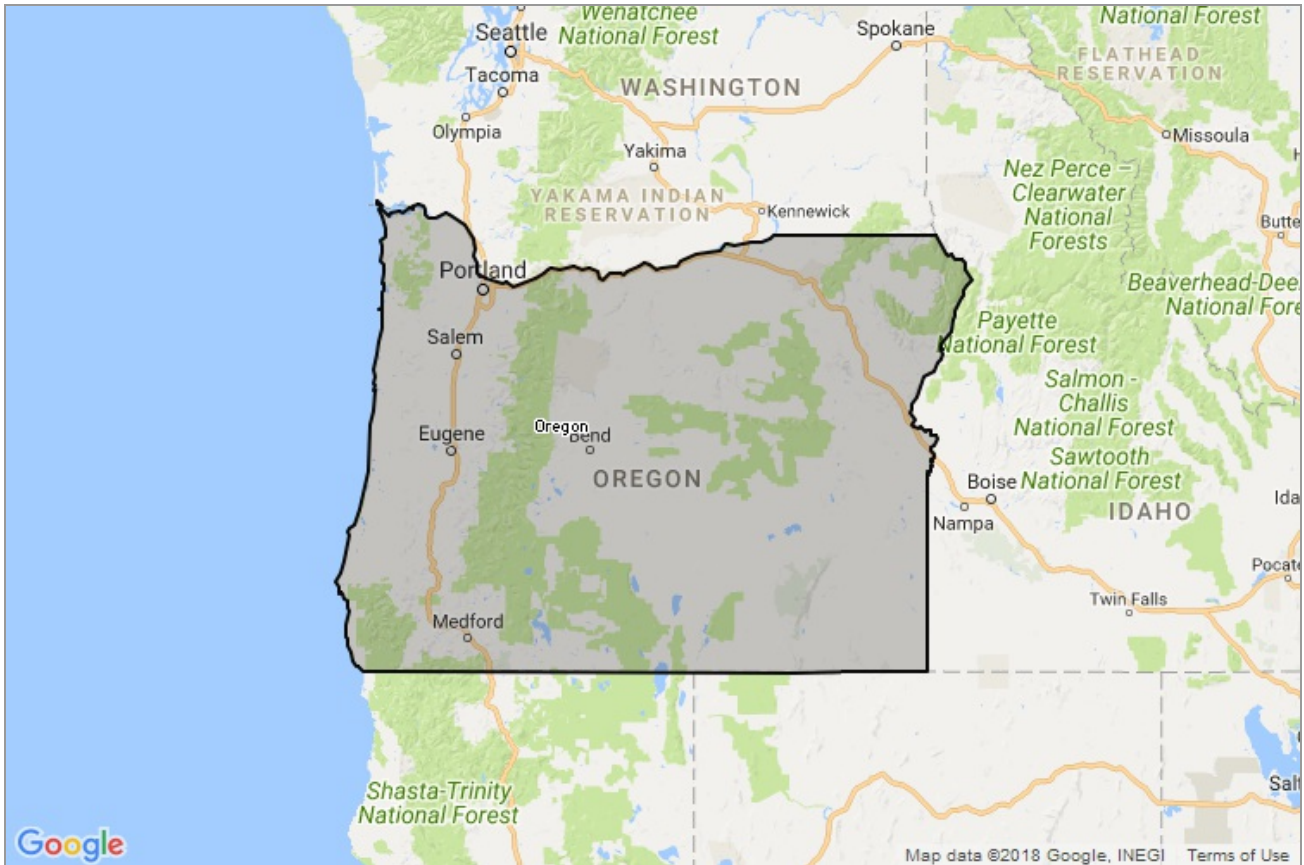




MARKET DATA REPORT

Monthly Report-Jan2018



Report Characteristics

Report Name:
Monthly Report-Jan2018

Report Date Range:
1/2017 – 1/2018

Filters Used:
Property Type, Location

Avg/Med: Both

Run Date: 02/09/2018

Scheduled: No

Presented by

Oregon Association of REALTORS®
REALTOR®

(800) 252-9115

<http://www.oregonrealtors.org/>

2110 Mission Street SE
Salem, OR 97302

Summary of Key Listing and Sales Metrics

A summary of the key metrics selected to be included in the report. MLS sources where licensed.

Key Metrics	Jan 2018	Jan 2017	+ / -	YTD 2018	YTD 2017	+ / -
Listing Activity Charts Metrics						
Active Listing Count	10,242	12,401	-17.4%	187,172	203,851	-8.2%
Active Listing Volume	\$5,560,911,116	\$6,178,556,311	-10%	\$96,270,177,755	\$95,162,076,679	+1.2%
Median Days in RPR	77	106	-27.4%	64.89	75.1	-13.6%
Months of Inventory	2	2.2	-12.5%	2.5	3.1	-21.3%
Sales Activity Charts Metrics						
Closed Sales Count	3,801	4,164	-8.7%	70,873	72,071	-1.7%
Closed Sales Volume	\$1,364,609,883	\$1,421,592,425	-4%	\$25,579,428,705	\$24,154,646,558	+5.9%
Average Sales Price	\$359,013	\$341,401	+5.2%	\$360,919	\$335,151	+7.7%
Median Sales Price	\$317,000	\$290,000	+9.3%	\$318,999	\$291,827	+9.3%

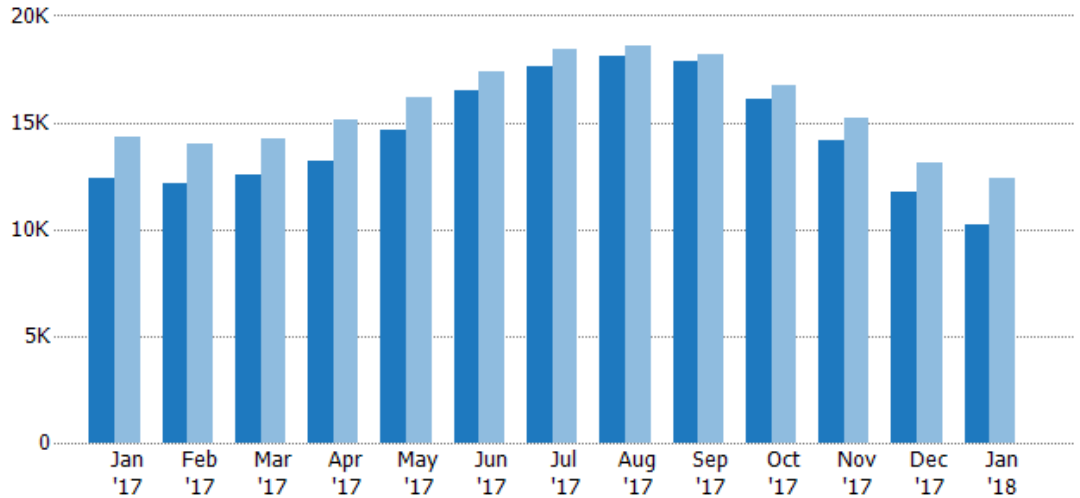
Active Listings

The number of active single-family, condominium and townhome listings at the end of each month.

Filters Used

State: OR
Property Type:
Condo/Townhouse/Apt, Other
Residential, Single Family
Residence

Month/ Year	Count	% Chg.
Jan '18	10.2K	-17.4%
Jan '17	12.4K	-13.2%
Jan '16	14.3K	25.2%



Current Year	12.4K	12.1K	12.5K	13.2K	14.7K	16.5K	17.6K	18.1K	17.9K	16.1K	14.2K	11.7K	10.2K
Prior Year	14.3K	14K	14.2K	15.2K	16.1K	17.4K	18.4K	18.6K	18.1K	16.7K	15.2K	13.1K	12.4K
Percent Change from Prior Year	-13%	-13%	-12%	-13%	-9%	-5%	-4%	-3%	-2%	-4%	-7%	-11%	-17%

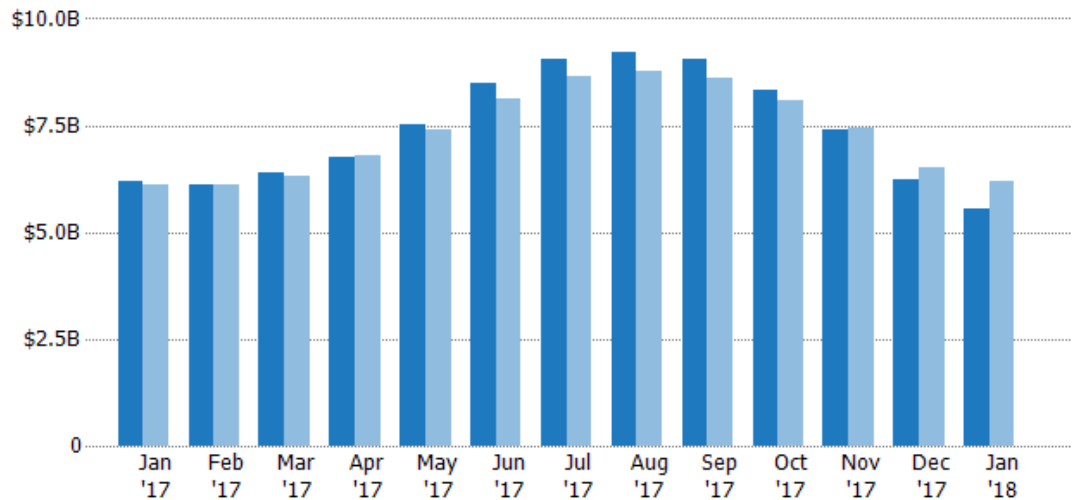
Active Listing Volume

The sum of the listing price of active single-family, condominium and townhome listings at the end of each month.

Filters Used

State: OR
Property Type:
Condo/Townhouse/Apt, Other
Residential, Single Family
Residence

Month/ Year	Volume	% Chg.
Jan '18	\$5.56B	-10%
Jan '17	\$6.18B	1.3%
Jan '16	\$6.1B	11.6%



Current Year	\$6.18B	\$6.1B	\$6.38B	\$6.77B	\$7.53B	\$8.5B	\$9.04B	\$9.21B	\$9.06B	\$8.32B	\$7.4B	\$6.22B	\$5.56B
Prior Year	\$6.1B	\$6.12B	\$6.3B	\$6.8B	\$7.39B	\$8.13B	\$8.66B	\$8.79B	\$8.62B	\$8.1B	\$7.44B	\$6.53B	\$6.18B
Percent Change from Prior Year	1%	0%	1%	0%	2%	4%	4%	5%	5%	3%	-1%	-5%	-10%

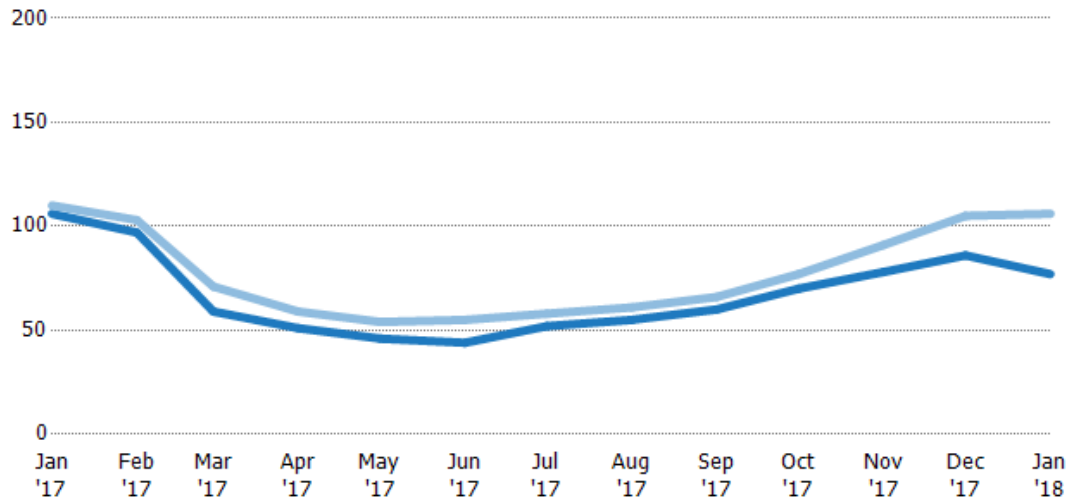
Median Days in RPR

The median number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR.

Filters Used

State: OR
Property Type:
Condo/Townhouse/Apt, Other
Residential, Single Family
Residence

Month/ Year	Days	% Chg.
Jan '18	77	-27.4%
Jan '17	106	-3.6%
Jan '16	110	13.6%



	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	106	97	59	51	46	44	52	55	60	70	78	86	77
Prior Year	110	103	71	59	54	55	58	61	66	77	91	105	106
Percent Change from Prior Year	-4%	-6%	-17%	-14%	-15%	-20%	-10%	-10%	-9%	-9%	-14%	-18%	-27%

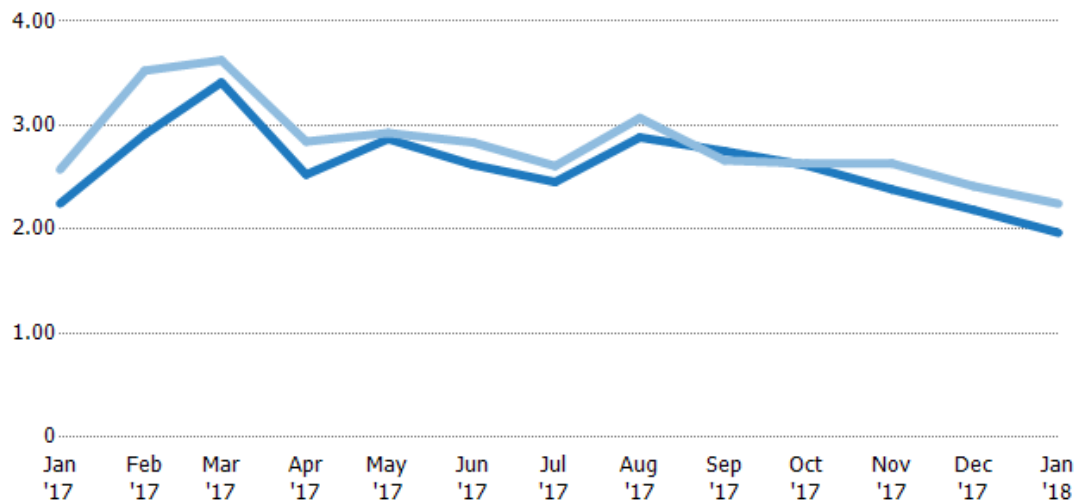
Months of Inventory

The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

State: OR
Property Type:
Condo/Townhouse/Apt, Other
Residential, Single Family
Residence

Month/ Year	Months	% Chg.
Jan '18	1.97	-12.5%
Jan '17	2.25	-12.7%
Jan '16	2.57	51.6%



	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	2.25	2.91	3.41	2.53	2.87	2.62	2.45	2.88	2.75	2.61	2.38	2.19	1.97
Prior Year	2.57	3.53	3.63	2.84	2.93	2.83	2.61	3.07	2.66	2.63	2.63	2.41	2.25
Percent Change from Prior Year	-13%	-17%	-6%	-11%	-2%	-8%	-6%	-6%	3%	-1%	-9%	-9%	-12%

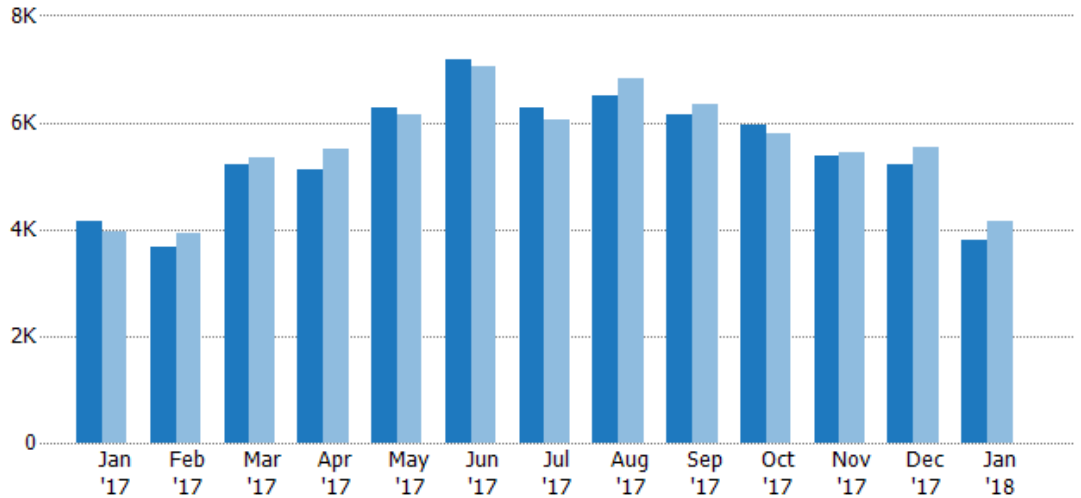
Closed Sales

The total number of single-family, condominium and townhome properties sold each month.

Filters Used

State: OR
Property Type:
Condo/Townhouse/Apt, Other
Residential, Single Family
Residence

Month/ Year	Count	% Chg.
Jan '18	3.8K	-8.7%
Jan '17	4.16K	4.9%
Jan '16	3.97K	-20.6%



Current Year	4.16K	3.67K	5.21K	5.11K	6.28K	7.18K	6.29K	6.49K	6.16K	5.94K	5.37K	5.21K	3.8K
Prior Year	3.97K	3.93K	5.33K	5.52K	6.14K	7.05K	6.07K	6.82K	6.35K	5.78K	5.45K	5.52K	4.16K
Percent Change from Prior Year	5%	-6%	-2%	-7%	2%	2%	4%	-5%	-3%	3%	-1%	-6%	-9%

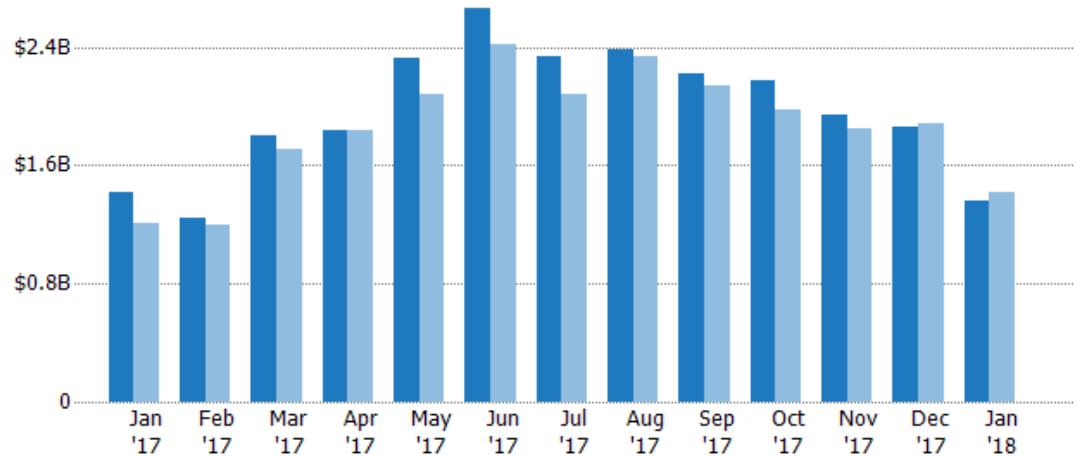
Closed Sales Volume

The sum of the sales price of single-family, condominium and townhome properties sold each month.

Filters Used

State: OR
Property Type:
Condo/Townhouse/Apt, Other
Residential, Single Family
Residence

Month/ Year	Volume	% Chg.
Jan '18	\$1.36B	-4%
Jan '17	\$1.42B	17.6%
Jan '16	\$1.21B	-26.7%



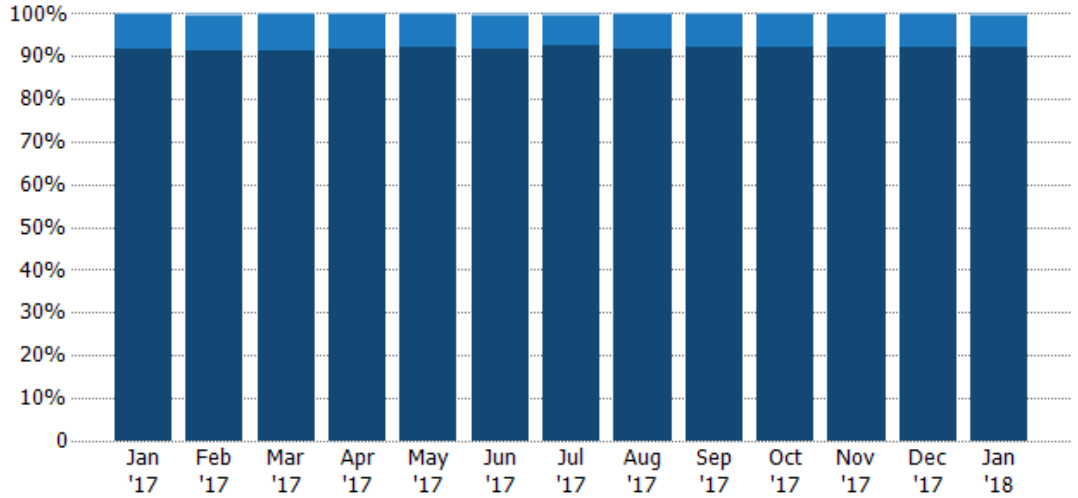
Current Year	\$1.42B	\$1.25B	\$1.8B	\$1.84B	\$2.32B	\$2.66B	\$2.34B	\$2.38B	\$2.22B	\$2.18B	\$1.94B	\$1.86B	\$1.36B
Prior Year	\$1.21B	\$1.2B	\$1.71B	\$1.84B	\$2.09B	\$2.42B	\$2.08B	\$2.34B	\$2.14B	\$1.98B	\$1.85B	\$1.88B	\$1.42B
Percent Change from Prior Year	18%	4%	5%	0%	11%	10%	13%	2%	4%	10%	5%	-1%	-4%

Closed Sales by Property Type

The percentage of single-family, condominium and townhome properties sold each month by property type.

Filters Used

State: OR
Property Type:
Condo/Townhouse/Apt, Other
Residential, Single Family
Residence



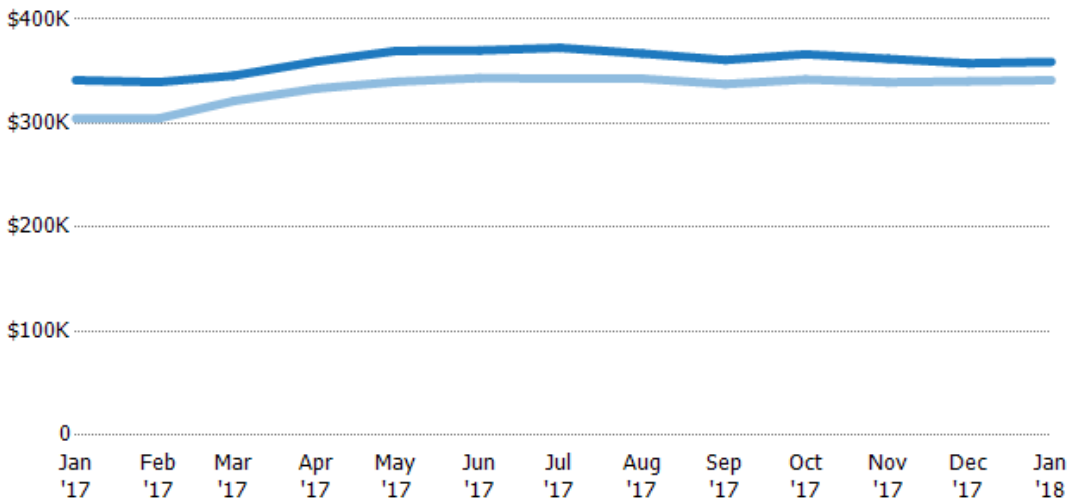
Property Type	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Other	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%
Condo/Townhouse	8%	8%	8%	8%	8%	8%	7%	8%	8%	8%	8%	8%	8%
Single Family Residence	92%	91%	91%	92%	92%	92%	92%	92%	92%	92%	92%	92%	92%

Average Sales Price

The average sales price of the single-family, condominium and townhome properties sold each month.

Filters Used

State: OR
Property Type:
Condo/Townhouse/Apt, Other
Residential, Single Family
Residence



Month/Year	Price	% Chg.
Jan '18	\$359K	5.2%
Jan '17	\$341K	12.1%
Jan '16	\$305K	-7.7%

Property Type	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	\$341K	\$340K	\$346K	\$359K	\$370K	\$370K	\$373K	\$367K	\$361K	\$366K	\$362K	\$358K	\$359K
Prior Year	\$305K	\$305K	\$321K	\$333K	\$340K	\$343K	\$343K	\$343K	\$338K	\$342K	\$339K	\$340K	\$341K
Percent Change from Prior Year	12%	11%	8%	8%	9%	8%	9%	7%	7%	7%	7%	5%	5%

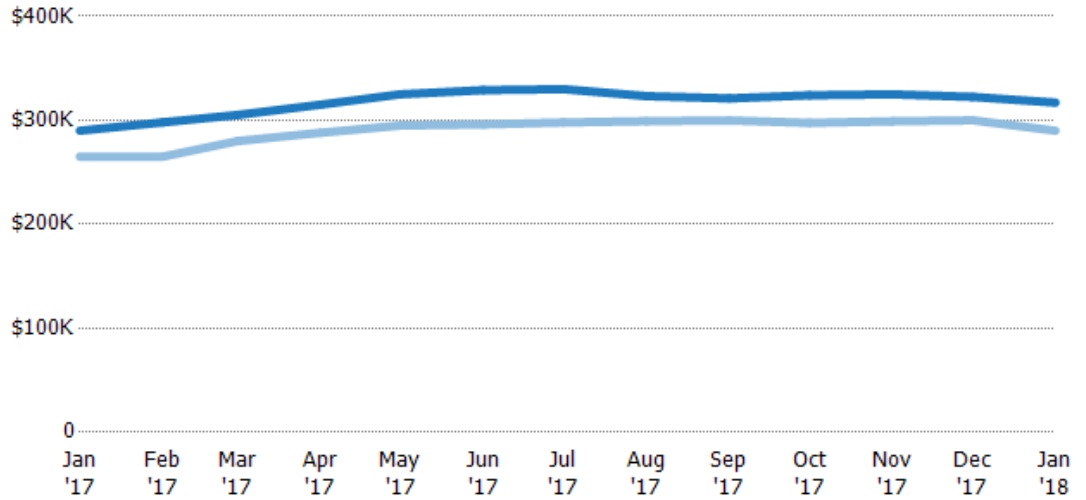
Median Sales Price

The median sales price of the single-family, condominium and townhome properties sold each month.

Filters Used

State: OR
Property Type:
Condo/Townhouse/Apt, Other
Residential, Single Family
Residence

Month/ Year	Price	% Chg.
Jan '18	\$317K	9.3%
Jan '17	\$290K	9.4%
Jan '16	\$265K	-9.4%



	Jan '17	Feb '17	Mar '17	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18
Current Year	\$290K	\$298K	\$305K	\$315K	\$325K	\$329K	\$330K	\$323K	\$321K	\$324K	\$325K	\$323K	\$317K
Prior Year	\$265K	\$265K	\$280K	\$288K	\$295K	\$296K	\$298K	\$299K	\$300K	\$298K	\$299K	\$300K	\$290K
Percent Change from Prior Year	9%	12%	9%	9%	10%	11%	11%	8%	7%	9%	9%	8%	9%

Listing Activity by Metro Area

Jan 2018

Metro	Listings (Month End)	Listing Volume (Month End)	Avg Listing Price	Median Listing Price	Avg Listing Price per Sq Ft	Median Listing Price per Sq Ft	Months of Inventory	Absorption Rate %
Albany, OR	419	\$133,071,138	\$317,592	\$275,100	\$177	\$164	3	31.74 %
Astoria, OR	265	\$149,592,732	\$564,501	\$399,000	\$267	\$227	5	19.24 %
Bend-Redmond, OR	1,132	\$746,720,247	\$659,647	\$449,700	\$258	\$225	4	26.76 %
Brookings, OR	241	\$138,900,446	\$576,350	\$375,000	\$253	\$215	7	15.35 %
Coos Bay, OR	252	\$86,305,902	\$343,848	\$249,000	\$176	\$159	5	21.03 %
Corvallis, OR	180	\$85,109,947	\$472,833	\$416,950	\$204	\$187	3	34.44 %
Eugene, OR	583	\$254,140,625	\$435,919	\$349,500	\$206	\$186	2	56.08 %
Grants Pass, OR	310	\$162,945,594	\$525,631	\$389,700	\$241	\$199	4	27.74 %
Hermiston-Pendleton, OR	158	\$79,028,179	\$500,178	\$229,400	\$164	\$118	4	23.41 %
Hood River, OR	54	\$31,318,350	\$579,969	\$497,450	\$272	\$243	3	35.18 %
Klamath Falls, OR	267	\$74,840,383	\$280,301	\$215,000	\$148	\$125	4	28.08 %
La Grande, OR	68	\$20,191,500	\$296,934	\$239,900	\$124	\$116	3	30.88 %
Medford, OR	641	\$397,480,748	\$620,095	\$419,900	\$258	\$201	2	41.34 %
Newport, OR	440	\$199,274,083	\$452,896	\$379,000	\$231	\$209	6	16.36 %
Ontario, OR-ID	2	\$374,000	\$187,000	\$187,000	\$70	\$70		
Other	559	\$240,239,385	\$429,766	\$329,000	\$203	\$175	5	18.78 %
Portland-Vancouver-Hillsboro, OR-WA	3,136	\$2,091,458,582	\$668,198	\$499,000	\$261	\$228	2	51.43 %
Prineville, OR	127	\$61,153,544	\$481,524	\$345,000	\$219	\$183	3	29.13 %
Roseburg, OR	362	\$161,645,019	\$446,533	\$299,900	\$207	\$158	3	29.00 %
Salem, OR	990	\$428,985,562	\$433,319	\$349,900	\$197	\$178	3	37.87 %
San Diego-Carlsbad, CA	1	\$669,000	\$669,000	\$669,000	\$746	\$746		
The Dalles, OR	55	\$17,466,150	\$317,566	\$279,900	\$166	\$150	2	45.45 %

Sales Activity by Metro Area

Jan 2018

Metro	Pendings (Month End)	Pending Volume (Month End)	Sales	Sales Volume	Avg Sales Price	Median Sales Price	Avg Sales Price per Sq Ft	Median Sales Price per Sq Ft	Median Days In RPR
Albany, OR	112	\$31,821,685	133	\$31,748,798	\$239,537	\$229,900	\$147	\$153	33
Astoria, OR	125	\$46,025,986	51	\$17,702,650	\$370,278	\$299,000	\$178	\$175	49
Bend-Redmond, OR	784	\$368,018,296	303	\$121,952,178	\$418,359	\$349,900	\$212	\$200	48
Brookings, OR	84	\$31,090,299	37	\$10,594,972	\$302,270	\$269,000	\$158	\$175	56
Coos Bay, OR	126	\$35,821,497	53	\$13,703,393	\$271,130	\$232,000	\$140	\$144	29
Corvallis, OR	28	\$13,275,958	62	\$22,552,528	\$368,911	\$349,950	\$175	\$169	39
Eugene, OR	628	\$194,682,722	327	\$94,380,516	\$294,137	\$262,900	\$172	\$174	27
Grants Pass, OR	179	\$57,675,487	86	\$25,440,884	\$302,467	\$254,950	\$172	\$168	31
Hermiston-Pendleton, OR	102	\$20,190,731	37	\$7,324,335	\$206,200	\$179,450	\$109	\$106	66
Hood River, OR	30	\$13,475,000	19	\$9,081,500	\$494,776	\$475,000	\$248	\$222	96
Klamath Falls, OR	187	\$35,626,279	75	\$12,063,990	\$164,389	\$154,900	\$97	\$102	50
La Grande, OR	35	\$9,762,270	21	\$4,168,105	\$205,926	\$164,000	\$107	\$109	64
Medford, OR	477	\$181,454,839	265	\$86,885,544	\$336,453	\$295,000	\$184	\$175	43
Newport, OR	218	\$72,856,511	72	\$19,774,350	\$285,219	\$274,000	\$162	\$164	93
Other	243	\$67,185,361	105	\$28,576,822	\$280,493	\$249,900	\$179	\$152	80
Portland-Vancouver- Hillsboro, OR-WA	3,260	\$1,489,432,504	1,613	\$708,002,056	\$444,697	\$394,500	\$228	\$212	28
Prineville, OR	69	\$22,816,339	37	\$11,244,530	\$311,524	\$246,000	\$164	\$160	73
Roseburg, OR	250	\$66,647,080	105	\$24,938,200	\$243,801	\$200,000	\$133	\$134	34
Salem, OR	271	\$92,764,566	375	\$109,045,294	\$293,221	\$265,000	\$166	\$165	28
The Dalles, OR	50	\$14,340,784	25	\$5,429,238	\$223,677	\$215,000	\$138	\$140	51

Appendix

The metrics that are calculated by RPR® may show the same general trends as those published by other sources (i.e. MLS, Associations or vendors), but because of our processes and parcel-centric approach, some variation may occur. Data sources include MLS's, where licensed, and public records for more in-depth metrics on distressed properties.

Report Details

Report Name: Monthly Report-Jan2018

Run Date: 02/09/2018

Scheduled: No

Report Date Range: From 1/2017 To: 1/2018

Information Included

Include Cover Sheet

Include Key Metric Summary *

Include Metrics By

Averages

Include Appendix

Medians

* The Key Metrics Table's YTD median calculations are calculated using a weighted average of the median values for each month that is included.

MLS Filter

MLS: All

Listing Filters

Property Types: Condo/Townhouse/Apt Other Residential Single Family Residence

Sales Types: All

Price Range: None

Location Filters

State: Oregon

County: All

ZIP Code: All

Listing Activity Charts

New Listings

Active Listings

Avg/Med Listing Price

Avg/Med Listing Price per Sq Ft

Avg/Med Listing Price vs Est Value

Median Days in RPR

Months of Inventory

Absorption Rate

Sales Activity Charts

Active/Pending/Sold

New Pending Sales

Pending Sales

Closed Sales

Avg/Med Sales Price

Avg/Med Sales Price per Sq Ft

Avg/Med Sales Price vs Listing Price

Avg/Med Sales Price vs Est Value

Distressed Charts

Distressed Listings

Distressed Sales

Data Tables Using 1/2018 data

Listing Activity by ZIP

Listing Activity by Metro Area

Sales Activity by ZIP

Sales Activity by Metro Area