

MARKET ACTION REPORT

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

All Areas September 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

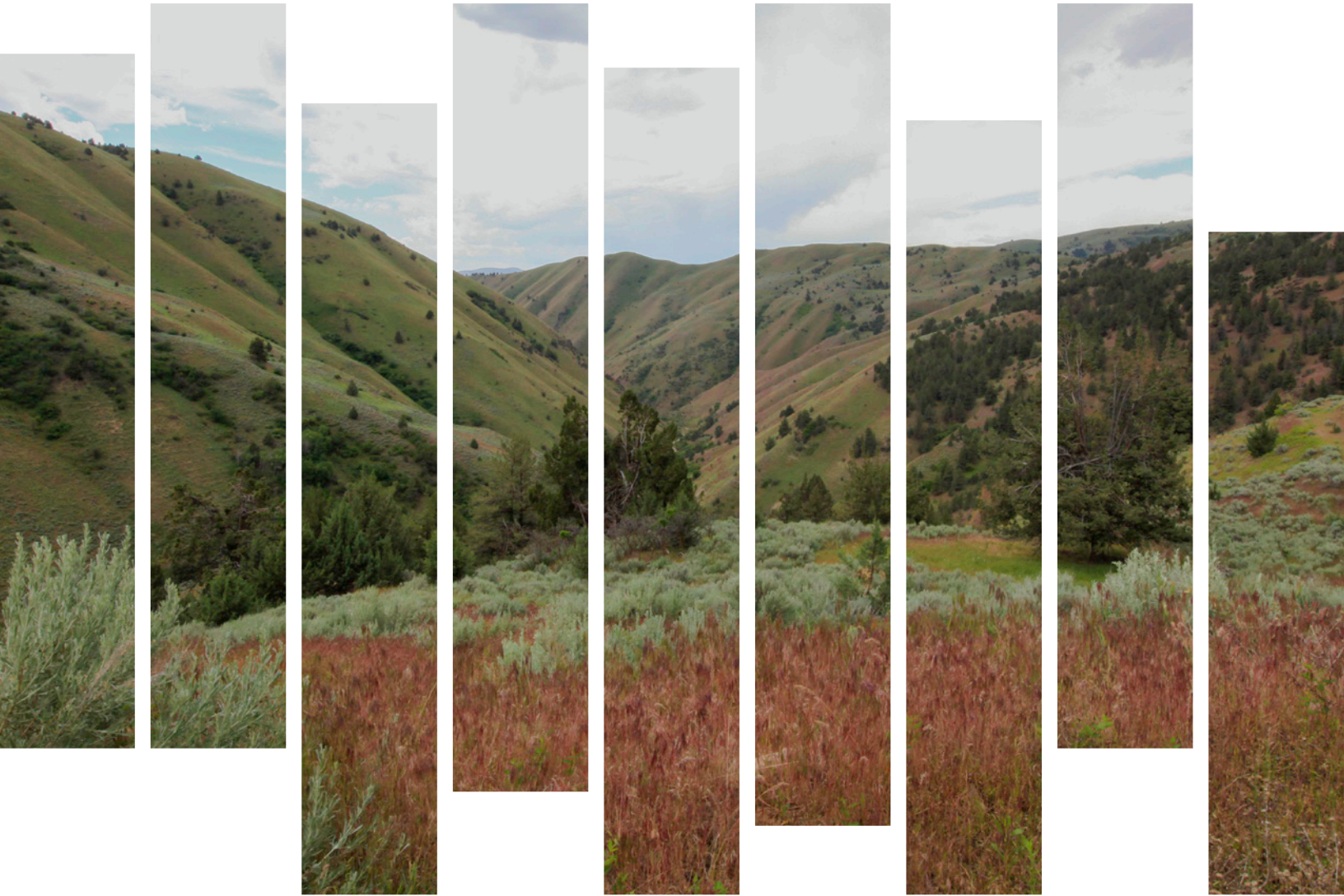
Portland Metro

Southwest Washington

Union County

Wallowa County

Definitions and Formulas



MARKET ACTION REPORT

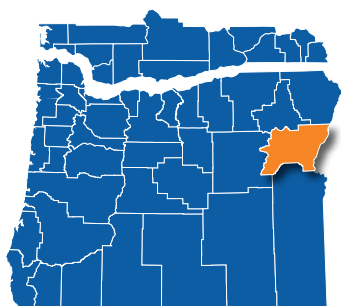
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Baker County September 2023 Reporting Period

Baker County

September 2023 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (25) decreased 28.6% from the 35 listed in September 2022, and decreased 10.7% from the 28 listed in August 2023.

Pending Sales

Pending sales (18) decreased 41.9% from the 31 offers accepted in September 2022, and matched the 18 offers accepted in August 2023.

Closed Sales

Closed sales (19) decreased 5.0% from the 20 closings in September 2022, and decreased 29.6% from the 27 closings in August 2023.

Inventory and Time on Market

Inventory increased to 3.9 months in September. Total market time increased to 119 days.

Year-to-Date Summary

Comparing the first nine months of 2023 to the same period in 2022, new listings (211) decreased 24.4%, pending sales (168) decreased 13.4%, and closed sales (153) decreased 23.1%.

Average and Median Sale Prices

Comparing 2023 to 2022 through September, the average sale price has increased 8.3% from \$336,700 to \$364,700. In the same comparison, the median sale price has decreased 1.9% from \$265,000 to \$260,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -0.5% (\$330,400 v. \$332,000)

Median Sale Price % Change: -0.8% (\$250,000 v. \$252,000)

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	2.6	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	2.1
June	1.8	2.5	5.2
July	1.9	3.0	4.5
August	2.1	5.1	2.8
September	2.5	3.9	3.9
October	1.6	2.3	
November	1.6	4.2	
December	2.0	6.3	

Residential Trends

September 2023 vs. August 2023

New Listings **-10.7%** ↓

Pending Sales **0.0%** —

Closed Sales **-29.6%** ↓

Average Sale Price **+10.2%** ↑

Median Sale Price **+17.2%** ↑

Inventory **+1.1** ↑

Total Market Time **+25** ↑

September 2023 vs. September 2022

New Listings **-28.6%** ↓

Pending Sales **-41.9%** ↓

Closed Sales **-5.0%** ↓

Average Sale Price **+25.1%** ↑

Median Sale Price **+9.0%** ↑

Inventory **0** —

Total Market Time **+78** ↑

Baker County

September 2023 Reporting Period

Residential Sales by Price Range			
Price Range	Sep 2021	Sep 2022	Sep 2023
0K-100K	2	0	0
100K-200K	4	7	5
200K-300K	6	5	5
300K-400K	2	4	5
400K-500K	3	3	2
500K-600K	1	1	1
600K-700K	2	1	0
700K-800K	0	0	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	1
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+	1	0	0



90th Percentile



50th Percentile



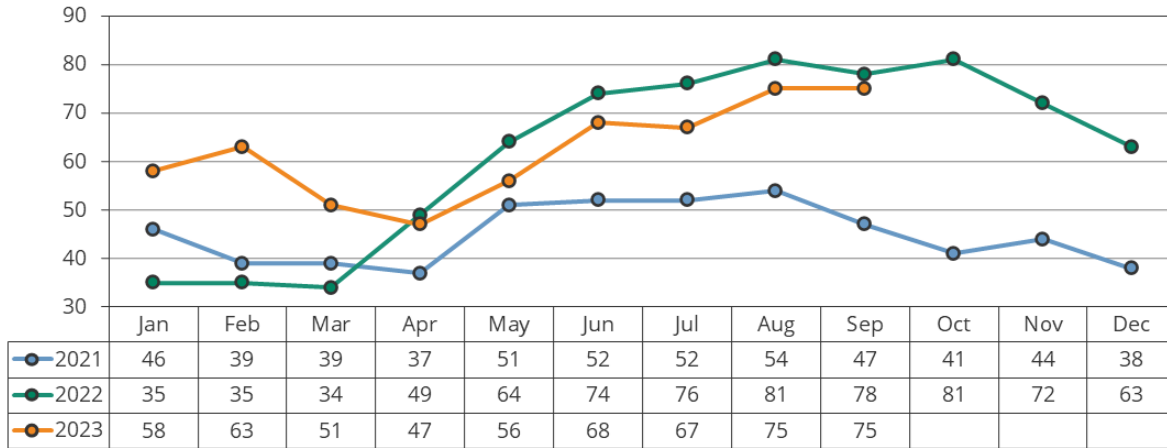
10th Percentile

Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2023	September	25	18	19	374,300	299,500	119
	August	28	18	27	339,700	255,600	94
	Year-To-Date	211	168	153	364,700	260,000	117
2022	September	35	31	20	299,200	274,800	41
	Year-To-Date	279	194	199	336,700	265,000	55
Change	September 2022	-28.6%	-41.9%	-5.0%	25.1%	9.0%	193.6%
	Prev Mo 2023	-10.7%	0.0%	-29.6%	10.2%	17.2%	26.3%
	Year-To-Date	-24.4%	-13.4%	-23.1%	8.3%	-1.9%	112.9%

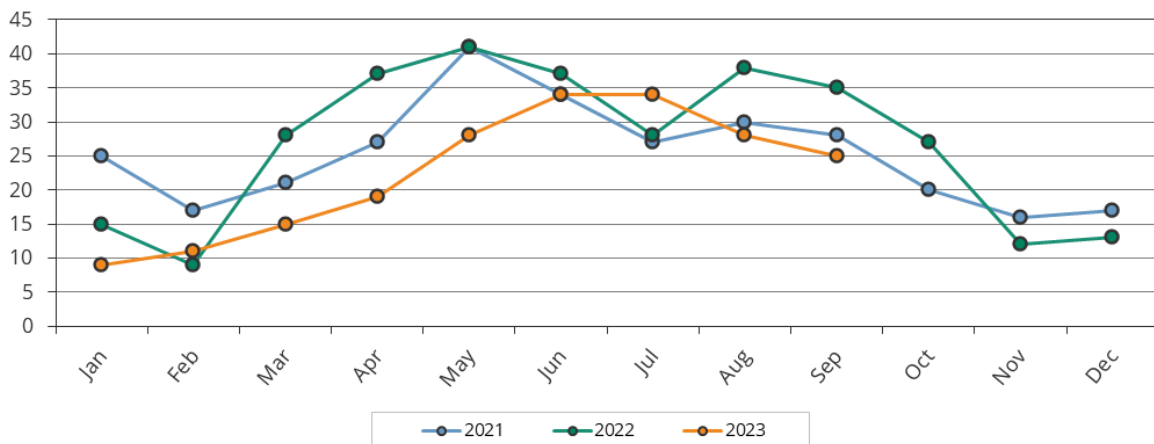
Baker County

September 2023 Reporting Period

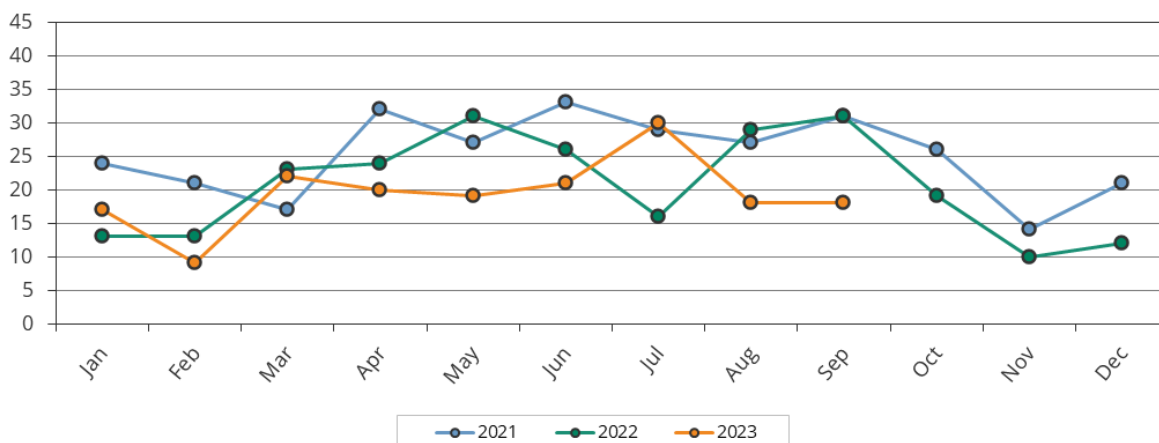
Active Residential Listings



New Listings



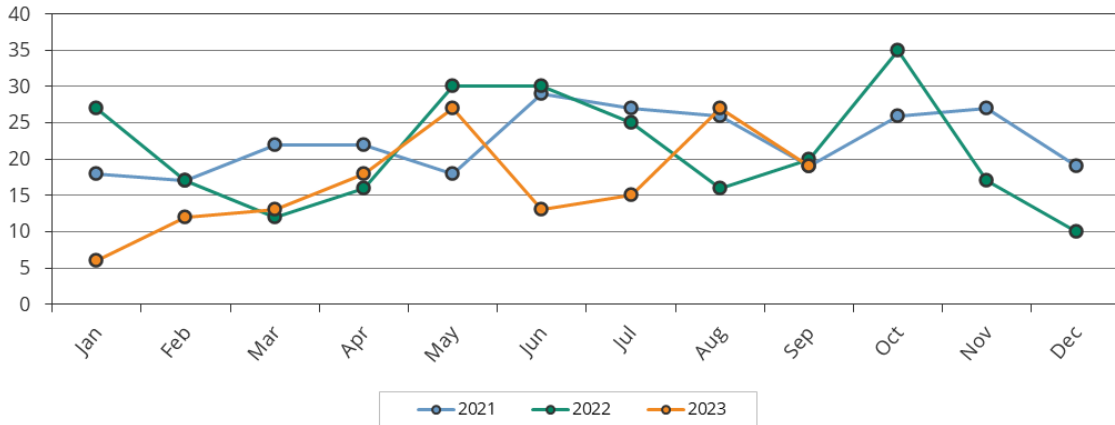
Pending Sales



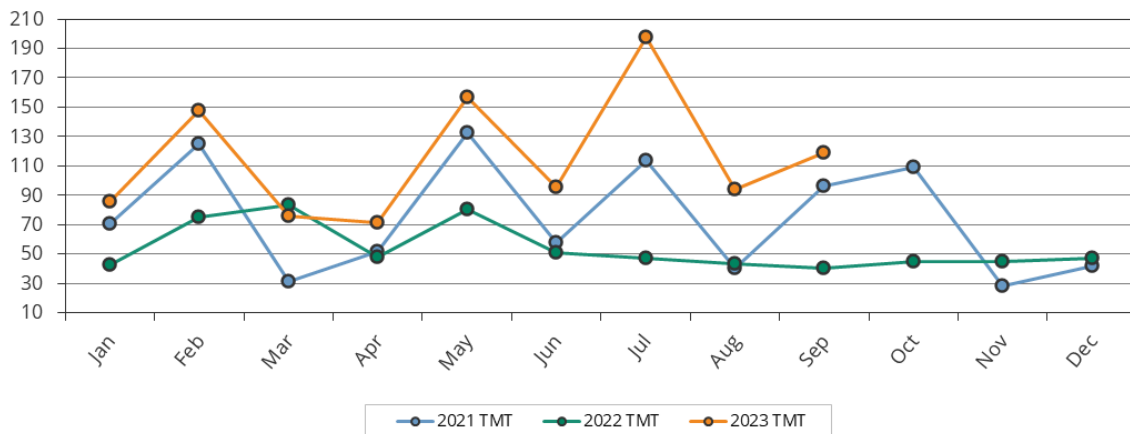
Baker County

September 2023 Reporting Period

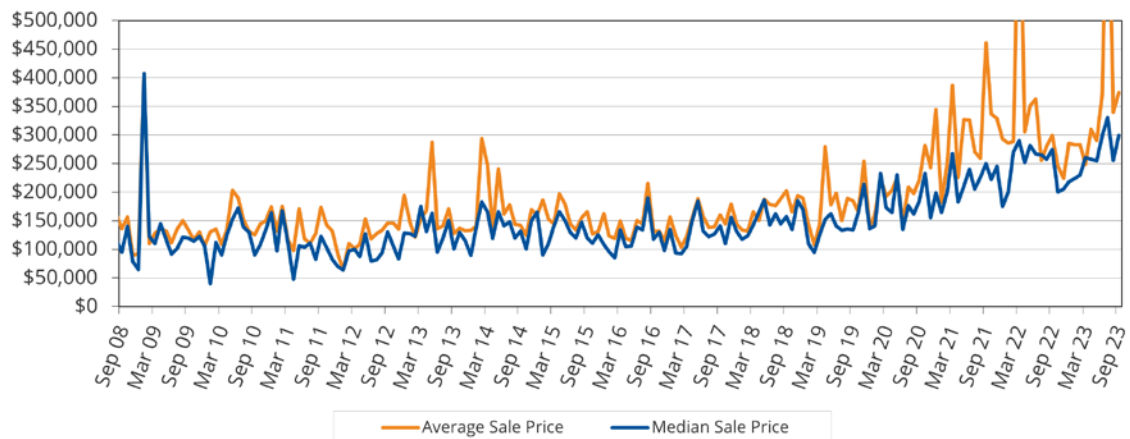
Closed Sales



Average Total Market Time



Average and Median Sale Price

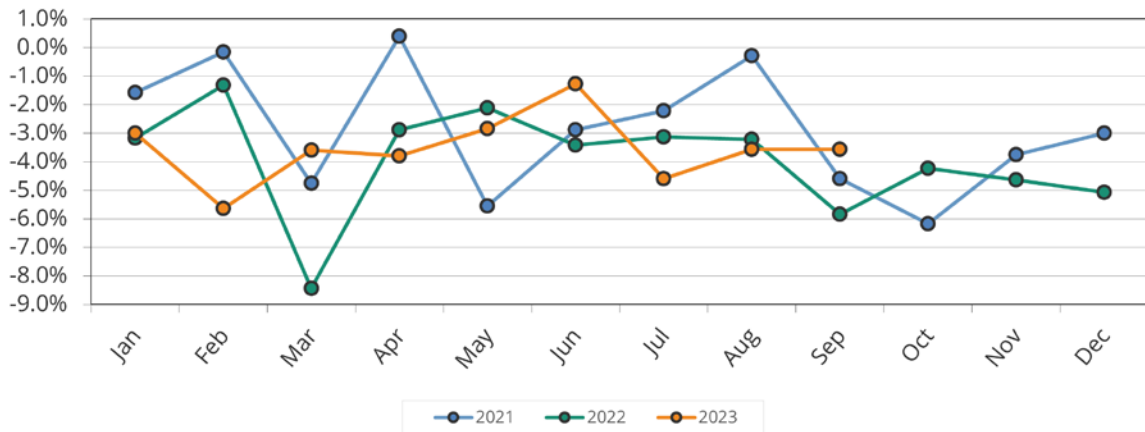


Note: In **March 2022**, the Average Sale Price was **\$788,600** for that month. In **July 2023**, the Average Sale Price was **\$820,400** for that month. This has caused a spike in the Average Sale Price for those months.

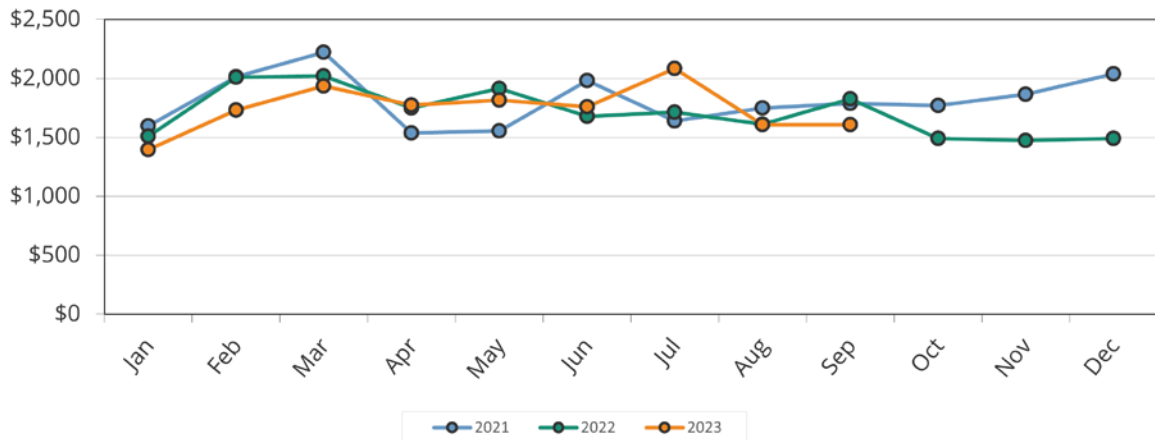
Baker County

September 2023 Reporting Period

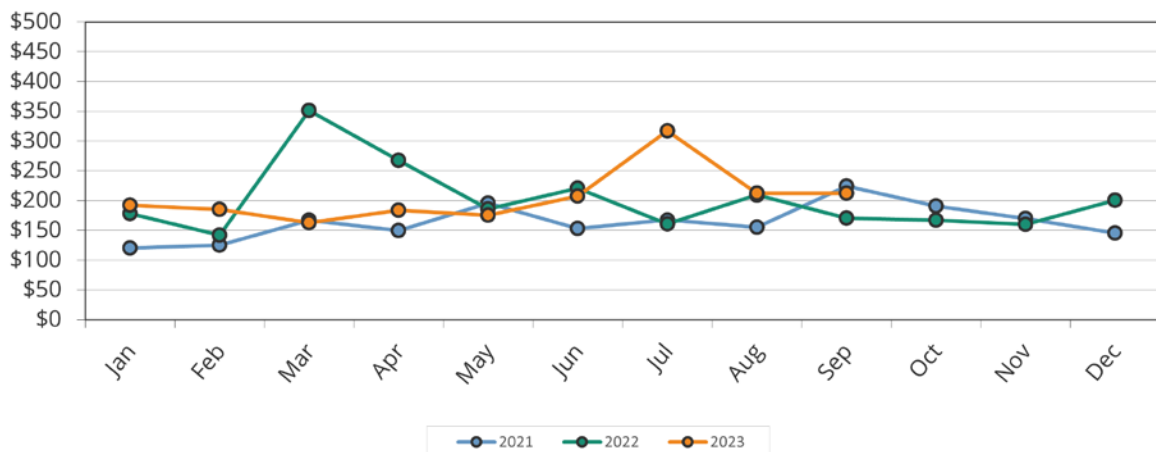
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



Baker County

September 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
460	Baker City / Keating	50	22	2	15	-40.0%	14	332,600	98	162	136	-12.3%	124	309,700	262,500	-1.1%	5	244,900	9	482,100	3	240,800
461	Haines / Anthony Lk / Muddy Crk	-	0	1	0	-	3	633,200	278	5	5	-37.5%	5	534,700	299,500	52.2%	-	-	1	18,000	-	-
462	Sumpter / McEwen / Bourne / Phillips Lk / Granit	8	-	0	2	-33.3%	2	277,500	28	14	9	50.0%	8	288,700	195,000	25.5%	-	-	7	98,800	-	-
463	Unity / Hereford	1	0	0	0	-	-	-	-	2	1	-75.0%	1	7,400,000	7,400,000	600.6%	-	-	1	105,500	-	-
464	Huntington / Lime	3	1	1	1	0.0%	0	-	-	6	4	-20.0%	3	137,200	163,500	-22.8%	-	-	-	-	-	-
465	Durkee / Pleasant Valley	0	0	0	0	-	0	-	-	0	2	100.0%	2	308,800	308,800	-67.2%	-	-	2	1,380,000	-	-
466	Richland New Bridge	3	0	1	0	-	0	-	-	5	4	-42.9%	3	237,700	168,000	-44.6%	1	180,000	1	25,000	-	-
467	Halfway / Cornucopia	10	2	0	0	-100.0%	0	-	-	17	7	-12.5%	7	466,400	260,000	-38.4%	-	-	1	140,000	-	-
468	Oxbow	0	0	0	0	-	0	-	-	-	0	-	0	-	-	-	0	-	0	-	0	-
	Baker County	75	25	5	18	-41.9%	19	374,300	119	211	168	-13.4%	153	364,700	260,000	-0.5%	6	234,100	22	367,200	3	240,800

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/22-9/30/23) with 12 months before (10/1/21-9/30/22).

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.

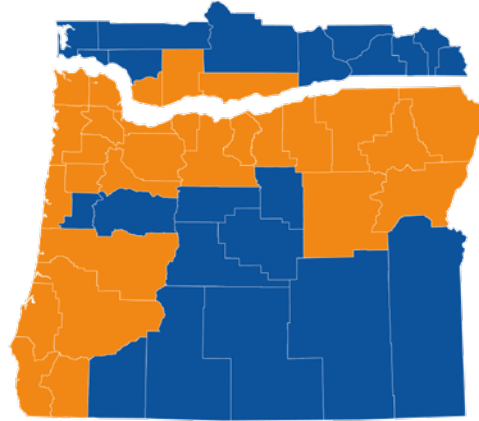
Additional Resources for RMLS Subscribers:

- ▶ [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 Manager

Contact RMLS at:

communications@rmls.com



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



MARKET ACTION REPORT

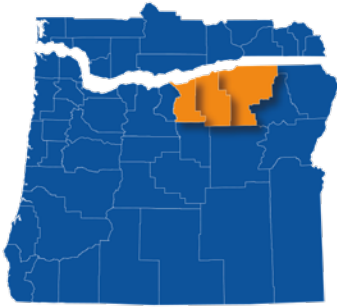
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Columbia Basin September 2023 Reporting Period

Columbia Basin

September 2023 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (86) decreased 28.9% from the 121 listed in September 2022, and decreased 33.3% from the 129 listed in August 2023.

Pending Sales

Pending sales (61) decreased 34.4% from the 93 offers accepted in September 2022, and decreased 41.9% from the 105 offers accepted in August 2023.

Closed Sales

Closed sales (82) decreased 16.3% from the 98 closings in September 2022, and increased 1.2% from the 81 closings in August 2023.

Inventory and Time on Market

Inventory increased to 3.5 months in September. Total market time decreased to 48 days.

Year-to-Date Summary

Comparing the first nine months of 2023 to the same period in 2022, new listings (922) decreased 11.4%, pending sales (692) decreased 12.7%, and closed sales (617) decreased 20.6%.

Average and Median Sale Prices

Comparing 2023 to 2022 through September, the average sale price has decreased 4.4% from \$312,700 to \$298,800. In the same comparison, the median sale price has decreased 0.7% from \$295,200 to \$293,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -3.7% (\$302,200 v. \$313,700)

Median Sale Price % Change: -0.2% (\$294,500 v. \$295,000)

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	1.6	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	3.8
June	1.1	1.5	2.8
July	1.0	2.7	3.6
August	1.5	2.8	3.3
September	1.8	2.4	3.5
October	2.0	3.1	
November	1.5	4.1	
December	1.6	4.4	

Residential Trends

September 2023 vs. August 2023

New Listings **-33.3%** ↓

Pending Sales **-41.9%** ↓

Closed Sales **+1.2%** ↑

Average Sale Price **-9.2%** ↓

Median Sale Price **-10.2%** ↓

Inventory **+0.2** ↑

Total Market Time **-17** ↓

September 2023 vs. September 2022

New Listings **-28.9%** ↓

Pending Sales **-34.4%** ↓

Closed Sales **-16.3%** ↓

Average Sale Price **-6.9%** ↓

Median Sale Price **-0.7%** ↓

Inventory **+1.1** ↑

Total Market Time **+8** ↑

Columbian Basin

September 2023 Reporting Period

Residential Sales by Price Range			
Price Range	Sep 2021	Sep 2022	Sep 2023
0K-100K	1	4	1
100K-200K	11	14	15
200K-300K	39	37	34
300K-400K	18	28	23
400K-500K	2	13	5
500K-600K	2	3	3
600K-700K	3	2	3
700K-800K	0	0	0
800K-900K	0	1	0
900K-1M	1	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	1	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+	1	0	0

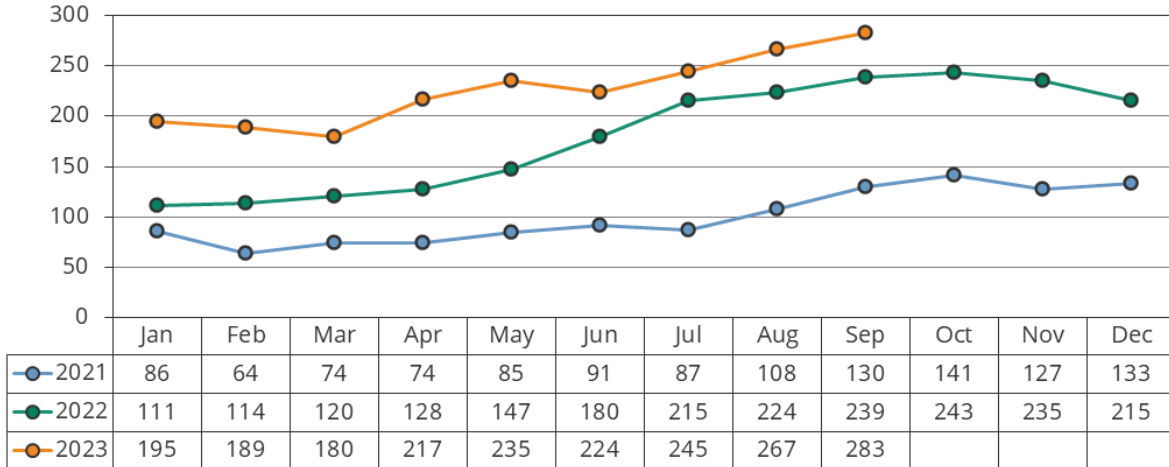
90th Percentile
 50th Percentile
 10th Percentile

Columbia Basin Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2023	September	86	61	82	295,000	289,000	48
	August	129	105	81	324,900	321,900	64
	Year-To-Date	922	692	617	298,800	293,000	67
2022	September	121	93	98	316,800	291,000	40
	Year-To-Date	1,041	793	777	312,700	295,200	43
Change	September 2022	-28.9%	-34.4%	-16.3%	-6.9%	-0.7%	18.9%
	Prev Mo 2023	-33.3%	-41.9%	1.2%	-9.2%	-10.2%	-25.9%
	Year-To-Date	-11.4%	-12.7%	-20.6%	-4.4%	-0.7%	56.0%

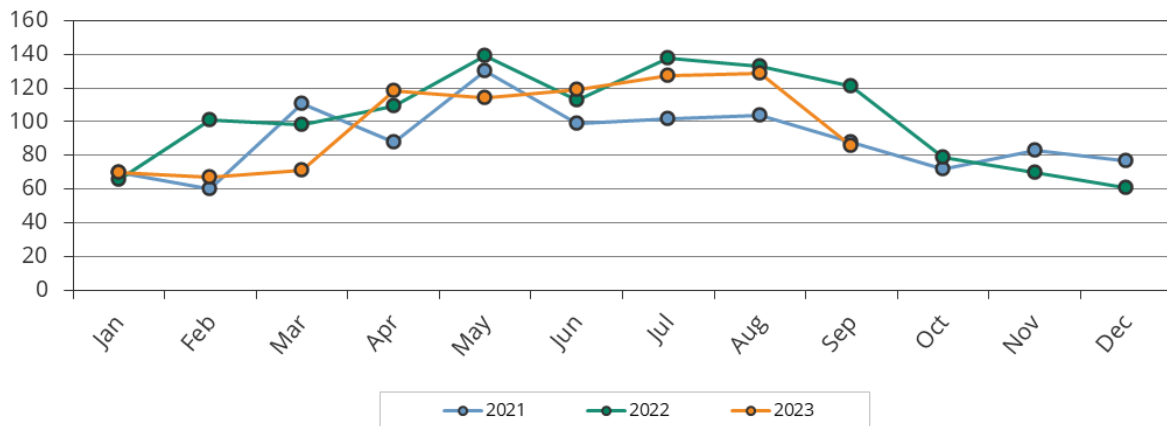
Columbian Basin

September 2023 Reporting Period

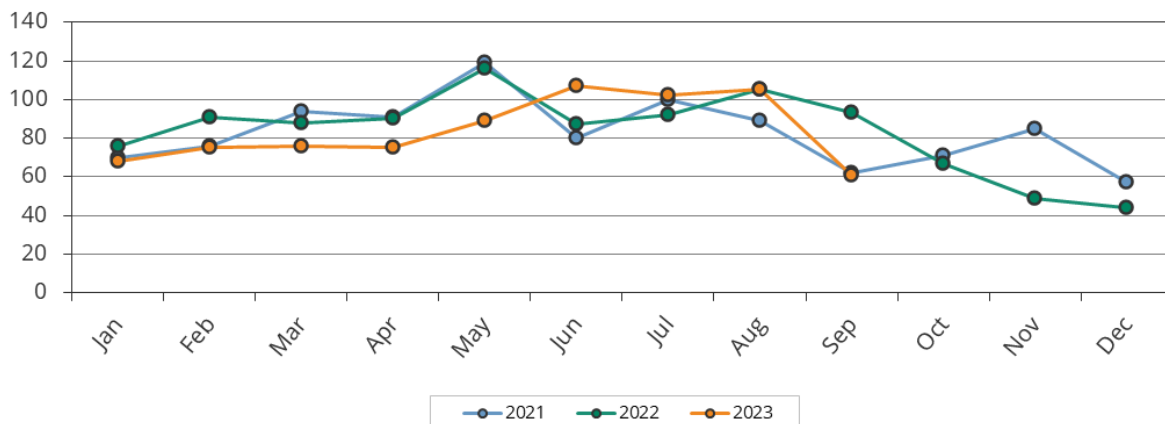
Active Residential Listings



New Listings



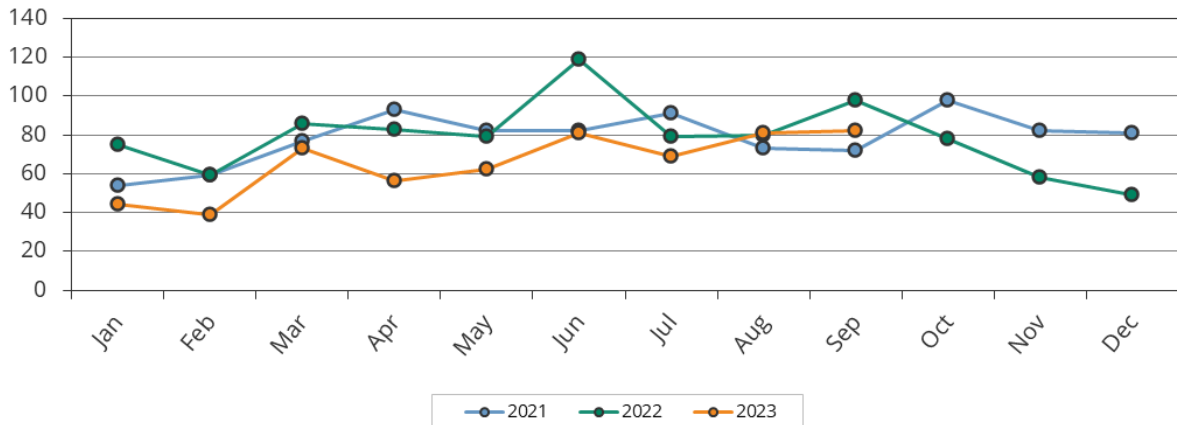
Pending Sales



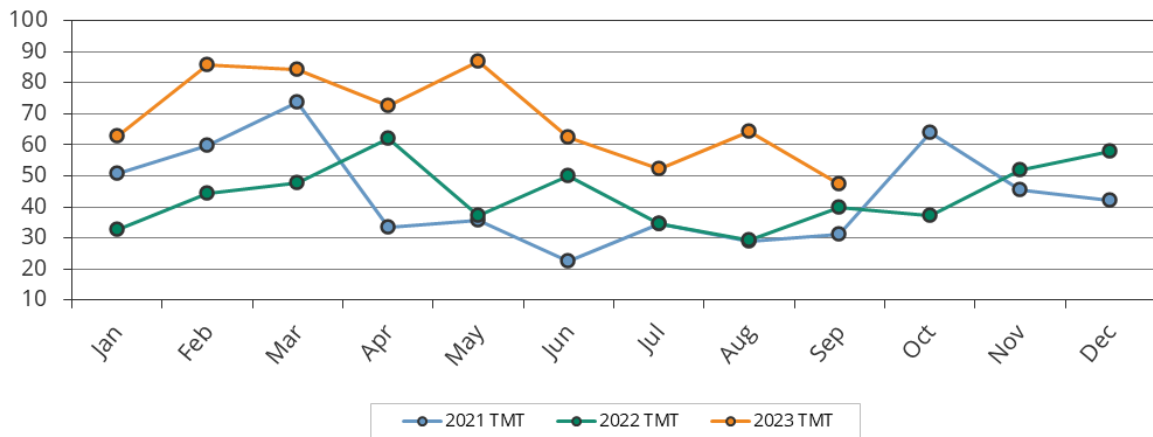
Columbian Basin

September 2023 Reporting Period

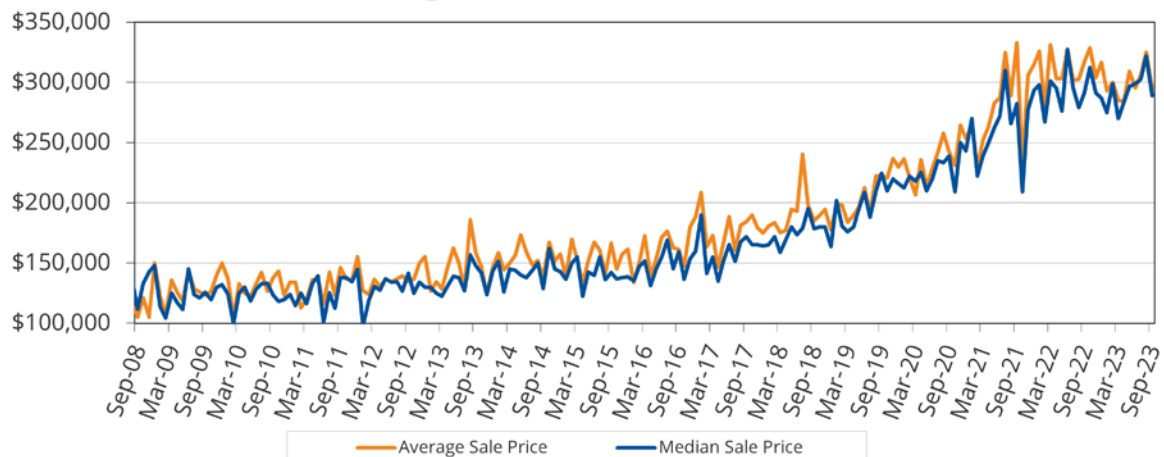
Closed Sales



Average Total Market Time



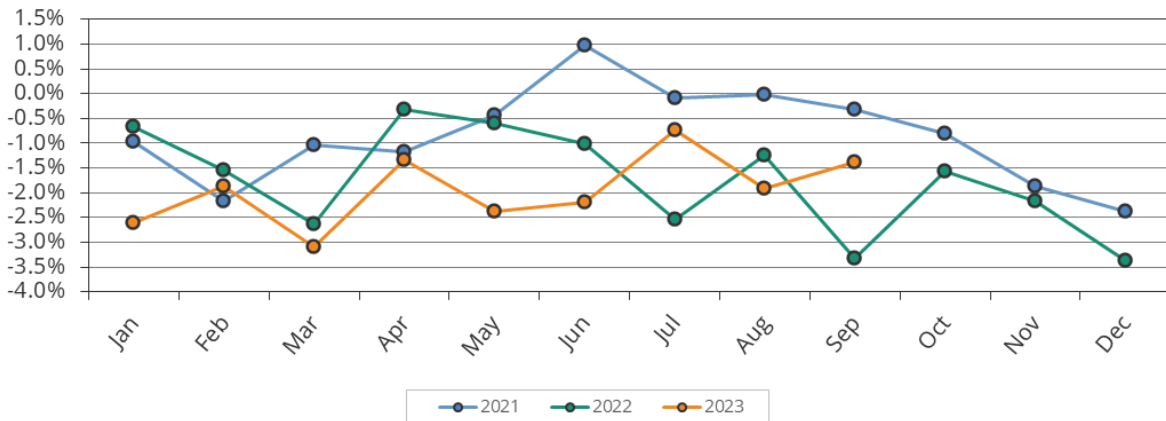
Average and Median Sale Price



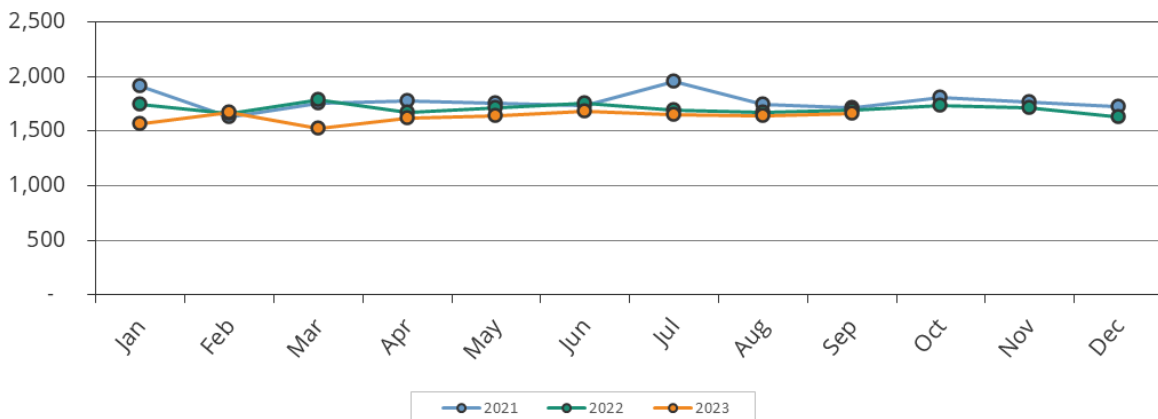
Columbian Basin

September 2023 Reporting Period

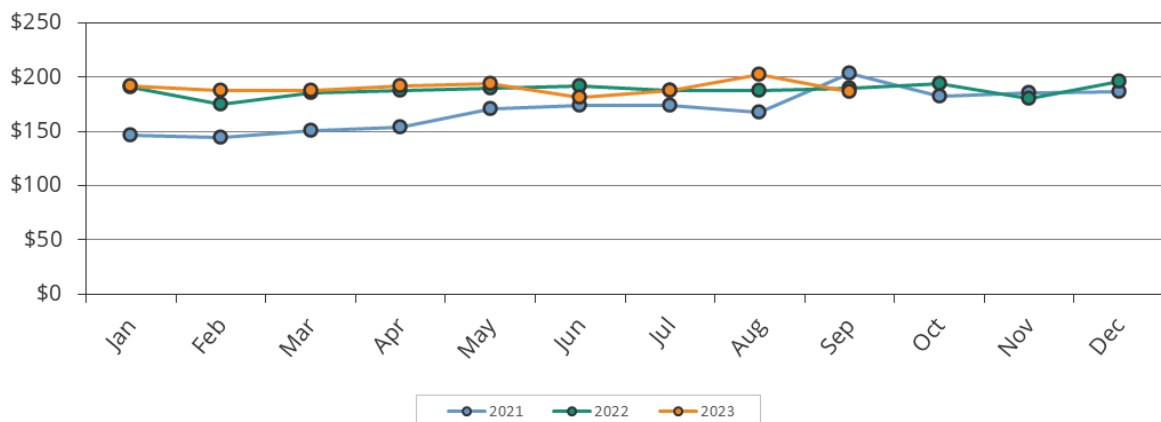
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



Columbian Basin

September 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		
380	Arlington / N	7	2	0	1	0.0%	0	-	-	13	7	-41.7%	6	332,300	250,000	25.3%	-	-	1	25,000	-	-
381	Condon / S	3	0	0	0	-	2	161,000	61	11	10	150.0%	10	184,700	179,500	50.8%	-	-	4	37,300	-	-
	Gilliam Co. Total	10	2	-	1	0.0%	2	161,000	61	24	17	6.3%	16	240,100	185,800	14.4%	-	-	5	34,800	-	-
420	Boardman / NW	28	5	1	5	-16.7%	1	319,500	-	58	34	-8.1%	26	329,500	325,000	4.0%	-	-	2	52,500	-	-
421	Irrigon	5	2	1	4	33.3%	4	258,800	30	31	23	-20.7%	20	277,500	281,000	0.9%	-	-	-	-	1	450,000
422	Ione	1	0	0	0	-	0	-	-	2	3	0.0%	2	152,500	152,500	-44.4%	-	-	1	160,000	-	-
423	Lexington	0	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	-	0	-	0	-	0	-
424	Heppner / S	2	-	1	1	-	1	130,000	102	15	15	-25.0%	14	193,900	214,000	-3.9%	-	-	1	280,000	-	-
	Morrow Co. Total	36	7	3	10	11.1%	6	247,500	37	106	75	-17.6%	62	276,400	300,500	-100.0%	-	-	4	136,300	1	450,000
430	Umatilla	29	16	4	7	-41.7%	11	283,700	25	131	112	23.1%	92	292,400	280,700	-0.2%	-	-	2	80,800	1	499,900
431	Hermiston	88	25	6	18	-43.8%	20	340,400	87	272	190	-22.4%	166	335,000	339,700	-8.0%	-	-	11	136,800	-	-
432	Stanfield	2	0	0	4	300.0%	5	263,600	20	21	21	-25.0%	18	273,900	284,500	-9.4%	-	-	5	191,000	-	-
433	Echo	2	1	0	1	0.0%	0	-	-	7	3	-62.5%	2	277,000	277,000	20.4%	-	-	1	135,000	-	-
435	Pendleton City Limits	54	20	5	10	-37.5%	16	266,400	28	177	126	-27.2%	125	302,700	292,600	0.0%	5	505,800	15	83,900	12	339,200
436	E-Meacham, Cayuse	1	0	0	0	-	1	590,000	-	1	1	-66.7%	2	562,500	562,500	76.2%	-	-	1	470,000	-	-
437	NE-Athena / Helix / Adams / Weston	19	3	2	3	-40.0%	4	207,400	52	35	24	-31.4%	23	248,200	230,000	-9.7%	-	-	2	82,500	1	579,000
438	S-Pilot Rock, Ukiah	10	3	1	3	-25.0%	4	232,000	31	29	23	21.1%	20	223,300	225,500	-0.7%	-	-	-	-	1	137,500
439	Milton-Freewater	32	9	1	4	-66.7%	13	348,000	50	119	100	19.0%	91	288,200	300,000	-3.5%	4	346,000	3	54,800	1	255,000
	Umatilla Co. Total	237	77	19	50	-39.8%	74	302,400	48	792	600	-12.5%	539	303,100	295,000	-5.0%	9	434,800	40	120,400	16	346,400

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/22-9/30/23) with 12 months before (10/1/21-9/30/22).

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.

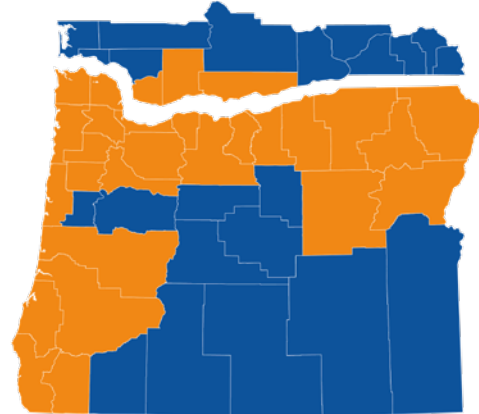
Additional Resources for RMLS Subscribers:

- ▶ [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.

Drew Coleman, Chairman of the Board
Kurt von Wasmuth, President/CEO
Jorden Holland, Editor
Grant Lowery, Communications Manager

Contact RMLS at:
communications@rmls.com



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



MARKET ACTION REPORT

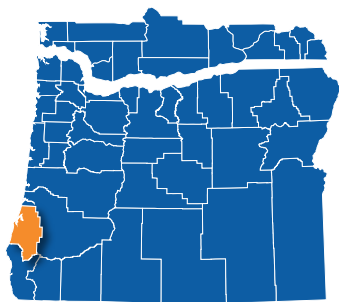
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Coos County September 2023 Reporting Period

Coos County

September 2023 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (119) increased 22.7% from the 97 listed in September 2022, and decreased 12.5% from the 136 listed in August 2023.

Pending Sales

Pending sales (96) increased 2.1% from the 94 offers accepted in September 2022, and decreased 16.5% from the 115 offers accepted in August 2023.

Closed Sales

Closed sales (78) decreased 20.4% from the 98 closings in September 2022, and decreased 32.8% from the 116 closings in August 2023.

Inventory and Time on Market

Inventory increased to 3.8 months in September. Total market time increased to 66 days.

Year-to-Date Summary

Comparing the first nine months of 2023 to the same period in 2022, new listings (1,089) decreased 4.6%, pending sales (754) decreased 13.1%, and closed sales (700) decreased 21.7%.

Average and Median Sale Prices

Comparing 2023 to 2022 through September, the average sale price has decreased 7.5% from \$389,400 to \$360,200. In the same comparison, the median sale price has decreased 5.9% from \$350,000 to \$329,300.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -4.3% (\$366,100 v. \$382,600)

Median Sale Price % Change: -3.5% (\$330,000 v. \$342,100)

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	3.0
June	1.2	3.2	3.2
July	1.5	2.3	4.2
August	1.6	2.4	2.6
September	1.3	2.1	3.8
October	1.4	2.8	
November	1.2	3.2	
December	1.1	2.8	

Residential Trends

September 2023 vs. August 2023

New Listings **-12.5%** ↓

Pending Sales **-16.5%** ↓

Closed Sales **-32.8%** ↓

Average Sale Price **-10.9%** ↓

Median Sale Price **-4.9%** ↓

Inventory **+1.2** ↑

Total Market Time **+9** ↑

September 2023 vs. September 2022

New Listings **+22.7%** ↑

Pending Sales **+2.1%** ↑

Closed Sales **-20.4%** ↓

Average Sale Price **-13.9%** ↓

Median Sale Price **-5.7%** ↓

Inventory **+1.7** ↑

Total Market Time **+33** ↑

Coos County

September 2023 Reporting Period

Residential Sales by Price Range			
Price Range	Sep 2021	Sep 2022	Sep 2023
0K-100K	4	1	5
100K-200K	6	13	11
200K-300K	36	17	16
300K-400K	46	33	18
400K-500K	21	18	17
500K-600K	6	6	10
600K-700K	4	7	2
700K-800K	2	3	0
800K-900K	1	1	0
900K-1M	1	1	1
1MM-1.1MM	0	1	0
1.1MM-1.2MM	1	1	0
1.2MM-1.3MM	1	1	0
1.3MM-1.4MM	2	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+	1	0	0

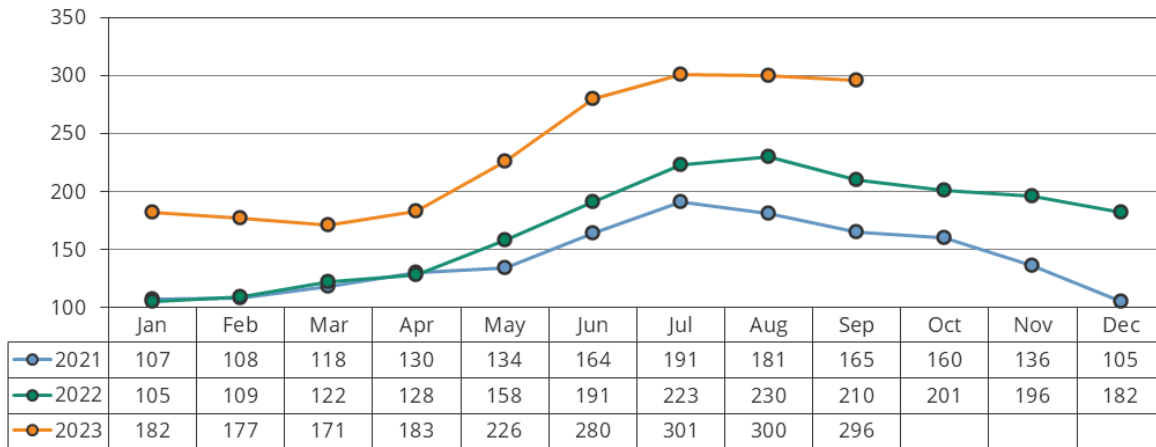
90th Percentile
 50th Percentile
 10th Percentile

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2023	September	119	96	78	340,500	330,000	66
	August	136	115	116	382,100	347,000	56
	Year-To-Date	1,089	754	700	360,200	329,300	62
2022	September	97	94	98	395,400	349,800	33
	Year-To-Date	1,141	868	894	389,400	350,000	37
Change	September 2022	22.7%	2.1%	-20.4%	-13.9%	-5.7%	99.2%
	Prev Mo 2023	-12.5%	-16.5%	-32.8%	-10.9%	-4.9%	16.6%
	Year-to-date	-4.6%	-13.1%	-21.7%	-7.5%	-5.9%	66.5%

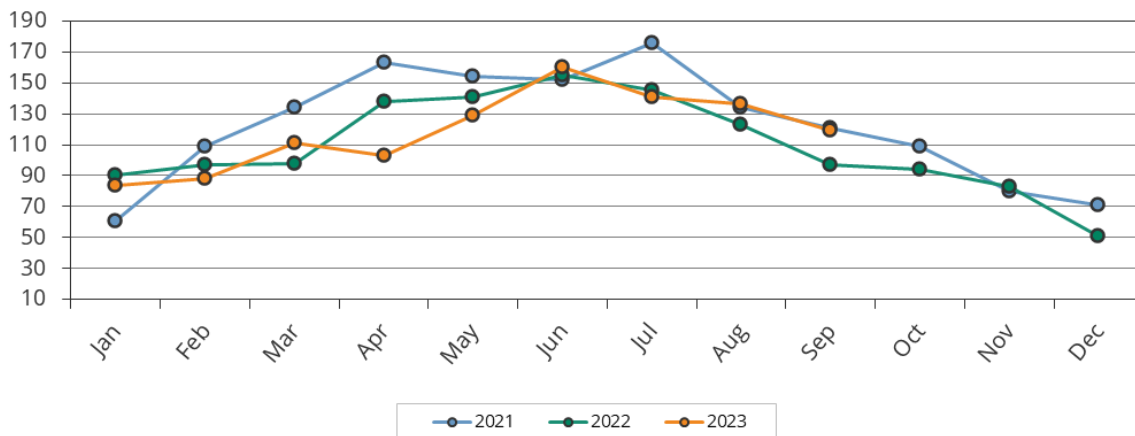
Coos County

September 2023 Reporting Period

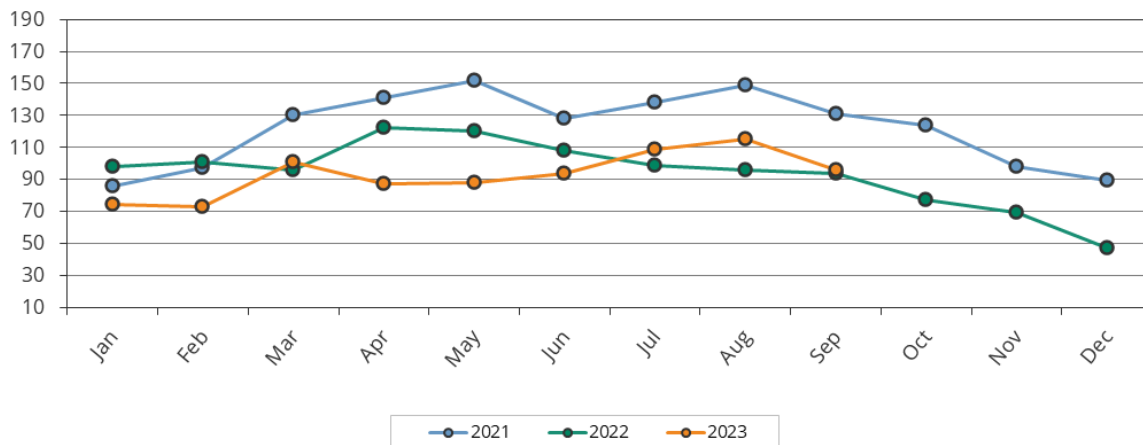
Active Residential Listings



New Listings



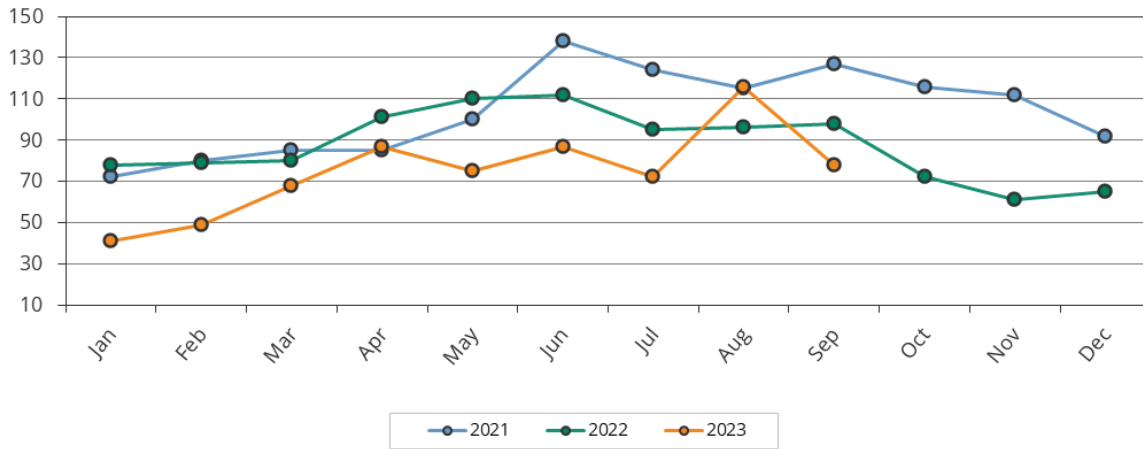
Pending Sales



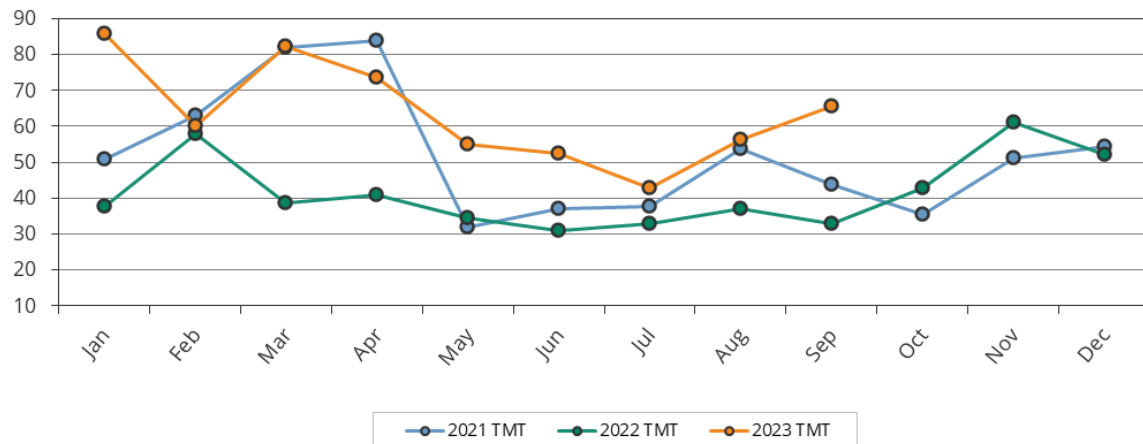
Coos County

September 2023 Reporting Period

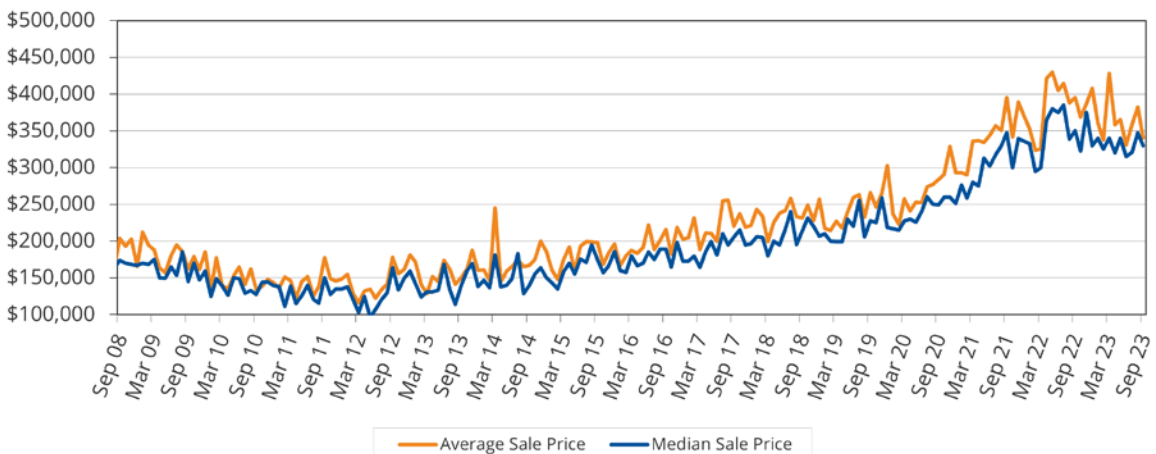
Closed Sales



Average Total Market Time



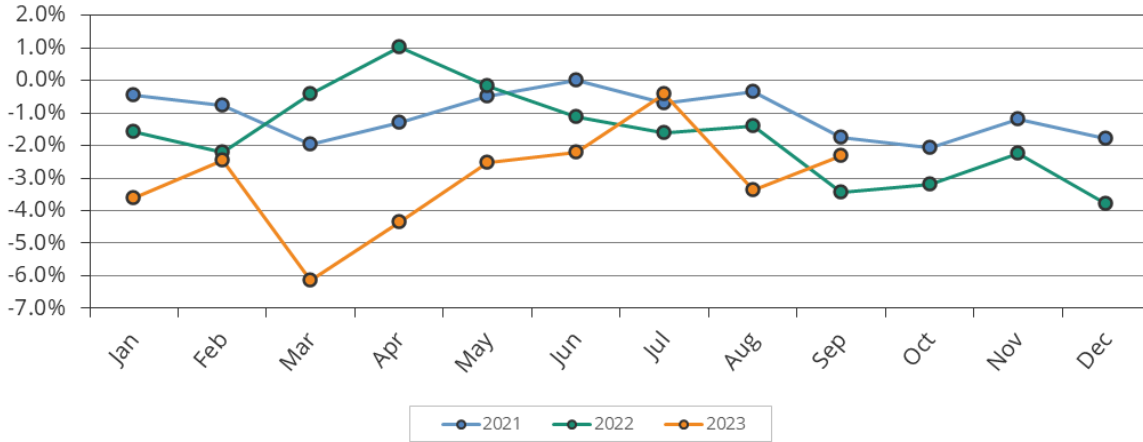
Average and Median Sale Price



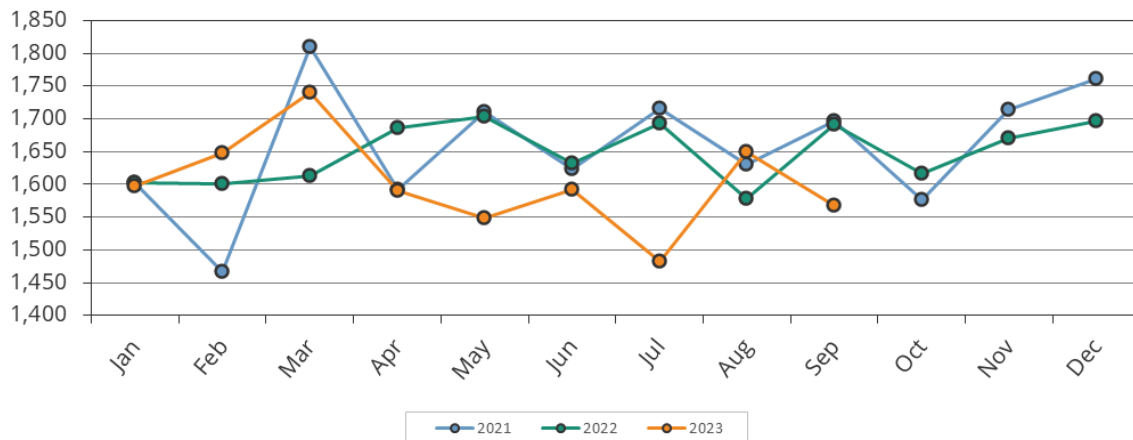
Coos County

September 2023 Reporting Period

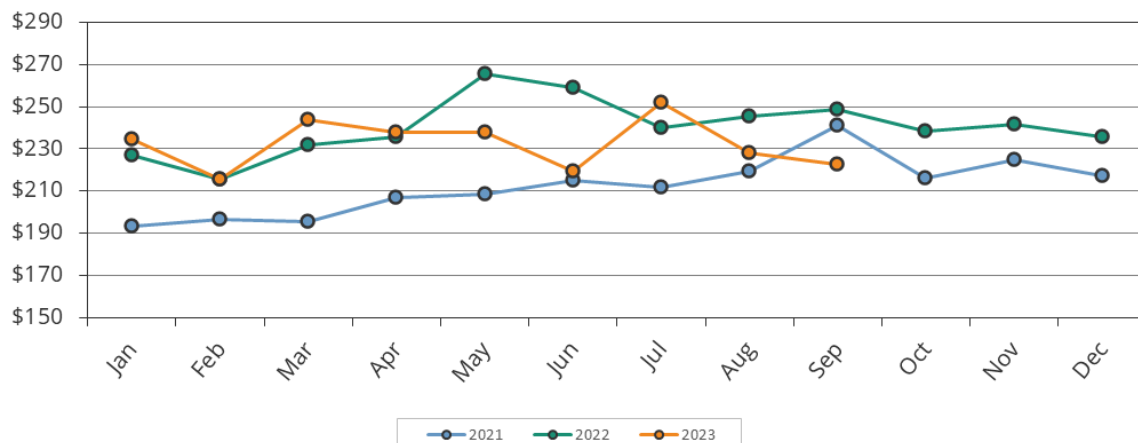
Average Sold Price Change



Average Square Footage



Average Price Per Square Foot



Coos County

September 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	63	17	5	15	36.4%	6	515,000	40	165	91	-12.5%	87	515,700	480,000	-7.8%	1	299,000	40	294,200	2	1,166,000
97414	Broadbent	1	0	0	0	-	0	-	-	3	1	-	1	645,000	645,000	67.1%	-	-	-	-	-	-
97420	Coos Bay	97	50	13	40	11.1%	33	316,700	83	434	330	-8.3%	307	334,100	315,000	-0.4%	12	564,800	25	98,700	12	334,200
97423	Coquille	21	10	2	16	33.3%	10	291,200	52	104	82	-4.7%	68	299,800	273,800	-6.2%	-	-	4	155,100	1	317,500
97449	Lakeside	29	9	2	2	-75.0%	5	373,000	67	69	38	-26.9%	38	300,600	286,300	-25.4%	-	-	11	96,800	-	-
97458	Myrtle Point	32	5	3	5	25.0%	4	209,700	101	86	49	6.5%	42	323,800	252,000	-4.1%	-	-	5	304,800	1	325,000
97459	North Bend	48	24	11	16	-30.4%	19	388,000	29	208	152	-27.6%	146	391,900	367,500	-2.3%	7	515,600	15	118,100	6	344,200
97466	Powers	5	4	2	2	-	1	28,500	343	20	11	10.0%	11	131,500	145,000	-44.4%	1	835,000	1	90,000	-	-
	Coos County	296	119	38	96	2.1%	78	340,500	66	1,089	754	-13.1%	700	360,200	329,300	-4.3%	21	548,600	101	191,200	22	411,400

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/22-9/30/23) with 12 months before (10/1/21-9/30/22).

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.

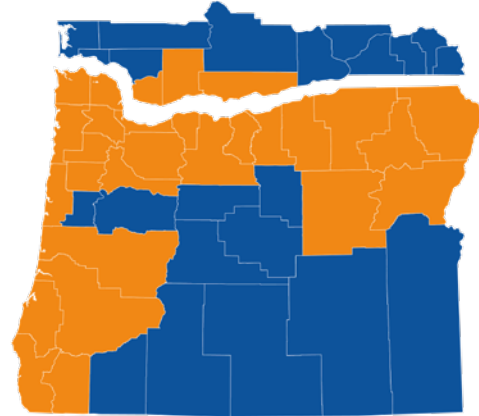
Additional Resources for RMLS Subscribers:

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

Government	Percentage
Current government	75%
Previous government	25%

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 Manager

Contact RMLS at:

communications@rmls.com



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



MARKET ACTION REPORT

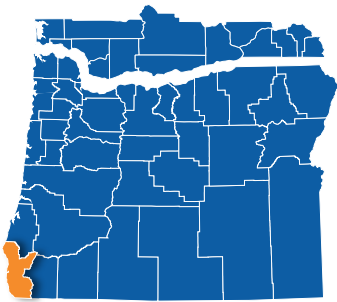
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Curry County September 2023 Reporting Period

Curry County

September 2023 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (51) increased 2.0% from the 50 listed in September 2022, and decreased 19.0% from the 63 listed in August 2023.

Pending Sales

Pending sales (36) decreased 29.4% from the 51 offers accepted in September 2022, and decreased 26.5% from the 49 offers accepted in August 2023.

Closed Sales

Closed sales (38) decreased 24.0% from the 50 closings in September 2022, and decreased 19.1% from the 47 closings in August 2023.

Inventory and Time on Market

Inventory increased to 5.5 months in September. Total market time increased to 98 days.

Year-to-Date Summary

Comparing the first nine months of 2023 to the same period in 2022, new listings (495) decreased 6.6%, pending sales (301) decreased 21.4%, and closed sales (282) decreased 26.6%.

Average and Median Sale Prices

Comparing 2023 to 2022 through September, the average sale price has increased 11.3% from \$435,200 to \$484,200. In the same comparison, the median sale price has decreased 4.1% from \$415,000 to \$397,900.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +5.1% (\$476,400 v. \$453,200)

Median Sale Price % Change: -4.8% (\$395,000 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	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	7.0
June	1.5	2.6	5.6
July	1.6	3.8	5.5
August	1.7	4.0	4.4
September	1.7	2.9	5.5
October	1.8	3.8	
November	1.5	4.7	
December	1.5	4.5	

Residential Trends

September 2023 vs. August 2023

New Listings **-19.0%** ↓

Pending Sales **-26.5%** ↓

Closed Sales **-19.1%** ↓

Average Sale Price **-2.4%** ↓

Median Sale Price **-9.8%** ↓

Inventory **+1.1** ↑

Total Market Time **+3** ↑

September 2023 vs. September 2022

New Listings **+2.0%** ↑

Pending Sales **-29.4%** ↓

Closed Sales **-24.0%** ↓

Average Sale Price **+7.4%** ↑

Median Sale Price **-11.0%** ↓

Inventory **+2.6** ↑

Total Market Time **+61** ↑

Curry County

September 2023 Reporting Period

Residential Sales by Price Range			
Price Range	Sep 2021	Sep 2022	Sep 2023
0K-100K	5	8	4
100K-200K	2	8	4
200K-300K	6	7	3
300K-400K	15	9	10
400K-500K	9	9	3
500K-600K	4	5	5
600K-700K	4	2	1
700K-800K	3	5	3
800K-900K	1	1	5
900K-1M	3	2	1
1MM-1.1MM	2	0	0
1.1MM-1.2MM	1	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



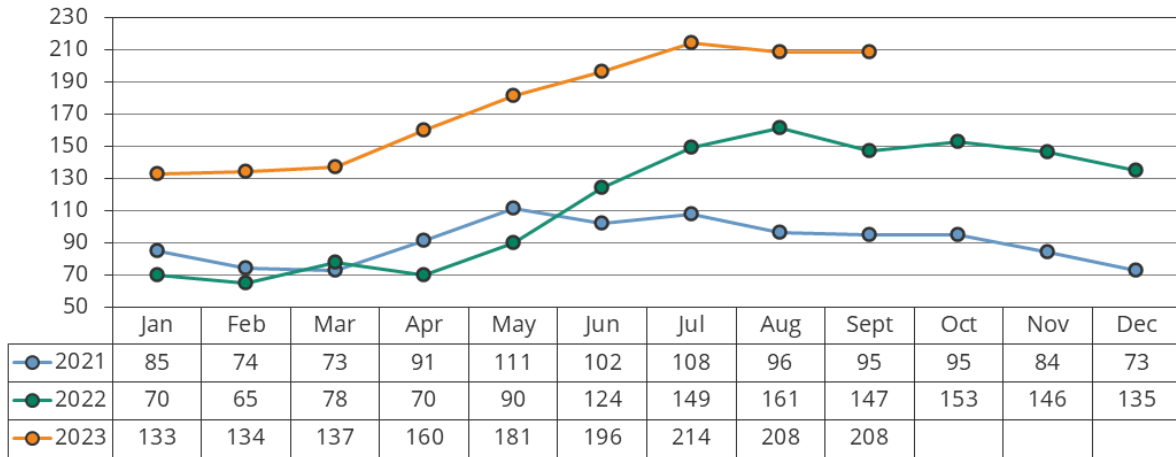
10th Percentile

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2023	September	51	36	38	427,700	351,000	98
	August	63	49	47	438,200	389,000	96
	Year-To-Date	495	301	282	484,200	397,900	97
2022	September	50	51	50	398,100	394,500	37
	Year-To-Date	530	383	384	435,200	415,000	55
Change	September 2022	2.0%	-29.4%	-24.0%	7.4%	-11.0%	165.9%
	Prev Mo 2023	-19.0%	-26.5%	-19.1%	-2.4%	-9.8%	2.7%
	Year-To-Date	-6.6%	-21.4%	-26.6%	11.3%	-4.1%	75.1%

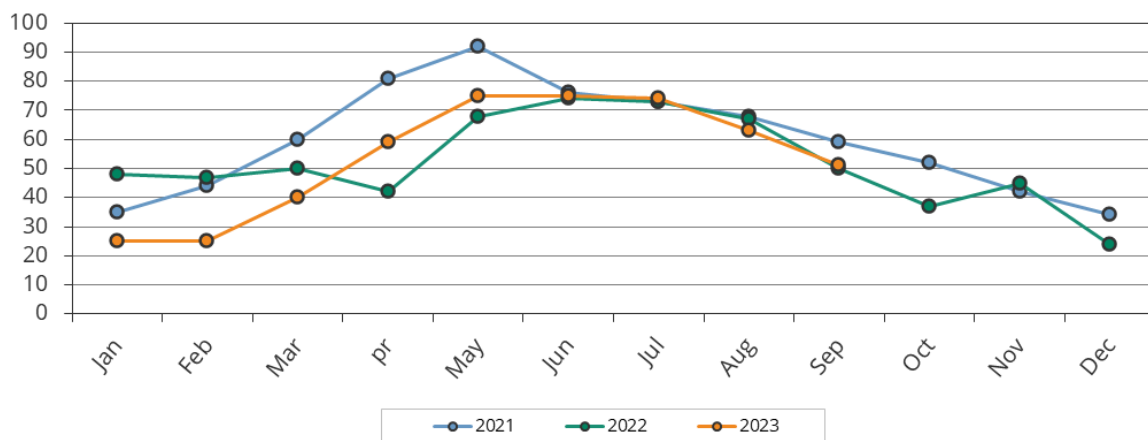
Curry County

September 2023 Reporting Period

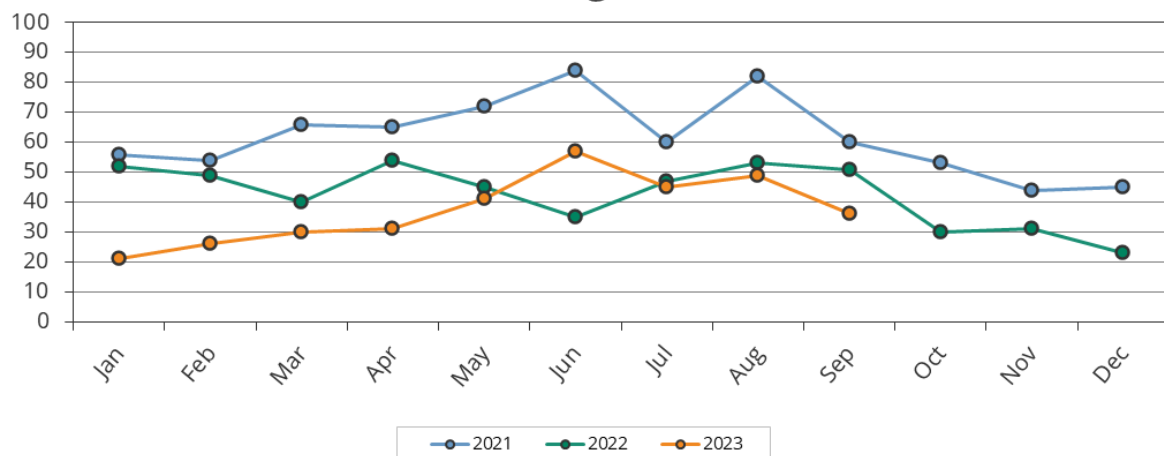
Active Residential Listings



New Listings



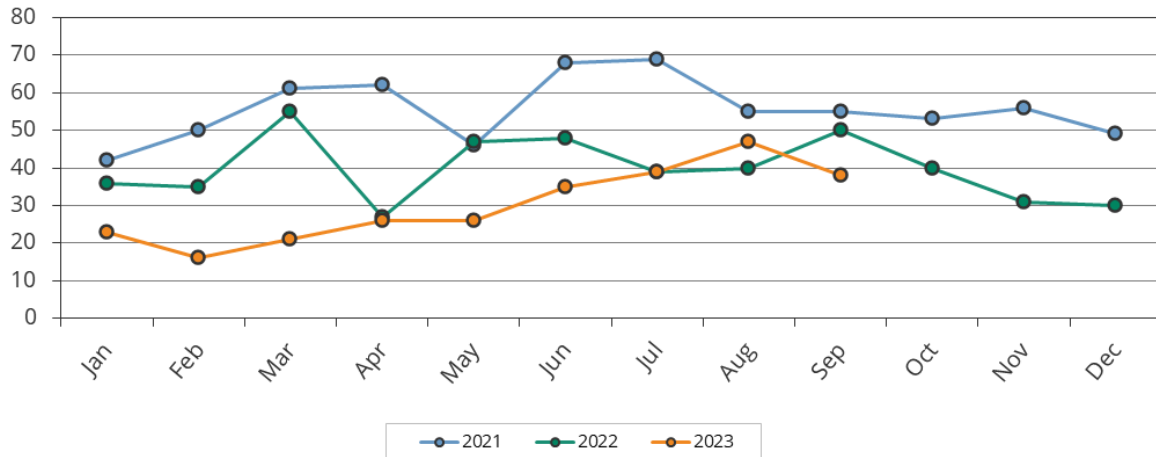
Pending Sales



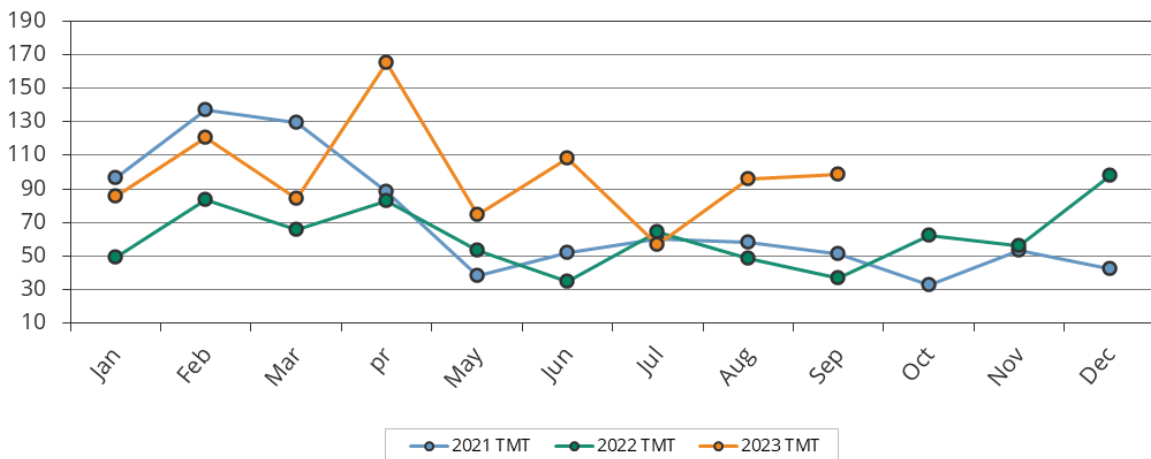
Curry County

September 2023 Reporting Period

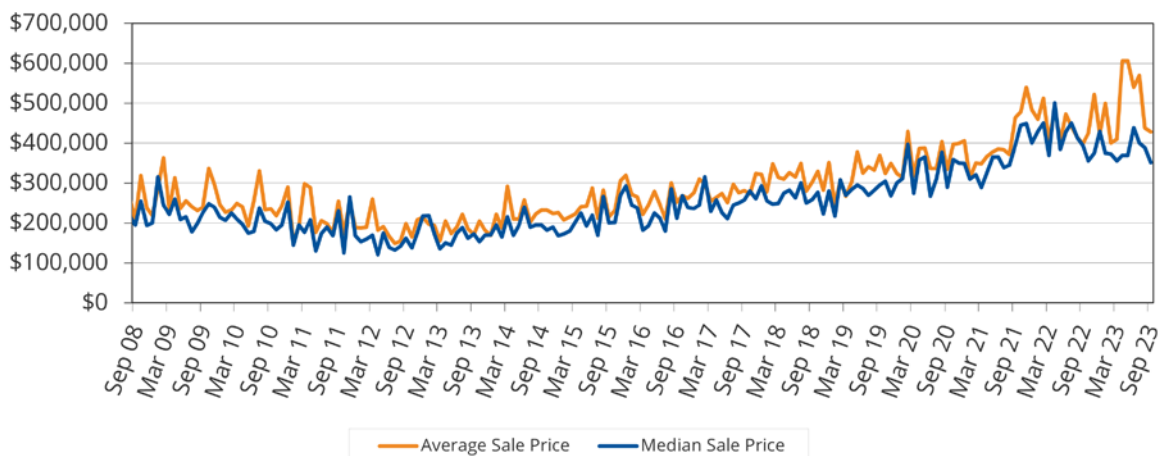
Closed Sales



Average Total Market Time



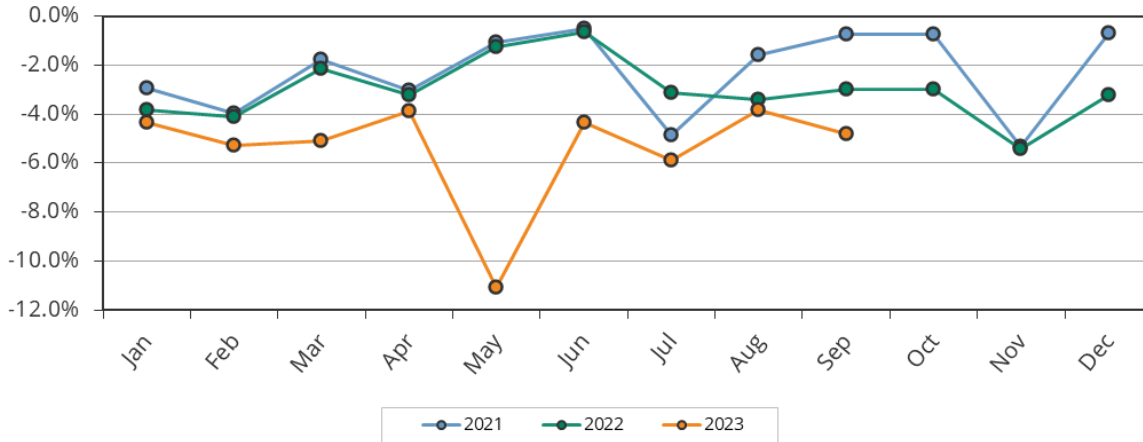
Average and Median Sale Price



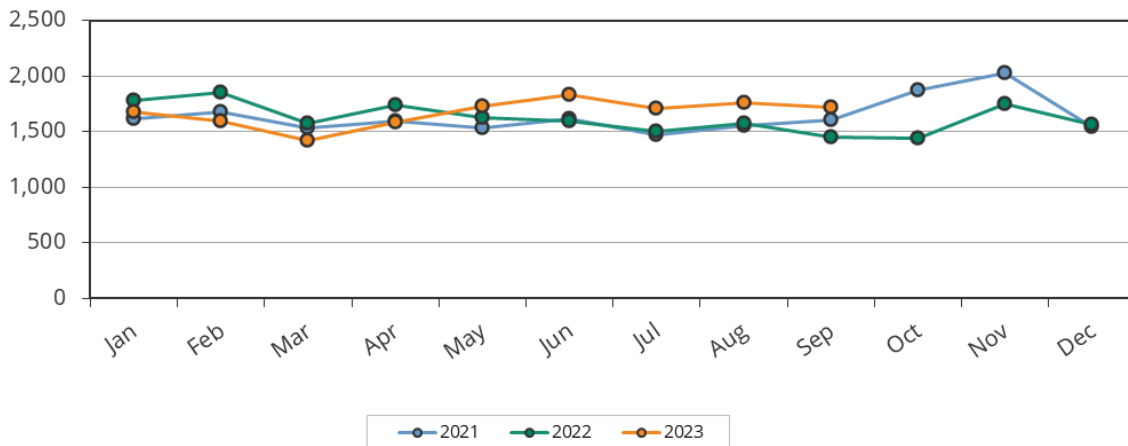
Curry County

September 2023 Reporting Period

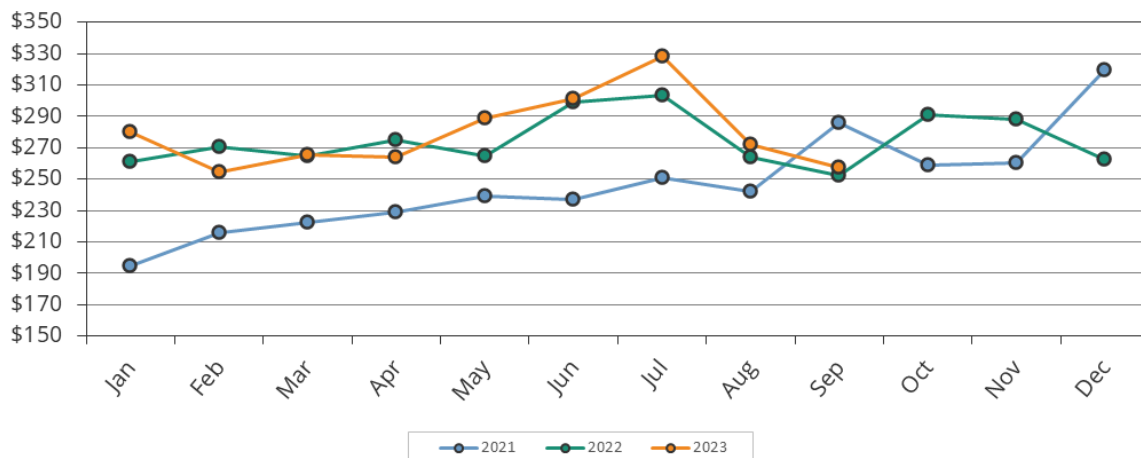
Average Sold Price Change



Average Square Foot



Average Price Per Square Foot



Curry County

September 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	64	14	4	11	-26.7%	7	530,300	102	142	86	-27.7%	85	532,600	445,000	7.3%	7	417,800	10	146,200	2	432,500	
271	Harbor / Winchuck / SB Chetco	30	11	4	9	-18.2%	14	385,100	63	103	77	-11.5%	74	346,400	300,000	-16.9%	2	707,500	9	211,400	1	375,000	
272	Carpenterville / Cape Ferrello / Whaleshead	25	7	2	1	-66.7%	4	347,500	214	44	24	-17.2%	23	409,800	312,000	9.3%	-	-	4	293,500	-	-	
273	Gold Beach	64	15	10	14	7.7%	12	463,600	95	151	85	-19.0%	74	557,800	417,500	17.5%	4	531,800	18	171,100	-	-	
274	Port Orford	25	4	-	1	-88.9%	1	195,000	138	55	29	-32.6%	26	574,200	422,500	17.6%	1	228,000	13	173,800	-	-	
	Curry County	208	51	20	36	-29.4%	38	427,700	98	495	301	-21.4%	282	484,200	397,900	5.1%	14	478,200	54	182,900	3	413,300	

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/22-9/30/23) with 12 months before (10/1/21-9/30/22).

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.

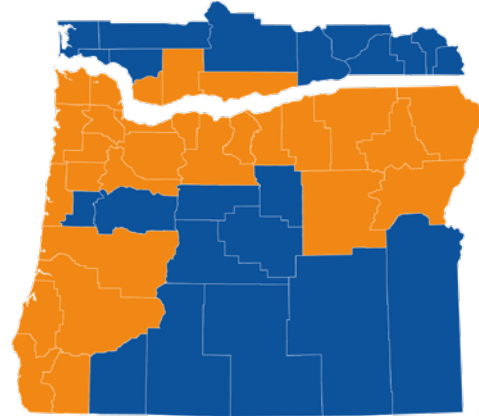
Additional Resources for RMLS Subscribers:

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

Government	Percentage
Current government	75%
Previous government	25%

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 Manager

Contact RMLS at:

communications@rmls.com



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



MARKET ACTION REPORT

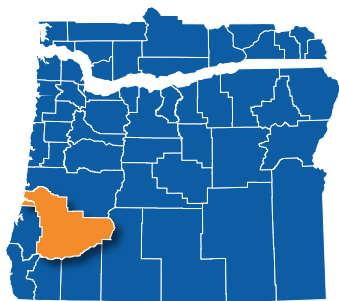
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Douglas County September 2023 Reporting Period

Douglas County

September 2023 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (155) decreased 9.4% from the 171 listed in September 2022, and decreased 7.2% from the 167 listed in August 2023.

Pending Sales

Pending sales (121) matched the 121 offers accepted in September 2022, and decreased 4.0% from the 126 offers accepted in August 2023.

Closed Sales

Closed sales (103) decreased 20.8% from the 130 closings in September 2022, and decreased 19.5% from the 128 closings in August 2023.

Inventory and Time on Market

Inventory increased to 3.9 months in September. Total market time increased to 61 days.

Year-to-Date Summary

Comparing the first nine months of 2023 to the same period in 2022, new listings (1,419) decreased 15.2%, pending sales (1,056) decreased 13.4%, and closed sales (1,011) decreased 18.1%.

Average and Median Sale Prices

Comparing 2023 to 2022 through September, the average sale price has decreased 3.9% from \$359,000 to \$345,000. In the same comparison, the median sale price has decreased 3.1% from \$325,000 to \$315,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -1.8% (\$347,600 v. \$354,100)

Median Sale Price % Change: -1.3% (\$315,000 v. \$319,000)

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	1.8	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	2.7
June	1.2	2.3	2.7
July	1.5	2.9	2.9
August	1.7	2.6	3.1
September	1.9	2.9	3.9
October	1.4	3.2	
November	1.6	4.0	
December	1.3	4.0	

Residential Trends

September 2023 vs. August 2023

New Listings **-7.2%** ↓

Pending Sales **-4.0%** ↓

Closed Sales **-19.5%** ↓

Average Sale Price **+1.4%** ↑

Median Sale Price **-9.0%** ↓

Inventory **+0.8** ↑

Total Market Time **+8** ↑

September 2023 vs. September 2022

New Listings **-9.4%** ↓

Pending Sales **0.0%** —

Closed Sales **-20.8%** ↓

Average Sale Price **-2.4%** ↓

Median Sale Price **-6.3%** ↓

Inventory **+1.0** ↑

Total Market Time **+12** ↑

Douglas County

September 2023 Reporting Period

Residential Sales by Price Range

Price Range	Sep 2021	Sep 2022	Sep 2023
0K-100K	8	10	9
100K-200K	16	19	11
200K-300K	47	29	31
300K-400K	42	41	25
400K-500K	20	13	13
500K-600K	9	8	3
600K-700K	6	5	4
700K-800K	3	3	5
800K-900K	1	2	2
900K-1M	0	2	2
1MM-1.1MM	2	1	1
1.1MM-1.2MM	1	1	1
1.2MM-1.3MM	0	1	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

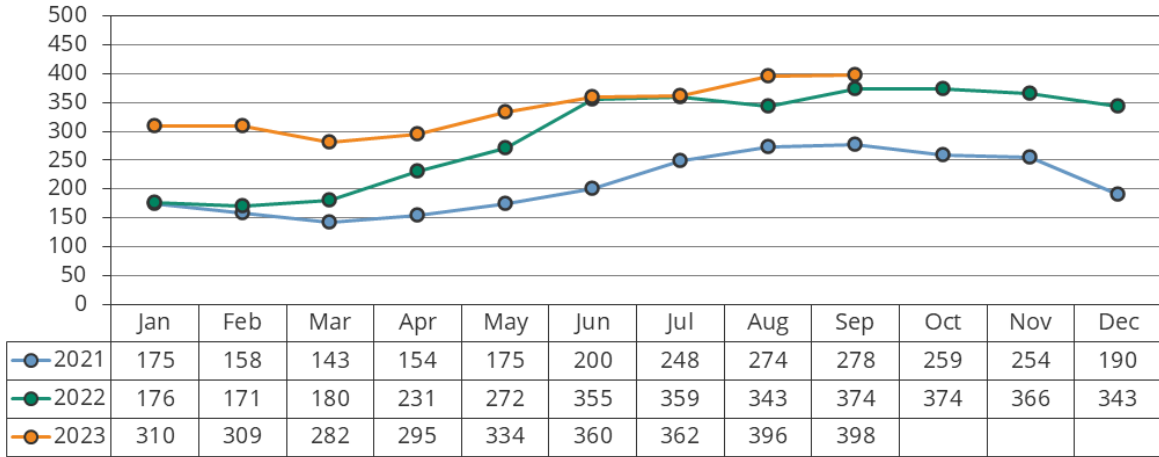
90th Percentile
 50th Percentile
 10th Percentile

Douglas County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2023	September	155	121	103	345,300	300,000	61
	August	167	126	128	340,600	329,500	53
	Year-To-Date	1,419	1,056	1,011	345,000	315,000	67
2022	September	171	121	130	353,700	320,000	49
	Year-To-Date	1,673	1,220	1,234	359,000	325,000	41
Change	September 2022	-9.4%	0.0%	-20.8%	-2.4%	-6.3%	23.5%
	Prev Mo 2023	-7.2%	-4.0%	-19.5%	1.4%	-9.0%	16.0%
	Year-To-Date	-15.2%	-13.4%	-18.1%	-3.9%	-3.1%	63.1%

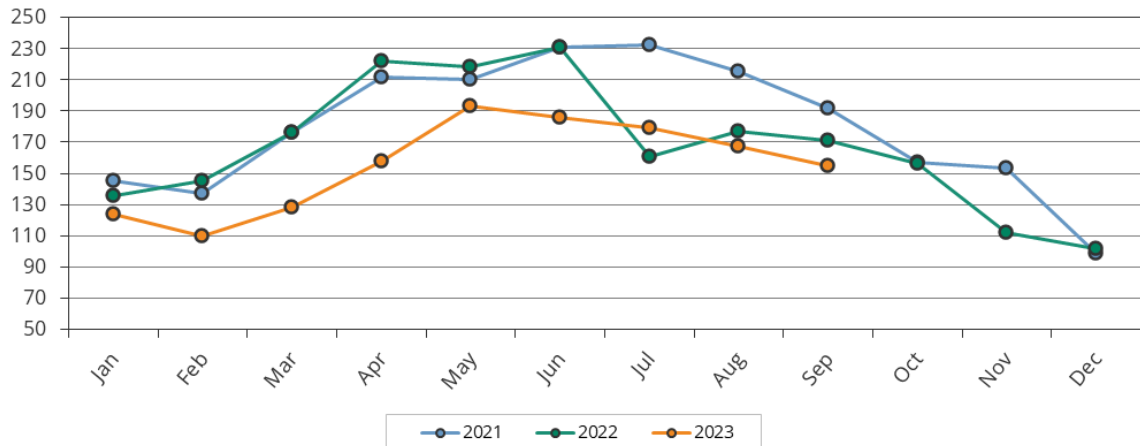
Douglas County

September 2023 Reporting Period

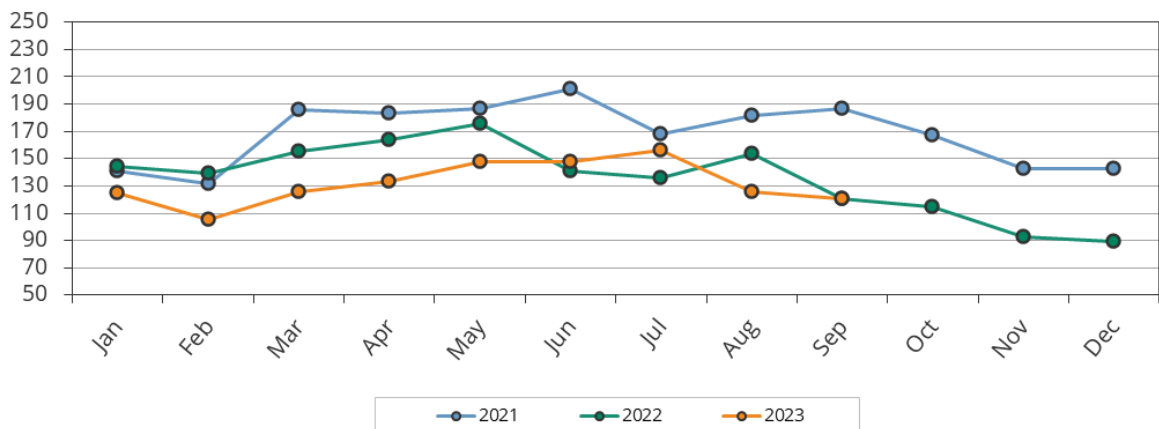
Active Residential Listings



New Listings



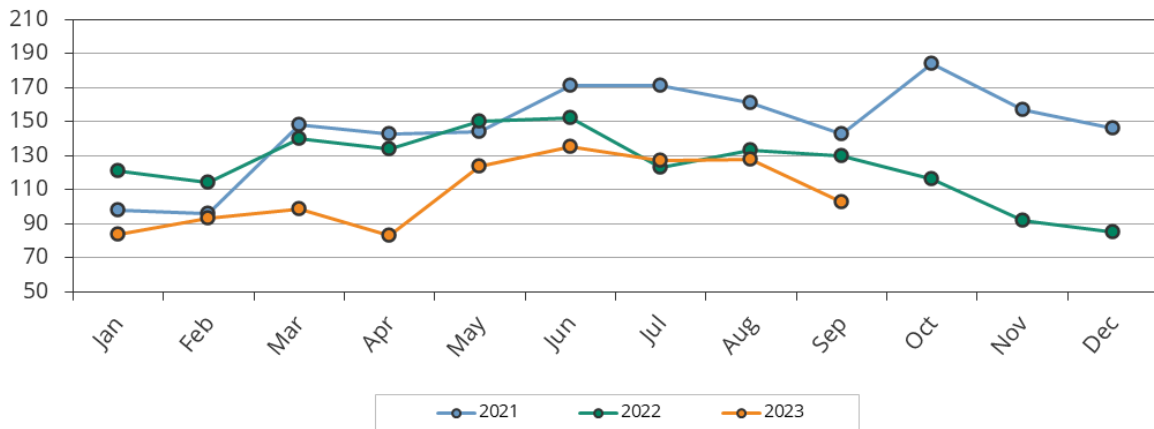
Pending Sales



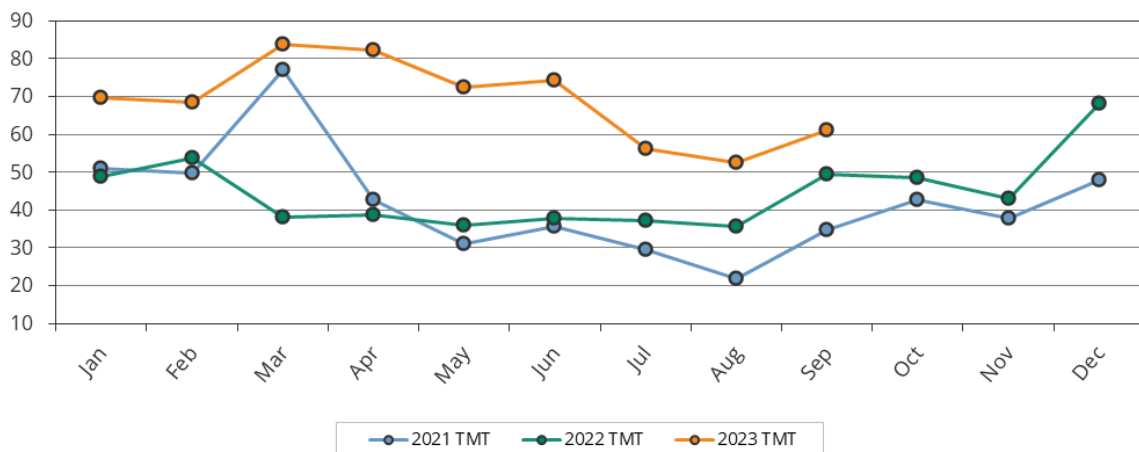
Douglas County

September 2023 Reporting Period

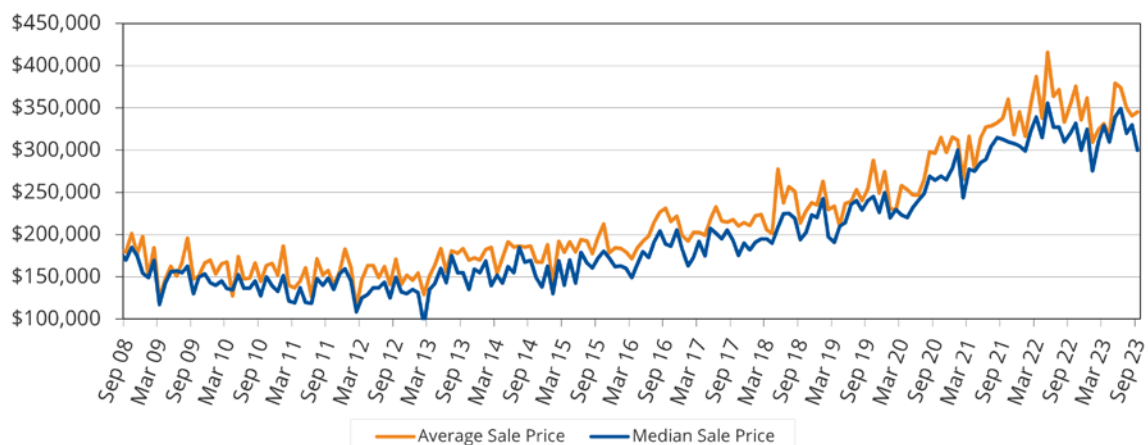
Closed Sales



Average Total Market Time



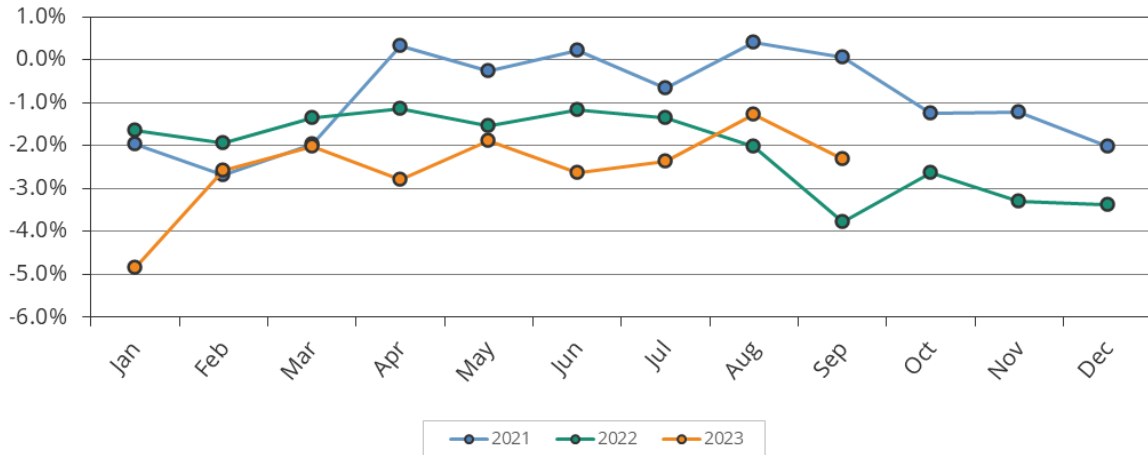
Average and Median Sale Price



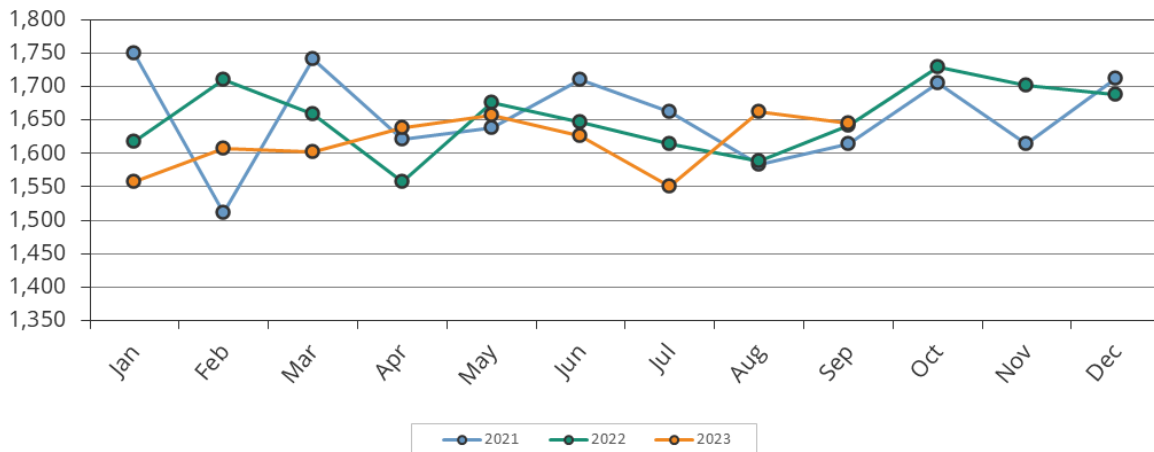
Douglas County

September 2023 Reporting Period

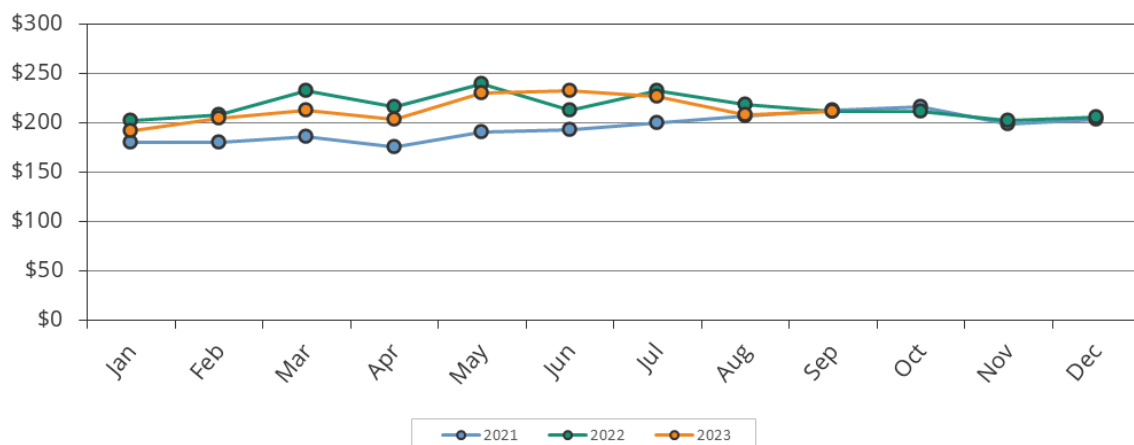
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



Douglas County

September 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	14	4	19	11.8%	8	242,700	31	156	117	-12.0%	107	272,300	265,000	-13.0%	3	758,300	12	122,700	4	307,500
252	NW Roseburg	29	16	2	13	116.7%	10	556,000	81	124	106	-11.7%	100	495,300	426,500	9.5%	-	-	8	231,800	1	475,000
253	SE Roseburg	17	11	2	5	-16.7%	3	338,000	55	79	60	-17.8%	58	292,100	269,400	-1.7%	3	353,300	7	213,900	3	230,000
254	SW Roseburg	22	9	1	7	-36.4%	5	405,300	56	86	79	-28.8%	76	459,800	409,500	12.5%	2	244,500	7	135,400	1	599,900
255	Glide & E of Roseburg	23	4	1	4	33.3%	7	551,900	39	57	41	36.7%	44	467,800	389,500	-12.9%	-	-	6	164,100	-	-
256	Sutherlin / Oakland Area	59	19	6	16	14.3%	12	338,800	51	195	140	-16.7%	130	341,600	338,300	-8.2%	1	700,000	14	106,200	1	500,000
257	Winston & SW of Roseburg	39	17	7	17	41.7%	11	292,000	45	146	109	-14.8%	102	326,600	318,300	-2.5%	2	675,000	6	83,000	-	-
258	Myrtle Creek & S/SE of Roseburg	81	31	8	18	12.5%	13	268,600	73	239	174	-2.2%	168	292,900	277,500	5.3%	5	737,700	30	126,500	7	231,300
259	Green District	36	16	3	8	-38.5%	13	292,900	44	115	84	-37.8%	87	292,300	290,000	-6.1%	-	-	9	245,700	1	275,000
265	North Douglas County	60	18	11	14	-39.1%	21	313,600	90	222	146	1.4%	139	326,000	295,000	-5.0%	2	207,500	17	168,800	1	266,500
	Douglas County	398	155	45	121	0.0%	103	345,300	61	1,419	1,056	-13.4%	1,011	345,000	315,000	-1.8%	18	554,300	116	151,900	19	297,700

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/22-9/30/23) with 12 months before (10/1/21-9/30/22).

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.

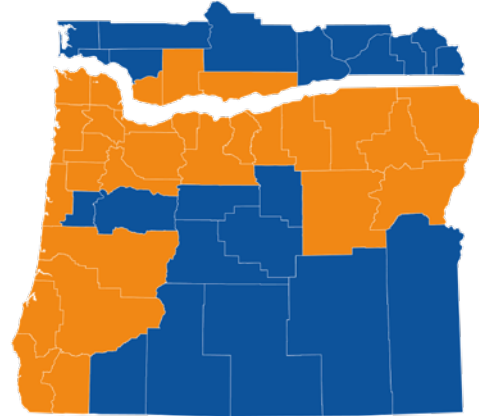
Additional Resources for RMLS Subscribers:

- ▶ [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 Manager

Contact RMLS at:

communications@rmls.com



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



MARKET ACTION REPORT

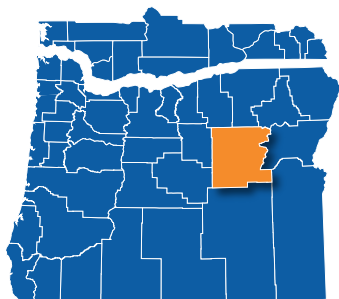
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Grant County September 2023 Reporting Period

Grant County

September 2023 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (11) increased 37.5% from the 8 listed in September 2022, and decreased 35.3% from the 17 listed in August 2023.

Pending Sales

Pending sales (4) decreased 42.9% from the 7 offers accepted in September 2022, and decreased 60.0% from the 10 offers accepted in August 2023.

Closed Sales

Closed sales (9) increased 80.0% from the 5 closings in September 2022, and matched the 9 closings in August 2023.

Inventory and Time on Market

Inventory increased to 5.8 months in September. Total market time increased to 112 days.

Year-to-Date Summary

Comparing the first nine months of 2023 to the same period in 2022, new listings (110) increased 19.6%, pending sales (72) decreased 1.4%, and closed sales (63) decreased 12.5%.

Average and Median Sale Prices

Comparing 2023 to 2022 through September, the average sale price has decreased 8.7% from \$287,300 to \$262,300. In the same comparison, the median sale price has decreased 8.7% from \$250,000 to \$228,300.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -3.5% (\$279,100 v. \$289,100)

Median Sale Price % Change: -13.2% (\$230,000 v. \$265,000)

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	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	3.3
June	0.8	2.2	3.5
July	1.7	2.1	5.1
August	2.2	3.9	4.8
September	2.9	6.4	5.8
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

September 2023 vs. August 2023

New Listings **-35.3%** ↓

Pending Sales **-60.0%** ↓

Closed Sales **0.0%** —

Average Sale Price **+34.6%** ↑

Median Sale Price **-17.4%** ↓

Inventory **+1.0** ↑

Total Market Time **+75** ↑

September 2023 vs. September 2022

New Listings **+37.5%** ↑

Pending Sales **-42.9%** ↓

Closed Sales **+80.0%** ↑

Average Sale Price **+24.7%** ↑

Median Sale Price **-23.7%** ↓

Inventory **-0.6** ↓

Total Market Time **-755** ↓

Grant County

September 2023 Reporting Period

Residential Sales by Price Range			
Price Range	Sep 2021	Sep 2022	Sep 2023
0K-100K	1	0	1
100K-200K	3	2	3
200K-300K	3	2	4
300K-400K	3	2	1
400K-500K	0	2	0
500K-600K	2	0	0
600K-700K	0	0	0
700K-800K	0	0	1
800K-900K	0	0	0
900K-1M	0	0	1
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



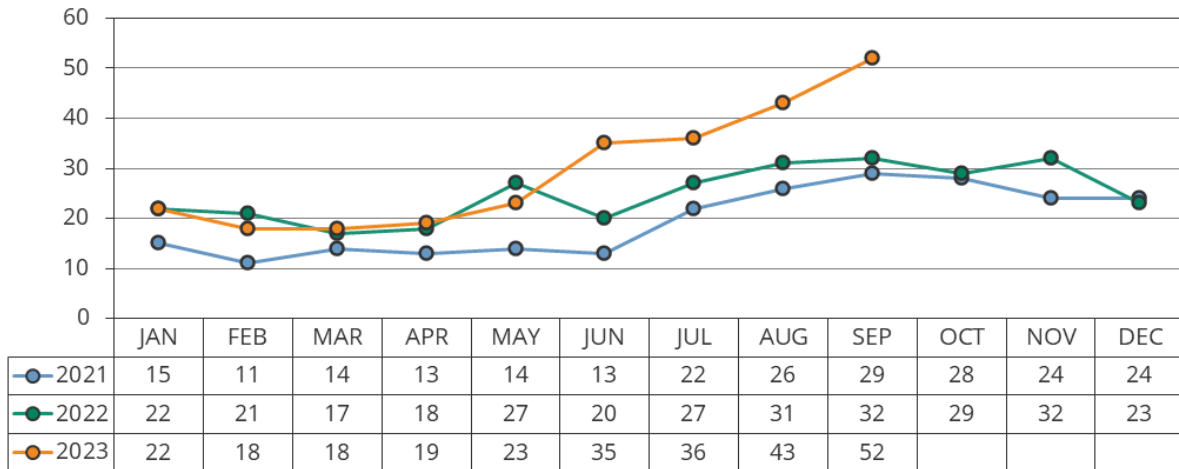
10th Percentile

Grant County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2023	September	11	4	9	326,100	202,300	112
	August	17	10	9	242,200	245,000	38
	Year-To-Date	110	72	63	262,300	228,300	101
2022	September	8	7	5	261,600	265,000	867
	Year-To-Date	92	73	72	287,300	250,000	108
Change	September 2022	37.5%	-42.9%	80.0%	24.7%	-23.7%	-87.1%
	Prev Mo 2023	-35.3%	-60.0%	0.0%	34.6%	-17.4%	197.9%
	Year-To-Date	19.6%	-1.4%	-12.5%	-8.7%	-8.7%	-6.7%

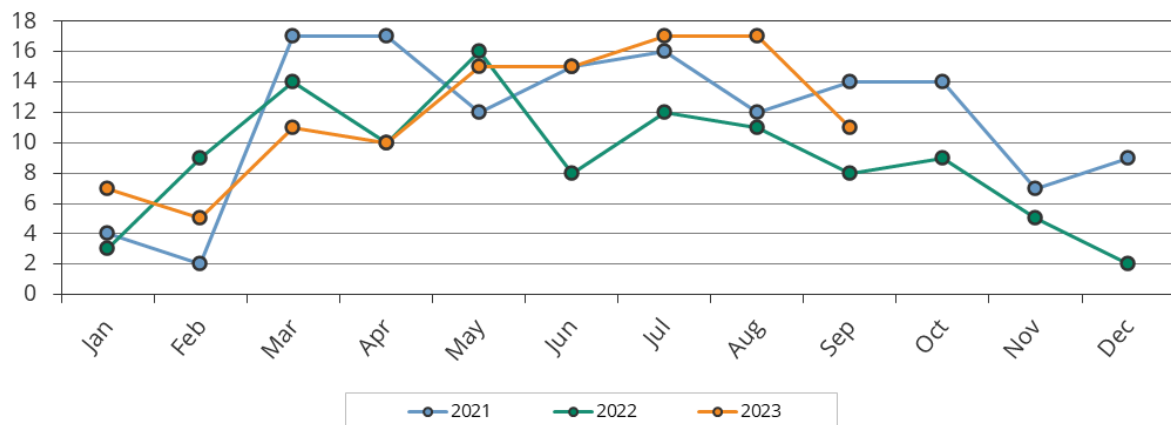
Grant County

September 2023 Reporting Period

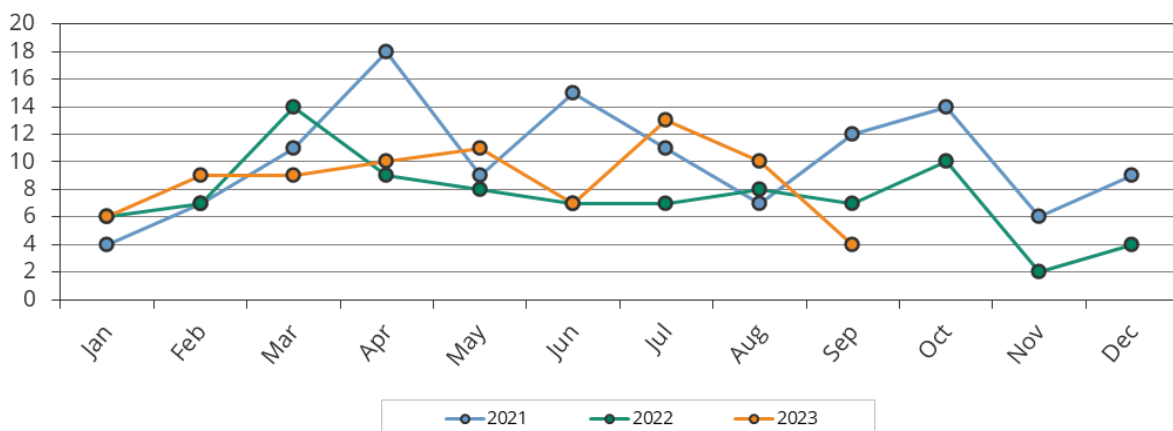
Active Residential Listings



New Listings

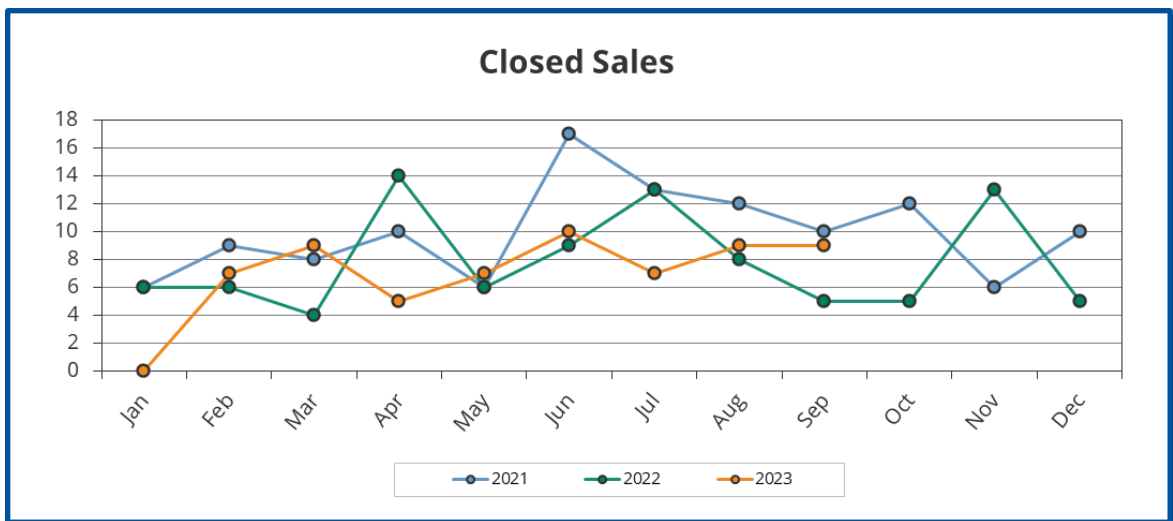


Pending Sales

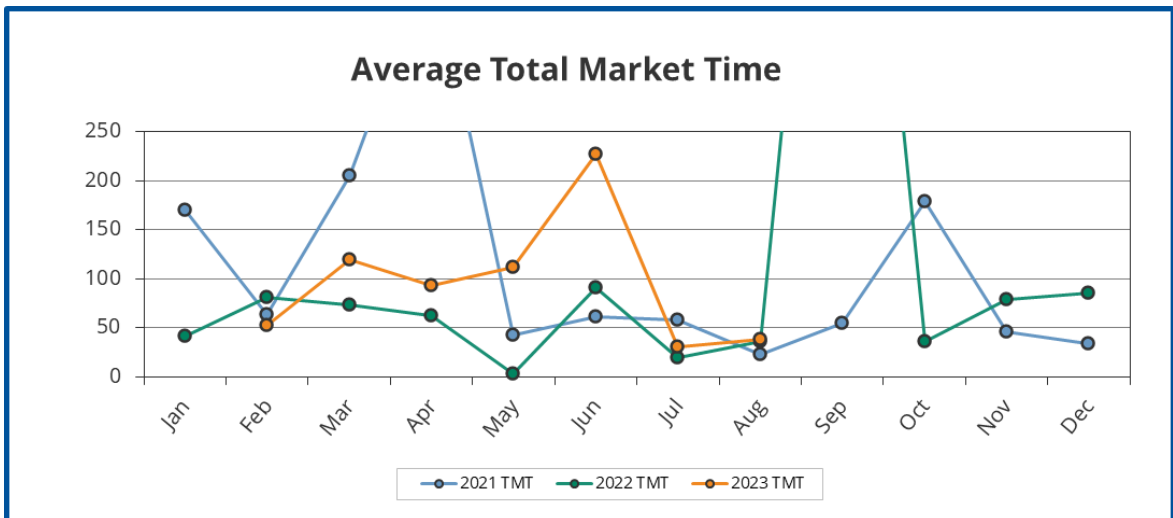


Grant County

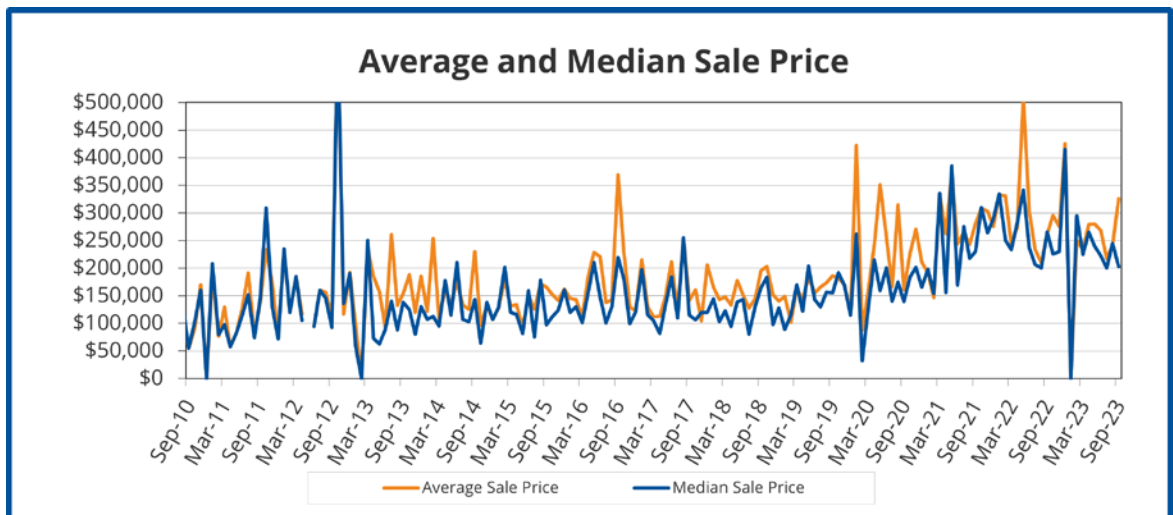
September 2023 Reporting Period



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** the Total Market Time was **867 days**. In **April 2021** the Total Market Time was **429 days**. There were no sales in January 2023, so an Average Total Market Time is unavailable for that month

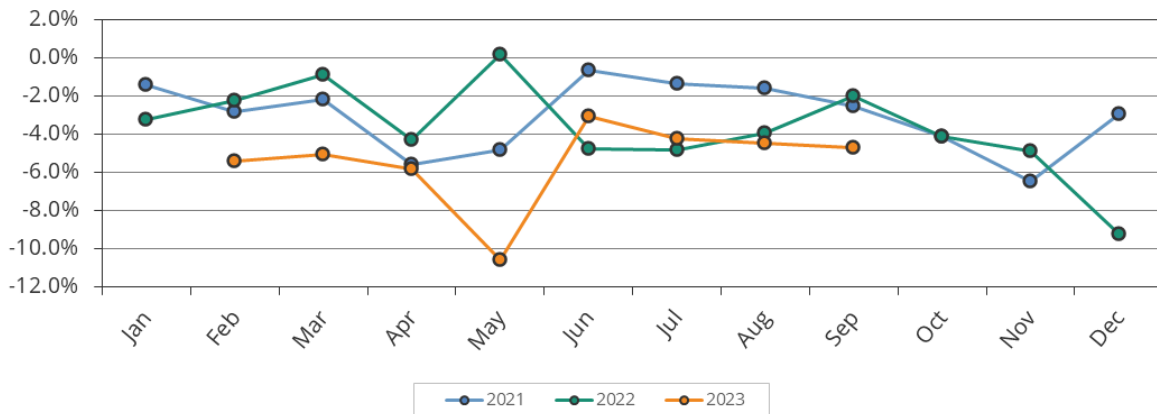


Note: In **May 2022**, the average sale price was **\$511,900** in Grant. In **October 2012**, the average sale price was **\$625,000** in Grant. This has caused a spike in the Average and Median Sale Price chart for those months. Since there were no sales in this region in January 2023, we cannot calculate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

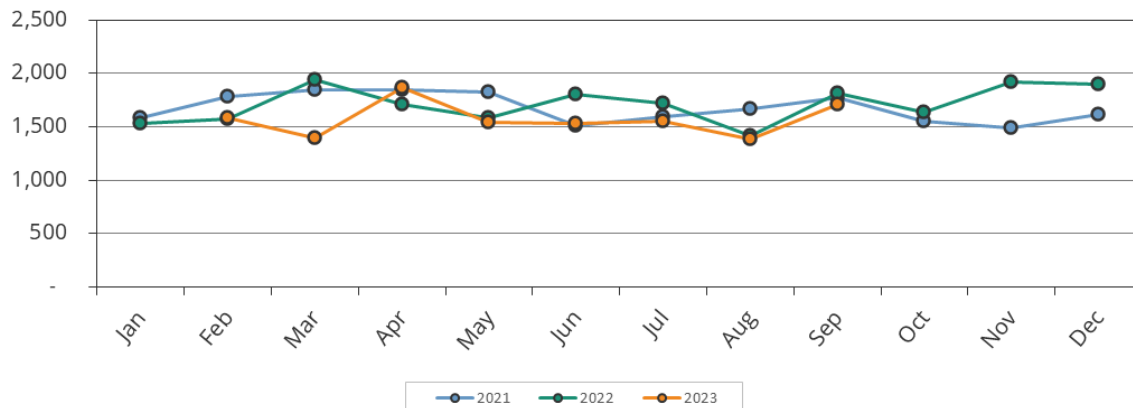
Grant County

September 2023 Reporting Period

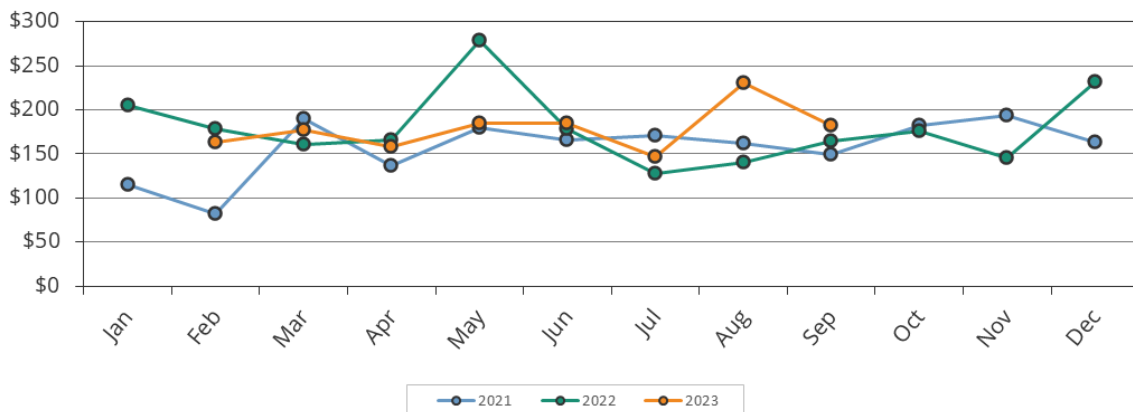
Average Sold Price Change



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

September 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.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
97817	Bates	-	-	0	0	-	0	-	-	-	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97820	Canyon City	10	1	0	1	-66.7%	2	192,000	35	21	13	0.0%	13	267,200	250,800	-21.3%	-	-	2	106,500	-	-
97825	Dayville	1	1	0	1	-	0	-	-	6	4	100.0%	3	168,300	190,000	-42.1%	-	-	1	36,800	-	-
97845	John Day	20	6	0	1	-75.0%	2	552,800	252	39	23	-28.1%	19	265,700	215,000	9.7%	-	-	3	53,000	-	-
97848	Kimberly	-	0	0	0	-	0	-	-	1	1	-	1	420,000	420,000	-	-	-	-	-	-	
97856	Long Creek	3	2	0	0	-	3	164,200	54	7	5	400.0%	5	153,300	185,000	-43.5%	-	-	1	89,000	-	-
97864	Monument	1	0	0	0	-	0	-	-	2	1	-50.0%	1	155,000	155,000	-45.7%	-	-	-	-	-	-
97865	Mount Vernon	10	1	0	0	-	0	-	-	16	10	11.1%	9	336,800	295,000	-16.5%	-	-	3	186,700	-	-
97869	Prairie City	7	-	0	-	-	2	476,200	137	16	13	18.2%	12	260,200	218,500	57.3%	-	-	2	500,000	-	-
97873	Seneca	-	0	0	1	-	0	-	-	2	2	0.0%	-	-	-	-	1	110,000	-	-	-	-
	Grant County	52	11	-	4	-42.9%	9	-	-	110	72	-1.4%	63	-	228,300	-3.5%	1	110,000	12	171,500	-	-

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/22-9/30/23) with 12 months before (10/1/21-9/30/22).

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.

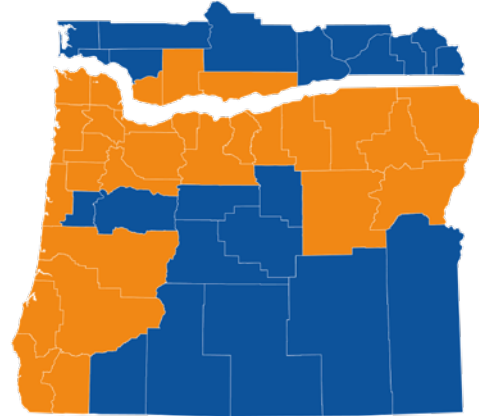
Additional Resources for RMLS Subscribers:

- ▶ [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 Manager

Contact RMLS at:

communications@rmls.com



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



MARKET ACTION REPORT

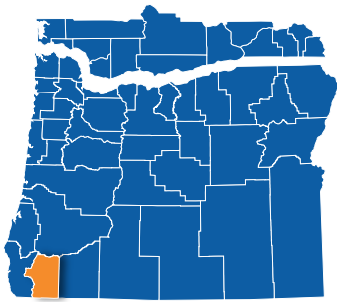
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Josephine County, OR September 2023 Reporting Period

Josephine County, OR

September 2023 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (11) decreased 21.4% from the 14 listed in September 2022, and increased 10.0% from the 10 listed in August 2023.

Pending Sales

Pending sales (3) decreased 57.1% from the 7 offers accepted in September 2022, and matched the 3 offers accepted in August 2023.

Closed Sales

Closed sales (4) increased 33.3% from the 3 closings in September 2022, and matched the 4 closings in August 2023.

Inventory and Time on Market

Inventory increased to 8.8 months in September. Total market time increased to 57 days.

Year-to-Date Summary

Comparing the first nine months of 2023 to the same period in 2022, new listings (80) decreased 21.6%, pending sales (42) decreased 16.0%, and closed sales (37) decreased 14.0%.

Average and Median Sale Prices

Comparing 2023 to 2022 through September, the average sale price has decreased 18.6% from \$445,000 to \$362,400. In the same comparison, the median sale price has decreased 7.8% from \$412,000 to \$380,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -4.9% (\$406,800 v. \$427,700)

Median Sale Price % Change: -1.2% (\$410,000 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	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	7.8
June	7.0	5.4	6.3
July	2.8	10.7	6.5
August	3.6	33.0	6.5
September	2.1	11.3	8.8
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 February we cannot calculate an Inventory in Months.

Residential Trends

September 2023 vs. August 2023

New Listings **+10.0%** ↑

Pending Sales **0.0%** —

Closed Sales **0.0%** —

Average Sale Price **-29.1%** ↓

Median Sale Price **-28.1%** ↓

Inventory **+2.3** ↑

Total Market Time **+38** ↑

September 2023 vs. September 2022

New Listings **-21.4%** ↓

Pending Sales **-57.1%** ↓

Closed Sales **+33.3%** ↑

Average Sale Price **-12.9%** ↓

Median Sale Price **-10.8%** ↓

Inventory **-2.5** ↓

Total Market Time **+22** ↑

Josephine County, OR

September 2023 Reporting Period

Residential Sales by Price Range			
Price Range	Sep 2021	Sep 2022	Sep 2023
0K-100K	0	0	1
100K-200K	0	0	1
200K-300K	0	1	1
300K-400K	4	3	0
400K-500K	1	4	1
500K-600K	1	0	1
600K-700K	2	0	0
700K-800K	2	0	1
800K-900K	0	0	0
900K-1M	0	0	1
1MM-1.1MM	0	0	0
1.1MM-1.2MM	1	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

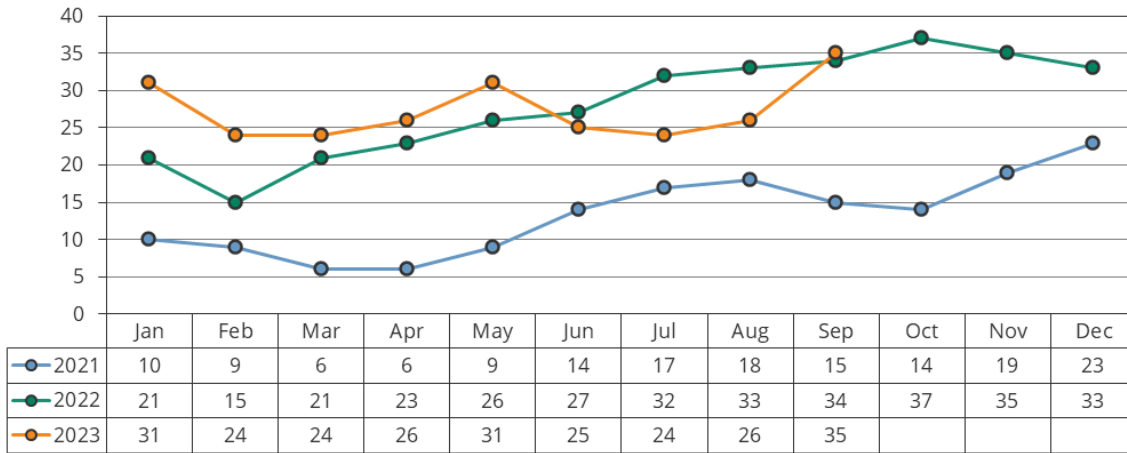
90th Percentile
 50th Percentile
 10th Percentile

Josephine County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2023	September	11	3	4	312,000	323,000	57
	August	10	3	4	439,800	449,500	19
	Year-To-Date	80	42	37	362,400	380,000	70
2022	September	14	7	3	358,200	362,000	35
	Year-To-Date	102	50	43	445,000	412,000	51
Change	September 2022	-21.4%	-57.1%	33.3%	-12.9%	-10.8%	62.1%
	Prev Mo 2023	10.0%	0.0%	0.0%	-29.1%	-28.1%	206.8%
	Year-To-Date	-21.6%	-16.0%	-14.0%	-18.6%	-7.8%	37.0%

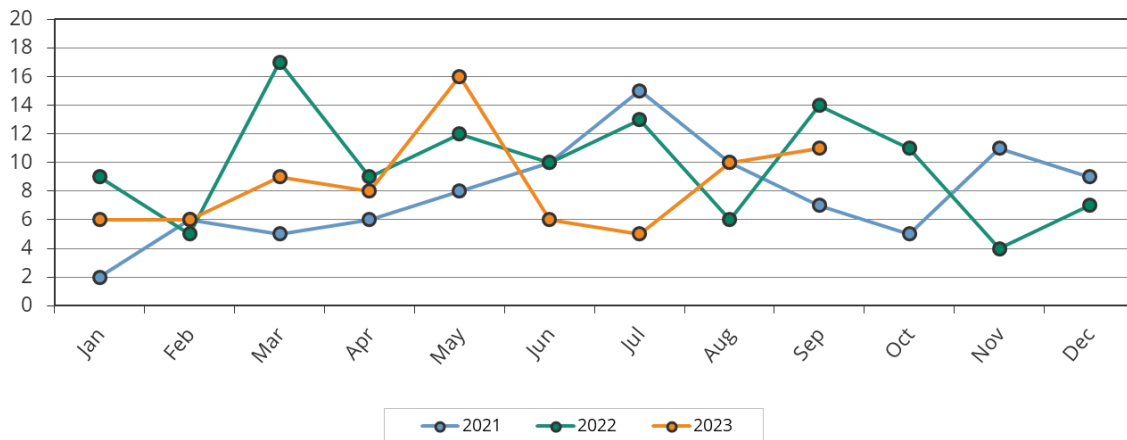
Josephine County, OR

September 2023 Reporting Period

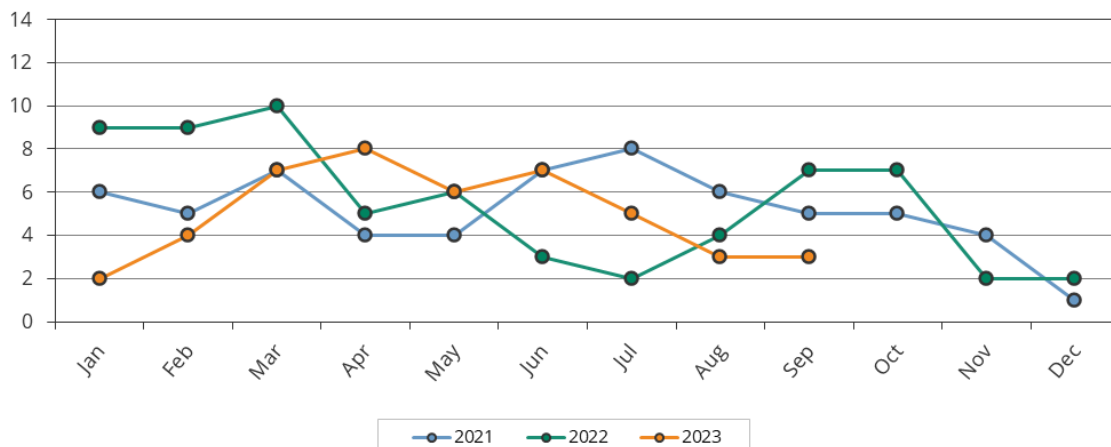
Active Residential Listings



New Listings



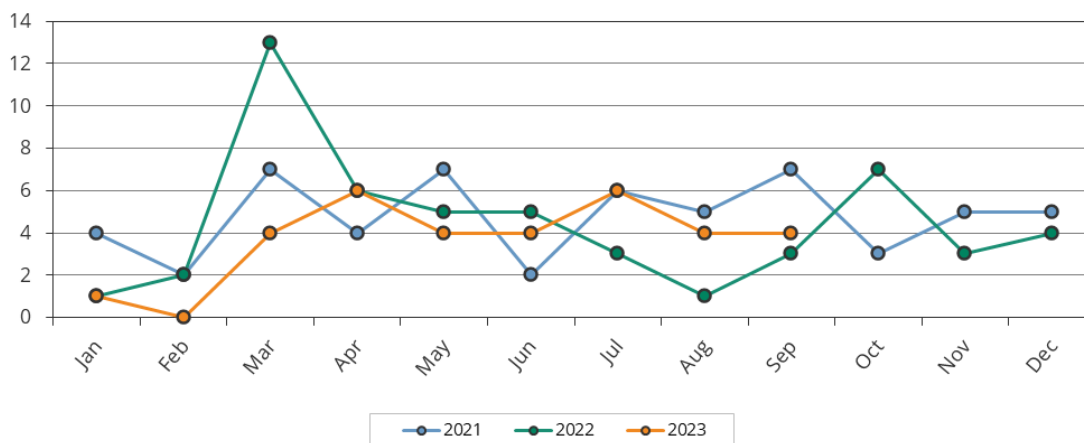
Pending Sales



Josephine County, OR

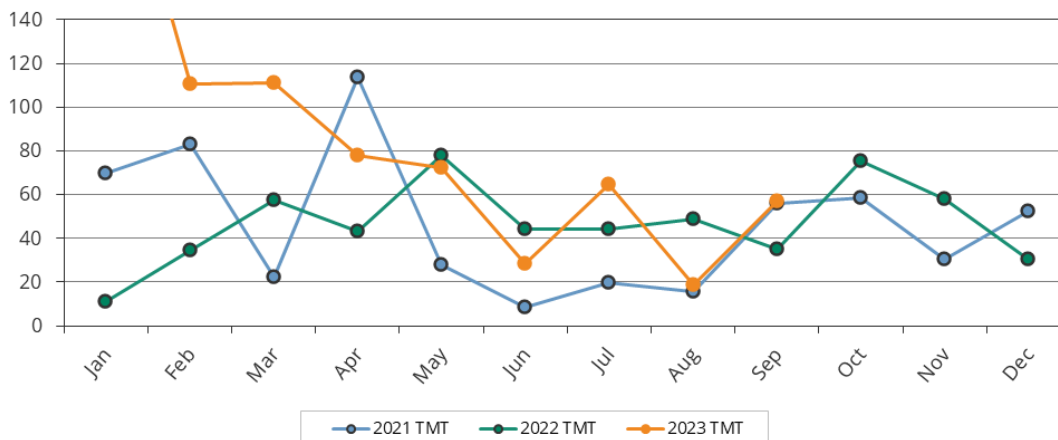
September 2023 Reporting Period

Closed Sales



Note: Since there were no sales in [February 2023](#), we cannot offer data for that month.

Average Total Market Time



In [January 2023](#) the Total Market Time was [247 days](#). This has caused a spike in the Average Total Market Time for that month.

Average and Median Sale Price

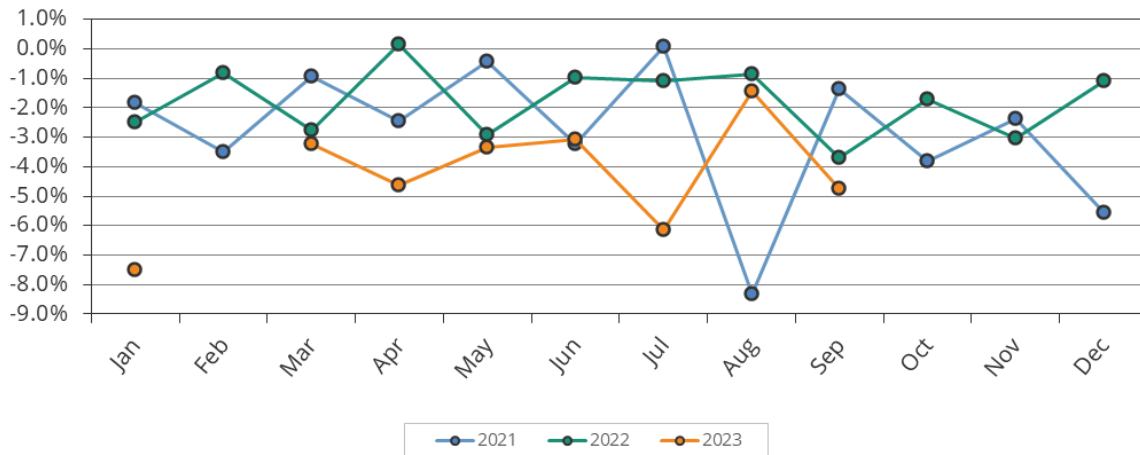


Note: Since there were no sales in this region in [February 2023](#), we cannot calculate an Average Sale Price or Median Sales Price for that month. Data points showing zero value are months in which a data point was unavailable, the actual data point is not zero.

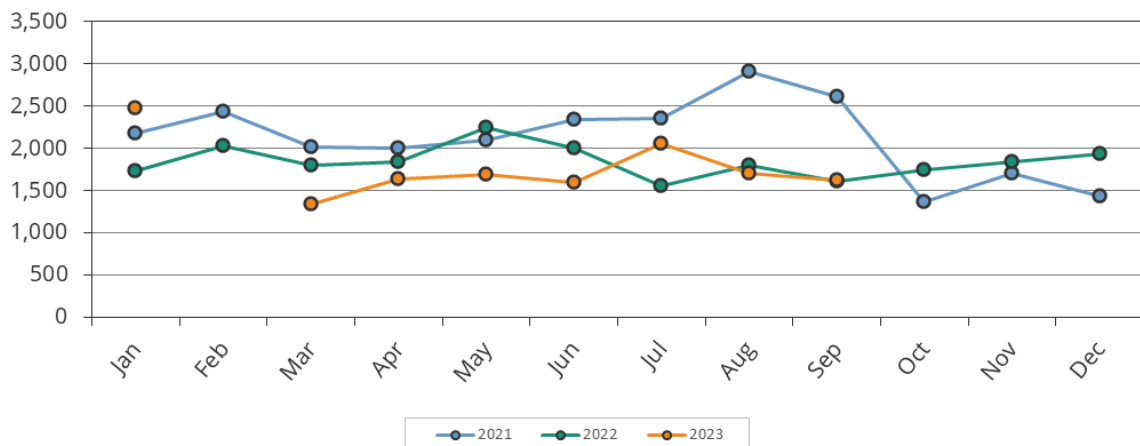
Josephine County, OR

September 2023 Reporting Period

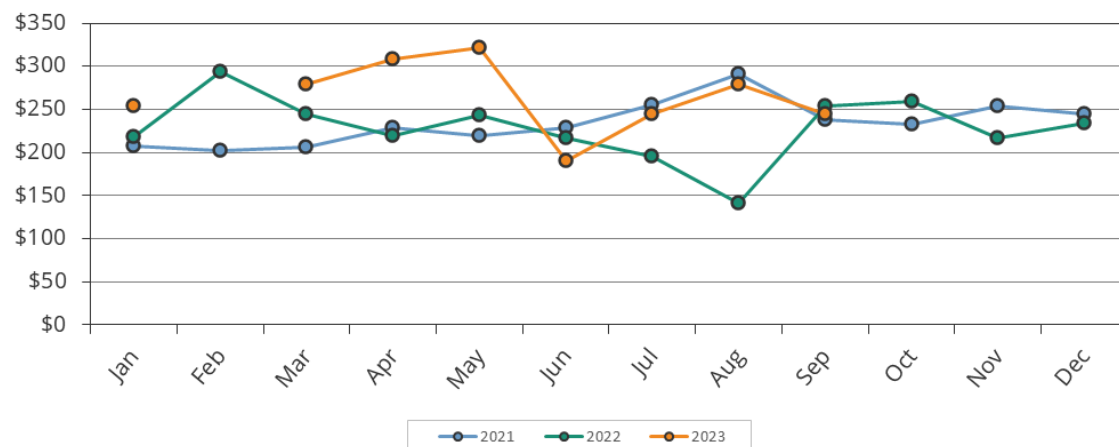
Average Sold Price Change



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

September 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						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
97497	Wolf Creek	1	1	-	0	-	0	-	-	2	1	-66.7%	1	580,000	580,000	90.3%	-	-	-	-	-	-
97523	Cave Junction	3	1	0	1	0.0%	0	-	-	7	3	0.0%	3	439,200	499,900	49.3%	-	-	-	-	-	-
97526	Grants Pass	11	4	-	1	-75.0%	3	330,300	57	29	16	-36.0%	13	372,800	389,000	-5.6%	1	3,000,000	1	235,000	1	435,000
97527	Grants Pass	13	3	-	0	-100.0%	0	-	-	23	12	-14.3%	11	347,400	339,900	-4.0%	-	-	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	-100.0%	0	-	-	-	0	-	0	-	0	-
97532	Merlin	2	2	1	0	-	0	-	-	7	4	300.0%	4	300,300	346,300	-18.6%	-	-	-	-	-	-
97533	Murphy	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97534	O'Brien	-	0	-	0	-	0	-	-	2	2	100.0%	2	210,000	210,000	-53.2%	-	-	-	-	-	-
97538	Selma	2	0	0	1	-	1	257,000	55	3	2	-	1	257,000	257,000	-47.0%	-	-	1	147,000	-	-
97543	Wilderville	0	0	0	0	-	0	-	-	2	1	-	1	350,000	350,000	-	-	-	-	-	-	-
97544	Williams	3	0	1	0	-100.0%	0	-	-	5	1	-50.0%	1	615,000	615,000	-	-	-	-	-	-	-
	Josephine Co.	35	11	2	3	-57.1%	4	312,000	57	80	42	-16.0%	37	362,400	380,000	-4.9%	1	3,000,000	3	280,700	1	435,000

97501	Medford	3	-	0	1	0.0%	2	433,600	127	11	6	-25.0%	5	355,300	315,000	-5.0%	-	-	-	-	-	
97502	Central Point	5	1	0	0	-	1	435,000	28	11	5	150.0%	5	439,100	435,000	9.4%	-	-	-	-	-	
97503	White City	0	0	0	0	-	0	-	-	1	1	-	-	-	-	-	-	1	130,000	-	-	
97504	Medford	7	1	2	0	-	1	319,000	51	13	5	150.0%	4	411,700	427,000	-1.2%	-	-	-	-	-	
97520	Ashland	12	2	1	1	-	1	975,000	128	21	9	-	8	920,000	746,600	36.7%	-	-	1	348,000	-	-
97522	Butte Falls	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	-	
97524	Eagle Point	3	2	0	1	-	0	-	-	5	2	100.0%	2	519,300	519,300	14.8%	-	-	2	270,000	-	-
97525	Gold Hill	1	0	1	1	-	0	-	-	5	2	-	-	-	-	-	-	1	37,000	-	-	
97530	Jacksonville	3	1	0	0	-100.0%	0	-	-	5	2	100.0%	2	505,000	505,000	-	-	-	-	-	-	
97535	Phoenix	0	0	0	0	-	0	-	-	1	2	-	2	397,500	397,500	-	-	-	-	-	-	
97536	Prospect	-	0	0	0	-	0	-	-	-	0	-100.0%	0	-	-	-	0	-	0	-	-	
97537	Rogue River	4	1	0	1	-	0	-	-	6	1	0.0%	0	-	-	-	0	-	0	-	-	
97539	Shady Cove	1	0	-	0	-	0	-	-	1	0	-100.0%	0	-	-	-	0	-	0	-	-	
97540	Talent	1	0	1	0	-	0	-	-	4	1	-	1	507,500	507,500	-	-	-	-	-	-	
97541	Talent	-	-	1	0	-	0	-	-	1	1	-	-	-	-	-	-	1	269,000	-	-	
	Jackson Co.	40	8	6	5	150.0%	5	519,200	92	85	37	117.6%	29	563,100	455,000	40.4%	-	0	6	220,700	-	0

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/22-9/30/23) with 12 months before (10/1/21-9/30/22).

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.

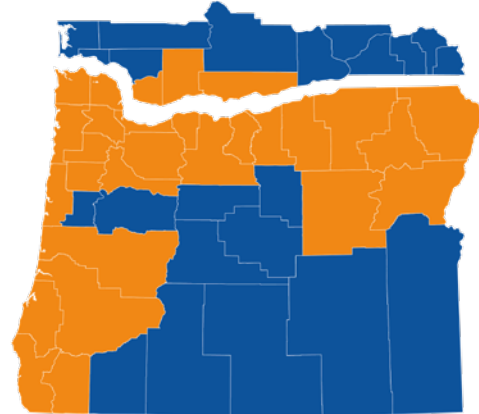
Additional Resources for RMLS Subscribers:

- ▶ [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 Manager

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

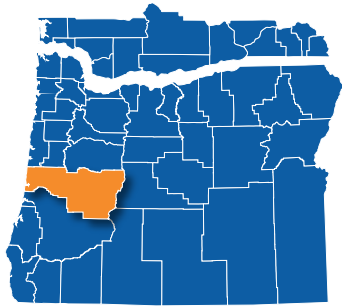
Lane County September 2023 Reporting Period

Lane County

September 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 (439) increased 3.1% from the 426 listed in September 2022, and decreased 17.6% from the 533 listed in August 2023.

Pending Sales

Pending sales (347) decreased 8.9% from the 381 offers accepted in September 2022, and decreased 2.8% from the 357 offers accepted in August 2023.

Closed Sales

Closed sales (317) decreased 25.1% from the 423 closings in September 2022, and decreased 9.9% from the 352 closings in August 2023.

Inventory and Time on Market

Inventory increased to 2.4 months in September. Total market time increased to 39 days.

Year-to-Date Summary

Comparing the first nine months of 2023 to the same period in 2022, new listings (3,852) decreased 15.7%, pending sales (2,944) decreased 20.9%, and closed sales (2,765) decreased 24.0%.

Average and Median Sale Prices

Comparing 2023 to 2022 through September, the average sale price has decreased 0.9% from \$477,900 to \$473,700. In the same comparison, the median sale price has decreased 0.5% from \$440,000 to \$437,900.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +0.0% (\$471,600 v. \$471,400)

Median Sale Price % Change: +1.2% (\$435,000 v. \$430,000)

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	1.7
June	0.7	1.1	1.6
July	0.8	1.6	1.9
August	0.9	1.2	2.2
September	1.0	1.3	2.4
October	0.9	1.6	
November	0.8	2.1	
December	0.6	1.9	

Residential Trends

September 2023 vs. August 2023

New Listings **-17.6%** ↓

Pending Sales **-2.8%** ↓

Closed Sales **-9.9%** ↓

Average Sale Price **-4.0%** ↓

Median Sale Price **+1.1%** ↑

Inventory **+0.2** ↑

Total Market Time **+6** ↑

September 2023 vs. September 2022

New Listings **+3.1%** ↑

Pending Sales **-8.9%** ↓

Closed Sales **-25.1%** ↓

Average Sale Price **-2.1%** ↓

Median Sale Price **-1.1%** ↓

Inventory **+1.1** ↑

Total Market Time **+7** ↑

Lane County

September 2023 Reporting Period

Residential Sales by Price Range

Price Range	Sep 2021	Sep 2022	Sep 2023
0K-100K	12	14	15
100K-200K	19	14	16
200K-300K	46	39	34
300K-400K	179	127	71
400K-500K	135	106	113
500K-600K	52	92	52
600K-700K	37	45	22
700K-800K	27	28	17
800K-900K	6	17	11
900K-1M	10	5	7
1MM-1.1MM	2	7	4
1.1MM-1.2MM	2	3	4
1.2MM-1.3MM	4	2	2
1.3MM-1.4MM	1	0	2
1.4MM-1.5MM	0	0	1
1.5MM-1.6MM	0	1	0
1.6MM-1.7MM	0	1	0
1.7MM-1.8MM	1	1	0
1.8MM-1.9MM	0	0	2
1.9MM-2MM	0	0	0
2MM+	2	1	1



90th Percentile



50th Percentile



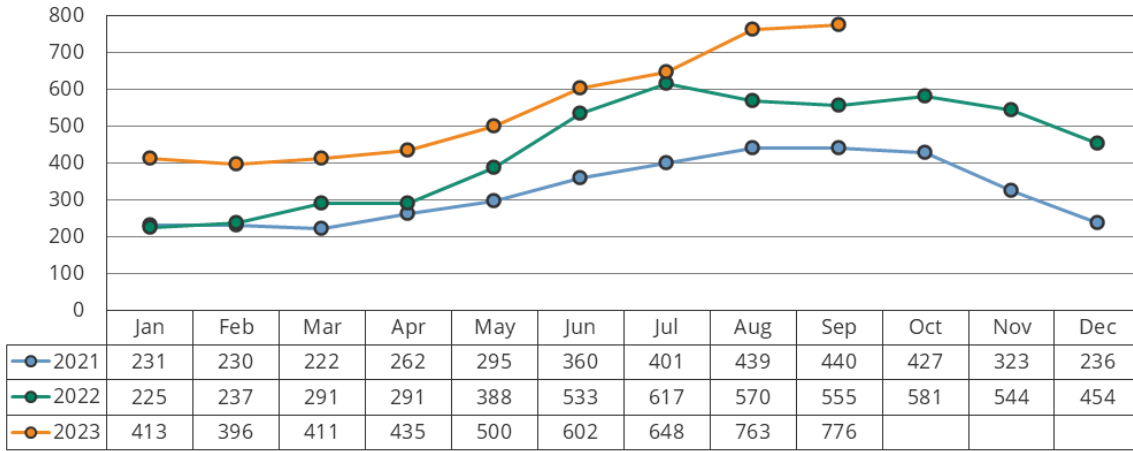
10th Percentile

Greater Lane Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2023	September	439	347	317	481,600	450,000	39
	August	533	357	352	501,800	445,000	33
	Year-To-Date	3,852	2,944	2,765	473,700	437,900	40
2022	September	426	381	423	491,800	454,900	31
	Year-To-Date	4,572	3,723	3,639	477,900	440,000	26
Change	September 2022	3.1%	-8.9%	-25.1%	-2.1%	-1.1%	22.9%
	Prev Mo 2023	-17.6%	-2.8%	-9.9%	-4.0%	1.1%	17.2%
	Year-To-Date	-15.7%	-20.9%	-24.0%	-0.9%	-0.5%	50.4%

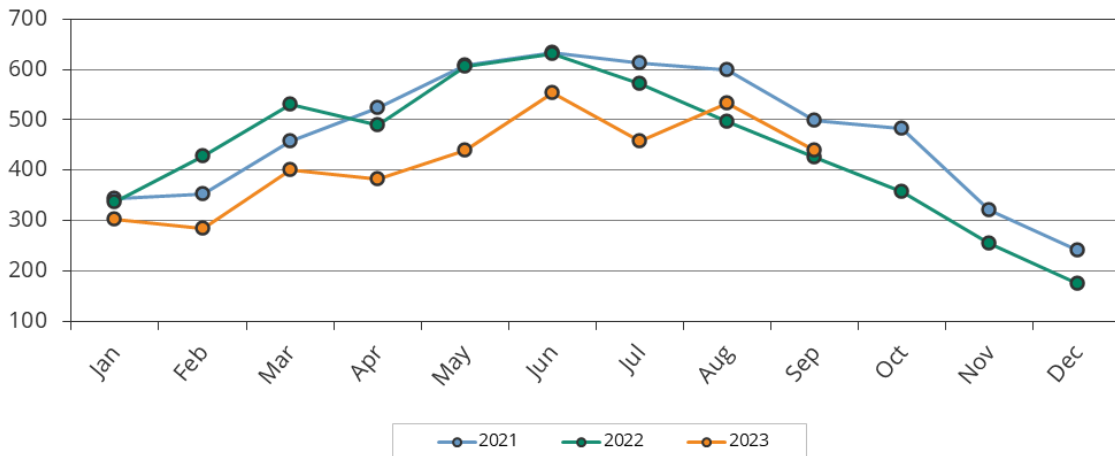
Lane County

September 2023 Reporting Period

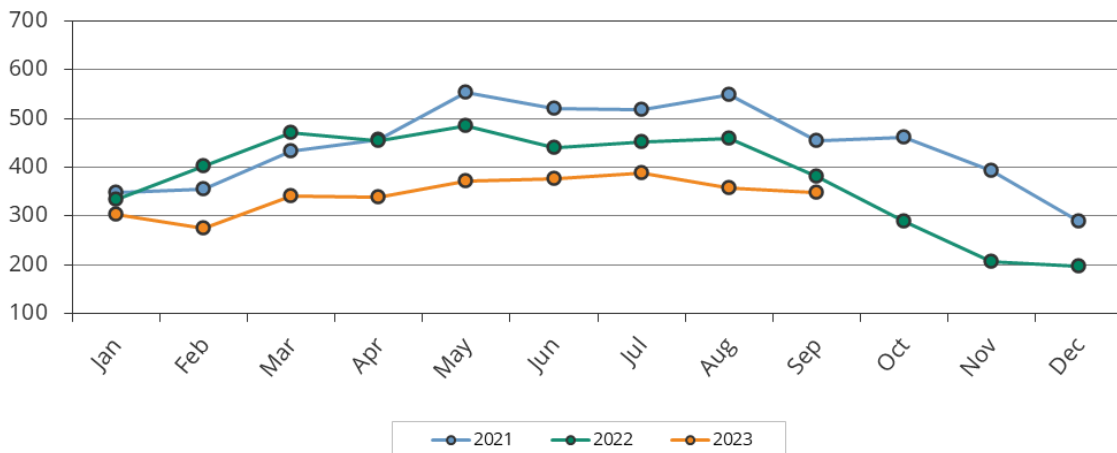
Active Residential Listings



New Listings



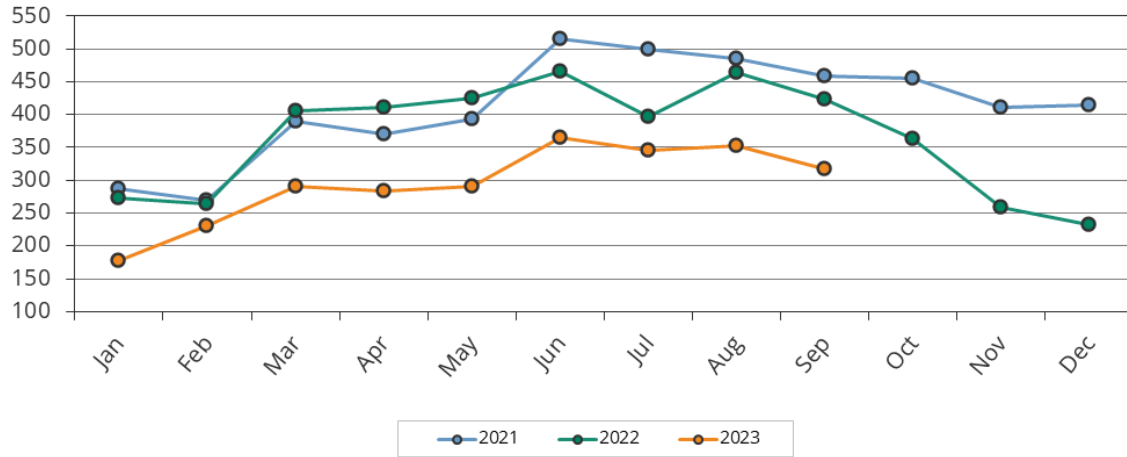
Pending Sales



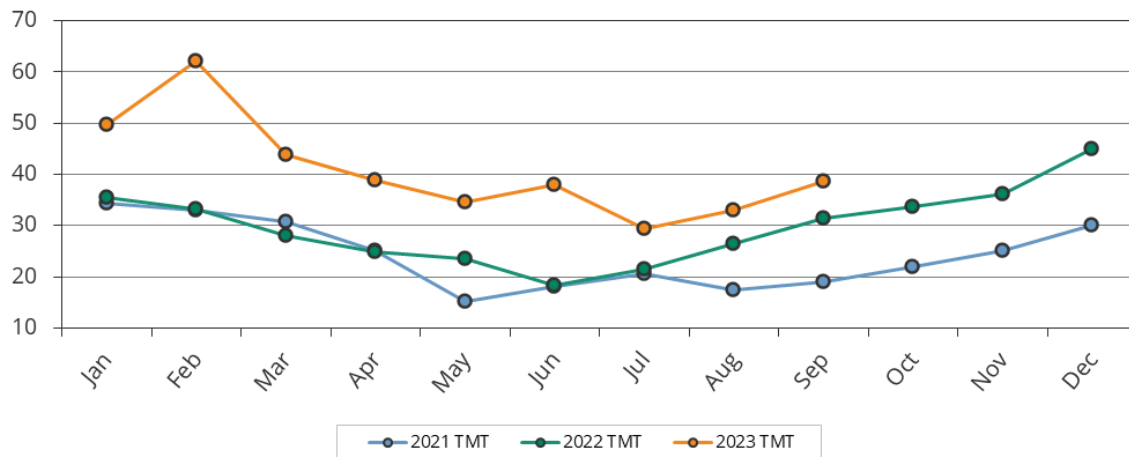
Lane County

September 2023 Reporting Period

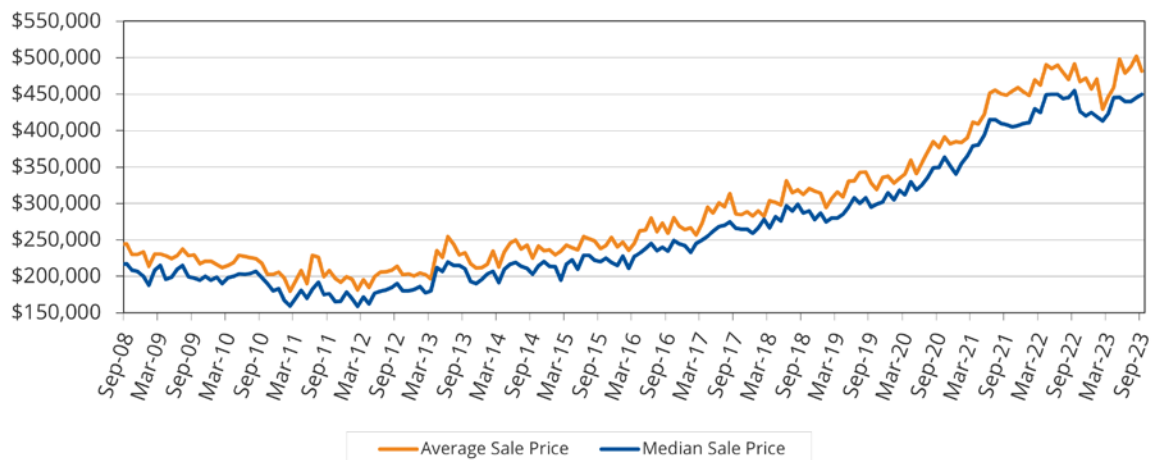
Closed Sales



Average Total Market Time



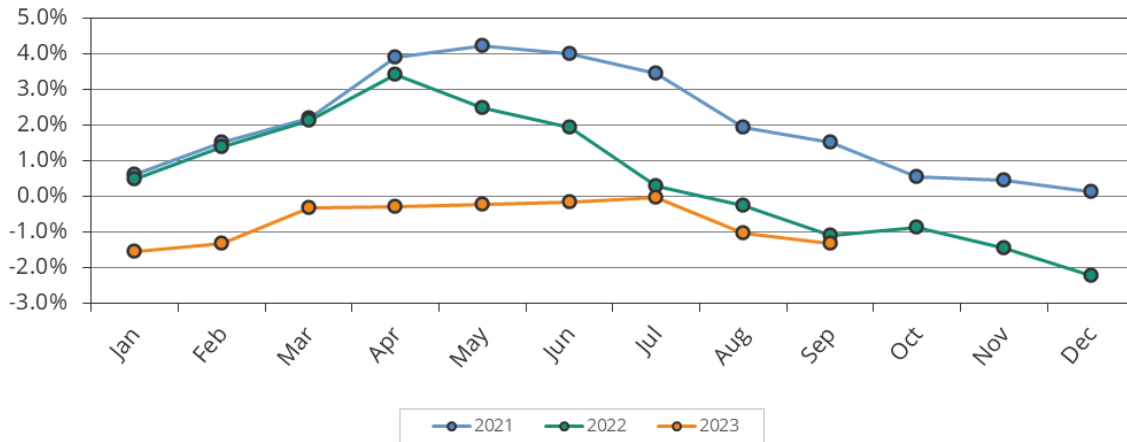
Average and Median Sale Price



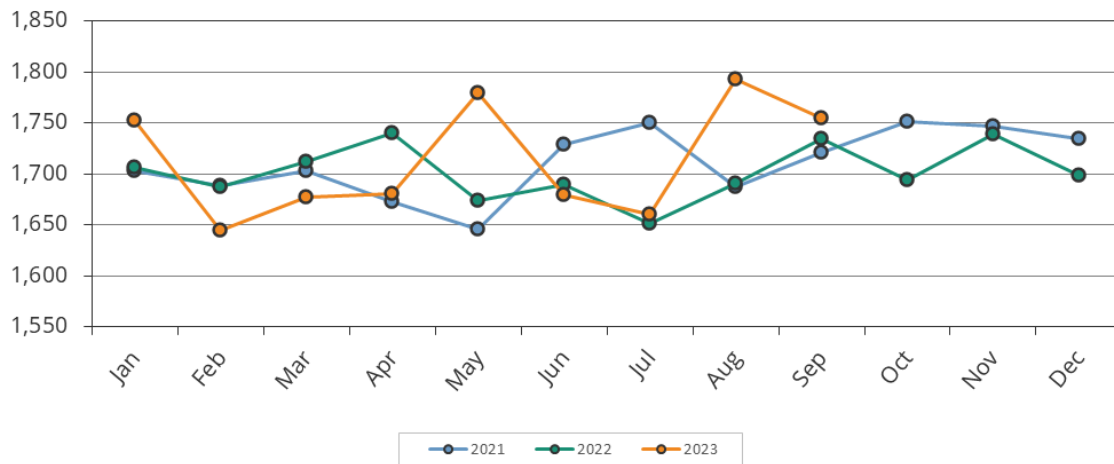
Lane County

September 2023 Reporting Period

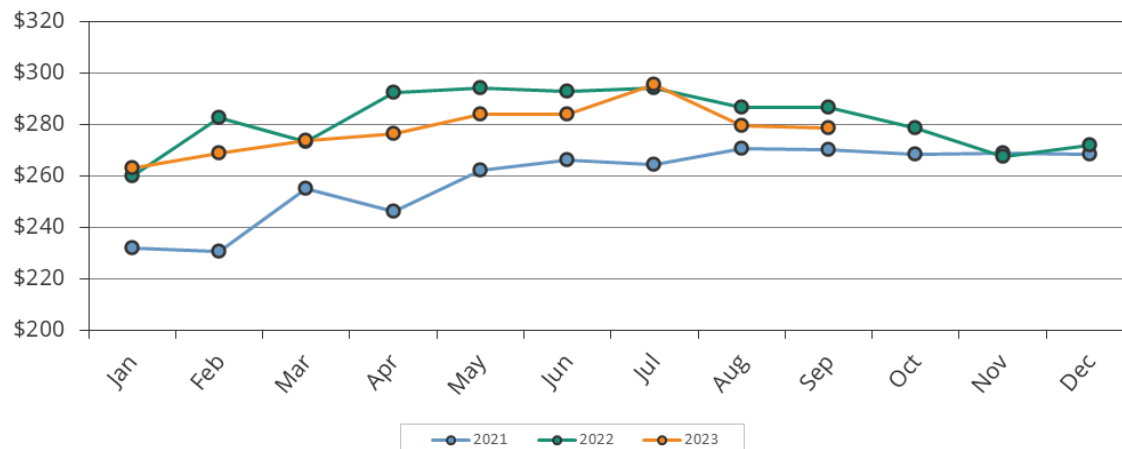
Average Sold Price Change



Average Square Footage



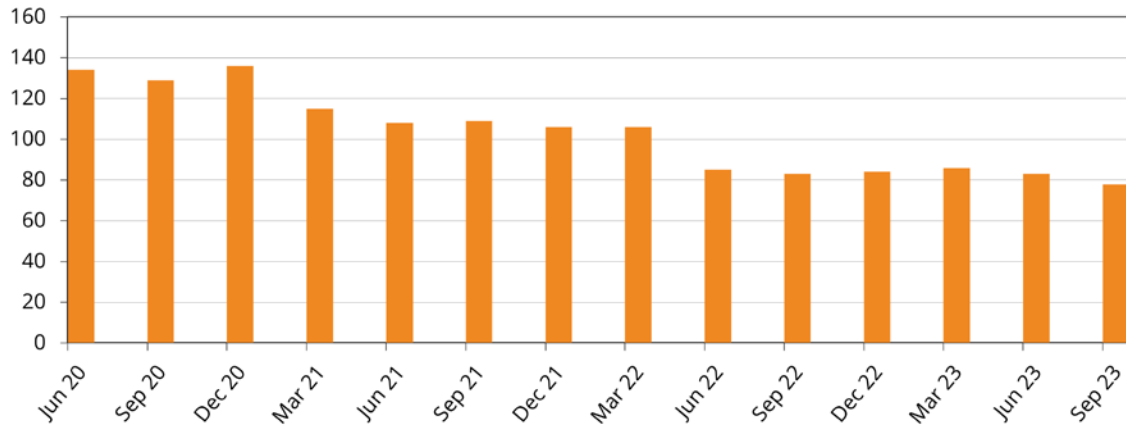
Average Price Per Square Footage



Lane County

September 2023 Reporting Period

Affordability Index



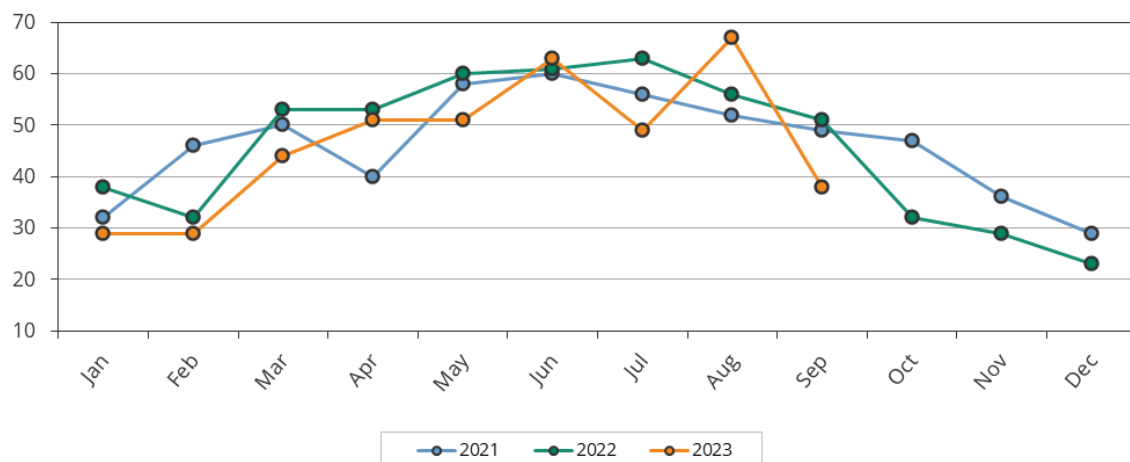
Affordability - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Lane County area is affordable for a family earning the median income. A family earning the median income (\$89,061 in 2023, per HUD) can afford 78% of a monthly mortgage payment on a median priced home (445000 in September). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 7% (per Freddie Mac).



Florence – Lane County, OR

September 2023 Reporting Period

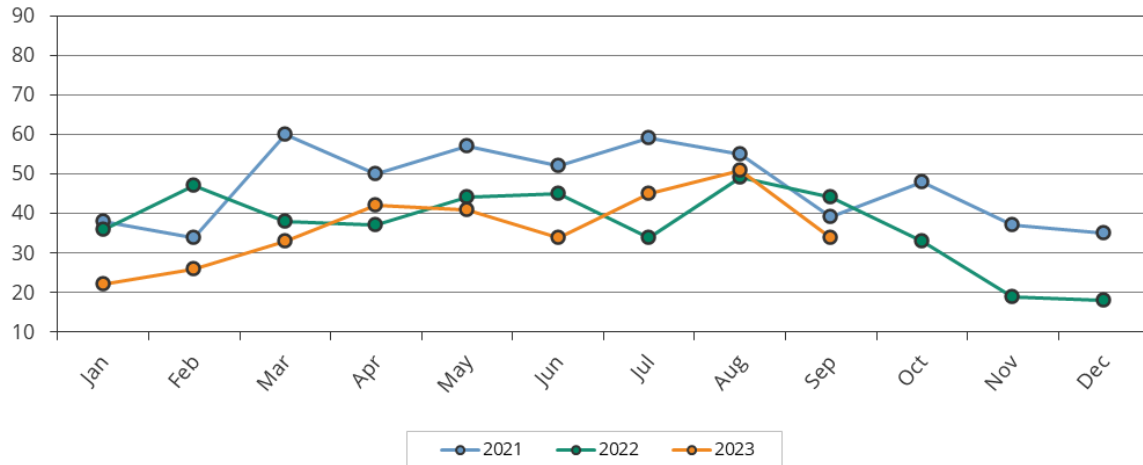
Florence New Listings



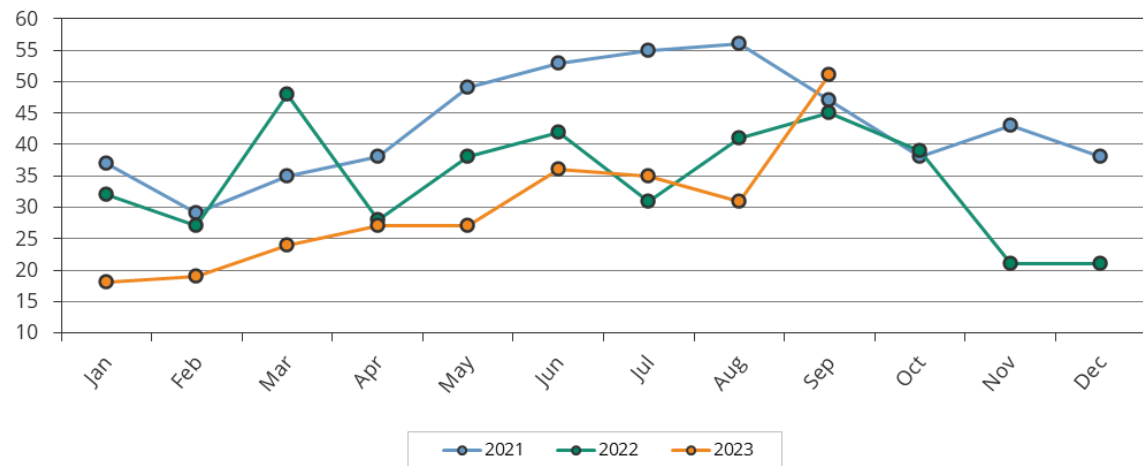
Florence - Lane County

September 2023 Reporting Period

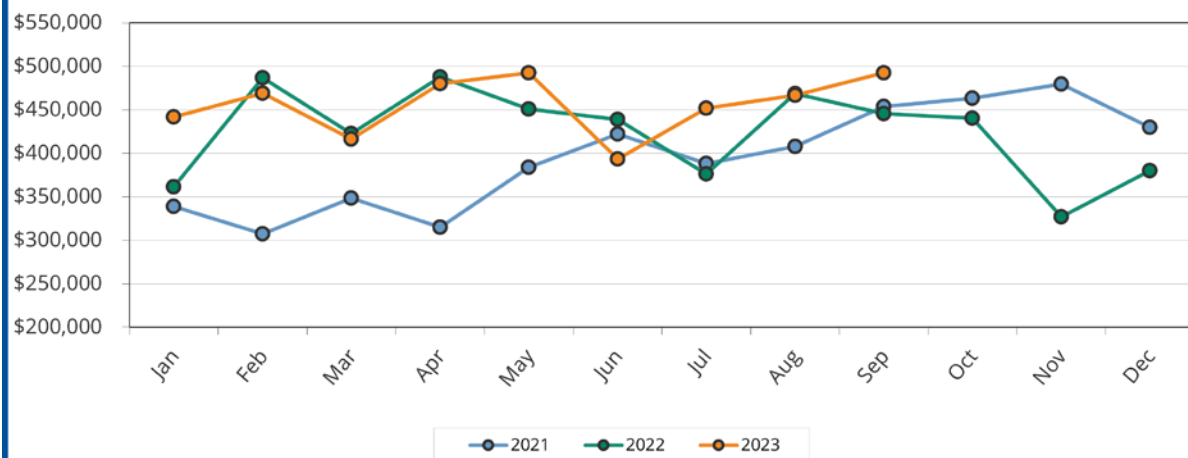
Florence Pending Sales



Florence Closed Sales



Florence Average Sale Price



Lane County

September 2023 Reporting Period

Area Report

This report includes Florence.

		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 2023 v. 2022	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
225	Florence Coast Village	7	-	-	0	-100.0%	2	213,800	61	17	11	10.0%	10	233,700	244,000	61	29.6%	-	-	4	143,700	-	-
226	Florence Green Trees	7	0	0	2	-50.0%	1	125,000	3	31	29	-3.3%	27	262,700	275,000	67	-5.9%	-	-	-	-	-	-
227	Florence Florentine	10	4	0	1	-66.7%	4	383,800	15	26	15	-16.7%	15	414,900	410,000	36	0.6%	-	-	-	-	-	-
228	Florence Town	52	13	5	10	-47.4%	19	451,700	84	166	112	-27.3%	111	436,600	424,400	58	-1.4%	1	360,000	4	118,800	1	400,000
229	Florence Beach	15	5	3	10	-9.1%	9	455,000	19	57	50	4.2%	43	502,000	480,000	65	8.7%	-	-	7	z	-	-
230	Florence North	21	7	0	4	0.0%	4	369,100	26	50	30	11.1%	31	588,300	450,000	58	-1.5%	-	-	12	139,700	-	-
231	Florence South/ Dunes City	17	5	2	6	-	9	848,900	50	50	31	-11.4%	26	680,600	610,000	74	23.7%	-	-	17	192,500	-	-
238	Florence East/ Mapleton	12	4	-	1	-50.0%	3	410,700	119	31	19	-17.4%	16	362,900	280,000	150	-24.6%	1	59,900	9	202,700	-	-
	Grand Total	141	38	10	34	-22.7%	51	492,400	56	428	297	-13.9%	279	456,800	418,200	66	0.0%	2	210,000	53	164,000	1	400,000
232	Hayden Bridge	27	21	3	15	-6.3%	23	470,800	46	178	152	-9.0%	148	463,900	450,000	28	0.0%	1	695,000	-	-	5	551,700
233	McKenzie Valley	37	17	3	5	-50.0%	4	653,300	30	98	54	-25.0%	48	508,900	508,500	55	-2.6%	-	-	30	210,800	-	-
234	Pleasant Hill/Oak	59	17	6	24	50.0%	16	409,200	52	216	140	-22.2%	119	469,600	381,000	73	2.7%	1	180,000	11	132,800	3	560,000
235	South Lane Properties	81	40	10	29	-19.4%	18	483,700	40	326	229	-32.8%	214	417,200	390,000	51	-1.8%	1	350,000	11	284,900	5	869,000
236	West Lane Properties	52	26	7	22	57.1%	9	538,200	51	191	141	-11.3%	124	501,600	442,500	57	-0.8%	1	200,000	18	209,600	-	-
237	Junction City	60	30	9	27	12.5%	17	498,500	67	233	163	17.3%	140	491,900	480,700	54	-1.8%	1	375,000	5	93,600	3	425,000
239	Thurston	40	29	8	23	9.5%	26	417,700	47	239	190	-33.6%	182	432,700	412,500	36	1.4%	1	300,000	4	82,900	3	426,300
240	Coburg I-5	7	6	1	3	-25.0%	4	751,700	69	35	28	-31.7%	27	667,700	685,000	42	-16.3%	1	750,000	-	-	2	537,500
241	N Gilham	23	14	4	14	-46.2%	12	579,500	35	178	141	-13.5%	136	565,300	515,000	34	0.5%	-	-	2	312,500	2	667,500
242	Ferry Street Bridge	50	27	4	22	29.4%	25	562,700	32	267	202	-23.2%	199	578,200	514,000	33	1.8%	-	-	5	267,400	4	533,800
243	E Eugene	76	31	7	23	-20.7%	28	670,000	26	309	227	-20.4%	216	598,900	560,000	42	1.2%	-	-	13	248,600	13	691,100
244	SW Eugene	70	52	13	36	-18.2%	33	591,700	24	371	291	-21.8%	280	596,200	550,000	39	4.3%	-	-	10	208,200	11	666,600
245	W Eugene	34	13	3	13	44.4%	21	388,700	38	157	114	-19.1%	111	344,300	330,000	28	-16.9%	5	4,653,500	1	240,000	5	524,700
246	Danebo	59	44	8	28	-36.4%	29	323,500	46	348	284	-19.3%	276	327,300	360,000	36	-3.0%	1	295,000	2	111,800	12	529,500
247	River Road	14	14	1	10	-44.4%	12	434,100	27	124	113	-13.7%	108	428,200	425,000	38	3.2%	-	-	1	75,000	10	450,900
248	Santa Clara	41	25	4	15	-28.6%	13	445,000	20	245	198	-25.3%	191	474,900	460,000	31	2.2%	2	695,000	4	192,400	5	488,100
249	Springfield	39	32	7	37	37.0%	26	331,500	33	310	257	-20.2%	228	350,500	355,000	27	-4.7%	4	772,500	6	277,300	11	510,600
250	Mohawk Valley	7	1	2	1	-80.0%	1	325,000	104	27	20	-54.5%	18	556,000	481,000	47	6.2%	-	-	-	-	-	-
	Grand Total	776	439	100	347	-8.9%	317	481,600	39	3,852	2,944	-20.9%	2,765	473,700	437,900	40	0.0%	19	1,625,900	123	209,300	94	571,700

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/22-9/30/23) with 12 months before (10/1/21-9/30/22).

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.

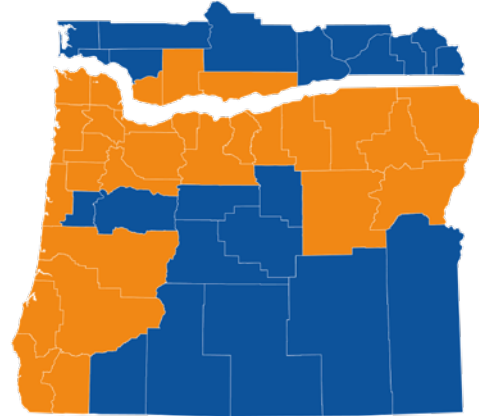
Additional Resources for RMLS Subscribers:

- ▶ [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 Manager

Contact RMLS at:

communications@rmls.com



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



MARKET ACTION REPORT

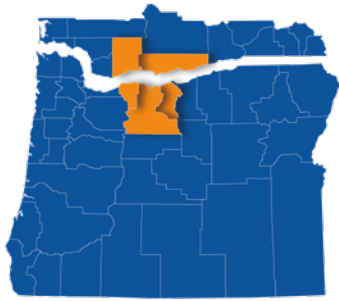
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Mid-Columbia September 2023 Reporting Period

Mid-Columbia

September 2023 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (79) decreased 18.6% from the 97 listed in September 2022, and decreased 36.8% from the 125 listed in August 2023.

Pending Sales

Pending sales (69) decreased 13.8% from the 80 offers accepted in September 2022, and decreased 6.8% from the 74 offers accepted in August 2023.

Closed Sales

Closed sales (62) decreased 29.5% from the 88 closings in September 2022, and decreased 22.5% from the 80 closings in August 2023.

Inventory and Time on Market

Inventory increased to 4.6 months in September. Total market time increased to 57 days.

Year-to-Date Summary

Comparing the first nine months of 2023 to the same period in 2022, new listings (901) decreased 17.7%, pending sales (623) decreased 19.8%, and closed sales (595) decreased 22.8%.

Average and Median Sale Prices

Comparing 2023 to 2022 through September, the average sale price has decreased 1.6% from \$525,200 to \$516,800. In the same comparison, the median sale price has decreased 1.3% from \$445,000 to \$439,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -3.4% (\$506,200 v. \$524,100)

Median Sale Price % Change: -0.3% (\$433,500 v. \$435,000)

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	2.6
June	1.1	1.9	3.4
July	1.3	2.9	3.3
August	1.9	2.8	3.7
September	1.9	2.8	4.6
October	1.6	3.9	
November	1.3	3.1	
December	1.3	3.9	

Residential Trends

September 2023 vs. August 2023

New Listings **-36.8%** ↓

Pending Sales **-6.8%** ↓

Closed Sales **-22.5%** ↓

Average Sale Price **-2.1%** ↓

Median Sale Price **+4.1%** ↑

Inventory **+0.9** ↑

Total Market Time **+11** ↑

September 2023 vs. September 2022

New Listings **-18.6%** ↓

Pending Sales **-13.8%** ↓

Closed Sales **-29.5%** ↓

Average Sale Price **-3.2%** ↓

Median Sale Price **-1.1%** ↓

Inventory **+1.6** ↑

Total Market Time **+6** ↑

Mid-Columbia

September 2023 Reporting Period

Residential Sales by Price Range			
Price Range	Sep 2021	Sep 2022	Sep 2023
0K-100K	1	1	1
100K-200K	11	5	4
200K-300K	12	11	9
300K-400K	14	22	13
400K-500K	20	19	12
500K-600K	9	8	5
600K-700K	9	10	6
700K-800K	6	7	5
800K-900K	6	1	3
900K-1M	5	4	2
1MM-1.1MM	2	2	1
1.1MM-1.2MM	1	3	0
1.2MM-1.3MM	2	2	0
1.3MM-1.4MM	0	0	2
1.4MM-1.5MM	1	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



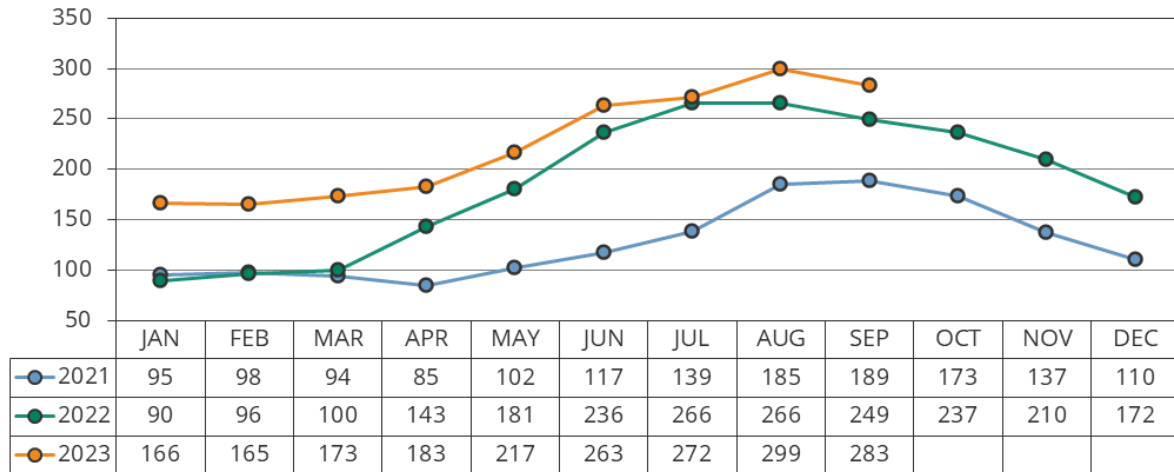
10th Percentile

Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2023	September	79	69	62	488,600	430,000	57
	August	125	74	80	499,300	413,000	46
	Year-To-Date	901	623	595	516,800	439,000	66
2022	September	97	80	88	505,000	435,000	51
	Year-To-Date	1,095	777	771	525,200	445,000	42
Change	September 2022	-18.6%	-13.8%	-29.5%	-3.2%	-1.1%	12.4%
	Prev Mo 2023	-36.8%	-6.8%	-22.5%	-2.1%	4.1%	23.1%
	Year-To-Date	-17.7%	-19.8%	-22.8%	-1.6%	-1.3%	59.0%

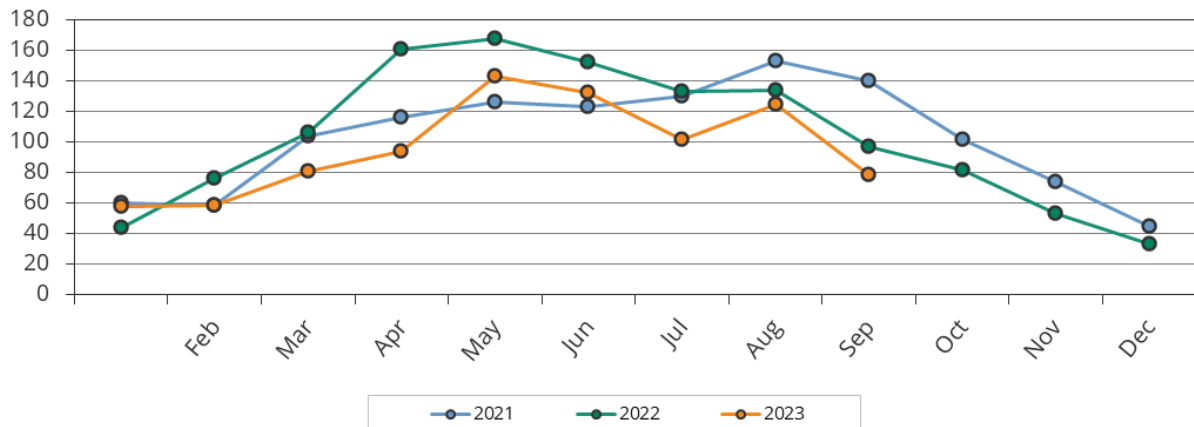
Mid-Columbia

September 2023 Reporting Period

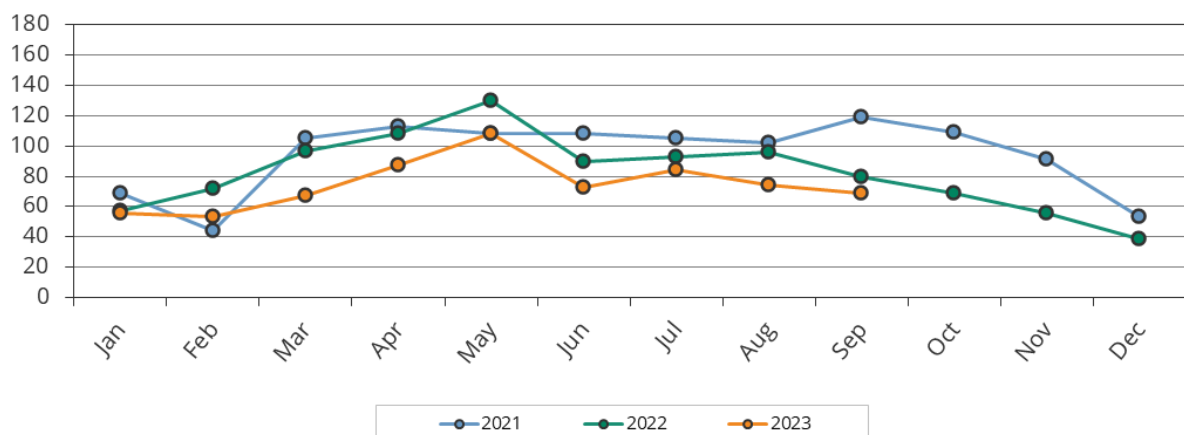
Active Residential Listings



New Listings



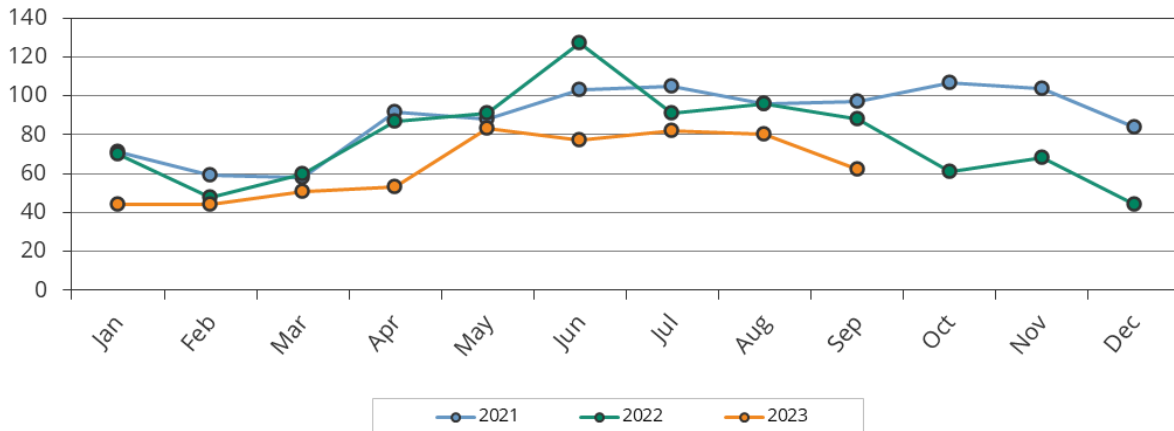
Pending Sales



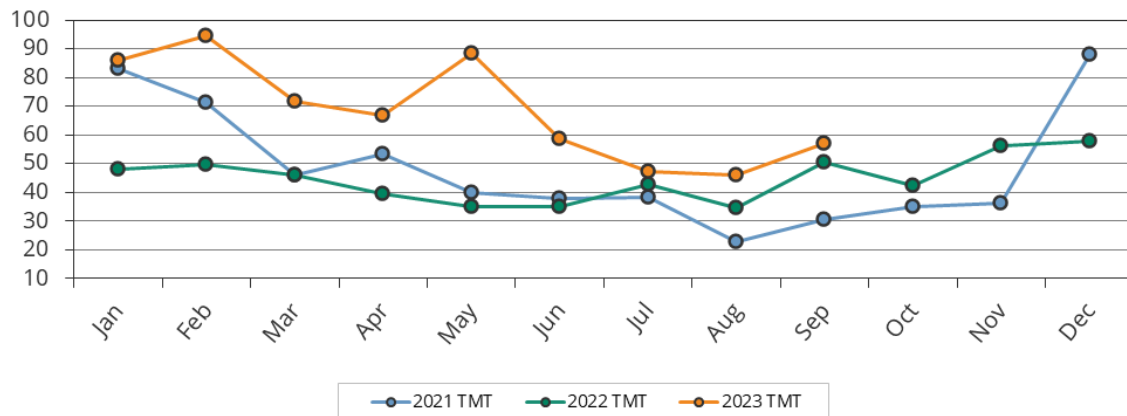
Mid-Columbia

September 2023 Reporting Period

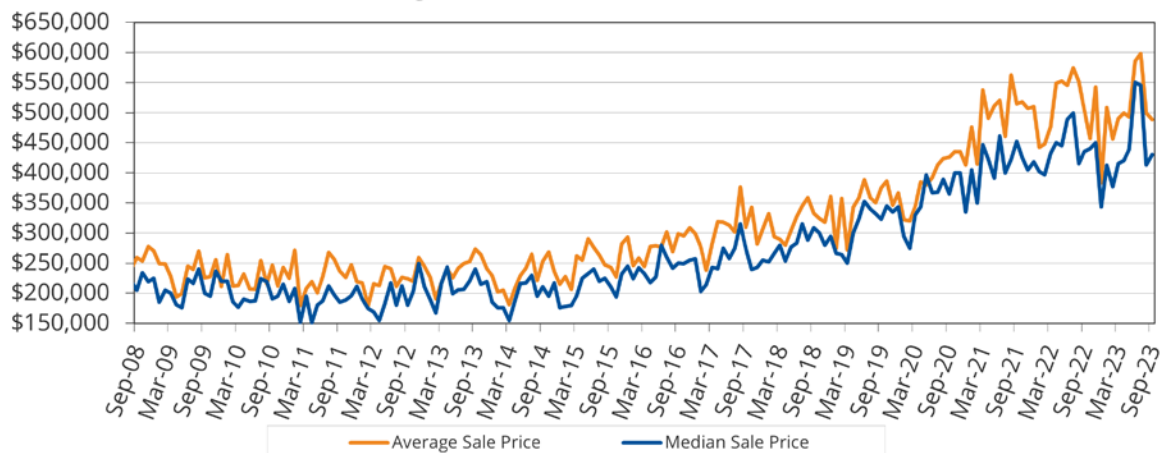
Closed Sales



Average Total Market Time



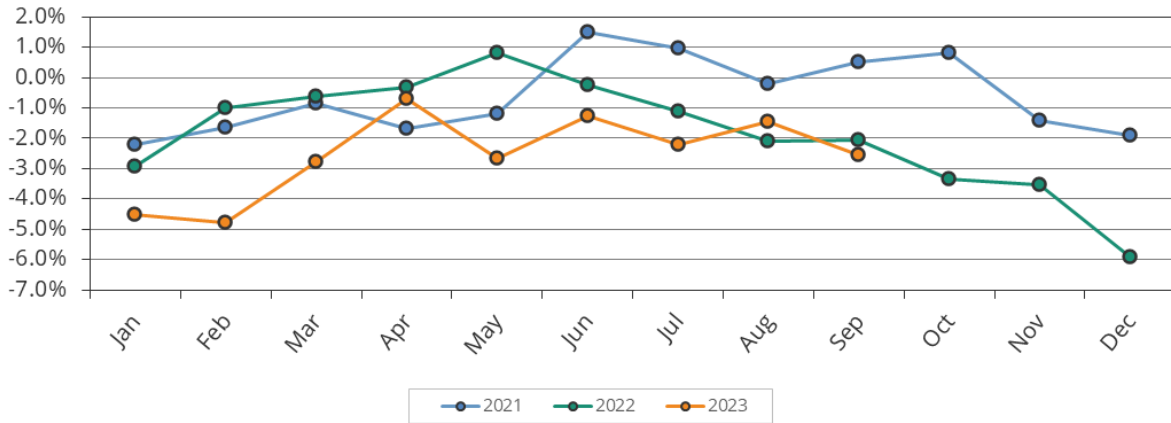
Average and Median Sale Price



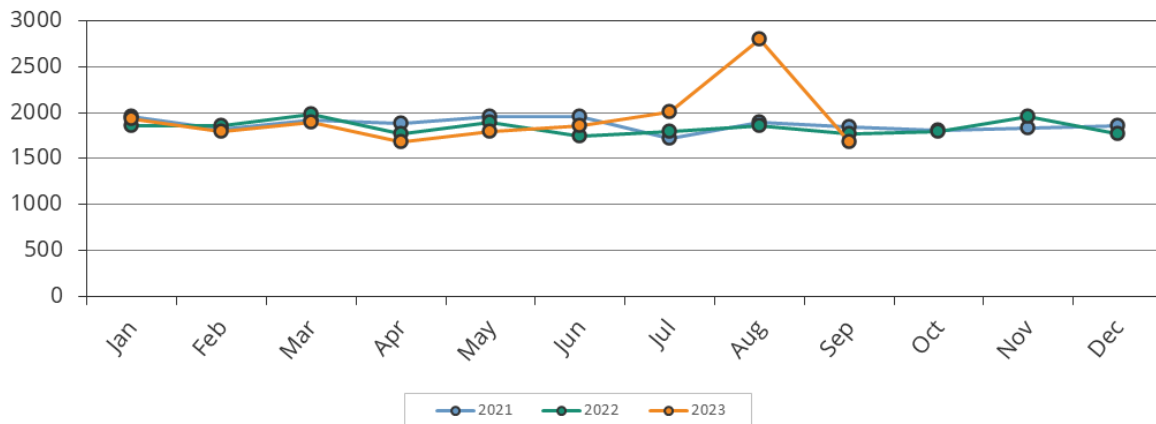
Mid-Columbia

September 2023 Reporting Period

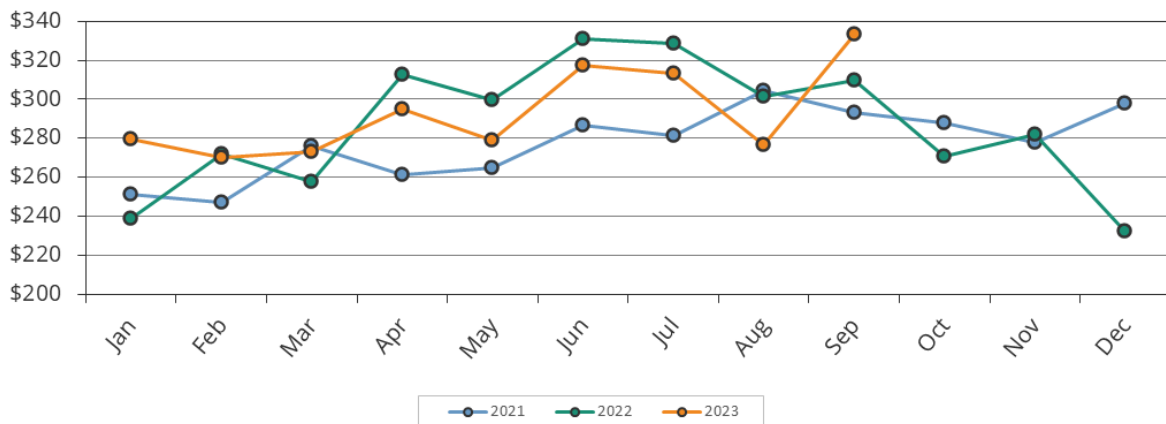
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



Mid-Columbia

September 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
100	White Salmon / Bingen	27	6	1	3	-75.0%	8	632,300	34	70	53	15.2%	52	746,900	678,000	-2.2%	-	-	15	615,600	-	-	
101	Snowden	3	0	0	0	-	0	-	-	9	6	-25.0%	7	637,000	535,000	-14.7%	-	-	1	190,000	-	-	
102	Trout Lake / Glenwood	7	4	3	2	-	1	800,000	385	20	10	-9.1%	9	612,800	650,000	-23.1%	-	-	4	269,500	-	-	
103	Husum / BZ Corner	-	0	1	-	-	0	-	-	1	2	-71.4%	2	1,406,300	1,406,300	32.6%	-	-	2	340,000	-	-	
104	Lyle / High Prairie	5	3	0	1	-50.0%	-	-	-	22	20	-23.1%	26	555,000	438,500	-1.5%	-	-	15	310,800	-	-	
105	Dallesport / Murdock	5	2	1	3	-50.0%	2	364,000	3	19	13	-18.8%	10	406,400	441,600	10.0%	-	-	3	78,300	-	-	
106	Appleton/ Timber Valley	1	-	0	1	-	0	-	-	4	4	33.3%	3	417,000	409,100	3.9%	-	-	2	48,500	-	-	
108	Goldendale / Centerville	50	10	1	8	-27.3%	6	253,800	122	109	68	-26.1%	68	325,800	294,500	-5.3%	3	124,300	61	119,100	2	435,000	
109	Bickleton/ East County	1	0	1	-	-	-	-	-	2	-	-100.0%	-	-	-	-	-	-	5	181,300	-	-	
110	Klickitat	3	0	0	-	-	0	-	-	5	3	-25.0%	3	200,300	137,000	-40.6%	-	-	1	49,900	-	-	
	Klickitat Co. Total	102	25	8	18	-41.9%	17	477,000	82	261	179	-17.5%	180	522,900	450,600	-100.0%	3	124,300	109	223,800	2	435,000	
111	Skamania	3	1	1	0	-	0	-	-	8	4	33.3%	5	387,800	425,000	-48.3%	-	-	2	246,700	-	-	
112	North Bonneville	10	0	0	0	-100.0%	1	435,000	49	17	8	-50.0%	8	448,300	455,500	1.5%	-	-	-	-	-	-	
113	Stevenson	8	2	0	5	400.0%	4	642,700	76	31	20	0.0%	19	591,400	580,000	1.9%	-	-	7	165,900	-	-	
114	Carson	10	1	2	2	-50.0%	5	382,800	27	37	24	-29.4%	23	425,100	395,000	-8.9%	-	-	10	148,000	-	-	
115	Home Valley	2	1	0	1	-	0	-	-	6	3	50.0%	2	623,500	623,500	23.5%	-	-	-	-	-	-	
116	Cook / Underwood / Mill A / Willard	4	-	1	1	0.0%	-	-	-	16	10	42.9%	9	892,300	735,000	19.3%	-	-	2	112,500	-	-	
117	Unincorporated North	8	3	0	3	200.0%	1	225,000	3	16	12	-36.8%	9	252,600	220,000	6.1%	-	-	4	1,038,900	-	-	
	Skamania Co. Total	45	8	4	12	20.0%	11	467,700	45	131	81	-19.8%	75	507,900	480,000	4.0%	-	-	25	300,600	-	-	
351	The Dalles	58	22	6	14	-36.4%	12	382,000	64	227	174	-20.5%	163	386,600	375,000	-1.5%	8	642,300	15	188,600	4	1,105,000	
352	Dufur	6	3	2	1	-	1	248,500	53	13	8	14.3%	7	342,800	258,800	-6.5%	-	-	3	78,300	-	-	
353	Tygh Valley	8	2	3	1	-	0	-	-	13	10	11.1%	9	375,700	320,000	9.8%	-	-	2	55,000	-	-	
354	Wamic / Pine Hollow	3	0	0	0	-	0	-	-	6	6	-14.3%	6	332,300	310,500	-1.1%	-	-	-	-	-	-	
355	Maupin / Pine Grove	3	1	2	1	-	1	165,000	14	13	10	100.0%	8	304,900	285,000	-24.9%	2	316,000	7	192,200	-	-	
356	Rowena	1	0	0	0	-	0	-	-	2	1	0.0%	1	260,000	260,000	-18.5%	-	-	-	-	-	-	
357	Mosier	5	2	1	2	100.0%	0	-	-	21	11	-21.4%	9	881,800	949,000	-20.2%	-	-	4	357,500	-	-	
	Wasco Co. Total	84	30	14	19	-17.4%	14	357,000	60	295	220	-16.0%	203	401,100	372,000	-61.4%	10	577,000	31	191,900	4	1,105,000	
361	Cascade Locks	7	2	1	0	-100.0%	0	-	-	20	11	-47.6%	10	387,700	385,000	-11.4%	-	-	2	167,000	-	-	
362	Hood River City	16	4	2	9	12.5%	11	646,100	39	103	76	-9.5%	77	757,900	675,000	3.8%	2	662,500	7	493,400	1	925,000	
363	Hood River-W	11	6	1	5	66.7%	3	621,300	44	38	23	-41.0%	20	737,500	697,000	-18.7%	-	-	-	-	-	-	
364	Hood River-E	2	0	0	0	-	1	730,000	4	8	5	400.0%	5	765,500	730,000	-25.0%	-	-	1	587,000	-	-	
366	Odell	4	2	1	1	0.0%	0	-	-	11	6	-53.8%	5	496,900	551,000	-31.1%	3	252,300	5	670,600	-	-	
367	Parkdale / Mt. Hood	9	0	0	3	200.0%	3	679,000	53	19	8	-68.0%	8	1,002,600	761,000	36.0%	1	113,000	4	708,500	-	-	
	Hood River Co. Total	49	14	5	18	20.0%	18	652,100	41	199	129	-29.5%	125	730,500	663,500	-4.1%	6	365,800	19	555,900	1	925,000	
370	Sherman Co.	3	2	0	2	100.0%	2	152,700	36	15	14	0.0%	1200.0%	212,000	197,700	-21.8%	2	896,300	-	-	-	-	

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/22-9/30/23) with 12 months before (10/1/21-9/30/22).

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.

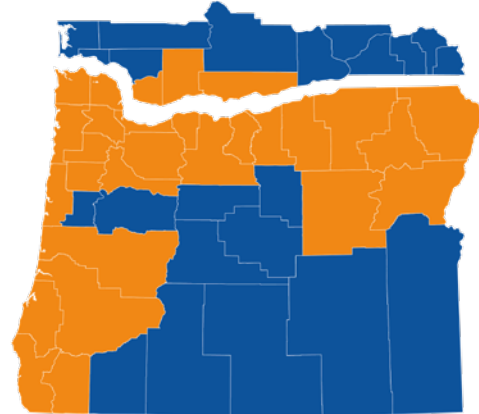
Additional Resources for RMLS Subscribers:

- ▶ [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 Manager

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

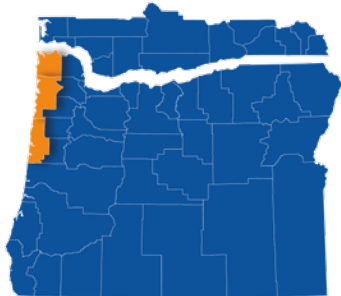
North Coastal Counties September 2023 Reporting Period

North Coastal Counties

September 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 (176) increased 12.8% from the 156 listed in September 2022, and decreased 25.7% from the 237 listed in August 2023.

Pending Sales

Pending sales (133) decreased 4.3% from the 139 offers accepted in September 2022, and decreased 25.3% from the 178 offers accepted in August 2023.

Closed Sales

Closed sales (144) decreased 20.4% from the 181 closings in September 2022, and decreased 12.2% from the 164 closings in August 2023.

Inventory and Time on Market

Inventory increased to 4.1 months in September. Total market time increased to 74 days.

Year-to-Date Summary

Comparing the first nine months of 2023 to the same period in 2022, new listings (1,806) decreased 7.3%, pending sales (1,197) decreased 15.9%, and closed sales (1,123) decreased 19.6%.

Average and Median Sale Prices

Comparing 2023 to 2022 through September, the average sale price has decreased 2.8% from \$580,700 to \$564,300. In the same comparison, the median sale price has decreased 1.6% from \$500,000 to \$492,100.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -3.9% (\$557,700 v. \$580,100)

Median Sale Price % Change: -2.0% (\$490,000 v. \$499,900)

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	1.9	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	3.8
June	1.3	2.0	3.3
July	1.6	2.7	5.2
August	1.2	2.3	3.6
September	1.2	2.2	4.1
October	1.1	3.2	
November	1.3	3.9	
December	1.3	4.2	

Residential Trends

September 2023 vs. August 2023

New Listings **-25.7%** ↓

Pending Sales **-25.3%** ↓

Closed Sales **-12.2%** ↓

Average Sale Price **-0.1%** ↓

Median Sale Price **-2.4%** ↓

Inventory **+0.5** ↑

Total Market Time **+12** ↑

September 2023 vs. September 2022

New Listings **+12.8%** ↑

Pending Sales **-4.3%** ↓

Closed Sales **-20.4%** ↓

Average Sale Price **+2.3%** ↑

Median Sale Price **+2.6%** ↑

Inventory **+1.9** ↑

Total Market Time **+24** ↑

North Coastal Counties

September 2023 Reporting Period

Residential Sales by Price Range			
Price Range	Sep 2021	Sep 2022	Sep 2023
0K-100K	2	6	3
100K-200K	4	9	7
200K-300K	21	15	11
300K-400K	45	34	24
400K-500K	42	32	24
500K-600K	30	26	28
600K-700K	23	17	10
700K-800K	20	14	12
800K-900K	6	12	7
900K-1M	5	8	4
1MM-1.1MM	3	4	2
1.1MM-1.2MM	2	2	3
1.2MM-1.3MM	2	3	3
1.3MM-1.4MM	1	0	4
1.4MM-1.5MM	1	0	0
1.5MM-1.6MM	0	0	0
1.6MM-1.7MM	0	1	0
1.7MM-1.8MM	0	1	2
1.8MM-1.9MM	4	0	0
1.9MM-2MM	1	1	0
2MM+	3	4	1

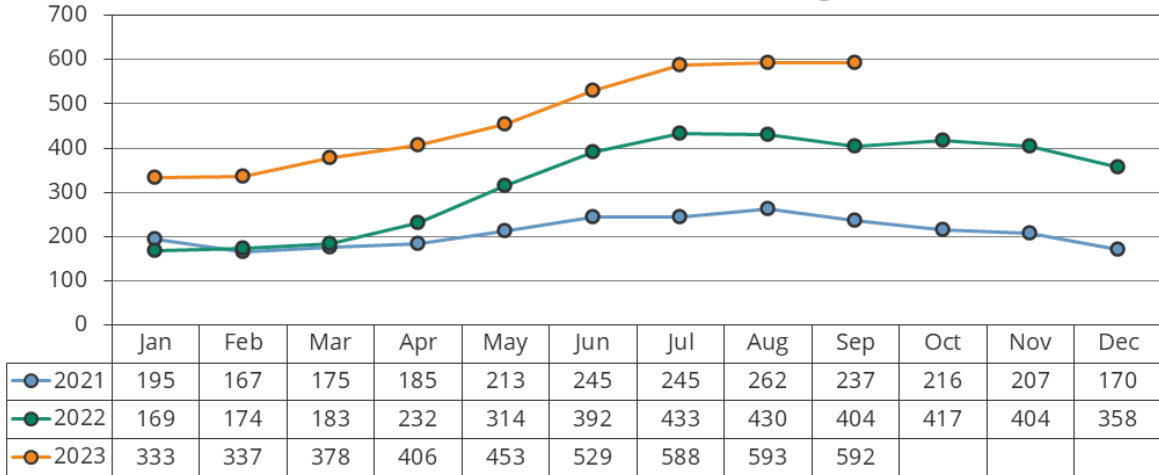
90th Percentile
 50th Percentile
 10th Percentile

North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2023	September	176	133	144	598,900	502,500	74
	August	237	178	164	599,600	515,000	62
	Year-To-Date	1,806	1,197	1,123	564,300	492,100	67
2022	September	156	139	181	585,400	490,000	50
	Year-To-Date	1,949	1,424	1,397	580,700	500,000	37
Change	September 2022	12.8%	-4.3%	-20.4%	2.3%	2.6%	48.9%
	Prev Mo 2023	-25.7%	-25.3%	-12.2%	-0.1%	-2.4%	18.9%
	Year-To-Date	-7.3%	-15.9%	-19.6%	-2.8%	-1.6%	80.3%

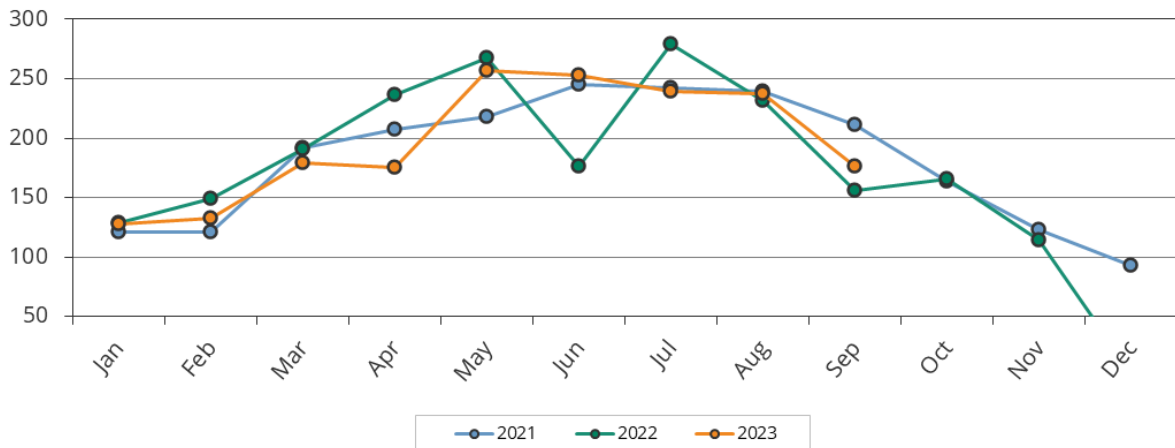
North Coastal Counties

September 2023 Reporting Period

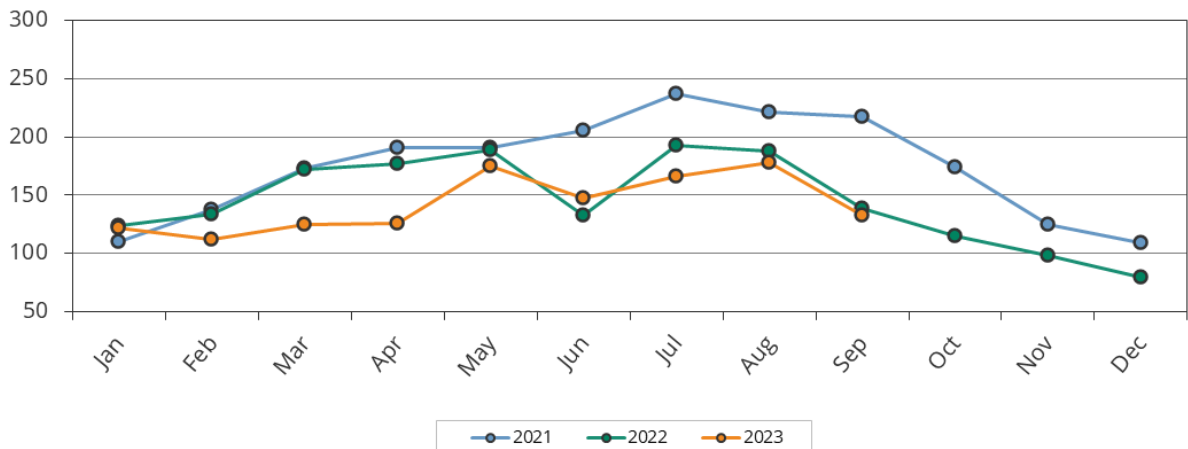
Active Residential Listings



New Listings



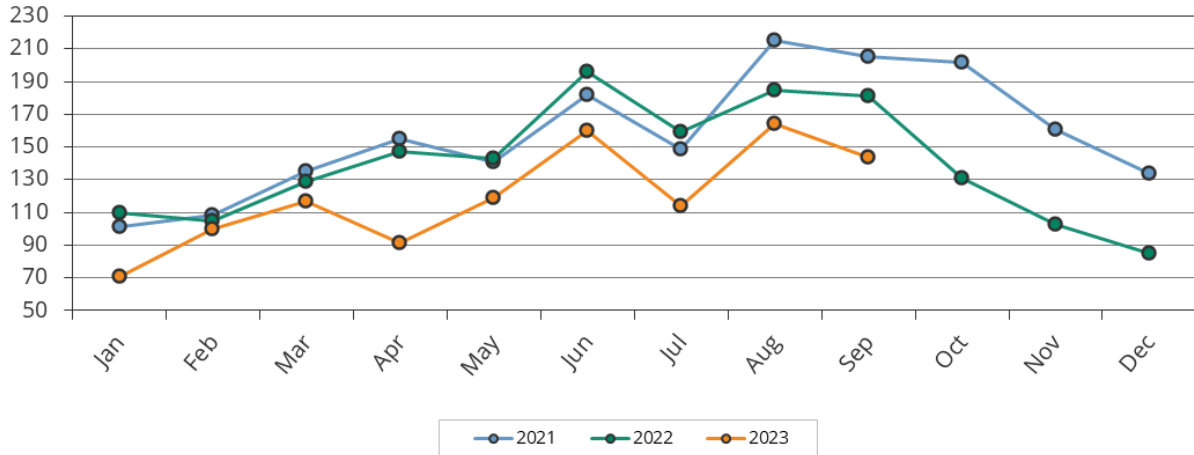
Pending Sales



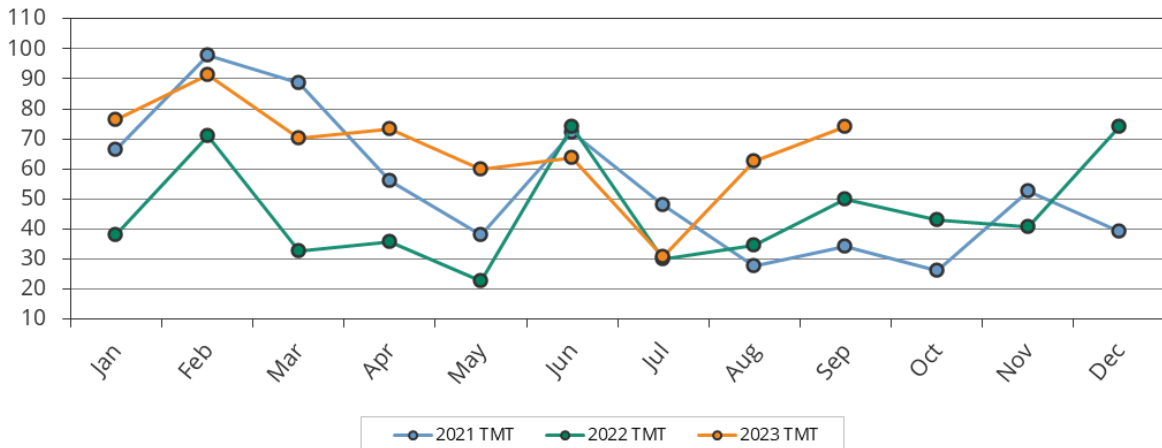
North Coastal Counties

September 2023 Reporting Period

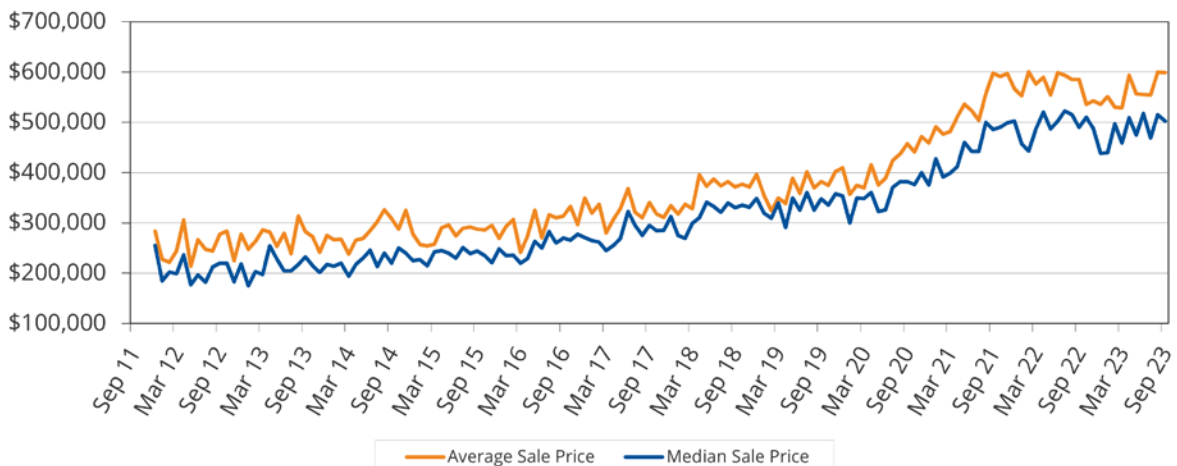
Closed Sales



Average Total Market Time



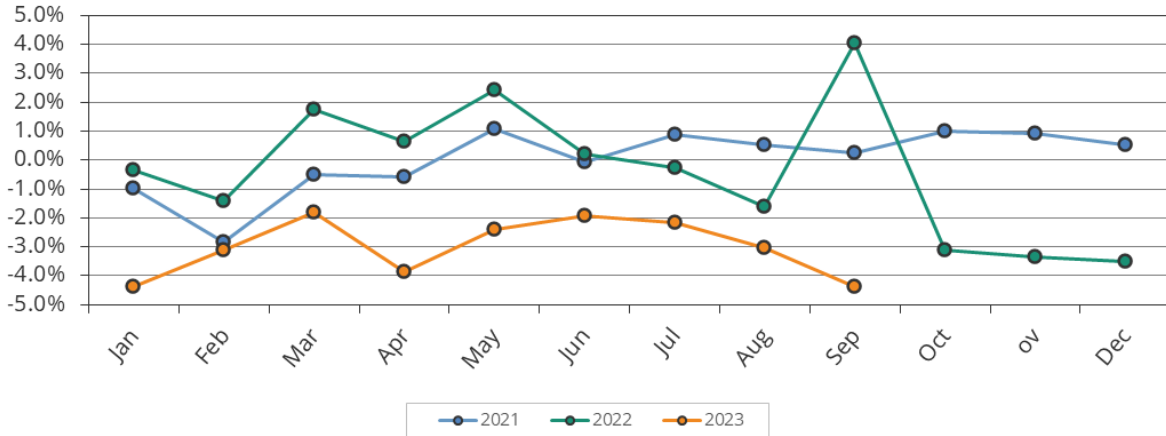
Average and Median Sale Price



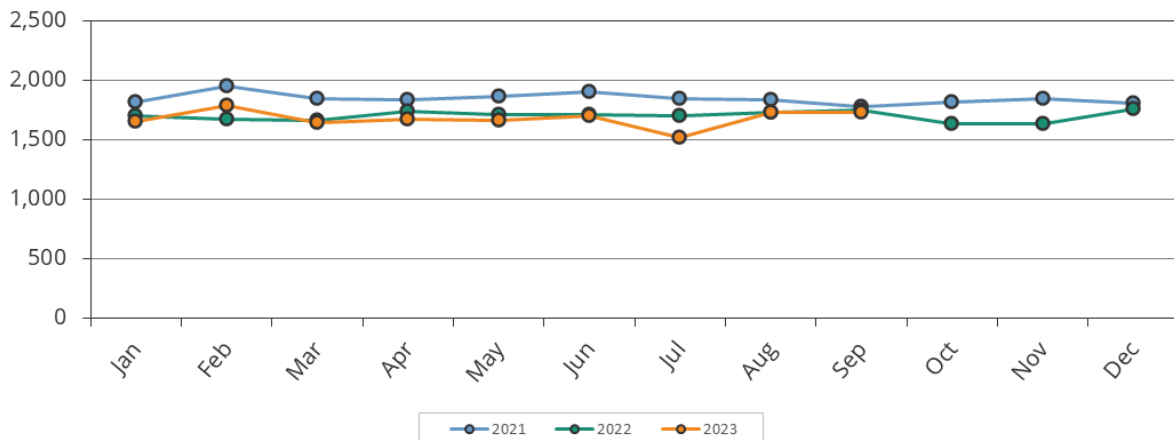
North Coastal Counties

September 2023 Reporting Period

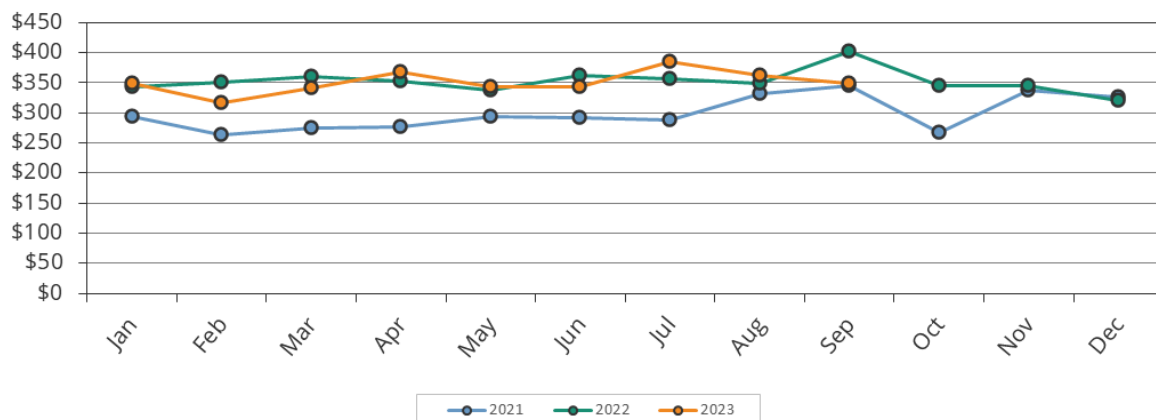
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



North Coastal Counties

September 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						
180	Astoria	56	19	1	12	-36.8%	16	469,500	75	186	141	-21.2%	142	484,800	453,500	-5.3%	3	331,000	18	162,500	6	450,400
181	Hammond / Warrenton	30	9	0	8	-27.3%	9	502,400	63	123	95	-22.8%	93	547,300	535,000	4.8%	-	-	5	144,700	1	560,500
182	Gearhart West	13	6	0	8	300.0%	8	826,900	84	54	42	-16.0%	40	857,500	719,500	1.6%	-	-	4	382,500	-	-
183	Gearhart East	2	1	0	4	300.0%	1	406,000	26	17	14	16.7%	11	573,600	569,000	-9.8%	1	860,000	1	390,000	-	-
184	Seaside Northwest	9	3	0	2	-50.0%	2	680,000	81	31	18	-25.0%	16	581,200	527,500	-2.4%	-	-	2	300,000	-	-
185	Seaside North Central	8	3	0	1	-50.0%	2	322,000	10	24	15	-25.0%	17	482,800	499,000	7.3%	-	-	-	-	1	402,000
186	Seaside Southwest	16	3	1	3	0.0%	4	303,500	58	48	34	-2.9%	29	506,100	435,000	-17.3%	-	-	3	279,700	-	-
187	Seaside South Central	2	0	0	0	-	0	-	-	5	3	-25.0%	4	564,800	559,500	11.5%	1	275,000	-	-	-	-
188	Seaside East	22	8	1	4	33.3%	9	471,600	93	68	42	-14.3%	44	514,100	508,800	-3.1%	-	-	1	170,000	-	-
189	Cannon Beach / Tolovana Park	23	10	3	6	200.0%	6	904,100	62	64	37	-30.2%	32	893,500	882,500	-5.9%	-	-	4	246,300	-	-
190	Arch Cape / Cove Beach / Falcon Cove	4	2	0	0	-	0	-	-	11	8	33.3%	7	1,831,900	1,195,000	-18.6%	1	3,000,000	1	155,000	-	-
191	Rural Clatsop County	9	4	-	0	-100.0%	2	497,000	33	19	12	-50.0%	11	369,300	415,000	-10.1%	-	-	7	99,000	-	-
	Clatsop County	194	68	6	48	-4.0%	59	558,200	70	650	461	-20.4%	446	589,400	525,000	-3.2%	6	854,700	46	195,900	8	458,100
97102	Arch Cape	2	0	1	0	-	0	-	-	5	2	-	2	777,500	777,500	15.2%	-	-	1	280,000	-	-
97130	Manzanita	17	10	2	6	-14.3%	5	996,800	30	67	48	-4.0%	44	973,100	860,000	-3.8%	1	675,000	8	318,300	-	-
97131	Nehalem	12	3	1	2	-33.3%	3	569,200	47	37	26	-13.3%	21	501,700	510,000	7.4%	1	650,000	7	186,400	-	-
97147	Wheeler	2	1	1	0	-100.0%	1	380,000	112	7	2	-50.0%	2	345,000	345,000	-1.8%	-	-	4	121,300	1	489,000
97136	Rockaway Beach	37	8	1	9	50.0%	13	673,100	56	108	76	-17.4%	67	545,200	495,000	13.5%	1	1,550,000	23	105,000	1	1,550,000
97107	Bay City	9	3	2	1	-66.7%	3	590,000	53	27	16	-42.9%	16	411,200	393,500	-1.3%	2	475,000	9	76,400	1	357,000
97118	Garibaldi	6	2	1	2	100.0%	1	765,000	62	19	14	7.7%	10	469,300	450,000	31.1%	2	337,000	1	101,000	1	820,000
97143	Netarts	12	3	1	2	-60.0%	2	337,500	75	32	20	-28.6%	21	476,500	509,000	-21.0%	-	-	7	118,800	1	635,500
97141	Tillamook	45	11	2	9	28.6%	8	475,000	192	115	81	-30.8%	85	422,600	380,000	-2.7%	7	700,000	13	153,100	2	479,500
97134	Oceanside	10	2	0	-	-100.0%	1	802,500	16	20	14	-30.0%	16	734,000	798,800	-10.2%	-	-	15	146,700	-	-
97108	Beaver	3	2	1	1	-	0	-	-	10	7	133.3%	6	392,500	347,500	-16.5%	-	-	3	239,200	-	-
97122	Hebo	1	0	0	1	-	0	-	-	3	4	33.3%	3	399,100	350,000	17.6%	-	-	1	77,500	-	-
97112	Cloverdale	10	3	2	1	-50.0%	4	669,500	63	31	14	0.0%	13	533,000	500,000	-36.9%	-	-	4	135,600	-	-
97135	Pacific City	16	4	4	4	-	1	799,000	18	43	23	-36.1%	19	759,200	750,000	-4.6%	-	-	8	179,100	-	-
97149	Neskowin	6	1	1	-	-100.0%	1	1,074,000	138	17	11	-54.2%	11	745,000	720,000	-20.0%	-	-	7	199,600	-	-
	Tillamook County	188	53	20	38	0.0%	43	655,500	81	541	358	-22.5%	336	577,900	515,000	-0.5%	14	671,400	111	153,200	7	687,200

North Coastal Counties

September 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	99	21	11	13	-50.0%	12	477,800	56	253	159	-12.2%	155	538,000	441,000	-3.0%	2	1,350,000	15	159,500	2	494,000	
97364	Neotsu	1	0	0	2	-	1	165,000	112	6	6	50.0%	5	452,400	482,000	-5.1%	-	-	-	-	-	-	
97368	Otis	14	5	3	3	-25.0%	3	596,700	23	50	23	0.0%	20	423,000	322,500	-6.7%	-	-	5	113,800	-	-	
97341	Depoe Bay	29	13	5	7	600.0%	4	456,800	71	67	35	-22.2%	30	453,500	437,500	-26.6%	2	1,100,000	4	110,900	2	525,000	
97388	Gleneden Beach	13	1	-	1	-50.0%	2	912,500	82	26	13	-27.8%	12	562,100	480,000	-13.7%	-	-	5	242,000	-	-	
97369	Otter Rock	3	0	1	2	-	1	45,000	123	7	5	66.7%	5	336,000	210,000	-41.6%	-	-	2	152,500	-	-	
97365	Newport	16	3	4	10	25.0%	7	422,400	97	61	40	17.6%	35	467,200	445,000	-18.9%	2	1,363,800	2	91,300	1	650,000	
97366	South Beach	10	3	2	2	0.0%	4	484,900	35	46	34	142.9%	23	469,100	369,800	-21.5%	-	-	2	125,100	-	-	
97343	Eddyville	0	0	0	0	-100.0%	1	600,000	2	2	2	0.0%	2	467,500	467,500	-18.2%	-	-	-	-	-	-	
97357	Logsdan	1	0	0	0	-	0	-	-	1	-	-100.0%	-	-	-	-	-	-	1	265,000	-	-	
97391	Toledo	5	3	1	2	-	1	560,000	2	21	12	0.0%	10	457,100	493,000	-17.8%	1	200,000	-	-	1	1,250,000	
97380	Siletz	2	1	0	1	0.0%	1	5,000,000	108	8	5	66.7%	4	1,636,300	630,000	221.3%	-	-	1	408,000	-	-	
97390	Tidewater	2	-	0	-	-	0	-	-	7	5	66.7%	4	360,700	294,500	19.3%	-	-	-	-	-	-	
97368	Yachats	4	1	0	0	-100.0%	1	329,000	171	10	7	40.0%	7	701,600	493,000	-16.7%	-	-	6	188,300	-	-	
97344	Waldport	8	2	2	3	-40.0%	4	586,100	138	36	24	-17.2%	22	436,600	410,000	-8.8%	-	-	4	142,500	1	285,000	
97376	Seal Rock	3	2	2	1	-	0	-	-	14	8	33.3%	7	768,800	545,000	16.1%	-	-	1	275,000	-	-	
	Lincoln County	210	55	31	47	-7.8%	42	598,000	73	615	378	-1.3%	341	518,100	435,000	-8.1%	7	1,118,200	48	166,700	7	603,300	
North Coastal Counties Total		592	176	57	133	-4.3%	144	598,900	74	1,806	1,197	-15.9%	1,123	564,300	492,100	-3.9%	27	827,900	205	166,000	22	577,200	

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/22-9/30/23) with 12 months before (10/1/21-9/30/22).

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.

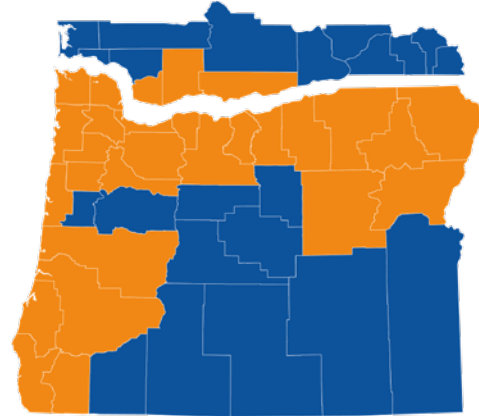
Active Listings:

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 Manager

Contact RMLS at:



© RMLS 2023. All Rights Reserved.



MARKET ACTION REPORT

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

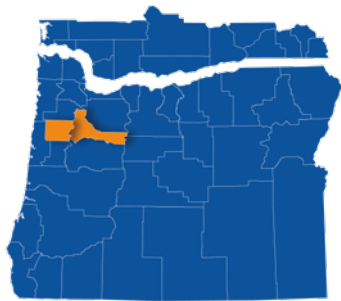
Polk and Marion Counties September 2023 Reporting Period

Polk and Marion Counties

September 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 (298) decreased 3.6% from the 309 listed in September 2022, and increased 1.0% from the 295 listed in August 2023.

Pending Sales

Pending sales (178) decreased 16.8% from the 214 offers accepted in September 2022, and decreased 16.0% from the 212 offers accepted in August 2023.

Closed Sales

Closed sales (201) decreased 4.3% from the 210 closings in September 2022, and decreased 10.3% from the 224 closings in August 2023.

Inventory and Time on Market

Inventory increased to 2.7 months in September. Total market time decreased to 39 days.

Year-to-Date Summary

Comparing the first nine months of 2023 to the same period in 2022, new listings (2,472) decreased 18.0%, pending sales (1,885) decreased 15.7%, and closed sales (1,845) decreased 17.4%.

Average and Median Sale Prices

Comparing 2023 to 2022 through September, the average sale price has decreased 4.1% from \$482,600 to \$462,600. In the same comparison, the median sale price has decreased 1.1% from \$440,900 to \$435,900.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -2.8% (\$460,300 v. \$473,400)

Median Sale Price % Change: 0.0% (\$435,000 v. \$435,000)

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	1.2	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	2.1
June	0.8	1.4	2.0
July	1.1	2.0	2.6
August	1.1	2.0	2.3
September	1.2	2.7	2.7
October	1.2	3.0	
November	1.0	3.3	
December	0.8	2.9	

Residential Trends

September 2023 vs. August 2023

New Listings **+1.0%** ↑

Pending Sales **-16.0%** ↓

Closed Sales **-10.3%** ↓

Average Sale Price **-4.6%** ↓

Median Sale Price **-0.2%** ↓

Inventory **+0.4** ↑

Total Market Time **-7** ↓

September 2023 vs. September 2022

New Listings **-3.6%** ↓

Pending Sales **-16.8%** ↓

Closed Sales **-4.3%** ↓

Average Sale Price **-1.3%** ↓

Median Sale Price **0.0%** —

Inventory **0.0** —

Total Market Time **+2** ↑

Polk and Marion Counties

September 2023 Reporting Period

Residential Sales by Price Range			
Price Range	Sep 2021	Sep 2022	Sep 2023
0K-100K	6	4	6
100K-200K	8	12	11
200K-300K	34	23	17
300K-400K	151	86	76
400K-500K	123	98	88
500K-600K	52	51	26
600K-700K	23	28	20
700K-800K	9	10	14
800K-900K	2	6	3
900K-1M	5	1	4
1MM-1.1MM	1	0	2
1.1MM-1.2MM	1	0	1
1.2MM-1.3MM	4	1	0
1.3MM-1.4MM	0	2	1
1.4MM-1.5MM	2	0	1
1.5MM-1.6MM	1	0	0
1.6MM-1.7MM	1	1	0
1.7MM-1.8MM	2	1	0
1.8MM-1.9MM	1	0	0
1.9MM-2MM	0	1	0
2MM+	1	0	0

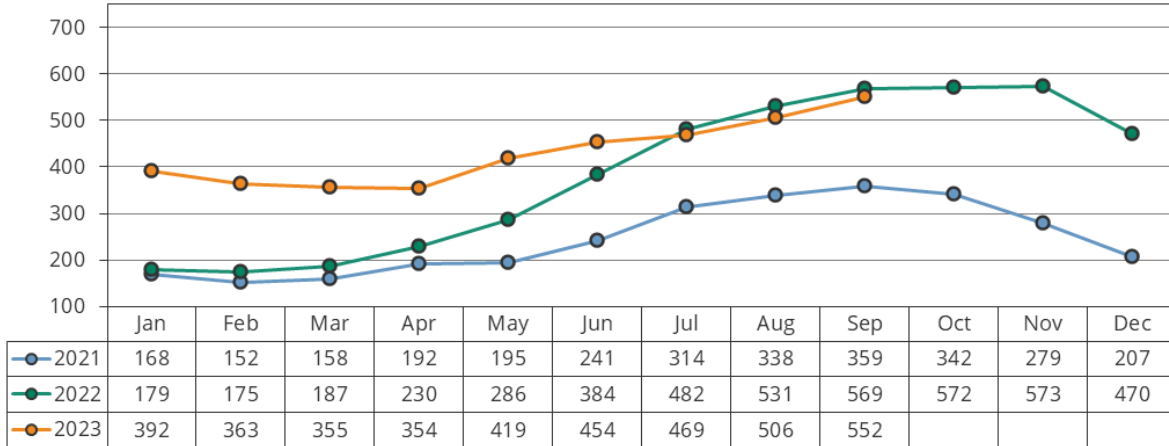
90th Percentile
 50th Percentile
 10th Percentile

Polk & Marion Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2023	September	298	178	201	459,000	439,900	39
	August	295	212	224	481,300	440,600	47
	Year-To-Date	2,472	1,885	1,845	462,600	435,900	51
2022	September	309	214	210	465,100	440,000	38
	Year-To-Date	3,014	2,236	2,233	482,600	440,900	30
Change	September 2022	-3.6%	-16.8%	-4.3%	-1.3%	0.0%	4.3%
	Prev Mo 2023	1.0%	-16.0%	-10.3%	-4.6%	-0.2%	-15.4%
	Year-To-Date	-18.0%	-15.7%	-17.4%	-4.1%	-1.1%	69.0%

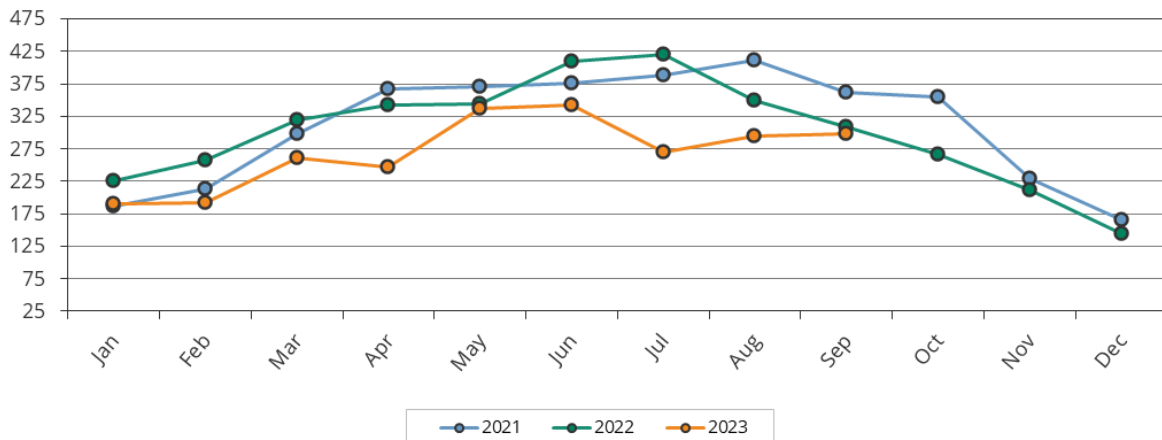
Polk and Marion Counties

September 2023 Reporting Period

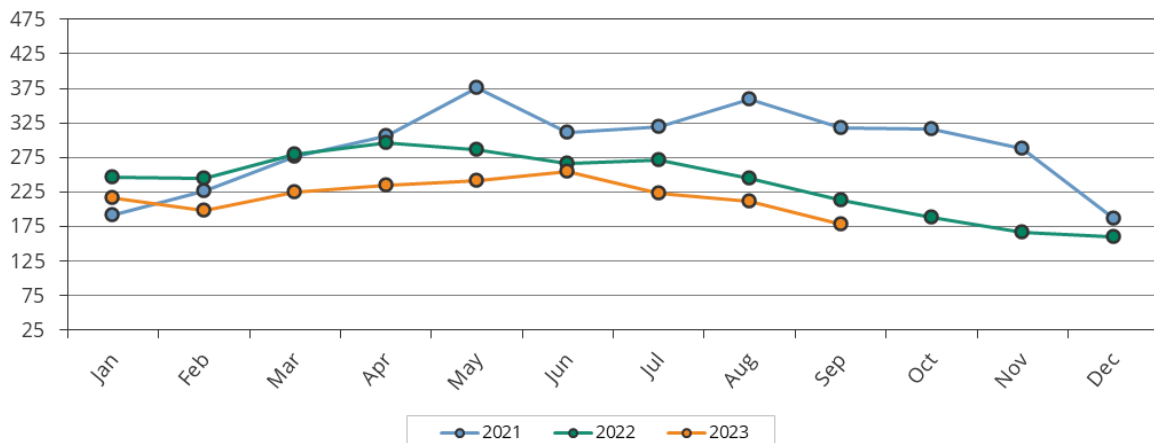
Active Residential Listings



New Listings



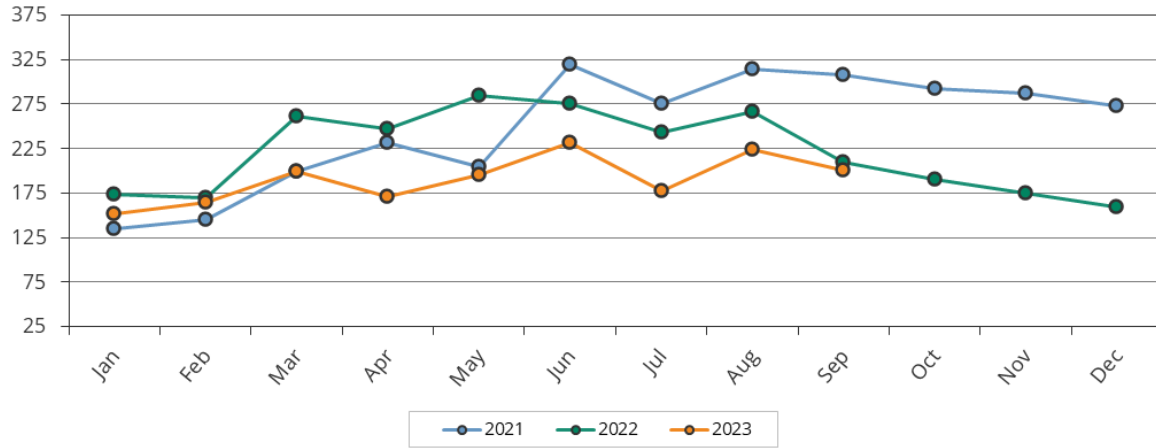
Pending Sales



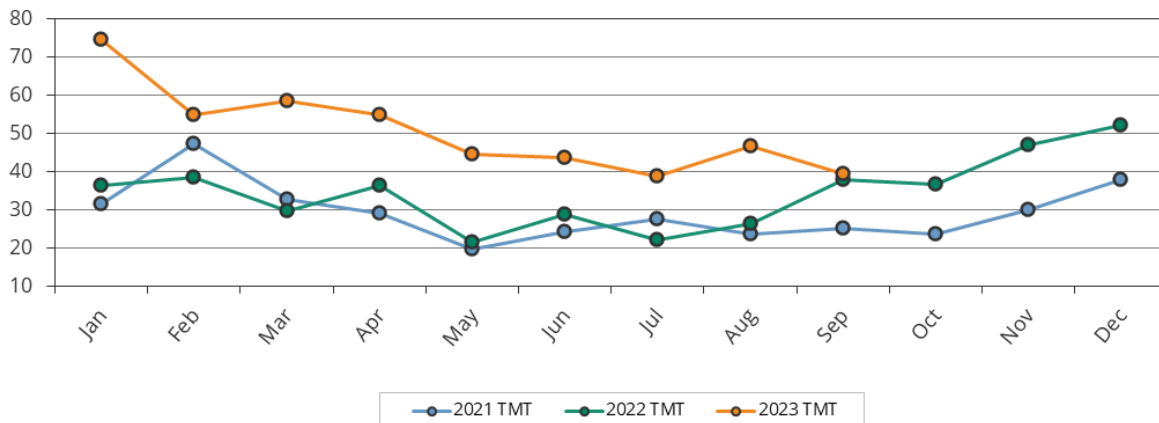
Polk and Marion Counties

September 2023 Reporting Period

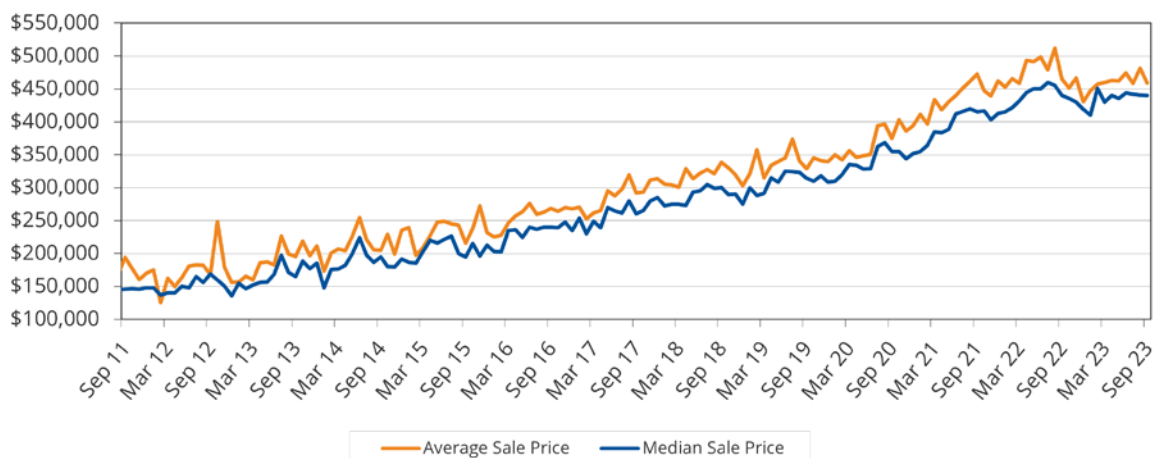
Closed Sales



Average Total Market Time



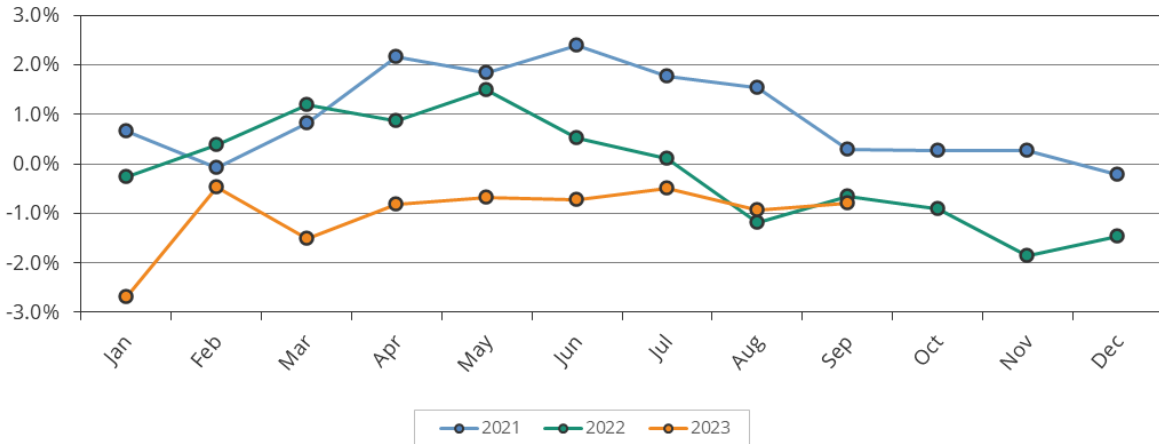
Average and Median Sale Price



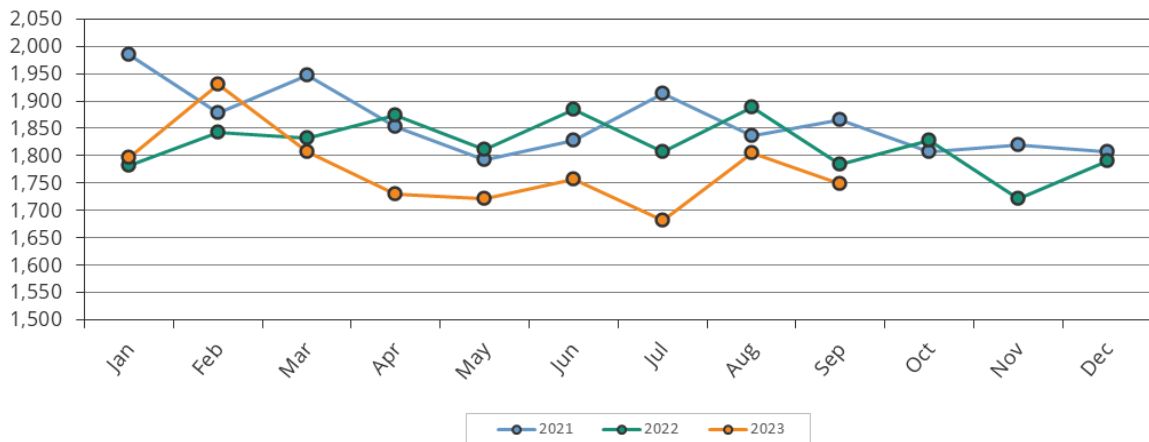
Polk and Marion Counties

September 2023 Reporting Period

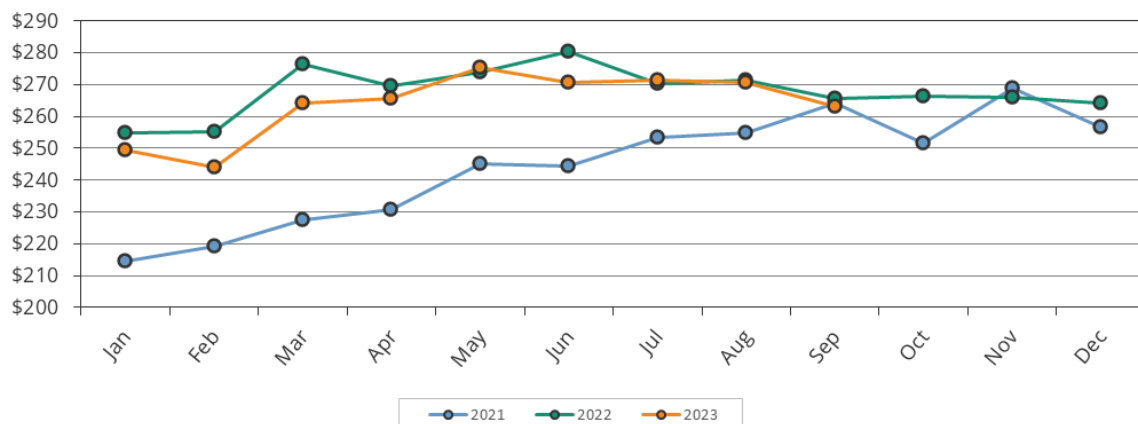
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



Polk and Marion Counties

September 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	115	33	11	15	-46.4%	21	525,000	34	347	225	-26.5%	221	501,900	435,000	2.0%	4	761,300	15	386,900	5	565,200	
168	West Salem N	19	10	2	13	18.2%	10	463,000	35	131	117	-1.7%	106	500,500	485,500	-6.1%	-	-	1	170,000	1	720,000	
169	West Salem S	9	5	3	4	100.0%	1	435,000	24	34	18	-33.3%	15	395,300	439,000	-16.0%	-	-	-	-	-	-	
170	Woodburn	51	38	8	25	-10.7%	33	374,000	43	320	267	-15.0%	264	409,400	403,000	-2.7%	1	1,500,000	3	386,700	1	4,400,000	
	Except Woodburn	135	76	18	33	-34.0%	42	553,900	55	539	384	-24.4%	386	534,300	495,000	-1.8%	6	370,800	29	336,700	5	677,200	
170	Marion Except Salem/Keizer	186	114	26	58	-25.6%	75	474,700	50	859	651	-20.8%	650	483,600	455,000	-2.4%	7	532,100	32	341,400	6	1,297,700	
171	Southwest Salem	6	4	2	3	0.0%	0	-	-	19	13	-23.5%	12	572,100	489,500	-28.1%	-	-	-	-	-		
172	South Salem	55	21	10	9	-35.7%	11	508,200	61	214	162	-7.4%	160	518,100	480,000	-5.7%	2	285,000	3	527,700	7	564,100	
173	Southeast Salem	49	22	4	19	-9.5%	24	443,300	42	217	166	-9.3%	167	449,400	430,000	-2.8%	-	-	1	110,000	2	914,300	
174	Central Salem	30	19	2	9	-35.7%	10	416,300	37	124	96	-5.0%	95	353,400	350,000	-0.9%	-	-	1	70,000	5	770,900	
175	East Salem S	24	18	3	16	23.1%	25	399,600	15	169	151	4.1%	152	405,200	424,500	5.6%	1	9,052,200	1	133,000	8	521,900	
176	East Salem N	30	25	5	12	-29.4%	10	426,500	30	166	133	-20.8%	130	360,600	379,000	-8.2%	2	570,000	1	149,000	7	481,700	
177	South Keizer	5	5	1	2	-60.0%	1	375,000	119	26	25	-24.2%	24	403,700	398,000	3.2%	2	435,000	-	-	1	549,900	
178	North Keizer	24	22	2	18	125.0%	13	425,700	18	166	128	-8.6%	113	466,200	449,900	4.6%	-	-	-	-	3	569,300	
167-169	Polk Co. Grand Total	143	48	16	32	-22.0%	32	502,800	34	512	360	-20.4%	342	496,800	450,000	-1.6%	4	761,300	16	373,400	6	591,000	
170-178	Marion Co. Grand Total	409	250	55	146	-15.6%	169	450,600	40	1,960	1,525	-14.5%	1,503	454,800	432,000	-3.1%	14	1,096,900	39	332,500	39	698,000	
	Polk & Marion Grand Total	552	298	71	178	-16.8%	201	459,000	39	2,472	1,885	-15.7%	1,845	462,600	435,900	-2.8%	18	1,022,300	55	344,400	45	683,700	
220	Benton County	48	28	7	17	-10.5%	12	517,000	20	229	166	-13.5%	144	546,600	525,000	1.5%	1	2,175,000	5	310,900	-	-	
221	Linn County	170	82	18	69	19.0%	55	417,000	38	761	559	-13.6%	511	402,600	378,500	-2.0%	10	393,800	43	283,900	15	530,300	

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/22-9/30/23) with 12 months before (10/1/21-9/30/22).

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.

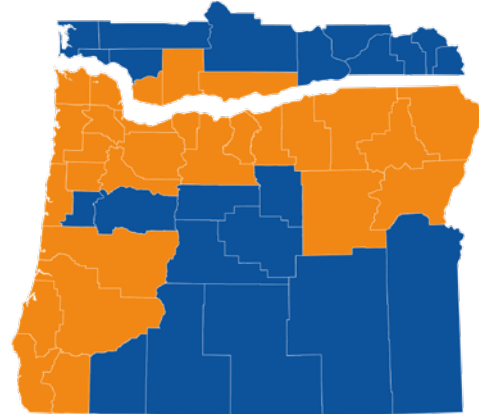
Additional Resources for RMLS Subscribers:

- ▶ [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 Manager

Contact RMLS at:

communications@rmls.com



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



MARKET ACTION REPORT

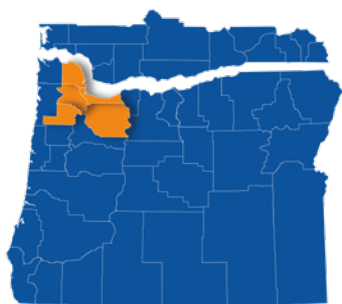
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Portland Metro September 2023 Reporting Period

Portland Metro

September 2023 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (2,713) decreased 13.9% from the 3,151 listed in September 2022, and decreased 7.2% from the 2,923 listed in August 2023.

Pending Sales

Pending sales (1,809) decreased 9.7% from the 2,003 offers accepted in September 2022, and decreased 11.9% from the 2,053 offers accepted in August 2023.

Closed Sales

Closed sales (1,717) decreased 23.2% from the 2,237 closings in September 2022, and decreased 20.3% from the 2,155 closings in August 2023.

Inventory and Time on Market

Inventory increased to 2.9 months in September. Total market time increased to 41 days.

Year-to-Date Summary

Comparing the first nine months of 2023 to the same period in 2022, new listings (24,482) decreased 20.6%, pending sales (17,376) decreased 23.2%, and closed sales (16,417) decreased 27.8%.

Average and Median Sale Prices

Comparing 2023 to 2022 through September, the average sale price has decreased 2.8% from \$617,000 to \$599,800. In the same comparison, the median sale price has decreased 2.7% from \$550,000 to \$535,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -1.7% (\$595,500 v. \$606,100)

Median Sale Price % Change: -1.7% (\$531,000 v. \$540,000)

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	1.0	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	1.9
June	0.8	1.4	2.0
July	0.9	2.0	2.4
August	1.0	1.8	2.2
September	1.1	2.2	2.9
October	0.9	2.4	
November	0.8	2.6	
December	0.6	2.3	

Residential Trends

September 2023 vs. August 2023

New Listings **-7.2%** ↓

Pending Sales **-11.9%** ↓

Closed Sales **-20.3%** ↓

Average Sale Price **-2.0%** ↓

Median Sale Price **+0.3%** ↑

Inventory **+0.7** ↑

Total Market Time **+4** ↑

September 2023 vs. September 2022

New Listings **-13.9%** ↓

Pending Sales **-9.7%** ↓

Closed Sales **-23.2%** ↓

Average Sale Price **-0.5%** ↓

Median Sale Price **-1.9%** ↓

Inventory **+0.7** ↑

Total Market Time **+8** ↑

Portland Metro

September 2023 Reporting Period

Residential Sales by Price Range			
Price Range	Sep 2021	Sep 2022	Sep 2023
0K-100K	24	14	19
100K-200K	54	40	50
200K-300K	153	115	103
300K-400K	489	257	207
400K-500K	863	532	349
500K-600K	647	462	346
600K-700K	412	369	252
700K-800K	241	205	140
800K-900K	137	129	104
900K-1M	74	76	60
1MM-1.1MM	44	35	26
1.1MM-1.2MM	41	29	19
1.2MM-1.3MM	29	26	13
1.3MM-1.4MM	18	13	13
1.4MM-1.5MM	12	6	11
1.5MM-1.6MM	9	8	4
1.6MM-1.7MM	7	9	4
1.7MM-1.8MM	11	4	2
1.8MM-1.9MM	4	2	4
1.9MM-2MM	3	1	1
2MM+	21	17	22

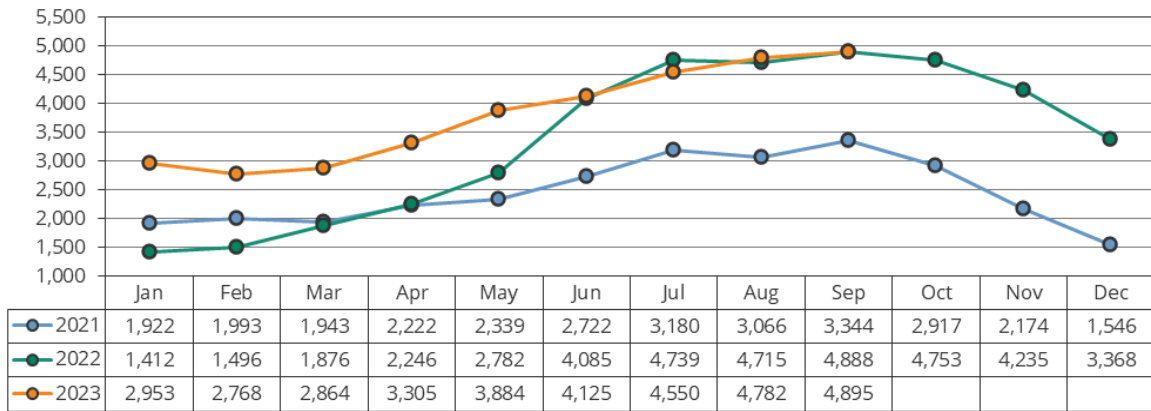
■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2023	September	2,713	1,809	1,717	595,900	537,400	41
	August	2,923	2,053	2,155	608,300	536,000	37
	Year-To-Date	24,482	17,376	16,417	599,800	535,000	45
2022	September	3,151	2,003	2,237	598,700	548,000	34
	Year-To-Date	30,823	22,614	22,752	617,000	550,000	25
Change	September 2022	-13.9%	-9.7%	-23.2%	-0.5%	-1.9%	23.5%
	Prev Mo 2023	-7.2%	-11.9%	-20.3%	-2.0%	0.3%	10.6%
	Year-To-Date	-20.6%	-23.2%	-27.8%	-2.8%	-2.7%	78.3%

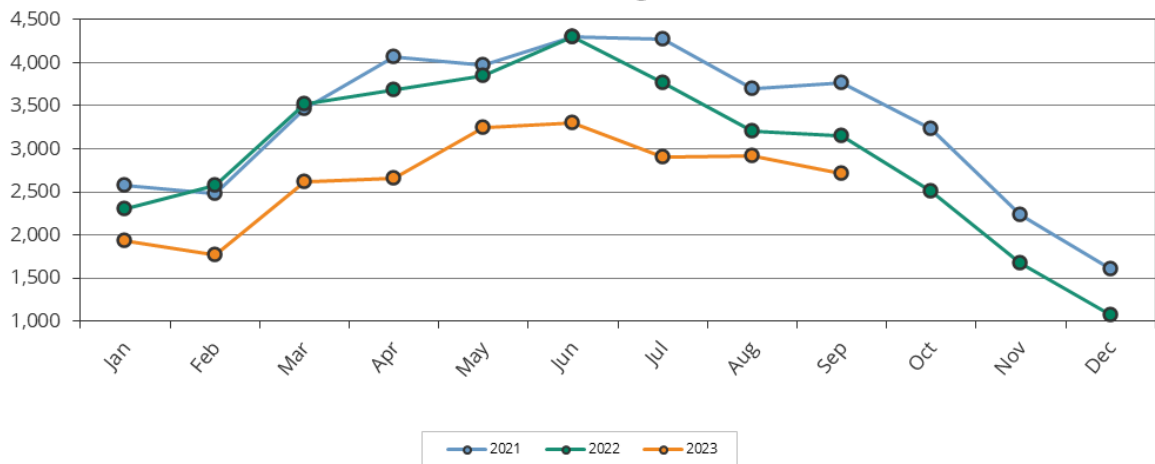
Portland Metro

September 2023 Reporting Period

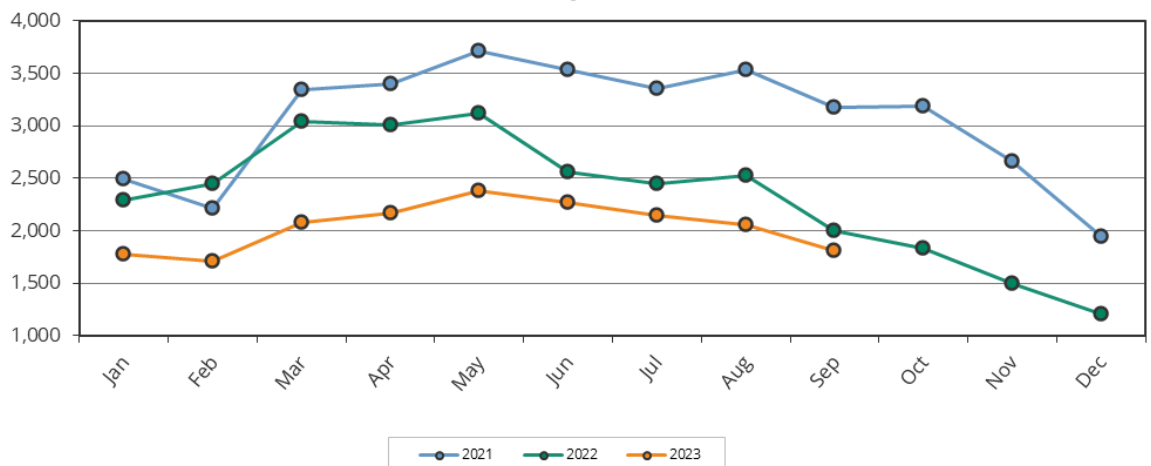
Active Residential Listings



New Listings



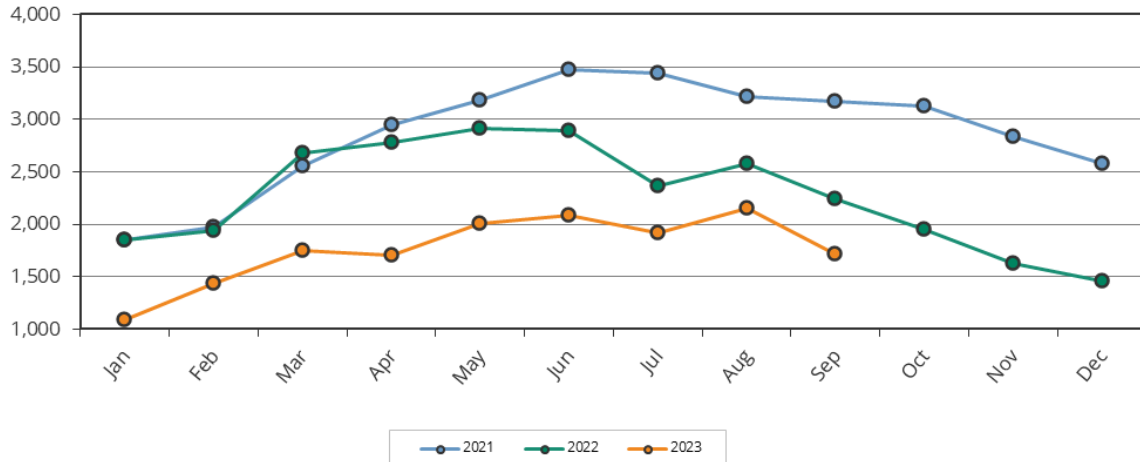
Pending Sales



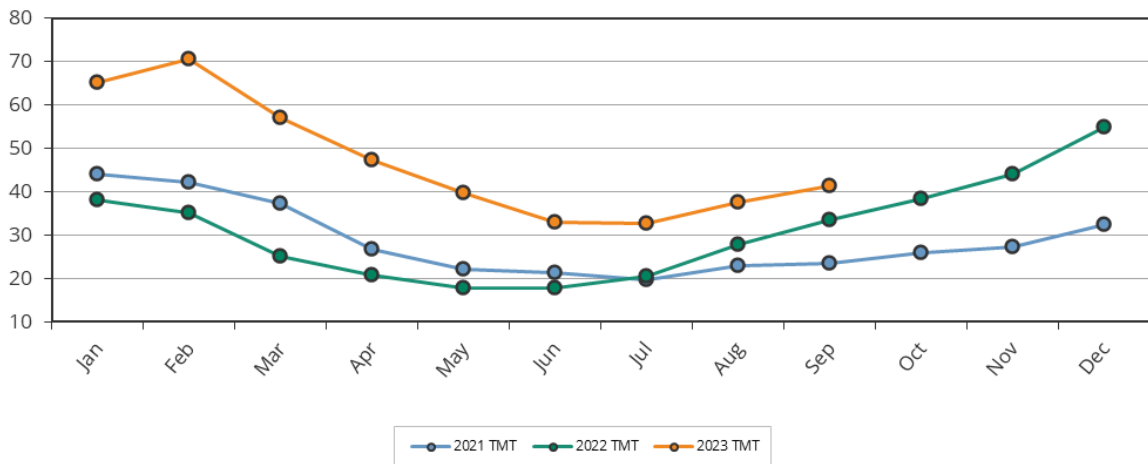
Portland Metro

September 2023 Reporting Period

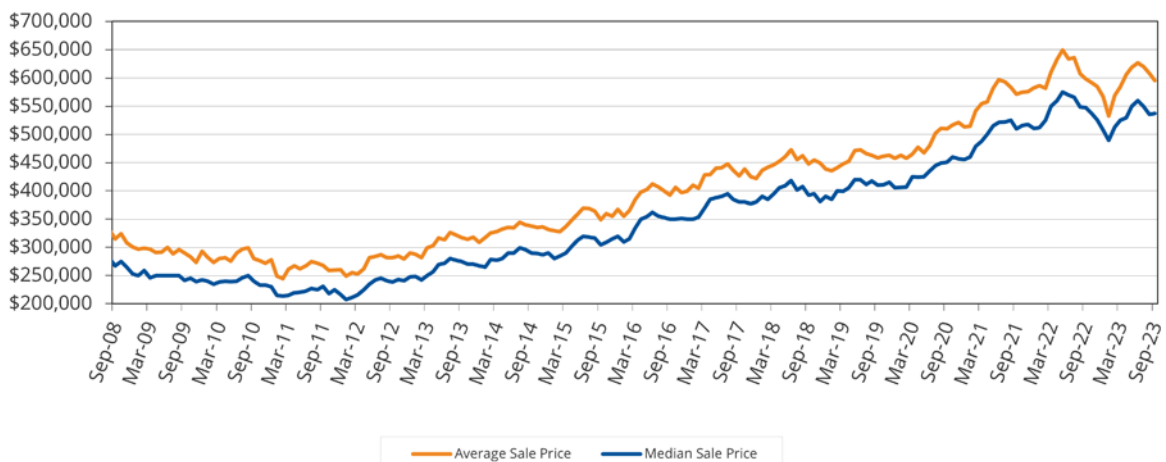
Closed Sales



Average Total Market Time



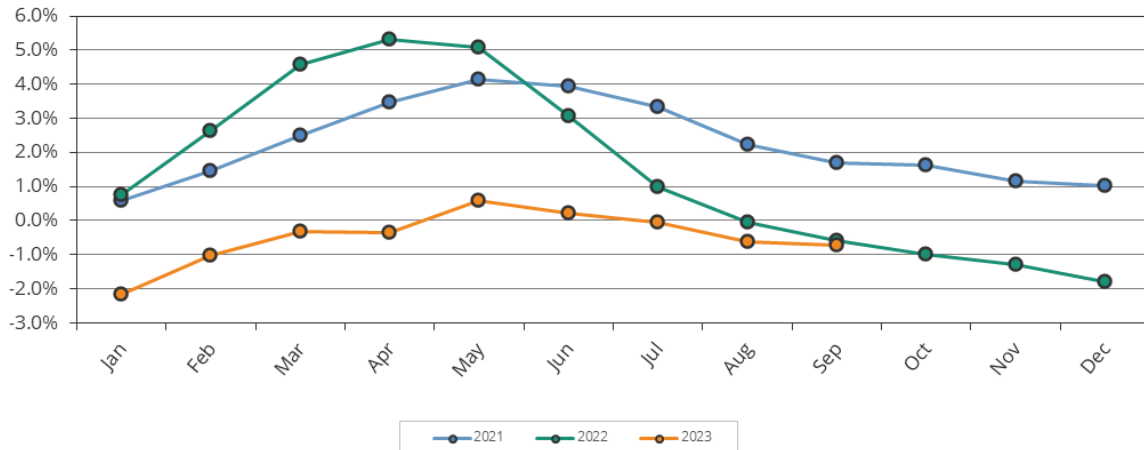
Average and Median Sale Price



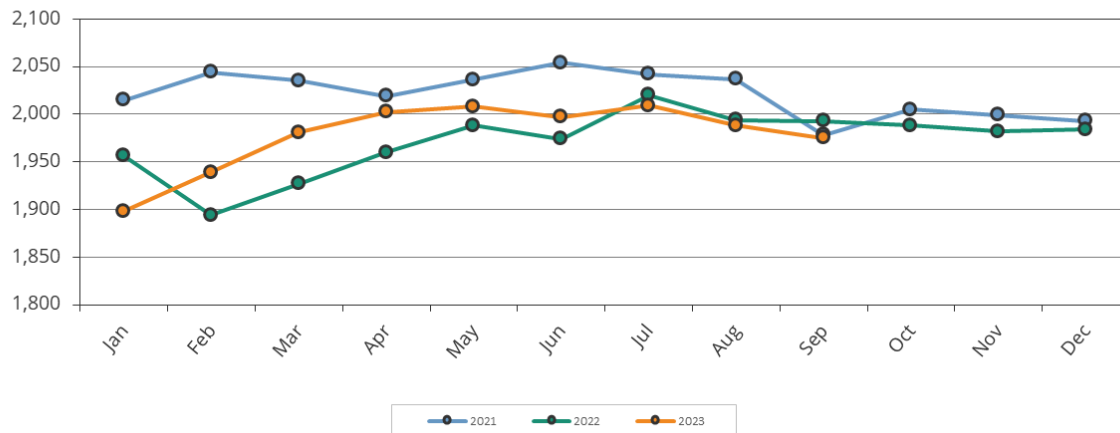
Portland Metro

September 2023 Reporting Period

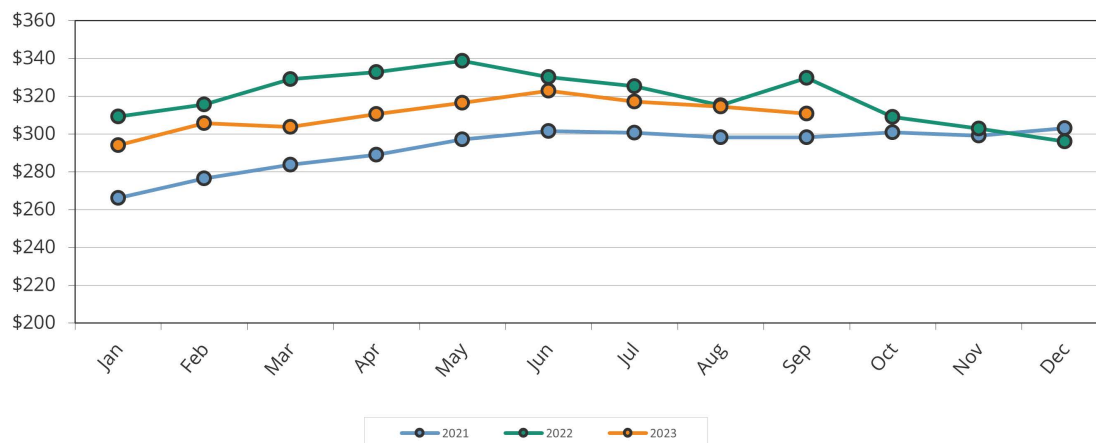
Average Sold Price Change



Average Square Footage



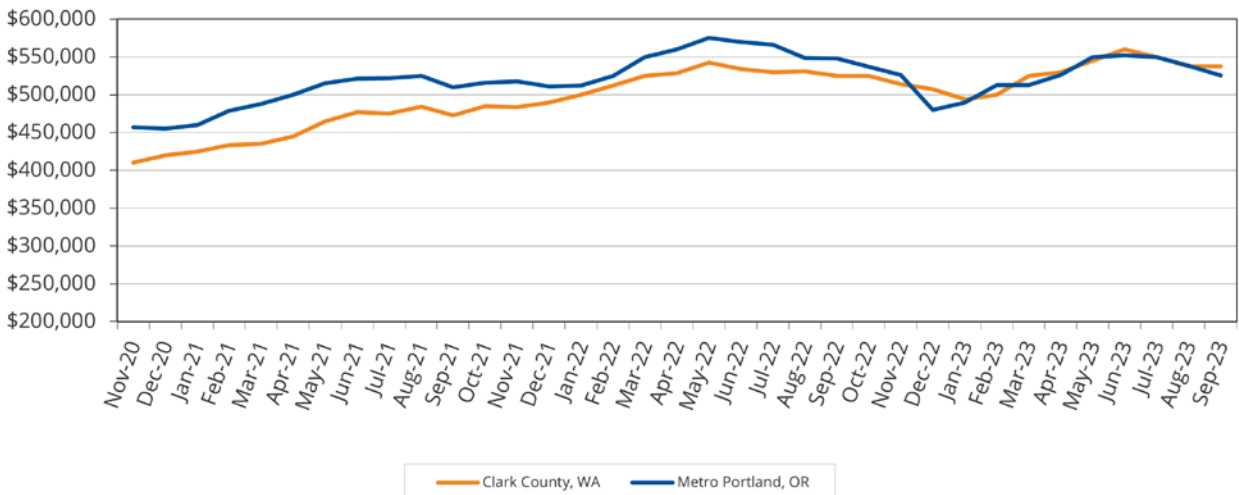
Average Price Per Square Footage



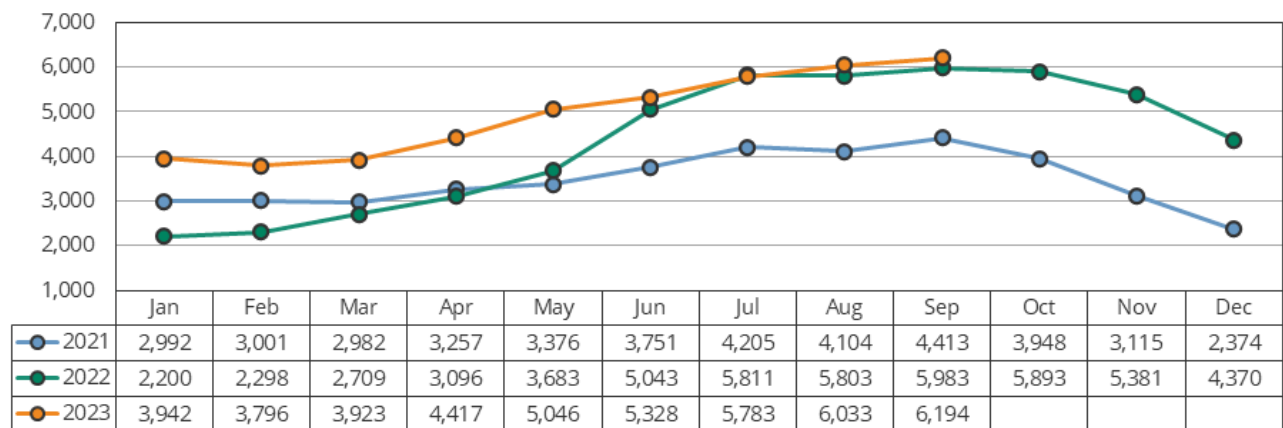
Portland Metro

September 2023 Reporting Period

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



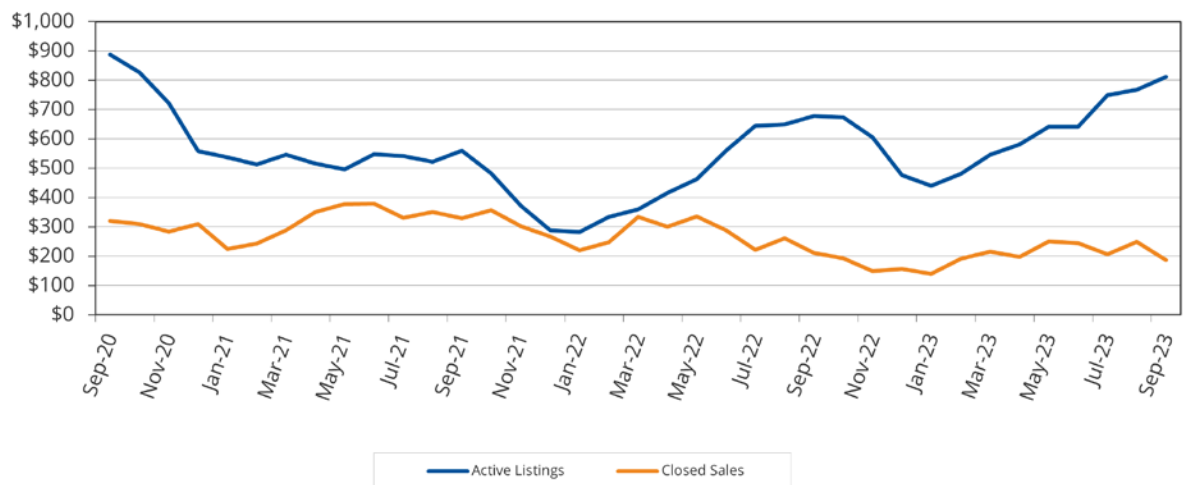
Total Active Listings



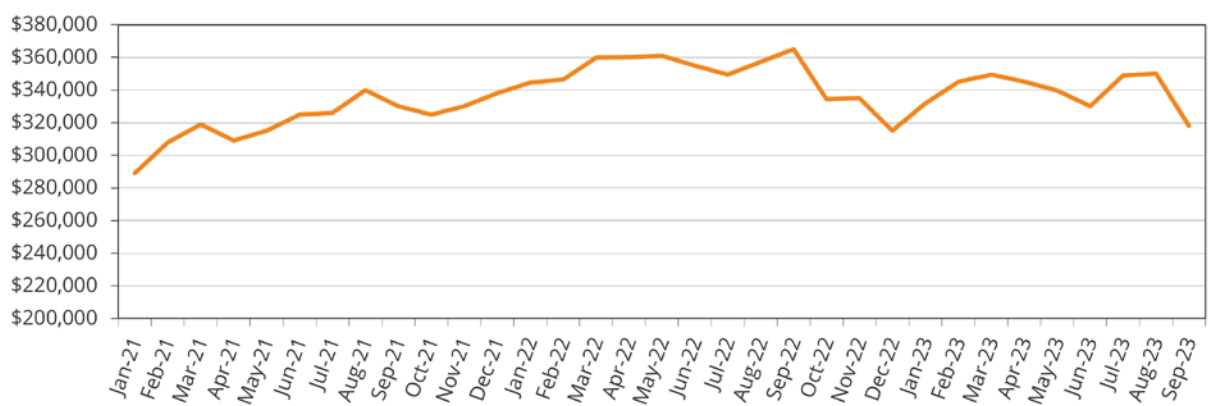
Portland Metro

September 2023 Reporting Period

Active & Closed Condos

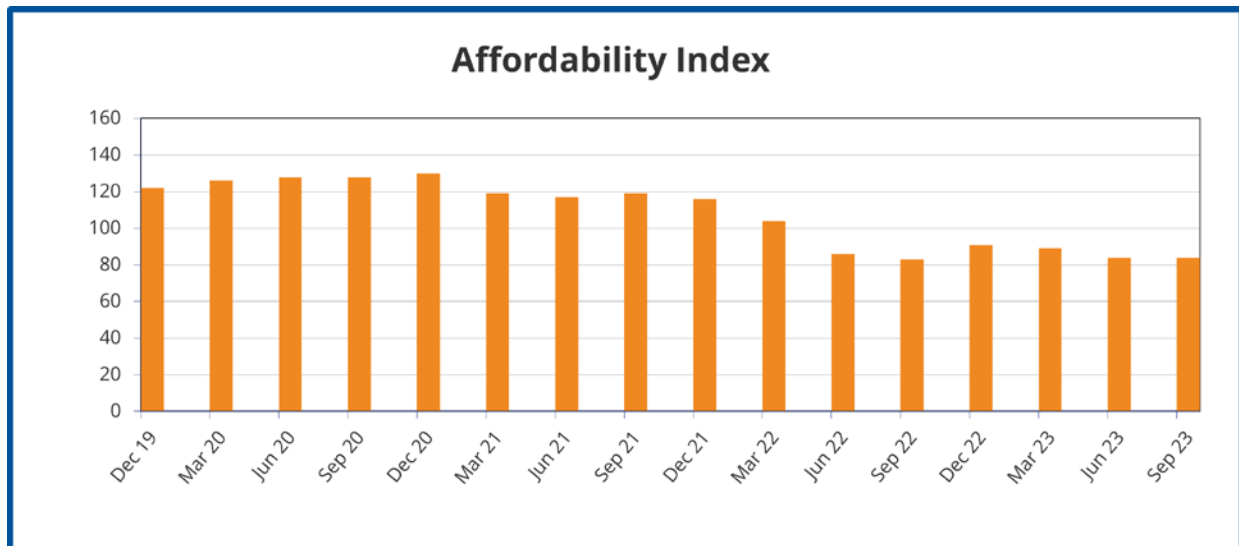


Condo Median Sale Price



Portland Metro

September 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 84% of a monthly mortgage payment on a median priced home (\$536,000 in September). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 7% (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

4,333

Percent of Total
Active Listings

88.5%

Purchase- and
Occupancy-Ready
Inventory in Months

2.5

Portland Metro

September 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
141	N Portland	231	117	45	72	-13.3%	75	480,500	51	1,124	705	-31.1%	673	485,000	470,000	-6.7%	2	897,500	22	309,800	23	1,072,700		
142	NE Portland	341	259	82	148	-22.1%	124	591,800	43	2,212	1,617	-27.9%	1,567	584,200	525,000	-1.2%	10	829,400	15	295,900	43	663,300		
143	SE Portland	487	348	85	218	-8.4%	197	505,000	34	2,914	2,185	-21.2%	2,089	515,500	465,000	-5.4%	24	756,700	47	387,700	76	744,200		
144	Gresham / Troutdale	318	173	44	133	-10.7%	131	480,900	47	1,666	1,223	-24.7%	1,132	479,600	475,000	-3.5%	4	723,000	28	522,500	19	534,400		
145	Milwaukie / Clackamas	406	216	76	145	-10.5%	136	590,900	37	1,963	1,399	-27.1%	1,319	579,500	555,000	-2.8%	10	1,088,300	34	515,500	13	917,600		
146	Oregon City / Canby	253	118	35	89	-19.1%	110	559,000	39	1,213	908	-23.6%	860	590,700	567,000	-2.1%	7	600,300	37	398,400	9	697,200		
147	Lake Oswego / West Linn	279	137	42	98	-3.9%	75	1,076,600	51	1,299	819	-19.8%	755	1,051,000	824,900	3.7%	-	-	12	759,900	6	959,300		
148	W Portland	811	361	139	175	-16.3%	182	683,900	55	3,026	1,726	-26.0%	1,656	706,500	625,000	-5.1%	11	1,026,500	29	306,000	21	927,700		
149	NW Wash Co.	242	150	60	98	-2.0%	93	753,600	37	1,192	847	-16.5%	801	769,300	720,000	1.4%	2	1,532,500	15	741,100	5	740,800		
150	Beaverton/ Aloha	288	202	37	147	-3.3%	132	572,300	30	1,784	1,411	-23.4%	1,334	543,200	530,000	-0.8%	6	737,500	14	443,600	10	726,400		
151	Tigard / Wilsonville	421	237	70	172	-3.9%	149	646,700	45	2,103	1,529	-21.5%	1,410	658,000	619,500	0.2%	8	1,253,600	13	695,400	6	1,110,200		
152	Hillsboro / Forest Grove	304	197	54	140	0.0%	134	538,700	32	1,735	1,351	-18.1%	1,252	553,100	525,000	0.6%	10	967,900	32	676,000	13	597,600		
153	Mt. Hood	39	19	1	18	28.6%	15	548,800	62	181	132	5.6%	119	564,600	475,000	6.1%	-	-	12	174,500	-	-		
155	Columbia Co.	170	60	12	57	-5.0%	52	429,200	54	674	480	-25.8%	462	436,700	427,800	-7.2%	5	393,800	54	192,700	4	503,600		
156	Yamhill Co.	305	119	41	99	-13.9%	112	530,400	34	1,396	1,044	-17.7%	988	526,200	475,000	0.9%	8	793,500	38	401,100	15	441,800		

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares September 2023 with September 2022.

The year-to-date section compares 2023 year-to-date statistics through September with 2022 year-to-date statistics through September.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/22-9/30/23) with 12 months before (10/1/21-9/30/22).

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

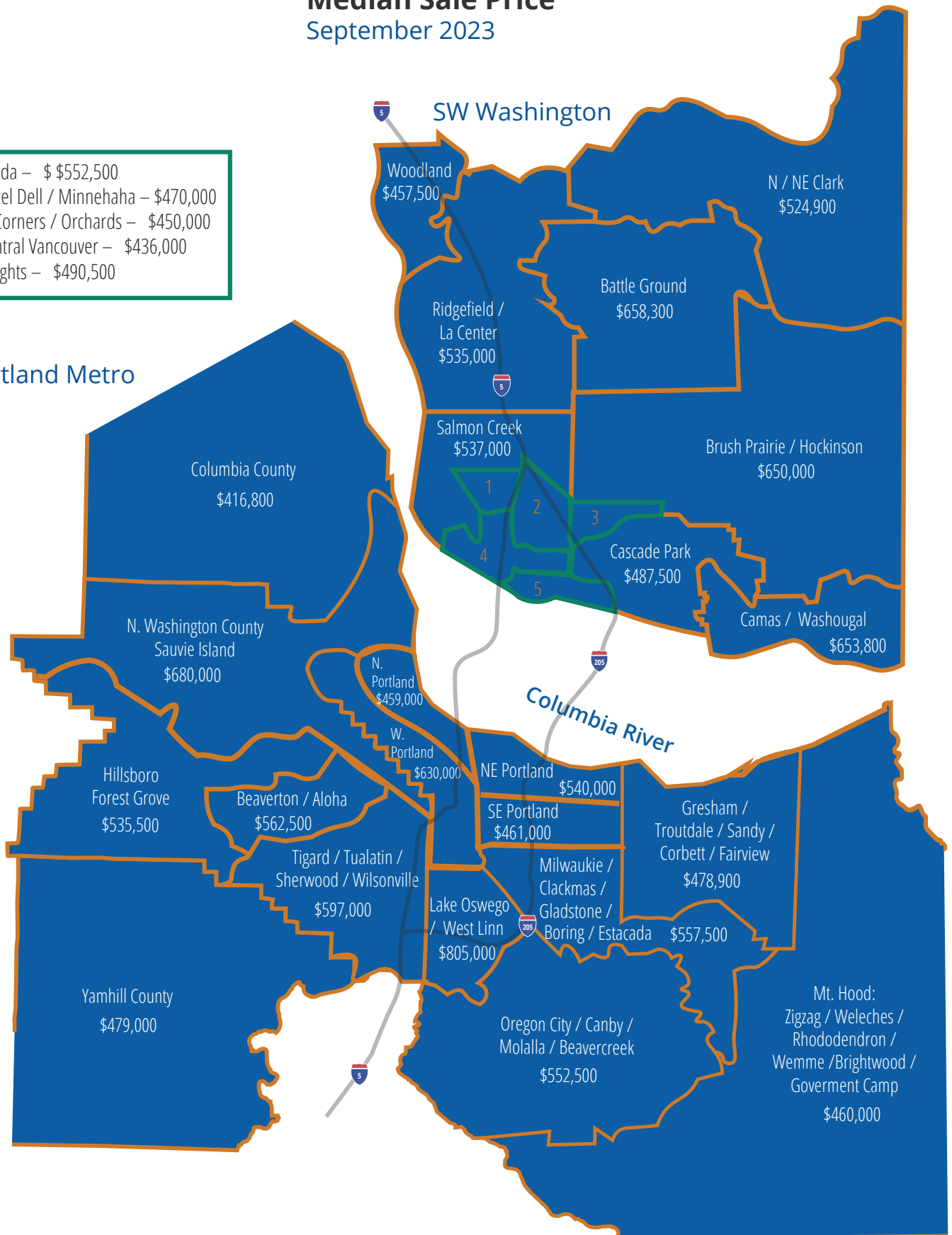
September 2023 Reporting Period

Median Sale Price

September 2023

1. Felida – \$ \$552,500
2. Hazel Dell / Minnehaha – \$470,000
3. 5. Corners / Orchards – \$450,000
4. Central Vancouver – \$436,000
5. Heights – \$490,500

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.

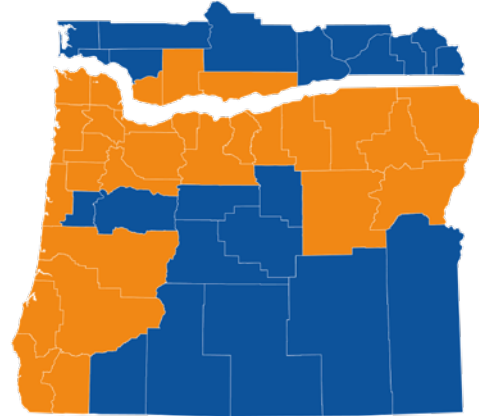
Additional Resources for RMLS Subscribers:

- ▶ [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 Manager

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

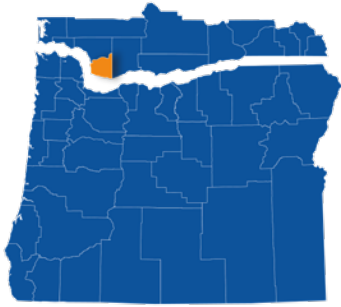
SW Washington September 2023 Reporting Period

SW Washington

September 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 (631) decreased 15.5% from the 747 listed in September 2022, and decreased 11.9% from the 716 listed in August 2023.

Pending Sales

Pending sales (445) decreased 21.1% from the 564 offers accepted in September 2022, and decreased 19.2% from the 551 offers accepted in August 2023.

Closed Sales

Closed sales (476) decreased 26.1% from the 644 closings in September 2022, and decreased 20.1% from the 596 closings in August 2023.

Inventory and Time on Market

Inventory increased to 2.5 months in September. Total market time increased to 38 days.

Year-to-Date Summary

Comparing the first nine months of 2023 to the same period in 2022, new listings (6,260) decreased 26.2%, pending sales (4,832) decreased 24.3%, and closed sales (4,563) decreased 30.0%.

Average and Median Sale Prices

Comparing 2023 to 2022 through September, the average sale price has decreased 0.8% from \$587,600 to \$582,800. In the same comparison, the median sale price has decreased 0.0% from \$525,100 to \$525,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +0.5% (\$578,900 v. \$576,000)

Median Sale Price % Change: +1.9% (\$524,900 v. \$515,000)

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	1.7
June	0.6	1.5	1.8
July	0.7	1.9	1.9
August	0.8	1.8	1.9
September	0.8	1.9	2.5
October	0.7	2.3	
November	0.6	2.4	
December	0.5	1.9	

Residential Trends

September 2023 vs. August 2023

New Listings -11.9%	↓
Pending Sales -19.2%	↓
Closed Sales -20.1%	↓
Average Sale Price -2.7%	↓
Median Sale Price -2.4%	↓
Inventory +0.6	↑
Total Market Time +2	↑

September 2023 vs. September 2022

New Listings -15.5%	↓
Pending Sales -21.1%	↓
Closed Sales -26.1%	↓
Average Sale Price +0.5%	↑
Median Sale Price +0.1%	↑
Inventory +0.6	↑
Total Market Time +3	↑

SW Washington

September 2023 Reporting Period

Residential Sales by Price Range			
Price Range	Sep 2021	Sep 2022	Sep 2023
0K-100K	0	4	4
100K-200K	11	15	9
200K-300K	40	19	14
300K-400K	160	69	47
400K-500K	333	190	143
500K-600K	177	134	86
600K-700K	112	89	64
700K-800K	41	43	40
800K-900K	36	40	33
900K-1M	18	24	15
1MM-1.1MM	10	9	3
1.1MM-1.2MM	6	10	7
1.2MM-1.3MM	4	8	3
1.3MM-1.4MM	3	3	3
1.4MM-1.5MM	1	5	2
1.5MM-1.6MM	4	3	1
1.6MM-1.7MM	1	4	2
1.7MM-1.8MM	1	0	1
1.8MM-1.9MM	0	0	0
1.9MM-2MM	0	0	1
2MM+	3	2	2

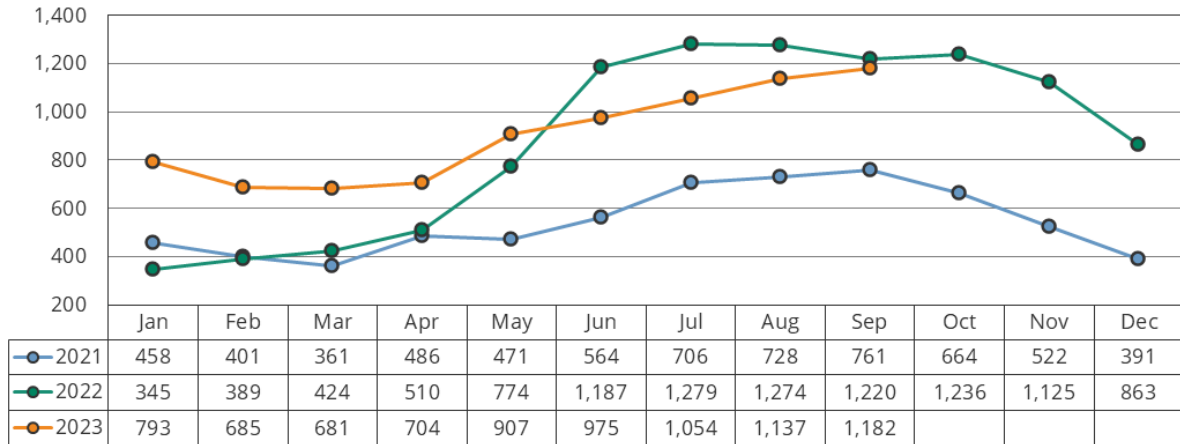
90th Percentile
 50th Percentile
 10th Percentile

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2023	September	631	445	476	586,700	525,600	38
	August	716	551	596	603,000	538,400	35
	Year-To-Date	6,260	4,832	4,563	582,800	525,000	44
2022	September	747	564	644	584,000	525,000	35
	Year-To-Date	8,479	6,385	6,516	587,600	525,100	23
Change	September 2022	-15.5%	-21.1%	-26.1%	0.5%	0.1%	7.3%
	Prev Mo 2023	-11.9%	-19.2%	-20.1%	-2.7%	-2.4%	7.1%
	Year-To-Date	-26.2%	-24.3%	-30.0%	-0.8%	0.0%	94.5%

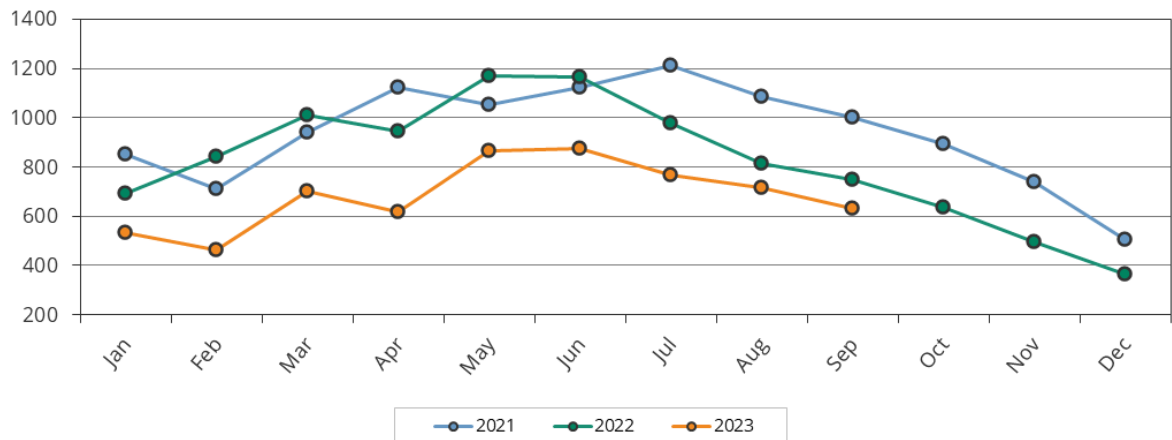
SW Washington

September 2023 Reporting Period

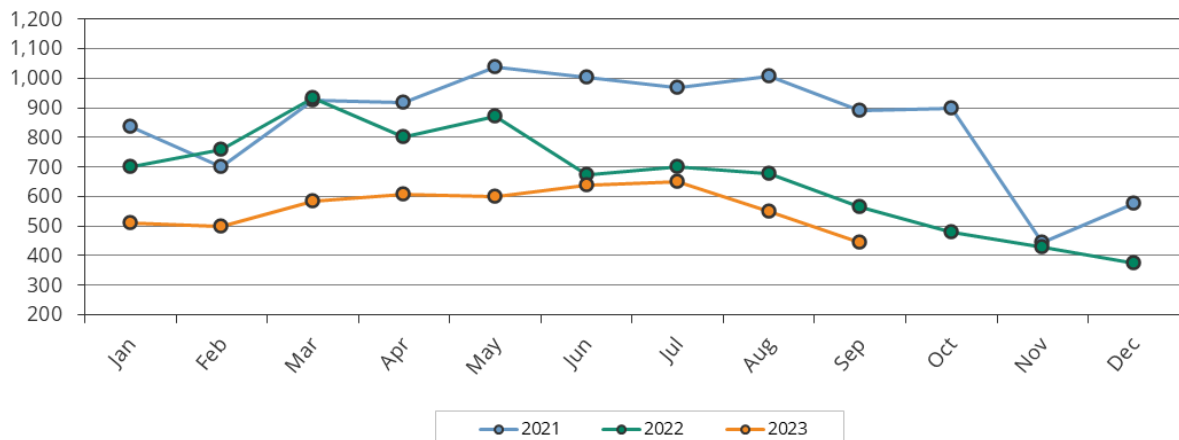
Active Residential Listings



New Listings

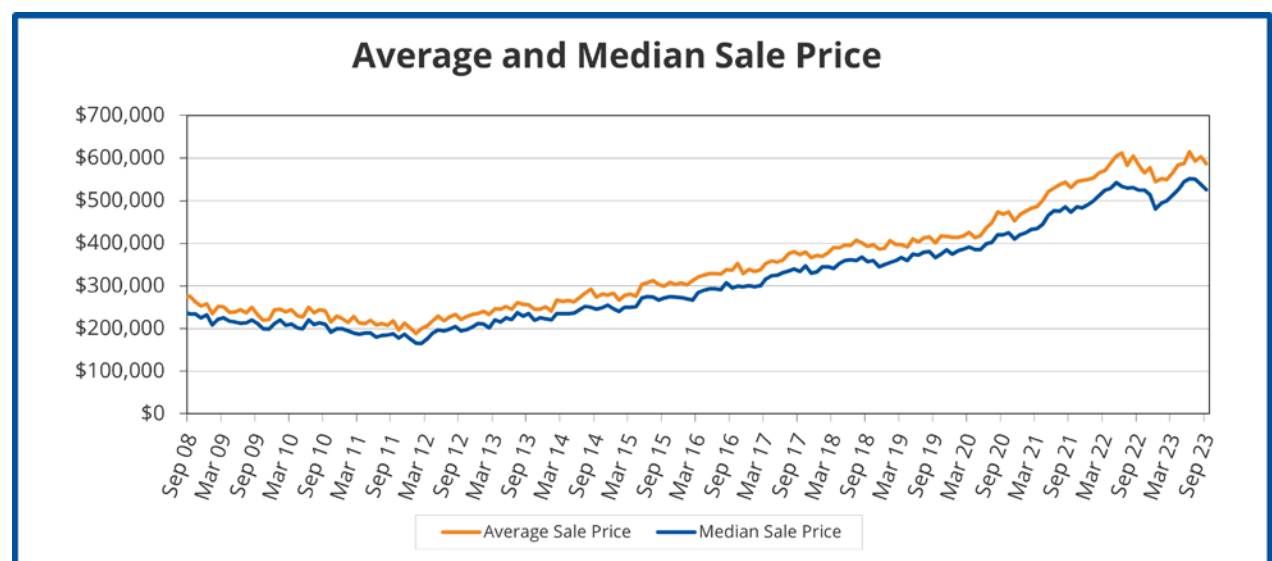
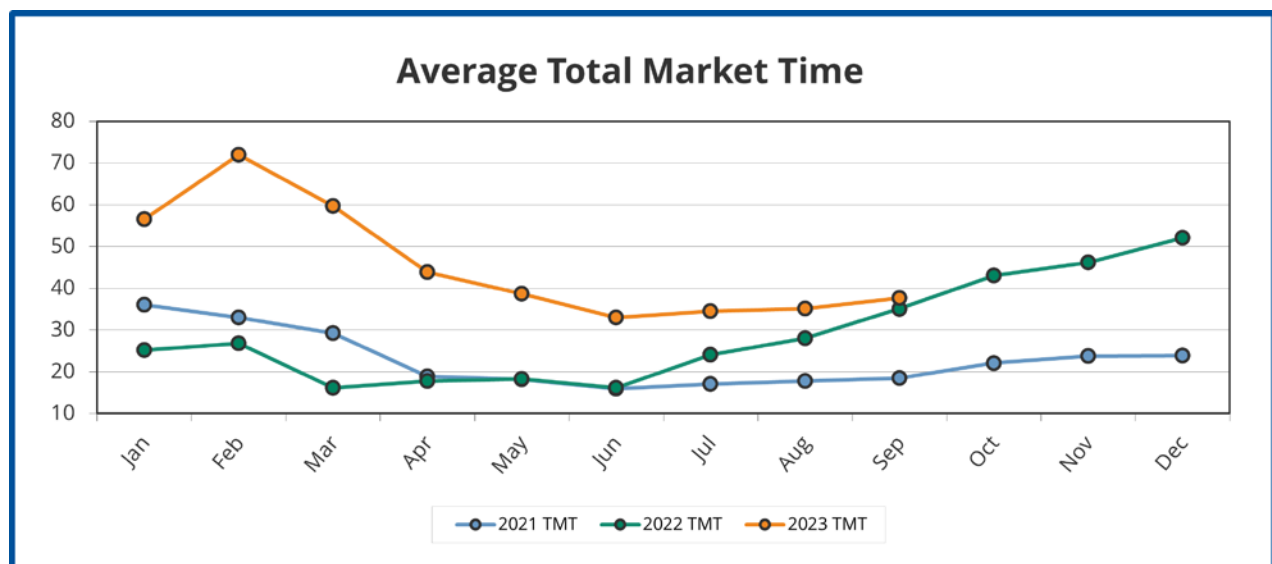
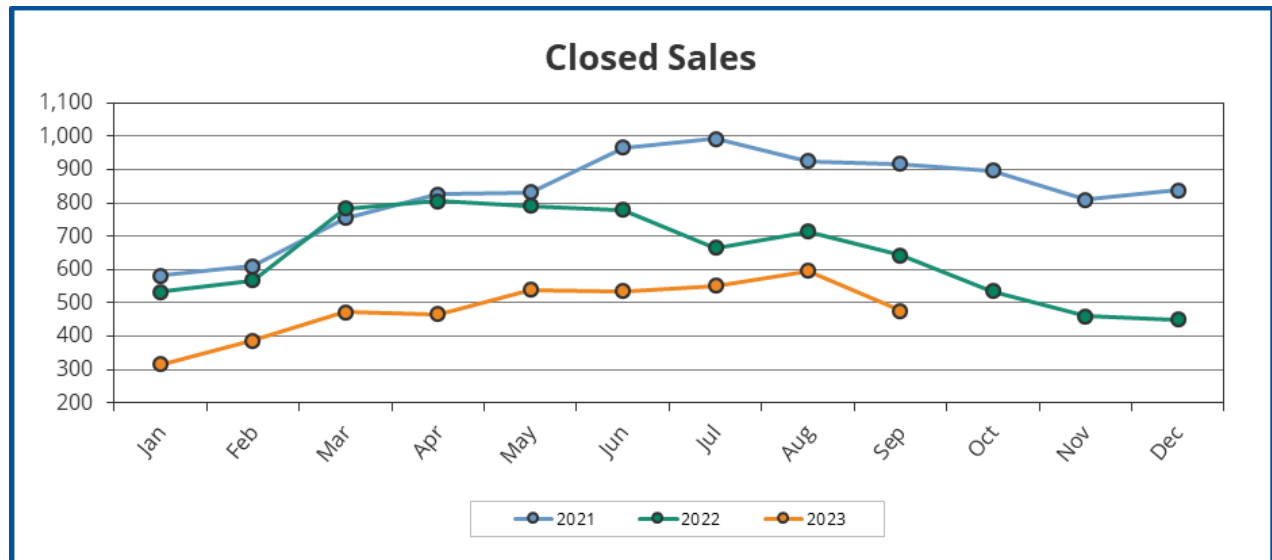


Pending Sales



SW Washington

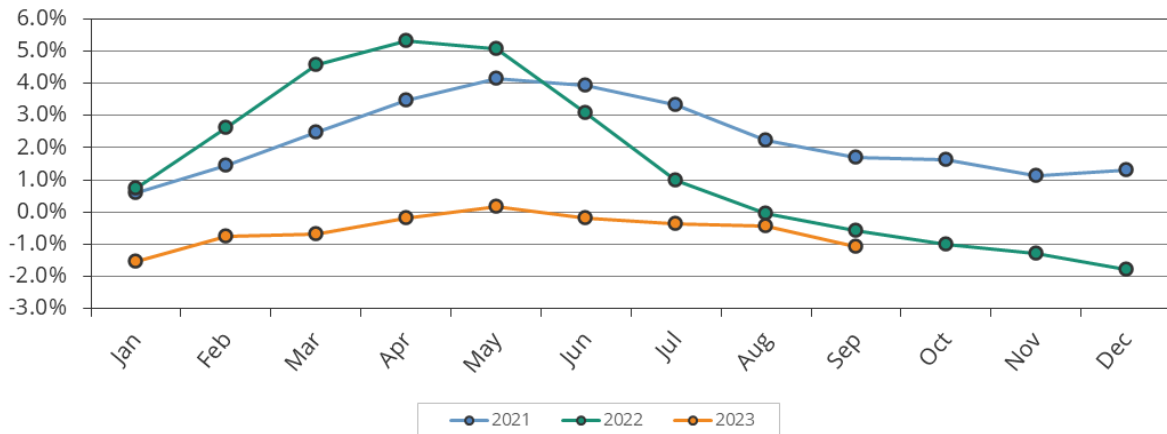
September 2023 Reporting Period



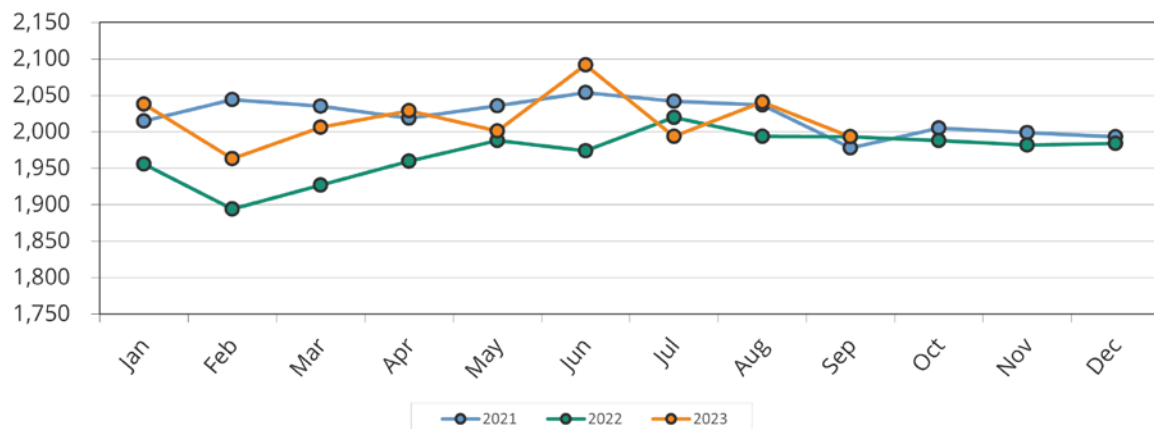
SW Washington

September 2023 Reporting Period

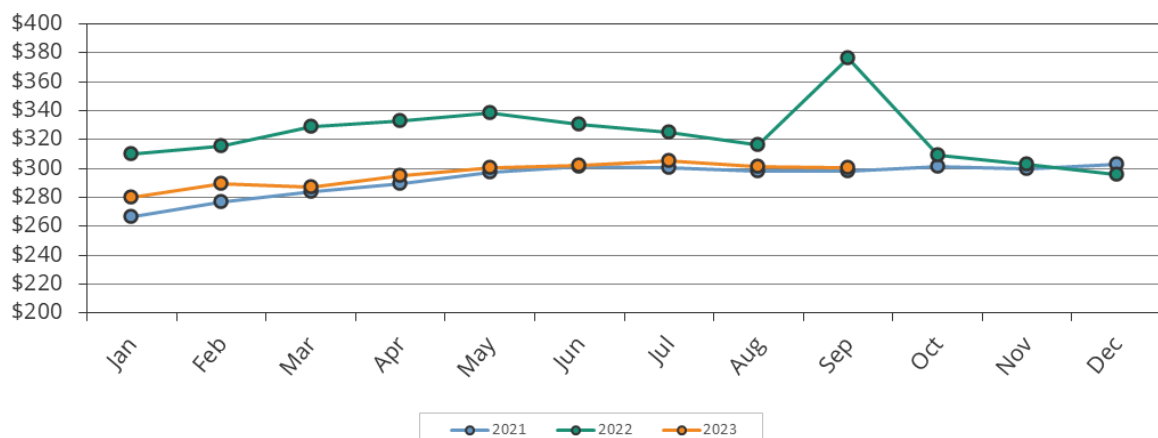
Average Sold Price Change



Average Square Footage



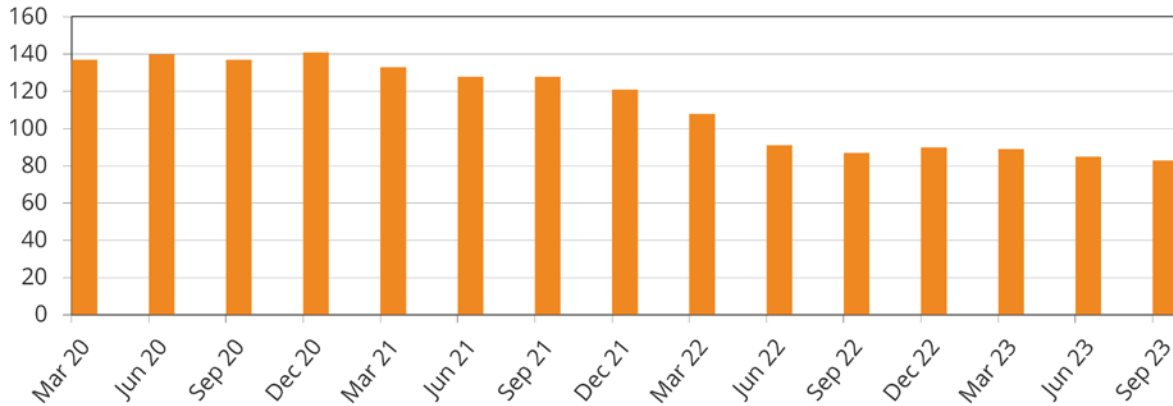
Average Price Per Square Foot



SW Washington

September 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 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 83% of a monthly mortgage payment on a median priced home (\$538,400 in September). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 7% (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

891

Percent of Total
Active Listings

75.4%

Purchase- and
Occupancy-Ready
Inventory in Months

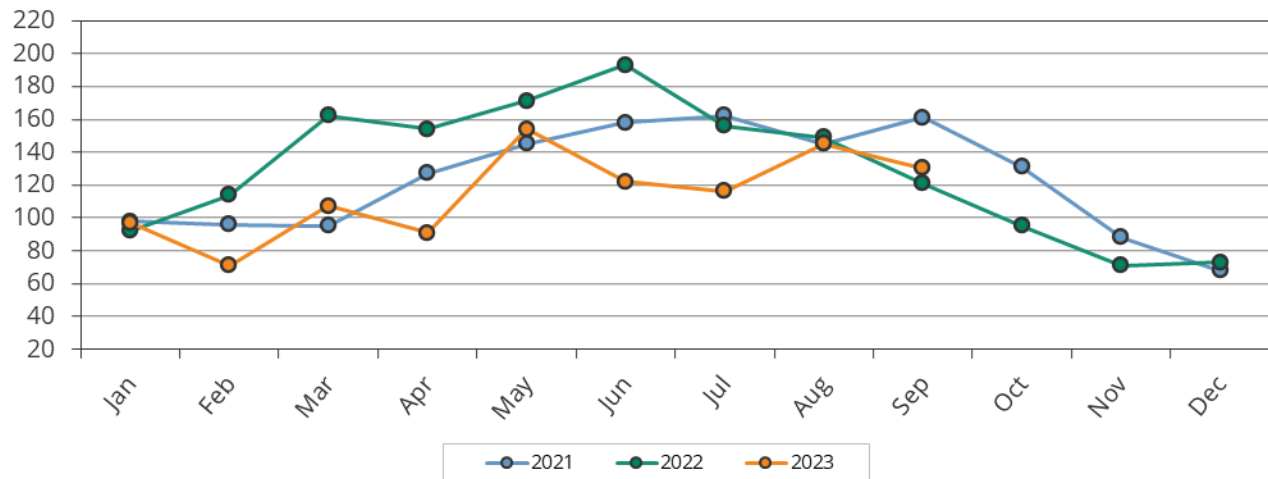
1.9



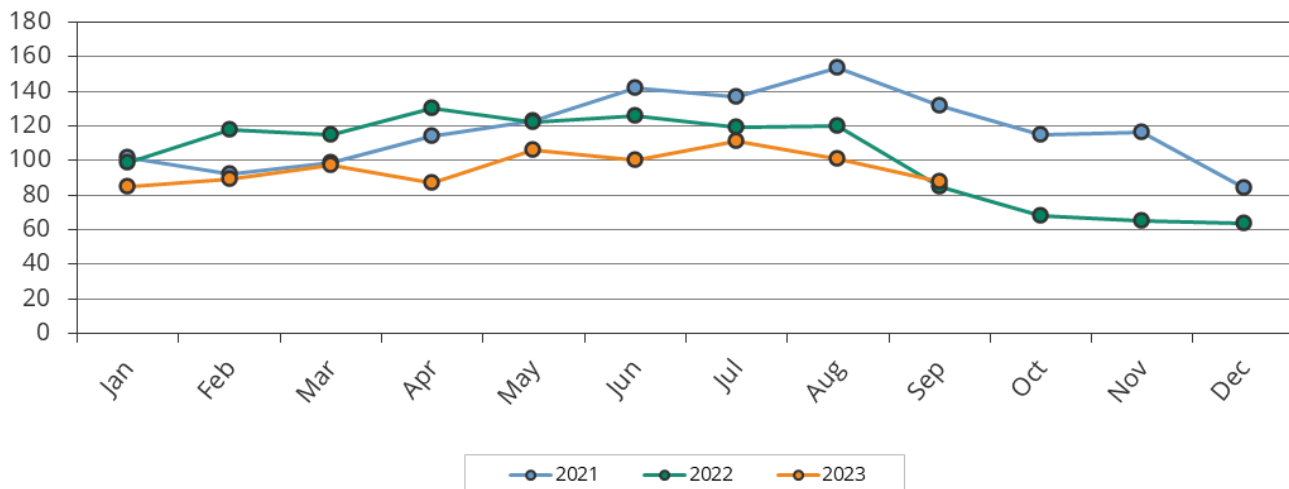
Cowlitz County – SW Washington

September 2023 Reporting Period

Cowlitz County New Listings



Cowlitz County Pending Sales

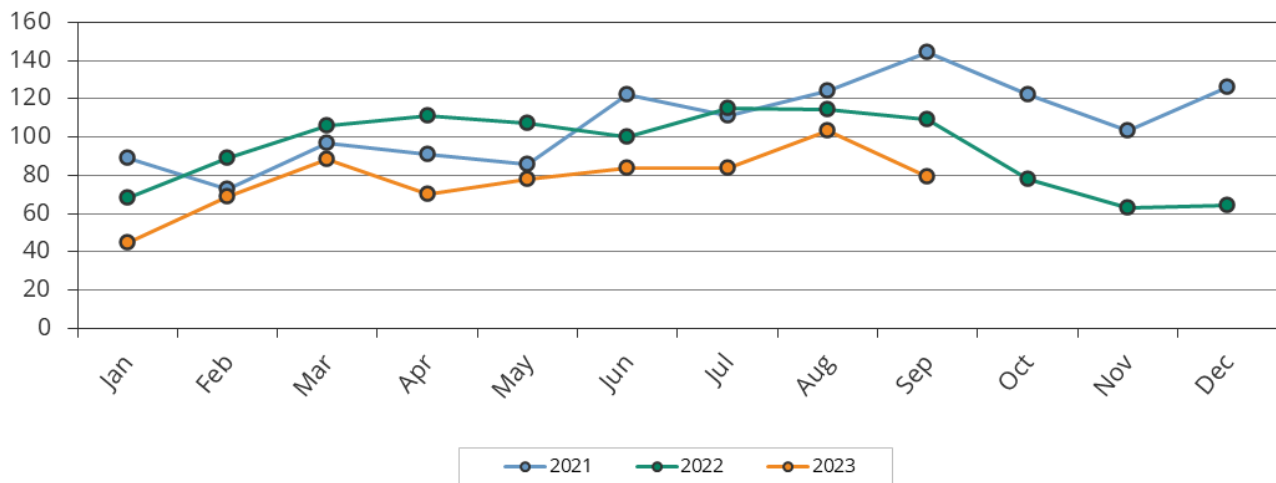




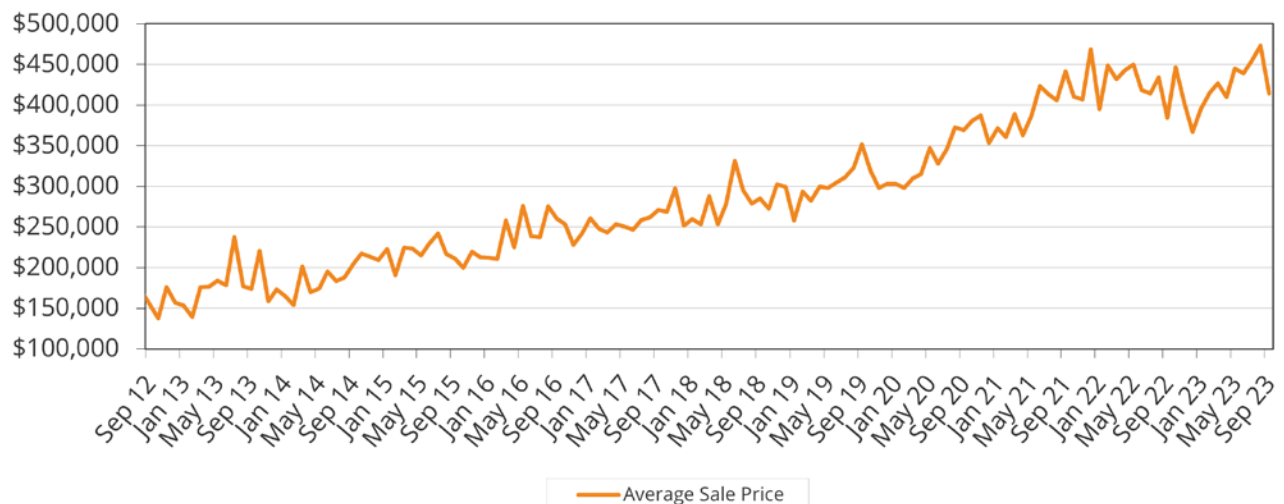
Cowlitz County – SW Washington

September 2023 Reporting Period

Cowlitz County Closed Sales



Cowlitz County Average Sale Price



SW Washington

September 2023 Reporting Period

Area Report

This report includes both Clark and Cowlitz County.

		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 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	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
11	Downtown Vancouver	23	22	4	13	62.5%	17	521,800	24	146	107	-2.7%	101	559,900	510,000	34	18.9%	1	1,075,000	3	809,300	4	728,000
12	NW Heights	14	12	1	10	-54.5%	8	353,600	25	105	96	-48.4%	89	364,900	364,900	38	-1.7%	-	-	1	116,000	12	535,000
13	SW Heights	23	13	4	7	-36.4%	8	698,400	36	108	68	-26.9%	65	762,900	635,000	49	6.7%	2	680,000	1	195,000	1	670,000
14	Lincoln/Hazel Dell	10	6	1	3	-72.7%	5	553,400	15	82	66	-56.0%	65	527,000	522,000	23	10.3%	1	725,000	1	265,000	-	-
15	E Hazel Dell	53	36	5	23	-17.9%	19	427,600	23	302	250	-17.2%	245	452,500	470,000	42	-1.5%	1	1,400,000	18	223,300	1	454,500
20	NE Heights	21	16	2	10	11.1%	13	444,500	22	135	105	-27.6%	103	451,800	452,000	29	-3.2%	-	-	-	-	4	479,500
21	Orchards	30	28	1	13	-45.8%	21	429,300	22	199	170	-46.5%	168	437,400	439,800	31	-1.3%	-	-	1	450,000	1	615,000
22	Evergreen	52	45	9	30	-40.0%	41	450,700	38	425	361	-42.1%	351	467,800	449,000	33	2.7%	-	-	2	402,000	5	589,900
23	E Heights	18	13	2	13	-13.3%	12	551,600	50	120	95	-31.7%	85	578,300	466,100	36	-0.7%	-	-	1	62,500	3	442,300
24	Cascade Park	34	22	2	11	-50.0%	17	667,300	38	186	153	-20.7%	151	598,400	539,000	40	2.4%	-	-	-	-	3	713,300
25	Five Corners	17	16	1	7	16.7%	6	438,200	35	117	100	-30.6%	95	465,700	460,000	33	1.9%	1	1,300,000	-	-	1	825,000
26	E Orchards	46	23	12	10	-50.0%	17	634,900	63	267	190	-17.7%	199	596,800	535,000	45	5.8%	-	-	2	212,500	-	-
27	Fisher's Landing	25	22	4	17	-15.0%	10	614,400	24	157	129	-27.1%	118	534,600	530,000	29	-7.9%	-	-	2	5,952,500	-	-
31	SE County	8	2	0	2	-33.3%	1	675,000	69	19	12	-62.5%	12	814,200	692,500	103	-7.5%	-	-	1	855,000	-	-
32	Camas City	99	49	14	41	5.1%	35	805,900	50	473	360	-25.6%	334	810,200	724,100	44	0.0%	3	706,700	10	414,700	4	666,200
33	Washougal	101	38	9	26	-16.1%	17	587,600	72	384	249	-16.2%	224	673,800	643,500	56	-0.2%	1	860,000	35	325,900	5	804,100
41	N Hazel Dell	24	26	5	23	35.3%	16	574,900	21	226	197	-14.0%	190	547,900	520,600	27	-3.2%	-	-	-	-	-	-
42	S Salmon Creek	34	21	8	18	-48.6%	25	514,500	31	341	221	-13.0%	216	480,100	482,000	38	-3.8%	-	-	2	290,000	1	875,000
43	N Felida	83	33	10	24	71.4%	14	615,200	37	312	193	-12.7%	161	697,400	572,600	49	8.4%	-	-	6	537,900	-	-
44	N Salmon Creek	44	26	6	21	-32.3%	19	519,600	38	262	209	-25.1%	191	564,400	528,400	44	-6.1%	1	800,000	4	350,100	1	16,000,000
50	Ridgefield	98	32	6	28	7.7%	45	574,100	32	448	358	0.0%	344	593,800	565,000	50	-3.2%	1	330,000	7	517,300	-	-
51	W of I-5 County	13	6	2	3	-25.0%	1	1,750,000	34	32	22	15.8%	20	1,013,100	812,500	45	-6.3%	-	-	6	644,200	-	-
52	NW E of I-5 County	22	7	3	10	25.0%	15	649,000	41	126	123	57.7%	86	732,600	650,900	67	-3.0%	1	1,450,000	6	921,600	-	-
61	Battleground	96	44	5	30	-14.3%	36	663,600	52	427	352	-26.2%	330	599,600	585,600	63	2.9%	-	-	11	477,700	-	-
62	Brush Prairie	127	44	11	31	-40.4%	38	710,700	44	571	434	-28.1%	421	617,800	580,000	54	-0.9%	-	-	8	430,600	-	-
63	East County	4	0	0	0	-100.0%	0	-	-	7	2	-66.7%	2	508,000	508,000	126	-24.8%	-	-	1	325,000	-	-
64	Central County	5	4	1	1	-	1	557,500	9	16	8	-52.9%	8	694,200	637,500	11	-12.6%	-	-	-	-	-	-
65	Mid-Central County	10	-	1	-	-100.0%	2	1,220,000	7	33	24	-22.6%	26	800,300	707,500	37	-6.9%	-	-	5	383,500	-	-
66	Yacolt	11	7	1	6	20.0%	8	578,900	25	63	47	-31.9%	45	592,100	550,000	58	-4.2%	-	-	7	202,200	-	-
70	La Center	26	14	1	13	62.5%	4	520,700	12	117	91	15.2%	77	557,900	547,500	58	-2.3%	-	-	9	344,300	1	624,900
71	N Central	11	3	1	1	-75.0%	5	589,600	27	46	33	3.1%	34	570,800	567,500	48	-2.3%	-	-	3	291,700	-	-
72	NE Corner	-	1	0	0	-100.0%	0	-	-	8	7	-12.5%	7	682,900	650,000	18	18.2%	-	-	-	-	-	-
73	Clark County Total	1,182	631	132	445	-21.1%	476	586,700	38	6,260	4,832	-24.3%	4,563	582,800	525,000	44	0.5%	13	878,500	153	468,200	47	945,000
80	Woodland City	17	8	3	8	33.3%	4	400,000	23	80	55	-26.7%	50	463,200	413,500	53	-7.6%	1	585,000	4	218,800	1	1,745,000
81	Woodland Area	27	7	4	6	-14.3%	4	712,500	11	74	60	-0.7%	56	674,400	585,000	81	11.3%	-	-	29	237,800	-	-
82	Cowlitz County	213	115	21	74	2.8%	71	398,300	41	891	697	-19.0%	644	412,400	400,000	49	-0.5%	2	260,800	94	169,800	12	452,500
83	Cowlitz County Total	257	130	28	88	3.5%	79	414,300	39	1,045	812	-17.4%	750	435,300	412,300	52	0.4%	3	368,900	127	186,900	13	551,900
87	Pacific County Total	60	14	3	13	-40.9%	14	365,900	78	184	118	-13.9%	114	376,000	347,000	78	2.9%	2	224,000	57	141,400	-	-

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/22-9/30/23) with 12 months before (10/1/21-9/30/22).

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

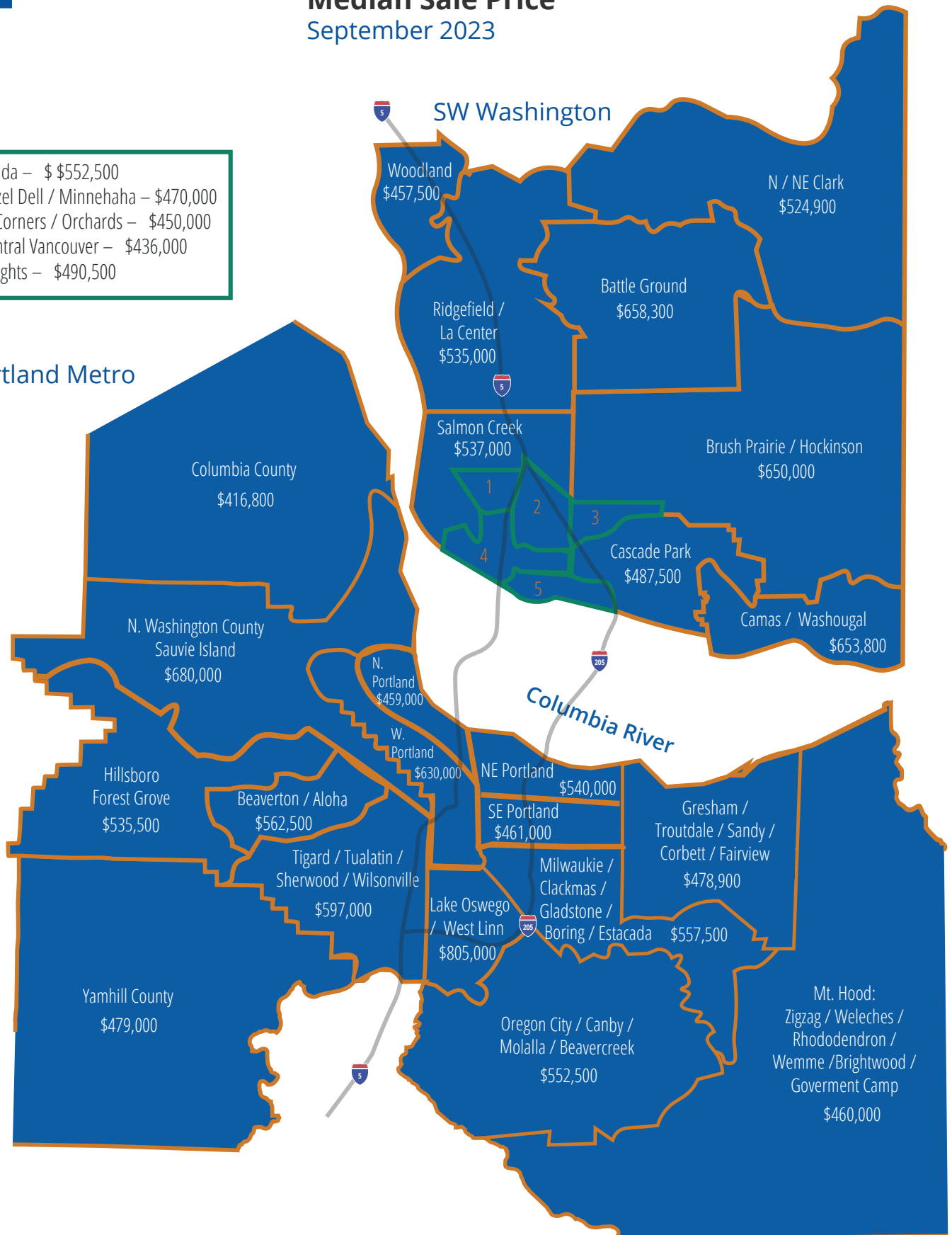
September 2023 Reporting Period

Median Sale Price

September 2023

1. Felida – \$ \$552,500
2. Hazel Dell / Minnehaha – \$470,000
3. 5. Corners / Orchards – \$450,000
4. Central Vancouver – \$436,000
5. Heights – \$490,500

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.

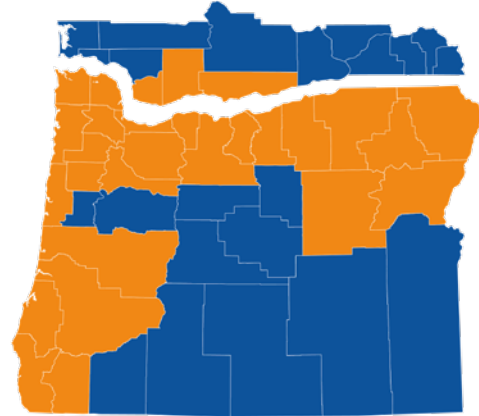
Active Listings:

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](#)

- 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 Manager

Contact RMLS at:
communications@rmls.com



© RMLS 2023. All Rights Reserved.



MARKET ACTION REPORT

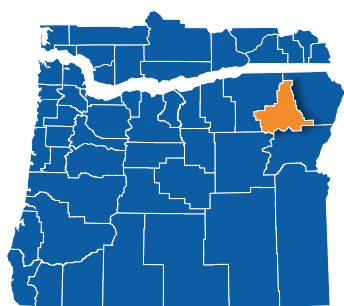
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Union County September 2023 Reporting Period

Union County

September 2023 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (31) decreased 26.2% from the 42 listed in September 2022, and matched the 31 listed in August 2023.

Pending Sales

Pending sales (22) decreased 24.1% from the 29 offers accepted in September 2022, and decreased 21.4% from the 28 offers accepted in August 2023.

Closed Sales

Closed sales (23) decreased 34.3% from the 35 closings in September 2022, and decreased 4.2% from the 24 closings in August 2023.

Inventory and Time on Market

Inventory increased to 2.7 months in September. Total market time decreased to 19 days.

Year-to-Date Summary

Comparing the first nine months of 2023 to the same period in 2022, new listings (255) decreased 26.1%, pending sales (199) decreased 24.6%, and closed sales (182) decreased 31.8%.

Average and Median Sale Prices

Comparing 2023 to 2022 through September, the average sale price has increased 4.2% from \$293,800 to \$306,200. In the same comparison, the median sale price has increased 12.6% from \$262,000 to \$295,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +4.3% (\$309,500 v. \$296,600)

Median Sale Price % Change: +11.5% (\$290,000 v. \$260,000)

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	1.5	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	1.9
June	1.7	2.4	1.3
July	0.9	1.4	2.4
August	1.3	1.8	2.5
September	1.7	1.5	2.7
October	1.1	1.6	
November	1.3	2.1	
December	0.9	2.7	

Residential Trends

September 2023 vs. August 2023

New Listings **0.0%**

Pending Sales **-21.4%**

Closed Sales **-4.2%**

Average Sale Price **+7.0%**

Median Sale Price **+7.5%**

Inventory **+0.2**

Total Market Time **-59**

September 2023 vs. September 2022

New Listings **-26.2%**

Pending Sales **-24.1%**

Closed Sales **-34.3%**

Average Sale Price **+10.0%**

Median Sale Price **+11.5%**

Inventory **+1.2**

Total Market Time **-15**

Union County

September 2023 Reporting Period

Residential Sales by Price Range			
Price Range	Sep 2021	Sep 2022	Sep 2023
0K-100K	0	5	0
100K-200K	2	3	1
200K-300K	14	14	11
300K-400K	7	10	7
400K-500K	5	5	3
500K-600K	0	0	0
600K-700K	2	2	0
700K-800K	0	0	2
800K-900K	2	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

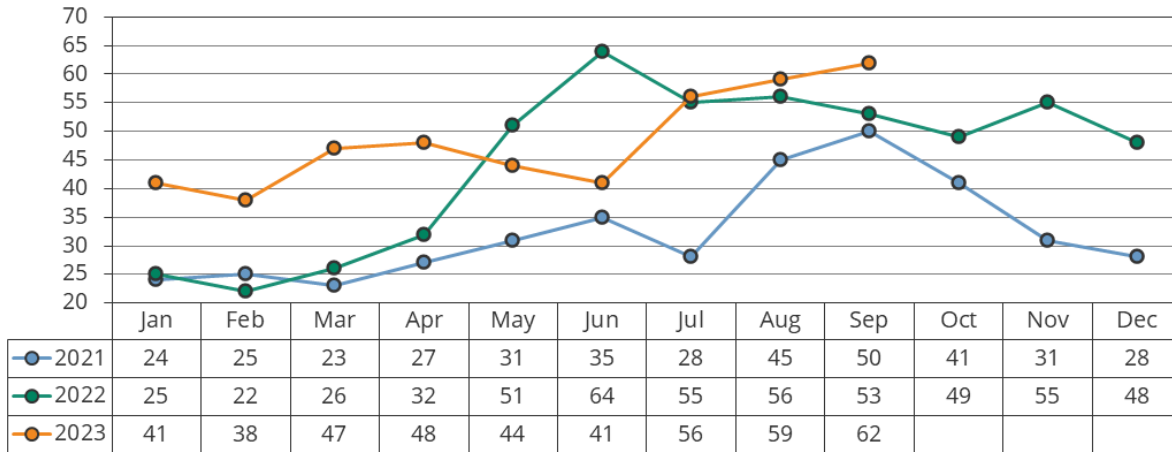
90th Percentile
 50th Percentile
 10th Percentile

Union County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2023	September	31	22	23	316,900	299,900	19
	August	31	28	24	296,200	279,000	78
	Year-To-Date	255	199	182	306,200	295,000	49
2022	September	42	29	35	288,100	269,000	34
	Year-To-Date	345	264	267	293,800	262,000	33
Change	September 2022	-26.2%	-24.1%	-34.3%	10.0%	11.5%	-44.7%
	Prev Mo 2023	0.0%	-21.4%	-4.2%	7.0%	7.5%	-75.9%
	Year-To-Date	-26.1%	-24.6%	-31.8%	4.2%	12.6%	49.2%

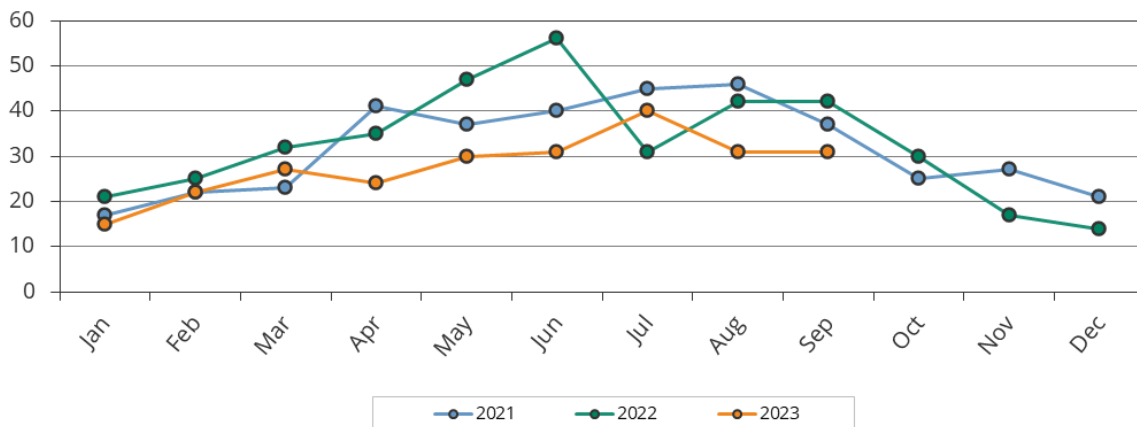
Union County

September 2023 Reporting Period

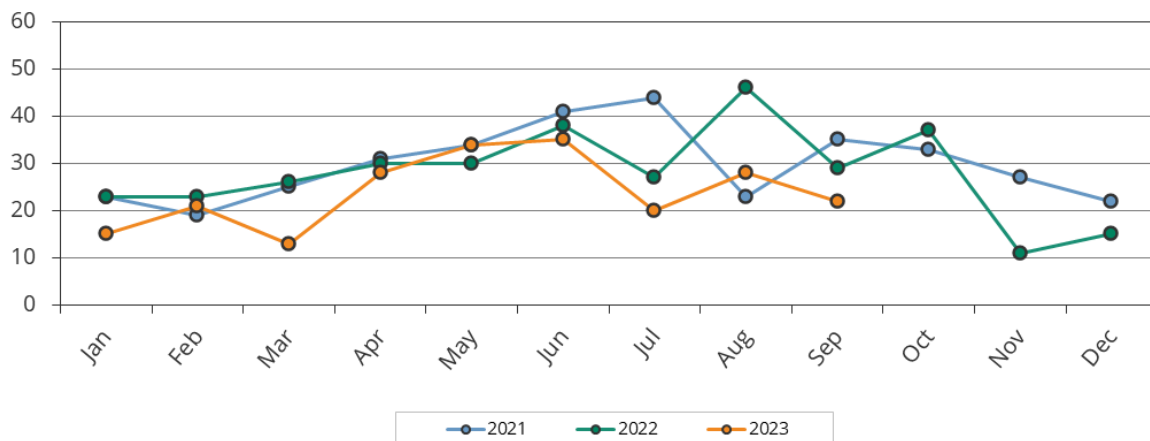
Active Residential Listings



New Listings



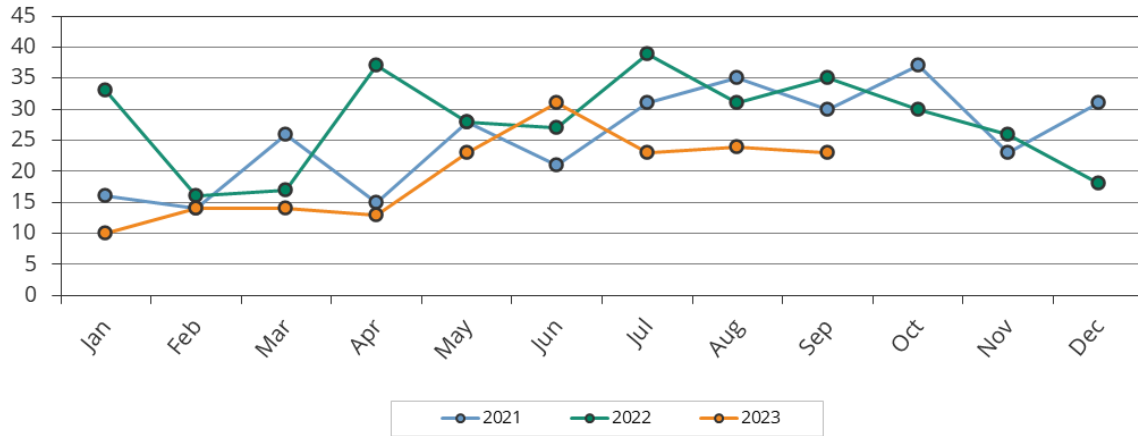
Pending Sales



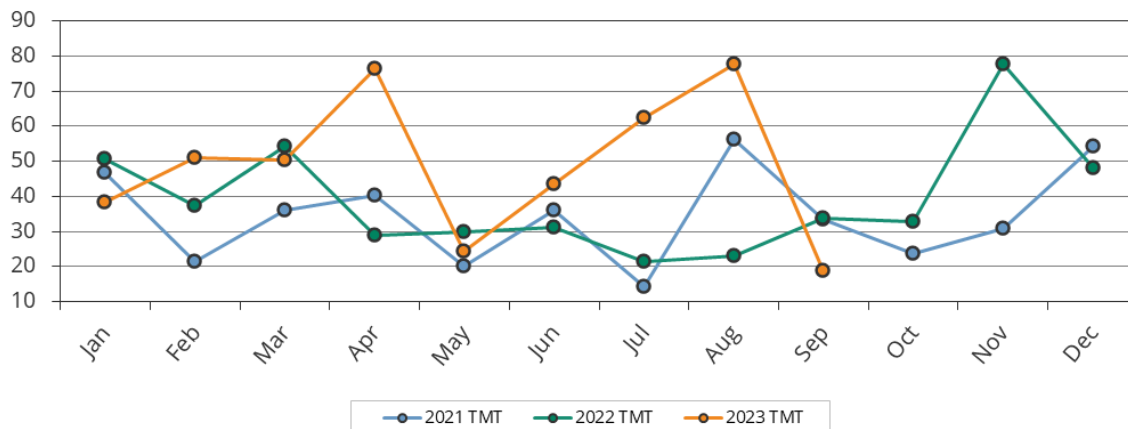
Union County

September 2023 Reporting Period

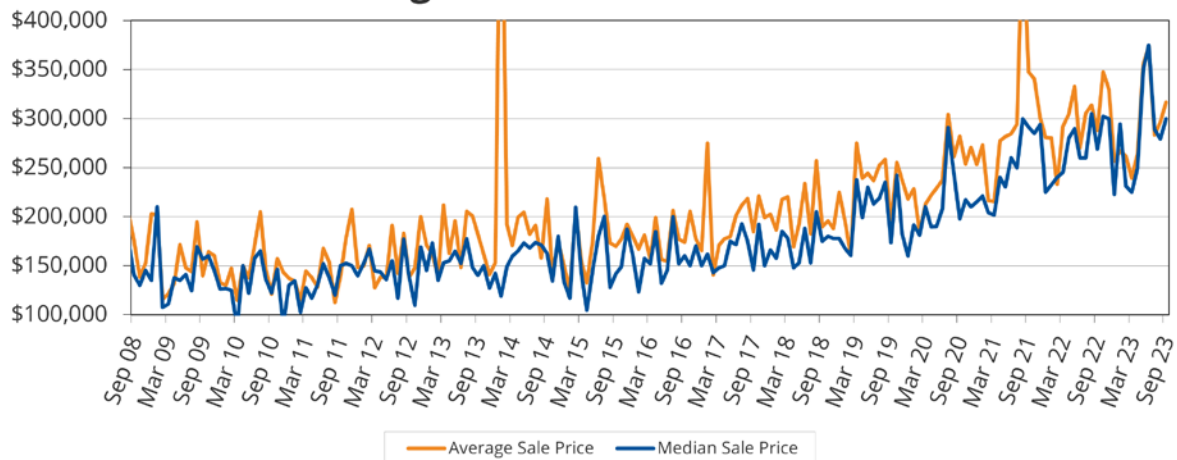
Closed Sales



Average Total Market Time



Average and Median Sale Price

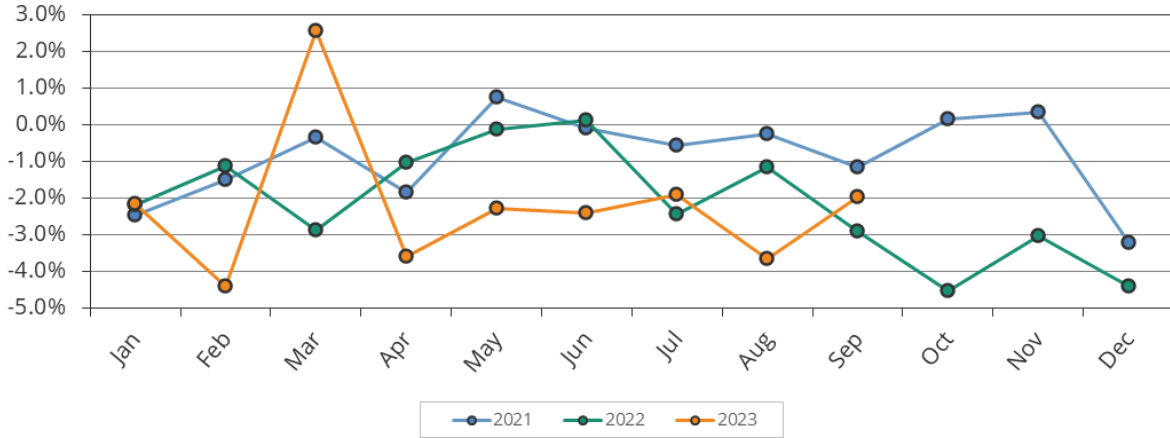


Note: In **July 2021**, the average sale price was **\$481,100** in Union County. In **January 2014**, the average sale price was **\$637,000** in Union County. This has caused a spike in the Average and Median Sale Price chart for those months.

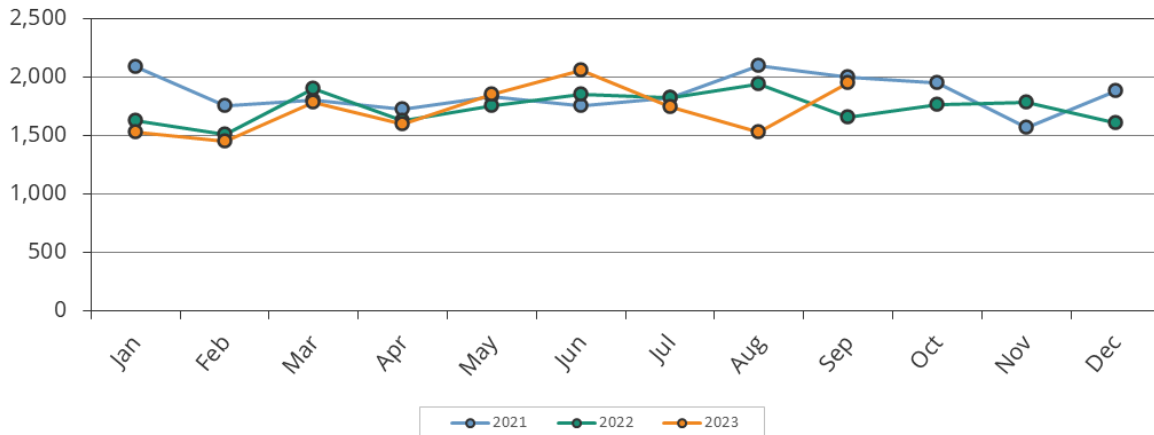
Union County

September 2023 Reporting Period

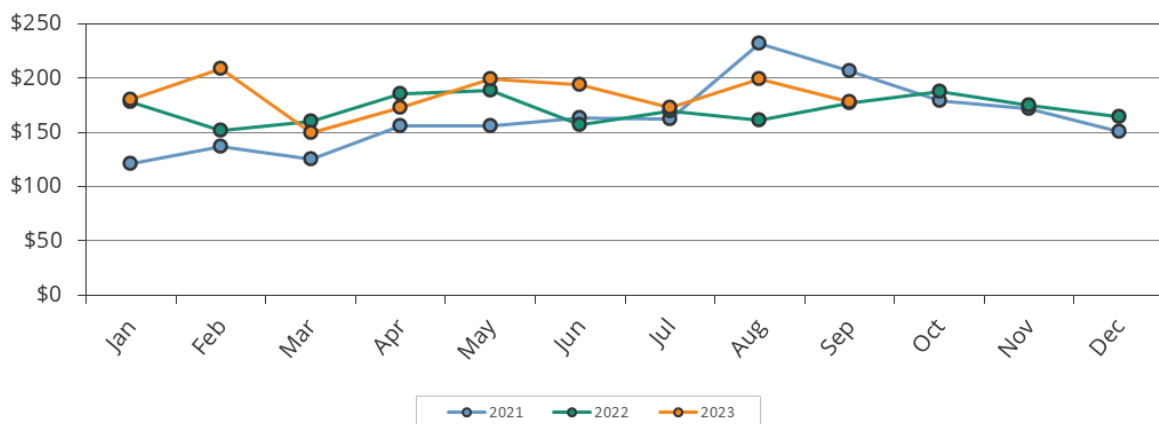
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



Union County

September 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	
97814	Medical Springs	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
97824	Cove	5	3	0	2	-50.0%	1	349,900	9	14	11	-21.4%	10	382,800	349,900	4.4%	-	-	2	132,500	-	-	
97827	Elgin	10	4	0	4	-33.3%	1	252,000	1	35	30	-3.2%	26	220,500	201,000	2.0%	1	40,000	5	178,400	1	375,000	
97841	Imbler	1	0	0	0	-	1	425,000	55	5	4	0.0%	3	494,300	459,000	3.1%	-	-	-	-	-	-	
97850	La Grande / Island City	33	18	3	14	-17.6%	17	324,700	18	168	128	-28.9%	116	319,400	309,500	8.9%	2	477,500	7	91,000	4	345,100	
97867	North Powder	2	2	-	0	-	0	-	-	4	4	-20.0%	5	169,900	175,000	-51.5%	-	-	-	-	-	-	
97876	Summerville	5	1	-	1	-	0	-	-	10	6	20.0%	5	397,800	439,000	-38.0%	-	-	2	262,000	-	-	
97883	Union	6	3	1	1	-50.0%	3	247,300	18	19	16	-36.0%	17	281,900	249,900	7.0%	2	124,100	8	90,000	-	-	
	Union Co. Total	62	31	4	22	-24.1%	23	316,900	19	255	199	-24.6%	182	306,200	295,000	4.3%	5	248,600	24	126,600	5	351,100	

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/22-9/30/23) with 12 months before (10/1/21-9/30/22).

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.

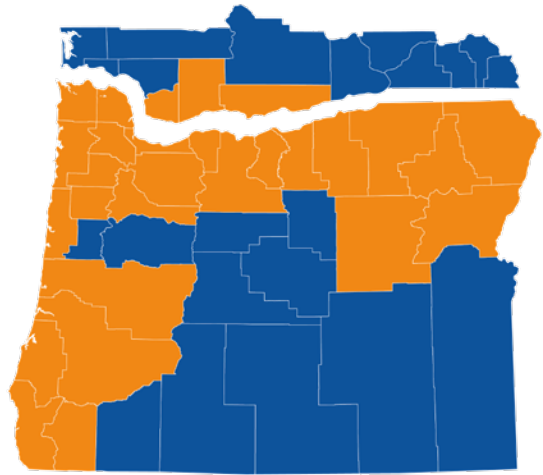
Additional Resources for RMLS Subscribers:

- ▶ [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 Manager

Contact RMLS at:

communications@rmls.com



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



MARKET ACTION REPORT

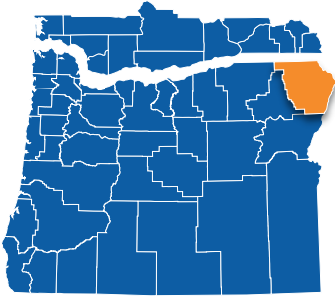
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Wallowa County September 2023 Reporting Period

Walla Walla County

September 2023 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (14) increased 133.3% from the 6 listed in September 2022, and increased 27.3% from the 11 listed in August 2023.

Pending Sales

Pending sales (11) increased 266.7% from the 3 offers accepted in September 2022, and matched the 11 offers accepted in August 2023.

Closed Sales

Closed sales (13) increased 85.7% from the 7 closings in September 2022, and increased 44.4% from the 9 closings in August 2023.

Inventory and Time on Market

Inventory decreased to 3.9 months in September. Total market time increased to 86 days.

Year-to-Date Summary

Comparing the first nine months of 2023 to the same period in 2022, new listings (127) increased 13.4%, pending sales (72) increased 10.8%, and closed sales (56) decreased 13.8%.

Average and Median Sale Prices

Comparing 2023 to 2022 through September, the average sale price has increased 7.6% from \$443,000 to \$476,800. In the same comparison, the median sale price has increased 10.8% from \$382,700 to \$424,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +6.0% (\$447,300 v. \$422,000)

Median Sale Price % Change: +6.5% (\$399,500 v. \$375,000)

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	2.3	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	10.2
June	1.9	3.6	6.1
July	2.4	10.2	6.9
August	1.7	6.1	6.2
September	3.1	6.1	3.9
October	2.4	12.3	
November	2.3	3.8	
December	0.9	3.8	

Residential Trends

September 2023 vs. August 2023

New Listings **+27.3%** ↑

Pending Sales **0.0%** —

Closed Sales **+44.4%** ↑

Average Sale Price **+7.8%** ↑

Median Sale Price **+2.0%** ↑

Inventory **-2.3** ↓

Total Market Time **+23** ↑

September 2023 vs. September 2022

New Listings **+133.3%** ↑

Pending Sales **+266.7%** ↑

Closed Sales **+85.7%** ↑

Average Sale Price **+2.0%** ↑

Median Sale Price **+1.2%** ↑

Inventory **-2.2** ↓

Total Market Time **+11** ↑

Wallowa County

September 2023 Reporting Period

Residential Sales by Price Range			
Price Range	Sep 2021	Sep 2022	Sep 2023
0K-100K	1	0	0
100K-200K	2	1	1
200K-300K	1	0	2
300K-400K	1	2	2
400K-500K	2	2	1
500K-600K	1	2	2
600K-700K	0	1	2
700K-800K	1	0	3
800K-900K	0	0	0
900K-1M	0	1	0
1MM-1.1MM	0	0	0
1.1MM-1.2MM	1	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

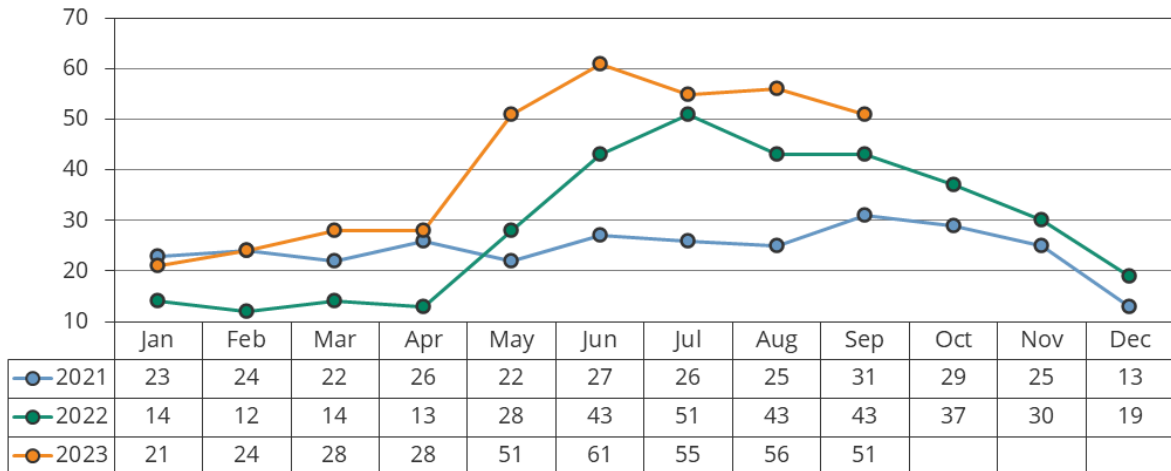
90th Percentile
 50th Percentile
 10th Percentile

Wallowa County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2023	September	14	11	13	495,700	505,000	86
	August	11	11	9	459,900	495,000	63
	Year-To-Date	127	72	56	476,800	424,000	81
2022	September	6	3	7	485,900	499,000	75
	Year-To-Date	112	65	65	443,000	382,700	85
Change	September 2022	133.3%	266.7%	85.7%	2.0%	1.2%	14.3%
	Prev Mo 2023	27.3%	0.0%	44.4%	7.8%	2.0%	36.4%
	Year-To-Date	13.4%	10.8%	-13.8%	7.6%	10.8%	-3.9%

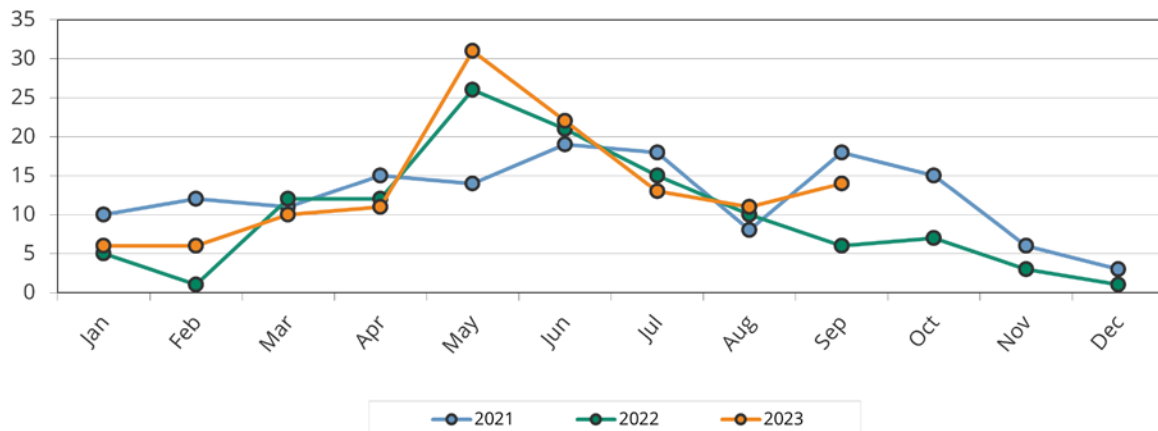
Wallowa County

September 2023 Reporting Period

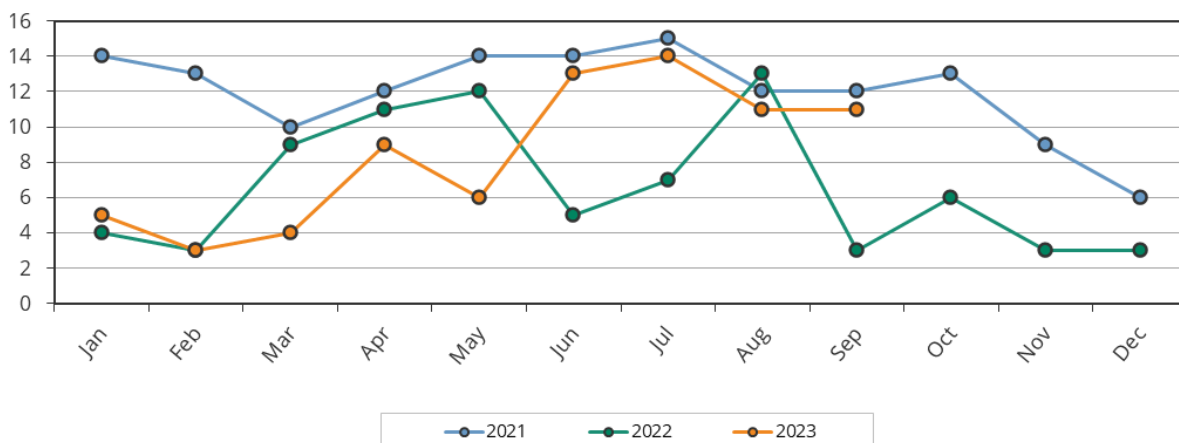
Active Residential Listings



New Listings



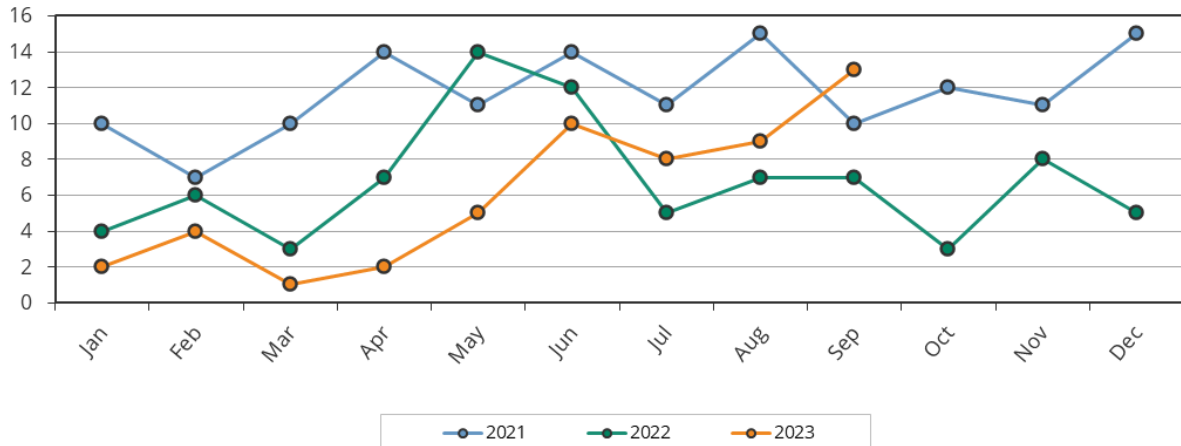
Pending Sales



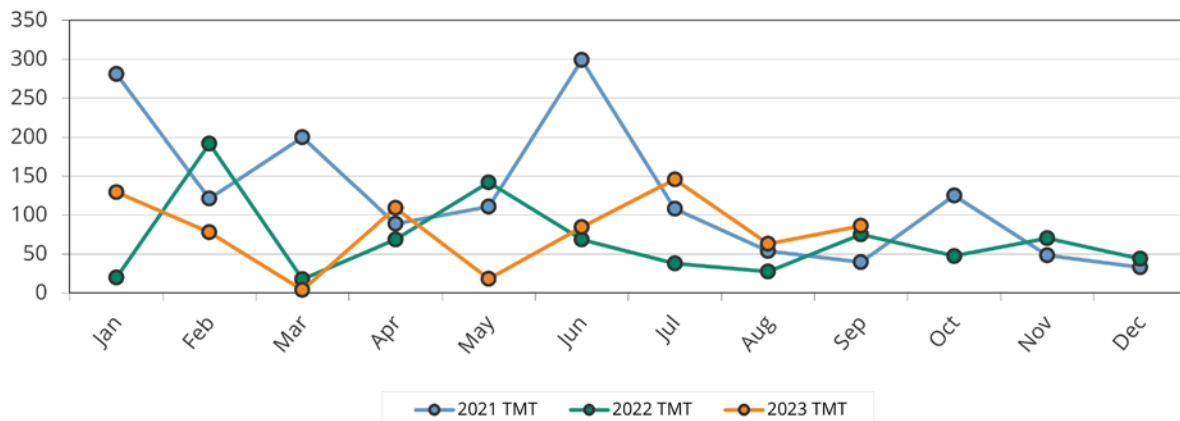
Wallowa County

September 2023 Reporting Period

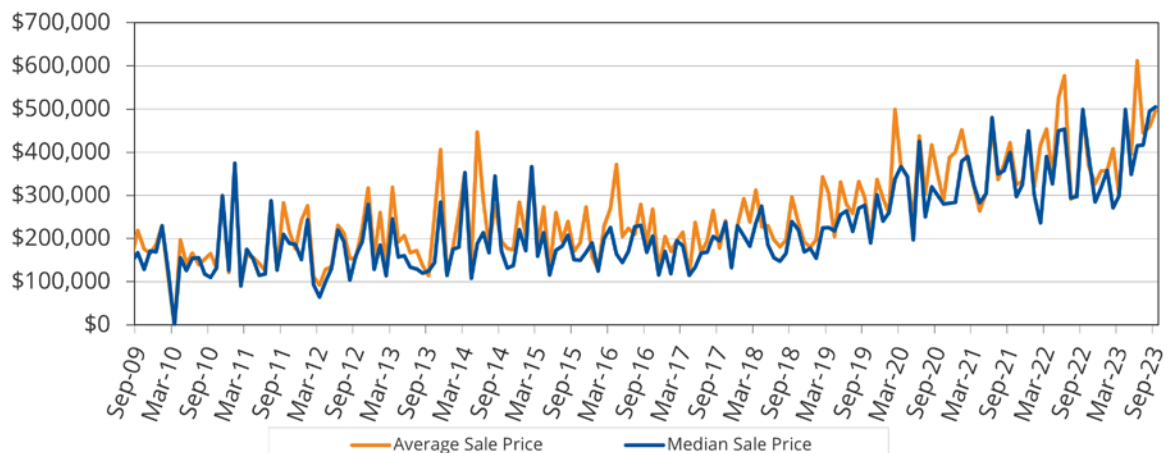
Closed Sales



Average Total Market Time



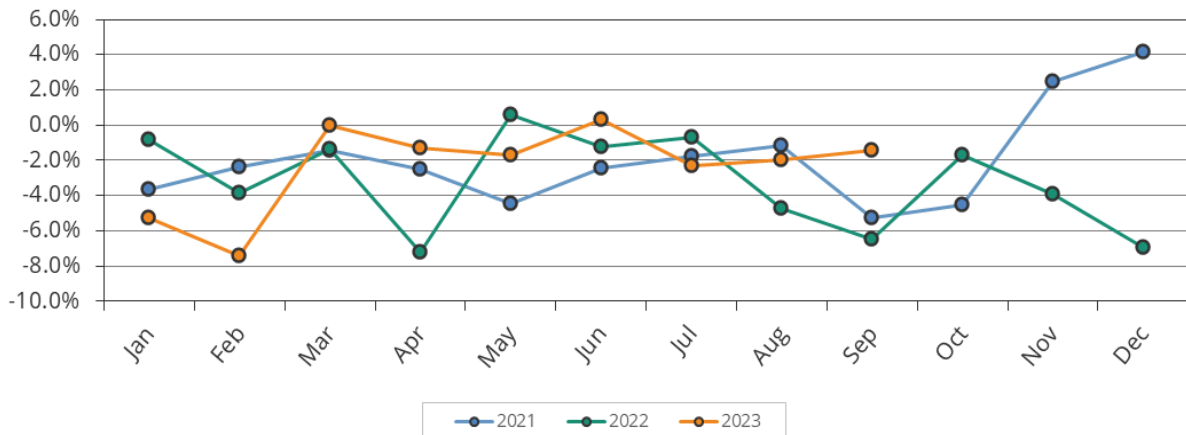
Average and Median Sale Price



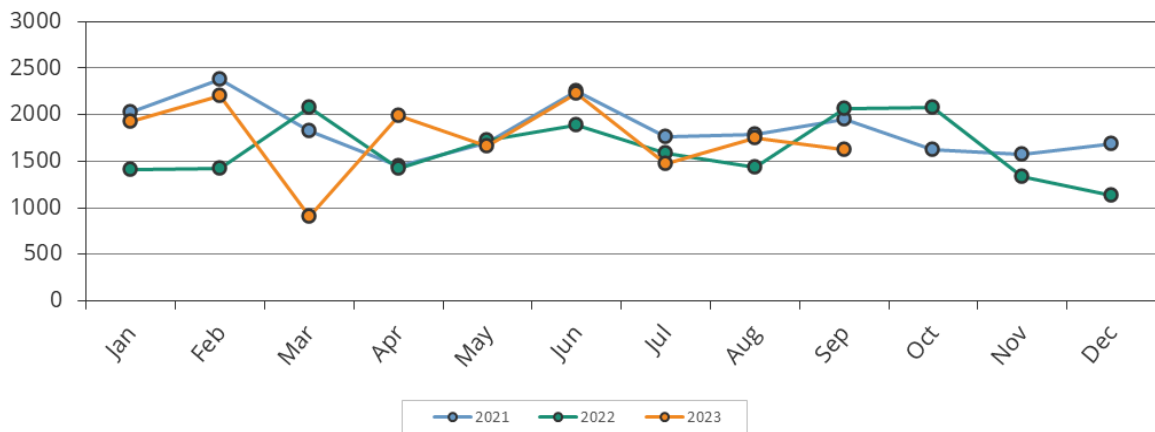
Wallowa County

September 2023 Reporting Period

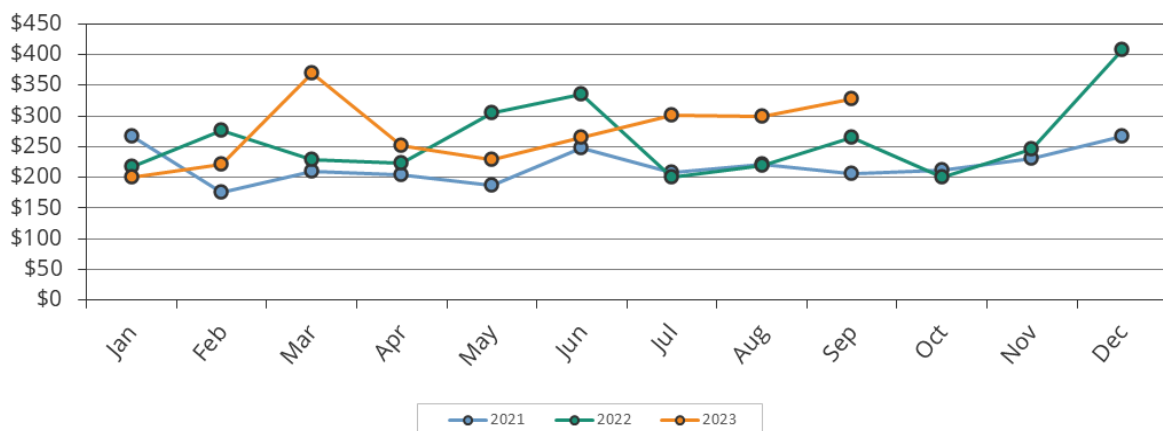
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



Wallowa County

September 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	10	3	1	3	-	1	219,000	27	18	9	-30.8%	3	198,000	219,000	-16.3%	-	-	2	107,500	-	-
97857	Lostine	1	0	0	0	-	2	625,000	50	6	4	-20.0%	4	557,000	579,500	19.3%	-	-	1	205,000	-	-
97842	Imnaha	1	-	0	-	-	1	485,000	4	6	4	300.0%	3	428,000	485,000	-28.8%	-	-	2	41,800	-	-
97846	Joseph	18	3	3	2	100.0%	7	555,100	132	46	28	55.6%	26	574,200	500,000	23.8%	1	315,000	15	559,700	-	-
97828	Enterprise	21	8	-	6	200.0%	2	302,500	29	51	27	-3.6%	20	383,200	350,000	-19.7%	2	112,500	8	490,300	-	-
	Wallowa Co. Total	51	14	4	11	266.7%	13	495,700	86	127	72	10.8%	56	476,800	424,000	6.0%	3	180,000	28	457,900	-	-

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/22-9/30/23) with 12 months before (10/1/21-9/30/22).

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.

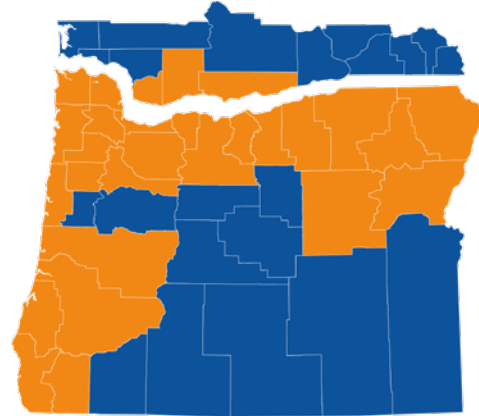
Additional Resources for RMLS Subscribers:

- ▶ [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 Manager

Contact RMLS at:

communications@rmls.com



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