

# MARKET ACTION

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

Residential Review: Baker County, Oregon

November 2022 Reporting Period

## Residential Highlights

New listings (12) decreased 25.0% from the 16 listed in November 2021, and decreased 55.6% from the 27 listed in October 2022.

Pending sales (10) decreased 28.6% from the 14 offers accepted in November 2021, and decreased 47.4% from the 19 offers accepted in October 2022.

Closed sales (17) decreased 37.0% from the 27 closings in November 2021, and decreased 51.4% from the 35 closings in October 2022.

## Inventory and Time on Market

Inventory increased to 4.2 months in November. Total market time increased to 45 days.

## Average and Median Sale Prices

Comparing 2022 to 2021 through November, the average sale price has increased 3.5% from \$305,000 to \$315,800. In the same comparison, the median sale price has increased 13.6% from \$220,000 to \$250,000.

Inventory in Months*			
	2020	2021	2022
January	4.5	2.6	1.3
February	4.6	2.3	1.8
March	4.8	1.8	2.8
April	6.3	1.7	3.1
May	4.5	2.8	2.1
June	4.2	1.8	2.5
July	2.6	1.9	3.0
August	2.0	2.1	5.1
September	2.0	2.5	3.9
October	1.1	1.6	2.3
November	1.5	1.6	4.2
December	2.3	2.0	

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

Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2022	November	12	10	17	224,200	205,000	45
	October	27	19	35	245,500	200,000	45
	Year-To-Date	319	219	252	315,800	250,000	53
2021	November	16	14	27	329,000	245,000	28
	Year-To-Date	317	276	258	305,000	220,000	73
Change	November 2021	-25.0%	-28.6%	-37.0%	-31.9%	-16.3%	59.0%
	Prev Mo 2022	-55.6%	-47.4%	-51.4%	-8.7%	2.5%	0.1%
	Year-To-Date	0.6%	-20.7%	-2.3%	3.5%	13.6%	-27.8%

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

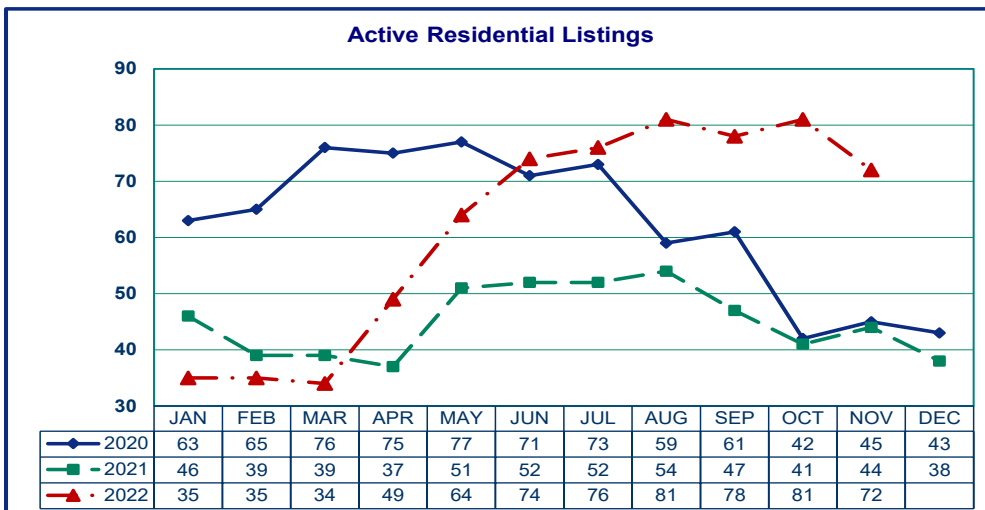
### Average Sale Price % Change:

+2.0% (\$314,000 v. \$307,800)

### Median Sale Price % Change:

+12.5% (\$247,500 v. \$220,000)

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 • NOVEMBER 2022

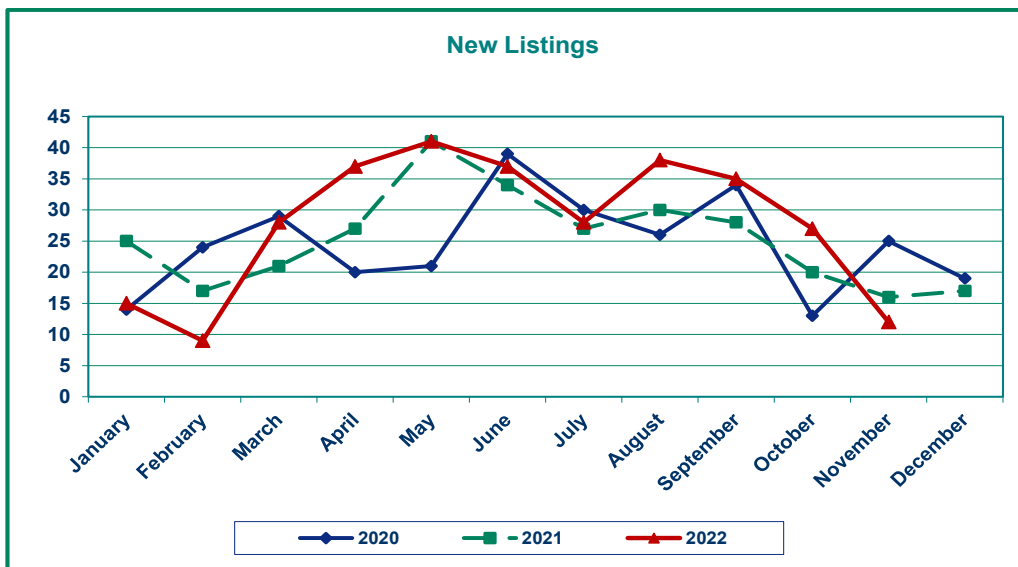
## Baker County, Oregon

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
	Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2022 v. 2021	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2022 v. 2021	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
460 Baker City / Keating	45	11	8	7	-41.7%	15	215,800	42	244	178	-17.6%	204	276,300	250,000	-7.7%	8	498,200	25	121,700	5	260,000
461 Haines /Anthony Lk / Muddy Crk	3	-	1	1	-	-	-	-	12	8	-33.3%	7	266,400	230,000	-33.4%	-	-	3	300,000	-	-
462 Sumpter /McEwen / Bourne /Phillips Lk / Granit	7	0	0	0	-100.0%	1	395,000	50	17	6	-62.5%	9	282,600	285,000	8.1%	-	-	6	81,900	-	-
463 Unity / Hereford	0	0	0	1	-	0	-	-	5	5	0.0%	6	1,210,300	224,500	329.9%	-	-	-	-	-	-
464 Huntington / Lime	1	0	0	0	-	0	-	-	6	5	-28.6%	7	143,300	155,000	8.5%	-	-	1	25,000	-	-
465 Durkee / Pleasant Valley	1	0	0	1	-	0	-	-	1	2	100.0%	1	1,848,600	1,848,600	5336.9%	1	200,000	1	1,000	-	-
466 Richland New Bridge	6	0	0	0	-	1	179,000	79	12	8	-20.0%	9	521,200	435,000	58.1%	-	-	4	164,500	-	-
467 Halfway / Cornucopia	9	1	1	0	-100.0%	0	-	-	21	7	-22.2%	9	444,400	240,000	-22.1%	-	-	3	105,700	-	-
468 Oxbow	0	0	1	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
<b>Baker County</b>	<b>72</b>	<b>12</b>	<b>11</b>	<b>10</b>	<b>-28.6%</b>	<b>17</b>	<b>224,200</b>	<b>45</b>	<b>319</b>	<b>219</b>	<b>-20.7%</b>	<b>252</b>	<b>315,800</b>	<b>250,000</b>	<b>2.0%</b>	<b>9</b>	<b>465,100</b>	<b>43</b>	<b>126,400</b>	<b>5</b>	<b>260,000</b>

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2022 with November 2021. The Year-To-Date section compares 2022 Year-To-Date statistics through November with 2021 Year-To-Date statistics through November.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/21-11/30/22) with 12 months before (12/1/20-11/30/21).

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

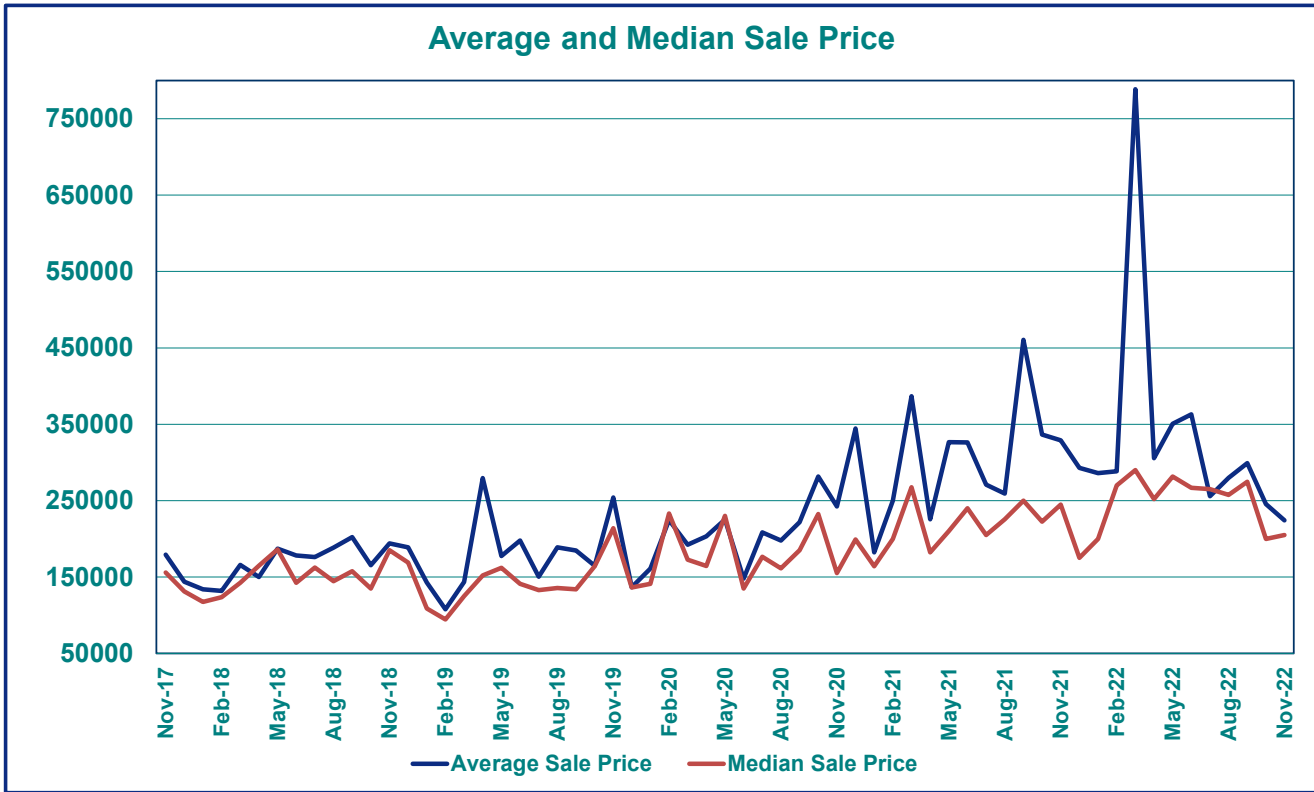


### NEW LISTINGS BAKER COUNTY, OR

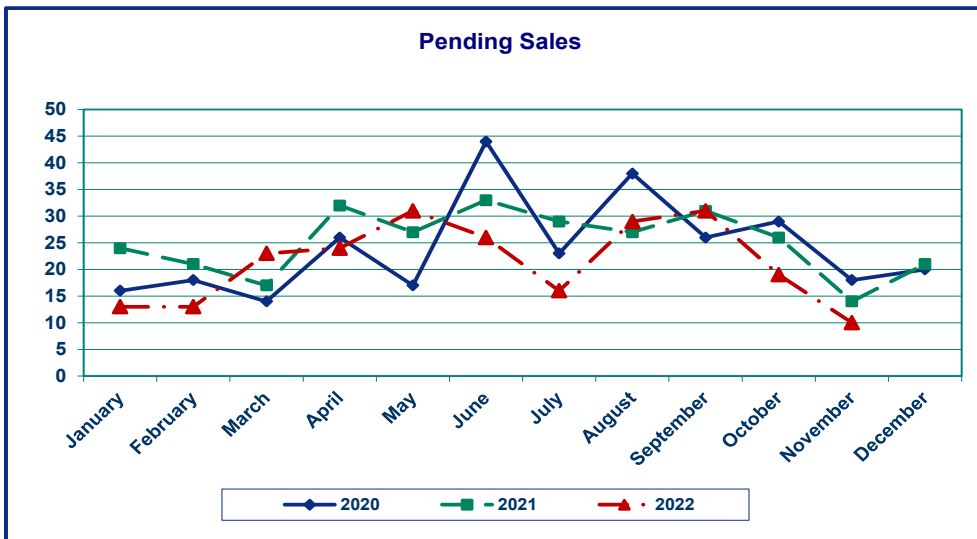
*This graph shows the new residential listings over the past three calendar years Baker County, Oregon.*

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

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



\*Note: In March 2022, a residential property sold for \$6,150,000 in Baker. This has caused a spike in the Average Sale Price for that month.



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

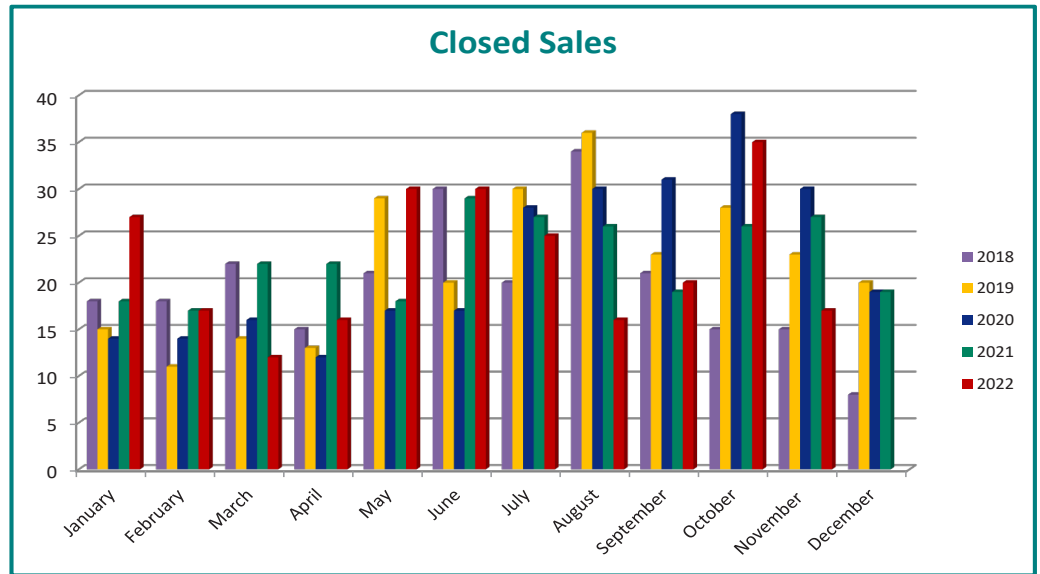
*This graph represents monthly accepted offers in Baker County, Oregon over the past three calendar years.*

## CLOSED SALES BAKER COUNTY, OR

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

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



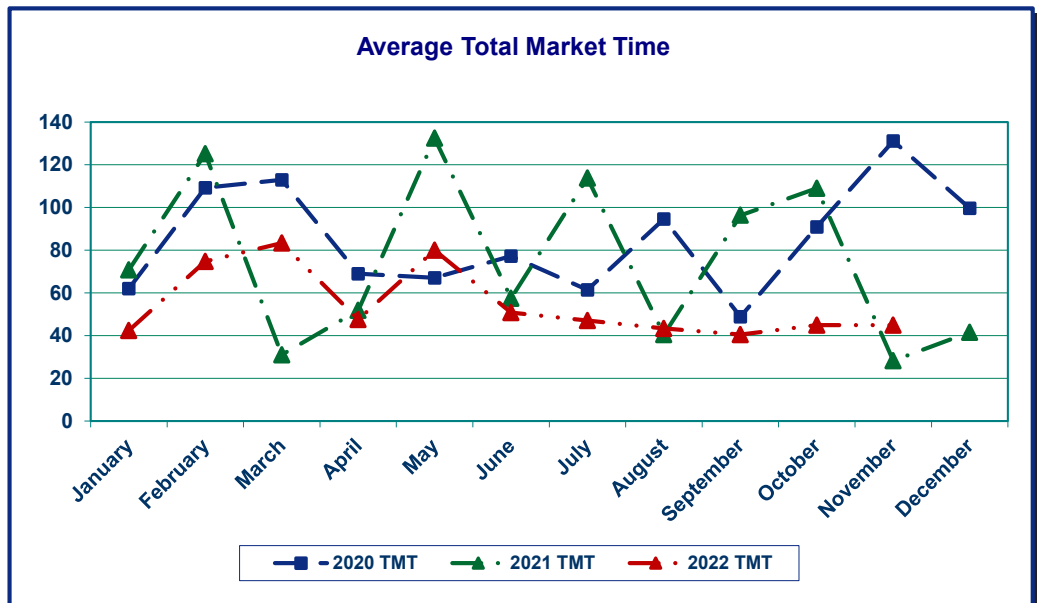
## DAYS ON MARKET BAKER COUNTY, OR

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

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.

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Dale Chumbley, Chairman of the Board  
 Kurt von Wasmuth, President/CEO  
 Jorden Holland, Editor

# MARKET ACTION

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

Residential Review: Columbia Basin, Oregon

November 2022 Reporting Period

## Residential Highlights

New listings (70) decreased 15.7% from the 83 listed in November 2021, and decreased 11.4% from the 79 listed in October 2022.

Pending sales (49) decreased 42.4% from the 85 offers accepted in November 2021, and decreased 26.9% from the 67 offers accepted in October 2022.

Closed sales (58) decreased 29.3% from the 82 closings in November 2021, and decreased 25.6% from the 78 closings in October 2022.

## Inventory and Time on Market

Inventory increased to 4.1 months in November. Total market time increased to 52 days.

## Year-To-Date Summary

Comparing the first eleven months of 2022 to the same period in 2021, new listings (1,190) increased 30.8%, pending sales (889) increased 8.4%, and closed sales (921) increased 20.4%.

## Average and Median Sale Prices

Comparing 2022 to 2021 through November, the average sale price has increased 34.3% from \$233,000 to \$312,900. In the same comparison, the median sale price has increased 34.4% from \$221,000 to \$297,000.

## Inventory in Months\*

	2020	2021	2022
January	3.6	1.6	1.5
February	4.3	1.1	1.9
March	2.8	1.0	1.4
April	2.5	0.8	1.5
May	3.5	1.0	1.9
June	1.8	1.1	1.5
July	1.5	1.0	2.7
August	1.5	1.5	2.8
September	1.8	1.8	2.4
October	1.2	2.0	3.1
November	1.4	1.5	4.1
December	1.2	1.6	

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

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

### Average Sale Price % Change:

+9.2% (\$313,000 v. \$286,600)

### Median Sale Price % Change:

+10.0% (\$297,000 v. \$270,000)

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

Columbia Basin Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2022	November	70	49	58	304,400	291,300	52
	October	79	67	78	328,500	312,500	37
	Year-To-Date	1,190	889	921	312,900	297,000	43
2021	November	83	85	82	305,900	277,300	45
	Year-To-Date	910	820	765	233,000	221,000	73
Change	November 2021	-15.7%	-42.4%	-29.3%	-0.5%	5.0%	15.7%
	Prev Mo 2022	-11.4%	-26.9%	-25.6%	-7.3%	-6.8%	40.3%
	Year-To-Date	30.8%	8.4%	20.4%	34.3%	34.4%	-40.8%

# AREA REPORT • NOVEMBER 2022

## 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 2022 v. 2021	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2022 v. 2021	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
380	Arlington/N	7	0	0	2	100.0%	1	365,000	21	19	14	27.3%	15	263,500	275,000	9.8%	-	-	2	51,500	-	-
381	Condon/S	-	0	0	0	-100.0%	1	375,000	15	5	5	-44.4%	6	171,200	164,000	13.2%	2	420,000	2	744,000	-	-
	<b>Gilliam Co. Total</b>	7	-	-	2	-33.3%	2	370,000	18	24	19	-5.0%	21	237,100	271,000	20.4%	2	420,000	4	397,800	-	-
420	Boardman/NW	13	4	2	1	-85.7%	4	393,500	54	51	41	-33.9%	47	342,400	320,000	18.2%	1	575,000	1	615,000	2	455,000
421	Irrigon	10	4	1	3	50.0%	4	270,300	32	53	36	12.5%	36	274,300	275,300	14.6%	-	-	5	65,600	1	452,000
422	Ione	2	0	0	0	-100.0%	0	-	-	5	3	-40.0%	3	338,300	350,000	12.1%	-	-	-	-	1	335,000
423	Lexington	0	0	0	0	-	0	-	-	2	2	-	3	187,000	223,500	-	-	-	-	-	-	-
424	Heppler/S	4	1	1	3	-	1	165,000	26	29	23	4.5%	22	190,900	164,000	8.5%	1	50,000	2	77,500	2	449,500
	<b>Morrow Co. Total</b>	29	9	4	7	-30.0%	9	313,400	41	140	105	-13.2%	111	286,000	298,000	-	2	312,500	8	137,300	6	432,700
430	Umatilla	13	9	2	5	25.0%	8	262,800	11	128	107	174.4%	109	284,300	275,800	21.2%	-	-	5	611,800	2	280,000
431	Hermiston	84	21	15	15	-46.4%	14	356,200	44	366	263	-14.9%	280	367,000	357,000	12.2%	8	499,900	26	301,800	2	240,000
432	Stanfield	5	2	2	-	-100.0%	1	59,900	69	39	29	20.8%	35	260,900	235,000	-25.1%	2	105,000	-	-	-	-
433	Echo	-	0	0	0	-100.0%	0	-	-	8	8	33.3%	8	241,400	174,000	-43.0%	-	-	1	7,400,000	-	-
435	Pendleton City Limits	36	14	5	11	-38.9%	11	278,200	54	250	199	-1.5%	205	307,300	289,500	11.3%	8	371,300	18	211,300	6	323,500
436	E-Meacham, Cayuse	1	0	0	1	-	0	-	-	5	4	100.0%	3	463,000	575,000	4.8%	-	-	4	113,100	-	-
437	NE-Athena, Helix, Adams, Weston	20	3	4	2	-50.0%	2	161,500	128	59	40	-18.4%	39	236,600	205,000	-10.0%	-	-	6	335,200	-	-
438	S-Pilot Rock, Ukiah	5	0	3	1	-66.7%	1	259,900	1	32	20	-13.0%	19	212,600	210,000	12.1%	-	-	2	1,169,000	3	224,000
439	Milton-Freewater	35	12	6	5	-37.5%	10	330,200	99	139	95	-14.4%	91	319,100	290,000	11.5%	1	205,000	8	113,700	-	-
	<b>Umatilla Co. Total</b>	199	61	37	40	-44.4%	47	299,900	56	1,026	765	0.0%	789	318,800	299,000	8.4%	19	388,700	70	397,400	13	281,000

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2022 with November 2021. The Year-To-Date section compares 2022 Year-To-Date statistics through November with 2021 Year-To-Date statistics through November.

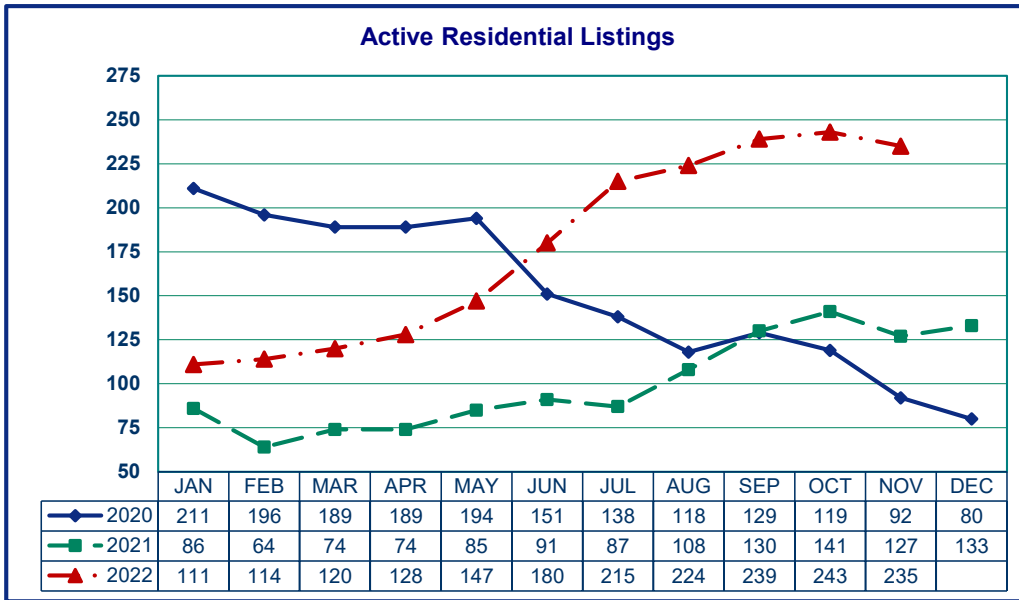
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/21-11/30/22) with 12 months before (12/1/20-11/30/21).

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

## ACTIVE RESIDENTIAL LISTINGS

### COLUMBIA BASIN, OR

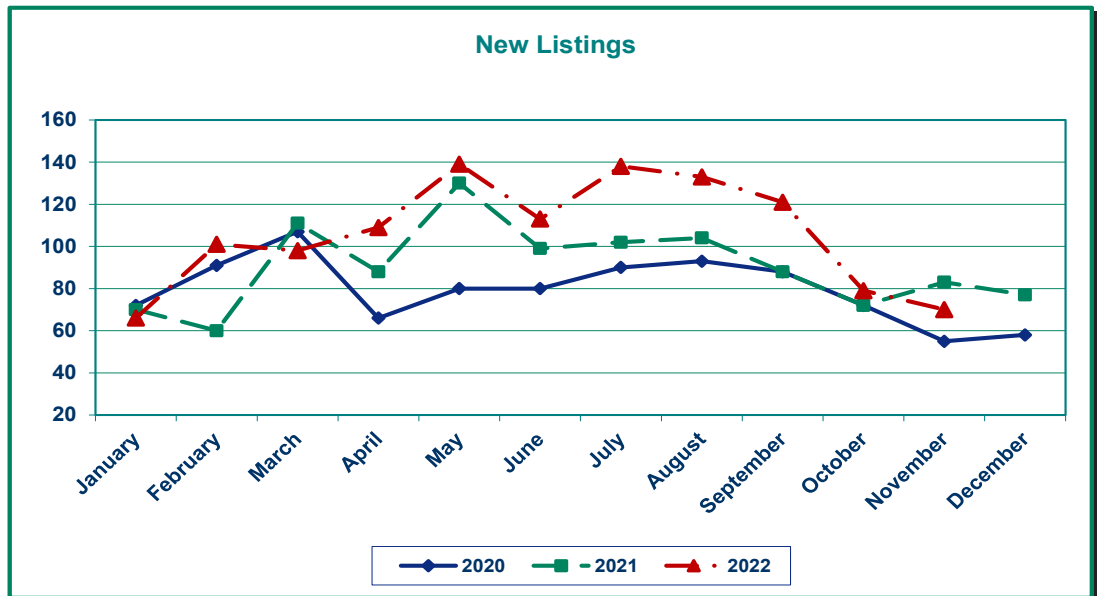
*This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.*



## NEW LISTINGS

### COLUMBIA BASIN, OR

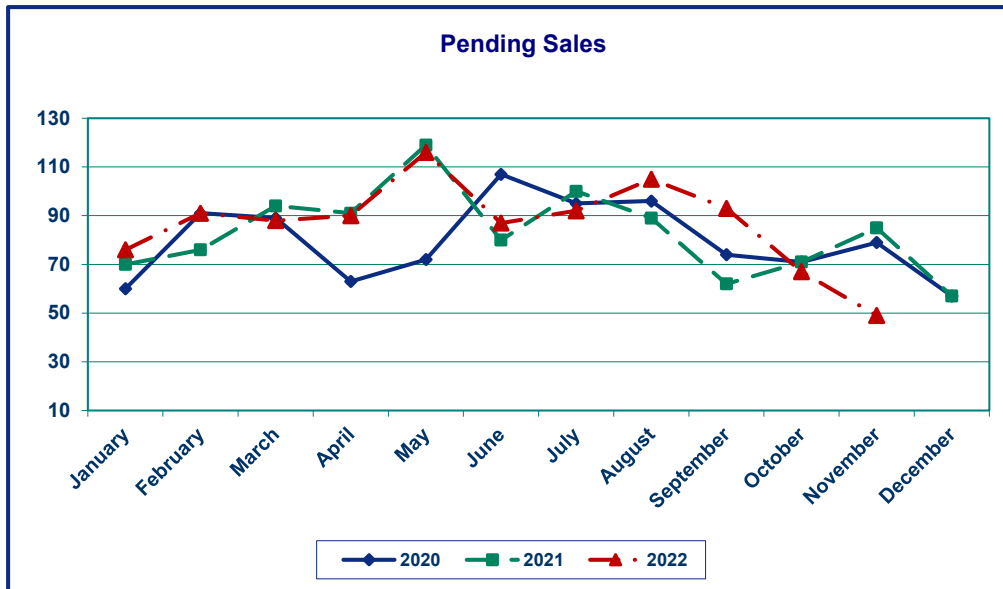
*This graph shows the new residential listings over the past three calendar years in Columbia Basin, Oregon.*



## PENDING LISTINGS

### COLUMBIA BASIN, OR

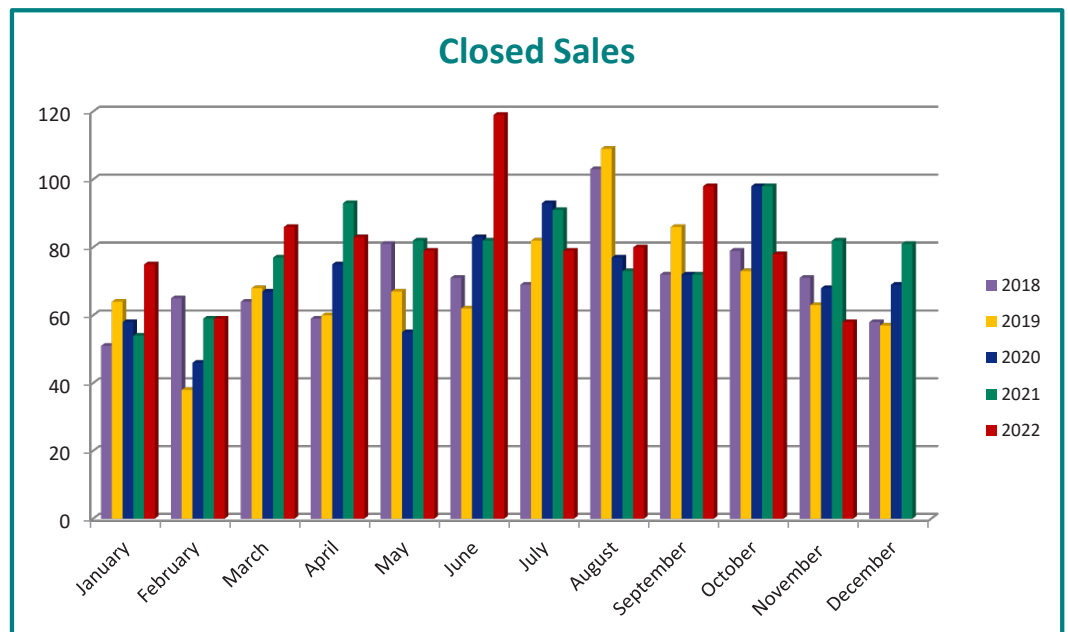
*This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years*



## CLOSED SALES

### COLUMBIA BASIN, OR

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

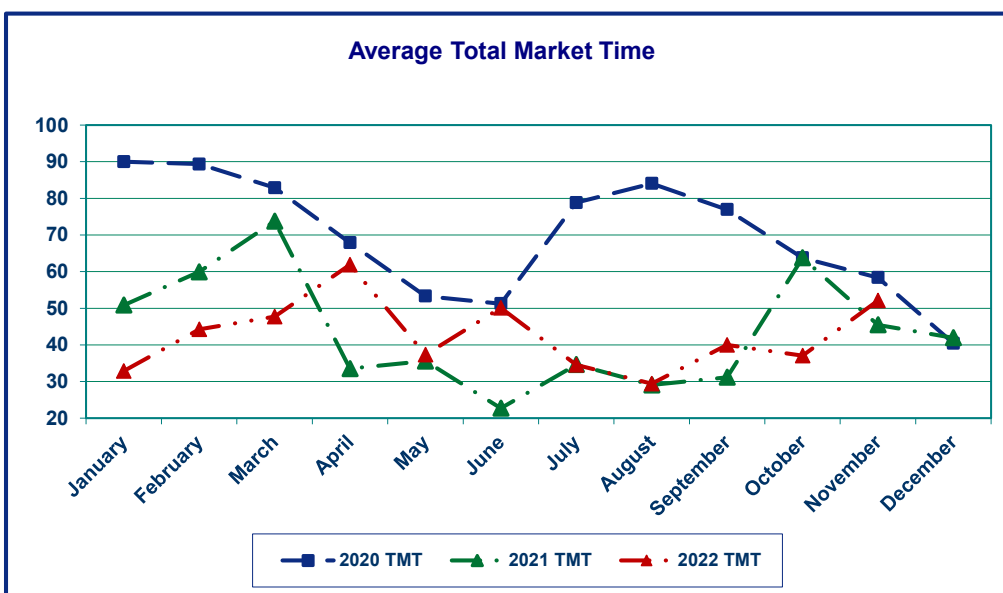


## Average Total Market Time

## DAYS ON MARKET

### COLUMBIA BASIN, OR

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





**SALE PRICE**  
COLUMBIA BASIN, OR

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

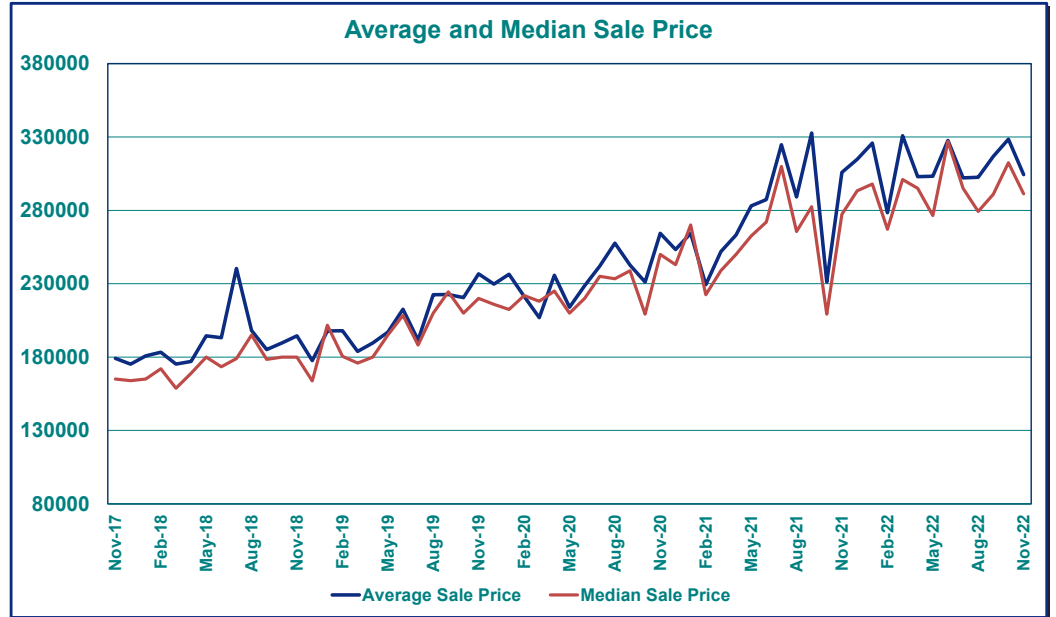
Contact RMLS  
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503.236.7657  
communications@rmls.com

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

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



Dale Chumbley, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Jorden Holland, Editor

# MARKET ACTION

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## Residential Review: Coos County, Oregon

November 2022 Reporting Period

### Residential Highlights

New listings (83) increased 3.8% from the 80 listed in November 2021, and decreased 11.7% from the 94 listed in October 2022.

Pending sales (69) decreased 29.6% from the 98 offers accepted in November 2021, and decreased 10.4% from the 77 offers accepted in October 2022.

Closed sales (61) decreased 45.5% from the 112 closings in November 2021, and decreased 15.3% from the 72 closings in October 2022.

### Year-To-Date Summary

Comparing the first eleven months of 2022 to the same period in 2021, new listings (1,323) decreased 7.7%, pending sales (992) decreased 20.5%, and closed sales (1,031) decreased 12.6%.

### Average and Median Sale Prices

Comparing 2022 to 2021 through November, the average sale price has increased 12.6% from \$344,500 to \$387,800. In the same comparison, the median sale price has increased 12.9% from \$310,000 to \$350,000.

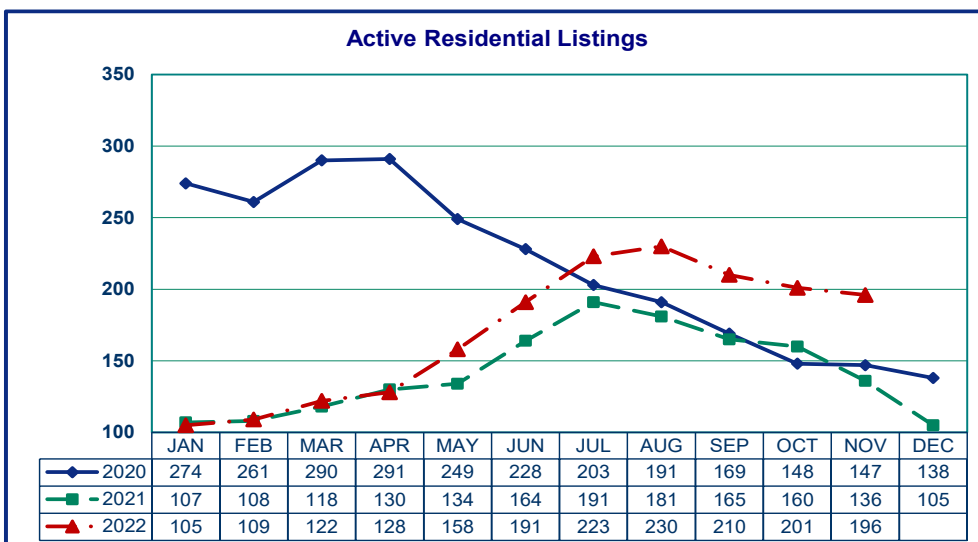
Inventory in Months*			
	2020	2021	2022
January	2.7	1.5	1.3
February	3.7	1.4	1.4
March	3.8	1.4	1.2
April	3.7	1.5	1.3
May	3.3	1.3	1.4
June	2.7	1.2	3.2
July	1.9	1.5	2.3
August	1.7	1.6	2.4
September	1.5	1.3	2.1
October	1.1	1.4	2.8
November	1.7	1.2	3.2
December	1.6	1.1	

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

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2022	November	83	69	61	386,900	375,000	61
	October	94	77	72	368,900	322,500	43
	Year-To-Date	1,323	992	1,031	387,800	350,000	39
2021	November	80	98	112	389,300	339,500	51
	Year-To-Date	1,434	1,248	1,179	344,500	310,000	50
Change	November 2021	3.8%	-29.6%	-45.5%	-0.6%	10.5%	20.1%
	Prev Mo 2022	-11.7%	-10.4%	-15.3%	4.9%	16.3%	43.5%
	Year-to-date	-7.7%	-20.5%	-12.6%	12.6%	12.9%	-22.2%

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months
<b>Average Sale Price % Change:</b> +13.4% (\$386,400 v. \$340,800)
<b>Median Sale Price % Change:</b> +15.3% (\$350,000 v. \$303,500)

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.

# AREA REPORT • NOVEMBER 2022

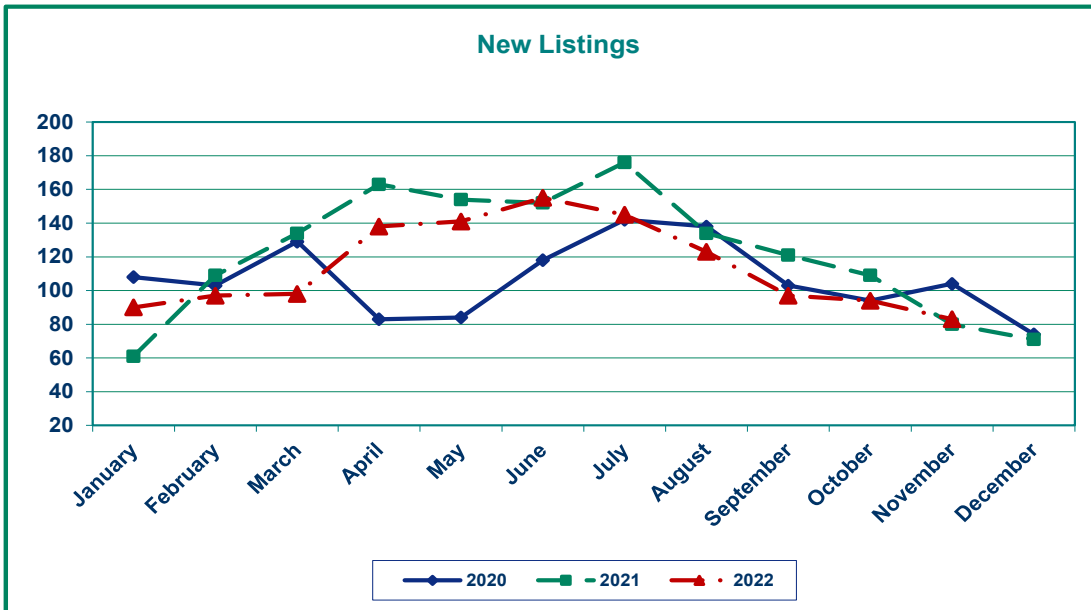
## Coos County, Oregon

	RESIDENTIAL														Avg. Sale Price % Change <sup>2</sup>	COMMERCIAL		LAND		MULTIFAMILY		
	Current Month							Year-To-Date								Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date			
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2022 v. 2021	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2022 v. 2021	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97407	Allegeny	0	0	0	0	-	0	-	0	0	-	-	-	-	-	-	-	1	24,000	-	-	
97411	Bandon	47	17	5	11	10.0%	15	452,600	50	209	130	-24.4%	126	579,900	510,000	6.1%	8	721,500	73	255,000	2	523,800
97414	Broadbent	1	0	0	0	-	0	-	-	1	0	-100.0%	1	127,300	127,300	-67.4%	-	-	-	-	-	-
97420	Coos Bay	73	34	8	35	-16.7%	23	352,800	69	523	411	-21.0%	423	347,600	320,000	17.0%	13	928,500	61	158,100	26	469,800
97423	Coquille	16	9	4	5	-28.6%	6	319,300	32	127	93	-23.8%	95	336,300	300,000	11.1%	3	275,000	12	374,500	2	380,700
97449	Lakeside	8	5	3	4	-50.0%	4	323,100	192	80	61	-16.4%	67	402,900	325,000	35.8%	2	168,000	14	130,400	-	-
97458	Myrtle Point	15	5	3	4	-20.0%	3	233,000	21	71	54	-30.8%	60	329,400	305,000	11.3%	4	310,000	7	156,700	3	174,300
97459	North Bend	30	13	8	9	-62.5%	10	478,800	38	299	232	-11.1%	246	396,900	380,000	13.9%	3	891,700	22	149,000	11	403,800
97466	Powers	6	0	0	1	-50.0%	-	-	-	13	11	-38.9%	13	253,800	185,000	17.5%	1	500,000	1	215,000	-	-
	Coos County	196	83	31	69	-29.6%	61	386,900	61	1,323	992	-20.5%	1,031	387,800	350,000	13.4%	34	688,800	191	205,200	44	431,600

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2022 with November 2021. The Year-To-Date section compares 2022 Year-To-Date statistics through November with 2021 Year-To-Date statistics through November.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/21-11/30/22) with 12 months before (12/1/20-11/30/21).

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

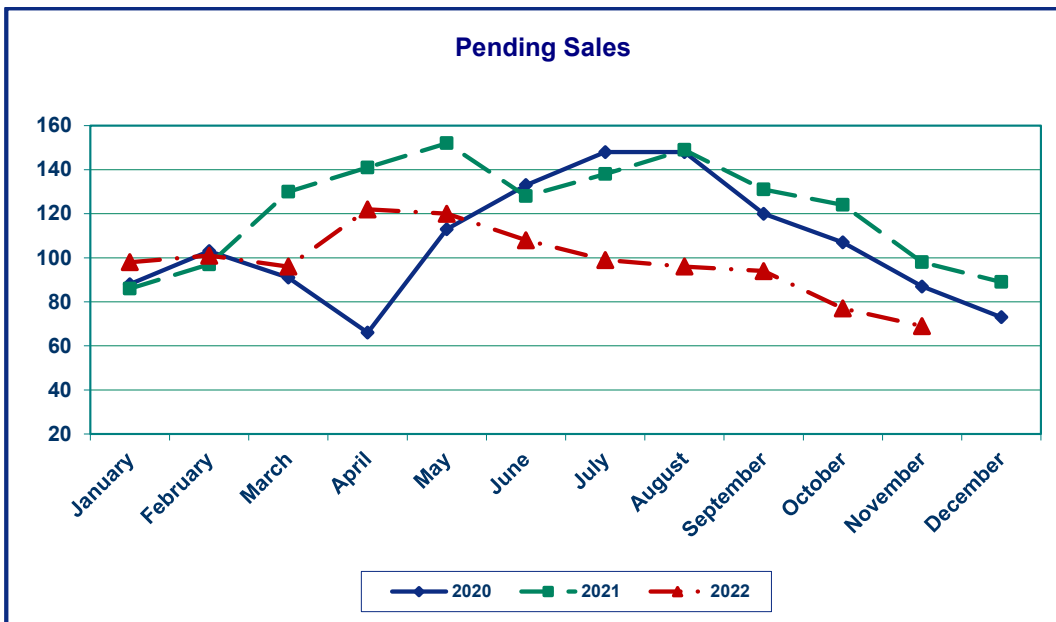
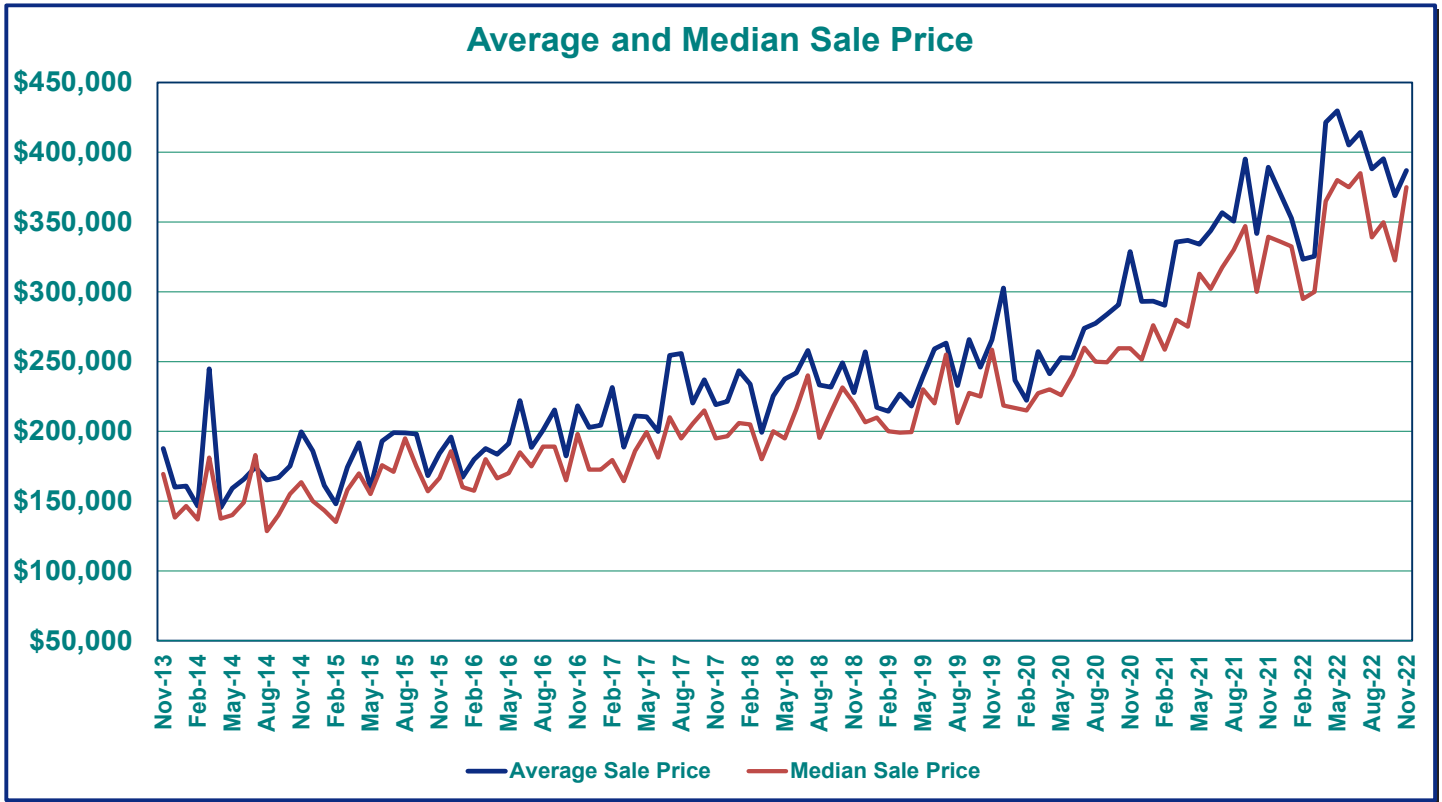


### NEW LISTINGS COOS COUNTY, OR

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

**SALE PRICE**  
COOS COUNTY, OR

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



**PENDING LISTINGS**  
COOS COUNTY, OR

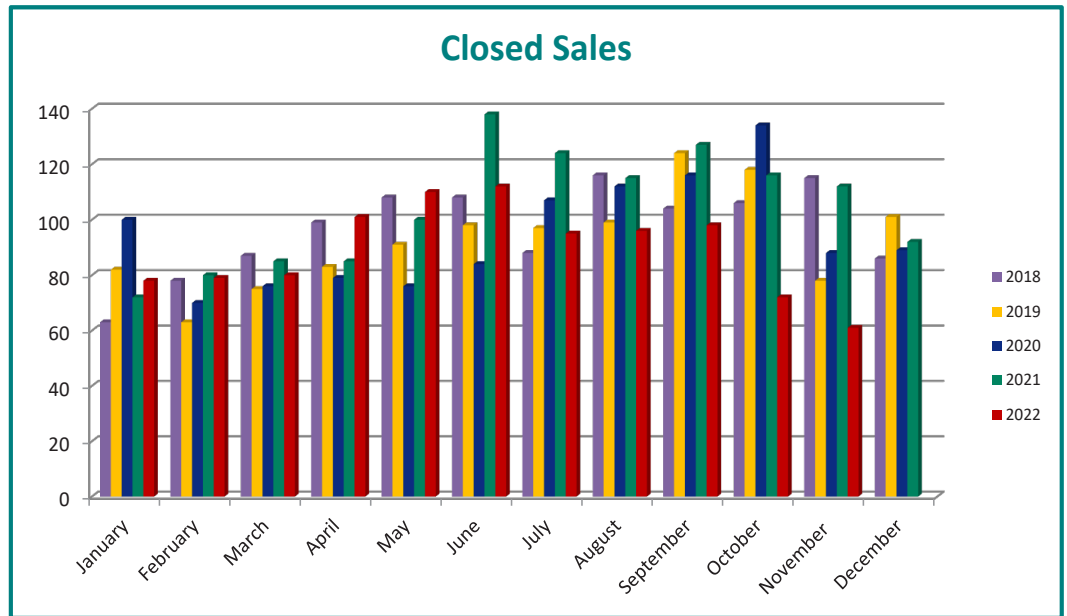
*This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.*

**CLOSED SALES**  
**COOS COUNTY, OR**

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

**Contact RMLS**  
16101 SW 72<sup>nd</sup> Ave.  
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Portland, OR 97224  
503.236.7657  
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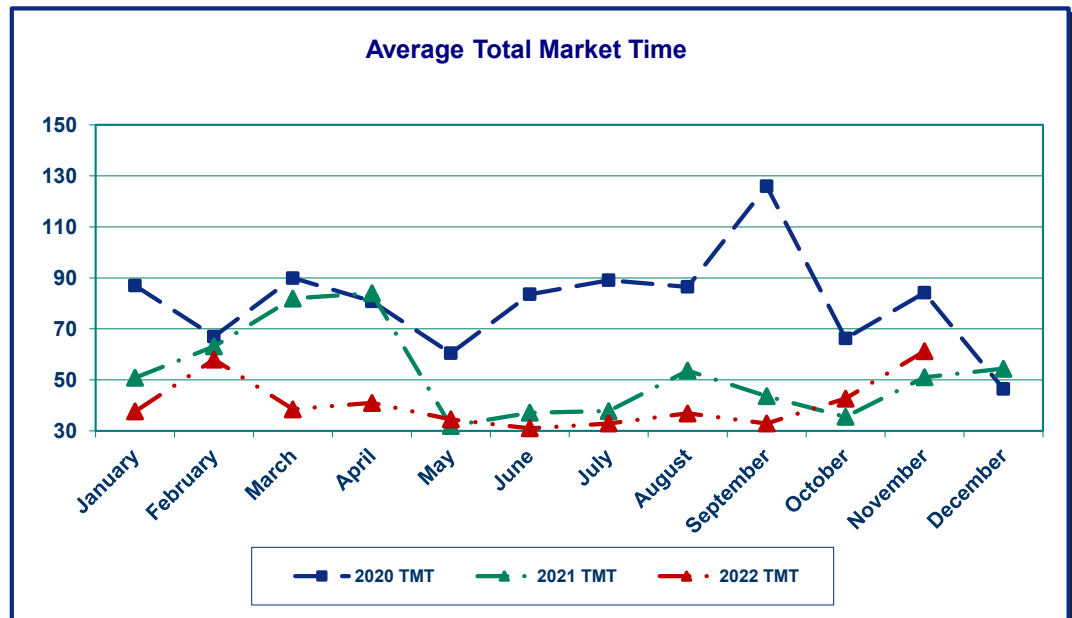


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**DAYS ON MARKET**  
**COOS COUNTY, OR**

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

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Dale Chumbley, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Jorden Holland, Co-Editor

# MARKET ACTION

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

Residential Review: Curry County, Oregon

November 2022 Reporting Period

## Residential Highlights

New listings (45) increased 7.1% from the 42 listed in November 2021, and increased 21.6% from the 37 listed in October 2022.

Pending sales (31) decreased 29.5% from the 44 offers accepted in November 2021, and increased 3.3% from the 30 offers accepted in October 2022.

Closed sales (31) decreased 44.6% from the 56 closings in November 2021, and decreased 22.5% from the 40 closings in October 2022.

## Year to Date Summary

Comparing the first eleven months of 2022 to the same period in 2021, new listings (615) decreased 12.3%, pending sales (435) decreased 30.6%, and closed sales (457) decreased 26.5%.

## Average and Median Sale Prices

Comparing 2022 to 2021 through November, the average sale price has increased 10.4% from \$397,700 to \$438,900. In the same comparison, the median sale price has increased 12.9% from \$354,300 to \$400,000.

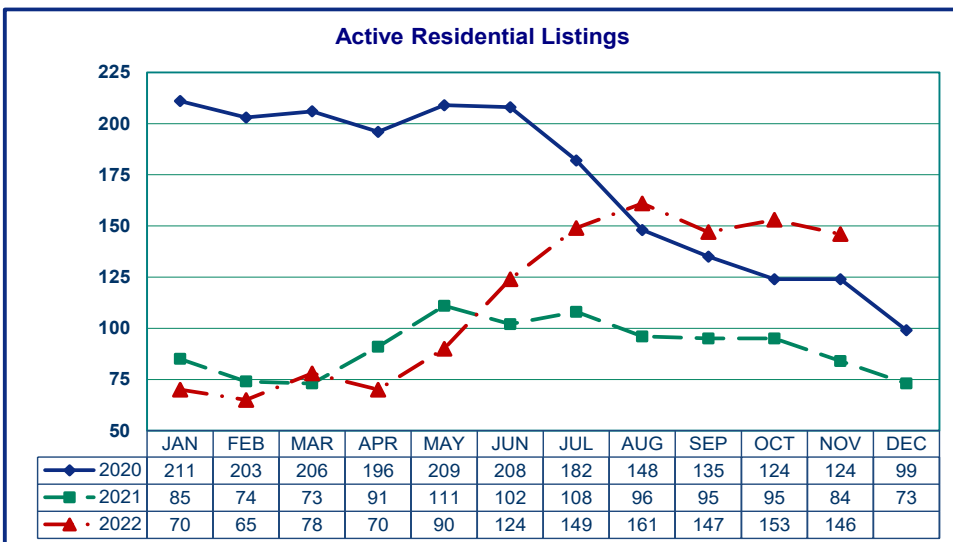
Inventory in Months*			
	2020	2021	2022
January	6.0	2.0	1.9
February	7.3	1.5	1.9
March	4.48	1.2	1.4
April	4.56	1.5	2.6
May	10.5	2.4	1.9
June	5.33	1.5	2.6
July	3.43	1.6	3.8
August	2.11	1.7	4.0
September	2.2	1.7	2.9
October	1.51	1.8	3.8
November	2.3	1.5	4.7
December	1.6	1.5	

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

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
<b>Average Sale Price % Change:</b>	+11.1% (\$443,000 v. \$398,600)
<b>Median Sale Price % Change:</b>	+13.0% (\$400,000 v. \$354,000)

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

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2022	November	45	31	31	522,300	375,000	56
	October	37	30	40	425,200	356,300	62
	Year-To-Date	615	435	457	438,900	400,000	56
2021	November	42	44	56	539,600	449,900	54
	Year-To-Date	701	627	622	397,700	354,300	72
Change	November 2021	7.1%	-29.5%	-44.6%	-3.2%	-16.6%	3.9%
	Prev Mo 2022	21.6%	3.3%	-22.5%	22.8%	5.2%	-9.8%
	Year-To-Date	-12.3%	-30.6%	-26.5%	10.4%	12.9%	-22.5%



## 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 • NOVEMBER 2022

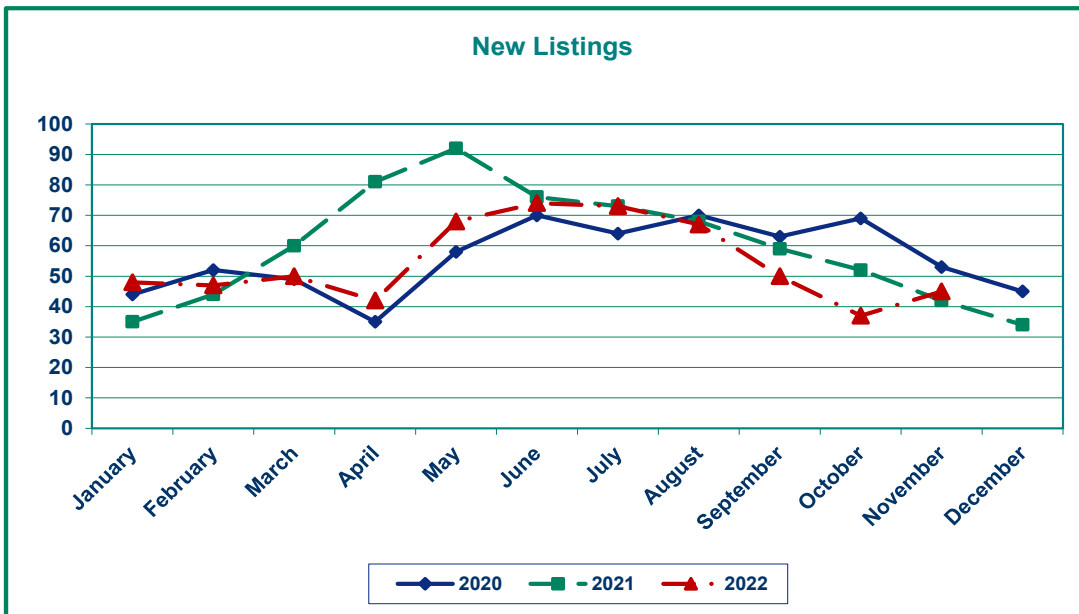
## Curry County, Oregon

	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 2022 v. 2021	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2022 v. 2021	Closed Sales	Average Sale Price	Median Sale Price	AVG. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
270	City, Airport, Marina Hts., NB Chetco	40	11	2	6	-66.7%	13	498,200	40	197	134	-34.0%	145	465,200	427,500	11.4%	5	968,000	30	127,500	8	618,800
271	Harbor, Winchuck, SB Chetco	34	13	5	5	-16.7%	6	252,800	73	141	100	-26.5%	102	357,500	320,000	5.8%	6	1,083,800	16	206,500	1	280,000
272	Carpenterville, Cape Ferrello, Whaleshead	14	7	2	4	33.3%	2	893,800	8	45	34	-33.3%	38	478,800	446,300	40.7%	-	-	2	221,300	-	-
273	Gold Beach	41	9	5	11	10.0%	6	852,500	67	157	117	-28.2%	117	450,800	400,000	5.8%	3	1,069,100	33	268,800	2	908,100
274	Port Orford	17	5	6	5	-28.6%	4	323,500	92	75	50	-32.4%	55	467,800	399,000	11.6%	5	450,200	33	305,100	1	491,000
	<b>Curry County</b>	<b>146</b>	<b>45</b>	<b>20</b>	<b>31</b>	<b>-29.5%</b>	<b>31</b>	<b>522,300</b>	<b>56</b>	<b>615</b>	<b>435</b>	<b>-30.6%</b>	<b>457</b>	<b>438,900</b>	<b>400,000</b>	<b>11.1%</b>	<b>19</b>	<b>884,300</b>	<b>114</b>	<b>232,500</b>	<b>12</b>	<b>628,100</b>

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2022 with November 2021. The Year-To-Date section compares 2022 Year-To-Date statistics through November with 2021 Year-To-Date statistics through November.

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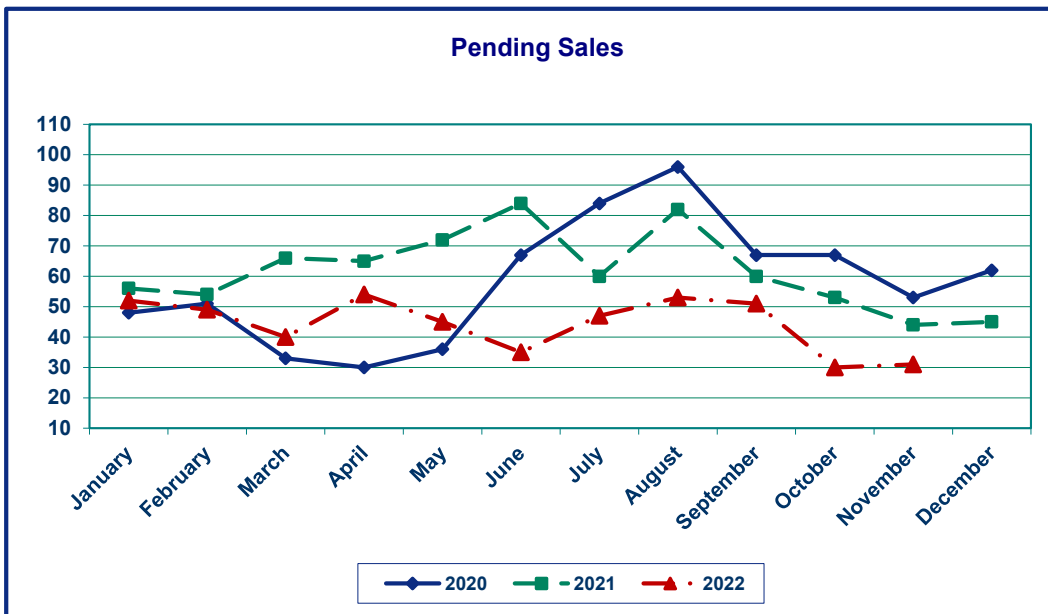
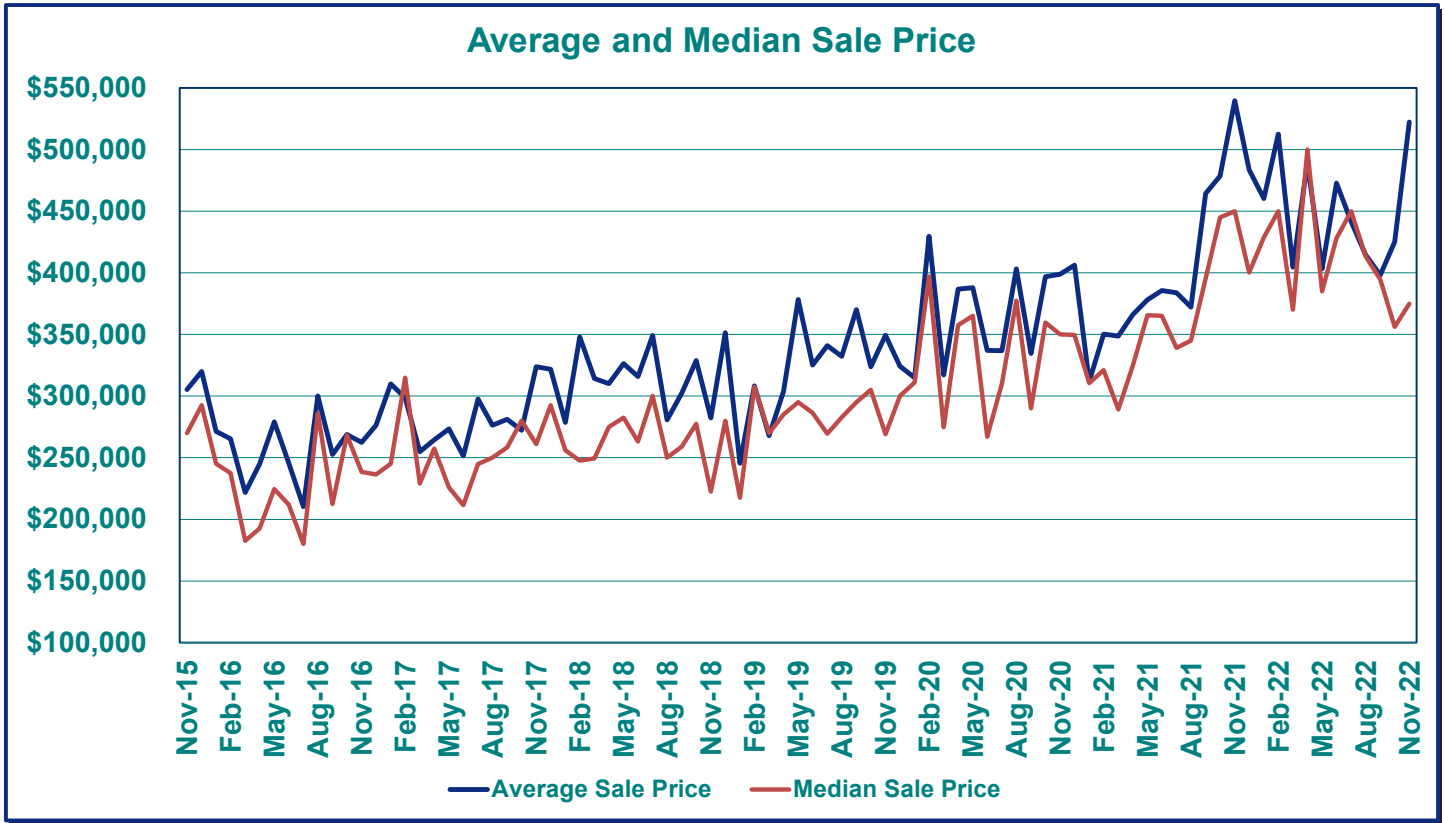
<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



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

**SALE PRICE**  
CURRY COUNTY, OR

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



**PENDING LISTINGS**

**CURRY COUNTY, OR**

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

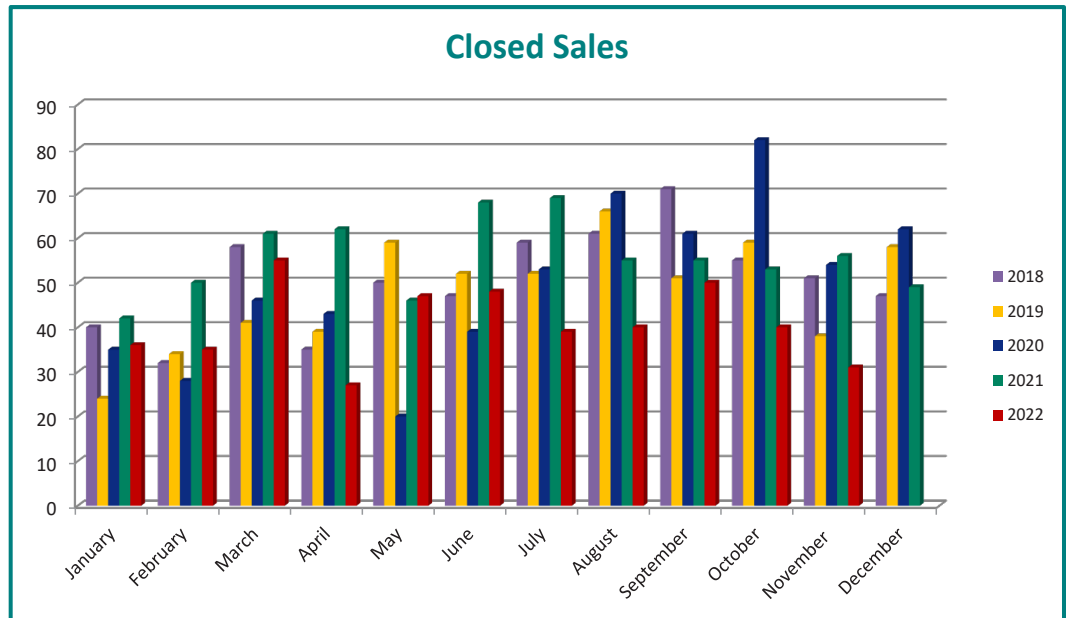


**CLOSED SALES**  
**CURRY COUNTY, OR**

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

**Contact RMLS**  
16101 SW 72<sup>nd</sup> Ave.  
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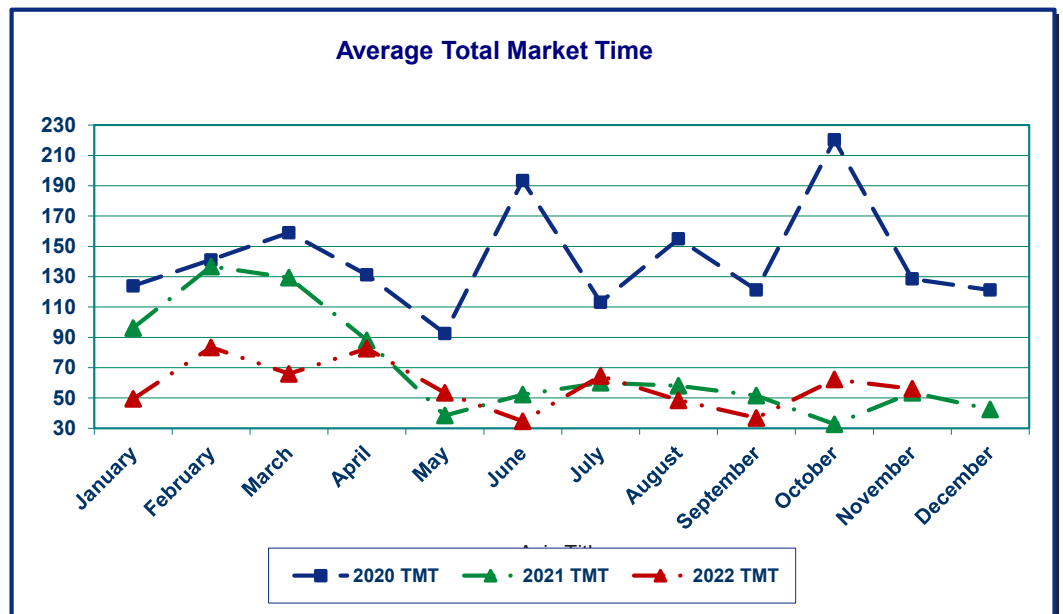


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**DAYS ON MARKET**  
**CURRY COUNTY, OR**

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

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Jorden Holland, Editor

# MARKET ACTION



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

Residential Review: Douglas County, Oregon

November 2022 Reporting Period

## Residential Highlights

New listings (112) decreased 26.8% from the 153 listed in November 2021, and decreased 28.2% from the 156 listed in October 2022.

Pending sales (93) decreased 35.0% from the 143 offers accepted in November 2021, and decreased 19.1% from the 115 offers accepted in October 2022.

Closed sales (92) decreased 41.4% from the 157 closings in November 2021, and decreased 20.7% from the 116 closings in October 2022.

## Inventory and Time on Market

Inventory increased to 4.0 months in November. Total market time decreased to 43 days.

## Year-To-Date Summary

Comparing the first eleven months of 2022 to the same period in 2021, new listings (1,946) decreased 8.7%, pending sales (1,400) decreased 18.1%, and closed sales (1,449) decreased 12.6%.

## Average and Median Sale Prices

Comparing 2022 to 2021 through November, the average sale price has increased 12.3% from \$319,600 to \$359,000. In the same comparison, the median sale price has increased 11.7% from \$290,000 to \$324,000.

## Inventory in Months\*

	2020	2021	2022
January	3.6	1.79	1.5
February	3.54	1.6	1.5
March	3.3	1.0	1.3
April	3.9	1.1	1.7
May	3.2	1.22	1.8
June	2.01	1.2	2.3
July	1.9	1.45	2.9
August	1.54	1.7	2.6
September	1.62	1.9	2.9
October	1.3	1.41	3.2
November	1.4	1.6	4.0
December	1.1	1.3	

\*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:

+12.3% (\$358,000 v. \$318,800)

### Median Sale Price % Change:

+10.7% (\$320,000 v. \$289,000)

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
2022	November	112	93	92	335,900	299,800	43
	October	156	115	116	375,700	331,800	48
	Year-To-Date	1,946	1,400	1,449	359,000	324,000	42
2021	November	153	143	157	318,100	307,700	38
	Year-To-Date	2,131	1,709	1,657	319,600	290,000	40
Change	November 2021	-26.8%	-35.0%	-41.4%	5.6%	-2.6%	14.3%
	Prev Mo 2022	-28.2%	-19.1%	-20.7%	-10.6%	-9.6%	-11.1%
	Year-To-Date	-8.7%	-18.1%	-12.6%	12.3%	11.7%	4.9%

# AREA REPORT • NOVEMBER 2022

## 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 2022 v. 2021	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2022 v. 2021	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
251	NE Roseburg	26	14	2	14	16.7%	7	252,300	46	203	155	-12.4%	151	306,800	295,000	-7.4%	9	401,100	7	159,900	6	407,200
252	NW Roseburg	38	13	6	7	0.0%	6	582,100	76	194	137	-25.5%	139	514,900	430,000	22.5%	3	1,603,000	27	496,200	2	287,000
253	SE Roseburg	17	4	1	6	-40.0%	6	264,700	48	106	83	-9.8%	92	307,000	298,500	13.7%	10	417,900	7	58,100	9	346,700
254	SW Roseburg	32	10	2	4	-80.0%	3	441,700	58	172	120	-24.5%	128	403,800	365,000	6.8%	2	827,500	11	172,800	1	455,000
255	Glide & E of Roseburg	24	3	5	2	-66.7%	1	575,000	7	75	34	-47.7%	35	659,600	551,000	43.2%	2	555,000	16	151,700	-	-
256	Sutherlin / Oakland Area	47	18	6	16	-33.3%	19	413,900	26	266	203	-5.1%	209	390,800	349,900	16.4%	5	303,900	23	261,800	2	299,000
257	Winston & SW of Roseburg	38	10	3	10	-28.6%	8	321,100	51	199	143	-24.7%	148	343,500	328,000	20.2%	3	1,093,000	20	323,100	1	319,000
258	Myrtle Creek & S/SE of Roseburg	79	19	8	13	-43.5%	16	297,900	58	314	210	-23.4%	222	276,200	260,000	-1.7%	7	236,600	32	177,000	5	339,000
259	Green District	27	11	2	10	-23.1%	15	268,400	29	184	153	-5.0%	161	310,000	296,000	22.3%	1	955,000	4	143,400	1	269,000
265	North Douglas County	38	10	3	11	-21.4%	11	266,200	42	233	162	-16.1%	164	338,300	309,500	9.3%	12	253,800	28	106,300	5	439,400
	<b>Douglas County</b>	<b>366</b>	<b>112</b>	<b>38</b>	<b>93</b>	<b>-35.0%</b>	<b>92</b>	<b>335,900</b>	<b>43</b>	<b>1,946</b>	<b>1,400</b>	<b>-18.1%</b>	<b>1,449</b>	<b>359,000</b>	<b>324,000</b>	<b>12.3%</b>	<b>54</b>	<b>478,100</b>	<b>175</b>	<b>234,000</b>	<b>32</b>	<b>364,700</b>

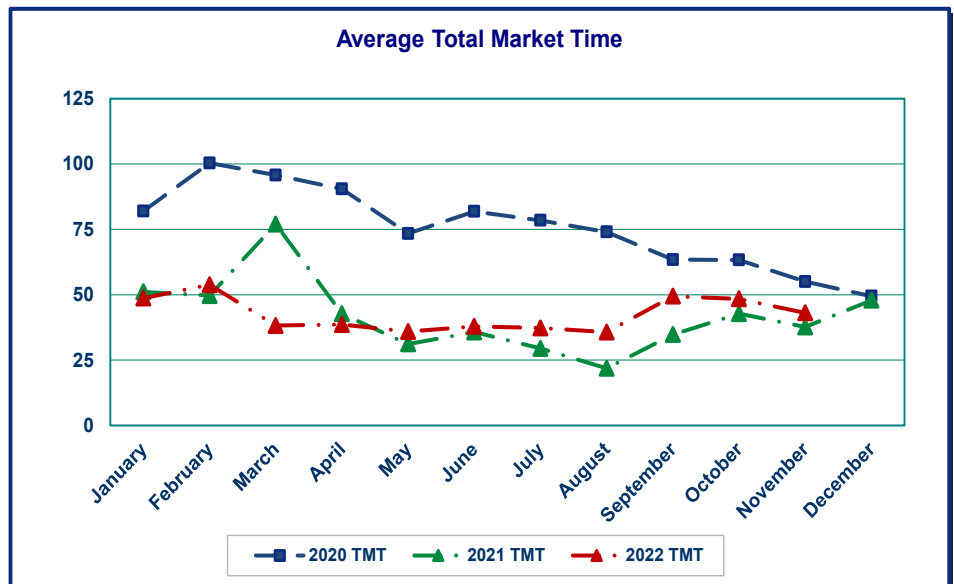
<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2022 with November 2021. The Year-To-Date section compares 2022 Year-To-Date statistics through November with 2021 Year-To-Date statistics through November.

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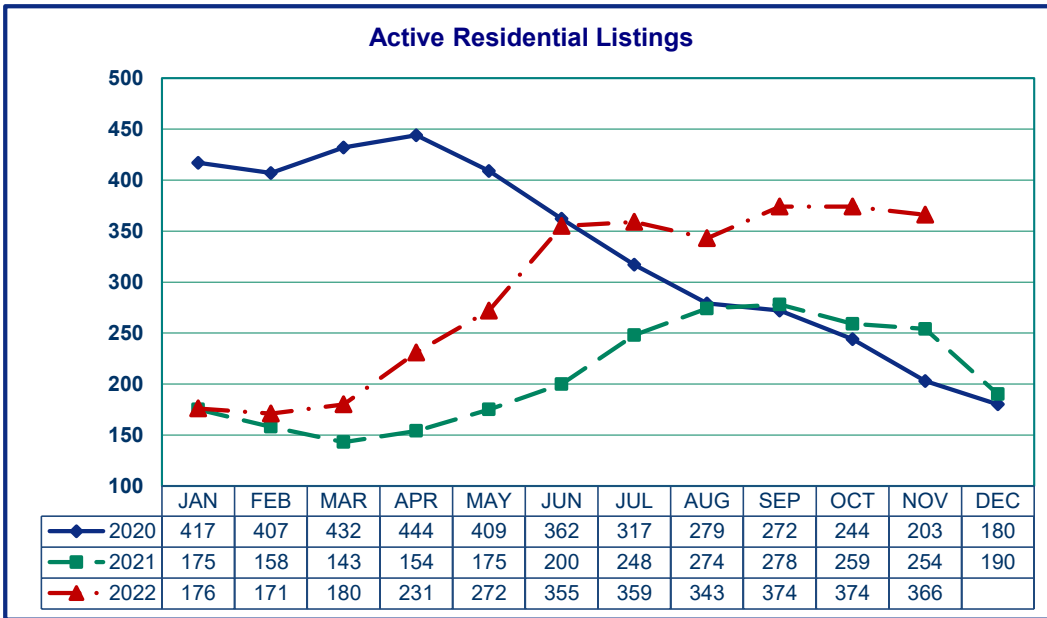
### DAYS ON MARKET DOUGLAS COUNTY, OR

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



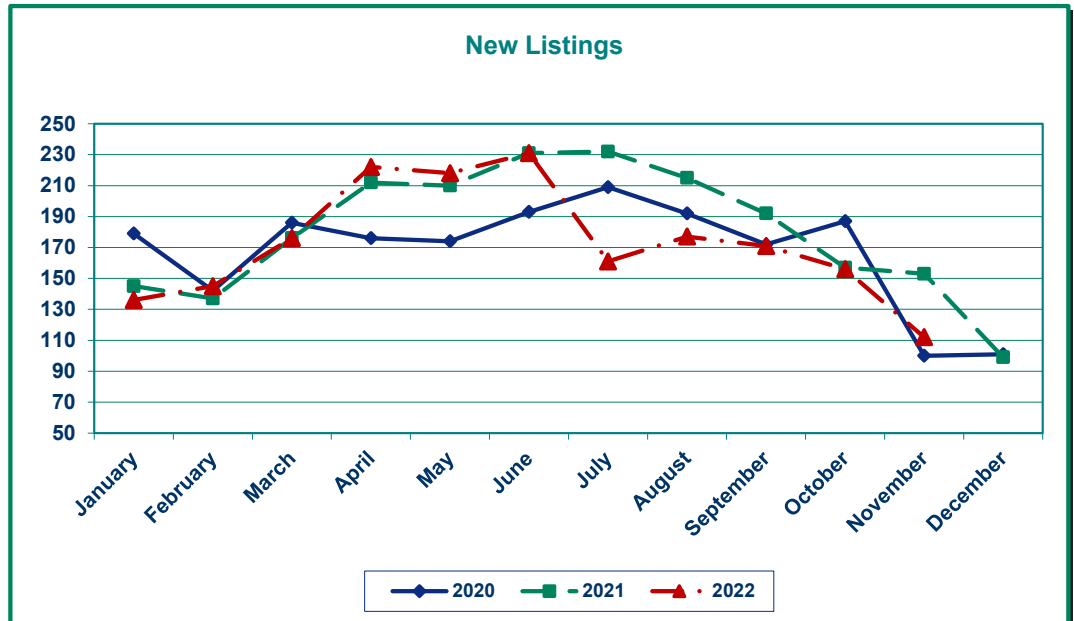
## ACTIVE RESIDENTIAL LISTINGS

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



## NEW LISTINGS

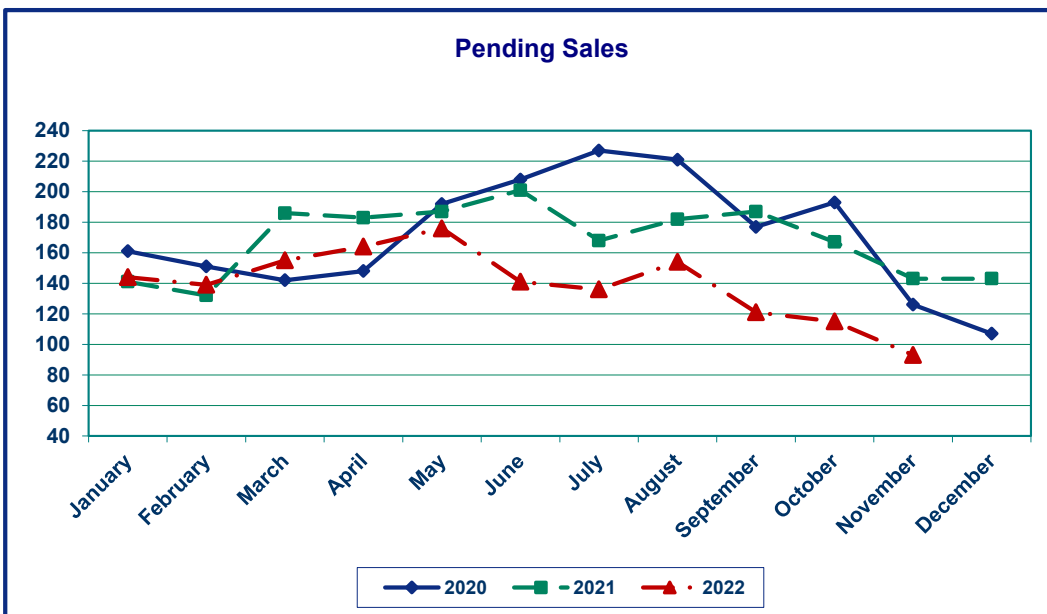
**DOUGLAS COUNTY, OR**  
*This graph shows the new residential listings over the past three calendar years in Douglas County, Oregon.*



## Pending Sales

## PENDING LISTINGS

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



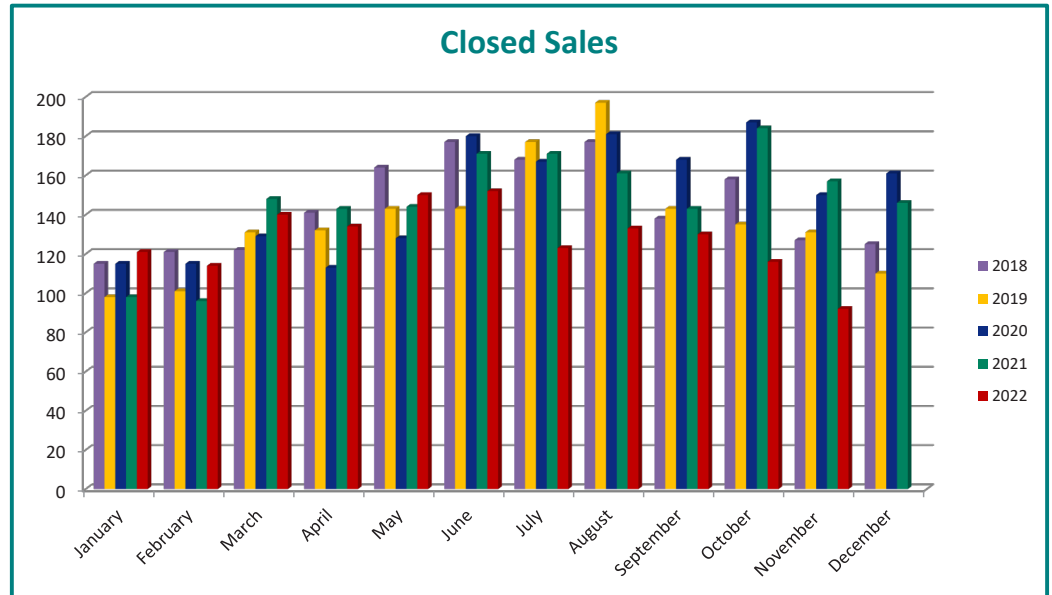
## CLOSED SALES

DOUGLAS COUNTY, OR

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

**Contact RMLS**  
 16101 SW 72<sup>nd</sup> Ave.  
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## SALE PRICE

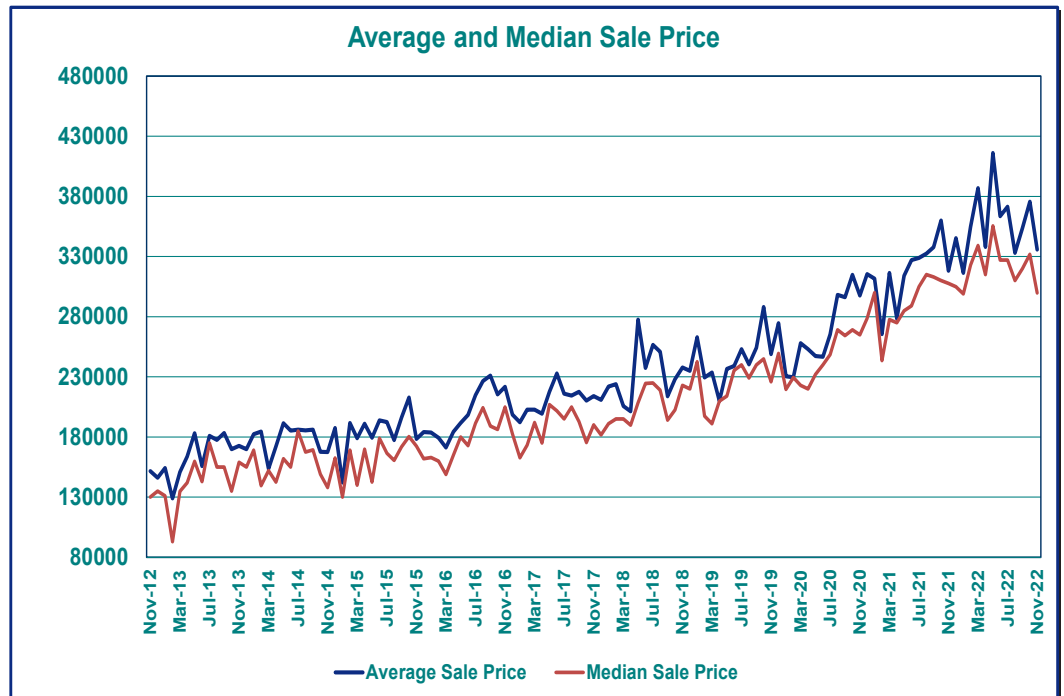
DOUGLAS COUNTY, OR

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

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Dale Chumbley, Chairman of the Board  
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 Jorden Holland, Editor

# MARKET ACTION

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

Residential Review: Grant County, Oregon

November 2022 Reporting Period

## Residential Highlights

New listings (5) decreased 28.6% from the 7 listed in November 2021, and decreased 44.4% from the 9 listed in October 2022.

Pending sales (2) decreased 66.7% from the 6 offers accepted in November 2021, and decreased 80.0% from the 10 offers accepted in October 2022.

Closed sales (13) increased 116.7% from the 6 closings in November 2021, and increased 160.0% from the 5 closings in October 2022.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
<b>Average Sale Price % Change:</b>	+7.9% (\$284,700 v. \$263,800)
<b>Median Sale Price % Change:</b>	+7.6% (\$250,000 v. \$232,300)

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

## Inventory and Total Market Time

Inventory decreased to 2.5 months in November. Total market time increased to 78 days.

## Year-To-Date Summary

Comparing the first eleven months of 2022 to the same period in 2021, new listings (108) decreased 19.4%, pending sales (84) decreased 20.8%, and closed sales (91) decreased 16.5%.

## Average and Median Sales Prices

Comparing 2022 to 2021 through November, the average sale price has increased 8.6% from \$264,500 to \$287,300. In the same comparison, the median sale price has increased 3.8% from \$234,500 to \$243,500.

Inventory in Months*			
	2020	2021	2022
January	4.8	2.5	3.7
February	14.0	1.2	3.5
March	9.8	1.8	4.3
April	15.7	1.3	1.3
May	11.3	2.3	4.5
June	4.3	0.8	2.2
July	4.1	1.7	2.1
August	2.0	2.2	3.9
September	1.9	2.9	6.4
October	2.1	2.3	5.8
November	1.7	4.0	2.5
December	4.0	2.4	

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

Grant County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2022	November	5	2	13	275,600	230,000	78
	October	9	10	5	295,200	225,800	35
	Year-To-Date	108	84	91	287,300	243,500	99
2021	November	7	6	6	303,300	263,800	46
	Year-To-Date	134	106	109	264,500	234,500	118
Change	November	-28.6%	-66.7%	116.7%	-9.1%	-12.8%	70.6%
	Prev Mo 2022	-44.4%	-80.0%	160.0%	-6.6%	1.9%	124.2%
	Year-To-Date	-19.4%	-20.8%	-16.5%	8.6%	3.8%	-15.9%

# AREA REPORT • NOVEMBER 2022

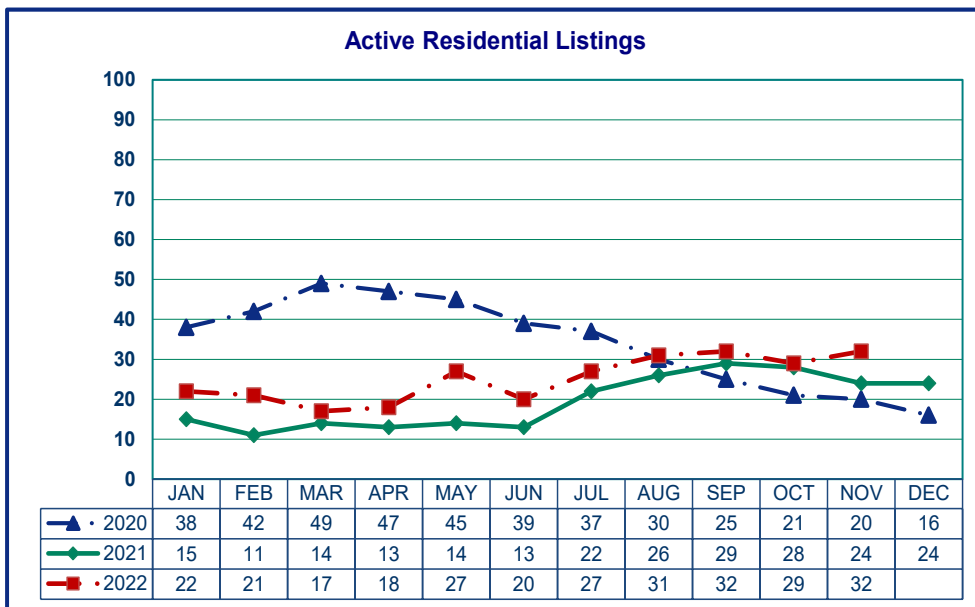
## Grant County, Oregon

	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 2022 v. 2021	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2021 v. 2022	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97817 Bates	-	0	0	0	-	0	-	-	1	-	1	400,000	400,000	-	1	400,000	3	419,700	-	-	
97820 Canyon City	7	2	-	0	-	5	237,000	99	22	16	-23.8%	19	303,800	305,000	-2.6%	-	-	5	184,700	-	-
97825 Dayville	-	0	0	0	-	0	-	-	2	2	-66.7%	2	366,000	366,000	7.1%	-	-	1	86,000	-	-
97845 John Day	10	1	1	-	-100.0%	4	277,800	110	40	34	-22.7%	37	272,600	237,000	7.4%	2	113,500	8	105,400	-	-
97848 Kimberly	-	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97856 Long Creek	3	0	0	0	-100.0%	0	-	-	6	1	-66.7%	2	361,800	361,800	-22.2%	-	-	2	3,730,500	-	-
97864 Monument	-	0	-	0	-100.0%	0	-	-	2	2	100.0%	2	303,400	303,400	16.6%	-	-	1	140,000	-	-
97865 Mount Vernon	6	0	-	1	-66.7%	0	-	-	14	11	0.0%	12	392,000	294,000	9.6%	1	160,000	2	60,000	-	-
97869 Prairie City	5	2	0	1	-	4	321,800	21	19	15	-6.3%	14	213,000	195,000	28.9%	1	600,000	3	628,700	-	-
97873 Seneca	1	0	0	0	-	0	-	-	3	2	0.0%	2	70,500	70,500	-68.7%	-	-	1	34,000	-	-
Grant County	32	5	1	2	-66.7%	13	275,600	78	108	84	-20.8%	91	287,300	243,500	7.9%	5	277,400	26	490,500	-	-

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2022 with November 2021. The Year-To-Date section compares 2022 Year-To-Date statistics through November with 2021 Year-To-Date statistics through November.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/21-11/30/22) with 12 months before (12/1/20-11/30/21).

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



### ACTIVE RESIDENTIAL LISTINGS

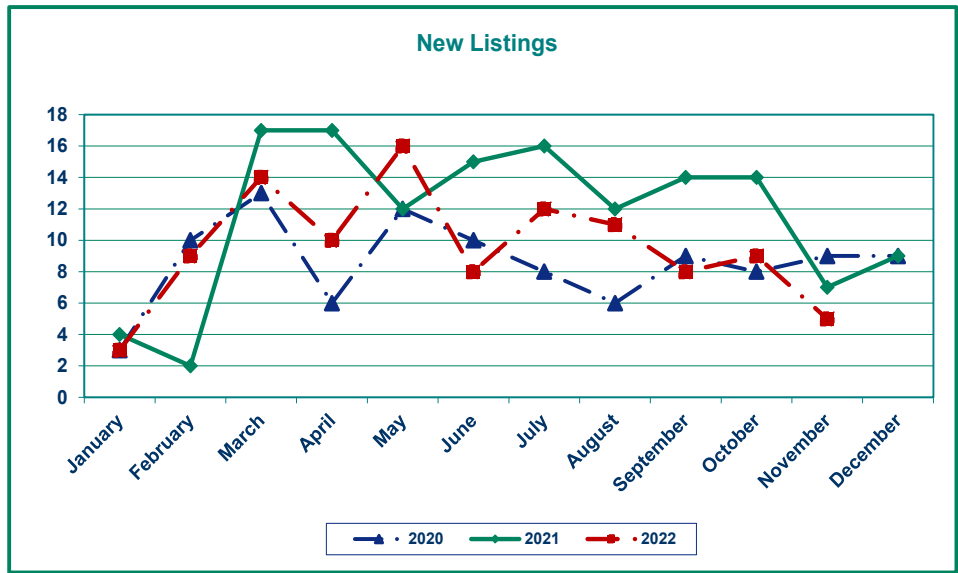
GRANT COUNTY, OR

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

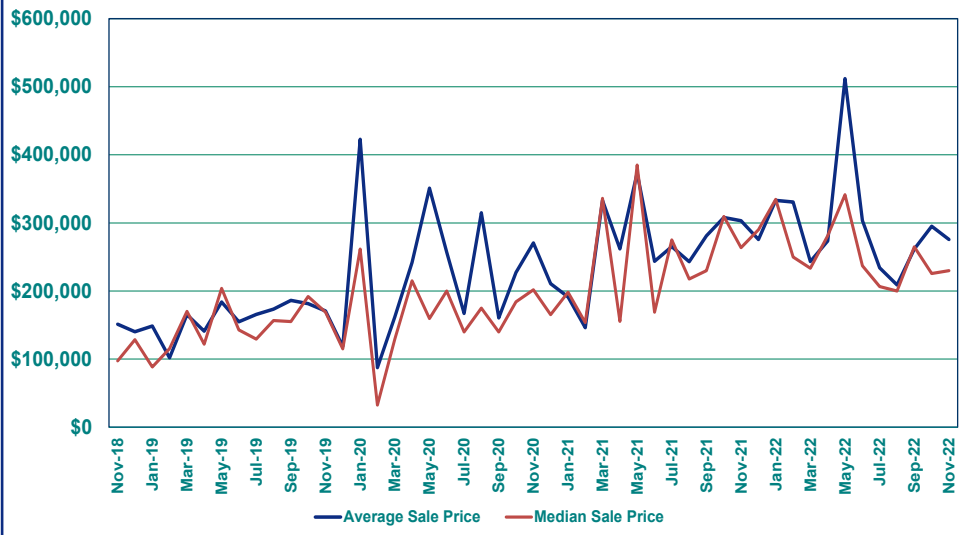
## NEW LISTINGS

### GRANT COUNTY, OR

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



## Average and Median Sale Price



## SALE PRICE

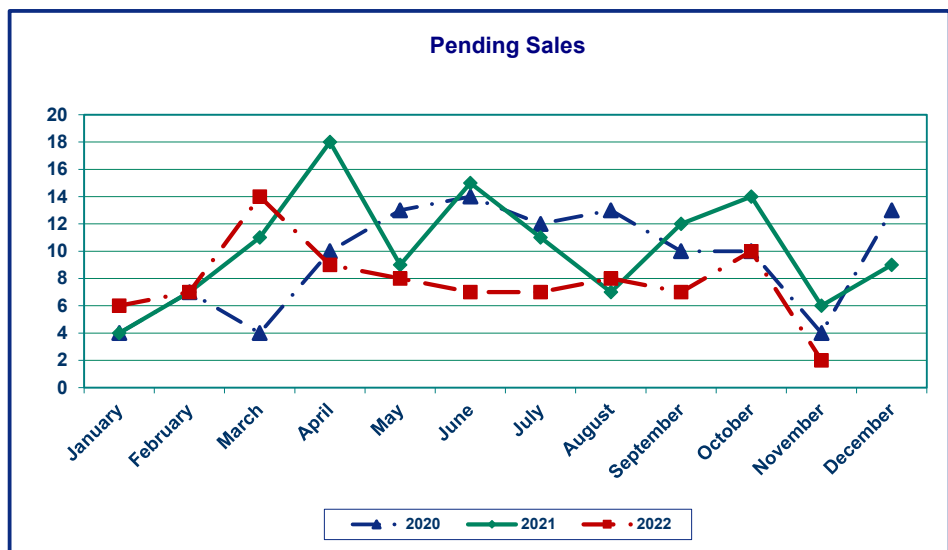
### GRANT COUNTY, OR

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

## PENDING LISTINGS

### GRANT COUNTY, OR

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

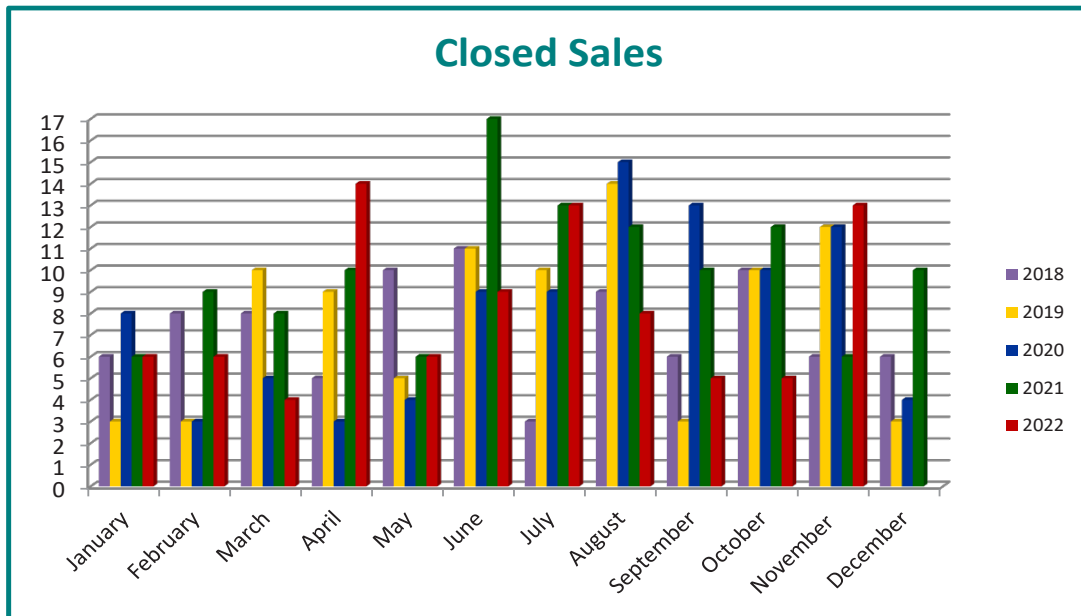




**CLOSED SALES**  
**GRANT COUNTY, OR**

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

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

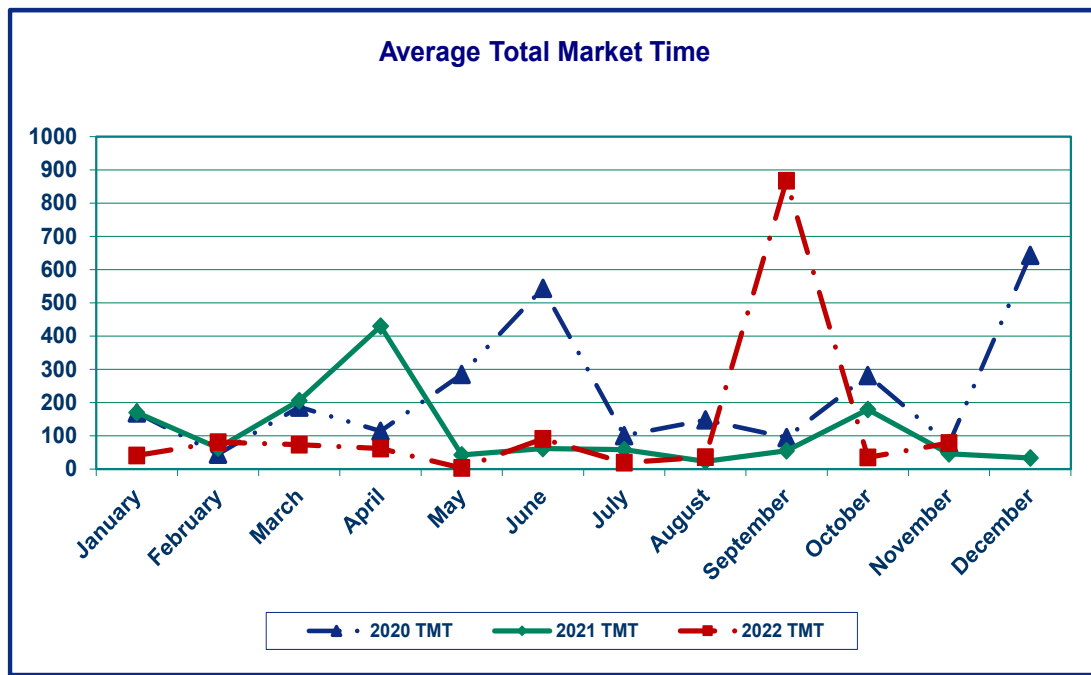
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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**DAYS ON MARKET**  
**GRANT COUNTY, OR**

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



Dale Chumbley, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Jorden Holland, Editor

# MARKET ACTION



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

## Residential Review: Josephine County, Oregon

November 2022 Reporting Period

### Residential Highlights

New listings (4) decreased 63.6% from the 11 listed in November 2021, and decreased 63.6% from the 11 listed in October 2022.

Pending sales (2) decreased 50.0% from the 4 offers accepted in November 2021, and decreased 71.4% from the 7 offers accepted in October 2022.

Closed sales (3) decreased 40.0% from the 5 closings in November 2021, and decreased 57.1% from the 7 closings in October 2022.

### Inventory and Time on Market.

Inventory increased to 11.7 months in November. Total market time decreased to 58 days.

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

### Year to Date Summary

Comparing the first eleven months of 2022 to the same period in 2021, new listings (117) increased 30.0%, pending sales (59) held steady, and closed sales (53) decreased 7.0%.

### Average and Median Sale Prices

Comparing 2022 to 2021 through November, the average sale price has decreased 1.8% from \$460,500 to \$452,100. In the same comparison, the median sale price has decreased 4.3% from \$439,000 to \$420,000.

Inventory in Months*			
	2020	2021	2022
January	13.0	2.5	21.0
February	6.5	4.5	7.5
March	6.0	0.9	1.6
April	9.3	1.5	3.8
May	4.3	1.3	5.2
June	3.3	7.0	5.4
July	2.0	2.8	10.7
August	6.0	3.6	33.0
September	2.7	2.1	11.3
October	1.9	4.7	5.3
November	1.4	3.8	11.7
December	2.2	4.6	

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

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

#### Average Sale Price % Change:

-1.1% (\$444,300 v. \$449,300)

#### Median Sale Price % Change:

-4.9% (\$416,000 v. \$437,500)

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

Josephine County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2022	November	4	2	3	443,700	435,000	58
	October	11	7	7	499,600	515,000	75
	Year-To-Date	117	59	53	452,100	420,000	55
2021	November	11	4	5	360,800	485,000	31
	Year-To-Date	90	59	57	460,500	439,000	39
Change	November	-63.6%	-50.0%	-40.0%	23.0%	-10.3%	87.1%
	Prev Mo 2022	-63.6%	-71.4%	-57.1%	-11.2%	-15.5%	-23.1%
	Year-To-Date	30.0%	0.0%	-7.0%	-1.8%	-4.3%	40.6%

# AREA REPORT • NOVEMBER 2022

## Josephine County, Oregon

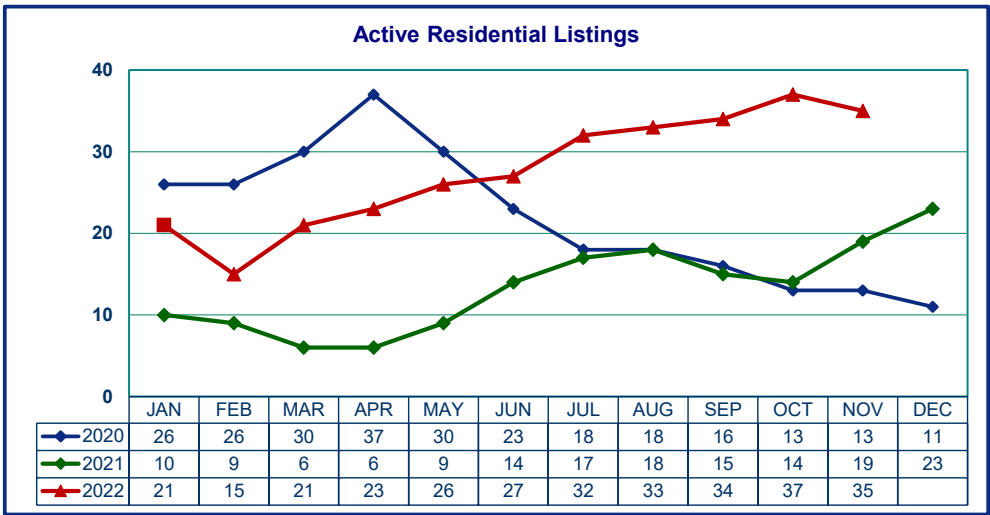
	RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY			
	Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date			
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2022 v. 2021	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2022 v. 2021	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97497	Wolf Creek	3	0	1	0	-	-	5	3	-	3	304,800	325,000	-20.8%	-	-	1	429,000	-	-		
97523	Cave Junction	6	1	1	0	-	-	15	3	0.0%	3	291,700	300,000	-16.8%	-	-	-	-	-	-		
97526	Grants Pass	11	-	0	0	-100.0%	1	476,000	118	45	28	21.7%	25	494,900	455,000	11.1%	-	-	1	160,000	1	391,000
97527	Grants Pass	10	2	-	1	-50.0%	1	435,000	26	38	19	-32.1%	17	441,400	416,000	-9.5%	1	472,500	-	-	-	-
97528	Grants Pass	0	0	0	0	-	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
97531	Kerby	0	0	0	0	-	-	1	1	-	1	362,000	362,000	-	-	-	-	-	-	-	-	
97532	Merlin	0	0	1	1	0.0%	1	420,000	30	4	3	0.0%	2	485,000	485,000	-29.1%	-	-	1	2,600,000	-	-
97533	Murphy	0	0	0	0	-	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
97534	O'Brien	1	0	0	0	-	-	-	2	1	-	1	449,000	449,000	-	-	-	-	-	-	-	
97538	Selma	1	0	0	0	-	-	-	2	0	-100.0%	0	-	-	-	0	-	0	-	0	-	
97543	Wilderville	0	0	0	0	-	-	-	0	-	-	0	-	-	-	0	-	0	-	0	-	
97544	Williams	3	1	1	0	-	-	5	1	0.0%	1	515,000	515,000	66.1%	-	-	-	-	-	-	-	
	Josephine Co.	35	4	4	2	-50.0%	3	443,700	58	117	59	0.0%	53	452,100	420,000	-1.1%	1	472,500	3	1,063,000	1	391,000

97501	Medford	5	4	0	1	-	1	210,000	28	20	10	900.0%	10	342,400	378,500	-9.7%	2	319,500	1	69,200	-	-
97502	Central Point	1	0	1	0	-100.0%	0	-	-	7	2	0.0%	3	401,300	375,000	-27.0%	-	-	-	-	-	-
97503	White City	-	0	1	0	-	-	-	-	2	-	-100.0%	-	-	-	-	1	3,250,000	-	-	-	-
97504	Medford	1	0	0	0	-	-	-	-	6	3	-66.7%	4	310,400	269,500	-45.6%	-	-	1	100,000	-	-
97520	Ashland	5	1	0	0	-	-	-	-	10	-	-100.0%	-	-	-	-	1	770,000	1	560,000	-	-
97522	Butte Falls	0	0	1	0	-100.0%	0	-	-	2	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97524	Eagle Point	1	1	1	1	-	-	-	-	5	3	50.0%	1	425,000	425,000	48.1%	-	-	-	-	-	-
97525	Gold Hill	1	0	1	0	-	-	-	-	6	1	-50.0%	0	-	-	-	0	-	0	-	0	-
97530	Jacksonville	1	0	0	0	-	-	-	-	4	1	-	0	-	-	-	0	-	0	-	0	-
97535	Phoenix	0	0	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	0	-	0	-
97536	Prospect	-	0	0	0	-	-	-	-	2	1	-	1	66,800	66,800	-	-	-	1	310,000	-	-
97537	Rogue River	3	0	0	0	-	-	-	-	6	1	-75.0%	1	425,000	425,000	9.8%	-	-	-	-	-	-
97539	Ghady Cove	0	0	0	0	-	-	-	-	1	1	-	1	399,000	399,000	-	-	-	-	-	-	-
97540	Talent	-	0	-	0	-	-	-	-	0	-	-	0	-	-	-	0	-	0	-	0	-
97541	Talent	1	0	0	0	-	-	-	-	2	0	-100.0%	0	-	-	-	0	-	0	-	0	-
	Jackson Co.	19	6	5	2	0.0%	1	210,000	28	73	23	-28.1%	21	342,200	375,000	-44.0%	4	1,164,800	4	259,800	-	0

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2022 with November 2021. The Year-To-Date section compares 2022 year-to-date statistics through November with 2021 Year-To-Date statistics through November.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/21-11/30/22) with 12 months before (12/1/20-11/30/21).

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



## ACTIVE RESIDENTIAL LISTINGS

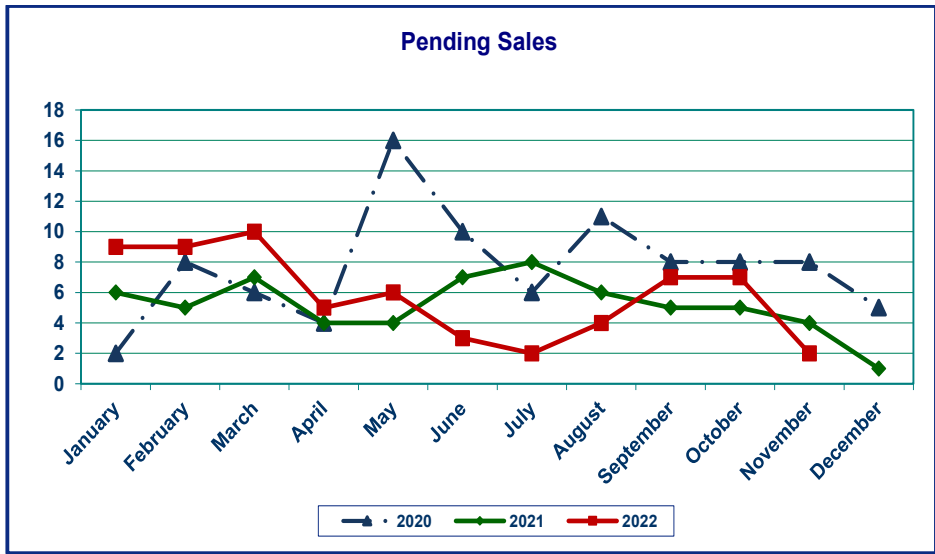
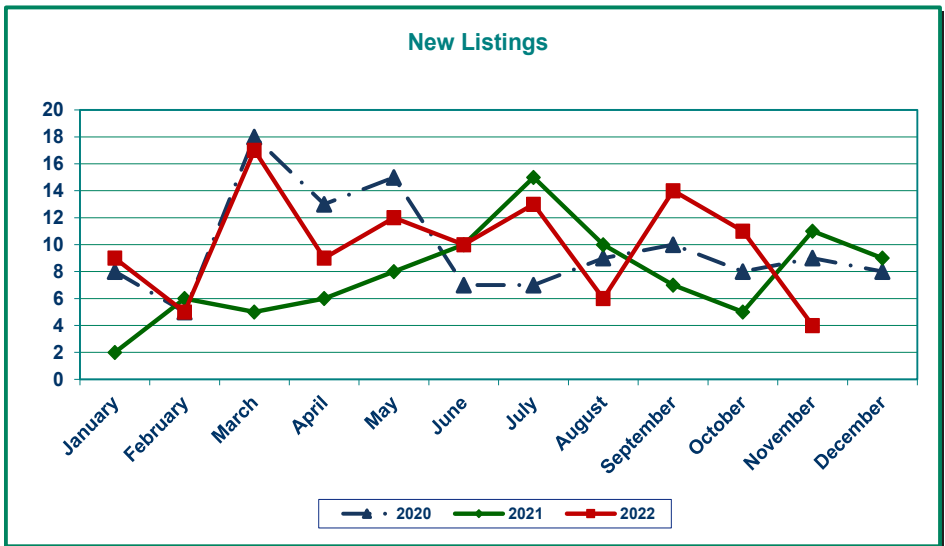
**JOSEPHINE COUNTY, OR**

*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.*



## 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.*

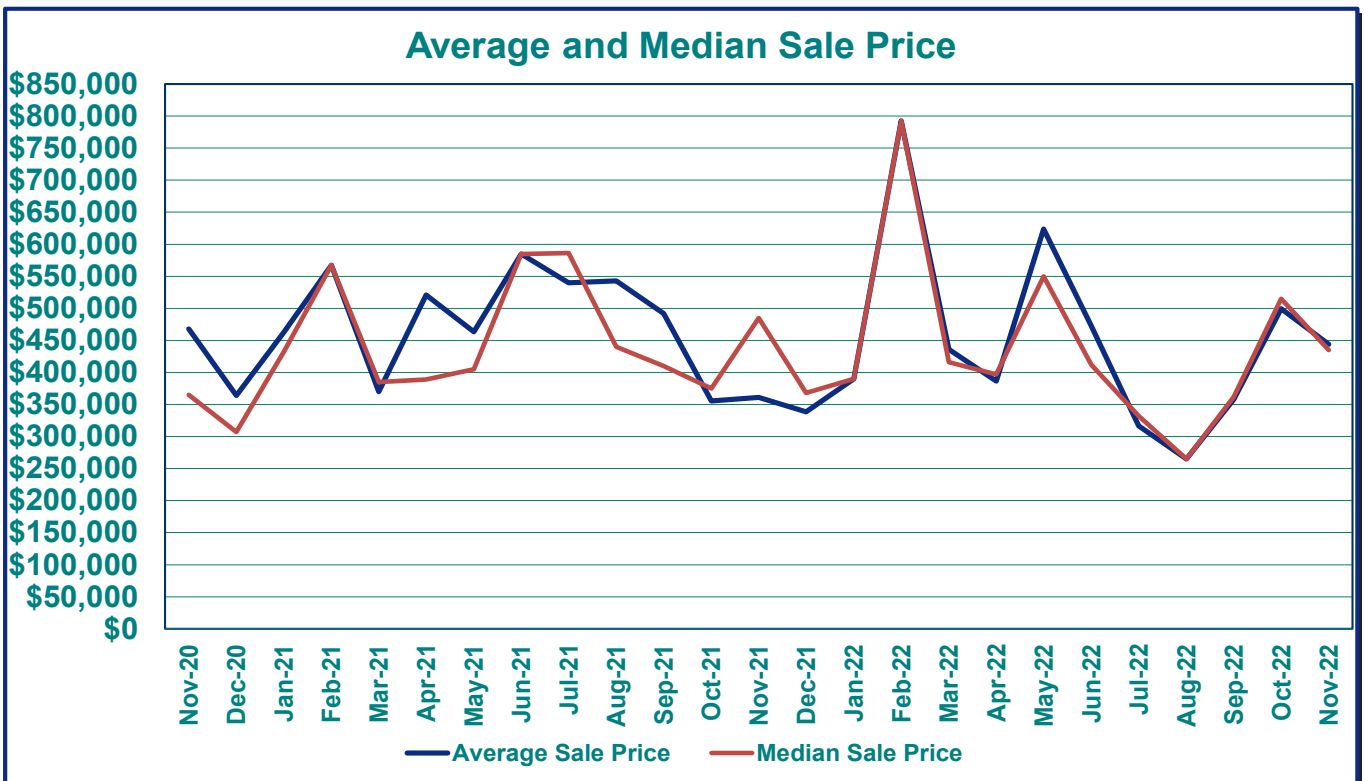
JOSEPHINE COUNTY, OR



**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.*

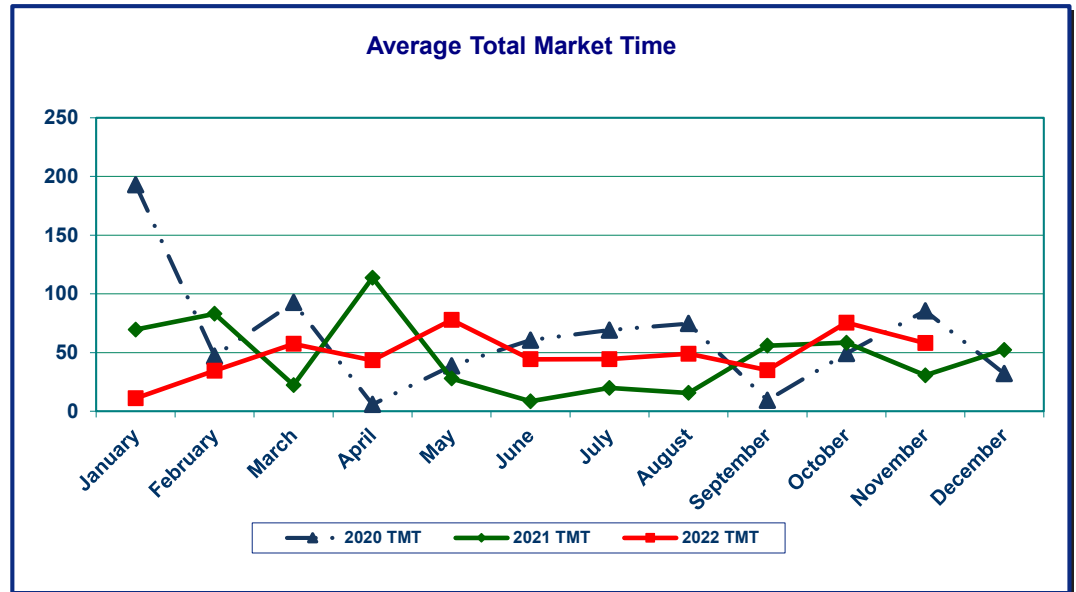
Contact RMLS  
 16101 SW 72<sup>nd</sup> Ave.  
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 503.236.7657  
 communications@rmls.com

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Dale Chumbley, Chairman of the Board  
 Kurt von Wasmuth, President/CEO  
 Jorden Holland, Editor

# MARKET ACTION



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

Residential Review: Lane County, Oregon

November 2022 Reporting Period

## Residential Highlights

New listings (254) decreased 20.9% from the 321 listed in November 2021, and decreased 28.9% from the 357 listed in October 2022.

Pending sales (207) decreased 47.2% from the 392 offers accepted in November 2021, and decreased 28.1% from the 288 offers accepted in October 2022.

Closed sales (258) decreased 37.2% from the 411 closings in November 2021, and decreased 29.1% from the 364 closings in October 2022.

## Inventory and Market Time

Inventory increased to 2.1 months in November. Total market time increased to 36 days.

## Year-To-Date Summary

Comparing the first eleven months of 2022 to the same period in 2021, new listings (5,200) decreased 7.0%, pending sales (4,181) decreased 14.7%, and closed sales (4,293) decreased 8.4%.

## Average and Median Sale Prices

Comparing 2022 to 2021 through November, the average sale price has increased 9.9% from \$433,600 to \$476,600. In the same comparison, the median sale price has increased 10.2% from \$396,000 to \$436,500.

Inventory in Months*			
	2020	2021	2022
January	1.9	0.8	0.8
February	1.6	0.9	0.9
March	1.7	0.6	0.7
April	2.0	0.7	0.7
May	2.0	0.7	0.9
June	1.3	0.7	1.1
July	0.9	0.8	1.6
August	1.0	0.9	1.2
September	1.1	1.0	1.3
October	0.9	0.9	1.6
November	0.8	0.8	2.1
December	0.6	0.6	

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

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
<b>Average Sale Price % Change:</b>	+10.5% (\$474,300 v. \$429,300)
<b>Median Sale Price % Change:</b>	+11.2% (\$435,000 v. \$391,100)

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

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

Greater Lane Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2022	November	254	207	258	472,100	420,000	36
	October	357	288	364	467,000	426,500	34
	Year-To-Date	5,200	4,181	4,293	476,600	436,500	28
2021	November	321	392	411	459,300	407,000	25
	Year-To-Date	5,591	4,899	4,686	433,600	396,000	23
Change	November 2021	-20.9%	-47.2%	-37.2%	2.8%	3.2%	44.9%
	Prev Mo 2022	-28.9%	-28.1%	-29.1%	1.1%	-1.5%	6.6%
	Year-To-Date	-7.0%	-14.7%	-8.4%	9.9%	10.2%	20.5%

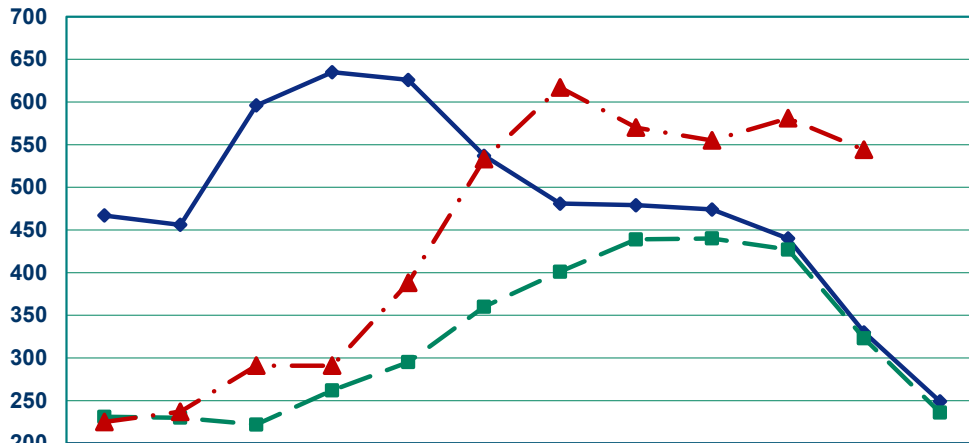
# AREA REPORT • NOVEMBER 2022

## 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 2022 v. 2021	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2021 v. 2021	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
225	Florence Coast Village	1	0	0	0	-	1	171,100	2	10	11	22.2%	12	183,100	173,100	57	21.3%	-	-	3	149,000	-	-
226	Florence Green Trees	6	1	2	1	-85.7%	2	312,500	148	49	35	-23.9%	37	292,400	290,000	37	28.7%	-	-	2	113,000	-	-
227	Florence Florentine	6	1	0	0	-100.0%	4	433,000	38	29	24	-29.4%	27	424,700	427,200	42	15.5%	-	-	-	-	-	-
228	Florence Town	31	14	2	10	-44.4%	8	311,100	70	222	173	-18.4%	174	425,700	403,500	37	11.9%	7	278,700	6	128,700	7	782,400
229	Florence Beach	13	3	1	4	-20.0%	1	198,500	18	76	51	-15.0%	52	495,900	480,000	42	35.4%	-	-	17	114,200	-	-
230	Florence North	11	3	2	1	-75.0%	2	180,500	16	47	33	-35.3%	32	498,100	412,500	74	-1.3%	2	965,000	24	152,200	1	300,000
231	Florence South/ Dunes City	14	5	1	-	-	0	-	-	56	36	-21.7%	37	522,200	449,000	30	0.1%	1	400,000	14	106,600	-	-
238	Florence East/ Mapleton	12	2	2	3	50.0%	3	430,700	32	43	27	-25.0%	26	471,300	348,500	61	3.5%	-	-	6	110,500	1	527,000
	<b>Grand Total</b>	94	29	10	19	-48.6%	21	327,100	55	532	390	-21.1%	397	432,900	399,000	42	10.4%	10	428,100	72	127,700	9	700,400
232	Hayden Bridge	14	9	1	6	-40.0%	5	334,300	47	205	181	7.7%	180	474,900	462,500	20	21.9%	-	-	1	99,000	5	461,000
233	McKenzie Valley	18	7	3	1	-87.5%	2	763,300	36	112	74	-14.0%	80	580,000	509,500	47	4.4%	1	485,000	46	214,200	-	-
234	Pleasant Hill/Oak	36	14	3	10	-37.5%	10	492,900	41	262	198	6.5%	203	457,300	416,000	39	7.6%	7	496,100	29	113,900	3	333,000
235	South Lane Properties	74	26	12	16	-61.9%	18	392,700	49	487	372	-18.4%	391	425,700	382,500	35	4.5%	5	737,800	21	322,000	9	400,300
236	West Lane Properties	38	18	5	11	-8.3%	8	412,800	24	256	179	-21.5%	182	493,300	430,000	37	14.5%	-	-	12	409,700	11	663,000
237	Junction City	23	15	1	15	50.0%	12	440,600	21	192	162	-12.0%	156	501,200	473,400	34	18.2%	2	2,574,000	13	295,500	3	548,000
239	Thurston	37	13	5	12	-62.5%	16	401,400	39	396	317	-18.3%	326	446,900	427,500	24	15.3%	-	-	7	104,000	16	471,600
240	Coburg I-5	6	2	4	4	-33.3%	3	551,600	56	60	47	9.3%	45	729,200	649,900	40	9.2%	-	-	4	447,900	1	1,330,000
241	N Gilham	24	9	2	5	-79.2%	15	607,400	28	228	181	-25.5%	207	537,000	547,500	24	-1.6%	-	-	5	173,000	3	620,100
242	Ferry Street Bridge	23	21	7	18	-30.8%	21	501,100	38	356	306	-7.6%	300	576,500	520,000	27	18.6%	-	-	11	323,200	19	570,000
243	E Eugene	52	19	4	17	-15.0%	28	652,600	55	410	328	-12.3%	330	601,700	542,500	43	14.2%	1	575,000	15	222,500	12	780,300
244	SW Eugene	54	23	9	23	-34.3%	29	628,400	30	519	426	-12.2%	430	567,700	525,000	22	6.8%	-	-	13	164,400	15	591,500
245	W Eugene	19	10	4	7	-63.2%	10	325,100	14	198	161	-23.7%	159	417,000	380,000	26	9.0%	8	493,900	2	207,500	17	504,900
246	Danebo	43	22	2	25	-41.9%	30	285,200	29	496	404	-15.7%	412	331,200	357,500	20	7.4%	-	-	-	-	10	474,400
247	River Road	18	7	-	7	-30.0%	9	409,300	31	185	147	-19.2%	144	417,500	410,000	19	7.7%	-	-	2	86,300	8	454,000
248	Santa Clara	23	7	0	8	-72.4%	16	503,000	21	348	291	-24.4%	313	474,000	475,000	16	12.7%	1	366,000	3	464,300	6	584,500
249	Springfield	38	30	7	20	-56.5%	25	390,300	49	433	360	-13.7%	389	374,600	365,000	24	15.4%	7	551,900	18	190,800	21	459,800
250	Mohawk Valley	4	2	1	2	-50.0%	1	514,000	50	57	47	-11.3%	46	532,300	512,300	44	3.0%	1	440,000	5	288,700	-	-
	<b>Grand Total</b>	544	254	70	207	-47.2%	258	472,100	36	5,200	4,181	-14.7%	4,293	476,600	436,500	28	10.5%	33	666,400	207	232,100	159	539,400



### Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

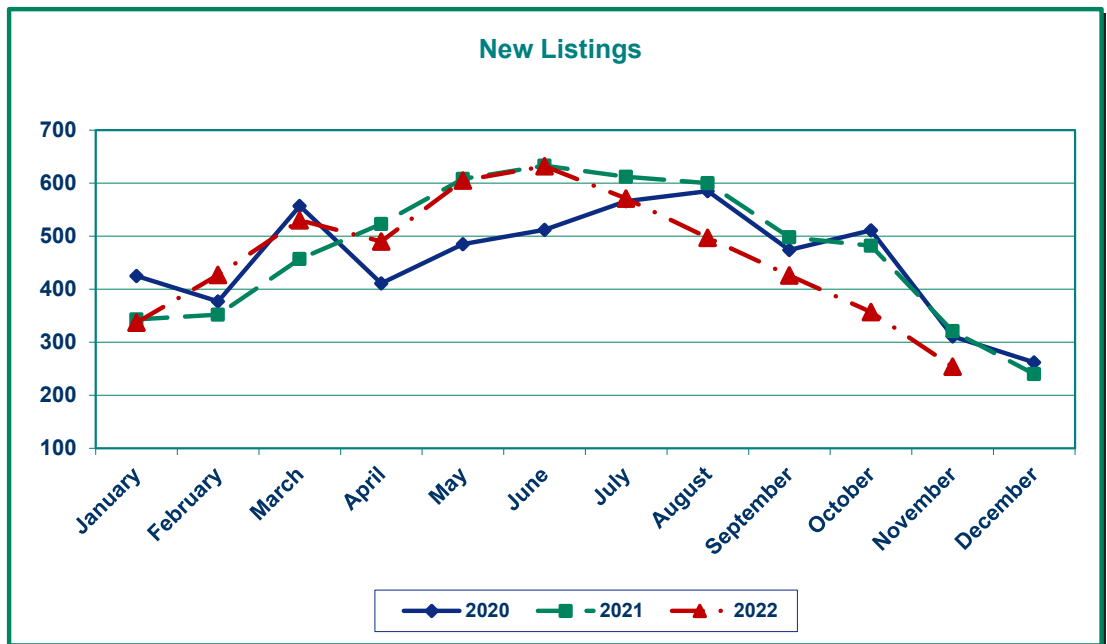
GREATER LANE COUNTY, OR

*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.*



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2022 with November 2021. The Year-To-Date section compares 2022 Year-To-Date statistics through November with 2021 Year-To-Date statistics through November.

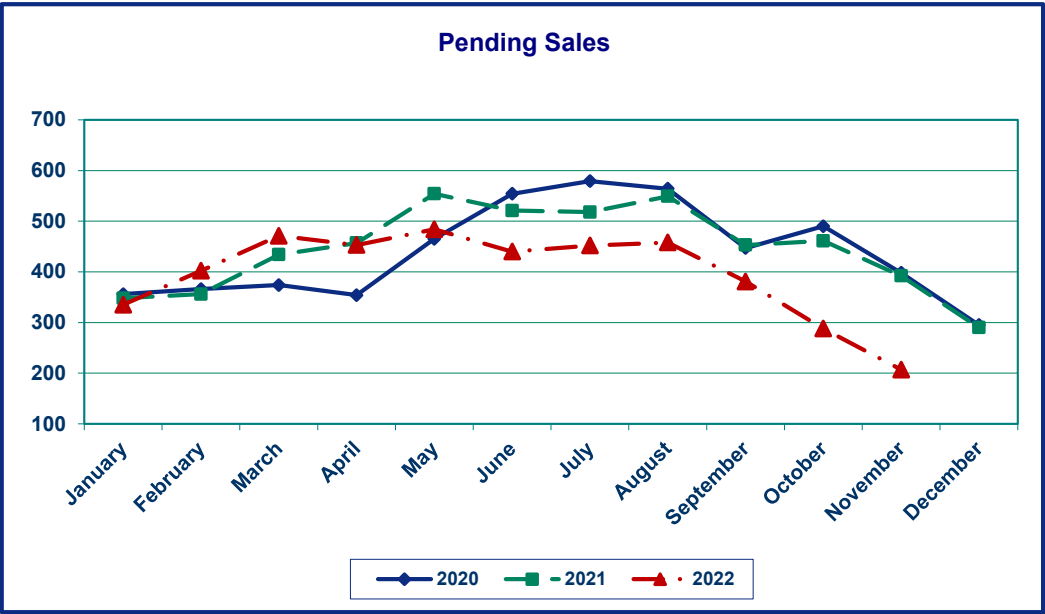
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/21-11/30/22) with 12 months before (12/1/20-11/30/21).

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

**PENDING LISTINGS**

**GREATER LANE COUNTY, OR**

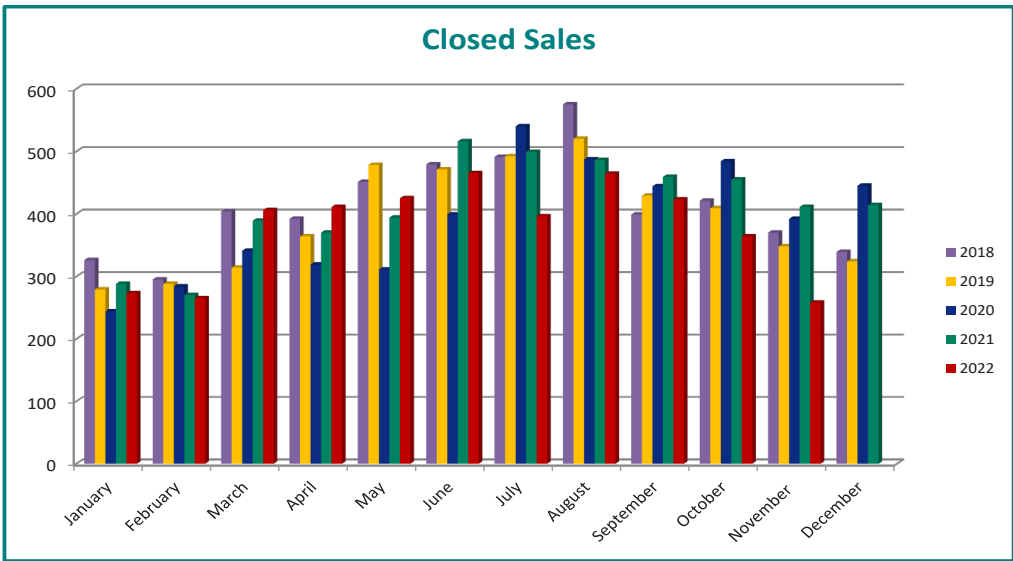
*This graph represents monthly accepted offers in Greater Lane County, Oregon, over the past three calendar years.*



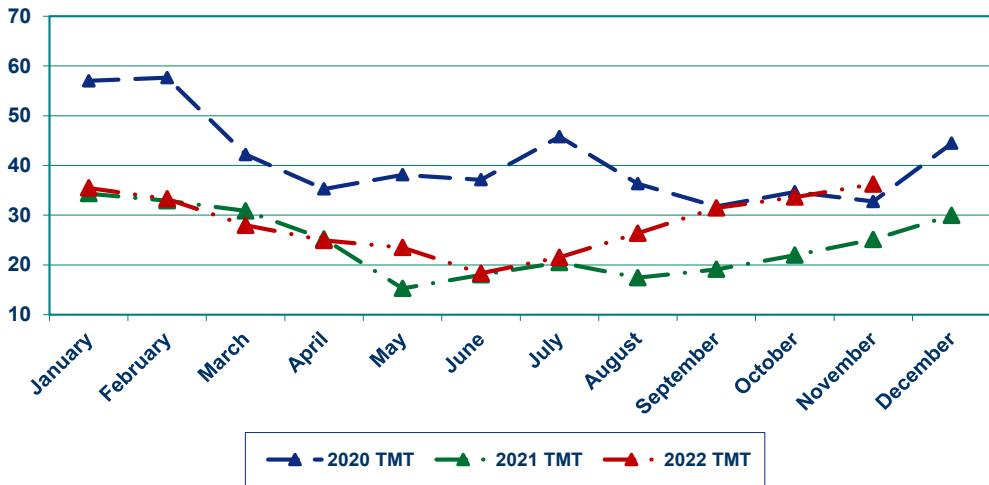
**CLOSED SALES**

**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

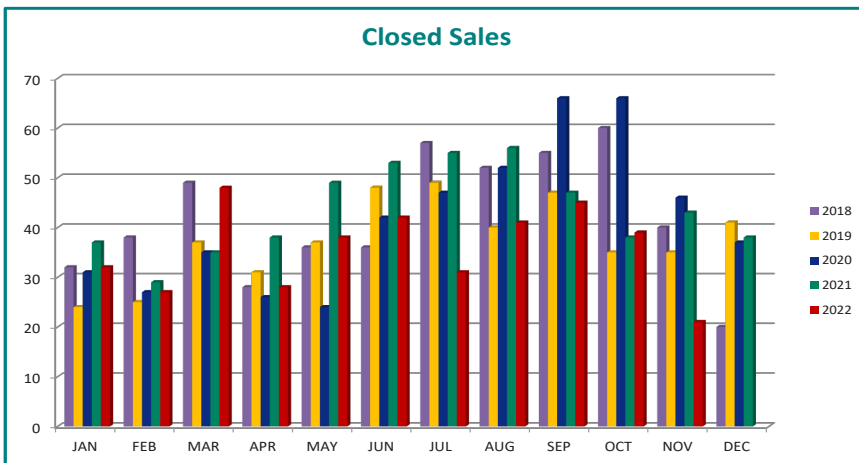
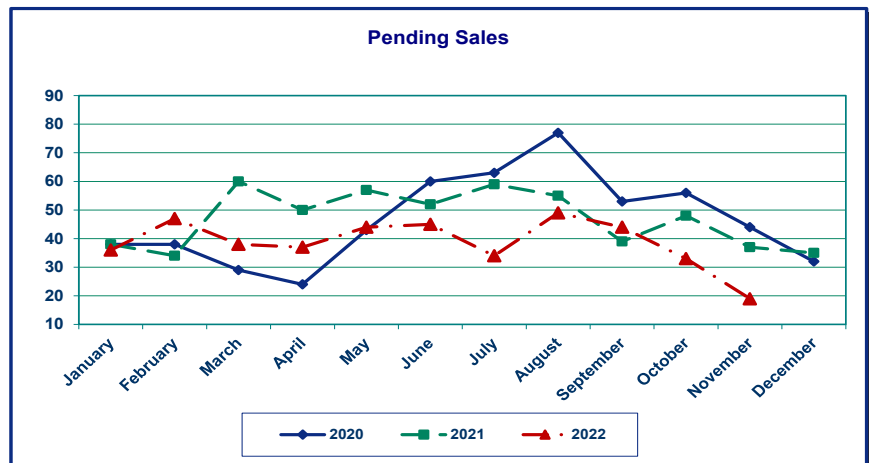
### FLORENCE, OR

*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

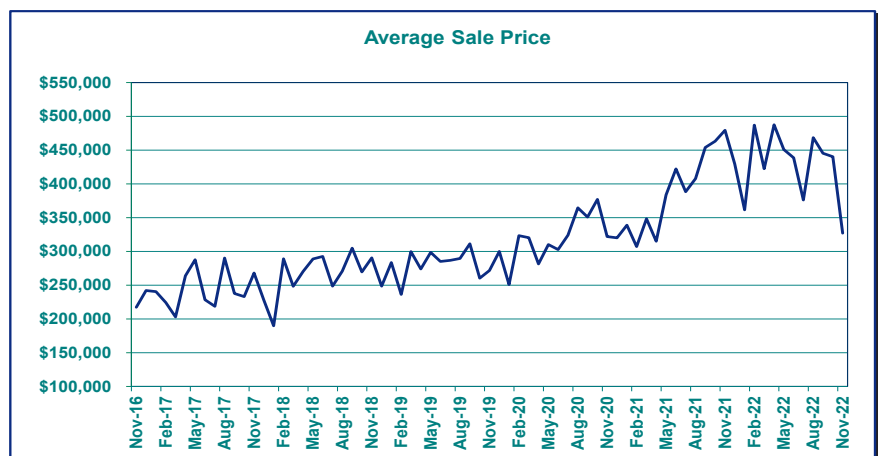
### FLORENCE, OR

*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.*

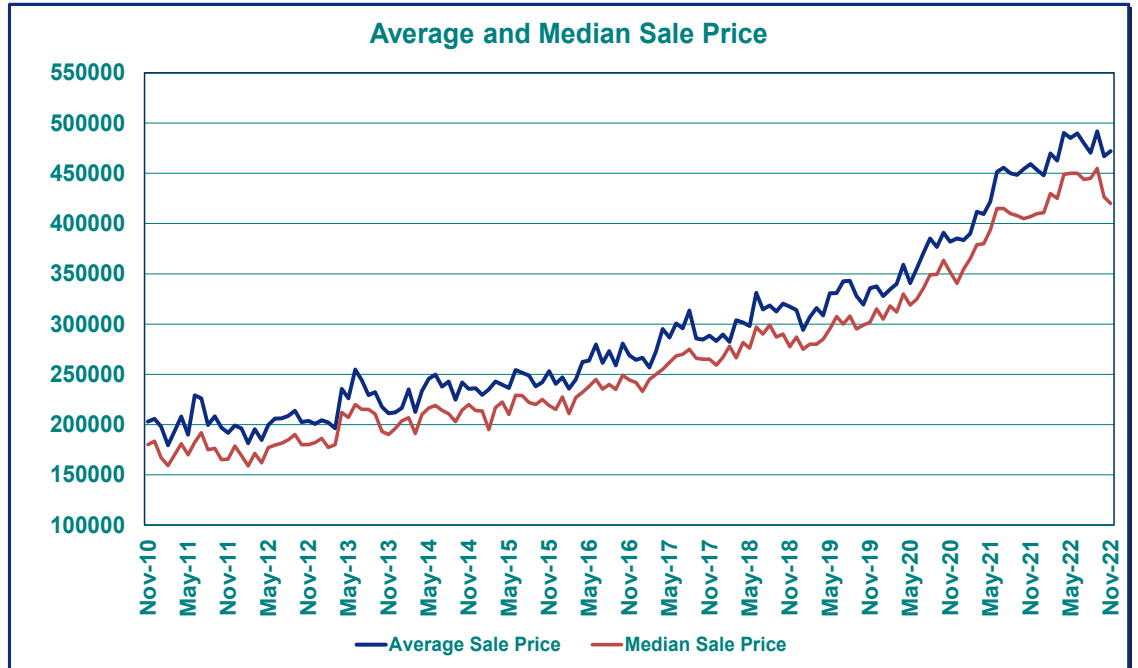
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Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North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

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Dale Chumbley, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Jorden Holland, Co-Editor

# MARKET ACTION



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

Residential Review: Mid-Columbia

November 2022 Reporting Period

## Residential Highlights

New listings (53) decreased 28.4% from the 74 listed in November 2021, and decreased 35.4% from the 82 listed in October 2022.

Pending sales (56) decreased 38.5% from the 91 offers accepted in November 2021, and decreased 18.8% from the 69 offers accepted in October 2022.

Closed sales (68) decreased 34.6% from the 104 closings in November 2021, and increased 11.5% from the 61 closings in October 2022.

## Inventory and Total Market Time

Inventory decreased to 3.1 months in November. Total market time increased to 56 days.

## Year to Date Summary

Comparing the first eleven months of 2022 to the same period in 2021, new listings (1,233) increased 0.6%, pending sales (894) decreased 12.6%, and closed sales (907) decreased 8.6%.

## Average and Median Sale Prices

Comparing 2022 to 2021 through November, the average sale price has increased 3.5% from \$504,600 to \$522,200. In the same comparison, the median sale price has increased 6.0% from \$420,000 to \$445,000.

## Inventory in Months\*

	2020	2021	2022
January	3.8	1.3	1.3
February	4.57	1.7	2.0
March	3.38	1.6	1.7
April	4.9	0.9	1.6
May	5.69	1.2	2.0
June	2.49	1.1	1.9
July	1.9	1.3	2.9
August	1.49	1.9	2.8
September	1.53	1.9	2.8
October	1.2	1.6	3.9
November	1.36	1.3	3.1
December	1.04	1.3	

\*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

<b>Average Sale Price % Change:</b>	+5.6% (\$523,600 v. \$496,000)
<b>Median Sale Price % Change:</b>	+7.3% (\$440,000 v. \$410,000)

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

Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2022	November	53	56	68	542,300	450,000	56
	October	82	69	61	457,200	440,000	42
	Year-To-Date	1,233	894	907	522,200	445,000	43
2021	November	74	91	104	506,900	404,400	36
	Year-To-Date	1,226	1,023	992	504,600	420,000	43
Change	November 2021	-28.4%	-38.5%	-34.6%	7.0%	11.3%	54.9%
	Prev Mo 2022	-35.4%	-18.8%	11.5%	18.6%	2.3%	33.3%
	Year-To-Date	0.6%	-12.6%	-8.6%	3.5%	6.0%	-0.7%

# AREA REPORT • NOVEMBER 2022

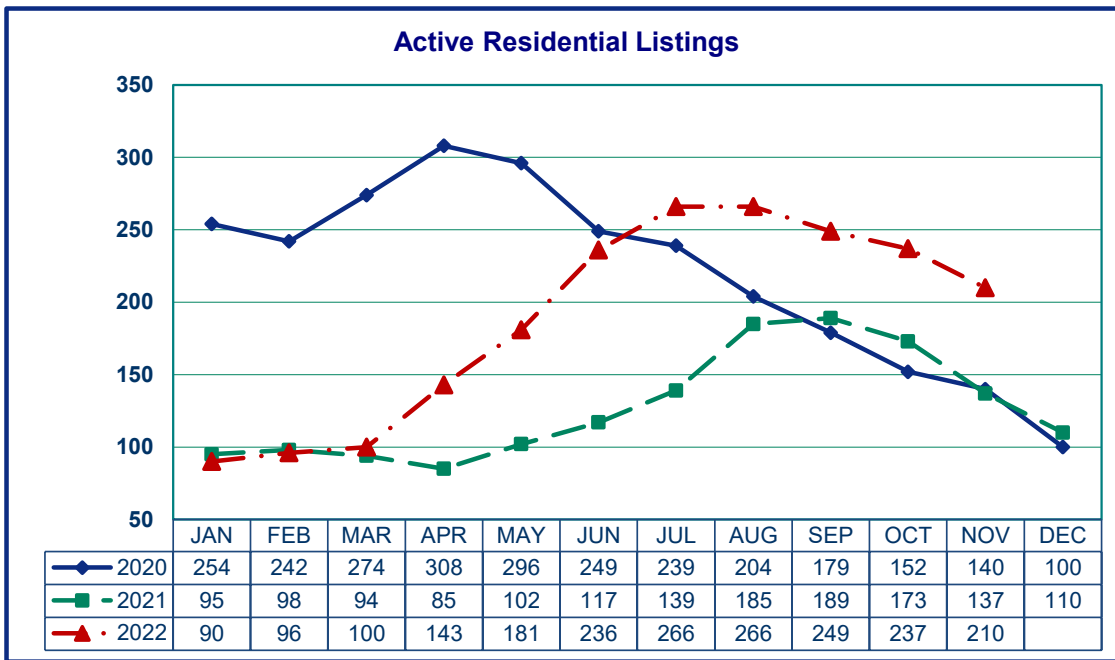
## Mid-Columbia

	RESIDENTIAL														Avg. Sale Price % Change <sup>2</sup>	COMMERCIAL		LAND		MULTIFAMILY		
	Current Month							Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date		
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2022 v. 2021	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2022 v. 2021	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	20	5	5	4	0.0%	9	968,400	51	97	53	-	49	789,800	715,000	22.2%	3	457,500	14	439,600	-	-
101	Snowden	2	1	1	1	-	0	-	-	12	10	233.3%	9	694,400	682,000	11.4%	-	-	1	380,000	-	-
102	Trout Lake/ Glenwood	2	-	1	1	-50.0%	1	350,000	8	18	13	-27.8%	12	723,800	597,800	0.7%	-	-	3	359,000	-	-
103	Husum/ BZ Corner	1	-	0	1	0.0%	-	-	-	10	8	-11.1%	9	771,600	775,000	-29.2%	-	-	5	269,000	-	-
104	Lyle/ High Prairie	15	4	2	6	50.0%	-	-	-	59	32	23.1%	28	526,700	449,500	10.9%	1	330,000	24	232,400	1	740,000
105	Dallesport/ Murdock	5	1	-	1	-80.0%	2	207,500	39	23	16	-27.3%	21	317,200	340,000	0.1%	-	-	3	191,500	1	280,000
106	Appleton/ Timber Valley	2	1	0	0	-100.0%	-	-	-	5	4	0.0%	5	317,500	340,000	9.4%	-	-	2	65,000	-	-
108	Goldendale/ Centerville	25	4	5	9	-18.2%	11	308,400	54	146	114	2.7%	110	336,400	314,700	12.0%	2	152,500	91	112,300	4	427,500
109	Bickleton/ East County	1	-	0	0	-100.0%	0	-	-	5	4	33.3%	5	235,400	204,000	2.3%	-	-	11	80,200	-	-
110	Klickitat	2	-	0	0	-	0	-	-	8	4	-	6	337,400	256,500	255.2%	-	-	2	140,000	-	-
	<b>Klickitat Co. Total</b>	<b>75</b>	<b>16</b>	<b>14</b>	<b>23</b>	<b>-20.7%</b>	<b>23</b>	<b>559,700</b>	<b>49</b>	<b>383</b>	<b>258</b>	<b>-4.1%</b>	<b>254</b>	<b>487,300</b>	<b>409,000</b>	<b>1.4%</b>	<b>6</b>	<b>334,600</b>	<b>156</b>	<b>170,600</b>	<b>6</b>	<b>455,000</b>
111	Skamania	-	0	0	1	0.0%	0	-	-	5	4	-71.4%	4	863,800	905,000	34.0%	-	-	2	320,000	-	-
112	North Bonneville	5	1	0	1	0.0%	3	653,400	114	22	18	0.0%	18	500,800	459,100	19.2%	-	-	2	180,500	-	-
113	Stevenson	7	2	-	2	-60.0%	2	462,500	30	32	24	-40.0%	24	553,300	560,500	7.0%	-	-	11	213,500	1	565,000
114	Carson	4	1	1	0	-100.0%	3	379,700	119	44	35	-10.3%	35	447,200	405,000	18.3%	-	-	12	172,800	1	710,000
115	Home Valley	0	0	0	0	-	0	-	-	3	2	-33.3%	2	595,000	595,000	21.2%	-	-	-	-	-	-
116	Cook, Underwood, Mill A, Willard	1	0	1	0	-100.0%	1	1,297,500	0	11	8	-27.3%	8	774,800	832,500	-24.9%	-	-	1	150,000	-	-
117	Unincorporated North	3	0	0	0	-100.0%	0	-	-	21	20	-4.8%	20	230,200	185,000	2.8%	-	-	13	109,300	-	-
	<b>Skamania Co. Total</b>	<b>20</b>	<b>4</b>	<b>2</b>	<b>4</b>	<b>-66.7%</b>	<b>9</b>	<b>591,300</b>	<b>84</b>	<b>138</b>	<b>111</b>	<b>-24.0%</b>	<b>111</b>	<b>481,000</b>	<b>436,100</b>	<b>5.0%</b>	<b>-</b>	<b>-</b>	<b>41</b>	<b>170,600</b>	<b>2</b>	<b>637,500</b>
351	The Dalles	50	18	9	16	-44.8%	16	422,100	43	329	250	-8.4%	251	398,300	385,000	10.1%	6	970,800	51	163,300	8	563,100
352	Dufur	4	1	1	1	0.0%	0	-	-	17	8	-20.0%	9	457,600	389,000	38.4%	-	-	5	184,200	-	-
353	Tygh Valley	10	0	0	2	0.0%	2	447,500	55	25	13	-35.0%	13	404,900	370,000	54.5%	1	836,500	3	194,700	-	-
354	Wamic/ Pine Hollow	4	1	0	0	-100.0%	0	-	-	12	7	-30.0%	8	317,800	342,500	9.7%	-	-	2	225,000	-	-
355	Maupin/ Pine Grove	6	1	0	0	-	0	-	-	12	5	-44.4%	6	414,200	370,000	33.2%	-	-	29	55,200	-	-
356	Rowena	0	0	0	0	-	0	-	-	1	1	-	1	319,000	319,000	-81.2%	-	-	-	-	-	-
357	Mosier	2	1	1	1	-66.7%	1	830,000	113	16	16	-15.8%	17	1,031,900	750,000	105.3%	-	-	12	295,300	-	-
	<b>Wasco Co. Total</b>	<b>76</b>	<b>22</b>	<b>11</b>	<b>20</b>	<b>-44.4%</b>	<b>19</b>	<b>446,200</b>	<b>48</b>	<b>412</b>	<b>300</b>	<b>-12.0%</b>	<b>305</b>	<b>433,600</b>	<b>386,000</b>	<b>-17.2%</b>	<b>7</b>	<b>951,600</b>	<b>102</b>	<b>151,300</b>	<b>8</b>	<b>563,100</b>
361	Cascade Locks	7	1	1	0	-100.0%	4	351,200	29	40	24	-17.2%	28	410,600	403,000	18.1%	1	450,000	2	92,500	-	-
362	Hood River City	14	7	1	3	-25.0%	5	602,800	127	120	96	-25.6%	97	738,800	658,000	12.3%	2	1,475,000	3	389,800	2	1,001,300
363	Hood River-W	3	0	-	3	50.0%	5	828,900	42	46	46	-14.8%	46	935,100	790,000	9.9%	2	910,000	5	372,000	-	-
364	Hood River-E	1	0	0	1	0.0%	1	827,000	23	3	2	-84.6%	4	842,400	763,500	-24.6%	-	-	6	671,700	-	-
366	Odell	-	1	0	1	-	1	475,000	0	20	15	-6.3%	15	624,800	584,900	1.0%	2	715,000	-	-	1	1,400,000
367	Parkdale/ Mt. Hood	5	1	2	-	-100.0%	0	0	0	39	25	25.0%	26	750,300	660,500	7.0%	-	-	8	636,300	-	-
	<b>Hood River Co. Total</b>	<b>30</b>	<b>10</b>	<b>4</b>	<b>8</b>	<b>-33.3%</b>	<b>16</b>	<b>616,600</b>	<b>62</b>	<b>268</b>	<b>208</b>	<b>-20.3%</b>	<b>216</b>	<b>733,400</b>	<b>643,600</b>	<b>5.3%</b>	<b>7</b>	<b>950,000</b>	<b>24</b>	<b>513,900</b>	<b>3</b>	<b>1,134,200</b>

## ACTIVE RESIDENTIAL LISTINGS

### MID-COLUMBIA

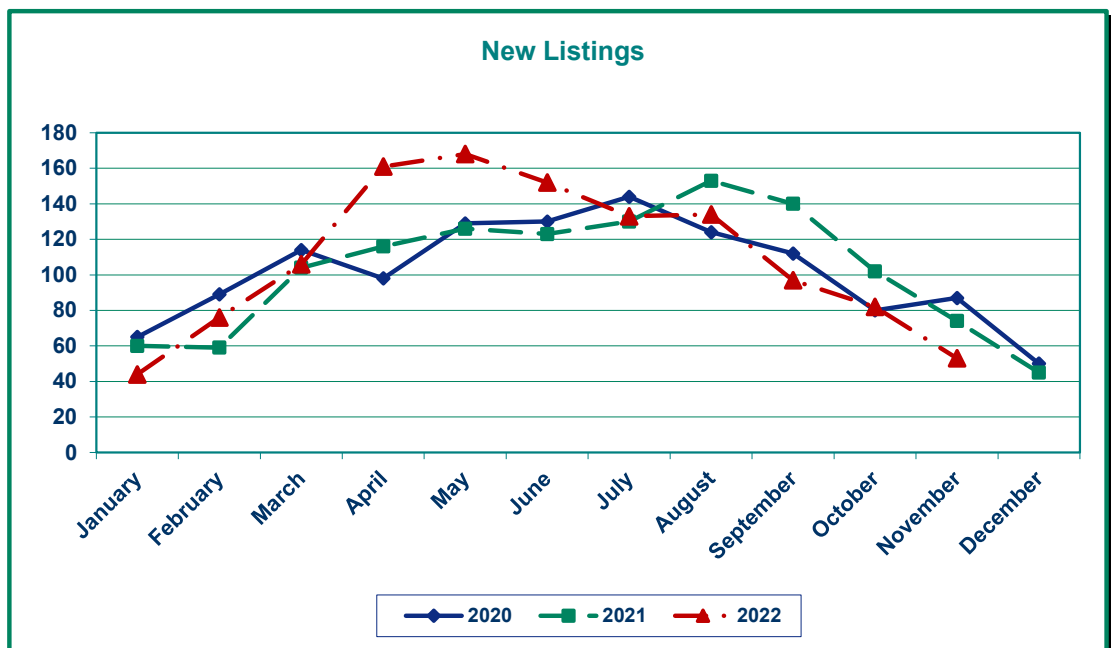
*This graph shows the active residential listings over the past three calendar years in Mid-Columbia.*



## NEW LISTINGS

### MID-COLUMBIA

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



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2022 with November 2021. The Year-To-Date section compares 2022 Year-To-Date statistics through November with 2021 Year-To-Date statistics through November.

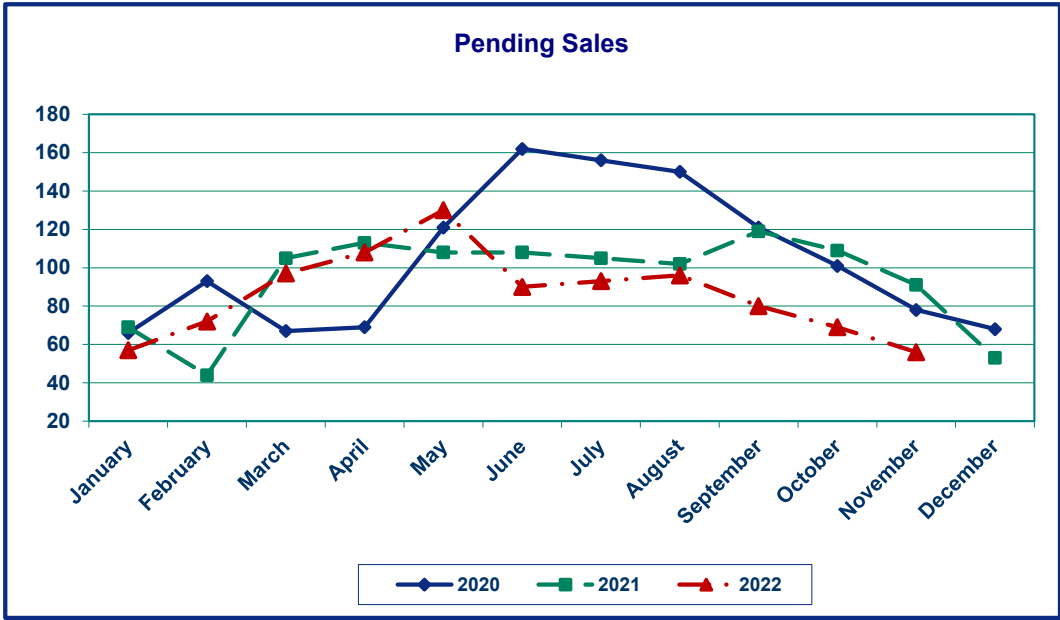
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/21-11/30/22) with 12 months before (12/1/20-11/30/21).

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

**PENDING LISTINGS**

**MID-COLUMBIA**

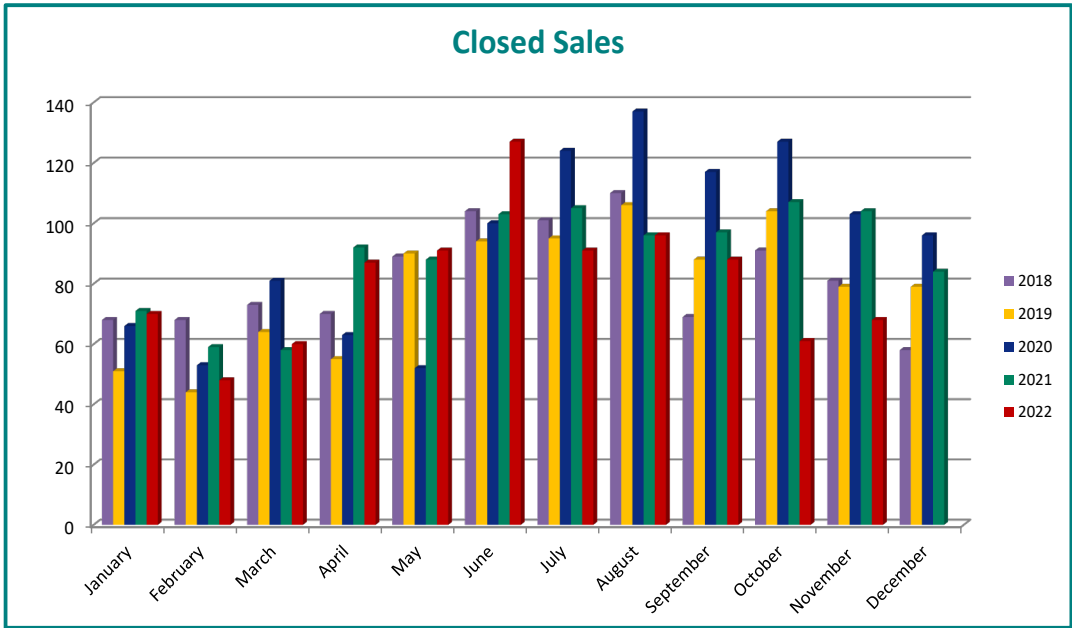
*This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.*



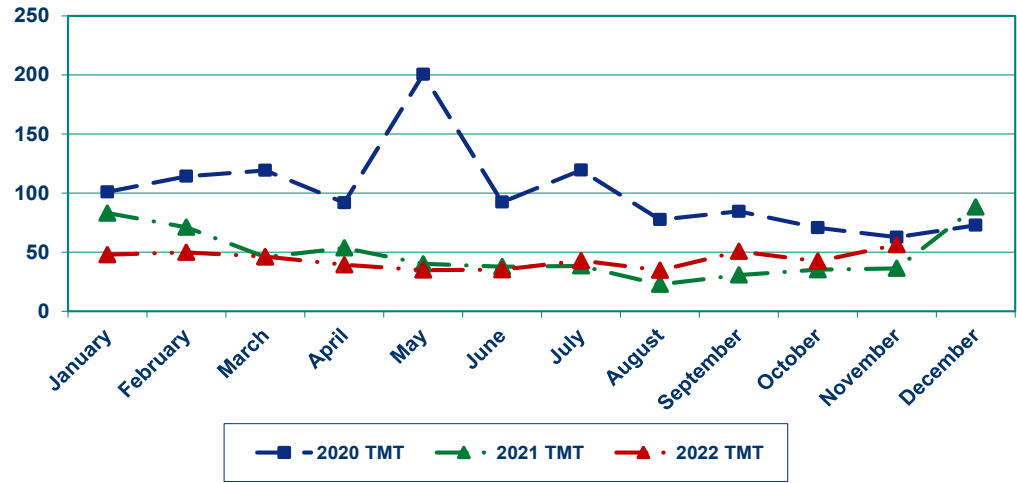
**CLOSED SALES**

**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.*

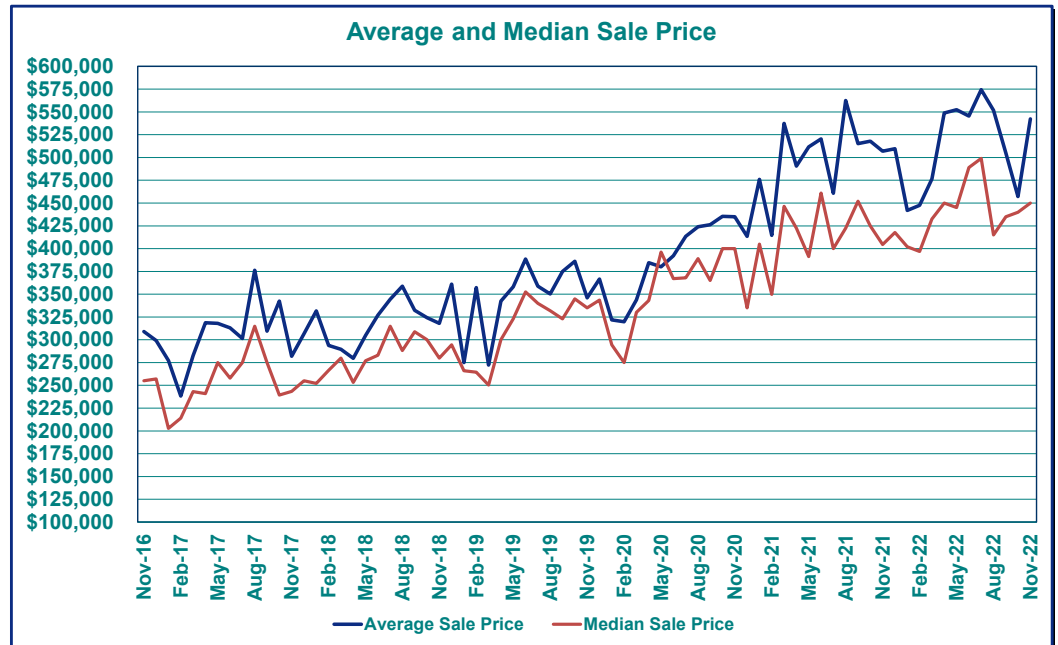
**Contact RMLS**  
**16101 SW 72<sup>nd</sup> Ave**  
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**communications@rmls.com**

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

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# MARKET ACTION

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

Residential Review: North Coastal Counties, Oregon

November 2022 Reporting Period

## Residential Highlights

New listings (114) decreased 7.3% from the 123 listed in November 2021, and decreased 31.3% from the 166 listed in October 2022.

Pending sales (98) decreased 21.6% from the 125 offers accepted in November 2021, and decreased 14.8% from the 115 offers accepted in October 2022.

Closed sales (103) decreased 36.0% from the 161 closings in November 2021, and decreased 21.4% from the 131 closings in October 2022.

## Inventory and Total Market Time

Inventory increased to 3.9 months in November. Total market time decreased to 41 days.

## Year-To-Date Summary

Comparing the first eleven months of 2022 to the same period in 2021, new listings (2,235) increased 6.0%, pending sales (1,620) decreased 12.9%, and closed sales (1,638) decreased 9.2%.

## Average and Median Sale Prices

Comparing 2022 to 2021 through November, the average sale price has increased 6.5% from \$539,200 to \$574,500. In the same comparison, the median sale price has increased 10.8% from \$451,300 to \$500,000.

Inventory in Months*			
	2020	2021	2022
January	4.6	1.9	1.5
February	5.0	1.5	1.7
March	5.1	1.3	1.4
April	6.2	1.2	1.6
May	4.8	1.5	2.2
June	3.0	1.3	2.0
July	2.07	1.6	2.7
August	2.0	1.2	2.3
September	1.55	1.2	2.2
October	1.31	1.1	3.2
November	1.42	1.3	3.9
December	1.1	1.3	

\*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	
<b>Average Sale Price % Change:</b>	+8.1% (\$573,100 v. \$530,300)
<b>Median Sale Price % Change:</b>	+12.4% (\$500,000 v. \$445,000)

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

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

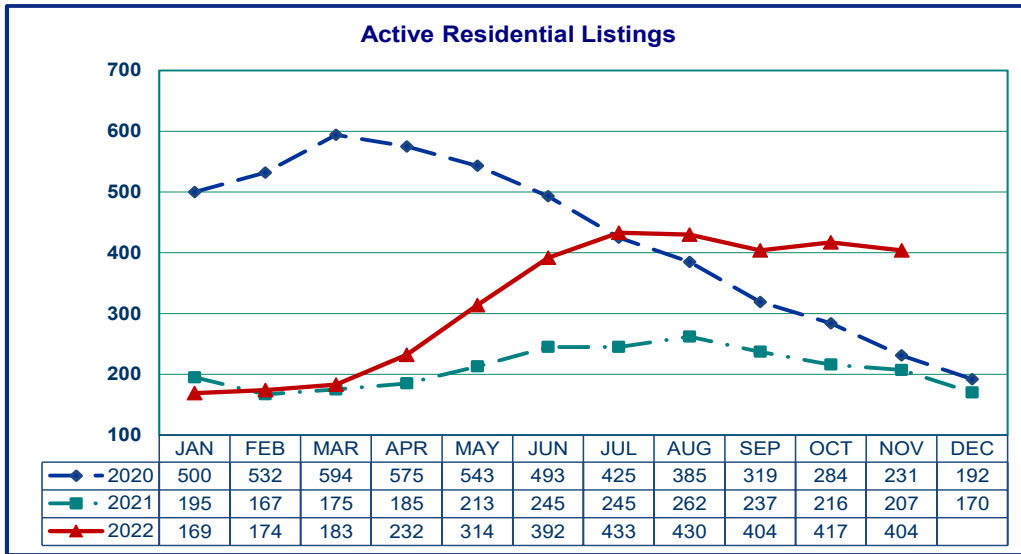
North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2022	November	114	98	103	542,900	487,200	41
	October	166	115	131	535,800	510,000	43
	Year-To-Date	2,235	1,620	1,638	574,500	500,000	38
2021	November	123	125	161	597,000	499,300	52
	Year-To-Date	2,108	1,860	1,804	539,200	451,300	51
Change	November 2021	-7.3%	-21.6%	-36.0%	-9.1%	-2.4%	-21.6%
	Prev Mo 2022	-31.3%	-14.8%	-21.4%	1.3%	-4.5%	-5.5%
	Year-To-Date	6.0%	-12.9%	-9.2%	6.5%	10.8%	-25.7%

# AREA REPORT • NOVEMBER 2022

## North Coastal Counties, Oregon

	RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY			
	Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date			
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2022 v. 2021	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2022 v. 2021	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>3</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
180	Astoria	47	13	9	19	0.0%	13	550,000	46	275	209	-1.9%	209	517,000	500,500	11.0%	4	735,000	28	139,500	6	821,300
181	Hammond / Warrenton	37	11	3	11	37.5%	8	471,700	37	192	138	-2.8%	141	504,800	475,000	12.7%	3	335,800	9	195,100	1	449,000
182	Gearhart West	12	5	0	3	-50.0%	5	832,800	23	77	56	-23.3%	59	822,900	799,000	10.3%	1	800,000	5	307,800	-	-
183	Gearhart East	5	1	0	0	-100.0%	1	395,000	133	19	13	-31.6%	14	656,800	645,000	46.9%	-	-	-	-	-	-
184	Seaside Northwest	2	2	0	2	-33.3%	1	499,000	21	33	25	-24.2%	29	585,000	575,000	2.1%	-	-	1	155,000	2	862,500
185	Seaside North Central	6	1	0	1	-50.0%	0	-	-	36	23	-23.3%	22	438,500	432,000	-0.1%	2	1,209,500	-	-	2	1,144,500
186	Seaside Southwest	11	2	1	2	-50.0%	4	514,800	36	56	42	-19.2%	41	606,900	543,500	2.8%	1	420,000	5	360,800	-	-
187	Seaside South Central	3	0	0	0	-100.0%	0	-	-	9	4	-77.8%	7	427,400	378,000	12.5%	3	548,300	-	-	1	825,000
188	Seaside East	16	3	-	1	-83.3%	4	436,700	22	72	55	-9.8%	55	493,900	450,000	2.9%	1	399,000	8	128,300	3	487,000
189	Cannon Beach / Tolovana Park	8	1	0	7	133.3%	4	1,082,000	33	80	64	-24.7%	65	917,200	766,000	-3.2%	-	-	10	388,700	-	-
190	Arch Cape / Cove Beach / Falcon Cove	2	1	1	2	-	0	-	-	11	8	14.3%	6	1,774,000	1,300,000	51.7%	-	-	5	84,800	-	-
191	Rural Clatsop County	8	2	1	1	-66.7%	3	248,300	61	36	27	-10.0%	28	372,500	351,800	8.0%	-	-	8	123,600	-	-
	Clatsop County	157	42	15	49	-14.0%	43	578,200	40	896	664	-13.0%	676	590,700	513,500	5.4%	15	642,000	79	196,000	15	778,500
97102	Arch Cape	0	0	0	0	-	0	-	-	0	0	-	0	-	-	0	-	0	-	0	-	-
97130	Manzanita	9	1	-	2	-60.0%	6	708,100	35	69	58	-9.4%	60	930,200	849,500	14.0%	2	692,500	19	279,000	1	900,000
97131	Nehalem	4	0	2	2	-33.3%	2	497,000	43	44	34	-17.1%	34	430,600	417,500	1.4%	-	-	10	140,300	1	641,000
97147	Wheeler	-	0	0	-	-	0	-	-	3	4	-69.2%	4	436,400	415,000	7.2%	-	-	2	137,500	1	665,000
97196	Rockaway Beach	18	8	1	-	-100.0%	6	289,400	71	134	100	-18.7%	99	473,200	405,000	10.5%	2	355,000	23	101,400	2	636,000
97107	Bay City	8	4	1	-	-100.0%	2	604,900	5	38	30	-14.3%	31	466,400	404,500	31.5%	-	-	32	74,800	2	407,500
97118	Garibaldi	8	2	-	-	-100.0%	-	-	-	28	14	-39.1%	19	315,200	299,000	-2.9%	4	301,300	7	111,400	-	-
97143	Netarts	9	2	-	4	-	3	371,700	37	36	32	-5.9%	33	527,400	486,000	13.3%	1	3,300,000	8	288,800	1	3,300,000
97141	Tillamook	39	8	3	8	-11.1%	9	386,100	49	186	137	-0.7%	136	413,900	375,000	2.9%	4	1,058,500	29	144,400	6	427,800
97134	Oceanside	6	3	1	2	-	3	1,333,300	19	33	25	13.6%	22	945,400	703,500	35.5%	-	-	20	136,000	-	-
97108	Beaver	1	0	0	0	-100.0%	0	-	-	2	3	-25.0%	5	488,600	424,000	-12.6%	-	-	3	133,200	-	-
97122	Hebo	2	0	0	0	-	0	-	-	5	3	-50.0%	3	307,300	275,000	-17.8%	-	-	2	160,000	-	-
97112	Cloverdale	5	2	-	1	-	1	330,000	62	32	18	0.0%	18	759,300	490,000	68.9%	-	-	11	197,600	-	-
97135	Pacific City	9	4	2	3	-25.0%	2	1,035,000	38	57	42	2.4%	41	763,800	737,000	21.1%	-	-	7	173,400	-	-
97149	Neskowin	4	0	1	1	-50.0%	2	348,500	12	33	27	17.4%	27	771,000	761,500	-8.2%	-	-	17	201,400	-	-
	Tillamook County	122	34	11	23	-32.4%	36	552,100	42	700	527	-9.9%	532	569,800	476,000	-100.0%	13	833,400	190	153,900	14	725,700

	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 2022 v. 2021	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2022 v. 2021	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
Lincoln City	63	14	7	8	-42.9%	9	493,900	43	293	197	-20.9%	201	565,500	535,000	5.6%	6	871,200	32	162,300	1	490,000
Neotsu	2	0	0	1	0.0%	0	-	-	7	5	-28.6%	5	556,600	605,000	44.9%	-	-	1	75,000	-	-
Otis	7	4	1	4	300.0%	-	-	-	40	27	-6.9%	24	494,900	412,000	23.3%	1	245,000	11	114,200	-	-
Depoe Bay	10	5	3	4	-20.0%	5	324,100	29	71	54	-6.9%	53	583,600	480,000	0.9%	-	-	7	124,000	-	-
Gleneden Beach	4	2	2	1	-	3	506,000	52	33	22	-12.0%	22	620,800	599,000	-17.1%	-	-	2	88,500	-	-
Otter Rock	0	0	-	1	0.0%	0	-	-	3	4	-42.9%	3	172,900	235,000	6.8%	-	-	3	657,300	-	-
Newport	10	8	-	2	-33.3%	2	665,000	14	57	37	-22.9%	38	570,500	462,500	36.2%	3	520,000	5	164,500	4	645,500
South Beach	3	0	0	0	-	-	-	-	21	14	133.3%	14	649,100	713,000	47.2%	-	-	6	298,800	-	-
Eddyville	0	0	0	0	-	0	-	-	3	2	100.0%	2	432,000	432,000	-21.5%	-	-	3	506,700	-	-
Logsdon	0	0	0	0	-	0	-	-	3	1	-	1	725,000	725,000	81.3%	-	-	-	-	-	-
Toledo	6	1	1	1	-66.7%	2	291,000	94	27	15	0.0%	13	367,800	325,000	-16.5%	-	-	2	466,800	-	-
Siletz	0	0	0	1	-	1	695,000	17	4	4	0.0%	5	501,900	500,000	45.3%	-	-	-	-	-	-
Tidewater	1	0	1	0	-	0	-	-	6	3	-25.0%	4	372,600	413,800	-11.4%	-	-	-	-	-	-
Yachats	5	1	-	-	-	1	282,000	69	13	6	-60.0%	6	711,000	749,500	10.9%	-	-	7	87,400	1	652,000
Waldport	10	2	1	3	-40.0%	1	711,700	2	47	32	-5.9%	33	516,700	459,500	14.8%	-	-	10	108,600	1	485,000
Seal Rock	4	1	1	0	-100.0%	0	-	-	11	6	-40.0%	6	432,700	402,000	-24.7%	-	-	1	310,000	-	-
Lincoln County	125	38	17	26	-23.5%	24	466,000	41	639	429	-16.2%	430	554,600	500,000	6.1%	10	703,200	90	184,700	7	601,300
North Coastal Counties Total	404	114	43	98	-21.6%	103	542,900	41	2,235	1,620	-12.9%	1,638	574,500	500,000	8.1%	38	723,600	359	170,900	36	723,500



## ACTIVE RESIDENTIAL LISTINGS

### NORTH COASTAL COUNTIES, OR

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

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2022 with November 2021. The Year-To-Date section compares 2022 Year-To-Date statistics through November with 2021 Year-To-Date statistics through November.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/21-11/30/22) with 12 months before (12/1/20-11/30/21).

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

## NEW LISTINGS

### NORTH COASTAL COUNTIES, OR

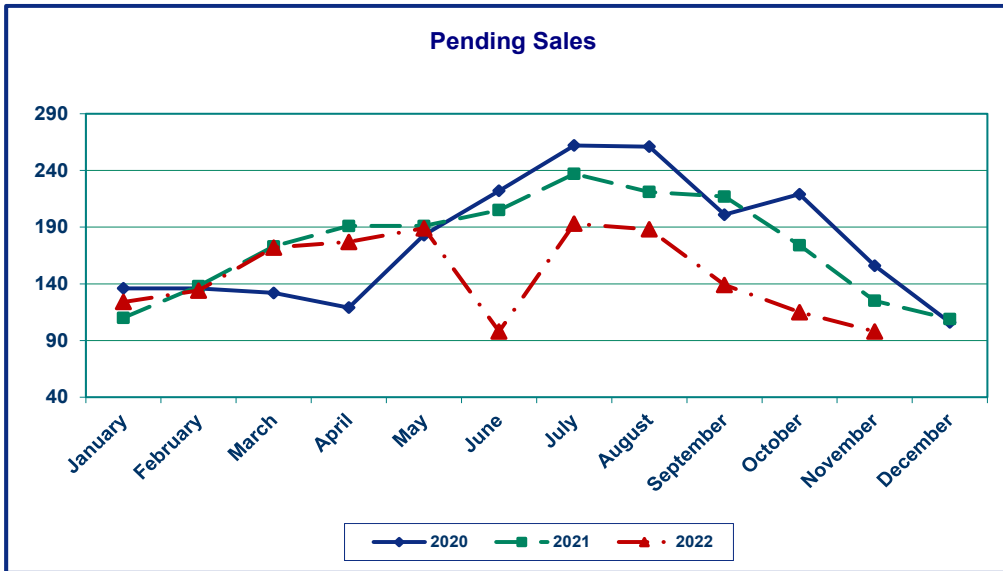
*This graph shows the new residential listings over the past three calendar years in the North Coastal Counties of Oregon.*



## PENDING LISTINGS

### NORTH COASTAL COUNTIES, OR

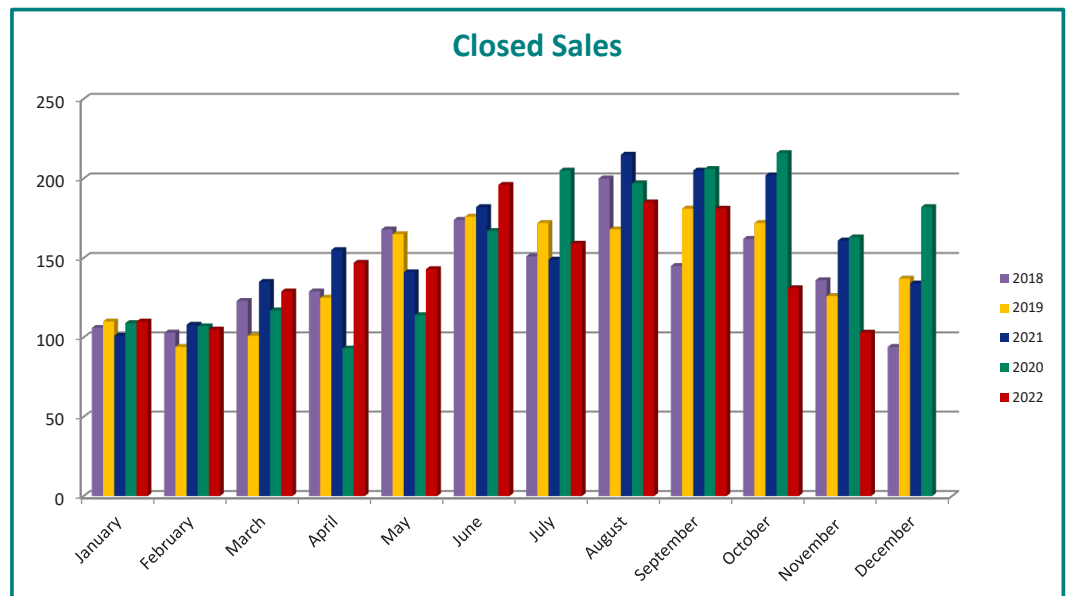
*This graph represents monthly accepted offers in the North Coastal Counties of Oregon over the past three calendar years.*



## CLOSED SALES

### NORTH COASTAL COUNTIES, OR

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

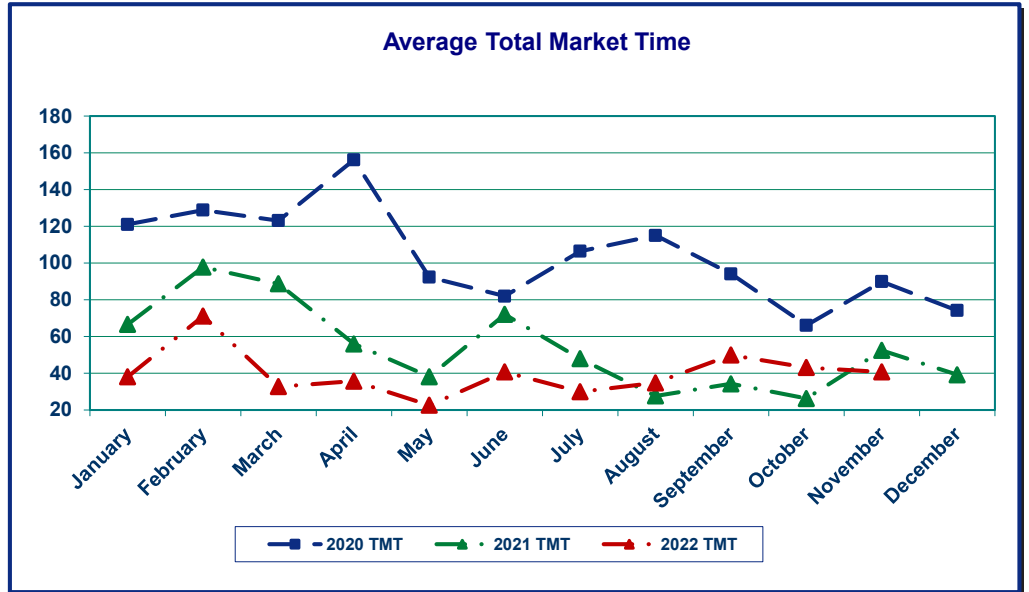


**DAYS ON MARKET**  
 NORTH COASTAL COUNTIES, OR

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

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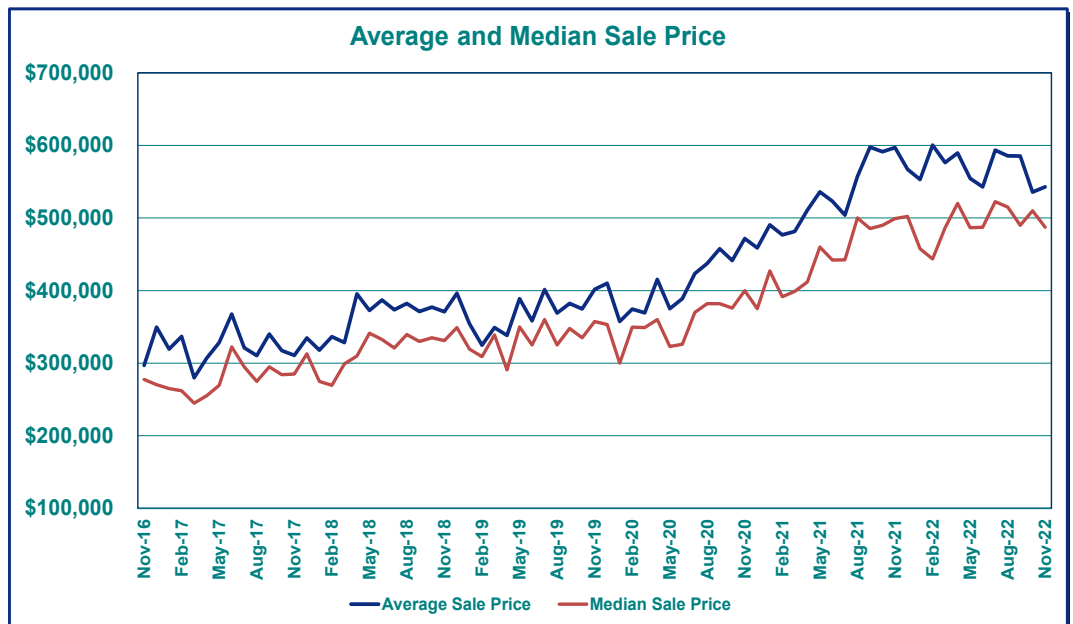


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**SALE PRICE**  
 NORTH COASTAL COUNTIES, OR

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

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



Dale Chumbley, Chairman of the Board  
 Kurt von Wasmuth, President/CEO  
 Jorden Holland, Co-Editor

# MARKET ACTION



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

Residential Review: Polk and Marion Counties, Oregon

November 2022 Reporting Period

## Residential Highlights

New listings (212) decreased 7.4% from the 229 listed in November 2021, and decreased 20.6% from the 267 listed in October 2022.

Pending sales (167) decreased 42.0% from the 288 offers accepted in November 2021, and decreased 11.2% from the 188 offers accepted in October 2022.

Closed sales (175) decreased 39.0% from the 287 closings in November 2021, and decreased 7.9% from the 190 closings in October 2022.

## Inventory and Total Market Time

Inventory increased to 3.3 months in November. Total market time increased to 47 days.

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

## Year-To-Date Summary

Comparing the first eleven months of 2022 to the same period in 2021, new listings (3,497) decreased 3.9%, pending sales (2,557) decreased 18.5%, and closed sales (2,628) decreased 8.8%.

## Average and Median Sale Prices

Comparing 2022 to 2021 through November, the average sale price has increased 8.9% from \$440,400 to \$479,800. In the same comparison, the median sale price has increased 10.0% from \$400,400 to \$440,600.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
<b>Average Sale Price % Change:</b>	+9.3% (\$477,900 v. \$437,100)
<b>Median Sale Price % Change:</b>	+10.0% (\$440,000 v. \$399,900)

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

## Inventory in Months\*

	2020	2021	2022
January	3.4	1.2	1.0
February	2.5	1.0	1.0
March	1.9	0.8	0.7
April	2.3	0.8	0.9
May	2.4	1.0	1.0
June	1.6	0.8	1.4
July	1.2	1.1	2.0
August	1.2	1.1	2.0
September	1.1	1.2	2.7
October	0.9	1.2	3.0
November	0.8	1.0	3.3
December	0.7	0.8	

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

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
2022	November	212	167	175	466,800	430,000	47
	October	267	188	190	451,400	435,300	36
	Year-To-Date	3,497	2,557	2,628	479,800	440,600	32
2021	November	229	288	287	439,600	403,400	30
	Year-To-Date	3,639	3,138	2,882	440,400	400,400	28
Change	November 2021	-7.4%	-42.0%	-39.0%	6.2%	6.6%	57.8%
	Prev Mo 2022	-20.6%	-11.2%	-7.9%	3.4%	-1.2%	30.7%
	Year-To-Date	-3.9%	-18.5%	-8.8%	8.9%	10.0%	11.6%

# AREA REPORT • NOVEMBER 2022

## Polk & Marion Counties, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2022 v. 2021	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2022 v. 2021	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>6</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
167	Polk County Except Salem	89	26	9	17	-29.2%	23	487,600	60	435	338	2.7%	338	494,800	435,000	6.7%	4	580,600	19	516,100	4	501,300
168	West Salem N	45	15	3	6	-62.5%	8	484,300	47	205	132	-19.5%	139	517,200	510,000	8.7%	-	-	6	272,300	1	340,000
169	West Salem S	8	1	1	6	50.0%	3	596,000	55	51	36	-32.1%	31	567,600	550,000	19.2%	-	0	-	0	-	-

170	Woodburn	65	34	7	36	-25.0%	27	391,600	39	473	379	-29.0%	411	424,800	435,000	11.7%	6	1,232,500	4	477,500	5	1,008,900
	Except Woodburn	143	46	16	34	-52.8%	32	631,400	54	805	569	-17.4%	580	561,400	484,900	12.2%	3	1,433,300	39	352,500	7	761,400

170	Marion Except Salem/Keizer	208	80	23	70	-41.7%	59	521,700	48	1,278	948	-22.5%	991	504,700	460,000	12.2%	9	1,299,400	43	364,100	12	864,500
171	Southwest Salem	4	1	0	3	200.0%	0	-	-	26	21	-12.5%	18	858,500	677,500	64.2%	1	825,000	-	-	-	-
172	South Salem	54	19	7	12	-57.1%	16	453,200	35	307	202	-19.8%	206	534,700	473,000	2.1%	1	1,100,000	3	291,600	2	507,500
173	Southeast Salem	62	23	4	9	-67.9%	18	456,600	48	323	204	-28.2%	224	463,400	432,500	8.5%	1	250,000	3	306,700	5	455,000
174	Central Salem	25	13	2	9	-47.1%	11	288,300	21	154	121	-23.4%	120	362,800	358,000	10.0%	2	3,315,000	-	-	7	920,800
175	East Salem S	20	11	2	10	-16.7%	20	419,600	63	205	170	80.9%	178	409,900	421,000	6.4%	-	-	-	-	4	549,800
176	East Salem N	33	12	9	12	-25.0%	8	356,400	39	259	190	-38.7%	187	381,600	400,000	1.1%	2	402,500	1	290,000	1	971,000
177	South Keizer	5	3	0	5	0.0%	2	369,400	63	50	40	14.3%	34	388,400	390,500	4.9%	-	-	1	210,000	1	2,160,000
178	North Keizer	20	8	3	8	-52.9%	7	486,600	22	204	155	-26.9%	162	453,300	443,500	5.5%	3	300,000	1	445,000	2	5,129,000

167-169	Polk Co. Grand Total	142	42	13	29	-34.1%	34	496,400	56	691	506	-7.3%	508	505,400	460,000	7.9%	4	580,600	25	457,600	5	469,000
170-178	Marion Co. Grand Total	431	170	50	138	-43.4%	141	459,600	45	2806	2051	-20.9%	2120	473,600	439,000	9.5%	19	1,168,700	52	353,800	34	1,049,900
	Polk & Marion Grand Total	573	212	63	167	-42.0%	175	466,800	47	3497	2557	-18.5%	2628	479,800	440,600	9.3%	23	1,066,400	77	387,500	39	975,500

## Benton & Linn Counties, Oregon

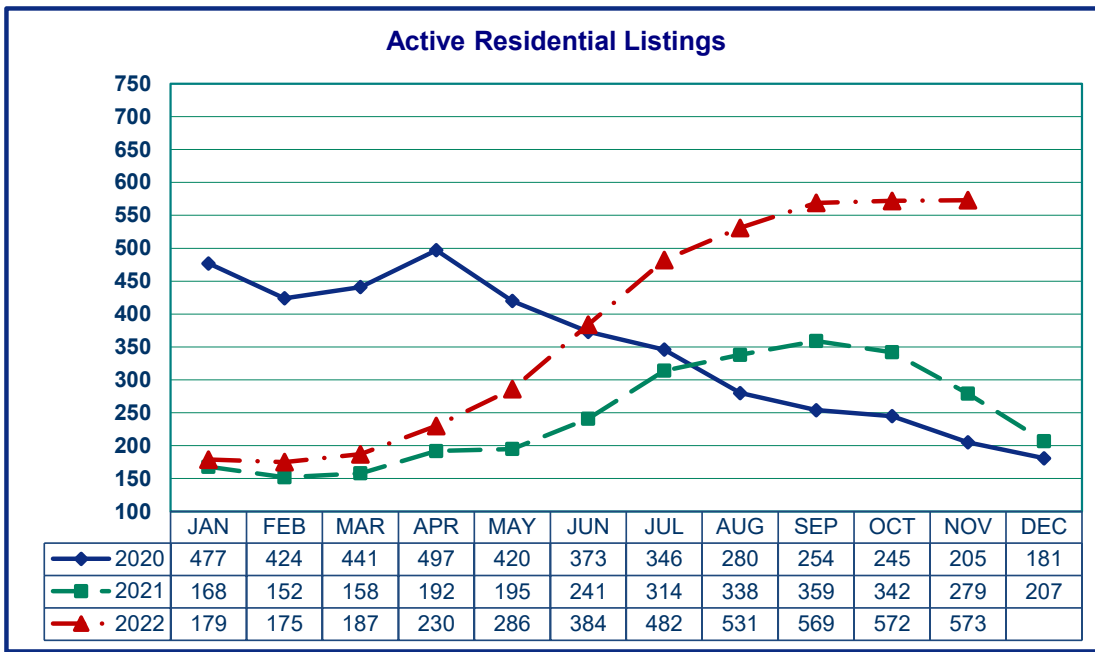
220	Benton County	30	11	5	13	-43.5%	22	487,200	30	293	230	-22.6%	275	521,000	515,000	5.6%	1	600,000	18	779,900	8	611,700
221	Linn County	192	74	28	49	-31.9%	48	377,800	39	1072	748	-7.7%	767	420,400	385,000	7.0%	11	549,500	47	316,700	22	601,200



## ACTIVE RESIDENTIAL LISTINGS

POLK & MARION COUNTIES, OR

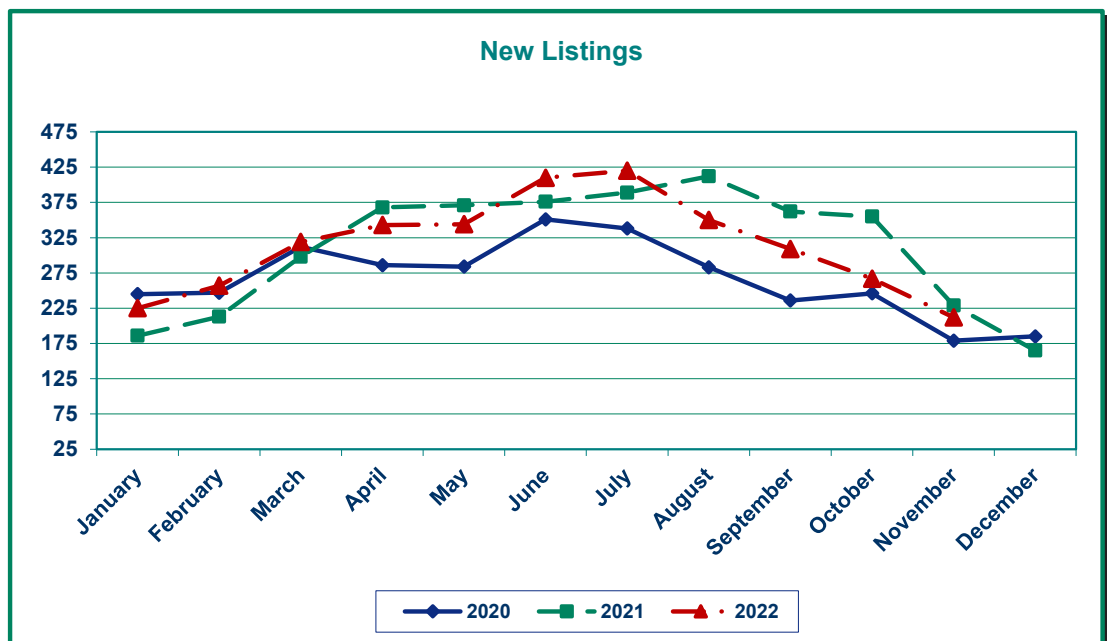
*This graph shows the active residential listings over the past three calendar years in Polk and Marion Counties, Oregon.*



## NEW LISTINGS

POLK & MARION COUNTIES, OR

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



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2022 with November 2021. The Year-To-To-Date section compares 2022 Year-To-Date statistics through November with 2021 Year-To-Date statistics through November.

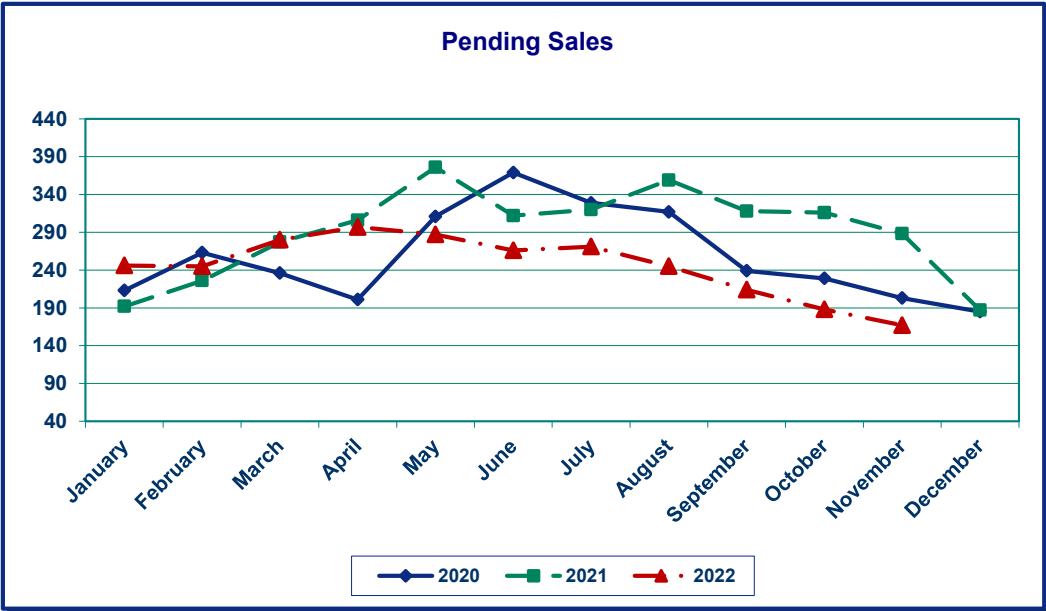
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/21-11/30/22) with 12 months before (12/1/20-11/30/21).

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

## PENDING LISTINGS

### POLK & MARION COUNTIES, OR

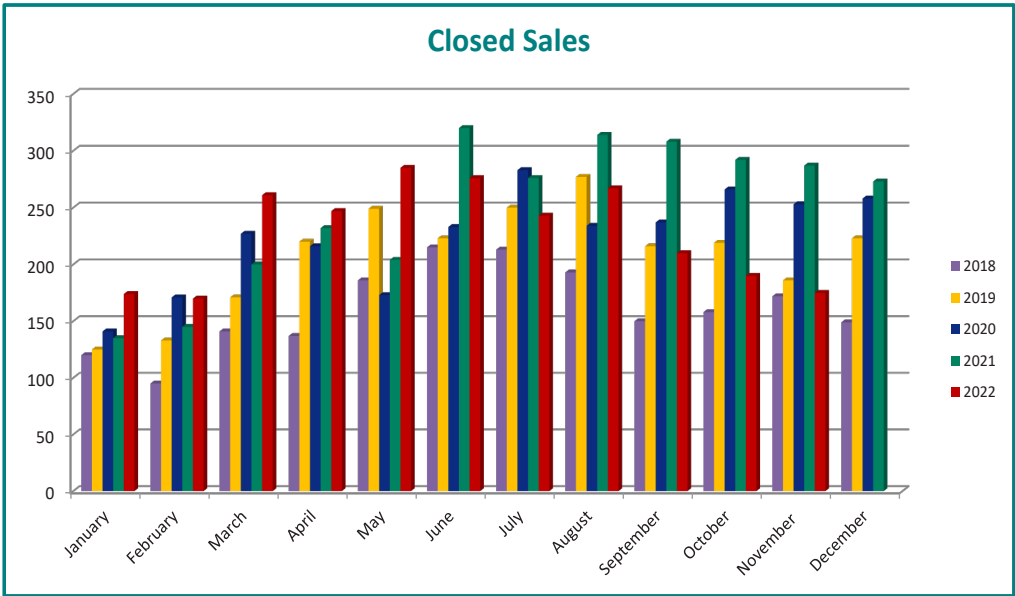
*This graph represents monthly accepted offers in Polk and Marion Counties, Oregon, over the past three calendar years.*



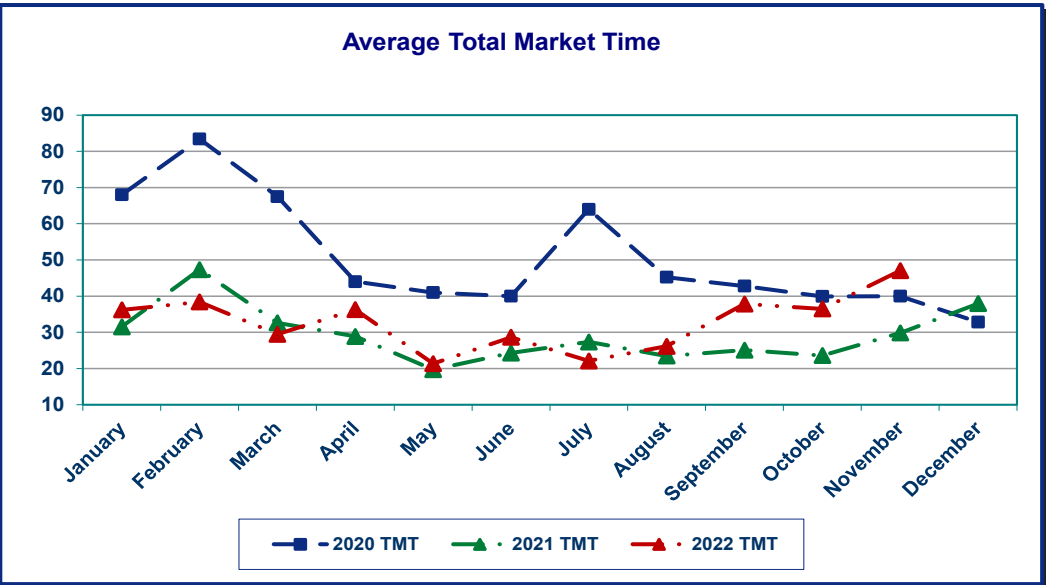
## CLOSED SALES

### POLK & MARION COUNTIES, OR

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



## Average Total Market Time



## DAYS ON MARKET

### POLK & MARION COUNTIES, OR

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

**SALE PRICE**  
**POLK & MARION**  
**COUNTIES, OR**

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

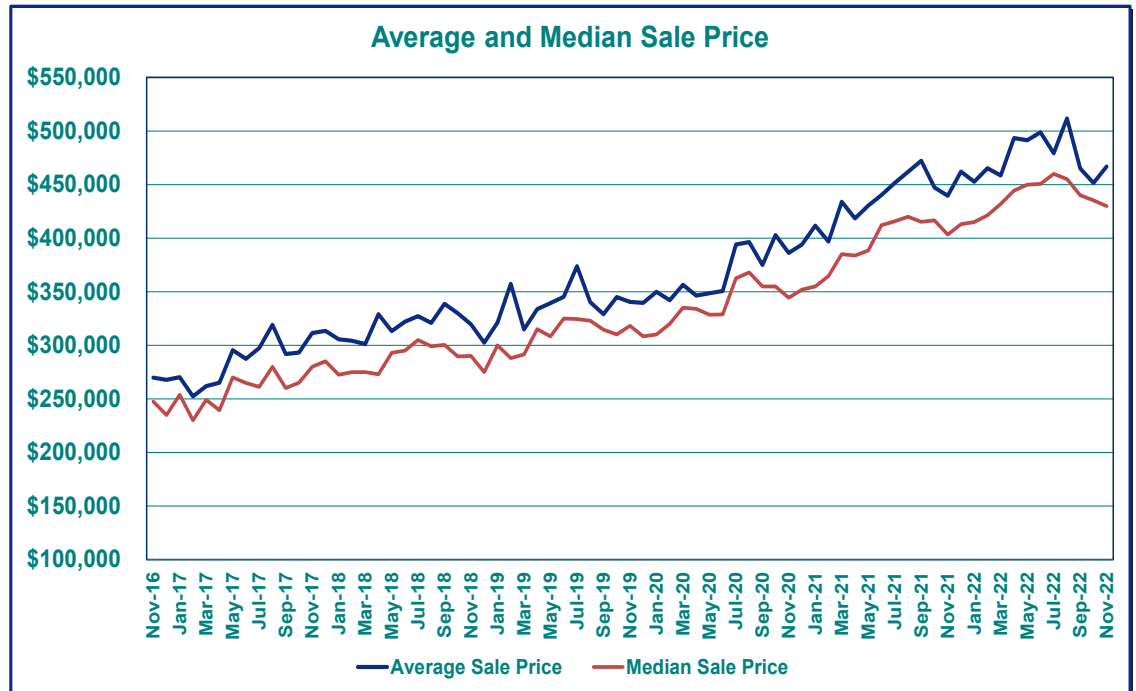
**Contact RMLS**  
16101 SW 72<sup>nd</sup> Ave.  
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Portland, OR 97224  
503.236.7657  
communications@rmls.com

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

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

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Dale Chumbley, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Jorden Holland, Co-Editor

# MARKET ACTION



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

Residential Review: Metro Portland, Oregon

November 2022 Reporting Period

## Residential Highlights

New listings (1,666) decreased 25.3% from the 2,229 listed in November 2021, and decreased 33.7% from the 2,513 listed in October 2022.

Pending sales (1,498) decreased 43.7% from the 2,660 offers accepted in November 2021, and decreased 18.4% from the 1,835 offers accepted in October 2022.

Closed sales (1,621) decreased 42.8% from the 2,832 closings in November 2021, and decreased 17.1% from the 1,955 closings in October 2022.

## Inventory and Total Market Time

Inventory increased to 2.6 months in November. Total market time increased to 44 days.

## Year-To-Date Summary

Comparing the first eleven months of 2022 to the same period in 2021, new listings (35,093) decreased 9.7%, pending sales (25,721) decreased 23.5%, and closed sales (26,473) decreased 18.5%.

## Average and Median Sale Prices

Comparing 2022 to 2021 through November, the average sale price has increased 7.4% from \$571,100 to \$613,300. In the same comparison, the median sale price has increased 8.1% from \$508,900 to \$550,000.

Inventory in Months*			
	2020	2021	2022
January	2.2	1.0	0.8
February	1.9	1.0	0.8
March	1.8	0.8	0.7
April	2.4	0.8	0.8
May	2.3	0.7	1.0
June	1.5	0.8	1.4
July	1.2	0.9	2.0
August	1.3	1.0	1.8
September	1.1	1.1	2.2
October	1.1	0.9	2.4
November	1.0	0.8	2.6
December	0.8	0.6	

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

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
<b>Average Sale Price % Change:</b>	+7.8% (\$610,400 v. \$566,300)
<b>Median Sale Price % Change:</b>	+8.7% (\$545,500 v. \$502,000)

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
2022	November	1,666	1,498	1,621	584,600	525,900	44
	October	2,513	1,835	1,955	592,000	537,000	38
	Year-To-Date	35,093	25,721	26,473	613,300	550,000	27
2021	November	2,229	2,660	2,832	575,600	517,800	27
	Year-To-Date	38,852	33,620	32,492	571,100	508,900	27
Change	November 2021	-25.3%	-43.7%	-42.8%	1.6%	1.6%	62.8%
	Prev Mo 2022	-33.7%	-18.4%	-17.1%	-1.3%	-2.1%	14.4%
	Year-To-Date	-9.7%	-23.5%	-18.5%	7.4%	8.1%	1.6%

# AREA REPORT • NOVEMBER 2022

## Portland Metropolitan Area, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2022 v. 2021	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2022 v. 2021	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
141	N Portland	180	61	35	66	-41.6%	80	481,300	54	1,661	1,184	-24.2%	1,196	525,400	515,000	3.4%	8	1,018,900	22	388,700	40	1,137,800
142	NE Portland	399	158	91	150	-43.4%	169	553,200	38	3,581	2,565	-20.0%	2,596	597,800	541,400	3.6%	27	667,400	41	355,000	87	877,000
143	SE Portland	549	228	92	204	-34.8%	213	524,900	47	4,492	3,198	-21.6%	3,242	546,500	495,000	6.2%	26	1,250,200	59	319,500	143	833,200
144	Gresham / Troutdale	276	125	70	125	-34.6%	122	492,300	48	2,411	1,862	-13.7%	1,914	503,400	493,000	8.6%	10	856,800	50	532,800	49	549,800
145	Milwaukie / Clackamas	333	115	58	109	-55.5%	150	570,700	37	2,873	2,185	-27.1%	2,370	600,100	573,800	8.3%	7	896,000	57	451,100	15	877,200
146	Oregon City / Canby	242	76	28	79	-47.3%	91	613,200	32	1,786	1,343	-23.9%	1,396	613,800	585,500	11.0%	20	688,500	66	422,500	10	558,000
147	Lake Oswego / West Linn	173	73	32	48	-61.3%	69	1,003,400	42	1,600	1,151	-33.8%	1,183	1,000,100	839,000	8.8%	2	1,605,300	23	684,700	3	1,139,300
148	W Portland	596	157	120	131	-45.2%	142	723,200	56	4,029	2,612	-25.3%	2,673	750,900	640,000	6.1%	19	756,500	39	387,000	36	918,900
149	NW Wash Co.	175	69	23	72	-40.5%	69	735,200	41	1,523	1,149	-24.3%	1,128	771,600	730,000	15.8%	4	336,300	24	519,600	-	-
150	Beaverton/ Aloha	299	163	42	135	-38.1%	115	542,800	37	2,732	2,099	-24.3%	2,091	556,600	540,000	12.7%	8	629,900	23	474,600	21	715,800
151	Tigard / Wilsonville	283	121	50	118	-43.5%	123	601,600	37	2,816	2,206	-17.3%	2,222	651,000	620,800	10.2%	8	479,900	25	787,200	14	840,100
152	Hillsboro / Forest Grove	274	141	38	116	-51.1%	124	532,500	39	2,513	1,872	-33.2%	2,067	558,700	530,000	11.8%	13	646,200	48	610,400	33	643,100
153	Mt. Hood	24	10	6	12	-40.0%	10	697,000	82	201	146	-28.1%	141	581,200	536,000	26.8%	2	1,650,000	27	205,700	-	-
155	Columbia Co.	152	58	22	44	-37.1%	39	412,200	57	1,000	721	-20.8%	760	471,100	439,900	17.0%	7	360,500	101	185,600	9	434,800
156	Yamhill Co.	280	111	27	89	-38.6%	105	516,500	57	1,875	1,428	-18.1%	1,494	519,700	465,000	4.6%	15	687,500	65	475,200	31	720,900

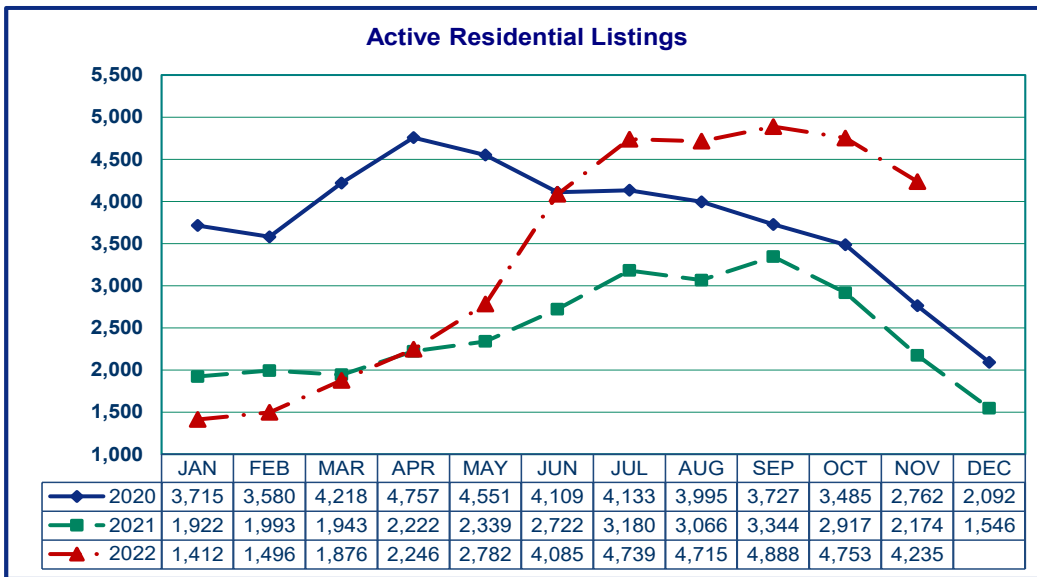
<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2022 with November 2021. The Year-To-Date section compares 2022 Year-To-Date statistics through November with 2021 Year-To-Date statistics through November.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/21-11/30/22) with 12 months before (12/1/20-11/30/21).

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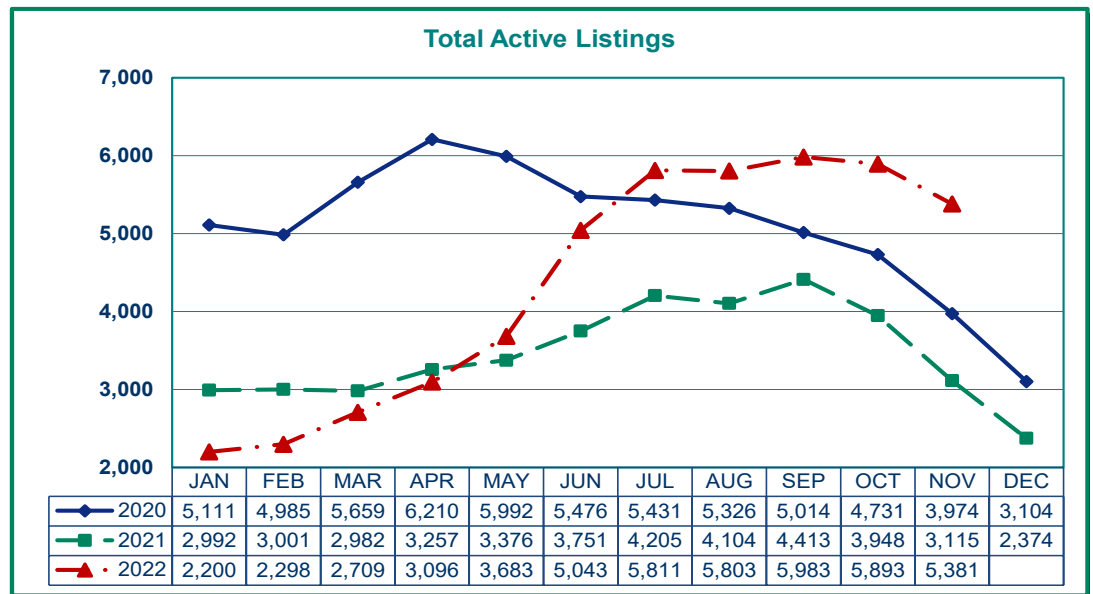
## ACTIVE RESIDENTIAL LISTINGS PORTLAND, OR

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



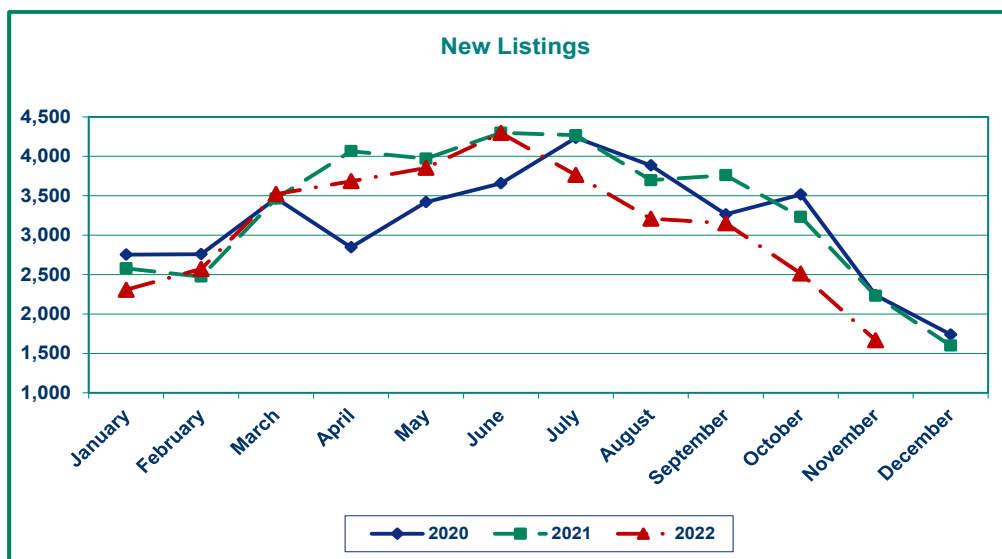
## TOTAL ACTIVE LISTINGS PORTLAND, OR

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



## NEW LISTINGS PORTLAND, OR

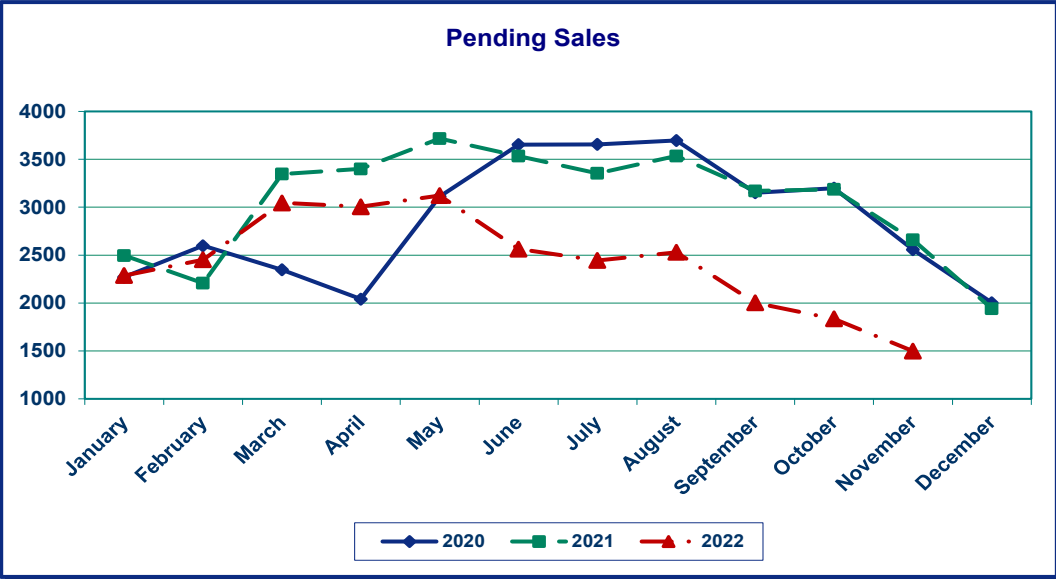
*This graph shows the new residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.*



### PENDING LISTINGS

#### PORTLAND, OR

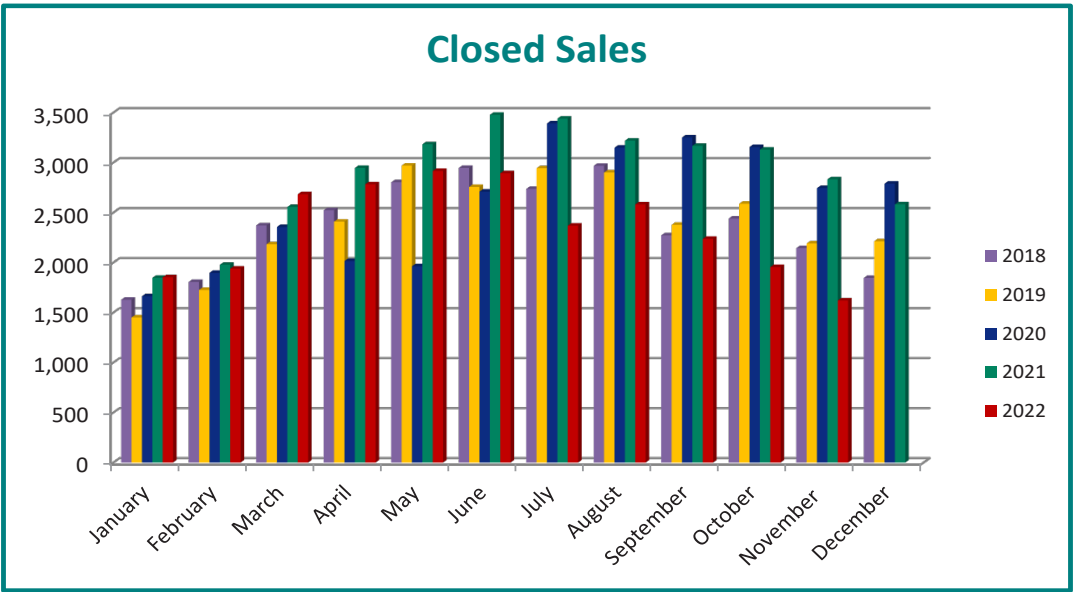
*This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.*



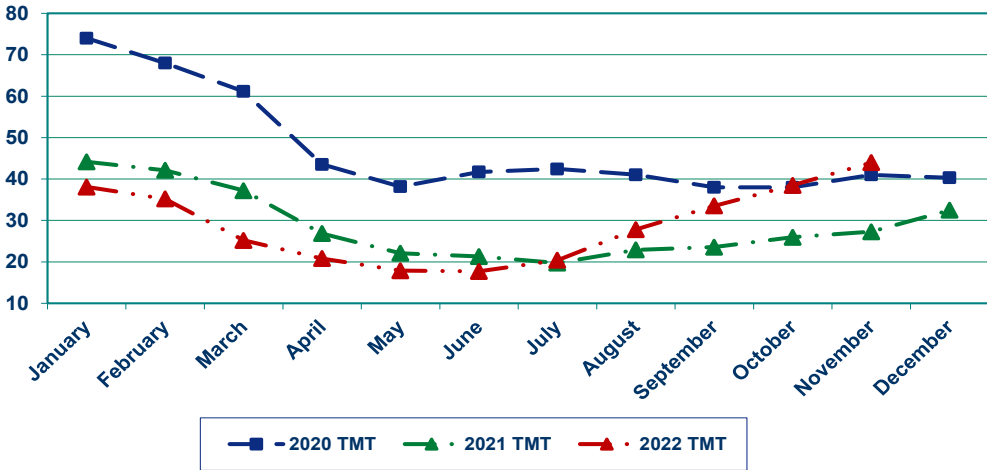
### CLOSED SALES

#### 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



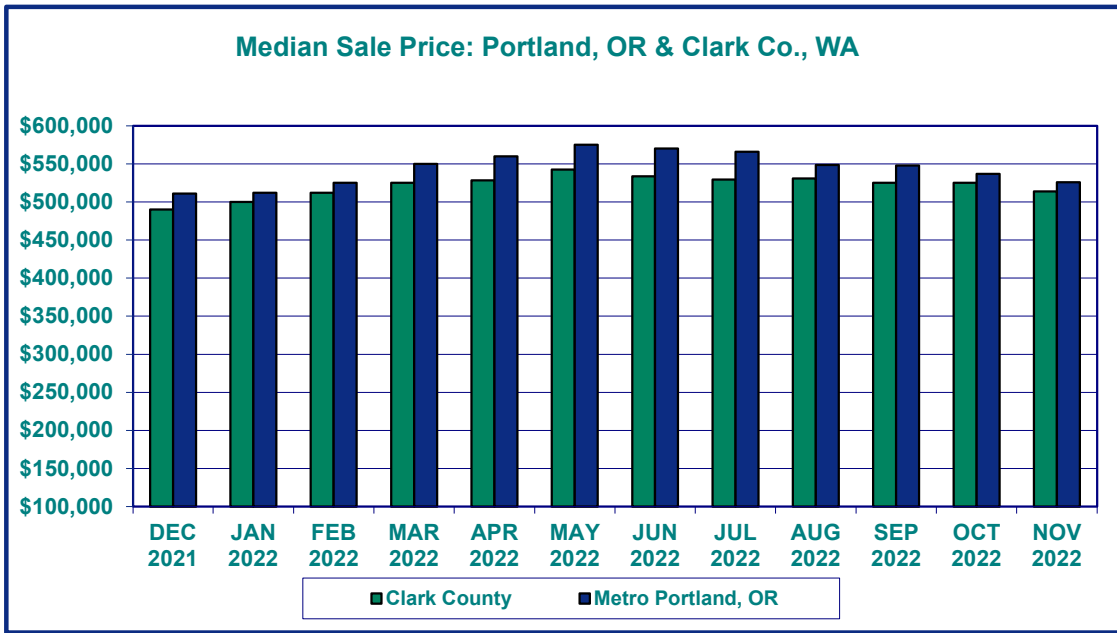
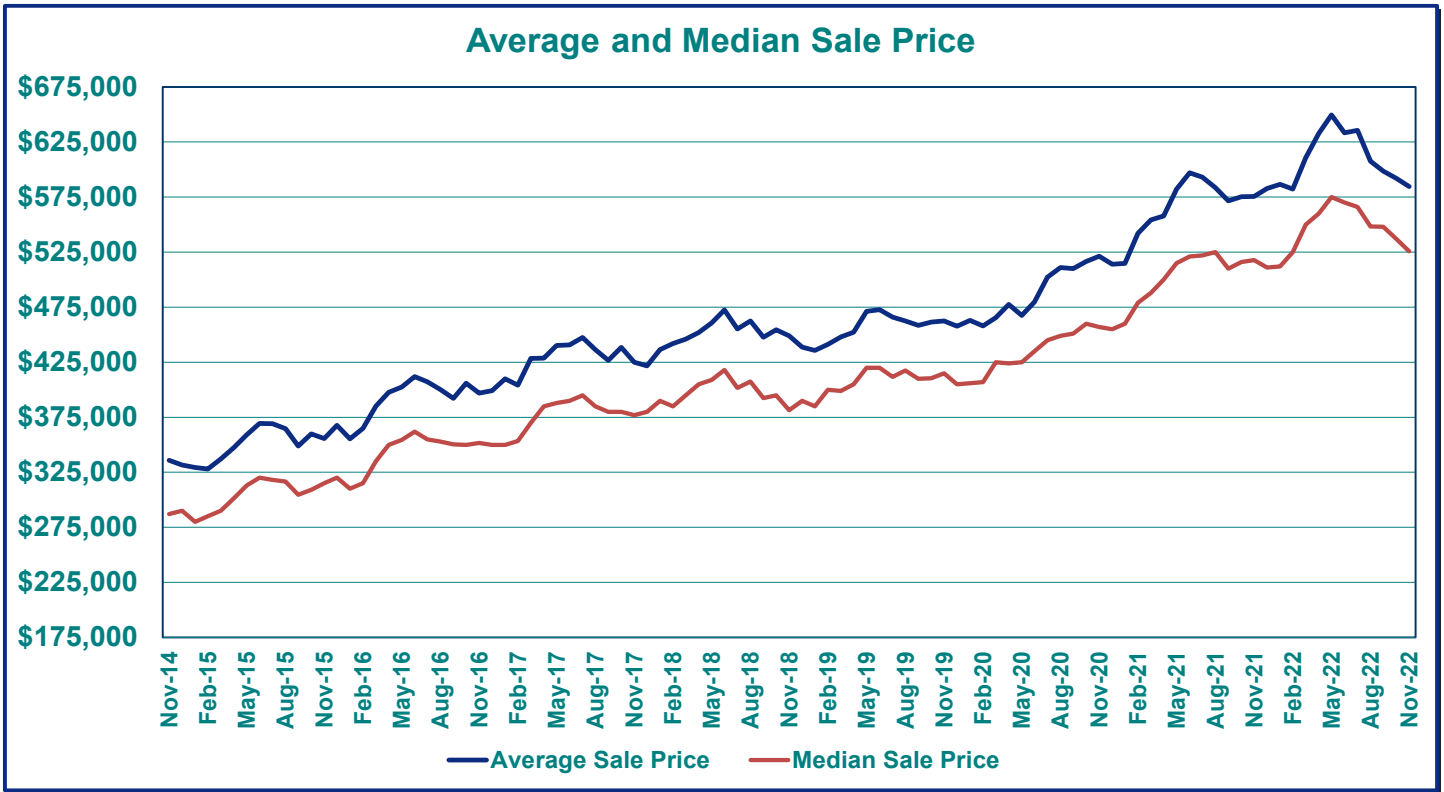
### DAYS ON MARKET

#### 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.*

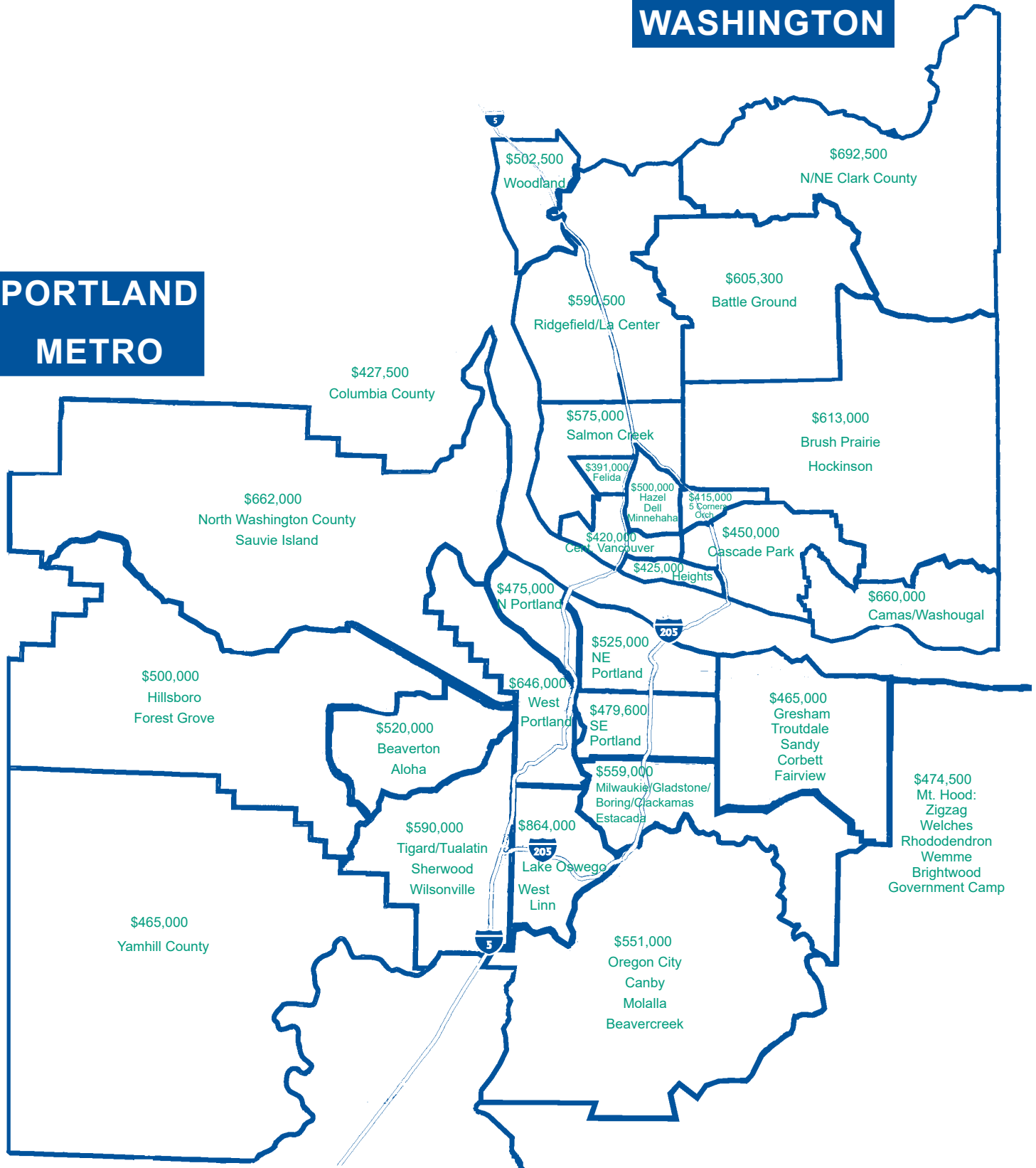


# MEDIAN SALE PRICE

## November 2022

**SW**  
**WASHINGTON**

**PORTLAND**  
**METRO**

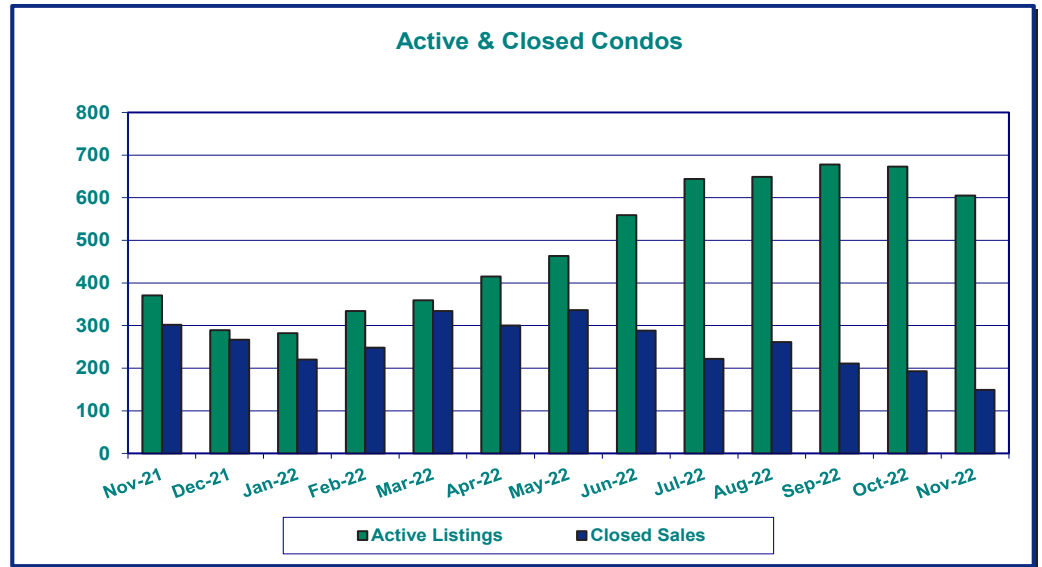


**ACTIVE & CLOSED  
CONDOS**  
**PORTLAND, OR**

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

Contact RMLS  
16101 SW 72<sup>nd</sup> Ave.  
Suite 200  
Portland, OR 97224  
503.236.7657  
communications@rmls.com

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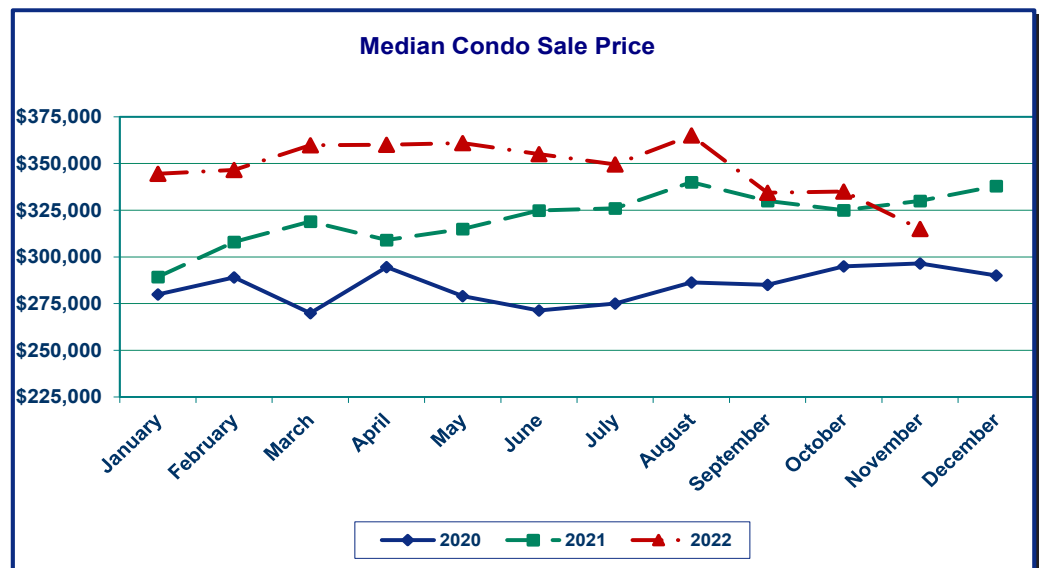


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**MEDIAN SALE  
PRICE CONDOS**  
**PORTLAND, OR**

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

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Dale Chumbley, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Jorden Holland, Co-Editor

# MARKET ACTION ADDITION



Some regions have a higher proportion of active residential listings that are not yet under construction (designated as “Proposed”), meaning there are fewer “Active” homes that are ready for an immediate move in.

RMLS is now offering additional statistics that delve more deeply into the inventory counts for the Portland Metro and SW Washington sections of the monthly Market Action report. These statistics are presented as insert pages at the end of each region’s section.

The following summary shows the number of homes available for immediate purchase and occupancy.

## Portland Metro Market Action Addition: November 2022

Total Active Listings* Reported in Market Action:	4,235
Less Listings with Purchase Contingencies*:	68
Readily Purchased Listings:	4,167
Percent of Total Active Listings:	98.4%
Less New Under Construction (not ready for occupancy):	338
Less New Proposed (not started):	149
Total Readily Purchased & Occupied Listing:	3,680
Percent of Total Active Listings:	86.9%
Inventory in Months of Readily Purchased & Occupied Listings:	2.3

\* 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.

# MARKET ACTION

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

Residential Review: Southwest Washington

November 2022 Reporting Period

## Residential Highlights

New listings (494) decreased 33.3% from the 741 listed in November 2021, and decreased 22.3% from the 636 listed in October 2022.

Pending sales (429) decreased 48.0% from the 825 offers accepted in November 2021, and decreased 10.6% from the 480 offers accepted in October 2022.

Closed sales (460) decreased 43.2% from the 810 closings in November 2021, and decreased 14.2% from the 536 closings in October 2022.

## Inventory and Total Market Time

Inventory increased to 2.4 months in November. Total market time increased to 46 days.

## Year-To-Date Summary

Comparing the first eleven months of 2022 to the same period in 2021, new listings (9,636) decreased 12.0%, pending sales (7,241) decreased 25.2%, and closed sales (7,562) decreased 20.0%.

## Average and Median Sale Prices

Comparing 2022 to 2021 through November, the average sale price has increased 12.2% from \$522,000 to \$585,700. In the same comparison, the median sale price has increased 12.9% from \$465,000 to \$525,000.

Inventory in Months*			
	2020	2021	2022
January	2.4	0.8	0.6
February	2.1	0.7	0.7
March	2.1	0.5	0.5
April	2.5	0.6	0.6
May	2.3	0.6	1.0
June	1.6	0.6	1.5
July	1.2	0.7	1.9
August	1.3	0.8	1.8
September	1.0	0.8	1.9
October	0.8	0.7	2.3
November	0.8	0.6	2.4
December	0.6	0.5	

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

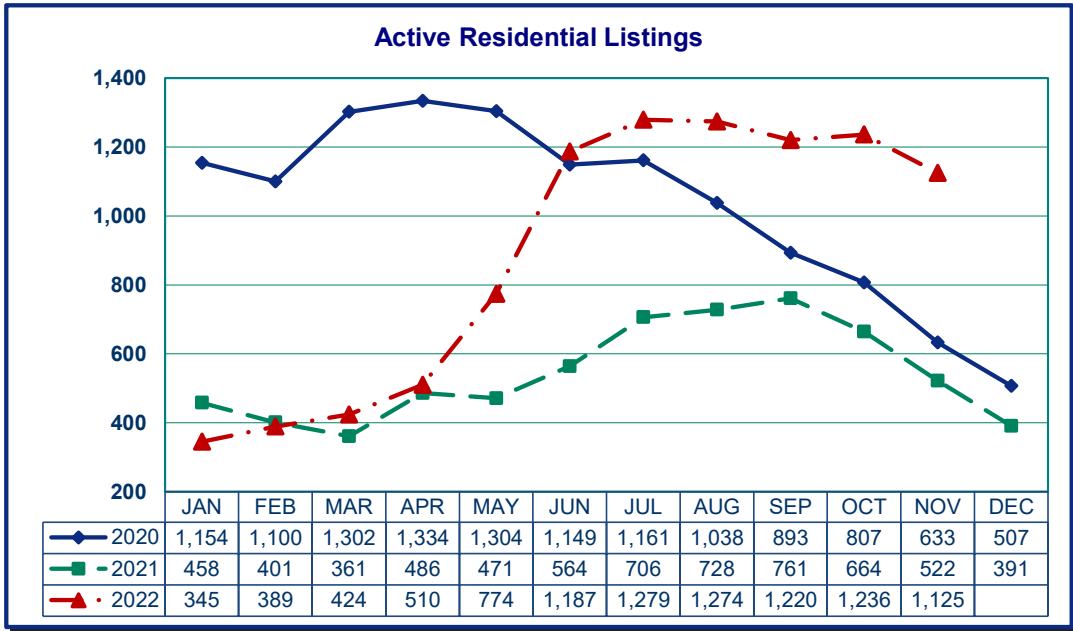
Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
<b>Average Sale Price % Change:</b>	+12.4% (\$581,800 v. \$517,600)
<b>Median Sale Price % Change:</b>	+13.7% (\$523,000 v. \$460,000)

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

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

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2022	November	494	429	460	577,000	514,000	46
	October	636	480	536	565,400	525,000	43
	Year-To-Date	9,636	7,241	7,562	585,700	525,000	26
2021	November	741	825	810	547,800	483,500	24
	Year-To-Date	10,954	9,678	9,451	522,000	465,000	22
Change	November 2021	-33.3%	-48.0%	-43.2%	5.3%	6.3%	94.9%
	Prev Mo 2022	-22.3%	-10.6%	-14.2%	2.1%	-2.1%	7.5%
	Year-To-Date	-12.0%	-25.2%	-20.0%	12.2%	12.9%	15.4%



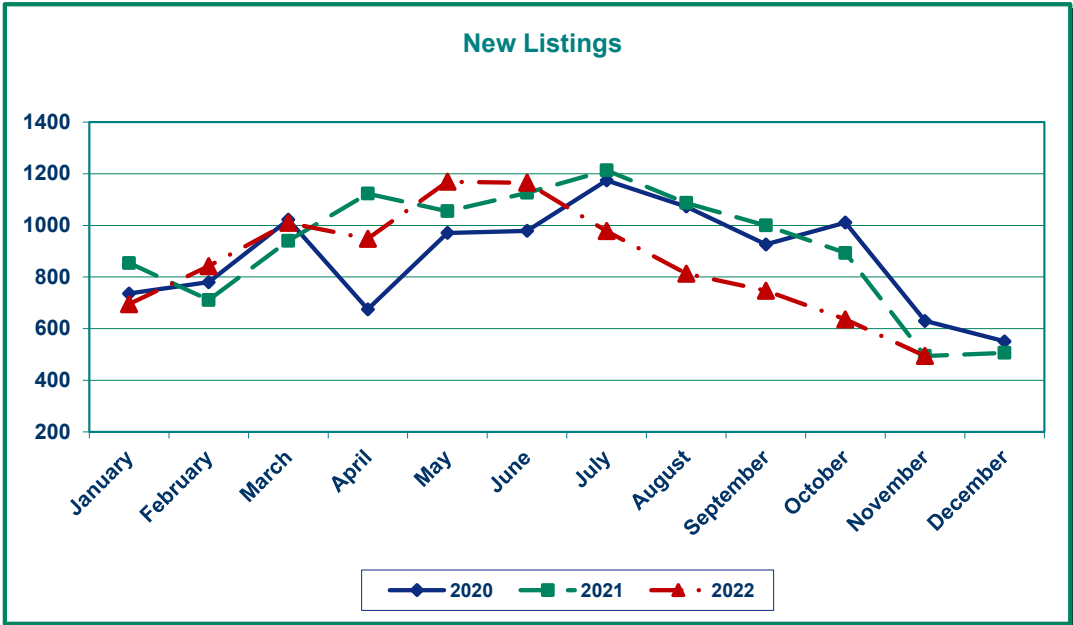


## ACTIVE RESIDENTIAL LISTINGS CLARK COUNTY, WA

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

## NEW LISTINGS CLARK COUNTY, WA

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



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2022 with November 2021. The Year-To-Date section compares 2022 Year-To-Date statistics through November with 2021 Year-To-Date statistics through November.

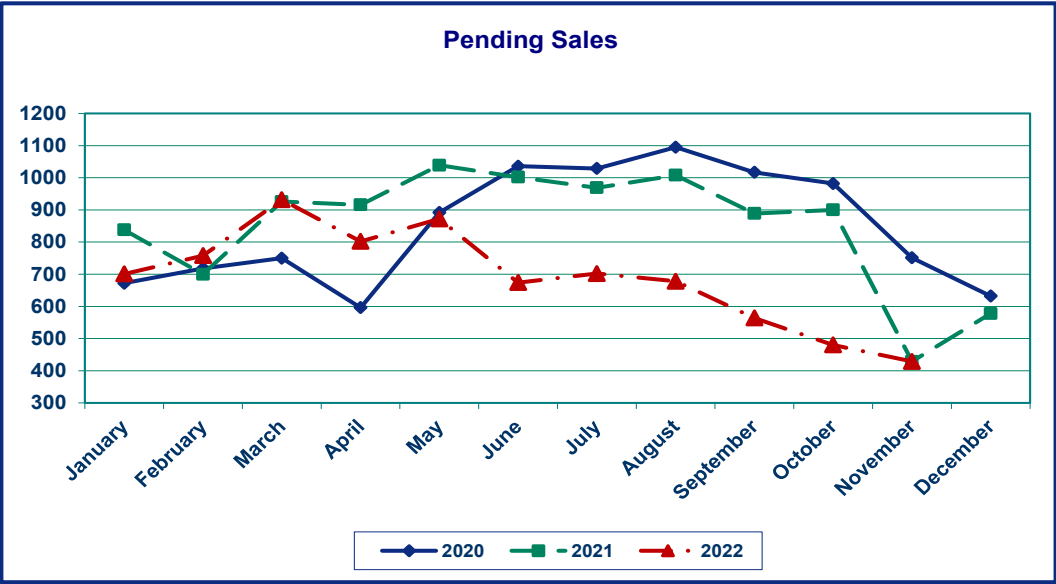
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/21-11/30/22) with 12 months before (12/1/20-11/30/21).

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

**PENDING LISTINGS**

**CLARK COUNTY, WA**

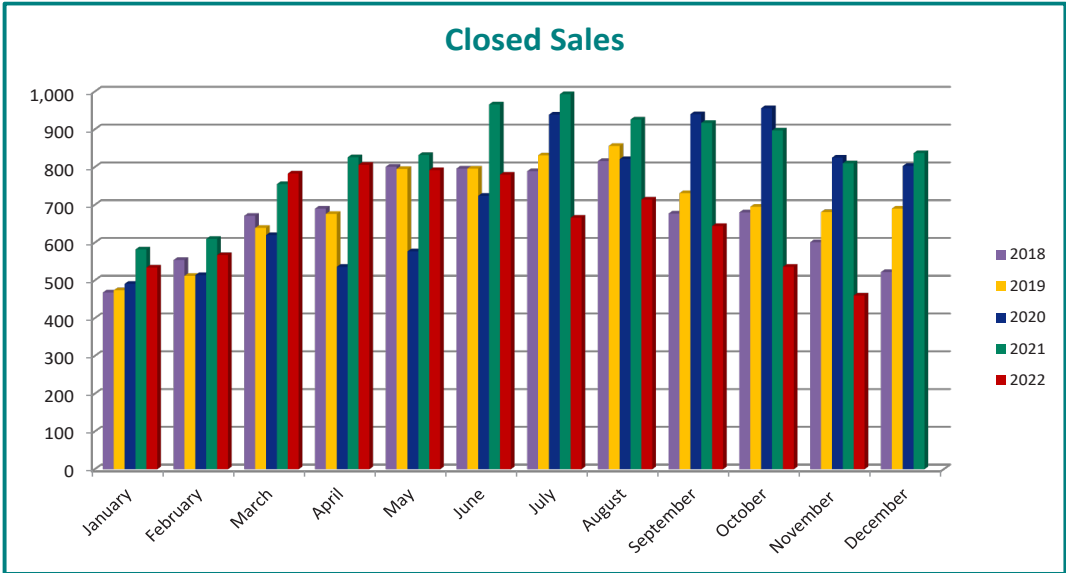
*This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.*



**CLOSED SALES**

**CLARK COUNTY, WA**

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

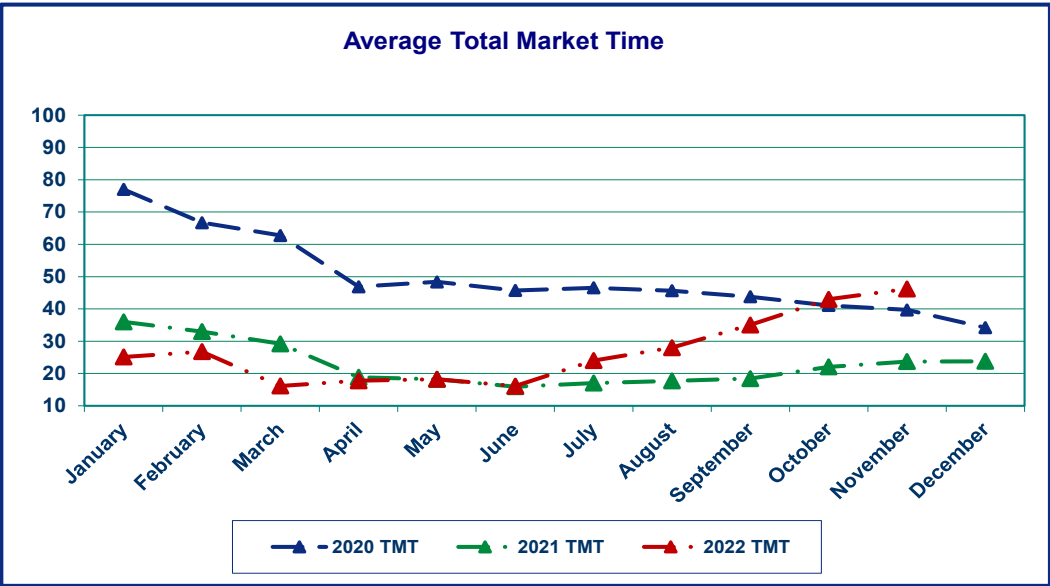


**Average Total Market Time**

**DAYS ON MARKET**

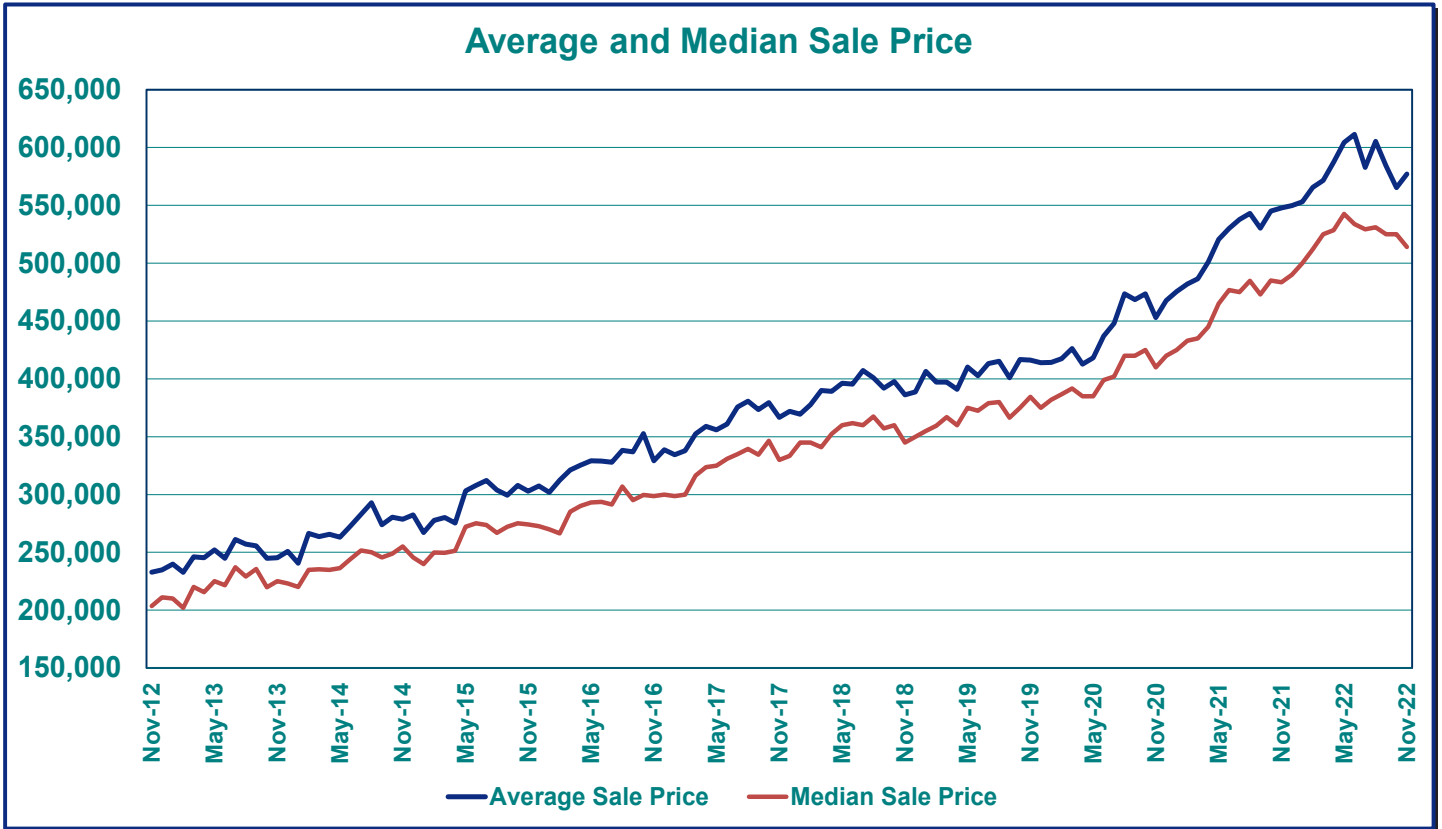
**CLARK COUNTY, WA**

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



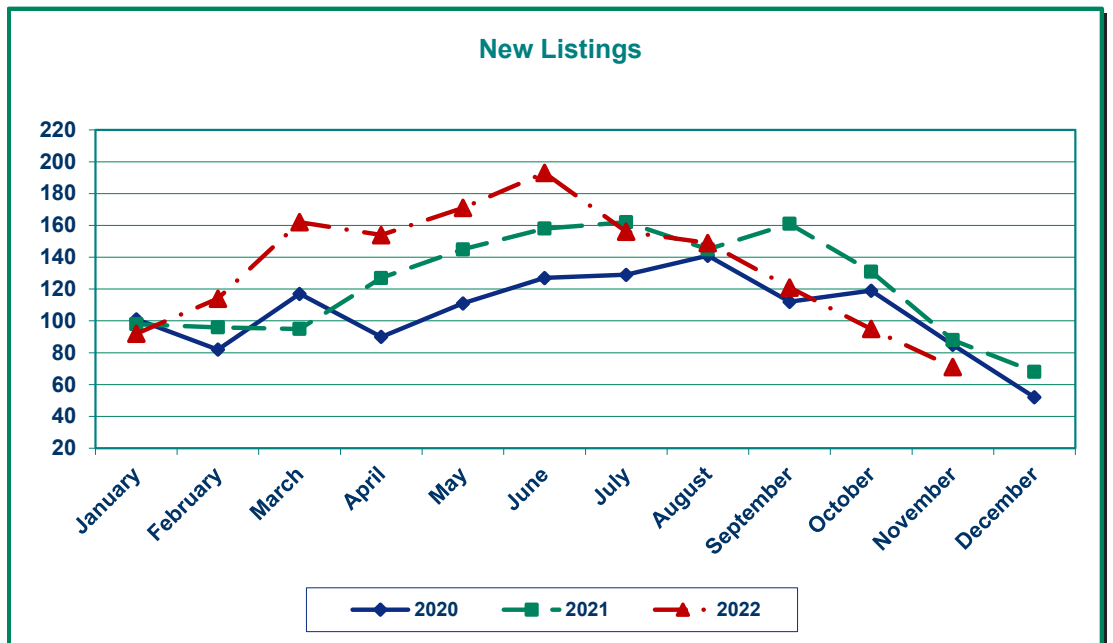
**SALE PRICE**  
CLARK COUNTY, WA

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



**NEW LISTINGS**  
COWLITZ COUNTY, WA

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

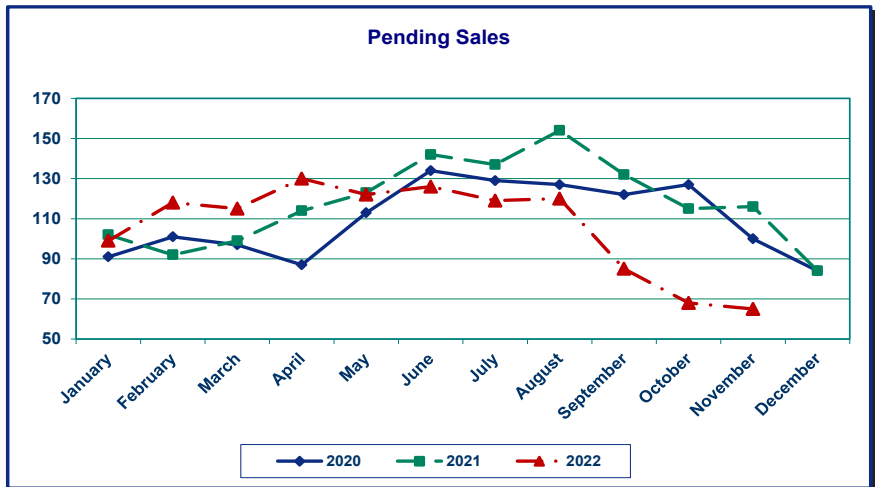




## PENDING LISTINGS

### COWLITZ COUNTY, WA

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

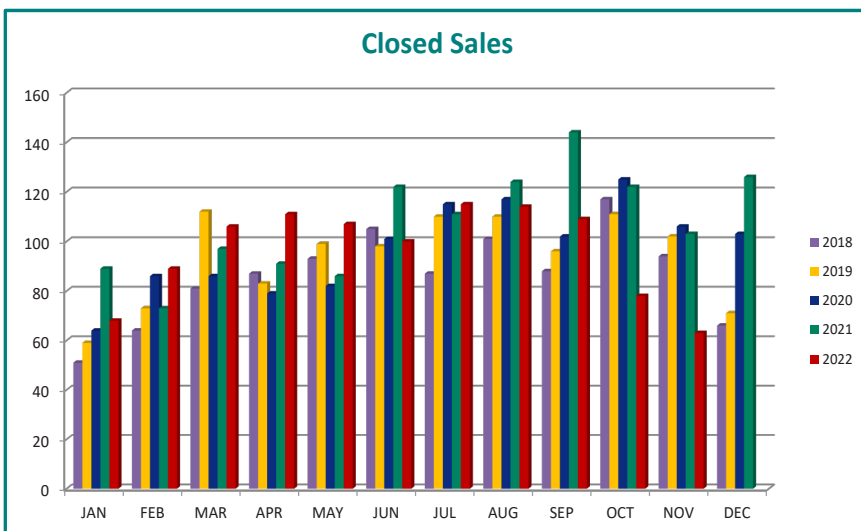


## Closed Sales

## CLOSED SALES

### COWLITZ COUNTY, WA

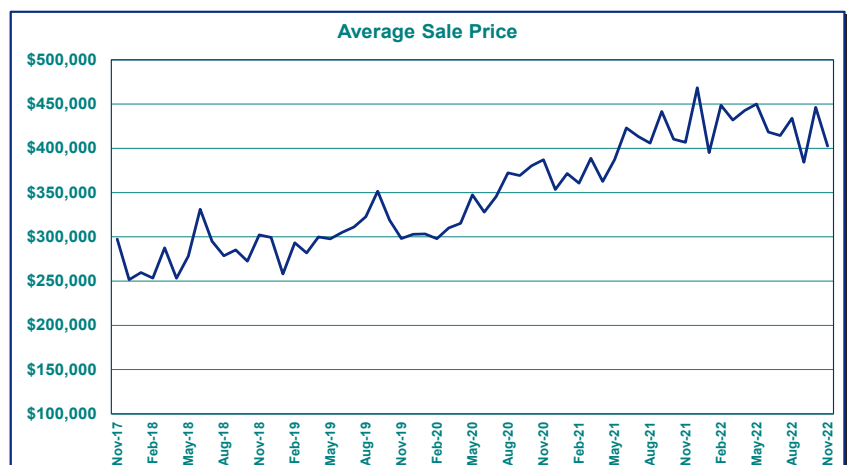
This graph shows the closed sales over the past five calendar years in Cowlitz County, Washington.



## 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 November 2022

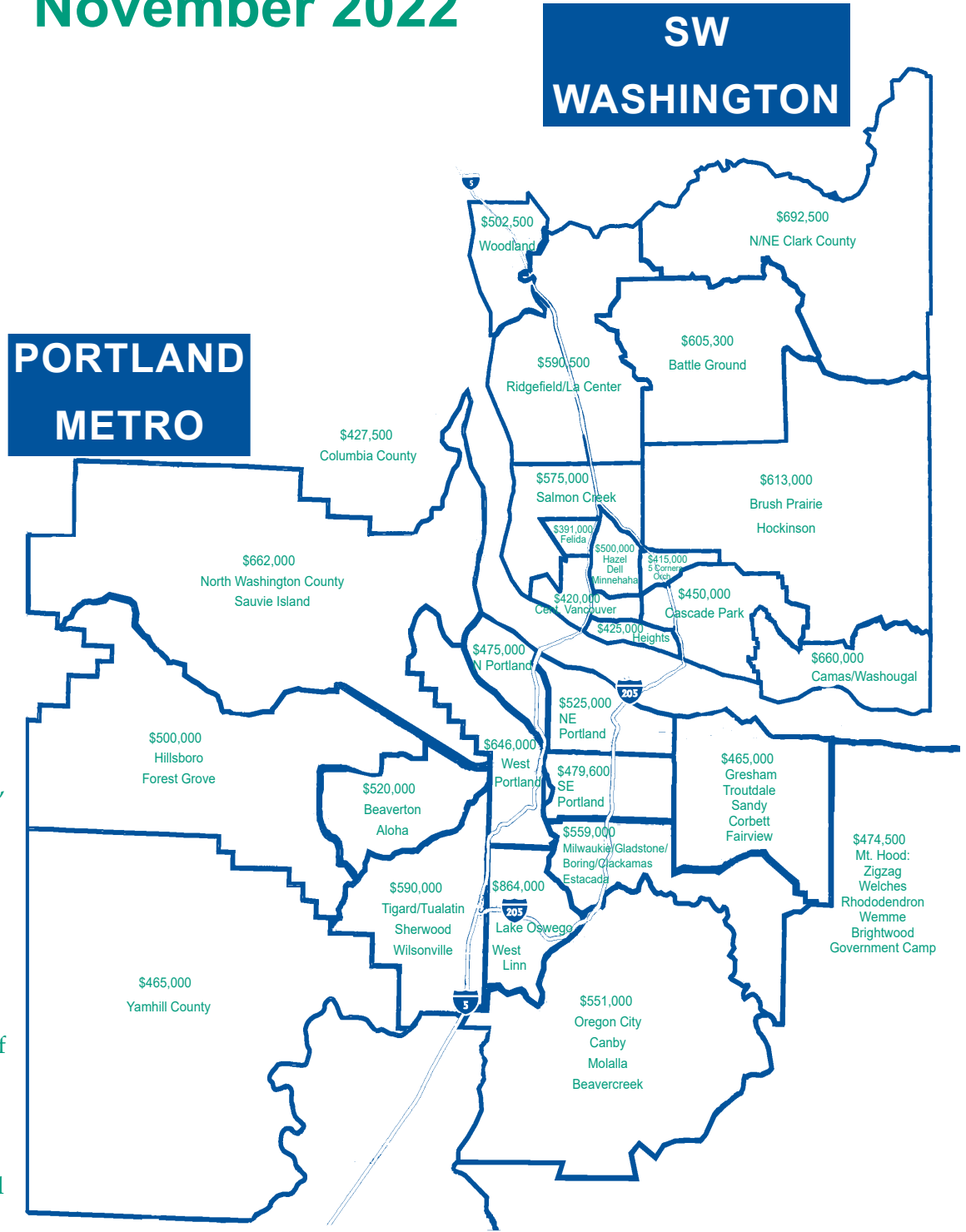
Contact RMLS  
16101 SW 72<sup>nd</sup> Ave.  
Suite 200  
Portland, OR 97224  
503.236.7657  
communications@rmls.com

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Dale Chumbley, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Jorden Holland, Co-Editor

# MARKET ACTION ADDITION



Some regions have a higher proportion of active residential listings that are not yet under construction (designated as “Proposed”), meaning there are fewer “Active” homes that are ready for an immediate move in.

RMLS is now offering additional statistics that delve more deeply into the inventory counts for the Portland Metro and SW Washington sections of the monthly Market Action report. These statistics are presented as insert pages at the end of each region’s section.

The following summary shows the number of homes available for immediate purchase and occupancy.

## Clark County, Washington Market Action Addition: November 2022

Total Active Listings* Reported in Market Action:	1,125
Less Listings with Purchase Contingencies*:	25
Readily Purchased Listings:	1,100
Percent of Total Active Listings:	97.8%
Less New Under Construction (not ready for occupancy):	117
Less New Proposed (not started):	94
Total Readily Purchased & Occupied Listing:	889
Percent of Total Active Listings:	79.0%
Inventory in Months of Readily Purchased & Occupied Listings:	1.9

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

# MARKET ACTION

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

Residential Review: Union County, Oregon

November 2022 Reporting Period

## Residential Highlights

New listings (17) decreased 37.0% from the 27 listed in November 2021, and decreased 43.3% from the 30 listed in October 2022.

Pending sales (11) decreased 59.3% from the 27 offers accepted in November 2021, and decreased 70.3% from the 37 offers accepted in October 2022.

Closed sales (26) increased 13.0% from the 23 closings in November 2021, and decreased 13.3% from the 30 closings in October 2022.

## Year-To-Date Summary

Comparing the first eleven months of 2022 to the same period in 2021, new listings (396) increased 5.0%, pending sales (306) decreased 3.8%, and closed sales (328) increased 15.9%.

## Average and Median Sale Prices

Comparing 2022 to 2021 through November, the average sale price has decreased 5.9% from \$320,200 to \$301,200. In the same comparison, the median sale price has increased 7.5% from \$255,000 to \$274,000.

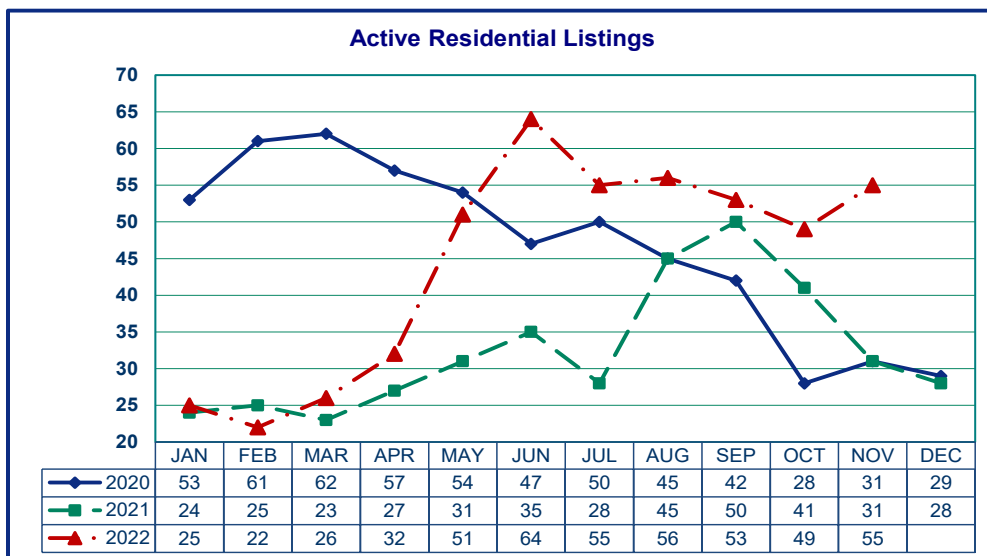
Inventory in Months*			
	2020	2021	2022
January	2.9	1.5	0.8
February	2.9	1.8	1.4
March	3.3	0.9	1.5
April	2.9	1.8	0.9
May	2.6	1.1	1.8
June	1.5	1.7	2.4
July	1.7	0.9	1.4
August	1.5	1.3	1.8
September	1.5	1.7	1.5
October	0.78	1.1	1.6
November	1.15	1.3	2.1
December	0.83	0.9	

\*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.

Union County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2022	November	17	11	26	329,700	299,900	78
	October	30	37	30	347,800	302,500	33
	Year-To-Date	396	306	328	301,200	274,000	36
2021	November	27	27	23	300,900	294,000	31
	Year-To-Date	377	318	283	320,200	255,000	33
Change	November 2021	-37.0%	-59.3%	13.0%	9.6%	2.0%	151.2%
	Prev Mo 2022	-43.3%	-70.3%	-13.3%	-5.2%	-0.9%	137.5%
	Year-To-Date	5.0%	-3.8%	15.9%	-5.9%	7.5%	11.1%

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
<b>Average Sale Price % Change:</b>	-3.3% (\$299,500 v. \$309,700)
<b>Median Sale Price % Change:</b>	+7.2% (\$268,000 v. \$250,000)

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



## 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 • NOVEMBER 2022

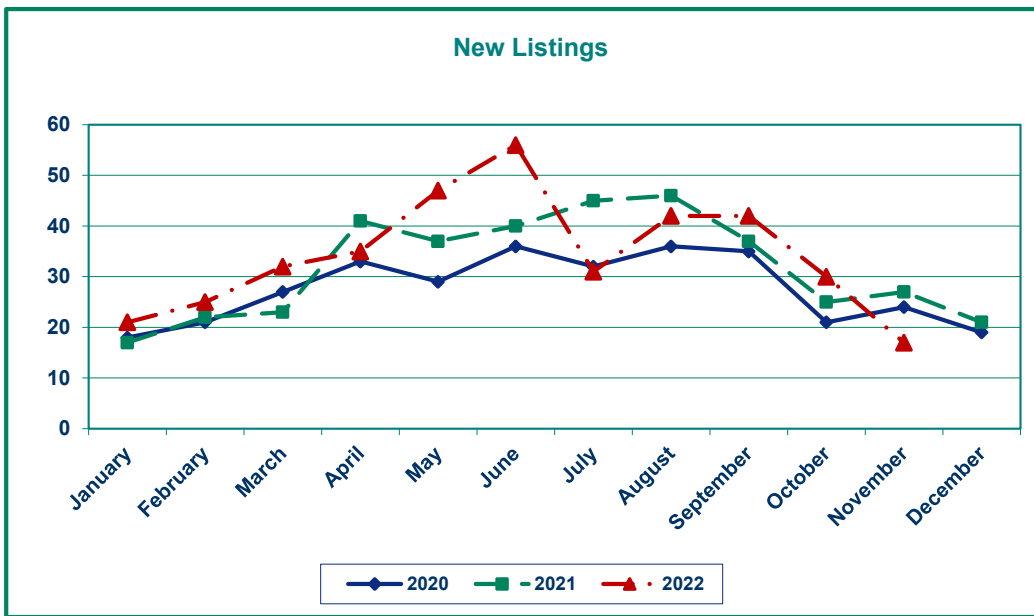
## Union County, Oregon

	RESIDENTIAL														Avg. Sale Price % Change <sup>4</sup>	COMMERCIAL		LAND		MULTIFAMILY	
	Current Month							Year-To-Date								Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date		
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2022 v. 2021	Closed Sales	Average Sale Price	Total Market Time <sup>5</sup>	New Listings	Pending Sales	Pending Sales 2022 v. 2021	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97814 Medical Springs	-	0	0	0	-	1	331,500	108	1	1	-	1	331,500	331,500	-	-	-	-	-	-	
97824 Cove	5	0	-	0	-	3	387,400	214	26	19	-5.0%	20	373,900	365,800	-20.8%	-	-	4	130,000	-	-
97827 Elgin	13	4	1	2	-75.0%	3	232,700	92	54	36	0.0%	43	242,700	215,000	5.5%	-	-	9	116,600	-	-
97841 Imbler	0	0	0	0	-100.0%	0	-	-	6	5	0.0%	4	419,000	427,000	10.3%	-	-	-	-	-	-
97850 La Grande/ Island City	22	7	1	6	-62.5%	16	355,100	38	243	204	-1.4%	219	310,900	292,500	2.1%	8	430,500	12	134,700	7	344,300
97867 North Powder	4	0	0	0	-	0	-	-	9	5	0.0%	6	250,200	195,000	-49.9%	1	139,000	1	10,000	-	-
97876 Summerville	3	2	-	1	-	0	-	-	12	5	-16.7%	4	532,600	512,500	0.7%	-	-	-	-	-	-
97883 Union	8	4	1	2	0.0%	3	233,300	130	45	31	-20.5%	31	230,700	215,000	2.6%	-	-	9	56,700	-	-
Union Co. Total	55	17	3	11	-59.3%	26	329,700	78	396	306	-3.8%	328	301,200	274,000	-3.3%	9	398,100	35	105,900	7	344,300

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2022 with November 2021. The Year-To-Date section compares 2022 Year-To-Date statistics through November with 2021 Year-To-Date statistics through November.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/21-11/30/22) with 12 months before (12/1/20-11/30/21).

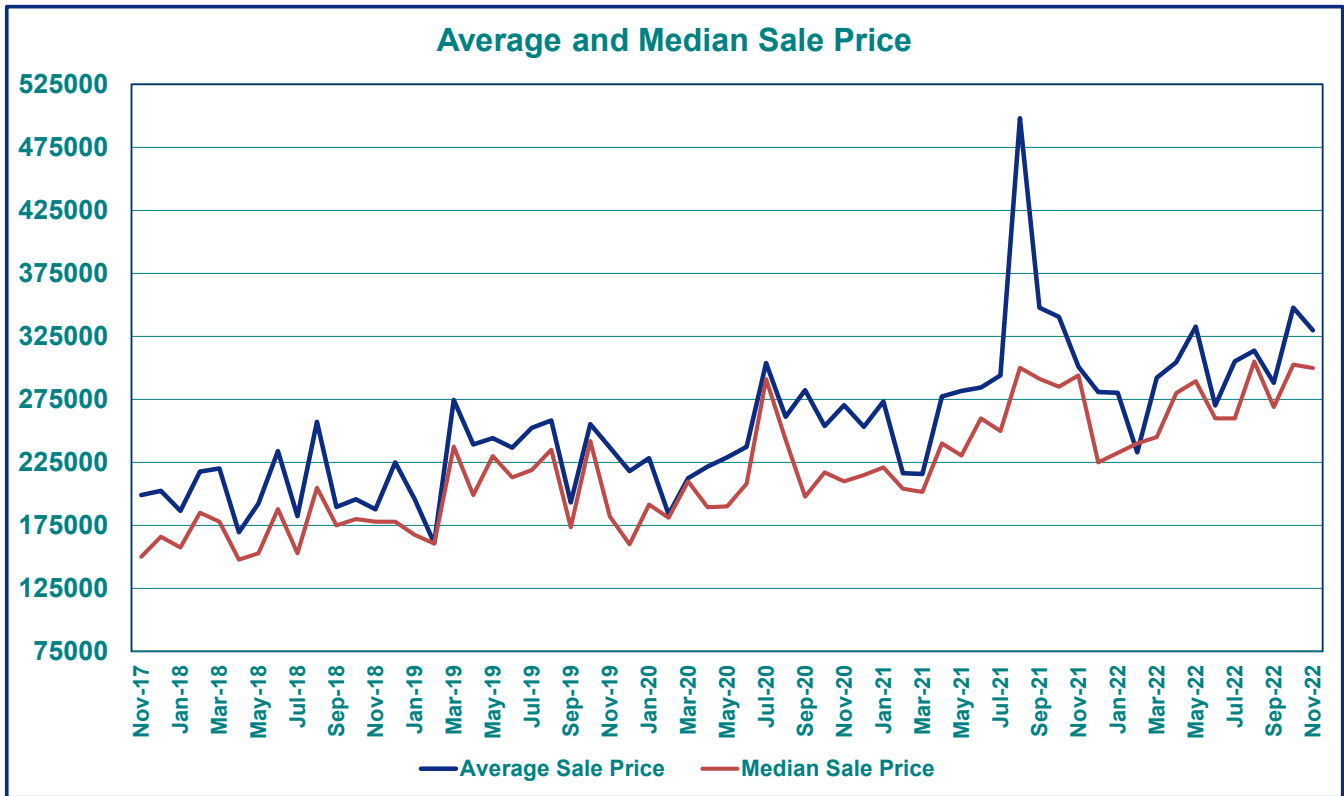
<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



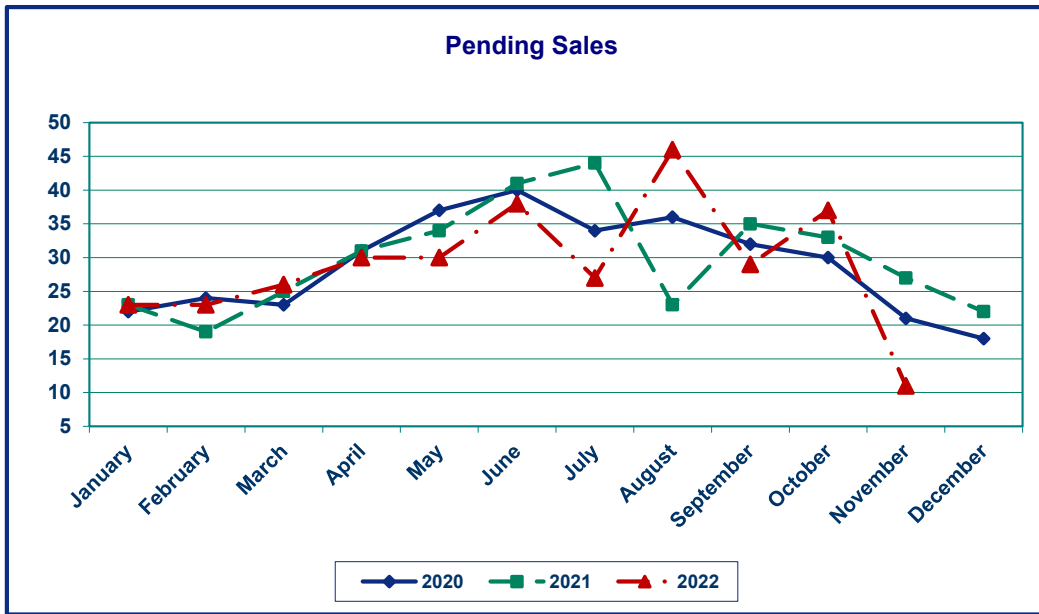
**NEW LISTINGS**  
**UNION COUNTY, OR**  
*This graph shows the new residential listings over the past three calendar years in Union County, Oregon.*

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

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



Note: In La Grinde/Istland City, 21 residential properties sold in September 2021 for an average of \$538,400. This is impacting the area's average sales price.



**PENDING LISTINGS**

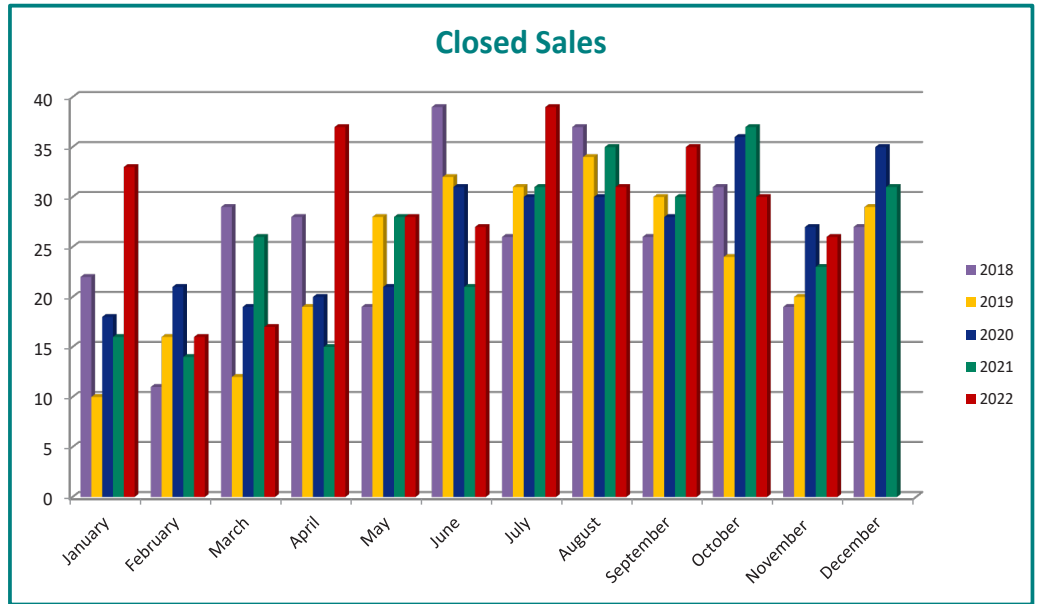
**UNION COUNTY, OR**

*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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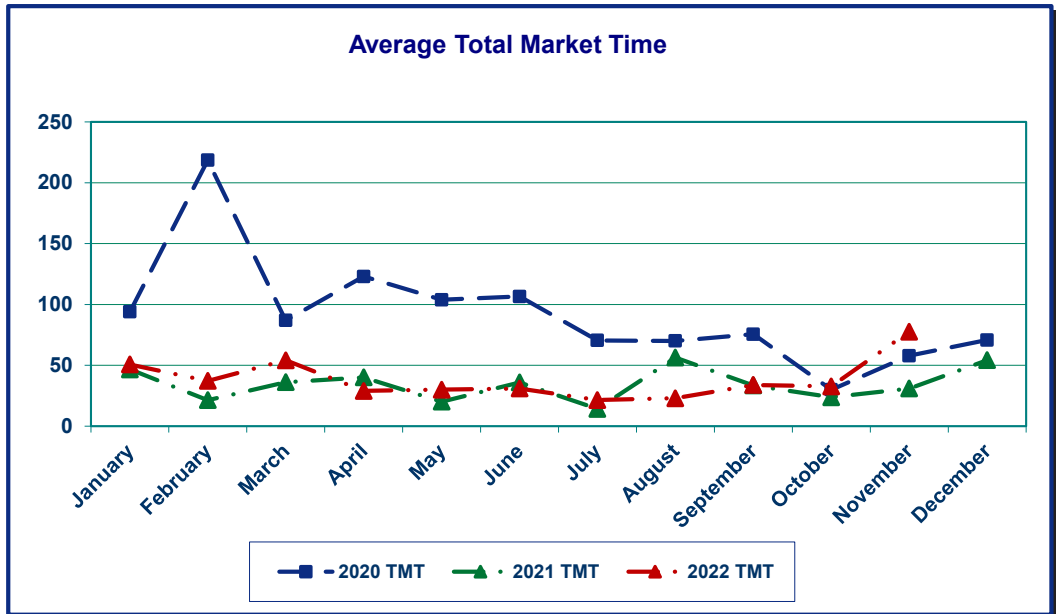


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**DAYS ON MARKET** *This graph shows the average market time for sales in Union County, Oregon over the past three calendar years.*  
**UNION COUNTY, OR**



Dale Chumbley, Chairman of the Board  
 Kurt von Wasmuth, President/CEO  
 Jorden Holland, Co-Editor

# MARKET ACTION

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

Residential Review: Wallowa County, Oregon

November 2022 Reporting Period

## Residential Highlights

New listings (3) decreased 50.0% from the 6 listed in November 2021, and decreased 57.1% from the 7 listed in October 2022.

Pending sales (3) decreased 66.7% from the 9 offers accepted in November 2021, and decreased 50.0% from the 6 offers accepted in October 2022.

Closed sales (8) decreased 27.3% from the 11 closings in November 2021, and increased 166.7% from the 3 closings in October 2022.

## Inventory and Total Market Time

Inventory decreased to 3.8 months in November. Total market time increased to 70 days.

## Year-To-Date Summary

Comparing the first eleven months of 2022 to the same period in 2021, new listings (122) decreased 20.3%, pending sales (71) decreased 45.4%, and closed sales (78) decreased 38.6%.

## Average and Median Sale Prices

Comparing 2022 to 2021 through November, the average sale price has increased 19.9% from \$359,800 to \$431,300. In the same comparison, the median sale price has increased 10.6% from \$339,000 to \$375,000.

Inventory in Months*			
	2020	2021	2022
January	7.9	2.3	3.5
February	10.3	3.4	2.0
March	16.3	2.2	4.7
April	29.5	1.9	1.9
May	8.4	2.0	2.0
June	8.4	1.9	3.6
July	6.3	2.4	10.2
August	3.1	1.7	6.1
September	3.2	3.1	6.1
October	1.9	2.4	12.3
November	3.6	2.3	3.8
December	2.4	0.9	

\*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	
<b>Average Sale Price % Change:</b>	+19.7% (\$435,000 v. \$363,300)
<b>Median Sale Price % Change:</b>	+16.3% (\$382,700 v. \$329,000)

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

Wallowa County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2022	November	3	3	8	327,200	284,300	70
	October	7	6	3	368,000	390,000	47
	Year-To-Date	122	71	78	431,300	375,000	84
2021	November	6	9	11	331,100	325,000	48
	Year-To-Date	153	130	127	359,800	339,000	134
Change	November 2021	-50.0%	-66.7%	-27.3%	-1.2%	-12.5%	45.8%
	Prev Mo 2022	-57.1%	-50.0%	166.7%	-11.1%	-27.1%	47.9%
	Year-To-Date	-20.3%	-45.4%	-38.6%	19.9%	10.6%	-37.4%



# AREA REPORT • NOVEMBER 2022

## 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 2022 v. 2021	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2022 v. 2021	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97885	Wallowa	3	1	2	0	-100.0%	2	267,000	110	24	14	-50.0%	14	316,900	272,500	1.5%	1	53,000	6	268,300	-	-
97857	Lostine	0	0	1	1	-	0	-	-	5	6	-25.0%	6	456,700	391,000	12.3%	1	449,000	5	1,819,900	-	-
97842	Imnaha	-	0	0	0	-100.0%	0	-	-	1	1	-66.7%	1	650,000	650,000	55.0%	-	-	2	17,500	-	-
97846	Joseph	18	2	5	1	-75.0%	3	407,500	59	48	21	-55.3%	27	437,300	402,500	13.4%	-	-	31	141,600	-	-
97828	Enterprise	9	0	1	1	-50.0%	3	287,000	55	44	29	-34.1%	30	466,800	378,900	30.0%	4	559,800	17	360,100	-	-
	Wallowa Co. Total	30	3	9	3	-66.7%	8	327,200	70	122	71	-45.4%	78	431,300	375,000	19.7%	6	456,900	61	348,500	-	-

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2022 with November 2021. The Year-To-Date section compares 2022 Year-To-Date statistics through November with 2021 Year-To-Date statistics through November.

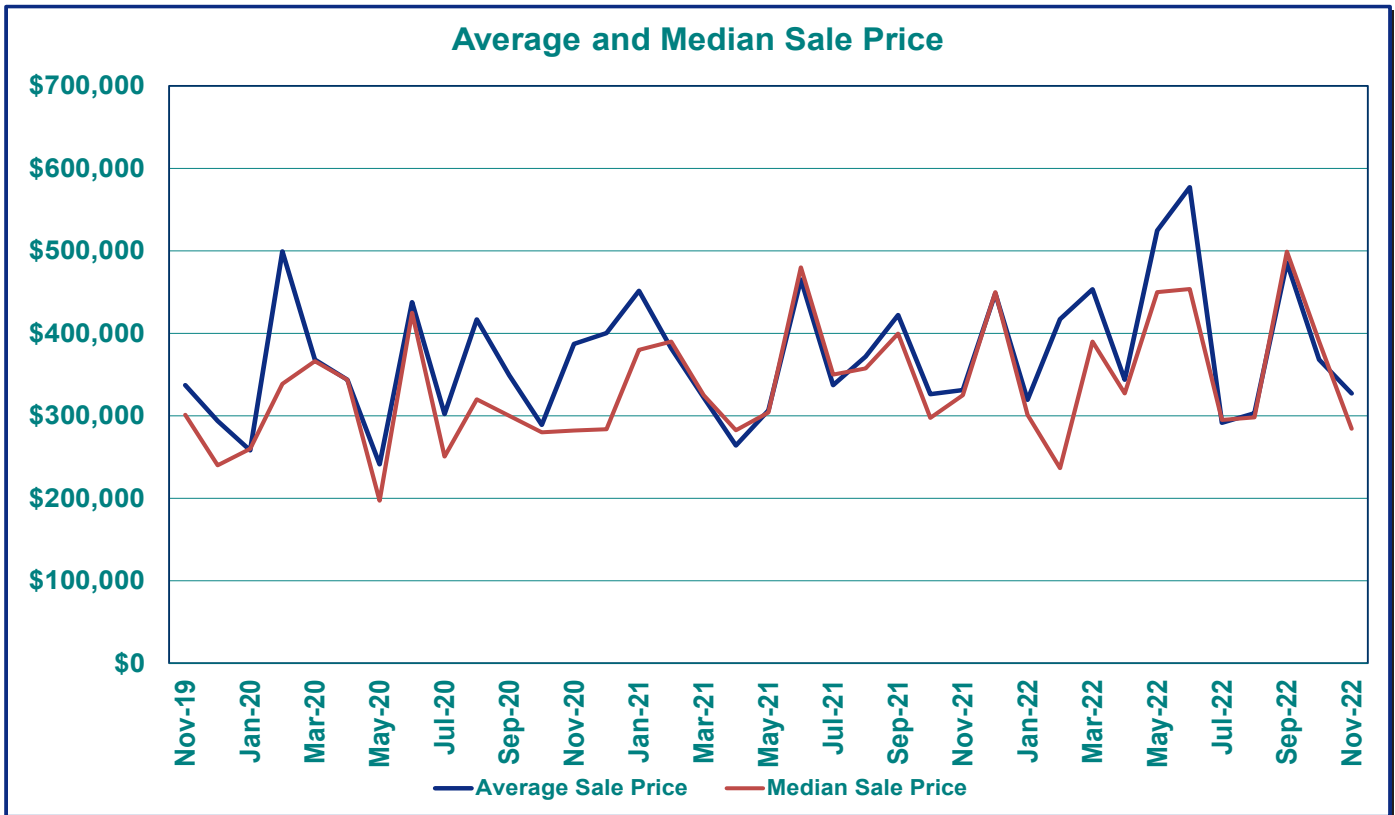
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### SALE PRICE

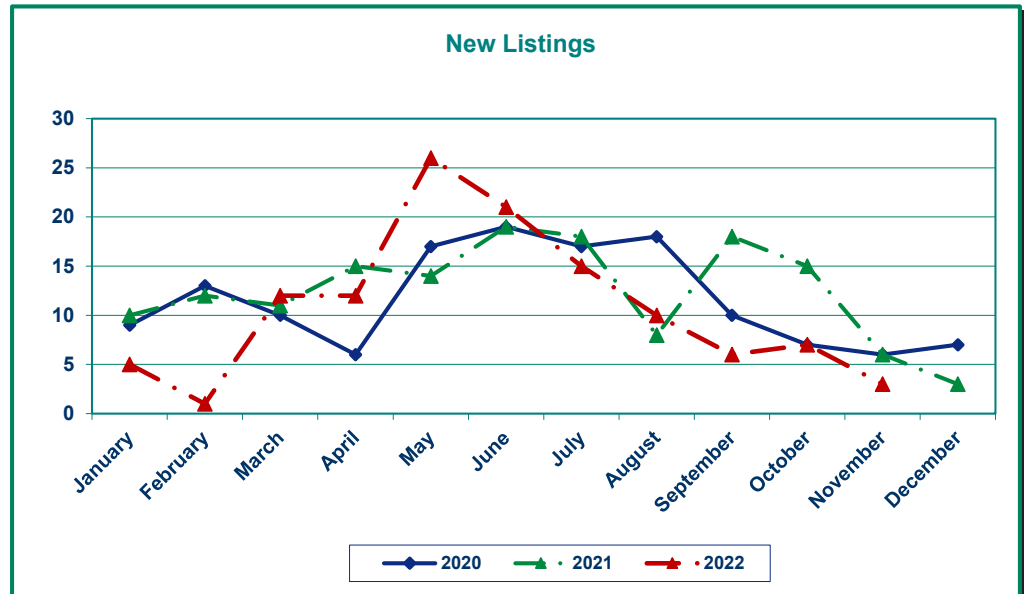
#### WALLOWA COUNTY, OR

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



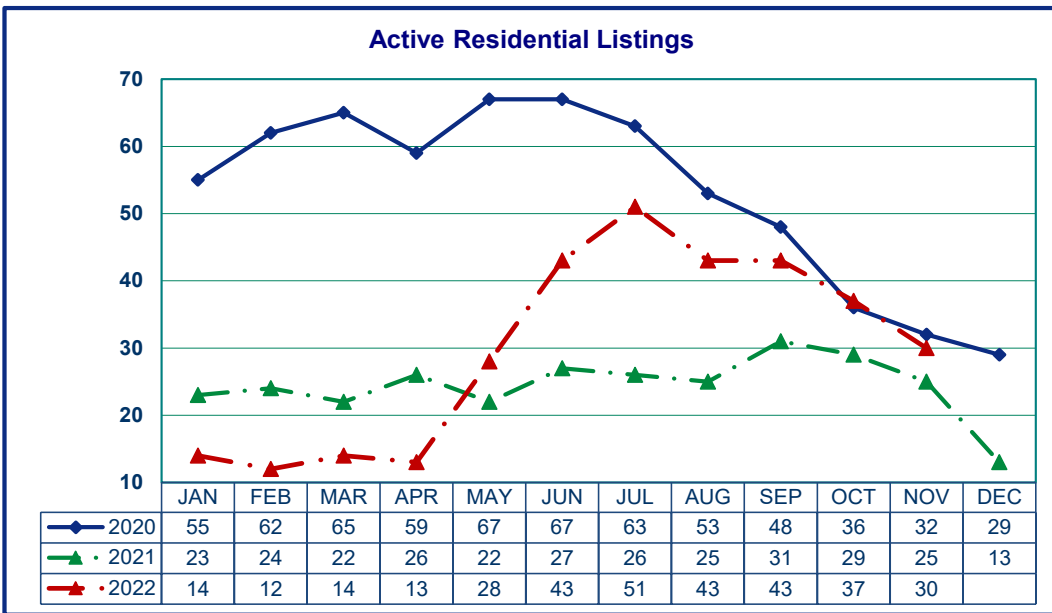
## NEW LISTINGS WALLOWA COUNTY, OR

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



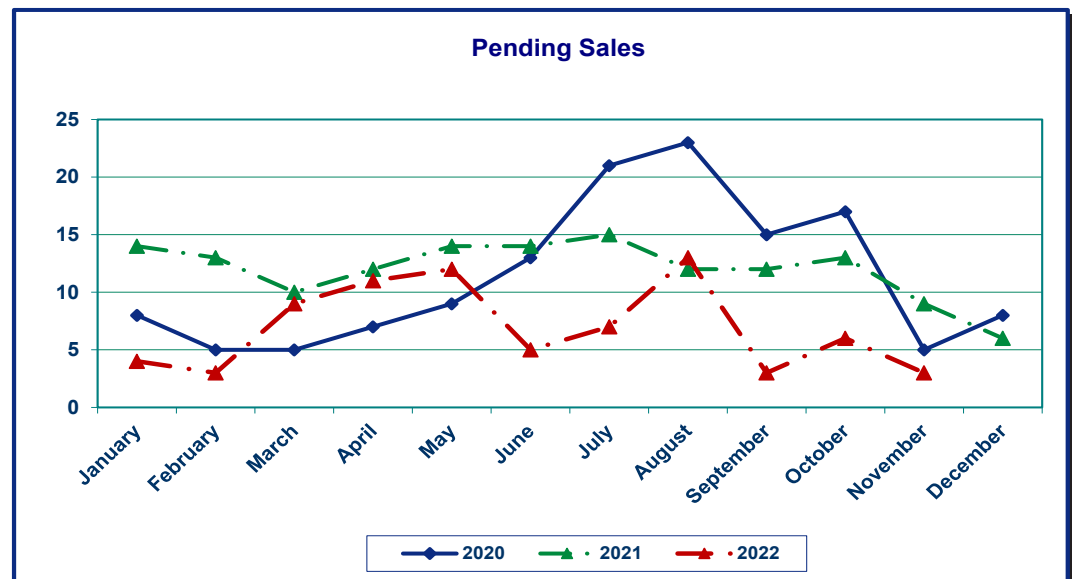
## ACTIVE RESIDENTIAL LISTINGS WALLOWA COUNTY, OR

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



## PENDING LISTINGS WALLOWA COUNTY, OR

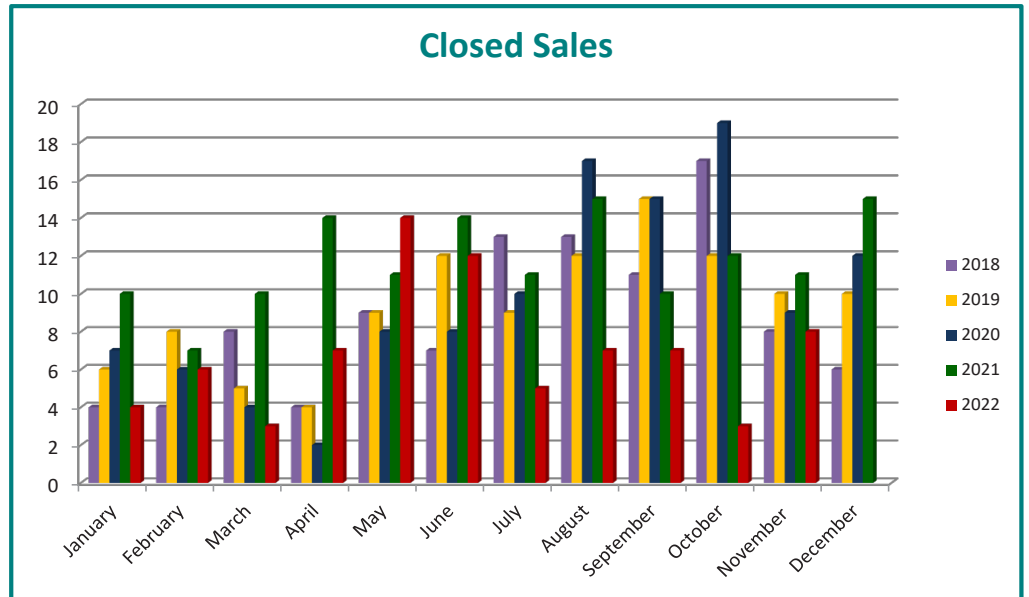
*This graph represents monthly accepted offers in Wallowa County, Oregon.*



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

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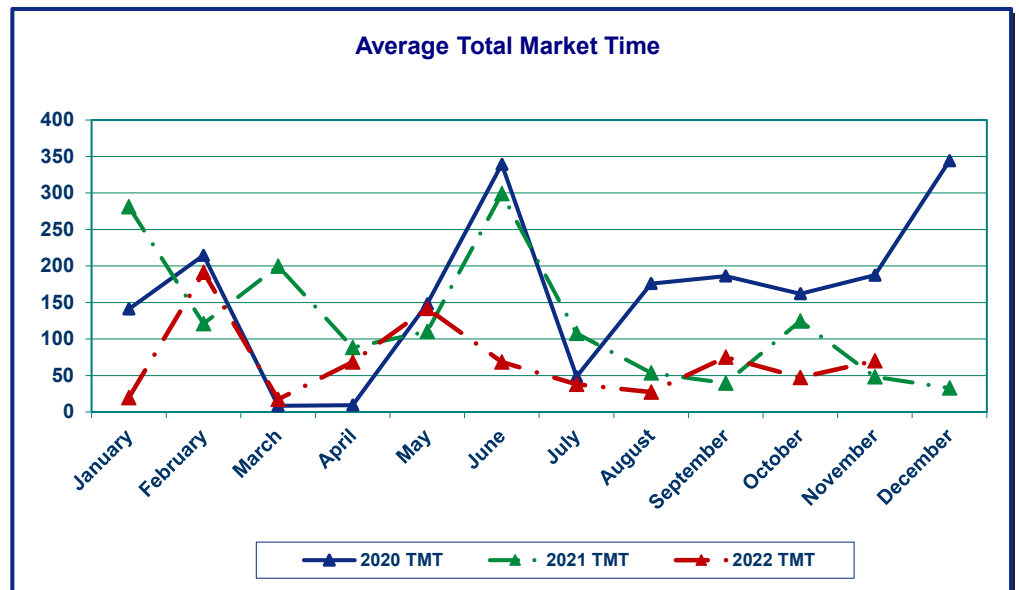
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**DAYS ON MARKET** *This graph shows the average market time for sales in*  
**WALLOWA COUNTY, OR** *Wallowa County, Oregon over the past three*  
*calendar years.*

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