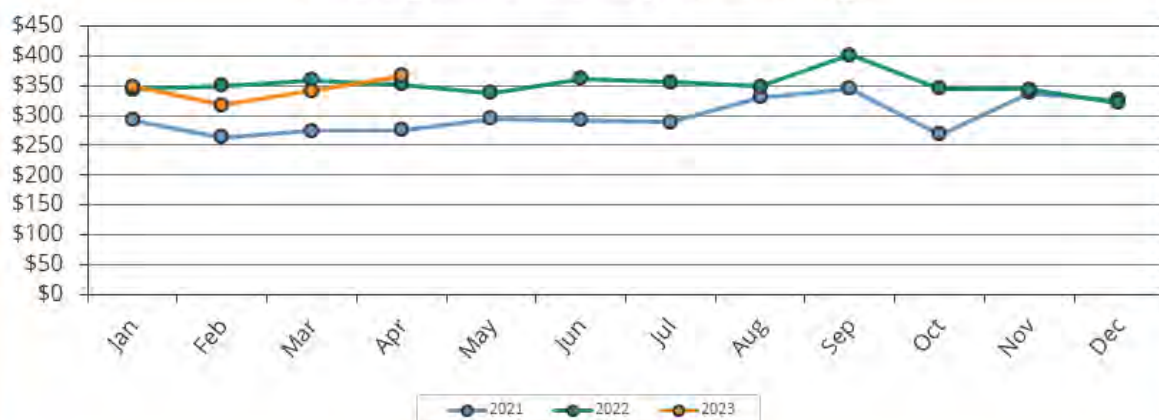
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



North Coastal Counties

April 2023 Reporting Period

Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 23 v. 22 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 23 v. 22 ¹	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
180	Astoria	43	21	1	20	5.3%	14	496,600	86	65	56	-17.6%	51	498,600	460,000	2.0%	2	280,000	3	279,700	3	329,200	
181	Hammond / Warrenton	17	14	3	12	-40.0%	12	570,800	104	54	48	-15.8%	43	553,800	538,500	5.5%	-	-	2	221,800	-	-	
182	Gearhart West	12	3	1	3	-40.0%	0	-	-	16	10	-44.4%	10	791,500	668,000	10.0%	-	-	-	-	-	-	
183	Gearhart East	4	-	1	1	0.0%	0	-	-	6	4	-50.0%	1	459,000	459,000	23.5%	-	-	-	-	-	-	
184	Seaside Northwest	8	2	1	3	-40.0%	1	290,000	5	15	8	-27.3%	5	535,200	489,000	-4.0%	-	-	-	-	-	-	
185	Seaside North Central	3	1	0	1	-66.7%	0	-	-	8	6	0.0%	6	448,200	462,500	3.4%	-	-	-	-	-	-	
186	Seaside Southwest	8	3	0	3	-62.5%	5	410,500	14	19	18	28.6%	15	491,900	432,500	-17.7%	-	-	1	290,000	-	-	
187	Seaside South Central	-	0	0	0	-	0	-	-	1	2	100.0%	3	536,700	470,000	-7.7%	1	275,000	-	-	-	-	
188	Seaside East	20	11	0	3	-25.0%	5	439,800	20	26	17	-37.0%	16	540,300	597,500	-0.4%	-	-	-	-	-	-	
189	Cannon Beach / Tolovana Park	16	6	0	3	-62.5%	2	1,597,300	2	18	5	-77.3%	6	1,237,000	988,800	-3.5%	-	-	2	330,000	-	-	
190	Arch Cape / Cove Beach / Falcon Cove	-	1	1	2	100.0%	1	3,000,000	138	3	4	100.0%	1	3,000,000	3,000,000	-15.1%	1	3,000,000	1	155,000	-	-	
191	Rural Clatsop County	5	2	1	3	-40.0%	0	-	-	5	5	-58.3%	2	281,500	281,500	-4.2%	-	-	2	150,000	-	-	
	Clatsop County	136	64	9	54	-31.6%	40	613,500	69	236	183	-25.6%	159	576,100	510,000	-2.1%	4	958,800	11	244,300	3	329,200	
97/02	Arch Cape	0	-	0	-	-	0	-	-	1	-	-	0	-	-	-	0	-	0	-	0	-	
97/30	Manzanita	14	9	2	4	-42.9%	1	750,000	6	27	17	6.3%	14	1,021,800	860,000	11.5%	-	-	4	284,100	-	-	
97/31	Nehalem	7	3	1	3	50.0%	1	570,000	47	10	7	-46.2%	4	659,800	582,000	6.6%	-	-	1	70,000	-	-	
97/47	Wheeler	2	2	-	-	-	-	-	-	2	-	-100.0%	-	-	-	11.9%	-	-	2	97,500	-	-	
97/36	Rockaway Beach	17	10	1	7	-30.0%	4	579,500	67	24	21	-32.3%	15	462,400	400,000	6.7%	-	-	8	194,800	-	-	
97/07	Bay City	5	2	1	1	-83.3%	1	250,000	48	11	6	-62.5%	7	365,800	375,000	16.6%	1	600,000	2	57,000	1	357,000	
97/18	Garibaldi	5	1	2	2	0.0%	2	675,000	246	7	5	-16.7%	2	675,000	675,000	14.6%	2	337,000	-	-	-	-	
97/43	Netarts	12	4	0	2	0.0%	-	-	-	11	6	-33.3%	7	494,600	475,000	-9.1%	-	-	2	117,500	1	635,500	
97/41	Tillamook	32	9	6	8	-46.7%	5	389,000	113	36	33	-29.8%	31	387,500	358,000	-3.9%	4	900,000	7	164,300	-	-	
97/34	Oceanside	4	1	1	-	-100.0%	-	-	-	4	5	-61.5%	7	559,800	588,000	28.9%	-	-	4	144,500	-	-	
97/08	Beaver	3	0	0	0	-100.0%	-	-	-	4	3	0.0%	2	262,500	262,500	-42.5%	-	-	1	300,000	-	-	
97/12	Hebo	1	1	0	0	-	0	-	-	1	2	100.0%	2	423,700	423,700	-15.9%	-	-	1	77,500	-	-	
97/12	Cloverdale	8	5	2	2	0.0%	1	500,000	70	13	5	-16.7%	3	479,700	500,000	-30.4%	-	-	2	187,500	-	-	
97/35	Pacific City	12	3	2	2	-50.0%	4	628,300	87	13	9	-35.7%	8	690,300	675,000	7.1%	-	-	4	146,300	-	-	
97/49	Neskowin	6	1	0	1	0.0%	1	550,000	291	9	5	-28.6%	4	813,800	450,000	-7.7%	-	-	3	213,300	-	-	
	Tillamook County	128	51	18	32	-41.8%	20	537,300	107	173	124	-32.2%	106	554,500	499,000	-100.0%	7	696,300	41	171,100	2	496,300	

North Coastal Counties

April 2023 Reporting Period

Area Report

continued

		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 23 v. 22 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 23 v. 22 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97367	Lincoln City	53	25	3	17	-39.3%	18	639,900	67	84	76	-5.0%	71	524,700	435,000	-2.0%	1	1,150,000	6	79,500	-	-	
97364	Neotsu	1	1	0	2	-	0	-	-	3	3	200.0%	0	-	-	61.7%	0	-	0	-	0	-	
97368	Otis	11	4	3	4	300.0%	2	355,000	67	17	7	-30.0%	5	515,000	340,000	9.7%	-	-	-	-	-	-	
97341	Depoe Bay	16	9	2	3	-25.0%	3	545,000	42	24	15	-6.3%	10	550,500	482,500	-3.7%	1	1,900,000	-	-	-	-	
97388	Gleneden Beach	14	1	0	-	-100.0%	0	-	-	11	5	-28.6%	4	513,800	422,500	-22.1%	-	-	2	45,000	-	-	
97369	Otter Rock	-	1	0	1	-	0	-	-	1	3	50.0%	3	460,000	210,000	-42.6%	-	-	-	-	-	-	
97365	Newport	14	7	1	3	200.0%	3	470,300	72	25	17	142.9%	16	442,800	427,500	-5.7%	1	2,227,500	1	100,000	-	-	
97366	South Beach	10	8	-	4	-	1	831,500	41	18	10	900.0%	1	831,500	831,500	61.9%	-	-	1	100,100	-	-	
97343	Eddyville	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-21.5%	0	-	0	-	0	-	
97357	Logsdan	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
97391	Toledo	3	3	-	-	-100.0%	0	-	-	7	3	-62.5%	2	328,400	328,400	-20.5%	-	-	-	-	1	1,250,000	
97380	Siletz	-	-	0	1	-	1	285,000	8	2	2	100.0%	1	285,000	285,000	25.9%	-	-	1	408,000	-	-	
97390	Tidewater	3	0	0	1	-	0	-	-	5	2	-	1	635,000	635,000	-4.3%	-	-	-	-	-	-	
97498	Yachats	2	-	1	0	-	1	1,550,000	39	2	3	200.0%	3	693,000	429,000	-2.1%	-	-	2	445,000	-	-	
97394	Waldport	9	1	0	3	0.0%	2	382,500	5	11	8	-38.5%	8	422,400	415,000	0.1%	-	-	-	-	1	285,000	
97376	Seal Rock	6	-	0	1	0.0%	0	-	-	6	1	-80.0%	1	545,000	545,000	-40.9%	-	-	-	-	-	-	
	Lincoln County	142	60	10	40	-7.0%	31	603,400	57	216	155	2.0%	126	510,000	430,000	-3.7%	3	1,759,200	13	158,900	2	767,500	
	North Coastal Counties Total	406	175	37	126	-28.8%	91	593,300	73	625	462	-20.5%	391	548,900	477,500	0.1%	14	999,000	65	181,000	7	502,200	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2023 with April 2022. The Year-To-Date section compares 2023 year-to-date statistics through April with 2022 Year-To-Date statistics through April.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/22-4/30/23) with 12 months before (5/1/21-4/30/22).

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



Definitions and Formulas

Additional Resources

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This 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.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

The Active Listings in the Market Action report 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.

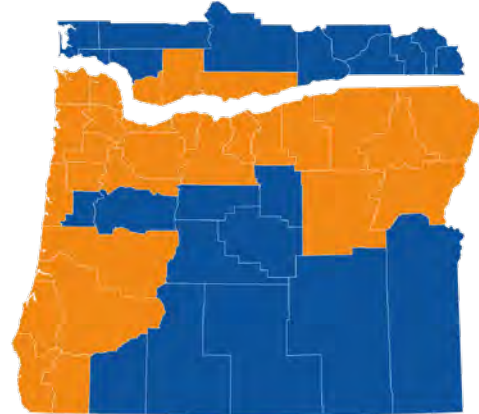
Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Real Talk with RMLS Podcast](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Baker County
- Columbia Basin
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- Mid-Columbia
- North Coastal Counties
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



RMLS was formed by area Boards and Associations of REALTORS® in 1991. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.

Credits

Drew Coleman, Chairman of the Board

Kurt von Wasmuth, President/CEO

Jorden Holland, Editor

Grant Lowery, Communications Specialist

Contact RMLS at:

communications@rmls.com



16101 SW 72nd Ave., Suite 200, Portland, OR 97224
503.236.7657



MARKET ACTION REPORT

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

Polk and Marion Counties April 2023 Reporting Period

Polk and Marion Counties

April 2023 Reporting Period

MARKET ACTION REPORT

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



Residential Highlights

New Listings

New listings (247) decreased 28.0% from the 343 listed in April 2022, and decreased 5.4% from the 261 listed in March 2023.

Pending Sales

Pending sales (235) decreased 20.9% from the 297 offers accepted in April 2022, and increased 4.4% from the 225 offers accepted in March 2023.

Closed Sales

Closed sales (171) decreased 30.8% from the 247 closings in April 2022, and decreased 14.1% from the 199 closings in March 2023.

Inventory and Time on Market

Inventory increased to 2.1 months in April. Total market time decreased to 55 days.

Year-to-Date Summary

Comparing the first four months of 2023 to the same period in 2022, new listings (898) decreased 22.1%, pending sales (842) decreased 19.0%, and closed sales (723) decreased 18.2%.

Average and Median Sale Prices

Comparing 2023 to 2022 through April, the average sale price has decreased 2.3% from \$467,100 to \$456,300. In the same comparison, the median sale price has increased 0.7% from \$430,000 to \$433,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +3.6% (\$472,900 v. \$456,600)

Median Sale Price % Change: +5.6% (\$442,500 v. \$418,900)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2021	2022	2023
January	1.2	1.0	2.6
February	1.0	1.0	2.2
March	0.8	0.7	1.8
April	0.8	0.9	2.1
May	1.0	1.0	
June	0.8	1.4	
July	1.1	2.0	
August	1.1	2.0	
September	1.2	2.7	
October	1.2	3.0	
November	1.0	3.3	
December	0.8	2.9	

Residential Trends

Apr 2023 vs. Mar 2023

New Listings **-5.4%** ↓

Pending Sales **+4.4%** ↑

Closed Sales **-14.1%** ↓

Average Sale Price **+0.6%** ↑

Median Sale Price **+2.3%** ↑

Inventory **+0.3** ↑

Total Market Time **-3** ↓

Apr 2023 vs. Apr 2022

New Listings **-28%** ↓

Pending Sales **-20.9%** ↓

Closed Sales **-30.8%** ↓

Average Sale Price **-6.2%** ↓

Median Sale Price **-1%** ↓

Inventory **+1.1** ↑

Total Market Time **+18** ↑

Polk and Marion Counties

April 2023 Reporting Period

Residential Sales by Price Range			
Price Range	Apr 2021	Apr 2022	Apr 2023
0K-100K	5	3	8
100K-200K	7	12	10
200K-300K	54	18	19
300K-400K	141	88	67
400K-500K	69	125	70
500K-600K	32	52	38
600K-700K	15	35	16
700K-800K	8	11	11
800K-900K	2	5	4
900K-1M	3	6	1
1MM-1.1MM	1	2	0
1.1MM-1.2MM	0	2	0
1.2MM-1.3MM	2	1	0
1.3MM-1.4MM	0	1	1
1.4MM-1.5MM	0	2	0
1.5MM-1.6MM	0	1	0
1.6MM-1.7MM	0	0	0
1.7MM-1.8MM	0	0	0
1.8MM-1.9MM	0	0	0
1.9MM-2MM	0	0	0
2MM+	0	1	1

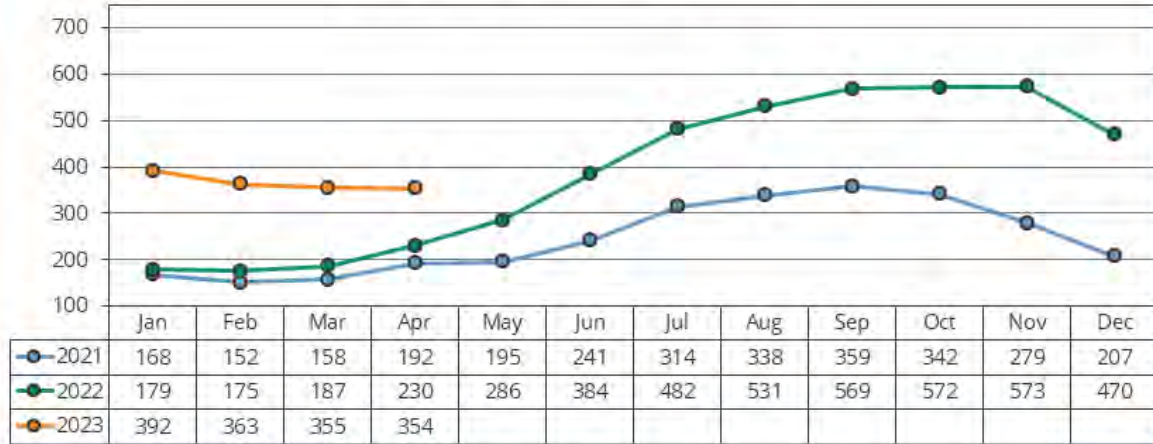
90th Percentile
 50th Percentile
 10th Percentile

Polk & Marion Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2023	April	247	235	171	462,800	440,000	55
	March	261	225	199	459,900	430,000	58
	Year-To-Date	898	842	723	456,300	433,000	63
2022	April	343	297	247	493,500	444,400	36
	Year-To-Date	1,153	1,039	884	467,100	430,000	34
Change	April 2022	-28.0%	-20.9%	-30.8%	-6.2%	-1.0%	51.0%
	Prev Mo 2023	-5.4%	4.4%	-14.1%	0.6%	2.3%	-6.1%
	Year-To-Date	-22.1%	-19.0%	-18.2%	-2.3%	0.7%	84.3%

Polk and Marion Counties

April 2023 Reporting Period

Active Residential Listings



New Listings



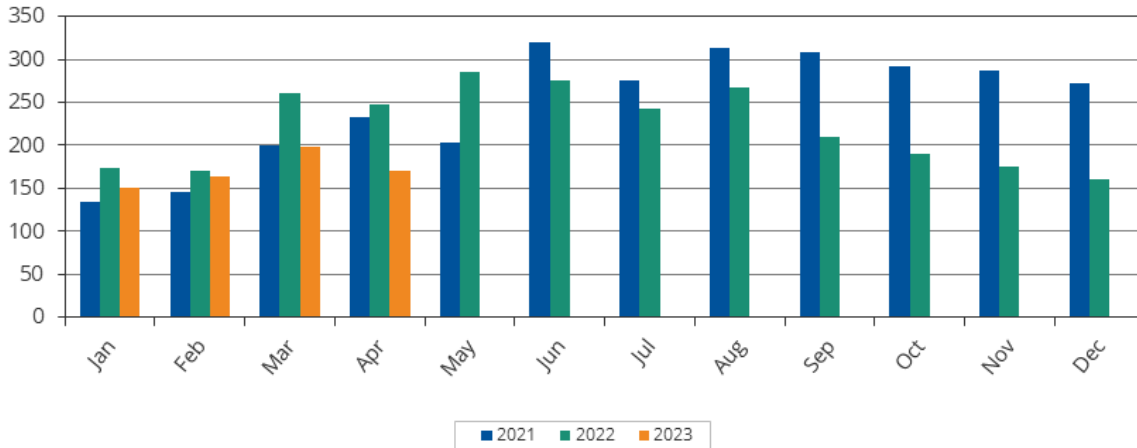
Pending Sales



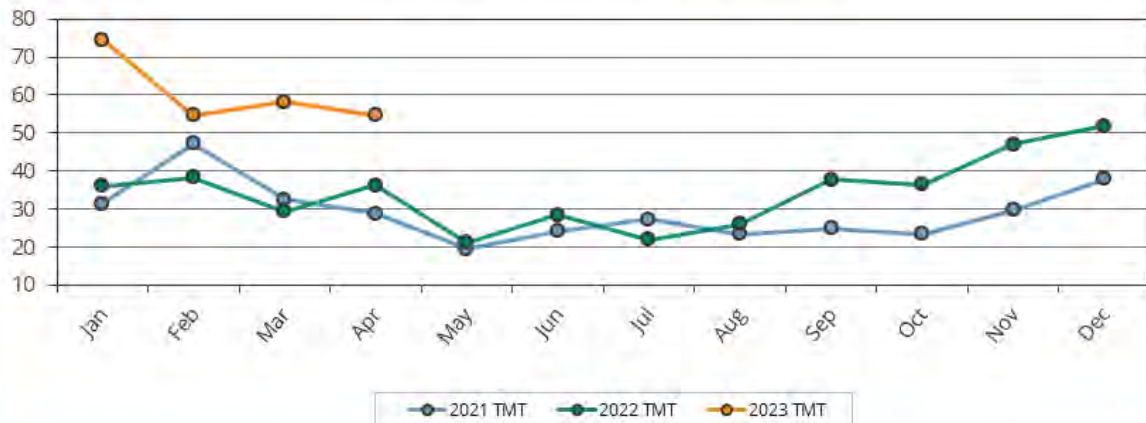
Polk and Marion Counties

April 2023 Reporting Period

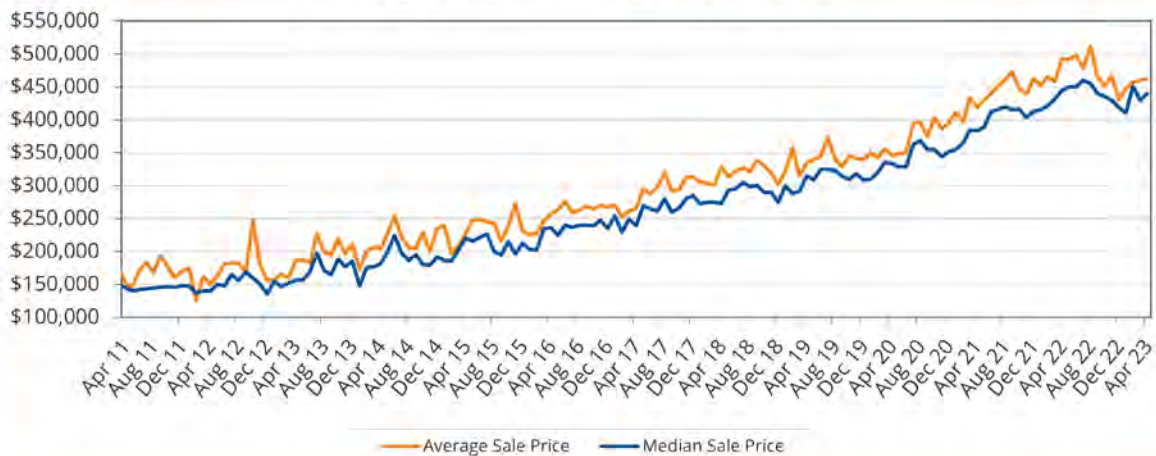
Closed Sales



Average Total Market Time



Average and Median Sale Price



Polk and Marion Counties

April 2023 Reporting Period

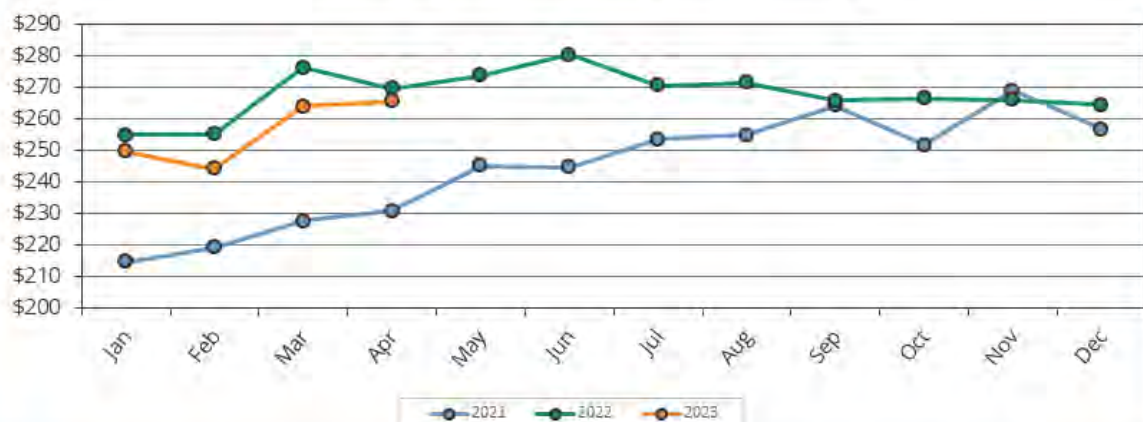
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



Polk and Marion Counties

April 2023 Reporting Period

Area Report

		RESIDENTIAL															COMMERCIAL			LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired, Canceled Listings	Pending Sales	Pending Sales 23 v. 22 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 23 v. 22 ¹	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
167	Polk County Except Salem	76	31	7	32	-31.9%	25	587,000	99	122	99	-32.2%	82	488,800	423,700	1.1%	3	898,300	4	763,800	1	729,000	
168	West Salem N	25	17	2	13	-18.8%	8	532,400	61	56	54	5.9%	38	501,300	512,500	-2.4%	-	-	-	-	-	-	
169	West Salem S	5	3	1	1	-85.7%	0	-	-	7	4	-66.7%	6	410,800	444,500	0.6%	-	-	-	-	-	-	
170	Woodburn	21	26	3	40	-18.4%	25	451,500	68	122	132	-17.0%	104	423,000	429,000	6.3%	1	1,500,000	1	950,000	-	-	
	Except Woodburn	92	63	18	48	-36.0%	33	519,700	43	202	170	-28.9%	165	526,300	494,900	6.0%	2	292,500	6	283,300	-	-	
170	Marion Except Salem/Keizer	113	89	21	88	-29.0%	58	490,300	55	324	302	-24.1%	269	486,300	467,900	6.8%	3	695,000	7	378,600	-	-	
171	Southwest Salem	1	0	0	0	-100.0%	2	458,800	37	2	6	0.0%	8	463,700	489,500	-13.4%	-	-	-	-	-	-	
172	South Salem	35	17	8	26	36.8%	17	426,500	45	81	82	-2.4%	62	485,300	465,000	-4.7%	1	360,000	2	179,000	2	499,000	
173	Southeast Salem	24	23	12	17	-26.1%	12	423,000	40	70	70	-7.9%	62	446,700	438,700	8.7%	-	-	1	110,000	1	950,000	
174	Central Salem	16	15	4	7	-12.5%	11	364,300	51	38	37	-9.8%	37	341,700	339,000	4.0%	-	-	1	70,000	1	580,000	
175	East Salem S	13	13	0	17	54.5%	13	367,100	24	64	68	-9.3%	63	389,000	402,800	4.5%	-	-	-	-	1	685,000	
176	East Salem N	22	18	-	16	-27.3%	11	405,900	20	63	59	-21.3%	51	361,700	377,000	-2.8%	1	575,000	-	-	2	393,500	
177	South Keizer	5	3	-	0	-100.0%	3	364,800	51	10	11	-26.7%	12	405,900	382,200	3.2%	1	450,000	-	-	1	549,900	
178	North Keizer	19	18	3	18	12.5%	11	381,000	59	61	50	-16.7%	33	471,000	450,000	4.8%	-	-	-	-	1	637,000	
167-169	Polk Co. Grand Total	106	51	10	46	-34.3%	33	573,800	90	185	157	-24.9%	126	488,900	439,500	-0.2%	3	898,300	4	763,800	1	729,000	
170-178	Marion Co. Grand Total	248	196	48	189	-16.7%	138	436,300	46	713	685	-17.5%	597	449,400	431,000	4.3%	6	578,300	11	289,800	9	576,300	
	Polk & Marion Grand Total	354	247	58	235	-20.9%	171	462,800	55	898	842	-19.0%	723	456,300	433,000	3.6%	9	685,000	15	416,200	10	591,600	
220	Benton County	35	25	2	22	22.2%	11	531,400	43	87	69	-8.0%	49	543,200	507,500	3.7%	-	-	3	361,000	-	-	
221	Linn County	133	72	20	68	-21.8%	64	376,500	66	308	254	-16.7%	202	393,700	380,500	4.1%	4	353,800	16	292,300	6	595,700	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2023 with April 2022. The Year-To-Date section compares 2023 year-to-date statistics through April with 2022 Year-To-Date statistics through April.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/22-4/30/23) with 12 months before (5/1/21-4/30/22).

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



Definitions and Formulas

Additional Resources

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This 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.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

The Active Listings in the Market Action report 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.

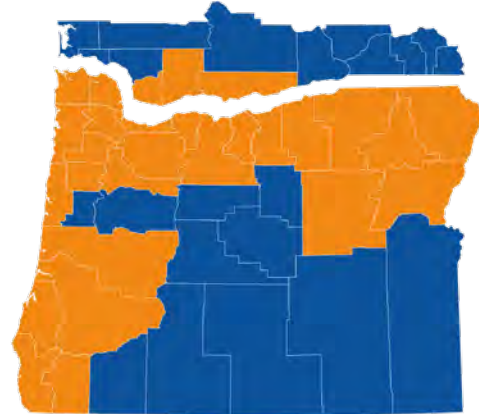
Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Real Talk with RMLS Podcast](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Baker County
- Columbia Basin
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- Mid-Columbia
- North Coastal Counties
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



RMLS was formed by area Boards and Associations of REALTORS® in 1991. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.

Credits

Drew Coleman, Chairman of the Board

Kurt von Wasmuth, President/CEO

Jorden Holland, Editor

Grant Lowery, Communications Specialist

Contact RMLS at:

communications@rmls.com



16101 SW 72nd Ave., Suite 200, Portland, OR 97224
503.236.7657



MARKET ACTION REPORT

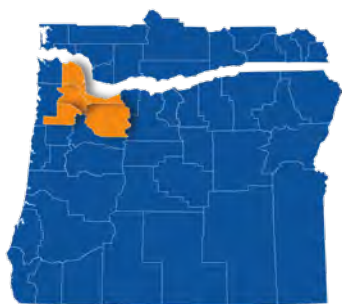
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Portland Metro April 2023 Reporting Period

Portland Metro

April 2023 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (2,653) decreased 28.0% from the 3,684 listed in April 2022, and increased 1.1% from the 2,623 listed in March 2023.

Pending Sales

Pending sales (2,164) decreased 28.0% from the 3,005 offers accepted in April 2022, and increased 4.1% from the 2,079 offers accepted in March 2023.

Closed Sales

Closed sales (1,707) decreased 38.6% from the 2,782 closings in April 2022, and decreased 2.2% from the 1,745 closings in March 2023.

Inventory and Time on Market

Inventory increased to 1.9 months in April. Total market time decreased to 47 days.

Year-to-Date Summary

Comparing the first four months of 2023 to the same period in 2022, new listings (9,086) decreased 25.9%, pending sales (7,403) decreased 29.9%, and closed sales (6,120) decreased 34.9%.

Average and Median Sale Prices

Comparing 2023 to 2022 through April, the average sale price has decreased 4.6% from \$605,600 to \$577,500. In the same comparison, the median sale price has decreased 3.7% from \$539,000 to \$519,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +2.7% (\$604,400 v. \$588,500)

Median Sale Price % Change: +3.1% (\$540,900 v. \$524,600)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2021	2022	2023
January	1.0	0.8	2.7
February	1.0	0.8	1.9
March	0.8	0.7	1.6
April	0.8	0.8	1.9
May	0.7	1.0	
June	0.8	1.4	
July	0.9	2.0	
August	1.0	1.8	
September	1.1	2.2	
October	0.9	2.4	
November	0.8	2.6	
December	0.6	2.3	

Residential Trends

Apr 2023 vs. Mar 2023

New Listings **+1.1%** ↑

Pending Sales **+4.1%** ↑

Closed Sales **-2.2%** ↓

Average Sale Price **+3.7%** ↑

Median Sale Price **+1%** ↑

Inventory **+0.3** ↑

Total Market Time **-10** ↓

Apr 2023 vs. Apr 2022

New Listings **-28%** ↓

Pending Sales **-28%** ↓

Closed Sales **-38.6%** ↓

Average Sale Price **-4.2%** ↓

Median Sale Price **-5.4%** ↓

Inventory **+1.1** ↑

Total Market Time **+26** ↑

Portland Metro

April 2023 Reporting Period

Residential Sales by Price Range			
Price Range	Apr 2021	Apr 2022	Apr 2023
0K-100K	15	17	10
100K-200K	77	49	40
200K-300K	179	92	84
300K-400K	502	265	211
400K-500K	784	617	393
500K-600K	592	620	345
600K-700K	354	440	222
700K-800K	237	301	151
800K-900K	135	171	88
900K-1M	73	104	44
1MM-1.1MM	33	49	29
1.1MM-1.2MM	34	47	25
1.2MM-1.3MM	30	37	29
1.3MM-1.4MM	20	30	11
1.4MM-1.5MM	11	17	9
1.5MM-1.6MM	10	14	4
1.6MM-1.7MM	10	13	7
1.7MM-1.8MM	5	2	3
1.8MM-1.9MM	2	7	2
1.9MM-2MM	5	4	4
2MM+	17	30	23



90th Percentile



50th Percentile



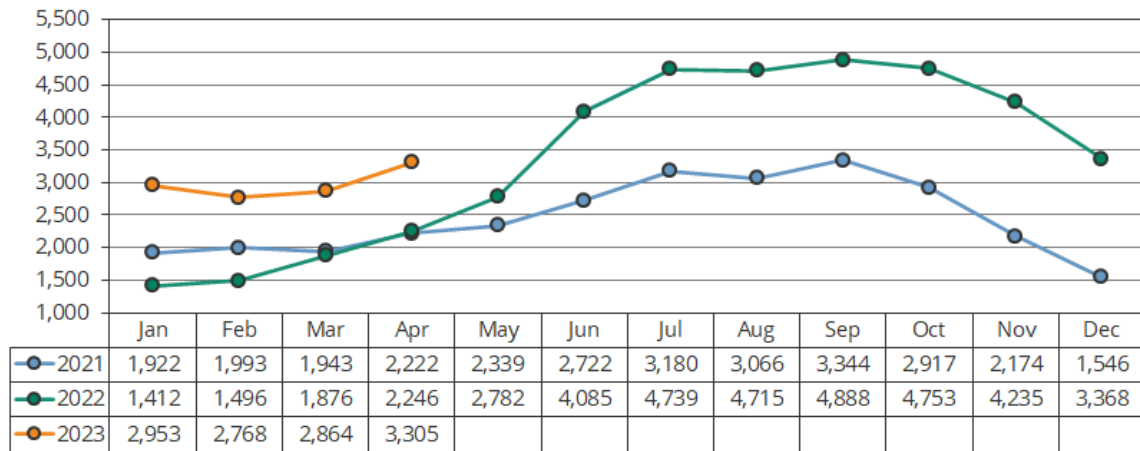
10th Percentile

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2023	April	2,653	2,164	1,707	606,100	530,000	47
	March	2,623	2,079	1,745	584,500	525,000	57
	Year-To-Date	9,086	7,403	6,120	577,500	519,000	59
2022	April	3,684	3,005	2,782	632,900	560,000	21
	Year-To-Date	12,270	10,559	9,408	605,600	539,000	28
Change	April 2022	-28.0%	-28.0%	-38.6%	-4.2%	-5.4%	127.0%
	Prev Mo 2023	1.1%	4.1%	-2.2%	3.7%	1.0%	-17.7%
	Year-To-Date	-25.9%	-29.9%	-34.9%	-4.6%	-3.7%	107.7%

Portland Metro

April 2023 Reporting Period

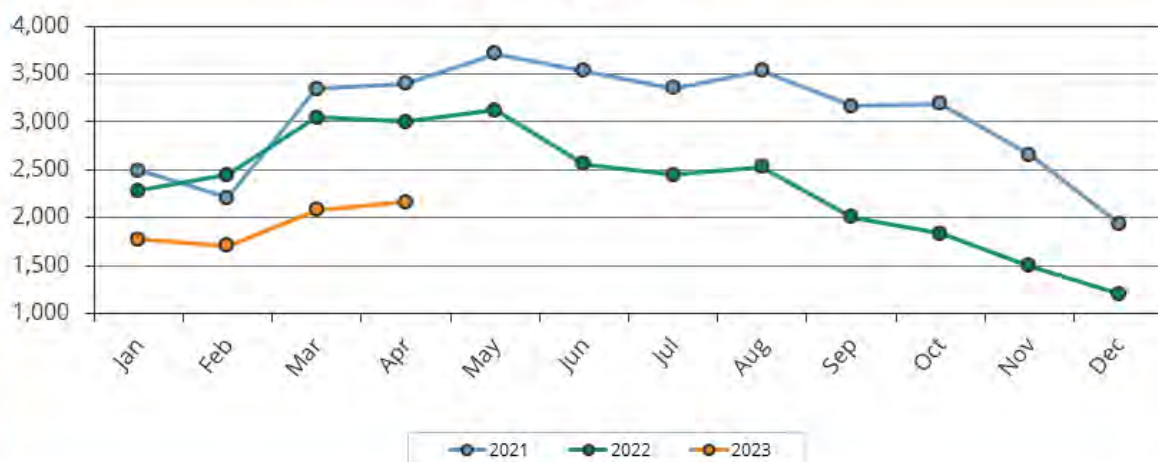
Active Residential Listings



New Listings



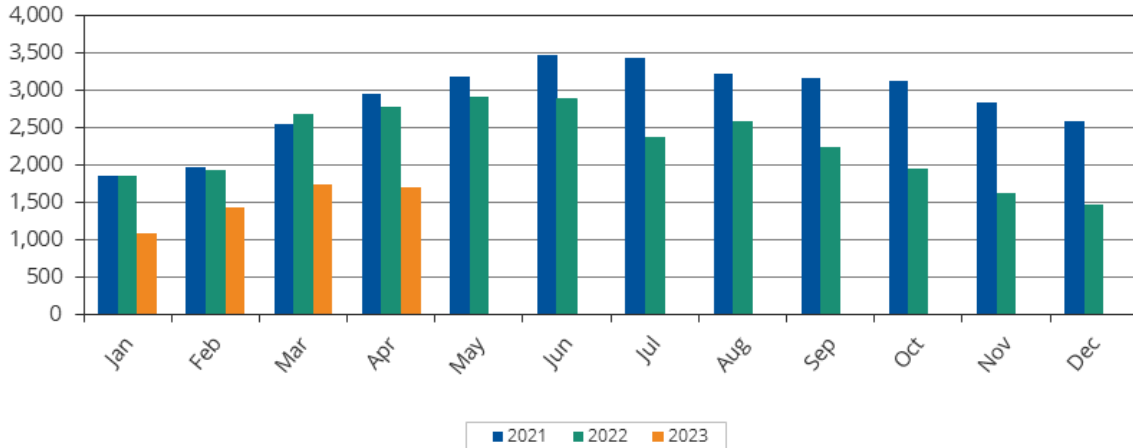
Pending Sales



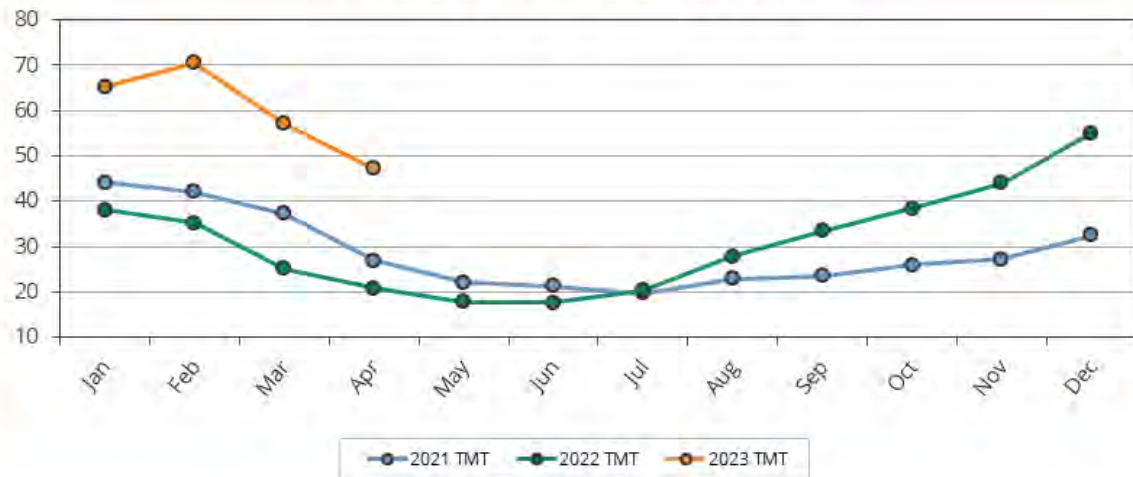
Portland Metro

April 2023 Reporting Period

Closed Sales



Average Total Market Time



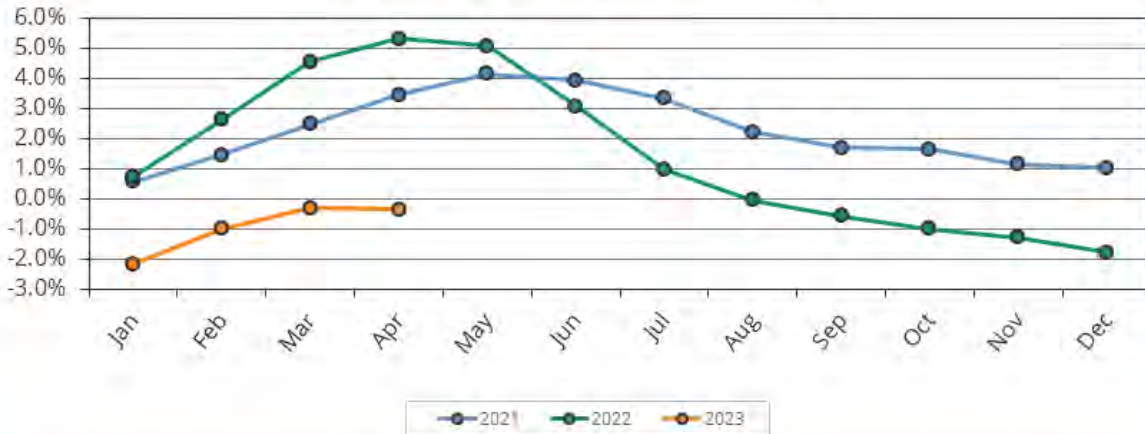
Average and Median Sale Price



Portland Metro

April 2023 Reporting Period

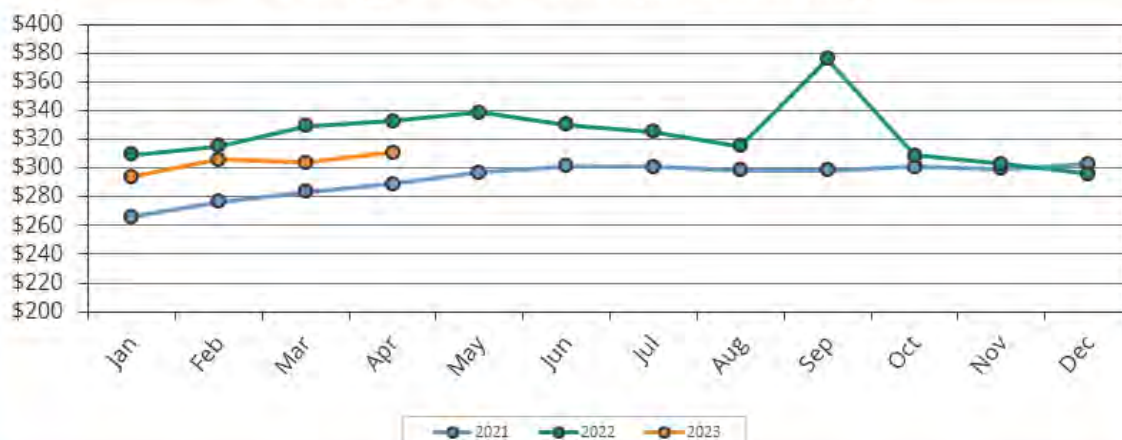
Average Sold Price Change



Average Square Footage



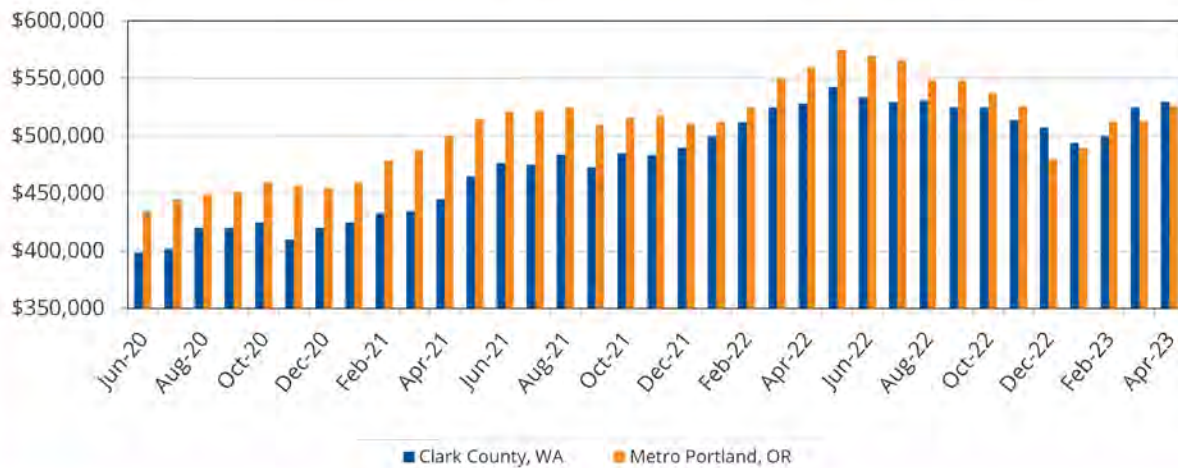
Average Price Per Square Footage



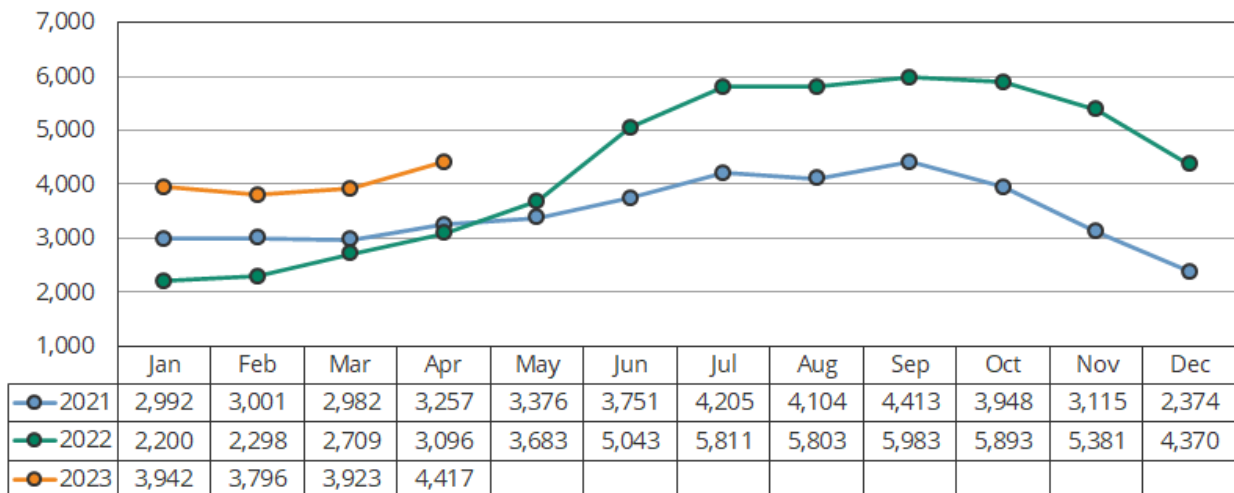
Portland Metro

April 2023 Reporting Period

Median Sale Price: Portland, OR & Clark Co., WA



Total Active Listings



Portland Metro

April 2023 Reporting Period

Active & Closed Condos

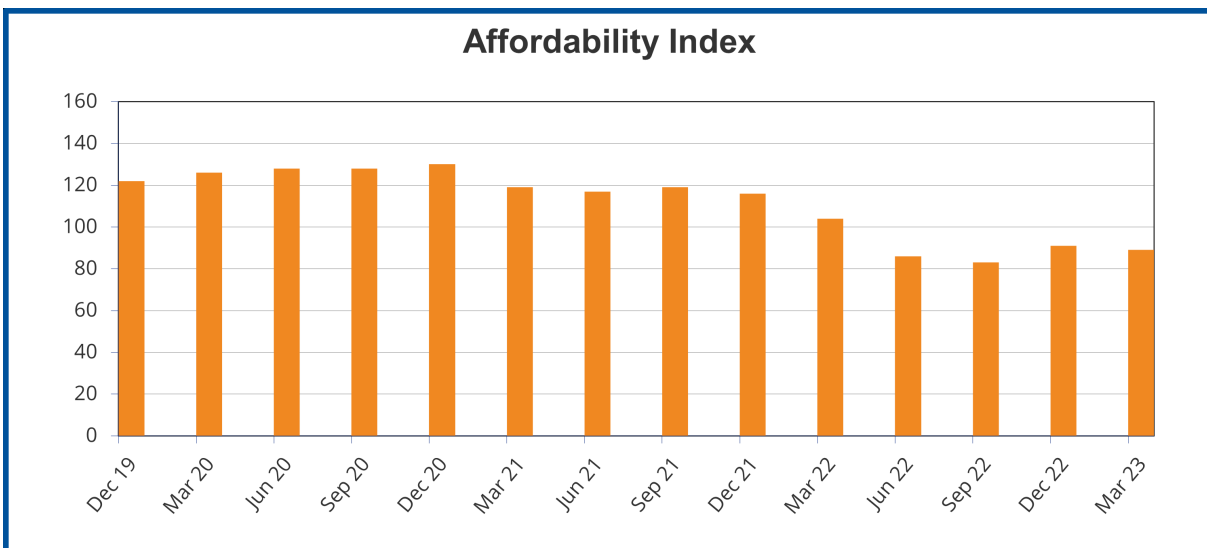


Median Condo Sale Price



Portland Metro

April 2023 Reporting Period



AFFORDABILITY - The Affordability Index is updated quarterly. 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 (\$114,434 in 2023, per HUD) can afford 89% of a monthly mortgage payment on a median priced home (\$525,000 in March). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.54% (per Freddie Mac).

Active Listings Ready for Purchase and Occupancy

Since this region has a higher proportion of active residential listings that are either not ready for purchase or not yet under construction, these figures represent active listings that are ready for purchase and occupancy.

Purchase- and
Occupancy- Ready
Active Listings

2,369

Percent of Total
Active Listings

82.7%

Purchase- and
Occupancy-Ready
Inventory in Months

1.4

Portland Metro

April 2023 Reporting Period

Area Report

		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 23 v. 22¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 23 v. 22¹	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
141	N Portland	152	132	48	78	-43.5%	71	504,000	39	428	301	-42.1%	265	481,800	476,000	-0.8%	1	1,395,000	13	337,400	9	1,172,600	
142	NE Portland	245	274	50	233	-28.5%	158	611,900	45	875	737	-32.2%	606	556,900	499,900	2.1%	4	479,800	5	397,000	14	650,700	
143	SE Portland	315	324	41	281	-29.0%	247	533,800	43	1,149	1,003	-23.6%	848	500,800	450,000	0.9%	10	1,054,000	16	250,400	30	698,800	
144	Gresham / Troutdale	214	198	44	140	-28.9%	117	467,900	52	609	504	-33.4%	404	471,600	465,000	3.3%	3	480,700	13	370,700	8	530,400	
145	Milwaukie / Clackamas	274	193	36	153	-38.6%	145	584,500	52	743	603	-34.0%	505	560,700	540,000	2.5%	1	2,494,600	12	353,100	6	744,800	
146	Oregon City / Canby	219	129	18	109	-19.3%	70	623,600	48	460	366	-29.5%	302	603,100	568,500	4.4%	3	685,000	16	484,200	3	618,200	
147	Lake Oswego / West Linn	170	135	26	107	-25.7%	88	1,126,300	34	444	317	-27.0%	245	1,032,400	815,000	1.9%	-	-	4	460,000	1	1,247,000	
148	W Portland	560	335	72	222	-21.8%	156	666,300	62	1,110	716	-32.4%	584	668,800	598,000	1.5%	4	859,400	10	222,100	8	807,100	
149	NW Wash Co.	165	125	16	92	-37.8%	82	781,200	25	414	352	-19.5%	289	749,800	715,000	7.8%	-	-	2	562,500	1	950,000	
150	Beaverton/ Aloha	178	173	23	176	-32.0%	148	518,100	38	648	601	-29.5%	503	519,500	515,700	6.0%	1	150,000	10	408,500	4	725,000	
151	Tigard / Wilsonville	280	232	30	177	-25.9%	141	663,500	42	743	614	-29.7%	484	633,800	595,000	4.1%	1	434,000	3	740,400	1	800,000	
152	Hillsboro / Forest Grove	176	167	24	169	-21.4%	118	575,400	61	628	600	-26.7%	497	538,600	510,000	7.8%	4	923,800	8	451,500	5	495,000	
153	Mt. Hood	22	21	4	12	-40.0%	11	493,500	52	59	44	-8.3%	38	621,800	515,000	18.0%	-	-	8	171,900	-	-	
155	Columbia Co.	120	65	14	64	-24.7%	41	465,700	70	243	204	-36.4%	174	442,800	435,000	0.7%	2	185,000	26	213,100	1	485,000	
156	Yamhill Co.	215	150	16	151	-11.2%	114	504,100	54	533	441	-27.3%	376	510,800	465,000	0.8%	2	407,500	24	459,500	8	458,500	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2023 with April 2022. The Year-To-Date section compares 2023 year-to-date statistics through April with 2022 Year-To-Date statistics through April.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/22-4/30/23) with 12 months before (5/1/21-4/30/22).

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

Portland Metro

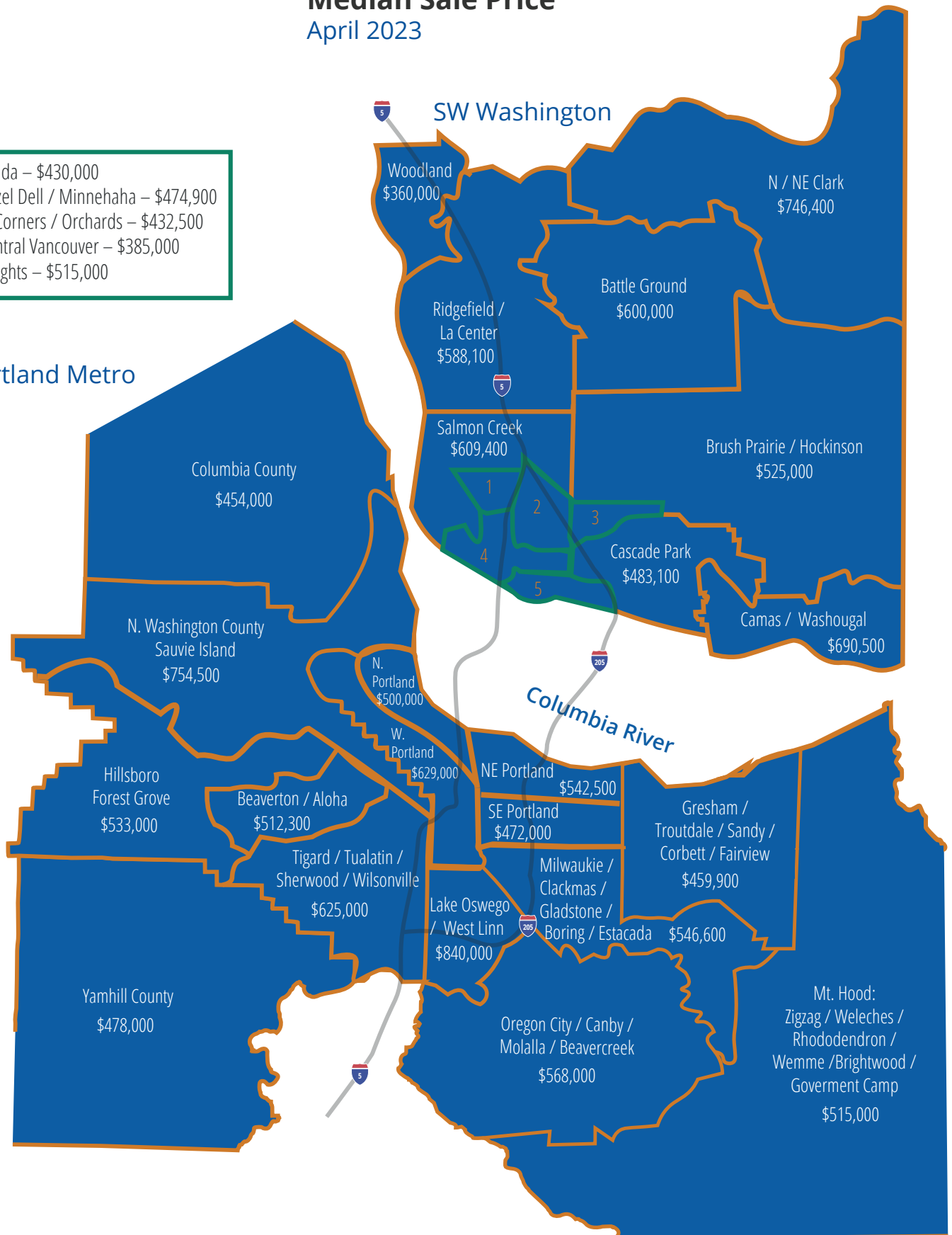
April 2023 Reporting Period

Median Sale Price

April 2023

1. Felida – \$430,000
2. Hazel Dell / Minnehaha – \$474,900
3. 5. Corners / Orchards – \$432,500
4. Central Vancouver – \$385,000
5. Heights – \$515,000

Portland Metro





Definitions and Formulas

Additional Resources

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This 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.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

The Active Listings in the Market Action report 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.

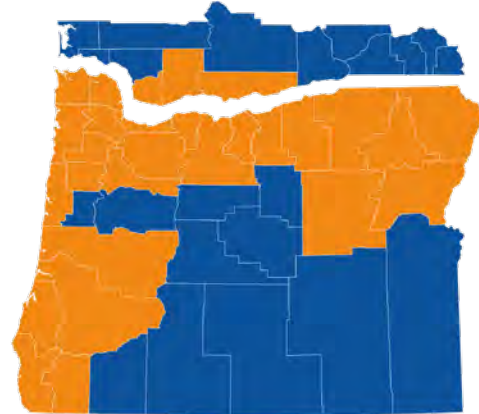
Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Real Talk with RMLS Podcast](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Baker County
- Columbia Basin
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- Mid-Columbia
- North Coastal Counties
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



RMLS was formed by area Boards and Associations of REALTORS® in 1991. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.

Credits

Drew Coleman, Chairman of the Board

Kurt von Wasmuth, President/CEO

Jorden Holland, Editor

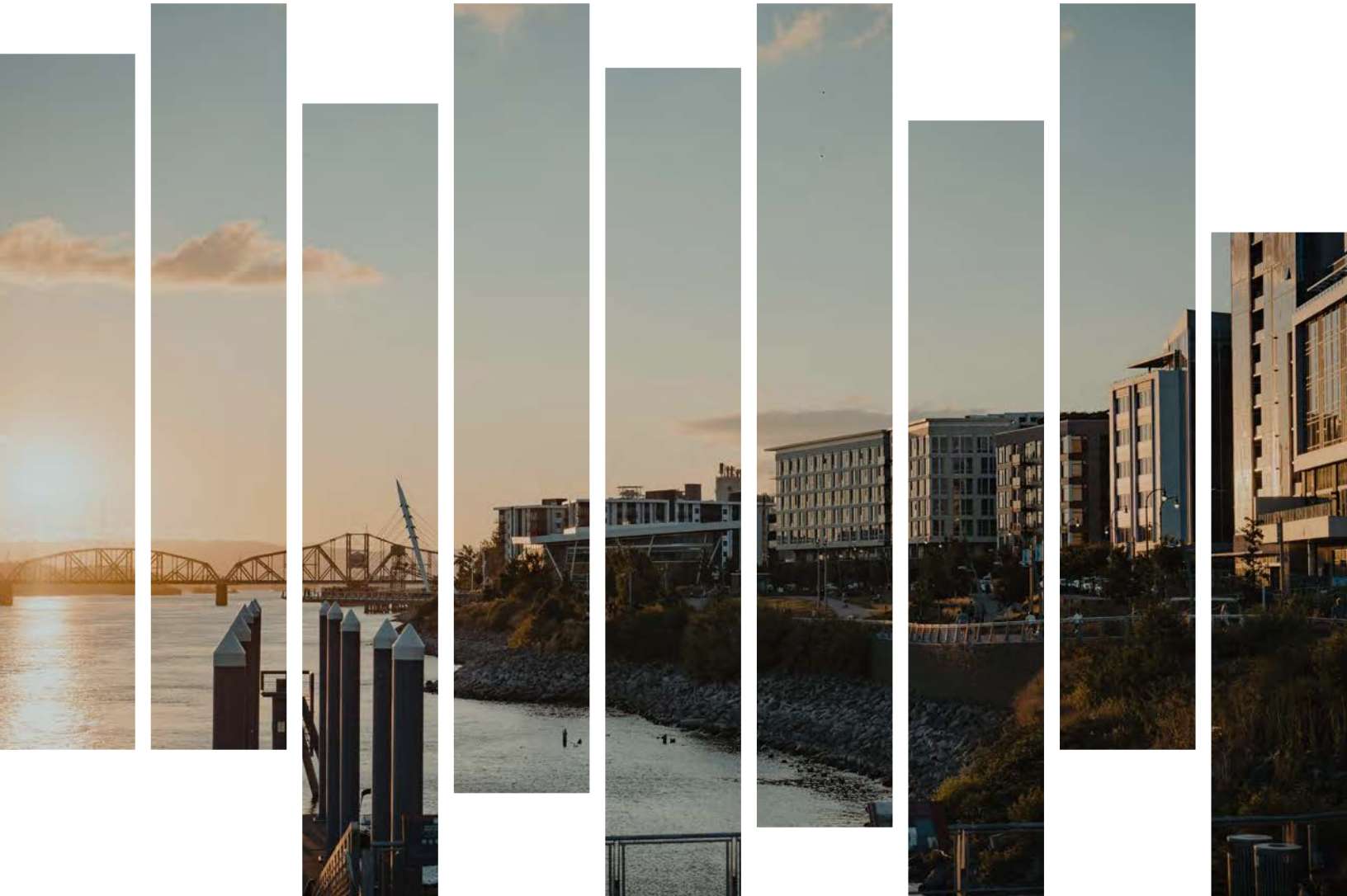
Grant Lowery, Communications Specialist

Contact RMLS at:

communications@rmls.com



16101 SW 72nd Ave., Suite 200, Portland, OR 97224
503.236.7657



MARKET ACTION REPORT

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

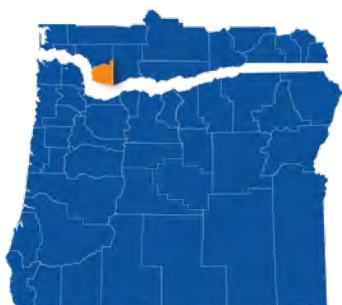
SW Washington April 2023 Reporting Period

SW Washington

April 2023 Reporting Period

MARKET ACTION REPORT

Note: Due to significant differences between the counties in Southwest Washington, the charts have been separated into Clark and Cowlitz Co. The charts that include Cowlitz County data can be found on pages 8-9.



Residential Highlights

New Listings

New listings (619) decreased 34.7% from the 948 listed in April 2022, and decreased 11.7% from the 701 listed in March 2023.

Pending Sales

Pending sales (607) decreased 24.3% from the 802 offers accepted in April 2022, and increased 3.8% from the 585 offers accepted in March 2023.

Closed Sales

Closed sales (466) decreased 42.2% from the 806 closings in April 2022, and decreased 1.5% from the 473 closings in March 2023.

Inventory and Time on Market

Inventory increased to 1.5 months in April. Total market time decreased to 44 days.

Year-to-Date Summary

Comparing the first four months of 2023 to the same period in 2022, new listings (2,336) decreased 33.8%, pending sales (2,136) decreased 31.2%, and closed sales (1,710) decreased 38.3%.

Average and Median Sale Prices

Comparing 2023 to 2022 through April, the average sale price has decreased 1.6% from \$571,400 to \$562,100. In the same comparison, the median sale price has decreased 2.9% from \$519,900 to \$505,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +6.6% (\$583,200 v. \$547,300)

Median Sale Price % Change: +6.7% (\$523,000 v. \$490,000)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2021	2022	2023
January	0.8	0.6	2.5
February	0.7	0.7	1.8
March	0.5	0.5	1.4
April	0.6	0.6	1.5
May	0.6	1.0	
June	0.6	1.5	
July	0.7	1.9	
August	0.8	1.8	
September	0.8	1.9	
October	0.7	2.3	
November	0.6	2.4	
December	0.5	1.9	

Residential Trends

Apr 2023 vs. Mar 2023

New Listings **-11.7%** ↓

Pending Sales **+3.8%** ↑

Closed Sales **-1.5%** ↓

Average Sale Price **+3.3%** ↑

Median Sale Price **+2.5%** ↑

Inventory **+0.1** ↑

Total Market Time **-16** ↓

Apr 2023 vs. Apr 2022

New Listings **-34.7%** ↓

Pending Sales **-24.3%** ↓

Closed Sales **-42.2%** ↓

Average Sale Price **-0.6%** ↓

Median Sale Price **-0.5%** ↓

Inventory **-0.9** ↓

Total Market Time **+26** ↑

SW Washington

April 2023 Reporting Period

Residential Sales by Price Range

Price Range	Apr 2021	Apr 2022	Apr 2023
0K-100K	4	5	4
100K-200K	11	14	8
200K-300K	30	18	15
300K-400K	229	58	41
400K-500K	277	256	143
500K-600K	127	205	88
600K-700K	81	117	61
700K-800K	35	63	43
800K-900K	27	52	25
900K-1M	17	18	14
1MM-1.1MM	7	17	6
1.1MM-1.2MM	7	9	8
1.2MM-1.3MM	7	5	9
1.3MM-1.4MM	3	6	4
1.4MM-1.5MM	2	4	0
1.5MM-1.6MM	0	1	1
1.6MM-1.7MM	0	2	0
1.7MM-1.8MM	0	3	0
1.8MM-1.9MM	1	1	0
1.9MM-2MM	1	0	1
2MM+	1	2	1

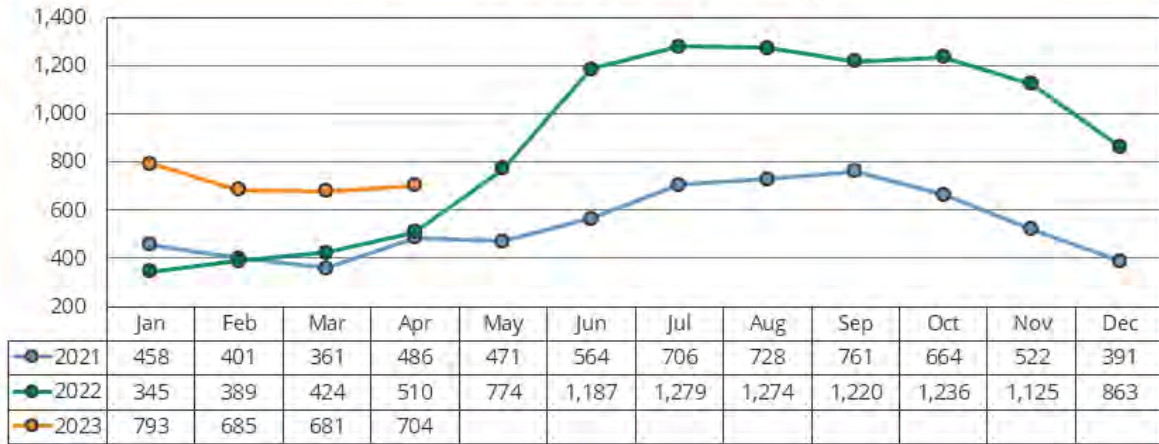
90th Percentile
 50th Percentile
 10th Percentile

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2023	April	619	607	466	584,000	525,900	44
	March	701	585	473	565,100	513,000	60
	Year-To-Date	2,336	2,136	1,710	562,100	505,000	58
2022	April	948	802	806	587,300	528,500	18
	Year-To-Date	3,530	3,104	2,771	571,400	519,900	21
Change	April 2022	-34.7%	-24.3%	-42.2%	-0.6%	-0.5%	146.6%
	Prev Mo 2023	-11.7%	3.8%	-1.5%	3.3%	2.5%	-26.5%
	Year-To-Date	-33.8%	-31.2%	-38.3%	-1.6%	-2.9%	175.3%

SW Washington

April 2023 Reporting Period

Active Residential Listings



New Listings



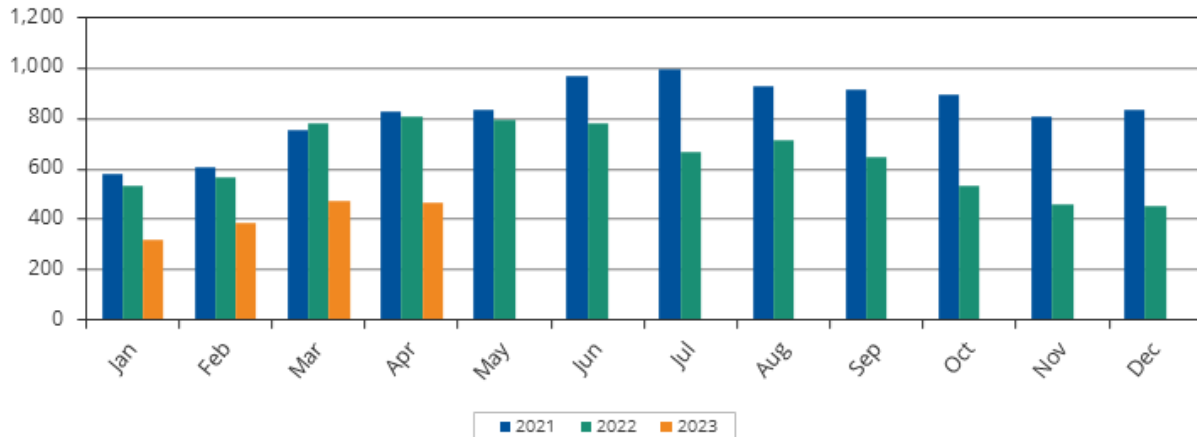
Pending Sales



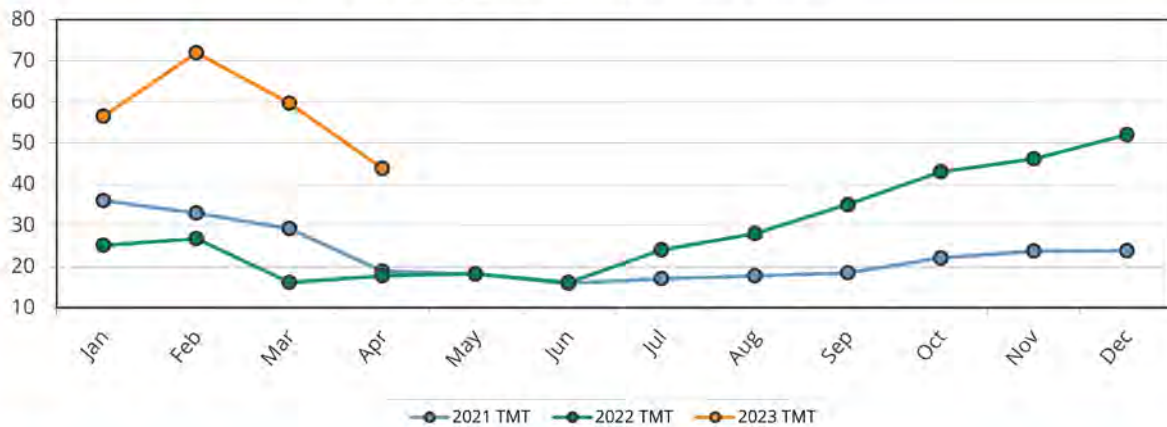
SW Washington

April 2023 Reporting Period

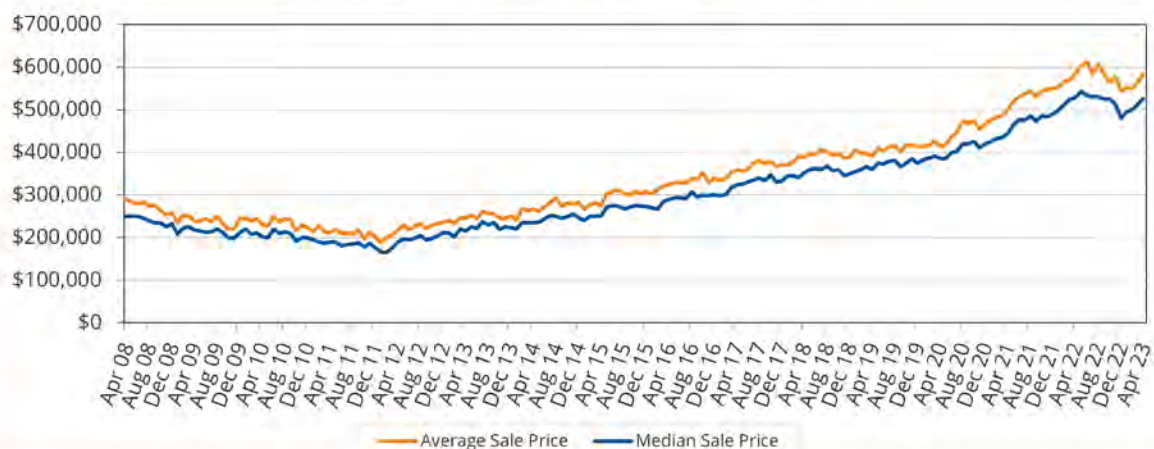
Closed Sales



Average Total Market Time



Average and Median Sale Price



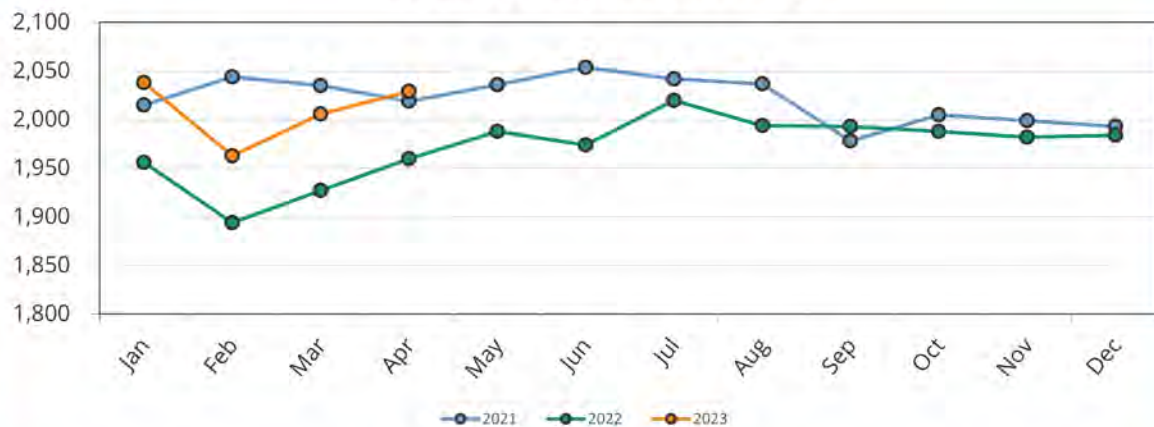
SW Washington

April 2023 Reporting Period

Average Sold Price Change



Average Square Footage

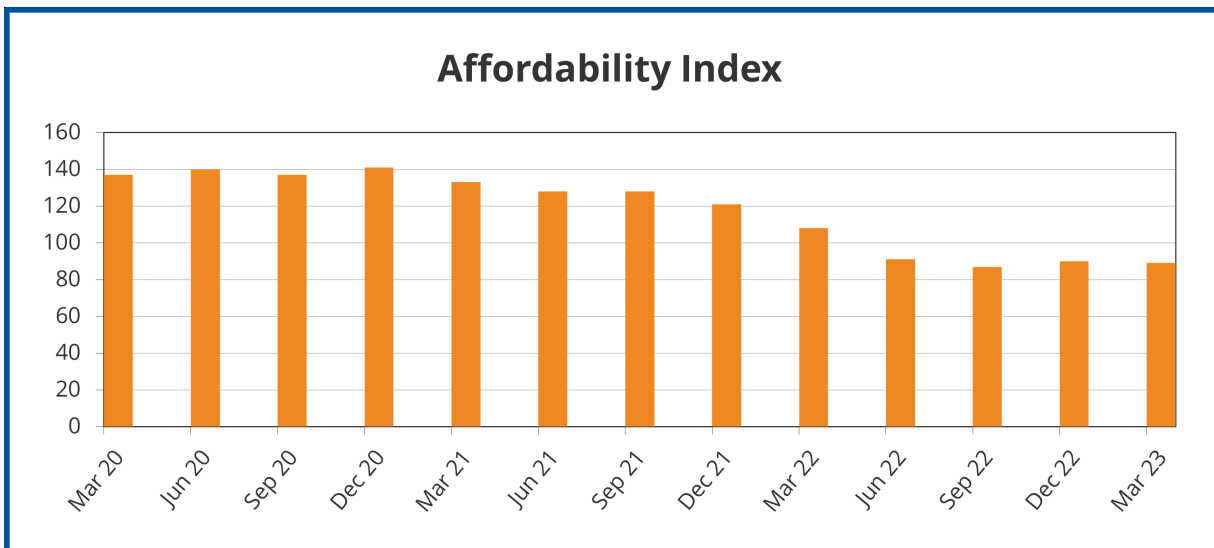


Average Price Per Square Foot



SW Washington

April 2023 Reporting Period



AFFORDABILITY - The Affordability Index is updated quarterly. 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 (\$114,434 in 2023, per HUD) can afford 89% of a monthly mortgage payment on a median priced home (\$525,900 in March). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.54% (per Freddie Mac).

Active Listings Ready for Purchase and Occupancy

Since this region has a higher proportion of active residential listings that are either not ready for purchase or not yet under construction, these figures represent active listings that are ready for purchase and occupancy.

Purchase- and
Occupancy- Ready
Active Listings

508

Percent of Total
Active Listings

72.0%

Purchase- and
Occupancy-Ready
Inventory in Months

1.1



Cowlitz County – SW Washington

April 2023 Reporting Period

Cowlitz County New Listings



Cowlitz County Pending Sales

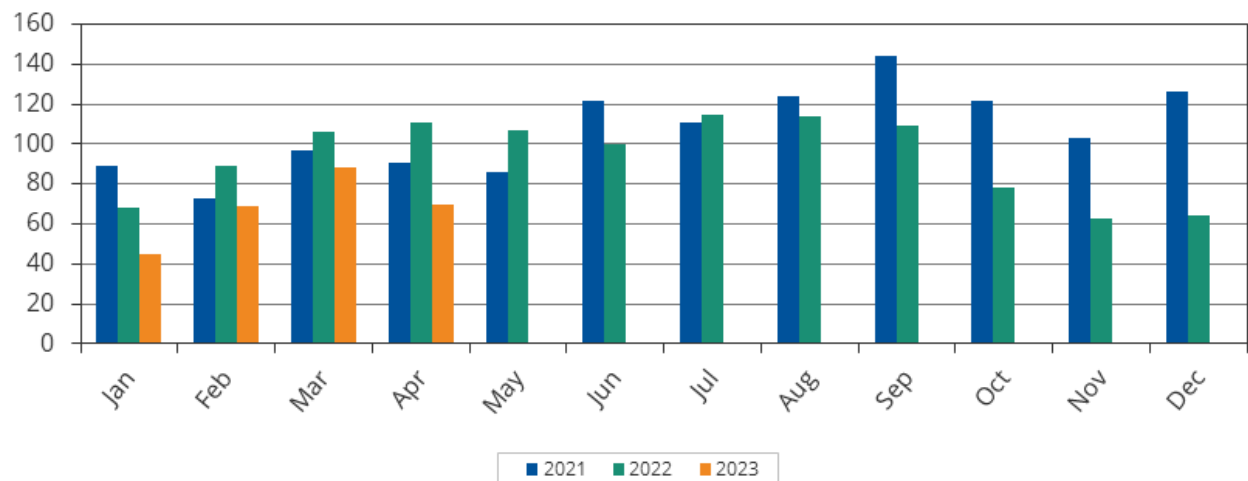




Cowlitz County – SW Washington

April 2023 Reporting Period

Cowlitz County Closed Sales



Cowlitz County Average Sale Price



SW Washington

April 2023 Reporting Period

Area Report

This report includes both Clark and Cowlitz County.

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings	Expired Canceled Listings	Pending Sales	Pending Sales 23 v. 22 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 23 v. 22 ¹	Closed Sales	Average Sale Price	Median Sale Price		Total Market Time	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
11	Downtown Vancouver	14	16	-	16	0.0%	10	526,000	43	52	43	-6.5%	39	535,600	475,000	48	14.4%	-	-	3	809,300	3	822,300
12	NW Heights	3	7	1	10	-65.5%	11	322,800	54	36	43	-48.8%	36	347,000	337,500	74	-2.3%	-	-	-	-	3	555,000
13	SW Heights	17	12	2	9	12.5%	11	709,000	47	44	29	-14.7%	26	750,700	594,800	54	28.3%	1	360,000	1	195,000	-	-
14	Lincoln/Hazel Dell	3	16	0	12	-50.0%	4	643,600	14	35	31	-65.6%	22	522,800	511,000	30	0.3%	-	-	1	265,000	-	-
15	E Hazel Dell	21	31	4	33	-19.5%	19	436,400	25	106	117	-19.3%	106	438,900	475,000	53	7.2%	-	-	6	162,200	-	-
20	NE Heights	3	12	1	12	-29.4%	8	413,000	42	39	40	-39.4%	34	453,300	447,500	38	2.8%	-	-	-	-	1	455,000
21	Orchards	13	20	3	19	-47.2%	19	438,500	34	67	71	-53.0%	63	417,800	426,500	50	0.5%	-	-	1	450,000	1	615,000
22	Evergreen	38	54	5	44	-51.1%	35	502,000	33	160	152	-55.8%	130	476,800	442,600	44	8.1%	-	-	-	-	3	595,000
23	E Heights	19	13	1	9	-62.5%	12	540,400	37	41	30	-51.6%	29	555,800	455,000	40	-6.6%	-	-	-	-	-	-
24	Cascade Park	20	12	1	18	-28.0%	18	509,800	16	71	72	-16.3%	63	584,400	520,000	56	6.7%	-	-	-	-	-	-
25	Five Corners	6	6	-	13	-23.5%	11	472,300	13	38	46	-42.5%	36	448,100	439,500	29	4.8%	-	-	-	-	-	-
26	E Orchards	24	25	5	23	-30.3%	23	695,400	38	121	103	-16.9%	84	559,000	477,500	57	3.1%	-	-	1	405,000	-	-
27	Fisher's Landing	9	21	2	21	31.3%	10	523,900	24	52	55	-20.3%	43	513,700	525,000	36	0.1%	-	-	-	-	-	-
31	SE County	3	3	0	2	-60.0%	0	-	-	4	5	-50.0%	5	860,200	599,900	128	-11.6%	-	-	-	-	-	-
32	Camas City	56	52	7	47	-29.9%	38	788,700	43	157	141	-33.8%	112	767,800	690,000	62	9.3%	-	-	5	360,000	1	854,900
33	Washougal	65	41	7	37	-7.5%	23	670,700	62	137	102	-25.0%	82	648,000	650,000	71	9.3%	-	-	12	276,000	4	681,400
41	N Hazel Dell	14	28	-	22	-21.4%	19	445,700	29	75	80	-14.0%	70	477,500	475,000	37	4.8%	-	-	-	-	-	-
42	S Salmon Creek	23	40	2	41	57.7%	18	447,700	18	170	115	1.8%	77	464,500	470,000	51	6.9%	-	-	1	400,000	-	-
43	N Felida	56	25	5	19	-45.7%	12	691,100	89	120	84	-20.8%	54	673,000	591,800	69	7.1%	-	-	2	425,000	-	-
44	N Salmon Creek	25	22	2	28	-20.0%	14	629,700	53	90	82	-29.3%	65	574,100	567,000	49	2.9%	1	800,000	2	432,500	-	-
45	Ridgefield	70	51	3	39	34.5%	42	601,400	42	202	177	-10.6%	146	584,700	523,000	58	7.8%	1	330,000	3	470,000	-	-
51	W of I-5 County	12	4	1	2	-33.3%	1	1,950,000	267	7	6	-57.1%	5	1,014,200	810,000	72	-5.7%	-	-	2	582,500	-	-
52	NW E of I-5 County	26	13	-	14	40.0%	10	714,200	59	62	60	71.4%	26	752,700	672,200	79	20.3%	1	1,450,000	2	1,024,800	-	-
61	Battleground	62	24	7	41	-24.1%	31	576,200	71	156	169	-29.0%	127	593,900	570,000	78	7.7%	-	-	5	376,000	-	-
62	Brush Prairie	69	44	5	47	-32.9%	50	599,500	40	219	216	-36.7%	180	588,200	550,000	70	11.1%	-	-	2	442,500	-	-
63	East County	-	0	0	1	0.0%	0	-	-	1	1	-75.0%	0	-	-	-	-4.0%	0	-	0	-	0	-
64	Central County	2	0	0	0	-100.0%	1	560,000	4	3	1	-90.9%	1	560,000	560,000	4	14.8%	-	-	-	-	-	-
65	Mid-Central County	4	4	1	5	400.0%	4	721,000	53	9	11	0.0%	8	686,900	624,500	45	0.8%	-	-	1	417,700	-	-
66	Yacolt	8	9	4	9	28.6%	3	803,000	166	25	17	-45.2%	13	533,900	430,000	66	8.8%	-	-	1	400,000	-	-
70	La Center	16	12	1	12	9.1%	7	685,600	114	30	26	-23.5%	17	648,600	639,900	115	7.2%	-	-	4	366,200	-	-
71	N Central	2	1	1	2	100.0%	2	746,400	55	6	11	-35.3%	10	577,500	568,800	80	-5.1%	-	-	2	307,500	-	-
72	NE Corner	1	1	0	0	-	0	-	-	1	0	-100.0%	1	1,050,000	1,050,000	7	-8.0%	-	-	-	-	-	-
73	Clark County Total	704	619	71	607	-24.3%	466	584,000	44	2,336	2,136	-31.2%	1,710	562,100	505,000	58	6.6%	4	735,000	57	390,000	16	660,500
80	Woodland City	12	9	1	5	-61.5%	6	340,700	15	32	24	-29.4%	21	402,200	380,000	61	-11.6%	1	585,000	2	230,000	1	1,745,000
81	Woodland Area	18	4	-	8	700.0%	3	389,200	16	28	30	-6.6%	25	602,500	535,000	94	-0.7%	-	-	11	221,200	-	-
82	Cowlitz County	122	78	10	74	-36.2%	61	417,700	50	311	291	-26.0%	243	400,600	389,900	61	0.0%	-	-	39	129,700	6	466,300
83	Cowlitz County Total	152	91	11	87	-33.1%	70	409,900	46	371	345	-22.5%	289	418,200	399,500	64	-1.9%	1	585,000	52	152,900	7	649,000
87	Pacific County Total	52	27	3	11	-31.3%	14	481,600	106	68	40	-35.5%	42	389,200	392,500	108	0.8%	1	163,000	17	193,400	-	-

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2023 with April 2022. The Year-To-Date section compares 2023 year-to-date statistics through April with 2022 Year-To-Date statistics through April.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/22-4/30/23) with 12 months before (5/1/21-4/30/22).

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

SW Washington

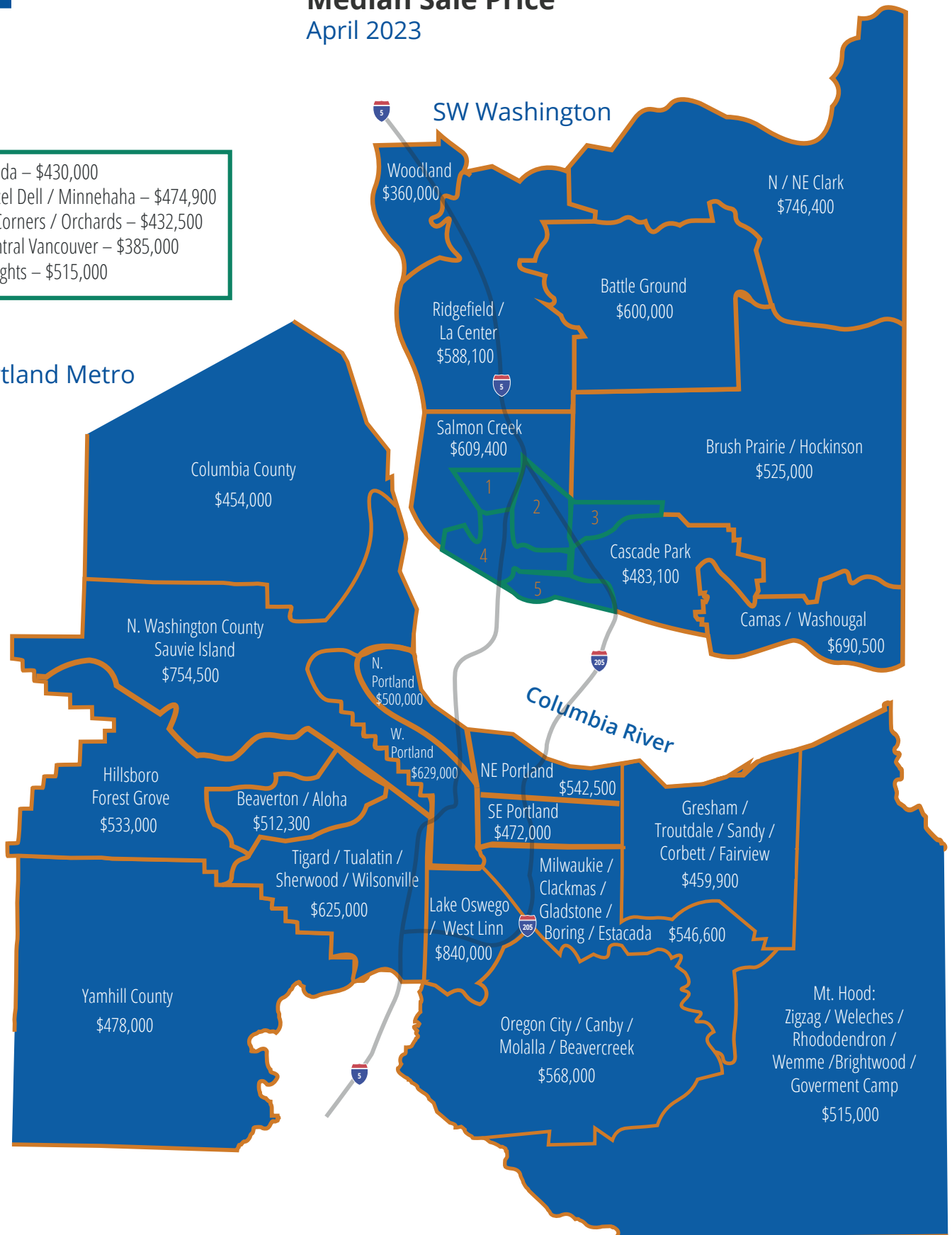
April 2023 Reporting Period

Median Sale Price

April 2023

1. Felida – \$430,000
2. Hazel Dell / Minnehaha – \$474,900
3. 5. Corners / Orchards – \$432,500
4. Central Vancouver – \$385,000
5. Heights – \$515,000

Portland Metro





Definitions and Formulas

Additional Resources

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This 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.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

The Active Listings in the Market Action report 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.

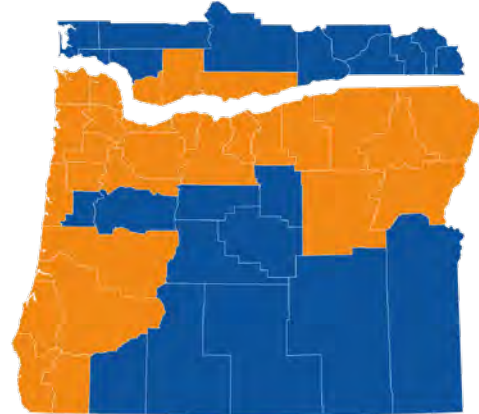
Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Real Talk with RMLS Podcast](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Baker County
- Columbia Basin
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- Mid-Columbia
- North Coastal Counties
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



RMLS was formed by area Boards and Associations of REALTORS® in 1991. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.

Credits

Drew Coleman, Chairman of the Board

Kurt von Wasmuth, President/CEO

Jorden Holland, Editor

Grant Lowery, Communications Specialist

Contact RMLS at:

communications@rmls.com



16101 SW 72nd Ave., Suite 200, Portland, OR 97224
503.236.7657



MARKET ACTION REPORT

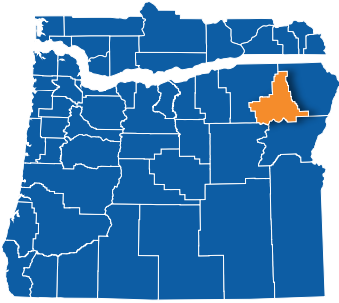
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Union County April 2023 Reporting Period

Union County

April 2023 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (24) decreased 31.4% from the 35 listed in April 2022, and decreased 11.1% from the 27 listed in March 2023.

Pending Sales

Pending sales (28) decreased 6.7% from the 30 offers accepted in April 2022, and increased 115.4% from the 13 offers accepted in March 2023.

Closed Sales

Closed sales (13) decreased 64.9% from the 37 closings in April 2022, and decreased 7.1% from the 14 closings in March 2023.

Inventory and Time on Market

Inventory increased to 3.7 months in April. Total market time increased to 77 days.

Year-to-Date Summary

Comparing the first four months of 2023 to the same period in 2022, new listings (88) decreased 22.8%, pending sales (73) decreased 26.3%, and closed sales (52) decreased 50.9%.

Average and Median Sale Prices

Comparing 2023 to 2022 through April, the average sale price has decreased 7.9% from \$282,000 to \$259,600. In the same comparison, the median sale price has decreased 2.2% from \$247,000 to \$241,500.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -6.8% (\$298,200 v. \$319,800)

Median Sale Price % Change: +5.9% (\$271,200 v. \$256,000)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2021	2022	2022
January	1.5	0.8	4.1
February	1.8	1.4	2.7
March	0.9	1.5	3.4
April	1.8	0.9	3.7
May	1.1	1.8	
June	1.7	2.4	
July	0.9	1.4	
August	1.3	1.8	
September	1.7	1.5	
October	1.1	1.6	
November	1.3	2.1	
December	0.9	2.7	

Residential Trends

Apr 2023 vs. Mar 2023

New Listings **-11.1%** ↓

Pending Sales **+115.4%** ↑

Closed Sales **-7.1%** ↓

Average Sale Price **+10.5%** ↑

Median Sale Price **+11%** ↑

Inventory **+0.3** ↑

Total Market Time **+26** ↑

Apr 2023 vs. Apr 2022

New Listings **-31.4%** ↓

Pending Sales **-6.7%** ↓

Closed Sales **-64.9%** ↓

Average Sale Price **-13.2%** ↓

Median Sale Price **-10.8%** ↓

Inventory **+2.8** ↑

Total Market Time **+48** ↑

Union County

April 2023 Reporting Period

Residential Sales by Price Range

Price Range	Apr 2021	Apr 2022	Apr 2023
0K-100K	1	3	2
100K-200K	5	4	2
200K-300K	8	14	4
300K-400K	1	13	3
400K-500K	1	2	1
500K-600K	2	2	1
600K-700K	0	0	0
700K-800K	0	0	0
800K-900K	0	0	0
900K-1M	0	0	0
1MM-1.1MM	0	1	0
1.1MM-1.2MM	0	0	0
1.2MM-1.3MM	0	0	0
1.3MM-1.4MM	0	0	0
1.4MM-1.5MM	0	0	0
1.5MM-1.6MM	0	0	0
1.6MM-1.7MM	0	0	0
1.7MM-1.8MM	0	0	0
1.8MM-1.9MM	0	0	0
1.9MM-2MM	0	0	0
2MM+	0	0	0

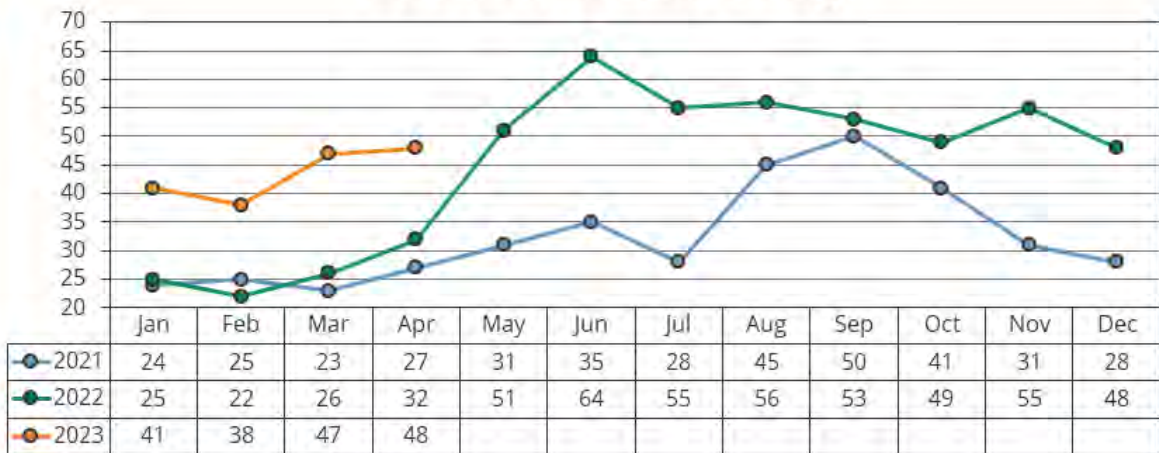
90th Percentile
 50th Percentile
 10th Percentile

Union County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2023	April	24	28	13	264,300	249,700	77
	March	27	13	14	239,100	225,000	50
	Year-To-Date	88	73	52	259,600	241,500	55
2022	April	35	30	37	304,400	279,900	29
	Year-To-Date	114	99	106	282,000	247,000	41
Change	April 2022	-31.4%	-6.7%	-64.9%	-13.2%	-10.8%	164.4%
	Prev Mo 2023	-11.1%	115.4%	-7.1%	10.5%	11.0%	52.4%
	Year-To-Date	-22.8%	-26.3%	-50.9%	-7.9%	-2.2%	33.1%

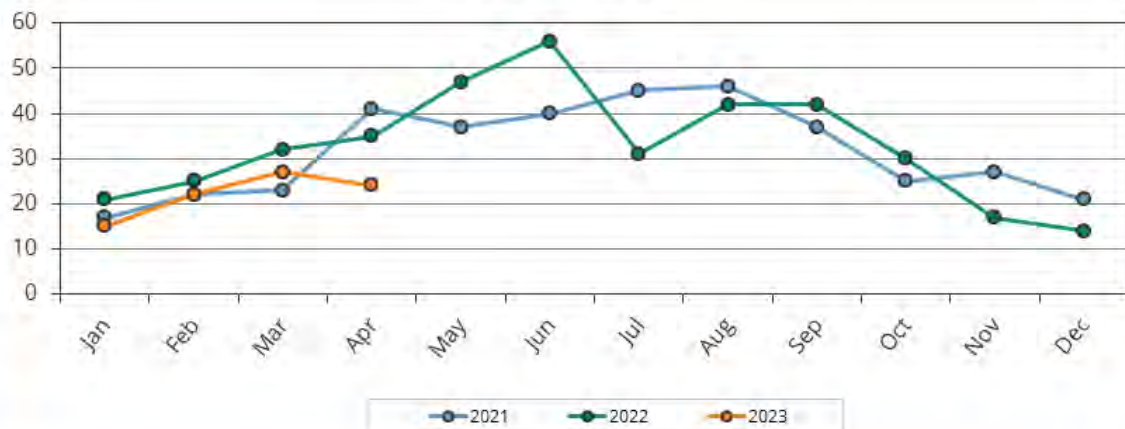
Union County

April 2023 Reporting Period

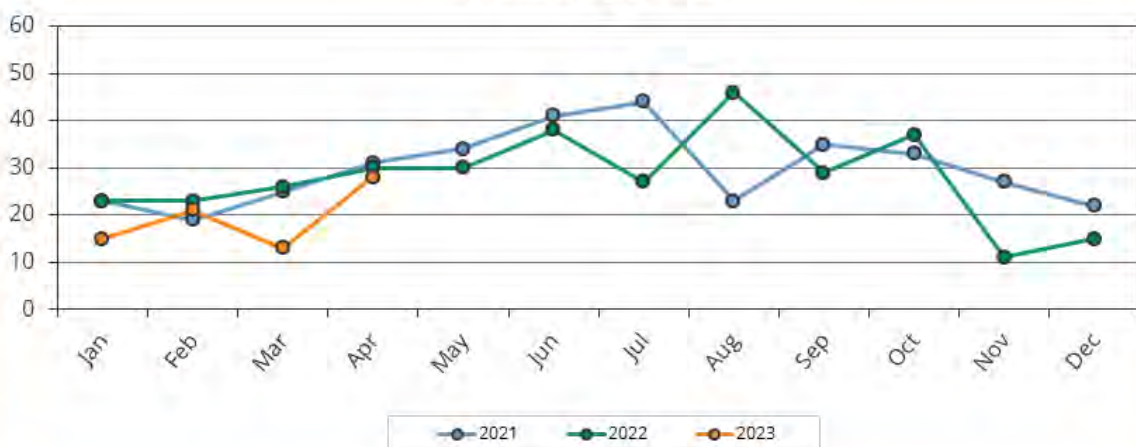
Active Residential Listings



New Listings



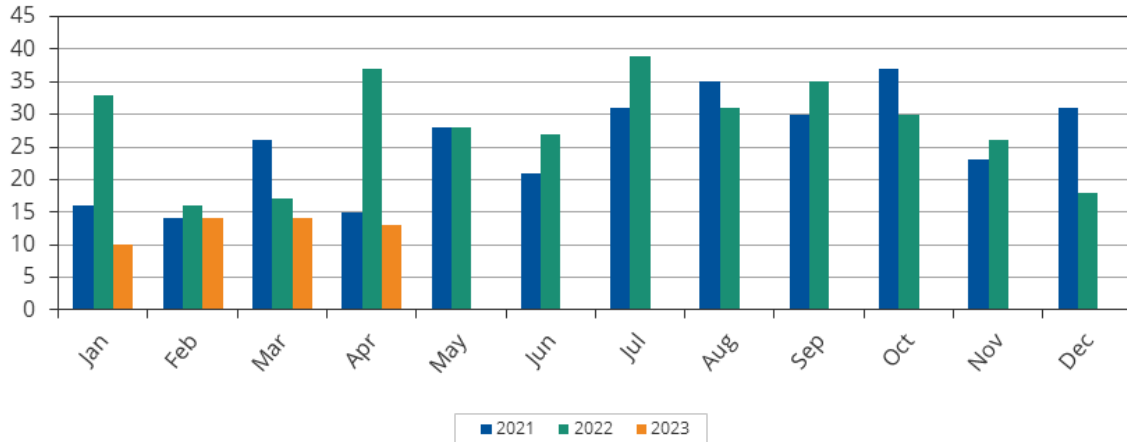
Pending Sales



Union County

April 2023 Reporting Period

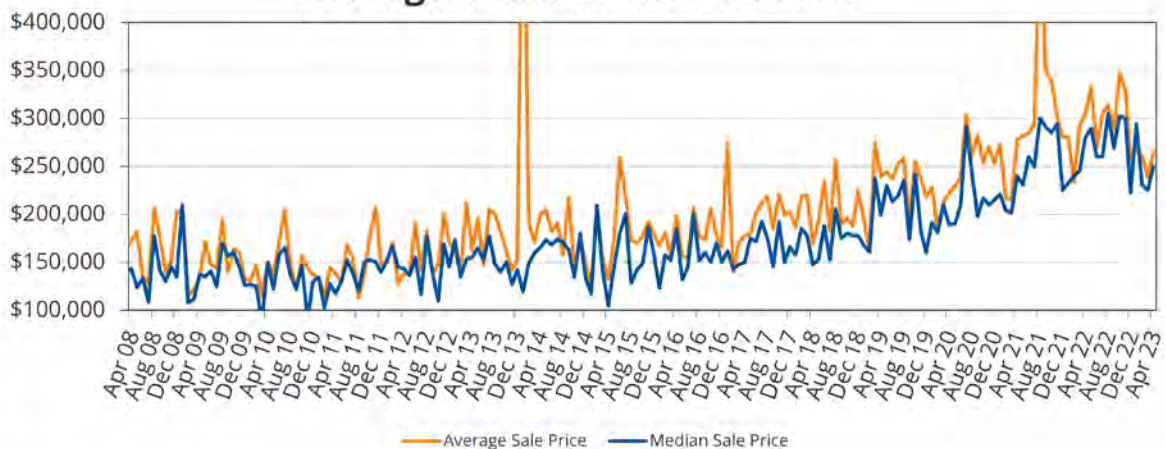
Closed Sales



Average Total Market Time



Average and Median Sale Price

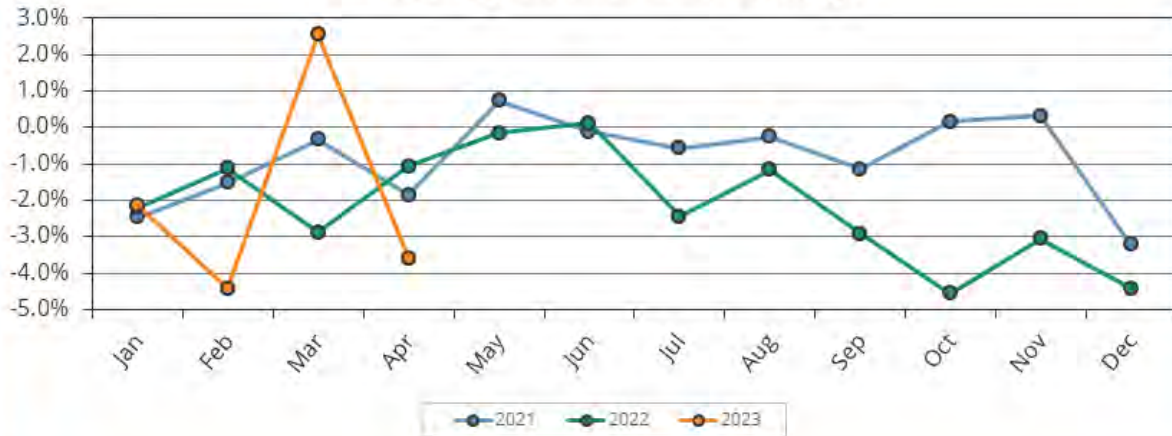


Note: In **August 2021**, the average sale price was **\$481,100** in Union County. In **January 2014**, the average sale price was **\$637,000** in Union County. This has caused a spike in the Average and Median Sale Price chart for those months.

Union County

April 2023 Reporting Period

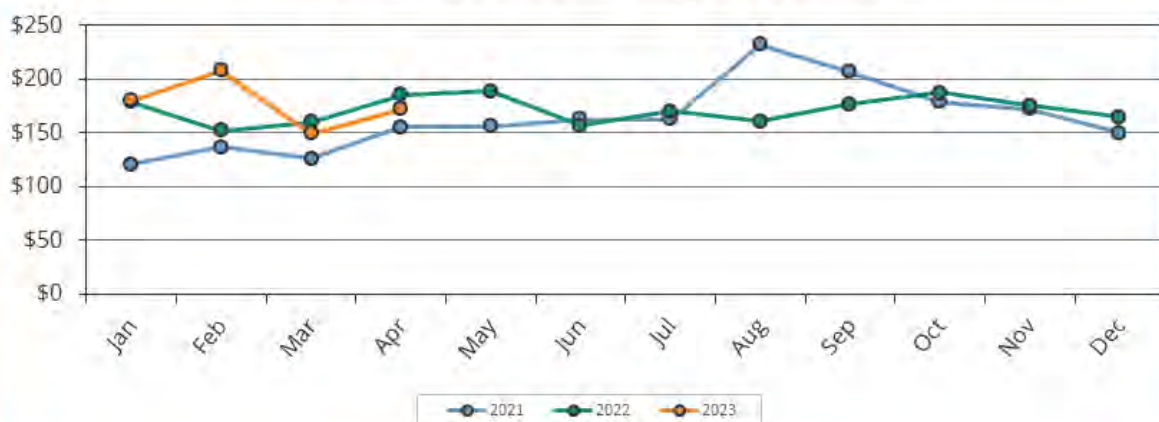
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



Union County

April 2023 Reporting Period

Area Report

		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 23 v. 22 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 23 v. 22 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97814	Medical Springs	-	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
97824	Cove	6	2	-	2	-	2	487,500	179	6	4	0.0%	3	401,300	405,000	-22.0%	-	-	-	-	-	-	
97827	Elgin	8	0	-	5	150.0%	2	78,000	105	13	15	50.0%	7	222,300	202,000	18.9%	-	-	1	130,000	1	375,000	
97841	Imbler	1	0	0	0	-	0	-	-	1	0	-100.0%	0	-	-	-5.7%	0	-	0	-	0	-	
97850	La Grande / Island City	26	18	1	16	-33.3%	6	276,600	15	57	41	-41.4%	31	268,700	264,900	-4.2%	-	-	4	58,300	1	280,000	
97867	North Powder	1	1	0	1	0.0%	1	295,000	180	1	3	50.0%	3	158,300	129,000	-60.9%	-	-	-	-	-	-	
97876	Summerville	2	1	-	2	-	1	165,000	142	4	4	300.0%	1	165,000	165,000	-26.1%	-	-	-	-	-	-	
97883	Union	4	2	2	2	-33.3%	1	185,000	15	6	6	-40.0%	7	252,900	230,000	-4.3%	-	-	1	25,000	-	-	
	Union Co. Total	48	24	3	28	-6.7%	13	264,300	77	88	73	-26.3%	52	259,600	241,500	-6.8%	-	-	6	64,700	2	327,500	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2023 with April 2022. The Year-To-Date section compares 2023 year-to-date statistics through April with 2022 Year-To-Date statistics through April.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/22-4/30/23) with 12 months before (5/1/21-4/30/22).

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



Definitions and Formulas

Additional Resources

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This 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.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

The Active Listings in the Market Action report 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.

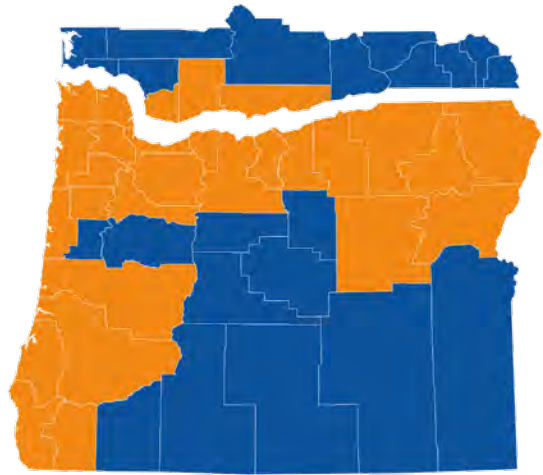
Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Real Talk with RMLS Podcast](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Baker County
- Columbia Basin
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- Mid-Columbia
- North Coastal Counties
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



RMLS was formed by area Boards and Associations of REALTORS® in 1991. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.

Credits

Drew Coleman, Chairman of the Board

Kurt von Wasmuth, President/CEO

Jorden Holland, Editor

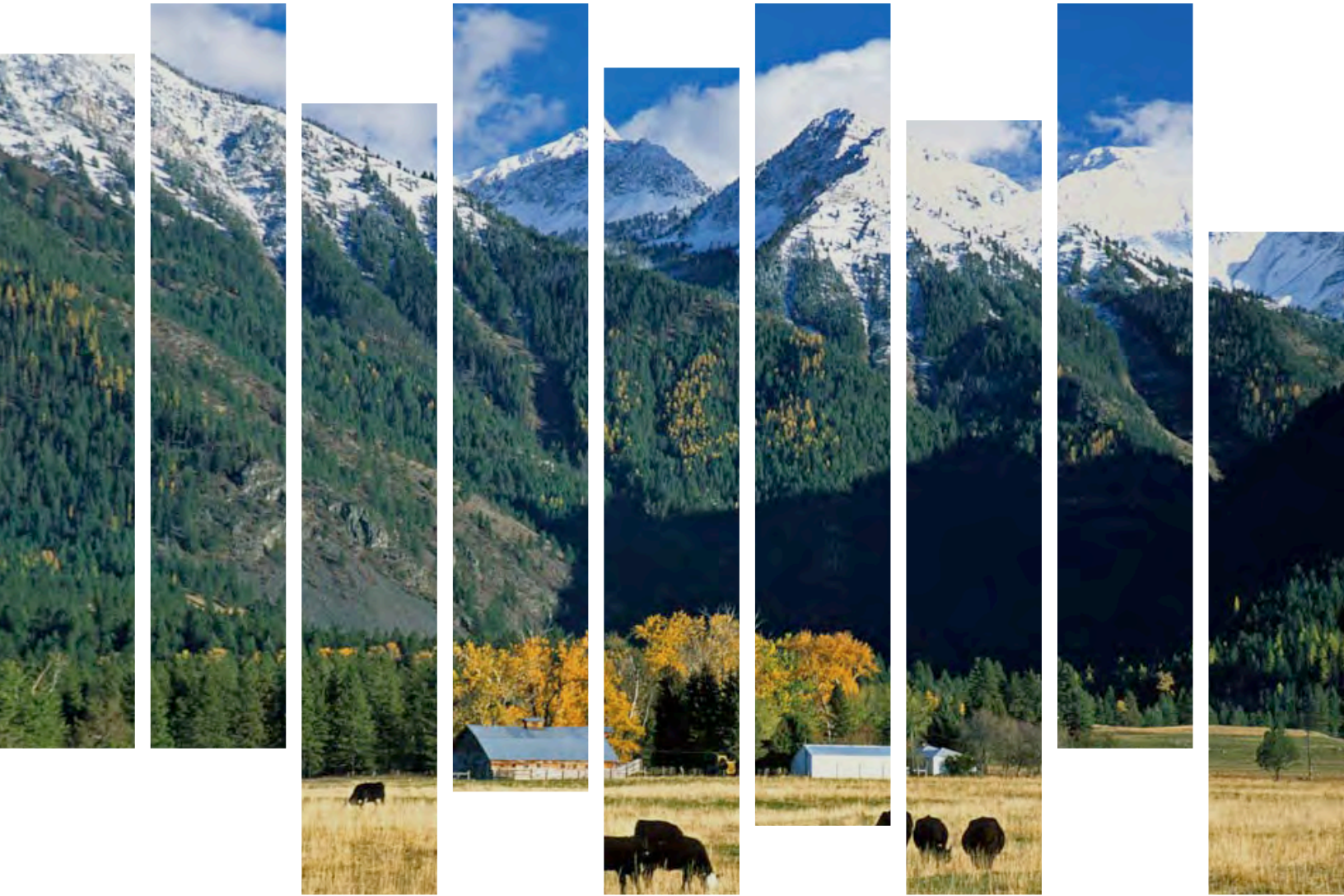
Grant Lowery, Communications Specialist

Contact RMLS at:

communications@rmls.com



16101 SW 72nd Ave., Suite 200, Portland, OR 97224
503.236.7657



MARKET ACTION REPORT

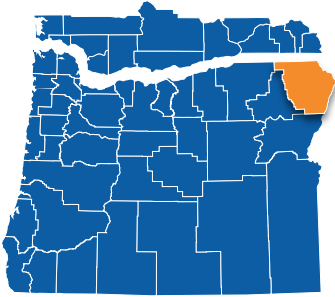
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Wallowa County April 2023 Reporting Period

Wallowa County

April 2023 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (11) decreased 8.3% from the 12 listed in April 2022, and increased 10.0% from the 10 listed in March 2023.

Pending Sales

Pending sales (9) decreased 18.2% from the 11 offers accepted in April 2022, and increased 125.0% from the 4 offers accepted in March 2023.

Closed Sales

Closed sales (2) decreased 71.4% from the 7 closings in April 2022, and increased 100.0% from the 1 closing in March 2023.

Inventory and Time on Market

Inventory decreased to 14.0 months in April. Total market time increased to 109 days.

Year-to-Date Summary

Comparing the first four months of 2023 to the same period in 2022, new listings (36) increased 12.5%, pending sales (21) decreased 22.2%, and closed sales (9) decreased 55.0%.

Average and Median Sale Prices

Comparing 2023 to 2022 through April, the average sale price has increased 7.4% from \$377,300 to \$405,300. In the same comparison, the median sale price has increased 10.1% from \$286,000 to \$315,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +15.3% (\$437,800 v. \$379,800)

Median Sale Price % Change: +9.4% (\$382,500 v. \$349,500)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2021	2022	2023
January	2.3	3.5	10.5
February	3.4	2.0	6.0
March	2.2	4.7	28.0
April	1.9	1.9	14.0
May	2.0	2.0	
June	1.9	3.6	
July	2.4	10.2	
August	1.7	6.1	
September	3.1	6.1	
October	2.4	12.3	
November	2.3	3.8	
December	0.9	3.8	

Residential Trends

Apr 2023 vs. Mar 2023

New Listings **+10%** ↑

Pending Sales **+125%** ↑

Closed Sales **+100%** ↑

Average Sale Price **+67.1%** ↑

Median Sale Price **+67.1%** ↑

Inventory **-14** ↓

Total Market Time **+105** ↑

Apr 2023 vs. Apr 2022

New Listings **-8.3%** ↓

Pending Sales **-18.2%** ↓

Closed Sales **-71.4%** ↓

Average Sale Price **+45.3%** ↑

Median Sale Price **+52.8%** ↑

Inventory **+12.1** ↑

Total Market Time **+42** ↑

Wallowa County

April 2023 Reporting Period

Residential Sales by Price Range			
Price Range	Apr 2021	Apr 2022	Apr 2023
0K-100K	0	1	0
100K-200K	4	1	0
200K-300K	4	3	0
300K-400K	6	2	0
400K-500K	0	0	1
500K-600K	0	1	1
600K-700K	0	1	0
700K-800K	0	0	0
800K-900K	0	0	0
900K-1M	0	0	0
1MM-1.1MM	0	0	0
1.1MM-1.2MM	0	0	0
1.2MM-1.3MM	0	0	0
1.3MM-1.4MM	0	0	0
1.4MM-1.5MM	0	0	0
1.5MM-1.6MM	0	0	0
1.6MM-1.7MM	0	0	0
1.7MM-1.8MM	0	0	0
1.8MM-1.9MM	0	0	0
1.9MM-2MM	0	0	0
2MM+	0	0	0

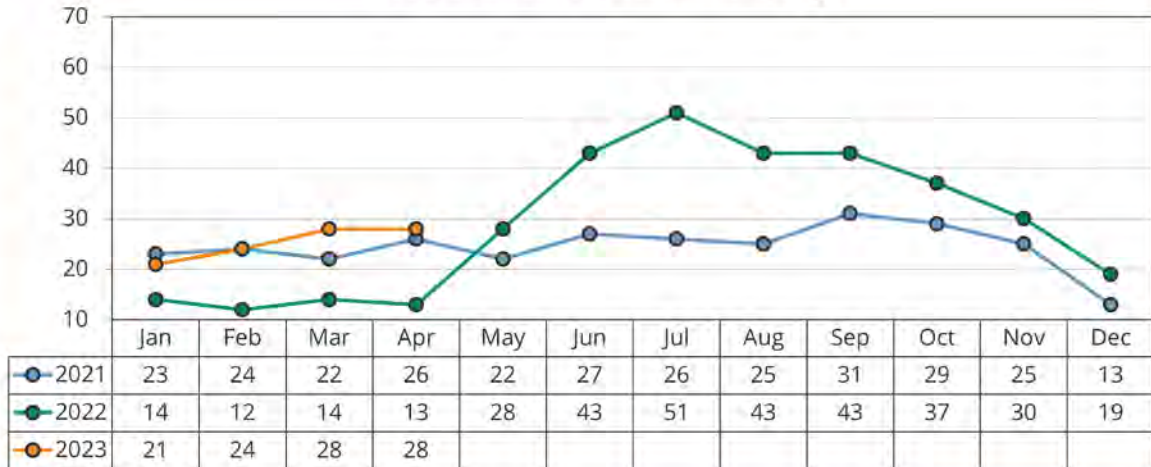
90th Percentile
 50th Percentile
 10th Percentile

Wallowa County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2023	April	11	9	2	499,500	499,500	109
	March	10	4	1	299,000	299,000	4
	Year-To-Date	36	21	9	405,300	315,000	88
2022	April	12	11	7	343,800	327,000	68
	Year-To-Date	32	27	20	377,300	286,000	88
Change	April 2022	-8.3%	-18.2%	-71.4%	45.3%	52.8%	59.3%
	Prev Mo 2023	10.0%	125.0%	100.0%	67.1%	67.1%	2625.0%
	Year-To-Date	12.5%	-22.2%	-55.0%	7.4%	10.1%	-0.1%

Wallowa County

April 2023 Reporting Period

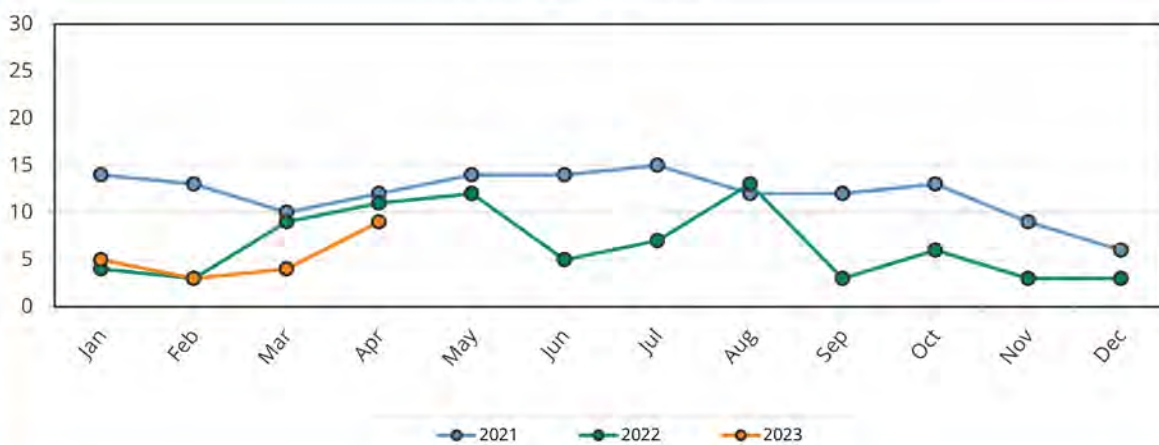
Active Residential Listings



New Listings



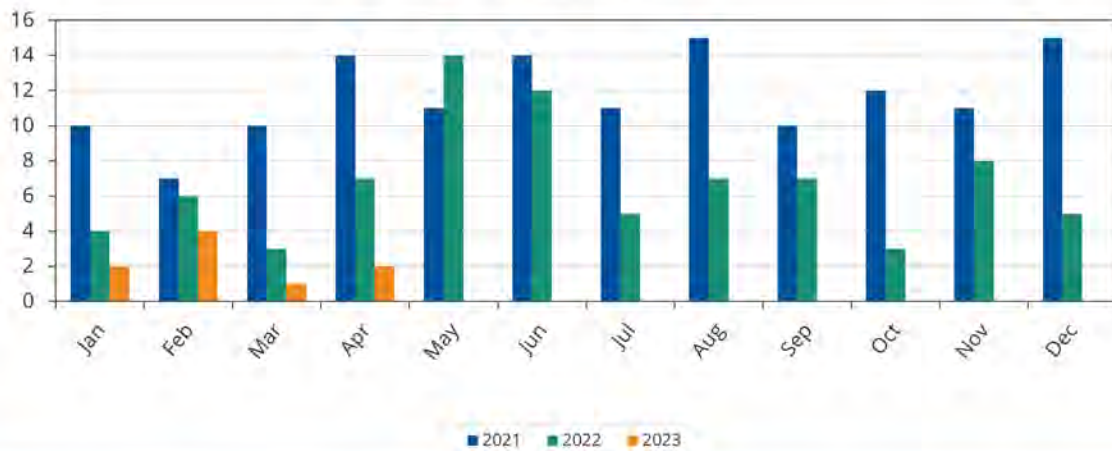
Pending Sales



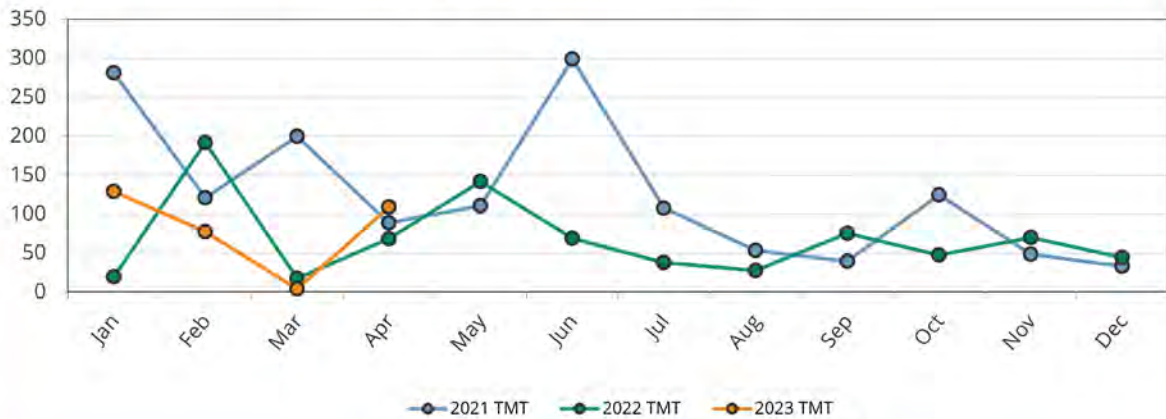
Wallowa County

April 2023 Reporting Period

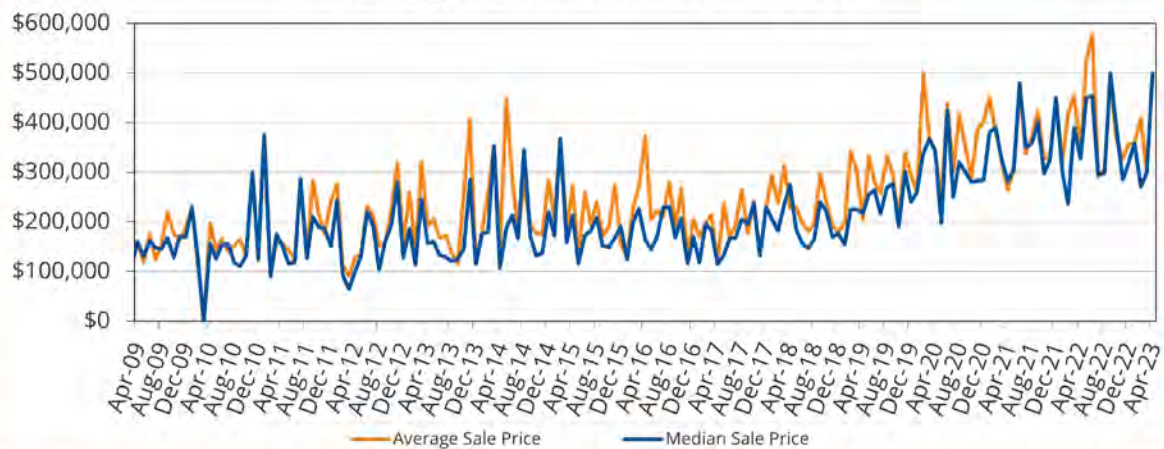
Closed Sales



Average Total Market Time



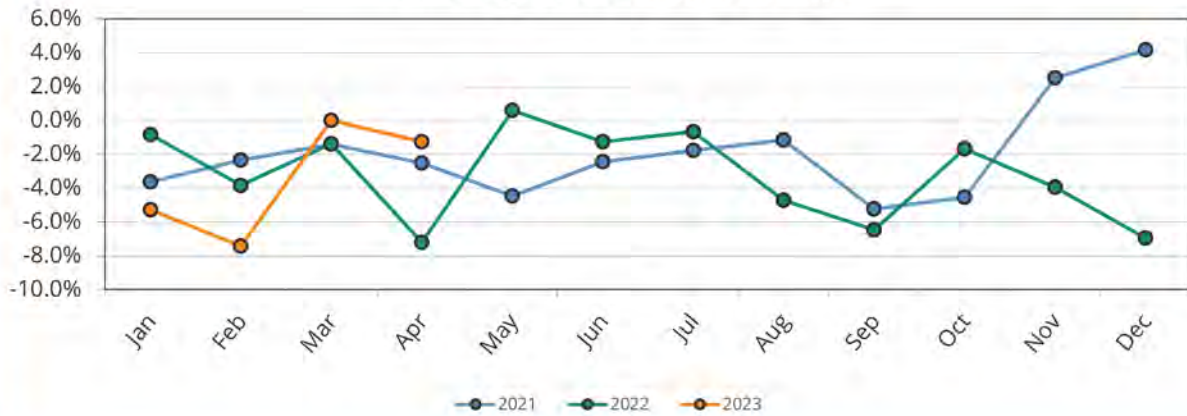
Average and Median Sale Price



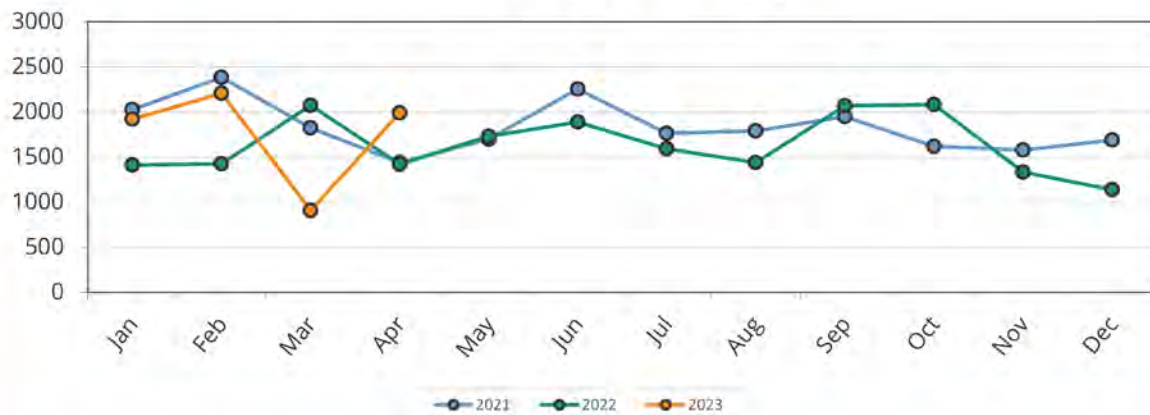
Wallowa County

April 2023 Reporting Period

Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



Wallowa County

April 2023 Reporting Period

Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change2	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales	Pending Sales 23 v. 22 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 23 v. 22 ¹	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97885	Wallowa	2	1	0	1	0.0%	0	-	-	4	2	-71.4%	1	152,000	152,000	25.4%	-	-	-	-	-	-	
97857	Lostine	1	0	0	0	-100.0%	0	-	-	1	0	-100.0%	0	-	-	9.5%	0	-	0	-	0	-	
97842	Imnaha	1	#	0	0	-	0	-	-	2	1	0.0%	1	299,000	299,000	2.3%	-	-	-	-	-	-	
97846	Joseph	13	4	0	4	-20.0%	2	499,500	109	15	11	37.5%	3	483,000	489,000	5.5%	1	315,000	2	2,921,900	-	-	
97828	Enterprise	11	6	1	4	33.3%	0	-	-	14	7	-22.2%	4	436,900	290,000	15.5%	-	-	2	550,000	-	-	
	Wallowa Co. Total	28	11	1	9	-18.2%	2	499,500	109	36	21	-22.2%	9	405,300	315,000	15.3%	1	315,000	4	1,736,000	-	-	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2023 with April 2022. The Year-To-Date section compares 2023 year-to-date statistics through April with 2022 Year-To-Date statistics through April.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/22-4/30/23) with 12 months before (5/1/21-4/30/22).

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



Definitions and Formulas

Additional Resources

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This 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.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

The Active Listings in the Market Action report 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.

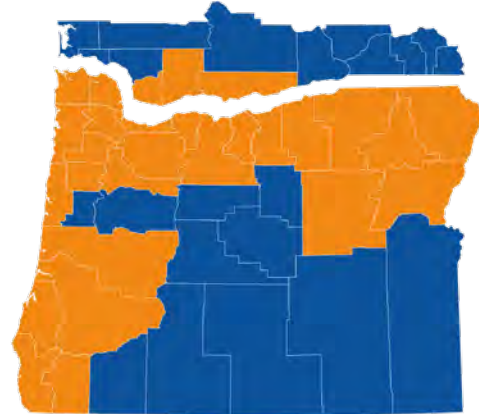
Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Real Talk with RMLS Podcast](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Baker County
- Columbia Basin
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- Mid-Columbia
- North Coastal Counties
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



RMLS was formed by area Boards and Associations of REALTORS® in 1991. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.

Credits

Drew Coleman, Chairman of the Board

Kurt von Wasmuth, President/CEO

Jorden Holland, Editor

Grant Lowery, Communications Specialist

Contact RMLS at:

communications@rmls.com



16101 SW 72nd Ave., Suite 200, Portland, OR 97224
503.236.7657