



MARKET ACTION REPORT

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

All Areas January 2023 Reporting Period



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MARKET ACTION REPORT

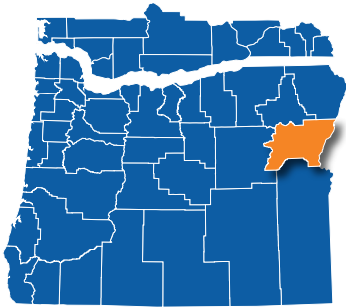
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Baker County January 2023 Reporting Period

Baker County

January 2023 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (9) decreased 40.0% from the 15 listed in January 2022, and decreased 30.8% from the 13 listed in December 2022.

Pending Sales

Pending sales (17) increased 30.8% from the 13 offers accepted in January 2022, and increased 41.7% from the 12 offers accepted in December 2022.

Closed Sales

Closed sales (6) decreased 77.8% from the 27 closings in January 2022, and decreased 40.0% from the 10 closings in December 2022.

Inventory and Time on Market

Inventory increased to 9.7 months in January. Total market time increased to 86 days.

Year-to-Date Summary

Comparing the first month of 2022 to the same period in 2021, new listings (9) decreased 40.0%, pending sales (17) increased 30.8%, and closed sales (6) decreased 77.8%.

Average and Median Sale Prices

Comparing 2023 to 2022 through January, the average sale price has decreased 1.1% from \$285,900 to \$282,800. In the same comparison, the median sale price has increased 11.7% from \$200,000 to \$223,300.

| Inventory in Months | | | |
|---------------------|------|------|------|
| | 2021 | 2022 | 2023 |
| January | 2.6 | 1.3 | 9.7 |
| February | 2.3 | 1.8 | |
| March | 1.8 | 2.8 | |
| April | 1.7 | 3.1 | |
| May | 2.8 | 2.1 | |
| June | 1.8 | 2.5 | |
| July | 1.9 | 3.0 | |
| August | 2.1 | 5.1 | |
| September | 2.5 | 3.9 | |
| October | 1.6 | 2.3 | |
| November | 1.6 | 4.2 | |
| December | 2.0 | 6.3 | |

Residential Trends

Jan 2023 vs. Dec 2022

- New Listings **-30.8%** ↓
- Pending Sales **+41.7%** ↑
- Closed Sales **-40%** ↓
- Average Sale Price **-0.8%** ↓
- Median Sale Price **+2.5%** ↑
- Inventory **-3.4** ↓
- Total Market Time **+44** ↑

Jan 2023 vs. Jan 2022

- New Listings **-40%** ↓
- Pending Sales **+30.8%** ↑
- Closed Sales **-77%** ↓
- Average Sale Price **-1.1%** ↓
- Median Sale Price **+11.7%** ↑
- Inventory **-8.4** ↓
- Total Market Time **+39** ↑

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +1.9% (\$317,100 v. \$311,100)
Median Sale Price % Change: +11.6% (\$251,000 v. \$225,000)

Baker County

January 2023 Reporting Period

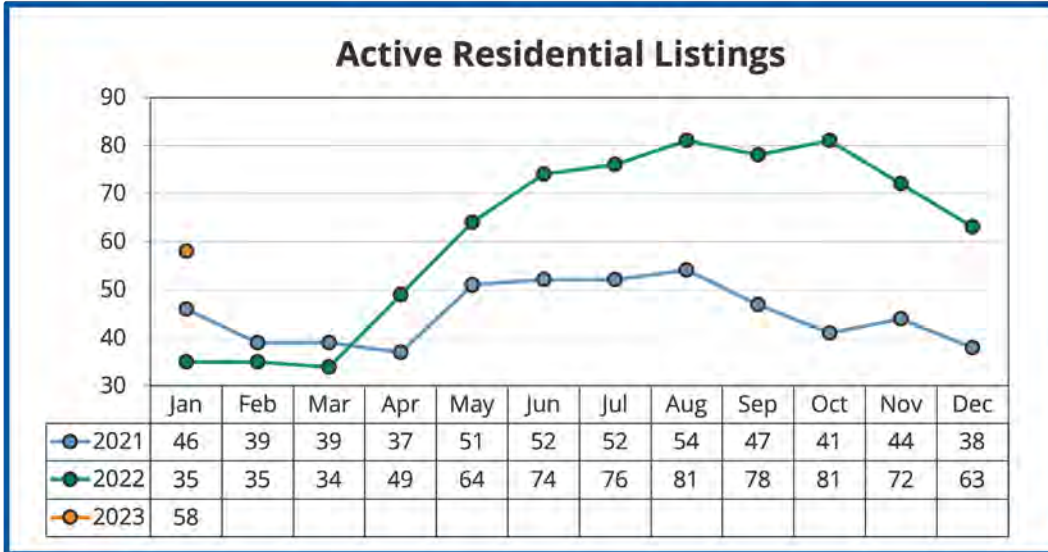
| Residential Sales by Price Range | | | |
|----------------------------------|--------|--------|--------|
| Price Range | Jan-21 | Jan-22 | Jan-23 |
| 0K-100K | 2 | 0 | 0 |
| 100K-200K | 12 | 13 | 2 |
| 200K-300K | 4 | 9 | 2 |
| 300K-400K | 1 | 5 | 1 |
| 400K-500K | 1 | 0 | 0 |
| 500K-600K | 0 | 0 | 1 |
| 600K-700K | 0 | 0 | 0 |
| 700K-800K | 0 | 0 | 0 |
| 800K-900K | 0 | 0 | 0 |
| 900K-1M | 0 | 0 | 0 |
| 1MM-1.1MM | 0 | 0 | 0 |
| 1.1MM-1.2MM | 0 | 0 | 0 |
| 1.2MM-1.3MM | 0 | 0 | 0 |
| 1.3MM-1.4MM | 0 | 0 | 0 |
| 1.4MM-1.5MM | 0 | 0 | 0 |
| 1.5MM-1.6MM | 0 | 0 | 0 |
| 1.6MM-1.7MM | 0 | 0 | 0 |
| 1.7MM-1.8MM | 0 | 0 | 0 |
| 1.8MM-1.9MM | 0 | 0 | 0 |
| 1.9MM-2MM | 0 | 0 | 0 |
| 2MM+ | 0 | 1 | 0 |

■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

| Baker County Residential Highlights | | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|-------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2023 | January | 9 | 17 | 6 | 282,800 | 223,300 | 86 |
| | Year-To-Date | 9 | 17 | 6 | 282,800 | 223,300 | 86 |
| 2022 | January | 15 | 13 | 27 | 285,900 | 200,000 | 42 |
| | December | 13 | 12 | 10 | 285,200 | 217,800 | 47 |
| | Year-To-Date | 15 | 13 | 27 | 285,900 | 200,000 | 42 |
| Change | January 2022 | -40.0% | 30.8% | -77.8% | -1.1% | 11.7% | 104.0% |
| | Prev Mo 2022 | -30.8% | 41.7% | -40.0% | -0.8% | 2.5% | 83.0% |
| | Year-To-Date | -40.0% | 30.8% | -77.8% | -1.1% | 11.7% | 104.0% |

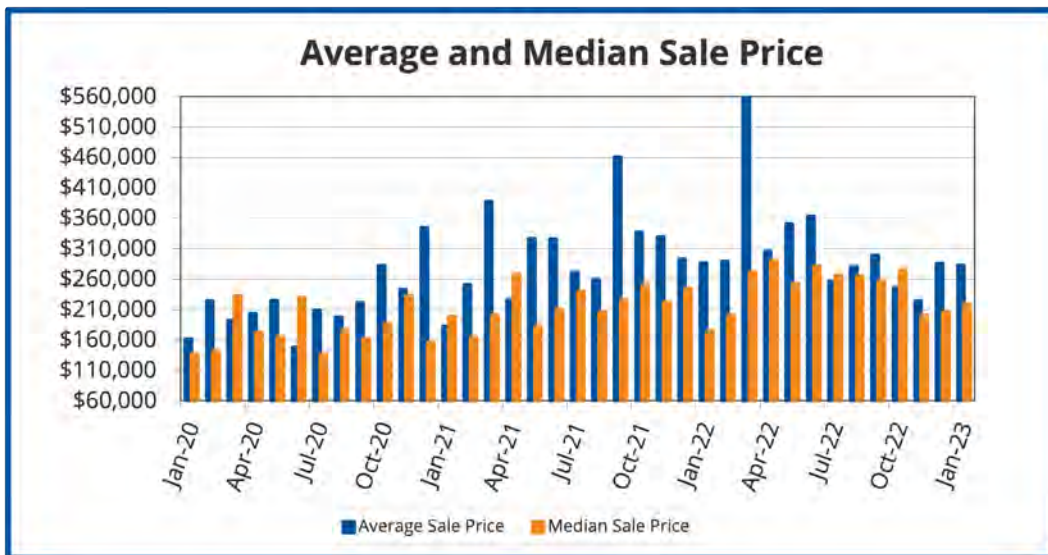
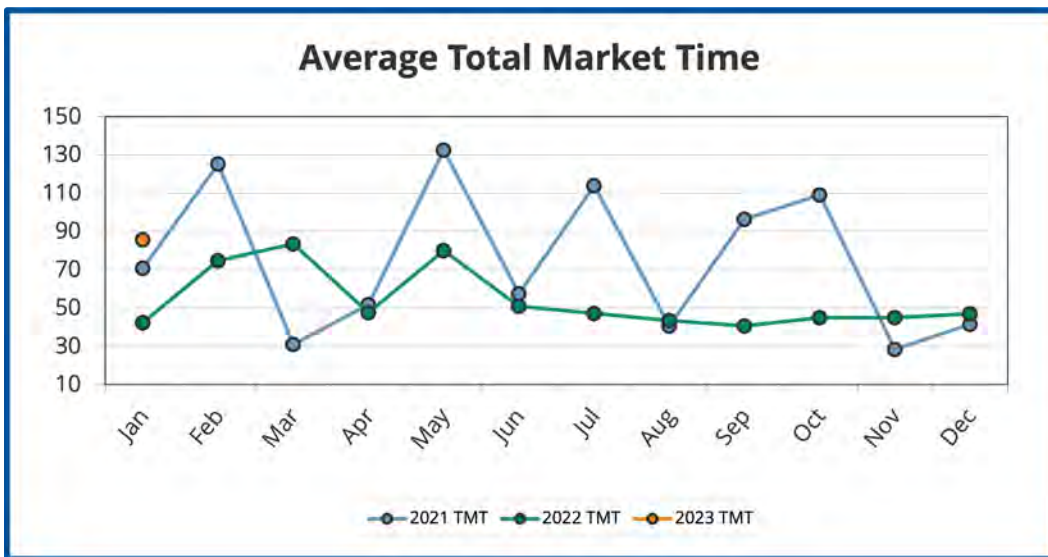
Baker County

January 2023 Reporting Period



Baker County

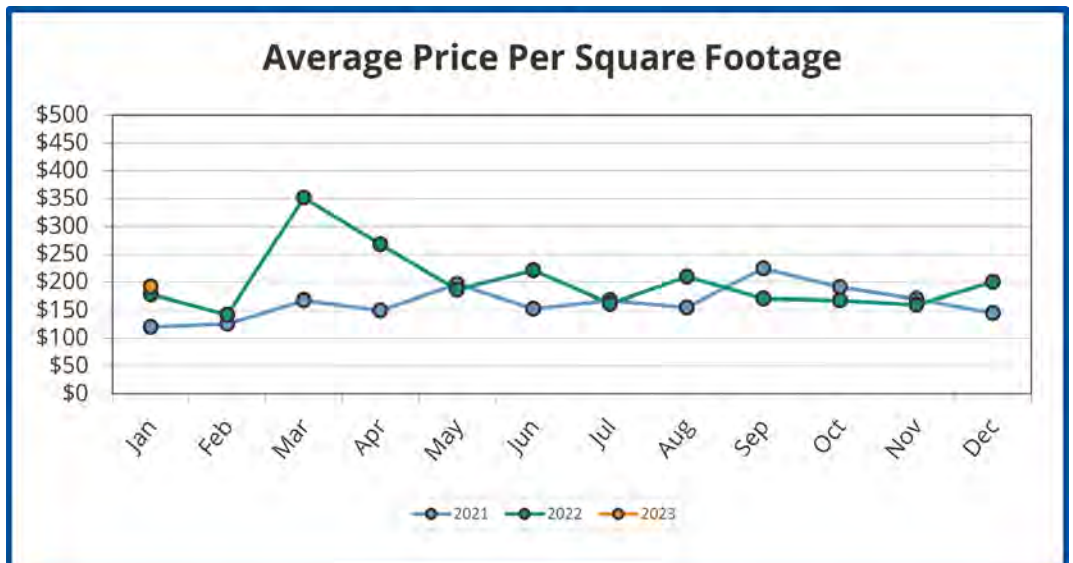
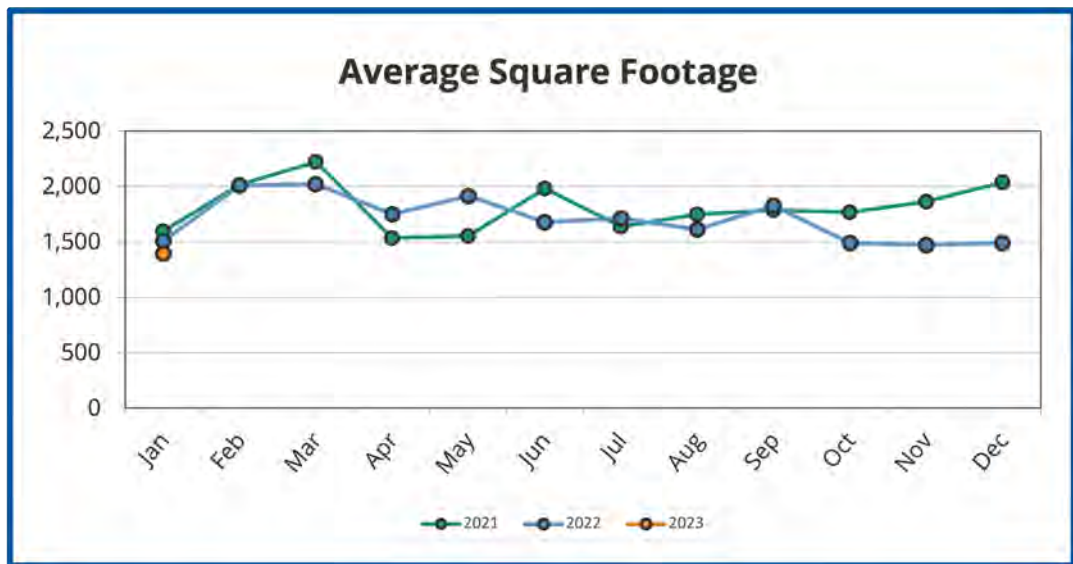
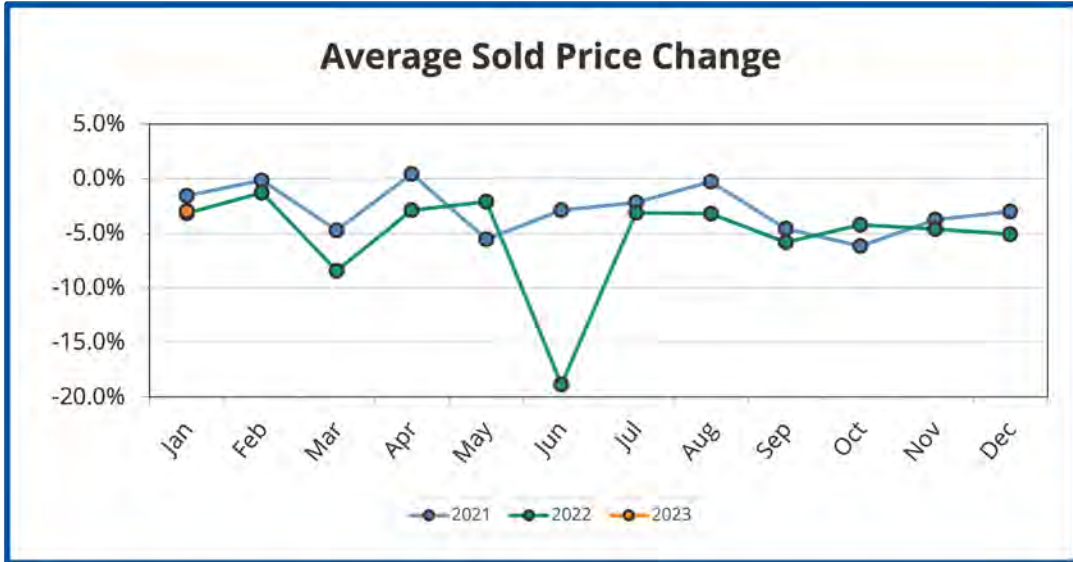
January 2023 Reporting Period



Note: In **March 2022**, a residential property sold for **\$6,150,000 in Baker**. This caused the Average Sale Price to spike to **\$788,600** for that month.

Baker County

January 2023 Reporting Period



Baker County

January 2023 Reporting Period

Area Report

| | | 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 23 v. 22 ¹ | Closed Sales | Average Sale Price | Total Market Time ³ | New Listings | Pending Sales | Pending Sales 23 v. 22 ¹ | Closed Sales | Average Sale Price | Median Sale Price | Avg. Sale Price % Change ² | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |
| 460 | Baker City / Keating | 37 | 6 | 3 | 11 | 0.0% | 5 | 307,300 | 92 | 6 | 11 | 0.0% | 5 | 307,300 | 240,000 | -6.2% | - | - | - | - | - | - |
| 461 | Haines / Anthony Lk / Muddy Crk | 2 | 0 | 0 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | - | -22.8% | 0 | - | 0 | - | 0 | - |
| 462 | Sumpter / McEwen / Bourne / Phillips Lk / Granit | 5 | 1 | - | 2 | 100.0% | 1 | 160,000 | 53 | 1 | 2 | 100.0% | 1 | 160,000 | 160,000 | -1.2% | - | - | - | - | - | - |
| 463 | Unity / Hereford | 0 | 0 | 0 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | - | 442.5% | 0 | - | 0 | - | 0 | - |
| 464 | Huntington / Lime | 2 | 1 | 0 | 1 | 0.0% | 0 | - | - | 1 | 1 | 0.0% | 0 | - | - | -14.6% | 0 | - | 0 | - | 0 | - |
| 465 | Durkee / Pleasant Valley | 1 | 0 | 0 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | - | 5336.9% | 0 | - | 0 | - | 0 | - |
| 466 | Richland New Bridge | 4 | 0 | 0 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | - | -32.4% | 0 | - | 0 | - | 0 | - |
| 467 | Halfway / Cornucopia | 7 | 1 | 0 | 3 | - | 0 | - | - | 1 | 3 | - | 0 | - | - | -25.9% | 0 | - | 0 | - | 0 | - |
| 468 | Oxbow | 0 | 0 | 0 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | - | - | 0 | - | 0 | - | 0 | - |
| | Baker County | 58 | 9 | 3 | 17 | 30.8% | 6 | 282,800 | 86 | 9 | 17 | 30.8% | 6 | 282,800 | 223,300 | 2.0% | - | - | - | - | - | - |

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2023 with January 2022.. The Year-To-Date section compares 2023 year-to-date statistics through January with 2022 Year-To-Date statistics through January.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/22-1/31/2023) with 12 months before (2/1/21-1/31/22).

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



Definitions and Formulas

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This 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.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

The Active Listings in the Market Action report 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.

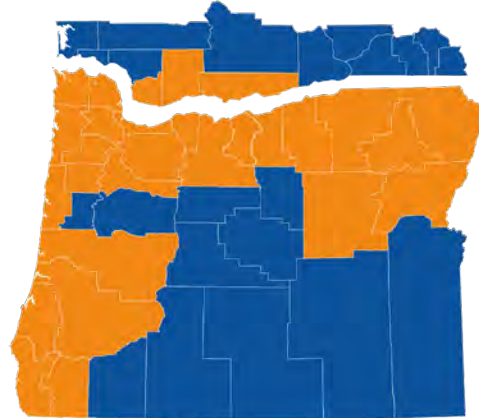
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- ▶ [Regional Infographics](#)
- ▶ [Real Talk with RMLS Podcast](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Columbia Basin
- Baker County
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- North Coastal Counties
- Mid-Columbia
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



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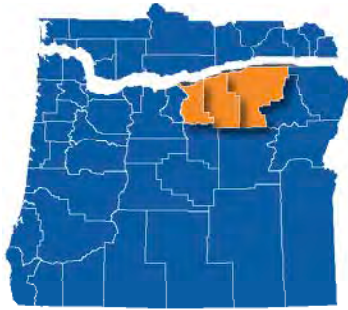
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Columbia Basin January 2023 Reporting Period

Columbia Basin

January 2023 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (70) increased 6.1% from the 66 listed in January 2022, and increased 14.8% from the 61 listed in December 2022.

Pending Sales

Pending sales (68) decreased 10.5% from the 76 offers accepted in January 2022, and increased 54.5% from the 44 offers accepted in December 2022.

Closed Sales

Closed sales (44) decreased 41.3% from the 75 closings in January 2022, and decreased 13.7% from the 51 closings in December 2022.

Inventory and Time on Market

Inventory increased to 4.4 months in January. Total market time increased to 63 days.

Year-to-Date Summary

Comparing the first month of 2023 to the same period in 2022, new listings (70) increased 6.1%, pending sales (68) decreased 10.5%, and closed sales (44) decreased 41.3%.

Average and Median Sale Prices

Comparing 2023 to 2022 through January, the average sale price has decreased 10.1% from \$325,800 to \$292,800. In the same comparison, the median sale price has decreased 7.7% from \$298,000 to \$275,000.

| Inventory in Months | | | |
|---------------------|------|------|------|
| | 2021 | 2022 | 2023 |
| January | 1.6 | 1.5 | 4.4 |
| February | 1.1 | 1.9 | |
| March | 1.0 | 1.4 | |
| April | 0.8 | 1.5 | |
| May | 1.0 | 1.9 | |
| June | 1.1 | 1.5 | |
| July | 1.0 | 2.7 | |
| August | 1.5 | 2.8 | |
| September | 1.8 | 2.4 | |
| October | 2.0 | 3.1 | |
| November | 1.5 | 4.1 | |
| December | 1.6 | 4.4 | |

Residential Trends

Jan 2023 vs. Dec 2022

New Listings **+14.8%** ↑

Pending Sales **+54.5%** ↑

Closed Sales **-13.7%** ↓

Average Sale Price **-5.7%** ↓

Median Sale Price **-5.6%** ↓

Inventory **Same** —

Total Market Time **+11** ↑

Jan 2023 vs. Jan 2022

New Listings **+6.1%** ↑

Pending Sales **-10.5%** ↓

Closed Sales **-41.3%** ↓

Average Sale Price **-10.1%** ↓

Median Sale Price **-7.7%** ↓

Inventory **+2.9** ↑

Total Market Time **+30** ↑

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +5.1% (\$311,000 v. \$295,800)

Median Sale Price % Change: +5.4% (\$295,000 v. \$279,900)

Columbian Basin

January 2023 Reporting Period

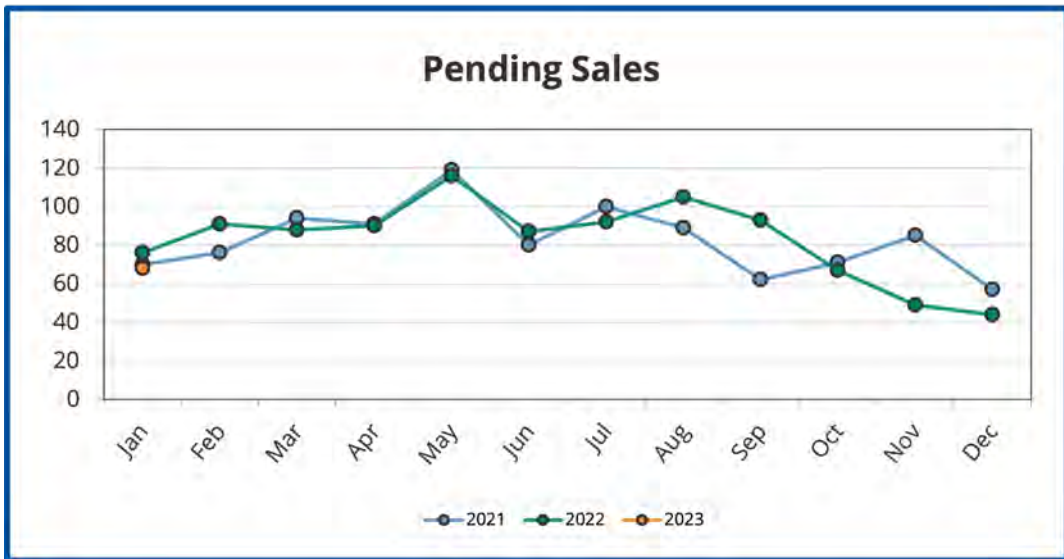
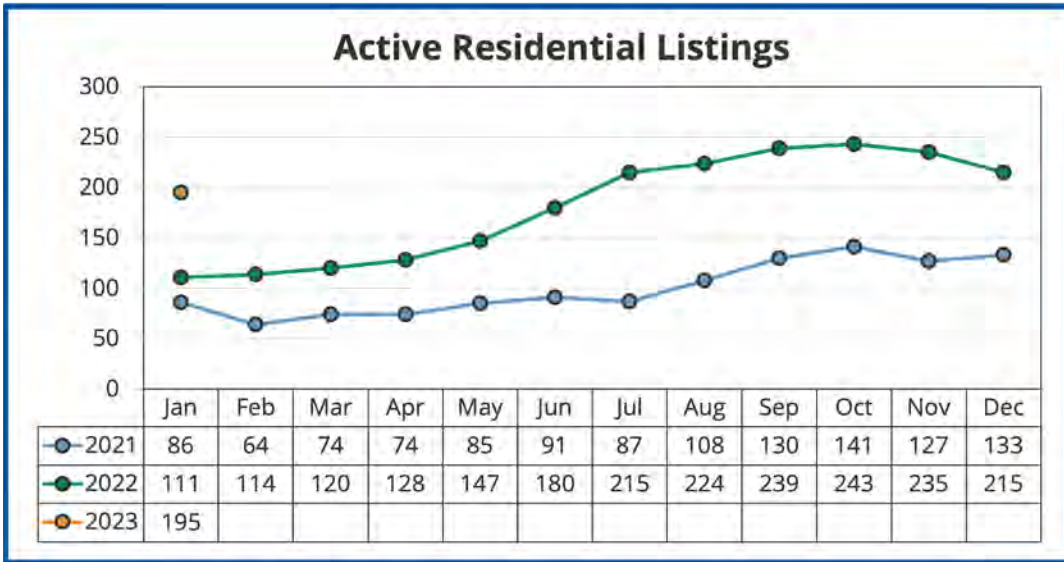
| Residential Sales by Price Range | | | |
|----------------------------------|--------|--------|--------|
| Price Range | Jan-21 | Jan-22 | Jan-23 |
| 0K-100K | 1 | 1 | 3 |
| 100K-200K | 10 | 12 | 5 |
| 200K-300K | 29 | 27 | 18 |
| 300K-400K | 12 | 25 | 11 |
| 400K-500K | 4 | 7 | 6 |
| 500K-600K | 0 | 2 | 1 |
| 600K-700K | 0 | 1 | 1 |
| 700K-800K | 0 | 0 | 0 |
| 800K-900K | 0 | 1 | 0 |
| 900K-1M | 0 | 0 | 0 |
| 1MM-1.1MM | 0 | 0 | 0 |
| 1.1MM-1.2MM | 0 | 0 | 0 |
| 1.2MM-1.3MM | 0 | 0 | 0 |
| 1.3MM-1.4MM | 0 | 0 | 0 |
| 1.4MM-1.5MM | 0 | 1 | 0 |
| 1.5MM-1.6MM | 0 | 0 | 0 |
| 1.6MM-1.7MM | 0 | 0 | 0 |
| 1.7MM-1.8MM | 0 | 0 | 0 |
| 1.8MM-1.9MM | 0 | 0 | 0 |
| 1.9MM-2MM | 0 | 0 | 0 |
| 2MM+ | 0 | 0 | 0 |

90th Percentile
 50th Percentile
 10th Percentile

| Columbia Basin Residential Highlights | | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|---------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2023 | January | 70 | 68 | 44 | 292,800 | 275,000 | 63 |
| | Year-To-Date | 70 | 68 | 44 | 292,800 | 275,000 | 63 |
| 2022 | January | 66 | 76 | 75 | 325,800 | 298,000 | 33 |
| | December | 61 | 44 | 51 | 310,400 | 291,300 | 52 |
| | Year-To-Date | 66 | 76 | 75 | 325,800 | 298,000 | 33 |
| Change | January 2022 | 6.1% | -10.5% | -41.3% | -10.1% | -7.7% | 91.0% |
| | Prev Mo 2022 | 14.8% | 54.5% | -13.7% | -5.7% | -5.6% | 20.6% |
| | Year-To-Date | 6.1% | -10.5% | -41.3% | -10.1% | -7.7% | 91.0% |

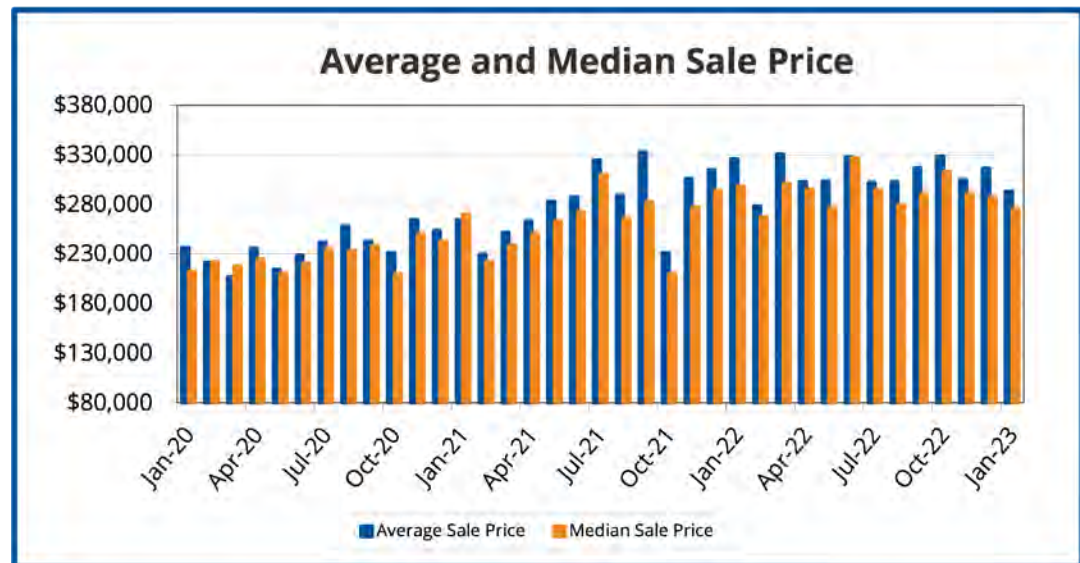
Columbian Basin

January 2023 Reporting Period



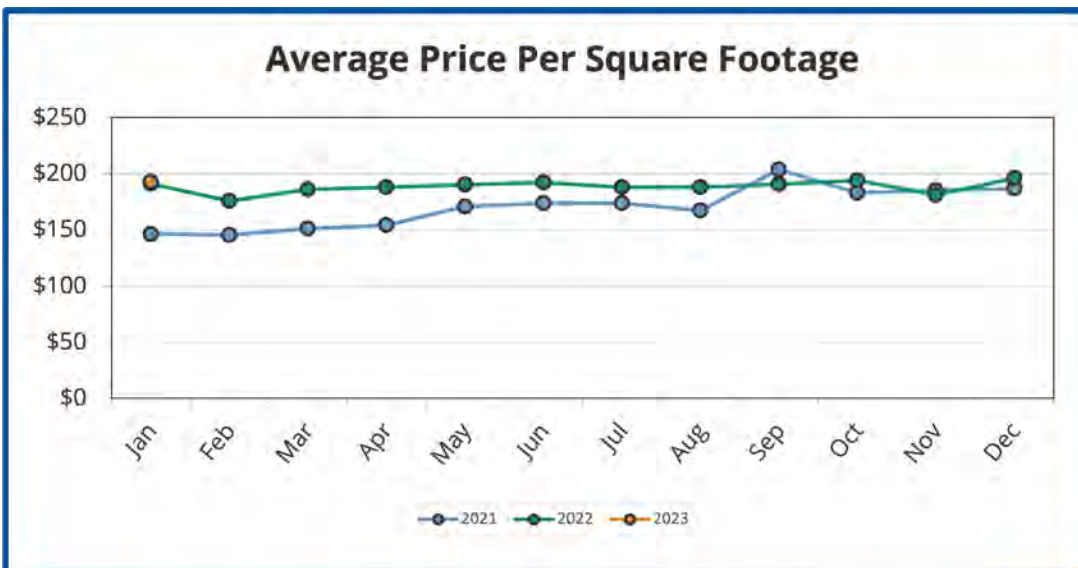
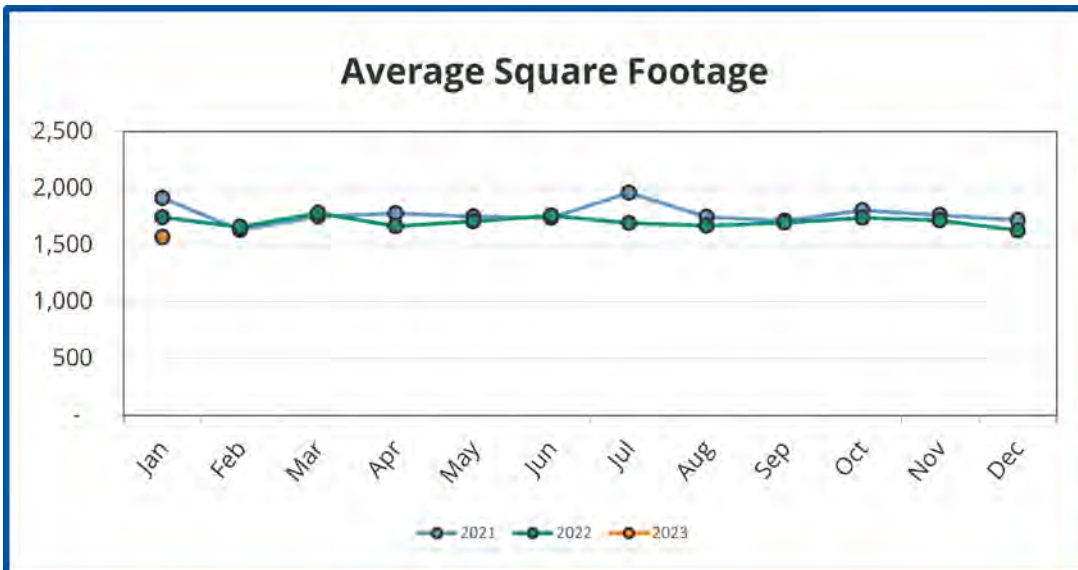
Columbian Basin

January 2023 Reporting Period



Columbian Basin

January 2023 Reporting Period



Columbian Basin

January 2023 Reporting Period

Area Report

| | | 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 23 v. 22 ¹ | Closed Sales | Average Sale Price | Total Market Time ³ | New Listings | Pending Sales | Pending Sales 23 v. 22 ¹ | Closed Sales | Average Sale Price | Median Sale Price | Avg. Sale Price % Change ² | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |
| 380 | Arlington / N | 6 | 3 | 5 | 0 | -100.0% | 0 | - | - | 3 | 0 | -100.0% | 0 | - | - | -5.4% | 0 | - | 0 | - | 0 | - |
| 381 | Condon / S | 1 | 0 | - | 1 | - | 0 | - | - | 0 | 1 | - | 0 | - | - | 15.4% | 0 | - | 0 | - | 0 | - |
| | Gilliam Co. Total | 7 | 3 | 5 | 1 | -50.0% | - | - | - | 3 | 1 | -50.0% | - | - | - | 2.9% | - | - | - | - | - | - |
| 420 | Boardman / NW | 10 | 3 | 2 | 2 | -50.0% | 1 | 275,000 | 34 | 3 | 2 | -50.0% | 1 | 275,000 | 275,000 | 11.2% | - | - | - | - | - | - |
| 421 | Irrigon | 8 | 4 | 1 | 3 | 0.0% | 1 | 135,000 | 29 | 4 | 3 | 0.0% | 1 | 135,000 | 135,000 | 9.3% | - | - | - | - | - | - |
| 422 | Ione | 2 | 0 | 0 | 1 | 0.0% | 1 | 90,000 | - | 0 | 1 | 0.0% | 1 | 90,000 | 90,000 | -0.9% | - | - | - | - | - | - |
| 423 | Lexington | 0 | 0 | 0 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | - | 298.8% | 0 | - | 0 | - | 0 | - |
| 424 | Heppner / S | 6 | 4 | 0 | 1 | -75.0% | 1 | 130,000 | 25 | 4 | 1 | -75.0% | 1 | 130,000 | 130,000 | -3.6% | - | - | - | - | - | - |
| | Morrow Co. Total | 26 | 11 | 3 | 7 | -41.7% | 4 | 157,500 | 22 | 11 | 7 | -41.7% | 4 | 157,500 | 132,500 | 6.3% | - | - | - | - | - | - |
| 430 | Umatilla | 14 | 5 | 1 | 7 | 16.7% | 7 | 277,700 | 39 | 5 | 7 | 16.7% | 7 | 277,700 | 269,900 | 12.2% | - | - | - | - | - | - |
| 431 | Hermiston | 75 | 30 | 2 | 22 | -15.4% | 10 | 372,100 | 50 | 30 | 22 | -15.4% | 10 | 372,100 | 393,300 | 9.0% | - | - | 3 | 143,300 | - | - |
| 432 | Stanfield | 5 | 2 | - | - | -100.0% | 1 | 338,900 | 51 | 2 | - | -100.0% | 1 | 338,900 | 338,900 | -13.7% | - | - | - | - | - | - |
| 433 | Echo | 1 | 1 | 1 | 0 | - | 0 | - | - | 1 | 0 | - | 0 | - | - | -22.9% | 0 | - | 0 | - | 0 | - |
| 435 | Pendleton City Limits | 26 | 11 | 2 | 18 | 20.0% | 11 | 306,300 | 94 | 11 | 18 | 20.0% | 11 | 306,300 | 265,000 | 5.4% | 2 | 655,000 | - | - | 4 | 354,800 |
| 436 | E-Meacham, Cayuse | 1 | 0 | 0 | 0 | - | 1 | 535,000 | 121 | 0 | 0 | - | 1 | 535,000 | 535,000 | 8.8% | - | - | - | - | - | - |
| 437 | NE-Athena / Helix / Adams / Weston | 14 | 3 | 4 | 4 | 0.0% | 2 | 172,000 | 80 | 3 | 4 | 0.0% | 2 | 172,000 | 172,000 | -12.7% | - | - | - | - | - | - |
| 438 | S-Pilot Rock, Ukiah | 3 | 0 | 0 | 2 | 100.0% | 1 | 275,000 | 83 | 0 | 2 | 100.0% | 1 | 275,000 | 275,000 | 16.0% | - | - | - | - | - | - |
| 439 | Milton-Freewater | 23 | 4 | 4 | 7 | 16.7% | 7 | 246,800 | 65 | 4 | 7 | 16.7% | 7 | 246,800 | 272,000 | 8.1% | 1 | 235,000 | - | - | - | - |
| | Umatilla Co. Total | 162 | 56 | 14 | 60 | -3.2% | 40 | 306,400 | 67 | 56 | 60 | -3.2% | 40 | 306,400 | 291,400 | 4.6% | 3 | 515,000 | 3 | 143,300 | 4 | 354,800 |

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2023 with January 2022. The Year-To-Date section compares 2023 year-to-date statistics through January with 2022 Year-To-Date statistics through January.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/22-1/31/2023) with 12 months before (2/1/21-1/31/22).

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



Definitions and Formulas

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This 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.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

The Active Listings in the Market Action report 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.

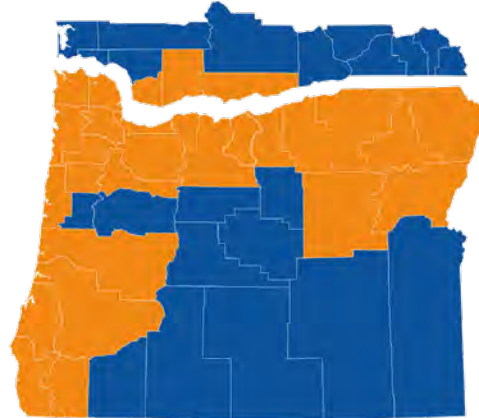
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- ▶ [Real Talk with RMLS Podcast](#)
- ▶ [Market Statistical Reports](#)
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- Baker County
- Coos County
- Curry County
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- Grant County
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- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



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Credits

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Jorden Holland, Editor

Grant Lowery, Communications Specialist

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MARKET ACTION REPORT

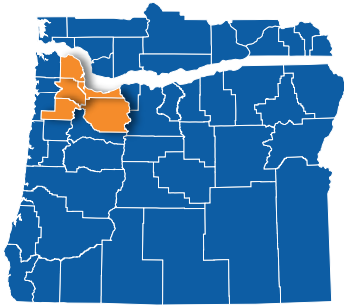
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Coos County January 2023 Reporting Period

Coos County

January 2023 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (84) decreased 6.7% from the 90 listed in January 2022, and increased 64.7% from the 51 listed in December 2022.

Pending Sales

Pending sales (74) decreased 24.5% from the 98 offers accepted in January 2022, and increased 60.9% from the 46 offers accepted in December 2022.

Closed Sales

Closed sales (41) decreased 47.4% from the 78 closings in January 2022, and decreased 32.8% from the 61 closings in December 2022.

Inventory and Time on Market

Inventory increased to 4.4 months in January. Total market time increased to 86 days.

Year-to-Date Summary

Comparing the first month of 2023 to the same period in 2022, new listings (84) decreased 6.7%, pending sales (74) decreased 24.5%, and closed sales (41) decreased 47.4%.

Average and Median Sale Prices

Comparing 2023 to 2022 through January, the average sale price has increased 2.2% from \$352,800 to \$360,500. In the same comparison, the median sale price has increased 2.3% from \$332,500 to \$340,000.

| Inventory in Months | | | |
|---------------------|------|------|------|
| | 2021 | 2022 | 2023 |
| January | 1.5 | 1.3 | 4.4 |
| February | 1.4 | 1.4 | |
| March | 1.4 | 1.2 | |
| April | 1.5 | 1.3 | |
| May | 1.3 | 1.4 | |
| June | 1.2 | 3.2 | |
| July | 1.5 | 2.3 | |
| August | 1.6 | 2.4 | |
| September | 1.3 | 2.1 | |
| October | 1.4 | 2.8 | |
| November | 1.2 | 3.2 | |
| December | 1.1 | 2.8 | |

Residential Trends

Jan 2023 vs. Dec 2022

- New Listings **-64.7%** ↓
- Pending Sales **+60.9%** ↑
- Closed Sales **-32.8%** ↓
- Average Sale Price **-6.8%** ↓
- Median Sale Price **-9.3%** ↓
- Inventory **+1.6** ↑
- Total Market Time **+25** ↑

Jan 2023 vs. Jan 2022

- New Listings **-6.7%** ↓
- Pending Sales **-24.5%** ↓
- Closed Sales **-47.4%** ↓
- Average Sale Price **+2.2%** ↑
- Median Sale Price **+2.3%** ↑
- Inventory **+3.1** ↑
- Total Market Time **+48** ↑

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +11.8% (\$390,700 v. \$349,600)

Median Sale Price % Change: +11.1% (\$350,000 v. \$315,000)

Coos County

January 2023 Reporting Period

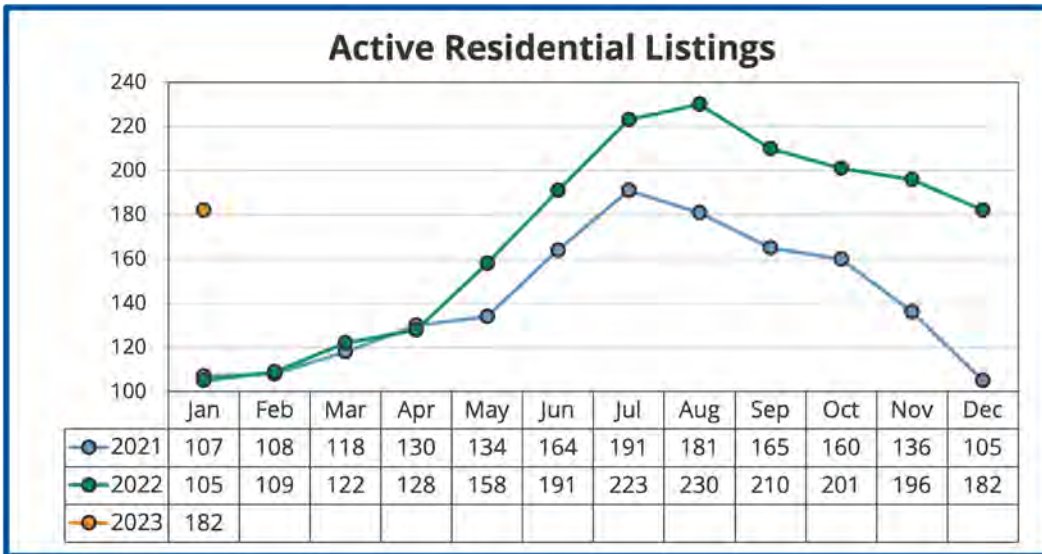
| Residential Sales by Price Range | | | |
|----------------------------------|--------|--------|--------|
| Price Range | Jan-21 | Jan-22 | Jan-23 |
| 0K-100K | 4 | 2 | 2 |
| 100K-200K | 14 | 6 | 4 |
| 200K-300K | 25 | 27 | 9 |
| 300K-400K | 18 | 22 | 14 |
| 400K-500K | 7 | 12 | 5 |
| 500K-600K | 3 | 7 | 2 |
| 600K-700K | 1 | 2 | 3 |
| 700K-800K | 1 | 2 | 2 |
| 800K-900K | 0 | 0 | 0 |
| 900K-1M | 0 | 0 | 0 |
| 1MM-1.1MM | 0 | 0 | 0 |
| 1.1MM-1.2MM | 0 | 0 | 0 |
| 1.2MM-1.3MM | 0 | 0 | 0 |
| 1.3MM-1.4MM | 0 | 1 | 0 |
| 1.4MM-1.5MM | 0 | 0 | 0 |
| 1.5MM-1.6MM | 0 | 0 | 0 |
| 1.6MM-1.7MM | 0 | 0 | 0 |
| 1.7MM-1.8MM | 0 | 0 | 0 |
| 1.8MM-1.9MM | 0 | 0 | 0 |
| 1.9MM-2MM | 0 | 0 | 0 |
| 2MM+ | 0 | 0 | 0 |

■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

| Coos County Residential Highlights | | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2023 | January | 84 | 74 | 41 | 360,500 | 340,000 | 86 |
| | Year-to-date | 84 | 74 | 41 | 360,500 | 340,000 | 86 |
| 2022 | January | 90 | 98 | 78 | 352,800 | 332,500 | 38 |
| | December | 51 | 46 | 61 | 386,900 | 375,000 | 61 |
| | Year-to-date | 90 | 98 | 78 | 352,800 | 332,500 | 38 |
| Change | January 2022 | -6.7% | -24.5% | -47.4% | 2.2% | 2.3% | 128.2% |
| | Prev Mo 2022 | 64.7% | 60.9% | -32.8% | -6.8% | -9.3% | 40.7% |
| | Year-to-date | -6.7% | -24.5% | -47.4% | 2.2% | 2.3% | 128.2% |

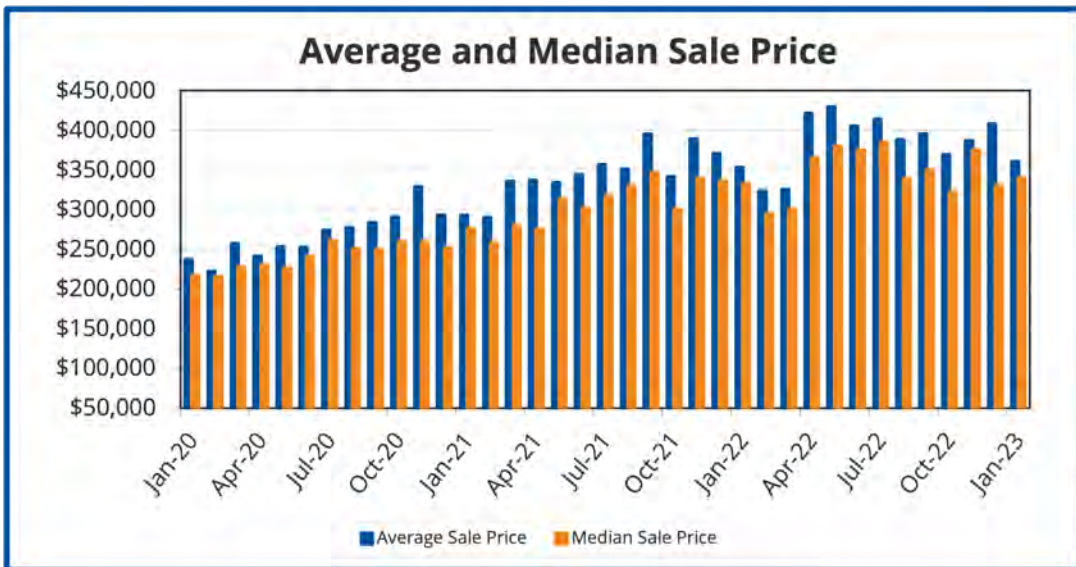
Coos County

January 2023 Reporting Period



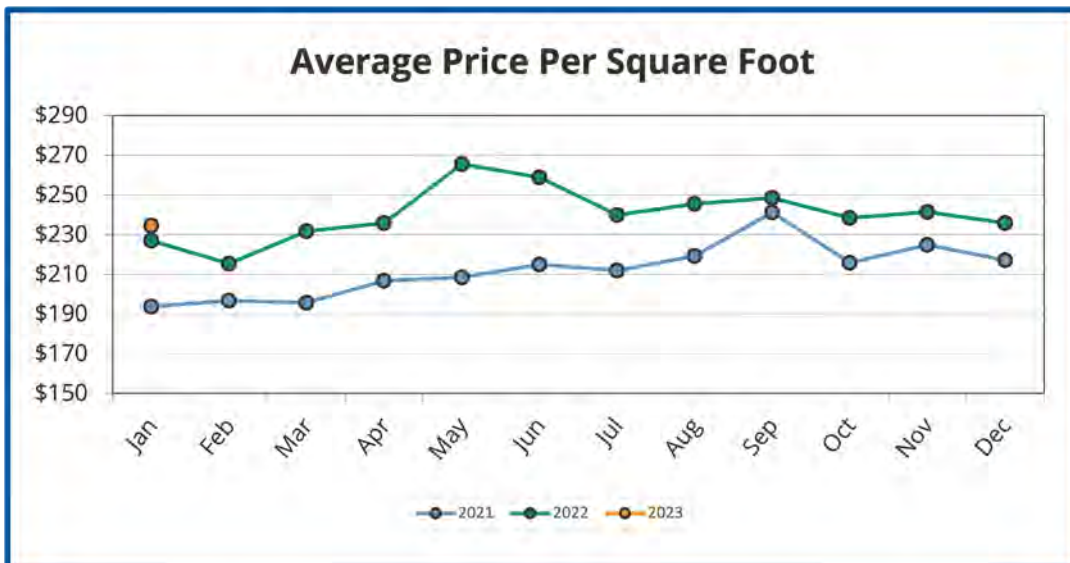
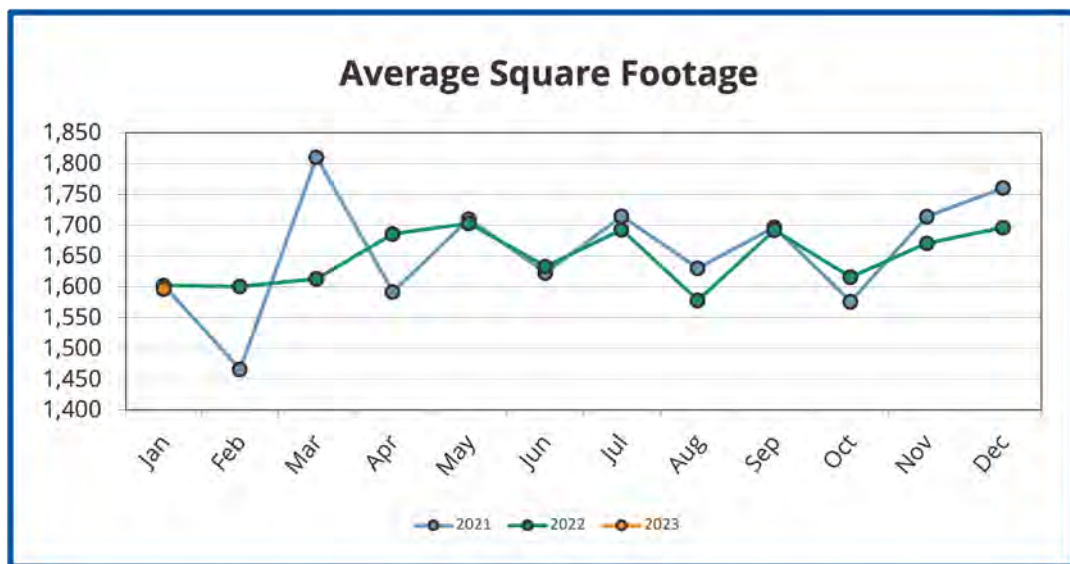
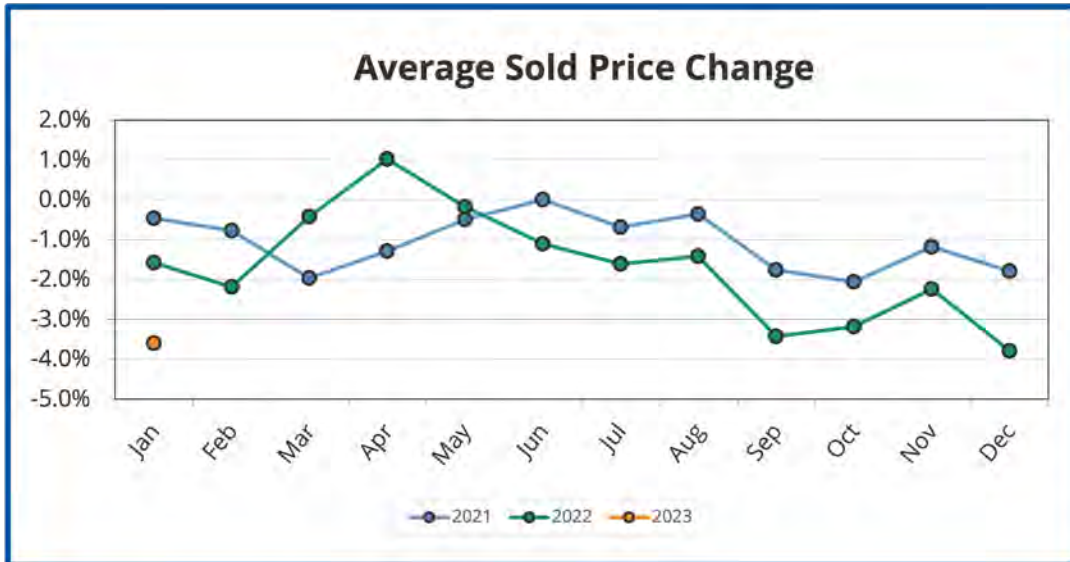
Coos County

January 2023 Reporting Period



Coos County

January 2023 Reporting Period



Coos County

January 2023 Reporting Period

Area Report

| | 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 23 v. 22 ¹ | Closed Sales | Average Sale Price | Total Market Time ³ | New Listings | Pending Sales | Pending Sales 23 v. 22 ¹ | Closed Sales | Average Sale Price | Median Sale Price | Avg. Sale Price % Change ² | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |
| 97407 Allegeny | 0 | 0 | 0 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | - | - | 0 | - | 0 | - | 0 | - |
| 97411 Bandon | 43 | 15 | 10 | 11 | 0.0% | 10 | 426,100 | 68 | 15 | 11 | 0.0% | 10 | 426,100 | 358,500 | 10.0% | 1 | 299,000 | 2 | 214,000 | 1 | 1,650,000 |
| 97414 Broadbent | 0 | 0 | 1 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | - | - | 0 | - | 0 | - | 0 | - |
| 97420 Coos Bay | 56 | 28 | 8 | 38 | 11.8% | 17 | 336,600 | 71 | 28 | 38 | 11.8% | 17 | 336,600 | 310,000 | 13.5% | 1 | 250,000 | 4 | 65,300 | 3 | 241,700 |
| 97423 Coquille | 22 | 13 | 4 | 6 | -50.0% | 3 | 217,200 | 88 | 13 | 6 | -50.0% | 3 | 217,200 | 199,000 | 8.3% | - | - | - | - | 1 | 317,500 |
| 97449 Lakeside | 8 | 3 | 0 | 2 | -50.0% | 3 | 357,500 | 154 | 3 | 2 | -50.0% | 3 | 357,500 | 340,000 | 23.1% | - | - | - | - | - | - |
| 97458 Myrtle Point | 19 | 8 | 3 | 4 | -42.9% | 2 | 378,500 | 300 | 8 | 4 | -42.9% | 2 | 378,500 | 378,500 | 6.7% | - | - | 1 | 1,100,000 | - | - |
| 97459 North Bend | 27 | 15 | 4 | 13 | -51.9% | 6 | 386,200 | 51 | 15 | 13 | -51.9% | 6 | 386,200 | 387,500 | 12.3% | 1 | 625,000 | - | - | 1 | 405,000 |
| 97466 Powers | 7 | 2 | 0 | - | -100.0% | 0 | - | - | 2 | - | -100.0% | 0 | - | - | 41.2% | 0 | - | 0 | - | 0 | - |
| Coos County | 182 | 84 | 30 | 74 | -24.5% | 41 | 360,500 | 86 | 84 | 74 | -24.5% | 41 | 360,500 | 340,000 | 11.7% | 3 | 391,300 | 7 | 255,600 | 6 | 516,300 |

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2023 with January 2022. The Year-To-Date section compares 2023 year-to-date statistics through January with 2022 Year-To-Date statistics through January.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/22-1/31/2023) with 12 months before (2/1/21-1/31/22).

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



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Total Market Time:

This 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.

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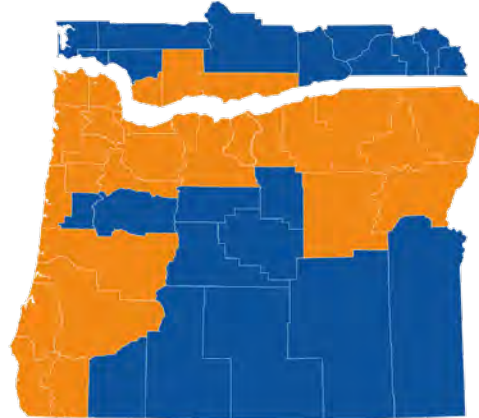
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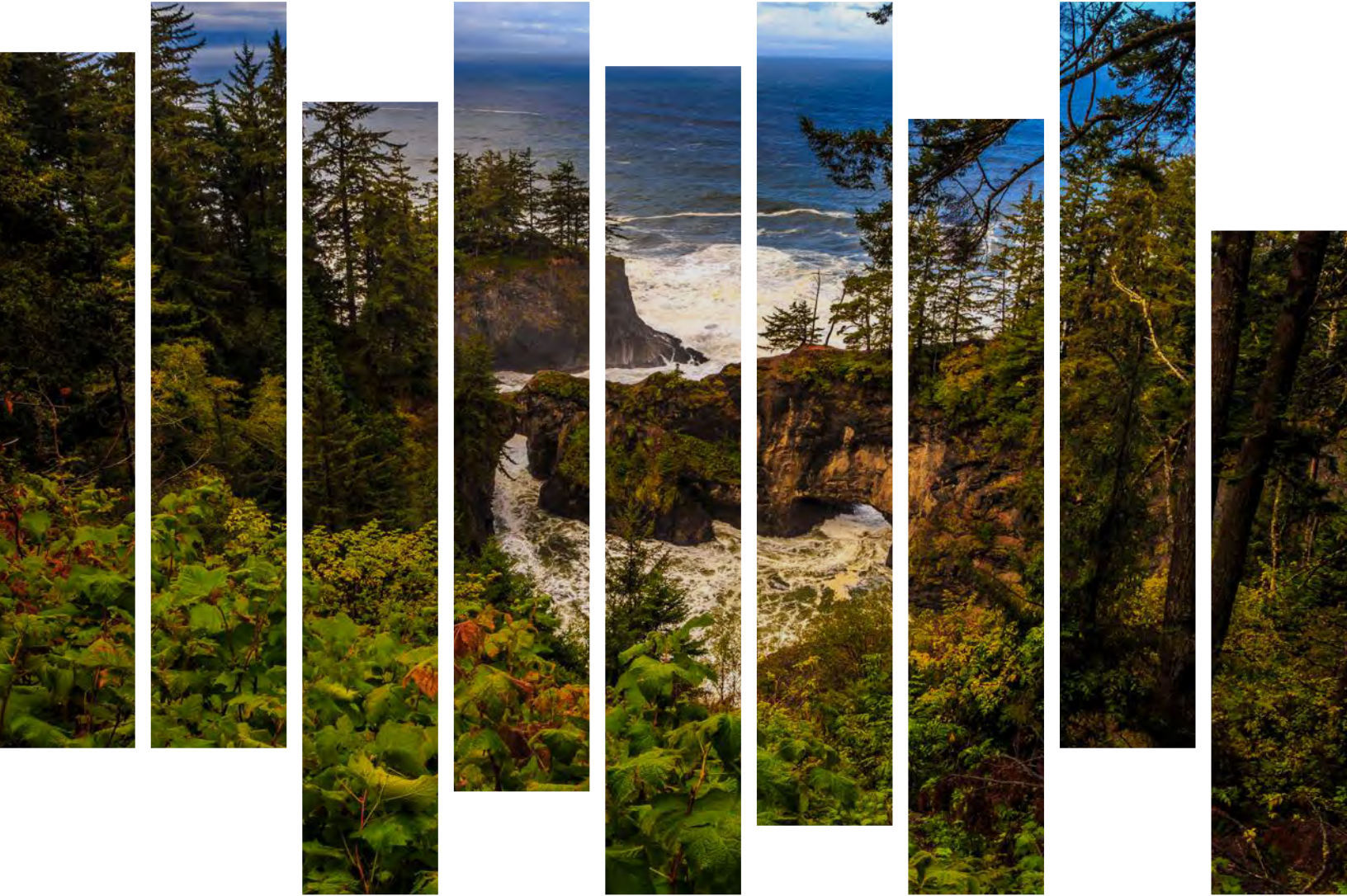
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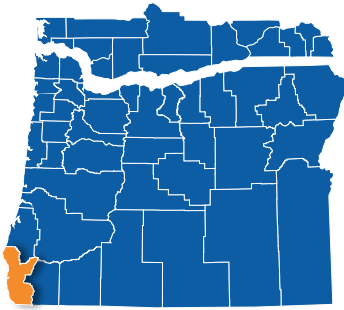
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Curry County January 2023 Reporting Period

Curry County

January 2023 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (25) decreased 47.9% from the 48 listed in January 2022, and increased 4.2% from the 24 listed in December 2022.

Pending Sales

Pending sales (21) decreased 59.6% from the 52 offers accepted in January 2022, and decreased 8.7% from the 23 offers accepted in December 2022.

Closed Sales

Closed sales (23) decreased 36.1% from the 36 closings in January 2022, and decreased 23.3% from the 30 closings in December 2022.

Inventory and Time on Market

Inventory increased to 5.8 months in January. Total market time decreased to 85 days.

Year-to-Date Summary

Comparing the first month of 2023 to the same period in 2022, new listings (25) decreased 47.9%, pending sales (21) decreased 59.6%, and closed sales (23) decreased 36.1%.

Average and Median Sale Prices

Comparing 2023 to 2022 through January, the average sale price has increased 8.6% from \$460,200 to \$499,600. In the same comparison, the median sale price has decreased 12.5% from \$428,800 to \$375,000.

| Inventory in Months | | | |
|---------------------|------|------|------|
| | 2021 | 2022 | 2023 |
| January | 2.0 | 1.9 | 5.8 |
| February | 1.5 | 1.9 | |
| March | 1.2 | 1.4 | |
| April | 1.5 | 2.6 | |
| May | 2.4 | 1.9 | |
| June | 1.5 | 2.6 | |
| July | 1.6 | 3.8 | |
| August | 1.7 | 4.0 | |
| September | 1.7 | 2.9 | |
| October | 1.8 | 3.8 | |
| November | 1.5 | 4.7 | |
| December | 1.5 | 4.5 | |

Residential Trends

Jan 2023 vs. Dec 2022

- New Listings **+4.2%** ↑
- Pending Sales **-8.7%** ↓
- Closed Sales **-23.3%** ↓
- Average Sale Price **+17.7%** ↑
- Median Sale Price **-12.5%** ↓
- Inventory **+1.3** ↑

Total Market Time **-13** ↓

Jan 2023 vs. Jan 2022

- New Listings **-47.8%** ↓
- Pending Sales **-59.6%** ↓
- Closed Sales **-36.1%** ↓
- Average Sale Price **+8.6%** ↑
- Median Sale Price **-12.5%** ↓
- Inventory **+3.8** ↑
- Total Market Time **+36** ↑

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +6.4% (\$439,600 v. \$413,100)

Median Sale Price % Change: +9.2% (\$400,000 v. \$366,200)

Curry County

January 2023 Reporting Period

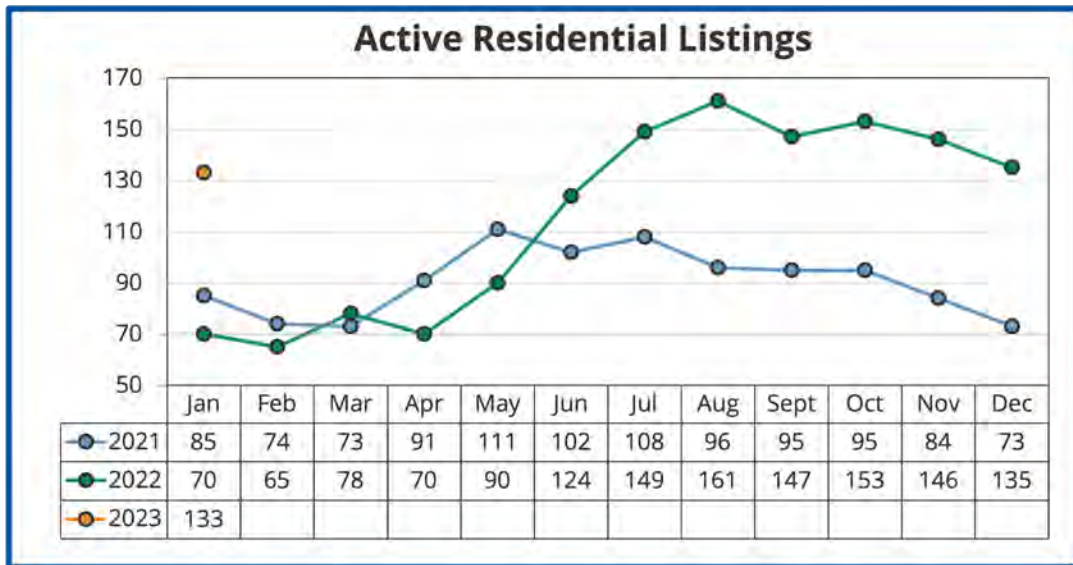
| Residential Sales by Price Range | | | |
|----------------------------------|--------|--------|--------|
| Price Range | Jan-21 | Jan-22 | Jan-23 |
| 0K-100K | 2 | 4 | 1 |
| 100K-200K | 11 | 2 | 5 |
| 200K-300K | 8 | 5 | 0 |
| 300K-400K | 12 | 4 | 6 |
| 400K-500K | 6 | 9 | 2 |
| 500K-600K | 0 | 5 | 1 |
| 600K-700K | 2 | 4 | 4 |
| 700K-800K | 2 | 2 | 1 |
| 800K-900K | 0 | 2 | 2 |
| 900K-1M | 0 | 1 | 0 |
| 1MM-1.1MM | 0 | 0 | 0 |
| 1.1MM-1.2MM | 0 | 1 | 0 |
| 1.2MM-1.3MM | 0 | 0 | 0 |
| 1.3MM-1.4MM | 0 | 0 | 0 |
| 1.4MM-1.5MM | 0 | 0 | 0 |
| 1.5MM-1.6MM | 0 | 0 | 0 |
| 1.6MM-1.7MM | 0 | 0 | 0 |
| 1.7MM-1.8MM | 0 | 0 | 0 |
| 1.8MM-1.9MM | 0 | 0 | 0 |
| 1.9MM-2MM | 0 | 0 | 1 |
| 2MM+ | 0 | 0 | 0 |

■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

| Curry County Residential Highlights | | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|-------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2023 | January | 25 | 21 | 23 | 499,600 | 375,000 | 85 |
| | Year-To-Date | 25 | 21 | 23 | 499,600 | 375,000 | 85 |
| 2022 | January | 48 | 52 | 36 | 460,200 | 428,800 | 49 |
| | December | 24 | 23 | 30 | 424,300 | 428,800 | 98 |
| | Year-To-Date | 48 | 52 | 36 | 460,200 | 428,800 | 49 |
| Change | January 2022 | -47.9% | -59.6% | -36.1% | 8.6% | -12.5% | 72.3% |
| | Prev Mo 2022 | 4.2% | -8.7% | -23.3% | 17.7% | -12.5% | -13.4% |
| | Year-To-Date | -47.9% | -59.6% | -36.1% | 8.6% | -12.5% | 72.3% |

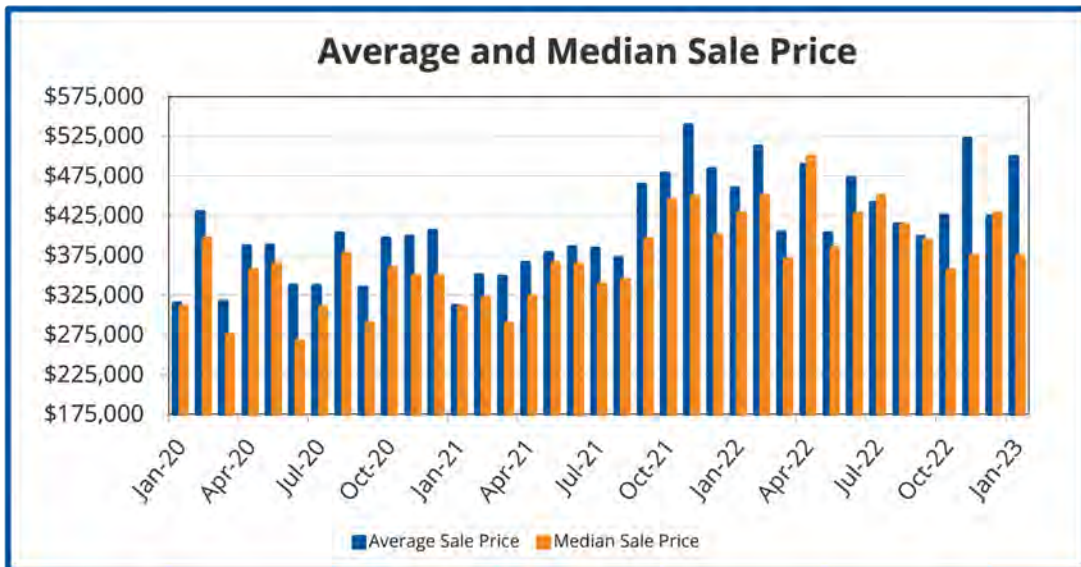
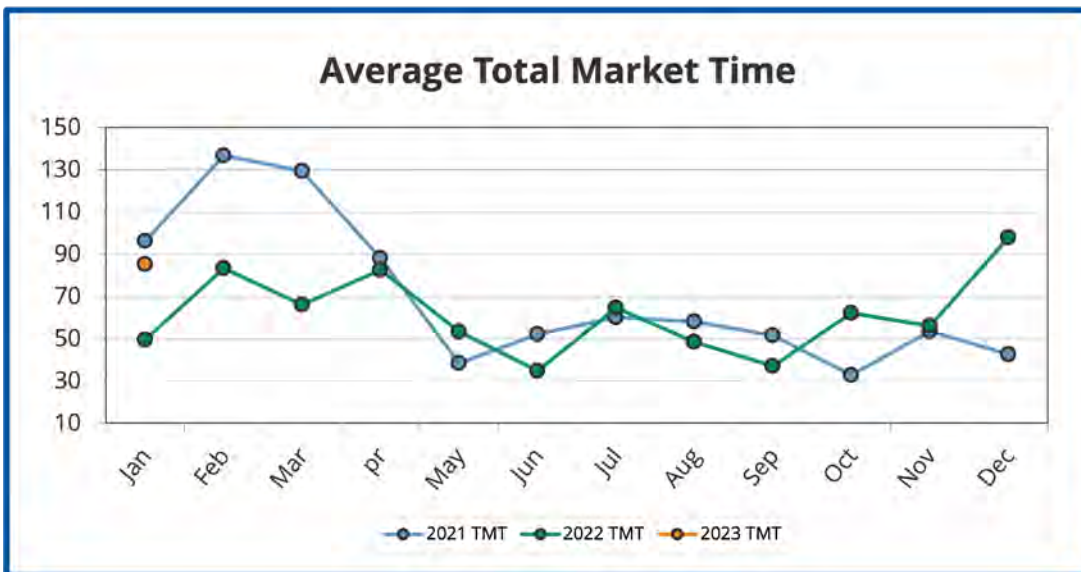
Curry County

January 2023 Reporting Period



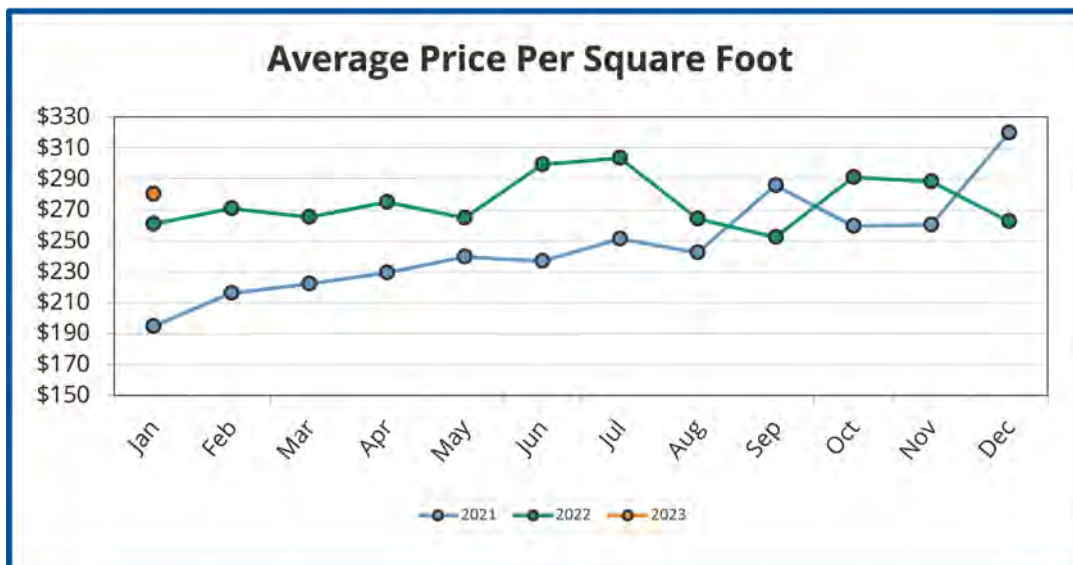
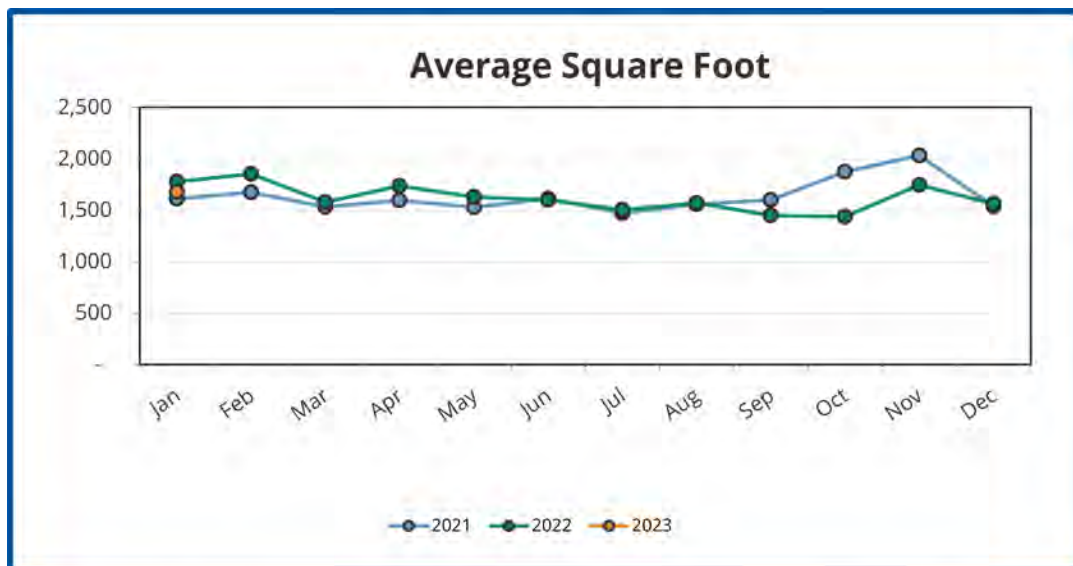
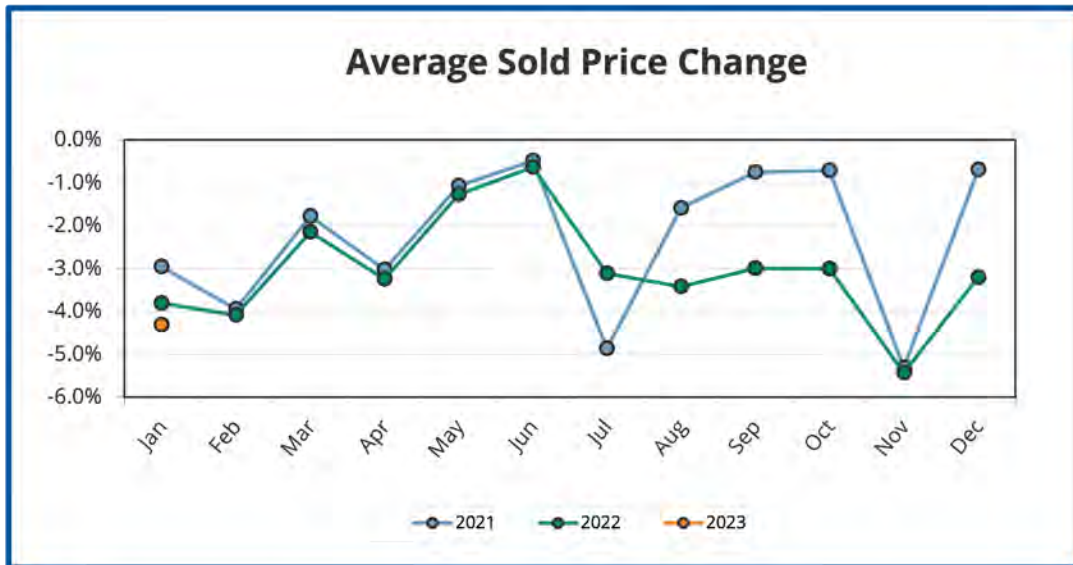
Curry County

January 2023 Reporting Period



Curry County

January 2023 Reporting Period



Curry County

January 2023 Reporting Period

Area Report

| | | 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 23 v. 22 ¹ | Closed Sales | Average Sale Price | Total Market Time ³ | New Listings | Pending Sales | Pending Sales 23 v. 22 ¹ | Closed Sales | Average Sale Price | Median Sale Price | Avg. Sale Price % Change ² | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |
| 270 | City / Airport / Marina Hts. / NB Chetco | 36 | 9 | 5 | 6 | -60.0% | 8 | 518,000 | 102 | 9 | 6 | -60.0% | 8 | 518,000 | 507,500 | 11.3% | 1 | 300,000 | 1 | 55,000 | - | - |
| 271 | Harbor / Winchuck / SB Chetco | 29 | 4 | 1 | 6 | -50.0% | 8 | 342,900 | 67 | 4 | 6 | -50.0% | 8 | 342,900 | 237,500 | -3.6% | - | - | 2 | 422,500 | - | - |
| 272 | Carpenterville / Cape Ferrello / Whaleshead | 16 | 2 | 1 | 2 | 0.0% | 1 | 165,000 | 2 | 2 | 2 | 0.0% | 1 | 165,000 | 165,000 | 20.1% | - | - | - | - | - | - |
| 273 | Gold Beach | 34 | 6 | 1 | 6 | -64.7% | 5 | 711,600 | 120 | 6 | 6 | -64.7% | 5 | 711,600 | 420,000 | 2.8% | - | - | 1 | 155,000 | - | - |
| 274 | Port Orford | 18 | 4 | 3 | 1 | -83.3% | 1 | 880,000 | 7 | 4 | 1 | -83.3% | 1 | 880,000 | 880,000 | 11.6% | - | - | - | - | - | - |
| | Curry County | 133 | 25 | 11 | 21 | -59.6% | 23 | 499,600 | 85 | 25 | 21 | -59.6% | 23 | 499,600 | 375,000 | 6.4% | 1 | 300,000 | 4 | 263,800 | - | - |

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2023 with January 2022. The Year-To-Date section compares 2023 year-to-date statistics through January with 2022 Year-To-Date statistics through January.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/22-1/31/2023) with 12 months before (2/1/21-1/31/22).

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



Definitions and Formulas

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This 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.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

The Active Listings in the Market Action report 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.

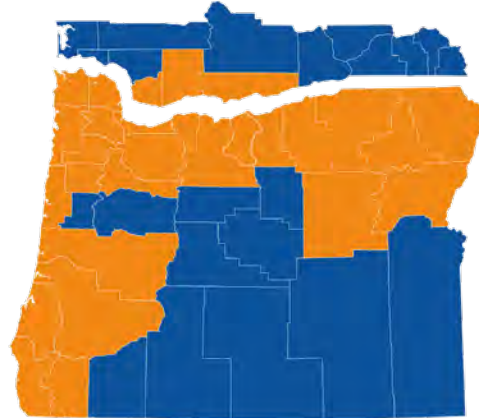
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MARKET ACTION REPORT

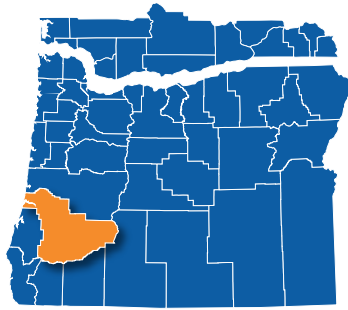
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Douglas County January 2023 Reporting Period

Douglas County

January 2023 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (124) decreased 8.8% from the 136 listed in January 2022, and increased 21.6% from the 102 listed in December 2022.

Pending Sales

Pending sales (125) decreased 13.2% from the 144 offers accepted in January 2022, and increased 40.4% from the 89 offers accepted in December 2022.

Closed Sales

Closed sales (84) decreased 30.6% from the 121 closings in January 2022, and decreased 2.3% from the 86 closings in December 2022.

Inventory and Time on Market

Inventory increased to 4.0 months in January. Total market time increased to 70 days.

Year-to-Date Summary

Comparing the first month of 2023 to the same period in 2022, new listings (124) decreased 8.8%, pending sales (125) decreased 13.2%, and closed sales (84) decreased 30.6%.

Average and Median Sale Prices

Comparing 2023 to 2022 through January, the average sale price has decreased 2.3% from \$316,400 to \$309,100. In the same comparison, the median sale price has decreased 7.9% from \$299,000 to \$275,500.

| Inventory in Months | | | |
|---------------------|------|------|------|
| | 2021 | 2022 | 2023 |
| January | 1.8 | 1.5 | 3.7 |
| February | 1.6 | 1.5 | |
| March | 1.0 | 1.3 | |
| April | 1.1 | 1.7 | |
| May | 1.2 | 1.8 | |
| June | 1.2 | 2.3 | |
| July | 1.5 | 2.9 | |
| August | 1.7 | 2.6 | |
| September | 1.9 | 2.9 | |
| October | 1.4 | 3.2 | |
| November | 1.6 | 4.0 | |
| December | 1.3 | 4.0 | |

Residential Trends

Jan 2023 vs. Dec 2022

- New Listings **+21.6%** ↑
- Pending Sales **+40.4%** ↑
- Closed Sales **-2.3%** ↓
- Average Sale Price **-14.7%** ↓
- Median Sale Price **-15.2%** ↓
- Inventory **+0.3** ↑
- Total Market Time **+3** ↑

Jan 2023 vs. Jan 2022

- New Listings **-8.8%** ↓
- Pending Sales **-13.2%** ↓
- Closed Sales **-30.6%** ↓
- Average Sale Price **-2.3%** ↓
- Median Sale Price **-7.9%** ↓
- Inventory **+2.2** ↑
- Total Market Time **+21** ↑

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +11.7% (\$359,500 v. \$321,800)

Median Sale Price % Change: +8.7% (\$320,000 v. \$294,500)

Douglas County

January 2023 Reporting Period

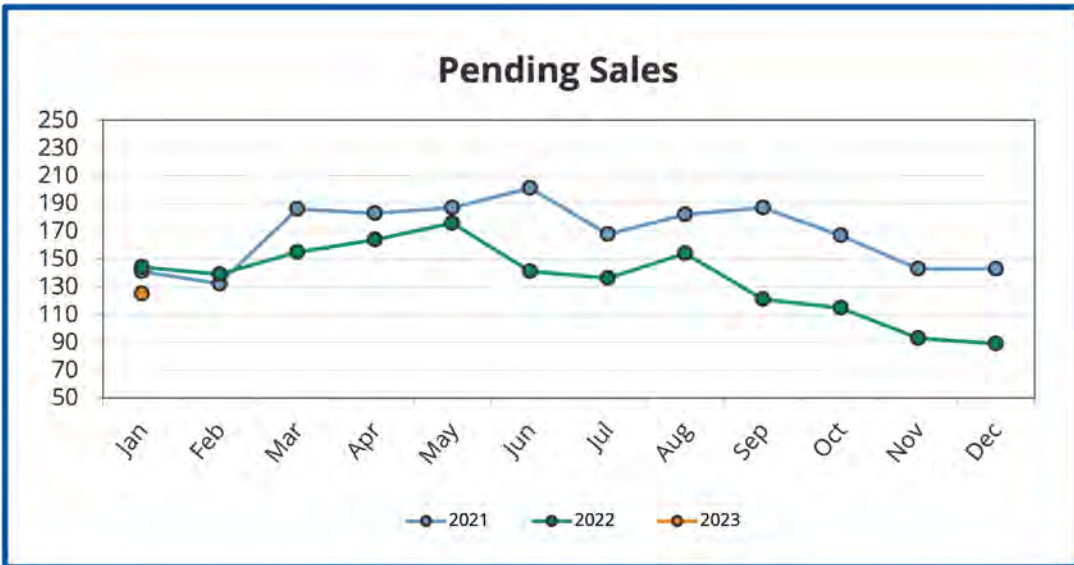
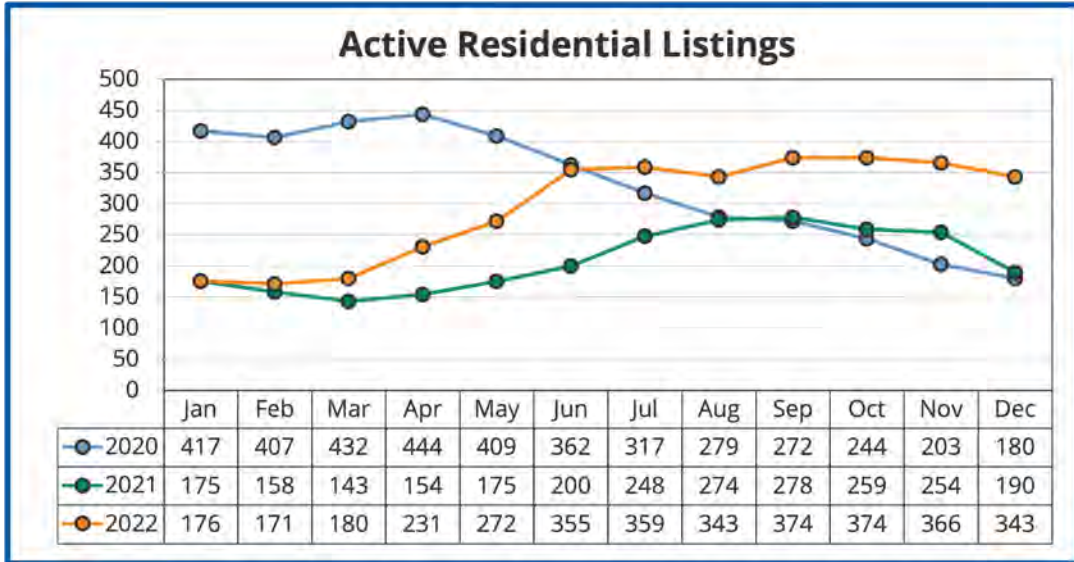
| Residential Sales by Price Range | | | |
|----------------------------------|--------|--------|--------|
| Price Range | Jan-21 | Jan-22 | Jan-23 |
| 0K-100K | 7 | 7 | 6 |
| 100K-200K | 18 | 20 | 15 |
| 200K-300K | 27 | 41 | 30 |
| 300K-400K | 33 | 35 | 18 |
| 400K-500K | 9 | 15 | 6 |
| 500K-600K | 7 | 3 | 3 |
| 600K-700K | 1 | 4 | 2 |
| 700K-800K | 2 | 1 | 3 |
| 800K-900K | 0 | 0 | 0 |
| 900K-1M | 0 | 1 | 0 |
| 1MM-1.1MM | 0 | 0 | 0 |
| 1.1MM-1.2MM | 1 | 0 | 1 |
| 1.2MM-1.3MM | 0 | 1 | 1 |
| 1.3MM-1.4MM | 0 | 0 | 0 |
| 1.4MM-1.5MM | 0 | 0 | 0 |
| 1.5MM-1.6MM | 0 | 0 | 0 |
| 1.6MM-1.7MM | 1 | 0 | 0 |
| 1.7MM-1.8MM | 0 | 0 | 0 |
| 1.8MM-1.9MM | 0 | 0 | 0 |
| 1.9MM-2MM | 0 | 0 | 0 |
| 2MM+ | 0 | 0 | 0 |

■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

| Douglas County Residential Highlights | | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|---------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2022 | January | 124 | 125 | 84 | 309,100 | 275,500 | 70 |
| | Year-To-Date | 124 | 125 | 84 | 309,100 | 275,500 | 70 |
| 2021 | January | 136 | 144 | 121 | 316,400 | 299,000 | 49 |
| | December | 102 | 89 | 86 | 362,200 | 325,000 | 67 |
| | Year-To-Date | 136 | 144 | 121 | 316,400 | 299,000 | 49 |
| Change | January 2022 | -8.8% | -13.2% | -30.6% | -2.3% | -7.9% | 42.8% |
| | Prev Mo 2022 | 21.6% | 40.4% | -2.3% | -14.7% | -15.2% | 3.8% |
| | Year-To-Date | -8.8% | -13.2% | -30.6% | -2.3% | -7.9% | 42.8% |

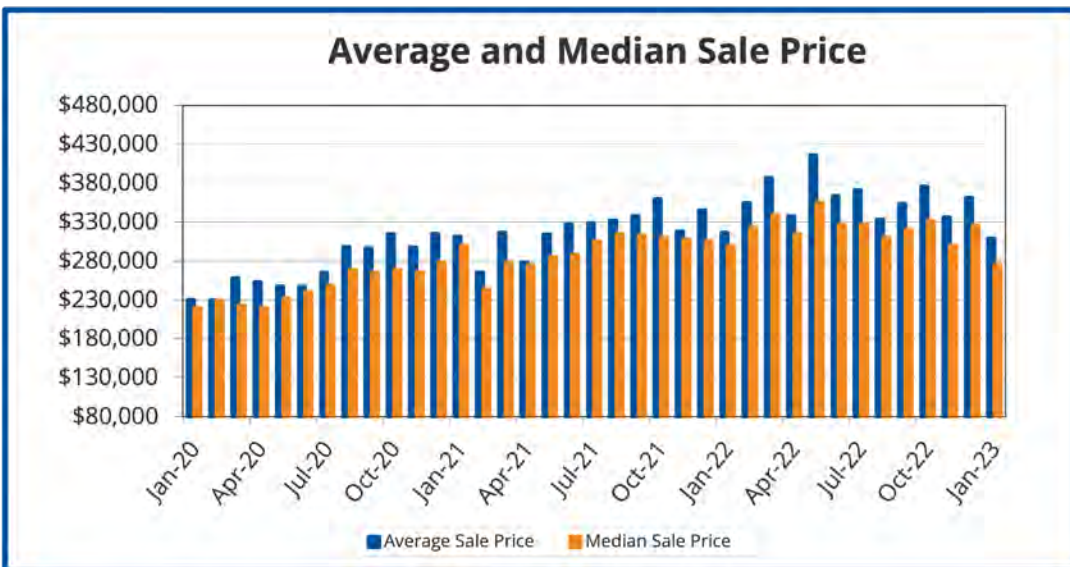
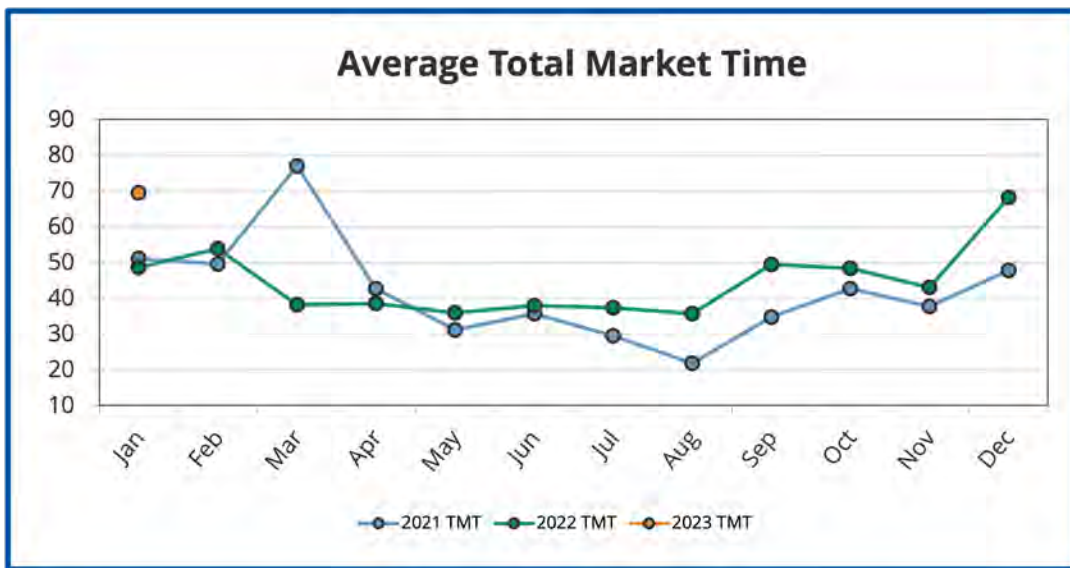
Douglas County

January 2023 Reporting Period



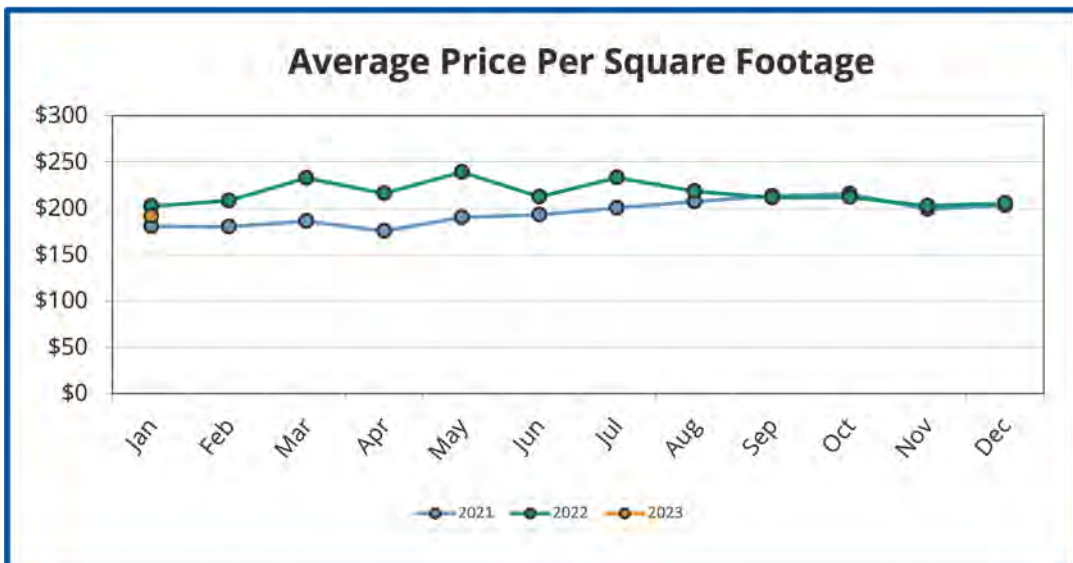
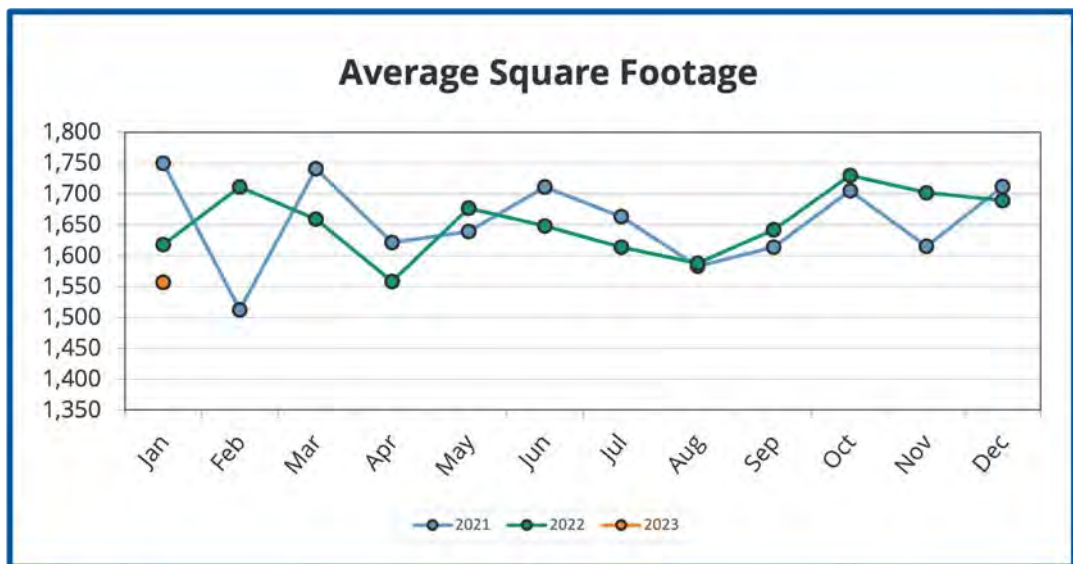
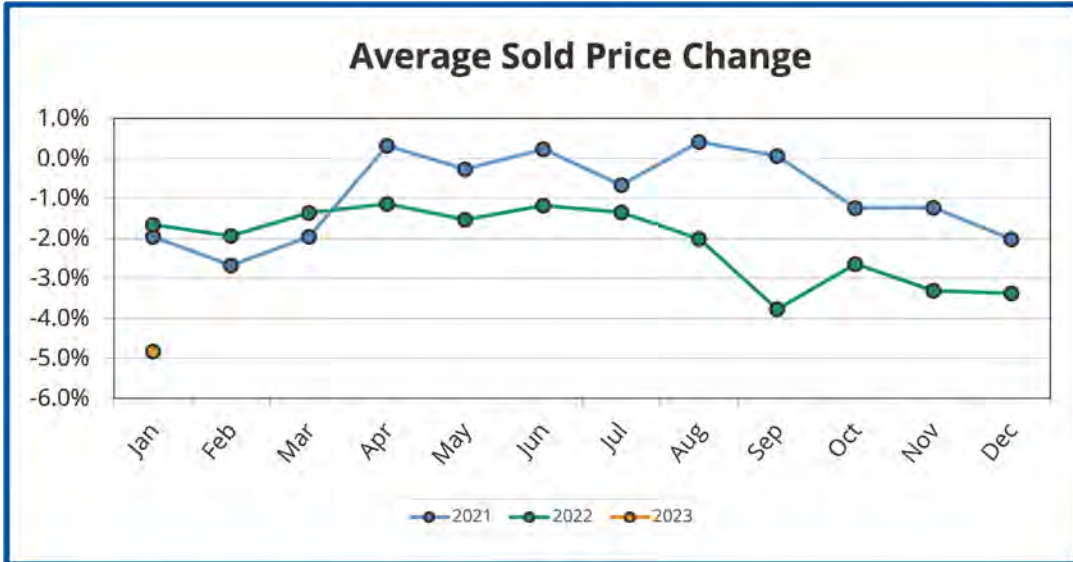
Douglas County

January 2023 Reporting Period



Douglas County

January 2023 Reporting Period



Douglas County

January 2023 Reporting Period

Area Report

| | | 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 23 v. 22 ¹ | Closed Sales | Average Sale Price | Total Market Time ³ | New Listings | Pending Sales | Pending Sales 23 v. 22 ¹ | Closed Sales | Average Sale Price | Median Sale Price | Avg. Sale Price % Change ² | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |
| 251 | NE Roseburg | 23 | 14 | 4 | 9 | -30.8% | 8 | 249,000 | 51 | 14 | 9 | -30.8% | 8 | 249,000 | 237,500 | -3.8% | 1 | 275,000 | 1 | 98,000 | 1 | 325,000 |
| 252 | NW Roseburg | 30 | 9 | 3 | 9 | -52.6% | 8 | 367,000 | 51 | 9 | 9 | -52.6% | 8 | 367,000 | 347,500 | 19.3% | - | - | 2 | 239,500 | - | - |
| 253 | SE Roseburg | 14 | 7 | 2 | 10 | -23.1% | 4 | 284,900 | 28 | 7 | 10 | -23.1% | 4 | 284,900 | 267,800 | 9.8% | 1 | 145,000 | - | - | - | - |
| 254 | SW Roseburg | 19 | 6 | 3 | 14 | 600.0% | 3 | 311,000 | 88 | 6 | 14 | 600.0% | 3 | 311,000 | 238,000 | 4.5% | - | - | - | - | - | - |
| 255 | Glide & E of Roseburg | 20 | 3 | 2 | 3 | -25.0% | 6 | 516,400 | 93 | 3 | 3 | -25.0% | 6 | 516,400 | 521,000 | 43.1% | - | - | 1 | 51,500 | - | - |
| 256 | Sutherland / Oakland Area | 37 | 15 | 3 | 16 | -40.7% | 9 | 289,900 | 69 | 15 | 16 | -40.7% | 9 | 289,900 | 284,900 | 14.4% | - | - | 2 | 177,500 | 1 | 500,000 |
| 257 | Winston & SW of Roseburg | 34 | 8 | 5 | 11 | -45.0% | 10 | 331,000 | 43 | 8 | 11 | -45.0% | 10 | 331,000 | 232,500 | 19.5% | - | - | - | - | - | - |
| 258 | Myrtle Creek & S/E of Roseburg | 74 | 27 | 6 | 26 | 100.0% | 18 | 273,600 | 100 | 27 | 26 | 100.0% | 18 | 273,600 | 270,000 | -1.2% | 1 | 3,003,000 | 2 | 37,300 | - | - |
| 259 | Green District | 20 | 9 | 2 | 12 | -25.0% | 8 | 245,700 | 36 | 9 | 12 | -25.0% | 8 | 245,700 | 258,000 | 17.8% | - | - | 1 | 67,000 | 1 | 275,000 |
| 265 | North Douglas County | 39 | 26 | 9 | 15 | -11.8% | 10 | 305,200 | 96 | 26 | 15 | -11.8% | 10 | 305,200 | 282,500 | 7.0% | - | - | - | - | - | - |
| | Douglas County | 310 | 124 | 39 | 125 | -13.2% | 84 | 309,100 | 70 | 124 | 125 | -13.2% | 84 | 309,100 | 275,500 | 11.7% | 3 | 1,141,000 | 9 | 125,000 | 3 | 366,700 |

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2023 with January 2022. The Year-To-Date section compares 2023 year-to-date statistics through January with 2022 Year-To-Date statistics through January.

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% Change:

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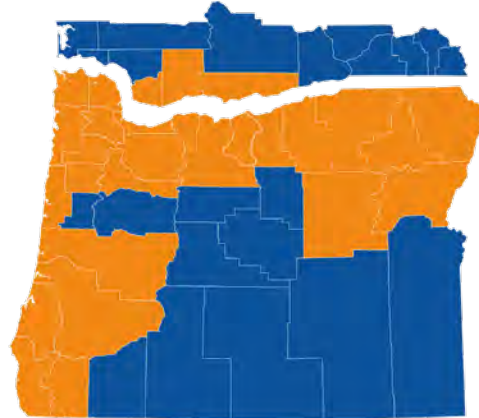
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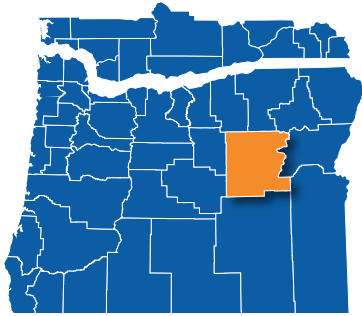
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Grant County January 2023 Reporting Period

Grant County

January 2023 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (7) increased 133.3% from the 3 listed in January 2022, and increased 250.0% from the 2 listed in December 2022.

Pending Sales

Pending sales (6) matched the 6 offers accepted in January 2022, and increased 50.0% from the 4 offers accepted in December 2022.

Closed Sales

Closed sales (0) decreased 100.0% from the 6 closings in January 2022, and decreased 100.0% from the 5 closings in December 2022.

*Inventory and Time on Market

Due to there being no sales in this region in January, there is no inventory or Time on Market available.

Year-to-Date Summary

Comparing the first month of 2023 to the same period in 2022, new listings (7) increased 133.3%, pending sales (6) held steady, and closed sales (0) decreased 100.0%.

*Average and Median Sale Prices

Since there were no sales in this region in January, we cannot calculate an average or median sales price for this month.

| Inventory in Months | | | |
|---------------------|------|------|------|
| | 2021 | 2022 | 2023 |
| January | 2.5 | 3.7 | * |
| February | 1.2 | 3.5 | |
| March | 1.8 | 4.3 | |
| April | 1.3 | 1.3 | |
| May | 2.3 | 4.5 | |
| June | 0.8 | 2.2 | |
| July | 1.7 | 2.1 | |
| August | 2.2 | 3.9 | |
| September | 2.9 | 6.4 | |
| October | 2.3 | 5.8 | |
| November | 4.0 | 2.5 | |
| December | 2.4 | 4.6 | |

Residential Trends

Jan 2023 vs. Dec 2022

New Listings **+250%** ↑

Pending Sales **+50%** ↑

Closed Sales **-100%** ↓

Average Sale Price **N/A** —

Median Sale Price **N/A** —

Inventory **N/A** —

Total Market Time **N/A** —

Jan 2023 vs. Jan 2022

New Listings **+133.3%** ↑

Pending Sales **0%** —

Closed Sales **-100%** ↓

Average Sale Price **N/A** —

Median Sale Price **N/A** —

Inventory **N/A** —

Total Market Time **N/A** —

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +5.6% (\$289,500 v. \$274,200)

Median Sale Price % Change: -7.1% (\$237,000 v. \$255,000)

Grant County

January 2023 Reporting Period

| Residential Sales by Price Range | | | |
|----------------------------------|--------|--------|--------|
| Price Range | Jan-21 | Jan-22 | Jan-23 |
| 0K-100K | 1 | 1 | 0 |
| 100K-200K | 2 | 1 | 0 |
| 200K-300K | 2 | 0 | 0 |
| 300K-400K | 1 | 3 | 0 |
| 400K-500K | 0 | 0 | 0 |
| 500K-600K | 0 | 0 | 0 |
| 600K-700K | 0 | 0 | 0 |
| 700K-800K | 0 | 1 | 0 |
| 800K-900K | 0 | 0 | 0 |
| 900K-1M | 0 | 0 | 0 |
| 1MM-1.1MM | 0 | 0 | 0 |
| 1.1MM-1.2MM | 0 | 0 | 0 |
| 1.2MM-1.3MM | 0 | 0 | 0 |
| 1.3MM-1.4MM | 0 | 0 | 0 |
| 1.4MM-1.5MM | 0 | 0 | 0 |
| 1.5MM-1.6MM | 0 | 0 | 0 |
| 1.6MM-1.7MM | 0 | 0 | 0 |
| 1.7MM-1.8MM | 0 | 0 | 0 |
| 1.8MM-1.9MM | 0 | 0 | 0 |
| 1.9MM-2MM | 0 | 0 | 0 |
| 2MM+ | 0 | 0 | 0 |

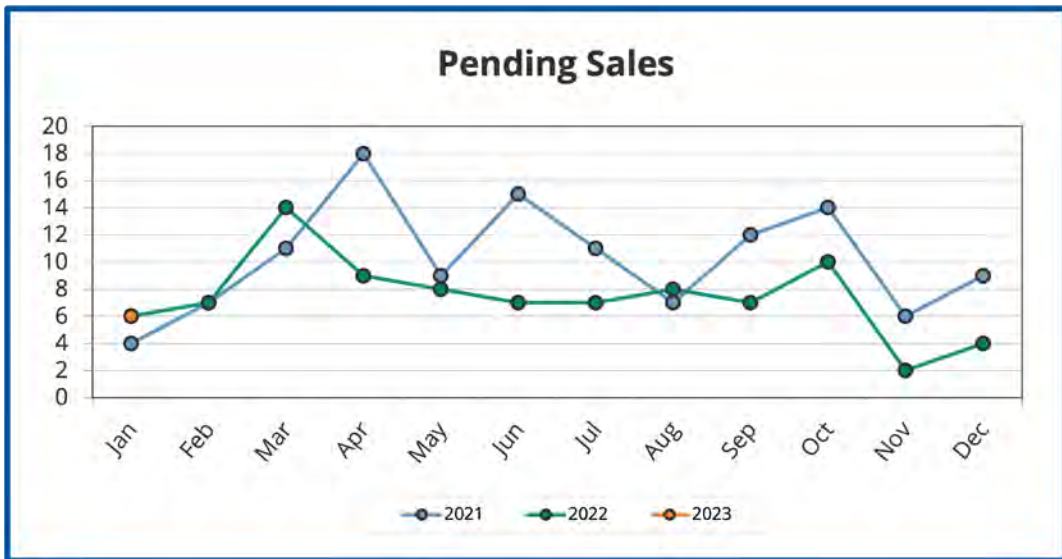
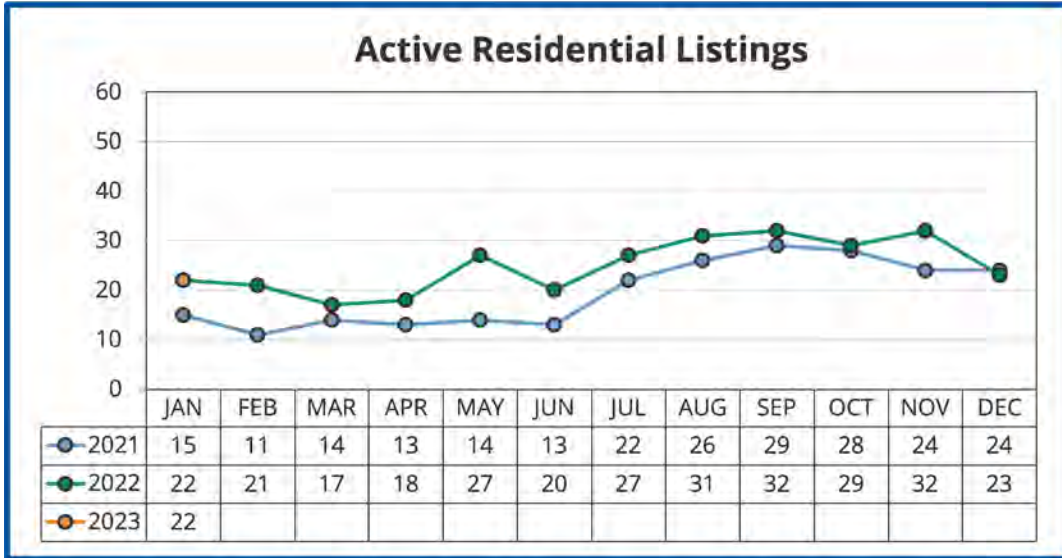
■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

| Grant County Residential Highlights | | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|-------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2023 | January | 7 | 6 | 0 | N/A* | N/A* | N/A* |
| | Year-To-Date | 2 | 4 | 5 | 425,600 | 415,000 | 85 |
| 2022 | January | 7 | 6 | 0 | N/A* | N/A* | N/A* |
| | December | 3 | 6 | 6 | 333,100 | 334,500 | 41 |
| | Year-To-Date | 3 | 6 | 6 | 333,100 | 334,500 | 41 |
| Change | January 2022 | 133.3% | 0.0% | -100.0% | N/A* | N/A* | N/A* |
| | Prev Mo 2022 | 250.0% | 50.0% | -100.0% | N/A* | N/A* | N/A* |
| | Year-To-Date | 133.3% | 0.0% | -100.0% | N/A* | N/A* | N/A* |

*Note: Since there were no sales in this region in January, we cannot calculate an Average Sale Price, Median Sales Price, or Total Market Time for this month.

Grant County

January 2023 Reporting Period



Grant County

January 2023 Reporting Period



*Note: Since there were no sales in this region in January 2023, we cannot calculate an Average or Median Sales Price for this month.



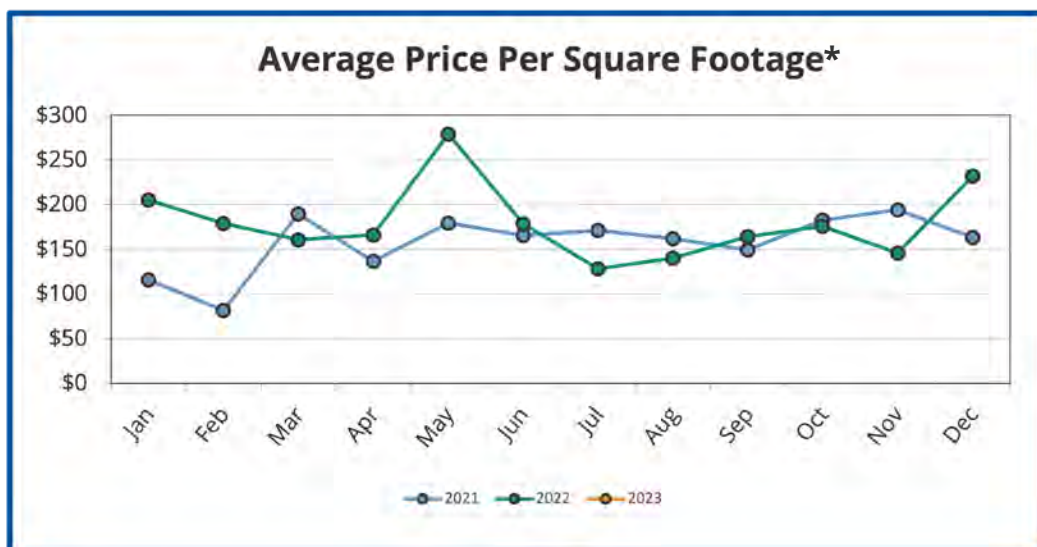
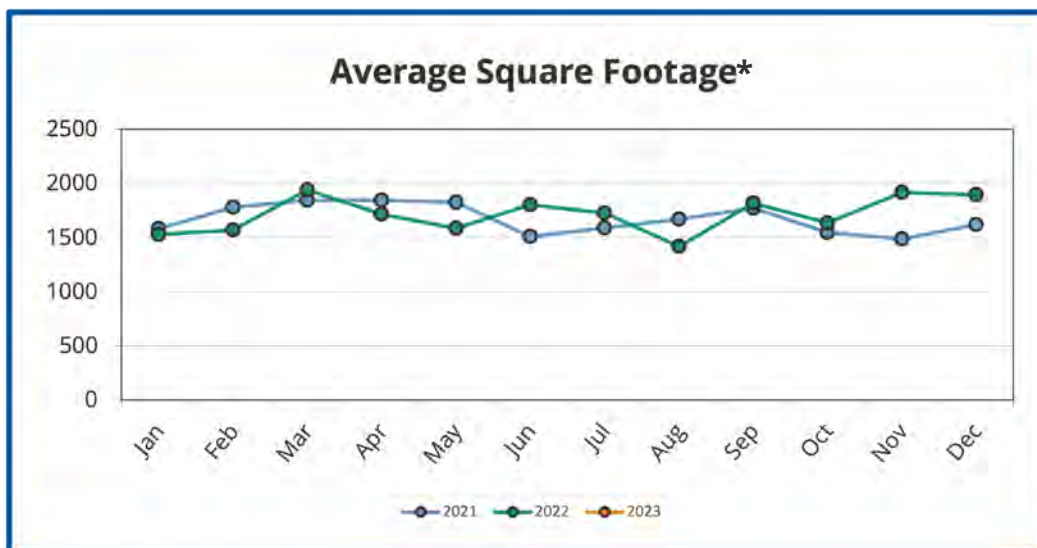
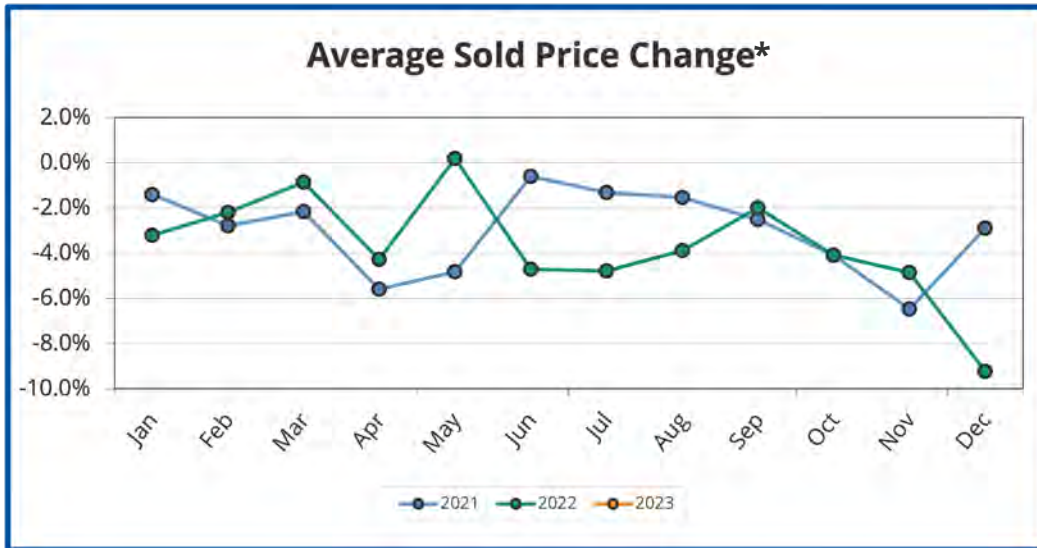
*Notes: In **September 2022**, a residential property sold for **\$511,900 in Grant**. This has caused a spike in the Average Total Market Time that month. Since there were no sales in this region in January 2023, we cannot calculate an Average Total Market Time price for this month.



*Note: Since there were no sales in this region in January 2023, we cannot calculate an Average or Median Sales Price for this month.

Grant County

January 2023 Reporting Period



Note: Since there were no sales in this region in January 2023, we cannot offer January 2023 data points for these charts.

Grant County

January 2023 Reporting Period

Area Report

| | 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 23 v. 22 ¹ | Closed Sales | Average Sale Price | Total Market Time ³ | New Listings | Pending Sales | Pending Sales 23 v. 22 ¹ | Closed Sales | Average Sale Price | Median Sale Price | Avg. Sale Price % Change ² | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |
| 97817 | Bates | 0 | 0 | 0 | - | 0 | - | - | 0 | - | - | 0 | - | - | - | 0 | - | 0 | - | 0 | - |
| 97820 | Canyon City | 4 | 1 | 3 | 1 | 0.0% | 0 | - | 1 | 1 | 0.0% | 0 | - | - | -4.6% | 0 | - | 0 | - | 0 | - |
| 97825 | Dayville | - | 0 | 0 | 0 | - | 0 | - | 0 | 0 | - | 0 | - | - | 49.4% | 0 | - | 0 | - | 0 | - |
| 97845 | John Day | 8 | 2 | - | 1 | -66.7% | 0 | - | 2 | 1 | -66.7% | 0 | - | - | -0.6% | 0 | - | 0 | - | 0 | - |
| 97848 | Kimberly | - | 0 | 0 | 0 | - | 0 | - | 0 | 0 | - | 0 | - | - | - | 0 | - | 0 | - | 0 | - |
| 97856 | Long Creek | 0 | 0 | 0 | 0 | - | 0 | - | 0 | 0 | - | 0 | - | - | 175.1% | 0 | - | 0 | - | 0 | - |
| 97864 | Monument | - | 0 | 0 | 0 | - | 0 | - | 0 | 0 | - | 0 | - | - | 21.3% | 0 | - | 0 | - | 0 | - |
| 97865 | Mount Vernon | 5 | 0 | 0 | 0 | -100.0% | - | - | 0 | 0 | -100.0% | - | - | - | 18.3% | - | - | 2 | 175,000 | - | - |
| 97869 | Prairie City | 4 | 4 | 0 | 4 | 300.0% | 0 | - | 4 | 4 | 300.0% | 0 | - | - | 36.9% | 0 | - | 0 | - | 0 | - |
| 97873 | Seneca | 1 | - | 0 | 0 | - | 0 | - | - | 0 | - | 0 | - | - | -73.4% | 0 | - | 0 | - | 0 | - |
| | Grant County | 22 | 7 | 3 | 6 | 0.0% | - | - | 7 | 6 | 0.0% | - | - | - | 5.6% | - | - | 2 | 175,000 | - | - |

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2023 with January 2022. The Year-To-Date section compares 2023 year-to-date statistics through January with 2022 Year-To-Date statistics through January.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/22-1/31/2023) with 12 months before (2/1/21-1/31/22).

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



Definitions and Formulas

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This 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.

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This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

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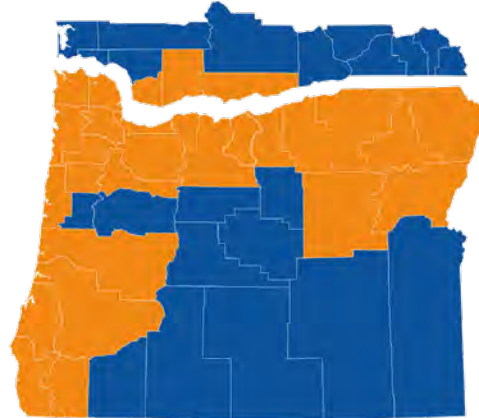
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Credits

Drew Coleman, Chairman of the Board

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MARKET ACTION REPORT

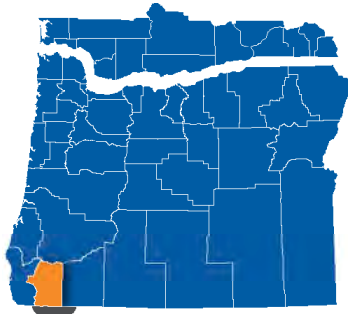
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Josephine County, OR January 2023 Reporting Period

Josephine County, OR

January 2023 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (6) decreased 33.3% from the 9 listed in January 2022, and decreased 14.3% from the 7 listed in December 2022.

Pending Sales

Pending sales (2) decreased 77.8% from the 9 offers accepted in January 2022, and matched the 2 offers accepted in December 2022.

Closed Sales

Closed sales (1) matched the 1 closings in January 2022, and decreased 75.0% from the 4 closings in December 2022.

Inventory and Time on Market

Inventory increased to 31.0 months in January. Total market time increased to 247 days.

Year-to-Date Summary

Comparing the first month of 2023 to the same period in 2022, new listings (6) decreased 33.3%, pending sales (2) decreased 77.8%, and closed sales (1) held steady.

Average and Median Sale Prices

Comparing 2023 to 2022 through January, the average sale price has increased 69.2% from \$390,000 to \$660,000. In the same comparison, the median sale price has increased 69.2% from \$390,000 to \$660,000.

Inventory in Months

| | 2021 | 2022 | 2023 |
|-----------|------|------|------|
| January | 2.5 | 21.0 | 31.0 |
| February | 4.5 | 7.5 | |
| March | 0.9 | 1.6 | |
| April | 1.5 | 3.8 | |
| May | 1.3 | 5.2 | |
| June | 7.0 | 5.4 | |
| July | 2.8 | 10.7 | |
| August | 3.6 | 33.0 | |
| September | 2.1 | 11.3 | |
| October | 4.7 | 5.3 | |
| November | 3.8 | 11.7 | |
| December | 4.6 | 8.3 | |

Residential Trends

Jan 2023 vs. Dec 2022

New Listings **-14.3%** ↓

Pending Sales **0%** →

Closed Sales **-75%** ↓

Average Sale Price **+40.8%** ↑

Median Sale Price **+23.9%** ↑

Inventory **+22.7** ↑

Total Market Time **+217** ↑

Jan 2023 vs. Jan 2022

New Listings **-33.3%** ↓

Pending Sales **-77.8%** ↓

Closed Sales **0%** →

Average Sale Price **+69.2%** ↑

Median Sale Price **+69.2%** ↑

Inventory **+1.3** ↑

Total Market Time **+236** ↑

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +1.7% (\$459,700 v. \$452,200)

Median Sale Price % Change: +2.8% (\$437,500 v. \$425,500)

Josephine County, OR

January 2023 Reporting Period

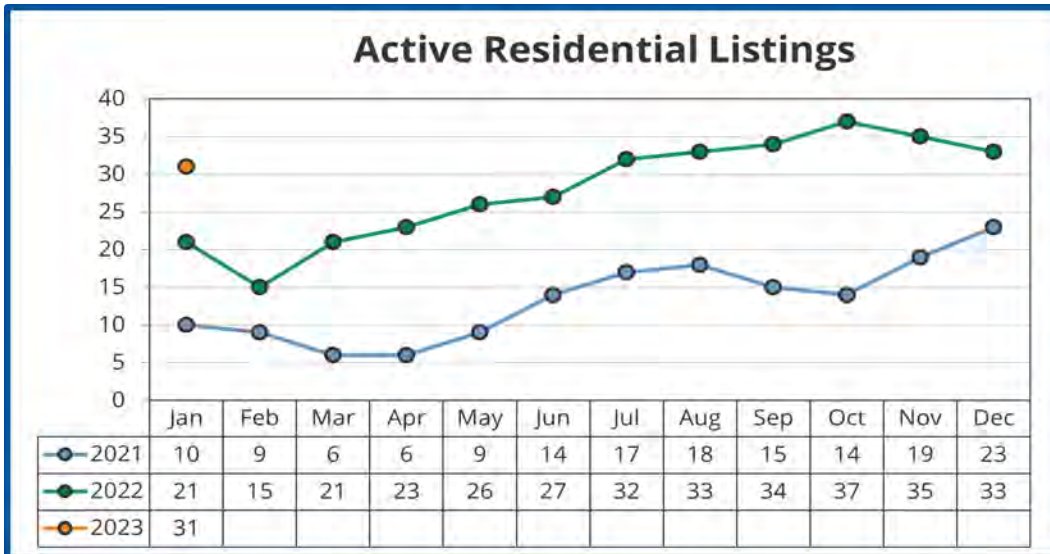
| Residential Sales by Price Range | | | |
|----------------------------------|--------|--------|--------|
| Price Range | Jan-21 | Jan-22 | Jan-23 |
| 0K-100K | 0 | 0 | 0 |
| 100K-200K | 0 | 1 | 0 |
| 200K-300K | 3 | 1 | 0 |
| 300K-400K | 2 | 2 | 0 |
| 400K-500K | 1 | 1 | 0 |
| 500K-600K | 1 | 0 | 1 |
| 600K-700K | 0 | 0 | 1 |
| 700K-800K | 1 | 0 | 0 |
| 800K-900K | 1 | 0 | 0 |
| 900K-1M | 0 | 0 | 0 |
| 1MM-1.1MM | 0 | 0 | 0 |
| 1.1MM-1.2MM | 0 | 0 | 0 |
| 1.2MM-1.3MM | 0 | 0 | 0 |
| 1.3MM-1.4MM | 0 | 0 | 0 |
| 1.4MM-1.5MM | 0 | 0 | 0 |
| 1.5MM-1.6MM | 0 | 0 | 0 |
| 1.6MM-1.7MM | 0 | 0 | 0 |
| 1.7MM-1.8MM | 0 | 0 | 0 |
| 1.8MM-1.9MM | 0 | 0 | 0 |
| 1.9MM-2MM | 0 | 0 | 0 |
| 2MM+ | 0 | 0 | 0 |

■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

| Josephine County Residential Highlights | | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|---|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2023 | January | 6 | 2 | 1 | 660,000 | 660,000 | 247 |
| | Year-To-Date | 7 | 2 | 4 | 468,800 | 532,500 | 31 |
| 2022 | January | 6 | 2 | 1 | 660,000 | 660,000 | 247 |
| | December | 9 | 9 | 1 | 390,000 | 390,000 | 11 |
| | Year-To-Date | 9 | 9 | 1 | 390,000 | 390,000 | 11 |
| Change | January 2022 | -33.3% | -77.8% | 0.0% | 69.2% | 69.2% | 2145.5% |
| | Prev Mo 2022 | -14.3% | 0.0% | -75.0% | 40.8% | 23.9% | 709.8% |
| | Year-To-Date | -33.3% | -77.8% | 0.0% | 69.2% | 69.2% | 2145.5% |

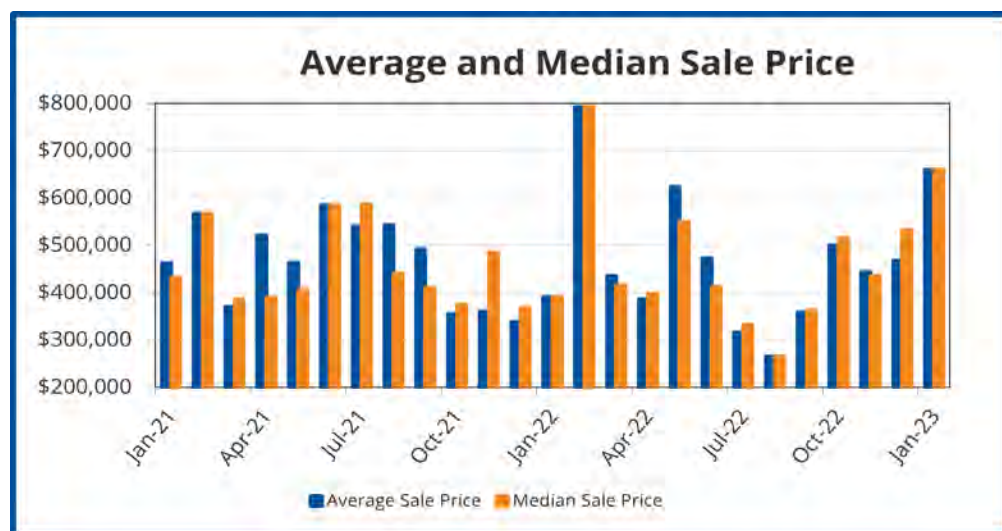
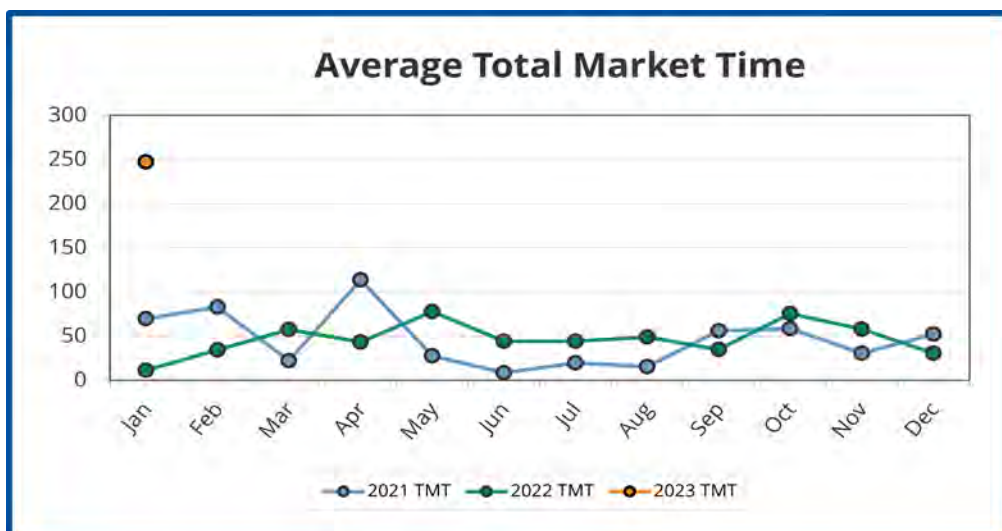
Josephine County, OR

January 2023 Reporting Period



Josephine County, OR

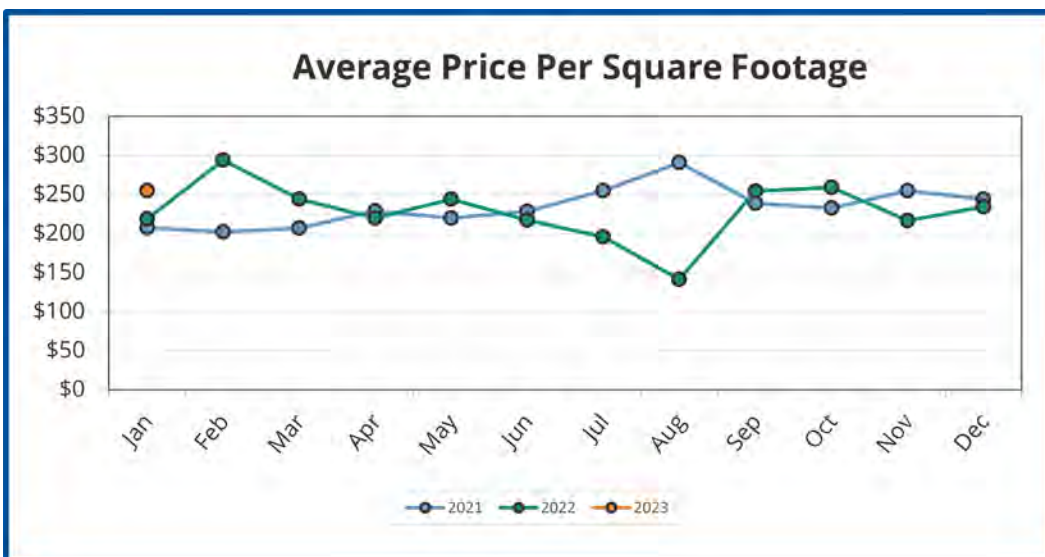
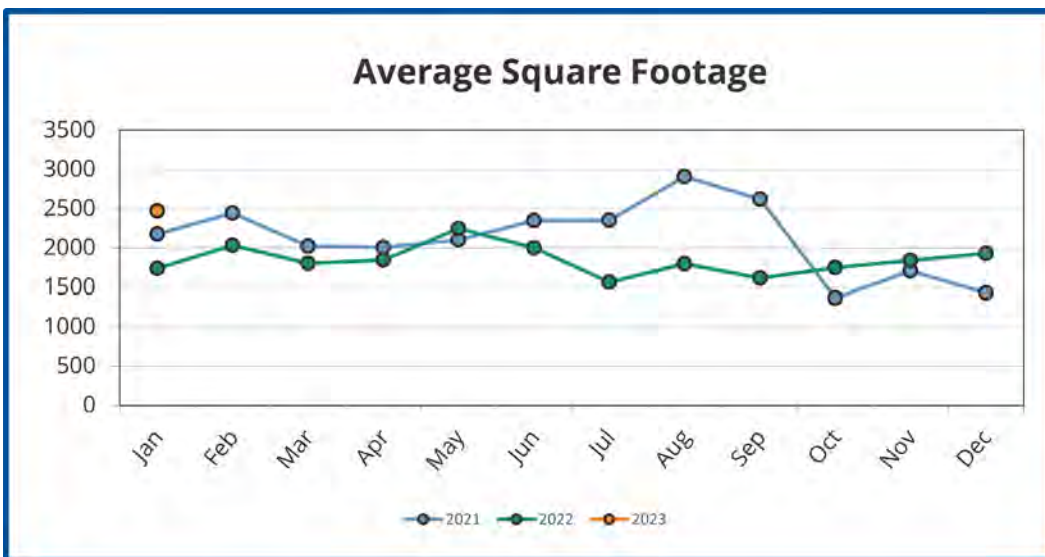
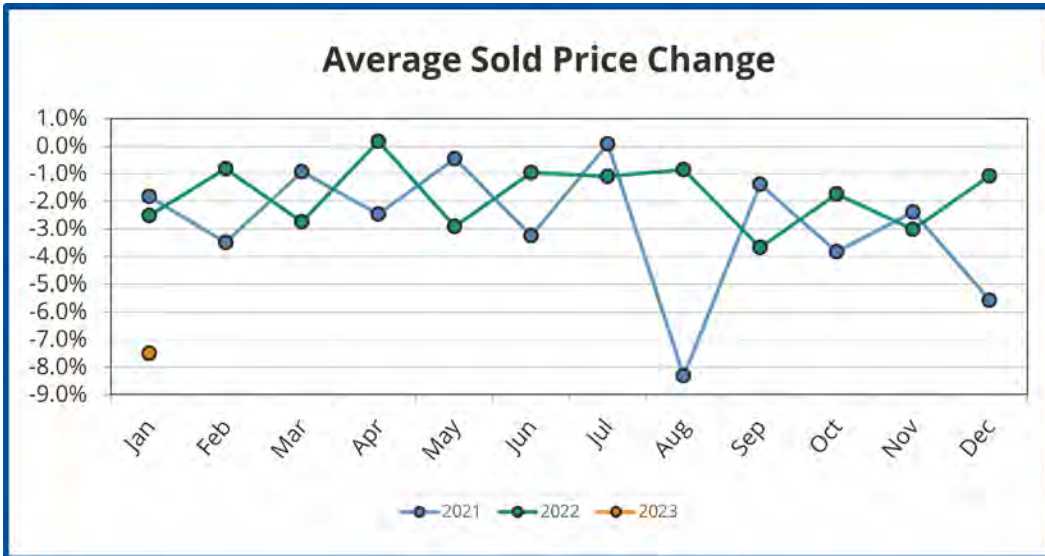
January 2023 Reporting Period



Note: In February 2022, a residential property sold for \$960,000 in Josephine. This caused the Average Sale Price to spike to \$792,500 that month.

Josephine County, OR

January 2023 Reporting Period



Josephine County, OR

January 2023 Reporting Period

Area Report

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

| | | 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 23 v. 22 ¹ | Closed Sales | Average Sale Price | Total Market Time ³ | New Listings | Pending Sales | Pending Sales 23 v. 22 ¹ | Closed Sales | Average Sale Price | Median Sale Price | Avg. Sale Price % Change ² | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | |
| 97497 | Wolf Creek | 3 | 0 | 0 | 0 | - | 0 | - | 0 | 0 | - | 0 | - | - | -20.8% | 0 | - | 0 | - | 0 | - | | |
| 97523 | Cave Junction | 6 | 0 | 1 | 0 | - | 0 | - | 0 | 0 | - | 0 | - | -16.8% | 0 | - | 0 | - | 0 | - | | | |
| 97526 | Grants Pass | 8 | 2 | 2 | 1 | -83.3% | 1 | 660,000 | 247 | 2 | 1 | -83.3% | 1 | 660,000 | 660,000 | 8.7% | - | - | - | - | - | | |
| 97527 | Grants Pass | 11 | 4 | 1 | 1 | -50.0% | 0 | - | - | 4 | 1 | -50.0% | 0 | - | - | -3.5% | 0 | - | 0 | - | 0 | | |
| 97528 | Grants Pass | 0 | 0 | 0 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | - | 0 | - | 0 | - | 0 | | | |
| 97531 | Kerby | 0 | 0 | 0 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | - | 0 | - | 0 | - | 0 | | | |
| 97532 | Merlin | 0 | 0 | 0 | 0 | -100.0% | 0 | - | - | 0 | 0 | -100.0% | 0 | - | - | 6.2% | 0 | - | 0 | - | 0 | | |
| 97533 | Murphy | 0 | 0 | 0 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | - | 0 | - | 0 | - | 0 | | | |
| 97534 | O'Brien | - | 0 | 1 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | - | 0 | - | 0 | - | 0 | | | |
| 97538 | Selma | 1 | 0 | 0 | 0 | - | # | - | - | 0 | 0 | - | - | - | - | - | 1 | 147,000 | - | - | | | |
| 97543 | Wilderville | 0 | 0 | 0 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | - | 0 | - | 0 | - | 0 | | | |
| 97544 | Williams | 2 | 0 | 0 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | 66.1% | 0 | - | 0 | - | 0 | | | |
| | Josephine Co. | 31 | 6 | 5 | 2 | -77.8% | 1 | 660,000 | 247 | 6 | 2 | -77.8% | 1 | 660,000 | 660,000 | 1.7% | - | - | 1 | 147,000 | - | | |
| 97501 | Medford | 5 | 1 | 1 | 1 | 0.0% | 0 | - | - | 1 | 1 | 0.0% | 0 | - | 14.0% | 0 | - | 0 | - | 0 | | | |
| 97502 | Central Point | 3 | 2 | 0 | 0 | - | 0 | - | - | 2 | 0 | - | 0 | - | -27.0% | 0 | - | 0 | - | 0 | | | |
| 97503 | White City | 0 | 0 | 0 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | - | 0 | - | 0 | - | 0 | | | |
| 97504 | Medford | 3 | 1 | 1 | 0 | -100.0% | 0 | - | - | 1 | 0 | -100.0% | 0 | - | -35.1% | 0 | - | 0 | - | 0 | | | |
| 97520 | Ashland | 6 | 0 | - | 1 | - | 0 | - | - | 0 | 1 | - | 0 | - | - | 0 | - | 0 | - | 0 | | | |
| 97522 | Butte Falls | 0 | 0 | 0 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | - | 0 | - | 0 | - | 0 | | | |
| 97524 | Eagle Point | 2 | - | 0 | 0 | - | 1 | 528,600 | 13 | - | 0 | - | 1 | 528,600 | 528,600 | 60.1% | - | - | - | - | | | |
| 97525 | Gold Hill | 1 | 0 | 0 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | - | 0 | - | 0 | - | 0 | | | |
| 97530 | Jacksonville | 1 | 0 | 1 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | - | 0 | - | 0 | - | 0 | | | |
| 97535 | Phoenix | - | 0 | 0 | 1 | - | 0 | - | - | 0 | 1 | - | 0 | - | - | 0 | - | 0 | - | 0 | | | |
| 97536 | Prospect | 0 | 0 | 0 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | - | 0 | - | 0 | - | 0 | | | |
| 97537 | Rogue River | 2 | 0 | 0 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | 9.8% | 0 | - | 0 | - | 0 | | | |
| 97539 | Shady Cove | - | 0 | 0 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | - | 0 | - | 0 | - | 0 | | | |
| 97540 | Talent | - | 0 | 0 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | - | 0 | - | 0 | - | 0 | | | |
| 97541 | Talent | 2 | 1 | 0 | - | - | 0 | - | - | 1 | - | - | 0 | - | - | 0 | - | 0 | - | 0 | | | |
| | Jackson Co. | 25 | 5 | 3 | 3 | 50.0% | 1 | 528,600 | 13 | 5 | 3 | 50.0% | 1 | 528,600 | 528,600 | -35.0% | - | 0 | - | 0 | | | |

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2023 with January 2022. The Year-To-Date section compares 2023 year-to-date statistics through January with 2022 Year-To-Date statistics through January.

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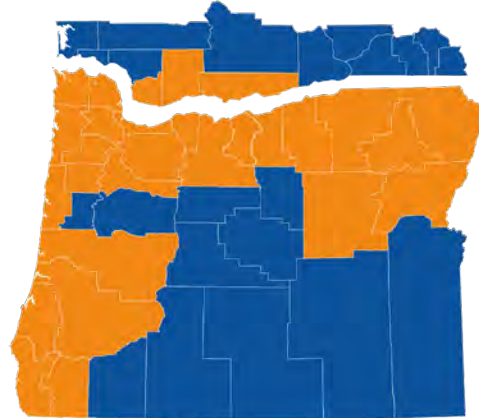
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MARKET ACTION REPORT

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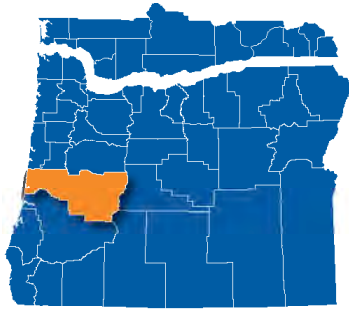
Lane County January 2023 Reporting Period

Lane County

January 2023 Reporting Period

MARKET ACTION REPORT

Note: Data for Florence is reported separately from Greater Lane County. For data on Florence, see the charts labeled 'Florence' on pages 7-8 and the Area Report on page 9.



Residential Highlights

New Listings

New listings (303) decreased 10.1% from the 337 listed in January 2022, and increased 73.1% from the 175 listed in December 2022.

Pending Sales

Pending sales (303) decreased 9.6% from the 335 offers accepted in January 2022, and increased 53.8% from the 197 offers accepted in December 2022.

Closed Sales

Closed sales (177) decreased 35.2% from the 273 closings in January 2022, and decreased 24.4% from the 234 closings in December 2022.

Inventory and Time on Market

Inventory increased to 2.3 months in January. Total market time increased to 50 days.

Year-to-Date Summary

Comparing the first month of 2023 to the same period in 2022, new listings (303) decreased 10.1%, pending sales (303) decreased 9.6%, and closed sales (177) decreased 35.2%.

Average and Median Sale Prices

Comparing 2023 to 2022 through January, the average sale price has increased 5.0% from \$448,000 to \$470,600. In the same comparison, the median sale price has increased 1.9% from \$411,000 to \$419,000.

| Sale Price Percent Change vs Previous 12 Months |
|---|
| Average Sale Price % Change: +8.7% (\$477,100 v. \$438,900) |
| Median Sale Price % Change: +9.5% (\$438,000 v. \$400,000) |

| Inventory in Months | | | |
|---------------------|------|------|------|
| | 2021 | 2022 | 2023 |
| January | 0.8 | 0.8 | 2.3 |
| February | 0.9 | 0.9 | |
| March | 0.6 | 0.7 | |
| April | 0.7 | 0.7 | |
| May | 0.7 | 0.9 | |
| June | 0.7 | 1.1 | |
| July | 0.8 | 1.6 | |
| August | 0.9 | 1.2 | |
| September | 1.0 | 1.3 | |
| October | 0.9 | 1.6 | |
| November | 0.8 | 2.1 | |
| December | 0.6 | 1.9 | |

Residential Trends

Jan 2023 vs. Dec 2022

- New Listings **+73.1%** ↑
- Pending Sales **+53.8%** ↑
- Closed Sales **-22.4%** ↓
- Average Sale Price **+2.8%** ↑
- Median Sale Price **-2.0%** ↓
- Inventory **+0.4** ↑
- Total Market Time **+5** ↑

Jan 2023 vs. Jan 2022

- New Listings **-10.1%** ↓
- Pending Sales **-9.6%** ↓
- Closed Sales **-35.2%** ↓
- Average Sale Price **+5%** ↑
- Median Sale Price **+1.9%** ↑
- Inventory **+1.5** ↑
- Total Market Time **+14** ↑

Lane County

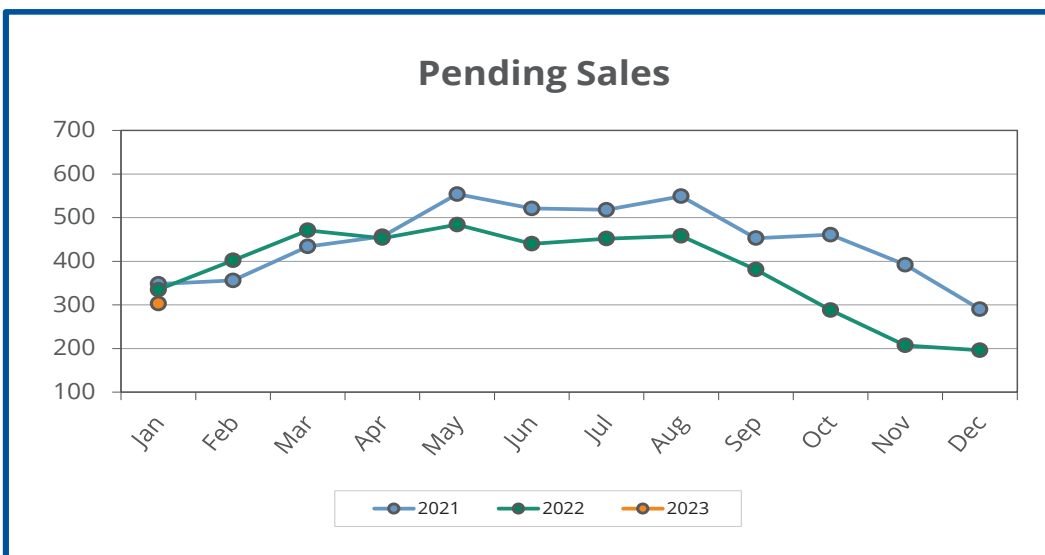
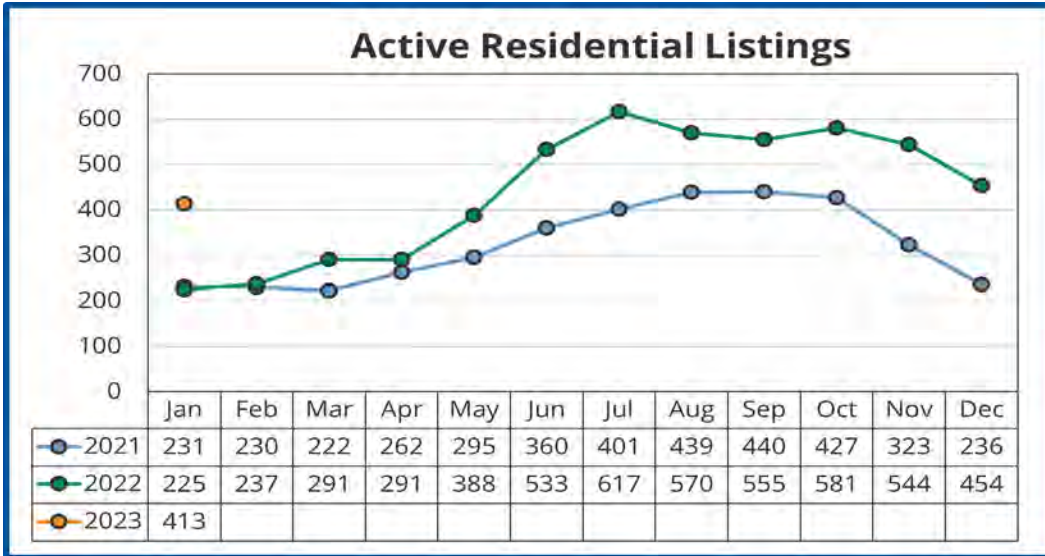
January 2023 Reporting Period

| Residential Sales by Price Range | | | |
|----------------------------------|--------|--------|--------|
| Price Range | Jan-21 | Jan-22 | Jan-23 |
| 0K-100K | 13 | 16 | 6 |
| 100K-200K | 11 | 8 | 13 |
| 200K-300K | 81 | 38 | 17 |
| 300K-400K | 137 | 101 | 55 |
| 400K-500K | 50 | 83 | 50 |
| 500K-600K | 30 | 27 | 22 |
| 600K-700K | 17 | 23 | 12 |
| 700K-800K | 5 | 10 | 8 |
| 800K-900K | 4 | 8 | 2 |
| 900K-1M | 1 | 4 | 6 |
| 1MM-1.1MM | 0 | 3 | 3 |
| 1.1MM-1.2MM | 1 | 2 | 1 |
| 1.2MM-1.3MM | 1 | 3 | 1 |
| 1.3MM-1.4MM | 0 | 0 | 1 |
| 1.4MM-1.5MM | 1 | 0 | 0 |
| 1.5MM-1.6MM | 0 | 0 | 0 |
| 1.6MM-1.7MM | 0 | 0 | 0 |
| 1.7MM-1.8MM | 0 | 0 | 0 |
| 1.8MM-1.9MM | 0 | 0 | 1 |
| 1.9MM-2MM | 0 | 0 | 0 |
| 2MM+ | 0 | 0 | 1 |

| Greater Lane Co. Residential Highlights | | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|---|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2023 | January | 303 | 303 | 177 | 470,600 | 419,000 | 50 |
| | Year-To-Date | 303 | 303 | 177 | 470,600 | 419,000 | 50 |
| 2022 | January | 337 | 335 | 273 | 448,000 | 411,000 | 35 |
| | December | 175 | 197 | 234 | 457,700 | 427,500 | 45 |
| | Year-To-Date | 337 | 335 | 273 | 448,000 | 411,000 | 35 |
| Change | January 2022 | -10.1% | -9.6% | -35.2% | 5.0% | 1.9% | 40.1% |
| | Prev Mo 2022 | 73.1% | 53.8% | -24.4% | 2.8% | -2.0% | 10.4% |
| | Year-To-Date | -10.1% | -9.6% | -35.2% | 5.0% | 1.9% | 40.1% |

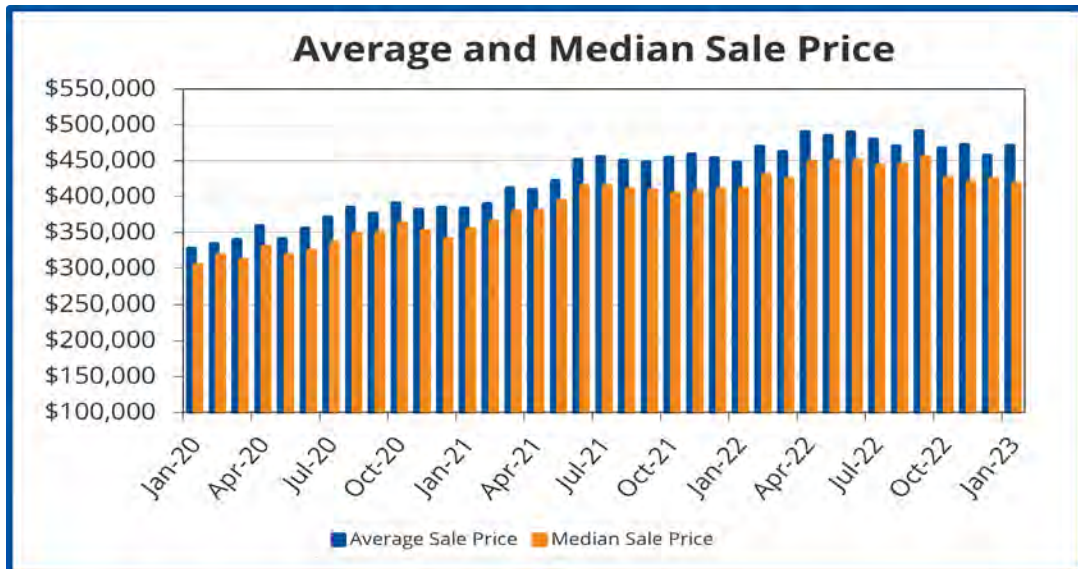
Lane County

January 2023 Reporting Period



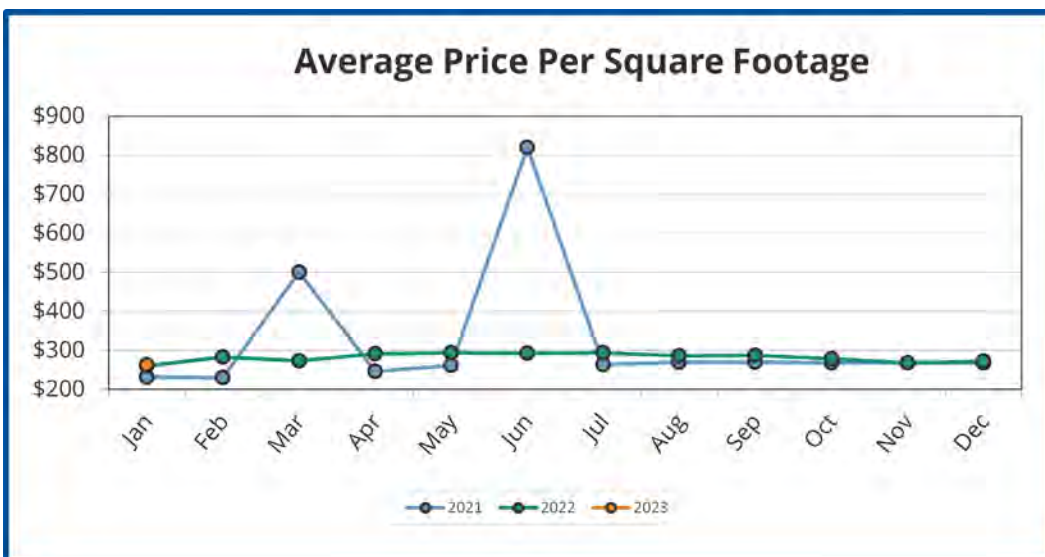
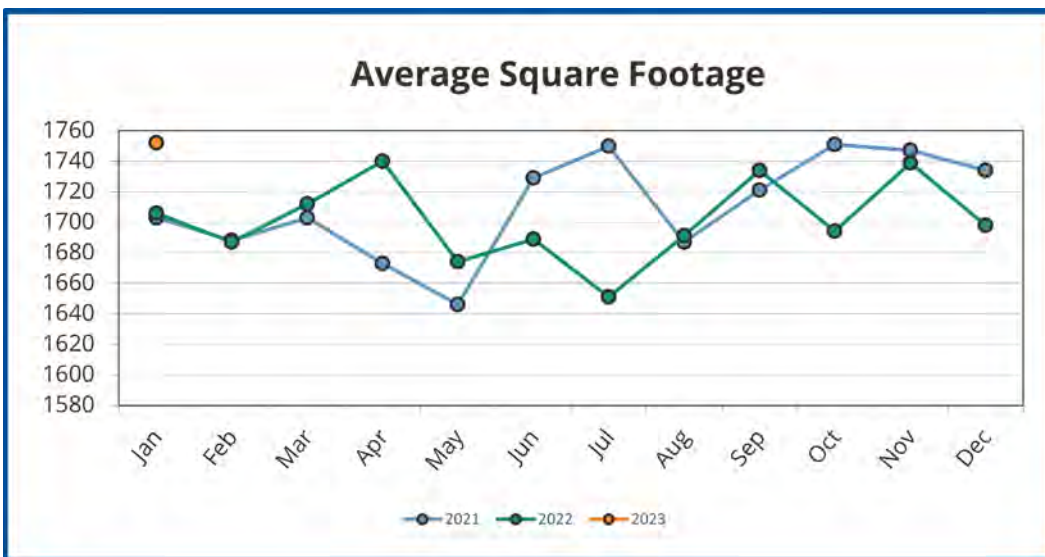
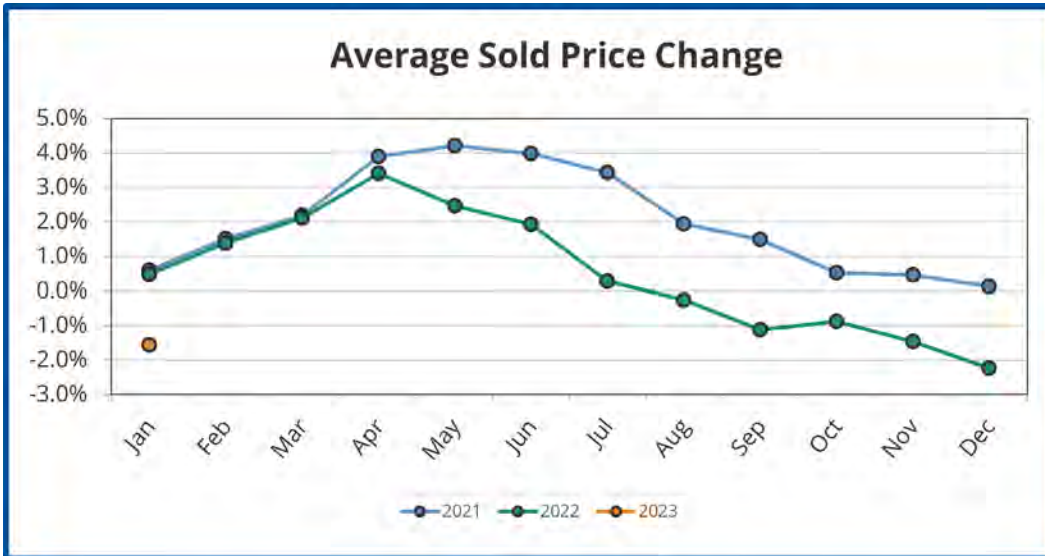
Lane County

January 2023 Reporting Period



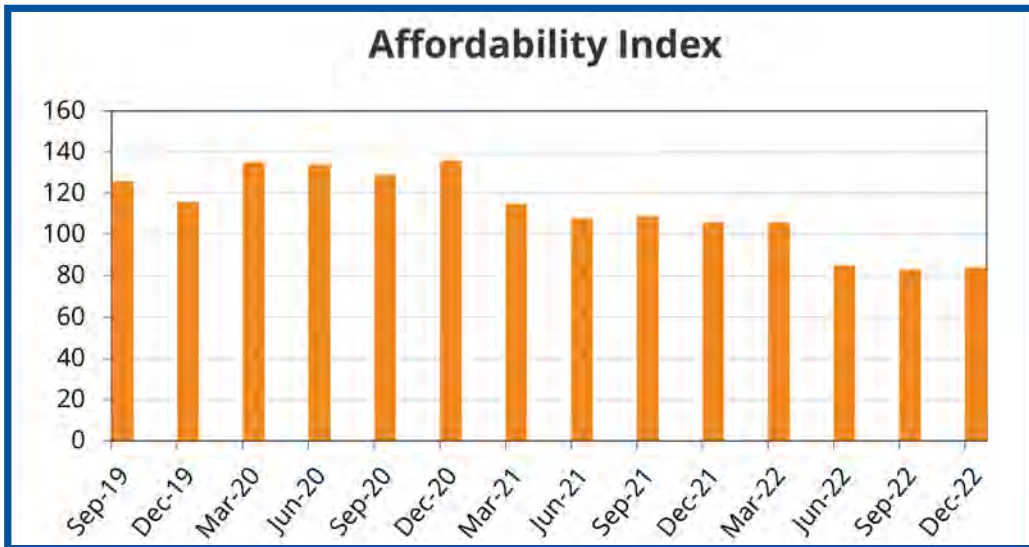
Lane County

January 2023 Reporting Period



Lane County

January 2023 Reporting Period

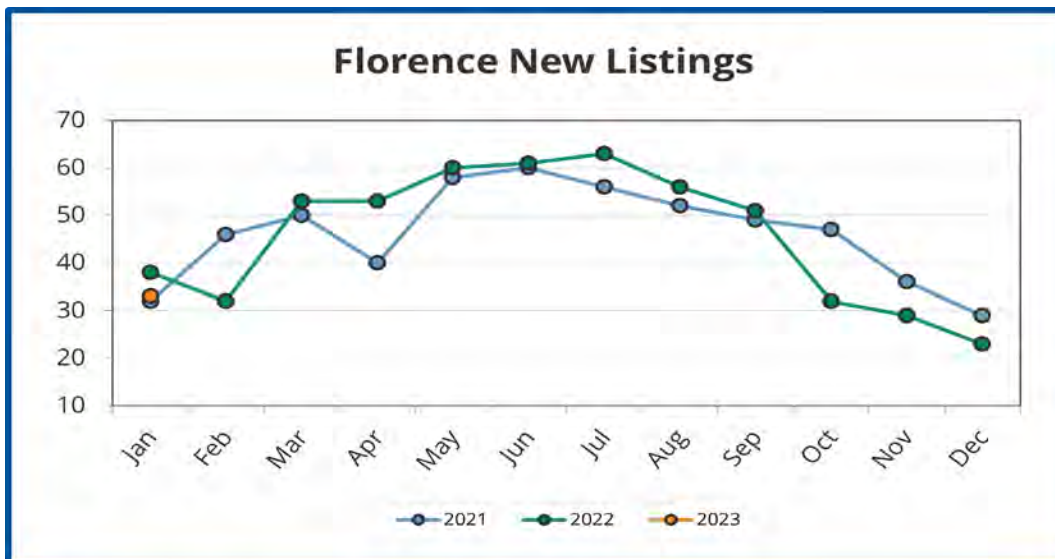


Affordability - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Lane County area is affordable for a family earning the median income. A family earning the median income (\$83,953 in 2022, per HUD) can afford 84% of a monthly mortgage payment on a median priced home (419,000 in December). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.36% (per Freddie Mac).



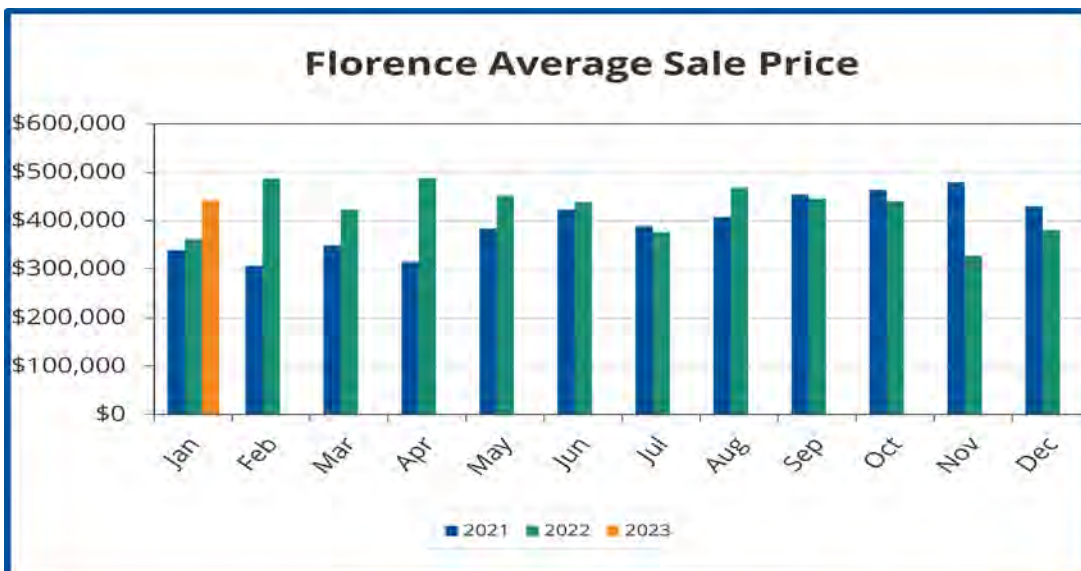
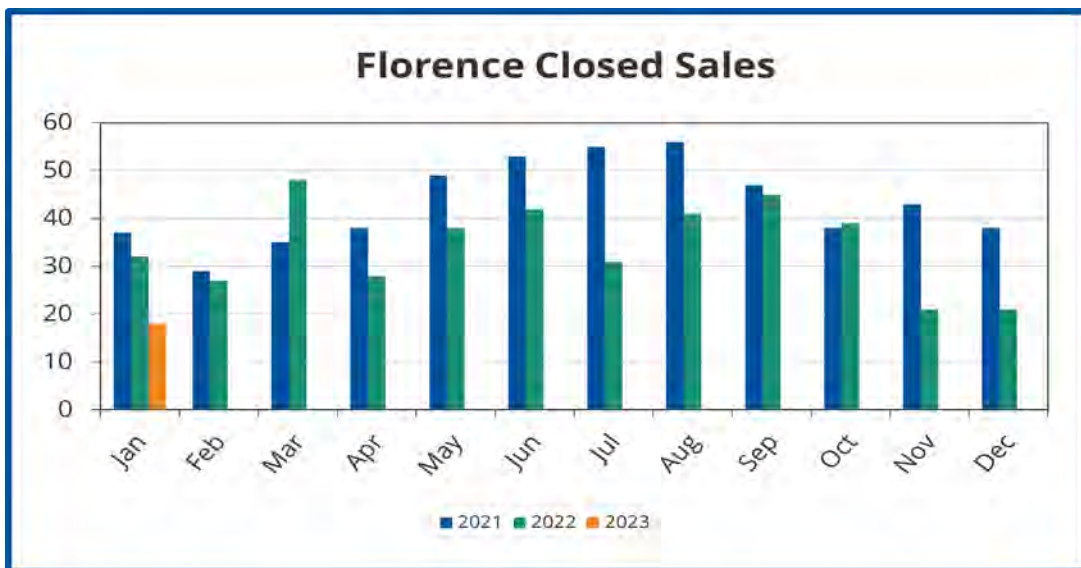
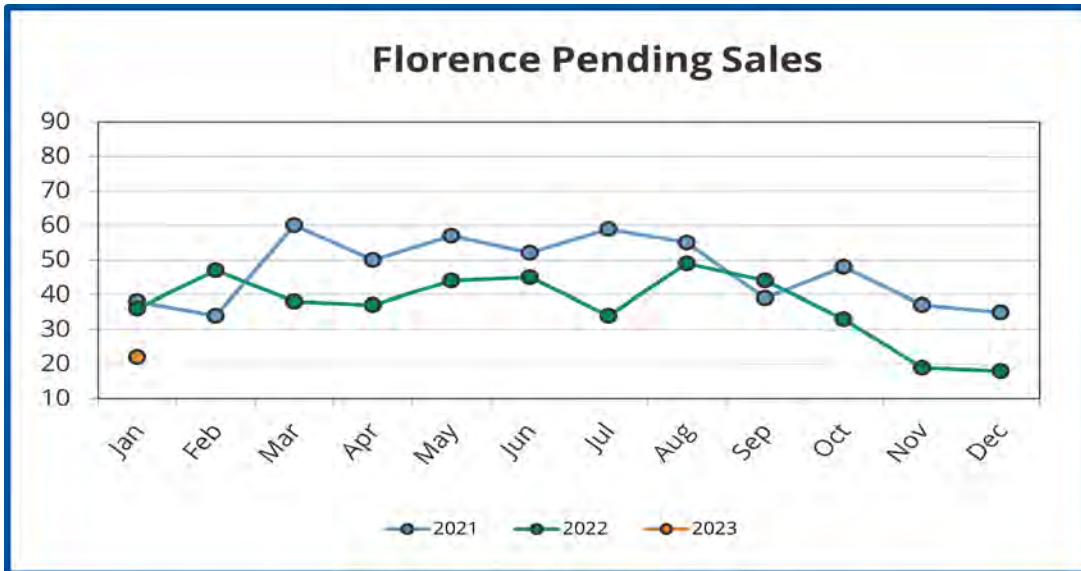
Florence – Lane County, OR

January 2023 Reporting Period



Florence - Lane County

January 2023 Reporting Period



Lane County

January 2023 Reporting Period

Lane County Area Report – Including Florence

| | | 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 23 v. 22 | Closed Sales | Average Sale Price | Total Market Time ³ | New Listings | Pending Sales | Pending Sales 2023 v. 2022 | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time | Avg. Sale Price % Change ² | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |
| 225 | Florence Coast Village | 3 | - | 0 | 1 | 0.0% | 1 | 232,000 | 7 | - | 1 | 0.0% | 1 | 232,000 | 232,000 | 7 | 23.3% | - | - | - | - | - | - |
| 226 | Florence Green Trees | 6 | 3 | 1 | 3 | - | 1 | 300,000 | 136 | 3 | 3 | - | 1 | 300,000 | 300,000 | 136 | 23.2% | - | - | - | - | - | - |
| 227 | Florence Florentine | 6 | 2 | 0 | 1 | -66.7% | 0 | - | - | 2 | 1 | -66.7% | 0 | - | - | - | 10.0% | 0 | - | 0 | - | 0 | - |
| 228 | Florence Town | 31 | 16 | 8 | 7 | -63.2% | 5 | 424,200 | 54 | 16 | 7 | -63.2% | 5 | 424,200 | 419,000 | 54 | 10.6% | - | - | 1 | 95,000 | - | - |
| 229 | Florence Beach | 16 | 5 | 1 | 4 | 100.0% | 6 | 419,300 | 78 | 5 | 4 | 100.0% | 6 | 419,300 | 405,000 | 78 | 22.0% | - | - | - | z | - | - |
| 230 | Florence North | 11 | 5 | - | 3 | -25.0% | 2 | 655,000 | 64 | 5 | 3 | -25.0% | 2 | 655,000 | 655,000 | 64 | -0.3% | - | - | - | - | - | - |
| 231 | Florence South/ Dunes City | 7 | 2 | 0 | 2 | -60.0% | 2 | 582,500 | 31 | 2 | 2 | -60.0% | 2 | 582,500 | 582,500 | 31 | 0.0% | - | - | 1 | 60,000 | - | - |
| 238 | Florence East/ Mapleton | 9 | 0 | - | 1 | -50.0% | 1 | 305,000 | 82 | 0 | 1 | -50.0% | 1 | 305,000 | 305,000 | 82 | 4.6% | - | - | 1 | 100,000 | - | - |
| | Grand Total | 89 | 33 | 10 | 22 | -38.9% | 18 | 441,600 | 64 | 33 | 22 | -38.9% | 18 | 441,600 | 402,000 | 64 | 9.0% | - | - | 3 | 85,000 | - | - |
| 232 | Hayden Bridge | 11 | 10 | 3 | 10 | -60.0% | 7 | 528,000 | 26 | 10 | 10 | -60.0% | 7 | 528,000 | 455,000 | 26 | 20.8% | - | - | - | - | 1 | 585,000 |
| 233 | McKenzie Valley | 19 | 11 | 4 | 5 | 66.7% | 5 | 420,400 | 72 | 11 | 5 | 66.7% | 5 | 420,400 | 518,000 | 72 | 5.8% | - | - | 4 | 224,300 | - | - |
| 234 | Pleasant Hill/Oak | 32 | 14 | 7 | 11 | -35.3% | 3 | 254,000 | 114 | 14 | 11 | -35.3% | 3 | 254,000 | 179,000 | 114 | 6.1% | - | - | 1 | 285,000 | - | - |
| 235 | South Lane Properties | 51 | 29 | 12 | 34 | 3.0% | 17 | 350,000 | 43 | 29 | 34 | 3.0% | 17 | 350,000 | 380,000 | 43 | 1.0% | - | - | 2 | 24,000 | 1 | 348,500 |
| 236 | West Lane Properties | 22 | 12 | 8 | 18 | -5.3% | 4 | 364,400 | 68 | 12 | 18 | -5.3% | 4 | 364,400 | 377,500 | 68 | 13.3% | - | - | 1 | 150,000 | - | - |
| 237 | Junction City | 22 | 16 | 2 | 17 | 88.9% | 3 | 812,000 | 58 | 16 | 17 | 88.9% | 3 | 812,000 | 463,000 | 58 | 17.3% | - | - | 1 | 13,000 | - | - |
| 239 | Thurston | 27 | 18 | 6 | 26 | 30.0% | 15 | 454,900 | 42 | 18 | 26 | 30.0% | 15 | 454,900 | 425,000 | 42 | 14.8% | - | - | - | - | - | - |
| 240 | Coburg I-5 | 6 | 3 | 0 | 4 | 33.3% | 2 | 1,425,000 | 83 | 3 | 4 | 33.3% | 2 | 1,425,000 | 1,425,000 | 83 | -7.7% | - | - | - | - | 1 | 550,000 |
| 241 | N Gilham | 16 | 20 | 6 | 16 | 60.0% | 9 | 565,200 | 59 | 20 | 16 | 60.0% | 9 | 565,200 | 600,000 | 59 | -4.3% | - | - | - | - | - | - |
| 242 | Ferry Street Bridge | 17 | 12 | 2 | 12 | -63.6% | 18 | 553,400 | 53 | 12 | 12 | -63.6% | 18 | 553,400 | 472,000 | 53 | 12.4% | - | - | 1 | 435,000 | 1 | 445,000 |
| 243 | E Eugene | 39 | 23 | 8 | 24 | 41.2% | 14 | 635,900 | 61 | 23 | 24 | 41.2% | 14 | 635,900 | 584,800 | 61 | 14.5% | - | - | - | - | 1 | 265,000 |
| 244 | SW Eugene | 43 | 30 | 9 | 22 | -24.1% | 18 | 599,400 | 50 | 30 | 22 | -24.1% | 18 | 599,400 | 512,500 | 50 | 6.2% | - | - | 1 | 115,000 | 2 | 554,500 |
| 245 | W Eugene | 11 | 9 | 3 | 7 | -36.4% | 5 | 307,600 | 27 | 9 | 7 | -36.4% | 5 | 307,600 | 345,000 | 27 | 7.9% | - | - | 1 | 240,000 | 2 | 337,500 |
| 246 | Danebo | 35 | 30 | 4 | 31 | 3.3% | 20 | 301,500 | 58 | 30 | 31 | 3.3% | 20 | 301,500 | 338,200 | 58 | 3.1% | - | - | - | - | 1 | 470,000 |
| 247 | River Road | 14 | 9 | 0 | 11 | 22.2% | 8 | 381,200 | 31 | 9 | 11 | 22.2% | 8 | 381,200 | 372,500 | 31 | 6.7% | - | - | - | - | - | - |
| 248 | Santa Clara | 20 | 25 | 2 | 25 | 4.2% | 10 | 450,200 | 55 | 25 | 25 | 4.2% | 10 | 450,200 | 479,800 | 55 | 10.8% | - | - | - | - | 1 | 541,000 |
| 249 | Springfield | 26 | 29 | 3 | 25 | -34.2% | 18 | 377,200 | 31 | 29 | 25 | -34.2% | 18 | 377,200 | 350,000 | 31 | 11.5% | 1 | 830,000 | 1 | 395,000 | - | - |
| 250 | Mohawk Valley | 2 | 3 | 2 | 5 | 0.0% | 1 | 569,900 | 65 | 3 | 5 | 0.0% | 1 | 569,900 | 569,900 | 65 | 4.2% | - | - | - | - | - | - |
| | Grand Total | 413 | 303 | 81 | 303 | -9.6% | 177 | 470,600 | 50 | 303 | 303 | -9.6% | 177 | 470,600 | 419,000 | 50 | 8.7% | 1 | 830,000 | 13 | 198,300 | 11 | 453,500 |

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2023 with January 2022. The Year-To-Date section compares 2023 year-to-date statistics through January with 2022 Year-To-Date statistics through January.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/22-1/31/2023) with 12 months before (2/1/21-1/31/22).

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



Definitions and Formulas

Additional Resources

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This 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.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

The Active Listings in the Market Action report 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.

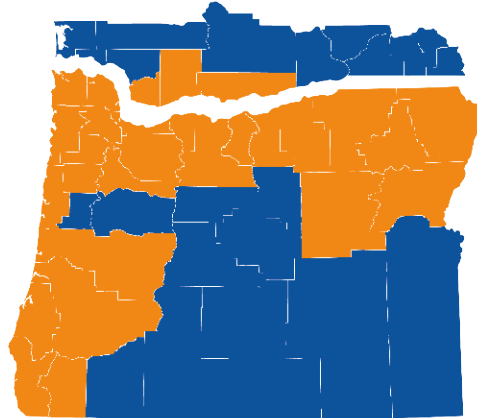
Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Real Talk with RMLS Podcast](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Columbia Basin
- Baker County
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- North Coastal Counties
- Mid-Columbia
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



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Kurt von Wasmuth, President/CEO

Jorden Holland, Editor

Grant Lowery, Communications Specialist

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MARKET ACTION REPORT

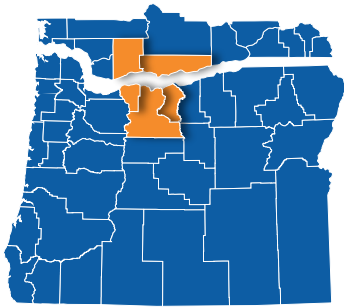
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Mid-Columbia January 2023 Reporting Period

Mid-Columbia

January 2023 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (58) increased 31.8% from the 44 listed in January 2022, and increased 75.8% from the 33 listed in December 2022.

Pending Sales

Pending sales (56) decreased 1.8% from the 57 offers accepted in January 2022, and increased 43.6% from the 39 offers accepted in December 2022.

Closed Sales

Closed sales (44) decreased 37.1% from the 70 closings in January 2022, and matched the 44 closings in December 2022.

Inventory and Time on Market

Inventory decreased to 3.8 months in January. Total market time increased to 86 days.

Year-to-Date Summary

Comparing the first month of 2023 to the same period in 2022, new listings (58) increased 31.8%, pending sales (56) decreased 1.8%, and closed sales (44) decreased 37.1%.

Average and Median Sale Prices

Comparing 2023 to 2022 through January, the average sale price has increased 15.0% from \$442,000 to \$508,300. In the same comparison, the median sale price has increased 2.6% from \$402,000 to \$412,500.

| Inventory in Months | | | |
|---------------------|------|------|------|
| | 2021 | 2022 | 2023 |
| January | 1.3 | 1.3 | 3.8 |
| February | 1.7 | 2.0 | |
| March | 1.6 | 1.7 | |
| April | 0.9 | 1.6 | |
| May | 1.2 | 2.0 | |
| June | 1.1 | 1.9 | |
| July | 1.3 | 2.9 | |
| August | 1.9 | 2.8 | |
| September | 1.9 | 2.8 | |
| October | 1.6 | 3.9 | |
| November | 1.3 | 3.1 | |
| December | 1.3 | 3.9 | |

Residential Trends

Jan 2023 vs. Dec 2022

New Listings **+75.8%** ↑

Pending Sales **+43.6%** ↑

Closed Sales **Same** —

Average Sale Price **+32.4%** ↑

Median Sale Price **+20.3%** ↑

Inventory **-0.1** ↓

Total Market Time **+28** ↑

Jan 2023 vs. Jan 2022

New Listings **+31.8%** ↑

Pending Sales **-1.8%** ↓

Closed Sales **-37.1%** ↓

Average Sale Price **+15%** ↑

Median Sale Price **+2.6%** ↑

Inventory **+2.5** ↑

Total Market Time **+38** ↑

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +3.1% (\$520,500 v. \$504,900)

Median Sale Price % Change: +3.6% (\$435,000 v. \$420,000)

Mid-Columbia

January 2023 Reporting Period

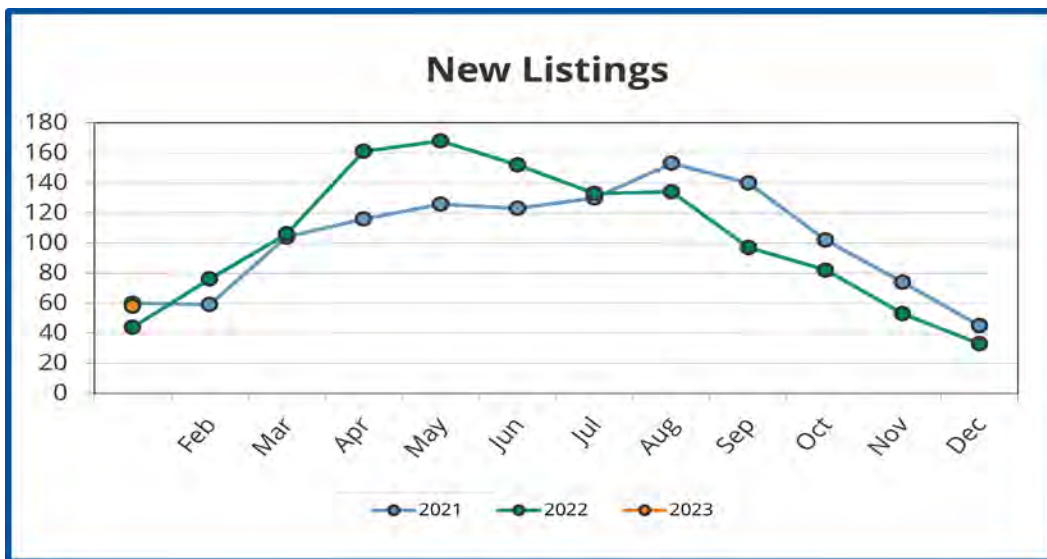
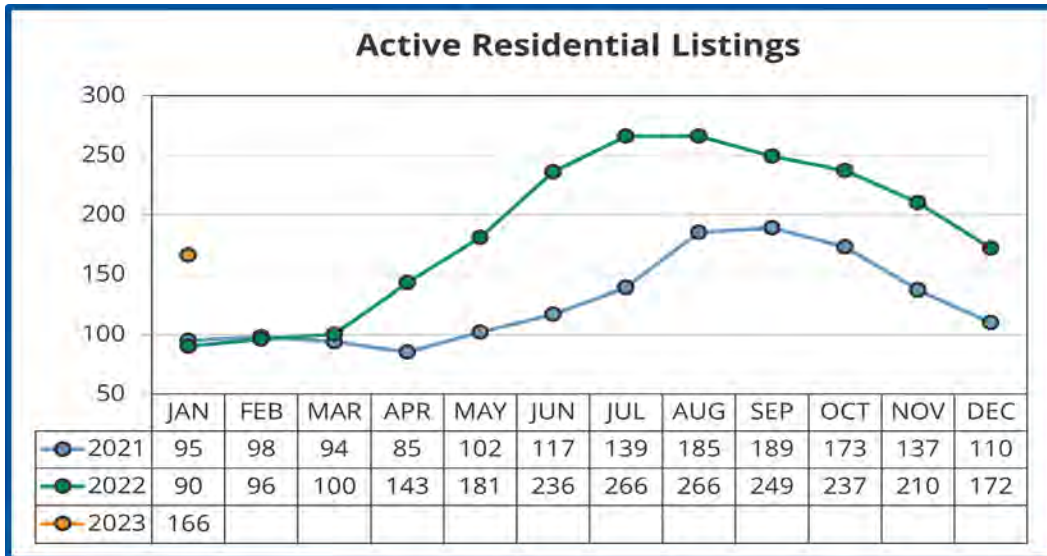
| Residential Sales by Price Range | | | |
|----------------------------------|--------|--------|--------|
| Price Range | Jan-21 | Jan-22 | Jan-23 |
| 0K-100K | 4 | 4 | 0 |
| 100K-200K | 6 | 10 | 2 |
| 200K-300K | 14 | 9 | 7 |
| 300K-400K | 11 | 13 | 8 |
| 400K-500K | 10 | 13 | 13 |
| 500K-600K | 7 | 8 | 1 |
| 600K-700K | 6 | 5 | 4 |
| 700K-800K | 7 | 5 | 3 |
| 800K-900K | 1 | 1 | 3 |
| 900K-1M | 4 | 1 | 0 |
| 1MM-1.1MM | 2 | 1 | 1 |
| 1.1MM-1.2MM | 1 | 1 | 0 |
| 1.2MM-1.3MM | 1 | 0 | 0 |
| 1.3MM-1.4MM | 0 | 2 | 1 |
| 1.4MM-1.5MM | 0 | 0 | 0 |
| 1.5MM-1.6MM | 0 | 0 | 1 |
| 1.6MM-1.7MM | 0 | 0 | 0 |
| 1.7MM-1.8MM | 0 | 0 | 0 |
| 1.8MM-1.9MM | 0 | 0 | 0 |
| 1.9MM-2MM | 0 | 0 | 0 |
| 2MM+ | 0 | 0 | 0 |

■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

| Mid-Columbia Residential Highlights | | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|-------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2023 | January | 58 | 56 | 44 | 508,300 | 412,500 | 86 |
| | Year-To-Date | 58 | 56 | 44 | 508,300 | 412,500 | 86 |
| 2022 | January | 44 | 57 | 70 | 442,000 | 402,000 | 48 |
| | December | 33 | 39 | 44 | 383,800 | 343,000 | 58 |
| | Year-To-Date | 44 | 57 | 70 | 442,000 | 402,000 | 48 |
| Change | January 2022 | 31.8% | -1.8% | -37.1% | 15.0% | 2.6% | 79.8% |
| | Prev Mo 2022 | 75.8% | 43.6% | 0.0% | 32.4% | 20.3% | 47.6% |
| | Year-To-Date | 31.8% | -1.8% | -37.1% | 15.0% | 2.6% | 79.8% |

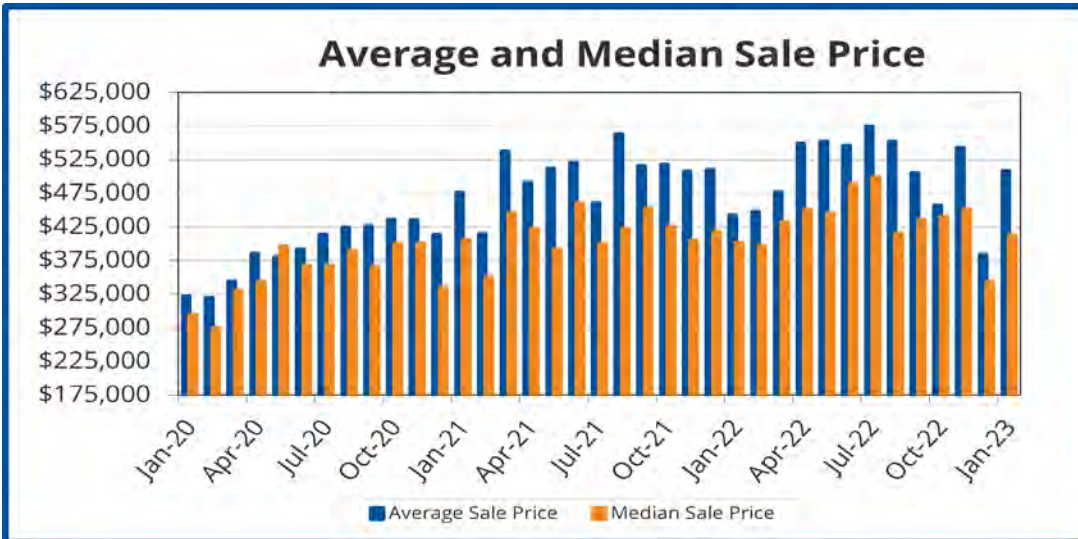
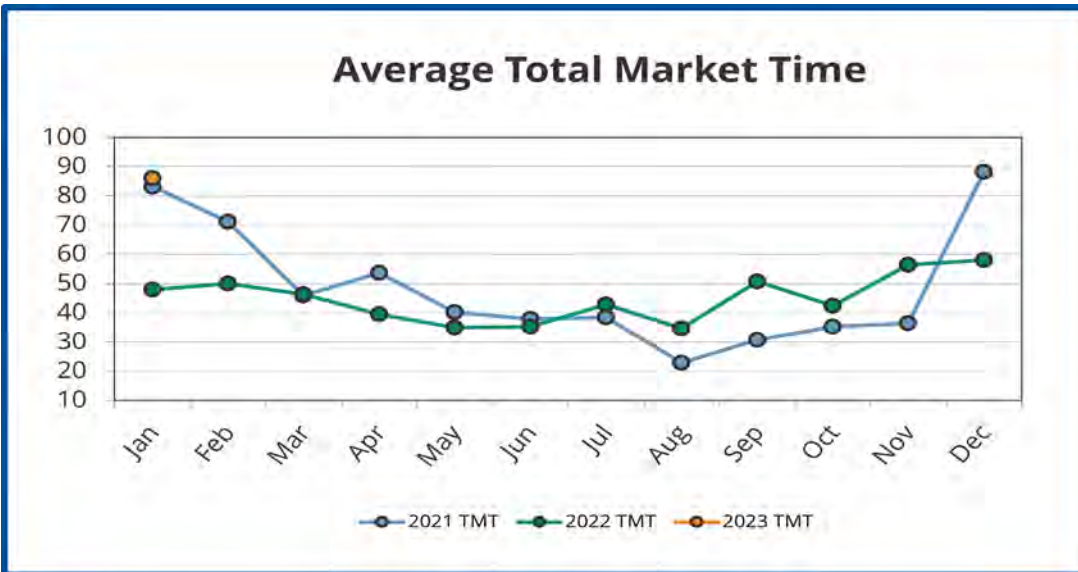
Mid-Columbia

January 2023 Reporting Period



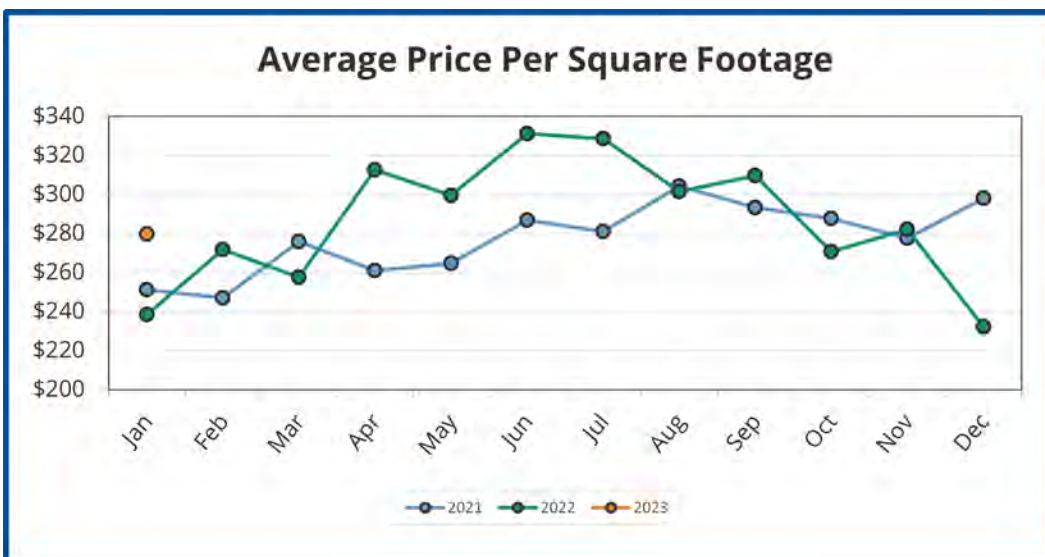
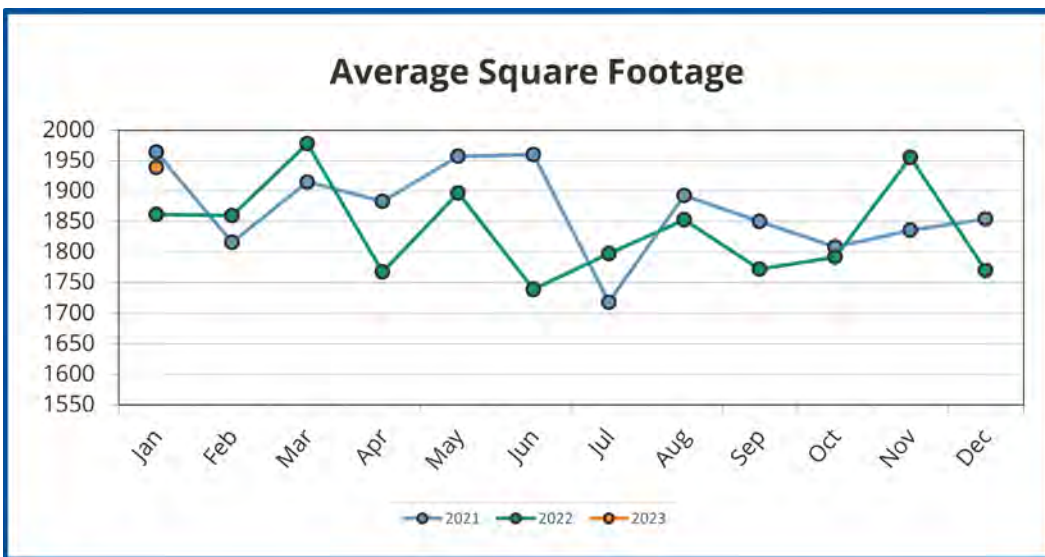
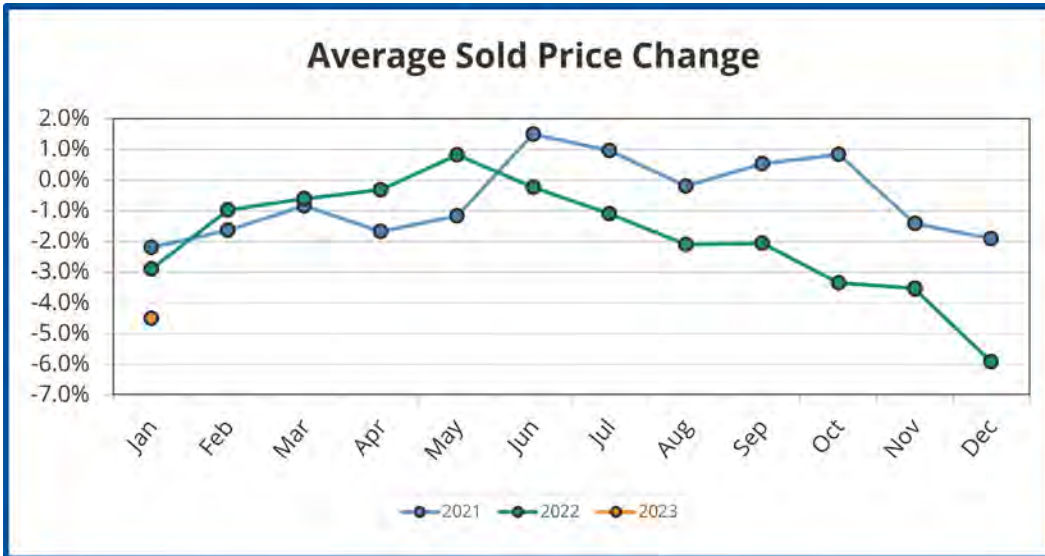
Mid-Columbia

January 2023 Reporting Period



Mid-Columbia

January 2023 Reporting Period



Mid-Columbia

January 2023 Reporting Period

Area Report

| | | 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 23 v. 22 ¹ | Closed Sales | Average Sale Price | Total Market Time ³ | New Listings | Pending Sales | Pending Sales 23 v. 22 ¹ | Closed Sales | Average Sale Price | Median Sale Price | Avg. Sale Price % Change ² | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |
| 100 | White Salmon / Bingen | 14 | 2 | 1 | 7 | - | 1 | 715,000 | 144 | 2 | 7 | - | 1 | 715,000 | 715,000 | 11.1% | - | - | 1 | 191,300 | - | - |
| 101 | Snowden | 3 | 1 | - | 0 | -100.0% | 1 | 400,000 | 39 | 1 | 0 | -100.0% | 1 | 400,000 | 400,000 | 6.3% | - | - | - | - | - | - |
| 102 | Trout Lake / Glenwood | - | 0 | 1 | 1 | 0.0% | 1 | 895,000 | 15 | 0 | 1 | 0.0% | 1 | 895,000 | 895,000 | 8.9% | - | - | - | - | - | - |
| 103 | Husum / BZ Corner | 1 | 0 | 0 | 1 | - | - | - | - | 0 | 1 | - | - | - | - | -31.2% | - | - | 1 | 375,000 | - | - |
| 104 | Lyle / High Prairie | 5 | 1 | 0 | 4 | 33.3% | 6 | 602,400 | 92 | 1 | 4 | 33.3% | 6 | 602,400 | 402,600 | 3.5% | - | - | - | - | - | - |
| 105 | Dallesport / Murdock | 5 | 2 | 0 | 2 | 100.0% | 2 | 397,500 | 147 | 2 | 2 | 100.0% | 2 | 397,500 | 397,500 | 13.5% | - | - | - | - | - | - |
| 106 | Appleton/ Timber Valley | 1 | 0 | 0 | 1 | 0.0% | 0 | - | - | 0 | 1 | 0.0% | 0 | - | - | -12.5% | 0 | - | 0 | - | 0 | - |
| 108 | Goldendale / Centerville | 18 | 8 | 3 | 8 | -11.1% | 7 | 288,600 | 83 | 8 | 8 | -11.1% | 7 | 288,600 | 285,000 | 3.8% | 1 | 118,000 | 3 | 61,700 | - | - |
| 109 | Bickleton/ East County | 1 | 0 | - | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | - | 2.3% | 0 | - | 0 | - | 0 | - |
| 110 | Klickitat | 1 | - | 0 | 1 | 0.0% | 0 | - | - | - | 1 | - | 0 | - | - | 382.8% | 0 | - | 0 | - | 0 | - |
| | Klickitat Co. Total | 49 | 14 | 5 | 25 | 38.9% | 18 | 468,900 | 90 | 14 | 25 | 38.9% | 18 | 468,900 | 387,900 | -1.1% | 1 | 118,000 | 5 | 150,300 | - | - |
| 111 | Skamania | - | 1 | 0 | 1 | - | 2 | 526,500 | 101 | 1 | 1 | - | 2 | 526,500 | 526,500 | -2.0% | - | - | - | - | - | - |
| 112 | North Bonneville | 4 | 2 | - | 2 | 0.0% | 0 | - | - | 2 | 2 | 0.0% | 0 | - | - | 6.8% | 0 | - | 0 | - | 0 | - |
| 113 | Stevenson | 4 | 2 | 2 | 3 | - | 1 | 500,000 | 8 | 2 | 3 | - | 1 | 500,000 | 500,000 | -0.1% | - | - | - | - | - | - |
| 114 | Carson | 5 | 3 | - | 2 | -33.3% | 2 | 405,000 | 27 | 3 | 2 | -33.3% | 2 | 405,000 | 405,000 | 21.3% | - | - | 2 | 121,300 | - | - |
| 115 | Home Valley | 1 | 1 | 0 | 0 | - | 0 | - | - | 1 | 0 | - | 0 | - | - | 54.1% | 0 | - | 0 | - | 0 | - |
| 116 | Cook / Underwood / Mill A / Willard | 1 | 0 | 0 | 0 | - | - | - | - | 0 | 0 | - | - | - | - | -27.6% | - | - | 1 | 150,000 | - | - |
| 117 | Unincorporated North | 3 | - | 0 | 0 | -100.0% | - | - | - | - | 0 | -100.0% | - | - | - | 7.1% | - | - | 1 | 3,570,500 | - | - |
| | Skamania Co. Total | 18 | 9 | 2 | 8 | 33.3% | 5 | 472,600 | 53 | 9 | 8 | 33.3% | 5 | 472,600 | 453,000 | -4.3% | - | - | 4 | 990,800 | - | - |
| 351 | The Dalles | 39 | 20 | 7 | 14 | -26.3% | 11 | 416,000 | 90 | 20 | 14 | -26.3% | 11 | 416,000 | 381,000 | 8.4% | - | - | 2 | 820,000 | - | - |
| 352 | Dufur | 7 | - | 0 | 1 | - | 0 | - | - | - | 1 | - | 0 | - | - | 4.4% | 0 | - | 0 | - | 0 | - |
| 353 | Tygh Valley | 7 | 1 | - | 3 | - | 0 | - | - | 1 | 3 | - | 0 | - | - | 50.9% | 0 | - | 0 | - | 0 | - |
| 354 | Wamic / Pine Hollow | 3 | 0 | 0 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | - | 3.2% | 0 | - | 0 | - | 0 | - |
| 355 | Maupin / Pine Grove | 7 | 1 | 0 | 0 | -100.0% | - | - | - | 1 | 0 | -100.0% | - | - | - | 28.0% | 1 | 252,000 | - | - | - | - |
| 356 | Rowena | 0 | 0 | 0 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | - | - | 0 | - | 0 | - | 0 | - |
| 357 | Mosier | - | - | 0 | 0 | -100.0% | 1 | 880,000 | 14 | - | 0 | -100.0% | 1 | 880,000 | 880,000 | 38.6% | - | - | - | - | - | - |
| | Wasco Co. Total | 63 | 22 | 7 | 18 | -21.7% | 12 | 454,700 | 84 | 22 | 18 | -21.7% | 12 | 454,700 | 398,000 | 13.6% | 1 | 252,000 | 2 | 820,000 | - | - |
| 361 | Cascade Locks | 3 | 2 | - | 2 | - | 1 | 587,400 | 205 | 2 | 2 | - | 1 | 587,400 | 587,400 | 8.6% | - | - | - | - | - | - |
| 362 | Hood River City | 15 | 6 | 3 | 2 | -60.0% | 6 | 734,600 | 81 | 6 | 2 | -60.0% | 6 | 734,600 | 669,500 | 12.6% | - | - | 1 | 1,250,000 | - | - |
| 363 | Hood River-W | 5 | 2 | 1 | 0 | -100.0% | 1 | 710,000 | 100 | 2 | 0 | -100.0% | 1 | 710,000 | 710,000 | 12.4% | - | - | - | - | - | - |
| 364 | Hood River-E | 1 | 0 | 0 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | - | -39.2% | 0 | - | 0 | - | 0 | - |
| 365 | Odell | 1 | 0 | 0 | # | -100.0% | 0 | - | - | 0 | - | -100.0% | 0 | - | - | -20.8% | 0 | - | 0 | - | 0 | - |
| 366 | Parkdale / Mt. Hood | 3 | 1 | 0 | # | -100.0% | 1 | 400,000 | 103 | 1 | - | -100.0% | 1 | 400,000 | 400,000 | -2.9% | - | - | 2 | 1,062,000 | - | - |
| 367 | Hood River Co. Total | 28 | 11 | 4 | 4 | -55.6% | 9 | 678,300 | 100 | 11 | 4 | -55.6% | 9 | 678,300 | 649,000 | 4.5% | - | - | 3 | 1,124,700 | - | - |
| 370 | Sherman Co. | 8 | 2 | 2 | 1 | 0.0% | 0 | - | - | 2 | 1 | - | 0 | - | - | 0 | 0 | - | 0 | - | 0 | - |

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2023 with January 2022. The Year-To-Date section compares 2023 year-to-date statistics through January with 2022 Year-To-Date statistics through January.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/22-1/31/2023) with 12 months before (2/1/21-1/31/22).

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



Definitions and Formulas

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This 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.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

The Active Listings in the Market Action report 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.

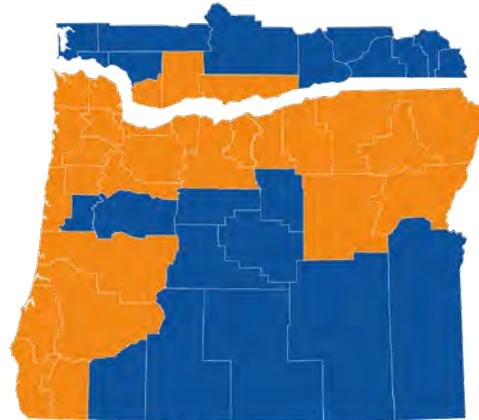
Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Real Talk with RMLS Podcast](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Columbia Basin
- Baker County
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- North Coastal Counties
- Mid-Columbia
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



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Kurt von Wasmuth, President/CEO

Jorden Holland, Editor

Grant Lowery, Communications Specialist

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MARKET ACTION REPORT

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

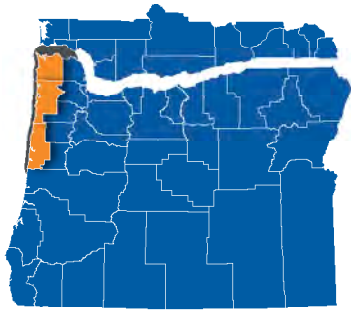
North Coastal Counties January 2023 Reporting Period

North Coastal Counties

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MARKET ACTION REPORT

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



Residential Highlights

New Listings

New listings (128) decreased 0.8% from the 129 listed in January 2022, and increased 40.7% from the 91 listed in December 2022.

Pending Sales

Pending sales (122) decreased 1.6% from the 124 offers accepted in January 2022, and increased 52.5% from the 80 offers accepted in December 2022.

Closed Sales

Closed sales (71) decreased 35.5% from the 110 closings in January 2022, and decreased 17.4% from the 86 closings in December 2022.

Inventory and Time on Market

Inventory increased to 4.7 months in January. Total market time increased to 76 days.

Year-to-Date Summary

Comparing the first month of 2023 to the same period in 2022, new listings (128) decreased 0.8%, pending sales (122) decreased 1.6%, and closed sales (71) decreased 35.5%.

Average and Median Sale Prices

Comparing 2023 to 2022 through January, the average sale price has decreased 0.3% from \$552,900 to \$551,400. In the same comparison, the median sale price has decreased 3.8% from \$457,500 to \$440,000.

| Inventory in Months | | | |
|---------------------|------|------|------|
| | 2021 | 2022 | 2023 |
| January | 1.9 | 1.5 | 4.7 |
| February | 1.5 | 1.7 | |
| March | 1.3 | 1.4 | |
| April | 1.2 | 1.6 | |
| May | 1.5 | 2.2 | |
| June | 1.3 | 2.0 | |
| July | 1.6 | 2.7 | |
| August | 1.2 | 2.3 | |
| September | 1.2 | 2.2 | |
| October | 1.1 | 3.2 | |
| November | 1.3 | 3.9 | |
| December | 1.3 | 4.2 | |

Residential Trends

Jan 2023 vs. Dec 2022

| | | |
|--------------------|--------|---|
| New Listings | +40.7% | ↑ |
| Pending Sales | +52.5% | ↑ |
| Closed Sales | -17.4% | ↓ |
| Average Sale Price | +2.6% | ↑ |
| Median Sale Price | -0.3% | ↑ |
| Inventory | +3.2 | ↑ |
| Total Market Time | +38 | ↑ |

Jan 2023 vs. Jan 2022

| | | |
|--------------------|--------|---|
| New Listings | -0.8% | ↓ |
| Pending Sales | -1.6% | ↓ |
| Closed Sales | -35.5% | ↓ |
| Average Sale Price | -0.3% | ↓ |
| Median Sale Price | -0.3% | ↓ |
| Inventory | +0.5 | ↑ |
| Total Market Time | +2 | ↑ |

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +5.2% (\$572,000 v. \$543,800)

Median Sale Price % Change: +9.4% (\$499,000 v. \$456,000)

North Coastal Counties

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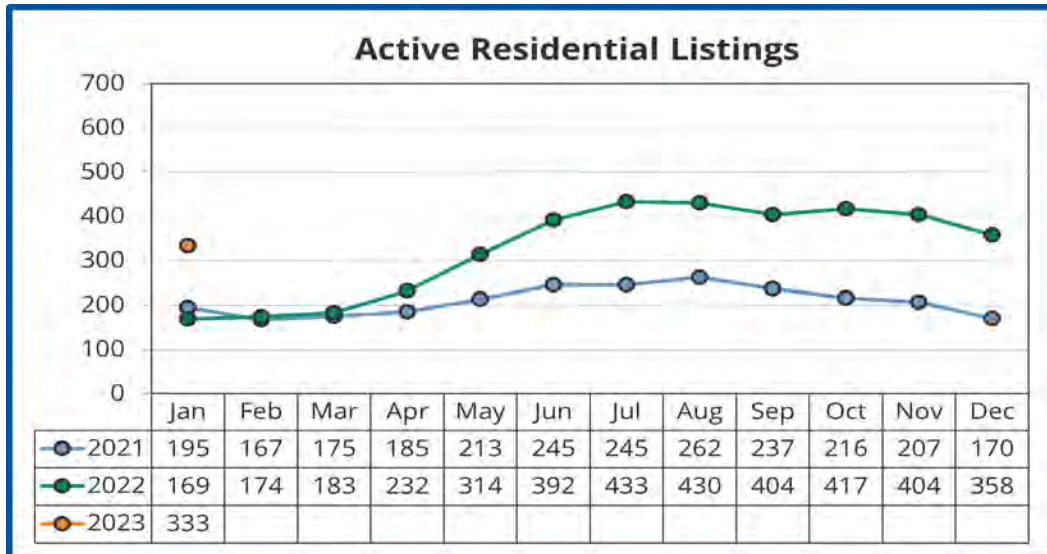
| Residential Sales by Price Range | | | |
|----------------------------------|--------|--------|--------|
| Price Range | Jan-21 | Jan-22 | Jan-23 |
| 0K-100K | 0 | 3 | 1 |
| 100K-200K | 8 | 3 | 3 |
| 200K-300K | 17 | 4 | 9 |
| 300K-400K | 23 | 28 | 14 |
| 400K-500K | 19 | 23 | 15 |
| 500K-600K | 19 | 21 | 12 |
| 600K-700K | 6 | 13 | 6 |
| 700K-800K | 2 | 7 | 2 |
| 800K-900K | 4 | 3 | 2 |
| 900K-1M | 4 | 5 | 3 |
| 1MM-1.1MM | 0 | 0 | 1 |
| 1.1MM-1.2MM | 1 | 0 | 1 |
| 1.2MM-1.3MM | 2 | 2 | 2 |
| 1.3MM-1.4MM | 1 | 0 | 0 |
| 1.4MM-1.5MM | 1 | 0 | 0 |
| 1.5MM-1.6MM | 0 | 0 | 0 |
| 1.6MM-1.7MM | 0 | 0 | 1 |
| 1.7MM-1.8MM | 0 | 1 | 0 |
| 1.8MM-1.9MM | 0 | 0 | 0 |
| 1.9MM-2MM | 0 | 0 | 0 |
| 2MM+ | 0 | 2 | 1 |

■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

| North Coastal Counties Residential Highlights | | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|---|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2023 | January | 128 | 122 | 71 | 551,400 | 440,000 | 76 |
| | Year-To-Date | 128 | 122 | 71 | 551,400 | 440,000 | 76 |
| 2022 | January | 129 | 124 | 110 | 552,900 | 457,500 | 38 |
| | December | 91 | 80 | 86 | 537,400 | 441,300 | 74 |
| | Year-To-Date | 129 | 124 | 110 | 552,900 | 457,500 | 38 |
| Change | January 2022 | -0.8% | -1.6% | -35.5% | -0.3% | -3.8% | 100.6% |
| | Prev Mo 2022 | 40.7% | 52.5% | -17.4% | 2.6% | -0.3% | 3.3% |
| | Year-To-Date | -0.8% | -1.6% | -35.5% | -0.3% | -3.8% | 100.6% |

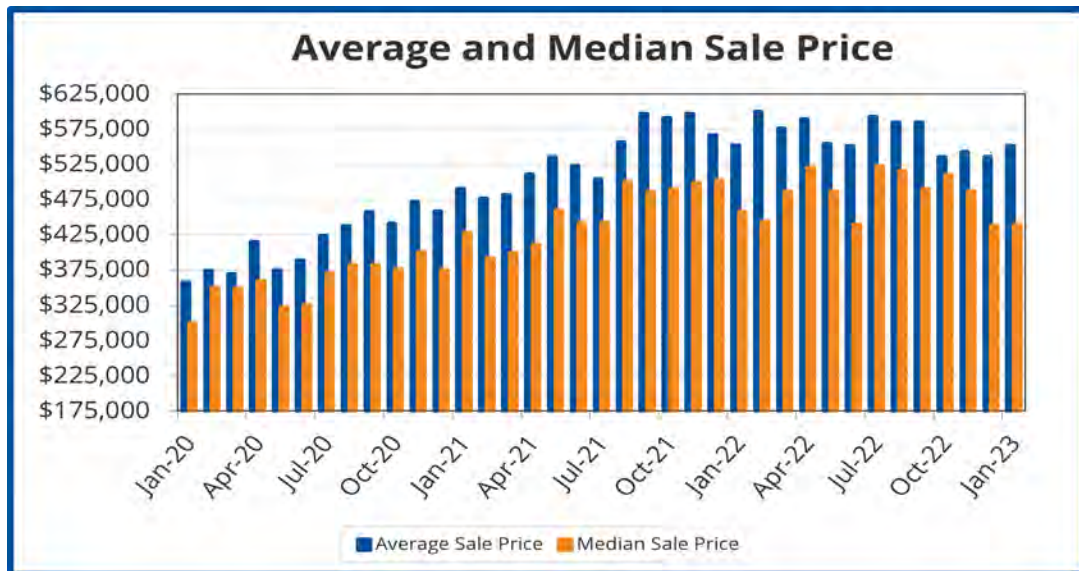
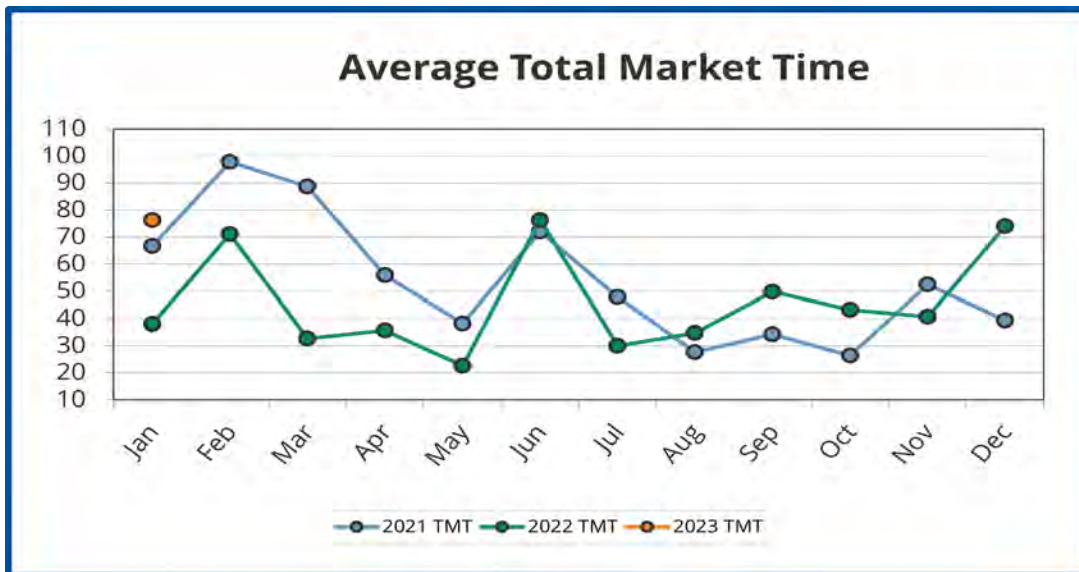
North Coastal Counties

January 2023 Reporting Period



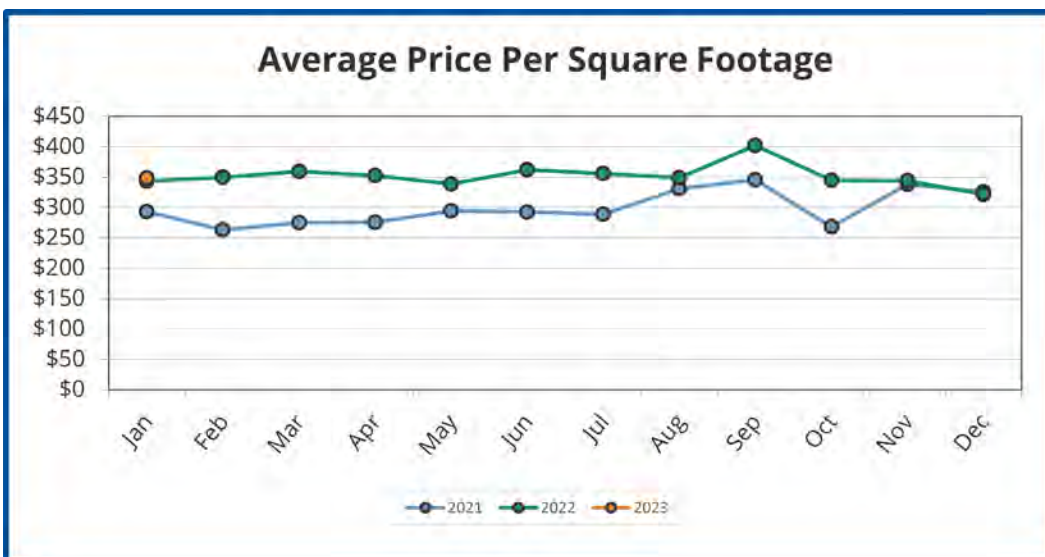
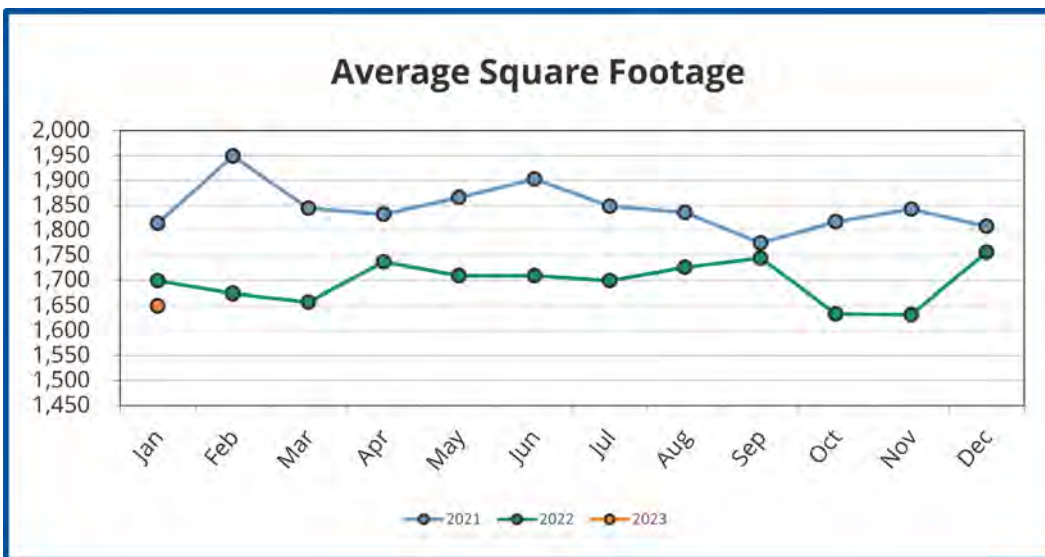
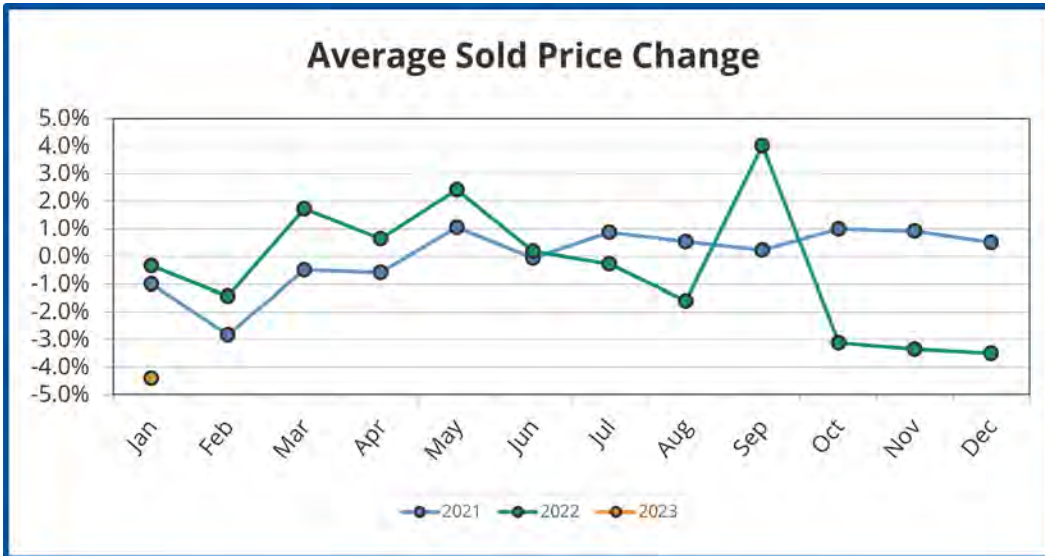
North Coastal Counties

January 2023 Reporting Period



North Coastal Counties

January 2023 Reporting Period



North Coastal Counties

January 2023 Reporting Period

Area Report

| | | 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 23 v. 22 ¹ | Closed Sales | Average Sale Price | Total Market Time ³ | New Listings | Pending Sales | Pending Sales 23 v. 22 ¹ | Closed Sales | Average Sale Price | Median Sale Price | Avg. Sale Price % Change ² | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |
| 180 | Astoria | 34 | 11 | 1 | 15 | 50.0% | 8 | 564,400 | 42 | 11 | 15 | 50.0% | 8 | 564,400 | 457,500 | 6.1% | 1 | 385,000 | 1 | 469,000 | 1 | 442,500 |
| 181 | Hammond / Warrenton | 29 | 17 | 9 | 10 | -16.7% | 9 | 660,800 | 125 | 17 | 10 | -16.7% | 9 | 660,800 | 710,000 | 11.1% | - | - | - | - | - | - |
| 182 | Gearhart West | 3 | 1 | 0 | 4 | 33.3% | 2 | 744,000 | 4 | 1 | 4 | 33.3% | 2 | 744,000 | 744,000 | 13.9% | - | - | - | - | - | - |
| 183 | Gearhart East | 4 | 1 | 1 | 0 | -100.0% | 0 | - | - | 1 | 0 | -100.0% | 0 | - | - | 40.5% | 0 | - | 0 | - | 0 | - |
| 184 | Seaside Northwest | 1 | 1 | 1 | 2 | 0.0% | 0 | - | - | 1 | 2 | 0.0% | 0 | - | - | -2.8% | 0 | - | 0 | - | 0 | - |
| 185 | Seaside North Central | 3 | 3 | 0 | 3 | 200.0% | 2 | 430,000 | 54 | 3 | 3 | 200.0% | 2 | 430,000 | 430,000 | 4.7% | - | - | - | - | - | - |
| 186 | Seaside Southwest | 6 | 4 | 0 | 8 | 166.7% | 2 | 207,000 | 13 | 4 | 8 | 166.7% | 2 | 207,000 | 207,000 | -1.8% | - | - | - | - | - | - |
| 187 | Seaside South Central | 1 | - | 1 | - | -100.0% | 1 | 390,000 | 107 | - | - | -100.0% | 1 | 390,000 | 390,000 | -17.6% | - | - | - | - | - | - |
| 188 | Seaside East | 13 | 4 | - | 3 | -66.7% | 3 | 420,300 | 207 | 4 | 3 | -66.7% | 3 | 420,300 | 416,000 | -3.1% | - | - | - | - | - | - |
| 189 | Cannon Beach / Tolovana Park | 6 | 2 | 1 | 2 | -50.0% | 1 | 1,289,000 | 126 | 2 | 2 | -50.0% | 1 | 1,289,000 | 1,289,000 | 5.2% | - | - | 1 | 280,000 | - | - |
| 190 | Arch Cape / Cove Beach / Falcon Cove | 1 | 0 | 0 | 1 | - | 0 | - | - | 0 | 1 | - | 0 | - | - | 41.5% | 0 | - | 0 | - | 0 | - |
| 191 | Rural Clatsop County | 6 | - | 0 | 1 | -50.0% | 1 | 430,000 | 136 | - | 1 | -50.0% | 1 | 430,000 | 430,000 | 6.0% | - | - | - | - | - | - |
| | Clatsop County | 107 | 44 | 14 | 49 | -5.8% | 29 | 572,200 | 89 | 44 | 49 | -5.8% | 29 | 572,200 | 475,000 | 5.0% | 1 | 385,000 | 2 | 374,500 | 1 | 442,500 |
| 97102 | Arch Cape | 1 | 1 | 0 | 0 | - | 0 | - | - | 1 | 0 | - | 0 | - | - | - | 0 | - | 0 | - | 0 | - |
| 97130 | Manzanita | 9 | 5 | 1 | 5 | 66.7% | 2 | 1,695,000 | 3 | 5 | 5 | 66.7% | 2 | 1,695,000 | 1,695,000 | 11.4% | - | - | 1 | 300,000 | - | - |
| 97131 | Nehalem | 7 | 3 | 1 | 0 | -100.0% | 0 | - | - | 3 | 0 | -100.0% | 0 | - | - | -5.7% | 0 | - | 0 | - | 0 | - |
| 97147 | Wheeler | - | 0 | - | 0 | - | - | - | - | 0 | 0 | - | - | - | - | 7.2% | - | - | 1 | 110,000 | - | - |
| 97136 | Rockaway Beach | 14 | 4 | 2 | 5 | 0.0% | 2 | 685,000 | 63 | 4 | 5 | 0.0% | 2 | 685,000 | 685,000 | 11.5% | - | - | 1 | 80,000 | - | - |
| 97107 | Bay City | 5 | 5 | 3 | 2 | -60.0% | 1 | 397,000 | 31 | 5 | 2 | -60.0% | 1 | 397,000 | 397,000 | 25.9% | - | - | - | - | - | - |
| 97118 | Garibaldi | 7 | 2 | - | 0 | -100.0% | 0 | - | - | 2 | 0 | -100.0% | 0 | - | - | 3.4% | 0 | - | 0 | - | 0 | - |
| 97183 | Netarts | 9 | 4 | 0 | 3 | 200.0% | 3 | 488,500 | 34 | 4 | 3 | 200.0% | 3 | 488,500 | 530,000 | 7.6% | - | - | 1 | 75,000 | - | - |
| 97141 | Tillamook | 35 | 8 | 12 | 8 | -33.3% | 5 | 424,000 | 120 | 8 | 8 | -33.3% | 5 | 424,000 | 458,000 | 0.4% | - | - | - | - | - | - |
| 97134 | Oceanside | 4 | 2 | - | 4 | 0.0% | 4 | 556,800 | 115 | 2 | 4 | 0.0% | 4 | 556,800 | 598,500 | 17.9% | - | - | 2 | 87,500 | - | - |
| 97108 | Beaver | 4 | 2 | 0 | 0 | - | 0 | - | - | 2 | 0 | - | 0 | - | - | -19.5% | 0 | - | 0 | - | 0 | - |
| 97122 | Hebo | - | - | 0 | 2 | - | 0 | - | - | - | 2 | - | 0 | - | - | -17.8% | 0 | - | 0 | - | 0 | - |
| 97112 | Cloverdale | 7 | 3 | - | 1 | 0.0% | 1 | 589,000 | 22 | 3 | 1 | 0.0% | 1 | 589,000 | 589,000 | 54.4% | - | - | 1 | 350,000 | - | - |
| 97135 | Pacific City | 6 | 1 | 1 | 2 | 0.0% | 0 | - | - | 1 | 2 | 0.0% | 0 | - | - | 14.0% | 0 | - | 0 | - | 0 | - |
| 97149 | Neskowin | 4 | 1 | 1 | - | -100.0% | - | - | - | 1 | - | -100.0% | - | - | - | -8.4% | - | - | 1 | 170,000 | - | - |
| | Tillamook County | 112 | 41 | 21 | 32 | -11.1% | 18 | 642,200 | 75 | 41 | 32 | -11.1% | 18 | 642,200 | 533,500 | -100.0% | - | - | 8 | 157,500 | - | - |

North Coastal Counties

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Area Report

continued

| | 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 23 v. 22 ¹ | Closed Sales | Average Sale Price | Total Market Time ³ | New Listings | Pending Sales | Pending Sales 23 v. 22 ¹ | Closed Sales | Average Sale Price | Median Sale Price | Avg. Sale Price % Change ² | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | |
| 97367 | Lincoln City | 50 | 16 | 7 | 23 | 4.5% | 15 | 417,400 | 69 | 16 | 23 | 4.5% | 15 | 417,400 | 425,000 | -3.0% | - | - | 2 | 64,500 | - | - |
| 97364 | Neotsu | 1 | 0 | 1 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | 52.6% | 0 | - | 0 | - | 0 | - | - |
| 97368 | Otis | 4 | 1 | 3 | 1 | -66.7% | 3 | 621,700 | 16 | 1 | 1 | -66.7% | 3 | 621,700 | 340,000 | 7.8% | - | - | - | - | - | - |
| 97341 | Depoe Bay | 12 | 3 | 0 | 5 | 25.0% | 1 | 57,000 | 9 | 3 | 5 | 25.0% | 1 | 57,000 | 57,000 | -1.6% | - | - | - | - | - | - |
| 97388 | Gleneden Beach | 8 | 2 | - | 1 | - | 0 | - | - | 2 | 1 | - | 0 | - | -22.3% | 0 | - | 0 | - | 0 | - | - |
| 97369 | Otter Rock | 1 | - | 0 | 2 | 100.0% | 1 | 1,100,000 | 89 | - | 2 | 100.0% | 1 | 1,100,000 | 1,100,000 | -37.6% | - | - | - | - | - | - |
| 97365 | Newport | 12 | 9 | - | 6 | - | 2 | 412,500 | 17 | 9 | 6 | - | 2 | 412,500 | 412,500 | 26.9% | - | - | - | - | - | - |
| 97366 | South Beach | 7 | 4 | 0 | 0 | - | 0 | - | - | 4 | 0 | - | 0 | - | 47.2% | 0 | - | 0 | - | 0 | - | - |
| 97343 | Eddyville | 0 | 0 | 0 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | -21.5% | 0 | - | 0 | - | 0 | - | - |
| 97357 | Logsdan | 0 | 0 | 0 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | - | 0 | - | 0 | - | 0 | - | - |
| 97391 | Toledo | 4 | 3 | 1 | 0 | -100.0% | - | - | - | 3 | 0 | -100.0% | - | - | -19.2% | - | - | - | - | 1 | 1,250,000 | - |
| 97380 | Siletz | - | - | 0 | 0 | - | 0 | - | - | 0 | - | 0 | - | - | 1.9% | 0 | - | 0 | - | 0 | - | - |
| 97390 | Tidewater | 3 | 2 | 0 | 0 | - | 0 | - | - | 2 | 0 | - | 0 | - | -16.1% | 0 | - | 0 | - | 0 | - | - |
| 97498 | Yachats | 3 | 0 | 0 | 1 | - | - | - | - | 0 | 1 | - | - | - | 15.2% | - | - | 1 | 140,000 | - | - | - |
| 97394 | Waldport | 4 | 1 | 1 | 2 | -50.0% | 2 | 445,000 | 133 | 1 | 2 | -50.0% | 2 | 445,000 | 445,000 | 16.6% | - | - | - | - | - | - |
| 97376 | Seal Rock | 5 | 2 | 0 | 0 | -100.0% | 0 | - | - | 2 | 0 | -100.0% | 0 | - | -56.5% | 0 | - | 0 | - | 0 | - | - |
| | Lincoln County | 114 | 43 | 13 | 41 | 13.9% | 24 | 458,300 | 62 | 43 | 41 | 13.9% | 24 | 458,300 | 397,500 | -1.8% | - | - | 3 | 89,700 | 1 | 1,250,000 |
| | North Coastal Counties Total | 333 | 128 | 48 | 122 | -1.6% | 71 | 551,400 | 76 | 128 | 122 | -1.6% | 71 | 551,400 | 440,000 | 5.2% | 1 | 385,000 | 13 | 175,200 | 2 | 846,300 |

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2023 with January 2022.. The Year-To-Date section compares 2023 year-to-date statistics through January with 2022 Year-To-Date statistics through January.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/22-1/31/2023) with 12 months before (2/1/21-1/31/22).

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Definitions and Formulas

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This 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.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

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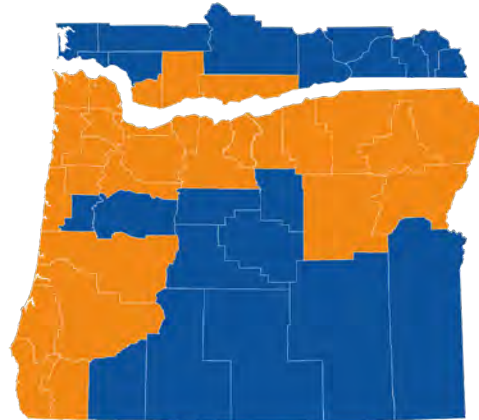
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- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



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MARKET ACTION REPORT

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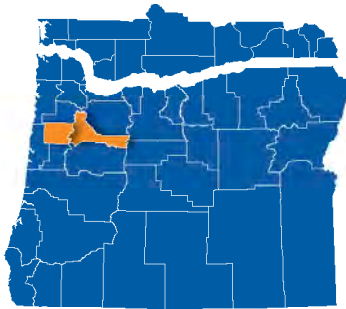
Polk and Marion Counties January 2023 Reporting Period

Polk and Marion Counties

January 2023 Reporting Period

MARKET ACTION REPORT

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



Residential Highlights

New Listings

New listings (191) decreased 15.1% from the 225 listed in January 2022, and increased 31.7% from the 145 listed in December 2022.

Pending Sales

Pending sales (216) decreased 12.2% from the 246 listed in January 2022, and increased 35.0% from the 160 offers accepted in December 2022.

Closed Sales

Closed sales (151) decreased 13.2% from the 174 listed in January 2022, and decreased 5.6% from the 160 closings in December 2022.

Inventory and Time on Market

Inventory decreased to 2.6 months in January. Total market time increased to 75 days.

Year-to-Date Summary

Comparing the first month of 2023 to the same period in 2022, new listings (191) decreased 15.1%, pending sales (216) decreased 12.2%, and closed sales (151) decreased 13.2%.

Average and Median Sale Prices

Comparing 2023 to 2022 through January, the average sale price has decreased 1.3% from \$452,600 to \$446,900. In the same comparison, the median sale price has decreased 1.2% from \$415,000 to \$410,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +7.3% (\$477,200 v. \$444,600)

Median Sale Price % Change: +8.6% (\$440,000 v. \$405,000)

Inventory in Months

| | 2021 | 2022 | 2023 |
|-----------|------|------|------|
| January | 1.2 | 1.0 | 2.6 |
| February | 1.0 | 1.0 | |
| March | 0.8 | 0.7 | |
| April | 0.8 | 0.9 | |
| May | 1.0 | 1.0 | |
| June | 0.8 | 1.4 | |
| July | 1.1 | 2.0 | |
| August | 1.1 | 2.0 | |
| September | 1.2 | 2.7 | |
| October | 1.2 | 3.0 | |
| November | 1.0 | 3.3 | |
| December | 0.8 | 2.9 | |

Residential Trends

Jan 2023 vs. Dec 2022

New Listings **+31.7%** ↑

Pending Sales **+35%** ↑

Closed Sales **-5.6%** ↓

Average Sale Price **+3.8%** ↑

Median Sale Price **-2.2%** ↓

Inventory **-2.6** ↓

Total Market Time **+75** ↑

Jan, 2023 vs. Jan, 2022

New Listings **-15.1%** ↓

Pending Sales **-12.2%** ↓

Closed Sales **-12.2%** ↓

Average Sale Price **-1.3%** ↓

Median Sale Price **-1.2%** ↓

Inventory **-2.6** ↓

Total Market Time **+75** ↑

Polk and Marion Counties

January 2023 Reporting Period

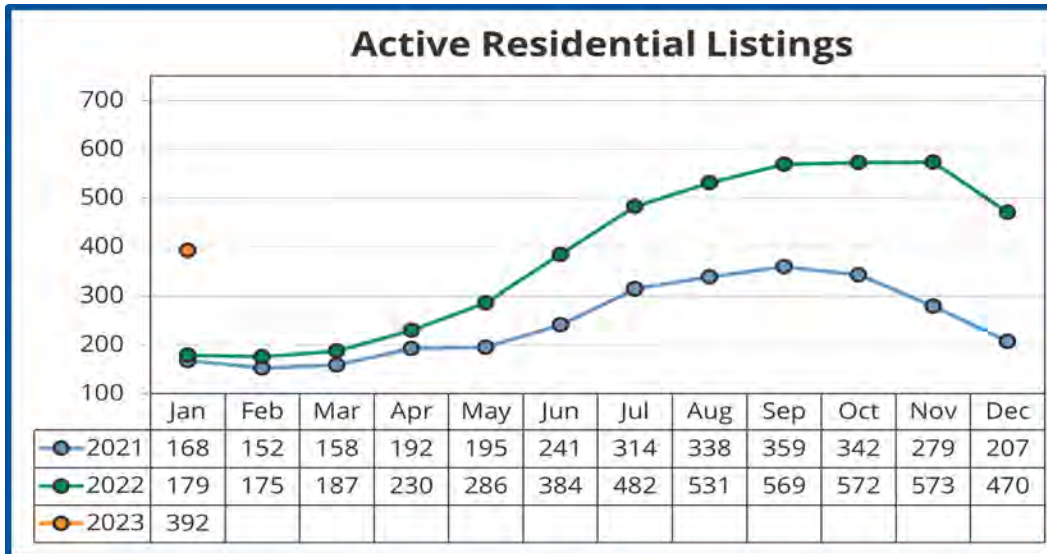
| Residential Sales by Price Range | | | |
|----------------------------------|--------|--------|--------|
| Price Range | Jan-21 | Jan-22 | Jan-23 |
| 0K-100K | 3 | 7 | 8 |
| 100K-200K | 4 | 3 | 10 |
| 200K-300K | 47 | 25 | 21 |
| 300K-400K | 80 | 90 | 59 |
| 400K-500K | 29 | 78 | 54 |
| 500K-600K | 13 | 31 | 16 |
| 600K-700K | 6 | 20 | 14 |
| 700K-800K | 8 | 6 | 6 |
| 800K-900K | 3 | 2 | 1 |
| 900K-1M | 0 | 1 | 3 |
| 1MM-1.1MM | 2 | 0 | 1 |
| 1.1MM-1.2MM | 1 | 2 | 0 |
| 1.2MM-1.3MM | 0 | 1 | 1 |
| 1.3MM-1.4MM | 3 | 0 | 1 |
| 1.4MM-1.5MM | 0 | 1 | 0 |
| 1.5MM-1.6MM | 1 | 0 | 0 |
| 1.6MM-1.7MM | 1 | 0 | 2 |
| 1.7MM-1.8MM | 0 | 0 | 0 |
| 1.8MM-1.9MM | 0 | 0 | 0 |
| 1.9MM-2MM | 0 | 0 | 0 |
| 2MM+ | 0 | 1 | 1 |

■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

| Polk & Marion Co. Residential Highlights | | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|--|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2023 | January | 191 | 216 | 151 | 446,900 | 410,000 | 75 |
| | Year-To-Date | 191 | 216 | 151 | 446,900 | 410,000 | 75 |
| 2022 | January | 225 | 246 | 174 | 452,600 | 415,000 | 36 |
| | December | 145 | 160 | 160 | 430,700 | 419,200 | 52 |
| | Year-To-Date | 225 | 246 | 174 | 452,600 | 415,000 | 36 |
| Change | January 2022 | -15.1% | -12.2% | -13.2% | -1.3% | -1.2% | 106.2% |
| | Prev Mo 2022 | 31.7% | 35.0% | -5.6% | 3.8% | -2.2% | 44.3% |
| | Year-To-Date | -15.1% | -12.2% | -13.2% | -1.3% | -1.2% | 106.2% |

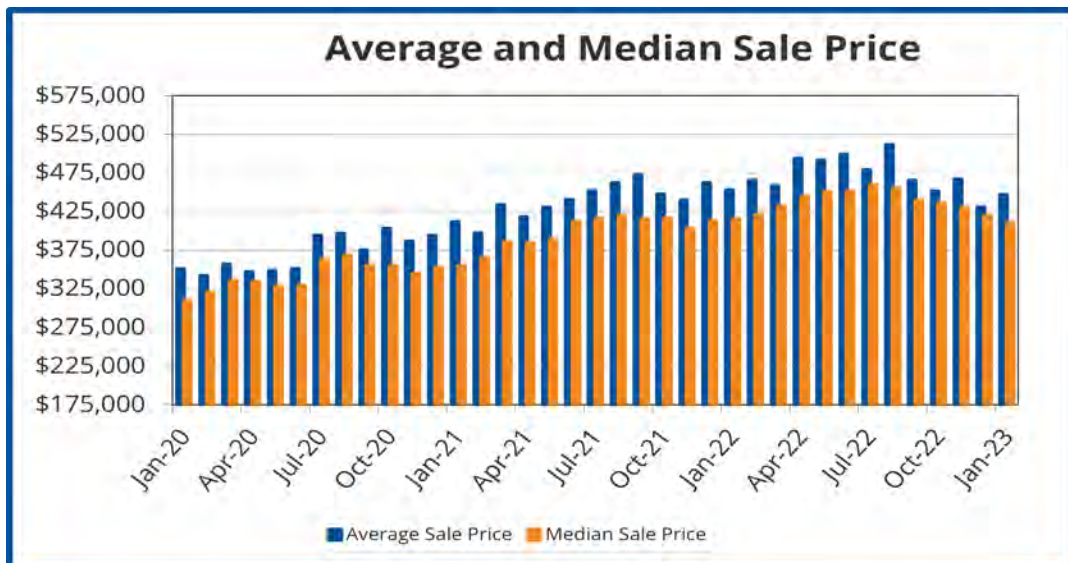
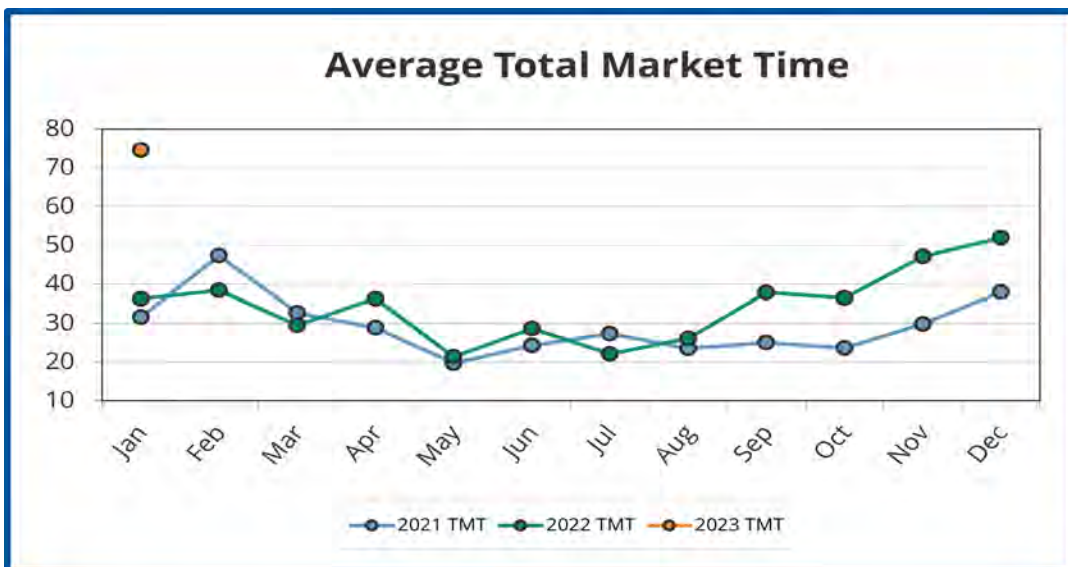
Polk and Marion Counties

January 2023 Reporting Period



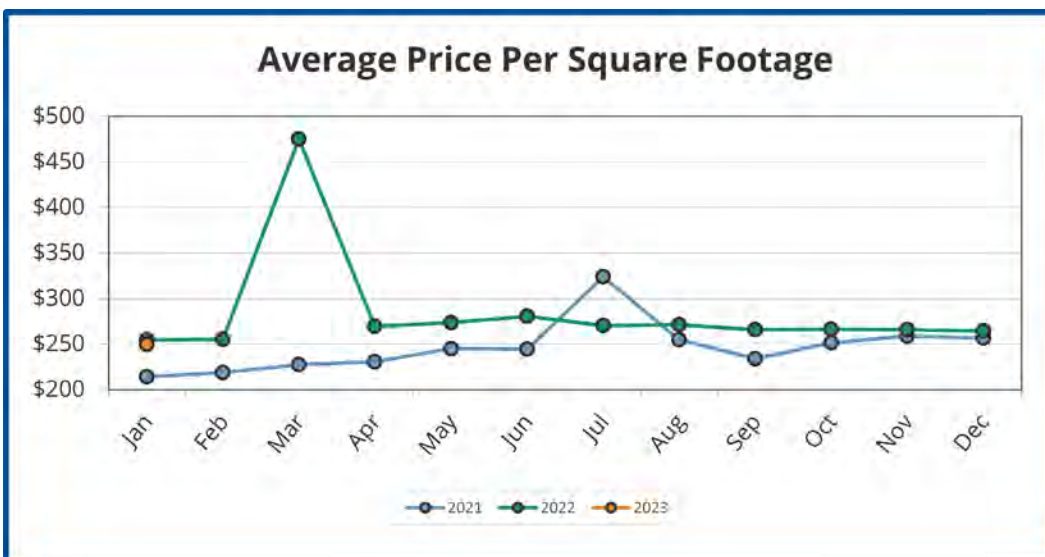
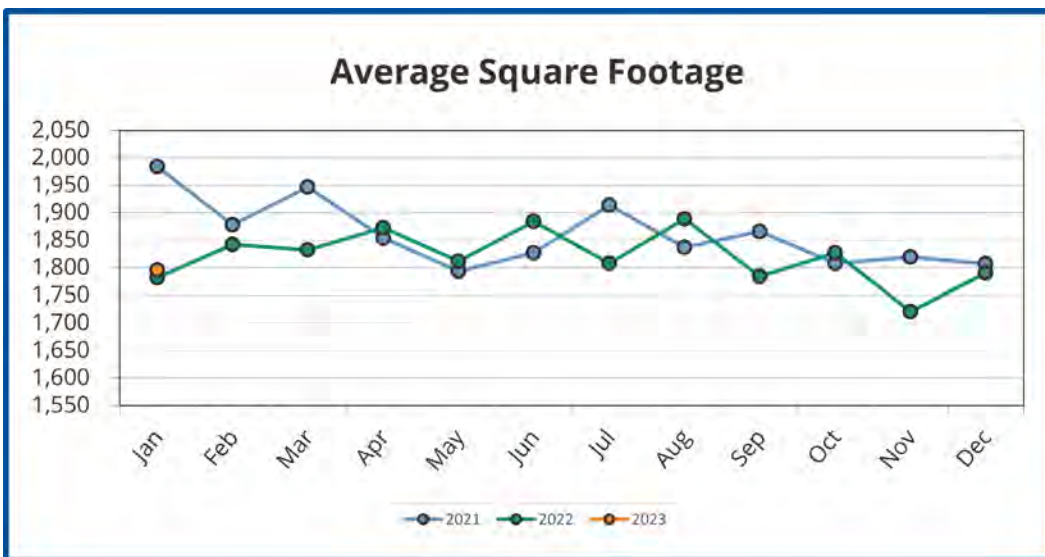
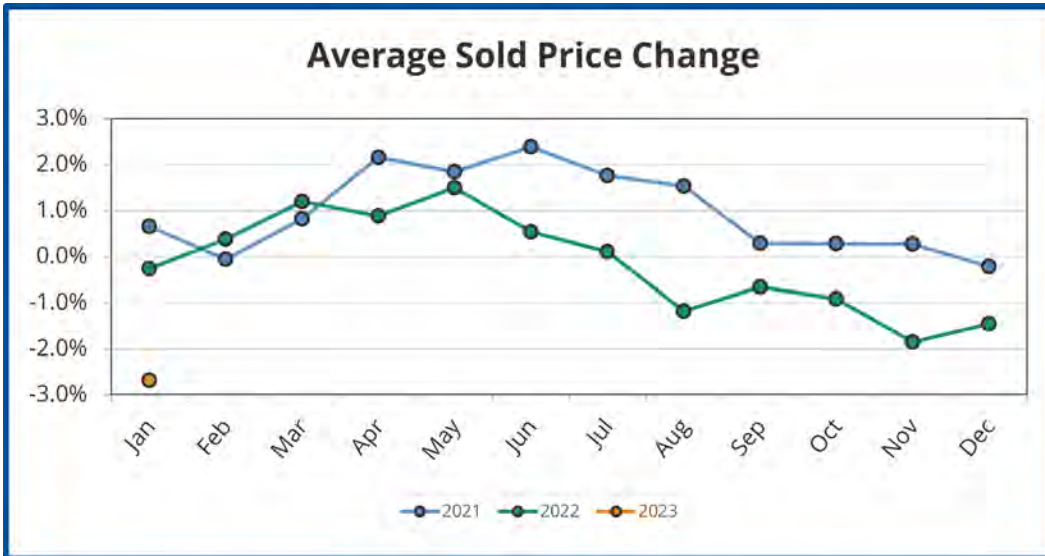
Polk and Marion Counties

January 2023 Reporting Period



Polk and Marion Counties

January 2023 Reporting Period



Polk and Marion Counties

January 2023 Reporting Period

Area Report

| | | 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 23 v. 22 ¹ | Closed Sales | Average Sale Price | Total Market Time ³ | New Listings | Pending Sales | Pending Sales 23 v. 22 ¹ | Closed Sales | Average Sale Price | Median Sale Price | Avg. Sale Price % Change ² | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |
| 167 | Polk County Except Salem | 70 | 21 | 8 | 24 | -22.6% | 18 | 459,800 | 64 | 21 | 24 | -22.6% | 18 | 459,800 | 397,500 | 1.8% | - | - | 1 | 520,000 | - | - |
| 168 | West Salem N | 27 | 16 | 11 | 14 | 40.0% | 3 | 451,700 | 93 | 16 | 14 | 40.0% | 300.0% | 451,700 | 410,000 | 0 | - | 0.0% | - | - | - | - |
| 169 | West Salem S | 3 | 0 | 0 | 2 | 0.0% | 3 | 391,300 | 75 | 0 | 2 | 0.0% | 300.0% | 391,300 | 439,000 | 0 | 0.0% | - | - | - | - | - |
| 170 | Woodburn | 38 | 28 | 8 | 31 | -13.9% | 20 | 437,500 | 77 | 28 | 31 | -13.9% | 20 | 437,500 | 379,800 | 10.2% | 1 | 1,500,000 | - | - | - | - |
| | Except Woodburn | 87 | 41 | 26 | 50 | -19.4% | 44 | 524,700 | 99 | 41 | 50 | -19.4% | 4400.0% | 524,700 | 472,500 | 0 | 100.0% | 535,000 | - | - | - | - |
| 170 | Marion Except Salem/Keizer | 125 | 69 | 34 | 81 | -17.3% | 64 | 497,400 | 92 | 69 | 81 | -17.3% | 64 | 497,400 | 465,000 | 11.6% | 2 | 1,017,500 | - | - | - | - |
| 171 | Southwest Salem | 3 | 1 | 1 | 3 | - | 2 | 335,000 | 2 | 1 | 3 | - | 2 | 335,000 | 335,000 | 44.3% | - | - | - | - | - | - |
| 172 | South Salem | 42 | 14 | 5 | 19 | -13.6% | 11 | 485,200 | 75 | 14 | 19 | -13.6% | 11 | 485,200 | 375,000 | 0.4% | - | - | 2 | 179,000 | - | - |
| 173 | Southeast Salem | 36 | 17 | 10 | 16 | 0.0% | 14 | 434,000 | 67 | 17 | 16 | 0.0% | 14 | 434,000 | 437,000 | 7.9% | - | - | - | - | - | - |
| 174 | Central Salem | 20 | 5 | 3 | 9 | -18.2% | 8 | 310,200 | 35 | 5 | 9 | -18.2% | 8 | 310,200 | 300,000 | 8.3% | - | - | - | - | - | - |
| 175 | East Salem S | 18 | 15 | 2 | 17 | -29.2% | 15 | 365,000 | 66 | 15 | 17 | -29.2% | 15 | 365,000 | 410,000 | 2.3% | - | - | - | - | - | - |
| 176 | East Salem N | 25 | 15 | 3 | 17 | 21.4% | 8 | 347,800 | 62 | 15 | 17 | 21.4% | 8 | 347,800 | 360,000 | 0.8% | - | - | - | - | 1 | 412,000 |
| 177 | South Keizer | 6 | 4 | 0 | 3 | -40.0% | 1 | 353,000 | 7 | 4 | 3 | -40.0% | 1 | 353,000 | 353,000 | -0.5% | - | - | - | - | - | - |
| 178 | North Keizer | 17 | 14 | 3 | 11 | -15.4% | 4 | 416,100 | 51 | 14 | 11 | -15.4% | 400.0% | 416,100 | 410,300 | 0 | 0.0% | - | - | - | - | - |
| 167-169 | Polk Co. Grand Total | 100 | 37 | 19 | 40 | -7.0% | 24 | 450,200 | 69 | 37 | 40 | -7.0% | 24 | 450,200 | 407,500 | 2.2% | - | - | 1 | 520,000 | - | - |
| 170-178 | Marion Co. Grand Total | 292 | 154 | 61 | 176 | -13.3% | 127 | 446,200 | 76 | 154 | 176 | -13.3% | 127 | 446,200 | 410,000 | 8.5% | 2 | 1,017,500 | 2 | 179,000 | 1 | 412,000 |
| | Polk & Marion Grand Total | 392 | 191 | 80 | 216 | -12.2% | 151 | 446,900 | 75 | 191 | 216 | -12.2% | 15100.0% | 446,900 | 410,000 | 0 | 200.0% | 1,017,500 | 3 | 292,700 | 1 | 412,000 |
| 220 | Benton County | 30 | 18 | 3 | 15 | -21.1% | 3 | 233,000 | 15 | 18 | 15 | -21.1% | 300.0% | 233,000 | 165,000 | 0 | 0.0% | - | 1 | 118,000 | - | - |
| 221 | Linn County | 181 | 70 | 34 | 46 | -28.1% | 41 | 385,900 | 65 | 70 | 46 | -28.1% | 4100.0% | 385,900 | 390,000 | 0 | 200.0% | 337,500 | 2 | 158,500 | 1 | 600,000 |

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2023 with January 2022.. The Year-To-Date section compares 2023 year-to-date statistics through January with 2022 Year-To-Date statistics through January.

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Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

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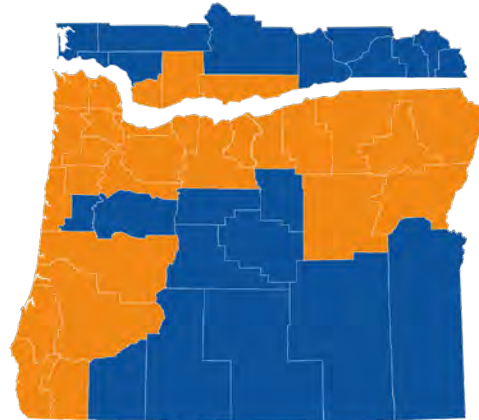
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MARKET ACTION REPORT

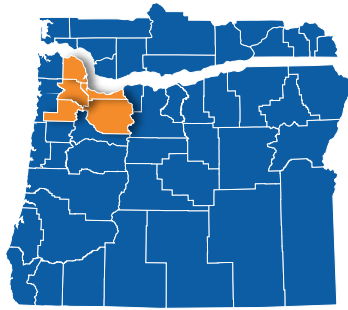
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Portland Metro January 2023 Reporting Period

Portland Metro

January 2023 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (1,938) decreased 16.0% from the 2,307 listed in January 2022, and increased 80.6% from the 1,073 listed in December 2022.

Pending Sales

Pending sales (1,771) decreased 22.6% from the 2,287 offers accepted in January 2022, and increased 46.8% from the 1,206 offers accepted in December 2022.

Closed Sales

Closed sales (1,088) decreased 41.3% from the 1,853 closings in January 2022, and decreased 25.7% from the 1,464 closings in December 2022.

Inventory and Time on Market

Inventory increased to 2.7 months in January. Total market time increased to 65 days.

Year-to-Date Summary

Comparing the first month of 2023 to the same period in 2022, new listings (1,938) decreased 16.0%, pending sales (1,771) decreased 22.6%, and closed sales (1,088) decreased 41.3%.

Average and Median Sale Prices

Comparing 2023 to 2022 through January, the average sale price has decreased 9.2% from \$586,600 to \$532,900. In the same comparison, the median sale price has decreased 4.4% from \$512,000 to \$489,500.

| Inventory in Months | | | |
|---------------------|------|------|------|
| | 2021 | 2022 | 2023 |
| January | 1.0 | 0.8 | 2.7 |
| February | 1.0 | 0.8 | |
| March | 0.8 | 0.7 | |
| April | 0.8 | 0.8 | |
| May | 0.7 | 1.0 | |
| June | 0.8 | 1.4 | |
| July | 0.9 | 2.0 | |
| August | 1.0 | 1.8 | |
| September | 1.1 | 2.2 | |
| October | 0.9 | 2.4 | |
| November | 0.8 | 2.6 | |
| December | 0.6 | 2.3 | |

Residential Trends

Jan 2023 vs. Dec 2022

New Listings **+80.6%** ↑

Pending Sales **+46.8%** ↑

Closed Sales **-25.7%** ↓

Average Sale Price **-6.0%** ↓

Median Sale Price **-3.5%** ↓

Inventory **+0.4** ↑

Total Market Time **+10** ↑

Jan 2023 vs. Jan 2022

New Listings **-16%** ↓

Pending Sales **-22.6%** ↓

Closed Sales **-41.3%** ↓

Average Sale Price **-9.2%** ↓

Median Sale Price **-4.4%** ↓

Inventory **+2.0** ↑

Total Market Time **+27** ↑

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +5.9% (\$609,400 v. \$575,700)

Median Sale Price % Change: +7.5% (\$548,000 v. \$510,000)

Portland Metro

January 2023 Reporting Period

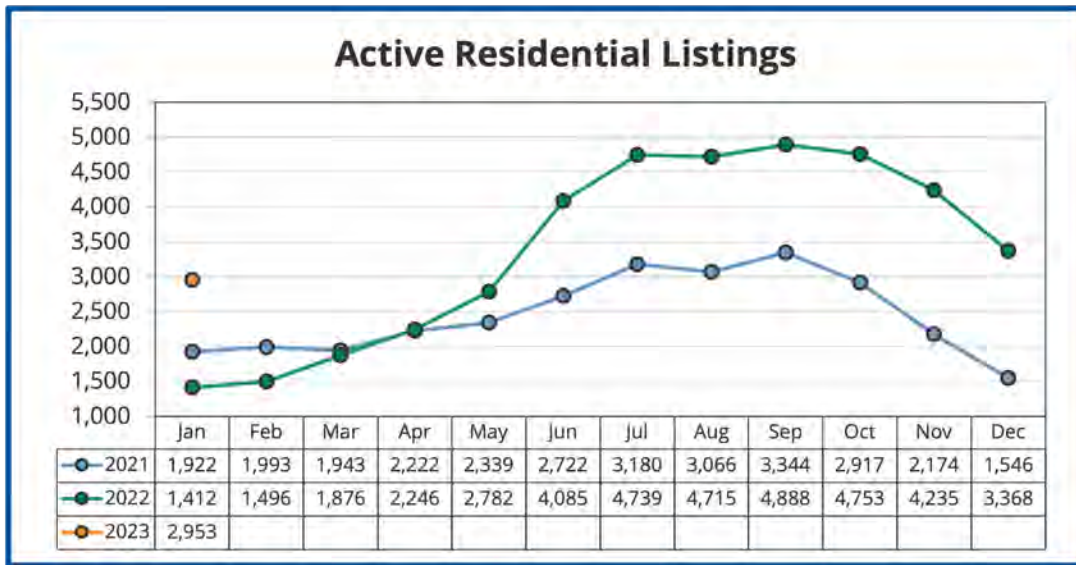
| Residential Sales by Price Range | | | |
|----------------------------------|--------|--------|--------|
| Price Range | Jan-21 | Jan-22 | Jan-23 |
| 0K-100K | 17 | 19 | 23 |
| 100K-200K | 55 | 35 | 30 |
| 200K-300K | 160 | 94 | 80 |
| 300K-400K | 422 | 329 | 181 |
| 400K-500K | 479 | 450 | 250 |
| 500K-600K | 322 | 386 | 225 |
| 600K-700K | 201 | 235 | 111 |
| 700K-800K | 109 | 159 | 85 |
| 800K-900K | 64 | 73 | 32 |
| 900K-1M | 36 | 54 | 26 |
| 1MM-1.1MM | 16 | 16 | 10 |
| 1.1MM-1.2MM | 11 | 17 | 5 |
| 1.2MM-1.3MM | 14 | 12 | 16 |
| 1.3MM-1.4MM | 11 | 6 | 4 |
| 1.4MM-1.5MM | 4 | 6 | 3 |
| 1.5MM-1.6MM | 5 | 16 | 4 |
| 1.6MM-1.7MM | 6 | 8 | 2 |
| 1.7MM-1.8MM | 2 | 5 | 1 |
| 1.8MM-1.9MM | 1 | 4 | 1 |
| 1.9MM-2MM | 0 | 5 | 2 |
| 2MM+ | 9 | 23 | 5 |

■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

| Portland Metro Residential Highlights | | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|---------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2023 | January | 1,938 | 1,771 | 1,088 | 532,900 | 489,500 | 65 |
| | Year-To-Date | 1,938 | 1,771 | 1,088 | 532,900 | 489,500 | 65 |
| 2022 | January | 2,307 | 2,287 | 1,853 | 586,600 | 512,000 | 38 |
| | December | 1,073 | 1,206 | 1,464 | 566,700 | 507,500 | 55 |
| | Year-To-Date | 2,307 | 2,287 | 1,853 | 586,600 | 512,000 | 38 |
| Change | January 2022 | -16.0% | -22.6% | -41.3% | -9.2% | -4.4% | 71.5% |
| | Prev Mo 2022 | 80.6% | 46.8% | -25.7% | -6.0% | -3.5% | 18.2% |
| | Year-To-Date | -16.0% | -22.6% | -41.3% | -9.2% | -4.4% | 71.5% |

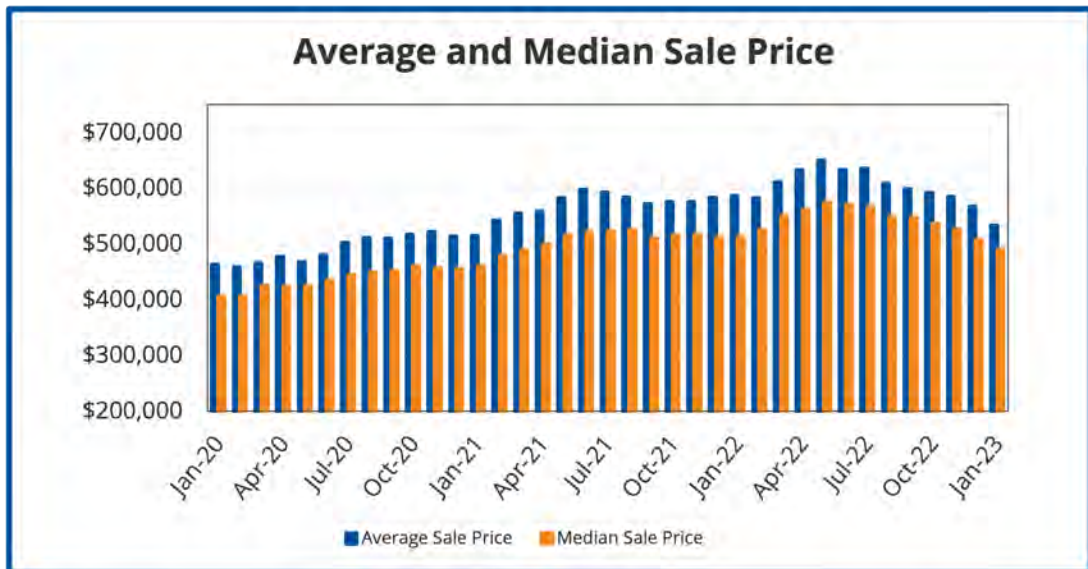
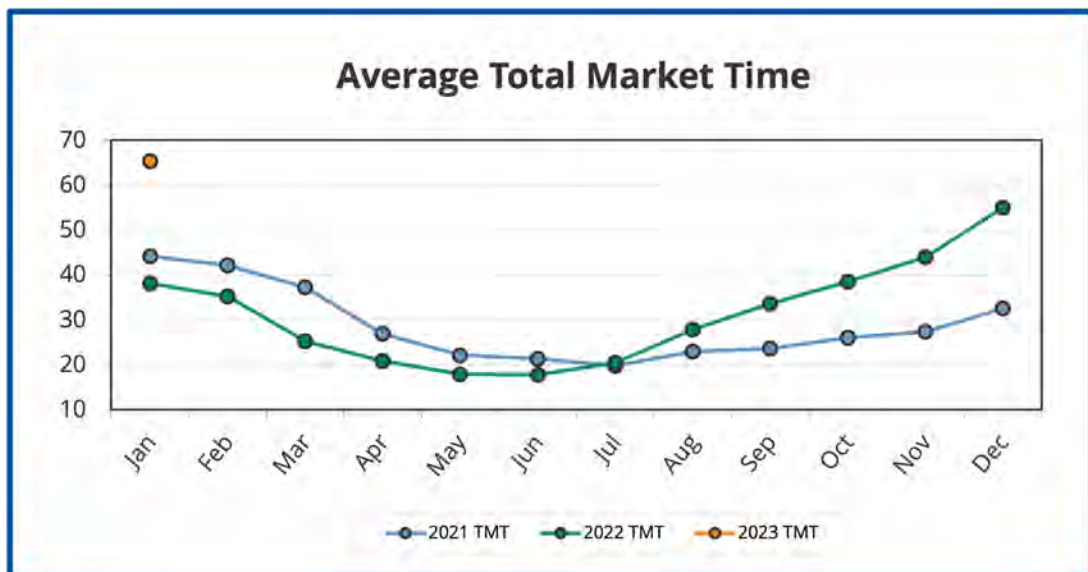
Portland Metro

January 2023 Reporting Period



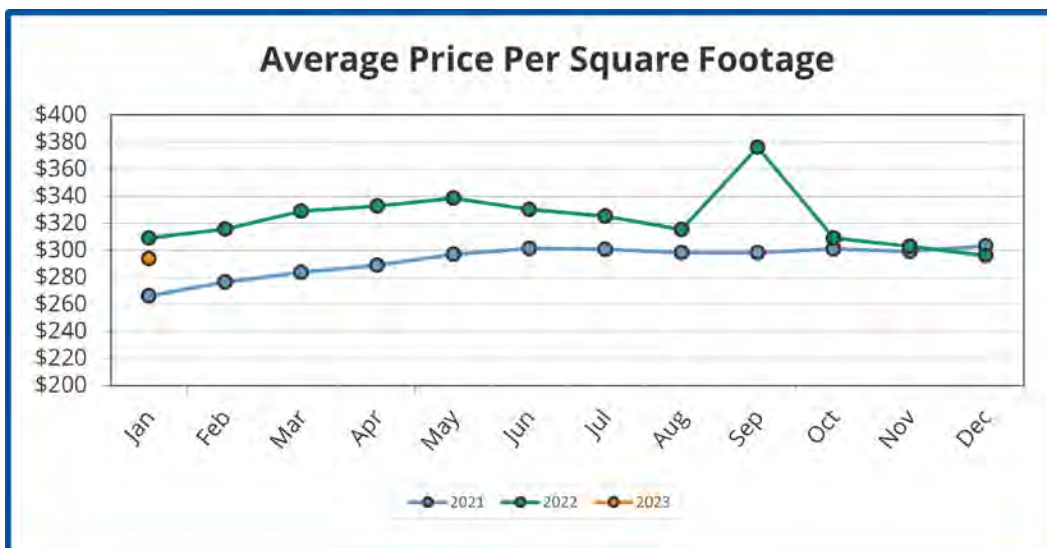
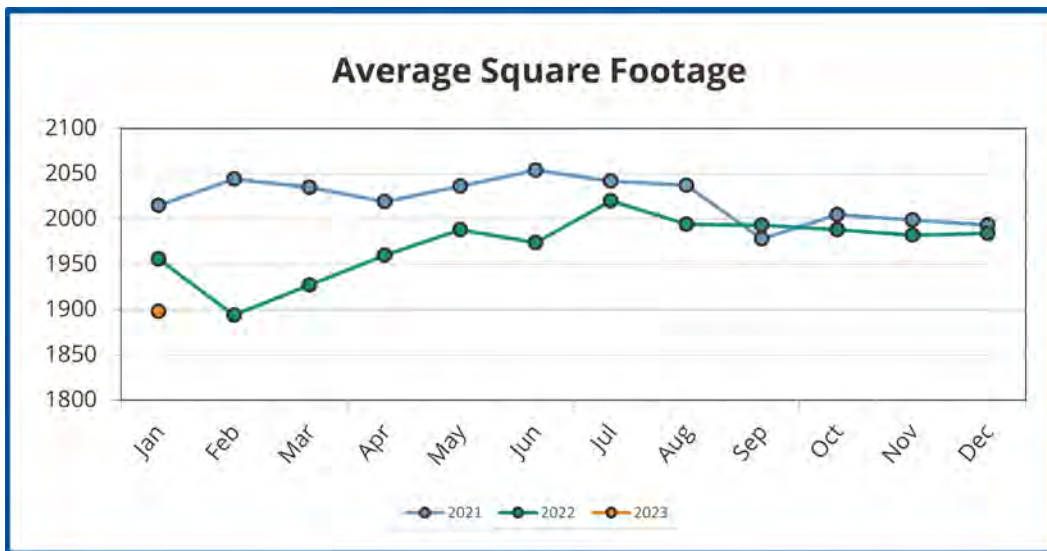
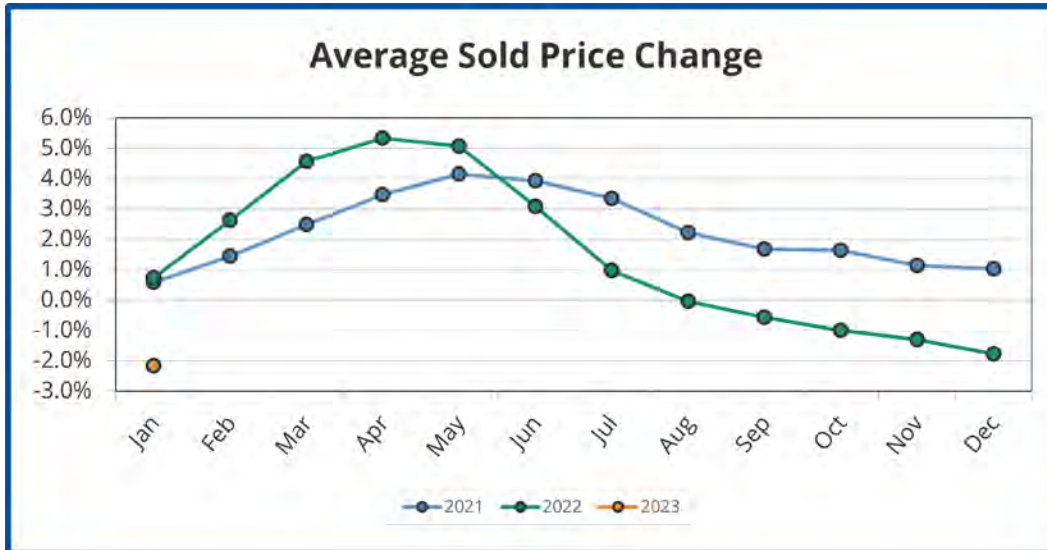
Portland Metro

January 2023 Reporting Period



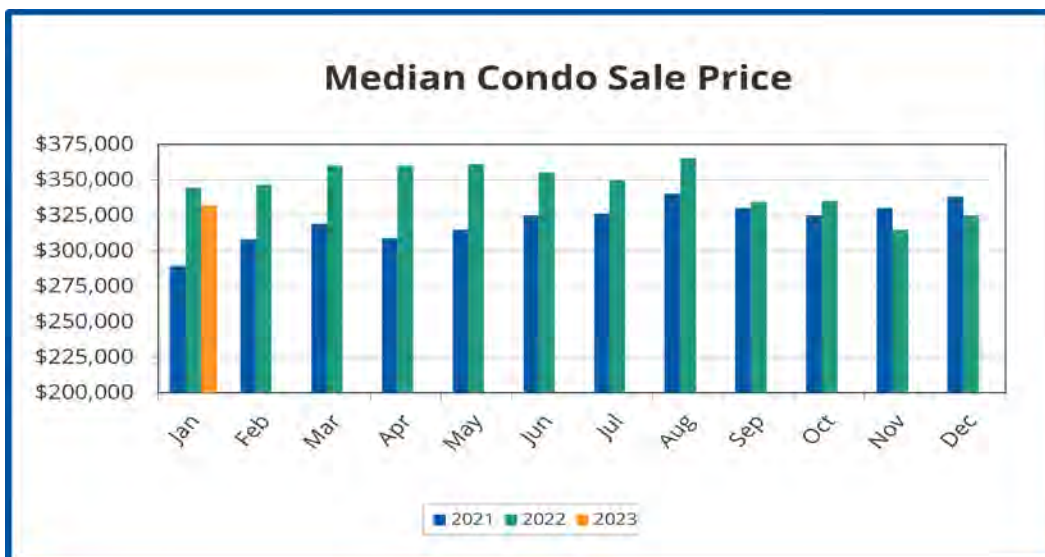
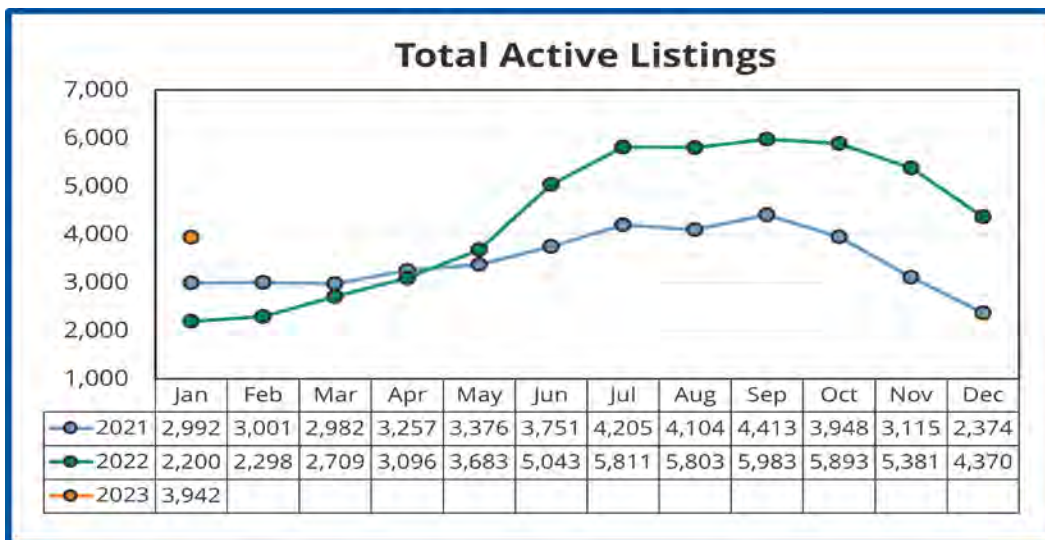
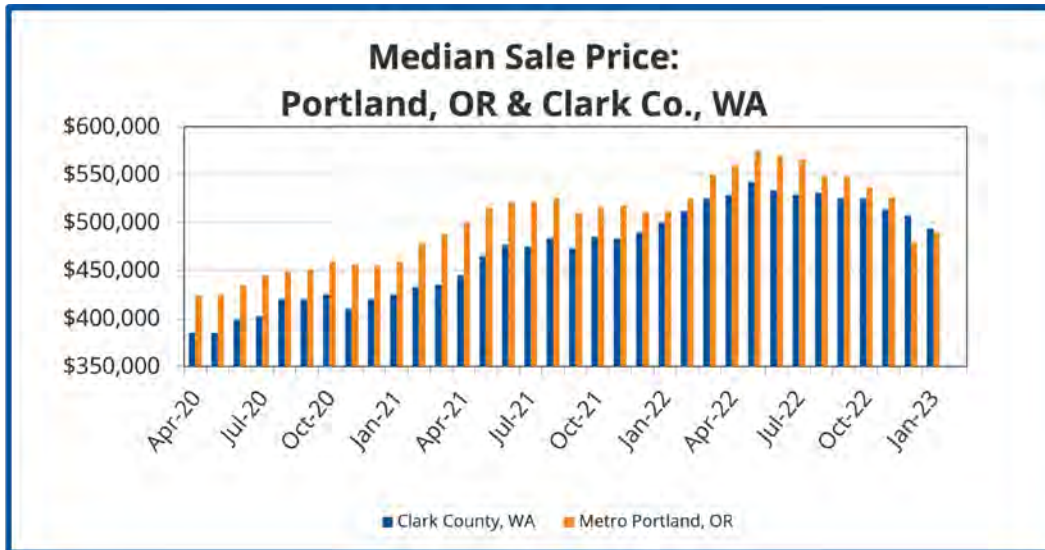
Portland Metro

January 2023 Reporting Period



Portland Metro

January 2023 Reporting Period



Portland Metro

January 2023 Reporting Period



Affordability - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Lane County area is affordable for a family earning the median income. A family earning the median income (\$106,550 in 2022, per HUD) can afford 91% of a monthly mortgage payment on a median priced home (\$489,500 in December). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.36% (per Freddie Mac).

Active Listings Ready for Purchase and Occupancy

Since this region has a higher proportion of active residential listings that are either not ready for purchase or not yet under construction, these figures represent active listings that are ready for purchase and occupancy.

Purchase- and
Occupancy-Ready
Active Listings

2,474

Percent of Total
Active Listings

83.8%

Purchase- and
Occupancy-Ready
Inventory in Months

2.3

Portland Metro

January 2023 Reporting Period

Area Report

| | 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 23 v. 22 | Closed Sales | Average Sale Price | Total Market Time ³ | New Listings | Pending Sales | Pending Sales 23 v. 22 | Closed Sales | Average Sale Price | Median Sale Price | Avg. Sale Price % Change ² | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | |
| 141 | N Portland | 108 | 90 | 48 | 89 | -19.1% | 45 | 439,600 | 60 | 90 | 89 | -19.1% | 45 | 439,600 | 403,000 | 2.6% | 1 | 1,395,000 | 1 | 650,000 | 1 | 539,000 |
| 142 | NE Portland | 228 | 174 | 80 | 182 | -7.6% | 117 | 519,100 | 69 | 174 | 182 | -7.6% | 117 | 519,100 | 470,000 | 5.0% | 1 | 775,000 | 1 | 120,000 | 2 | 819,000 |
| 143 | SE Portland | 323 | 251 | 98 | 240 | -15.5% | 125 | 471,900 | 75 | 251 | 240 | -15.5% | 125 | 471,900 | 400,000 | 4.8% | 2 | 470,700 | 1 | 350,000 | 4 | 698,200 |
| 144 | Gresham / Troutdale | 218 | 116 | 45 | 118 | -28.0% | 64 | 483,100 | 80 | 116 | 118 | -28.0% | 64 | 483,100 | 450,000 | 6.0% | 1 | 540,000 | 2 | 179,000 | 1 | 535,000 |
| 145 | Milwaukie / Clackamas | 255 | 169 | 65 | 131 | -33.5% | 91 | 490,200 | 72 | 169 | 131 | -33.5% | 91 | 490,200 | 480,000 | 6.0% | - | - | 3 | 278,700 | 5 | 801,800 |
| 146 | Oregon City / Canby | 175 | 89 | 41 | 84 | -36.8% | 62 | 569,900 | 67 | 89 | 84 | -36.8% | 62 | 569,900 | 536,300 | 8.1% | - | - | 3 | 727,500 | - | - |
| 147 | Lake Oswego / West Linn | 132 | 81 | 31 | 75 | -3.8% | 38 | 1,005,400 | 58 | 81 | 75 | -3.8% | 38 | 1,005,400 | 763,800 | 4.4% | - | - | - | - | - | - |
| 148 | W Portland | 417 | 247 | 137 | 180 | -23.1% | 107 | 590,500 | 81 | 247 | 180 | -23.1% | 107 | 590,500 | 535,000 | 3.4% | 1 | 245,000 | 1 | 50,000 | - | - |
| 149 | NW Wash Co. | 121 | 86 | 31 | 93 | -4.1% | 44 | 716,300 | 54 | 86 | 93 | -4.1% | 44 | 716,300 | 702,500 | 12.4% | - | - | - | - | - | - |
| 150 | Beaverton / Aloha | 179 | 140 | 57 | 145 | -5.8% | 93 | 480,500 | 52 | 140 | 145 | -5.8% | 93 | 480,500 | 490,000 | 9.9% | 1 | 150,000 | 1 | 635,000 | 1 | 620,000 |
| 151 | Tigard / Wilsonville | 237 | 164 | 40 | 144 | -26.9% | 85 | 573,600 | 53 | 164 | 144 | -26.9% | 85 | 573,600 | 540,000 | 8.4% | 1 | 434,000 | 1 | 1,100,000 | - | - |
| 152 | Hillsboro / Forest Grove | 209 | 155 | 38 | 147 | -21.8% | 99 | 491,200 | 45 | 155 | 147 | -21.8% | 99 | 491,200 | 480,000 | 10.8% | 1 | 475,000 | 2 | 309,500 | - | - |
| 153 | Mt. Hood | 15 | 8 | 4 | 12 | 33.3% | 8 | 479,900 | 67 | 8 | 12 | 33.3% | 8 | 479,900 | 429,000 | 19.5% | - | - | 1 | 275,000 | - | - |
| 155 | Columbia Co. | 122 | 64 | 18 | 47 | -34.7% | 38 | 434,300 | 95 | 64 | 47 | -34.7% | 38 | 434,300 | 416,200 | 14.6% | - | - | 6 | 330,800 | - | - |
| 156 | Yamhill Co. | 214 | 104 | 54 | 84 | -51.4% | 72 | 473,400 | 57 | 104 | 84 | -51.4% | 72 | 473,400 | 450,000 | 3.6% | 1 | 165,000 | 3 | 198,000 | - | - |

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2023 with January 2022. The Year-To-Date section compares 2023 year-to-date statistics through January with 2022 Year-To-Date statistics through January.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/22-1/31/2023) with 12 months before (2/1/21-1/31/22).

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

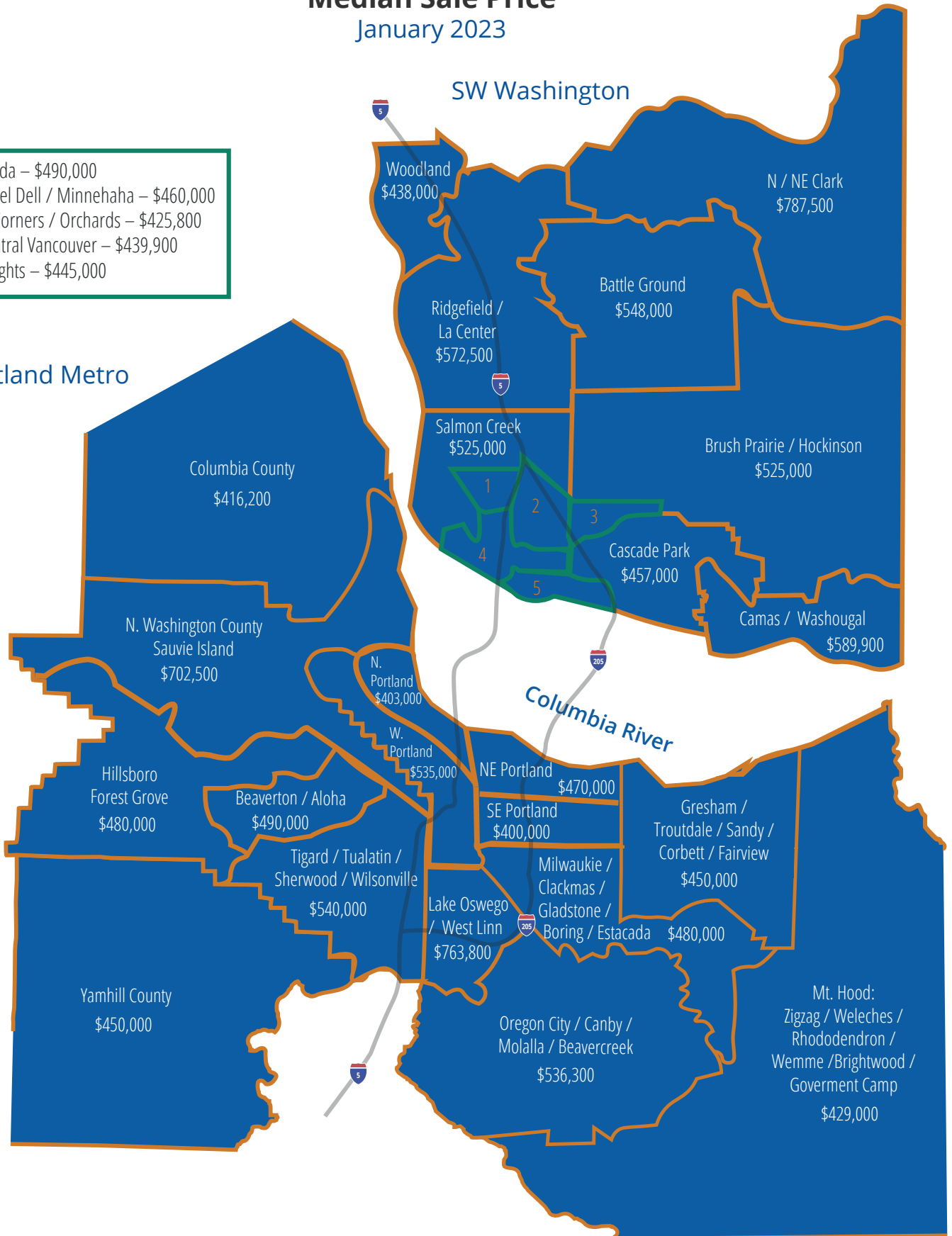
Portland Metro

January 2023 Reporting Period

Median Sale Price January 2023

- 1. Felida – \$490,000
- 2. Hazel Dell / Minnehaha – \$460,000
- 3. 5. Corners / Orchards – \$425,800
- 4. Central Vancouver – \$439,900
- 5. Heights – \$445,000

Portland Metro





Definitions and Formulas

Additional Resources

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This 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.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

The Active Listings in the Market Action report 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.

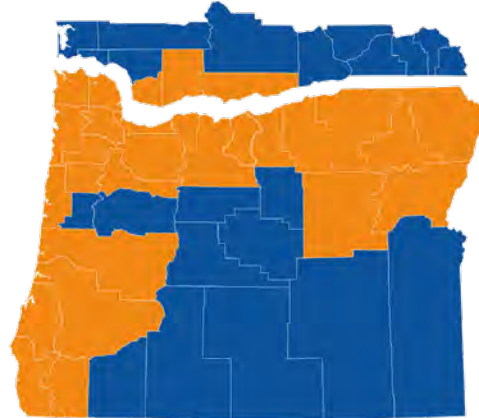
Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Real Talk with RMLS Podcast](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Columbia Basin
- Baker County
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- North Coastal Counties
- Mid-Columbia
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



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Kurt von Wasmuth, President/CEO

Jorden Holland, Editor

Grant Lowery, Communications Specialist

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503.236.7657



MARKET ACTION REPORT

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

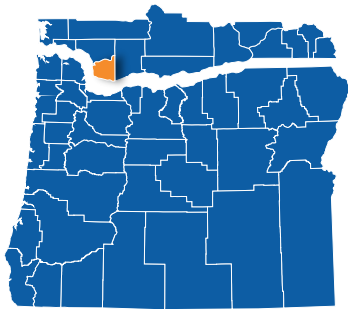
SW Washington January 2023 Reporting Period

SW Washington

January 2023 Reporting Period

MARKET ACTION REPORT

Note: Due to significant differences between the counties in Southwest Washington, the charts have been separated into Clark and Cowlitz County. The charts that include Cowlitz County data can be found on pages 8-9.



Residential Highlights

New Listings

New listings (535) decreased 23.0% from the 695 listed in January 2022, and increased 45.8% from the 367 listed in December 2022.

Pending Sales

Pending sales (510) decreased 27.2% from the 701 offers accepted in January 2022, and increased 36.7% from the 373 offers accepted in December 2022.

Closed Sales

Closed sales (317) decreased 40.6% from the 534 closings in January 2022, and decreased 29.7% from the 451 closings in December 2022.

Inventory and Time on Market

Inventory increased to 2.5 months in January. Total market time increased to 56 days.

Year-to-Date Summary

Comparing the first month of 2023 to the same period in 2022, new listings (535) decreased 23.0%, pending sales (510) decreased 27.2%, and closed sales (317) decreased 40.6%.

Average and Median Sale Prices

Comparing 2023 to 2022 through January, the average sale price has decreased 0.3% from \$553,100 to \$551,400. In the same comparison, the median sale price has decreased 1.2% from \$500,000 to \$494,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +10.5% (\$584,400 v. \$528,900)

Median Sale Price % Change: +11.0% (\$525,000 v. \$473,000)

Inventory in Months

| | 2021 | 2022 | 2023 |
|-----------|------|------|------|
| January | 0.8 | 0.6 | 2.5 |
| February | 0.7 | 0.7 | |
| March | 0.5 | 0.5 | |
| April | 0.6 | 0.6 | |
| May | 0.6 | 1.0 | |
| June | 0.6 | 1.5 | |
| July | 0.7 | 1.9 | |
| August | 0.8 | 1.8 | |
| September | 0.8 | 1.9 | |
| October | 0.7 | 2.3 | |
| November | 0.6 | 2.4 | |
| December | 0.5 | 1.9 | |

Residential Trends

Jan 2023 vs. Dec 2022

New Listings **+45.8%** ↑

Pending Sales **+36.7%** ↑

Closed Sales **-29.7%** ↓

Average Sale Price **+1.3%** ↑

Median Sale Price **+2.9%** ↑

Inventory **+0.6** ↑

Total Market Time **+4** ↑

Jan 2023 vs. Jan 2022

New Listings **-23%** ↓

Pending Sales **-27.2%** ↓

Closed Sales **-29.7%** ↓

Average Sale Price **+1.3%** ↑

Median Sale Price **+2.9%** ↑

Inventory **+1.9** ↑

Total Market Time **+31** ↑

SW Washington

January 2023 Reporting Period

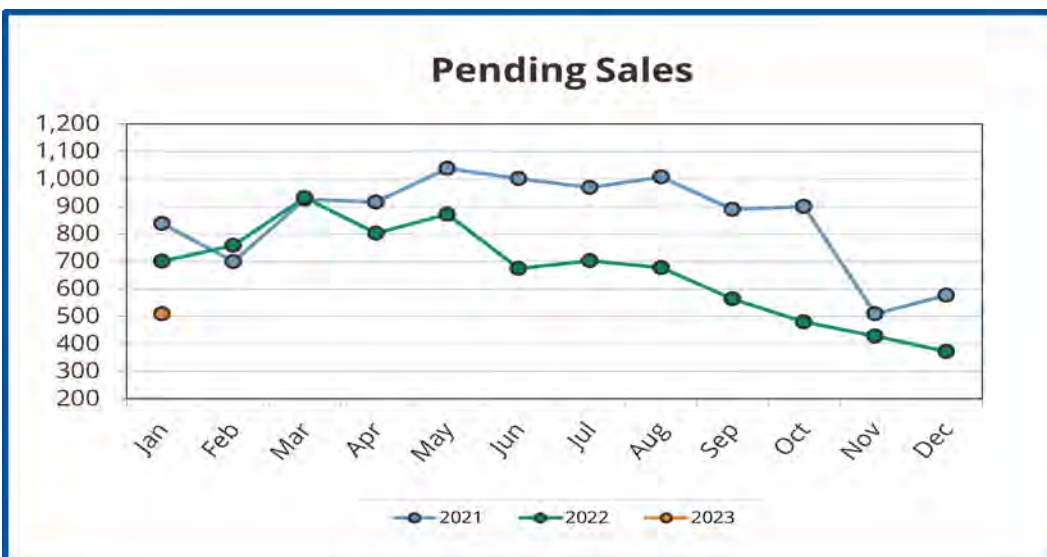
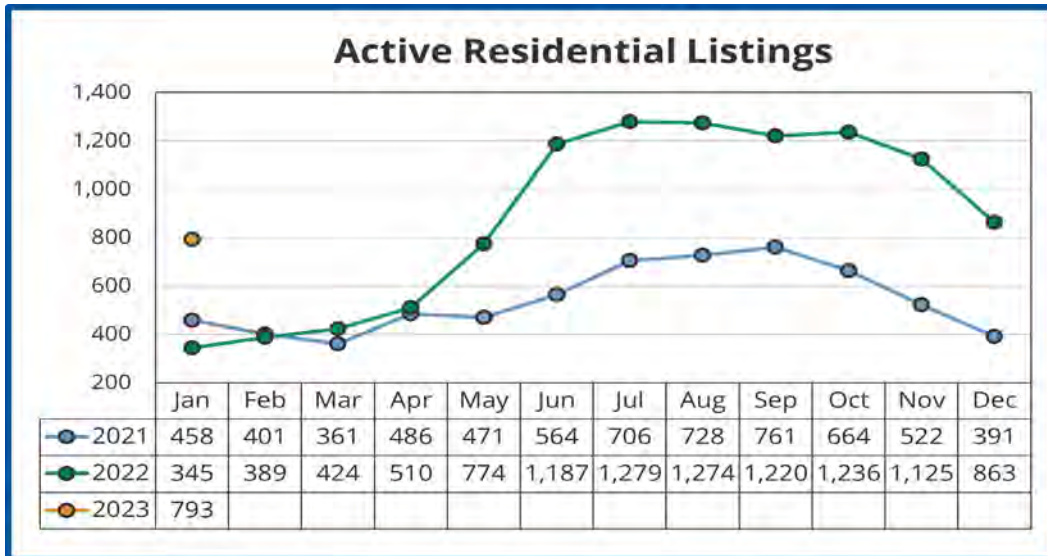
| Residential Sales by Price Range | | | |
|----------------------------------|--------|--------|--------|
| Price Range | Jan-21 | Jan-22 | Jan-23 |
| 0K-100K | 2 | 4 | 3 |
| 100K-200K | 9 | 7 | 9 |
| 200K-300K | 50 | 16 | 10 |
| 300K-400K | 193 | 85 | 46 |
| 400K-500K | 177 | 170 | 100 |
| 500K-600K | 79 | 135 | 59 |
| 600K-700K | 53 | 62 | 41 |
| 700K-800K | 21 | 32 | 16 |
| 800K-900K | 16 | 12 | 11 |
| 900K-1M | 7 | 20 | 4 |
| 1MM-1.1MM | 3 | 2 | 4 |
| 1.1MM-1.2MM | 3 | 5 | 7 |
| 1.2MM-1.3MM | 0 | 7 | 3 |
| 1.3MM-1.4MM | 1 | 4 | 1 |
| 1.4MM-1.5MM | 2 | 6 | 1 |
| 1.5MM-1.6MM | 1 | 2 | 1 |
| 1.6MM-1.7MM | 1 | 1 | 1 |
| 1.7MM-1.8MM | 0 | 0 | 0 |
| 1.8MM-1.9MM | 0 | 0 | 2 |
| 1.9MM-2MM | 0 | 0 | 1 |
| 2MM+ | 3 | 2 | 3 |

■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

| Clark County Residential Highlights | | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|-------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2023 | January | 535 | 510 | 317 | 551,400 | 494,000 | 56 |
| | Year-To-Date | 535 | 510 | 317 | 551,400 | 494,000 | 56 |
| 2022 | January | 695 | 701 | 534 | 553,100 | 500,000 | 25 |
| | December | 367 | 373 | 451 | 544,200 | 479,900 | 52 |
| | Year-To-Date | 695 | 701 | 534 | 553,100 | 500,000 | 25 |
| Change | January 2022 | -23.0% | -27.2% | -40.6% | -0.3% | -1.2% | 124.7% |
| | Prev Mo 2022 | 45.8% | 36.7% | -29.7% | 1.3% | 2.9% | 8.6% |
| | Year-To-Date | -23.0% | -27.2% | -40.6% | -0.3% | -1.2% | 124.7% |

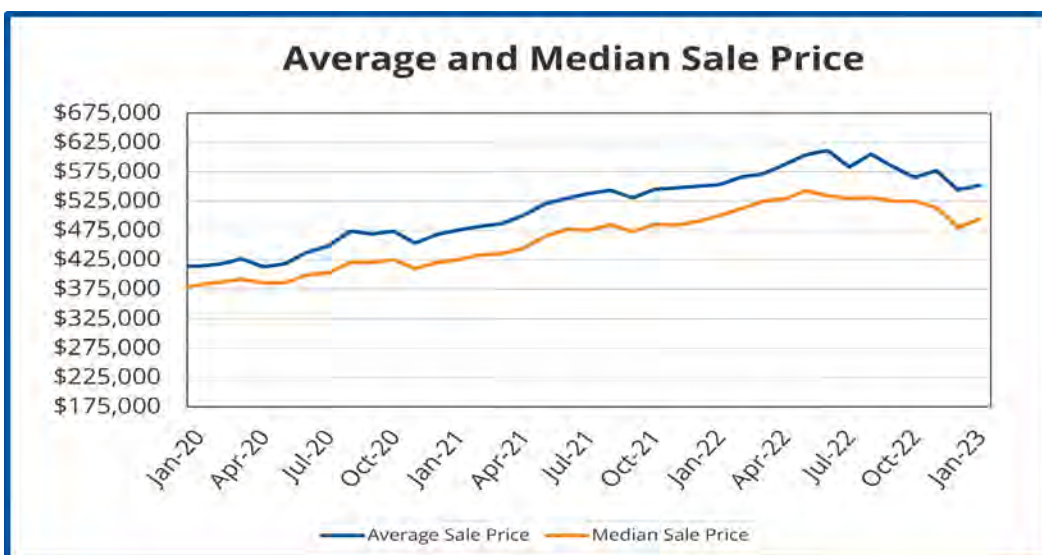
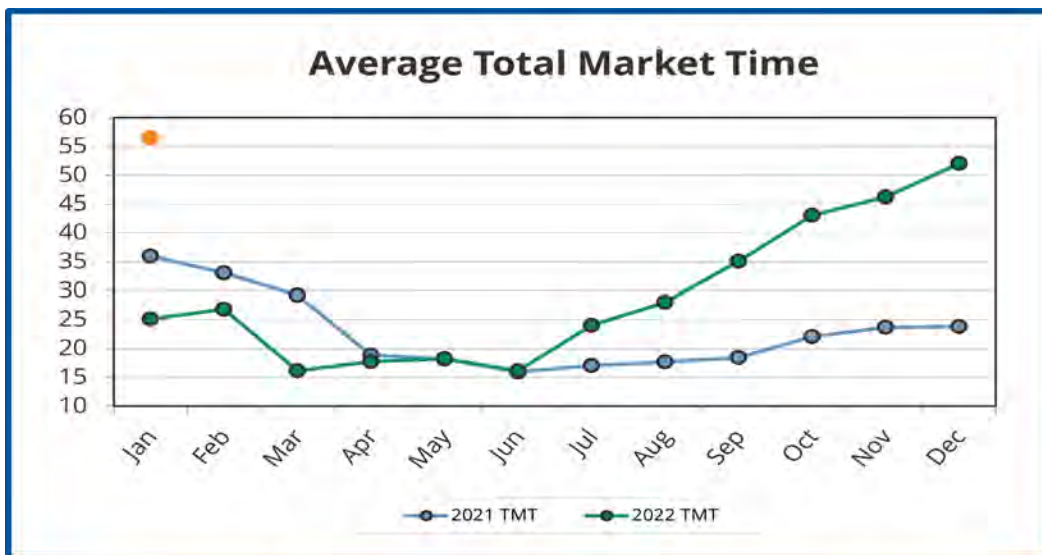
SW Washington

January 2023 Reporting Period



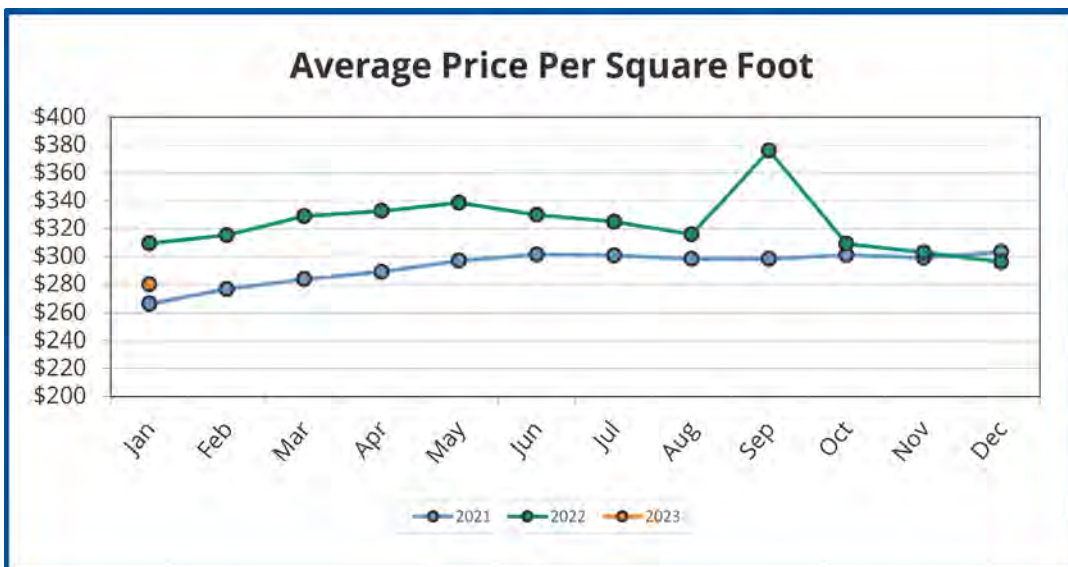
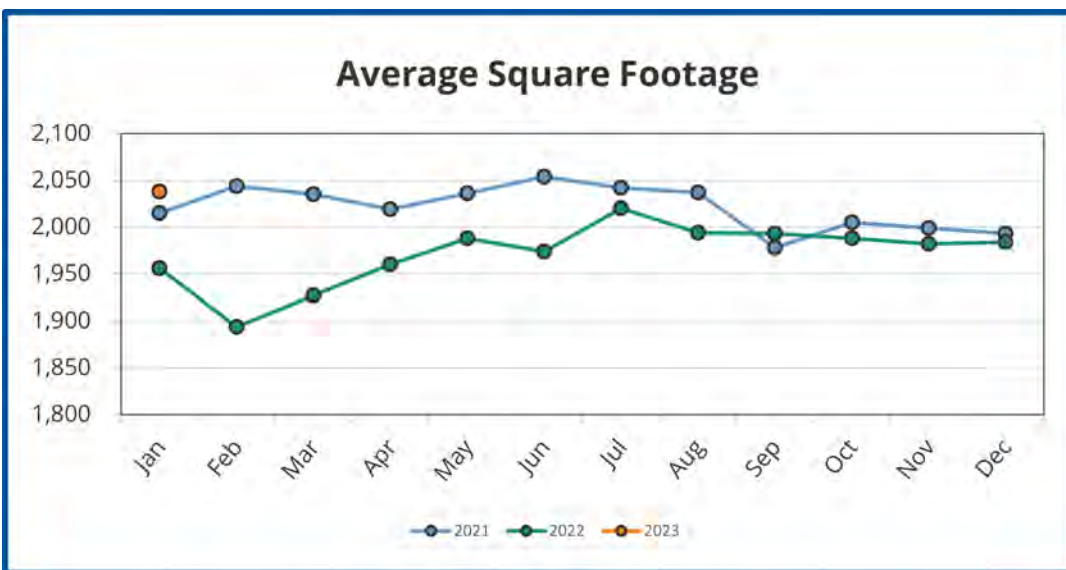
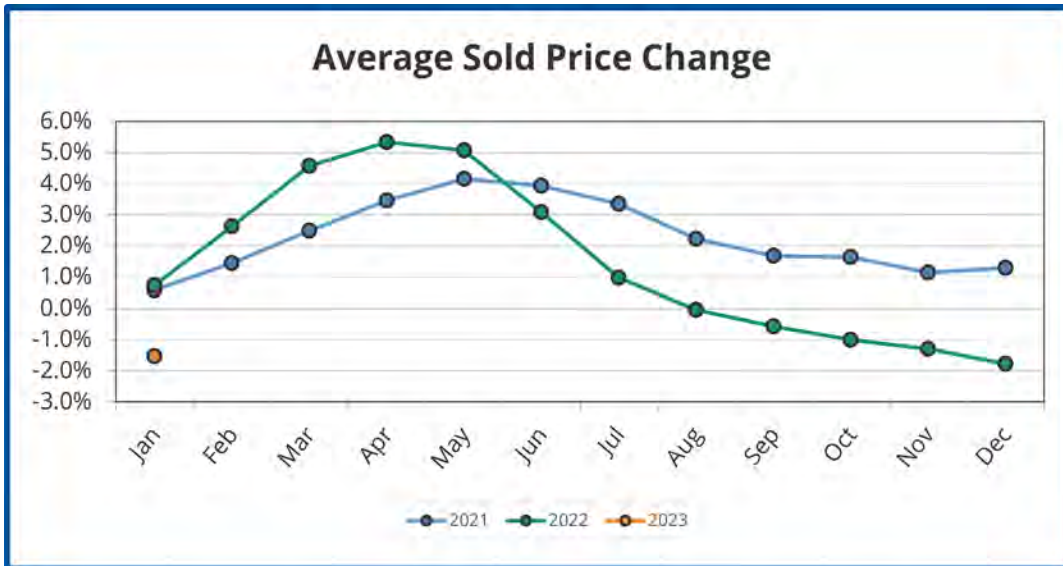
SW Washington

January 2023 Reporting Period



SW Washington

January 2023 Reporting Period



SW Washington

January 2023 Reporting Period



AFFORDABILITY - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Clark County area is affordable for a family earning the median income. A family earning the median income (\$106,550 in 2022, per HUD) can afford 90% of a monthly mortgage payment on a median priced home (\$494,000 in December). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.36% (per Freddie Mac).

Active Listings Ready for Purchase and Occupancy

Since this region has a higher proportion of active residential listings that are either not ready for purchase or not yet under construction, these figures represent active listings that are ready for purchase and occupancy.

Purchase- and
Occupancy-Ready
Active Listings

590

Percent of Total
Active Listings

74.4%

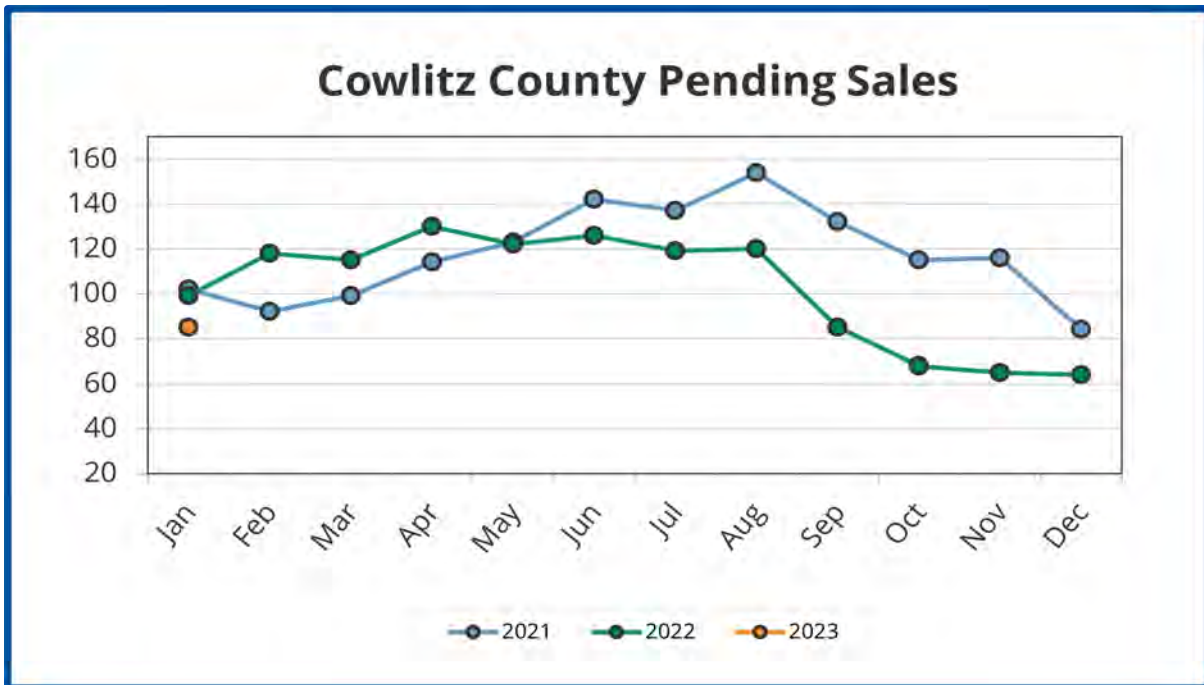
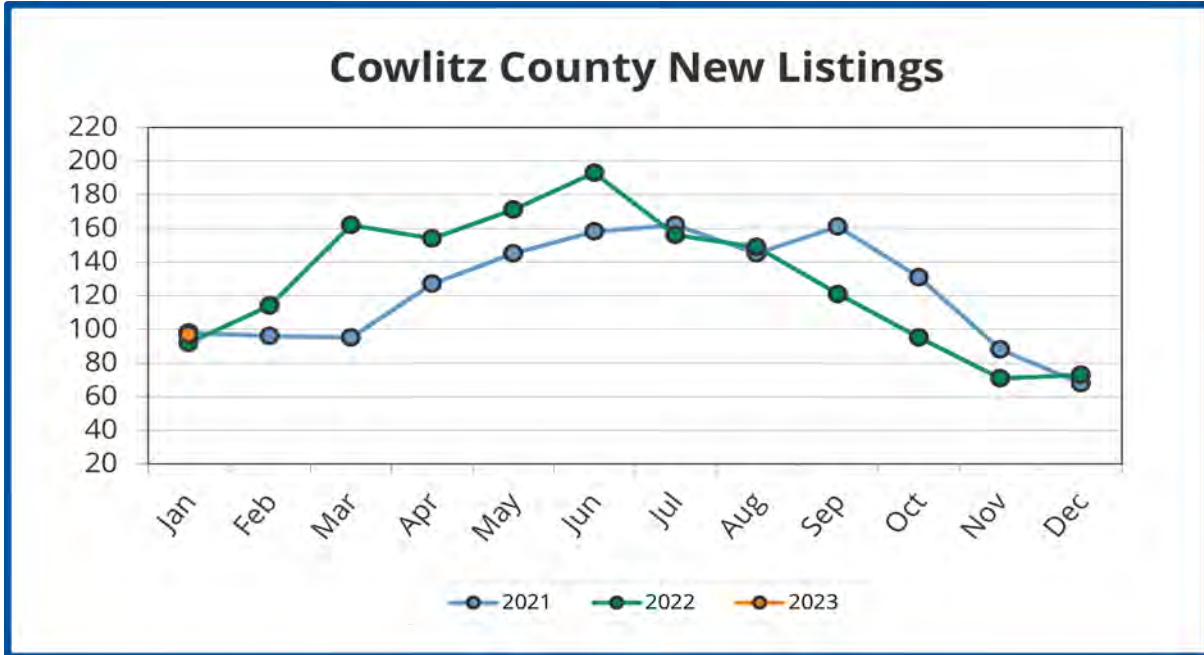
Purchase- and
Occupancy-Ready
Inventory in Months

1.9



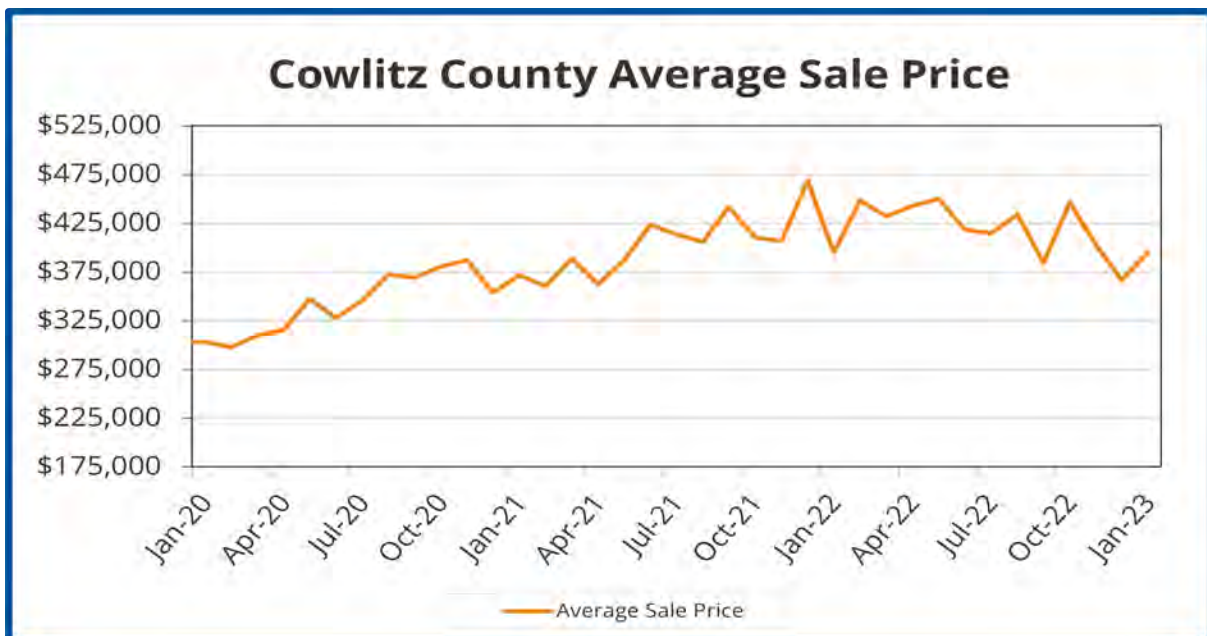
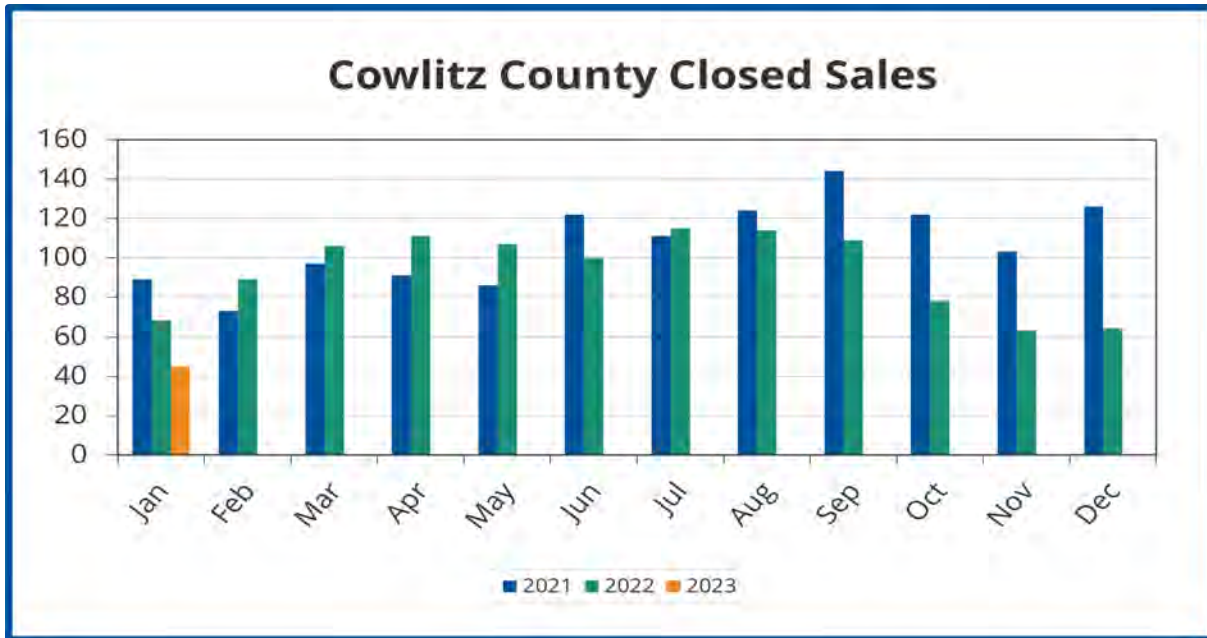
Cowlitz County - SW Washington

January 2023 Reporting Period



Cowlitz County - SW Washington

January 2023 Reporting Period



SW Washington

January 2023 Reporting Period

Clark and Cowlitz County Area Report

| | | 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 '23 v. '22 ¹ | Closed Sales | Average Sale Price | Total Market Time ³ | New Listings | Pending Sales | Pending Sales '23 v. '22 ¹ | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time | Avg. Sale Price % Change ² | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |
| 11 | Downtown Vancouver | 16 | 10 | 7 | 7 | -12.5% | 8 | 674,700 | 42 | 10 | 7 | -12.5% | 8 | 674,700 | 565,000 | 42 | 15.7% | - | - | 1 | 328,000 | 1 | 815,000 |
| 12 | NW Heights | 6 | 8 | 2 | 14 | -17.6% | 6 | 385,300 | 91 | 8 | 14 | -17.6% | 6 | 385,300 | 335,000 | 91 | 5.2% | - | - | - | - | - | - |
| 13 | SW Heights | 12 | 7 | 3 | 4 | -20.0% | 3 | 811,500 | 46 | 7 | 4 | -20.0% | 3 | 811,500 | 692,000 | 46 | 20.5% | - | - | - | - | - | - |
| 14 | Lincoln/Hazel Dell | 4 | 10 | 3 | 8 | -68.0% | 3 | 402,000 | 63 | 10 | 8 | -68.0% | 3 | 402,000 | 430,000 | 63 | 5.5% | - | - | - | - | - | - |
| 15 | E Hazel Dell | 40 | 27 | 11 | 30 | 42.9% | 26 | 409,000 | 64 | 27 | 30 | 42.9% | 26 | 409,000 | 465,000 | 64 | 12.0% | - | - | - | - | - | - |
| 16 | NE Heights | 4 | 9 | - | 12 | -42.9% | 6 | 501,100 | 65 | 9 | 12 | -42.9% | 6 | 501,100 | 470,000 | 65 | 6.1% | - | - | - | - | - | - |
| 17 | Orchards | 17 | 14 | 6 | 15 | -58.3% | 10 | 422,800 | 81 | 14 | 15 | -58.3% | 10 | 422,800 | 427,500 | 81 | 4.5% | - | - | 1 | 450,000 | - | - |
| 18 | Evergreen | 36 | 33 | 5 | 35 | -53.9% | 23 | 450,000 | 34 | 33 | 35 | -53.9% | 23 | 450,000 | 430,000 | 34 | 10.8% | - | - | - | - | 1 | 670,000 |
| 19 | E Heights | 16 | 10 | 2 | 5 | -16.7% | 4 | 473,500 | 11 | 10 | 5 | -16.7% | 4 | 473,500 | 422,500 | 11 | -0.5% | - | - | - | - | - | - |
| 20 | Cascade Park | 18 | 11 | 1 | 17 | -5.6% | 9 | 752,700 | 57 | 11 | 17 | -5.6% | 9 | 752,700 | 625,000 | 57 | 14.2% | - | - | - | - | - | - |
| 21 | Five Corners | 12 | 12 | 3 | 13 | -27.8% | 10 | 409,700 | 29 | 12 | 13 | -27.8% | 10 | 409,700 | 423,300 | 29 | 10.9% | - | - | - | - | - | - |
| 22 | E Orchards | 26 | 34 | 14 | 29 | 26.1% | 16 | 464,200 | 83 | 34 | 29 | 26.1% | 16 | 464,200 | 420,000 | 83 | 9.5% | - | - | 1 | 405,000 | - | - |
| 23 | Fisher's Landing | 14 | 12 | 1 | 14 | -22.2% | 12 | 461,300 | 58 | 12 | 14 | -22.2% | 12 | 461,300 | 462,500 | 58 | 8.8% | - | - | - | - | - | - |
| 24 | SE County | 2 | 0 | 1 | 1 | 0.0% | 0 | - | - | 0 | 1 | 0.0% | 0 | - | - | - | 2.3% | 0 | - | 0 | - | 0 | - |
| 25 | Camas City | 60 | 31 | 12 | 29 | -38.3% | 21 | 843,000 | 92 | 31 | 29 | -38.3% | 21 | 843,000 | 639,000 | 92 | 14.1% | - | - | - | - | - | - |
| 26 | Washougal | 62 | 35 | 11 | 22 | -12.0% | 22 | 637,700 | 44 | 35 | 22 | -12.0% | 22 | 637,700 | 557,400 | 44 | 15.9% | - | - | 5 | 206,700 | - | - |
| 27 | N Hazel Dell | 22 | 16 | 1 | 18 | 12.5% | 15 | 505,500 | 31 | 16 | 18 | 12.5% | 15 | 505,500 | 490,000 | 31 | 10.0% | - | - | - | - | - | - |
| 28 | S Salmon Creek | 23 | 27 | 11 | 21 | -16.0% | 17 | 458,700 | 41 | 27 | 21 | -16.0% | 17 | 458,700 | 460,000 | 41 | 13.1% | - | - | - | - | - | - |
| 29 | N Felida | 57 | 44 | 17 | 24 | 33.3% | 6 | 590,300 | 46 | 44 | 24 | 33.3% | 6 | 590,300 | 563,800 | 46 | 8.2% | - | - | - | - | - | - |
| 30 | N Salmon Creek | 21 | 21 | 11 | 22 | -31.3% | 15 | 542,700 | 48 | 21 | 22 | -31.3% | 15 | 542,700 | 525,000 | 48 | 6.6% | - | - | 1 | 475,000 | - | - |
| 31 | Ridgefield | 61 | 45 | 13 | 47 | -21.7% | 23 | 600,500 | 59 | 45 | 47 | -21.7% | 23 | 600,500 | 490,000 | 59 | 17.1% | 1 | 330,000 | 2 | 355,000 | - | - |
| 32 | W of I-5 County | 12 | 1 | 1 | 3 | 200.0% | 2 | 805,000 | 14 | 1 | 3 | 200.0% | 2 | 805,000 | 805,000 | 14 | -4.5% | - | - | - | - | - | - |
| 33 | NW E of I-5 County | 25 | 13 | 4 | 14 | 16.7% | 3 | 745,000 | 40 | 13 | 14 | 16.7% | 3 | 745,000 | 650,000 | 40 | 31.5% | - | - | - | - | - | - |
| 34 | Battleground | 102 | 47 | 12 | 43 | -33.8% | 19 | 556,100 | 83 | 47 | 43 | -33.8% | 19 | 556,100 | 565,000 | 83 | 8.5% | - | - | - | - | - | - |
| 35 | Brush Prairie | 90 | 50 | 8 | 49 | -41.0% | 29 | 581,300 | 61 | 50 | 49 | -41.0% | 29 | 581,300 | 525,000 | 61 | 14.1% | - | - | 1 | 500,000 | - | - |
| 36 | East County | 1 | 1 | 1 | 0 | - | 0 | - | - | 1 | 0 | - | 0 | - | - | - | 9.0% | 0 | - | 0 | - | 0 | - |
| 37 | Central County | 1 | 1 | 0 | 0 | -100.0% | 0 | - | - | 1 | 0 | -100.0% | 0 | - | - | - | 6.1% | 0 | - | 0 | - | 0 | - |
| 38 | Mid-Central County | 6 | 0 | 1 | 2 | 0.0% | 2 | 796,400 | 23 | 0 | 2 | 0.0% | 2 | 796,400 | 796,400 | 23 | 7.1% | - | - | 1 | 417,700 | - | - |
| 39 | Yacolt | 8 | 4 | 4 | 3 | -66.7% | 3 | 374,200 | 34 | 4 | 3 | -66.7% | 3 | 374,200 | 367,000 | 34 | 14.9% | - | - | - | - | - | - |
| 40 | La Center | 13 | 1 | 4 | 5 | -16.7% | 2 | 665,800 | 21 | 1 | 5 | -16.7% | 2 | 665,800 | 665,800 | 21 | 8.3% | - | - | - | - | - | - |
| 41 | N Central | 6 | 1 | 0 | 4 | 33.3% | 1 | 525,000 | 58 | 1 | 4 | 33.3% | 1 | 525,000 | 525,000 | 58 | -12.1% | - | - | - | - | - | - |
| 42 | NE Corner | - | 0 | 0 | 0 | -100.0% | 1 | 1,050,000 | 7 | 0 | 0 | -100.0% | 1 | 1,050,000 | 1,050,000 | 7 | 18.7% | - | - | - | - | - | - |
| 43 | Clark County Total | 793 | 535 | 170 | 510 | -27.2% | 317 | 551,400 | 56 | 535 | 510 | -27.2% | 317 | 551,400 | 494,000 | 56 | 10.5% | 1 | 330,000 | 13 | 332,200 | 2 | 742,500 |
| 44 | Woodland City | 7 | 5 | 2 | 4 | -20.0% | 2 | 365,700 | 35 | 5 | 4 | -20.0% | 2 | 365,700 | 365,700 | 35 | -1.0% | - | - | 1 | 100,000 | - | - |
| 45 | Woodland Area | 17 | 6 | 4 | 7 | 250.0% | 7 | 554,700 | 94 | 6 | 7 | -0.5% | 7 | 554,700 | 595,000 | 94 | 5.2% | - | - | 1 | 225,000 | - | - |
| 46 | Cowlitz County | 168 | 86 | 24 | 74 | -19.6% | 36 | 365,700 | 56 | 86 | 74 | -19.6% | 36 | 365,700 | 353,000 | 56 | 4.8% | - | - | 4 | 74,200 | - | - |
| 47 | Cowlitz County Total | 192 | 97 | 30 | 85 | -14.1% | 45 | 395,100 | 61 | 97 | 85 | -14.1% | 45 | 395,100 | 360,000 | 61 | 2.9% | - | - | 6 | 103,600 | - | - |
| 48 | Pacific County Total | 33 | 9 | 6 | 6 | -62.5% | 10 | 354,900 | 103 | 9 | 6 | -62.5% | 10 | 354,900 | 334,000 | 103 | 3.3% | - | - | 3 | 511,700 | - | - |

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2023 with January 2022. The Year-To-Date section compares 2023 year-to-date statistics through January with 2022 Year-To-Date statistics through January.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/22-1/31/2023) with 12 months before (2/1/21-1/31/22).

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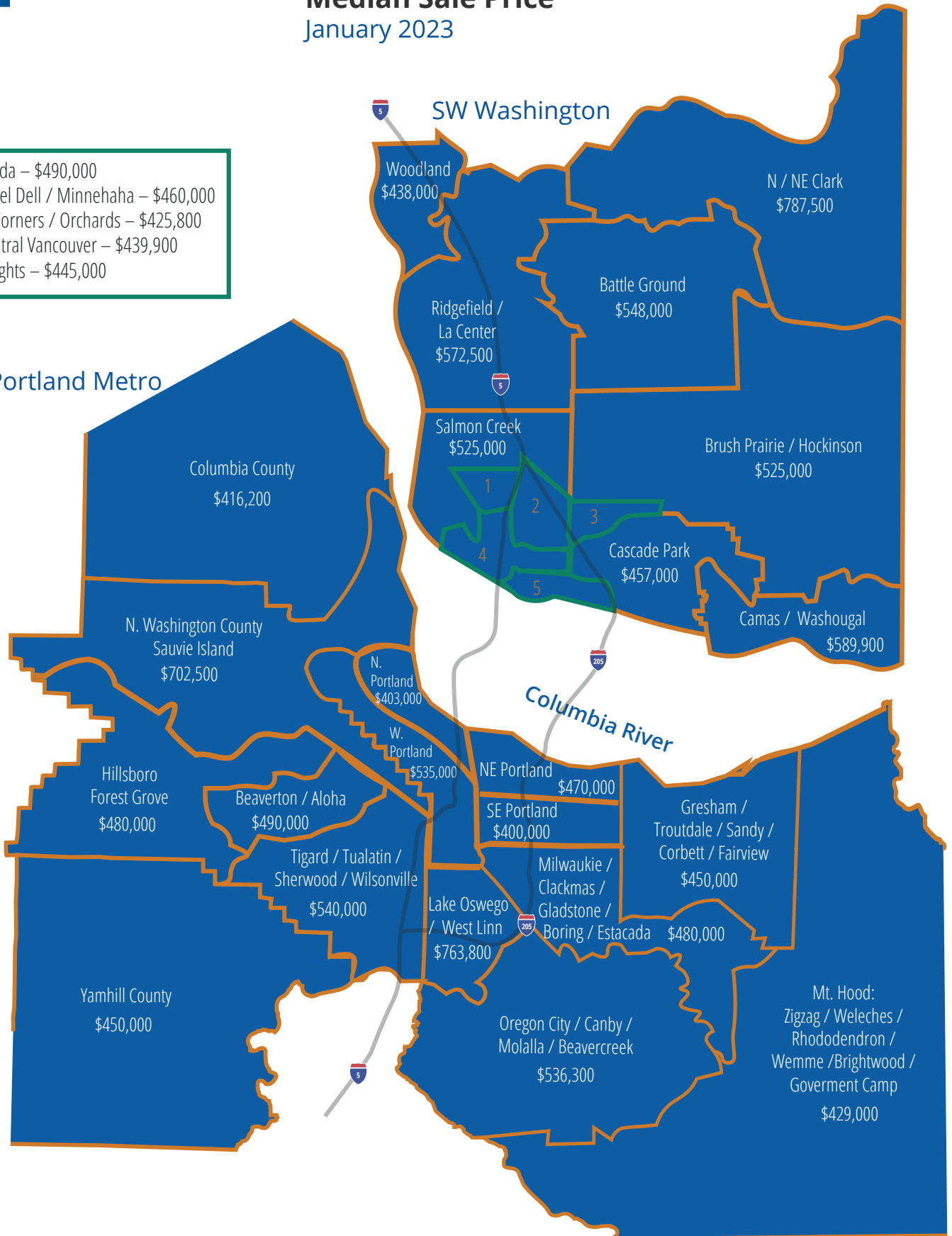
SW Washington

January 2023 Reporting Period

Median Sale Price January 2023

- 1. Felida – \$490,000
- 2. Hazel Dell / Minnehaha – \$460,000
- 3. 5. Corners / Orchards – \$425,800
- 4. Central Vancouver – \$439,900
- 5. Heights – \$445,000

Portland Metro





Definitions and Formulas

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This 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.

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This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

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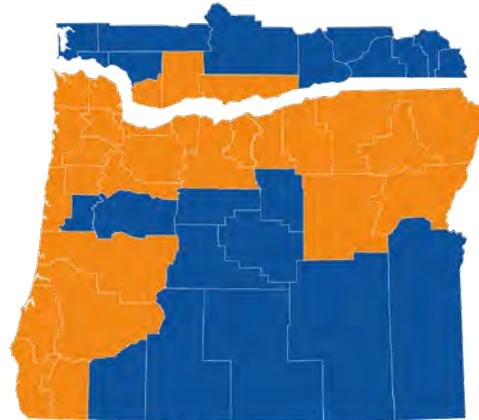
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- Southwest Washington
- Union County
- Wallowa County



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MARKET ACTION REPORT

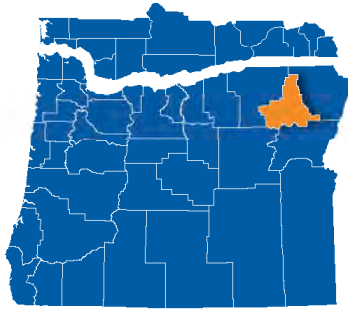
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Union County January 2023 Reporting Period

Union County

January 2023 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (15) decreased 28.6% from the 21 listed in January 2022, and increased 7.1% from the 14 listed in December 2022.

Pending Sales

Pending sales (15) decreased 34.8% from the 23 listed in January 2022, and matched the 15 offers accepted in December 2022.

Closed Sales

Closed sales (10) decreased 69.7% from the 33 listed in January 2022, and decreased 44.4% from the 18 closings in December 2022.

Inventory and Time on Market

Inventory increased to 4.1 months in January. Total market time decreased to 38 days.

Year-to-Date Summary

Comparing the first month of 2023 to the same period in 2022, new listings (15) decreased 28.6%, pending sales (15) decreased 34.8%, and closed sales (10) decreased 69.7%.

Average and Median Sale Prices

Comparing 2023 to 2022 through January, the average sale price has decreased 4.7% from \$280,300 to \$267,000. In the same comparison, the median sale price has increased 26.7% from \$232,500 to \$294,500.

| Inventory in Months | | | |
|---------------------|------|------|------|
| | 2021 | 2022 | 2023 |
| January | 1.5 | 0.8 | 4.1 |
| February | 1.8 | 1.4 | |
| March | 0.9 | 1.5 | |
| April | 1.8 | 0.9 | |
| May | 1.1 | 1.8 | |
| June | 1.7 | 2.4 | |
| July | 0.9 | 1.4 | |
| August | 1.3 | 1.8 | |
| September | 1.7 | 1.5 | |
| October | 1.1 | 1.6 | |
| November | 1.3 | 2.1 | |
| December | 0.9 | 2.7 | |

Residential Trends

Jan 2023 vs. Dec 2022

New Listings **+7.1%** ↑

Pending Sales **Same** —

Closed Sales **-44.4%** ↓

Average Sale Price **+4.1%** ↑

Median Sale Price **+32.4%** ↑

Inventory **+3.2** ↑

Total Market Time **-9** ↓

Jan 2023 vs. Jan 2022

New Listings **-28.6%** ↓

Pending Sales **-34.8%** ↓

Closed Sales **-69.7%** ↓

Average Sale Price **-4.7%** ↓

Median Sale Price **+26.7%** ↑

Inventory **+3.3** ↑

Total Market Time **-12** ↓

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -4.0% (\$300,300 v. \$312,700)

Median Sale Price % Change: +6.9% (\$272,500 v. \$255,000)

Union County

January 2023 Reporting Period

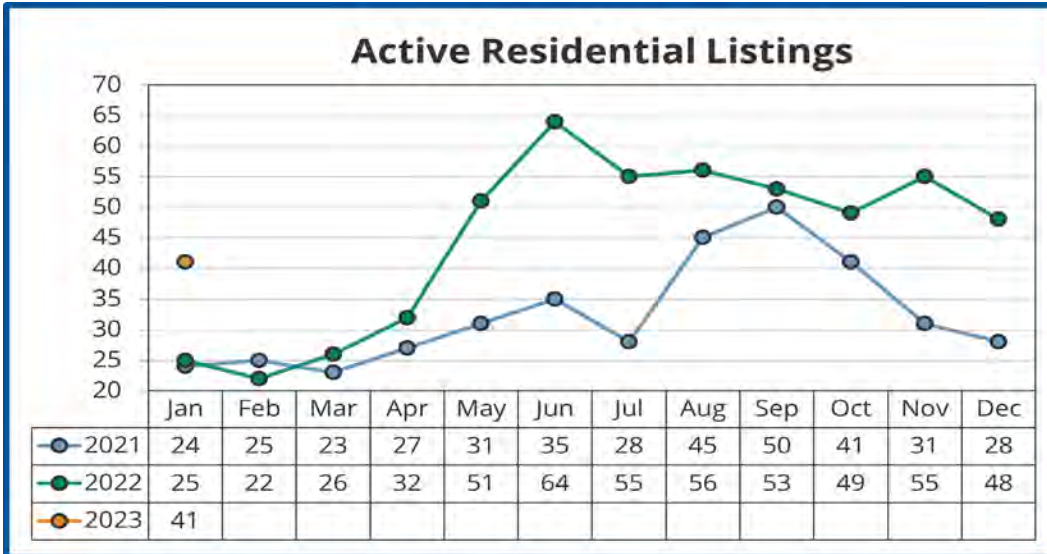
| Residential Sales by Price Range | | | |
|----------------------------------|--------|--------|--------|
| Price Range | Jan-21 | Jan-22 | Jan-23 |
| 0K-100K | 2 | 2 | 0 |
| 100K-200K | 6 | 11 | 3 |
| 200K-300K | 7 | 9 | 2 |
| 300K-400K | 1 | 7 | 5 |
| 400K-500K | 0 | 5 | 0 |
| 500K-600K | 1 | 0 | 0 |
| 600K-700K | 0 | 1 | 0 |
| 700K-800K | 0 | 1 | 0 |
| 800K-900K | 0 | 0 | 0 |
| 900K-1M | 1 | 0 | 0 |
| 1MM-1.1MM | 0 | 0 | 0 |
| 1.1MM-1.2MM | 0 | 0 | 0 |
| 1.2MM-1.3MM | 0 | 0 | 0 |
| 1.3MM-1.4MM | 0 | 0 | 0 |
| 1.4MM-1.5MM | 0 | 0 | 0 |
| 1.5MM-1.6MM | 0 | 0 | 0 |
| 1.6MM-1.7MM | 0 | 0 | 0 |
| 1.7MM-1.8MM | 0 | 0 | 0 |
| 1.8MM-1.9MM | 0 | 0 | 0 |
| 1.9MM-2MM | 0 | 0 | 0 |
| 2MM+ | 0 | 0 | 0 |

■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

| Union County Residential Highlights | | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|-------------------------------------|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2023 | January | 15 | 15 | 10 | 267,000 | 294,500 | 38 |
| | Year-To-Date | 15 | 15 | 10 | 267,000 | 294,500 | 38 |
| 2022 | January | 21 | 23 | 33 | 280,300 | 232,500 | 51 |
| | December | 14 | 15 | 18 | 256,600 | 222,500 | 48 |
| | Year-To-Date | 21 | 23 | 33 | 280,300 | 232,500 | 51 |
| Change | January 2022 | -28.6% | -34.8% | -69.7% | -4.7% | 26.7% | -24.3% |
| | Prev Mo 2022 | 7.1% | 0.0% | -44.4% | 4.1% | 32.4% | -19.4% |
| | Year-To-Date | -28.6% | -34.8% | -69.7% | -4.7% | 26.7% | -24.3% |

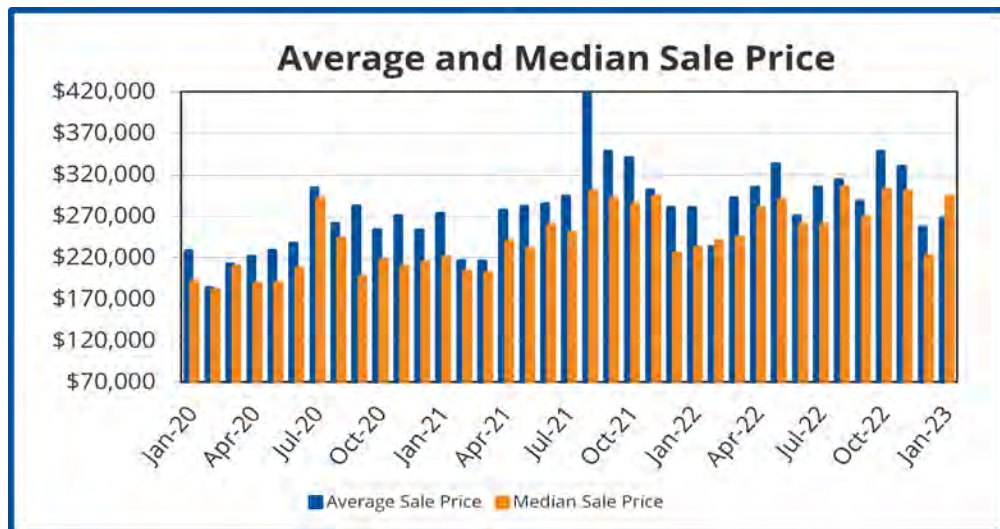
Union County

January 2023 Reporting Period



Union County

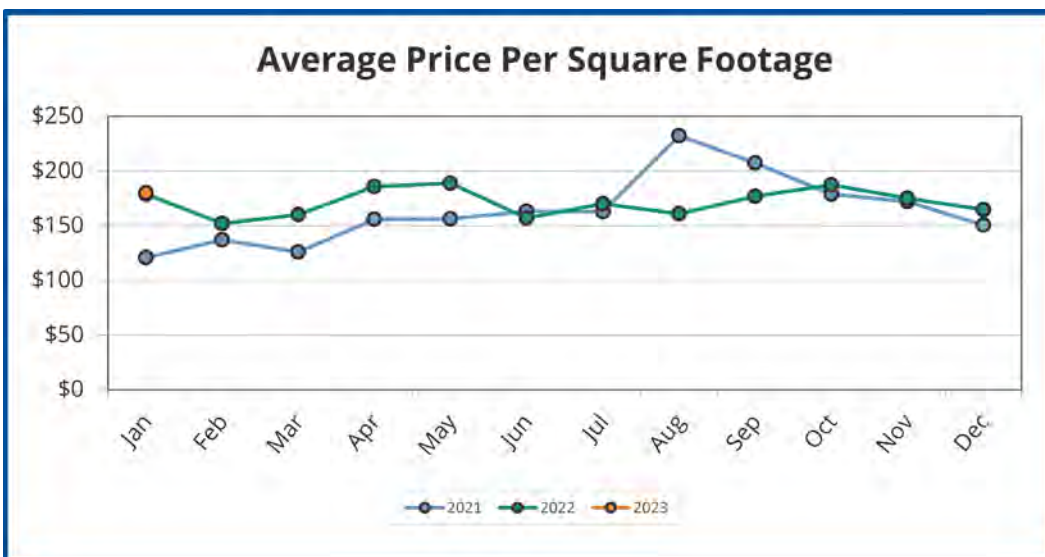
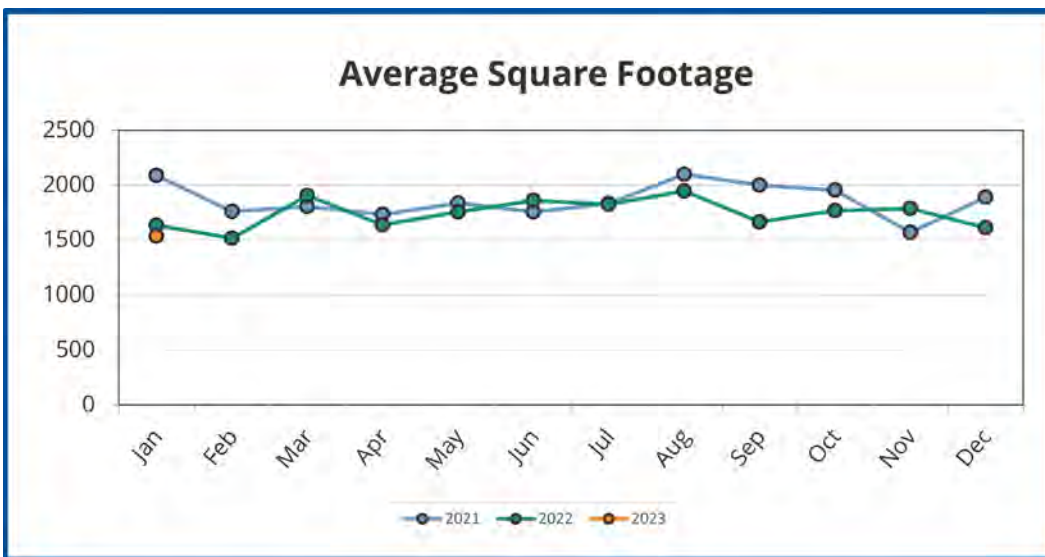
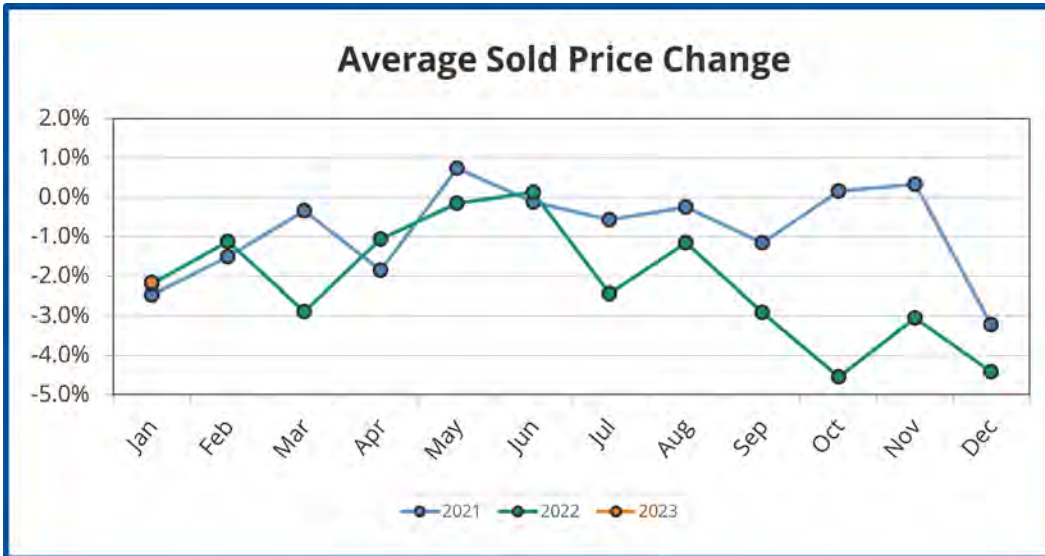
January 2023 Reporting Period



Note: In August 2021, a residential property sold for \$5,300,000 in Union County. This caused the Average Sale Price to spike to \$481,100 that month.

Union County

January 2023 Reporting Period



Union County

January 2023 Reporting Period

Area Report

| | 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 23 v. 22 ¹ | Closed Sales | Average Sale Price | Total Market Time ³ | New Listings | Pending Sales | Pending Sales 23 v. 22 ¹ | Closed Sales | Average Sale Price | Median Sale Price | Avg. Sale Price % Change ² | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |
| 97814 | Medical Springs | - | 0 | 0 | 0 | - | 0 | - | 0 | 0 | - | 0 | - | - | - | 0 | - | 0 | - | 0 | - |
| 97824 | Cove | 3 | 0 | 1 | 0 | -100.0% | 1 | 229,000 | 3 | 0 | 0 | -100.0% | 1 | 229,000 | 229,000 | -23.8% | - | - | - | - | - |
| 97827 | Elgin | 10 | 3 | 3 | 6 | 50.0% | 1 | 179,000 | 22 | 3 | 6 | 50.0% | 1 | 179,000 | 179,000 | 18.3% | - | - | - | - | - |
| 97841 | Imbler | 0 | 0 | 0 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | - | 0.0% | 0 | - | 0 | - | 0 |
| 97850 | La Grande / Island City | 19 | 12 | 2 | 7 | -56.3% | 6 | 268,000 | 33 | 12 | 7 | -56.3% | 6 | 268,000 | 317,500 | -0.6% | - | - | 1 | 40,000 | - |
| 97867 | North Powder | 2 | 0 | 0 | 1 | - | 0 | - | - | 0 | 1 | - | 0 | - | - | -58.6% | 0 | - | 0 | - | 0 |
| 97876 | Summerville | 1 | 0 | 1 | 1 | - | 0 | - | - | 0 | 1 | - | 0 | - | - | -16.8% | 0 | - | 0 | - | 0 |
| 97883 | Union | 6 | - | 1 | 0 | -100.0% | 2 | 327,000 | 82 | - | 0 | -100.0% | 2 | 327,000 | 327,000 | -1.3% | - | - | 1 | 25,000 | - |
| | Union Co. Total | 41 | 15 | 8 | 15 | -34.8% | 10 | 267,000 | 38 | 15 | 15 | -34.8% | 10 | 267,000 | 294,500 | -4.0% | - | - | 2 | 32,500 | - |

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2023 with January 2022. The Year-To-Date section compares 2023 year-to-date statistics through January with 2022 Year-To-Date statistics through January.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/22-1/31/2023) with 12 months before (2/1/21-1/31/22).

³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed



Definitions and Formulas

Inventory in Months:

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This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This 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.

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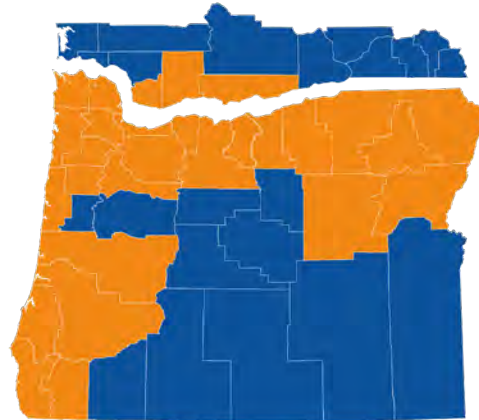
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Kurt von Wasmuth, President/CEO

Jorden Holland, Editor

Grant Lowery, Communications Specialist

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MARKET ACTION REPORT

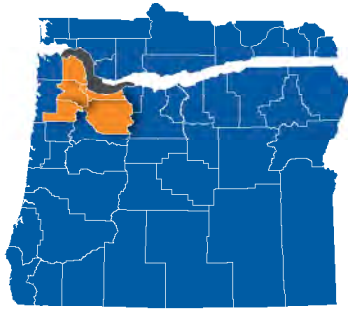
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Wallowa County January 2023 Reporting Period

Walla Walla County

January 2023 Reporting Period

MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (6) increased 20.0% from the 5 listed in January 2022, and increased 500.0% from the 1 listed in December 2022.

Pending Sales

Pending sales (5) increased 25.0% from the 4 listed in January 2022, and increased 66.7% from the 3 offers accepted in December 2022.

Closed Sales

Closed sales (2) decreased 50.0% from the 4 listed in January 2022, and decreased 60.0% from the 5 closings in December 2022.

Inventory and Time on Market

Inventory increased to 10.5 months in January. Total market time increased to 129 days.

Year-to-Date Summary

Comparing the first month of 2023 to the same period in 2022, new listings (6) increased 20.0%, pending sales (5) increased 25.0%, and closed sales (2) decreased 50.0%.

Average and Median Sale Prices

Comparing 2023 to 2022 through January, the average sale price has increased 12.0% from \$319,300 to \$357,500. In the same comparison, the median sale price has increased 18.7% from \$301,300 to \$375,000.

| Inventory in Months | | | |
|---------------------|------|------|------|
| | 2021 | 2022 | 2023 |
| January | 2.3 | 3.5 | 10.5 |
| February | 3.4 | 2.0 | |
| March | 2.2 | 4.7 | |
| April | 1.9 | 1.9 | |
| May | 2.0 | 2.0 | |
| June | 1.9 | 3.6 | |
| July | 2.4 | 10.2 | |
| August | 1.7 | 6.1 | |
| September | 3.1 | 6.1 | |
| October | 2.4 | 12.3 | |
| November | 2.3 | 3.8 | |
| December | 0.9 | 3.8 | |

Residential Trends

Jan 2023 vs. Dec 2022

New Listings **+500%** ↑

Pending Sales **+66.7%** ↑

Closed Sales **-60%** ↓

Average Sale Price **+0.3%** ↑

Median Sale Price **+12.4%** ↑

Inventory **+7** ↑

Total Market Time **+85** ↑

Jan 2023 vs. Jan 2022

New Listings **+20%** ↑

Pending Sales **+25%** ↑

Closed Sales **-50%** ↓

Average Sale Price **+12%** ↑

Median Sale Price **+18.7%** ↑

Inventory **+6.7** ↑

Total Market Time **+110** ↑

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +18.8% (\$430,400 v. \$362,400)

Median Sale Price % Change: +14.0% (\$375,000 v. \$329,000)

Wallaqua County

January 2023 Reporting Period

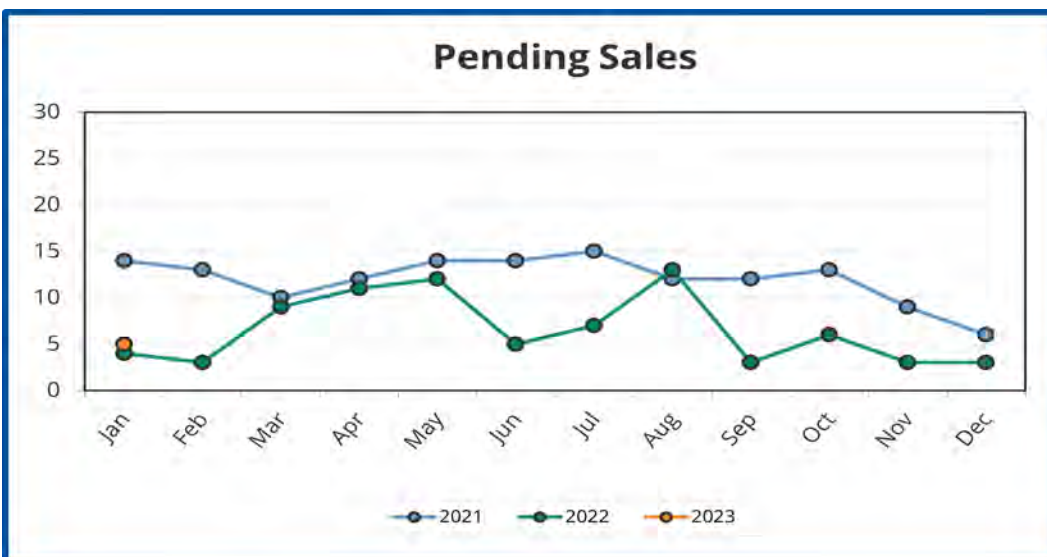
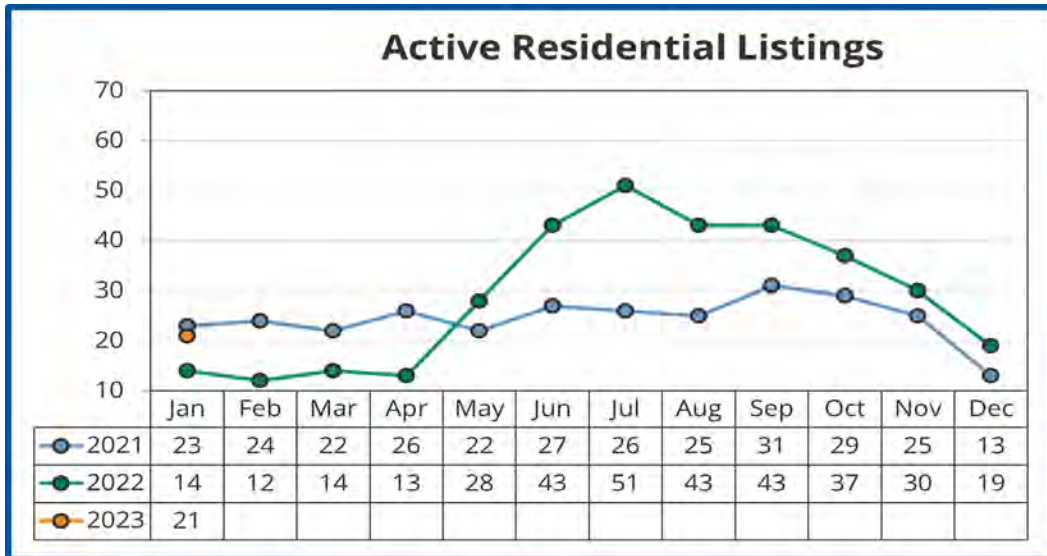
| Residential Sales by Price Range | | | |
|----------------------------------|--------|--------|--------|
| Price Range | Jan-21 | Jan-22 | Jan-23 |
| 0K-100K | 0 | 1 | 0 |
| 100K-200K | 1 | 0 | 0 |
| 200K-300K | 2 | 3 | 1 |
| 300K-400K | 3 | 4 | 0 |
| 400K-500K | 2 | 4 | 1 |
| 500K-600K | 1 | 2 | 0 |
| 600K-700K | 1 | 0 | 0 |
| 700K-800K | 0 | 4 | 0 |
| 800K-900K | 0 | 0 | 0 |
| 900K-1M | 0 | 0 | 0 |
| 1MM-1.1MM | 1 | 0 | 0 |
| 1.1MM-1.2MM | 0 | 0 | 0 |
| 1.2MM-1.3MM | 0 | 0 | 0 |
| 1.3MM-1.4MM | 0 | 0 | 0 |
| 1.4MM-1.5MM | 0 | 0 | 0 |
| 1.5MM-1.6MM | 0 | 0 | 0 |
| 1.6MM-1.7MM | 0 | 0 | 0 |
| 1.7MM-1.8MM | 0 | 0 | 0 |
| 1.8MM-1.9MM | 0 | 0 | 0 |
| 1.9MM-2MM | 0 | 0 | 0 |
| 2MM+ | 0 | 0 | 0 |

■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

| Wallaqua County Residential Highlights | | New Listings | Pending Sales | Closed Sales | Average Sale Price | Median Sale Price | Total Market Time |
|--|--------------|--------------|---------------|--------------|--------------------|-------------------|-------------------|
| 2023 | January | 6 | 5 | 2 | 357,500 | 357,500 | 129 |
| | Year-To-Date | 6 | 5 | 2 | 357,500 | 357,500 | 129 |
| 2022 | January | 5 | 4 | 4 | 319,300 | 301,300 | 20 |
| | December | 1 | 3 | 5 | 356,600 | 318,000 | 44 |
| | Year-To-Date | 5 | 4 | 4 | 319,300 | 301,300 | 20 |
| Change | January 2022 | 20.0% | 25.0% | -50.0% | 12.0% | 18.7% | 561.5% |
| | Prev Mo 2022 | 500.0% | 66.7% | -60.0% | 0.3% | 12.4% | 195.9% |
| | Year-To-Date | 20.0% | 25.0% | -50.0% | 12.0% | 18.7% | 561.5% |

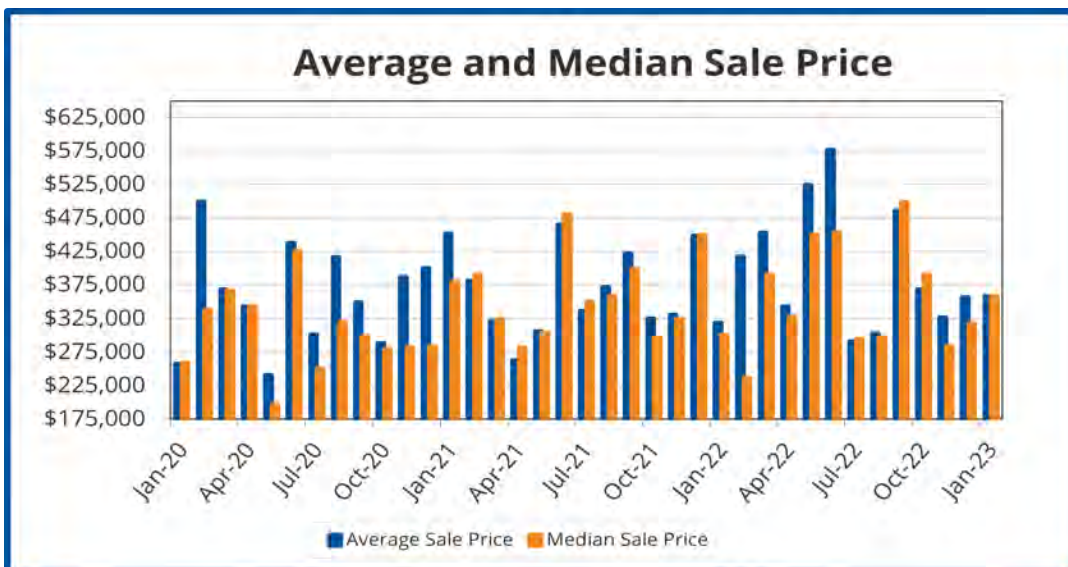
Wallaqua County

January 2023 Reporting Period



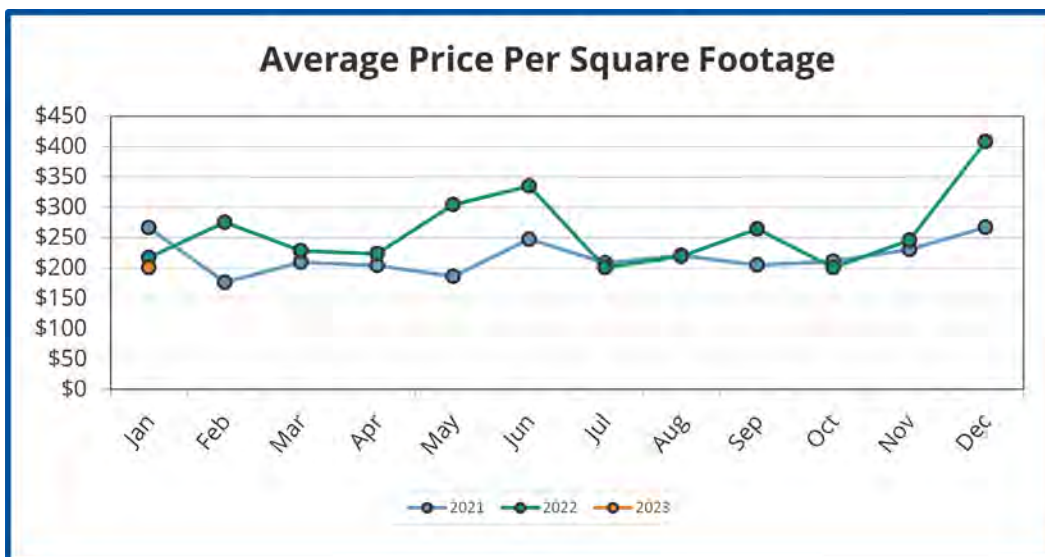
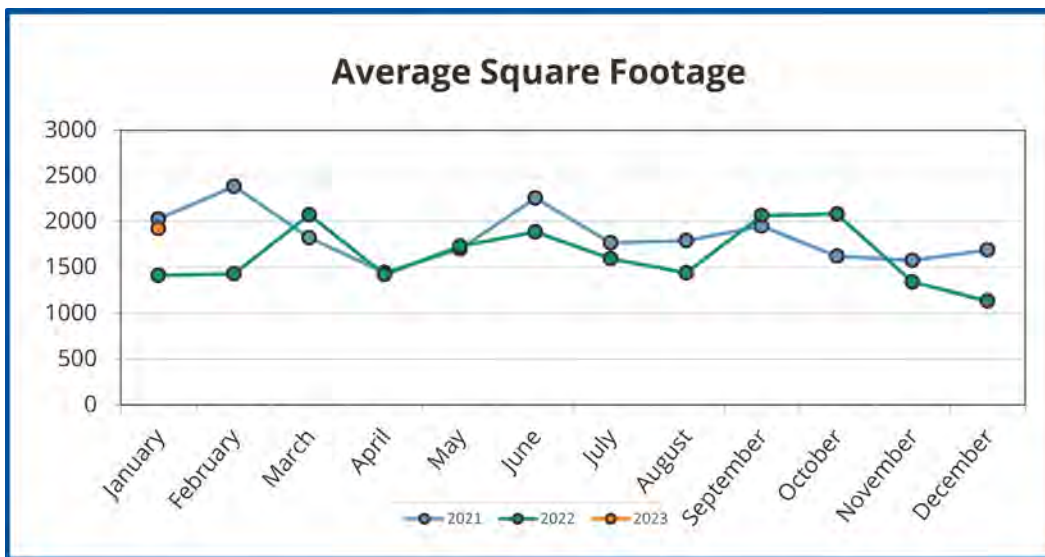
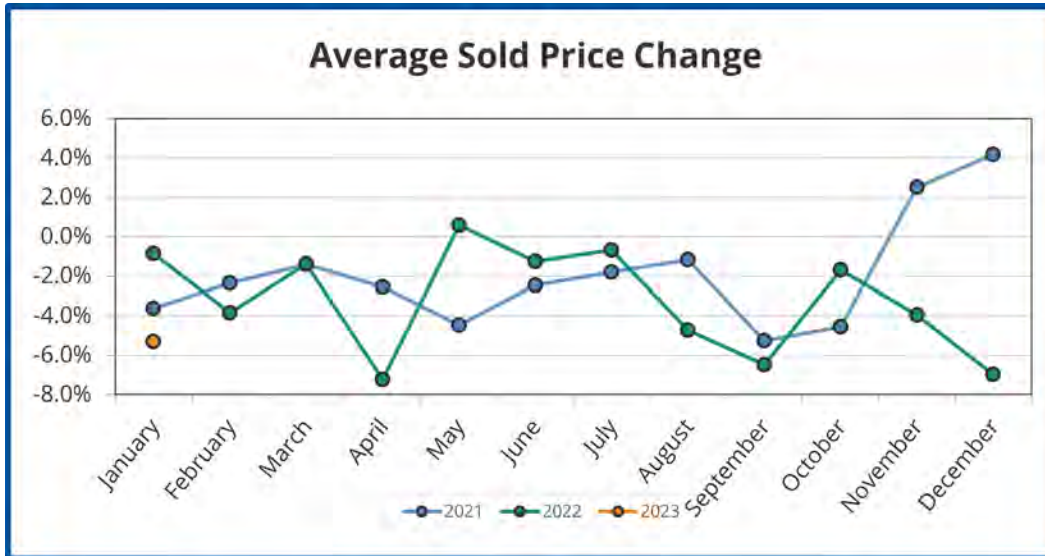
Walla Walla County

January 2023 Reporting Period



Walla Walla County

January 2023 Reporting Period



Walla Walla County

January 2023 Reporting Period

Area Report

| | | 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 23 v. 22 ¹ | Closed Sales | Average Sale Price | Total Market Time ³ | New Listings | Pending Sales | Pending Sales 23 v. 22 ¹ | Closed Sales | Average Sale Price | Median Sale Price | Avg. Sale Price % Change ² | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |
| 97885 | Walla Walla | 4 | 2 | 0 | 1 | -50.0% | 0 | - | - | 2 | 1 | -50.0% | 0 | - | - | 20.0% | 0 | - | 0 | - | 0 | - |
| 97857 | Lostine | 0 | 0 | 0 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | - | 8.1% | 0 | - | 0 | - | 0 | - |
| 97842 | Imnaha | - | 0 | 0 | 0 | - | 0 | - | - | 0 | 0 | - | 0 | - | - | 51.5% | 0 | - | 0 | - | 0 | - |
| 97846 | Joseph | 11 | 1 | 1 | 1 | - | 1 | 450,000 | 112 | 1 | 1 | - | 1 | 450,000 | 450,000 | 9.1% | - | - | - | - | - | - |
| 97828 | Enterprise | 6 | 3 | 1 | 3 | 50.0% | 1 | 265,000 | 146 | 3 | 3 | 50.0% | 1 | 265,000 | 265,000 | 25.4% | - | - | 2 | 550,000 | - | - |
| | Walla Walla Co. Total | 21 | 6 | 2 | 5 | 25.0% | 2 | 357,500 | 129 | 6 | 5 | 25.0% | 2 | 357,500 | 357,500 | 18.8% | - | - | 2 | 550,000 | - | - |

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2023 with January 2022. The Year-To-Date section compares 2023 year-to-date statistics through January with 2022 Year-To-Date statistics through January.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/22-1/31/2023) with 12 months before (2/1/21-1/31/22).

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



Definitions and Formulas

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This 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.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

The Active Listings in the Market Action report 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.

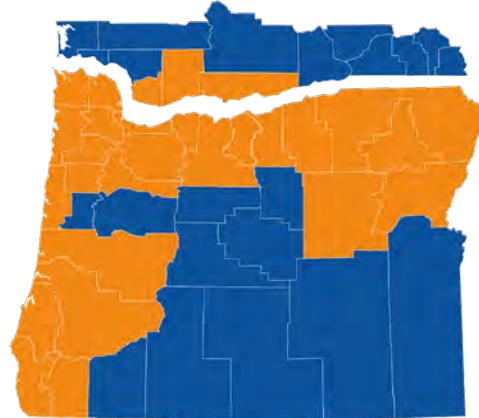
Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Real Talk with RMLS Podcast](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Columbia Basin
- Baker County
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- North Coastal Counties
- Mid-Columbia
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



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