

MARKET ACTION



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

Residential Review: Baker County, Oregon

March 2018 Reporting Period

March Residential Highlights

Baker County saw an uptick in closings this March. There were 22 closed sales, double that of March 2017 (11) and outpacing February (18) by 22.2%.

New listings, at 21, decreased 32.3% from March 2017 (31) and increased 10.5% compared to February 2018 (19).

Pending sales, at 16 in March, kept pace with February 2018 (16) but fell 42.9% short of March 2017 (28).

Inventory decreased in March to 3.6 months, with total market time rising to 188 days.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$151,600) with the average price of homes ending March 2017 (\$141,900) shows an increase of 6.8%. The same comparison of the median shows an increase of 9.9% 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	3.6
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.

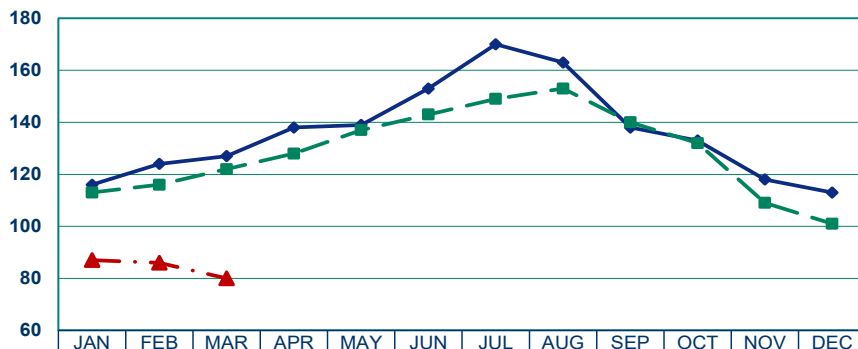
Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	March	21	16	22	165,700	142,500	188
	February	19	16	18	132,000	123,600	69
	Year-to-date	52	51	59	145,100	125,000	120
2017	March	31	28	11	122,900	105,000	68
	Year-to-date	66	52	28	117,000	97,500	96
Change	March	-32.3%	-42.9%	100.0%	34.8%	35.7%	176.2%
	Prev Mo 2018	10.5%	0.0%	22.2%	25.5%	15.3%	172.5%
	Year-to-date	-21.2%	-1.9%	110.7%	24.0%	28.2%	25.5%

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

Average Sale Price % Change:
+6.8% (\$151,600 v. \$141,900)
Median Sale Price % Change:
+9.9% (\$134,800 v. \$122,700)

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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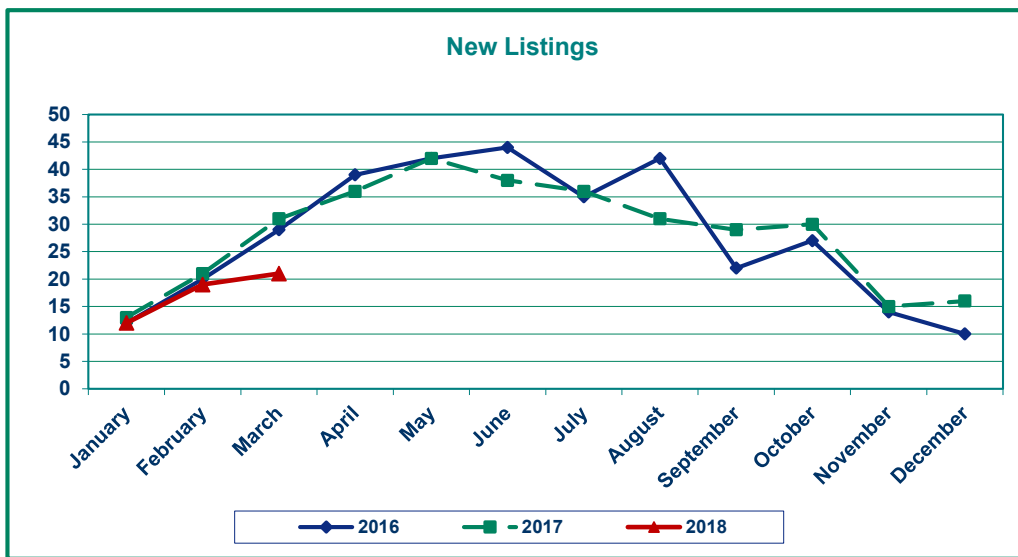
Baker County, Oregon

		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	43	16	3	14	-36.4%	15	180,500	60	42	40	-7.0%	45	153,700	128,900	7.3%	3	126,500	4	29,800	1	185,000	
461	Haines/Anthony Lk/ Muddy Crk	6	1	0	0	-	-	-	-	3	1	0.0%	1	150,000	150,000	108.0%	-	-	1	200,000	-	-	
462	Sumpter/McEwen/ Bourne/Phillips Lk/ Granit	12	1	0	1	0.0%	3	130,300	784	2	4	300.0%	4	131,500	115,000	0.3%	-	-	2	5,000	-	-	
463	Unity/ Hereford	4	1	2	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-	
464	Huntington/ Lime	1	-	0	0	-100.0%	1	65,000	68	-	2	100.0%	3	70,800	65,000	-33.4%	-	-	-	-	-	-	
465	Durkee/ Pleasant Valley	1	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
466	Richland/ New Bridge	2	1	0	1	-50.0%	2	116,300	150	3	2	0.0%	2	116,300	116,300	3.3%	-	-	-	-	-	-	
467	Halfway/ Cornucopia	10	1	0	0	-100.0%	1	250,000	509	1	2	-50.0%	4	131,000	96,000	-16.8%	-	-	-	-	-	-	
468	Oxbow	1	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
	Baker County	80	21	5	16	-42.9%	22	165,700	188	52	51	-1.9%	59	145,100	125,000	6.9%	3	126,500	7	47,000	1	185,000	

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/17-3/31/18) with 12 months before (4/1/16-3/31/17).

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.



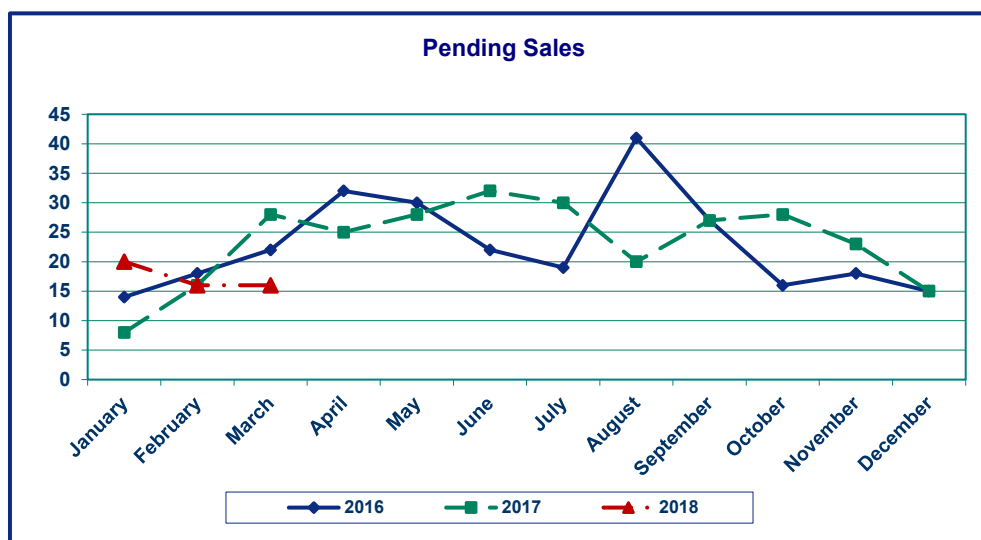
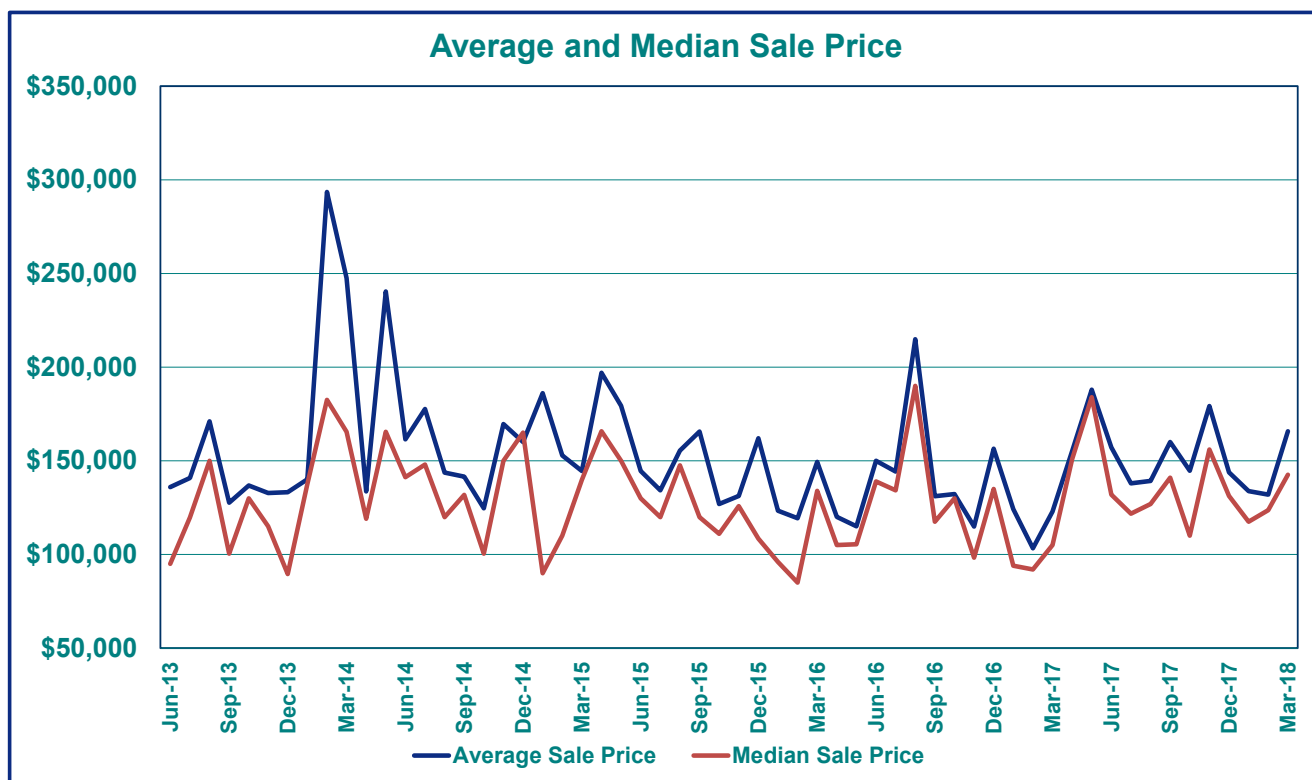
NEW LISTINGS BAKER COUNTY, OR

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

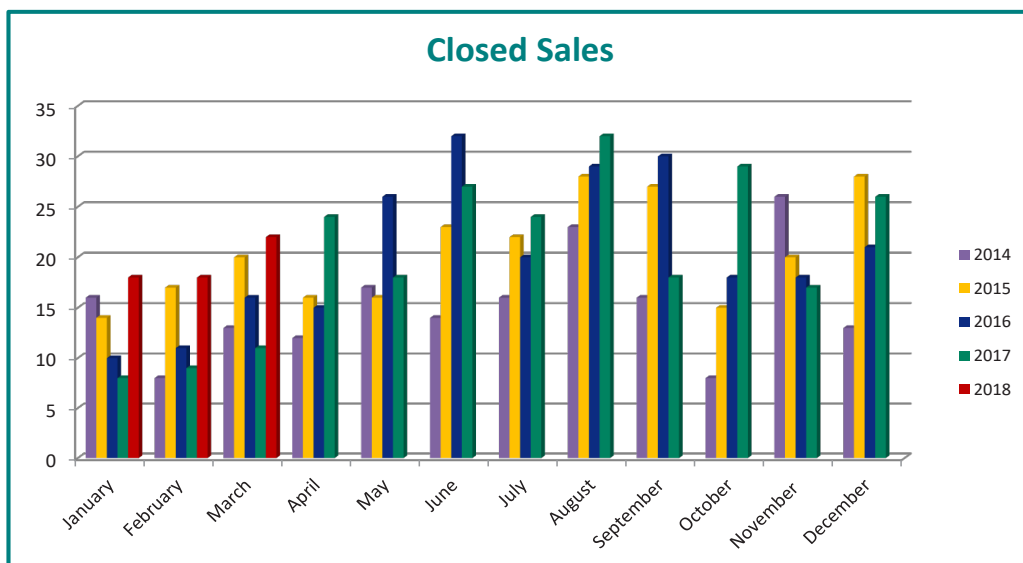
This graph represents monthly accepted offers in Baker County, Oregon over the past three calendar years.

CLOSED SALES BAKER COUNTY, OR

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

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

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



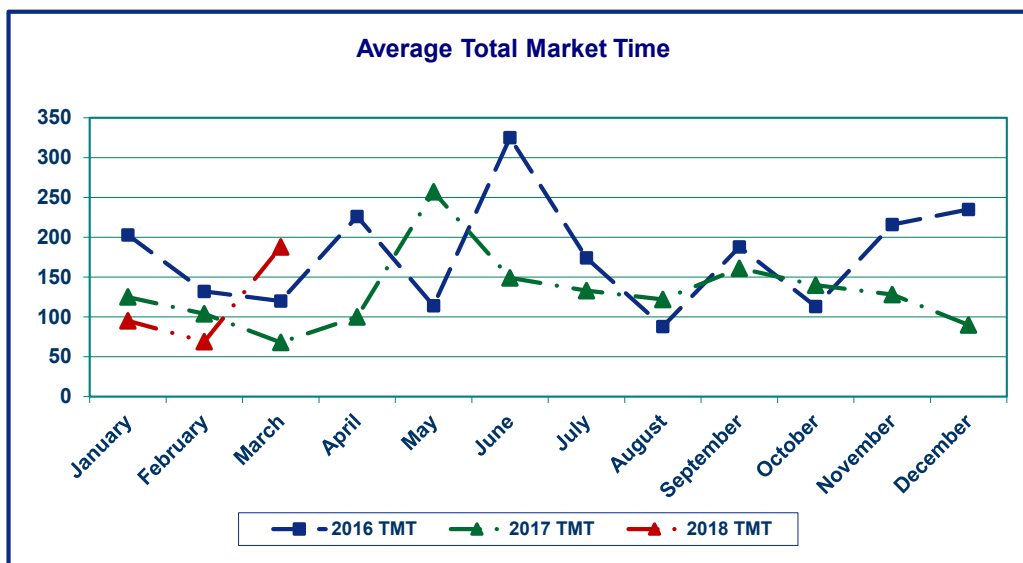
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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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

March 2018 Reporting Period

March Residential Highlights

March brought mostly sunny numbers to the Columbia Basin this year. There were 99 new listings offered, a 25.3% increase over the 79 new listings offered last year in March 2017 and a 39.4% increase over the 71 new listings offered last month in February 2018. This was the strongest March for new listings in the area since March 2015, when 113 new listings were offered.

Pending sales (70) matched the 70 offers accepted last year in March 2017 and showed a 12.9% increase from last month in February 2018.

Closed sales, at 64, outpaced March 2017 (57) by 12.3%, but falling just one short of February 2018 (65)

Inventory increased slightly in March to 3.6 months, with total

market time decreasing slightly to 103 days.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$176,400) with the average price of homes ending March 2017 (\$167,600) shows an increase of 5.3%. The same comparison of the median shows an increase of 5.5% over the same period.

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

Average Sale Price % Change:

+5.3% (\$176,400 v. \$167,600)

Median Sale Price % Change:

+5.5% (\$160,100 v. \$151,700)

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

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	3.6
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.

Columbia Basin Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	March	99	70	64	175,300	158,800	103
	February	71	62	65	183,400	172,000	126
	Year-to-date	245	216	181	179,600	162,500	125
2017	March	79	70	57	173,000	155,000	113
	Year-to-date	211	173	151	182,200	157,000	123
Change	March	25.3%	0.0%	12.3%	1.3%	2.5%	-8.9%
	Prev Mo 2018	39.4%	12.9%	-1.5%	-4.4%	-7.7%	-18.3%
	Year-to-date	16.1%	24.9%	19.9%	-1.4%	3.5%	2.2%

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Columbia Basin, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 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
380	Arlington/N	4	2	-	1	-50.0%	3	114,300	174	3	4	33.3%	7	127,000	106,000	-7.7%	-	-	-	-	-	-
381	Condon/S	6	2	1	1	-50.0%	1	125,000	5	6	7	250.0%	5	96,100	94,000	25.5%	-	-	1	10,000	-	-
	Gilliam Co. Total	10	4	1	2	-50.0%	4	117,000	132	9	11	120.0%	12	114,100	100,000	17.2%	-	-	1	10,000	-	-
420	Boardman/NW	6	1	1	3	50.0%	3	226,000	120	4	9	50.0%	10	231,800	208,000	20.3%	-	-	3	42,300	-	-
421	Irrigon	7	4	0	1	-75.0%	2	126,900	30	13	7	-22.2%	7	119,500	126,000	-11.3%	-	-	2	16,100	-	-
422	Ione	2	0	0	0	-	-	-	-	1	-	-	1	220,000	220,000	18.9%	-	-	2	918,300	-	-
423	Lexington	5	2	0	0	-100.0%	0	-	-	2	0	-100.0%	0	-	-	17.1%	0	-	0	-	0	-
424	Heppner/S	14	6	3	5	400.0%	2	113,500	26	11	7	133.3%	4	133,300	140,000	-24.8%	-	-	3	15,700	-	-
	Morrow Co. Total	34	13	4	9	12.5%	7	165,500	67	31	23	21.1%	22	177,600	151,500	1.4%	-	-	10	204,300	-	-
430	Umatilla	12	7	2	1	-80.0%	3	250,300	198	10	7	-30.0%	9	203,100	186,400	15.3%	1	106,000	1	99,500	-	-
431	Hermiston	58	26	7	21	10.5%	17	203,300	56	80	62	8.8%	47	229,100	225,000	13.2%	2	201,400	3	140,800	2	335,000
432	Stanfield	3	2	-	0	-100.0%	2	153,500	40	2	2	-66.7%	3	190,600	160,000	8.2%	-	-	-	-	-	-
433	Echo	1	1	0	-	-	-	-	-	1	1	0.0%	-	-	-	17.9%	-	-	2	42,000	-	-
435	Pendleton City Limits	54	26	2	19	5.6%	20	178,500	83	64	59	37.2%	45	171,400	155,000	3.4%	-	-	6	83,700	1	121,000
436	E-Meacham, Cayuse	1	1	0	0	-	0	-	-	2	1	-	1	54,500	54,500	-	-	-	-	-	-	
437	NE-Athena, Helix, Adams, Weston	20	3	4	5	25.0%	6	119,300	188	11	15	150.0%	12	165,400	170,300	-14.3%	-	-	2	32,300	-	-
438	S-Pilot Rock, Ukiah	11	7	-	3	-	2	245,000	378	11	9	200.0%	8	141,300	111,300	5.6%	-	-	-	-	-	-
439	Milton-Freewater	25	9	4	10	-9.1%	3	101,700	147	24	26	13.0%	22	144,600	147,200	0.6%	1	65,000	2	270,000	-	-
	Umatilla Co. Total	185	82	19	59	1.7%	53	181,000	106	205	182	22.1%	147	185,200	174,000	5.5%	4	143,500	16	107,000	3	263,700

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

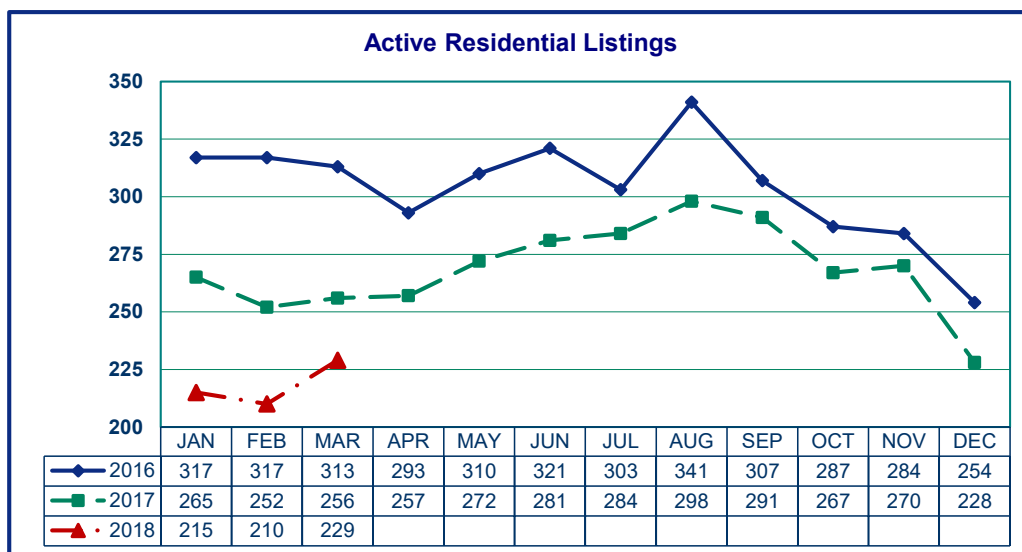
² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/17-3/31/18) with 12 months before (4/1/16-3/31/17).

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

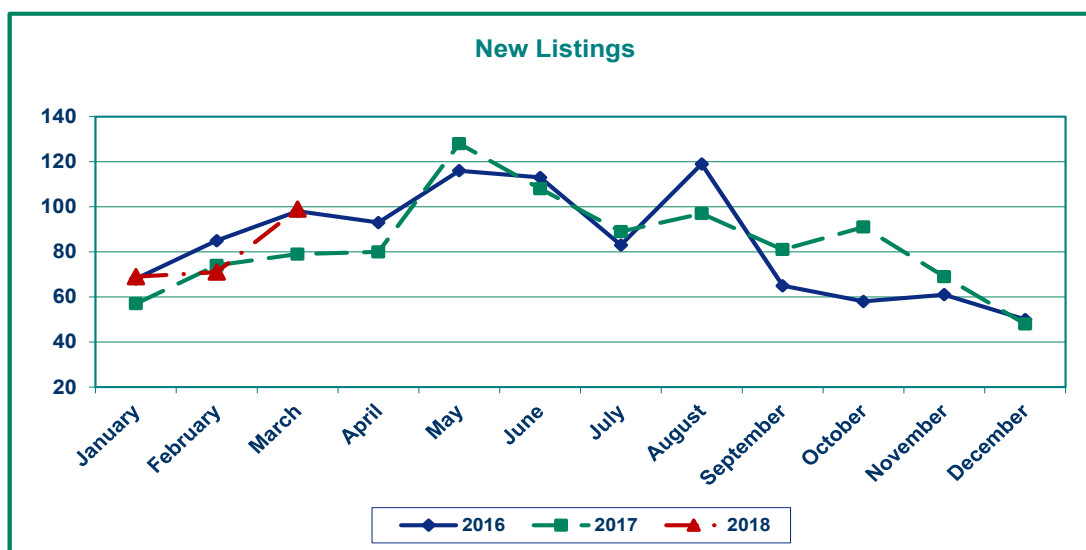
This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.



NEW LISTINGS

COLUMBIA BASIN, OR

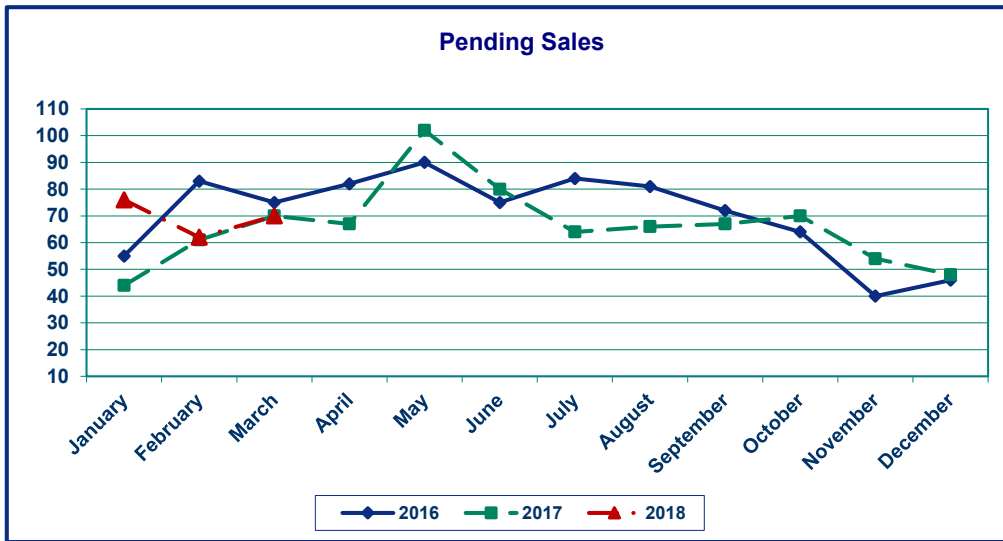
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PENDING LISTINGS

COLUMBIA BASIN, OR

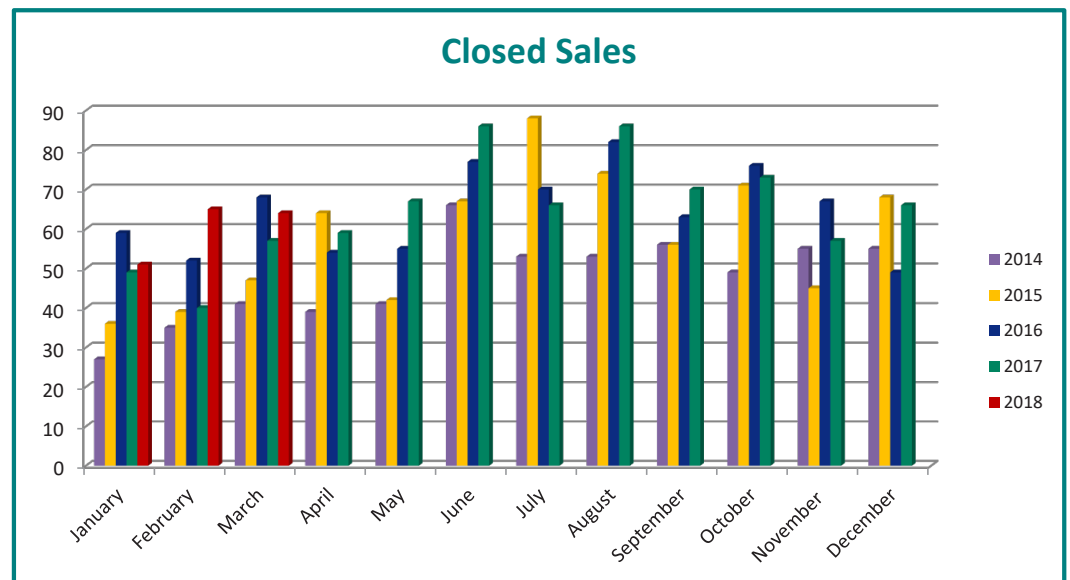
This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years



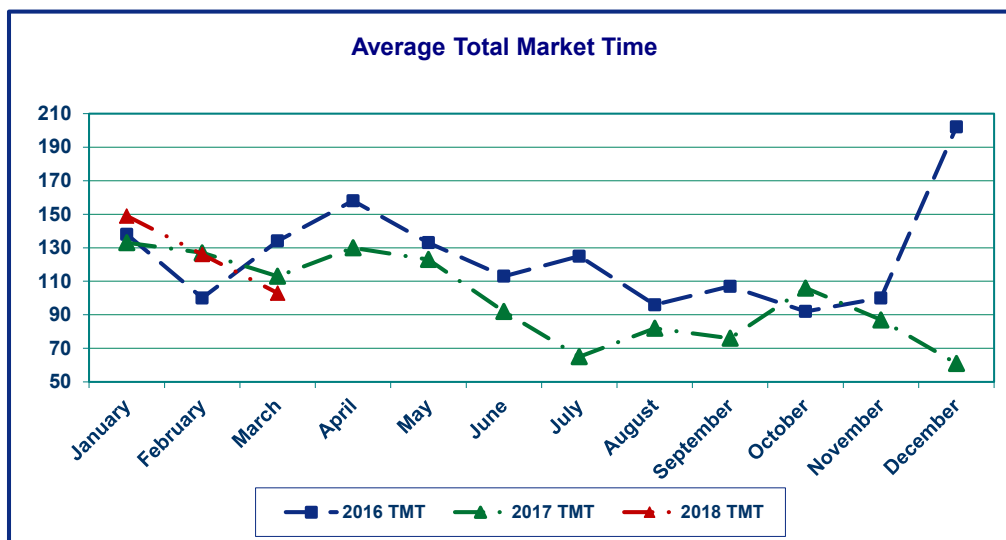
CLOSED SALES

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.

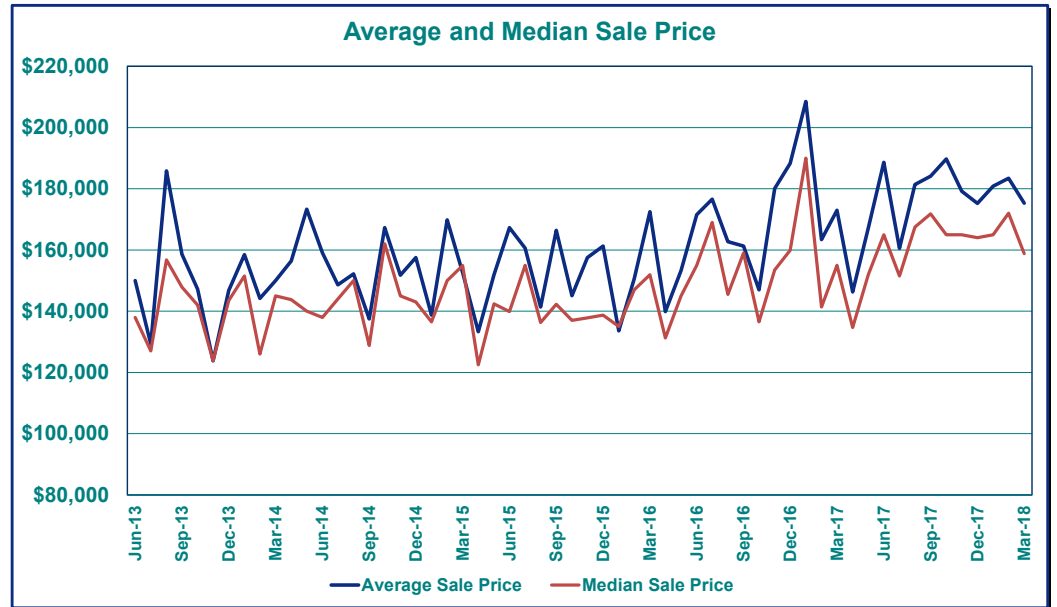
Contact RMLS™
8338 NE Alderwood Rd
Suite 230
Portland, OR 97220
(503) 236-7657
communications@rmls.com

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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

March Residential Highlights

Pending and closed sales had a good month in Coos County this March. Closed sales (87) outpaced March 2017 (82) by 6.1% and February 2018 (78) by 11.5%—the strongest March for closings in Coos County since 2005, when 95 were recorded.

Pending sales (112) similarly rose 12.0% above March 2017 (100) and 17.9% above February 2018 (95), setting a new March record for accepted offers.

New listings (111) edged two ahead of February 2018 (109, 1.8%) but fell 17.8% short of the 135 new listings offered last year in March 2017.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$224,100) with the average price of homes sold in the twelve months ending March 2017 (\$201,100) shows an increase of 11.4%. The same comparison of the median shows an increase of 10.8% over the same period.

March 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	3.7
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	March	111	112	87	199,200	180,000	76
	February	109	95	78	233,800	205,000	85
	Year-to-date	346	279	231	223,700	199,500	101
2017	March	135	100	82	188,600	164,300	122
	Year-to-date	363	253	204	205,000	173,000	116
Change	March	-17.8%	12.0%	6.1%	5.6%	9.6%	-37.5%
	Prev Mo 2018	1.8%	17.9%	11.5%	-14.8%	-12.2%	-10.6%
	Year-to-date	-4.7%	10.3%	13.2%	9.1%	15.3%	-12.5%

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

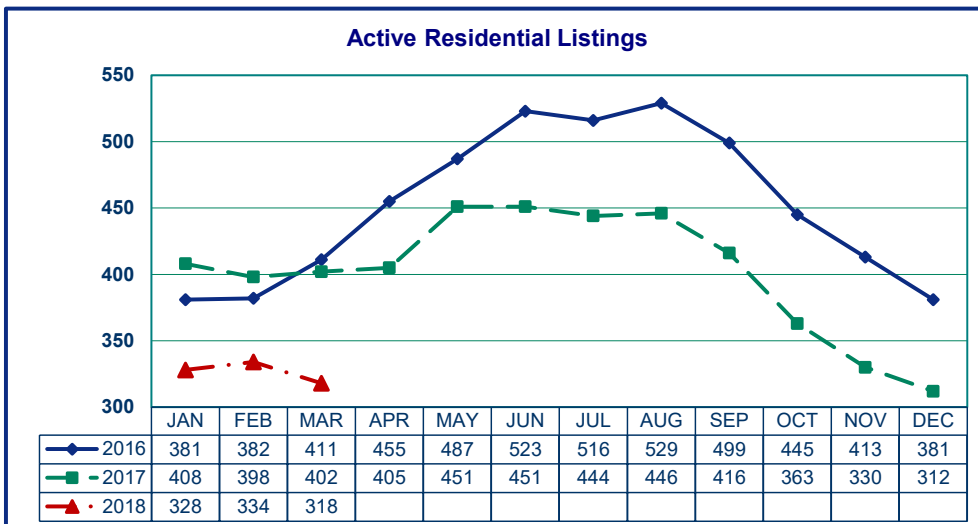
Average Sale Price % Change:

+11.4% (\$224,100 v. \$201,100)

Median Sale Price % Change:

+10.8% (\$195,500 v. \$176,500)

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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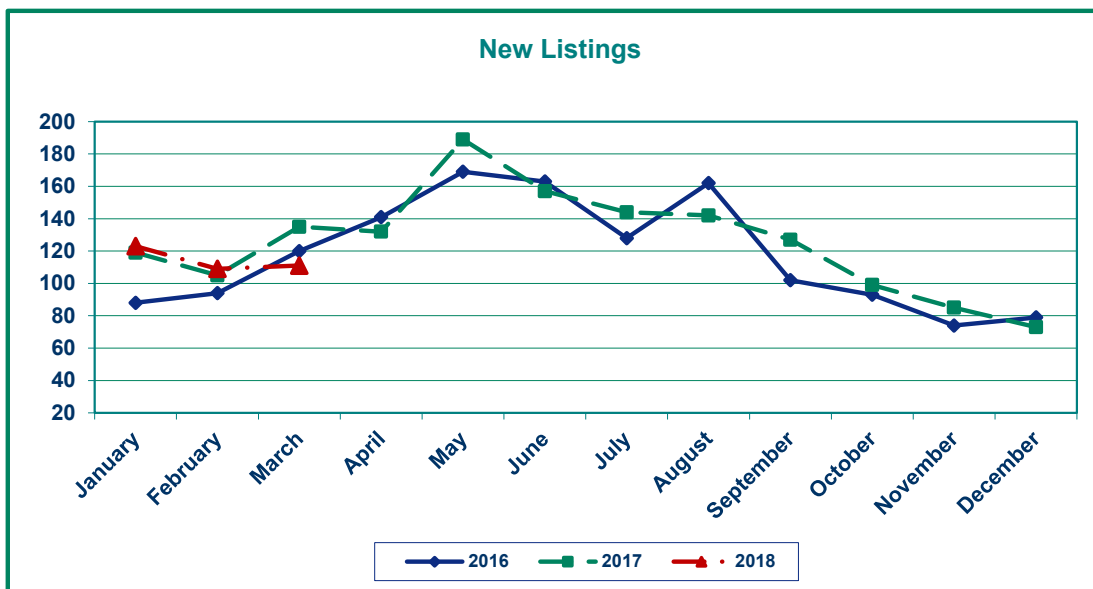
Coos County, Oregon

		RESIDENTIAL														Avg. Sale Price % Change ²	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
97407	Allegeny	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97411	Bandon	83	23	6	17	21.4%	11	393,100	107	53	36	-5.3%	30	354,800	338,800	7.2%	6	195,000	14	390,300	-	-
97414	Broadbent	1	0	0	0	-	1	115,000	80	0	1	-	1	115,000	115,000	-	-	-	-	-	-	-
97420	Coos Bay	109	50	15	51	59.4%	44	161,000	79	153	121	23.5%	100	193,900	180,300	8.4%	2	1,387,500	17	82,600	9	136,800
97423	Coquille	33	11	3	9	-47.1%	7	169,600	35	40	31	14.8%	27	220,600	168,000	3.0%	1	70,000	3	171,700	1	125,000
97449	Lakeside	24	7	3	6	20.0%	4	188,900	101	22	15	25.0%	13	187,000	156,500	10.9%	2	205,300	2	83,500	-	-
97458	Myrtle Point	20	11	-	3	-50.0%	7	144,900	137	17	11	-38.9%	11	137,100	132,000	39.9%	-	-	-	-	1	156,300
97459	North Bend	45	9	6	25	0.0%	12	231,300	24	58	62	10.7%	47	244,300	225,000	14.7%	-	-	7	74,800	2	145,500
97466	Powers	3	0	1	1	0.0%	1	76,000	22	3	2	-50.0%	2	70,500	70,500	-7.0%	-	-	-	-	-	-
	Coos County	318	111	34	112	12.0%	87	199,200	76	346	279	10.3%	231	223,700	199,500	11.4%	11	402,300	43	187,800	13	138,700

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/17-3/31/18) with 12 months before (4/1/16-3/31/17).

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.

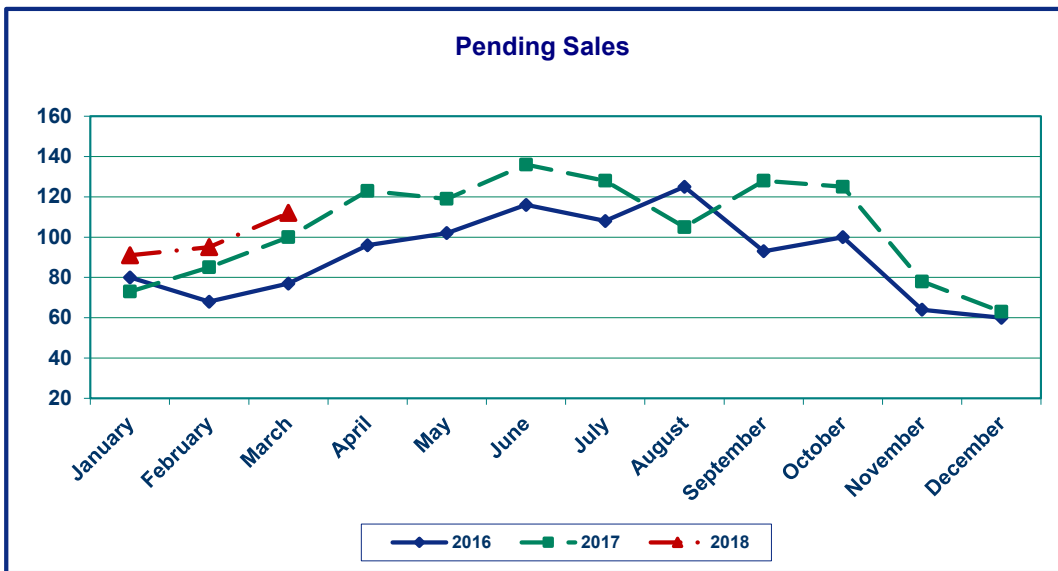
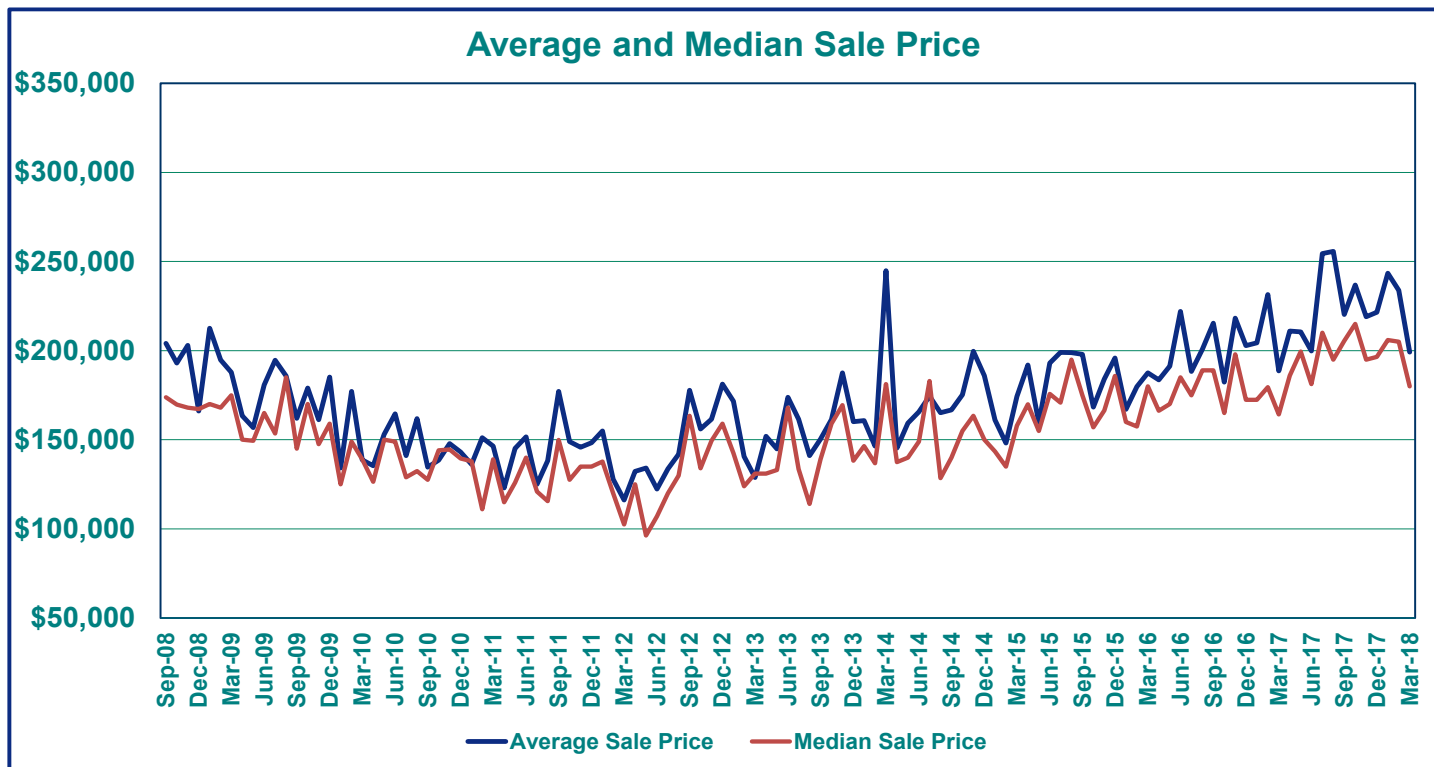


NEW LISTINGS COOS COUNTY, OR

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

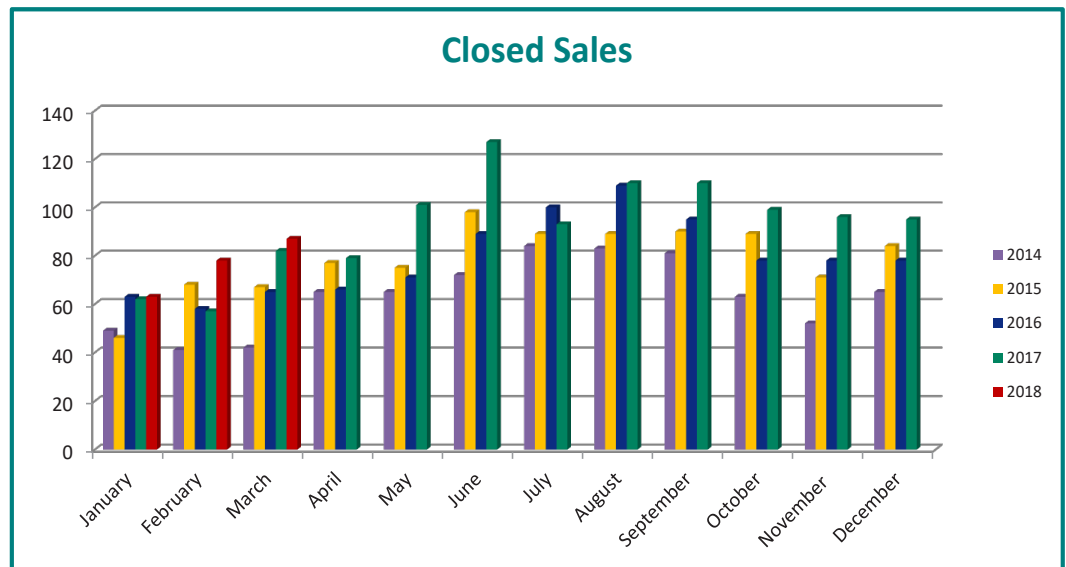
This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.

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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Portland, OR 97220
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communications@rmls.com

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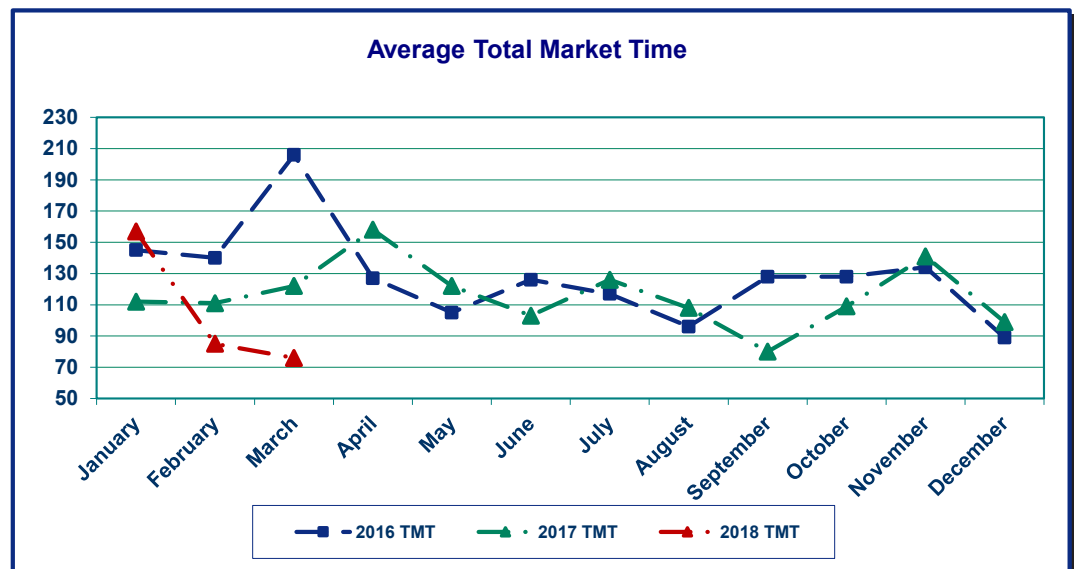
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DAYS ON MARKET COOS COUNTY, OR

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

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

Residential Review: Curry County, Oregon

March 2018 Reporting Period

March Residential Highlights

Closed sales were strong in Curry County this March. At 58 strong, closings outpaced March 2017 (41) by 41.5% and February 2018 (32) by 81.3%—the strongest March for closings on the RMLS™ record.

New listings (76) fell 3.8% short of March 2017 (79) but were 38.2% stronger than last month in February 2018 (55). Pending sales, at 45, fell 19.6% short of both March 2017 and February 2018 which had 56 offers accepted.

Total market time decreased to 150 days in March, with inventory decreasing to 5.2 months during the same time.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$289,400) with the average price of homes sold in the twelve months ending March 2017 (\$265,700) shows an increase of 8.9%. The same comparison of the median shows an increase of 5.0% 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	5.2
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	

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	March	76	45	58	314,100	249,500	150
	February	55	56	32	348,000	247,500	213
	Year-to-date	194	137	131	310,000	250,000	166
2017	March	79	56	41	254,900	229,000	207
	Year-to-date	180	120	118	286,100	245,000	179
Change	March	-3.8%	-19.6%	41.5%	23.2%	9.0%	-27.7%
	Prev Mo 2018	38.2%	-19.6%	81.3%	-9.7%	0.8%	-29.6%
	Year-to-date	7.8%	14.2%	11.0%	8.4%	2.0%	-7.4%

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

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

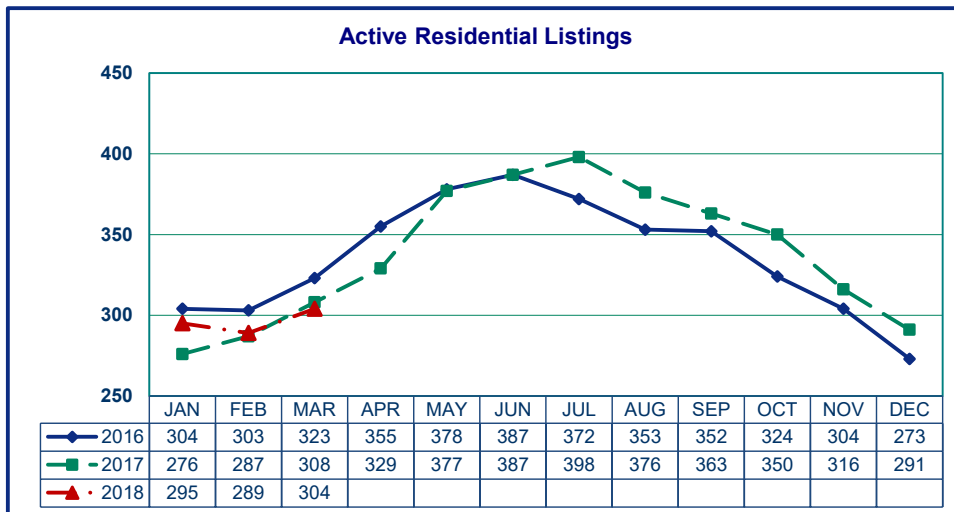
Average Sale Price % Change:

+8.9% (\$289,400 v. \$265,700)

Median Sale Price % Change:

+5.0% (\$250,000 v. \$238,000)

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 • 3/2018

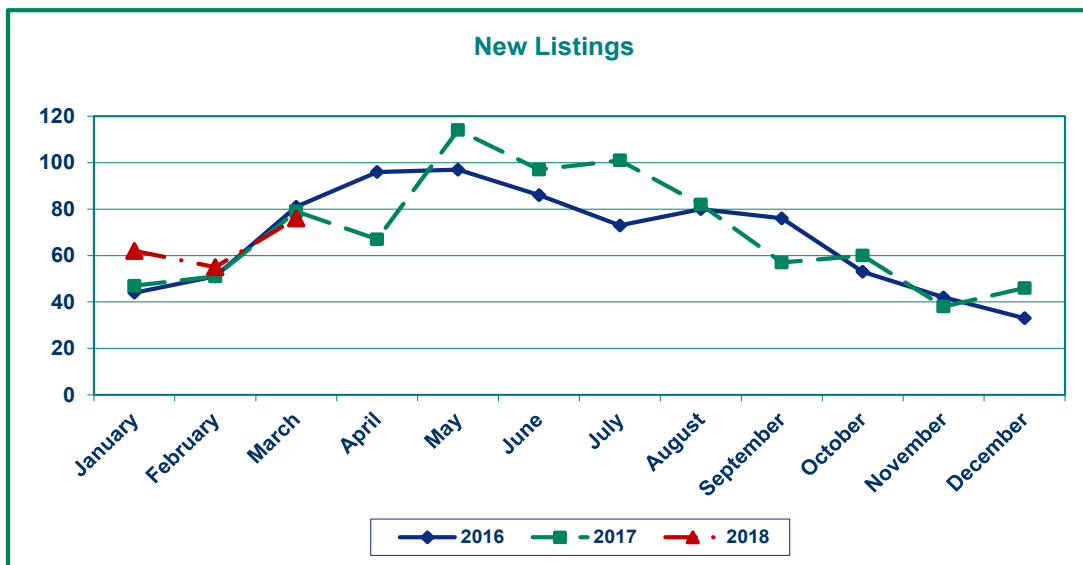
Curry County, Oregon

		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	89	20	6	11	-42.1%	19	286,200	97	66	41	-10.9%	45	343,600	278,500	14.5%	-	-	9	133,900	2	530,000	
271	Harbor, Winchuck, SB Chetco	48	12	3	7	-36.4%	13	338,800	107	34	30	15.4%	34	285,300	219,000	21.5%	1	320,000	2	162,500	-	-	
272	Carpenterville, Cape Ferrello, Whaleshead	36	9	3	5	-16.7%	3	295,700	222	20	9	-10.0%	5	402,400	350,000	2.2%	-	-	-	-	-	-	
273	Gold Beach	90	23	8	16	14.3%	15	357,500	139	52	39	56.0%	31	300,400	199,000	3.4%	1	449,000	4	252,500	1	290,000	
274	Port Orford	41	12	3	6	0.0%	8	266,100	338	22	18	38.5%	16	257,600	239,000	-8.6%	-	-	5	107,700	1	325,000	
	Curry County	304	76	23	45	-19.6%	58	314,100	150	194	137	14.2%	131	310,000	250,000	8.9%	2	384,500	20	153,900	4	418,800	

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/17-3/31/18) with 12 months before (4/1/16-3/31/17).

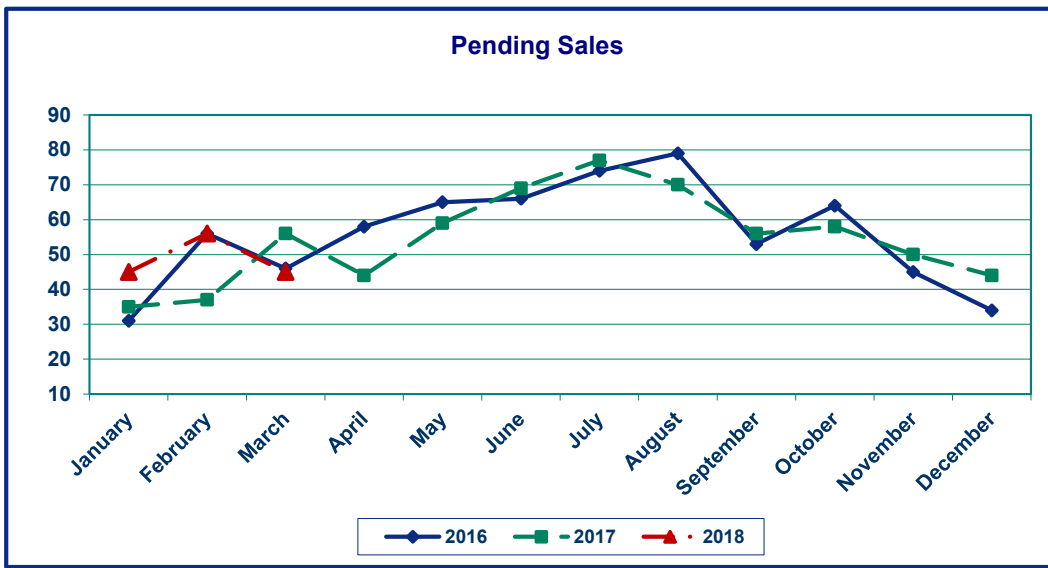
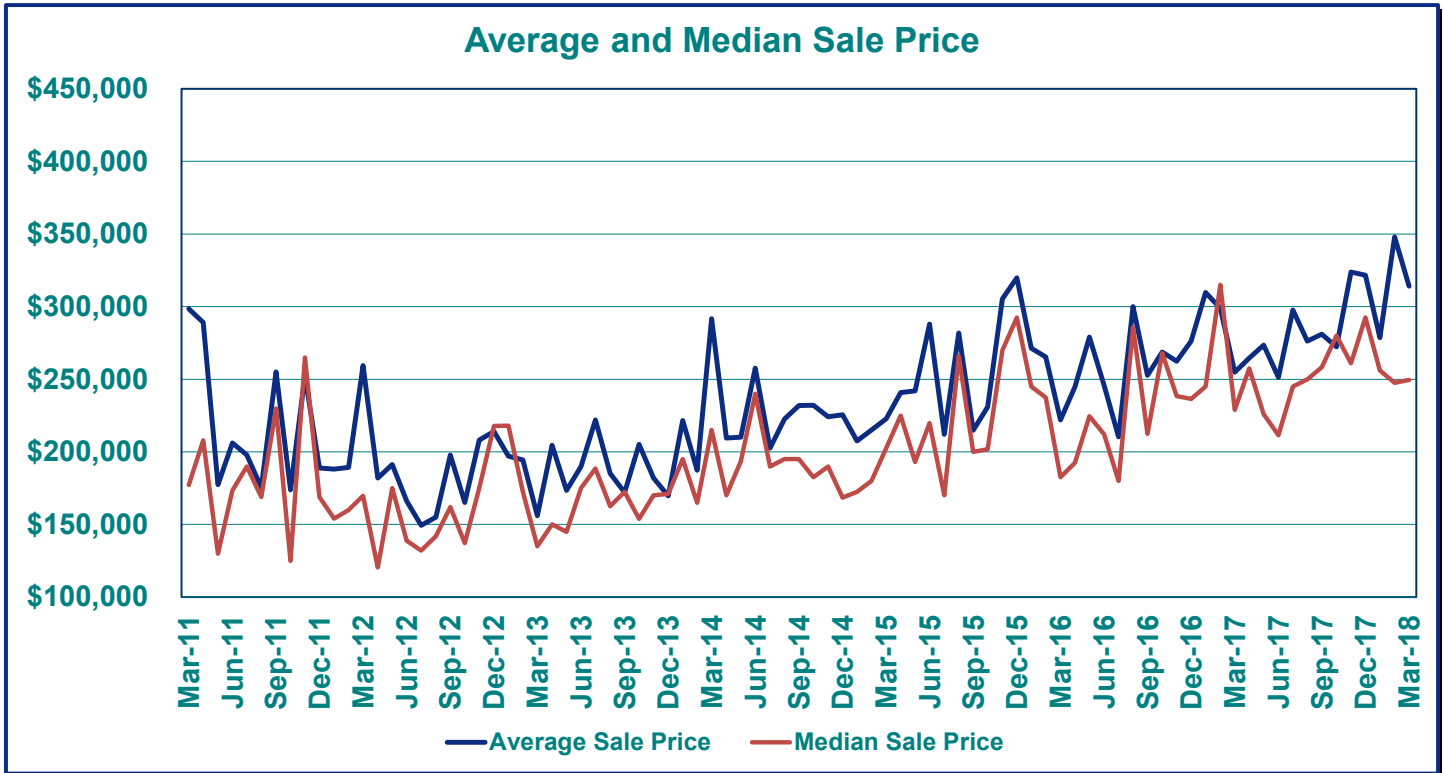
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



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

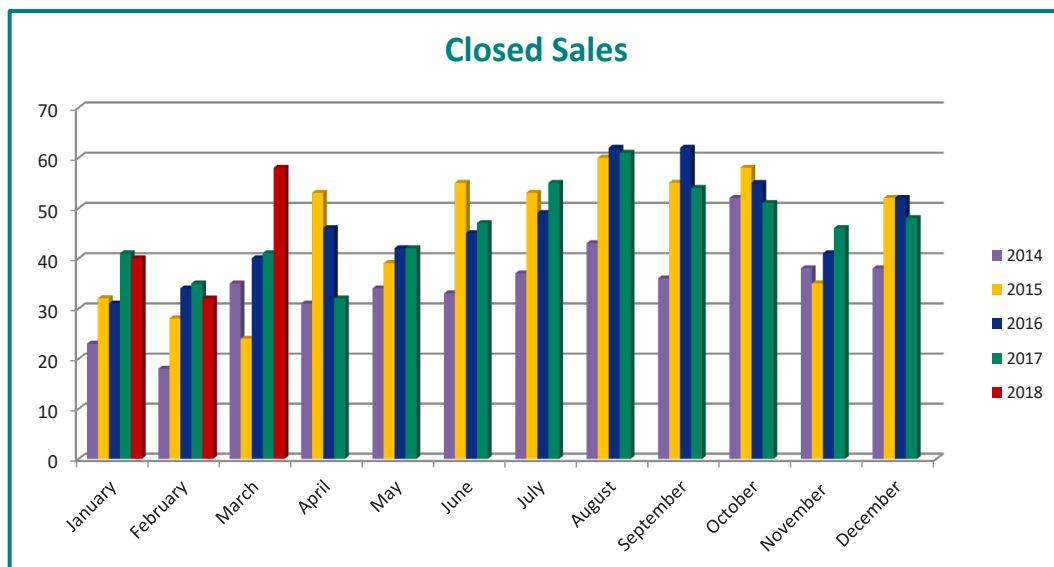
This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.

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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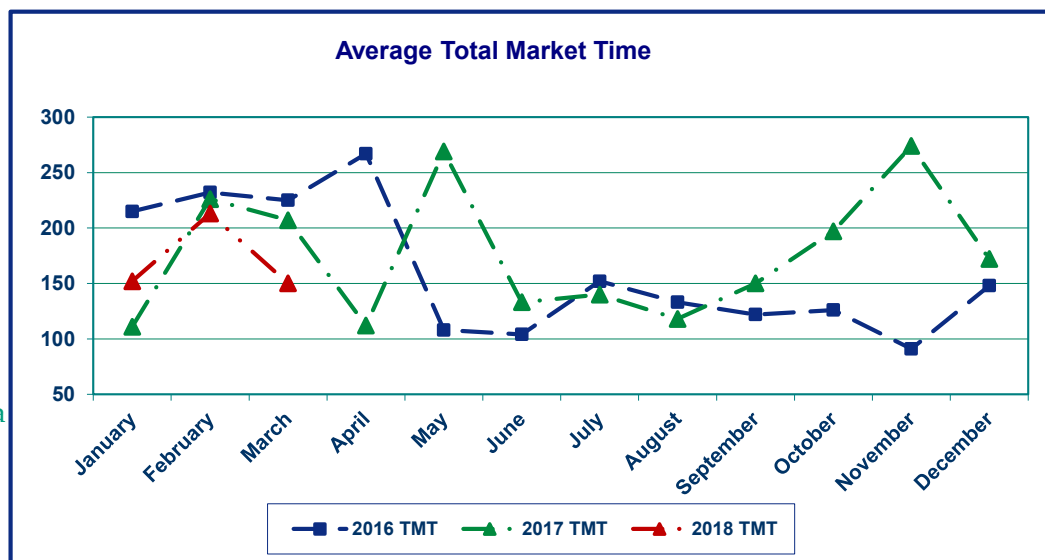
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DAYS ON MARKET CURRY COUNTY, OR

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



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

Residential Review: Douglas County, Oregon

March 2018 Reporting Period

March Residential Highlights

Douglas County saw gains in new listings this March. There were 223 new listings offered, a 31.2% increase over March 2017 (170) and a 42.0% increase over last month in February 2018 (157). This was the strongest March for new listings since 2010, when 250 were offered.

Closed sales, at 122, outpaced both March 2017 and February 2018 by one closing, or 0.8%.

Pending sales, at 200, ended 10.3% under the 223 offers accepted last year in March 2017 but ended 42.9% stronger than last month in February 2018.

Total market time in March stood at 76 days, a decrease from February. Inventory remained unchanged from the prior month at 3.7 months.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$215,300) with the average price of homes sold in the twelve months ending March 2017 (\$205,800) shows an increase of 4.6%. The same comparison of the median shows an increase of 7.0% 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	3.7
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:

+4.6% (\$215,300 v. \$205,800)

Median Sale Price % Change:

+7.0% (\$192,600 v. \$180,000)

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	March	223	200	122	205,700	195,000	76
	February	157	140	121	233,900	195,000	104
	Year-to-date	548	462	363	216,300	193,000	88
2017	March	170	223	121	202,700	192,000	103
	Year-to-date	482	448	334	198,800	175,000	112
Change	March	31.2%	-10.3%	0.8%	1.5%	1.6%	-26.4%
	Prev Mo 2018	42.0%	42.9%	0.8%	-12.1%	0.0%	-26.9%
	Year-to-date	13.7%	3.1%	8.7%	8.8%	10.3%	-21.5%

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Douglas 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	
251	NE Roseburg	40	19	5	15	-48.3%	17	175,600	41	57	47	-16.1%	41	205,600	214,000	11.4%	1	202,000	10	85,600	1	105,000	
252	NW Roseburg	60	26	5	25	4.2%	12	280,900	69	65	58	38.1%	38	299,100	259,800	7.0%	-	-	8	113,800	1	194,000	
253	SE Roseburg	20	13	7	12	-25.0%	8	201,600	100	28	31	14.8%	24	182,000	172,000	-1.0%	4	236,300	2	55,500	2	190,000	
254	SW Roseburg	44	28	11	15	-31.8%	11	240,400	68	49	33	-17.5%	36	283,600	242,500	14.7%	-	-	3	114,700	1	235,000	
255	Glide & E of Roseburg	21	7	1	12	50.0%	3	479,700	150	17	20	53.8%	10	281,400	262,500	-0.8%	-	-	3	44,200	-	-	
256	Sutherlin/Oakland Area	46	32	9	25	-16.7%	14	218,600	117	63	52	2.0%	44	235,100	226,500	8.2%	2	232,500	5	57,600	-	-	
257	Winston & SW of Roseburg	41	10	4	18	-21.7%	13	201,900	35	54	52	4.0%	40	185,100	174,800	0.2%	2	760,000	9	57,100	-	-	
258	Myrtle Creek & S/SE of Roseburg	83	45	12	38	90.0%	14	125,900	93	102	70	20.7%	51	173,900	155,000	-9.4%	-	-	11	86,500	-	-	
259	Green District	28	22	3	26	23.8%	16	216,200	32	54	55	17.0%	40	204,700	200,000	7.7%	-	-	-	-	1	315,000	
265	North Douglas County	63	21	8	14	-53.3%	14	152,800	132	59	44	-31.3%	39	167,100	169,900	2.0%	4	168,000	8	66,300	-	-	
	Douglas County	446	223	65	200	-10.3%	122	205,700	76	548	462	3.1%	363	216,300	193,000	4.6%	13	292,600	59	78,600	6	204,800	

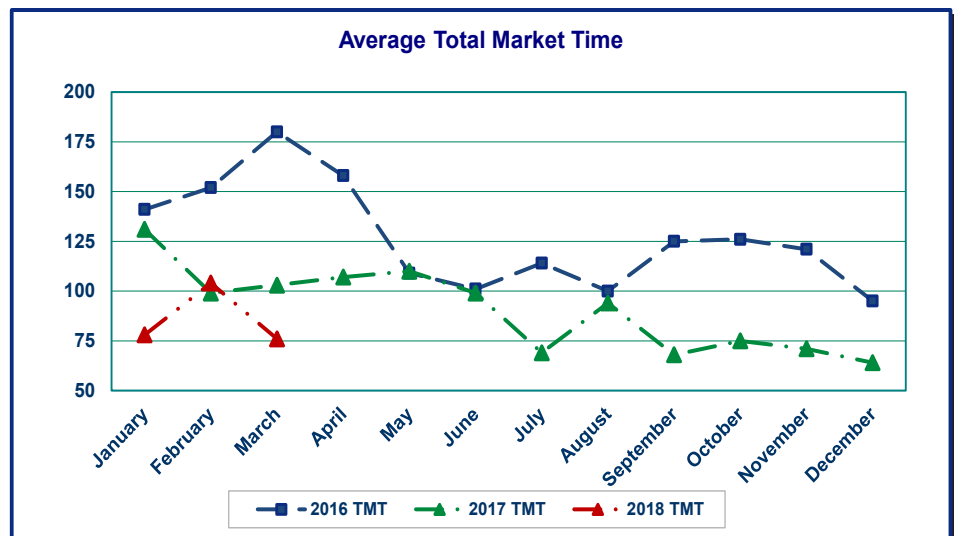
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³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that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

DAYS ON MARKET DOUGLAS COUNTY, OR

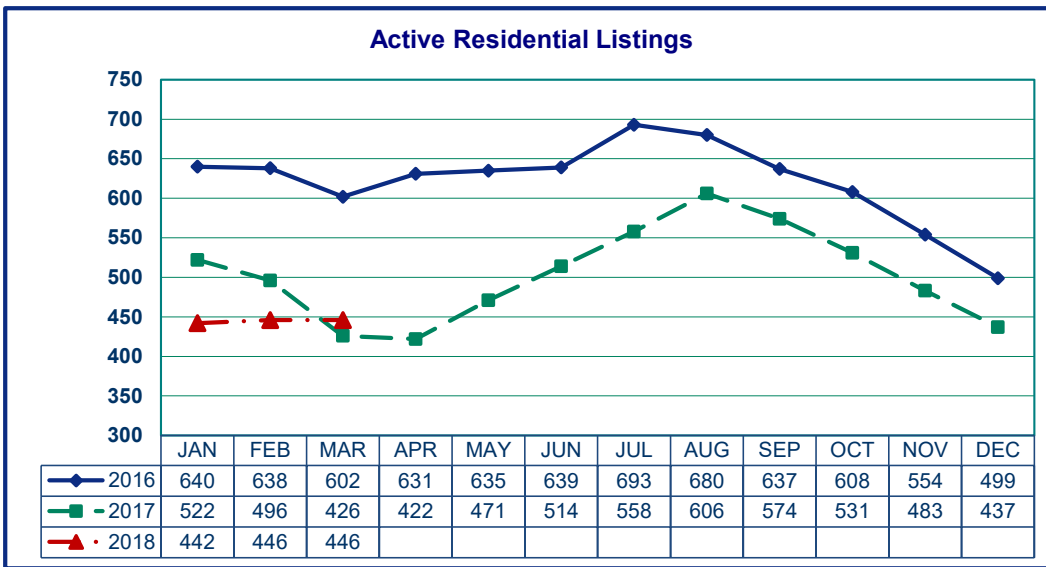
This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.



ACTIVE RESIDENTIAL LISTINGS

DOUGLAS COUNTY, OR

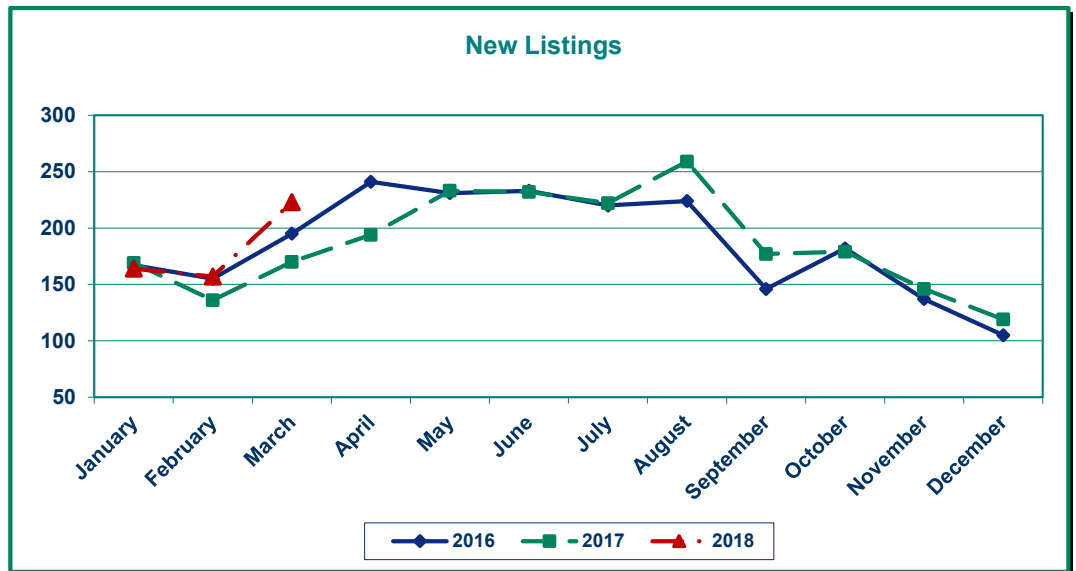
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.



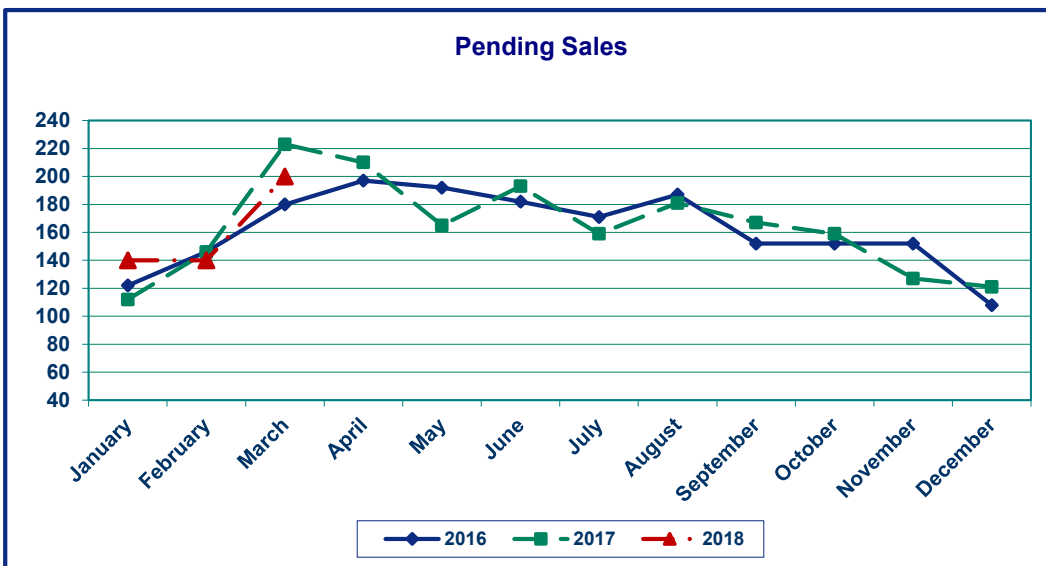
NEW LISTINGS

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

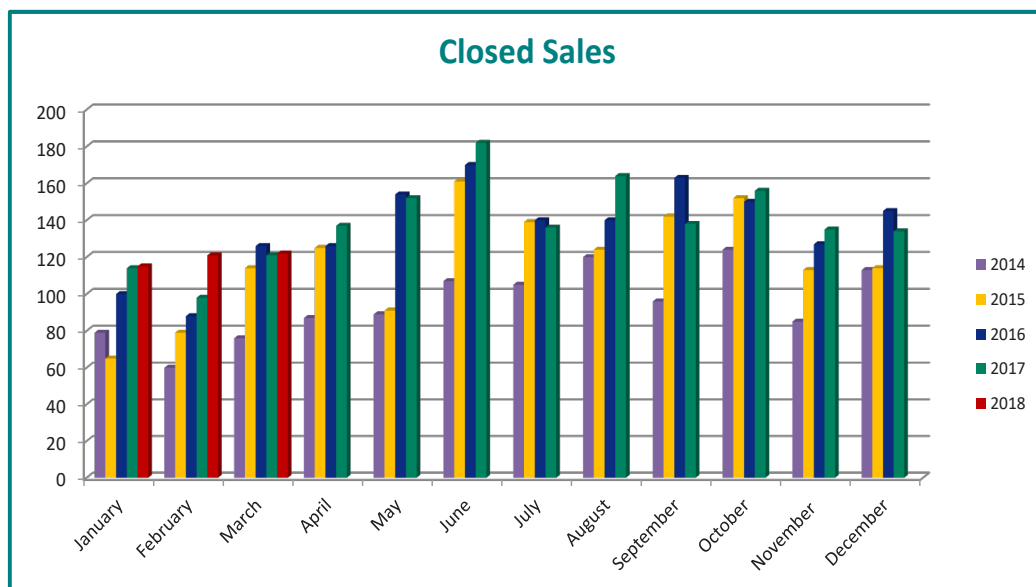
This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.

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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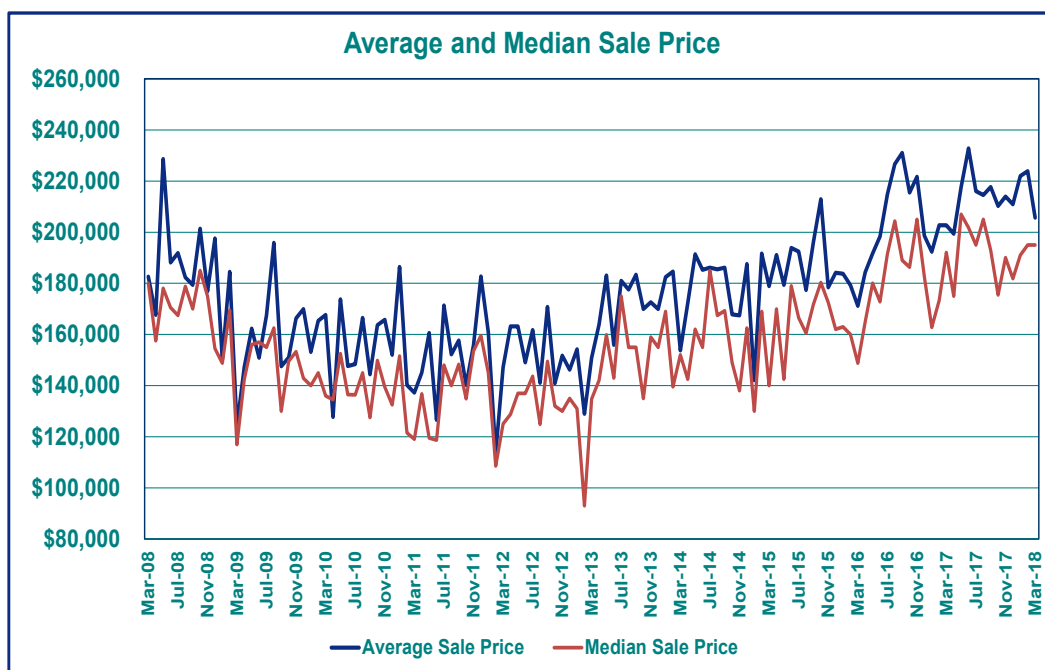
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SALE PRICE DOUGLAS COUNTY, OR

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



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

MARKET ACTION



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Residential Review: Grant County, Oregon

March 2018 Reporting Period

March Residential Highlights

Closings were strong in Grant County this March. Eight closed sales edged one over the seven recorded in March 2017 and exactly matched the eight recorded last month in February 2018. Eleven new listings were offered this month, a 22.2% increase over February 2018 but a 35.3% decrease from March

2017. Pending sales, at seven, held steady with March 2017 but fell short of the 13 offers accepted last month in February 2018.

Total market time decreased to 156 days in March, with inventory holding steady at 6.6 months.

Average and Median Sales Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$159,000) with the average price of homes sold in the twelve months ending March 2017 (\$181,800) shows a decrease of 12.5%. The same comparison of the median shows an increase of 1.5% 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	6.6
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:
-12.5% (\$159,000 v. \$181,800)
Median Sale Price % Change:
+1.5% (\$129,900 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	March	11	7	8	147,900	122,500	156
	February	9	13	8	142,900	103,000	170
	Year-to-date	30	28	22	150,900	130,000	186
2017	March	17	7	7	112,100	105,000	166
	Year-to-date	32	19	16	140,500	112,500	405
Change	March	-35.3%	0.0%	14.3%	31.9%	16.7%	-6.1%
	Prev Mo 2018	22.2%	-46.2%	0.0%	3.5%	18.9%	-8.2%
	Year-to-date	-6.3%	47.4%	37.5%	7.4%	15.6%	-53.9%

AREA REPORT • 3/2018

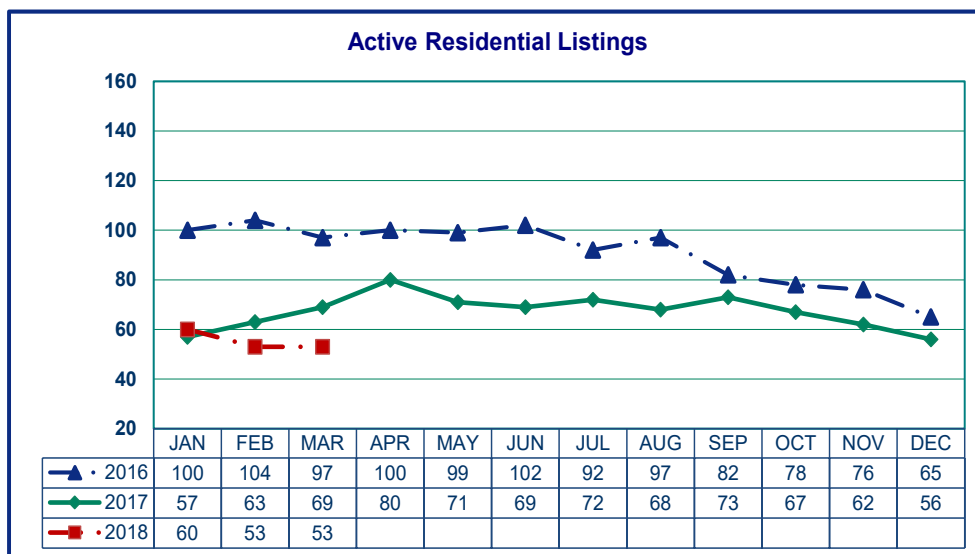
Grant County, Oregon

		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/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
97817	Bates	-	0	-	0	-	0	-	-	0	-	0	-	-	-	-	0	-	0	-	0	-
97820	Canyon City	10	3	0	2	100.0%	2	126,000	3	8	7	133.3%	4	162,800	148,500	-11.3%	-	-	2	36,000	-	-
97825	Dayville	-	-	0	0	-	0	-	-	-	-	-	-	-	-	-28.3%	-	-	2	170,000	-	-
97845	John Day	13	-	1	1	-75.0%	4	154,100	190	5	8	-20.0%	11	139,700	111,000	-8.5%	1	93,000	3	27,500	-	-
97848	Kimberly	2	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
97856	Long Creek	3	0	0	0	-	0	-	-	1	1	-	1	49,000	49,000	-83.1%	-	-	-	-	-	-
97864	Monument	1	1	0	0	-100.0%	0	-	-	1	0	-100.0%	0	-	-	-48.0%	0	-	0	-	0	-
97865	Mount Vernon	13	5	1	3	-	-	-	-	8	6	200.0%	1	148,000	148,000	-11.9%	-	-	2	55,000	-	-
97869	Prairie City	11	2	2	1	0.0%	1	255,000	316	5	4	33.3%	3	266,700	255,000	72.1%	-	-	-	-	-	-
97873	Seneca	0	0	0	0	-	1	60,000	168	1	2	-	2	67,500	67,500	-3.6%	-	-	-	-	-	-
	Grant County	53	11	4	7	0.0%	8	147,900	156	30	28	47.4%	22	150,900	130,000	-12.6%	1	93,000	9	67,200	-	-

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/17-3/31/18) with 12 months before (4/1/16-3/31/17).

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.

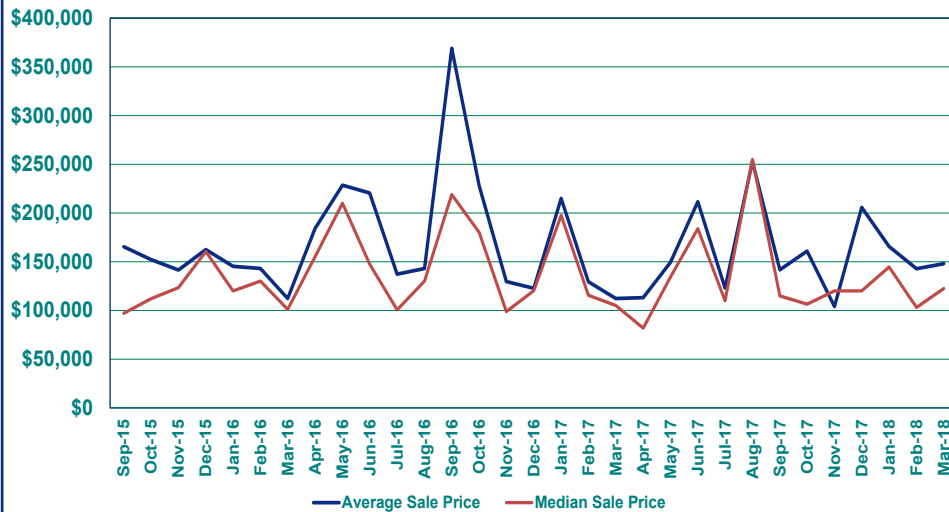
NEW LISTINGS

GRANT COUNTY, OR

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



Average and Median Sale Price



SALE PRICE

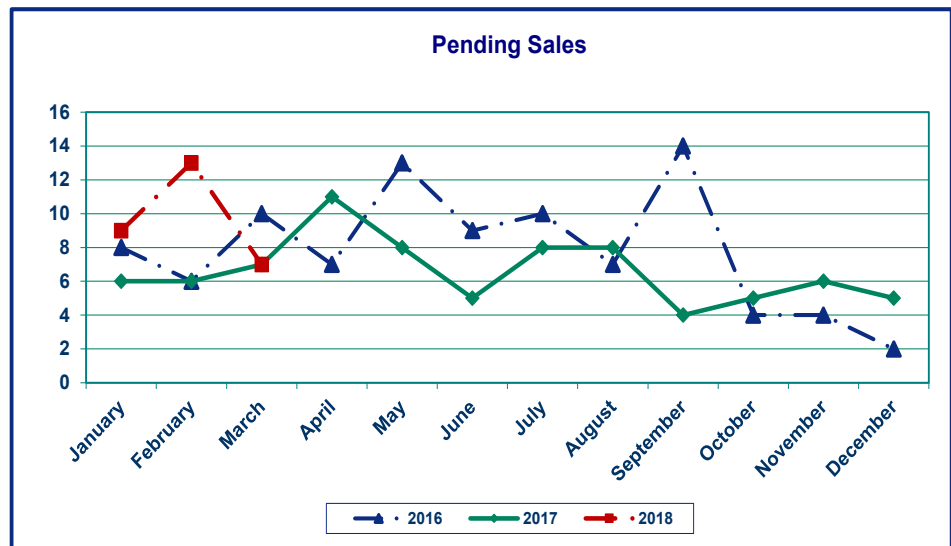
GRANT COUNTY, OR

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

PENDING LISTINGS

GRANT COUNTY, OR

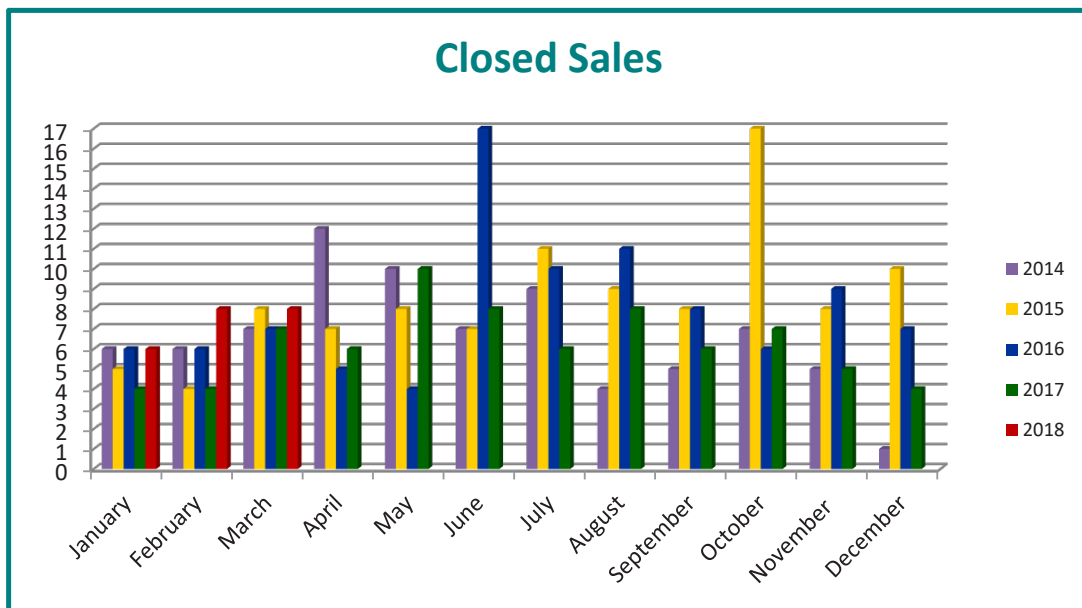
This graph represents monthly accepted offers in Grant County, Oregon.



CLOSED SALES GRANT COUNTY, OR

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

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



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

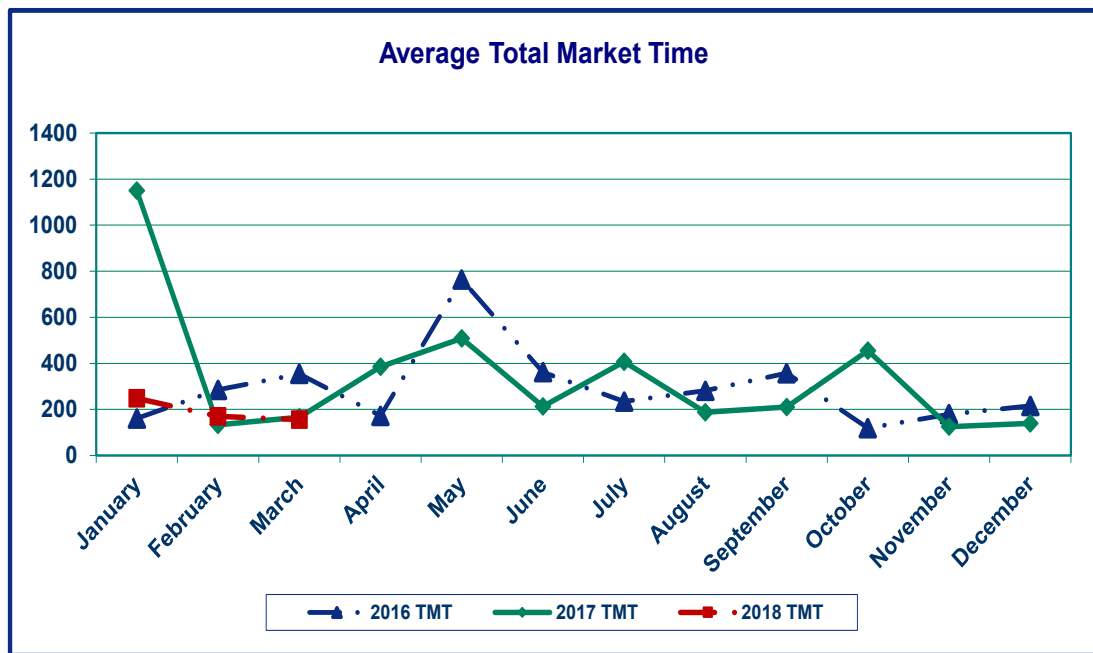
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DAYS ON MARKET GRANT COUNTY, OR

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

March 2018 Reporting Period

March Residential Highlights

March brought a flurry of new listings to Josephine County. Sixteen new listings rose far above the seven offered last year in March 2017 and even the eleven offered last month in February 2018. This is the strongest March for new listings since at least 2015.

Pending sales fared well in March, with seven accepted offers ending ahead of both March 2017 (2) and February 2018 (3). Again, this was the strongest March for pending sales on the RMLS™ record since 2015.

Two closed sales fell just one short of the three closings recorded in both March 2017 and last month in February 2018.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$268,100) with the average price of homes sold in the twelve months ending March 2017 (\$307,400) shows a decrease of 12.8%. The same comparison of the median shows a decrease of 12.1% 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	16.5
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.

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

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

Average Sale Price % Change:

-12.8% (\$268,100 v. \$307,400)

Median Sale Price % Change:

-12.1% (\$235,000 v. \$267,400)

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	March	16	7	2	307,500	307,500	28
	February	11	3	3	253,000	300,000	67
	Year-to-date	39	16	9	258,600	300,000	47
2017	March	7	2	3	226,700	90,200	48
	Year-to-date	16	6	4	236,900	178,800	45
Change	March	128.6%	250.0%	-33.3%	35.6%	240.9%	-42.3%
	Prev Mo 2018	45.5%	133.3%	-33.3%	21.5%	2.5%	-58.2%
	Year-to-date	143.8%	166.7%	125.0%	9.2%	67.8%	4.3%

AREA REPORT • 3/2018

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/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
97497	Wolf Creek	2	0	0	1	-	0	-	-	1	1	0.0%	0	-	-	-	0	-	0	-	0	-
97523	Cave Junction	6	2	1	1	0.0%	0	-	-	6	2	100.0%	1	135,900	135,900	61.1%	-	-	-	-	-	-
97526	Grants Pass	13	9	4	4	-	-	-	-	20	6	-	3	301,900	186,600	-1.1%	2	1,155,900	1	80,000	2	137,500
97527	Grants Pass	8	4	2	1	-	1	305,000	7	10	5	-	4	244,000	302,500	-27.7%	-	-	-	-	-	-
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	-	1	310,000	48	0	1	0.0%	1	310,000	310,000	-8.8%	-	-	-	-	-	-
97533	Murphy	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97534	O'Brien	2	0	0	0	-	0	-	-	1	1	0.0%	0	-	-	354.6%	0	-	0	-	0	-
97538	Selma	2	1	1	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
97543	Wilderville	-	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97544	Williams	0	0	0	0	-100.0%	0	-	-	0	0	-100.0%	0	-	-	-	0	-	0	-	0	-
	Josephine Co.	33	16	8	7	250.0%	2	307,500	28	39	16	166.7%	9	258,600	300,000	-12.8%	2	1,155,900	1	80,000	2	137,500

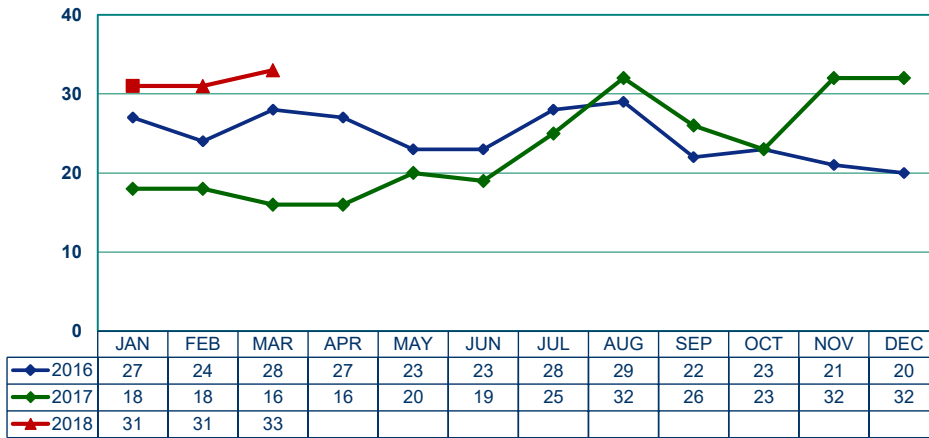
97501	Medford	6	4	1	3	-25.0%	3	198,700	123	10	10	100.0%	7	171,500	96,000	-43.0%	2	432,500	1	210,000	2	161,000
97502	Central Point	6	2	0	2	100.0%	2	299,800	183	4	5	66.7%	4	259,900	250,500	-35.4%	-	-	-	-	-	-
97503	White City	1	4	0	2	0.0%	0	-	-	4	2	0.0%	1	149,000	149,000	-53.2%	-	-	-	-	-	-
97504	Medford	6	7	0	4	0.0%	5	273,400	40	13	13	116.7%	11	303,100	269,900	-7.2%	-	-	-	-	-	-
97520	Ashland	7	2	2	1	-	0	-	-	5	1	-	0	-	-	-	0	-	0	-	0	-
97522	Butte Falls	-	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97524	Eagle Point	4	2	1	1	0.0%	0	-	-	6	2	100.0%	3	254,500	242,500	-67.5%	-	-	-	-	-	-
97525	Gold Hill	3	2	1	0	-	-	-	-	4	1	-	-	-	-	-46.7%	-	-	1	85,000	-	-
97530	Jacksonville	2	1	0	1	0.0%	0	-	-	2	1	-50.0%	1	316,000	316,000	-7.0%	-	-	-	-	-	-
97535	Phoenix	1	-	0	0	-	0	-	-	-	0	-	0	-	-	34.6%	0	-	0	-	0	-
97536	Prospect	1	1	-	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
97537	Rogue River	4	2	0	0	-	0	-	-	4	0	-	-	-	-	-63.7%	-	-	1	104,500	-	-
97539	Shady Cove	2	1	2	0	-	0	-	-	2	1	0.0%	0	-	-	-57.8%	0	-	0	-	0	-
97540	Talent	1	0	0	0	-	0	-	-	1	0	-	1	270,000	270,000	-	-	-	-	-	-	-
97541	Talent	0	1	0	0	-	0	-	-	1	-	-100.0%	0	-	-	123.5%	0	-	0	-	0	-
	Jackson Co.	44	29	7	14	7.7%	10	256,300	94	57	36	63.6%	28	252,600	247,500	-44.2%	2	432,500	3	133,200	2	161,000

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/17-3/31/18) with 12 months before (4/1/16-3/31/17).

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

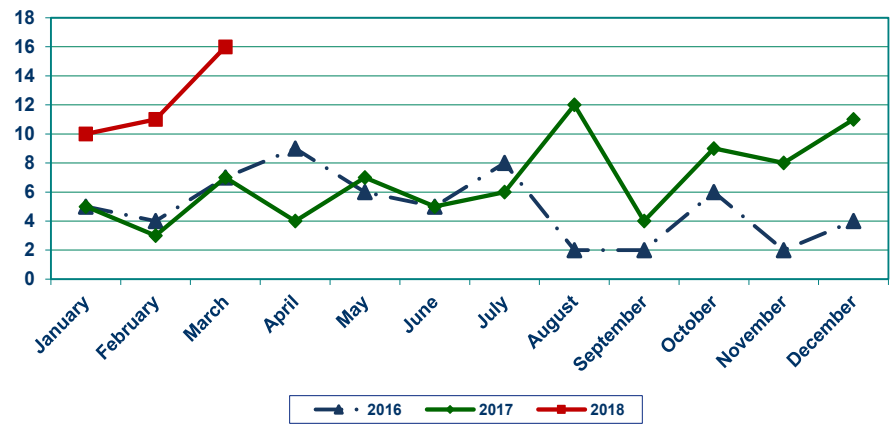
This graph shows the active residential listings in Josephine County, Oregon.

NEW LISTINGS

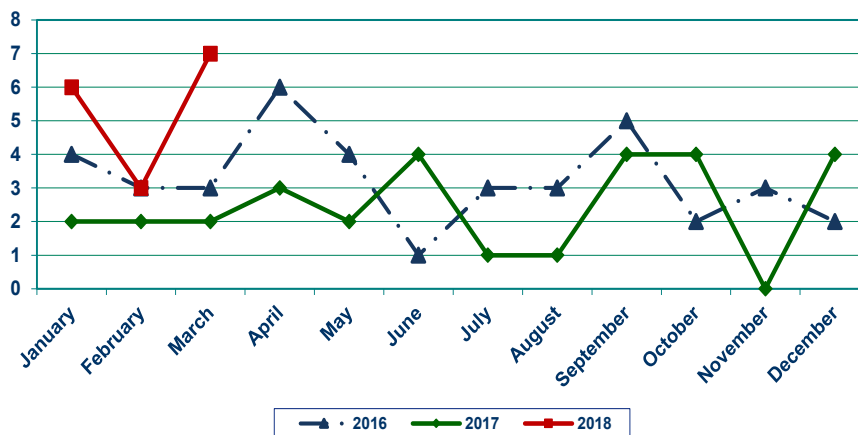
JOSEPHINE COUNTY, OR

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

New Listings



Pending Sales



PENDING LISTINGS

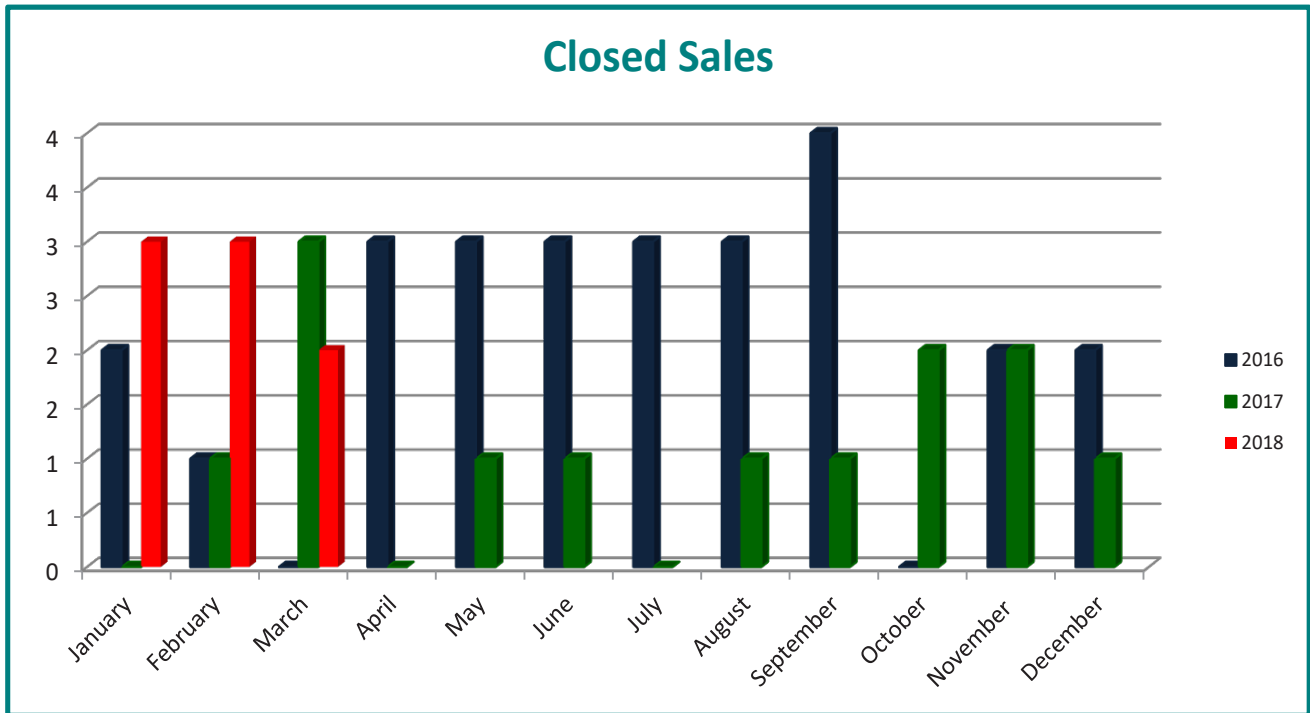
JOSEPHINE COUNTY, OR

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

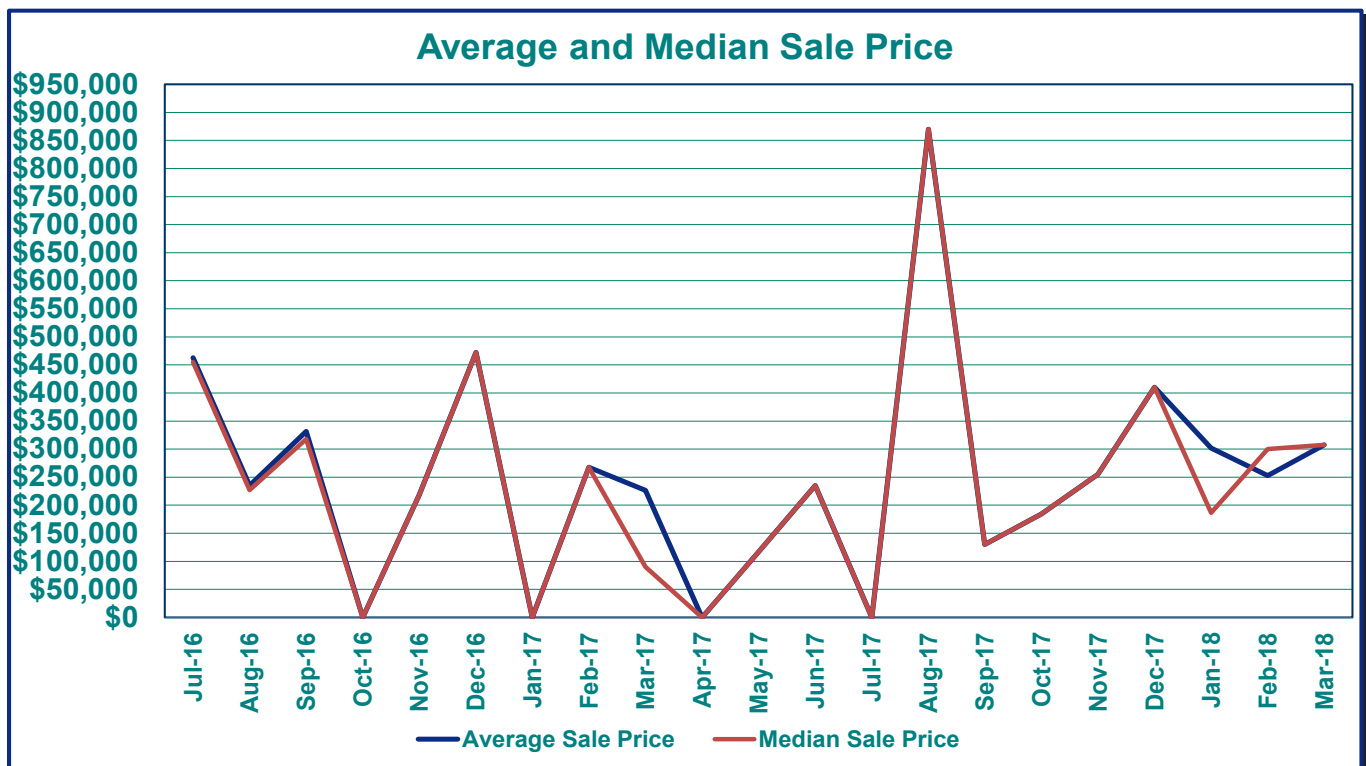


SALE PRICE

This graph represents the average and median sale price for all homes sold in

JOSEPHINE COUNTY, OR

Josephine County, Oregon.



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

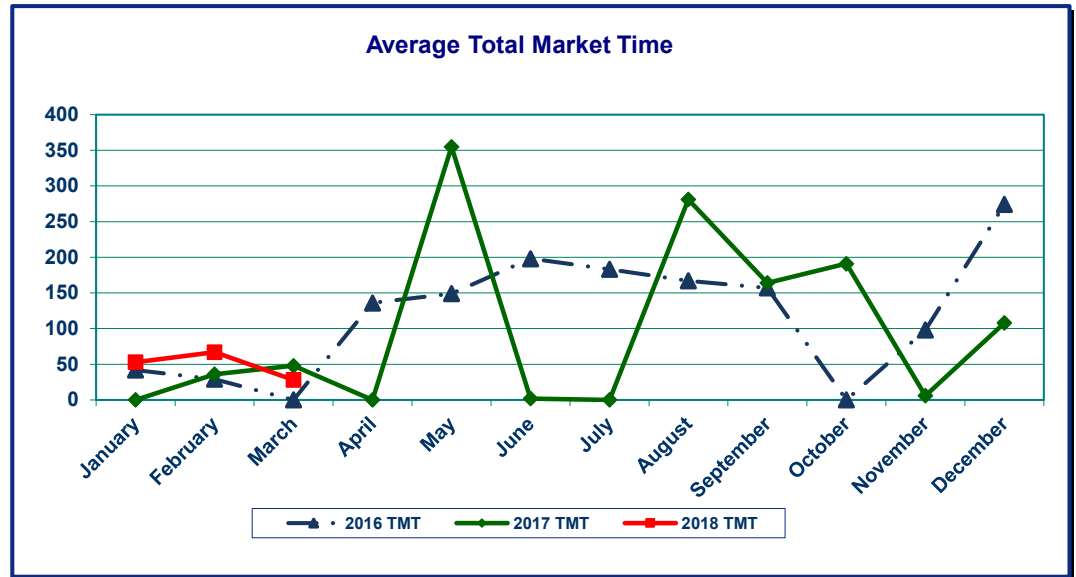
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(503) 236-7657
communications@rmls.com

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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

March 2018 Reporting Period

March Residential Highlights

March brought gains nearly across the board in Lane County, with closings taking an impressive lead. Closed sales (404) ended 13.8% ahead of March 2017 (355) and 36.9% ahead of February 2018 (295). It was the strongest March for closings in the county since 2006, when 409 were recorded.

Pending sales (489) edged 2.3% ahead of March 2017 (478) and outpaced February 2018 (392) by 24.7%.

New listings, at 531, fell six short of last year in March 2017 (537, -1.1%) but warmed 42.7% from last month in February 2018 (372).

Total market time decreased by three days to end at 61 days this March, with inventory creeping downward to 1.4 months.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$292,800) with the average price of homes sold in the twelve months ending March 2017 (\$268,000) shows an increase of 9.3%. The same comparison of the median shows an increase of 10.4% over that same period.

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	1.4
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.

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

Average Sale Price % Change:
+9.3% (\$292,800 v. \$268,000)
Median Sale Price % Change:
+10.4% (\$265,000 v. \$240,000)

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

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	March	531	489	404	303,800	266,500	61
	February	372	392	295	282,300	278,000	64
	Year-to-date	1,349	1,270	1,059	292,400	268,000	63
2017	March	537	478	355	272,900	250,000	69
	Year-to-date	1,272	1,133	912	265,400	244,000	70
Change	March	-1.1%	2.3%	13.8%	11.3%	6.6%	-11.1%
	Prev Mo 2018	42.7%	24.7%	36.9%	7.6%	-4.1%	-4.7%
	Year-to-date	6.1%	12.1%	16.1%	10.2%	9.8%	-9.5%

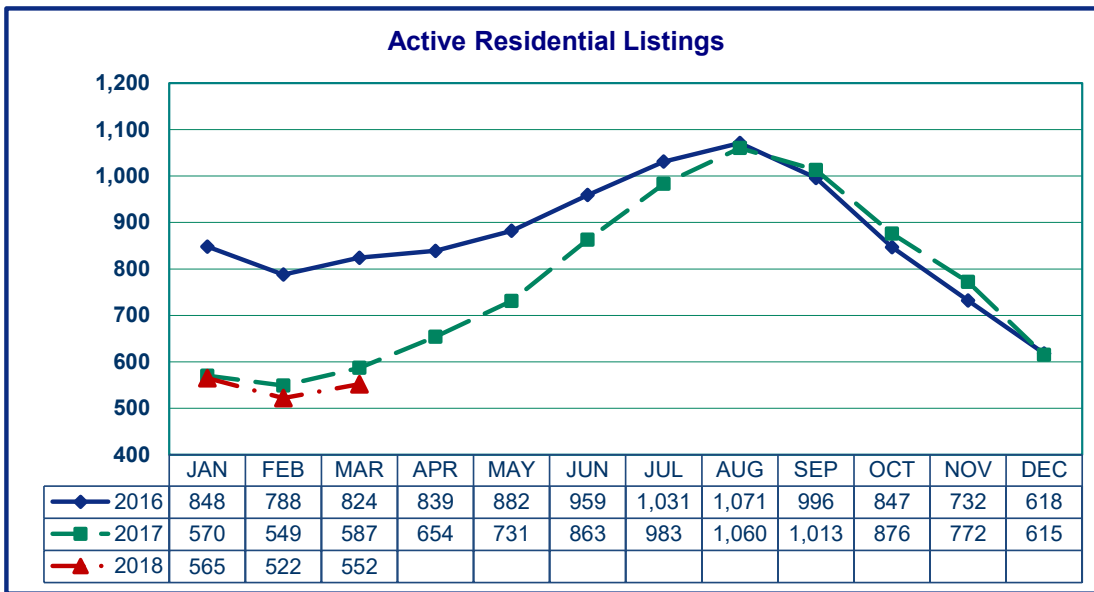
AREA REPORT • 3/2018

Lane 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 ²	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Avg. Sale Price % Change ⁴	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
225	Florence Coast Village	3	4	0	3	50.0%	5	66,900	151	5	9	80.0%	11	74,200	72,000	154	-9.8%	-	-	1	47,500	-	-
226	Florence Green Trees	3	0	0	1	-66.7%	6	179,300	50	9	13	44.4%	19	154,600	150,000	46	36.7%	-	-	-	-	-	-
227	Florence Florentine	9	5	0	3	50.0%	4	234,700	100	11	8	-11.1%	9	231,500	220,000	110	0.7%	-	-	-	-	-	-
228	Florence Town	40	20	3	17	112.5%	19	240,300	48	49	45	28.6%	38	261,100	254,300	91	13.9%	-	-	6	52,500	1	325,000
229	Florence Beach	17	7	1	7	-30.0%	4	283,800	22	16	16	-23.8%	14	380,100	330,300	122	22.7%	-	-	7	57,000	-	-
230	Florence North	22	8	3	4	-20.0%	-	-	-	15	6	-50.0%	3	378,800	360,000	144	3.7%	-	-	6	63,600	-	-
231	Florence South/ Dunes City	19	9	1	5	-28.6%	5	535,800	159	16	13	-7.1%	9	416,600	363,000	133	27.4%	-	-	2	86,300	-	-
238	Florence East/ Mapleton	18	3	2	6	200.0%	6	238,400	71	18	17	142.9%	16	203,500	227,000	110	-1.1%	-	-	2	80,500	1	114,000
	Grand Total	131	56	10	46	17.9%	49	248,200	75	139	127	13.4%	119	245,600	230,000	102	8.4%	-	-	24	61,500	2	219,500
232	Hayden Bridge	7	12	0	14	75.0%	17	253,400	80	42	42	40.0%	41	261,300	249,200	73	9.1%	-	-	-	-	-	-
233	McKenzie Valley	30	11	2	4	-60.0%	9	329,400	176	27	22	-4.3%	25	311,700	266,500	113	15.8%	-	-	4	166,100	-	-
234	Pleasant Hill/Oak	36	19	7	11	-31.3%	8	246,200	47	44	29	-14.7%	29	298,400	219,000	87	6.3%	-	-	2	41,500	-	-
235	South Lane Properties	93	67	13	48	2.1%	36	259,800	52	153	131	21.3%	107	276,600	258,000	92	14.7%	3	121,600	11	46,200	1	350,000
236	West Lane Properties	41	32	6	27	3.8%	16	411,800	145	73	64	4.9%	51	334,000	254,100	115	23.0%	-	-	5	160,400	1	210,000
237	Junction City	29	28	1	34	126.7%	19	273,000	60	69	71	42.0%	42	259,500	268,000	61	0.0%	-	-	5	91,400	-	-
239	Thurston	20	26	5	28	-17.6%	35	255,100	35	83	89	4.7%	80	260,700	251,000	41	9.4%	2	226,000	4	57,300	4	298,200
240	Coburg I-5	7	2	1	4	100.0%	3	994,300	107	19	16	100.0%	6	641,600	308,500	73	20.8%	-	-	1	130,500	1	347,000
241	N Gilham	25	23	1	23	-4.2%	12	361,400	145	56	50	8.7%	39	353,000	330,000	94	8.3%	-	-	2	133,000	1	550,000
242	Ferry Street Bridge	36	53	4	47	46.9%	44	363,900	56	109	107	40.8%	86	364,600	345,000	54	5.4%	1	210,000	1	99,000	3	374,300
243	E Eugene	44	38	3	31	-22.5%	15	336,100	49	87	70	-15.7%	60	320,800	310,000	44	1.2%	2	247,500	5	142,800	8	398,100
244	SW Eugene	68	58	10	47	-17.5%	45	406,300	80	150	129	5.7%	124	363,200	315,200	87	10.3%	-	-	6	169,900	4	363,800
245	W Eugene	15	13	0	10	-33.3%	11	265,500	76	32	35	16.7%	31	269,500	245,000	58	7.2%	2	2,197,500	4	1,006,900	3	224,700
246	Danebo	26	43	4	48	-11.1%	40	225,700	42	120	120	-8.4%	110	217,100	229,000	38	11.9%	-	-	-	-	3	274,100
247	River Road	6	13	4	15	-16.7%	8	248,200	46	29	34	-17.1%	25	254,100	259,800	43	9.8%	-	-	-	-	1	227,000
248	Santa Clara	38	47	2	40	-13.0%	38	302,000	33	122	120	25.0%	89	306,400	306,000	46	10.8%	1	175,000	7	94,700	1	279,700
249	Springfield	24	43	2	54	86.2%	44	223,400	37	125	129	40.2%	105	208,500	200,000	33	6.6%	-	-	6	47,500	7	335,900
250	Mohawk Valley	7	3	1	4	-20.0%	4	388,800	41	9	12	-29.4%	9	338,900	315,000	49	-1.6%	-	-	1	240,000	-	-
	Grand Total	552	531	66	489	2.3%	404	303,800	61	1,349	1,270	12.1%	1,059	292,400	268,000	63	9.3%	11	553,800	64	159,200	38	336,000

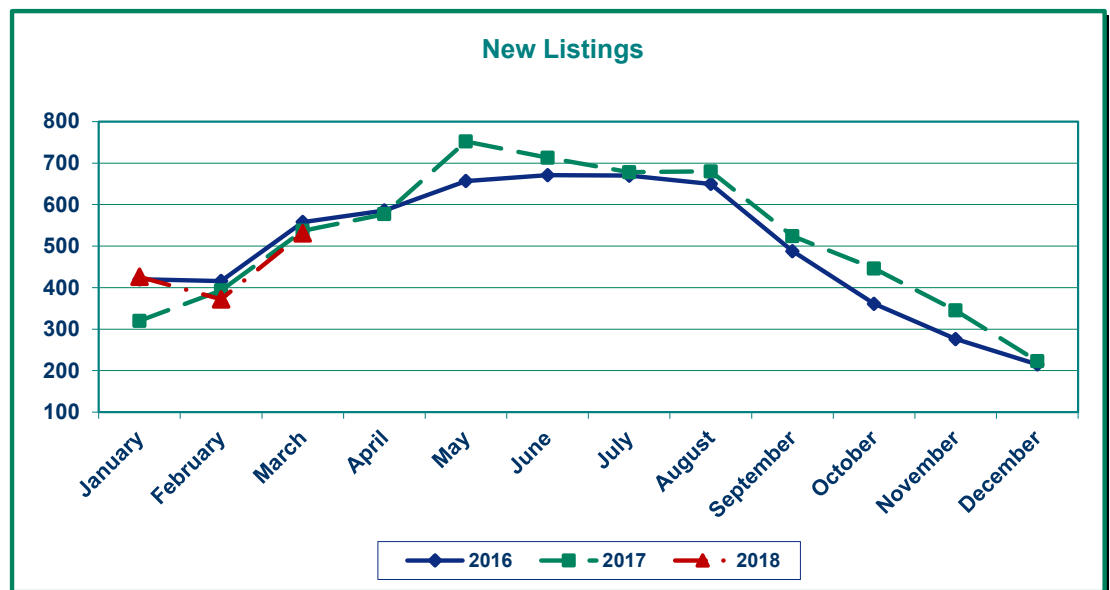
ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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



NEW LISTINGS GREATER LANE COUNTY, OR

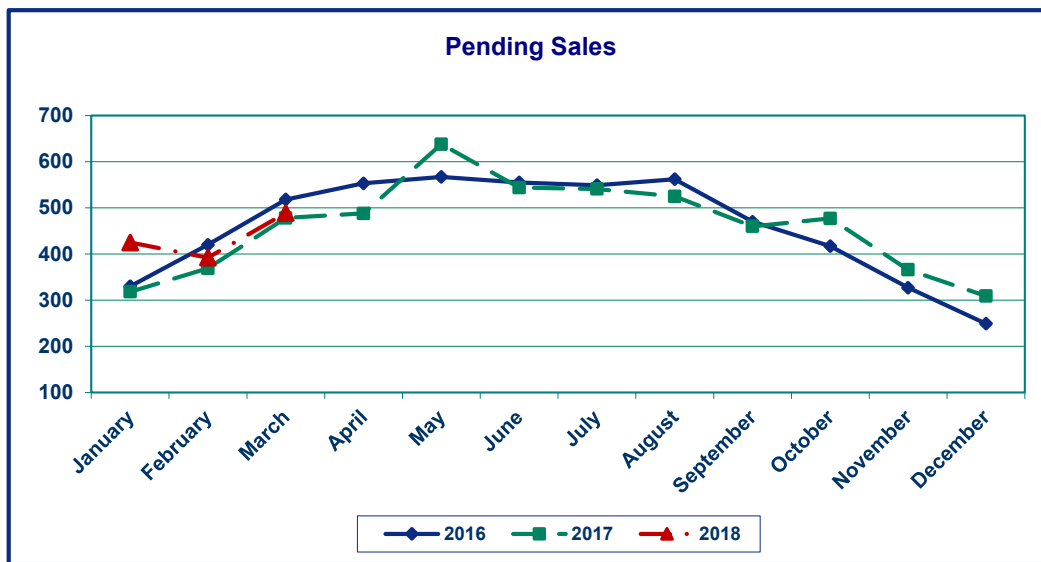
This graph shows the new residential listings over the past three calendar years in Greater Lane County, Oregon.



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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/17-3/31/18) with 12 months before (4/1/16-3/31/17).

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

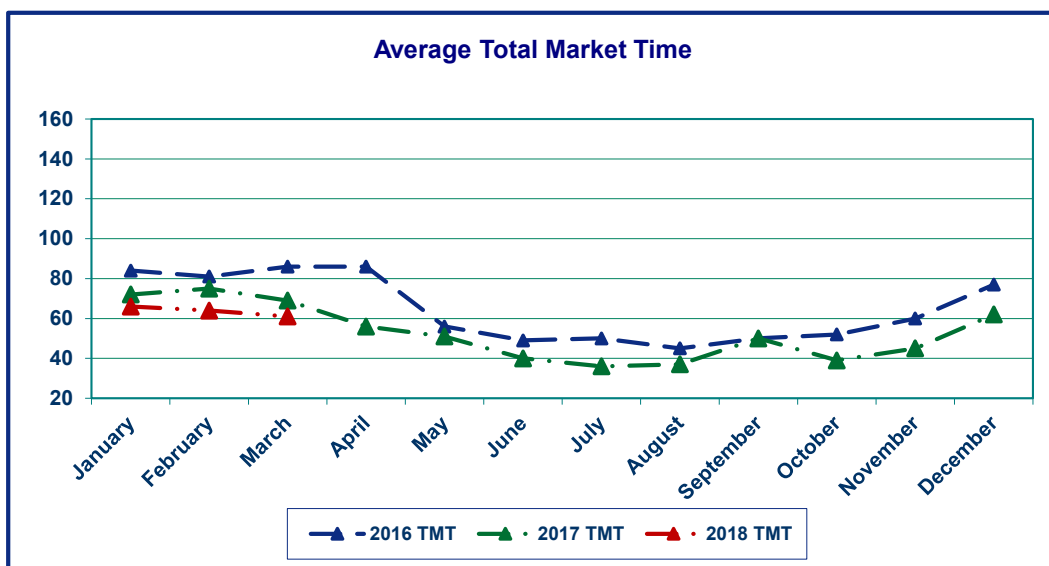
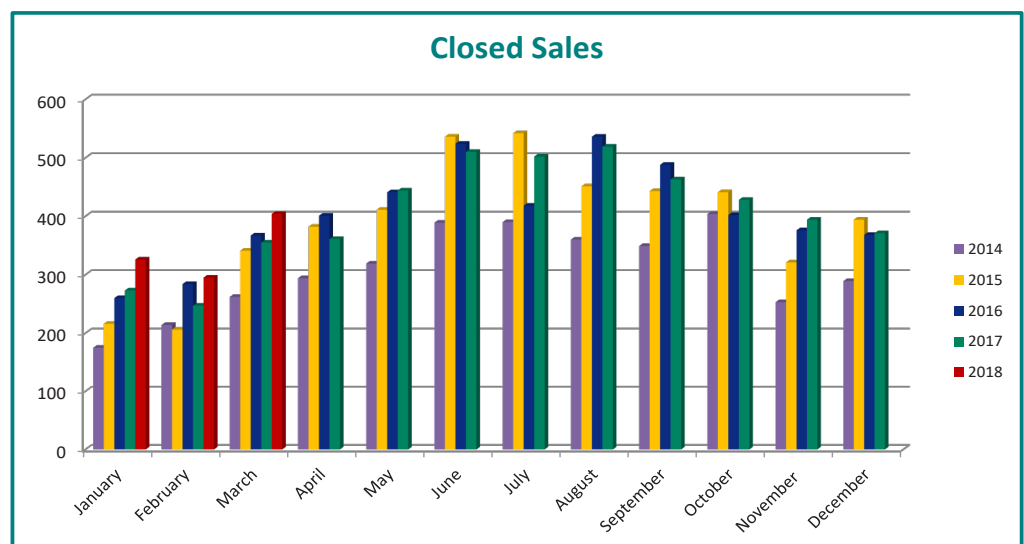
GREATER LANE COUNTY, OR

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

CLOSED SALES

GREATER LANE COUNTY, OR

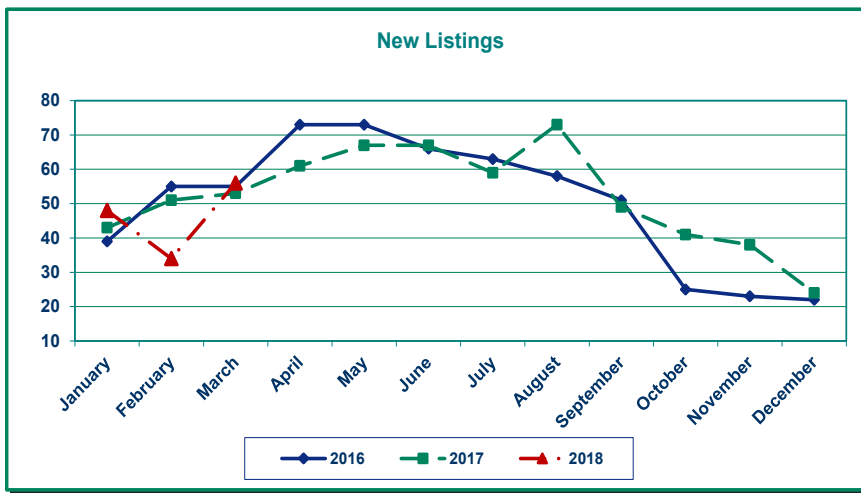
This graph shows the closed sales over the past five calendar years in Greater Lane County, Oregon.



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

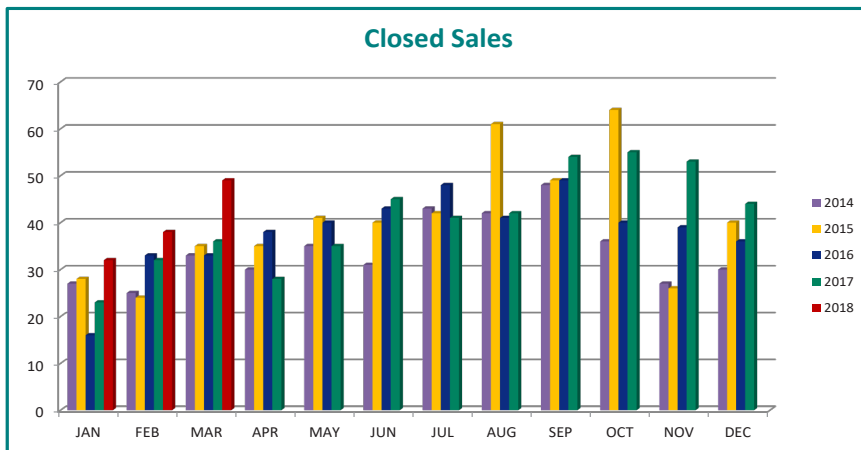
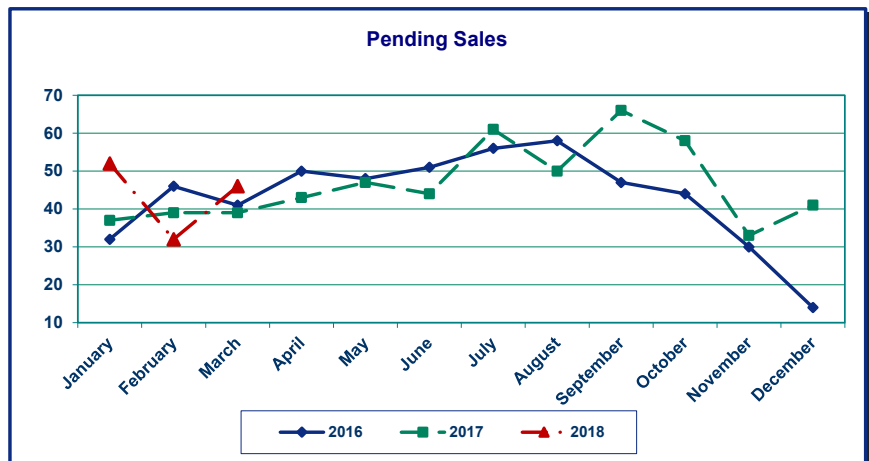
FLORENCE, OR

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

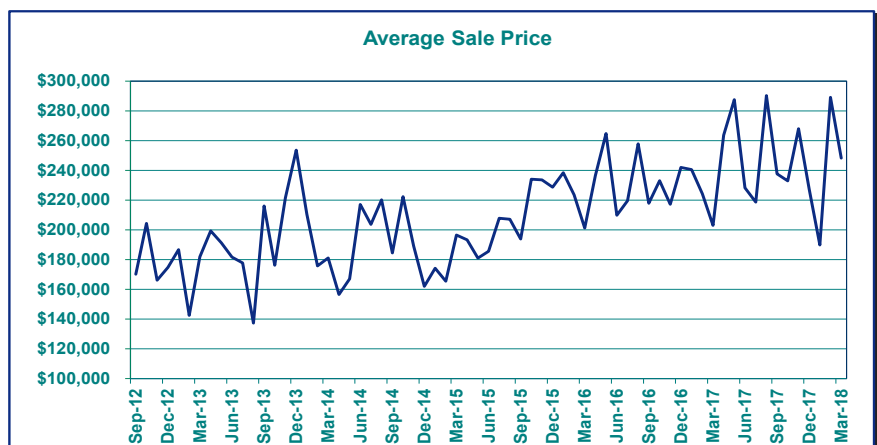
FLORENCE, OR

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.

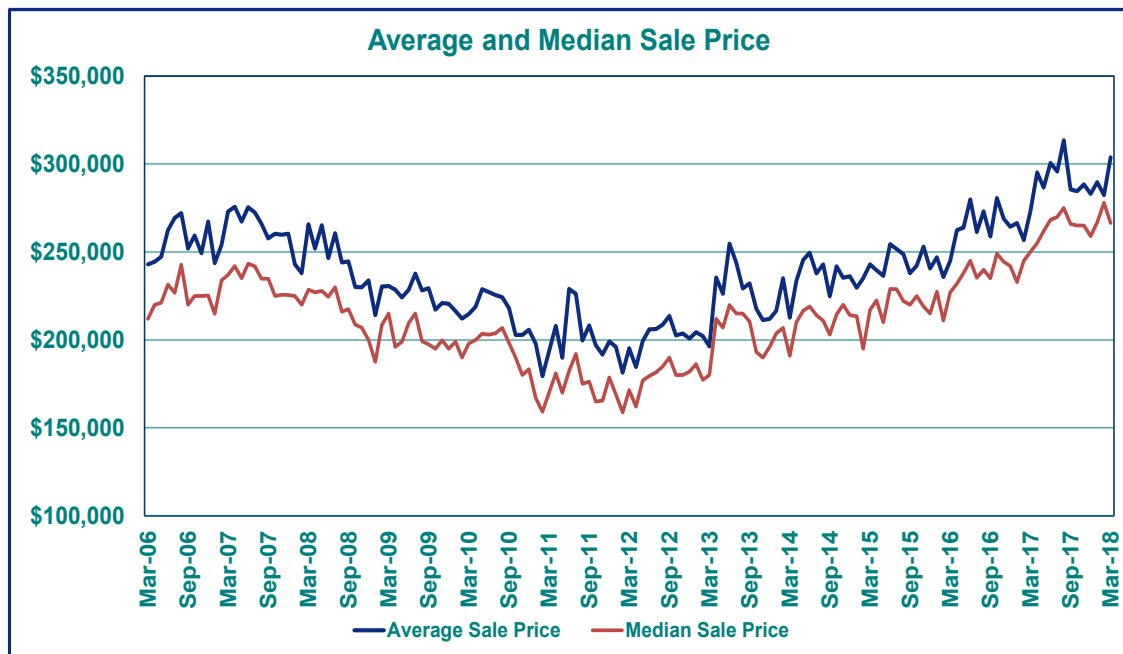
Contact RMLS™
8338 NE Alderwood Rd
Suite 230
Portland, OR 97220
(503) 236-7657
communications@rmls.com

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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

March 2018 Reporting Period

March Residential Highlights

New listings warmed up in the Mid-Columbia region this March. There were 105 new listings offered, a 8.2% increase over March 2017 (97) and a 59.1% increase from last month in February 2018 (66).

Closed sales, at 73, exactly matched the closings from March 2017 but edged 7.4% over the 68 closings recorded last month in February 2018.

Pending sales, at 91, fell 14.2% short of the 106 offers accepted last year in March 2017 but were 21.3% warmer than the 75 pendings recorded last month in February 2018.

Total market time decreased to 88 days in March, with inventory creeping down slightly to land at 3.5 months.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$317,200) with the average price of homes ending March 2017 (\$284,500) shows an increase of 11.5%. The same comparison of the median shows an increase of 7.6% over the same period.

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

Average Sale Price % Change:

+11.5% (\$317,200 v. \$284,500)

Median Sale Price % Change:

+7.6% (\$263,500 v. \$245,000)

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	3.5
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.

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

Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	March	105	91	73	289,600	280,000	88
	February	66	75	68	293,800	266,500	94
	Year-to-date	257	237	212	306,300	265,000	97
2017	March	97	106	73	282,500	243,100	115
	Year-to-date	202	220	185	269,900	230,000	118
Change	March	8.2%	-14.2%	0.0%	2.5%	15.2%	-23.4%
	Prev Mo 2018	59.1%	21.3%	7.4%	-1.4%	5.1%	-6.4%
	Year-to-date	27.2%	7.7%	14.6%	13.5%	15.2%	-17.4%

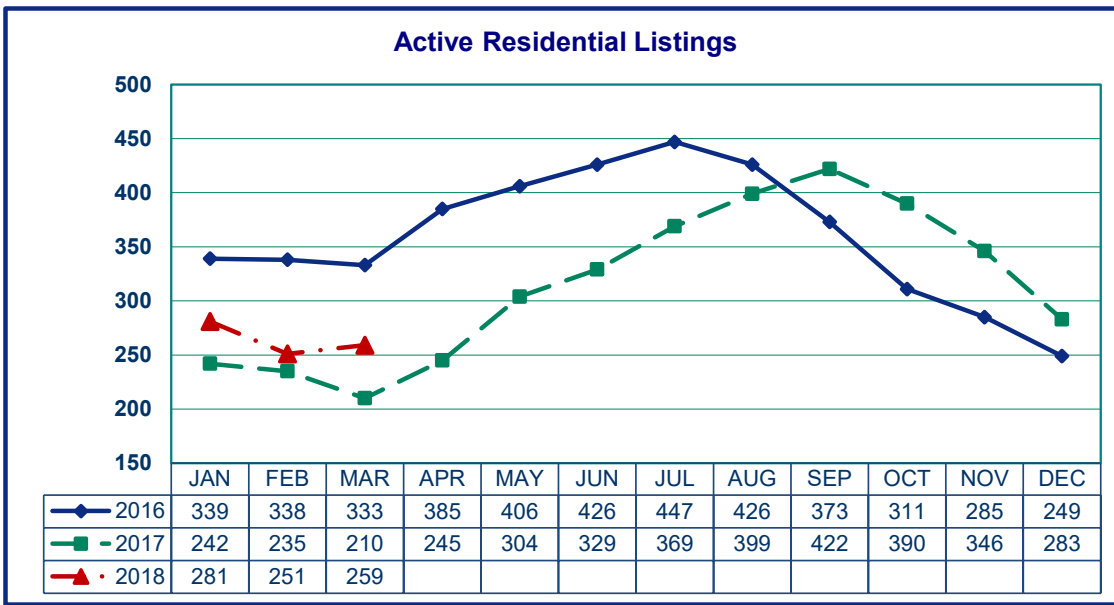
AREA REPORT • 3/2018

Mid-Columbia

		RESIDENTIAL														Avg. Sale Price % Change ²	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
100	White Salmon/ Bingen	15	5	2	3	-50.0%	3	440,700	35	17	10	-33.3%	15	465,200	469,000	10.1%	-	-	1	320,000	-	-
101	Snowden	4	-	0	-	-	-	-	-	2	-	-100.0%	0	0	-	11.5%	-	-	3	145,000	-	-
102	Trout Lake/ Glenwood	6	2	0	1	0.0%	1	475,000	181	5	4	0.0%	3	424,800	454,000	-8.6%	-	-	2	115,000	-	-
103	Husum/ BZ Corner	4	1	0	-	-100.0%	1	560,000	19	3	1	-66.7%	2	542,500	542,500	23.5%	-	-	-	-	-	-
104	Lyle/ High Prairie	6	2	0	1	0.0%	0	-	-	3	2	100.0%	1	270,000	270,000	9.5%	-	-	-	-	-	-
105	Dallesport/ Murdock	8	1	0	3	0.0%	1	120,000	9	7	7	16.7%	6	135,100	135,000	0.2%	-	-	1	55,000	-	-
106	Appleton/ Timber Valley	1	-	0	0	-	1	214,200	55	-	1	-	1	214,200	214,200	4.9%	-	-	1	70,000	-	-
108	Goldendale/ Centerville	30	12	2	8	0.0%	3	186,500	171	22	16	-27.3%	12	234,600	175,300	15.6%	-	-	12	75,000	1	126,000
109	Bickleton/ East County	1	0	0	0	-	-	-	-	-	-	-	0	0	-	-	-	1	11,500	-	-	
110	Klickitat	2	2	3	1	-	0	-	-	5	3	0.0%	5	87,300	57,500	-3.3%	-	-	2	55,000	-	-
	Klickitat Co. Total	77	25	7	17	-19.0%	10	325,100	88	64	44	-20.0%	45	308,500	280,300	7.3%	-	0	23	92,600	1	126,000
111	Skamania	3	1	-	-	-100.0%	0	-	-	2	0	-100.0%	0	-	-	19.9%	0	-	0	-	0	-
112	North Bonneville	2	2	0	3	200.0%	0	0	0	4	4	300.0%	3	306,000	288,000	9.7%	-	-	3	45,000	-	-
113	Stevenson	6	3	2	3	-	4	241,300	180	8	11	266.7%	8	278,400	275,000	-0.4%	-	-	5	106,500	-	-
114	Carson	4	1	3	2	-60.0%	7	363,700	73	6	12	33.3%	12	311,400	264,000	19.9%	-	-	3	131,300	-	-
115	Home Valley	1	0	-	0	-	0	-	-	1	0	-100.0%	0	-	-	3.2%	0	-	0	-	0	-
116	Cook, Underwood, Mill A, Willard	3	1	1	1	-	3	430,000	352	1	5	25.0%	4	427,300	452,000	46.6%	-	-	-	-	-	-
117	Unincorporated North	19	3	-	3	-	0	-	-	8	3	-25.0%	0	-	-	25.1%	0	-	0	-	0	-
	Skamania Co. Total	38	11	6	12	71.4%	14	342,900	163	30	35	34.6%	27	318,200	290,000	20.7%	-	-	11	96,500	-	-
351	The Dalles	35	24	2	29	-32.6%	26	215,000	55	69	76	-1.3%	68	222,700	210,000	8.8%	3	307,300	13	45,500	-	-
352	Dufur	2	1	-	1	0.0%	3	273,400	71	4	4	0.0%	7	302,200	295,000	6.4%	-	-	2	461,500	-	-
353	Tygh Valley	9	2	0	2	100.0%	0	-	-	3	2	0.0%	1	117,500	117,500	93.5%	-	-	-	-	-	-
354	Wamic/ Pine Hollow	6	1	1	1	-	4	134,500	184	5	6	500.0%	4	134,500	107,000	5.9%	-	-	-	-	-	-
355	Maupin/ Pine Grove	12	-	-	0	-100.0%	0	-	-	3	1	-75.0%	0	-	-	-6.2%	0	-	0	-	0	-
356	Rowena	1	1	0	1	-	0	-	-	1	1	0.0%	1	350,000	350,000	101.5%	-	-	-	-	-	-
357	Mosier	8	5	0	0	-	2	416,800	84	7	3	50.0%	5	336,100	246,000	5.8%	-	-	2	164,500	-	-
	Wasco Co. Total	73	34	3	34	-29.2%	35	222,300	73	92	93	2.2%	86	231,900	214,000	9.1%	3	307,300	17	108,400	-	-
361	Cascade Locks	15	5	4	5	0.0%	1	48,500	40	11	11	83.3%	6	195,900	185,000	3.3%	-	-	3	109,000	-	-
362	Hood River City	22	15	2	12	-25.0%	8	412,200	48	30	32	18.5%	36	447,100	441,800	11.4%	1	900,000	1	173,000	1	380,000
363	Hood River-W	7	6	0	6	50.0%	3	450,200	58	11	10	42.9%	6	550,100	489,500	10.6%	-	-	4	332,400	-	-
364	Hood River-E	5	2	1	2	-33.3%	0	-	-	3	2	-50.0%	0	-	-	37.5%	0	-	0	-	0	-
366	Odell	9	5	0	1	-	0	-	-	6	4	-	1	335,900	335,900	5.1%	-	-	-	-	-	-
367	Parkdale/ Mt. Hood	7	2	0	0	-100.0%	2	305,500	53	6	3	-25.0%	3	429,700	395,000	25.2%	-	-	3	148,300	-	-
	Hood River Co. Total	65	35	7	26	-13.3%	14	379,100	51	67	62	29.2%	52	426,900	430,000	13.2%	1	900,000	11	206,800	1	380,000
370	Sherman Co.	6	0	0	2	-	0	-	-	4	3	-	2	156,500	156,500	8.2%	-	-	-	-	-	-

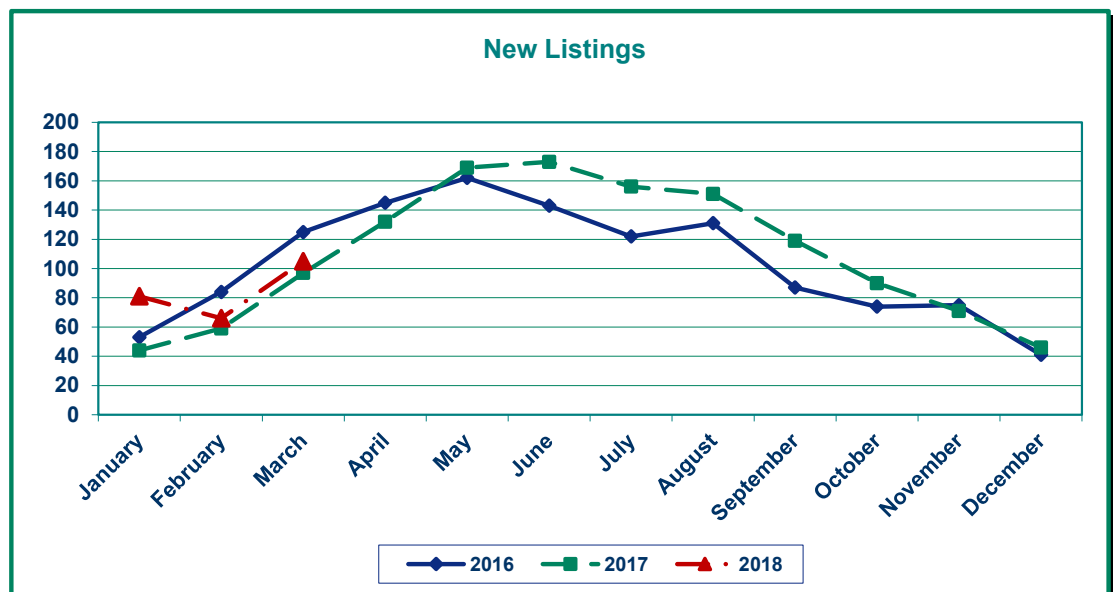
ACTIVE RESIDENTIAL LISTINGS MID-COLUMBIA

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 March 2018 with March 2017. The Year-To-Date section compares 2018 year-to-date statistics through March with 2017 year-to-date statistics through March.

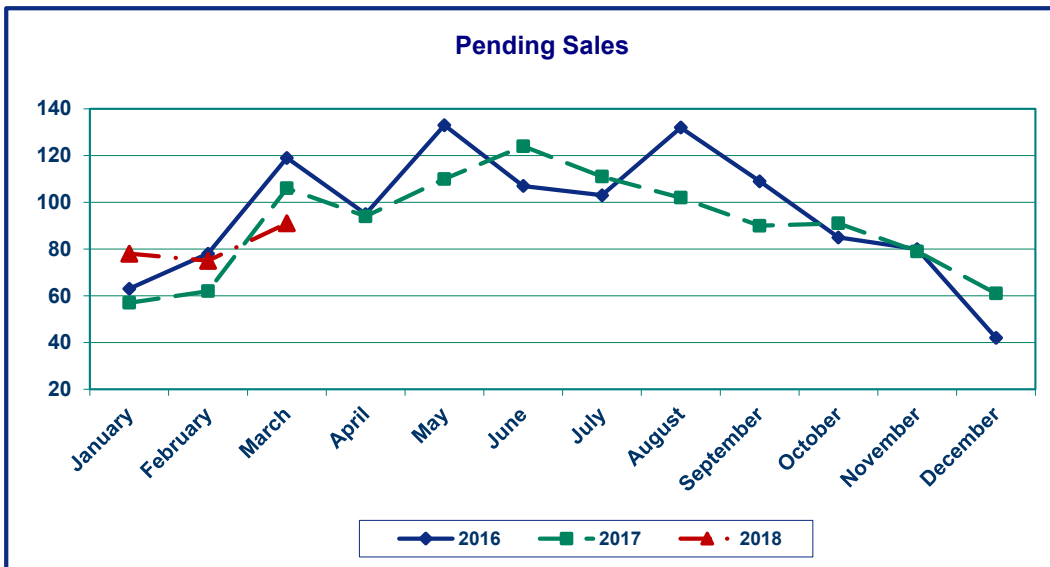
² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/17-3/31/18) with 12 months before (4/1/16-3/31/17).

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

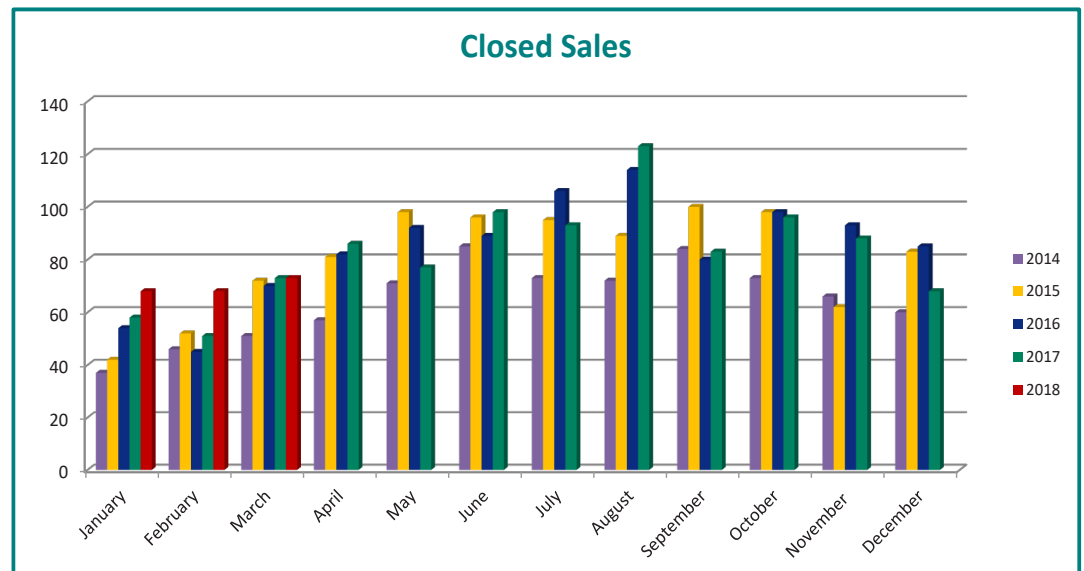
This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.



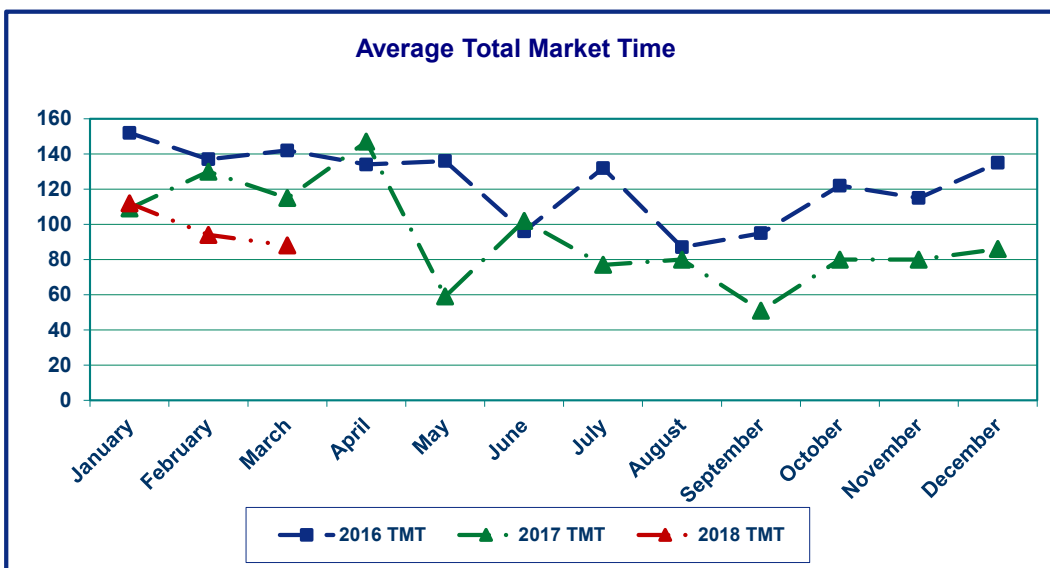
CLOSED SALES

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.

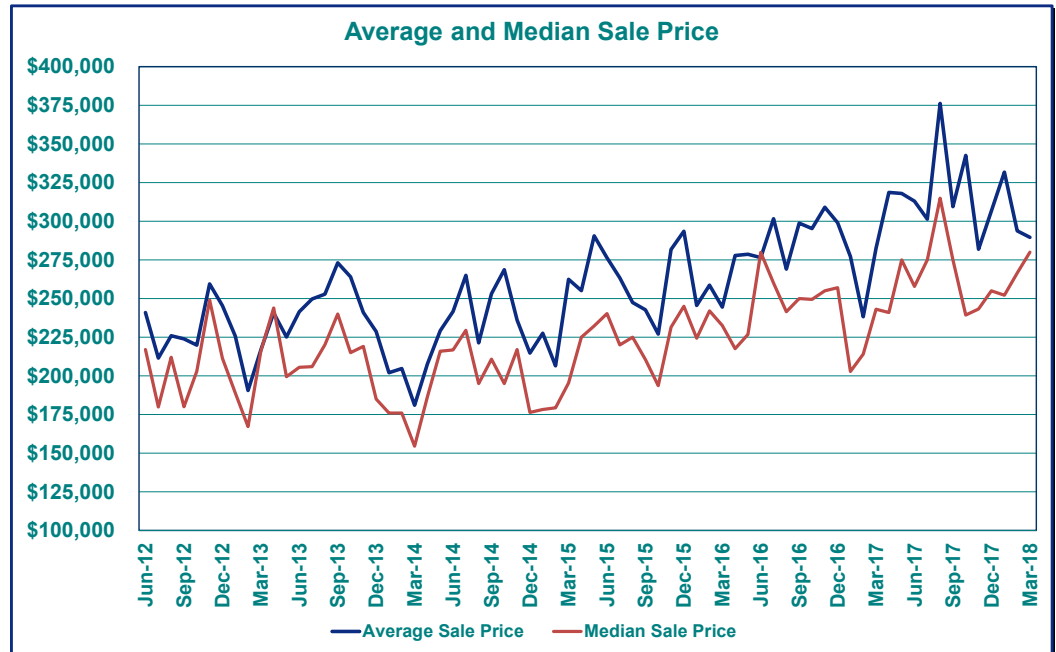
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Suite 230
Portland, OR 97220
(503) 236-7657
communications@rmls.com

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Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor

MARKET ACTION



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Residential Review: North Coastal Counties, Oregon

March 2018 Reporting Period

March Residential Highlights

March brought warming across the board to the North Coastal Counties. Pending sales, at 191, rose 6.7% above the 179 accepted offers recorded last year in March 2017 and 48.1% above the 129 recorded last month in February 2018. This was the strongest March for the area on the RMLS™ record, dating to 1992!

Closed sales (123) similarly had the best March on the record, outpacing March 2017 (118) by 4.2% and February 2018 (103) by 19.4%.

New listings, at 262, ended 4.8% higher than in March 2017 (250) and 64.8% higher than last month in February 2018 (159).

Inventory decreased slightly to 6.1 months in March, with total

market time increasing two days to 139 days.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$326,500) with the average price of homes sold in the twelve months ending March 2017 (\$309,200) shows an increase of 5.6%. The same comparison of the median shows an increase of 10.3% 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	6.1
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:

+5.6% (\$326,500 v. \$309,200)

Median Sale Price % Change:

+10.3% (\$289,500 v. \$262,500)

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.

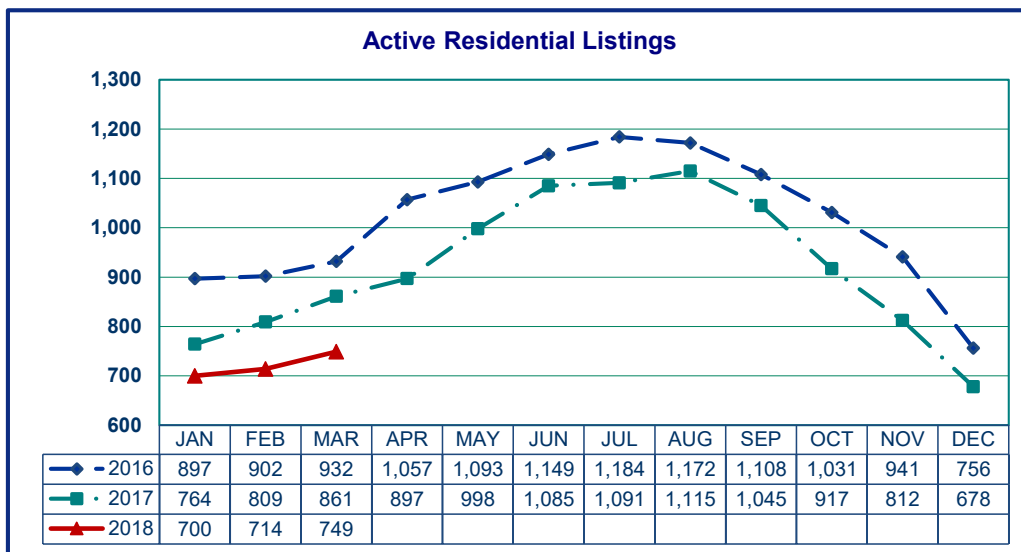
North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	March	262	191	123	328,400	299,000	139
	February	159	129	103	336,500	269,500	137
	Year-to-date	613	439	335	326,500	279,500	135
2017	March	250	179	118	279,900	244,900	160
	Year-to-date	609	388	330	308,000	256,000	161
Change	March	4.8%	6.7%	4.2%	17.3%	22.1%	-12.7%
	Prev Mo 2018	64.8%	48.1%	19.4%	-2.4%	10.9%	1.5%
	Year-to-date	0.7%	13.1%	1.5%	6.0%	9.2%	-16.2%

AREA REPORT • 3/2018

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.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
180	Astoria	51	30	3	29	52.6%	13	316,800	119	70	55	7.8%	34	262,900	269,000	5.4%	2	425,000	9	64,000	2	315,500
181	Hammond/ Warrenton	36	12	1	13	-7.1%	10	333,700	118	45	37	12.1%	27	300,500	264,000	13.4%	-	-	10	116,400	-	-
182	Gearhart West	41	19	2	15	150.0%	5	602,300	357	32	25	47.1%	16	458,800	438,300	-10.6%	-	-	8	124,800	-	-
183	Gearhart East	5	2	1	2	-60.0%	-	-	-	6	3	-57.1%	2	416,500	416,500	14.6%	-	-	1	70,000	-	-
184	Seaside Northwest	10	5	-	3	-	3	362,300	82	11	10	100.0%	5	301,000	253,000	12.0%	-	-	-	-	-	-
185	Seaside North Central	4	3	-	1	-75.0%	0	-	-	5	3	-66.7%	1	275,000	275,000	7.8%	-	-	-	-	-	-
186	Seaside Southwest	21	4	1	8	60.0%	2	269,500	65	16	11	-21.4%	8	273,500	275,000	1.7%	-	-	2	150,000	-	-
187	Seaside South Central	-	1	2	0	-	1	190,000	362	1	3	50.0%	3	205,000	190,000	10.0%	-	-	-	-	-	-
188	Seaside East	10	2	0	5	-16.7%	5	375,800	147	12	16	77.8%	13	321,900	299,000	17.7%	1	510,000	2	37,500	-	-
189	Cannon Beach/ Tolovana Park	51	14	3	9	50.0%	3	339,500	62	25	20	25.0%	16	465,400	342,200	8.0%	2	2,482,500	1	139,000	-	-
190	Arch Cape/ Cove Beach/ Falcon Cove	4	2	1	2	100.0%	1	678,600	182	4	4	-33.3%	4	744,000	563,000	-17.1%	-	-	-	-	-	-
191	Rural Clatsop County	15	7	2	6	100.0%	6	277,200	97	12	12	100.0%	9	290,800	267,500	17.1%	-	-	2	95,000	-	-
	Clatsop County	248	101	16	93	34.8%	49	357,600	141	239	199	13.7%	138	340,800	288,000	2.1%	5	1,265,000	35	100,400	2	315,500
97102	Arch Cape	-	0	1	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97130	Manzanita	33	13	4	3	-40.0%	8	458,800	161	21	14	27.3%	22	435,700	432,000	5.0%	-	-	3	133,300	1	549,000
97131	Nehalem	10	2	0	4	33.3%	4	253,000	101	10	13	85.7%	8	246,300	231,300	7.9%	-	-	3	71,000	-	-
97147	Wheeler	1	1	0	0	-100.0%	0	-	-	1	1	0.0%	1	315,000	315,000	-1.6%	-	-	1	66,000	-	-
97136	Rockaway Beach	59	22	1	11	-50.0%	7	221,200	96	48	25	-21.9%	17	266,000	228,500	15.0%	1	162,500	3	57,800	-	-
97107	Bay City	3	2	-	1	-75.0%	0	-	-	4	2	-77.8%	3	166,300	160,000	7.8%	-	-	1	123,000	1	214,500
97118	Garibaldi	7	4	1	2	100.0%	2	246,300	90	7	4	0.0%	3	207,500	130,000	3.8%	-	-	-	-	-	-
97143	Netarts	21	9	0	2	100.0%	0	-	-	16	4	33.3%	3	425,500	318,000	17.6%	-	-	2	31,000	-	-
97141	Tillamook	32	14	4	9	125.0%	8	218,600	102	27	27	42.1%	23	304,400	285,000	22.4%	2	528,500	1	100,000	1	325,000
97134	Oceanside	25	4	-	2	-66.7%	1	305,000	10	12	5	-54.5%	1	305,000	305,000	15.6%	-	-	-	-	-	-
97108	Beaver	4	1	0	0	-	1	97,300	92	2	0	-	1	97,300	97,300	-35.0%	-	-	-	-	-	-
97122	Hebo	1	0	0	0	-	0	-	-	-	0	-	0	-	-	209.7%	0	-	0	-	0	-
97112	Cloverdale	7	3	0	1	-66.7%	-	-	-	5	1	-75.0%	4	342,700	230,400	10.9%	-	-	-	-	1	156,000
97135	Pacific City	30	4	1	5	-44.4%	0	-	-	18	11	10.0%	8	470,900	355,300	6.8%	-	-	3	174,700	-	-
97149	Neskowin	16	8	5	5	66.7%	3	671,300	260	12	13	225.0%	8	621,400	525,000	-1.8%	-	-	3	115,800	-	-
	Tillamook County	249	87	17	45	-27.4%	34	320,200	125	183	120	4.3%	102	355,900	319,000	-	3	406,500	20	100,400	4	311,100

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 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	110	33	4	27	-6.9%	18	288,500	180	83	53	1.9%	37	272,200	252,000	6.8%	2	210,000	8	128,400	1	1,100,000	
97364	Neotsu	2	1	0	0	-	0	-	-	1	1	0.0%	1	232,000	232,000	11.4%	-	-	1	145,000	-	-	
97368	Otis	13	3	-	2	0.0%	7	256,100	152	13	10	233.3%	10	266,500	260,000	44.5%	-	-	-	-	-	-	
97344	Depoe Bay	36	8	6	8	14.3%	4	528,100	127	28	14	-22.2%	9	373,300	200,000	9.6%	-	-	2	172,500	-	-	
97388	Gleneden Beach	33	7	5	5	25.0%	2	312,500	85	18	10	-9.1%	7	370,000	365,000	-2.9%	-	-	1	30,000	-	-	
97369	Otter Rock	4	1	2	0	-100.0%	1	11,300	286	4	3	200.0%	2	10,900	10,900	27.2%	-	-	1	65,000	-	-	
97365	Newport	20	8	3	2	-33.3%	5	292,600	107	12	9	80.0%	10	265,600	245,000	-19.0%	-	-	1	70,000	-	-	
97366	South Beach	2	-	0	3	200.0%	1	289,900	92	1	5	400.0%	4	396,700	398,500	19.0%	-	-	1	45,000	-	-	
97343	Eddyville	1	0	0	0	-	0	-	-	1	0	-100.0%	0	-	-	68.0%	0	-	0	-	0	-	
97357	Logsdon	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
97391	Toledo	5	2	2	0	-	0	-	-	4	2	-	4	166,800	174,000	2.0%	-	-	-	-	-	-	
97380	Siletz	4	1	0	0	-	0	-	-	2	2	-	1	122,500	122,500	173.0%	-	-	-	-	-	-	
97390	Tidewater	4	0	0	1	0.0%	0	-	-	2	2	100.0%	3	169,300	124,900	33.8%	-	-	-	-	-	-	
97498	Yachats	6	3	2	1	-	1	130,000	72	7	3	50.0%	3	161,700	130,000	26.5%	-	-	-	-	-	-	
97394	Waldport	10	4	-	3	-	1	368,900	2	10	5	-	4	268,600	265,500	-23.1%	-	-	2	38,000	-	-	
97376	Seal Rock	2	3	-	1	-	-	-	-	5	1	-	-	-	-	-19.1%	-	-	2	217,500	-	-	
97375	Lincoln County	252	74	24	53	10.4%	40	299,700	149	191	120	22.4%	95	274,100	249,900	3.2%	2	210,000	19	117,800	1	1,100,000	
North Coastal Counties Total		749	262	57	191	6.7%	123	328,400	139	613	439	13.1%	335	326,500	279,500	5.6%	10	796,500	74	104,900	7	425,100	



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 March 2018 with March 2017. The Year-To-Date section compares 2018 year-to-date statistics through March with 2017 year-to-date statistics through March.

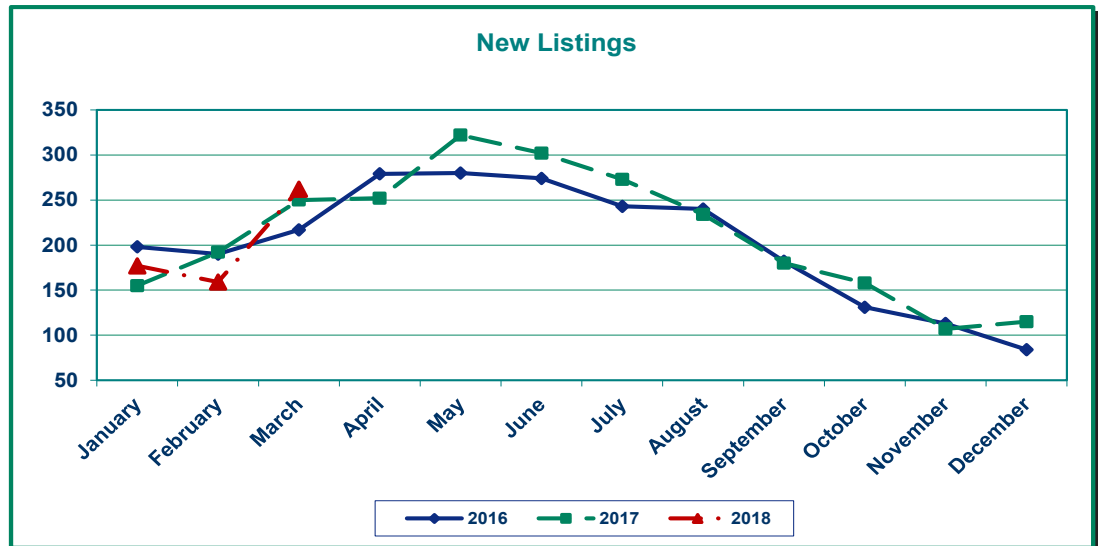
² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/17-3/31/18) with 12 months before (4/1/16-3/31/17).

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

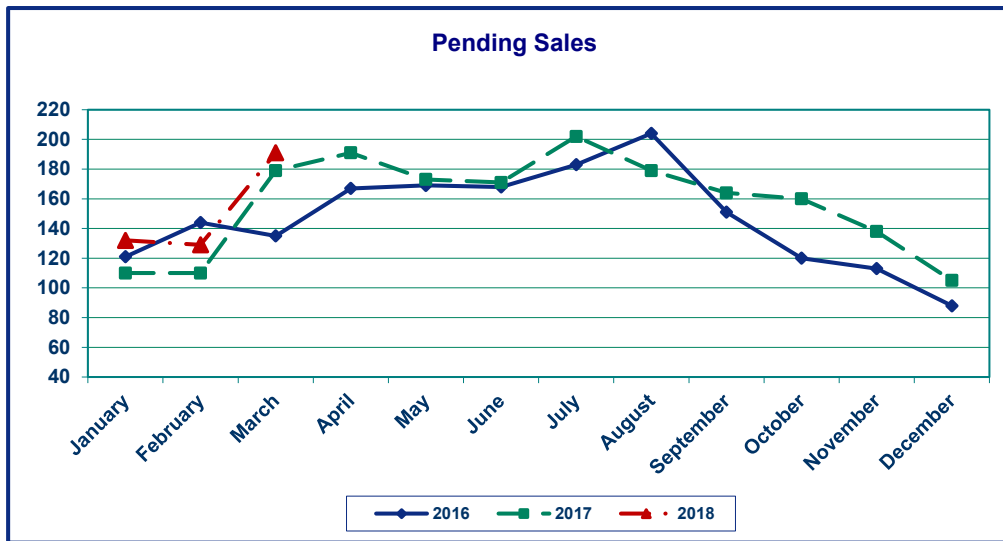
This graph shows the new residential listings over the past three calendar years in the North Coastal Counties of Oregon.



PENDING LISTINGS

NORTH COASTAL COUNTIES, OR

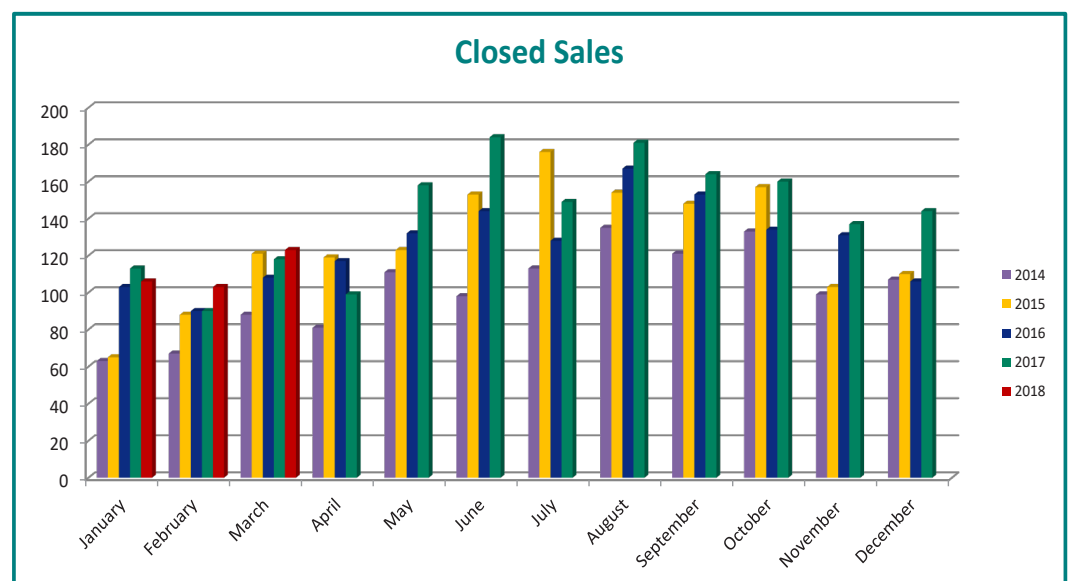
This graph represents monthly accepted offers in the North Coastal Counties of Oregon over the past three calendar years.



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.



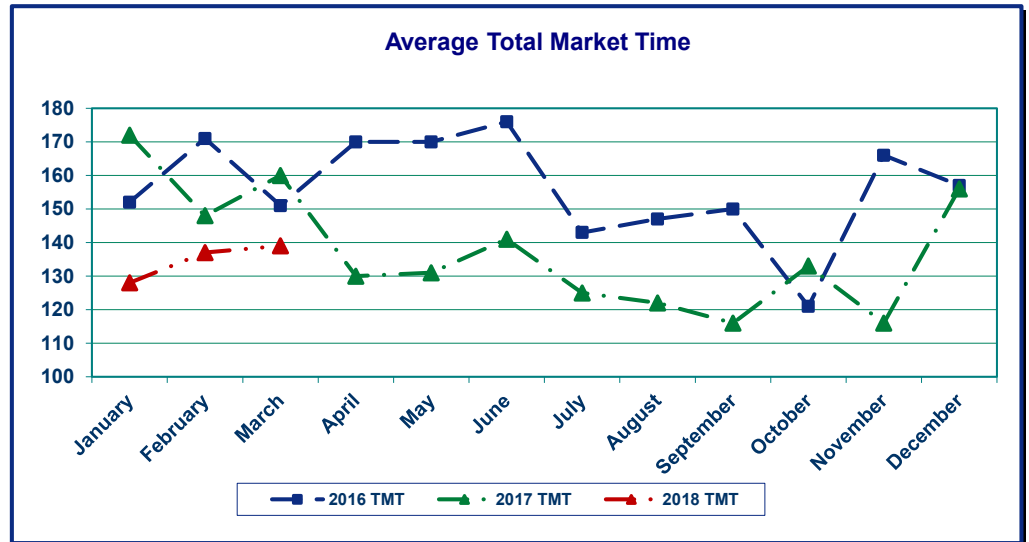
DAYS ON MARKET

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.

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

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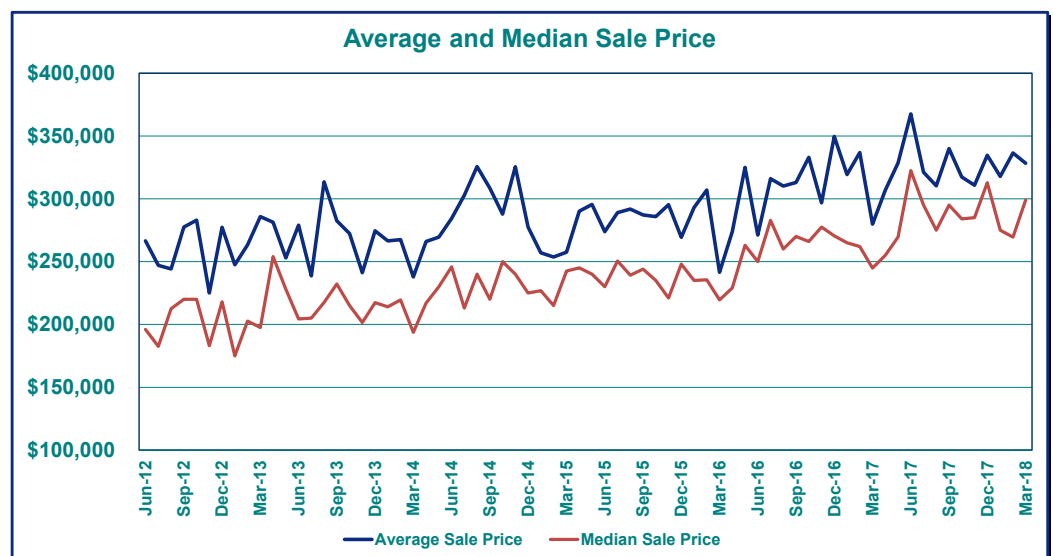
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SALE PRICE

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

March 2018 Reporting Period

March Residential Highlights

New listings warmed up this March in Polk and Marion Counties. At 263 strong, new listings bested March 2017 (249) by 5.6% and February 2018 (158) by 66.5%. This was the strongest March for new listings in the area since 2010, when 279 were offered during the month.

Pending sales, at 205, ended 9.3% below the 226 offers accepted last year in March 2017 despite a 42.4% increase over last month in February 2018 (144).

Similarly, closed sales (141) were 18.0% cooler than in March 2017 (172) but were 48.4% warmer than last month in February 2018 (95).

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

Inventory decreased by a month in March to end at 2.2 months, while total market time decreased to 49 days.

Average and Median Sale Prices

Comparing the average price in the twelve months ending March 31st of this year (\$298,200) with the average price of homes sold in the twelve months ending March 2017 (\$267,800) shows an increase of 11.4%. The same comparison of the median shows an increase of 11.6% over the same period.

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

Average Sale Price % Change:
+11.4% (\$298,200 v. \$267,800)
Median Sale Price % Change:
+11.6% (\$270,000 v. \$242,000)

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	2.2
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	March	263	205	141	301,000	275,000	49
	February	158	144	95	304,200	275,000	64
	Year-to-date	615	497	380	303,300	275,000	55
2017	March	249	226	172	261,800	249,000	84
	Year-to-date	619	538	434	262,100	246,300	75
Change	March	5.6%	-9.3%	-18.0%	15.0%	10.4%	-41.1%
	Prev Mo 2018	66.5%	42.4%	48.4%	-1.1%	0.0%	-23.4%
	Year-to-date	-0.6%	-7.6%	-12.4%	15.7%	11.7%	-27.3%

AREA REPORT • 3/2018

Polk & Marion Counties, 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/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	
167	Polk County Except Salem	54	30	4	29	7.4%	11	246,300	36	73	57	-12.3%	40	290,900	276,500	9.3%	-	-	3	299,300	4	251,700			
168	West Salem N	21	21	5	17	21.4%	9	340,300	80	41	36	16.1%	23	340,200	343,000	14.5%	-	-	1	110,000	1	850,000			
169	West Salem S	4	3	1	3	0.0%	3	338,000	64	8	9	28.6%	6	312,700	310,400	0.6%	-	0	-	0	-	-			

170	Woodburn	46	50	5	40	-9.1%	22	260,300	60	109	85	-19.8%	69	273,700	260,000	12.1%	2	269,000	-	-	1	2,700,000
	Except Woodburn	80	60	20	52	36.8%	32	387,900	70	148	123	25.5%	95	349,100	320,000	10.9%	4	393,800	10	144,200	1	360,000

170	Marion Except Salem/Keizer	126	110	25	92	12.2%	54	336,000	66	257	208	2.0%	164	317,400	291,500	10.8%	6	352,200	10	144,200	2	1,530,000
171	Southwest Salem	4	2	1	0	-100.0%	1	425,000	10	7	3	50.0%	3	510,300	425,000	22.2%	-	-	-	-	-	-
172	South Salem	48	42	11	15	-37.5%	14	360,200	41	79	47	-21.7%	30	402,900	340,000	30.9%	-	-	2	237,000	2	495,000
173	Southeast Salem	15	13	5	9	-35.7%	9	274,000	39	31	24	-47.8%	17	290,800	290,000	7.3%	-	-	-	-	1	211,000
174	Central Salem	15	10	1	9	-40.0%	4	268,000	5	26	17	-41.4%	15	232,200	229,900	22.6%	-	-	-	-	2	160,400
175	East Salem S	5	5	0	7	16.7%	5	196,800	37	17	16	45.5%	11	213,100	235,000	10.1%	-	-	-	-	-	-
176	East Salem N	10	13	2	12	-47.8%	16	205,600	33	41	40	5.3%	32	210,300	216,700	11.2%	-	-	1	80,000	1	285,000
177	South Keizer	4	7	0	4	0.0%	2	180,000	33	10	8	33.3%	5	216,000	230,000	-5.2%	-	-	-	-	-	-
178	North Keizer	9	7	4	8	-38.5%	13	298,100	28	25	32	-17.9%	34	284,500	275,000	4.6%	-	-	-	-	-	-

167-169	Polk Co. Grand Total	79	54	10	49	11.4%	23	295,000	57	122	102	-1.0%	69	309,200	280,000	11.1%	-	-	4	252,000	5	371,300
170-178	Marion Co. Grand Total	236	209	49	156	-14.3%	118	302,200	48	493	395	-9.2%	311	302,000	270,000	11.3%	6	352,200	13	153,500	8	608,400
	Polk & Marion Grand Total	315	263	59	205	-9.3%	141	301,000	49	615	497	-7.6%	380	303,300	275,000	11.3%	6	352,200	17	176,700	13	517,200

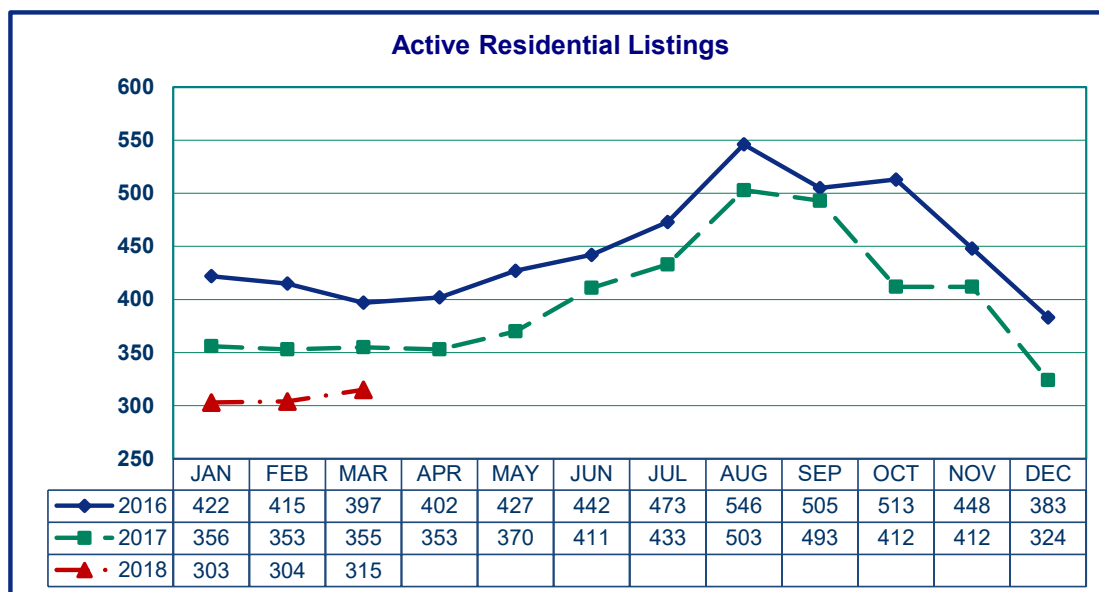
Benton & Linn Counties, Oregon

220	Benton County	39	20	3	7	0.0%	10	346,600	110	42	22	22.2%	20	331,000	324,800	-7.9%	-	-	3	130,000	1	294,900
221	Linn County	104	66	17	51	21.4%	58	243,200	52	178	154	24.2%	146	242,300	225,300	12.7%	4	202,300	10	168,500	2	234,000

ACTIVE RESIDENTIAL LISTINGS

POLK & MARION COUNTIES, OR

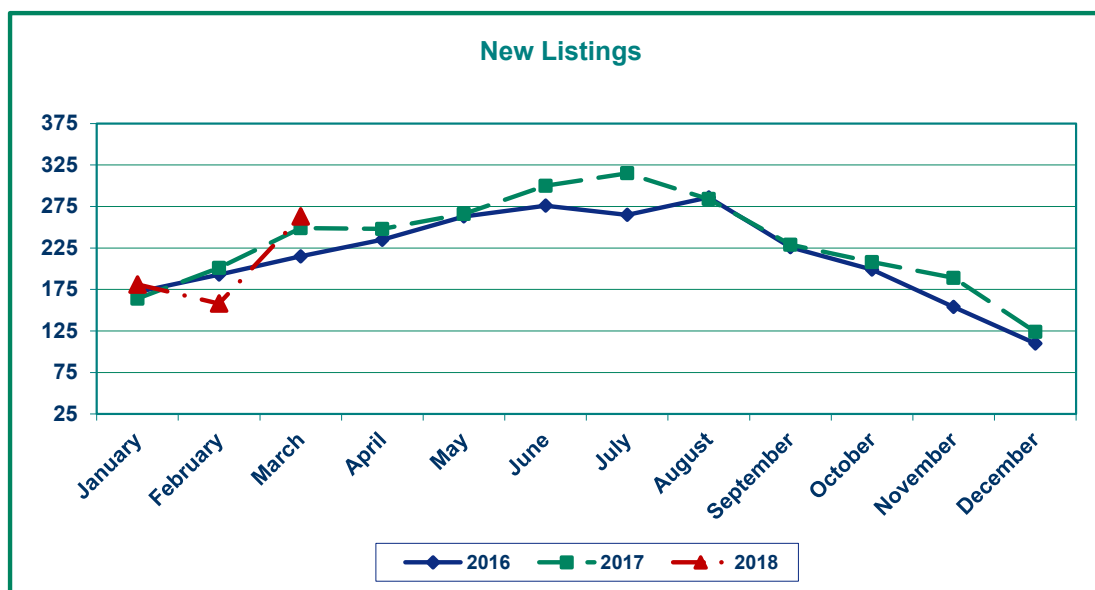
This graph shows the active residential listings over the past three calendar years in Polk and Marion Counties, Oregon.



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 March 2018 with March 2017. The Year-To-Date section compares 2018 year-to-date statistics through March with 2017 year-to-date statistics through March.

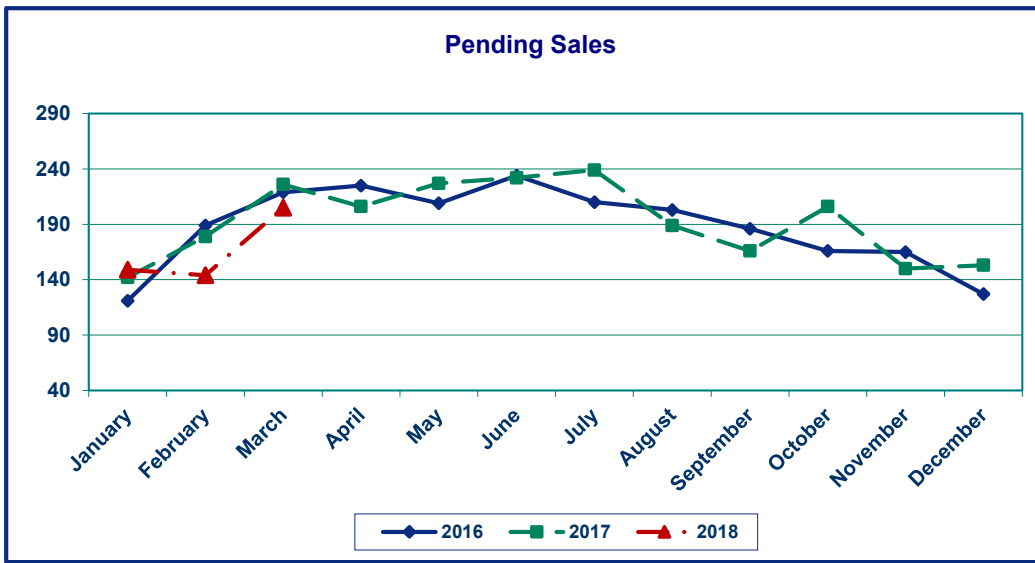
² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/17-3/31/18) with 12 months before (4/1/16-3/31/17).

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

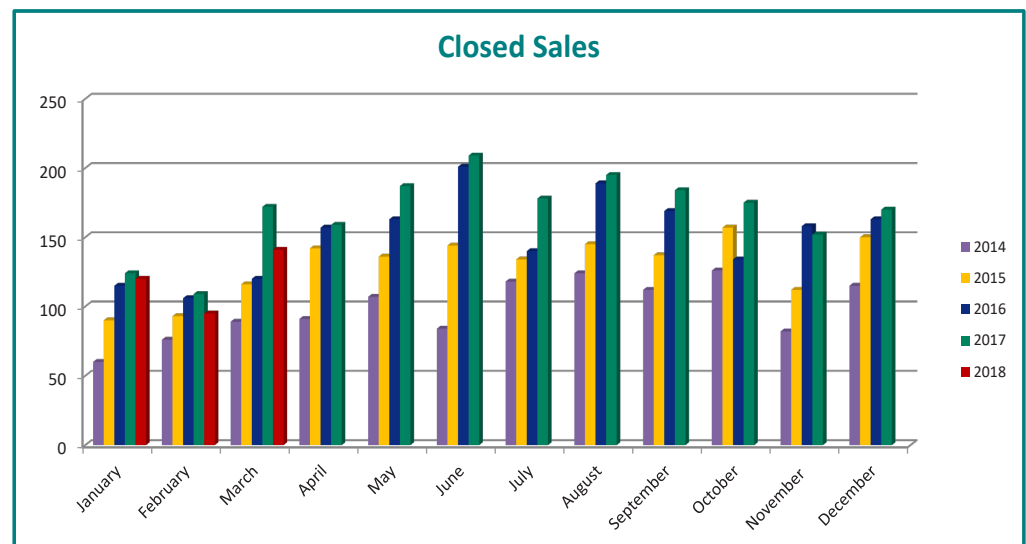
This graph represents monthly accepted offers in Polk and Marion Counties, Oregon, over the past three calendar years.



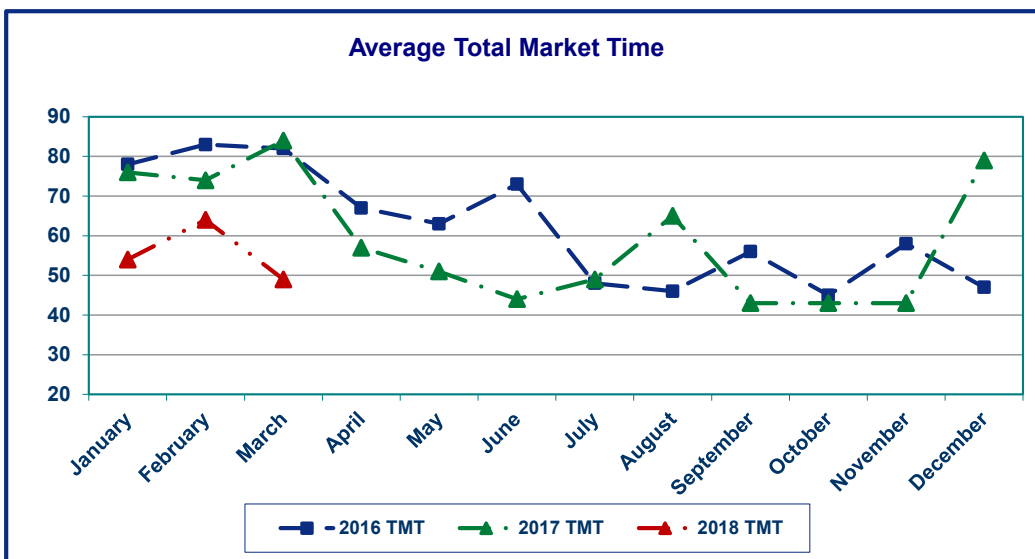
CLOSED SALES

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

This graph represents the average and median sale price for RMLS™-listed homes sold in Polk and Marion counties in Oregon.

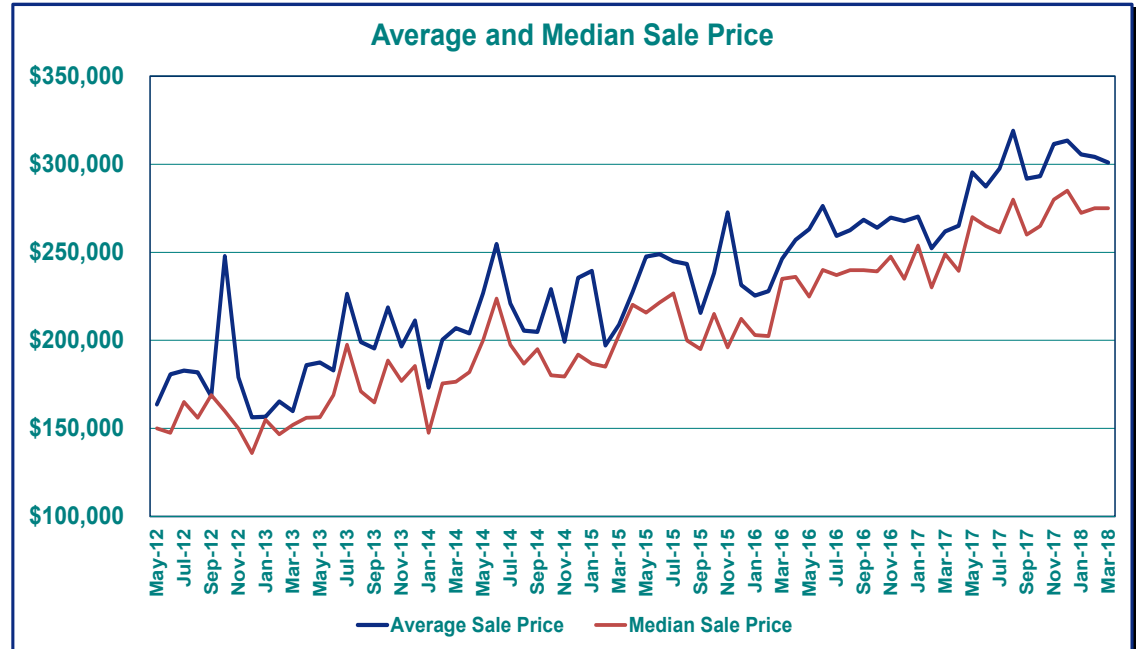
Contact RMLS™
8338 NE Alderwood Rd
Suite 230
Portland, OR 97220
(503) 236-7657
communications@rmls.com

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MARKET ACTION



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

Residential Review: Metro Portland, Oregon

March 2018 Reporting Period

March Residential Highlights

New listings in the Portland metro area saw a slight gain compared to last year this March. At 3,648 for the month, new listings edged 1.2% over the 3,604 new listings offered last year in March 2017 and were 44.2% warmer than last month in February 2018 (2,530). This was the best March for new listings in the area since 2010, when 4,987 new listings were offered.

Closed sales (2,371) were 4.9% cooler than the 2,494 closings recorded in March 2017 but ended 31.3% warmer than the 1,806 closings recorded last month in February 2018.

Pending sales fared similarly, cooling 4.9% from March 2017 (3,043) despite a 23.8% increase over the 2,337 offers accepted last month in February 2018.

Inventory in the Portland metro area decreased slightly to 1.6 months in March, with total market time decreasing to 55 days. There were 3,844 active residential listings in the metro area in March.

Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending March 31st of this year (\$435,000) with the average price of homes in the twelve months ending March 2017 (\$404,200) shows an increase of 7.6%. In the same comparison, the median has increased 8.8% from \$353,800 to \$385,000.

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	1.6
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:

+7.6% (\$435,000 v. \$404,200)

Median Sale Price % Change:

+8.8% (\$385,000 v. \$353,800)

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	March	3,648	2,894	2,371	445,900	395,000	55
	February	2,530	2,337	1,806	441,900	385,000	69
	Year-to-date	8,736	7,381	5,956	442,100	390,200	61
2017	March	3,604	3,043	2,494	428,400	370,000	58
	Year-to-date	8,413	7,250	6,166	415,500	359,900	59
Change	March	1.2%	-4.9%	-4.9%	4.1%	6.8%	-5.0%
	Prev Mo 2018	44.2%	23.8%	31.3%	0.9%	2.6%	-20.3%
	Year-to-date	3.8%	1.8%	-3.4%	6.4%	8.4%	3.1%

AREA REPORT • 3/2018

Portland Metropolitan Area, Oregon

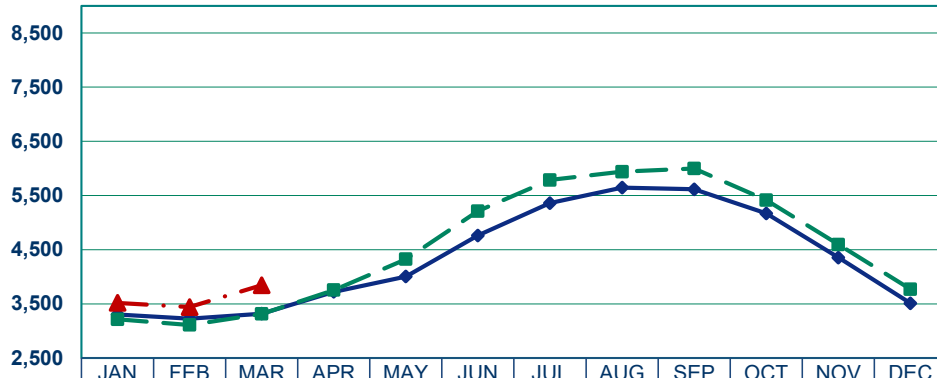
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total 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
141	N Portland	148	169	23	126	-3.8%	94	438,700	54	363	309	0.3%	259	431,400	400,000	6.6%	5	492,300	7	334,400	8	972,700
142	NE Portland	307	350	60	248	-4.6%	207	478,900	56	743	623	3.7%	525	464,100	415,000	7.3%	9	384,900	14	325,400	22	756,000
143	SE Portland	393	410	68	314	-18.2%	283	418,600	51	958	846	-6.6%	729	407,400	360,000	8.4%	8	474,100	11	280,800	30	744,800
144	Gresham/ Troutdale	212	217	35	203	18.7%	165	356,400	45	536	509	14.4%	408	351,200	337,200	12.0%	6	641,100	14	229,100	11	369,800
145	Milwaukie/ Clackamas	332	297	58	222	-8.3%	188	423,400	61	727	610	8.3%	507	422,000	399,900	9.4%	4	734,100	15	259,800	7	454,600
146	Oregon City/ Canby	214	194	26	173	10.9%	133	396,500	47	471	396	0.3%	304	397,000	366,000	6.0%	4	291,200	17	548,400	5	483,200
147	Lake Oswego/ West Linn	306	225	52	188	31.5%	117	631,100	82	535	405	16.4%	307	652,800	580,000	6.1%	1	615,000	6	440,100	3	828,300
148	W Portland	654	450	103	272	-22.1%	217	597,200	60	998	684	-12.6%	551	601,600	510,000	3.1%	1	866,500	9	112,700	3	536,300
149	NW Wash Co.	185	201	24	171	18.8%	119	550,200	61	483	423	15.6%	324	543,200	523,000	7.5%	-	-	9	331,000	-	-
150	Beaverton/ Aloha	160	277	27	240	-1.2%	233	386,000	39	722	664	10.9%	539	378,600	368,000	9.1%	3	231,000	2	175,000	4	666,600
151	Tigard/ Wilsonville	313	317	30	269	-13.2%	242	456,700	56	852	736	5.0%	583	444,900	420,000	7.4%	-	-	13	547,600	3	526,500
152	Hillsboro/ Forest Grove	189	242	31	203	-14.0%	148	403,800	45	564	500	-10.1%	380	393,500	365,000	9.9%	3	388,300	15	352,700	10	394,000
153	Mt. Hood	41	18	5	16	-5.9%	11	360,800	90	49	46	4.5%	38	324,400	305,400	14.1%	-	-	11	77,500	1	536,500
155	Columbia Co.	152	111	15	93	-1.1%	81	301,700	70	299	244	22.0%	187	298,700	290,000	11.8%	1	179,000	26	206,400	1	265,900
156	Yamhill Co.	238	170	29	156	-4.3%	133	373,300	68	436	386	-11.3%	315	361,200	319,000	10.6%	2	414,500	17	510,000	10	263,600

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/17-3/31/18) with 12 months before (4/1/16-3/31/17).

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

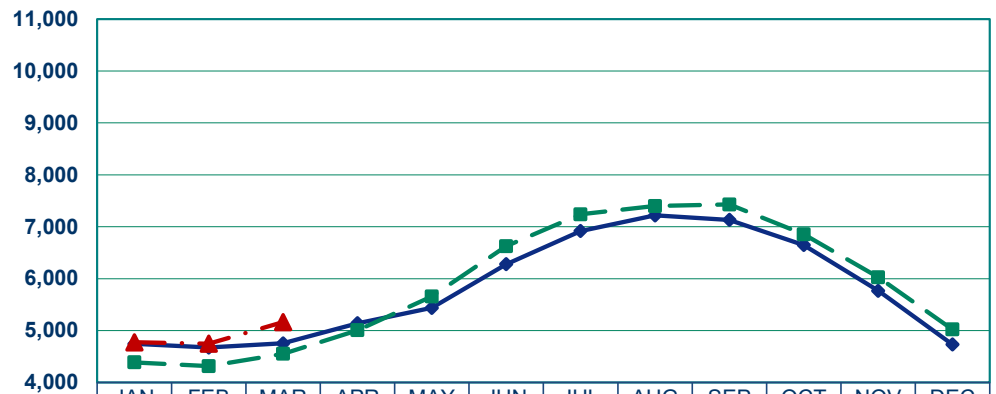
This graph shows the active residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.

TOTAL ACTIVE LISTINGS

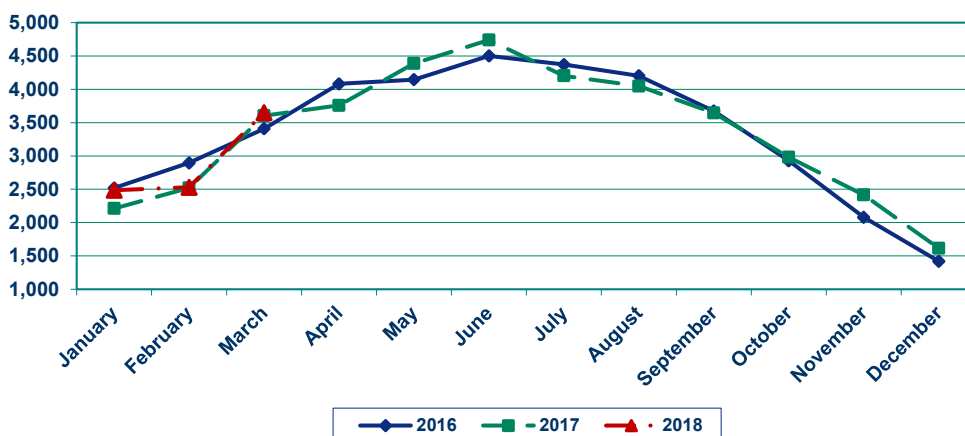
PORTLAND, OR

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

Total Active Listings



New Listings



NEW LISTINGS

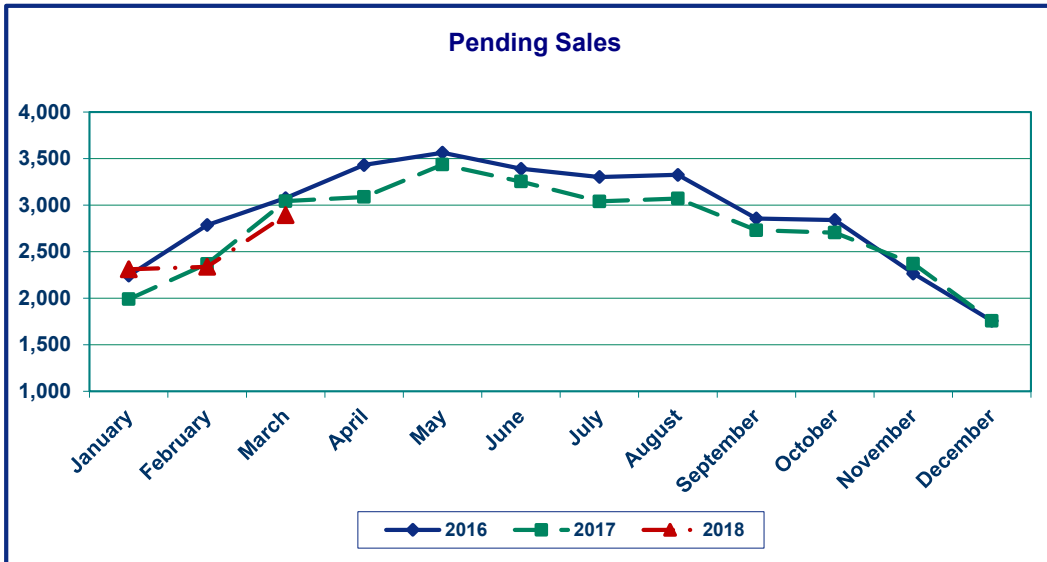
PORTLAND, OR

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

PENDING LISTINGS

PORTLAND, OR

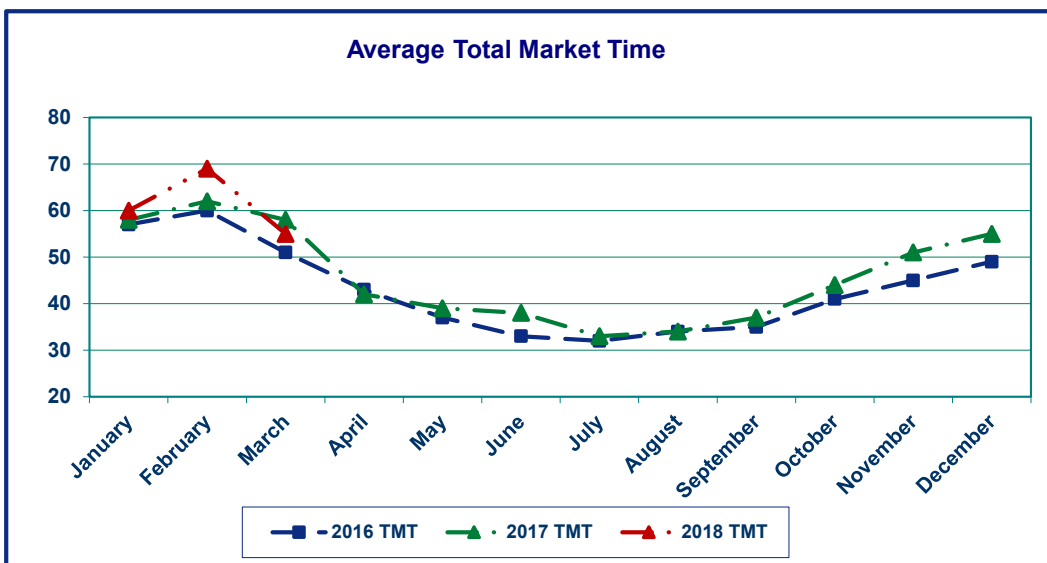
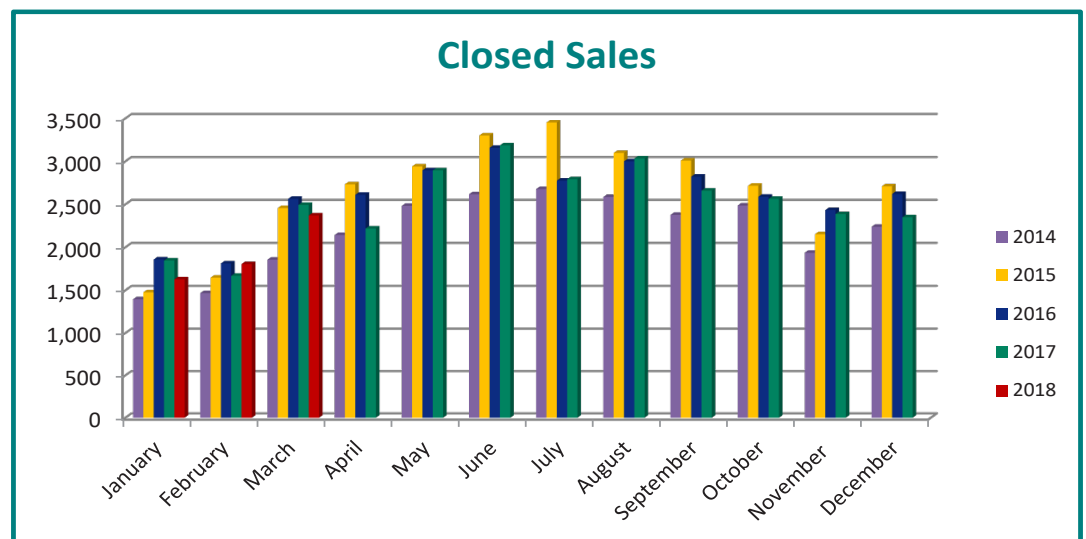
This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.



CLOSED SALES

PORTLAND, OR

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



DAYS ON MARKET

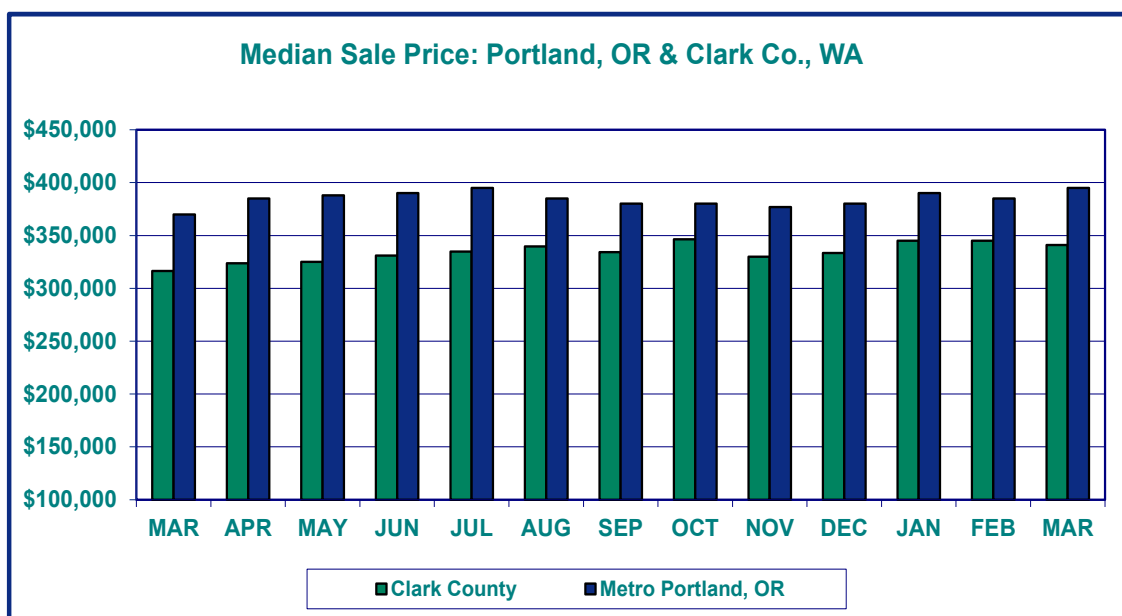
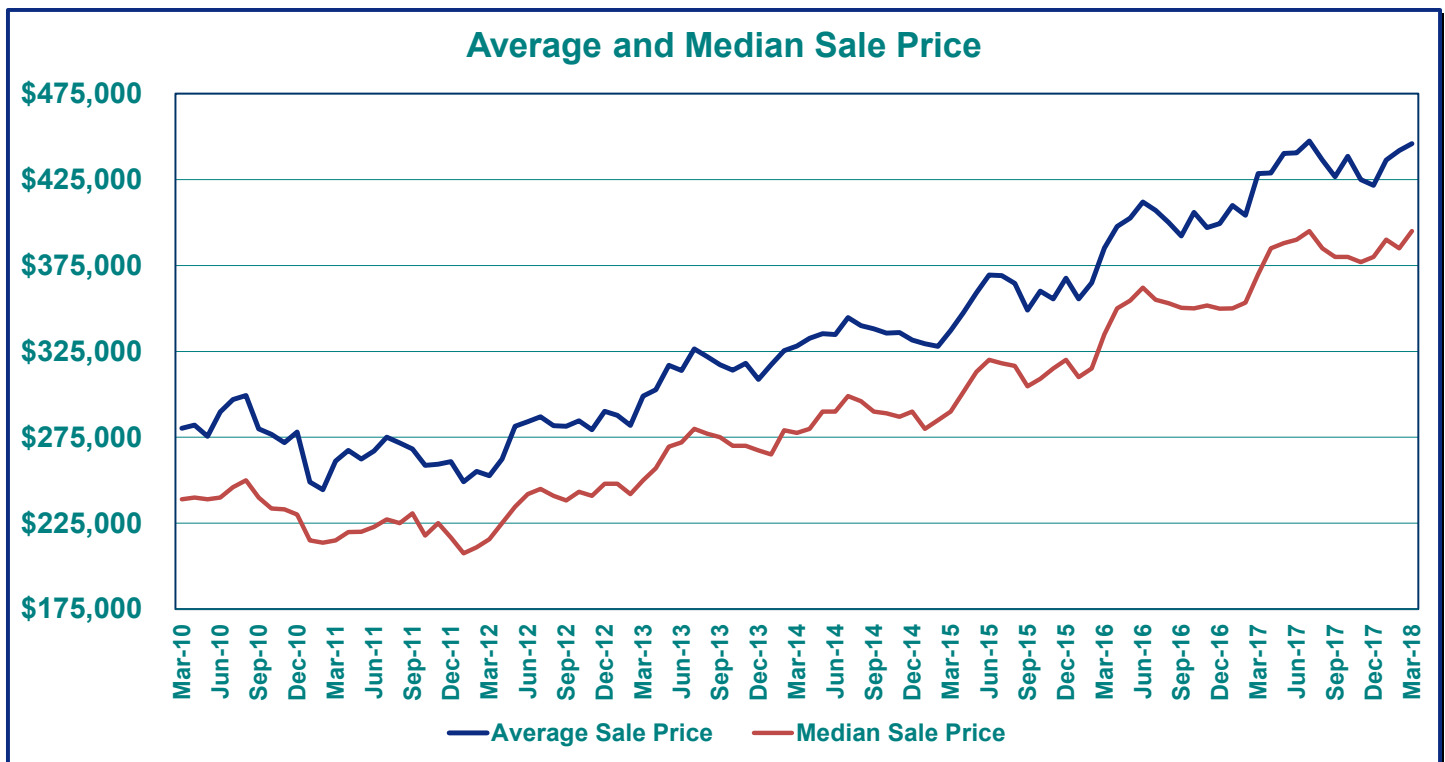
PORTLAND, OR

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

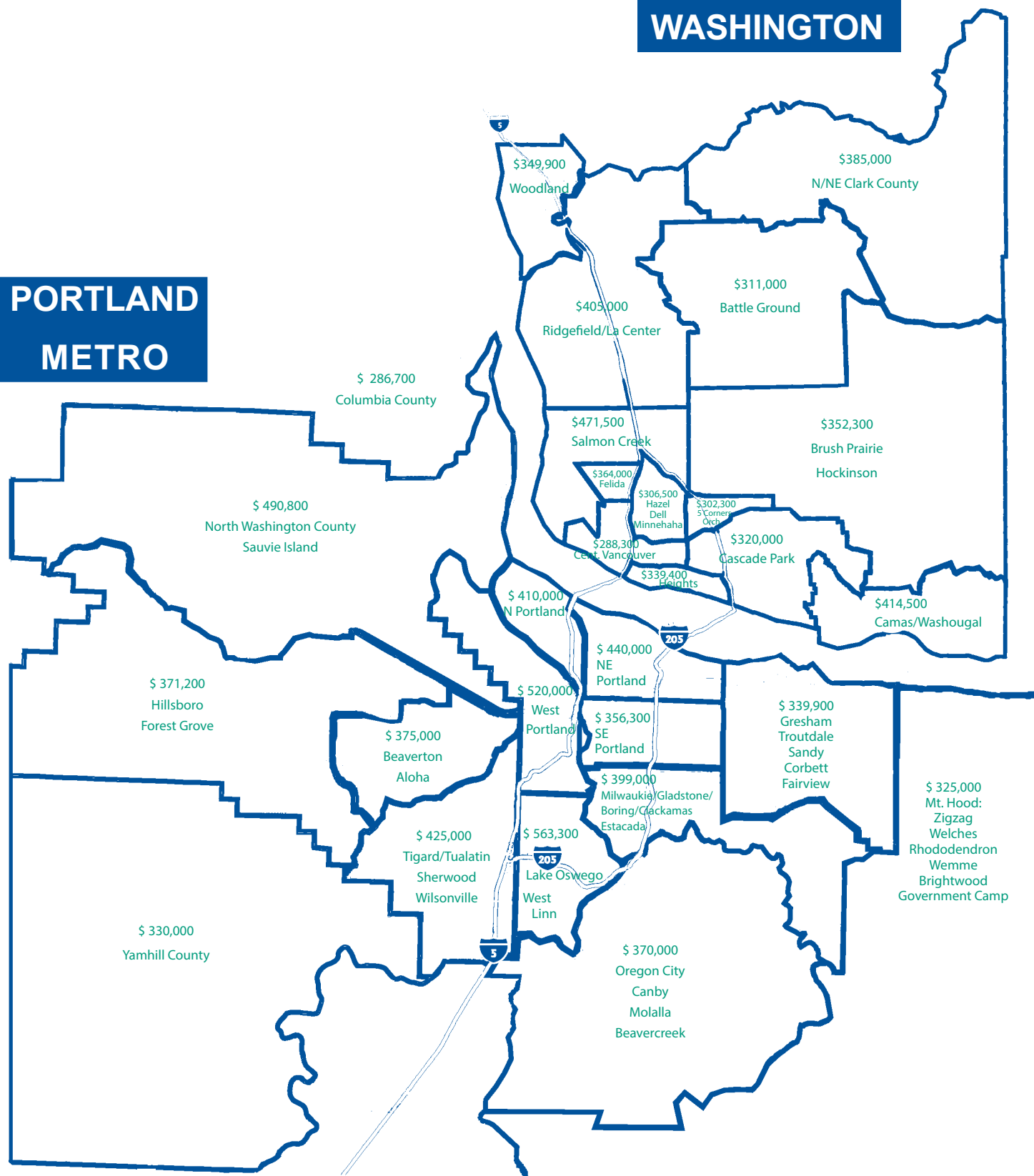
This graph shows the median sale price over the past 12 months in the greater Portland, Oregon, metropolitan area and Clark County.

MEDIAN SALE PRICE

March 2018

**SW
WASHINGTON**

**PORTLAND
METRO**



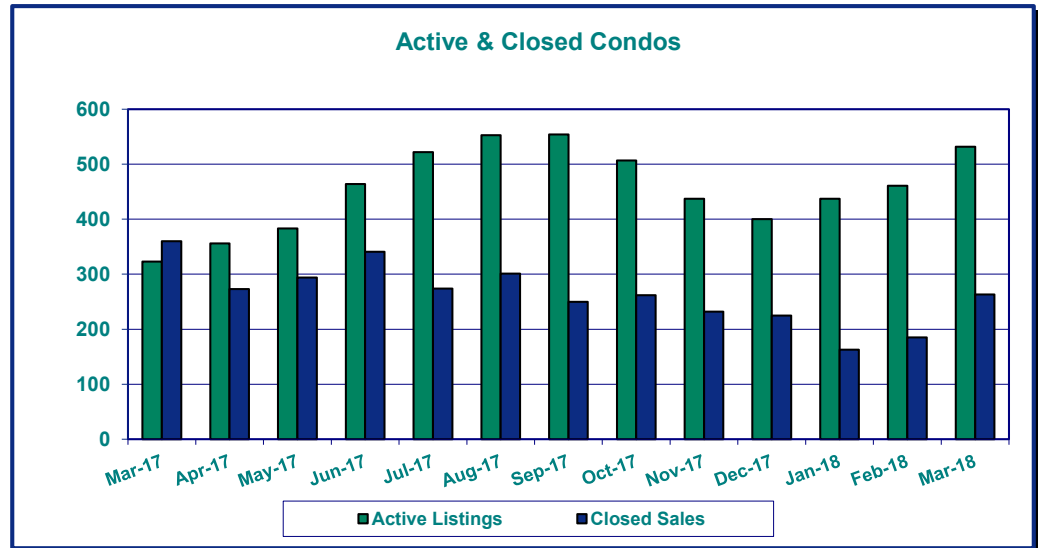
ACTIVE & CLOSED CONDOS

PORTLAND, OR

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

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

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



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

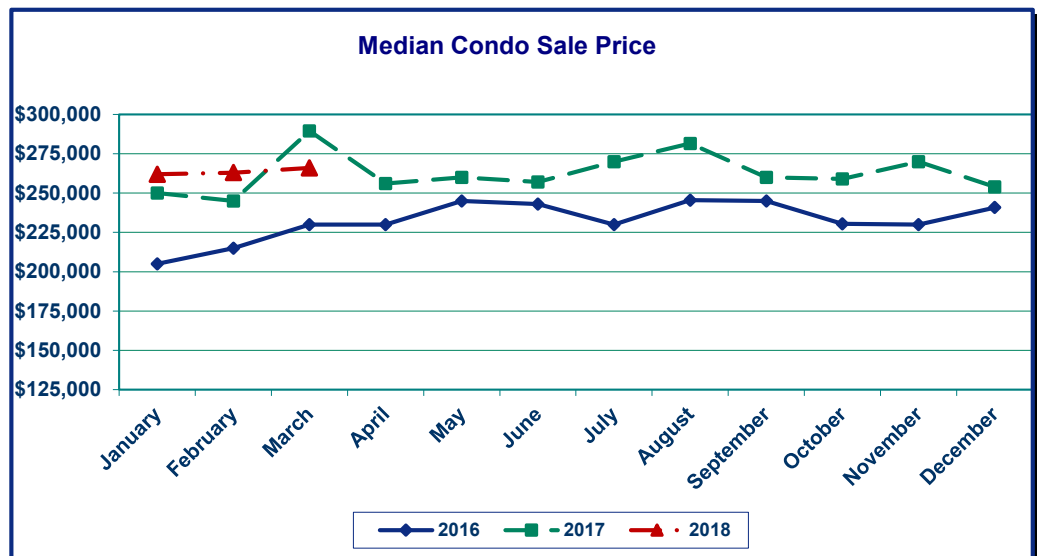
RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

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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

March 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:	1,048
Less Listings with Purchase Contingencies*:	36
Readily Purchased Listings:	1,012
<i>Percent of Total Active Listings:</i>	96.6%
Less New Under Construction (not ready for occupancy):	97
Less New Proposed (not started):	103
Total Readily Purchased & Occupied Listing:	812
<i>Percent of Total Active Listings:</i>	77.5%
Inventory in Months of Readily Purchased & Occupied Listings:	1.2

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

Source: RMLS™ Regional Multiple Listing Service, Portland Oregon

MARKET ACTION



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

Residential Review: Southwest Washington

March 2018 Reporting Period

March Residential Highlights

Southwest Washington had another strong month this March, with closings leading the way. At 671, closed sales outpaced March 2017 (642) by 4.5% and warmed 21.1% over last month in February 2018 (554).

New listings, at 989, edged 2.6% ahead of the 964 new listings offered last year in March 2017 and increased 30.0% over the 761 new listings offered last month in February 2018. This was the strongest March for new listings in the area since 2008, when 1,212 new listings were offered.

Pending sales (832) outpaced March 2017 (828) by just 0.5%, but were 21.5% warmer than in February 2018 (685).

Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending March 31st of this year (\$370,200) with the average price of homes in the twelve months ending March 2017 (\$334,100) shows an increase of 10.8%. The same comparison of the median shows an increase of 12.6% over the same period, from \$297,500 to \$334,900.

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

Average Sale Price % Change:
+10.8% (\$370,200 v. \$334,100)
Median Sale Price % Change:
+12.6% (\$334,900 v. \$297,500)

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	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.

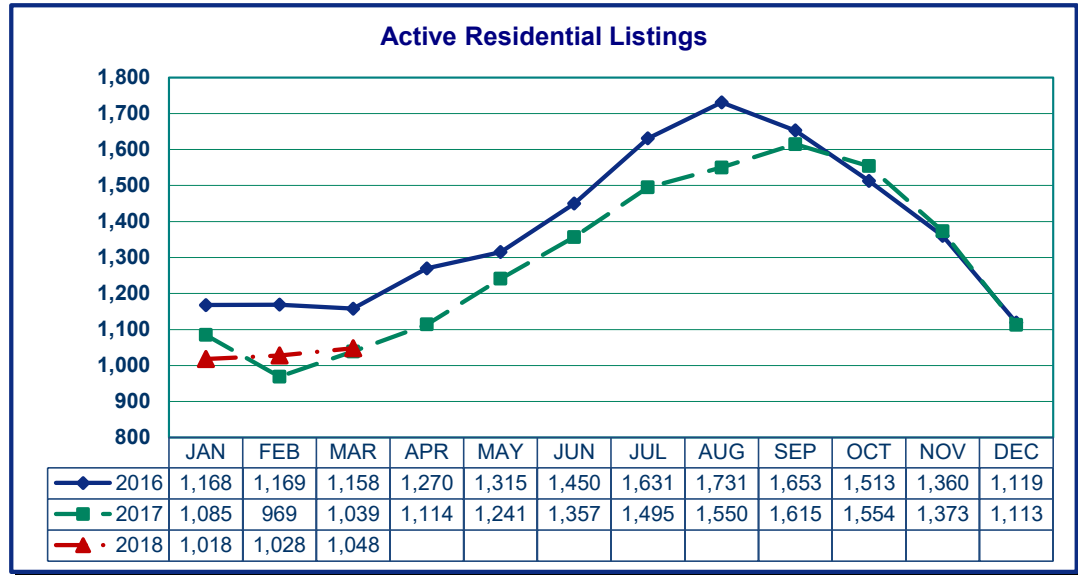
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	March	989	832	671	389,900	341,000	64
	February	761	685	554	377,800	345,000	65
	Year-to-date	2,534	2,153	1,733	379,100	342,000	62
2017	March	964	828	642	352,400	316,500	67
	Year-to-date	2,282	2,033	1,665	342,200	306,900	65
Change	March	2.6%	0.5%	4.5%	10.6%	7.7%	-4.8%
	Prev Mo 2018	30.0%	21.5%	21.1%	3.2%	-1.2%	-1.5%
	Year-to-date	11.0%	5.9%	4.1%	10.8%	11.4%	-5.6%

AREA REPORT • 3/2018

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	
12	19	2	18	-21.7%	11	360,100	33	42	36	-23.4%	37	344,500	306,500	42	14.2%	2	1,207,500	1	140,000	3	528,300	
8	17	2	15	-31.8%	14	269,000	6	52	55	-3.5%	37	249,100	247,000	33	14.6%	-	-	4	151,200	5	356,900	
18	18	2	16	128.6%	9	457,300	88	46	36	20.0%	29	395,700	343,000	76	5.6%	-	-	2	697,500	-	-	
6	14	0	17	-15.0%	8	309,200	31	32	34	-24.4%	29	318,900	306,500	45	3.4%	-	-	1	154,000	-	-	
51	57	7	44	-15.4%	42	301,500	52	144	126	-8.0%	120	299,800	299,300	46	10.4%	4	1,406,300	5	197,400	1	490,000	
23	28	3	16	-20.0%	17	307,900	23	63	54	-5.3%	44	309,700	296,300	45	11.0%	-	-	-	-	4	322,500	
28	50	7	44	-10.2%	46	310,600	74	120	123	11.8%	95	292,300	289,900	59	7.5%	-	-	-	-	-	-	
46	66	16	69	-2.8%	40	370,500	29	177	165	-8.3%	120	320,000	296,000	41	13.1%	-	-	-	-	-	-	
11	18	2	21	16.7%	18	342,000	60	45	51	18.6%	41	315,200	279,000	57	6.4%	-	-	1	165,000	-	-	
32	37	3	31	63.2%	10	376,800	51	74	57	0.0%	45	413,900	335,000	37	2.1%	-	-	2	700,500	1	435,000	
11	19	0	20	-4.8%	22	308,900	15	63	57	0.0%	50	302,400	289,800	25	13.4%	-	-	3	95,000	-	-	
36	36	5	35	133.3%	22	395,700	97	99	76	85.4%	48	375,300	360,000	78	8.9%	-	-	-	-	-	-	
12	26	3	28	7.7%	16	347,200	41	60	62	10.7%	42	375,400	352,300	48	8.8%	-	-	-	-	-	-	
13	7	3	9	350.0%	3	398,500	93	18	17	240.0%	6	421,400	379,800	97	17.0%	-	-	1	227,000	-	-	
107	92	21	55	-14.1%	63	543,400	82	203	157	8.3%	135	527,500	460,000	88	9.3%	-	-	16	320,900	3	443,700	
68	50	15	43	-10.4%	35	382,900	76	138	121	14.2%	98	407,400	398,000	78	13.0%	1	277,000	9	142,600	4	353,700	
25	21	1	28	27.3%	21	397,500	78	72	69	9.5%	67	351,600	335,000	47	-3.3%	-	-	-	-	2	804,500	
32	42	5	30	-30.2%	27	346,800	76	94	74	-32.7%	78	336,900	330,000	63	9.1%	1	45,000	2	87,500	1	372,500	
43	32	6	20	-37.5%	25	503,800	97	96	80	0.0%	80	469,700	475,000	77	15.4%	-	-	1	200,000	1	532,000	
96	70	8	61	45.2%	43	467,100	116	184	149	71.3%	96	443,300	449,900	76	10.0%	-	-	4	288,300	-	-	
68	59	13	33	-34.0%	30	416,800	67	144	95	-26.4%	69	411,400	387,900	65	15.2%	-	-	1	2,900,000	-	-	
8	3	1	4	-20.0%	2	453,000	40	12	6	-25.0%	5	504,200	480,000	79	14.5%	-	-	3	340,000	-	-	
20	7	2	5	-54.5%	9	438,600	108	29	25	56.3%	22	496,700	500,000	103	0.5%	-	-	7	225,400	-	-	
102	74	13	49	6.5%	49	345,300	39	181	133	16.7%	114	348,400	322,500	50	15.6%	-	-	11	272,500	2	527,500	
134	95	30	93	43.1%	72	405,400	45	274	221	22.8%	170	418,200	383,700	76	8.8%	1	380,000	5	326,000	-	-	
-	0	0	0	-100.0%	0	-	-	-	0	-100.0%	0	-	-	-	5.8%	0	-	0	-	0	-	
3	2	1	1	-75.0%	1	510,000	179	4	5	-44.4%	4	441,700	434,900	110	3.0%	-	-	2	187,500	-	-	
8	4	2	3	-25.0%	-	-	-	12	10	25.0%	7	494,900	448,000	33	24.6%	-	-	3	180,600	-	-	
12	12	2	9	0.0%	4	337,000	44	26	25	19.0%	20	354,800	302,500	44	16.9%	-	-	3	220,000	1	300,000	
10	7	0	8	-27.3%	7	434,400	132	17	21	10.5%	20	387,100	365,900	111	7.2%	-	-	1	147,500	-	-	
3	4	2	6	50.0%	5	348,200	109	9	12	0.0%	5	348,200	385,000	109	20.7%	-	-	1	175,000	-	-	
2	3	-	1	-50.0%	0	-	-	4	1	-66.7%	0	-	-	-	-5.1%	0	-	0	-	0	-	
1,048	989	177	832	0.5%	671	389,900	64	2,534	2,153	5.9%	1,733	379,100	342,000	62	10.8%	9	971,400	89	284,600	28	435,700	
9	11	1	15	400.0%	12	292,100	49	32	38	123.5%	26	280,700	281,300	66	5.0%	-	-	2	156,300	1	207,500	
21	12	3	4	100.0%	1	799,000	-	19	11	6.4%	8	367,800	318,000	154	-7.6%	-	-	13	131,400	-	-	
107	91	15	87	42.6%	68	279,300	81	213	227	35.9%	169	263,400	245,000	68	9.0%	-	-	29	78,000	4	367,700	
137	114	19	106	60.6%	81	287,600	75	264	276	41.5%	203	269,700	250,000	71	5.8%	-	-	44	97,300	5	335,700	
76	26	3	14	-6.7%	8	266,600	230	55	32	-34.7%	25	269,700	245,000	156	21.5%	4	167,000	27	54,500	-	-	



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 March 2018 with March 2017. The Year-To-Date section compares 2018 year-to-date statistics through March with 2017 year-to-date statistics through March.

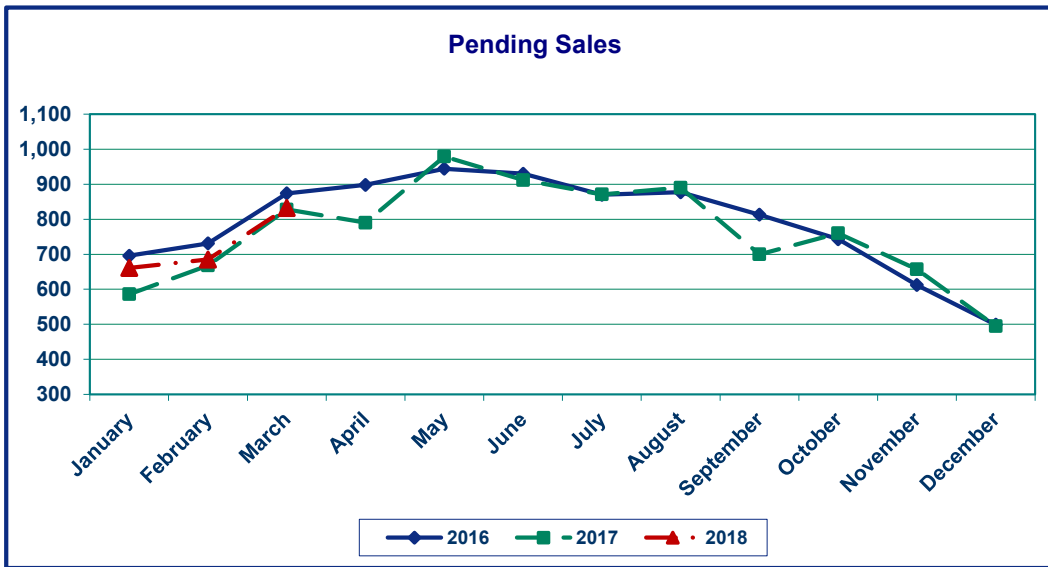
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PENDING LISTINGS

CLARK COUNTY, WA

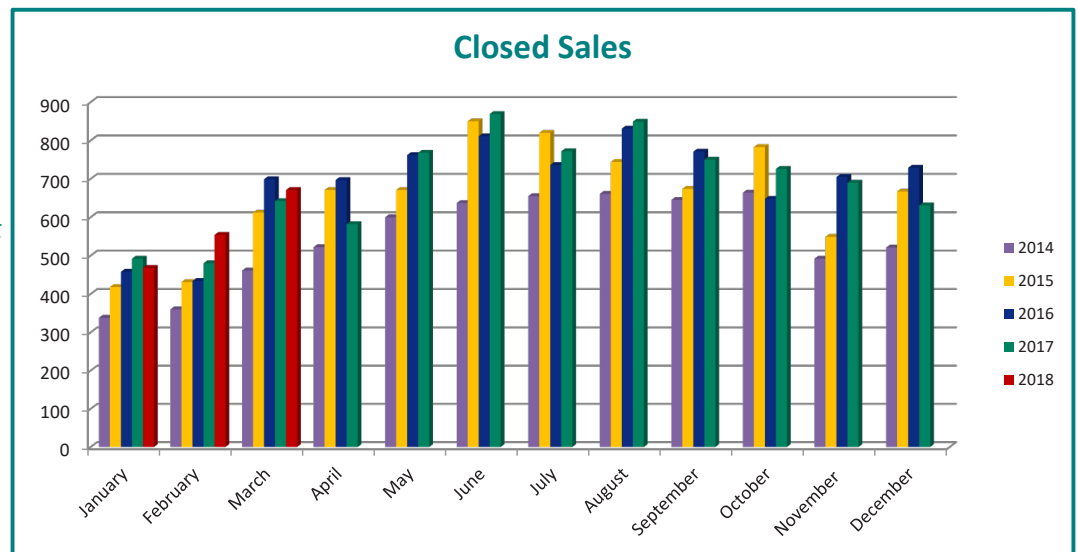
This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.



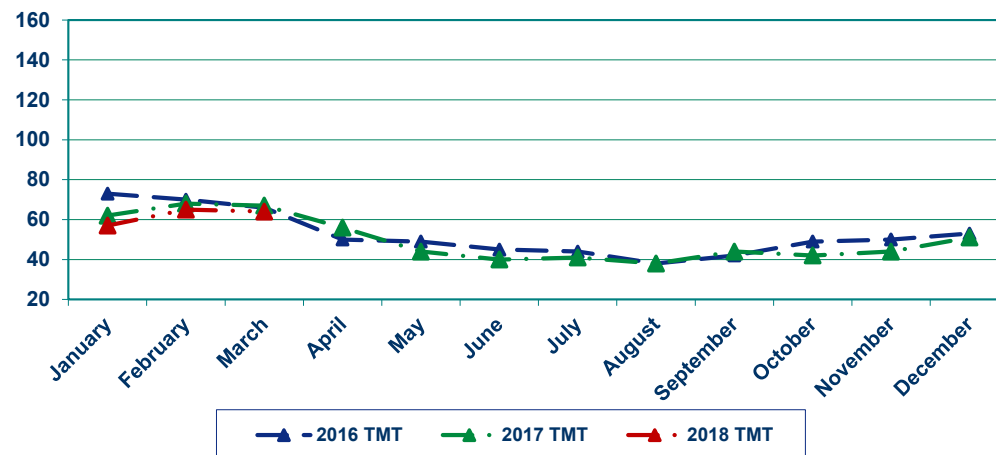
CLOSED SALES

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

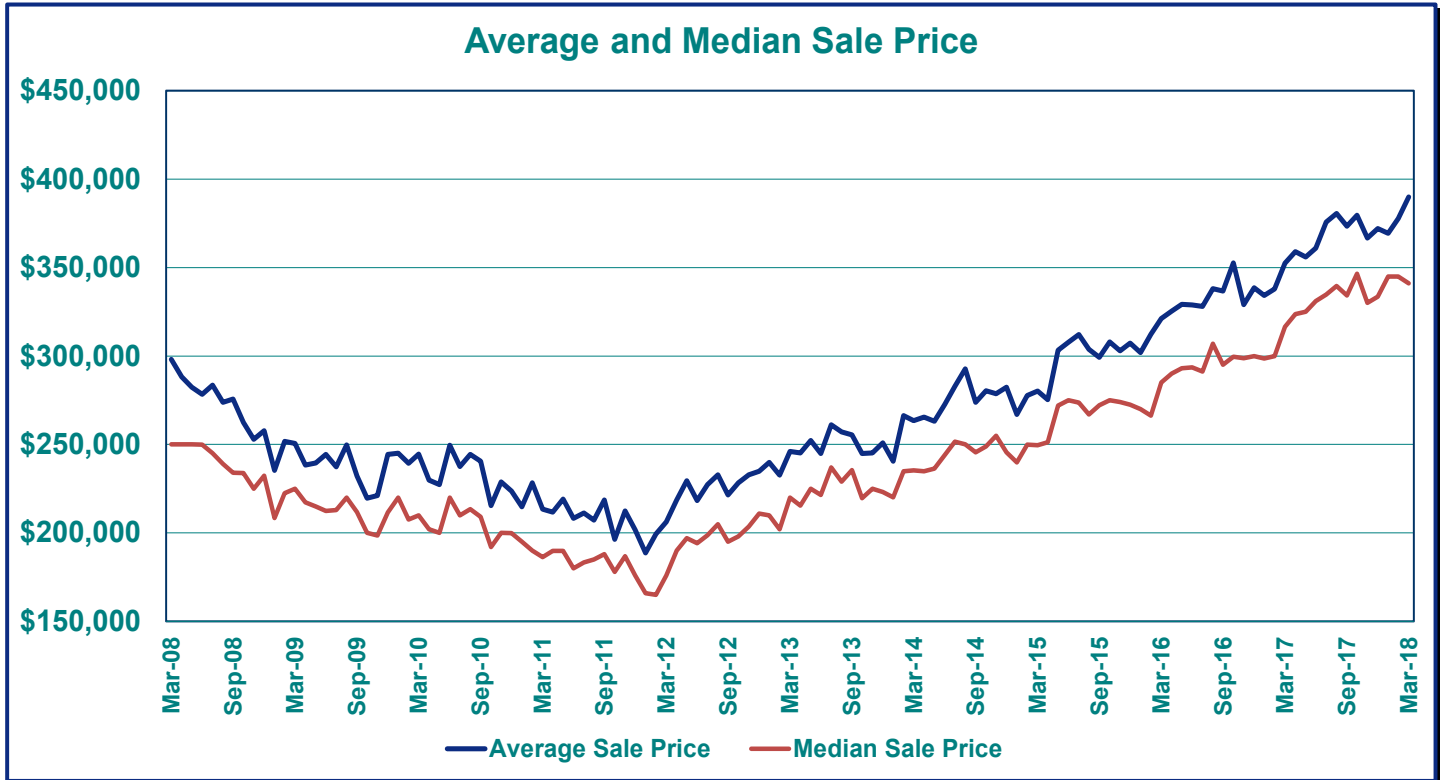
CLARK COUNTY, WA

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

SALE PRICE

CLARK COUNTY, WA

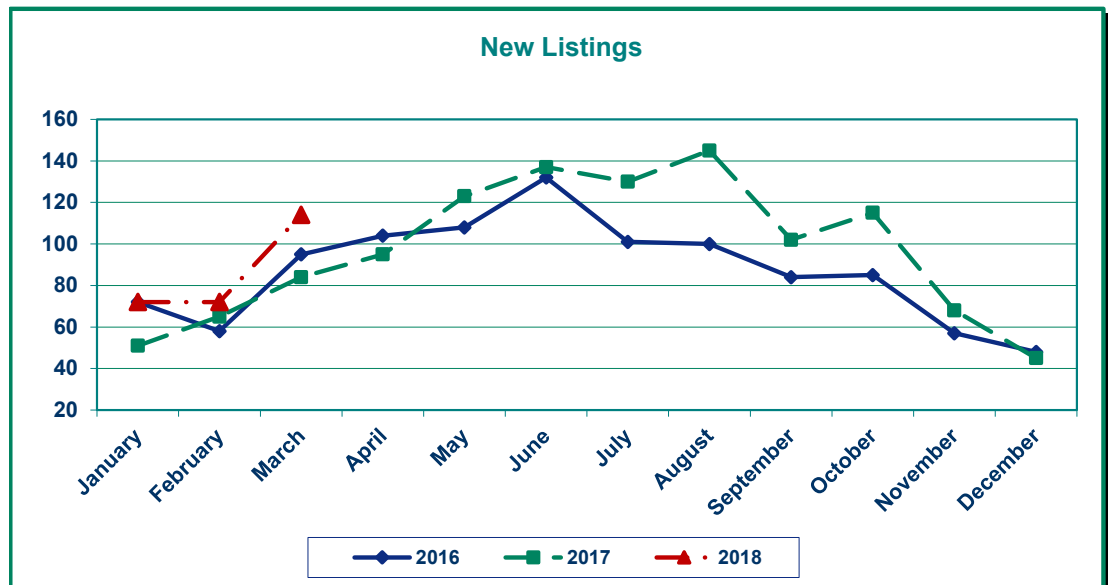
This graph represents the average and median sale price for all homes sold in Clark County, Washington



NEW LISTINGS

COWLITZ COUNTY, WA

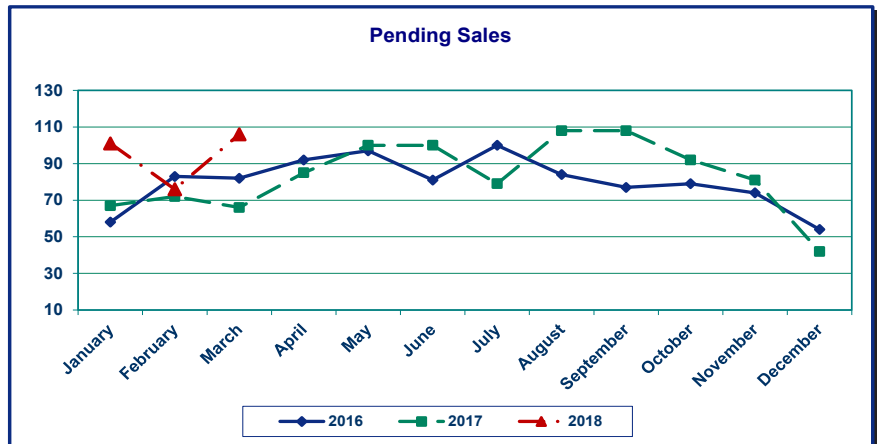
This graph represents new listings in Cowlitz County, Washington over the past three calendar years.



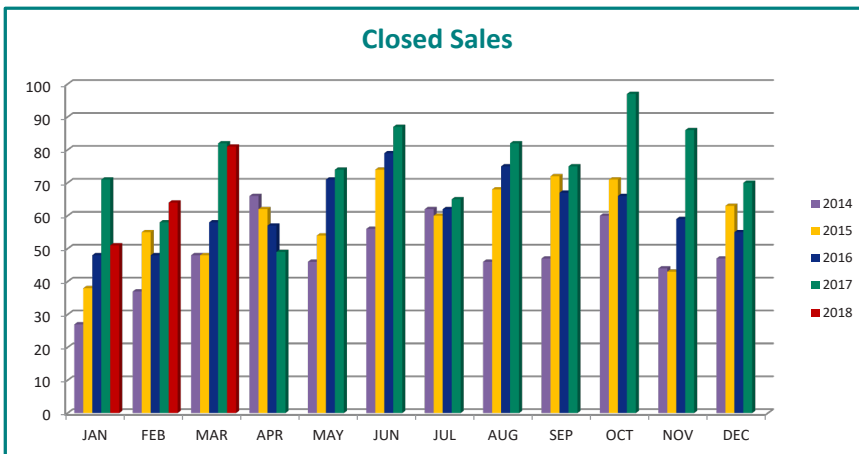
PENDING LISTINGS

COWLITZ COUNTY, WA

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



Closed Sales



CLOSED SALES

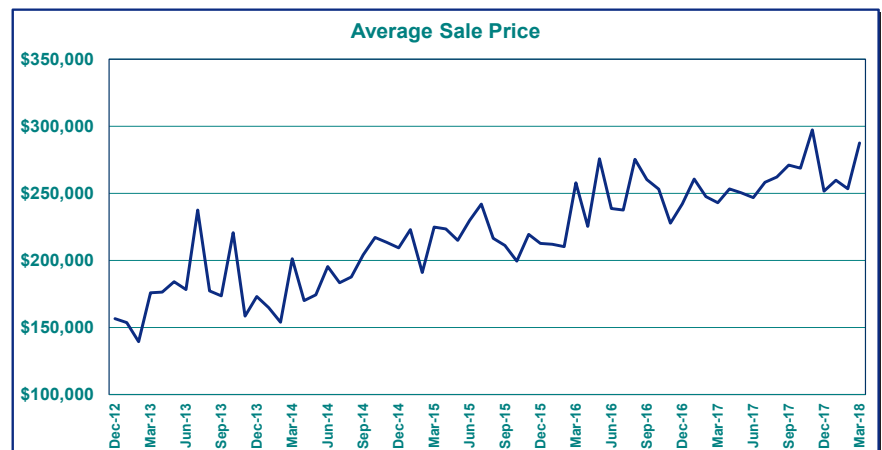
COWLITZ COUNTY, WA

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 March 2018

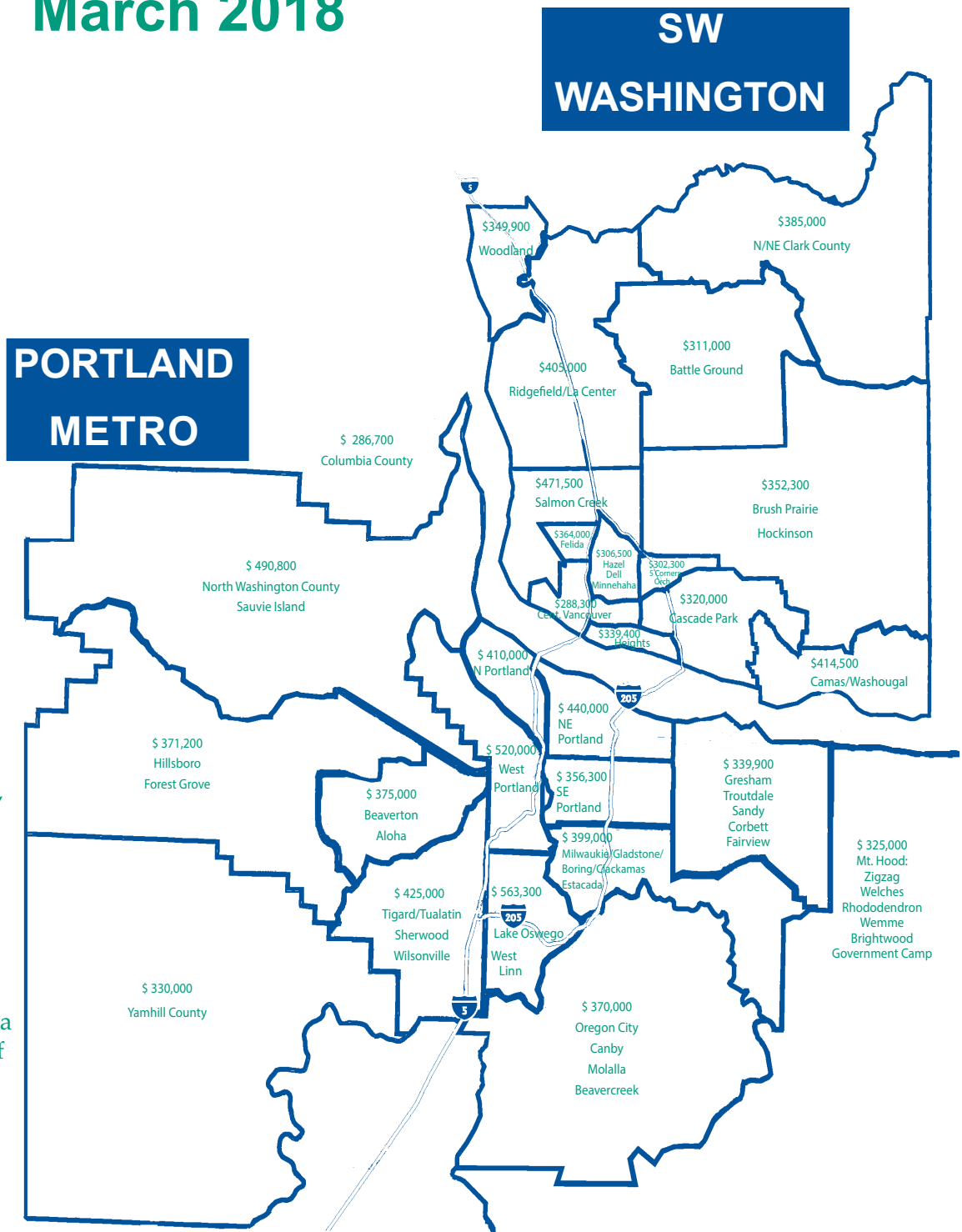
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Portland, OR 97220
(503) 236-7657
communications@rmls.com

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Lori Palmero, 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: Union County, Oregon

March 2018 Reporting Period

March Residential Highlights

Closed sales had a strong month in Union County this March. There were 29 closings, a 16.0% increase over March 2017 and over double the 11 closings posted last month in February 2018—a March record for Union County. New listings (32) fell short of the 40 new listings offered last year in March 2017 but outpaced February 2018 when 24 new listings were offered. Pending sales (24) fell short of both March 2017 (32) and February 2018 (32).

Inventory decreased in March to 2.9 months, with total market time decreasing to 108 days.

Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending March 31st of this year (\$199,600) with the average price of homes in the twelve months ending March 2017 (\$181,600) shows an increase of 9.9%. 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	2.9
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	March	32	24	29	220,100	178,000	108
	February	24	32	11	217,700	185,000	184
	Year-to-date	72	76	63	206,500	165,700	120
2017	March	40	32	25	171,200	147,600	151
	Year-to-date	84	70	61	201,500	150,000	153
Change	March	-20.0%	-25.0%	16.0%	28.6%	20.6%	-28.9%
	Prev Mo 2018	33.3%	-25.0%	163.6%	1.1%	-3.8%	-41.3%
	Year-to-date	-14.3%	8.6%	3.3%	2.5%	10.5%	-21.4%

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

Average Sale Price % Change:

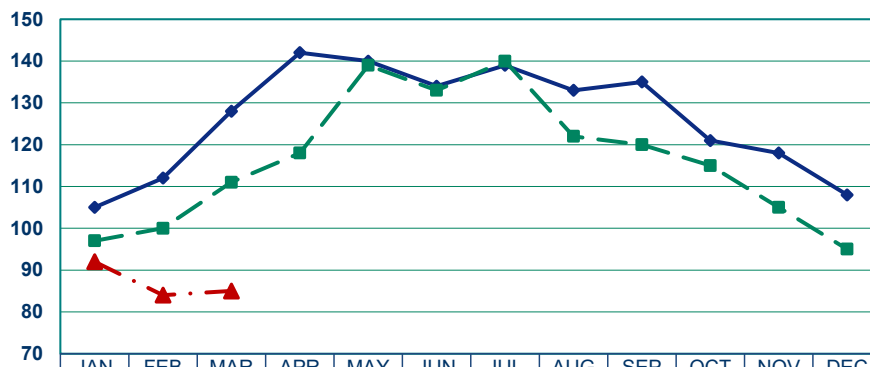
+9.9% (\$199,600 v. \$181,600)

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 • 3/2018

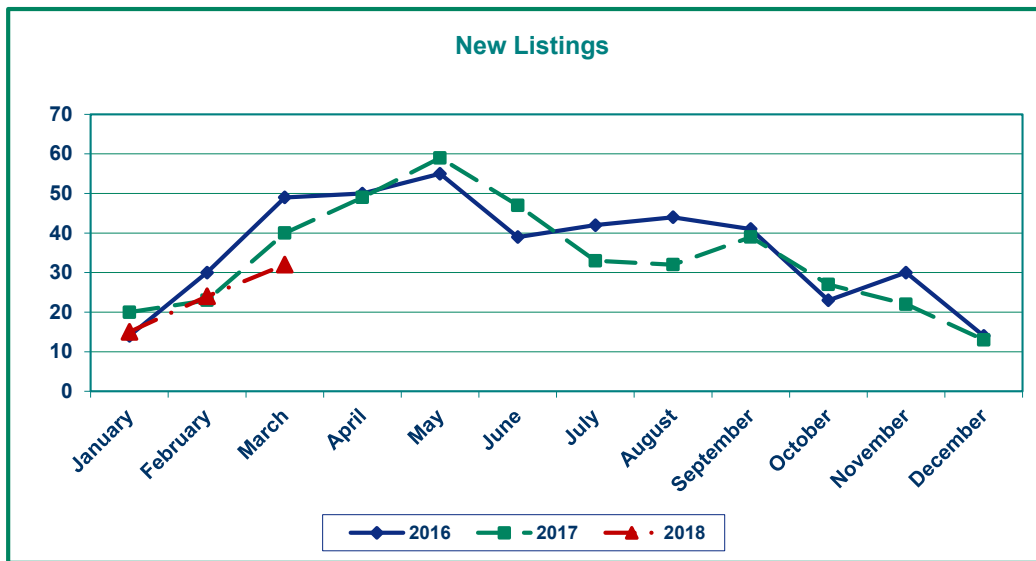
Union County, Oregon

		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
97814	Medical Springs	-	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97824	Cove	5	3	-	2	100.0%	5	445,800	332	4	8	166.7%	5	445,800	217,000	16.9%	-	-	3	103,300	-	-
97827	Elgin	27	8	3	2	-	3	50,300	59	21	7	600.0%	6	122,000	86,500	20.9%	-	-	2	111,000	1	167,500
97841	Imbler	1	0	0	0	-	0	-	-	1	1	-	0	-	-	-8.2%	0	-	0	-	0	-
97850	La Grande/ Island City	37	16	3	14	-41.7%	19	197,300	61	36	49	0.0%	42	190,500	167,900	11.0%	-	-	3	57,500	-	-
97867	North Powder	1	0	0	0	-	0	-	-	0	0	-100.0%	-	-	-	131.4%	-	-	1	145,000	-	-
97876	Summerville	8	1	0	0	-	0	-	-	2	0	-	2	442,500	442,500	-13.9%	-	-	-	-	-	-
97883	Union Union Co.	6	4	-	6	-14.3%	2	127,500	63	8	11	-26.7%	8	145,500	143,400	10.4%	-	-	2	31,500	1	131,000
	Union Co. Total	85	32	6	24	-25.0%	29	220,100	108	72	76	8.6%	63	206,500	165,700	9.9%	-	-	11	82,900	2	149,300

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/17-3/31/18) with 12 months before (4/1/16-3/31/17).

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.



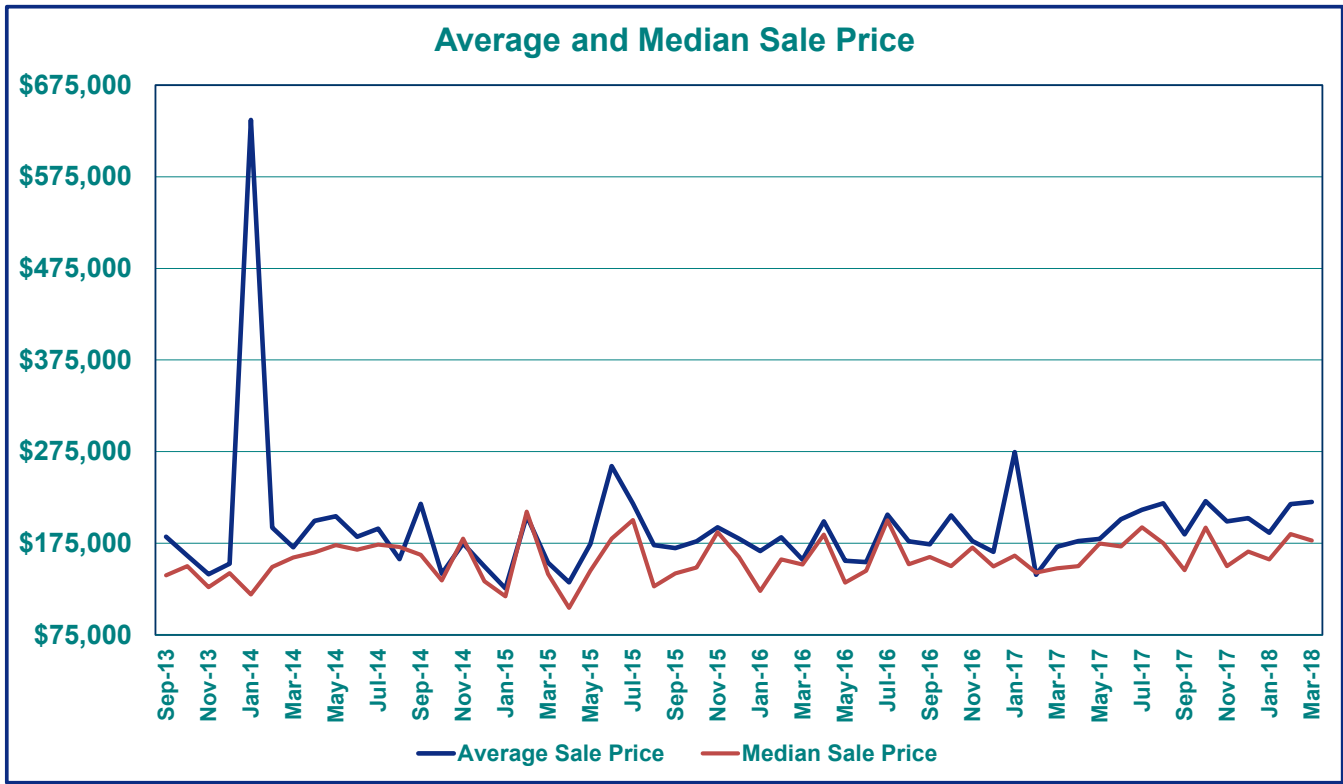
NEW LISTINGS

UNION COUNTY, OR

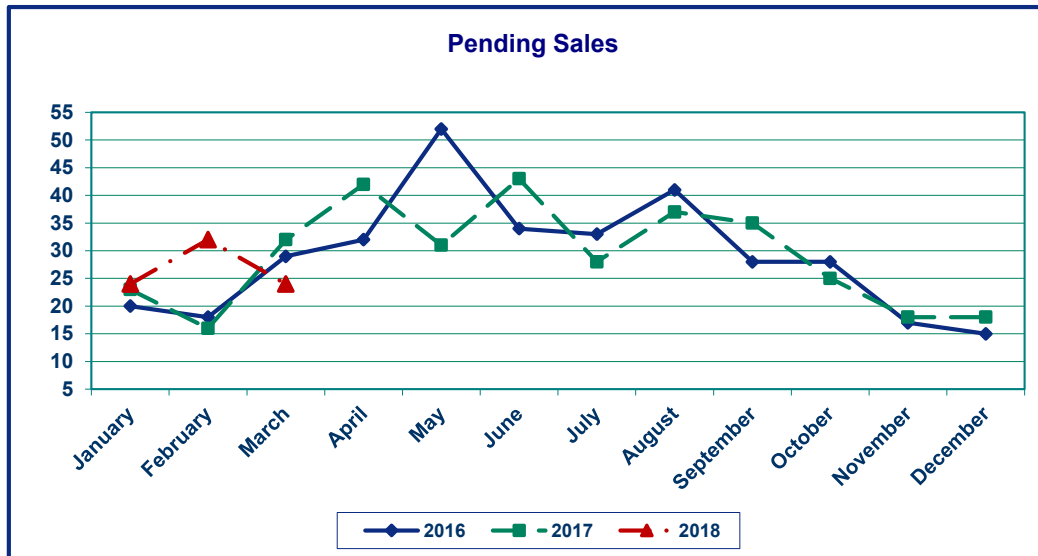
This graph shows the new residential listings over the past three calendar years in Union County, Oregon.

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

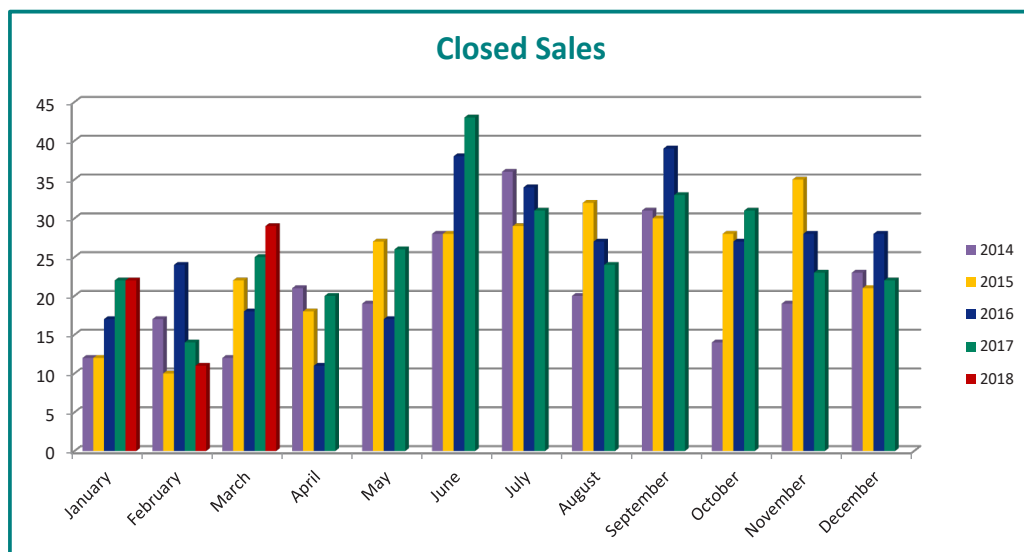
This graph represents monthly accepted offers in Union County, Oregon over the past three calendar years.

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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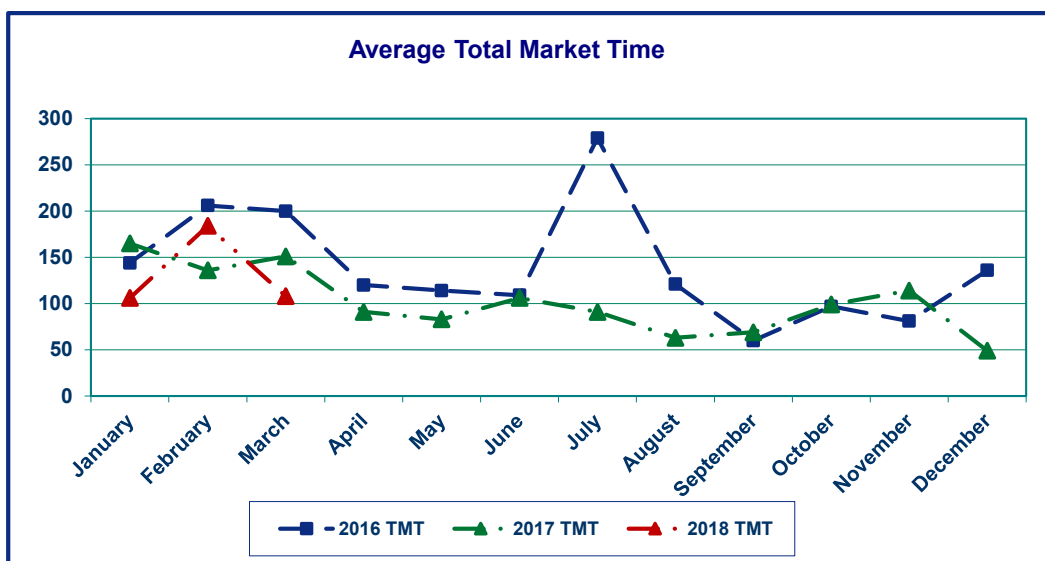
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DAYS ON MARKET UNION COUNTY, OR

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

MARKET ACTION



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Residential Review: Wallowa County, Oregon

March 2018 Reporting Period

March Residential Highlights

Wallowa County saw strong numbers almost across the board this March. New listings (19) were more than double the five new listings offered last year in March 2017 and outpaced February 2018 (16) by 18.8%. Seven pending sales edged ahead of the five offers accepted in both March 2017 and February 2018, a 40.0% increase. Eight closed sales were more than double the four closings recorded last month in February 2018 but ended two short of the ten closings recorded last year in March 2017.

Inventory decreased to 8.3 months in March, with total market time increasing by 12 days to end at 112 days.

Average and Median Sale Prices

Comparing the average price of homes sold in the twelve months ending March 31st of this year (\$215,200) with the average price of homes sold in the twelve months ending March 2017 (\$226,500) shows a decrease of 5.0%. The same comparison of the median shows an increase of 5.8% over the same time period, from \$173,000 to \$183,000.

Inventory in Months*

	2016	2017	2018
January	10.1	9.3	12.5
February	20.5	55	13.0
March	13.3	5.4	8.3
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:

-5.0% (\$215,200 v. \$226,500)

Median Sale Price % Change:

+5.8% (\$183,000 v. \$173,000)

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	March	19	7	8	312,400	235,500	112
	February	16	5	4	237,900	181,800	100
	Year-to-date	40	18	17	278,200	200,000	103
2017	March	5	5	10	214,100	182,500	207
	Year-to-date	16	14	18	205,100	182,500	331
Change	March	280.0%	40.0%	-20.0%	45.9%	29.0%	-46.0%
	Prev Mo 2018	18.8%	40.0%	100.0%	31.3%	29.5%	12.0%
	Year-to-date	150.0%	28.6%	-5.6%	35.6%	9.6%	-68.9%

AREA REPORT • 3/2018

Wallowa County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 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
97885	Wallowa	17	6	0	2	-	1	226,000	333	10	3	-	2	223,000	223,000	10.0%	-	-	-	-	-	-
97857	Lostine	3	0	0	-	-	0	-	-	1	1	-50.0%	0	-	-	-59.2%	0	-	0	-	0	-
97842	Imnaha	7	2	0	0	-	0	-	-	4	0	-	1	30,000	30,000	-85.5%	-	-	-	-	-	-
97846	Joseph	21	3	0	3	50.0%	2	296,000	80	12	4	-20.0%	3	242,700	136,000	-9.8%	-	-	5	199,500	-	-
97828	Enterprise	18	8	0	2	-33.3%	5	336,200	80	13	10	42.9%	11	320,500	200,000	15.8%	-	-	3	131,200	-	-
	Wallowa Co. Total	66	19	-	7	40.0%	8	312,400	112	40	18	28.6%	17	278,200	200,000	-5.0%	-	-	8	173,900	-	-

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

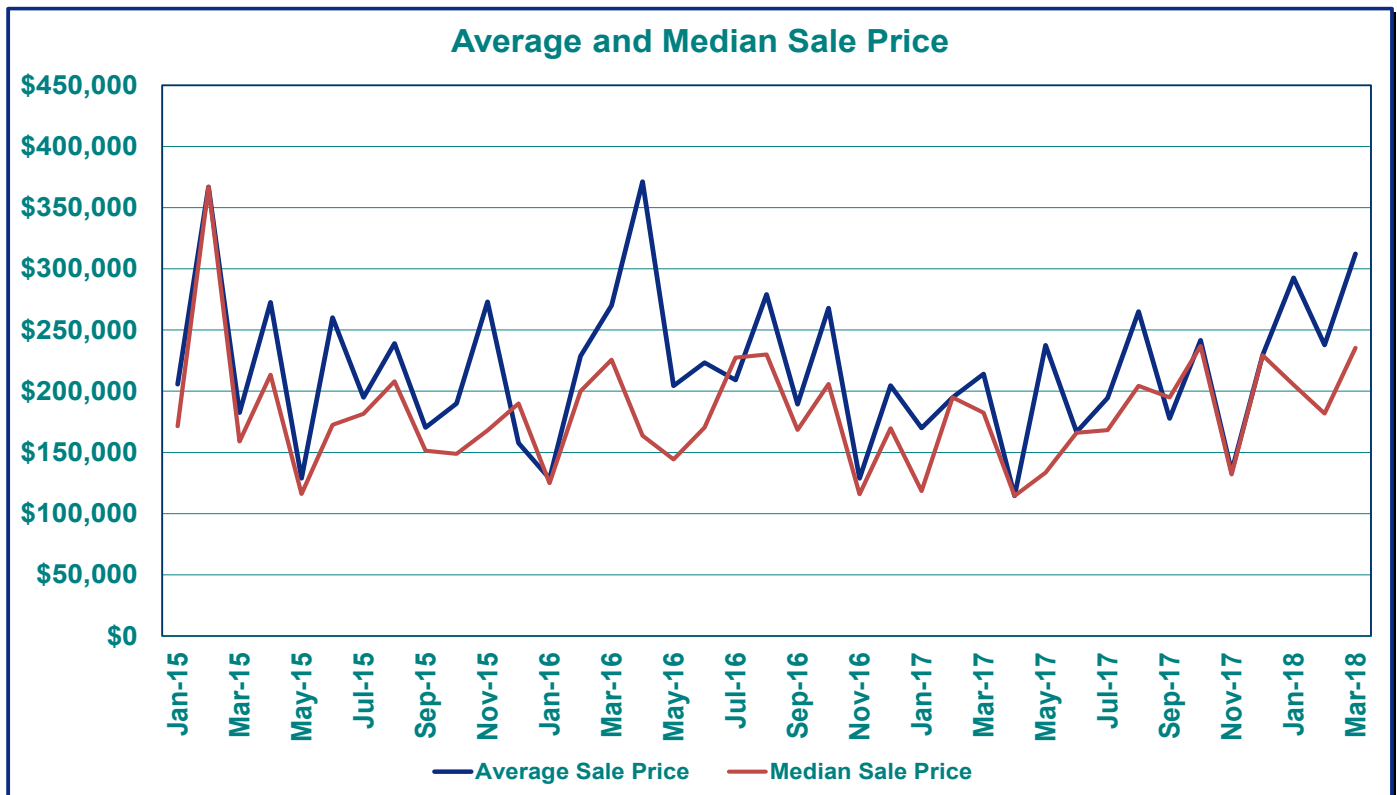
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SALE PRICE

WALLOWA COUNTY, OR

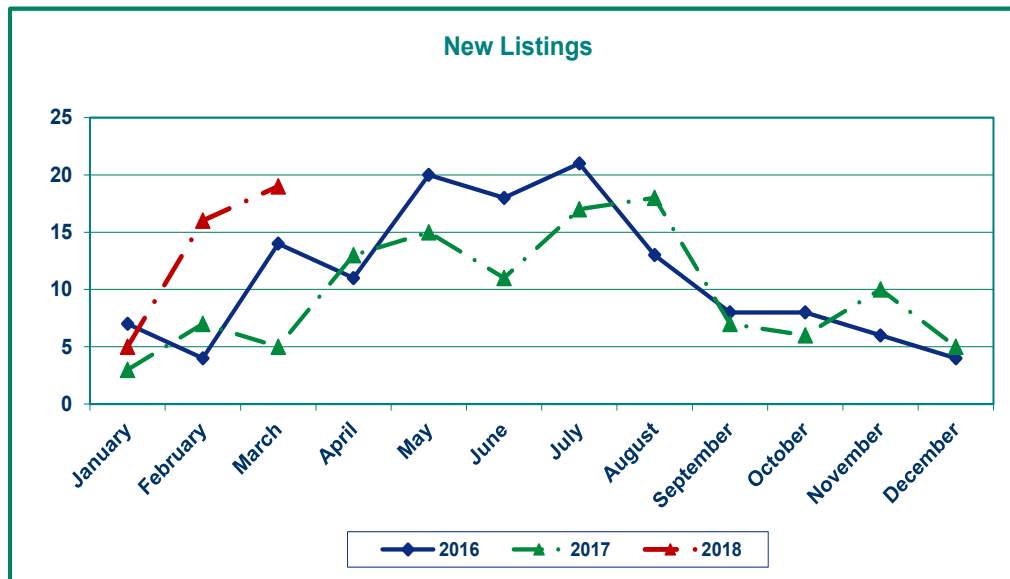
This graph represents the average and median sale price for all homes sold in Wallowa County, Oregon.



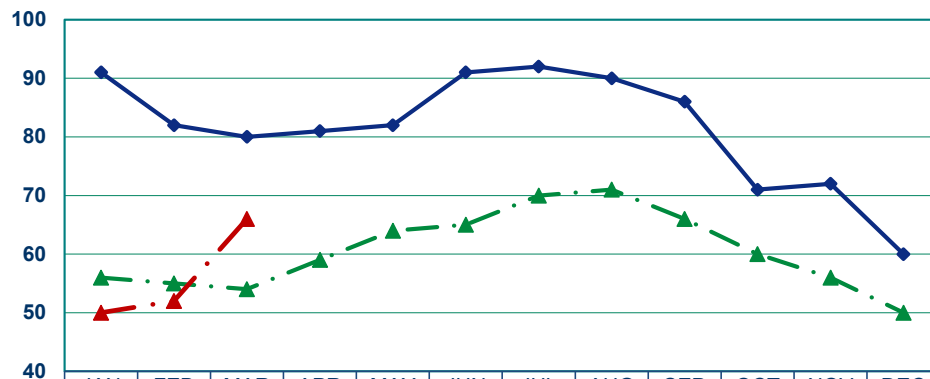
NEW LISTINGS

WALLOWA COUNTY, OR

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



Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

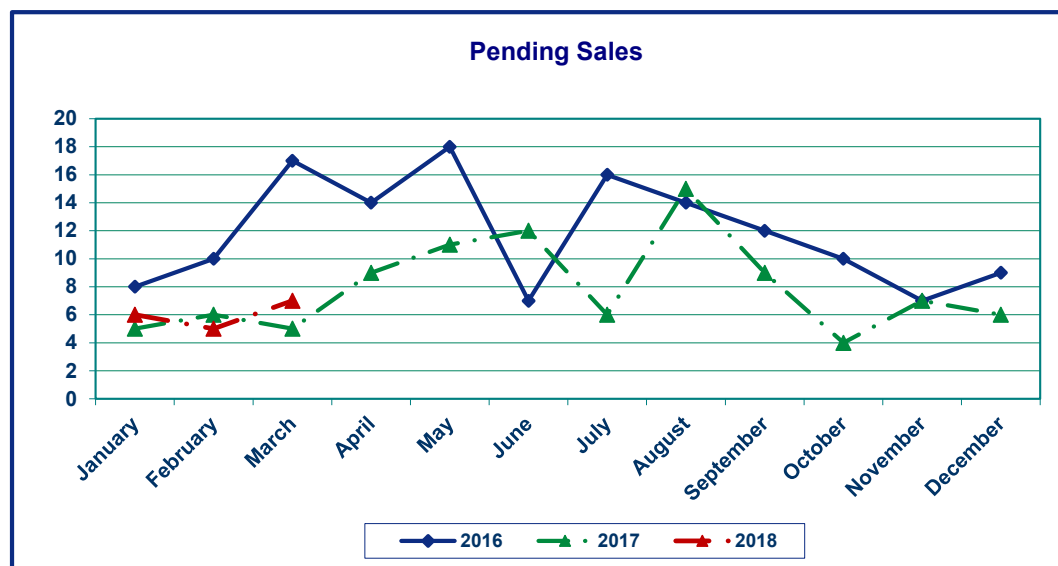
WALLOWA COUNTY, OR

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

PENDING LISTINGS

WALLOWA COUNTY, OR

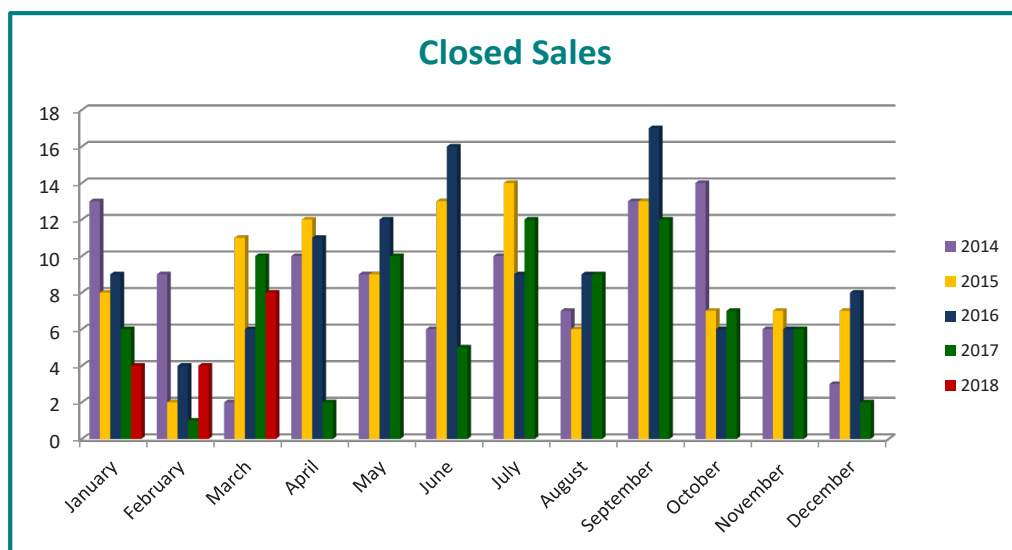
This graph represents monthly accepted offers in Wallowa County, Oregon.



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

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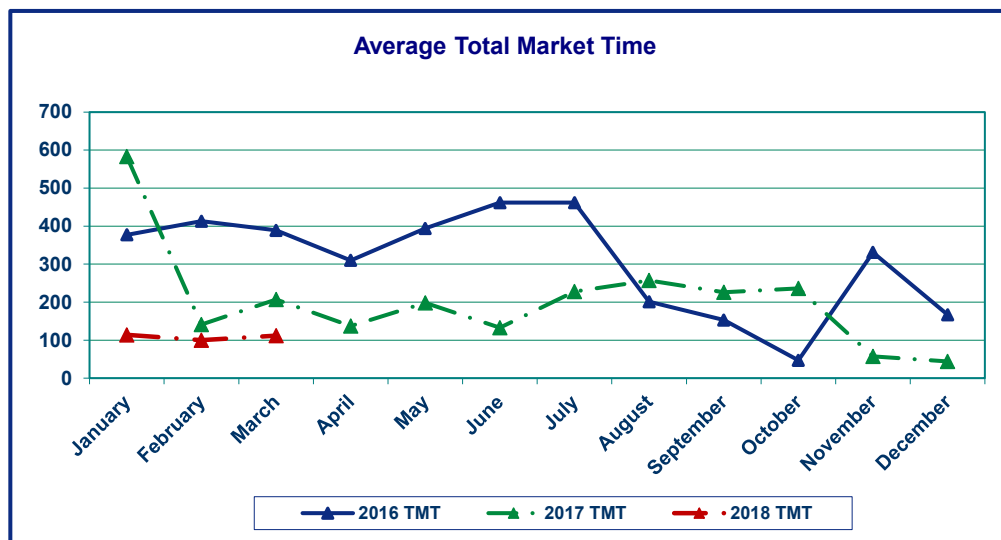
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