MARKET ACTION REPORT

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

Grant County March 2024 Reporting Period

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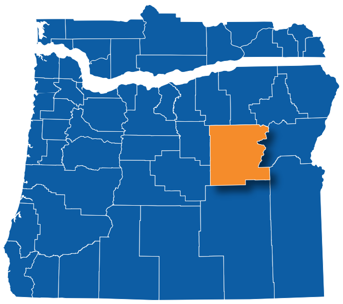


Residential Highlights

New Listings
New listings (6) decreased 45.5% from the 11 listed in March 2023, and increased 200.0% from the 2 listed in February 2024.

Pending Sales
Pending sales (5) decreased 44.4% from the 9 offers accepted in March 2023, and increased 400.0% from the 1 offers accepted in February 2024.

Closed Sales
Closed sales (6) decreased 33.3% from the 9 closings in March 2023, and decreased 33.3% from the 9 closings in February 2024.

Inventory and Time on Market
Inventory increased to 7.0 months in March. Total market time decreased to 83 days.

Year-to-Date Summary
Comparing the first three months of 2024 to the same period in 2023, new listings (17) decreased 26.1%, pending sales (16) decreased 33.3%, and closed sales (16) held steady.

Average and Median Sale Prices
Comparing 2024 to 2023 through March, the average sale price has increased 27.9% from $240,700 to $307,900. In the same comparison, the median sale price has decreased 9.2% from $247,900 to $225,000.

Sale Price Percent Change vs Previous 12 Months
Average Sale Price % Change: +2.4% ($289,900 v. $283,000)
Median Sale Price % Change: -6.6% ($225,000 v. $241,000)

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

	2022	2023	2024
January	3.7	*	43.0
February	3.5	2.6	4.8
March	4.3	2.0	7.0
April	1.3	3.8	
May	4.5	3.3	
June	2.2	3.5	
July	2.1	5.1	
August	3.9	4.8	
September	6.4	5.8	
October	5.8	4.8	
November	2.5	47.0	
December	4.6	7.8	

**Note: Since there were no sales in this region in January 2023, we cannot calculate an Inventory In Months.*

Residential Trends

March 2024 vs. February 2024

New Listings **+200.0%** ↑
Pending Sales **+400.0%** ↑
Closed Sales **-33.3%** ↓
Average Sale Price **+54.1%** ↑
Median Sale Price **+19.8%** ↑
Inventory **+2.2** ↑
Total Market Time **-73** ↓

March 2024 vs. March 2023

New Listings **-45.5%** ↓
Pending Sales **-44.4%** ↓
Closed Sales **-33.3%** ↓
Average Sale Price **+71.2%** ↑
Median Sale Price **+19.8%** ↑
Inventory **+5.0** ↑
Total Market Time **-36** ↓

Grant County
March 2024 Reporting Period

Residential Sales by Price Range

Price Range	Mar 2022	Mar 2023	Mar 2024
0K-100K	0	0	0
100K-200K	1	4	1
200K-300K	2	3	2
300K-400K	1	2	1
400K-500K	0	1	1
500K-600K	0	0	0
600K-700K	1	0	0
700K-800K	0	0	0
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

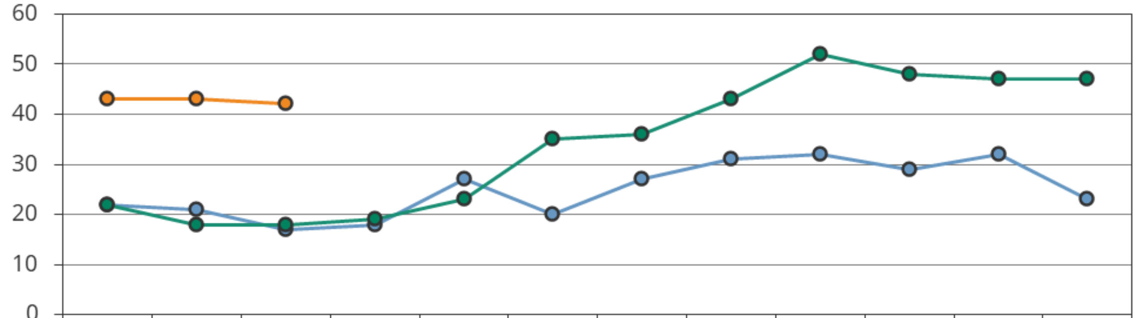
90th Percentile 50th Percentile 10th Percentile

	Grant County Residential Highlights	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2023	**March**	6	5	6	400,400	269,600	83
	February	2	1	9	259,900	225,000	156
	Year-To-Date	17	16	16	307,900	225,000	126
2022	**March**	11	9	9	233,900	225,000	119
	Year-To-Date	23	24	16	240,700	247,900	90
Change	**March 2023**	-45.5%	-44.4%	-33.3%	71.2%	19.8%	-30.1%
	Prev Mo 2024	200.0%	400.0%	-33.3%	54.1%	19.8%	-46.6%
	Year-To-Date	-26.1%	-33.3%	0.0%	27.9%	-9.2%	40.2%

Grant County

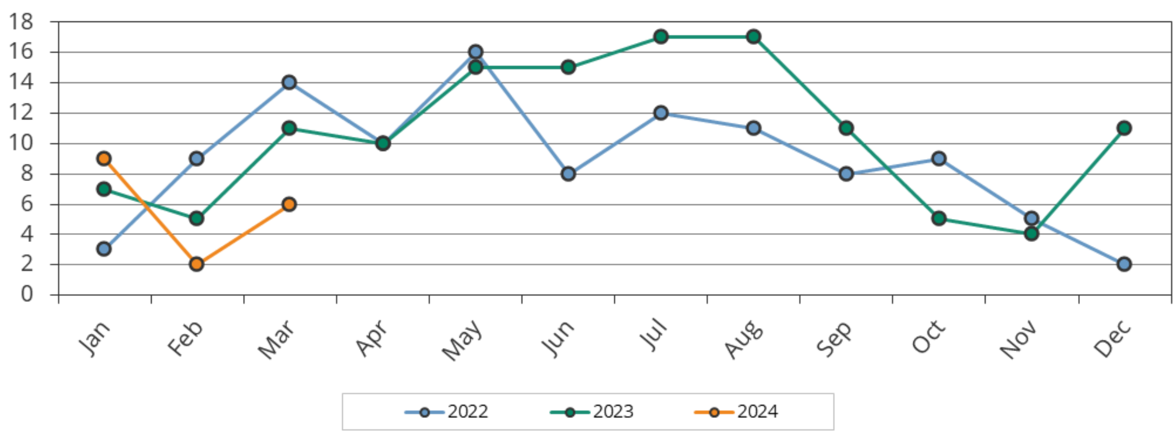
March 2024 Reporting Period

Active Residential Listings

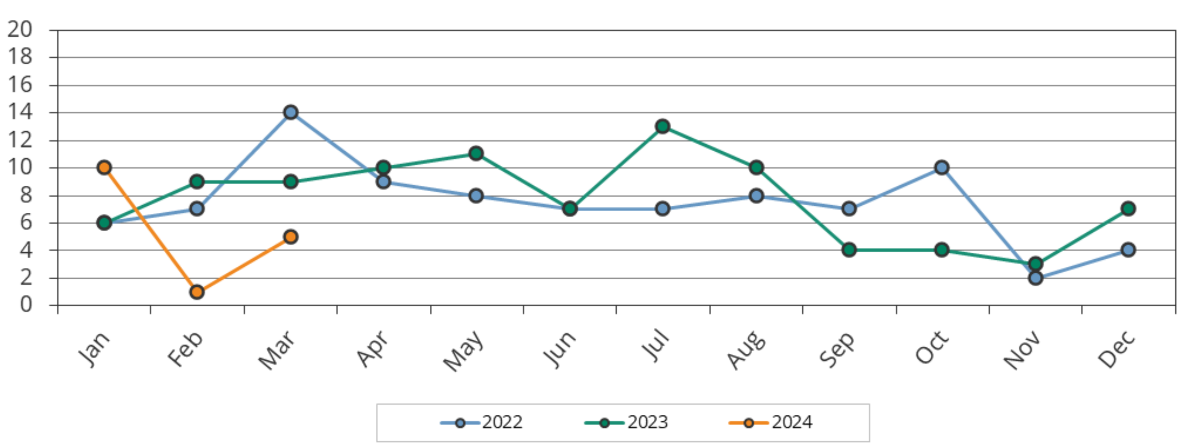


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2022	22	21	17	18	27	20	27	31	32	29	32	23
2023	22	18	18	19	23	35	36	43	52	48	47	47
2024	43	43	42									

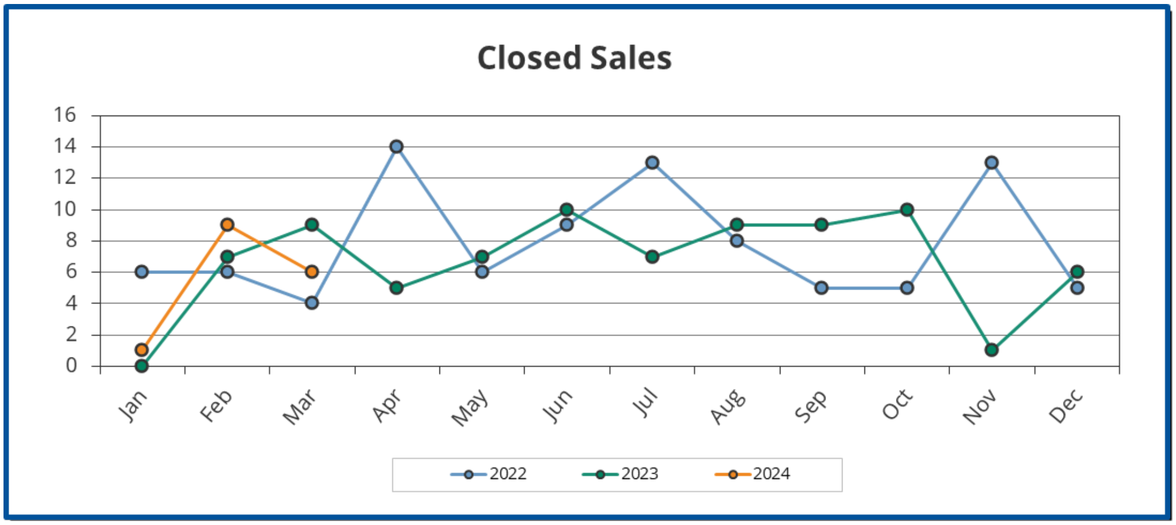
New Listings



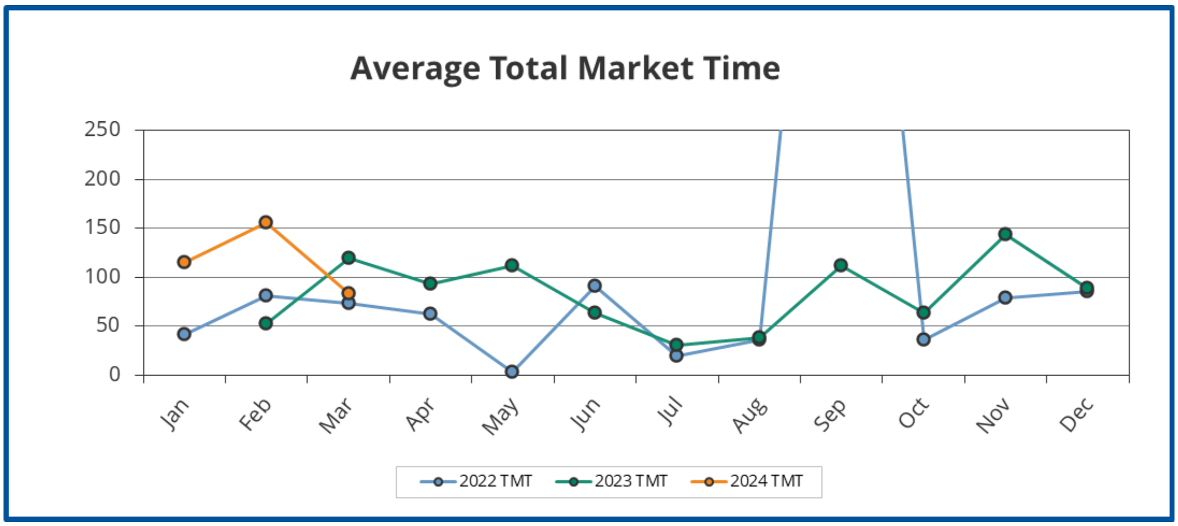
Pending Sales



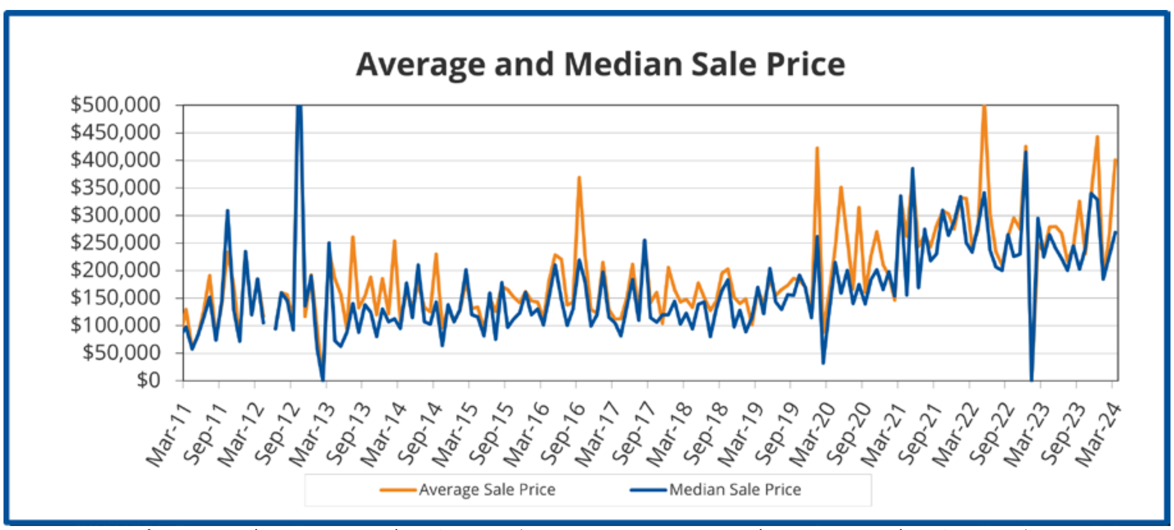
Grant County
March 2024 Reporting Period



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

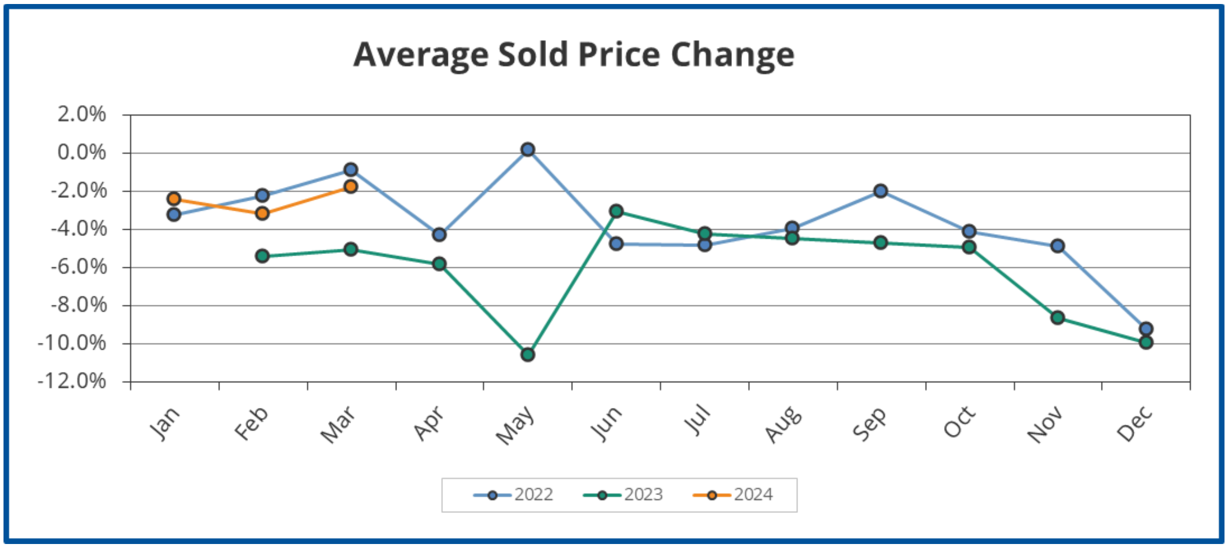


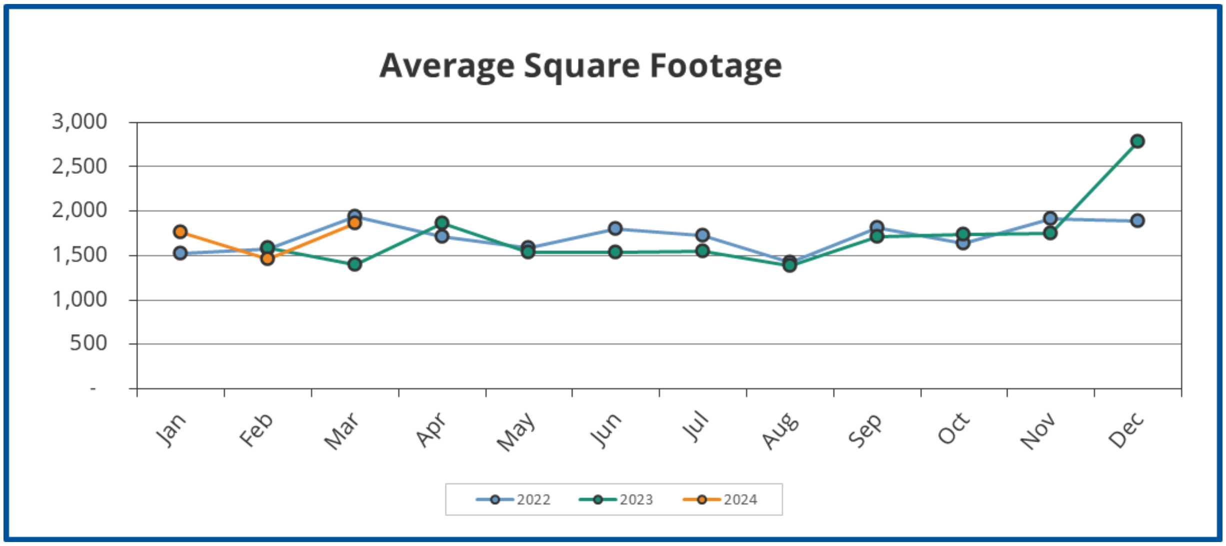
Note: In **September 2022,** the Total Market Time was **867 days**.There were no sales in **January 2023**, so an Average Total Market Time is unavailable for that month.

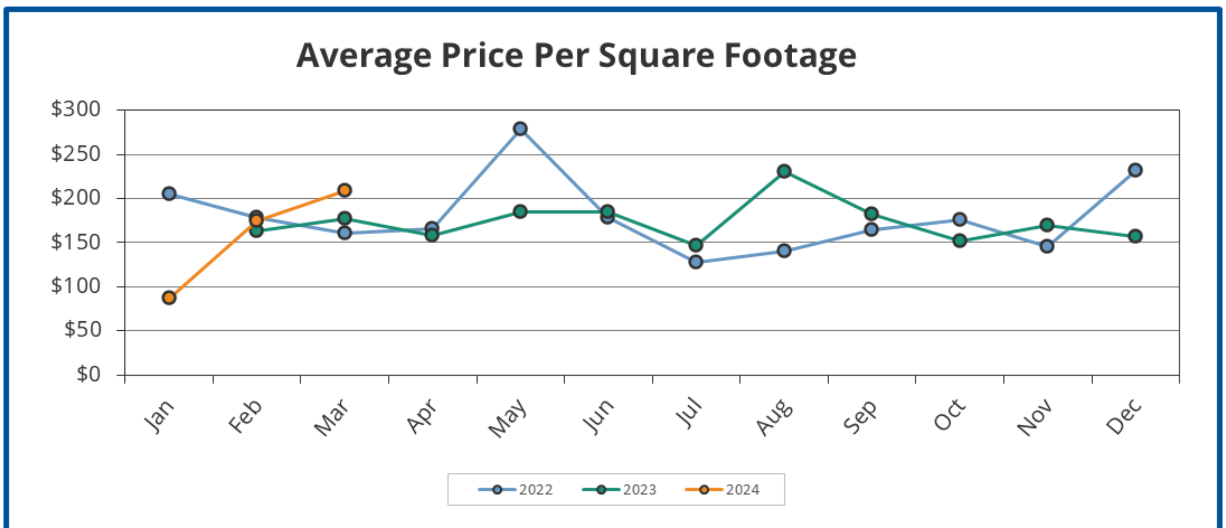


Note: In **October 2012**, the Average Sale Price was **$625,000**. In **May 2022**, the Average Sale Price was **$511,900**. This has caused a spike in the Average and Median Sale Price chart for those months. Since there were no sales in **December 2010, May 2012,** and **January 2023**, we cannot calculate the Average and Median Sale Price for those months.

Grant County
March 2024 Reporting Period







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

Grant County

March 2024 Reporting Period

Area Report

Zip	Area	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 24 v. 24[1]	Closed Sales	Average Sale Price	Total Market Time [3]	New Listings	Pending Sales	Pending Sales 24 v. 23[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
97817	Bates	-	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97820	Canyon City	7	1	0	2	100.0%	2	355,000	19	3	4	-33.3%	5	332,000	225,000	-5.3%	-	-	-	-	-	-
97825	Dayville	1	0	0	0	-	1	975,000	307	0	1	-	1	975,000	975,000	-12.0%	-	-	-	-	-	-
97845	John Day	17	1	-	0	-100.0%	2	266,100	64	8	4	-55.6%	5	256,300	222,500	20.9%	-	-	2	85,000	-	-
97848	Kimberly	-	-	0	0	-	0	-	-	-	0	-	0	-	-	-	0	-	0	-	0	-
97856	Long Creek	4	1	1	1	-	0	-	-	2	1	0.0%	-	-	-	-76.8%	-	-	1	500,000	-	-
97864	Monument	1	0	0	0	-	0	-	-	0	0	-	0	-	-	-48.9%	0	-	0	-	0	-
97865	Mount Vernon	6	2	-	-	-100.0%	0	-	-	3	2	0.0%	1	232,000	232,000	-25.3%	-	-	-	-	-	-
97869	Prairie City	6	1	0	2	0.0%	1	185,000	26	1	4	-33.3%	4	194,500	187,000	19.5%	-	-	-	-	-	-
97873	Seneca	-	0	0	0	-	0	-	-	-	0	-	0	-	-	187.2%	0	-	0	-	0	-
	Grant County	42	6	1	5	-44.4%	6	-	-	17	16	-33.3%	16	-	225,000	2.4%	-	-	3	223,300	-	-

[1] Percent change in number of pending sales this year compared to last year. The Current Month section compares March 2024 with March 2023. The year-to-date section compares 2024 year-to-date statistics through March with 2023 year-to-date statistics through March.

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/23-3/31/24) with 12 months before (4/1/22-3/31/23).

[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.

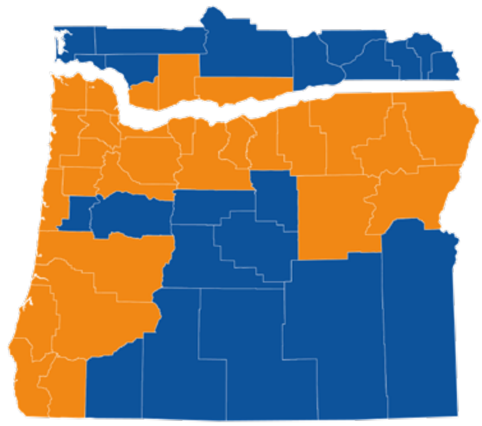
Additional Resources for RMLS Subscribers:

- State Infographics
- Regional Infographics
- Real Talk with RMLS Podcast
- Video Highlights
- 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



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Grant Lowery, Communications Manager

Contact RMLS at:
communications@rmls.com

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