

MARKET ACTION REPORT

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

All Areas March 2024 Reporting Period



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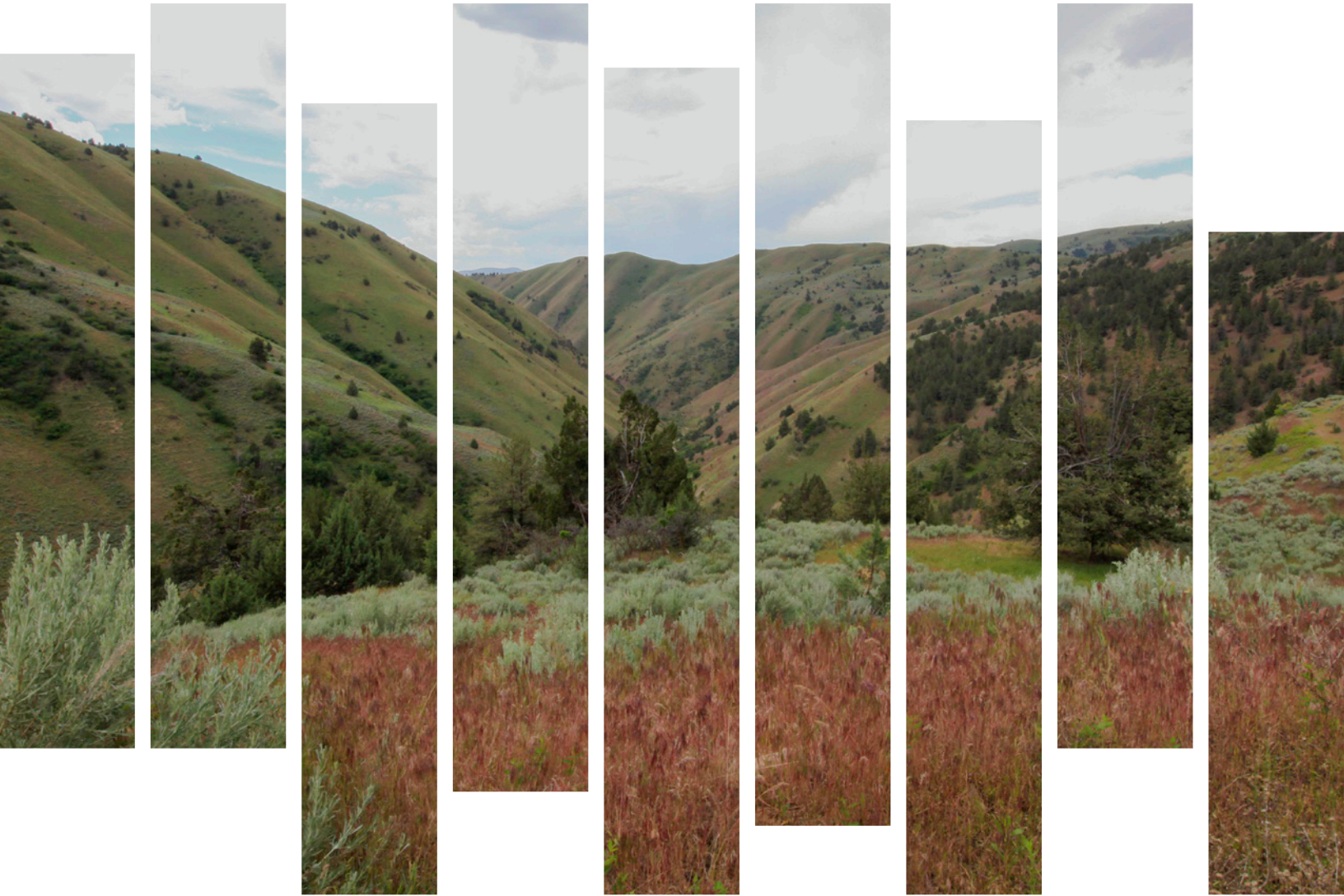
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MARKET ACTION REPORT

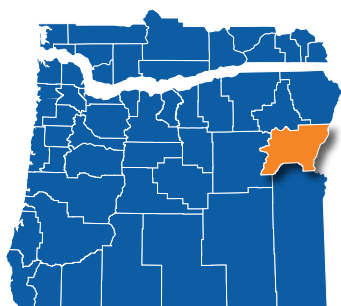
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Baker County March 2024 Reporting Period

Baker County

March 2024 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (29) increased 93.3% from the 15 listed in March 2023, and increased 45.0% from the 20 listed in February 2024.

Pending Sales

Pending sales (14) decreased 36.4% from the 22 offers accepted in March 2023, and decreased 6.7% from the 15 offers accepted in February 2024.

Closed Sales

Closed sales (10) decreased 23.1% from the 13 closings in March 2023, and decreased 16.7% from the 12 closings in February 2024.

Inventory and Time on Market

Inventory increased to 7.8 months in March. Total market time increased to 75 days.

Year-to-Date Summary

Comparing the first three months of 2024 to the same period in 2023, new listings (72) increased 94.6%, pending sales (39) decreased 17.0%, and closed sales (35) increased 9.4%.

Average and Median Sale Prices

Comparing 2024 to 2023 through March, the average sale price has increased 11.0% from \$268,200 to \$297,700. In the same comparison, the median sale price has increased 21.7% from \$240,000 to \$292,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +31.9% (\$382,900 v. \$290,300)

Median Sale Price % Change: +13.8% (\$280,000 v. \$246,000)

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	1.3	9.7	5.3
February	1.8	5.3	6.0
March	2.8	3.9	7.8
April	3.1	2.6	
May	2.1	2.1	
June	2.5	5.2	
July	3.0	4.5	
August	5.1	2.8	
September	3.9	3.9	
October	2.3	4.2	
November	4.2	4.6	
December	6.3	3.6	

Residential Trends

March 2024 vs. February 2024

New Listings **+45.0%** ↑

Pending Sales **-6.7%** ↓

Closed Sales **-16.7%** ↓

Average Sale Price **+7.4%** ↑

Median Sale Price **+6.0%** ↑

Inventory **+1.8** ↑

Total Market Time **+40** ↑

March 2024 vs. March 2023

New Listings **+93.3%** ↑

Pending Sales **-36.4%** ↓

Closed Sales **-23.1%** ↓

Average Sale Price **+34.4%** ↑

Median Sale Price **+23.1%** ↑

Inventory **+3.9** ↑

Total Market Time **-1** ↓

Baker County

March 2024 Reporting Period

Residential Sales by Price Range			
Price Range	Mar 2022	Mar 2023	Mar 2024
0K-100K	0	2	0
100K-200K	1	2	2
200K-300K	8	6	2
300K-400K	1	2	5
400K-500K	1	0	0
500K-600K	1	1	0
600K-700K	0	0	0
700K-800K	0	0	0
800K-900K	0	0	1
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	1	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

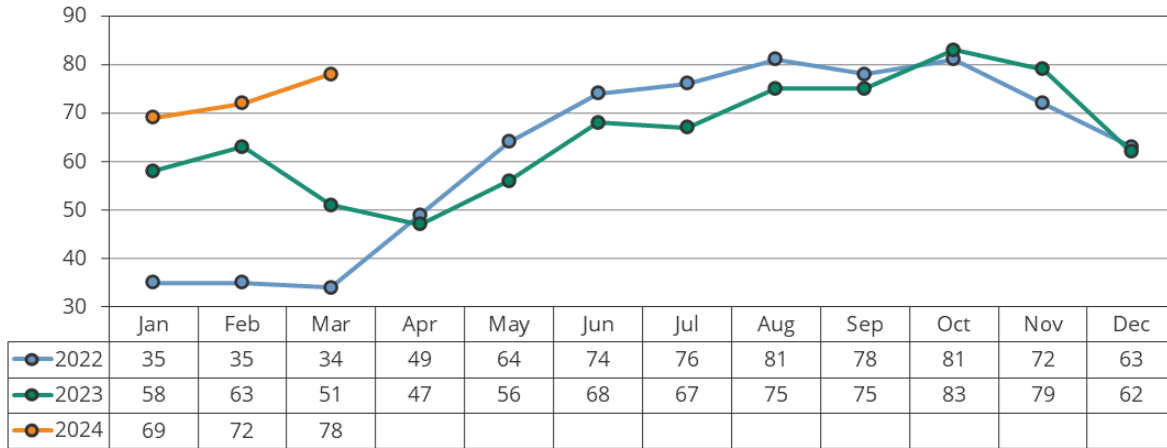
90th Percentile
 50th Percentile
 10th Percentile

Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2024	March	29	14	10	333,800	320,000	75
	February	20	15	12	310,800	302,000	35
	Year-To-Date	72	39	35	297,700	292,000	56
2023	March	15	22	13	248,400	260,000	76
	Year-To-Date	37	47	32	268,200	240,000	102
Change	March 2023	93.3%	-36.4%	-23.1%	34.4%	23.1%	-1.4%
	Prev Mo 2024	45.0%	-6.7%	-16.7%	7.4%	6.0%	111.3%
	Year-To-Date	94.6%	-17.0%	9.4%	11.0%	21.7%	-45.0%

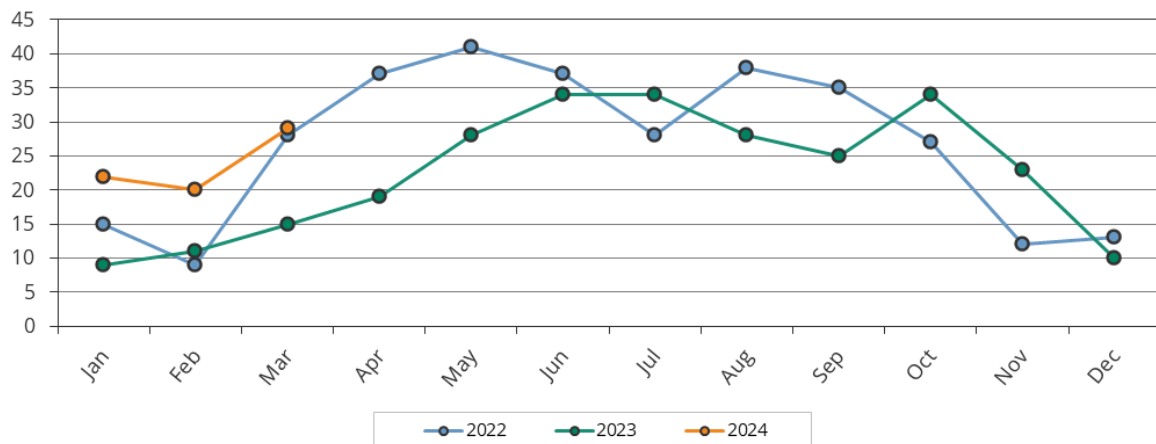
Baker County

March 2024 Reporting Period

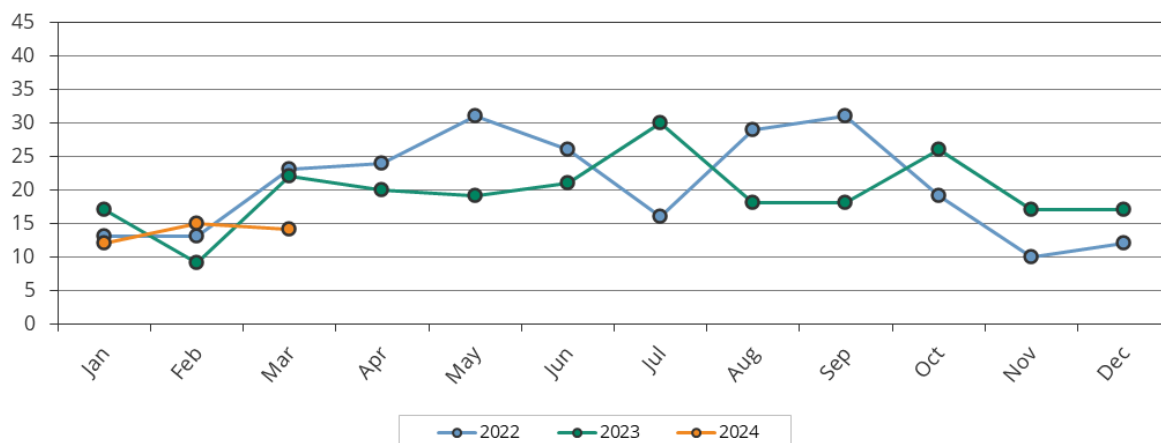
Active Residential Listings



New Listings



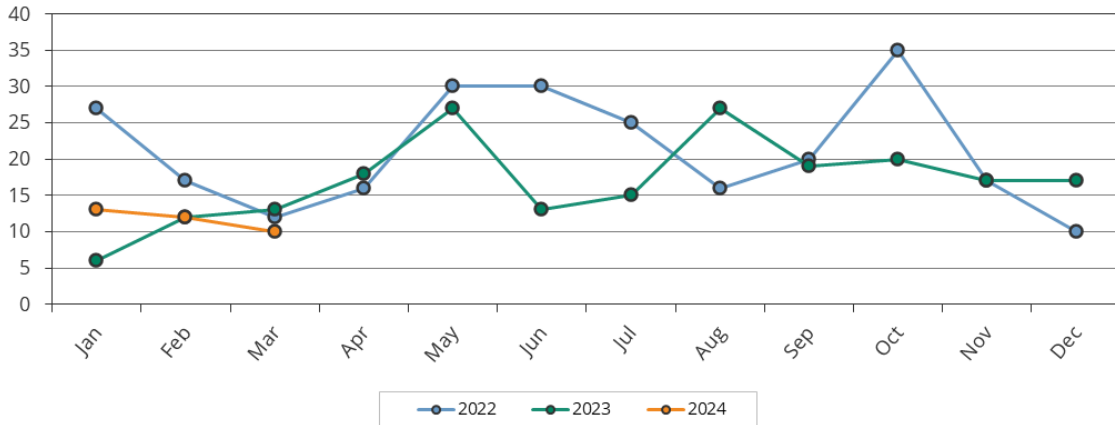
Pending Sales



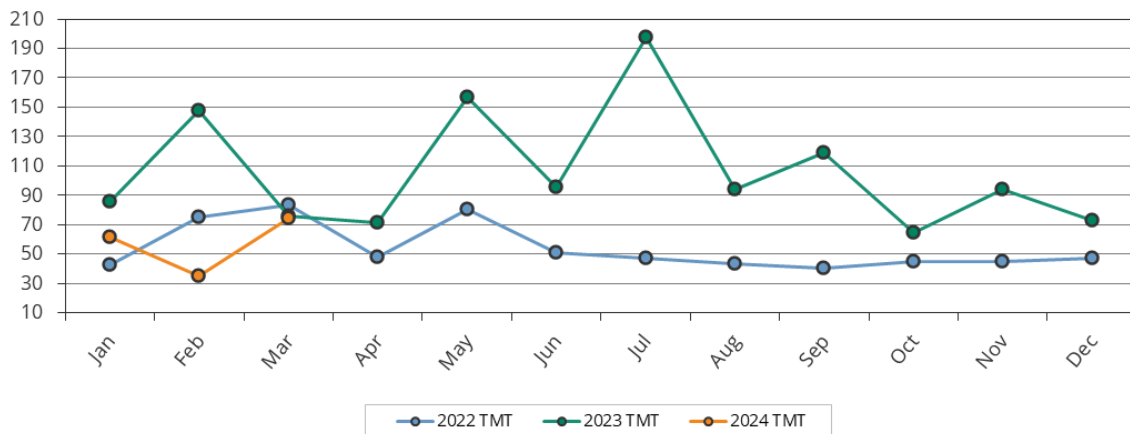
Baker County

March 2024 Reporting Period

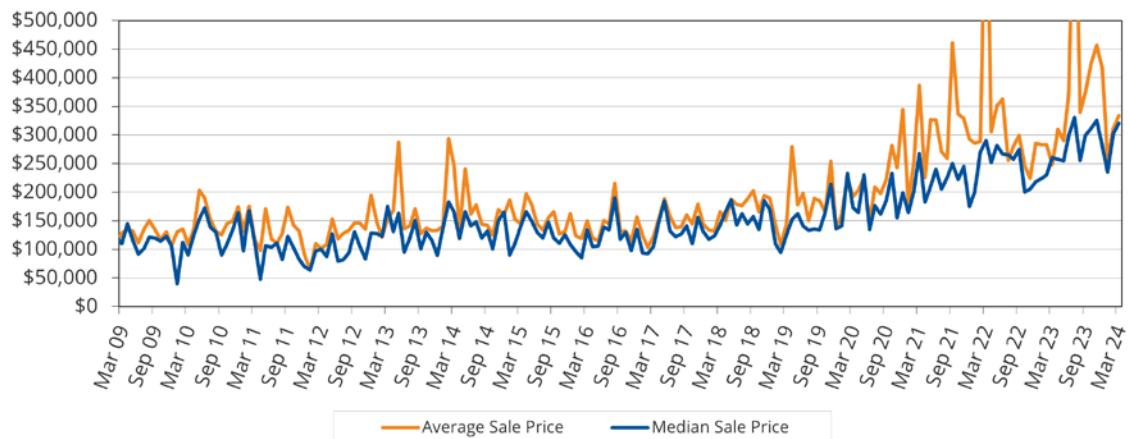
Closed Sales



Average Total Market Time



Average and Median Sale Price

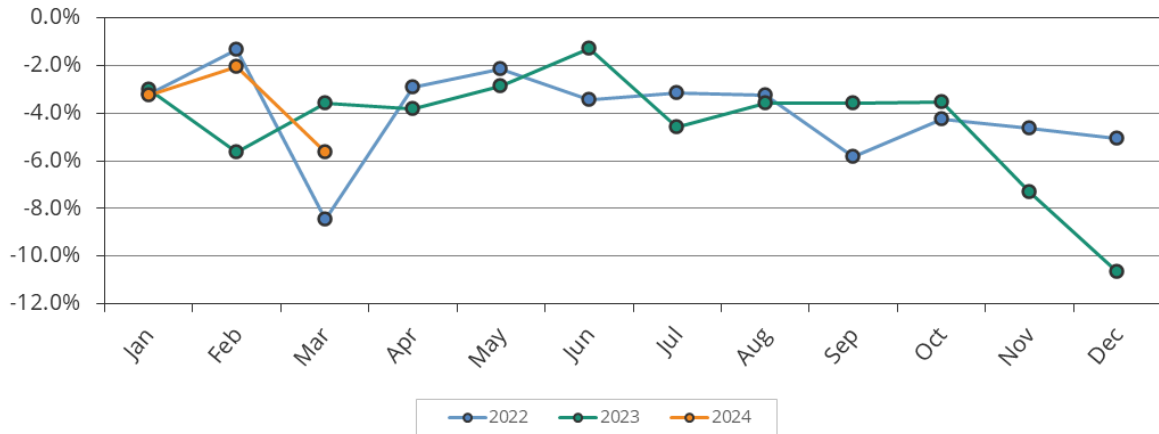


Note: In **March 2022**, the Average Sale Price was **\$788,600** for that month. In **July 2023**, the Average Sale Price was **\$820,400** for that month. This has caused a spike in the Average Sale Price for those months.

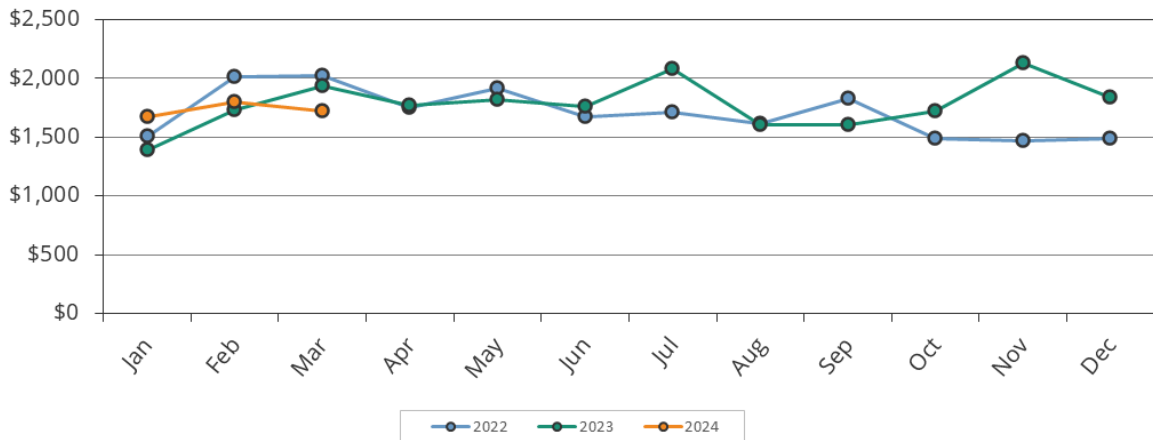
Baker County

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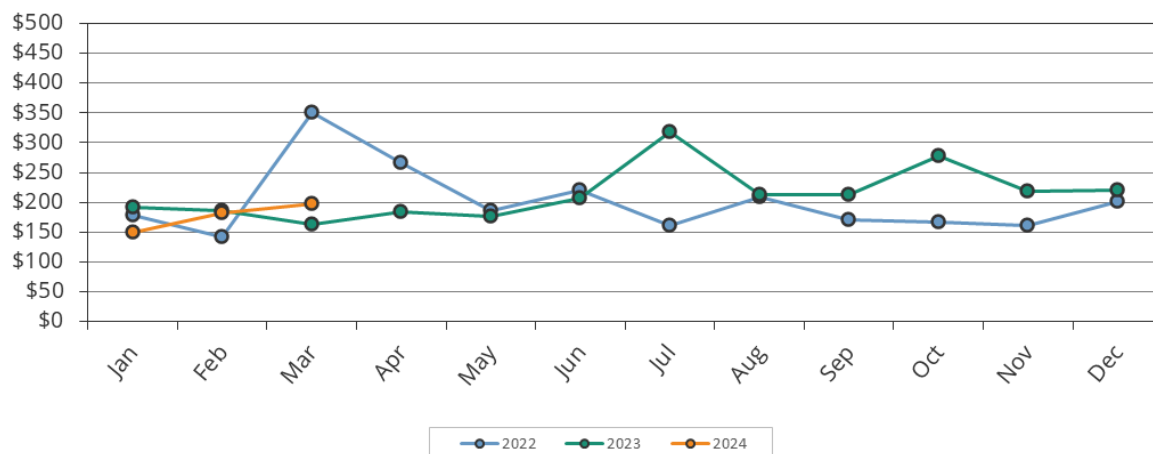
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



Baker County

March 2024 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 24 v. 23 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
460	Baker City / Keating	52	22	3	13	-35.0%	9	359,200	67	56	33	-15.4%	29	309,400	295,000	28.1%	2	297,500	-	-	2	356,000
461	Haines / Anthony Lk / Muddy Crk	2	1	0	0	-100.0%	0	-	-	3	2	100.0%	4	283,800	243,500	22.4%	-	-	-	-	-	-
462	Sumpter / McEwen / Bourne / Phillips Lk / Granit	7	2	1	1	-	0	-	-	3	1	-50.0%	-	-	-	8.9%	-	-	1	100,000	-	-
463	Unity / Hereford	2	1	0	0	-	0	-	-	1	0	-	0	-	-	1594.7%	0	-	0	-	0	-
464	Huntington / Lime	-	0	0	-	-	-	-	-	0	1	0.0%	1	205,000	205,000	-0.9%	-	-	1	73,500	-	-
465	Durkee / Pleasant Valley	1	0	0	0	-100.0%	0	-	-	2	0	-100.0%	0	-	-	-83.3%	0	-	0	-	0	-
466	Richland New Bridge	5	1	1	0	-	0	-	-	3	0	-	0	-	-	-9.8%	0	-	0	-	0	-
467	Halfway / Cornucopia	9	2	0	0	-	1	105,000	146	4	2	-33.3%	1	105,000	105,000	-8.7%	-	-	-	-	-	-
468	Oxbow	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
	Baker County	78	29	5	14	-36.4%	10	333,800	75	72	39	-17.0%	35	297,700	292,000	31.9%	2	297,500	2	86,800	2	356,000

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.

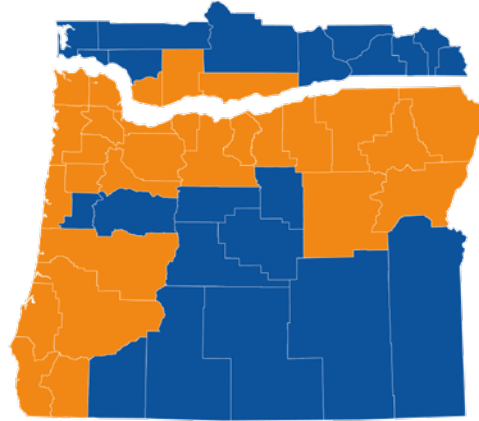
Additional Resources for RMLS Subscribers:

- | | |
|---|--|
| ▶ State Infographics | ▶ Market Statistical Reports |
| ▶ Regional Infographics | ▶ Market Trends |
| ▶ Real Talk with RMLS Podcast | ▶ Statistical Summaries |
| ▶ Video Highlights | |

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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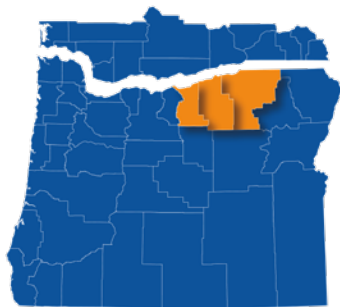
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Columbia Basin March 2024 Reporting Period

Columbia Basin

March 2024 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (103) increased 45.1% from the 71 listed in March 2023, and increased 49.3% from the 69 listed in February 2024.

Pending Sales

Pending sales (92) increased 21.1% from the 76 offers accepted in March 2023, and increased 39.4% from the 66 offers accepted in February 2024.

Closed Sales

Closed sales (58) decreased 20.5% from the 73 closings in March 2023, and increased 11.5% from the 52 closings in February 2024.

Inventory and Time on Market

Inventory decreased to 4.0 months in March. Total market time increased to 107 days.

Year-to-Date Summary

Comparing the first three months of 2024 to the same period in 2023, new listings (233) increased 12.0%, pending sales (208) increased 4.5%, and closed sales (163) increased 1.9%.

Average and Median Sale Prices

Comparing 2024 to 2023 through March, the average sale price has increased 10.2% from \$292,500 to \$322,400. In the same comparison, the median sale price has increased 8.8% from \$283,000 to \$308,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -1.8% (\$309,000 v. \$314,800)

Median Sale Price % Change: +1.6% (\$299,700 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

	2022	2023	2024
January	1.5	4.4	5.1
February	1.9	4.8	4.2
March	1.4	2.5	4.0
April	1.5	3.9	
May	1.9	3.8	
June	1.5	2.8	
July	2.7	3.6	
August	2.8	3.3	
September	2.4	3.5	
October	3.1	4.0	
November	4.1	4.4	
December	4.4	5.4	

Residential Trends

March 2024 vs. February 2024

New Listings **+49.3%** ↑

Pending Sales **+39.4%** ↑

Closed Sales **+11.5%** ↑

Average Sale Price **+2.4%** ↑

Median Sale Price **+0.2%** ↑

Inventory **-0.2** ↓

Total Market Time **+13** ↑

March 2024 vs. March 2023

New Listings **+45.1%** ↑

Pending Sales **+21.1%** ↑

Closed Sales **-20.5%** ↓

Average Sale Price **+15.1%** ↑

Median Sale Price **+15.4%** ↑

Inventory **+1.5** ↑

Total Market Time **+23** ↑

Columbia Basin

March 2024 Reporting Period

Residential Sales by Price Range			
Price Range	Mar 2022	Mar 2023	Mar 2024
0K-100K	5	5	0
100K-200K	7	10	6
200K-300K	30	29	18
300K-400K	30	26	23
400K-500K	12	5	5
500K-600K	4	2	5
600K-700K	1	0	1
700K-800K	0	0	0
800K-900K	1	1	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	1	0	0
1.8MM-1.9MM	0	0	0
1.9MM-2MM	0	0	0
2MM+	0	0	0

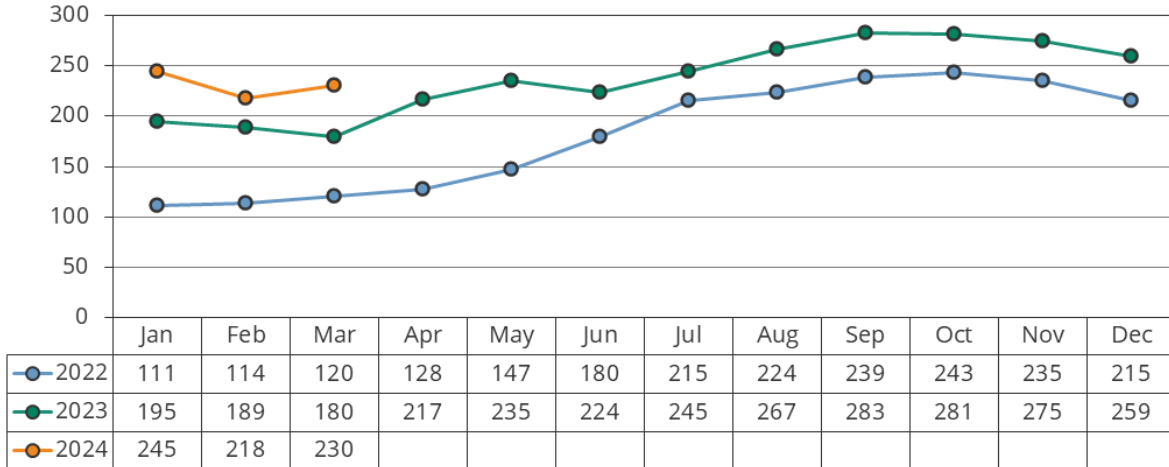
90th Percentile
 50th Percentile
 10th Percentile

Columbia Basin Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2024	March	103	92	58	328,300	311,500	107
	February	69	66	52	320,500	310,900	94
	Year-To-Date	233	208	163	322,400	308,000	93
2023	March	71	76	73	285,300	270,000	84
	Year-To-Date	208	199	160	292,500	283,000	82
Change	March 2023	45.1%	21.1%	-20.5%	15.1%	15.4%	27.4%
	Prev Mo 2024	49.3%	39.4%	11.5%	2.4%	0.2%	14.3%
	Year-To-Date	12.0%	4.5%	1.9%	10.2%	8.8%	13.9%

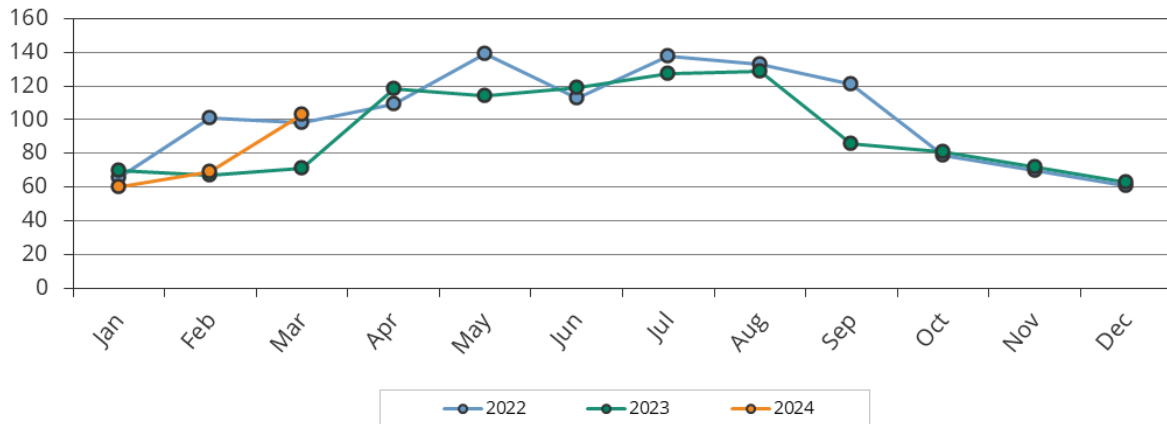
Columbia Basin

March 2024 Reporting Period

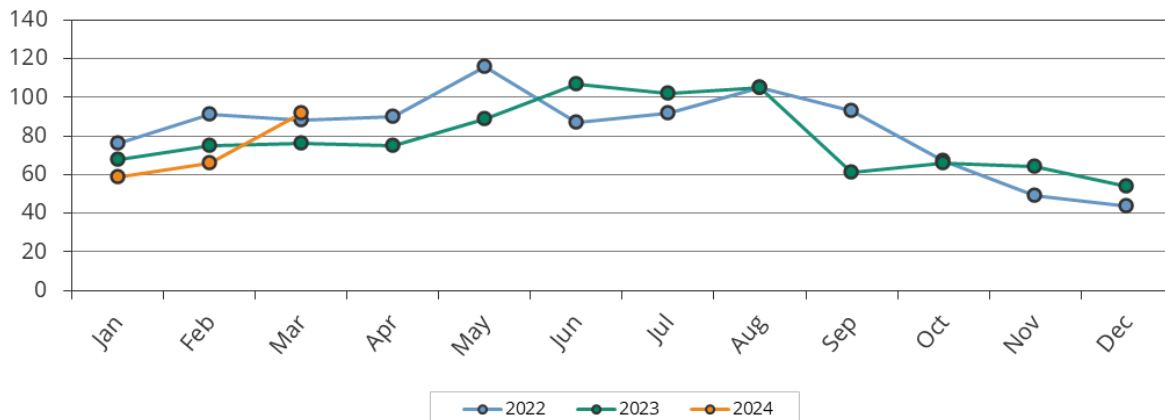
Active Residential Listings



New Listings



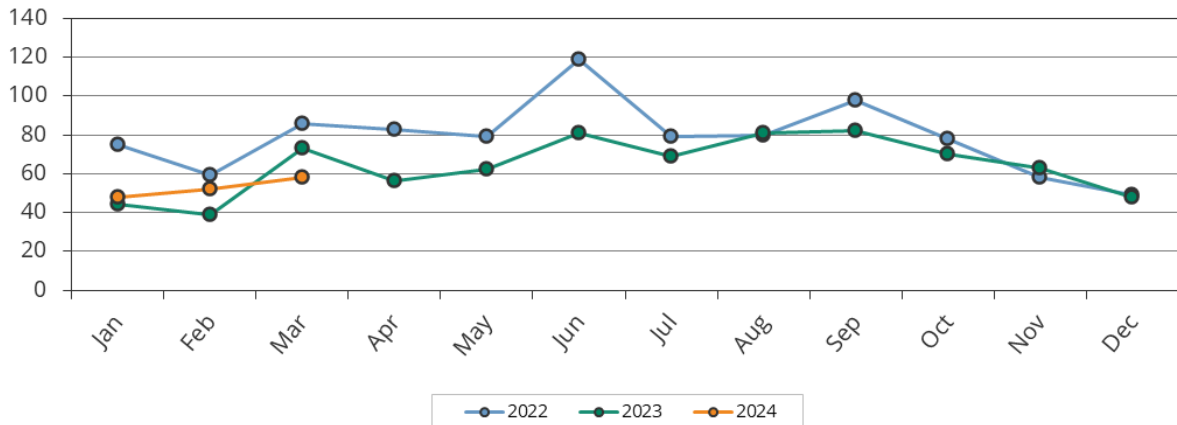
Pending Sales



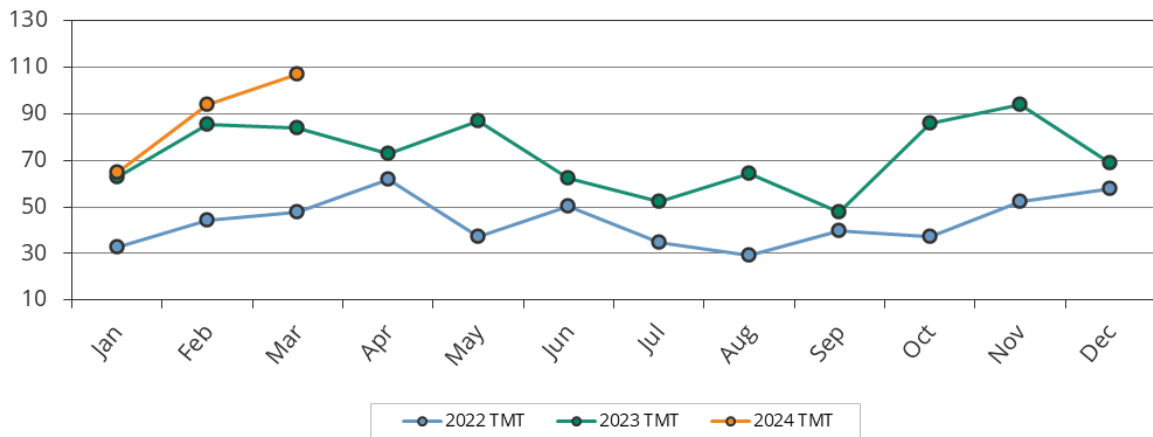
Columbia Basin

March 2024 Reporting Period

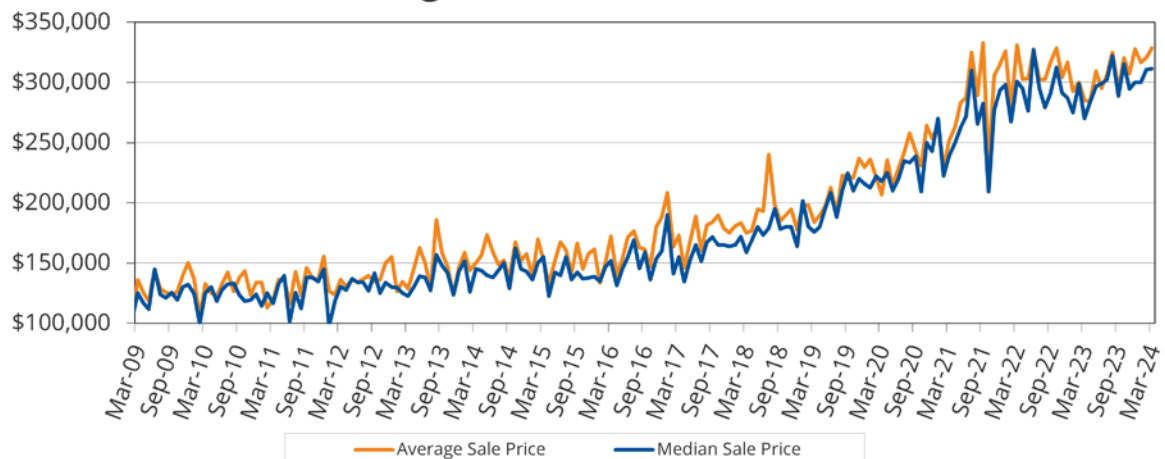
Closed Sales



Average Total Market Time



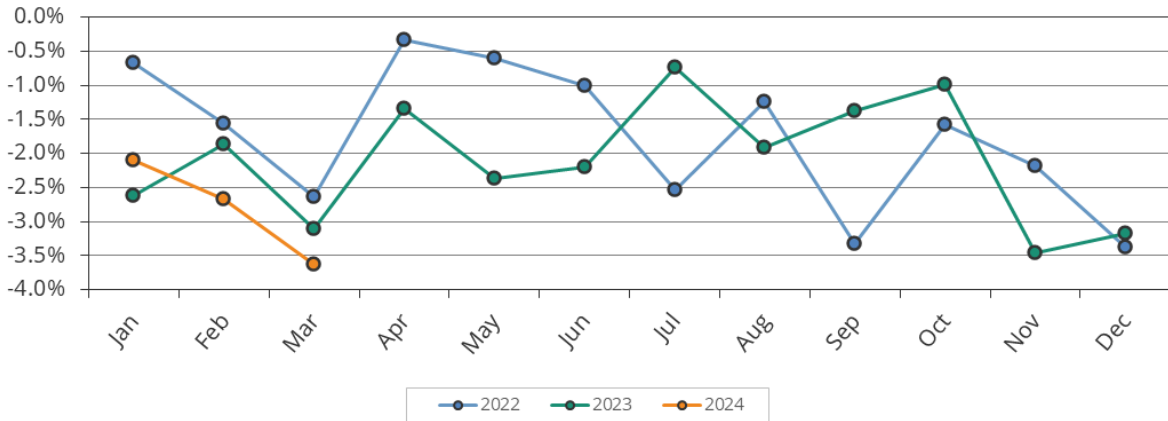
Average and Median Sale Price



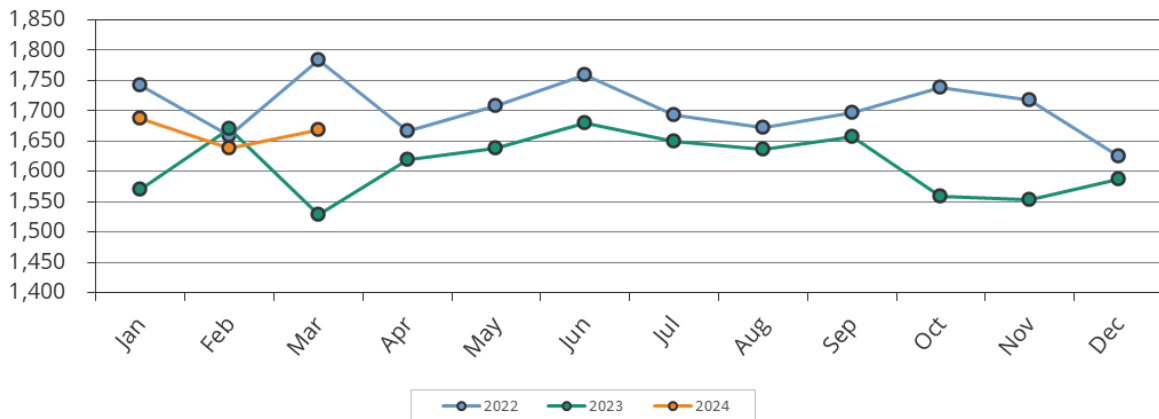
Columbia Basin

March 2024 Reporting Period

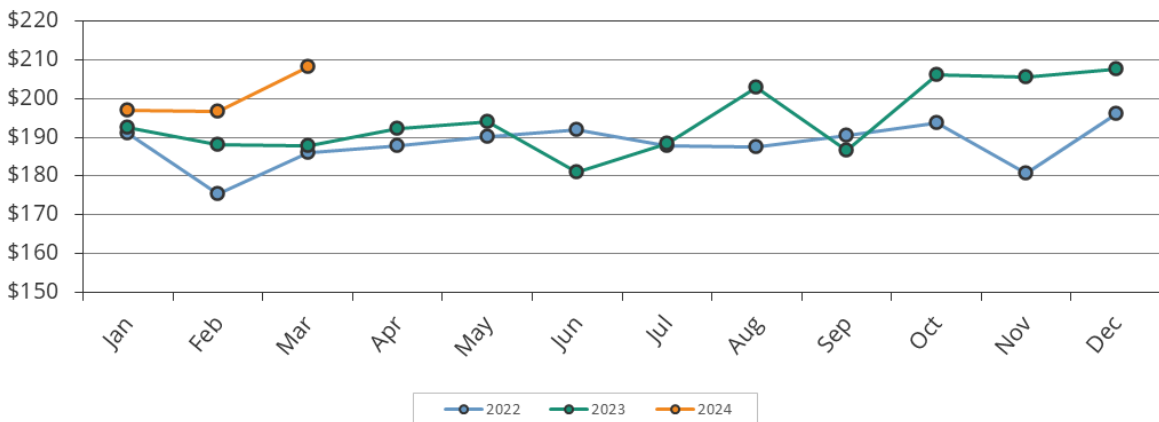
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



Columbia Basin

March 2024 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 24 v. 23 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	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
380	Arlington / N	3	1	1	1	0.0%	0	-	-	2	1	-66.7%	-	-	-	5.4%	1	55,000	1	50,000	-	-	
381	Condon / S	1	1	0	1	0.0%	1	169,000	52	2	1	-50.0%	1	169,000	169,000	-5.1%	1	112,000	1	33,800	-	-	
Gilliam Co. Total		4	2	1	2	0.0%	1	169,000	52	4	2	-60.0%	1	169,000	169,000	-6.4%	2	83,500	2	41,900	-	-	
420	Boardman / NW	26	4	2	7	40.0%	0	-	-	7	8	-20.0%	5	383,900	327,000	1.8%	-	-	1	70,000	-	-	
421	Irrigon	5	1	0	4	0.0%	1	389,000	154	3	5	-28.6%	1	389,000	389,000	-8.2%	-	-	-	-	-	-	
422	Ione	2	0	0	0	-	0	-	-	0	1	0.0%	0	-	-	6.6%	0	-	0	-	0	-	
423	Lexington	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
424	Heppner / S	5	4	-	3	50.0%	1	320,000	91	5	5	66.7%	2	227,500	227,500	-11.8%	-	-	1	25,000	-	-	
	Morrow Co. Total	38	9	2	14	27.3%	2	354,500	123	15	19	-9.5%	8	345,400	326,000	-100.0%	-	-	2	47,500	-	-	
430	Umatilla	24	19	2	21	61.5%	7	406,500	154	45	39	25.8%	24	346,600	307,800	10.2%	-	-	2	219,500	-	-	
431	Hermiston	72	32	3	21	5.0%	15	354,800	160	75	56	1.8%	53	332,700	320,000	-8.2%	1	300,000	4	1,427,500	-	-	
432	Stanfield	4	2	0	3	50.0%	2	279,000	96	13	11	83.3%	8	302,800	279,000	7.4%	-	-	1	55,000	-	-	
433	Echo	1	0	0	1	-	1	272,000	62	2	3	200.0%	2	391,000	391,000	28.4%	-	-	1	104,500	-	-	
435	Pendleton City Limits	46	24	3	16	33.3%	15	290,900	83	44	43	10.3%	33	294,800	292,500	-5.3%	-	-	2	117,500	-	-	
436	E-Meacham, Cayuse	1	2	1	1	-	0	-	-	2	1	-	0	-	-	22.7%	0	-	0	-	0	-	
437	NE-Athena / Helix / Adams / Weston	17	9	3	3	-	3	226,000	43	14	7	40.0%	6	317,000	289,000	17.5%	-	-	-	-	-	-	
438	S-Pilot Rock, Ukiah	6	1	1	3	0.0%	1	240,000	28	4	5	-16.7%	4	207,700	239,500	7.1%	-	-	-	-	1	75,000	
439	Milton-Freewater	17	3	2	7	-46.2%	11	353,100	72	15	22	-26.7%	24	333,100	320,500	6.3%	-	-	-	-	1	255,000	
	Umatilla Co. Total	188	92	15	76	20.6%	55	330,200	108	214	187	8.1%	154	322,200	303,400	-1.7%	1	300,000	10	654,400	2	165,000	

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.

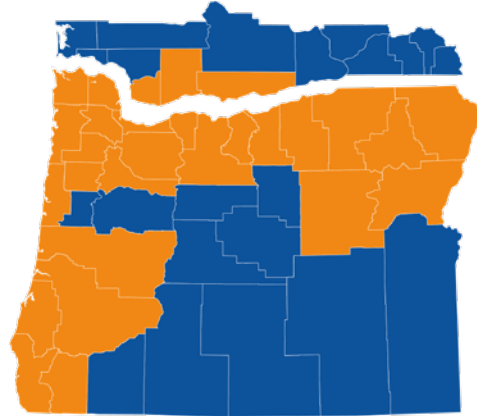
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- Portland Metro
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- Union County
- Wallowa County



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Kurt von Wasmuth, President/CEO
Jorden Holland, Editor
Grant Lowery, Communications Manager

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MARKET ACTION REPORT

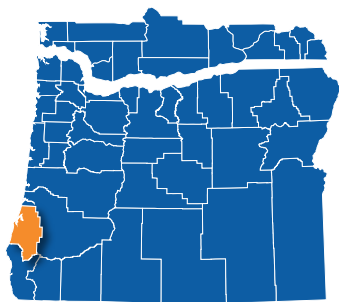
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Coos County March 2024 Reporting Period

Coos County

March 2024 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (103) decreased 7.2% from the 111 listed in March 2023, and increased 25.6% from the 82 listed in February 2024.

Pending Sales

Pending sales (82) decreased 18.8% from the 101 offers accepted in March 2023, and increased 2.5% from the 80 offers accepted in February 2024.

Closed Sales

Closed sales (70) increased 2.9% from the 68 closings in March 2023, and increased 29.6% from the 54 closings in February 2024.

Inventory and Time on Market

Inventory decreased to 3.3 months in March. Total market time decreased to 81 days.

Year-to-Date Summary

Comparing the first three months of 2024 to the same period in 2023, new listings (269) decreased 6.3%, pending sales (217) decreased 8.4%, and closed sales (180) increased 11.1%.

Average and Median Sale Prices

Comparing 2024 to 2023 through March, the average sale price has decreased 4.9% from \$381,000 to \$362,400. In the same comparison, the median sale price has increased 0.5% from \$331,200 to \$332,800.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -10.7% (\$355,400 v. \$398,200)

Median Sale Price % Change: -6.0% (\$329,000 v. \$350,000)

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	1.3	4.4	4.5
February	1.4	3.6	4.1
March	1.2	2.5	3.3
April	1.3	2.1	
May	1.4	3.0	
June	3.2	3.2	
July	2.3	4.2	
August	2.4	2.6	
September	2.1	3.8	
October	2.8	3.8	
November	3.2	4.8	
December	2.8	4.0	

Residential Trends

March 2024 vs. February 2024

New Listings **+25.6%** ↑

Pending Sales **+2.5%** ↑

Closed Sales **+29.6%** ↑

Average Sale Price **-1.7%** ↓

Median Sale Price **-4.3%** ↓

Inventory **-0.8** ↓

Total Market Time **-16** ↓

March 2024 vs. March 2023

New Listings **-7.2%** ↓

Pending Sales **-18.8%** ↓

Closed Sales **+2.9%** ↑

Average Sale Price **-14.9%** ↓

Median Sale Price **-5.0%** ↓

Inventory **+0.8** ↑

Total Market Time **-1** ↓

Coos County

March 2024 Reporting Period

Residential Sales by Price Range			
Price Range	Mar 2022	Mar 2023	Mar 2024
0K-100K	3	3	2
100K-200K	12	9	3
200K-300K	20	19	25
300K-400K	38	17	18
400K-500K	22	7	11
500K-600K	4	5	5
600K-700K	3	8	4
700K-800K	4	2	3
800K-900K	1	2	1
900K-1M	0	1	0
1MM-1.1MM	0	2	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	1	0
1.6MM-1.7MM	0	0	0
1.7MM-1.8MM	0	0	0
1.8MM-1.9MM	0	0	0
1.9MM-2MM	0	0	0
2MM+	0	0	0

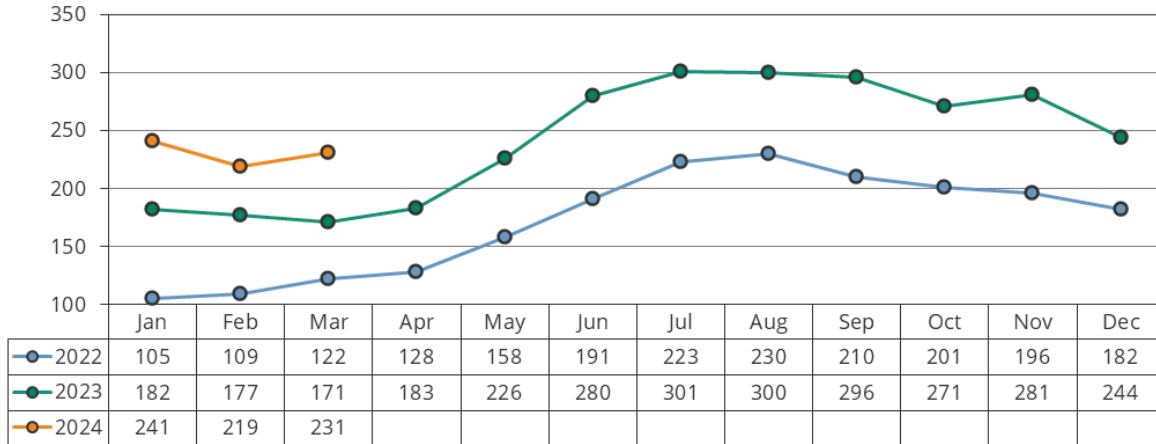
90th Percentile
 50th Percentile
 10th Percentile

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2024	March	103	82	70	364,300	323,000	81
	February	82	80	54	370,600	337,500	97
	Year-To-Date	269	217	180	362,400	332,800	83
2023	March	111	101	68	427,900	340,000	82
	Year-To-Date	287	237	162	381,000	331,200	75
Change	March 2023	-7.2%	-18.8%	2.9%	-14.9%	-5.0%	-1.4%
	Prev Mo 2024	25.6%	2.5%	29.6%	-1.7%	-4.3%	-17.0%
	Year-To-Date	-6.3%	-8.4%	11.1%	-4.9%	0.5%	11.1%

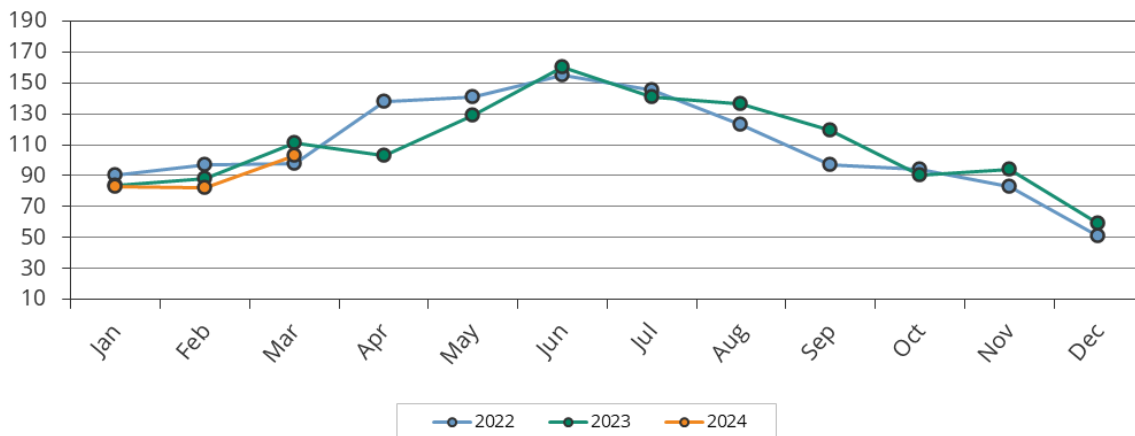
Coos County

March 2024 Reporting Period

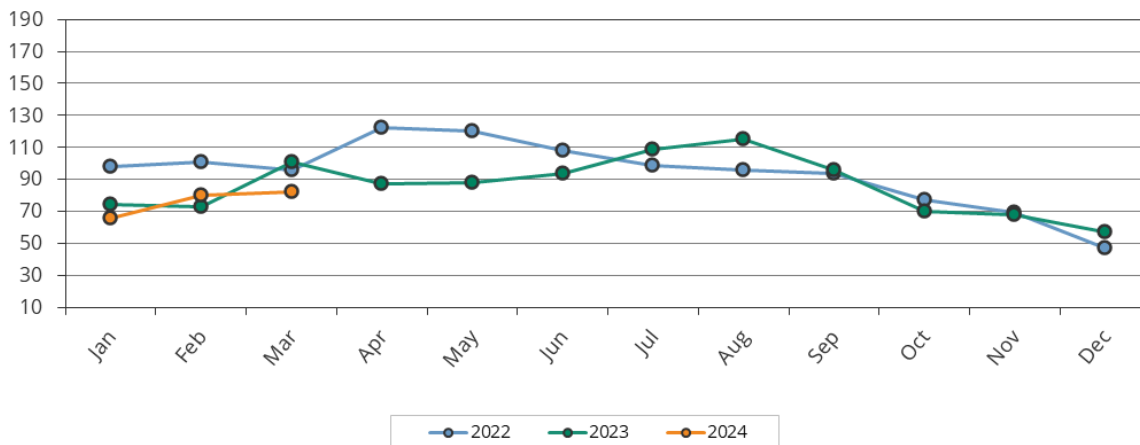
Active Residential Listings



New Listings



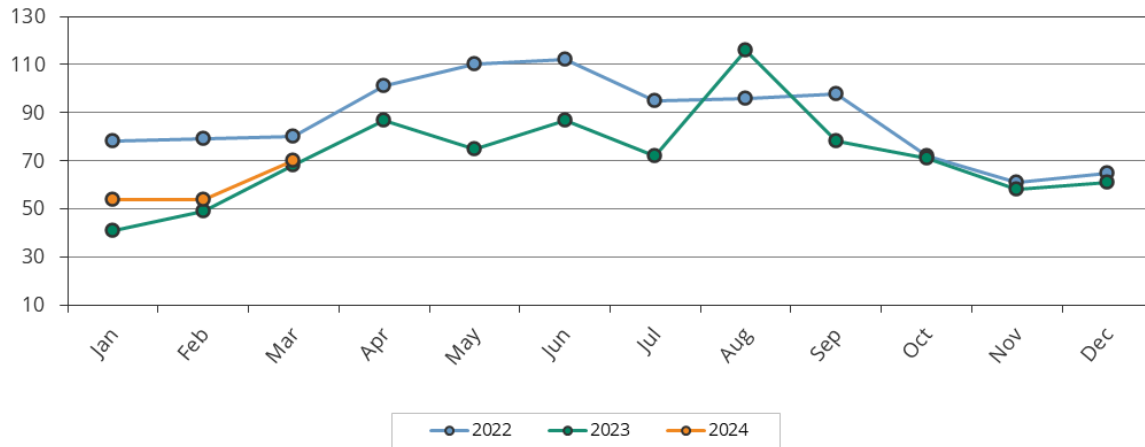
Pending Sales



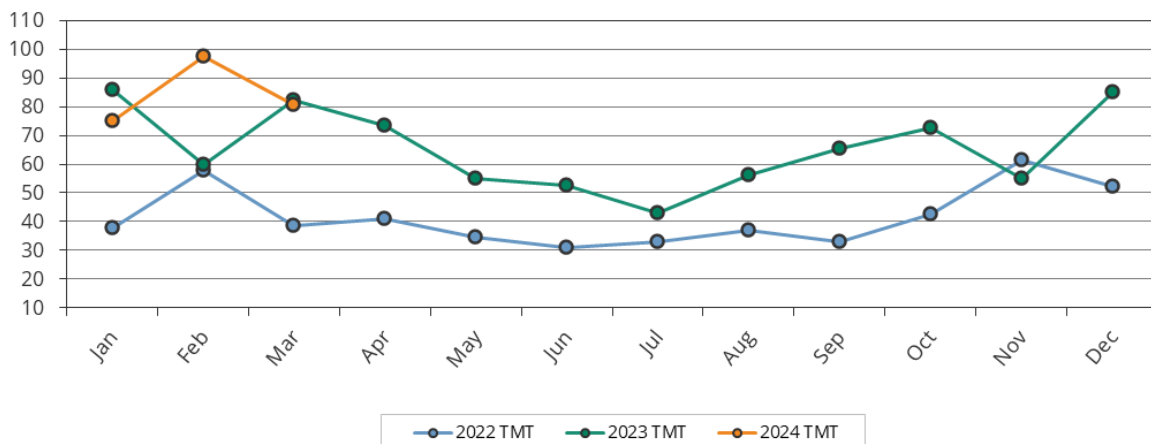
Coos County

March 2024 Reporting Period

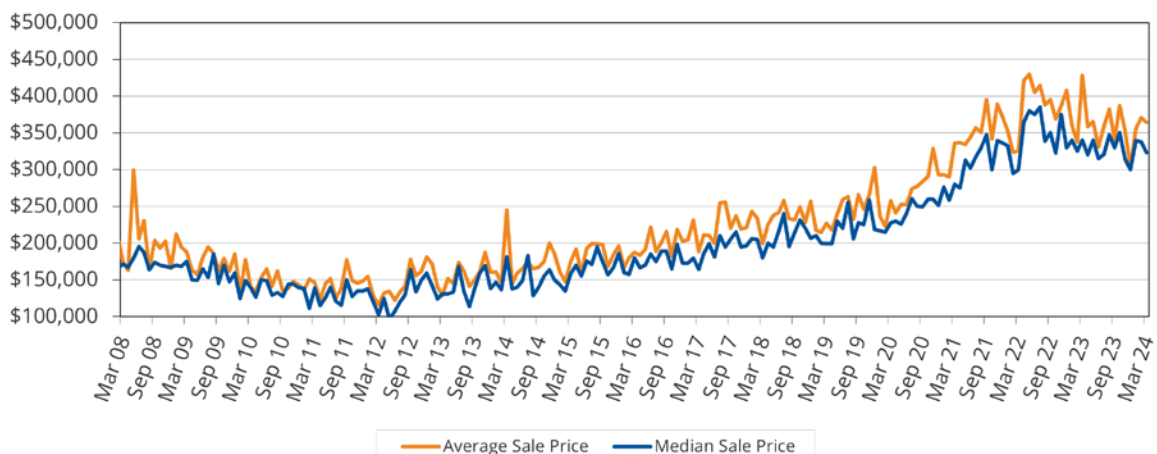
Closed Sales



Average Total Market Time



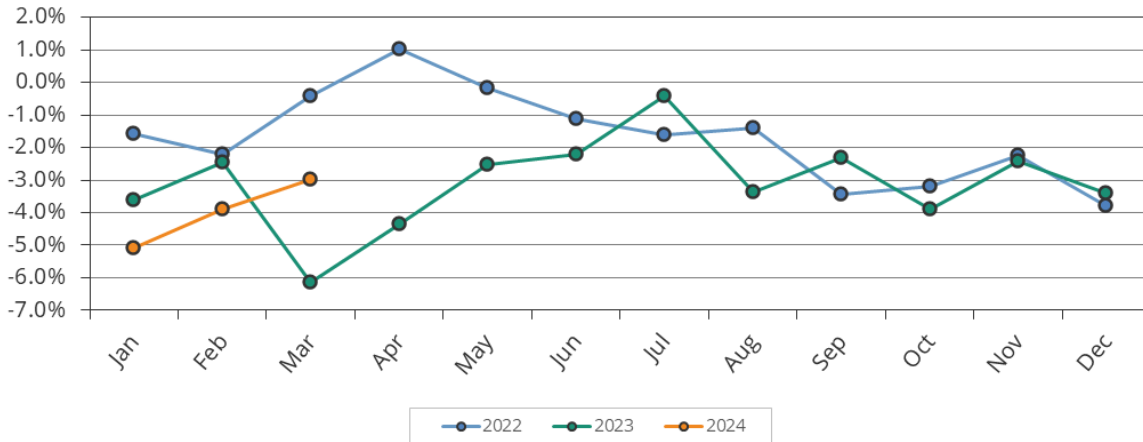
Average and Median Sale Price



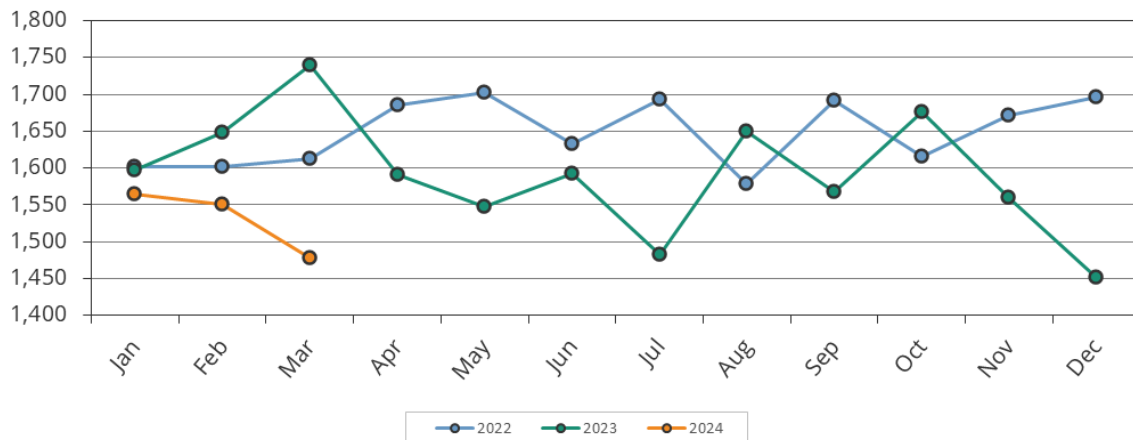
Coos County

March 2024 Reporting Period

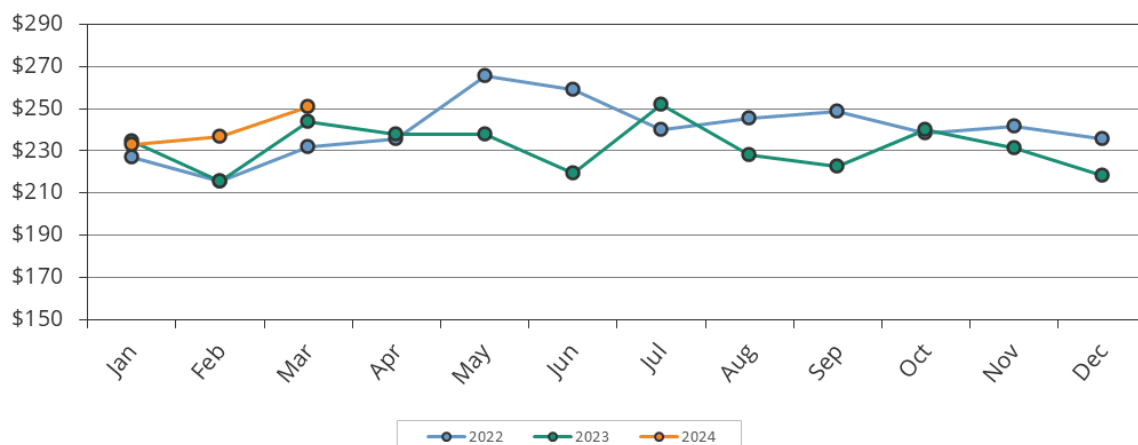
Average Sold Price Change



Average Square Footage



Average Price Per Square Foot



Coos County

March 2024 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 24 v. 23 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
97407	Allegeny	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
97411	Bandon	45	17	5	13	44.4%	14	533,300	78	47	38	26.7%	38	509,500	490,100	-16.2%	1	620,000	9	161,900	1	695,000	
97414	Broadbent	0	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	-	0	-	0	-	0	-	
97420	Coos Bay	81	46	5	30	-43.4%	25	338,700	75	100	77	-30.0%	57	337,600	318,000	-7.0%	1	250,000	8	122,300	6	421,200	
97423	Coquille	19	5	1	8	-33.3%	8	269,000	87	18	17	-37.0%	15	271,800	247,500	-5.2%	-	-	1	206,500	-	-	
97449	Lakeside	24	10	2	6	100.0%	3	272,700	60	23	16	166.7%	15	267,000	270,000	-25.8%	-	-	-	-	-	-	
97458	Myrtle Point	28	5	3	1	-75.0%	4	312,300	159	17	14	-6.7%	10	364,000	291,300	-2.8%	-	-	1	62,000	-	-	
97459	North Bend	32	20	4	21	16.7%	15	344,500	69	62	49	8.9%	41	353,900	333,000	-5.2%	1	330,000	3	504,300	-	-	
97466	Powers	2	0	0	3	50.0%	1	180,000	145	2	6	100.0%	4	101,000	92,000	-49.0%	-	-	-	-	-	-	
	Coos County	231	103	20	82	-18.8%	70	364,300	81	269	217	-8.4%	180	362,400	332,800	-10.7%	3	400,000	22	191,700	7	460,300	

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:

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% 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.

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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.

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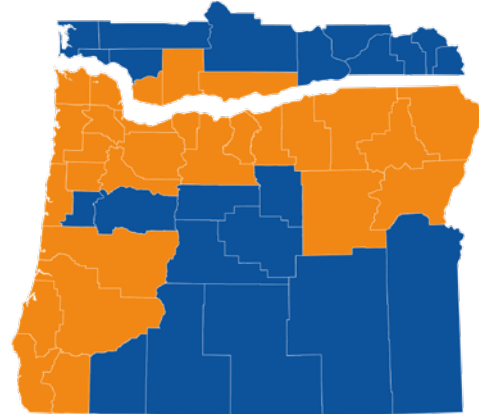
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Kurt von Wasmuth, President/CEO

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MARKET ACTION REPORT

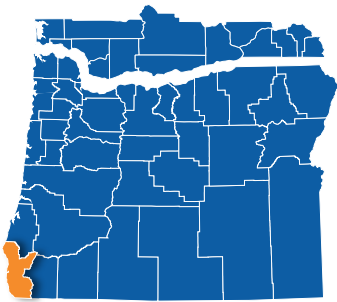
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Curry County March 2024 Reporting Period

Curry County

March 2024 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (60) increased 50.0% from the 40 listed in March 2023, and increased 22.4% from the 49 listed in February 2024.

Pending Sales

Pending sales (30) matched the 30 offers accepted in March 2023, and decreased 14.3% from the 35 offers accepted in February 2024.

Closed Sales

Closed sales (30) increased 42.9% from the 21 closings in March 2023, and increased 36.4% from the 22 closings in February 2024.

Inventory and Time on Market

Inventory increased to 6.2 months in March. Total market time decreased to 78 days.

Year-to-Date Summary

Comparing the first three months of 2024 to the same period in 2023, new listings (155) increased 72.2%, pending sales (87) increased 20.8%, and closed sales (78) increased 27.9%.

Average and Median Sale Prices

Comparing 2024 to 2023 through March, the average sale price has increased 0.3% from \$441,100 to \$442,400. In the same comparison, the median sale price has increased 11.3% from \$375,000 to \$417,500.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +7.0% (\$465,400 v. \$434,900)

Median Sale Price % Change: +0.1% (\$400,000 v. \$399,500)

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

Inventory in Months

	2022	2023	2024
January	1.9	5.8	6.7
February	1.9	8.4	7.6
March	1.4	6.5	6.2
April	2.6	6.2	
May	1.9	7.0	
June	2.6	5.6	
July	3.8	5.5	
August	4.0	4.4	
September	2.9	5.5	
October	3.8	6.3	
November	4.7	9.8	
December	4.5	5.8	

Residential Trends

March 2024 vs. February 2024

New Listings **+22.4%** ↑

Pending Sales **-14.3%** ↓

Closed Sales **+36.4%** ↑

Average Sale Price **+5.1%** ↑

Median Sale Price **-14.1%** ↓

Inventory **-1.4** ↓

Total Market Time **-31** ↓

March 2024 vs. March 2023

New Listings **+50.0%** ↑

Pending Sales **0.0%** —

Closed Sales **+42.9%** ↑

Average Sale Price **+12.3%** ↑

Median Sale Price **+9.6%** ↑

Inventory **-0.3** ↓

Total Market Time **-6** ↓

Curry County

March 2024 Reporting Period

Residential Sales by Price Range			
Price Range	Mar 2022	Mar 2023	Mar 2024
0K-100K	3	4	2
100K-200K	8	2	3
200K-300K	9	2	4
300K-400K	12	6	7
400K-500K	14	4	6
500K-600K	3	3	2
600K-700K	2	0	0
700K-800K	1	0	5
800K-900K	5	0	0
900K-1M	0	0	0
1MM-1.1MM	2	0	0
1.1MM-1.2MM	0	0	0
1.2MM-1.3MM	0	1	1
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	1
1.7MM-1.8MM	0	0	0
1.8MM-1.9MM	0	0	0
1.9MM-2MM	0	0	0
2MM+	0	0	1



90th Percentile



50th Percentile



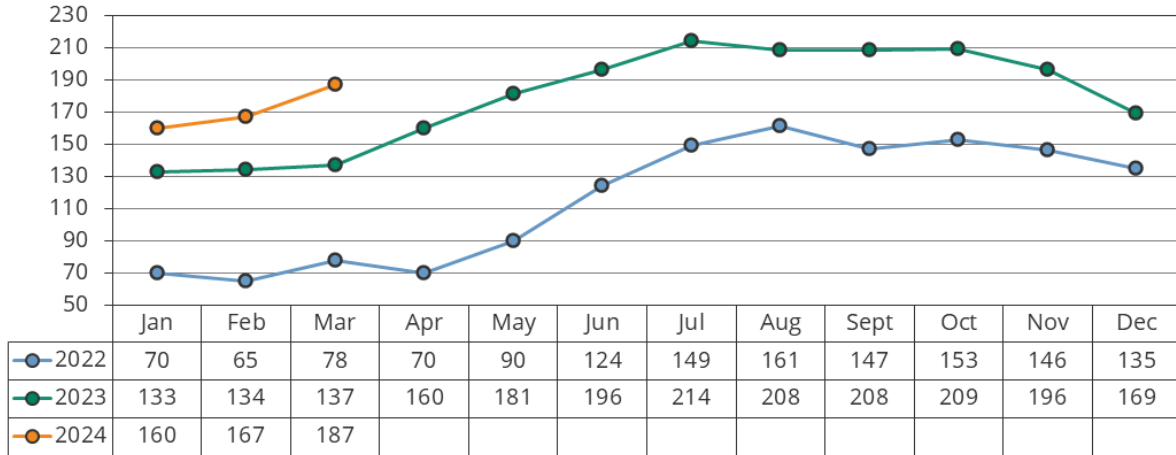
10th Percentile

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2024	March	60	30	30	460,100	390,000	78
	February	49	35	22	437,800	453,800	109
	Year-To-Date	155	87	78	442,400	417,500	100
2023	March	40	30	21	409,600	356,000	84
	Year-To-Date	90	72	61	441,100	375,000	94
Change	March 2023	50.0%	0.0%	42.9%	12.3%	9.6%	-7.4%
	Prev Mo 2024	22.4%	-14.3%	36.4%	5.1%	-14.1%	-28.4%
	Year-To-Date	72.2%	20.8%	27.9%	0.3%	11.3%	6.7%

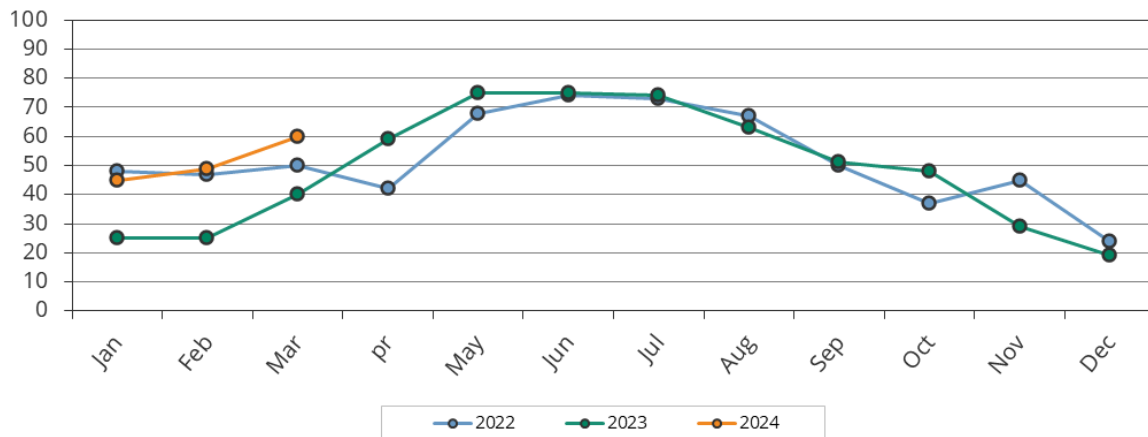
Curry County

March 2024 Reporting Period

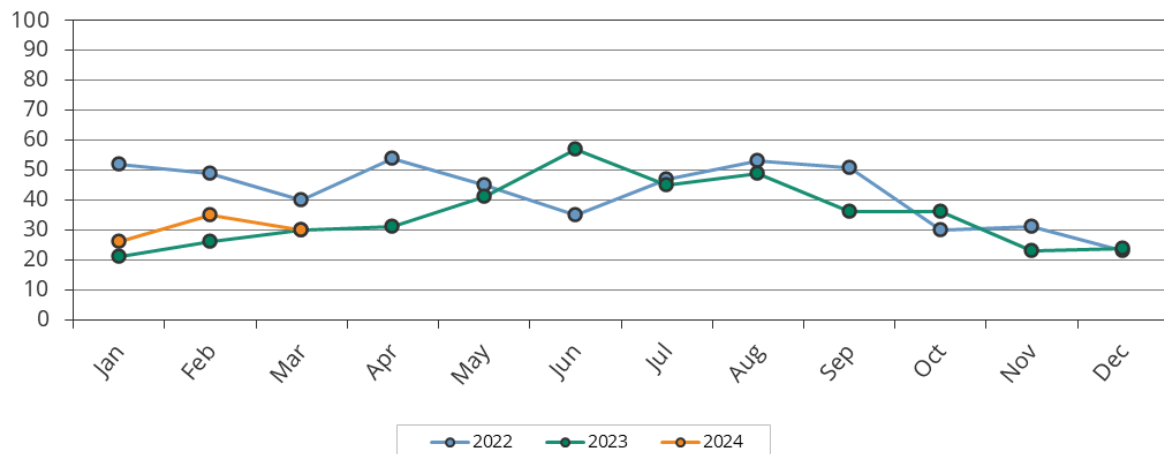
Active Residential Listings



New Listings



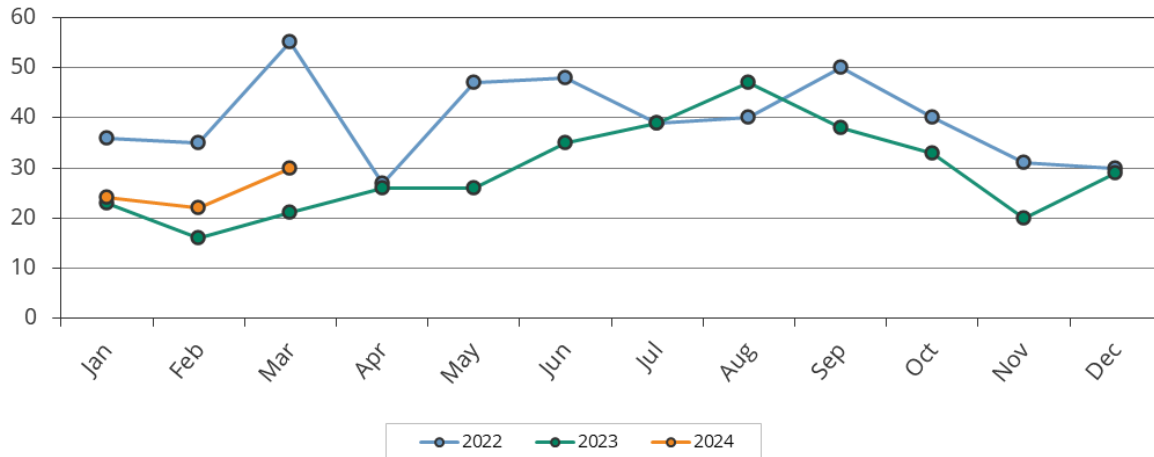
Pending Sales



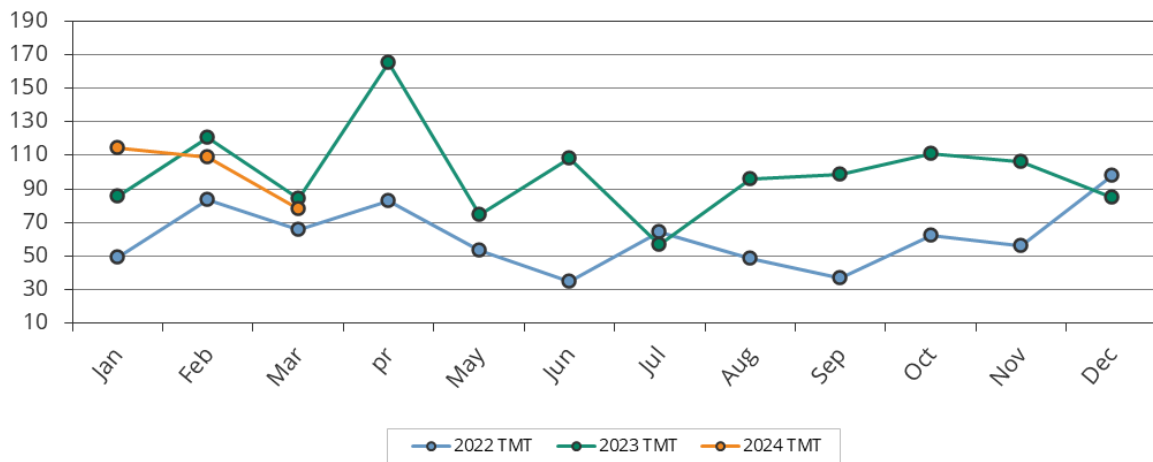
Curry County

March 2024 Reporting Period

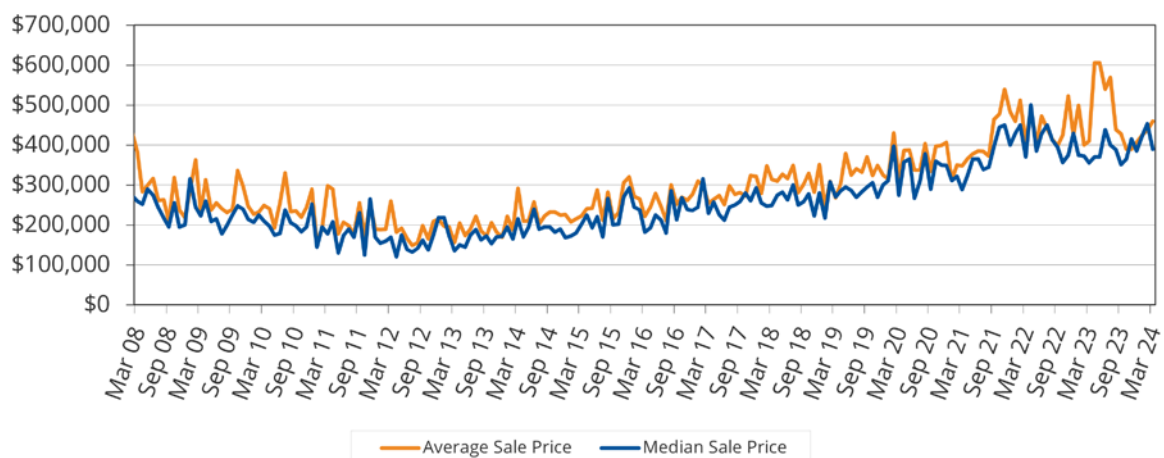
Closed Sales



Average Total Market Time



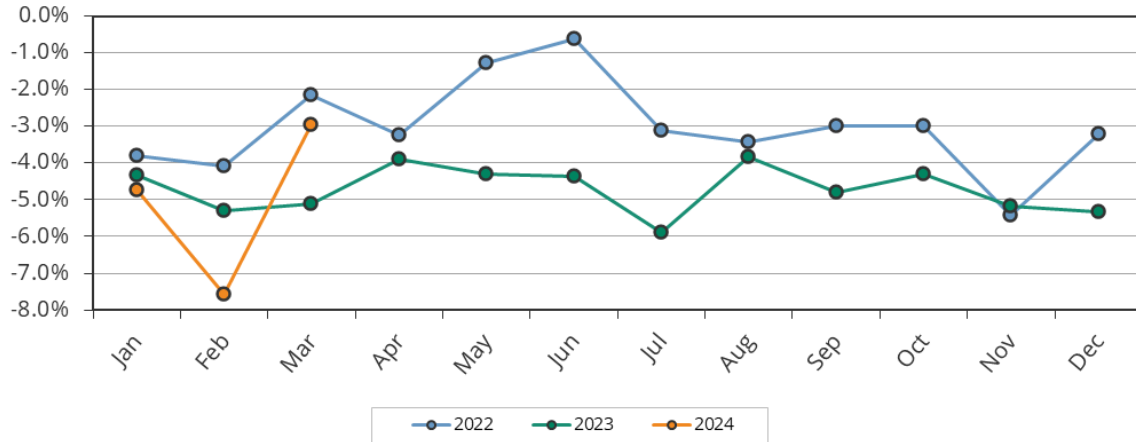
Average and Median Sale Price



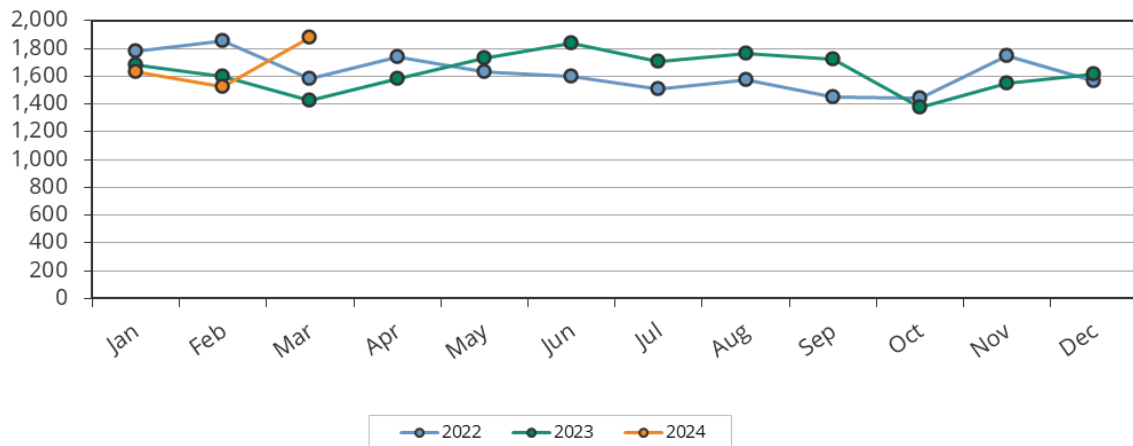
Curry County

March 2024 Reporting Period

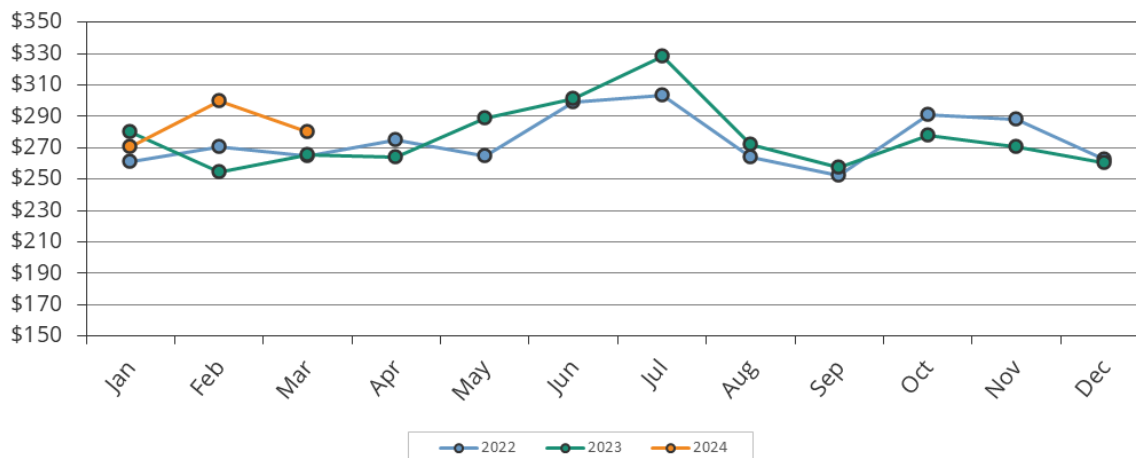
Average Sold Price Change



Average Square Foot



Average Price Per Square Foot



Curry County

March 2024 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 24 v. 23 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
270	City / Airport / Marina Hts. / NB Chetco	54	10	3	11	22.2%	13	475,500	79	49	34	54.5%	31	476,200	462,500	7.2%	-	-	4	255,800	1	2,250,000	
271	Harbor / Winchuck / SB Chetco	40	14	2	7	-30.0%	6	417,200	57	33	16	-23.8%	16	338,700	290,000	15.5%	-	-	2	157,500	-	-	
272	Carpenterville / Cape Ferrello / Whaleshead	18	8	2	2	0.0%	2	435,600	48	13	5	-16.7%	5	524,100	540,000	-19.8%	-	-	-	-	-	-	
273	Gold Beach	56	20	8	8	-11.1%	8	484,100	99	42	26	36.8%	19	439,700	380,000	9.9%	2	546,800	3	144,800	-	-	
274	Port Orford	19	8	3	2	-	1	375,000	81	18	6	50.0%	7	478,800	420,000	5.8%	-	-	3	105,000	-	-	
	Curry County	187	60	18	30	0.0%	30	460,100	78	155	87	20.8%	78	442,400	417,500	7.0%	2	546,800	12	174,000	1	2,250,000	

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

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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.

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% 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.

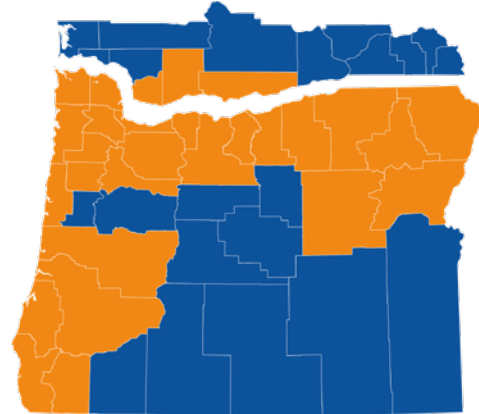
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Market Action Report

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- Wallowa County



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Credits

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MARKET ACTION REPORT

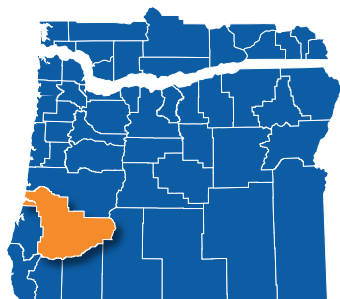
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Douglas County March 2024 Reporting Period

Douglas County

March 2024 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (139) increased 8.6% from the 128 listed in March 2023, and decreased 1.4% from the 141 listed in February 2024.

Pending Sales

Pending sales (111) decreased 11.9% from the 126 offers accepted in March 2023, and decreased 20.7% from the 140 offers accepted in February 2024.

Closed Sales

Closed sales (113) increased 14.1% from the 99 closings in March 2023, and increased 50.7% from the 75 closings in February 2024.

Inventory and Time on Market

Inventory decreased to 2.8 months in March. Total market time decreased to 74 days.

Year-to-Date Summary

Comparing the first three months of 2024 to the same period in 2023, new listings (397) increased 9.1%, pending sales (329) decreased 2.4%, and closed sales (274) decreased 2.8%.

Average and Median Sale Prices

Comparing 2024 to 2023 through March, the average sale price has increased 9.4% from \$321,700 to \$352,100. In the same comparison, the median sale price has increased 9.8% from \$299,300 to \$328,700.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -0.7% (\$350,000 v. \$352,500)

Median Sale Price % Change: +1.1% (\$320,000 v. \$316,500)

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

Inventory in Months

	2022	2023	2024
January	1.5	3.7	3.9
February	1.5	3.3	3.9
March	1.3	2.8	2.8
April	1.7	3.6	
May	1.8	2.7	
June	2.3	2.7	
July	2.9	2.9	
August	2.6	3.1	
September	2.9	3.9	
October	3.2	4.2	
November	4.0	4.2	
December	4.0	4.6	

Residential Trends

March 2024 vs. February 2024

New Listings **-1.4%** ↓

Pending Sales **-20.7%** ↓

Closed Sales **+50.7%** ↑

Average Sale Price **-10.2%** ↓

Median Sale Price **+0.5%** ↑

Inventory **-1.1** ↓

Total Market Time **-19** ↓

March 2024 vs. March 2023

New Listings **+8.6%** ↑

Pending Sales **-11.9%** ↓

Closed Sales **+14.1%** ↑

Average Sale Price **+3.9%** ↑

Median Sale Price **+0.4%** ↑

Inventory **0** —

Total Market Time **-10** ↓

Douglas County

March 2024 Reporting Period

Residential Sales by Price Range

Price Range	Mar 2022	Mar 2023	Mar 2024
0K-100K	6	6	13
100K-200K	15	10	5
200K-300K	34	33	30
300K-400K	42	32	33
400K-500K	32	14	17
500K-600K	6	3	8
600K-700K	6	2	2
700K-800K	4	0	2
800K-900K	2	1	0
900K-1M	2	1	2
1MM-1.1MM	0	1	1
1.1MM-1.2MM	0	0	0
1.2MM-1.3MM	1	0	0
1.3MM-1.4MM	0	0	1
1.4MM-1.5MM	0	0	1
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



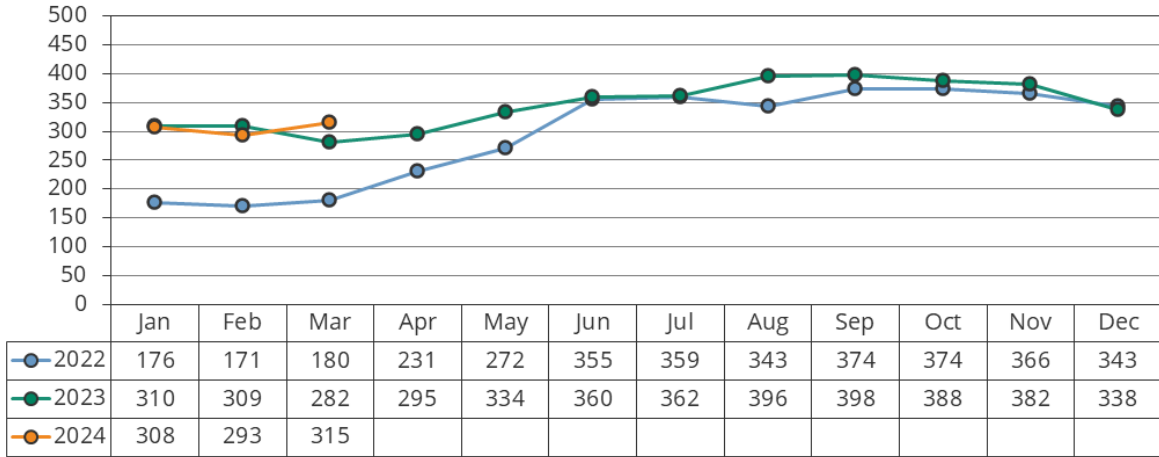
10th Percentile

Douglas County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2024	March	139	111	113	344,200	329,900	74
	February	141	140	75	383,100	328,400	93
	Year-To-Date	397	329	274	352,100	328,700	83
2023	March	128	126	99	331,400	328,500	84
	Year-To-Date	364	337	282	321,700	299,300	73
Change	March 2023	8.6%	-11.9%	14.1%	3.9%	0.4%	-11.6%
	Prev Mo 2024	-1.4%	-20.7%	50.7%	-10.2%	0.5%	-20.6%
	Year-To-Date	9.1%	-2.4%	-2.8%	9.4%	9.8%	13.0%

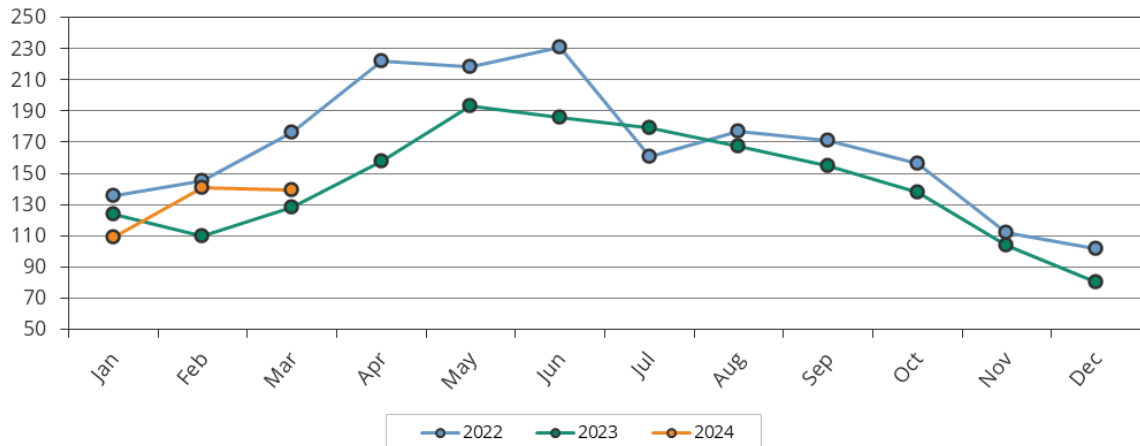
Douglas County

March 2024 Reporting Period

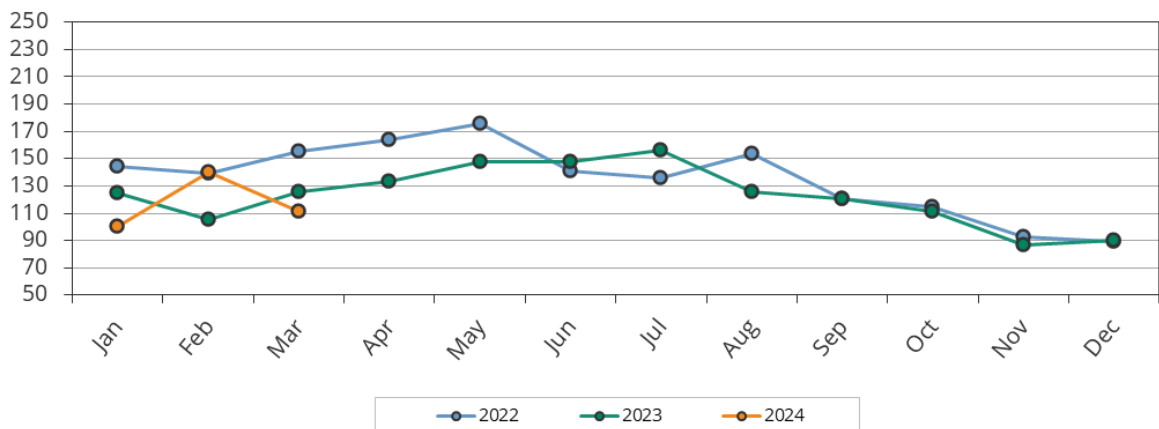
Active Residential Listings



New Listings



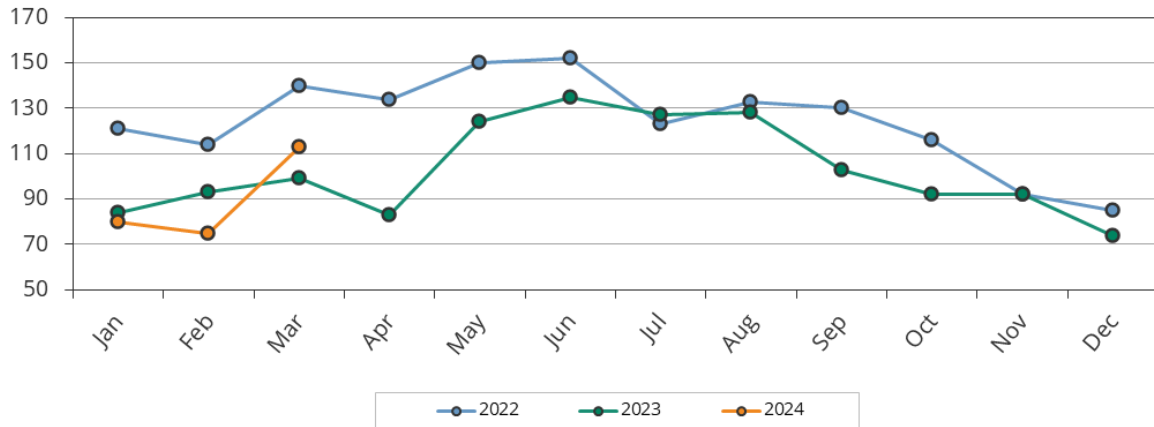
Pending Sales



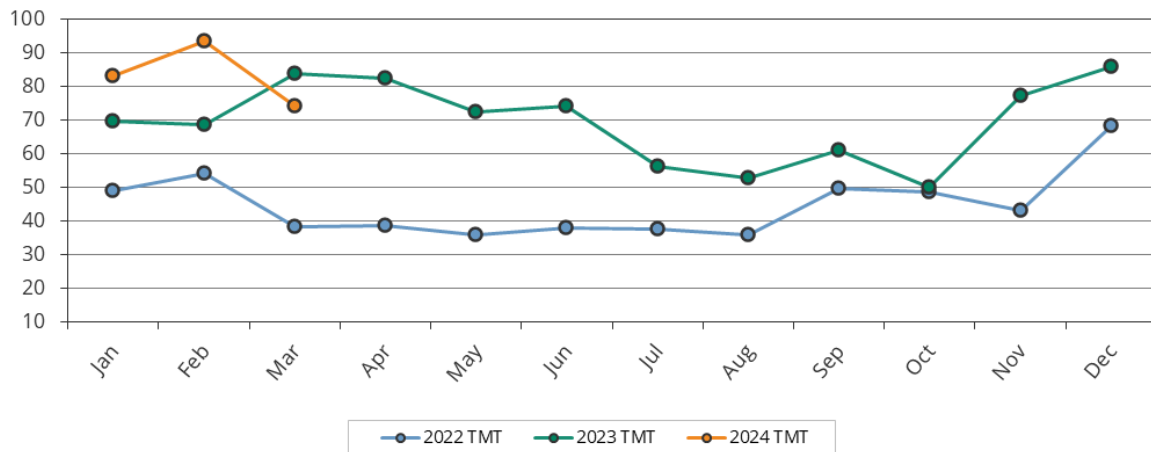
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March 2024 Reporting Period

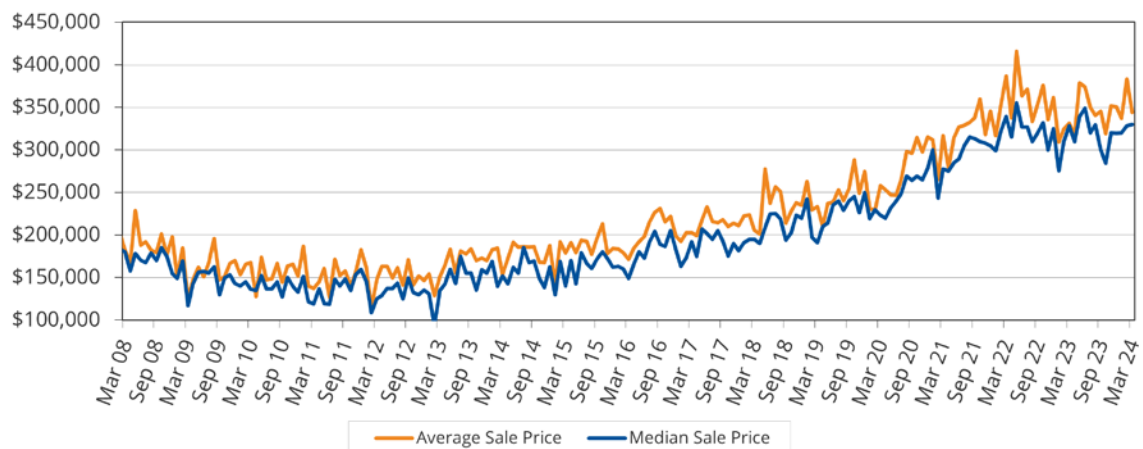
Closed Sales



Average Total Market Time



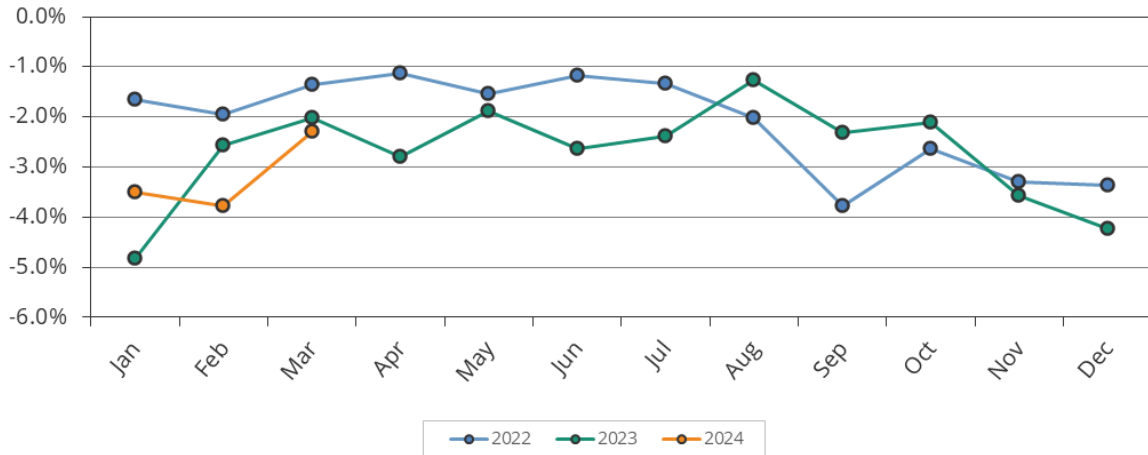
Average and Median Sale Price



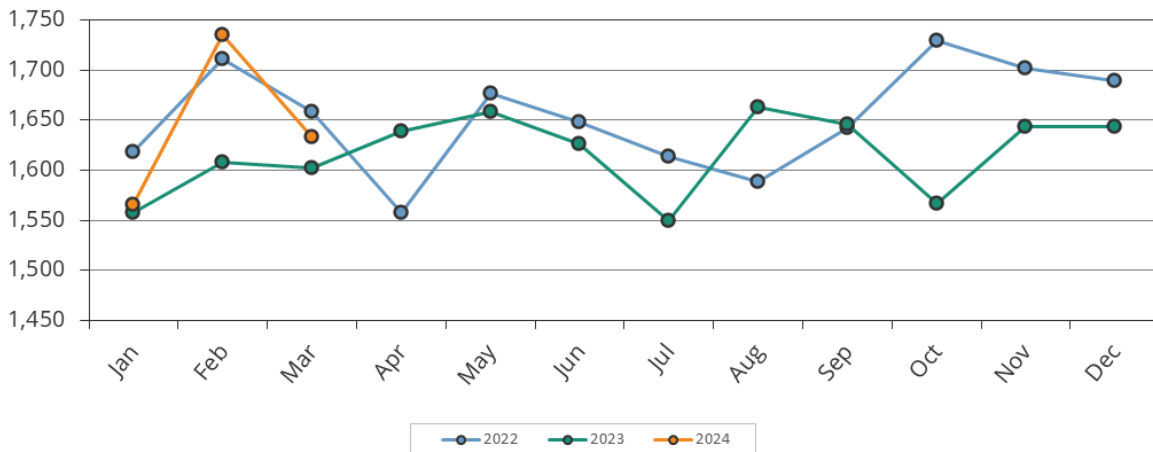
Douglas County

March 2024 Reporting Period

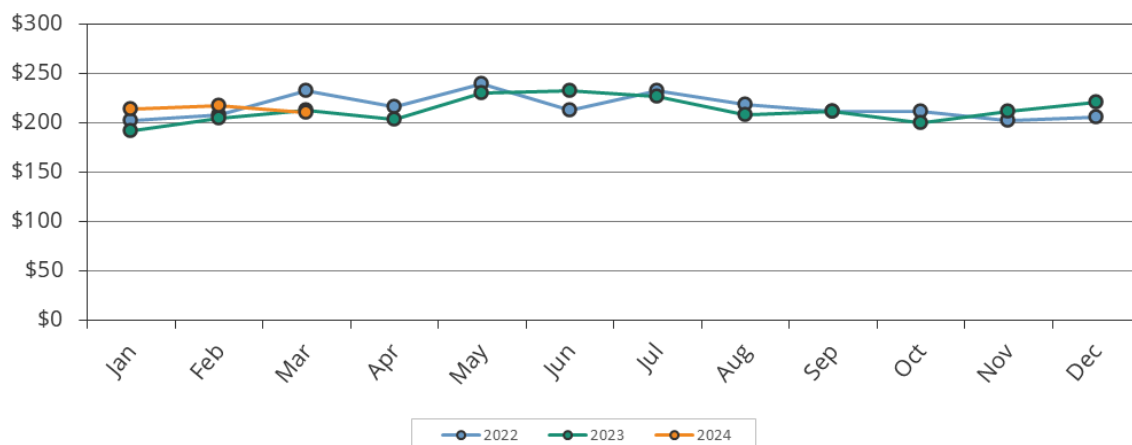
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



Douglas County

March 2024 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 24 v. 23 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
251	NE Roseburg	30	14	1	11	-26.7%	14	259,600	32	41	35	2.9%	30	263,400	260,000	-11.1%	1	1,575,000	5	172,500	1	510,000	
252	NW Roseburg	21	12	2	9	12.5%	13	441,600	68	34	32	14.3%	29	529,500	450,000	3.1%	-	-	2	219,600	-	-	
253	SE Roseburg	20	11	0	7	16.7%	10	308,600	102	28	20	5.3%	14	318,800	317,500	5.9%	-	-	1	40,000	-	-	
254	SW Roseburg	12	6	1	7	-12.5%	9	356,700	104	18	27	-10.0%	21	366,300	339,400	9.0%	1	142,000	3	181,000	-	-	
255	Glide & E of Roseburg	14	6	1	3	-25.0%	8	605,500	44	18	16	23.1%	15	578,700	500,000	-18.5%	2	164,000	2	55,000	-	-	
256	Sutherlin / Oakland Area	31	12	4	16	6.7%	17	310,200	108	45	49	22.5%	48	325,600	335,000	-7.8%	1	415,000	7	298,100	5	565,000	
257	Winston & SW of Roseburg	31	20	3	10	-52.4%	13	335,600	74	46	36	-12.2%	28	329,000	275,000	-5.2%	-	-	2	29,400	1	256,000	
258	Myrtle Creek & S/SE of Roseburg	80	27	12	16	-27.3%	12	266,500	64	80	45	-28.6%	39	282,100	260,000	3.9%	-	-	12	98,400	-	-	
259	Green District	28	16	3	16	128.6%	10	375,800	77	43	34	36.0%	21	356,800	339,000	-1.8%	1	470,000	2	75,000	2	345,000	
265	North Douglas County	48	15	4	16	-20.0%	7	254,500	55	44	35	-20.5%	29	312,100	289,300	-1.6%	-	-	6	131,000	2	385,000	
	Douglas County	315	139	31	111	-11.9%	113	344,200	74	397	329	-2.4%	274	352,100	328,700	-0.7%	6	488,300	42	149,000	11	459,200	

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.

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Definitions and Formulas

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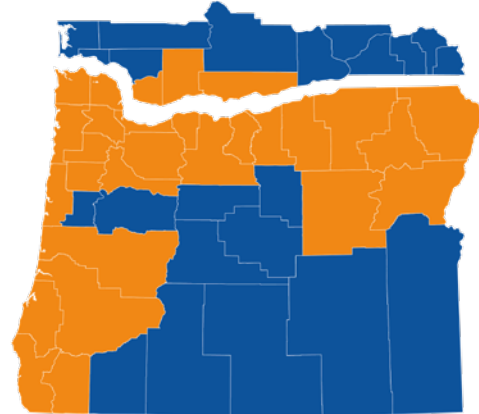
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MARKET ACTION REPORT

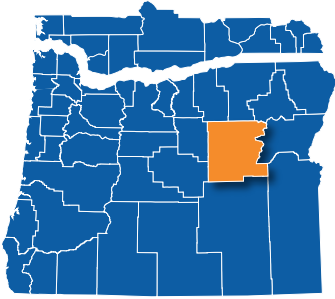
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Grant County March 2024 Reporting Period

Grant County

March 2024 Reporting Period

MARKET ACTION REPORT



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



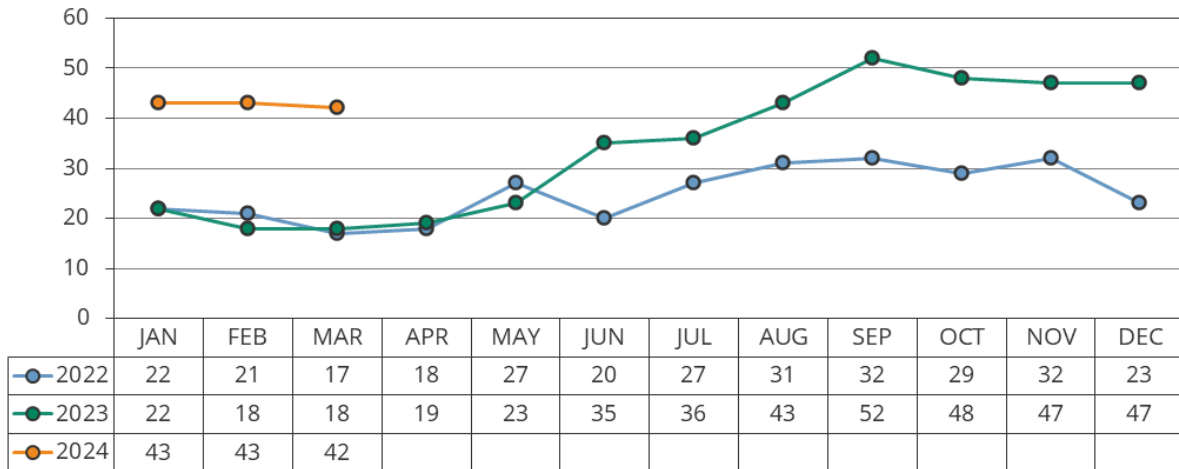
10th Percentile

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%

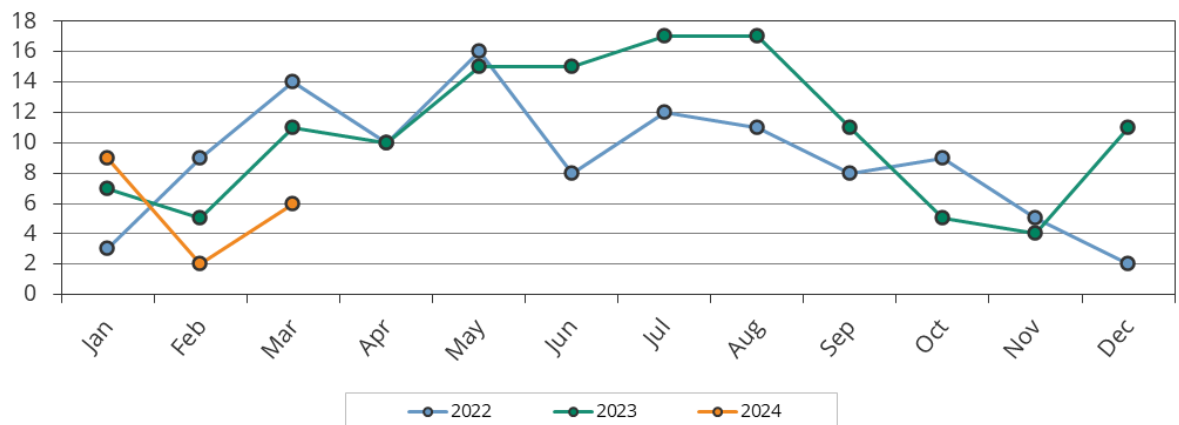
Grant County

March 2024 Reporting Period

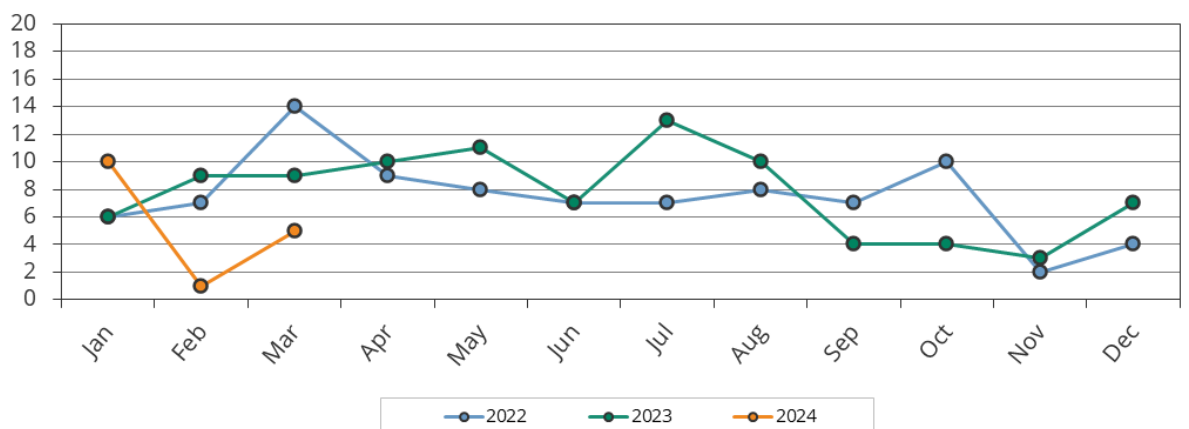
Active Residential Listings



New Listings

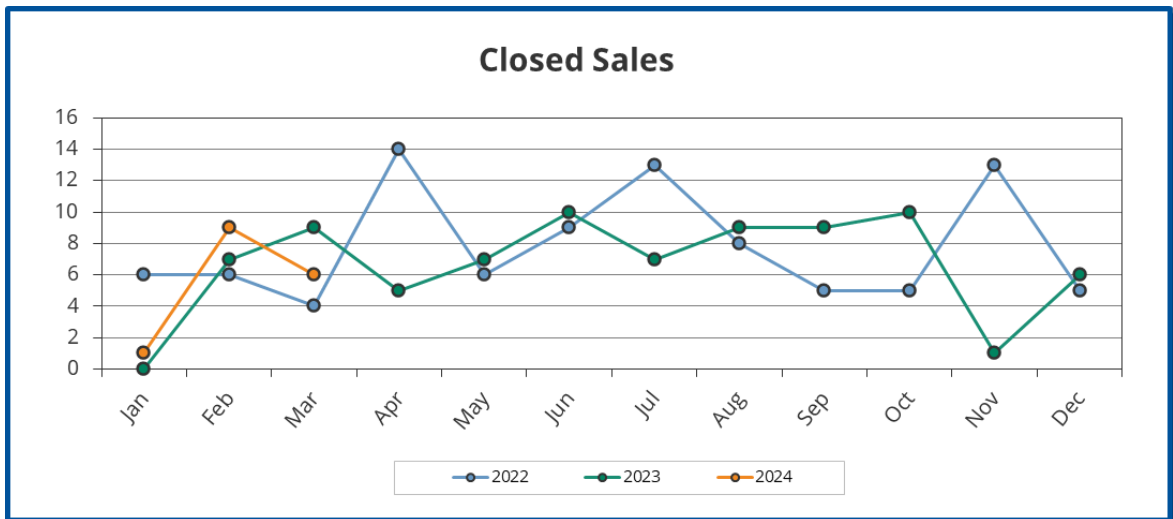


Pending Sales

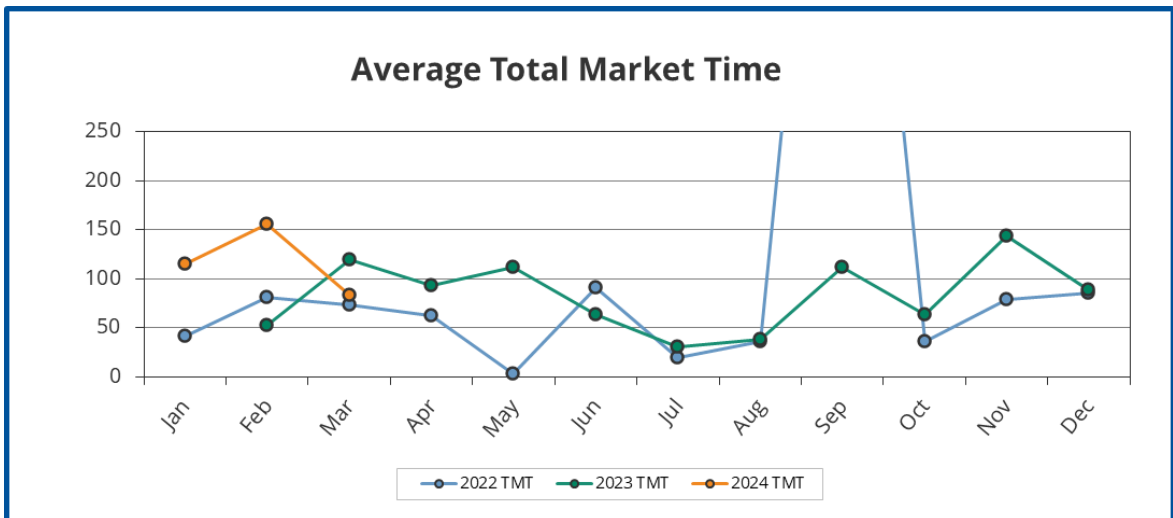


Grant County

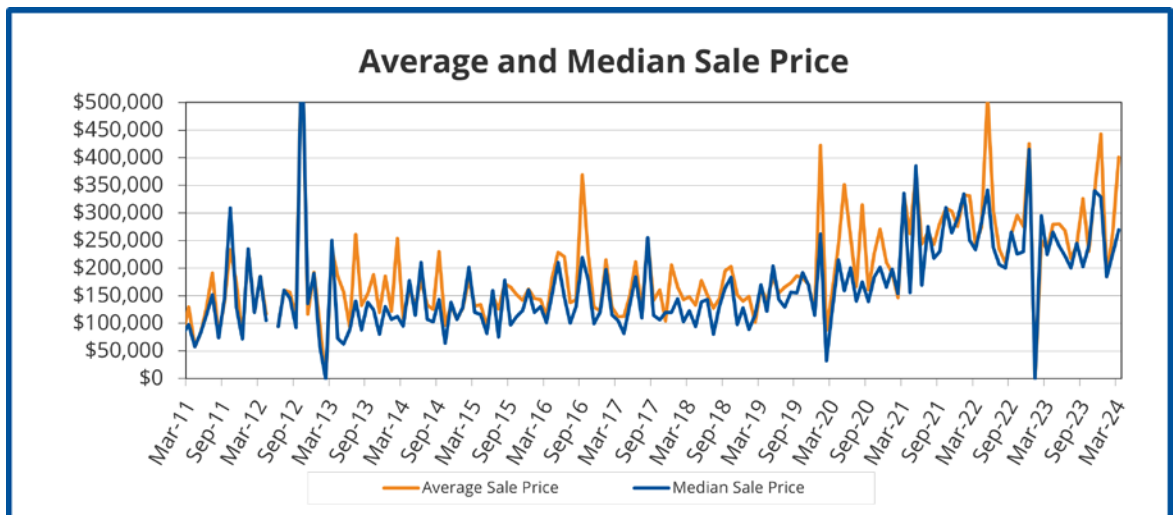
March 2024 Reporting Period



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.

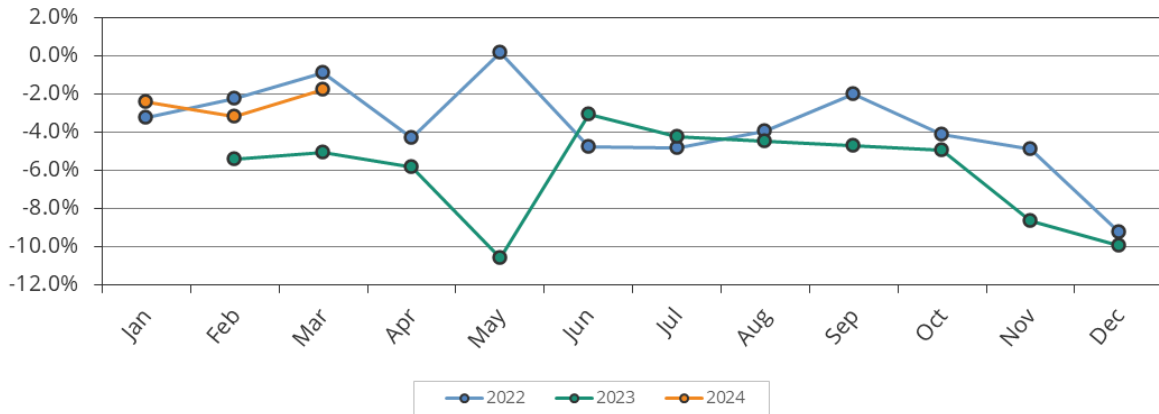


Note: In **October 2012**, the Average Sale Price was **\$625,000**. In **May 2022**, the Average Sale Price was **\$511,900**. This has caused a spike in the Average and Median Sale Price chart for those months. Since there were no sales in **December 2010**, **May 2012**, and **January 2023**, we cannot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

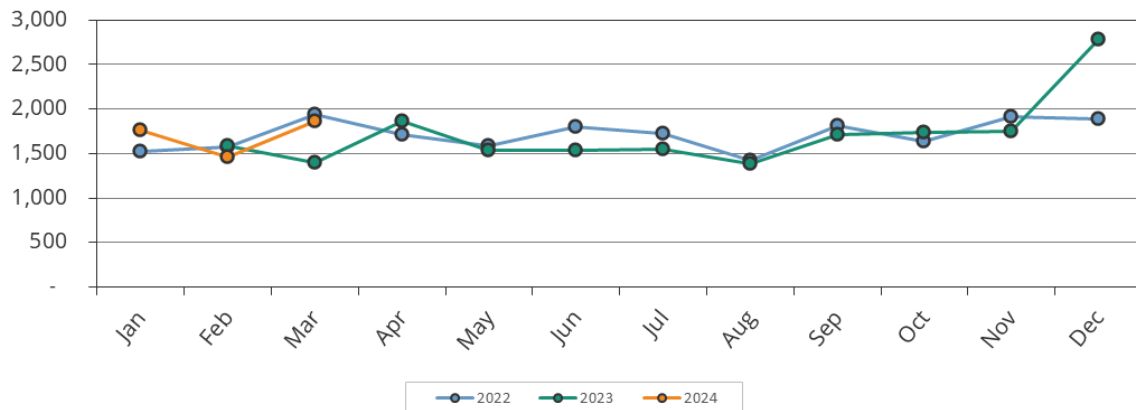
Grant County

March 2024 Reporting Period

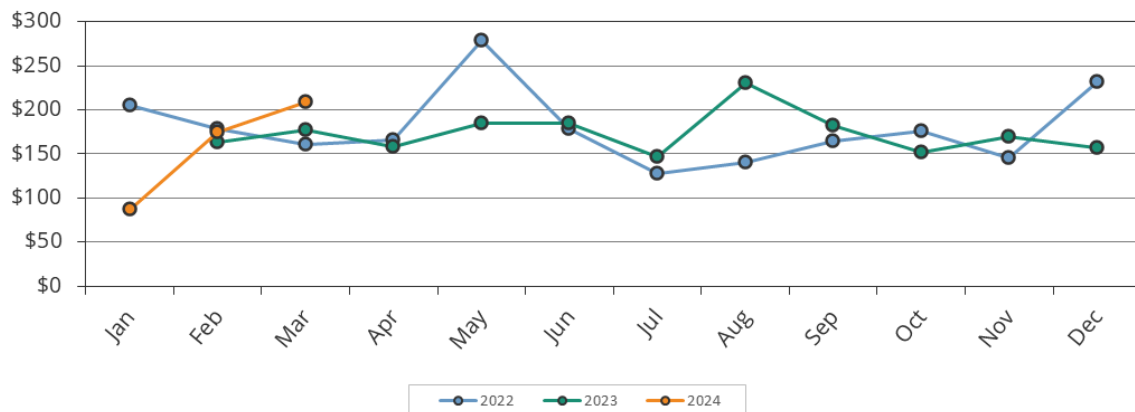
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



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

Grant County

March 2024 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 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	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).

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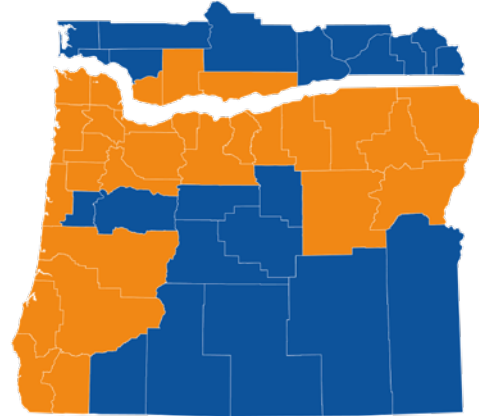
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MARKET ACTION REPORT

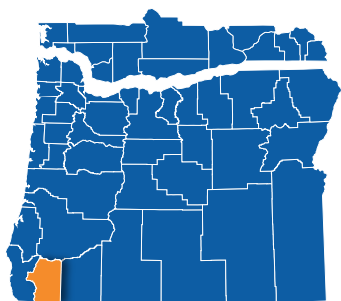
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Josephine County, OR March 2024 Reporting Period

Josephine County, OR

March 2024 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (7) decreased 22.2% from the 9 listed in March 2023, and matched the 7 listed in February 2024.

Pending Sales

Pending sales (5) decreased 28.6% from the 7 offers accepted in March 2023, and decreased 28.6% from the 7 offers accepted in February 2024.

Closed Sales

Closed sales (4) matched the 4 closings in March 2023, and decreased 42.9% from the 7 closings in February 2024.

Inventory and Time on Market

Inventory increased to 7.0 months in March. Total market time decreased to 60 days.

Year-to-Date Summary

Comparing the first three months of 2024 to the same period in 2023, new listings (20) decreased 4.8%, pending sales (18) increased 38.5%, and closed sales (14) increased 180.0%.

Average and Median Sale Prices

Comparing 2024 to 2023 through March, the average sale price has decreased 2.4% from \$407,200 to \$397,300. In the same comparison, the median sale price has decreased 1.5% from \$405,000 to \$399,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -11.2% (\$396,600 v. \$446,500)

Median Sale Price % Change: -9.3% (\$394,500 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

	2022	2023	2024
January	21.0	31.0	15.0
February	7.5	*	3.9
March	1.6	6.0	7.0
April	3.8	4.3	
May	5.2	7.8	
June	5.4	6.3	
July	10.7	6.5	
August	33.0	6.5	
September	11.3	8.8	
October	5.3	6.5	
November	11.7	12.3	
December	8.3	10.3	

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

Residential Trends

March 2024 vs. February 2024

New Listings	0.0%	—
Pending Sales	-28.6%	↓
Closed Sales	-42.9%	↓
Average Sale Price	-35.4%	↓
Median Sale Price	-44.0%	↓
Inventory	-3.1	↓
Total Market Time	-87	↓

March 2024 vs. March 2023

New Listings	-22.2%	↓
Pending Sales	-28.6%	↓
Closed Sales	0.0%	—
Average Sale Price	-19.3%	↓
Median Sale Price	-19.4%	↓
Inventory	+1.0	↑
Total Market Time	-187	↓

Josephine County, OR

March 2024 Reporting Period

Residential Sales by Price Range			
Price Range	Mar 2022	Mar 2023	Mar 2024
0K-100K	0	0	0
100K-200K	2	1	0
200K-300K	1	3	2
300K-400K	3	0	0
400K-500K	4	2	0
500K-600K	3	1	0
600K-700K	1	0	1
700K-800K	2	0	0
800K-900K	0	0	0
900K-1M	0	0	0
1MM-1.1MM	0	0	0
1.1MM-1.2MM	0	0	0
1.2MM-1.3MM	0	0	0
1.3MM-1.4MM	0	0	0
1.4MM-1.5MM	0	0	0
1.5MM-1.6MM	0	0	0
1.6MM-1.7MM	0	0	0
1.7MM-1.8MM	0	0	0
1.8MM-1.9MM	0	0	0
1.9MM-2MM	0	0	0
2MM+	0	0	0

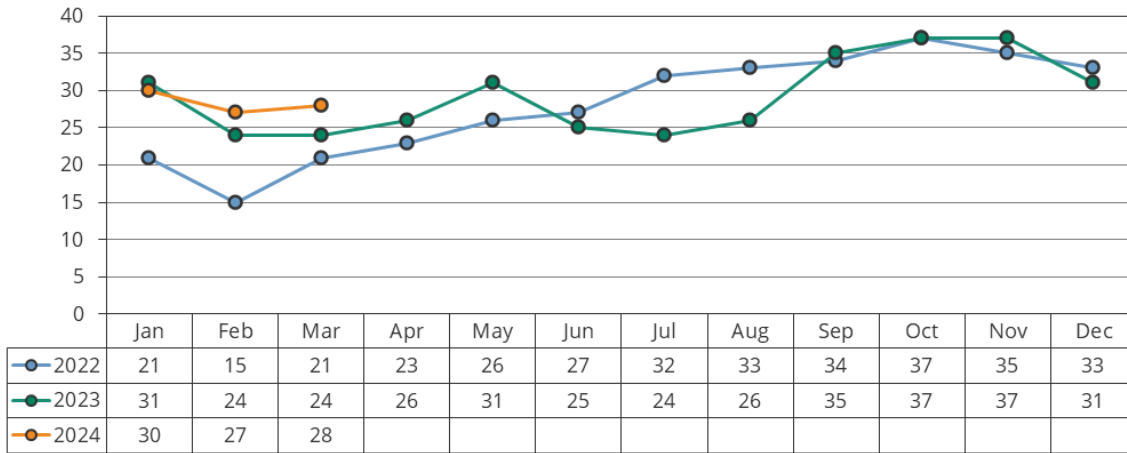
90th Percentile
 50th Percentile
 10th Percentile

Josephine County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2024	March	7	5	4	277,500	280,000	60
	February	7	7	7	429,600	500,000	147
	Year-To-Date	20	18	14	397,300	399,000	120
2023	March	9	7	4	660,000	660,000	247
	Year-To-Date	21	13	5	407,200	405,000	138
Change	March 2023	-22.2%	-28.6%	0.0%	-19.3%	-19.4%	-45.6%
	Prev Mo 2024	0.0%	-28.6%	-42.9%	-35.4%	-44.0%	-59.1%
	Year-To-Date	-4.8%	38.5%	180.0%	-2.4%	-1.5%	-13.3%

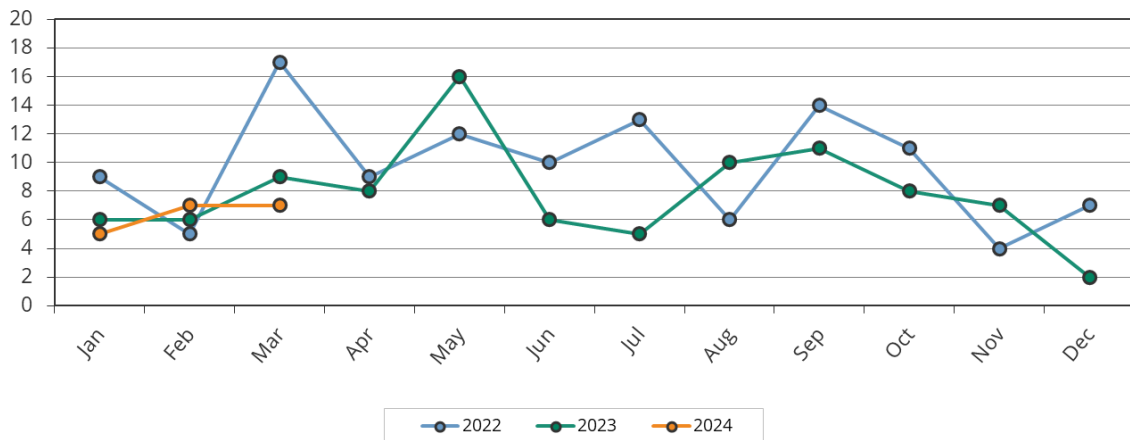
Josephine County, OR

March 2024 Reporting Period

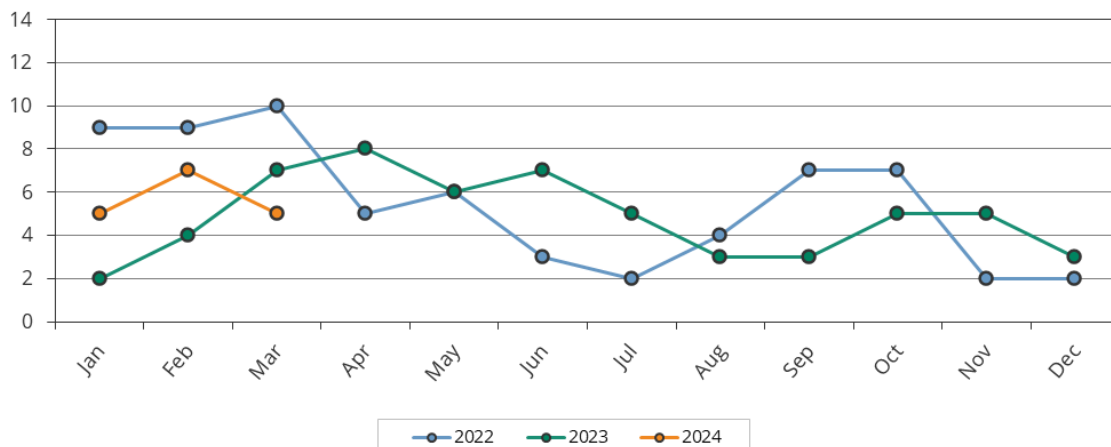
Active Residential Listings



New Listings



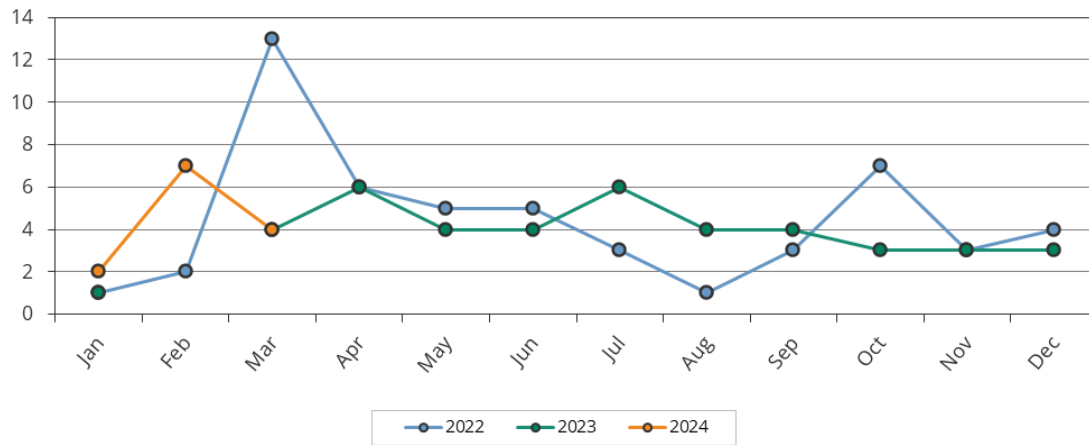
Pending Sales



Josephine County, OR

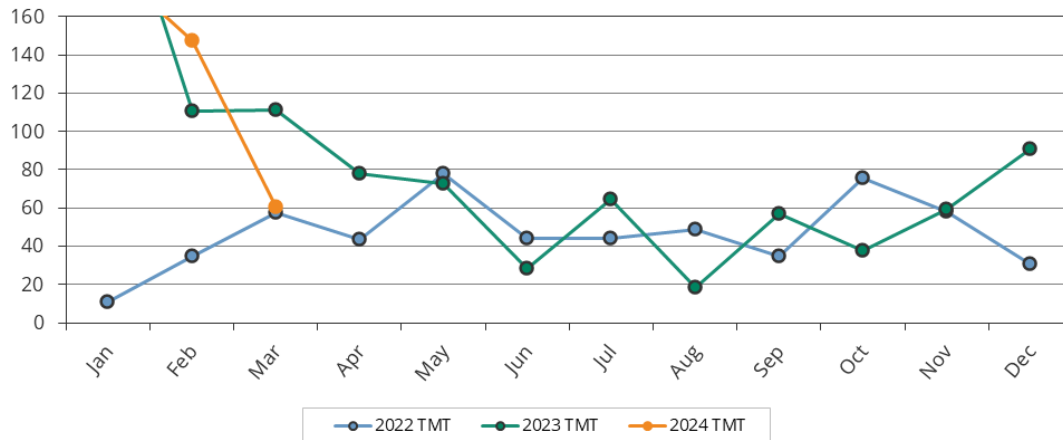
March 2024 Reporting Period

Closed Sales



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

Average Total Market Time



Note: In [January 2023](#) the Total Market Time was 247 days. In [January 2024](#) the Total Market Time was 188 days. This has caused a spike in the Average Total Market Time for those months.

Average and Median Sale Price

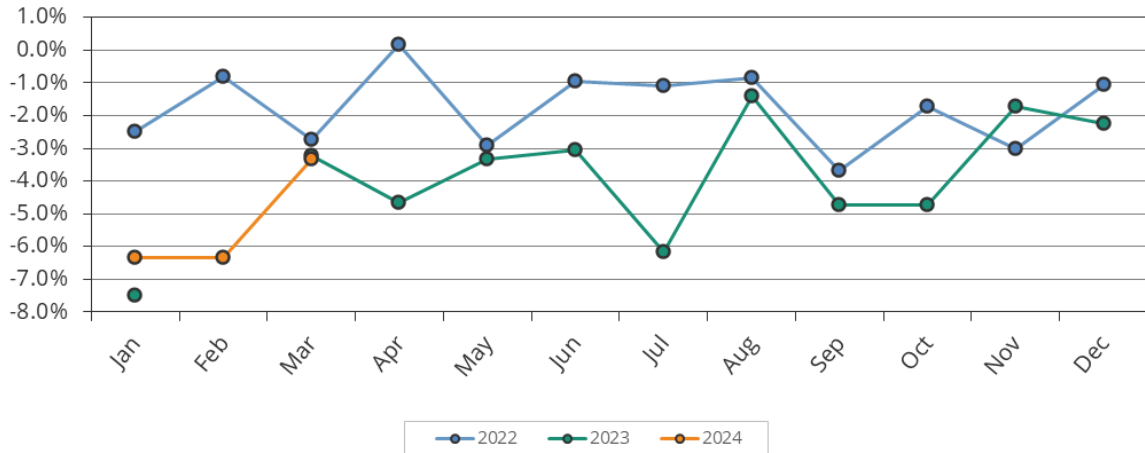


Note: Since there were no sales in [November 2016](#), [March 2017](#), [April 2017](#), [July 2017](#), and [February 2023](#), Average Sale Price and Median Sales Price cannot be calculated. The zero data points only reflect unavailable data.

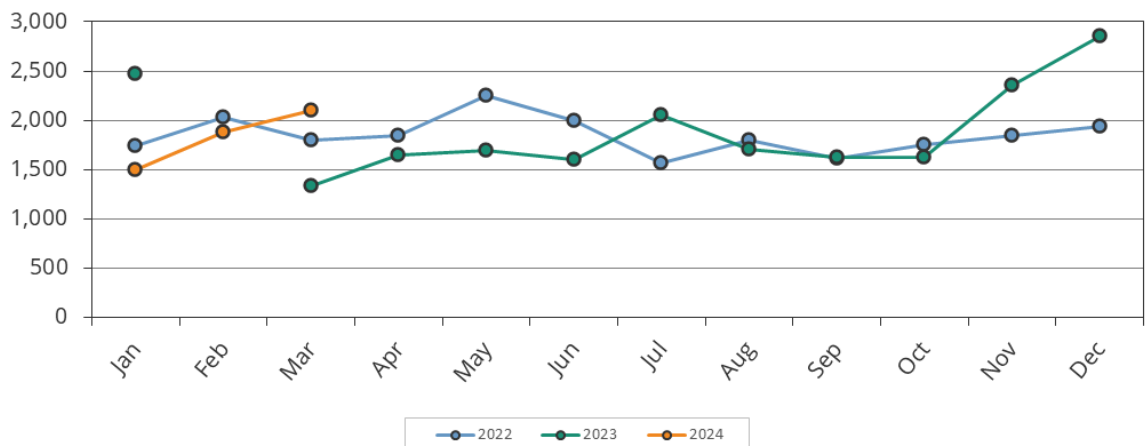
Josephine County, OR

March 2024 Reporting Period

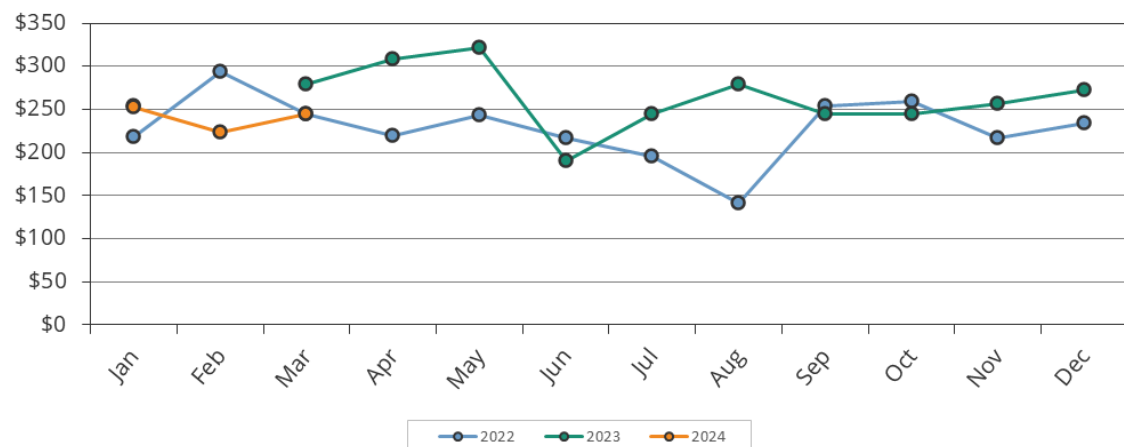
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



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

Josephine County, OR

March 2024 Reporting Period

Area Report

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

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date	Year-To-Date	Year-To-Date		
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 24 v. 23 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	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97497	Wolf Creek	2	0	0	0	-100.0%	-	-	-	1	-	-100.0%	-	-	-	73.1%	-	-	2	397,500	-	-
97523	Cave Junction	6	1	0	2	-	1	220,000	33	6	3	200.0%	3	226,500	220,000	-15.3%	-	-	-	-	-	-
97526	Grants Pass	7	0	1	2	-33.3%	2	330,000	60	5	11	120.0%	6	433,000	399,000	-13.6%	-	-	2	85,000	-	-
97527	Grants Pass	8	5	1	1	-50.0%	1	230,000	88	7	4	0.0%	4	446,300	510,000	-9.0%	-	-	2	119,500	-	-
97528	Grants Pass	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97531	Kerby	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97532	Merlin	1	0	0	0	-100.0%	0	-	-	0	0	-100.0%	0	-	-	-40.7%	0	-	0	-	0	-
97533	Murphy	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97534	O'Brien	-	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	-64.8%	0	-	0	-	0	-
97538	Selma	3	1	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
97543	Wilderville	1	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97544	Williams	-	0	0	0	-	0	-	-	0	0	-	1	500,000	500,000	8.3%	-	-	-	-	-	-
	Josephine Co.	28	7	2	5	-28.6%	4	277,500	60	20	18	38.5%	14	397,300	399,000	-11.2%	-	-	6	200,700	-	-

97501	Medford	3	2	-	-	-	-	-	-	3	2	100.0%	2	300,000	300,000	3.2%	-	-	1	315,000	-	-
97502	Central Point	-	-	0	1	0.0%	0	-	-	-	1	0.0%	2	281,700	281,700	3.4%	-	-	-	-	-	-
97503	White City	1	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97504	Medford	2	0	-	2	-	1	385,000	134	4	4	-	2	342,500	342,500	27.0%	-	-	-	-	-	-
97520	Ashland	7	3	1	3	200.0%	0	-	-	7	9	350.0%	7	570,000	550,000	67.1%	-	-	-	-	-	-
97522	Butte Falls	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97524	Eagle Point	2	-	1	0	-	0	-	-	2	0	-	0	-	-	17.7%	0	-	0	-	0	-
97525	Gold Hill	1	0	0	0	-	0	-	-	1	1	-	1	368,000	368,000	-	-	-	-	-	-	-
97530	Jacksonville	4	1	1	0	-100.0%	0	-	-	2	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97535	Phoenix	0	0	0	0	-	0	-	-	0	1	0.0%	1	112,900	112,900	-30.5%	-	-	-	-	-	-
97536	Prospect	-	0	0	0	-	0	-	-	-	0	-	0	-	-	-	0	-	0	-	0	-
97537	Rogue River	3	0	-	0	-	0	-	-	1	-	-	1	610,000	610,000	43.5%	-	-	-	-	-	-
97539	Shady Cove	0	0	-	0	-	1	650,000	238	1	0	-	1	650,000	650,000	62.9%	-	-	-	-	-	-
97540	Talent	-	0	0	0	-	0	-	-	-	0	-	0	-	-	-	0	-	0	-	0	-
97541	Talent	-	0	0	0	-	0	-	-	-	0	-	0	-	-	-	0	-	0	-	0	-
	Jackson Co.	23	6	3	6	100.0%	2	517,500	186	21	18	200.0%	17	445,800	387,500	48.8%	-	0	1	315,000	-	0

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.

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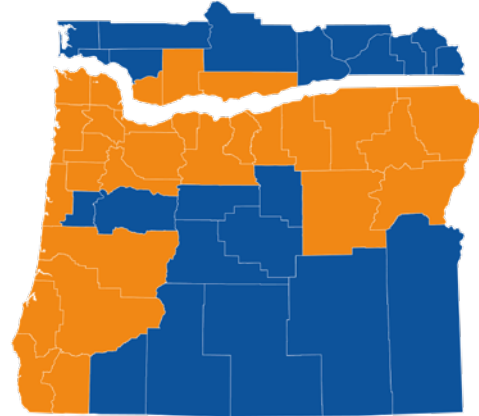
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MARKET ACTION REPORT

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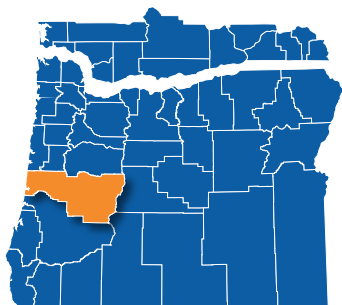
Lane County March 2024 Reporting Period

Lane County

March 2024 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 (405) increased 1.3% from the 400 listed in March 2023, and increased 13.8% from the 356 listed in February 2024.

Pending Sales

Pending sales (345) increased 0.9% from the 342 offers accepted in March 2023, and increased 3.0% from the 335 offers accepted in February 2024.

Closed Sales

Closed sales (287) decreased 1.4% from the 291 closings in March 2023, and increased 20.6% from the 238 closings in February 2024.

Inventory and Time on Market

Inventory decreased to 2.0 months in March. Total market time increased to 80 days.

Year-to-Date Summary

Comparing the first three months of 2024 to the same period in 2023, new listings (1,052) increased 5.5%, pending sales (908) increased 0.9%, and closed sales (723) increased 1.4%.

Average and Median Sale Prices

Comparing 2024 to 2023 through March, the average sale price has increased 4.7% from \$445,500 to \$466,300. In the same comparison, the median sale price has increased 3.1% from \$415,000 to \$428,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +0.1% (\$474,400 v. \$473,900)

Median Sale Price % Change: -0.5% (\$435,000 v. \$437,000)

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	0.8	2.3	3.2
February	0.9	1.7	2.3
March	0.7	1.4	2.0
April	0.7	1.5	
May	0.9	1.7	
June	1.1	1.6	
July	1.6	1.9	
August	1.2	2.2	
September	1.3	2.4	
October	1.6	2.5	
November	2.1	2.9	
December	1.9	2.7	

Residential Trends

March 2024 vs. February 2024

New Listings **+13.8%** ↑

Pending Sales **+3.0%** ↑

Closed Sales **+20.6%** ↑

Average Sale Price **-0.4%** ↓

Median Sale Price **+1.2%** ↑

Inventory **-0.3** ↓

Total Market Time **+4** ↑

March 2024 vs. March 2023

New Listings **+1.3%** ↑

Pending Sales **+0.9%** ↑

Closed Sales **-1.4%** ↓

Average Sale Price **+5.1%** ↑

Median Sale Price **+2.8%** ↑

Inventory **+0.6** ↑

Total Market Time **+36** ↑

Lane County

March 2024 Reporting Period

Residential Sales by Price Range

Price Range	Mar 2022	Mar 2023	Mar 2024
0K-100K	22	15	9
100K-200K	15	12	17
200K-300K	40	30	25
300K-400K	115	89	80
400K-500K	132	96	85
500K-600K	68	35	49
600K-700K	29	25	27
700K-800K	21	16	15
800K-900K	12	6	5
900K-1M	11	7	3
1MM-1.1MM	2	4	2
1.1MM-1.2MM	5	0	1
1.2MM-1.3MM	1	1	3
1.3MM-1.4MM	1	0	0
1.4MM-1.5MM	1	0	0
1.5MM-1.6MM	0	0	0
1.6MM-1.7MM	1	0	0
1.7MM-1.8MM	0	0	0
1.8MM-1.9MM	0	0	0
1.9MM-2MM	1	0	0
2MM+	0	0	1



90th Percentile



50th Percentile



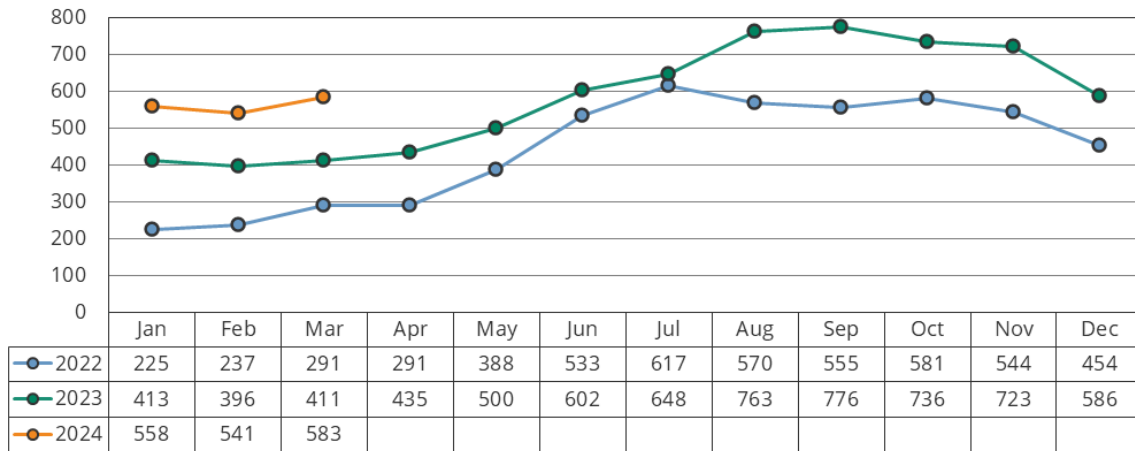
10th Percentile

Greater Lane Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2024	March	405	345	287	469,200	434,900	80
	February	356	335	238	470,900	429,900	76
	Year-To-Date	1,052	908	723	466,300	428,000	77
2023	March	400	342	291	446,400	423,200	44
	Year-To-Date	997	900	713	445,500	415,000	52
Change	March 2023	1.3%	0.9%	-1.4%	5.1%	2.8%	82.6%
	Prev Mo 2024	13.8%	3.0%	20.6%	-0.4%	1.2%	5.1%
	Year-To-Date	5.5%	0.9%	1.4%	4.7%	3.1%	47.7%

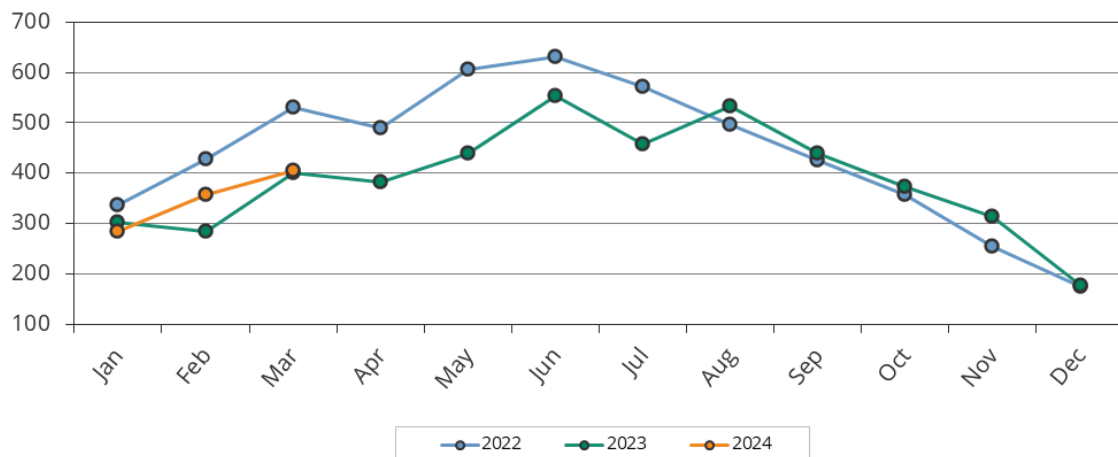
Lane County

March 2024 Reporting Period

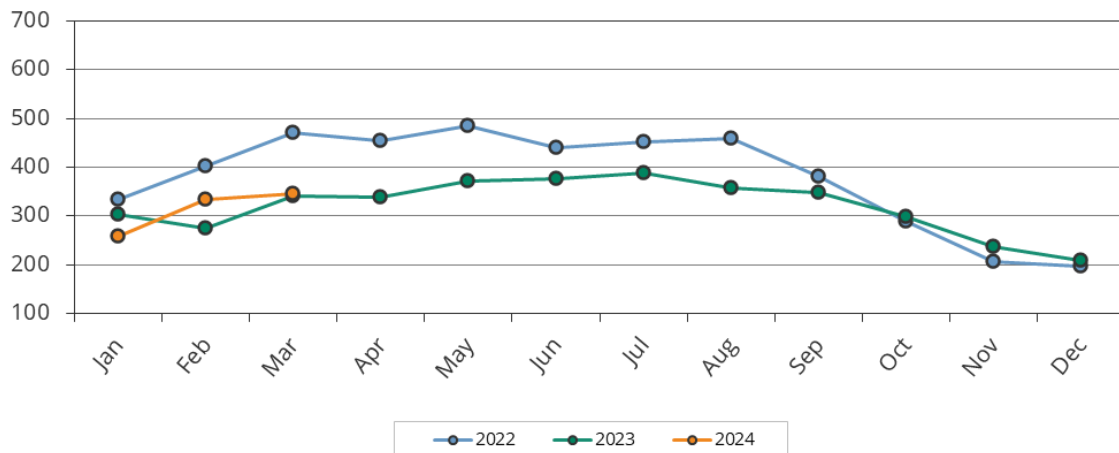
Active Residential Listings



New Listings



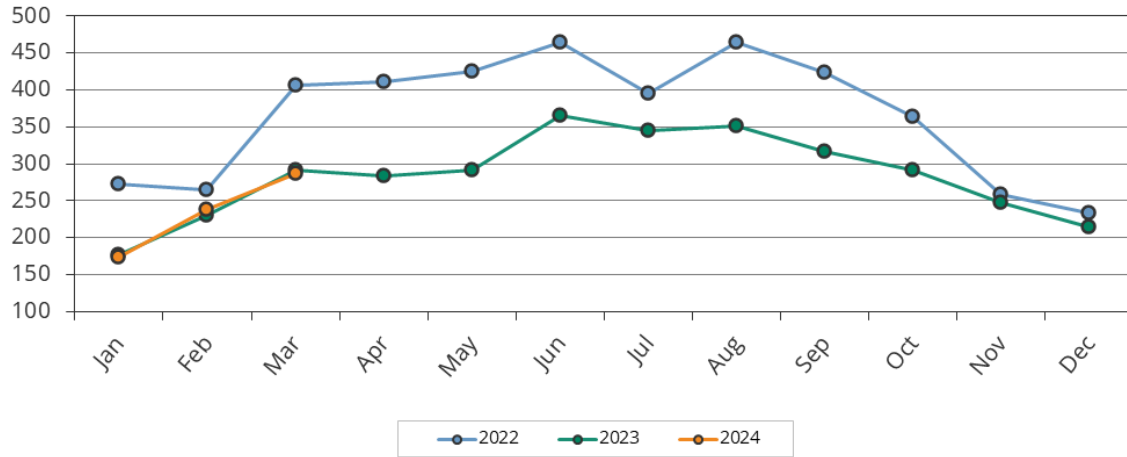
Pending Sales



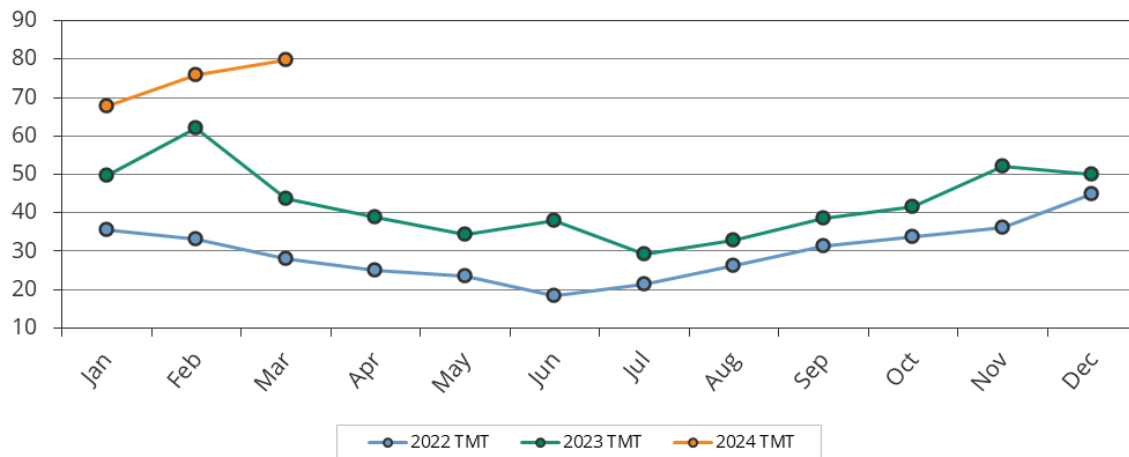
Lane County

March 2024 Reporting Period

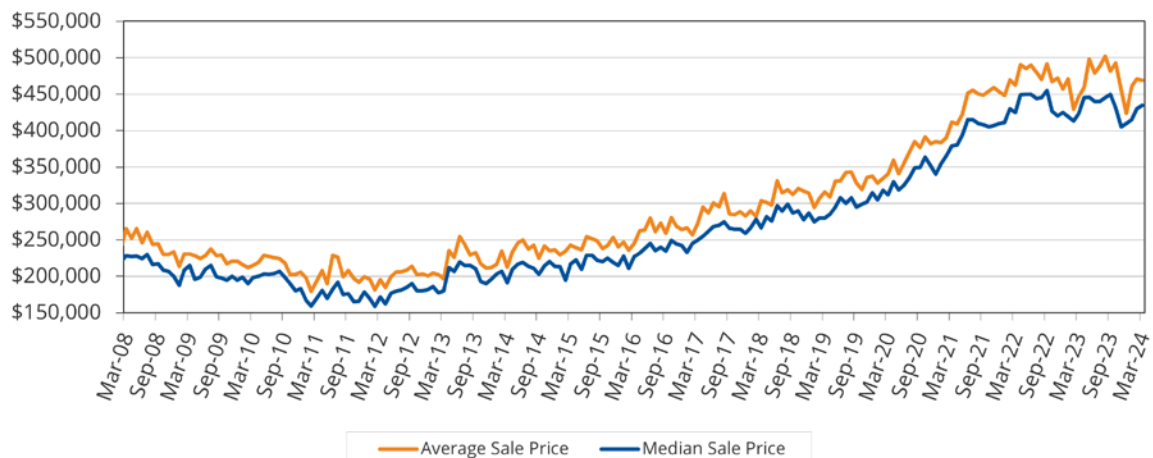
Closed Sales



Average Total Market Time



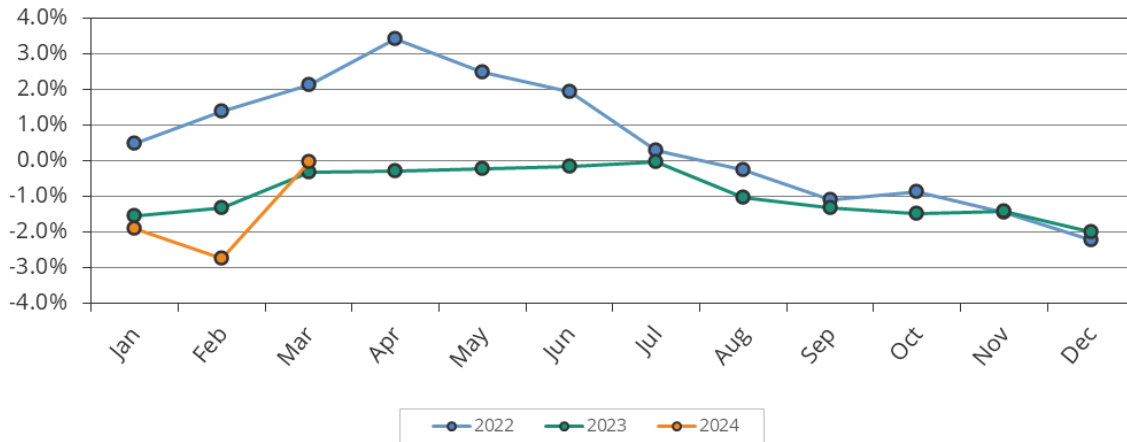
Average and Median Sale Price



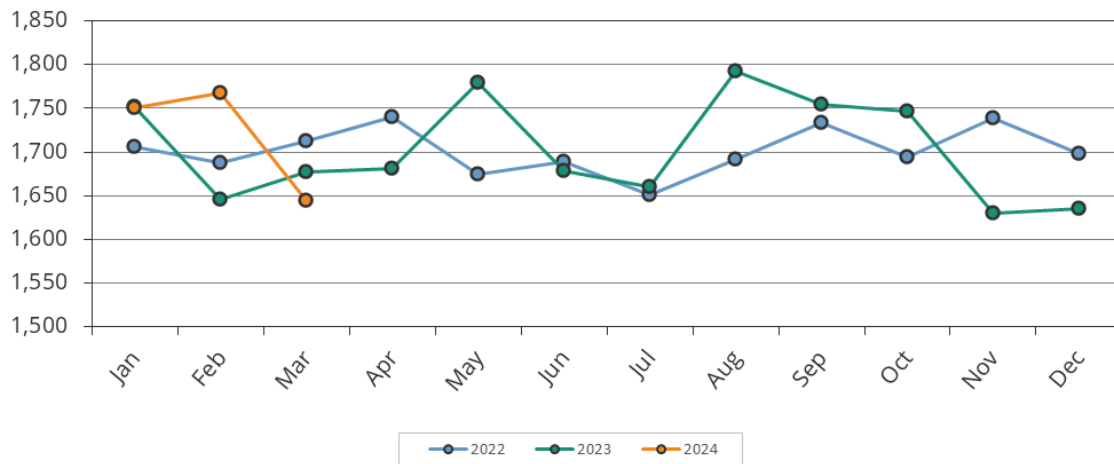
Lane County

March 2024 Reporting Period

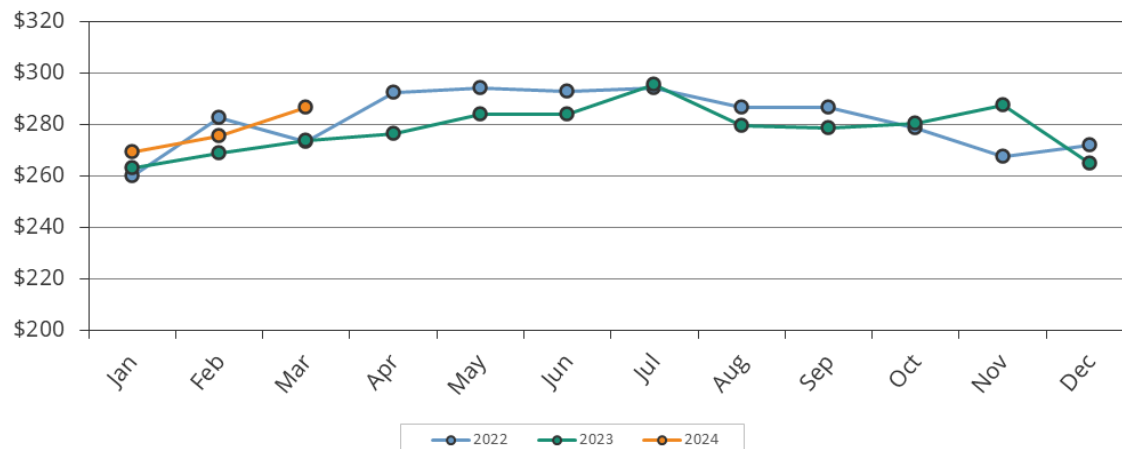
Average Sold Price Change



Average Square Footage



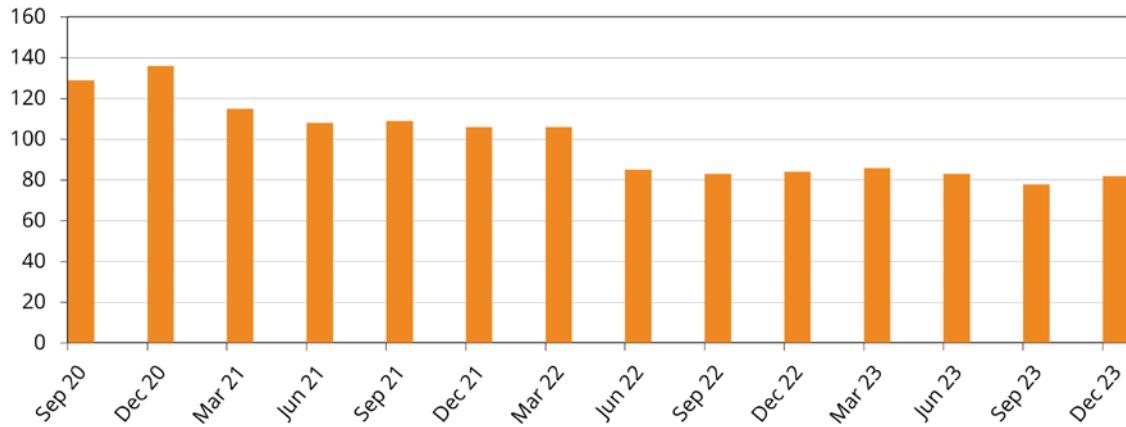
Average Price Per Square Footage



Lane County

March 2024 Reporting Period

Affordability Index



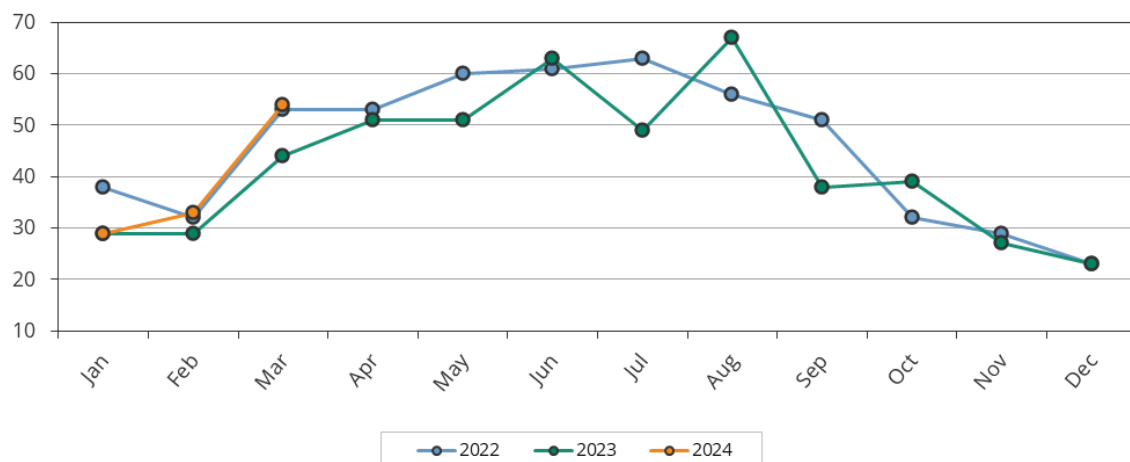
Affordability - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Lane County area is affordable for a family earning the median income. A family earning the median income (\$89,061 in 2023, per HUD) can afford 82% of a monthly mortgage payment on a median priced home (\$410,000 in December). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 7.3% (per Freddie Mac).



Florence - Lane County, OR

March 2024 Reporting Period

Florence New Listings

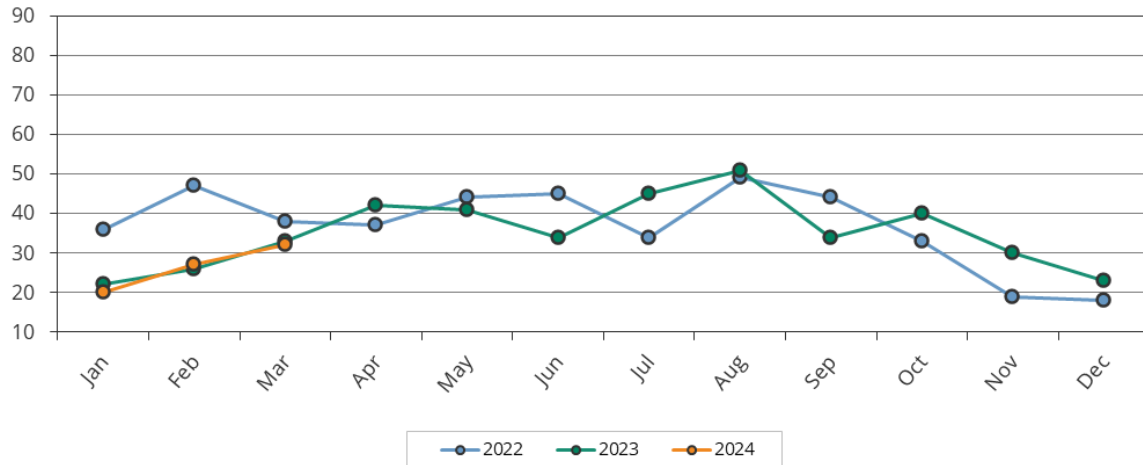




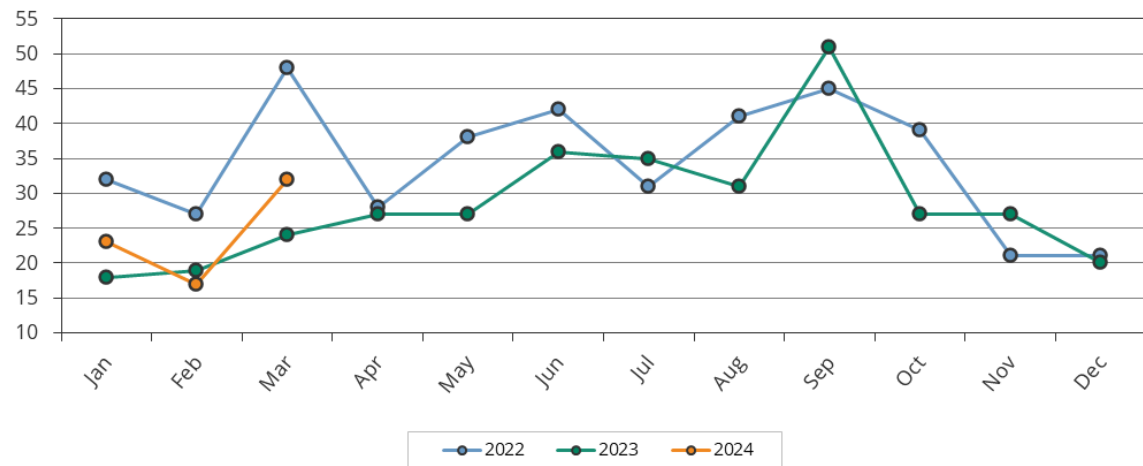
Florence - Lane County

March 2024 Reporting Period

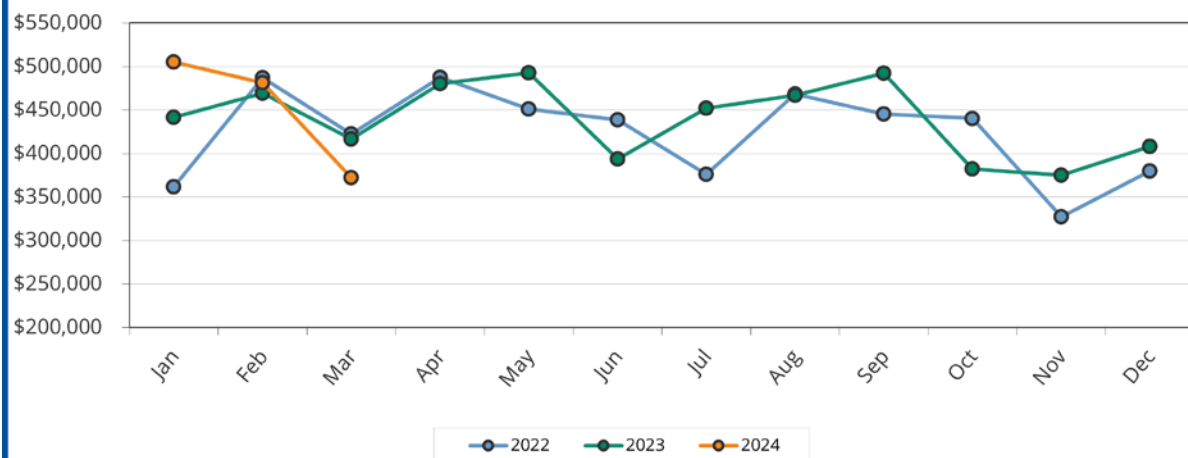
Florence Pending Sales



Florence Closed Sales



Florence Average Sale Price



Lane County

March 2024 Reporting Period

Area Report

This report includes Florence.

		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 24 v. 23 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	Total Market Time	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
225	Florence Coast Village	4	-	1	-	-100.0%	1	176,000	182	2	1	-50.0%	2	188,000	188,000	99	22.2%	-	-	1	60,000	-	-	
226	Florence Green Trees	8	4	0	2	-33.3%	4	217,700	53	8	6	-25.0%	5	212,200	190,000	52	-14.5%	-	-	-	-	-	-	
227	Florence Florentine	8	6	0	4	0.0%	5	479,000	79	12	9	80.0%	9	431,900	395,000	145	-0.8%	-	-	-	-	-	-	
228	Florence Town	50	24	3	11	-8.3%	12	346,500	93	51	32	0.0%	31	465,000	415,000	97	3.1%	1	399,000	5	160,300	1	513,000	
229	Florence Beach	10	5	2	6	200.0%	6	444,800	102	14	12	50.0%	12	464,000	425,000	86	-5.3%	-	-	1	z	-	-	
230	Florence North	12	7	1	4	100.0%	-	-	-	10	4	-55.6%	2	530,000	530,000	154	17.6%	-	-	2	317,500	1	850,000	
231	Florence South/ Dunes City	14	4	1	4	100.0%	3	357,200	94	9	7	40.0%	8	533,700	525,000	87	3.3%	-	-	4	196,300	-	-	
238	Florence East/ Mapleton	13	4	1	1	-85.7%	1	563,000	601	10	4	-50.0%	4	318,100	289,800	230	-21.1%	2	491,800	1	150,000	-	-	
	Grand Total	119	54	9	32	-3.0%	32	372,000	106	116	75	-2.6%	73	437,100	399,000	106	1.6%	3	460,900	14	191,900	2	681,500	
232	Hayden Bridge	26	25	4	19	11.8%	16	458,700	131	50	53	20.5%	50	446,700	441,400	92	-3.6%	-	-	-	-	2	436,000	
233	McKenzie Valley	28	8	2	2	-60.0%	6	505,100	106	21	12	-25.0%	15	617,600	535,000	123	-1.4%	-	-	6	188,500	-	-	
234	Pleasant Hill/Oak	46	17	8	11	-45.0%	14	396,000	132	42	40	-4.8%	32	414,200	393,300	155	-0.4%	-	-	2	88,500	-	-	
235	South Lane Properties	69	33	8	35	20.7%	27	465,900	53	103	87	10.1%	63	460,100	395,000	73	7.8%	-	-	2	1,130,900	-	-	
236	West Lane Properties	30	16	2	15	-16.7%	14	399,000	65	38	32	-34.7%	27	458,900	409,000	68	2.1%	1	775,000	2	357,500	-	-	
237	Junction City	48	29	8	23	15.0%	21	464,500	159	78	64	28.0%	58	456,400	474,900	127	-2.4%	-	-	4	245,000	-	-	
239	Thurston	42	35	7	28	55.6%	12	371,600	132	78	52	-7.1%	31	433,800	439,000	90	-5.8%	-	-	1	75,000	1	300,000	
240	Coburg I-5	12	-	0	2	-33.3%	-	-	-	5	5	-37.5%	3	913,300	689,900	57	11.3%	-	-	1	280,000	-	-	
241	N Gilham	24	16	4	14	-30.0%	10	544,900	56	50	34	-27.7%	26	592,600	618,800	48	5.5%	-	-	-	-	1	605,000	
242	Ferry Street Bridge	31	36	5	25	19.0%	21	577,200	87	79	64	39.1%	45	570,000	567,300	77	3.6%	-	-	-	-	3	570,000	
243	E Eugene	49	35	4	34	78.9%	17	554,400	95	100	86	36.5%	54	542,500	538,300	91	-0.9%	1	1,400,000	2	78,800	2	992,500	
244	SW Eugene	43	40	6	39	34.5%	30	586,000	60	100	94	19.0%	73	587,600	490,000	61	4.4%	-	-	10	186,100	3	590,000	
245	W Eugene	18	17	-	15	50.0%	13	477,000	48	39	36	24.1%	27	420,100	370,000	51	-3.0%	5	529,600	1	90,000	2	586,500	
246	Danebo	50	35	3	20	-31.0%	24	404,700	56	96	80	-14.0%	75	344,800	365,000	57	-1.5%	-	-	1	99,000	-	-	
247	River Road	8	8	1	9	-55.0%	8	456,700	23	23	24	-35.1%	20	428,100	401,500	38	1.1%	-	-	1	90,000	2	487,000	
248	Santa Clara	23	26	-	27	-6.9%	24	446,200	34	64	62	-16.2%	58	453,800	424,300	41	-3.2%	-	-	-	-	1	485,000	
249	Springfield	26	26	4	24	-29.4%	27	378,300	75	70	74	-9.8%	58	329,900	336,500	64	-5.6%	2	348,800	4	216,600	3	456,300	
250	Mohawk Valley	10	3	2	3	200.0%	3	436,700	91	16	9	50.0%	8	468,900	438,500	82	-1.4%	1	460,000	1	200,000	-	-	
	Grand Total	583	405	68	345	0.9%	287	469,200	80	1,052	908	0.9%	723	466,300	428,000	77	0.1%	10	598,100	38	236,400	20	562,100	

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

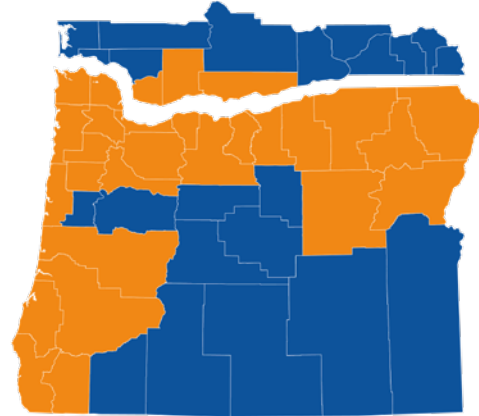
The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer that is contingent 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 | Market Statistical Reports |
| ▶ Regional Infographics | Market Trends |
| ▶ Real Talk with RMLS Podcast | Statistical Summaries |
| ▶ Video Highlights | |

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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MARKET ACTION REPORT

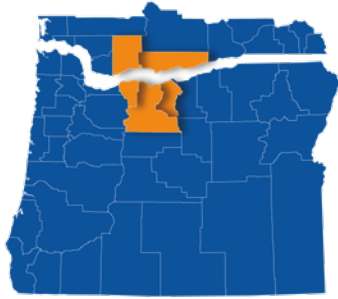
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Mid-Columbia March 2024 Reporting Period

Mid-Columbia

March 2024 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (95) increased 17.3% from the 81 listed in March 2023, and increased 61.0% from the 59 listed in February 2024.

Pending Sales

Pending sales (62) decreased 7.5% from the 67 offers accepted in March 2023, and increased 14.8% from the 54 offers accepted in February 2024.

Closed Sales

Closed sales (45) decreased 11.8% from the 51 closings in March 2023, and decreased 8.2% from the 49 closings in February 2024.

Inventory and Time on Market

Inventory increased to 5.2 months in March. Total market time decreased to 89 days.

Year-to-Date Summary

Comparing the first three months of 2024 to the same period in 2023, new listings (199) decreased 1.5%, pending sales (150) decreased 11.2%, and closed sales (132) decreased 7.0%.

Average and Median Sale Prices

Comparing 2024 to 2023 through March, the average sale price has decreased 1.0% from \$482,700 to \$478,100. In the same comparison, the median sale price has held steady at \$400,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -2.0% (\$510,600 v. \$521,200)

Median Sale Price % Change: 0.0% (\$430,000 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

	2022	2023	2024
January	1.3	3.9	5.5
February	2.0	3.8	4.0
March	1.7	3.4	5.2
April	1.6	3.5	
May	2.0	2.6	
June	1.9	3.4	
July	2.9	3.3	
August	2.8	3.7	
September	2.8	4.6	
October	3.9	4.1	
November	3.1	4.8	
December	3.9	4.5	

Residential Trends

March 2024 vs. February 2024

New Listings **+61.0%** ↑

Pending Sales **+14.8%** ↑

Closed Sales **-8.2%** ↓

Average Sale Price **+3.5%** ↑

Median Sale Price **-5.9%** ↓

Inventory **+1.2** ↑

Total Market Time **-5** ↓

March 2024 vs. March 2023

New Listings **+17.3%** ↑

Pending Sales **-7.5%** ↓

Closed Sales **-11.8%** ↓

Average Sale Price **+0.6%** ↑

Median Sale Price **-3.6%** ↓

Inventory **+1.8** ↑

Total Market Time **+17** ↑

Mid-Columbia

March 2024 Reporting Period

Residential Sales by Price Range			
Price Range	Mar 2022	Mar 2023	Mar 2024
0K-100K	4	1	3
100K-200K	1	6	4
200K-300K	6	8	7
300K-400K	16	14	8
400K-500K	16	4	7
500K-600K	5	11	4
600K-700K	7	4	5
700K-800K	3	1	1
800K-900K	2	3	2
900K-1M	0	2	1
1MM-1.1MM	0	1	1
1.1MM-1.2MM	1	1	1
1.2MM-1.3MM	1	2	1
1.3MM-1.4MM	2	0	0
1.4MM-1.5MM	0	0	1
1.5MM-1.6MM	0	1	0
1.6MM-1.7MM	0	0	0
1.7MM-1.8MM	0	0	0
1.8MM-1.9MM	0	0	1
1.9MM-2MM	0	0	0
2MM+	0	0	0



90th Percentile



50th Percentile



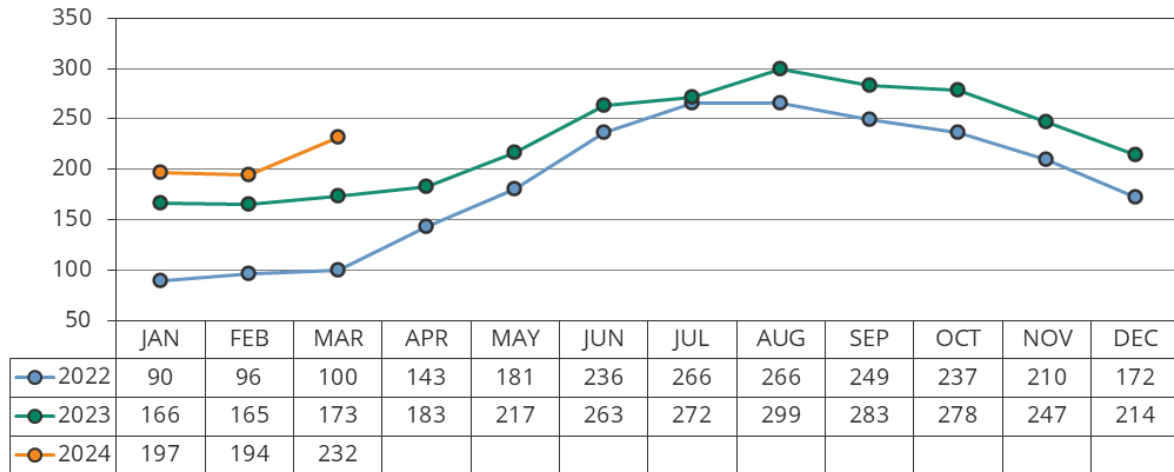
10th Percentile

Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2024	March	95	62	45	493,000	400,000	89
	February	59	54	49	476,200	425,000	94
	Year-To-Date	199	150	132	478,100	400,000	92
2023	March	81	67	51	490,200	415,000	72
	Year-To-Date	202	169	142	482,700	400,000	83
Change	March 2023	17.3%	-7.5%	-11.8%	0.6%	-3.6%	23.9%
	Prev Mo 2024	61.0%	14.8%	-8.2%	3.5%	-5.9%	-5.2%
	Year-To-Date	-1.5%	-11.2%	-7.0%	-1.0%	0.0%	10.7%

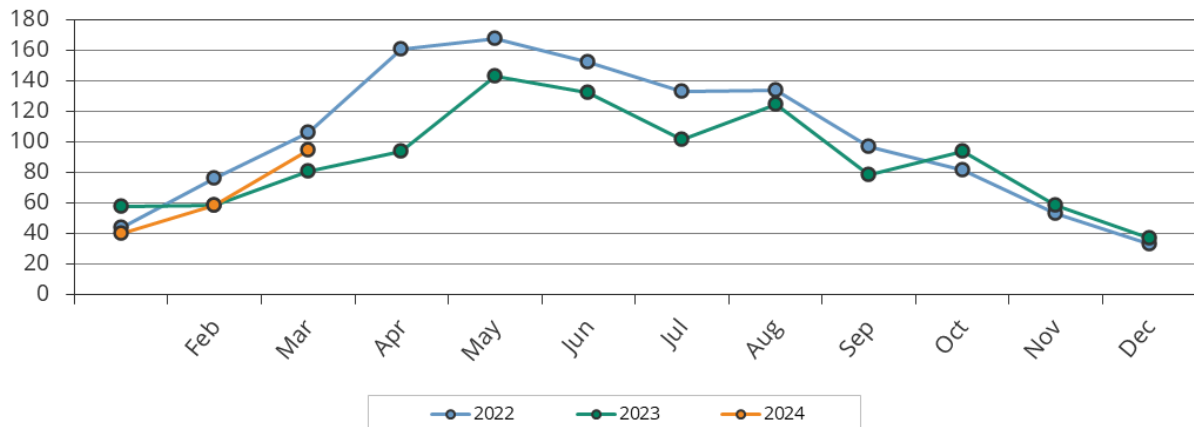
Mid-Columbia

March 2024 Reporting Period

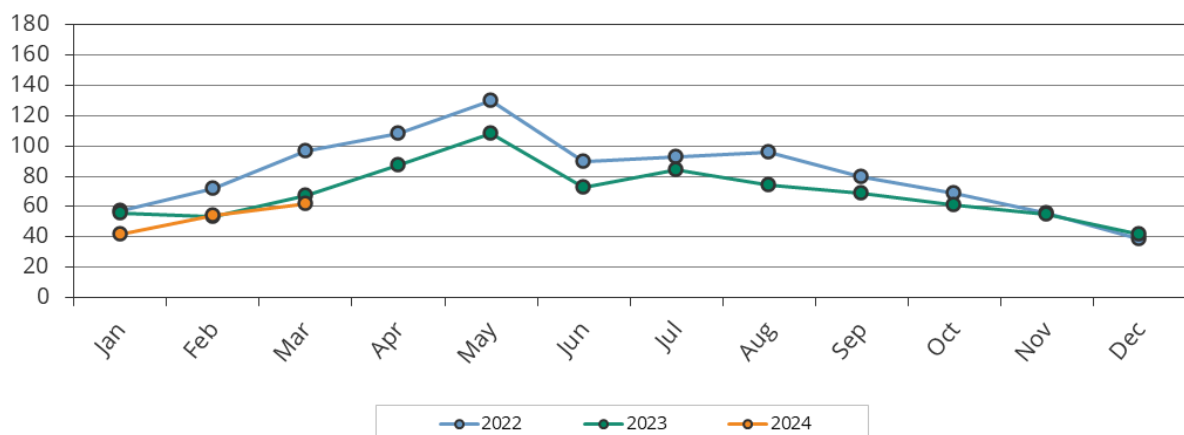
Active Residential Listings



New Listings



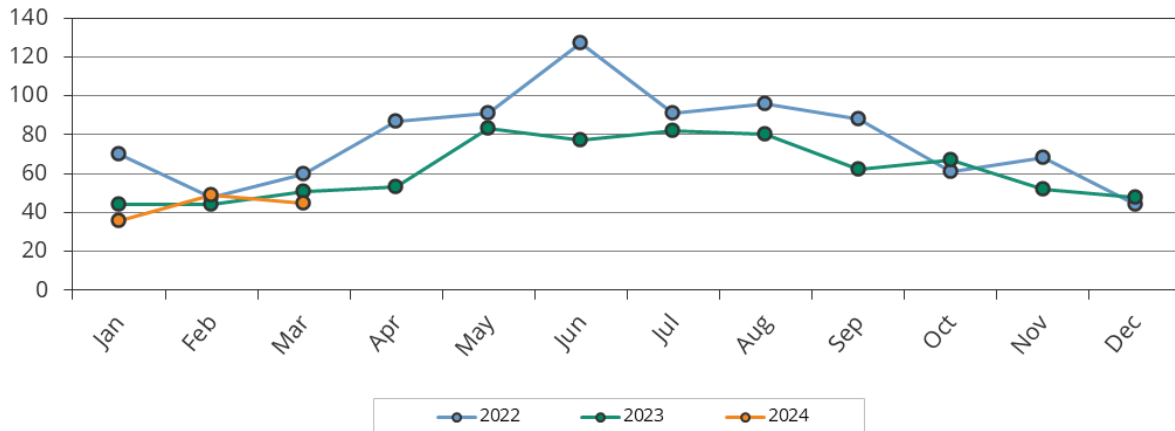
Pending Sales



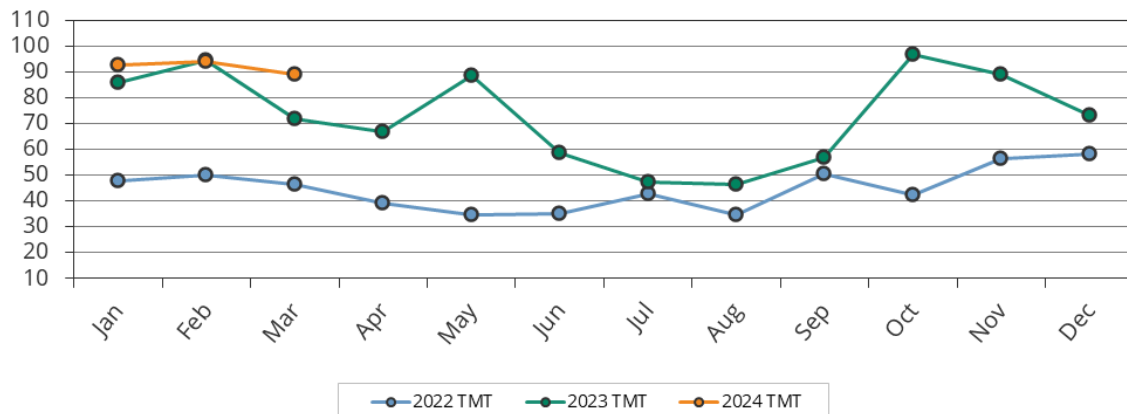
Mid-Columbia

March 2024 Reporting Period

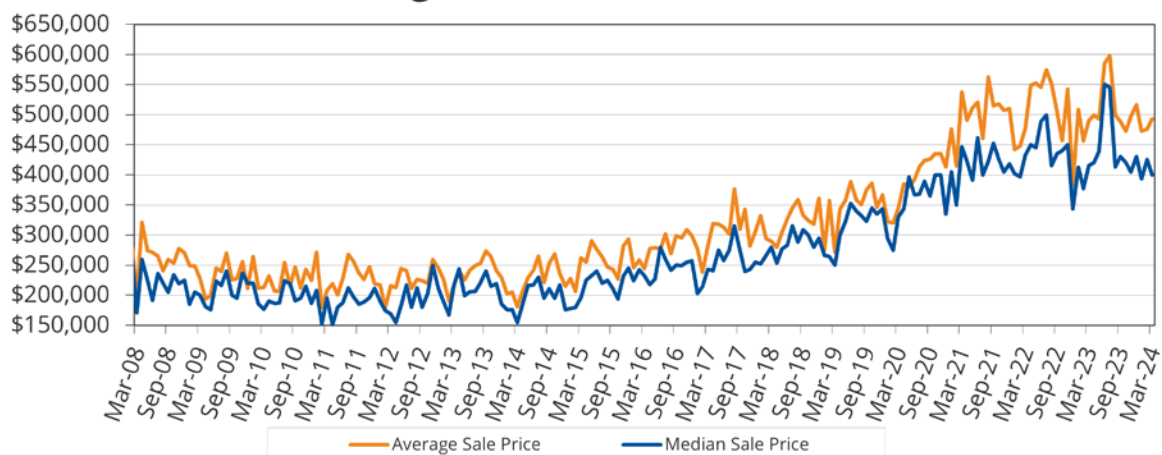
Closed Sales



Average Total Market Time



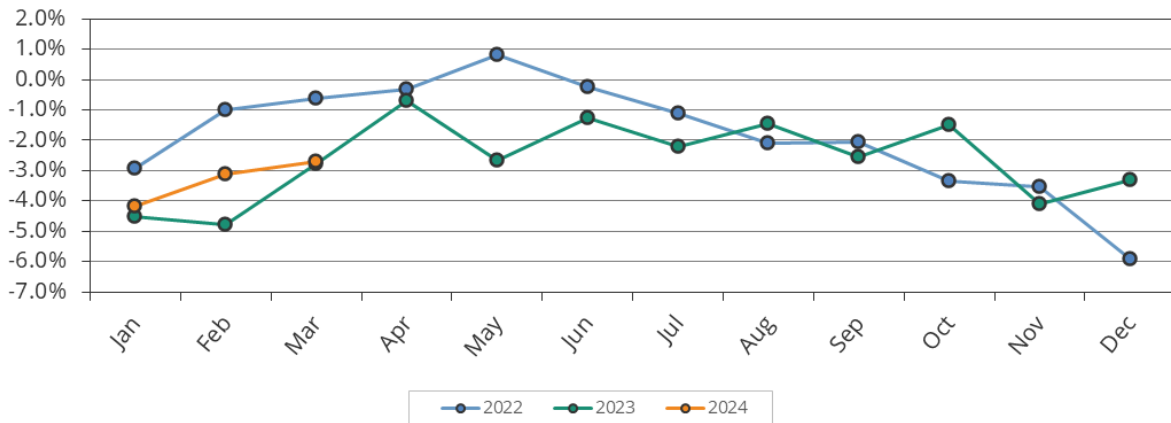
Average and Median Sale Price



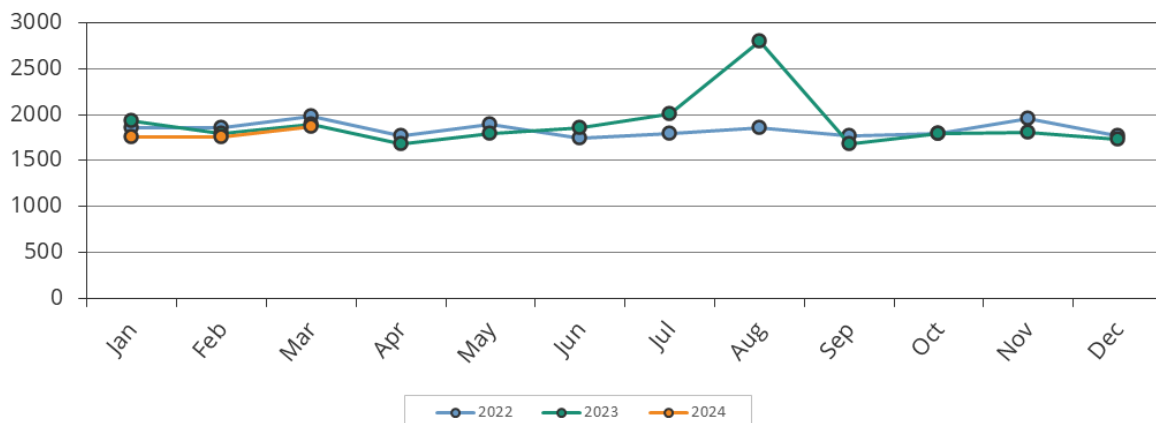
Mid-Columbia

March 2024 Reporting Period

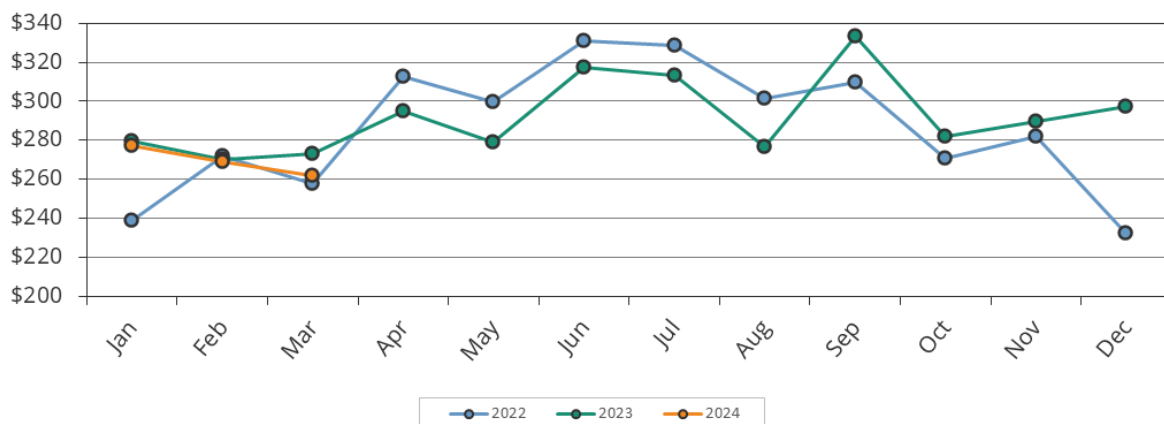
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



Mid-Columbia

March 2024 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 24 v. 23 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
100	White Salmon / Bingen	16	7	3	5	-16.7%	6	1,096,300	89	12	10	-41.2%	12	1,042,400	928,200	6.6%	3	649,200	5	288,400	-	-
101	Snowden	3	1	-	1	-	0	-	-	1	2	100.0%	0	-	-	6.6%	0	-	0	-	0	-
102	Trout Lake / Glenwood	2	1	1	1	-	-	-	-	1	2	100.0%	2	509,500	509,500	-16.7%	-	-	4	386,000	-	-
103	Husum / BZ Corner	2	1	0	1	-	1	659,000	66	2	2	100.0%	1	659,000	659,000	73.1%	-	-	-	-	-	-
104	Lyle / High Prairie	7	3	0	1	-50.0%	-	-	-	7	2	-71.4%	1	319,900	319,900	13.2%	-	-	3	150,200	-	-
105	Dallesport / Murdock	6	2	-	0	-100.0%	1	350,000	1	5	2	-50.0%	2	385,000	385,000	10.7%	-	-	1	23,000	-	-
106	Appleton/ Timber Valley	-	0	1	0	-	1	345,000	27	1	1	0.0%	2	317,000	317,000	-7.2%	-	-	-	-	-	-
108	Goldendale / Centerville	34	11	-	9	80.0%	7	265,100	129	20	20	5.3%	20	321,200	302,000	0.3%	1	685,000	8	133,500	1	280,000
109	Bickleton/ East County	-	0	0	0	-	0	-	-	0	0	-	-	-	-	-	-	2	75,000	-	-	
110	Klickitat	2	2	1	0	-	-	-	-	2	-	-100.0%	-	-	-	-55.8%	-	-	1	190,000	-	-
	Klickitat Co. Total	72	28	6	18	20.0%	16	611,700	96	51	41	-21.2%	40	558,400	391,000	-100.0%	4	658,100	24	202,800	1	280,000
111	Skamania	2	-	-	0	-	1	339,000	79	1	4	100.0%	3	741,300	875,000	0.9%	-	-	-	-	-	-
112	North Bonneville	5	1	0	2	100.0%	0	-	-	2	2	-60.0%	1	735,000	735,000	-4.3%	-	-	-	-	-	-
113	Stevenson	7	0	0	3	200.0%	-	-	-	5	7	16.7%	5	503,800	475,000	-1.2%	-	-	6	201,700	-	-
114	Carson	9	7	2	3	-25.0%	-	-	-	11	6	-25.0%	5	365,600	430,000	3.7%	-	-	3	159,800	-	-
115	Home Valley	1	0	0	1	-	1	450,000	144	0	1	0.0%	1	450,000	450,000	0.6%	-	-	-	-	-	-
116	Cook / Underwood / Mill A / Willard	4	2	-	1	-50.0%	0	-	-	5	2	-33.3%	1	855,000	855,000	15.2%	-	-	-	-	-	-
117	Unincorporated North	7	0	0	0	-	1	409,500	137	0	1	-	2	292,300	292,300	4.9%	-	-	-	-	-	-
	Skamania Co. Total	35	10	2	10	25.0%	3	399,500	120	24	23	-8.0%	18	510,900	450,000	5.6%	-	-	9	187,700	-	-
351	The Dalles	53	20	6	16	-36.0%	12	310,900	72	62	44	-15.4%	41	340,200	357,500	-5.8%	3	653,300	4	81,100	1	585,000
352	Dufur	4	1	1	1	-50.0%	1	400,000	1	5	3	0.0%	3	391,700	400,000	-11.7%	-	-	-	-	-	-
353	Tygh Valley	6	3	1	1	0.0%	2	351,000	191	4	3	-40.0%	3	347,300	340,000	-18.1%	-	-	2	61,800	-	-
354	Wamic / Pine Hollow	4	1	0	1	0.0%	0	-	-	2	1	0.0%	0	-	-	14.7%	0	-	0	-	0	-
355	Maupin / Pine Grove	6	4	1	1	0.0%	1	205,000	9	5	3	50.0%	2	197,000	197,000	-24.3%	-	-	-	-	-	-
356	Rowena	0	0	0	0	-	0	-	-	0	0	-	1	846,000	846,000	73.4%	-	-	-	-	-	-
357	Mosier	3	2	0	-	-	2	591,900	128	2	2	-	2	591,900	591,900	-26.0%	-	-	-	-	-	-
	Wasco Co. Total	76	31	9	20	-33.3%	18	345,600	84	80	56	-11.1%	52	357,500	356,300	-63.0%	3	653,300	6	74,700	1	585,000
361	Cascade Locks	3	2	0	0	-100.0%	0	-	-	3	0	-100.0%	-	-	-	-15.3%	-	-	1	135,000	-	-
362	Hood River City	16	8	0	5	-28.6%	1	665,000	75	14	11	-21.4%	7	706,900	699,000	1.3%	2	782,000	1	600,000	-	-
363	Hood River-W	13	7	-	3	-25.0%	3	824,300	43	11	6	20.0%	5	790,300	840,000	-21.5%	-	-	3	496,300	-	-
364	Hood River-E	2	1	0	2	-	0	-	-	2	2	-	0	-	-	-0.7%	0	-	0	-	0	-
366	Odell	3	2	0	1	-	3	543,000	63	5	4	300.0%	5	533,800	499,000	11.1%	1	525,000	-	-	-	-
367	Parkdale / Mt. Hood	6	4	1	2	100.0%	0	-	-	6	2	0.0%	1	390,000	390,000	20.5%	-	-	-	-	-	-
	Hood River Co. Total	43	24	1	13	0.0%	7	681,000	56	41	25	0.0%	18	664,400	651,900	-1.8%	3	696,300	5	444,800	-	-
370	Sherman Co.	6	2	0	1	0.0%	1	209,000	211	3	5	25.0%	400.0%	257,200	260,000	-14.1%	-	-	-	-	-	-

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.

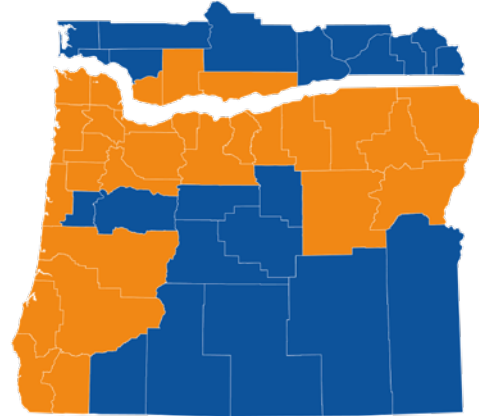
Active Listings:

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 | ▶ Market Statistical Reports |
| ▶ Regional Infographics | ▶ Market Trends |
| ▶ Real Talk with RMLS Podcast | ▶ Statistical Summaries |
| ▶ Video Highlights | |

- 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

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communications@rmls.com



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MARKET ACTION REPORT

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

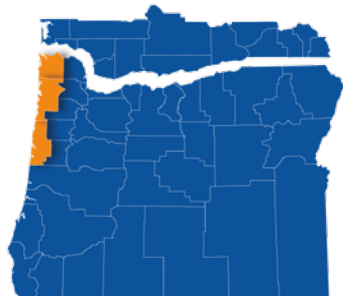
North Coastal Counties March 2024 Reporting Period

North Coastal Counties

March 2024 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 (219) increased 22.3% from the 179 listed in March 2023, and increased 48.0% from the 148 listed in February 2024.

Pending Sales

Pending sales (126) increased 0.8% from the 125 offers accepted in March 2023, and increased 28.6% from the 98 offers accepted in February 2024.

Closed Sales

Closed sales (80) decreased 31.6% from the 117 closings in March 2023, and decreased 2.4% from the 82 closings in February 2024.

Inventory and Time on Market

Inventory increased to 6.2 months in March. Total market time decreased to 88 days.

Year-to-Date Summary

Comparing the first three months of 2024 to the same period in 2023, new listings (470) increased 5.6%, pending sales (295) decreased 14.2%, and closed sales (247) decreased 16.6%.

Average and Median Sale Prices

Comparing 2024 to 2023 through March, the average sale price has decreased 2.1% from \$533,700 to \$522,700. In the same comparison, the median sale price has decreased 0.1% from \$470,000 to \$469,500.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +0.1% (\$564,900 v. \$564,300)

Median Sale Price % Change: -1.8% (\$490,000 v. \$499,000)

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	1.5	4.7	5.2
February	1.7	3.4	5.3
March	1.4	3.2	6.2
April	1.6	4.5	
May	2.2	3.8	
June	2.0	3.3	
July	2.7	5.2	
August	2.3	3.6	
September	2.2	4.1	
October	3.2	4.7	
November	3.9	4.3	
December	4.2	4.1	

Residential Trends

March 2024 vs. February 2024

New Listings **+48.0%** ↑

Pending Sales **+28.6%** ↑

Closed Sales **-2.4%** ↓

Average Sale Price **+10.5%** ↑

Median Sale Price **+2.1%** ↑

Inventory **+0.9** ↑

Total Market Time **-28** ↓

March 2024 vs. March 2023

New Listings **+22.3%** ↑

Pending Sales **+0.8%** ↑

Closed Sales **-31.6%** ↓

Average Sale Price **+1.4%** ↑

Median Sale Price **+2.3%** ↑

Inventory **+3.0** ↑

Total Market Time **+18** ↑

North Coastal Counties

March 2024 Reporting Period

Residential Sales by Price Range			
Price Range	Mar 2022	Mar 2023	Mar 2024
0K-100K	1	3	1
100K-200K	2	4	1
200K-300K	17	20	10
300K-400K	19	23	14
400K-500K	31	21	22
500K-600K	22	19	14
600K-700K	12	9	7
700K-800K	14	10	2
800K-900K	4	4	0
900K-1M	7	2	3
1MM-1.1MM	4	0	0
1.1MM-1.2MM	0	1	3
1.2MM-1.3MM	1	4	3
1.3MM-1.4MM	1	0	0
1.4MM-1.5MM	0	0	1
1.5MM-1.6MM	0	1	0
1.6MM-1.7MM	1	1	0
1.7MM-1.8MM	0	0	0
1.8MM-1.9MM	0	1	1
1.9MM-2MM	0	0	0
2MM+	2	2	0

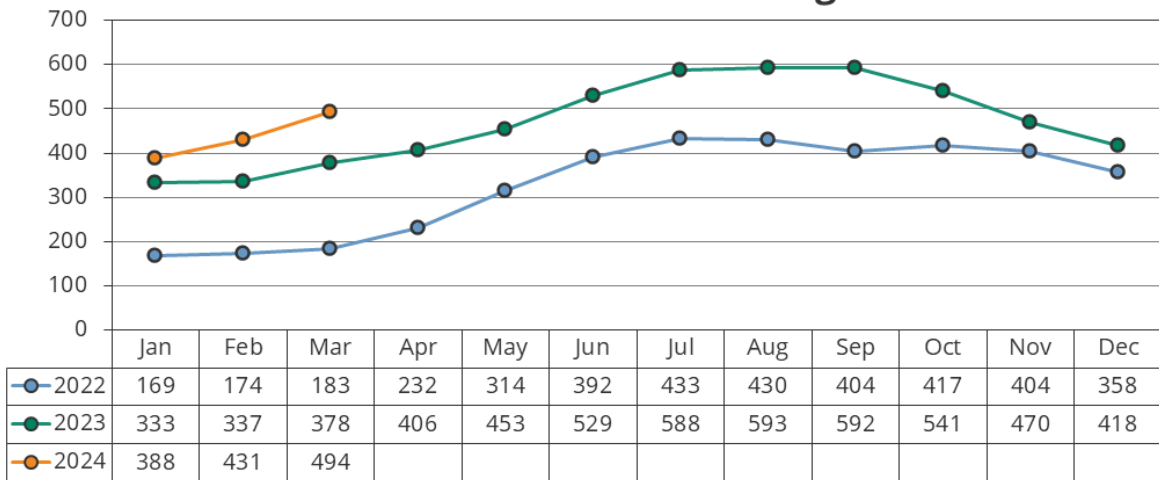
90th Percentile
 50th Percentile
 10th Percentile

North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2024	March	219	126	80	536,500	469,500	88
	February	148	98	82	485,500	460,000	116
	Year-To-Date	470	295	247	522,700	469,500	99
2023	March	179	125	117	529,200	459,000	70
	Year-To-Date	445	344	296	533,700	470,000	79
Change	March 2023	22.3%	0.8%	-31.6%	1.4%	2.3%	25.5%
	Prev Mo 2024	48.0%	28.6%	-2.4%	10.5%	2.1%	-23.8%
	Year-To-Date	5.6%	-14.2%	-16.6%	-2.1%	-0.1%	24.7%

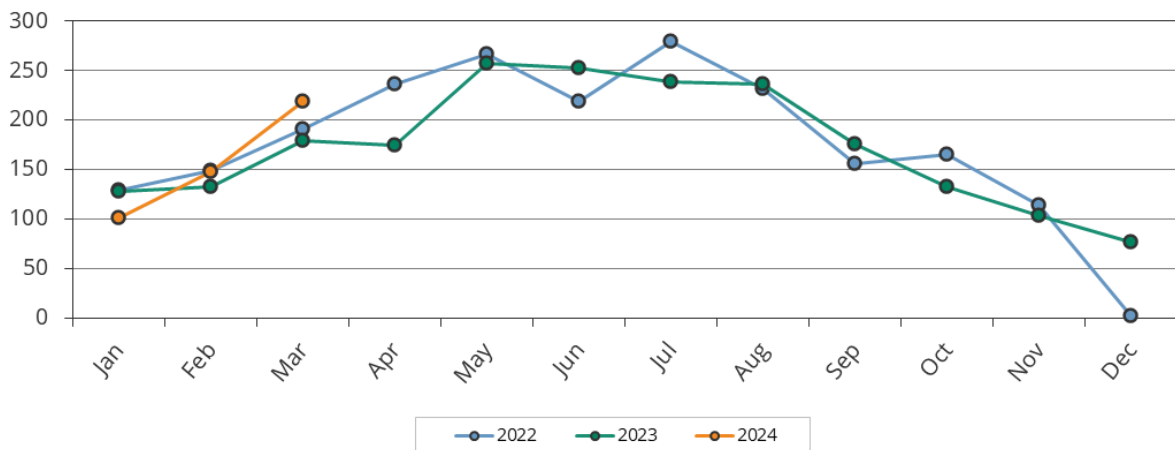
North Coastal Counties

March 2024 Reporting Period

Active Residential Listings

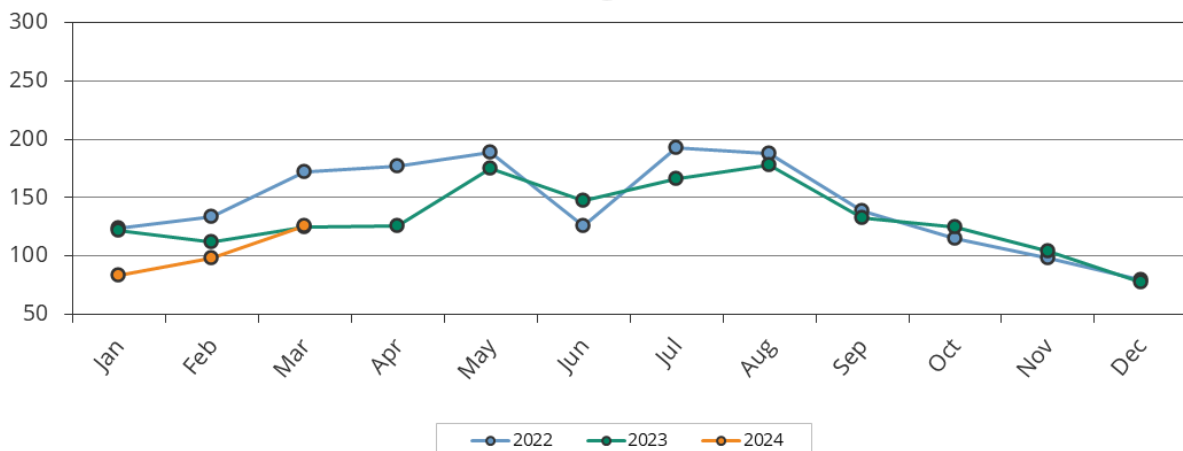


New Listings



Note: In **December 2022**, there were only **3** New Listings.

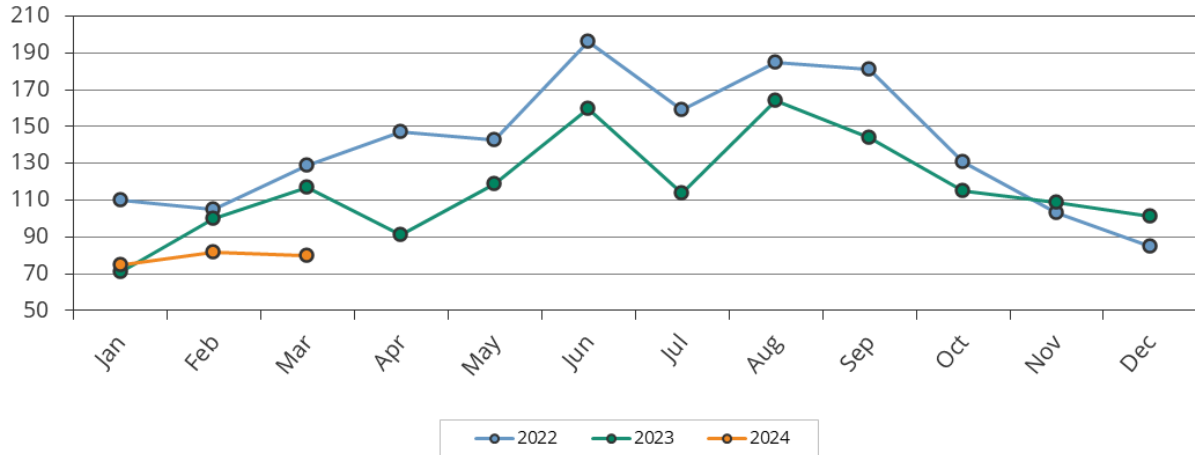
Pending Sales



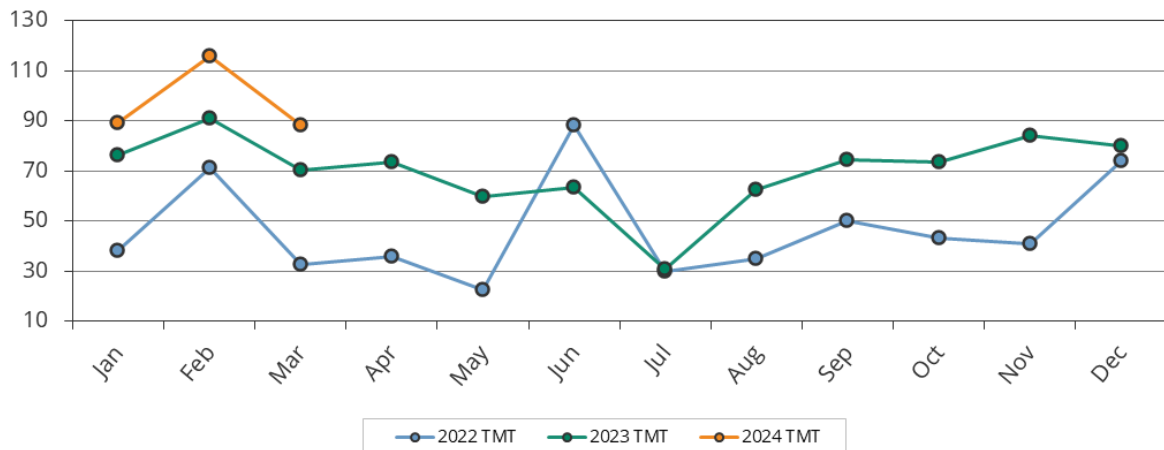
North Coastal Counties

March 2024 Reporting Period

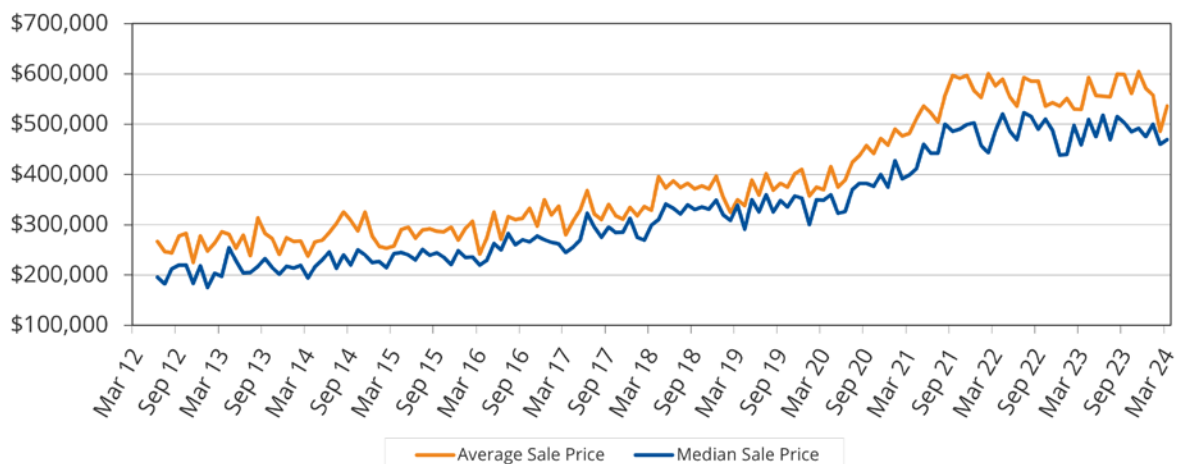
Closed Sales



Average Total Market Time



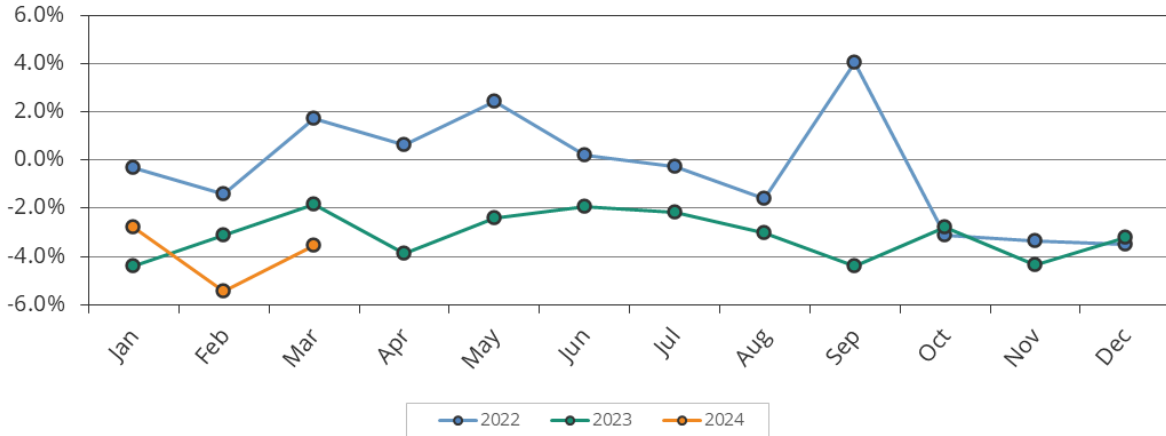
Average and Median Sale Price



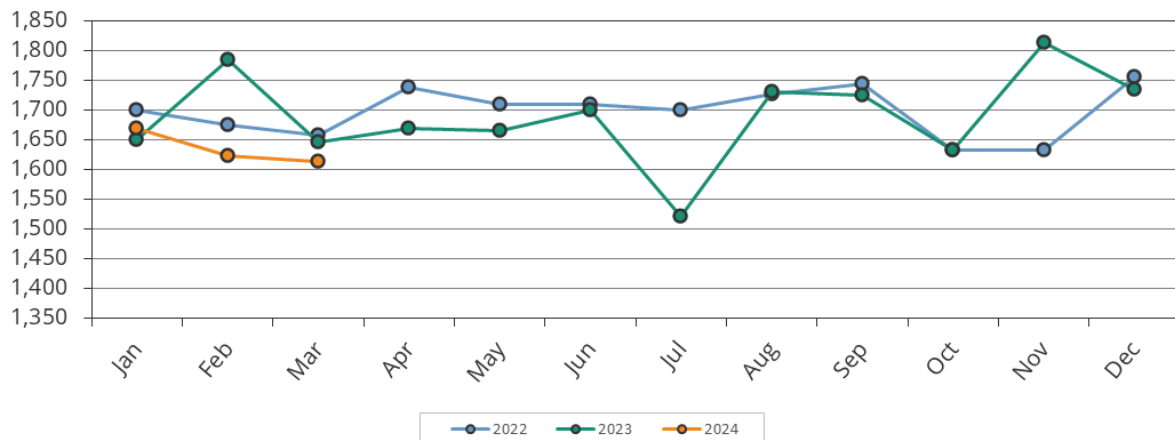
North Coastal Counties

March 2024 Reporting Period

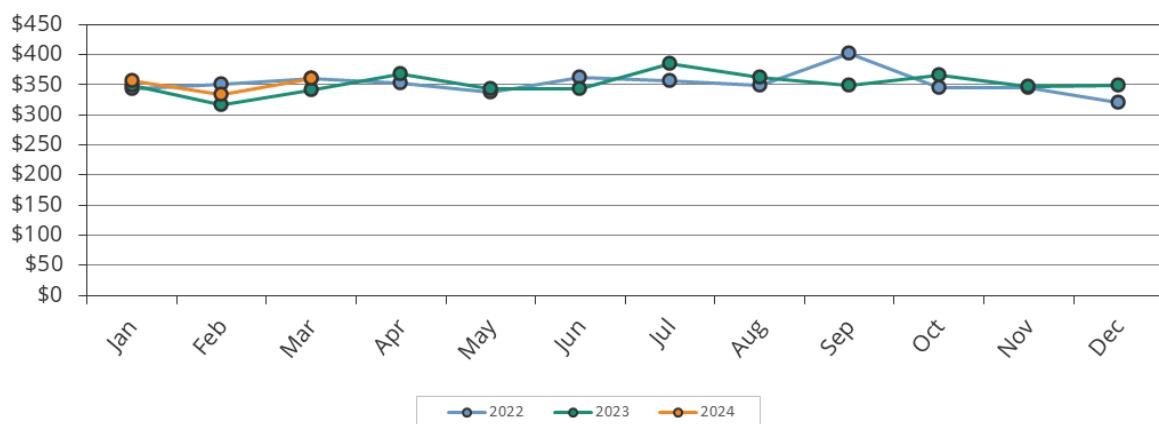
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



North Coastal Counties

March 2024 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/Cancelled Listings	Pending Sales	Pending Sales 24 v. 23 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	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
180	Astoria	46	21	4	16	0.0%	3	463,700	26	50	32	-13.5%	25	454,800	463,000	-7.1%	-	-	1	80,000	1	495,000	
181	Hammond / Warrenton	21	14	6	7	-46.2%	6	471,500	122	27	21	-41.7%	16	510,100	502,000	5.8%	-	-	1	130,000	3	499,900	
182	Gearhart West	23	10	-	1	0.0%	1	450,000	9	19	7	-12.5%	5	667,000	565,000	-2.6%	-	-	-	-	-	-	
183	Gearhart East	-	0	2	0	-100.0%	0	-	-	1	1	-66.7%	2	610,600	610,600	-3.1%	-	-	-	-	-	-	
184	Seaside Northwest	6	2	1	1	0.0%	4	760,900	39	7	9	80.0%	9	636,800	496,500	1.6%	-	-	-	-	-	-	
185	Seaside North Central	1	2	0	3	50.0%	5	390,700	151	5	10	100.0%	6	388,100	352,500	7.7%	-	-	-	-	-	-	
186	Seaside Southwest	21	7	-	4	-42.9%	1	485,000	197	16	6	-60.0%	4	458,000	458,500	-8.1%	-	-	-	-	-	-	
187	Seaside South Central	2	1	0	2	100.0%	0	-	-	2	3	50.0%	2	490,000	490,000	34.4%	-	-	-	-	-	-	
188	Seaside East	10	7	2	3	-25.0%	5	480,400	72	12	11	-8.3%	12	430,300	457,500	-8.5%	-	-	2	215,000	-	-	
189	Cannon Beach / Tolovana Park	18	8	0	5	-	4	1,142,100	40	17	11	450.0%	8	1,014,500	960,000	9.6%	-	-	2	1,457,500	-	-	
190	Arch Cape / Cove Beach / Falcon Cove	2	1	1	0	-100.0%	0	-	-	3	2	0.0%	3	697,300	745,000	5.8%	-	-	-	-	-	-	
191	Rural Clatsop County	8	5	-	5	400.0%	3	641,700	103	12	9	350.0%	4	568,800	450,000	29.4%	-	-	6	197,300	-	-	
	Clatsop County	158	78	16	47	-4.1%	32	595,200	86	171	122	-5.4%	96	548,000	483,400	3.1%	-	-	12	394,900	4	498,700	
97102	Arch Cape	2	1	1	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-	
97130	Manzanita	7	4	2	3	50.0%	1	1,150,000	13	10	8	-38.5%	7	956,300	915,000	0.6%	-	-	1	217,500	-	-	
97131	Nehalem	7	3	2	1	-	0	-	-	7	4	0.0%	6	510,600	379,300	6.7%	-	-	-	-	-	-	
97147	Wheeler	-	1	-	1	-	0	-	-	1	1	-	-	-	-	-13.8%	-	-	2	65,000	-	-	
97156	Rockaway Beach	40	24	1	7	40.0%	4	444,800	29	39	13	-7.1%	14	431,800	489,600	15.5%	1	360,000	2	36,000	-	-	
97158	Bay City	6	4	1	5	-	2	404,500	149	10	9	80.0%	7	355,300	325,000	-10.5%	-	-	-	-	-	-	
97163	Garibaldi	5	3	1	2	-33.3%	1	240,000	474	5	3	0.0%	4	358,800	257,500	46.5%	-	-	1	80,000	-	-	
97163	Netarts	3	4	0	4	-	1	560,000	227	7	6	50.0%	3	619,700	560,000	-4.2%	-	-	-	-	-	-	
97164	Tillamook	36	19	1	8	-27.3%	7	352,100	92	39	26	0.0%	29	412,100	322,000	2.5%	-	-	3	100,400	-	-	
97164	Oceanside	9	3	2	1	-	-	-	-	4	3	-40.0%	4	723,600	749,800	-15.5%	-	-	3	100,000	-	-	
97108	Beaver	2	1	1	0	-100.0%	0	-	-	2	0	-100.0%	0	-	-	17.6%	0	-	0	-	0	-	
97122	Hebo	1	1	0	0	-	0	-	-	2	0	-100.0%	0	-	-	-26.5%	0	-	0	-	0	-	
97112	Cloverdale	9	1	2	0	-100.0%	0	-	-	3	0	-100.0%	-	-	-	0.8%	-	-	1	250,000	-	-	
97135	Pacific City	12	5	4	3	0.0%	1	30,000	238	7	6	-14.3%	2	532,600	532,600	-9.9%	-	-	-	-	-	-	
97149	Neskowin	5	4	-	0	-100.0%	1	300,000	6	7	3	-25.0%	3	409,700	300,000	-25.1%	-	-	-	-	-	-	
	Tillamook County	144	78	18	35	16.7%	18	407,400	112	144	82	-11.8%	79	490,200	439,000	-	1	360,000	13	103,900	-	-	

North Coastal Counties

March 2024 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 24 v. 23 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	
97367	Lincoln City	82	24	1	22	29.4%	13	623,600	65	67	40	-34.4%	27	588,600	500,000	3.8%	1	350,000	7	101,100	1	1,650,000		
97364	Neotsu	2	0	0	0	-100.0%	1	390,000	105	1	1	0.0%	1	390,000	390,000	-19.1%	-	-	-	-	-	-		
97368	Otis	12	5	1	3	-25.0%	2	437,500	85	7	5	25.0%	4	588,800	565,000	-9.2%	-	-	-	-	-	-		
97341	Depoe Bay	22	8	0	5	-28.6%	-	-	-	17	11	-15.4%	9	471,600	408,000	-13.9%	-	-	4	160,700	-	-		
97388	Gleneden Beach	4	2	0	3	0.0%	1	450,000	31	6	6	0.0%	3	387,300	370,000	-5.5%	-	-	-	-	-	-		
97369	Otter Rock	2	1	0	0	-	0	-	-	2	-	-100.0%	-	-	-	-21.7%	-	-	1	40,000	-	-		
97365	Newport	30	5	1	3	-40.0%	3	463,200	94	13	8	-42.9%	4	408,600	424,500	-12.9%	-	-	2	102,500	-	-		
97366	South Beach	6	3	-	-	-100.0%	3	406,700	112	7	2	-60.0%	6	400,300	396,600	-30.1%	1	270,000	3	313,800	-	-		
97343	Eddyville	0	0	0	0	-	0	-	-	0	0	-	0	-	-	8.2%	0	-	0	-	0	-		
97357	Logsdan	1	0	0	0	-	0	-	-	-	0	-	0	-	-	-	0	-	0	-	0	-		
97391	Toledo	1	2	1	5	400.0%	3	420,000	38	5	9	200.0%	6	415,400	428,800	24.8%	-	-	1	26,500	-	-		
97380	Siletz	-	1	0	1	0.0%	0	-	-	1	1	0.0%	0	-	-	96.1%	0	-	0	-	0	-		
97390	Tidewater	2	0	0	0	-100.0%	0	-	-	1	0	-100.0%	0	-	-	-39.5%	0	-	0	-	0	-		
97398	Yachats	9	3	0	0	-100.0%	2	852,500	85	9	2	-33.3%	3	636,700	790,000	19.8%	-	-	2	119,500	-	-		
97394	Waldport	15	8	1	2	0.0%	2	572,000	122	16	5	-16.7%	8	631,800	562,500	1.3%	-	-	1	115,000	-	-		
97376	Seal Rock	4	1	1	0	-100.0%	-	-	-	3	1	0.0%	1	250,000	250,000	41.0%	-	-	1	27,000	-	-		
	Lincoln County	192	63	6	44	-4.3%	30	551,400	77	155	91	-25.4%	72	524,800	460,000	-1.1%	2	310,000	22	133,800	1	1,650,000		
North Coastal Counties Total		494	219	40	126	0.8%	80	536,500	88	470	295	-14.2%	247	522,700	469,500	0.1%	3	326,700	47	192,200	5	728,900		

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).

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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).

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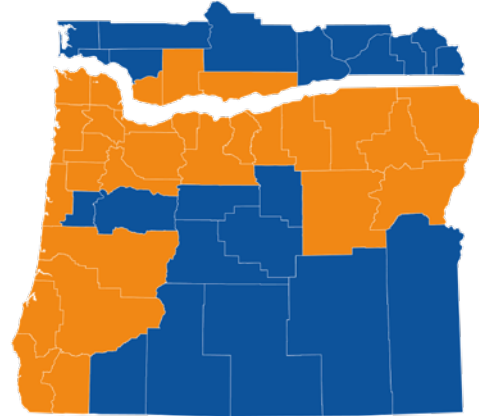
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| ▶ State Infographics | ▶ Market Statistical Reports |
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Market Action Report

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- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



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MARKET ACTION REPORT

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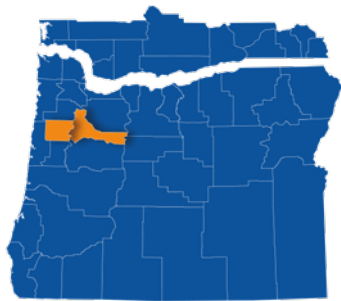
Polk and Marion Counties March 2024 Reporting Period

Polk and Marion Counties

March 2024 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 (294) increased 12.6% from the 261 listed in March 2023, and increased 27.8% from the 230 listed in February 2024.

Pending Sales

Pending sales (255) increased 13.3% from the 225 offers accepted in March 2023, and increased 11.4% from the 229 offers accepted in February 2024.

Closed Sales

Closed sales (187) decreased 6.0% from the 199 closings in March 2023, and increased 20.6% from the 155 closings in February 2024.

Inventory and Time on Market

Inventory decreased to 2.3 months in March. Total market time increased to 101 days.

Year-to-Date Summary

Comparing the first three months of 2024 to the same period in 2023, new listings (733) increased 13.1%, pending sales (641) increased 3.2%, and closed sales (488) decreased 8.8%.

Average and Median Sale Prices

Comparing 2024 to 2023 through March, the average sale price has increased 2.5% from \$454,300 to \$465,700. In the same comparison, the median sale price has increased 1.7% from \$430,000 to \$437,500.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -2.6% (\$464,200 v. \$476,700)

Median Sale Price % Change: -1.8% (\$435,000 v. \$443,000)

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	1.0	2.6	3.5
February	1.0	2.2	2.7
March	0.7	1.8	2.3
April	0.9	2.1	
May	1.0	2.1	
June	1.4	2.0	
July	2.0	2.6	
August	2.0	2.3	
September	2.7	2.7	
October	3.0	3.3	
November	3.3	3.1	
December	2.9	3.5	

Residential Trends

March 2024 vs. February 2024

New Listings **+27.8%** ↑

Pending Sales **+11.4%** ↑

Closed Sales **+20.6%** ↑

Average Sale Price **-5.2%** ↓

Median Sale Price **-2.3%** ↓

Inventory **-0.4** ↓

Total Market Time **+29** ↑

March 2024 vs. March 2023

New Listings **+12.6%** ↑

Pending Sales **+13.3%** ↑

Closed Sales **-6.0%** ↓

Average Sale Price **-0.8%** ↓

Median Sale Price **0.0%** —

Inventory **+0.5** ↑

Total Market Time **+43** ↑

Polk and Marion Counties

March 2024 Reporting Period

Residential Sales by Price Range			
Price Range	Mar 2022	Mar 2023	Mar 2024
0K-100K	5	4	2
100K-200K	6	8	4
200K-300K	27	19	11
300K-400K	92	85	78
400K-500K	133	96	88
500K-600K	54	42	28
600K-700K	31	27	21
700K-800K	14	9	9
800K-900K	3	6	6
900K-1M	5	2	2
1MM-1.1MM	1	1	0
1.1MM-1.2MM	2	2	1
1.2MM-1.3MM	1	1	1
1.3MM-1.4MM	2	1	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	1

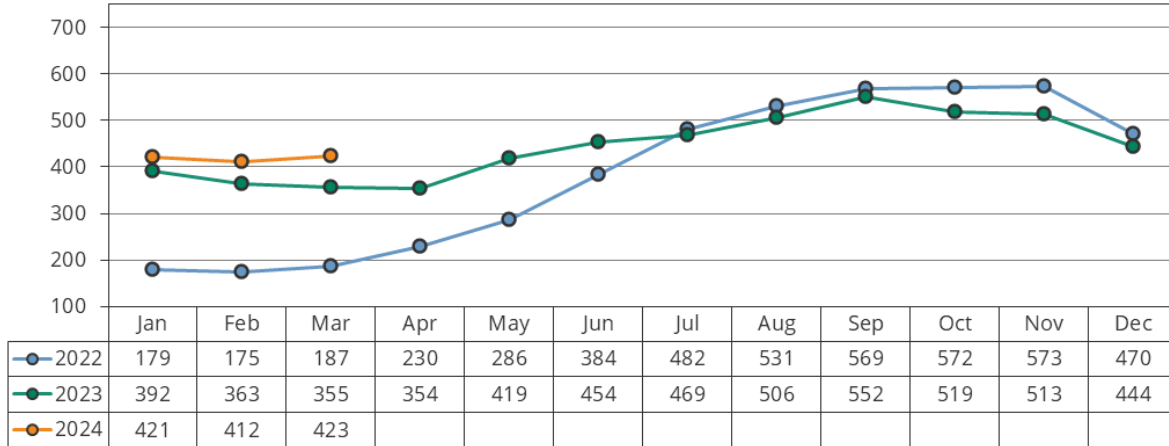
90th Percentile
 50th Percentile
 10th Percentile

Polk & Marion Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2024	March	294	255	187	456,400	430,000	101
	February	230	229	155	481,300	440,000	72
	Year-To-Date	733	641	488	465,700	437,500	85
2023	March	261	225	199	459,900	430,000	58
	Year-To-Date	648	621	535	454,300	430,000	64
Change	March 2023	12.6%	13.3%	-6.0%	-0.8%	0.0%	73.7%
	Prev Mo 2024	27.8%	11.4%	20.6%	-5.2%	-2.3%	41.6%
	Year-To-Date	13.1%	3.2%	-8.8%	2.5%	1.7%	33.2%

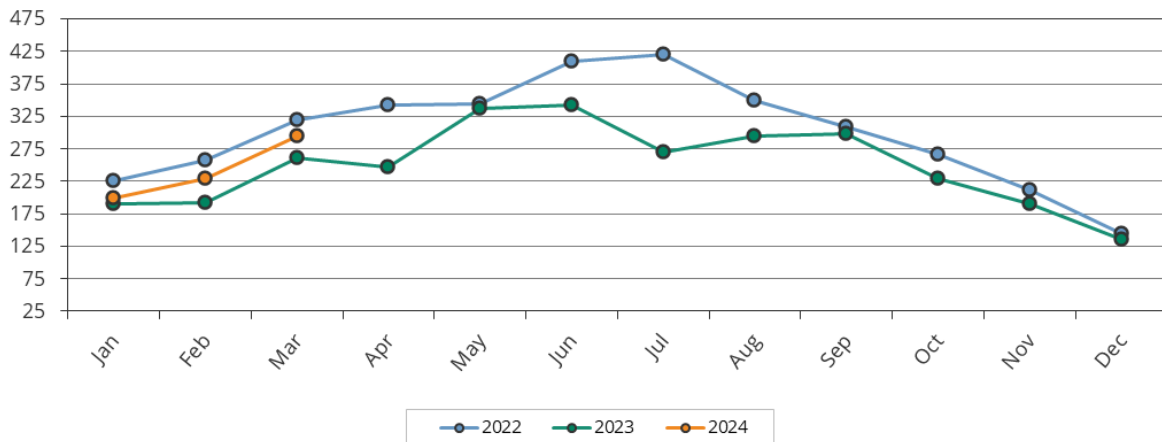
Polk and Marion Counties

March 2024 Reporting Period

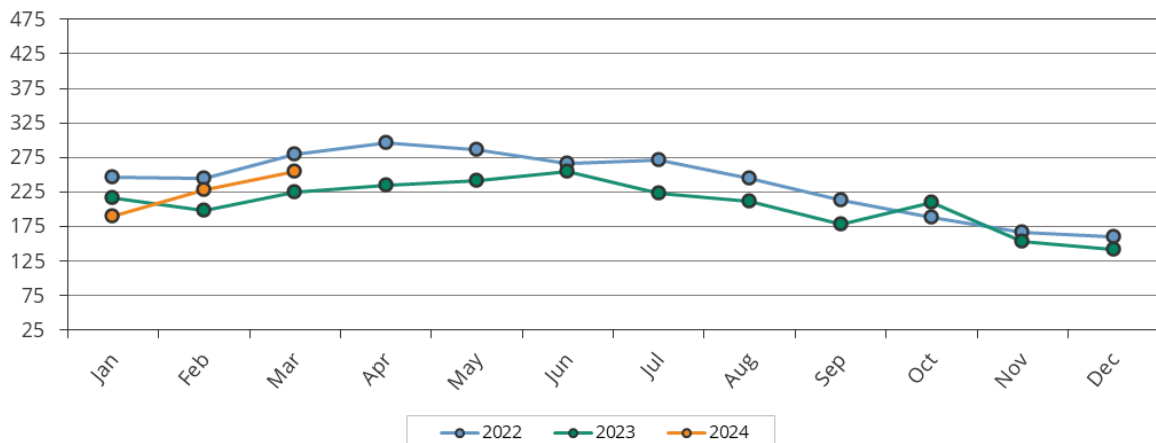
Active Residential Listings



New Listings



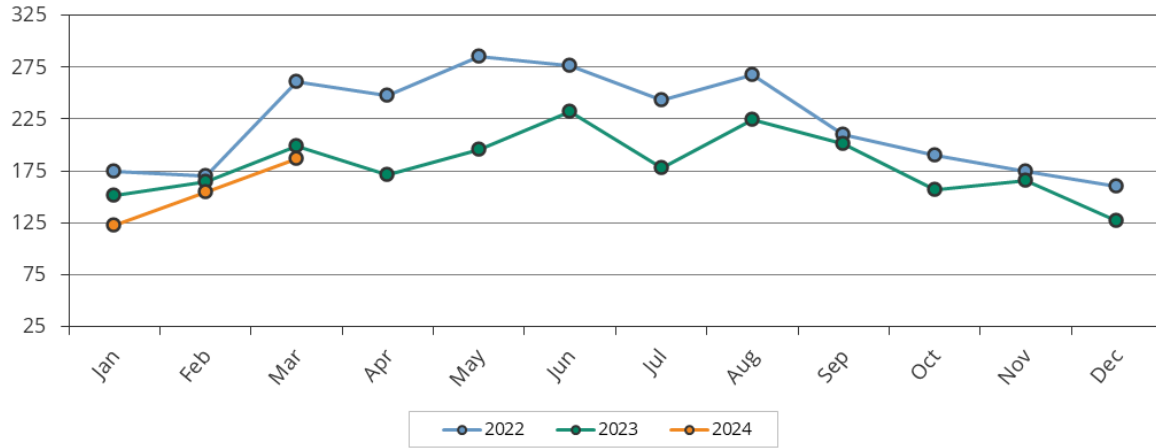
Pending Sales



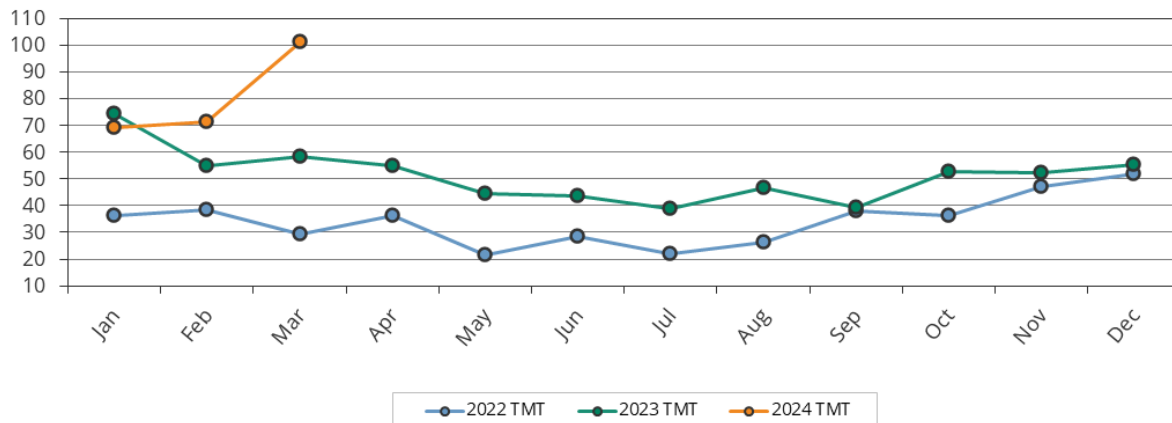
Polk and Marion Counties

March 2024 Reporting Period

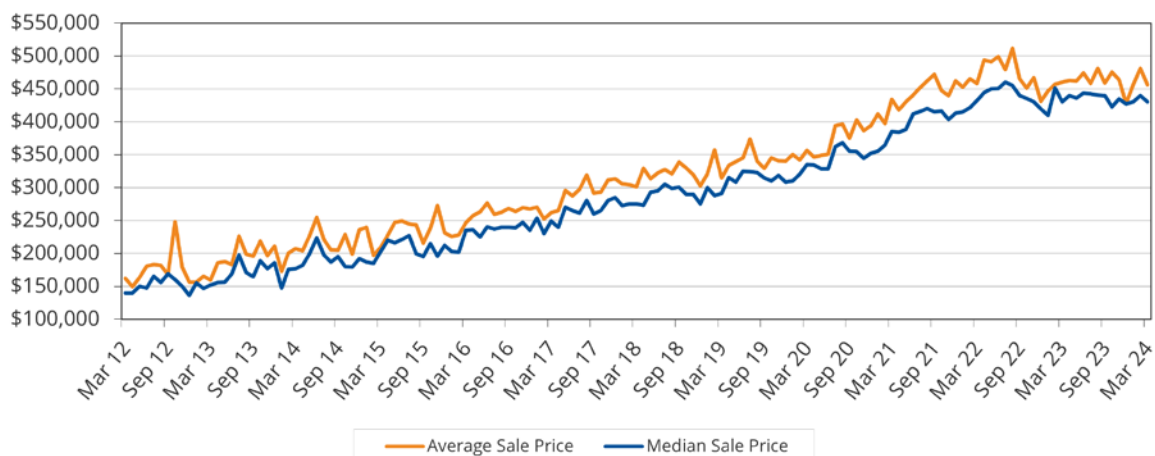
Closed Sales



Average Total Market Time



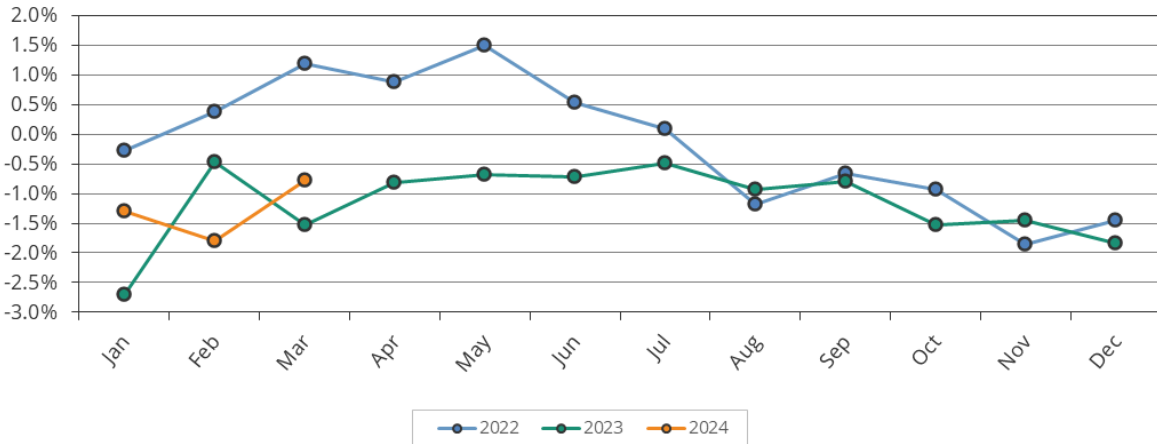
Average and Median Sale Price



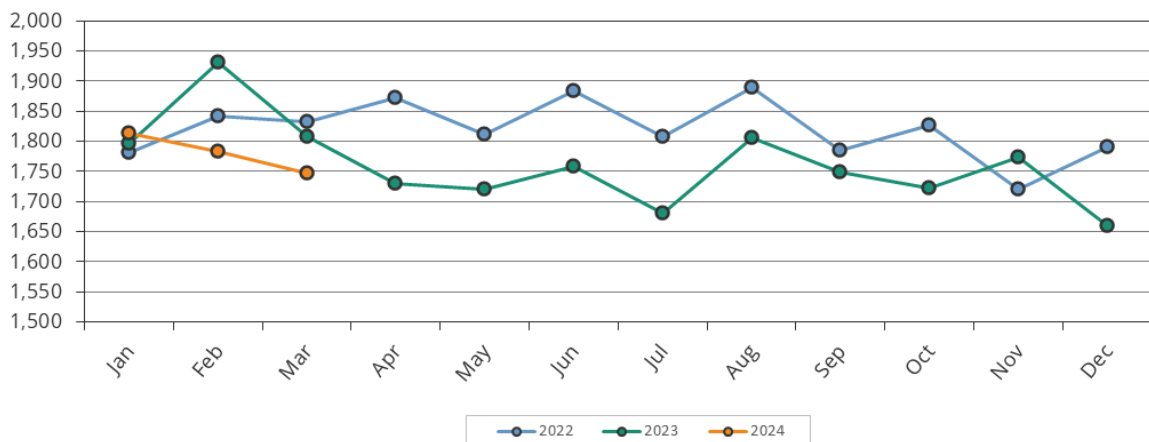
Polk and Marion Counties

March 2024 Reporting Period

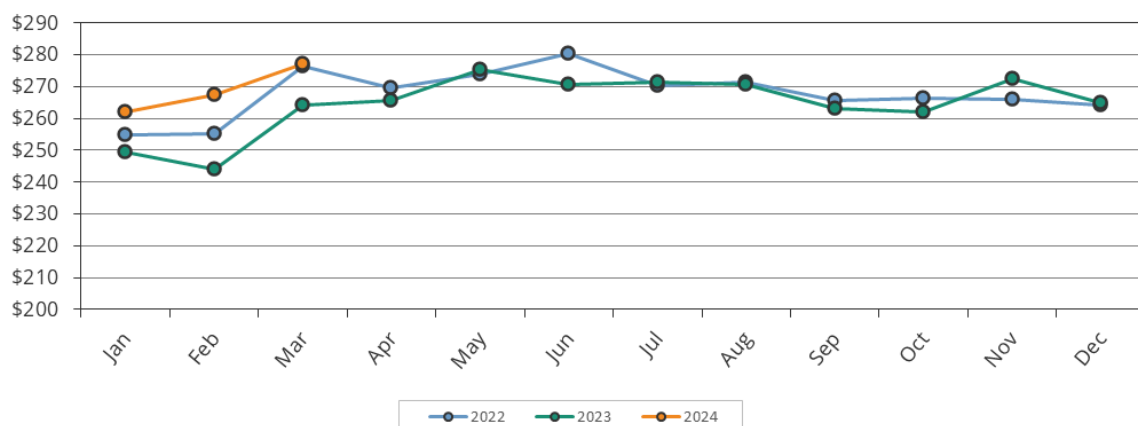
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



Polk and Marion Counties

March 2024 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 24 v. 23 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	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
167	Polk County Except Salem	67	35	5	37	37.0%	29	442,600	174	88	87	19.2%	72	438,900	417,500	-0.8%	1	925,000	6	339,400	-	-	
168	West Salem N	18	17	4	11	-35.3%	12	653,900	54	39	31	-24.4%	29	533,000	420,000	2.2%	-	-	1	120,000	-	-	
169	West Salem S	4	5	-	5	400.0%	1	365,000	187	9	10	150.0%	7	533,300	498,500	-16.8%	-	-	-	-	-	-	
170	Woodburn	47	32	6	33	0.0%	13	367,900	68	96	79	-15.1%	43	401,000	387,500	-4.4%	-	-	-	-	-	-	
	Except Woodburn	97	53	13	48	20.0%	34	486,400	108	143	120	-3.2%	94	558,800	499,500	-3.3%	1	1,300,000	3	290,000	2	512,000	
170	Marion Except Salem/Keizer	144	85	19	81	11.0%	47	453,600	97	239	199	-8.3%	137	509,200	465,900	-2.9%	1	1,300,000	3	290,000	2	512,000	
171	Southwest Salem	6	4	0	1	-50.0%	2	437,800	6	7	2	-66.7%	4	375,500	362,800	-29.1%	-	-	-	-	-	-	
172	South Salem	37	30	5	26	44.4%	19	504,800	61	63	62	8.8%	48	492,200	465,000	-0.7%	-	-	-	-	1	450,000	
173	Southeast Salem	40	27	3	26	13.0%	13	446,300	81	63	55	3.8%	34	495,000	487,000	-2.0%	-	-	3	109,800	-	-	
174	Central Salem	19	20	4	14	-6.7%	12	353,400	57	39	32	-3.0%	27	369,900	359,900	3.0%	1	262,600	1	99,300	1	675,000	
175	East Salem S	15	19	0	21	31.3%	24	418,300	112	62	62	24.0%	47	421,500	426,700	0.8%	-	-	-	-	-	-	
176	East Salem N	37	29	2	19	35.7%	19	457,600	130	72	65	47.7%	55	433,400	445,000	0.5%	-	-	-	-	1	820,000	
177	South Keizer	7	4	0	2	-33.3%	2	376,200	57	10	9	-10.0%	6	342,500	376,200	-7.4%	-	-	-	-	-	-	
178	North Keizer	29	19	0	12	-25.0%	7	427,300	44	42	27	-18.2%	22	413,000	420,000	-4.2%	-	-	1	605,000	-	-	
167-169	Polk Co. Grand Total	89	57	9	53	17.8%	42	501,100	140	136	128	8.5%	108	470,300	424,300	-0.9%	1	925,000	7	308,100	-	-	
170-178	Marion Co. Grand Total	334	237	33	202	12.2%	145	443,500	90	597	513	2.0%	380	464,500	442,200	-3.0%	2	781,300	8	238,000	5	593,800	
	Polk & Marion Grand Total	423	294	42	255	13.3%	187	456,400	101	733	641	3.2%	488	465,700	437,500	-2.6%	3	829,200	15	270,700	5	593,800	
220	Benton County	36	20	1	29	20.8%	17	570,200	60	61	67	31.4%	45	587,700	540,000	2.7%	-	-	3	168,000	-	-	
221	Linn County	148	79	22	55	-32.1%	45	458,400	53	200	154	-17.6%	120	419,500	382,900	-2.6%	1	250,000	11	192,000	11	472,200	

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.

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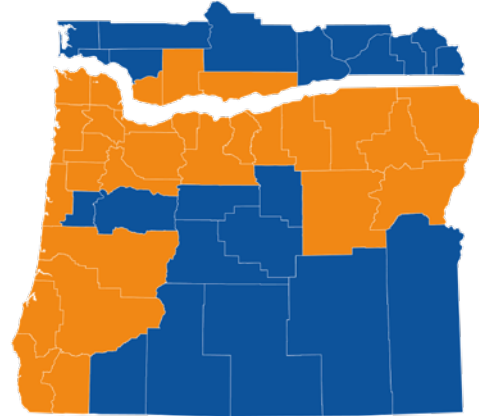
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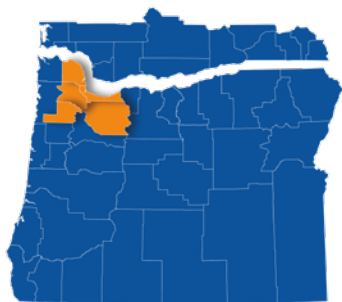
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Portland Metro March 2024 Reporting Period

Portland Metro

March 2024 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (2,425) decreased 7.5% from the 2,623 listed in March 2023, and increased 16.3% from the 2,085 listed in February 2024.

Pending Sales

Pending sales (2,138) increased 2.8% from the 2,079 offers accepted in March 2023, and increased 22.7% from the 1,742 offers accepted in February 2024.

Closed Sales

Closed sales (1,578) decreased 9.6% from the 1,745 closings in March 2023, and increased 22.9% from the 1,284 closings in February 2024.

Inventory and Time on Market

Inventory decreased to 2.3 months in March. Total market time increased to 91 days.

Year-to-Date Summary

Comparing the first three months of 2024 to the same period in 2023, new listings (6,513) increased 1.9%, pending sales (5,189) decreased 3.2%, and closed sales (4,076) decreased 6.1%.

Average and Median Sale Prices

Comparing 2024 to 2023 through March, the average sale price has increased 2.1% from \$567,100 to \$578,800. In the same comparison, the median sale price has increased 2.0% from \$514,900 to \$525,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -1.1% (\$600,800 v. \$607,200)

Median Sale Price % Change: -1.8% (\$535,000 v. \$545,000)

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	0.8	2.7	3.2
February	0.8	1.9	2.8
March	0.7	1.6	2.3
April	0.8	1.9	
May	1.0	1.9	
June	1.4	2.0	
July	2.0	2.4	
August	1.8	2.2	
September	2.2	2.9	
October	2.4	2.9	
November	2.6	3.5	
December	2.3	2.7	

Residential Trends

March 2024 vs. February 2024

New Listings **+16.3%** ↑

Pending Sales **+22.7%** ↑

Closed Sales **+22.9%** ↑

Average Sale Price **+2.3%** ↑

Median Sale Price **+0.9%** ↑

Inventory **-0.5** ↓

Total Market Time **+2** ↑

March 2024 vs. March 2023

New Listings **-7.5%** ↓

Pending Sales **+2.8%** ↑

Closed Sales **-9.6%** ↓

Average Sale Price **+1.0%** ↑

Median Sale Price **+1.9%** ↑

Inventory **+0.7** ↑

Total Market Time **+34** ↑

Portland Metro

March 2024 Reporting Period

Residential Sales by Price Range			
Price Range	Mar 2022	Mar 2023	Mar 2024
0K-100K	20	15	21
100K-200K	60	50	39
200K-300K	112	99	101
300K-400K	304	258	215
400K-500K	605	419	311
500K-600K	591	351	341
600K-700K	421	238	208
700K-800K	256	159	137
800K-900K	161	106	78
900K-1M	110	50	60
1MM-1.1MM	40	25	19
1.1MM-1.2MM	29	23	19
1.2MM-1.3MM	35	28	21
1.3MM-1.4MM	22	9	6
1.4MM-1.5MM	11	7	6
1.5MM-1.6MM	12	7	7
1.6MM-1.7MM	7	5	3
1.7MM-1.8MM	4	3	5
1.8MM-1.9MM	2	3	4
1.9MM-2MM	0	0	0
2MM+	33	11	16

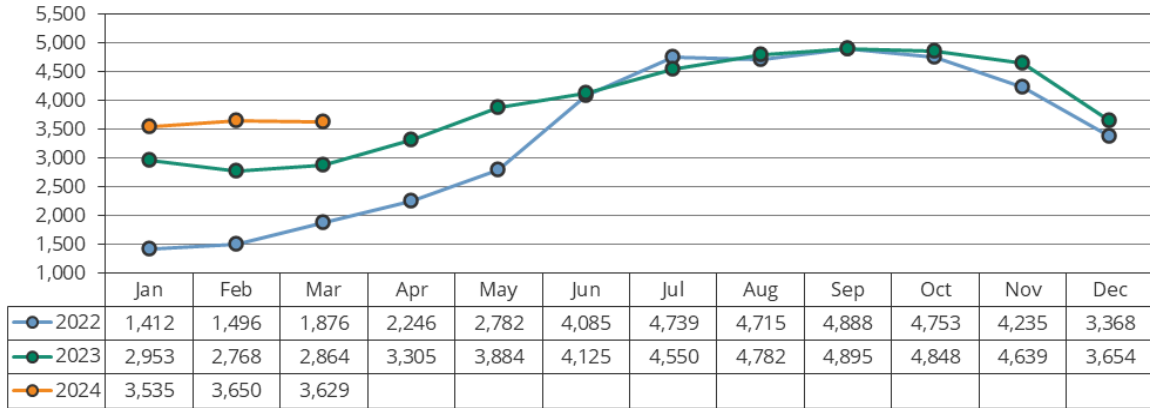
■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2024	March	2,425	2,138	1,578	590,400	535,000	91
	February	2,085	1,742	1,284	576,900	530,000	89
	Year-To-Date	6,513	5,189	4,076	578,800	525,000	85
2023	March	2,623	2,079	1,745	584,500	525,000	57
	Year-To-Date	6,389	5,358	4,340	567,100	514,900	64
Change	March 2023	-7.5%	2.8%	-9.6%	1.0%	1.9%	58.7%
	Prev Mo 2024	16.3%	22.7%	22.9%	2.3%	0.9%	2.1%
	Year-To-Date	1.9%	-3.2%	-6.1%	2.1%	2.0%	33.1%

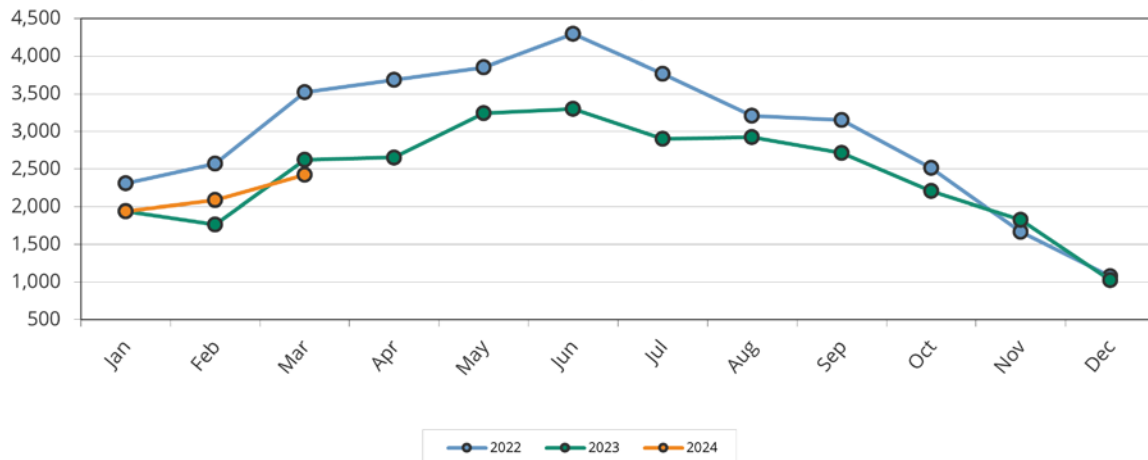
Portland Metro

March 2024 Reporting Period

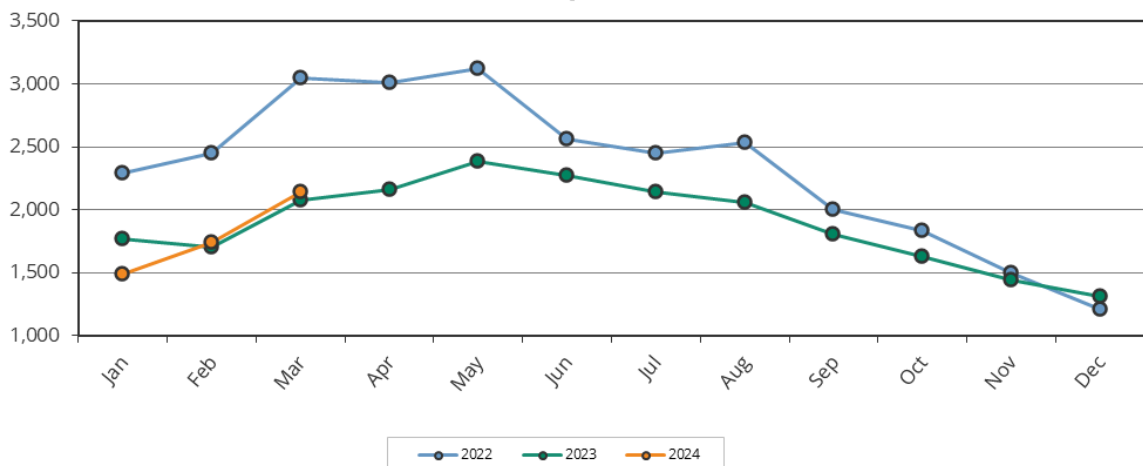
Active Residential Listings



New Listings



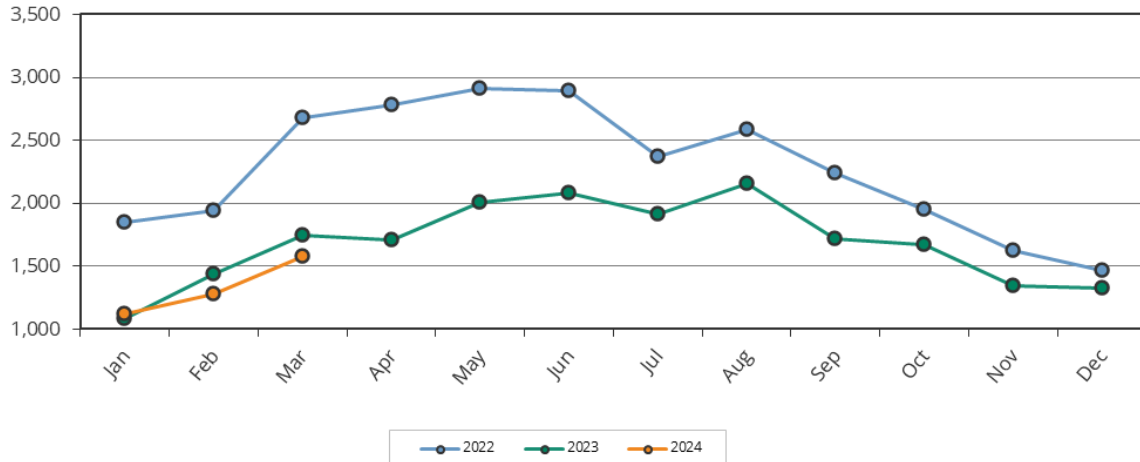
Pending Sales



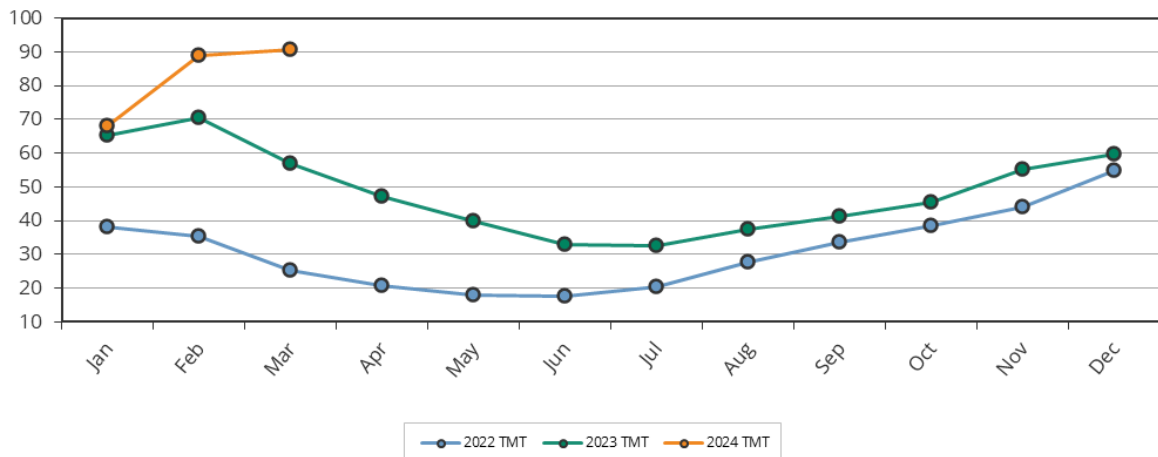
Portland Metro

March 2024 Reporting Period

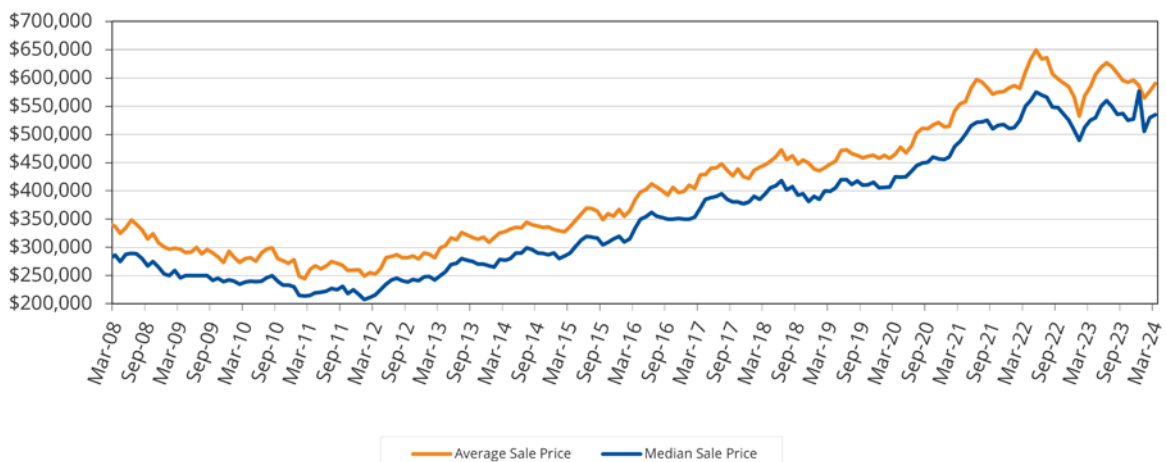
Closed Sales



Average Total Market Time



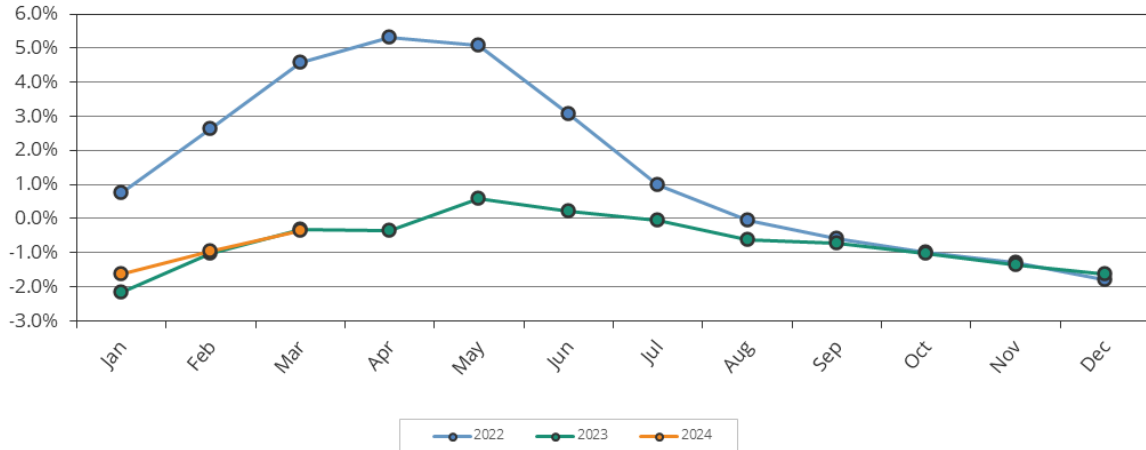
Average and Median Sale Price



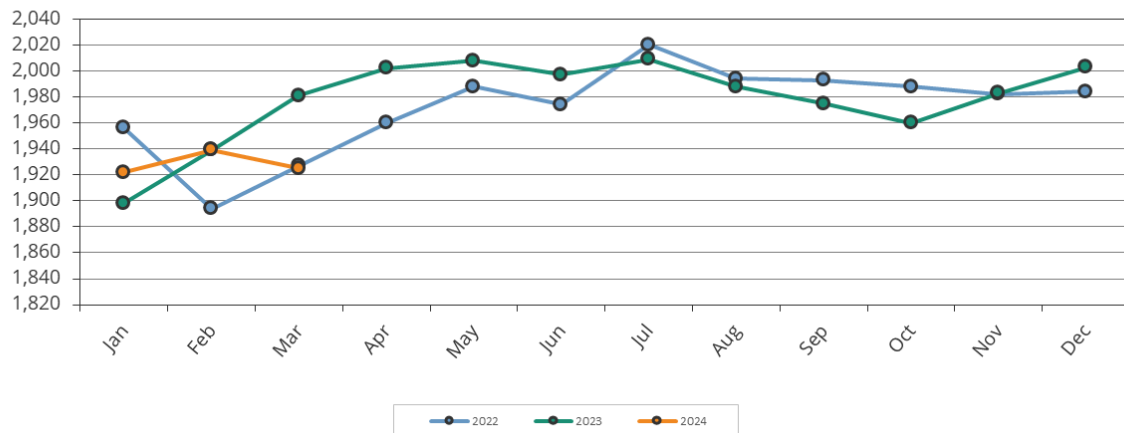
Portland Metro

March 2024 Reporting Period

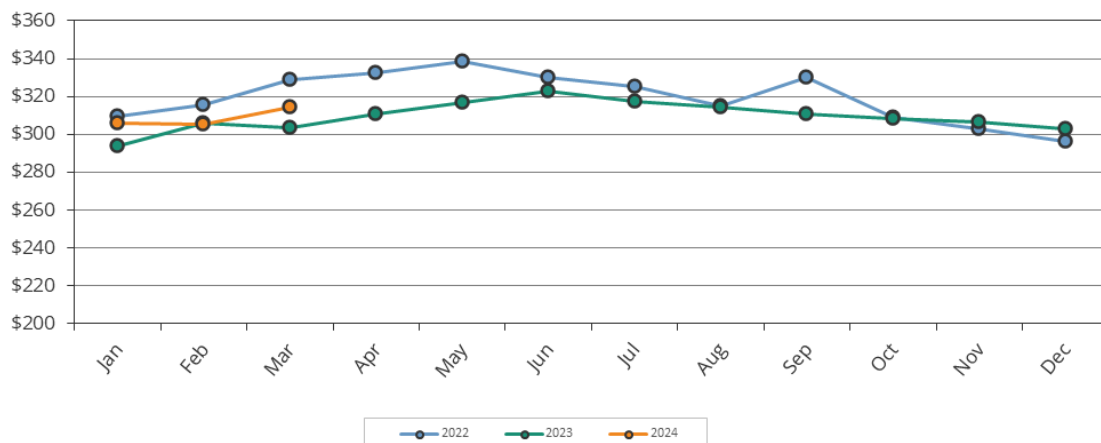
Average Sold Price Change



Average Square Footage



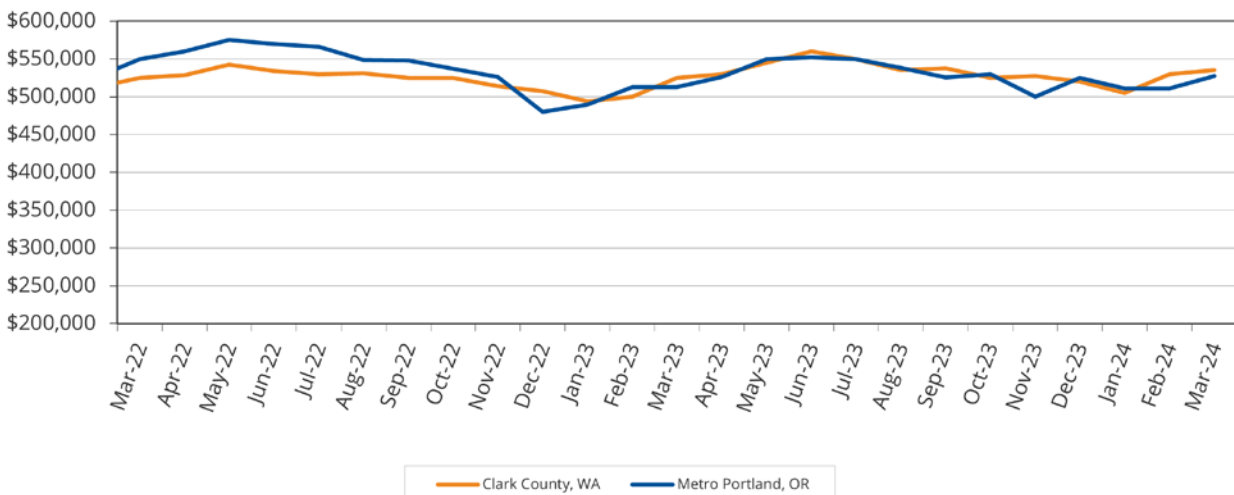
Average Price Per Square Footage



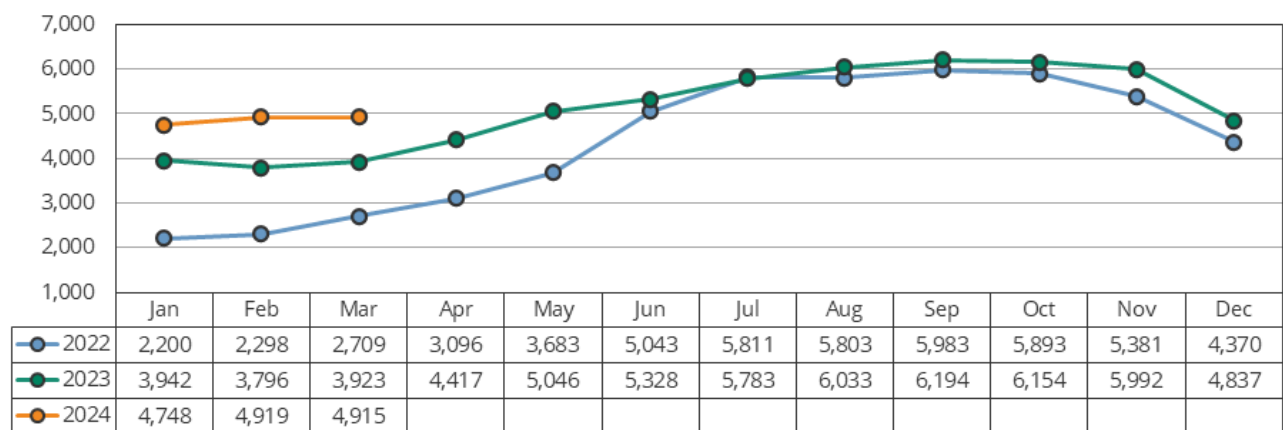
Portland Metro

March 2024 Reporting Period

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



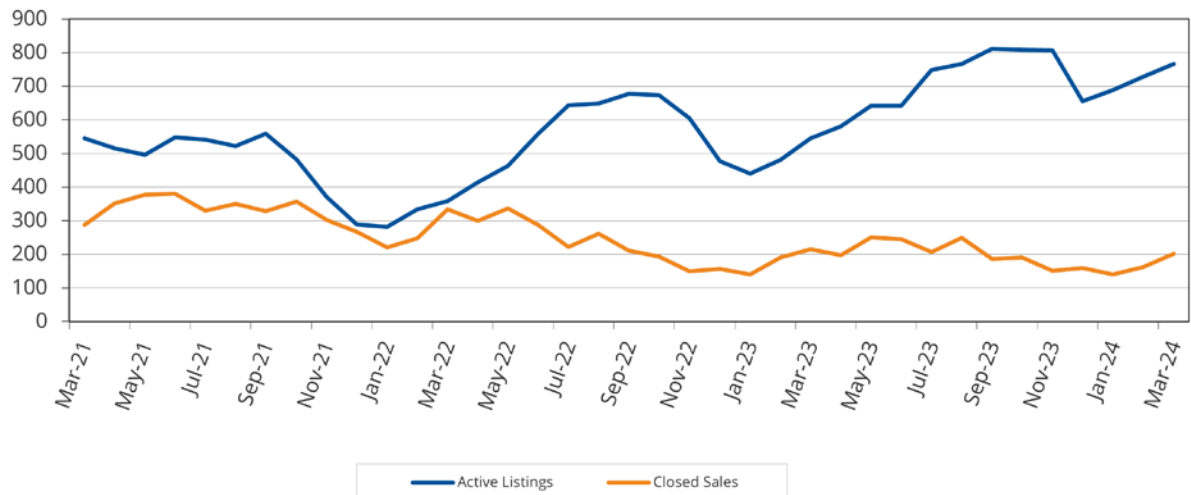
Total Active Listings



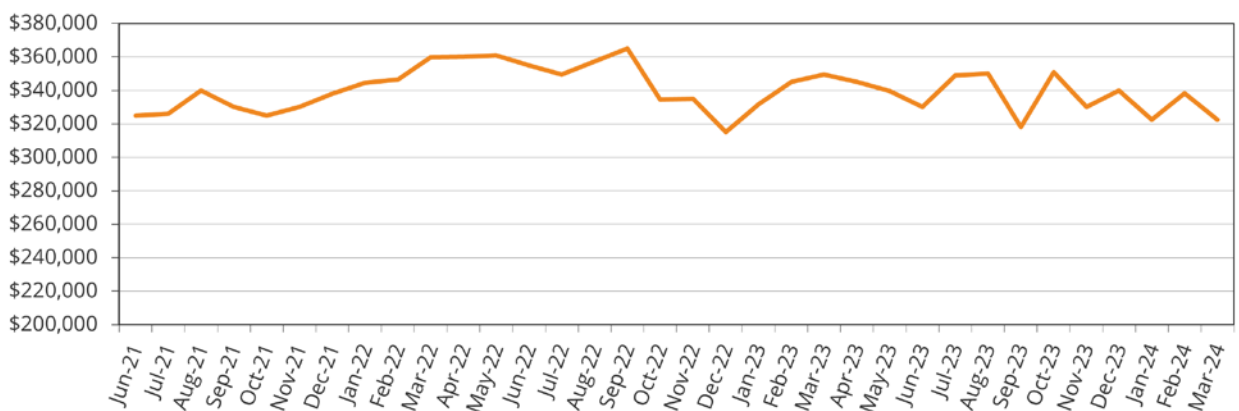
Portland Metro

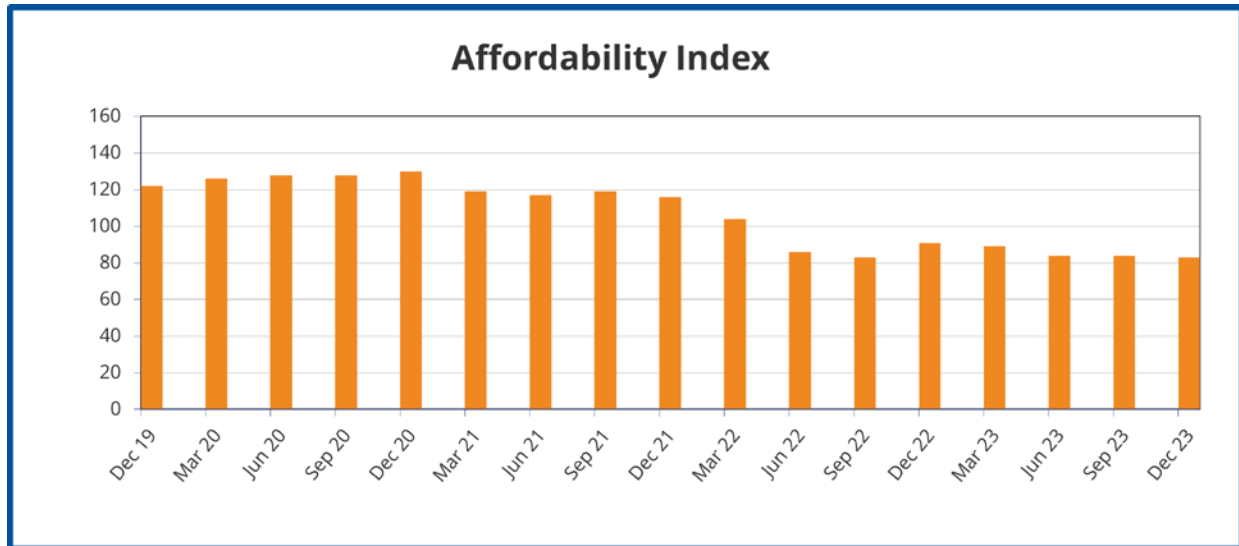
March 2024 Reporting Period

Active & Closed Condos



Condo Median Sale Price





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 83% of a monthly mortgage payment on a median priced home (\$525,000 in December). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 7.3% (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

3,172

Percent of Total Active Listings

87.4%

Purchase- and Occupancy-Ready Inventory in Months

2.0

Portland Metro

March 2024 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 24 v. 3 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
141	N Portland	199	115	23	85	2.4%	64	435,300	116	325	206	-8.4%	163	460,600	450,000	-6.6%	2	813,000	9	320,000	4	783,600		
142	NE Portland	223	200	44	198	-1.5%	144	550,600	72	560	452	-12.2%	369	533,400	489,000	-1.3%	3	244,300	7	350,300	25	674,700		
143	SE Portland	339	265	66	224	-22.5%	169	505,800	57	671	537	-26.9%	426	490,000	430,000	-5.1%	6	654,200	7	203,100	23	784,100		
144	Gresham / Troutdale	187	144	36	145	2.8%	120	476,000	88	375	347	-7.0%	292	481,600	480,700	-4.7%	2	240,000	8	359,900	9	659,600		
145	Milwaukie / Clackamas	255	173	26	197	-1.0%	154	568,500	120	514	477	3.5%	380	563,500	547,000	-1.9%	1	525,000	10	347,600	4	704,900		
146	Oregon City / Canby	186	119	17	113	13.0%	81	589,300	86	292	278	3.7%	223	568,800	535,400	-2.1%	1	346,000	19	438,100	5	608,500		
147	Lake Oswego / West Linn	185	147	27	121	28.7%	78	1,094,000	85	372	273	26.4%	183	1,016,600	802,500	7.3%	1	175,000	7	1,027,100	1	1,465,000		
148	W Portland	641	309	70	219	19.0%	154	691,100	85	824	484	-4.0%	394	676,100	587,500	-5.0%	-	-	3	140,700	2	1,032,500		
149	NW Wash Co.	162	107	16	103	3.0%	70	734,000	75	298	256	-2.3%	219	717,400	680,000	-1.3%	-	-	5	330,000	1	740,000		
150	Beaverton/ Aloha	247	208	41	163	-6.3%	146	533,000	72	524	442	2.3%	361	534,400	523,000	-1.8%	-	-	2	1,180,000	4	678,800		
151	Tigard / Wilsonville	375	262	51	214	26.6%	145	660,100	121	696	531	18.5%	384	640,400	606,500	1.8%	2	3,491,800	5	440,800	2	601,000		
152	Hillsboro / Forest Grove	220	165	43	158	3.3%	108	537,800	114	467	405	-7.3%	298	533,800	525,000	-1.2%	1	875,000	6	737,300	7	578,800		
153	Mt. Hood	30	20	5	11	10.0%	5	653,000	144	43	27	-18.2%	27	604,700	570,000	-5.0%	1	1,450,000	4	395,600	-	-		
155	Columbia Co.	131	71	13	53	-10.2%	49	427,900	85	178	149	0.7%	117	420,700	400,000	-2.1%	-	-	14	98,800	2	521,300		
156	Yamhill Co.	249	120	23	134	8.9%	91	523,600	103	374	325	8.0%	240	516,000	455,000	-0.3%	2	138,500	16	317,500	3	523,300		

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. within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

Portland Metro

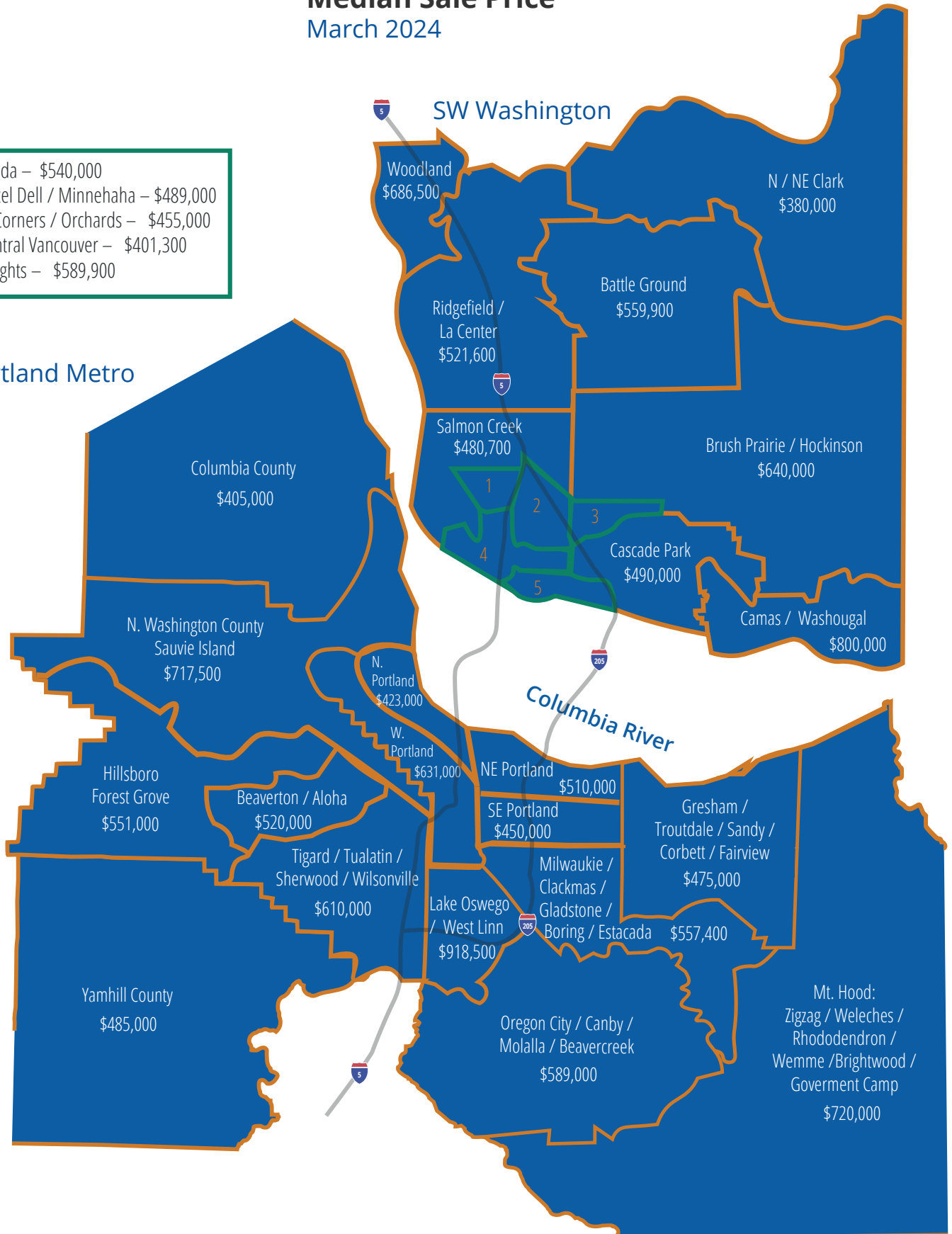
March 2024 Reporting Period

Median Sale Price

March 2024

1. Felida – \$540,000
2. Hazel Dell / Minnehaha – \$489,000
3. 5. Corners / Orchards – \$455,000
4. Central Vancouver – \$401,300
5. Heights – \$589,900

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.

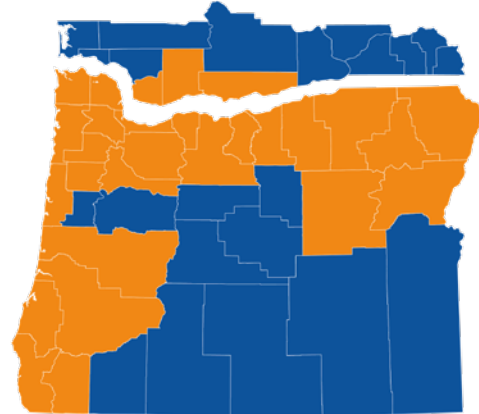
Additional Resources for RMLS Subscribers:

- | | |
|---|--|
| ▶ State Infographics | ▶ Market Statistical Reports |
| ▶ Regional Infographics | ▶ Market Trends |
| ▶ Real Talk with RMLS Podcast | ▶ Statistical Summaries |
| ▶ Video Highlights | |

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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503.236.7657



MARKET ACTION REPORT

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

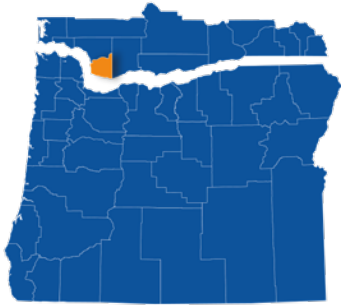
SW Washington March 2024 Reporting Period

SW Washington

March 2024 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 (743) increased 6.0% from the 701 listed in March 2023, and increased 23.4% from the 602 listed in February 2024.

Pending Sales

Pending sales (626) increased 7.0% from the 585 offers accepted in March 2023, and increased 10.0% from the 569 offers accepted in February 2024.

Closed Sales

Closed sales (494) increased 4.4% from the 473 closings in March 2023, and increased 22.9% from the 402 closings in February 2024.

Inventory and Time on Market

Inventory decreased to 2.1 months in March. Total market time increased to 103 days.

Year-to-Date Summary

Comparing the first three months of 2024 to the same period in 2023, new listings (1,905) increased 11.4%, pending sales (1,603) increased 2.8%, and closed sales (1,225) increased 0.7%.

Average and Median Sale Prices

Comparing 2024 to 2023 through March, the average sale price has increased 2.1% from \$555,600 to \$567,100. In the same comparison, the median sale price has increased 3.0% from \$500,000 to \$515,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +0.6% (\$587,200 v. \$583,700)

Median Sale Price % Change: +0.6% (\$527,800 v. \$524,900)

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

	2022	2023	2024
January	0.6	2.5	3.2
February	0.7	1.8	2.5
March	0.5	1.4	2.1
April	0.6	1.5	
May	1.0	1.7	
June	1.5	1.8	
July	1.9	1.9	
August	1.8	1.9	
September	1.9	2.5	
October	2.3	2.8	
November	2.4	3.7	
December	1.9	2.7	

Residential Trends

March 2024 vs. February 2024

New Listings **+23.4%** ↑

Pending Sales **+10.0%** ↑

Closed Sales **+22.9%** ↑

Average Sale Price **+3.3%** ↑

Median Sale Price **+3.3%** ↑

Inventory **-0.4** ↓

Total Market Time **+26** ↑

March 2024 vs. March 2023

New Listings **+6.0%** ↑

Pending Sales **+7.0%** ↑

Closed Sales **+4.4%** ↑

Average Sale Price **+1.9%** ↑

Median Sale Price **+2.8%** ↑

Inventory **+0.7** ↑

Total Market Time **+43** ↑

SW Washington

March 2024 Reporting Period

Residential Sales by Price Range			
Price Range	Mar 2022	Mar 2023	Mar 2024
0K-100K	7	4	6
100K-200K	11	9	12
200K-300K	29	15	6
300K-400K	91	71	55
400K-500K	229	144	141
500K-600K	172	102	97
600K-700K	136	68	67
700K-800K	65	46	46
800K-900K	37	23	26
900K-1M	27	14	13
1MM-1.1MM	8	6	5
1.1MM-1.2MM	13	3	9
1.2MM-1.3MM	4	4	6
1.3MM-1.4MM	6	4	3
1.4MM-1.5MM	1	1	0
1.5MM-1.6MM	2	2	1
1.6MM-1.7MM	0	0	1
1.7MM-1.8MM	0	1	2
1.8MM-1.9MM	0	1	0
1.9MM-2MM	1	0	0
2MM+	4	0	0

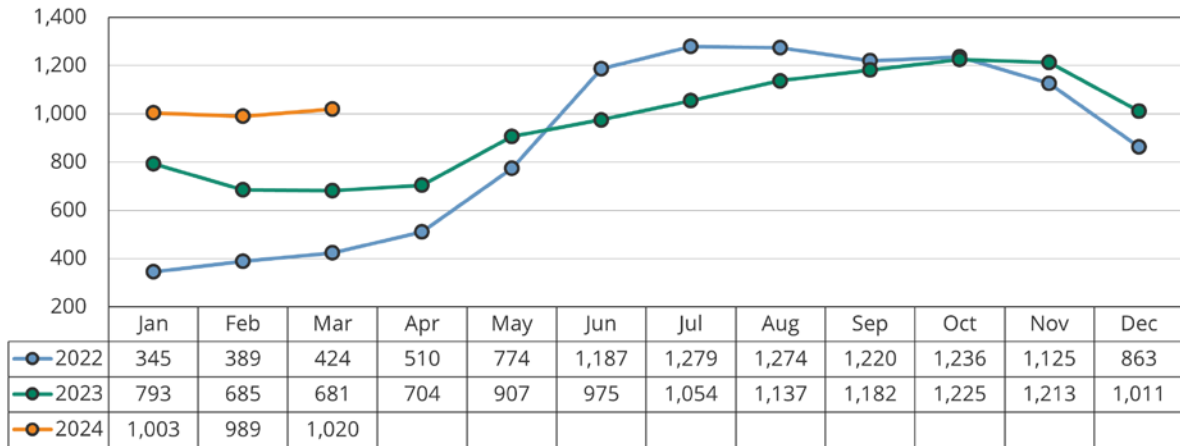
90th Percentile
 50th Percentile
 10th Percentile

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2024	March	743	626	494	575,600	527,600	103
	February	602	569	402	557,200	510,800	77
	Year-To-Date	1,905	1,603	1,225	567,100	515,000	85
2023	March	701	585	473	565,100	513,000	60
	Year-To-Date	1,710	1,559	1,216	555,600	500,000	63
Change	March 2023	6.0%	7.0%	4.4%	1.9%	2.8%	72.6%
	Prev Mo 2024	23.4%	10.0%	22.9%	3.3%	3.3%	33.5%
	Year-To-Date	11.4%	2.8%	0.7%	2.1%	3.0%	34.3%

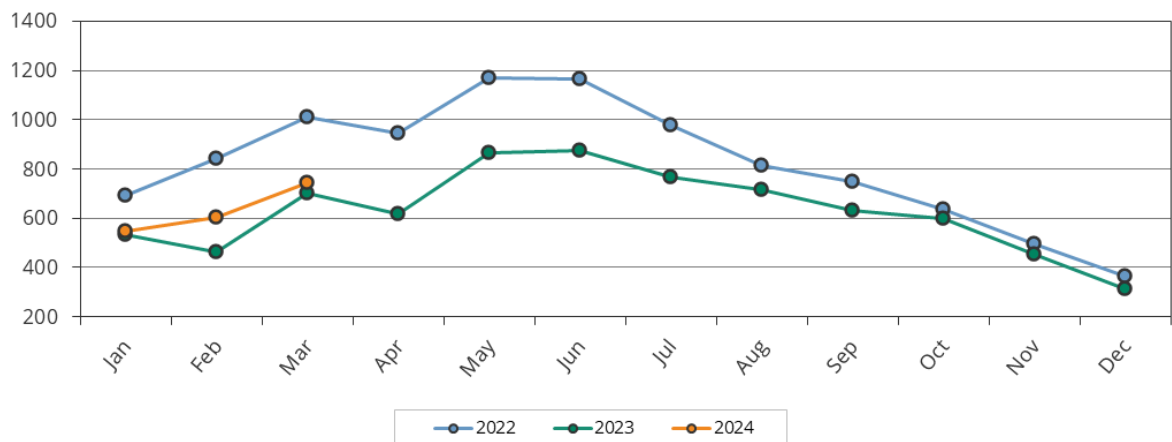
SW Washington

March 2024 Reporting Period

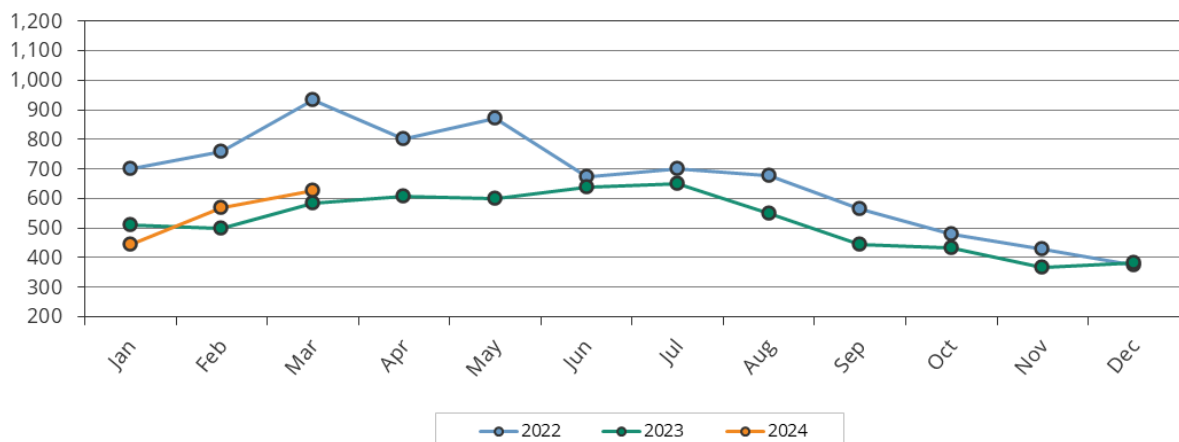
Active Residential Listings



New Listings



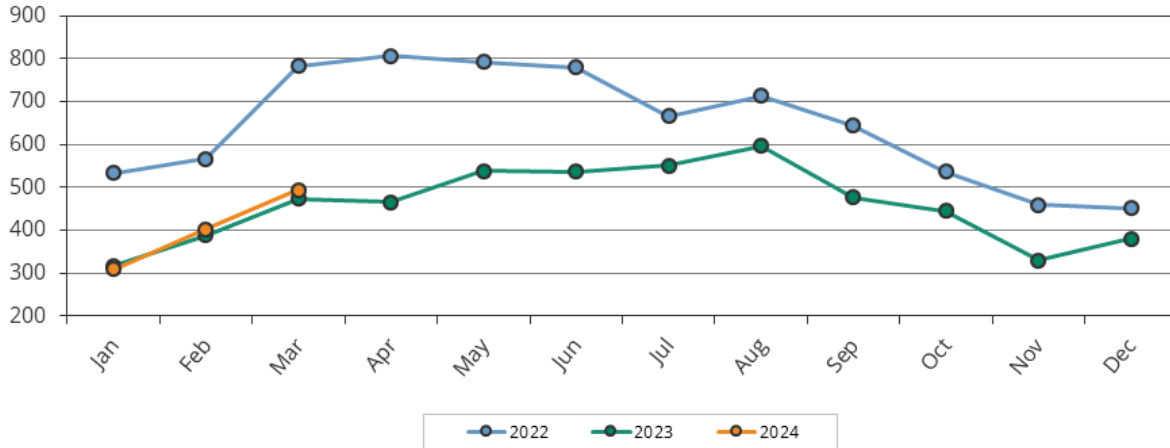
Pending Sales



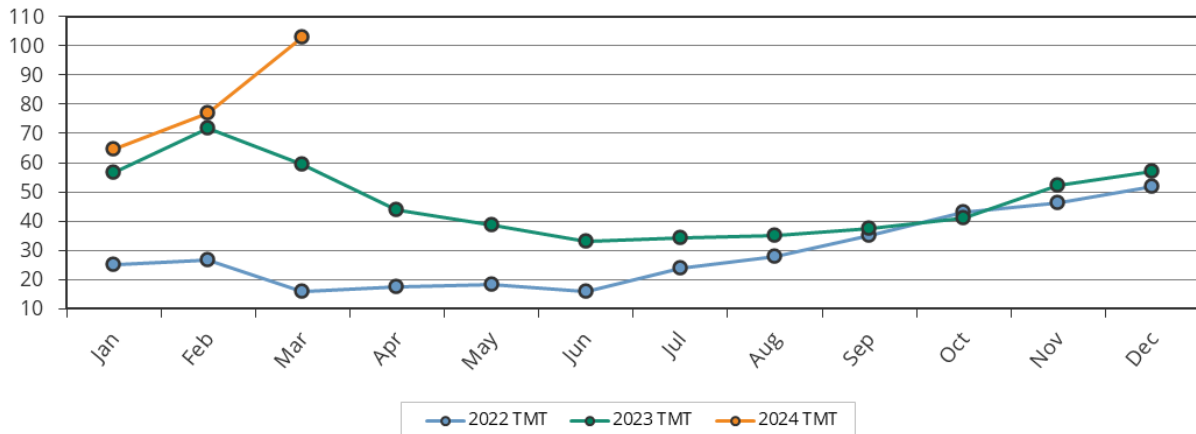
SW Washington

March 2024 Reporting Period

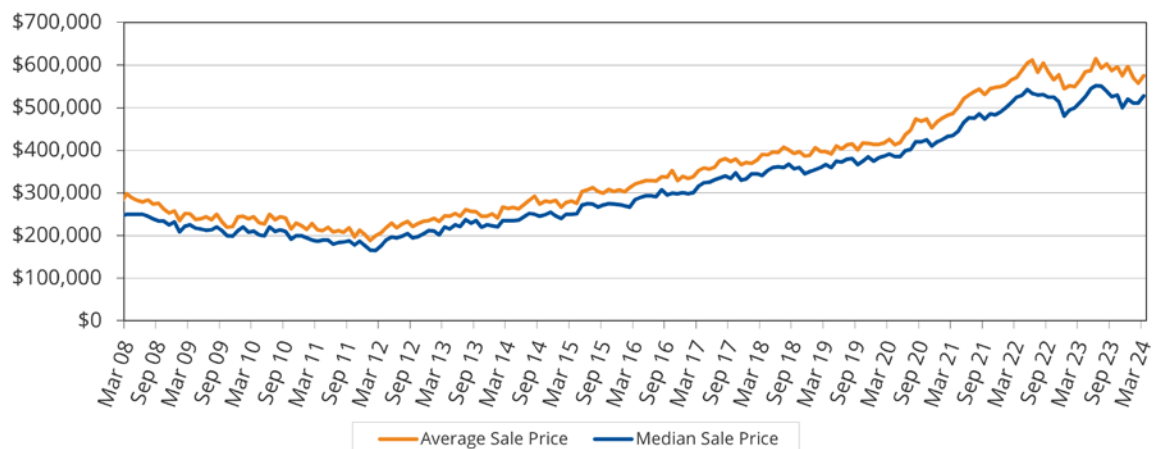
Closed Sales



Average Total Market Time



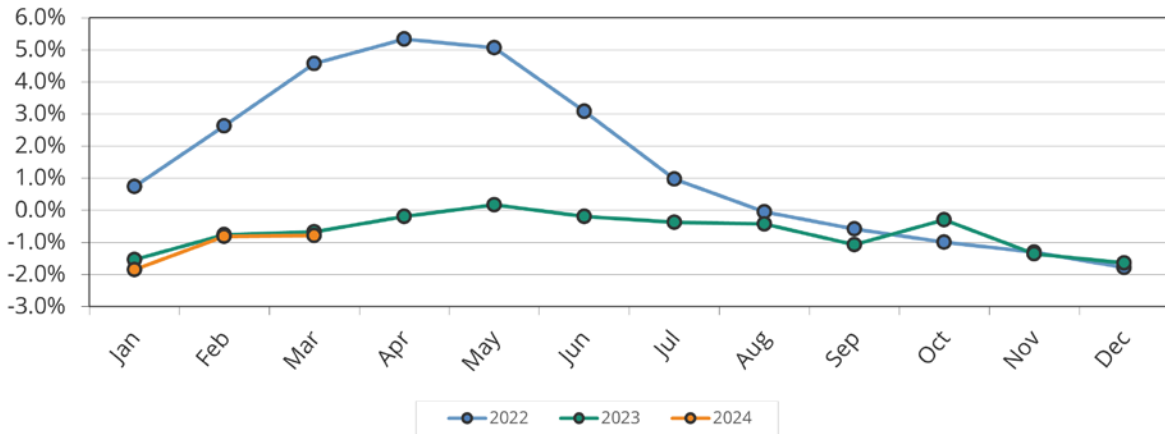
Average and Median Sale Price



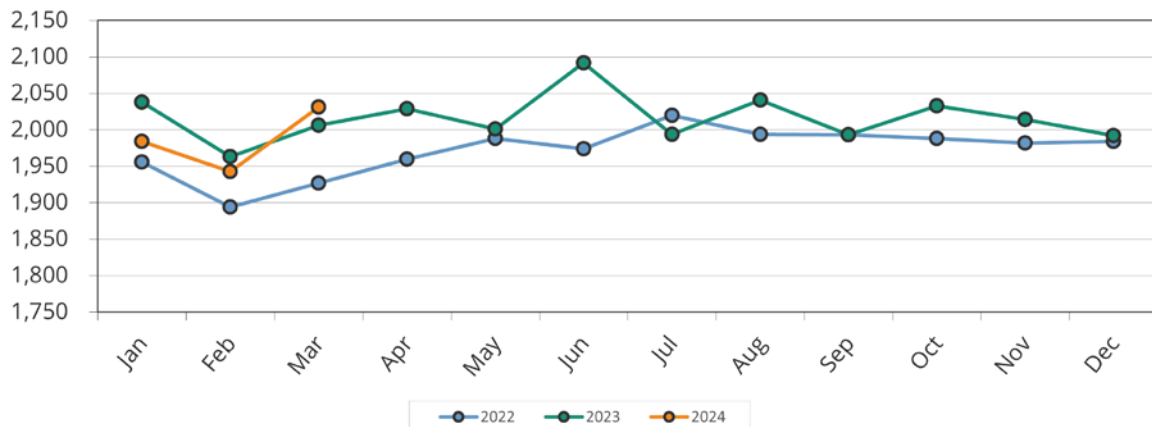
SW Washington

March 2024 Reporting Period

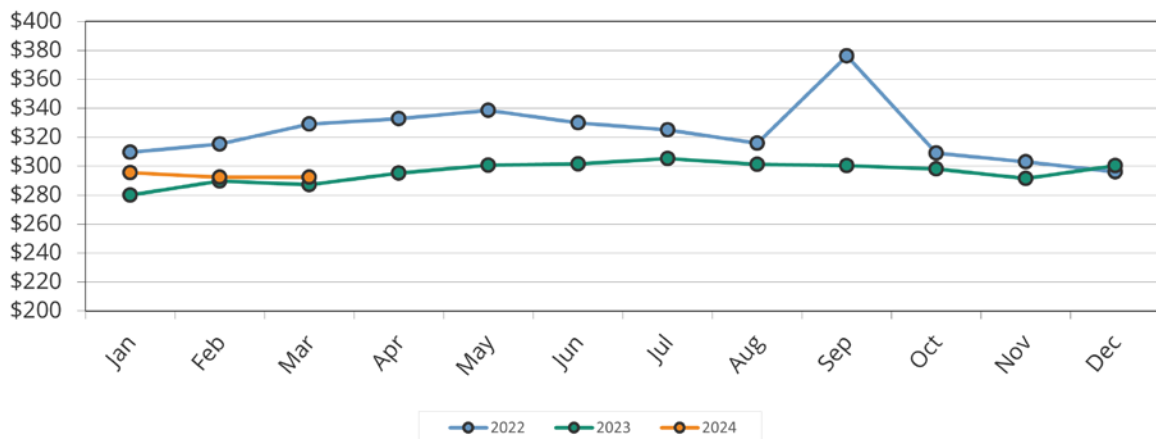
Average Sold Price Change



Average Square Footage



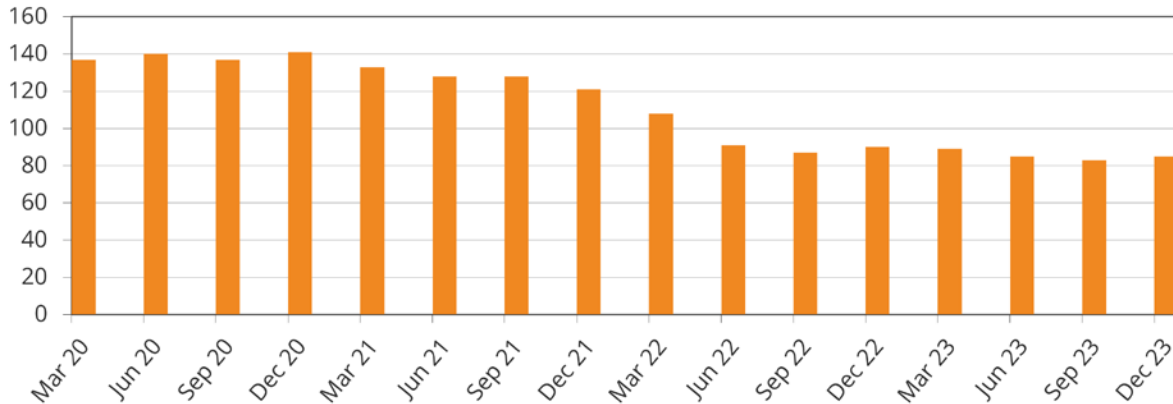
Average Price Per Square Foot



SW Washington

March 2024 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 85% of a monthly mortgage payment on a median priced home (\$520,000 in December). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 7.3% (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

675

Percent of Total
Active Listings

66.1%

Purchase- and
Occupancy-Ready
Inventory in Months

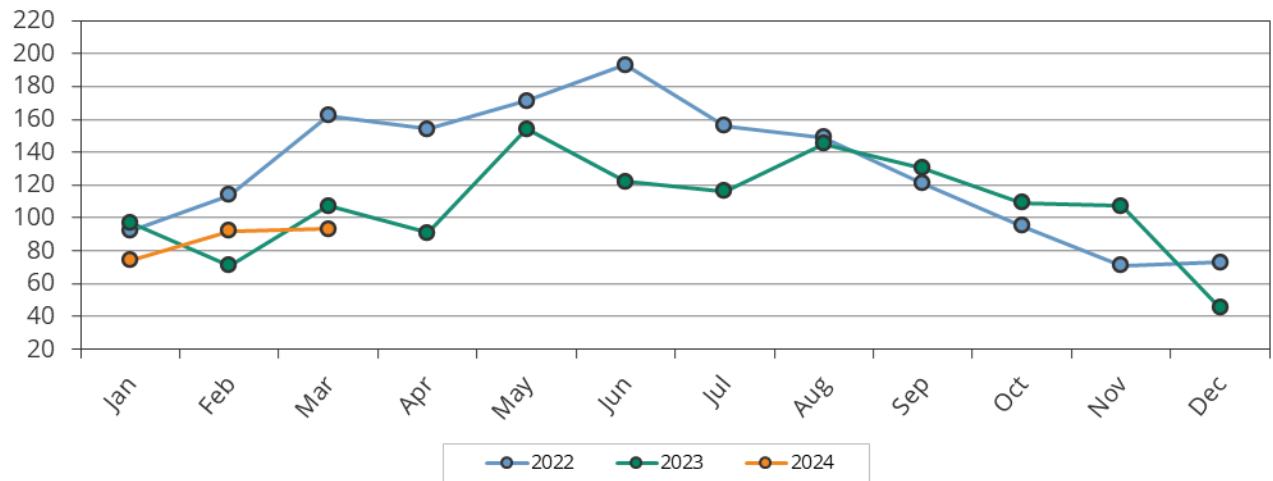
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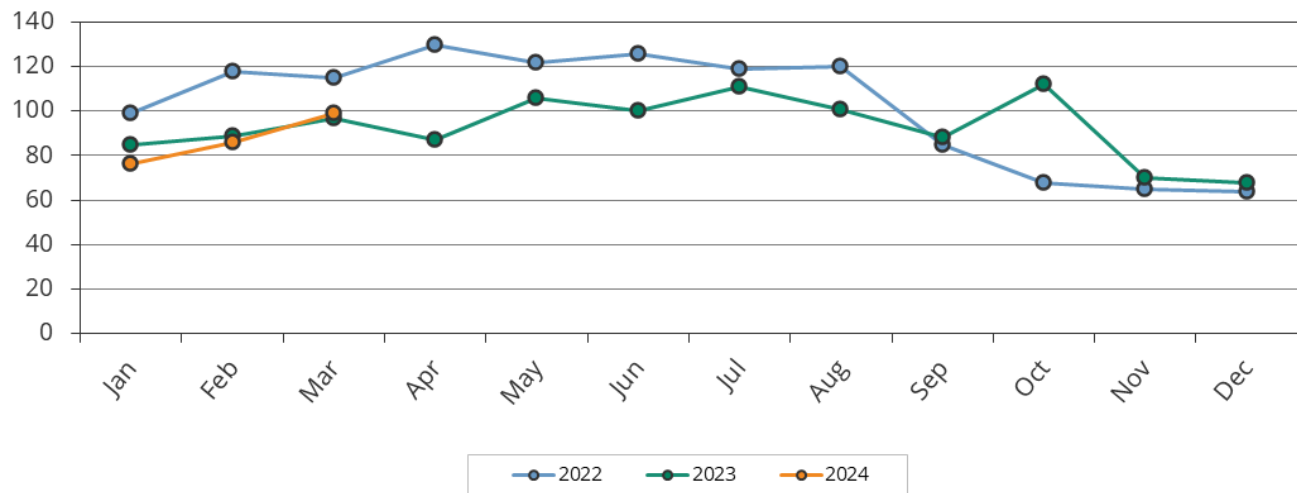
Cowlitz County – SW Washington

March 2024 Reporting Period

Cowlitz County New Listings



Cowlitz County Pending Sales

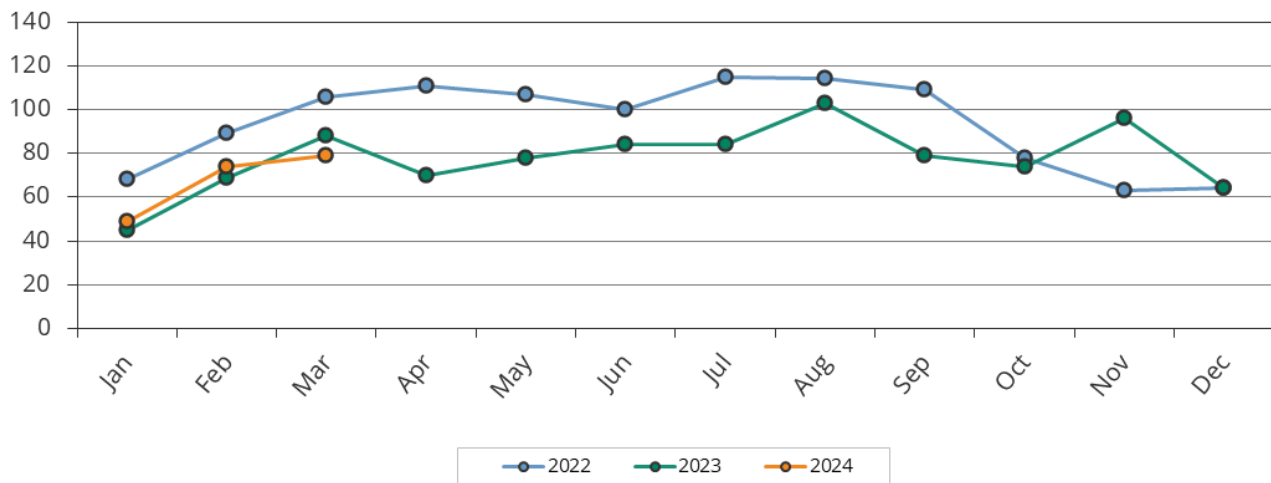




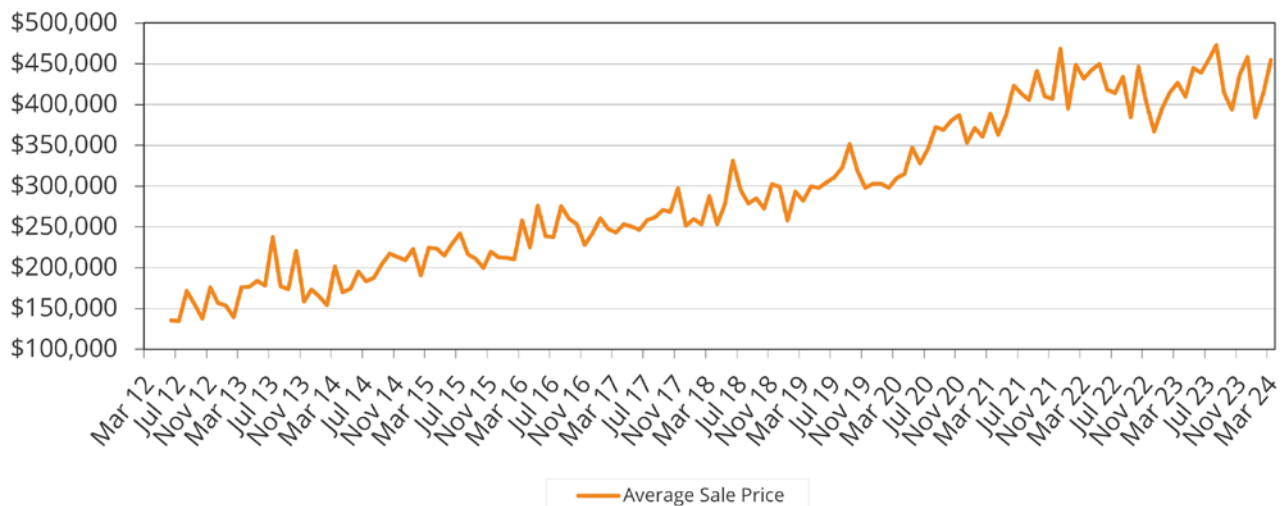
Cowlitz County – SW Washington

March 2024 Reporting Period

Cowlitz County Closed Sales



Cowlitz County Average Sale Price



SW Washington

March 2024 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-Canceled Listings	Pending Sales	Pending Sales 24 v. 23 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	Total Market Time		Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
11	Downtown Vancouver	17	22	5	13	-7.1%	12	405,500	44	46	36	20.0%	32	506,700	418,500	43	7.0%	1	2,600,000	-	-	2	423,000
12	NW Heights	10	14	2	12	-7.7%	8	431,500	36	29	25	-26.5%	23	389,500	395,000	35	2.1%	-	-	-	-	6	534,500
13	SW Heights	14	9	2	4	-50.0%	6	895,800	94	22	19	-5.0%	17	760,700	609,000	123	-7.3%	-	-	2	250,000	-	-
14	Lincoln/Hazel Dell	6	10	0	10	66.7%	7	510,700	43	24	24	26.3%	21	484,400	470,000	53	4.8%	-	-	-	-	-	-
15	E Hazel Dell	33	24	7	22	0.0%	22	482,000	60	84	70	-17.6%	62	461,100	452,500	68	-1.3%	-	-	1	587,500	1	1,656,000
20	NE Heights	19	15	3	14	75.0%	14	499,000	63	43	45	66.7%	40	472,700	469,900	60	1.1%	-	-	1	321,800	4	1,998,800
21	Orchards	32	24	2	26	23.8%	18	438,500	45	74	62	14.8%	49	428,600	425,000	47	1.9%	-	-	-	-	-	-
22	Evergreen	43	53	4	46	-2.1%	38	452,900	40	128	114	1.8%	88	445,100	437,500	35	0.3%	-	-	-	-	3	635,000
23	E Heights	7	10	2	13	0.0%	11	604,100	26	33	34	47.8%	25	535,100	479,000	54	25.1%	-	-	-	-	-	-
24	Cascade Park	21	19	3	14	-36.4%	10	558,900	48	44	39	-29.1%	31	532,000	515,000	53	1.1%	-	-	1	265,000	-	-
25	Five Corners	8	11	0	16	14.3%	13	449,900	45	32	30	-9.1%	28	451,900	451,800	40	1.9%	-	-	1	215,000	-	-
26	E Orchards	32	26	4	16	-38.5%	19	551,800	77	50	38	-53.1%	37	578,600	540,000	72	14.6%	-	-	-	-	-	-
27	Fisher's Landing	12	21	5	17	54.5%	15	571,700	29	42	40	17.6%	33	506,600	546,000	40	-3.4%	-	-	1	300,000	-	-
31	SE County	7	5	1	2	-	3	665,300	7	13	7	133.3%	5	761,900	850,000	51	-10.6%	-	-	1	365,000	-	-
32	Camas City	77	71	12	47	9.3%	21	902,000	74	138	108	12.5%	73	794,100	786,800	80	-1.1%	-	-	2	465,000	-	-
33	Washougal	87	43	8	42	90.9%	22	705,400	69	96	92	35.3%	63	686,900	634,000	80	-0.7%	-	-	9	374,900	-	-
41	N Hazel Dell	16	18	4	14	-36.4%	17	527,200	58	49	49	-15.5%	47	517,600	520,000	46	0.8%	-	-	2	337,500	1	689,000
43	S Salmon Creek	14	8	0	17	-43.3%	19	551,700	48	53	53	-30.3%	37	522,500	496,000	49	-2.0%	-	-	-	-	-	-
44	N Felida	82	52	6	35	59.1%	27	574,600	190	122	99	45.6%	73	590,300	562,500	135	0.1%	-	-	1	270,000	-	-
45	N Salmon Creek	42	44	4	34	100.0%	26	531,700	149	109	83	53.7%	60	542,200	454,000	113	-4.2%	1	850,000	1	850,000	-	-
50	Ridgefield	110	49	1	52	6.1%	28	593,200	257	165	141	2.9%	84	624,200	597,800	157	-3.8%	-	-	2	365,000	-	-
51	W of I-5 County	17	11	1	6	-	3	965,000	124	18	9	125.0%	6	1,343,300	1,397,500	104	18.5%	-	-	-	-	-	-
52	NW E of I-5 County	16	14	0	17	-15.0%	10	541,800	174	39	37	-22.9%	28	568,000	524,000	106	-23.7%	-	-	2	297,500	-	-
61	Battleground	102	46	3	47	9.3%	38	564,400	100	158	122	-5.4%	82	558,700	542,500	90	-1.0%	-	-	5	484,000	1	880,000
62	Brush Prairie	136	87	13	57	-20.8%	49	692,900	222	194	141	-17.5%	110	658,600	611,300	146	-0.2%	-	-	10	233,500	1	1,050,000
63	East County	1	1	1	1	-	1	875,000	176	1	2	-	1	875,000	875,000	176	-11.2%	-	-	-	-	-	-
64	Central County	1	1	0	2	100.0%	3	620,700	60	3	6	500.0%	4	601,800	618,500	57	-18.3%	-	-	1	200,000	-	-
65	Mid-Central County	2	1	1	3	-40.0%	5	774,800	85	6	9	28.6%	8	779,000	762,000	98	2.8%	-	-	1	255,000	-	-
66	Yacolt	9	7	0	9	200.0%	9	498,700	107	20	17	112.5%	11	487,600	443,000	102	0.8%	-	-	-	-	-	-
70	La Center	33	19	4	16	100.0%	19	536,500	88	59	47	213.3%	43	512,000	490,000	84	-11.7%	-	-	-	-	-	-
71	N Central	14	8	2	2	-33.3%	1	380,000	75	11	5	-44.4%	4	556,000	584,500	101	-1.3%	-	-	3	261,300	-	-
72	NE Corner	-	-	0	0	-	0	-	-	-	0	-	0	-	-	-	19.8%	0	-	0	-	0	-
Clark County Total		1,020	743	100	626	7.0%	494	575,600	103	1,905	1,603	2.8%	1,225	567,100	515,000	85	0.6%	2	1,725,000	47	339,800	19	959,400
80	Woodland City	8	7	3	11	10.0%	4	567,300	41	21	21	10.5%	13	437,300	435,000	81	6.3%	-	-	1	195,000	-	-
81	Woodland Area	16	8	1	7	-30.0%	6	932,100	131	18	15	25.1%	11	755,400	683,000	128	15.8%	-	-	4	251,300	-	-
82	Cowlitz County	154	78	16	81	5.2%	69	407,000	78	223	216	-1.4%	187	402,300	376,000	63	1.1%	-	-	18	140,200	3	448,300
Cowlitz County Total		178	93	20	99	2.1%	79	455,000	80	262	252	-3.1%	211	422,900	388,000	68	3.4%	-	-	23	161,900	3	448,300
87	Pacific County Total	38	20	3	3	-76.9%	4	517,200	101	32	15	-48.3%	14	444,000	384,500	94	11.4%	-	-	7	132,800	-	-

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

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

SW Washington

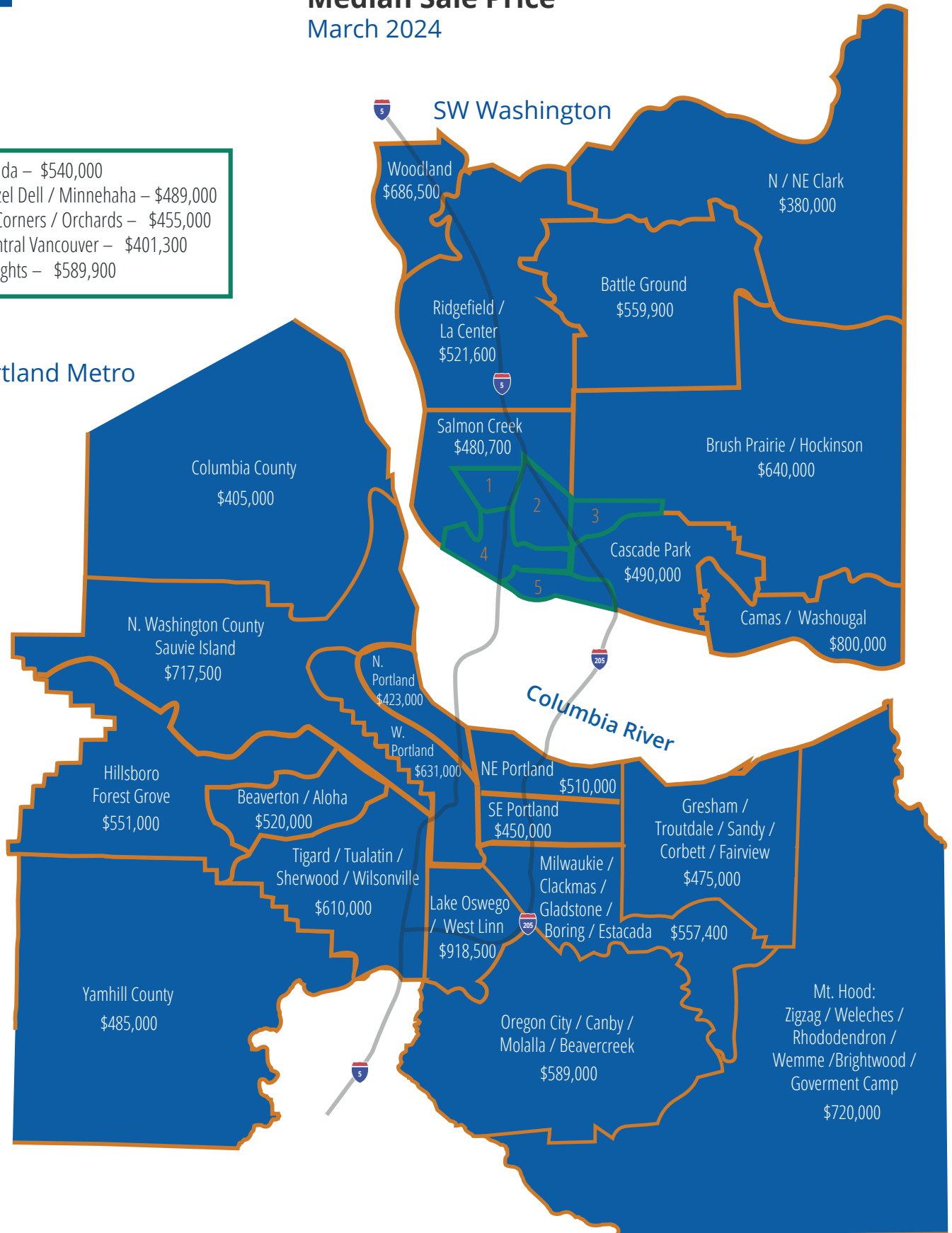
March 2024 Reporting Period

Median Sale Price

March 2024

1. Felida – \$540,000
2. Hazel Dell / Minnehaha – \$489,000
3. 5. Corners / Orchards – \$455,000
4. Central Vancouver – \$401,300
5. Heights – \$589,900

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.

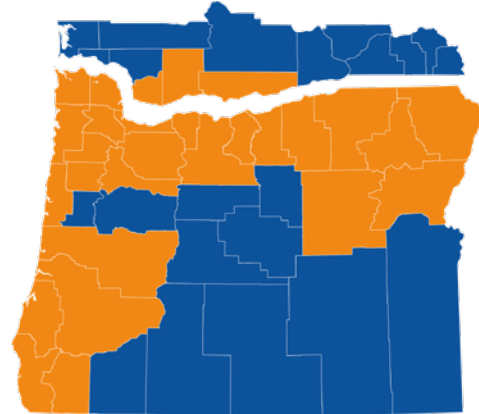
Additional Resources for RMLS Subscribers:

- | | |
|---|--|
| ▶ State Infographics | ▶ Market Statistical Reports |
| ▶ Regional Infographics | ▶ Market Trends |
| ▶ Real Talk with RMLS Podcast | ▶ Statistical Summaries |
| ▶ Video Highlights | |

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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Jorden Holland, Editor

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503.236.7657



MARKET ACTION REPORT

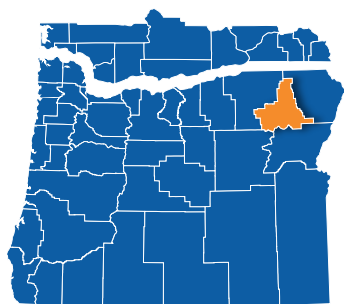
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Union County March 2024 Reporting Period

Union County

March 2024 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (32) increased 18.5% from the 27 listed in March 2023, and increased 77.8% from the 18 listed in February 2024.

Pending Sales

Pending sales (29) increased 123.1% from the 13 offers accepted in March 2023, and increased 26.1% from the 23 offers accepted in February 2024.

Closed Sales

Closed sales (19) increased 35.7% from the 14 closings in March 2023, and increased 35.7% from the 14 closings in February 2024.

Inventory and Time on Market

Inventory decreased to 2.8 months in March. Total market time increased to 138 days.

Year-to-Date Summary

Comparing the first three months of 2024 to the same period in 2023, new listings (77) increased 20.3%, pending sales (64) increased 42.2%, and closed sales (43) increased 10.3%.

Average and Median Sale Prices

Comparing 2024 to 2023 through March, the average sale price has increased 43.9% from \$258,100 to \$371,500. In the same comparison, the median sale price has increased 6.3% from \$240,000 to \$255,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +8.6% (\$326,000 v. \$300,100)

Median Sale Price % Change: +6.5% (\$290,200 v. \$272,500)

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

Inventory in Months

	2022	2023	2024
January	0.8	4.1	5.3
February	1.4	2.7	3.6
March	1.5	3.4	2.8
April	0.9	3.7	
May	1.8	1.9	
June	2.4	1.3	
July	1.4	2.4	
August	1.8	2.5	
September	1.5	2.7	
October	1.6	3.0	
November	2.1	3.7	
December	2.7	3.8	

Residential Trends

March 2024 vs. February 2024

New Listings **+77.8%** ↑

Pending Sales **+26.1%** ↑

Closed Sales **+35.7%** ↑

Average Sale Price **-31.6%** ↓

Median Sale Price **+7.5%** ↑

Inventory **-0.8** ↓

Total Market Time **+71** ↑

March 2024 vs. March 2023

New Listings **+18.5%** ↑

Pending Sales **+123.1%** ↑

Closed Sales **+35.7%** ↑

Average Sale Price **+42.9%** ↑

Median Sale Price **+26.7%** ↑

Inventory **-0.6** ↓

Total Market Time **+88** ↑

Union County

March 2024 Reporting Period

Residential Sales by Price Range

Price Range	Mar 2022	Mar 2023	Mar 2024
0K-100K	1	0	0
100K-200K	3	4	5
200K-300K	6	7	7
300K-400K	6	2	6
400K-500K	1	1	1
500K-600K	0	0	1
600K-700K	0	0	1
700K-800K	1	0	1
800K-900K	0	0	1
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

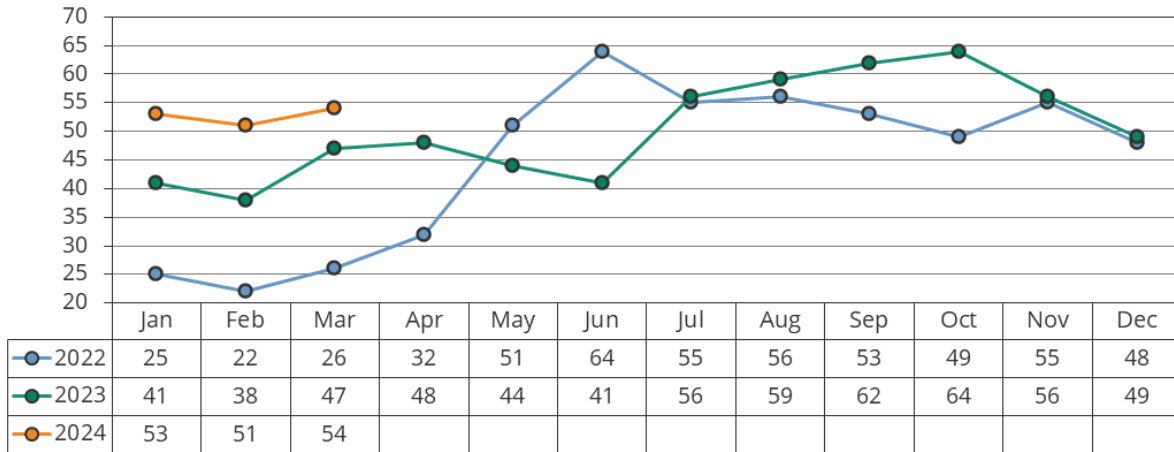
90th Percentile
 50th Percentile
 10th Percentile

Union County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2024	March	32	29	19	341,600	285,000	138
	February	18	23	14	499,200	265,000	67
	Year-To-Date	77	64	43	371,500	255,000	95
2023	March	27	13	14	239,100	225,000	50
	Year-To-Date	64	45	39	258,100	240,000	47
Change	March 2023	18.5%	123.1%	35.7%	42.9%	26.7%	176.2%
	Prev Mo 2024	77.8%	26.1%	35.7%	-31.6%	7.5%	107.2%
	Year-To-Date	20.3%	42.2%	10.3%	43.9%	6.3%	102.6%

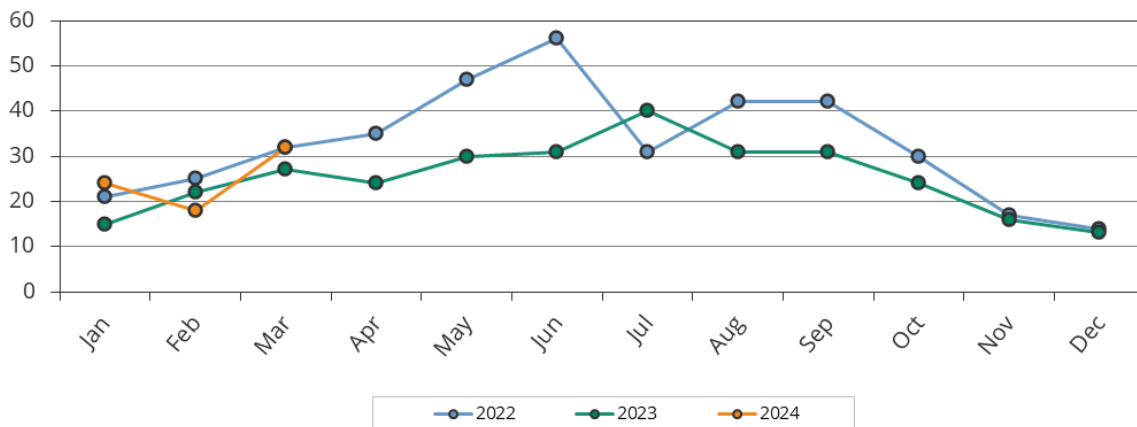
Union County

March 2024 Reporting Period

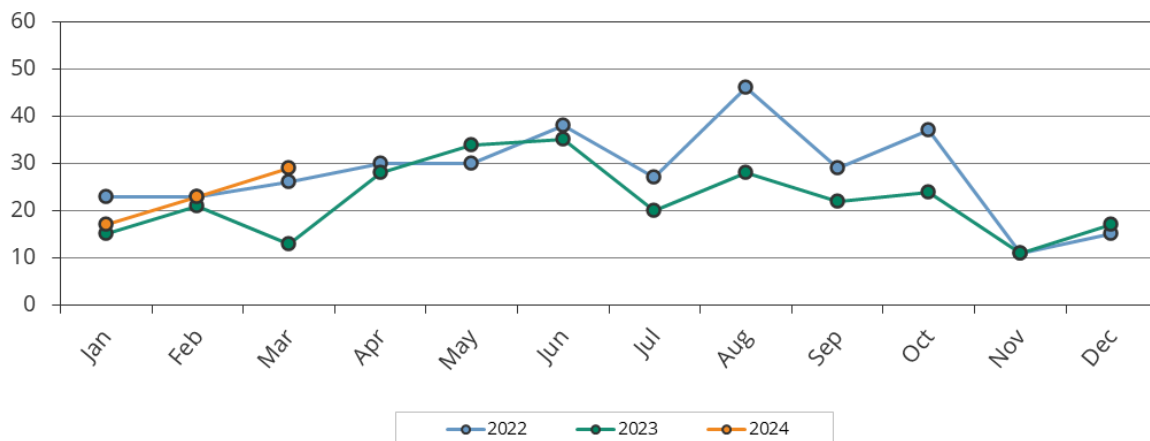
Active Residential Listings



New Listings



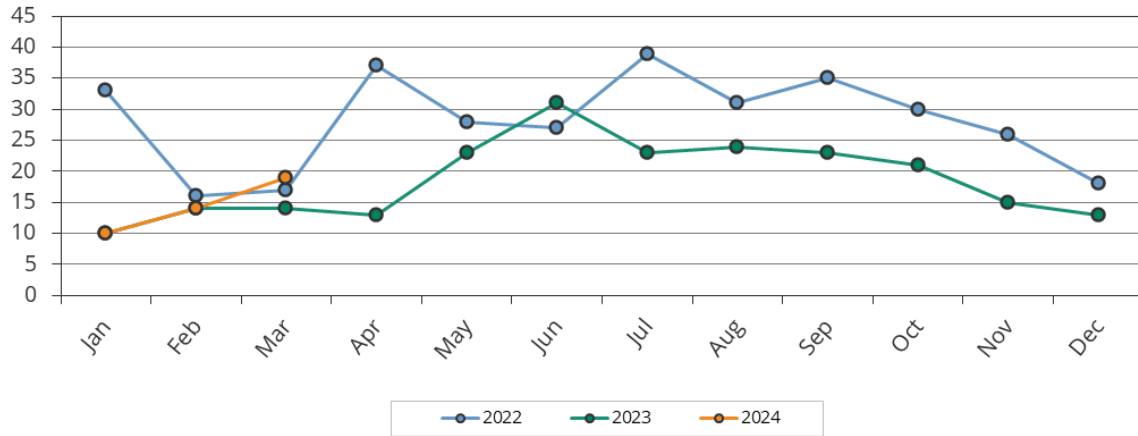
Pending Sales



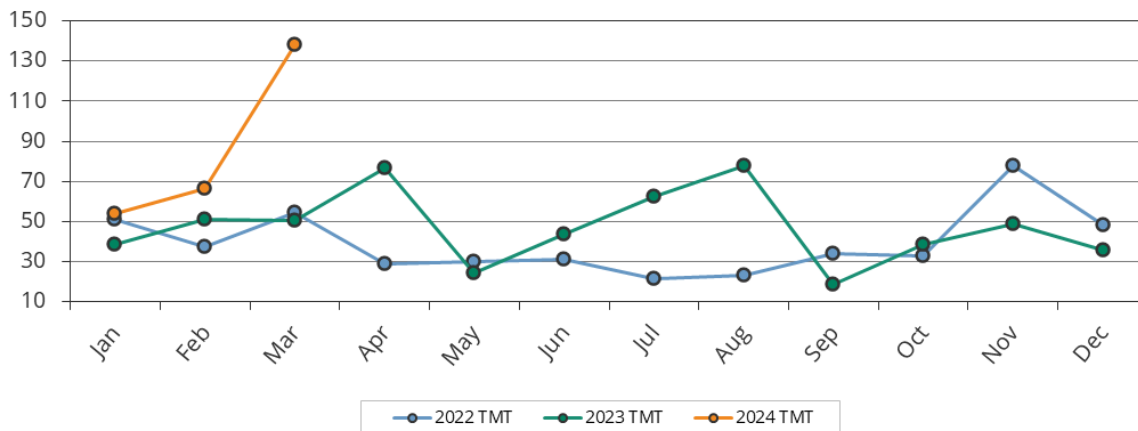
Union County

March 2024 Reporting Period

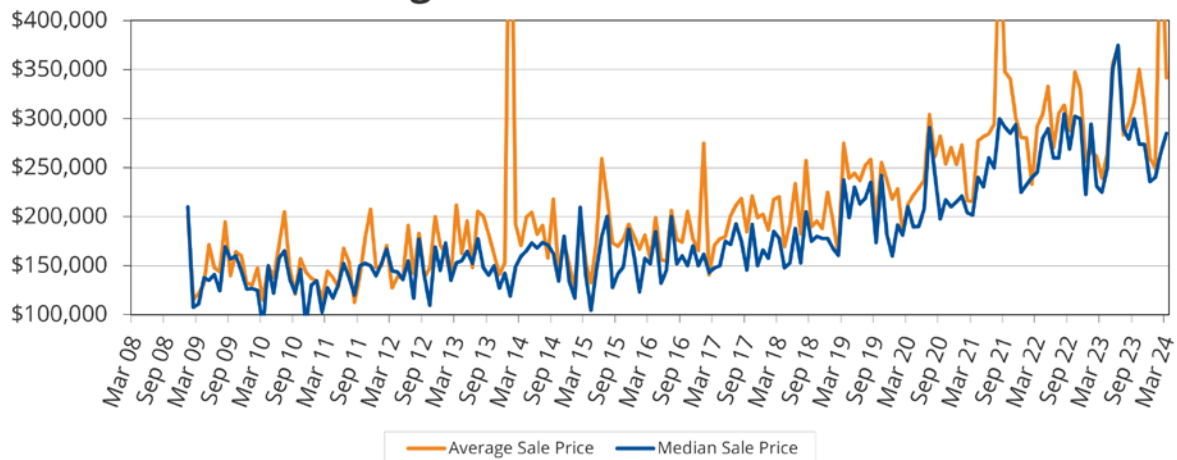
Closed Sales



Average Total Market Time



Average and Median Sale Price

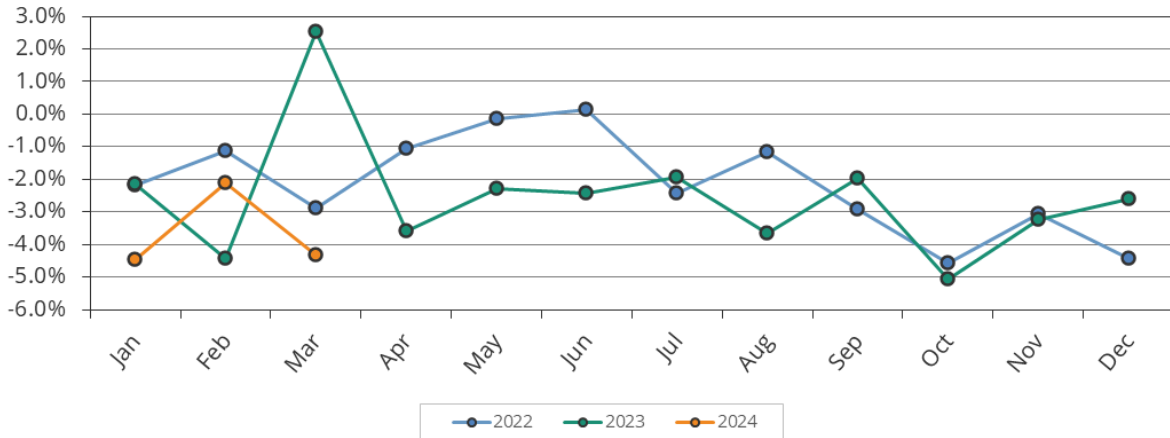


Note: In **July 2021**, the Average Sale Price was **\$481,100** in Union County. In **January 2014**, the Average Sale Price was **\$637,000** in Union County. In **February 2024**, the Average Sale Price was **\$499,200** in Union County. This has caused a spike in the Average and Median Sale Price chart for those months.

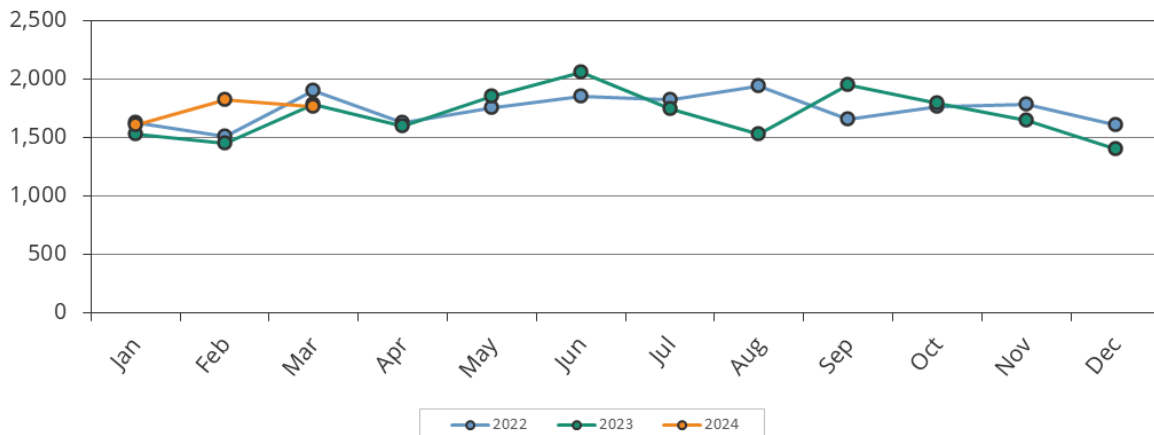
Union County

March 2024 Reporting Period

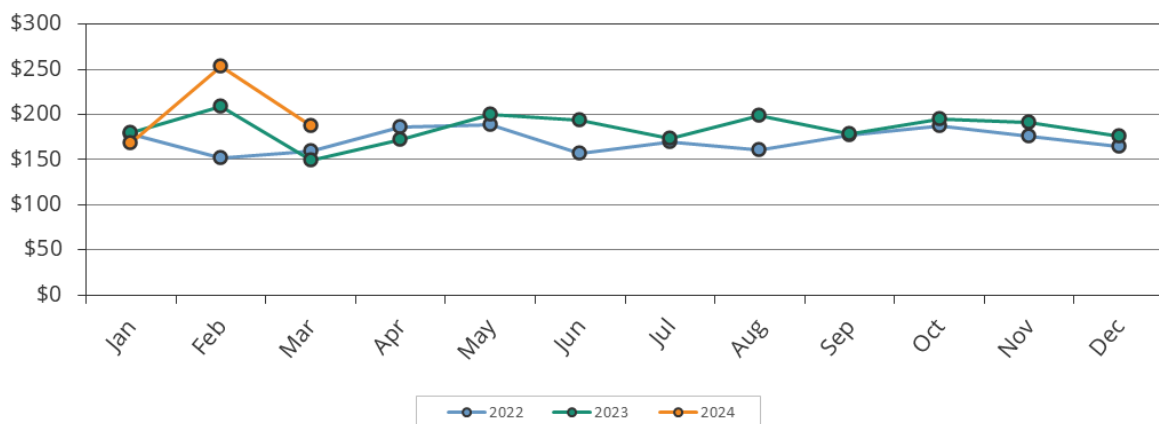
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



Union County

March 2024 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 24 v. 23 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 % Change2	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
97814	Medical Springs	1	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
97824	Cove	5	2	0	1	-50.0%	2	685,000	289	5	3	50.0%	2	685,000	685,000	29.9%	-	-	3	78,300	-	-
97827	Elgin	10	4	0	3	0.0%	3	182,000	43	12	9	-10.0%	6	323,500	229,500	-9.0%	1	160,000	2	370,300	-	-
97841	Imbler	-	0	0	0	-	1	380,000	518	0	1	-	1	380,000	380,000	12.2%	-	-	-	-	-	-
97850	La Grande / Island City	27	23	3	19	280.0%	12	322,400	116	49	43	72.0%	28	302,700	252,500	3.7%	1	525,000	6	180,000	3	513,300
97867	North Powder	3	1	0	2	-	0	-	-	2	3	50.0%	1	249,900	249,900	3.1%	-	-	-	-	-	-
97876	Summerville	3	0	-	1	0.0%	0	-	-	2	1	-50.0%	1	2,585,000	2,585,000	37.4%	-	-	-	-	-	-
97883	Union	5	2	1	3	50.0%	1	325,000	12	6	4	0.0%	4	242,800	245,500	9.4%	1	170,000	1	37,500	-	-
	Union Co. Total	54	32	4	29	123.1%	19	341,600	138	77	64	42.2%	43	371,500	255,000	8.6%	3	285,000	12	174,400	3	513,300

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

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Area Report — Year-To-Date:

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% Change:

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Total Market Time:

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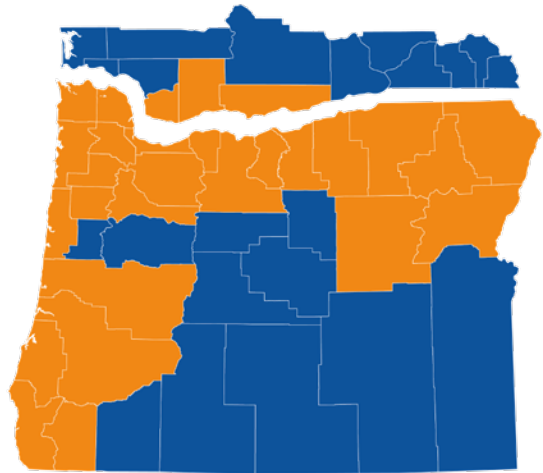
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| ▶ Video Highlights | |

Government	Percentage
Current government	75%
Previous government	25%

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MARKET ACTION REPORT

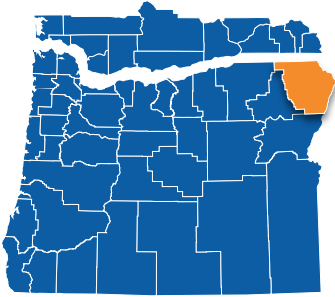
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Wallowa County March 2024 Reporting Period

Wallowa County

March 2024 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (15) increased 50.0% from the 10 listed in March 2023, and increased 87.5% from the 8 listed in February 2024.

Pending Sales

Pending sales (5) increased 25.0% from the 4 offers accepted in March 2023, and decreased 16.7% from the 6 offers accepted in February 2024.

Closed Sales

Closed sales (6) increased 500.0% from the 1 closings in March 2023, and increased 50.0% from the 4 closings in February 2024.

Inventory and Time on Market

Inventory decreased to 10.2 months in March. Total market time decreased to 144 days.

Year-to-Date Summary

Comparing the first three months of 2024 to the same period in 2023, new listings (31) increased 34.8%, pending sales (16) increased 33.3%, and closed sales (10) increased 42.9%.

Average and Median Sale Prices

Comparing 2024 to 2023 through March, the average sale price has decreased 12.3% from \$378,400 to \$332,000. In the same comparison, the median sale price has increased 6.2% from \$299,000 to \$317,500.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +4.3% (\$446,300 v. \$427,700)

Median Sale Price % Change: +6.4% (\$399,000 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

	2022	2023	2024
January	3.5	10.5	N/A*
February	2.0	6.0	12.5
March	4.7	28.0	10.2
April	1.9	14.0	
May	2.0	10.2	
June	3.6	6.1	
July	10.2	6.9	
August	6.1	6.2	
September	6.1	3.9	
October	12.3	5.2	
November	3.8	10.2	
December	3.8	11.3	

*Note: Since there were no sales in this region in January 2024, we cannot calculate an Inventory In Months.

Residential Trends

March 2024 vs. February 2024

New Listings **+87.5%** ↑

Pending Sales **-16.7%** ↓

Closed Sales **+50.0%** ↑

Average Sale Price **+62.7%** ↑

Median Sale Price **+68.9%** ↑

Inventory **-2.3** ↓

Total Market Time **-26** ↓

March 2024 vs. March 2023

New Listings **+50.0%** ↑

Pending Sales **+25.0%** ↑

Closed Sales **+500.0%** ↑

Average Sale Price **+31.3%** ↑

Median Sale Price **+28.8%** ↑

Inventory **-17.8** ↓

Total Market Time **+140** ↑

Wallowa 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	0	0	0
200K-300K	1	2	1
300K-400K	1	0	2
400K-500K	0	0	2
500K-600K	0	0	1
600K-700K	0	0	0
700K-800K	1	0	0
800K-900K	0	0	0
900K-1M	0	0	0
1MM-1.1MM	0	0	0
1.1MM-1.2MM	0	0	0
1.2MM-1.3MM	0	0	0
1.3MM-1.4MM	0	0	0
1.4MM-1.5MM	0	0	0
1.5MM-1.6MM	0	0	0
1.6MM-1.7MM	0	0	0
1.7MM-1.8MM	0	0	0
1.8MM-1.9MM	0	0	0
1.9MM-2MM	0	0	0
2MM+	0	0	0

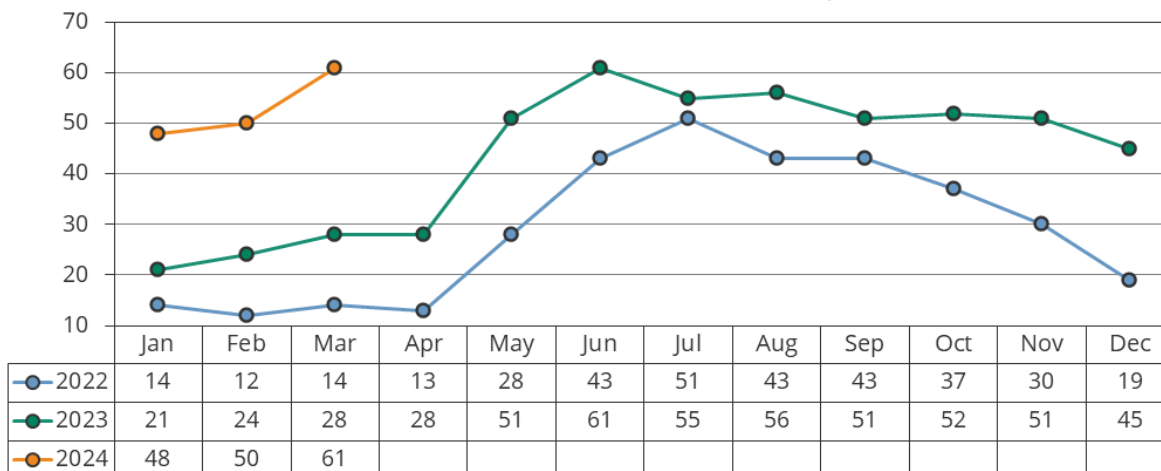
■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

Wallowa County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2024	March	15	5	6	392,500	385,000	144
	February	8	6	4	241,300	228,000	170
	Year-To-Date	31	16	10	332,000	317,500	155
2023	March	10	4	1	299,000	299,000	4
	Year-To-Date	23	12	7	378,400	299,000	82
Change	March 2023	50.0%	25.0%	500.0%	31.3%	28.8%	3504.2%
	Prev Mo 2024	87.5%	-16.7%	50.0%	62.7%	68.9%	-15.2%
	Year-To-Date	34.8%	33.3%	42.9%	-12.3%	6.2%	89.1%

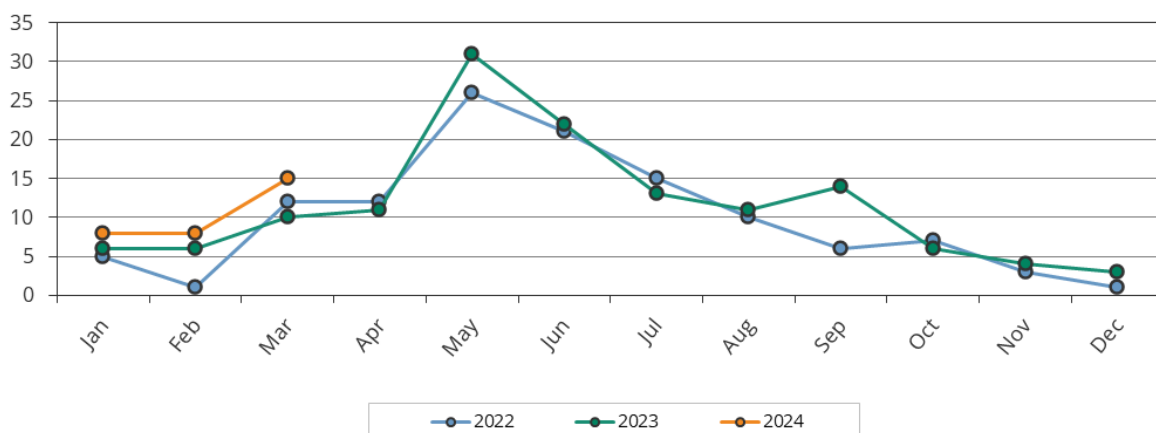
Wallaqua County

March 2024 Reporting Period

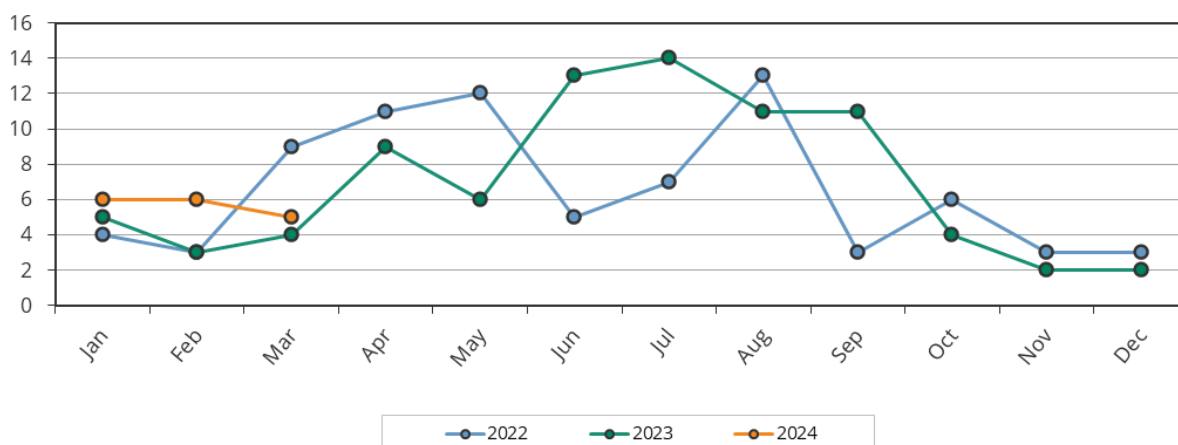
Active Residential Listings



New Listings



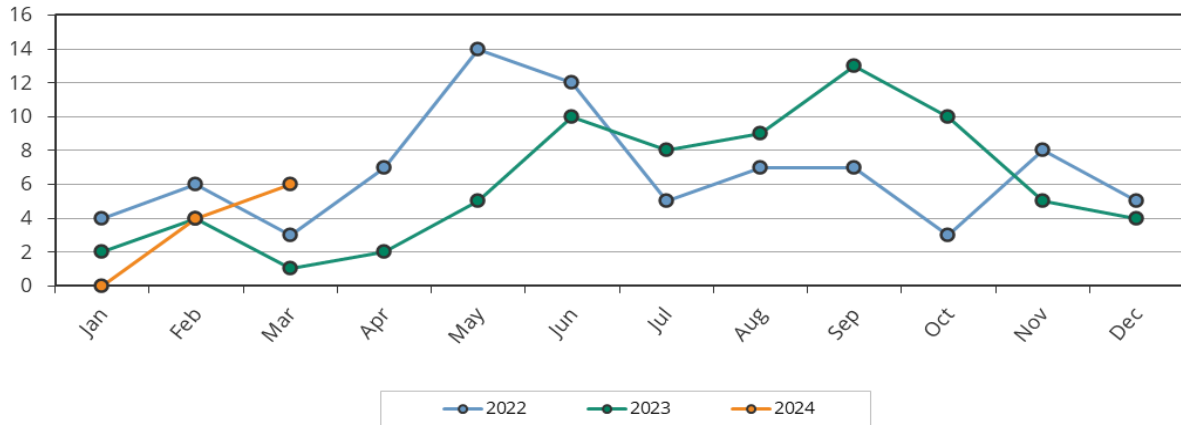
Pending Sales



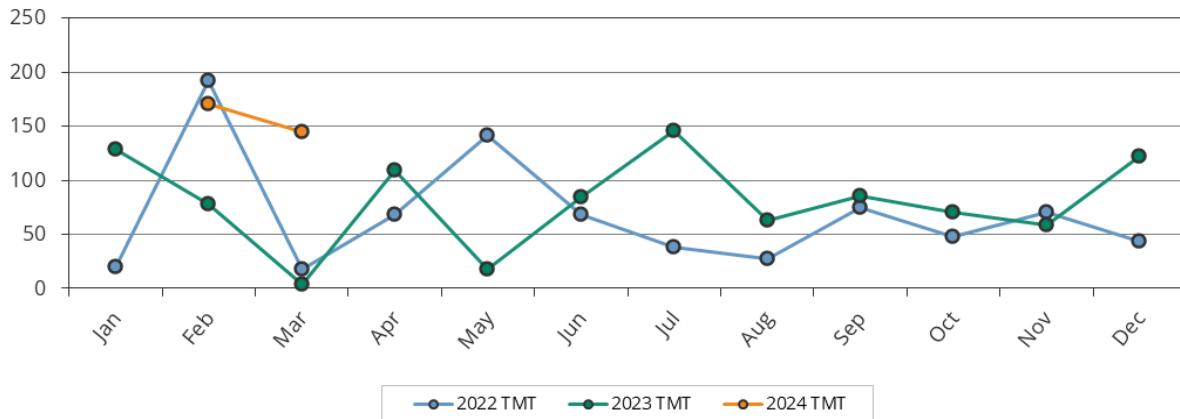
Wallowa County

March 2024 Reporting Period

Closed Sales

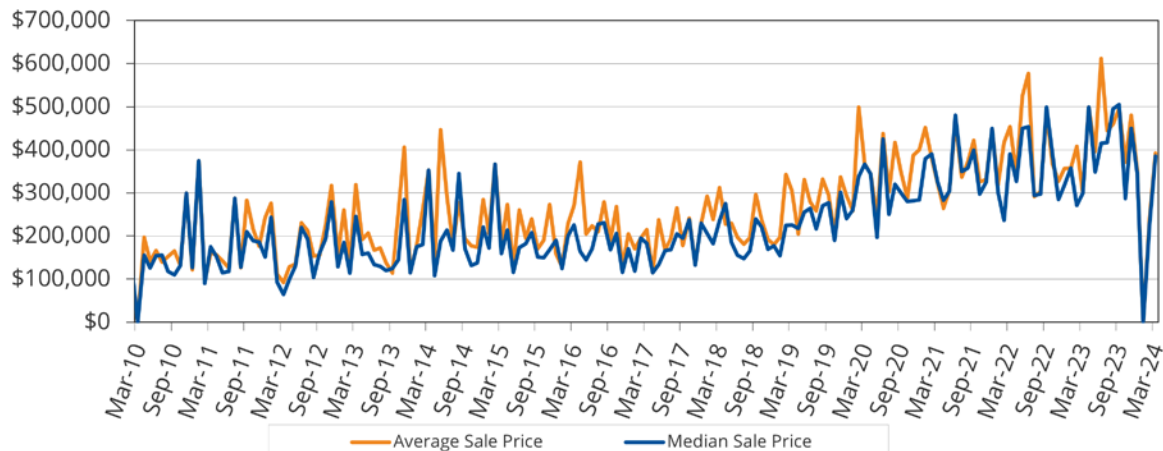


Average Total Market Time



Note: Since there were no sales in this region in [January 2024](#), we cannot calculate an Average Total Market Time for that month.

Average and Median Sale Price

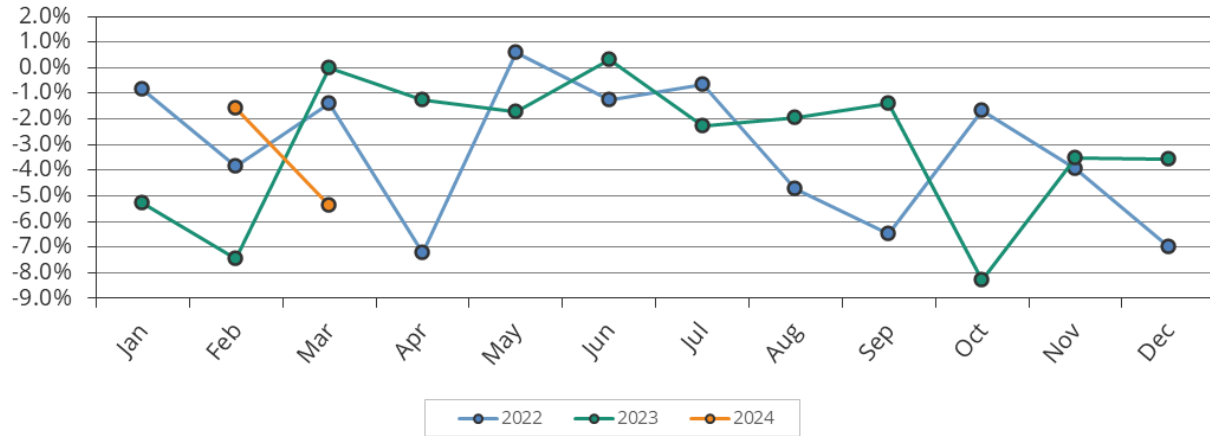


Note: Since there were no sales in this region in [January 2024](#), we cannot calculate an Average or Median Sale Price for that month.

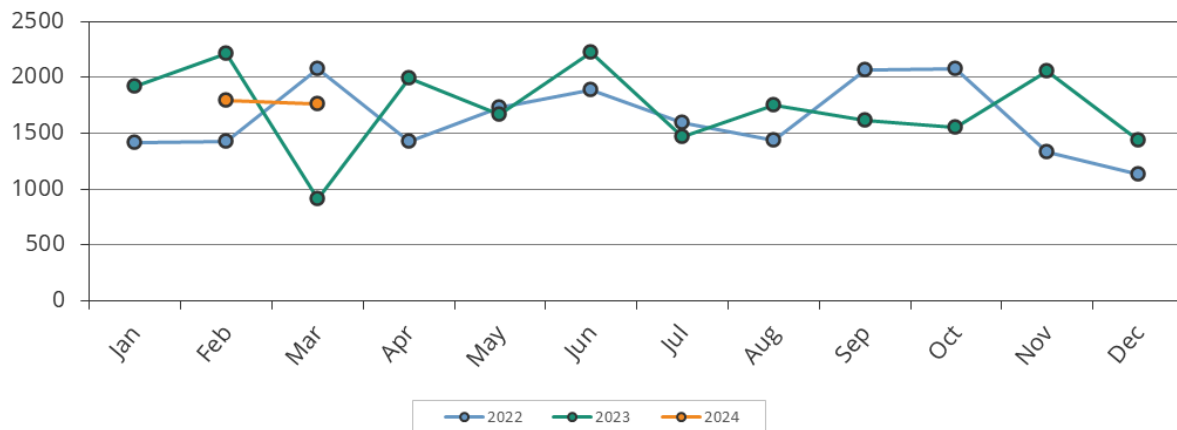
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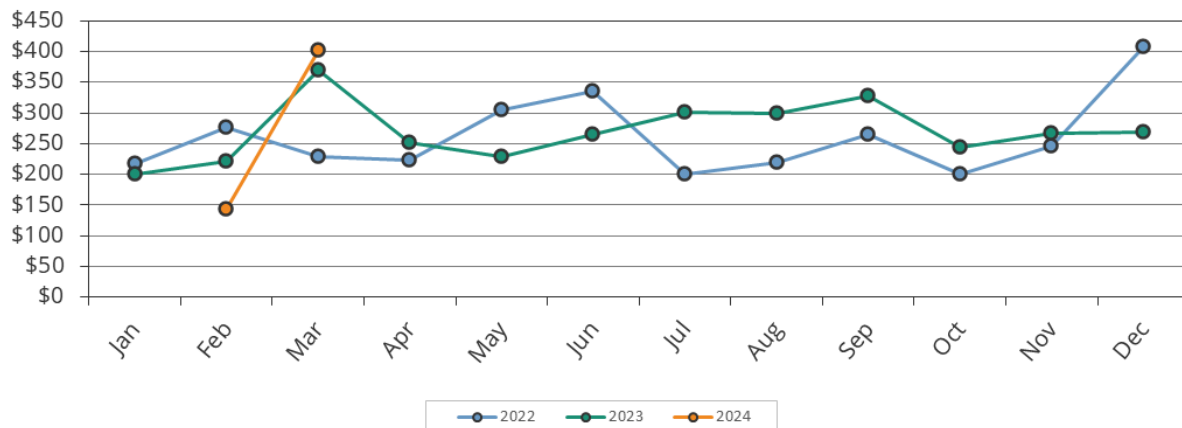
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



Note: Since there were no sales in this region in **January 2024**, we cannot calculate a data point for these charts.

Wallowa County

March 2024 Reporting Period

Area Report

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date								Year-To-Date		Year-To-Date		
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 24 v. 23 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
97885	Wallowa	15	4	0	3	-	2	430,000	215	12	7	600.0%	4	356,300	317,500	5.0%	-	-	-	-	-	-
97857	Lostine	1	1	0	0	-	0	-	-	1	1	-	1	184,000	184,000	-5.6%	-	-	1	133,000	-	-
97842	Imnaha	4	1	0	0	-	-	-	-	2	-	-100.0%	-	-	-	-9.9%	-	-	1	40,000	-	-
97846	Joseph	19	5	1	0	-100.0%	2	417,500	189	7	3	-57.1%	2	417,500	417,500	24.1%	-	-	-	-	-	-
97828	Enterprise	22	4	1	2	-	2	330,000	29	9	5	66.7%	3	292,000	289,900	-17.3%	-	-	5	489,000	-	-
	Wallowa Co. Total	61	15	2	5	25.0%	6	-	-	31	16	33.3%	10	-	317,500	4.4%	-	-	7	374,000	-	-

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:

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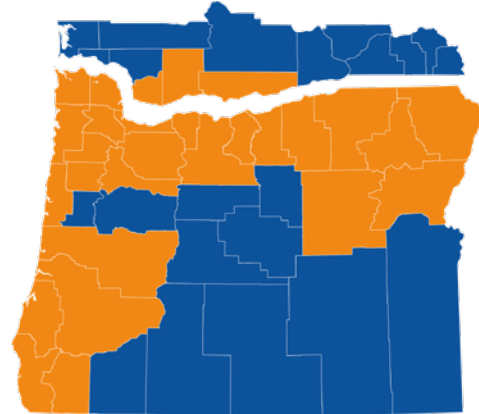
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