

MARKET ACTION



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

Residential Review: Baker County, Oregon

February 2018 Reporting Period

February Residential Highlights

February brought some mixed activity to Baker County. There were eighteen closings, double the nine recorded in February 2017 and exactly matching the 18 recorded last month in January 2018. New listings (19) rose from the 12 offered last month in January 2018 (58.3%) but were 9.5% cooler than last year in February 2017 (21). Pending sales (16) matched February 2017 but fell four short of January 2018 (20).

Inventory held steady at 4.8 months in February, with total market time decreasing to 69 days.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$149,300) with the average price of homes ending February 2017 (\$142,800) shows an increase of 4.6%. The same comparison of the median shows an increase of 5.0% over the same period.

Inventory in Months*

	2016	2017	2018
January	11.6	14.1	4.8
February	11.3	12.9	4.8
March	7.9	11.1	
April	9.2	5.3	
May	5.3	7.6	
June	4.8	5.3	
July	8.5	6.2	
August	5.6	4.8	
September	4.6	7.8	
October	7.4	4.6	
November	6.6	6.4	
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 includes proposed and under construction homes.

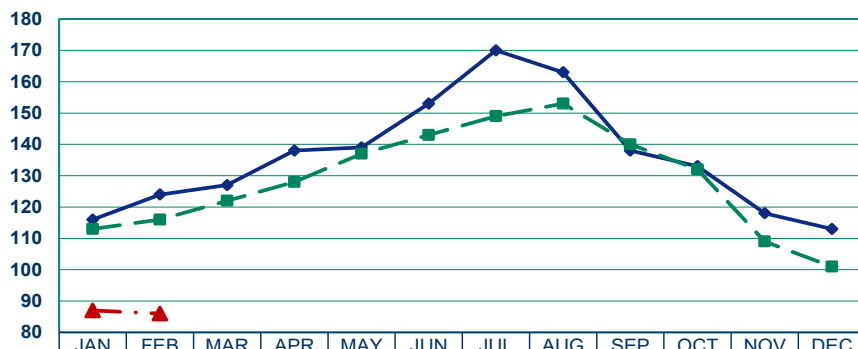
Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	February	19	16	18	132,000	123,600	69
	January	12	20	18	133,800	117,500	95
	Year-to-date	31	36	37	132,900	122,200	80
2017	February	21	16	9	103,300	92,000	104
	Year-to-date	35	25	17	113,100	92,000	114
Change	February	-9.5%	0.0%	100.0%	27.8%	34.3%	-34.0%
	Prev Mo 2017	58.3%	-20.0%	0.0%	-1.3%	5.2%	-27.4%
	Year-to-date	-11.4%	44.0%	117.6%	17.5%	32.8%	-29.7%

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

Average Sale Price % Change:
+4.6% (\$149,300 v. \$142,800)
Median Sale Price % Change:
+5.0% (\$129,900 v. \$123,700)

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.

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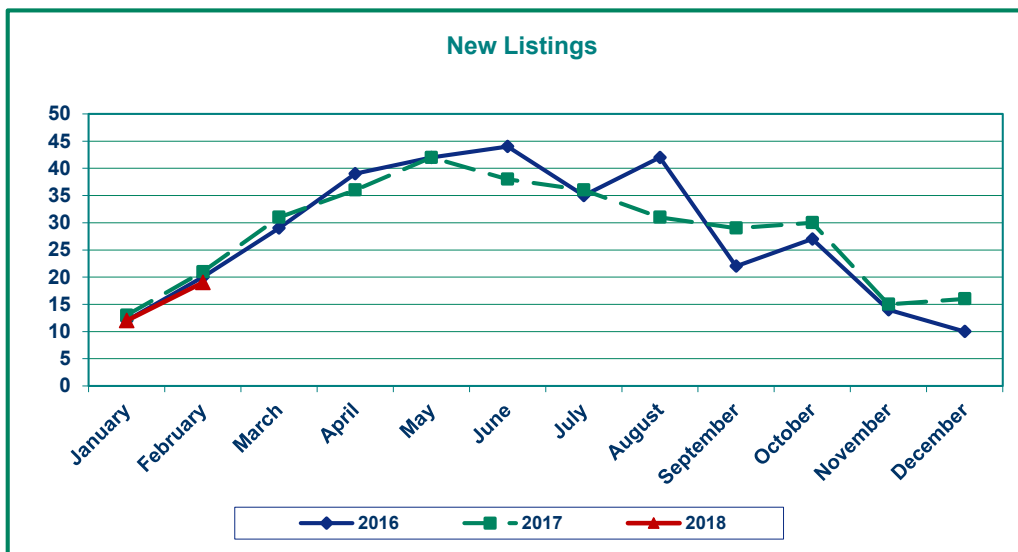
Baker County, Oregon

	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 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
460 Baker City/Keating	47	17	5	12	-25.0%	15	143,400	59	26	27	22.7%	30	140,300	126,300	3.1%	1	215,000	1	18,000	1	185,000
461 Haines/Anthony Lk/Muddy Crk	5	1	0	1	-	0	-	-	2	1	0.0%	1	150,000	150,000	154.7%	-	-	-	-	-	-
462 Sumpter/McEwen/Bourne/Phillips Lk/Grant	12	1	1	2	-	0	-	-	1	3	-	1	135,000	135,000	4.7%	-	-	2	5,000	-	-
463 Unity/Hereford	5	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
464 Huntington/Lime	1	0	0	0	-	1	32,500	84	0	2	-	2	73,800	73,800	-35.3%	-	-	-	-	-	-
465 Durkee/Pleasant Valley	1	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
466 Richland/New Bridge	3	-	2	0	-	0	-	-	2	1	-	0	-	-	10.0%	0	-	0	-	0	-
467 Halfway/ Cornucopia	11	0	0	1	-	2	96,000	134	0	2	0.0%	3	91,300	85,000	-10.9%	-	-	-	-	-	-
468 Oxbow	1	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
Baker County	86	19	8	16	0.0%	18	132,000	69	31	36	44.0%	37	132,900	122,200	4.5%	1	215,000	3	9,300	1	185,000

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2018 with February 2017. The Year-To-Date section compares 2018 year-to-date statistics through February with 2017 year-to-date statistics through February.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/17-2/28/18) with 12 months before (3/1/16-2/28/17).

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



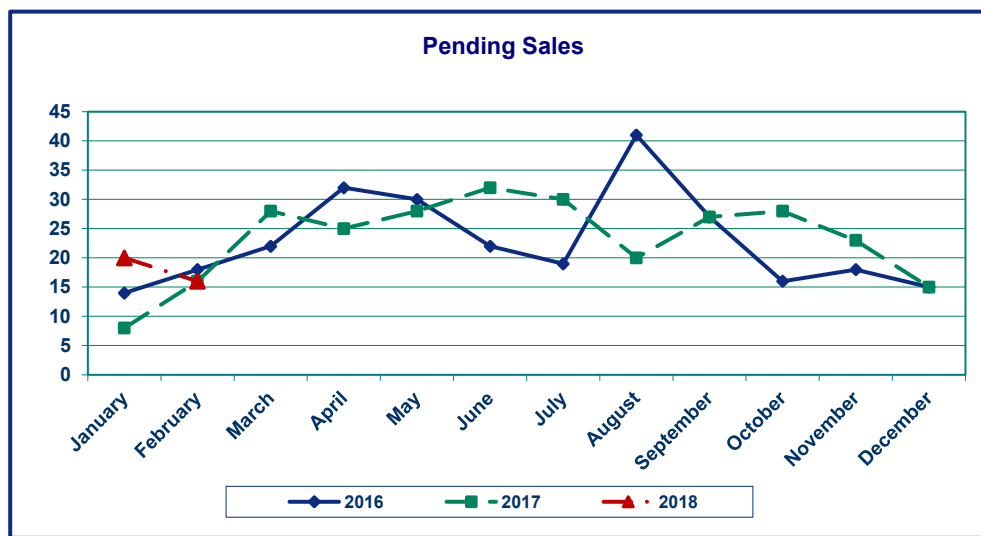
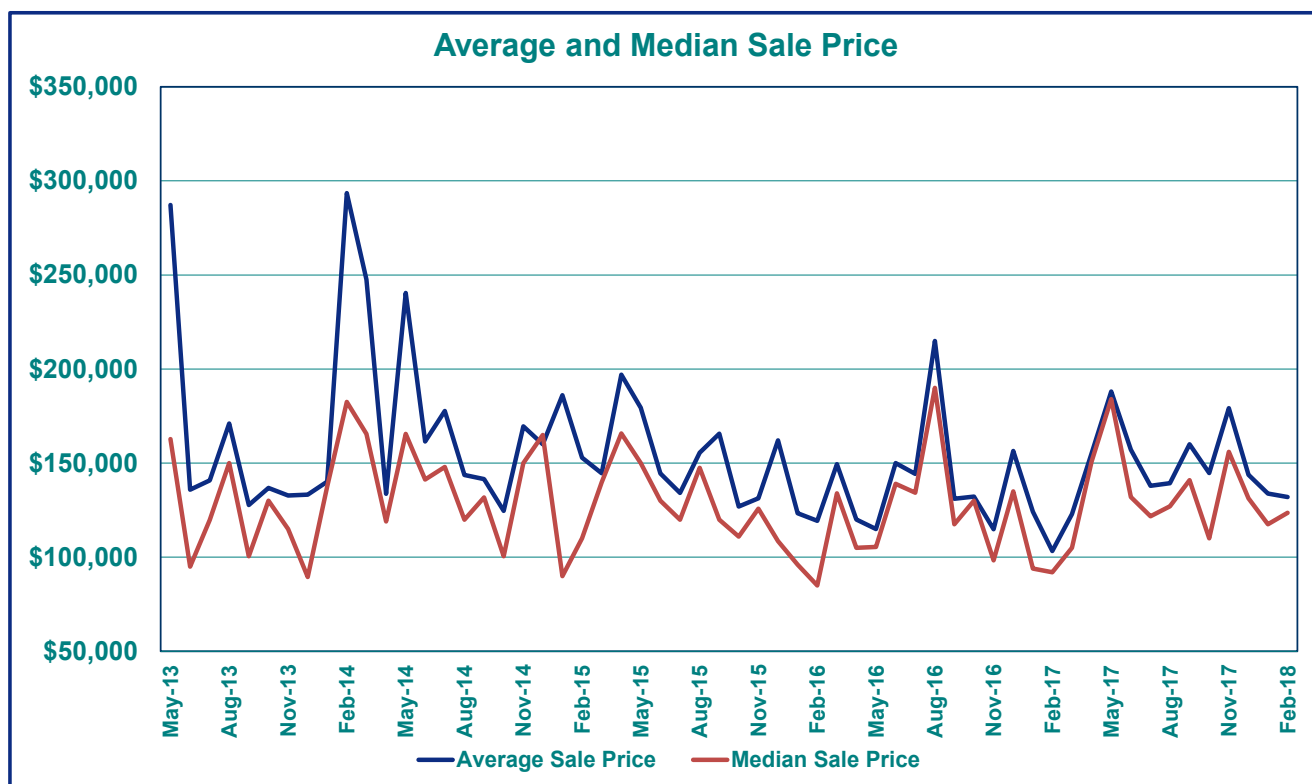
NEW LISTINGS BAKER COUNTY, OR

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

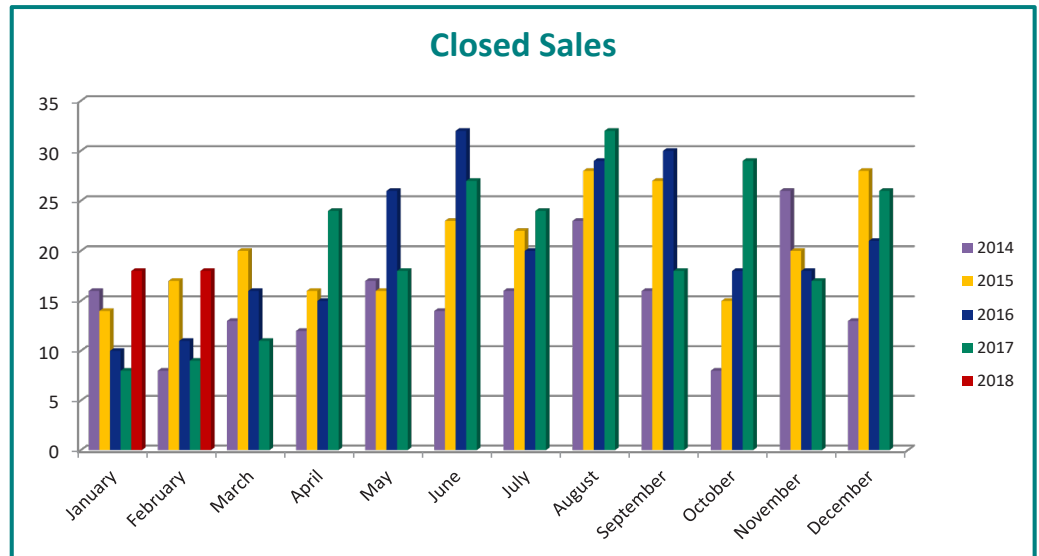
This graph represents monthly accepted offers in Baker County, Oregon over the past three calendar years.

CLOSED SALES
BAKER COUNTY, OR

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

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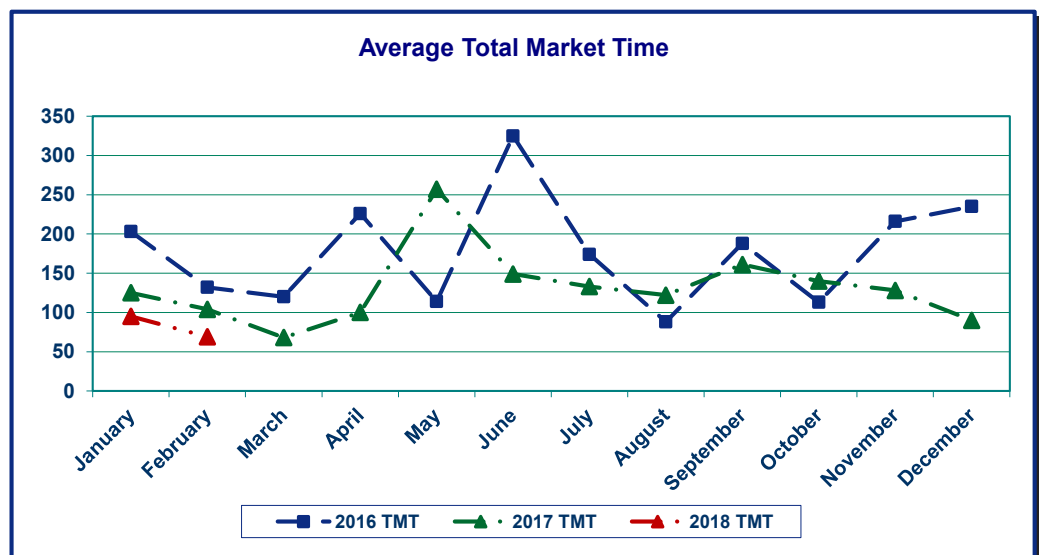
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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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.



Lori Palermo, Chairwoman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor

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Residential Review: Columbia Basin, Oregon

February 2018 Reporting Period

February Residential Highlights

Closed sales had a good month in the Columbia Basin region this February. Closings were 65 strong, a 62.5% increase over February 2017 (40) and a 27.5% increase over last month in January 2018 (51). This was the strongest February for closings in the Columbia Basin since at least 2007!

Pending sales, at 62, outpaced February 2017 by one (61) but were 18.4% short of the 76 offers accepted last month in January 2018.

New listings, at 71, similarly outpaced January 2018 (69) by two, but ended 4.1% below the 74 new listings offered last year in February 2017.

Total market time decreased to 126 days in February, with inventory decreasing to 3.2 months.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$176,100) with the average price of homes ending February 2017 (\$167,300) shows an increase of 5.3%. The same comparison of the median shows an increase of 6.7% over the same period.

Inventory in Months*			
	2016	2017	2018
January	5.4	5.4	4.2
February	6.1	6.3	3.2
March	4.6	4.5	
April	5.4	4.4	
May	5.6	4.1	
June	4.2	3.3	
July	4.3	4.3	
August	4.2	3.5	
September	4.9	4.2	
October	3.8	3.7	
November	4.2	4.7	
December	5.2	3.5	

*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:

+5.3% (\$176,100 v. \$167,300)

Median Sale Price % Change:

+6.7% (\$160,000 v. \$150,000)

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

Columbia Basin Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	February	71	62	65	183,400	172,000	126
	January	69	76	51	180,800	165,000	149
	Year-to-date	143	145	116	182,200	167,400	136
2017	February	74	61	40	163,400	141,400	127
	Year-to-date	131	106	90	188,900	165,500	129
Change	February	-4.1%	1.6%	62.5%	12.2%	21.6%	-0.9%
	Prev Mo 2017	2.9%	-18.4%	27.5%	1.4%	4.2%	-15.4%
	Year-to-date	9.2%	36.8%	28.9%	-3.5%	1.1%	5.7%

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Columbia Basin, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
380	Arlington/N	3	0	0	2	-	1	190,000	108	1	3	200.0%	4	136,500	148,000	5.6%	-	-	-	-	-	-
381	Condon/S	6	0	0	0	-	3	76,800	597	4	6	-	4	88,900	91,300	25.0%	-	-	1	10,000	-	-
	Gilliam Co. Total	9	-	-	2	-	4	105,100	475	5	9	800.0%	8	112,700	100,000	22.2%	-	-	1	10,000	-	-
420	Boardman/NW	9	1	-	-	-100.0%	4	255,000	17	3	5	25.0%	6	249,300	238,000	26.3%	-	-	-	-	-	-
421	Irrigon	4	5	2	4	100.0%	3	122,200	149	9	6	20.0%	5	116,500	126,000	-5.6%	-	-	-	-	-	-
422	Ione	3	0	0	0	-	0	-	-	1	-	-	1	220,000	220,000	18.9%	-	-	1	1,750,000	-	-
423	Lexington	2	0	0	0	-	0	-	-	0	0	-	0	-	-	17.1%	0	-	0	-	0	-
424	Heppner/S	12	3	0	2	-	1	91,000	127	5	3	200.0%	2	153,000	153,000	7.3%	-	-	3	15,700	-	-
	Morrow Co. Total	30	9	2	6	50.0%	8	184,700	80	18	14	40.0%	14	186,000	152,500	11.9%	-	-	4	449,300	-	-
430	Umatilla	6	1	1	2	-33.3%	5	188,000	40	2	6	20.0%	6	179,500	187,700	6.5%	-	-	1	99,500	-	-
431	Hermiston	61	29	4	18	-28.0%	16	238,800	69	53	40	-4.8%	30	243,700	232,500	12.4%	2	201,400	-	-	-	-
432	Stanfield	1	0	0	0	-100.0%	0	-	-	-	2	-60.0%	1	265,000	265,000	28.5%	-	-	-	-	-	-
433	Echo	-	0	0	-	-	0	-	-	0	1	0.0%	-	-	-	-21.4%	-	-	1	45,000	-	-
435	Pendleton City Limits	48	19	1	17	6.3%	16	171,200	117	37	40	53.8%	25	165,700	156,500	-0.1%	-	-	5	98,000	1	121,000
436	E-Meacham, Cayuse	-	0	-	0	-	1	54,500	2	1	1	-	1	54,500	54,500	-	-	-	-	-	-	-
437	NE-Athena, Helix, Adams, Weston	25	4	1	5	400.0%	3	216,500	232	8	10	400.0%	6	211,400	199,300	-11.8%	-	-	-	-	-	-
438	S-Pilot Rock, Ukiah	7	0	-	4	300.0%	3	118,500	120	4	6	200.0%	6	106,800	97,500	12.9%	-	-	-	-	-	-
439	Milton-Freewater	23	9	4	8	0.0%	9	162,900	157	15	16	33.3%	19	151,300	149,400	1.8%	-	-	2	270,000	-	-
	Umatilla Co. Total	171	62	11	54	-5.3%	53	189,200	107	120	122	28.4%	94	187,600	174,500	-	2	201,400	9	130,500	1	121,000

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2018 with February 2017. The Year-To-Date section compares 2018 year-to-date statistics through February with 2017 year-to-date statistics through February.

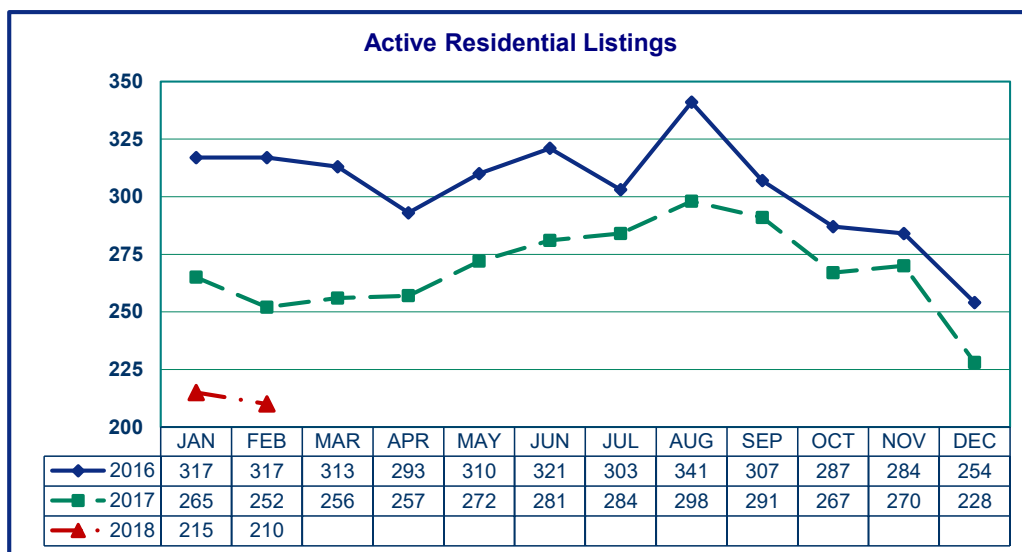
² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/17-2/28/18) with 12 months before (3/1/16-2/28/17).

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

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

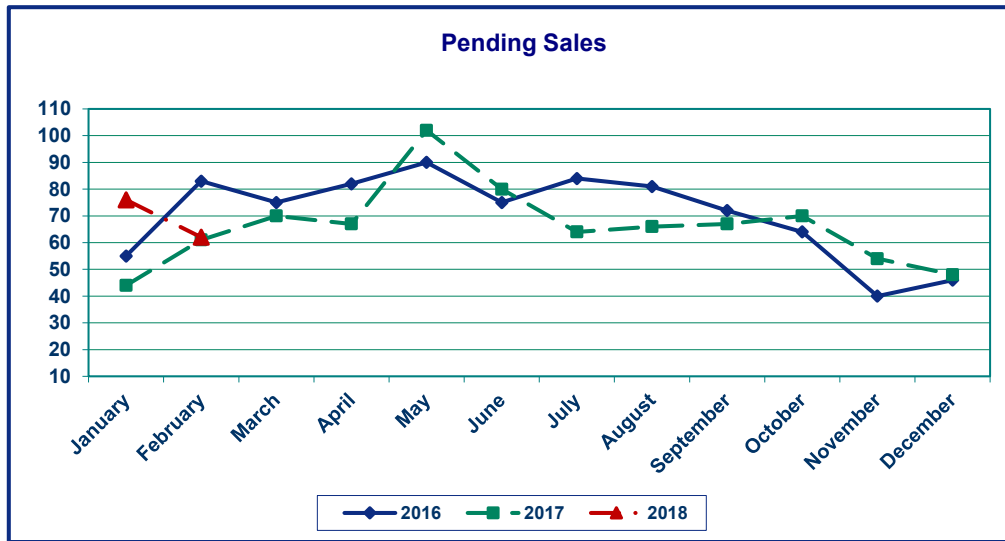
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PENDING LISTINGS

COLUMBIA BASIN, OR

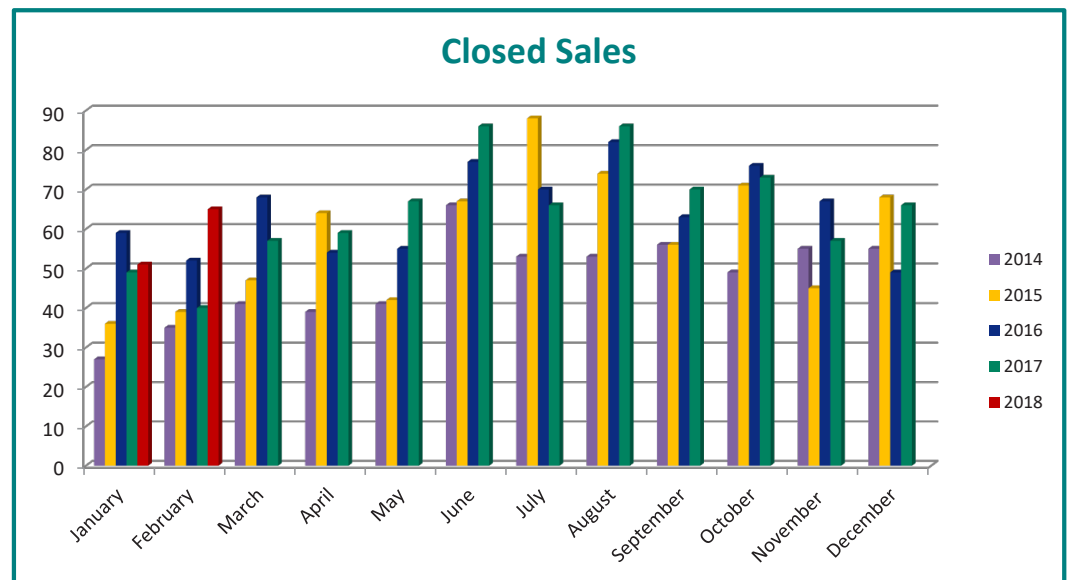
This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years



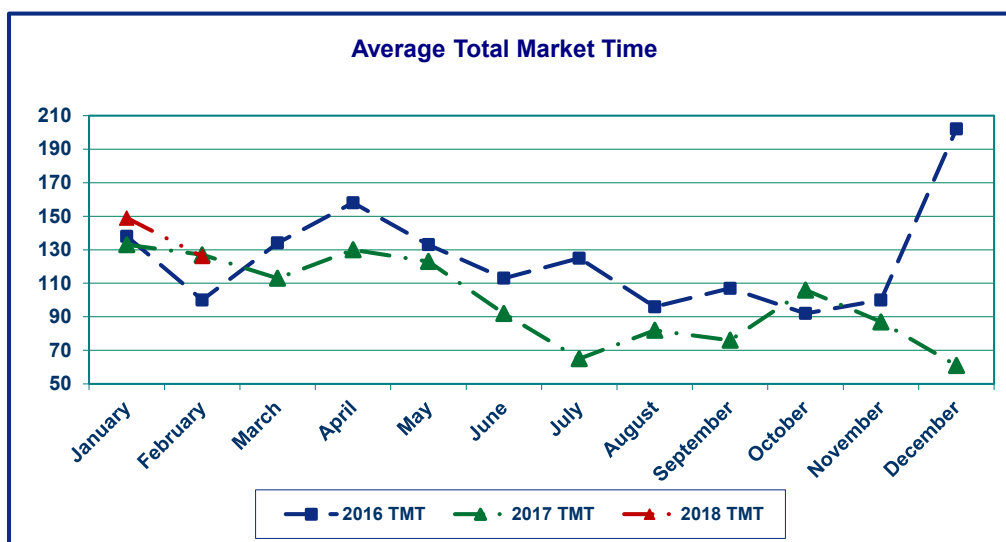
CLOSED SALES

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.

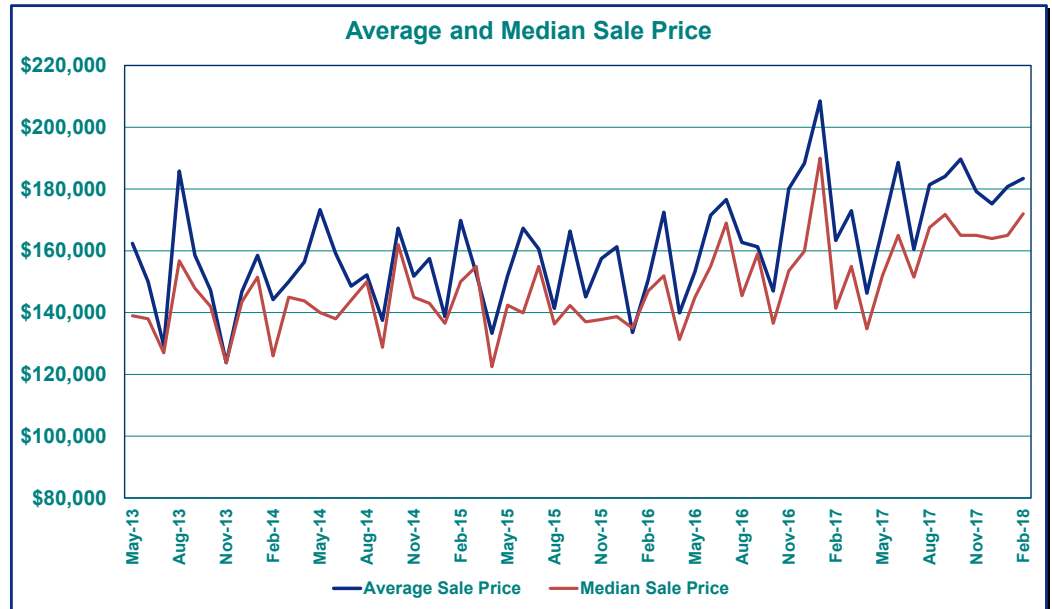
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Lori Palermo, Chairwoman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor

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Residential Review: Coos County, Oregon

February Residential Highlights

Coos County saw mostly positive activity this February, particularly compared to February 2017. Closed sales (78) outpaced February 2017 (57) by 36.8% and January 2018 (63) by 23.8%. This was the strongest February for closings in Coos County on the RMLS™ record, dating to 2000.

Pending sales (95) ended 11.8% stronger than in February 2017 (85) and 4.4% stronger than in January 2018 (91).

New listings (109) outpaced February 2017 (105) by 3.8% but fell 11.4% of the 123 new listings offered last month in January 2018.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$223,500) with the average price of homes sold in the twelve months ending February 2017 (\$201,200) shows an increase of 11.1%. The same comparison of the median shows an increase of 8.9% over the same period.

February 2018 Reporting Period

Inventory in Months*			
	2016	2017	2018
January	6.0	6.6	5.2
February	6.6	7	4.3
March	6.3	4.9	
April	6.9	5.1	
May	6.9	4.5	
June	5.9	3.6	
July	5.2	4.8	
August	4.9	4.1	
September	5.3	3.8	
October	5.7	3.7	
November	5.3	3.4	
December	4.9	3.3	

*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.

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	February	109	95	78	233,800	205,000	85
	January	123	91	63	243,400	206,000	157
	Year-to-date	235	182	142	238,900	205,500	117
2017	February	105	85	57	231,500	179,500	111
	Year-to-date	226	155	121	216,800	179,000	110
Change	February	3.8%	11.8%	36.8%	1.0%	14.2%	-23.4%
	Prev Mo 2017	-11.4%	4.4%	23.8%	-3.9%	-0.5%	-45.9%
	Year-to-date	4.0%	17.4%	17.4%	10.2%	14.8%	6.0%

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

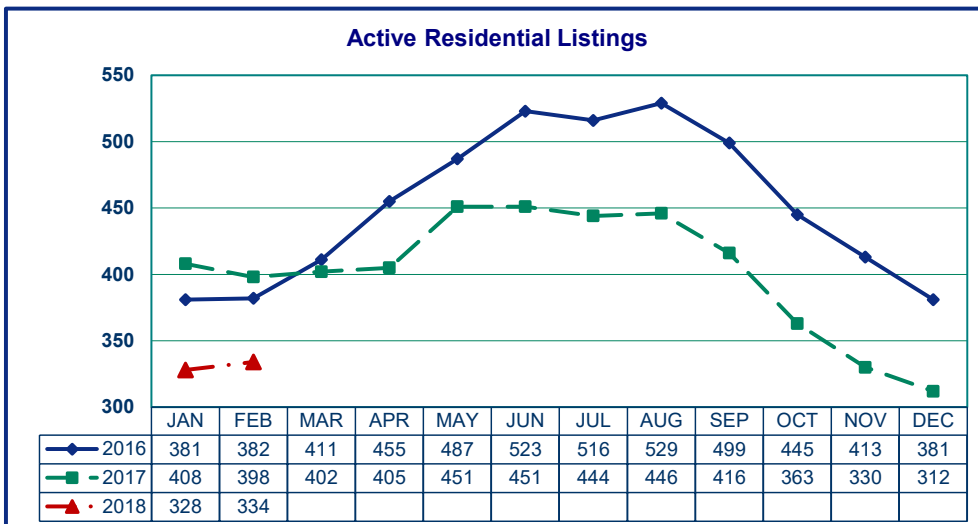
Average Sale Price % Change:

+11.1% (\$223,500 v. \$201,200)

Median Sale Price % Change:

+8.9% (\$195,000 v. \$179,000)

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.

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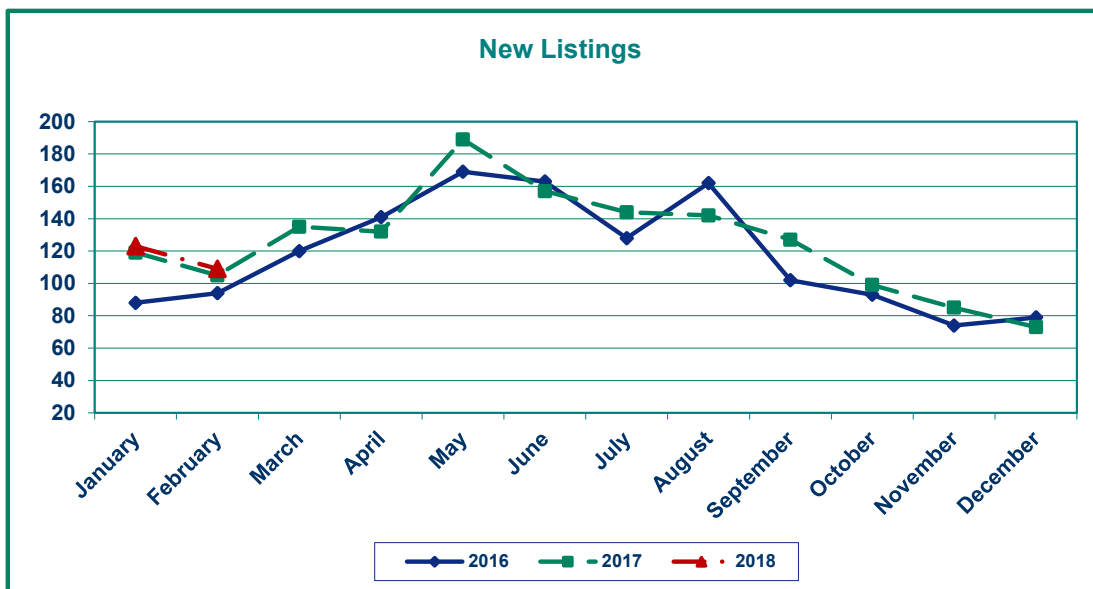
Coos County, Oregon

		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 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Median Sale Price							
		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Avg. Sale Price % Change ²														
97407	Allegeny	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97411	Bandon	76	15	12	9	-30.8%	7	304,900	91	30	20	-13.0%	18	335,700	344,000	7.4%	4	205,000	6	52,100	-	-
97414	Broadbent	1	0	0	1	-	0	-	-	0	1	-	0	-	-	-	0	-	0	-	0	-
97420	Coos Bay	114	49	12	38	5.6%	33	234,200	60	103	77	16.7%	55	221,300	200,000	7.9%	1	275,000	12	69,300	6	153,200
97423	Coquille	39	11	2	15	150.0%	11	167,500	68	29	22	100.0%	20	238,500	172,500	3.9%	-	-	1	40,000	-	-
97449	Lakeside	24	6	2	6	20.0%	4	222,300	87	15	11	57.1%	9	186,100	156,500	7.0%	2	205,300	-	-	-	-
97458	Myrtle Point	14	1	1	4	-20.0%	1	132,000	61	6	8	-33.3%	4	123,400	121,300	43.7%	-	-	-	-	1	156,300
97459	North Bend	61	24	5	22	22.2%	21	259,300	107	49	42	27.3%	35	248,800	245,000	14.4%	-	-	2	92,500	2	145,500
97466	Powers	5	3	0	0	-100.0%	1	65,000	564	3	1	-66.7%	1	65,000	65,000	-3.6%	-	-	-	-	-	-
	Coos County	334	109	34	95	11.8%	78	233,800	85	235	182	17.4%	142	238,900	205,500	11.1%	7	215,100	21	65,200	9	151,800

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2018 with February 2017. The Year-To-Date section compares 2018 year-to-date statistics through February with 2017 year-to-date statistics through February.

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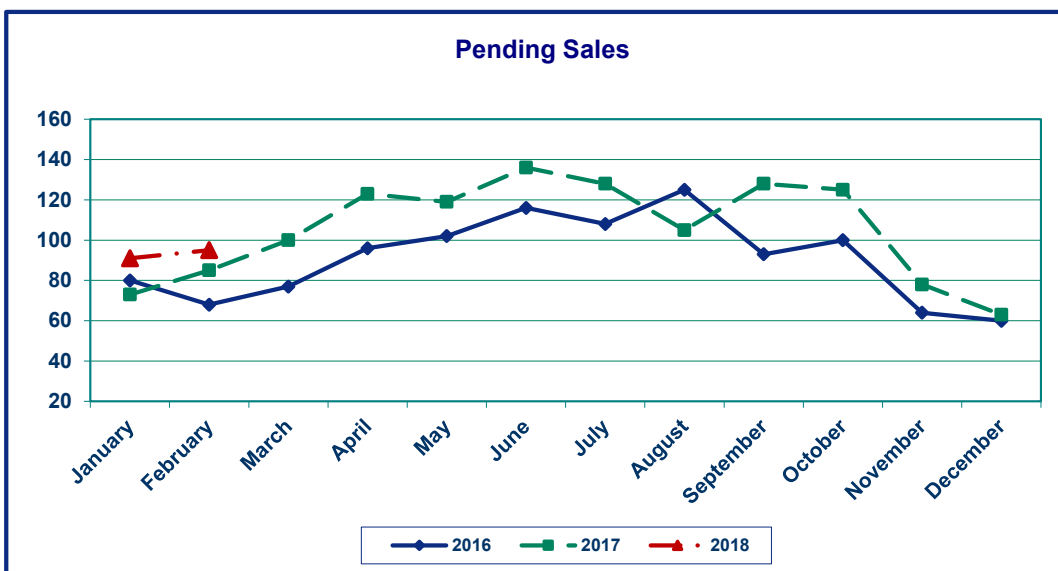
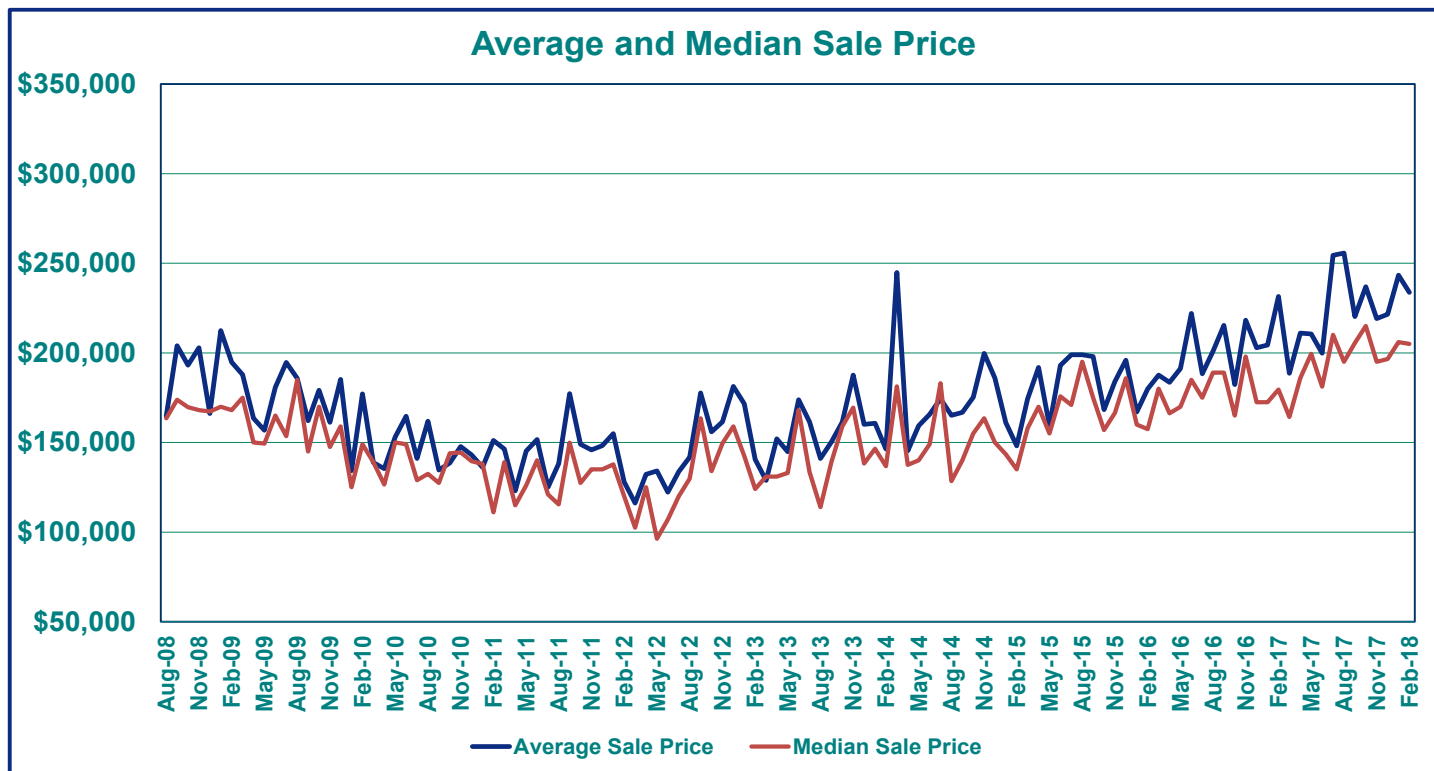


NEW LISTINGS COOS COUNTY, OR

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

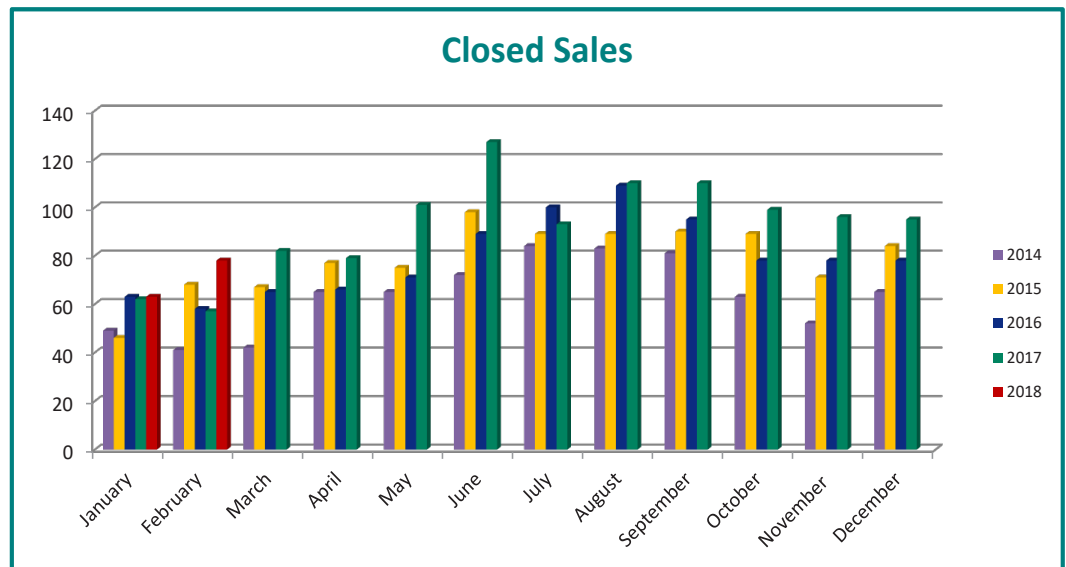
This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.

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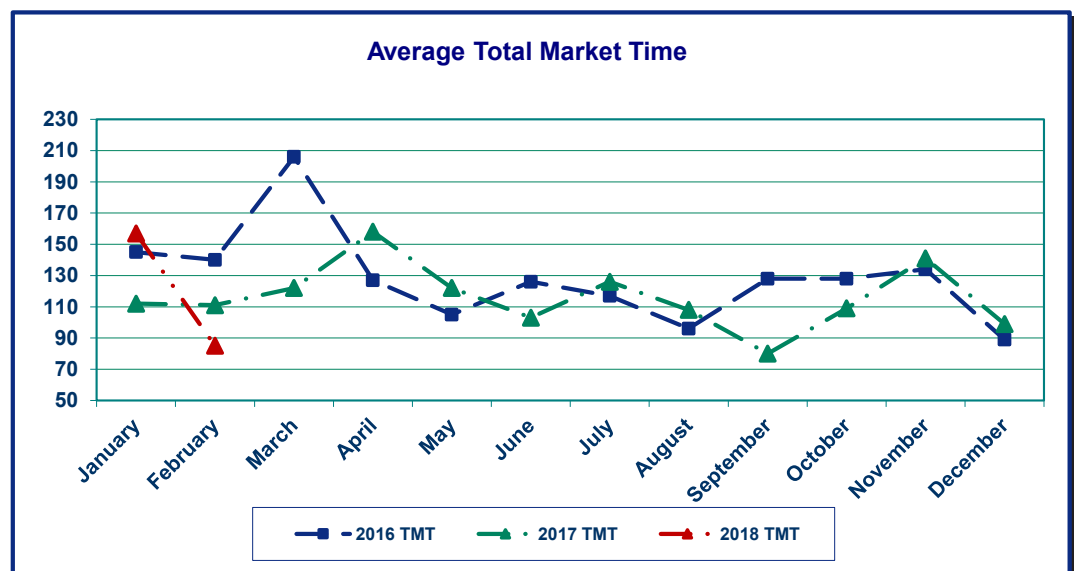
Market Action Reports
are compiled for the
following areas: Portland
metropolitan area,
Southwest Washington,
Mid-Columbia, Columbia
Basin, Baker County, Coos
County, Curry County,
Douglas County, Grant
County, Josephine County,
Lane County, North
Coastal Counties, Polk &
Marion Counties, Union
County,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



Lori Palermo, Chairwoman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor

MARKET ACTION

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Residential Review: Curry County, Oregon

February 2018 Reporting Period

February Residential Highlights

Pending sales had a strong month in Curry County. At 56, accepted offers rose 51.4% over February 2017 (37) and 24.4% over last month in January 2018 (45). This matches the February record for Curry County, 56 pendings that were recorded two years ago in February 2016.

New listings, at 55, rose 7.8% over February 2017 (51) but fell 11.3% short of the 62 new listings offered last month in January 2018. Closed sales, at 32, ended 8.6% short of the 35 closings recorded last year in February

2017 and 20.0% short of the 40 closings recorded last month in January 2018.

Inventory rose to 9.0 months in February, with total market time rising to 213 days.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$284,300) with the average price of homes sold in the twelve months ending February 2017 (\$263,500) shows an increase of 7.9%. The same comparison of the median shows an increase of 6.4% over the same period.

Inventory in Months*

	2016	2017	2018
January	9.8	6.7	7.4
February	8.9	8.2	9.0
March	8.1	7.5	
April	7.7	10.3	
May	9.0	9.0	
June	8.6	8.2	
July	7.6	7.2	
August	5.7	6.2	
September	5.7	6.7	
October	5.9	6.9	
November	7.4	6.9	
December	5.3	6.1	

*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 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
2018	February	55	56	32	348,000	247,500	213
	January	62	45	40	278,600	256,000	152
	Year-to-date	117	99	73	306,700	250,000	179
2017	February	51	37	35	298,800	315,000	226
	Year-to-date	100	72	77	302,600	265,000	164
Change	February	7.8%	51.4%	-8.6%	16.5%	-21.4%	-5.5%
	Prev Mo 2017	-11.3%	24.4%	-20.0%	24.9%	-3.3%	40.1%
	Year-to-date	17.0%	37.5%	-5.2%	1.4%	-5.7%	9.0%

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

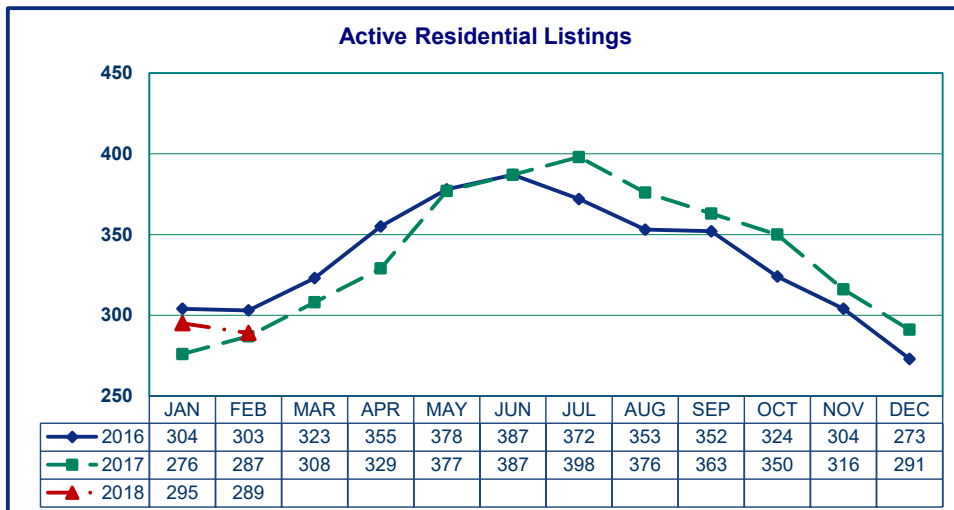
Average Sale Price % Change:

+7.9% (\$284,300 v. \$263,500)

Median Sale Price % Change:

+6.4% (\$250,000 v. \$235,000)

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 • 2/2018

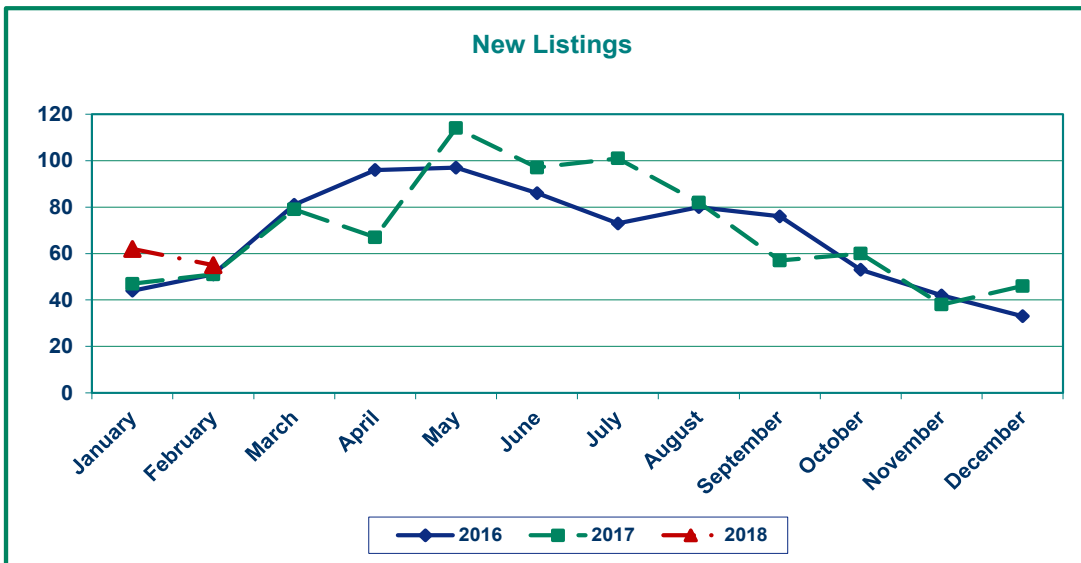
Curry County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired,Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	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	84	22	5	21	31.3%	12	434,300	153	46	32	10.3%	26	385,600	317,500	15.3%	-	-	5	138,200	2	530,000	
271	Harbor, Winchuck, SB Chetco	45	10	4	11	37.5%	8	315,400	207	21	23	43.8%	21	252,100	158,500	12.9%	-	-	1	190,000	-	-	
272	Carpenterville, Cape Ferrello, Whaleshead	36	6	1	3	50.0%	0	-	-	11	5	0.0%	2	562,500	562,500	4.9%	-	-	-	-	-	-	
273	Gold Beach	87	14	4	17	240.0%	6	327,600	282	29	26	116.7%	16	247,000	208,500	1.6%	1	449,000	2	92,500	1	290,000	
274	Port Orford	37	3	2	4	-33.3%	6	239,000	275	10	13	30.0%	8	249,100	151,300	-4.6%	-	-	3	160,000	1	325,000	
	Curry County	289	55	16	56	51.4%	32	348,000	213	117	99	37.5%	73	306,700	250,000	7.9%	1	449,000	11	140,500	4	418,800	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2018 with February 2017. The Year-To-Date section compares 2018 year-to-date statistics through February with 2017 year-to-date statistics through February.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/17-2/28/18) with 12 months before (3/1/16-2/28/17).

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

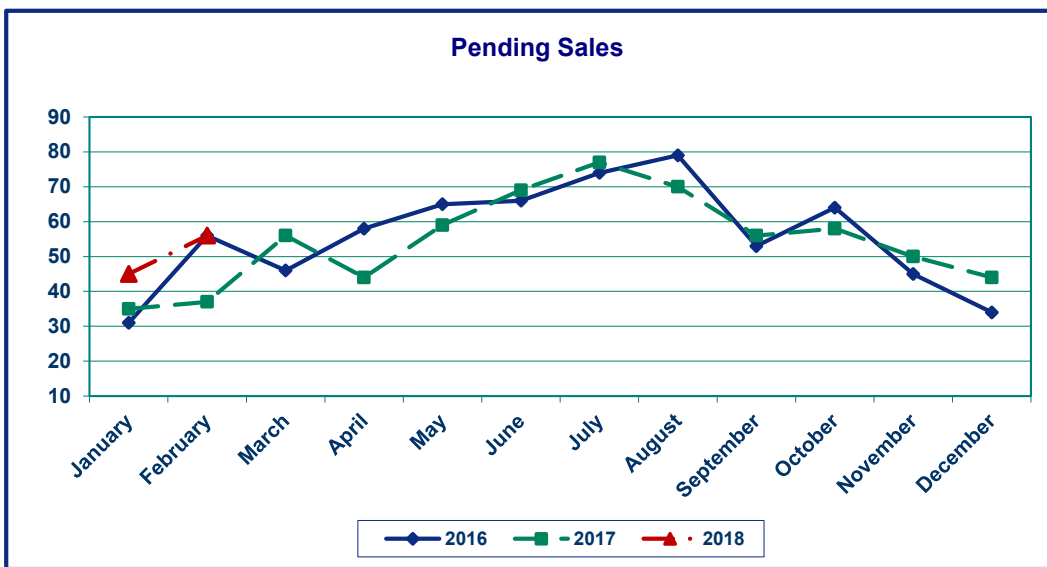
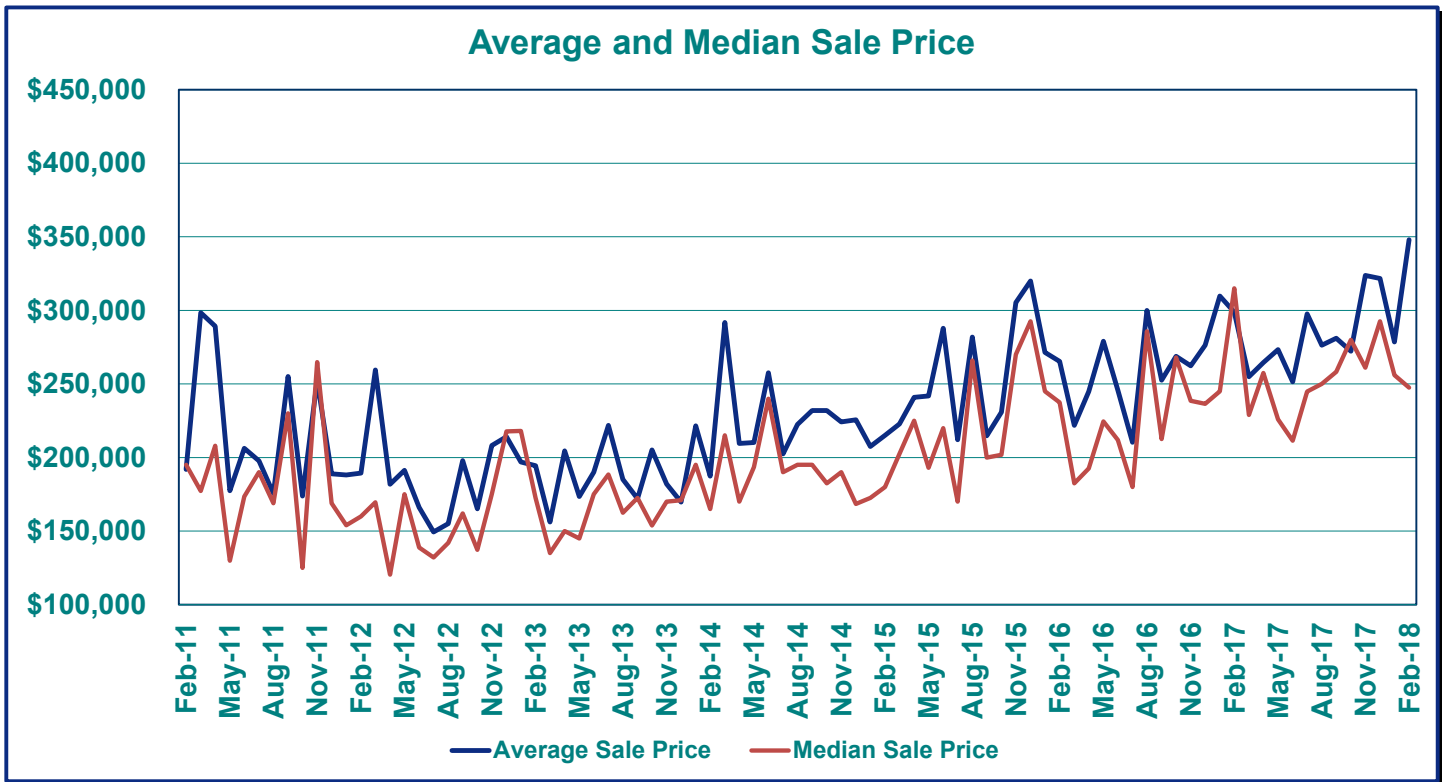


NEW LISTINGS CURRY COUNTY, OR

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

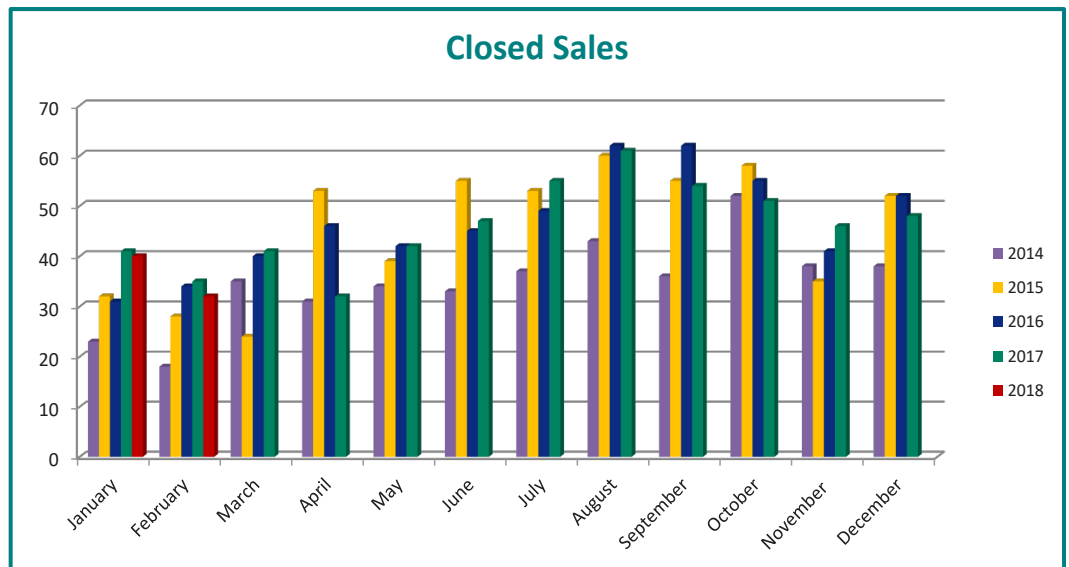
This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.

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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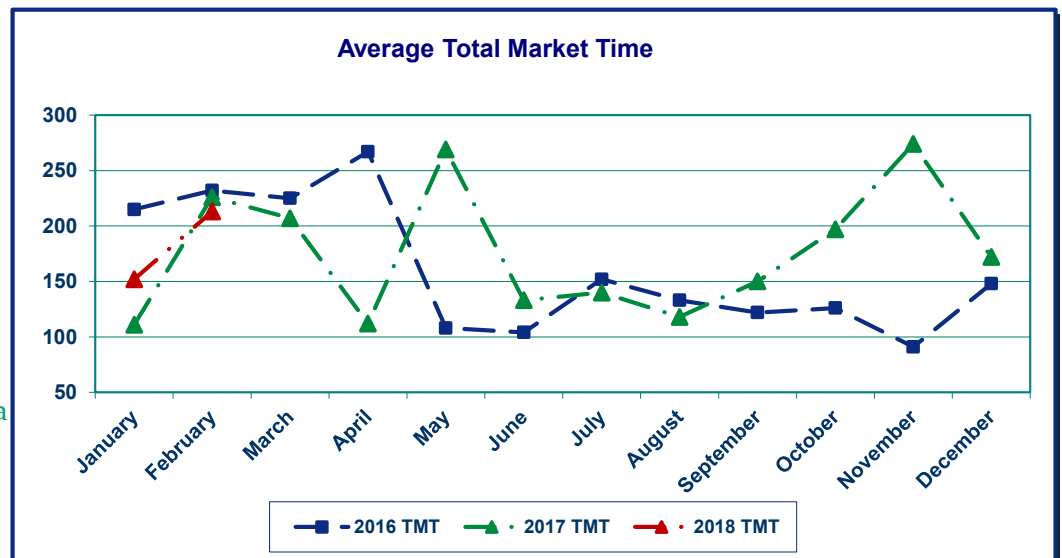
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DAYS ON MARKET
CURRY COUNTY, OR

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



Lori Palermo, Chairwoman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor

MARKET ACTION



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Residential Review: Douglas County, Oregon

February 2018 Reporting Period

February Residential Highlights

January's pendings lead to strong closed sales this February in Douglas County. Closings, at 121 strong, outpaced February 2017 (98) by 23.5% and January 2018 (115) by 5.2%. It was in fact the strongest February for closings in Douglas County on the RMLS™ record, dating to 2001!

New listings, at 157, outpaced February 2017 (136) by 15.4% although this also showed a 4.3% dip from the 164 new listings offered last month in January 2018.

Pending sales, at 140, exactly matched the 140 offers accepted last month in January 2018 but fell 4.1% short of the 146 offers accepted last year in February 2017.

Inventory in February edged downward slightly, ending at 3.7 months. During the same period, total market time rose to 104 days.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$215,000) with the average price of homes sold in the twelve months ending February 2017 (\$203,900) shows an increase of 5.4%. The same comparison of the median shows an increase of 7.3% over the same period.

Inventory in Months*

	2016	2017	2018
January	6.4	4.6	3.8
February	7.3	5.1	3.7
March	4.8	3.5	
April	5.0	3.1	
May	4.1	3.1	
June	3.8	2.8	
July	5	4.1	
August	4.9	3.7	
September	3.9	4.2	
October	4.1	3.4	
November	4.4	3.6	
December	3.4	3.3	

*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.

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

Average Sale Price % Change:

+5.4% (\$215,000 v. \$203,900)

Median Sale Price % Change:

+7.3% (\$192,000 v. \$179,000)

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
2018	February	157	140	121	223,900	195,000	104
	January	164	140	115	222,000	191,000	78
	Year-to-date	323	273	238	223,100	193,000	92
2017	February	136	146	98	202,700	173,300	99
	Year-to-date	306	250	213	196,500	168,500	116
Change	February	15.4%	-4.1%	23.5%	10.5%	12.5%	4.3%
	Prev Mo 2017	-4.3%	0.0%	5.2%	5.4%	2.1%	33.3%
	Year-to-date	5.6%	9.2%	11.7%	13.5%	14.5%	-21.0%

AREA REPORT • 2/2018

Douglas 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 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
251	NE Roseburg	39	21	7	18	12.5%	9	240,200	168	37	32	10.3%	24	226,800	238,900	10.3%	1	202,000	5	131,000	-	-	
252	NW Roseburg	52	20	8	17	54.5%	18	289,900	146	39	35	84.2%	25	314,200	275,000	4.7%	-	-	6	117,900	-	-	
253	SE Roseburg	23	7	2	11	57.1%	11	194,000	62	15	20	66.7%	16	172,300	162,000	-2.2%	2	265,000	1	100,000	2	190,000	
254	SW Roseburg	41	9	3	7	-50.0%	12	258,000	51	21	18	-14.3%	25	302,700	258,000	19.5%	-	-	2	84,500	1	235,000	
255	Glide & E of Roseburg	22	3	1	3	0.0%	3	223,300	34	9	8	33.3%	7	196,400	184,000	-4.7%	-	-	3	44,200	-	-	
256	Sutherlin/Oakland Area	51	15	11	15	-16.7%	15	259,800	69	31	29	7.4%	30	242,800	230,000	6.5%	2	232,500	3	34,300	-	-	
257	Winston & SW of Roseburg	48	10	3	19	11.8%	17	177,000	154	44	35	20.7%	27	177,000	165,000	-0.3%	2	760,000	7	47,800	-	-	
258	Myrtle Creek & S/SE of Roseburg	84	30	7	22	0.0%	15	146,100	69	57	34	-19.0%	37	192,100	159,500	-7.1%	-	-	7	54,600	-	-	
259	Green District	27	19	4	15	15.4%	11	225,800	114	32	31	10.7%	24	197,000	193,500	8.0%	-	-	-	-	1	315,000	
265	North Douglas County	59	23	6	13	-48.0%	10	223,400	109	38	31	-16.2%	23	183,200	179,000	4.7%	4	168,000	6	74,800	-	-	
	Douglas County	446	157	52	140	-4.1%	121	223,900	104	323	273	9.2%	238	223,100	193,000	5.5%	11	308,100	40	75,800	4	232,500	

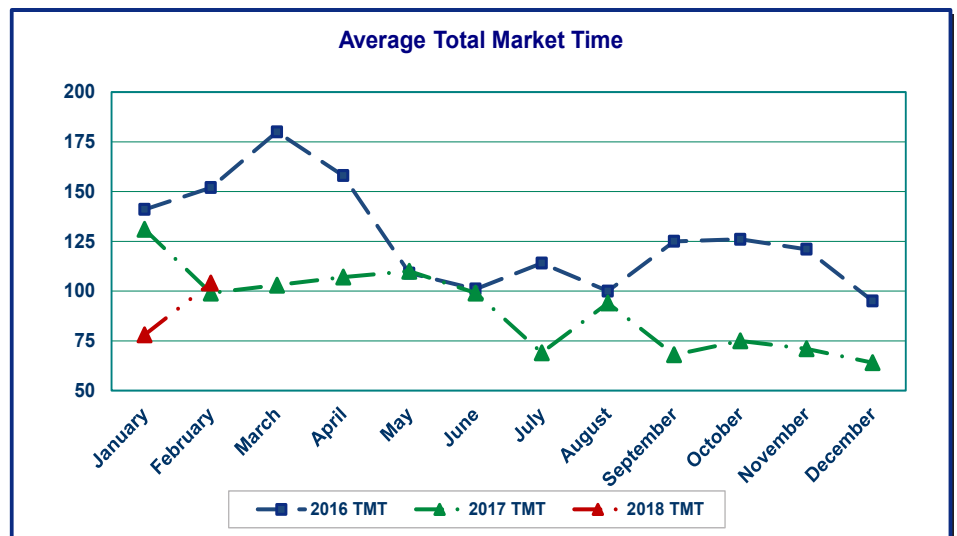
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2018 with February 2017. The Year-To-Date section compares 2018 year-to-date statistics through February with 2017 year-to-date statistics through February.

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

DAYS ON MARKET DOUGLAS COUNTY, OR

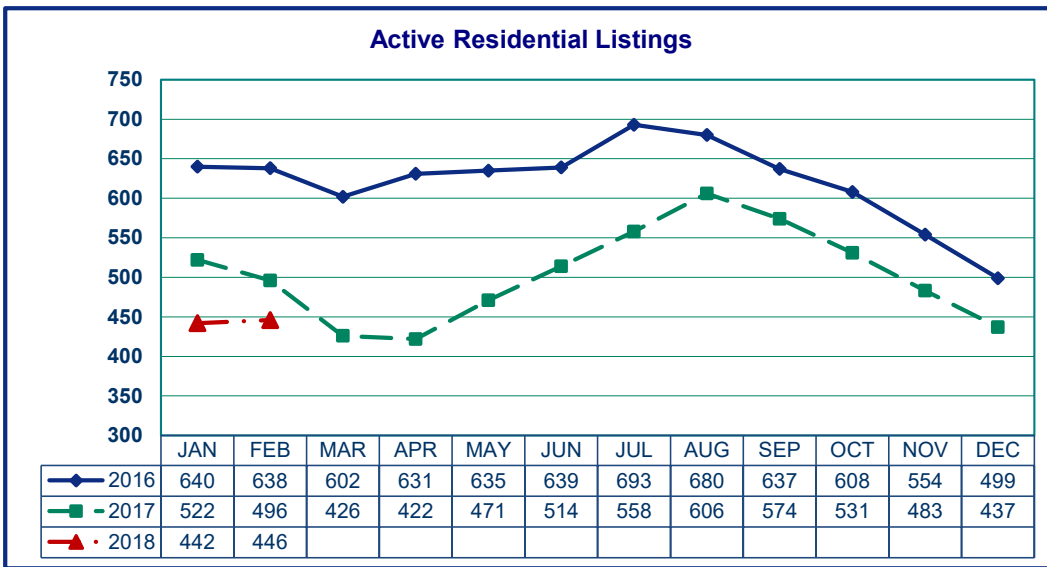
This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.



ACTIVE RESIDENTIAL LISTINGS

DOUGLAS COUNTY, OR

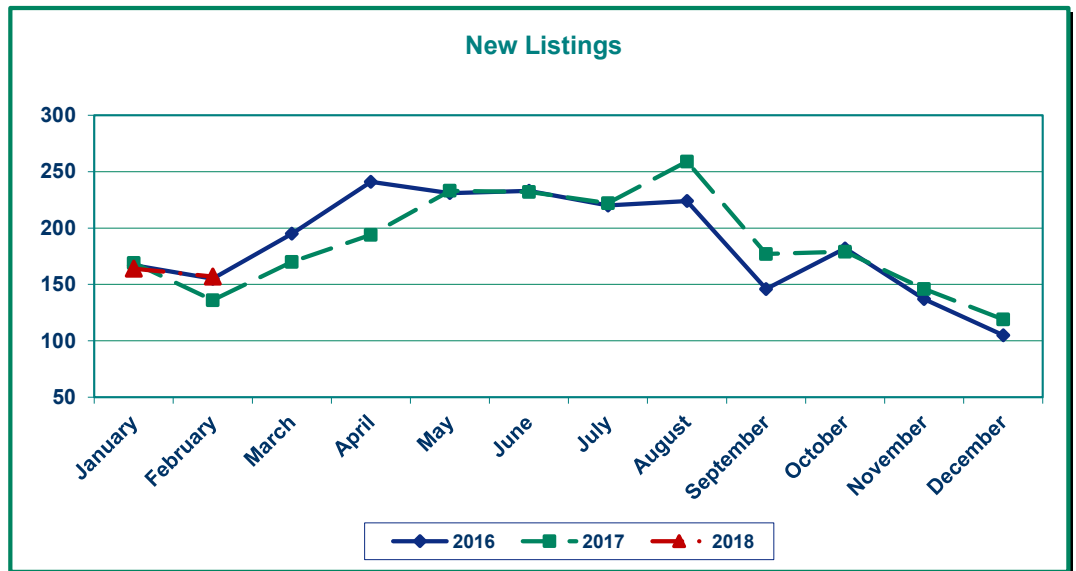
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.



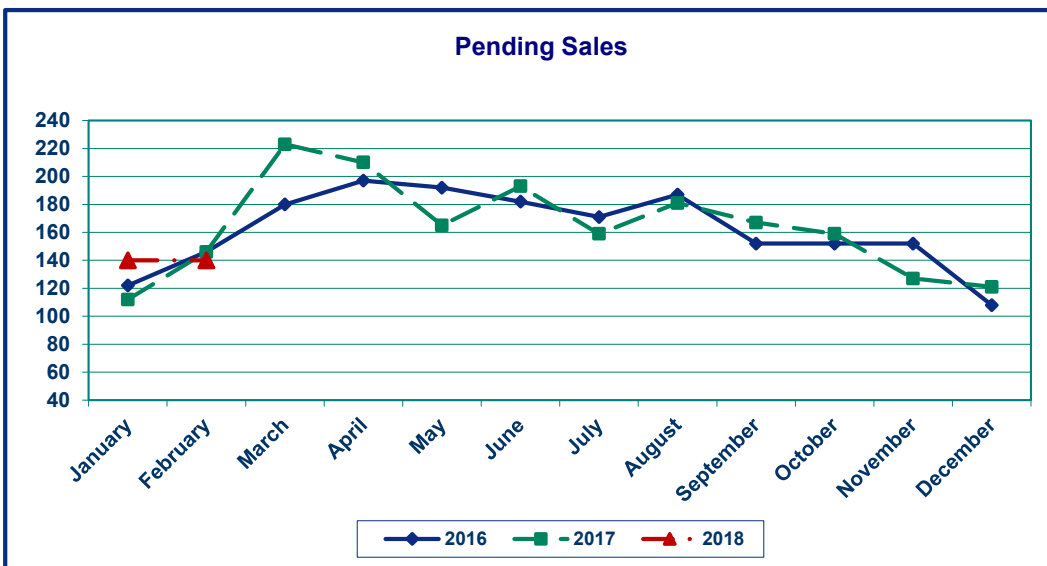
NEW LISTINGS

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

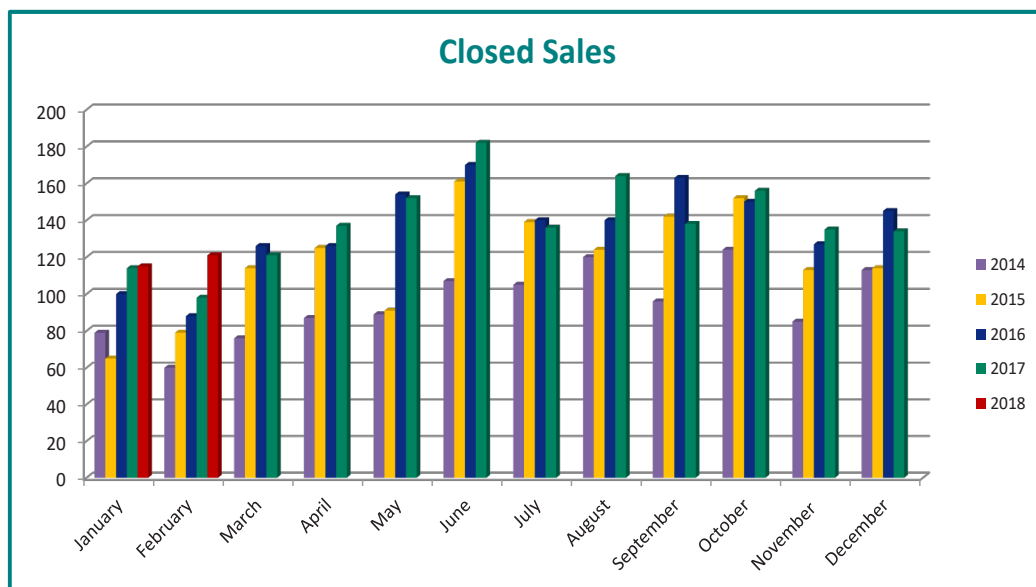
This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.

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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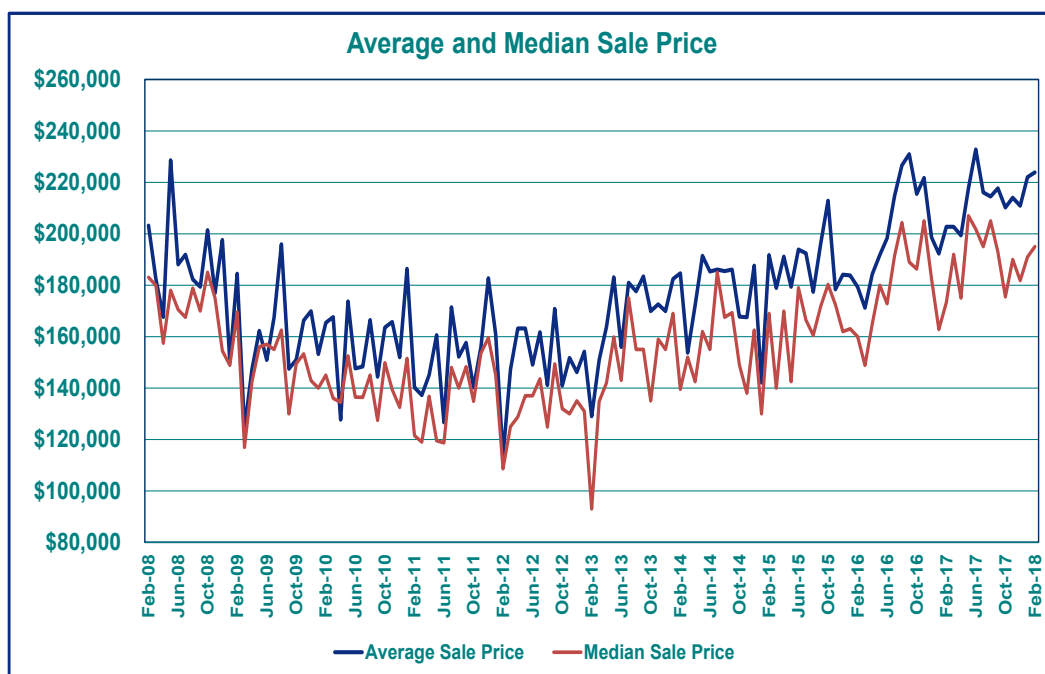
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SALE PRICE DOUGLAS COUNTY, OR

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



Lori Palermo, Chairwoman of the Board
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Tyler Chaudhary, Editor

MARKET ACTION



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Residential Review: Grant County, Oregon

February 2018 Reporting Period

February Residential Highlights

Grant County saw strong activity in pending and closed sales this February. There were 13 pending sales, more than double the six offers accepted in February 2017 and even outpaced January 2018 (9). Similarly, closed sales (8) were double the four closings in February 2017 and outpaced January 2018 (6). New

listings (9) fell one short of both February 2017 and January 2018, when ten new listings were offered for the month.

Inventory decreased to 6.6 months in Grant County this February, with total market time decreasing to 170 days.

Average and Median Sales Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$156,300) with the average price of homes sold in the twelve months ending February 2017 (\$181,800) shows a decrease of 14.0%. The same comparison of the median shows an increase of 0.8% over the same time period.

Inventory in Months*			
	2016	2017	2018
January	16.7	14.3	10.0
February	17.3	15.8	6.6
March	13.9	9.9	
April	20.0	13.3	
May	24.8	7.1	
June	6.0	8.6	
July	9.2	12.0	
August	8.8	8.5	
September	10.3	12.2	
October	13.0	9.6	
November	8.4	12.4	
December	9.3	14.0	

*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 number includes proposed and under construction homes.

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

Average Sale Price % Change:
-14.0% (\$156,300 v. \$181,800)
Median Sale Price % Change:
+0.8% (\$129,000 v. \$128,000)

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

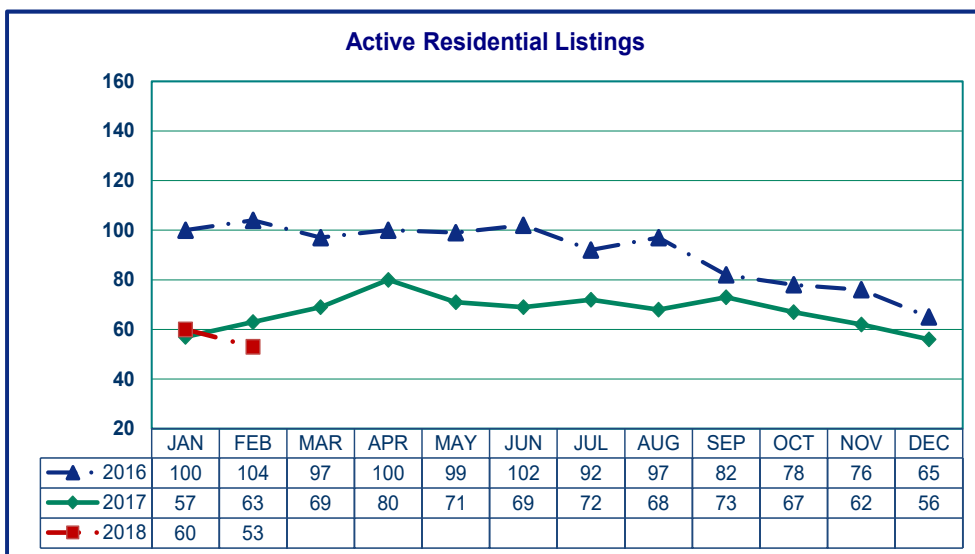
Grant County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	February	9	13	8	142,900	103,000	170
	January	10	9	6	165,500	144,500	248
	Year-to-date	19	21	14	152,600	130,000	204
2017	February	10	6	4	129,400	115,500	133
	Year-to-date	15	12	9	162,600	120,000	590
Change	February	-10.0%	116.7%	100.0%	10.4%	-10.8%	28.2%
	Prev Mo 2017	-10.0%	44.4%	33.3%	-13.7%	-28.7%	-31.5%
	Year-to-date	26.7%	75.0%	55.6%	-6.2%	8.3%	-65.5%

AREA REPORT • 2/2018

Grant County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired-Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97817	Bates	-	-	-	0	-	0	-	-	0	-	0	-	-	-	-	0	-	0	-	0	-	
97820	Canyon City	10	1	0	4	-	0	-	-	5	5	150.0%	2	199,500	199,500	-17.0%	-	-	1	70,000	-	-	
97825	Dayville	-	0	0	0	-	0	-	-	0	-	-	-	-	-	-26.3%	-	-	2	170,000	-	-	
97845	John Day	14	3	0	3	0.0%	4	139,000	187	5	7	16.7%	7	131,400	111,000	-7.4%	1	93,000	1	30,000	-	-	
97848	Kimberly	2	1	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-	
97856	Long Creek	4	0	1	0	-	1	49,000	10	1	1	-	1	49,000	49,000	-79.4%	-	-	-	-	-	-	
97864	Monument	-	0	0	0	-	0	-	-	0	0	-	0	-	-	-48.0%	0	-	0	-	0	-	
97865	Mount Vernon	12	1	0	2	100.0%	1	148,000	460	3	3	50.0%	1	148,000	148,000	-24.1%	-	-	1	60,000	-	-	
97869	Prairie City	11	2	0	2	0.0%	1	315,000	142	3	3	50.0%	2	272,500	272,500	60.6%	-	-	-	-	-	-	
97873	Seneca	0	1	0	2	-	1	75,000	1	1	2	-	1	75,000	75,000	7.1%	-	-	-	-	-	-	
	Grant County	53	9	1	13	116.7%	8	142,900	170	19	21	75.0%	14	152,600	130,000	-14.0%	1	93,000	5	100,000	-	-	

- ¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2018 with February 2017. The Year-To-Date section compares 2018 year-to-date statistics through February with 2017 year-to-date statistics through February.
- ² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/17-2/28/18) with 12 months before (3/1/16-2/28/17).
- ³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



ACTIVE RESIDENTIAL LISTINGS

GRANT COUNTY, OR

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

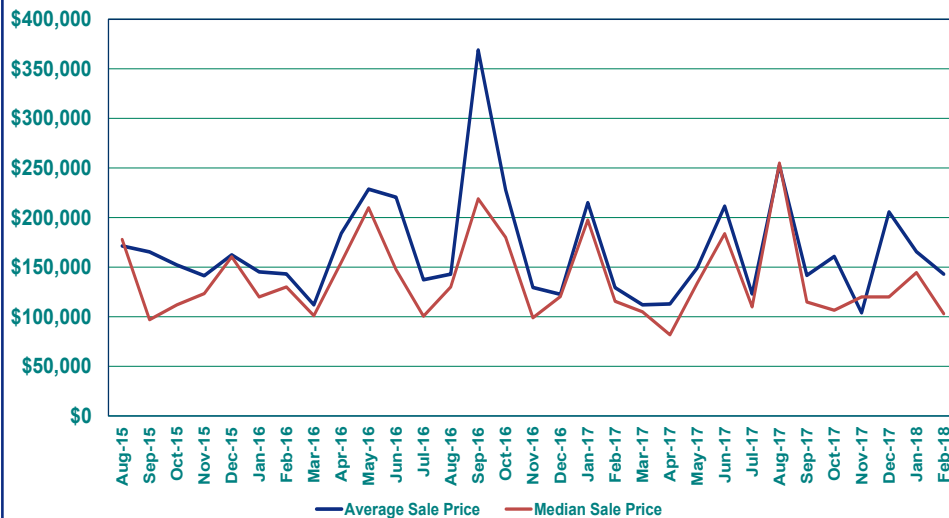
NEW LISTINGS

GRANT COUNTY, OR

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



Average and Median Sale Price



SALE PRICE

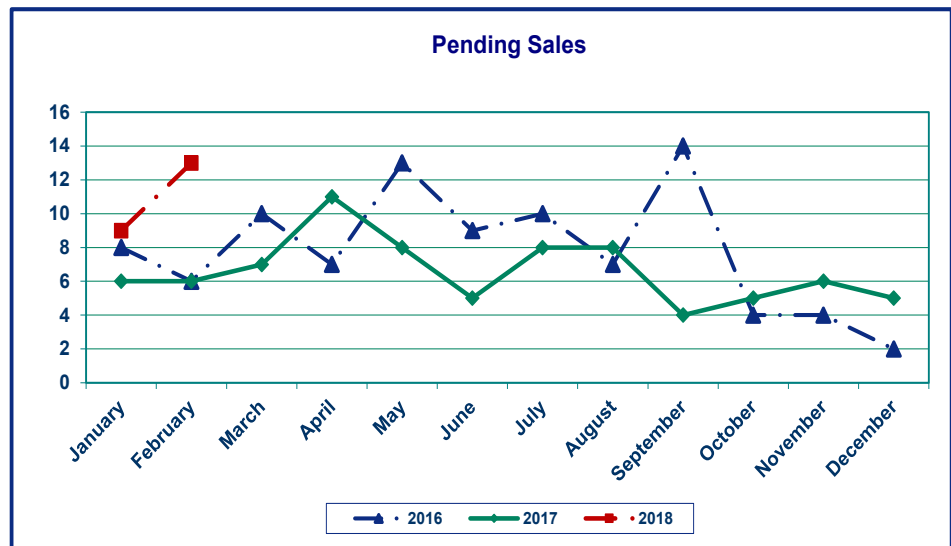
GRANT COUNTY, OR

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

PENDING LISTINGS

GRANT COUNTY, OR

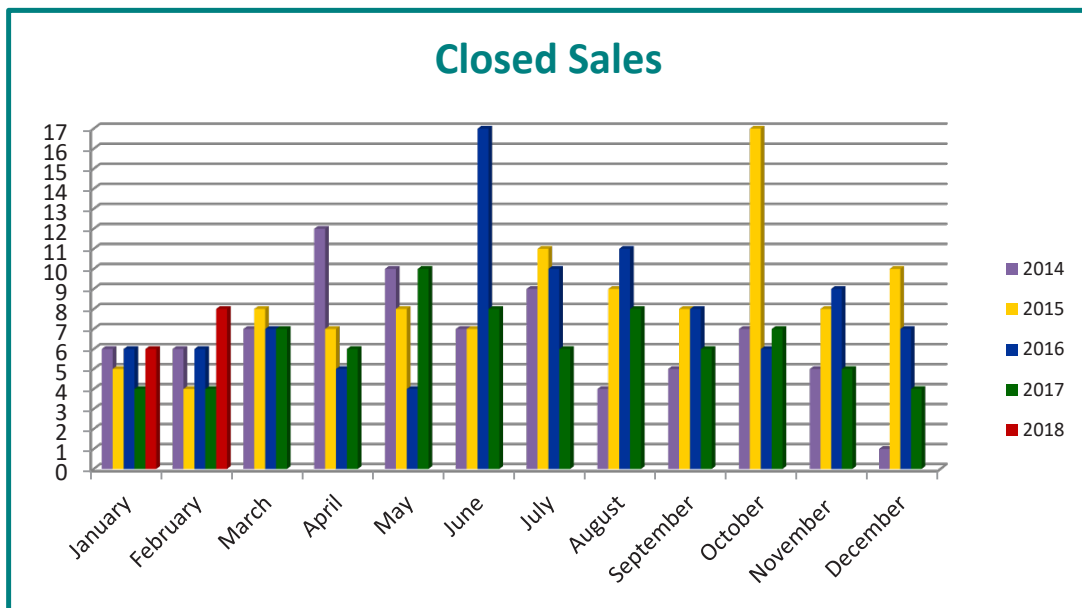
This graph represents monthly accepted offers in Grant County, Oregon.



CLOSED SALES GRANT COUNTY, OR

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

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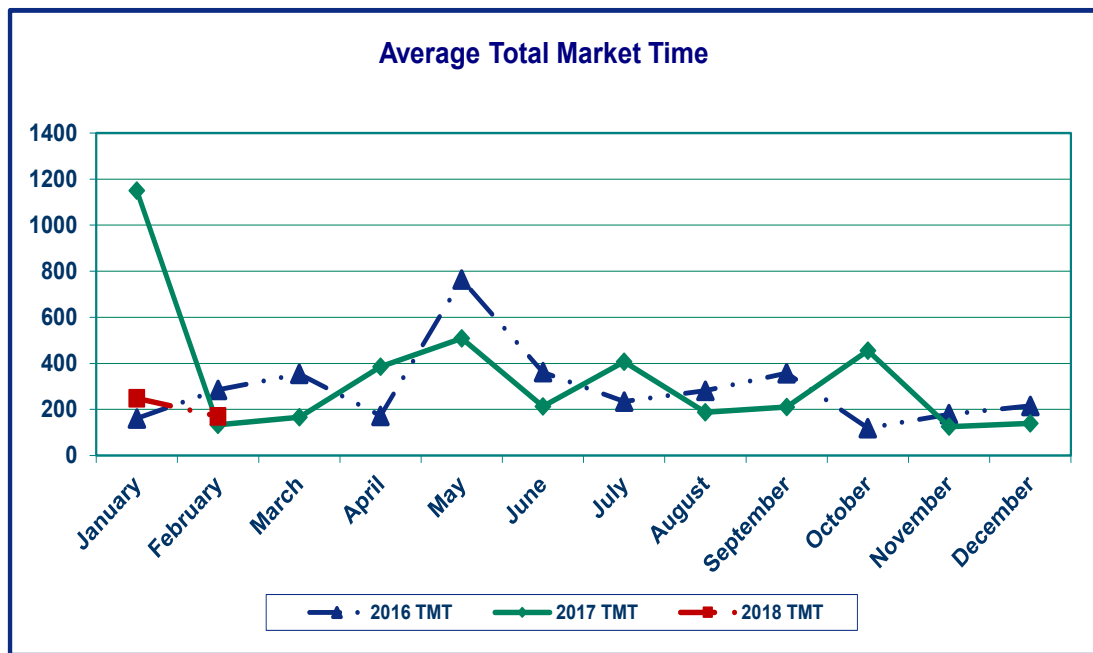
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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DAYS ON MARKET GRANT COUNTY, OR

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



Lori Palermo, Chairwoman 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

February 2018 Reporting Period

February Residential Highlights

Josephine County saw new listings gain strength this February. There were 11 new listings, more than triple the three new listings offered last year in February 2017 and an increase over the ten new listings offered last month in January 2018. Three closed sales outpaced the sole closing in February 2017 and exactly matched the three closings recorded last month in January 2018. Pending sales, at three, fell one short of the two offers accepted last year in February 2017 and were about half the six offers accepted last month in January 2018.

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

Total market time increased to 67 days in Josephine County this February, with inventory holding steady at 10.3 months.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$268,900) with the average price of homes sold in the twelve months ending February 2017 (\$314,500) shows a decrease of 14.5%. The same comparison of the median shows a decrease of 14.7% over the same period.

Inventory in Months*			
	2016	2017	2018
January	13.5	N/A	10.3
February	24.0	18.0	10.3
March	N/A	5.3	
April	9.0	N/A	
May	7.7	20.0	
June	7.7	19.0	
July	9.3	N/A	
August	9.7	32.0	
September	5.5	26.0	
October	N/A	11.5	
November	10.5	16.0	
December	10.0	32.0	

*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.

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

Average Sale Price % Change:

-14.5% (\$268,900 v. \$314,500)

Median Sale Price % Change:

-14.7% (\$229,500 v. \$269,000)

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

Josephine County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	February	11	3	3	253,000	300,000	67
	January	10	6	3	301,900	186,600	53
	Year-to-date	21	9	6	277,400	243,300	60
2017	February	3	2	1	267,400	267,400	36
	Year-to-date	8	4	1	267,400	267,400	36
Change	February	266.7%	50.0%	200.0%	-5.4%	12.2%	87.0%
	Prev Mo 2017	10.0%	-50.0%	0.0%	-16.2%	60.8%	26.4%
	Year-to-date	162.5%	125.0%	500.0%	3.7%	-9.0%	67.6%

AREA REPORT • 2/2018

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,Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97497	Wolf Creek	3	-	1	0	-	0	-	-	1	0	-100.0%	0	-	-	-	-	0	-	0	-	0	-
97523	Cave Junction	7	2	1	0	-	1	135,900	45	4	1	-	1	135,900	135,900	58.1%	-	-	-	-	-	-	-
97526	Grants Pass	11	6	4	1	-	0	-	-	11	2	-	3	301,900	186,600	-1.0%	2	1,155,900	-	-	1	145,000	
97527	Grants Pass	6	2	2	2	-	2	311,500	79	4	4	300.0%	2	311,500	311,500	-22.6%	-	-	-	-	-	-	-
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	0	0	0	0	-100.0%	0	-	-	0	1	0.0%	0	-	-	-	0	-	0	-	0	-	
97533	Murphy	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
97534	O'Brien	2	1	0	0	-100.0%	0	-	-	1	1	0.0%	0	-	-	-	0	-	0	-	0	-	
97538	Selma	2	0	-	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
97543	Wilderville	-	0	-	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
97544	Williams	0	0	1	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
	Josephine Co.	31	11	9	3	50.0%	3	253,000	67	21	9	125.0%	6	277,400	243,300	-14.5%	2	1,155,900	-	-	1	145,000	

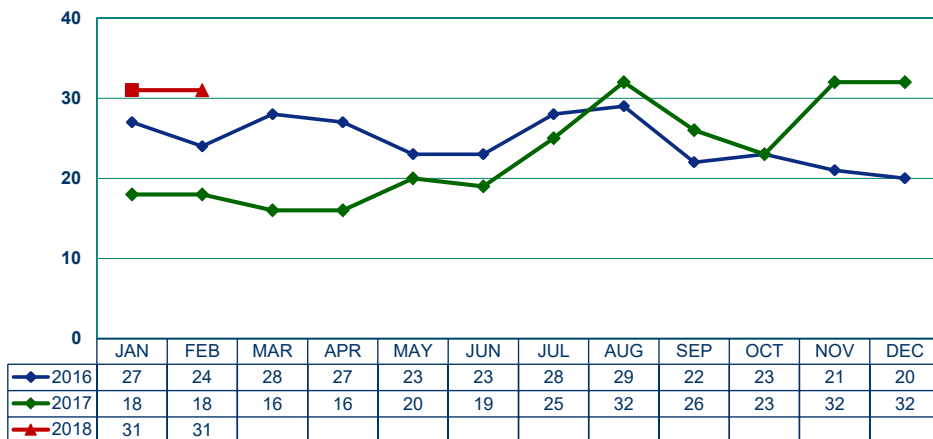
97501	Medford	7	1	-	3	50.0%	3	51,500	30	6	6	20.0%	4	151,200	70,000	-25.1%	2	432,500	-	-	2	161,000
97502	Central Point	6	0	0	2	-33.3%	1	251,000	18	2	3	-40.0%	2	220,000	220,000	-29.4%	-	-	-	-	-	-
97503	White City	-	-	0	0	-	0	-	-	-	0	-	1	149,000	149,000	-53.2%	-	-	-	-	-	-
97504	Medford	3	4	3	6	500.0%	1	240,000	15	6	10	400.0%	6	327,800	300,000	0.4%	-	-	-	-	-	-
97520	Ashland	9	2	0	0	-	0	-	-	3	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97522	Butte Falls	-	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97524	Eagle Point	3	3	0	0	-100.0%	1	203,000	35	4	1	-50.0%	3	254,500	242,500	-69.3%	-	-	-	-	-	-
97525	Gold Hill	2	2	-	0	-	0	-	-	2	1	-	0	-	-	-46.7%	0	-	0	-	0	-
97530	Jacksonville	2	1	0	0	-100.0%	0	-	-	1	0	-100.0%	1	316,000	316,000	-7.0%	-	-	-	-	-	-
97535	Phoenix	1	-	-	0	-	0	-	-	-	0	-	0	-	-	34.6%	0	-	0	-	0	-
97536	Prospect	-	0	2	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97537	Rogue River	2	1	-	0	-	0	-	-	2	0	-	-	-	-	-66.3%	-	-	1	104,500	-	-
97539	Shady Cove	4	1	0	0	-	0	-	-	1	0	-100.0%	0	-	-	-57.8%	0	-	0	-	0	-
97540	Talent	-	1	0	0	-	0	-	-	1	0	-	1	270,000	270,000	13.3%	-	-	-	-	-	-
97541	Talent	0	0	0	0	-	0	-	-	0	-	-100.0%	0	-	-	123.5%	0	-	0	-	0	-
	Jackson Co.	39	16	5	11	22.2%	6	141,400	26	28	21	10.5%	18	250,600	241,300	-40.5%	2	432,500	1	104,500	2	161,000

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2018 with February 2017. The Year-To-Date section compares 2018 year-to-date statistics through February with 2017 year-to-date statistics through February.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/17-2/28/18) with 12 months before (3/1/16-2/28/17).

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

Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

JOSEPHINE COUNTY, OR

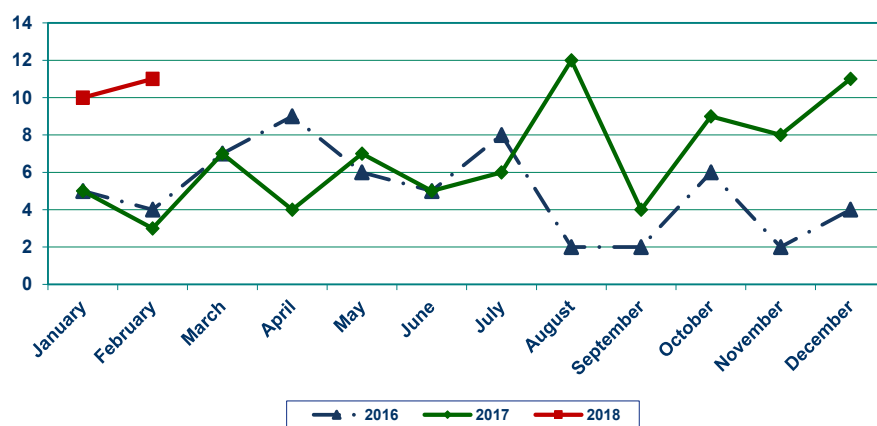
This graph shows the active residential listings in Josephine County, Oregon.

NEW LISTINGS

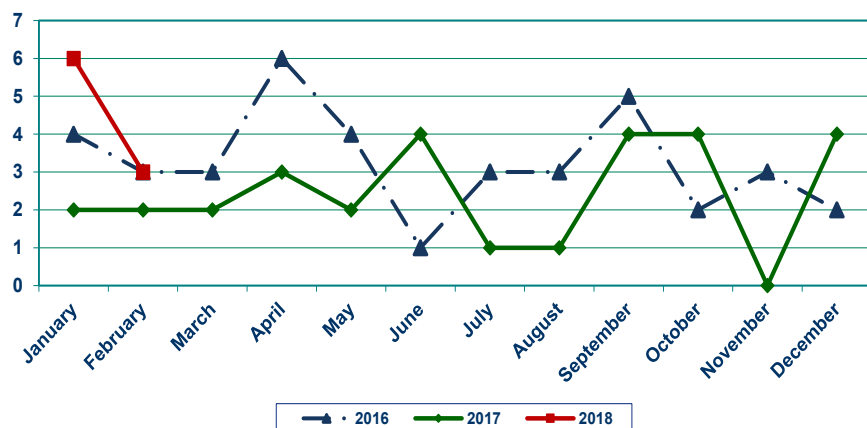
JOSEPHINE COUNTY, OR

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

New Listings



Pending Sales



PENDING LISTINGS

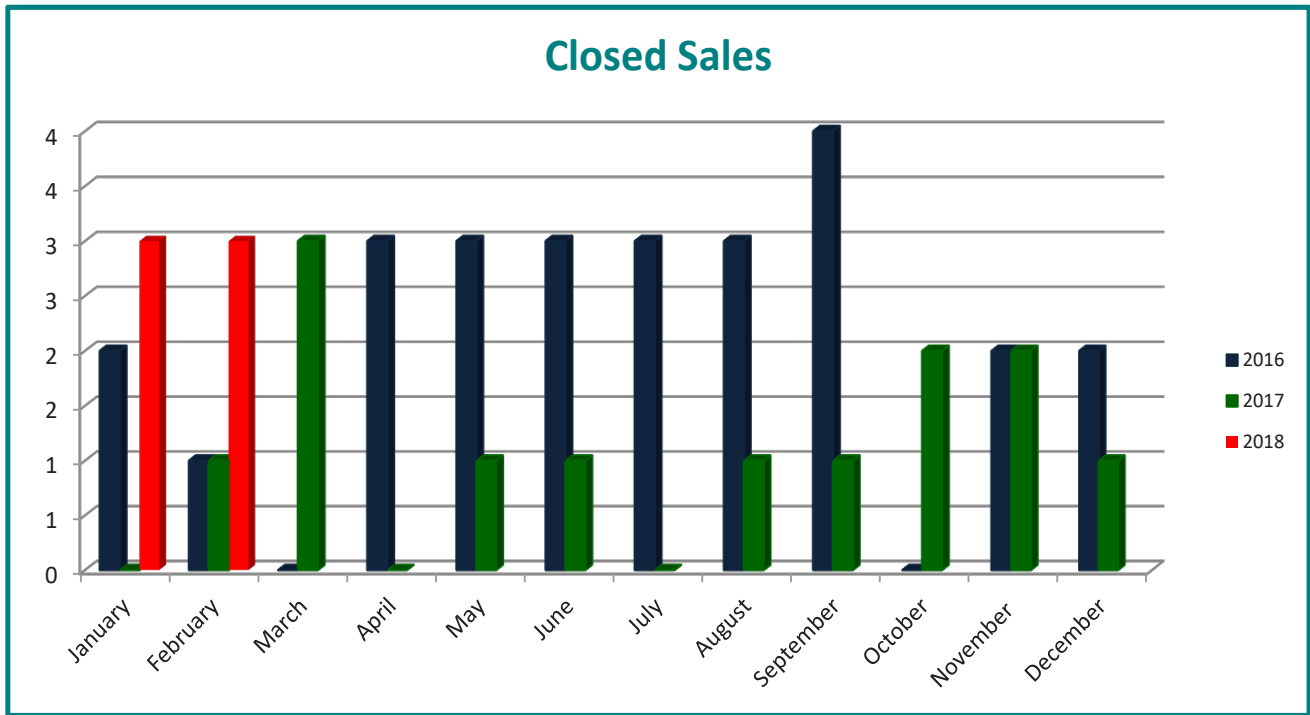
JOSEPHINE COUNTY, OR

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

CLOSED SALES

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

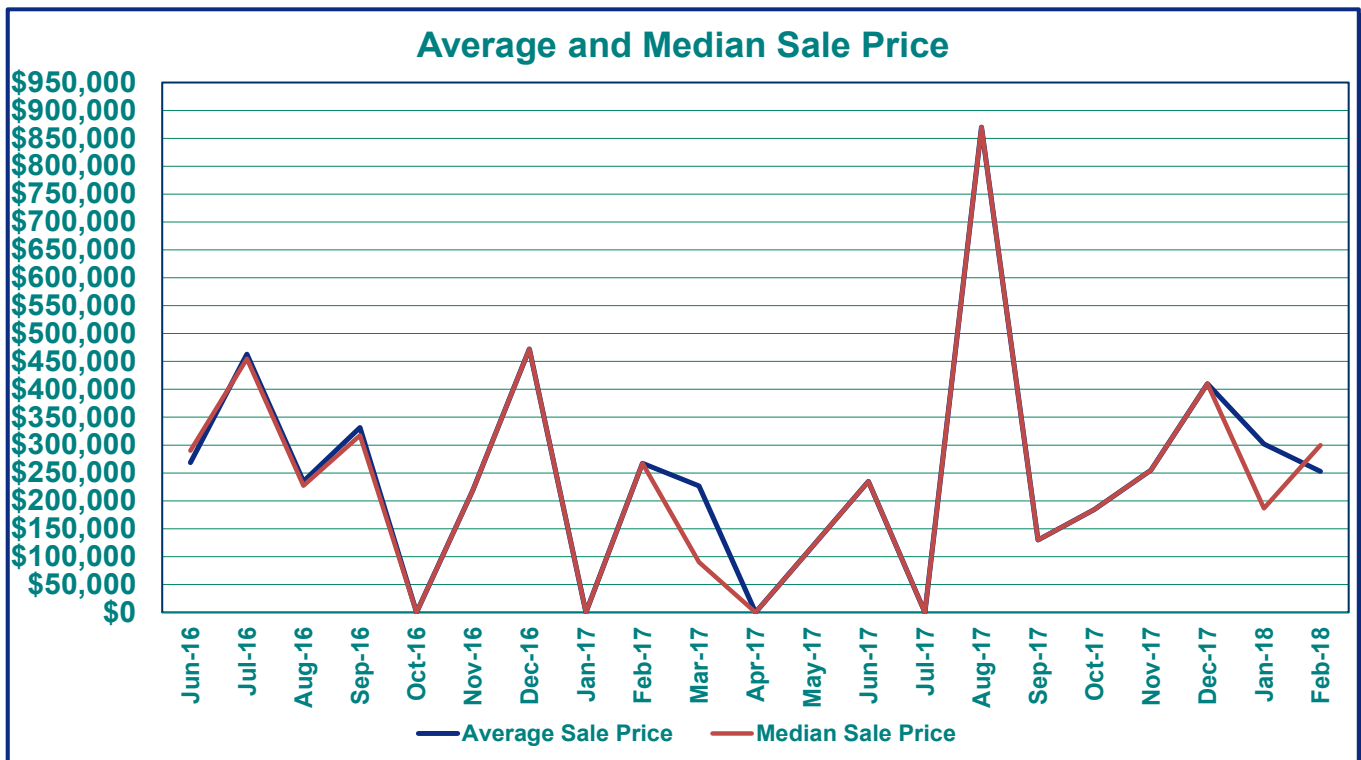
JOSEPHINE COUNTY, OR



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.*

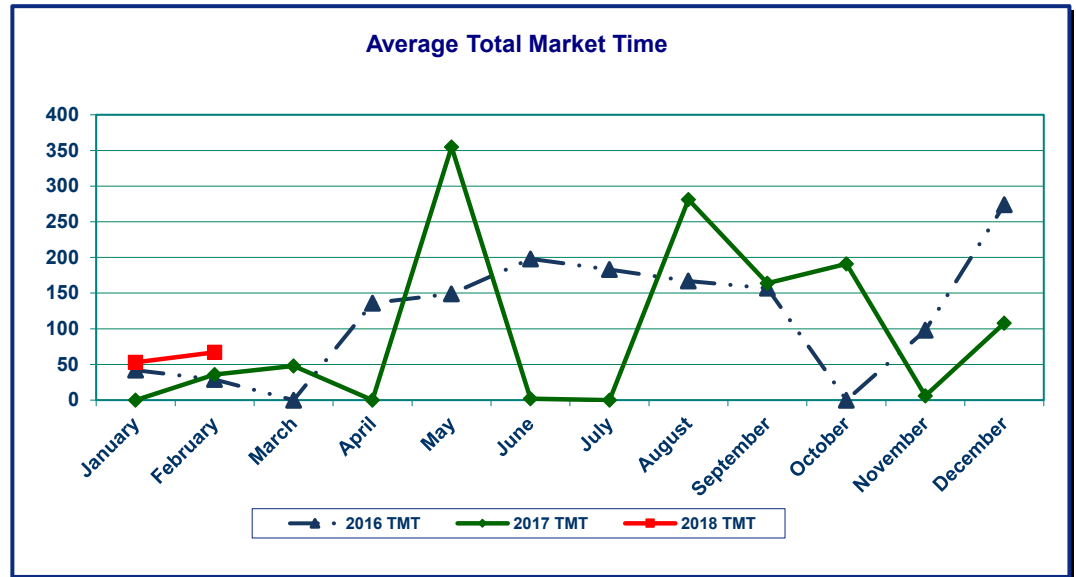
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County, Curry County,
Douglas County, Grant
County, Josephine County,
Lane County, North
Coastal Counties, Polk &
Marion Counties, Union
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MARKET ACTION



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Residential Review: Lane County, Oregon

February 2018 Reporting Period

February Residential Highlights

Lane County saw mixed activity this February, but most measures were ahead of February 2017. Closed sales (295) outpaced February 2017 (247) by 19.4% but fell 9.5% short of the 326 closings recorded last month in January 2018. It was the strongest February for closings in Lane County since 2007, when 305 were recorded.

Similarly, pending sales (392) rose 6.2% ahead of the 369 offers accepted in February 2017 but fell 7.8% short of the 425 offers accepted last month in January 2018.

New listings, at 372, were 5.3% short of the 393 new listings offered last year in February 2017 and 12.7% short of the 426 new listings offered last month in January 2018.

February saw total market time decrease by two days to end at 64 days. Inventory crawled slightly upward in the same month, ending at 1.8 months.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$290,400) with the average price of homes sold in the twelve months ending February 2017 (\$265,900) shows an increase of 9.2%. The same comparison of the median shows an increase of 10.5% over that same period.

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

Average Sale Price % Change:
+9.2% (\$290,400 v. \$265,900)
Median Sale Price % Change:
+10.5% (\$265,000 v. \$239,900)

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

Inventory in Months*

	2016	2017	2018
January	3.3	2.1	1.7
February	2.8	2.2	1.8
March	2.2	1.7	
April	2.1	1.8	
May	2.0	1.6	
June	1.8	1.7	
July	2.5	2.0	
August	2.0	2.0	
September	2.0	2.2	
October	2.1	2.0	
November	1.9	2.0	
December	1.7	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
2018	February	372	392	295	282,300	278,000	64
	January	426	425	326	289,700	266,800	66
	Year-to-date	801	804	627	285,800	270,000	65
2017	February	393	369	247	256,800	245,000	75
	Year-to-date	719	673	528	260,800	239,000	72
Change	February	-5.3%	6.2%	19.4%	9.9%	13.5%	-14.3%
	Prev Mo 2017	-12.7%	-7.8%	-9.5%	-2.6%	4.2%	-3.0%
	Year-to-date	11.4%	19.5%	18.8%	9.6%	13.0%	-10.7%

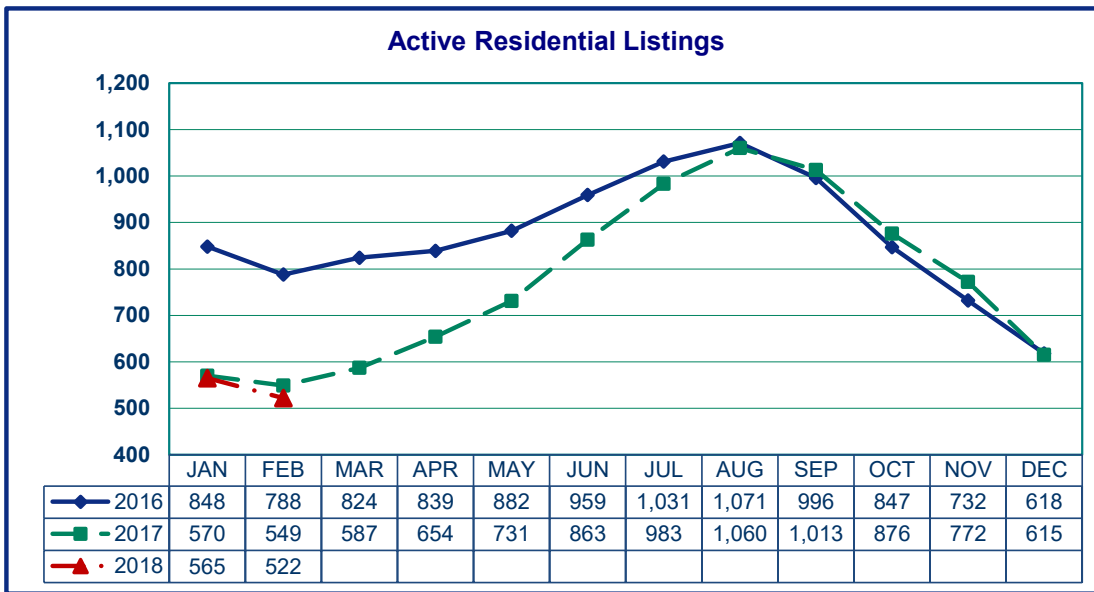
AREA REPORT • 2/2018

Lane County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired,Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
225	Florence Coast Village	2	1	0	3	0.0%	3	70,000	261	1	6	50.0%	6	80,300	66,000	157	-3.4%	-	-	1	47,500	-	-
226	Florence Green Trees	5	3	2	3	-25.0%	6	159,000	43	9	12	71.4%	13	143,100	150,000	44	26.5%	-	-	-	-	-	-
227	Florence Florentine	7	3	-	1	-75.0%	1	238,400	120	6	5	-28.6%	5	228,900	217,000	118	2.6%	-	-	-	-	-	-
228	Florence Town	43	14	3	11	-21.4%	11	321,800	151	29	28	-3.4%	19	281,800	299,900	134	13.3%	-	-	6	52,500	1	325,000
229	Florence Beach	19	3	2	6	50.0%	7	522,900	161	9	10	0.0%	10	418,600	355,100	162	28.5%	-	-	3	48,000	-	-
230	Florence North	20	4	-	-	-100.0%	2	393,300	173	7	2	-71.4%	3	378,800	360,000	144	-5.4%	-	-	4	75,500	-	-
231	Florence South/ Dunes City	16	3	0	5	150.0%	2	380,000	160	7	9	28.6%	4	267,500	235,000	101	18.6%	-	-	1	67,500	-	-
238	Florence East/ Mapleton	21	3	1	3	0.0%	6	139,400	67	15	12	140.0%	10	182,500	140,000	133	1.9%	-	-	-	-	1	114,000
	Grand Total	133	34	8	32	-17.9%	38	289,100	132	83	84	10.5%	70	243,700	223,000	121	6.6%	-	-	15	58,400	2	219,500
232	Hayden Bridge	11	13	5	15	0.0%	13	289,900	106	30	28	27.3%	24	266,900	260,500	69	9.6%	-	-	-	-	-	-
233	McKenzie Valley	26	5	5	11	57.1%	3	311,000	87	16	18	28.6%	15	303,100	284,000	82	17.5%	-	-	4	166,100	-	-
234	Pleasant Hill/Oak	29	13	1	8	-11.1%	10	334,200	129	25	18	5.9%	21	318,300	274,900	102	4.9%	-	-	2	41,500	-	-
235	South Lane Properties	76	39	10	42	16.7%	35	288,500	136	85	87	38.1%	70	287,200	266,000	111	13.5%	2	122,500	10	47,300	1	350,000
236	West Lane Properties	37	18	6	12	-33.3%	12	283,900	55	40	38	11.8%	31	307,000	255,000	100	20.4%	-	-	2	110,000	1	210,000
237	Junction City	33	20	5	20	11.1%	16	244,900	43	41	38	5.6%	22	242,200	234,800	57	0.2%	-	-	1	232,000	-	-
239	Thurston	22	21	5	23	-25.8%	20	243,900	35	55	61	17.3%	44	265,200	248,500	45	12.5%	1	87,000	2	64,000	3	294,300
240	Coburg I-5	7	5	-	4	33.3%	1	405,000	40	17	12	100.0%	2	342,500	342,500	52	6.0%	-	-	1	130,500	1	347,000
241	N Gilham	24	13	3	12	0.0%	15	332,500	48	32	29	26.1%	25	360,700	323,000	68	8.6%	-	-	1	68,000	1	550,000
242	Ferry Street Bridge	27	28	3	30	3.4%	21	358,500	44	51	62	37.8%	40	359,300	343,800	50	3.9%	-	-	-	-	3	374,300
243	E Eugene	43	28	4	24	-11.1%	15	291,000	24	49	41	-6.8%	45	315,700	309,500	42	2.1%	1	80,000	2	90,000	6	377,500
244	SW Eugene	63	43	5	42	13.5%	31	341,800	85	90	84	20.0%	75	338,300	306,000	94	10.6%	-	-	5	178,900	2	345,000
245	W Eugene	15	9	4	7	-12.5%	12	263,600	50	19	26	73.3%	19	272,300	235,000	48	9.3%	1	45,000	3	192,500	2	238,000
246	Danebo	28	34	6	39	-11.4%	33	207,500	36	76	75	-7.4%	68	211,300	220,500	35	11.7%	-	-	-	-	2	254,000
247	River Road	11	8	2	8	0.0%	4	255,800	33	16	19	-20.8%	13	253,000	255,000	47	10.5%	-	-	-	-	-	-
248	Santa Clara	31	38	2	47	135.0%	26	324,800	59	74	81	58.8%	50	311,000	310,000	55	11.4%	-	-	7	94,700	-	-
249	Springfield	31	34	6	45	12.5%	26	195,100	35	79	79	23.4%	58	196,300	190,000	31	6.8%	-	-	1	65,000	5	267,300
250	Mohawk Valley	8	3	0	3	-57.1%	2	252,500	57	6	8	-33.3%	5	299,000	265,000	55	-4.0%	-	-	1	240,000	-	-
	Grand Total	522	372	72	392	6.2%	295	282,300	64	801	804	19.5%	627	285,800	270,000	65	9.2%	5	91,400	42	110,000	27	323,600

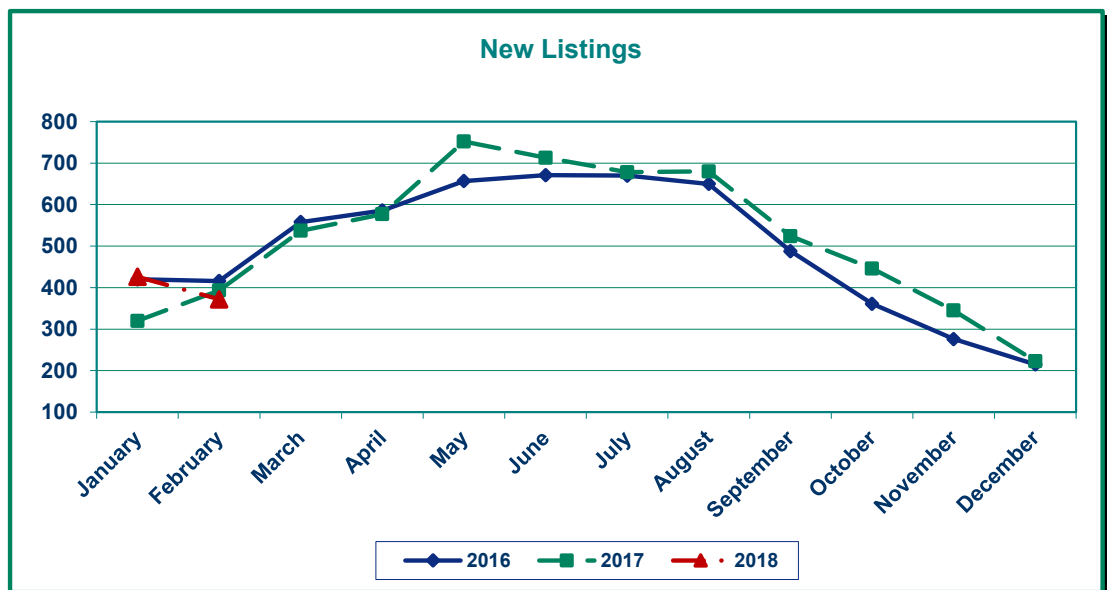
ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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



NEW LISTINGS GREATER LANE COUNTY, OR

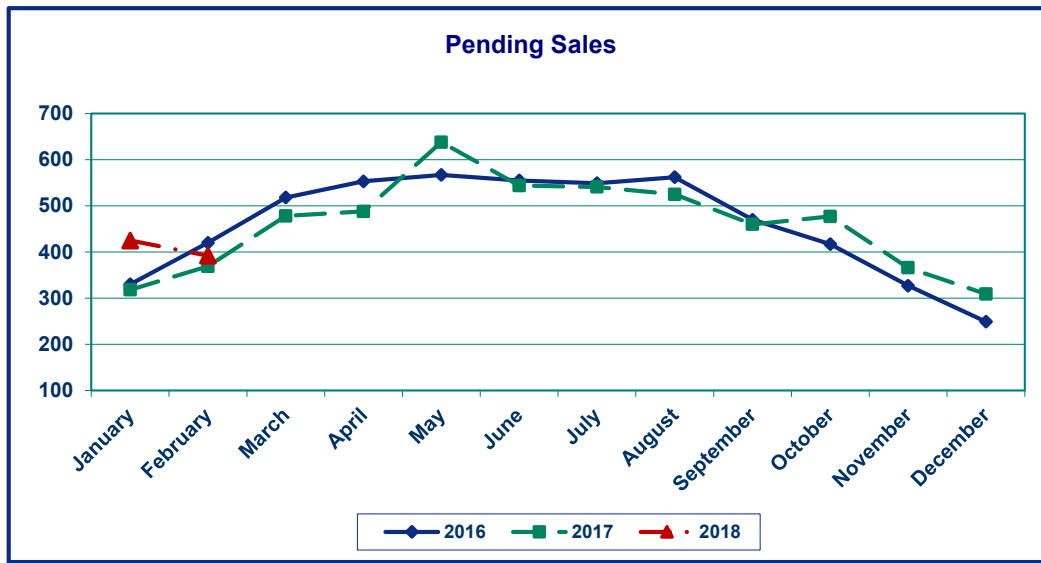
This graph shows the new residential listings over the past three calendar years in Greater Lane County, Oregon.



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2018 with February 2017. The Year-To-Date section compares 2018 year-to-date statistics through February with 2017 year-to-date statistics through February.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/17-2/28/18) with 12 months before (3/1/16-2/28/17).

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



PENDING LISTINGS

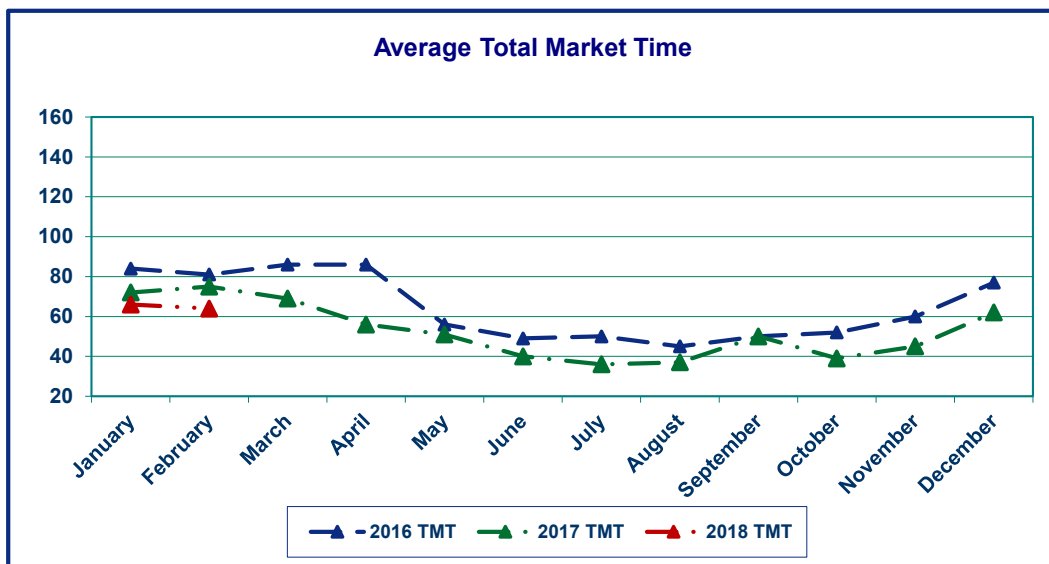
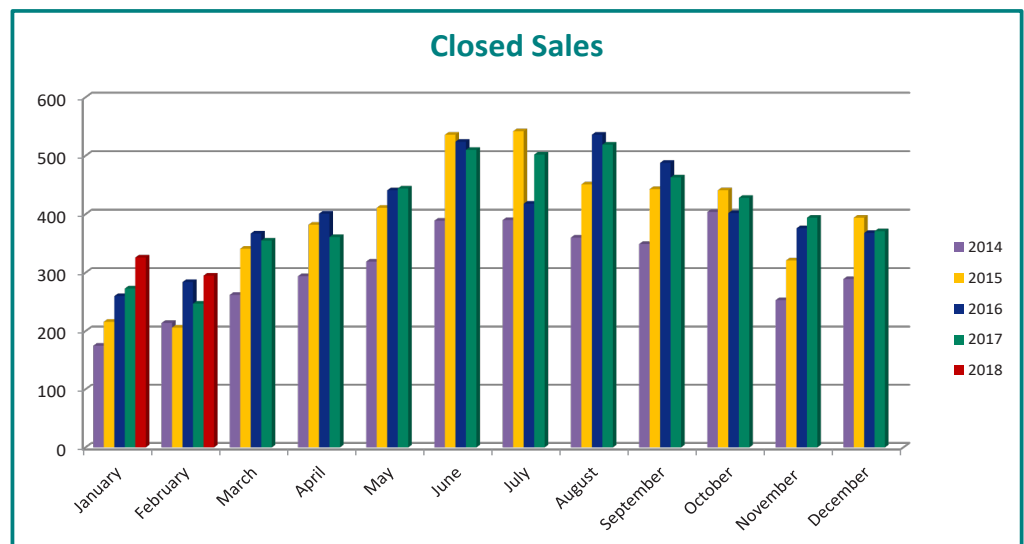
GREATER LANE COUNTY, OR

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

CLOSED SALES

GREATER LANE COUNTY, OR

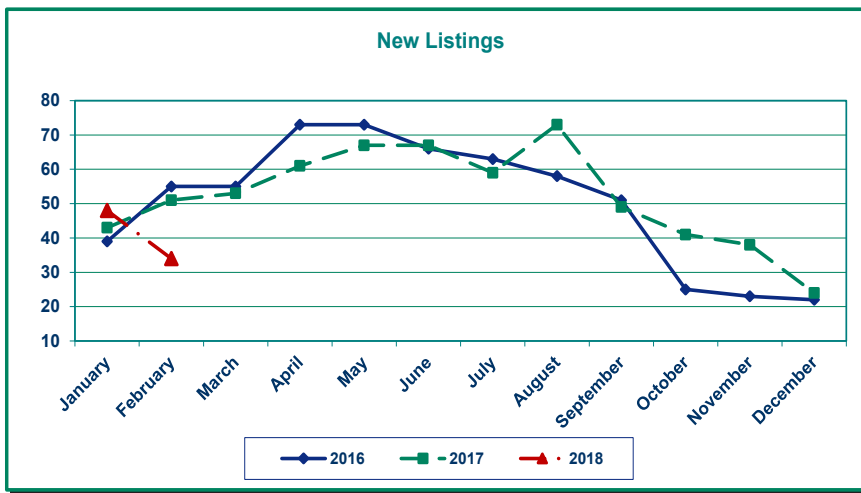
This graph shows the closed sales over the past five calendar years in Greater Lane County, Oregon.



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

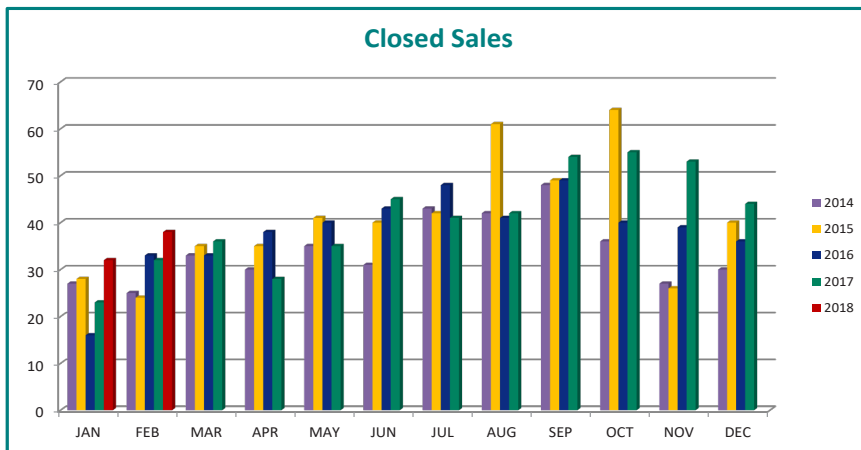
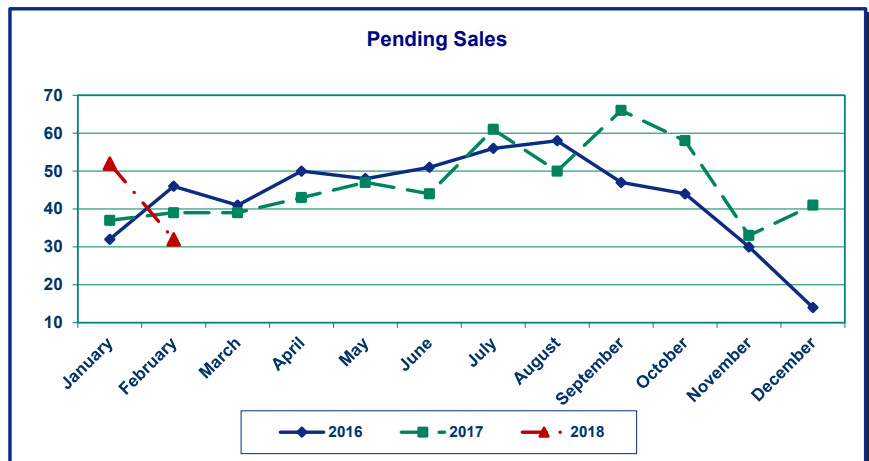
FLORENCE, OR

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

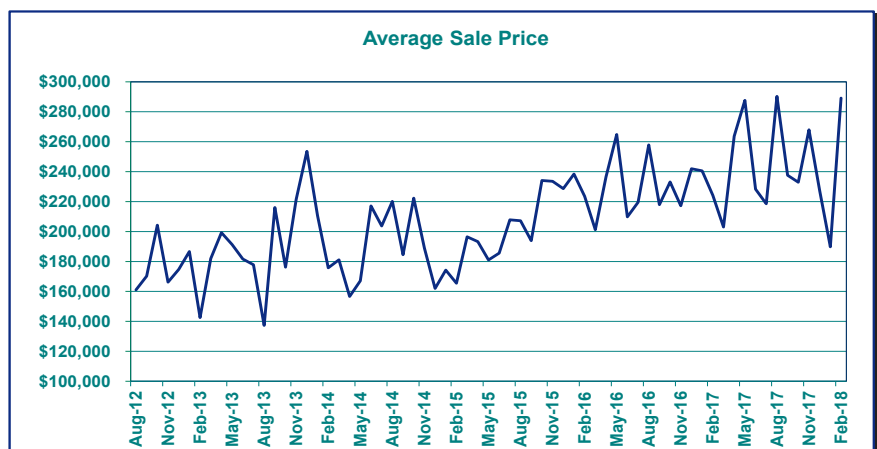
FLORENCE, OR

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.

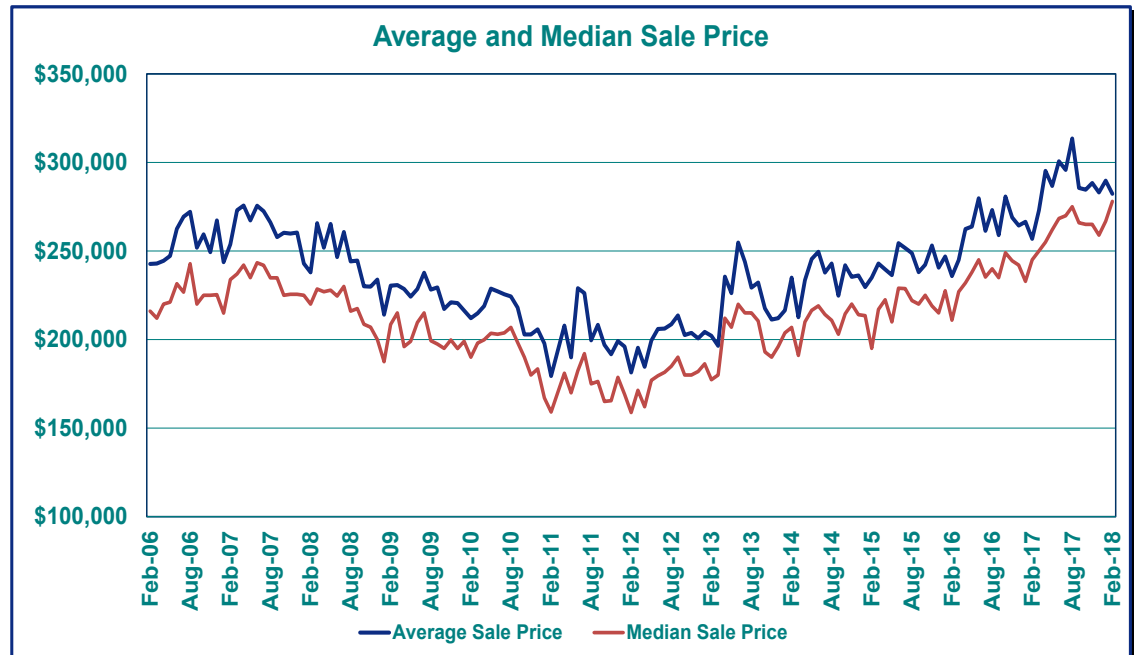
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Lori Palermo, Chairwoman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor

MARKET ACTION



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

Residential Review: Mid-Columbia

February 2018 Reporting Period

February Residential Highlights

The Mid-Columbia region saw gains this February across the board when compared to February 2017. Closed sales, at 68, outpaced February 2017 (51) by 33.3%, exactly matching the 68 closings recorded last month in January 2018. It was the strongest February for closings in the region since at least 2006.

Pending sales (75) outpaced February 2017 (62) by 21.0% but fell 3.8% short of the 78 offers accepted last month in January 2018.

New listings (66) fared similarly, surging 11.9% ahead of the 59 new listings offered back in February 2017 but showing a 18.5% decrease from the 81 new listings offered last month in January 2018.

Total market time decreased to 94 days in February, with inventory decreasing slightly to 3.7 months.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$316,600) with the average price of homes ending February 2017 (\$281,900) shows an increase of 12.3%. The same comparison of the median shows an increase of 6.1% over the same period.

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

Average Sale Price % Change:

+12.3% (\$316,600 v. \$281,900)

Median Sale Price % Change:

+6.1% (\$260,000 v. \$245,000)

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

Inventory in Months*

	2016	2017	2018
January	6.3	4.2	4.1
February	7.5	4.6	3.7
March	4.8	2.9	
April	4.7	2.8	
May	4.4	3.9	
June	4.8	3.4	
July	4.2	4.0	
August	3.7	3.2	
September	4.7	5.1	
October	3.2	4.1	
November	3.1	3.9	
December	2.9	4.2	

*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.

Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	February	66	75	68	293,800	266,500	94
	January	81	78	68	331,700	252,100	112
	Year-to-date	148	150	138	315,600	262,500	103
2017	February	59	62	51	238,300	214,000	130
	Year-to-date	103	116	112	261,600	212,000	120
Change	February	11.9%	21.0%	33.3%	23.3%	24.5%	-27.6%
	Prev Mo 2017	-18.5%	-3.8%	0.0%	-11.4%	5.7%	-16.1%
	Year-to-date	43.7%	29.3%	23.2%	20.6%	23.8%	-14.0%

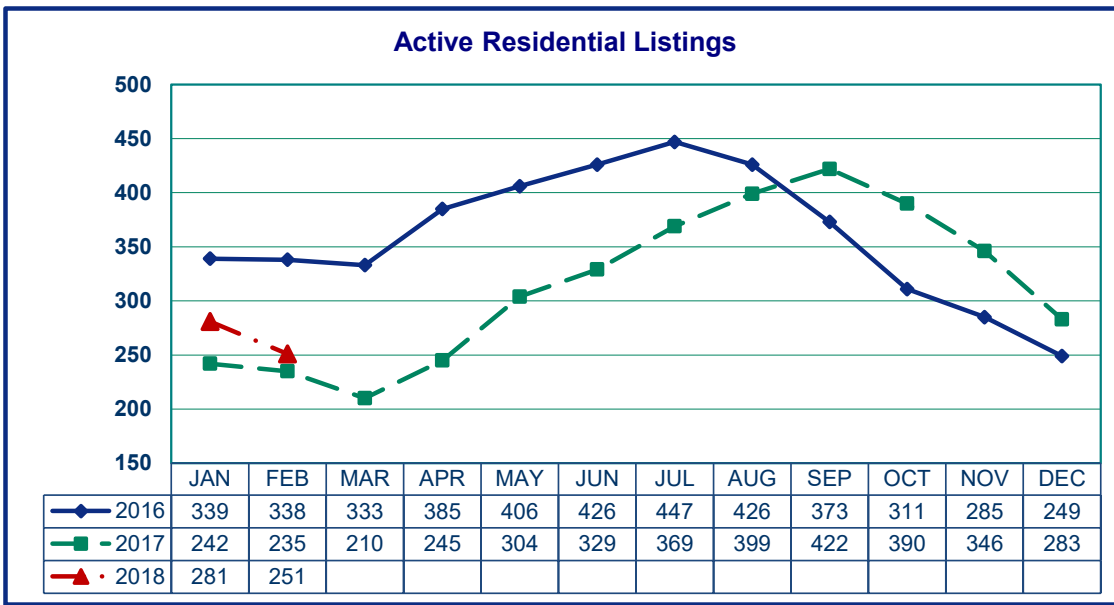
AREA REPORT • 2/2018

Mid-Columbia

		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 2018 v. 2017 ¹	Closed Sales	Average Sale Price		Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales			Average Sale Price	Median Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
100	White Salmon/ Bingen	14	4	1	4	-20.0%	5	449,400	148	11	7	-22.2%	12	471,400	416,000	9.6%	-	-	1	320,000	-	-
101	Snowden	5	1	0	-	-100.0%	0	-	-	2	-	-100.0%	0	0	-	11.1%	-	-	1	145,000	-	-
102	Trout Lake/ Glenwood	5	-	0	-	-100.0%	2	399,800	122	3	3	0.0%	2	399,800	399,800	-12.8%	-	-	2	115,000	-	-
103	Husum/ BZ Corner	3	1	2	1	-	0	-	-	2	1	0.0%	1	525,000	525,000	19.7%	-	-	-	-	-	-
104	Lyle/ High Prairie	5	-	0	0	-	1	270,000	168	1	1	-	1	270,000	270,000	6.9%	-	-	-	-	-	-
105	Dallesport/ Murdock	11	2	-	1	0.0%	3	143,400	36	6	4	33.3%	5	138,100	150,000	0.2%	-	-	-	-	-	-
106	Appleton/ Timber Valley	1	-	0	0	-	0	-	-	-	1	-	0	0	-	4.9%	-	-	1	70,000	-	-
108	Goldendale/ Centerville	26	6	1	7	16.7%	3	195,000	15	10	10	-28.6%	9	250,600	195,000	18.7%	-	-	7	72,100	1	126,000
109	Bickleton/ East County	1	-	0	0	-	0	-	-	-	-	-	0	-	-	-	0	-	0	-	0	-
110	Klickitat	4	0	-	0	-100.0%	4	94,800	63	3	2	-33.3%	5	87,300	57,500	-3.3%	-	-	2	55,000	-	-
	Klickitat Co. Total	75	14	4	13	-18.8%	18	261,700	87	38	29	-14.7%	35	303,800	270,000	-100.0%	-	0	14	98,500	1	126,000
111	Skamania	1	0	0	0	-100.0%	0	-	-	0	0	-100.0%	0	-	-	8.5%	0	-	0	-	0	-
112	North Bonneville	1	1	1	1	-	1	288,000	166	2	1	-	3	306,000	288,000	11.2%	-	-	2	37,500	-	-
113	Stevenson	7	3	3	3	200.0%	3	297,300	137	5	8	300.0%	4	315,500	315,000	4.5%	-	-	5	106,500	-	-
114	Carson	7	2	3	4	33.3%	3	227,800	106	5	10	100.0%	5	238,000	248,000	10.8%	-	-	2	102,500	-	-
115	Home Valley	1	1	0	0	-	0	-	-	1	0	-100.0%	0	-	-	-20.6%	0	-	0	-	0	-
116	Cook, Underwood, Mill A, Willard	4	-	0	3	50.0%	0	-	-	0	3	-25.0%	1	419,000	419,000	46.7%	-	-	-	-	-	-
117	Unincorporated North	15	1	2	0	-	0	-	-	5	0	-100.0%	0	-	-	27.2%	0	-	0	-	0	-
	Skamania Co. Total	36	8	9	11	37.5%	7	266,200	128	18	22	15.8%	13	291,500	260,000	17.8%	-	-	9	90,300	-	-
351	The Dalles	36	23	7	25	8.7%	21	250,300	62	43	49	36.1%	42	227,500	220,500	10.2%	2	211,500	2	153,000	-	-
352	Dufur	3	1	1	1	-50.0%	3	296,300	74	3	3	0.0%	4	323,800	350,500	-3.1%	-	-	-	-	-	-
353	Tygh Valley	9	-	0	-	-100.0%	0	-	-	1	-	-100.0%	1	117,500	117,500	93.5%	-	-	-	-	-	-
354	Wamic/ Pine Hollow	7	1	0	4	300.0%	0	-	-	4	5	400.0%	0	-	-	9.7%	0	-	0	-	0	-
355	Maupin/ Pine Grove	12	2	1	1	0.0%	0	-	-	3	1	0.0%	0	-	-	-22.0%	0	-	0	-	0	-
356	Rowena	1	0	0	0	-100.0%	1	350,000	199	0	0	-100.0%	1	350,000	350,000	112.9%	-	-	-	-	-	-
357	Mosier	2	1	2	1	0.0%	2	321,000	129	2	3	50.0%	3	282,300	230,000	1.9%	-	-	2	164,500	-	-
	Wasco Co. Total	70	28	11	32	6.7%	27	264,300	73	56	61	35.6%	51	238,500	230,000	9.1%	2	211,500	4	158,700	-	-
361	Cascade Locks	18	-	2	3	-	3	239,700	112	6	6	500.0%	4	221,800	185,000	8.7%	-	-	2	141,000	-	-
362	Hood River City	22	7	2	8	100.0%	11	443,800	128	15	20	81.8%	28	457,100	457,500	14.7%	1	900,000	1	173,000	1	380,000
363	Hood River-W	8	3	4	2	-33.3%	1	330,000	203	5	5	66.7%	3	650,000	745,000	17.7%	-	-	3	334,800	-	-
364	Hood River-E	5	1	0	0	-100.0%	0	-	-	1	0	-100.0%	0	-	-	23.6%	0	-	0	-	0	-
366	Odell	4	0	0	2	-	1	335,900	25	1	3	-	1	335,900	335,900	6.5%	-	-	-	-	-	-
367	Parkdale/ Mt. Hood	5	2	1	3	-	0	0	0	4	3	50.0%	1	678,000	678,000	18.0%	-	-	2	110,000	-	-
	Hood River Co. Total	62	13	9	18	125.0%	16	391,700	123	32	37	105.6%	37	450,000	435,000	16.3%	1	900,000	8	209,900	1	380,000
370	Sherman Co.	8	3	0	1	-	0	-	-	4	1	-	2	156,500	156,500	8.2%	-	-	-	-	-	-

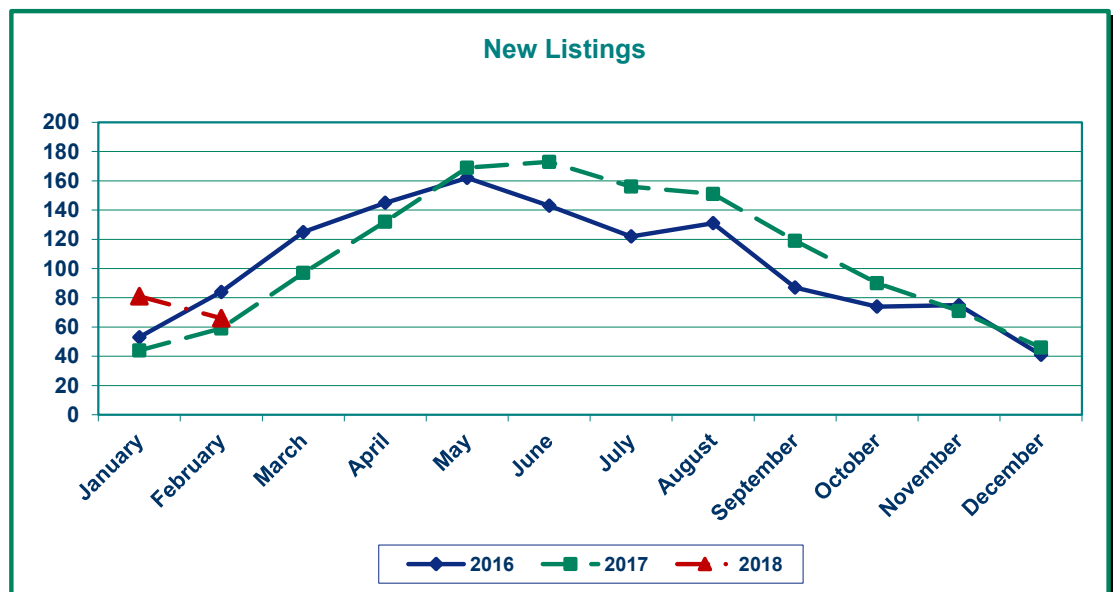
ACTIVE RESIDENTIAL LISTINGS MID-COLUMBIA

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.



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2018 with February 2017. The Year-To-Date section compares 2018 year-to-date statistics through February with 2017 year-to-date statistics through February.

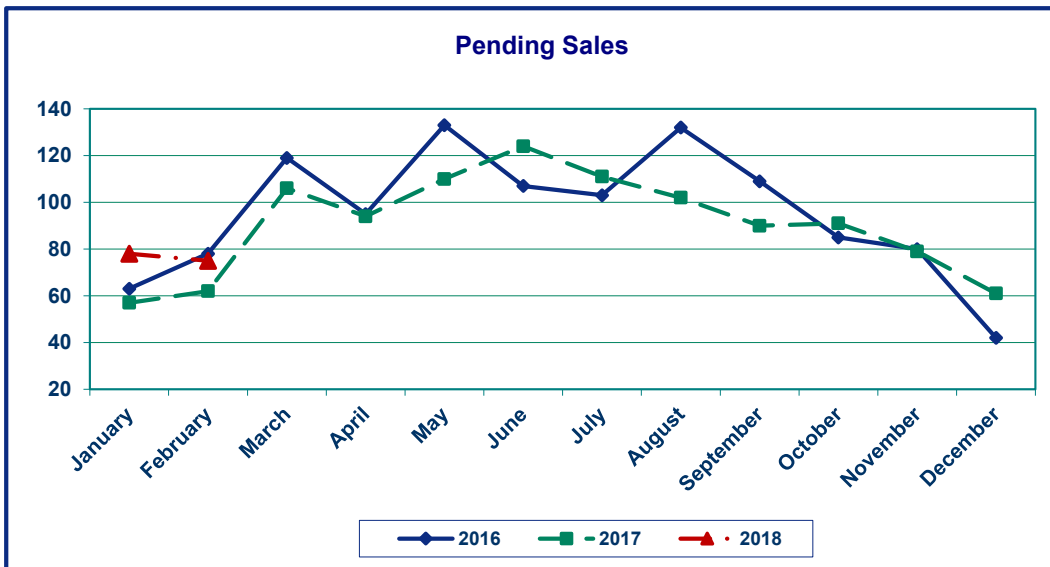
² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/17-2/28/18) with 12 months before (3/1/16-2/28/17).

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

PENDING LISTINGS

MID-COLUMBIA

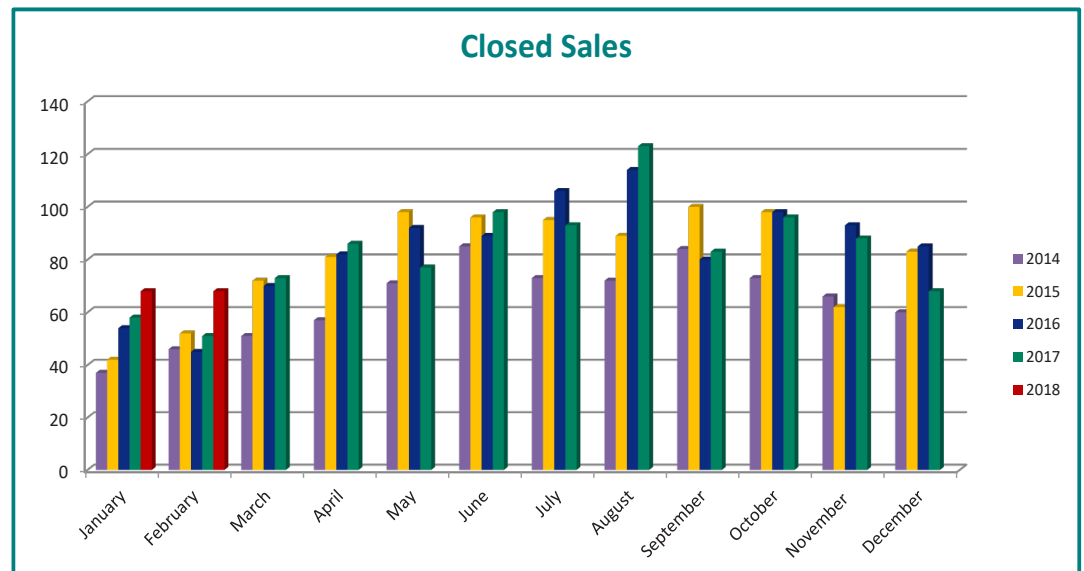
This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.



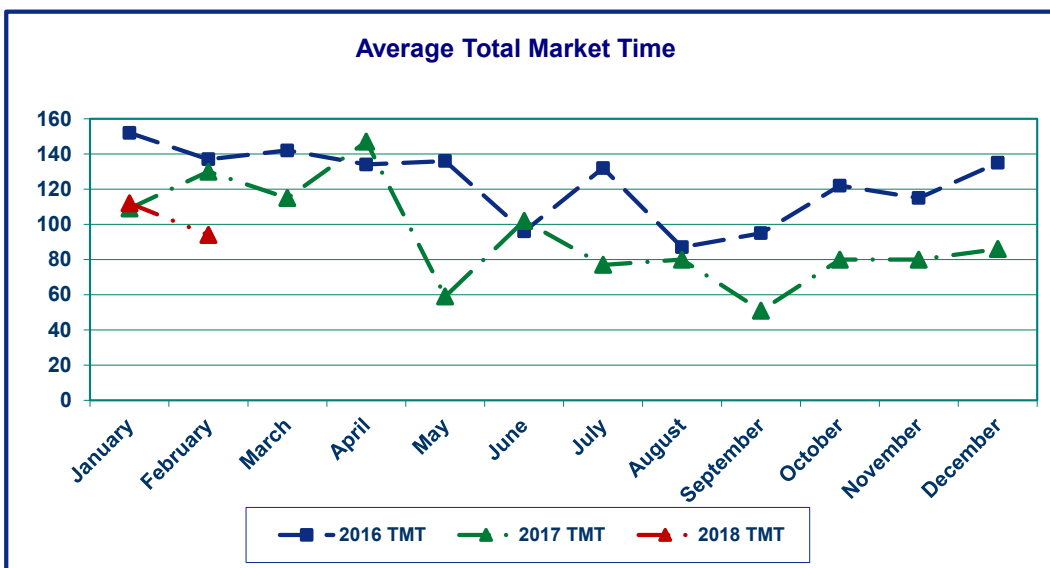
CLOSED SALES

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.

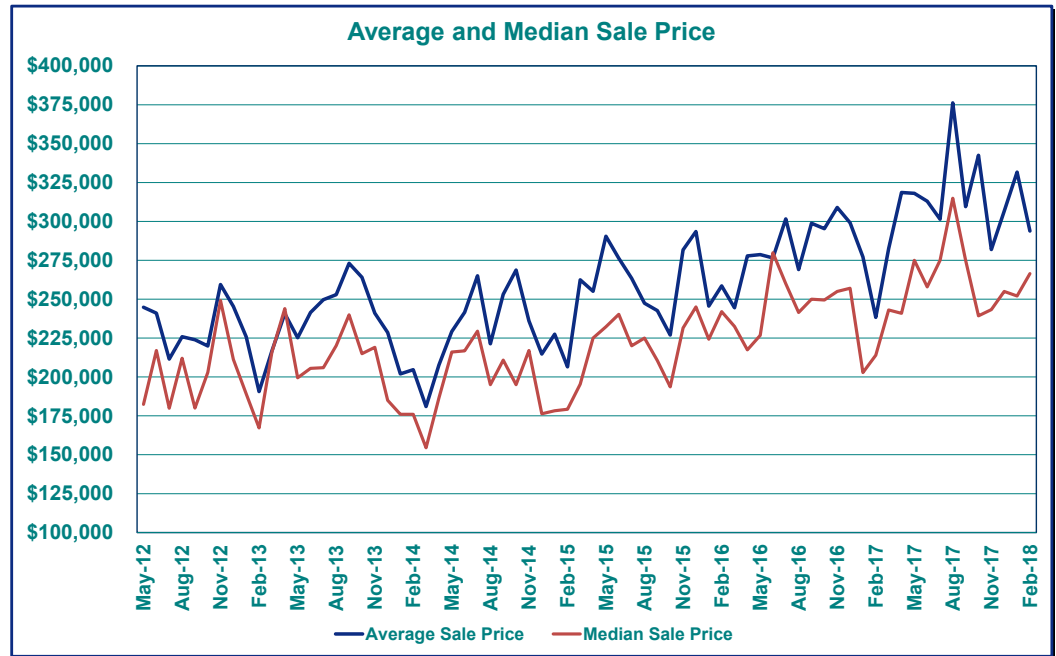
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Tyler Chaudhary, Editor

MARKET ACTION



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Residential Review: North Coastal Counties, Oregon

February 2018 Reporting Period

February Residential Highlights

The North Coastal Counties saw some gains this February compared to February 2017. Pending sales, at 129, outpaced February 2017 (110) by 17.3% despite falling 2.3% short of January 2018 when 132 offers were accepted.

Closed sales, at 103, ended 14.4% stronger than in February 2017 (90) but similarly fell three short of the 106 closings recorded last month in January 2018 (-2.8%).

New listings, at 159, showed a 17.2% decrease from February 2017 (192) and a 10.2% decrease from last month in January 2018 (177).

Total market time increased in February, ending at 137 days, with inventory increasing slightly to 6.9 months.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$323,400) with the average price of homes sold in the twelve months ending February 2017 (\$307,100) shows an increase of 5.3%. The same comparison of the median shows an increase of 8.8% over the same period.

Inventory in Months*			
	2016	2017	2018
January	8.7	6.8	6.6
February	10.0	9.0	6.9
March	8.6	7.3	
April	9.0	9.1	
May	8.3	6.3	
June	8.0	5.9	
July	9.3	7.3	
August	7.0	6.2	
September	7.2	6.4	
October	7.7	5.7	
November	7.2	5.9	
December	7.1	4.7	

*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.

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

Average Sale Price % Change:

+5.3% (\$323,400 v. \$307,100)

Median Sale Price % Change:

+8.8% (\$284,000 v. \$261,000)

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

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

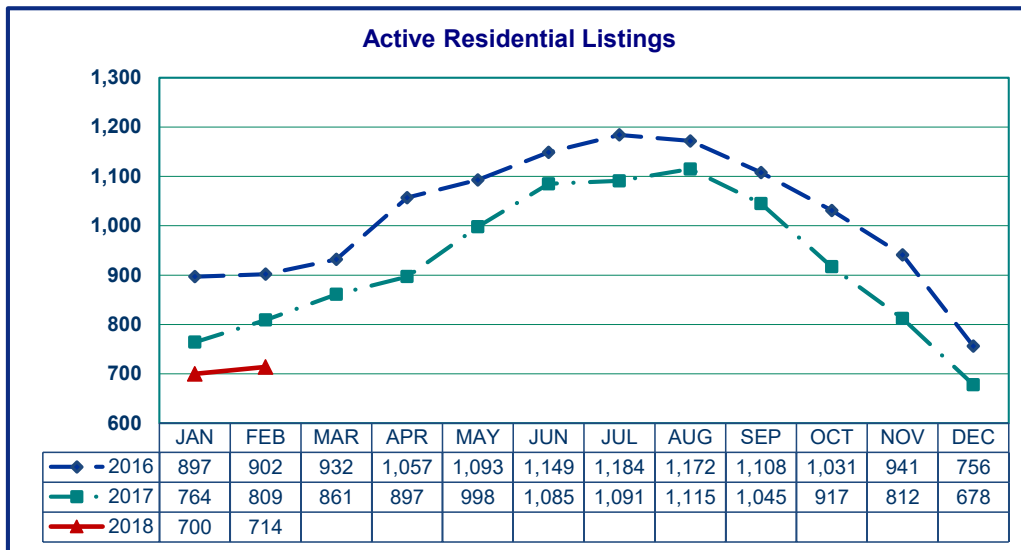
North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	February	159	129	103	336,500	269,500	137
	January	177	132	106	317,900	275,000	128
	Year-to-date	345	257	210	327,100	270,900	132
2017	February	192	110	90	336,900	262,000	148
	Year-to-date	355	215	208	325,800	265,000	161
Change	February	-17.2%	17.3%	14.4%	-0.1%	2.9%	-7.5%
	Prev Mo 2017	-10.2%	-2.3%	-2.8%	5.9%	-2.0%	7.0%
	Year-to-date	-2.8%	19.5%	1.0%	0.4%	2.2%	-18.3%

AREA REPORT • 2/2018

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/Cancelled Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
180	Astoria	52	19	7	11	-21.4%	10	193,800	105	39	27	-15.6%	21	229,500	234,500	7.9%	-	-	6	43,200	2	315,500	
181	Hammond/ Warrenton	36	12	1	14	-6.7%	6	216,800	73	33	24	20.0%	17	281,000	255,000	12.6%	-	-	10	116,400	-	-	
182	Gearhart West	42	4	1	3	-50.0%	7	389,600	179	13	10	11.1%	11	393,500	425,000	-13.8%	-	-	6	128,800	-	-	
183	Gearhart East	6	1	1	-	-100.0%	1	542,000	17	4	1	-50.0%	2	416,500	416,500	14.7%	-	-	-	-	-	-	
184	Seaside Northwest	9	4	0	6	200.0%	1	184,000	89	6	7	40.0%	2	209,000	209,000	19.0%	-	-	-	-	-	-	
185	Seaside North Central	4	0	-	0	-100.0%	1	275,000	75	2	1	-83.3%	1	275,000	275,000	-3.3%	-	-	-	-	-	-	
186	Seaside Southwest	23	6	-	1	-75.0%	3	274,700	137	12	3	-62.5%	6	274,800	275,000	-5.0%	-	-	2	150,000	-	-	
187	Seaside South Central	1	-	0	-	-	2	212,500	144	-	3	50.0%	2	212,500	212,500	12.0%	-	-	-	-	-	-	
188	Seaside East	12	5	5	6	500.0%	4	213,500	39	10	11	266.7%	8	288,200	234,500	16.6%	1	510,000	2	37,500	-	-	
189	Cannon Beach/ Tolovana Park	48	7	2	4	-50.0%	8	647,300	247	10	11	0.0%	13	494,400	359,900	3.0%	1	715,000	1	139,000	-	-	
190	Arch Cape/ Cove Beach/ Falcon Cove	5	1	0	1	-50.0%	0	-	-	2	2	-60.0%	3	765,800	447,500	-20.2%	-	-	-	-	-	-	
191	Rural Clatsop County	17	3	4	1	0.0%	1	829,000	11	5	6	100.0%	2	477,000	477,000	12.5%	-	-	2	95,000	-	-	
	Clatsop County	255	62	21	47	-19.0%	44	342,700	131	136	106	0.0%	88	335,300	269,500	1.4%	2	612,500	29	100,000	2	315,500	
97102	Arch Cape	1	0	-	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
97130	Manzanita	27	6	0	11	266.7%	2	395,200	210	8	12	50.0%	14	422,400	427,000	3.5%	-	-	1	140,000	1	549,000	
97131	Nehalem	13	4	1	4	300.0%	2	208,700	49	8	9	125.0%	4	239,600	230,300	11.4%	-	-	1	74,000	-	-	
97147	Wheeler	-	-	0	-	-	1	315,000	96	-	1	-	1	315,000	315,000	-1.6%	-	-	1	66,000	-	-	
97136	Rockaway Beach	49	10	-	10	42.9%	6	352,700	292	25	14	40.0%	10	297,400	246,800	12.8%	1	162,500	3	57,800	-	-	
97107	Bay City	3	-	-	1	0.0%	2	142,000	42	2	1	-80.0%	3	166,300	160,000	2.0%	-	-	1	123,000	1	214,500	
97118	Garibaldi	6	1	-	0	-	1	130,000	117	3	2	0.0%	1	130,000	130,000	9.7%	-	-	-	-	-	-	
97143	Netarts	11	3	0	0	-	3	425,500	115	5	2	0.0%	3	425,500	318,000	19.7%	-	-	2	31,000	-	-	
97141	Tillamook	28	11	4	9	28.6%	9	348,100	123	15	19	26.7%	15	350,200	350,000	25.8%	1	642,100	-	-	1	325,000	
97134	Oceanside	24	5	-	3	0.0%	0	-	-	8	4	-20.0%	0	-	-	13.2%	0	-	0	-	0	-	
97108	Beaver	3	0	0	0	-	0	-	-	1	0	-	0	-	-	-28.9%	0	-	0	-	0	-	
97122	Hebo	1	-	0	0	-	0	-	-	-	0	-	0	-	-	209.7%	0	-	0	-	0	-	
97112	Cloverdale	6	1	-	-	-100.0%	3	370,000	50	2	-	-100.0%	4	342,700	230,400	13.7%	-	-	-	-	-	-	
97135	Pacific City	27	5	2	3	200.0%	3	656,000	129	13	7	600.0%	8	470,900	355,300	8.8%	-	-	3	174,700	-	-	
97149	Neskowin	15	1	1	4	300.0%	2	746,000	107	3	8	300.0%	5	591,400	520,000	2.1%	-	-	1	72,500	-	-	
	Tillamook County	214	47	8	45	80.0%	34	383,300	140	93	79	41.1%	68	373,700	339,200	11.8%	2	402,300	13	95,000	3	362,800	

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97367	Lincoln City	101	26	8	15	15.4%	12	235,100	175	50	29	16.0%	19	256,700	255,000	6.9%	1	95,000	2	297,500	-	-	
97364	Neotsu	1	0	0	0	-100.0%	1	232,000	40	0	1	0.0%	1	232,000	232,000	16.3%	-	-	1	145,000	-	-	
97368	Otis	11	4	0	6	-	1	265,000	74	10	8	700.0%	3	291,000	265,000	56.8%	-	-	-	-	-	-	
97341	Depoe Bay	42	7	-	4	-20.0%	3	360,000	118	19	6	-45.5%	5	249,500	192,000	8.1%	-	-	1	55,000	-	-	
97369	Gleneden Beach	36	7	-	4	300.0%	2	390,000	93	11	6	0.0%	5	393,000	365,000	-4.3%	-	-	1	30,000	-	-	
97365	Otter Rock	5	0	0	2	-	0	-	-	3	3	-	1	10,500	10,500	44.1%	-	-	1	65,000	-	-	
97366	Newport	16	1	0	2	0.0%	3	252,500	102	4	7	133.3%	5	238,500	225,000	-15.3%	-	-	1	70,000	-	-	
97343	South Beach	5	0	0	1	-	1	378,000	228	1	2	-	3	432,300	419,000	16.7%	-	-	1	45,000	-	-	
97347	Eddyville	1	0	0	0	-100.0%	0	-	-	1	0	-100.0%	0	-	-	149.5%	0	-	0	-	0	-	
97357	Logsdon	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
97391	Toledo	4	0	0	0	-	0	-	-	2	3	-	4	166,800	174,000	2.0%	-	-	-	-	-	-	
97380	Siletz	3	-	1	1	-	0	-	-	1	2	-	1	122,500	122,500	173.0%	-	-	-	-	-	-	
97390	Tidewater	5	2	0	0	-	2	116,500	139	2	1	-	3	169,300	124,900	33.8%	-	-	-	-	-	-	
97498	Yachats	6	2	1	1	0.0%	0	-	-	4	2	0.0%	1	80,000	80,000	32.0%	-	-	-	-	-	-	
97394	Waldport	9	1	4	1	0.0%	-	-	-	6	2	100.0%	3	235,200	182,000	-26.6%	-	-	1	46,000	-	-	
97376	Seal Rock	-	-	0	0	-	-	-	-	2	0	-	-	-	-	-21.7%	-	-	1	360,000	-	-	
	Lincoln County	245	50	14	37	37.0%	25	261,900	143	116	72	35.8%	54	255,100	235,500	4.2%	1	95,000	10	141,100	-	-	
	North Coastal Counties Total	714	159	43	129	17.3%	103	336,500	137	345	257	19.5%	210	327,100	270,900	5.3%	5	424,900	52	106,700	5	343,900	



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.

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2018 with February 2017. The Year-To-Date section compares 2018 year-to-date statistics through February with 2017 year-to-date statistics through February.

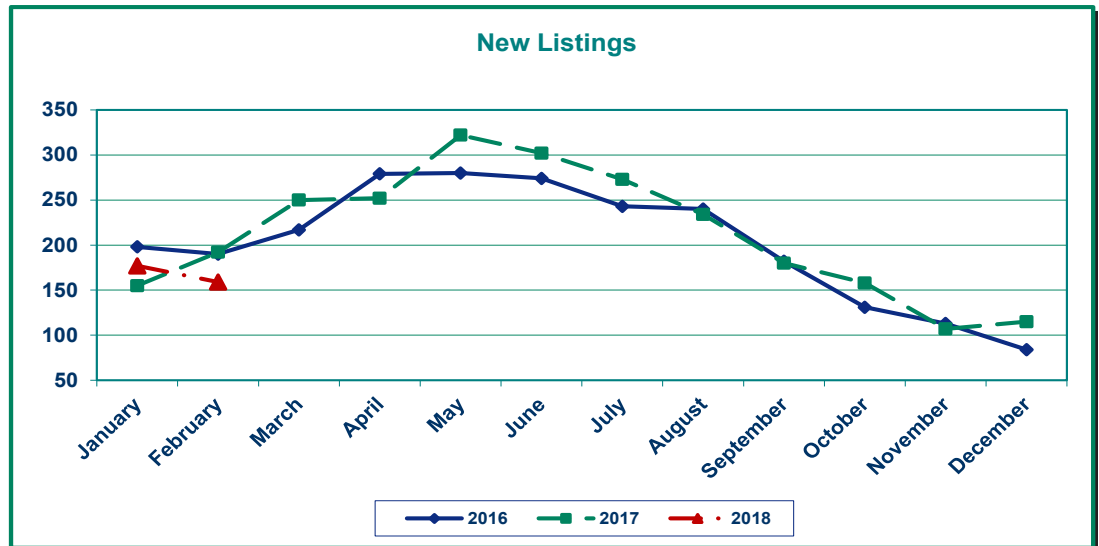
² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/17-2/28/18) with 12 months before (3/1/16-2/28/17).

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

NEW LISTINGS

NORTH COASTAL COUNTIES, OR

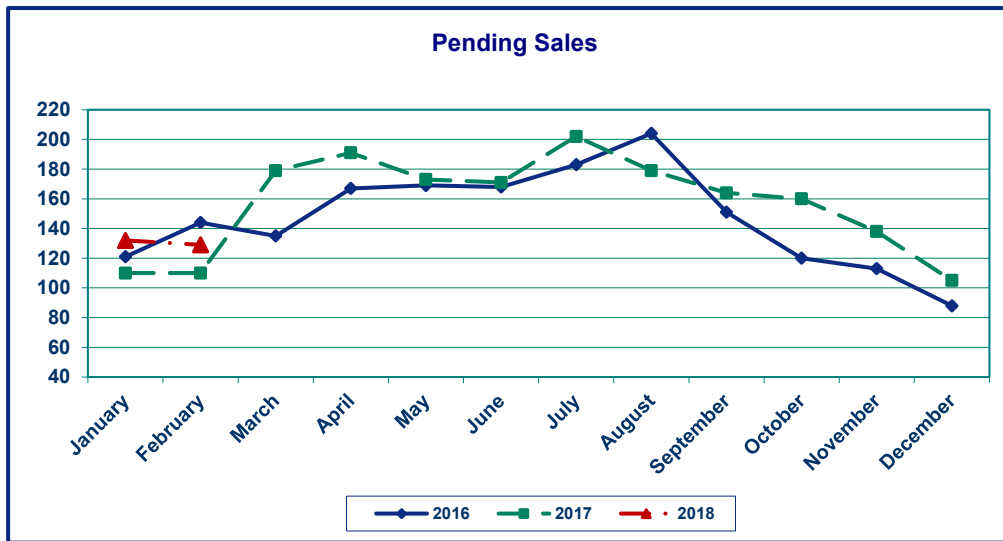
This graph shows the new residential listings over the past three calendar years in the North Coastal Counties of Oregon.



PENDING LISTINGS

NORTH COASTAL COUNTIES, OR

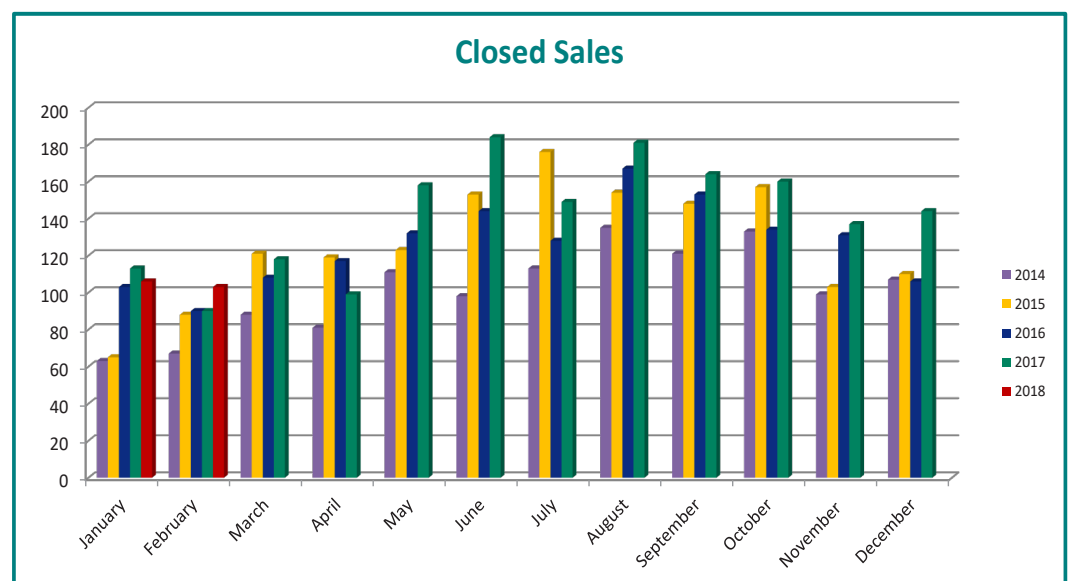
This graph represents monthly accepted offers in the North Coastal Counties of Oregon over the past three calendar years.



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.



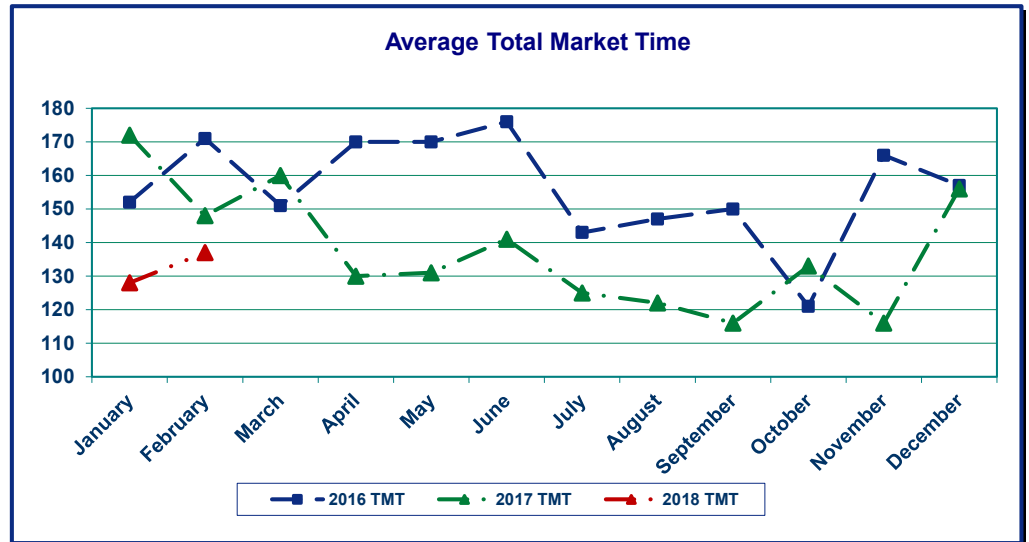
DAYS ON MARKET

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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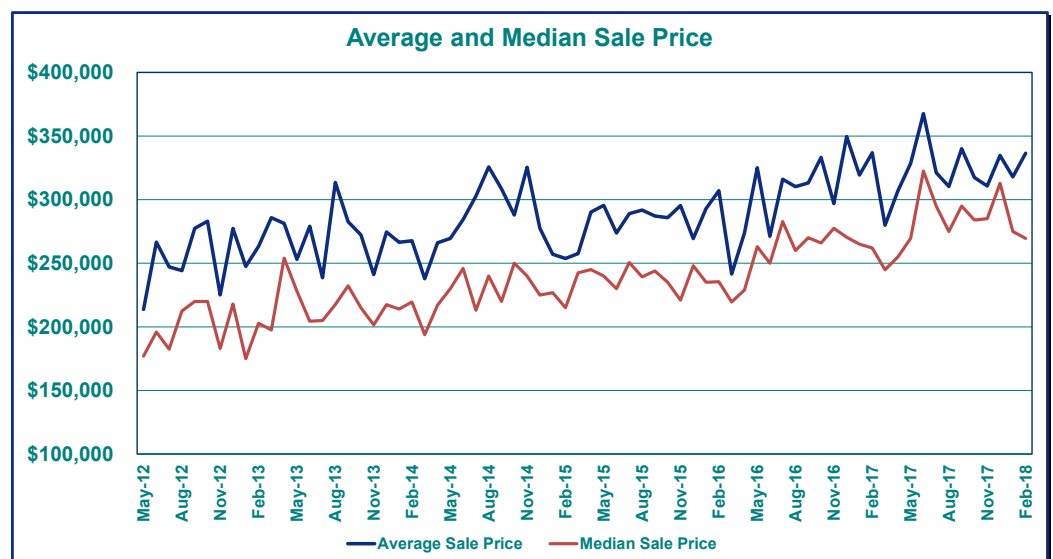
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SALE PRICE

NORTH COASTAL COUNTIES, OR

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



Lori Palermo, Chairwoman 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

February 2018 Reporting Period

February Residential Highlights

Polk and Marion Counties saw some cooler real estate activity this February. Closed sales, at 95, fell 12.8% short of the 109 closings recorded last year in February 2017 and 20.8% short of the 120 closings recorded last month in January 2018.

Similarly, pending sales (144) fell just five short of the 149 offers accepted last month in January 2018 (-3.4%) but ended 19.6% under the 179 offers accepted last year in February 2017.

New listings (158) ended 21.4% lower than in February 2017 (201) and 12.7% lower than last month in January 2018 (181).

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

Total market time rose by ten days to 64 days in February, with inventory increasing to 3.2 months.

Average and Median Sale Prices

Comparing the average price in the twelve months ending February 28th of this year (\$295,100) with the average price of homes sold in the twelve months ending February 2017 (\$266,300) shows an increase of 10.8%. The same comparison of the median shows an increase of 11.7% over the same period.

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

Average Sale Price % Change:
+10.8% (\$295,100 v. \$266,300)
Median Sale Price % Change:
+11.7% (\$268,000 v. \$240,000)

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

Inventory in Months*

	2016	2017	2018
January	3.7	2.9	2.5
February	3.9	3.2	3.2
March	3.3	2.1	
April	2.6	2.2	
May	2.6	2.0	
June	2.2	2.0	
July	3.4	2.4	
August	2.9	2.6	
September	3.0	2.7	
October	3.8	2.4	
November	2.8	2.7	
December	2.3	1.9	

*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.

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
2018	February	158	144	95	304,200	275,000	64
	January	181	149	120	305,600	272,400	54
	Year-to-date	345	292	226	303,500	275,000	57
2017	February	201	179	109	252,300	230,000	74
	Year-to-date	369	316	244	263,300	242,500	75
Change	February	-21.4%	-19.6%	-12.8%	20.6%	19.6%	-13.1%
	Prev Mo 2017	-12.7%	-3.4%	-20.8%	-0.5%	1.0%	18.5%
	Year-to-date	-6.5%	-7.6%	-7.4%	15.3%	13.4%	-23.6%

AREA REPORT • 2/2018

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/Cancelled Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ³		New Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price					Median Sale Price		
															Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
167	Polk County Except Salem	59	23	4	15	-21.1%	11	339,000	106	43	27	-30.8%	27	312,700	279,000	10.7%	-	-	3	299,300	4	251,700
168	West Salem N	20	11	7	7	-30.0%	7	304,400	116	20	18	20.0%	13	337,200	275,000	16.3%	-	-	-	-	1	850,000
169	West Salem S	6	3	2	1	-75.0%	1	290,000	8	5	5	25.0%	2	306,000	306,000	5.1%	-	0	-	0	-	-

170	Woodburn	39	29	3	23	-41.0%	20	277,000	40	59	47	-24.2%	47	280,000	260,000	11.0%	-	-	-	-	1	2,700,000
	Except Woodburn	84	35	10	32	-5.9%	23	339,900	39	86	73	23.7%	62	328,000	314,900	9.3%	3	427,500	7	183,000	1	360,000

170	Marion Except Salem/Keizer	123	64	13	55	-24.7%	43	310,600	40	145	120	-0.8%	109	307,300	288,600	9.3%	3	427,500	7	183,000	2	1,530,000
171	Southwest Salem	4	1	0	1	0.0%	1	266,000	5	5	3	200.0%	2	553,000	553,000	30.1%	-	-	-	-	-	-
172	South Salem	36	15	4	15	-28.6%	6	392,500	127	35	31	-13.9%	14	404,200	437,500	32.0%	-	-	2	237,000	2	495,000
173	Southeast Salem	19	9	-	9	-40.0%	6	316,300	50	18	15	-54.5%	8	309,800	300,000	8.3%	-	-	-	-	1	211,000
174	Central Salem	11	9	1	8	-11.1%	3	274,700	41	15	9	-40.0%	9	219,700	210,000	18.4%	-	-	-	-	2	160,400
175	East Salem S	6	1	1	4	300.0%	2	257,700	32	11	8	60.0%	6	226,700	248,500	10.1%	-	-	-	-	-	-
176	East Salem N	9	11	2	18	50.0%	4	195,600	25	27	28	55.6%	13	219,000	235,000	7.9%	-	-	-	-	-	-
177	South Keizer	1	2	2	2	-	2	240,000	65	3	4	33.3%	3	240,000	240,000	-2.7%	-	-	-	-	-	-
178	North Keizer	10	9	1	9	-35.7%	9	252,600	104	18	24	-7.7%	20	275,600	267,500	2.4%	-	-	-	-	-	-

167-169	Polk Co. Grand Total	85	37	13	23	-30.3%	19	323,700	104	68	50	-13.8%	42	320,000	278,500	12.8%	-	-	3	299,300	5	371,300
170-178	Marion Co. Grand Total	219	121	24	121	-17.1%	76	299,300	54	277	242	-6.2%	184	299,800	270,000	10.2%	3	427,500	9	195,000	7	654,600
	Polk & Marion Grand Total	304	158	37	144	-19.6%	95	304,200	64	345	292	-7.6%	226	303,500	275,000	10.8%	3	427,500	12	221,100	12	536,500

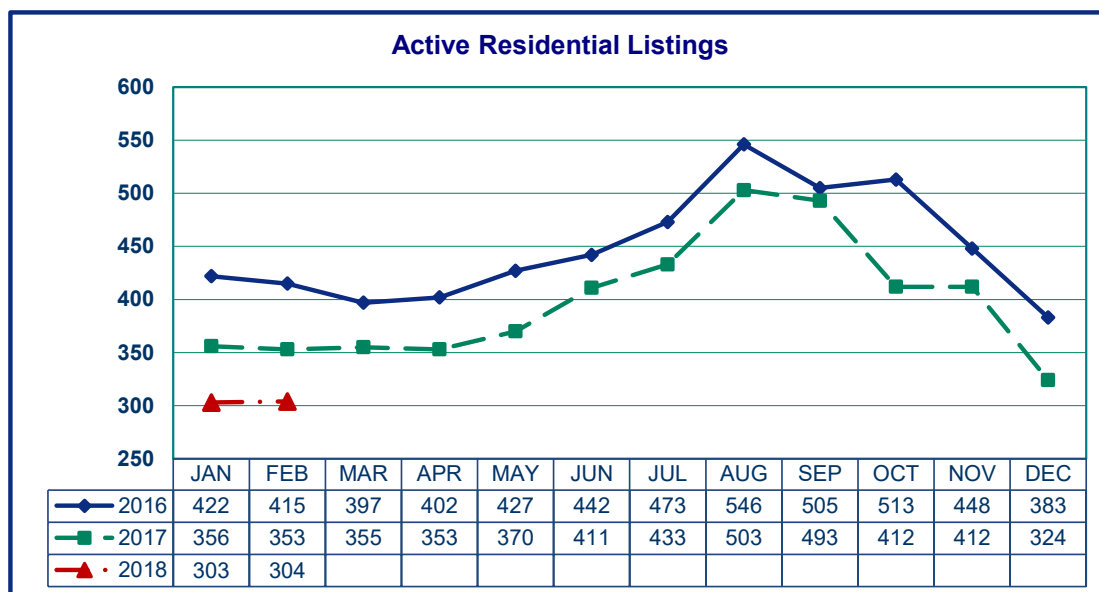
Benton & Linn Counties, Oregon

220	Benton County	30	10	2	8	60.0%	3	227,900	28	22	15	36.4%	9	305,500	319,500	-8.7%	-	-	1	85,000	-	-
221	Linn County	100	55	13	54	28.6%	38	263,200	61	110	107	25.9%	81	241,200	220,000	13.9%	2	180,000	6	66,900	2	234,000

ACTIVE RESIDENTIAL LISTINGS

POLK & MARION COUNTIES, OR

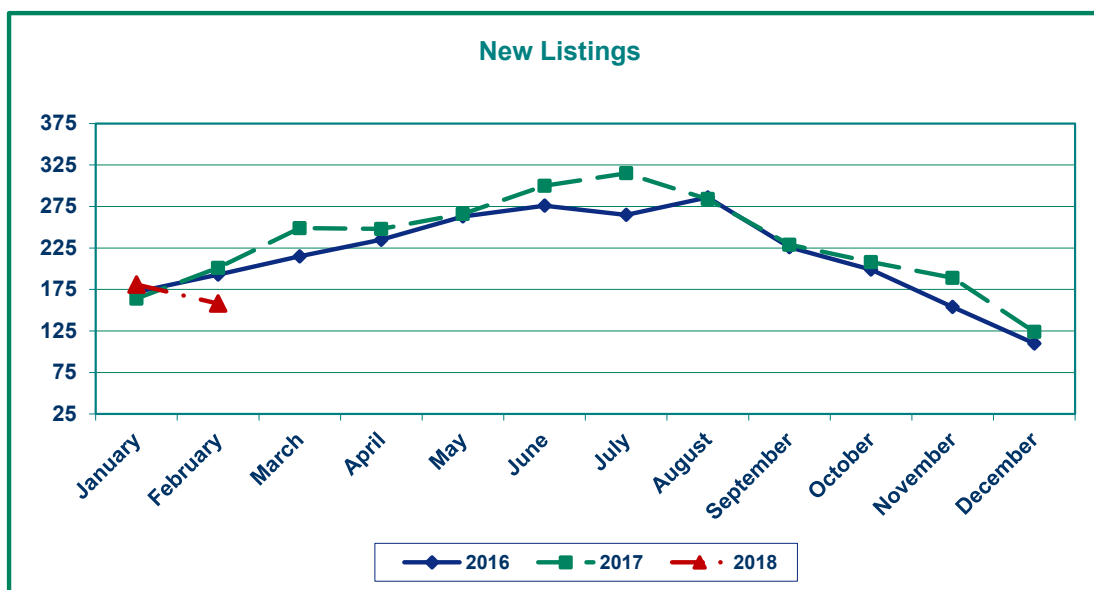
This graph shows the active residential listings over the past three calendar years in Polk and Marion Counties, Oregon.



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.



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2018 with February 2017. The Year-To-Date section compares 2018 year-to-date statistics through February with 2017 year-to-date statistics through February.

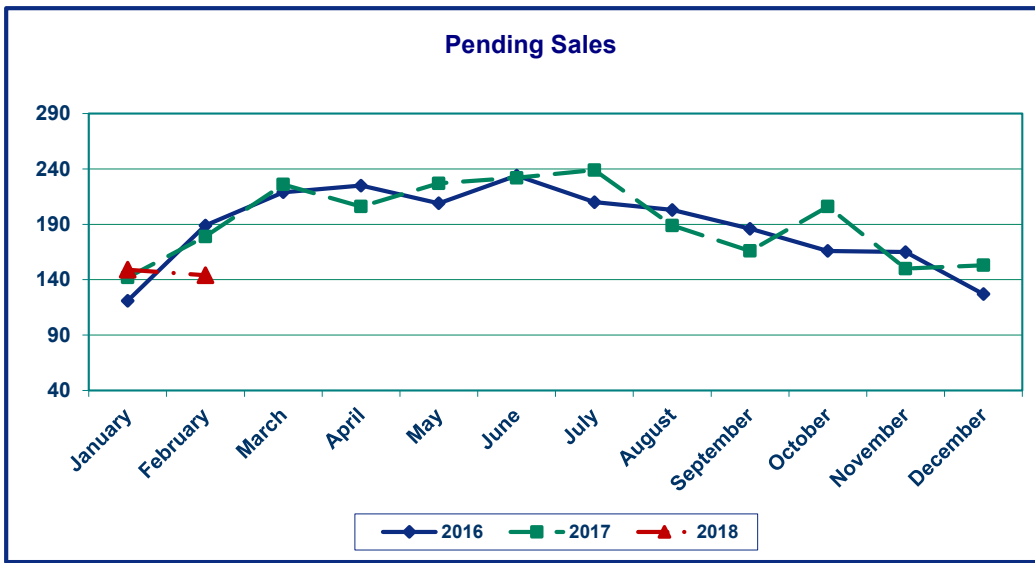
² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/17-2/28/18) with 12 months before (3/1/16-2/28/17).

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

PENDING LISTINGS

POLK & MARION COUNTIES, OR

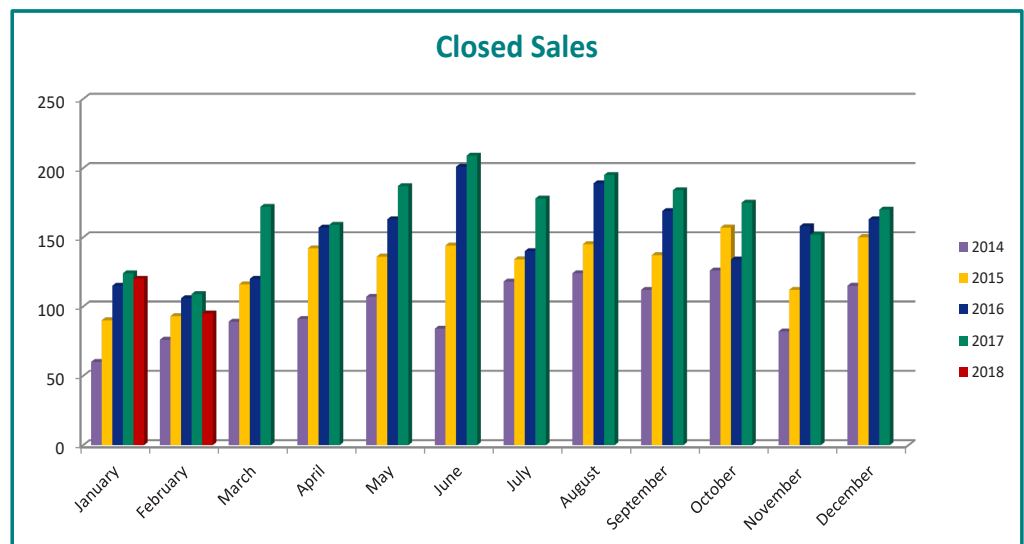
This graph represents monthly accepted offers in Polk and Marion Counties, Oregon, over the past three calendar years.



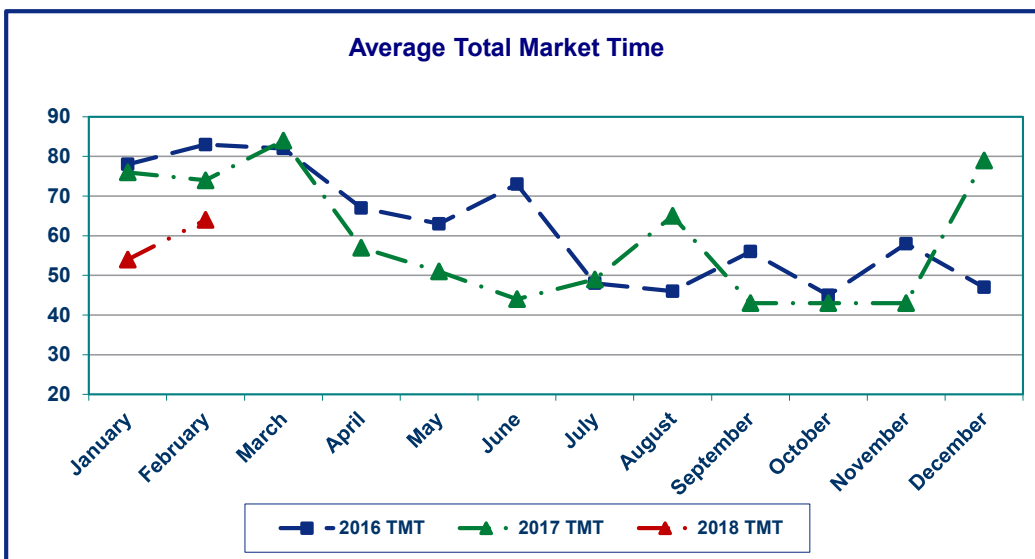
CLOSED SALES

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

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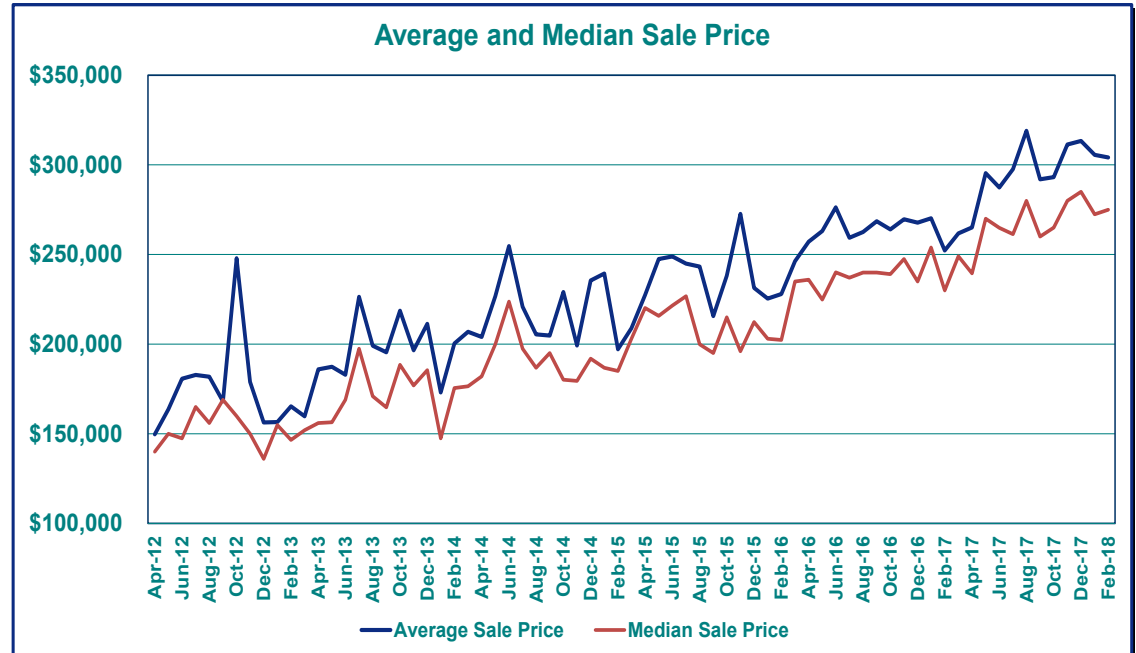
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Market Action Reports
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County, Curry County,
Douglas County, Grant
County, Josephine County,
Lane County, North
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*This graph represents the average and median sale
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Lori Palermo, Chairwoman 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

February 2018 Reporting Period

February Residential Highlights

Closings had a strong month this February in the Portland metro area. There were 1,806 closed sales, a 8.2% increase over February 2017 (1,669) and a 10.9% increase over January 2018 (1,628).

New listings (2,530) saw gains in February as well, outpacing February 2017 (2,521) by 0.4% and January 2018 (2,486) by 1.8%.

Pending sales, at 2,337, fell 1.4% short of the 2,369 offers accepted last year in February 2017 but inched 1.1% ahead of the 2,311 offers accepted last month in January 2018.

Total market time increased by nine days in February, ending at 69 days. Inventory decreased slightly to 1.9 months in the same month. There were 3,441 active residential listings in the Portland metro area this February.

Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending February 28th of this year (\$432,200) with the average price of homes in the twelve months ending February 2017 (\$402,000) shows an increase of 7.5%. In the same comparison, the median has increased 9.4% from \$350,000 to \$383,000.

Inventory in Months*

	2016	2017	2018
January	1.8	1.7	2.2
February	1.8	1.9	1.9
March	1.3	1.3	
April	1.4	1.7	
May	1.4	1.5	
June	1.5	1.6	
July	1.9	2.1	
August	1.9	2.0	
September	2.0	2.3	
October	2.0	2.1	
November	1.8	1.9	
December	1.3	1.6	

*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:

+7.5% (\$432,200 v. \$402,000)

Median Sale Price % Change:

+9.4% (\$383,000 v. \$350,000)

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
2018	February	2,530	2,337	1,806	441,900	385,000	69
	January	2,486	2,311	1,628	436,400	390,000	60
	Year-to-date	5,042	4,587	3,499	439,300	389,000	65
2017	February	2,521	2,369	1,669	404,200	353,400	62
	Year-to-date	4,756	4,296	3,580	407,000	352,000	60
Change	February	0.4%	-1.4%	8.2%	9.3%	8.9%	11.3%
	Prev Mo 2017	1.8%	1.1%	10.9%	1.3%	-1.3%	15.0%
	Year-to-date	6.0%	6.8%	-2.3%	7.9%	10.5%	8.6%

AREA REPORT • 2/2018

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 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
141	N Portland	124	99	31	91	-11.7%	85	418,000	105	193	186	4.5%	161	427,200	395,000	7.6%	3	523,900	7	334,400	5	1,261,800
142	NE Portland	248	215	47	197	2.6%	151	462,400	56	391	384	10.7%	309	456,200	400,000	7.3%	5	412,000	10	315,400	13	816,300
143	SE Portland	356	283	69	273	-12.8%	219	418,700	57	541	544	1.5%	432	400,400	360,000	9.1%	6	318,800	9	289,300	20	691,600
144	Gresham/ Troutdale	207	158	17	157	0.6%	131	339,400	62	317	314	9.8%	235	344,100	336,000	11.2%	5	714,000	7	232,000	6	352,000
145	Milwaukie/ Clackamas	283	194	39	193	11.6%	145	406,100	69	429	399	23.9%	310	416,200	393,500	9.6%	3	418,800	7	292,600	4	530,600
146	Oregon City/ Canby	210	140	33	129	2.4%	68	381,200	80	274	232	-4.1%	168	398,200	365,000	6.2%	3	280,000	14	611,100	3	556,000
147	Lake Oswego/ West Linn	296	158	45	120	-3.2%	92	706,400	107	305	219	2.3%	186	669,300	584,500	4.8%	-	-	4	436,400	2	630,000
148	W Portland	541	269	72	215	-14.7%	176	602,500	105	545	422	-5.6%	326	603,700	507,900	3.5%	1	866,500	6	89,800	1	470,000
149	NW Wash Co.	174	134	19	111	0.0%	102	540,100	60	272	253	14.0%	198	541,400	533,000	7.4%	-	-	6	385,200	-	-
150	Beaverton/ Aloha	135	220	24	224	21.1%	171	380,500	46	444	435	20.2%	302	373,400	364,500	8.6%	2	59,000	1	150,000	2	899,200
151	Tigard/ Wilsonville	281	253	38	241	12.1%	180	443,600	67	532	473	18.0%	334	437,500	419,500	6.7%	-	-	9	687,700	3	526,500
152	Hillsboro/ Forest Grove	183	159	35	154	-15.8%	123	384,600	50	320	297	-7.2%	227	385,200	360,000	10.1%	1	515,000	9	475,000	4	285,300
153	Mt. Hood	43	11	3	13	8.3%	13	267,300	122	30	31	14.8%	26	309,200	296,200	13.4%	-	-	7	68,600	1	536,500
155	Columbia Co.	136	91	16	81	26.6%	57	283,200	53	189	160	46.8%	105	296,400	295,000	11.5%	-	-	16	216,400	1	265,900
156	Yamhill Co.	224	146	25	138	-13.8%	93	363,900	71	260	238	-15.9%	180	353,300	315,000	10.5%	2	414,500	6	299,800	7	245,200

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2018 with February 2017. The Year-To-Date section compares 2018 year-to-date statistics through February with 2017 year-to-date statistics through February.

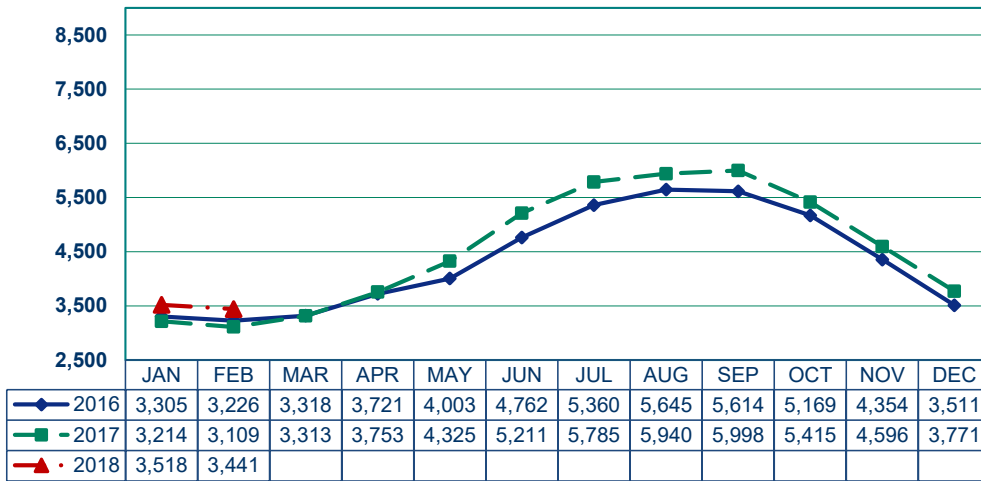
² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/17-2/28/18) with 12 months before (3/1/16-2/28/17).

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

Active Residential Listings

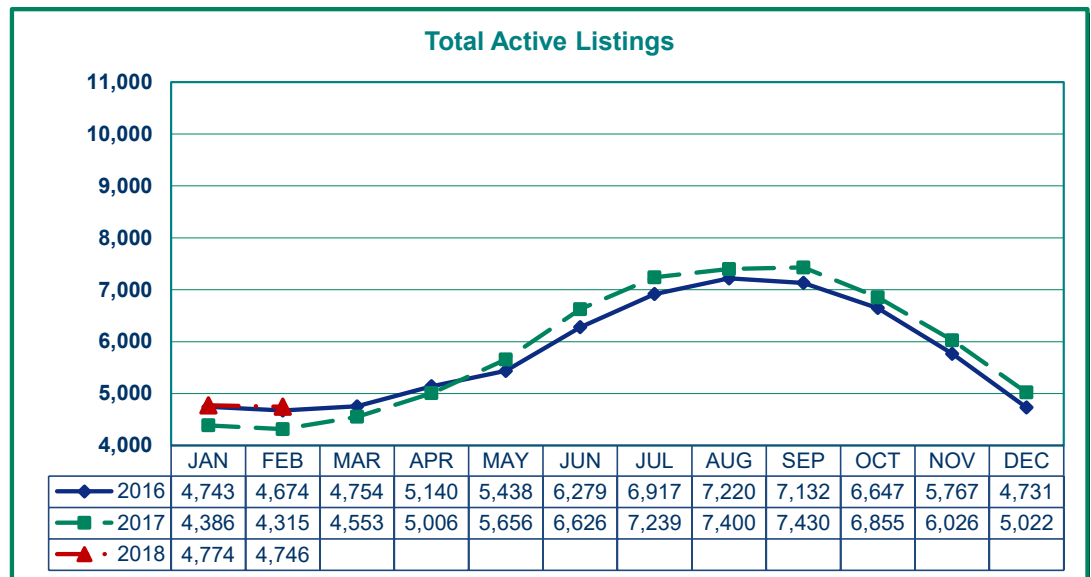
ACTIVE RESIDENTIAL LISTINGS PORTLAND, OR

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

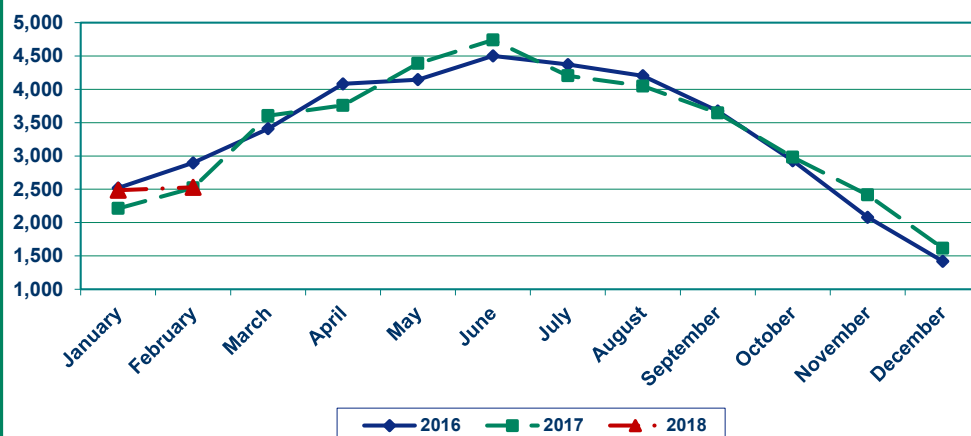
This graph shows the total active listings over the past three calendar years in the greater Portland, Oregon metropolitan area.



New Listings

NEW LISTINGS PORTLAND, OR

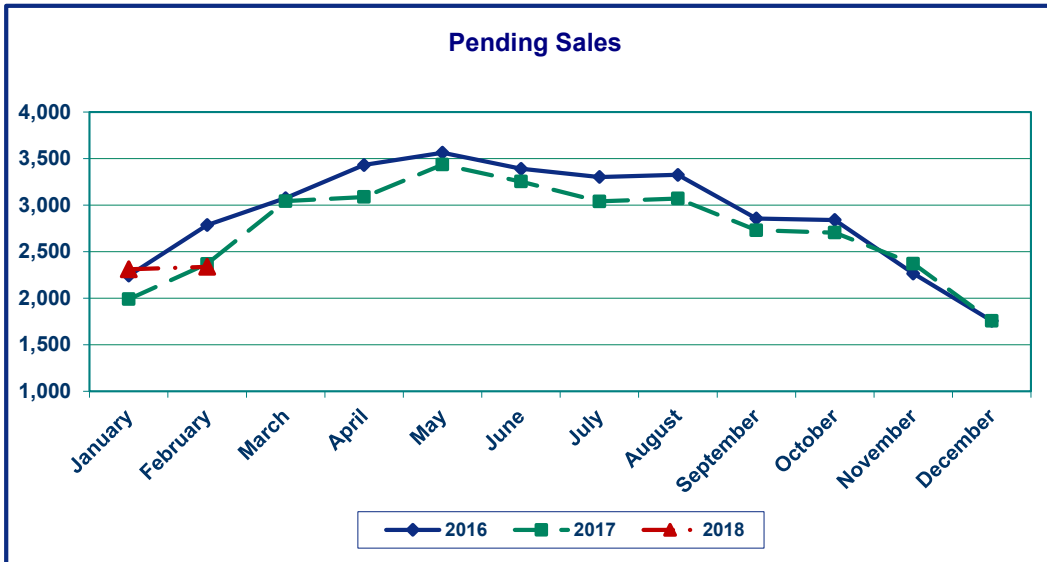
This graph shows the new residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.



PENDING LISTINGS

PORTLAND, OR

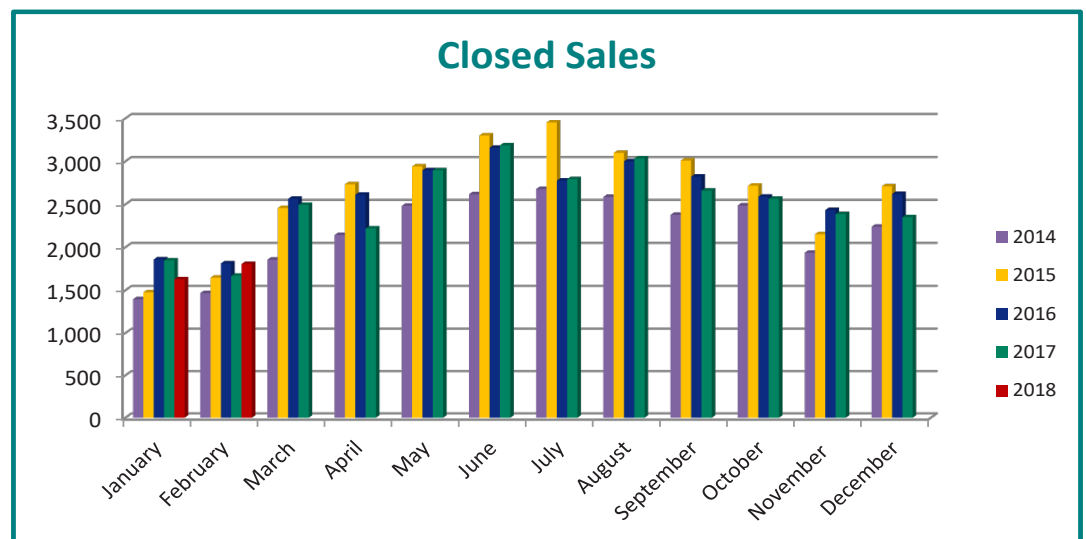
This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.



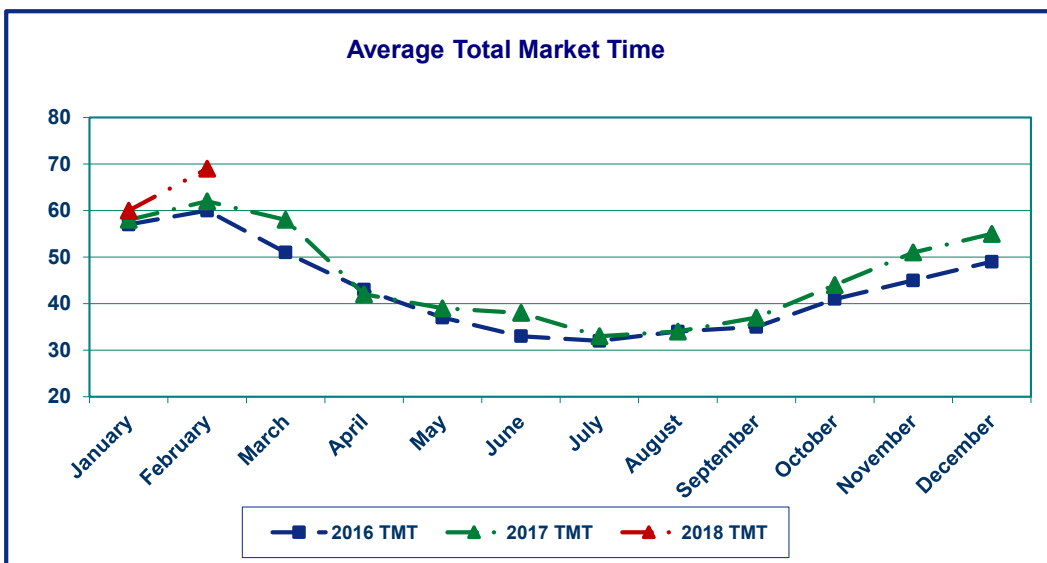
CLOSED SALES

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

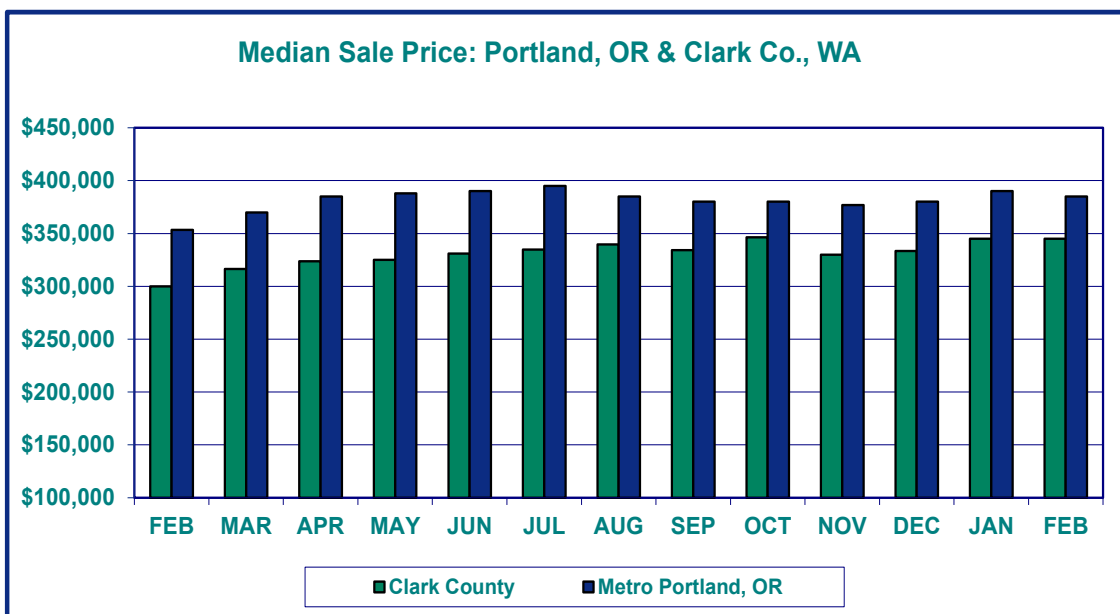
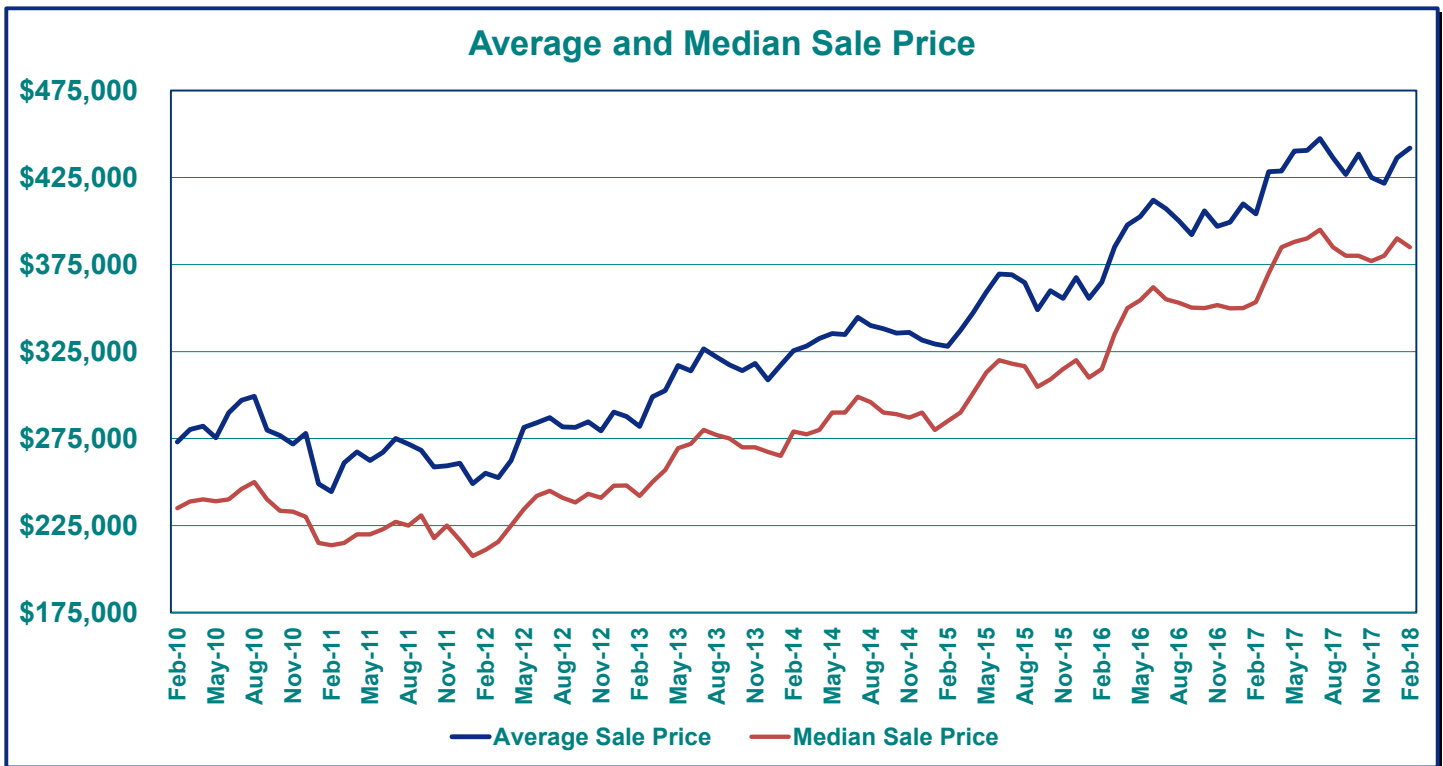
PORTLAND, OR

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

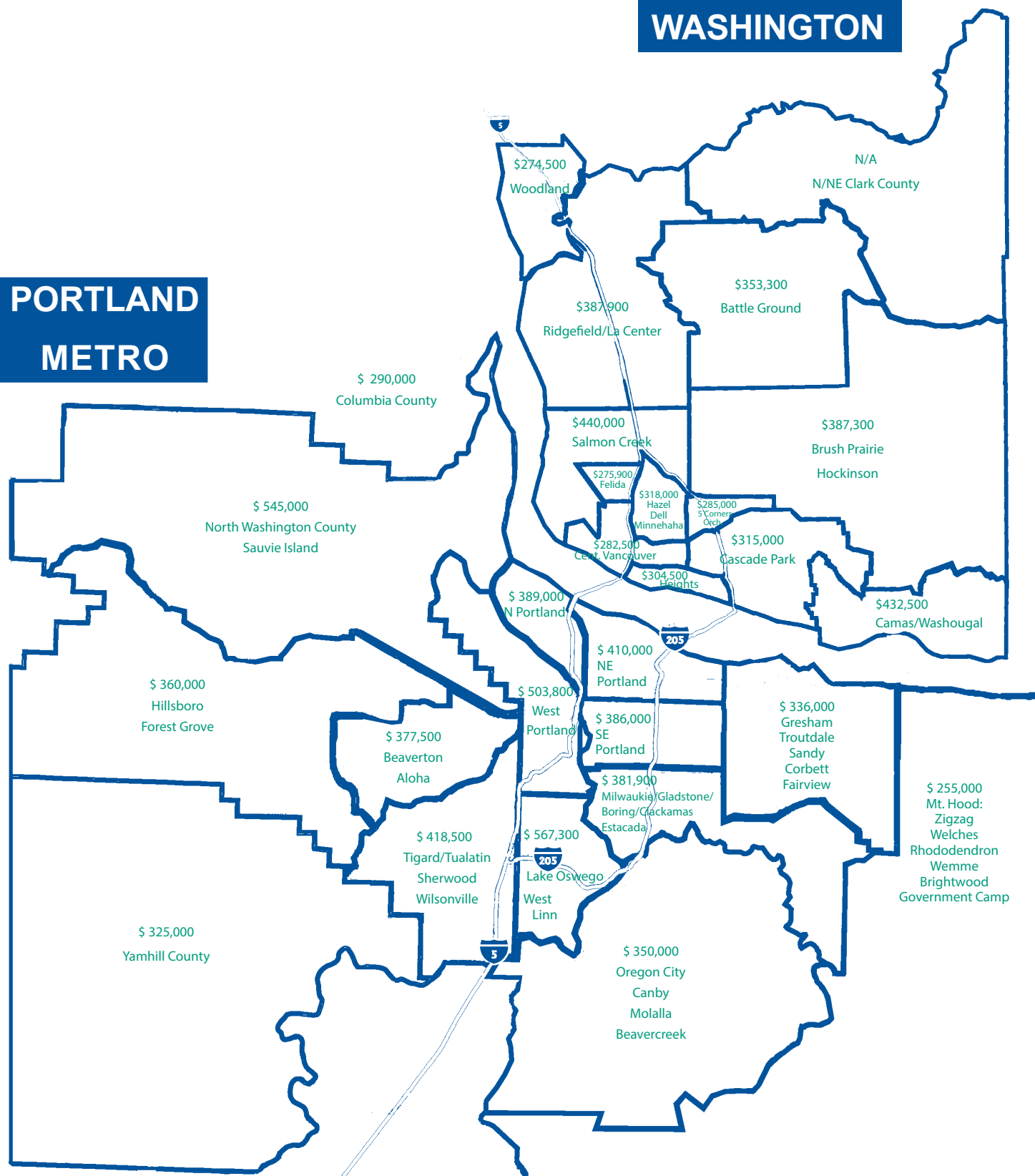
This graph shows the median sale price over the past 12 months in the greater Portland, Oregon, metropolitan area and Clark County.

MEDIAN SALE PRICE

February 2018

SW
WASHINGTON

PORTLAND
METRO



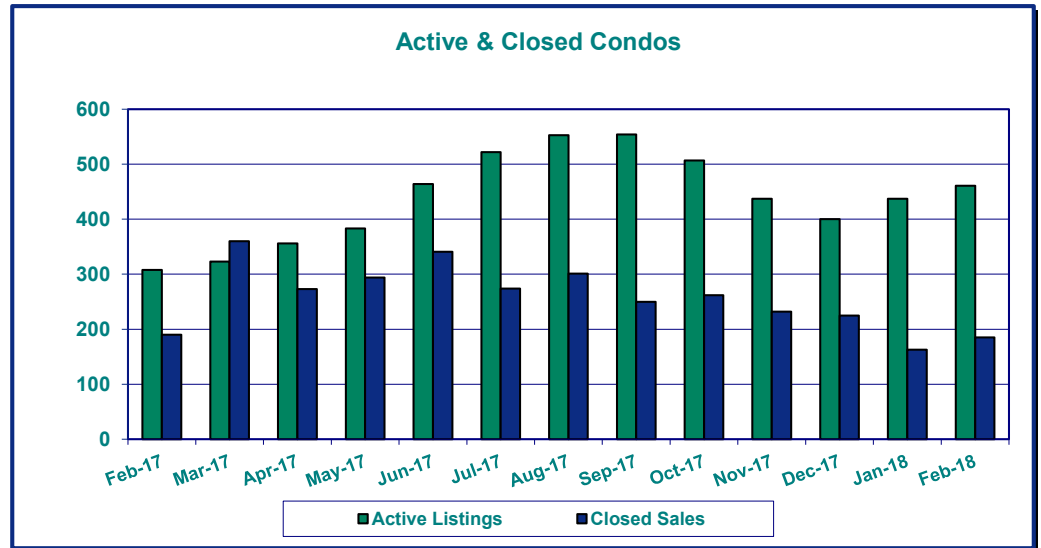
ACTIVE & CLOSED CONDOS

PORTLAND, OR

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

Contact RMLS™
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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.

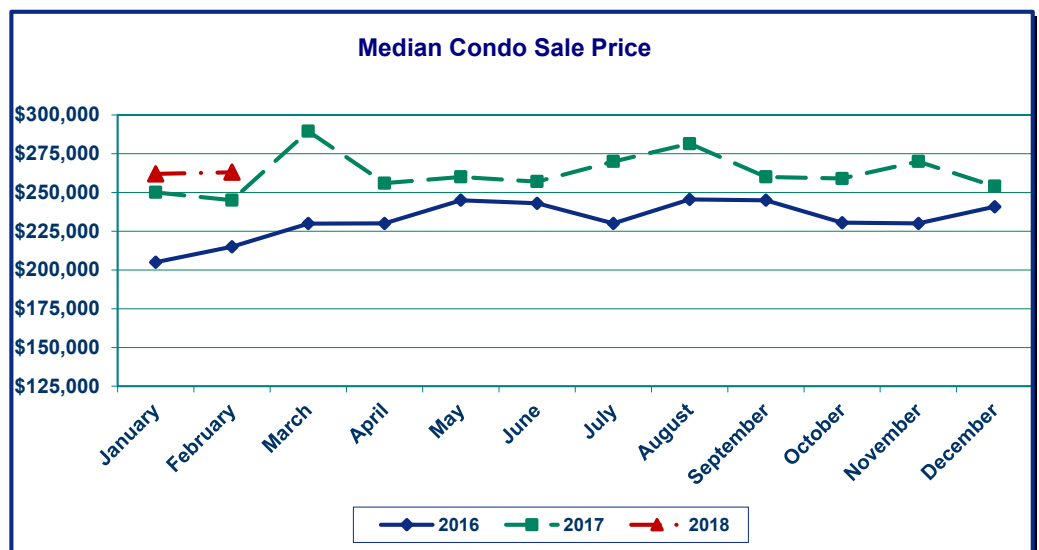
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MEDIAN SALE PRICE CONDOS

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.



Lori Palermo, Chairwoman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor



Clark County, Washington Market Action Addition

February 2018

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.

Total Active Listings* Reported in Market Action:	1,028
Less Listings with Purchase Contingencies*:	44
Readily Purchased Listings:	984
<i>Percent of Total Active Listings:</i>	<i>95.7%</i>
Less New Under Construction (not ready for occupancy):	107
Less New Proposed (not started):	116
Total Readily Purchased & Occupied Listing:	761
<i>Percent of Total Active Listings:</i>	<i>74.0%</i>
Inventory in Months of Readily Purchased & Occupied Listings:	1.4

* 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

February 2018 Reporting Period

February Residential Highlights

Southwest Washington saw gains across the board this February. Closed sales, at 554, fared 15.4% better than last year in February 2017 (480) and 18.4% better than last month in January 2018 (468). It was the strongest February for closings in the area since 2005, when 567 were recorded.

New listings (761) showed a 13.9% increase compared to February 2017 (668) and even edged four over the 757 new listings offered last month in January 2018 (0.5%).

Pending sales (685) gained 2.5% over February 2017 (668) and 3.6% over January 2018 (661).

Total market time rose to 65 days in February, with inventory decreasing to 1.9 months.

Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending February 28th of this year (\$367,500) with the average price of homes in the twelve months ending February 2017 (\$331,700) shows an increase of 10.8%. The same comparison of the median shows an increase of 12.2% over the same period, from \$295,000 to \$331,000.

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

Average Sale Price % Change:
+10.8% (\$367,500 v. \$331,700)
Median Sale Price % Change:
+12.2% (\$331,000 v. \$295,000)

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

Inventory in Months*			
	2016	2017	2018
January	2.6	2.2	2.2
February	2.7	2.0	1.9
March	1.7	1.6	
April	1.8	1.9	
May	1.7	1.6	
June	1.8	1.6	
July	2.2	1.9	
August	2.1	1.8	
September	2.1	2.2	
October	2.3	2.1	
November	1.9	2.0	
December	1.5	1.8	

*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.

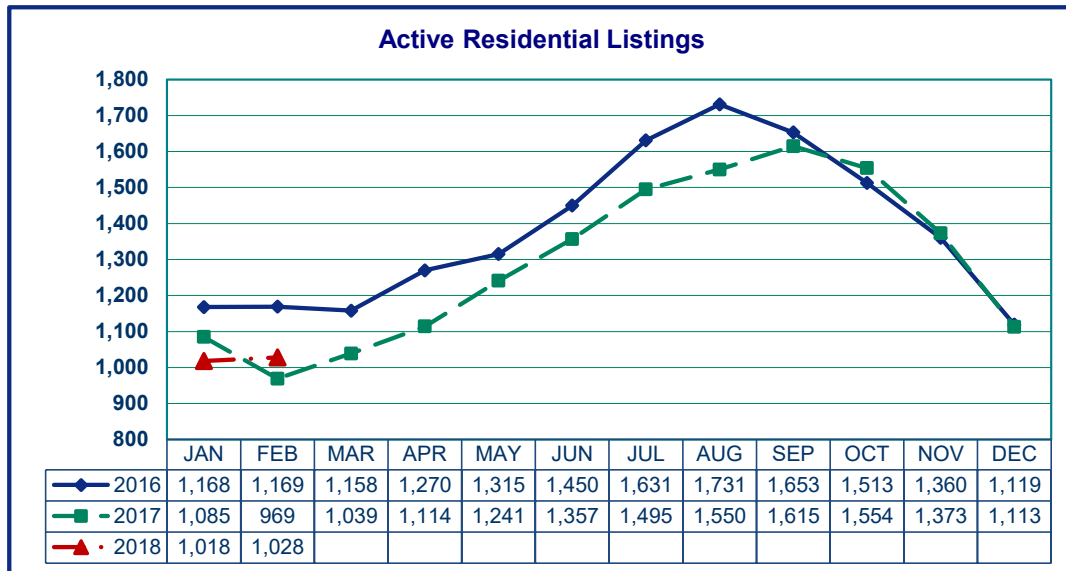
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	February	761	685	554	377,800	345,000	65
	January	757	661	468	369,400	345,000	57
	Year-to-date	1,523	1,336	1,040	373,300	345,000	61
2017	February	668	668	480	337,900	300,000	68
	Year-to-date	1,303	1,233	991	335,900	300,000	65
Change	February	13.9%	2.5%	15.4%	11.8%	15.0%	-4.3%
	Prev Mo 2017	0.5%	3.6%	18.4%	2.3%	0.0%	14.0%
	Year-to-date	16.9%	8.4%	4.9%	11.1%	15.0%	-5.5%

AREA REPORT • 2/2018

SW Washington

RESIDENTIAL																	COMMERCIAL		LAND		MULTIFAMILY		
Current Month									Year-To-Date								Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Closed Sales	Average Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price		
11	8	3	5	-54.5%	15	344,100	39	23	19	-20.8%	25	341,400	300,000	47	13.3%	-	-	1	140,000	3	528,300		
6	21	2	24	20.0%	16	231,700	54	35	41	13.9%	23	236,900	236,000	49	14.2%	-	-	1	275,000	1	242,500		
17	10	1	11	22.2%	12	337,400	59	28	22	-4.3%	20	368,000	342,500	71	0.3%	-	-	2	697,500	-	-		
8	6	-	7	-30.0%	8	371,900	62	17	18	-28.0%	19	330,900	318,500	55	3.0%	-	-	-	-	-	-		
39	49	5	38	-9.5%	33	304,600	46	86	83	-3.5%	74	299,200	301,100	43	9.8%	3	1,755,100	4	208,000	1	490,000		
17	18	-	20	-13.0%	16	296,100	84	35	39	5.4%	27	310,800	295,000	59	10.8%	-	-	-	-	4	322,500		
25	38	4	49	44.1%	25	268,200	39	72	83	27.7%	46	271,300	285,000	40	7.4%	-	-	-	-	-	-		
58	62	6	44	-27.9%	44	281,400	50	108	92	-17.9%	77	294,300	296,500	48	11.0%	-	-	-	-	-	-		
14	10	2	13	0.0%	14	293,200	63	26	31	24.0%	23	294,200	278,000	54	11.5%	-	-	1	165,000	-	-		
29	17	2	11	-54.2%	17	519,500	33	37	27	-30.8%	35	424,500	334,800	33	2.4%	-	-	2	700,500	1	435,000		
11	22	4	21	0.0%	12	314,000	33	44	39	8.3%	28	297,300	286,300	33	12.7%	-	-	1	95,000	-	-		
38	25	2	25	150.0%	16	400,200	46	62	42	61.5%	26	358,100	360,000	62	6.9%	-	-	-	-	-	-		
15	18	5	14	-30.0%	16	402,500	54	34	34	13.3%	26	392,800	358,000	53	8.6%	-	-	-	-	-	-		
17	8	1	5	150.0%	1	369,000	162	10	8	300.0%	2	546,500	546,500	86	21.5%	-	-	1	227,000	-	-		
93	56	11	60	50.0%	38	507,800	119	109	102	24.4%	71	516,400	460,000	94	10.6%	-	-	12	287,500	2	419,000		
73	47	6	38	8.6%	36	420,900	79	86	79	27.4%	63	421,000	415,000	79	12.1%	1	277,000	5	136,900	3	363,300		
30	28	3	18	-33.3%	25	325,100	32	50	41	-8.9%	46	330,600	296,500	33	2.0%	-	-	-	-	1	605,000		
43	25	12	23	-41.0%	18	331,100	85	53	46	-33.3%	50	335,800	329,500	59	12.3%	-	-	1	130,000	1	372,500		
45	21	5	23	-17.9%	32	448,100	90	59	56	19.1%	54	455,100	474,500	66	15.6%	-	-	-	-	1	532,000		
76	50	5	50	127.3%	31	408,100	49	110	84	86.7%	49	419,200	440,000	43	8.1%	-	-	1	149,500	-	-		
55	47	8	34	-30.6%	23	400,900	56	84	62	-23.5%	39	407,300	387,900	62	15.9%	-	-	1	2,900,000	-	-		
10	5	-	2	0.0%	2	600,000	89	9	2	-33.3%	3	538,300	550,000	105	15.0%	-	-	-	-	-	-		
19	8	0	9	200.0%	7	589,100	109	22	21	250.0%	13	537,000	564,000	99	1.3%	-	-	6	237,900	-	-		
86	57	10	47	23.7%	27	353,900	54	107	89	29.0%	65	350,800	344,000	59	16.4%	-	-	6	239,800	1	575,000		
155	88	18	69	11.3%	52	434,800	99	177	128	9.4%	97	428,600	409,900	102	9.4%	1	380,000	3	355,000	-	-		
-	-	0	0	-	0	-	-	-	0	-	0	-	-	-	5.8%	0	-	0	-	0	-		
3	0	2	3	-	1	399,900	113	2	4	-20.0%	3	418,900	399,900	87	2.7%	-	-	2	187,500	-	-		
10	3	-	2	-	3	623,000	27	8	7	75.0%	7	494,900	448,000	33	27.4%	-	-	1	135,000	-	-		
9	9	2	10	42.9%	7	374,100	26	14	18	38.5%	16	359,200	294,800	44	16.7%	-	-	2	250,000	1	300,000		
10	4	1	6	-25.0%	7	354,900	67	10	13	44.4%	13	361,600	360,000	100	2.4%	-	-	1	147,500	-	-		
4	1	-	4	-42.9%	0	-	-	5	6	-33.3%	0	-	-	-	20.3%	0	-	0	-	0	-		
2	0	1	0	-100.0%	0	-	-	1	0	-100.0%	0	-	-	-	4.1%	0	-	0	-	0	-		
1,028	761	121	685	2.5%	554	377,800	65	1,523	1,336	8.4%	1,040	373,300	345,000	61	10.8%	5	1,184,500	54	313,600	20	417,700		
10	11	4	12	50.0%	8	266,300	40	21	24	71.4%	14	270,900	268,500	83	6.8%	-	-	1	82,500	-	-		
16	2	1	2	-66.7%	6	320,600	168	7	8	11.5%	7	306,200	315,000	154	-4.6%	-	-	5	167,000	-	-		
109	59	10	62	6.9%	50	243,300	67	116	140	27.3%	97	249,100	230,500	57	5.4%	-	-	24	76,900	4	367,700		
135	72	15	76	5.6%	64	253,400	73	144	172	29.3%	118	255,100	239,500	66	3.7%	-	-	30	92,100	4	367,700		
66	18	3	13	30.0%	3	237,800	16	29	18	-25.0%	17	271,100	255,000	121	18.8%	2	152,500	14	43,900	-	-		

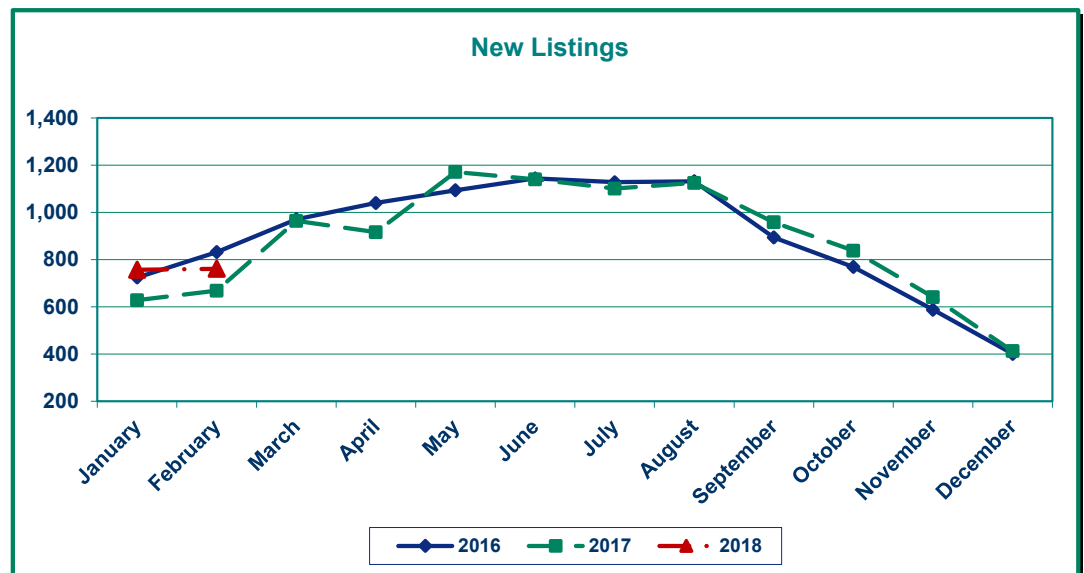


ACTIVE RESIDENTIAL LISTINGS CLARK COUNTY, WA

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.



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2018 with February 2017. The Year-To-Date section compares 2018 year-to-date statistics through February with 2017 year-to-date statistics through February.

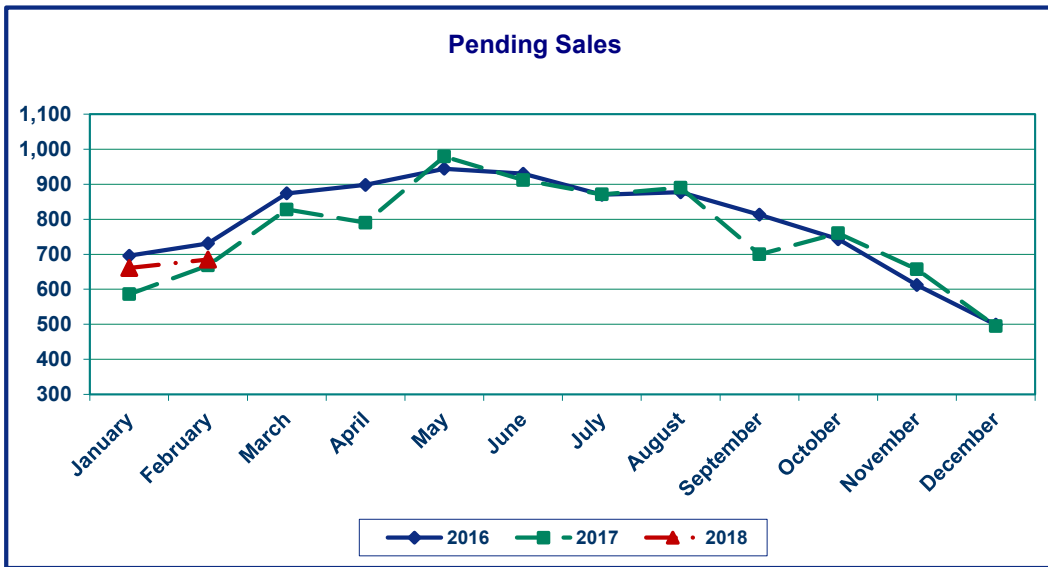
² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/17-2/28/18) with 12 months before (3/1/16-2/28/17).

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

PENDING LISTINGS

CLARK COUNTY, WA

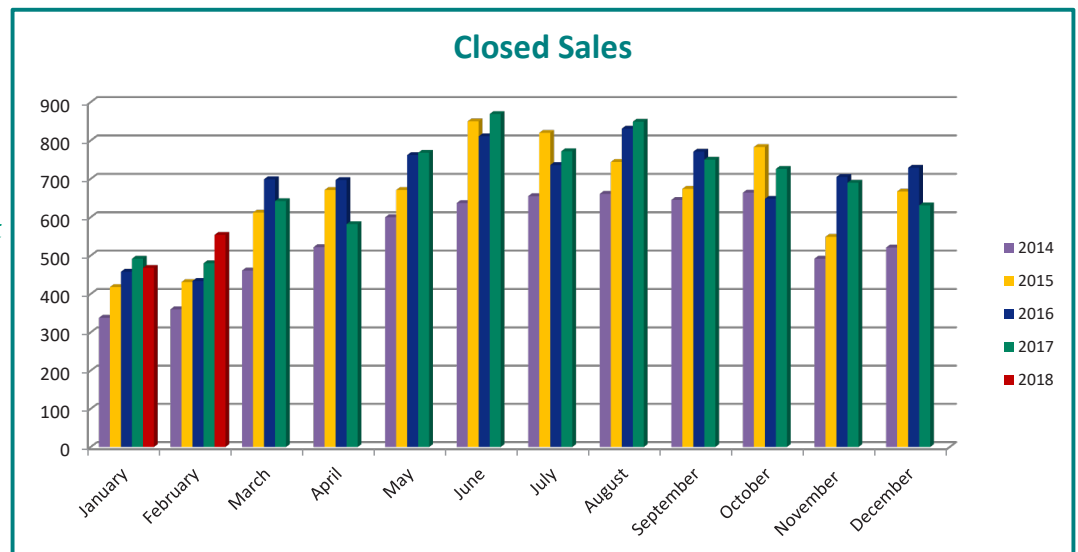
This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.



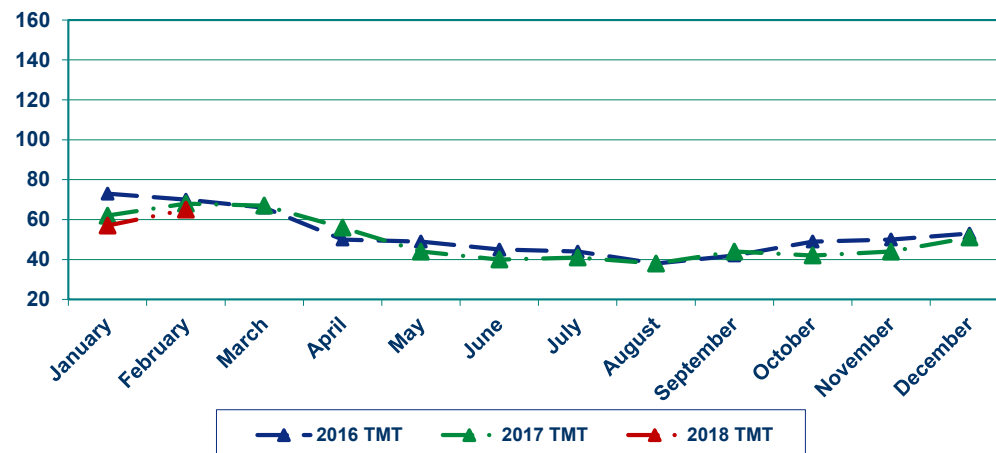
CLOSED SALES

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

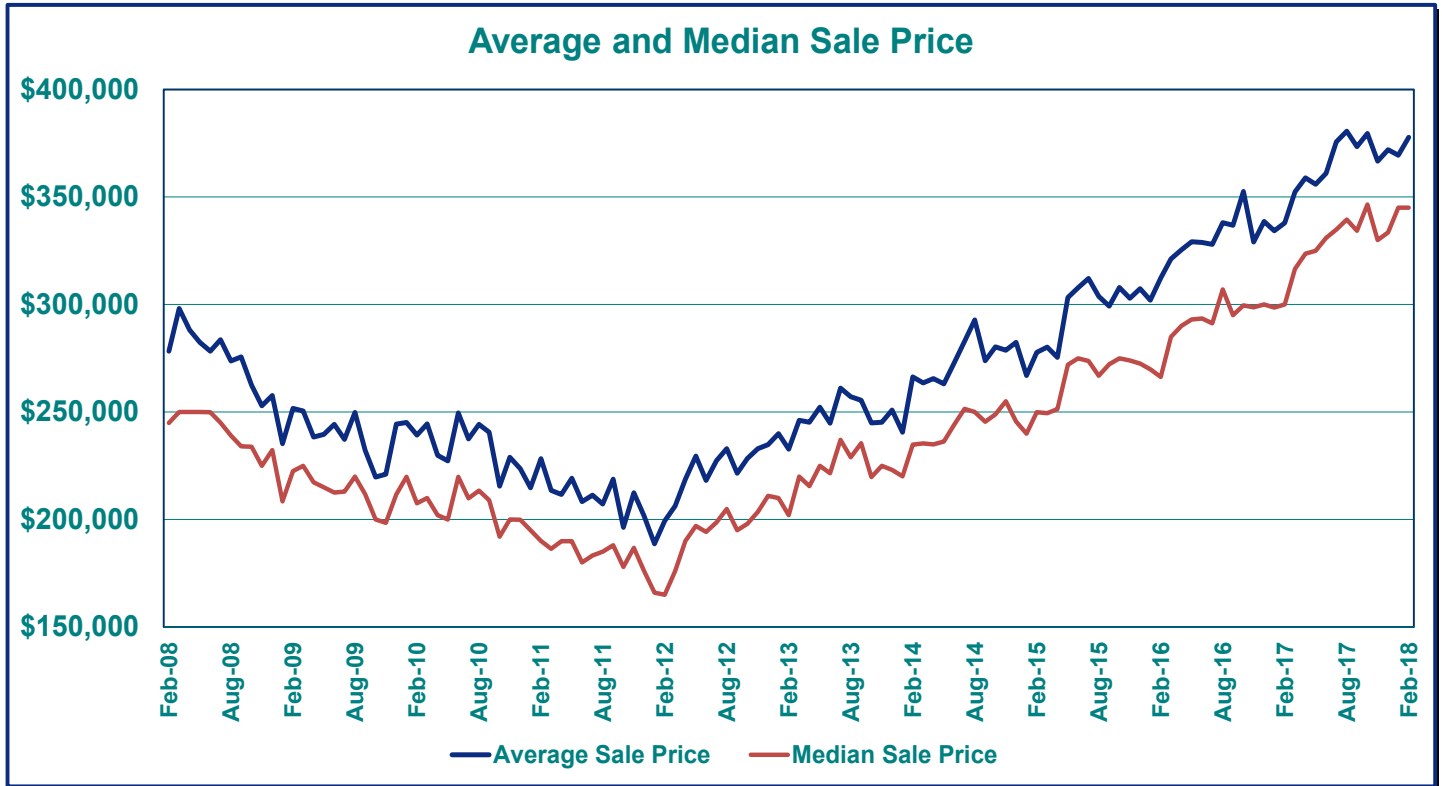
CLARK COUNTY, WA

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

SALE PRICE

CLARK COUNTY, WA

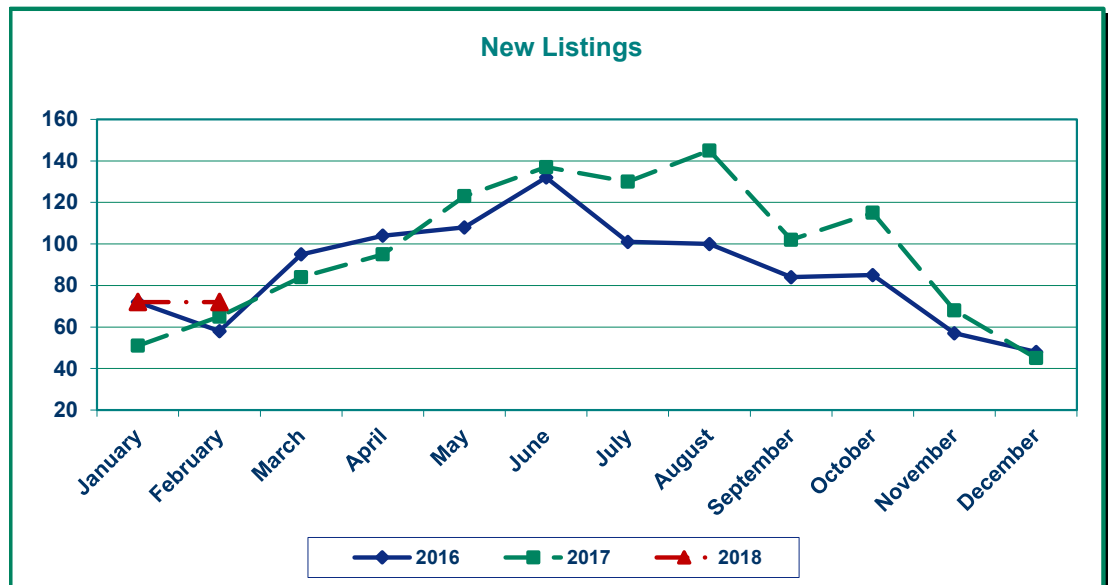
This graph represents the average and median sale price for all homes sold in Clark County, Washington



NEW LISTINGS

COWLITZ COUNTY, WA

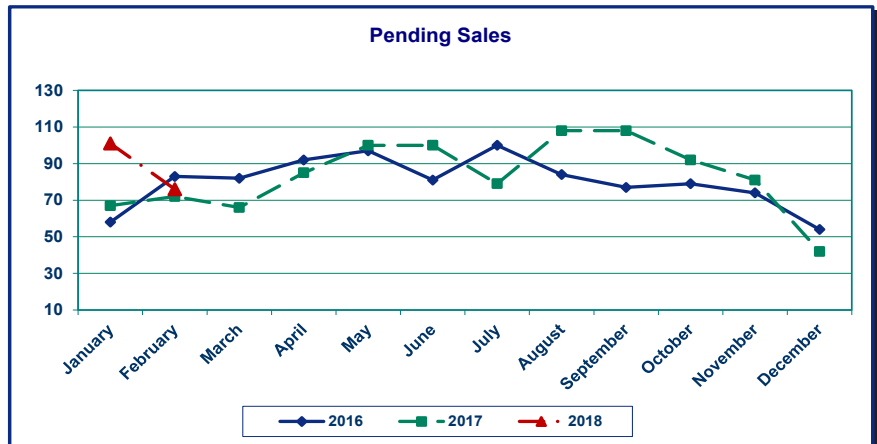
This graph represents new listings in Cowlitz County, Washington over the past three calendar years.



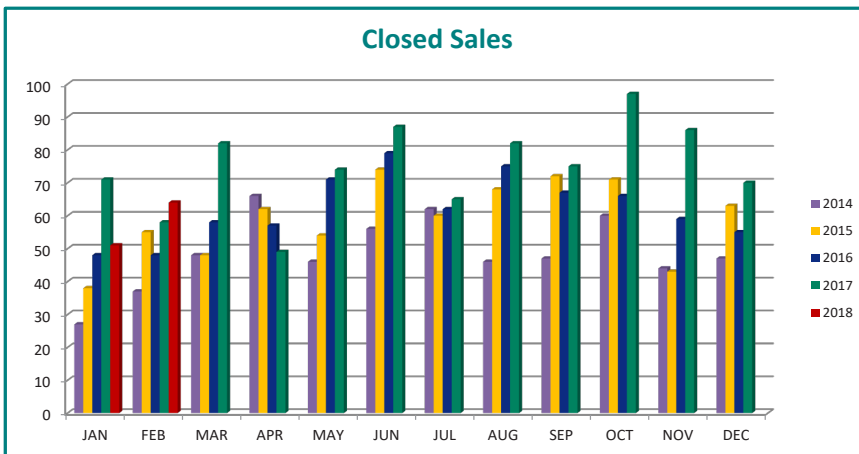
PENDING LISTINGS

COWLITZ COUNTY, WA

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



Closed Sales



CLOSED SALES

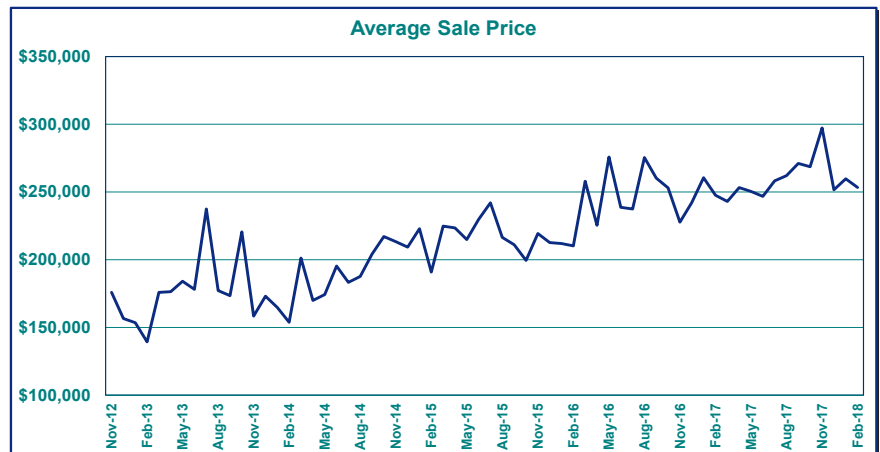
COWLITZ COUNTY, WA

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 February 2018

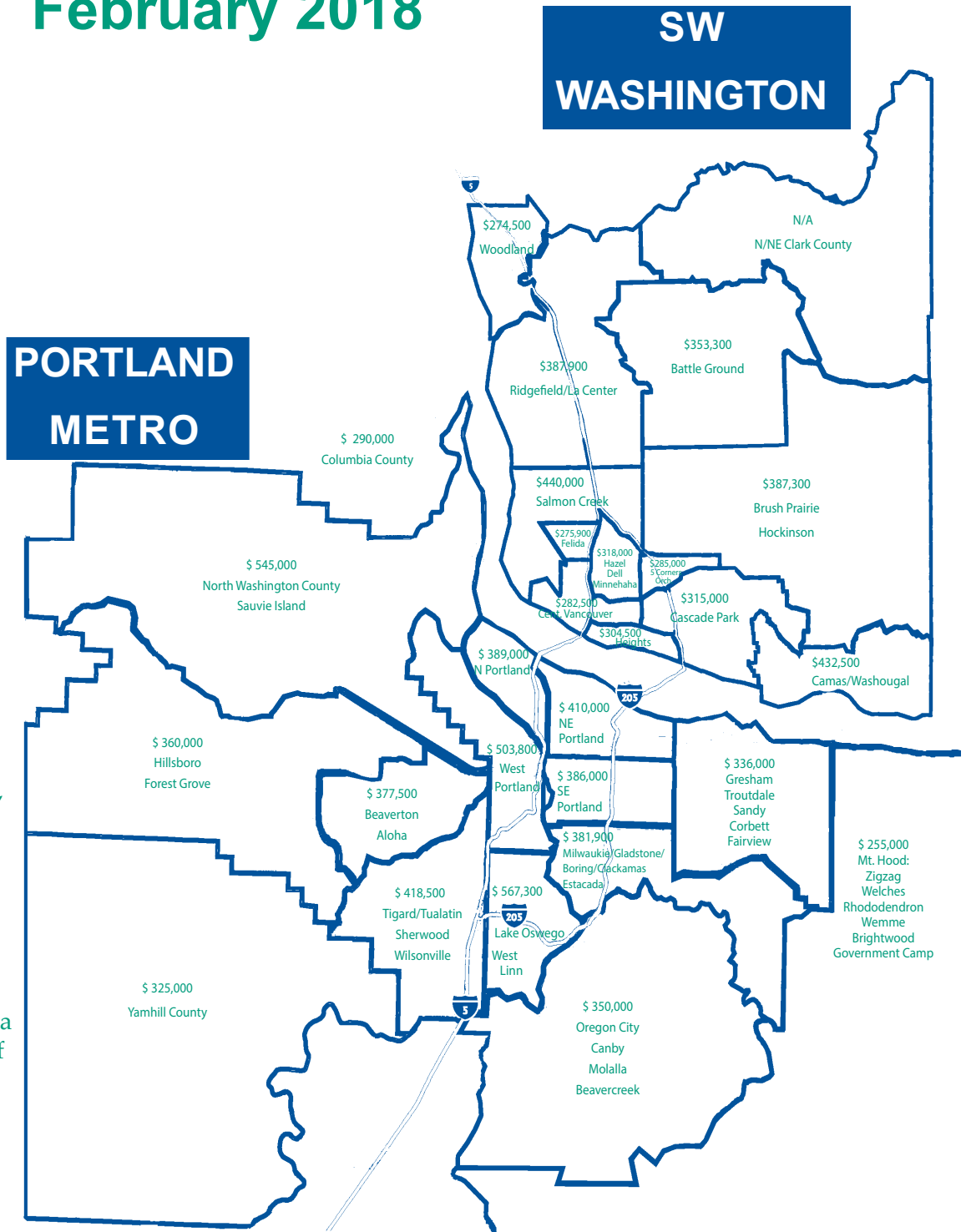
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County, Curry County,
Douglas County, Grant
County, Josephine County,
Lane County, North
Coastal Counties, Polk &
Marion Counties, Union
County, and Wallowa
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Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor

MARKET ACTION



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Residential Review: Union County, Oregon

February 2018 Reporting Period

February Residential Highlights

Union County saw strong pending sales again this February. The 32 pending sales were double those of February 2017 (16) and an increase from the 24 offers accepted last month in January 2018. New listings (24) saw gains as well, surging one ahead of February 2017 (23, 4.3%) and nine ahead of January 2018 (15, 60.0%). Closed sales, at 11, showed a decrease from both February 2017 (14) and January 2018 (22). Inventory increased to 7.6 months in February.

Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending February 28th of this year (\$195,800) with the average price of homes in the twelve months ending February 2017 (\$181,000) shows an increase of 8.2%. The same comparison of the median shows a 8.4% increase over the same period.

Inventory in Months*

	2016	2017	2018
January	6.2	4.4	4.2
February	4.7	7.1	7.6
March	7.1	4.4	
April	12.9	5.9	
May	8.2	5.3	
June	3.5	3.1	
July	4.1	4.5	
August	4.9	5.1	
September	3.5	3.6	
October	4.5	3.7	
November	4.2	4.6	
December	3.9	4.3	

*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.

Union County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	February	24	32	11	217,700	185,000	184
	January	15	24	22	186,400	157,500	106
	Year-to-date	39	53	34	195,000	157,500	130
2017	February	23	16	14	140,600	143,000	136
	Year-to-date	43	38	36	222,500	151,000	154
Change	February	4.3%	100.0%	-21.4%	54.8%	29.4%	35.2%
	Prev Mo 2017	60.0%	33.3%	-50.0%	16.8%	17.5%	73.6%
	Year-to-date	-9.3%	39.5%	-5.6%	-12.4%	4.3%	-15.4%

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

Average Sale Price % Change:

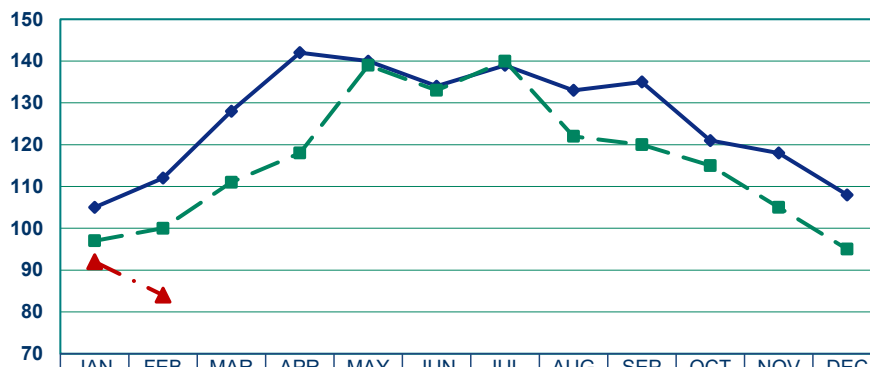
+8.2% (\$195,800 v. \$181,000)

Median Sale Price % Change:

+8.4% (\$167,000 v. \$154,000)

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 • 2/2018

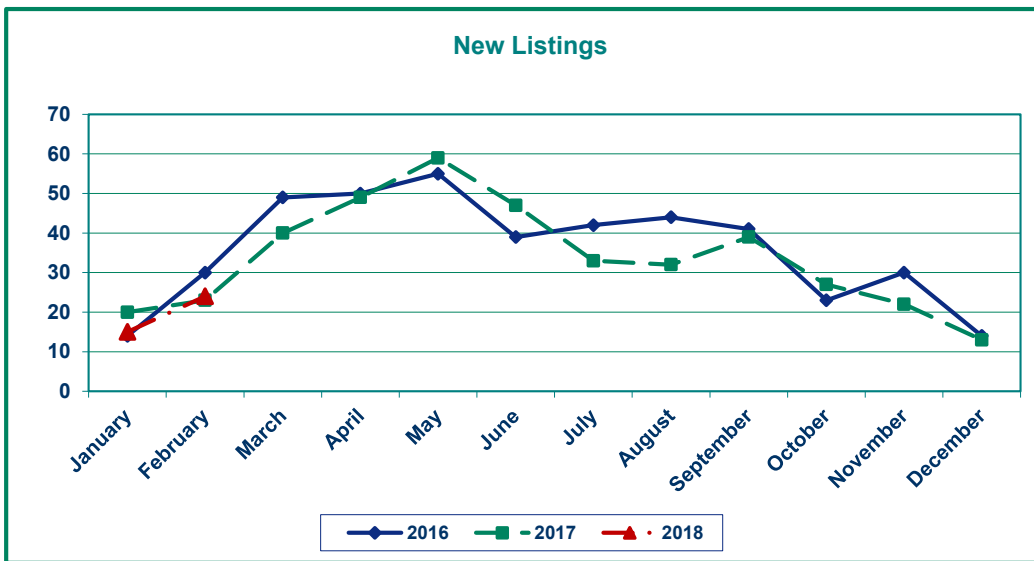
Union County, Oregon

		RESIDENTIAL														Avg. Sale Price % Change ^{2,4}	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 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97824	Medical Springs	-	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
	Cove	4	1	1	4	300.0%	0	-	-	1	6	200.0%	-	-	-	8.1%	-	-	1	90,000	-	-
	Elgin	24	8	1	4	300.0%	2	98,000	82	13	5	400.0%	3	193,700	115,000	25.6%	-	-	1	200,000	1	167,500
	Imbler	1	1	0	1	-	0	-	-	1	1	-	0	-	-	-4.7%	0	-	0	-	0	-
	La Grande/ Island City	39	10	2	19	90.0%	5	170,500	170	19	36	44.0%	23	185,000	159,900	13.3%	-	-	1	57,500	-	-
97867	North Powder	1	0	0	0	-100.0%	-	-	-	0	0	-100.0%	-	-	-	77.2%	-	-	1	145,000	-	-
	Summerville	7	1	0	0	-	2	442,500	347	1	0	-	2	442,500	442,500	-12.8%	-	-	-	-	-	-
	Union Union Co. Total	8	3	2	4	100.0%	2	230,800	162	4	5	-37.5%	6	151,500	143,400	6.5%	-	-	2	31,500	-	-
		84	24	6	32	100.0%	11	217,700	184	39	53	39.5%	34	195,000	157,500	8.2%	-	-	6	92,600	1	167,500

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2017 with February 2017. The Year-To-Date section compares 2018 year-to-date statistics through February with 2017 year-to-date statistics through February.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/17-2/28/18) with 12 months before (3/1/16-2/28/17).

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



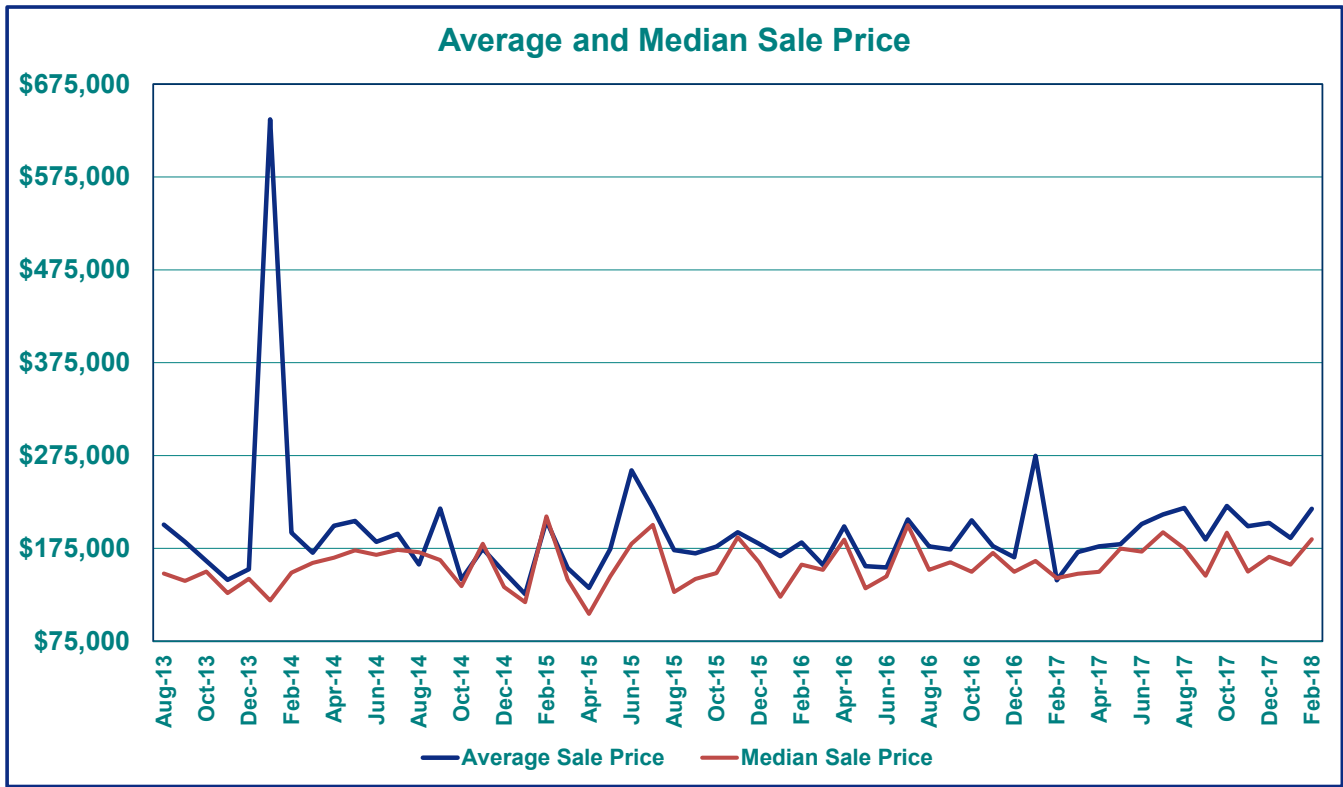
NEW LISTINGS

UNION COUNTY, OR

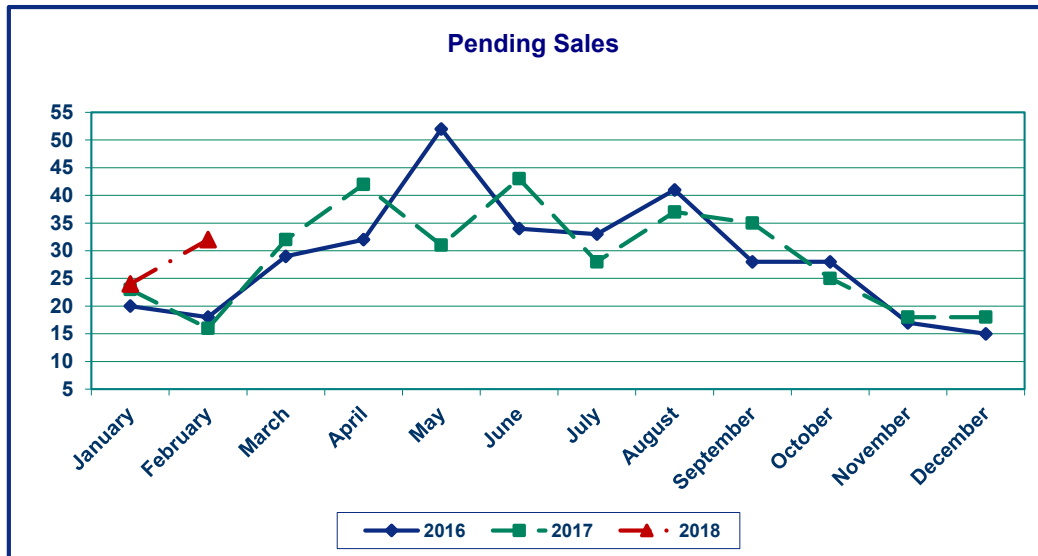
This graph shows the new residential listings over the past three calendar years in Union County, Oregon.

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

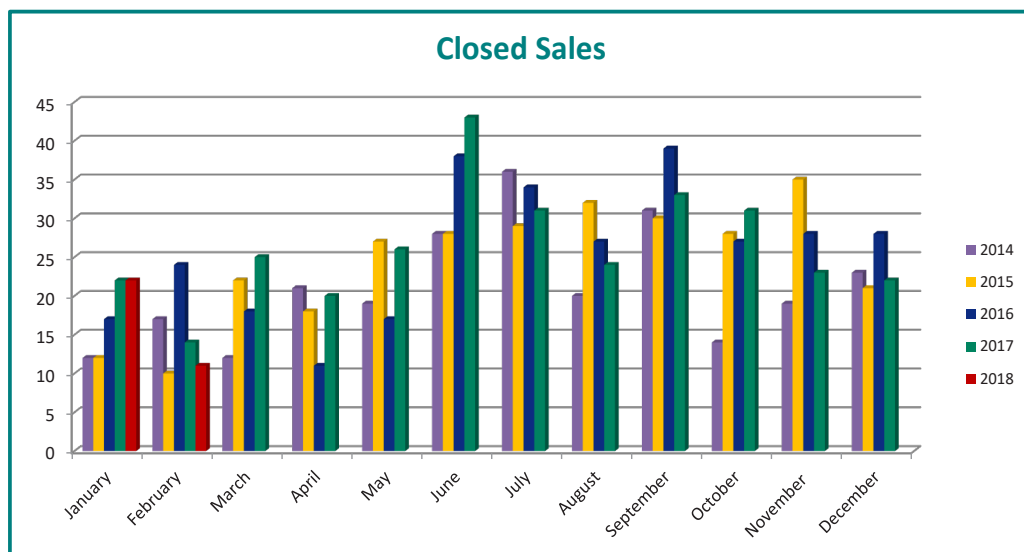
This graph represents monthly accepted offers in Union County, Oregon over the past three calendar years.

CLOSED SALES UNION COUNTY, OR

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

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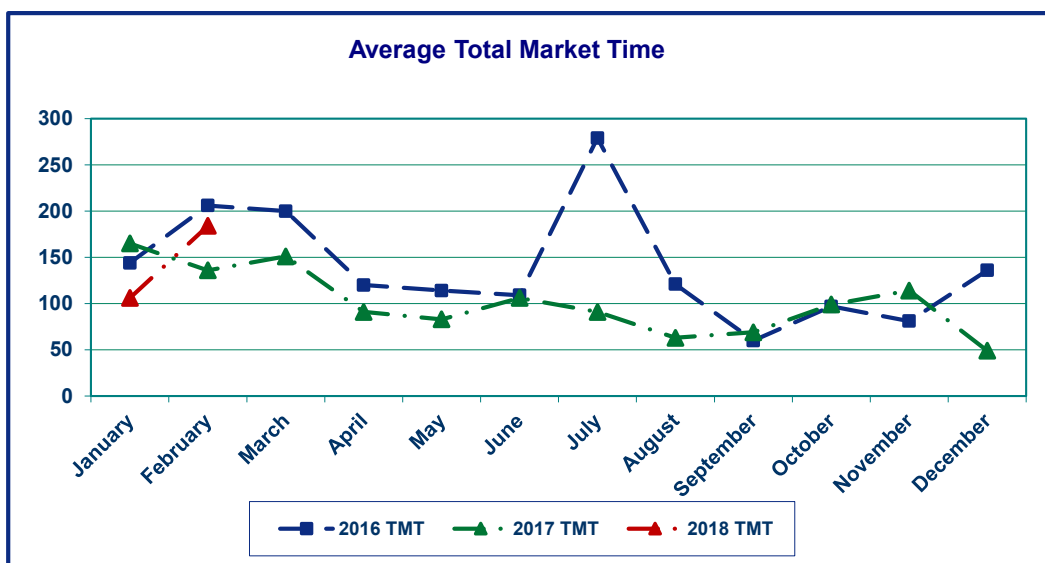
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DAYS ON MARKET UNION COUNTY, OR

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



Lori Palermo, Chairwoman of the Board
 Kurt von Wasmuth, President/CEO
 Tyler Chaudhary, Editor

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Residential Review: Wallowa County, Oregon

February 2018 Reporting Period

February Residential Highlights

New listings had a strong month in Wallowa County this February. There were 16 new listings offered, over double the seven offered last year in February 2017 and over triple the five offered last month in January 2018. Closed sales, at four, outpaced February 2017 by three closings and exactly matched the four from January 2018. Pending sales, at five, fell one short of both February 2017 and January 2018, both months when six offers were accepted.

Total market time decreased by two weeks in February, ending at 100 days, with inventory increasing to 13.0 months in the same time frame.

Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending February 28th of this year (\$207,600) with the average price of homes sold in the twelve months ending February 2017 (\$228,900) shows a decrease of 9.3%. The same comparison of the median shows an increase of 5.5% over the same time period, from \$171,500 to \$181,000.

Inventory in Months*

	2016	2017	2018
January	10.1	9.3	12.5
February	20.5	55	13.0
March	13.3	5.4	
April	7.4	29.5	
May	6.8	6.4	
June	5.7	13	
July	10.2	5.8	
August	10	7.9	
September	5.1	5.5	
October	11.8	8.6	
November	12.0	9.3	
December	7.5	25	

*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:

-9.3% (\$207,600 v. \$228,900)

Median Sale Price % Change:

+5.5% (\$181,000 v. \$171,500)

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
2018	February	16	5	4	237,900	181,800	100
	January	5	6	4	292,700	205,300	114
	Year-to-date	21	11	8	265,300	195,300	107
2017	February	7	6	1	195,000	195,000	141
	Year-to-date	10	9	8	193,900	159,500	486
Change	February	128.6%	-16.7%	300.0%	22.0%	-6.8%	-29.3%
	Prev Mo 2017	220.0%	-16.7%	0.0%	-18.7%	-11.4%	-12.3%
	Year-to-date	110.0%	22.2%	0.0%	36.8%	22.4%	-78.0%

AREA REPORT • 2/2018

Wallowa County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date		
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Median Sale Price							
															Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97885	Wallowa	12	4	2	0	-	0	-	-	4	1	-	1	220,000	220,000	2.4%	-	-	-	-	-	-
97857	Lostine	2	1	1	1	-50.0%	0	-	-	1	1	-50.0%	0	-	-	-51.7%	0	-	0	-	0	-
97842	Imnaha	5	1	1	0	-	0	-	-	2	0	-	1	30,000	30,000	-84.6%	-	-	-	-	-	-
97846	Joseph	21	8	6	1	-50.0%	1	136,000	39	9	1	-66.7%	1	136,000	136,000	-6.7%	-	-	2	81,300	-	-
97828	Enterprise	12	2	-	3	50.0%	3	271,800	120	5	8	100.0%	5	347,200	200,000	7.8%	-	-	2	190,000	-	-
	Wallowa Co. Total	52	16	10	5	-16.7%	4	237,900	100	21	11	22.2%	8	265,300	195,300	-9.3%	-	-	4	135,700	-	-

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2018 with February 2017. The Year-To-Date section compares 2018 year-to-date statistics through February with 2017 year-to-date statistics through February.

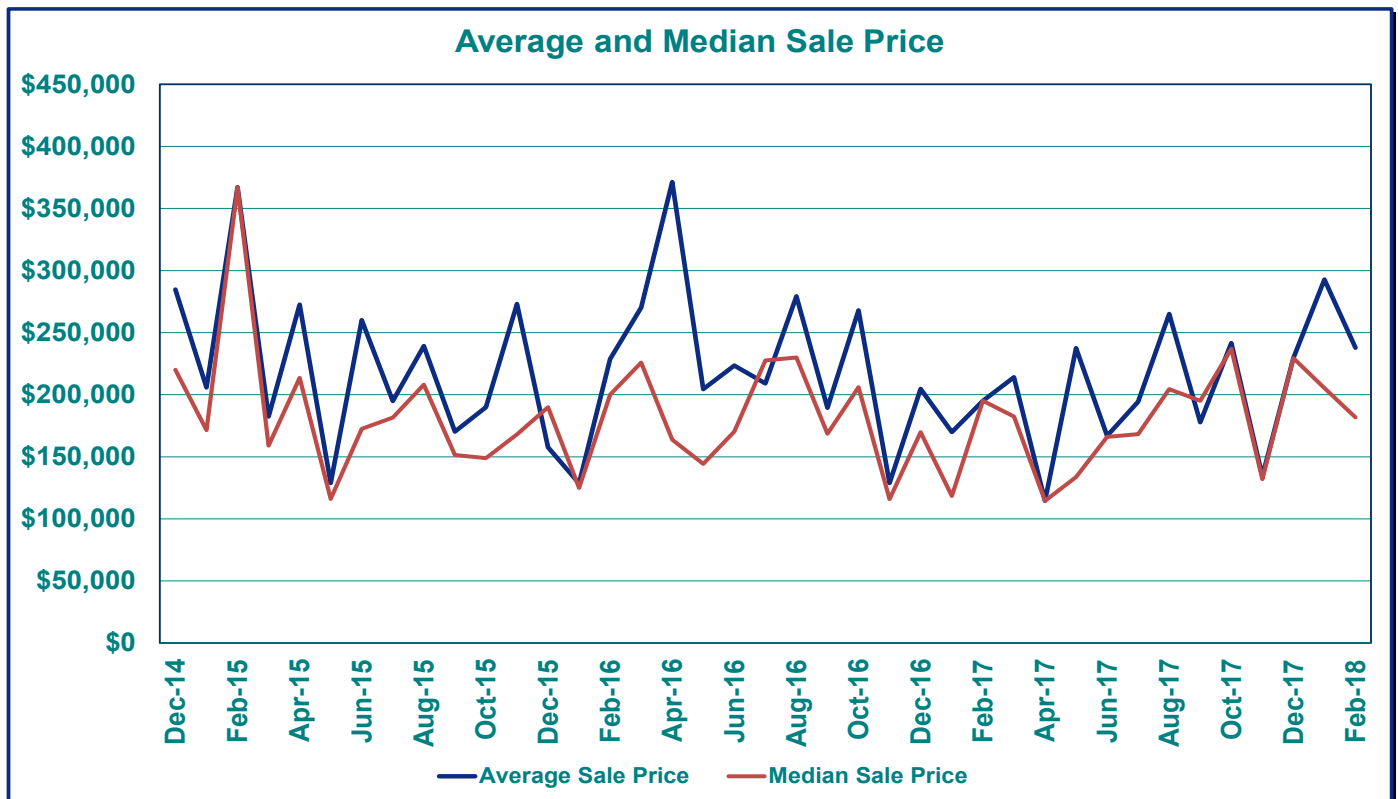
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SALE PRICE

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

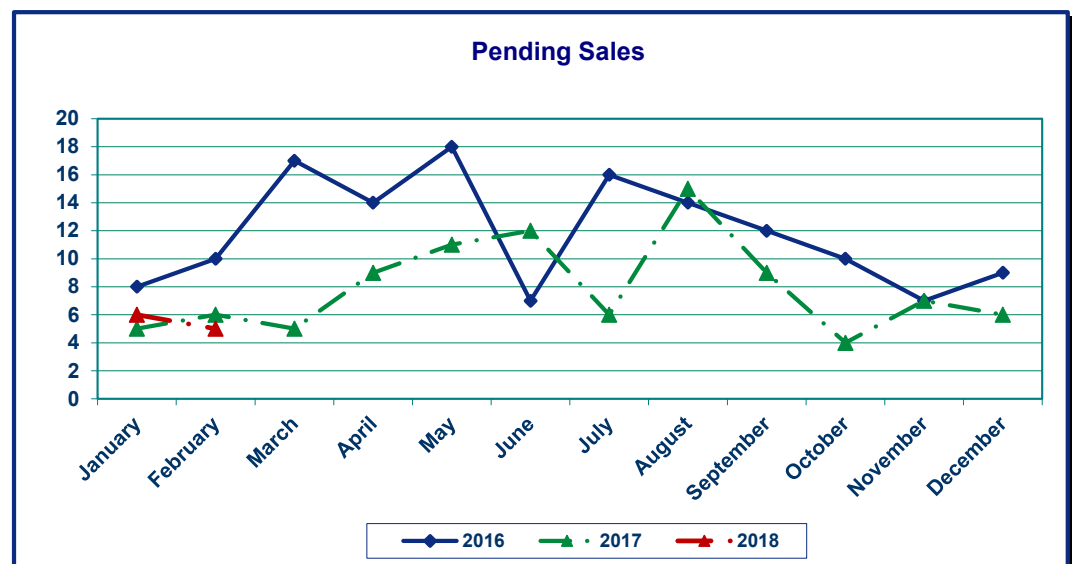
WALLOWA COUNTY, OR

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

PENDING LISTINGS

WALLOWA COUNTY, OR

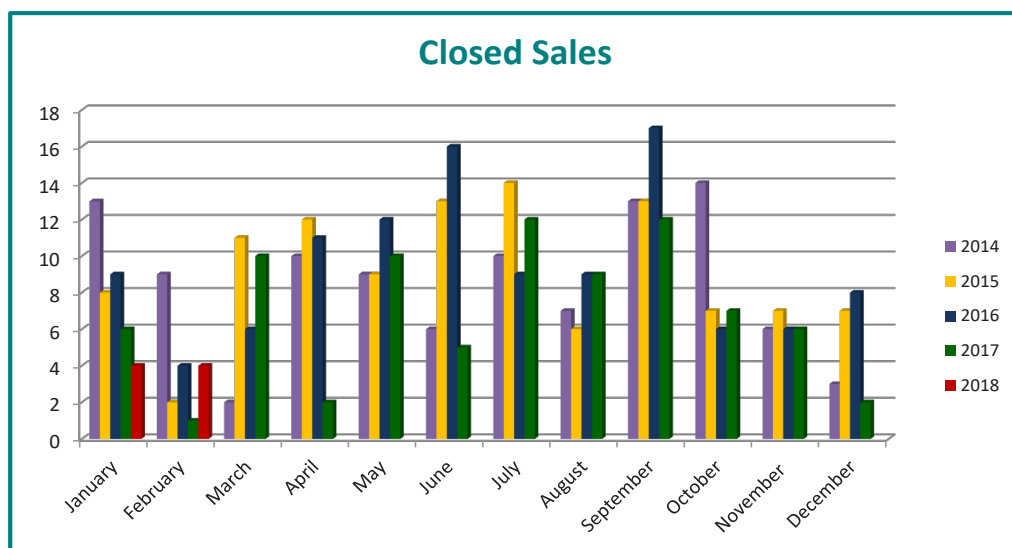
This graph represents monthly accepted offers in Wallowa County, Oregon.



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

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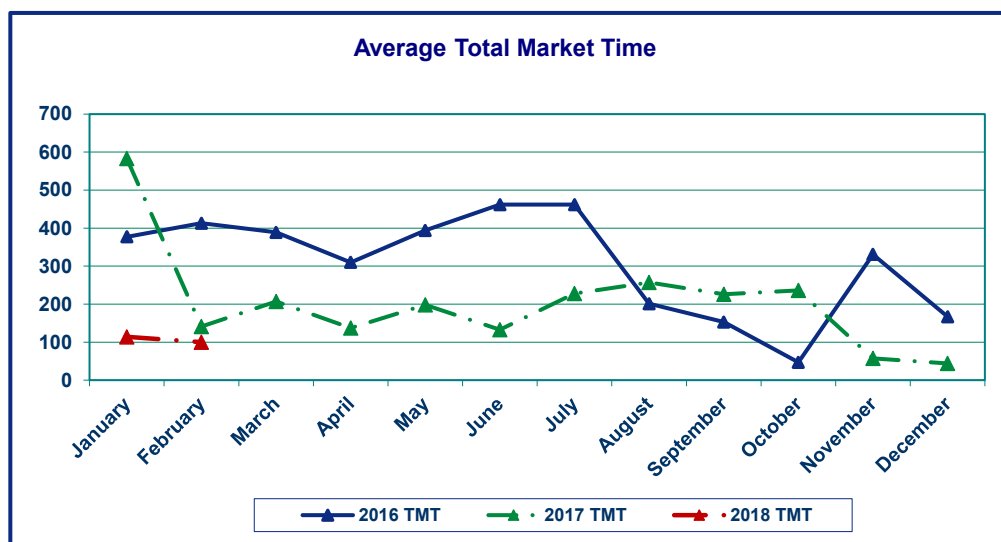
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