

MARKET ACTION

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

Residential Review: Baker County, Oregon

June 2016 Reporting Period

June Residential Highlights

Baker County had another great month for closings in June. Closings (32) topped the 26 posted in May by 23.1% and June 2015 (23) by 39.1%. It was the strongest single month for closings on the RMLS™ record, dating to 2007.

New listings (44) outpaced June 2015 (30) by 46.7% and May 2016 (42) by 4.8%. Pending sales (22) edged 4.8% over June 2015 (21) but fell 26.7% short of last month in May 2016 (30).

Inventory in June decreased to 4.8 months. During the same period total market time rose to 325 days.

Average and Median Sale Prices

Comparing 2016 to 2015 through June, the average sale price has decreased 20.3% from \$164,500 to \$131,100. In the same comparison, the median sale price has decreased 21.3% from \$137,300 to \$108,000.

Inventory in Months*			
	2014	2015	2016
January	10.8	12.9	11.6
February	19.9	10.3	11.3
March	13.5	8.9	7.9
April	15.3	12.1	9.2
May	12.3	12.8	5.3
June	15.5	8.7	4.8
July	13.7	8.7	
August	9.8	6.2	
September	14.2	5.9	
October	26.4	9.1	
November	7.4	6.3	
December	13.6	4.3	

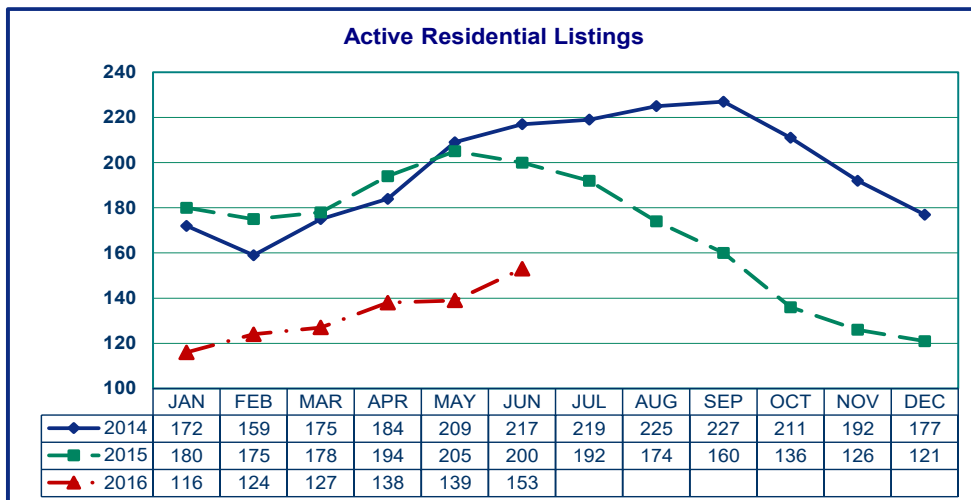
*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This includes proposed and under construction homes.

Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2016	June	44	22	32	150,000	139,000	325
	May	42	30	26	115,000	105,500	114
	Year-to-date	192	133	111	131,100	108,000	200
2015	June	30	21	23	144,500	130,000	192
	Year-to-date	178	124	106	164,500	137,300	255
Change	June	46.7%	4.8%	39.1%	3.8%	6.9%	69.2%
	Prev Mo 2016	4.8%	-26.7%	23.1%	30.4%	31.8%	185.1%
	Year-to-date	7.9%	7.3%	4.7%	-20.3%	-21.3%	-21.6%

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

Average Sale Price % Change:
-11.6% (\$141,700 v. \$160,300)
Median Sale Price % Change:
-17.1% (\$116,000 v. \$140,000)

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



ACTIVE RESIDENTIAL LISTINGS

BAKER COUNTY, OR

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

AREA REPORT • 6/2016

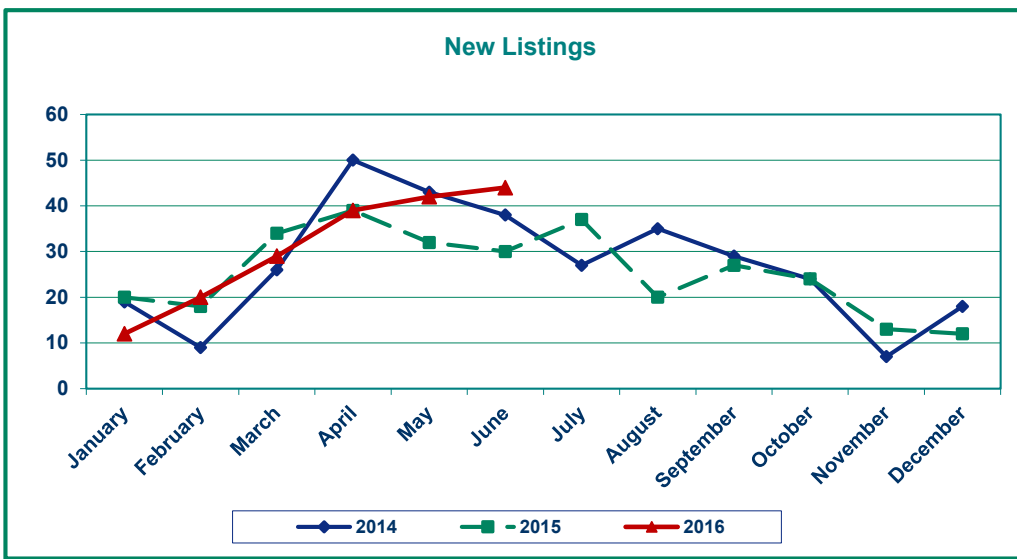
Baker County, Oregon

	RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY	
	Current Month								Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired-Canceled Listings	Pending Sales	Pending Sales 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
460 Baker City/Keating	80	32	9	18	5.9%	25	152,500	136	146	112	5.7%	92	132,600	111,300	-10.8%	7	122,700	14	88,900	3	158,800	
461 Haines/Anthony Lk/Muddy Crk	4	1	0	1	-	0	-	-	3	2	0.0%	2	110,500	110,500	-45.0%	-	-	-	-	-	-	
462 Sumpter/McEwen/Bourne/Phillips Lk/Granit	31	3	-	2	-33.3%	4	149,400	1,122	17	8	14.3%	8	135,900	117,500	-12.2%	-	-	9	56,100	-	-	
463 Unity/Hereford	3	-	0	0	-	-	-	-	2	2	100.0%	2	34,500	34,500	-59.1%	-	-	2	42,000	-	-	
464 Huntington/Lime	1	0	0	0	-	1	89,900	112	1	2	0.0%	2	54,900	54,900	5.1%	-	-	-	-	-	-	
465 Durkee/Pleasant Valley	1	1	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-	
466 Richland/New Bridge	18	6	0	1	0.0%	1	75,500	2,294	14	3	-40.0%	2	192,800	192,800	34.8%	-	-	-	-	-	-	
467 Halfway/Cornucopia	15	1	-	0	-	1	225,000	95	8	4	300.0%	3	161,500	152,000	-32.0%	-	-	-	-	-	-	
468 Oxbow	-	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
Baker County	153	44	9	22	4.8%	32	150,000	325	192	133	7.3%	111	131,100	108,000	-11.6%	7	122,700	25	73,300	3	158,800	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2016 with June 2015. The Year-To-Date section compares 2016 year-to-date statistics through June with 2015 year-to-date statistics through June.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/15-6/30/16) with 12 months before (7/1/14-6/30/15).

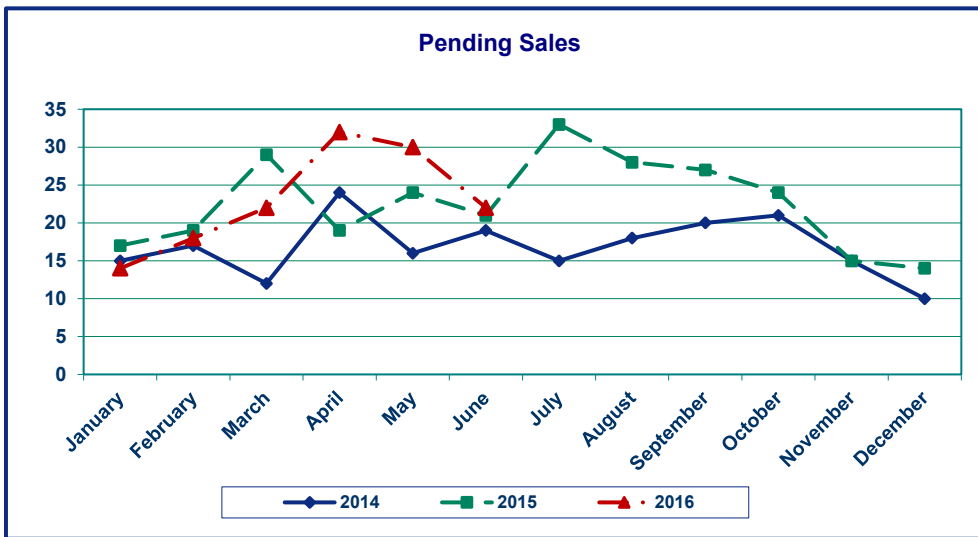
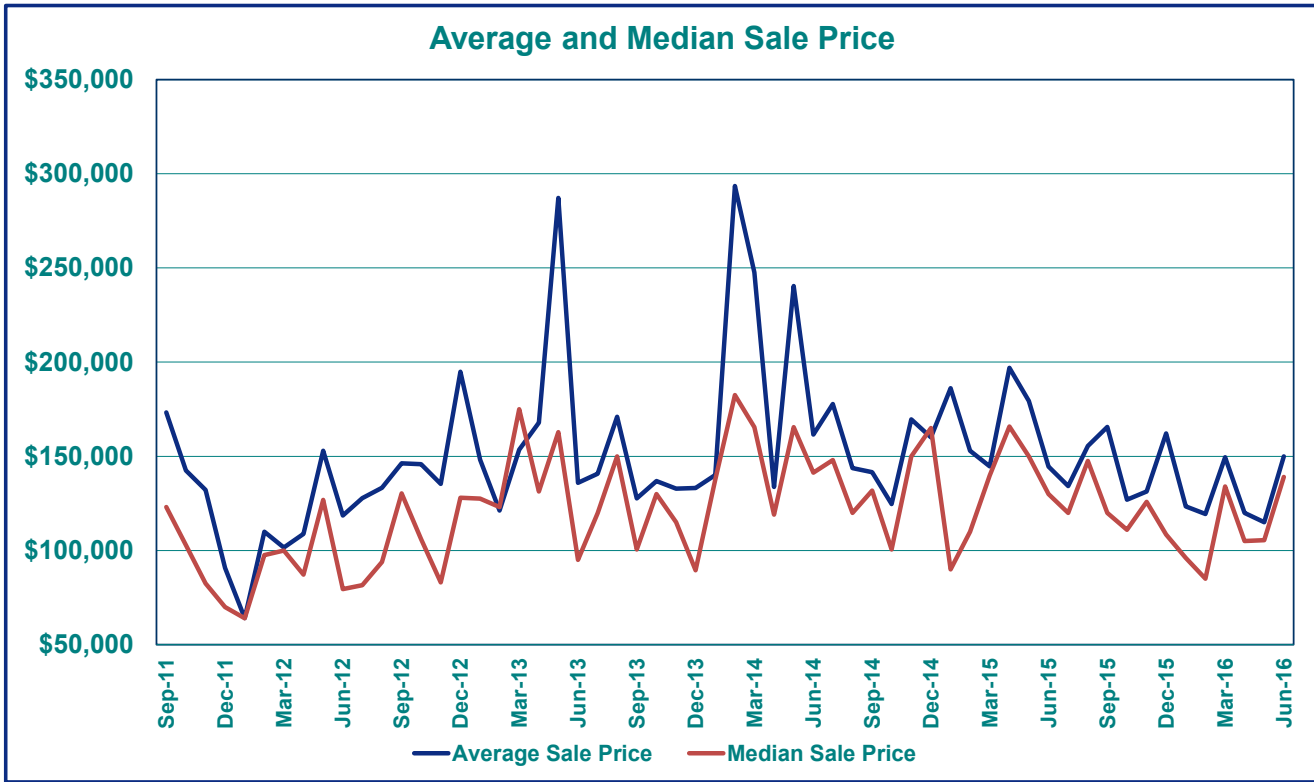
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



NEW LISTINGS
BAKER COUNTY, OR
This graph shows the new residential listings over the past three calendar years Baker County, Oregon.

SALE PRICE
BAKER COUNTY, OR

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



PENDING LISTINGS
BAKER COUNTY, OR

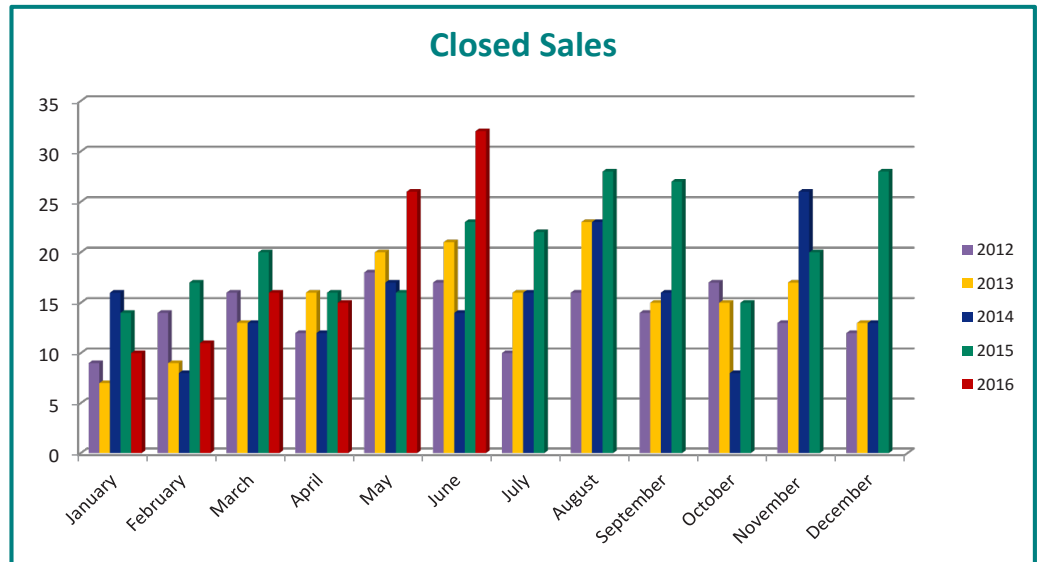
This graph represents monthly accepted offers in Baker County, Oregon over the past three calendar years.

**CLOSED SALES
BAKER COUNTY, OR**

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

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

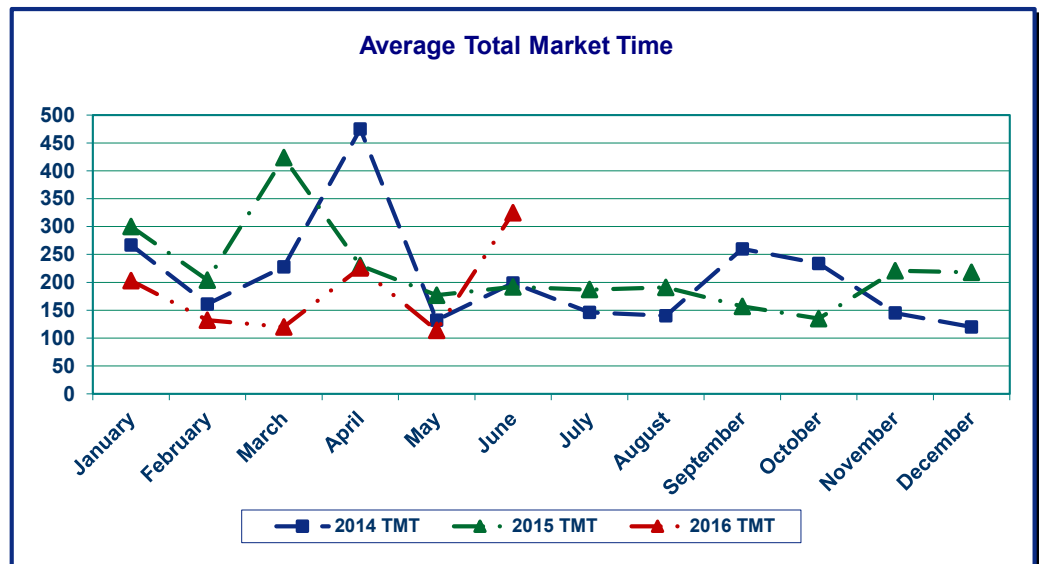


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

**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.

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MARKET ACTION



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Residential Review: Columbia Basin, Oregon

June 2016 Reporting Period

June Residential Highlights

June brought strong gains to closings in the Columbia Basin region. At 77 for the month, closings fared 14.9% better than the 67 closings posted last year in June 2015 and 40.0% better than the 55 closings posted last month in May 2016. It was in fact the strongest June for closings in the region on the RMLS™ record, dating to 2007.

New listings, at 113 for June, ended 14.1% higher than the 99 new listings offered last year in June 2015, but fell 2.6% short of the 116 new listings offered last month in May 2016. Pending sales (75) were 7.4% short of June 2015 (81) and 16.7% short of May 2016 (90).

Year to Date Summary

Looking at the first six months of 2016 compared to 2015, closed sales (383) have increased 21.2%,

pending sales (456) have increased 7.8%, and new listings (587) have increased 3.5%.

Average and Median Sale Prices

Comparing 2016 to 2015 through June, the average sale price has increased 0.9% from \$152,800 to \$154,200. In the same comparison, the median sale price increased 1.2% from \$142,300 to \$144,000.

Inventory in Months*			
	2014	2015	2016
January	14.9	9.7	5.4
February	11.5	9.2	6.1
March	10.4	8.0	4.6
April	10.8	6.1	5.4
May	10.5	9.4	5.6
June	6.7	5.7	4.2
July	9.1	4.5	
August	9.5	5.1	
September	8.4	6.9	
October	8.4	5.6	
November	6.9	8.1	
December	6.3	4.9	

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

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

Average Sale Price % Change:

+1.0% (\$154,700 v. \$153,100)

Median Sale Price % Change:

-0.3% (\$143,500 v. \$144,000)

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
2016	June	113	75	77	171,500	155,000	113
	May	116	90	55	153,300	145,000	133
	Year-to-date	587	456	383	154,200	144,000	126
2015	June	99	81	67	167,300	139,900	153
	Year-to-date	567	423	316	152,800	142,300	142
Change	June	14.1%	-7.4%	14.9%	2.5%	10.8%	-26.4%
	Prev Mo 2016	-2.6%	-16.7%	40.0%	11.9%	6.9%	-15.0%
	Year-to-date	3.5%	7.8%	21.2%	0.9%	1.2%	-11.1%

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Columbia Basin, Oregon

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
	Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date		
	Active Listings	New Listings	Expired, Canceled Listings	Pending Sales	Pending Sales 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
380	Arlington/N	7	-	2	0	-	1	245,000	167	8	5	66.7%	6	120,200	101,000	-3.8%	1	132,500	-	-	-	-
381	Condon/S	11	3	-	4	100.0%	1	75,500	174	13	10	233.3%	7	108,700	75,500	-5.4%	1	15,000	-	-	-	-
	Gilliam Co. Total	18	3	2	4	100.0%	2	160,300	171	21	15	150.0%	13	114,000	85,000	-8.6%	2	73,800	-	-	-	-
420	Boardman/NW	7	1	-	3	0.0%	2	146,500	51	12	17	-19.0%	12	153,700	155,000	8.5%	1	1,600,000	13	58,700	-	-
421	Irrigon	11	7	2	2	-60.0%	4	104,300	80	23	15	-44.4%	19	109,000	110,000	-2.5%	-	-	5	36,500	-	-
422	Ione	3	2	0	0	-	0	-	-	4	2	-33.3%	1	215,000	215,000	324.3%	-	-	-	-	-	-
423	Lexington	-	0	0	0	-	1	115,000	2	1	2	100.0%	3	127,000	118,500	104.0%	1	44,000	-	-	-	-
424	Heppner/S	15	5	2	1	-	0	-	-	15	9	-10.0%	9	86,700	65,000	0.6%	-	-	-	-	-	-
	Morrow Co. Total	36	15	4	6	-25.0%	7	117,900	61	55	45	-27.4%	44	120,300	124,500	10.6%	2	822,000	18	52,500	-	-
430	Umatilla	15	6	0	4	-20.0%	1	123,000	14	32	24	4.3%	19	139,500	138,000	-13.7%	-	-	5	23,900	2	86,300
431	Hermiston	70	32	7	24	0.0%	24	206,900	47	179	158	6.8%	125	178,700	170,500	2.9%	2	262,500	3	85,800	3	280,300
432	Stanfield	4	2	1	4	-20.0%	6	153,700	15	17	13	0.0%	9	132,100	119,000	46.5%	-	-	-	-	-	-
433	Echo	-	0	0	0	-	0	-	-	3	4	-20.0%	2	283,000	283,000	-8.3%	-	-	-	-	-	-
435	Pendleton City Limits	89	32	7	18	12.5%	23	165,500	143	157	113	36.1%	99	156,900	144,000	5.0%	1	195,000	4	95,800	5	149,500
436	E-Meacham, Cayuse	2	-	0	0	-	0	-	-	2	-	-	1	40,000	40,000	-	-	-	1	100,000	-	-
437	NE-Athena, Helix, Adams, Weston	27	5	2	5	25.0%	0	-	-	26	17	30.8%	16	150,300	113,500	10.6%	-	-	2	30,000	-	-
438	S-Pilot Rock, Ukiah	5	2	1	4	100.0%	5	146,800	402	10	13	62.5%	13	107,800	91,000	-31.8%	-	-	1	40,000	-	-
439	Milton-Freewater	55	16	11	6	-60.0%	9	167,700	152	85	54	-12.9%	42	147,000	141,300	-5.9%	2	97,500	2	86,500	1	150,000
	Umatilla Co. Total	267	95	29	65	-8.5%	68	177,400	116	511	396	11.5%	326	160,400	150,000	0.8%	5	183,000	18	63,000	11	173,700

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2016 with June 2015. The Year-To-Date section compares 2016 year-to-date statistics through June with 2015 year-to-date statistics through June.

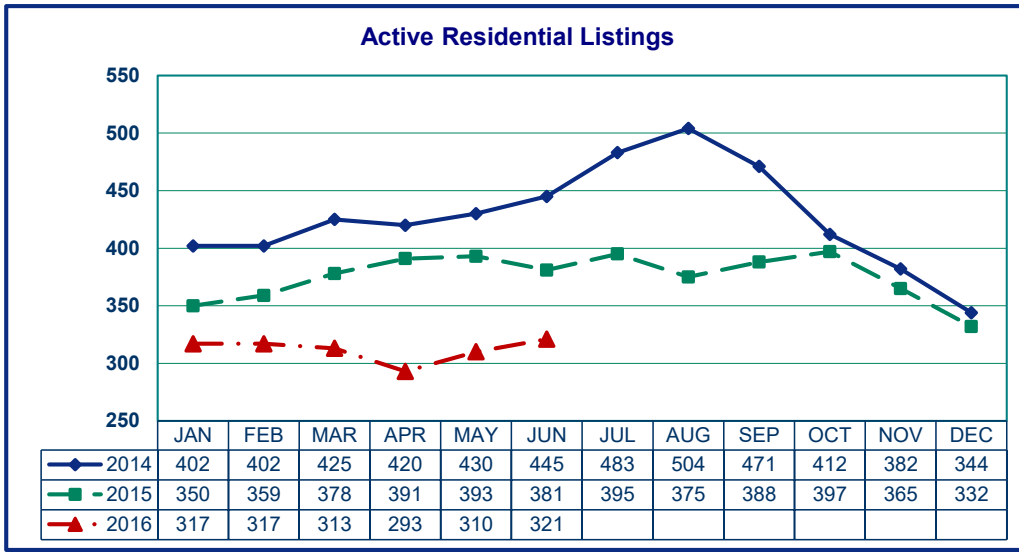
² % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/15-6/30/16) with 12 months before (7/1/14-6/30/15).

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

ACTIVE RESIDENTIAL LISTINGS

COLUMBIA BASIN, OR

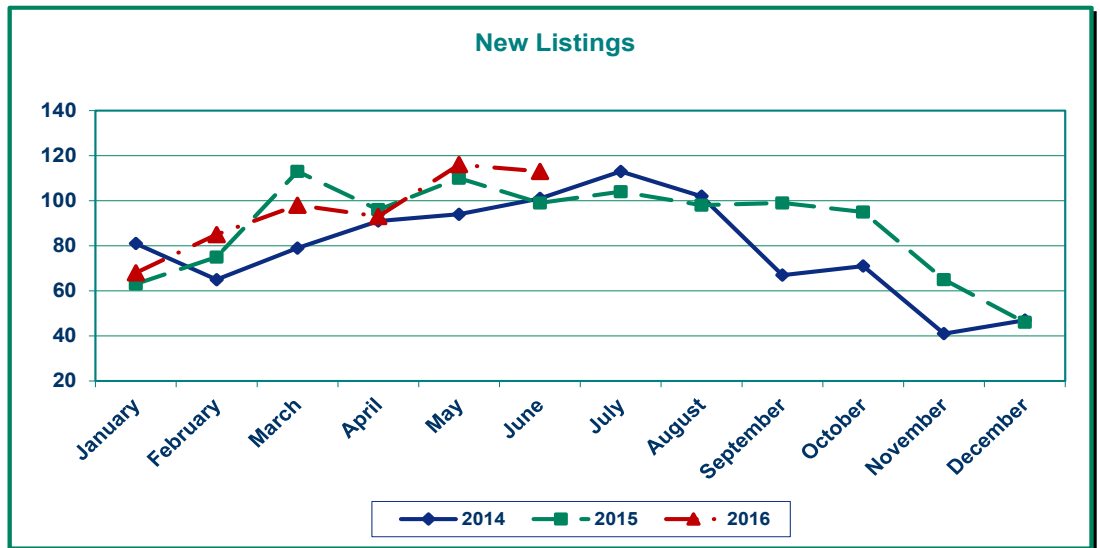
This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.



NEW LISTINGS

COLUMBIA BASIN, OR

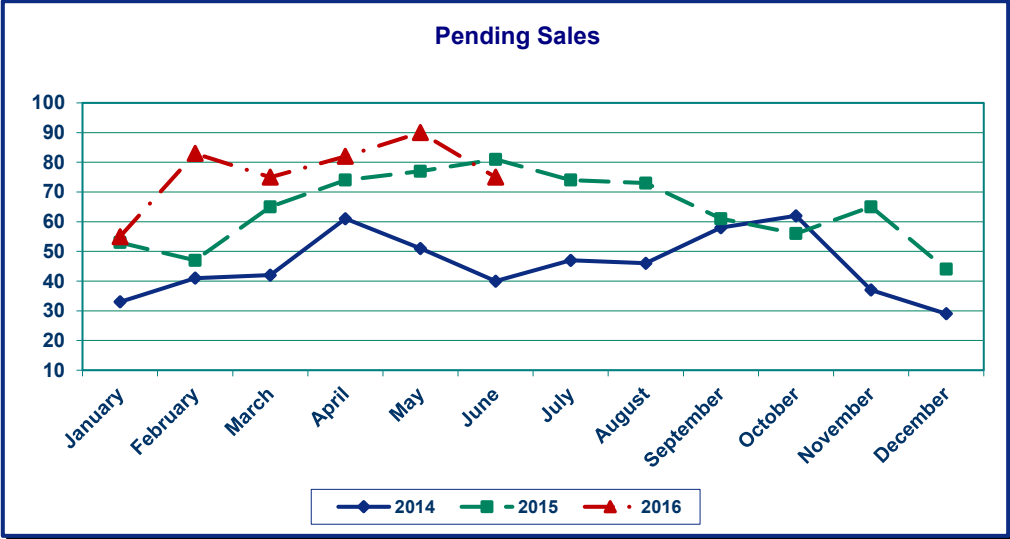
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PENDING LISTINGS

COLUMBIA BASIN, OR

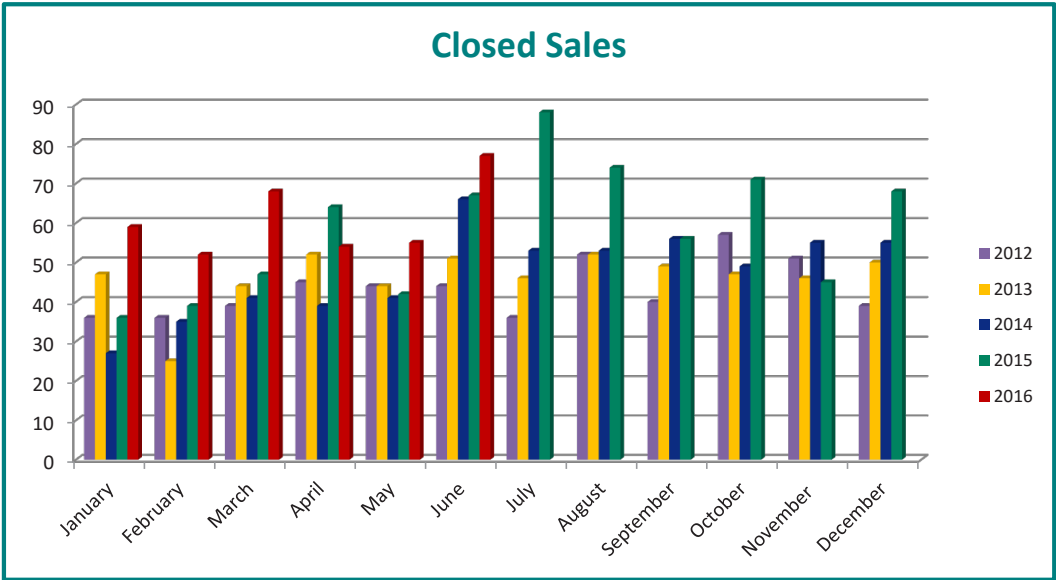
This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years



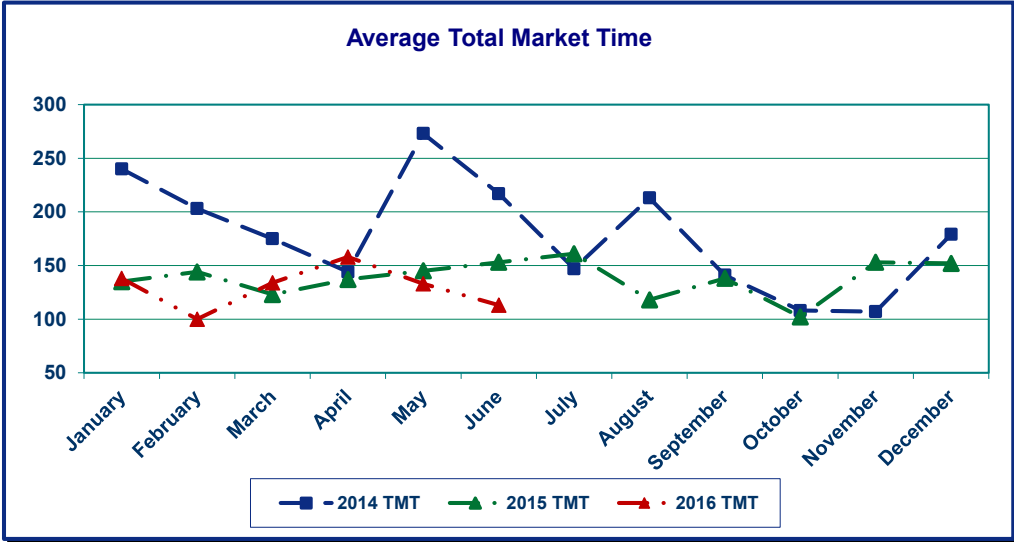
CLOSED SALES

COLUMBIA BASIN, OR

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



Average Total Market Time



DAYS ON MARKET

COLUMBIA BASIN, OR

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

SALE PRICE
COLUMBIA BASIN, OR

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

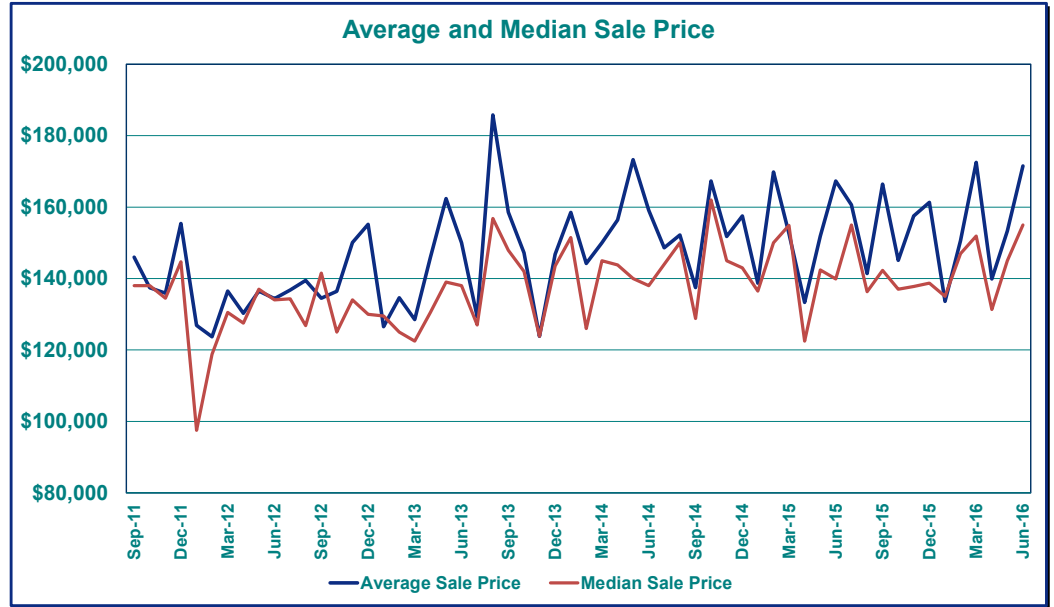
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Craig Fahner, Chairman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor

MARKET ACTION

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Residential Review: Coos County, Oregon

June Residential Highlights

Coos County lit up the pending sales this June. These accepted offers (116) ended 23.4% ahead of June 2015 (94) and 13.7% ahead of May 2016 (102)—the strongest June for pendings in Coos County since at least 1999.

New listings (163) rose 1.9% compared to June 2015 (160) but cooled 3.6% from May 2016. Closed sales (89) fell 9.2% short of June 2015 (98) but fared 25.4% better than May 2016 (71).

Year to Date Summary

Comparing the first half of 2016 to the first half of 2015, new listings (804) have increased 10.9% and pending sales (508) have increased 1.2%. Closed sales (421) have cooled 3.7%.

Average and Median Sale Prices

Comparing 2016 to 2015 through June, the average sale price rose 9.7% from \$174,400 to \$191,300. In the same comparison, the median sale price rose 7.9% from \$159,900 to \$172,500.

June 2016 Reporting Period

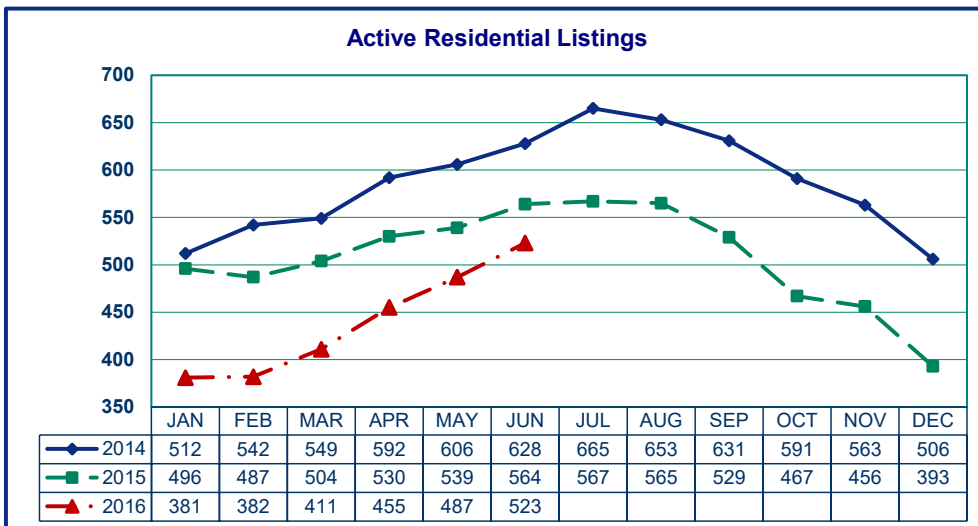
Inventory in Months*			
	2014	2015	2016
January	10.4	10.8	6.0
February	13.2	7.2	6.6
March	13.1	7.5	6.3
April	9.1	6.9	6.9
May	9.3	7.2	6.9
June	8.7	5.8	5.9
July	7.9	6.4	
August	7.9	6.3	
September	7.8	5.9	
October	9.4	5.2	
November	10.8	6.4	
December	7.8	4.7	

*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This 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
2016	June	163	116	89	222,000	185,000	126
	May	169	102	71	191,300	170,000	105
	Year-to-date	804	508	421	191,300	172,500	138
2015	June	160	94	98	193,000	175,800	186
	Year-to-date	725	502	437	174,400	159,900	178
Change	June	1.9%	23.4%	-9.2%	15.0%	5.2%	-32.2%
	Prev Mo 2016	-3.6%	13.7%	25.4%	16.0%	8.8%	20.0%
	Year-to-date	10.9%	1.2%	-3.7%	9.7%	7.9%	-22.4%

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
Average Sale Price % Change:	+8.7% (\$190,900 v. \$175,700)
Median Sale Price % Change:	+8.6% (\$171,100 v. \$157,500)

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



ACTIVE RESIDENTIAL LISTINGS COOS COUNTY, OR

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

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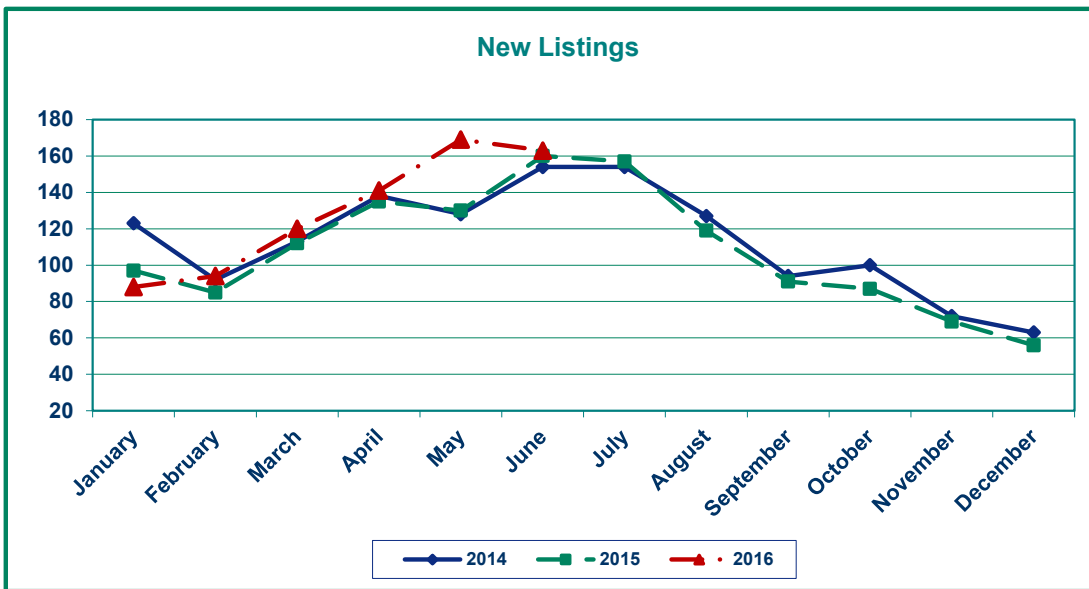
Coos County, Oregon

	RESIDENTIAL															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 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97407 Allegeny	0	0	0	0	-	0	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
97411 Bandon	94	18	3	13	18.2%	10	372,700	369	108	69	-1.4%	59	251,400	231,400	3.6%	-	-	25	83,700	2	215,000
97414 Broadbent	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97420 Coos Bay	184	68	12	54	38.5%	31	184,000	122	306	203	-4.2%	164	175,500	170,000	18.0%	6	305,200	20	67,200	9	171,800
97423 Coquille	53	12	4	12	140.0%	16	195,200	30	96	64	8.5%	57	181,300	165,000	15.3%	-	-	9	75,000	-	-
97449 Lakeside	56	11	2	4	0.0%	6	198,200	287	65	31	40.9%	22	171,400	147,500	-1.3%	-	-	5	75,800	-	-
97458 Myrtle Point	41	12	3	11	120.0%	3	161,100	179	53	31	-20.5%	29	160,700	140,000	-14.9%	-	-	1	42,500	1	150,000
97459 North Bend	90	40	7	21	-25.0%	22	239,000	44	172	107	15.1%	87	204,100	189,000	2.8%	4	125,000	5	63,100	5	246,300
97466 Powers	5	2	-	1	-50.0%	1	275,000	52	4	3	-57.1%	3	131,000	78,000	9.0%	-	-	1	345,000	-	-
Coos County	523	163	31	116	23.4%	89	222,000	126	804	508	1.2%	421	191,300	172,500	8.6%	10	233,100	66	78,700	17	197,500

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2016 with June 2015. The Year-To-Date section compares 2016 year-to-date statistics through June with 2015 year-to-date statistics through June.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/15-6/30/16) with 12 months before (7/1/14-6/30/15).

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

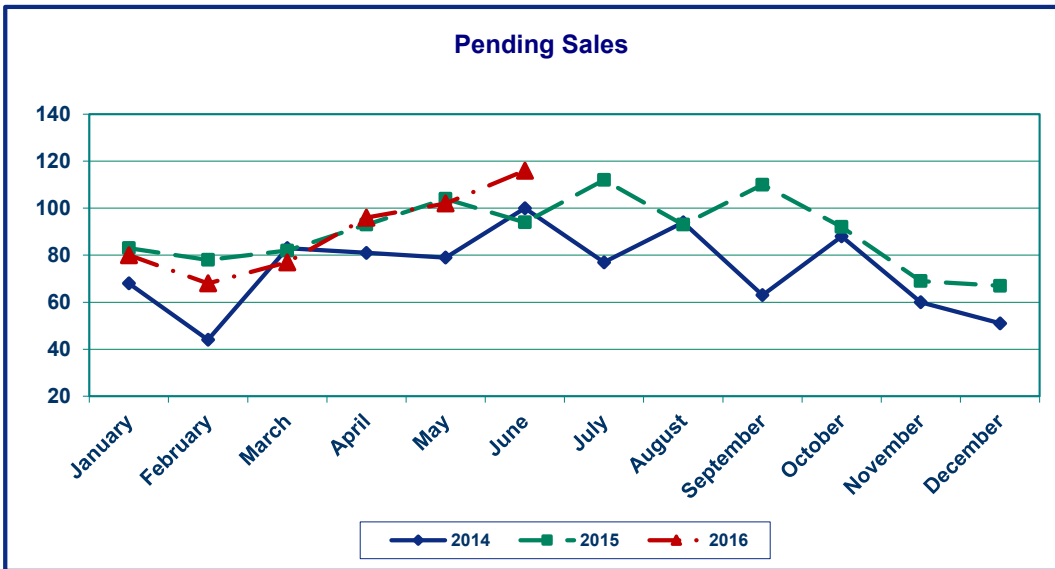
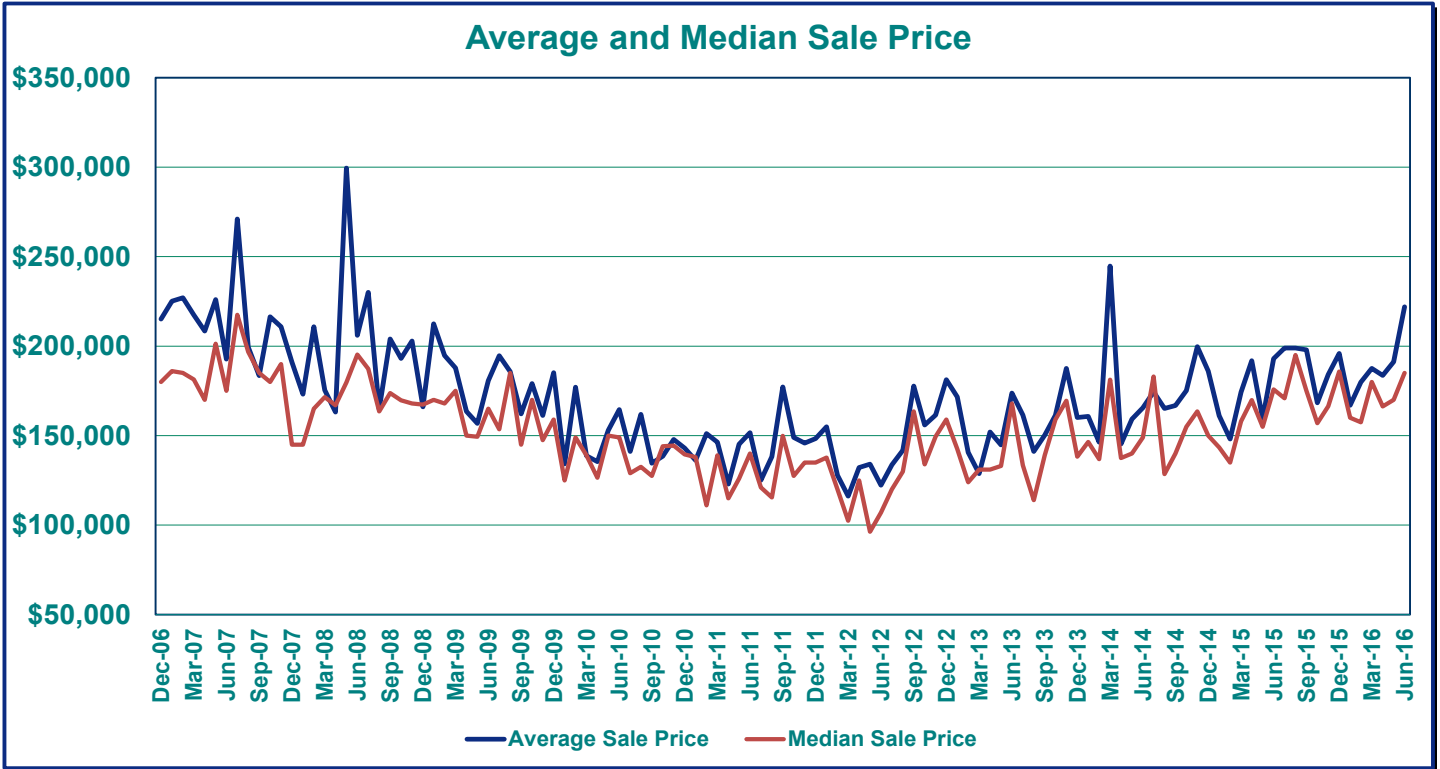


NEW LISTINGS COOS COUNTY, OR

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

SALE PRICE
COOS COUNTY, OR

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



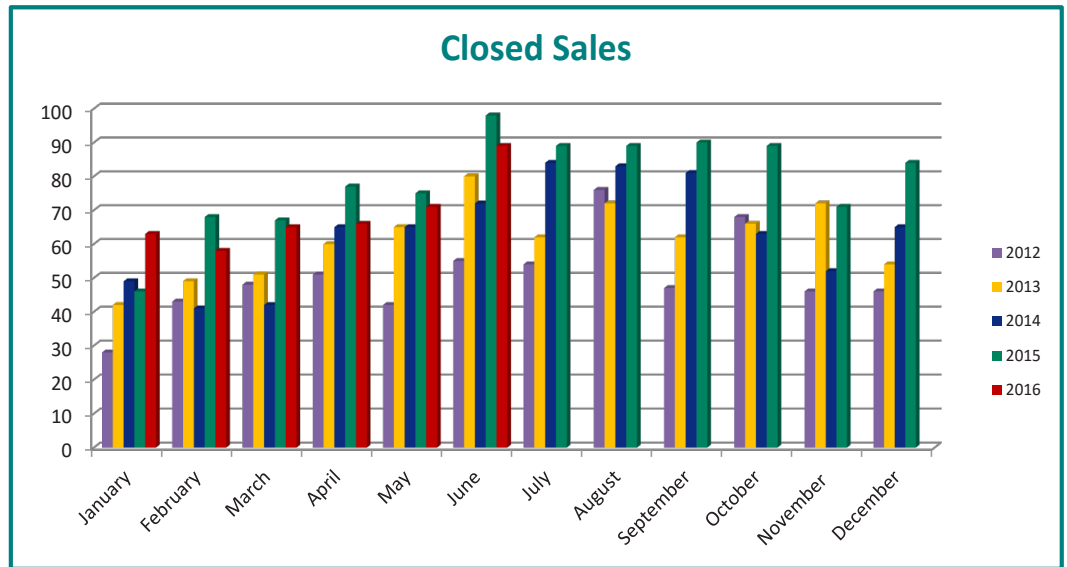
PENDING LISTINGS
COOS COUNTY, OR

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

CLOSED SALES
COOS COUNTY, OR

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

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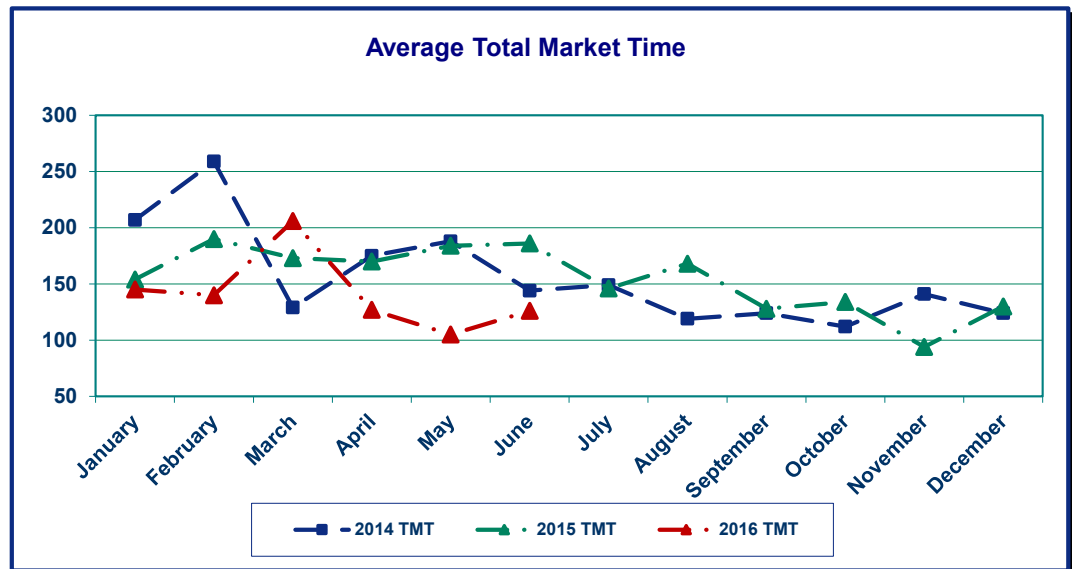
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DAYS ON MARKET
COOS COUNTY, OR

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



Craig Fahner, Chairman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor

MARKET ACTION

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Residential Review: Curry County, Oregon

June 2016 Reporting Period

June Residential Highlights

Curry County saw mixed activity this June. Pending sales (66) rose 1.5% over May 2016 (65) but fell 1.5% short of June 2016 (67). Closed sales (45) rose 7.1% from May 2016 (42), but were 18.2% shy of the 55 closings posted last year in June 2015. New listings (86) were 4.4% cooler than in June 2015 (90) and 11.3% cooler than in May 2016 (97). Total market time decreased by four days in June, landing at 104 days. In the same period, inventory decreased slightly to 8.6 months.

Year to Date Summary

Comparing the first half of 2016 to the first half of 2015, pending sales (295) are up 5.4%, and closed sales (238) are up 0.8%. New listings (463) are down 1.5%.

Average and Median Sale Prices

The average price the first half of this year was \$253,600, up 5.8% from the same period in 2015 when the average was \$239,700. In the same comparison, the median rose 8.5% from \$200,000 in 2015 to \$217,000 in 2016.

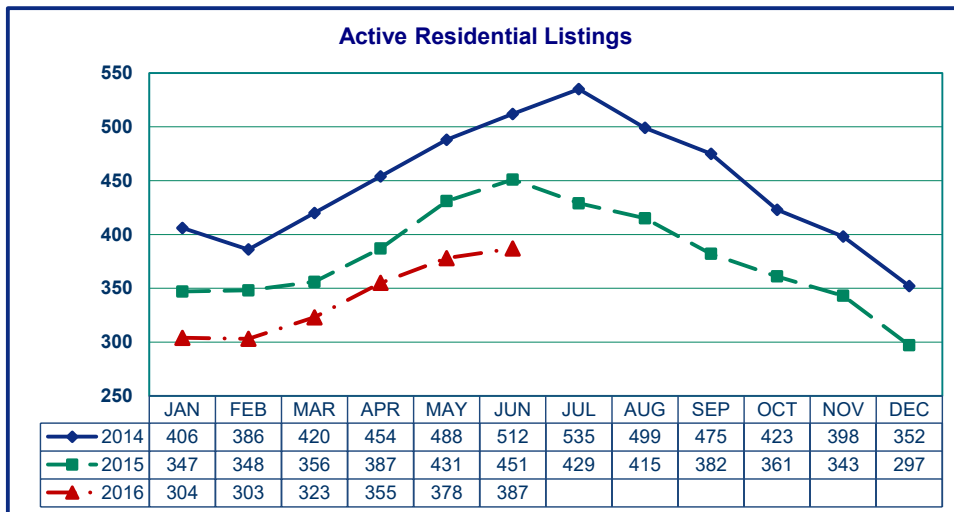
Inventory in Months*			
	2014	2015	2016
January	17.7	10.8	9.8
February	21.4	12.4	8.9
March	12.0	14.8	8.1
April	14.6	7.3	7.7
May	14.4	11.1	9.0
June	15.5	8.2	8.6
July	14.5	8.1	
August	11.6	6.9	
September	13.2	6.9	
October	8.1	6.2	
November	10.5	9.8	
December	9.3	5.7	

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

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2016	June	86	66	45	245,800	212,000	104
	May	97	65	42	279,000	224,500	108
	Year-to-date	463	295	238	253,600	217,000	189
2015	June	90	67	55	287,900	219,900	241
	Year-to-date	470	280	236	239,700	200,000	257
Change	June	-4.4%	-1.5%	-18.2%	-14.6%	-3.6%	-56.7%
	Prev Mo 2016	-11.3%	1.5%	7.1%	-11.9%	-5.6%	-3.7%
	Year-to-date	-1.5%	5.4%	0.8%	5.8%	8.5%	-26.4%

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
Average Sale Price % Change:	+10.5% (\$255,800 v. \$231,400)
Median Sale Price % Change:	+15.8% (\$220,000 v. \$190,000)

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



ACTIVE RESIDENTIAL LISTINGS CURRY COUNTY, OR

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

AREA REPORT • 6/2016

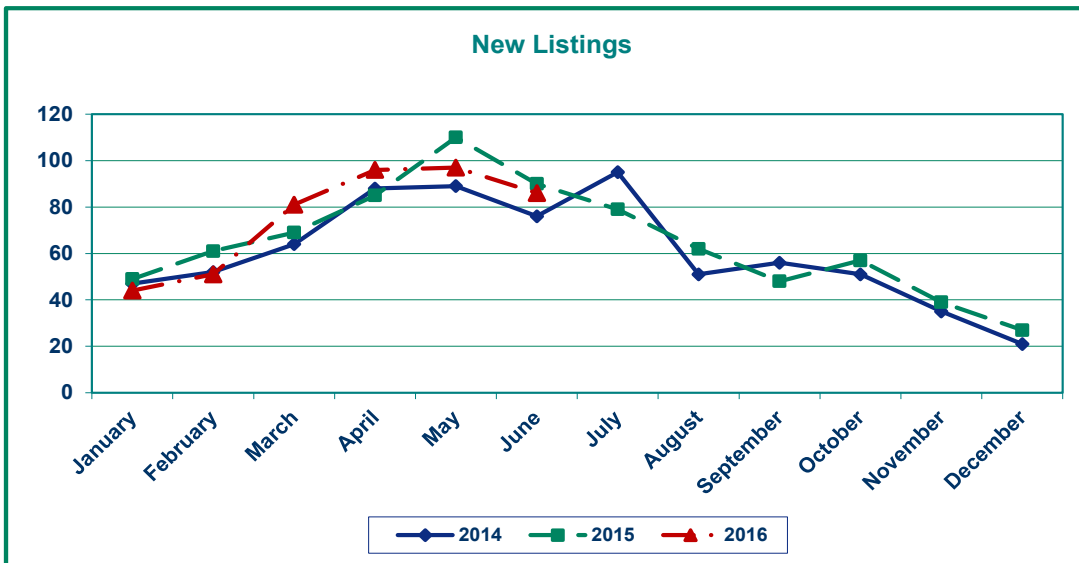
Curry County, Oregon

		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 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
270	City, Airport, Marina Hts., NB Chetco	113	31	6	23	27.8%	19	242,800	90	166	108	4.9%	89	275,500	260,000	9.2%	5	189,000	10	79,600	8	303,900
271	Harbor, Winchuck, SB Chetco	69	18	5	14	-12.5%	10	134,500	83	93	59	7.3%	49	209,300	190,000	-3.6%	1	33,000	1	89,000	-	-
272	Carpenterville, Cape Ferrello, Whaleshead	45	10	0	9	80.0%	2	364,200	5	49	24	20.0%	17	282,300	278,400	20.5%	-	-	1	70,000	-	-
273	Gold Beach	107	19	3	14	-36.4%	9	320,000	171	107	71	-10.1%	57	262,100	195,000	24.5%	4	168,800	10	199,300	2	350,000
274	Port Orford	53	8	3	6	0.0%	5	299,000	121	48	33	43.5%	26	224,400	140,000	-5.2%	2	80,000	9	106,600	2	162,500
	Curry County	387	86	17	66	-1.5%	45	245,800	104	463	295	5.4%	238	253,600	217,000	10.5%	12	151,100	31	126,000	12	288,000

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2016 with June 2015. The Year-To-Date section compares 2016 year-to-date statistics through June with 2015 year-to-date statistics through June.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/15-6/30/16) with 12 months before (7/1/14-6/30/15).

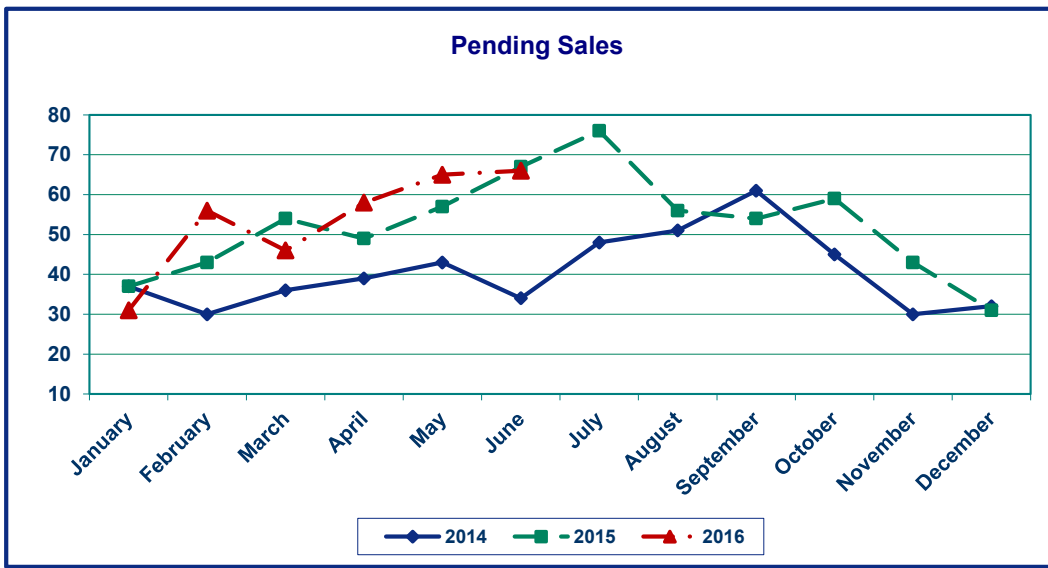
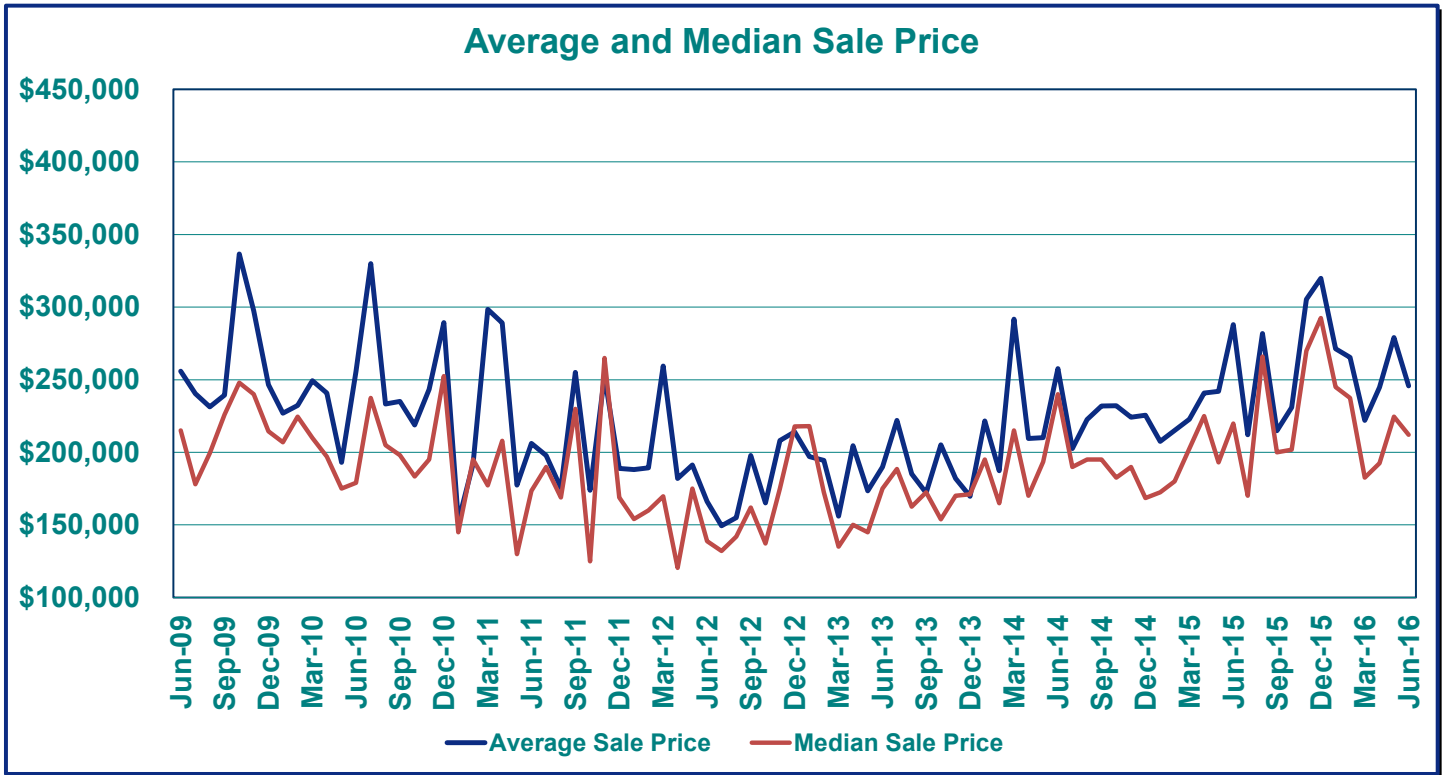
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



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

SALE PRICE
CURRY COUNTY, OR

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



PENDING LISTINGS
CURRY COUNTY, OR

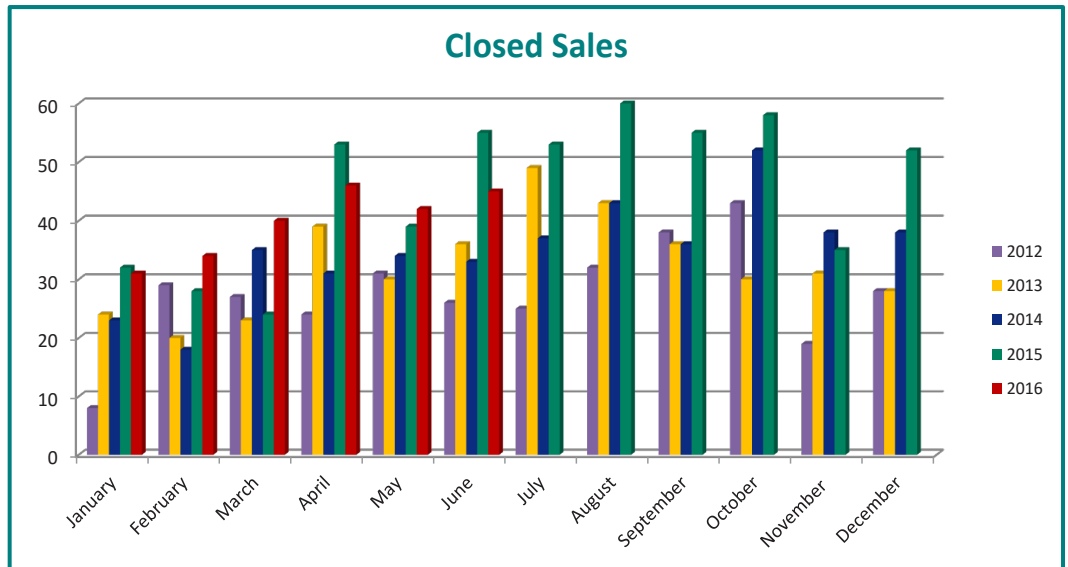
This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.

CLOSED SALES
CURRY COUNTY, OR

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

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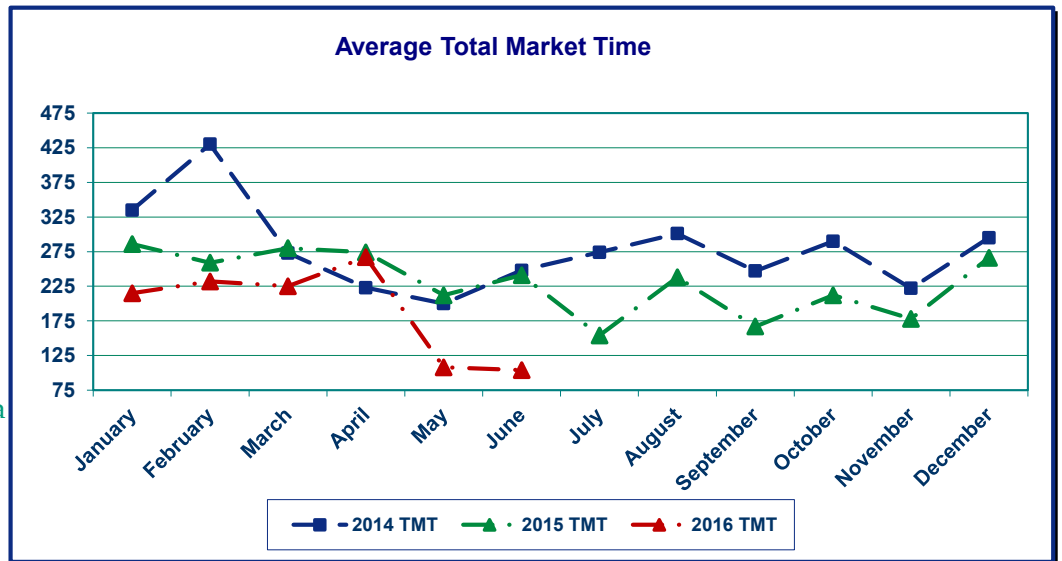
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DAYS ON MARKET
CURRY COUNTY, OR

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



Craig Fahner, Chairman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor

MARKET ACTION



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Residential Review: Douglas County, Oregon

June 2016 Reporting Period

June Residential Highlights

Douglas County saw another great month for closings this June. At 170, closings rose 5.6% over June 2015 (161) and 10.4% over May 2016 (154). This was the best June for closings in Douglas County since 2005, when 178 closings were posted for the month.

Pending sales (182) fared 16.7% better than last year in June 2016 (156) but were 5.2% cooler than last month in May 2016 (192). It was still the strongest June for accepted offers in Douglas County since 2005 (198).

New listings (233) fell one short (-0.4%) of the 234 new listings offered last year in June 2015, but were two ahead of the 231 offered last month in May 2016 (0.9).

Total market time slimmed to 101 days in June, with inventory decreasing to 3.8 months.

Year to Date Summary

Comparing the first half of 2016 to the same period in 2015, closed sales (775) have increased 21.3% and pending sales (935) have increased 21.7%. New listings (1,244) have decreased 2.1%.

Average and Median Sale Prices

Comparing 2016 to 2015 through June, the average sale price rose 1.8% from \$182,600 to \$185,900. In the same comparison, the median sale price rose 6.4% from \$157,000 to \$167,000.

Inventory in Months*

	2014	2015	2016
January	9.9	11.1	6.4
February	12.9	9.3	7.3
March	10.5	7.0	4.8
April	10.0	6.5	5.0
May	10.4	9.4	4.1
June	8.8	5.4	3.8
July	9.1	6.5	
August	7.9	6.9	
September	9.5	5.7	
October	6.7	4.9	
November	9.3	6.3	
December	6.0	5.3	

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

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

Average Sale Price % Change:
+3.9% (\$188,700 v. \$181,600)
Median Sale Price % Change:
+4.6% (\$167,300 v. \$160,000)

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

Douglas County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2016	June	233	182	170	198,300	172,800	101
	May	231	192	154	191,700	180,000	109
	Year-to-date	1,244	935	775	185,900	167,000	135
2015	June	234	156	161	193,900	179,000	153
	Year-to-date	1,271	768	639	182,600	157,000	155
Change	June	-0.4%	16.7%	5.6%	2.3%	-3.5%	-34.4%
	Prev Mo 2016	0.9%	-5.2%	10.4%	3.4%	-4.0%	-7.3%
	Year-to-date	-2.1%	21.7%	21.3%	1.8%	6.4%	-13.4%

AREA REPORT • 6/2016

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, Canceled Listings	Pending Sales	Pending Sales 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
251	NE Roseburg	63	23	8	21	10.5%	26	207,900	87	126	99	15.1%	84	191,500	178,500	5.7%	8	567,900	10	72,100	4	341,300
252	NW Roseburg	81	29	4	20	66.7%	18	304,200	88	148	95	30.1%	80	271,700	250,000	1.4%	2	820,000	7	90,200	1	223,000
253	SE Roseburg	39	14	1	11	10.0%	9	134,100	46	77	46	15.0%	40	163,300	137,500	7.0%	3	188,200	2	49,500	4	660,600
254	SW Roseburg	61	21	4	8	-20.0%	9	202,800	85	110	72	16.1%	70	210,500	198,500	6.0%	2	382,500	15	108,500	1	115,500
255	Glide & E of Roseburg	41	15	6	10	150.0%	6	327,600	160	60	39	14.7%	29	260,900	250,000	2.8%	-	-	13	128,100	-	-
256	Sutherlin/Oakland Area	90	36	12	24	50.0%	20	194,200	87	177	128	54.2%	106	176,500	173,500	-6.7%	3	808,300	10	66,900	2	158,300
257	Winston & SW of Roseburg	49	16	6	15	-6.3%	18	197,000	75	105	89	25.4%	76	196,800	173,800	20.4%	2	410,000	10	86,600	1	220,000
258	Myrtle Creek & S/SE of Roseburg	79	34	11	35	2.9%	28	187,800	146	188	167	22.8%	126	162,000	138,500	8.7%	4	89,800	10	107,900	5	130,500
259	Green District	45	21	4	16	23.1%	13	177,200	59	99	82	6.5%	66	157,400	165,500	7.5%	-	-	3	183,100	2	613,900
265	North Douglas County	91	24	20	22	0.0%	23	123,200	139	154	118	11.3%	98	132,300	124,700	11.0%	6	245,800	9	92,300	2	128,100
	Douglas County	639	233	76	182	16.7%	170	198,300	101	1,244	935	21.7%	775	185,900	167,000	3.9%	30	419,700	89	98,200	22	319,100

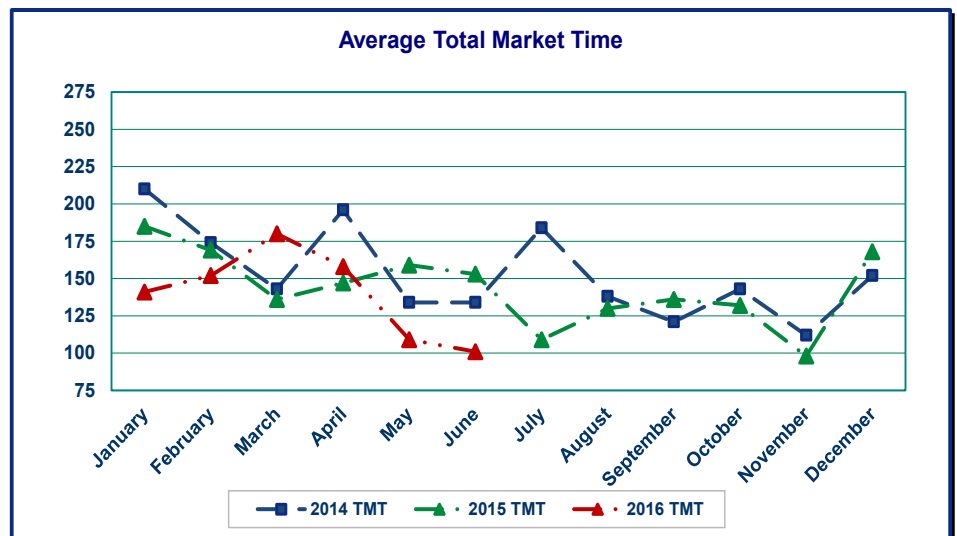
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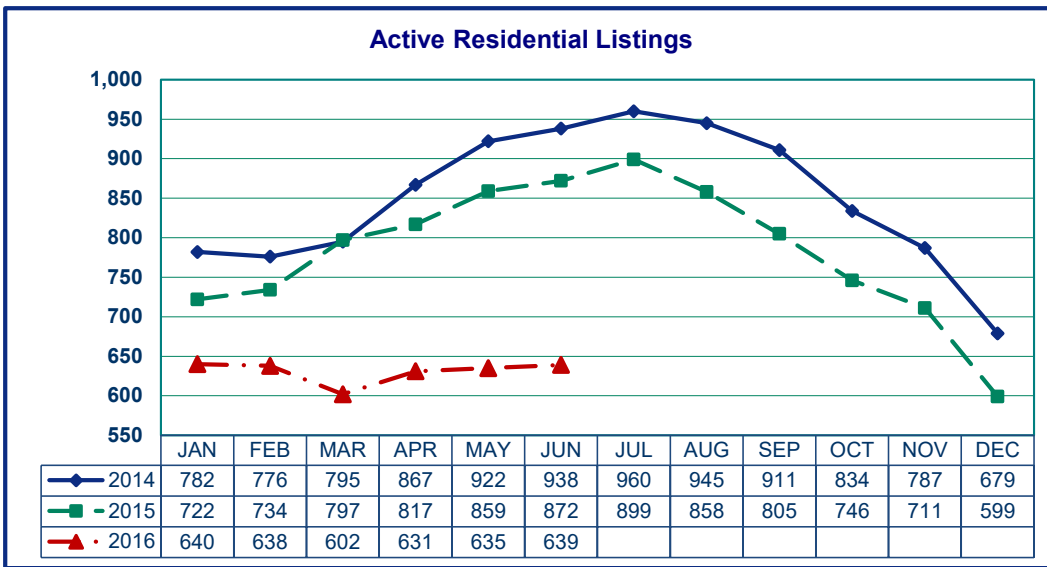
DAYS ON MARKET DOUGLAS COUNTY, OR

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



ACTIVE RESIDENTIAL LISTINGS

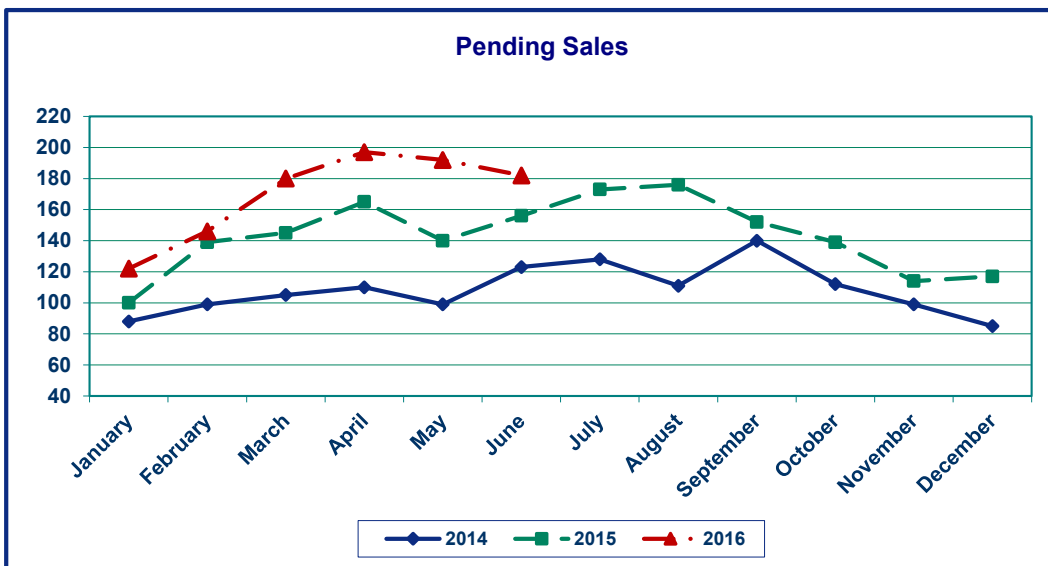
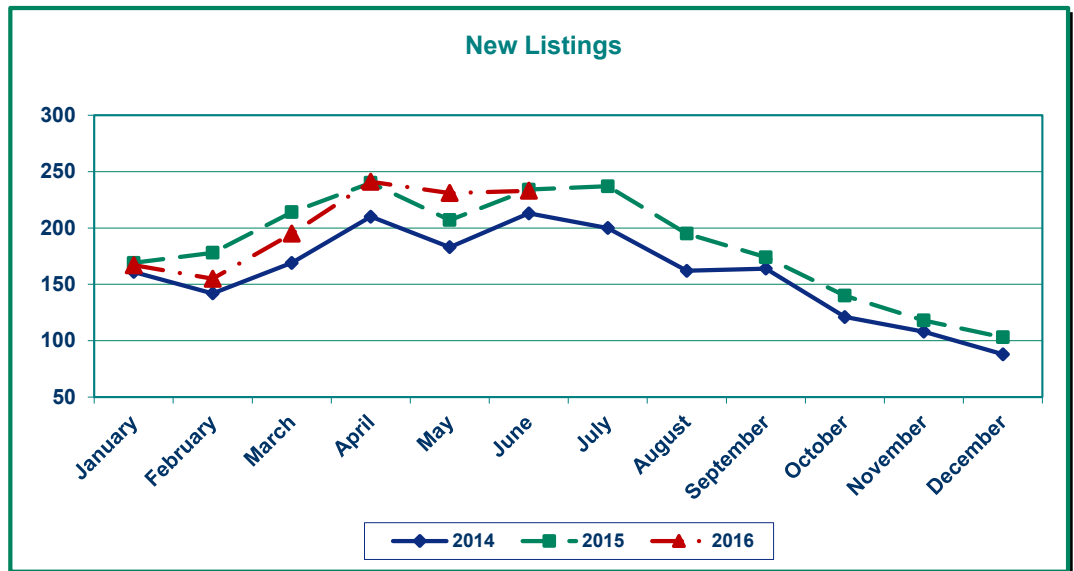
DOUGLAS COUNTY, OR
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.



NEW LISTINGS

DOUGLAS COUNTY, OR

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



PENDING LISTINGS

DOUGLAS COUNTY, OR

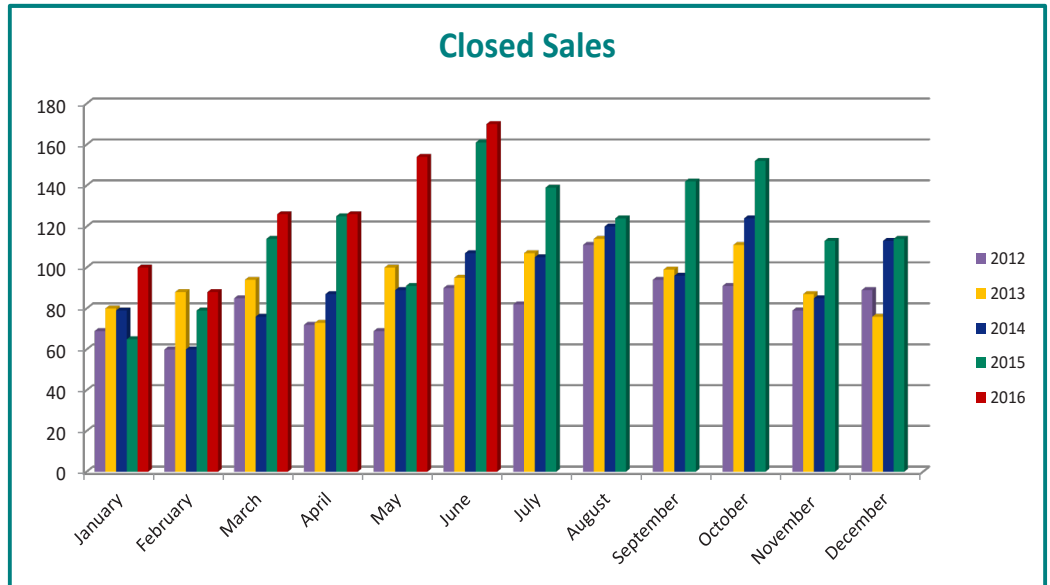
This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.

CLOSED SALES
DOUGLAS COUNTY, OR

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

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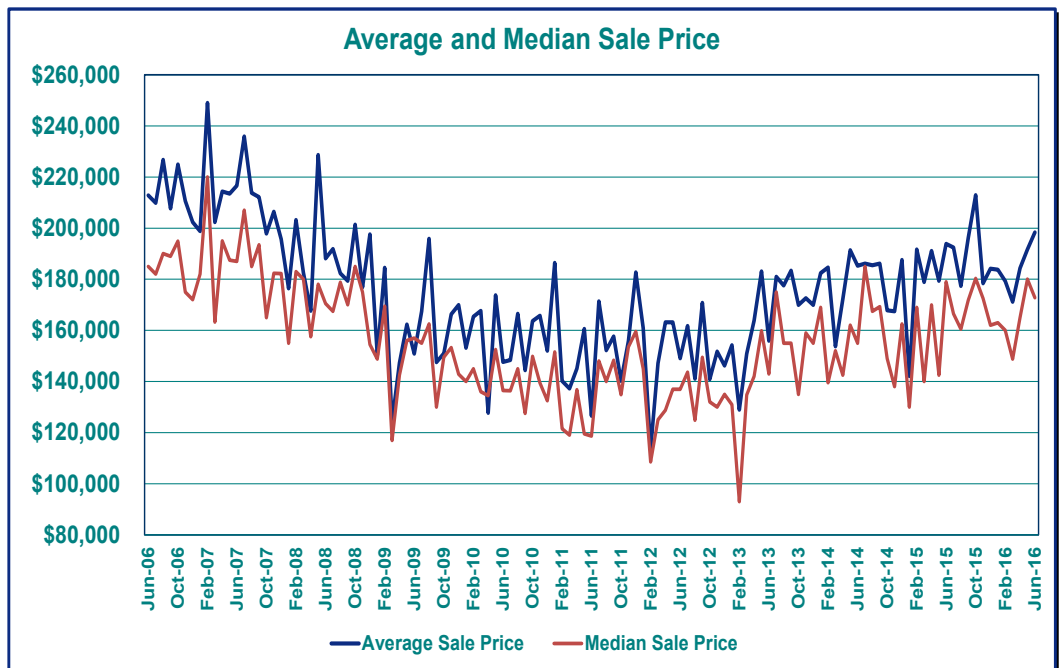


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SALE PRICE
DOUGLAS COUNTY, OR

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

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Tyler Chaudhary, Editor

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Residential Review: Grant County, Oregon

June 2016 Reporting Period

June Residential Highlights

Grant County racked up the closed sales this June. At 17 strong, closings were over double the seven posted in June 2015, and matched the Grant County record of 17 recorded in October 2015.

New listings (16) showed gains over the 13 new listings offered

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

Average Sale Price % Change:

+27.4% (\$168,800 v. \$132,500)

Median Sale Price % Change:

+21.7% (\$140,000 v. \$115,000)

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

last month in May 2016 and the 14 offered last year in June 2015. Pending sales, at nine, fell short of the 13 offers accepted both last month in May 2016 and last year in June 2015.

Inventory dropped to 6.0 months in June. Total market time decreased to 362 days during the same period.

Average and Median Sales Prices

Comparing 2016 to 2015 through June, the average sale price in Grant County has increased 38.1% from \$129,700 to \$179,100. In the same comparison, the median sale price has increased 21.2% from \$115,500 to \$140,000.

Inventory in Months*			
	2014	2015	2016
January	23.2	25.4	16.7
February	22.5	32	17.3
March	20.1	15.3	13.9
April	12.6	17.4	20
May	15.4	15.6	24.8
June	20.3	17.3	6.0
July	17.1	11.2	
August	38.3	13.2	
September	29.4	15.3	
October	20.7	6.7	
November	29	13.3	
December	120	9.2	

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

Grant County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2016	June	16	9	17	220,500	147,500	362
	May	13	13	4	228,600	210,000	764
	Year-to-date	70	53	46	179,100	140,000	340
2015	June	14	13	7	150,200	159,000	218
	Year-to-date	73	49	40	129,700	115,500	328
Change	June	14.3%	-30.8%	142.9%	46.8%	-7.2%	66.2%
	Prev Mo 2016	23.1%	-30.8%	325.0%	-3.5%	-29.8%	-52.6%
	Year-to-date	-4.1%	8.2%	15.0%	38.1%	21.2%	3.5%

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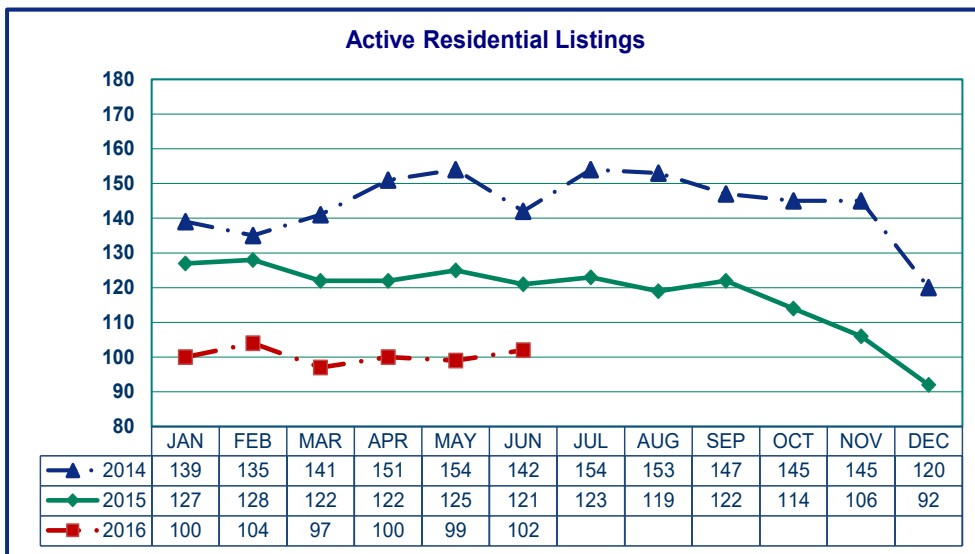
Grant County, Oregon

		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 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97817	Bates	-	0	-	0	-	1	70,000	277	1	1	0.0%	1	70,000	70,000	-61.1%	-	-	1	19,500	-	-
97820	Canyon City	15	2	2	2	0.0%	4	230,500	67	12	8	14.3%	7	256,300	209,000	85.6%	-	-	2	72,500	-	-
97825	Dayville	10	-	0	-	-100.0%	0	-	-	6	6	500.0%	4	133,800	141,800	50.0%	-	-	2	40,000	-	-
97845	John Day	33	5	2	1	-75.0%	3	214,300	873	22	12	-40.0%	15	175,400	150,000	23.3%	1	115,000	4	29,400	-	-
97848	Kimberly	1	-	0	0	-100.0%	0	-	-	-	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97856	Long Creek	6	4	0	0	-	1	1,250,000	775	7	4	-	3	460,000	84,000	252.6%	-	-	2	28,000	-	-
97864	Monument	6	1	0	0	-	2	79,500	155	2	2	-	2	79,500	79,500	-78.8%	-	-	1	160,000	-	-
97865	Mount Vernon	11	1	0	2	-50.0%	1	246,500	404	7	5	-61.5%	4	174,100	175,000	31.4%	-	-	1	30,000	-	-
97869	Prairie City	20	3	2	4	300.0%	5	91,700	301	13	15	200.0%	10	97,400	105,500	-11.1%	-	-	3	156,200	-	-
97873	Seneca	0	0	0	0	-	0	-	-	0	-	-100.0%	-	-	-	68.0%	-	-	1	21,000	-	-
	Grant County	102	16	6	9	-30.8%	17	220,500	362	70	53	8.2%	46	179,100	140,000	27.4%	1	115,000	17	64,600	-	-

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2016 with June 2015. The Year-To-Date section compares 2016 year-to-date statistics through June with 2015 year-to-date statistics through June.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/15-6/30/16) with 12 months before (7/1/14-6/30/15).

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



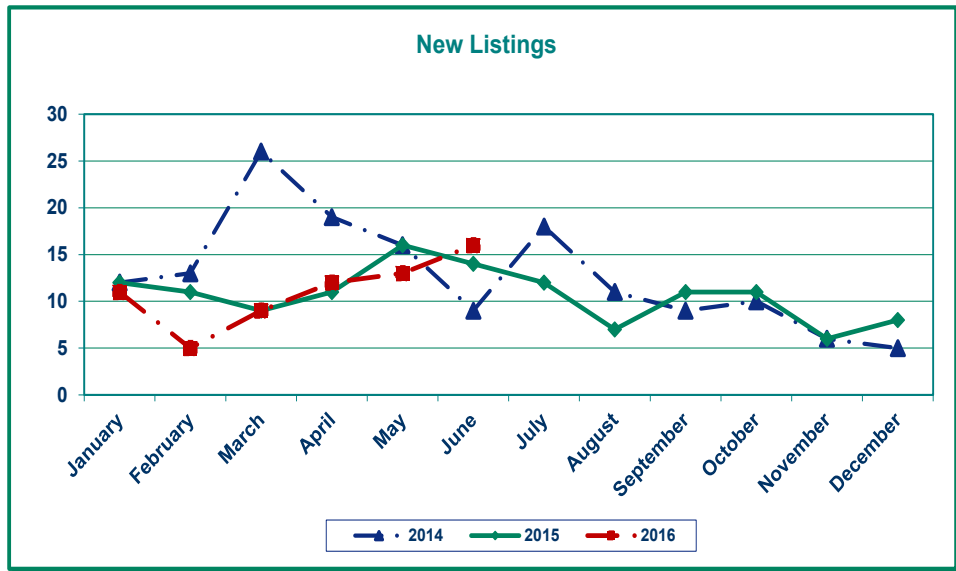
ACTIVE RESIDENTIAL LISTINGS GRANT COUNTY, OR

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

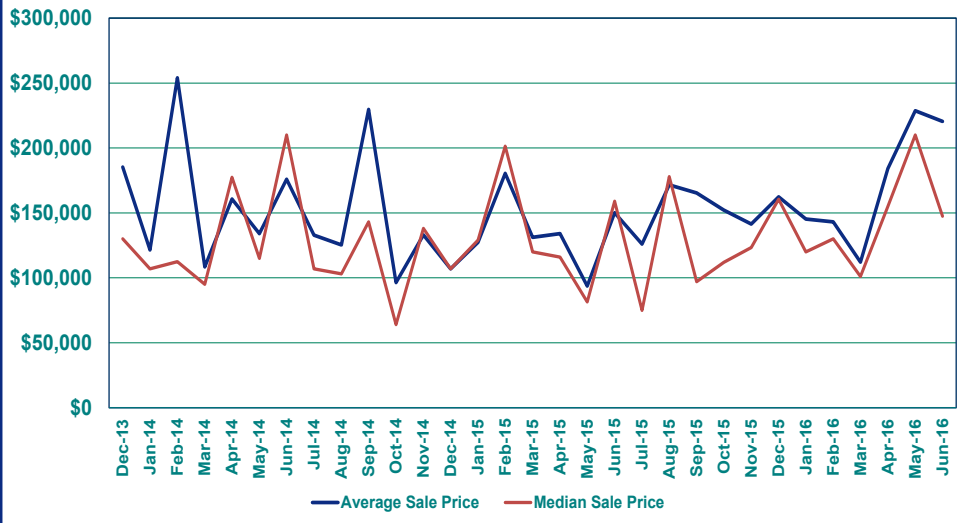
NEW LISTINGS

GRANT COUNTY, OR

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



Average and Median Sale Price



SALE PRICE

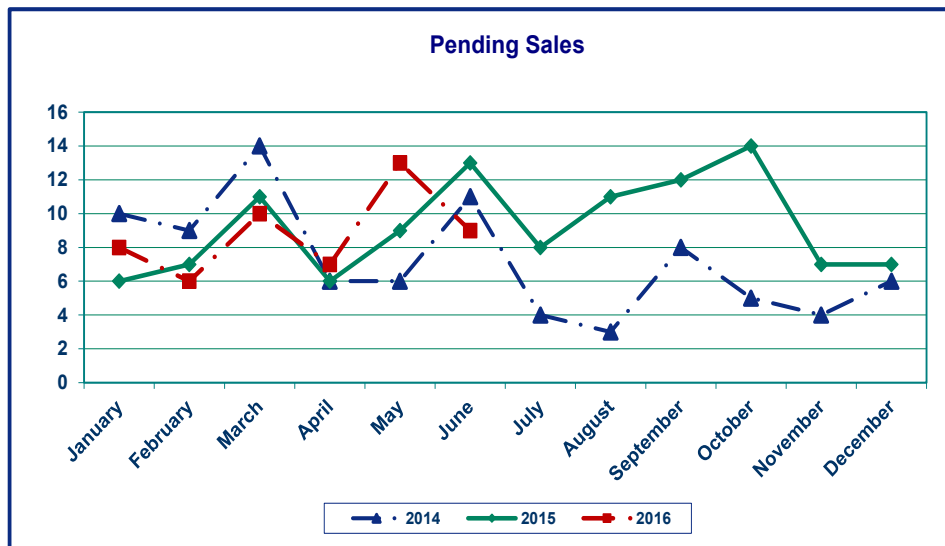
GRANT COUNTY, OR

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

PENDING LISTINGS

GRANT COUNTY, OR

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



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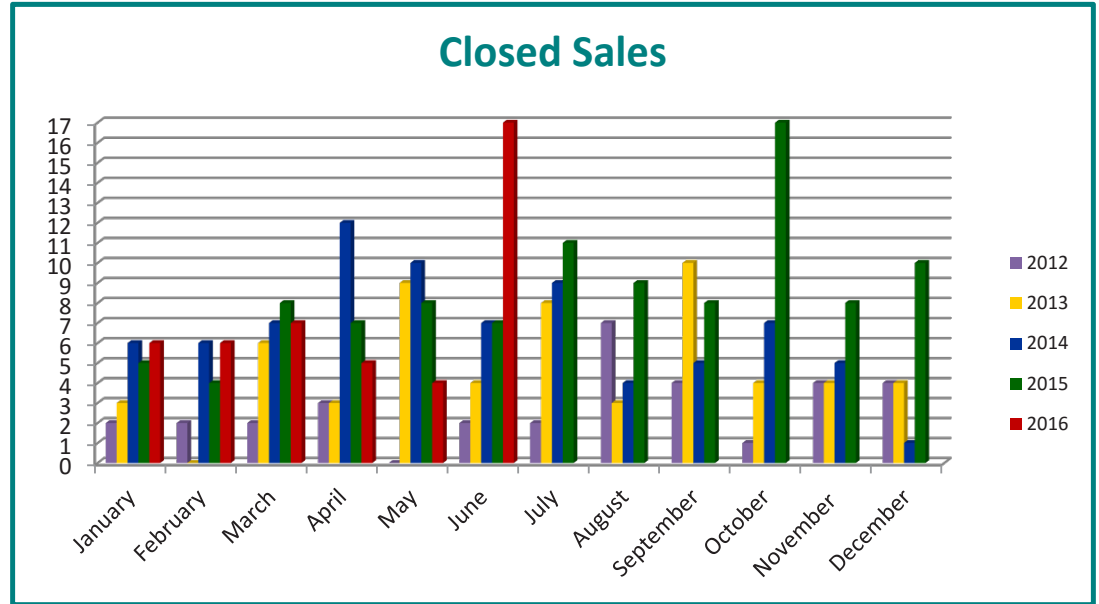
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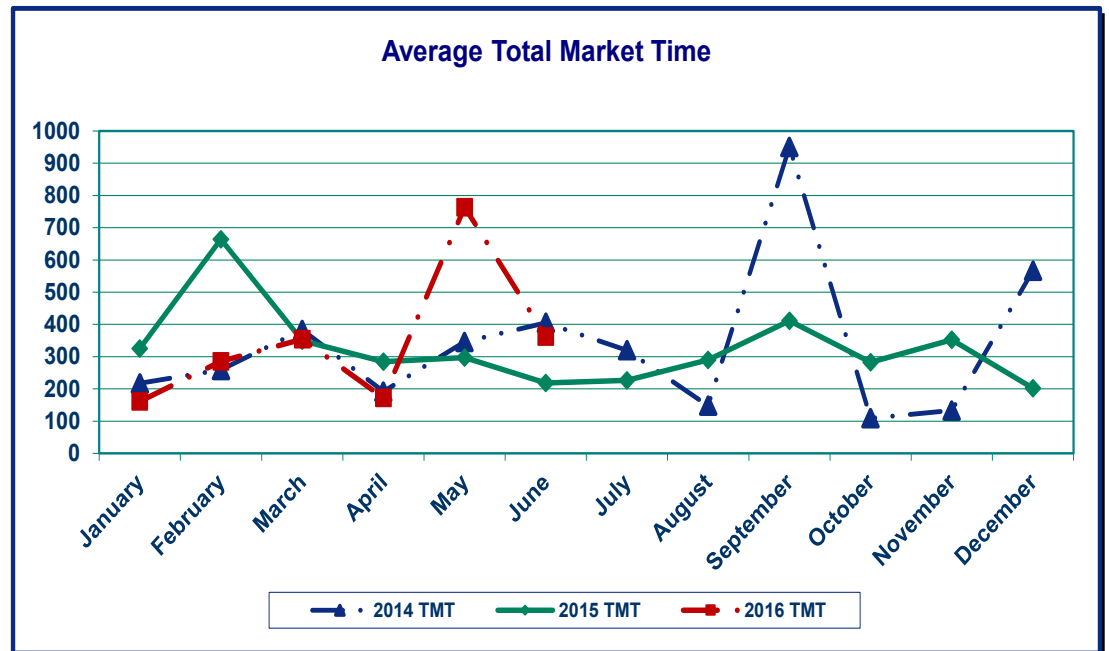
CLOSED SALES GRANT COUNTY, OR

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.



Craig Fahner, Chairman of the Board
 Kurt von Wasmuth, President/CEO
 Tyler Chaudhary, Editor

MARKET ACTION



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

Residential Review: Josephine County, Oregon

June 2016 Reporting Period

June Residential Highlights

Josephine County saw cooler activity this June. Three closed sales were posted for the month, matching the three closings posted last month in May 2016 but falling two short of the five posted last year in June 2015. Five new listings were offered in June, one shy of the six offered last month in May 2016 and about one-third of those offered last year in June 2015. One offer was accepted in June, decreasing from four in May 2016 and seven in June 2015. Inventory remained even in June at 7.7 months, with total market time rising to 198 days.

Year to Date Summary

Comparing the first half of 2016 to the same period in 2015, New listings (37) have decreased 46.4%, pending sales (19) have decreased 60.4%, and closed sales (16) have decreased 61.0%.

Average and Median Sale Prices

Comparing 2016 to 2015 through June, the average sale price in Josephine County has increased 25.2% from \$225,500 to \$282,300. In the same comparison, the median sale price has increased 28.8% from \$200,000 to \$257,500.

Inventory in Months*			
	2014	2015	2016
January	N/A	12.5	13.5
February	N/A	11.5	24.0
March	N/A	7.1	N/A
April	N/A	20	9.0
May	N/A	11.4	7.7
June	N/A	11.2	7.7
July	N/A	3.8	
August	7.7	11.2	
September	12.1	7.1	
October	7.5	6.5	
November	8.4	10.3	
December	10.7	25	

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

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

Josephine County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2016	June	5	1	3	268,500	290,000	198
	May	6	4	3	239,300	244,900	149
	Year-to-date	37	19	16	282,300	257,500	139
2015	June	15	7	5	213,600	231,000	38
	Year-to-date	69	48	41	225,500	200,000	130
Change	June	-66.7%	-85.7%	-40.0%	25.7%	25.5%	426.6%
	Prev Mo 2016	-16.7%	-75.0%	0.0%	12.2%	18.4%	32.9%
	Year-to-date	-46.4%	-60.4%	-61.0%	25.2%	28.8%	6.7%

AREA REPORT • 6/2016

Josephine County, Oregon

	RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY			
	Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date			
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97497	Wolf Creek	1	0	0	0	-	-	-	1	1	-50.0%	-	-	-	-26.0%	-	-	1	115,000	-	-	
97523	Cave Junction	1	0	0	0	-	0	-	2	0	-100.0%	0	-	-	0	-	0	-	0	-	0	
97526	Grants Pass	10	4	3	1	-50.0%	2	257,800	79	19	10	-44.4%	8	307,400	280,000	20.0%	-	1	370,000	1	225,000	
97527	Grants Pass	10	1	-	0	-100.0%	0	-	-	12	5	-73.7%	5	247,600	225,000	4.9%	-	1	225,000	-	-	
97528	Grants Pass	0	0	0	0	-	0	-	-	0	0	-	-	-	0	-	0	-	0	-	0	
97531	Kerby	0	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	0	-	0	-	0	-	
97532	Merlin	0	0	0	0	-100.0%	0	-	-	2	-	-33.3%	2	264,500	264,500	-22.7%	1	284,900	-	-	-	
97533	Murphy	0	0	0	0	-	0	-	-	0	0	-	0	-	-	0	-	0	-	0	-	
97534	O'Brien	0	0	0	0	-	0	-	-	0	0	-	0	-	-	0	-	0	-	0	-	
97538	Selma	1	0	0	0	-	1	290,000	437	1	1	-50.0%	1	290,000	290,000	-33.7%	-	-	-	-	-	
97543	Wilderville	0	0	0	0	-	0	-	-	1	0	-	0	-	-	0	-	0	-	0	-	
97544	Williams	0	0	0	0	-	0	-	-	1	0	-	0	-	138.6%	0	-	0	-	0	-	
	Josephine Co.	23	5	3	1	-85.7%	3	268,500	198	37	19	-60.4%	16	282,300	257,500	6.0%	1	284,900	3	236,700	1	225,000

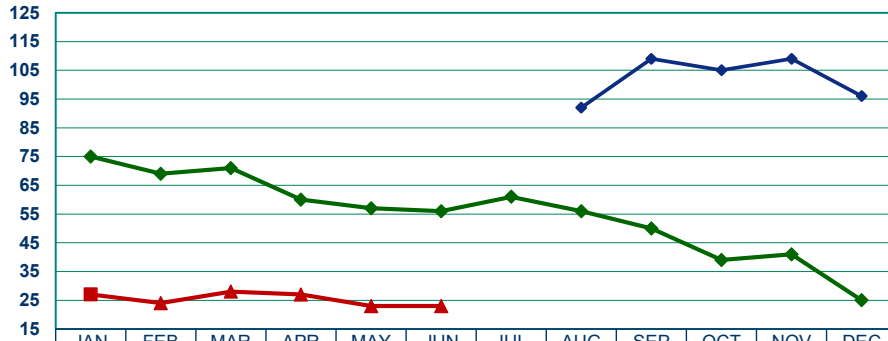
97501	Medford	7	2	1	-	-	0	-	-	10	7	75.0%	7	111,600	132,000	32.2%	-	-	-	-	-	-
97502	Central Point	7	1	-	2	-60.0%	1	372,300	15	13	7	-22.2%	7	299,400	229,500	57.1%	-	-	3	162,300	-	-
97503	White City	-	0	0	1	0.0%	1	750,000	64	-	2	-60.0%	2	455,500	455,500	98.4%	-	-	-	-	-	-
97504	Medford	12	7	2	3	200.0%	2	411,700	53	22	15	87.5%	19	329,600	260,000	-20.7%	1	600,000	-	-	-	-
97520	Ashland	13	3	2	0	-	0	-	-	13	2	-60.0%	1	475,000	475,000	217.5%	-	-	1	360,000	-	-
97522	Butte Falls	-	0	0	0	-	0	-	-	-	0	-	-	-	0	-	-	0	-	0	-	
97524	Eagle Point	8	0	0	0	-100.0%	3	584,800	79	6	5	-16.7%	9	699,300	410,000	147.6%	-	-	3	176,200	-	-
97525	Gold Hill	5	1	0	1	0.0%	0	-	-	7	2	-50.0%	1	235,000	235,000	128.8%	-	-	-	-	-	-
97530	Jacksonville	2	0	0	0	-	2	307,500	10	5	3	200.0%	3	461,700	315,000	150.0%	-	-	-	-	-	-
97535	Phoenix	1	0	-	0	-	0	-	-	3	1	0.0%	1	400,000	400,000	66.7%	-	-	-	-	-	-
97536	Prospect	1	0	0	0	-	0	-	-	1	0	-	0	-	-	0	-	0	-	0	-	
97537	Rogue River	2	1	0	0	-	0	-	-	1	1	-90.0%	1	715,000	715,000	62.9%	-	-	-	-	-	-
97539	Shady Cove	5	0	0	0	-	0	-	-	3	-	-	-	-	-	-	-	1	115,000	-	-	
97540	Talent	0	0	-	0	-	0	-	-	0	2	100.0%	1	205,600	205,600	-38.7%	-	-	-	-	-	-
97541	Talent	3	-	0	0	-	0	-	-	3	1	-	0	-	-	0	-	0	-	0	-	
	Jackson Co.	66	15	5	7	-36.4%	9	479,500	49	87	48	-11.1%	52	380,000	276,500	35.6%	1	600,000	8	186,300	-	0

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2016 with June 2015. The Year-To-Date section compares 2016 year-to-date statistics through June with 2015 year-to-date statistics through June.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/15-6/30/16) with 12 months before (7/1/14-6/30/15).

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

Active Residential Listings



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2014								92	109	105	109	96
2015	75	69	71	60	57	56	61	56	50	39	41	25
2016	27	24	28	27	23	23						

ACTIVE RESIDENTIAL LISTINGS

JOSEPHINE COUNTY, OR

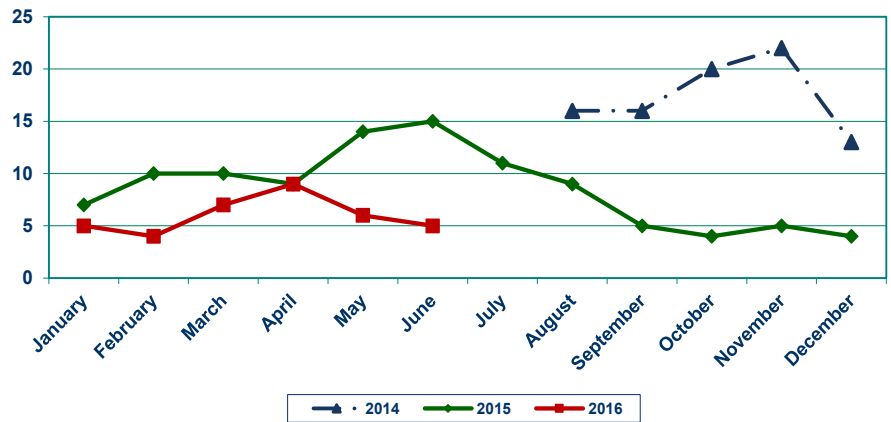
This graph shows the active residential listings in Josephine County, Oregon.

NEW LISTINGS

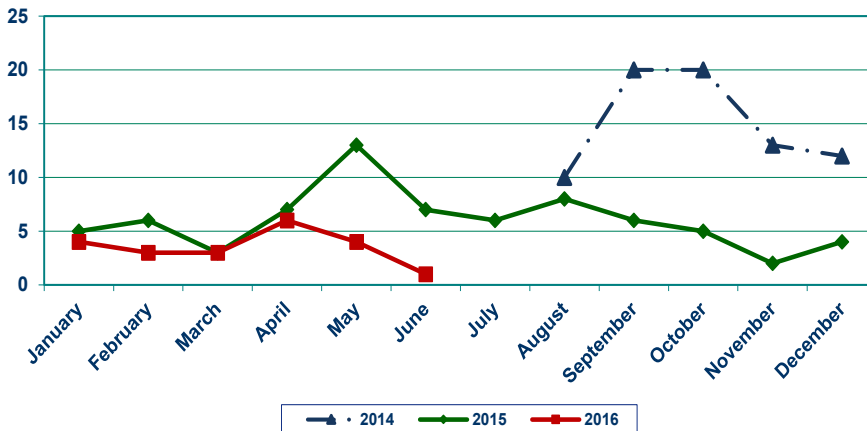
JOSEPHINE COUNTY, OR

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

New Listings



Pending Sales



PENDING LISTINGS

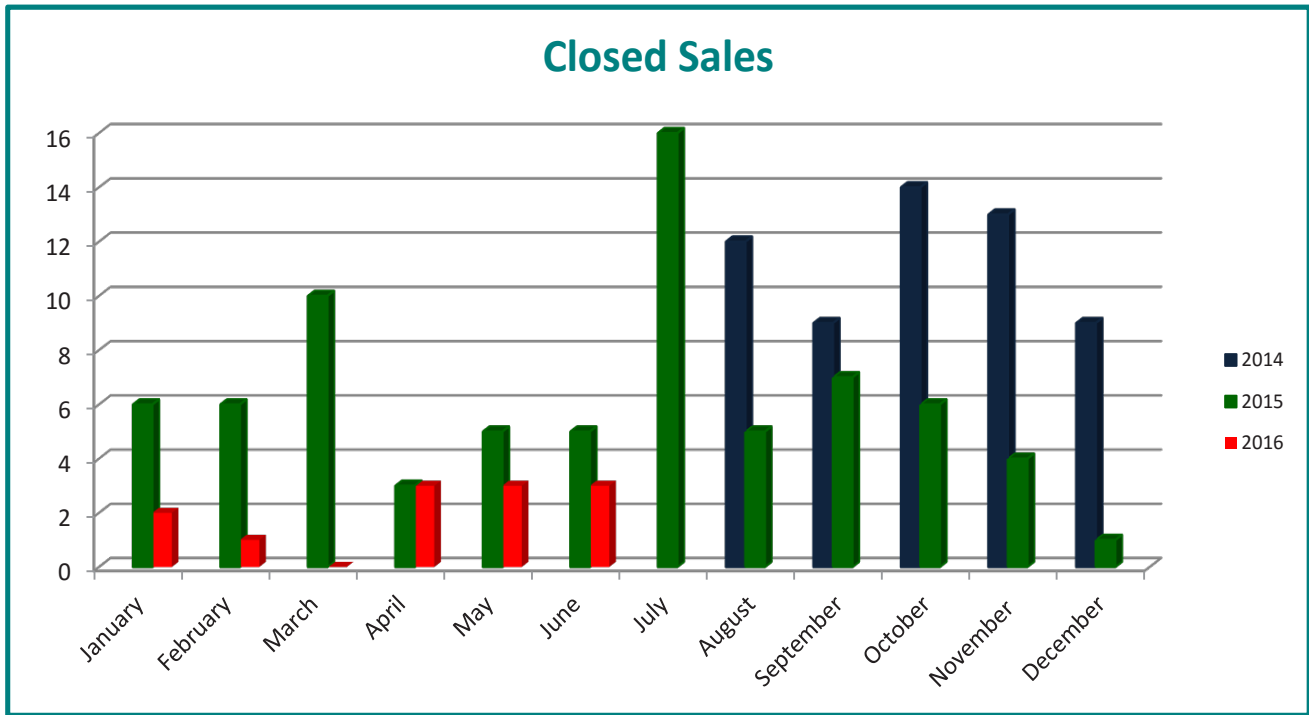
JOSEPHINE COUNTY, OR

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

CLOSED SALES

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

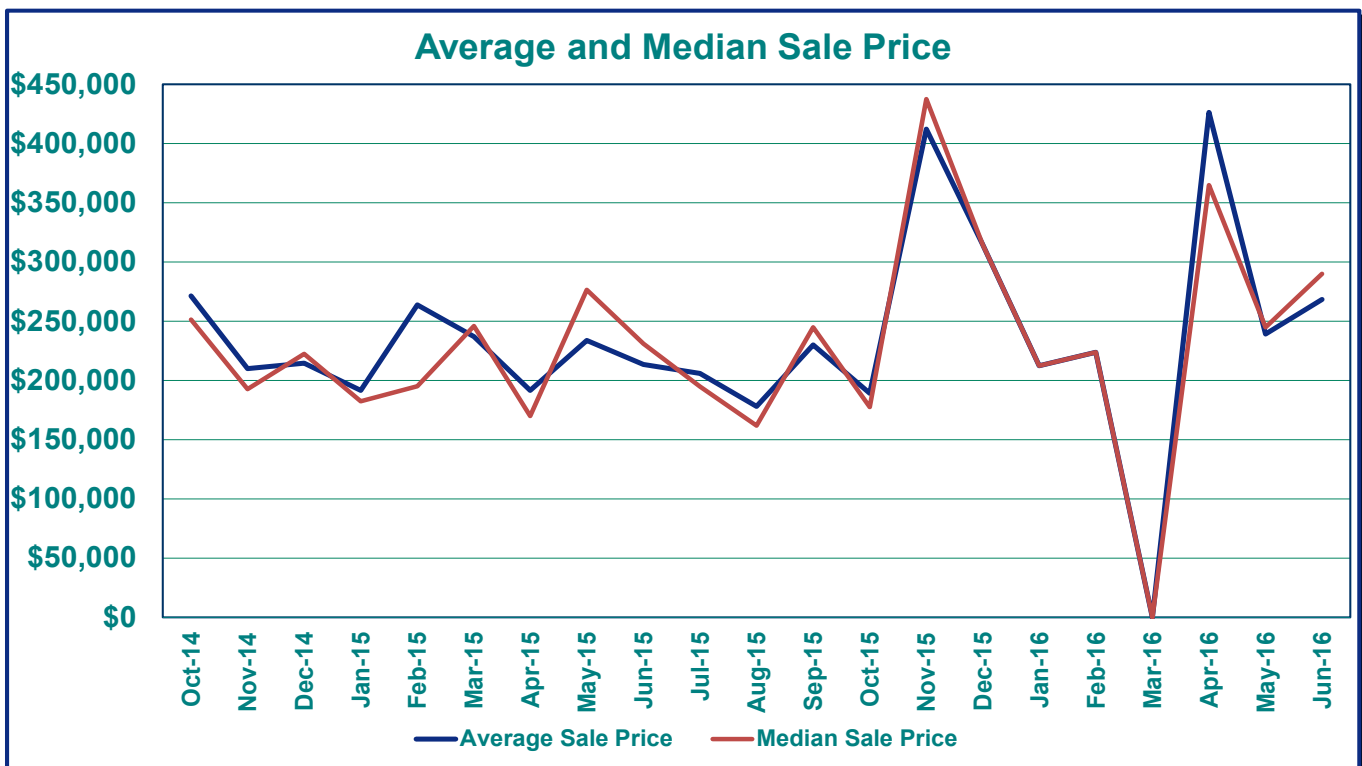
JOSEPHINE COUNTY, OR



SALE PRICE

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

JOSEPHINE COUNTY, OR



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

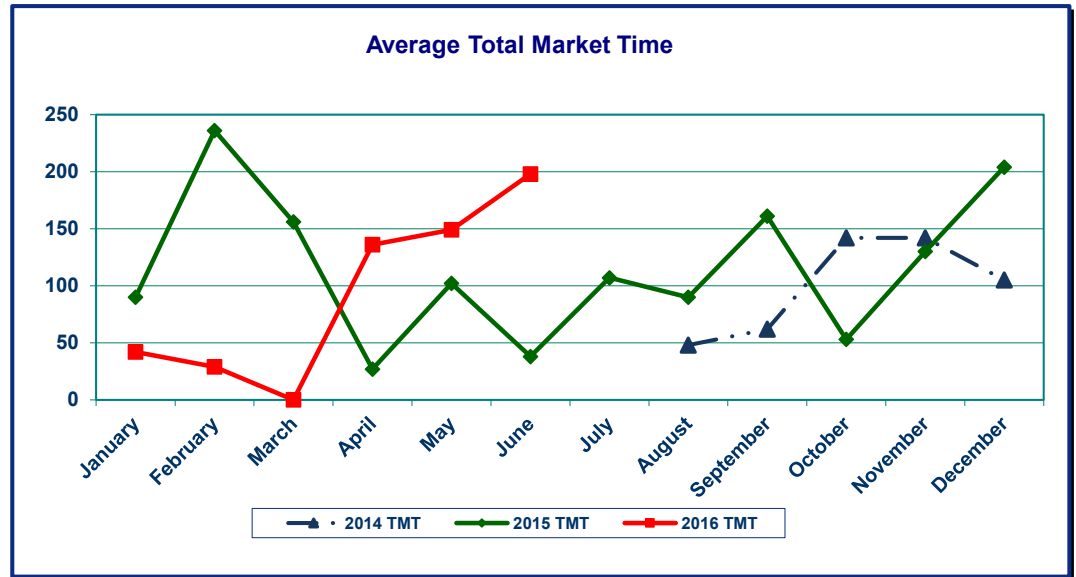
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MARKET ACTION

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Residential Review: Lane County, Oregon

June 2016 Reporting Period

June Residential Highlights

Real estate activity in Lane County was mixed this June. Closed sales (524) rose 18.8% compared to May 2016 (441), but fell 2.2% short of the 536 closings recorded last year in June 2015. New listings (671) rose 2.1% over May 2016 (657) but fell 1.3% short of the 680 new listings offered last year in June 2015.

Pending sales (555) ended 0.4% short of June 2015 (557) and were 2.1% short of the 567 offers accepted last month in May 2016.

Inventory decreased to 1.8 months in June, with total market time decreasing to 49 days. Lane County ended June with a total of 959 active residential listings.

Year to Date Summary

Comparing the first half of 2016 to the same period of 2015, closed

sales (2,379) have increased 9.9% and pending sales (2,852) have increased 5.8%. New listings (3,402) have decreased 5.3%.

Average and Median Sale Prices

Comparing 2016 to 2015 through June of each year, the average sale price rose 7.4% from \$241,300 to \$259,100. In the same comparison, the median sale price rose 6.2% from \$219,000 to \$232,500.

Inventory in Months*			
	2014	2015	2016
January	7.0	5.5	3.3
February	5.7	5.9	2.8
March	4.9	3.7	2.2
April	4.9	3.4	2.1
May	4.9	3.3	2.0
June	4.3	2.6	1.8
July	4.6	2.7	
August	5.0	3.2	
September	4.9	3.0	
October	3.8	2.7	
November	5.5	3.4	
December	4.1	2.2	

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

Average Sale Price % Change:
+5.5% (\$251,700 v. \$238,650)
Median Sale Price % Change:
+5.6% (\$227,000 v. \$215,000)

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.

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

Greater Lane Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2016	June	671	555	524	279,800	245,000	49
	May	657	567	441	263,800	238,000	56
	Year-to-date	3,402	2,852	2,379	259,100	232,500	71
2015	June	680	557	536	254,400	229,000	73
	Year-to-date	3,594	2,695	2,164	241,300	219,000	93
Change	June	-1.3%	-0.4%	-2.2%	10.0%	7.0%	-32.8%
	Prev Mo 2016	2.1%	-2.1%	18.8%	6.1%	2.9%	-12.5%
	Year-to-date	-5.3%	5.8%	9.9%	7.4%	6.2%	-22.9%

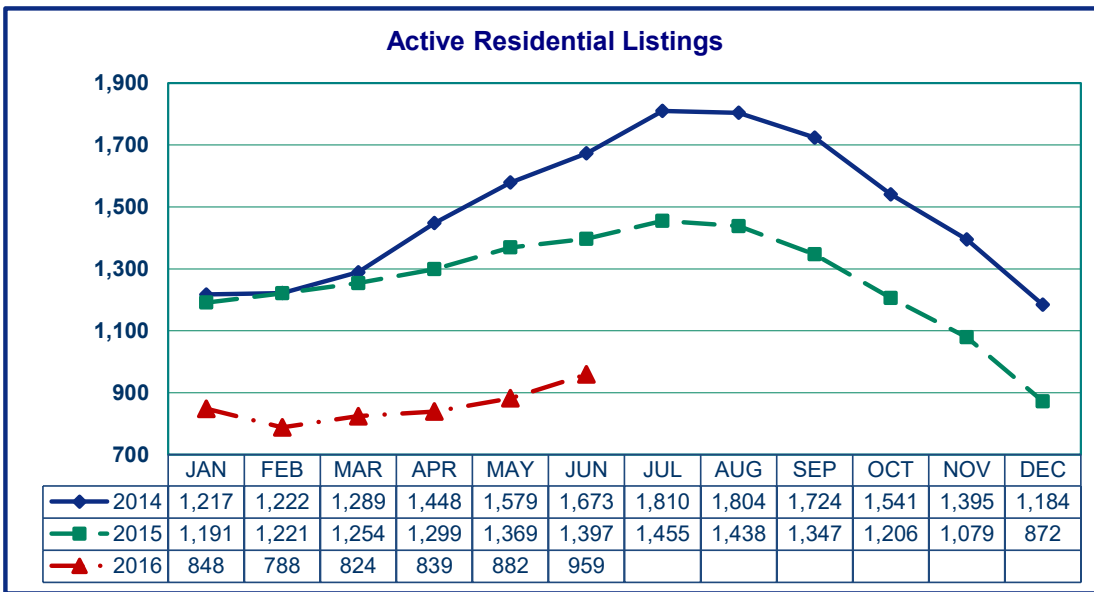
AREA REPORT • 6/2016

Lane County, Oregon

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY			
	Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date				
	Active Listings	New Listings	Expired, Canceled Listings	Pending Sales	Pending Sales 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
225	Florence Coast Village	12	7	0	4	33.3%	3	75,800	120	22	10	25.0%	7	62,000	50,000	61	70.3%	-	-	3	47,000	-	-
226	Florence Green Trees	14	3	2	5	-16.7%	5	87,700	321	26	19	-48.6%	15	108,000	99,900	143	28.7%	-	-	1	42,000	-	-
227	Florence Florentine	6	1	0	3	50.0%	3	205,300	130	13	12	-20.0%	8	202,400	222,000	75	13.3%	-	-	-	-	-	-
228	Florence Town	70	20	3	17	142.9%	20	187,100	77	133	108	42.1%	95	211,300	192,000	144	12.5%	4	218,900	5	39,100	2	274,000
229	Florence Beach	32	9	3	7	40.0%	5	298,600	20	56	39	39.3%	28	260,300	263,500	119	7.9%	-	-	5	80,600	-	-
230	Florence North	31	10	1	5	-16.7%	6	317,500	59	41	29	31.8%	26	319,300	312,500	153	28.5%	2	602,500	11	70,800	-	-
231	Florence South/Dunes City	32	9	1	9	125.0%	0	-	-	43	25	19.0%	13	334,500	345,000	281	14.7%	1	425,000	2	53,800	-	-
238	Florence East/Mapleton	24	7	-	1	-75.0%	1	599,900	684	34	15	-16.7%	12	258,400	227,000	250	8.0%	-	-	6	44,800	-	-
	Grand Total	221	66	10	51	37.8%	43	209,800	117	368	257	14.2%	204	229,300	209,500	151	16.4%	7	357,900	33	58,700	2	274,000
232	Hayden Bridge	22	18	4	13	-35.0%	13	248,000	61	93	75	-20.2%	66	236,300	216,300	78	7.2%	-	-	1	99,400	1	220,000
233	McKenzie Valley	65	20	2	13	0.0%	7	348,800	86	101	64	36.2%	43	308,900	280,000	196	1.5%	1	450,000	7	172,600	-	-
234	Pleasant Hill/Oak	72	31	4	19	-5.0%	16	301,800	84	144	108	22.7%	87	242,700	200,000	111	-0.6%	2	119,900	18	127,300	-	-
235	South Lane Properties	137	66	11	49	0.0%	46	267,400	70	326	252	2.9%	201	233,800	209,900	110	8.6%	2	262,500	16	129,300	2	202,000
236	West Lane Properties	50	39	10	29	0.0%	22	241,700	42	191	163	5.8%	136	224,900	217,000	80	8.6%	3	228,300	12	167,100	4	634,200
237	Junction City	58	34	5	20	0.0%	24	247,000	70	143	114	9.6%	96	248,400	235,300	82	-2.9%	-	-	16	150,800	-	-
239	Thurston	68	56	10	47	34.3%	38	240,300	34	260	222	16.2%	171	218,600	210,000	69	4.4%	1	128,000	3	49,100	8	183,600
240	Coburg I-5	8	2	1	2	-60.0%	5	307,100	62	19	19	-20.8%	21	383,000	315,000	138	23.6%	3	496,000	1	1,600	-	-
241	N Gilham	33	24	3	22	-21.4%	21	304,700	42	121	113	13.0%	96	334,900	301,100	58	-4.5%	-	-	1	60,000	1	262,500
242	Ferry Street Bridge	53	42	6	45	-15.1%	43	361,900	37	253	210	-7.5%	172	314,300	285,000	51	6.7%	-	-	1	55,000	4	354,500
243	E Eugene	58	40	2	34	-38.2%	40	398,000	32	228	199	-9.1%	180	348,900	305,500	61	3.7%	2	750,000	15	130,100	10	396,700
244	SW Eugene	128	82	12	64	8.5%	68	361,000	63	413	335	6.3%	296	336,100	305,000	74	5.5%	-	-	20	132,600	8	284,500
245	W Eugene	24	20	5	18	20.0%	25	222,700	49	105	86	19.4%	78	216,200	198,500	71	7.5%	3	491,500	2	62,000	7	411,500
246	Danebo	49	73	6	71	54.3%	44	203,000	28	343	306	8.9%	234	182,200	188,500	44	9.7%	1	380,000	6	42,700	4	203,800
247	River Road	22	28	2	30	25.0%	19	208,300	23	131	121	23.5%	91	216,900	209,900	40	7.7%	-	-	-	-	2	181,400
248	Santa Clara	43	41	6	35	-20.5%	37	259,800	43	241	223	2.8%	195	256,900	247,000	58	3.6%	-	-	26	81,600	7	235,900
249	Springfield	49	47	3	42	5.0%	50	187,600	60	248	223	13.2%	199	182,700	173,200	59	8.2%	7	373,200	7	198,900	17	281,600
250	Mohawk Valley	20	8	1	2	0.0%	6	335,800	17	42	19	-13.6%	17	320,100	359,000	89	-12.5%	-	-	5	119,000	-	-
	Grand Total	959	671	93	555	-0.4%	524	279,800	49	3,402	2,852	5.8%	2,379	259,100	232,500	71	5.5%	25	379,300	157	123,800	75	307,300

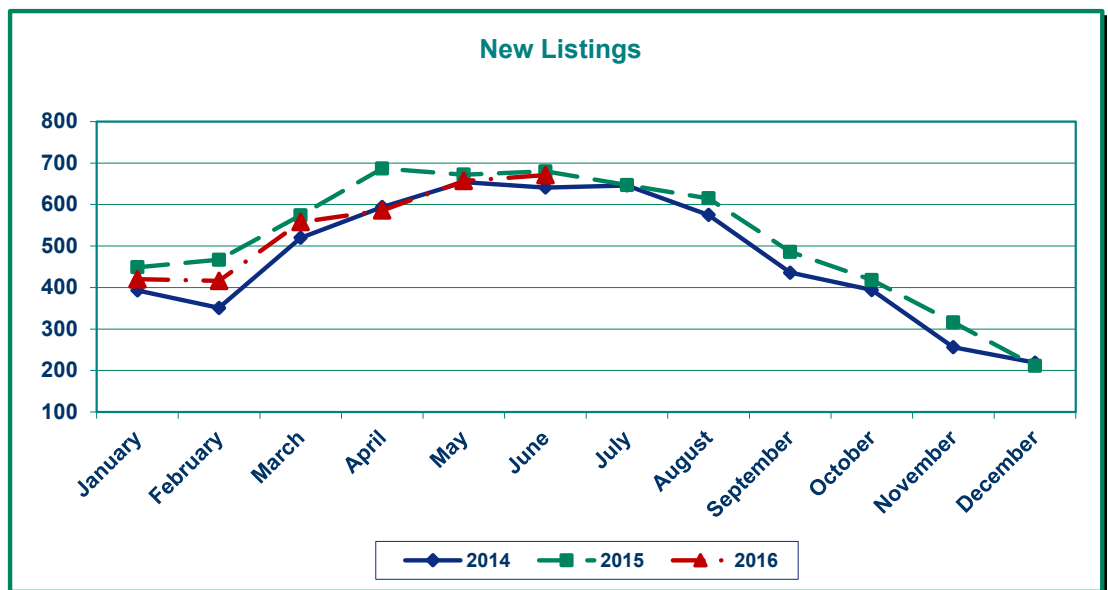
ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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



NEW LISTINGS GREATER LANE COUNTY, OR

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



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2016 with June 2015. The Year-To-Date section compares 2016 year-to-date statistics through June with 2015 year-to-date statistics through June.

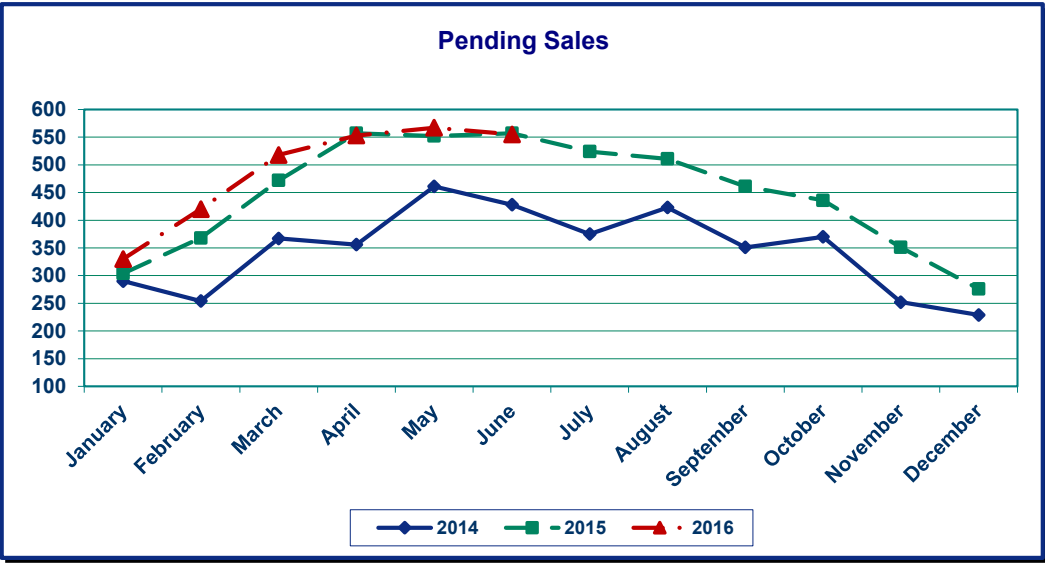
² % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/15-6/30/16) with 12 months before (7/1/14-6/30/15).

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

PENDING LISTINGS

GREATER LANE COUNTY, OR

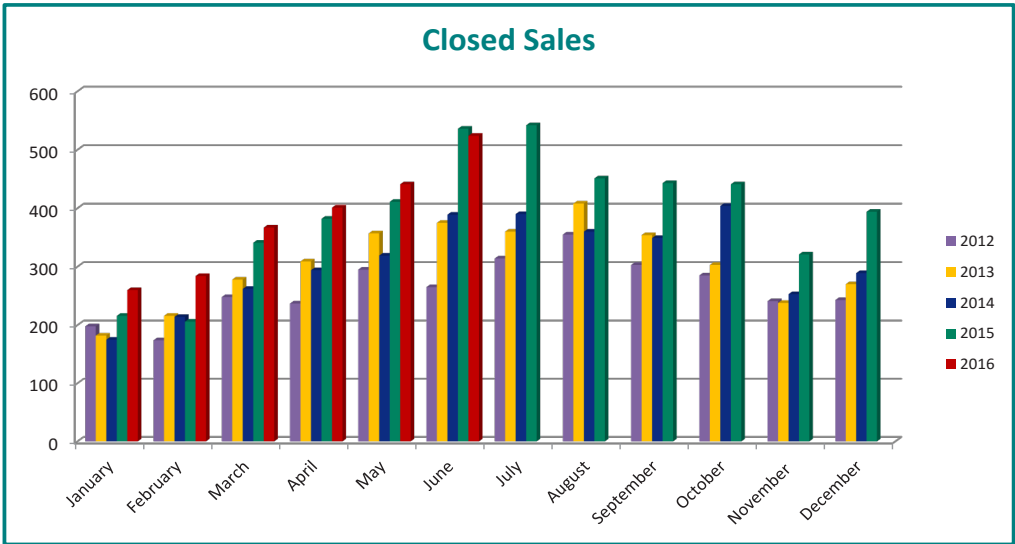
This graph represents monthly accepted offers in Greater Lane County, Oregon, over the past three calendar years.



CLOSED SALES

GREATER LANE COUNTY, OR

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

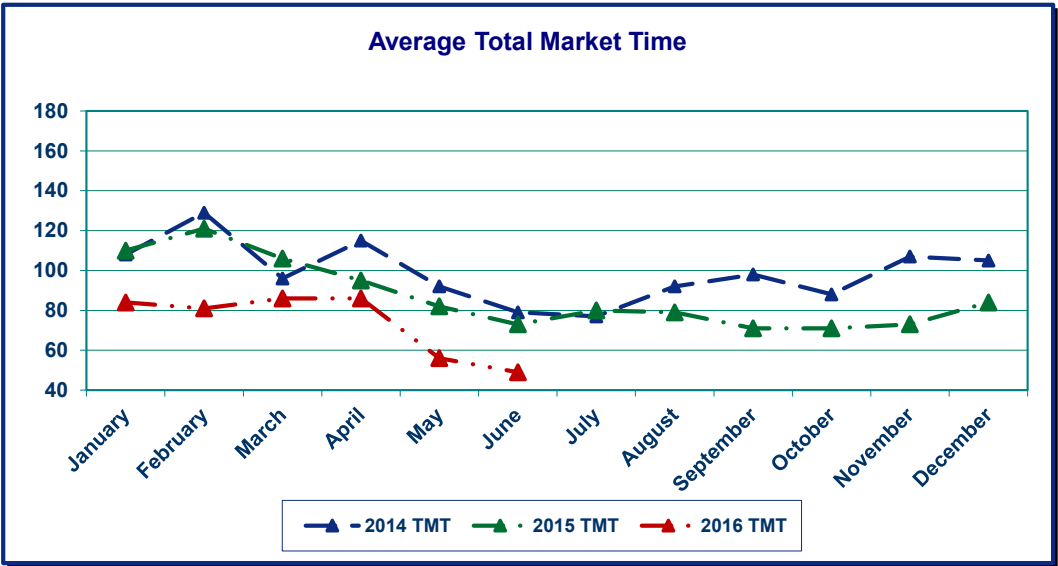


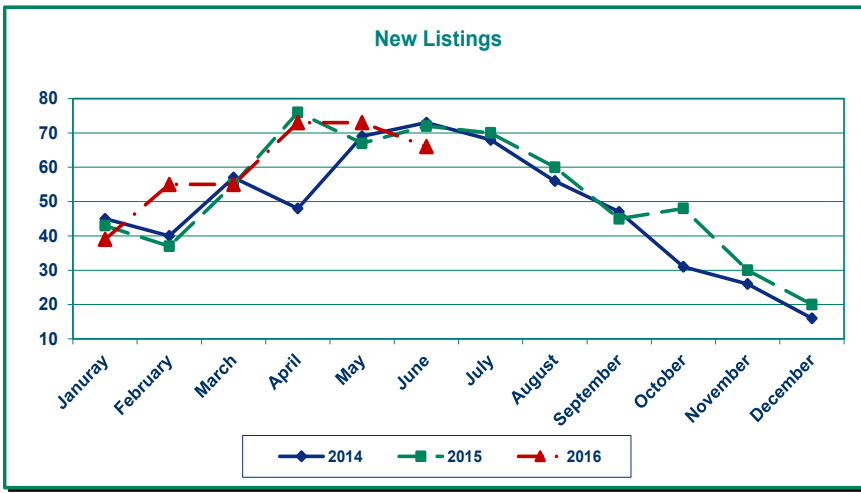
Average Total Market Time

DAYS ON MARKET

GREATER LANE COUNTY, OR

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





NEW LISTINGS

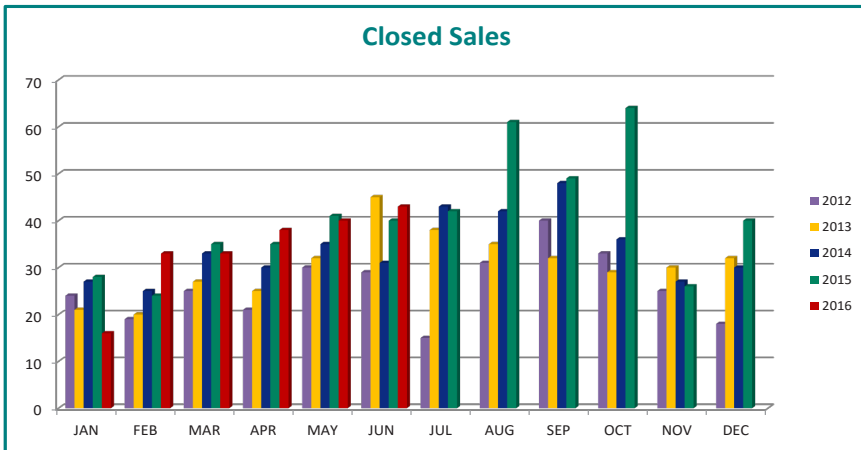
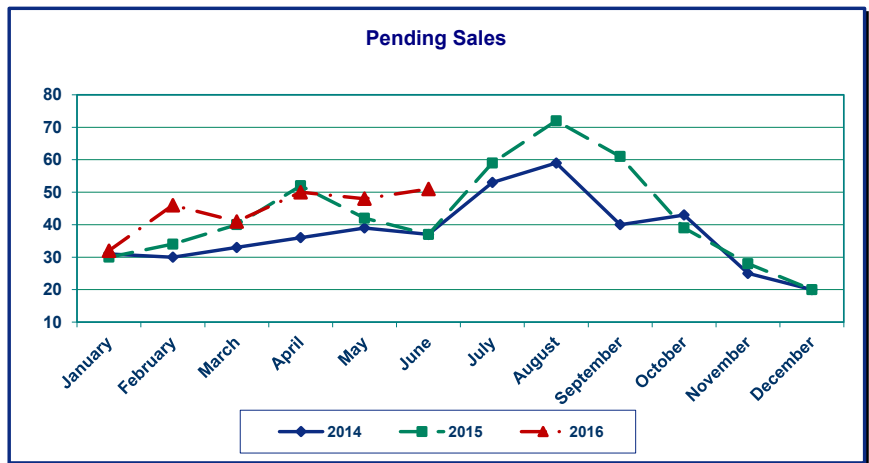
FLORENCE, OR

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

PENDING LISTINGS

FLORENCE, OR

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



CLOSED SALES

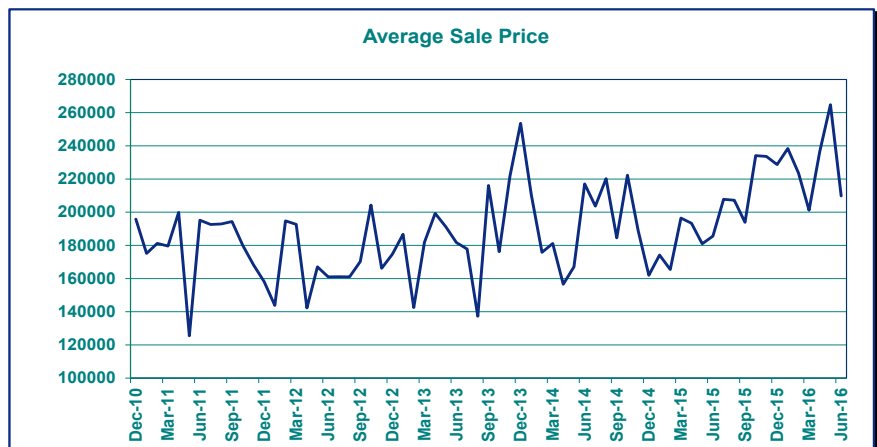
FLORENCE, OR

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

AVERAGE SALE PRICE

FLORENCE, OR

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



SALE PRICE
GREATER LANE COUNTY, OR

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

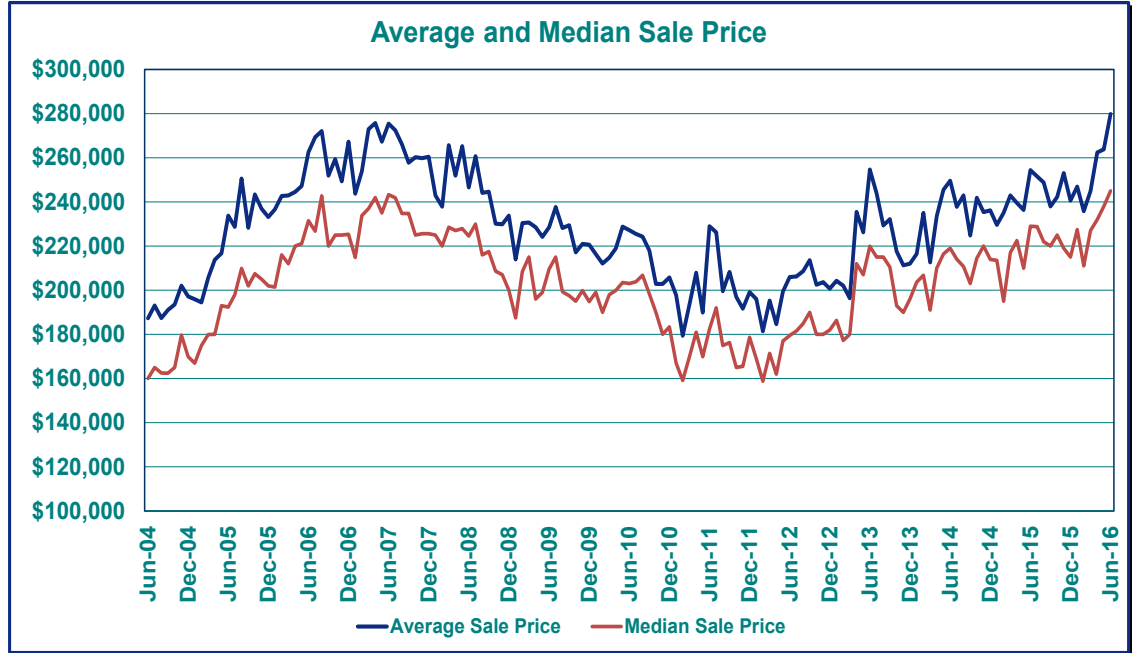
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The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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Craig Fahner, Chairman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor

MARKET ACTION

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

Residential Review: Mid-Columbia

June 2016 Reporting Period

June Residential Highlights

Activity in the Mid-Columbia region was cooler this June. Pending sales (107) fared 12.6% better than in June 2015 (95), but were 19.5% cooler than the 133 offers accepted last month in May 2016.

Closed sales (89) fell 3.3% short of the 92 closings posted last month in May 2016 and were 7.3% short of the 96 closings posted last year in June 2015.

Similarly, new listings (143) were 8.3% cooler than in June 2015 (156) and 11.7% cooler than last month in May 2016 (162).

Total market time decreased in June, currently sits at 96 days. During the same period, inventory increased and now stands at 4.8 months.

Year to Date Summary

Comparing the first half of 2016 to the same period in 2015, pending sales (564) are up 1.4%. Closed sales (442) are down 1.8%, and new listings (718) are down 6.9%.

Average and Median Sale Prices

Comparing 2016 to 2015 through June of each year, the average sale price rose 2.3% from \$259,800 to \$265,900. In the same comparison, the median sale price rose 6.4% from \$220,900 to \$235,000.

Inventory in Months*			
	2014	2015	2016
January	13.6	11.1	6.3
February	11.2	8.6	7.5
March	9.9	6.4	4.8
April	8.9	6.0	4.7
May	8.1	5.3	4.4
June	7.4	5.7	4.8
July	8.9	5.8	
August	9.2	6.2	
September	7.7	5.2	
October	8.3	4.6	
November	8.4	6.7	
December	7.9	4.2	

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
Average Sale Price % Change:	+3.6% (\$260,800 v. \$251,800)
Median Sale Price % Change:	+7.3% (\$228,000 v. \$212,500)

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

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

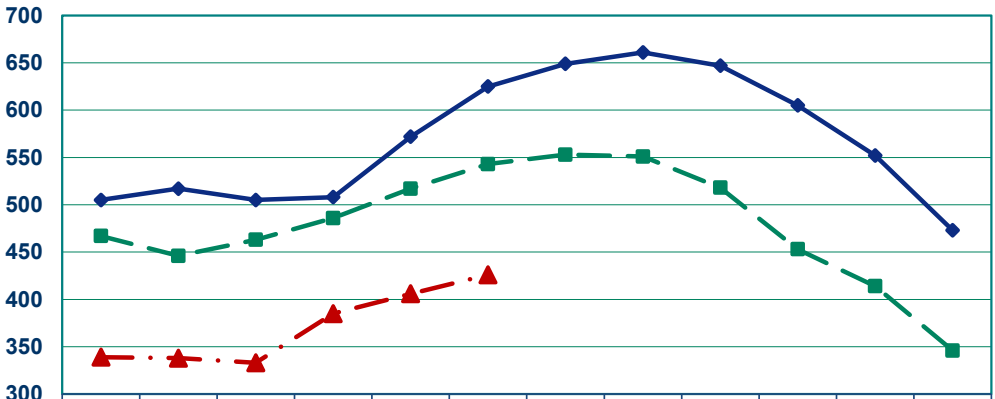
Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2016	June	143	107	89	276,500	279,900	96
	May	162	133	92	278,700	226,700	136
	Year-to-date	718	564	442	265,900	235,000	135
2015	June	156	95	96	276,300	240,300	120
	Year-to-date	771	556	450	259,800	220,900	167
Change	June	-8.3%	12.6%	-7.3%	0.1%	16.5%	-20.4%
	Prev Mo 2016	-11.7%	-19.5%	-3.3%	-0.8%	23.5%	-29.4%
	Year-to-date	-6.9%	1.4%	-1.8%	2.3%	6.4%	-18.9%

AREA REPORT • 6/2016

Mid-Columbia

	RESIDENTIAL														Avg. Sale Price % Change ²	COMMERCIAL		LAND		MULTIFAMILY		
	Current Month							Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date		
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
100	White Salmon/ Bingen	37	12	1	8	33.3%	8	343,700	35	44	34	-15.0%	27	402,500	305,300	16.7%	6	178,100	19	145,400	-	-
101	Snowden	6	2	-	0	-100.0%	1	299,000	4	6	2	-50.0%	3	361,300	385,000	-12.9%	-	-	5	134,600	-	-
102	Trout Lake/ Glenwood	15	1	1	1	-50.0%	-	-	-	11	7	-30.0%	7	349,800	317,000	25.5%	-	-	2	151,300	-	-
103	Husum/ BZ Corner	6	1	0	2	-	-	-	-	6	5	-28.6%	2	394,500	394,500	-5.0%	-	-	7	86,000	-	-
104	Lyle/ High Prairie	21	4	0	2	100.0%	2	289,300	8	27	13	8.3%	7	309,300	349,900	37.7%	-	-	11	92,800	1	214,000
105	Dallesport/ Murdock	12	2	-	1	-80.0%	1	200,100	320	11	7	-61.1%	5	176,900	200,100	17.2%	-	-	4	93,000	-	-
106	Appleton/ Timber Valley	3	-	0	0	-100.0%	0	-	-	3	2	-33.3%	1	175,000	175,000	-35.6%	-	-	3	40,300	-	-
108	Goldendale/ Centerville	56	13	5	10	66.7%	11	239,500	148	69	55	48.6%	47	202,600	185,000	15.8%	-	-	33	40,600	1	86,700
109	Bickleton/ East County	1	-	0	0	-100.0%	-	-	-	1	1	-66.7%	1	65,000	65,000	8.0%	-	-	11	74,400	-	-
110	Klickitat	4	1	2	-	-	-	-	-	7	4	33.3%	4	168,800	117,500	53.2%	-	-	6	185,400	-	-
	Klickitat Co. Total	161	36	9	24	4.3%	23	280,900	98	185	130	-5.1%	104	275,700	250,500	9.1%	6	178,100	101	90,300	2	150,400
111	Skamania	3	2	2	-	-	0	-	-	4	1	-50.0%	1	420,000	420,000	13.2%	-	-	-	-	-	-
112	North Bonneville	-	0	-	-	-100.0%	1	196,000	1	10	11	22.2%	9	248,500	214,000	11.8%	-	-	2	48,000	-	-
113	Stevenson	9	5	2	6	-14.3%	5	258,100	32	29	28	115.4%	16	274,000	259,200	-18.4%	1	250,000	5	123,000	1	280,000
114	Carson	6	3	-	4	300.0%	1	289,900	32	22	24	71.4%	15	168,100	157,000	10.7%	1	149,000	7	78,400	-	-
115	Home Valley	-	0	0	0	-100.0%	0	-	-	0	2	-33.3%	2	285,500	285,500	9.5%	-	-	1	970,000	-	-
116	Cook, Underwood, Mill A, Willard	4	1	0	0	-100.0%	1	495,000	310	3	3	-66.7%	3	451,700	495,000	-2.3%	-	-	2	160,000	-	-
117	Unincorporated North	20	3	3	1	0.0%	2	150,000	524	17	7	133.3%	5	129,900	102,000	19.4%	-	-	1	26,000	-	-
	Skamania Co. Total	42	14	7	11	-26.7%	10	257,100	155	85	76	43.4%	51	238,000	219,900	-1.1%	2	199,500	18	143,100	1	280,000
351	The Dalles	88	41	3	34	36.0%	21	219,800	105	189	167	12.1%	138	192,100	186,800	8.1%	10	253,000	17	199,500	2	143,300
352	Dufur	1	1	1	2	0.0%	1	194,200	46	7	5	-16.7%	3	190,800	194,200	-19.1%	-	-	-	-	-	-
353	Tygh Valley	9	-	0	1	0.0%	0	-	-	9	1	-80.0%	-	-	-	3.3%	-	-	2	202,500	-	-
354	Wamic/ Pine Hollow	22	6	1	2	-50.0%	1	185,000	131	17	10	11.1%	8	161,300	162,400	-17.1%	1	180,000	-	-	-	-
355	Maupin/ Pine Grove	13	1	-	-	-	0	-	-	8	5	-37.5%	3	220,000	215,000	13.3%	-	-	4	121,800	-	-
356	Rowena	2	1	0	1	0.0%	1	140,000	52	4	2	0.0%	1	140,000	140,000	-86.1%	-	-	-	-	-	-
357	Mosier	6	2	1	2	0.0%	3	265,700	61	14	18	63.6%	14	315,900	268,000	29.5%	-	-	9	110,900	-	-
	Wasco Co. Total	141	52	6	42	20.0%	27	219,700	97	248	208	9.5%	167	201,200	190,000	8.2%	11	246,400	32	165,000	2	143,300
361	Cascade Locks	5	1	-	1	-50.0%	3	220,300	154	15	16	100.0%	7	206,500	235,000	0.6%	-	-	4	33,300	-	-
362	Hood River City	29	17	-	13	-7.1%	12	353,400	69	93	69	-29.6%	58	355,200	331,300	2.2%	2	86,300	1	385,000	5	522,000
363	Hood River-W	16	10	2	4	-20.0%	4	416,600	19	34	26	-31.6%	25	499,400	475,000	11.7%	-	-	7	286,100	1	465,000
364	Hood River-E	7	4	0	1	-	0	-	-	7	1	-87.5%	0	0	-	11.5%	-	-	1	130,000	-	-
366	Odell	6	4	0	3	-	3	291,000	6	12	10	66.7%	10	316,500	281,500	48.2%	1	232,000	2	105,000	-	-
367	Parkdale/ Mt. Hood	10	4	1	5	400.0%	6	343,100	109	26	20	66.7%	17	302,600	289,900	0.3%	-	-	4	181,300	-	-
	Hood River Co. Total	73	40	3	27	22.7%	28	339,300	73	187	142	-16.5%	117	366,200	333,000	2.2%	3	134,800	19	188,700	6	512,500
370	Sherman Co.	9	1	2	3	-	1	145,000	82	13	8	33.3%	3	99,700	115,000	1.2%	-	-	2	27,500	-	-

Active Residential Listings



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2014	505	517	505	508	572	625	649	661	647	605	552	473
2015	467	446	463	486	517	543	553	551	518	453	414	346
2016	339	338	333	385	406	426						

ACTIVE RESIDENTIAL LISTINGS

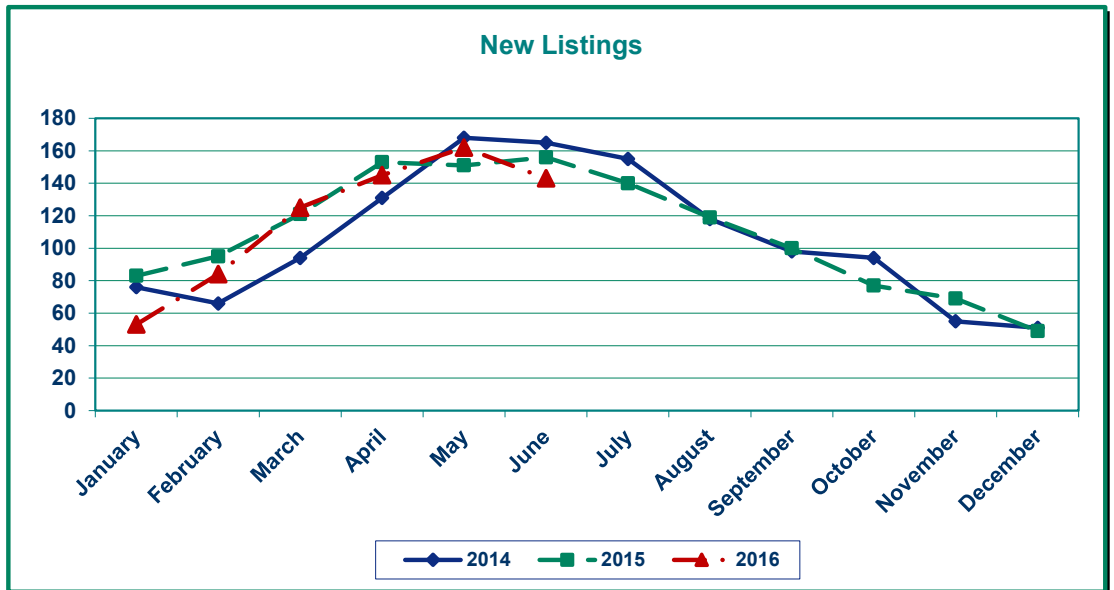
MID-COLUMBIA

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

NEW LISTINGS

MID-COLUMBIA

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



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2016 with June 2015. The Year-To-Date section compares 2016 year-to-date statistics through June with 2015 year-to-date statistics through June.

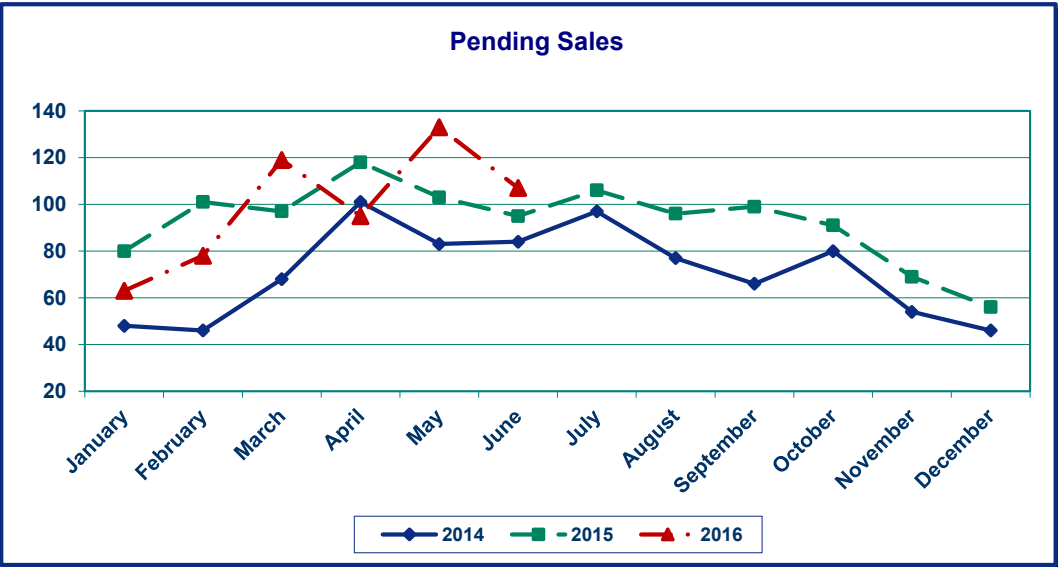
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³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that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

PENDING LISTINGS

MID-COLUMBIA

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



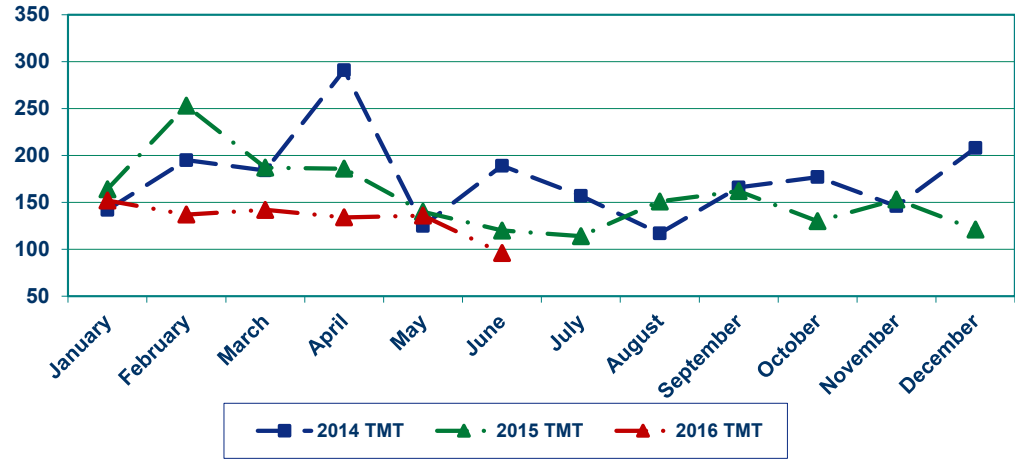
CLOSED SALES

MID-COLUMBIA

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



Average Total Market Time



DAYS ON MARKET

MID-COLUMBIA

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

SALE PRICE
MID-COLUMBIA

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

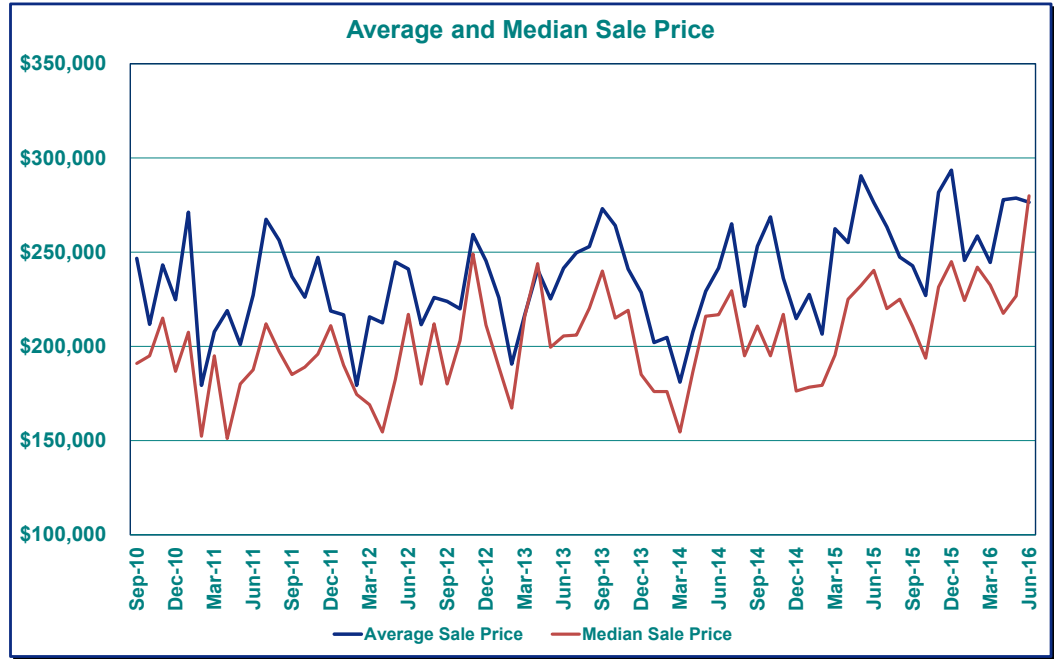
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Craig Fahner, Chairman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor

MARKET ACTION

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

Residential Review: North Coastal Counties, Oregon

June 2016 Reporting Period

June Residential Highlights

The North Coastal Counties saw cooler numbers this June. Closed sales (144) ended 5.9% cooler compared to June 2015 (153), despite besting May 2016 (132) by 9.1%.

Pending sales (168) fell 2.3% short of the 172 offers accepted last year in June 2015, and 0.6% short of the 169 offers accepted last month in May 2016.

New listings (274) fared similarly, falling 18.2% short of June 2015 (335) and 2.1% short of May 2016 (280).

Inventory decreased slightly in June, ending at 8.0 months. In the same period, total market time rose slightly to 176 days.

Year to Date Summary

Comparing the first half of 2016 to 2015, closed sales (728) have increased 2.5%. New listings (1,457) have decreased 6.6% and pending sales (863) have decreased 2.0%.

Average and Median Sale Prices

Comparing 2016 to 2015 through June, the average sale price rose 6.8% from \$269,800 to \$288,200. In the same comparison, the average sale price rose 4.2% from \$232,000 to \$241,700.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
Average Sale Price % Change:	+0.5% (\$285,500 v. \$284,200)
Median Sale Price % Change:	+2.1% (\$240,000 v. \$235,000)

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

Inventory in Months*			
	2014	2015	2016
January	19.8	17.7	8.7
February	19.0	13.3	10.0
March	15.0	10.2	8.6
April	18.3	10.8	9.0
May	14.7	10.7	8.3
June	17.2	9.2	8.0
July	15.7	8.2	
August	13.0	9.0	
September	13.4	8.6	
October	10.8	7.5	
November	13.4	10.5	
December	10.4	7.7	

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

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

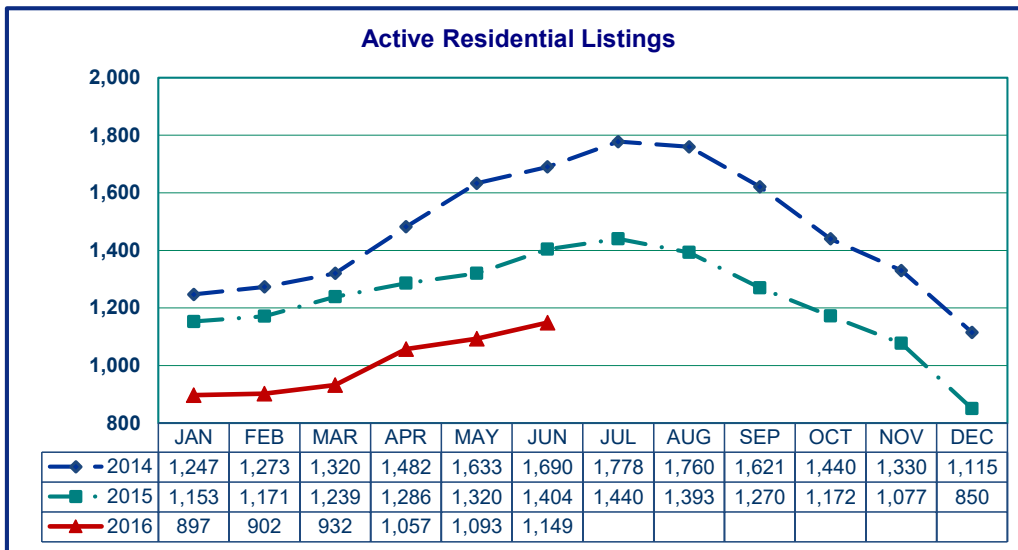
North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2016	June	274	168	144	271,200	250,000	176
	May	280	169	132	325,100	263,000	170
	Year-to-date	1,457	863	728	288,200	241,700	167
2015	June	335	172	153	273,800	230,000	189
	Year-to-date	1,560	881	710	269,800	232,000	209
Change	June	-18.2%	-2.3%	-5.9%	-0.9%	8.7%	-6.6%
	Prev Mo 2016	-2.1%	-0.6%	9.1%	-16.6%	-4.9%	3.5%
	Year-to-date	-6.6%	-2.0%	2.5%	6.8%	4.2%	-19.8%

AREA REPORT • 6/2016

North Coastal Counties, Oregon

	RESIDENTIAL														COMMERCIAL			LAND		MULTIFAMILY		
	Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date			
	Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
180	Astoria	66	24	5	13	-50.0%	24	256,400	54	148	113	-10.3%	106	225,300	221,000	-8.6%	2	342,500	7	87,600	2	294,500
181	Hammond/Warrenton	46	23	1	14	75.0%	8	179,500	185	87	72	26.3%	63	247,900	220,000	12.5%	-	-	6	56,800	3	312,500
182	Gearhart West	74	21	3	6	-25.0%	4	399,400	264	77	32	6.7%	26	557,100	499,000	2.3%	-	-	9	97,400	-	-
183	Gearhart East	7	0	0	1	0.0%	0	-	-	8	7	40.0%	7	282,200	275,000	30.1%	-	-	1	55,000	-	-
184	Seaside Northwest	12	3	2	1	-50.0%	2	157,500	237	15	7	-50.0%	10	218,800	230,000	7.3%	-	-	2	134,300	-	-
185	Seaside North Central	9	3	2	3	50.0%	3	237,300	21	22	19	35.7%	15	208,300	199,900	-3.8%	-	-	-	-	-	-
186	Seaside Southwest	40	12	-	4	-20.0%	7	288,400	116	47	25	-21.9%	23	325,400	268,500	4.9%	1	1,100,000	2	142,500	2	228,800
187	Seaside South Central	4	2	1	3	200.0%	1	178,000	137	11	10	-16.7%	7	197,400	179,000	20.7%	-	-	-	-	-	-
188	Seaside East	18	4	2	2	-66.7%	6	317,000	50	25	18	-40.0%	23	254,300	230,000	28.0%	-	-	4	60,000	1	289,500
189	Cannon Beach/Tolovana Park	86	10	1	7	40.0%	6	402,400	132	68	39	18.2%	34	551,400	404,500	-7.1%	-	-	4	317,500	-	-
190	Arch Cape/Cove Beach/Falcon Cove	10	1	0	5	-	1	540,700	129	13	7	16.7%	5	507,100	540,700	-11.0%	-	-	6	131,900	-	-
191	Rural Clatsop County	18	8	-	10	150.0%	3	125,700	377	25	22	57.1%	16	223,600	172,500	11.7%	-	-	6	38,700	-	-
	Clatsop County	390	111	17	69	1.5%	65	271,500	118	546	371	-0.5%	335	301,000	245,900	1.0%	3	595,000	47	105,800	8	284,200
97102	Arch Cape	2	0	0	0	-	0	-	-	1	1	-	1	130,000	130,000	-66.1%	-	-	-	-	-	-
97130	Manzanita	53	9	1	8	-11.1%	8	375,900	60	67	47	4.4%	39	419,500	399,000	-12.6%	-	-	10	153,200	-	-
97131	Nehalem	22	5	-	4	-20.0%	4	260,300	278	30	25	-10.7%	19	195,600	180,000	-16.6%	1	200,000	5	95,800	-	-
97147	Wheeler	4	1	-	1	-50.0%	1	278,000	36	5	4	-33.3%	3	287,300	278,000	8.6%	-	-	2	34,000	-	-
97136	Rockaway Beach	84	12	9	11	-31.3%	10	195,400	251	106	54	-11.5%	42	227,100	192,000	15.6%	1	140,000	5	47,500	1	229,000
97107	Bay City	7	2	-	2	-	0	-	-	17	18	50.0%	14	163,700	121,800	-2.0%	-	-	1	80,000	-	-
97118	Garibaldi	15	4	0	1	-	1	216,000	122	14	7	0.0%	5	172,000	192,000	1.3%	-	-	-	-	-	-
97143	Netarts	15	5	4	4	0.0%	-	-	-	23	17	0.0%	10	338,700	337,300	11.4%	-	-	1	1,000,000	1	225,000
97141	Tillamook	48	15	6	10	-28.6%	6	168,200	137	70	51	-28.2%	51	179,600	169,000	-1.0%	1	625,000	10	109,600	-	-
97134	Oceanside	28	9	-	2	-	1	275,000	546	26	11	-8.3%	10	365,800	390,000	-9.2%	-	-	3	185,300	-	-
97108	Beaver	7	1	0	0	-100.0%	2	186,300	684	6	3	-40.0%	3	209,200	230,000	26.9%	-	-	-	-	-	-
97122	Hebo	3	1	1	0	-	1	250,900	40	4	3	-25.0%	4	191,800	200,500	-26.4%	-	-	1	107,000	-	-
97142	Cloverdale	10	1	1	5	-	1	450,000	209	12	7	0.0%	4	248,200	195,200	-26.9%	-	-	3	138,000	-	-
97135	Pacific City	57	10	1	6	50.0%	-	-	-	47	21	-12.5%	15	322,400	320,000	2.3%	2	670,000	4	106,600	1	243,300
97149	Neskowin	40	4	1	2	0.0%	1	322,000	7	36	13	0.0%	10	349,800	341,300	-24.0%	-	-	2	131,000	-	-
	Tillamook County	395	79	24	56	-5.1%	36	254,900	202	464	282	-9.6%	230	263,800	227,000	-5.3%	5	461,000	47	133,100	3	232,400

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
	Current Month							Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
Lincoln City	161	44	15	18	-18.2%	20	299,400	213	209	92	-4.2%	72	255,800	232,500	7.2%	5	653,000	7	80,600	-	-
Neotsu	5	0	0	1	-	1	386,000	150	8	6	200.0%	5	279,200	237,000	-10.9%	-	-	1	14,000	1	148,000
Otis	17	9	2	2	-60.0%	0	-	-	20	12	9.1%	11	279,300	197,500	38.9%	-	-	1	45,000	-	-
Depoe Bay	66	11	5	10	66.7%	10	329,800	239	66	37	48.0%	30	324,000	290,000	9.0%	2	422,500	3	38,500	-	-
Gleneden Beach	50	9	3	3	-25.0%	3	231,300	27	49	16	0.0%	13	409,800	297,000	10.0%	1	252,200	2	97,500	-	-
Otter Rock	4	-	0	-	-	1	95,000	1,845	3	2	0.0%	3	171,700	95,000	-66.8%	-	-	1	63,000	-	-
Newport	20	4	4	2	-33.3%	2	213,300	155	29	15	-16.7%	12	395,800	251,800	29.0%	-	-	1	95,000	-	-
South Beach	10	0	0	1	-	0	-	-	12	3	-40.0%	1	325,000	325,000	49.8%	-	-	1	141,000	-	-
Eddyville	3	0	0	0	-	0	-	-	3	0	-	0	-	-	-	0	-	0	-	0	-
Logsdan	1	1	0	0	-	0	-	-	1	0	-100.0%	0	-	-	-	0	-	0	-	0	-
Toledo	2	1	0	1	0.0%	0	-	-	3	2	-33.3%	1	162,000	162,000	-20.4%	-	-	-	-	-	-
Siletz	1	1	0	0	-	1	165,000	265	3	2	-	2	146,600	146,600	-45.6%	-	-	-	-	-	-
Tidewater	1	0	0	0	-	1	273,000	893	1	1	-50.0%	1	273,000	273,000	-6.3%	-	-	-	-	-	-
Yachats	7	2	1	1	0.0%	1	153,500	82	7	4	0.0%	2	251,800	251,800	-25.6%	1	125,000	-	-	-	-
Waldport	11	1	4	2	-33.3%	3	249,000	69	24	12	20.0%	7	320,600	375,000	-0.3%	-	-	1	43,000	-	-
Seal Rock	5	1	1	2	-	-	-	-	9	6	500.0%	3	420,300	400,000	-4.2%	-	-	1	75,000	-	-
Lincoln County	364	84	35	43	-4.4%	43	284,300	244	447	210	7.1%	163	296,100	250,000	7.9%	9	498,600	19	71,100	1	148,000
North Coastal Counties Total	1,149	274	76	168	-2.3%	144	271,200	176	1,457	863	-2.0%	728	288,200	241,700	0.5%	17	504,500	113	111,300	12	259,900



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

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

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2016 with June 2015. The Year-To-Date section compares 2016 year-to-date statistics through June with 2015 year-to-date statistics through June.

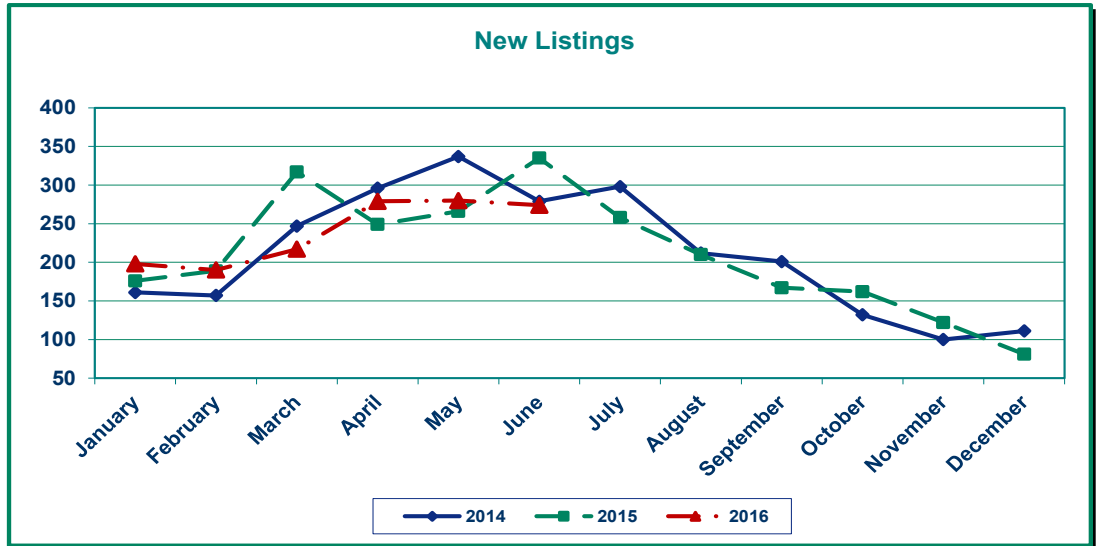
² % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/15-6/30/16) with 12 months before (7/1/14-6/30/15).

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

NEW LISTINGS

NORTH COASTAL COUNTIES, OR

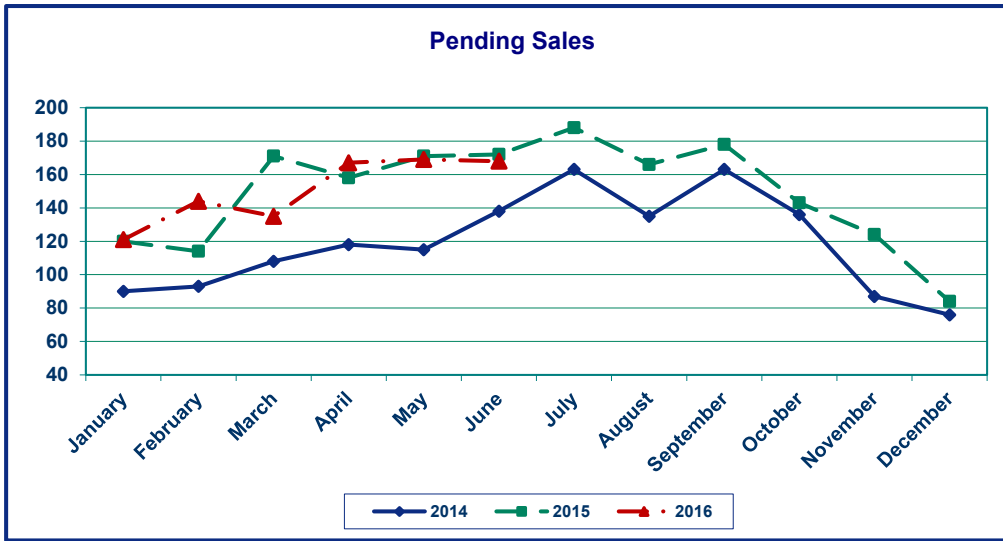
This graph shows the new residential listings over the past three calendar years in the North Coastal Counties of Oregon.



PENDING LISTINGS

NORTH COASTAL COUNTIES, OR

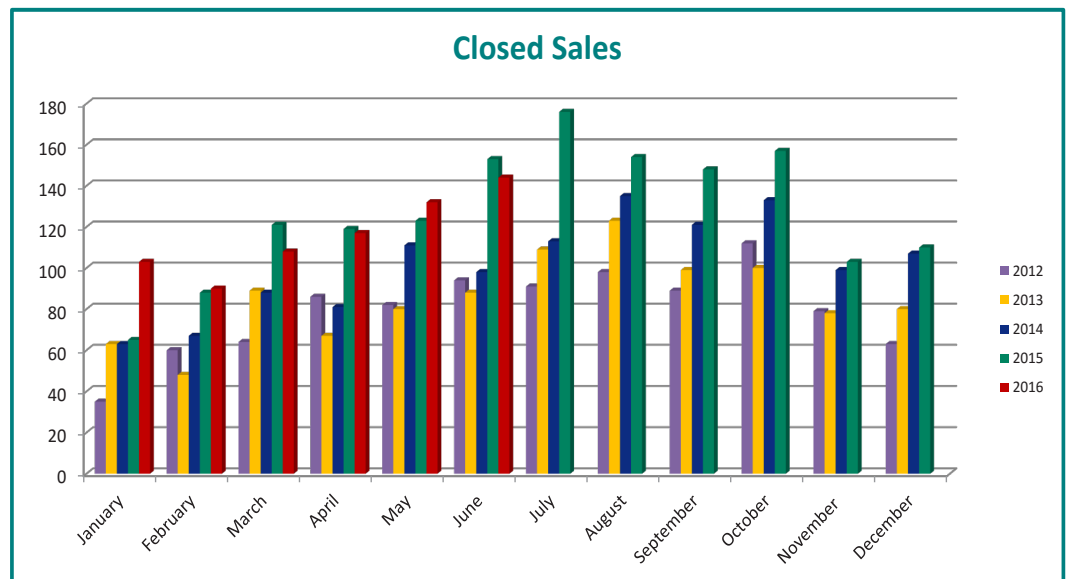
This graph represents monthly accepted offers in the North Coastal Counties of Oregon over the past three calendar years.



CLOSED SALES

NORTH COASTAL COUNTIES, OR

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

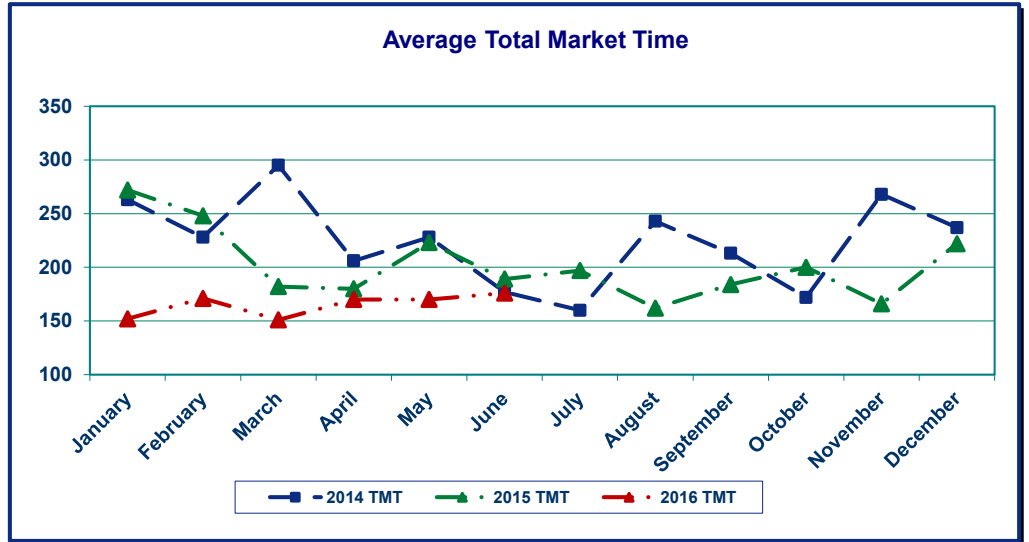


DAYS ON MARKET
NORTH COASTAL COUNTIES, OR

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

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

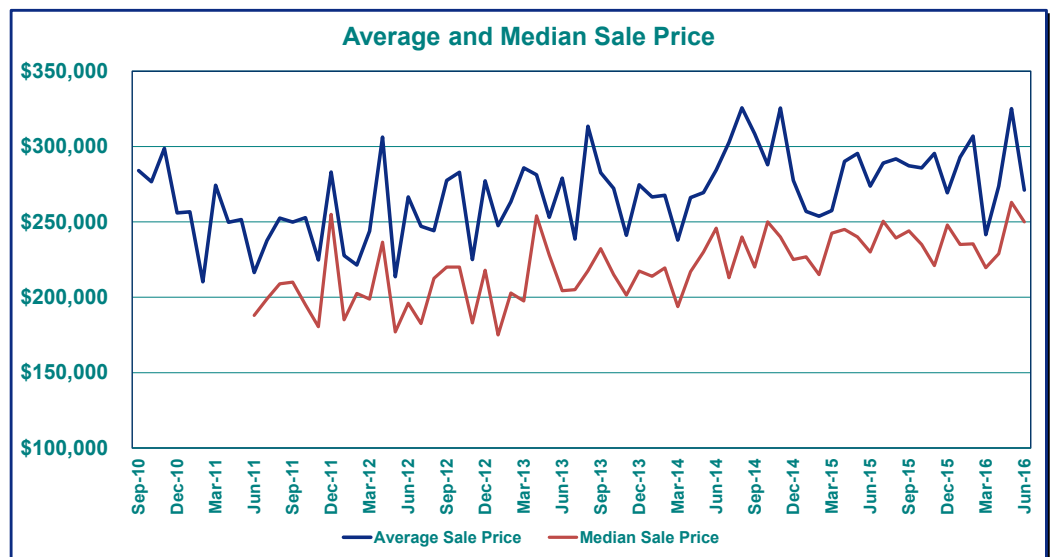


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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.

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Craig Fahner, Chairman of the Board
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MARKET ACTION



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

Residential Review: Polk and Marion Counties, Oregon

June 2016 Reporting Period

June Residential Highlights

Polk and Marion Counties saw strong activity across the board this June. Closed sales (201) were 39.6% stronger than last year in June 2015 (144) and 23.3% stronger than last month in May 2016 (163). This was the strongest month for closings in the region on the RMLS™ record, dating to 1992!

Pending sales (234) rose 40.1% compared to June 2015 (167) and 12.0% compared to May 2016 (209) — another all-time record for Polk and Marion counties.

New listings (276) ended strongly as well, outpacing June 2015 (252) by 9.5% and May 2016 (263) by 4.9%.

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

Year to Date Summary

Activity is ahead across the board in 2016 compared to 2015. Closed sales (946) are up 20.7%, pending sales (1,136) are up 17.6%, and new listings (1,382) are up 6.1%.

Average and Median Sale Prices

Comparing 2016 to 2015 through June, the average sale price has increased 10.9% from \$228,900 to \$253,900. In the same comparison, the median sale price has risen 12.5% from \$204,500 to \$230,000.

Inventory in Months*			
	2014	2015	2016
January	8.9	6.1	3.7
February	7.1	5.9	3.9
March	6.2	4.6	3.3
April	6.6	3.8	2.6
May	6.3	4.3	2.6
June	8.3	4.4	2.2
July	6.6	4.8	
August	6.5	4.5	
September	7.5	4.3	
October	6.0	3.3	
November	8.5	4.3	
December	5.2	2.7	

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

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
Average Sale Price % Change:	+10.0% (\$249,200 v. \$226,600)
Median Sale Price % Change:	+13.0% (\$224,800 v. \$199,000)

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

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

Polk & Marion Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2016	June	276	234	201	276,300	240,000	73
	May	263	209	163	263,100	224,900	63
	Year-to-date	1,382	1,136	946	253,900	230,000	74
2015	June	252	167	144	248,900	221,500	86
	Year-to-date	1,302	966	784	228,900	204,500	118
Change	June	9.5%	40.1%	39.6%	11.0%	8.4%	-14.6%
	Prev Mo 2016	4.9%	12.0%	23.3%	5.0%	6.7%	15.9%
	Year-to-date	6.1%	17.6%	20.7%	10.9%	12.5%	-37.3%

AREA REPORT • 6/2016

Polk & Marion Counties, Oregon

	RESIDENTIAL														Avg. Sale Price % Change ²	COMMERCIAL		LAND		MULTIFAMILY		
	Current Month							Year-To-Date								Year-To-Date	Year-To-Date	Year-To-Date				
	Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
167	Polk County Except Salem	59	28	8	15	-40.0%	22	276,400	99	134	97	-4.0%	84	258,900	210,500	16.3%	1	1,800,000	6	166,000	7	1,030,200
168	West Salem N	36	21	4	14	250.0%	13	393,600	97	83	58	65.7%	46	313,300	280,800	17.2%	-	-	1	85,000	2	200,000
169	West Salem S	9	3	0	0	-100.0%	5	251,600	49	26	18	-5.3%	19	278,000	250,000	16.7%	-	0	-	0	-	-

170	Woodburn	47	41	5	34	-19.0%	36	243,200	29	211	205	-0.5%	199	222,900	200,000	14.6%	1	315,000	3	127,500	1	180,000
	Except Woodburn	123	68	13	73	69.8%	52	337,400	114	376	299	17.3%	239	290,900	257,900	4.0%	2	527,500	23	121,400	1	238,000

170	Marion Except Salem/Keizer	170	109	18	107	25.9%	88	298,800	77	587	504	9.3%	438	260,000	239,000	8.3%	3	456,700	26	122,100	2	209,000
171	Southwest Salem	0	1	1	3	200.0%	1	194,000	110	5	8	-11.1%	7	354,100	365,000	3.1%	-	-	-	-	-	-
172	South Salem	52	35	4	19	375.0%	11	247,700	54	127	83	12.2%	63	236,600	223,500	-4.1%	-	-	4	148,100	-	-
173	Southeast Salem	39	19	8	18	20.0%	16	266,900	74	107	86	22.9%	69	277,300	259,000	8.8%	-	-	1	63,500	4	286,600
174	Central Salem	14	11	3	10	11.1%	8	130,800	46	56	48	0.0%	35	139,800	138,000	10.4%	-	-	2	20,000	4	357,000
175	East Salem S	10	9	0	9	80.0%	6	201,000	12	47	40	60.0%	29	228,900	175,000	20.6%	-	-	-	-	2	345,000
176	East Salem N	19	20	4	20	150.0%	16	223,000	83	87	81	50.0%	59	202,000	192,000	24.4%	-	-	2	177,500	-	-
177	South Keizer	4	2	0	2	-33.3%	2	219,300	31	11	12	20.0%	10	204,400	205,000	14.9%	-	-	-	-	-	-
178	North Keizer	30	18	0	17	183.3%	13	257,300	44	112	101	68.3%	87	262,800	267,000	18.9%	-	-	-	-	-	-

167-169	Polk Co. Grand Total	104	52	12	29	-6.5%	40	311,400	92	243	173	11.6%	149	278,100	231,000	16.6%	1	1,800,000	7	154,400	9	845,700
170-178	Marion Co. Grand Total	338	224	38	205	50.7%	161	267,600	69	1139	963	18.7%	797	249,400	228,000	8.5%	3	456,700	35	120,800	12	306,900
	Polk & Marion Grand Total	442	276	50	234	40.1%	201	276,300	73	1382	1136	17.6%	946	253,900	230,000	10.0%	4	792,500	42	126,400	21	537,800

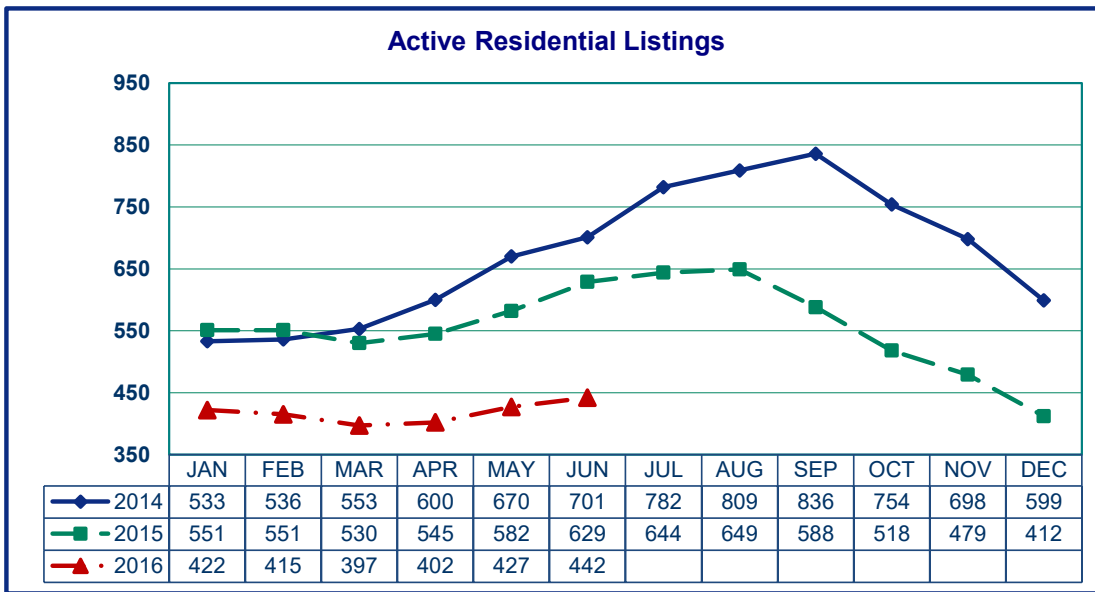
Benton & Linn Counties, Oregon

220	Benton County	37	15	7	13	8.3%	7	331,300	53	86	59	18.0%	42	366,900	317,500	8.7%	-	-	1	35,000	4	826,200
221	Linn County	147	68	25	52	6.1%	59	243,400	67	410	348	34.4%	277	205,700	190,600	0.7%	8	243,200	16	46,500	8	255,700

ACTIVE RESIDENTIAL LISTINGS

**POLK & MARION
COUNTIES, OR**

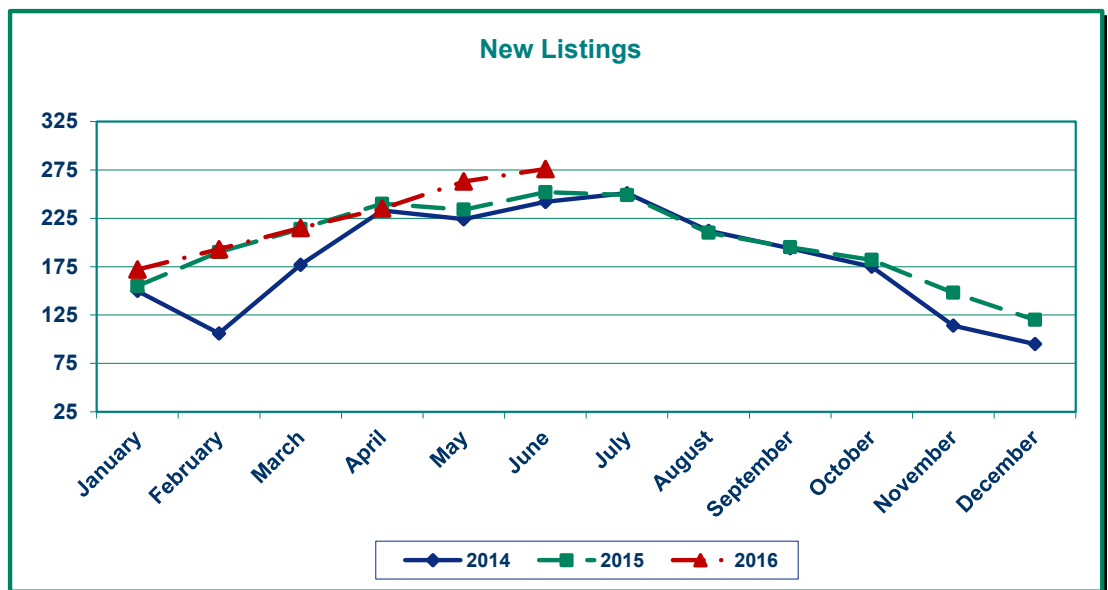
This graph shows the active residential listings over the past three calendar years in Polk and Marion Counties, Oregon.



NEW LISTINGS

**POLK & MARION
COUNTIES, OR**

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



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2016 with June 2015. The Year-To-Date section compares 2016 year-to-date statistics through June with 2015 year-to-date statistics through June.

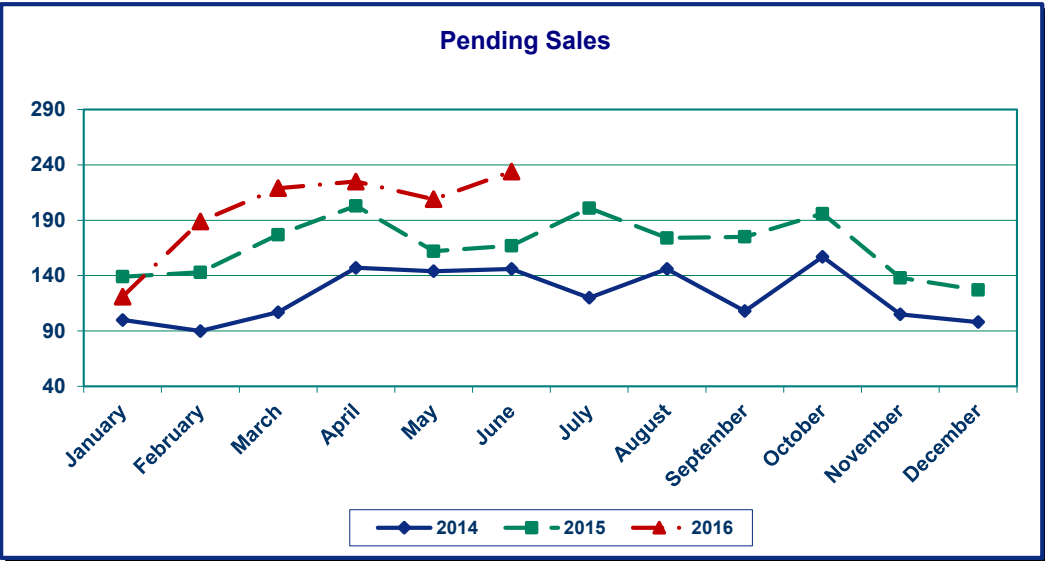
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PENDING LISTINGS

POLK & MARION COUNTIES, OR

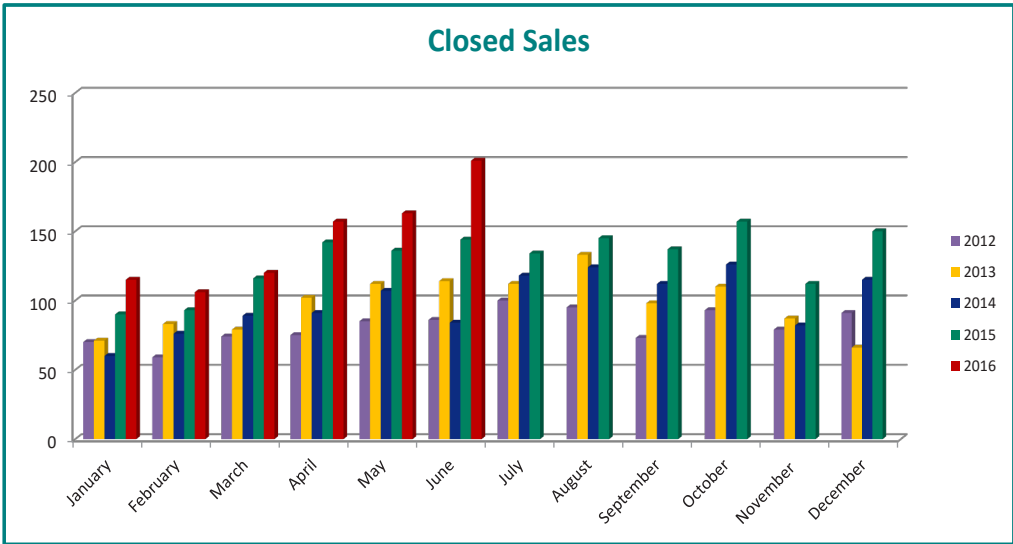
This graph represents monthly accepted offers in Polk and Marion Counties, Oregon, over the past three calendar years.



CLOSED SALES

POLK & MARION COUNTIES, OR

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

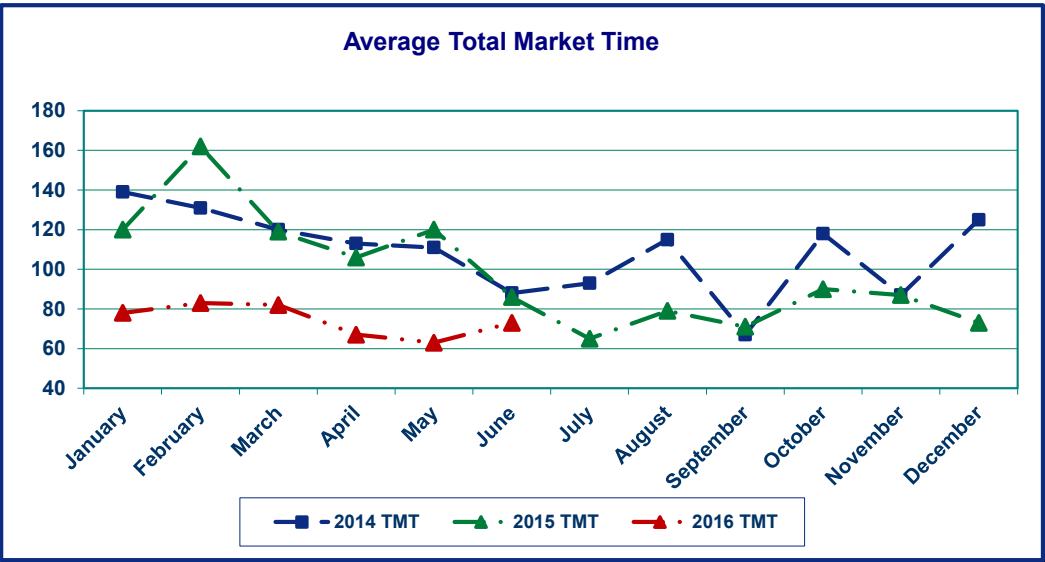


Average Total Market Time

DAYS ON MARKET

POLK & MARION COUNTIES, OR

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



SALE PRICE
POLK & MARION
COUNTIES, OR

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

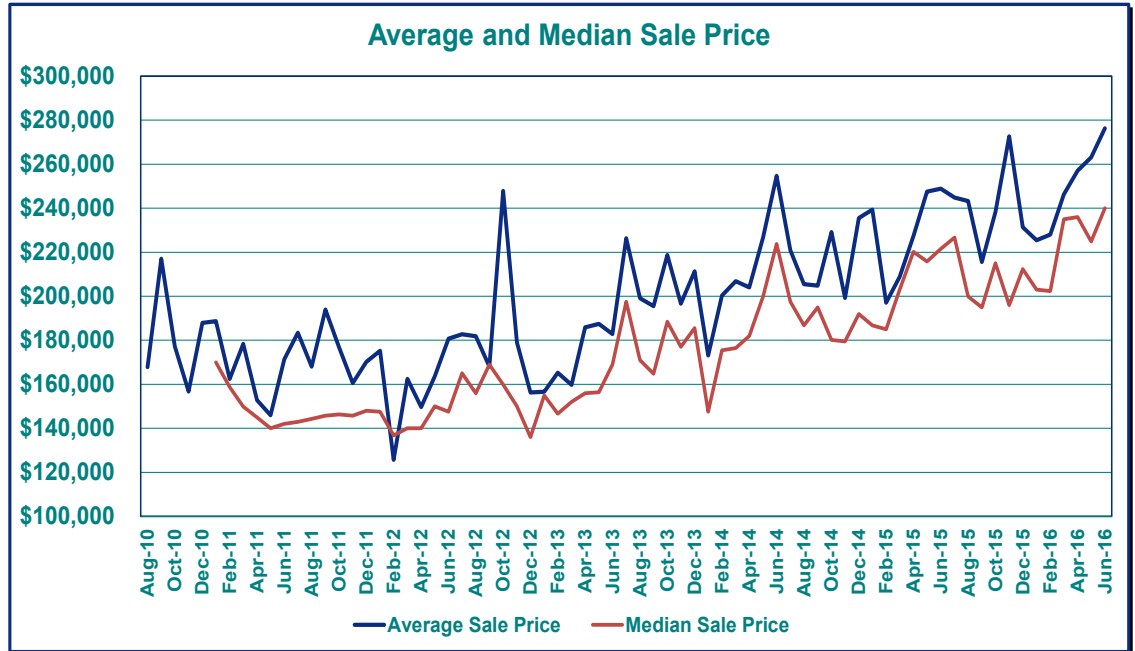
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Tyler Chaudhary, Editor

MARKET ACTION

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

Residential Review: Metro Portland, Oregon

June 2016 Reporting Period

June Residential Highlights

The Portland metro area saw an uptick in new listings this June. The 4,501 new listings were a 5.2% increase over June 2015 and a 8.6% increase over last month in May 2016. It was the strongest June for new listings since June 2008, when 5,213 were offered for the month.

Closed sales (3,158) outpaced May 2016 (2,896) by 9.0%, but showed a 4.4% decrease compared to last year in June 2015 (3,302).

Pending sales (3,390) were cooler in June, falling 6.0% short of June 2015 (3,605) and 4.9% short of May 2016 (3,563).

Inventory edged higher in June to 1.5 months. Total market time decreased to 33 days. There were 4,762 active residential listings in the Portland metro area this June.

Year to Date Summary

Activity has been mixed in 2016 compared to 2015. Closed sales (15,468) are up 2.2%. New listings (21,903) are down 0.3% and pending sales (17,857) are down 2.2% for the year thus far.

Average and Median Sale Prices

Prices continue to rise in the Portland metro area. Comparing 2016 to 2015 through June, the average sale price rose 11.8% from \$347,900 to \$388,800. In the same comparison, the median sale price rose 13.3% from \$300,000 to \$339,900.

Inventory in Months*

	2014	2015	2016
January	4.1	3.4	1.8
February	3.9	3.0	1.8
March	3.1	1.9	1.3
April	2.8	1.8	1.4
May	2.8	1.7	1.4
June	2.8	1.6	1.5
July	2.9	1.7	
August	3.0	1.9	
September	3.1	1.9	
October	2.8	1.8	
November	3.2	2.0	
December	2.3	1.2	

*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:
+9.2% (\$373,400 v. \$342,000)
Median Sale Price % Change:
+10.2% (\$325,000 v. \$295,000)

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
2016	June	4,501	3,390	3,158	412,000	362,000	33
	May	4,144	3,563	2,896	402,500	354,500	37
	Year-to-date	21,903	17,857	15,468	388,800	339,900	45
2015	June	4,280	3,605	3,302	369,500	320,000	44
	Year-to-date	21,962	18,264	15,138	347,900	300,000	63
Change	June	5.2%	-6.0%	-4.4%	11.5%	13.1%	-25.7%
	Prev Mo 2016	8.6%	-4.9%	9.0%	2.4%	2.1%	-10.8%
	Year-to-date	-0.3%	-2.2%	2.2%	11.8%	13.3%	-28.6%

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Portland Metropolitan Area, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
141	N Portland	140	170	27	143	-5.9%	135	418,700	24	854	696	-10.9%	598	382,200	366,500	14.9%	8	684,600	17	226,400	19	602,000
142	NE Portland	293	371	57	280	-15.2%	247	431,700	21	1,847	1,524	-7.0%	1,358	409,900	365,000	10.7%	10	431,500	21	357,400	46	587,400
143	SE Portland	447	554	76	402	-6.7%	364	369,600	24	2,529	2,102	0.2%	1,844	357,000	311,000	9.8%	16	329,100	53	181,500	80	569,500
144	Gresham/ Troutdale	282	292	27	249	12.2%	224	310,800	32	1,428	1,279	5.1%	1,101	288,300	272,500	11.0%	12	461,400	26	188,500	32	328,300
145	Milwaukie/ Clackamas	456	393	76	291	1.0%	279	386,900	36	1,875	1,508	2.1%	1,310	367,100	344,800	7.9%	4	601,500	87	154,000	13	417,500
146	Oregon City/ Canby	304	230	25	172	-6.0%	171	362,600	38	1,246	1,046	10.7%	899	366,500	333,000	13.7%	6	246,700	50	226,200	12	404,400
147	Lake Oswego/ West Linn	410	288	54	189	-7.8%	165	650,200	45	1,297	913	-8.7%	794	616,200	520,000	11.9%	-	-	30	471,400	9	613,800
148	W Portland	584	472	75	301	-20.4%	313	592,500	32	2,271	1,675	-12.4%	1,482	551,700	465,800	10.3%	2	637,500	38	290,700	26	632,700
149	NW Wash Co.	213	192	38	158	5.3%	178	496,900	34	1,080	864	5.0%	759	475,100	460,000	5.2%	5	107,800	9	240,800	1	425,000
150	Beaverton/ Aloha	261	410	35	338	-8.2%	278	348,400	26	1,988	1,731	-9.2%	1,506	328,300	310,000	8.5%	8	495,300	20	198,700	13	439,300
151	Tigard/ Wilsonville	440	439	52	336	8.7%	329	426,900	30	2,119	1,713	6.1%	1,401	403,900	379,000	11.4%	5	260,300	30	366,300	7	311,600
152	Hillsboro/ Forest Grove	296	282	29	228	-14.9%	194	357,000	22	1,412	1,193	-10.6%	1,059	330,800	303,000	12.0%	8	285,600	27	515,000	20	291,400
153	Mt. Hood	74	35	6	18	-5.3%	15	196,300	40	144	102	25.9%	88	225,500	216,000	5.1%	-	-	16	99,500	-	-
155	Columbia Co.	208	142	14	100	7.5%	100	257,900	48	653	529	9.5%	435	245,600	230,000	6.4%	7	191,700	41	89,900	12	177,400
156	Yamhill Co.	354	231	28	185	-11.5%	166	286,000	77	1,160	982	2.9%	834	285,600	259,900	9.5%	9	634,400	76	191,500	28	255,100

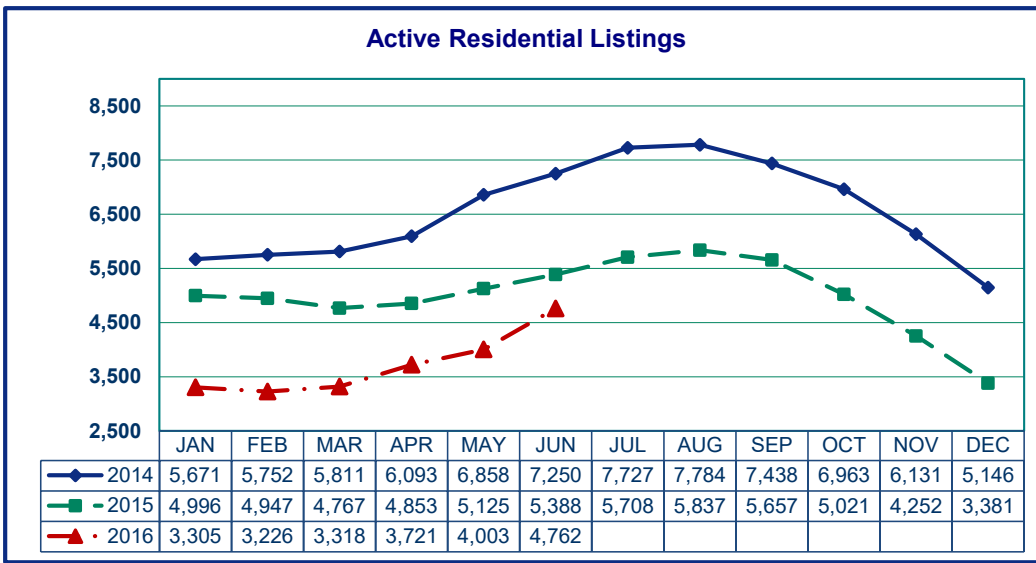
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2016 with June 2015. The Year-To-Date section compares 2016 year-to-date statistics through June with 2015 year-to-date statistics through June.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/15-6/30/16) with 12 months before (7/1/14-6/30/15).

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

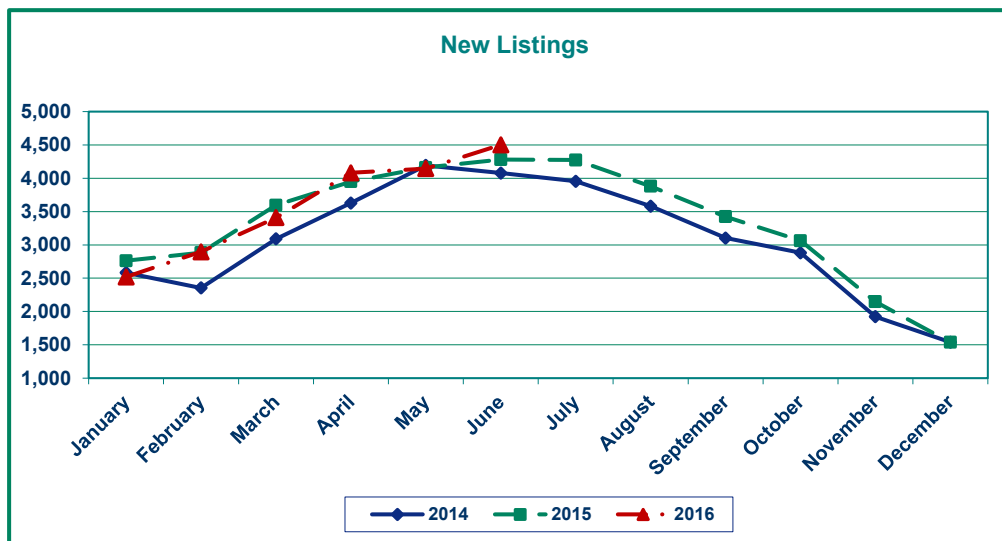
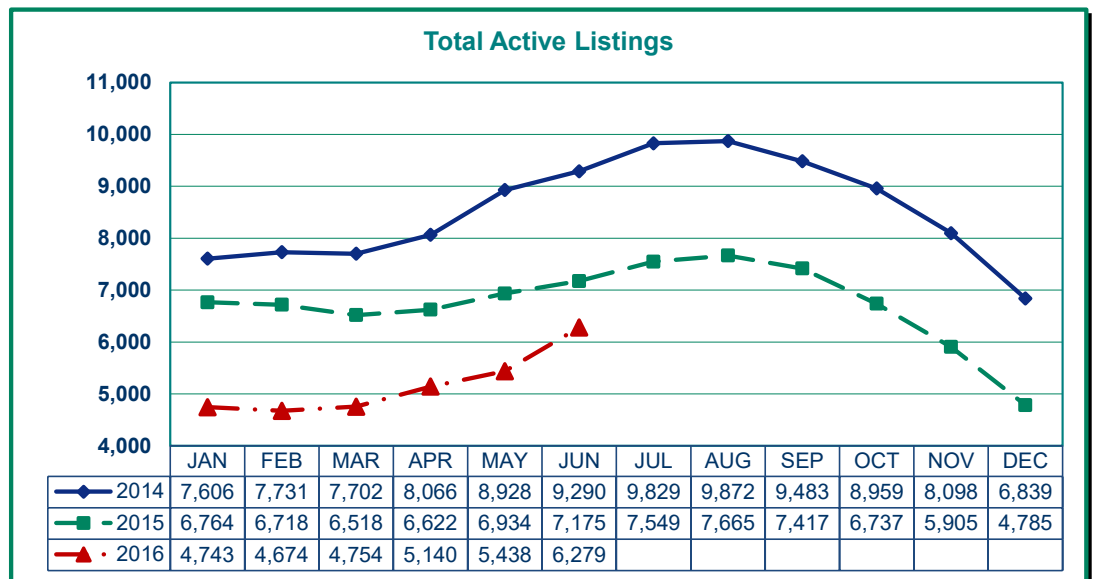
ACTIVE RESIDENTIAL LISTINGS PORTLAND, OR

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



TOTAL ACTIVE LISTINGS PORTLAND, OR

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



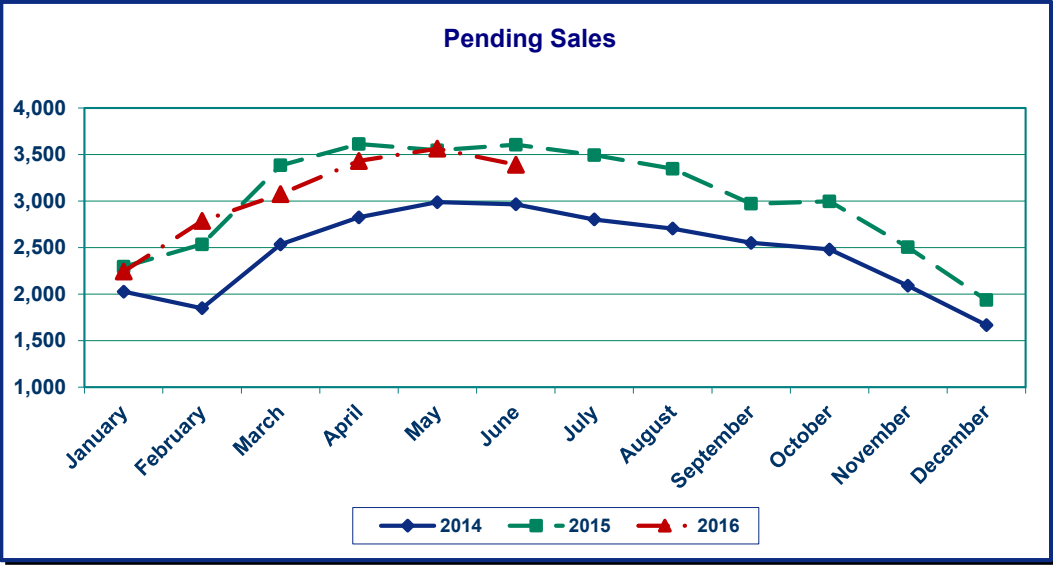
NEW LISTINGS PORTLAND, OR

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

PENDING LISTINGS

PORTLAND, OR

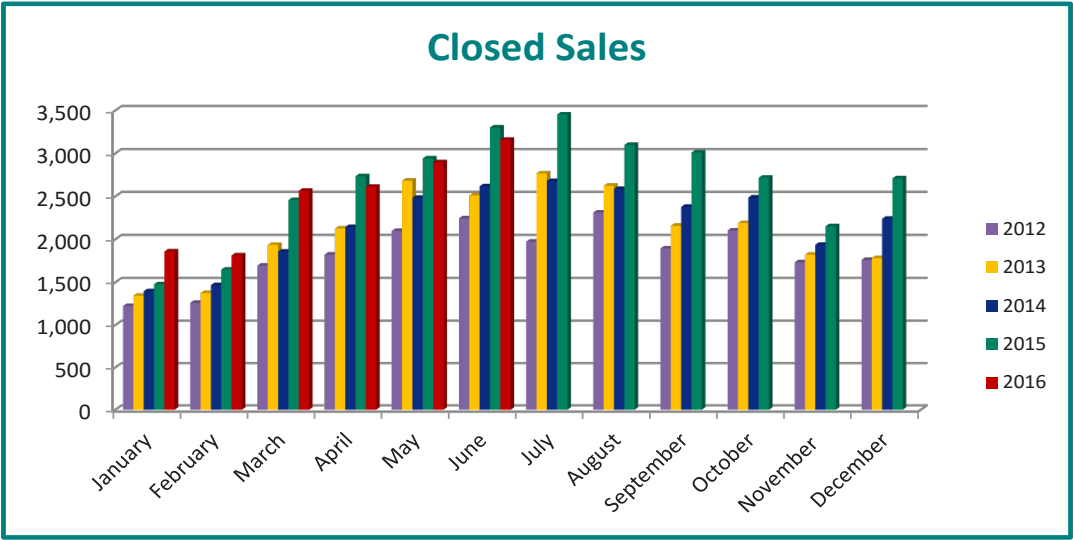
This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.



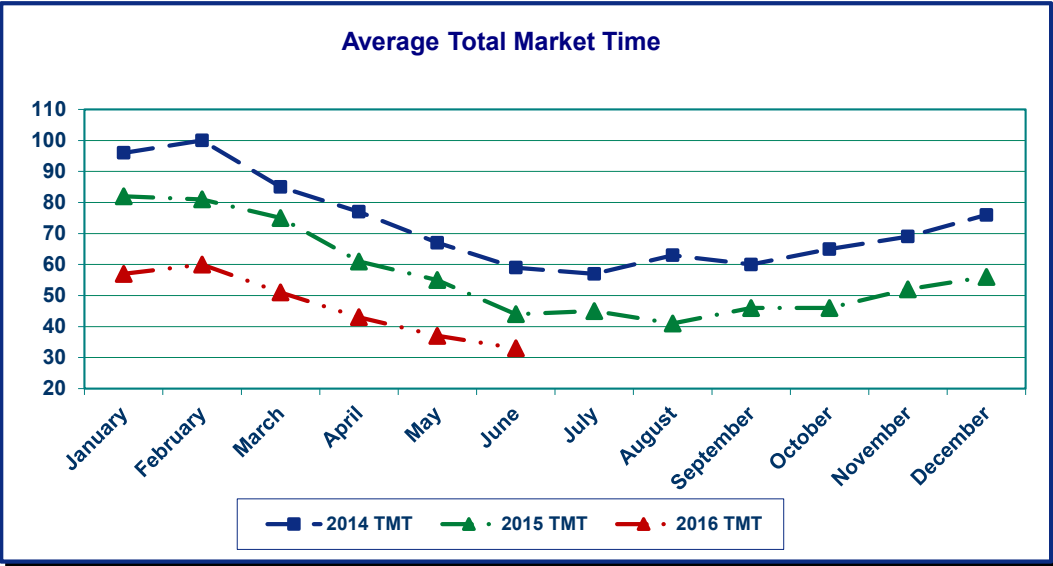
CLOSED SALES

PORTLAND, OR

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



Average Total Market Time



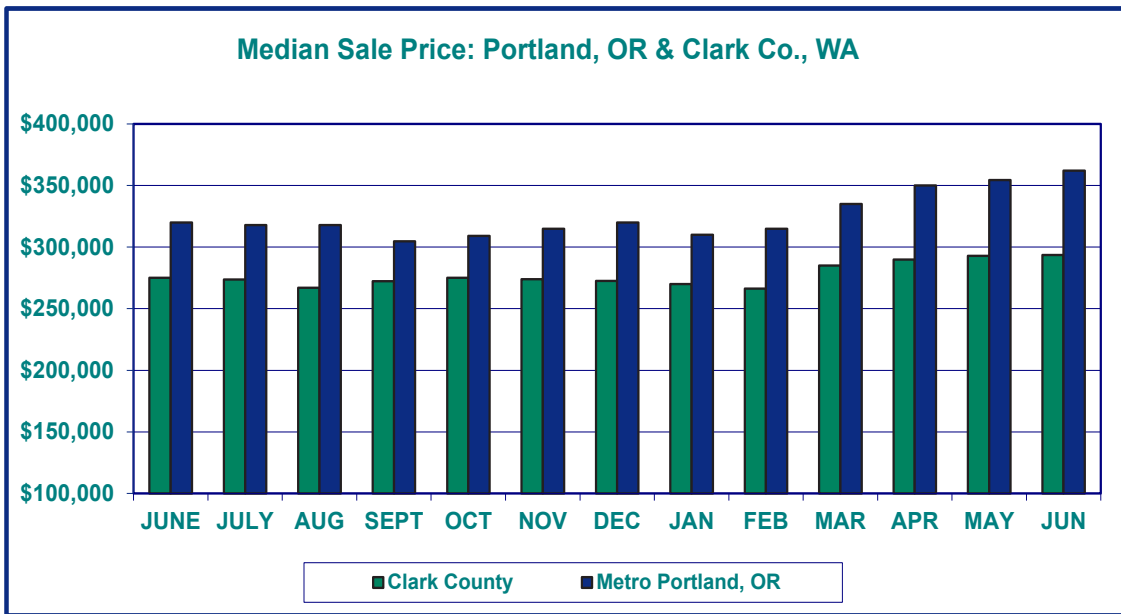
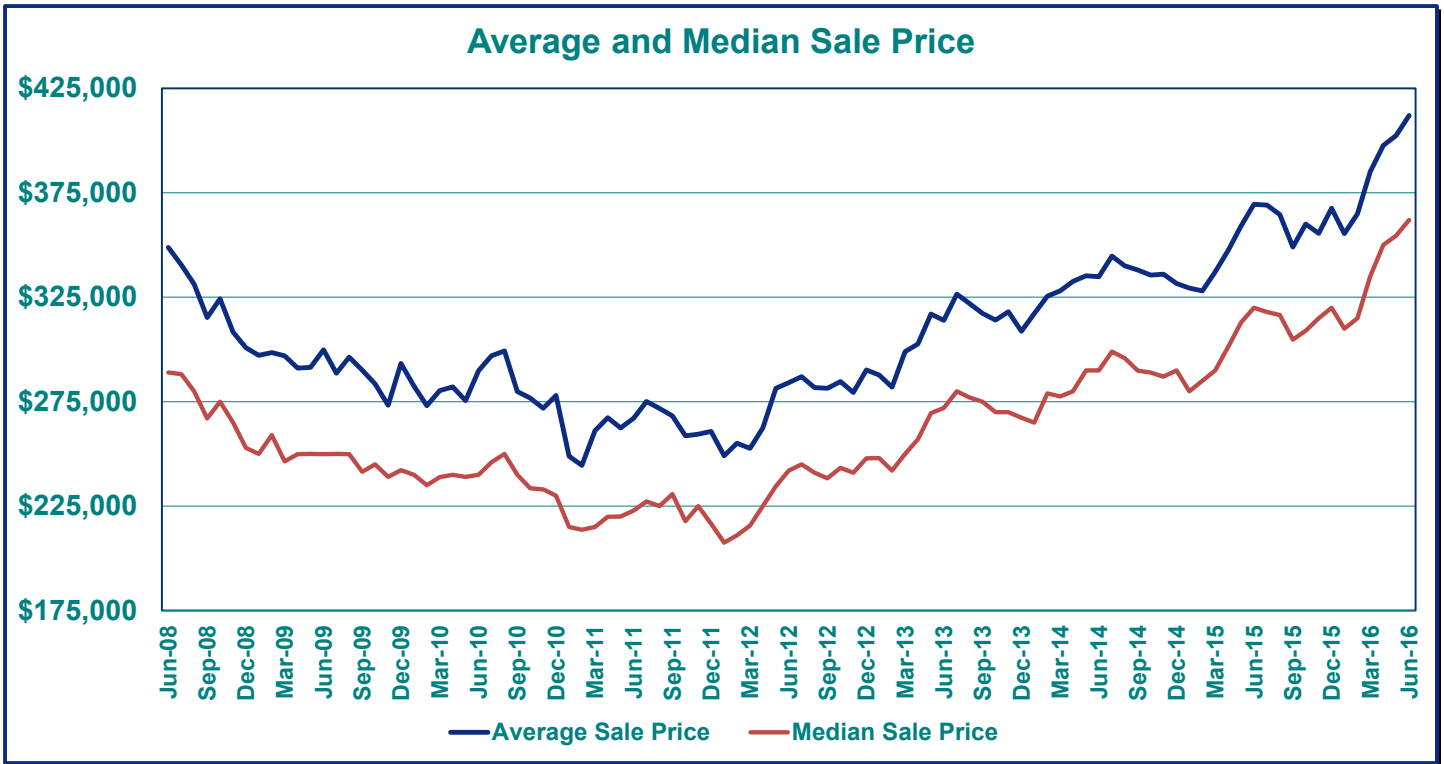
DAYS ON MARKET

PORTLAND, OR

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

SALE PRICE
PORTLAND, OR

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



MEDIAN SALE PRICE
PORTLAND, OR

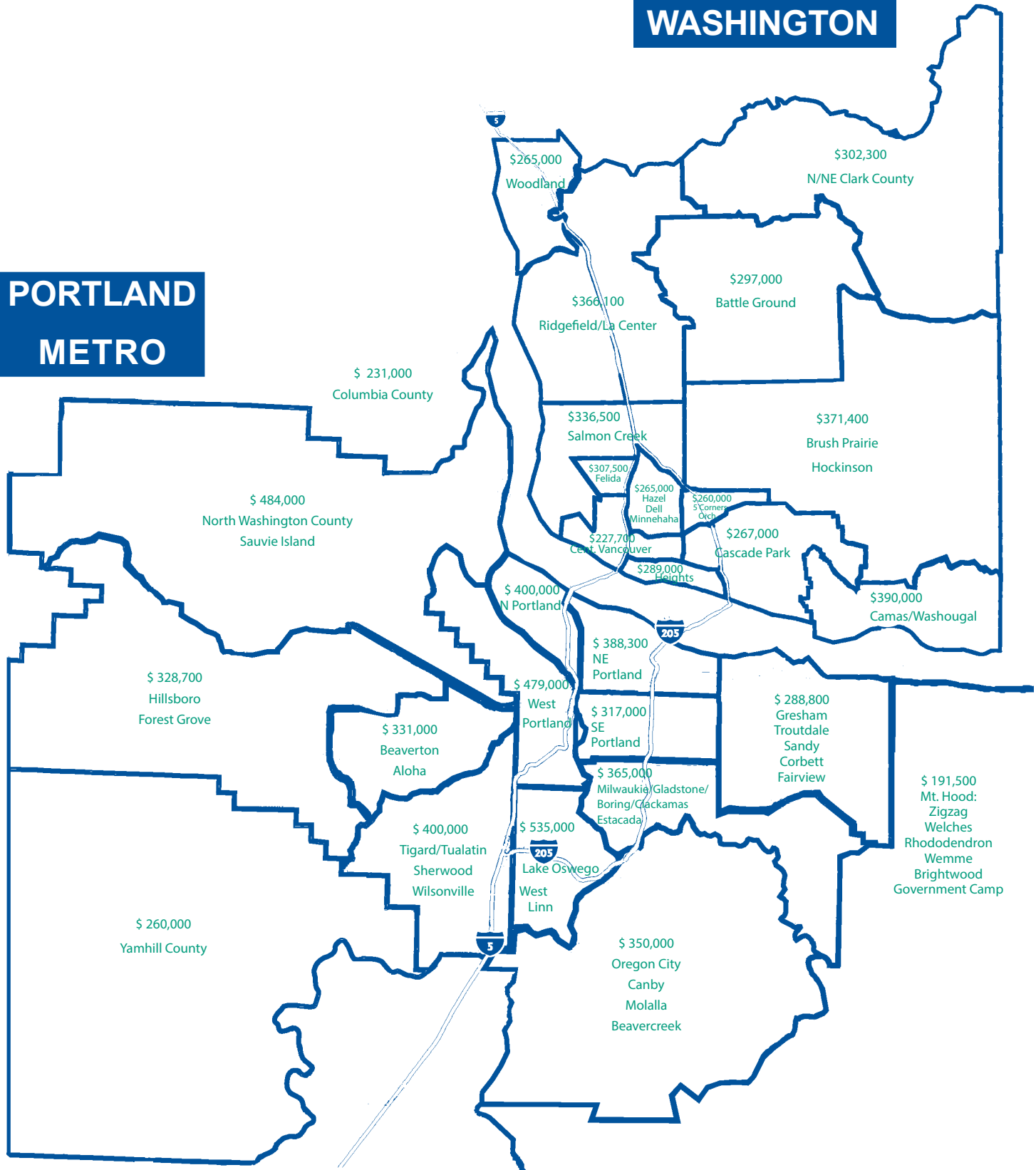
This graph shows the median sale price over the past 12 months in the greater Portland, Oregon, metropolitan area and Clark County.

MEDIAN SALE PRICE

June 2016

SW
WASHINGTON

PORTLAND
METRO

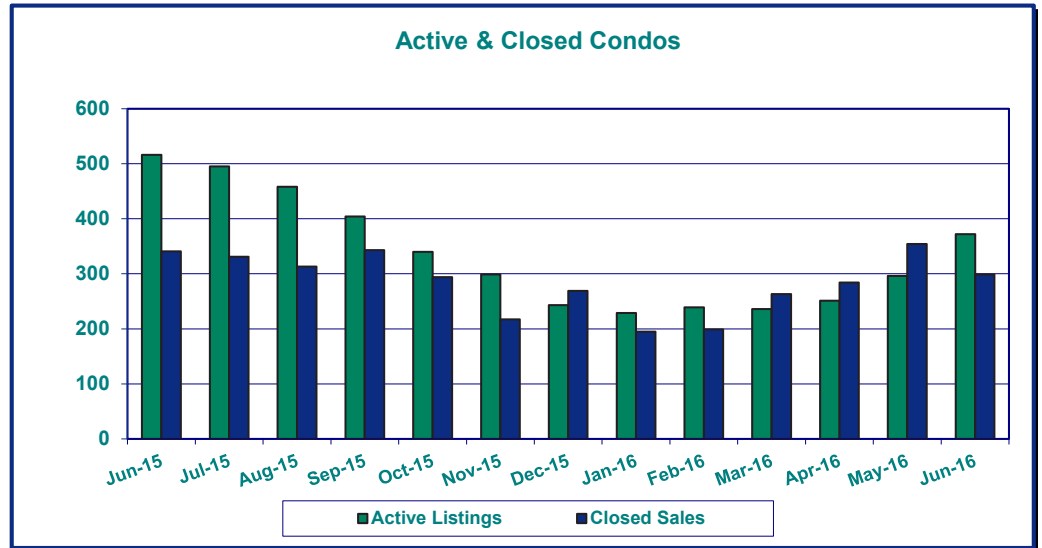


ACTIVE & CLOSED CONDOS
PORTLAND, OR

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

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

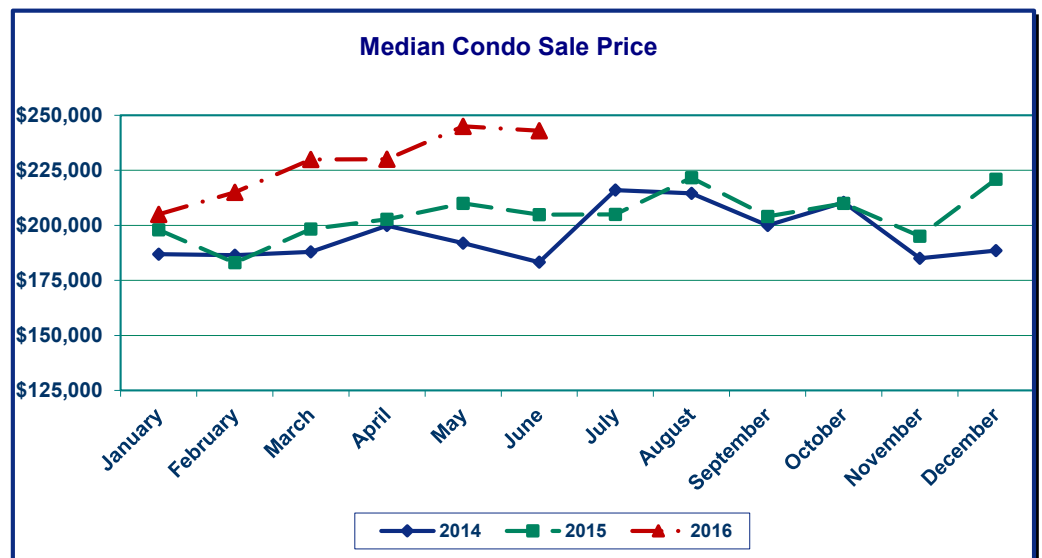


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

MEDIAN SALE PRICE CONDOS
PORTLAND, OR

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

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



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Craig Fahner, Chairman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor



Clark County, Washington Market Action Addition

June 2016

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

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

Total Active Listings* Reported in Market Action:	1,450
Less Listings with Purchase Contingencies*:	86
Readily Purchased Listings:	1,364
<i>Percent of Total Active Listings:</i>	94.1%
Less New Under Construction (not ready for occupancy):	106
Less New Proposed (not started):	189
Total Readily Purchased & Occupied Listing:	1,069
<i>Percent of Total Active Listings:</i>	73.7%
Inventory in Months of Readily Purchased & Occupied Listings:	1.3

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

Source: RMLS™ Regional Multiple Listing Service, Portland Oregon

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Residential Review: Southwest Washington

June 2016 Reporting Period

June Residential Highlights

Southwest Washington saw a bit of mixed activity this June. New listings (1,144) rose 7.6% compared to June 2015 (1,063) and 4.6% compared to May 2016 (1,094). This was the strongest June for new listings in the region since 2008, when 1,277 new listings were offered for the month.

Pending sales (930) fared 4.0% better than last year in June 2015 (894) but fell 1.5% short of last month in May 2016 (944). Similarly, closed sales (811) were 4.6% cooler than in June 2015 (850) but increased 6.4% from May 2016.

Year to Date Summary

Activity is ahead so far in 2016 compared to 2015. Closed sales

(4,076) are up 6.2%, pending sales (4,892) are up 4.4%, and new listings (5,887) are up 2.3% for the year thus far.

Average and Median Sale Prices

Comparing 2016 to 2015 through June of each year, the average sale price rose 11.0% from \$288,700 to \$320,500. In the same comparison, the median sale price rose 8.9% from \$259,900 to \$283,000.

Inventory in Months*			
	2014	2015	2016
January	6.4	3.9	2.6
February	5.7	3.7	2.7
March	4.6	2.6	1.7
April	4.1	2.4	1.8
May	3.9	2.6	1.7
June	3.9	2.1	1.8
July	3.9	2.4	
August	3.8	2.6	
September	3.7	2.7	
October	3.4	2.2	
November	4.2	2.7	
December	3.4	1.9	

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

Average Sale Price % Change:	+9.1% (\$312,400 v. \$286,400)
Median Sale Price % Change:	+8.6% (\$277,000 v. \$255,000)

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.

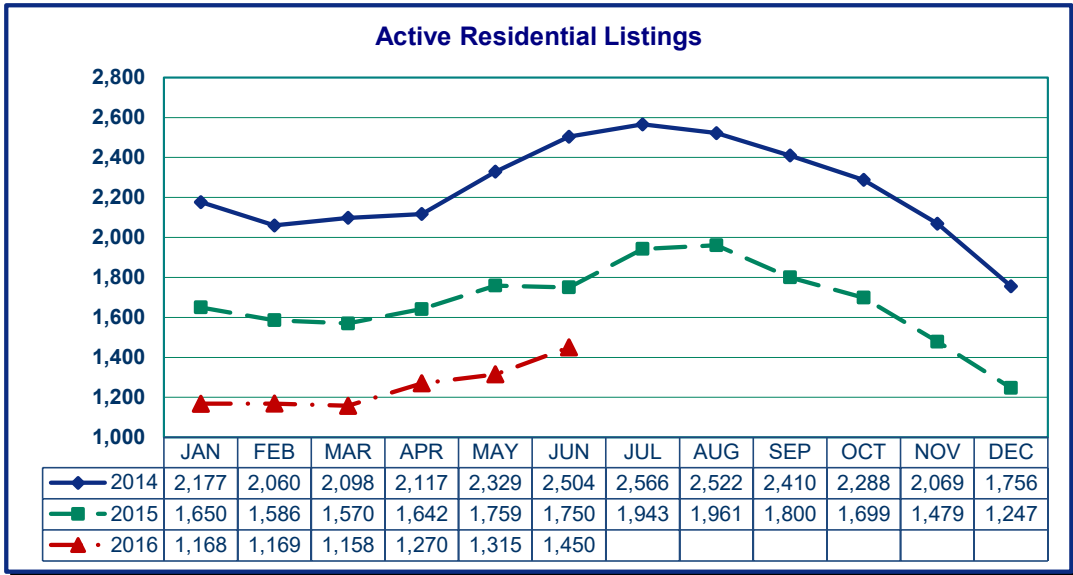
Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2016	June	1,144	930	811	328,900	293,500	45
	May	1,094	944	762	329,200	293,000	49
	Year-to-date	5,887	4,892	4,076	320,500	283,000	58
2015	June	1,063	894	850	307,800	275,000	55
	Year-to-date	5,752	4,684	3,838	288,700	259,900	83
Change	June	7.6%	4.0%	-4.6%	6.9%	6.7%	-18.2%
	Prev Mo 2016	4.6%	-1.5%	6.4%	-0.1%	0.2%	-8.2%
	Year-to-date	2.3%	4.4%	6.2%	11.0%	8.9%	-30.0%

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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 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
11	Downtown Vancouver	25	24	3	17	-15.0%	15	245,700	34	138	122	-7.6%	107	256,700	230,000	47	14.3%	1	1,350,000	-	-	4	282,500
12	NW Heights	17	33	2	37	146.7%	32	205,300	34	156	146	20.7%	117	196,700	191,000	45	16.5%	1	910,000	1	45,000	18	304,200
13	SW Heights	21	19	5	17	88.9%	12	321,200	84	91	72	-6.5%	63	373,100	275,000	69	5.0%	-	-	2	299,000	2	231,300
14	Lincoln/Hazel Dell	18	17	2	15	7.1%	14	325,100	28	107	91	-1.1%	84	279,400	258,300	37	19.8%	-	-	3	105,000	-	-
15	E Hazel Dell	57	51	8	41	-16.3%	43	259,900	36	317	283	24.1%	234	252,800	255,000	39	15.6%	-	-	8	132,500	-	-
20	NE Heights	31	34	0	38	58.3%	25	247,200	90	160	147	20.5%	112	248,800	245,000	61	5.4%	1	900,000	5	424,000	1	200,000
21	Orchards	67	70	4	49	-18.3%	42	257,800	42	315	251	3.7%	207	250,100	240,000	40	16.3%	-	-	3	143,300	3	2,063,300
22	Evergreen	67	87	5	86	4.9%	75	257,600	33	506	467	12.0%	401	248,800	244,100	31	14.7%	-	-	6	199,500	7	326,300
23	E Heights	26	19	2	15	-25.0%	21	301,600	51	116	103	-6.4%	101	320,100	267,500	55	7.9%	1	225,000	2	108,300	2	321,000
24	Cascade Park	36	26	-	23	0.0%	29	337,500	31	161	133	-8.3%	120	312,000	286,500	51	2.2%	-	-	1	147,000	7	378,700
25	Five Corners	16	34	2	37	27.6%	20	267,800	34	159	156	-6.6%	117	241,400	240,000	43	4.3%	-	-	1	210,000	-	-
26	E Orchards	38	39	6	29	26.1%	20	301,600	31	149	119	-5.6%	101	317,200	298,000	59	10.8%	-	-	2	155,000	-	-
27	Fisher's Landing	14	16	2	22	-33.3%	21	330,600	13	150	148	-12.9%	142	327,700	323,800	59	5.9%	-	-	2	95,000	-	-
31	SE County	22	9	-	2	-66.7%	8	453,900	17	42	26	18.2%	22	377,500	372,500	83	8.1%	-	-	9	156,600	-	-
32	Camas City	193	129	17	67	-26.4%	69	440,900	64	549	395	-6.4%	325	446,900	404,900	92	6.9%	-	-	28	188,400	3	316,200
33	Washougal	115	59	12	49	-18.3%	51	372,500	57	326	253	-2.7%	218	362,600	327,000	75	12.2%	-	-	51	139,300	3	240,300
41	N Hazel Dell	48	38	3	36	111.8%	38	357,900	36	215	196	2.6%	178	329,600	297,800	42	-4.1%	-	-	2	452,500	1	301,700
42	S Salmon Creek	57	41	1	46	31.4%	24	291,000	67	205	182	0.0%	131	276,100	271,000	47	9.4%	-	-	6	67,700	1	310,000
43	N Felida	69	45	8	30	-14.3%	26	402,000	51	219	172	-22.9%	144	386,200	351,000	51	7.1%	-	-	3	173,300	-	-
44	N Salmon Creek	71	62	5	45	-18.2%	45	356,600	30	276	234	12.0%	200	378,200	372,000	76	8.6%	-	-	20	135,600	-	-
50	Ridgefield	88	41	3	30	11.1%	30	330,500	51	252	199	32.7%	167	332,800	320,000	69	8.6%	2	191,000	5	452,200	-	-
51	W of I-5 County	11	9	2	8	33.3%	4	658,800	33	39	33	43.5%	27	568,100	520,000	122	14.6%	-	-	6	205,500	-	-
52	NW E of I-5 County	34	16	5	8	60.0%	11	477,700	72	69	39	2.6%	31	493,000	450,000	107	22.5%	-	-	11	187,100	-	-
61	Battleground	97	89	17	68	21.4%	43	311,600	32	383	303	2.0%	236	295,300	265,000	69	4.8%	1	257,500	13	150,000	3	478,300
62	Brush Prairie	141	78	15	70	-2.8%	53	394,800	48	523	410	7.9%	329	371,100	340,000	65	7.4%	1	976,300	39	331,300	-	-
63	East County	0	0	0	0	-100.0%	1	310,000	15	1	2	-33.3%	3	409,000	410,000	97	20.5%	-	-	1	99,900	-	-
64	Central County	9	8	2	6	100.0%	8	451,200	84	41	32	166.7%	24	444,800	444,800	62	20.5%	-	-	5	163,000	-	-
65	Mid-Central County	4	5	1	5	-37.5%	6	347,600	55	31	32	23.1%	25	379,000	370,000	61	21.9%	-	-	4	98,000	-	-
66	Yacolt	22	23	2	15	400.0%	9	294,500	33	79	58	61.1%	40	300,300	268,000	51	5.5%	-	-	5	83,100	-	-
70	La Center	18	14	5	13	160.0%	7	307,100	60	64	52	33.3%	41	342,900	333,000	69	7.6%	-	-	2	270,000	-	-
71	N Central	13	6	3	3	-50.0%	6	389,200	61	37	27	68.8%	22	335,600	309,100	93	6.3%	-	-	7	277,700	-	-
72	NE Corner	5	3	0	3	50.0%	3	243,000	42	11	9	50.0%	7	314,300	264,000	65	41.3%	-	-	2	80,000	-	-
72	Clark County Total	1,450	1,144	142	930	4.0%	811	328,900	45	5,887	4,892	4.4%	4,076	320,500	283,000	58	9.1%	8	625,100	255	195,900	55	413,700
80	Woodland City	17	15	2	12	33.3%	7	270,700	14	68	53	6.0%	46	272,700	272,800	61	24.6%	-	-	12	168,900	-	-
81	Woodland Area	23	15	3	6	-25.0%	3	457,700	263	51	39	7.9%	32	344,200	334,000	101	-0.5%	1	715,000	23	114,800	-	-
82	Cowlitz County	175	102	14	63	0.0%	69	225,900	38	470	363	17.9%	304	223,200	207,500	79	8.6%	2	410,000	44	81,800	12	395,000
82	Cowlitz County Total	215	132	19	81	1.3%	79	238,700	44	589	455	14.3%	382	239,300	225,000	79	8.2%	3	511,700	79	104,600	12	395,000
87	Pacific County Total	139	31	7	26	136.4%	17	207,600	111	173	97	19.8%	78	178,800	149,800	171	9.6%	1	190,000	25	37,500	-	-



ACTIVE RESIDENTIAL LISTINGS

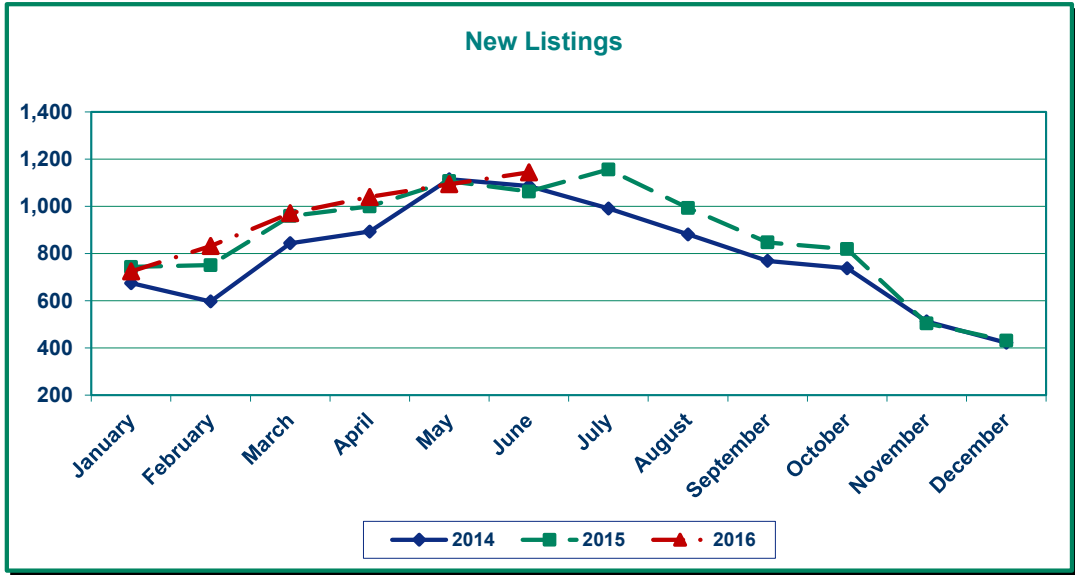
CLARK COUNTY, WA

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

NEW LISTINGS

CLARK COUNTY, WA

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



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2016 with June 2015. The Year-To-Date section compares 2016 year-to-date statistics through June with 2015 year-to-date statistics through June.

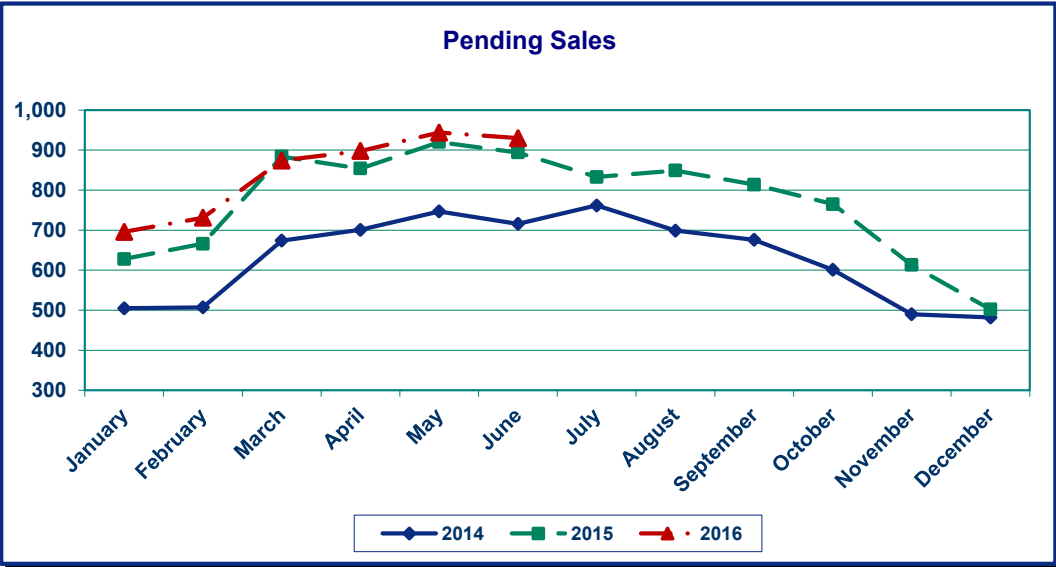
² % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/15-6/30/16) with 12 months before (7/1/14-6/30/15).

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

PENDING LISTINGS

CLARK COUNTY, WA

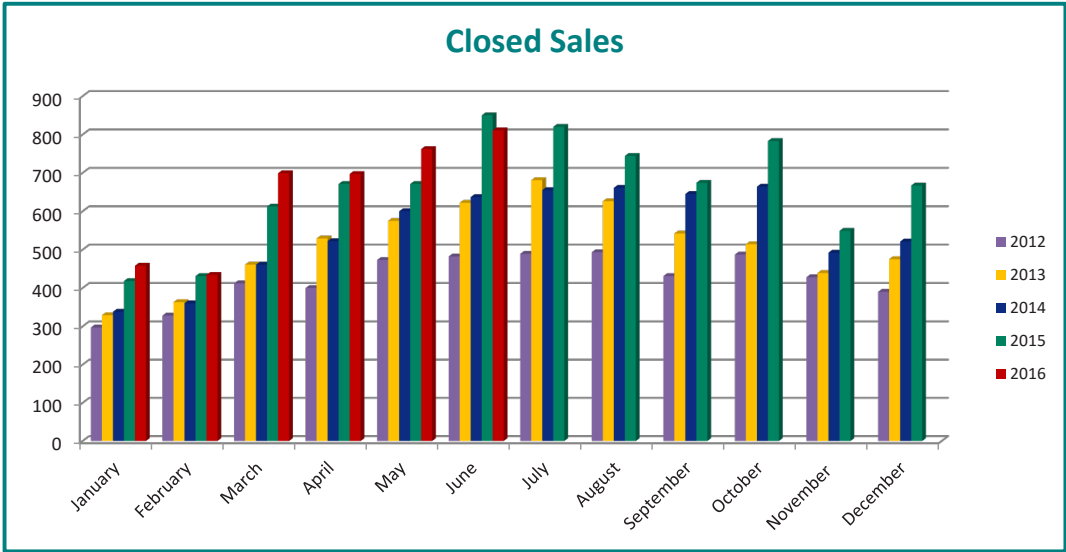
This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.



CLOSED SALES

CLARK COUNTY, WA

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

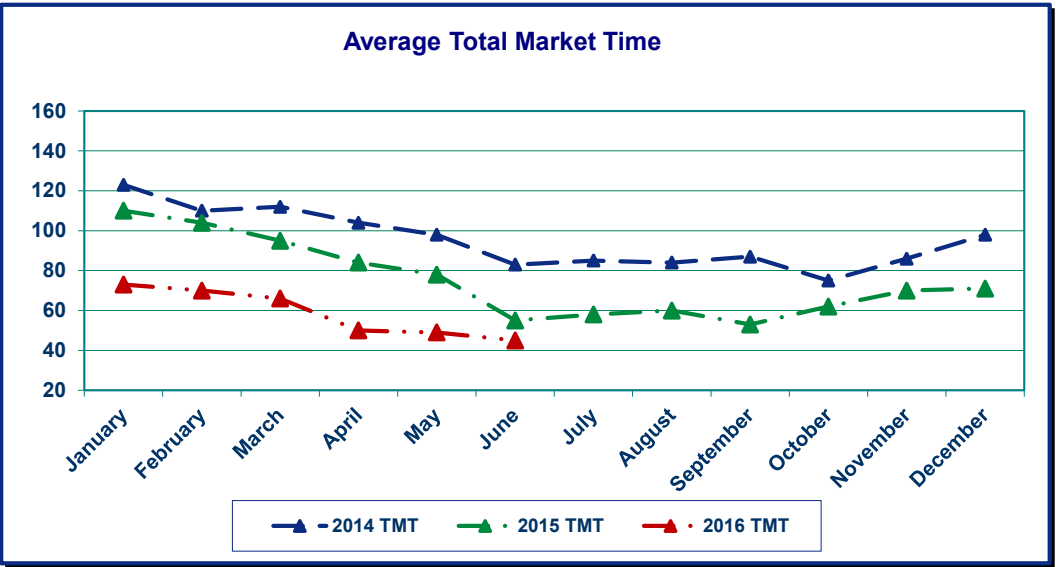


Average Total Market Time

DAYS ON MARKET

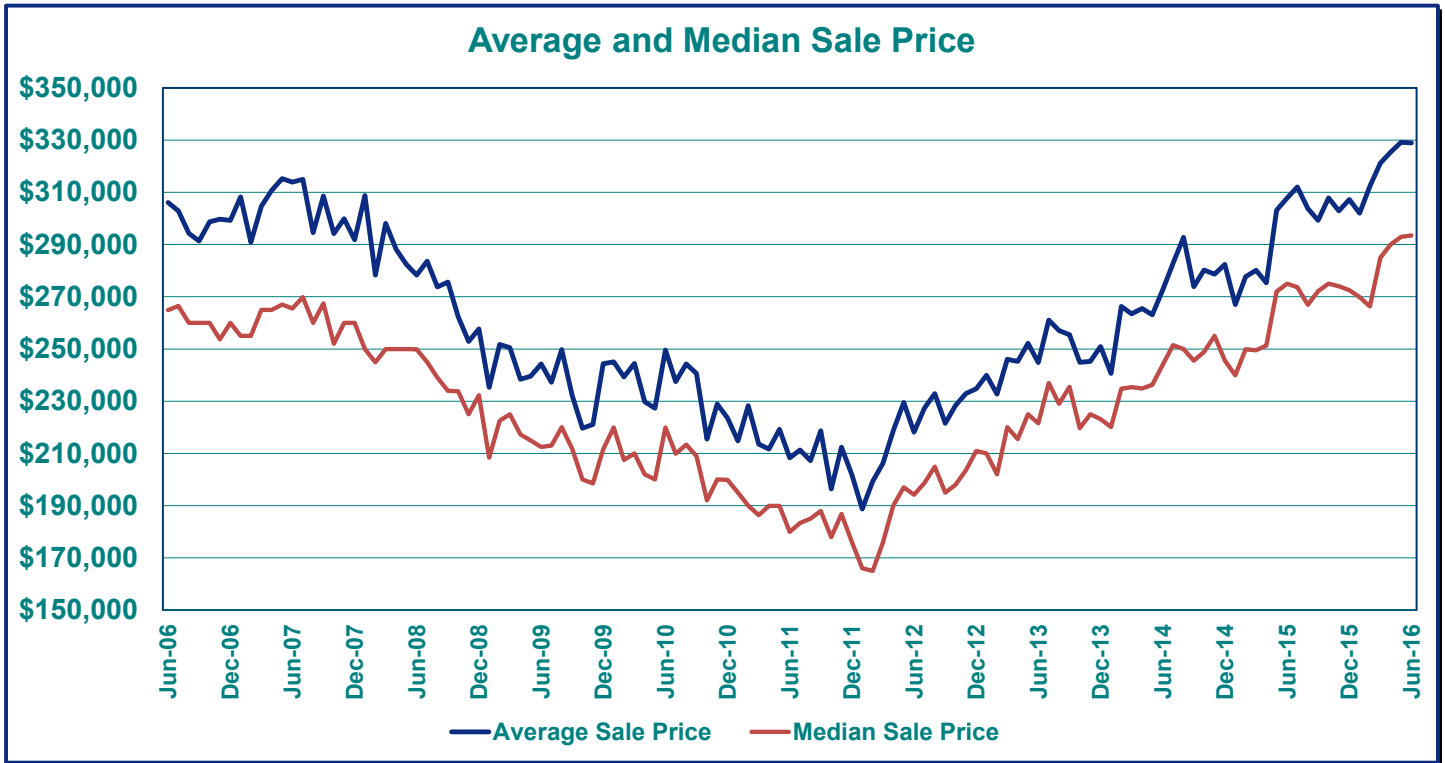
CLARK COUNTY, WA

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

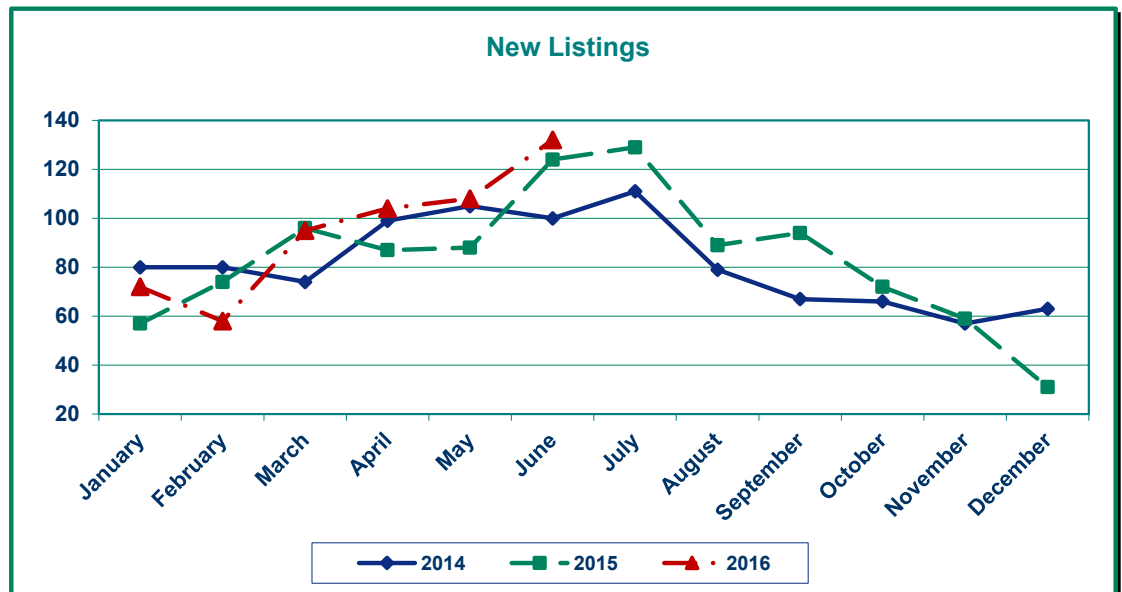


SALE PRICE
CLARK COUNTY, WA

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



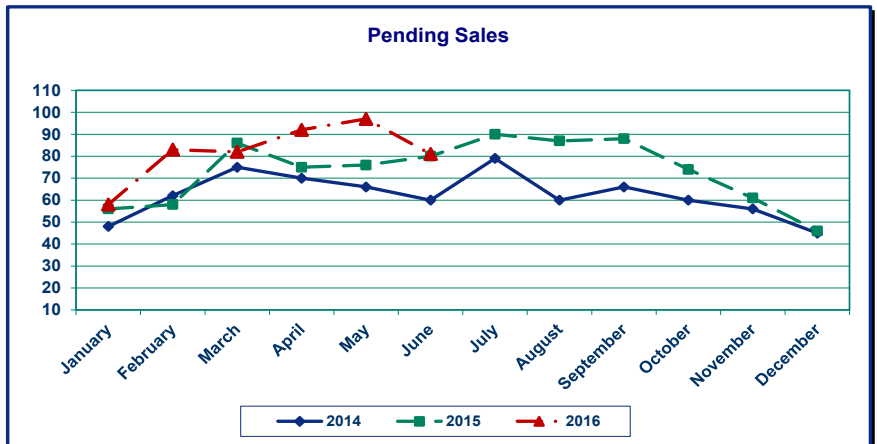
NEW LISTINGS
COWLITZ COUNTY, WA
This graph represents new listings in Cowlitz County, Washington over the past three calendar years.



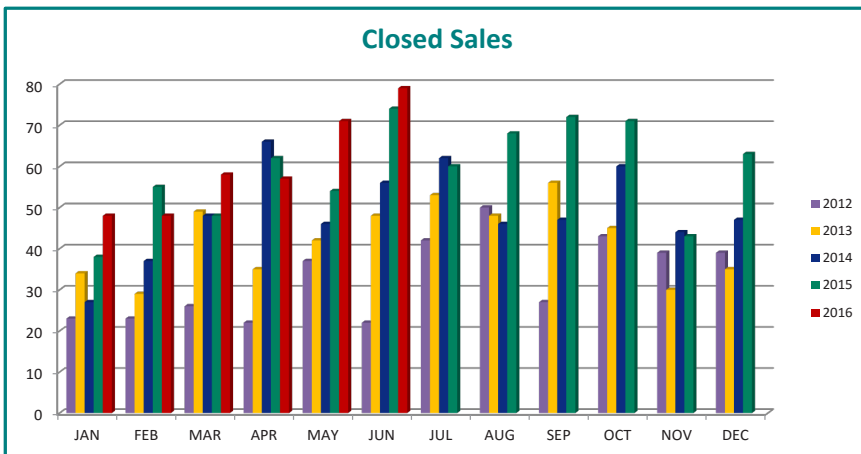
PENDING LISTINGS

COWLITZ COUNTY, WA

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



Closed Sales



CLOSED SALES

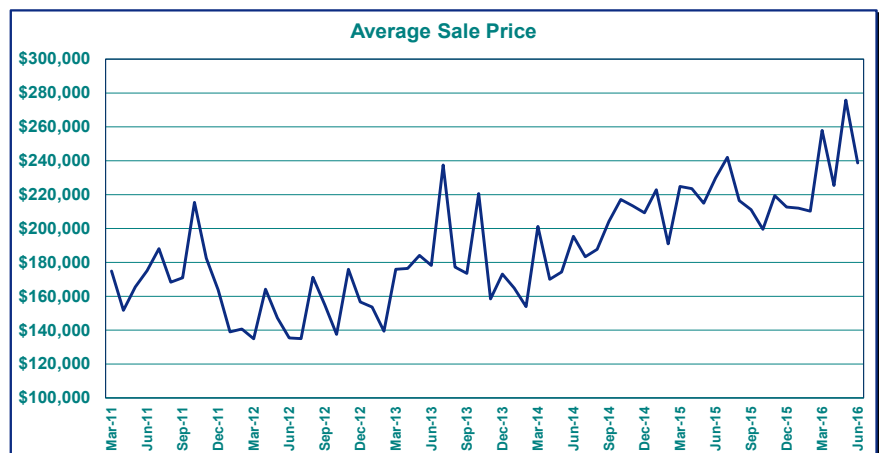
COWLITZ COUNTY, WA

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

AVERAGE SALE PRICE

COWLITZ COUNTY, WA

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



MEDIAN SALE PRICE June 2016

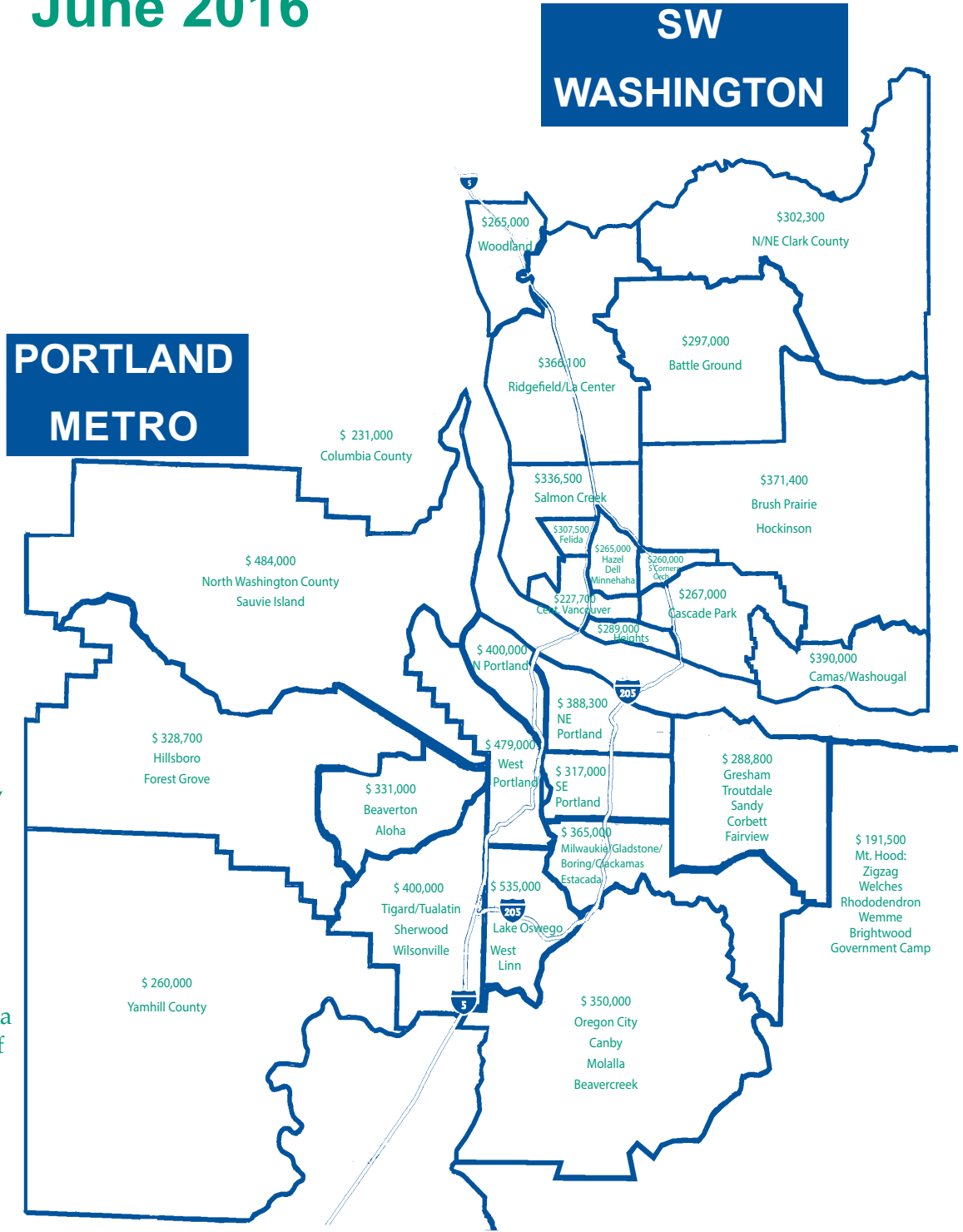
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communications@rmls.com

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Craig Fahner, Chairman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor

MARKET ACTION

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

Residential Review: Union County, Oregon

June 2016 Reporting Period

June Residential Highlights

Union County saw plenty of closings this June. The 38 closed sales outpaced June 2015 by 35.7% and last month (May 2016) by more than double! It was the strongest month on the RMLS™ record for closings in Union County, the closest being July 2014 with 36 closings for the month.

Pending sales (34) fell 2.9% short of June 2015 (35), and new listings (39) fell 17.0% short of June 2015 (47). Inventory dipped to 3.5 months in

June, with total market time decreasing from 114 to 109 days.

Average and Median Sale Prices

Comparing the first half of 2016 to the same period in 2015, the average sale price decreased 13.5% from \$191,600 to \$165,800. In the same comparison, the median sale price decreased 1.4% from \$145,000 to \$143,000.

Inventory in Months*			
	2014	2015	2016
January	13.6	14.3	6.2
February	9.7	17.2	4.7
March	14.8	8.0	7.1
April	9.0	11.3	12.9
May	11.0	7.3	8.2
June	8.1	7.0	3.5
July	6.6	6.0	
August	11.0	5.5	
September	7.0	5.6	
October	14.8	5.2	
November	9.9	3.8	
December	7.3	5.4	

Union County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2016	June	39	34	38	154,500	145,000	109
	May	55	52	17	156,000	132,000	114
	Year-to-date	243	174	133	165,800	143,000	159
2015	June	47	35	28	259,100	180,000	229
	Year-to-date	231	163	119	191,600	145,000	198
Change	June	-17.0%	-2.9%	35.7%	-40.4%	-19.4%	-52.4%
	Prev Mo 2016	-29.1%	-34.6%	123.5%	-1.0%	9.8%	-4.4%
	Year-to-date	5.2%	6.7%	11.8%	-13.5%	-1.4%	-19.7%

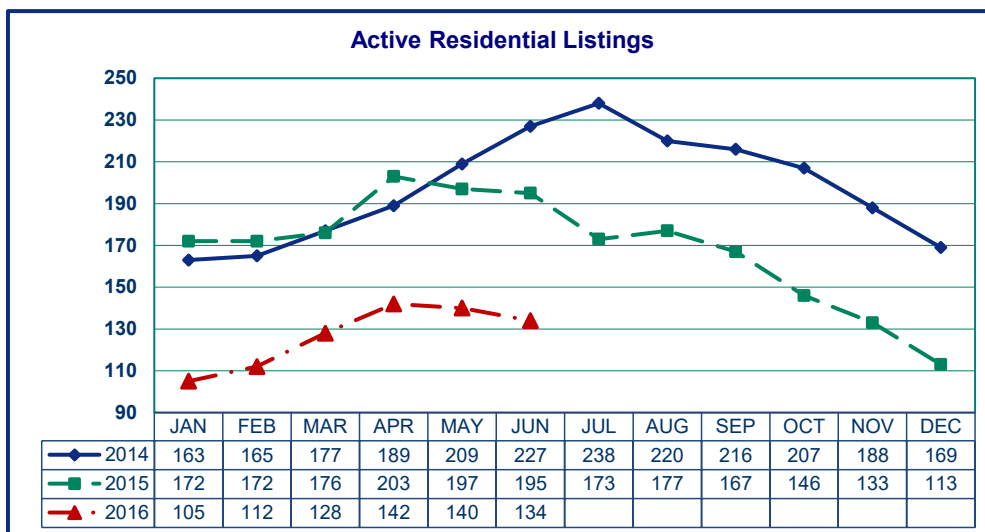
*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This number includes proposed and under construction homes.

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

Average Sale Price % Change:
-3.9% (\$176,200 v. \$183,300)
Median Sale Price % Change:
+2.6% (\$153,900 v. \$150,000)

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 • 6/2016

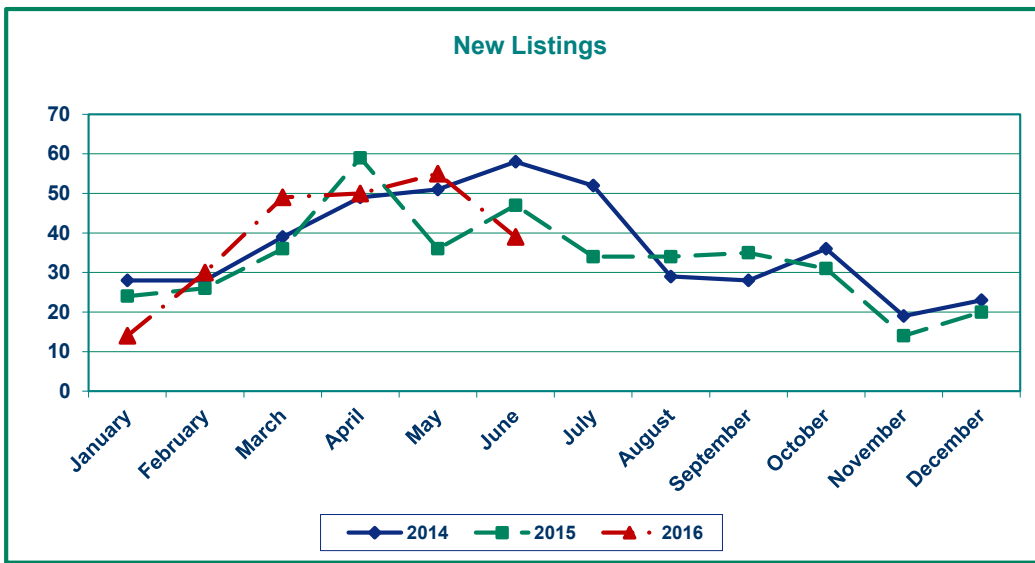
Union County, Oregon

	RESIDENTIAL													Avg. Sale Price % Change ⁴	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 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2016 v. 2015 ¹	Closed Sales	Average Sale Price		Median Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97814 Medical Springs	3	0	0	0	-100.0%	2	193,500	5	5	5	66.7%	4	227,900	201,800	-16.5%	-	-	1	68,000	-	-
97824 Cove	21	6	1	4	100.0%	5	193,000	42	26	14	27.3%	12	229,300	194,000	-28.7%	-	-	7	72,000	-	-
97827 Elgin	14	2	-	6	100.0%	3	62,300	163	22	20	-13.0%	13	103,400	104,500	-37.9%	-	-	-	-	1	95,000
97841 Imbler	3	2	1	0	-100.0%	0	-	-	5	2	100.0%	4	161,500	136,400	-19.2%	-	-	-	-	-	-
97850 La Grande/ Island City	75	26	5	20	-13.0%	23	151,700	119	148	104	7.2%	79	168,900	150,000	11.0%	4	331,900	6	351,900	5	208,000
97867 North Powder	4	0	-	0	-100.0%	0	-	-	5	3	50.0%	3	115,200	144,900	-42.8%	1	279,900	-	-	-	-
97876 Summerville	4	0	1	-	-100.0%	1	320,000	247	5	5	-28.6%	3	328,300	325,000	5.7%	-	-	-	-	-	-
97883 Union Union Co.	10	3	2	4	100.0%	4	130,600	109	27	21	10.5%	15	114,600	115,000	-12.3%	-	-	2	127,000	-	-
Total	134	39	10	34	-2.9%	38	154,500	109	243	174	6.7%	133	165,800	143,000	-3.9%	5	321,500	16	183,600	6	189,200

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2016 with June 2015. The Year-To-Date section compares 2016 year-to-date statistics through June with 2015 year-to-date statistics through June.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/15-6/30/16) with 12 months before (7/1/14-6/30/15).

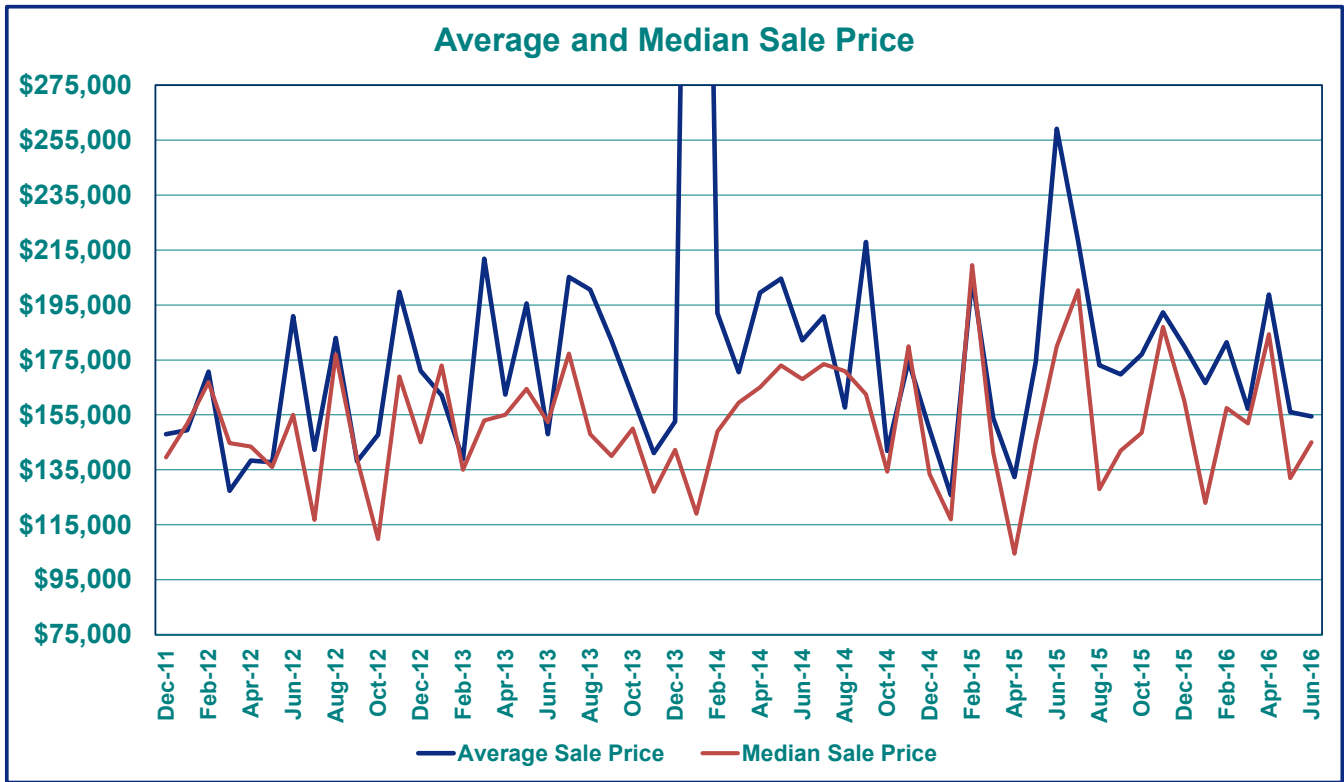
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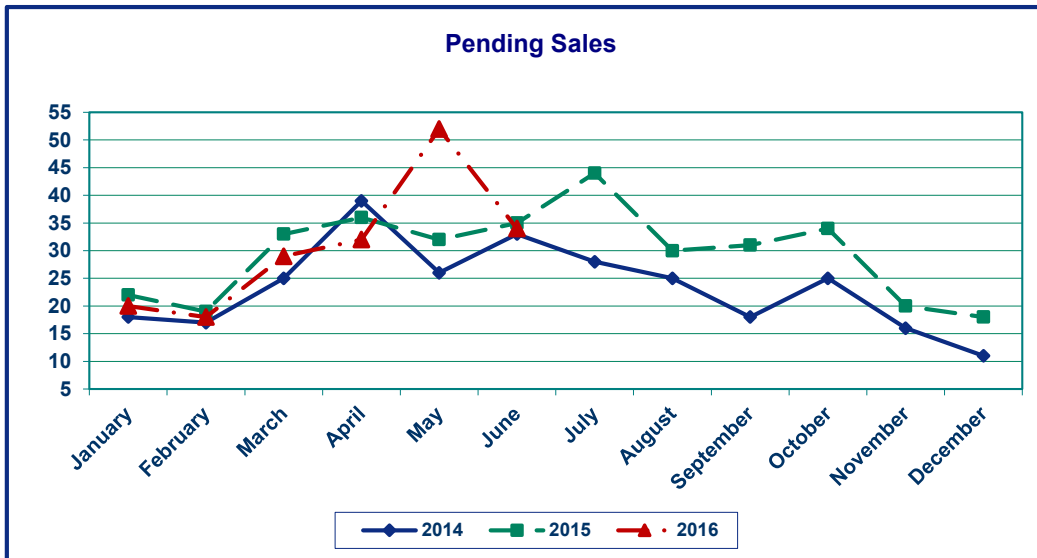
NEW LISTINGS
UNION COUNTY, OR
This graph shows the new residential listings over the past three calendar years in Union County, Oregon.

SALE PRICE
UNION COUNTY, OR

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



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



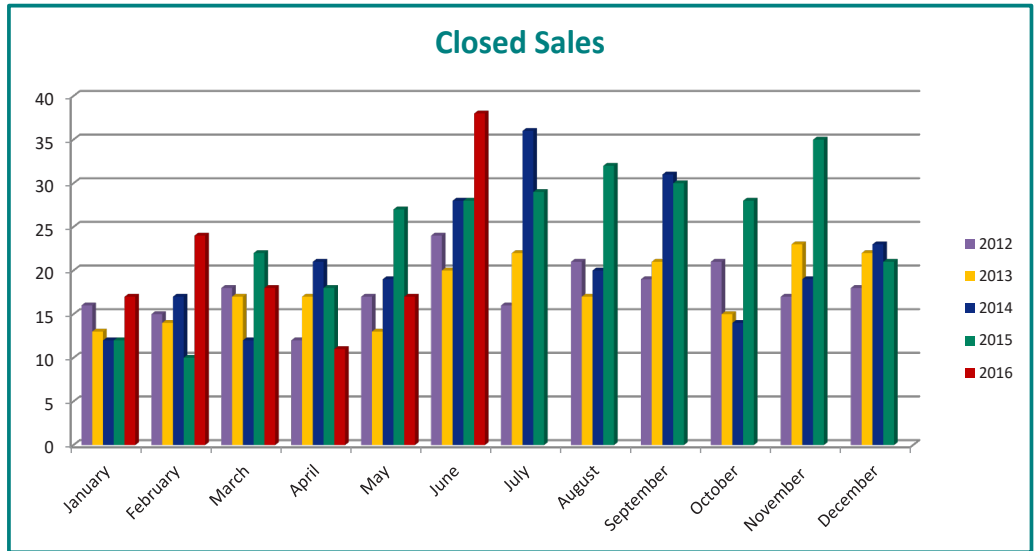
PENDING LISTINGS

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

CLOSED SALES *This graph shows the closed sales over the past five calendar years in Union County, Oregon.*
UNION COUNTY, OR

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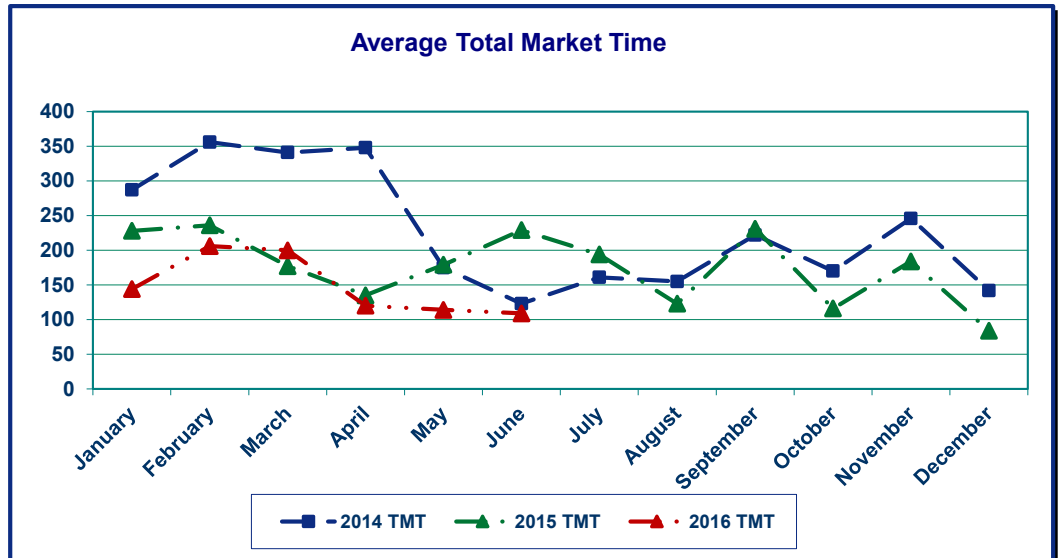
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DAYS ON MARKET *This graph shows the average market time for sales in Union County, Oregon, over the past three calendar years.*
UNION COUNTY, OR

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 Tyler Chaudhary, Editor

MARKET ACTION



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

Residential Review: Wallowa County, Oregon

June 2016 Reporting Period

June Residential Highlights

Wallowa County saw a rash of closings this June. The 16 closings edged ahead of the 13 closings recorded last year in June 2015 and the 12 closings recorded last month in May 2016. This represents the best single month for closings in Wallowa County on the RMLS™ record, dating to 2009!

June saw seven pending sales in the county, about half of the offers accepted in June 2015, and also a decrease compared to 18 offers accepted last month in May 2016. New listings (18) were two shy of the 20 new listings offered both last month in May 2016 and June 2015.

Year to Date Summary

Activity was mixed in the first half of 2016 compared to 2015.

Closed sales (59) were up 5.4%, with pending sales (64) exactly the same, and new listings (74) were under 2015 levels by 19.6%.

Average and Median Sale Prices

Comparing 2016 with 2015 through June of each year, the average sale price increased 6.5% from \$221,400 to \$235,900. In the same comparison, the median sale price decreased 14.1% from \$184,000 to \$158,000.

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

Average Sale Price % Change:
+3.1% (\$218,000 v. \$211,400)
Median Sale Price % Change:
-4.4% (\$164,500 v. \$172,000)

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

Inventory in Months*

	2014	2015	2016
January	10.0	14.6	10.1
February	13.8	55	20.5
March	64.0	10.3	13.3
April	15.6	9.3	7.4
May	18.3	14.1	6.8
June	29.2	9.9	5.7
July	17.7	9.1	
August	23.7	21.7	
September	12.0	9.5	
October	10.3	15.4	
November	23.0	14.1	
December	40.3	13.7	

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

Wallowa County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2016	June	18	7	16	223,400	170,300	462
	May	20	18	12	204,500	144,300	394
	Year-to-date	74	64	59	235,900	158,000	389
2015	June	20	14	13	260,100	172,500	206
	Year-to-date	92	64	56	221,400	184,000	394
Change	June	-10.0%	-50.0%	23.1%	-14.1%	-1.3%	123.9%
	Prev Mo 2016	-10.0%	-61.1%	33.3%	9.2%	18.0%	17.3%
	Year-to-date	-19.6%	0.0%	5.4%	6.5%	-14.1%	-1.4%

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Wallowa County, Oregon

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
	Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date		
	Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97885	Wallowa	16	5	2	2	100.0%	1	185,000	441	13	12	50.0%	10	176,300	166,800	-33.3%	-	-	-	-	-	-
97857	Lostine	9	1	0	0	-100.0%	0	-	-	8	1	-66.7%	3	144,800	134,500	-17.3%	-	-	-	-	-	-
97842	Imnaha	4	0	-	0	-	0	-	-	2	3	50.0%	4	579,600	707,500	87.1%	-	-	3	8,800	-	-
97846	Joseph	20	3	2	2	-60.0%	7	254,900	349	14	19	0.0%	18	295,200	173,000	42.1%	2	300,000	6	157,300	-	-
97828	Enterprise	42	9	1	3	-57.1%	8	200,600	564	37	29	-9.4%	24	170,300	146,300	-21.4%	4	173,800	4	172,000	-	-
	Wallowa Co. Total	91	18	5	7	-50.0%	16	223,400	462	74	64	0.0%	59	235,900	158,000	3.1%	6	215,900	13	127,600	-	-

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2016 with June 2015. The Year-To-Date section compares 2016 year-to-date statistics through June with 2015 year-to-date statistics through June.

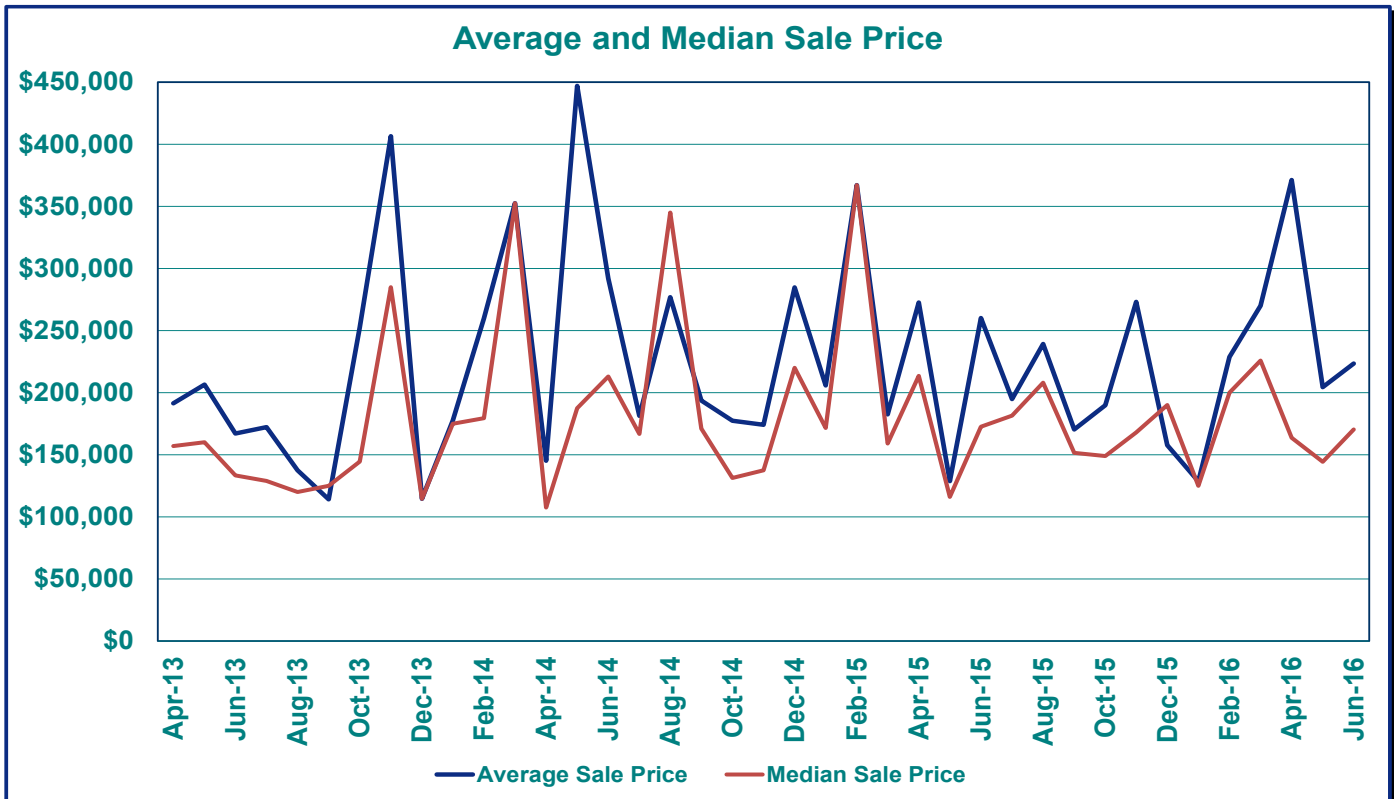
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SALE PRICE

WALLOWA COUNTY, OR

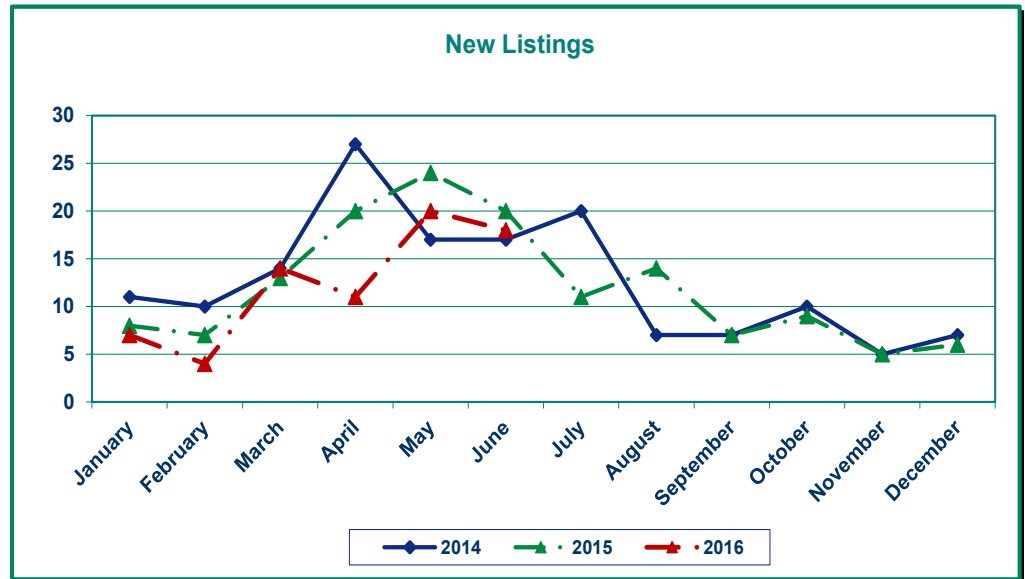
This graph represents the average and median sale price for all homes sold in Wallowa County, Oregon.



NEW LISTINGS

WALLOWA COUNTY, OR

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

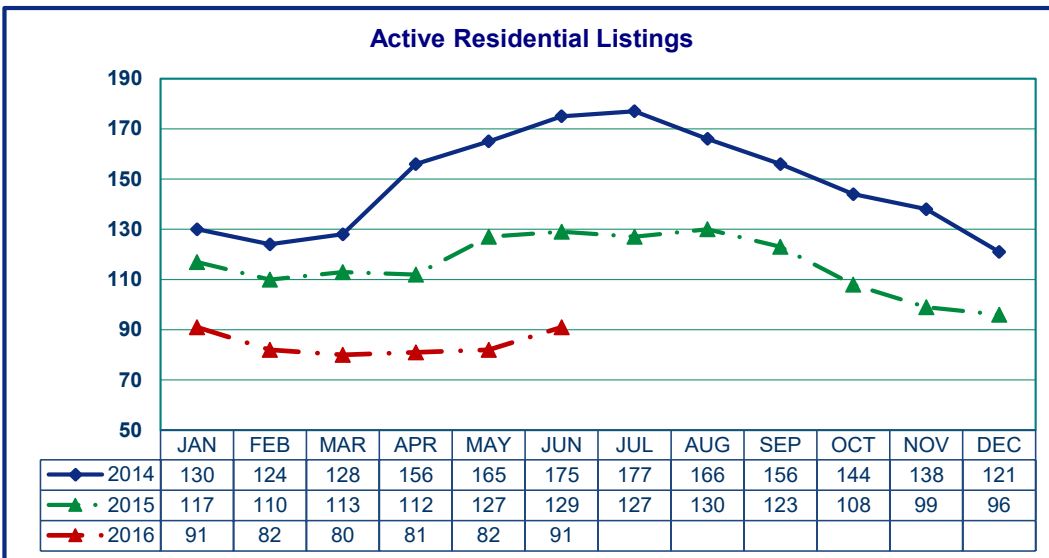


Active Residential Listings

ACTIVE RESIDENTIAL LISTINGS

WALLOWA COUNTY, OR

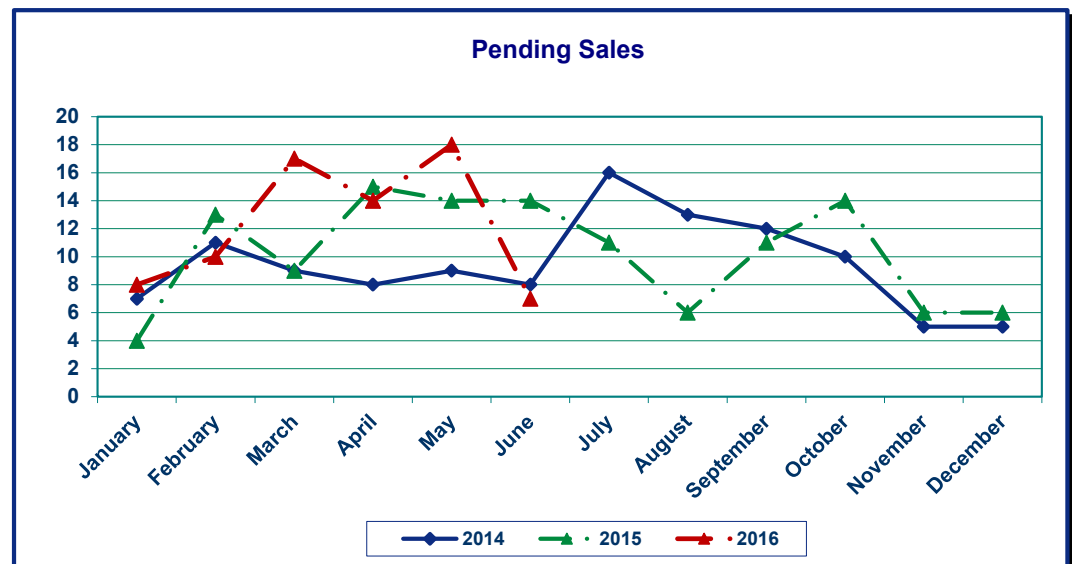
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PENDING LISTINGS

WALLOWA COUNTY, OR

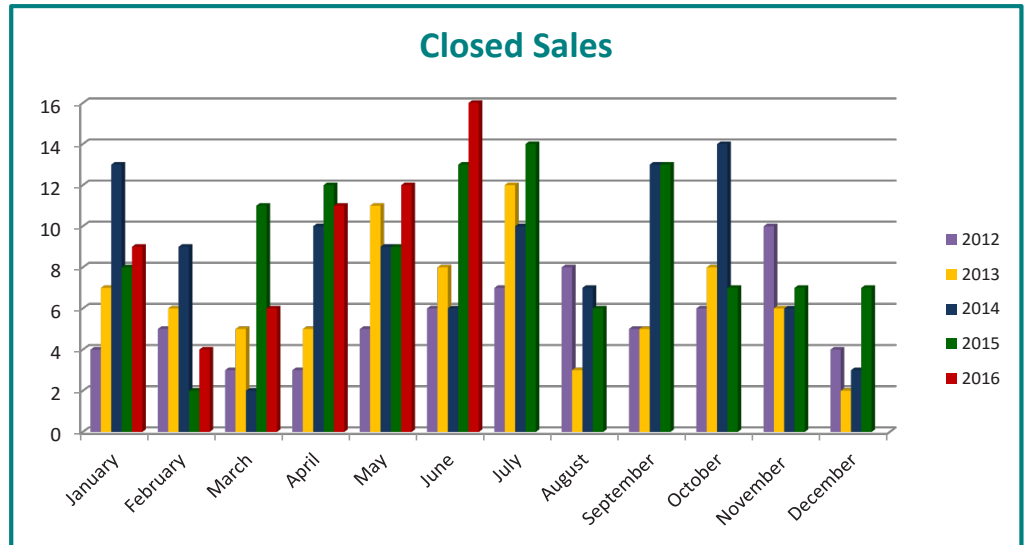
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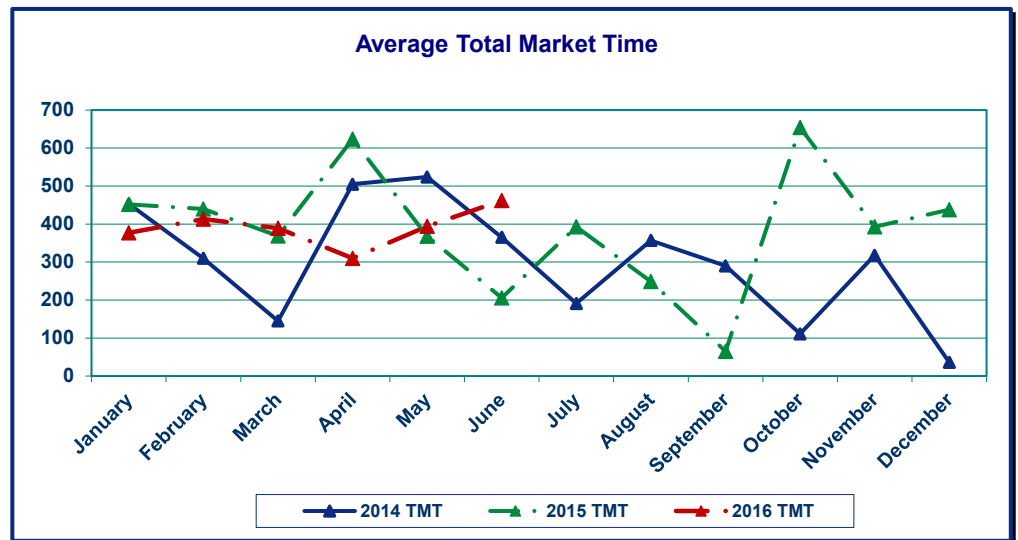
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