

MARKET ACTION



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

Residential Review: Baker County, Oregon

February 2020 Reporting Period

February Residential Highlights

New listings (24) were 10 more than the 14 in January 2020 and 16 more than the 8 in February 2019.

There were 18 pending sales, an increase from the 16 accepted offers in January 2020 and from the 12 accepted offers in February 2019.

Closed sales (14) was 3 more than the 11 in February 2019 and stayed even with the 14 closings recorded last month in January 2020.

Inventory and Time on Market

Inventory rose slightly to 4.6 months in February, and total market time increased to 109 days.

Average and Median Sale Prices

Comparing 2020 to 2019 through February, the average sale price has increased 49.0% from \$129,300 to \$192,700. In the same comparison, the median sale price has increased 69.8% from \$107,500 to \$182,500.

Inventory in Months*

	2018	2019	2020
January	4.8	6.1	4.5
February	4.8	7.4	4.6
March	3.6	6.4	
April	5.9	7.8	
May	4.5	3.7	
June	3.3	5.4	
July	5.2	3.5	
August	3.1	2.5	
September	4.9	3.8	
October	6.6	3.3	
November	6.4	3.0	
December	10.3	3.0	

*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.

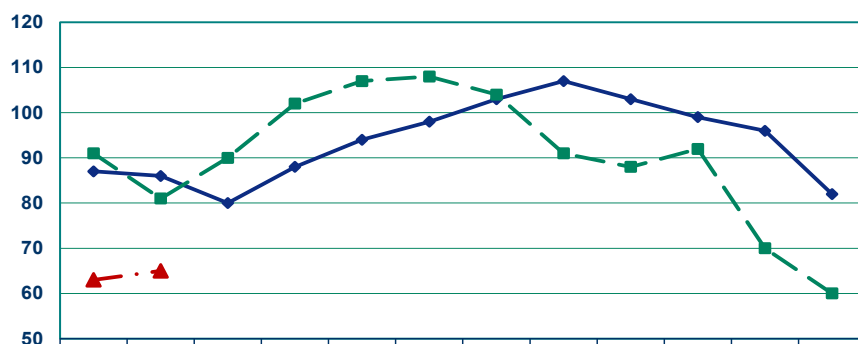
Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2020	February	24	18	14	224,600	233,000	109
	January	14	16	14	160,900	141,000	62
	Year-to-date	38	34	28	192,700	182,500	85
2019	February	8	12	11	107,800	94,500	35
	Year-to-date	33	26	27	129,300	107,500	127
Change	February	200.0%	50.0%	27.3%	108.3%	146.6%	215.3%
	Prev Mo 2020	71.4%	12.5%	0.0%	39.6%	65.2%	75.8%
	Year-to-date	15.2%	30.8%	3.7%	49.0%	69.8%	-33.0%

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

Average Sale Price % Change:
+7.0% (\$184,600 v. \$172,500)
Median Sale Price % Change:
+1.5% (\$152,300 v. \$150,000)

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

Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

BAKER COUNTY, OR

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

AREA REPORT • 2/2020

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 2020 v. 2019 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2020 v. 2019 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	32	19	1	15	66.7%	11	217,400	75	29	24	9.1%	22	188,200	167,500	9.4%	1	516,500	6	123,000	-	-	
461	Haines/Anthony Lk/ Muddy Crk	1	0	-	1	0.0%	0	-	-	1	2	0.0%	1	52,000	52,000	-54.4%	-	-	-	-	-	-	
462	Sumpter/McEwen/ Bourne/Phillips Lk/ Granit	12	2	0	2	-	1	238,000	259	3	3	-	1	238,000	238,000	-5.5%	-	-	2	38,500	-	-	
463	Unity/ Hereford	4	0	0	0	-	1	180,000	141	0	2	-	1	180,000	180,000	174.4%	-	-	-	-	-	-	
464	Huntington/ Lime	0	0	0	0	-100.0%	0	-	-	0	0	-100.0%	1	100,000	100,000	76.7%	-	-	-	-	-	-	
465	Durkee/ Pleasant Valley	2	1	0	0	-	0	-	-	1	1	-	0	-	-	-	0	-	0	-	0	-	
466	Richland/ New Bridge	8	2	0	0	-	1	335,000	302	3	1	-	2	342,500	342,500	30.4%	-	-	-	-	-	-	
467	Halfway/ Cornucopia	6	0	0	0	-100.0%	-	-	-	1	1	0.0%	-	-	-	2.7%	-	-	1	8,800	-	-	
468	Oxbow	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
	Baker County	65	24	1	18	50.0%	14	224,600	109	38	34	30.8%	28	192,700	182,500	7.0%	1	516,500	9	91,500	-	-	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2020 with February 2019. The Year-To-Date section compares 2020 year-to-date statistics through February with 2019 year-to-date statistics through February.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/19-2/29/20) with 12 months before (3/1/18-2/28/19).

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



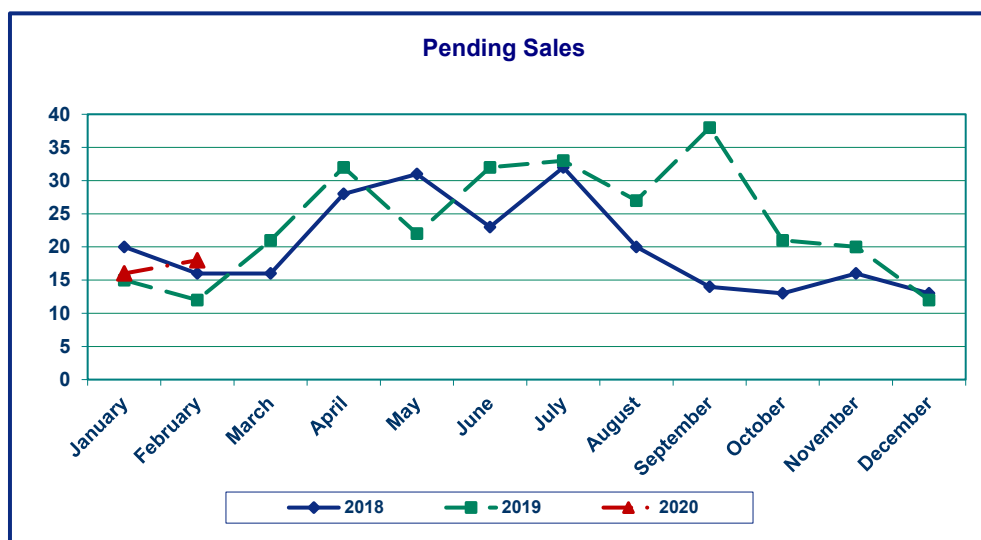
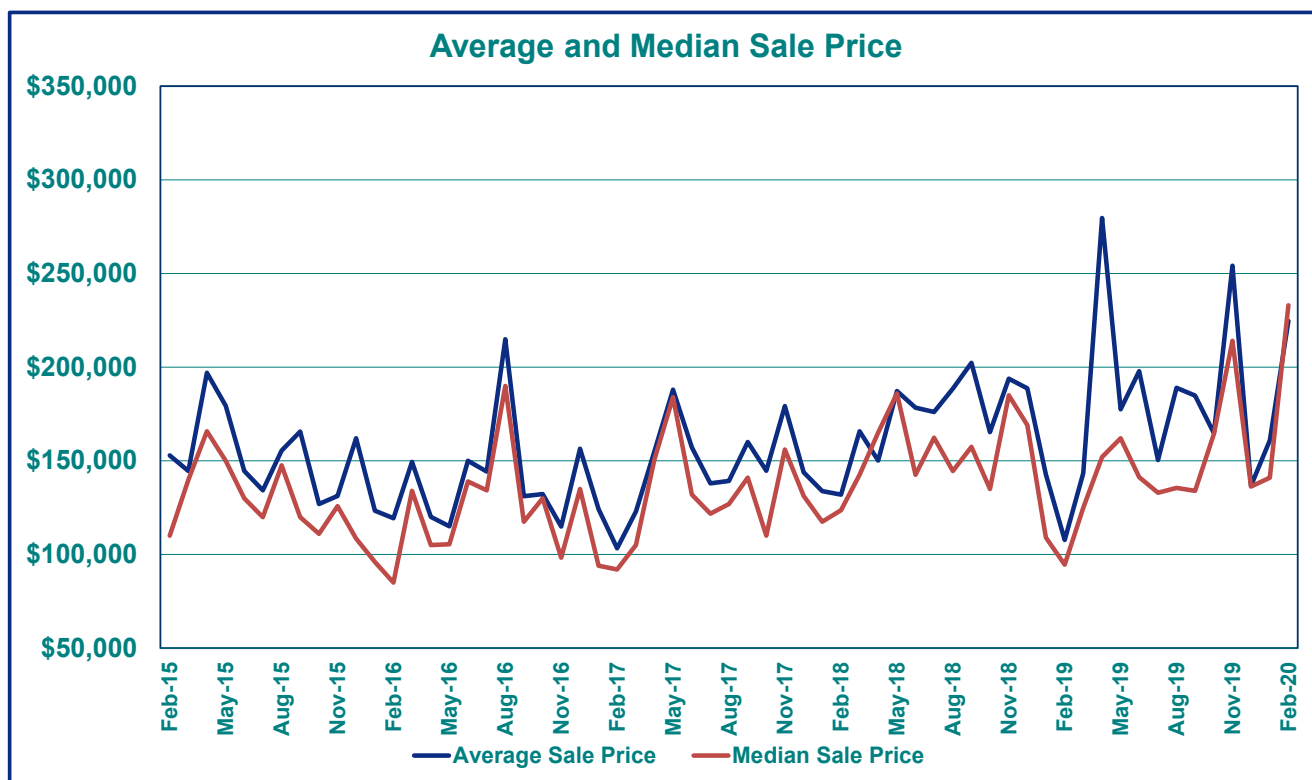
NEW LISTINGS BAKER COUNTY, OR

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

SALE PRICE

BAKER COUNTY, OR

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



PENDING LISTINGS

BAKER COUNTY, OR

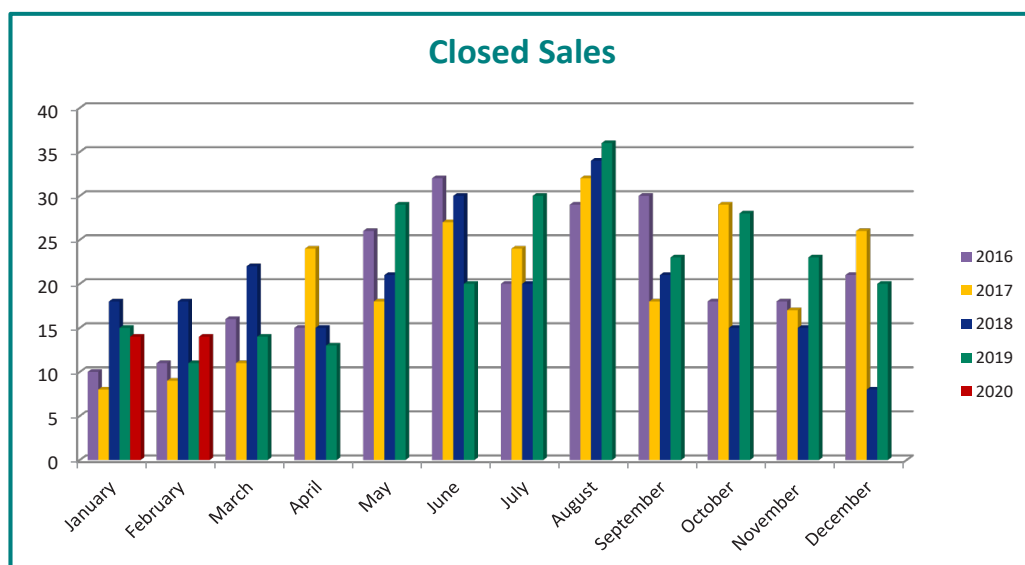
This graph represents monthly accepted offers in Baker County, Oregon over the past three calendar years.

CLOSED SALES BAKER COUNTY, OR

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

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



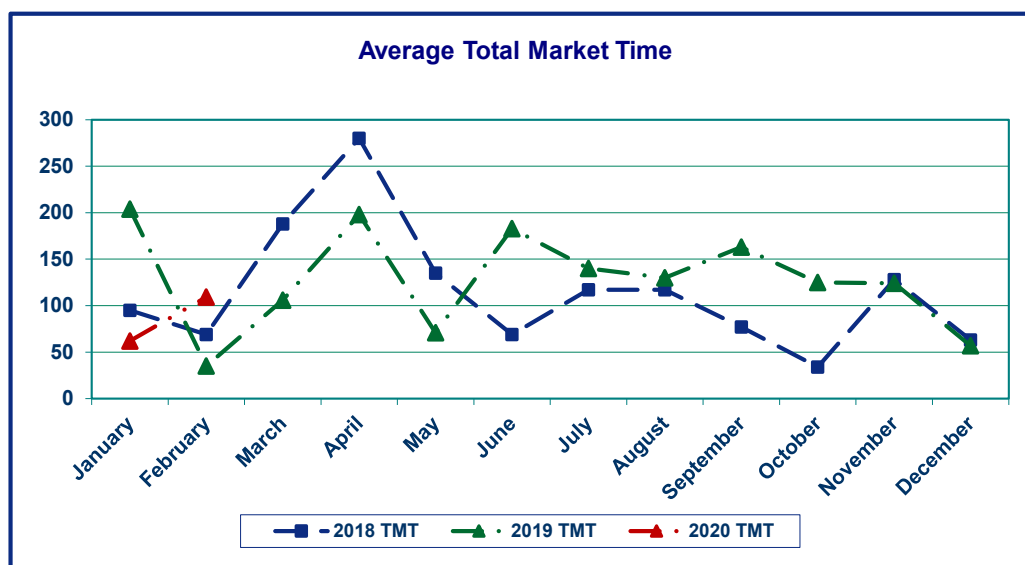
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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



Rick Jenkins, Chairman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor

MARKET ACTION



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Residential Review: Columbia Basin, Oregon

February 2020 Reporting Period

February Residential Highlights

There were 91 new listings in February 2020, more than February 2019 (67) and 26.4% stronger than last month in January 2020 (72).

Pending sales (91) increased 46.8% from February 2019 (62) and increased 51.7% from last month January 2020 when 60 offers were accepted.

Closed sales (46) increased 21.1% from February 2019 (38) and fell 20.7% from the 58 closings recorded last month in January 2020.

Inventory and Time on Market

Inventory increased to 4.3 months in February. Total market time decreased to 89 days.

Year to Date Summary

This year new listings (164) have increased 10.8%, pending sales (147) have increased 12.2% and closings (106) have held steady.

Average and Median Sale Prices

Comparing 2020 to 2019 through February, the average sale price has increased 17.9% from \$196,200 to \$231,300. The median sale price has increased 12.0% from \$196,000 to \$219,500.

Inventory in Months*			
	2018	2019	2020
January	4.2	3.0	3.6
February	3.2	4.8	4.3
March	3.6	2.5	
April	3.8	3.1	
May	3.0	2.9	
June	3.4	3.7	
July	3.6	2.9	
August	2.6	2.2	
September	3.5	2.8	
October	3.0	3.1	
November	3.3	3.5	
December	3.4	3.5	

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

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

Average Sale Price % Change:

+9.8% (\$213,200 v. \$194,200)

Median Sale Price % Change:

+10.1% (\$203,500 v. \$184,800)

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

Columbia Basin Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2020	February	91	91	46	221,400	222,000	89
	January	72	60	58	236,400	212,500	90
	Year-to-date	164	147	106	231,300	219,500	89
2019	February	67	62	38	198,000	180,500	91
	Year-to-date	148	131	106	196,200	196,000	83
Change	February	35.8%	46.8%	21.1%	11.8%	23.0%	-1.9%
	Prev Mo 2020	26.4%	51.7%	-20.7%	-6.3%	4.5%	-1.1%
	Year-to-date	10.8%	12.2%	0.0%	17.9%	12.0%	7.6%

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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/Cancelled Listings	Pending Sales	Pending Sales 2020 v. 2019 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2020 v. 2019 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	3	2	0	1	-50.0%	0	-	-	4	2	-33.3%	-	-	-	74.1%	-	-	1	9,000	-	-	
381	Condon/S	0	1	0	1	-	1	100,000	16	1	1	-50.0%	1	100,000	100,000	-2.1%	-	-	1	9,500	-	-	
	Gilliam Co. Total	3	3	-	2	0.0%	1	100,000	16	5	3	-40.0%	1	100,000	100,000	20.2%	-	-	2	9,300	-	-	
420	Boardman/NW	7	1	-	3	-50.0%	0	-	-	6	4	-42.9%	0	-	-	5.2%	0	-	0	-	0	-	
421	Irrigon	7	2	0	3	50.0%	1	330,000	112	5	7	250.0%	4	213,400	190,000	36.0%	-	-	1	50,000	-	-	
422	Ione	1	0	0	0	-100.0%	0	-	-	1	1	0.0%	0	-	-	-31.9%	0	-	0	-	0	-	
423	Lexington	2	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	3.3%	0	-	0	-	0	-	
424	Heppner/S	5	1	1	1	-50.0%	2	138,000	16	2	4	33.3%	5	110,300	119,000	-3.9%	-	-	-	-	-	-	
	Morrow Co. Total	22	4	1	7	-36.4%	3	202,000	48	14	16	14.3%	9	156,100	143,500	9.5%	-	-	1	50,000	-	-	
430	Umatilla	7	7	0	8	33.3%	2	105,300	62	11	9	-25.0%	5	166,500	170,000	7.9%	-	-	-	-	-	-	
431	Hermiston	69	37	6	25	31.6%	12	275,000	87	66	39	8.3%	35	274,800	272,000	10.9%	-	-	2	67,500	-	-	
432	Stanfield	2	2	3	0	-100.0%	2	220,000	35	2	1	0.0%	2	220,000	220,000	3.1%	-	-	-	-	-	-	
433	Echo	1	0	0	0	-	0	-	-	1	1	0.0%	1	155,000	155,000	-24.5%	-	-	-	-	-	-	
435	Pendleton City Limits	43	19	4	32	68.4%	17	228,600	110	35	53	26.2%	35	231,500	219,000	7.9%	1	79,000	2	76,800	2	270,000	
436	E-Meacham, Cayuse	-	0	0	0	-100.0%	0	-	-	0	0	-100.0%	0	-	-	9.8%	0	-	0	-	0	-	
437	NE-Athena, Helix, Adams, Weston	11	3	-	2	-	0	-	-	5	3	0.0%	3	199,000	183,000	28.7%	-	-	-	-	-	-	
438	S-Pilot Rock, Ukiah	7	1	0	1	-	1	154,000	-	3	1	-66.7%	3	133,700	149,000	0.5%	-	-	1	5,000	-	-	
439	Milton-Freewater	31	15	1	14	366.7%	8	185,700	107	22	21	61.5%	12	238,500	230,000	-7.8%	-	-	1	45,000	-	-	
	Umatilla Co. Total	171	84	14	82	67.3%	42	225,600	94	145	128	14.3%	96	239,700	226,500	9.0%	1	79,000	6	56,400	2	270,000	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2020 with February 2019. The Year-To-Date section compares 2020 year-to-date statistics through February with 2019 year-to-date statistics through February.

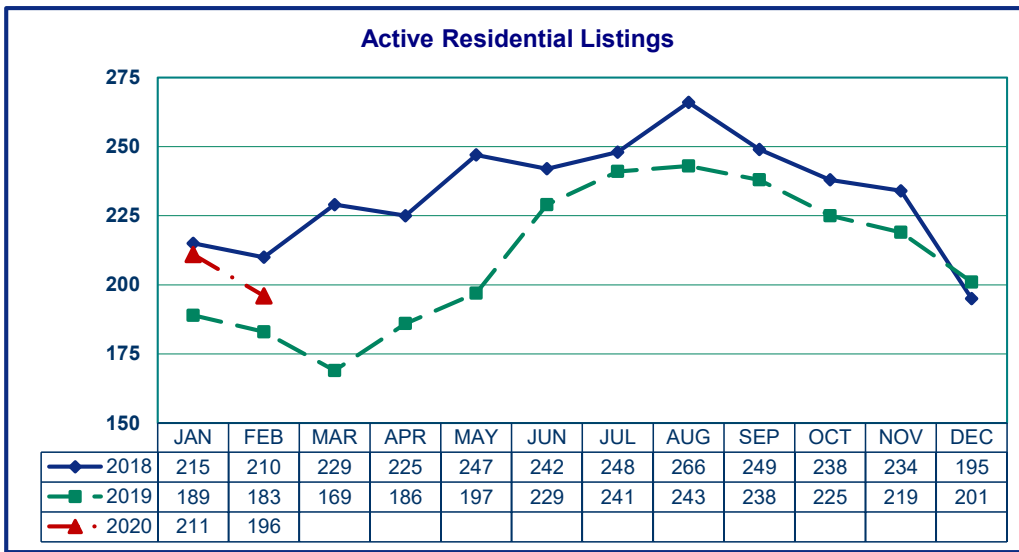
² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/19-2/29/20) with 12 months before (3/1/18-2/28/19).

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

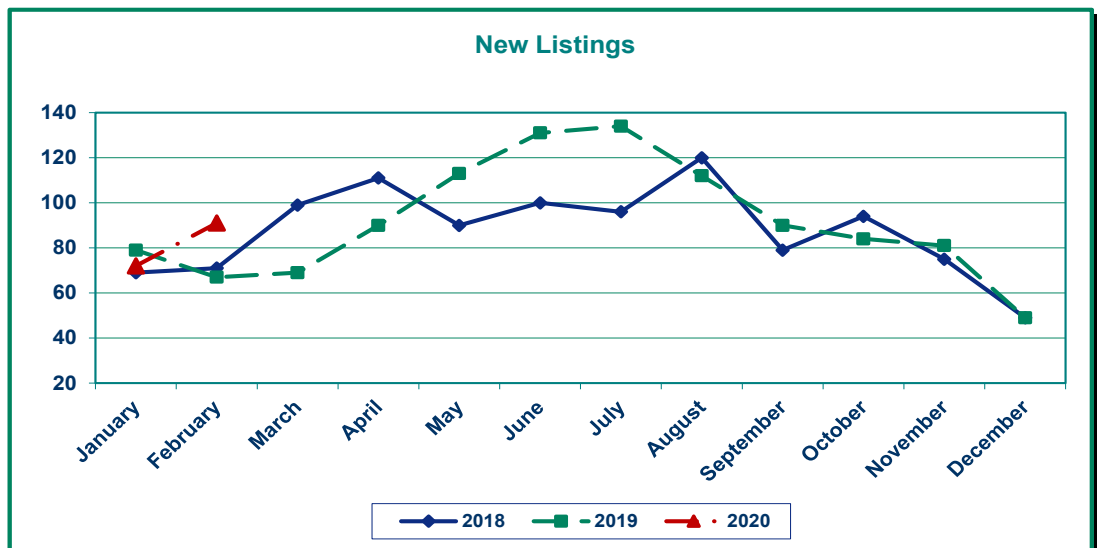
This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.

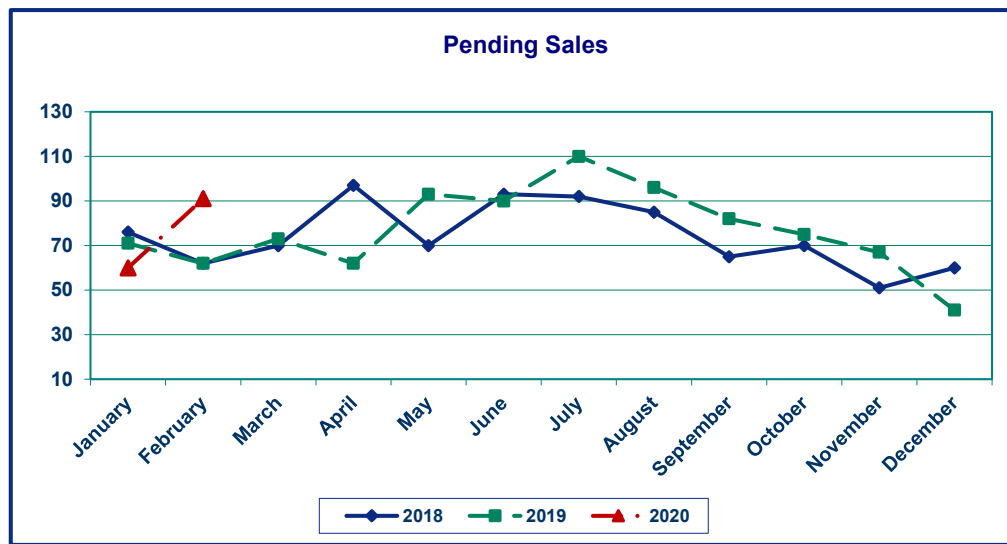


NEW LISTINGS

COLUMBIA BASIN, OR

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





PENDING LISTINGS

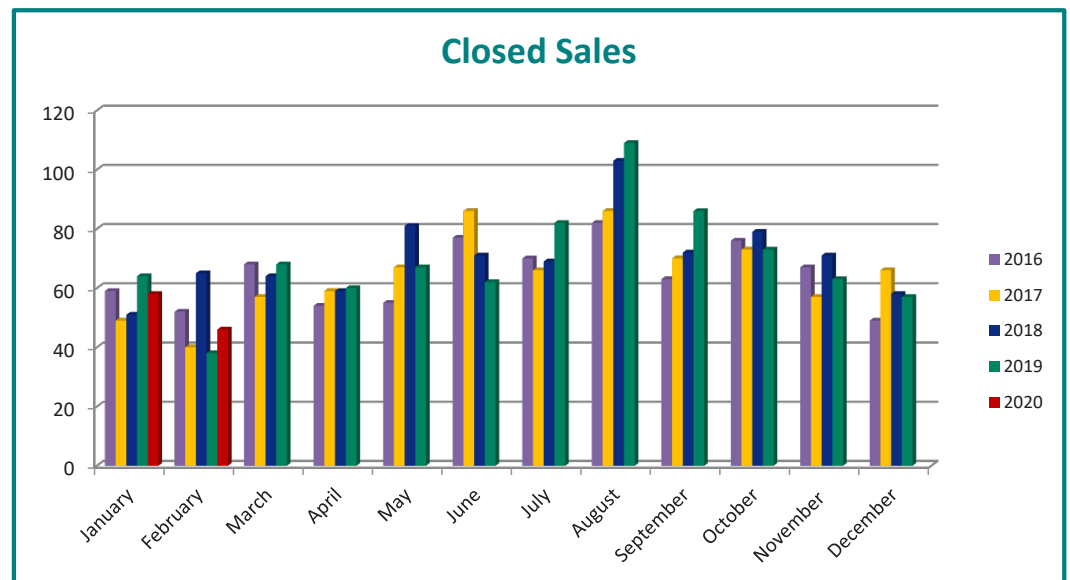
COLUMBIA BASIN, OR

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

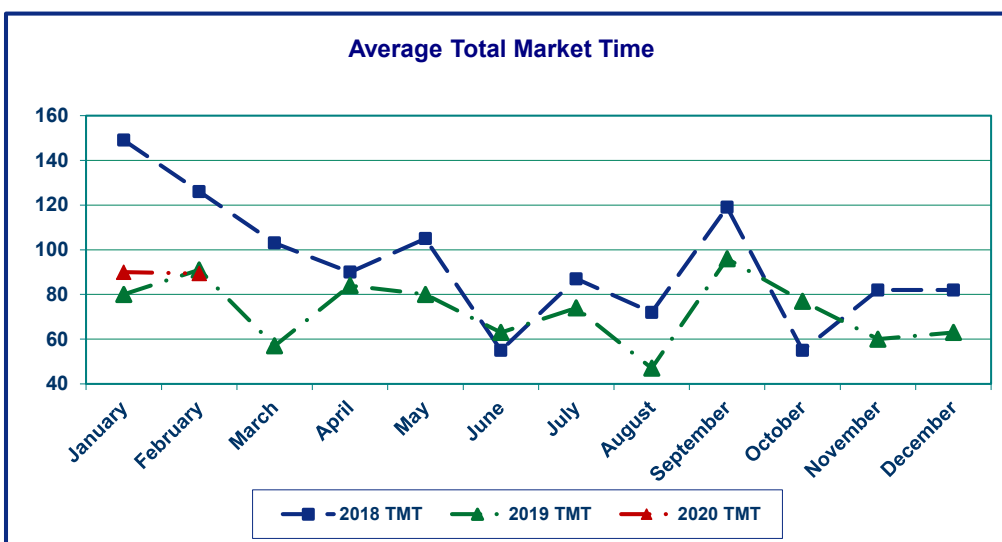
CLOSED SALES

COLUMBIA BASIN, OR

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



Average Total Market Time



DAYS ON MARKET

COLUMBIA BASIN, OR

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

SALE PRICE
COLUMBIA BASIN, OR

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

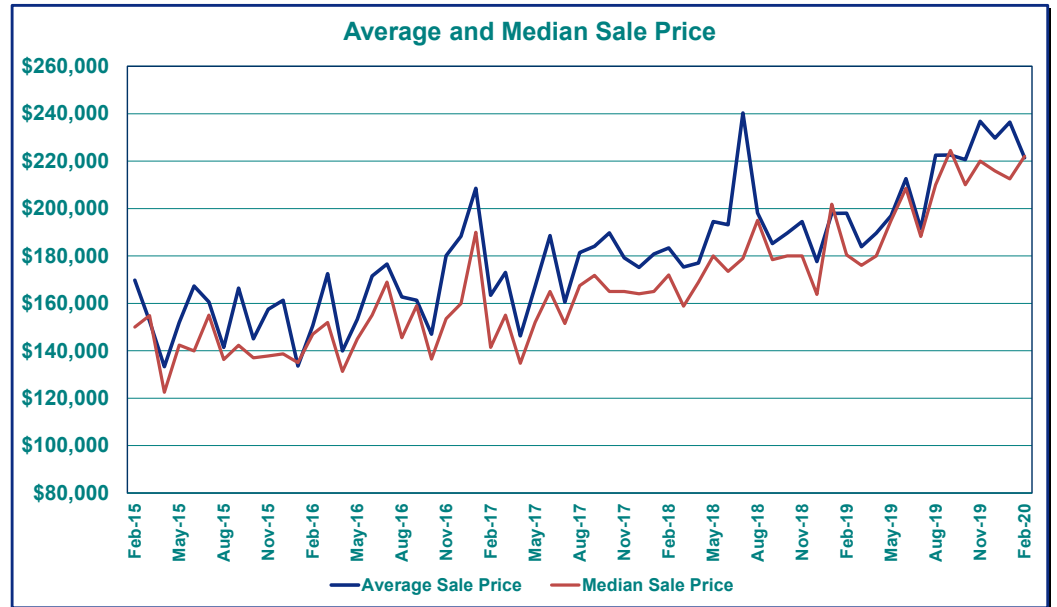
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Note: A residential property in Area 439, sold in July 2018 for \$2.65 million dollars, impacting the area's average sales price.



Rick Jenkins, Chairman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor

MARKET ACTION

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Residential Review: Coos County, Oregon

February 2020 Reporting Period

February Residential Highlights

New listings (103) increased 14.4% from February 2019 (90) and fell 4.6% from January 2020 (108).

Pending sales (103) increased 24.1% from February 2019 (83) and rose 17.0% from last month January 2020 when 88 offers were accepted.

Closed sales (70) increased 11.1% from February 2019 (63) and fell 30.0% from January 2020 (100).

Year to Date Summary

Comparing the first two months of 2020 to the same period in 2019, new listings (212) increased 3.9%, pending sales (188) increased 10.6% and closings (173) have increased 18.5%.

Average and Median Sale Prices

Comparing 2020 to 2019 through February, the average sale price has increased 7.1% from \$215,600 to \$230,800. In the same comparison, the median sale price has increased 5.7% from \$203,500 to \$215,000.

Inventory in Months*

	2018	2019	2020
January	5.2	3.4	2.7
February	4.3	4.3	3.7
March	3.7	3.8	
April	3.2	3.5	
May	3.4	3.7	
June	3.9	3.7	
July	5.1	3.8	
August	3.6	3.8	
September	4.0	2.8	
October	3.3	2.8	
November	2.7	4.1	
December	3.1	2.7	

*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 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
2020	February	103	103	70	222,200	215,000	67
	January	108	88	100	236,500	216,800	87
	Year-to-date	212	188	173	230,800	215,000	80
2019	February	90	83	63	214,400	200,000	93
	Year-to-date	204	170	146	215,600	203,500	87
Change	February	14.4%	24.1%	11.1%	3.6%	7.5%	-27.5%
	Prev Mo 2020	-4.6%	17.0%	-30.0%	-6.0%	-0.8%	-23.0%
	Year-to-date	3.9%	10.6%	18.5%	7.1%	5.7%	-8.4%

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

Average Sale Price % Change:

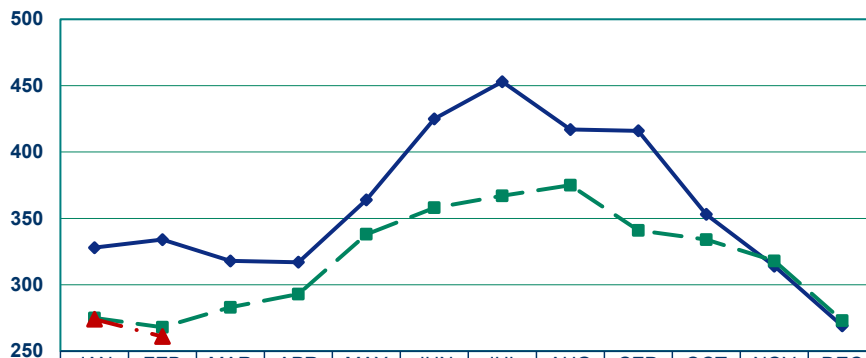
+7.1% (\$248,000 v. \$231,500)

Median Sale Price % Change:

+6.1% (\$220,000 v. \$207,300)

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

Active Residential Listings



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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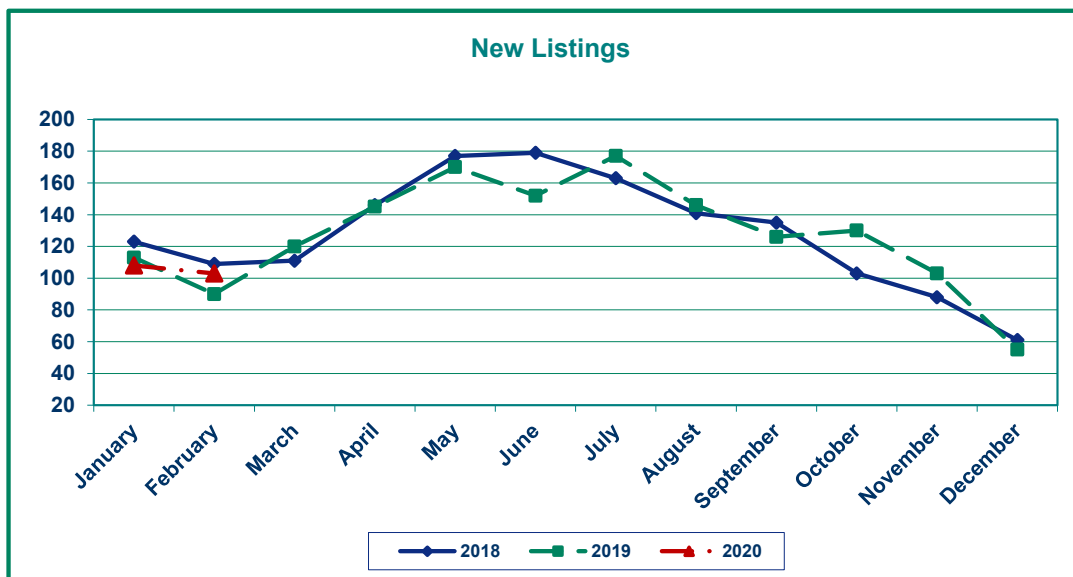
Coos County, Oregon

		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/Cancelled Listings	Pending Sales	Pending Sales 2020 v. 2019 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2020 v. 2019 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	60	14	1	14	-12.5%	10	303,300	67	36	27	8.0%	25	354,200	315,000	13.6%	2	269,500	15	117,500	1	205,000
97414	Broadbent	0	0	0	1	-	0	-	-	0	1	0.0%	-	-	-	-34.9%	-	-	1	48,500	-	-
97420	Coos Bay	79	38	8	45	18.4%	29	212,300	75	76	77	14.9%	77	206,400	197,000	4.8%	2	472,500	6	41,600	4	300,900
97423	Coquille	31	14	5	7	-12.5%	4	338,800	123	29	12	-36.8%	10	237,600	199,700	6.3%	1	360,000	1	31,000	-	-
97449	Lakeside	30	6	2	5	66.7%	1	125,100	27	10	10	11.1%	3	185,000	215,000	-4.2%	-	-	4	41,900	-	-
97458	Myrtle Point	19	6	1	3	0.0%	2	192,500	5	13	7	-41.7%	12	181,400	174,500	9.8%	-	-	2	35,500	2	85,000
97459	North Bend	36	23	5	27	92.9%	24	187,600	55	44	52	48.6%	45	222,700	229,100	9.5%	1	550,000	5	202,500	-	-
97466	Powers	6	2	1	1	0.0%	0	-	-	4	2	0.0%	1	55,500	55,500	62.2%	-	-	-	-	-	-
	Coos County	261	103	23	103	24.1%	70	222,200	67	212	188	10.6%	173	230,800	215,000	7.1%	6	399,000	34	98,300	7	225,500

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2020 with February 2019. The Year-To-Date section compares 2020 year-to-date statistics through February with 2019 year-to-date statistics through February.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/19-2/29/20) with 12 months before (3/1/18-2/28/19).

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.

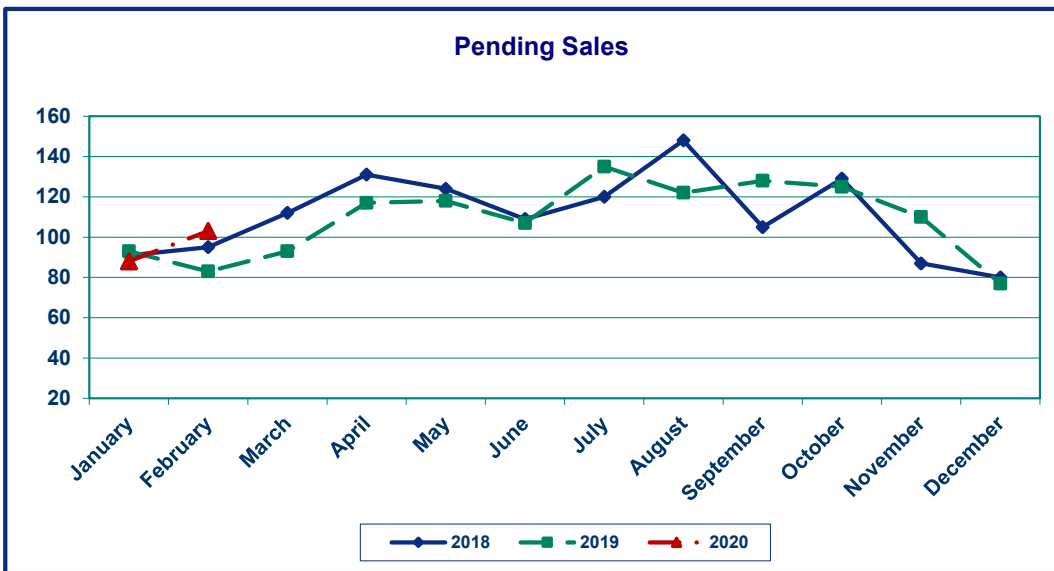
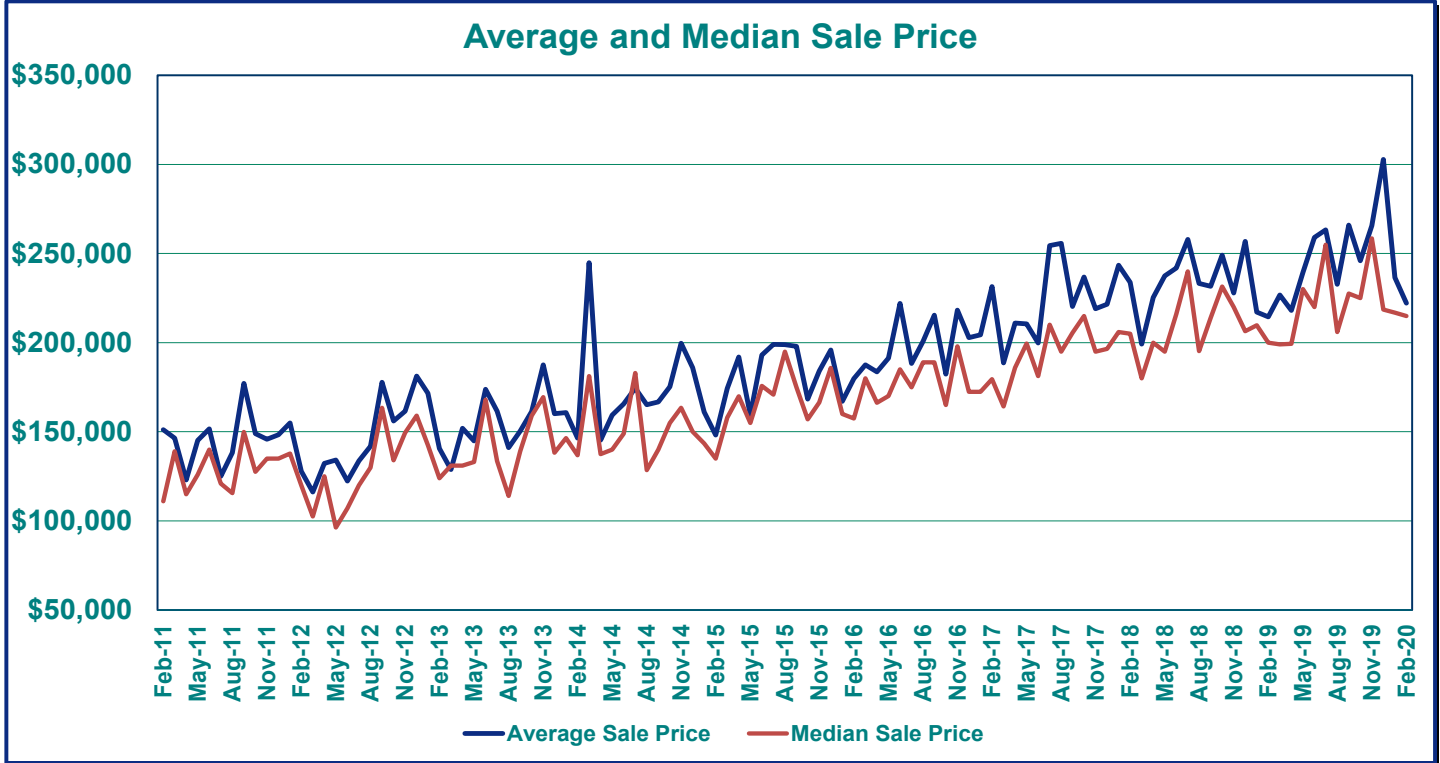


NEW LISTINGS COOS COUNTY, OR

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

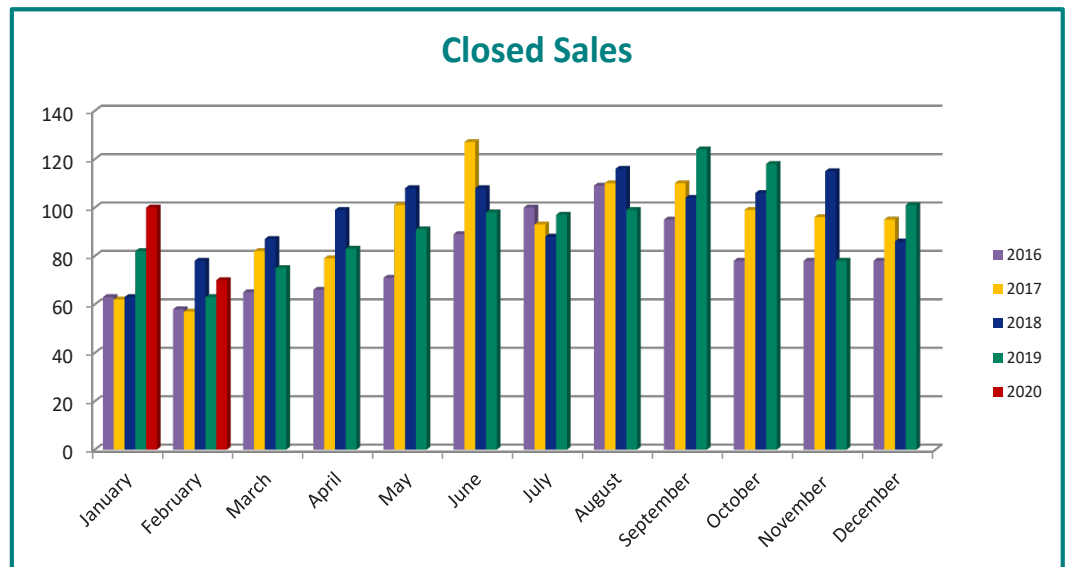
This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.

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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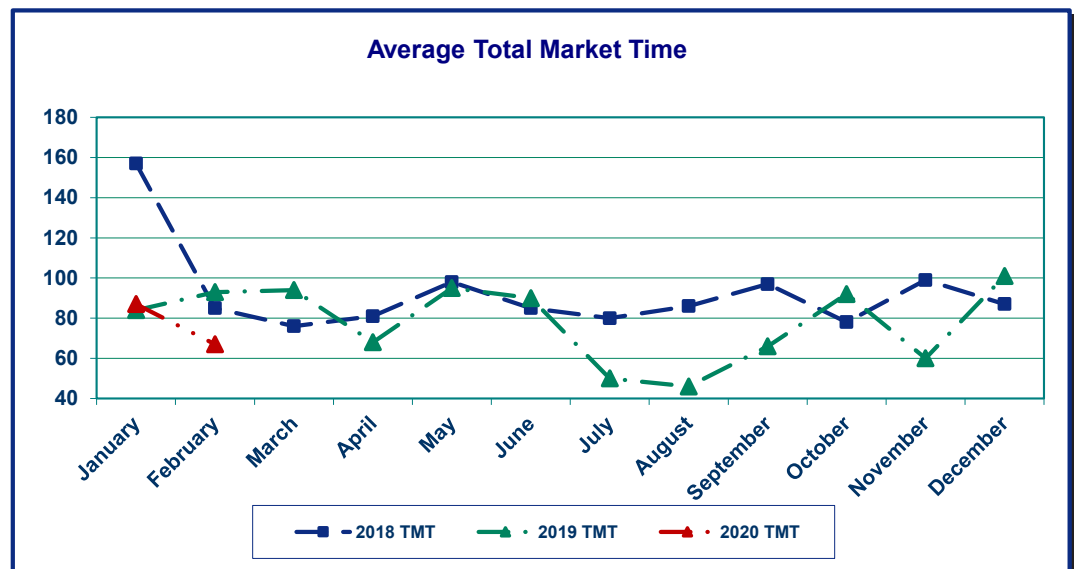
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DAYS ON MARKET
COOS COUNTY, OR

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



Rick Jenkins, Chairman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor

MARKET ACTION

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

Residential Review: Curry County, Oregon

February 2020 Reporting Period

February Residential Highlights

At 52, new listings decreased from February 2019 (61) and increased 18.2% from the 44 new listings offered last month in January 2020.

Pending sales (51) increased 50.0% from February 2019 (34) and increased 6.3% from last month January 2020 when 48 offers were accepted.

Closed sales (28) fell 17.6% from February 2019 (34) and decreased 20.0% from the 35 closings recorded last month in January 2020.

Year to Date Summary

Comparing the first two months of 2020 to the same period in 2019, new listings (96) have decreased 25.0%, pending sales (97) have increased 26.0%, and closed sales (63) have increased 6.8%.

Average and Median Sale Prices

Comparing 2020 to 2019 through February, the average sale price has increased 29.1% from \$283,400 to \$365,900. In the same comparison, the median sale price has increased 27.8% from \$270,000 to \$345,000.

Inventory in Months*			
	2018	2019	2020
January	7.4	10.9	6.0
February	9.0	8.4	7.3
March	5.2	6.7	
April	9.2	7.4	
May	6.4	5.4	
June	7.3	6.3	
July	6.2	5.9	
August	5.5	4.6	
September	4.3	5.7	
October	5.4	4.6	
November	5.5	6.3	
December	5.5	3.8	

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2020	February	52	51	28	429,700	397,000	141
	January	44	48	35	314,800	311,000	124
	Year-to-date	96	97	63	365,900	345,000	131
2019	February	61	34	34	308,200	307,500	202
	Year-to-date	128	77	59	283,400	270,000	253
Change	February	-14.8%	50.0%	-17.6%	39.4%	29.1%	-30.0%
	Prev Mo 2020	18.2%	6.3%	-20.0%	36.5%	27.7%	13.7%
	Year-to-date	-25.0%	26.0%	6.8%	29.1%	27.8%	-48.0%

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

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

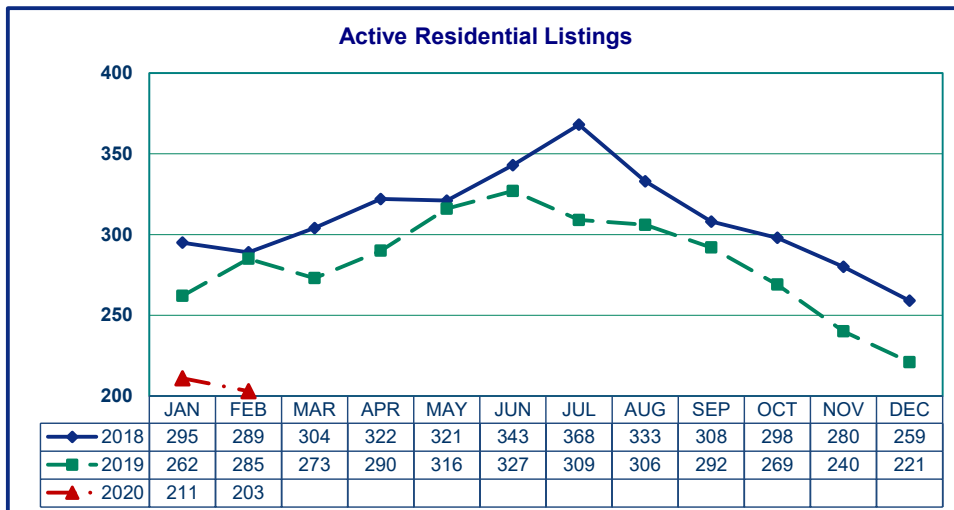
Average Sale Price % Change:

+8.5% (\$337,100 v. \$310,800)

Median Sale Price % Change:

+9.4% (\$290,000 v. \$265,000)

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



ACTIVE RESIDENTIAL LISTINGS

CURRY COUNTY, OR

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

AREA REPORT • 2/2020

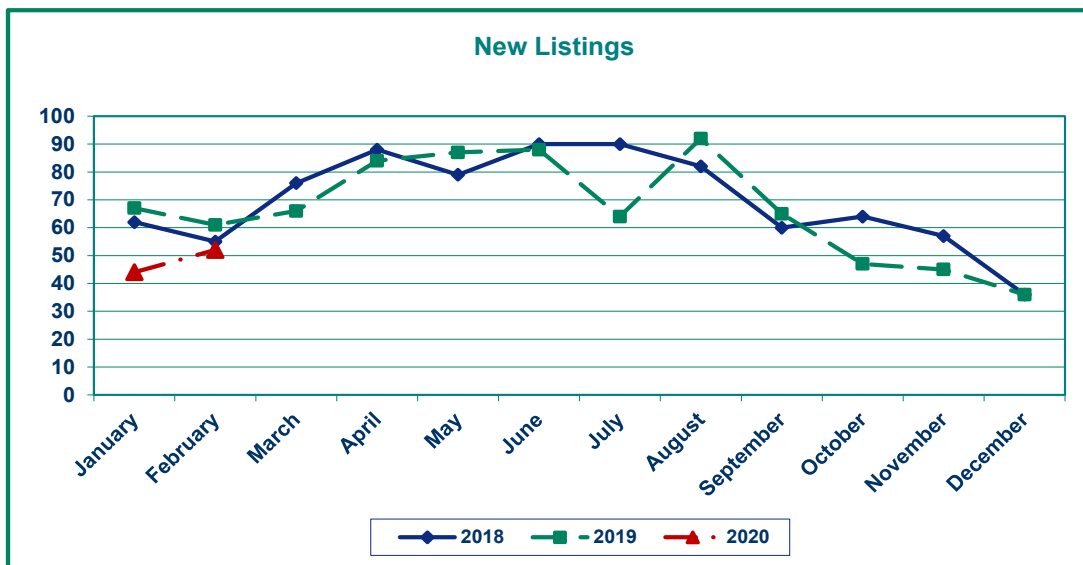
Curry County, Oregon

		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 2020 v. 2019 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2020 v. 2019 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	54	22	4	17	21.4%	11	481,700	130	38	36	24.1%	32	384,100	357,500	16.1%	2	355,000	3	77,400	3	248,300	
271	Harbor, Winchuck, SB Chetco	35	6	7	13	62.5%	6	625,800	132	10	24	41.2%	13	447,300	311,000	6.2%	1	311,000	2	107,500	1	385,000	
272	Carpenterville, Cape Ferrello, Whaleshead	26	3	2	3	0.0%	-	-	-	10	5	-50.0%	3	348,500	380,000	31.3%	-	-	1	110,000	-	-	
273	Gold Beach	59	14	3	14	133.3%	5	351,800	108	24	25	56.3%	9	297,700	350,000	-4.3%	-	-	6	187,300	-	-	
274	Port Orford	29	7	1	4	33.3%	6	203,200	198	14	7	40.0%	6	203,200	187,500	-2.1%	1	250,000	11	71,400	1	400,000	
	Curry County	203	52	17	51	50.0%	28	429,700	141	96	97	26.0%	63	365,900	345,000	8.5%	4	317,800	23	107,200	5	306,000	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2020 with February 2019. The Year-To-Date section compares 2020 year-to-date statistics through February with 2019 year-to-date statistics through February.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/19-2/29/20) with 12 months before (3/1/18-2/28/19).

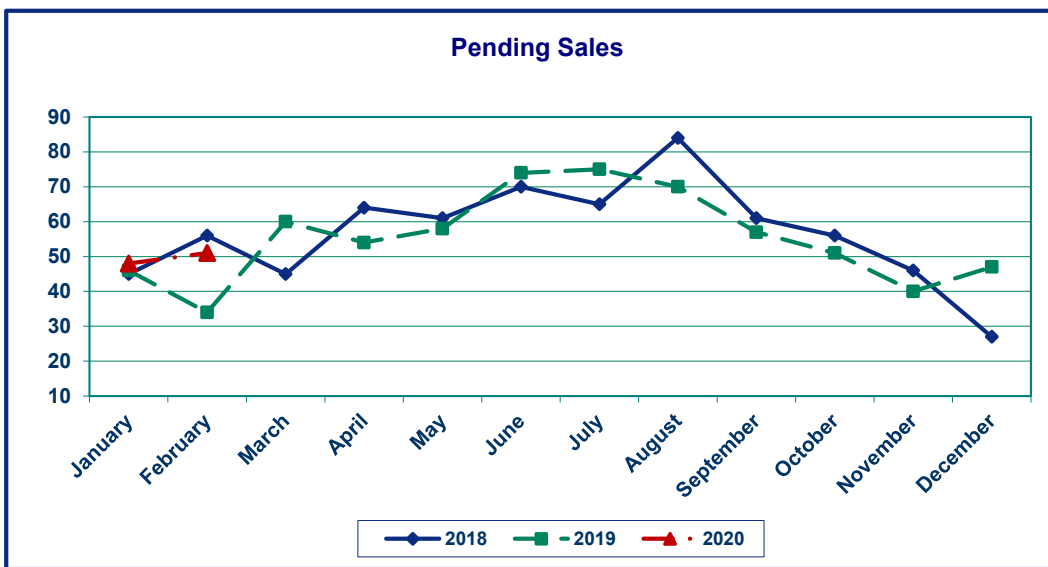
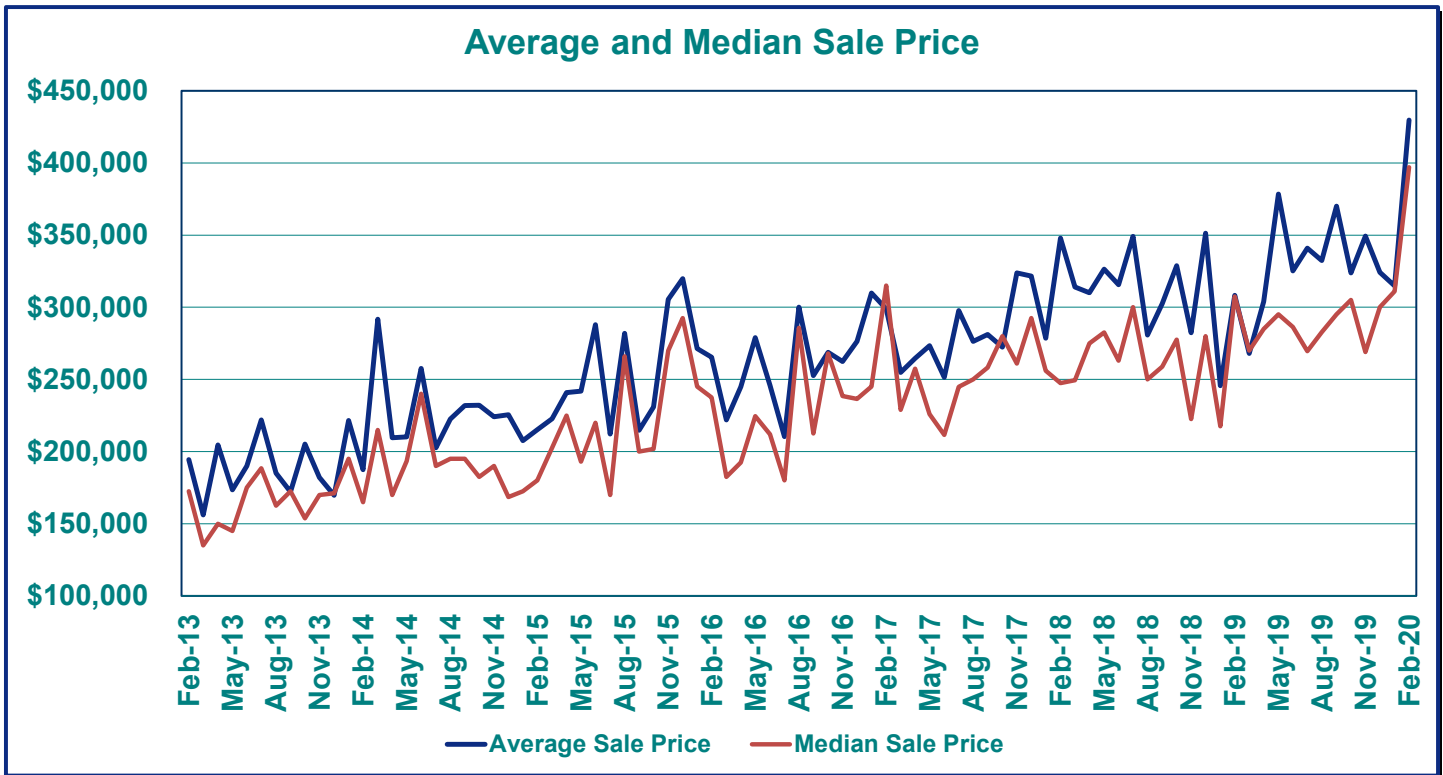
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



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

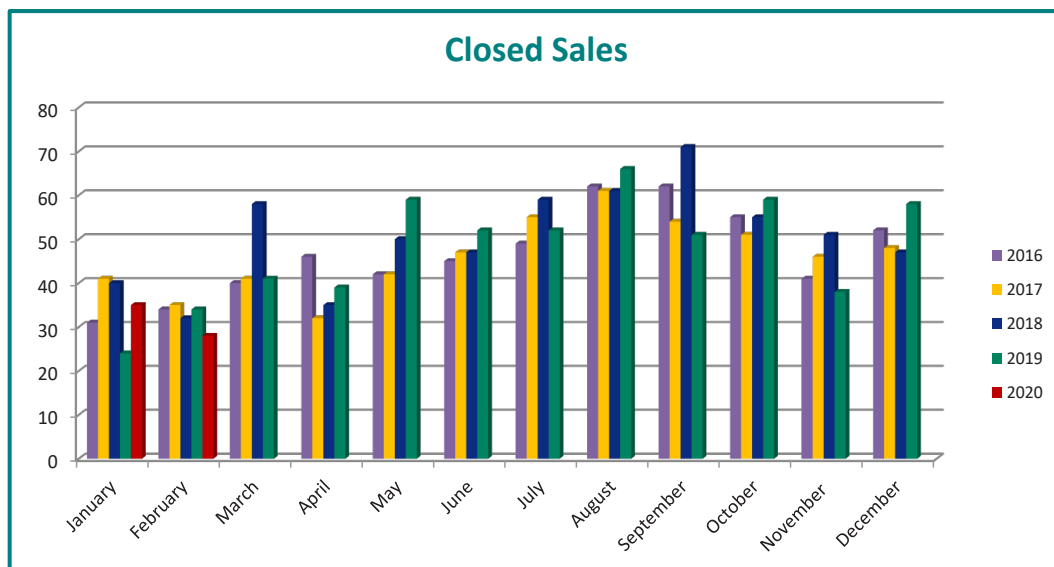
This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.

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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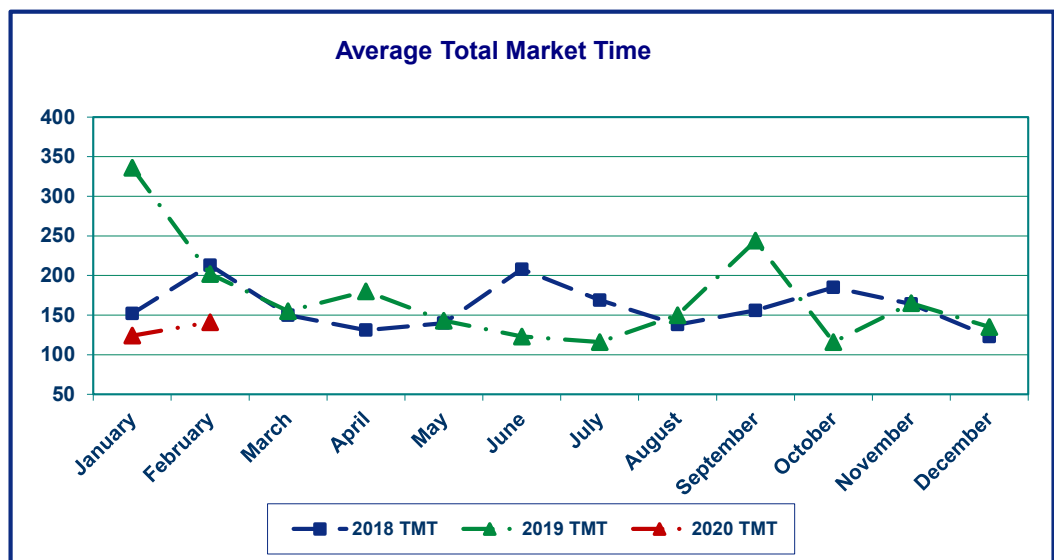
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DAYS ON MARKET CURRY COUNTY, OR

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



Rick Jenkins, Chairman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor

MARKET ACTION



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

Residential Review: Douglas County, Oregon

February 2020 Reporting Period

February Residential Highlights

There were 142 new listings in February 2020, an increase from February 2019 (128) and 20.7% fewer than last month in January 2020 (179).

Pending sales (151) increased 15.3% from February 2019 (131) and decreased 6.2% from last month January 2020 when 161 offers were accepted.

Closed sales (115) increased 13.9% from February 2019 (101) and held steady with the 115 closings recorded last month in January 2020.

Inventory and Time on Market

Inventory in February fell slightly to 3.5 months, with total market time increasing to 100 days.

Year to Date Summary

Comparing the first two months of 2020 to the same period in 2019, new listings (323) increased 5.2%, pending sales (303) increased 13.1% and closed sales (234) increased 17.0%.

Average and Median Sale Prices

Comparing 2020 to 2019 through February, the average sale price has decreased 6.9% from \$246,300 to \$229,300. In the same comparison, the median sale price has held steady at \$220,000.

Inventory in Months*

	2018	2019	2020
January	3.8	4.8	3.6
February	3.7	4.5	3.5
March	3.7	3.4	
April	3.3	3.3	
May	3.1	3.5	
June	3.1	3.4	
July	3.5	2.9	
August	3.3	2.8	
September	4.1	3.7	
October	3.3	3.7	
November	4.0	3.7	
December	3.8	3.9	

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

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

Average Sale Price % Change:

+2.8% (\$244,200 v. \$237,500)

Median Sale Price % Change:

+7.7% (\$228,800 v. \$212,500)

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
2020	February	142	151	115	229,600	229,500	100
	January	179	161	115	230,500	219,500	82
	Year-to-date	323	303	234	229,300	220,000	91
2019	February	128	131	101	229,400	197,500	80
	Year-to-date	307	268	200	246,300	220,000	88
Change	February	10.9%	15.3%	13.9%	0.1%	16.2%	26.0%
	Prev Mo 2020	-20.7%	-6.2%	0.0%	-0.4%	4.6%	22.0%
	Year-to-date	5.2%	13.1%	17.0%	-6.9%	0.0%	3.4%

AREA REPORT • 2/2020

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 2020 v. 2019 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2020 v. 2019 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	48	19	3	15	0.0%	19	201,500	99	47	36	16.1%	32	223,200	226,500	11.9%	-	-	2	32,500	1	273,000	
252	NW Roseburg	43	7	4	7	-41.7%	9	280,600	72	21	28	21.7%	24	266,500	272,500	-3.5%	1	1,850,000	-	-	-	-	
253	SE Roseburg	21	7	1	9	28.6%	11	216,700	90	16	21	23.5%	18	211,800	212,500	13.8%	-	-	-	-	2	187,000	
254	SW Roseburg	24	8	1	12	100.0%	8	240,600	70	16	21	5.0%	18	255,900	258,500	-12.7%	-	-	3	168,300	1	270,000	
255	Glide & E of Roseburg	24	9	3	8	33.3%	4	231,800	52	18	13	18.2%	7	259,400	256,000	3.2%	-	-	1	2,000,000	1	116,000	
256	Sutherlin/Oakland Area	57	23	5	27	35.0%	13	194,300	103	52	44	0.0%	28	233,800	213,000	7.6%	-	-	2	57,800	-	-	
257	Winston & SW of Roseburg	45	11	3	19	171.4%	10	242,500	44	31	34	78.9%	24	219,100	227,500	1.7%	-	-	6	109,700	1	215,000	
258	Myrtle Creek & S/SE of Roseburg	68	16	6	24	60.0%	16	213,400	193	44	47	38.2%	33	188,700	170,000	-4.7%	3	190,000	8	109,000	1	200,000	
259	Green District	17	17	-	11	-35.3%	10	224,400	117	26	22	-24.1%	19	233,400	217,000	4.4%	-	-	-	-	-	-	
265	North Douglas County	60	25	5	19	-26.9%	15	280,200	82	52	37	-7.5%	31	239,600	220,000	-4.1%	-	-	3	535,000	-	-	
	Douglas County	407	142	31	151	15.3%	115	229,600	100	323	303	13.1%	234	229,300	220,000	2.8%	4	605,000	25	232,800	7	206,900	

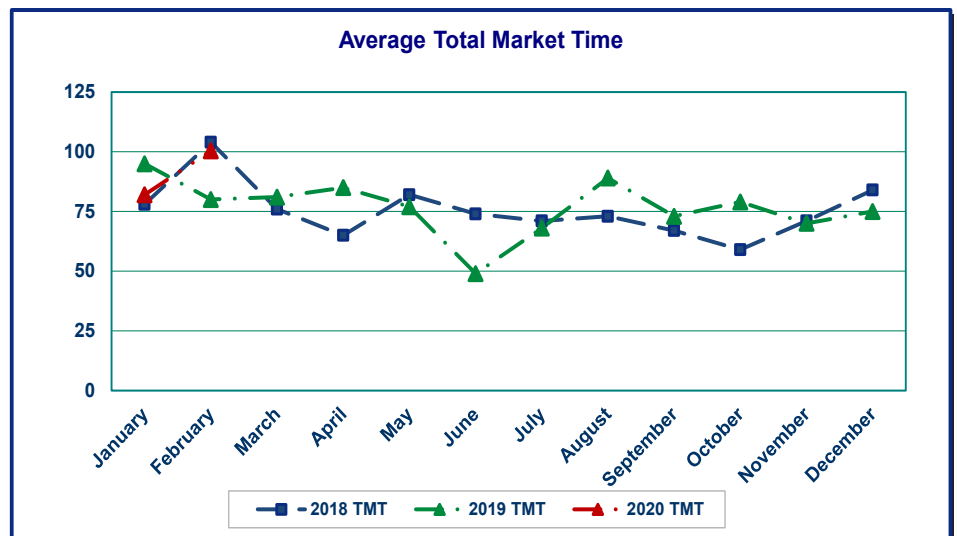
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2020 with February 2019. The Year-To-Date section compares 2020 year-to-date statistics through February with 2019 year-to-date statistics through February.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/19-2/29/20) with 12 months before (3/1/18-2/28/19).

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

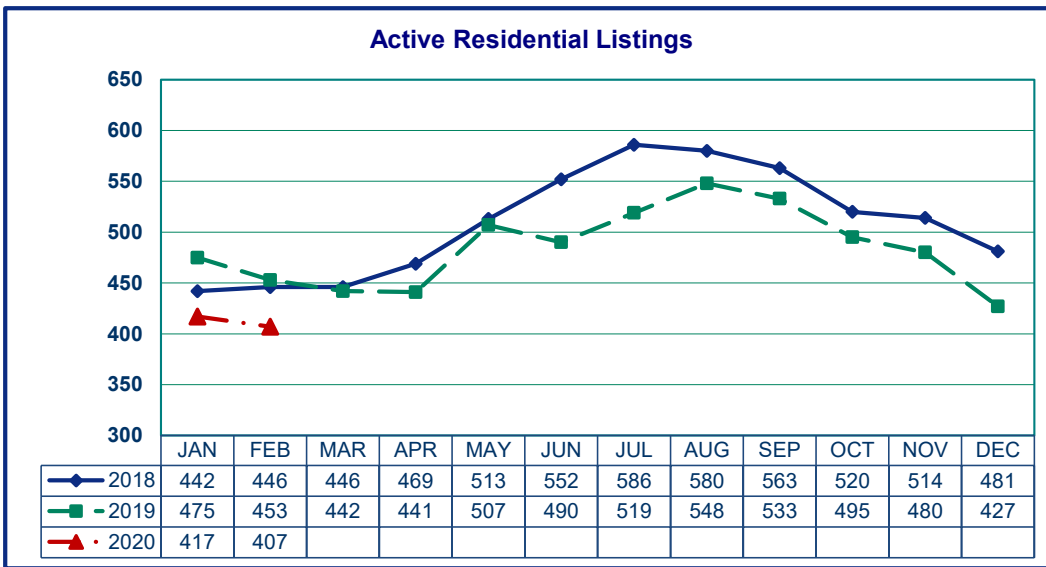
This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.



ACTIVE RESIDENTIAL LISTINGS

DOUGLAS COUNTY, OR

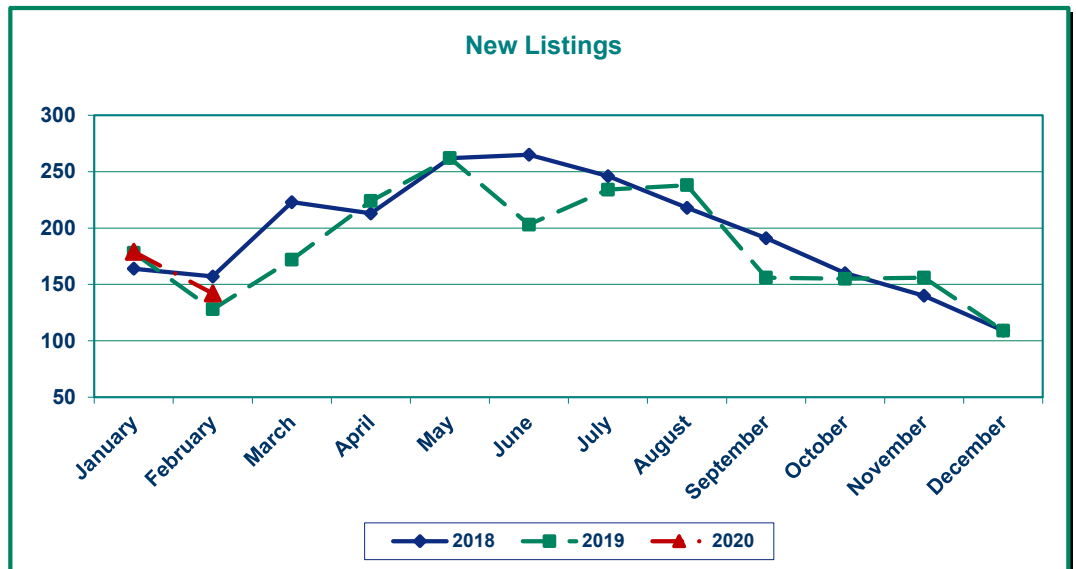
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.



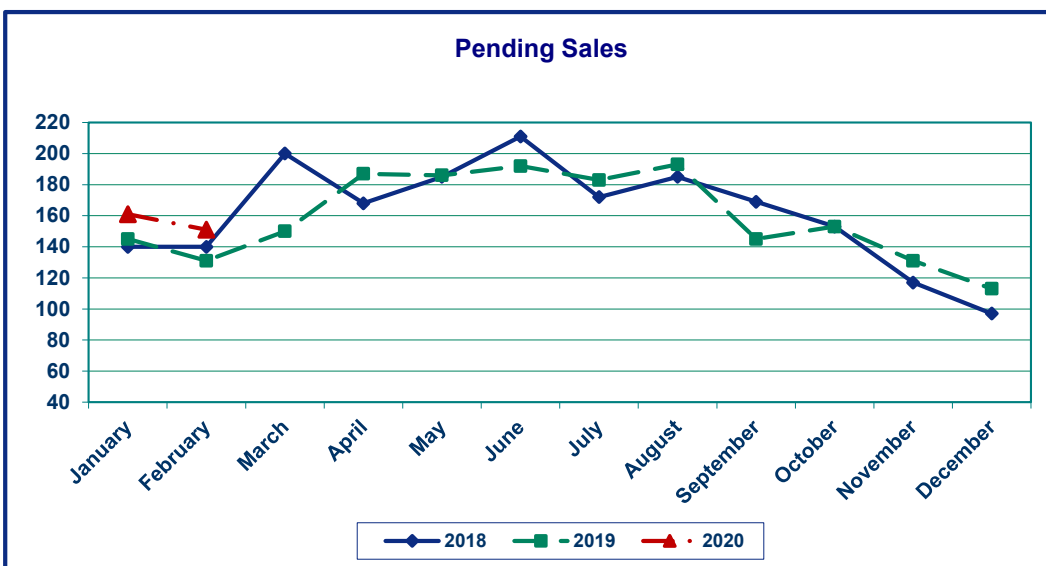
NEW LISTINGS

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.

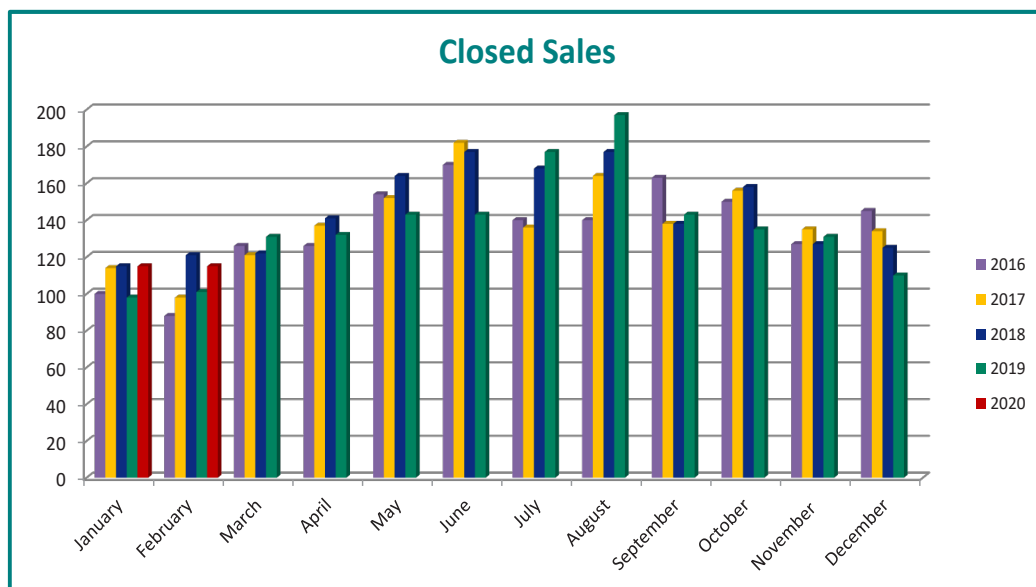
CLOSED SALES

DOUGLAS COUNTY, OR

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

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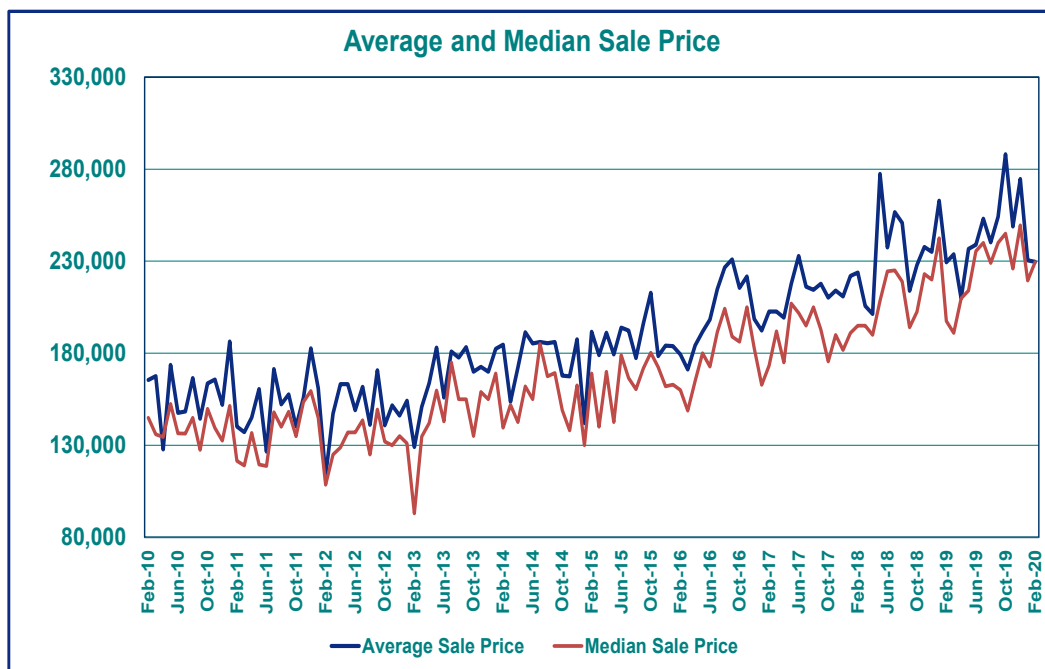
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SALE PRICE

DOUGLAS COUNTY, OR

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



Note: A residential property in Douglas County, area 254, sold in May 2018 for \$4.98 million dollars, impacting the area's average sales price.



Rick Jenkins, Chairman of the Board
 Kurt von Wasmuth, President/CEO
 Tyler Chaudhary, Editor

MARKET ACTION



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Residential Review: Grant County, Oregon

February 2020 Reporting Period

February Residential Highlights

New listings (10) rose from February 2019 (6) and increased from January 2020 (3).

Pending Sales (7) fell from February 2019 (11) and increased from January 2020 (4).

Closed sales (3) matched February 2019 (3) and fell from January 2020 (8).

Inventory and Total Market Time

Inventory rose to 14.0 months in February, with total market time decreasing to 45 days.

Year to Date Summary

Comparing the first two months of 2020 to the same period in 2019, new listings (14) decreased 17.6%, pending sales (11) decreased 35.3%, and closed sales (11) increased 83.3%.

Average and Median Sales Prices

Comparing 2020 to 2019 through February, the average sale price has increased 164.5% from \$125,300 to \$331,400. In the same comparison, the median sale price has increased 59.8% from \$102,000 to \$163,000.

Inventory in Months*			
	2018	2019	2020
January	10.0	22.0	4.8
February	6.6	18.7	14.0
March	6.6	5.1	
April	11.2	5.6	
May	6.7	10.2	
June	6.2	4.9	
July	20.7	6.0	
August	7.3	4.1	
September	11.0	18.7	
October	6.6	5.5	
November	10.7	4.3	
December	10.7	14.7	

*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:
+15.9% (\$181,900 v. \$157,000)
Median Sale Price % Change:
+22.0% (\$155,000 v. \$127,000)

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

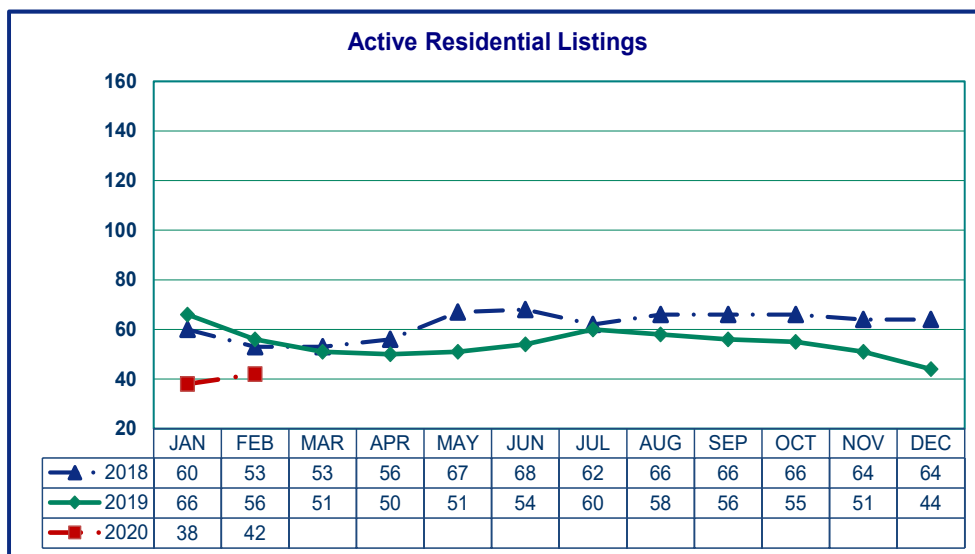
Grant County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2020	February	10	7	3	87,500	32,500	45
	January	3	4	8	422,800	261,500	169
	Year-to-date	14	11	11	331,400	163,000	135
2019	February	6	11	3	101,800	115,500	145
	Year-to-date	17	17	6	125,300	102,000	92
Change	February	66.7%	-36.4%	0.0%	-14.0%	-71.9%	-68.9%
	Prev Mo 2020	233.3%	75.0%	-62.5%	-79.3%	-87.6%	-73.4%
	Year-to-date	-17.6%	-35.3%	83.3%	164.5%	59.8%	47.0%

AREA REPORT • 2/2020

Grant County, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2020 v. 2019 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2020 v. 2019 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	-	0	-	0	-
97820	Canyon City	4	0	0	0	-100.0%	0	-	-	-	-100.0%	1	459,000	459,000	6.9%	-	-	-	-	-	-	-
97825	Dayville	-	-	0	2	100.0%	0	-	-	1	2	0.0%	1	100,000	100,000	-11.7%	-	-	-	-	-	-
97845	John Day	15	6	1	3	0.0%	1	201,000	94	7	3	-25.0%	5	409,300	201,000	32.2%	-	-	1	18,000	-	-
97848	Kimberly	1	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97856	Long Creek	5	0	0	0	-	0	-	-	0	0	-	0	-	-	-55.3%	0	-	0	-	0	-
97864	Monument	2	0	0	0	-100.0%	0	-	-	0	1	-50.0%	1	848,000	848,000	60.6%	-	-	-	-	-	-
97865	Mount Vernon	6	1	0	2	100.0%	2	30,800	21	2	4	100.0%	2	30,800	30,800	10.9%	1	41,000	-	-	-	-
97869	Prairie City	9	3	0	0	-100.0%	0	-	-	4	1	-75.0%	1	130,000	130,000	-6.9%	-	-	-	-	-	-
97873	Seneca	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
	Grant County	42	10	1	7	-36.4%	3	87,500	45	14	11	-35.3%	11	331,400	163,000	15.9%	1	41,000	1	18,000	-	-

- ¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2020 with February 2019. The Year-To-Date section compares 2020 year-to-date statistics through February with 2019 year-to-date statistics through February.
- ² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/19-2/29/20) with 12 months before (3/1/18-2/28/19).
- 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.

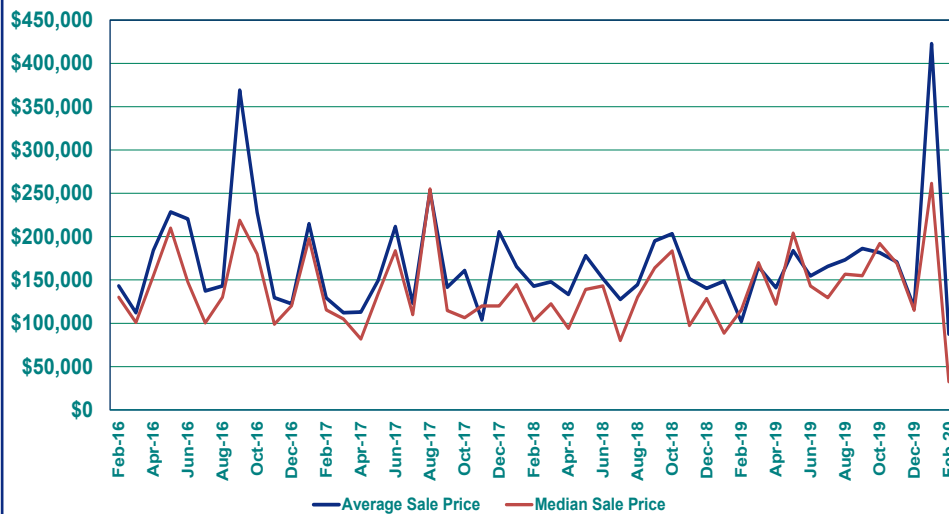
NEW LISTINGS

GRANT COUNTY, OR

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



Average and Median Sale Price



SALE PRICE

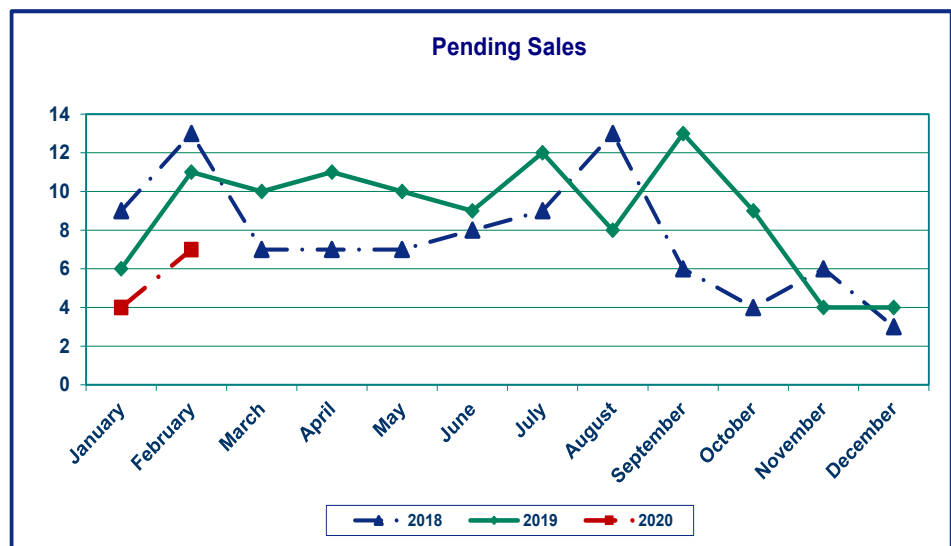
GRANT COUNTY, OR

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

PENDING LISTINGS

GRANT COUNTY, OR

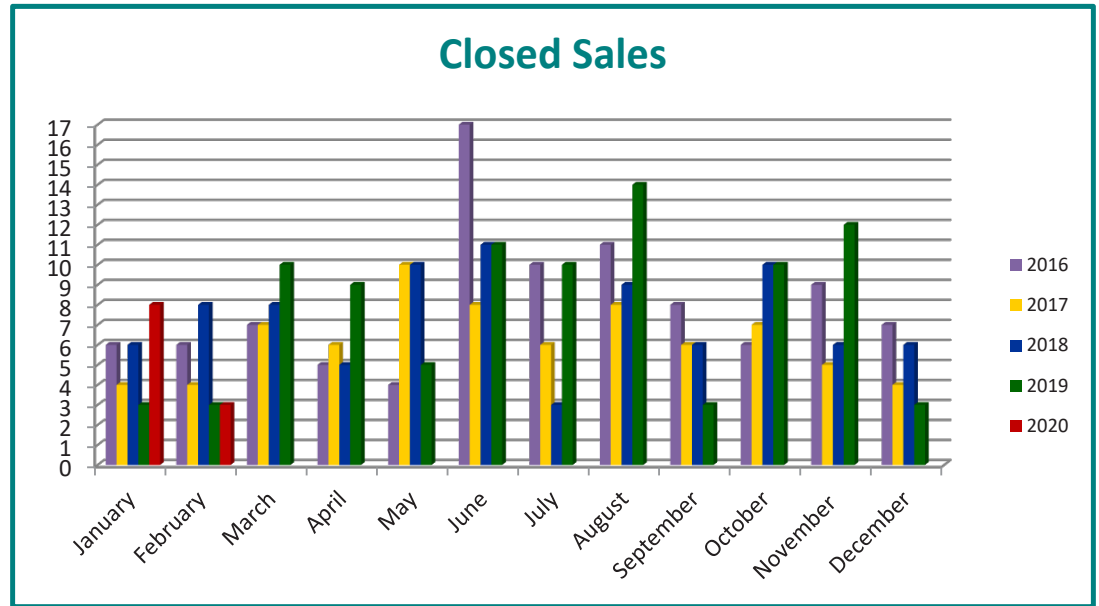
This graph represents monthly accepted offers in Grant County, Oregon.



CLOSED SALES GRANT COUNTY, OR

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

Contact RMLS™
16101 SW 72nd Ave
Suite 200
Portland, OR 97224
(503) 236-7657
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The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

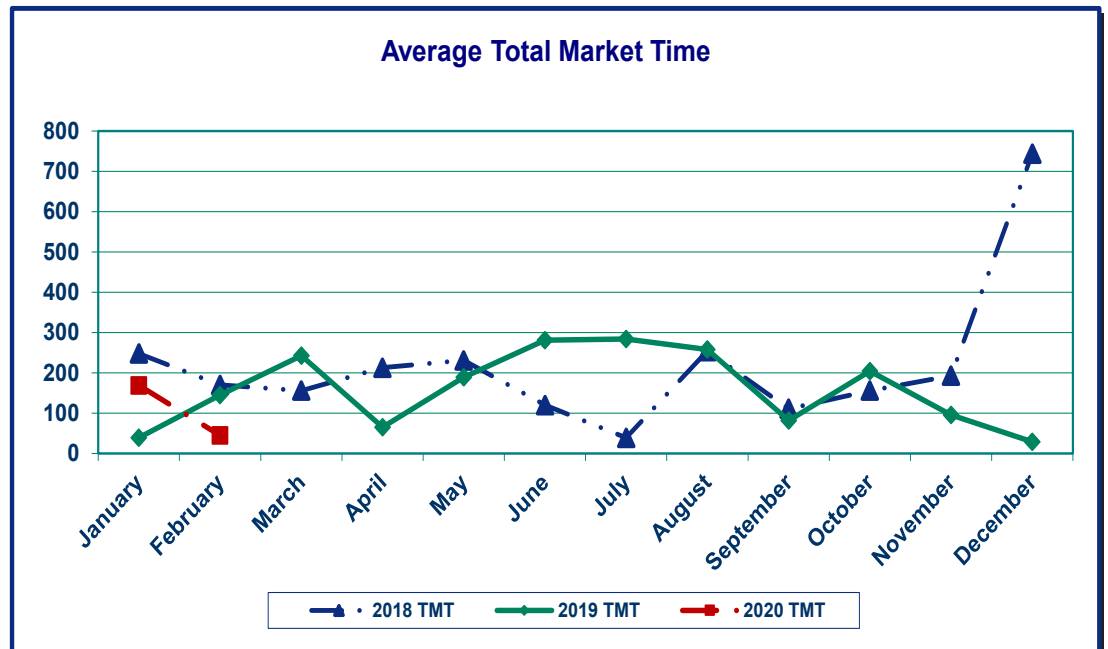
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DAYS ON MARKET GRANT COUNTY, OR

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



Rick Jenkins, Chairman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor

MARKET ACTION



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

Residential Review: Josephine County, Oregon

February 2020 Reporting Period

February Residential Highlights

New listings (5) decreased from February 2019 (7) and from January 2020 (8).

Pending sales (8) increased from the 2 offers accepted in January 2020 and fell from the 9 accepted offers in February 2019.

Closed sales (4) held steady with February 2019 (4) and increased from the 2 closings recorded last month in January 2020.

Inventory and Time on Market.

Inventory in February decreased to 6.5 months. Total market time decreased to 47 days.

Year to Date Summary

Comparing the first two months of 2020 to the same period in 2019, new listings (14) increased 7.7%, pending sales (10) fell 33.3% and closed sales (6) fell 40.0%.

Average and Median Sale Prices

Comparing 2020 to 2019 through February, the average sale price has increased 69.7% from \$294,000 to \$498,800. In the same comparison, the median sale price has increased 66.0% from \$261,500 to \$434,000.

Inventory in Months*			
	2018	2019	2020
January	10.3	5.2	13.0
February	10.3	5.5	6.5
March	16.5	2.4	
April	5.2	8.0	
May	4.9	6.8	
June	7.8	5.7	
July	4.6	11.3	
August	8.0	5.3	
September	8.8	7.8	
October	13.3	5.2	
November	5.7	3.6	
December	16.5	3.1	

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

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

Average Sale Price % Change:

+3.0% (\$311,200 v. \$302,100)

Median Sale Price % Change:

+12.8% (\$295,000 v. \$261,500)

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

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
2020	February	5	8	4	523,200	404,000	47
	January	8	2	2	450,000	450,000	193
	Year-to-date	14	10	6	498,800	434,000	96
2019	February	7	9	4	255,200	189,000	72
	Year-to-date	13	15	10	294,000	261,500	96
Change	February	-28.6%	-11.1%	0.0%	105.0%	113.8%	-35.1%
	Prev Mo 2020	-37.5%	300.0%	100.0%	16.3%	-10.2%	-75.6%
	Year-to-date	7.7%	-33.3%	-40.0%	69.7%	66.0%	-0.6%

AREA REPORT • 2/2020

Josephine 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 2020 v. 2019 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2020 v. 2019 ¹	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97497	Wolf Creek	1	-	0	-	-	-	-	-	-	-	-	-	-	-	-88.4%	1	550,000	-	-	-	-
97523	Cave Junction	5	1	0	0	-100.0%	-	-	-	2	0	-100.0%	-	-	-	-2.7%	1	1,400,000	-	-	-	-
97526	Grants Pass	10	1	1	2	-50.0%	1	955,000	9	5	3	-50.0%	1	955,000	955,000	10.3%	-	-	-	-	-	-
97527	Grants Pass	9	3	0	5	400.0%	3	379,300	59	7	6	50.0%	5	407,600	418,000	7.4%	-	-	-	-	-	-
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	-
97532	Merlin	0	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	-3.2%	0	-	0	-	0	-
97533	Murphy	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97534	O'Brien	0	0	0	0	-100.0%	0	-	-	0	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97538	Selma	1	0	0	1	-	0	-	-	0	1	-	0	-	-	108.6%	0	-	0	-	0	-
97543	Wilderville	0	0	0	0	-100.0%	0	-	-	0	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97544	Williams	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
	Josephine Co.	26	5	1	8	-11.1%	4	523,200	47	14	10	-33.3%	6	498,800	434,000	3.0%	2	975,000	-	-	-	-

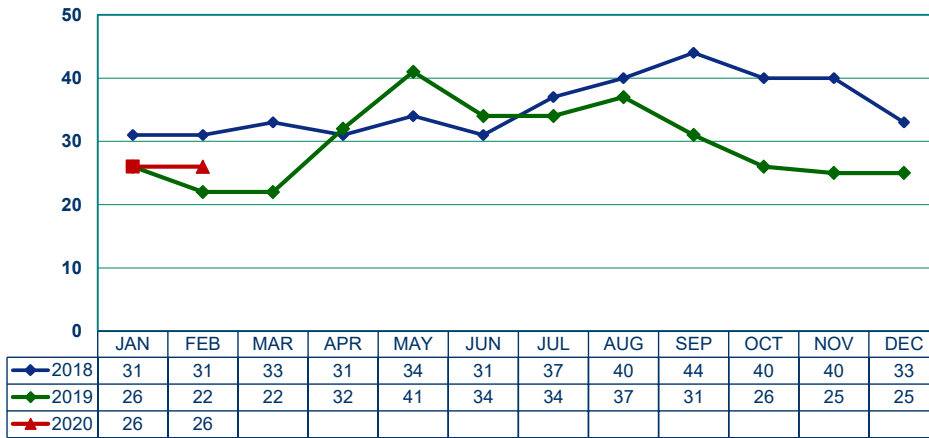
97501	Medford	2	1	1	0	-100.0%	0	-	-	2	1	-75.0%	-	-	-	-53.9%	-	-	-	-	1	252,500
97502	Central Point	3	1	0	0	-	0	-	-	2	0	-100.0%	0	-	-	-16.2%	0	-	0	-	0	-
97503	White City	2	1	-	0	-	0	-	-	1	0	-	0	-	-	-22.1%	0	-	0	-	0	-
97504	Medford	1	0	1	0	-100.0%	0	-	-	0	0	-100.0%	0	-	-	1.8%	0	-	0	-	0	-
97520	Ashland	6	-	-	0	-	0	-	-	2	0	-	0	-	-	-31.5%	0	-	0	-	0	-
97522	Butte Falls	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97524	Eagle Point	5	2	0	0	-100.0%	0	-	-	3	0	-100.0%	0	-	-	-4.3%	0	-	0	-	0	-
97525	Gold Hill	1	-	-	0	-100.0%	0	-	-	1	1	-50.0%	0	-	-	3.1%	0	-	0	-	0	-
97530	Jacksonville	5	2	0	0	-	0	-	-	2	0	-	0	-	-	-20.0%	0	-	0	-	0	-
97535	Phoenix	-	1	0	0	-	2	238,500	65	1	2	-	3	331,500	270,000	-30.7%	-	-	-	-	-	-
97536	Prospect	1	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
97537	Rogue River	4	1	-	0	-	1	215,000	12	1	0	-100.0%	1	215,000	215,000	-7.1%	-	-	-	-	-	-
97539	Shady Cove	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97540	Talent	0	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	8.9%	0	-	0	-	0	-
97541	Talent	-	1	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
	Jackson Co.	30	10	2	-	-100.0%	3	230,700	47	17	4	-80.0%	4	302,400	242,500	-17.7%	-	0	-	0	1	252,500

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2020 with February 2019. The Year-To-Date section compares 2020 year-to-date statistics through February with 2019 year-to-date statistics through February.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/19-2/29/20) with 12 months before (3/1/18-2/28/19).

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

Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

JOSEPHINE COUNTY, OR

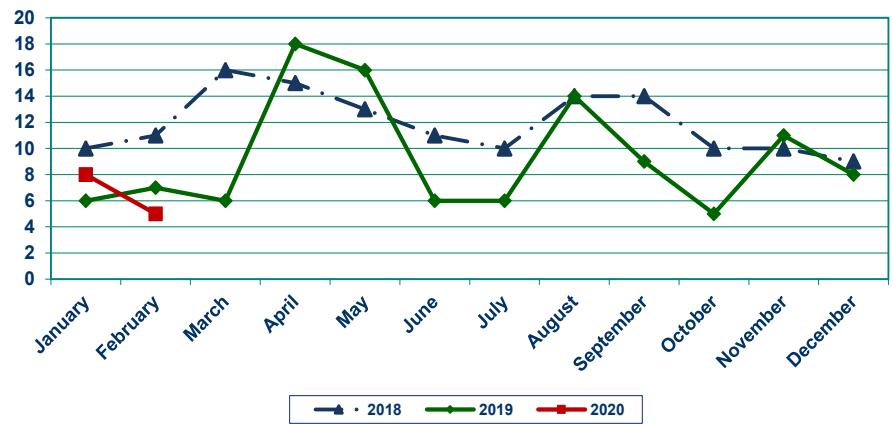
This graph shows the active residential listings in Josephine County, Oregon.

NEW LISTINGS

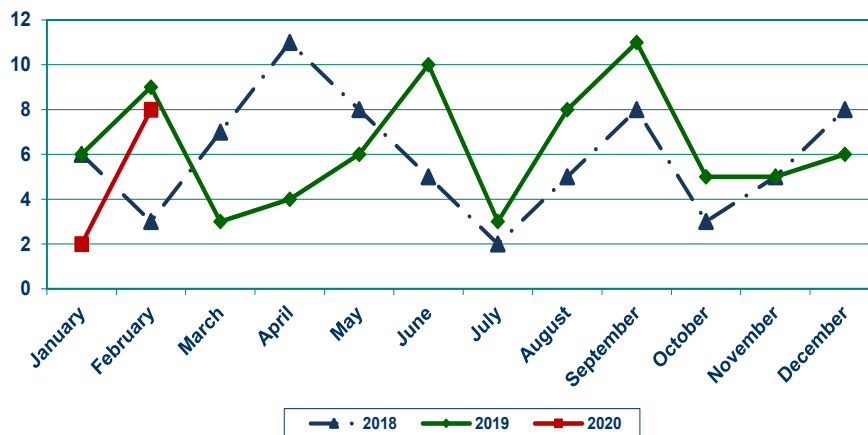
JOSEPHINE COUNTY, OR

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

New Listings



Pending Sales



PENDING LISTINGS

JOSEPHINE COUNTY, OR

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

CLOSED SALES

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

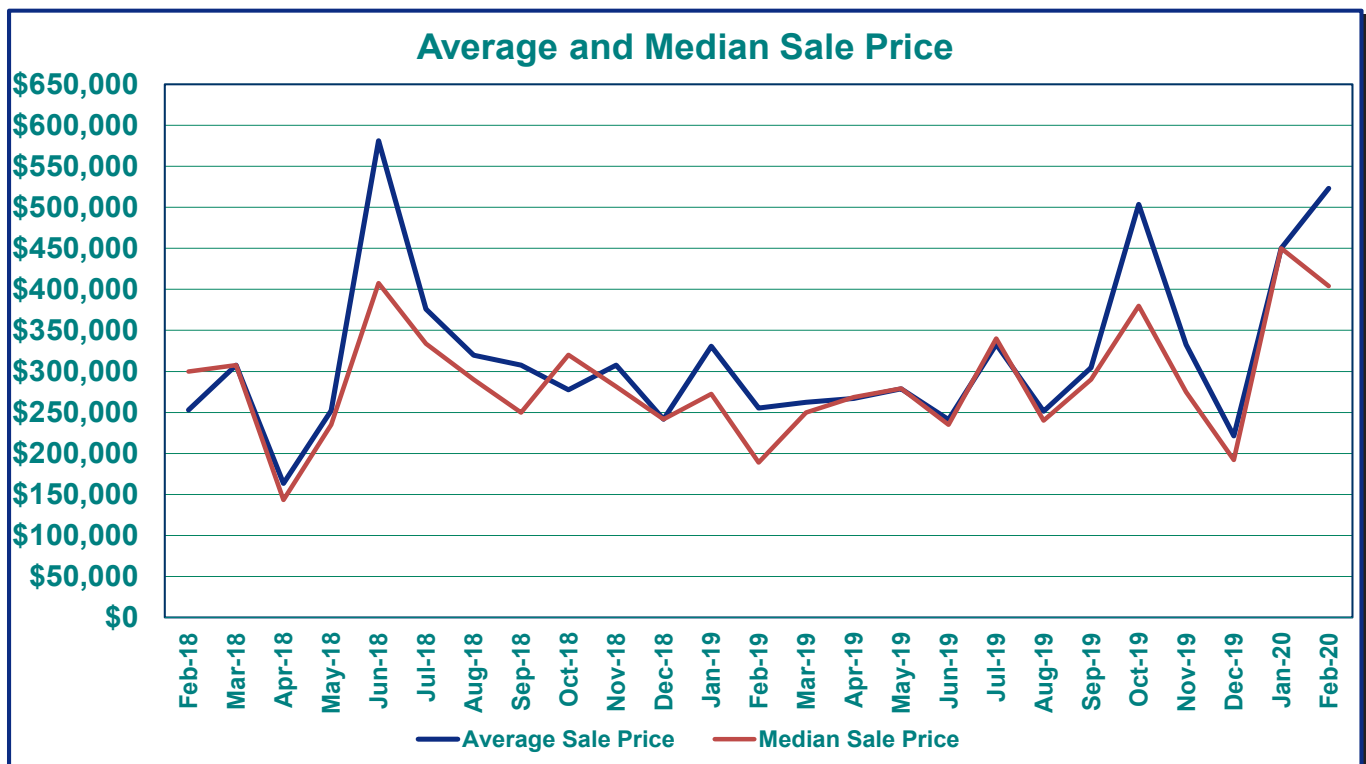
JOSEPHINE COUNTY, OR



SALE PRICE

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

JOSEPHINE COUNTY, OR



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

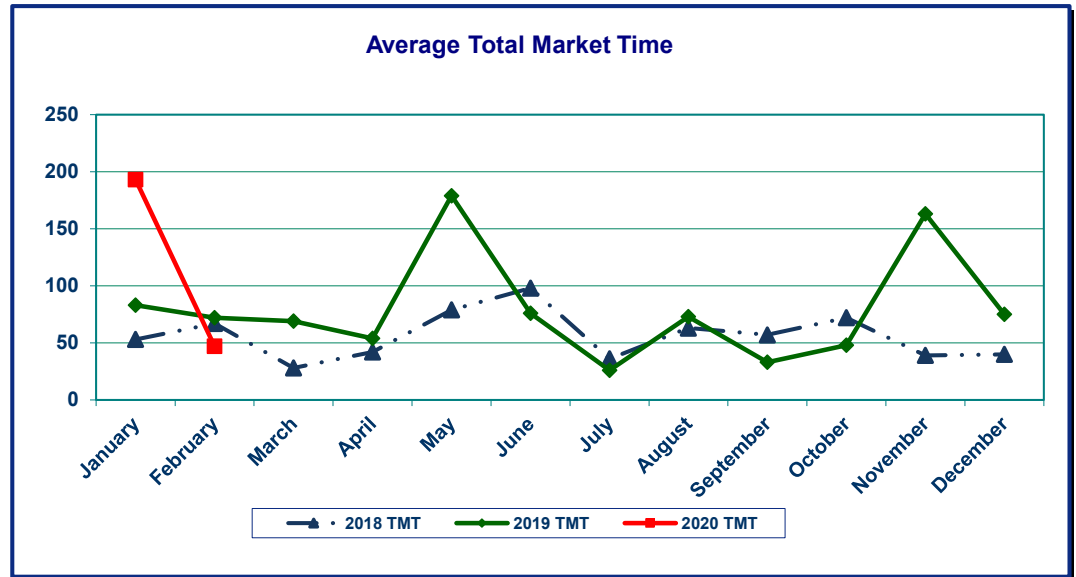
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Southwest Washington,
Mid-Columbia, Columbia
Basin, Baker County, Coos
County, Curry County,
Douglas County, Grant
County, Josephine County,
Lane County, North
Coastal Counties, Polk &
Marion Counties, Union
County, and Wallowa
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Tyler Chaudhary, Editor

MARKET ACTION



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Residential Review: Lane County, Oregon

February 2020 Reporting Period

February Residential Highlights

There were 377 new listings, 14.6% more than in February 2019 (329) and 11.3% fewer than last month in January 2020 (425).

Pending sales (366) increased 18.8% from February 2019 (308) and rose 2.8% from last month January 2020 when 356 offers were accepted.

Closed sales (284) decreased 1.4% from February 2019 (288) and rose 16.4% from the 244 closings recorded last month in January 2020.

Inventory and Market Time

Inventory decreased slightly to 1.6 months in February. Total market time increased to 58 days.

Year to Date Summary

Comparing the first two months of 2020 to the same period in 2019, new listings (807) increased 15.1%, pending sales (708) increased 9.3%, and closed sales (538) decreased 6.1%.

Average and Median Sale Prices

Comparing 2020 to 2019 through February, the average sale price has increased 10.9% from \$300,400 to \$333,200. In the same comparison, the median sale price has increased 13.3% from \$278,000 to \$315,000.

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

Average Sale Price % Change:
+6.0% (\$329,600 v. \$311,000)
Median Sale Price % Change:
+5.3% (\$300,000 v. \$285,000)

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

Inventory in Months*

	2018	2019	2020
January	1.7	2.2	1.9
February	1.8	2.0	1.6
March	1.4	1.8	
April	1.5	1.7	
May	1.6	1.5	
June	1.7	1.6	
July	1.8	1.5	
August	1.7	1.6	
September	2.4	1.8	
October	2.1	1.8	
November	2.2	1.7	
December	1.9	1.4	

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

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
2020	February	377	366	284	334,500	318,000	58
	January	425	356	244	328,000	305,000	57
	Year-to-date	807	708	538	333,200	315,000	57
2019	February	329	308	288	306,800	280,000	66
	Year-to-date	701	648	573	300,400	278,000	64
Change	February	14.6%	18.8%	-1.4%	9.0%	13.6%	-12.3%
	Prev Mo 2020	-11.3%	2.8%	16.4%	2.0%	4.3%	1.8%
	Year-to-date	15.1%	9.3%	-6.1%	10.9%	13.3%	-10.8%

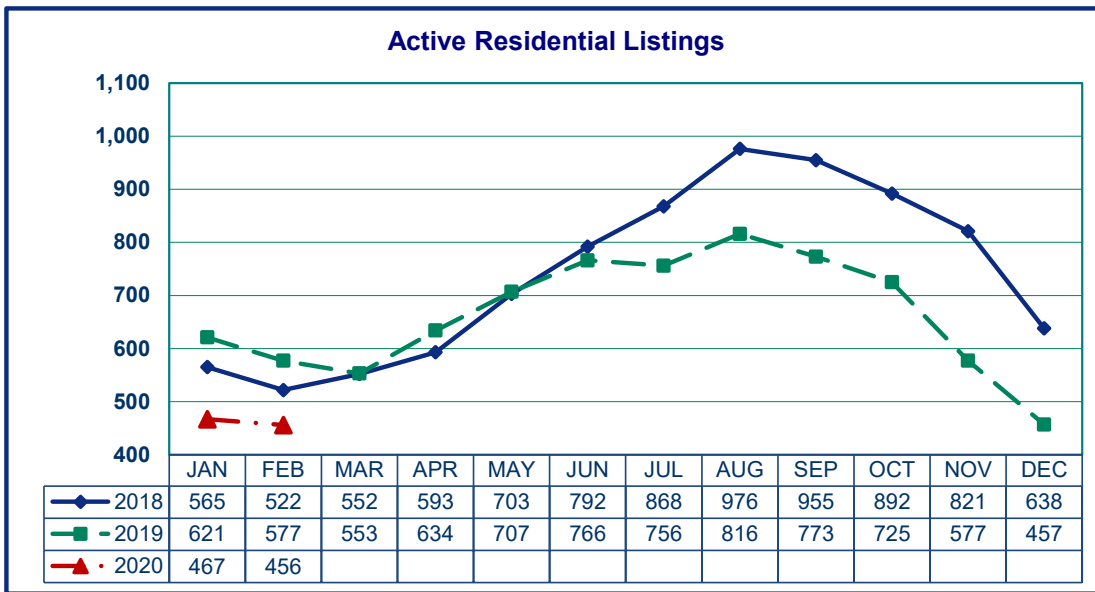
AREA REPORT • 2/2020

Lane County, Oregon

		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired, Canceled Listings	Pending Sales	Pending Sales 2020 v. 2019 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2020 v. 2019 ¹	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
225	Florence Coast Village	12	1	1	-	-100.0%	1	159,000	15	3	2	0.0%	2	157,000	157,000	62	46.8%	-	-	-	-	-	-	
226	Florence Green Trees	8	2	0	4	300.0%	3	162,200	74	6	7	250.0%	4	178,900	182,500	66	1.5%	-	-	-	-	-	-	
227	Florence Florentine	9	4	0	3	-25.0%	0	-	-	6	5	-16.7%	2	349,700	349,700	33	18.2%	-	-	-	-	-	-	
228	Florence Town	33	13	4	16	77.8%	10	272,300	148	28	28	75.0%	18	267,300	247,000	108	7.6%	-	-	9	80,900	-	-	
229	Florence Beach	15	9	2	2	-71.4%	3	204,000	35	15	8	-11.1%	8	216,100	212,800	100	4.7%	-	-	1	110,000	-	-	
230	Florence North	21	7	2	5	25.0%	3	647,500	169	10	9	0.0%	6	490,400	321,300	147	9.4%	-	-	1	78,000	-	-	
231	Florence South/ Dunes City	13	4	1	5	66.7%	4	369,800	75	7	7	75.0%	7	349,300	367,000	70	-9.9%	-	-	3	207,200	-	-	
238	Florence East/ Mapleton	11	2	1	3	0.0%	3	441,300	19	5	8	33.3%	12	240,400	151,000	117	-22.7%	-	-	1	98,500	-	-	
	Grand Total	122	42	11	38	18.8%	27	323,200	100	80	74	37.0%	59	280,400	240,000	101	4.8%	-	-	15	109,100	-	-	
232	Hayden Bridge	4	11	0	9	-10.0%	6	361,600	18	22	18	-21.7%	11	376,200	350,000	21	12.5%	-	-	-	-	-	-	
233	McKenzie Valley	25	5	4	8	166.7%	7	370,300	135	11	20	300.0%	13	435,900	415,000	132	12.0%	-	-	4	91,800	-	-	
234	Pleasant Hill/Oak	42	20	4	21	110.0%	12	329,900	75	47	38	90.0%	18	327,700	292,500	63	-1.2%	1	250,000	3	34,300	-	-	
235	South Lane Properties	59	35	11	31	10.7%	34	282,900	78	71	61	-9.0%	73	304,900	274,500	84	10.1%	-	-	8	258,300	-	-	
236	West Lane Properties	22	13	1	14	7.7%	15	325,700	86	35	35	45.8%	29	316,100	325,000	63	0.9%	1	160,000	4	168,800	1	302,500	
237	Junction City	27	13	8	13	85.7%	9	232,800	44	33	25	19.0%	21	271,300	260,000	49	6.2%	-	-	1	340,900	-	-	
239	Thurston	29	27	3	26	8.3%	14	263,300	40	51	42	20.0%	28	282,400	269,000	43	5.6%	-	-	-	-	1	1,513,800	
240	Coburg I-5	6	3	1	0	-100.0%	1	317,000	106	7	4	-73.3%	2	359,300	359,300	57	16.8%	-	-	-	-	-	-	
241	N Gilham	28	18	2	20	81.8%	13	462,800	49	47	34	25.9%	24	484,700	495,000	43	5.7%	-	-	1	69,000	2	390,300	
242	Ferry Street Bridge	23	26	7	22	-21.4%	26	398,700	55	53	52	2.0%	46	388,600	345,000	61	4.0%	-	-	-	-	-	-	
243	E Eugene	28	25	7	24	-4.0%	18	408,200	56	54	45	4.7%	38	379,800	395,500	67	8.5%	-	-	2	87,000	2	406,000	
244	SW Eugene	43	44	6	40	48.1%	39	407,900	73	96	84	44.8%	65	395,600	377,000	73	4.8%	-	-	4	112,800	4	511,900	
245	W Eugene	11	12	2	12	33.3%	5	290,800	28	23	17	-15.0%	19	291,000	304,000	37	0.8%	1	3,900,000	-	-	3	240,300	
246	Danebo	32	41	6	48	54.8%	28	225,900	47	94	84	13.5%	49	235,800	268,000	43	12.9%	-	-	3	66,800	2	233,000	
247	River Road	17	17	2	15	36.4%	7	284,300	8	32	28	21.7%	15	265,200	275,000	10	0.1%	-	-	-	-	-	-	
248	Santa Clara	18	25	2	22	-24.1%	22	360,500	30	52	50	-21.9%	42	342,900	337,500	40	3.4%	-	-	-	-	-	-	
249	Springfield	33	40	8	36	16.1%	26	276,700	32	73	65	-5.8%	42	263,700	261,000	25	7.7%	1	90,000	2	77,000	-	-	
250	Mohawk Valley	9	2	1	5	66.7%	2	567,500	219	6	6	-33.3%	3	533,300	465,000	146	-1.1%	-	-	2	107,000	-	-	
	Grand Total	456	377	75	366	18.8%	284	334,500	58	807	708	9.3%	538	333,200	315,000	57	6.0%	4	1,100,000	34	141,600	15	442,900	

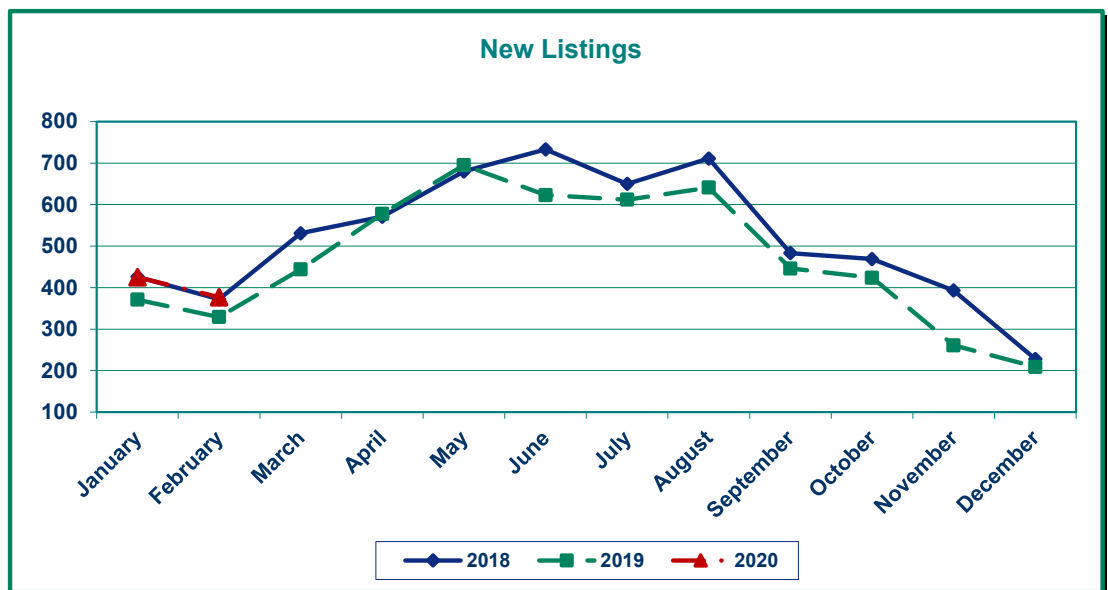
ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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



NEW LISTINGS GREATER LANE COUNTY, OR

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



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2020 with February 2019. The Year-To-Date section compares 2020 year-to-date statistics through February with 2019 year-to-date statistics through February.

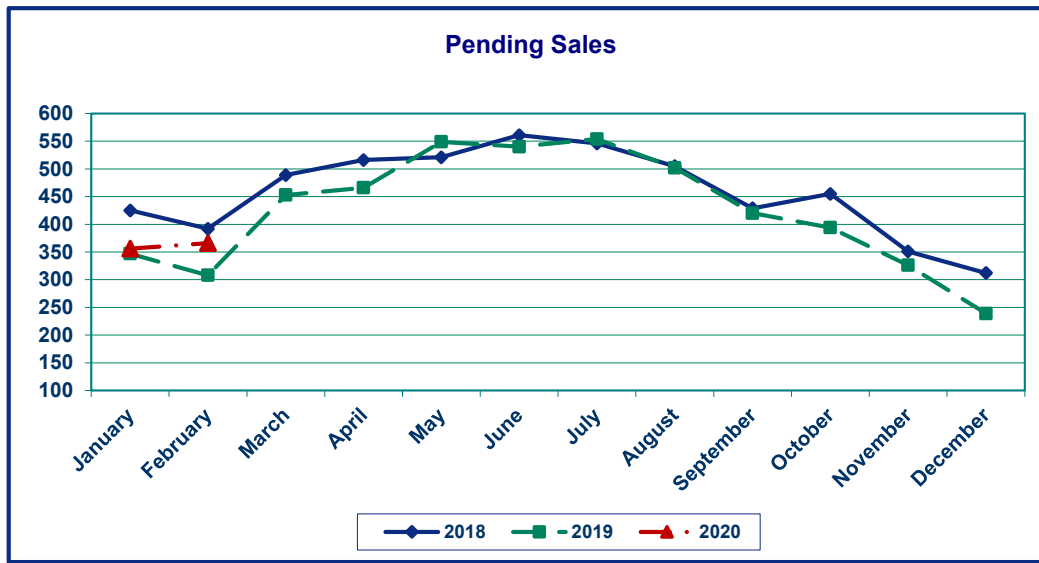
² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/19-2/29/20) with 12 months before (3/1/18-2/28/19).

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

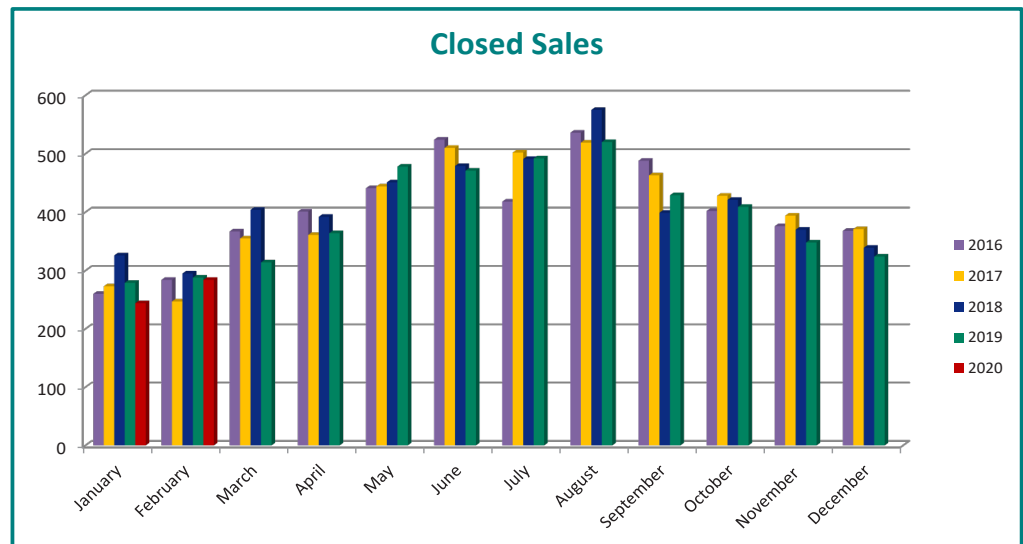
This graph represents monthly accepted offers in Greater Lane County, Oregon, over the past three calendar years.



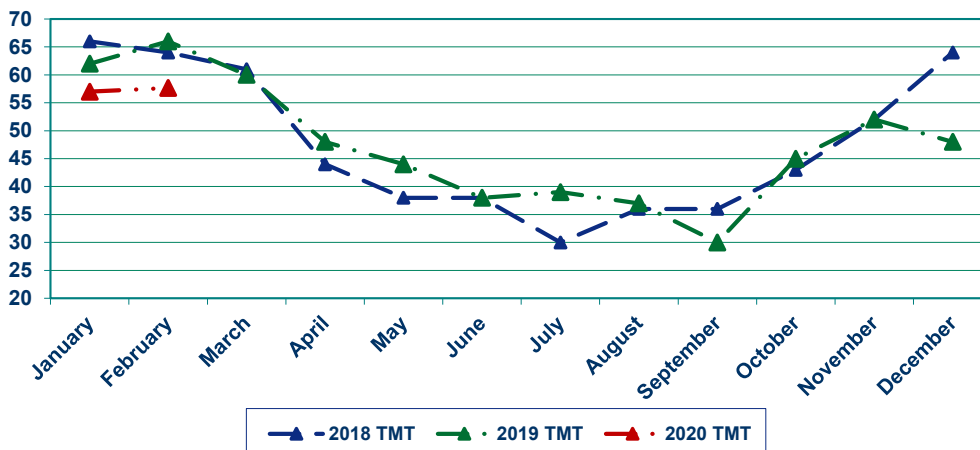
CLOSED SALES

GREATER LANE COUNTY, OR

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



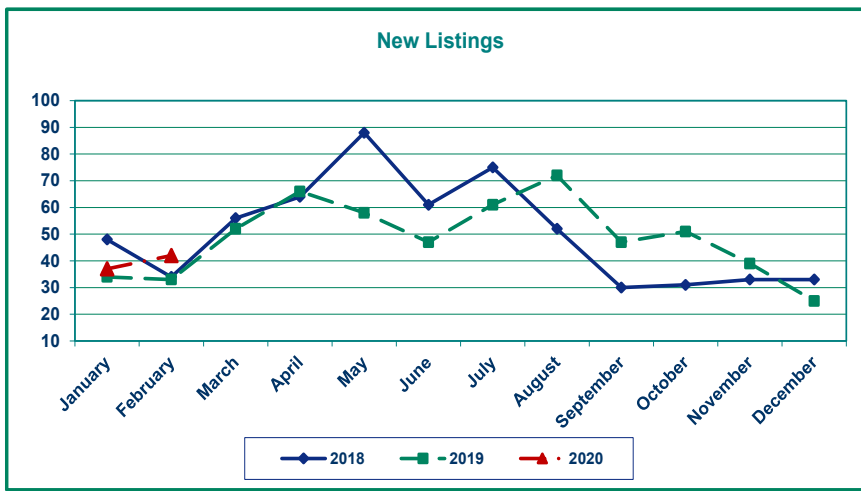
Average Total Market Time



DAYS ON MARKET

GREATER LANE COUNTY, OR

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



NEW LISTINGS

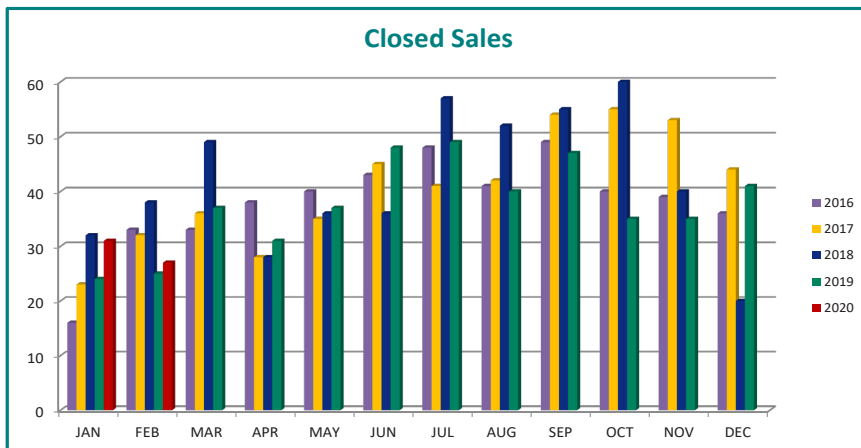
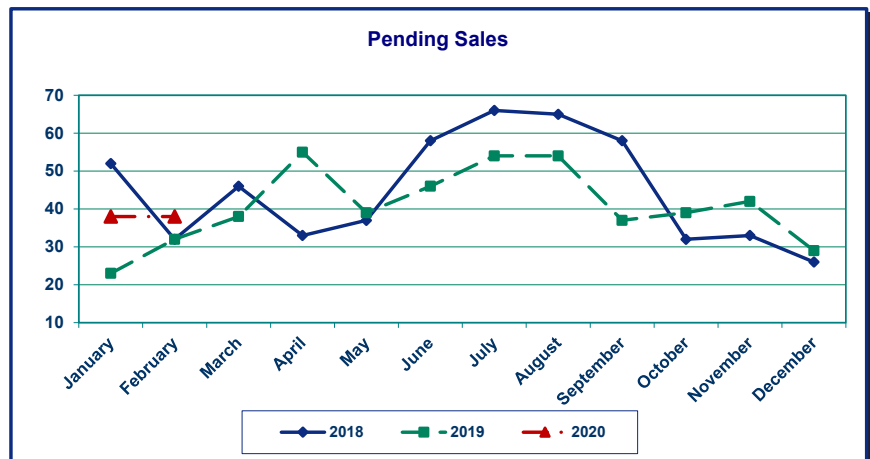
FLORENCE, OR

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

PENDING LISTINGS

FLORENCE, OR

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



CLOSED SALES

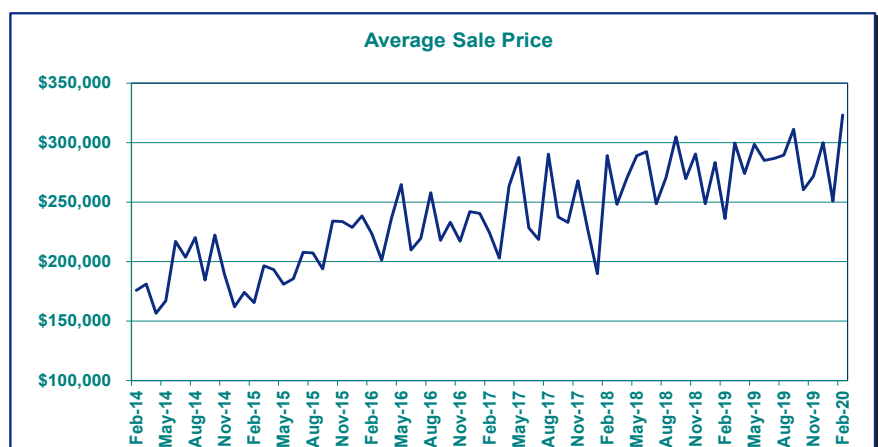
FLORENCE, OR

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

AVERAGE SALE PRICE

FLORENCE, OR

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





SALE PRICE
GREATER LANE
COUNTY, OR

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

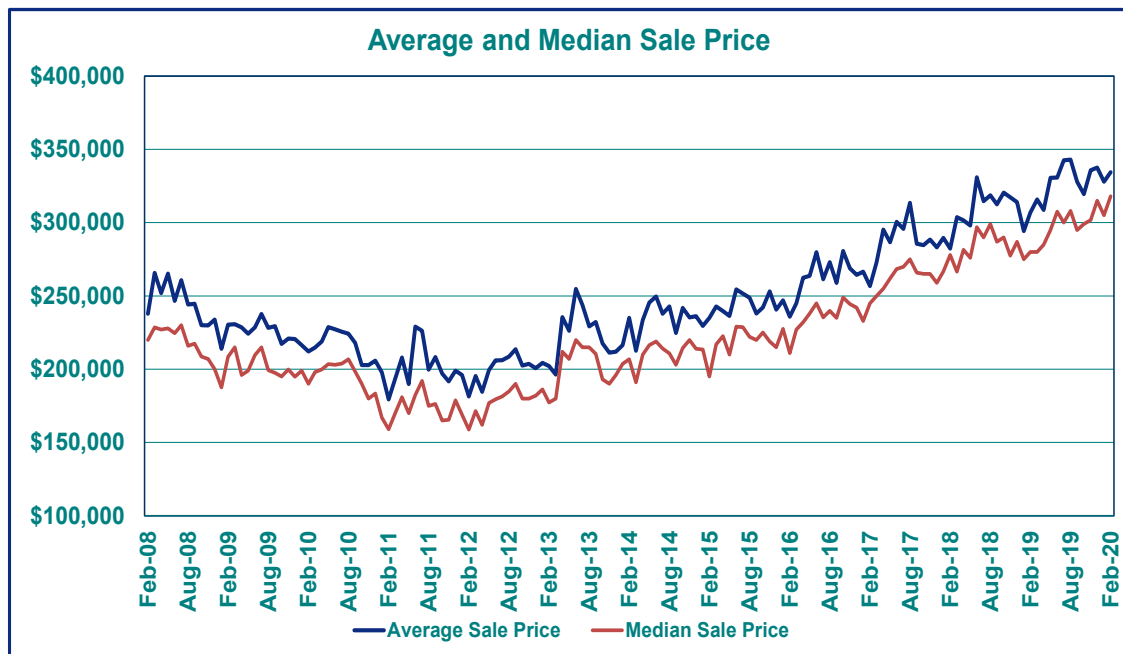
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County, Curry County,
Douglas County, Grant
County, Josephine County,
Lane County, North
Coastal Counties, Polk &
Marion Counties, Union
County, and Wallowa
County.

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MARKET ACTION



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

Residential Review: Mid-Columbia

February 2020 Reporting Period

February Residential Highlights

New listings, at 89, rose 61.8% from February 2019 (55), and increased 36.9% from the 65 new listings offered last month in January 2020.

Pending sales (93) rose 69.1% over the 55 offers accepted last year in February 2019 and increased 40.9% from the 66 offers accepted last month in January 2020.

Close sales (53) increased 20.5% from February 2019 (44) and decreased 19.7% from the 66 closings recorded last month in January 2020.

Inventory and Total Market Time

Total market time increased to 114 days in February, with inventory increasing to 4.6 months.

Year to Date Summary

Comparing the first two months of 2020 to the same period in 2019, new listings (154) have increased 21.3%, pending sales (157) have increased 35.3% and closed sales (120) have increased 25.0%.

Average and Median Sale Prices

Comparing 2020 to 2019 through February, the average sale price has increased 2.4% from \$313,900 to \$321,400. In the same comparison, the median sale price has increased 6.5% from \$266,500 to \$283,700.

Inventory in Months*

	2018	2019	2020
January	4.1	4.8	3.8
February	3.7	5.4	4.6
March	3.5	3.5	
April	4.1	5.1	
May	3.5	3.8	
June	3.4	4	
July	3.6	4.3	
August	3.5	4.1	
September	5.3	4.8	
October	3.8	3.6	
November	3.8	4.2	
December	4.3	3.2	

*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.

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

Average Sale Price % Change:

+8.3% (\$351,900 v. \$324,900)

Median Sale Price % Change:

+12.3% (\$320,000 v. \$285,000)

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
2020	February	89	93	53	319,800	275,000	114
	January	65	66	66	321,900	294,500	101
	Year-to-date	154	157	120	321,400	283,700	108
2019	February	55	55	44	357,300	264,500	89
	Year-to-date	127	116	96	313,900	266,500	79
Change	February	61.8%	69.1%	20.5%	-10.5%	4.0%	28.4%
	Prev Mo 2020	36.9%	40.9%	-19.7%	-0.7%	-6.6%	12.9%
	Year-to-date	21.3%	35.3%	25.0%	2.4%	6.5%	37.2%

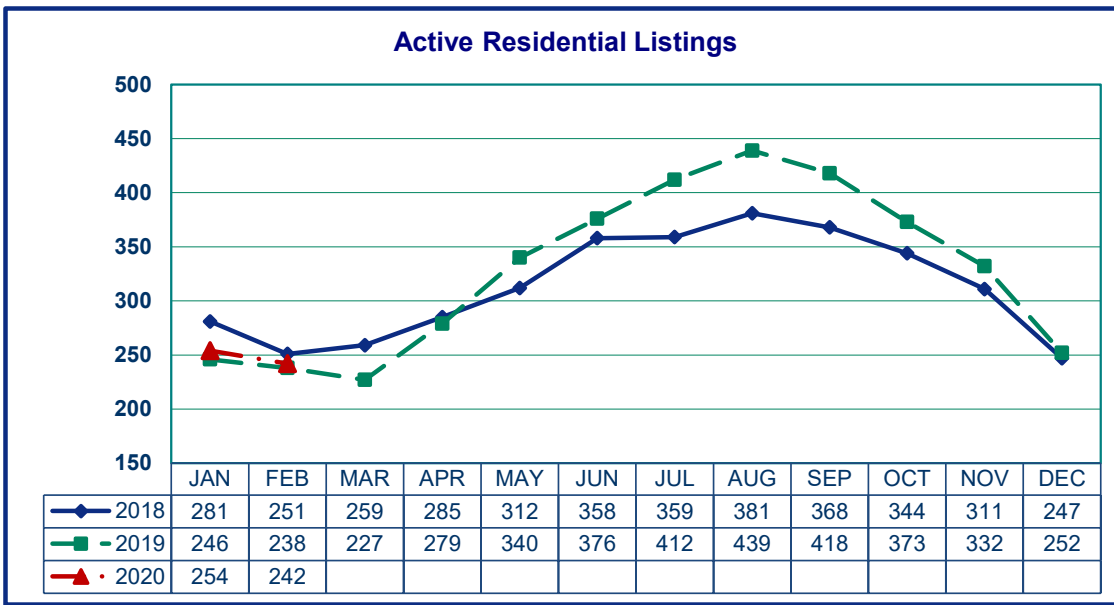
AREA REPORT • 2/2020

Mid-Columbia

		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 2020 v. 2019 ¹	Closed Sales	Average Sale Price		Total Market Time ³	New Listings	Pending Sales	Pending Sales 2020 v. 2019 ¹	Closed Sales			Average Sale Price	Median Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
100	White Salmon/ Bingen	24	7	6	4	-20.0%	3	685,000	45	12	9	12.5%	8	523,500	466,500	-8.1%	1	210,000	1	175,000	-	-	
101	Snowden	4	1	0	-	-	-	-	-	2	-	-100.0%	0	0	-	7.6%	-	-	1	135,000	-	-	
102	Trout Lake/ Glenwood	3	-	0	3	200.0%	0	-	-	-	3	50.0%	0	-	-	-22.7%	0	-	0	-	0	-	
103	Husum/ BZ Corner	1	-	0	-	-	-	-	-	1	2	-	0	0	-	-1.4%	-	-	2	85,000	-	-	
104	Lyle/ High Prairie	6	1	4	8	700.0%	0	-	-	3	8	100.0%	2	840,000	840,000	20.5%	-	-	-	-	-	-	
105	Dallesport/ Murdock	4	1	1	1	-	0	-	-	2	3	-	1	140,000	140,000	22.7%	-	-	1	110,000	-	-	
106	Appleton/ Timber Valley	2	0	-	0	-	0	-	-	-	0	-	2	250,000	250,000	2.4%	-	-	-	-	-	-	
108	Goldendale/ Centerville	14	6	1	7	40.0%	5	299,300	287	10	17	6.3%	13	217,100	230,000	13.7%	1	107,100	14	60,700	1	135,900	
109	Bickleton/ East County	2	0	-	1	-	0	-	-	1	1	0.0%	0	-	-	-0.3%	0	-	0	-	0	-	
110	Klickitat	4	-	0	0	-	0	-	-	2	0	-100.0%	0	0	-	-29.4%	-	-	2	135,000	-	-	
	Klickitat Co. Total	64	16	12	24	100.0%	8	443,900	196	33	43	30.3%	26	358,900	275,000	2.9%	2	158,500	21	81,400	1	135,900	
111	Skamania	-	0	-	-	-100.0%	0	-	-	0	2	100.0%	1	315,000	315,000	34.2%	-	-	-	-	-	-	
112	North Bonneville	1	1	0	0	-100.0%	0	-	-	1	1	0.0%	0	-	-	29.4%	0	-	0	-	0	-	
113	Stevenson	7	6	2	4	-	3	371,800	89	9	9	200.0%	5	381,900	389,000	34.9%	-	-	8	81,100	-	-	
114	Carson	9	2	-	2	-	3	246,300	58	4	3	200.0%	5	273,800	275,000	-6.6%	-	-	1	298,000	-	-	
115	Home Valley	1	1	0	1	-	2	212,000	121	1	2	100.0%	3	269,700	225,000	23.4%	-	-	-	-	-	-	
116	Cook, Underwood, Mill A, Willard	2	0	0	1	-	0	-	-	1	1	-	0	-	-	19.7%	0	-	0	-	0	-	
117	Unincorporated North	12	2	1	1	-50.0%	2	104,700	387	2	4	33.3%	4	97,300	104,700	5.6%	-	-	1	140,000	-	-	
	Skamania Co. Total	32	12	3	9	125.0%	10	248,800	146	18	22	120.0%	18	266,200	280,000	11.8%	-	-	10	108,700	-	-	
351	The Dalles	44	24	5	25	31.6%	16	251,100	66	38	40	14.3%	33	257,200	255,000	13.8%	1	812,500	4	79,800	1	490,000	
352	Dufur	1	0	0	0	-100.0%	0	-	-	2	1	-75.0%	-	-	-	-6.5%	1	50,000	1	48,000	-	-	
353	Tygh Valley	7	-	0	4	100.0%	1	45,000	564	1	6	200.0%	4	127,300	129,500	3.7%	1	180,000	2	99,000	-	-	
354	Wamic/ Pine Hollow	6	-	0	1	-	1	117,500	192	1	2	0.0%	2	89,200	89,200	-19.1%	-	-	-	-	-	-	
355	Maupin/ Pine Grove	10	2	1	1	0.0%	1	95,000	138	2	1	0.0%	4	239,400	243,800	18.2%	1	435,000	1	94,000	-	-	
356	Rowena	1	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
357	Mosier	8	4	0	4	300.0%	0	-	-	6	4	300.0%	-	-	-	-11.3%	-	-	2	97,300	-	-	
	Wasco Co. Total	77	30	6	35	40.0%	19	225,000	102	50	54	20.0%	43	235,600	240,000	9.9%	4	369,400	10	85,400	1	490,000	
361	Cascade Locks	7	3	2	6	100.0%	0	-	-	8	7	75.0%	3	274,000	310,000	6.3%	-	-	-	-	-	-	
362	Hood River City	27	11	2	6	0.0%	6	515,700	80	16	9	-18.2%	10	485,000	512,000	3.4%	-	-	3	556,700	1	460,000	
363	Hood River-W	15	8	1	5	400.0%	4	509,700	22	10	8	60.0%	10	562,900	495,900	-7.2%	-	-	-	-	-	-	
364	Hood River-E	4	2	1	0	-100.0%	0	-	-	2	0	-100.0%	0	-	-	6.8%	0	-	0	-	0	-	
366	Odell	9	5	0	2	-33.3%	2	407,000	97	7	3	-40.0%	6	387,500	382,500	2.3%	-	-	-	-	-	-	
367	Parkdale/ Mt. Hood	3	1	0	4	-	1	305,000	179	5	6	-	1	305,000	305,000	7.1%	-	-	-	-	-	-	
	Hood River Co. Total	65	30	6	23	64.3%	13	480,900	72	48	33	26.9%	30	464,400	433,000	3.1%	-	-	3	556,700	1	460,000	
370	Sherman Co.	4	1	0	2	-	3	128,300	48	5	5	150.0%	3	128,300	130,000	21.9%	-	-	1	52,500	-	-	

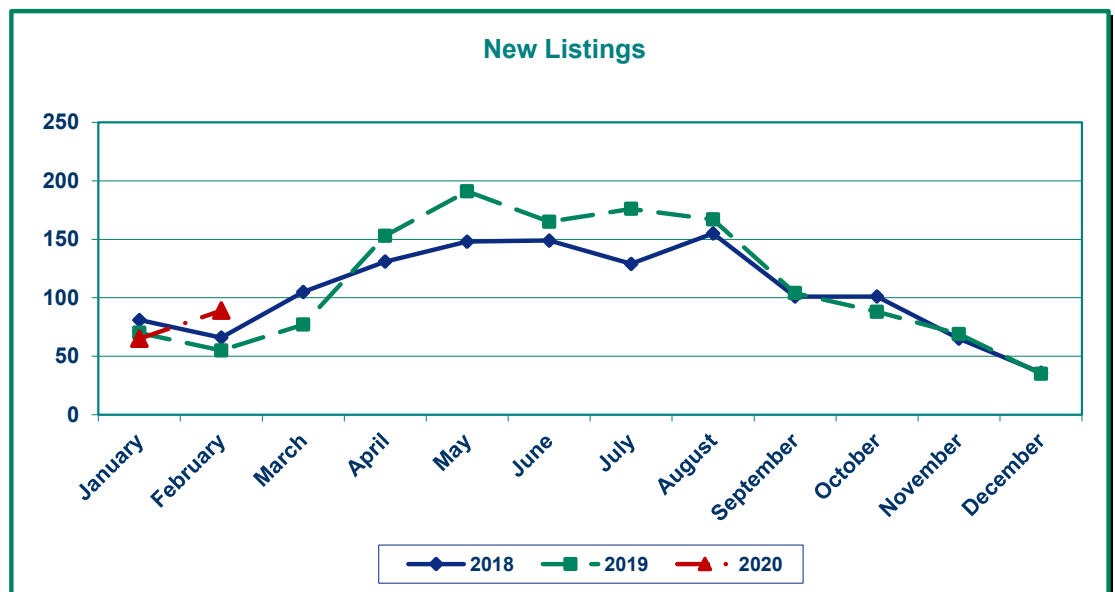
ACTIVE RESIDENTIAL LISTINGS MID-COLUMBIA

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



NEW LISTINGS MID-COLUMBIA

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



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2020 with February 2019. The Year-To-Date section compares 2020 year-to-date statistics through February with 2019 year-to-date statistics through February.

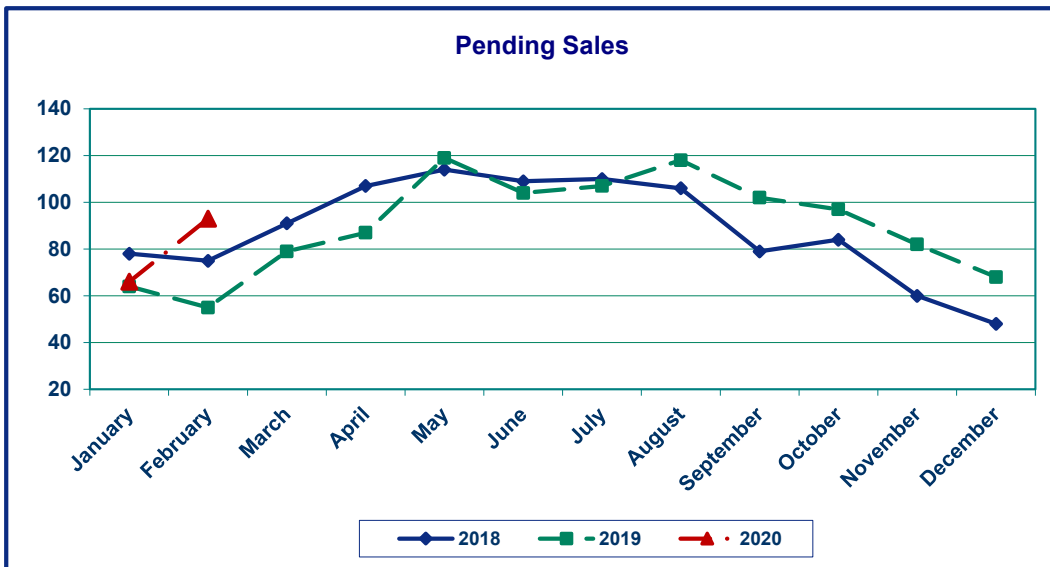
² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/19-2/29/20) with 12 months before (3/1/18-2/28/19).

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

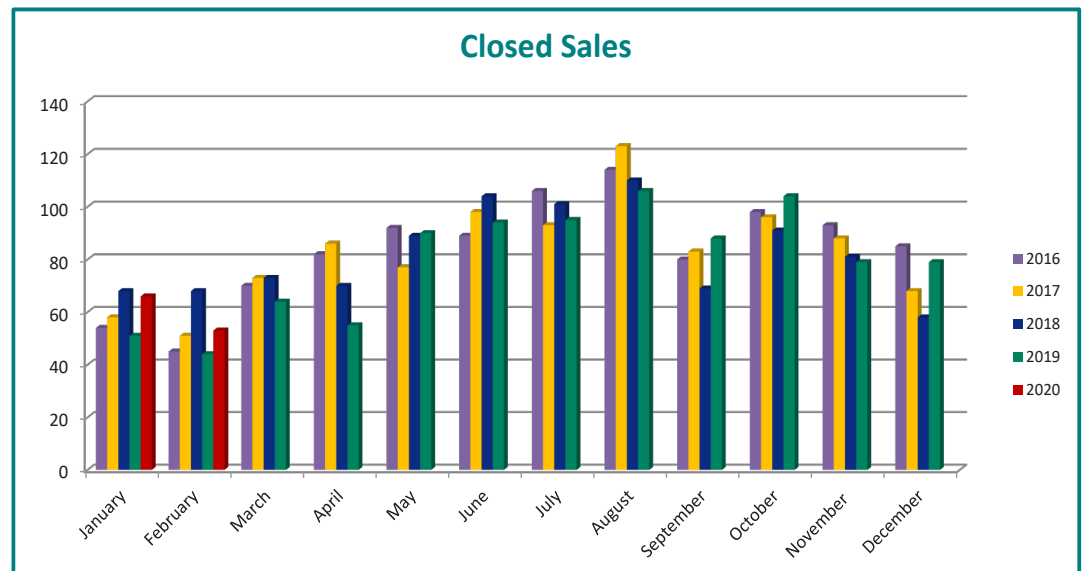
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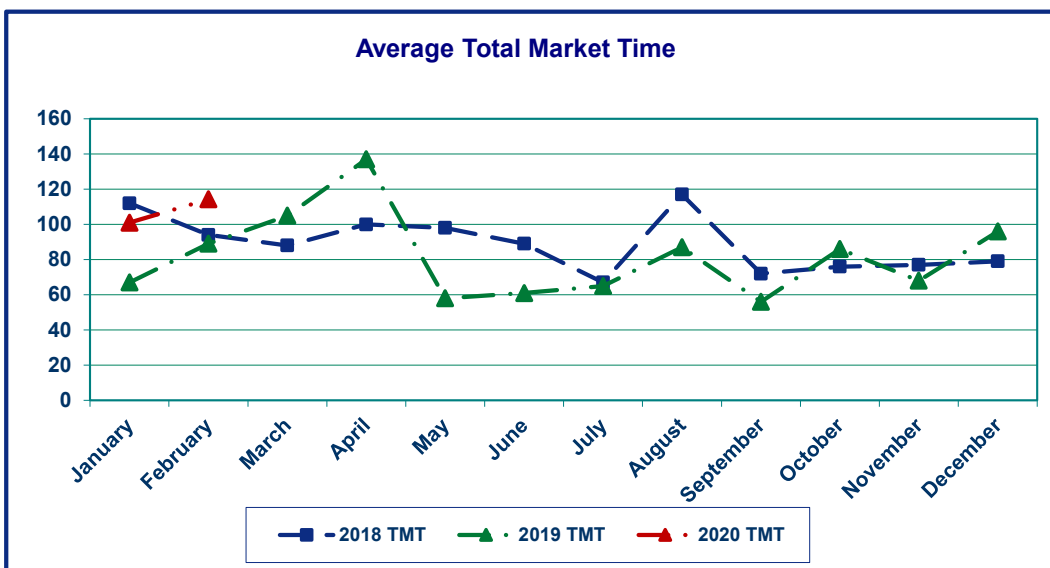
CLOSED SALES

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.

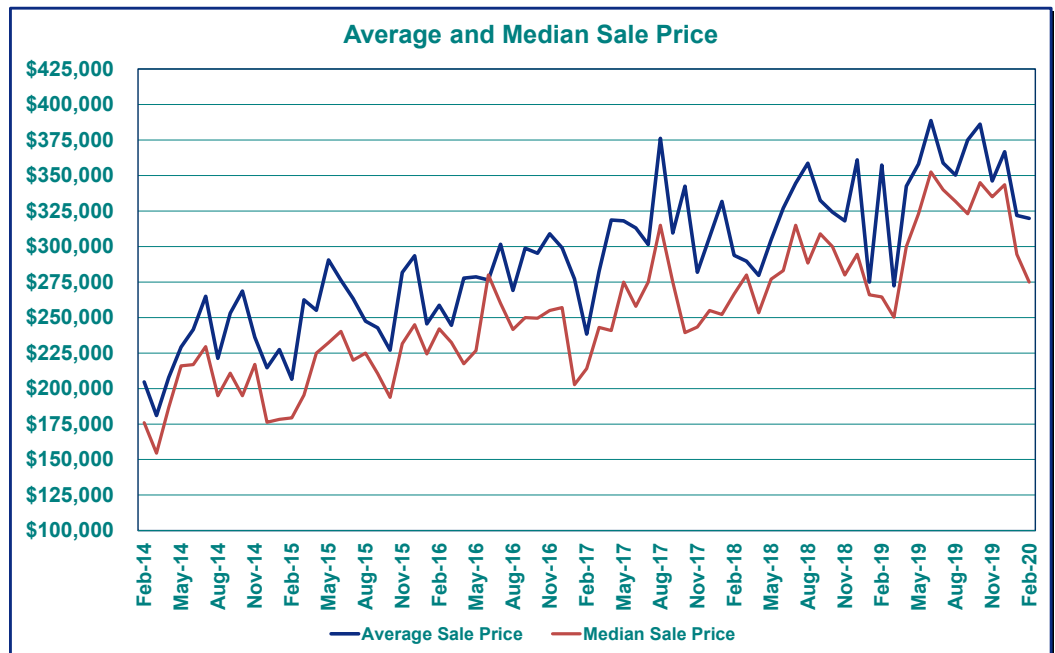
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Rick Jenkins, Chairman of the Board
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MARKET ACTION



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Residential Review: North Coastal Counties, Oregon

February 2020 Reporting Period

February Residential Highlights

There were 189 new listings in February 2020, 8.0% more than in February 2019 (175) and 37.0% more than last month in January 2020 (138).

Pending sales (136) increased 41.7% from February 2019 (96) and held steady from last month January 2020 when 136 offers were accepted.

Closed sales (107) rose 13.8% from February 2019 (94) and decreased 1.8% from the 109 closings recorded last month in January 2020.

Inventory and Total Market Time

Inventory in February increased to 5 months. Total market time increased to 129 days.

Year to Date Summary

Comparing the first two months of 2020 to the same period in 2019, new listings (328) decreased 4.4%, pending sales (273) increased 23.0% and closed sales (221) increased 5.7%.

Average and Median Sale Prices

Comparing 2020 to 2019 through February, the average sale price has increased 8.1% from \$339,200 to \$366,700. In the same comparison, the median sale price has increased 5.4% from \$312,000 to \$329,000.

Inventory in Months*			
	2018	2019	2020
January	6.6	5.4	4.6
February	6.9	6.9	5.0
March	6.1	6.5	
April	6.2	5.6	
May	5.1	4.5	
June	5.2	4.7	
July	6.1	5.0	
August	4.5	4.9	
September	5.5	4.3	
October	4.8	4.2	
November	5.1	5.0	
December	6.0	3.7	

*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:

+2.2% (\$376,600 v. \$368,400)

Median Sale Price % Change:

+4.3% (\$339,000 v. \$325,000)

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

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

North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2020	February	189	136	107	374,400	349,500	129
	January	138	136	109	357,300	300,000	121
	Year-to-date	328	273	221	366,700	329,000	126
2019	February	175	96	94	324,700	309,000	121
	Year-to-date	343	222	209	339,200	312,000	137
Change	February	8.0%	41.7%	13.8%	15.3%	13.1%	6.7%
	Prev Mo 2020	37.0%	0.0%	-1.8%	4.8%	16.5%	6.6%
	Year-to-date	-4.4%	23.0%	5.7%	8.1%	5.4%	-8.0%

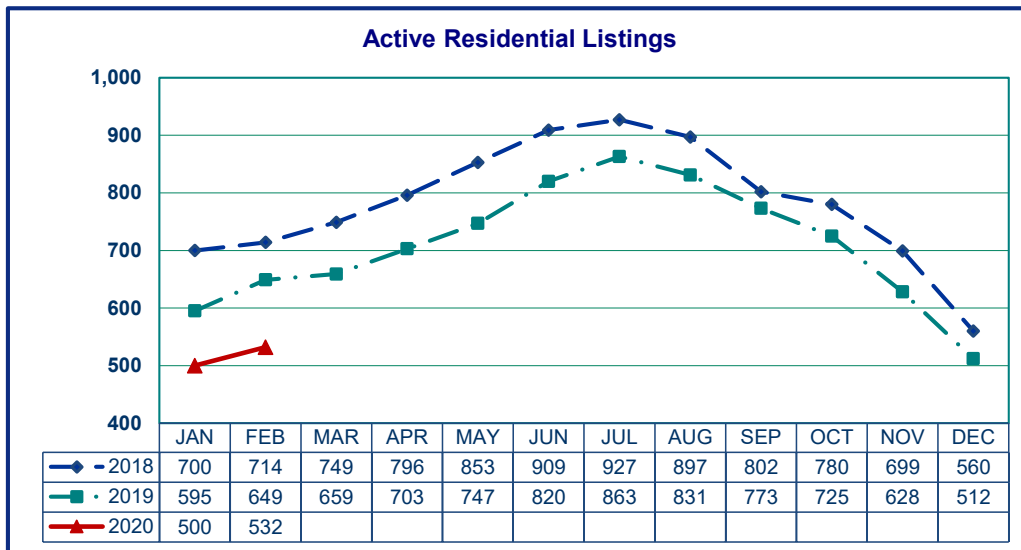
AREA REPORT • 2/2020

North Coastal 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,Canceled Listings	Pending Sales	Pending Sales 2020 v. 2019 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2020 v. 2019 ¹	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
180	Astoria	43	19	6	16	23.1%	12	338,400	62	41	33	26.9%	24	325,800	314,500	3.5%	-	-	1	65,000	1	360,000	
181	Hammond/ Warrenton	30	15	3	9	-18.2%	14	340,600	57	24	25	-13.8%	22	338,000	312,000	4.2%	-	-	4	292,500	1	200,000	
182	Gearhart West	31	11	1	10	900.0%	0	-	-	17	12	100.0%	5	501,300	510,000	-8.7%	-	-	1	295,000	-	-	
183	Gearhart East	1	-	0	0	-100.0%	0	-	-	-	0	-100.0%	0	-	-	1.2%	0	-	0	-	0	-	
184	Seaside Northwest	5	3	1	2	-	2	348,500	87	6	4	33.3%	3	295,300	345,000	5.0%	-	-	1	196,000	-	-	
185	Seaside North Central	3	4	1	1	-66.7%	3	232,300	193	4	4	33.3%	5	226,800	242,000	-18.2%	1	190,000	-	-	-	-	
186	Seaside Southwest	15	6	2	5	66.7%	3	430,000	100	7	9	50.0%	3	430,000	475,000	26.3%	-	-	-	-	-	-	
187	Seaside South Central	6	3	0	1	-	1	285,000	105	4	2	100.0%	1	285,000	285,000	16.9%	-	-	-	-	-	-	
188	Seaside East	17	8	2	6	500.0%	4	225,400	147	13	10	233.3%	5	210,700	152,000	-13.6%	-	-	1	45,000	-	-	
189	Cannon Beach/ Tolovana Park	32	12	3	5	400.0%	3	576,000	200	13	7	-22.2%	8	796,200	697,300	-4.3%	-	-	2	168,500	-	-	
190	Arch Cape/ Cove Beach/ Falcon Cove	1	0	0	1	0.0%	-	-	-	0	1	-50.0%	-	-	-	16.7%	-	-	2	65,000	-	-	
191	Rural Clatsop County	12	3	0	2	-50.0%	1	224,000	560	5	5	-28.6%	2	249,500	249,500	7.9%	-	-	-	-	-	-	
	Clatsop County	196	84	19	58	45.0%	43	340,700	104	134	112	15.5%	78	375,400	317,500	-3.4%	1	190,000	12	186,500	2	280,000	

97102	Arch Cape	1	0	-	0	-	0	-	-	1	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97130	Manzanita	12	4	-	3	-40.0%	3	534,300	33	6	5	-50.0%	5	477,600	454,000	4.5%	-	-	-	-	-	-
97131	Nehalem	7	4	0	3	200.0%	2	64,300	141	5	6	50.0%	3	176,100	110,000	7.5%	-	-	4	105,100	-	-
97147	Wheeler	-	0	0	-	-	2	252,500	110	0	2	100.0%	4	295,000	270,000	-13.7%	-	-	-	-	-	-
97136	Rockaway Beach	47	20	3	5	-50.0%	6	291,400	104	26	13	-35.0%	16	289,100	304,000	7.4%	-	-	3	158,300	-	-
97107	Bay City	4	3	-	3	-	1	167,500	22	5	4	300.0%	2	328,800	328,800	3.2%	-	-	2	35,000	-	-
97118	Garibaldi	3	-	0	1	0.0%	0	-	-	1	1	-50.0%	1	350,000	350,000	-9.6%	1	332,000	-	-	-	-
97143	Netarts	4	1	-	2	-	1	575,000	200	3	4	100.0%	4	410,800	422,000	16.6%	-	-	2	54,800	-	-
97141	Tillamook	18	10	2	14	180.0%	4	441,800	89	20	21	110.0%	9	343,200	265,000	5.9%	-	-	1	55,000	-	-
97134	Oceanside	14	7	-	4	0.0%	3	510,200	156	9	7	-12.5%	4	525,700	477,400	9.7%	-	-	-	-	-	-
97108	Beaver	1	0	0	0	-	0	-	-	0	0	-	0	-	-	-27.1%	0	-	0	-	0	-
97122	Hebo	-	-	1	0	-	0	-	-	-	0	-	0	-	-	62.5%	0	-	0	-	0	-
97112	Cloverdale	6	2	1	1	-50.0%	1	524,900	868	4	4	33.3%	3	329,100	261,400	-13.0%	-	-	4	360,600	-	-
97135	Pacific City	25	4	0	3	50.0%	3	430,700	247	12	7	16.7%	13	381,700	355,900	-0.9%	-	-	2	127,300	-	-
97149	Neskowin	12	8	4	8	700.0%	2	406,000	123	10	10	233.3%	2	406,000	406,000	10.8%	1	500	-	-	-	-
	Tillamook County	154	63	11	47	51.6%	28	380,500	147	102	84	18.3%	66	353,400	317,100	7.8%	2	166,300	18	157,100	-	-

	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 2020 v. 2019 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2020 v. 2019 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97367 Lincoln City	83	21	11	14	16.7%	17	393,100	154	38	36	50.0%	37	351,600	340,000	4.7%	1	400,000	7	89,000	1	1,255,000
97364 Neotsu	3	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	-17.2%	0	-	0	-	0	-
97368 Otis	4	-	0	2	-33.3%	2	384,500	209	4	3	-50.0%	3	301,300	139,000	6.3%	-	-	-	-	-	-
97344 Depoe Bay	32	6	2	3	-	4	318,000	98	15	9	200.0%	8	365,900	406,500	-13.0%	-	-	1	180,000	-	-
97388 Gleneden Beach	13	3	-	3	50.0%	3	312,700	112	7	6	50.0%	8	476,500	472,000	42.8%	-	-	-	-	-	-
97369 Otter Rock	4	1	0	1	-	1	1,430,000	372	1	1	0.0%	1	1,430,000	1,430,000	121.6%	-	-	-	-	-	-
97365 Newport	11	6	1	1	-50.0%	1	456,500	7	9	4	-42.9%	4	312,900	297,500	-0.2%	-	-	1	65,000	-	-
97366 South Beach	6	0	0	0	-	2	611,100	259	1	2	-	2	611,100	611,100	18.1%	-	-	-	-	-	-
97343 Eddyville	1	-	0	0	-	0	-	-	-	0	-	0	-	-	-	0	-	0	-	0	-
97357 Logsdan	0	0	0	0	-	0	-	-	0	0	-	1	303,000	303,000	-	-	-	-	-	-	-
97391 Toledo	3	1	0	1	-50.0%	0	-	-	4	2	-33.3%	0	-	-	-27.2%	0	-	0	-	0	-
97300 Siletz	1	-	0	0	-	1	403,000	14	1	2	-	1	403,000	403,000	-4.1%	-	-	-	-	-	-
97390 Tidewater	3	1	0	1	0.0%	0	-	-	1	1	0.0%	0	-	-	-4.9%	0	-	0	-	0	-
97498 Yachats	7	1	0	2	-	0	-	-	3	3	200.0%	4	171,300	187,500	48.6%	-	-	-	-	-	-
97384 Waldport	7	1	2	3	200.0%	3	309,700	103	5	6	500.0%	6	306,500	310,000	12.6%	-	-	1	75,000	-	-
97376 Seal Rock	4	1	-	-	-100.0%	2	323,500	109	3	2	0.0%	2	323,500	323,500	-21.2%	-	-	1	265,000	-	-
Lincoln County	182	42	16	31	24.0%	36	409,700	145	92	77	42.6%	77	369,300	350,000	6.2%	1	400,000	11	109,800	1	1,255,000
North Coastal Counties Total	532	189	46	136	41.7%	107	374,400	129	328	273	23.0%	221	366,700	329,000	2.2%	4	230,600	41	153,000	3	605,000



ACTIVE RESIDENTIAL LISTINGS NORTH COASTAL COUNTIES, OR

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

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2020 with February 2019. The Year-To-Date section compares 2020 year-to-date statistics through February with 2019 year-to-date statistics through February.

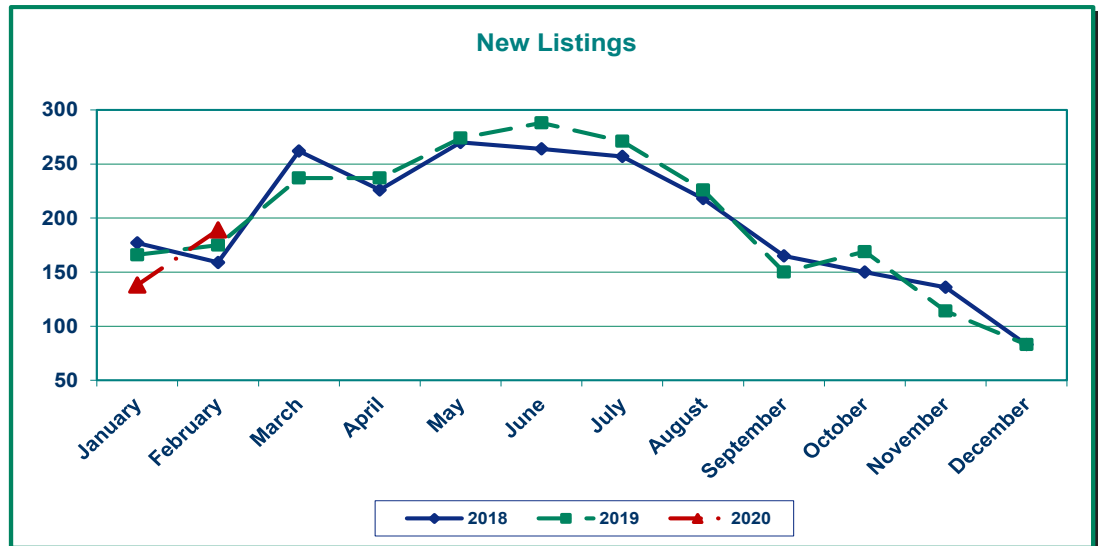
² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/19-2/29/20) with 12 months before (3/1/18-2/28/19).

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

NEW LISTINGS

NORTH COASTAL COUNTIES, OR

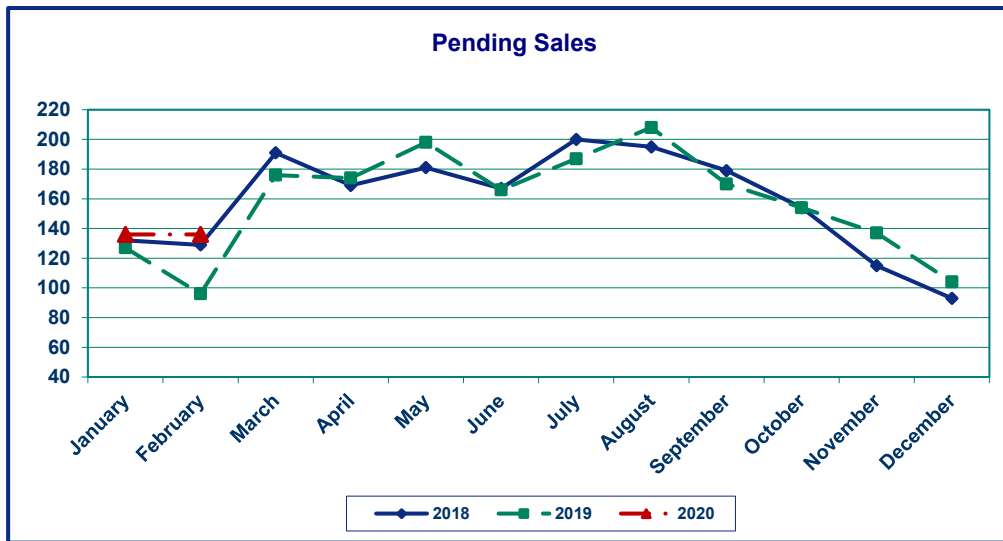
This graph shows the new residential listings over the past three calendar years in the North Coastal Counties of Oregon.



PENDING LISTINGS

NORTH COASTAL COUNTIES, OR

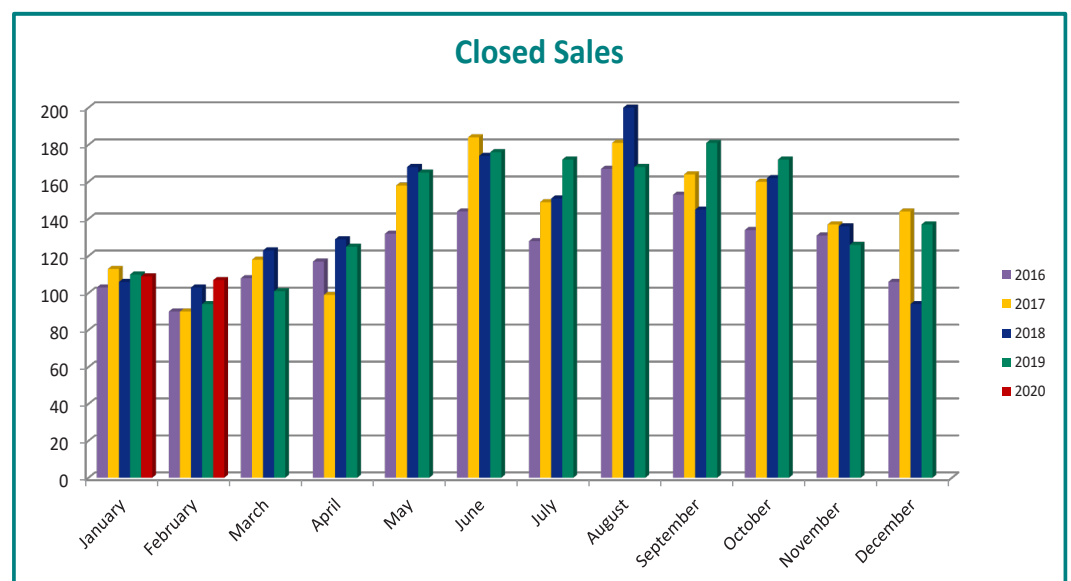
This graph represents monthly accepted offers in the North Coastal Counties of Oregon over the past three calendar years.



CLOSED SALES

NORTH COASTAL COUNTIES, OR

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



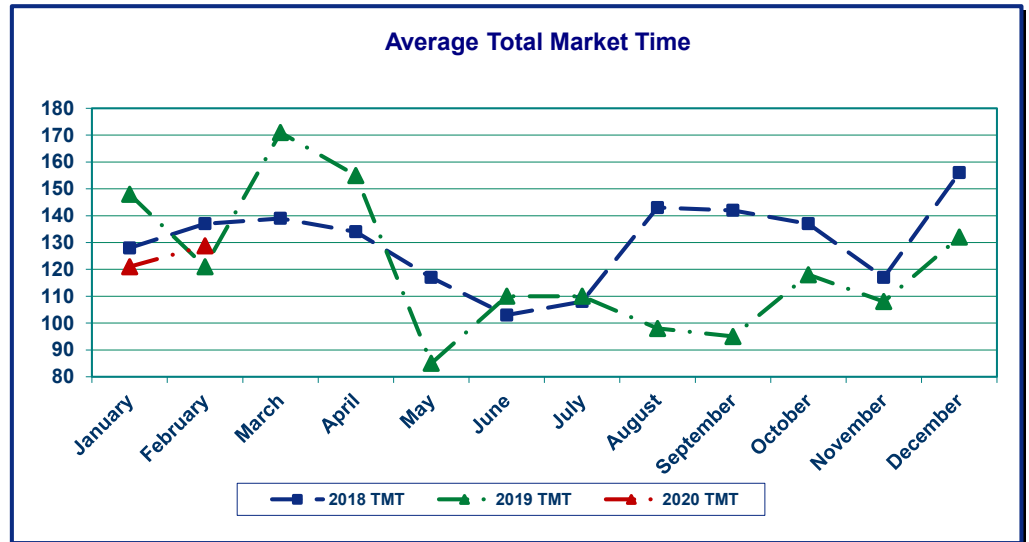
DAYS ON MARKET

NORTH COASTAL COUNTIES, OR

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

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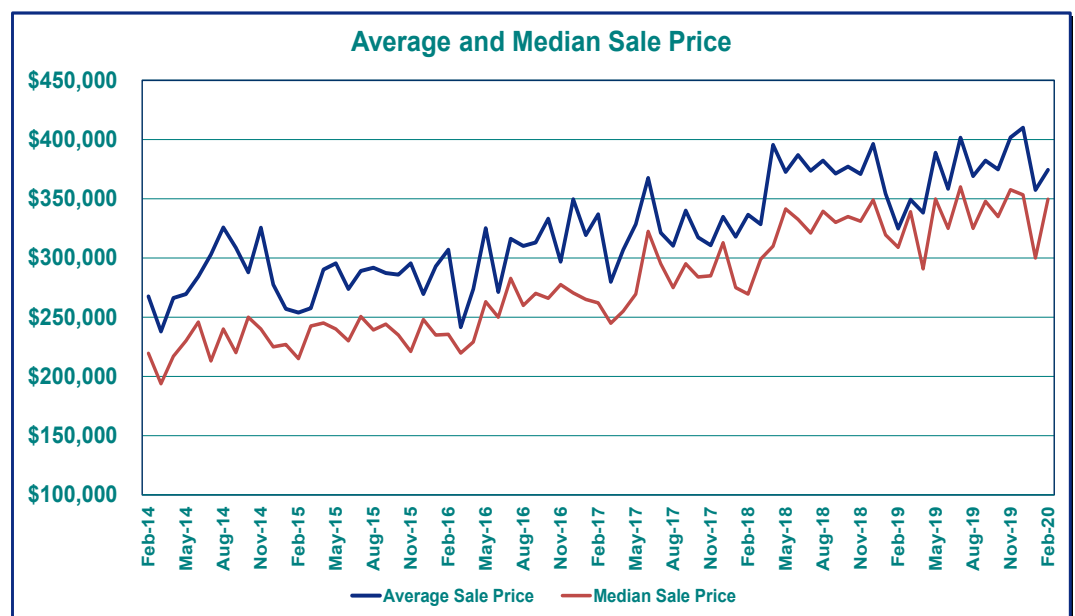
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SALE PRICE

NORTH COASTAL COUNTIES, OR

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



Rick Jenkins, Chairman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor

MARKET ACTION



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

Residential Review: Polk and Marion Counties, Oregon

February 2020 Reporting Period

February Residential Highlights

There were 247 new listings in February 2020, 1.6% fewer than February 2019 (251) and 0.8% more than last month in January 2020 (245).

Pending sales (263) increased 27.7% from February 2019 (206) and rose 23.5% from last month January 2020 when 213 offers were accepted.

Closed sales (171) increased 28.6% from February 2019 (133) and rose 21.3% from the 141 closings recorded last month in January 2020.

Inventory in February decreased to 2.5 months. Total market time rose to 83 days.

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

Year to Date Summary

Comparing the first two months of 2020 to the same period in 2019, new listings (496) have decreased 5.9%, pending sales (471) have increased 19.2% and closed sales (325) have increased 24.0%.

Average and Median Sale Prices

Comparing 2020 to 2019 through February, the average sale price has increased 1.6% from \$339,600 to \$345,200. In the same comparison, the median sale price has increased 5.0% from \$299,900 to \$315,000.

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

Average Sale Price % Change:
+4.1% (\$341,600 v. \$328,000)
Median Sale Price % Change:
+6.8% (\$315,000 v. \$295,000)

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

Inventory in Months*

	2018	2019	2020
January	2.5	4.6	3.4
February	3.2	4.3	2.5
March	2.2	3.5	
April	2.8	2.7	
May	2.4	2.6	
June	2.1	3.1	
July	2.4	2.6	
August	3.1	2.4	
September	4.2	3.0	
October	4.1	2.9	
November	3.6	3.2	
December	3.6	2.2	

*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 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
2020	February	247	263	171	342,100	320,000	83
	January	245	213	141	349,900	310,000	68
	Year-to-date	496	471	325	345,200	315,000	76
2019	February	251	206	133	357,300	288,000	69
	Year-to-date	527	395	262	339,600	299,900	62
Change	February	-1.6%	27.7%	28.6%	-4.3%	11.1%	20.8%
	Prev Mo 2020	0.8%	23.5%	21.3%	-2.2%	3.2%	22.1%
	Year-to-date	-5.9%	19.2%	24.0%	1.6%	5.0%	23.3%

AREA REPORT • 2/2020

Polk & Marion Counties, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date	Year-To-Date		Year-To-Date		
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales	Pending Sales 2020 v. 2019 ¹	Closed Sales	Average Sale Price		Total Market Time ³	New Listings	Pending Sales	Pending Sales 2020 v. 2019 ¹	Closed Sales	Average Sale Price			Median Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
167	Polk County Except Salem	68	26	9	33	57.1%	21	304,800	93	62	56	27.3%	37	345,900	310,000	10.9%	1	575,000	5	404,600	1	420,000
168	West Salem N	30	14	4	20	17.6%	16	403,400	124	31	38	35.7%	29	379,000	350,000	-9.7%	-	-	-	-	1	2,200,000
169	West Salem S	2	1	2	5	150.0%	1	283,000	27	4	8	-11.1%	5	384,100	358,000	-2.6%	-	0	-	0	-	-

170	Woodburn	38	38	3	44	63.0%	17	285,500	43	72	62	26.5%	33	278,900	258,000	2.4%	-	-	2	352,500	-	-
	Except Woodburn	102	51	11	44	15.8%	33	375,100	103	106	85	-1.2%	68	364,000	355,000	5.3%	1	360,000	11	343,200	-	-

170	Marion Except Salem/Keizer	140	89	14	88	35.4%	50	344,600	82	178	147	8.9%	101	336,200	324,000	4.5%	1	360,000	13	344,600	-	-
171	Southwest Salem	6	2	0	1	-75.0%	0	-	-	6	3	-40.0%	2	520,000	520,000	27.0%	-	-	-	-	-	-
172	South Salem	58	23	7	21	61.5%	19	405,000	93	37	43	65.4%	31	437,200	379,000	-4.8%	-	-	-	-	1	279,900
173	Southeast Salem	42	33	4	28	64.7%	11	381,300	48	51	39	18.2%	19	360,200	294,900	7.1%	-	-	1	200,000	-	-
174	Central Salem	14	13	2	14	40.0%	10	251,600	85	28	24	26.3%	19	247,800	224,900	0.7%	1	425,000	-	-	2	560,300
175	East Salem S	7	5	3	9	28.6%	5	345,000	76	13	13	0.0%	10	311,000	278,500	6.7%	-	-	-	-	-	-
176	East Salem N	25	21	5	21	-36.4%	22	305,300	45	49	56	14.3%	39	304,500	305,000	22.7%	-	-	-	-	-	-
177	South Keizer	4	1	2	1	-80.0%	4	374,800	134	4	4	-60.0%	5	355,800	317,000	5.4%	-	-	-	-	-	-
178	North Keizer	28	19	3	22	83.3%	12	316,100	93	33	40	66.7%	28	343,200	326,000	6.5%	-	-	-	-	1	434,900

167-169	Polk Co. Grand Total	100	41	15	58	45.0%	38	345,700	105	97	102	25.9%	71	362,100	343,000	1.5%	1	575,000	5	404,600	2	1,310,000
170-178	Marion Co. Grand Total	324	206	40	205	23.5%	133	341,100	77	399	369	17.5%	254	340,500	312,400	4.7%	2	392,500	14	334,300	4	458,800
	Polk & Marion Grand Total	424	247	55	263	27.7%	171	342,100	83	496	471	19.2%	325	345,200	315,000	4.2%	3	453,300	19	352,800	6	742,600

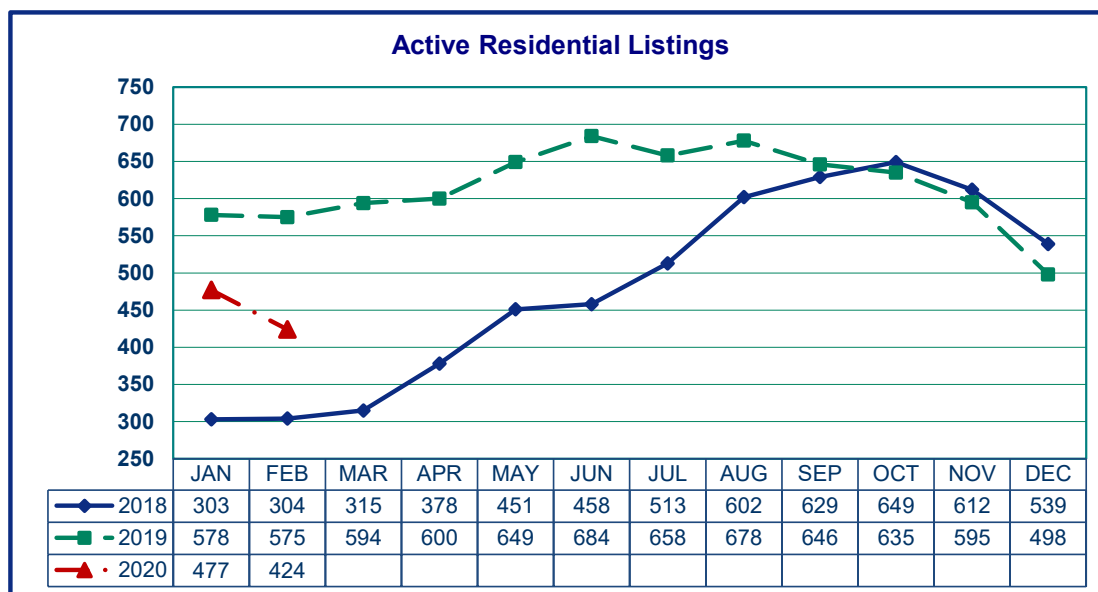
Benton & Linn Counties, Oregon

220	Benton County	42	26	7	11	83.3%	4	359,700	52	53	27	107.7%	14	388,400	372,800	11.6%	-	-	1	590,000	1	575,000
221	Linn County	99	81	16	85	63.5%	52	251,100	44	152	151	38.5%	95	275,600	249,400	5.9%	-	-	11	252,500	1	216,300

ACTIVE RESIDENTIAL LISTINGS

POLK & MARION COUNTIES, OR

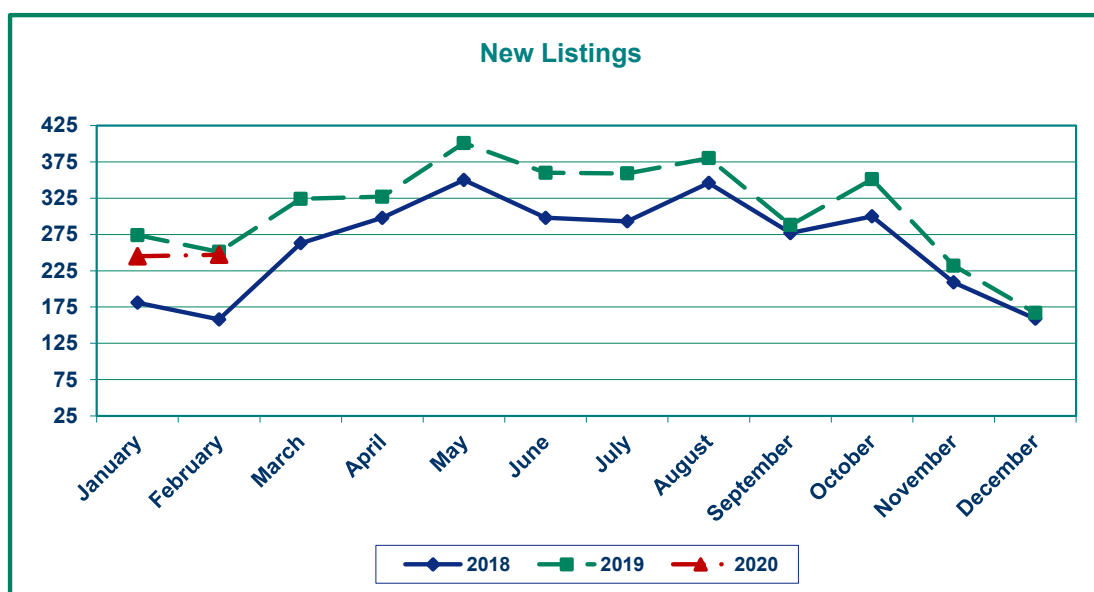
This graph shows the active residential listings over the past three calendar years in Polk and Marion Counties, Oregon.



NEW LISTINGS

POLK & MARION COUNTIES, OR

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



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2020 with February 2019. The Year-To-Date section compares 2020 year-to-date statistics through February with 2019 year-to-date statistics through February.

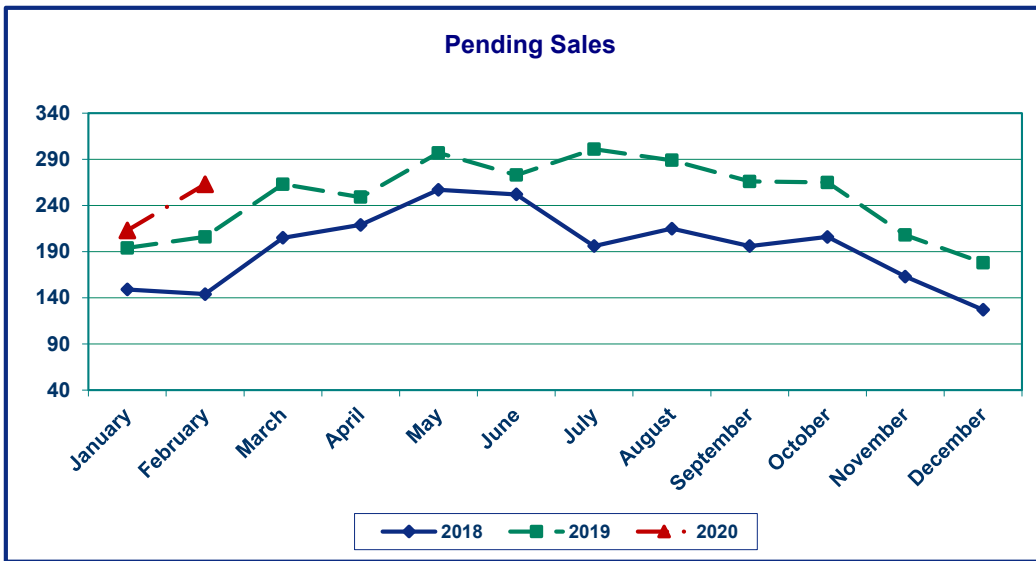
² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/19-2/29/20) with 12 months before (3/1/18-2/28/19).

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

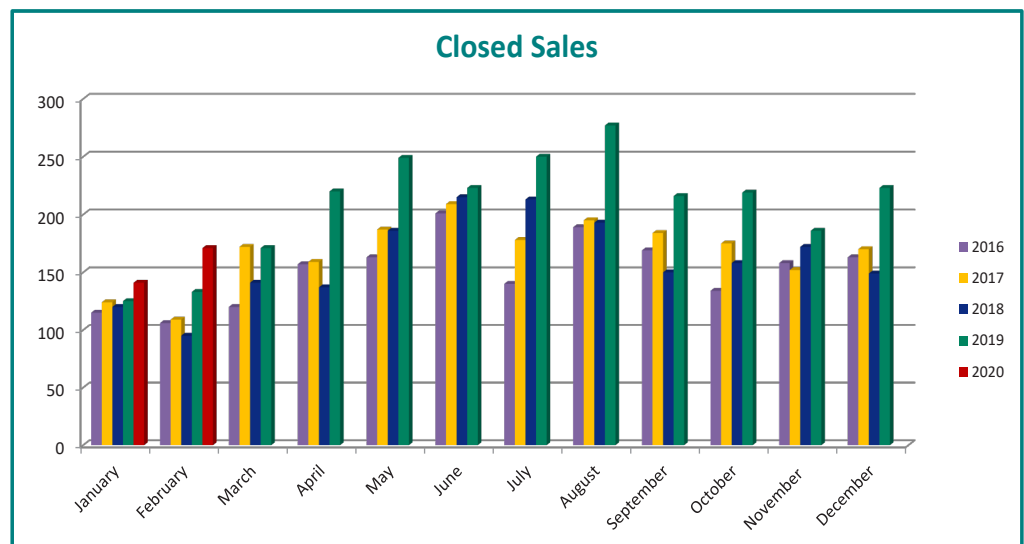
This graph represents monthly accepted offers in Polk and Marion Counties, Oregon, over the past three calendar years.



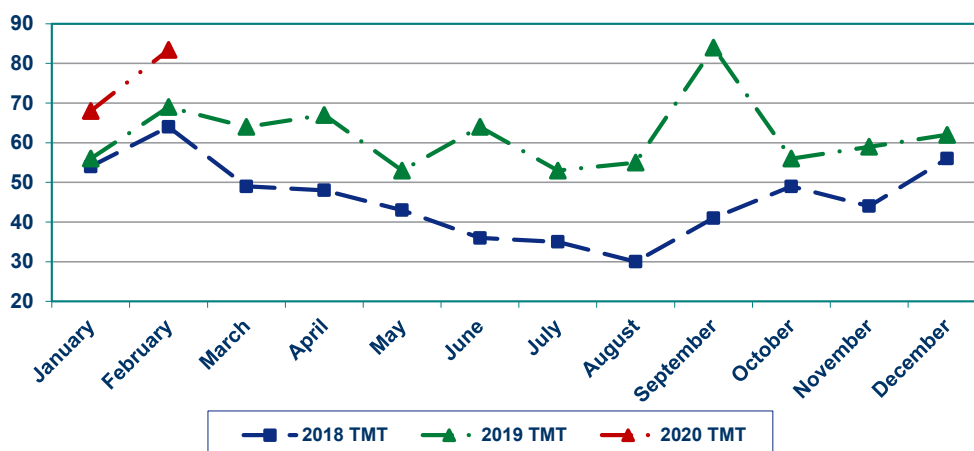
CLOSED SALES

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.

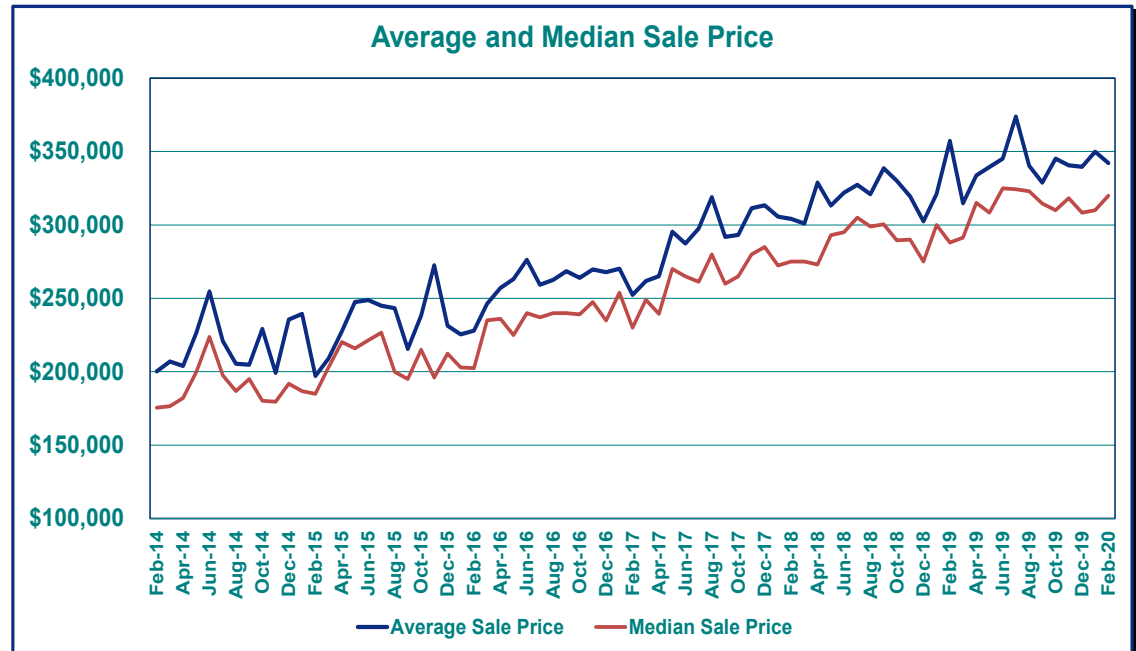
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Rick Jenkins, Chairman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor

MARKET ACTION



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

Residential Review: Metro Portland, Oregon

February 2020 Reporting Period

February Residential Highlights Year to Date Summary

New listings, at 2,759, increased 12.9% from February 2019 (2,444) and rose 0.2% from January 2020 (2,754).

Pending sales (2,598) increased 17.7% over the 2,208 offers accepted in February 2019, and rose 14.4% from the 2,271 offers accepted last month in January 2020.

Closed sales (1,897) rose 9.9% from the 1,726 closings recorded last year in February 2019 and increased 14.1% compared with the 1,663 closings recorded last month in January 2020.

Comparing the first two months of 2020 to the same period in 2019, new listings (5,544) have held steady 0.6%, pending sales (4,792) increased 14.2%, and closed sales (3,616) have increased 12.1%.

Average and Median Sale Prices

Comparing 2020 to 2019 through February, the average sale price has increased 5.0% from \$438,200 to \$460,200. In the same comparison, the median sale price has increased 3.7% from \$393,000 to \$407,500.

Inventory in Months*

	2018	2019	2020
January	2.2	3.3	2.2
February	1.9	2.7	1.9
March	1.6	2.2	
April	1.8	2.2	
May	1.9	2.1	
June	2.1	2.4	
July	2.4	2.3	
August	2.3	2.3	
September	3.1	2.8	
October	2.7	2.4	
November	2.8	2.4	
December	2.5	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 includes proposed and under construction homes.

Inventory and Total Market Time

Inventory decreased slightly to 1.9 months this February. Total market time decreased to 68 days.

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

Average Sale Price % Change:
+2.0% (\$461,200 v. \$452,300)
Median Sale Price % Change:
+2.5% (\$410,000 v. \$400,000)

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

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2020	February	2,759	2,598	1,897	457,900	407,000	68
	January	2,754	2,271	1,663	463,000	406,000	74
	Year-to-date	5,544	4,792	3,616	460,200	407,500	71
2019	February	2,444	2,208	1,726	441,100	399,900	75
	Year-to-date	5,511	4,196	3,226	438,200	393,000	75
Change	February	12.9%	17.7%	9.9%	3.8%	1.8%	-9.7%
	Prev Mo 2020	0.2%	14.4%	14.1%	-1.1%	0.2%	-8.1%
	Year-to-date	0.6%	14.2%	12.1%	5.0%	3.7%	-5.5%

AREA REPORT • 2/2020

Portland Metropolitan Area, Oregon

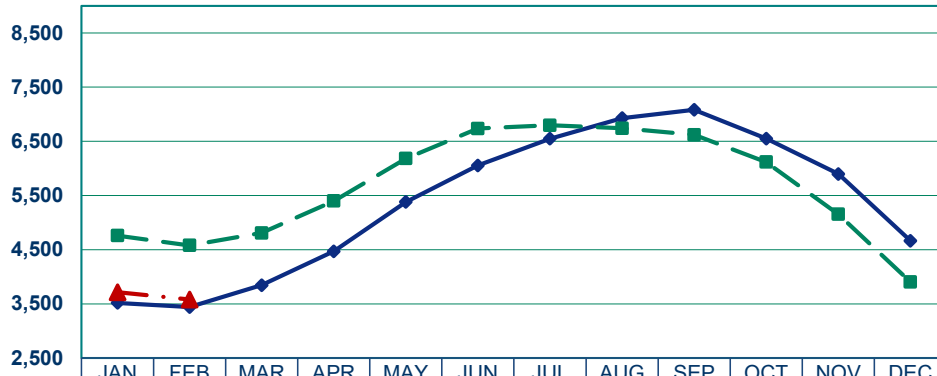
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2020 v. 2019 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2020 v. 2019 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
141	N Portland	131	124	28	112	7.7%	99	407,900	47	279	217	9.0%	177	400,700	385,000	0.8%	2	812,500	2	229,200	12	792,600
142	NE Portland	256	225	62	199	-2.0%	164	482,200	64	439	366	-2.4%	327	481,900	410,000	2.5%	7	699,000	9	255,900	9	1,138,000
143	SE Portland	306	294	59	292	16.3%	247	424,700	69	622	546	12.3%	438	427,400	370,200	1.1%	4	437,500	8	168,300	22	655,100
144	Gresham/ Troutdale	232	182	26	186	31.9%	123	376,600	74	351	346	23.1%	246	371,700	356,000	5.4%	2	397,500	5	159,500	5	475,200
145	Milwaukie/ Clackamas	281	192	58	203	8.0%	140	443,700	67	413	388	9.3%	312	447,500	424,000	4.3%	-	-	6	359,000	2	582,500
146	Oregon City/ Canby	218	128	22	171	20.4%	101	448,600	75	285	301	21.9%	200	447,900	433,600	4.8%	3	489,700	11	238,300	2	418,500
147	Lake Oswego/ West Linn	226	151	35	119	15.5%	72	705,100	86	306	222	15.0%	146	706,200	585,000	2.8%	-	-	4	656,300	-	-
148	W Portland	570	326	116	253	22.2%	206	581,600	95	686	474	14.8%	372	590,200	510,000	-1.8%	1	454,000	7	257,600	6	1,098,800
149	NW Wash Co.	182	143	34	128	13.3%	75	510,400	61	274	233	1.7%	165	503,900	460,000	-1.2%	2	273,500	3	324,700	-	-
150	Beaverton/ Aloha	226	257	33	255	18.6%	177	412,800	59	490	456	13.7%	315	413,000	400,000	2.6%	-	-	4	264,500	3	448,300
151	Tigard/ Wilsonville	260	234	37	215	20.8%	152	485,600	49	466	389	8.4%	275	495,800	455,000	0.9%	1	875,000	6	333,900	2	416,000
152	Hillsboro/ Forest Grove	285	253	26	221	40.8%	177	414,200	50	459	415	48.2%	319	419,100	394,300	5.8%	3	314,300	16	254,000	6	539,200
153	Mt. Hood	36	15	3	13	8.3%	9	342,700	123	32	27	-3.6%	29	365,300	315,000	5.4%	-	-	2	138,900	-	-
155	Columbia Co.	122	74	23	72	20.0%	50	327,500	81	136	140	17.6%	104	347,500	317,500	7.1%	1	250,000	11	89,500	2	332,500
156	Yamhill Co.	249	161	33	159	18.7%	105	400,500	75	306	272	17.7%	191	392,800	355,000	4.4%	1	245,000	8	531,300	2	395,000

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2020 with February 2019. The Year-To-Date section compares 2020 year-to-date statistics through February with 2019 year-to-date statistics through February.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/19-2/29/20) with 12 months before (3/1/18-2/28/19).

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

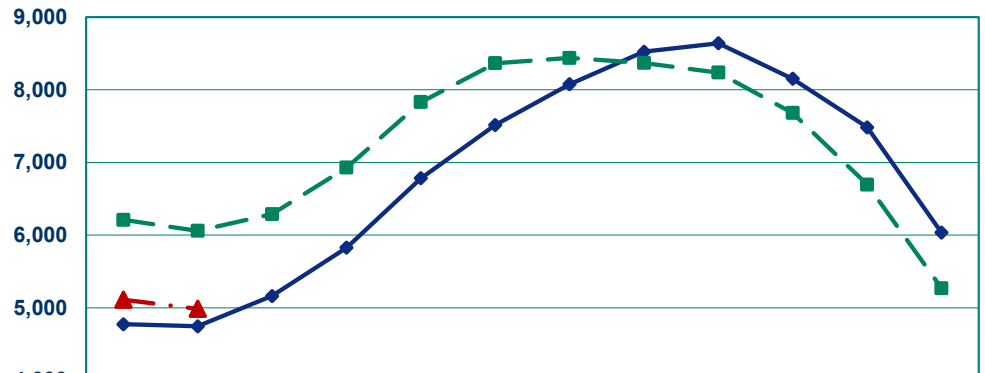
This graph shows the active residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.

TOTAL ACTIVE LISTINGS

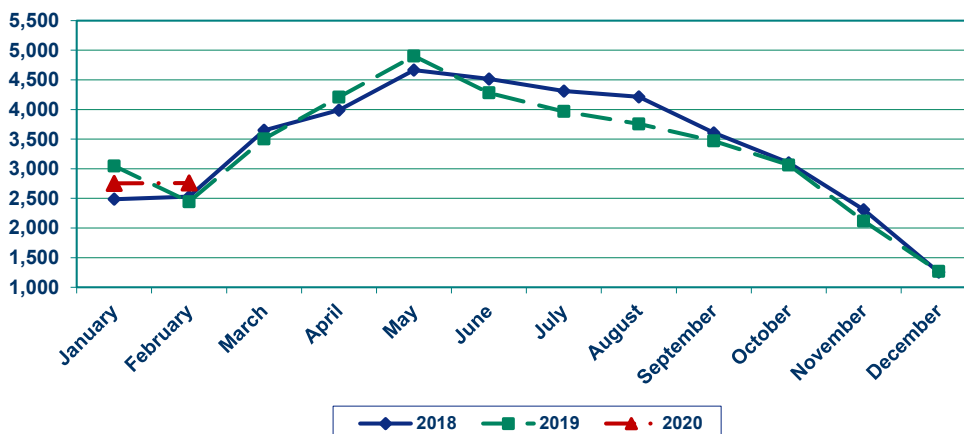
PORTLAND, OR

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

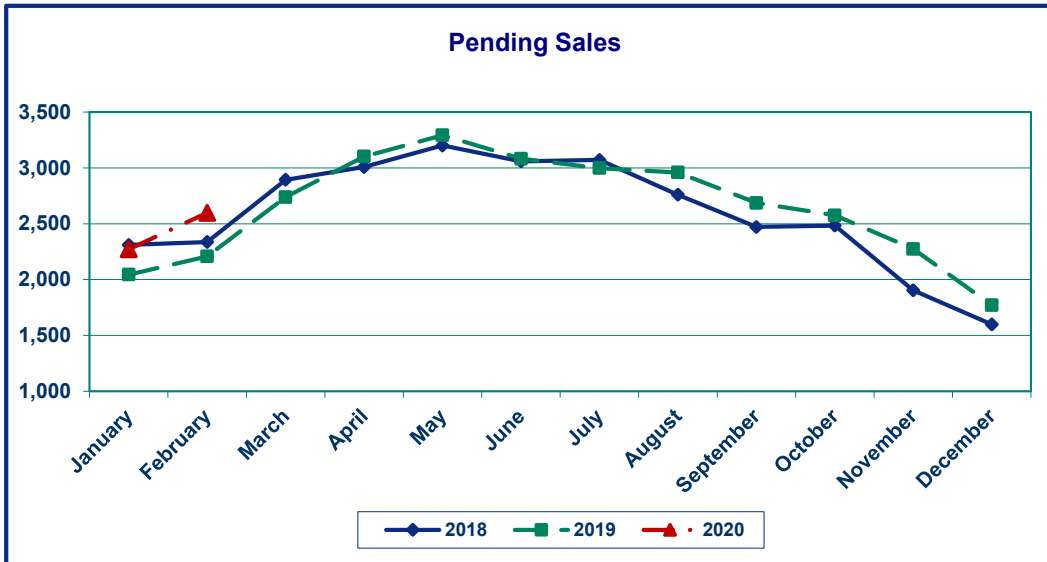
PORTLAND, OR

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

PENDING LISTINGS

PORTLAND, OR

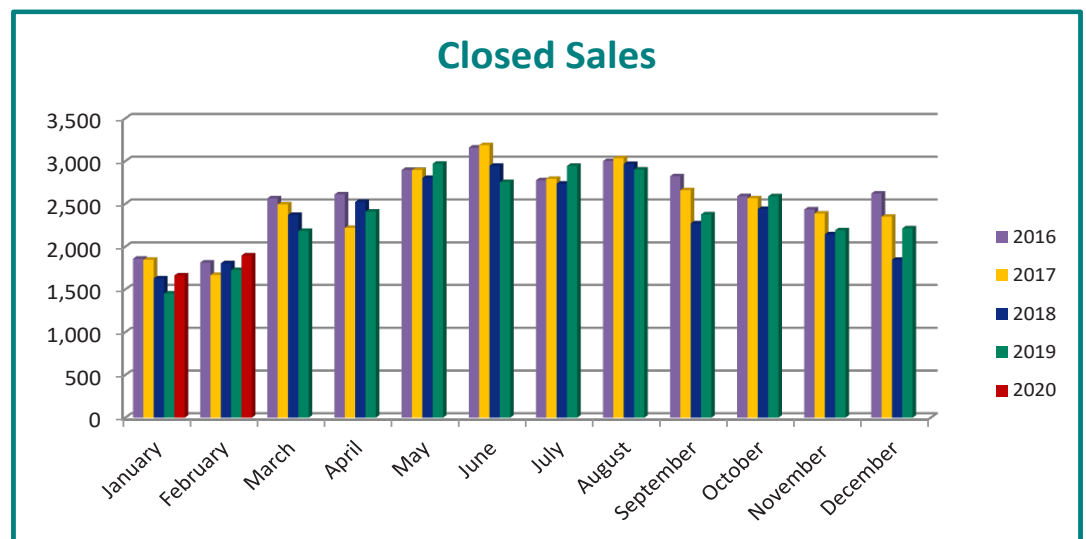
This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.



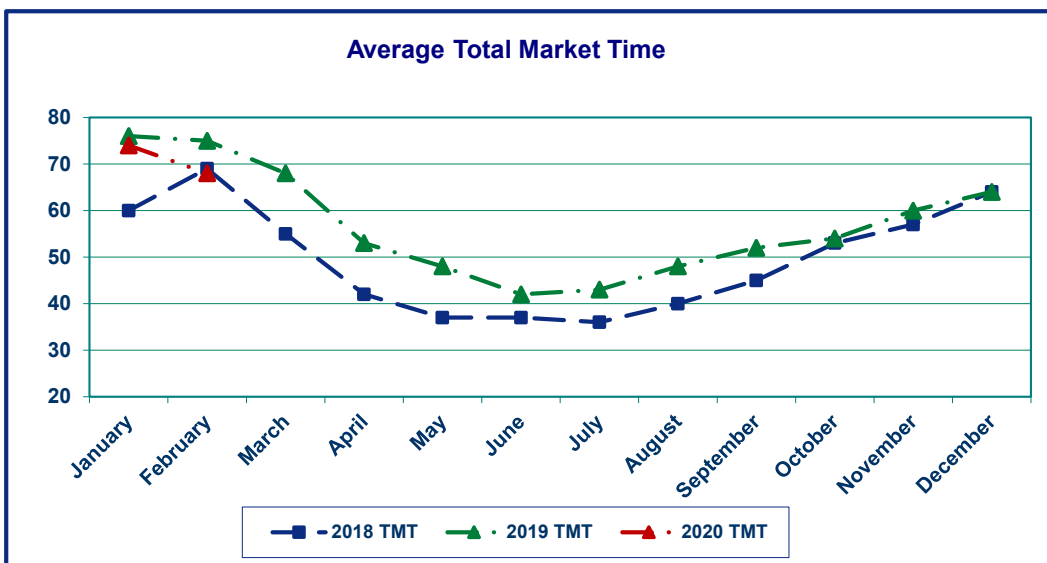
CLOSED SALES

PORTLAND, OR

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



Average Total Market Time



DAYS ON MARKET

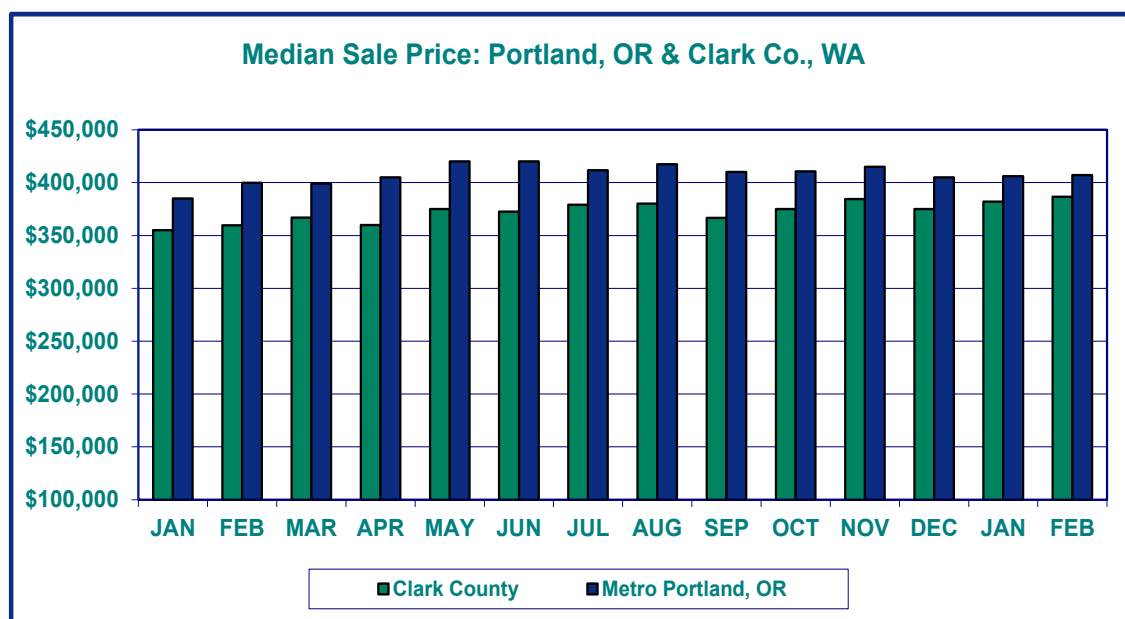
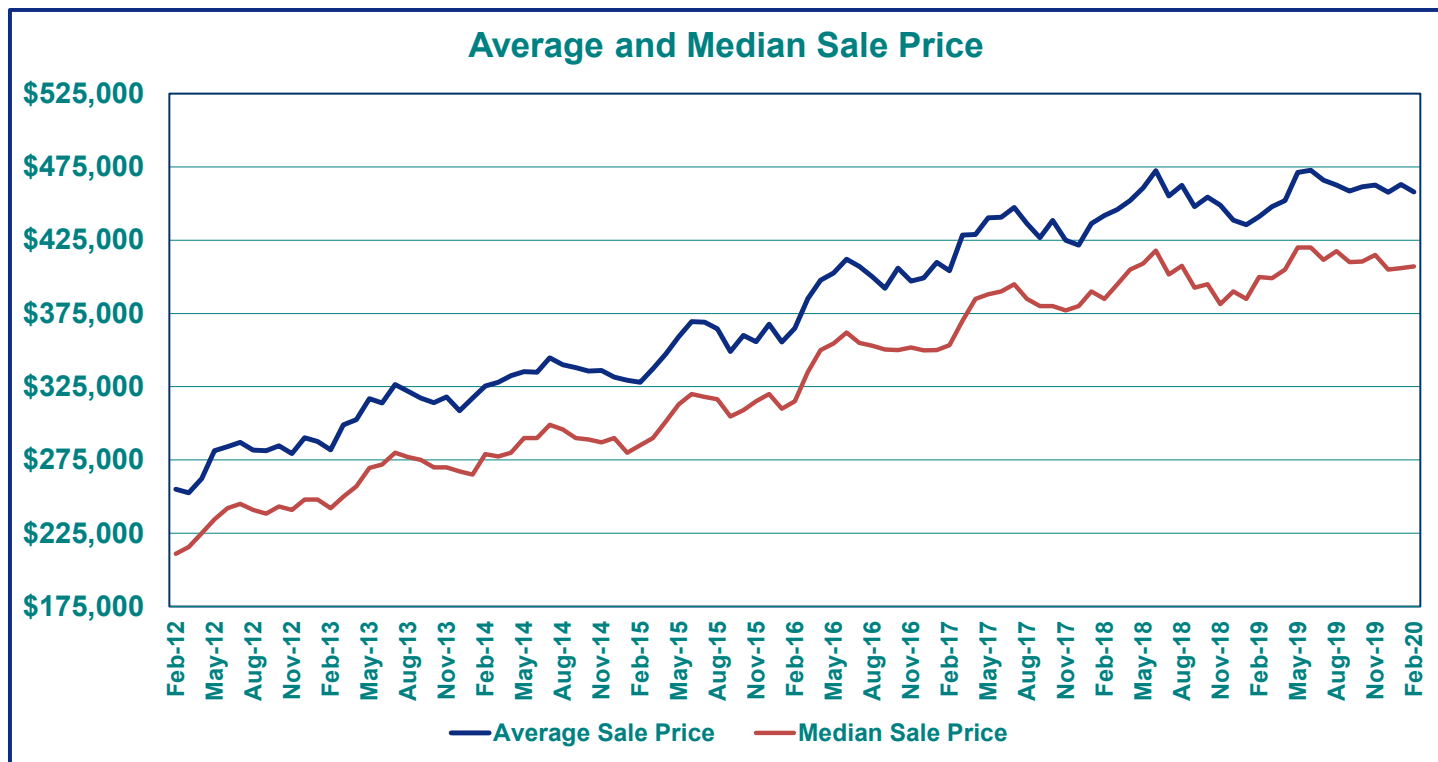
PORTLAND, OR

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

SALE PRICE

PORTLAND, OR

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



MEDIAN SALE PRICE

PORTLAND, OR

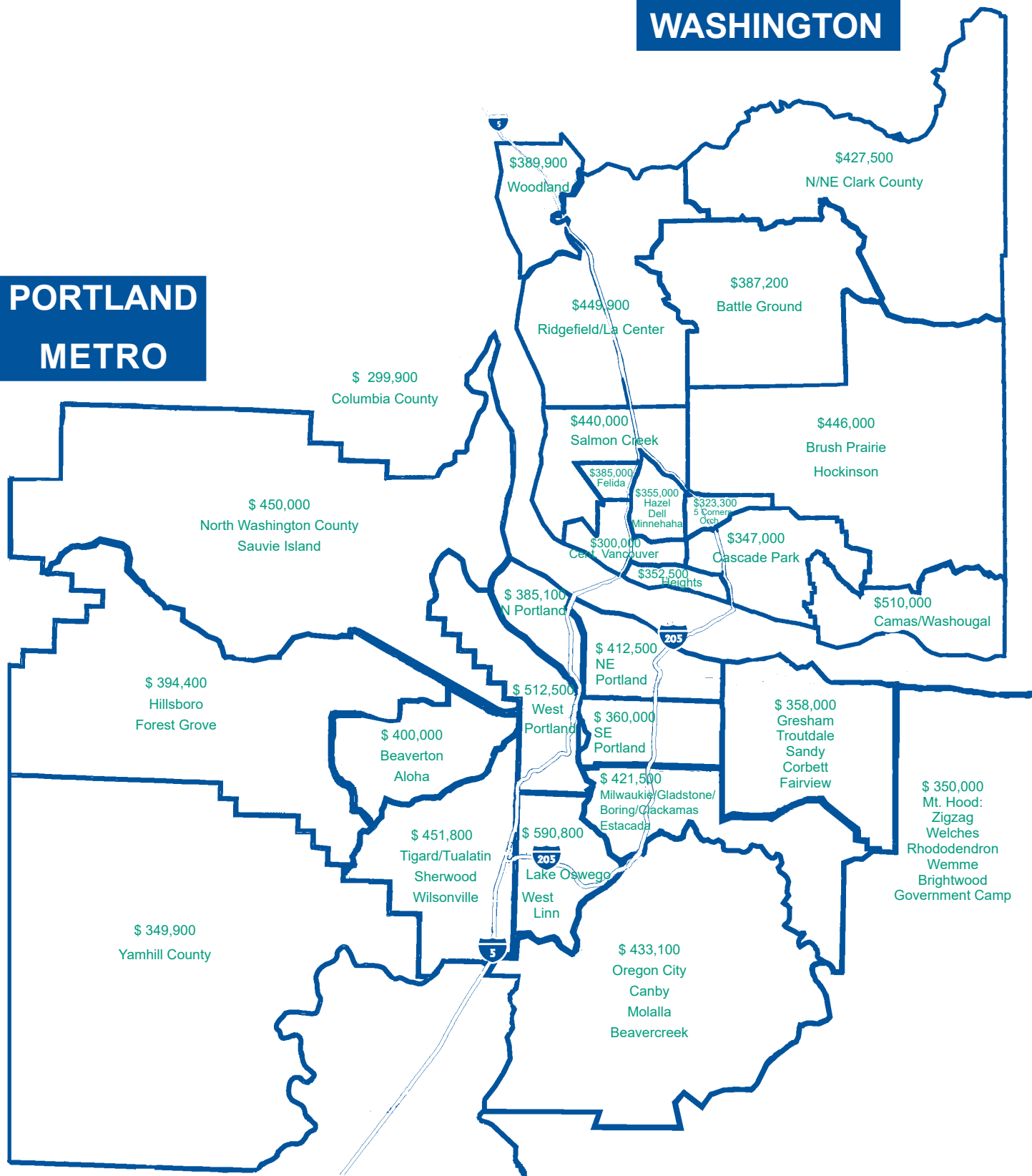
This graph shows the median sale price over the past 12 months in the greater Portland, Oregon, metropolitan area and Clark County.

MEDIAN SALE PRICE

February 2020

SW
WASHINGTON

PORTLAND
METRO



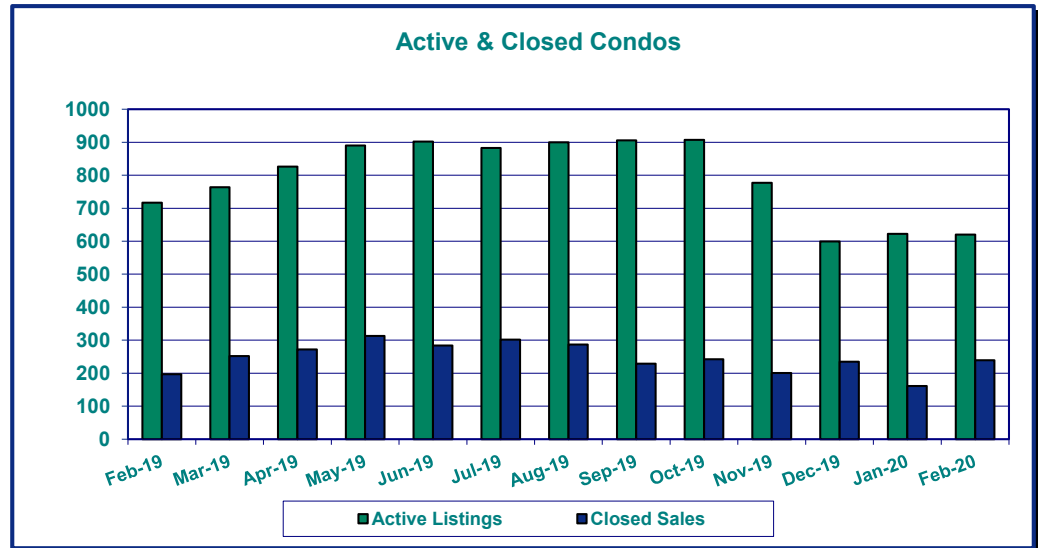
ACTIVE & CLOSED CONDOS

PORTLAND, OR

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

Contact RMLS™
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Suite 200
Portland, OR 97224
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The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.



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

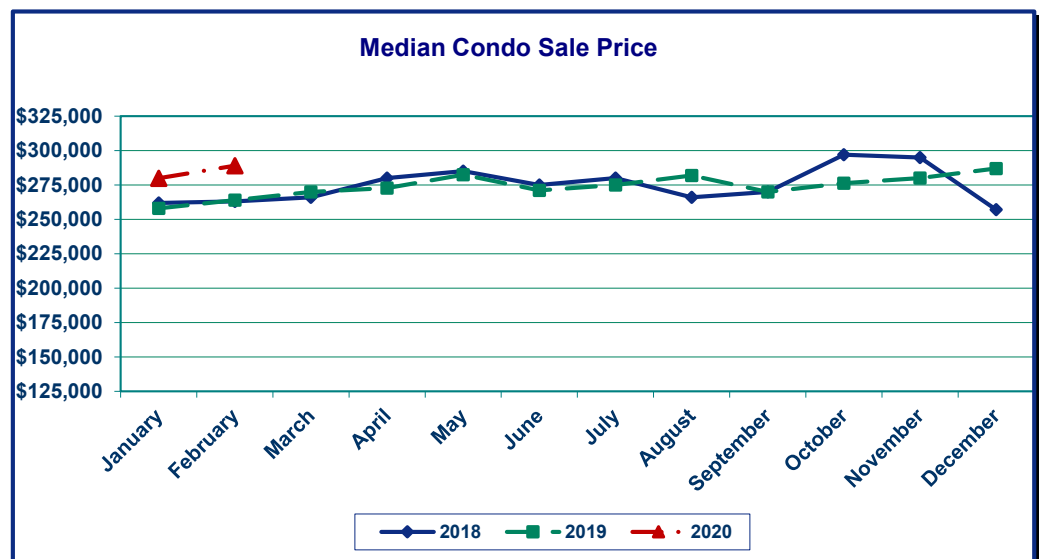
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MEDIAN SALE PRICE CONDOS

PORTLAND, OR

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



Rick Jenkins, Chairman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor



Clark County, Washington Market Action Addition

February 2020

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:	1,100
Less Listings with Purchase Contingencies*:	46
Readily Purchased Listings:	1,054
<i>Percent of Total Active Listings:</i>	<i>95.8%</i>
Less New Under Construction (not ready for occupancy):	166
Less New Proposed (not started):	209
Total Readily Purchased & Occupied Listing:	679
<i>Percent of Total Active Listings:</i>	<i>61.7%</i>
Inventory in Months of Readily Purchased & Occupied Listings:	1.3

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

Source: RMLS™ Regional Multiple Listing Service, Portland Oregon

MARKET ACTION



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

Residential Review: Southwest Washington

February 2020 Reporting Period

February Residential Highlights

There were 780 new listings in February 2020, a 6.6% increase from February 2019 (732) and 6.0% more than last month in January 2020 (736).

Pending sales (718) increased 13.2% from February 2019 (634) and rose 6.8% from last month January 2020 when 672 offers were accepted.

Closed sales, at 514, increased 0.4% from February 2019 (512) and increased 4.7% from the 491 closings recorded last month in January 2020.

Inventory and Total Market Time

Total market time decreased to 67 days in February. Inventory decreased to 2.1 months.

Year to Date Summary

Comparing the first two months of 2020 to the same period in 2019, new listings (1,529) decreased 4.3%, pending sales (1,354) increased 8.7%, and closed sales (1,026) have increased 2.4%.

Average and Median Sale Prices

Comparing 2020 to 2019 through February, the average sale price has increased 4.0% from \$400,500 to \$416,700. In the same comparison, the median sale price has increased 8.2% from \$355,900 to \$385,000.

Inventory in Months*			
	2018	2019	2020
January	2.2	3.2	2.4
February	1.9	2.9	2.1
March	1.6	2.4	
April	1.7	2.4	
May	1.8	2.3	
June	2.1	2.4	
July	2.3	2.4	
August	2.3	2.3	
September	2.9	2.5	
October	2.7	2.5	
November	2.9	2.2	
December	2.9	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.

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

Average Sale Price % Change:
+3.4% (\$409,400 v. \$396,100)
Median Sale Price % Change:
+5.4% (\$375,000 v. \$355,900)

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

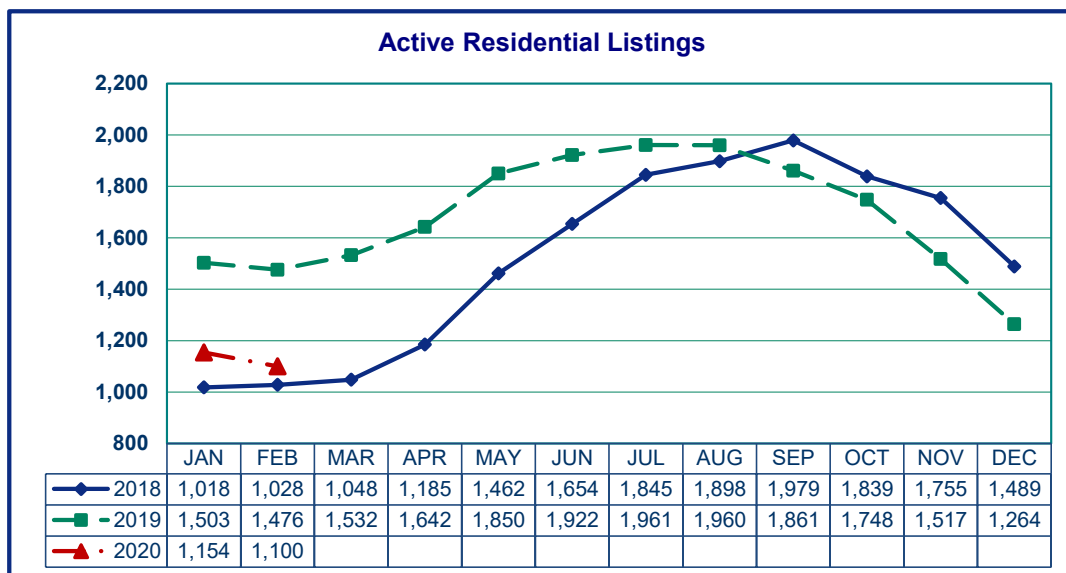
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2020	February	780	718	514	417,500	386,700	67
	January	736	672	491	414,300	382,000	77
	Year-to-date	1,529	1,354	1,026	416,700	385,000	72
2019	February	732	634	512	397,200	359,500	69
	Year-to-date	1,598	1,246	1,002	400,500	355,900	70
Change	February	6.6%	13.2%	0.4%	5.1%	7.6%	-3.1%
	Prev Mo 2020	6.0%	6.8%	4.7%	0.8%	1.2%	-13.0%
	Year-to-date	-4.3%	8.7%	2.4%	4.0%	8.2%	2.9%

AREA REPORT • 2/2020

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 2020 v. 2019 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2020 v. 2019 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		
15	19	3	16	23.1%	10	355,900	104	27	31	40.9%	24	336,500	306,500	95	-0.5%	1	305,000	1	100,000	2	510,800		
7	22	2	24	14.3%	16	265,200	42	37	42	35.5%	37	280,700	269,900	53	2.8%	-	-	-	-	1	615,000		
17	9	3	11	-21.4%	11	399,000	82	20	23	0.0%	18	467,400	378,000	101	-14.0%	-	-	-	-	1	311,000		
16	18	9	12	20.0%	11	392,700	53	35	25	56.3%	19	405,600	425,000	69	10.5%	-	-	-	-	-	-		
26	44	21	35	-14.6%	26	332,200	35	91	66	-24.1%	46	332,500	335,000	46	3.5%	-	-	6	244,400	-	-		
9	6	0	9	-50.0%	10	308,400	33	23	21	-41.7%	22	308,800	316,200	37	5.4%	-	-	1	68,500	-	-		
19	30	4	32	28.0%	22	311,100	52	58	57	5.6%	46	307,000	318,300	58	4.3%	-	-	-	-	-	-		
55	75	12	65	41.3%	49	312,600	29	156	126	40.0%	90	324,000	325,000	36	2.6%	-	-	1	365,000	2	360,800		
18	14	3	15	66.7%	11	368,100	107	23	33	65.0%	22	359,900	320,000	116	10.0%	-	-	1	216,500	-	-		
20	24	3	26	52.9%	16	457,000	77	40	44	46.7%	29	421,600	407,000	71	7.1%	-	-	-	-	1	455,900		
11	18	-	22	57.1%	10	326,500	23	37	33	32.0%	17	325,600	329,900	32	5.6%	-	-	-	-	-	-		
51	36	7	29	-29.3%	19	395,600	82	59	61	-21.8%	40	448,400	448,100	86	8.5%	-	-	-	-	-	-		
13	15	1	17	21.4%	13	361,300	44	30	28	-15.2%	21	369,700	375,000	38	3.2%	-	-	-	-	-	-		
12	1	0	1	0.0%	2	550,500	76	7	4	100.0%	7	603,500	475,000	88	33.8%	-	-	1	419,000	-	-		
131	71	27	64	56.1%	41	620,400	129	127	114	25.3%	88	558,400	534,700	120	0.1%	1	299,000	9	211,900	3	444,200		
48	27	6	28	3.7%	24	434,100	67	59	51	-8.9%	47	430,300	405,000	86	0.2%	-	-	9	244,800	2	350,000		
24	28	3	23	9.5%	13	418,300	50	49	46	9.5%	33	402,200	382,000	56	1.3%	-	-	-	-	-	-		
20	32	2	27	3.8%	24	409,300	38	57	59	9.3%	46	386,800	375,500	52	4.9%	-	-	1	160,000	-	-		
37	19	23	15	-57.1%	25	496,000	59	48	42	-37.3%	50	485,400	437,500	87	-2.4%	-	-	1	900,000	-	-		
56	40	46	49	28.9%	24	439,700	69	71	79	12.9%	56	438,500	420,300	59	-1.4%	-	-	4	250,200	-	-		
133	62	8	49	40.0%	28	433,800	83	144	95	43.9%	53	425,700	432,000	57	0.0%	-	-	2	163,500	-	-		
19	8	1	3	-25.0%	-	-	-	14	4	-42.9%	4	583,700	532,500	61	5.9%	-	-	1	266,000	-	-		
21	6	2	5	150.0%	3	793,300	120	9	10	66.7%	9	663,400	590,000	99	10.0%	-	-	1	360,000	-	-		
87	42	9	50	28.2%	39	401,900	81	82	90	9.8%	74	406,300	385,000	87	-0.8%	1	80,000	5	241,200	-	-		
174	91	27	63	28.6%	48	485,000	78	173	121	16.3%	94	489,600	439,400	87	7.8%	-	-	11	150,800	-	-		
0	0	0	0	-100.0%	0	-	-	-	-	-100.0%	0	-	-	-	-13.0%	0	-	0	-	0	-		
5	1	-	3	0.0%	1	494,500	57	3	5	25.0%	1	494,500	494,500	57	8.0%	-	-	-	-	-	-		
10	2	-	4	-33.3%	4	545,400	81	6	8	0.0%	7	563,000	589,900	107	11.8%	-	-	1	355,000	-	-		
14	6	3	5	-50.0%	4	455,500	8	13	8	-52.9%	7	452,400	409,500	46	1.8%	-	-	2	210,000	-	-		
24	12	2	14	133.3%	8	418,500	86	27	23	109.1%	13	425,900	444,900	101	8.1%	-	-	-	-	-	-		
4	2	-	2	-50.0%	0	-	-	3	2	-75.0%	0	-	-	-	6.4%	0	-	0	-	0	-		
4	0	0	0	-100.0%	2	427,500	45	1	3	-40.0%	6	436,700	437,500	72	-11.4%	-	-	-	-	-	-		
1,100	780	227	718	13.2%	514	417,500	67	1,529	1,354	8.7%	1,026	416,700	385,000	72	3.4%	3	228,000	58	231,000	12	429,800		
23	12	2	14	-6.7%	9	350,300	57	28	23	-23.3%	16	339,100	362,000	58	2.6%	1	360,000	1	60,000	-	-		
9	3	2	4	-	6	580,700	73	6	9	10.0%	8	540,400	488,000	87	13.3%	-	-	6	156,700	-	-		
101	67	12	83	-11.7%	71	267,300	58	151	159	-2.5%	128	280,200	276,800	48	7.7%	-	-	17	85,600	3	244,700		
133	82	16	101	-7.3%	86	297,900	59	185	191	-2.1%	152	300,100	290,000	51	8.1%	1	360,000	24	102,300	3	244,700		
42	15	4	20	185.7%	9	310,300	191	31	29	52.6%	22	301,300	223,000	135	16.9%	-	-	6	46,100	-	-		

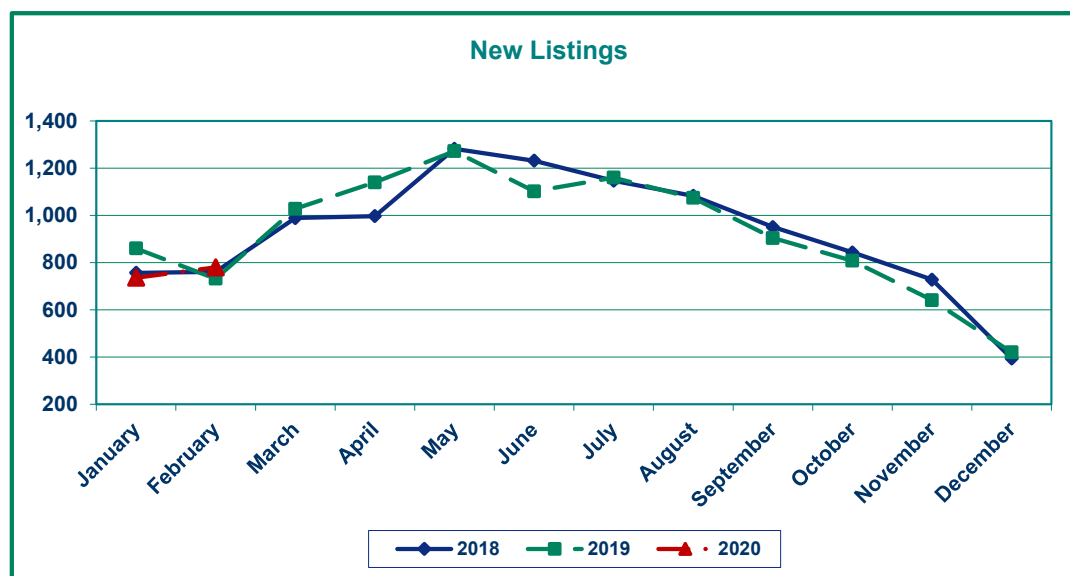


ACTIVE RESIDENTIAL LISTINGS CLARK COUNTY, WA

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

NEW LISTINGS CLARK COUNTY, WA

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



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2020 with February 2019. The Year-To-Date section compares 2020 year-to-date statistics through February with 2019 year-to-date statistics through February.

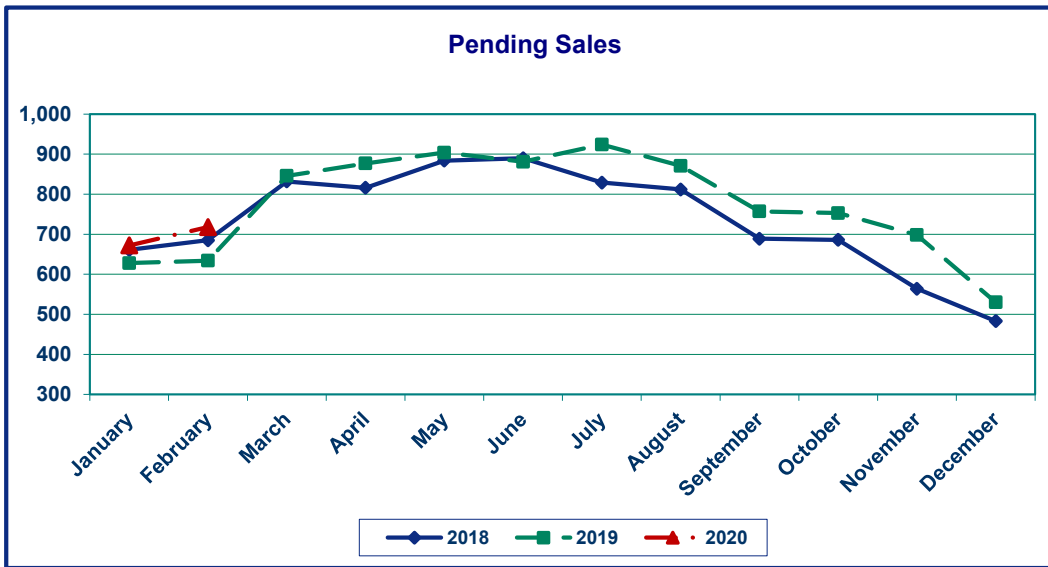
² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/19-2/29/20) with 12 months before (3/1/18-2/28/19).

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PENDING LISTINGS

CLARK COUNTY, WA

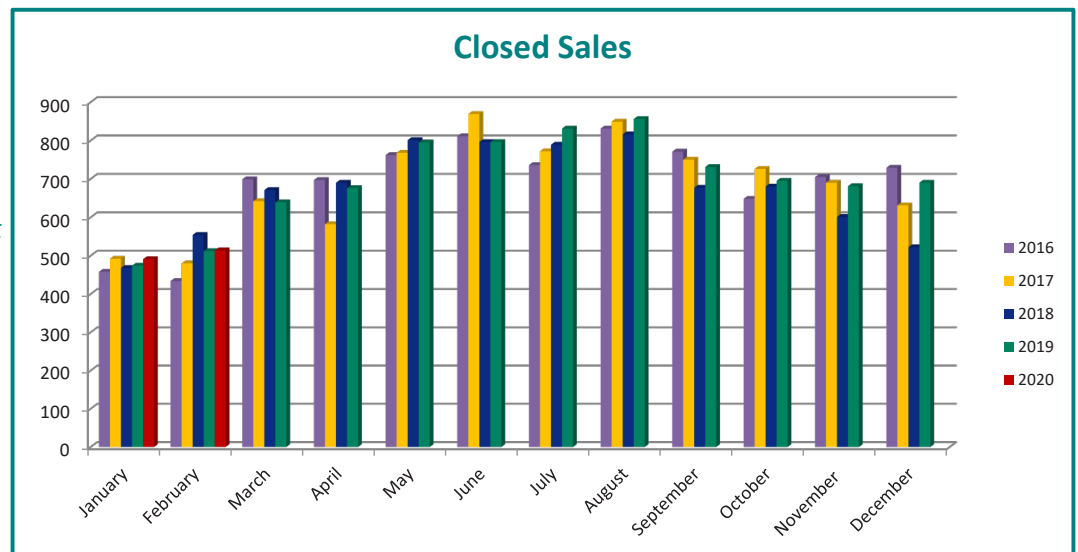
This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.



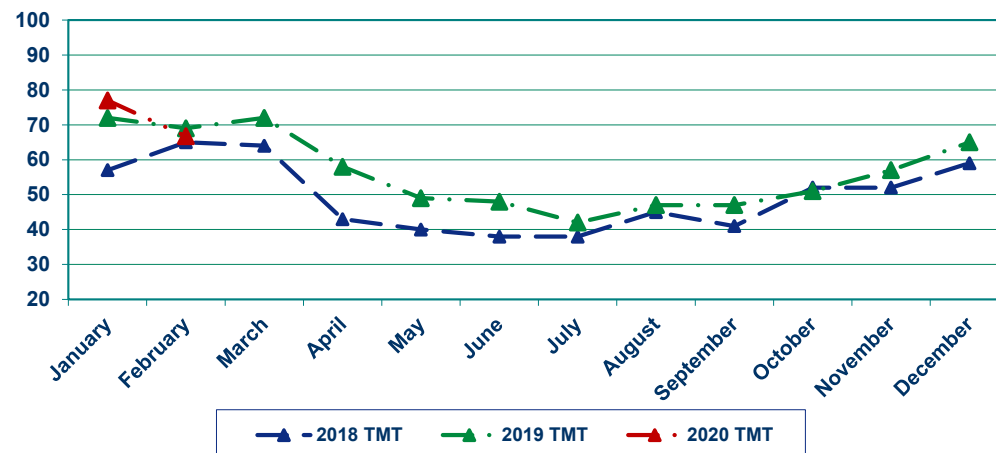
CLOSED SALES

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

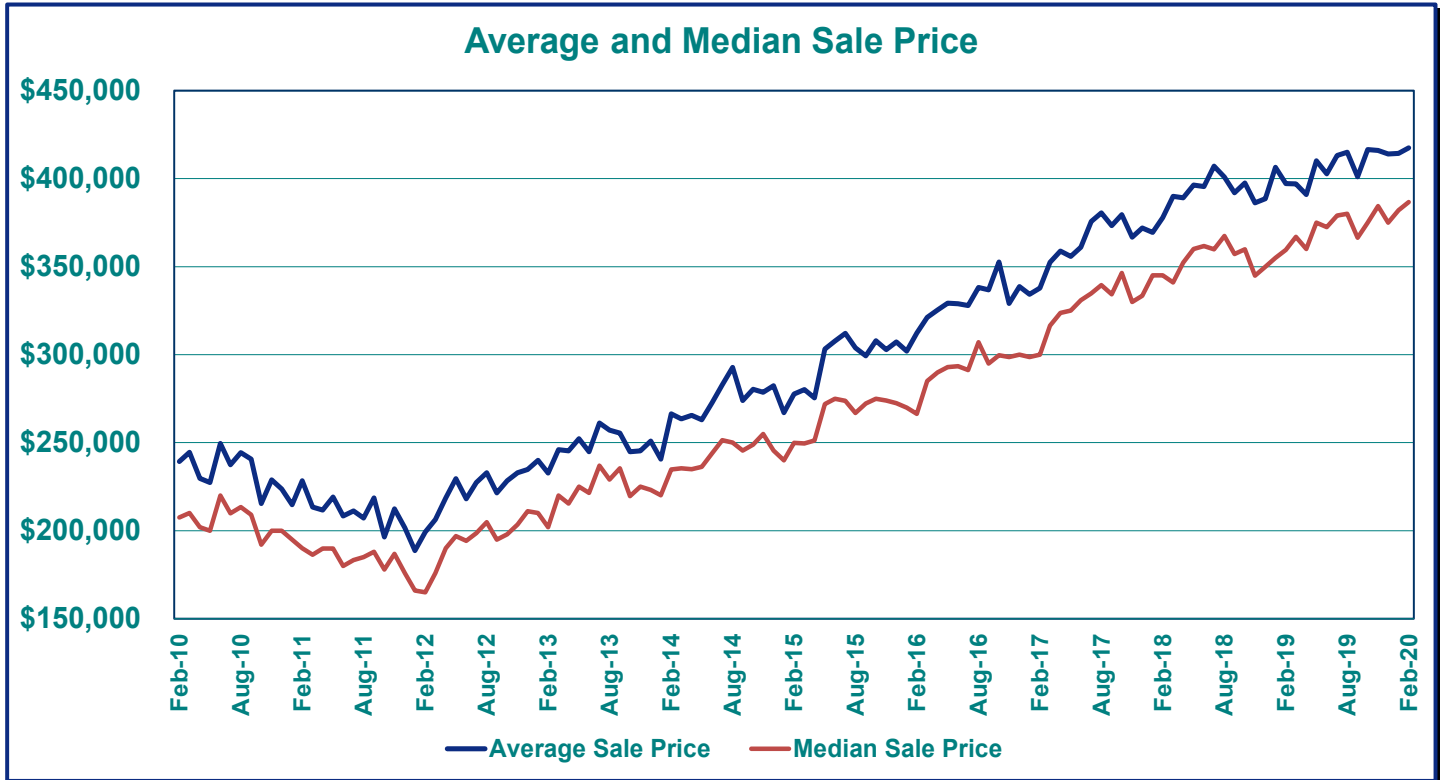
CLARK COUNTY, WA

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

SALE PRICE

CLARK COUNTY, WA

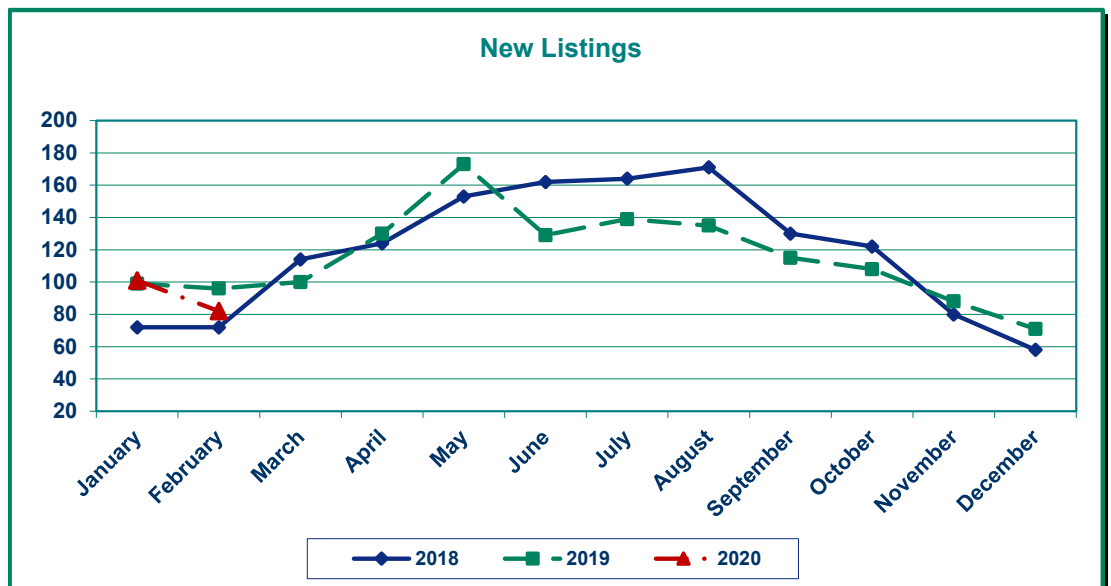
This graph represents the average and median sale price for all homes sold in Clark County, Washington



NEW LISTINGS

COWLITZ COUNTY, WA

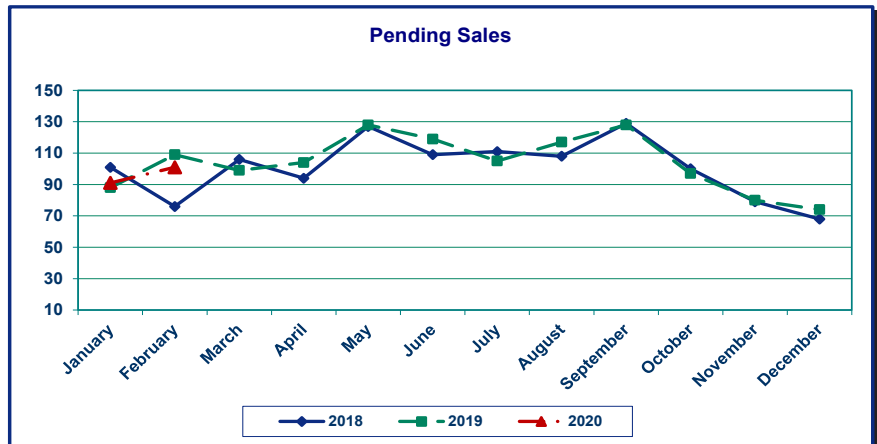
This graph represents new listings in Cowlitz County, Washington over the past three calendar years.



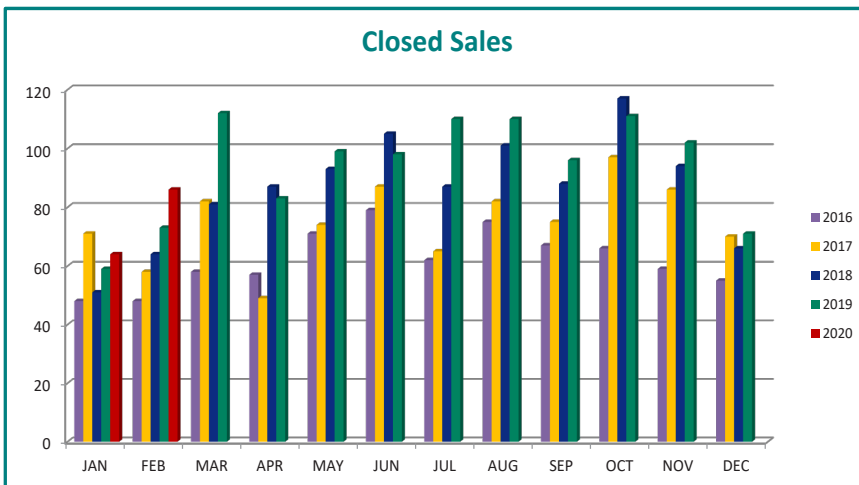
PENDING LISTINGS

COWLITZ COUNTY, WA

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



Closed Sales



CLOSED SALES

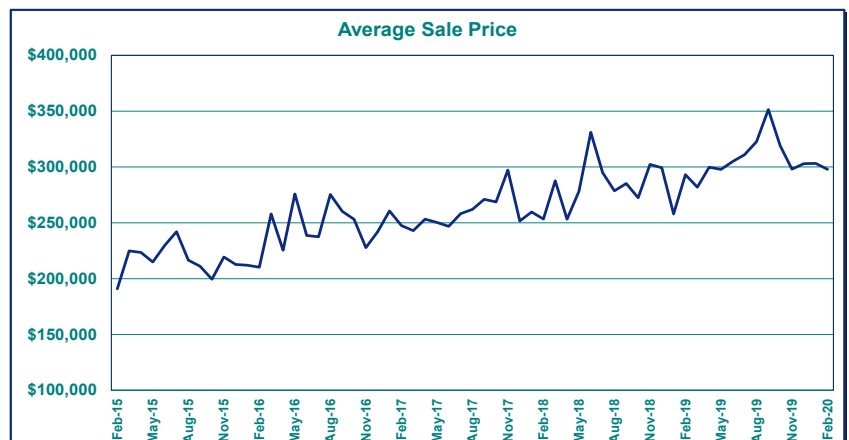
COWLITZ COUNTY, WA

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 February 2020

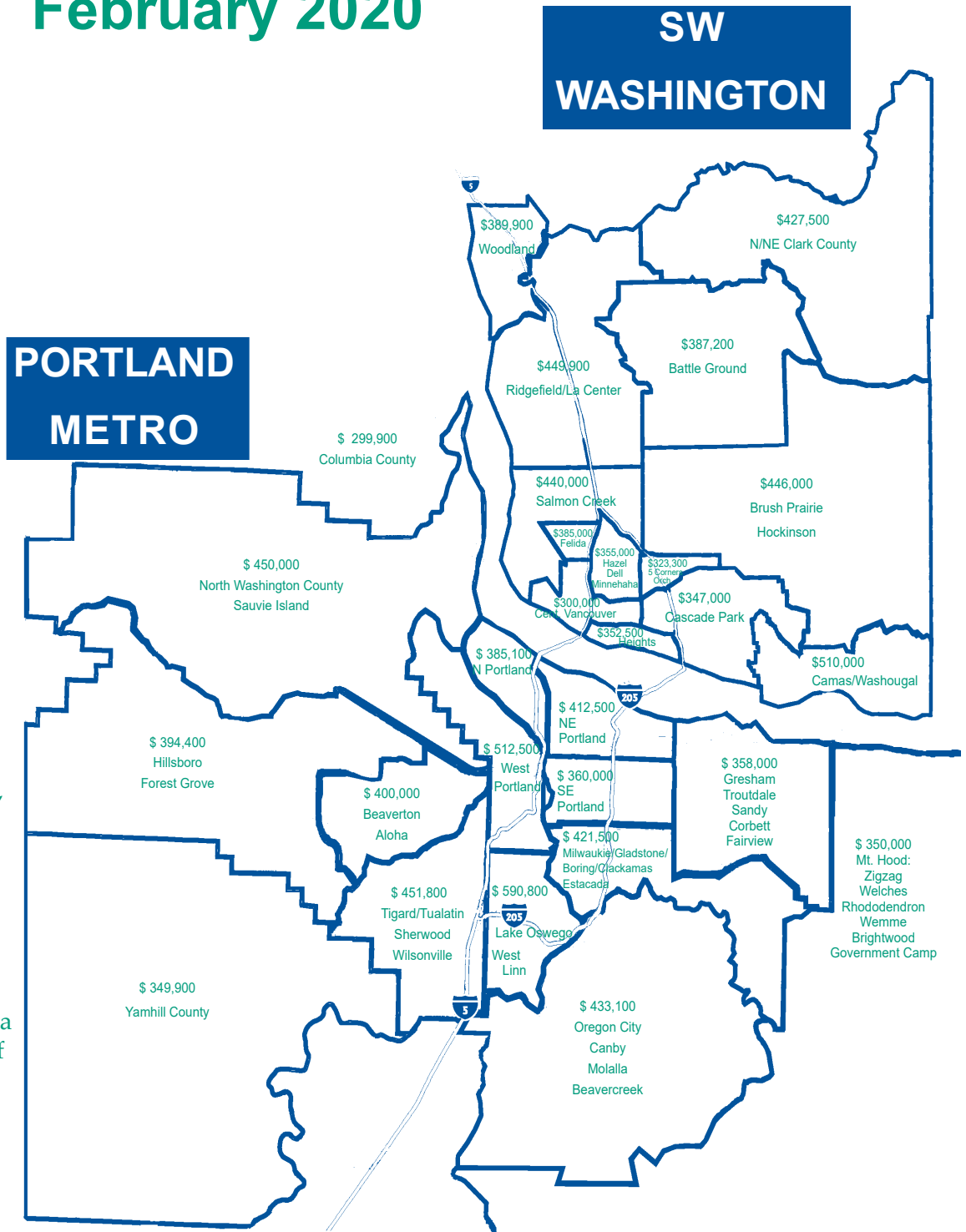
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Rick Jenkins, Chairman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor

MARKET ACTION



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

Residential Review: Union County, Oregon

February 2020 Reporting Period

February Residential Highlights

There were 21 new listings, a 40.0% increase from February 2019 (15) and a 16.7% increase from January 2020 (18).

Pending sales (24) increased 41.2% from February 2019 (17) and increased 9.1% from January 2020 (22).

At 21, closings increased 31.3% from February 2019 (16) and rose 16.7% from January 2020 (18).

Inventory held steady at 2.9 months in February. Time on market increased to 218 days.

Year to Date Summary

Comparing the first two months of 2020 to the same period in 2019, new listings (41) are up 7.9%, pending sales (45) are up 15.4%, and closed sales (39) are up 44.4%.

Average and Median Sale Prices

Comparing 2020 to 2019 through February, the average sale price increased 17.7% from \$173,600 to \$204,300. In the same comparison, the median sale price has increased 12.8% from \$164,000 to \$185,000.

Inventory in Months*

	2018	2019	2020
January	4.2	7.1	2.9
February	7.6	4.4	2.9
March	2.9	6.1	
April	3.1	4.8	
May	4.6	3.8	
June	2.3	3.2	
July	3.6	3.3	
August	2.4	3.0	
September	3.8	3.2	
October	2.8	3.7	
November	4.3	3.8	
December	2.5	2.2	

*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.

Union County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2020	February	21	24	21	183,800	181,000	218
	January	18	22	18	228,300	191,500	94
	Year-to-date	41	45	39	204,300	185,000	161
2019	February	15	17	16	160,900	160,500	83
	Year-to-date	38	39	27	173,600	164,000	75
Change	February	40.0%	41.2%	31.3%	14.2%	12.8%	163.2%
	Prev Mo 2020	16.7%	9.1%	16.7%	-19.5%	-5.5%	131.9%
	Year-to-date	7.9%	15.4%	44.4%	17.7%	12.8%	114.5%

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

Average Sale Price % Change:

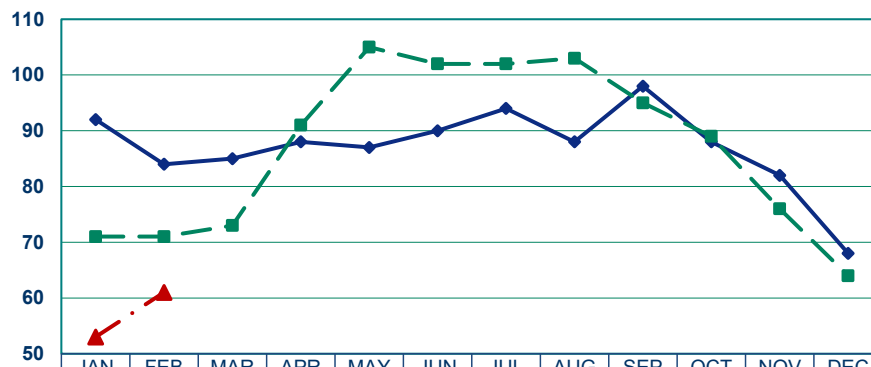
+11.3% (\$231,700 v. \$208,200)

Median Sale Price % Change:

+10.7% (\$196,000 v. \$177,000)

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

Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

UNION COUNTY, OR

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

AREA REPORT • 2/2020

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 2020 v. 2019 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2020 v. 2019 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	1	0	0	0	-	0	-	-	0	1	0.0%	0	-	-	41.5%	0	-	0	-	0	-
97824	Cove	6	2	-	5	-	2	380,000	186	5	7	250.0%	2	380,000	380,000	34.4%	-	-	-	-	-	-
97827	Elgin	10	3	-	1	-	2	118,000	155	4	6	200.0%	3	297,000	135,000	13.7%	1	210,000	1	23,000	-	-
97841	Imbler	1	0	0	0	-100.0%	1	219,000	7	0	0	-100.0%	1	219,000	219,000	-34.9%	-	-	-	-	-	-
97850	La Grande/ Island City	31	13	-	14	7.7%	13	173,100	268	24	26	0.0%	27	194,400	189,100	19.1%	1	450,000	1	46,000	-	-
97867	North Powder	3	0	0	0	-100.0%	0	-	-	2	0	-100.0%	1	160,000	160,000	-13.6%	-	-	-	-	-	-
97876	Summerville	5	2	0	0	-100.0%	0	-	-	3	0	-100.0%	1	106,300	106,300	11.3%	-	-	-	-	-	-
97883	Union	4	1	1	4	-	3	131,300	139	3	5	25.0%	4	145,300	168,000	-22.7%	-	-	3	68,000	-	-
	Union Co. Total	61	21	1	24	41.2%	21	183,800	218	41	45	15.4%	39	204,300	185,000	11.3%	2	330,000	5	54,600	-	-

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2020 with February 2019. The Year-To-Date section compares 2020 year-to-date statistics through February with 2019 year-to-date statistics through February.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/19-2/29/20) with 12 months before (3/1/18-2/28/19).

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.



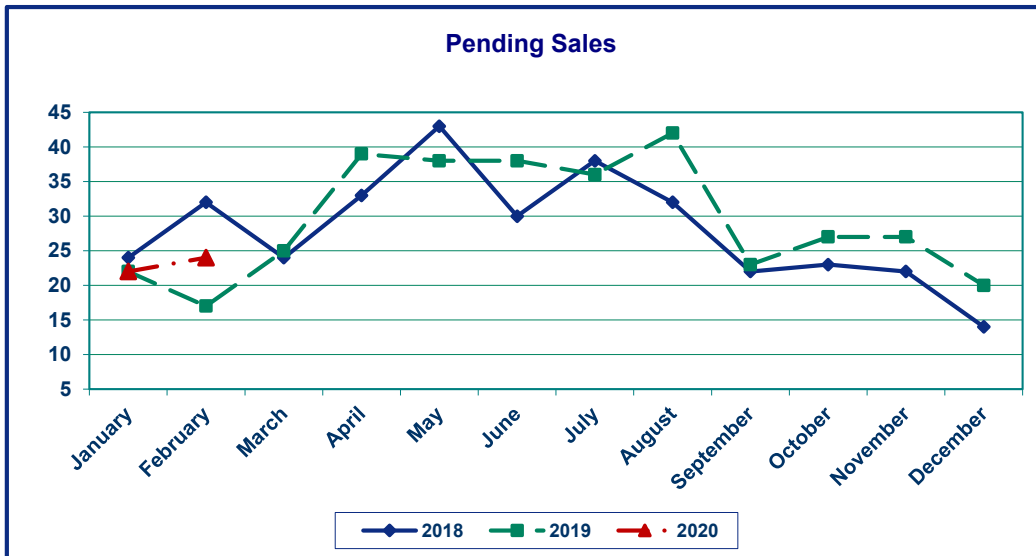
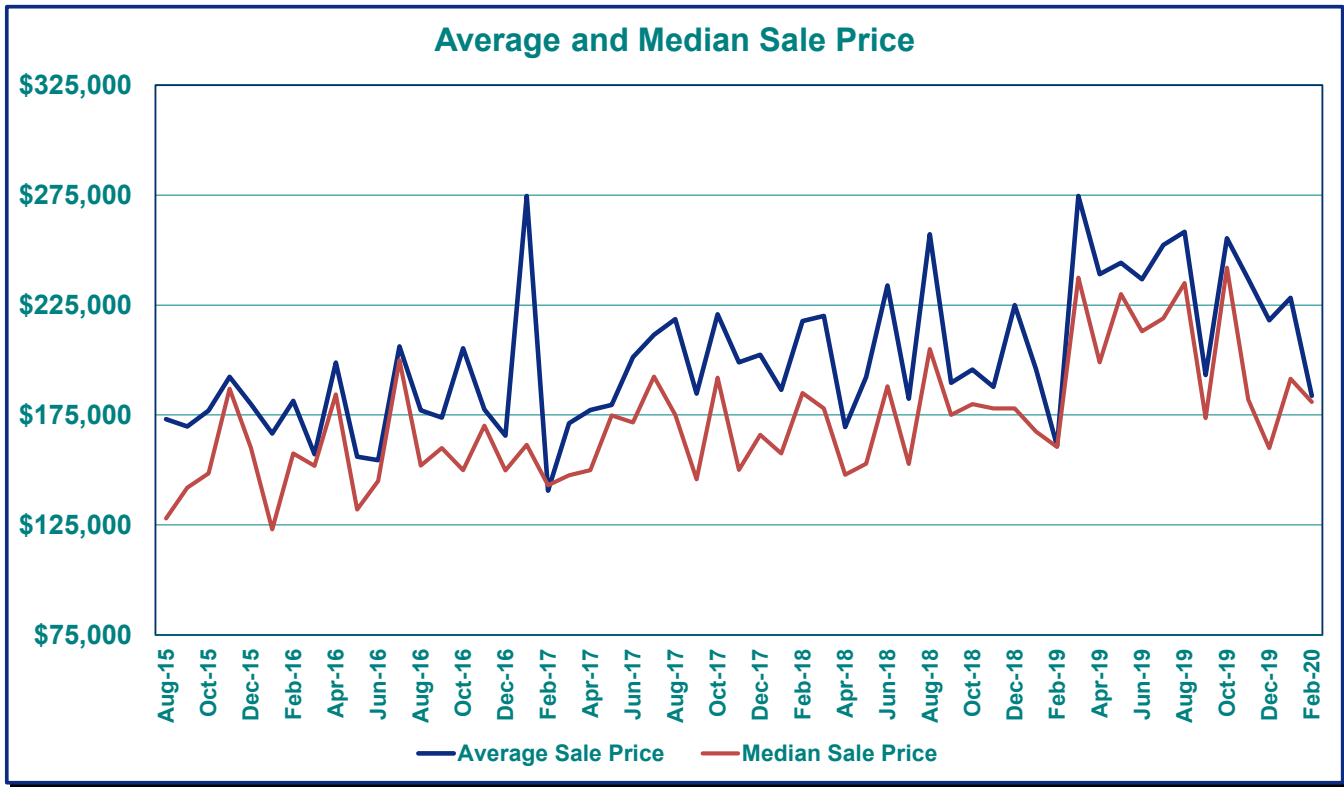
NEW LISTINGS

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.



PENDING LISTINGS

UNION COUNTY, OR

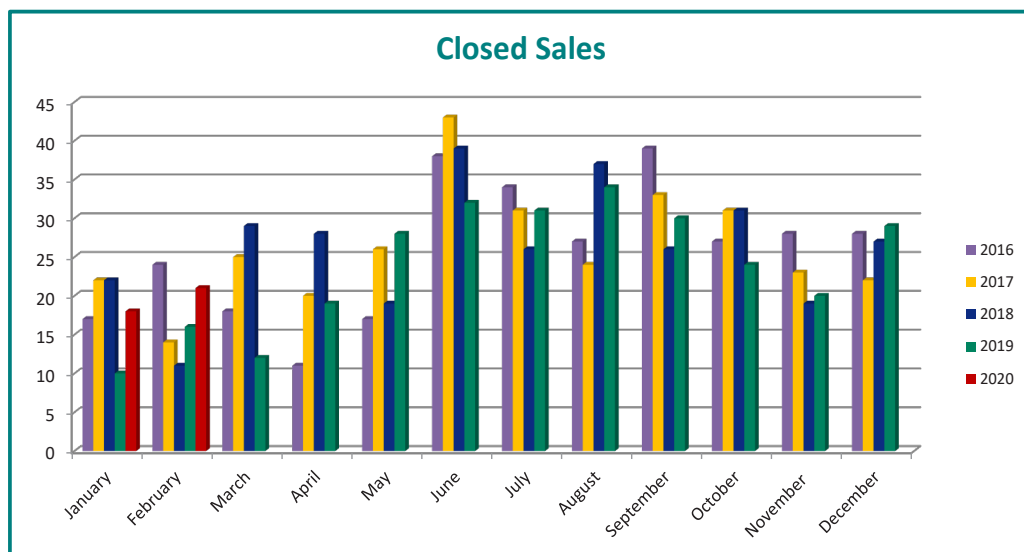
This graph represents monthly accepted offers in Union County, Oregon over the past three calendar years.

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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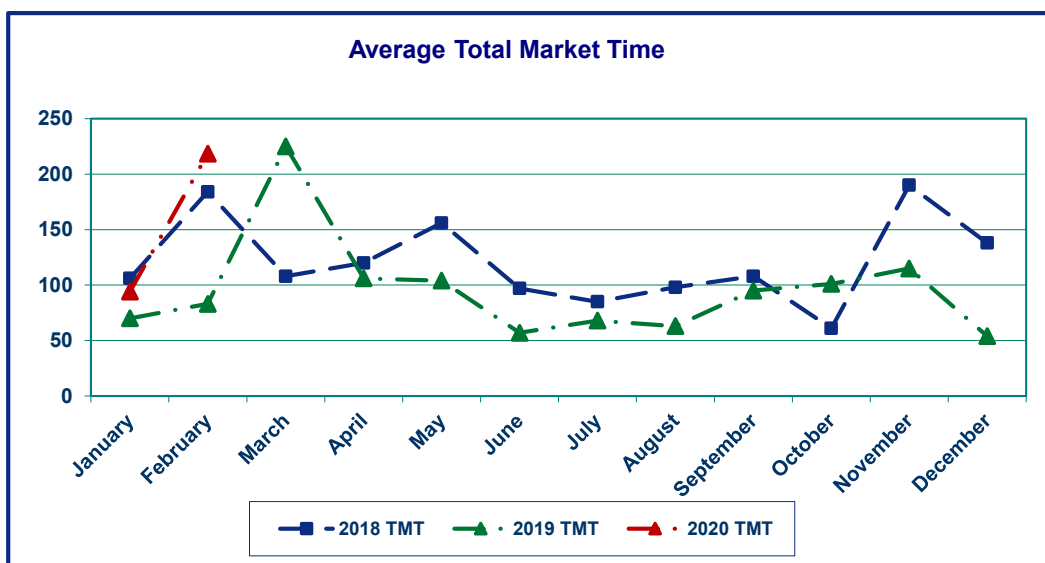
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DAYS ON MARKET
UNION COUNTY, OR

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



Rick Jenkins, Chairman of the Board
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Tyler Chaudhary, Editor

MARKET ACTION



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Residential Review: Wallowa County, Oregon

February 2020 Reporting Period

February Residential Highlights

There were 13 new listings, more than last year in February 2019 (4) and more than in January 2020 (9).

Pending sales (5) was less than February 2019 (10) and fewer than the eight offers accepted last month in January 2020.

Closed sales, at 6, decreased 25.0% from February 2019 (8) and was one fewer than the 7 closings recorded last month in January 2020.

Inventory and Total Market Time

Total market time increased to 215 days in February, and inventory rose to 10.3 months.

Year to Date Summary

Comparing the first two months of 2020 to the same period in 2019, new listings (22) are up 69.2%, pending sales (13) are up 8.3%, and closed sales (13) are down 7.1%.

Average and Median Sale Prices

Comparing 2020 to 2019 through February, the average sale price has increased 31.7% from \$280,400 to \$369,400. In the same comparison, the median sale price has increased 29.1% from \$206,400 to \$266,500.

Inventory in Months*

	2018	2019	2020
January	12.5	10.0	7.9
February	13.0	7.0	10.3
March	8.3	11.0	
April	17.3	14.5	
May	8.6	7.8	
June	12.0	6.3	
July	7.1	9.4	
August	6.6	6.7	
September	7.6	5.0	
October	4.2	5.6	
November	7.8	6.2	
December	9.0	5.5	

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

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

Average Sale Price % Change:

+26.7% (\$297,000 v. \$234,400)

Median Sale Price % Change:

+34.0% (\$260,000 v. \$194,000)

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
2020	February	13	5	6	499,300	338,500	215
	January	9	8	7	257,900	260,000	141
	Year-to-date	22	13	13	369,400	266,500	175
2019	February	4	10	8	343,300	224,600	128
	Year-to-date	13	12	14	280,400	206,400	299
Change	February	225.0%	-50.0%	-25.0%	45.4%	50.7%	67.4%
	Prev Mo 2020	44.4%	-37.5%	-14.3%	93.6%	30.2%	52.5%
	Year-to-date	69.2%	8.3%	-7.1%	31.7%	29.1%	-41.4%

AREA REPORT • 2/2020

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/Cancelled Listings	Pending Sales	Pending Sales 2020 v. 2019 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2020 v. 2019 ¹	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97885	Wallowa	10	4	0	0	-100.0%	1	1,200,000	615	4	2	-33.3%	1	1,200,000	1,200,000	24.2%	-	-	-	-	-	-	
97857	Lostine	1	1	-	1	-	-	-	-	1	1	-	-	-	-	22.8%	-	-	1	355,000	-	-	
97842	Imnaha	8	0	-	0	-	0	-	-	1	1	-	0	-	-	46.5%	0	-	0	-	0	-	
97846	Joseph	27	6	1	3	-25.0%	1	390,000	98	11	4	-33.3%	4	316,400	328,300	33.5%	1	455,000	1	55,000	-	-	
97828	Enterprise	16	2	-	1	-66.7%	4	351,500	144	5	5	66.7%	8	292,000	247,500	12.5%	-	-	1	72,500	-	-	
	Wallowa Co. Total	62	13	1	5	-50.0%	6	499,300	215	22	13	8.3%	13	369,400	266,500	26.7%	1	455,000	3	160,800	-	-	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2020 with February 2019. The Year-To-Date section compares 2020 year-to-date statistics through February with 2019 year-to-date statistics through February.

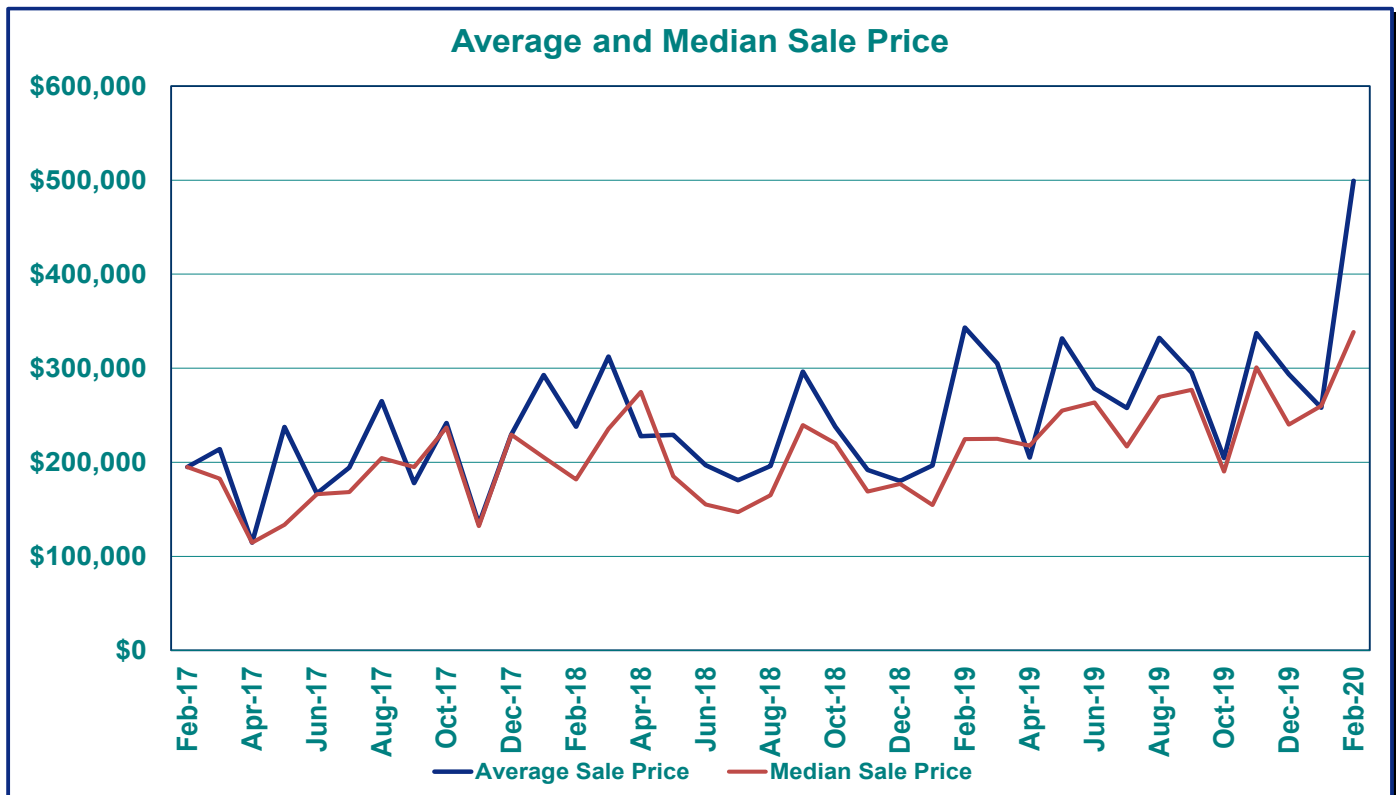
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SALE PRICE

WALLOWA COUNTY, OR

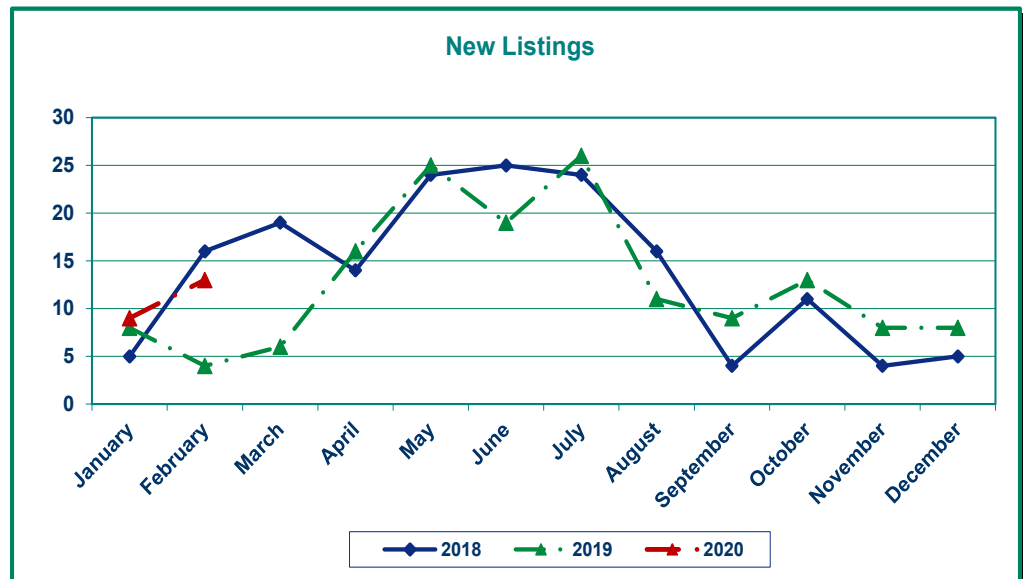
This graph represents the average and median sale price for all homes sold in Wallowa County, Oregon.



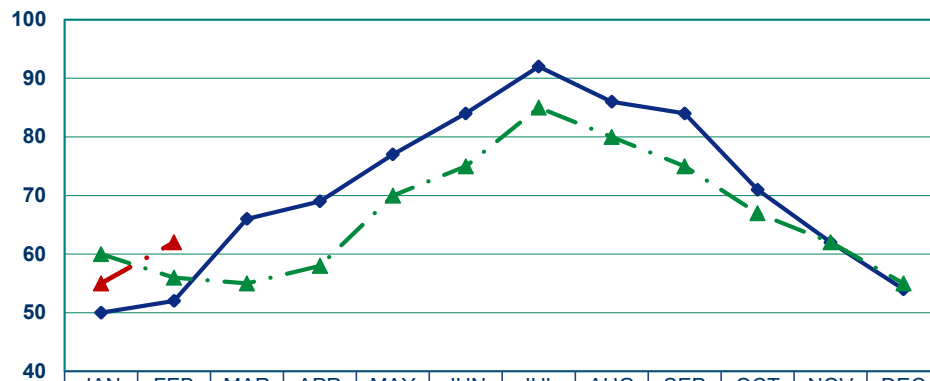
NEW LISTINGS

WALLOWA COUNTY, OR

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



Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

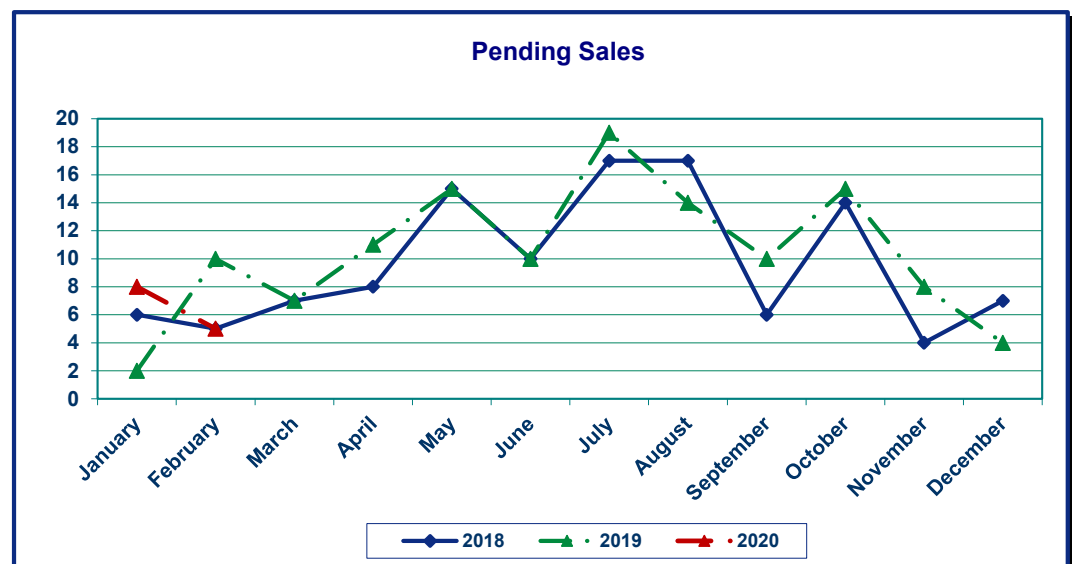
WALLOWA COUNTY, OR

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

PENDING LISTINGS

WALLOWA COUNTY, OR

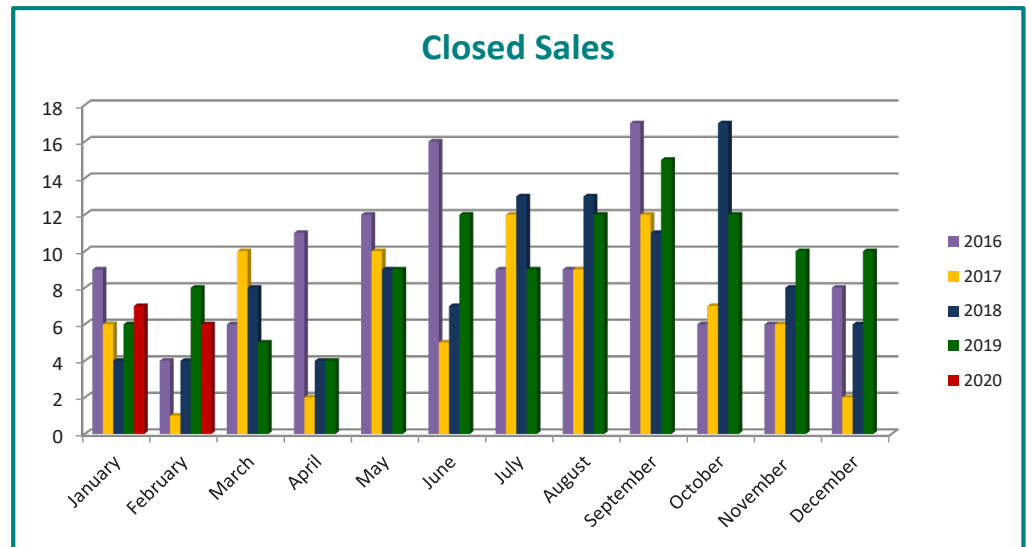
This graph represents monthly accepted offers in Wallowa County, Oregon.



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

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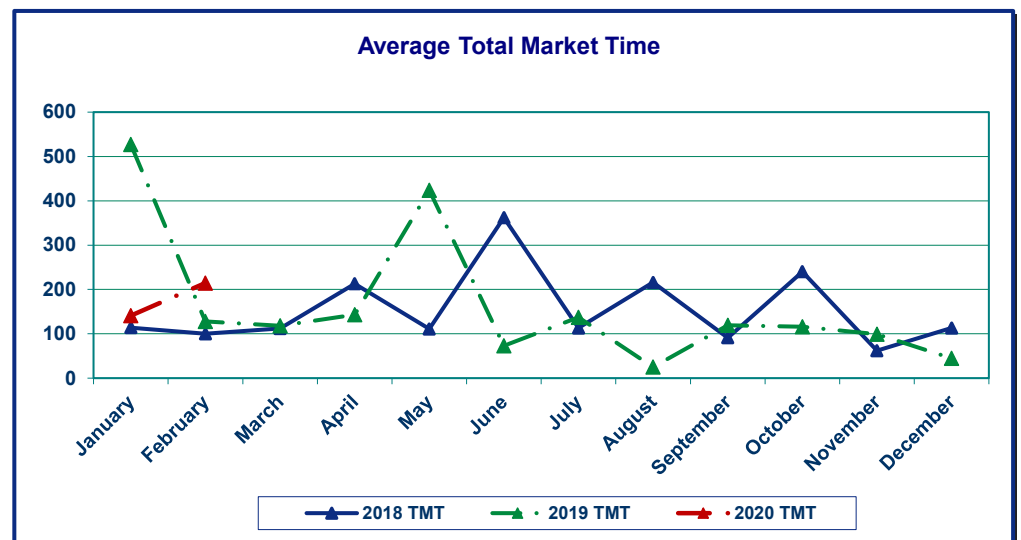
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