

# MARKET ACTION



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

## Residential Review: Baker County, Oregon

June 2017 Reporting Period

### June Residential Highlights

Baker County had a good month for pending sales this June. At 32 strong, pending sales outpaced June 2016 (22) by 45.5% and rose 14.3% over the 28 offers accepted last month in May 2017. It was the strongest June for pendings in Baker County since at least 2008.

Closings (27) outpaced May 2017 (18) but fell under the 32 closings recorded last year in June 2016. New listings (38)

cooled 13.6% from June 2016 (44) and 9.5% from May 2017 (42). Inventory decreased to 5.3 months in June, with total market time decreasing to 149 days.

### Average and Median Sale Prices

Comparing the first half of 2017 to the first half of 2016, the average sale price has increased 14.5% from \$131,100 to \$150,100. In the same comparison, the median sale price has increased 20.4% from \$108,000 to \$130,000.

### Inventory in Months\*

	2015	2016	2017
January	12.9	11.6	14.1
February	10.3	11.3	12.9
March	8.9	7.9	11.1
April	12.1	9.2	5.3
May	12.8	5.3	7.6
June	8.7	4.8	5.3
July	8.7	8.5	
August	6.2	5.6	
September	5.9	4.6	
October	9.1	7.4	
November	6.3	6.6	
December	4.3	5.4	

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

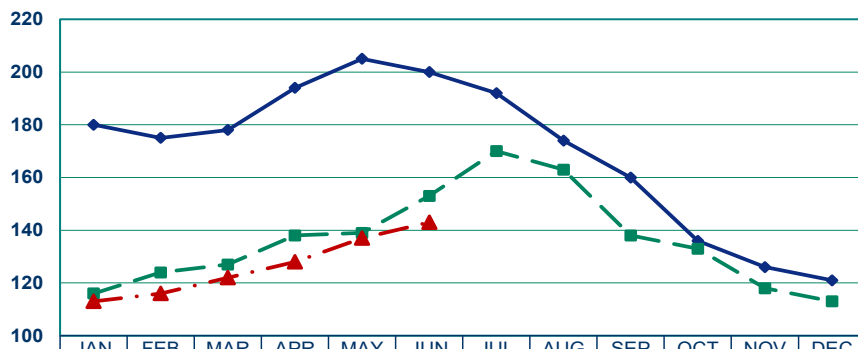
Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	June	38	32	27	157,200	132,000	149
	May	42	28	18	188,000	184,000	257
	Year-to-date	184	128	100	150,100	130,000	154
2016	June	44	22	32	150,000	139,000	325
	Year-to-date	192	133	111	131,100	108,000	200
Change	June	-13.6%	45.5%	-15.6%	4.8%	-5.0%	-54.2%
	Prev Mo 2017	-9.5%	14.3%	50.0%	-16.4%	-28.3%	-42.0%
	Year-to-date	-4.2%	-3.8%	-9.9%	14.5%	20.4%	-23.1%

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

**Average Sale Price % Change:**  
+7.0% (\$151,600 v. \$141,700)  
**Median Sale Price % Change:**  
+14.2% (\$132,500 v. \$116,000)

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

Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

### BAKER COUNTY, OR

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

# AREA REPORT • 6/2017

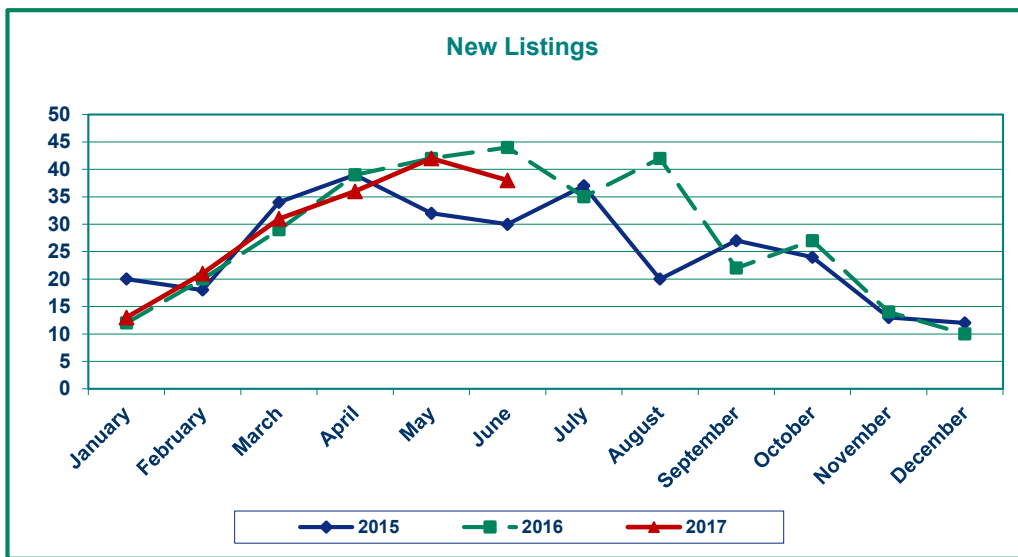
## Baker County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired,Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
460	Baker City/ Keating	86	29	10	28	55.6%	20	146,400	160	145	105	-6.3%	83	143,600	125,000	3.4%	7	106,900	8	69,100	5	124,500	
461	Haines/Anthony Lk/ Muddy Crk	5	1	0	1	0.0%	2	285,000	138	3	5	150.0%	2	285,000	285,000	63.9%	1	65,000	-	-	-	-	
462	Sumpter/McEwen/ Bourne/Phillips Lk/ Granit	20	5	1	-	-100.0%	1	208,000	434	14	4	-50.0%	2	199,000	199,000	39.4%	-	-	4	39,300	-	-	
463	Unity/ Hereford	5	1	0	-	-	0	-	-	1	-	-100.0%	0	-	-	-	0	-	0	-	0	-	
464	Huntington/ Lime	1	1	0	0	-	0	-	-	2	1	-50.0%	1	27,000	27,000	-50.8%	1	299,000	-	-	-	-	
465	Durkee/ Pleasant Valley	1	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-	
466	Richland/ New Bridge	7	0	2	0	-100.0%	1	350,000	19	5	4	33.3%	5	215,500	175,000	-30.5%	-	-	-	-	-	-	
467	Halfway/ Cornucopia	17	1	-	3	-	3	63,000	29	13	9	125.0%	7	146,100	72,000	41.4%	-	-	2	82,500	-	-	
468	Oxbow	1	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
	Baker County	143	38	13	32	45.5%	27	157,200	149	184	128	-3.8%	100	150,100	130,000	7.0%	9	123,600	14	62,500	5	124,500	

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2017 with June 2016. The Year-To-Date section compares 2017 year-to-date statistics through June with 2016 year-to-date statistics through June.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/16-6/30/17) with 12 months before (7/1/15-6/30/16).

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



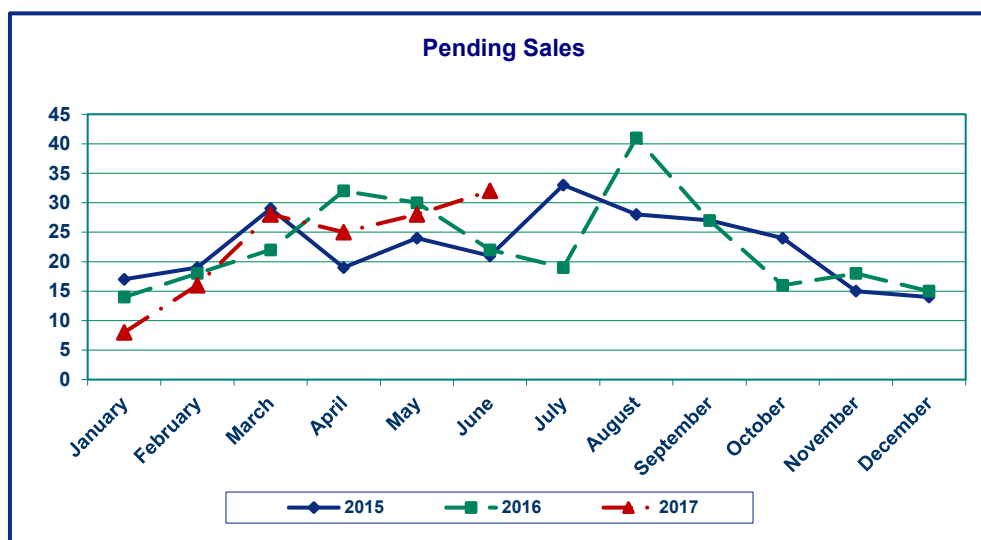
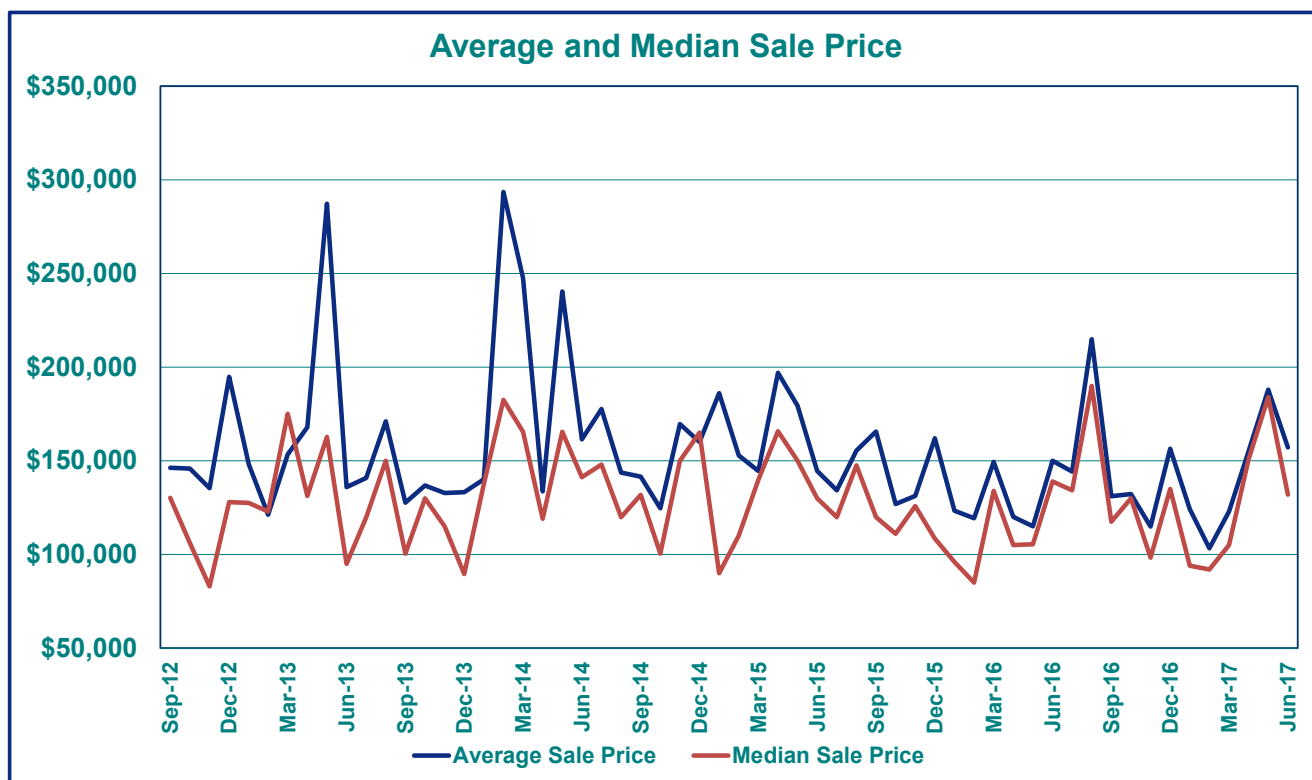
### NEW LISTINGS BAKER COUNTY, OR

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

## SALE PRICE

### BAKER COUNTY, OR

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



## PENDING LISTINGS

### BAKER COUNTY, OR

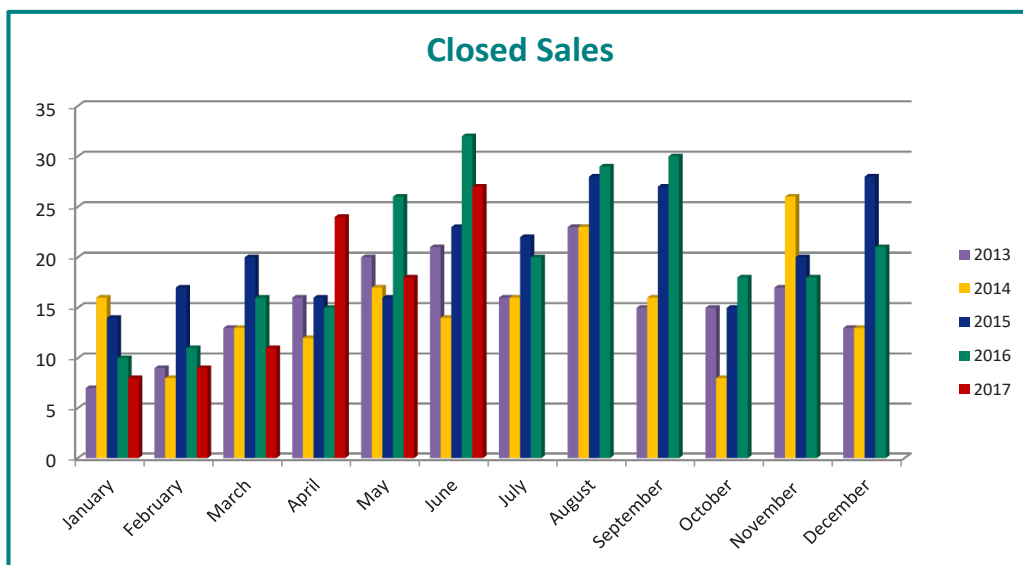
*This graph represents monthly accepted offers in Baker County, Oregon over the past three calendar years.*

## CLOSED SALES BAKER COUNTY, OR

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

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



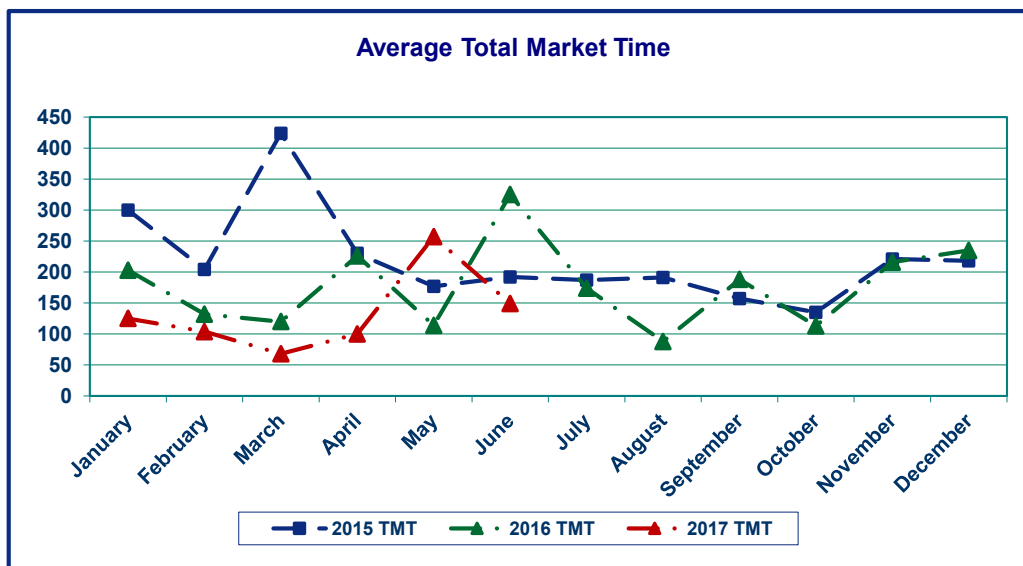
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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## DAYS ON MARKET BAKER COUNTY, OR

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



Jeff Wiren, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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Residential Review: Columbia Basin, Oregon

June 2017 Reporting Period

## June Residential Highlights

The Columbia Basin had a great month for closings this June. Closed sales, at 86, outpaced June 2016 (77) by 11.7% and May 2017 (67) by 28.4%. This was the strongest June for closings in the region since at least 2007!

Pending sales, at 80, fared 6.7% better than in June 2016 (75) but fell 21.6% short of the 102 pendings recorded last month in May 2017.

New listings, at 108, fell 4.4% short of the 113 new listings offered last year in June 2016 and 15.6% short of the 128 new listings offered last month in May 2017.

Inventory decreased to 3.3 months in June.

## Year to Date Summary

Activity continues to be slightly cooler in 2017 than in 2016. Looking at the first six months of

each year, closed sales (369) have decreased 3.7%, pending sales (423) have decreased 7.2%, and new listings (534) have decreased 9.0%.

## Average and Median Sale Prices

Comparing 2017 to 2016 through June, the average sale price has increased 13.0% from \$154,200 to \$174,300. In the same comparison, the median sale price has increased 6.9% from \$144,000 to \$153,900.

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

### Average Sale Price % Change:

+10.8% (\$170,800 v. \$154,200)

### Median Sale Price % Change:

+7.6% (\$153,900 v. \$143,000)

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

## Inventory in Months\*

	2015	2016	2017
January	9.7	5.4	5.4
February	9.2	6.1	6.3
March	8.0	4.6	4.5
April	6.1	5.4	4.4
May	9.4	5.6	4.1
June	5.7	4.2	3.3
July	4.5	4.3	
August	5.1	4.2	
September	6.9	4.9	
October	5.6	3.8	
November	8.1	4.2	
December	4.9	5.2	

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

Columbia Basin Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	June	108	80	86	188,600	165,000	92
	May	128	102	67	167,200	152,000	123
	Year-to-date	534	423	369	174,300	153,900	117
2016	June	113	75	77	171,500	155,000	113
	Year-to-date	587	456	383	154,200	144,000	126
Change	June	-4.4%	6.7%	11.7%	10.0%	6.5%	-18.7%
	Prev Mo 2017	-15.6%	-21.6%	28.4%	12.8%	8.6%	-25.2%
	Year-to-date	-9.0%	-7.2%	-3.7%	13.0%	6.9%	-7.0%

# AREA REPORT • 6/2017

## Columbia Basin, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
380	Arlington/N	2	1	0	2	-	0	-	-	3	5	0.0%	3	190,500	192,500	4.0%	-	-	1	29,000	-	-
381	Condon/S	7	1	1	0	-100.0%	0	-	-	7	2	-80.0%	3	82,200	87,500	-22.6%	-	-	-	-	-	-
	Gilliam Co. Total	9	2	1	2	-50.0%	-	-	-	10	7	-53.3%	6	136,400	123,500	-16.1%	-	-	1	29,000	-	-
420	Boardman/NW	7	7	1	4	33.3%	2	197,000	141	19	16	-5.9%	14	177,900	155,000	7.5%	1	450,000	8	38,100	-	-
421	Irrigon	11	4	1	2	0.0%	2	143,000	11	20	19	26.7%	15	136,500	133,000	18.8%	-	-	4	103,500	-	-
422	Ione	3	0	-	0	-	0	-	-	1	1	-50.0%	2	57,500	57,500	-68.5%	-	-	-	-	-	-
423	Lexington	2	0	0	0	-	0	-	-	3	2	0.0%	1	265,000	265,000	108.7%	-	-	-	-	-	-
424	Heppner/S	13	1	1	2	100.0%	1	150,000	80	11	8	-11.1%	8	164,600	117,500	53.9%	-	-	-	-	-	-
	Morrow Co. Total	36	12	3	8	33.3%	5	166,000	76	54	46	2.2%	40	155,900	137,000	15.0%	1	450,000	12	59,900	-	-
430	Umatilla	10	7	3	6	50.0%	7	126,300	68	37	28	16.7%	19	132,500	134,700	9.0%	3	1,026,700	4	60,000	-	-
431	Hermiston	59	37	6	26	8.3%	30	231,900	91	163	129	-18.4%	123	194,800	182,900	10.0%	3	300,000	5	91,400	2	207,300
432	Stanfield	3	1	0	2	-50.0%	3	176,800	38	14	10	-23.1%	13	171,700	147,500	31.0%	-	-	1	58,000	-	-
433	Echo	1	1	2	0	-	1	305,000	6	5	2	-50.0%	2	207,500	207,500	40.3%	-	-	1	36,500	-	-
435	Pendleton City Limits	67	26	5	15	-16.7%	23	189,900	71	131	105	-7.1%	101	173,900	149,900	7.5%	1	395,000	18	38,900	2	166,500
436	E-Meacham, Cayuse	3	1	0	1	-	1	70,000	416	2	3	-	1	70,000	70,000	-62.1%	-	-	-	-	-	-
437	NE-Athena, Helix, Adams, Weston	30	6	2	3	-40.0%	3	105,700	136	27	19	11.8%	14	163,500	137,000	13.3%	-	-	3	97,200	-	-
438	S-Pilot Rock, Ukiah	15	7	3	2	-50.0%	0	-	-	16	6	-53.8%	2	218,500	218,500	45.2%	-	-	2	33,000	-	-
439	Milton-Freewater	48	8	1	15	150.0%	13	150,800	133	75	68	25.9%	48	161,900	150,000	10.1%	3	130,200	6	120,700	1	179,500
	Umatilla Co. Total	236	94	22	70	7.7%	81	190,000	93	470	370	-6.6%	323	177,300	157,000	10.3%	10	476,600	40	64,300	5	185,400

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2017 with June 2016. The Year-To-Date section compares 2017 year-to-date statistics through June with 2016 year-to-date statistics through June.

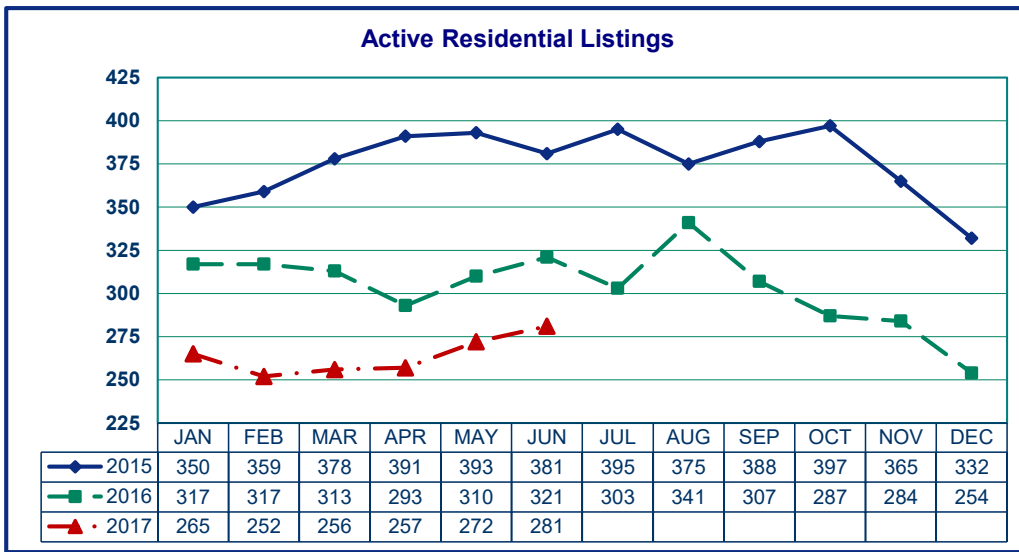
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/16-6/30/17) with 12 months before (7/1/15-6/30/16).

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

## ACTIVE RESIDENTIAL LISTINGS

### COLUMBIA BASIN, OR

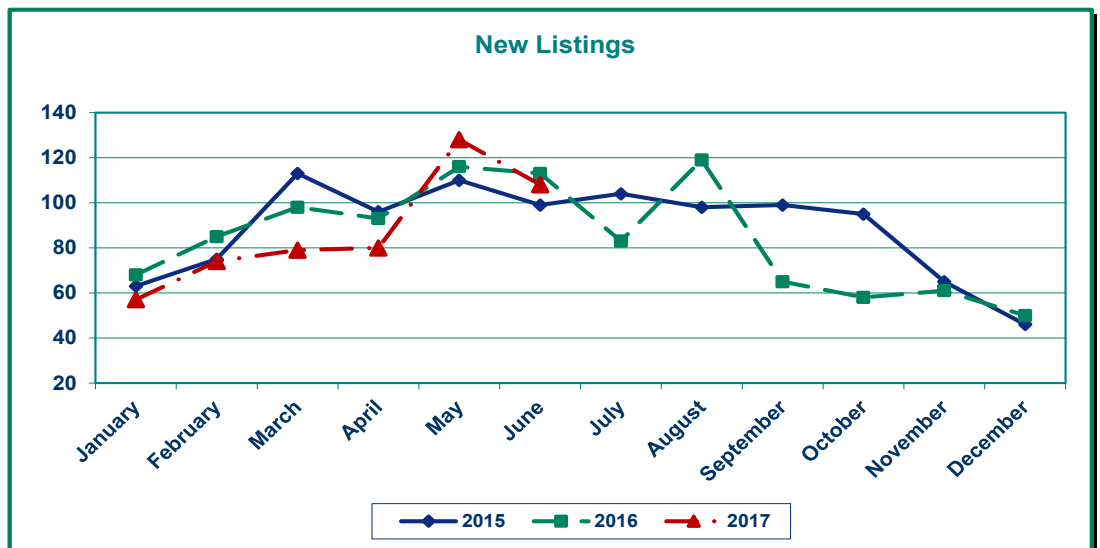
*This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.*



## NEW LISTINGS

### COLUMBIA BASIN, OR

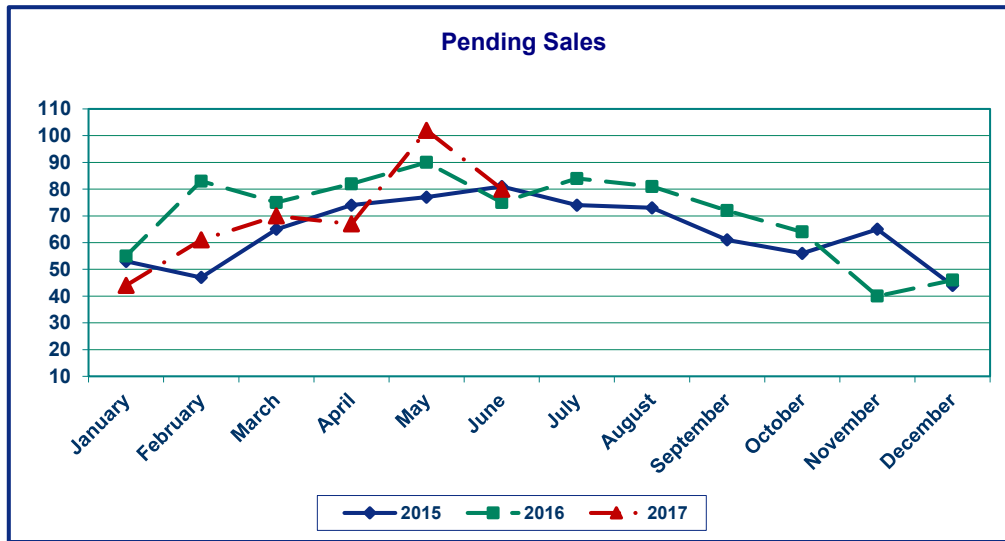
*This graph shows the new residential listings over the past three calendar years in Columbia Basin, Oregon.*



## PENDING LISTINGS

### COLUMBIA BASIN, OR

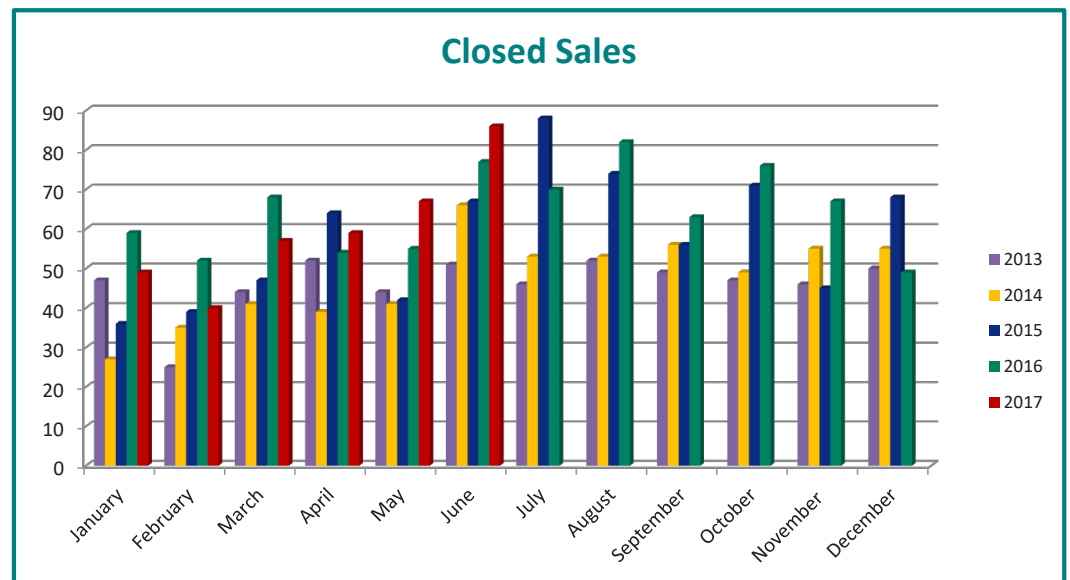
*This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years*



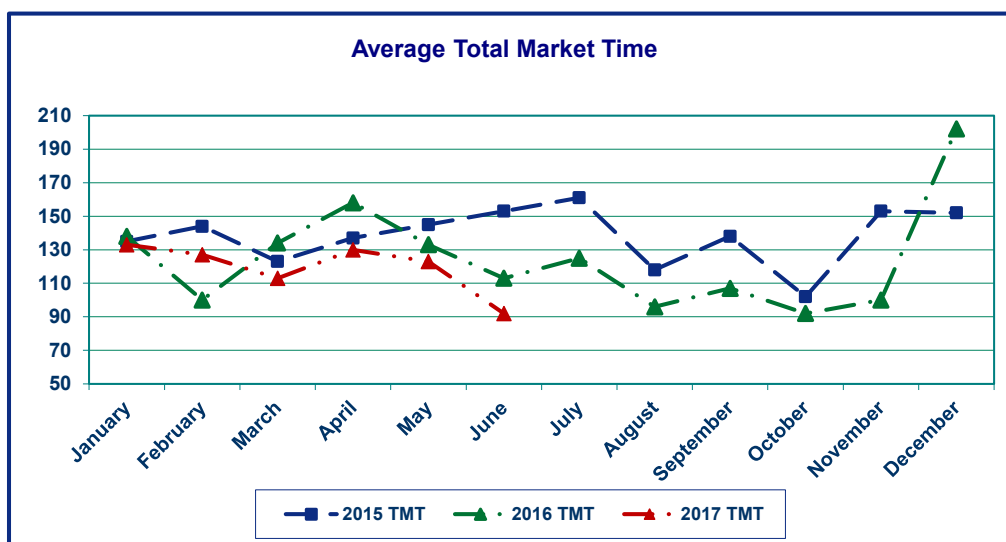
## CLOSED SALES

### COLUMBIA BASIN, OR

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



## Average Total Market Time



## DAYS ON MARKET

### COLUMBIA BASIN, OR

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



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

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

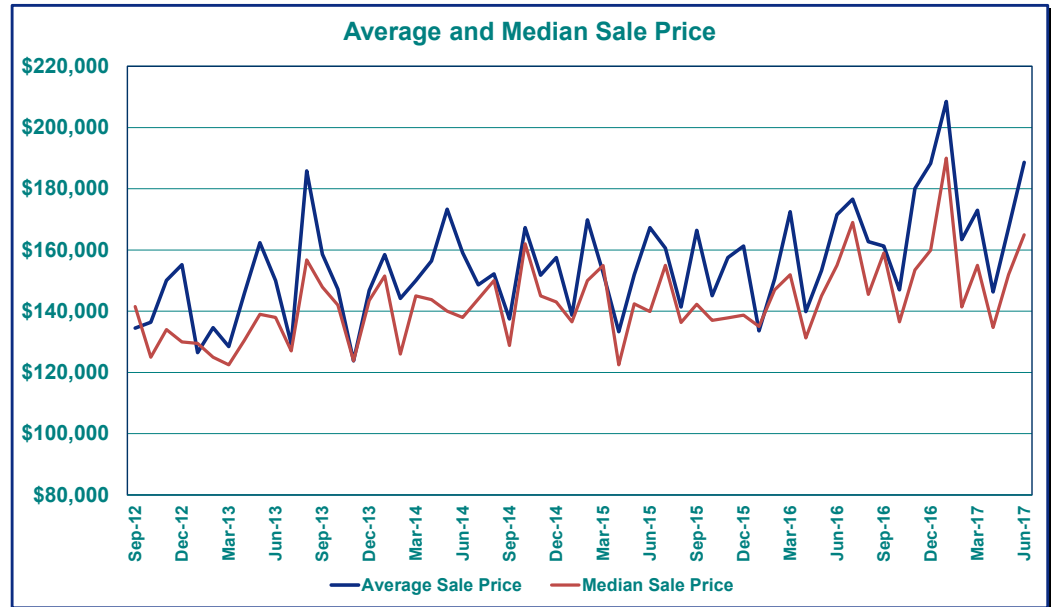
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Jeff Wiren, Chairman of the Board  
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Tyler Chaudhary, Editor

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## Residential Review: Coos County, Oregon

### June Residential Highlights

Closed sales were strong this month in Coos County. Closed sales (127) outpaced June 2017 (89) by 42.7% and May 2016 (101) by 25.7%. This was the strongest June for closings in the county on the RMLS™ record, dating to 2000! Similarly, pending sales (136) outpaced June 2016 (116) by 17.2% and May 2017 (119) by 14.3%. New listings (157) ended 3.7% below June 2016 (163) and 16.9% below May 2017 (119).

### Year to Date Summary

Activity is ahead in 2017 compared to 2016. Comparing each year through June, closed sales (514) have increased 22.1%, pending sales (597) have increased 17.5%, and new listings (855) have increased 6.3%.

### Average and Median Sale Prices

Comparing 2017 to 2016 through June, the average sale price rose 7.3% from \$191,300 to \$205,300. In the same comparison, the median sale price rose 3.8% from \$172,500 to \$179,000.

## June 2017 Reporting Period

Inventory in Months*			
	2015	2016	2017
January	10.8	6.0	6.6
February	7.2	6.6	7.0
March	7.5	6.3	4.9
April	6.9	6.9	5.1
May	7.2	6.9	4.5
June	5.8	5.9	3.6
July	6.4	5.2	
August	6.3	4.9	
September	5.9	5.3	
October	5.2	5.7	
November	6.4	5.3	
December	4.7	4.9	

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

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	June	157	136	127	199,800	181,200	103
	May	189	119	101	210,500	199,500	122
	Year-to-date	855	597	514	205,300	179,000	120
2016	June	163	116	89	222,000	185,000	126
	Year-to-date	804	508	421	191,300	172,500	138
Change	June	-3.7%	17.2%	42.7%	-10.0%	-2.1%	-18.0%
	Prev Mo 2017	-16.9%	14.3%	25.7%	-5.1%	-9.2%	-15.6%
	Year-to-date	6.3%	17.5%	22.1%	7.3%	3.8%	-12.9%

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

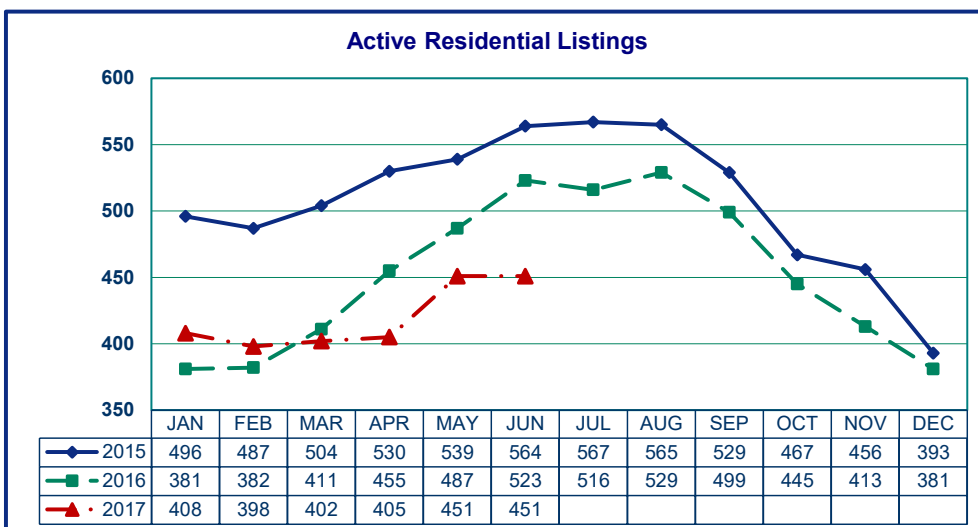
#### Average Sale Price % Change:

+5.9% (\$202,300 v. \$191,100)

#### Median Sale Price % Change:

+4.7% (\$179,000 v. \$171,000)

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



## ACTIVE RESIDENTIAL LISTINGS COOS COUNTY, OR

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

# AREA REPORT • 6/2017

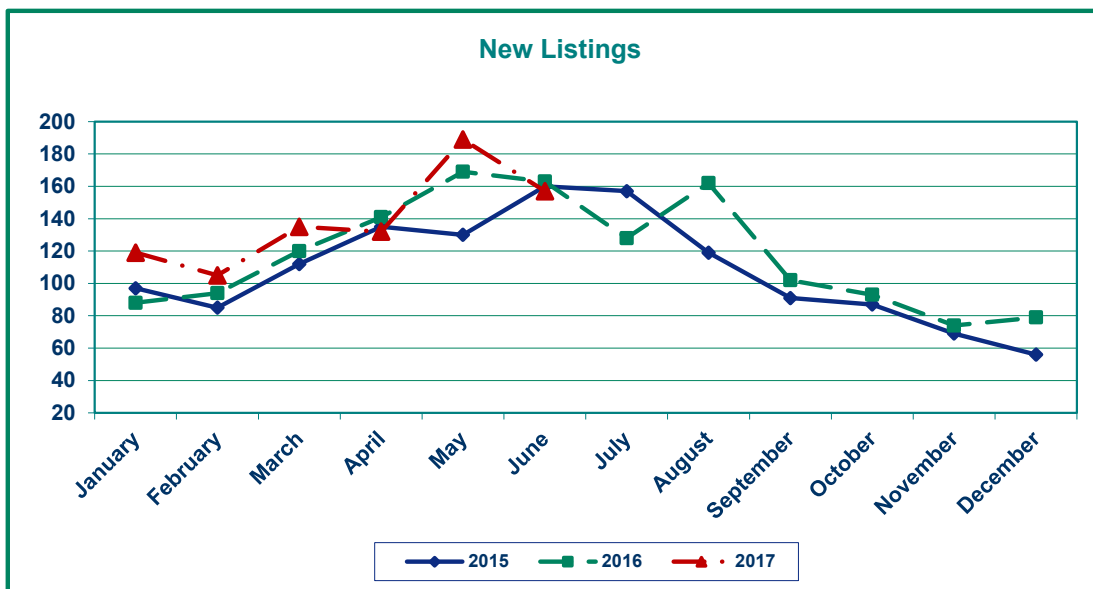
## Coos County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97407	Allegeny	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97411	Bandon	114	35	6	22	69.2%	14	222,600	84	158	86	24.6%	69	269,300	202,000	7.6%	2	327,500	32	95,200	-	-
97414	Broadbent	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97420	Coos Bay	149	54	15	50	-7.4%	50	197,600	116	325	232	14.3%	204	186,400	169,000	6.9%	4	191,300	24	127,100	9	118,700
97423	Coquille	35	16	5	17	41.7%	12	156,000	80	90	63	-1.6%	52	197,600	175,300	10.9%	2	172,500	4	74,900	-	-
97449	Lakeside	41	10	4	8	100.0%	11	185,600	103	61	36	16.1%	34	177,000	158,800	-3.1%	-	-	9	69,600	-	-
97458	Myrtle Point	26	4	1	8	-27.3%	15	152,100	143	47	44	41.9%	38	172,400	142,500	2.7%	-	-	5	67,800	-	-
97459	North Bend	80	37	7	28	33.3%	23	256,700	55	167	127	18.7%	110	227,400	201,800	7.1%	2	110,600	7	104,300	8	359,200
97466	Powers	6	1	1	3	200.0%	2	137,500	320	7	9	200.0%	7	152,900	137,500	46.0%	-	-	-	-	-	-
	Coos County	451	157	39	136	17.2%	127	199,800	103	855	597	17.5%	514	205,300	179,000	5.9%	10	198,600	81	99,900	17	231,900

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2017 with June 2016. The Year-To-Date section compares 2017 year-to-date statistics through June with 2016 year-to-date statistics through June.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/16-6/30/17) with 12 months before (7/1/15-6/30/16).

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



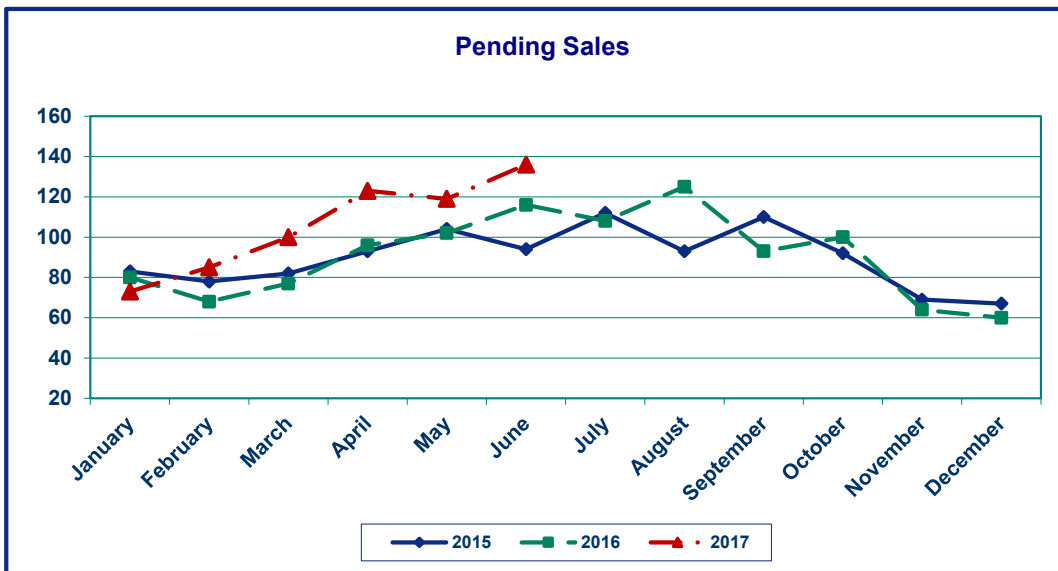
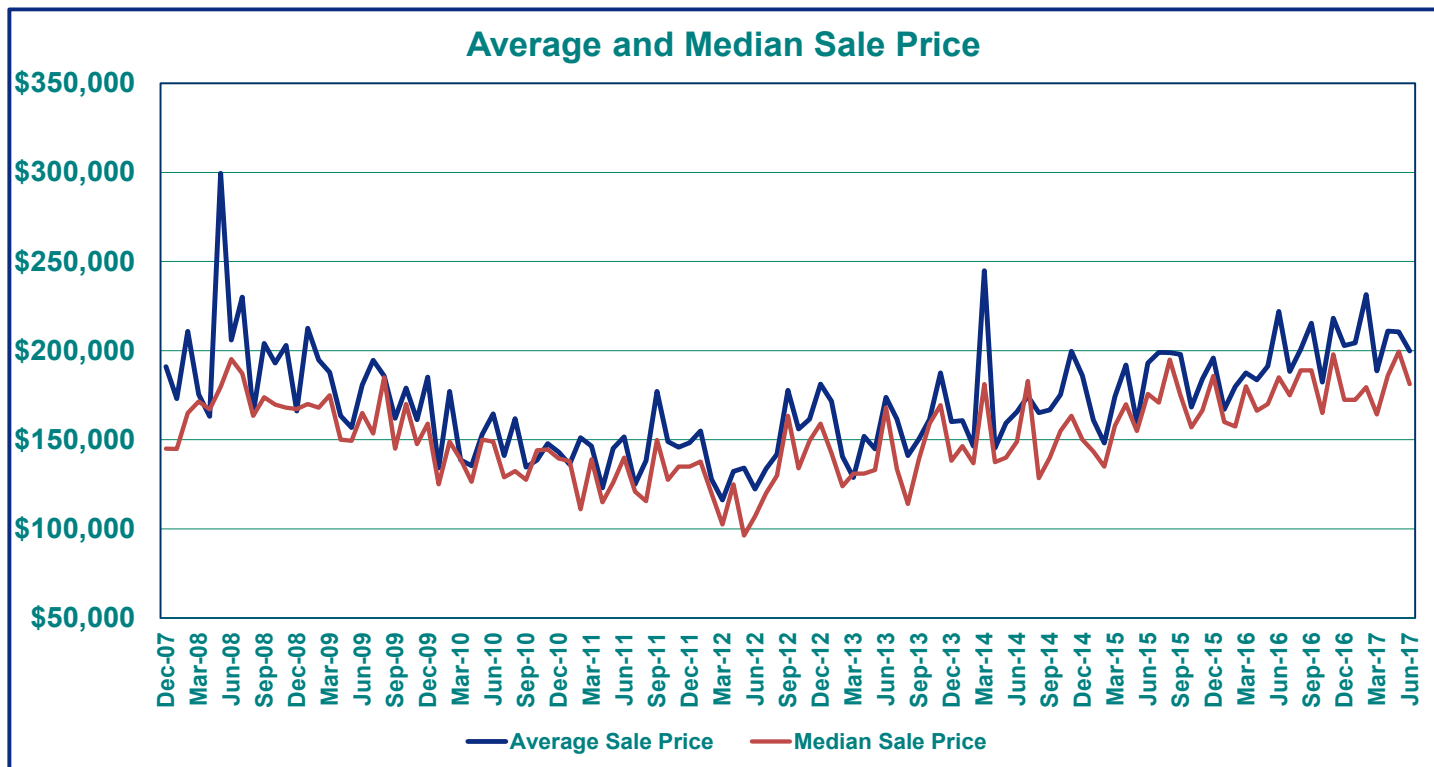
### NEW LISTINGS

#### COOS COUNTY, OR

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

**SALE PRICE**  
COOS COUNTY, OR

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



**PENDING LISTINGS**

COOS COUNTY, OR

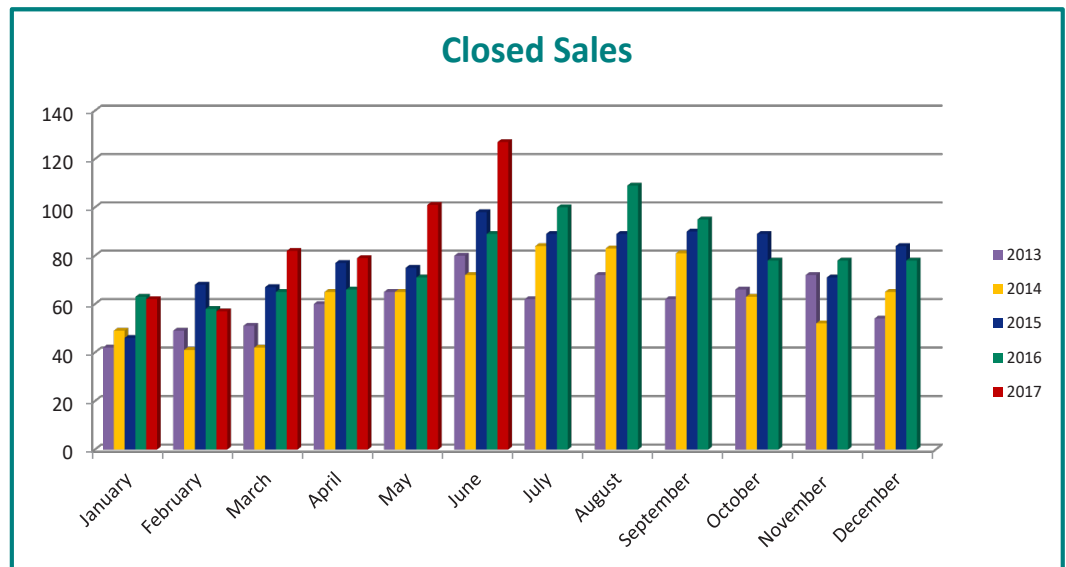
*This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.*

**CLOSED SALES**  
**COOS COUNTY, OR**

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

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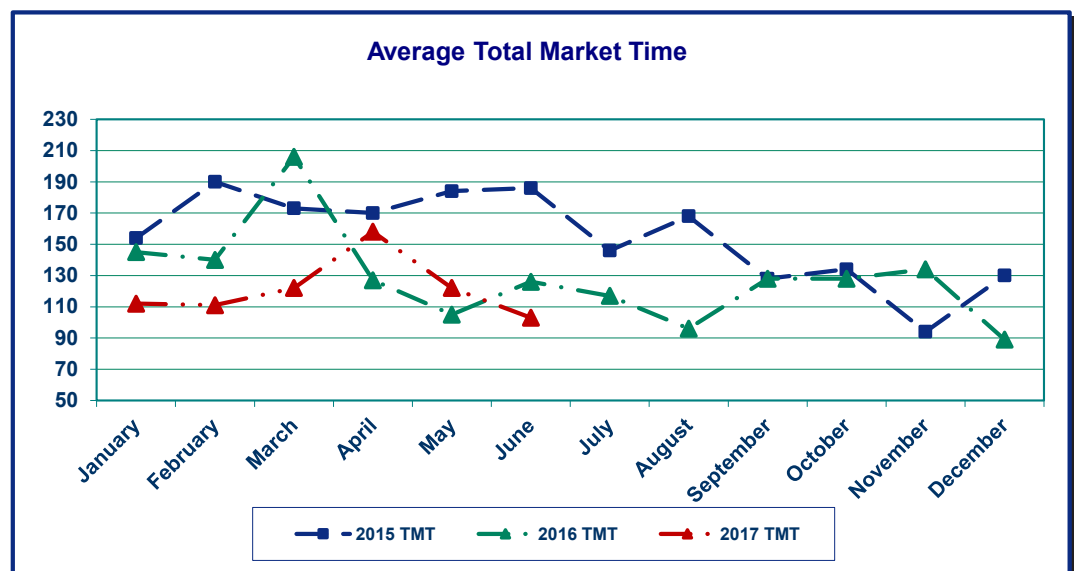
Market Action Reports  
are compiled for the  
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Southwest Washington,  
Mid-Columbia, Columbia  
Basin, Baker County, Coos  
County, Curry County,  
Douglas County, Grant  
County, Josephine County,  
Lane County, North  
Coastal Counties, Polk &  
Marion Counties, Union  
County, and Wallowa  
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**DAYS ON MARKET**  
**COOS COUNTY, OR**

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



Jeff Wiren, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION

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

## Residential Review: Curry County, Oregon

June 2017 Reporting Period

### June Residential Highlights

Pending sales had a bright month in Curry County this June. At 69, accepted offers outpaced June 2016 (66) and May 2017 (59). This is the strongest June for pending sales in the county on the RMLS™ record, going back to 2005.

Closed sales (47) showed increases as well, gaining 4.4% over June 2016 (45) and 11.9% over May 2017 (42). New listings, at 97, outpaced June 2016 (86) by 12.8% but fell 14.9% short of the 114 new listings offered last month in May 2017.

### Year to Date Summary

Comparing the first six months of 2017 to the same period in 2016, closed sales (241) have increased 1.3%, while new listings (461) have decreased 0.4% and pending sales (271) have decreased 8.1%.

### Average and Median Sale Prices

Comparing 2017 to 2016 through June, the average sale price rose 8.1% from \$253,600 to \$274,100. In the same comparison, the median sale price rose 9.4% from \$217,000 to \$237,500.

### Inventory in Months\*

	2015	2016	2017
January	10.8	9.8	6.7
February	12.4	8.9	8.2
March	14.8	8.1	7.5
April	7.3	7.7	10.3
May	11.1	9.0	9.0
June	8.2	8.6	8.2
July	8.1	7.6	
August	6.9	5.7	
September	6.9	5.7	
October	6.2	5.9	
November	9.8	7.4	
December	5.7	5.3	

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

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	June	97	69	47	251,400	211,500	133
	May	114	59	42	273,400	226,000	269
	Year-to-date	461	271	241	274,100	237,500	176
2016	June	86	66	45	245,800	212,000	104
	Year-to-date	463	295	238	253,600	217,000	189
Change	June	12.8%	4.5%	4.4%	2.3%	-0.2%	27.5%
	Prev Mo 2017	-14.9%	16.9%	11.9%	-8.0%	-6.4%	-50.6%
	Year-to-date	-0.4%	-8.1%	1.3%	8.1%	9.4%	-6.9%

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

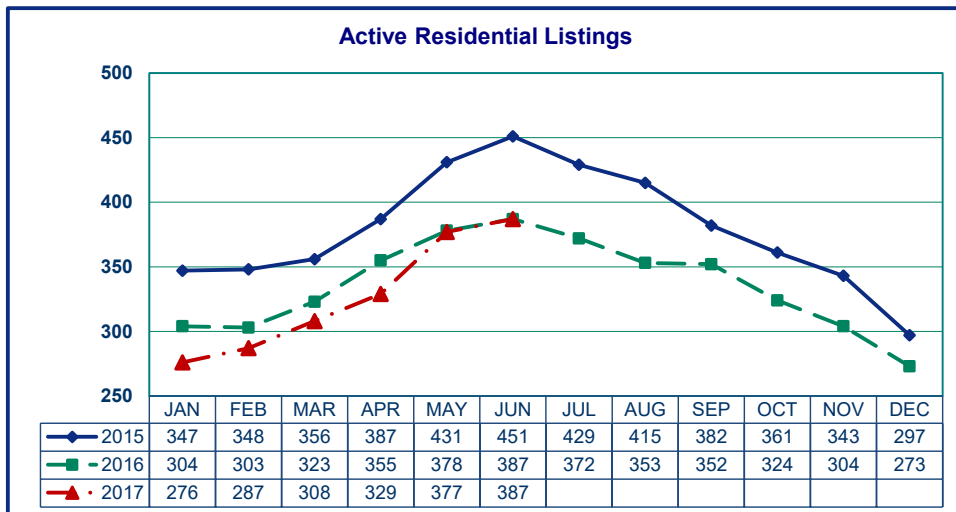
#### Average Sale Price % Change:

+4.5% (\$267,400 v. \$255,800)

#### Median Sale Price % Change:

+8.9% (\$239,500 v. \$220,000)

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



## ACTIVE RESIDENTIAL LISTINGS

CURRY COUNTY, OR

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

# AREA REPORT • 6/2017

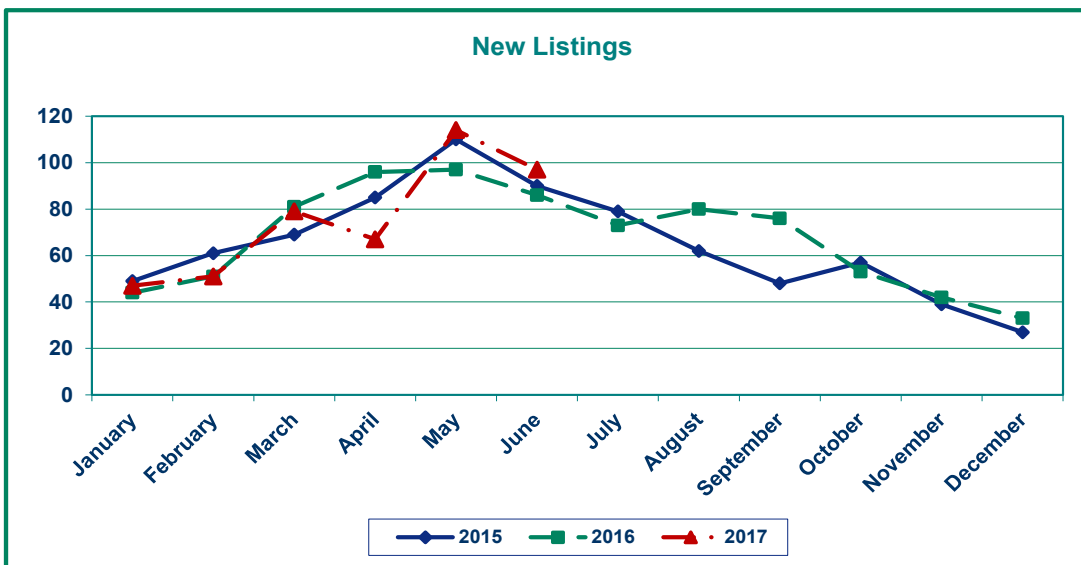
## Curry County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
270	City, Airport, Marina Hts., NB Chetco	106	33	6	23	0.0%	7	254,700	32	155	93	-13.9%	77	307,200	300,000	7.8%	4	525,600	11	70,200	3	398,300	
271	Harbor, Winchuck, SB Chetco	51	21	6	14	0.0%	13	248,200	104	69	54	-8.5%	53	263,500	195,700	22.7%	2	332,000	2	98,500	-	-	
272	Carpenterville, Cape Ferrello, Whaleshead	49	7	4	3	-66.7%	5	213,800	170	54	23	-4.2%	23	250,400	199,000	-2.3%	-	-	2	80,000	-	-	
273	Gold Beach	118	22	2	18	28.6%	14	284,600	151	118	66	-7.0%	64	268,900	225,000	-7.3%	3	131,500	17	131,900	1	290,000	
274	Port Orford	63	14	5	11	83.3%	8	218,900	212	65	35	6.1%	24	227,600	209,300	1.7%	2	107,500	9	309,200	-	-	
	Curry County	387	97	23	69	4.5%	47	251,400	133	461	271	-8.1%	241	274,100	237,500	4.5%	11	306,900	41	150,100	4	371,200	

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2017 with June 2016. The Year-To-Date section compares 2017 year-to-date statistics through June with 2016 year-to-date statistics through June.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/16-6/30/17) with 12 months before (7/1/15-6/30/16).

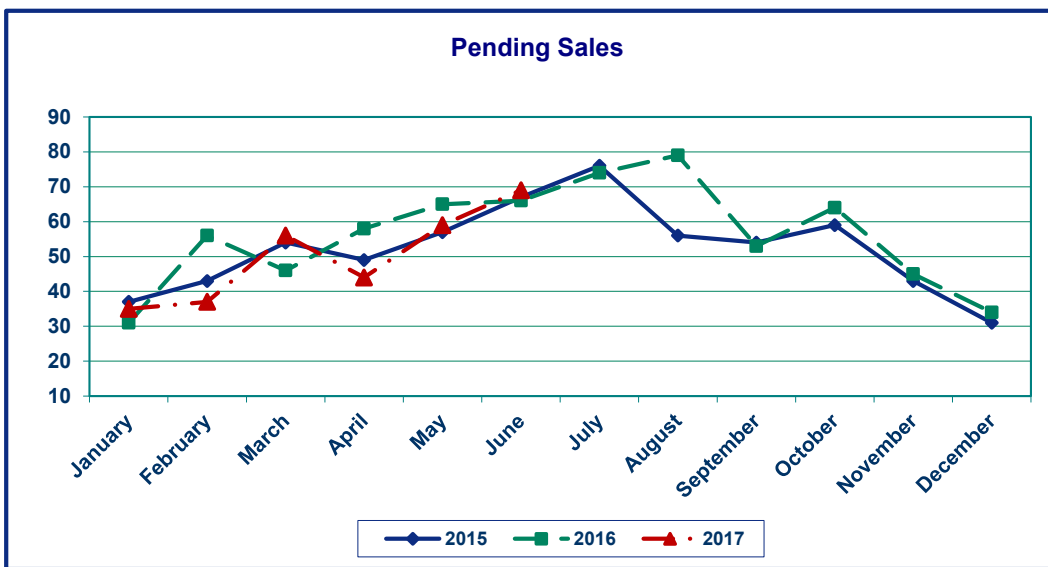
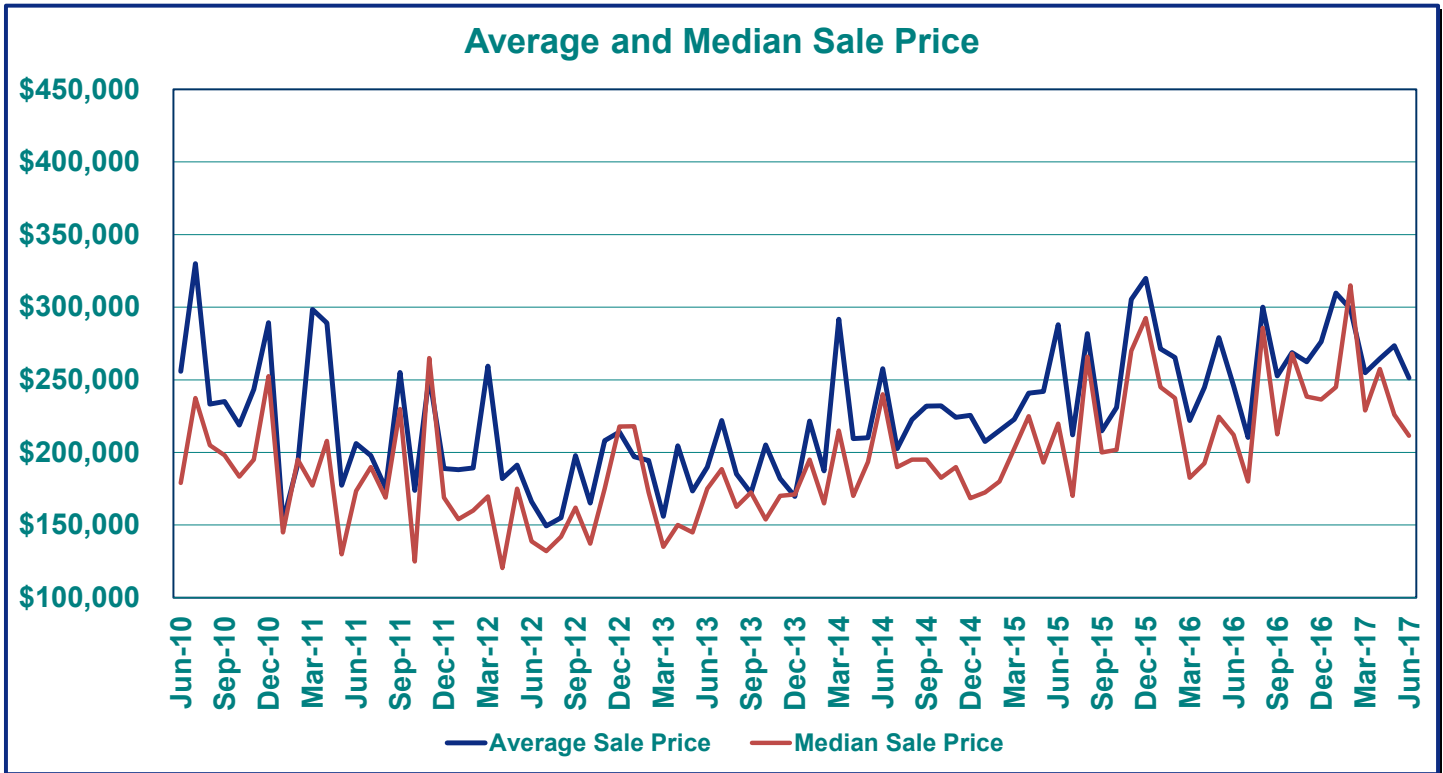
<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



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

**SALE PRICE**  
CURRY COUNTY, OR

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



**PENDING LISTINGS**  
CURRY COUNTY, OR

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

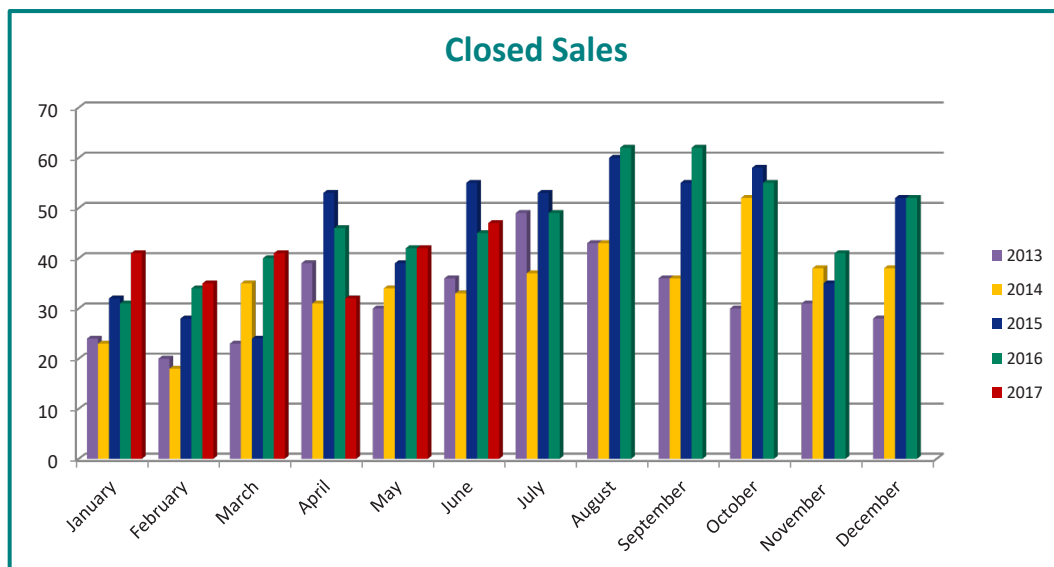


## CLOSED SALES CURRY COUNTY, OR

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

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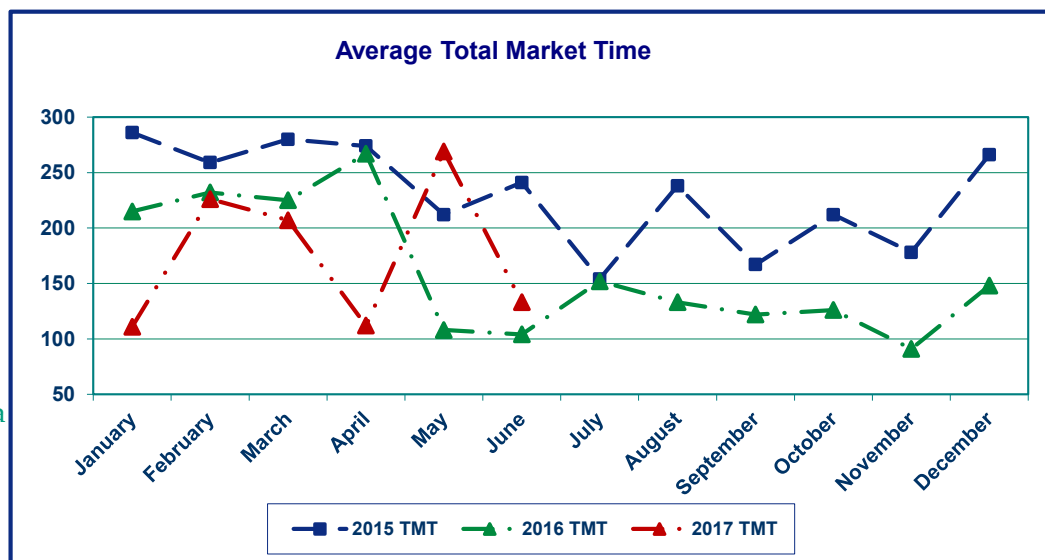
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## DAYS ON MARKET CURRY COUNTY, OR

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



Jeff Wiren, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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

Residential Review: Douglas County, Oregon

June 2017 Reporting Period

## June Residential Highlights

It was a great month for pending and closed sales in Douglas County this June. Closed sales (182) outpaced June 2016 (170) by 7.1% and May 2017 (152) by 19.7%. It was the strongest June in Douglas County for closings on the RMLS™ record, dating to 2001.

Pending sales, at 193, similarly increased 6.0% over June 2016 (182) and 17.0% over May 2017 (165). The last June with more accepted offers was in 2005, when 198 were recorded in the month.

New listings, at 232, fell just one short of June 2016 and May 2017, with 233 new listings recorded in each month.

Inventory decreased to 2.8 months this June, with total market time slipping to 99 days.

## Year to Date Summary

Comparing the first six months of 2017 to the same period in 2016, closed sales (821) have increased 5.9% and pending sales (945) have increased 1.1%, while new listings (1,161) have cooled 6.7%.

## Average and Median Sale Prices

Comparing 2017 to 2016 through June, the average sale price rose 12.5% from \$185,900 to \$209,200. In the same comparison, the median sale price rose 10.8% from \$167,000 to \$185,000.

## Inventory in Months\*

	2015	2016	2017
January	11.1	6.4	4.6
February	9.3	7.3	5.1
March	7.0	4.8	3.5
April	6.5	5.0	3.1
May	9.4	4.1	3.1
June	5.4	3.8	2.8
July	6.5	5	
August	6.9	4.9	
September	5.7	3.9	
October	4.9	4.1	
November	6.3	4.4	
December	5.3	3.4	

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

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

**Average Sale Price % Change:**  
+12.9% (\$213,000 v. \$188,600)  
**Median Sale Price % Change:**  
+13.2% (\$189,000 v. \$167,000)

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

Douglas County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	June	232	193	182	232,800	201,800	99
	May	233	165	152	217,700	207,000	110
	Year-to-date	1,161	945	821	209,200	185,000	109
2016	June	233	182	170	198,300	172,800	101
	Year-to-date	1,244	935	775	185,900	167,000	135
Change	June	-0.4%	6.0%	7.1%	17.4%	16.8%	-1.6%
	Prev Mo 2017	-0.4%	17.0%	19.7%	6.9%	-2.5%	-10.0%
	Year-to-date	-6.7%	1.1%	5.9%	12.5%	10.8%	-19.3%

# AREA REPORT • 6/2017

## Douglas County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
251	NE Roseburg	54	30	6	27	28.6%	23	240,700	68	156	122	23.2%	107	206,300	175,000	6.3%	3	346,700	10	55,800	3	224,200	
252	NW Roseburg	71	28	4	20	0.0%	19	340,600	113	126	89	-6.3%	81	313,000	280,000	9.3%	-	-	4	140,600	-	-	
253	SE Roseburg	19	5	2	10	-9.1%	13	180,700	77	54	52	13.0%	51	165,600	162,000	3.9%	6	155,700	2	77,500	6	176,400	
254	SW Roseburg	51	25	2	13	62.5%	22	304,100	94	103	79	9.7%	81	271,400	249,000	14.1%	2	170,000	19	156,500	1	175,000	
255	Glide & E of Roseburg	24	6	3	11	10.0%	4	221,900	68	43	35	-10.3%	27	223,500	207,500	14.0%	-	-	12	106,100	-	-	
256	Sutherlin/Oakland Area	67	33	8	29	20.8%	28	216,500	80	154	123	-3.9%	105	205,800	207,500	16.7%	7	216,000	10	69,300	2	304,900	
257	Winston & SW of Roseburg	58	28	4	23	53.3%	17	191,700	83	137	108	21.3%	87	169,200	159,000	-6.3%	1	250,000	16	73,700	1	110,000	
258	Myrtle Creek & S/SE of Roseburg	72	36	9	31	-11.4%	29	193,700	109	164	135	-19.2%	110	184,500	163,300	22.7%	-	-	11	65,300	-	-	
259	Green District	21	16	2	13	-18.8%	11	184,100	125	90	82	0.0%	69	176,900	179,000	15.9%	3	155,300	3	124,000	-	-	
265	North Douglas County	77	25	-	16	-27.3%	16	217,500	173	134	120	1.7%	103	184,400	151,800	27.5%	4	234,900	10	88,800	2	513,500	
	Douglas County	514	232	40	193	6.0%	182	232,800	99	1,161	945	1.1%	821	209,200	185,000	12.9%	26	210,800	97	96,600	15	243,500	

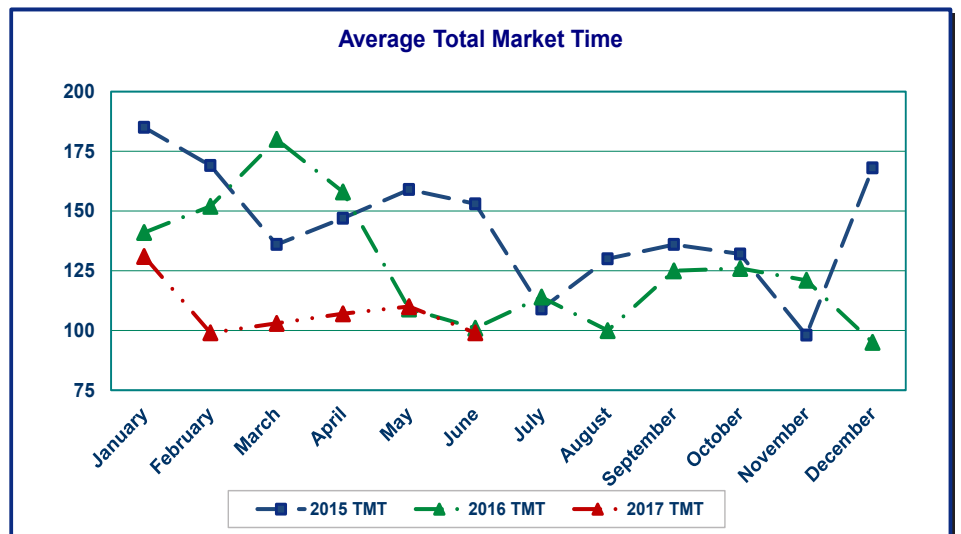
<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2017 with June 2016. The Year-To-Date section compares 2017 year-to-date statistics through June with 2016 year-to-date statistics through June.

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### DAYS ON MARKET DOUGLAS COUNTY, OR

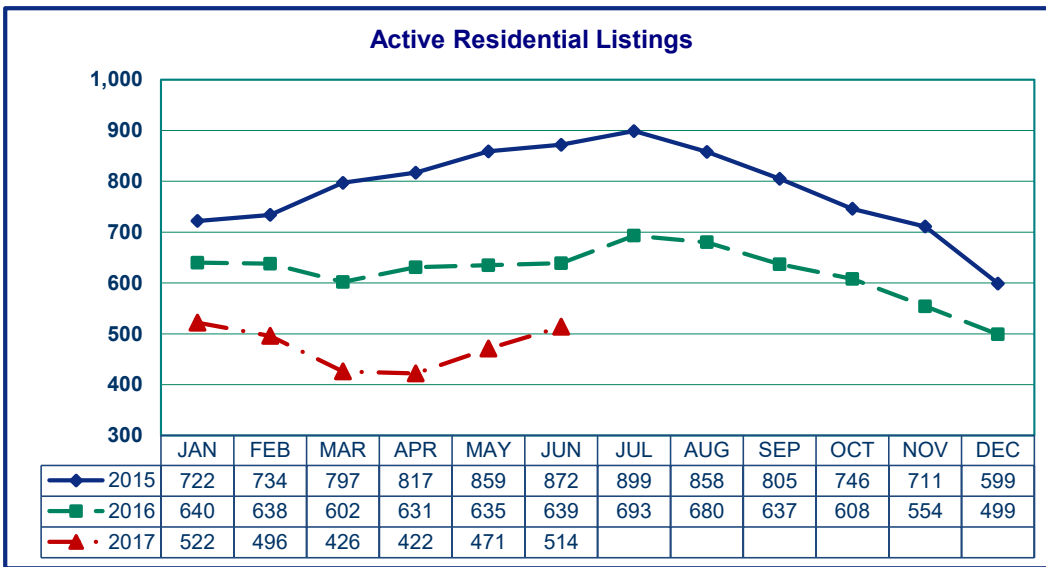
*This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.*



## ACTIVE RESIDENTIAL LISTINGS

### DOUGLAS COUNTY, OR

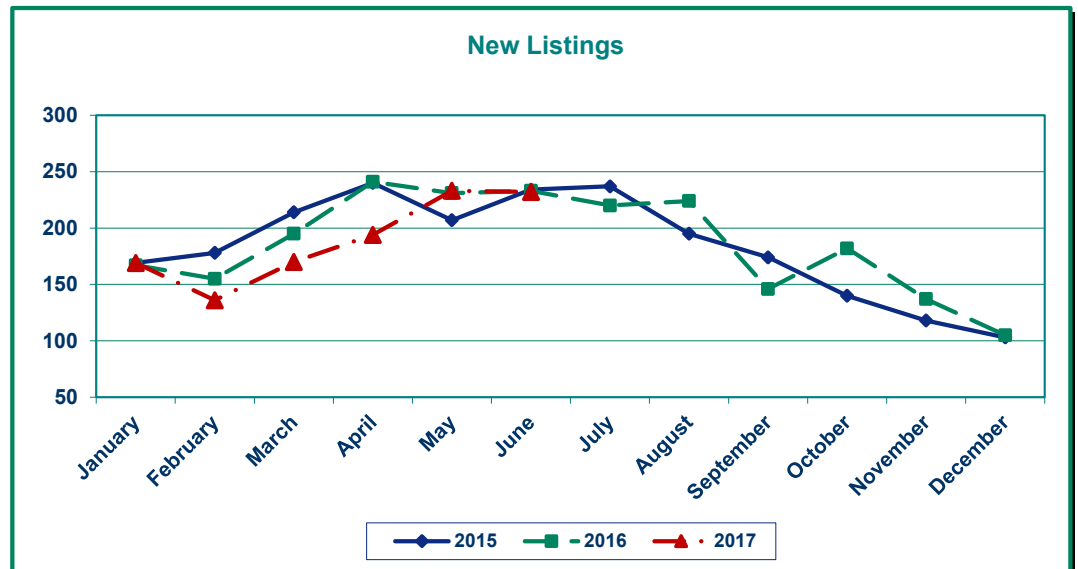
*This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.*



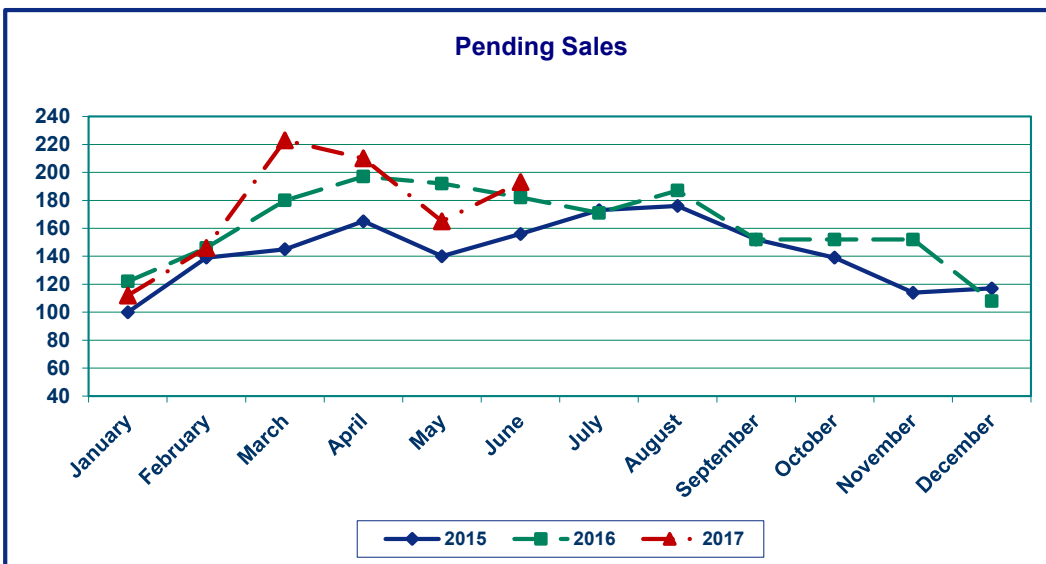
## NEW LISTINGS

### DOUGLAS COUNTY, OR

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



## Pending Sales



## PENDING LISTINGS

### DOUGLAS COUNTY, OR

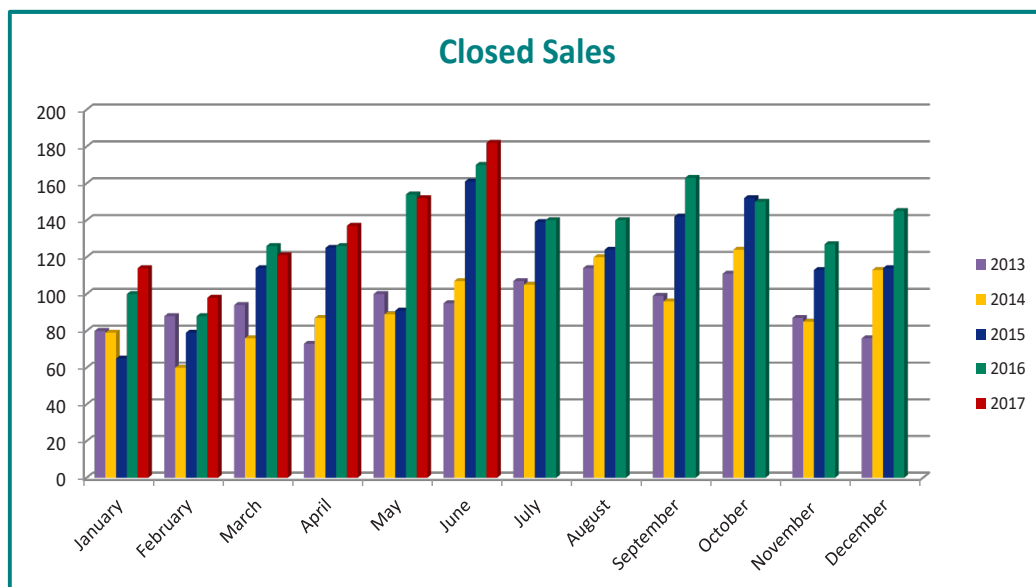
*This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.*

## CLOSED SALES DOUGLAS COUNTY, OR

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

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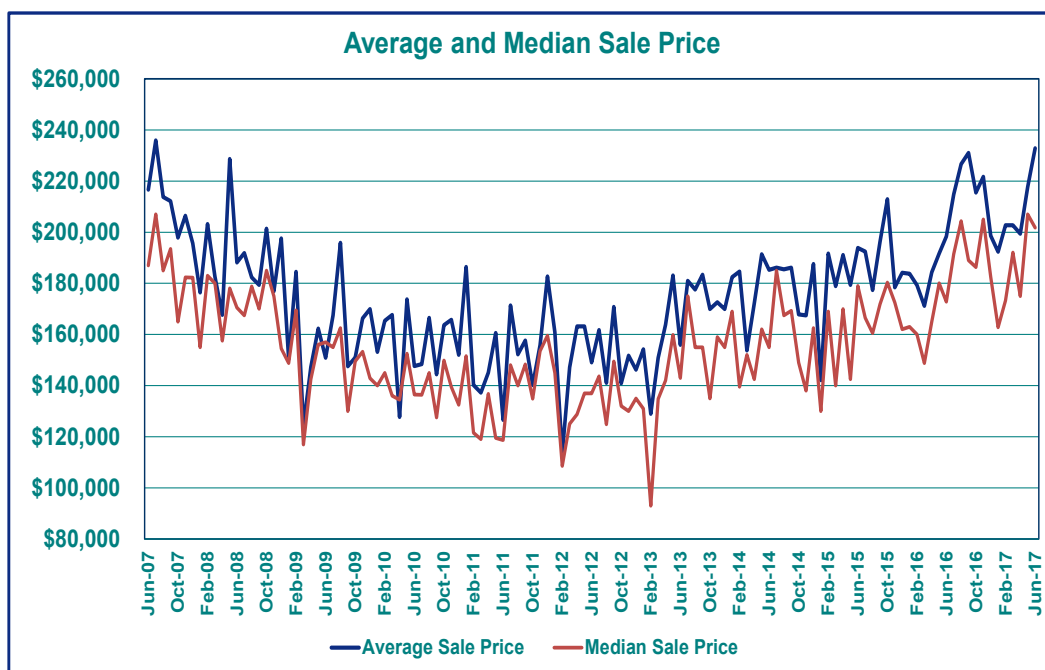
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## SALE PRICE DOUGLAS COUNTY, OR

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



Jeff Wiren, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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Residential Review: Grant County, Oregon

June 2017 Reporting Period

## June Residential Highlights

Activity in Grant County was a bit cool this June. There were nine new listings, outpacing last month's eight, but falling short of the 16 offered last year in June 2016.

Closed sales, at eight, ended below the 17 closings recorded last year in June 2016 and the ten closings recorded last month in May 2017.

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

**Average Sale Price % Change:**  
-0.1% (\$167,500 v. \$167,700)  
**Median Sale Price % Change:**  
-8.3% (\$125,000 v. \$136,300)

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

Pending sales, at five, similarly fell below the nine offers accepted last year in June 2016 and below the eight offers accepted last month in May 2017.

Inventory increased this June to 8.6 months. During the same time, total market time decreased to 213 days.

## Average and Median Sales Prices

Comparing 2017 to 2016 through June, the average sale price in Grant County has decreased 14.7% from \$179,100 to \$152,800. In the same comparison, the median sale price has decreased 5.0% from \$140,000 to \$133,000.

Inventory in Months*			
	2015	2016	2017
January	25.4	16.7	14.3
February	32.0	17.3	15.8
March	15.3	13.9	9.9
April	17.4	20.0	13.3
May	15.6	24.8	7.1
June	17.3	6.0	8.6
July	11.2	9.2	
August	13.2	8.8	
September	15.3	10.3	
October	6.7	13.0	
November	13.3	8.4	
December	9.2	9.3	

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

Grant County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	June	9	5	8	211,600	183,800	213
	May	8	8	10	149,300	134,000	509
	Year-to-date	66	47	40	152,800	133,000	390
2016	June	16	9	17	220,500	147,500	362
	Year-to-date	70	53	46	179,100	140,000	340
Change	June	-43.8%	-44.4%	-52.9%	-4.0%	24.6%	-41.2%
	Prev Mo 2017	12.5%	-37.5%	-20.0%	41.7%	37.2%	-58.2%
	Year-to-date	-5.7%	-11.3%	-13.0%	-14.7%	-5.0%	14.6%

# AREA REPORT • 6/2017

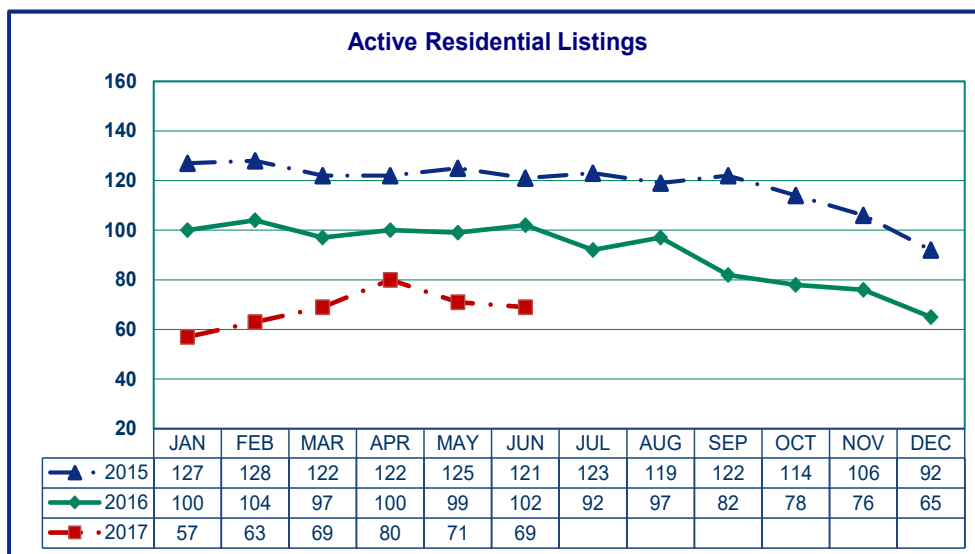
## Grant County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97817	Bates	-	-	0	0	-	0	-	-	0	-100.0%	-	-	-	-	-	-	-	1	375,000	-	-	
97820	Canyon City	10	2	0	2	0.0%	2	227,500	23	8	9	12.5%	10	202,000	193,000	-15.0%	-	-	3	81,800	-	-	
97825	Dayville	1	0	0	-	-	0	-	-	1	-83.3%	2	201,500	201,500	29.3%	-	-	1	80,000	-	-		
97845	John Day	27	4	1	1	0.0%	2	195,000	191	30	20	66.7%	15	126,000	120,400	-18.2%	-	-	2	21,500	-	-	
97848	Kimberly	1	-	-	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-	
97856	Long Creek	6	1	0	0	-	0	-	-	4	0	-100.0%	0	-	-	-1.6%	0	-	0	-	0	-	
97864	Monument	2	1	0	0	-	1	162,500	1,189	3	1	-50.0%	1	162,500	162,500	425.2%	1	162,500	-	-	-	-	
97865	Mount Vernon	12	1	0	2	0.0%	3	228,300	29	10	7	40.0%	6	152,700	83,000	15.5%	-	-	2	66,300	-	-	
97869	Prairie City	10	0	3	0	-100.0%	0	-	-	10	9	-40.0%	6	120,100	79,300	26.9%	-	-	-	-	-	-	
97873	Seneca	0	0	0	0	-	0	-	-	0	0	-	0	-	-	66.7%	0	-	0	-	0	-	
	Grant County	69	9	4	5	-44.4%	8	211,600	213	66	47	-11.3%	40	152,800	133,000	-0.1%	1	162,500	9	97,300	-	-	

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2017 with June 2016. The Year-To-Date section compares 2017 year-to-date statistics through June with 2016 year-to-date statistics through June.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/16-6/30/17) with 12 months before (7/1/15-6/30/16).

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



### ACTIVE RESIDENTIAL LISTINGS

GRANT COUNTY, OR

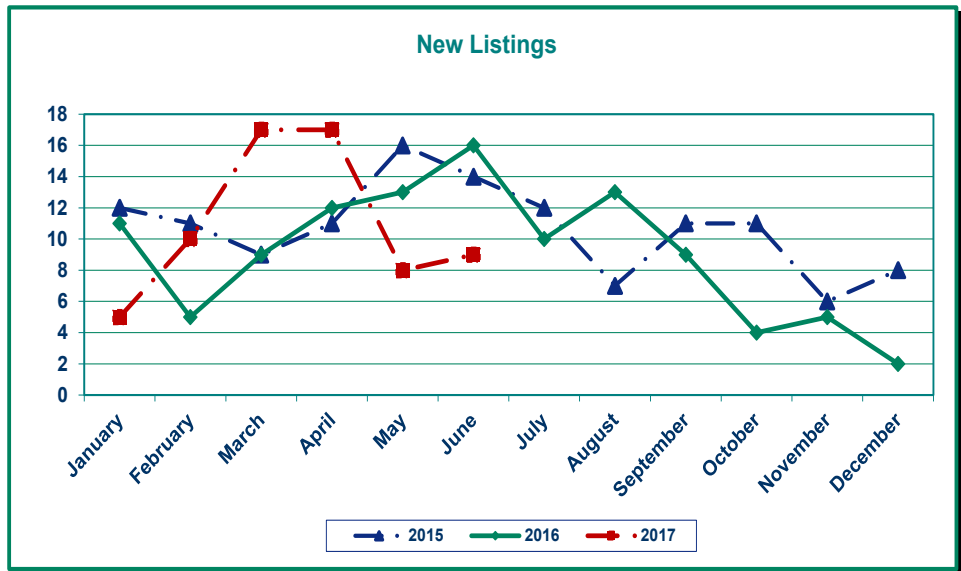
*This graph shows the active residential listings in Grant County, Oregon.*



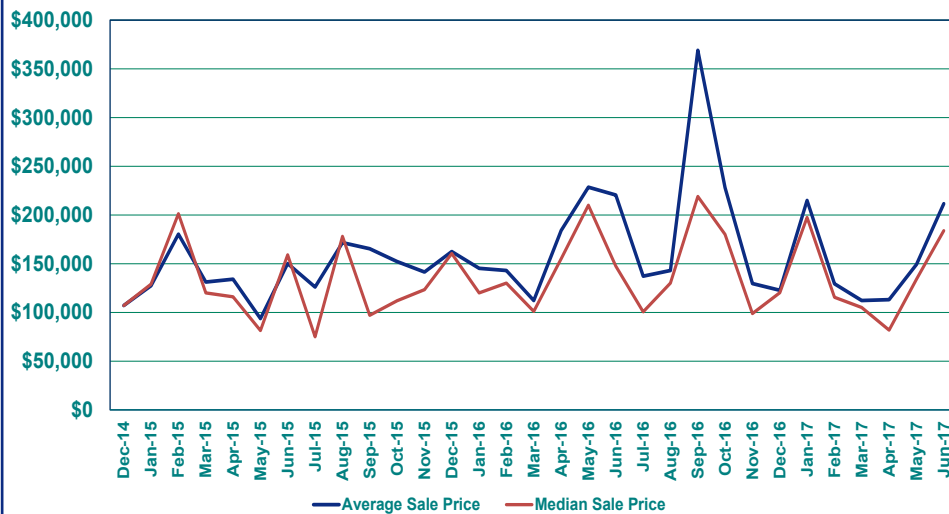
## NEW LISTINGS

### GRANT COUNTY, OR

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



## Average and Median Sale Price



## SALE PRICE

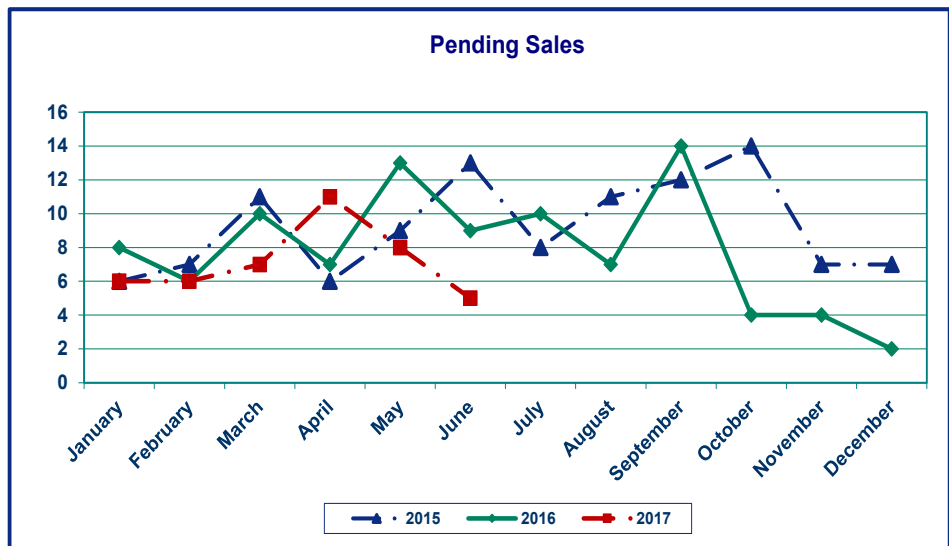
### GRANT COUNTY, OR

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

## PENDING LISTINGS

### GRANT COUNTY, OR

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

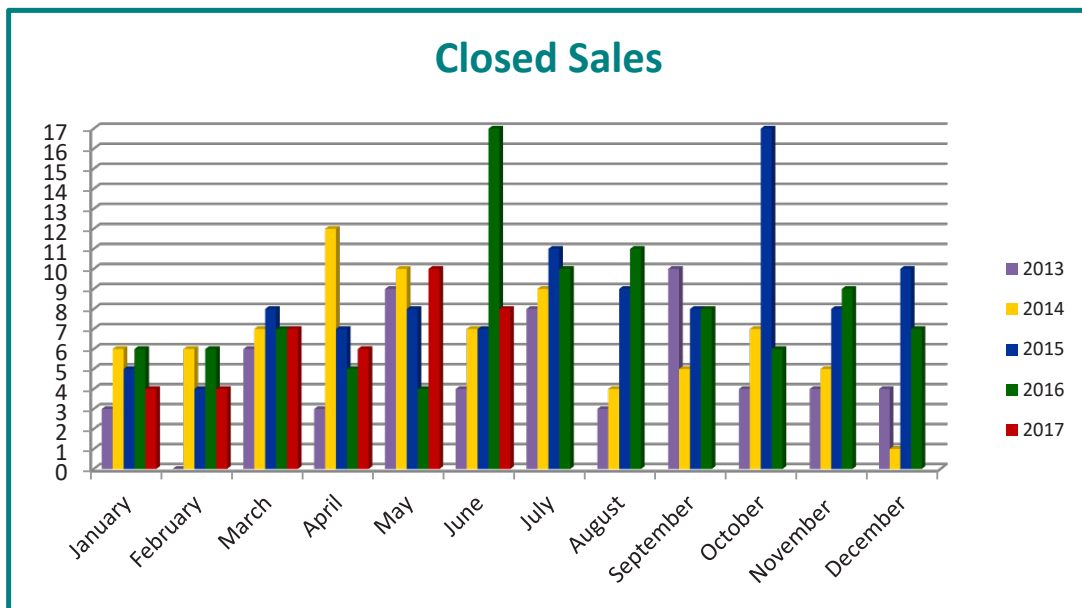




## CLOSED SALES GRANT COUNTY, OR

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

**Contact RMLS™**  
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Suite 230  
Portland, OR 97220  
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communications@rmls.com



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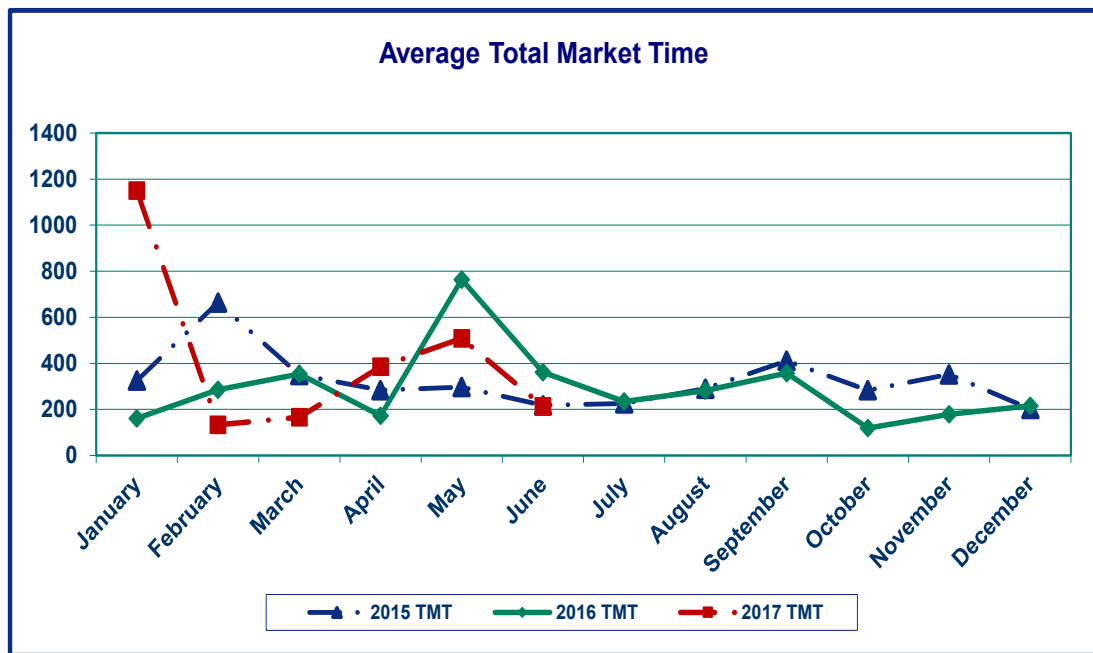
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## DAYS ON MARKET GRANT COUNTY, OR

*This graph shows the average market time for sales in Grant County, Oregon.*



Jeff Wiren, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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

## Residential Review: Josephine County, Oregon

June 2017 Reporting Period

### June Residential Highlights

Pending sales fared strongly this June in Josephine County. Four accepted offers outpaced the one recorded last year in June 2016 and the two recorded last month in May 2017.

Five new listings were offered in June, exactly matching the five offered in June 2016 but falling two short of the seven offered last month in May 2017.

Closed sales, at one, matched the one closing recorded last month but fell two short of the three recorded last year in June 2016.

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

### Year to Date Summary

Comparing the first six months of 2017 to the same period in 2016, new listings (32) have decreased 13.5%, pending sales (13) have decreased 31.6%, and closed sales (6) have decreased 62.5%.

### Average and Median Sale Prices

Comparing 2017 to 2016 through June, the average sale price in Josephine County has decreased 23.3% from \$282,300 to \$216,600. In the same comparison, the median sale price has decreased 31.7% from \$257,500 to \$176,000.

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

#### Average Sale Price % Change:

+23.8% (\$303,800 v. \$245,400)

#### Median Sale Price % Change:

+16.1% (\$259,900 v. \$223,900)

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

### Inventory in Months\*

	2015	2016	2017
January	12.5	13.5	N/A
February	11.5	24.0	18.0
March	7.1	N/A	5.3
April	20.0	9.0	N/A
May	11.4	7.7	20.0
June	11.2	7.7	19.0
July	3.8	9.3	
August	11.2	9.7	
September	7.1	5.5	
October	6.5	N/A	
November	10.3	10.5	
December	25.0	10.0	

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

Josephine County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	June	5	4	1	235,000	235,000	2
	May	7	2	1	117,000	117,000	355
	Year-to-date	32	13	6	216,600	176,000	89
2016	June	5	1	3	268,500	290,000	198
	Year-to-date	37	19	16	282,300	257,500	139
Change	June	0.0%	300.0%	-66.7%	-12.5%	-19.0%	-99.0%
	Prev Mo 2017	-28.6%	100.0%	0.0%	100.9%	100.9%	-99.4%
	Year-to-date	-13.5%	-31.6%	-62.5%	-23.3%	-31.7%	-35.6%

# AREA REPORT • 6/2017

## Josephine County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
97497	Wolf Creek	1	1	-	1	-	-	-	2	2	100.0%	-	-	-	-	-	-	-	1	500,000	-	-
97523	Cave Junction	2	1	-	0	-	0	-	3	1	-	1	90,000	90,000	-	-	-	1	65,000	-	-	
97526	Grants Pass	6	2	2	1	0.0%	0	-	12	3	-70.0%	2	192,200	192,200	13.5%	-	-	-	-	-	-	
97527	Grants Pass	6	1	1	2	-	1	235,000	2	9	4	-20.0%	1	235,000	235,000	59.7%	-	-	1	358,000	-	-
97528	Grants Pass	0	0	0	0	-	0	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
97531	Kerby	0	0	0	0	-	0	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
97532	Merlin	2	0	0	0	-	0	-	1	0	-100.0%	0	-	-	58.1%	0	-	0	-	0	-	
97533	Murphy	0	0	0	0	-	0	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
97534	O'Brien	1	0	0	0	-	0	-	2	1	-	1	90,200	90,200	-	-	-	-	-	-	-	
97538	Selma	1	0	1	0	-	0	-	2	-	-100.0%	-	-	-	-	-	-	1	178,000	-	-	
97543	Wilderville	-	0	0	0	-	0	-	1	1	-	1	500,000	500,000	-	-	-	-	-	-	-	
97544	Williams	0	0	0	0	-	0	-	0	1	-	0	-	-	-	0	-	0	-	0	-	
97545	Josephine Co.	19	5	4	4	300.0%	1	235,000	2	32	13	-31.6%	6	216,600	176,000	23.8%	-	-	4	275,300	-	-

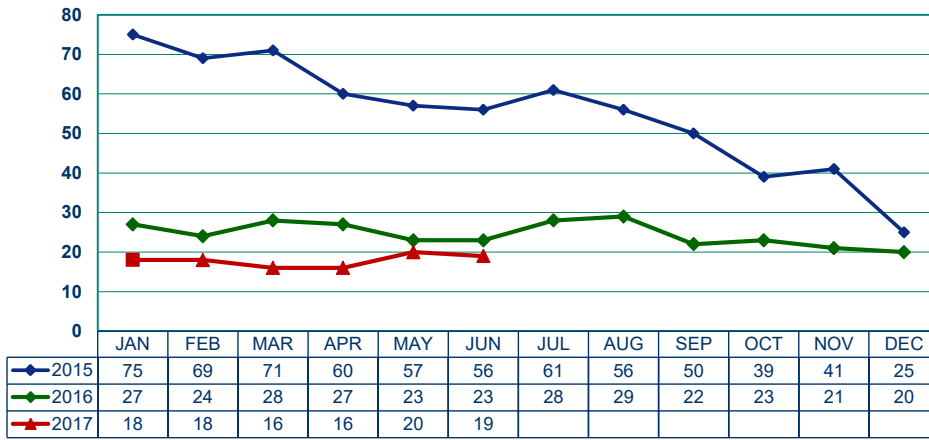
97501	Medford	7	-	-	0	-	1	196,800	8	21	9	28.6%	5	159,200	158,100	41.7%	-	-	-	-	3	466,700
97502	Central Point	5	4	0	4	100.0%	0	-	-	16	7	0.0%	1	308,600	308,600	38.2%	-	-	1	213,000	-	-
97503	White City	2	0	0	1	0.0%	0	-	-	8	3	50.0%	1	151,800	151,800	40.3%	-	-	-	-	-	-
97504	Medford	11	5	5	4	33.3%	1	288,500	6	29	8	-46.7%	3	362,500	288,500	10.8%	-	-	1	126,000	-	-
97520	Ashland	8	1	-	0	-	0	-	-	6	-	-100.0%	-	-	-	-13.2%	-	-	2	1,149,500	-	-
97522	Butte Falls	-	0	0	0	-	0	-	-	-	0	-	0	-	-	-	0	-	0	-	0	-
97524	Eagle Point	3	1	1	3	-	0	-	-	8	4	-20.0%	2	596,500	596,500	22.4%	-	-	4	42,500	-	-
97525	Gold Hill	1	-	-	0	-100.0%	0	-	-	1	-	-100.0%	1	677,000	677,000	8.4%	1	130,000	-	-	-	-
97530	Jacksonville	4	1	0	1	-	0	-	-	5	3	0.0%	2	300,000	300,000	-51.9%	-	-	-	-	-	-
97535	Phoenix	1	0	1	0	-	0	-	-	3	0	-100.0%	0	-	-	-39.6%	0	-	0	-	0	-
97536	Prospect	1	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
97537	Rogue River	3	1	1	0	-	0	-	-	4	1	0.0%	0	-	-	64.6%	0	-	0	-	0	-
97539	Shady Cove	4	0	1	0	-	0	-	-	7	3	-	1	72,900	72,900	-	-	-	-	-	-	-
97540	Talent	-	-	0	0	-	0	-	-	-	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97541	Talent	1	0	0	0	-	0	-	-	2	2	100.0%	1	270,000	270,000	-28.0%	-	-	-	-	-	-
97542	Jackson Co.	51	13	9	13	85.7%	2	242,700	7	111	40	-16.7%	17	303,300	268,000	19.5%	1	130,000	8	351,000	3	466,700

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2017 with June 2016. The Year-To-Date section compares 2017 year-to-date statistics through June with 2016 year-to-date statistics through June.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/16-6/30/17) with 12 months before (7/1/15-6/30/16).

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

Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

JOSEPHINE COUNTY, OR

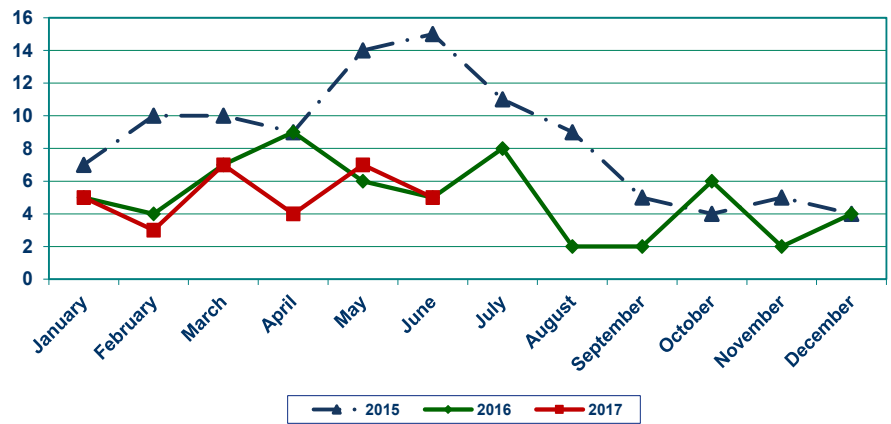
*This graph shows the active residential listings in Josephine County, Oregon.*

## NEW LISTINGS

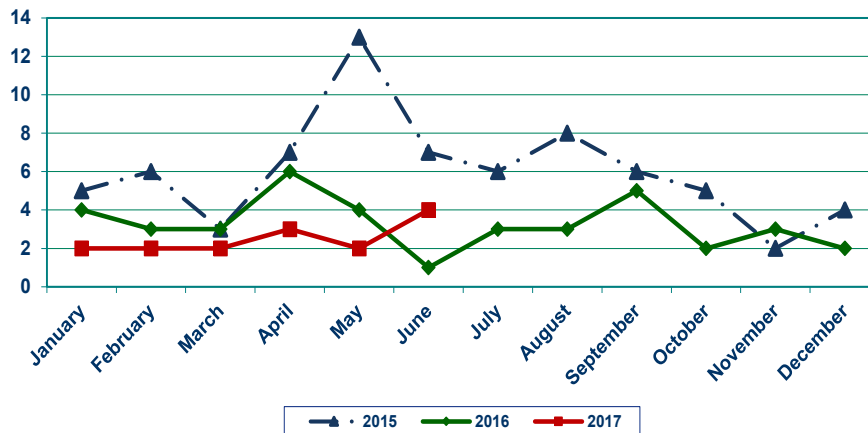
JOSEPHINE COUNTY, OR

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

New Listings



Pending Sales



## PENDING LISTINGS

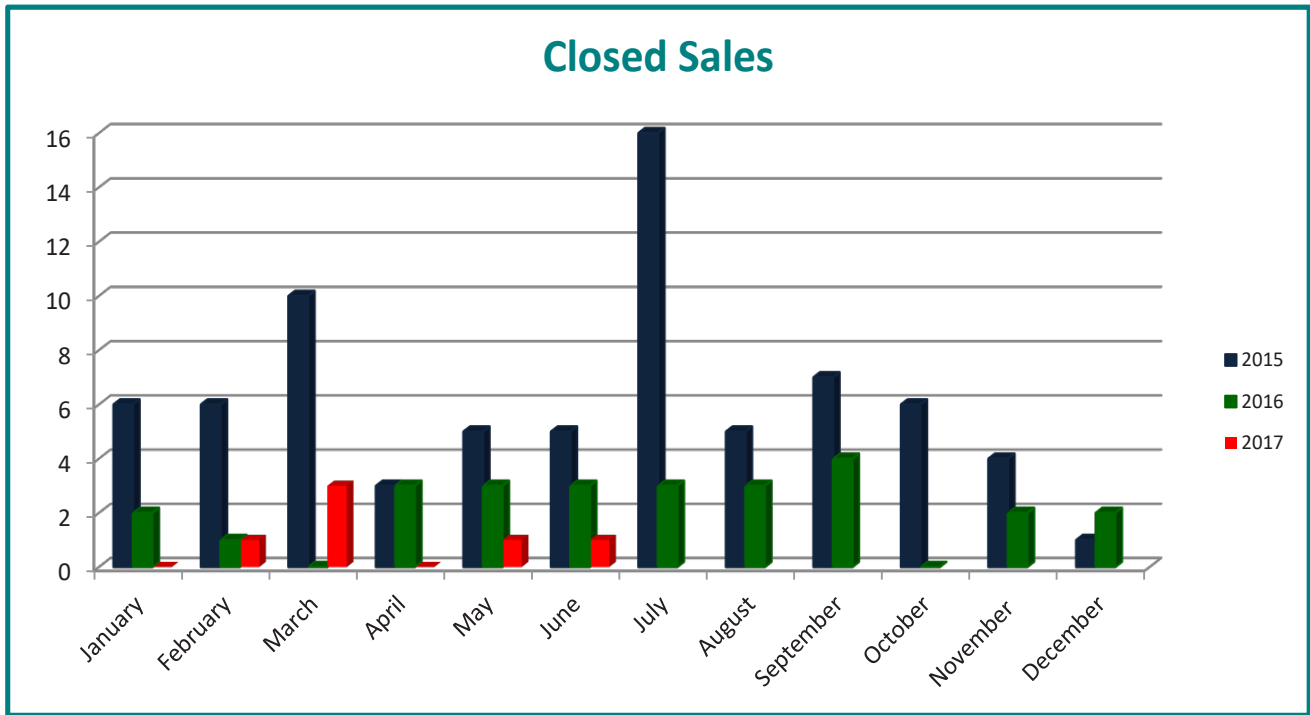
JOSEPHINE COUNTY, OR

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

## CLOSED SALES

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

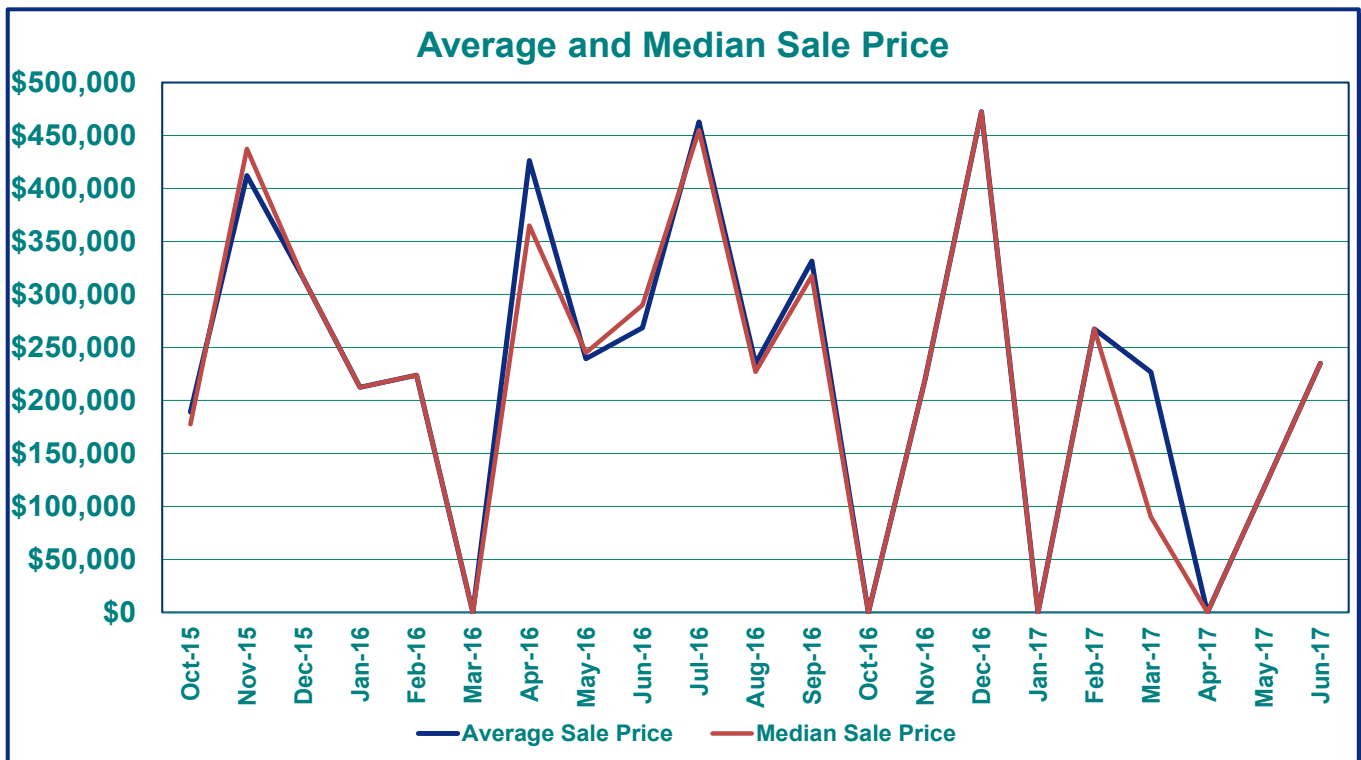
JOSEPHINE COUNTY, OR



## SALE PRICE

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

JOSEPHINE COUNTY, OR



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

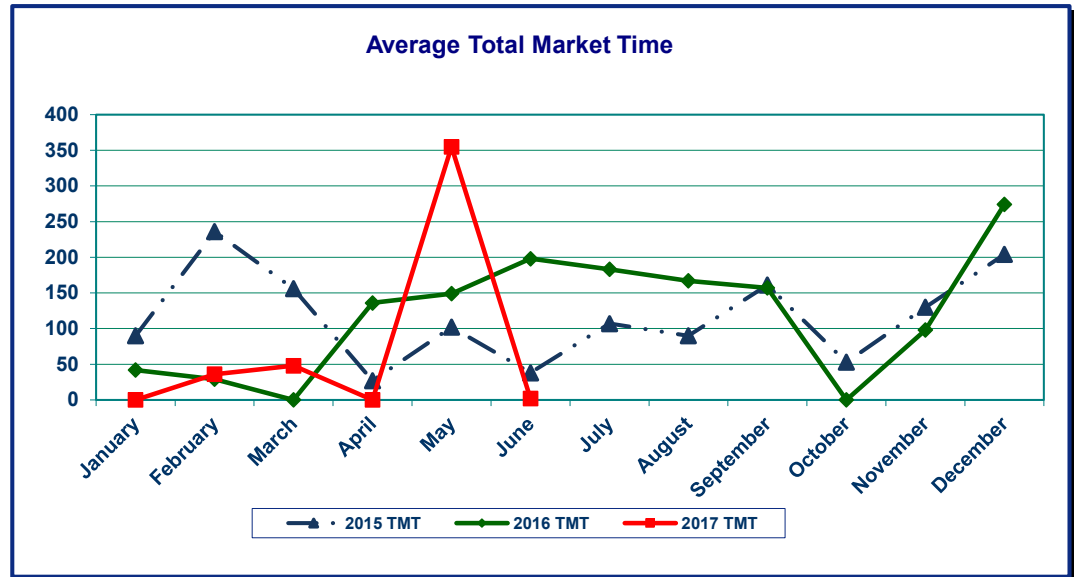
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(503) 236-7657  
communications@rmls.com

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

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Tyler Chaudhary, Editor

# MARKET ACTION



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

Residential Review: Lane County, Oregon

June 2017 Reporting Period

## June Residential Highlights

Activity in Lane County was mixed this June. New listings (713) outpaced June 2016 (671) by 6.3% but decreased 5.2% from last month in May 2017 (752). The last time new listings were stronger in June was in 2008, when 723 were offered during the month.

Closed sales (510) were 2.7% cooler than last year in June 2016 (524) but showed a 14.9% increase over last month in May 2017 (444).

Pending sales, at 544, ended 2.0% cooler than last year in June 2016 when 555 offers were accepted but ended 14.7% below the 638 offers accepted last month in May 2017.

Inventory edged slightly higher in June, ending at 1.7 months. During the same period, total market time decreased to 40 days.

## Year to Date Summary

Comparing the first six months in 2017 to the same period in 2016, new listings (3,383) have decreased 0.6%, closed sales (2,307) have decreased 3.0%, and pending sales (2,739) have decreased 4.0%.

## Average and Median Sale Prices

Comparing 2017 to 2016 through June of each year, the average sale price rose 8.8% from \$259,100 to \$281,900. In the same comparison, the median sale price rose 9.2% from \$232,500 to \$254,000.

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

### Average Sale Price % Change:

+8.8% (\$274,200 v. \$252,000)

### Median Sale Price % Change:

+9.0% (\$248,500 v. \$228,000)

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

## Inventory in Months\*

	2015	2016	2017
January	5.5	3.3	2.1
February	5.9	2.8	2.2
March	3.7	2.2	1.7
April	3.4	2.1	1.8
May	3.3	2.0	1.6
June	2.6	1.8	1.7
July	2.7	2.5	
August	3.2	2.0	
September	3.0	2.0	
October	2.7	2.1	
November	3.4	1.9	
December	2.2	1.7	

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

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

Greater Lane Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	June	713	544	510	300,600	268,300	40
	May	752	638	444	286,700	261,900	51
	Year-to-date	3,383	2,739	2,307	281,900	254,000	57
2016	June	671	555	524	279,800	245,000	49
	Year-to-date	3,402	2,852	2,379	259,100	232,500	71
Change	June	6.3%	-2.0%	-2.7%	7.4%	9.5%	-19.3%
	Prev Mo 2017	-5.2%	-14.7%	14.9%	4.8%	2.4%	-21.6%
	Year-to-date	-0.6%	-4.0%	-3.0%	8.8%	9.2%	-20.3%

# AREA REPORT • 6/2017

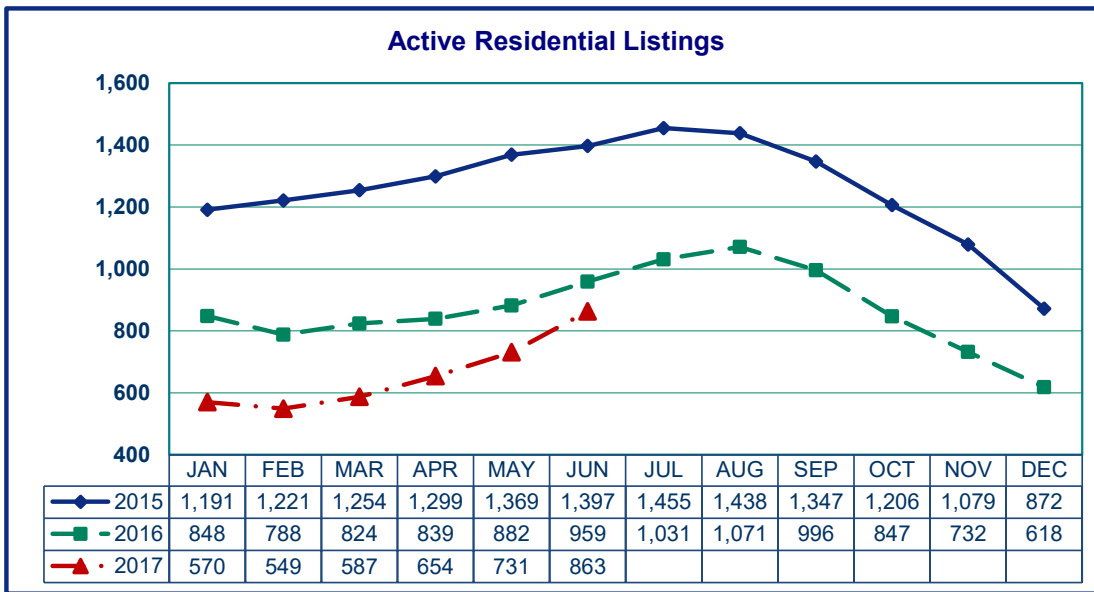
## Lane County, Oregon

		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
225	Florence Coast Village	12	4	0	6	50.0%	5	52,600	203	22	17	70.0%	12	71,900	62,500	138	-6.6%	-	-	1	47,500	-	-	
226	Florence Green Trees	15	5	1	7	40.0%	4	170,100	67	34	22	15.8%	14	133,000	130,000	64	1.8%	-	-	-	-	-	-	
227	Florence Florentine	10	3	1	4	33.3%	4	229,500	89	20	19	58.3%	18	268,600	253,000	84	25.4%	-	-	1	64,000	-	-	
228	Florence Town	54	18	5	12	-29.4%	18	247,900	241	102	80	-25.9%	75	237,300	220,000	134	12.4%	3	221,700	8	42,300	4	242,000	
229	Florence Beach	28	9	1	7	0.0%	5	272,600	256	52	34	-12.8%	29	296,200	247,500	154	6.4%	1	1,250,000	10	51,000	-	-	
230	Florence North	38	12	1	3	-40.0%	-	-	-	43	23	-20.7%	18	251,500	270,000	187	-4.7%	-	-	7	90,000	-	-	
231	Florence South/ Dunes City	37	11	1	2	-77.8%	3	256,700	23	42	20	-20.0%	18	311,600	267,500	181	-2.1%	2	250,000	7	106,600	-	-	
238	Florence East/ Mapleton	19	5	5	3	200.0%	6	302,500	151	35	16	6.7%	16	233,100	235,000	124	-8.8%	-	-	3	243,500	1	105,000	
	Grand Total	213	67	15	44	-13.7%	45	228,300	183	350	231	-10.1%	200	239,100	225,000	136	5.2%	6	402,500	37	82,900	5	214,600	
232	Hayden Bridge	15	14	3	13	0.0%	7	265,800	48	78	64	-14.7%	58	259,900	260,000	65	9.6%	-	-	-	-	9	236,900	
233	McKenzie Valley	54	19	4	12	-7.7%	8	391,600	39	88	55	-14.1%	37	368,700	329,000	130	6.3%	-	-	8	126,300	-	-	
234	Pleasant Hill/Oak	42	29	5	17	-10.5%	16	233,700	46	121	89	-17.6%	70	245,100	210,500	106	10.6%	-	-	13	123,900	3	190,500	
235	South Lane Properties	113	72	7	57	16.3%	42	268,000	60	338	267	6.0%	216	244,800	230,000	75	5.3%	4	961,700	24	113,500	3	237,300	
236	West Lane Properties	56	32	2	17	-41.4%	23	258,900	77	187	131	-19.6%	107	260,000	240,000	63	9.4%	-	-	17	114,400	1	221,000	
237	Junction City	34	21	3	13	-35.0%	19	306,700	61	116	107	-6.1%	97	277,100	265,000	57	15.3%	1	192,500	15	147,200	3	382,700	
239	Thurston	58	56	2	49	4.3%	41	273,200	32	246	209	-5.9%	174	265,500	257,500	44	17.8%	1	500,000	8	65,900	11	293,300	
240	Coburg I-5	14	5	1	4	100.0%	4	641,000	52	32	19	0.0%	15	466,800	355,000	44	16.2%	-	-	-	-	-	-	
241	N Gilham	34	31	4	27	22.7%	29	369,600	55	151	126	11.5%	107	354,500	312,000	68	14.2%	-	-	1	55,000	2	368,000	
242	Ferry Street Bridge	47	48	4	35	-22.2%	47	373,400	58	242	196	-6.7%	197	330,100	298,800	55	7.4%	-	-	3	158,300	2	464,000	
243	E Eugene	90	77	7	42	23.5%	42	388,700	22	287	201	1.0%	165	361,400	320,000	46	9.6%	-	-	20	125,800	4	357,500	
244	SW Eugene	111	74	10	63	-1.6%	45	342,200	26	375	299	-10.7%	236	361,900	319,800	79	5.9%	-	-	17	231,200	4	323,000	
245	W Eugene	24	22	2	15	-16.7%	18	265,800	48	103	81	-5.8%	68	238,100	213,000	42	10.5%	1	285,000	-	-	7	381,300	
246	Danebo	48	74	7	70	-1.4%	59	228,800	12	367	329	7.5%	275	210,500	225,000	28	17.2%	1	244,000	-	-	6	235,200	
247	River Road	21	23	3	14	-53.3%	21	252,200	35	116	97	-19.8%	88	245,700	235,500	44	9.6%	-	-	1	120,000	3	589,300	
248	Santa Clara	48	53	4	45	28.6%	41	289,800	18	253	220	-1.3%	184	281,400	270,900	41	10.7%	1	1,675,000	11	79,900	4	247,400	
249	Springfield	42	54	2	46	9.5%	44	222,000	47	248	217	-2.7%	186	208,600	194,000	45	14.3%	2	464,000	7	170,300	16	303,900	
250	Mohawk Valley	12	9	-	5	150.0%	4	635,200	97	35	32	68.4%	27	348,100	317,000	145	12.7%	-	-	6	160,400	-	-	
	Grand Total	863	713	70	544	-2.0%	510	300,600	40	3,383	2,739	-4.0%	2,307	281,900	254,000	57	8.8%	11	697,400	151	133,500	78	308,900	



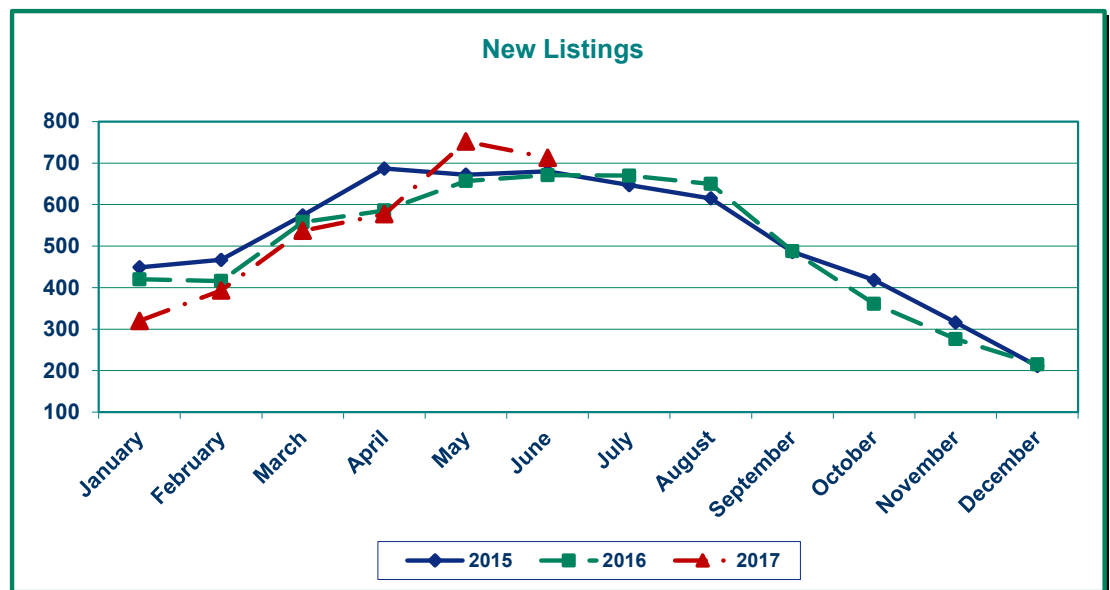
## ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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



## NEW LISTINGS GREATER LANE COUNTY, OR

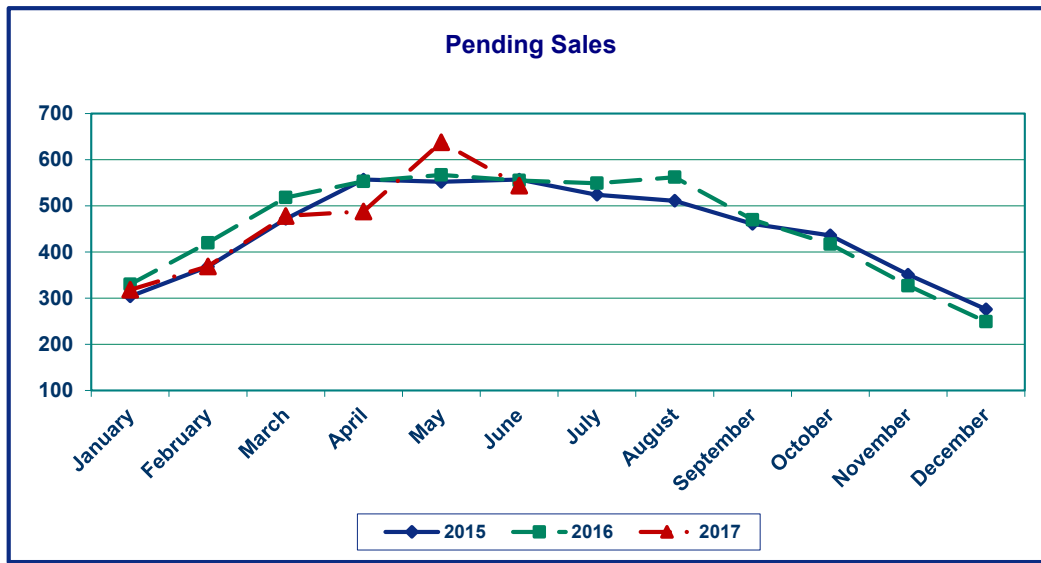
*This graph shows the new residential listings over the past three calendar years in Greater Lane County, Oregon.*



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2017 with June 2016. The Year-To-Date section compares 2017 year-to-date statistics through June with 2016 year-to-date statistics through June.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/16-6/30/17) with 12 months before (7/1/15-6/30/16).

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## PENDING LISTINGS

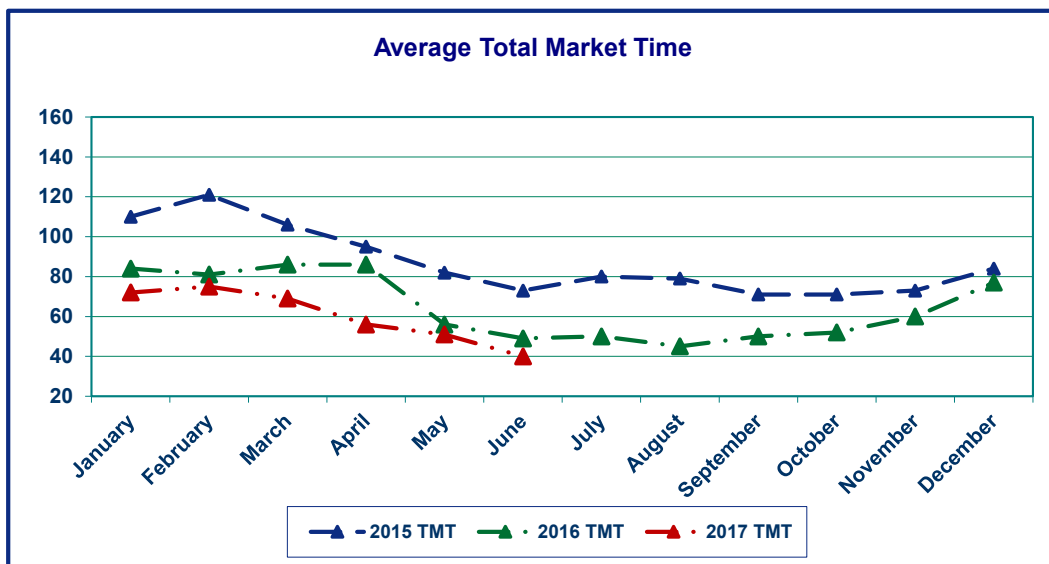
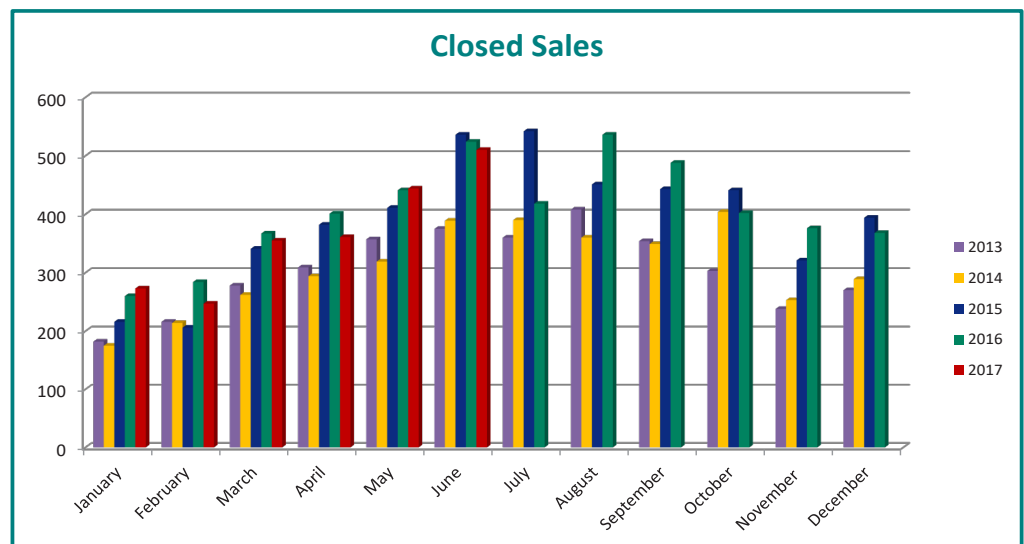
### GREATER LANE COUNTY, OR

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

## CLOSED SALES

### GREATER LANE COUNTY, OR

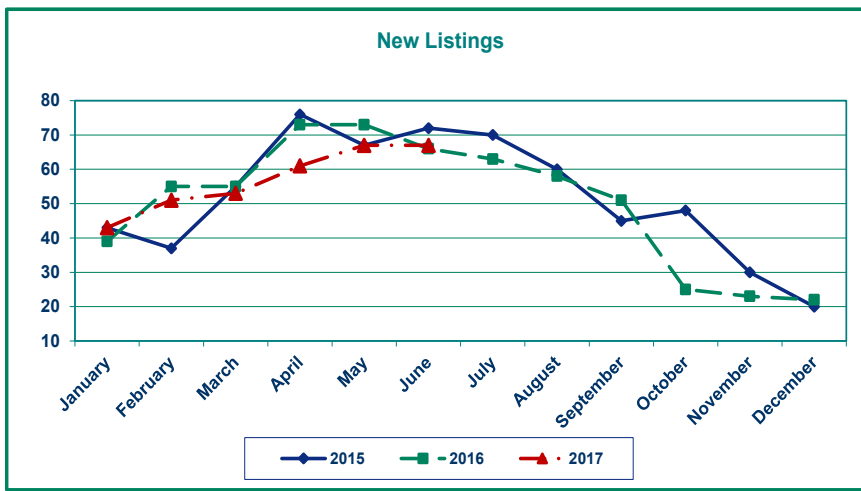
*This graph shows the closed sales over the past five calendar years in Greater Lane County, Oregon.*



## DAYS ON MARKET

### GREATER LANE COUNTY, OR

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



## NEW LISTINGS

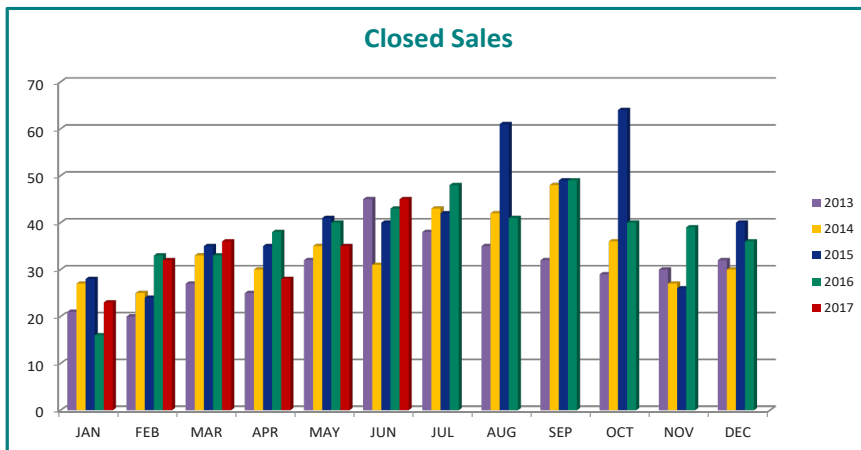
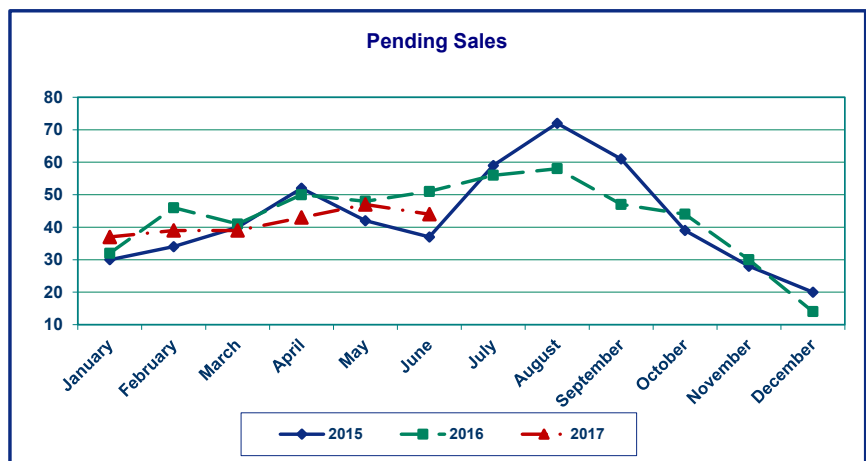
### FLORENCE, OR

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

## PENDING LISTINGS

### FLORENCE, OR

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



## CLOSED SALES

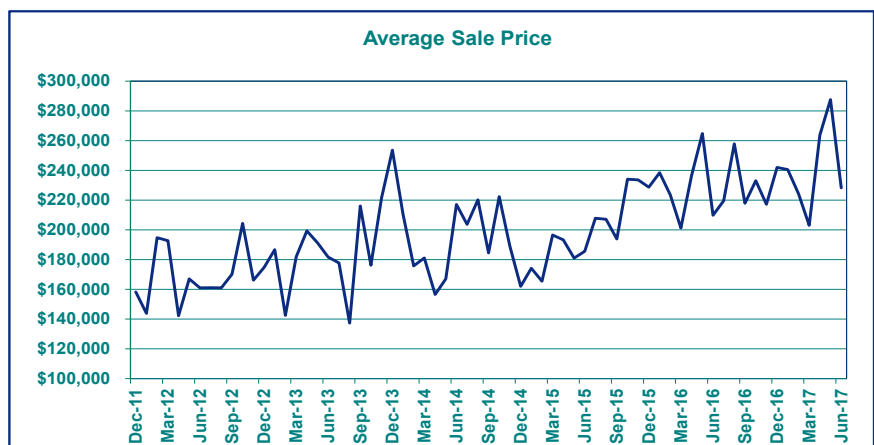
### FLORENCE, OR

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

## AVERAGE SALE PRICE

### FLORENCE, OR

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



**SALE PRICE**  
**GREATER LANE**  
**COUNTY, OR**

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

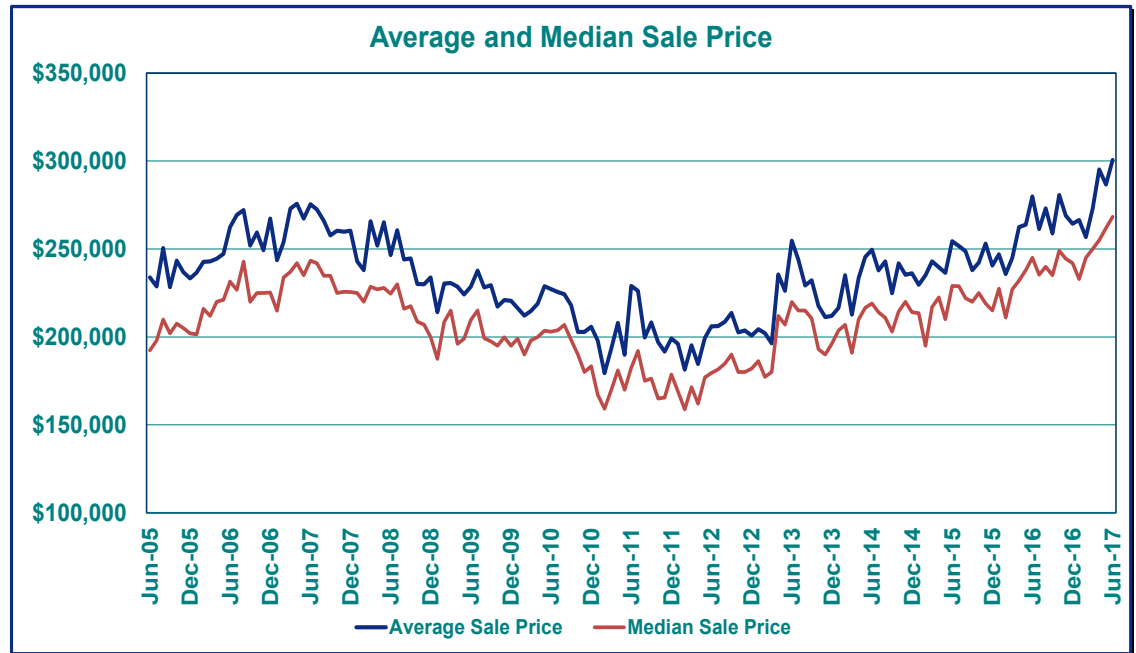
**Contact RMLS™**  
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**(503) 236-7657**  
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Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

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Jeff Wiren, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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

Residential Review: Mid-Columbia

June 2017 Reporting Period

## June Residential Highlights

Activity in the Mid-Columbia region was bright this June. New listings, at 173, surged past the 143 new listings offered last year in June 2016 by 21.0%, and even outpaced the 169 new listings offered last month in May 2017.

Pending sales, at 124, fared 15.9% better than in June 2016 (107) and 12.7% better than in May 2017 (110). It was the strongest June for accepted offers in the area on the RMLS™ record, dating to 2006.

Closed sales, at 98, pushed 10.1% ahead of the 89 closings recorded last year in June 2016 and 27.3% ahead of last month in May 2017. The last time closings were stronger in June was in 2006, when 100 were recorded for the month.

Inventory decreased slightly to 3.4 months this June.

## Year to Date Summary

Comparing the first six months of 2017 to 2016, closed sales (453) have increased 2.5%, while new listings (690) have decreased 3.9%, and pending sales (532) have decreased 5.7%.

## Average and Median Sale Prices

Comparing 2017 to 2016 through June of each year, the average sale price has increased 11.1% from \$265,900 to \$295,500. In the same comparison, the median sale price rose 4.3% from \$235,000 to \$245,000.

## Inventory in Months\*

	2015	2016	2017
January	11.1	6.3	4.2
February	8.6	7.5	4.6
March	6.4	4.8	2.9
April	6.0	4.7	2.8
May	5.3	4.4	3.9
June	5.7	4.8	3.4
July	5.8	4.2	
August	6.2	3.7	
September	5.2	4.7	
October	4.6	3.2	
November	6.7	3.1	
December	4.2	2.9	

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

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

### Average Sale Price % Change:

+13.1% (\$294,700 v. \$260,500)

### Median Sale Price % Change:

+9.9% (\$250,000 v. \$227,500)

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

Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	June	173	124	98	313,000	257,900	102
	May	169	110	77	318,000	275,000	59
	Year-to-date	690	532	453	295,500	245,000	109
2016	June	143	107	89	276,500	279,900	96
	Year-to-date	718	564	442	265,900	235,000	135
Change	June	21.0%	15.9%	10.1%	13.2%	-7.9%	6.9%
	Prev Mo 2017	2.4%	12.7%	27.3%	-1.6%	-6.2%	72.9%
	Year-to-date	-3.9%	-5.7%	2.5%	11.1%	4.3%	-19.4%

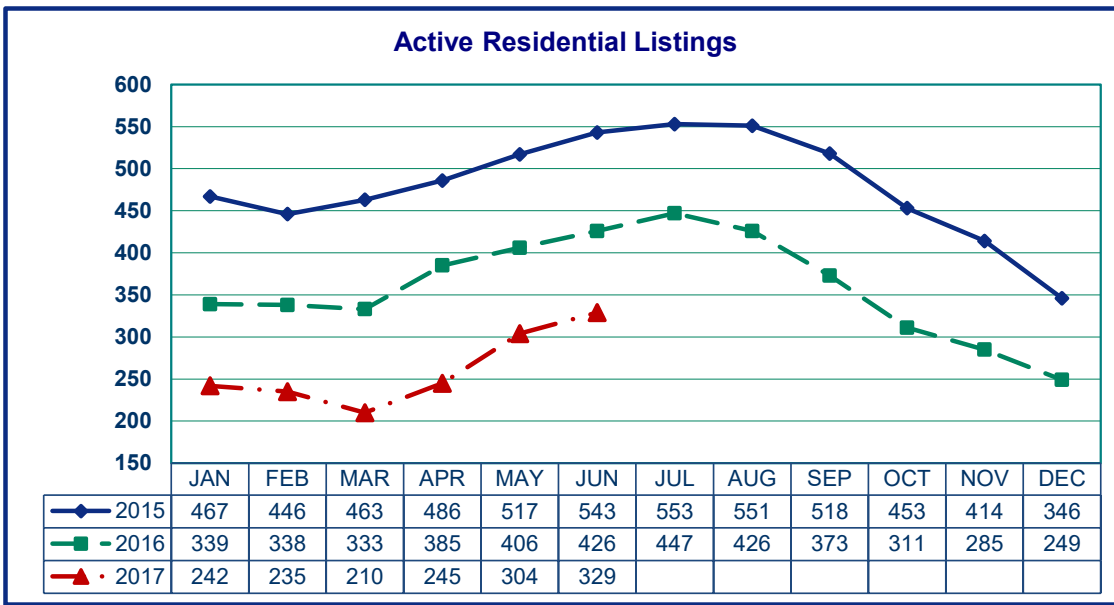
# AREA REPORT • 6/2017

## Mid-Columbia

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price			Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
100	White Salmon/ Bingen	20	13	6	9	12.5%	6	511,000	232	44	37	8.8%	29	458,400	326,000	15.5%	5	575,400	17	157,500	1	330,000	
101	Snowden	4	3	-	1	-	2	582,500	452	7	9	350.0%	5	438,400	535,000	36.5%	-	-	3	103,000	-	-	
102	Trout Lake/ Glenwood	12	6	-	4	300.0%	0	-	-	13	11	57.1%	5	342,000	372,500	1.2%	-	-	4	179,800	-	-	
103	Husum/ BZ Corner	5	1	0	-	-100.0%	1	685,000	225	4	4	-20.0%	4	444,600	406,500	-5.4%	-	-	6	109,700	-	-	
104	Lyle/ High Prairie	11	4	1	5	150.0%	-	-	-	17	10	-23.1%	6	354,100	375,300	-0.2%	-	-	7	83,600	-	-	
105	Dallesport/ Murdock	8	6	0	5	400.0%	3	289,000	39	20	17	142.9%	12	189,100	153,300	13.9%	-	-	5	56,800	-	-	
106	Appleton/ Timber Valley	3	1	0	0	-	1	230,000	14	3	1	-50.0%	1	230,000	230,000	44.2%	-	-	1	35,000	-	-	
108	Goldendale/ Centerville	40	16	2	19	90.0%	13	175,300	222	82	57	3.6%	52	186,000	172,700	2.3%	-	-	38	69,800	-	-	
109	Bickleton/ East County	-	-	0	0	-	0	-	-	-	-	-100.0%	1	359,000	359,000	224.2%	-	-	1	27,500	-	-	
110	Klickitat	6	3	0	2	-	-	-	-	8	6	50.0%	4	88,000	82,300	-33.2%	-	-	1	25,000	1	145,000	
	Klickitat Co. Total	109	53	9	45	87.5%	26	318,900	213	198	152	16.9%	119	285,600	236,000	13.2%	5	575,400	83	96,000	2	237,500	
111	Skamania	1	1	0	2	-	0	-	-	4	7	600.0%	4	294,400	285,000	7.1%	-	-	3	181,700	-	-	
112	North Bonneville	0	2	0	3	-	1	230,000	39	7	7	-36.4%	4	230,900	235,000	3.9%	-	-	1	52,000	2	390,800	
113	Stevenson	11	6	0	3	-50.0%	2	331,200	22	20	9	-67.9%	10	305,900	284,700	1.1%	-	-	10	85,600	-	-	
114	Carson	5	4	0	2	-50.0%	2	287,000	47	18	17	-29.2%	17	274,000	237,000	42.8%	-	-	6	105,700	1	352,000	
115	Home Valley	-	-	0	0	-	0	-	-	0	1	-50.0%	2	312,500	312,500	8.6%	-	-	-	-	-	-	
116	Cook, Underwood, Mill A, Willard	8	0	0	1	-	2	484,000	10	11	7	133.3%	7	350,400	399,000	6.1%	-	-	-	-	-	-	
117	Unincorporated North	14	2	0	1	0.0%	1	70,000	1379	7	7	0.0%	7	115,000	70,000	3.7%	-	-	1	15,000	-	-	
	Skamania Co. Total	39	15	-	12	9.1%	8	313,100	197	67	55	-27.6%	51	268,600	237,000	9.6%	-	-	21	100,100	3	377,900	
351	The Dalles	54	35	4	33	-2.9%	37	246,600	33	196	174	4.2%	150	217,600	200,000	13.5%	5	588,000	14	67,600	3	149,000	
352	Dufur	2	-	0	-	-100.0%	0	-	-	7	6	20.0%	5	138,000	165,000	30.0%	-	-	1	50,000	-	-	
353	Tygh Valley	7	5	1	1	0.0%	0	-	-	7	4	300.0%	1	190,000	190,000	-16.8%	-	-	-	-	-	-	
354	Wamic/ Pine Hollow	17	4	1	1	-50.0%	2	134,700	8	18	5	-50.0%	5	105,200	116,900	24.6%	-	-	1	55,000	-	-	
355	Maupin/ Pine Grove	8	1	-	3	-	2	176,000	116	9	7	40.0%	6	133,000	139,500	-9.3%	-	-	2	332,500	1	215,000	
356	Rowena	2	0	0	0	-100.0%	1	335,000	388	2	2	0.0%	2	280,000	280,000	68.5%	-	-	-	-	-	-	
357	Mosier	8	6	-	3	50.0%	1	590,000	4	13	8	-55.6%	5	342,000	356,000	24.9%	-	-	7	198,800	-	-	
	Wasco Co. Total	98	51	6	41	-2.4%	43	248,200	43	252	206	-1.0%	174	213,300	196,800	10.7%	5	588,000	25	124,300	4	165,500	
361	Cascade Locks	11	10	0	2	100.0%	4	268,800	73	19	11	-31.3%	16	233,200	240,700	34.2%	-	-	7	49,600	-	-	
362	Hood River City	22	15	0	9	-30.8%	9	521,100	58	68	57	-17.4%	49	453,300	416,500	23.8%	8	1,055,500	5	303,000	-	-	
363	Hood River-W	17	13	2	10	150.0%	3	575,000	56	38	28	7.7%	23	627,600	569,000	17.9%	-	-	2	205,000	-	-	
364	Hood River-E	9	2	0	0	-100.0%	0	-	-	9	4	300.0%	5	535,800	540,000	-14.6%	-	-	-	-	-	-	
366	Odell	2	4	1	2	-33.3%	0	-	-	7	4	-60.0%	1	385,000	385,000	11.4%	-	-	1	772,800	-	-	
367	Parkdale/ Mt. Hood	10	6	0	3	-40.0%	4	390,800	14	20	14	-30.0%	14	389,400	385,000	23.5%	1	230,000	5	216,400	-	-	
	Hood River Co. Total	71	50	3	26	-3.7%	20	452,700	52	161	118	-16.9%	108	452,700	416,700	19.7%	9	963,800	20	206,400	-	-	
370	Sherman Co.	12	4	1	0	-100.0%	1	150,500	46	12	1	-87.5%	1	150,500	150,500	36.7%	2	87,500	2	42,500	-	-	

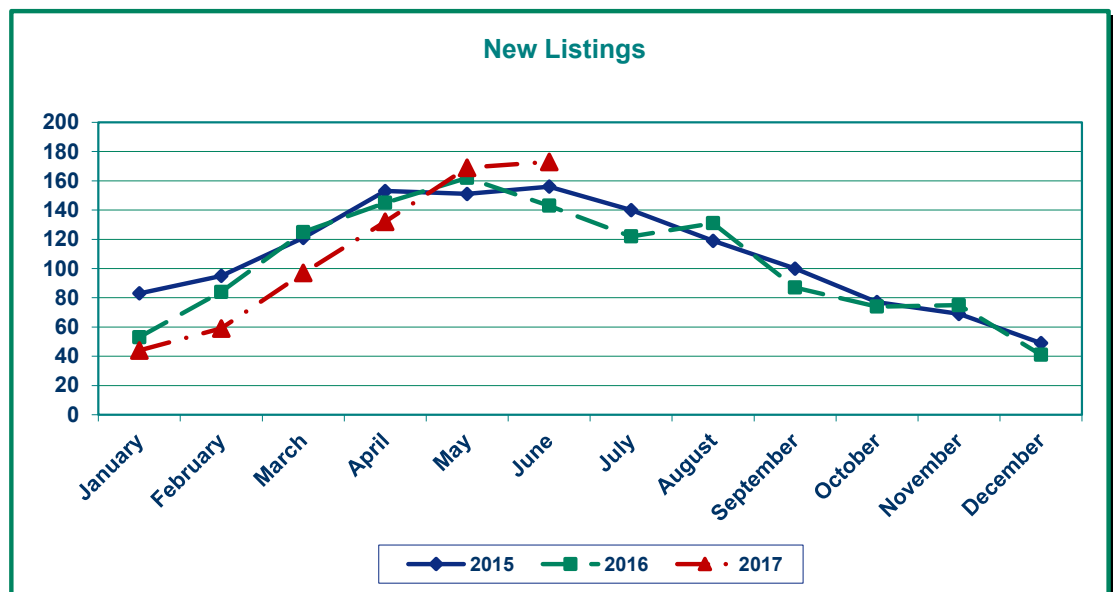
## ACTIVE RESIDENTIAL LISTINGS MID-COLUMBIA

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



## NEW LISTINGS MID-COLUMBIA

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



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2017 with June 2016. The Year-To-Date section compares 2017 year-to-date statistics through June with 2016 year-to-date statistics through June.

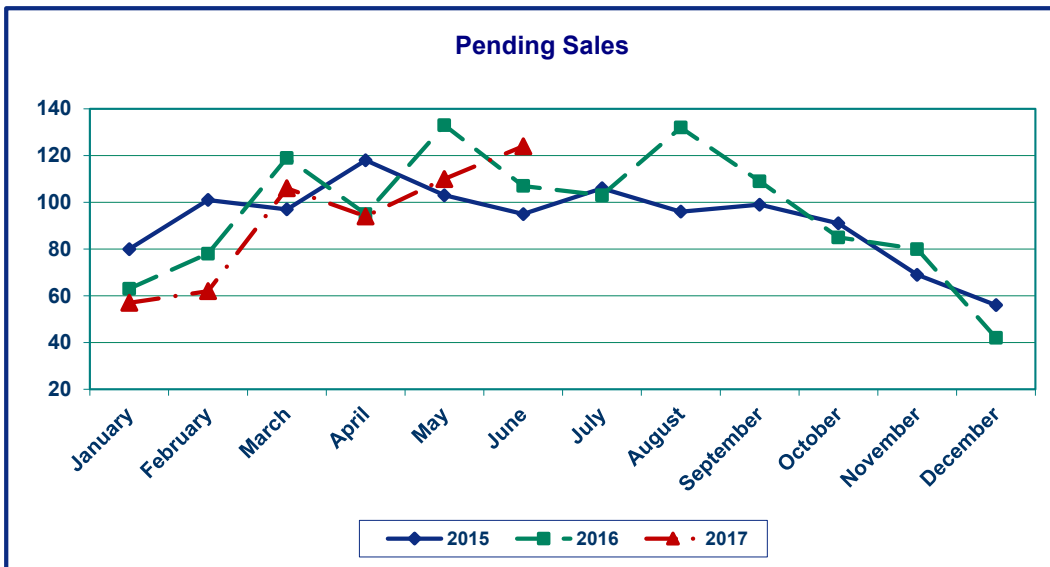
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/16-6/30/17) with 12 months before (7/1/15-6/30/16).

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

## PENDING LISTINGS

### MID-COLUMBIA

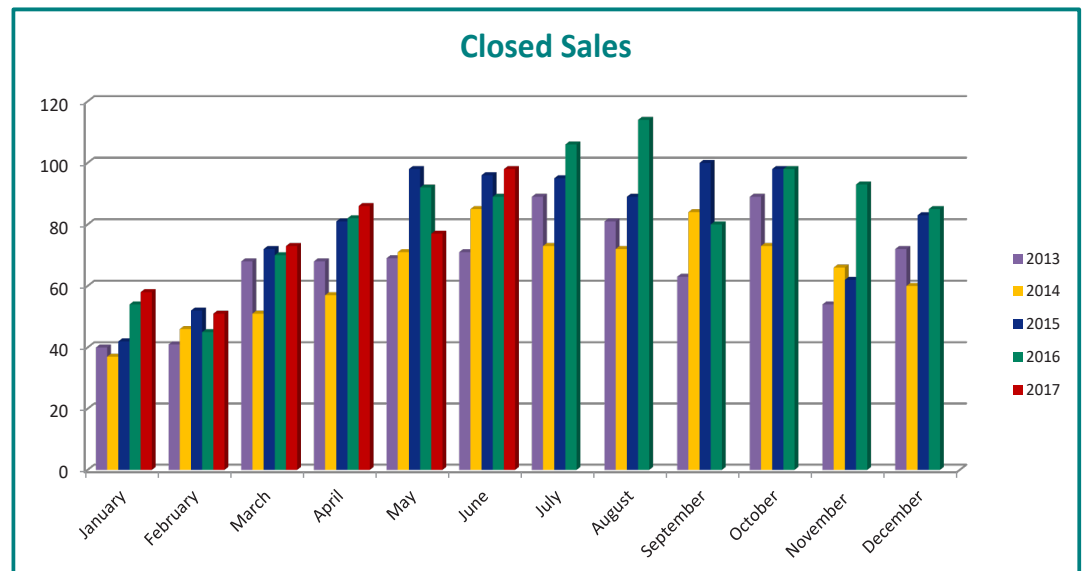
*This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.*



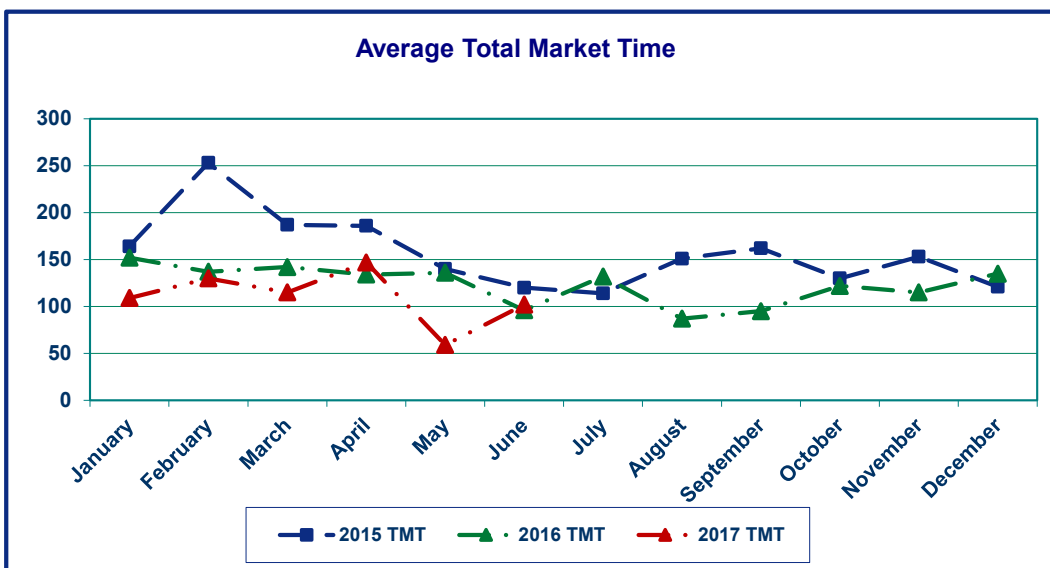
## CLOSED SALES

### MID-COLUMBIA

*This graph shows the closed sales over the past five calendar years in Mid-Columbia.*



## Average Total Market Time



## DAYS ON MARKET

### MID-COLUMBIA

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



**SALE PRICE**  
**MID-COLUMBIA**

*This graph represents the average and median sale price for all homes sold in Mid-Columbia.*

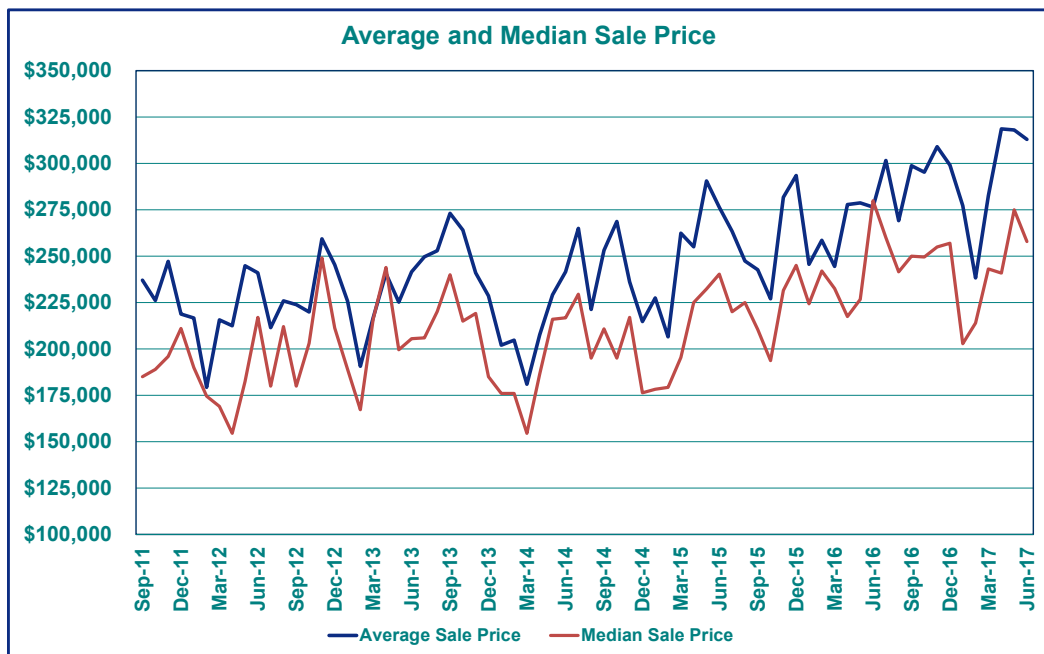
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Tyler Chaudhary, Editor

# MARKET ACTION



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

Residential Review: North Coastal Counties, Oregon

June 2017 Reporting Period

## June Residential Highlights

Closed sales saw a strong month in the North Coastal Counties! At 184 strong, closings ended 27.8% ahead of the 144 closings recorded last year in June 2016 and 16.5% ahead of the 158 closings recorded last month in May 2017. In fact, it was the strongest month for closings on the RMLS™ record, dating to 1992. The last month that had nearly as many closings was in July 2015, when 176 closings were recorded.

New listings (302) ended 10.2% ahead of June 2016 (274) but fell 6.2% short of last month's 322 new listings.

Pending sales (171) showed a 1.8% increase compared to June 2016 (168) but ended two short of the 173 offers accepted last month in May 2017.

## Year to Date Summary

Comparing the first six months of 2017 to the same in 2016, closed sales (793) have increased 8.9%, pending sales (884) have increased 2.4%, and new listings (1,498) have increased 2.8%.

## Average and Median Sale Prices

Comparing 2017 to 2016 through June, the average sale price rose 12.6% from \$288,200 to \$324,600. In the same comparison, the median sale price rose 13.7% from \$241,700 to \$274,900.

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

### Average Sale Price % Change:

+12.1% (\$320,500 v. \$285,900)

### Median Sale Price % Change:

+14.2% (\$274,000 v. \$240,000)

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

## Inventory in Months\*

	2015	2016	2017
January	17.7	8.7	6.8
February	13.3	10.0	9.0
March	10.2	8.6	7.3
April	10.8	9.0	9.1
May	10.7	8.3	6.3
June	9.2	8.0	5.9
July	8.2	9.3	
August	9.0	7.0	
September	8.6	7.2	
October	7.5	7.7	
November	10.5	7.2	
December	7.7	7.1	

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

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

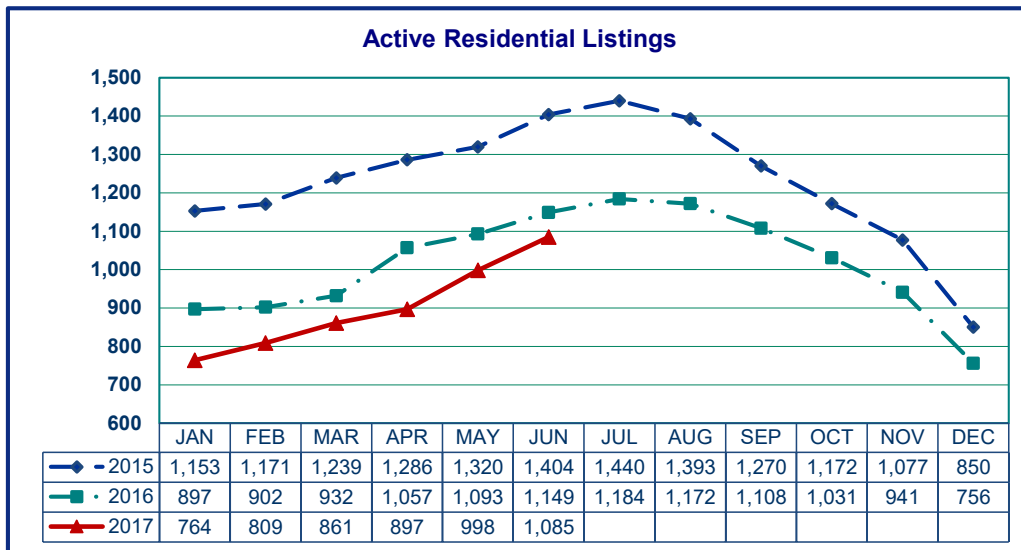
North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	June	302	171	184	367,600	322,500	141
	May	322	173	158	328,500	269,500	131
	Year-to-date	1,498	884	793	324,600	274,900	146
2016	June	274	168	144	271,200	250,000	176
	Year-to-date	1,457	863	728	288,200	241,700	167
Change	June	10.2%	1.8%	27.8%	35.5%	29.0%	-20.2%
	Prev Mo 2017	-6.2%	-1.2%	16.5%	11.9%	19.7%	7.6%
	Year-to-date	2.8%	2.4%	8.9%	12.6%	13.7%	-13.0%

# AREA REPORT • 6/2017

## North Coastal Counties, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
180	Astoria	63	26	4	25	92.3%	21	298,000	54	134	106	-6.2%	87	284,900	269,000	24.1%	3	225,700	11	157,700	4	220,500
181	Hammond/ Warrenton	62	26	2	17	21.4%	13	334,000	85	128	78	8.3%	60	275,300	267,500	1.2%	2	240,000	6	424,500	2	381,000
182	Gearhart West	58	9	3	8	33.3%	5	330,100	82	67	38	18.8%	35	514,800	389,000	5.3%	-	-	14	131,400	-	-
183	Gearhart East	9	3	-	3	200.0%	4	274,400	385	13	13	85.7%	10	280,600	300,000	10.8%	-	-	1	45,000	-	-
184	Seaside Northwest	18	7	1	0	-100.0%	1	262,000	15	26	12	71.4%	12	223,400	210,000	9.2%	-	-	-	-	-	-
185	Seaside North Central	18	6	1	2	-33.3%	1	365,000	5	32	19	0.0%	16	199,300	198,000	6.2%	-	-	-	-	2	295,000
186	Seaside Southwest	45	14	3	5	25.0%	6	317,000	145	50	24	-4.0%	25	376,400	285,000	17.5%	-	-	2	191,700	1	599,000
187	Seaside South Central	11	6	2	0	-100.0%	1	302,500	8	13	3	-70.0%	4	306,000	243,800	20.1%	-	-	-	-	-	-
188	Seaside East	22	10	1	3	50.0%	1	175,000	1	38	14	-22.2%	13	290,500	265,000	2.6%	-	-	3	55,200	-	-
189	Cannon Beach/ Tolovana Park	77	11	3	7	0.0%	14	740,800	186	73	41	5.1%	42	584,500	470,500	17.1%	3	1,119,200	9	256,200	-	-
190	Arch Cape/ Cove Beach/ Falcon Cove	9	2	0	1	-80.0%	1	450,000	125	19	11	57.1%	9	568,400	510,000	22.2%	1	897,000	2	125,500	-	-
191	Rural Clatsop County	31	12	2	6	-40.0%	1	555,000	61	48	21	-4.5%	10	217,800	175,500	3.3%	2	152,500	6	67,600	-	-
	Clatsop County	423	132	22	77	11.6%	69	401,900	114	641	380	2.4%	323	353,700	290,000	18.1%	11	519,700	54	179,200	9	314,800
97102	Arch Cape	1	0	0	0	-	0	-	-	1	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97130	Manzanita	68	24	1	6	-25.0%	7	593,200	59	74	32	-31.9%	32	442,600	417,600	6.0%	1	470,000	12	168,200	-	-
97131	Nehalem	18	7	2	5	25.0%	5	243,000	46	27	20	-20.0%	15	201,100	201,100	10.8%	-	-	11	147,500	-	-
97147	Wheeler	3	3	-	1	0.0%	1	292,600	7	8	6	50.0%	4	195,800	195,800	-7.1%	1	1,300,000	3	48,700	1	248,000
97136	Rockaway Beach	68	19	4	13	18.2%	18	293,700	168	97	76	40.7%	61	236,900	222,800	9.4%	-	-	12	52,200	1	175,100
97107	Bay City	11	6	1	2	0.0%	3	218,400	62	19	13	-27.8%	11	178,500	146,000	15.0%	-	-	6	45,800	-	-
97118	Garibaldi	4	1	-	3	200.0%	2	248,800	171	8	12	71.4%	15	215,100	174,000	32.7%	-	-	-	-	1	265,000
97443	Netarts	16	2	1	-	-100.0%	3	582,500	80	13	6	-64.7%	6	393,800	237,000	16.3%	-	-	1	35,000	-	-
97141	Tillamook	42	14	2	8	-20.0%	10	264,600	32	72	45	-11.8%	49	223,600	210,000	18.0%	-	-	13	89,800	-	-
97134	Oceanside	28	10	-	1	-50.0%	1	498,000	23	35	15	36.4%	17	428,500	431,000	10.8%	-	-	3	104,700	-	-
97108	Beaver	5	2	1	1	-	0	-	-	8	1	-66.7%	1	480,000	480,000	11.9%	-	-	-	-	-	-
97122	Hebo	1	0	0	0	-	1	949,000	684	1	1	-66.7%	1	949,000	949,000	208.8%	-	-	-	-	-	-
97112	Cloverdale	8	2	-	1	-80.0%	1	210,000	27	15	6	-14.3%	7	210,200	210,000	-34.2%	-	-	7	177,600	-	-
97135	Pacific City	41	2	1	4	-33.3%	9	321,900	383	47	23	9.5%	19	336,300	319,000	-1.7%	-	-	14	120,500	-	-
97149	Neskowin	25	3	3	3	0.0%	6	327,500	107	35	18	38.5%	20	459,800	432,500	20.1%	-	-	4	321,600	-	-
	Tillamook County	339	95	16	48	-14.3%	67	343,500	143	460	274	-2.8%	258	297,300	259,900	10.6%	2	885,000	86	121,200	3	229,400

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
	Current Month									Year-To-Date						Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97367 Lincoln City	122	34	11	14	-22.2%	21	366,800	247	158	99	7.6%	101	295,100	249,500	6.3%	2	845,000	15	68,400	-	-
97364 Neotsu	6	-	0	0	-100.0%	2	487,500	223	6	3	-50.0%	4	401,000	347,000	32.7%	-	-	1	75,000	-	-
97368 Otis	10	2	0	5	150.0%	5	327,200	43	18	13	8.3%	9	286,000	307,000	-14.1%	-	-	2	21,300	-	-
97341 Depoe Bay	57	13	1	4	-60.0%	6	421,700	193	47	34	-8.1%	38	376,500	311,500	14.7%	3	473,300	6	114,200	1	170,000
97388 Gleneden Beach	38	2	4	6	100.0%	6	338,200	128	32	23	43.8%	21	391,700	340,000	7.1%	-	-	2	56,000	-	-
97365 Otter Rock	6	1	0	0	-	1	15,000	10	6	1	-50.0%	2	198,500	198,500	-5.8%	-	-	-	-	-	-
97366 Newport	28	7	1	5	150.0%	6	259,300	103	50	26	73.3%	18	288,400	245,000	-15.5%	1	200,000	1	150,000	-	-
97343 South Beach	13	1	3	2	100.0%	0	-	-	16	4	33.3%	1	310,000	310,000	-26.7%	-	-	1	92,000	-	-
97343 Eddyville	0	0	0	0	-	0	-	-	1	3	-	2	111,700	111,700	61.9%	-	-	-	-	-	-
97357 Logsdan	2	1	0	0	-	0	-	-	2	0	-	0	-	-	-	0	-	0	-	0	-
97391 Toledo	7	5	1	1	0.0%	0	-	-	12	2	0.0%	2	115,000	115,000	49.8%	-	-	-	-	-	-
97380 Siletz	1	1	0	2	-	0	-	-	3	3	50.0%	1	147,500	147,500	23.3%	-	-	-	-	-	-
97390 Tidewater	5	1	0	0	-	0	-	-	5	1	0.0%	2	236,000	236,000	-26.7%	-	-	-	-	-	-
97498 Yachats	12	3	0	2	100.0%	0	-	-	14	8	100.0%	6	222,100	232,500	-29.1%	-	-	1	75,000	-	-
97394 Waldport	12	4	2	4	100.0%	1	450,000	62	22	8	-33.3%	4	381,700	357,500	17.5%	-	-	2	33,000	-	-
97376 Seal Rock	4	-	1	1	-50.0%	0	-	-	5	2	-66.7%	1	145,000	145,000	-40.4%	-	-	1	175,000	-	-
Lincoln County	323	75	24	46	7.0%	48	352,000	176	397	230	9.5%	212	313,600	273,500	3.9%	6	551,700	32	78,100	1	170,000
North Coastal Counties Total	1,085	302	62	171	1.8%	184	367,600	141	1,498	884	2.4%	793	324,600	274,900	12.1%	19	568,200	172	131,400	13	283,900



## ACTIVE RESIDENTIAL LISTINGS NORTH COASTAL COUNTIES, OR

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

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2017 with June 2016. The Year-To-Date section compares 2017 year-to-date statistics through June with 2016 year-to-date statistics through June.

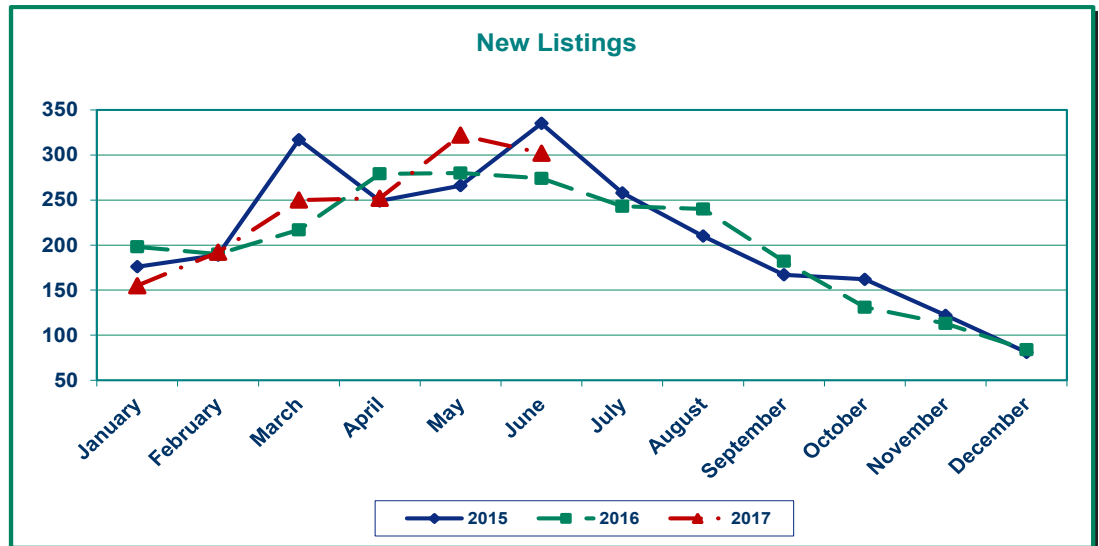
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/16-6/30/17) with 12 months before (7/1/15-6/30/16).

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

## NEW LISTINGS

### NORTH COASTAL COUNTIES, OR

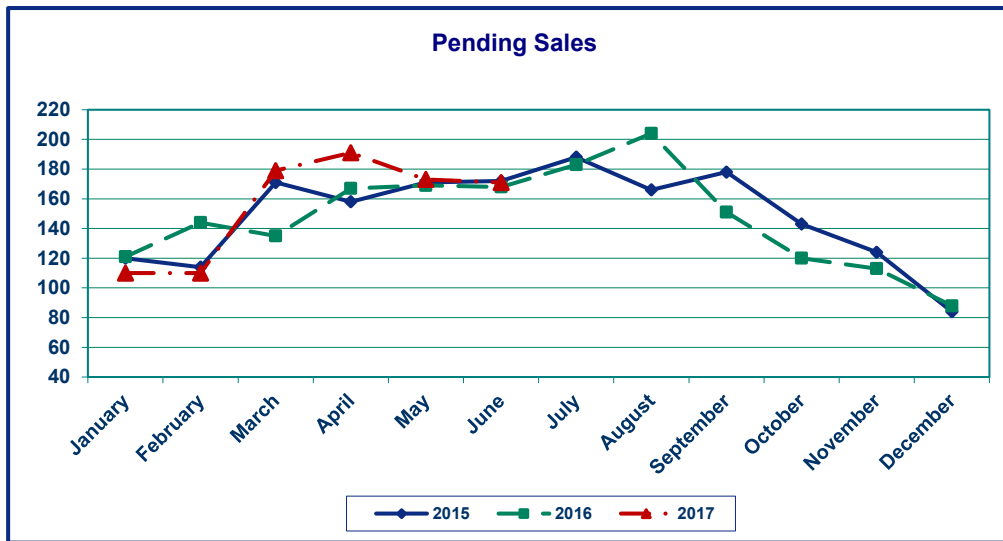
*This graph shows the new residential listings over the past three calendar years in the North Coastal Counties of Oregon.*



## PENDING LISTINGS

### NORTH COASTAL COUNTIES, OR

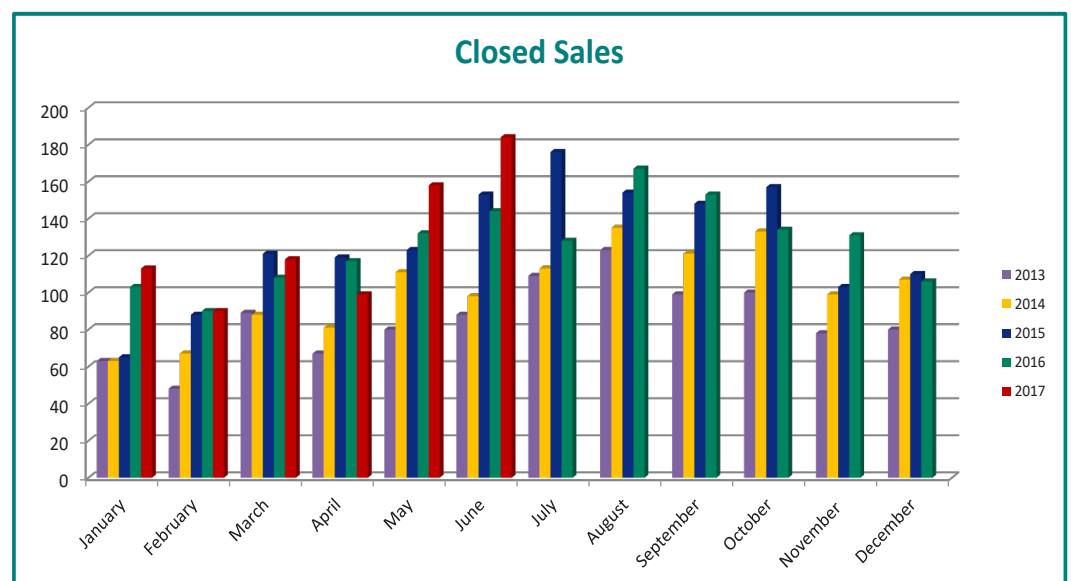
*This graph represents monthly accepted offers in the North Coastal Counties of Oregon over the past three calendar years.*



## CLOSED SALES

### NORTH COASTAL COUNTIES, OR

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



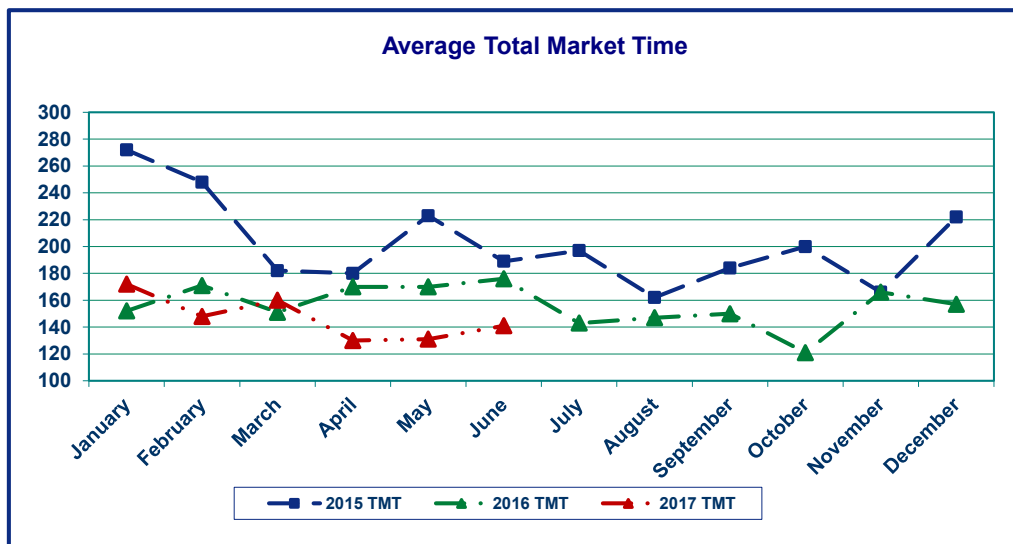
## DAYS ON MARKET

**NORTH COASTAL COUNTIES, OR**

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

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



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

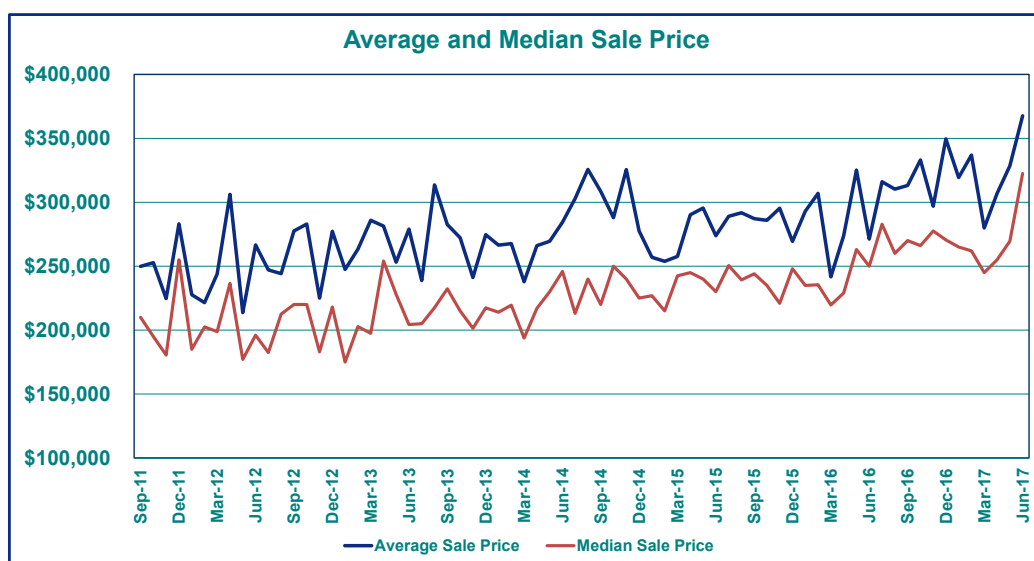
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## SALE PRICE

**NORTH COASTAL COUNTIES, OR**

*This graph represents the average and median sale price for all homes sold in the North Coastal Counties of Oregon.*



Jeff Wiren, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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

Residential Review: Polk and Marion Counties, Oregon

June 2017 Reporting Period

## June Residential Highlights

Polk and Marion Counties saw an uptick in new listings this June. At exactly 300, new listings rose 8.7% over the 276 offered last year in June 2016 and 12.8% over the 266 offered last month in May 2017. This was the strongest June for new listings on the RMLS™ record since 2007, when 339 were offered for the month.

Closed sales (209) did well this June, increasing 4.0% from June 2016 (201) and 11.8% from last month in May 2017 (187).

Pending sales, at 232, fell two short of the 234 offers accepted last year in June 2016 (-0.9%) but edged 2.2% ahead of the 227 offers accepted last month in May 2017.

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

Inventory held steady this June, staying at 2.0 months.

## Year to Date Summary

Activity is up compared to 2016. Closed sales (1,055) are up 11.5%, pending sales (1,179) are up 3.8%, and new listings (1,445) are up 4.6%.

## Average and Median Sale Prices

Comparing 2017 to 2016 through June, the average sale price has increased 8.2% from \$253,900 to \$274,700. In the same comparison, the median sale price has risen 10.9% from \$230,000 to \$255,000.

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

**Average Sale Price % Change:**  
+8.5% (\$271,400 v. \$250,200)  
**Median Sale Price % Change:**  
+11.1% (\$249,900 v. \$225,000)

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

## Inventory in Months\*

	2015	2016	2017
January	6.1	3.7	2.9
February	5.9	3.9	3.2
March	4.6	3.3	2.1
April	3.8	2.6	2.2
May	4.3	2.6	2.0
June	4.4	2.2	2.0
July	4.8	3.4	
August	4.5	2.9	
September	4.3	3	
October	3.3	3.8	
November	4.3	2.8	
December	2.7	2.3	

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

The Area Report on page 2 shows data for the city of Woodburn separate from data for the rest of Area 170. Woodburn data is still also included in Polk & Marion totals.

Polk & Marion Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	June	300	232	209	287,400	264,900	44
	May	266	227	187	295,400	270,000	51
	Year-to-date	1,445	1,179	1,055	274,700	255,000	61
2016	June	276	234	201	276,300	240,000	73
	Year-to-date	1,382	1,136	946	253,900	230,000	74
Change	June	8.7%	-0.9%	4.0%	4.0%	10.4%	-39.9%
	Prev Mo 2017	12.8%	2.2%	11.8%	-2.7%	-1.9%	-13.7%
	Year-to-date	4.6%	3.8%	11.5%	8.2%	10.9%	-17.9%



# AREA REPORT • 6/2017

## Polk & Marion Counties, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price		Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price					Median Sale Price		
		Avg. Sale Price % Change <sup>2</sup>														Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
167	Polk County Except Salem	61	31	4	12	-20.0%	14	307,300	31	148	120	23.7%	106	274,900	256,100	2.3%	-	-	9	97,600	1	580,000
168	West Salem N	42	23	5	12	-14.3%	20	349,700	53	110	76	31.0%	71	323,100	293,000	4.1%	-	-	2	49,000	-	-
169	West Salem S	4	2	0	1	-	2	350,000	4	13	11	-38.9%	9	312,100	337,000	10.7%	-	0	-	0	-	-

170	Woodburn	40	54	3	43	26.5%	33	273,300	40	246	225	9.8%	205	243,600	242,900	13.5%	2	562,500	2	86,500	4	558,600
	Except Woodburn	117	67	11	66	-9.6%	51	320,200	58	325	256	-14.4%	233	310,300	283,000	5.9%	2	412,500	10	431,400	3	377,500

170	Marion Except Salem/Keizer	157	121	14	109	1.9%	84	301,800	51	571	481	-4.6%	438	279,100	265,000	8.5%	4	487,500	12	373,900	7	481,000
171	Southwest Salem	2	1	1	2	-33.3%	0	-	-	8	4	-50.0%	2	465,000	465,000	5.5%	-	-	-	-	-	-
172	South Salem	43	21	3	13	-31.6%	9	404,200	20	135	107	28.9%	101	337,300	289,900	18.6%	-	-	3	167,300	1	307,500
173	Southeast Salem	32	25	2	17	-5.6%	18	299,100	63	103	85	-1.2%	76	296,500	269,000	17.3%	1	635,000	1	35,000	2	172,600
174	Central Salem	11	15	2	13	30.0%	12	174,200	25	68	61	27.1%	53	165,800	169,000	12.0%	-	-	-	-	3	428,700
175	East Salem S	8	10	1	9	0.0%	8	219,300	29	43	33	-17.5%	29	218,500	195,000	5.6%	-	-	3	88,500	-	-
176	East Salem N	22	14	3	16	-20.0%	24	200,100	37	106	86	6.2%	77	199,500	205,000	3.9%	2	189,500	-	-	2	319,000
177	South Keizer	0	1	0	1	-50.0%	1	295,000	3	11	13	8.3%	13	206,300	194,500	20.7%	-	-	-	-	2	228,500
178	North Keizer	29	36	3	27	58.8%	17	280,000	39	129	102	1.0%	80	275,300	266,100	10.5%	-	-	2	156,000	2	270,500

167-169	Polk Co. Grand Total	107	56	9	25	-13.8%	36	333,200	42	271	207	19.7%	186	295,100	278,200	3.9%	-	-	11	88,800	1	580,000
170-178	Marion Co. Grand Total	304	244	29	207	1.0%	173	277,900	45	1174	972	0.9%	869	270,400	249,000	9.5%	7	423,400	21	266,700	19	365,300
	Polk & Marion Grand Total	411	300	38	232	-0.9%	209	287,400	44	1445	1179	3.8%	1055	274,700	255,000	8.5%	7	423,400	32	205,600	20	376,100

## Benton & Linn Counties, Oregon

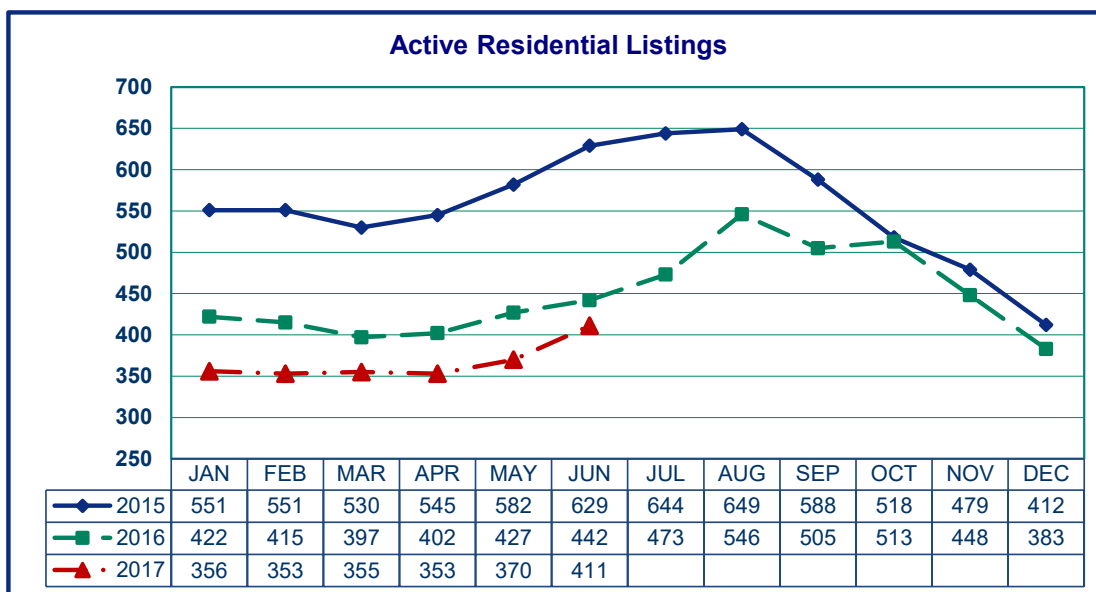
220	Benton County	42	18	9	5	-61.5%	7	325,100	131	79	44	-25.4%	49	318,700	295,000	9.0%	1	406,800	7	239,600	-	-
221	Linn County	127	102	24	81	55.8%	43	242,700	55	388	307	-11.8%	265	222,700	199,500	3.5%	8	291,100	33	122,900	6	258,300



## ACTIVE RESIDENTIAL LISTINGS

POLK & MARION  
COUNTIES, OR

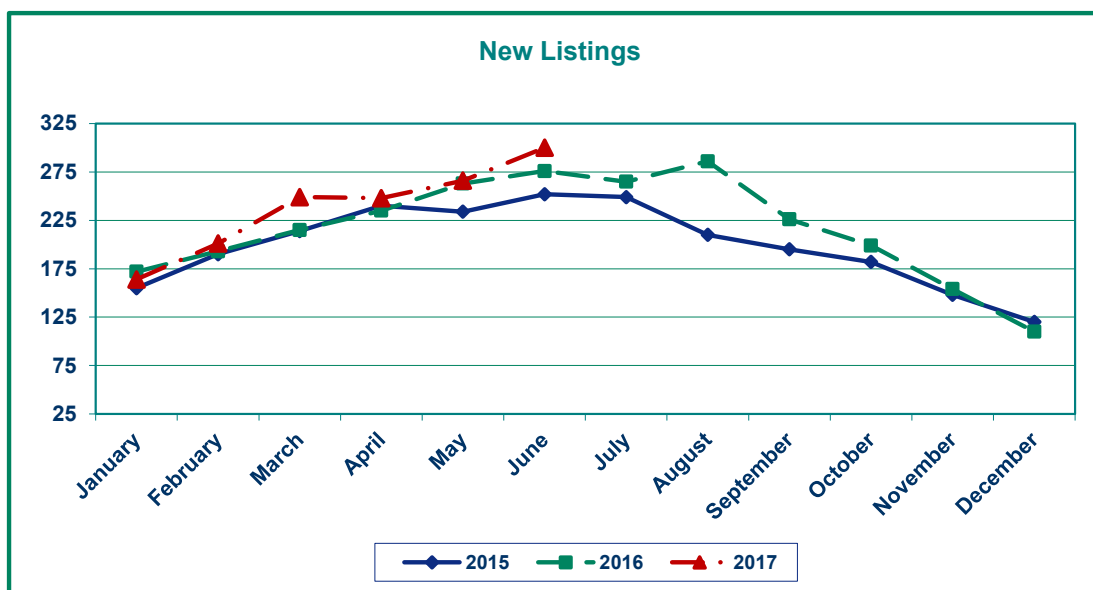
*This graph shows  
the active residential  
listings over the past  
three calendar years  
in Polk and Marion  
Counties, Oregon.*



## NEW LISTINGS

POLK & MARION  
COUNTIES, OR

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



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2017 with June 2016. The Year-To-Date section compares 2017 year-to-date statistics through June with 2016 year-to-date statistics through June.

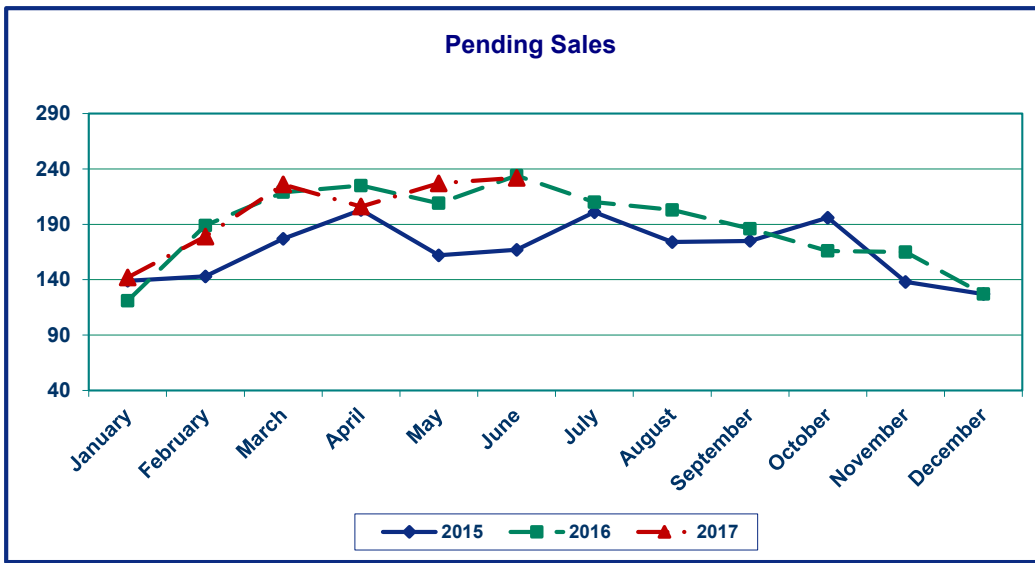
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/16-6/30/17) with 12 months before (7/1/15-6/30/16).

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

## PENDING LISTINGS

### POLK & MARION COUNTIES, OR

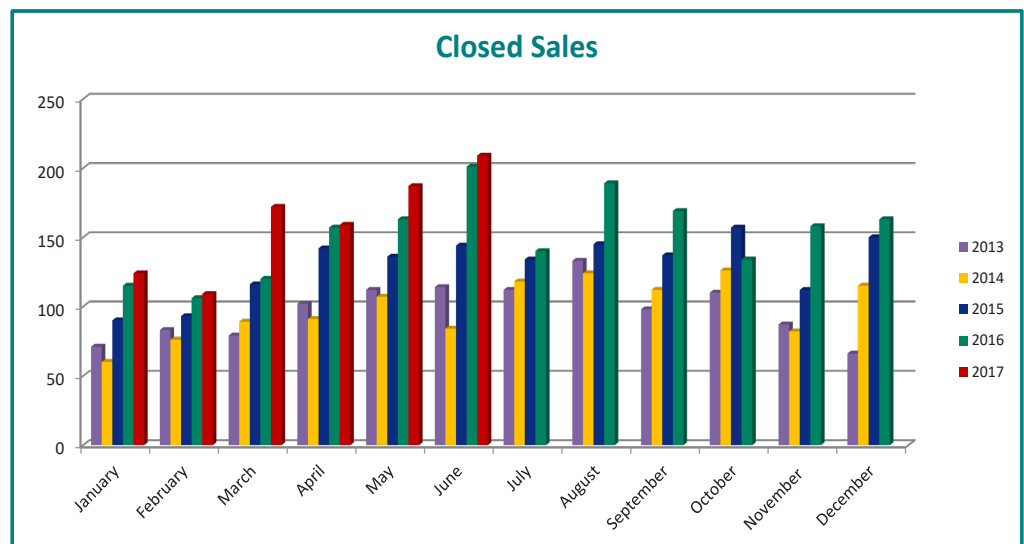
*This graph represents monthly accepted offers in Polk and Marion Counties, Oregon, over the past three calendar years.*



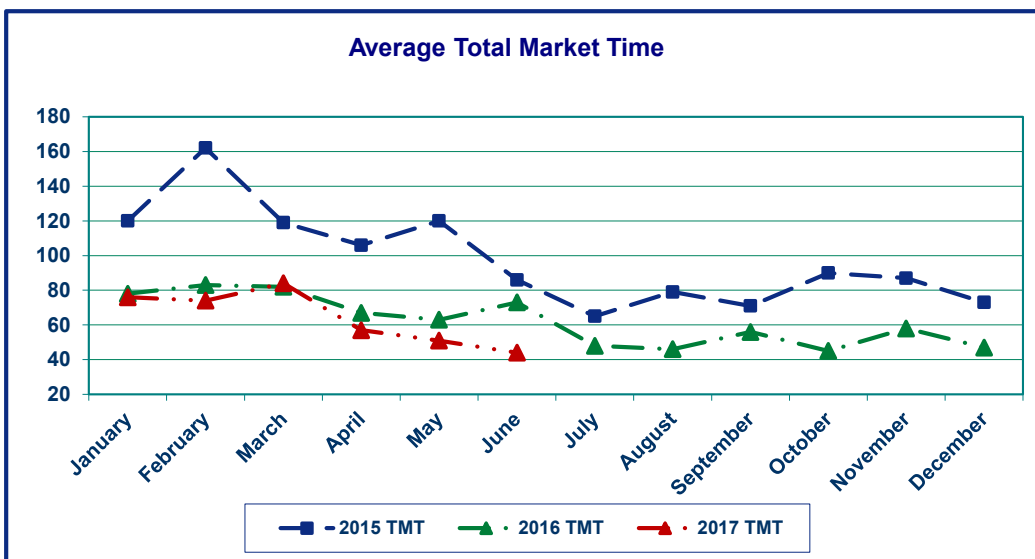
## CLOSED SALES

### POLK & MARION COUNTIES, OR

*This graph shows the closed sales over the past five calendar years in Polk and Marion Counties, Oregon.*



## Average Total Market Time



## DAYS ON MARKET

### POLK & MARION COUNTIES, OR

*This graph shows the average market time for sales in Polk and Marion Counties, Oregon, over the past three calendar years.*

**SALE PRICE**  
**POLK & MARION**  
**COUNTIES, OR**

**Contact RMLS™**  
8338 NE Alderwood Rd  
Suite 230  
Portland, OR 97220  
(503) 236-7657  
communications@rmls.com

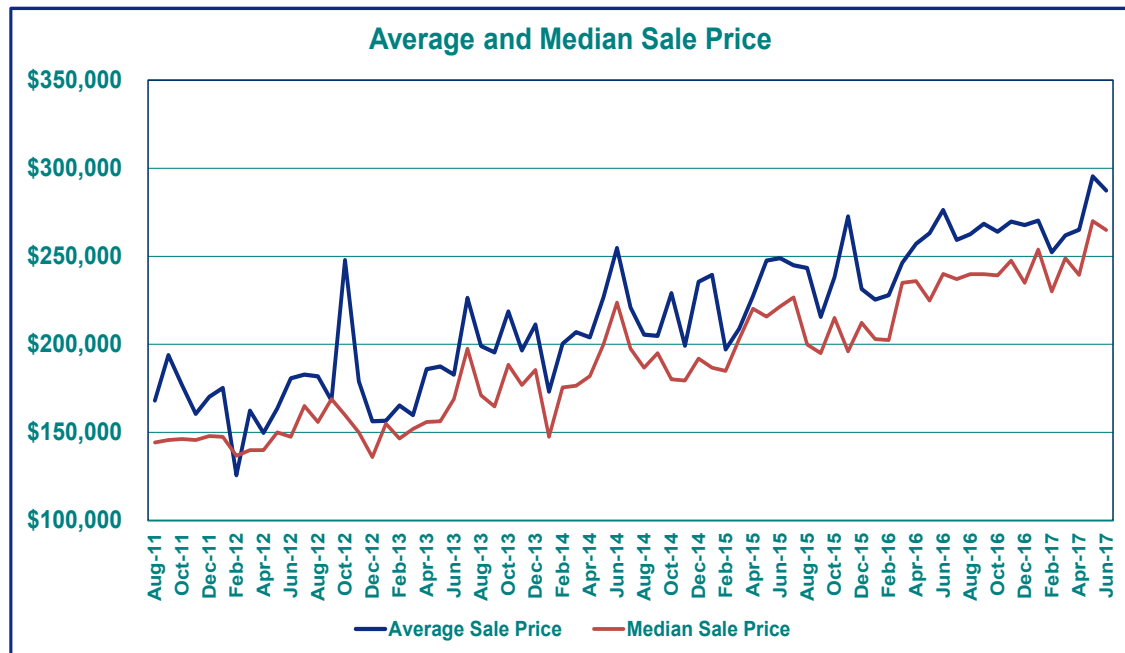
The statistics presented  
in Market Action are  
compiled monthly based  
on figures generated by  
RMLS™.

Market Action Reports  
are compiled for the  
following areas: Portland  
metropolitan area,  
Southwest Washington,  
Mid-Columbia, Columbia  
Basin, Baker County, Coos  
County, Curry County,  
Douglas County, Grant  
County, Josephine County,  
Lane County, North  
Coastal Counties, Polk &  
Marion Counties, Union  
County, and Wallowa  
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*This graph represents the average and median sale  
price for RMLS™-listed homes sold in Polk and  
Marion counties in Oregon.*



Jeff Wiren, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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

Residential Review: Metro Portland, Oregon

June 2017 Reporting Period

## June Residential Highlights

It was another good month for new listings this June in the Portland metro area. There were 4,739 new listings recorded, a 5.3% increase over the 4,501 new listings offered last year in June 2016 and a 8.0% increase over the 4,388 new listings posted last month in May 2017. It was the strongest June for new listings since 2008, when 5,213 were offered for the month.

Closed sales, at 3,187, fared 0.9% better than last year in June 2016 (3,158) and 10.0% better than last month in May 2017 (2,896).

Pending sales, at 3,254, decreased 4.0% compared to June 2016 (3,390) and 5.3% compared to May 2017 (3,435).

Inventory snuck up to 1.6 months in June, with total market time decreasing by one day, to end at 38 days.

## Year to Date Summary

Activity has been cooler so far in 2017 compared to 2016. New listings (21,505) are down 1.8%, closed sales (14,866) are down 3.9%, and pending sales (16,572) are down 7.2%.

## Average and Median Sale Prices

Prices continue to rise in the Portland metro area. Comparing 2017 to 2016 through June, the average sale price rose 9.8% from \$388,800 to \$427,000. In the same comparison, the median sale price rose 10.3% from \$339,900 to \$375,000.

## Inventory in Months\*

	2015	2016	2017
January	3.4	1.8	1.7
February	3.0	1.8	1.9
March	1.9	1.3	1.3
April	1.8	1.4	1.7
May	1.7	1.4	1.5
June	1.6	1.5	1.6
July	1.7	1.9	
August	1.9	1.9	
September	1.9	2.0	
October	1.8	2.0	
November	2.0	1.8	
December	1.2	1.3	

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

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

**Average Sale Price % Change:**  
+10.5% (\$412,800 v. \$373,600)  
**Median Sale Price % Change:**  
+11.4% (\$362,000 v. \$325,000)

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

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	June	4,739	3,254	3,187	440,600	390,000	38
	May	4,388	3,435	2,896	440,200	388,000	39
	Year-to-date	21,505	16,572	14,866	427,000	375,000	48
2016	June	4,501	3,390	3,158	412,000	362,000	33
	Year-to-date	21,903	17,857	15,468	388,800	339,900	45
Change	June	5.3%	-4.0%	0.9%	6.9%	7.7%	17.0%
	Prev Mo 2017	8.0%	-5.3%	10.0%	0.1%	0.5%	-2.6%
	Year-to-date	-1.8%	-7.2%	-3.9%	9.8%	10.3%	7.4%

# AREA REPORT • 6/2017

## Portland Metropolitan Area, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>						
		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price			
141	N Portland	196	204	31	135	-5.6%	121	406,400	21	929	706	1.4%	613	400,300	391,000	8.4%	3	413,000	11	266,900	11	570,800
142	NE Portland	419	470	69	290	3.6%	271	462,900	29	1,914	1,425	-6.5%	1,318	449,100	400,700	10.2%	16	627,800	12	323,000	37	890,600
143	SE Portland	511	557	95	393	-2.2%	337	413,200	26	2,567	1,970	-6.3%	1,762	392,900	340,000	10.2%	21	751,100	46	294,500	79	628,300
144	Gresham/ Troutdale	282	263	35	213	-14.5%	197	342,900	46	1,262	1,016	-20.6%	914	318,300	305,000	11.6%	12	678,100	44	308,900	21	337,700
145	Milwaukie/ Clackamas	456	399	70	255	-12.4%	269	440,800	39	1,768	1,330	-11.8%	1,201	405,200	380,000	12.1%	14	487,100	45	291,700	11	560,000
146	Oregon City/ Canby	268	259	30	185	7.6%	170	402,000	38	1,061	880	-15.9%	789	391,200	364,000	8.0%	10	412,400	40	256,200	8	277,500
147	Lake Oswego/ West Linn	453	300	76	176	-6.9%	186	627,600	71	1,350	867	-5.0%	756	642,300	550,500	6.9%	2	535,000	21	469,500	3	728,300
148	W Portland	706	533	116	323	7.3%	338	602,900	39	2,498	1,732	3.4%	1,588	608,800	500,000	12.1%	8	568,800	27	277,900	10	722,600
149	NW Wash Co.	280	248	44	162	2.5%	153	514,200	34	1,142	841	-2.7%	697	521,700	513,300	11.0%	2	86,000	23	292,700	3	1,229,600
150	Beaverton/ Aloha	300	399	34	271	-19.8%	293	373,800	23	1,739	1,447	-16.4%	1,333	358,100	343,700	10.4%	6	468,700	9	331,300	20	792,600
151	Tigard/ Wilsonville	505	465	66	334	-0.6%	364	443,500	32	2,098	1,661	-3.0%	1,438	427,500	415,300	5.7%	5	599,400	15	305,000	12	803,400
152	Hillsboro/ Forest Grove	285	274	28	222	-2.6%	228	367,700	31	1,466	1,249	4.7%	1,122	368,200	342,300	12.1%	10	293,900	31	332,000	27	386,600
153	Mt. Hood	57	32	3	18	0.0%	14	343,300	94	112	87	-14.7%	83	312,200	305,000	23.2%	-	-	17	88,000	1	775,000
155	Columbia Co.	170	121	10	97	-3.0%	87	299,000	99	566	458	-13.4%	420	274,000	270,000	13.0%	4	525,400	48	140,100	5	228,300
156	Yamhill Co.	323	215	33	180	-2.7%	159	320,300	67	1,033	903	-8.0%	832	325,100	292,500	13.4%	6	533,400	64	315,400	17	284,700

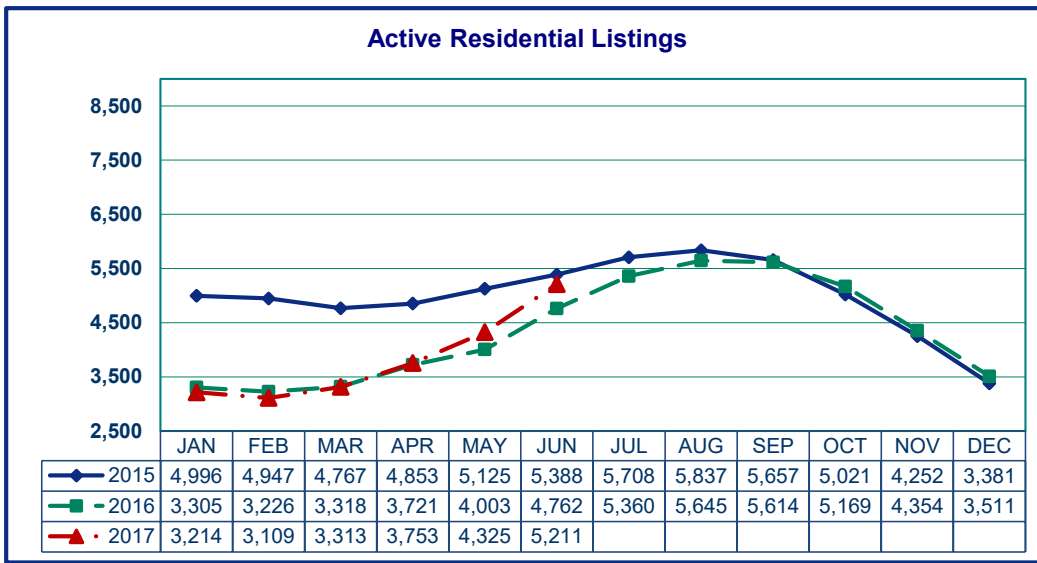
<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2017 with June 2016. The Year-To-Date section compares 2017 year-to-date statistics through June with 2016 year-to-date statistics through June.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/16-6/30/17) with 12 months before (7/1/15-6/30/16).

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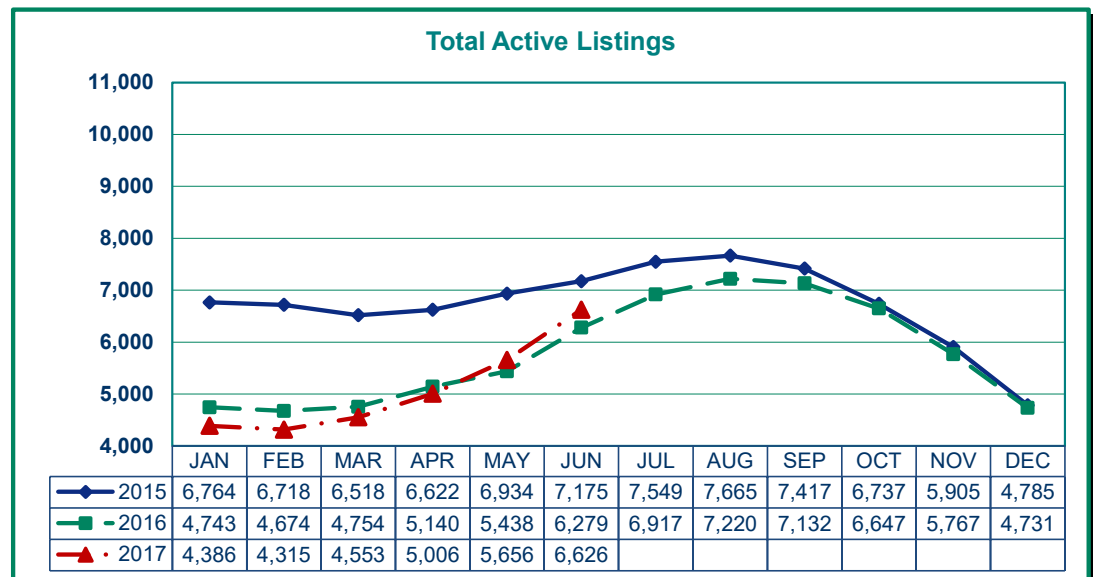
## ACTIVE RESIDENTIAL LISTINGS PORTLAND, OR

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



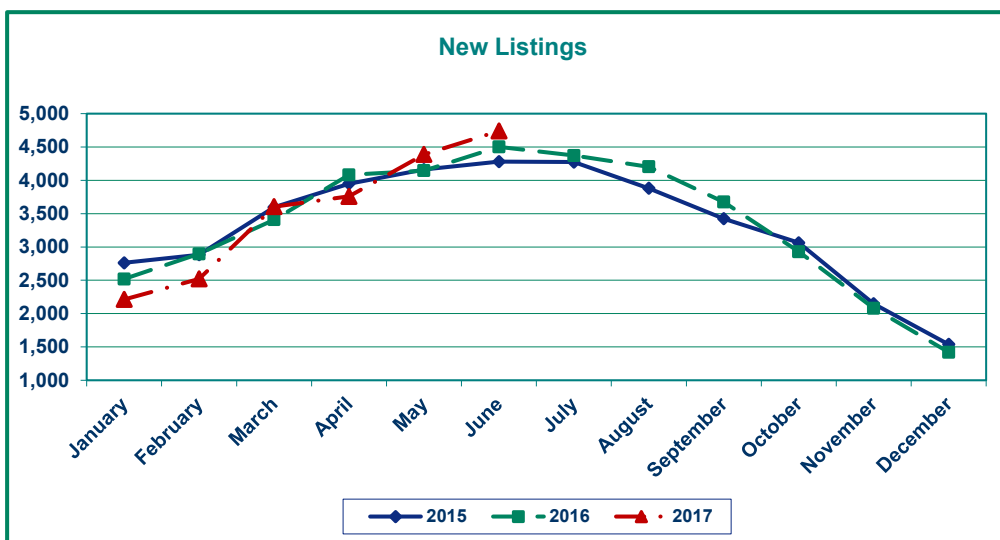
## TOTAL ACTIVE LISTINGS PORTLAND, OR

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



## NEW LISTINGS PORTLAND, OR

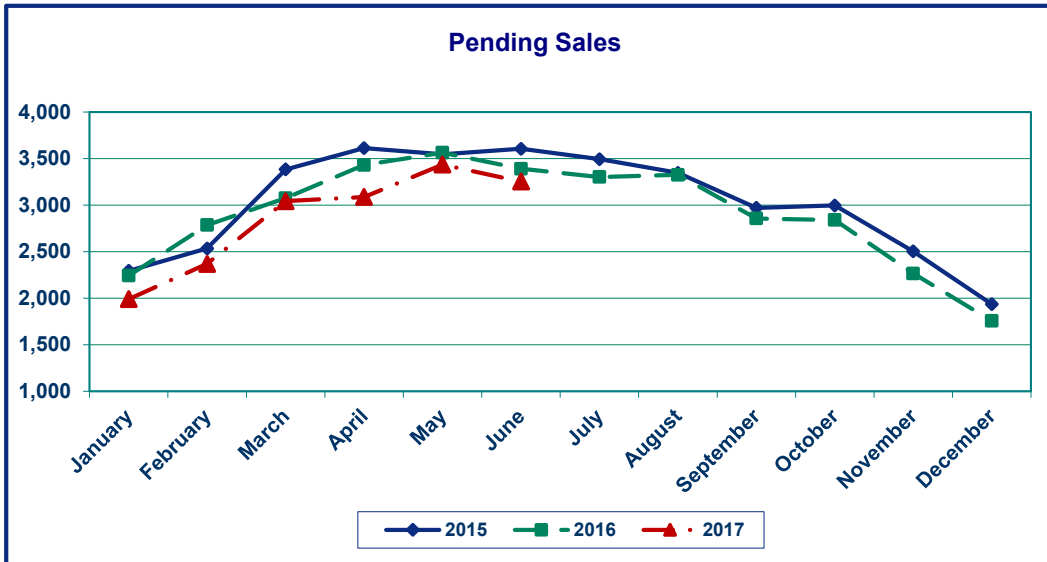
*This graph shows the new residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.*



## PENDING LISTINGS

### PORTLAND, OR

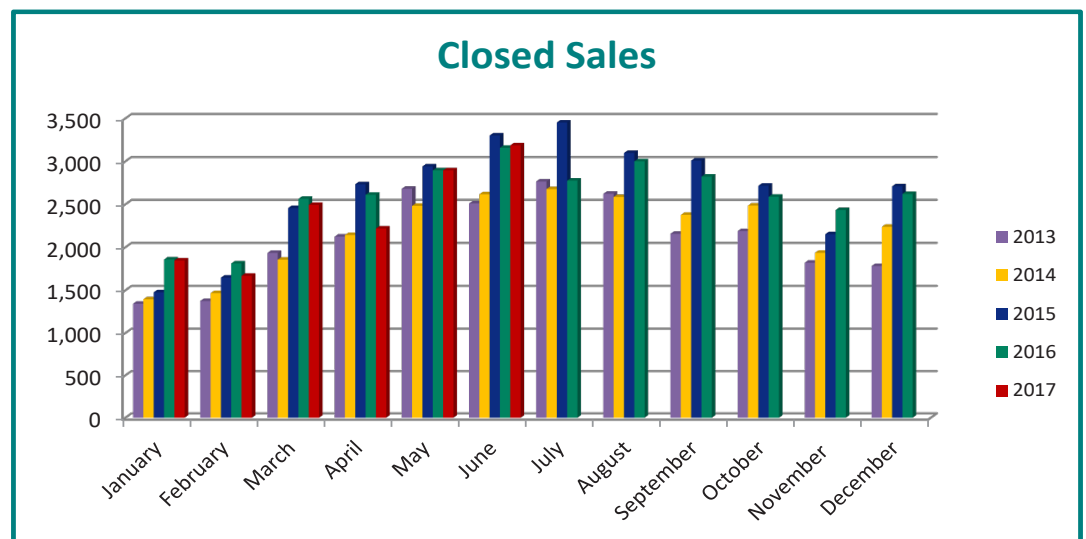
*This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.*



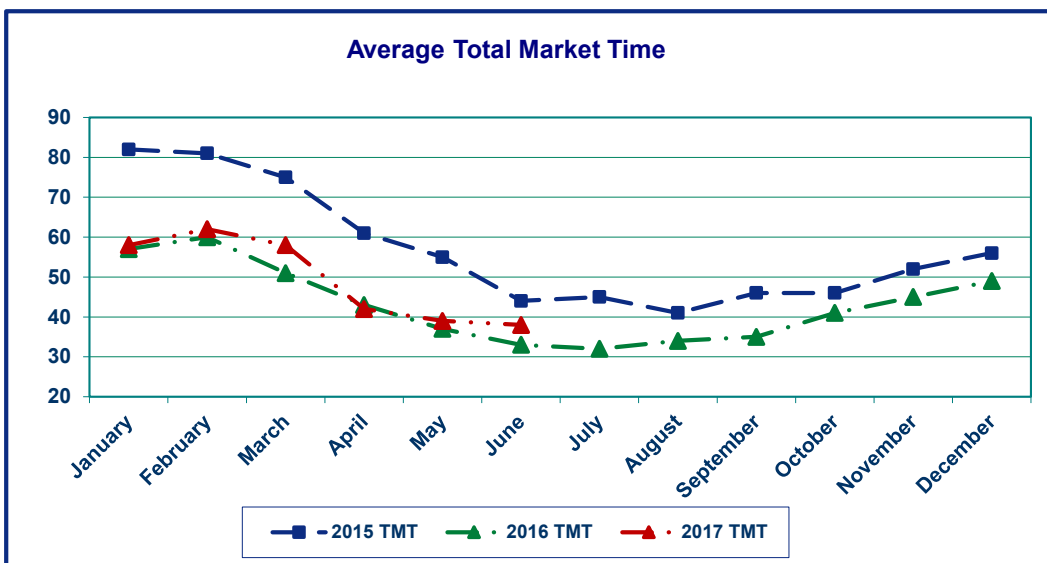
## CLOSED SALES

### PORTLAND, OR

*This graph shows the closed sales over the past five calendar years in the greater Portland, Oregon metropolitan area.*



## Average Total Market Time



## DAYS ON MARKET

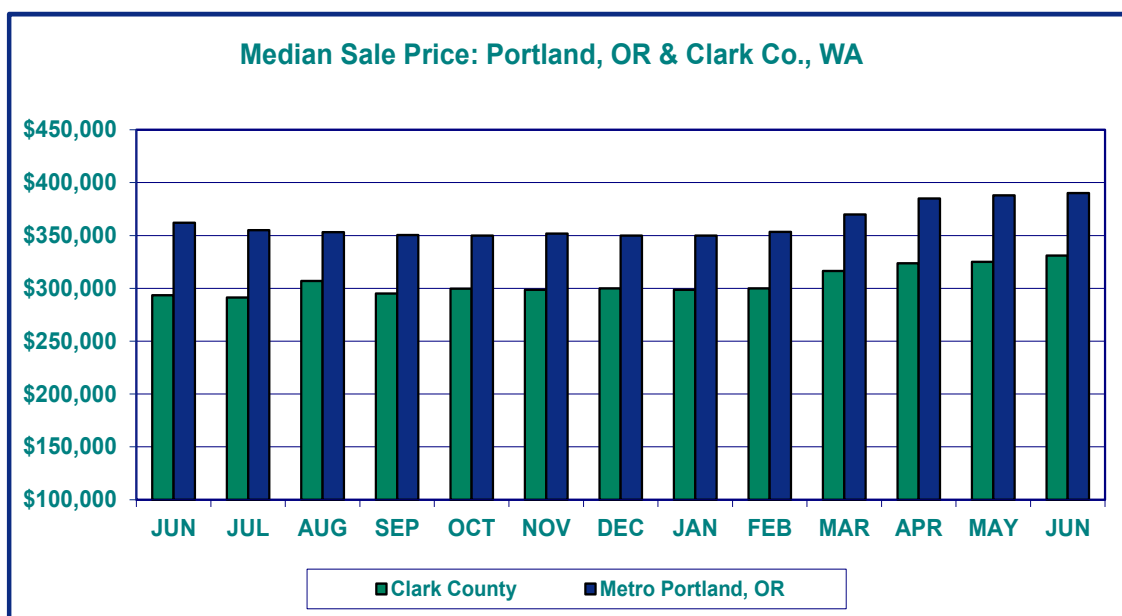
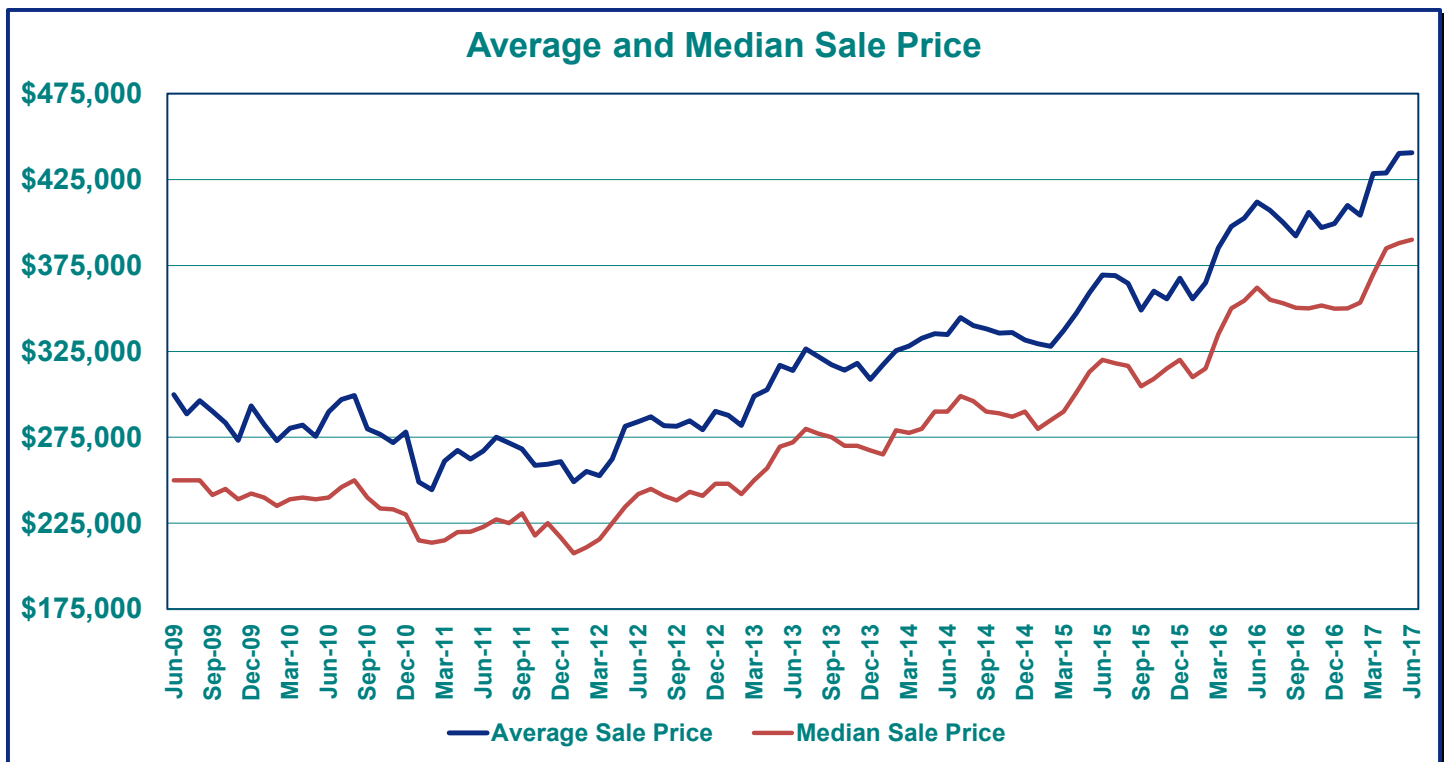
### PORTLAND, OR

*This graph shows the average market time for sales in the Portland, Oregon metropolitan area over the past three calendar years.*

## SALE PRICE

### PORTLAND, OR

*This graph represents the average and median sale price for all homes sold in the Portland, Oregon metropolitan area.*



## MEDIAN SALE PRICE

### PORTLAND, OR

*This graph shows the median sale price over the past 12 months in the greater Portland, Oregon, metropolitan area and Clark County.*

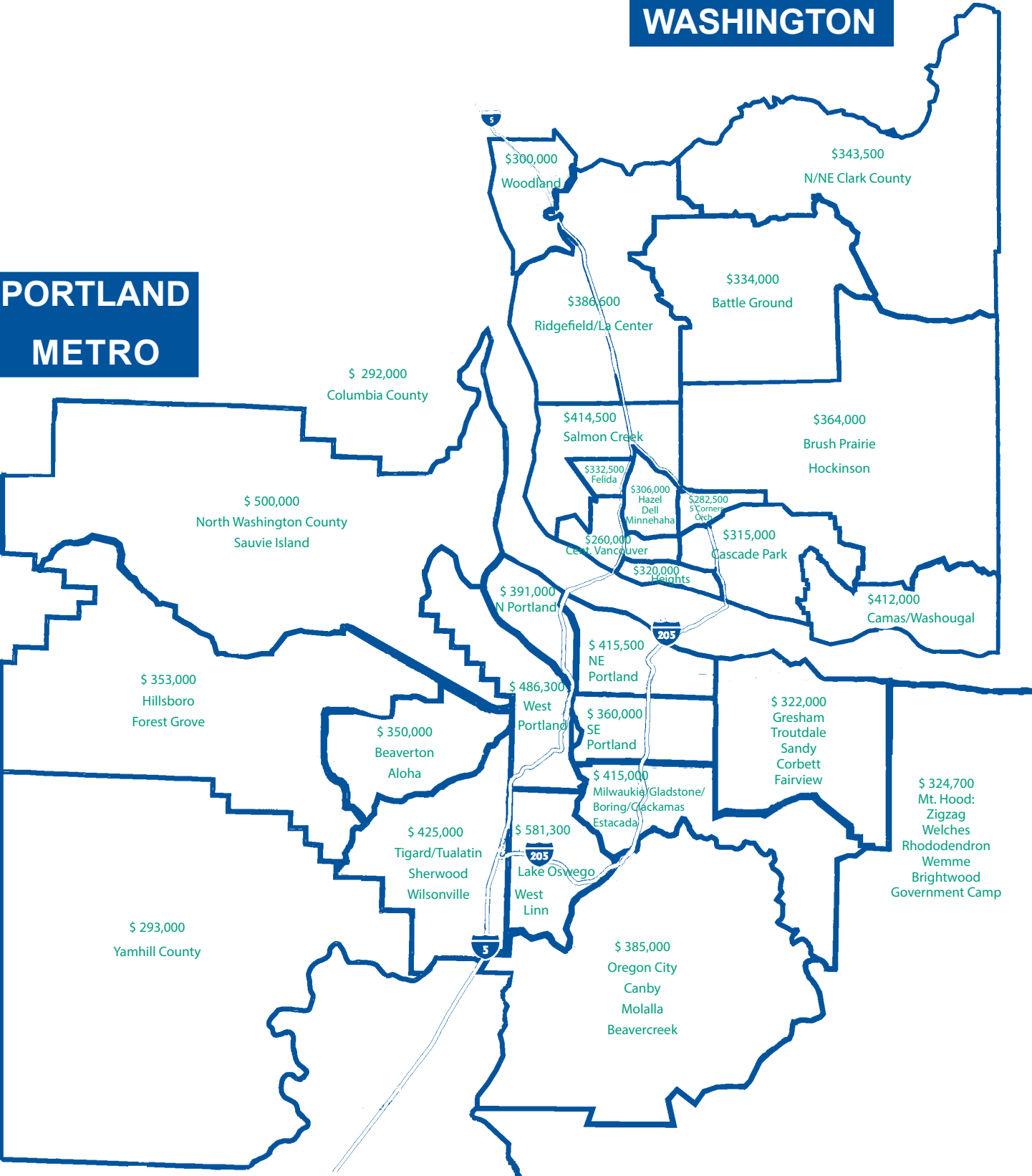


# MEDIAN SALE PRICE

## June 2017

SW  
WASHINGTON

PORTLAND  
METRO



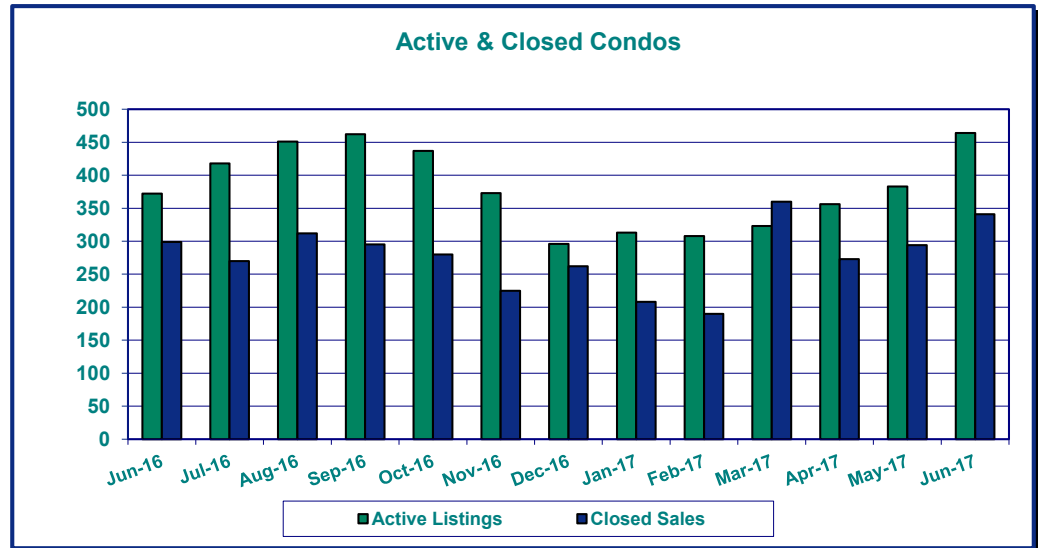
## ACTIVE & CLOSED CONDOS

PORTLAND, OR

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

Contact RMLS™  
8338 NE Alderwood Rd  
Suite 230  
Portland, OR 97220  
(503) 236-7657  
communications@rmls.com

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



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

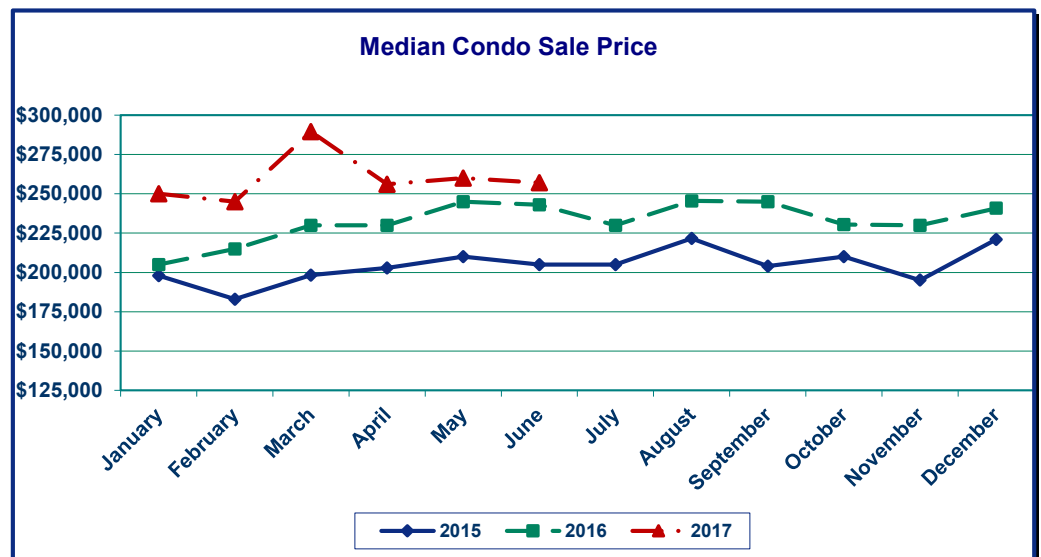
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## MEDIAN SALE PRICE CONDOS

PORTLAND, OR

*This graph represents the median sale price for all condos sold in the last three calendar years in the Portland, Oregon metropolitan area.*



Jeff Wiren, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor



## Clark County, Washington Market Action Addition

June 2017

The Clark County, Washington real estate marketplace has some unique characteristics. There is a much higher proportion of active residential listings in Clark County that are Proposed, defined as "not yet under construction", than exists in any other RMLS™ area. This means that there are fewer homes listed as Active that are ready to move into in an immediate timeframe.

The Clark County Association of Realtors®, an RMLS™ shareholder, has asked us to produce some additional statistics each month to delve more deeply into the inventory counts in Clark County. The following summary shows the number of homes available for immediate purchase and occupancy.

<b>Total Active Listings* Reported in Market Action:</b>	1,357
<b>Less Listings with Purchase Contingencies*:</b>	66
<b>Readily Purchased Listings:</b>	1,291
<b><i>Percent of Total Active Listings:</i></b>	<b><i>95.1%</i></b>
<b>Less New Under Construction (not ready for occupancy):</b>	118
<b>Less New Proposed (not started):</b>	125
<b>Total Readily Purchased &amp; Occupied Listing:</b>	1,048
<b><i>Percent of Total Active Listings:</i></b>	<b><i>77.2%</i></b>
<b>Inventory in Months of Readily Purchased &amp; Occupied Listings:</b>	1.2

\* Active Listings reported in Market Action include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as active listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer that is contingent on the sale of the buyer's current home, and Short Sale Pending, where an offer has been accepted by the seller but the required third party approvals have not been obtained.

Source: RMLS™ Regional Multiple Listing Service, Portland Oregon

# MARKET ACTION



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

## Residential Review: Southwest Washington

June 2017 Reporting Period

### June Residential Highlights

Closed sales had a strong month this June in Southwest Washington. At 869, closings ended 7.2% ahead of last year in June 2016 (811) and 13.2% ahead of last month in May 2017 (768). The last June when closings ended higher was in 2005, when 949 were recorded for the month.

New listings (1,140) ended four short of the 1,144 offered in June 2016 (-0.3%) and 2.6% short of the 1,171 new listings offered last month in May 2017.

Pending sales (912) fared similarly, falling 1.9% short of the 930 offers accepted last year in June 2016 and 6.8% short of the 979 offers accepted last month in May 2017.

### Year to Date Summary

Activity is down a little so far in 2017 compared to 2016. Closed sales (4,041) are down 0.9%, new listings (5,578) are down 5.2%, and pending sales (4,581) are down 6.4% for the year thus far.

### Average and Median Sale Prices

Comparing 2017 to 2016 through June of each year, the average sale price rose 9.7% from \$320,500 to \$351,700. In the same comparison, the median sale price rose 13.1% from \$283,000 to \$320,000.

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

**Average Sale Price % Change:**  
+9.7% (\$342,900 v. \$312,600)  
**Median Sale Price % Change:**  
+11.2% (\$308,000 v. \$277,000)

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

Inventory in Months*			
	2015	2016	2017
January	3.9	2.6	2.2
February	3.7	2.7	2.0
March	2.6	1.7	1.6
April	2.4	1.8	1.9
May	2.6	1.7	1.6
June	2.1	1.8	1.6
July	2.4	2.2	
August	2.6	2.1	
September	2.7	2.1	
October	2.2	2.3	
November	2.7	1.9	
December	1.9	1.5	

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

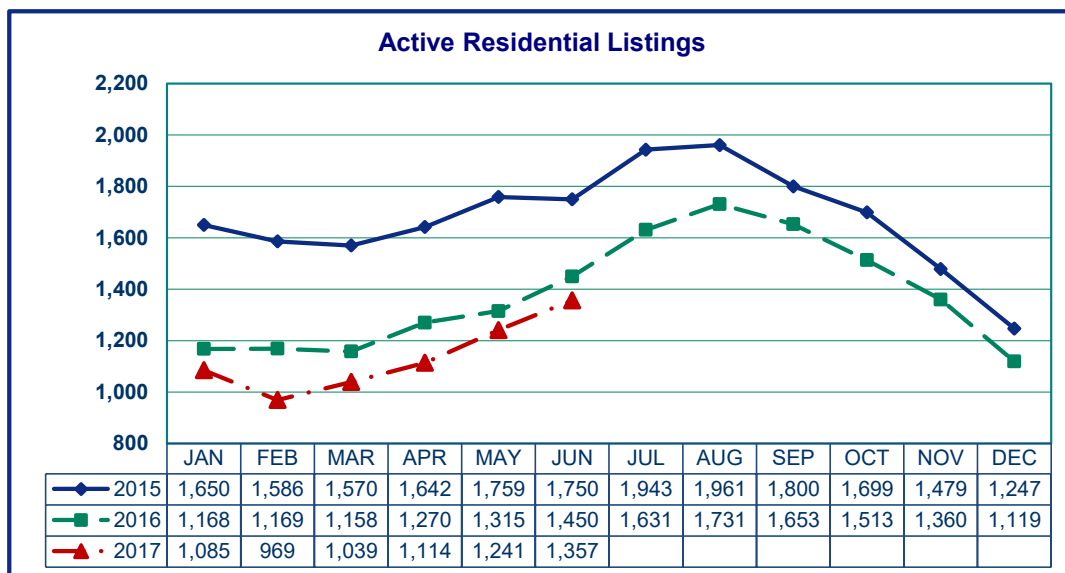
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	June	1,140	912	869	361,000	331,000	40
	May	1,171	979	768	355,900	325,000	44
	Year-to-date	5,578	4,581	4,041	351,700	320,000	54
2016	June	1,144	930	811	328,900	293,500	45
	Year-to-date	5,887	4,892	4,076	320,500	283,000	58
Change	June	-0.3%	-1.9%	7.2%	9.8%	12.8%	-10.3%
	Prev Mo 2017	-2.6%	-6.8%	13.2%	1.4%	1.8%	-9.1%
	Year-to-date	-5.2%	-6.4%	-0.9%	9.7%	13.1%	-6.9%

# AREA REPORT • 6/2017

## SW Washington

		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 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
11	Downtown Vancouver	25	28	5	20	17.6%	20	316,000	26	120	94	-23.0%	91	275,200	245,000	52	6.8%	2	1,410,900	3	120,000	7	337,900
12	NW Heights	19	29	2	25	-32.4%	27	251,900	15	151	135	-7.5%	120	227,500	225,300	34	15.2%	1	982,400	6	136,300	14	394,700
13	SW Heights	25	19	2	18	5.9%	13	370,400	35	94	76	5.6%	58	334,400	307,500	50	-2.2%	1	481,000	1	430,000	2	320,000
14	Lincoln/Hazel Dell	11	13	1	16	6.7%	20	274,500	37	92	89	-2.2%	86	305,100	292,500	57	8.4%	-	-	2	160,000	-	-
15	E Hazel Dell	39	49	6	52	26.8%	39	294,900	35	266	266	-6.0%	256	283,300	291,800	46	13.0%	2	229,000	7	287,200	3	519,300
20	NE Heights	25	27	2	27	-28.9%	12	279,200	67	134	117	-20.4%	108	268,400	265,000	38	10.4%	-	-	-	-	3	3,143,900
21	Orchards	50	66	7	52	6.1%	55	283,300	15	273	247	-1.6%	221	277,600	276,000	49	11.5%	-	-	20	134,000	1	420,500
22	Evergreen	66	79	4	76	-11.6%	62	294,700	18	415	381	-18.4%	335	276,900	270,000	35	10.7%	1	570,000	4	461,300	6	614,000
23	E Heights	35	31	2	20	33.3%	16	355,800	26	118	90	-12.6%	76	345,100	272,300	35	12.8%	-	-	4	270,600	4	336,300
24	Cascade Park	32	31	4	27	17.4%	23	378,600	90	158	138	3.8%	123	388,700	365,000	58	35.2%	-	-	-	-	6	454,800
25	Five Corners	17	29	5	21	-43.2%	27	285,500	10	137	128	-17.9%	120	281,800	272,800	28	13.7%	-	-	-	-	-	-
26	E Orchards	26	39	6	39	34.5%	19	379,800	23	164	135	13.4%	112	367,300	358,600	34	13.6%	-	-	2	378,800	2	374,000
27	Fisher's Landing	27	30	3	20	-9.1%	43	351,200	18	161	140	-5.4%	132	341,100	343,000	30	9.1%	-	-	2	595,500	-	-
31	SE County	17	10	2	10	400.0%	3	598,700	94	38	23	-11.5%	16	496,500	513,600	134	6.7%	-	-	5	202,900	-	-
32	Camas City	153	90	14	76	13.4%	68	478,900	53	463	345	-12.7%	313	500,700	450,000	79	8.6%	1	300,000	30	302,800	7	333,700
33	Washougal	92	60	11	44	-10.2%	57	403,100	74	327	253	0.0%	210	391,600	376,500	72	9.6%	1	40,000	38	152,500	4	287,600
41	N Hazel Dell	38	49	6	41	13.9%	39	348,100	24	210	170	-13.3%	146	360,000	338,800	49	10.1%	1	250,000	7	631,400	-	-
42	S Salmon Creek	76	69	10	52	13.0%	53	338,200	33	314	250	37.4%	206	320,500	310,000	45	13.6%	-	-	2	153,800	-	-
43	N Felida	82	48	10	35	16.7%	31	489,000	37	247	181	5.2%	143	462,000	439,900	50	14.4%	-	-	9	210,200	-	-
44	N Salmon Creek	80	50	6	39	-13.3%	45	391,200	60	245	205	-12.4%	187	389,700	382,800	79	5.7%	-	-	12	338,500	-	-
50	Ridgefield	44	42	6	28	-6.7%	36	380,300	51	249	220	10.6%	191	366,500	367,600	53	8.6%	1	315,000	12	152,500	1	354,000
51	W of I-5 County	16	3	0	2	-75.0%	2	862,500	217	30	19	-42.4%	14	598,800	617,300	104	1.0%	-	-	11	258,600	-	-
52	NW E of I-5 County	30	12	8	8	0.0%	6	499,300	56	62	41	5.1%	36	501,700	487,000	153	7.7%	-	-	10	148,300	-	-
61	Battleground	94	77	11	53	-22.1%	55	354,500	18	345	273	-9.9%	252	338,500	300,000	43	12.2%	1	279,900	18	346,700	-	-
62	Brush Prairie	154	105	17	74	5.7%	68	383,300	78	537	412	0.5%	357	390,900	365,000	69	7.8%	1	935,000	17	563,200	1	450,000
63	East County	2	2	0	1	-	3	341,300	11	7	5	150.0%	4	366,000	414,500	10	1.6%	-	-	-	-	-	-
64	Central County	8	9	-	5	-16.7%	5	516,200	91	24	18	-43.8%	20	441,700	433,000	114	3.9%	-	-	4	166,800	-	-
65	Mid-Central County	12	7	3	4	-20.0%	3	447,700	45	32	19	-40.6%	16	456,400	472,300	44	8.5%	-	-	5	167,200	-	-
66	Yacolt	19	16	5	11	-26.7%	4	357,900	51	59	42	-27.6%	34	319,300	267,500	53	9.9%	-	-	6	229,700	-	-
70	La Center	29	15	3	10	-23.1%	9	369,100	23	71	42	-19.2%	32	341,400	349,500	58	8.1%	-	-	3	333,300	1	257,500
71	N Central	11	3	-	4	33.3%	1	400,000	72	23	18	-33.3%	14	332,800	331,500	159	8.9%	-	-	5	161,400	-	-
72	NE Corner	3	3	0	2	-33.3%	5	298,100	18	12	9	0.0%	12	309,900	320,000	28	-8.9%	-	-	6	168,900	-	-
	Clark County Total	1,357	1,140	161	912	-1.9%	869	361,000	40	5,578	4,581	-6.4%	4,041	351,700	320,000	54	9.7%	13	571,800	251	261,900	62	532,200
80	Woodland City	17	15	2	16	33.3%	9	339,300	51	59	47	-11.3%	42	305,500	280,500	39	16.0%	3	530,700	4	169,700	2	241,700
81	Woodland Area	19	14	1	8	33.3%	10	295,800	29	47	36	12.8%	38	324,800	290,500	66	1.1%	2	1,675,000	24	140,500	-	-
82	Cowlitz County	139	108	8	76	20.6%	68	227,400	26	459	381	5.0%	356	234,200	215,300	57	9.4%	5	317,600	53	82,700	17	317,700
	Cowlitz County Total	175	137	11	100	23.5%	87	246,800	29	565	464	2.0%	436	249,000	230,000	56	9.2%	10	653,000	81	104,100	19	309,700
87	Pacific County Total	99	37	10	22	-15.4%	11	236,300	110	147	105	8.2%	87	208,400	184,000	152	7.3%	-	-	32	45,300	1	107,000



## ACTIVE RESIDENTIAL LISTINGS

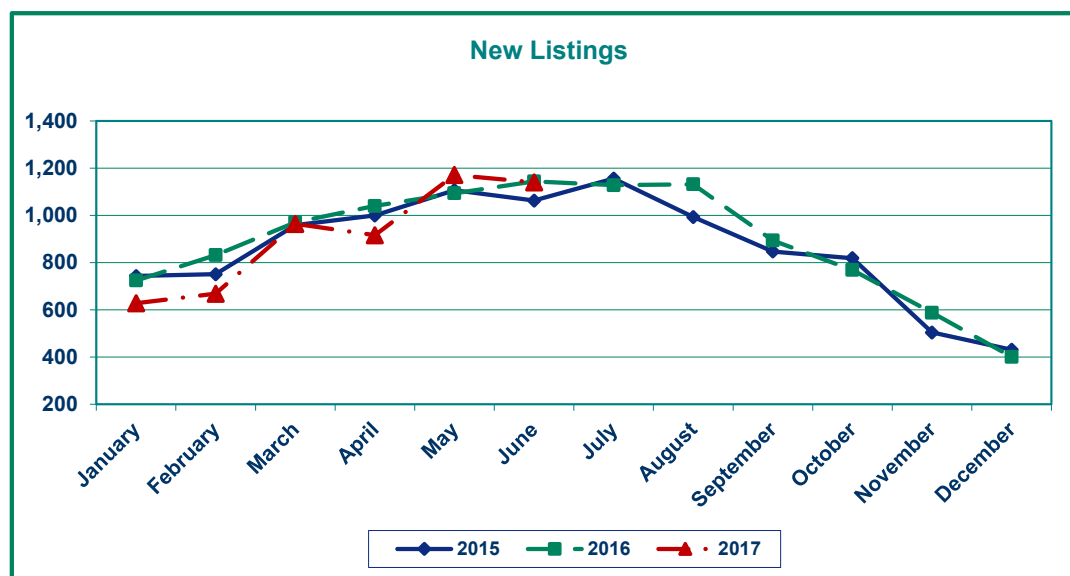
### CLARK COUNTY, WA

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

## NEW LISTINGS

### CLARK COUNTY, WA

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



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2017 with June 2016. The Year-To-Date section compares 2017 year-to-date statistics through June with 2016 year-to-date statistics through June.

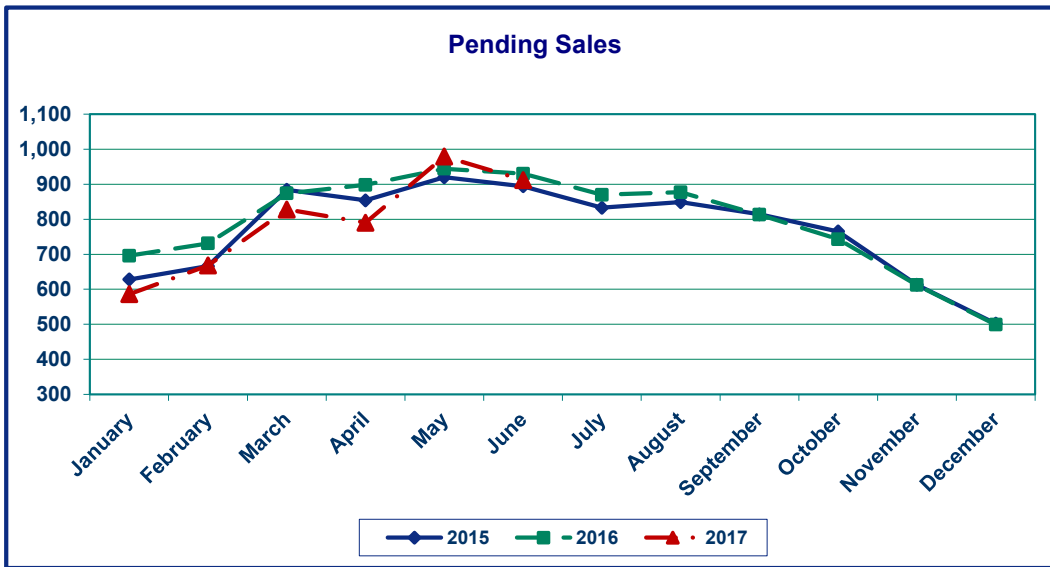
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/16-6/30/17) with 12 months before (7/1/15-6/30/16).

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

## PENDING LISTINGS

### CLARK COUNTY, WA

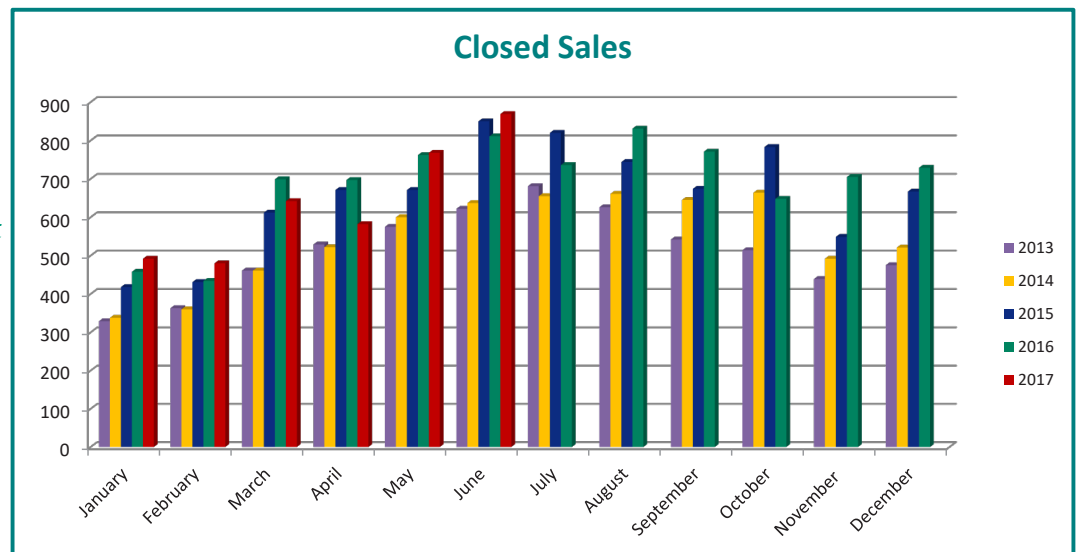
*This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.*



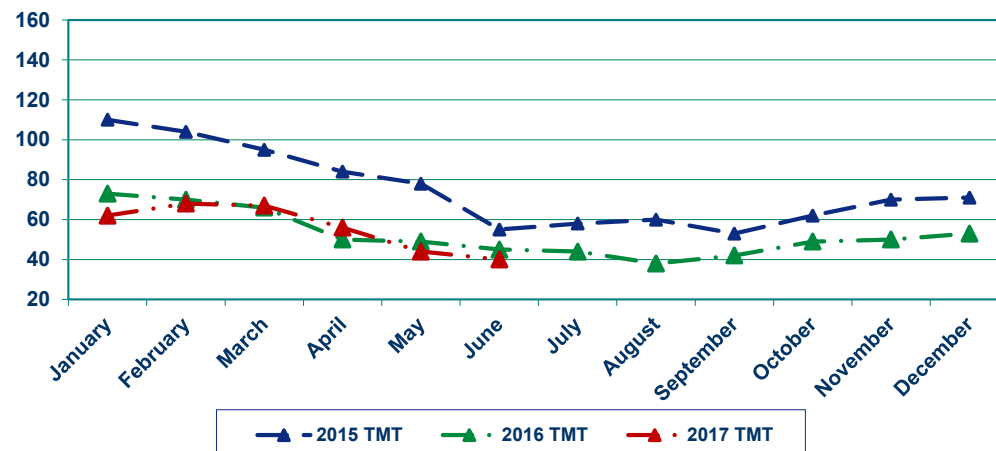
## CLOSED SALES

### CLARK COUNTY, WA

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



## Average Total Market Time



## DAYS ON MARKET

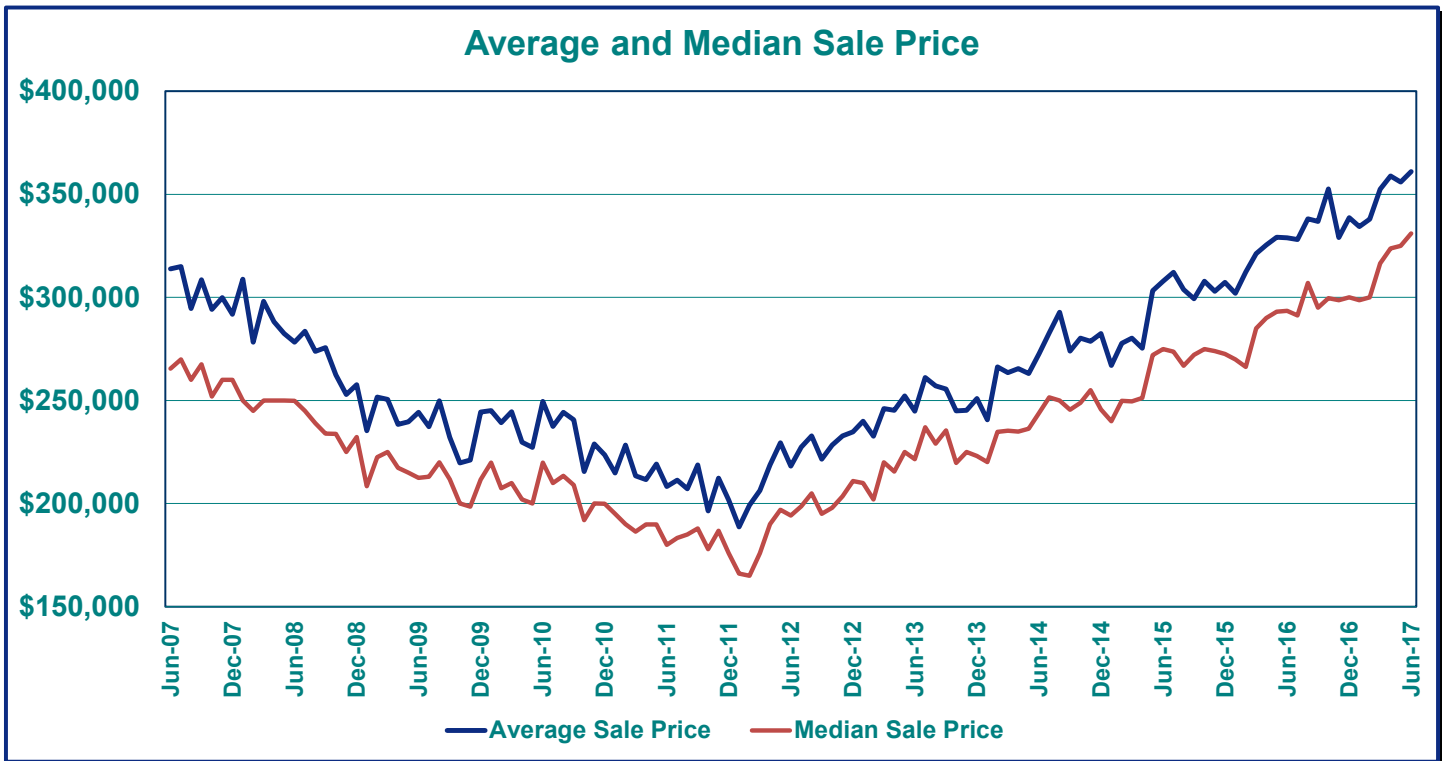
### CLARK COUNTY, WA

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

## SALE PRICE

### CLARK COUNTY, WA

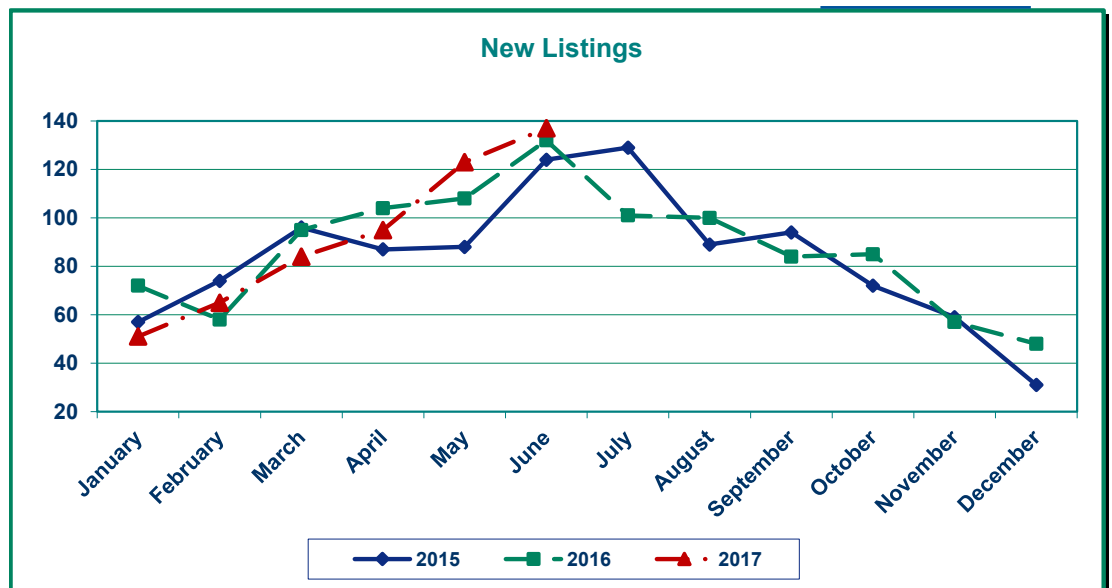
*This graph represents the average and median sale price for all homes sold in Clark County, Washington*



## NEW LISTINGS

### COWLITZ COUNTY, WA

*This graph represents new listings in Cowlitz County, Washington over the past three calendar years.*

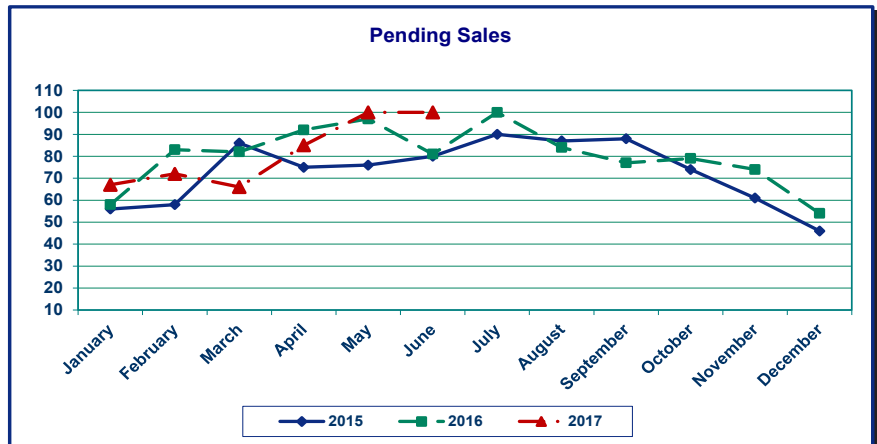




## PENDING LISTINGS

### COWLITZ COUNTY, WA

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

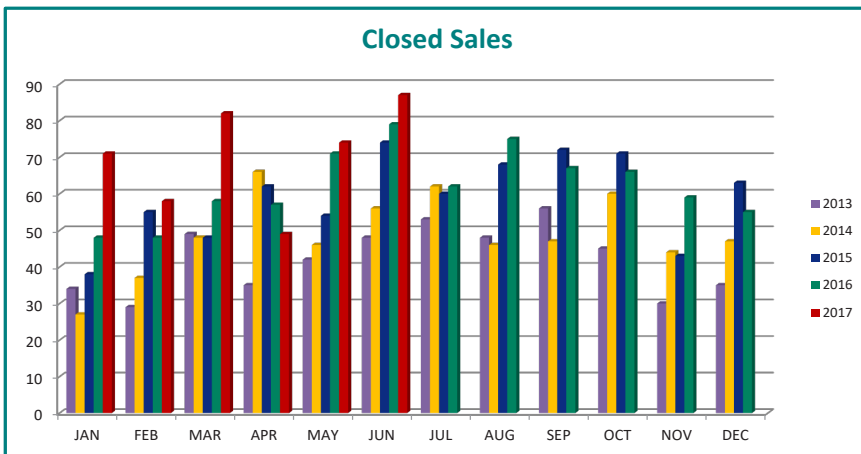


## Closed Sales

## CLOSED SALES

### COWLITZ COUNTY, WA

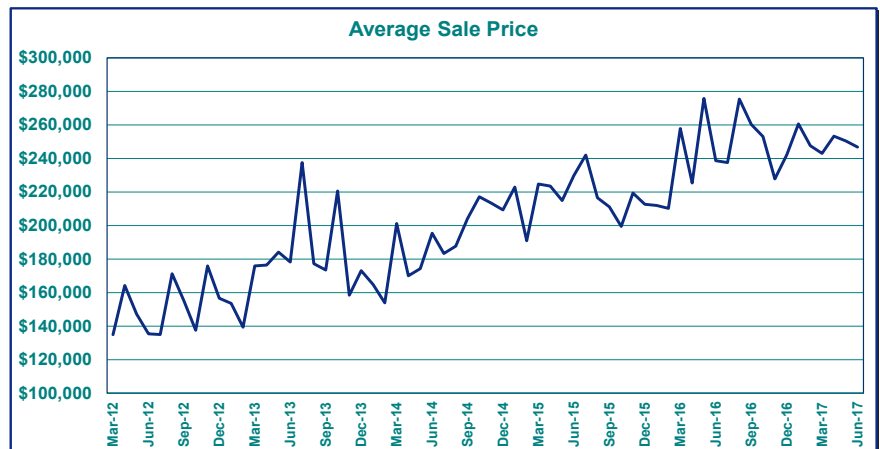
*This graph shows the closed sales over the past five calendar years in Cowlitz County, Washington.*



## AVERAGE SALE PRICE

### COWLITZ COUNTY, WA

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





MULTIPLE LISTING SERVICE

# MEDIAN SALE PRICE June 2017

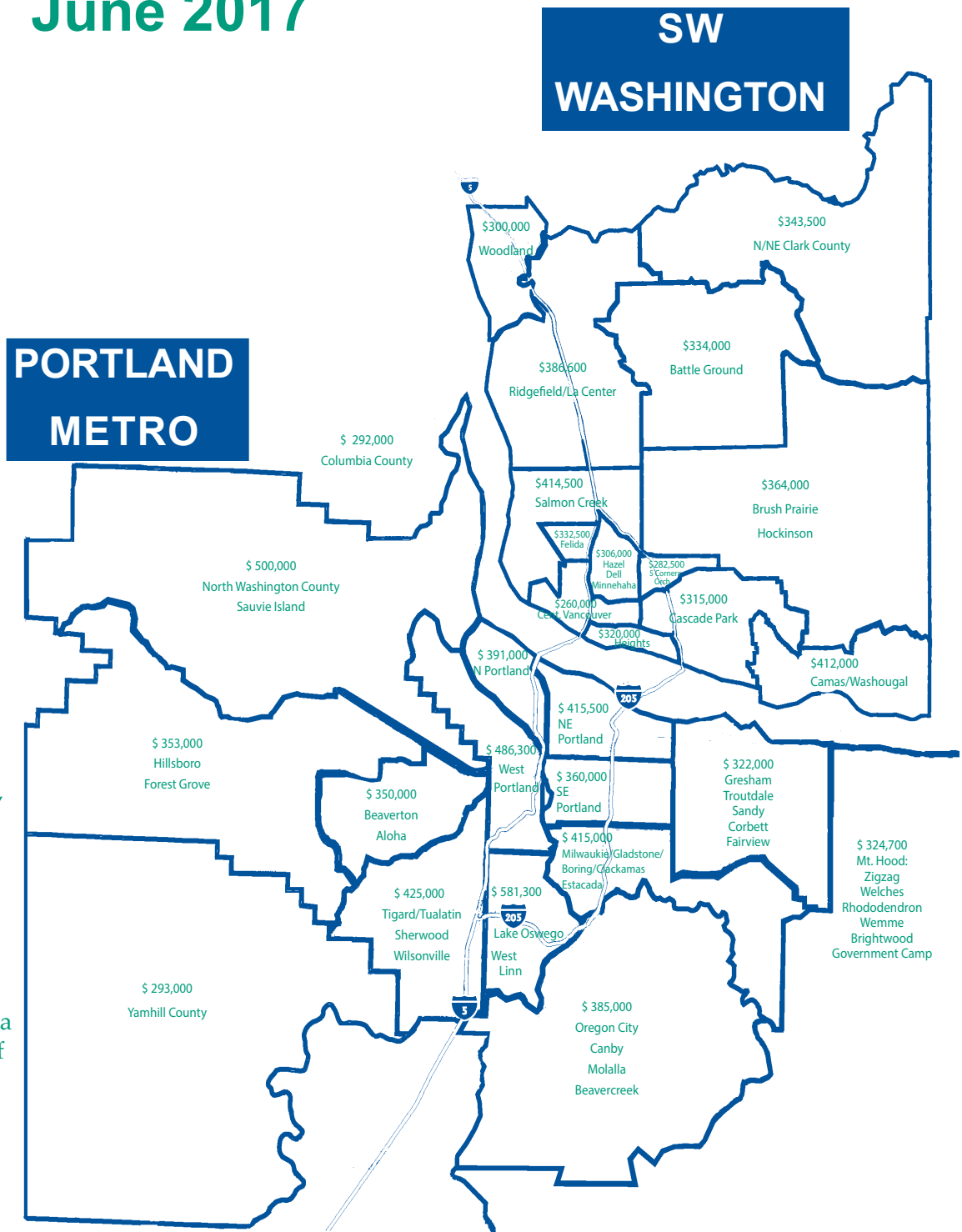
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Portland, OR 97220  
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communications@rmls.com

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Basin, Baker County, Coos  
County, Curry County,  
Douglas County, Grant  
County, Josephine County,  
Lane County, North  
Coastal Counties, Polk &  
Marion Counties, Union  
County, and Wallowa  
County.

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Jeff Wiren, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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

## Residential Review: Union County, Oregon

June 2017 Reporting Period

### June Residential Highlights

June brought bright real estate numbers to Union County. Closed sales (43) fared 13.2% stronger than in June 2016 (38) and outpaced the 26 closings last month by 65.4%.

Pending sales (43) ended 26.5% ahead of June 2016 (34) and 38.7% ahead of May 2017 (31).

New listings (47) outpaced June 2016 (39) by 20.5%, but fell 20.3% short of the 59 new listings offered last month in May 2017.

June saw total market time rise to 106 days, but inventory decreased to 3.1 months in the same period.

### Average and Median Sale Prices

Comparing the first six months in 2017 to the same in 2016, the average sale price increased 16.8% from \$165,800 to \$193,600. In the same comparison, the median sale price increased 14.0% from \$143,000 to \$163,000.

### Inventory in Months\*

	2015	2016	2017
January	14.3	6.2	4.4
February	17.2	4.7	7.1
March	8.0	7.1	4.4
April	11.3	12.9	5.9
May	7.3	8.2	5.3
June	7.0	3.5	3.1
July	6.0	4.1	
August	5.5	4.9	
September	5.6	3.5	
October	5.2	4.5	
November	3.8	4.2	
December	5.4	3.9	

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

Union County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	June	47	43	43	201,300	171,600	106
	May	59	31	26	179,600	174,800	83
	Year-to-date	244	182	151	193,600	163,000	122
2016	June	39	34	38	154,500	145,000	109
	Year-to-date	243	174	133	165,800	143,000	159
Change	June	20.5%	26.5%	13.2%	30.3%	18.3%	-3.2%
	Prev Mo 2017	-20.3%	38.7%	65.4%	12.1%	-1.8%	27.7%
	Year-to-date	0.4%	4.6%	13.5%	16.8%	14.0%	-23.5%

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

#### Average Sale Price % Change:

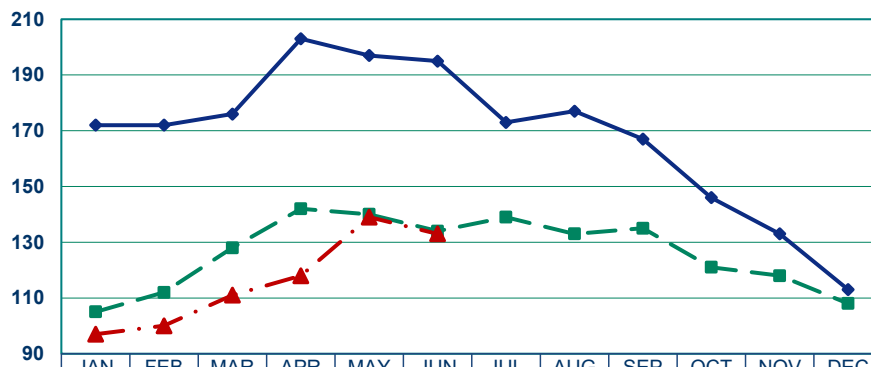
+6.5% (\$187,300 v. \$175,800)

#### Median Sale Price % Change:

+4.0% (\$160,000 v. \$153,900)

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

### Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

UNION COUNTY, OR

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

# AREA REPORT • 6/2017

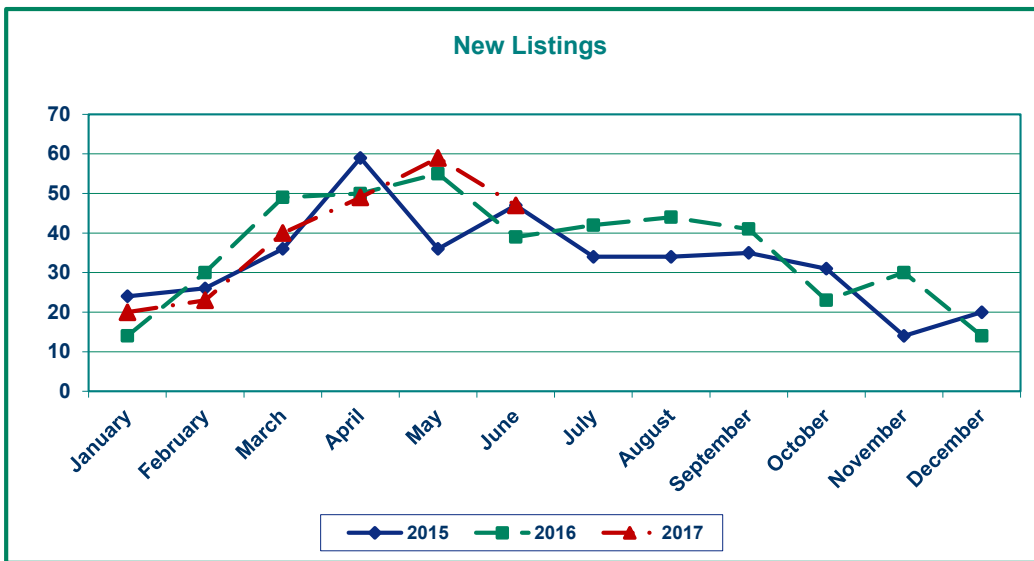
## Union County, Oregon

		RESIDENTIAL														Avg. Sale Price % Change <sup>2,4</sup>	COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97841	Medical Springs	-	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	8.0%	0	-	0	-	0	-
97841	Cove	10	4	1	3	-25.0%	4	279,300	147	20	13	-7.1%	12	405,100	214,000	32.9%	-	-	2	50,000	-	-
97827	Elgin	20	6	-	4	-33.3%	2	228,500	7	23	10	-50.0%	5	147,400	38,000	2.0%	2	60,000	5	126,900	-	-
97841	Imbler	1	0	0	0	-	0	-	-	0	1	-50.0%	1	325,000	325,000	122.0%	-	-	-	-	-	-
97850	La Grande/ Island City	75	35	4	31	55.0%	28	185,300	120	154	124	19.2%	104	178,500	167,000	0.4%	4	151,200	9	163,400	3	177,000
97867	North Powder	3	0	1	2	-	1	83,000	15	4	5	66.7%	3	95,500	90,000	-22.1%	1	150,000	-	-	-	-
97876	Summerville	10	1	0	0	-	3	347,300	89	11	6	20.0%	5	367,900	400,000	17.2%	-	-	-	-	-	-
97883	Union Co.	14	1	2	3	-25.0%	5	153,300	58	32	23	9.5%	21	124,800	118,500	0.1%	-	-	-	-	-	-
	Union Co. Total	133	47	8	43	26.5%	43	201,300	106	244	182	4.6%	151	193,600	163,000	6.5%	7	125,000	16	137,800	3	177,000

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2017 with June 2016. The Year-To-Date section compares 2017 year-to-date statistics through June with 2016 year-to-date statistics through June.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/16-6/30/17) with 12 months before (7/1/15-6/30/16).

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



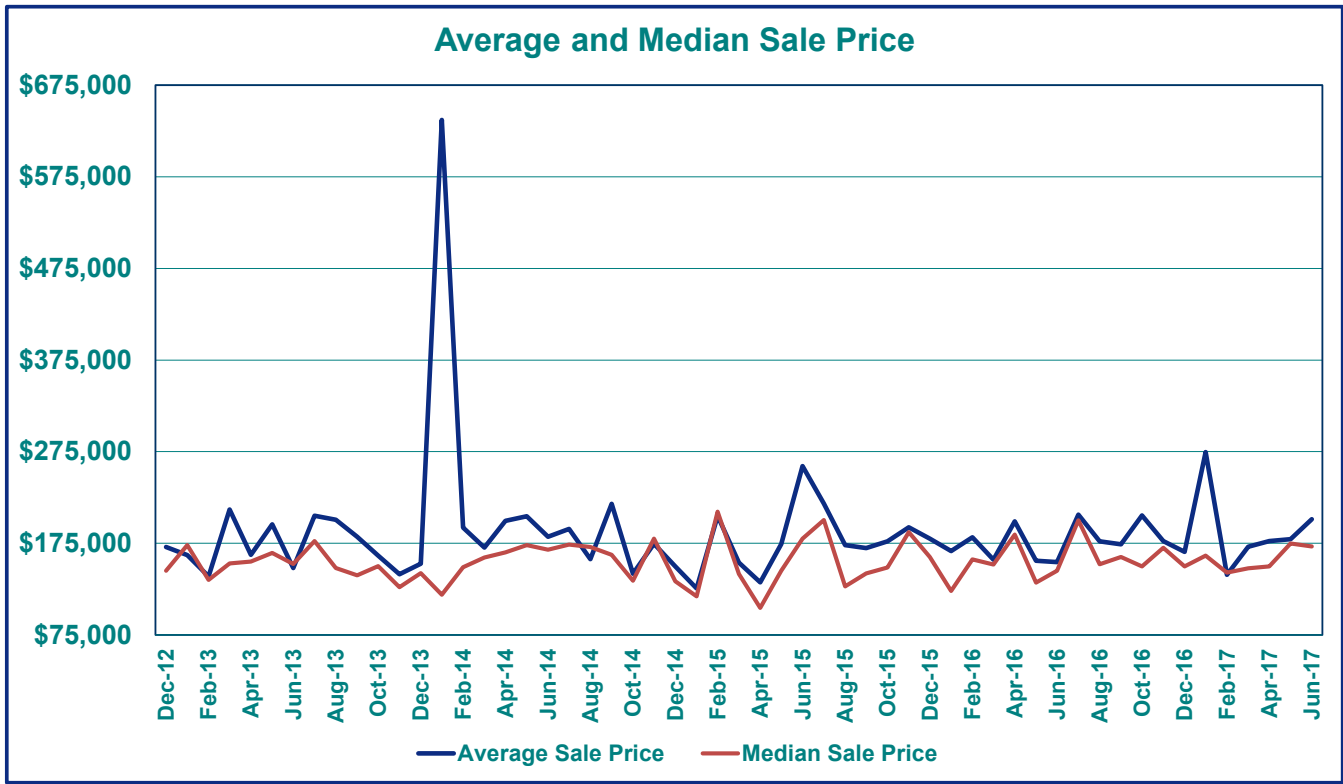
### NEW LISTINGS

#### UNION COUNTY, OR

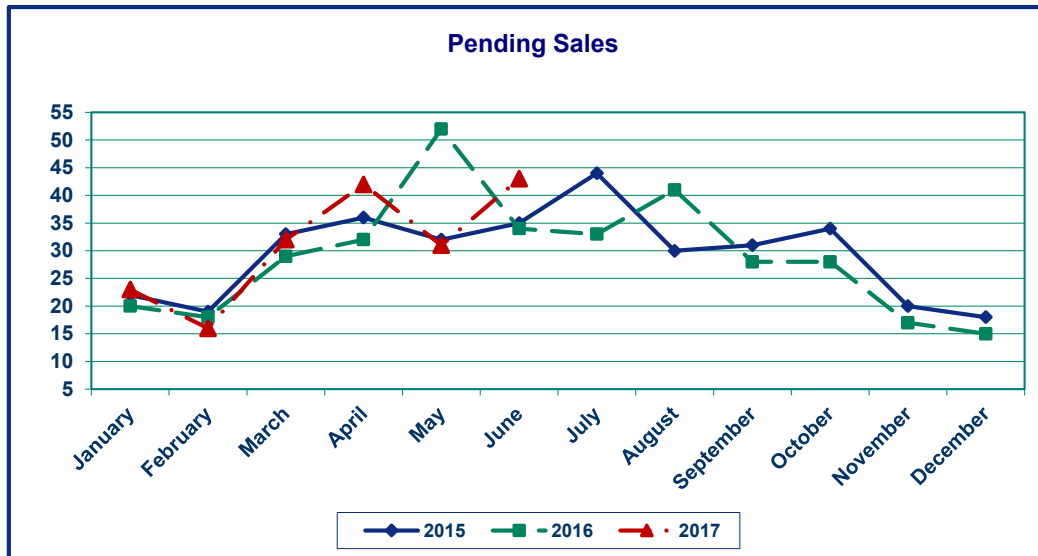
*This graph shows the new residential listings over the past three calendar years in Union County, Oregon.*

**SALE PRICE**  
**UNION COUNTY, OR**

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



Note: A residential property in Union County, zip code 97850, sold in January 2014 for \$6.25 million dollars, impacting the area's average sales price.



**PENDING LISTINGS**

**UNION COUNTY, OR**

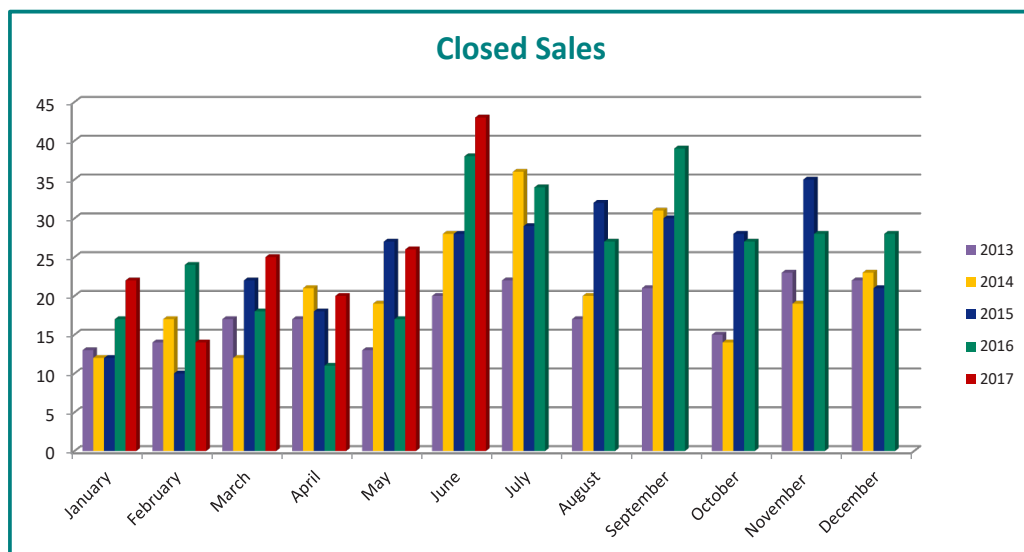
*This graph represents monthly accepted offers in Union County, Oregon over the past three calendar years.*

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

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

**Contact RMLS™**  
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communications@rmls.com

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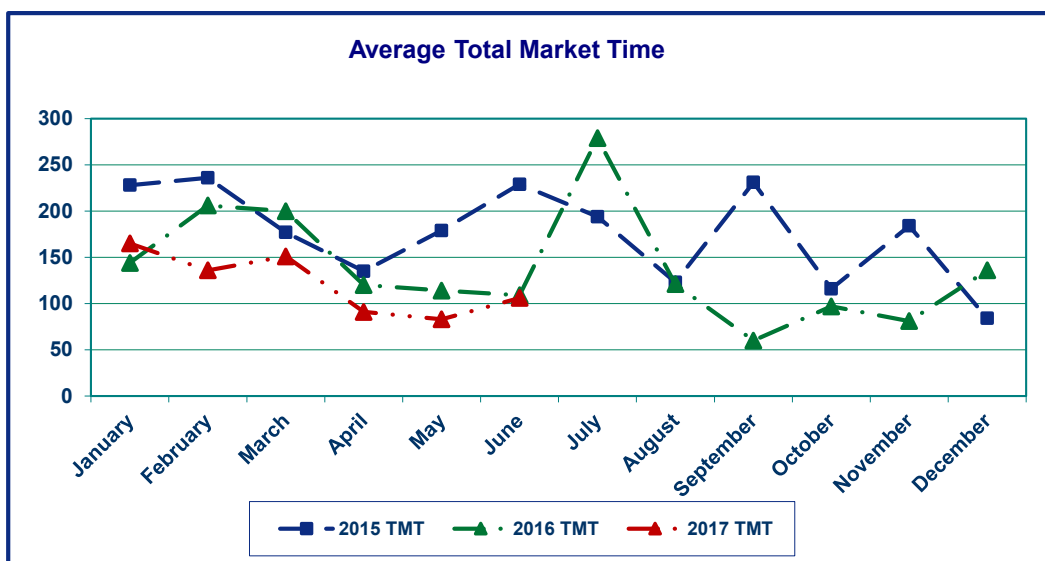
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**DAYS ON MARKET**  
**UNION COUNTY, OR**

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



Jeff Wiren, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor

# MARKET ACTION



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

Residential Review: Wallowa County, Oregon

June 2017 Reporting Period

## June Residential Highlights

Pending sales had a good month in Wallowa County this June. There were 12 accepted offers, nearly double the seven accepted offers recorded last year in June 2016. This was also an increase from last month in May 2017, when 11 accepted offers were recorded.

There were 11 new listings, falling short of June 2016 (18) and May 2017 (15).

Closed sales, at five, showed a decrease compared to both June 2016 (16) and May 2017 (10).

Total market time decreased to 133 days in June, and inventory rose to 13.0 months.

## Year to Date Summary

Activity is down in Wallowa County so far in 2017. New listings

(55) have decreased 25.7%, closed sales (36) have decreased 39.0%, and pending sales (43) have decreased 32.8%.

## Average and Median Sale Prices

Comparing 2017 with 2016 through June of each year, the average sale price has decreased 14.2% from \$235,900 to \$202,300. In the same comparison, the median sale price has decreased 3.6% from \$158,000 to \$152,300.

## Inventory in Months\*

	2015	2016	2017
January	14.6	10.1	9.3
February	55	20.5	55.0
March	10.3	13.3	5.4
April	9.3	7.4	29.5
May	14.1	6.8	6.4
June	9.9	5.7	13.0
July	9.1	10.2	
August	21.7	10	
September	9.5	5.1	
October	15.4	11.8	
November	14.1	12.0	
December	13.7	7.5	

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

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

**Average Sale Price % Change:**  
-3.9% (\$208,000 v. \$216,400)  
**Median Sale Price % Change:**  
+8.7% (\$177,900 v. \$163,700)

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

Wallowa County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	June	11	12	5	166,800	166,000	133
	May	15	11	10	237,500	133,600	198
	Year-to-date	55	43	36	202,300	152,300	258
2016	June	18	7	16	223,400	170,300	462
	Year-to-date	74	64	59	235,900	158,000	389
Change	June	-38.9%	71.4%	-68.8%	-25.3%	-2.5%	-71.1%
	Prev Mo 2017	-26.7%	9.1%	-50.0%	-29.8%	24.3%	-32.8%
	Year-to-date	-25.7%	-32.8%	-39.0%	-14.2%	-3.6%	-33.7%



# AREA REPORT • 6/2017

## Wallowa County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
		8	2	0	1	-50.0%	-	-	4	3	-75.0%	1	110,000	110,000	24.8%	-	-	1	27,000	-	-	
		4	1	-	2	-	0	-	4	4	300.0%	5	221,900	215,000	107.1%	-	-	1	41,500	-	-	
		7	0	0	0	-	-	-	2	0	-100.0%	-	-	-	-	-	-	2	15,000	-	-	
		20	5	2	7	250.0%	-	-	19	13	-31.6%	10	338,500	201,500	3.8%	1	1,495,000	16	90,400	1	200,000	
		26	3	2	2	-33.3%	5	166,800	133	26	23	-20.7%	20	133,900	128,100	-1.8%	1	113,500	8	143,300	1	135,000
		65	11	4	12	71.4%	5	166,800	133	55	43	-32.8%	36	202,300	152,300	-3.8%	2	804,300	28	96,100	2	167,500

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2017 with June 2016. The Year-To-Date section compares 2017 year-to-date statistics through June with 2016 year-to-date statistics through June.

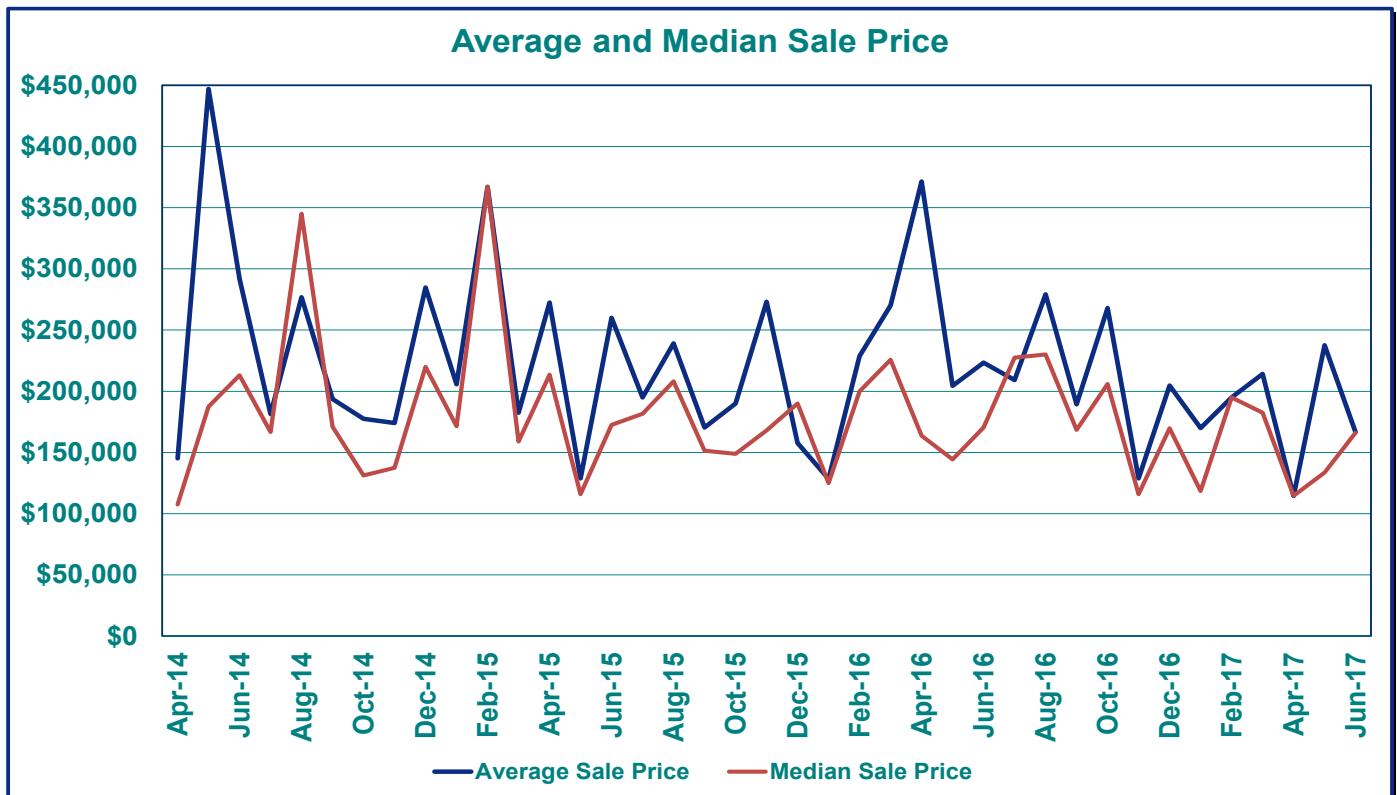
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/16-6/30/17) with 12 months before (7/1/15-6/30/16).

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

### SALE PRICE

#### WALLOWA COUNTY, OR

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

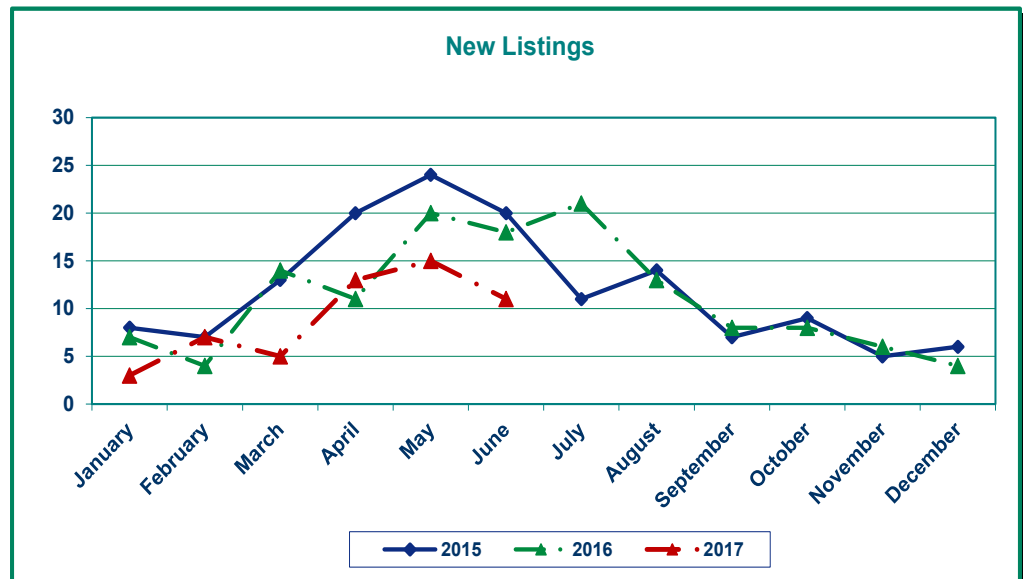




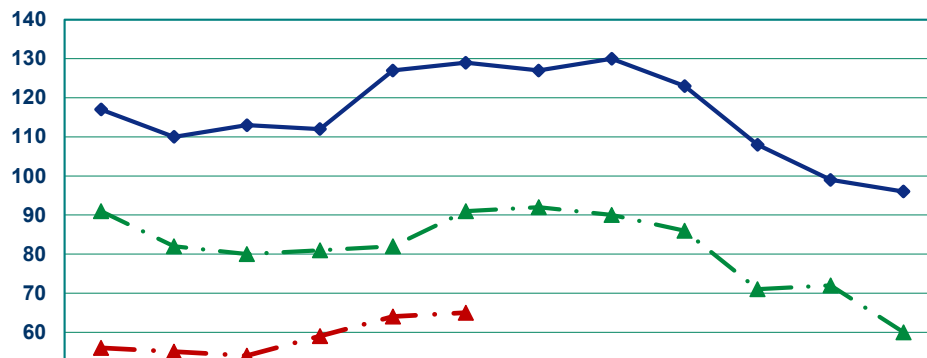
## NEW LISTINGS

### WALLOWA COUNTY, OR

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



## Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

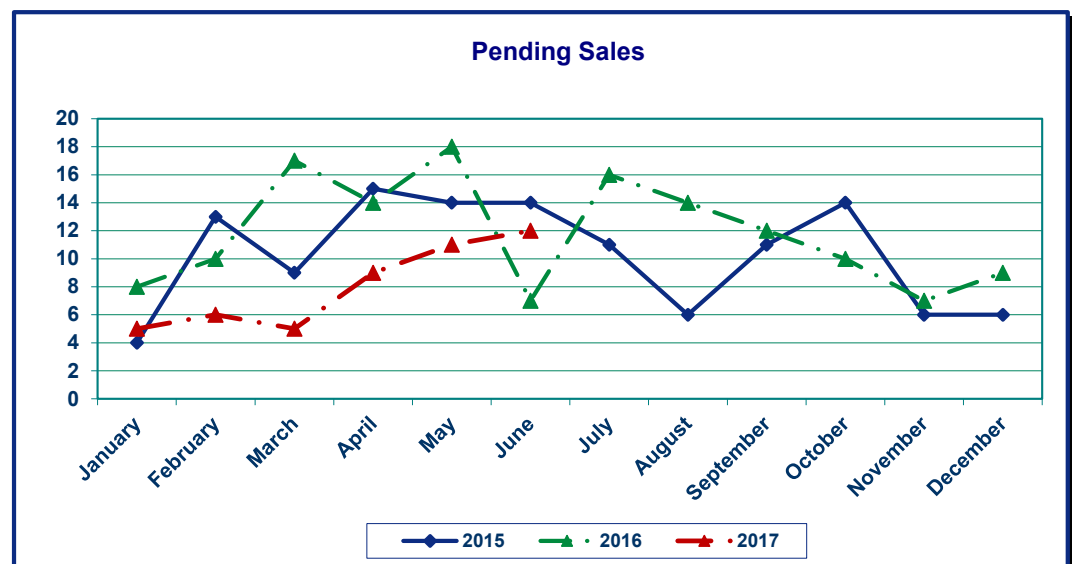
### WALLOWA COUNTY, OR

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

## PENDING LISTINGS

### WALLOWA COUNTY, OR

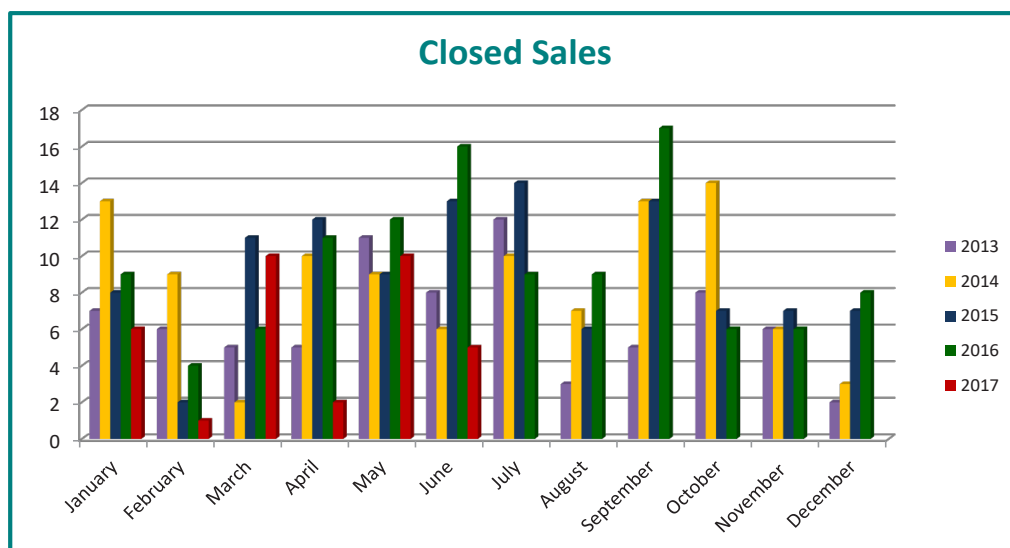
*This graph represents monthly accepted offers in Wallowa County, Oregon.*



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

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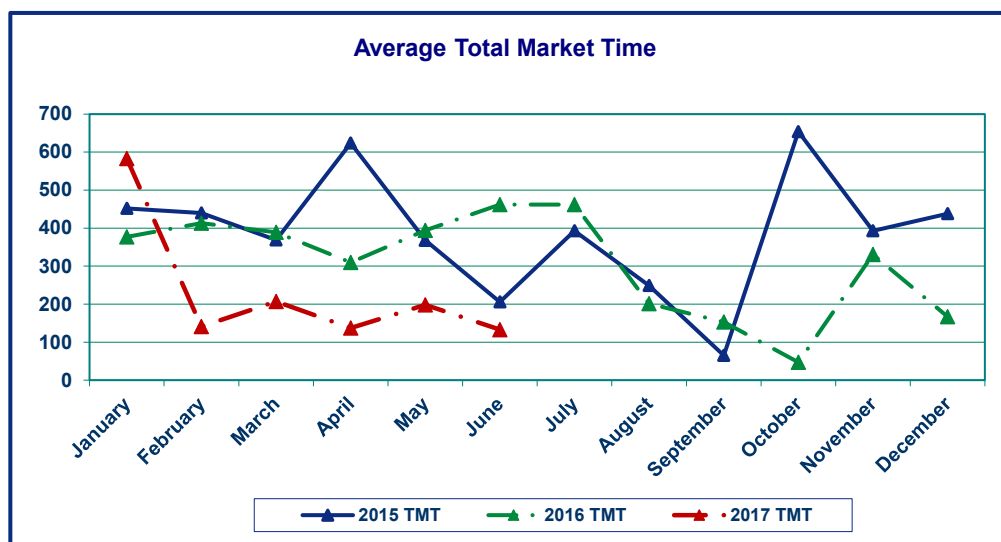
The statistics presented  
 in Market Action are  
 compiled monthly based  
 on figures generated by  
 RMLS™.



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

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

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



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