

# MARKET ACTION

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

## Residential Review: Baker County, Oregon

July 2014 Reporting Period

### July Residential Highlights

Real estate activity remained mixed this July in Baker County. Closed sales rose 14.3% to 16 from June's 14, and kept pace with July 2013. However, the 27 new listings fell 28.9% compared to June and fell 30.8% compared to July of last year. Pending sales (15) also decreased 21.1% from June and 28.6% from last July.

Total market time this month was 146 days, and inventory fell to 13.7 months.

### Average and Median Sale Prices

Prices are still on the rise in Baker County. Comparing the first seven months of this year to the same period last year, the average sale price increased 12.3% from \$172,500 to \$193,800. Comparing the median sale price during the same periods shows a 16.9% rise from \$127,500 to \$149,000.

### Inventory in Months\*

	2012	2013	2014
January	23.4	27.6	10.8
February	15.2	21.4	19.9
March	13.1	14.7	13.5
April	18.6	14.1	15.3
May	12.9	12.1	12.3
June	13.6	11.8	15.5
July	24.8	15.8	13.7
August	15.1	10.6	
September	17	15.3	
October	13.1	14.4	
November	16.5	11.1	
December	15.4	13.6	

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

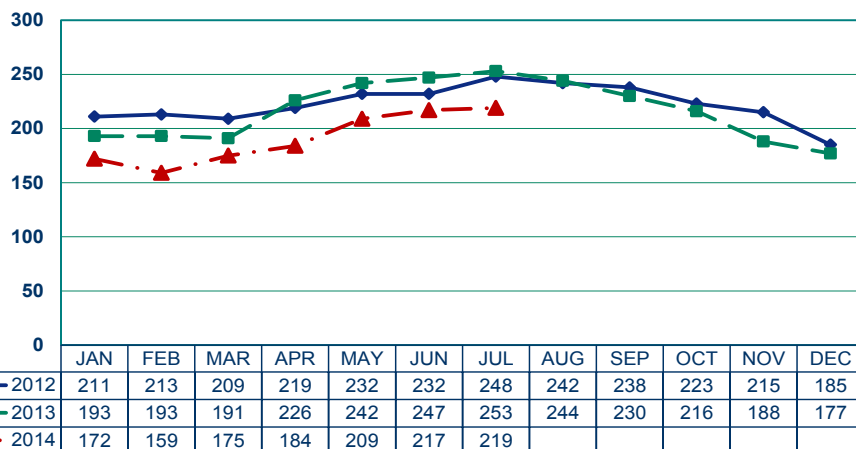
Baker County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2014	July	27	15	16	177,700	148,000	146
	June	38	19	14	161,500	141,300	199
	Year-to-date	217	110	96	193,800	149,000	225
2013	July	39	21	16	140,800	119,800	240
	Year-to-date	227	121	103	172,500	127,500	228
Change	July	-30.8%	-28.6%	0.0%	26.2%	23.5%	-39.0%
	Prev Mo 2014	-28.9%	-21.1%	14.3%	10.0%	4.7%	-26.6%
	Year-to-date	-4.4%	-9.1%	-6.8%	12.3%	16.9%	-1.3%

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

**Average Sale Price % Change:**  
+2.4% (\$168,900 v. \$165,000)  
**Median Sale Price % Change:**  
+12.2% (\$138,000 v. \$123,000)

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 • 7/2014

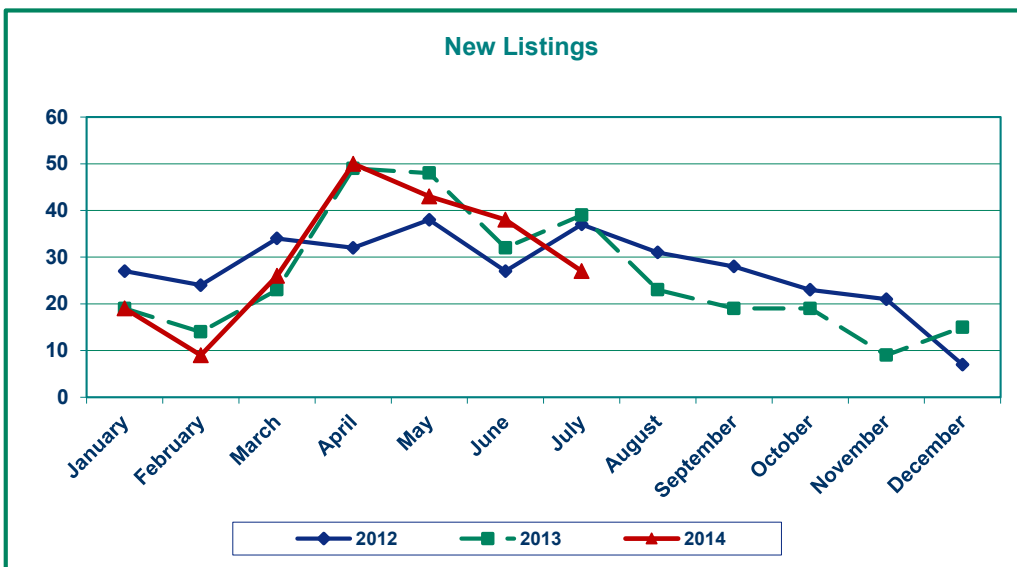
## Baker County, Oregon

	RESIDENTIAL														Avg. Sale Price % Change <sup>2</sup>	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 2014 v. 2013 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2014 v. 2013 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
460 Baker City/ Keating	134	18	9	12	-29.4%	13	172,300	170	159	82	-18.0%	74	195,800	162,800	15.0%	2	257,500	10	48,900	2	187,000
461 Haines/ Anthony Lk/ Muddy Ck	10	2	-	-	-	1	148,000	31	7	3	50.0%	3	111,000	148,000	-58.1%	-	-	1	540,000	-	-
462 Sumpter/McEwen/Boone/Phillips Lk/ Granit	35	5	4	3	-	1	81,000	61	21	10	400.0%	7	50,100	40,000	-47.7%	-	-	2	26,500	-	-
463 Unity/Hereford	2	-	-	-	-	0	-	-	1	3	50.0%	2	502,500	502,500	101.5%	-	-	1	192,000	-	-
464 Huntington/Lime	1	0	-	-	-100.0%	0	-	-	2	1	0.0%	1	22,500	22,500	-	-	-	-	-	-	-
465 Durkee/Pleasant Valley	-	0	-	-	-	0	-	-	-	-	-100.0%	-	-	-	-100.0%	-	-	1	225,000	-	-
466 Richland/ New Bridge	14	0	-	-	-100.0%	0	-	-	8	6	50.0%	5	224,500	140,000	-3.3%	-	-	-	-	-	-
467 Halfway/ Comucopia	22	2	5	-	-100.0%	1	375,000	38	18	5	-37.5%	4	320,800	296,500	46.5%	-	-	1	28,800	-	-
468 Oxbow	1	0	-	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2014 with July 2013. The Year-To-Date section compares 2014 year-to-date statistics through July with 2013 year-to-date statistics through July.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/13-7/31/14) with 12 months before (8/1/12-7/31/13).

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

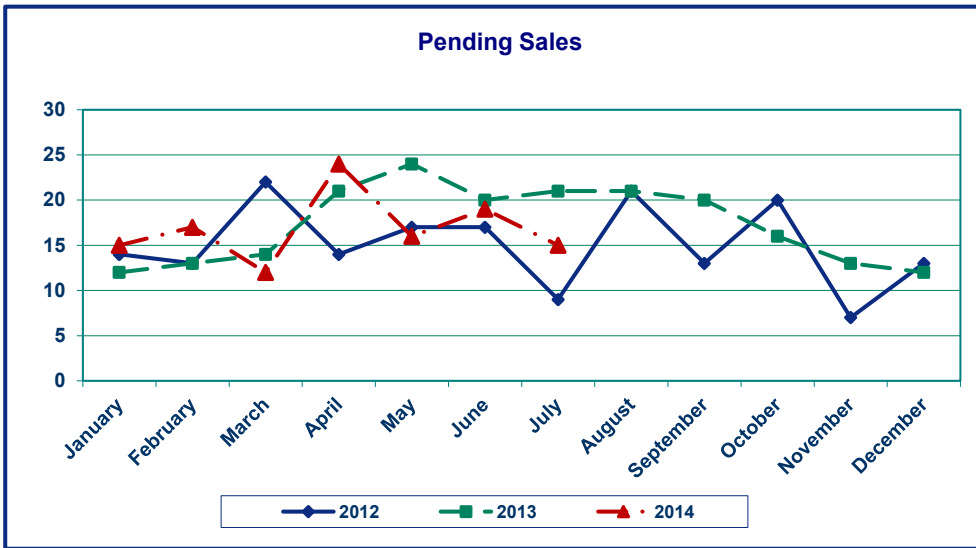
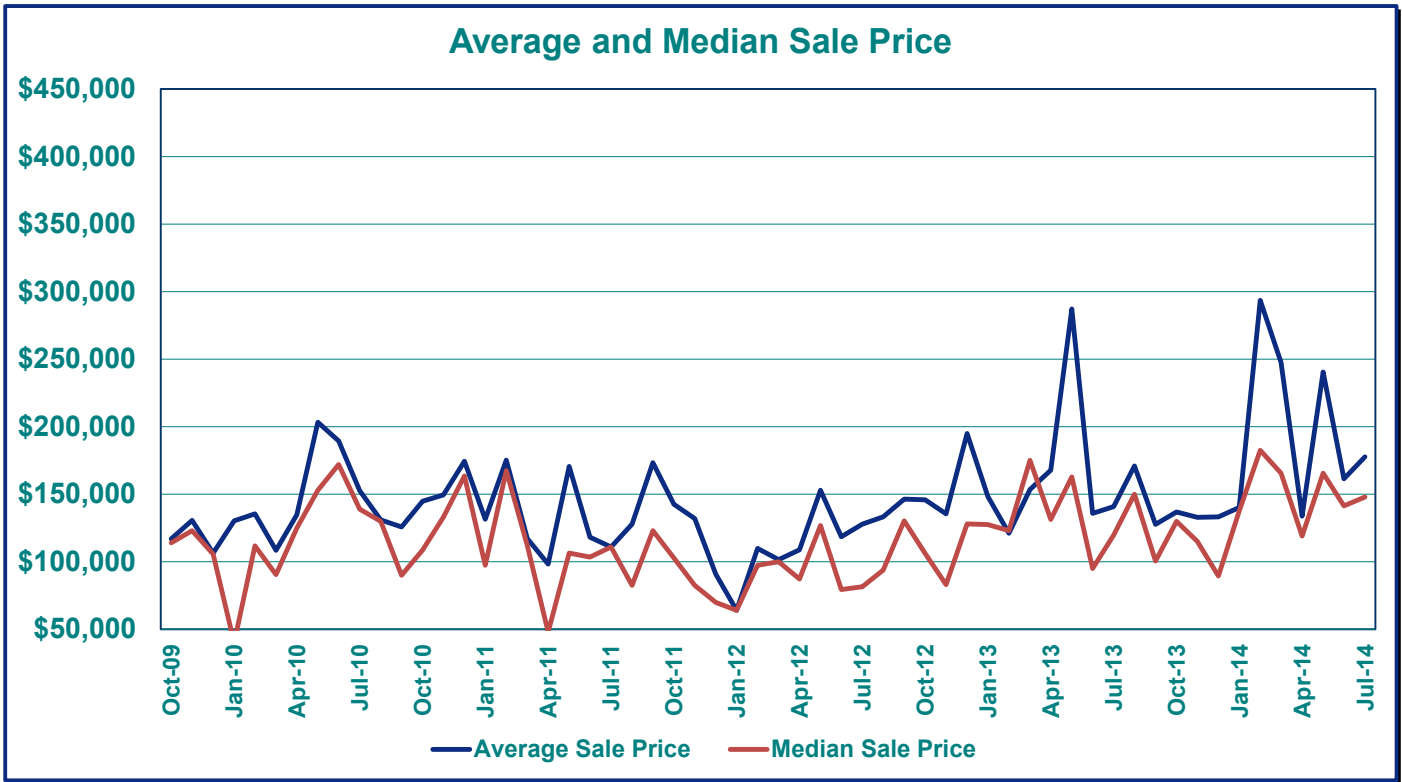


### NEW LISTINGS BAKER COUNTY, OR

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

**SALE PRICE**  
**BAKER COUNTY, OR**

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



**PENDING LISTINGS**  
**BAKER COUNTY, OR**

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

Corporate  
8338 NE Alderwood Rd, Suite 230  
Portland, OR 97220  
(503) 236-7657  
Fax: (503) 230-0689

Southwest Washington  
1514 Broadway, Suite 101  
Vancouver, WA 98663  
(360) 696-0718  
Fax: (360) 696-9342

Salem  
4035 12th Street Cutoff SE, Suite 110  
Salem, OR 97302  
(503) 587-8810  
Fax: (503) 585-3817

Lane County: Eugene  
2139 Centennial Plaza  
Eugene, OR 97401  
(541) 686-2885  
Fax: (541) 484-3854

Lane County: Florence  
PO Box 414  
Florence, OR 97439  
(541) 902-2560  
Fax: (541) 902-1341

Douglas County  
3510 NE Edenbower  
Roseburg, OR 97470  
(541) 673-3571  
Fax: (541) 673-6581

Curry County  
16289 Hwy 101 S, Suite E  
Brookings, OR 97415  
(541) 469-0219  
Fax: (541) 469-9695

Mid-Columbia  
PO Box 1088  
Hood River, OR 97031  
(541) 436-2956  
Fax: (541) 387-6657

Eastern Oregon  
PO Box 751  
Hermiston, OR 97838  
(541) 567-5186  
Fax: (541) 289-7320

Coos County  
1946 Sherman Ave., Suite 101  
North Bend, OR 97459  
(541) 751-1070  
Fax: (541) 751-1083

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

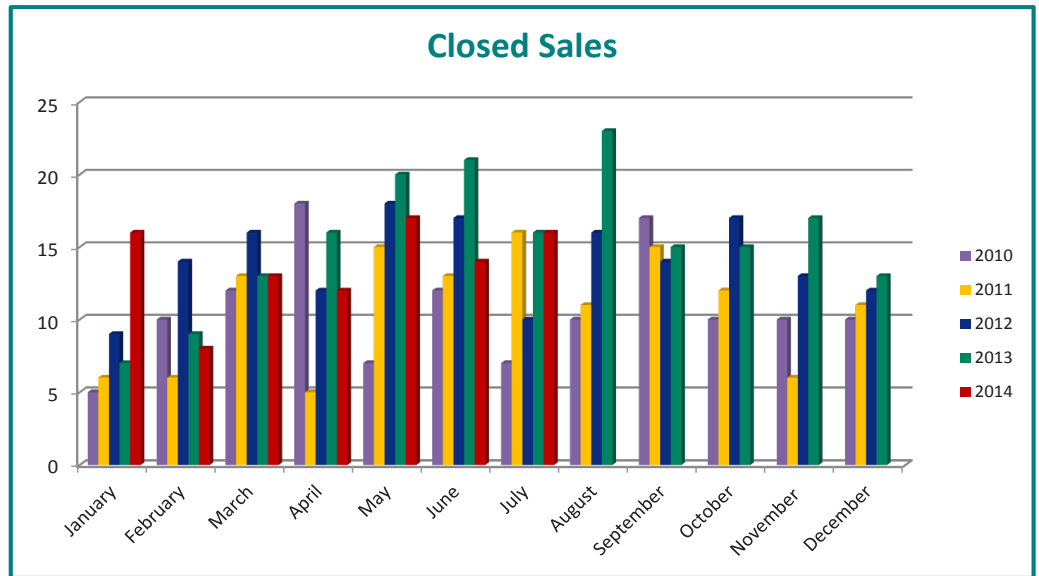
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Willowa County.

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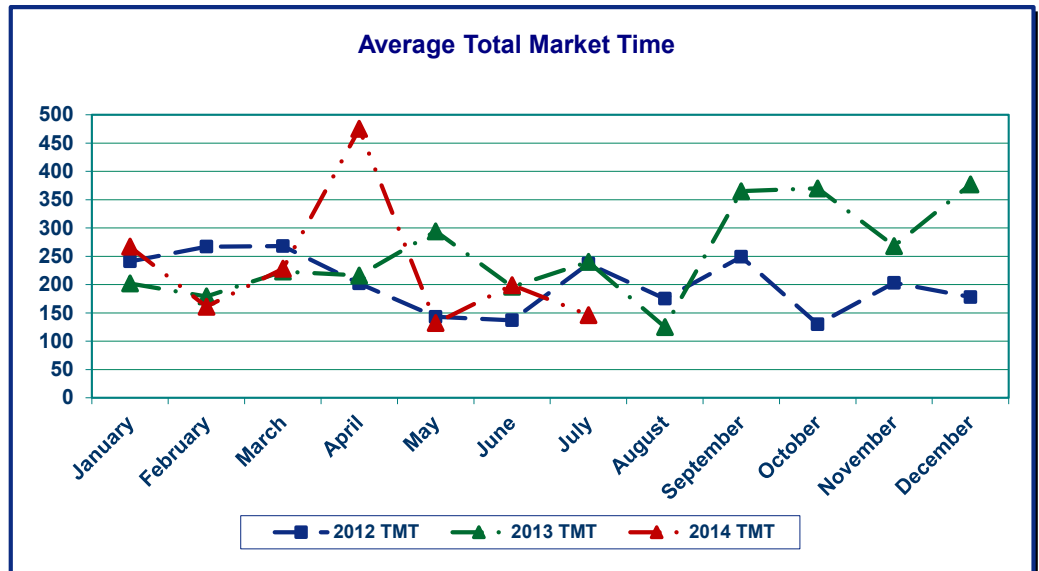
## CLOSED SALES BAKER COUNTY, OR

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



## 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.



Brian Houston, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Heather Andrews, Editor

# MARKET ACTION

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Residential Review: Columbia Basin, Oregon

July 2014 Reporting Period

## July Residential Highlights

July saw a record high for new listings in the Columbia Basin region! The 113 new listings posted this July represent the best month for new listings since March 2010 when there were 121. July's new listings bested last July's 91 by 24.2%. Closed sales (53) fell 19.7% from June's 66, but represented a 15.2% increase over last July's 46. Pending sales, at 47, were 14.6% higher than the 41 offers accepted in July 2013 and 17.5% higher than the 40 offers accepted in June 2014.

In July, total market time fell to 147 days and inventory rose to 9.1 months.

## Year to Date Summary

New listings (643) are 4.9% ahead of the 613 new listings posted this time last year. Pending sales, at 367, are 5.5% higher than last July, when there had been 348

accepted offers. Closed sales, at 326, have risen by one (0.3%) over the 325 closings during the same period in 2013.

## Average and Median Sale Prices

The average sale price for the first seven months of 2014 was \$154,600, 11.2% higher than the same time in 2013 when the average was \$139,000. In the same time, the median increased 6.0% from \$130,000 to \$137,800.

Inventory in Months*			
	2012	2013	2014
January	12.5	8.4	14.9
February	12.8	16.4	11.5
March	11.2	9.6	10.4
April	10.7	8.8	10.8
May	11.2	11.1	10.5
June	11.3	9.5	6.7
July	15.0	11.1	9.1
August	10.3	9.4	
September	13.1	9.6	
October	8.3	9.4	
November	8.6	8.7	
December	10.0	7.3	

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

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

### Average Sale Price % Change:

+10.5% (\$154,400 v. \$139,700)

### Median Sale Price % Change:

+7.7% (\$140,000 v. \$130,000)

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

Columbia Basin Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2014	July	113	47	53	148,600	144,000	147
	June	101	40	66	159,100	138,000	217
	Year-to-date	643	367	326	154,600	137,800	202
2013	July	91	41	46	129,300	127,000	184
	Year-to-date	613	348	325	139,000	130,000	184
Change	July	24.2%	14.6%	15.2%	14.9%	13.4%	-20.1%
	Prev Mo 2014	11.9%	17.5%	-19.7%	-6.6%	4.3%	-32.3%
	Year-to-date	4.9%	5.5%	0.3%	11.2%	6.0%	9.8%

# AREA REPORT • 7/2014

## Columbia Basin, Oregon

	RESIDENTIAL														Avg. Sale Price %Change <sup>2</sup>	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 2014 v. 2013 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2014 v. 2013 <sup>1</sup>	Closed Sales	Average Sale Price		Median Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
380	Arlington/N	8	2	1	3	-	3	85,000	75,000	422	11	5	25.0%	4	136,000	102,500	186.5%	1	150,000	-	-	-	-
381	Condon/S	13	5	-	-	-	0	-	-	-	12	1	-50.0%	1	19,900	19,900	21.2%	-	-	-	-	-	-
	Gilliam Co. Total	21	7	1	3	-	3	85,000	75,000	422	23	6	0.0%	5	112,800	75,000	145.8%	1	150,000	-	-	-	-

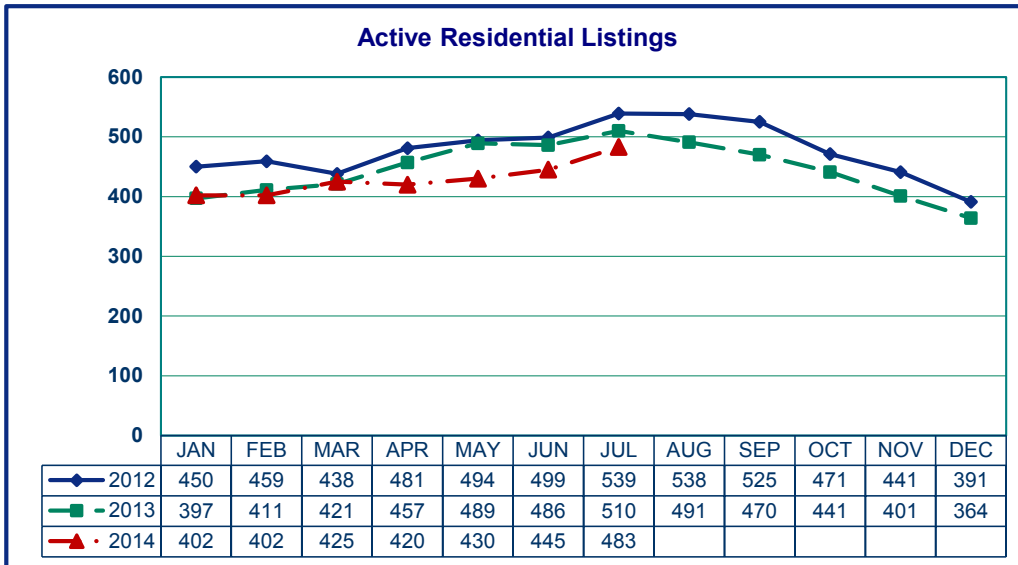
420	Boardman/NW	19	4	3	2	-33.3%	0	-	-	-	21	13	0.0%	9	192,300	135,000	-3.5%	2	1,655,000	2	38,000	1	200,000
421	Irigon	19	4	-	3	50.0%	3	129,700	146,000	179	28	16	14.3%	15	105,900	86,000	6.5%	-	-	2	13,500	-	-
422	Ione	2	0	-	-	-	0	-	-	-	2	1	0.0%	2	215,000	215,000	283.9%	1	55,000	2	15,000	-	-
423	Lexington	3	0	-	1	-	0	-	-	-	1	1	-50.0%	1	230,000	230,000	513.3%	-	-	-	-	-	-
424	Happner/S	26	7	1	1	-	2	90,000	90,000	133	20	6	0.0%	7	116,000	110,000	34.3%	-	-	-	-	-	-
	Morrow Co. Total	69	15	4	7	40.0%	5	113,800	146,000	160	72	37	2.8%	34	140,900	123,500	15.1%	3	1,121,700	6	22,200	1	200,000

430	Umatilla	16	3	-	3	-50.0%	6	146,700	151,700	127	49	42	31.3%	37	129,100	125,000	14.8%	2	164,800	4	16,300	-	-
431	Herriston	104	27	5	15	-16.7%	16	184,500	153,000	117	184	122	5.2%	108	174,100	159,000	2.8%	2	63,100	9	66,600	3	138,300
432	Stanfield	12	5	-	3	-	0	-	-	-	22	9	12.5%	7	146,200	91,000	40.4%	-	-	-	-	-	-
433	Echo	4	1	-	-	-	0	-	-	-	6	3	50.0%	1	67,500	67,500	-50.9%	-	-	-	-	-	-
435	Pendleton City Limits	120	26	6	8	100.0%	6	161,700	164,300	50	141	72	0.0%	64	167,300	155,000	7.7%	7	115,100	11	106,000	2	192,800
436	E-Meacham, Cayuse	2	-	-	-	-	0	-	-	-	1	0	-	0	0	-	-	-	-	1	27,500	-	-
437	NE-Athena, Helix, Adams, Weston	43	9	6	2	-33.3%	4	70,100	56,500	338	40	22	29.4%	21	140,200	127,500	22.4%	-	-	1	140,000	-	-
438	S-Pilot Rock, Ukiah	14	4	1	5	400.0%	6	163,400	126,100	125	26	13	30.0%	10	143,700	113,500	90.3%	-	-	1	55,000	-	-
439	Milton-Freewater	78	16	10	1	-75.0%	7	141,100	127,000	98	79	41	-16.3%	39	135,700	105,500	8.1%	1	127,000	3	113,700	-	-
	Umatilla Co. Total	393	91	28	37	2.8%	45	156,700	145,000	127	548	324	5.9%	287	157,000	140,000	8.6%	12	115,700	30	79,800	5	160,100

## ACTIVE RESIDENTIAL LISTINGS

### COLUMBIA BASIN, OR

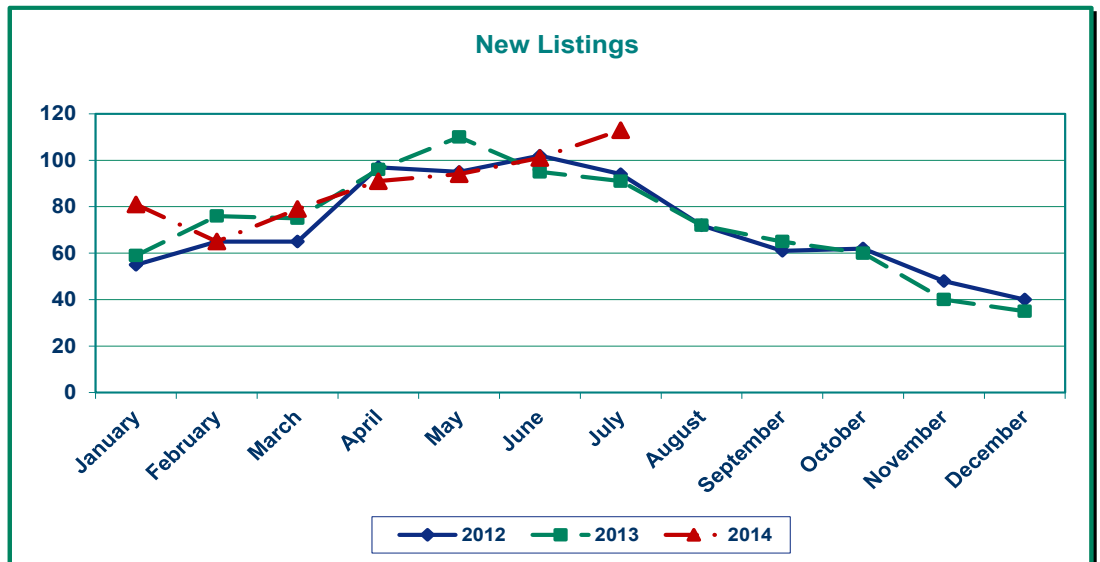
*This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.*



## NEW LISTINGS

### COLUMBIA BASIN, OR

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



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2014 with July 2013. The Year-To-Date section compares 2014 year-to-date statistics through July with 2013 year-to-date statistics through July.

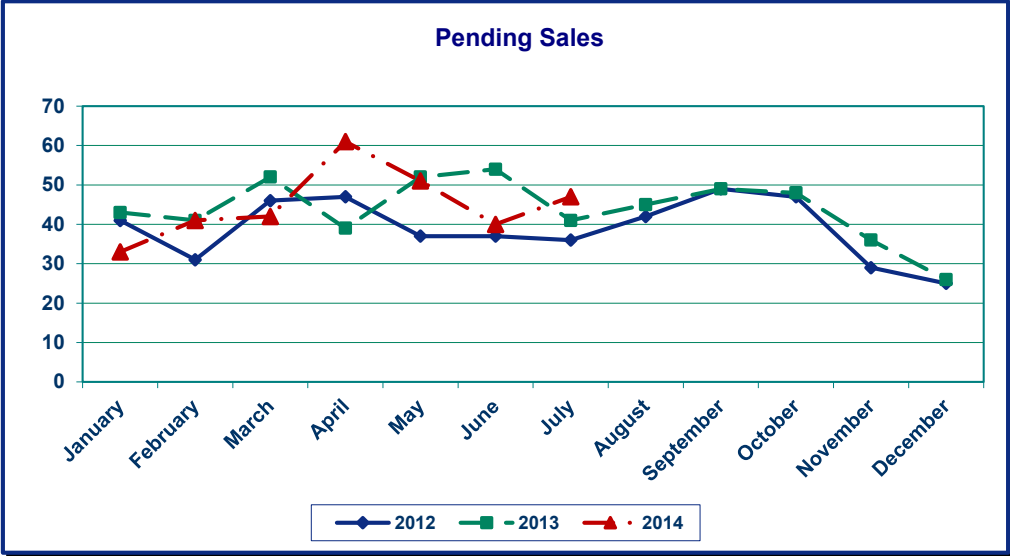
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**PENDING LISTINGS**

**COLUMBIA BASIN, OR**

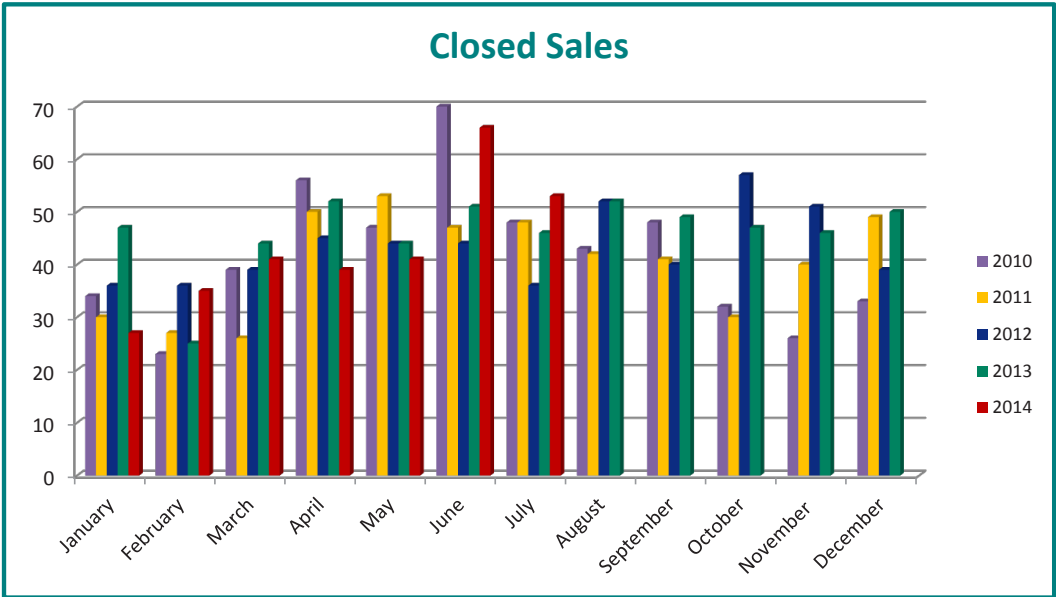
*This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years*



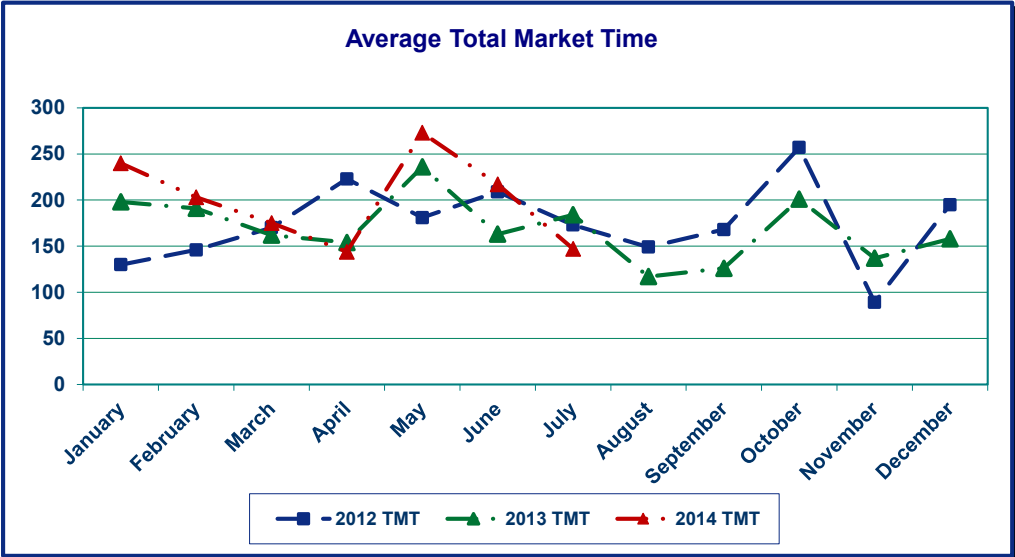
**CLOSED SALES**

**COLUMBIA BASIN, OR**

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



**Average Total Market Time**



**DAYS ON MARKET**

**COLUMBIA BASIN, OR**

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





MULTIPLE LISTING SERVICE

Corporate

8338 NE Alderwood Rd, Suite 230
Portland, OR 97220
(503) 236-7657
Fax: (503) 230-0689

Southwest Washington
1514 Broadway, Suite 101
Vancouver, WA 98663
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Fax: (360) 696-9342

Salem

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Fax: (541) 484-3854

Lane County: Florence
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Florence, OR 97439
(541) 902-2560
Fax: (541) 902-1341

Douglas County
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Roseburg, OR 97470
(541) 673-3571
Fax: (541) 673-6581

Curry County
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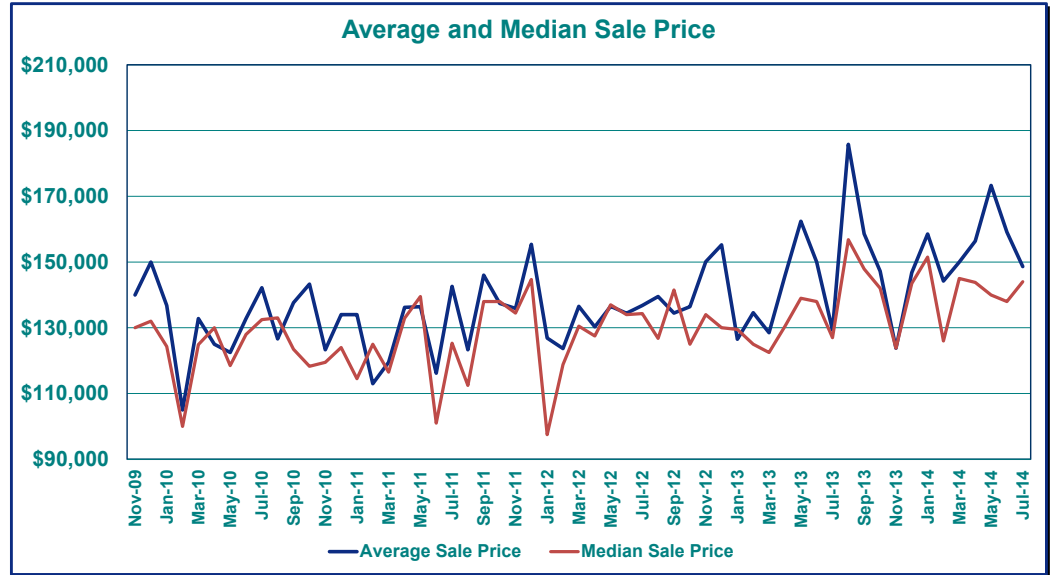
Mid-Columbia
PO Box 1088
Hood River, OR 97031
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Fax: (541) 387-6657

Eastern Oregon
PO Box 751
Hermiston, OR 97838
(541) 567-5186
Fax: (541) 289-7320

Coos County
1946 Sherman Ave., Suite 101
North Bend, OR 97459
(541) 751-1070
Fax: (541) 751-1083

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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## Residential Review: Coos County, Oregon

### July Residential Highlights

June's bump in pending sales became July's bump in closed sales for Coos County! The 84 closings rose 16.7% compared to June (72) and 35.5% compared to last July (62). The 154 new listings exactly matched last month's number and represented an increase of 26.2% compared to the 122 new listings posted in July 2013. Pending sales (77) fell 23.0% from June's bump up to 100, but are 11.6% better than the 69 offers accepted during the same month last year.

### Year to Date Summary

Comparing the first seven months of 2014 to the same period of 2013, new listings have increased 11.7%, pending sales have increased 9.5%, and closed sales have increased 2.9%.

### Average and Median Sale Prices

The average price the first seven months of this year was \$167,500, up 8.2% from the same period of 2013, when the average was \$154,800. In the same comparison the median increased 1.5% from \$138,700 in 2013 to \$140,800 this year.

## July 2014 Reporting Period

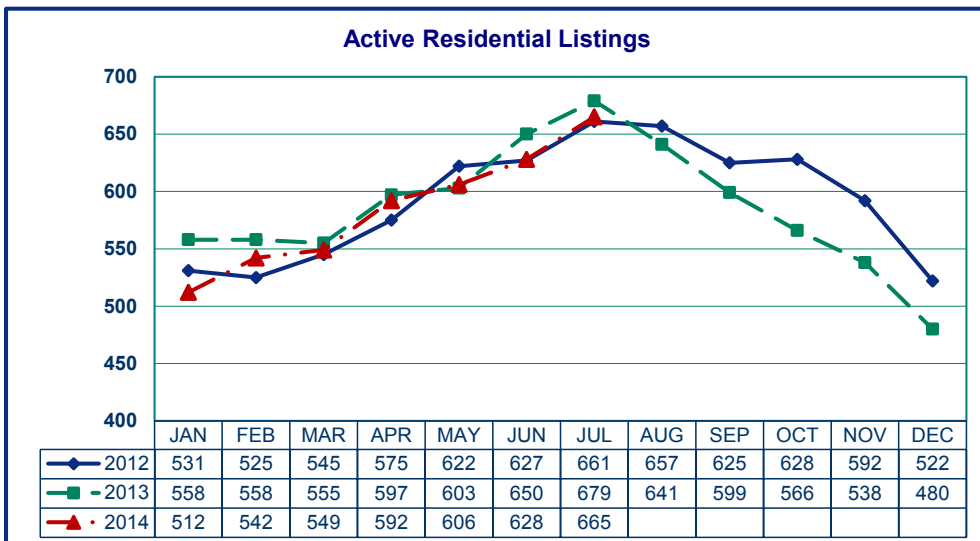
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May	14.8	9.3	9.3
June	11.4	8.1	8.7
July	12.2	11	7.9
August	8.6	8.9	
September	13.3	9.7	
October	9.2	8.6	
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\*Inventory in Months is calculated by dividing the Active Residential Listings at the end 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
2014	July	154	77	84	174,400	183,000	149
	June	154	100	72	165,600	149,000	144
	Year-to-date	909	496	432	167,500	140,800	174
2013	July	122	69	62	161,500	133,500	271
	Year-to-date	814	453	420	154,800	138,700	200
Change	July	26.2%	11.6%	35.5%	8.0%	37.1%	-45.1%
	Prev Mo 2014	0.0%	-23.0%	16.7%	5.3%	22.8%	3.5%
	Year-to-date	11.7%	9.5%	2.9%	8.2%	1.5%	-13.0%

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
<b>Average Sale Price % Change:</b>	+5.2% (\$165,100 v. \$157,000)
<b>Median Sale Price % Change:</b>	+0.0% (\$140,000 v. \$140,000)

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



## ACTIVE RESIDENTIAL LISTINGS COOS COUNTY, OR

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

# AREA REPORT • 7/2014

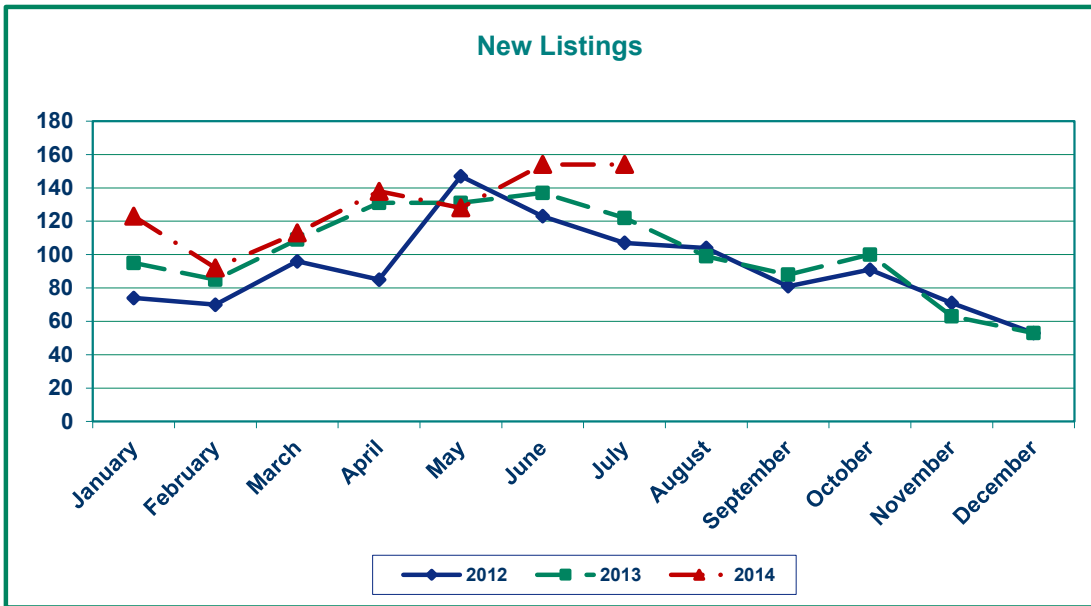
## Coos County, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2014 v. 2013 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2014 v. 2013 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97407	Allegory	-	0	0	0	-	0	-	-	0	-	0	-	-	-	0	-	0	-	0	-	
97411	Bandon	146	31	12	10	25.0%	15	240,700	257	143	60	11.1%	59	221,400	199,000	1.7%	3	243,300	30	83,800	1	65,000
97414	Broadbent	0	0	0	0	-	0	-	-	0	0	-	1	42,000	42,000	-65.4%	-	-	-	-	-	-
97420	Coos Bay	223	56	19	35	40.0%	32	126,800	91	346	215	18.1%	185	127,700	115,000	4.1%	5	157,200	20	47,400	7	166,900
97423	Coquille	76	13	7	9	-30.8%	9	132,400	152	123	60	-7.7%	52	151,100	144,500	-2.6%	1	300,000	5	83,600	-	-
97449	Lakeside	53	12	2	2	-60.0%	8	225,800	144	57	21	40.0%	20	177,700	154,000	16.5%	-	-	7	89,900	-	-
97483	Myrtle Point	65	12	4	7	0.0%	2	112,500	332	71	34	0.0%	26	310,500	174,000	44.0%	1	305,000	3	78,300	1	105,000
97459	North Bend	85	27	8	13	44.4%	16	231,600	148	157	98	3.2%	82	192,200	165,000	6.2%	3	292,400	10	63,300	4	131,000
97466	Powers	17	3	0	1	-50.0%	2	28,500	77	12	8	0.0%	7	57,700	28,000	-6.9%	1	30,000	1	7,000	-	-

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2014 with July 2013. The Year-To-Date section compares 2014 year-to-date statistics through July with 2013 year-to-date statistics through July.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/13-7/31/14) with 12 months before (8/1/12-7/31/13).

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

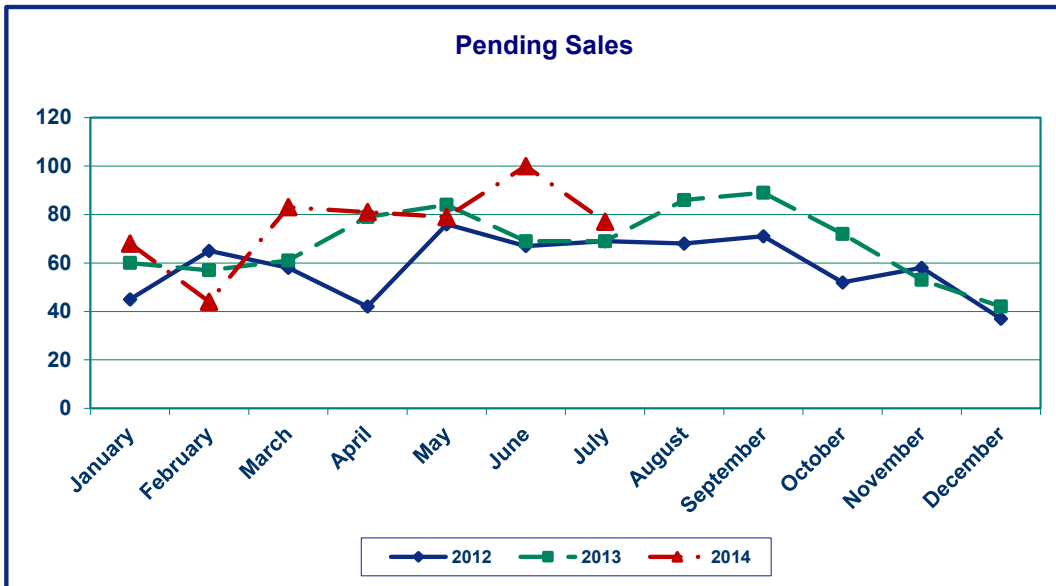
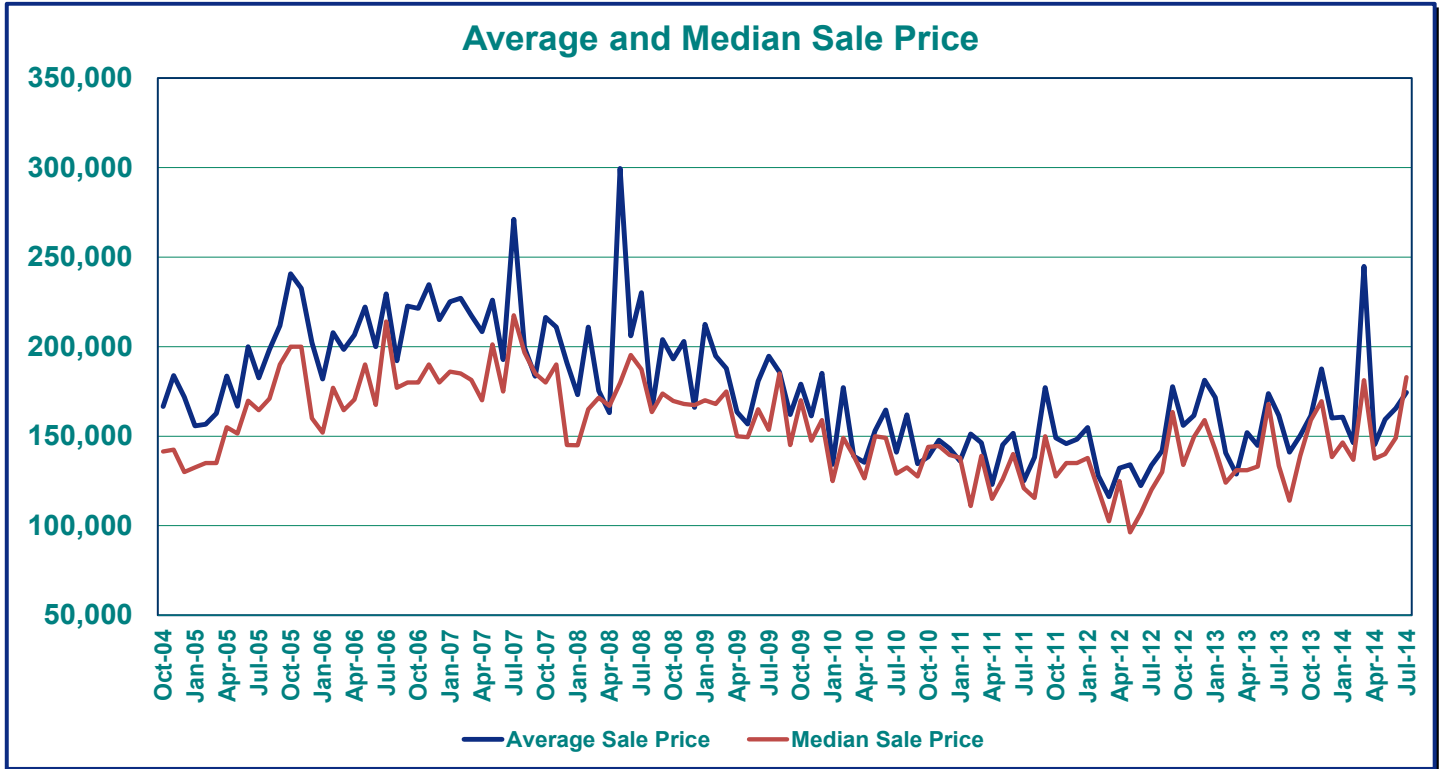


### NEW LISTINGS COOS COUNTY, OR

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

**SALE PRICE**  
COOS COUNTY, OR

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



**PENDING LISTINGS**

COOS COUNTY, OR

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

## CLOSED SALES COOS COUNTY, OR

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

Corporate  
8338 NE Alderwood Rd, Suite 230  
Portland, OR 97220  
(503) 236-7657  
Fax: (503) 230-0689

Southwest Washington  
1514 Broadway, Suite 101  
Vancouver, WA 98663  
(360) 696-0718  
Fax: (360) 696-9342

Salem  
4035 12th Street Cutoff SE, Suite 110  
Salem, OR 97302  
(503) 587-8810  
Fax: (503) 585-3817

Lane County: Eugene  
2139 Centennial Plaza  
Eugene, OR 97401  
(541) 686-2885  
Fax: (541) 484-3854

Lane County: Florence  
PO Box 414  
Florence, OR 97439  
(541) 902-2560  
Fax: (541) 902-1341

Douglas County  
3510 NE Edenbower  
Roseburg, OR 97470  
(541) 673-3571  
Fax: (541) 673-6581

Curry County  
16289 Hwy 101 S, Suite E  
Brookings, OR 97415  
(541) 469-0219  
Fax: (541) 469-9695

Mid-Columbia  
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Hood River, OR 97031  
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Fax: (541) 387-6657

Eastern Oregon  
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Hermiston, OR 97838  
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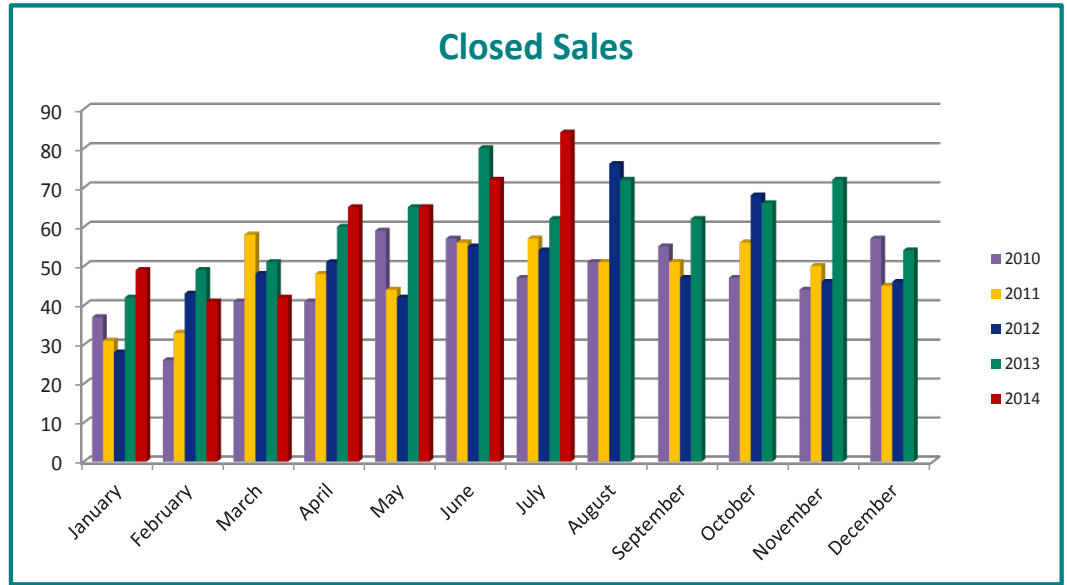
Coos County  
1946 Sherman Ave., Suite 101  
North Bend, OR 97459  
(541) 751-1070  
Fax: (541) 751-1083

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, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Willowa County.

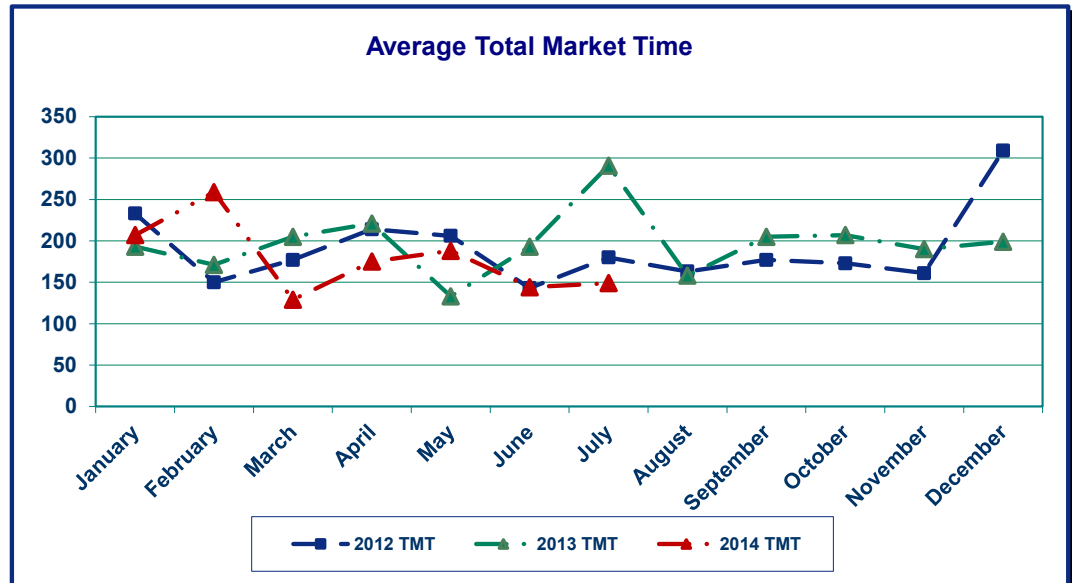
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## DAYS ON MARKET COOS COUNTY, OR

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



Brian Houston, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Heather Andrews, Editor

# MARKET ACTION

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

## Residential Review: Curry County, Oregon

July 2014 Reporting Period

### July Residential Highlights

New listings continued to rise this July in Curry County. The 95 new listings represented a 28.4% increase over the 74 listings posted last July and a 25.0% increase over June's 76. Pending sales (48) rose this month as well, totalling 6.7% higher than last July's 45 accepted offers and 41.2% higher than June's 34 accepted offers. Closed sales rose less than other categories—the 37 closings fell 24.5% compared to last July's 49 closings but rose 12.1% compared to last month's 33 closings.

Total market time rose to 274 days in July, and inventory fell slightly to 14.5 months.

### Average and Median Sale Prices

The average price over the first seven months of 2014 was \$226,700, up 16.7% from the same period in 2013 when the average was \$194,300. In the same comparison, the median rose 16.6% from \$165,000 in 2013 to \$192,400 in the same period of 2014.

Inventory in Months*			
	2012	2013	2014
January	56	17.5	17.7
February	16	22.2	21.4
March	16.7	19.7	12.0
April	19.5	13.2	14.6
May	15.9	17.7	14.4
June	20.7	14.4	15.5
July	22.2	10.9	14.5
August	16.6	12.4	
September	13.2	14	
October	11.3	16.4	
November	23.4	14.9	
December	14	14.8	

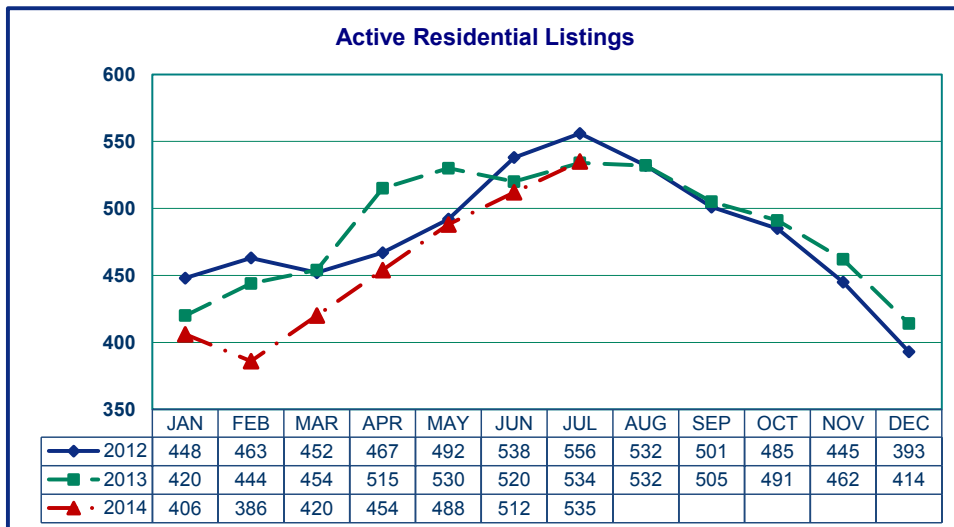
Curry County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2014	July	95	48	37	202,500	190,000	274
	June	76	34	33	257,600	240,000	248
	Year-to-date	513	244	215	226,700	192,400	266
2013	July	74	45	49	221,900	188,500	236
	Year-to-date	529	242	223	194,300	165,000	253
Change	July	28.4%	6.7%	-24.5%	-8.7%	0.8%	16.0%
	Prev Mo 2014	25.0%	41.2%	12.1%	-21.4%	-20.8%	10.5%
	Year-to-date	-3.0%	0.8%	-3.6%	16.7%	16.6%	5.1%

\*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:**  
+8.6% (\$206,300 v. \$189,900)  
**Median Sale Price % Change:**  
+11.9% (\$179,000 v. \$160,000)

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 • 7/2014

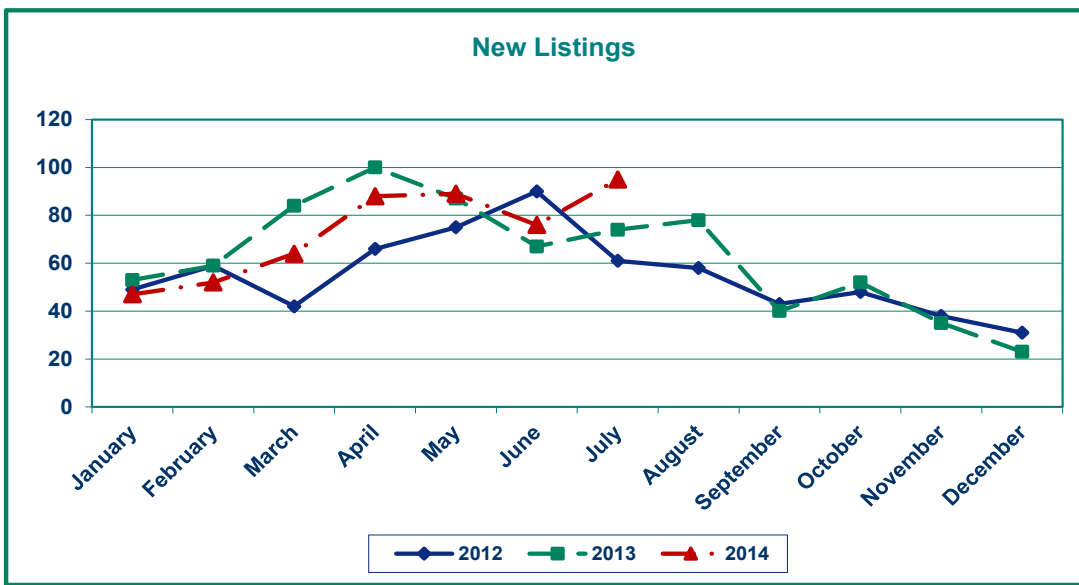
## Curry County, Oregon

		RESIDENTIAL														Avg. Sale Price % Change <sup>2</sup>	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 2014 v. 2013 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2014 v. 2013 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
270	City, Airport, Marina Hts., NB Chetco	170	35	16	14	7.7%	12	192,000	145	183	79	-2.5%	73	217,600	192,000	-0.9%	4	762,500	14	78,500	2	478,500
271	Harbor, Winchuck, SB Chetco	103	18	3	9	-25.0%	7	160,900	144	106	52	-16.1%	50	194,300	150,000	19.5%	3	343,200	3	221,700	-	-
272	Carpenterville, Cape Ferello, Whaleshead	45	8	1	6	-14.3%	2	150,200	287	46	24	26.3%	19	212,300	196,900	-17.7%	-	-	3	81,700	-	-
273	Gold Beach	151	27	1	16	100.0%	11	198,100	255	132	69	27.8%	55	271,600	240,000	21.9%	1	285,000	9	153,300	-	-
274	Port Orford	66	7	2	3	-40.0%	5	316,400	800	46	20	-23.1%	18	231,900	200,000	9.6%	1	67,500	10	154,600	-	-

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2014 with July 2013. The Year-To-Date section compares 2014 year-to-date statistics through July with 2013 year-to-date statistics through July.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/13-7/31/14) with 12 months before (8/1/12-7/31/13).

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



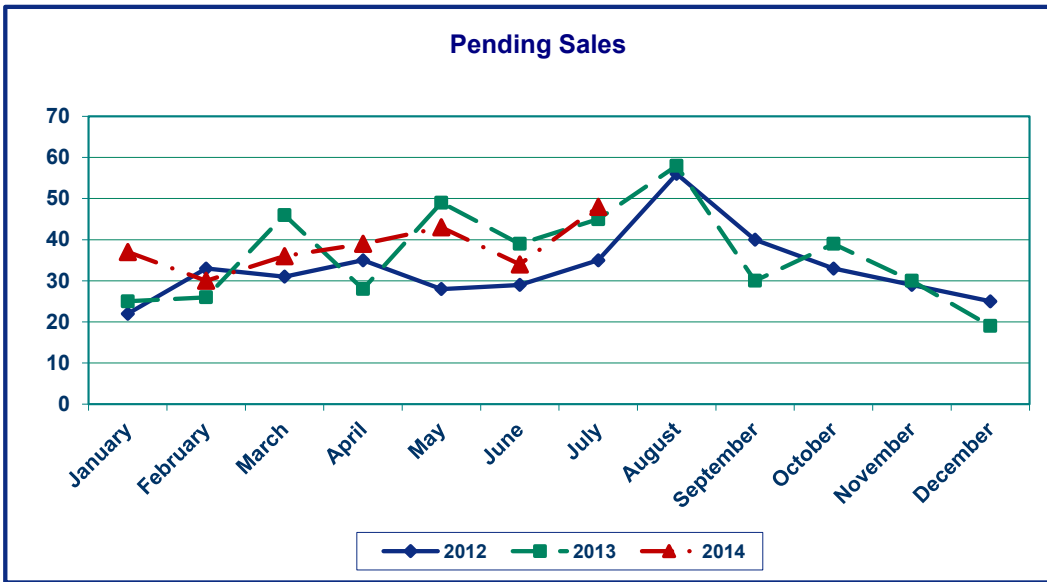
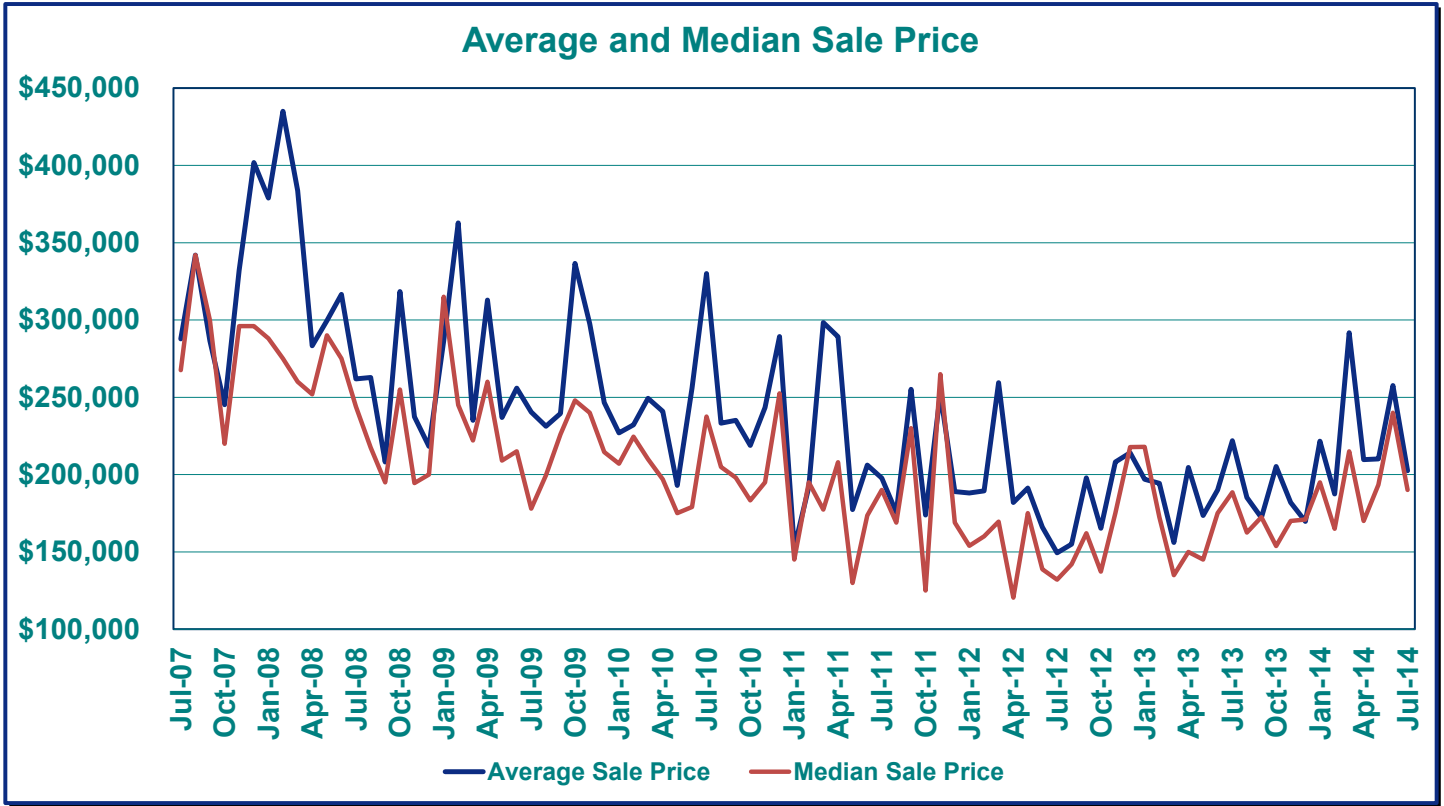
### NEW LISTINGS

#### CURRY COUNTY, OR

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

**SALE PRICE**  
CURRY COUNTY, OR

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



**PENDING LISTINGS**  
CURRY COUNTY, OR  
*This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.*



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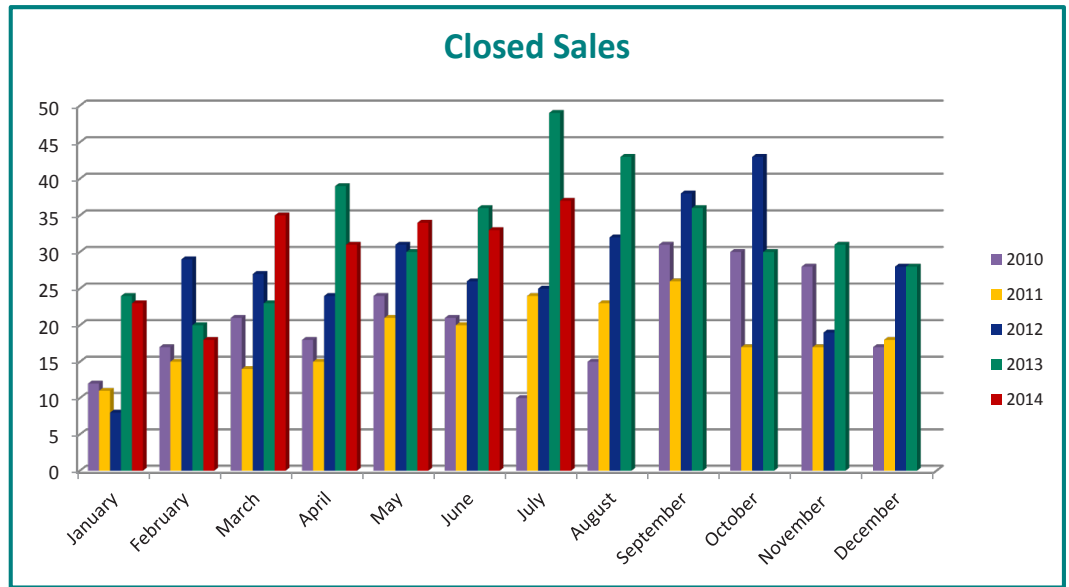
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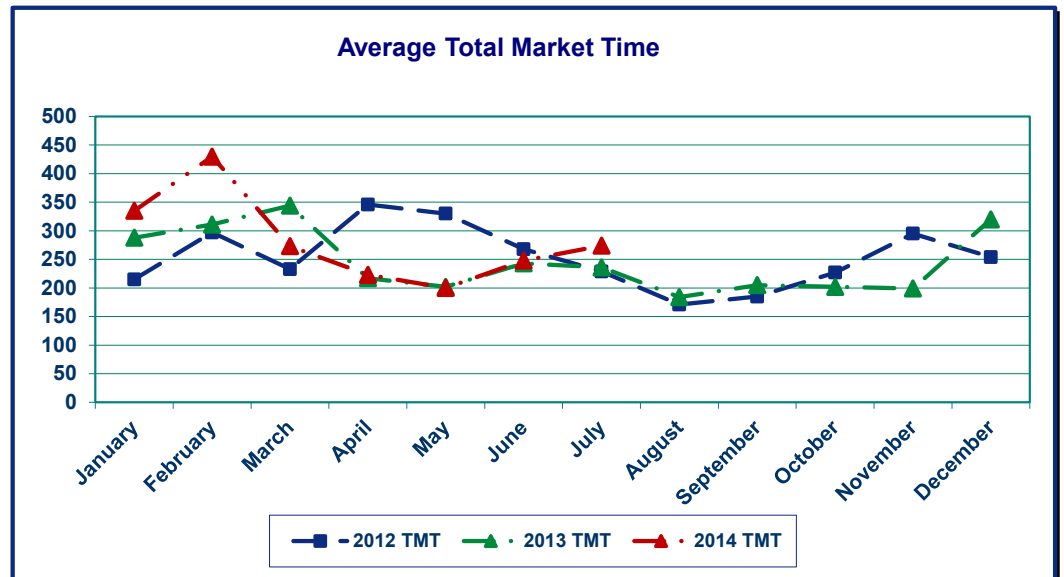
## CLOSED SALES CURRY COUNTY, OR

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



## 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.



Brian Houston, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Heather Andrews, Editor

# MARKET ACTION



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

## Residential Review: Douglas County, Oregon

July 2014 Reporting Period

### July Residential Highlights

Douglas County saw mixed activity this July. Pending sales (128) rose 6.7% over last July (120) and 4.1% over June (123). New listings fell slightly – the 200 new listings posted represented a 4.7% increase over last July’s 191, but a 6.1% decrease from the new listings posted just last month. Closed sales fell just slightly short of historical numbers. The 105 closings fell 1.9% from both the 107 closings posted in July 2013 and just last month.

July saw a rise in total market time to 184 days this month, and inventory rose to 9.1 months.

### Year to Date Summary

Year-to-date activity is now approximately the same as in 2013. New listings (1,316) and pending

sales (709) are up 1.8% and 0.1% for the year overall. Closed sales (617) are down 4.5% compared to the first seven months of 2013.

### Average and Median Sale Prices

The average price the first seven months of 2014 was \$179,700, up 12.0% from the same period in 2013 when the average was \$160,400. In the same comparison the median increased 8.4% from \$143,000 last year to \$155,000 this year.

### Inventory in Months\*

	2012	2013	2014
January	12.3	9.8	9.9
February	14.0	9.2	12.9
March	10.2	9.0	10.5
April	13.3	11.9	10.0
May	14.6	9.4	10.4
June	11.4	10.4	8.8
July	12.9	9.5	9.1
August	9.5	8.7	
September	11.4	9.6	
October	11.1	8.1	
November	11.9	9.6	
December	8.9	9.7	

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

**Average Sale Price % Change:**  
+14.5% (\$177,700 v. \$155,200)  
**Median Sale Price % Change:**  
+12.9% (\$154,700 v. \$137,000)

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

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

Douglas County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2014	July	200	128	105	186,100	185,000	184
	June	213	123	107	185,300	155,000	134
	Year-to-date	1,316	709	617	179,700	155,000	168
2013	July	191	120	107	181,000	175,000	190
	Year-to-date	1,293	708	646	160,400	143,000	184
Change	July	4.7%	6.7%	-1.9%	2.8%	5.7%	-3.1%
	Prev Mo 2014	-6.1%	4.1%	-1.9%	0.4%	19.4%	37.3%
	Year-to-date	1.8%	0.1%	-4.5%	12.0%	8.4%	-8.5%

\*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.

# AREA REPORT • 7/2014

## Douglas County, Oregon

	RESIDENTIAL															COMMERCIAL			LAND		MULTIFAMILY	
	Current Month								Year-To-Date							Year-To-Date			Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2014 v. 2013 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2014 v. 2013 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
251	NE Roseburg	94	23	12	19	5.6%	11	135,300	86	140	71	-14.5%	64	149,600	132,500	18.4%	2	507,500	5	55,000	1	200,000
252	NW Roseburg	114	24	10	7	-53.3%	14	271,500	147	150	69	-10.4%	63	259,400	227,000	13.2%	-	-	14	114,100	-	-
253	SE Roseburg	49	7	2	6	0.0%	4	137,700	154	72	41	7.9%	36	137,200	116,800	-9.8%	6	142,200	1	58,000	2	195,000
254	SW Roseburg	81	13	4	13	30.0%	3	240,600	457	117	70	6.1%	54	206,900	180,000	12.0%	1	77,000	5	105,900	-	-
255	Glide & E of Roseburg	67	10	4	6	-14.3%	6	276,100	236	72	39	21.9%	30	265,300	233,000	12.6%	-	-	10	98,300	-	-
256	Sutherlin/Oakland Area	103	34	12	13	-23.5%	16	234,400	198	181	116	19.6%	106	182,900	168,800	21.2%	3	151,600	14	83,000	4	254,300
257	Winston & SW of Roseburg	74	15	5	15	25.0%	5	159,700	210	92	53	-17.2%	42	238,000	168,500	27.5%	-	-	9	93,700	2	173,800
258	Myrtle Creek & S/SE of Roseburg	136	27	14	19	58.3%	18	152,800	59	195	96	-5.0%	87	136,300	123,500	7.0%	3	132,000	10	90,800	1	45,000
259	Green District	60	18	3	13	85.7%	11	164,100	294	115	75	38.9%	61	147,300	135,000	7.9%	1	220,000	3	106,700	-	-
265	North Douglas County	182	29	13	17	6.3%	17	130,500	262	182	79	-17.7%	74	144,100	120,300	26.2%	5	102,600	1	44,000	4	83,800
	<b>Grand Total</b>	<b>960</b>	<b>200</b>	<b>79</b>	<b>128</b>	<b>6.7%</b>	<b>105</b>	<b>186,100</b>	<b>184</b>	<b>1,316</b>	<b>709</b>	<b>0.1%</b>	<b>617</b>	<b>179,700</b>	<b>155,000</b>	<b>14.8%</b>	<b>21</b>	<b>168,000</b>	<b>72</b>	<b>93,300</b>	<b>14</b>	<b>166,800</b>

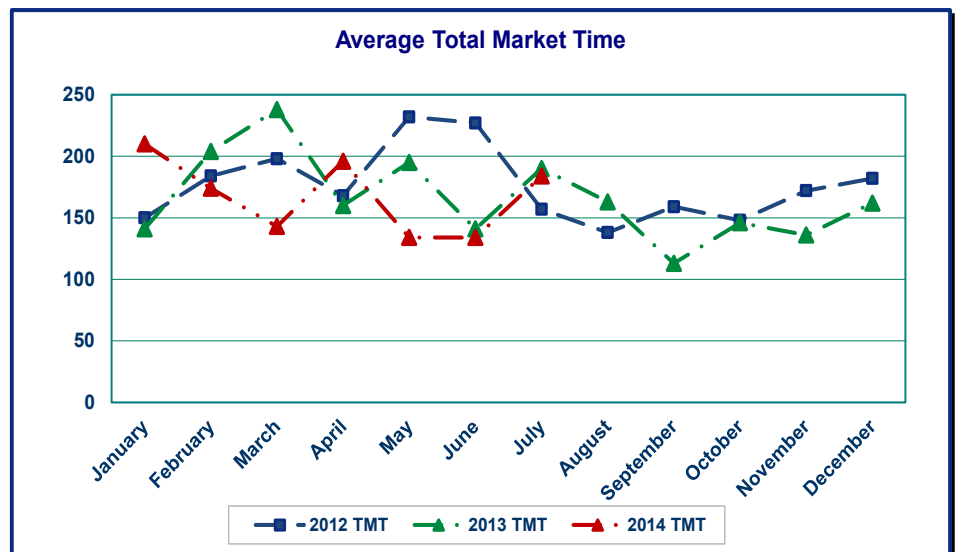
<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2014 with July 2013. The Year-To-Date section compares 2014 year-to-date statistics through July with 2013 year-to-date statistics through July.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/13-7/31/14) with 12 months before (8/1/12-7/31/13).

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

### DAYS ON MARKET DOUGLAS COUNTY, OR

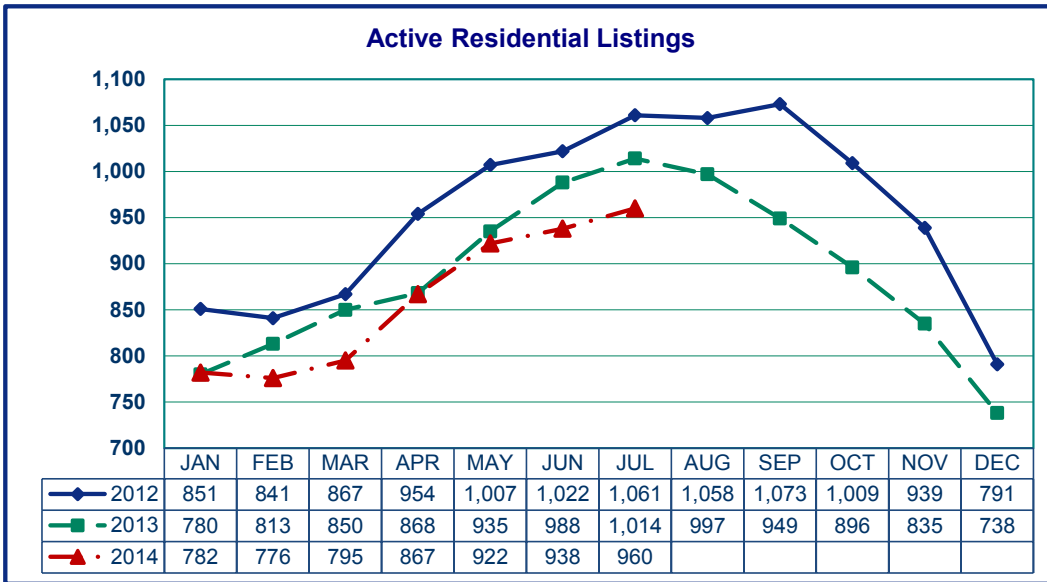
This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.



## ACTIVE RESIDENTIAL LISTINGS

### DOUGLAS COUNTY, OR

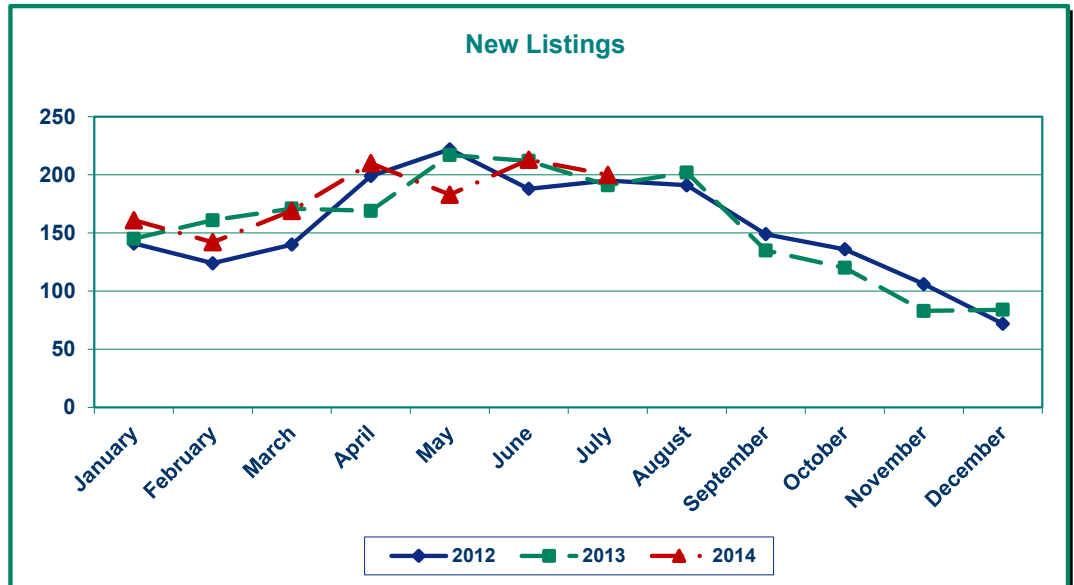
*This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.*



## NEW LISTINGS

### DOUGLAS COUNTY, OR

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

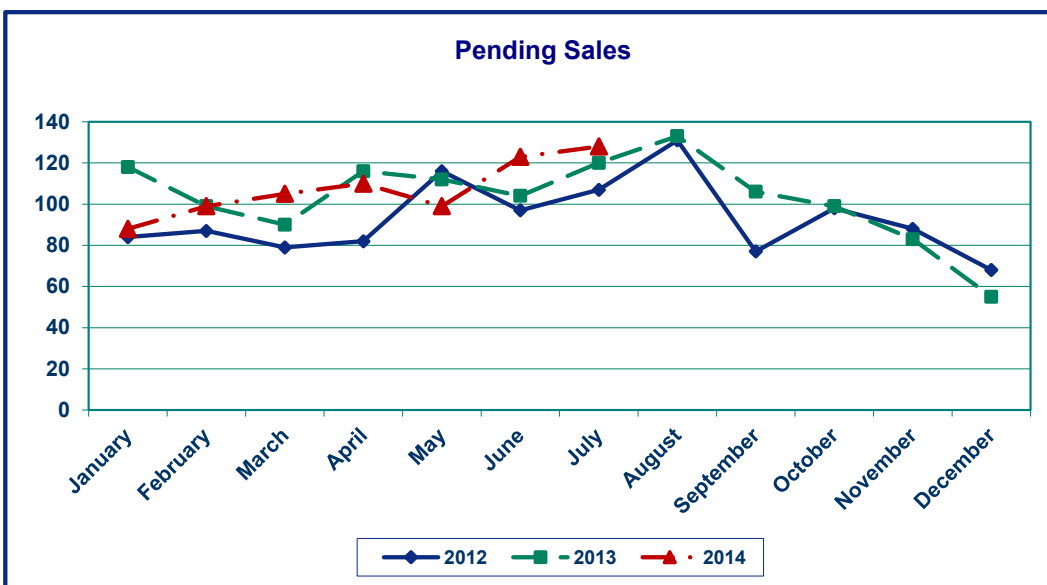


## Pending Sales

## PENDING LISTINGS

### DOUGLAS COUNTY, OR

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





MULTIPLE LISTING SERVICE

### CLOSED SALES

DOUGLAS COUNTY, OR

Corporate  
8338 NE Alderwood Rd, Suite 230  
Portland, OR 97220  
(503) 236-7657  
Fax: (503) 230-0689

Southwest Washington  
1514 Broadway, Suite 101  
Vancouver, WA 98663  
(360) 696-0718  
Fax: (360) 696-9342

Salem  
4035 12th Street Cutoff SE, Suite 110  
Salem, OR 97302  
(503) 587-8810  
Fax: (503) 585-3817

Lane County: Eugene  
2139 Centennial Plaza  
Eugene, OR 97401  
(541) 686-2885  
Fax: (541) 484-3854

Lane County: Florence  
PO Box 414  
Florence, OR 97439  
(541) 902-2560  
Fax: (541) 902-1341

Douglas County  
3510 NE Edenbower  
Roseburg, OR 97470  
(541) 673-3571  
Fax: (541) 673-6581

Curry County  
16289 Hwy 101 S, Suite E  
Brookings, OR 97415  
(541) 469-0219  
Fax: (541) 469-9695

Mid-Columbia  
PO Box 1088  
Hood River, OR 97031  
(541) 436-2956  
Fax: (541) 387-6657

Eastern Oregon  
PO Box 751  
Hermiston, OR 97838  
(541) 567-5186  
Fax: (541) 289-7320

Coos County  
1946 Sherman Ave., Suite 101  
North Bend, OR 97459  
(541) 751-1070  
Fax: (541) 751-1083

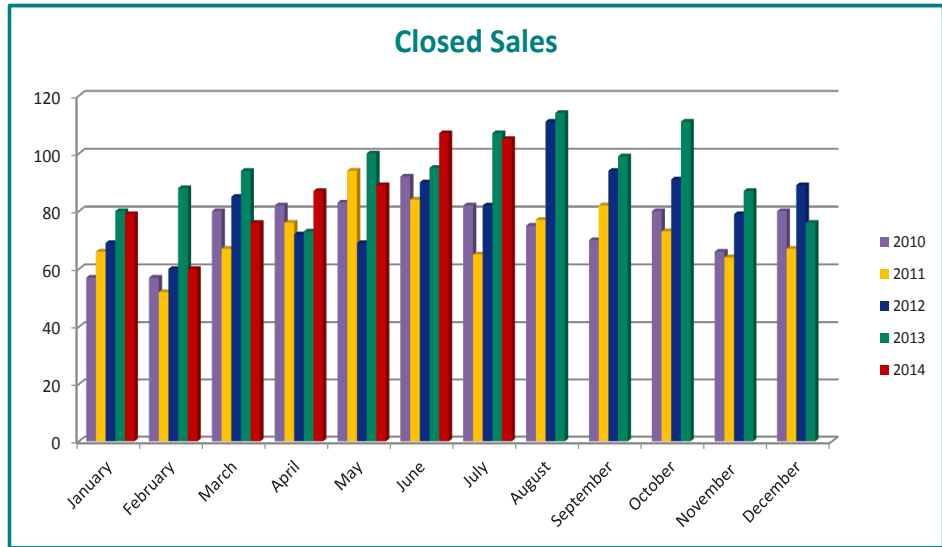
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Willowa County.

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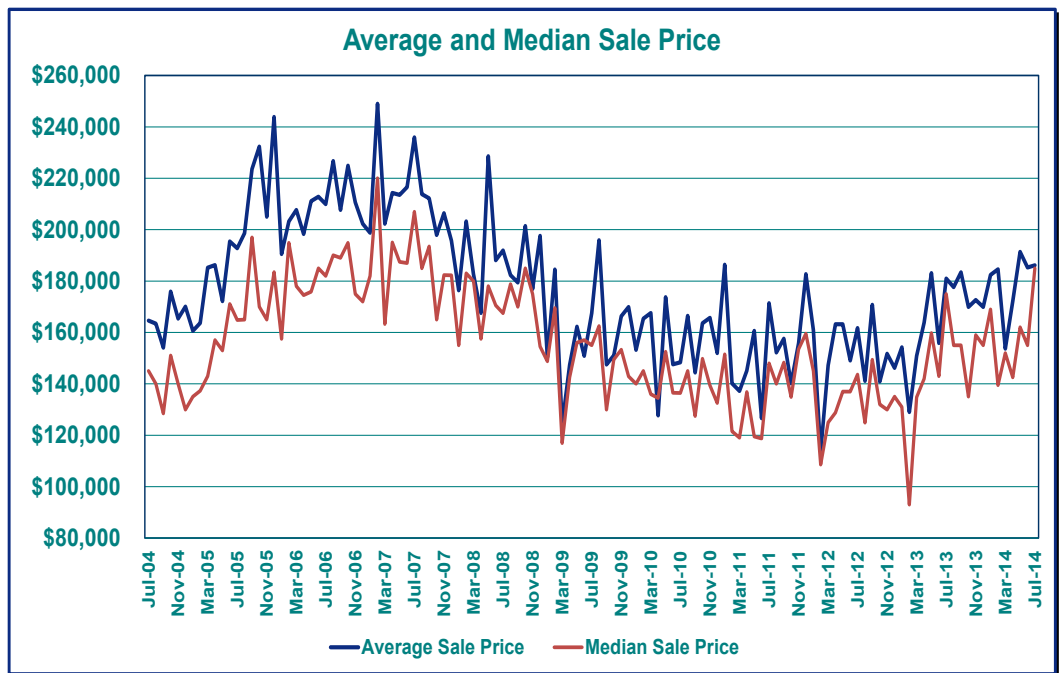
This graph shows the closed sales over the past five calendar years in Douglas County, Oregon.



### SALE PRICE

DOUGLAS COUNTY, OR

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



Brian Houston, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Heather Andrews, Editor

# MARKET ACTION

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

Residential Review: Grant County, Oregon

July 2014 Reporting Period

## July Residential Highlights

Grant County continued to see strong activity for the year overall this July. Closed sales (9) saw the best July in Grant County since RMLS™ started keeping a record. New listings (18) double June's nine, but fell one short of the 19 new listings posted last July. Pending

sales (4) fell compared to both last July and last month, but are still up for the year overall.

July saw total market time in Grant County drop to 320 days, and inventory decrease to 17.1 months.

### Average and Median Sales Prices

The average price so far this year was \$152,800, down 16.3% from the same time in 2013 when the average was \$182,500. The median decreased 10.9% from \$129,000 to \$115,000.

Inventory in Months*			
	2012	2013	2014
January	60	41.7	23.2
February	59	N/A	22.5
March	60.5	20.5	20.1
April	42.7	40.7	12.6
May	N/A	15.2	15.4
June	75.0	32.5	20.3
July	75.0	17	17.1
August	20.6	46.3	
September	36	14.4	
October	134	37.5	
November	30.3	36.3	
December	27.8	35.8	

\*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:

-11.3% (\$156,300 v. \$176,300)

#### Median Sale Price % Change:

-9.6% (\$117,500 v. \$130,000)

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
2014	July	18	4	9	132,900	107,000	320
	June	9	11	7	175,900	210,000	405
	Year-to-date	116	63	57	152,800	115,000	301
2013	July	19	13	8	261,100	140,000	545
	Year-to-date	92	42	34	182,500	129,000	444
Change	July	-5.3%	-69.2%	12.5%	-49.1%	-23.6%	-41.3%
	Prev Mo 2014	100.0%	-63.6%	28.6%	-24.4%	-49.0%	-21.0%
	Year-to-date	26.1%	50.0%	67.6%	-16.3%	-10.9%	-32.1%

# AREA REPORT • 7/2014

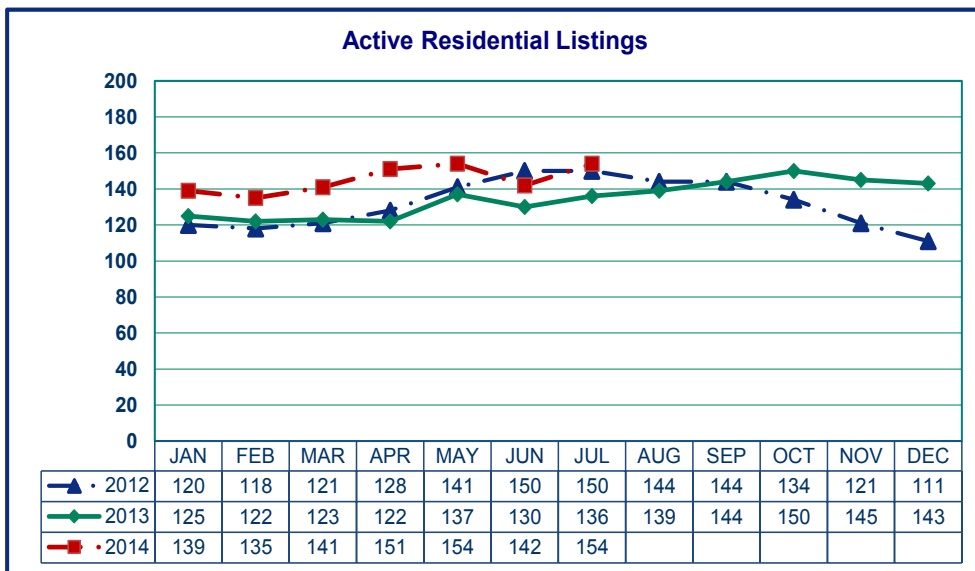
## Grant County, Oregon

		RESIDENTIAL														Avg. Sale Price % Change <sup>2</sup>	COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date								Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date		
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2014 v. 2013 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2014 v. 2013 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97817	Bates	2	0	0	0	-	0	-	-	1	-	-	-	-	-	-	-	1	150,000	-	-	
97820	Canyon City	22	4	2	0	-100.0%	2	137,500	104	15	12	0.0%	13	153,500	165,000	36.9%	-	-	-	-	1	150,000
97825	Dayville	6	0	-	0	-	1	90,000	839	4	2	100.0%	2	70,800	70,800	-83.7%	-	-	1	50,400	-	-
97845	John Day	53	6	5	3	0.0%	4	159,200	272	47	27	80.0%	19	178,400	115,000	13.5%	1	160,000	-	-	-	-
97848	Kimberly	4	1	0	0	-	0	-	-	3	0	-	0	-	-	-	0	-	0	-	0	-
97856	Long Creek	12	2	0	0	-	0	-	-	7	1	0.0%	1	30,000	30,000	-76.2%	-	-	2	190,000	-	-
97864	Monument	5	1	0	0	-	0	-	-	3	0	-	0	-	-	105.9%	0	-	0	-	0	-
97865	Mount Vernon	15	1	0	1	-50.0%	1	107,500	367	12	9	80.0%	9	132,700	107,500	-62.8%	-	-	-	-	-	-
97869	Prairie City	33	2	-	0	-100.0%	1	87,000	378	23	12	50.0%	13	150,500	135,000	56.2%	-	-	1	410,000	-	-
97873	Seneca	2	1	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2014 with July 2013. The Year-To-Date section compares 2014 year-to-date statistics through July with 2013 year-to-date statistics through July.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/13-7/31/14) with 12 months before (8/1/12-7/31/13).

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



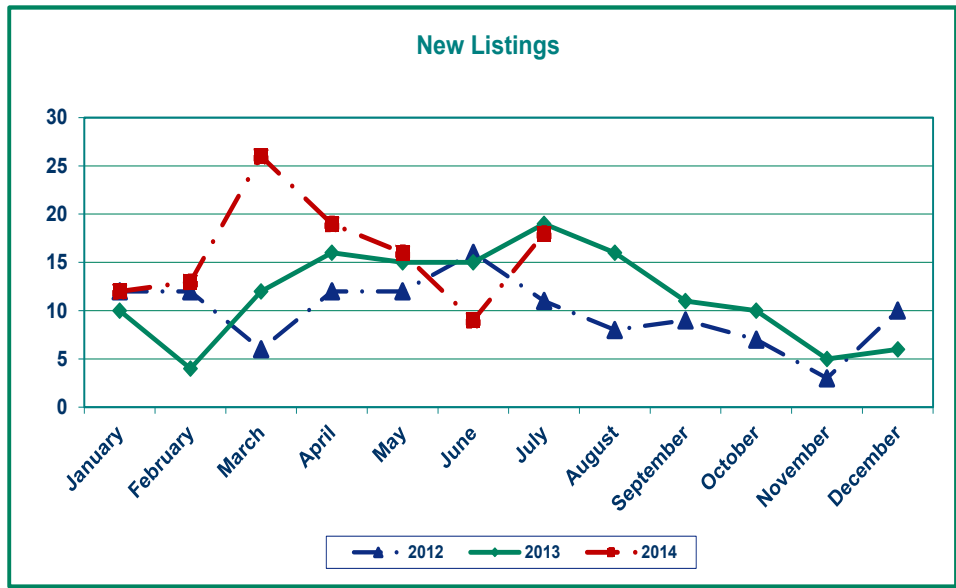
### ACTIVE RESIDENTIAL LISTINGS GRANT COUNTY, OR

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

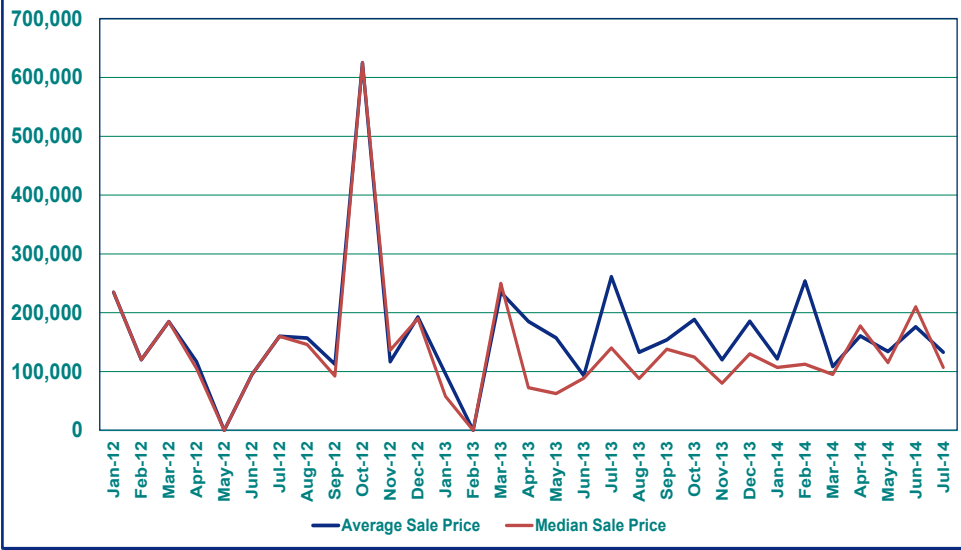
## NEW LISTINGS

### GRANT COUNTY, OR

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



## Average and Median Sale Price



## SALE PRICE

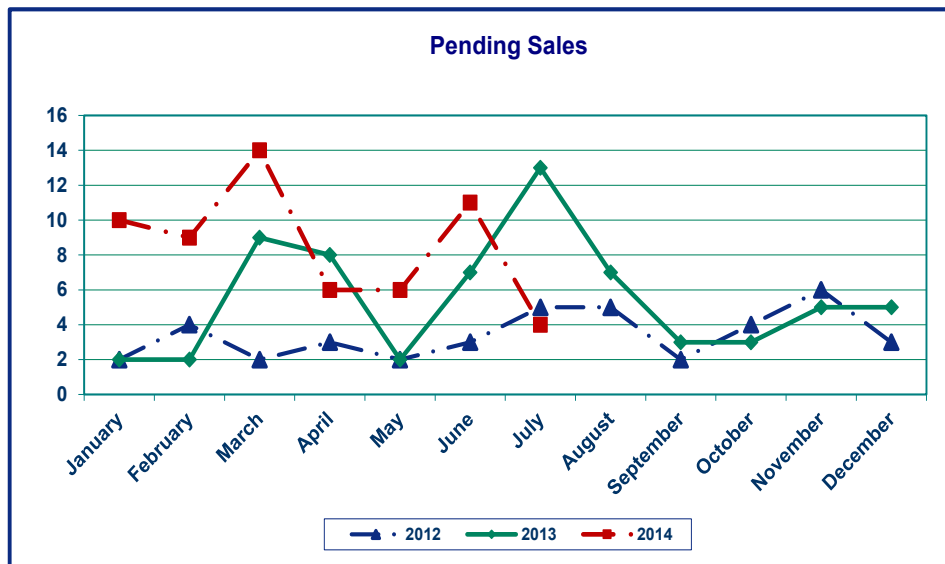
### GRANT COUNTY, OR

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

## PENDING LISTINGS

### GRANT COUNTY, OR

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





Corporate  
8338 NE Alderwood Rd, Suite 230  
Portland, OR 97220  
(503) 236-7657  
Fax: (503) 230-0689

Southwest Washington  
1514 Broadway, Suite 101  
Vancouver, WA 98663  
(360) 696-0718  
Fax: (360) 696-9342

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Eugene, OR 97401  
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Roseburg, OR 97470  
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Curry County  
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Eastern Oregon  
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Hermiston, OR 97838  
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Fax: (541) 289-7320

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North Bend, OR 97459  
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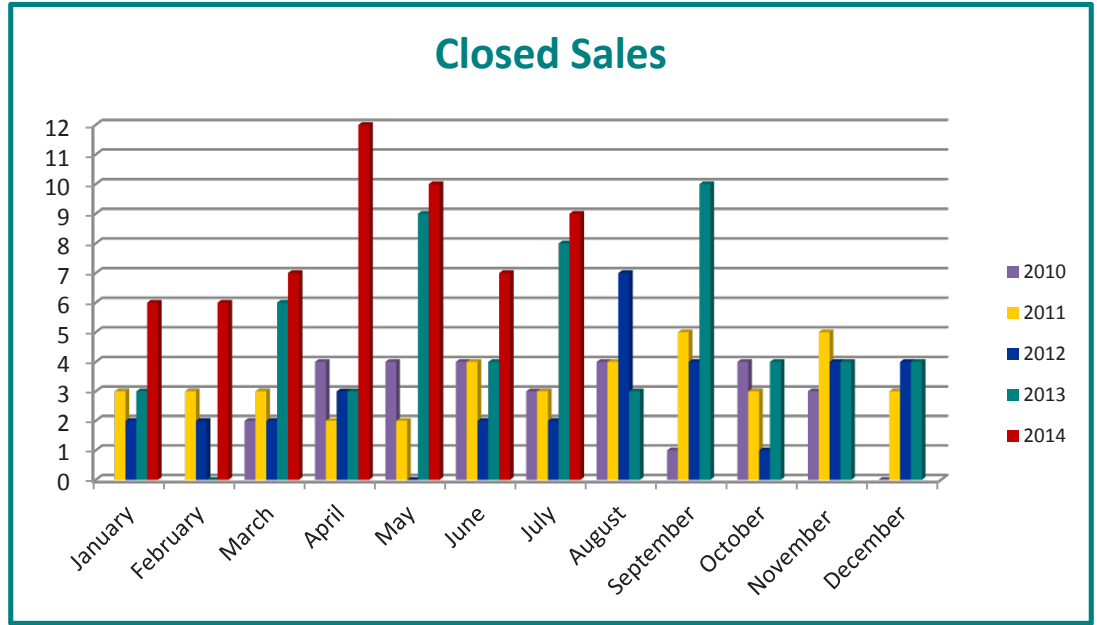
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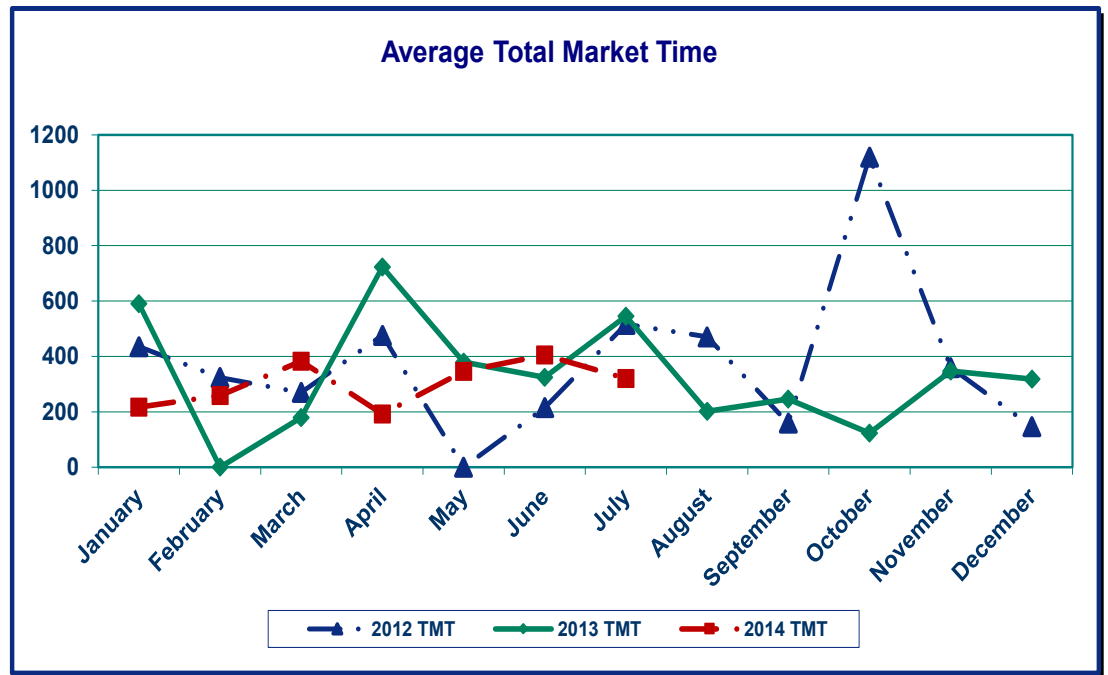
## CLOSED SALES GRANT COUNTY, OR

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



## DAYS ON MARKET GRANT COUNTY, OR

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



Brian Houston, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Heather Andrews, Editor

# MARKET ACTION

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

Residential Review: Lane County, Oregon

July 2014 Reporting Period

## July Residential Highlights

Activity in Lane County cooled just slightly this July, but numbers are still strong compared to last July. New listings (646) fared 9.1% better than the 592 new listings posted in July 2013, but just 0.8% better than the 641 new listings posted in June 2014. Closed sales, at 390, improved 8.3% over the 360 closings from July 2013, and similarly fared just one better (0.3%) than the 389 closings posted last month. Pending sales (375) fell 16.7% from last July's 450 accepted offers and 12.4% from last month's 428 accepted offers.

July saw total market time decrease to 77 days, and inventory rise slightly to 4.6 months.

## Year to Date Summary

In the first seven months of the year, new listings (3,870) have increased 3.9% over the same period

in 2013. However, pending sales (2,422) and closed sales (2,098) have decreased 2.5% and 2.4%, respectively, from the same time last year.

## Average and Median Sale Prices

The average price during the first seven months of 2014 was \$235,000, up 3.6% from the same period of 2013, when the average was \$226,800. In the same comparison, the median has risen 5.6% from \$199,900 to \$211,000.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
<b>Average Sale Price % Change:</b>	+5.0% (\$229,300 v. \$218,400)
<b>Median Sale Price % Change:</b>	+8.3% (\$209,000 v. \$193,000)

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

Inventory in Months*			
	2012	2013	2014
January	7.8	6.8	7.0
February	8.8	5.7	5.7
March	6.3	4.6	4.9
April	6.9	4.5	4.9
May	5.8	4.2	4.9
June	6.7	4.3	4.3
July	5.9	4.7	4.6
August	5.1	4.3	
September	5.7	4.7	
October	5.5	5.2	
November	6.0	6.0	
December	5.2	4.4	

\*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.

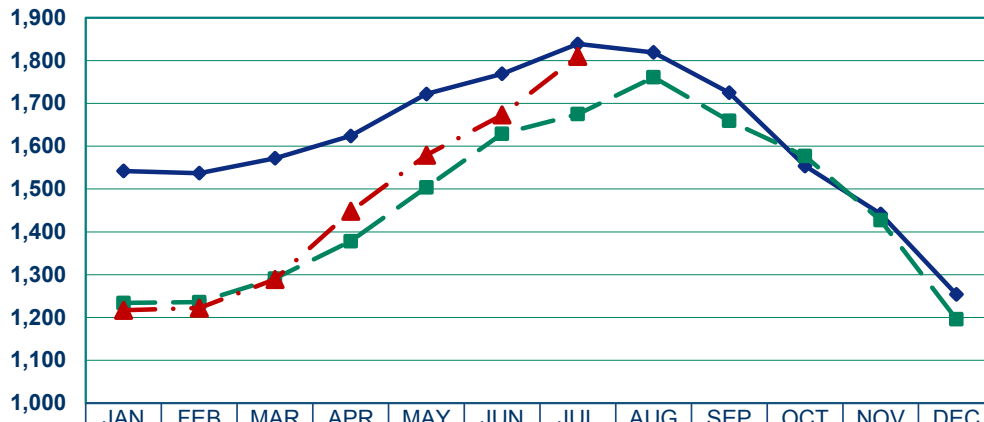
Greater Lane County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2014	July	646	375	390	237,800	214,100	77
	June	641	428	389	249,600	219,000	79
	Year-to-date	3,870	2,422	2,098	235,000	211,000	96
2013	July	592	450	360	243,900	215,000	76
	Year-to-date	3,725	2,485	2,150	226,800	199,900	109
Change	July	9.1%	-16.7%	8.3%	-2.5%	-0.4%	1.0%
	Prev Mo 2014	0.8%	-12.4%	0.3%	-4.7%	-2.2%	-2.5%
	Year-to-date	3.9%	-2.5%	-2.4%	3.6%	5.6%	-12.1%

# AREA REPORT • 7/2014

## Lane County, Oregon

	RESIDENTIAL														Avg. Sale Price % Change <sup>2</sup>	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 2014 v. 2013 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2014 v. 2013 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
225	Florence Coast Village	14	1	2	1	0.0%	1	112,500	78	17	8	166.7%	8	69,100	67,500	43.7%	-	-	4	43,400	-	-
226	Florence Green Trees	26	7	2	8	166.7%	4	82,300	153	42	31	40.9%	27	100,000	90,000	28.9%	-	-	-	-	-	-
227	Florence Florentine	19	6	2	4	100.0%	3	225,000	2	30	22	-4.3%	22	198,200	195,000	9.4%	-	-	-	-	-	-
228	Florence Town	94	20	8	18	100.0%	13	190,200	271	136	89	7.2%	83	188,700	160,000	1.7%	2	249,500	10	37,900	4	338,900
229	Florence Beach	40	6	1	7	0.0%	2	258,000	117	42	26	-13.3%	19	180,100	166,500	-0.2%	-	-	11	48,100	-	-
230	Florence North	46	11	3	5	-16.7%	8	164,900	216	42	28	21.7%	24	191,400	161,500	-3.3%	-	-	13	80,700	-	-
231	Florence South/Dunes City	45	10	5	7	133.3%	7	299,600	82	57	31	34.8%	28	274,800	237,500	8.4%	-	-	5	84,500	-	-
238	Florence East/Mapleton	43	7	4	3	50.0%	5	247,200	312	38	15	7.1%	15	226,500	215,000	6.5%	1	189,000	1	279,900	-	-
	<b>Grand Total</b>	<b>327</b>	<b>68</b>	<b>27</b>	<b>53</b>	<b>60.6%</b>	<b>43</b>	<b>203,700</b>	<b>193</b>	<b>404</b>	<b>250</b>	<b>13.1%</b>	<b>226</b>	<b>187,500</b>	<b>165,800</b>	<b>7.0%</b>	<b>3</b>	<b>229,333</b>	<b>44</b>	<b>64,391</b>	<b>4</b>	<b>338,900</b>
232	Hayden Bridge	54	25	3	7	-41.7%	11	191,600	47	111	71	-20.2%	67	217,100	195,000	2.3%	-	-	-	-	-	-
233	McKenzie Valley	95	14	9	6	-50.0%	3	229,500	54	102	35	-49.3%	32	295,600	231,200	6.3%	-	-	4	119,500	1	-
234	Pleasant Hill/Oak	104	26	10	17	-29.2%	14	212,000	68	171	84	-4.5%	67	206,100	157,500	4.0%	-	-	8	114,400	2	93,800
235	South Lane Properties	213	56	21	42	10.5%	33	208,900	95	390	237	3.5%	190	196,100	181,800	7.8%	3	161,300	12	211,600	4	186,300
236	West Lane Properties	84	22	5	20	-13.0%	22	162,800	80	171	115	1.8%	100	198,200	185,000	-4.9%	2	260,700	10	107,800	2	190,100
237	Junction City	115	42	10	17	6.3%	22	276,600	136	207	110	39.2%	94	235,300	227,300	17.8%	1	485,000	5	62,900	1	150,000
239	Thurston	123	51	11	26	-31.6%	24	203,300	84	266	161	-8.0%	143	202,400	190,000	9.9%	1	400,000	9	71,800	5	455,700
240	Coburg I-5	20	13	2	8	0.0%	5	407,100	7	43	30	-3.2%	26	298,700	265,000	-17.4%	1	176,000	-	-	-	-
241	N Gilham	57	29	11	15	-34.8%	16	293,000	44	143	86	-15.7%	75	323,100	289,000	3.4%	-	-	1	35,000	2	219,600
242	Ferry Street Bridge	102	43	7	19	-42.4%	32	243,500	44	273	192	-8.6%	169	274,700	245,000	4.4%	-	-	-	-	2	261,500
243	E Eugene	144	57	16	28	-42.9%	27	376,200	76	332	208	-1.4%	188	318,200	263,900	2.8%	-	-	16	106,400	9	1,122,000
244	SW Eugene	232	94	24	43	-20.4%	51	294,100	70	508	290	-0.3%	262	292,200	271,300	2.2%	1	140,000	14	152,200	7	266,000
245	WEugene	59	18	6	11	-21.4%	17	207,100	56	128	86	10.3%	76	221,300	181,300	12.3%	1	1,425,000	3	406,000	5	275,600
246	Danabo	125	53	13	38	31.0%	44	154,100	66	329	230	0.9%	193	156,100	170,000	4.1%	1	55,000	6	53,200	2	185,800
247	River Road	48	18	3	11	0.0%	9	197,900	39	110	70	-23.1%	60	192,500	190,300	7.0%	-	-	3	69,300	3	203,000
248	Santa Clara	103	42	8	33	0.0%	29	275,800	128	263	195	1.6%	170	236,900	225,000	9.4%	-	-	3	33,000	3	276,500
249	Springfield	109	36	8	28	0.0%	28	169,700	80	281	192	7.9%	165	167,900	155,000	14.9%	1	321,000	4	94,000	15	207,000
250	Mohawk Valley	23	7	2	6	20.0%	3	345,800	128	42	30	-3.2%	21	272,800	285,000	-2.3%	1	65,000	5	112,100	-	-
	<b>Grand Total</b>	<b>1,810</b>	<b>646</b>	<b>169</b>	<b>375</b>	<b>-16.7%</b>	<b>390</b>	<b>237,800</b>	<b>77</b>	<b>3,870</b>	<b>2,422</b>	<b>-2.5%</b>	<b>2,098</b>	<b>235,000</b>	<b>211,000</b>	<b>5.0%</b>	<b>13</b>	<b>313,254</b>	<b>103</b>	<b>122,523</b>	<b>63</b>	<b>364,394</b>

### Active Residential Listings



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2012	1,542	1,537	1,572	1,624	1,722	1,769	1,839	1,819	1,725	1,554	1,442	1,254
2013	1,234	1,236	1,291	1,378	1,504	1,629	1,675	1,761	1,659	1,577	1,427	1,196
2014	1,217	1,222	1,289	1,448	1,579	1,673	1,810					

### ACTIVE RESIDENTIAL LISTINGS

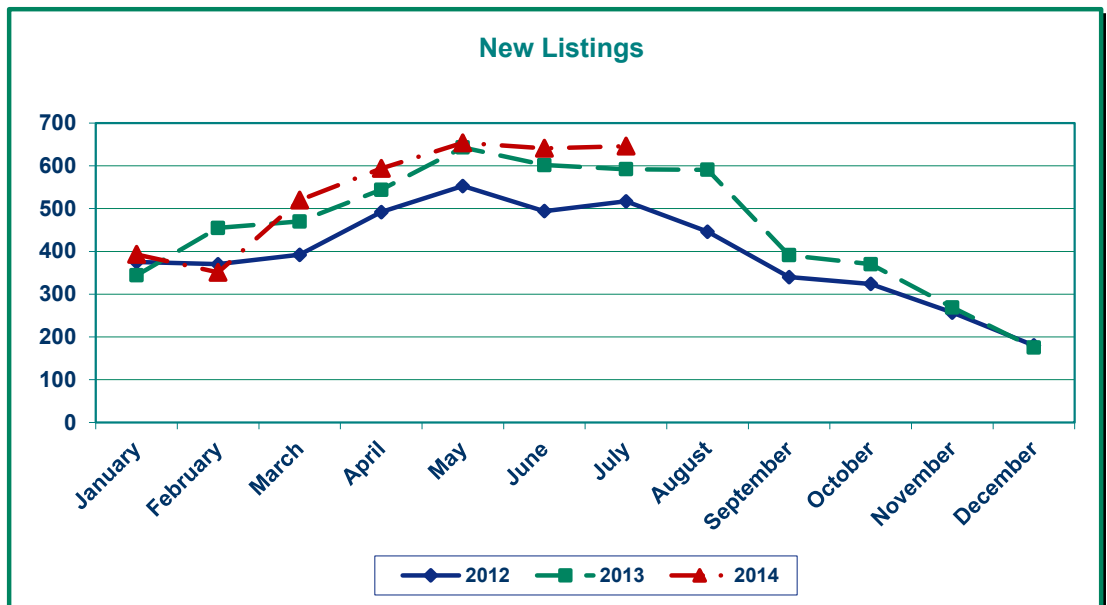
LANE COUNTY, OR

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

### NEW LISTINGS

LANE COUNTY, OR

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



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2014 with July 2013. The Year-To-Date section compares 2014 year-to-date statistics through July with 2013 year-to-date statistics through July.

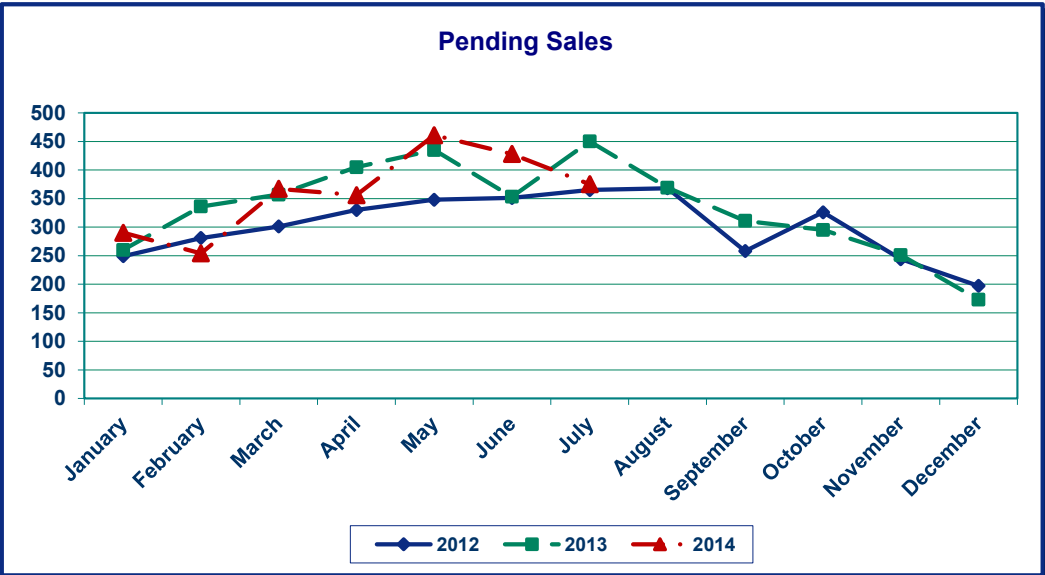
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/13-7/31/14) with 12 months before (8/1/12-7/31/13).

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

**PENDING LISTINGS**

**LANE COUNTY, OR**

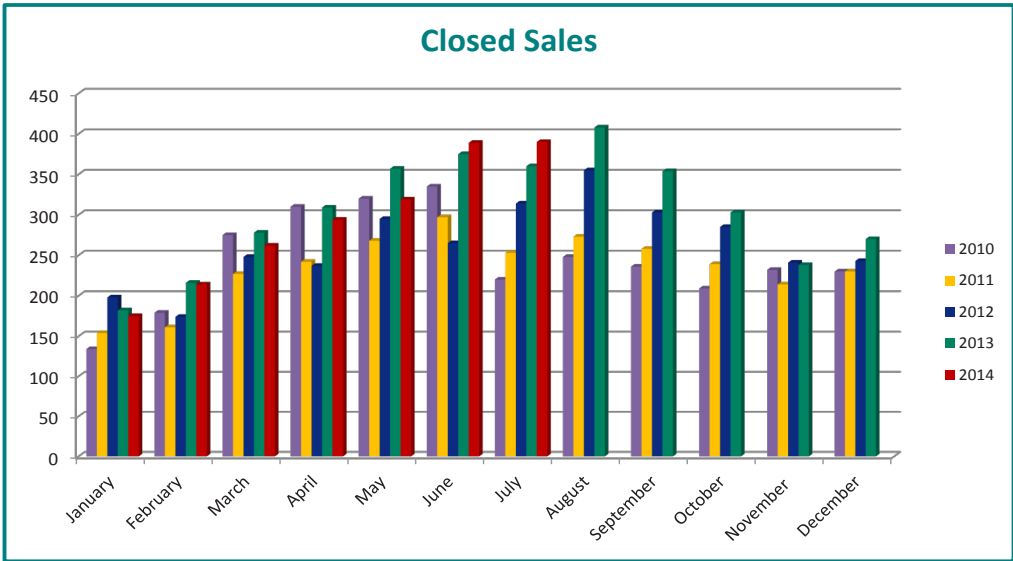
*This graph represents monthly accepted offers in Lane County, Oregon over the past three calendar years.*



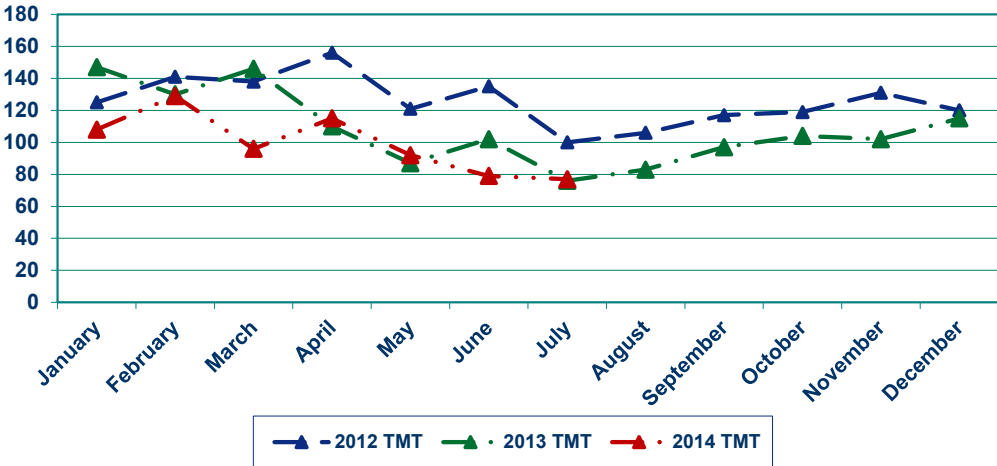
**CLOSED SALES**

**LANE COUNTY, OR**

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



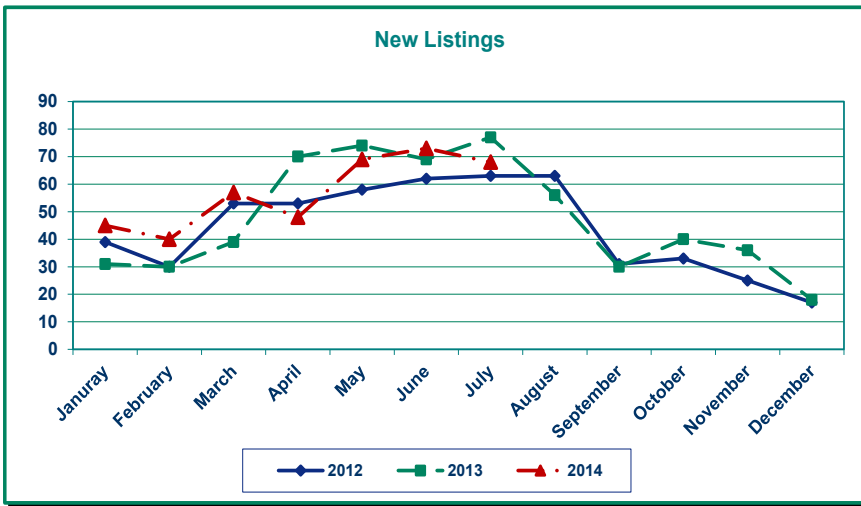
**Average Total Market Time**



**DAYS ON MARKET**

**LANE COUNTY, OR**

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



## NEW LISTINGS

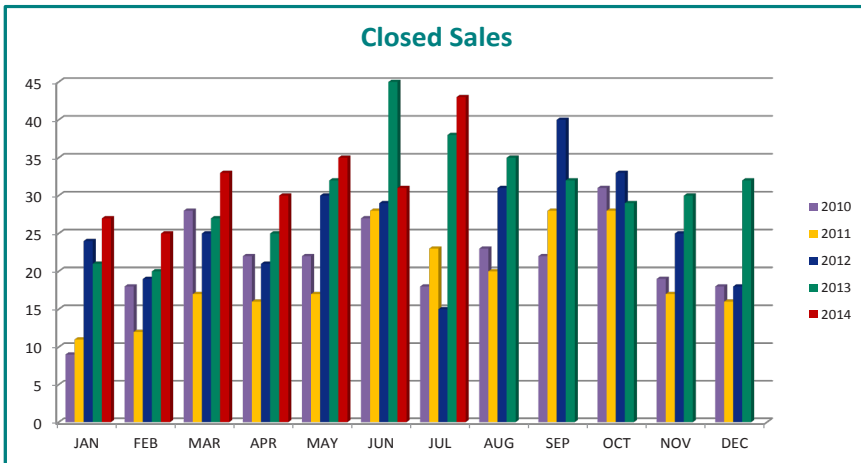
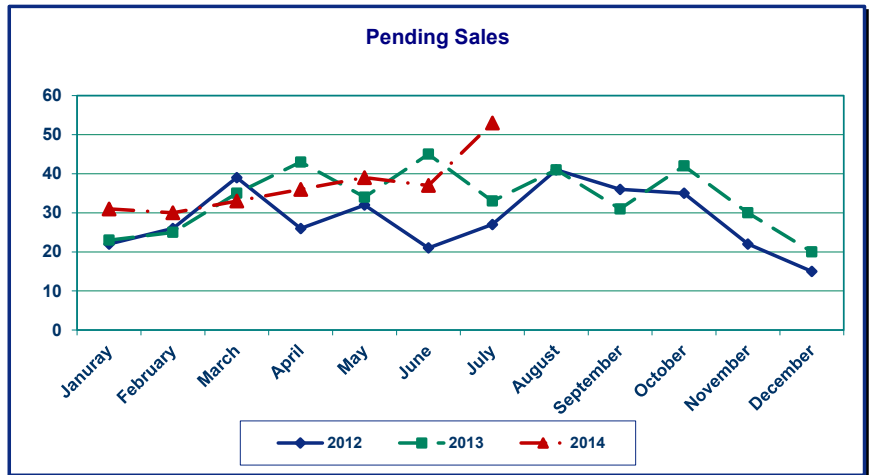
### FLORENCE, OR

*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

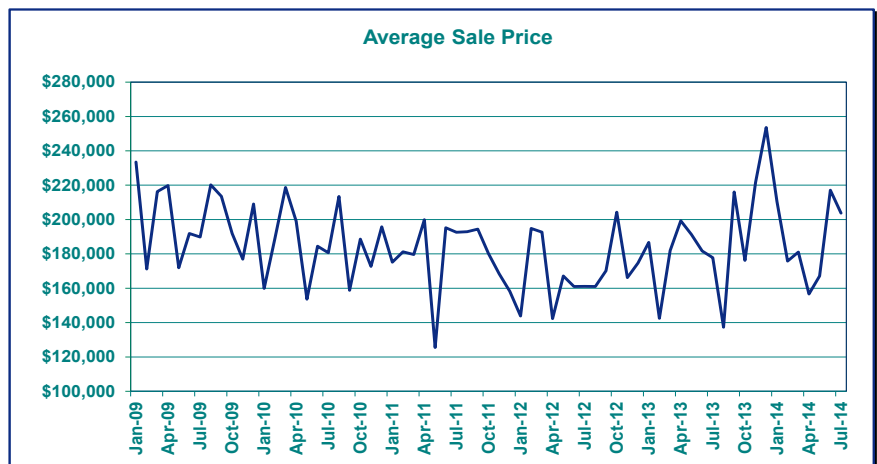
### FLORENCE, OR

*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.*





MULTIPLE LISTING SERVICE

Corporate  
8338 NE Alderwood Rd, Suite 230  
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Fax: (503) 230-0689

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Vancouver, WA 98663  
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Fax: (360) 696-9342

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(503) 587-8810  
Fax: (503) 585-3817

Lane County: Eugene  
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(541) 686-2885  
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Lane County: Florence  
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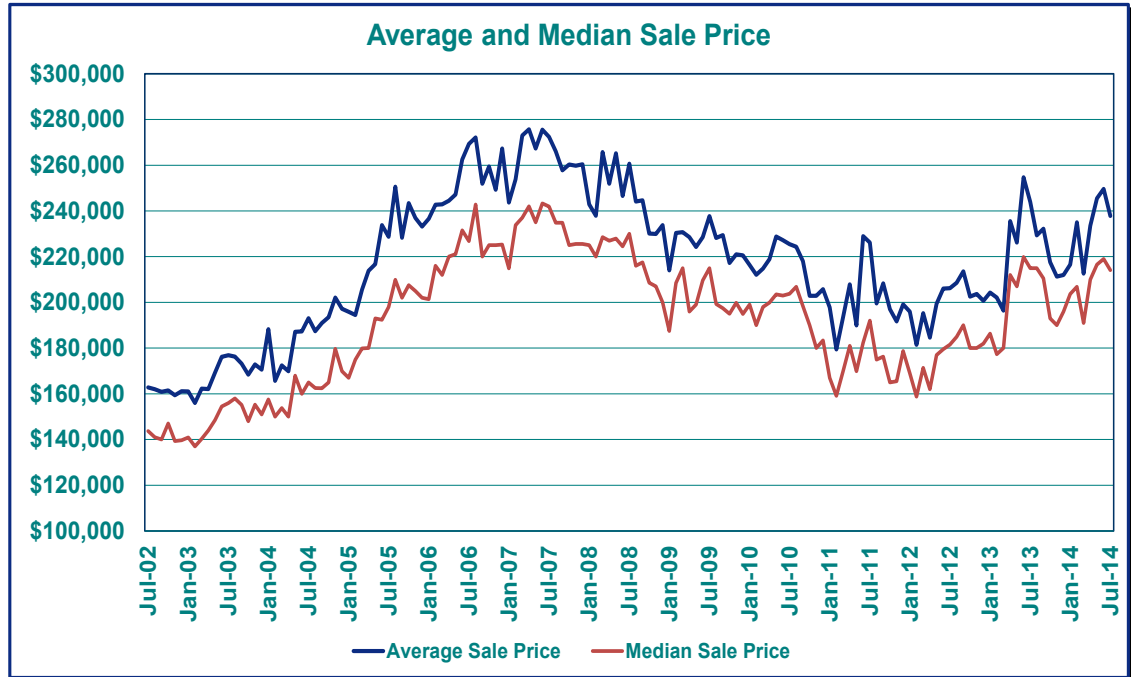
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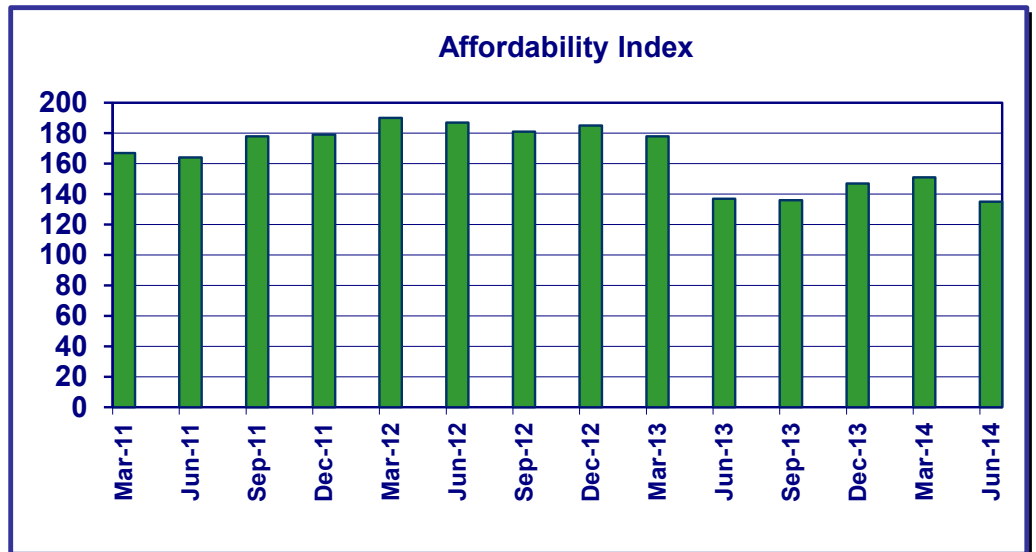
## SALE PRICE LANE COUNTY, OR

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



## AFFORDABILITY Lane County, OR

This graph shows the affordability for housing in Lane County, Oregon in June 2014.



**AFFORDABILITY** - According to a formula from the National Association of REALTORS®, buying a house in the Lane County area is affordable for a family earning the median income. A family earning the median income (\$55,200 in 2014, per HUD) can afford 135% of a monthly mortgage payment on a median priced home (\$219,000 in June). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 4.16% (per Freddie Mac).



Brian Houston, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Heather Andrews, Editor

# MARKET ACTION



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

## Residential Review: Mid-Columbia

July 2014 Reporting Period

### July Residential Highlights

A rise in accepted offers punctuated July for the Mid-Columbia region! The 97 pending sales represented a 24.4% increase over the 78 offers accepted last July, and a 15.5% increase from the 84 offers accepted just last month. In fact, it was the best July for pendings in the region since 2006, when there were 115. New listings (155) fared better this July than last as well—the 155 new listings rose 4.7% over last July (148), although showed a 6.1% decrease from June's 165 postings. Closed sales fared less well—the 73 closings were a 18.0% decrease from the 89 in July 2013.

July saw total market time fall to 157 days. Inventory rose this month to 8.9 months.

### Year to Date Summary

Activity has been cooler this year in the Mid-Columbia region compared to 2013. Closed sales (431) are down

5.5%, pending sales (498) are down 3.7%, and new listings (875) are down 9.8% for the first seven months of this year compared to the same time period of 2013.

### Average and Median Sale Prices

The average price so far this year was \$223,700, down 2.5% from the same period of 2013 when the average was \$229,400. In the same comparison the median price fell 3.9% from \$205,000 to \$197,000.

### Inventory in Months\*

	2012	2013	2014
January	16	13.4	13.6
February	17.1	12.9	11.2
March	10.3	8.1	9.9
April	14	9.1	8.9
May	12.1	10	8.1
June	10.1	10	7.4
July	15	8.5	8.9
August	11.4	9.4	
September	11.3	11.4	
October	8.7	7.3	
November	8.7	10.8	
December	11.6	6.9	

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

#### Average Sale Price % Change:

+2.5% (\$237,100 v. \$231,300)

#### Median Sale Price % Change:

-2.4% (\$204,000 v. \$209,000)

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

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

Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2014	July	155	97	73	265,000	229,500	157
	June	165	84	85	241,600	216,800	189
	Year-to-date	875	498	431	223,700	197,000	181
2013	July	148	78	89	249,700	206,000	189
	Year-to-date	970	517	456	229,400	205,000	205
Change	July	4.7%	24.4%	-18.0%	6.1%	11.4%	-16.9%
	Prev Mo 2014	-6.1%	15.5%	-14.1%	9.7%	5.9%	-16.9%
	Year-to-date	-9.8%	-3.7%	-5.5%	-2.5%	-3.9%	-11.6%

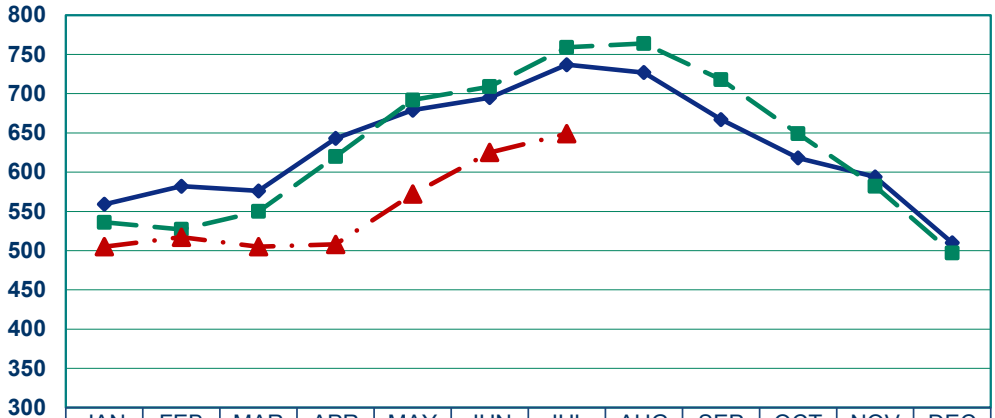


# AREA REPORT • 7/2014

## Mid-Columbia

	RESIDENTIAL														Avg. Sale Price % Change <sup>2</sup>	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 2014 v. 2013 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2014 v. 2013 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
100	White Salmon/ Bingen	41	11	2	9	50.0%	9	319,700	144	54	36	-7.7%	33	274,500	255,000	-3.9%	2	345,000	24	86,700	-	-
101	Snowden	14	4	-	2	-	0	-	-	17	9	200.0%	5	257,600	215,000	-30.9%	-	-	1	158,000	-	-
102	Trout Lake/ Glenwood	14	-	2	-	-100.0%	-	-	-	12	4	33.3%	3	274,200	247,500	9.3%	-	-	2	90,000	-	-
103	Husum/ BZ Corner	11	3	3	2	100.0%	1	998,000	109	15	8	33.3%	6	375,200	279,500	44.9%	-	-	4	148,100	-	-
104	Lyle/ High Prairie	15	1	-	-	-100.0%	2	217,500	15	14	6	-50.0%	7	306,400	220,000	33.6%	1	350,000	8	389,600	-	-
105	Dallesport/ Murdock	13	2	-	4	300.0%	1	98,500	121	15	12	0.0%	8	127,600	111,800	-17.9%	-	-	2	44,500	-	-
106	Appleton/ Timber Valley	7	-	-	-	-	-	-	-	4	-	-100.0%	0	0	-	-100.0%	-	-	1	125,000	-	-
108	Goldendale/ Centerville	94	25	8	13	116.7%	5	126,500	172	112	52	33.3%	41	136,900	128,000	-0.5%	2	105,000	37	59,400	-	-
109	Bickleton/ East County	2	1	-	1	-	-	-	-	4	1	-	0	0	-	-100.0%	-	-	8	52,400	-	-
110	Klickitat	5	1	-	-	-100.0%	-	-	-	3	-	-100.0%	1	47,000	47,000	-74.5%	-	-	4	51,500	-	-
	Klickitat Co. Total	216	48	15	31	63.2%	18	280,100	134	250	128	7.6%	104	213,900	177,000	-1.9%	5	250,000	91	100,700	-	-
111	Skamania	4	1	-	1	0.0%	1	236,000	63	7	5	-28.6%	6	185,500	200,500	-1.7%	-	-	2	147,500	-	-
112	North Bonneville	6	4	1	-	-100.0%	1	250,000	20	12	8	60.0%	4	197,300	210,000	16.2%	1	275,000	1	42,000	-	-
113	Stevenson	24	4	5	2	100.0%	1	439,000	0	35	14	16.7%	17	182,600	147,000	30.8%	-	-	6	43,200	-	-
114	Carson	9	2	2	5	400.0%	1	202,000	35	15	12	-20.0%	10	157,700	152,500	-6.6%	-	-	4	66,600	-	-
115	Home Valley	5	1	-	-	-	0	-	-	6	1	-	0	-	-	-100.0%	0	-	0	-	0	-
116	Cook, Underwood, Mill A, Willard	6	2	1	2	-33.3%	1	617,000	343	10	8	14.3%	5	382,000	315,500	-8.0%	-	-	-	-	-	-
117	Unincorporated North	13	5	1	1	-	0	-	-	14	10	42.9%	9	100,400	88,000	11.5%	-	-	3	47,000	-	-
	Skamania Co. Total	67	19	10	11	57.1%	5	348,800	92	99	58	9.4%	51	184,300	150,000	9.8%	1	275,000	16	62,700	-	-
351	The Dalles	149	30	11	28	180.0%	22	181,200	146	209	137	4.6%	115	169,800	155,000	7.9%	1	222,500	6	29,900	4	150,000
352	Dufur	11	1	-	2	-	0	-	-	9	4	-	3	116,300	112,000	-77.4%	-	-	1	54,900	-	-
353	Tygh Valley	5	1	-	-	-	0	-	-	3	1	0.0%	1	84,000	84,000	-35.5%	-	-	-	-	-	-
354	Wanic/ Pine Hollow	28	4	-	1	-50.0%	1	170,000	28	25	7	0.0%	6	178,000	158,500	22.7%	-	-	1	1,050,000	-	-
355	Maupin/ Pine Grove	13	2	-	-	-	0	-	-	18	3	-57.1%	4	157,800	145,500	-23.4%	-	-	3	140,600	-	-
356	Rowena	2	1	-	-	-	0	-	-	2	1	-	1	75,000	75,000	-	-	-	-	-	-	-
357	Mosier	13	2	-	2	100.0%	1	143,000	139	16	11	-8.3%	8	283,900	233,500	31.7%	-	-	4	153,000	-	-
	Wasco Co. Total	221	41	11	33	153.8%	24	179,100	141	282	164	3.8%	138	174,000	155,000	3.8%	1	222,500	15	154,500	4	150,000
361	Cascade Locks	4	1	1	1	-66.7%	1	185,000	1062	8	7	-36.4%	6	150,300	145,000	25.5%	-	-	5	107,100	-	-
362	Hood River City	56	23	4	12	-42.9%	14	294,400	119	117	79	-31.3%	73	314,800	301,500	10.4%	2	450,000	4	300,000	1	463,000
363	Hood River-W	27	11	3	4	-55.6%	4	503,100	150	44	29	-12.1%	28	340,600	334,500	0.4%	1	325,000	3	229,700	-	-
364	Hood River-E	14	2	1	-	-100.0%	2	518,800	257	13	3	-40.0%	2	518,800	518,800	9.6%	-	-	-	-	-	-
366	Odell	4	1	-	3	-	2	180,000	121	11	14	75.0%	14	223,700	213,500	4.0%	-	-	2	111,300	-	-
367	Parkdale/ Mt. Hood	33	7	3	2	-50.0%	2	228,800	375	40	11	-15.4%	10	285,100	252,500	-6.3%	-	-	4	126,800	-	-
	Hood River Co. Total	138	45	12	22	-43.6%	25	327,000	193	233	143	-22.7%	133	304,100	285,000	5.0%	3	408,300	18	175,200	1	463,000
370	Sherman Co.	7	2	-	-	-	1	83,200	405	11	5	150.0%	5	68,800	78,800	33.9%	-	-	1	25,000	-	-

### Active Residential Listings



### ACTIVE RESIDENTIAL LISTINGS

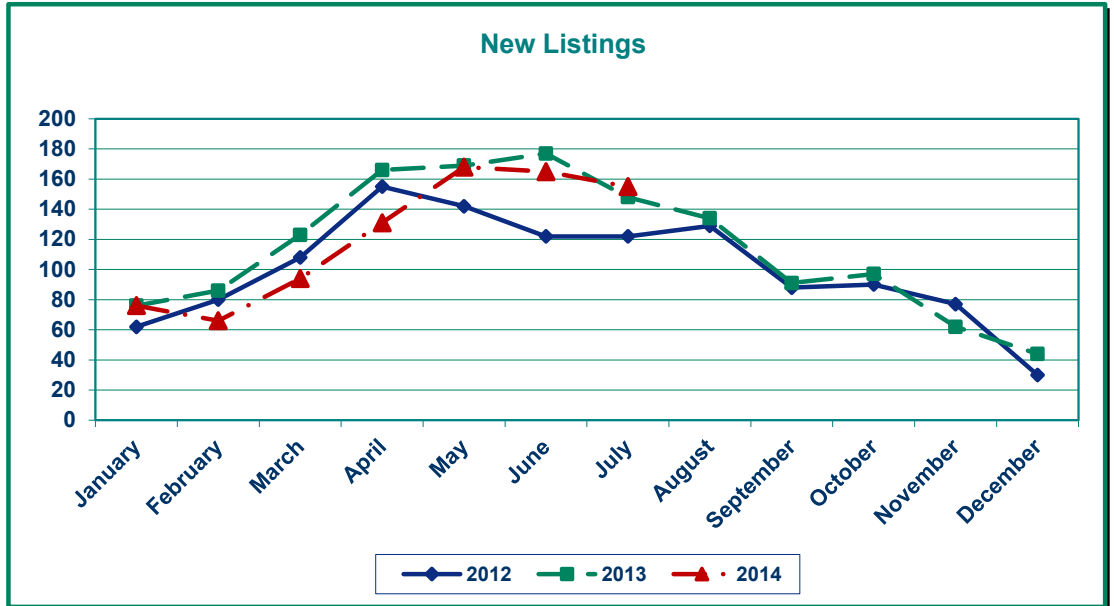
#### MID-COLUMBIA

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

### NEW LISTINGS

#### MID-COLUMBIA

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



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2014 with July 2013. The Year-To-Date section compares 2014 year-to-date statistics through July with 2013 year-to-date statistics through July.

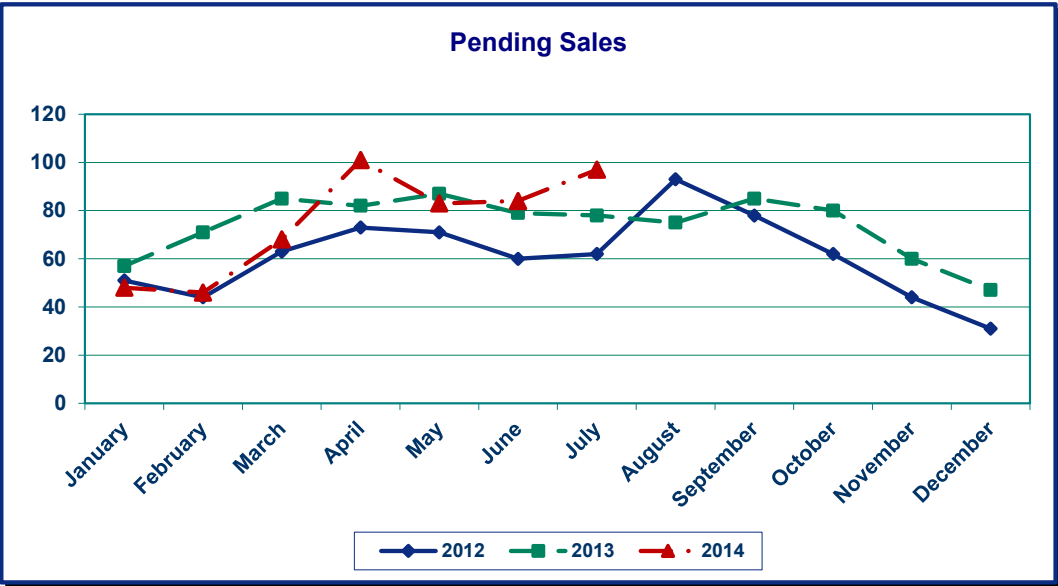
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## PENDING LISTINGS

### MID-COLUMBIA

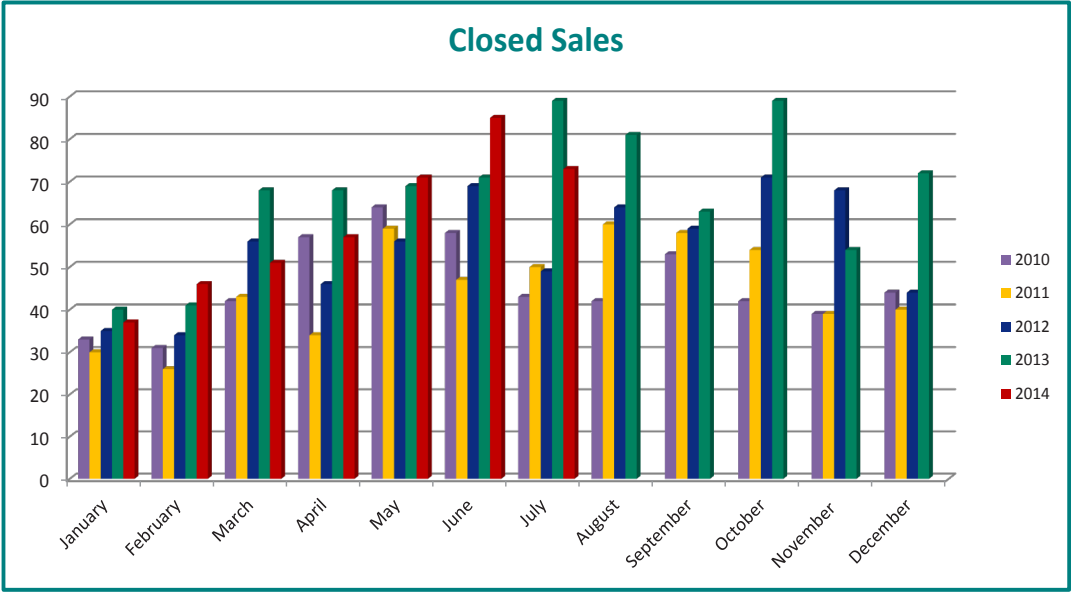
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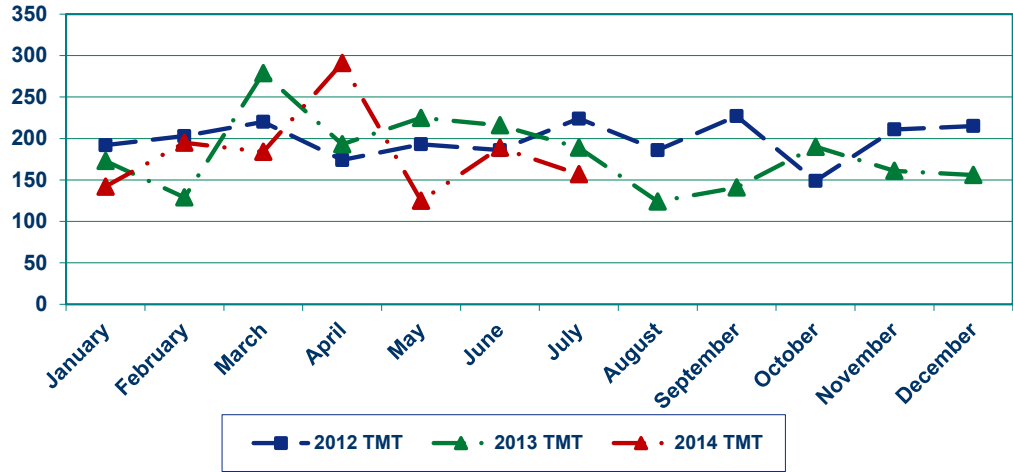
## CLOSED SALES

### 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.*



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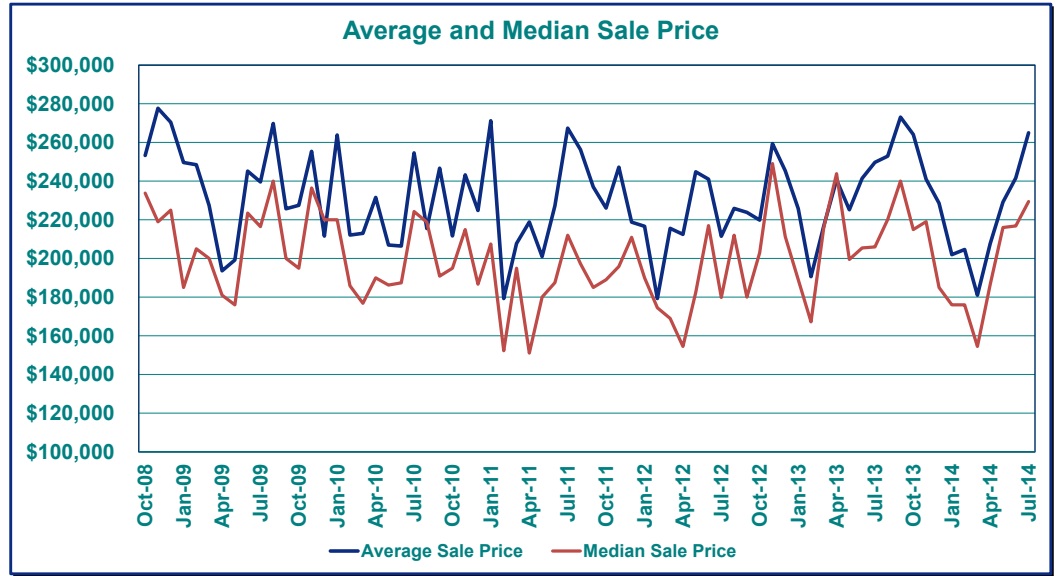
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**SALE PRICE**  
**MID-COLUMBIA**

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



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Heather Andrews, Editor

# MARKET ACTION



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

Residential Review: North Coastal Counties, Oregon

July 2014 Reporting Period

## July Residential Highlights

July once again saw strong pending sales in the North Coastal Counties. The 163 accepted offers fared 37.0% better than the 119 offers accepted last July, and 18.1% better than the 138 pending sales posted just last month. Closed sales (113) fared well in July as well, 3.7% better than last July's 109 closings and 15.3% better than the 98 closings just last month. New listings, at 298, increased 31.3% over last July's 227 new listings and 6.8% over the 279 new listings posted in June 2014.

Total market time fell to 160 days and inventory fell to 15.7 months this July.

## Year to Date Summary

Pending sales (789) are up 20.3% compared to the first seven

months of 2013, and closed sales (660) are up 15.2% for the year. New listings (1,826) are down 1.5% for the year.

## Average and Median Sale Prices

The average price the first seven months of the year was \$269,100, up 1.9% from the same period of last year, when the average was \$264,200. In the same comparison, the median price rose 5.5% from \$207,000 the first seven months of 2013 to \$218,300 so far in 2014.

Inventory in Months*			
	2012	2013	2014
January	41.1	18.1	19.8
February	23.5	25.8	19.0
March	23.7	15.4	15.0
April	18.2	22.7	18.3
May	20.2	20.7	14.7
June	17.9	19.9	17.2
July	19.3	16.6	15.7
August	18.1	14.4	
September	18.5	17.2	
October	13.7	15.9	
November	17.6	18.9	
December	17.3	15.0	

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

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

### Average Sale Price % Change:

+3.6% (\$272,300 v. \$262,800)

### Median Sale Price % Change:

+13.7% (\$219,500 v. \$193,000)

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

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

North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2014	July	298	163	113	302,800	213,000	160
	June	279	138	98	284,400	245,900	177
	Year-to-date	1,826	789	660	269,100	218,300	223
2013	July	227	119	109	238,700	205,000	169
	Year-to-date	1,854	656	573	264,200	207,000	206
Change	July	31.3%	37.0%	3.7%	26.9%	3.9%	-5.6%
	Prev Mo 2014	6.8%	18.1%	15.3%	6.5%	-13.4%	-9.6%
	Year-to-date	-1.5%	20.3%	15.2%	1.9%	5.5%	7.9%

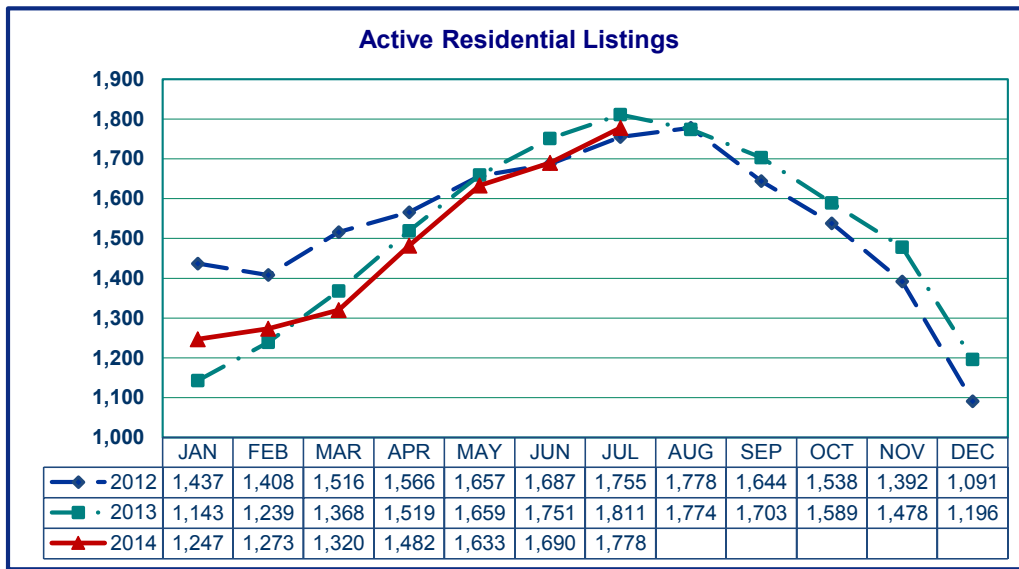
# AREA REPORT • 7/2014

## North Coastal Counties, Oregon

By Area	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 2014	Pending Sales 2014 v. 2013 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales 2014	Pending Sales 2014 v. 2013 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
180 Astoria	122	29	13	16	33.3%	10	159,700	90	179	93	20.8%	85	212,200	197,400	14.8%	-	-	7	68,900	3	234,800
181 Hammond/ Warrenton	87	22	6	13	160.0%	7	195,900	129	132	72	46.9%	59	222,400	215,000	6.1%	2	272,500	6	94,400	3	321,700
182 Gearhart West	73	9	6	6	0.0%	8	492,000	137	68	35	12.9%	31	442,100	355,000	4.2%	-	-	5	186,800	-	-
183 Gearhart East	10	2	2	1	-	1	76,000	42	14	5	-	8	246,600	259,500	57.4%	-	-	1	30,000	-	-
184 Seaside Northwest	30	4	1	4	-	1	129,900	155	26	12	50.0%	9	253,600	227,500	-21.6%	1	2,000,000	-	-	-	-
185 Seaside North Central	18	5	1	3	200.0%	3	157,500	36	23	15	114.3%	15	188,100	173,000	10.9%	1	130,000	-	-	-	-
186 Seaside Southwest	66	11	1	7	16.7%	6	386,400	245	47	19	-32.1%	14	327,600	281,500	8.4%	-	-	1	135,000	-	-
187 Seaside South Central	11	1	-	1	0.0%	0	-	-	10	2	-66.7%	1	125,000	125,000	36.0%	-	-	-	-	-	-
188 Seaside East	30	4	2	3	50.0%	1	190,500	11	39	22	-12.0%	18	202,000	184,500	-4.3%	-	-	-	-	1	185,000
189 Cannon Beach/ Tolovana Park	107	9	9	2	-50.0%	5	722,600	229	79	34	9.7%	33	599,800	495,000	18.8%	-	-	2	204,500	-	-
190 Arch Cape/ Cove Beach/ Falcon Cove	20	2	1	1	-80.0%	2	1,292,300	36	21	9	-25.0%	7	730,100	560,000	-3.8%	-	-	6	159,300	-	-
191 Rural Clatsop County	43	4	1	8	60.0%	2	167,500	102	42	20	33.3%	11	175,300	158,000	17.0%	-	-	3	63,300	-	-
Clatsop County Grand Total	617	102	43	65	38.3%	46	361,400	133	680	338	17.0%	291	299,400	229,900	8.9%	4	668,800	31	119,400	7	264,900

By Zip Code	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales 2014	Pending Sales 2014 v. 2013 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales 2014	Pending Sales 2014 v. 2013 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97102 Arch Cape	5	2	3	0	-	0	-	-	7	1	-	1	150,000	150,000	-	-	-	-	-	-	-
97130 Marzanita	59	8	2	7	-41.7%	6	403,200	359	78	45	73.1%	34	374,100	385,000	-9.8%	1	431,000	11	270,500	-	-
97131 Nehalem	49	11	3	8	300.0%	2	209,000	142	56	21	61.5%	12	158,800	181,500	-32.5%	2	215,000	3	77,300	-	-
97147 Wheeler	10	1	0	0	-100.0%	0	-	-	8	2	-71.4%	2	136,700	136,700	30.7%	-	-	-	-	-	-
97136 Rockaway Beach	153	19	3	15	87.5%	9	136,200	98	136	57	50.0%	50	187,300	160,000	0.9%	1	180,000	7	85,100	2	203,500
97107 Bay City	26	5	4	4	-	2	174,500	592	31	17	70.0%	15	188,900	180,000	3.0%	-	-	-	-	-	-
97118 Garibaldi	17	3	1	5	400.0%	1	339,000	193	15	9	50.0%	6	195,100	160,000	40.0%	-	-	-	-	-	-
97143 Netarts	22	4	1	5	150.0%	2	155,400	52	30	18	50.0%	14	316,100	219,300	16.4%	-	-	2	53,800	-	-
97141 Tillamook	94	16	4	9	125.0%	6	140,400	86	101	58	31.8%	45	172,000	169,000	-7.6%	2	157,300	3	103,200	1	170,000
97134 Oceanside	35	4	0	2	0.0%	0	-	-	22	13	0.0%	12	391,000	372,000	5.9%	-	-	4	169,800	-	-
97108 Beaver	8	5	1	2	-	1	204,000	290	8	5	400.0%	2	135,800	135,800	-28.6%	-	-	1	63,500	-	-
97122 Hebo	5	1	0	0	-	1	236,500	17	5	2	0.0%	2	162,800	162,800	-48.8%	-	-	1	65,500	-	-
97112 Cloverdale	19	1	0	1	0.0%	-	-	-	13	5	-44.4%	8	151,500	165,500	28.6%	-	-	1	27,500	-	-
97135 Pacific City	86	13	5	6	100.0%	3	360,000	373	74	16	-27.3%	12	251,500	202,500	-19.9%	-	-	9	271,800	-	-
97149 Neskowin	42	5	3	0	-100.0%	3	669,000	252	45	16	23.1%	17	389,400	285,000	22.8%	-	-	2	71,500	-	-
Tillamook County Grand Total	630	98	30	64	56.1%	36	262,000	208	629	285	31.9%	232	244,500	200,000	-1.8%	6	225,900	44	173,800	3	192,300

By Zip Code	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 2014 v. 2013 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2014 v. 2013 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97267	Lincoln City	213	25	11	15	-6.3%	13	279,800	117	213	73	14.1%	60	257,600	222,700	5.9%	2	244,500	9	113,000	1	401,000
97264	Nectsu	6	4	0	2	-	1	190,000	557	9	4	-	2	230,000	230,000	-36.0%	-	-	1	50,000	-	-
97269	Otis	24	6	1	1	-75.0%	2	211,000	32	25	7	-46.2%	8	203,600	190,000	19.7%	-	-	1	75,000	-	-
97241	Depoe Bay	90	18	7	3	50.0%	4	266,400	250	75	14	-30.0%	12	269,900	251,500	21.4%	1	125,000	1	51,500	-	-
97288	Gleneden Beach	50	9	6	5	25.0%	5	317,300	153	39	19	26.7%	12	287,300	262,500	-9.7%	-	-	2	77,500	-	-
97269	Otter Rock	10	1	-	0	-	0	-	-	9	3	50.0%	4	19,500	20,500	126.9%	-	-	1	51,000	-	-
97265	Newport	49	8	4	4	100.0%	4	241,000	84	52	20	81.8%	16	266,900	256,600	-1.6%	-	-	6	201,700	-	-
97266	South Beach	24	12	1	0	-100.0%	0	-	-	26	5	25.0%	5	348,800	372,000	62.8%	-	-	2	110,000	-	-
97243	Eddyville	1	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
97257	Logsdan	3	0	0	0	-	0	-	-	2	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97391	Toledo	3	5	1	2	-	1	163,100	69	10	9	200.0%	6	195,600	175,000	74.1%	-	-	1	65,000	-	-
97380	Siletz	11	3	1	0	-	0	-	-	8	1	0.0%	2	96,000	96,000	-70.8%	-	-	-	-	-	-
97290	Tidewater	3	0	0	0	-	0	-	-	3	0	-	0	-	-	-	0	-	0	-	0	-
97489	Yachats	12	1	0	1	-	0	-	-	12	2	-50.0%	1	98,900	98,900	-53.6%	2	600,000	1	20,000	-	-
97394	Waldport	27	4	2	1	-50.0%	1	132,000	158	27	6	-33.3%	7	240,400	240,000	21.1%	1	647,000	-	-	-	-
97276	Seal Rock	5	2	1	0	-	0	-	-	6	3	0.0%	2	160,000	160,000	-33.9%	-	-	1	35,000	-	-
	Lincoln County Grand Total	531	98	35	34	9.7%	31	263,200	144	517	166	9.9%	137	246,600	225,000	2.3%	6	410,200	26	113,500	1	401,000
	North Coastal Counties Grand Total	1,778	298	108	163	37.0%	113	302,800	160	1,826	789	20.3%	660	269,100	218,300	3.6%	16	405,700	101	141,600	11	257,500



**ACTIVE  
RESIDENTIAL  
LISTINGS  
NORTH COASTAL  
COUNTIES, OR**

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

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2014 with July 2013. The Year-To-Date section compares 2014 year-to-date statistics through July with 2013 year-to-date statistics through July.

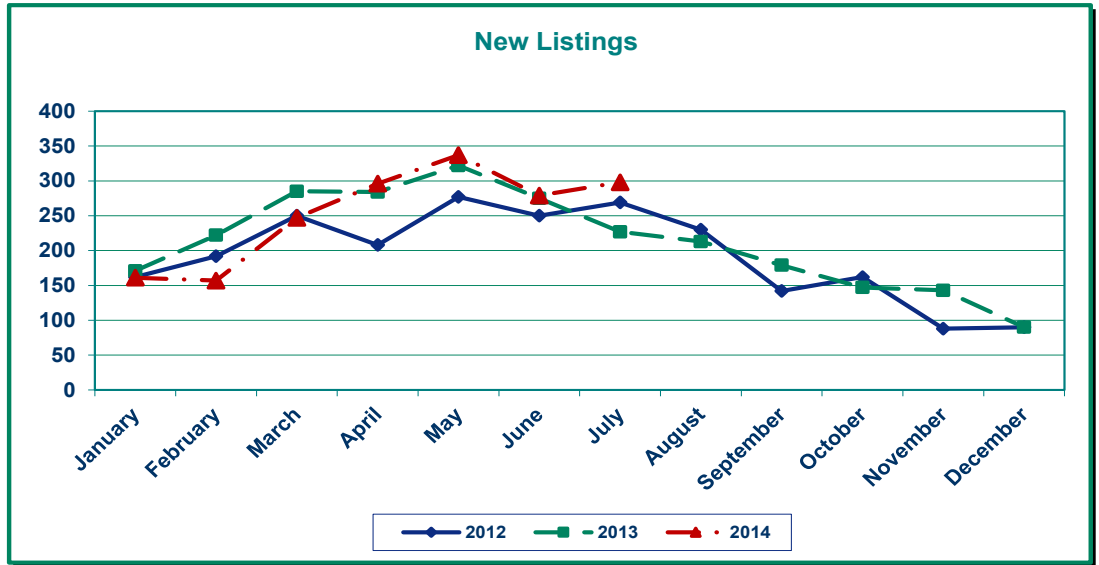
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/13-7/31/14) with 12 months before (8/1/12-7/31/13).

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

## NEW LISTINGS

### NORTH COASTAL COUNTIES, OR

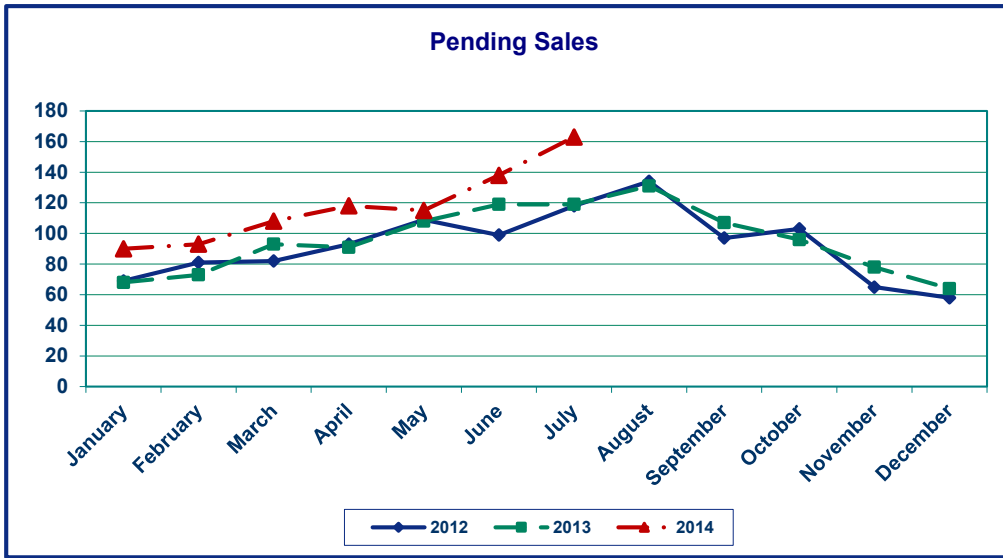
*This graph shows the new residential listings over the past three calendar years in the North Coastal Counties of Oregon.*



## PENDING LISTINGS

### NORTH COASTAL COUNTIES, OR

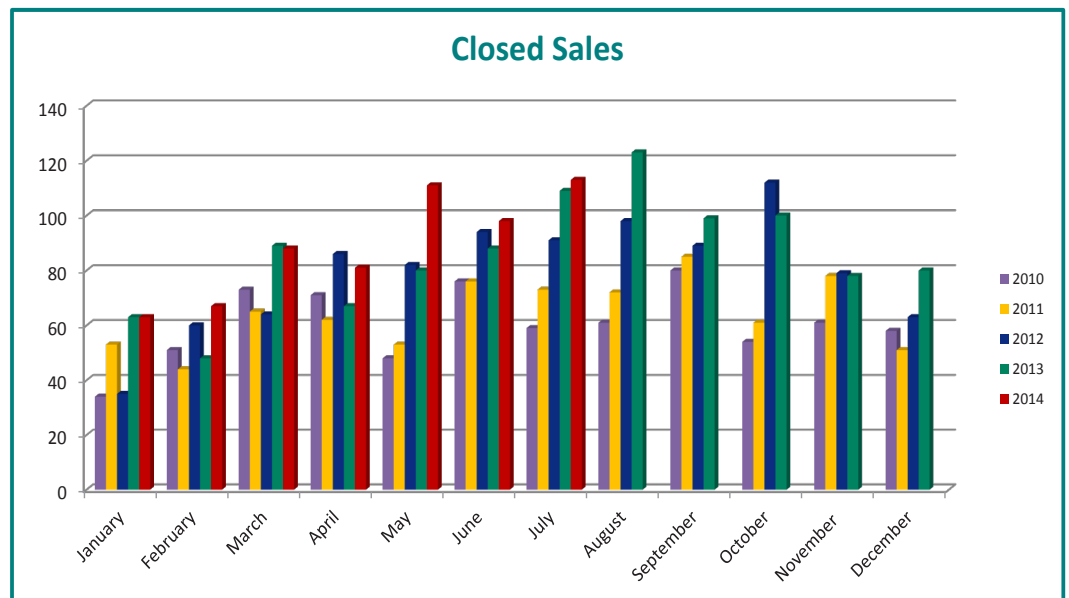
*This graph represents monthly accepted offers in the North Coastal Counties of Oregon over the past three calendar years.*



## CLOSED SALES

### NORTH COASTAL COUNTIES, OR

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





Corporate  
8338 NE Alderwood Rd, Suite 230  
Portland, OR 97220  
(503) 236-7657  
Fax: (503) 230-0689

Southwest Washington  
1514 Broadway, Suite 101  
Vancouver, WA 98663  
(360) 696-0718  
Fax: (360) 696-9342

Salem  
4035 12th Street Cutoff SE, Suite 110  
Salem, OR 97302  
(503) 587-8810  
Fax: (503) 585-3817

Lane County: Eugene  
2139 Centennial Plaza  
Eugene, OR 97401  
(541) 686-2885  
Fax: (541) 484-3854

Lane County: Florence  
PO Box 414  
Florence, OR 97439  
(541) 902-2560  
Fax: (541) 902-1341

Douglas County  
3510 NE Edenbow  
Roseburg, OR 97470  
(541) 673-3571  
Fax: (541) 673-6581

Curry County  
16289 Hwy 101 S, Suite E  
Brookings, OR 97415  
(541) 469-0219  
Fax: (541) 469-9695

Mid-Columbia  
PO Box 1088  
Hood River, OR 97031  
(541) 436-2956  
Fax: (541) 387-6657

Eastern Oregon  
PO Box 751  
Hermiston, OR 97838  
(541) 567-5186  
Fax: (541) 289-7320

Coos County  
1946 Sherman Ave., Suite 101  
North Bend, OR 97459  
(541) 751-1070  
Fax: (541) 751-1083

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

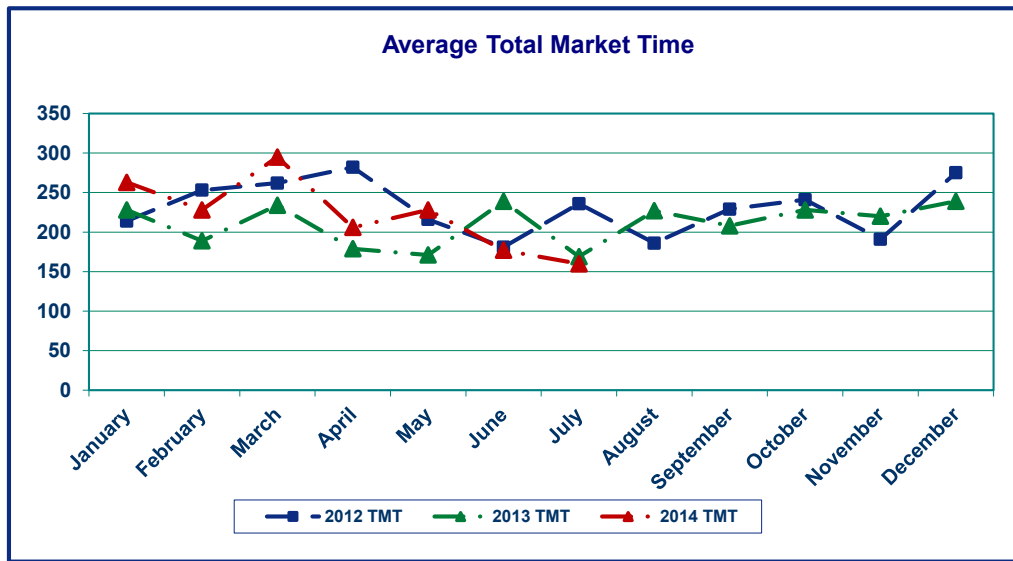
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Willowa County.

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

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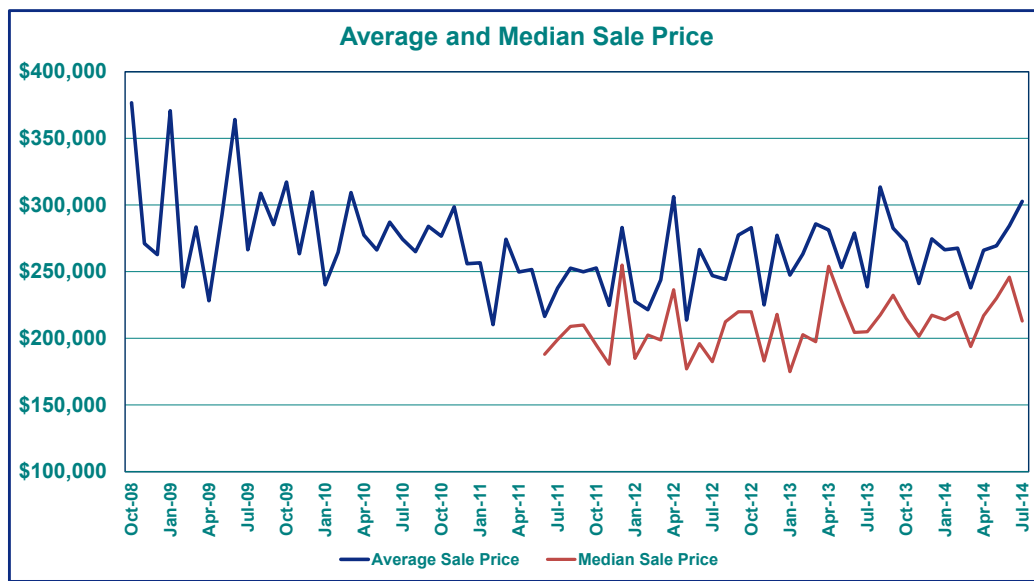
## DAYS ON MARKET NORTH COASTAL COUNTIES, OR

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



## 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.



Brian Houston, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Heather Andrews, Editor

# MARKET ACTION

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

Residential Review: Polk and Marion Counties, Oregon

July 2014 Reporting Period

## July Residential Highlights

July was a great month for closed sales in Polk and Marion Counties! The 118 closed sales were a 40.5% improvement over June's 84, and a 5.4% improvement over July 2013. New listings, at 251, rose 39.4% over last July's 180 and 3.7% over the 242 new listings posted in June. Pending sales fared less well—the 120 offers accepted in July represented a 17.8% decrease from last month and a 6.3% decrease from the 128 offers accepted the same month last year.

Total market time increased to 93 days in July, and inventory dropped to 6.6 months.

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

## Year to Date Summary

Year-to-date numbers are slowly catching up with last year. New listings (1,428) are up 19.6% so far for the year. Pending sales (812) are exactly even with last year at this time, while closed sales (667) are down 8.3% for the same period.

## Average and Median Sale Prices

The average price in the first seven months of 2014 was \$212,900, up 15.2% from 2013 when the average price was \$184,800. In the same comparison, the median rose 15.6% from \$160,000 to \$185,000.

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

**Average Sale Price % Change:**  
+12.2% (\$209,200 v. \$186,400)  
**Median Sale Price % Change:**  
+15.9% (\$183,200 v. \$158,000)

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

Inventory in Months*			
	2012	2013	2014
January	11.5	8.9	8.9
February	13.8	7.4	7.1
March	11	8.1	6.2
April	11.1	6.7	6.6
May	10.7	6.3	6.3
June	10	6.1	8.3
July	8.8	6.2	6.6
August	9.5	5.3	
September	11.8	6.7	
October	8.9	5.7	
November	9.8	7.2	
December	7.3	8.1	

\*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.

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 Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2014	July	251	120	118	220,900	197,500	93
	June	242	146	84	254,700	223,800	88
	Year-to-date	1,428	812	667	212,900	185,000	111
2013	July	180	128	112	226,400	197,500	139
	Year-to-date	1,194	812	727	184,800	160,000	150
Change	July	39.4%	-6.3%	5.4%	-2.4%	0.0%	-33.5%
	Prev Mo 2014	3.7%	-17.8%	40.5%	-13.3%	-11.8%	5.7%
	Year-to-date	19.6%	0.0%	-8.3%	15.2%	15.6%	-26.4%

# AREA REPORT • 7/2014

## Polk & Marion Counties, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2014 v. 2013 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2014 v. 2013 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
167	Polk County Except Salem	107	27	4	9	-30.8%	5	216,700	147	145	54	-20.6%	44	218,000	189,800	19.7%	-	-	6	91,300	3	157,700
168	West Salem N	43	13	4	4	-60.0%	7	183,200	90	74	30	-30.2%	27	286,800	207,500	26.3%	-	-	2	540,000	-	-
169	West Salem S	18	5	3	5	25.0%	5	259,600	36	39	19	35.7%	14	232,500	234,300	17.7%	-	-	3	48,300	-	-
170	Woodburn	95	37	6	28	-12.5%	23	178,800	185	269	230	13.3%	178	169,300	156,500	2.1%	2	1,761,500	4	393,100	1	185,000
	Except Woodburn	241	73	25	38	31.0%	29	254,800	54	415	217	17.3%	180	249,000	219,900	9.6%	5	173,500	22	111,400	3	436,000
170	Marion Except Salem/Keizer	336	110	31	66	8.2%	52	221,200	112	684	447	15.2%	358	209,400	187,700	7.0%	7	627,200	26	154,800	4	373,300
171	Southwest Salem	5	1	1	-	-100.0%	2	413,000	26	9	9	200.0%	9	288,300	201,000	33.6%	-	-	-	-	-	-
172	South Salem	75	24	10	5	0.0%	7	333,800	91	120	44	-2.2%	38	260,000	239,800	6.5%	-	-	-	-	1	210,000
173	Southeast Salem	69	28	4	10	-16.7%	14	236,300	90	118	51	-29.2%	44	237,500	220,500	24.0%	-	-	1	34,000	-	-
174	Central Salem	27	10	2	5	-16.7%	7	149,600	73	47	35	-10.3%	34	127,600	125,800	5.6%	2	310,000	1	100,000	6	170,900
175	East Salem S	14	5	1	1	-66.7%	3	201,000	57	26	19	-20.8%	16	249,200	156,100	14.2%	-	-	1	45,000	-	-
176	East Salem N	41	17	1	8	60.0%	7	153,000	52	66	38	-24.0%	30	149,900	157,400	14.1%	-	-	1	650,000	2	212,500
177	South Keizer	6	0	1	1	0.0%	-	-	-	17	11	10.0%	10	179,000	162,500	4.6%	1	431,800	-	-	1	199,000
178	North Keizer	41	11	3	6	-14.3%	9	190,000	65	83	55	-1.8%	43	206,900	200,000	12.8%	-	-	-	-	-	-
167-169	Polk Total	168	45	11	18	-33.3%	17	215,500	91	258	103	-17.6%	85	242,200	203,500	21.1%	-	-	11	161,200	3	157,700
170-178	Marion Total	614	206	54	102	1.0%	101	221,800	93	1,170	709	3.2%	582	208,600	182,800	10.7%	10	544,200	30	161,800	14	239,500
	Polk & Marion Grand Total	782	251	65	120	-6.3%	118	220,900	93	1,428	812	0.0%	667	212,900	185,000	12.2%	10	544,200	41	161,600	17	225,000

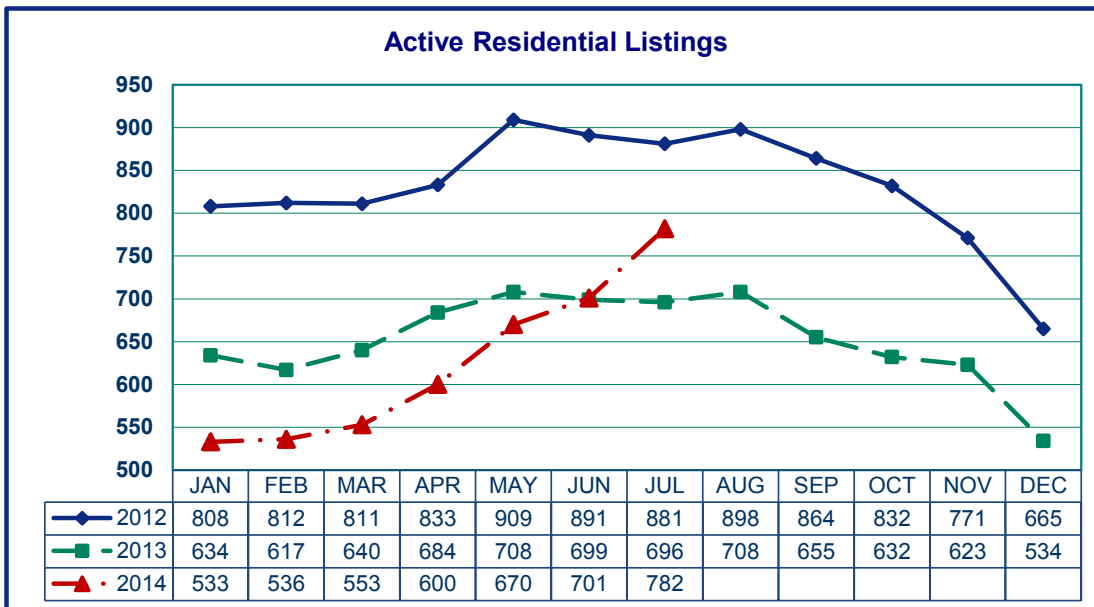
## Benton & Linn Counties, Oregon

220	Benton County	55	15	4	10	25.0%	6	390,300	96	109	63	90.9%	44	261,600	238,900	-0.6%	-	-	1	140,000	1	180,000
221	Linn County	199	68	27	53	130.4%	30	203,200	95	397	246	54.7%	190	182,600	162,300	15.3%	2	220,000	16	133,300	7	285,100

## ACTIVE RESIDENTIAL LISTINGS

### POLK & MARION COUNTIES, OR

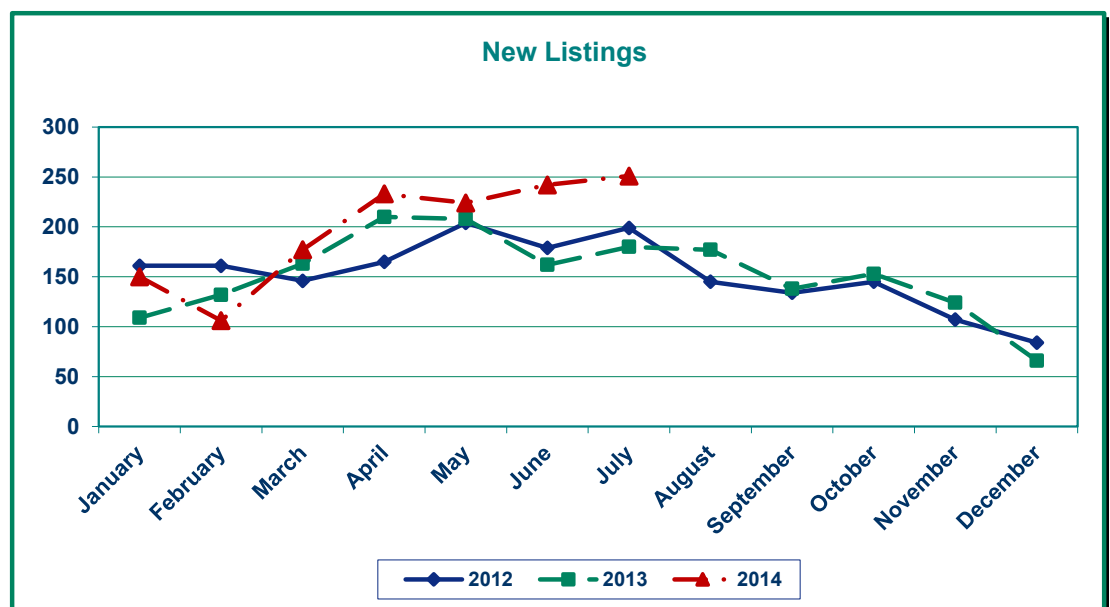
*This graph shows the active residential listings over the past three calendar years in Polk and Marion Counties, Oregon.*



## NEW LISTINGS

### POLK & MARION COUNTIES, OR

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



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2014 with July 2013. The Year-To-Date section compares 2014 year-to-date statistics through July with 2013 year-to-date statistics through July.

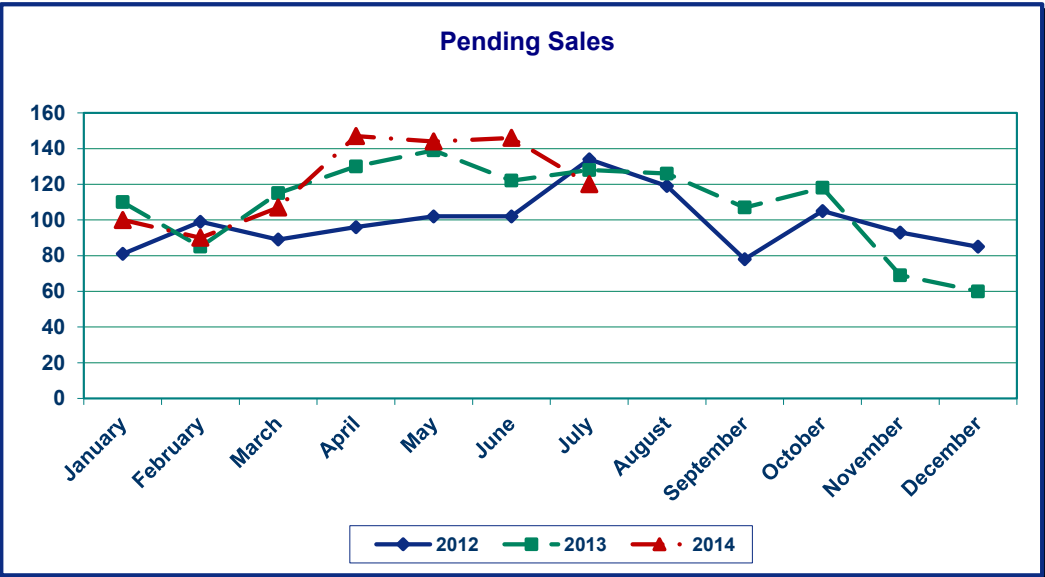
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/13-7/31/14) with 12 months before (8/1/12-7/31/13).

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

### PENDING LISTINGS

**POLK & MARION  
COUNTIES, OR**

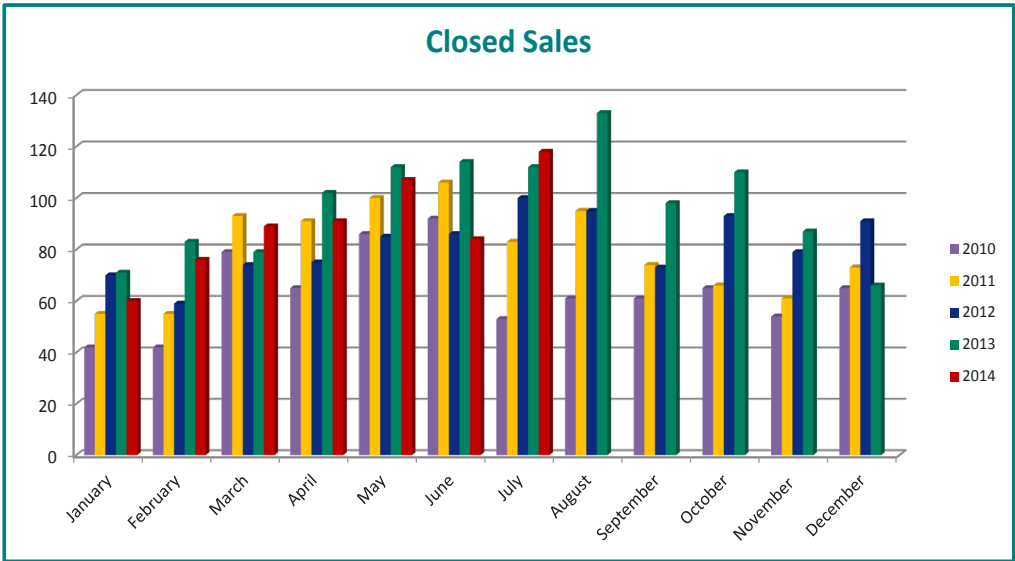
*This graph represents monthly accepted offers in Polk and Marion Counties, Oregon, over the past three calendar years.*



### CLOSED SALES

**POLK & MARION  
COUNTIES, OR**

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

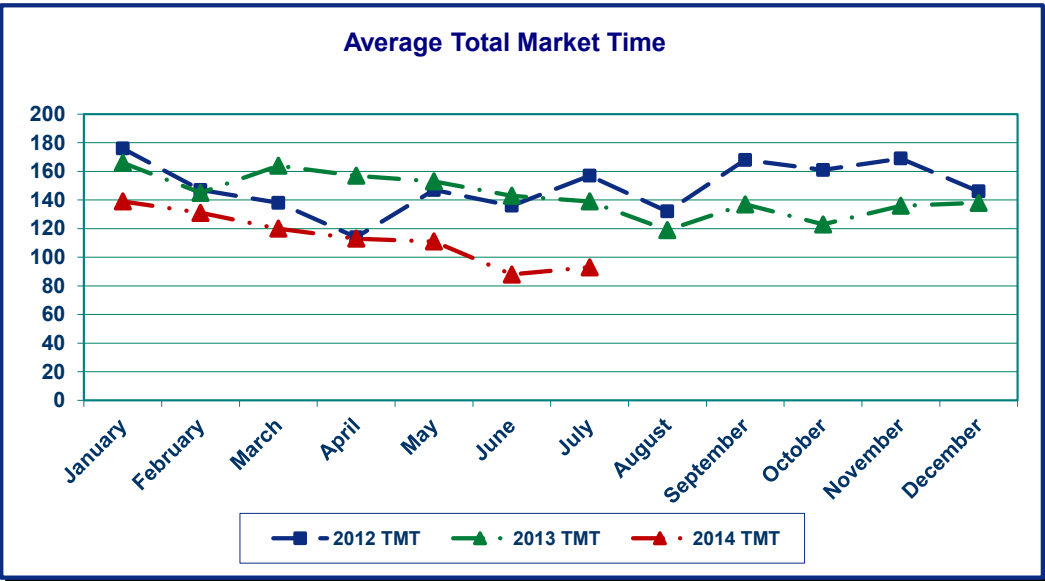


### Average Total Market Time

### DAYS ON MARKET

**POLK & MARION  
COUNTIES, OR**

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





MULTIPLE LISTING SERVICE

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Fax: (503) 230-0689

Southwest Washington
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Vancouver, WA 98663
(360) 696-0718
Fax: (360) 696-9342

Salem

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Salem, OR 97302
(503) 587-8810
Fax: (503) 585-3817

Lane County: Eugene
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Eugene, OR 97401
(541) 686-2885
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Roseburg, OR 97470
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Brookings, OR 97415
(541) 469-0219
Fax: (541) 469-9695

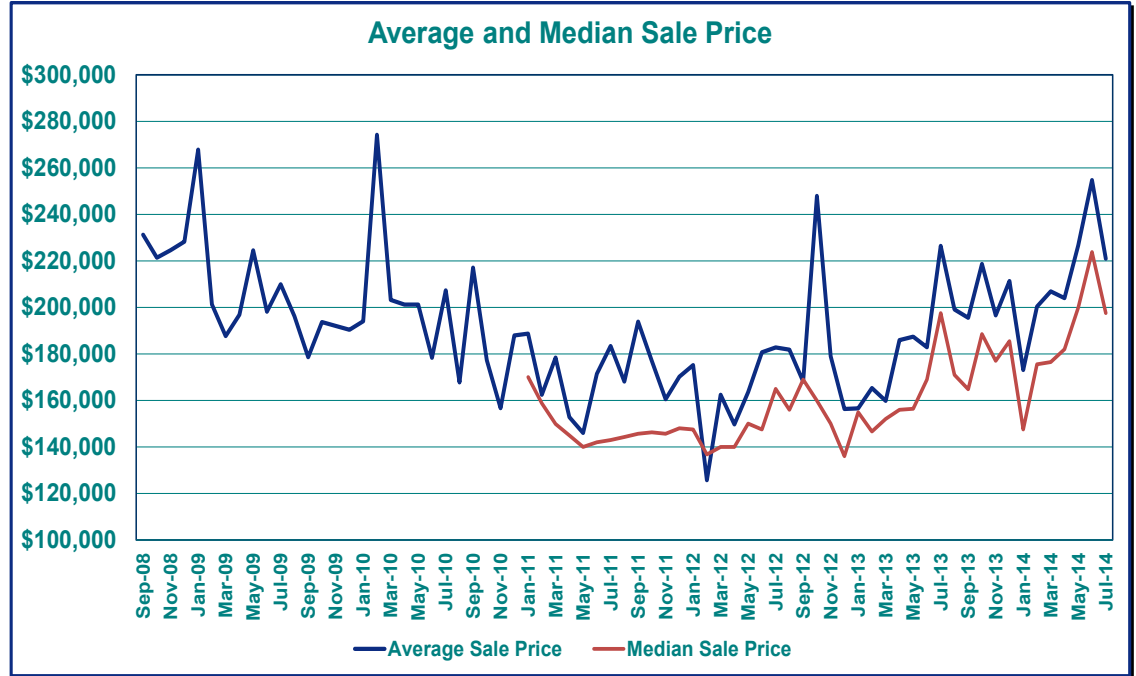
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Fax: (541) 387-6657

Eastern Oregon
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Hermiston, OR 97838
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Fax: (541) 289-7320

Coos County
1946 Sherman Ave., Suite 101
North Bend, OR 97459
(541) 751-1070
Fax: (541) 751-1083

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.



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, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

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Brian Houston, Chairman of the Board
Kurt von Wasmuth, President/CEO
Heather Andrews, Editor

# MARKET ACTION

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

Residential Review: Metro Portland, Oregon

July 2014 Reporting Period

## July Highlights

The Portland metro area saw more new listings this July than July of last year! The 3,954 new listings were 2.0% better than the 3,877 new listings posted last July, although a 3.0% drop from the 4,078 new listings posted in June. Pending sales (2,802) fared 2.3% better this July than last, when there were 2,738 offers accepted. However compared to June's 2,965, pendings fell 5.5%. Closed sales, at 2,678, improved 2.3% compared to last month but fell 3.2% compared to the 2,766 closings posted in the same month last year.

There are currently 7,727 active residential listings in the Portland metro area. Total market time decreased in July to 57 days. Inventory rose just barely this month to 2.9 months.

## Year to Date Summary

Portland numbers remain similar this year compared to last. New listings (24,291) are up 4.0% compared to the first seven months of 2013 (23,357). Pending sales (17,333) and closed sales (15,368) are down 0.4% and 0.6% in the same comparison.

## Average and Median Sale Prices

The average price the first seven months of the year was \$331,400, up 7.9% from the same time frame in 2013 when the average was \$307,100. In the same comparison, the median also rose 9.2% from \$261,000 in the first seven months of 2013 to \$284,900 in the same period of 2014.

Inventory in Months*			
	2012	2013	2014
January	7.0	4.7	4.1
February	6.5	4.5	3.9
March	5.0	3.2	3.1
April	4.7	3.1	2.8
May	4.2	2.5	2.8
June	3.9	2.9	2.8
July	4.6	2.8	2.9
August	3.9	3.1	
September	4.6	3.7	
October	3.8	3.4	
November	4.2	3.7	
December	3.6	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 includes proposed and under construction homes.

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

**Average Sale Price % Change:**  
+9.3% (\$324,500 v. \$296,900)  
**Median Sale Price % Change:**  
+11.6% (\$279,000 v. \$250,000)

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
2014	July	3,954	2,802	2,678	344,700	299,000	57
	June	4,078	2,965	2,617	334,800	290,000	59
	Year-to-date	24,291	17,333	15,368	331,400	284,900	73
2013	July	3,877	2,738	2,766	326,500	280,000	63
	Year-to-date	23,357	17,406	15,467	307,100	261,000	88
Change	July	2.0%	2.3%	-3.2%	5.6%	6.8%	-9.7%
	Prev Mo 2014	-3.0%	-5.5%	2.3%	3.0%	3.1%	-3.4%
	Year-to-date	4.0%	-0.4%	-0.6%	7.9%	9.2%	-16.6%

# AREA REPORT • 7/2014

## Portland Metropolitan Area, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2014 v. 2013 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2014 v. 2013 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
141	N Portland	234	180	18	133	23.1%	119	301,100	33	1,022	815	9.1%	753	287,100	270,000	13.4%	5	196,200	12	239,700	21	430,200
142	NE Portland	505	371	78	280	8.1%	258	331,000	39	2,135	1,594	-10.1%	1,441	346,200	300,000	8.5%	19	393,100	33	127,300	44	410,400
143	SE Portland	709	463	94	316	-5.7%	305	307,000	46	2,759	2,068	2.0%	1,873	298,500	254,800	13.6%	18	452,700	33	138,700	81	471,400
144	Gresham/ Troutdale	594	264	59	177	15.7%	161	255,700	61	1,580	1,073	11.2%	945	240,700	228,000	11.7%	5	177,400	37	144,400	25	286,000
145	Milwaukie/ Clackamas	664	315	68	219	6.8%	186	325,800	69	2,015	1,388	-1.6%	1,171	305,400	285,000	12.7%	4	295,900	74	159,900	12	326,800
146	Oregon City/ Canby	522	218	40	162	2.5%	140	309,300	78	1,341	945	2.3%	817	296,600	279,900	13.6%	5	243,700	53	186,500	11	243,900
147	Lake Oswego/ West Linn	557	230	74	148	-1.3%	157	560,900	85	1,532	952	-6.7%	855	531,900	459,900	7.0%	2	564,300	30	338,600	6	411,500
148	W Portland	863	447	97	286	-9.2%	301	477,600	61	2,753	1,868	-4.3%	1,724	467,000	388,900	6.6%	5	358,000	52	223,300	24	554,000
149	NW Wash Co.	306	178	34	143	9.2%	144	440,000	38	1,186	893	1.5%	810	417,200	395,000	9.1%	-	-	25	239,400	5	334,900
150	Beaverton/ Aloha	560	365	55	277	26.5%	258	277,400	42	2,182	1,594	3.2%	1,421	274,000	252,300	11.9%	2	281,500	7	175,100	19	369,000
151	Tigard/ Wilsonville	643	363	75	247	-6.8%	249	347,700	51	2,123	1,524	-7.0%	1,298	332,000	315,000	6.8%	5	768,500	26	360,000	6	451,800
152	Hillsboro/ Forest Grove	497	260	69	177	-17.7%	179	307,500	57	1,578	1,205	-3.3%	1,057	269,300	248,000	11.0%	10	257,200	37	187,100	18	422,100
153	Mt. Hood	125	37	4	14	-6.7%	16	227,900	116	177	113	29.9%	110	250,200	224,500	11.7%	2	216,500	7	74,300	-	-
155	Columbia Co.	327	101	34	74	13.8%	72	226,100	97	634	435	11.0%	365	206,300	199,900	20.0%	10	243,000	30	97,700	8	174,100
156	Yamhill Co.	621	182	35	149	2.8%	133	261,600	87	1,274	866	8.7%	728	255,200	221,900	9.8%	7	304,800	61	225,100	10	283,700

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2014 with July 2013. The Year-To-Date section compares 2014 year-to-date statistics through July with 2013 year-to-date statistics through July.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/13-7/31/14) with 12 months before (8/1/12-7/31/13).

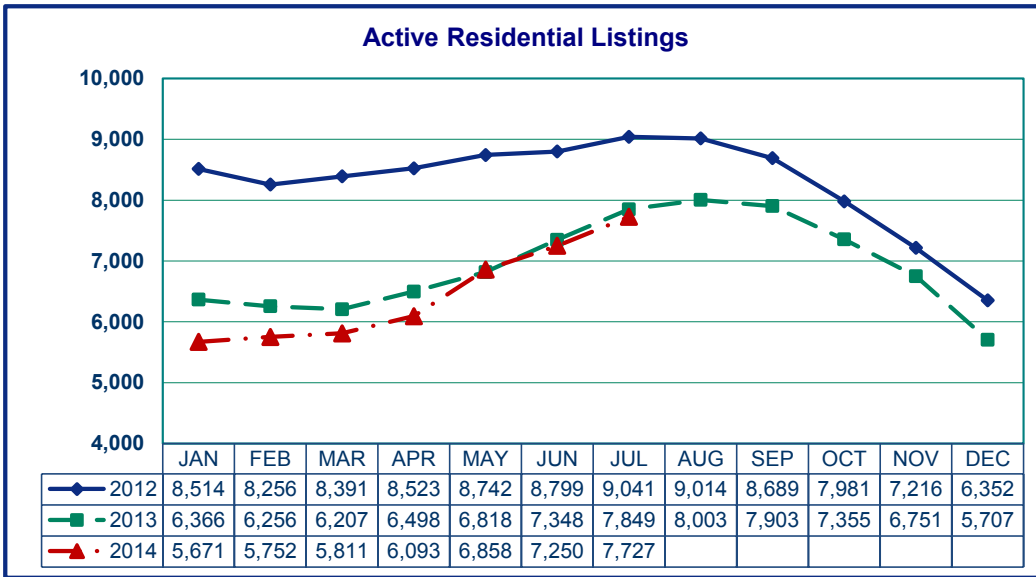
<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



## ACTIVE RESIDENTIAL LISTINGS

### PORTLAND, OR

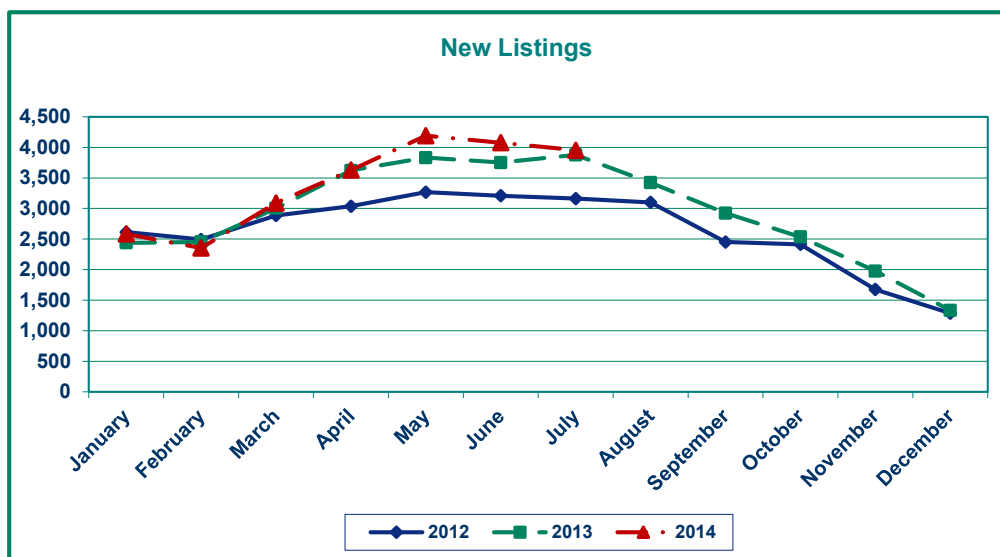
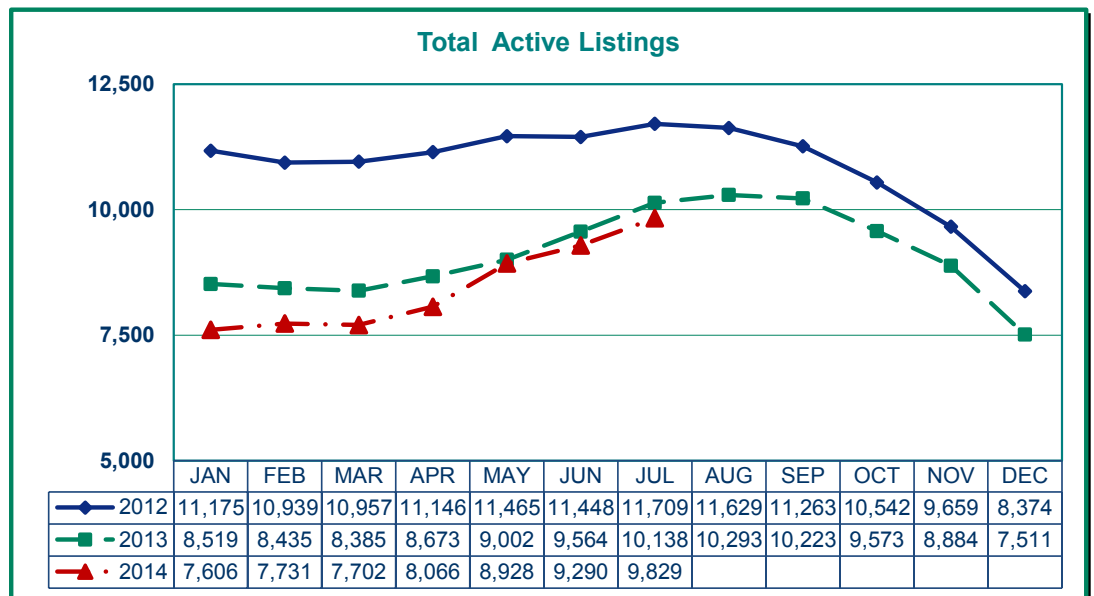
*This graph shows the active residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.*



## TOTAL ACTIVE LISTINGS

### PORTLAND, OR

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



## NEW LISTINGS

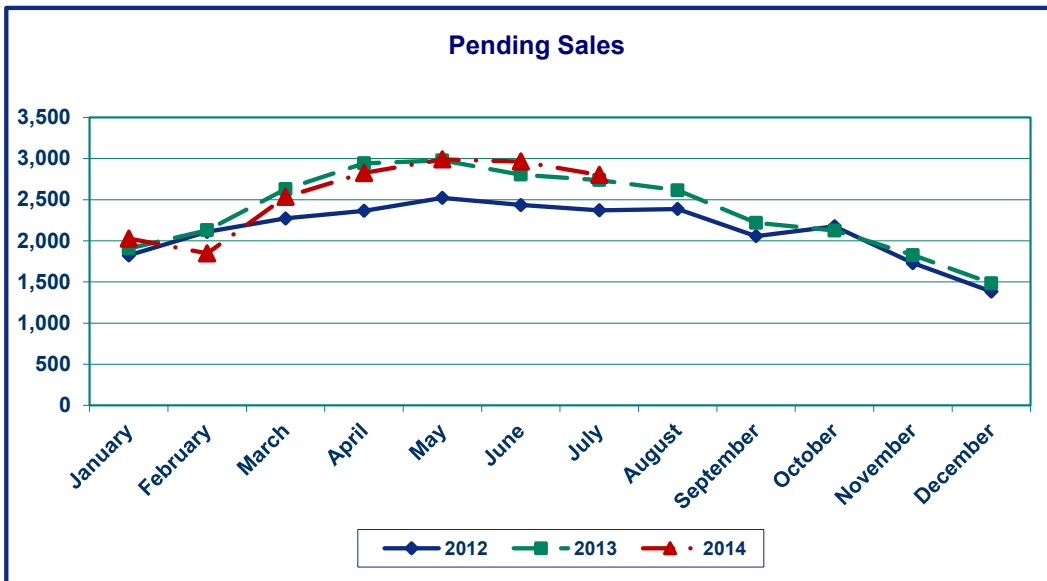
### PORTLAND, OR

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

## PENDING LISTINGS

### PORTLAND, OR

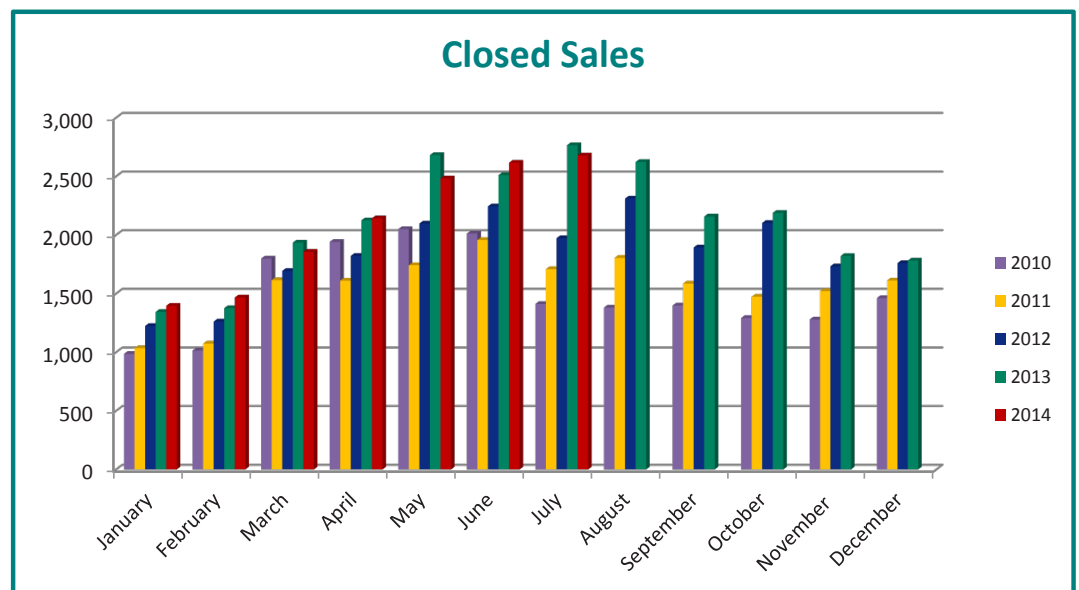
*This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.*



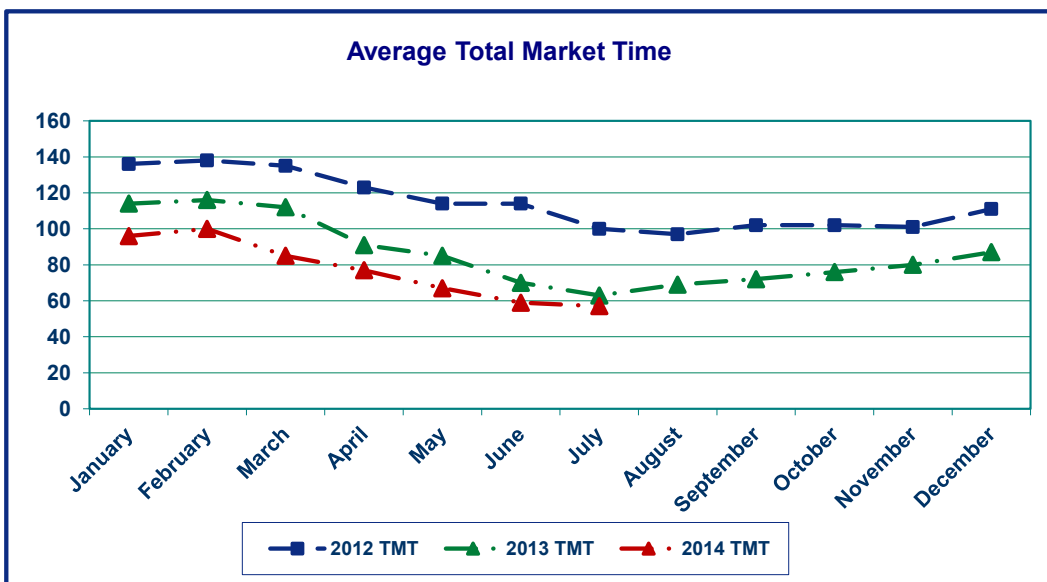
## CLOSED SALES

### PORTLAND, OR

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



## Average Total Market Time



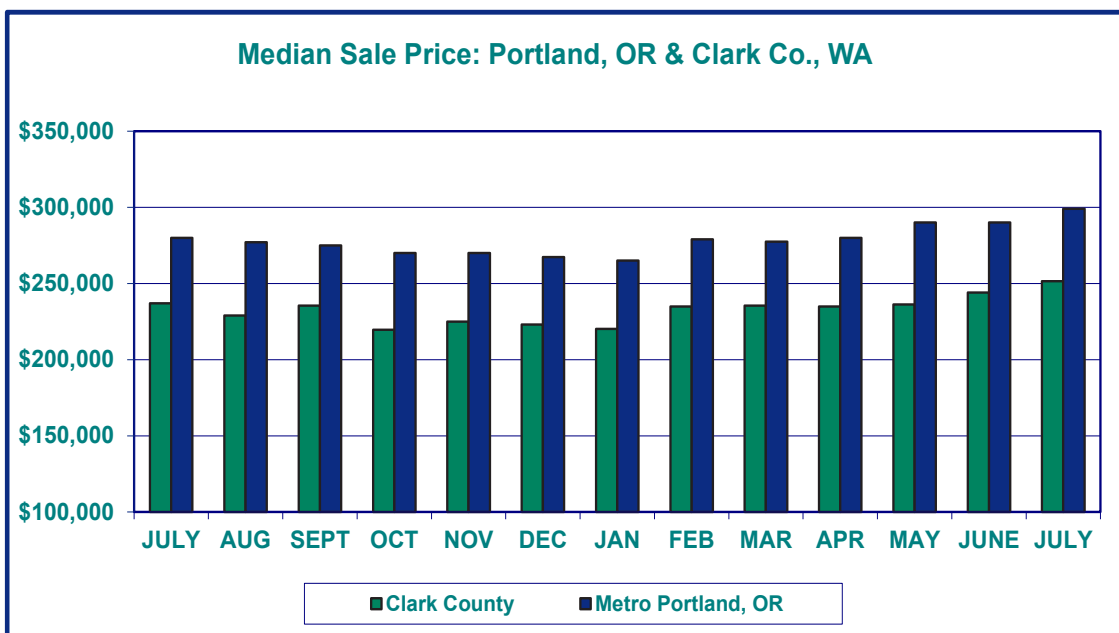
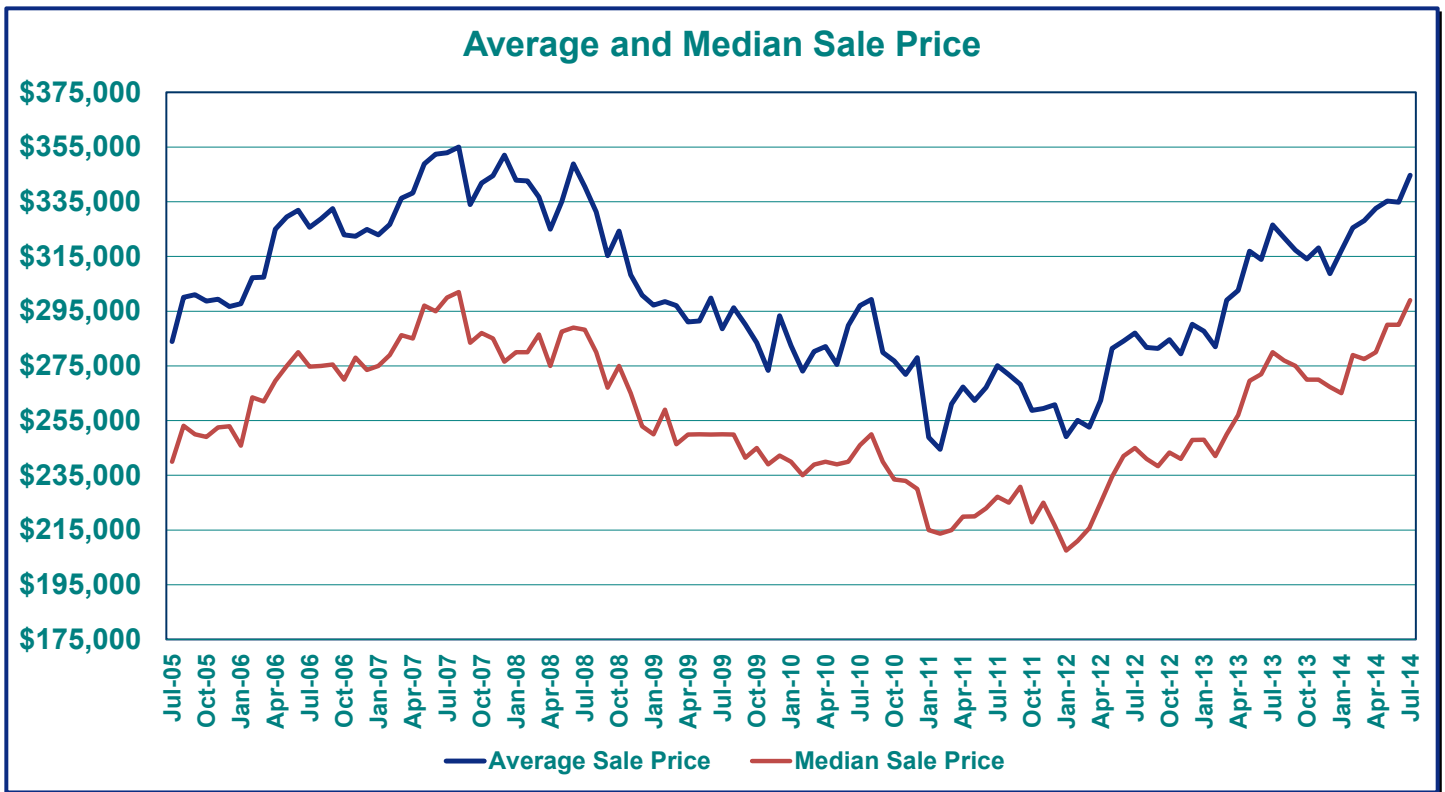
## DAYS ON MARKET

### PORTLAND, OR

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

**SALE PRICE**  
**PORTLAND, OR**

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



**MEDIAN SALE PRICE**  
**PORTLAND, OR**

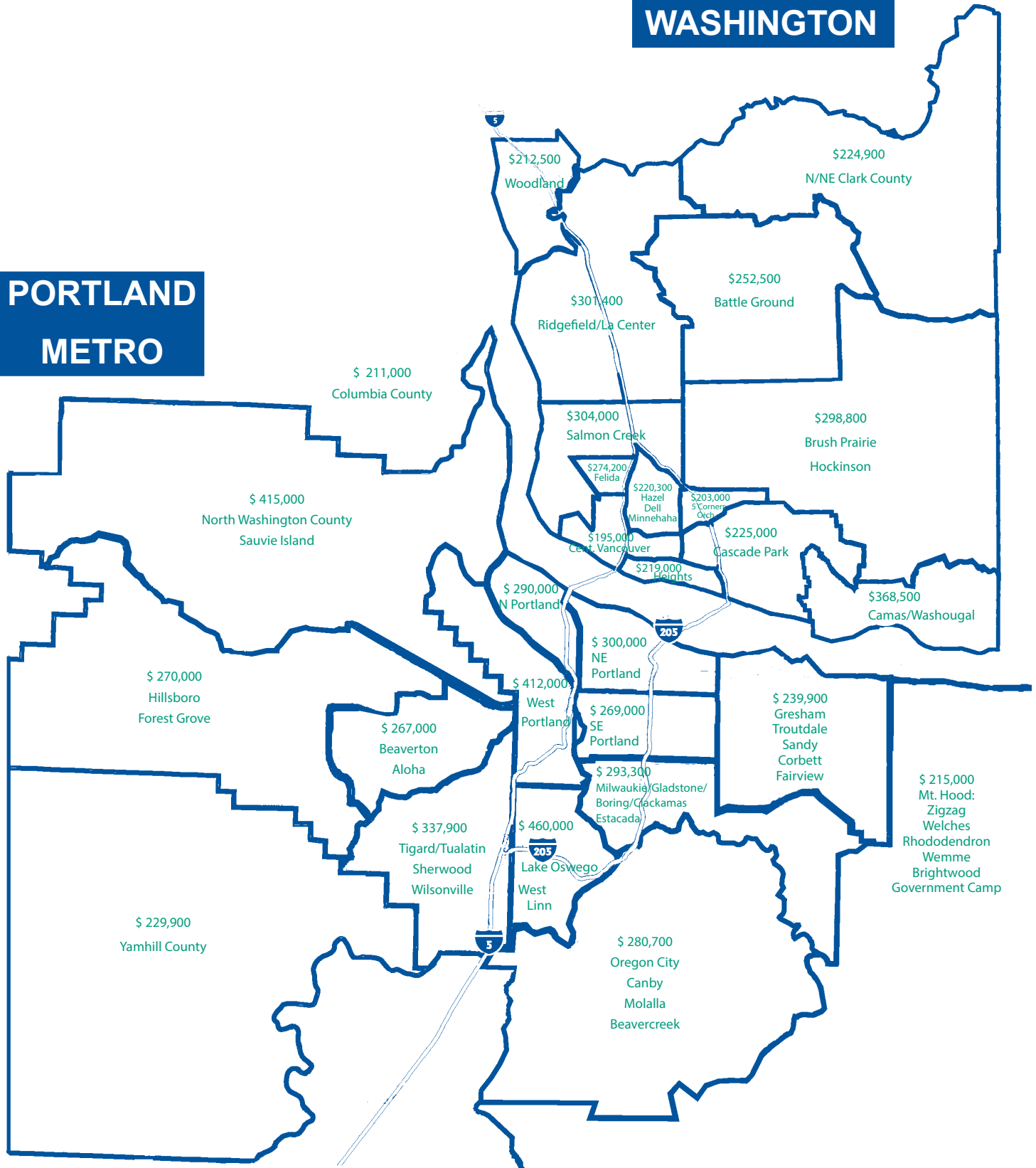
*This graph shows the median sale price over the past 12 months in the greater Portland, Oregon, metropolitan area and Clark County.*

# MEDIAN SALE PRICE

## July 2014

**SW**  
**WASHINGTON**

**PORTLAND**  
**METRO**





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Vancouver, WA 98663  
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Fax: (360) 696-9342

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Fax: (541) 469-9695

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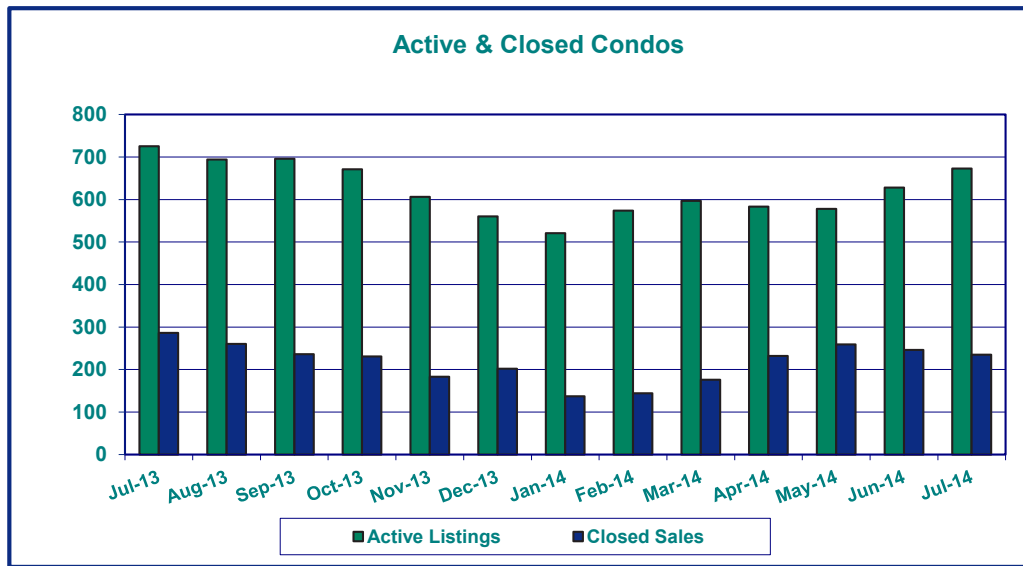
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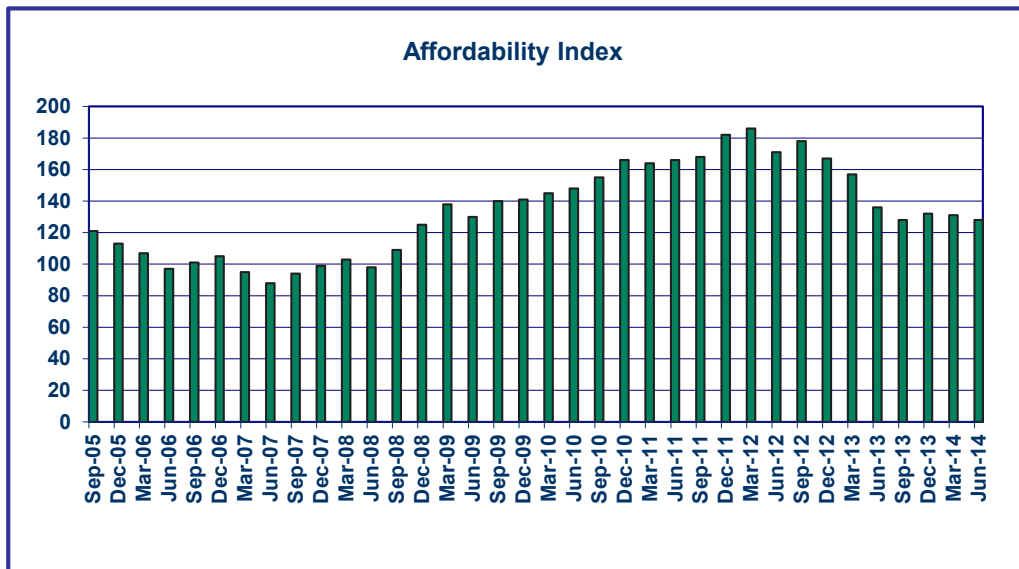
### ACTIVE & CLOSED CONDOS PORTLAND, OR

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



### AFFORDABILITY PORTLAND, OR

This graph shows the affordability for housing in Portland, Oregon in June 2014.



**AFFORDABILITY** - According to a formula from the National Association of REALTORS®, buying a house in the Portland metro area is affordable for a family earning the median income. A family earning the median income (\$69,400 in 2014, per HUD) can afford 128% of a monthly mortgage payment on a median priced home (\$290,000 in June). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 4.16% (per Freddie Mac).



Brian Houston, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Heather Andrews, Editor



## Clark County, Washington Market Action Addition

July 2014

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

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

<b>Total Active Listings* Reported in Market Action:</b>	2,566
<b>Less Listings with Purchase Contingencies*:</b>	243
<b>Readily Purchased Listings:</b>	2,323
<b><i>Percent of Total Active Listings:</i></b>	<b>90.5%</b>
<b>Less New Under Construction (not ready for occupancy):</b>	181
<b>Less New Proposed (not started):</b>	272
<b>Total Readily Purchased &amp; Occupied Listing:</b>	1,870
<b><i>Percent of Total Active Listings:</i></b>	<b>72.9%</b>
<b>Inventory in Months of Readily Purchased &amp; Occupied Listings:</b>	2.9

\* 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

July 2014 Reporting Period

### July Residential Highlights

Pending sales were on the rise this July in Southwest Washington. The 762 accepted offers represented a 6.4% increase over the 716 offers accepted in June and a 20.0% increase over the 635 offers accepted in July of last year. Closed sales (655) bested June's 637 by 2.8% but fell 3.8% short of last July's 681. New listings, at 991, fell 8.7% compared to June (1,086) but still represent a 10.7% increase over the 895 new listings posted in July 2013.

### Year to Date Summary

Southwest Washington is seeing higher numbers than last year. New listings (6,292), pending sales (4,421), and closed sales (3,788) are 8.5%, 5.2%, and 1.5% ahead in the first seven months of 2014 of what

they were during the same period last year.

### Average and Median Sale Prices

The average sale price over the first seven months of the year was \$267,400, an increase of 8.0% from the same period in 2013 when the average price was \$247,600. In the same comparison, the median rose 8.2% from \$221,000 in the first seven months of 2013 to \$239,200 over the same period of 2014.

Inventory in Months*			
	2012	2013	2014
January	8.8	6.2	6.4
February	7.7	5.6	5.7
March	6.4	4.4	4.6
April	6.7	4.0	4.1
May	5.7	3.8	3.9
June	5.4	3.7	3.9
July	5.4	3.5	3.9
August	5.1	3.9	
September	5.6	4.7	
October	4.7	4.7	
November	5.2	5.3	
December	5.1	4.5	

\*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	
<b>Average Sale Price % Change:</b>	+8.5% (\$261,700 v. \$241,200)
<b>Median Sale Price % Change:</b>	+8.8% (\$234,000 v. \$215,000)

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
2014	July	991	762	655	282,800	251,500	85
	June	1,086	716	637	272,700	244,000	83
	Year-to-date	6,292	4,421	3,788	267,400	239,200	99
2013	July	895	635	681	261,100	237,000	82
	Year-to-date	5,798	4,203	3,732	247,600	221,000	105
Change	July	10.7%	20.0%	-3.8%	8.3%	6.1%	3.6%
	Prev Mo 2014	-8.7%	6.4%	2.8%	3.7%	3.1%	2.4%
	Year-to-date	8.5%	5.2%	1.5%	8.0%	8.2%	-5.9%

# AREA REPORT • 7/2014

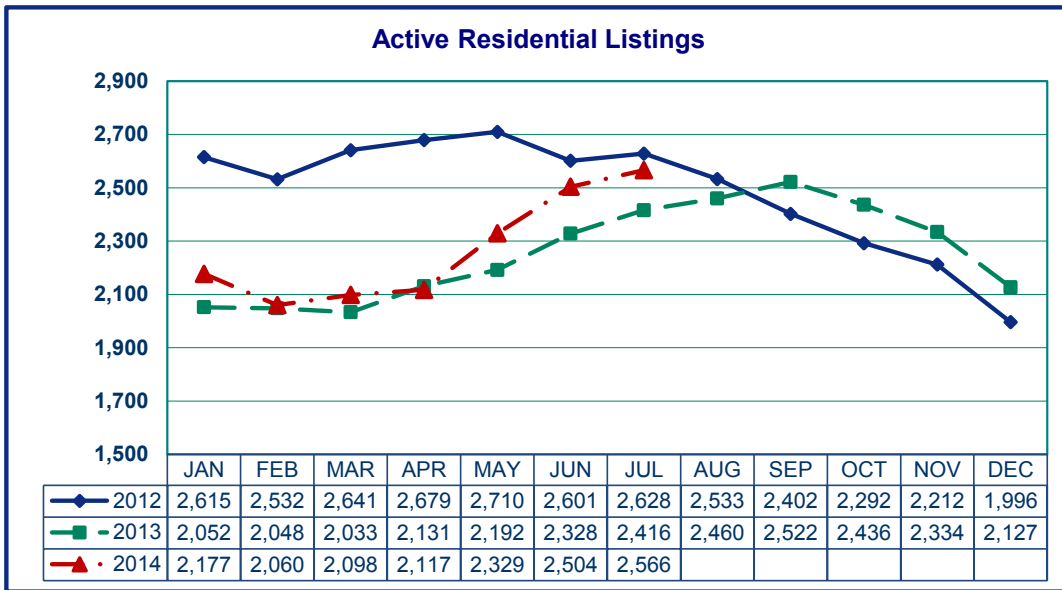
## SW Washington

	RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY		
	Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date				
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2014 v. 2013 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2014 v. 2013 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
11	Downtown Vancouver	58	38	9	28	33.3%	11	262,900	60	163	120	5.3%	94	223,500	191,000	65	10.3%	1	245,000	-	-	10	195,800
12	NW Heights	44	21	3	13	-35.0%	12	140,800	48	131	95	-3.1%	97	139,100	140,000	71	18.6%	1	229,300	3	89,700	12	227,000
13	SW Heights	61	28	2	16	100.0%	12	567,300	203	114	81	2.5%	68	386,400	315,000	158	16.1%	2	542,500	2	64,500	1	130,000
14	Lincoln/Hazel Dell	63	27	8	20	53.8%	15	221,900	76	172	130	39.8%	115	208,400	199,000	68	10.9%	-	-	4	71,300	1	246,000
15	E Hazel Dell	113	63	50	46	48.4%	46	201,000	91	343	235	-7.5%	199	202,900	206,000	80	7.8%	-	-	8	99,900	3	583,800
20	NE Heights	51	31	4	21	10.5%	20	197,600	49	175	144	12.5%	132	215,900	199,900	60	21.8%	-	-	1	165,000	-	-
21	Orchards	102	44	11	48	45.5%	35	204,100	90	301	230	7.0%	195	199,600	195,900	87	8.9%	-	-	4	199,600	3	516,900
22	Evergreen	163	74	17	55	-19.1%	56	208,800	66	465	346	1.5%	307	202,000	194,900	91	9.3%	2	530,000	5	132,300	5	217,700
23	E Heights	49	21	4	17	-29.2%	17	234,800	103	125	103	-1.9%	88	243,900	192,500	145	5.1%	1	125,000	3	227,000	1	135,000
24	Cascade Park	70	35	3	27	12.5%	25	307,200	93	209	160	18.5%	130	289,900	267,000	85	16.6%	1	850,000	2	207,500	7	236,800
25	Five Corners	71	33	4	33	83.3%	36	224,000	115	240	192	74.5%	177	217,800	215,000	78	14.0%	1	650,000	3	175,300	1	240,000
26	E Orchards	53	22	1	24	118.2%	23	303,700	44	166	122	-5.4%	104	264,500	250,000	69	6.8%	-	-	-	-	1	300,000
27	Fisher's Landing	64	31	2	35	-7.9%	23	284,000	33	234	180	-11.3%	143	278,100	264,900	67	13.8%	-	-	-	-	-	-
31	SE County	36	8	1	2	-60.0%	7	464,600	91	55	30	-6.3%	30	420,800	366,400	123	21.2%	-	-	7	354,600	-	-
32	Camas City	206	77	20	61	64.9%	44	423,800	89	501	331	2.8%	271	364,800	347,100	91	5.6%	1	470,000	27	270,400	10	318,700
33	Washougal	201	58	11	35	20.7%	35	320,200	123	357	229	2.7%	194	292,700	279,500	140	12.0%	-	-	38	127,600	4	231,800
41	N Hazel Dell	127	41	18	37	2.8%	28	316,100	93	322	224	16.1%	196	287,800	245,000	108	17.4%	-	-	11	139,000	-	-
42	S Salmon Creek	80	35	9	24	-7.7%	26	236,900	77	233	167	1.2%	155	227,600	229,000	91	5.4%	-	-	-	-	1	341,200
43	N Felida	134	45	11	37	27.6%	36	339,100	60	331	233	5.9%	207	330,300	310,000	106	12.8%	-	-	4	164,500	-	-
44	N Salmon Creek	141	47	6	27	28.6%	25	308,100	85	254	157	-18.7%	137	293,000	269,000	96	4.9%	-	-	5	1,320,300	-	-
50	Ridgefield	120	26	11	27	80.0%	16	285,600	84	214	149	4.2%	117	298,800	275,000	135	9.4%	2	992,500	8	297,000	-	-
51	W of I-5 County	19	10	2	3	0.0%	3	313,300	49	46	26	0.0%	23	387,000	357,000	129	-19.0%	-	-	4	567,800	-	-
52	NWE of I-5 County	53	17	1	8	-38.5%	5	368,200	38	80	53	0.0%	45	366,800	325,000	196	14.7%	-	-	11	209,500	-	-
61	Battleground	161	62	20	46	31.4%	39	324,500	96	357	249	4.2%	211	262,000	226,000	122	7.4%	-	-	15	138,900	2	234,600
62	Brush Prairie	192	60	22	41	20.6%	35	298,000	82	430	262	15.9%	208	324,200	286,000	110	5.8%	-	-	30	344,200	-	-
63	East County	4	1	1	-	-	0	-	-	6	1	0.0%	1	232,500	232,500	12	11.5%	-	-	-	-	-	-
64	Central County	22	4	3	5	25.0%	2	309,500	5	35	20	-9.1%	15	378,800	395,000	196	25.3%	-	-	-	-	-	-
65	Mid-Central County	23	6	4	6	100.0%	3	308,800	126	44	31	10.7%	25	350,800	360,000	175	17.6%	-	-	6	122,600	-	-
66	Yacolt	35	9	3	4	-42.9%	9	261,400	123	71	44	18.9%	37	249,700	240,000	124	0.2%	-	-	1	100,000	-	-
70	La Center	35	12	1	6	20.0%	4	288,100	93	69	43	-14.0%	40	290,300	276,000	95	15.1%	-	-	1	115,000	1	440,000
71	N Central	13	4	2	8	166.7%	5	236,600	165	32	22	46.7%	16	243,300	212,500	157	7.3%	-	-	4	88,600	-	-
72	NE Corner	2	1	-	2	0.0%	2	258,700	31	17	12	9.1%	11	234,800	224,900	49	0.2%	-	-	2	100,000	-	-
	Grand Total	2,566	991	264	762	20.0%	655	282,800	85	6,292	4,421	5.2%	3,788	267,400	239,200	99	8.5%	12	568,300	209	234,500	63	272,200
80	Woodland City	31	11	5	15	114.3%	15	205,900	74	91	69	56.8%	61	193,200	175,000	78	-5.2%	2	90,000	4	112,100	1	188,000
81	Woodland Area	40	10	5	6	-25.0%	3	282,600	350	58	31	-18.4%	24	282,600	256,500	187	21.1%	-	-	18	137,800	-	-
82	Cowlitz County	294	90	20	58	48.7%	44	168,800	130	513	327	24.8%	277	167,500	155,000	118	0.6%	2	370,500	19	130,900	12	237,000
	Grand Total	365	111	30	79	46.3%	62	183,300	127	662	427	24.1%	362	179,500	165,000	116	2.2%	4	230,300	41	132,100	13	233,200
87	Pacific County	158	16	18	17	30.8%	11	130,100	272	176	83	9.2%	71	150,000	135,000	216	16.9%	4	112,300	30	31,000	2	137,500



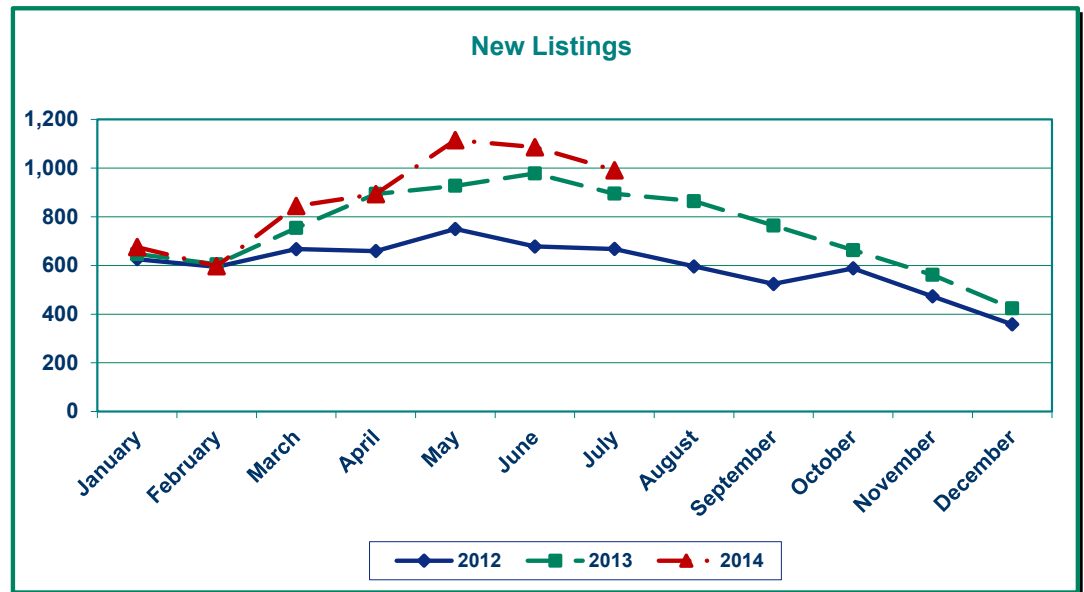
## ACTIVE RESIDENTIAL LISTINGS CLARK COUNTY, WA

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



## NEW LISTINGS CLARK COUNTY, WA

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



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2014 with July 2013. The Year-To-Date section compares 2014 year-to-date statistics through July with 2013 year-to-date statistics through July.

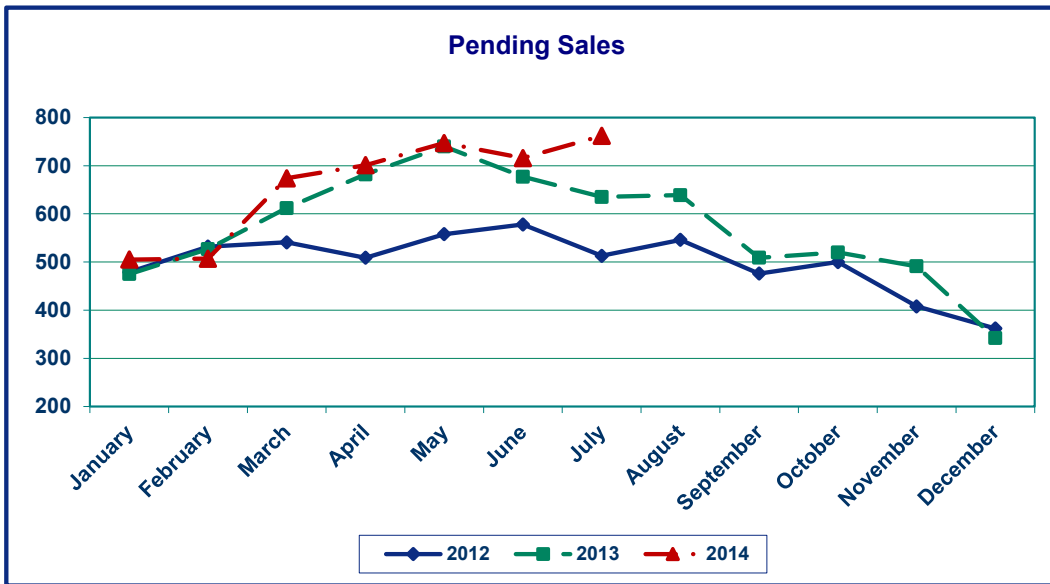
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/13-7/31/14) with 12 months before (8/1/12-7/31/13).

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

## PENDING LISTINGS

### CLARK COUNTY, WA

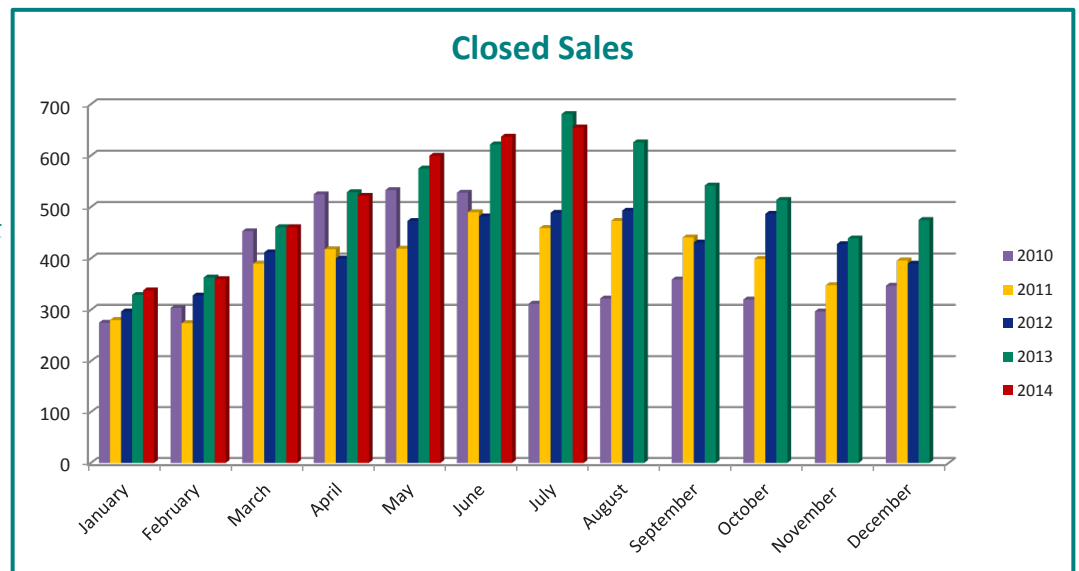
*This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.*



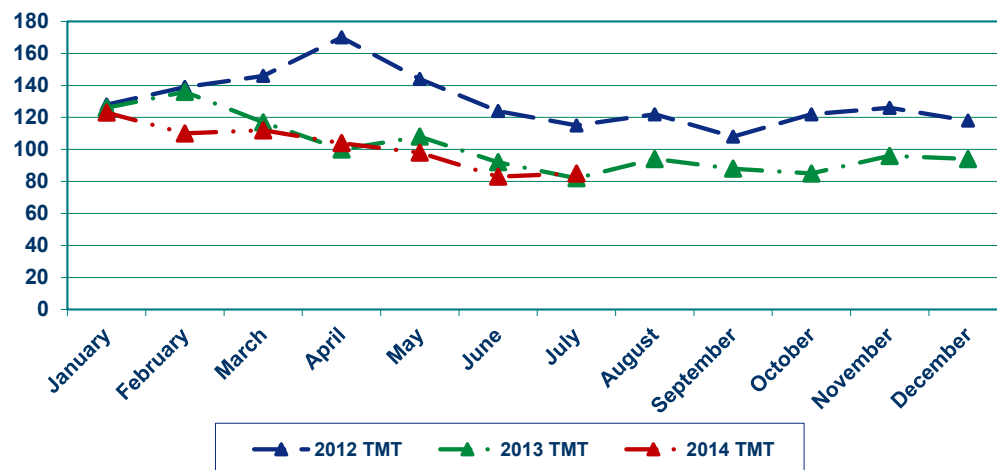
## CLOSED SALES

### CLARK COUNTY, WA

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



## Average Total Market Time



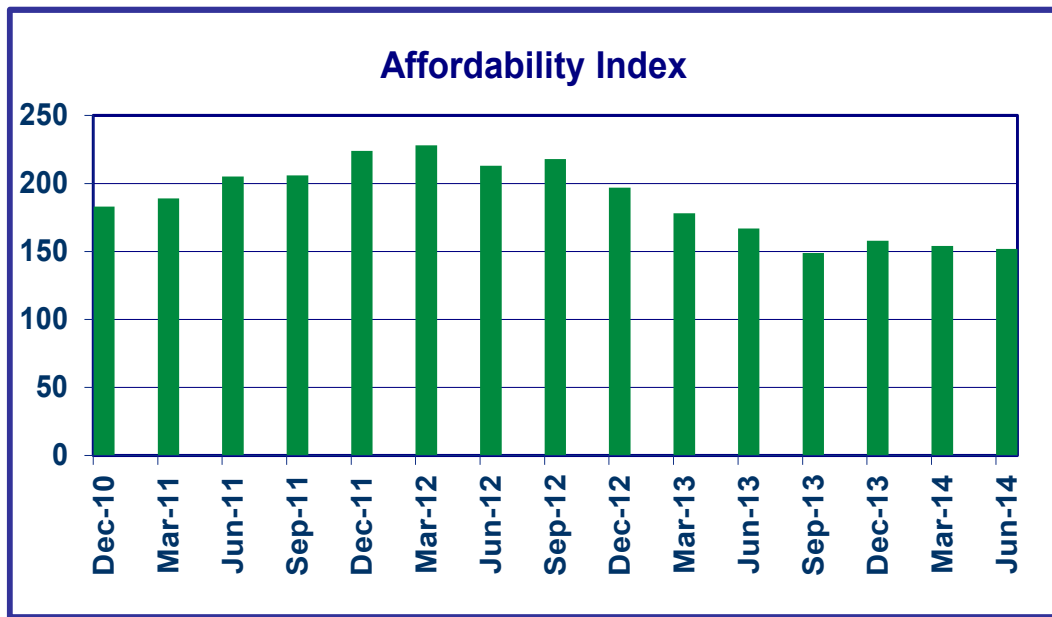
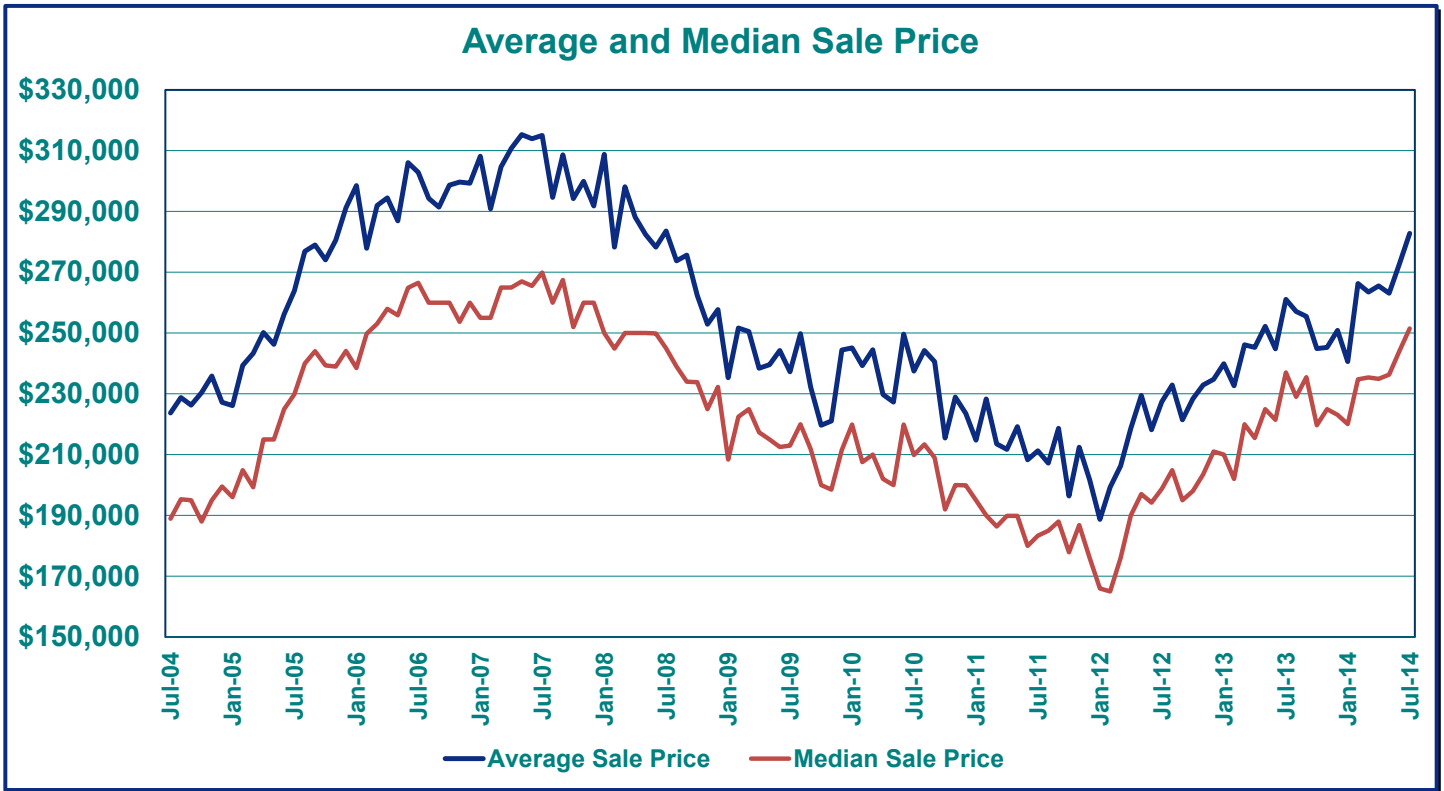
## DAYS ON MARKET

### CLARK COUNTY, WA

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

**SALE PRICE**  
CLARK COUNTY, WA

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



**AFFORDABILITY**  
CLARK COUNTY, WA

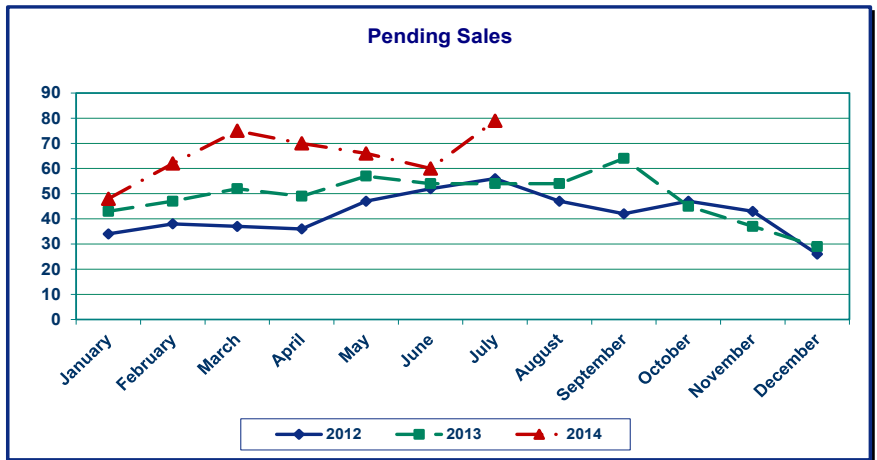
*This graph shows affordability for housing in Clark County, Washington, in June 2014.*

**AFFORDABILITY** - According to a formula from the National Association of REALTORS®, buying a house in the Clark County area is affordable for a family earning the median income. A family earning the median income (\$69,400 in 2014, per HUD) can afford 152% of a monthly mortgage payment on a median priced home (\$244,000 in June). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 4.16% (per Freddie Mac).

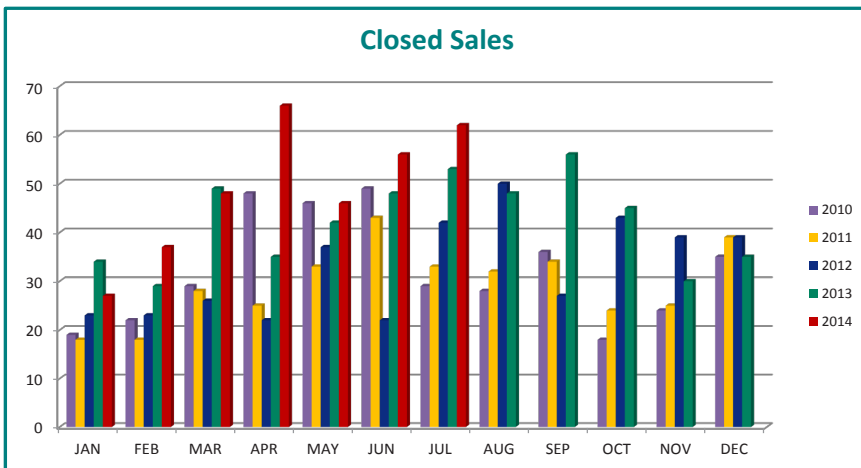
## PENDING LISTINGS

### COWLITZ COUNTY, WA

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



## Closed Sales



## CLOSED SALES

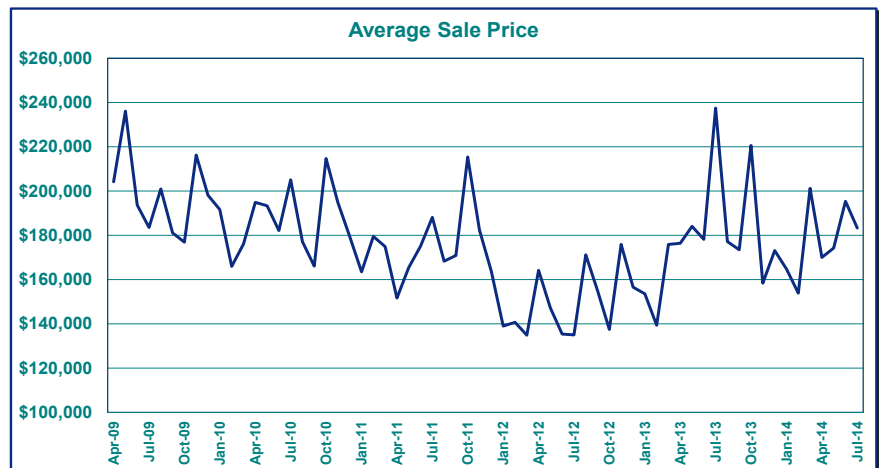
### COWLITZ COUNTY, WA

*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.*



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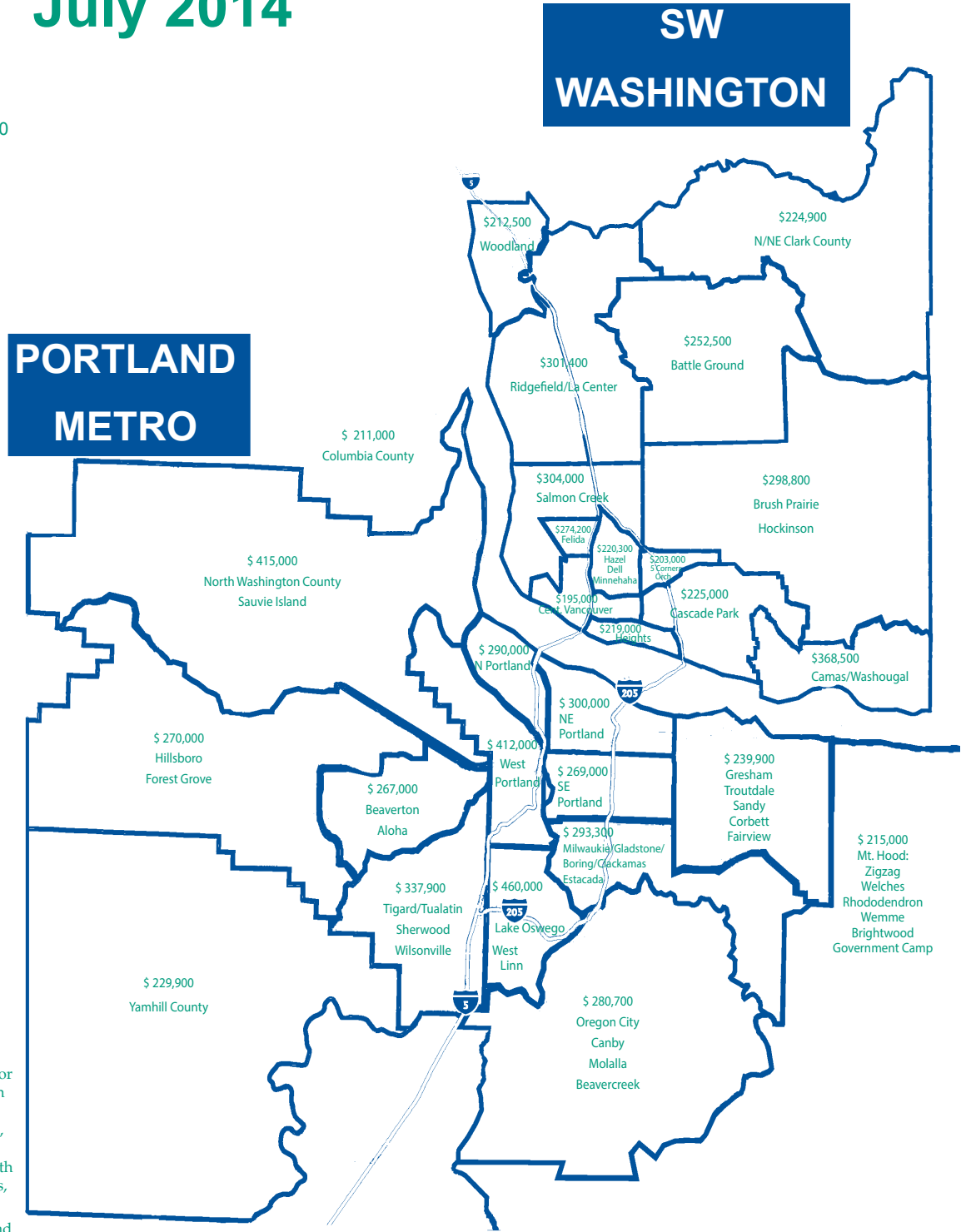
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## MEDIAN SALE PRICE July 2014



### PORTLAND METRO

### SW WASHINGTON

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, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

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Brian Houston, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Heather Andrews, Editor

# MARKET ACTION

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

## Residential Review: Union County, Oregon

### July Residential Highlights

Union County saw strong closed sales this July! The 36 closed sales were a 63.6% increase over the 22 closings from last July. New listings (52) rose 15.6% over last July's 45 postings, but fell 10.3% compared to last month. Pending sales (28) also bested last July (25) by 12.0% but fell 15.2% compared to last month.

Inventory in Union County fell to 6.6 months and total market time rose to 161 days in July.

### Year to Date Summary

New listings (309), pending sales (169), and closed sales (149) have increased 6.6%, 29.0%, and 22.1%, respectively, over the first seven months of 2013.

### Average and Median Sale Prices

The average price the first seven months of the year was \$224,300 a 24.6% increase from the same period of 2013 when the average price was \$180,000. In the same comparison, the median sale price has decreased 1.6% from \$160,500 to \$158,000.

## July 2014 Reporting Period

Inventory in Months*			
	2012	2013	2014
January	10.9	14.5	13.6
February	11.7	12.9	9.7
March	9.7	11.2	14.8
April	15.5	12.5	9.0
May	12.9	18.2	11.0
June	9.2	12.9	8.1
July	14.1	11.7	6.6
August	10.8	14.8	
September	12	11	
October	10.4	14.2	
November	11.5	8.3	
December	9.3	6.8	

\*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.

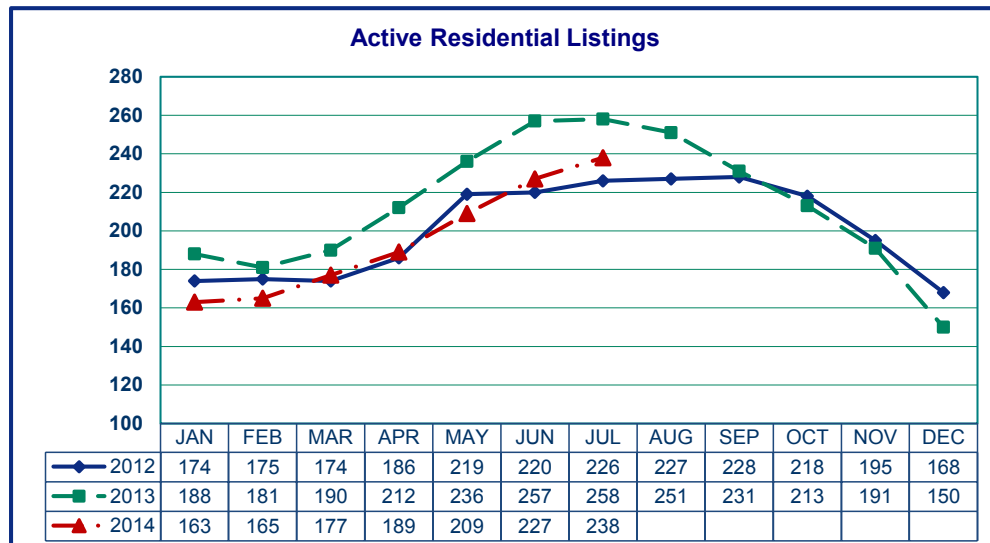
Union County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price <sup>4</sup>	Median Sale Price	Total Market Time
2014	July	52	28	36	190,800	173,500	161
	June	58	33	28	182,100	168,000	123
	Year-to-date <sup>4</sup>	309	169	149	224,300	158,000	225
2013	July	45	25	22	205,200	177,300	218
	Year-to-date	290	131	122	180,000	160,500	189
Change	July	15.6%	12.0%	63.6%	-7.0%	-2.1%	-26.1%
	Prev Mo 2014	-10.3%	-15.2%	28.6%	4.8%	3.3%	30.9%
	Year-to-date	6.6%	29.0%	22.1%	24.6%	-1.6%	19.1%

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

**Average Sale Price % Change:**  
+15.4% (\$200,500 v. \$173,800)  
**Median Sale Price % Change:**  
-2.3% (\$149,500 v. \$153,000)

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

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



## 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 • 7/2014

## Union County, Oregon

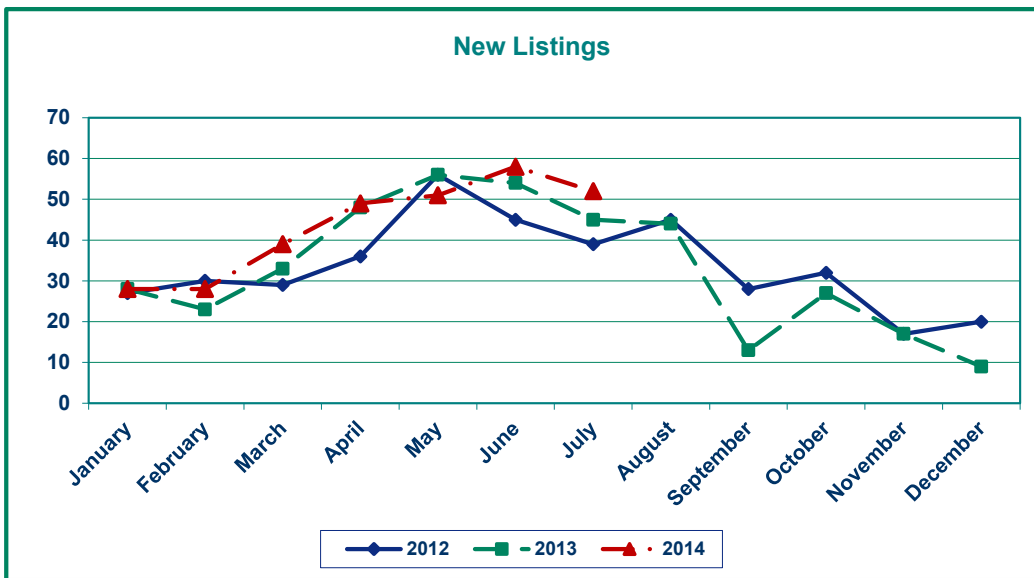
	RESIDENTIAL														Avg. Sale Price % Change <sup>2</sup>	COMMERCIAL		LAND		MULTIFAMILY	
	Current Month							Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2014 v. 2013 <sup>1</sup>	Closed Sales	Average Sale Price <sup>4</sup>	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2014 v. 2013 <sup>1</sup>	Closed Sales	Average Sale Price <sup>4</sup>	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97824 Cove	32	6	0	3	0.0%	1	320,000	339	25	10	-16.7%	7	269,000	252,600	-10.0%	-	-	3	223,300	-	-
97827 Elgin	28	2	6	2	0.0%	2	97,500	355	36	14	100.0%	12	140,900	97,500	-6.4%	-	-	2	62,500	-	-
97841 Imbler	2	1	1	1	-	1	155,000	426	2	3	200.0%	3	117,500	99,000	-42.4%	-	-	-	-	-	-
97850 La Grande/ Island City	133	33	11	22	29.4%	28	185,100	151	202	122	34.1%	106	224,400	161,000	25.8%	3	125,200	4	54,300	3	137,700
97867 North Powder	7	3	3	0	-100.0%	1	347,000	24	8	2	100.0%	2	323,500	323,500	67.2%	-	-	2	27,300	-	-
97876 Summerville	10	2	0	0	-100.0%	0	-	-	9	6	0.0%	6	427,200	445,000	31.2%	-	-	-	-	-	-
97883 Union	26	5	1	0	-100.0%	3	222,500	27	27	12	-7.7%	13	191,900	117,500	36.6%	-	-	1	87,000	-	-
Union Co. Total	238	52	22	28	12.0%	36	190,800	161	309	169	29.0%	149	224,300	158,000	15.3%	3	125,200	12	96,100	3	137,700

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2014 with July 2013. The Year-To-Date section compares 2014 year-to-date statistics through July with 2013 year-to-date statistics through July.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/13-7/31/14) with 12 months before (8/1/12-7/31/13).

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

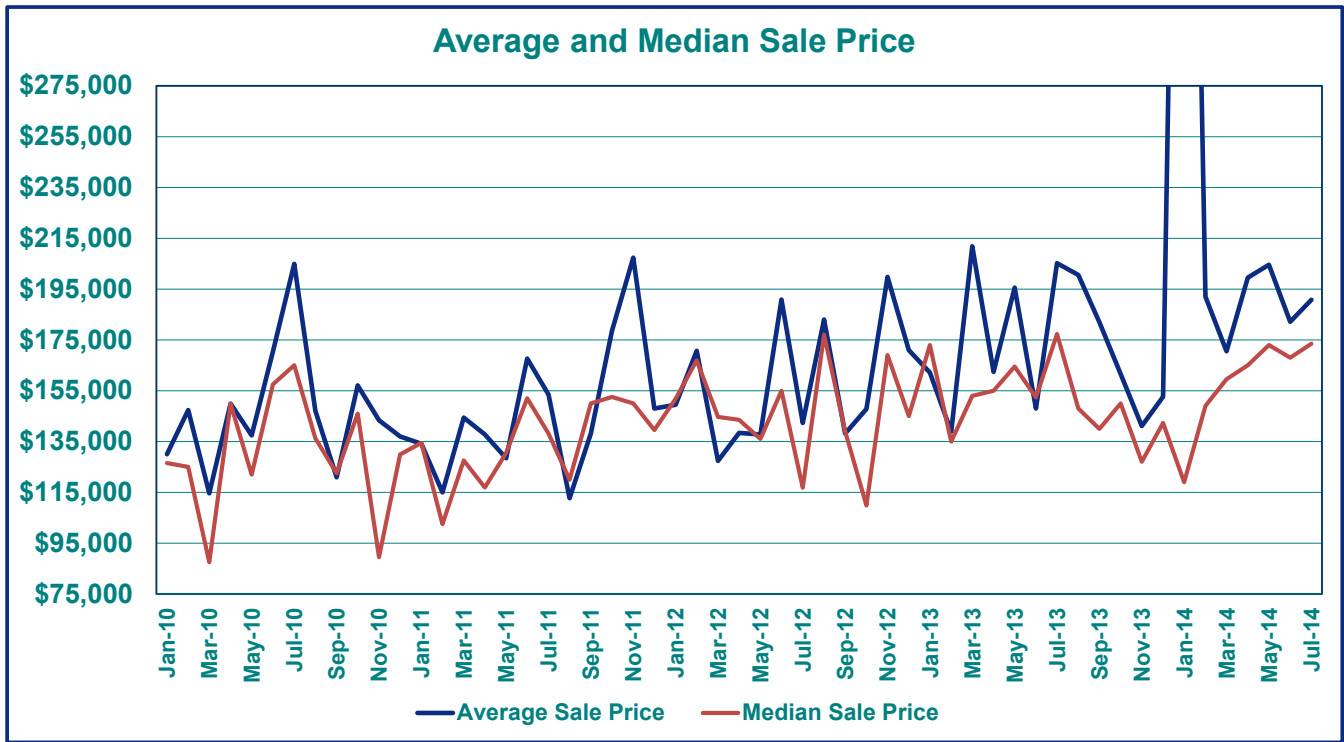
<sup>4</sup> Average Sales Price: A residential property in Union County, zip code 97850, sold in January 2014 for \$6.25 million dollars, impacting the area's average sale price.



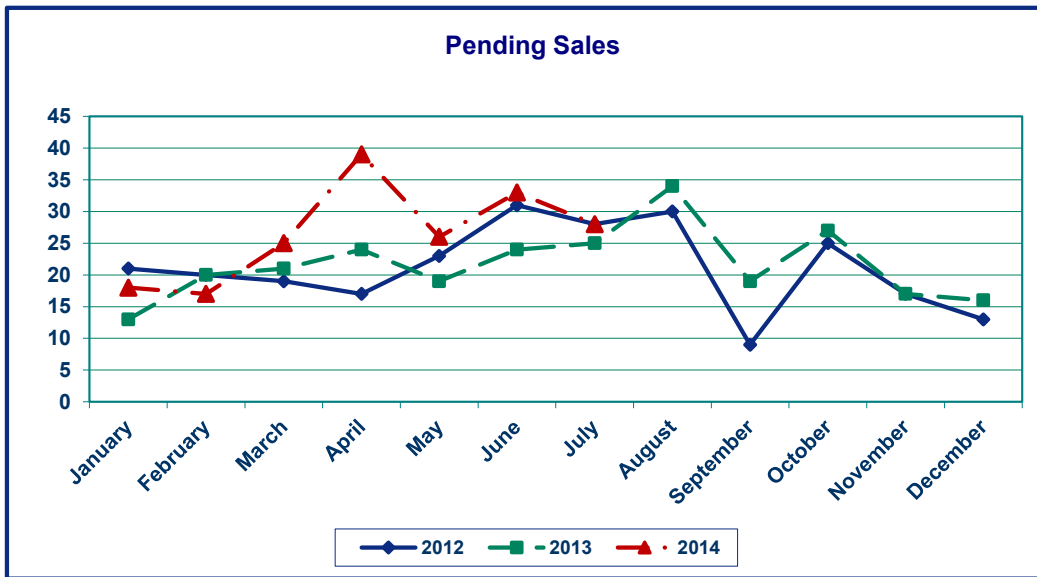
**NEW LISTINGS**  
**UNION COUNTY, OR**  
*This graph shows the new residential listings over the past three calendar years in Union County, Oregon.*

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

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



<sup>4</sup> Note: A residential property in Union County, zip code 97850, sold in January 2014 for \$6.25 million dollars, impacting the area's average sales price.



**PENDING LISTINGS**

**UNION COUNTY, OR**

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



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 Fax: (503) 230-0689

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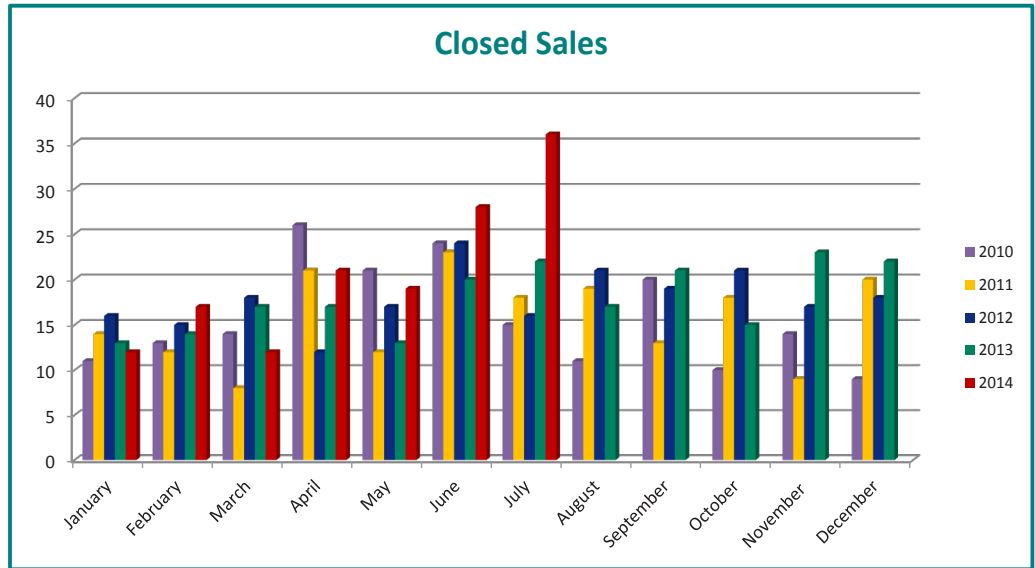
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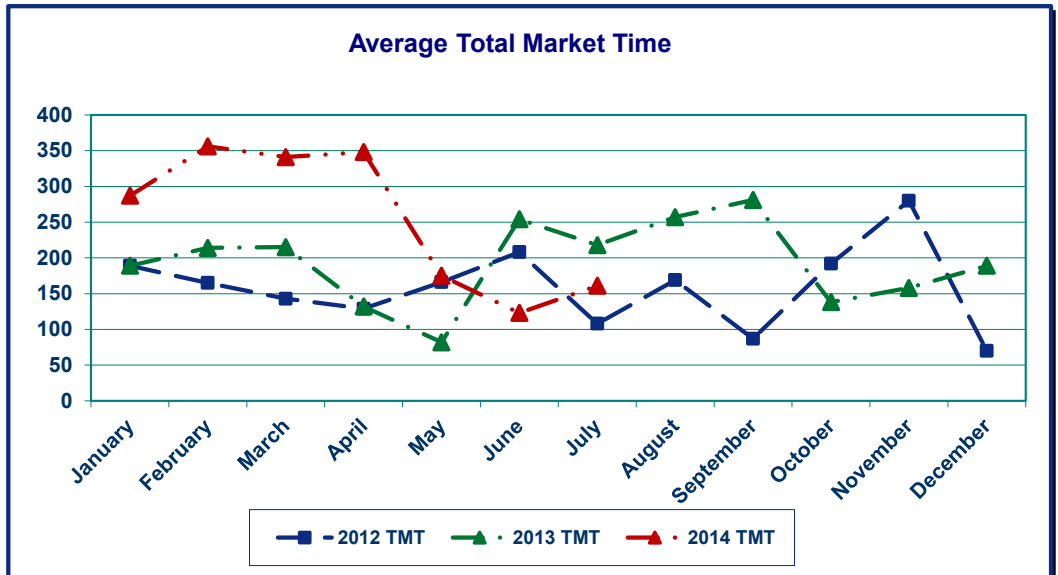
## CLOSED SALES UNION COUNTY, OR

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



## 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.



Brian Houston, Chairman of the Board  
 Kurt von Wasmuth, President/CEO  
 Heather Andrews, Editor

# MARKET ACTION



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

Residential Review: Wallowa County, Oregon

July 2014 Reporting Period

## July Residential Highlights

July saw a record-breaking number of accepted offers in Wallowa County! The 16 pending offers were double those posted in June, and the best month for pending offers in Wallowa County since RMLS™ started keeping a record in 2009. The new listings (20) were eight better than the 12 new listings posted last July. Closed sales (10) bested June's six closings, but represented a decrease from the 12 closings posted in July 2013.

## Year to Date Summary

Closed sales (59) were up 5.4% when comparing the first seven months of this year to the same period in 2013. New listings (136) are up 12.4% compared to the same period last year. Pending sales (63)

are up 16.7% when comparing the first seven months of this year to the same period in 2013.

## Average and Median Sale Prices

The average sale price in the first seven months of 2014 was \$243,900, a 21.3% increase from the \$201,100 average sale price in the same period last year. In the same comparison, the median sale price rose 14.7% from \$156,500 to \$179,500.

Inventory in Months*			
	2012	2013	2014
January	34.8	20.9	10.0
February	29.6	24.3	13.8
March	54.7	30.2	64.0
April	55	33.2	15.6
May	36	16.1	18.3
June	31.7	23.3	29.2
July	28.6	15.4	17.7
August	24.5	64	
September	38.2	36	
October	29.5	20.3	
November	15.9	25.7	
December	36.3	67.5	

\*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:**  
+14.8% (\$241,700 v. \$210,500)  
**Median Sale Price % Change:**  
+11.5% (\$175,000 v. \$157,000)

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

Wallowa County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2014	July	20	16	10	181,400	166,800	191
	June	17	8	6	291,900	213,000	365
	Year-to-date	136	63	59	243,900	179,500	387
2013	July	12	7	12	172,300	129,000	201
	Year-to-date	121	54	56	201,100	156,500	390
Change	July	66.7%	128.6%	-16.7%	5.3%	29.3%	-4.6%
	Prev Mo 2014	17.6%	100.0%	66.7%	-37.9%	-21.7%	-47.7%
	Year-to-date	12.4%	16.7%	5.4%	21.3%	14.7%	-0.7%

# AREA REPORT • 7/2014

## 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 2014 v. 2013 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2014 v. 2013 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97885 Wallowa	29	0	0	3	-	1	282,000	46	18	7	40.0%	4	141,700	106,500	200.2%	-	-	1	16,000	0	-
97857 Lostine	7	1	0	1	-	1	455,000	729	4	3	0.0%	2	342,500	342,500	8.6%	-	-	-	-	0	-
97842 Imnaha	9	0	1	-	-	0	-	-	3	1	-50.0%	3	209,200	205,500	39.4%	-	-	2	10,500	0	-
97846 Joseph	52	7	-	5	66.7%	5	129,500	122	38	26	23.8%	29	257,600	182,800	6.3%	3	199,300	8	188,000	0	-
97828 Enterprise	80	12	5	7	75.0%	3	143,000	176	73	26	13.0%	21	239,900	155,000	8.6%	1	179,000	10	173,600	0	-
Wallowa Co. Total	177	20	6	16	128.6%	10	181,400	191	136	63	16.7%	59	243,900	179,500	14.8%	4	194,200	21	156,000	-	-

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2014 with July 2013. The Year-To-Date section compares 2014 year-to-date statistics through July with 2013 year-to-date statistics through July.

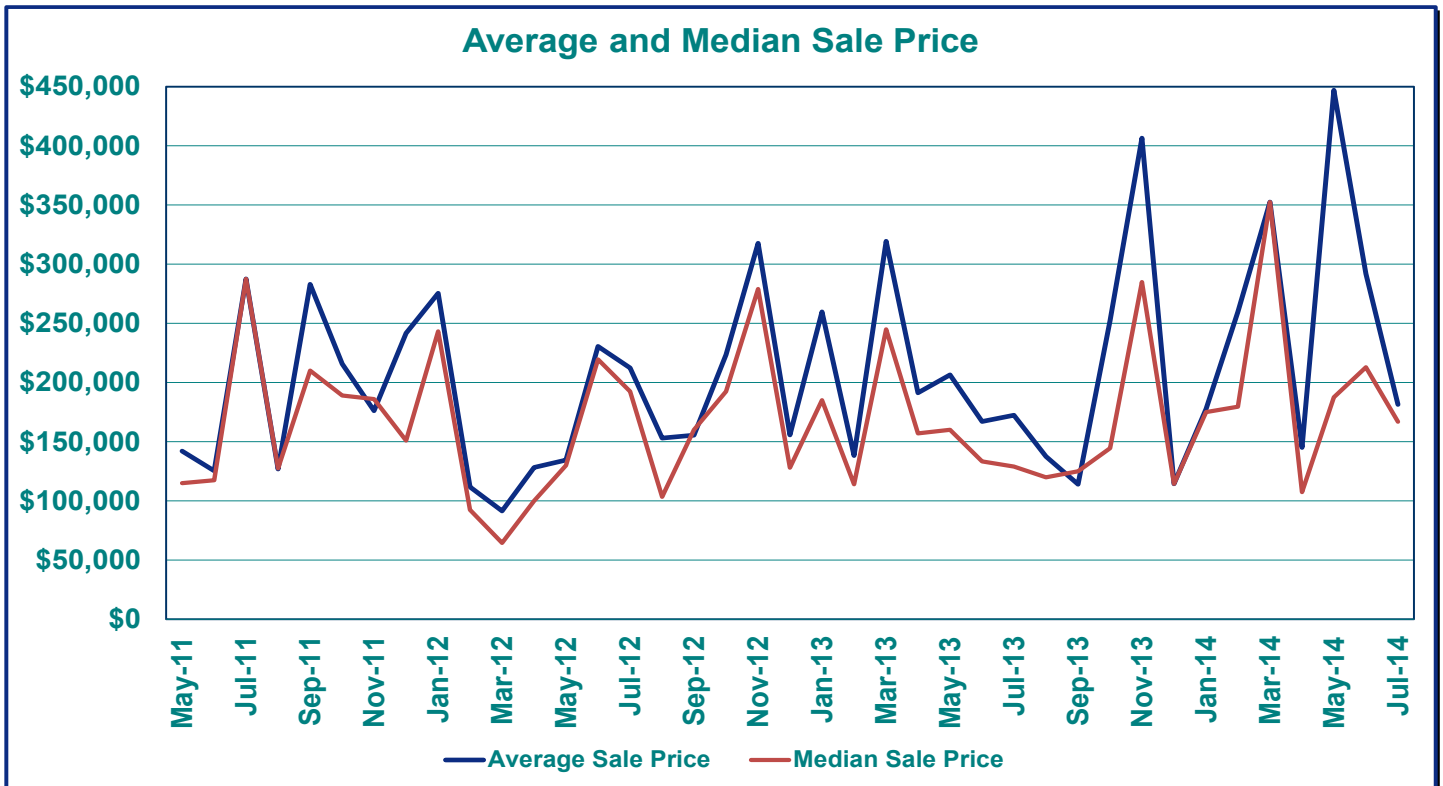
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/13-7/31/14) with 12 months before (8/1/12-7/31/13).

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

### SALE PRICE

#### WALLOWA COUNTY, OR

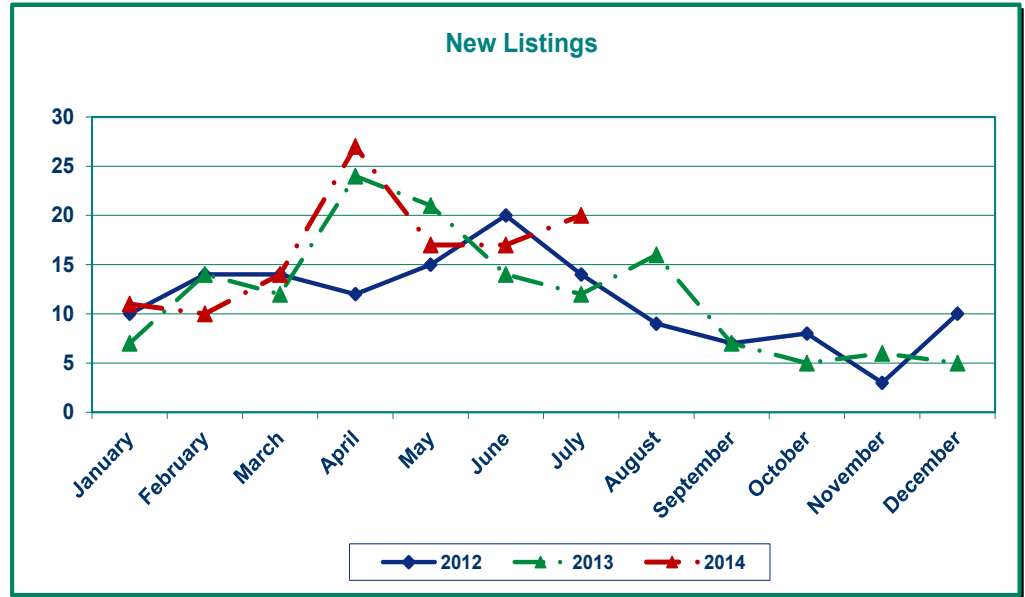
*This graph represents the average and median sale price for all homes sold in Wallowa County, Oregon.*



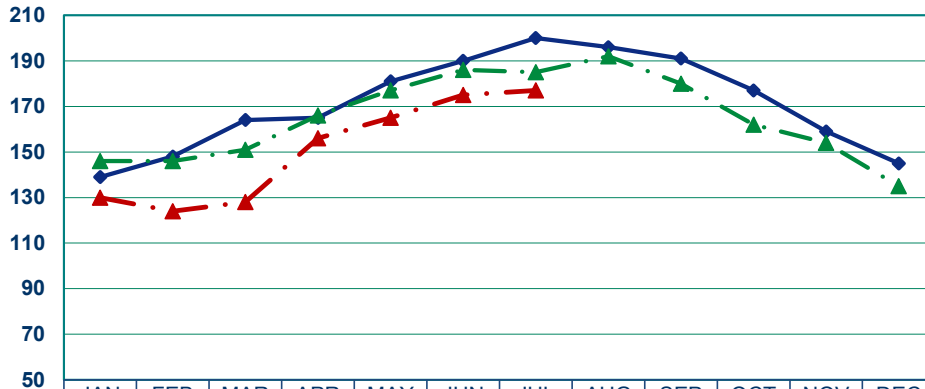
## NEW LISTINGS

### WALLOWA COUNTY, OR

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



## Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

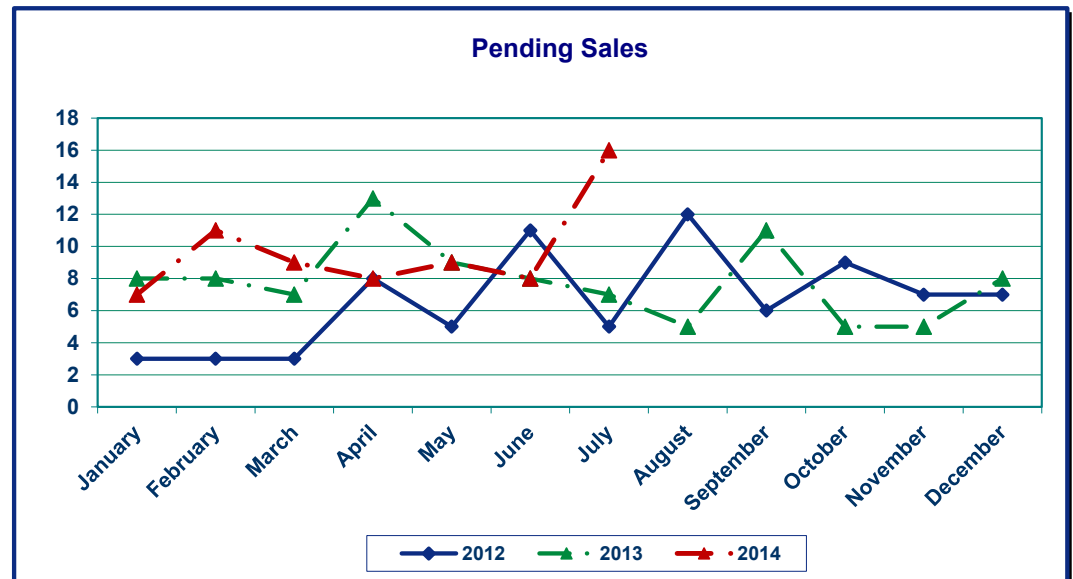
### WALLOWA COUNTY, OR

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

## PENDING LISTINGS

### WALLOWA COUNTY, OR

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



Corporate  
8338 NE Alderwood Rd, Suite 230  
Portland, OR 97220  
(503) 236-7657  
Fax: (503) 230-0689

Southwest Washington  
1514 Broadway, Suite 101  
Vancouver, WA 98663  
(360) 696-0718  
Fax: (360) 696-9342

Salem  
4035 12th Street Cutoff SE, Suite 110  
Salem, OR 97302  
(503) 587-8810  
Fax: (503) 585-3817

Lane County: Eugene  
2139 Centennial Plaza  
Eugene, OR 97401  
(541) 686-2885  
Fax: (541) 484-3854

Lane County: Florence  
PO Box 414  
Florence, OR 97439  
(541) 902-2560  
Fax: (541) 902-1341

Douglas County  
3510 NE Edenbower  
Roseburg, OR 97470  
(541) 673-3571  
Fax: (541) 673-6581

Curry County  
16289 Hwy 101 S, Suite E  
Brookings, OR 97415  
(541) 469-0219  
Fax: (541) 469-9695

Mid-Columbia  
PO Box 1088  
Hood River, OR 97031  
(541) 436-2956  
Fax: (541) 387-6657

Eastern Oregon  
PO Box 751  
Hermiston, OR 97838  
(541) 567-5186  
Fax: (541) 289-7320

Coos County  
1946 Sherman Ave., Suite 101  
North Bend, OR 97459  
(541) 751-1070  
Fax: (541) 751-1083

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

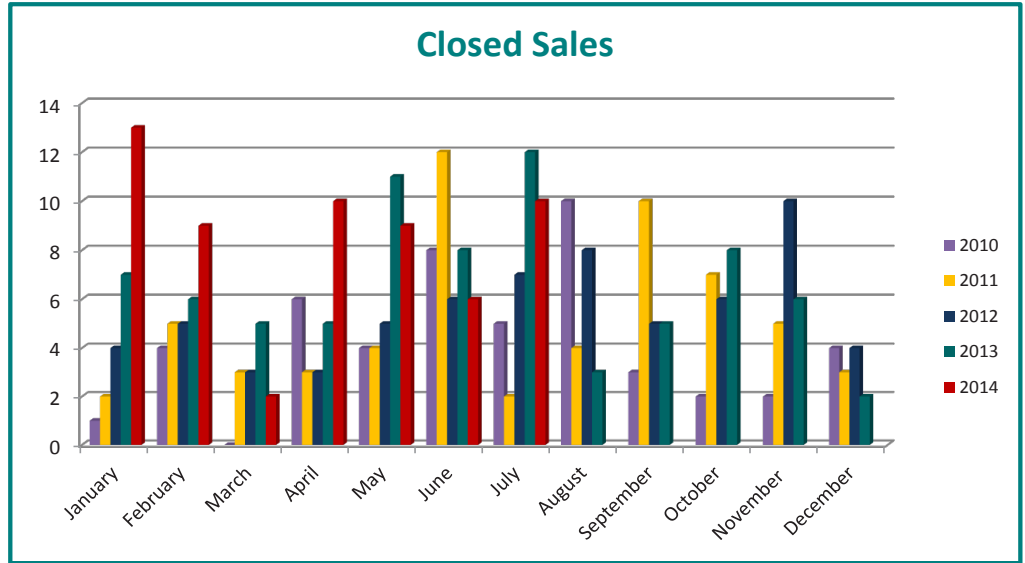
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

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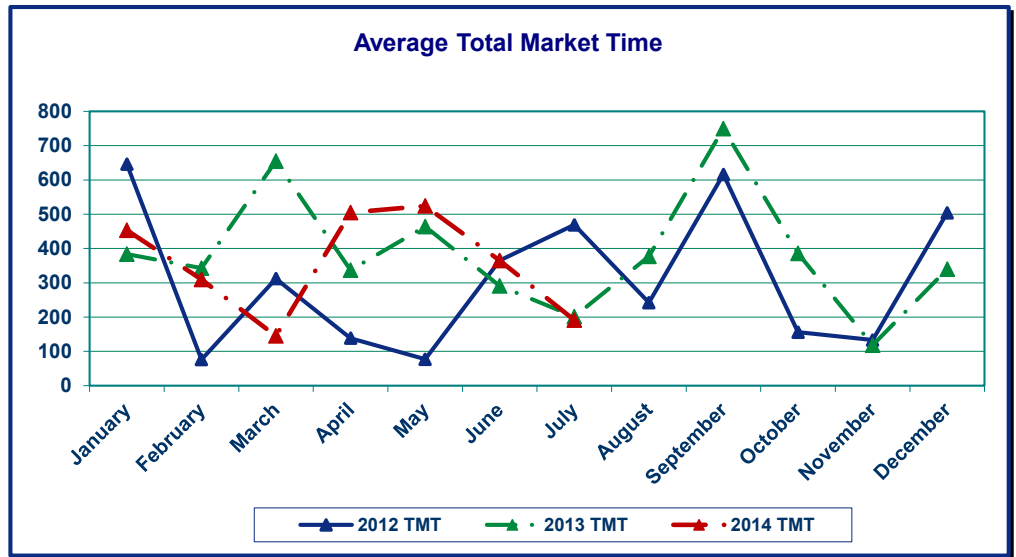
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