

# THE BEACON REPORT

October 2018

*Shining Light on the Market One Property at a Time*



COMPILED BY DONNIE MONTAGNER  
STATE CERTIFIED RESIDENTIAL APPRAISER  
donnie@beaconappraisal.net

Information obtained from the  
MLS of Central Oregon  
With permission from COAR

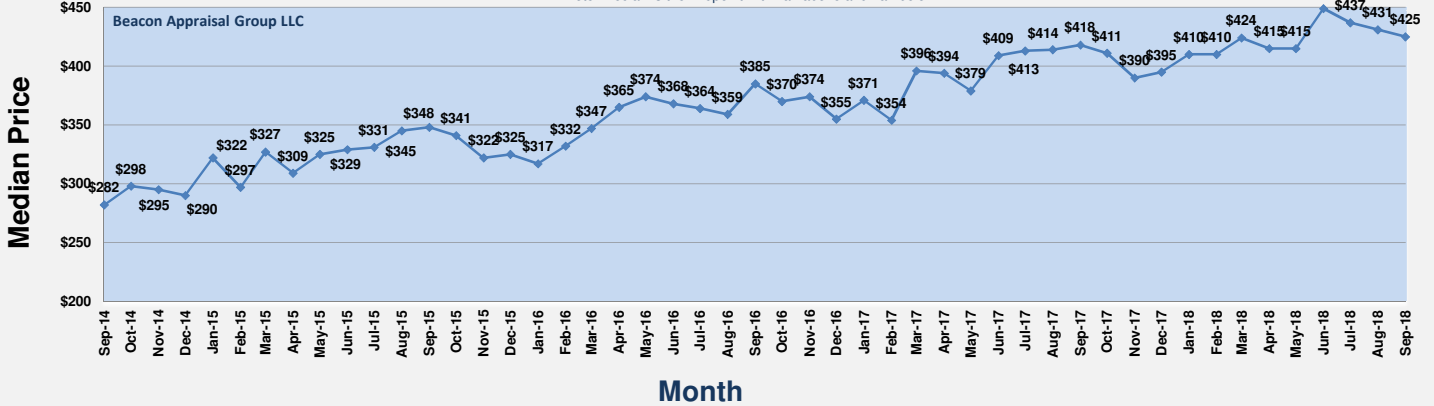
# BEACON REPORT

10/8/2018

© Central Oregon Association of Realtors. All Rights Reserved. For the exclusive use of COAR members and their designated clients only.

## Bend area SFR - Median Price in Thousands

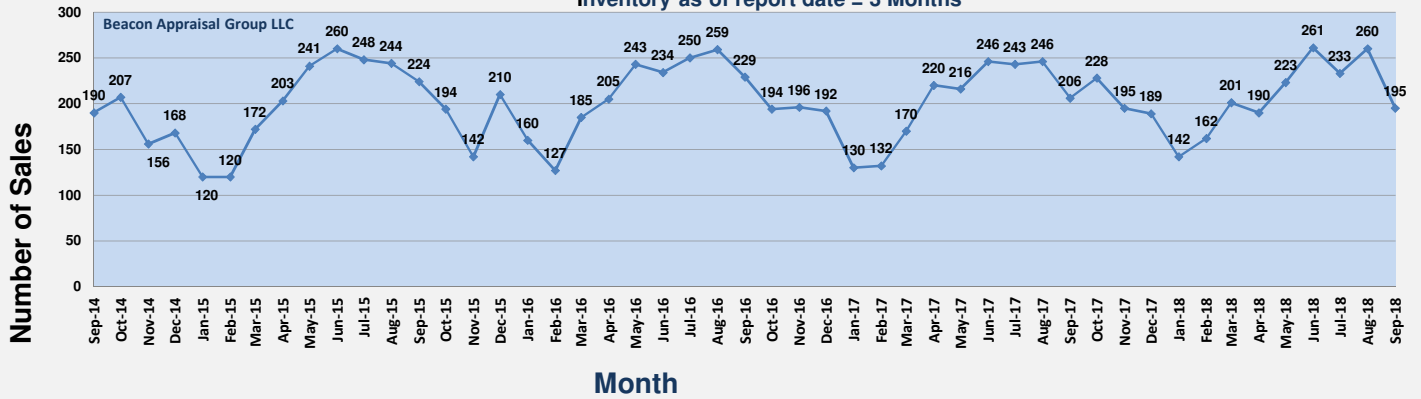
Note: Median is the midpoint with half above and half below



From MLS for Bend area. Single Family Residential, not including condominiums, manufactured homes, and acreage properties. Data subject to change.

## Bend area SFR - Number of Sales

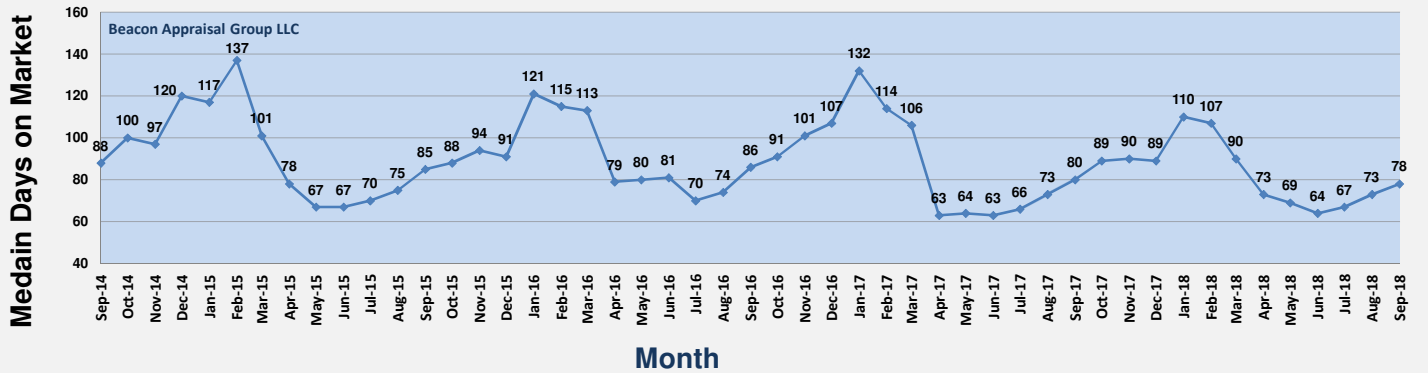
Total sold 12 months prior to report date = 2524 Total currently listed = 571  
Inventory\*as of report date = 3 Months



From MLS for Bend area. Single Family Residential, not including condominiums, manufactured homes, and acreage properties. Data subject to change.

\*Inventory = Current listings divided by prior 12 months' sales, rounded to the nearest whole month.

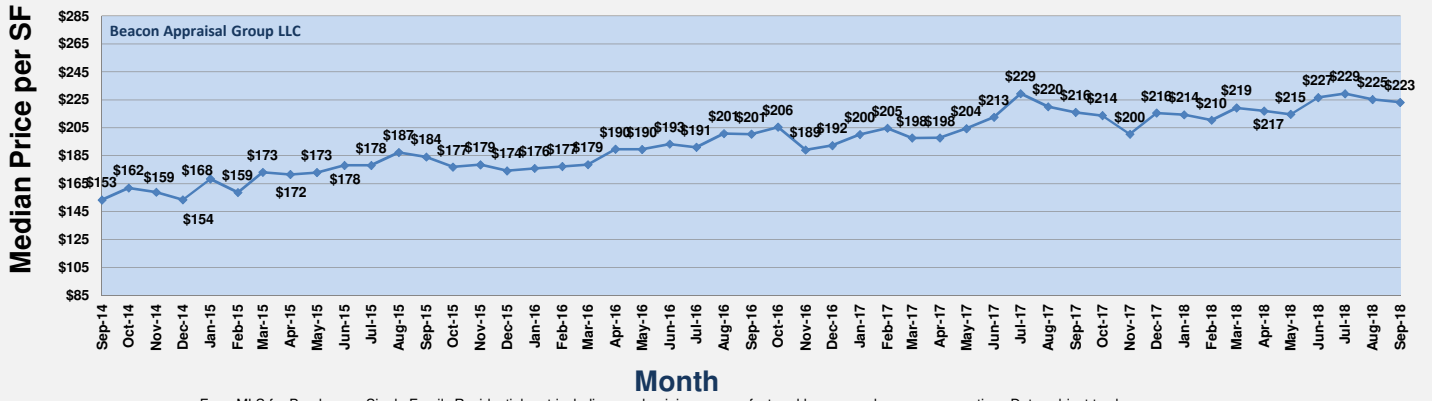
## Bend area SFR - Days on Market for Sold Properties



From MLS for Bend area. Single Family Residential, not including condominiums, manufactured homes, and acreage properties. Data subject to change.

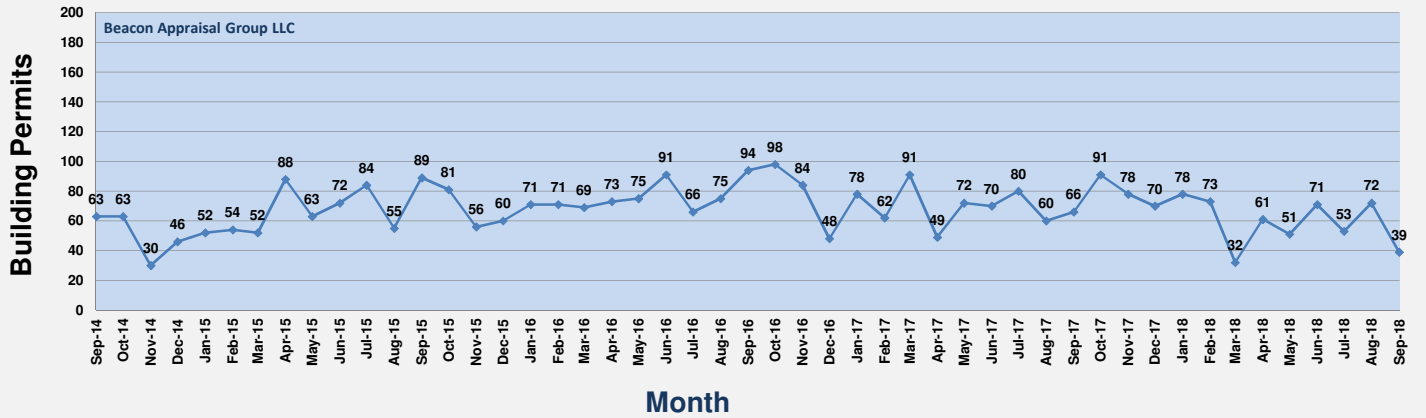
BEACON REPORT

### Bend area SFR - Median Sales Price per SF



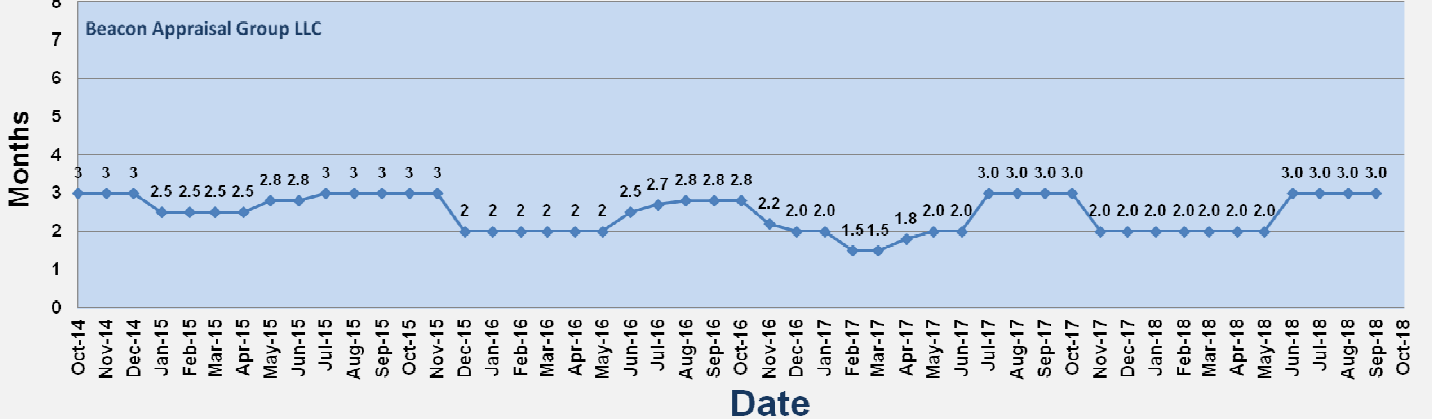
From MLS for Bend area. Single Family Residential, not including condominiums, manufactured homes, and acreage properties. Data subject to change

### Bend area SFR - Building Permits



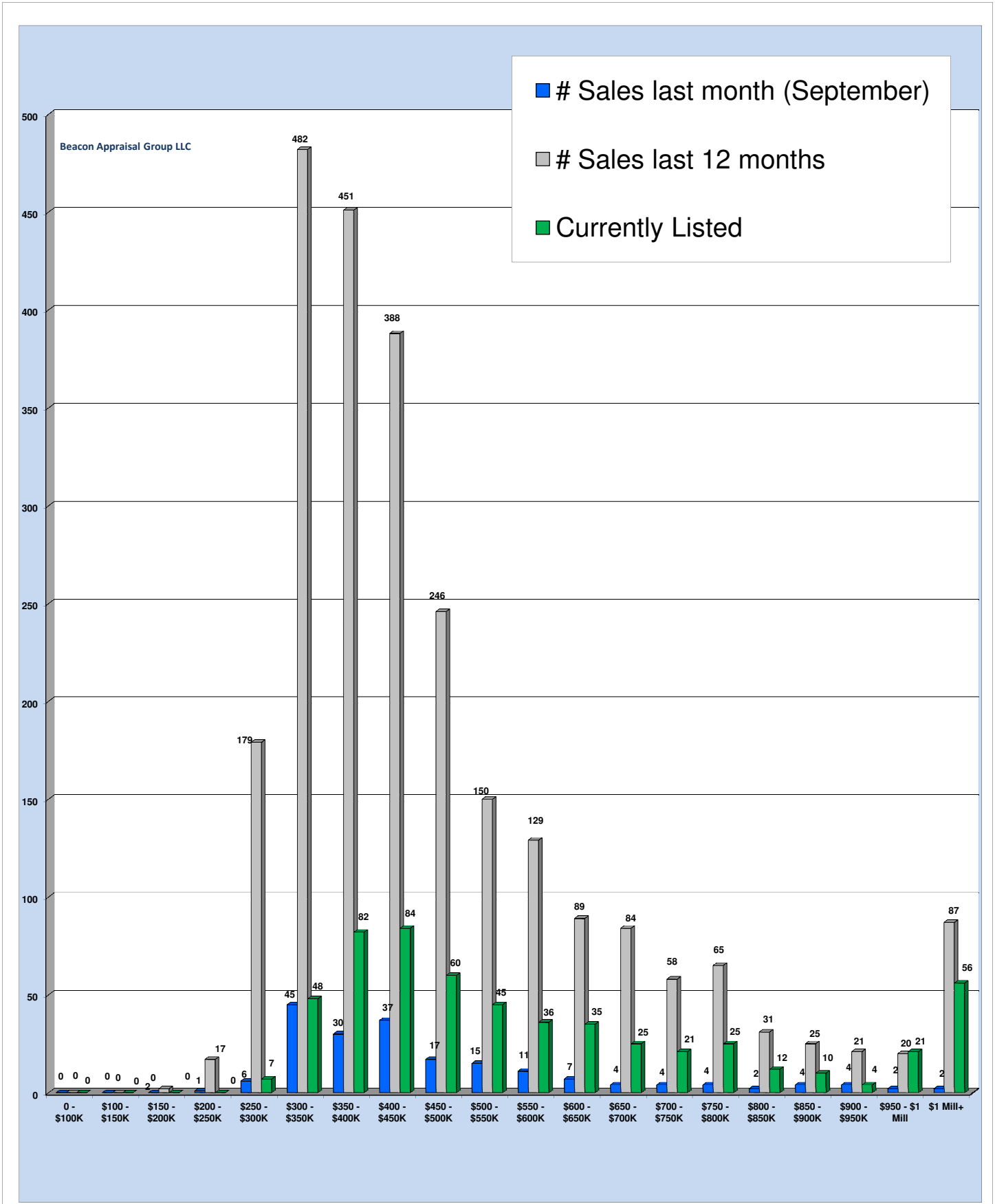
NEW SINGLE FAMILY DETACHED - Not including single family attached, multifamily or mobile homes

### Bend area SFR - Monthly Inventory Trend



SINGLE FAMILY DETACHED - Not including single family attached, multifamily or mobile homes

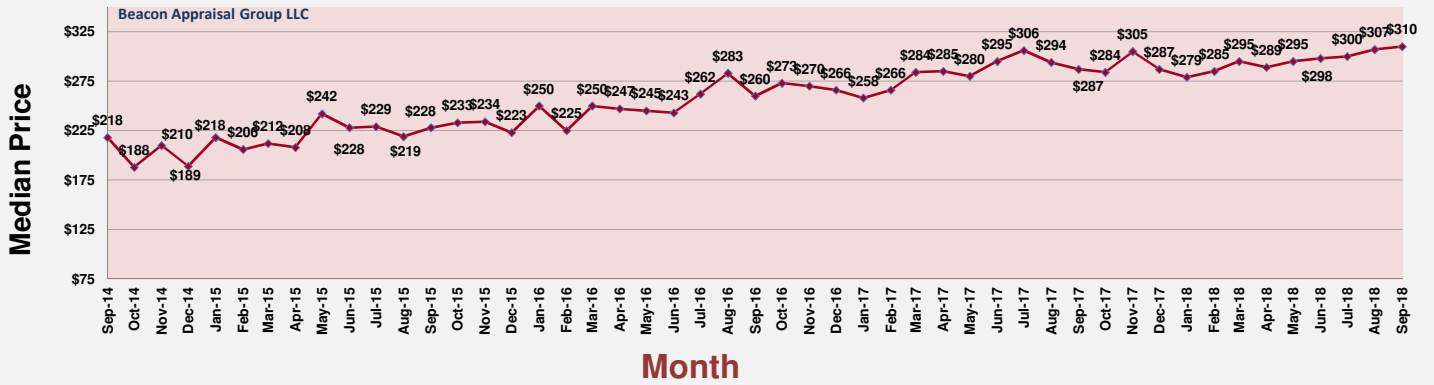
# Bend area SFR: # Sales vs. Current Listings



From MLS for Bend area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change.

## Redmond area SFR - Median Price in THOUSANDS

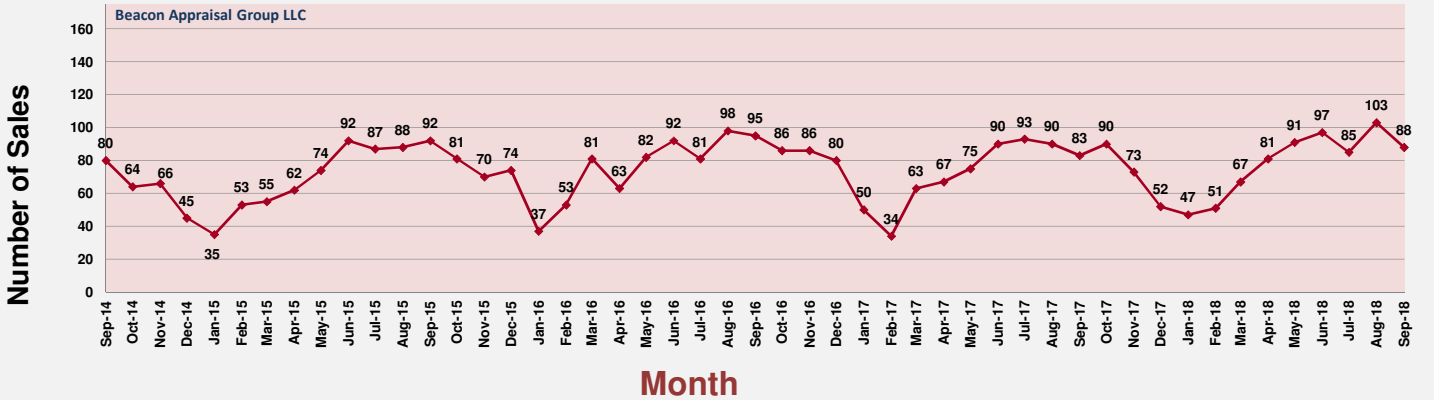
Note: Median is the midpoint with half above and half below



From MLS for Redmond area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

## Redmond area SFR - Number of Sales

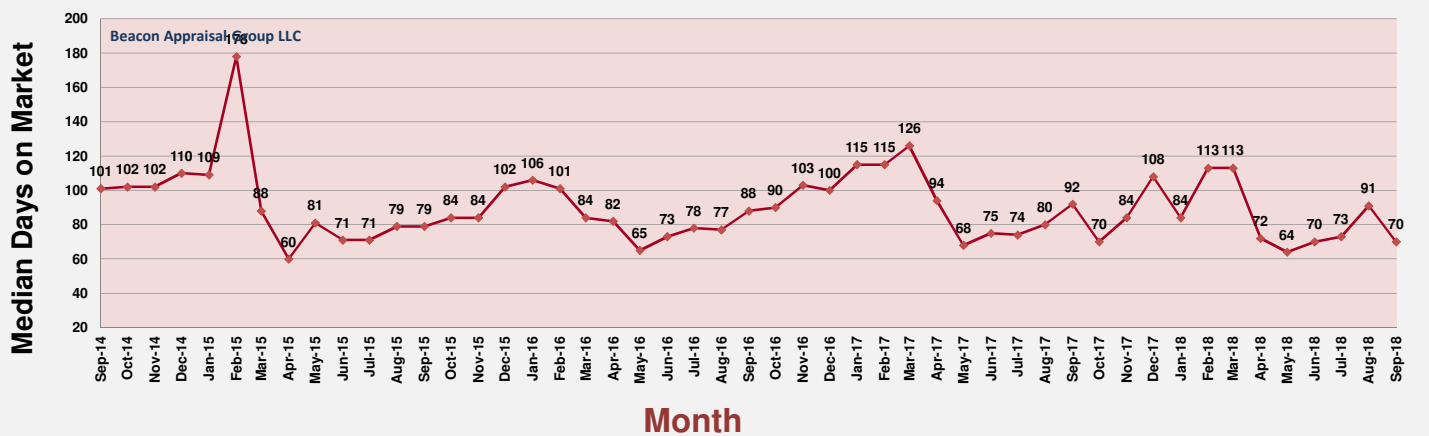
Total sold during 12 months prior to report date = 945 Total currently listed = 248  
Inventory\* as of report date = 3 Months



From MLS for Redmond area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

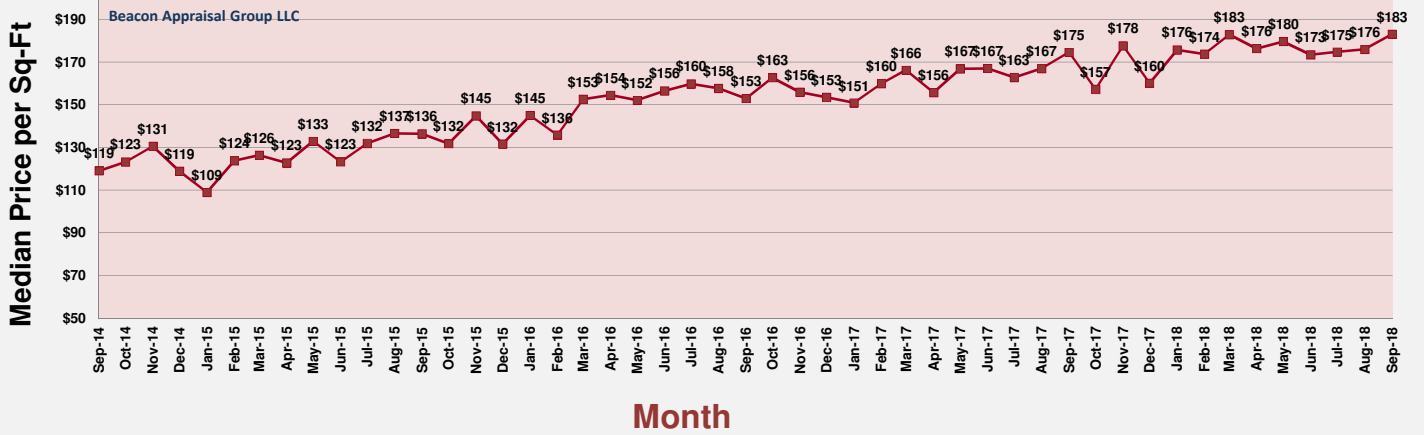
\*Inventory = Current listings divided by prior 12 months' sales, rounded to the nearest whole month.

## Redmond area SFR - Days on Market for Sold Properties



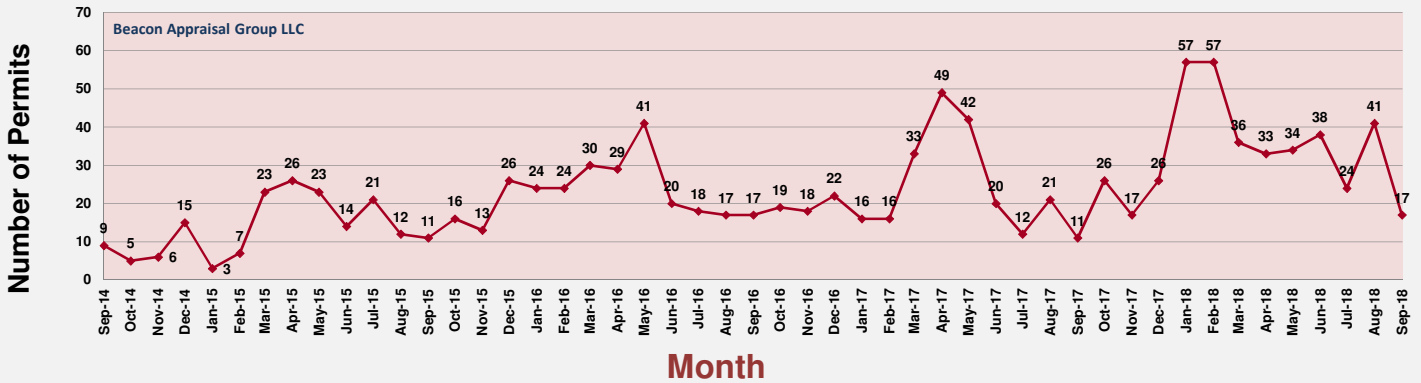
From MLS for Redmond area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

## Redmond area SFR - Median Sale Price per Sq-Ft



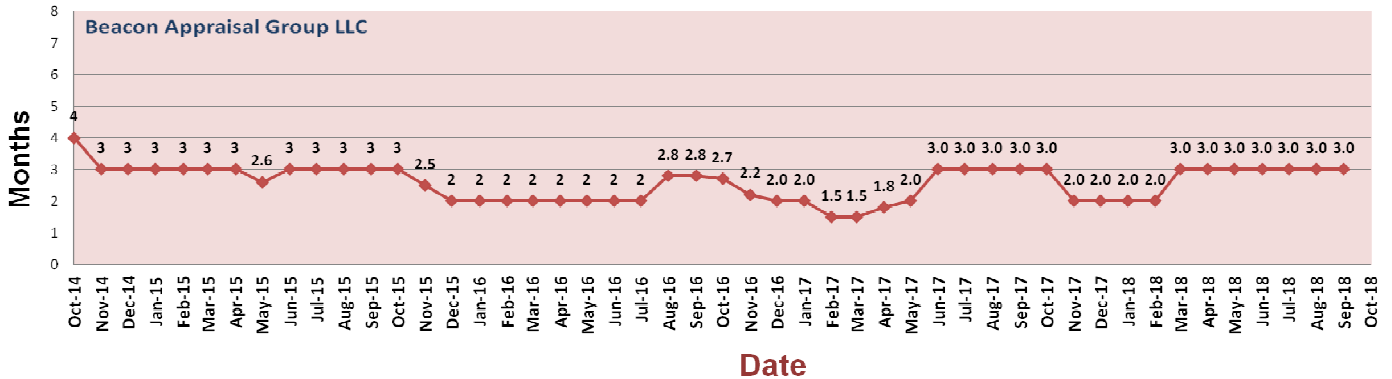
From MLS for Redmond area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

## Redmond area SFR - Building Permits



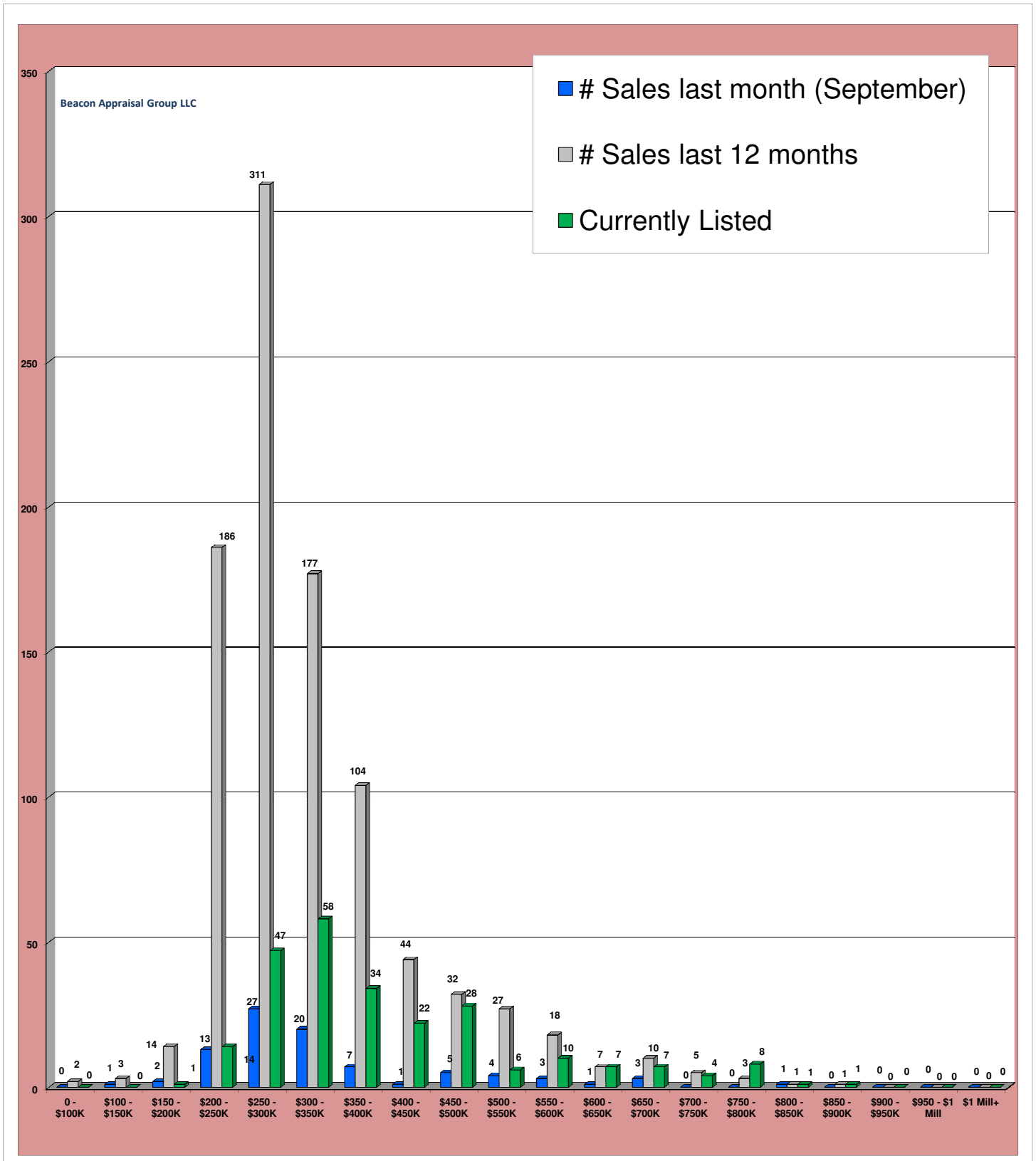
NEW SINGLE FAMILY DETACHED - Not including single family attached, multifamily or mobile homes

## Redmond area SFR - Monthly Inventory Trend



Single Family Detached - Not including single family attached, multifamily or mobile homes

## Redmond area SFR: # Sales vs. Current Listings



From MLS for Redmond area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change.

# Smaller Market Monthly Report for the Month of September 2018

The following graphs, #13 - #27, cover smaller market areas and therefore the graphs use quarterly figures.  
However, the numbers on this page represent the most recent month's sales data for these areas.

## SISTERS

Median Price SFR in Thousands = \$438  
Number of SFR Sales = 18  
Days on Market for Sold SFR = 117  
Current Inventory\* = 5 Months

## Sunriver

Median Price SFR in Thousands = \$605  
Number of SFR Sales = 12  
Days on Market for Sold SFR = 71  
Current Inventory\* = 3 Months

## LaPine

Median Price SFR in Thousands = \$266  
Number of SFR Sales = 12  
Days on Market for Sold SFR = 106  
Current Inventory\* = 5 Months

## JEFFERSON COUNTY & CRR

Median Price SFR in Thousands = \$208  
Number of SFR Sales = 20  
Days on Market for Sold SFR = 63  
Current Inventory\* = 3 Months

## CROOK COUNTY

Median Price SFR in Thousands = \$214  
Number of SFR Sales = 19  
Days on Market for Sold SFR = 95  
Current Inventory\* = 4 Months

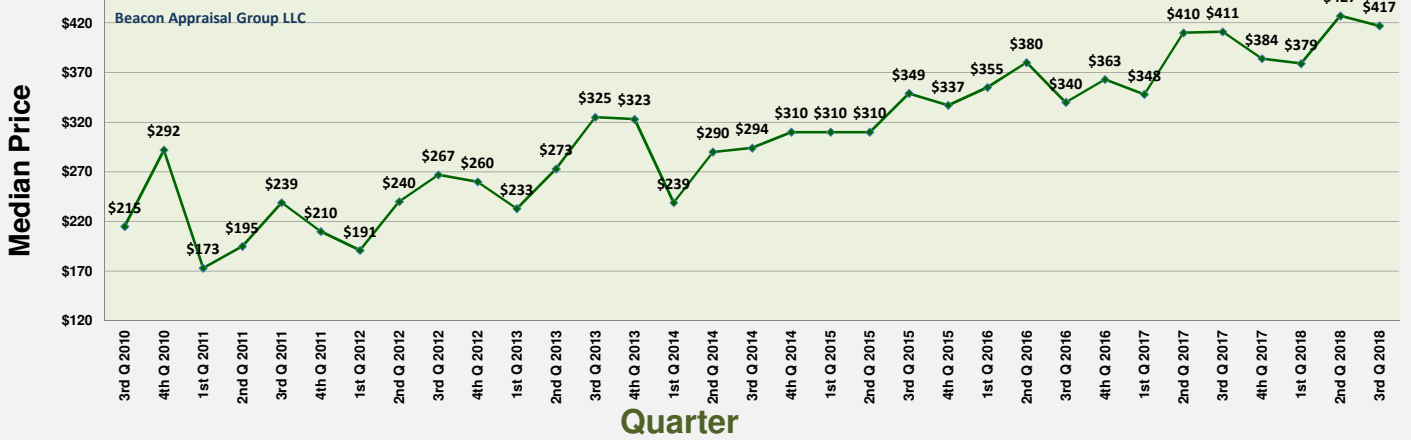
From MLS system. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change.

\*Inventory = Current listings divided by prior 12 months' sales, rounded to the nearest whole month.

Beacon Appraisal Group LLC



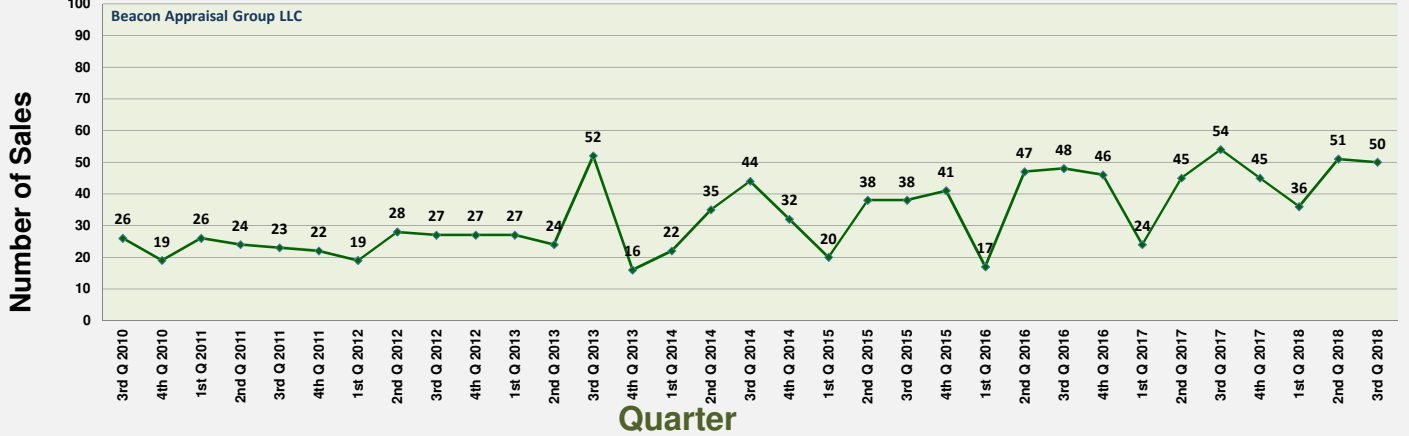
## Sisters area SFR - Median Price in THOUSANDS



From MLS for Sisters area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

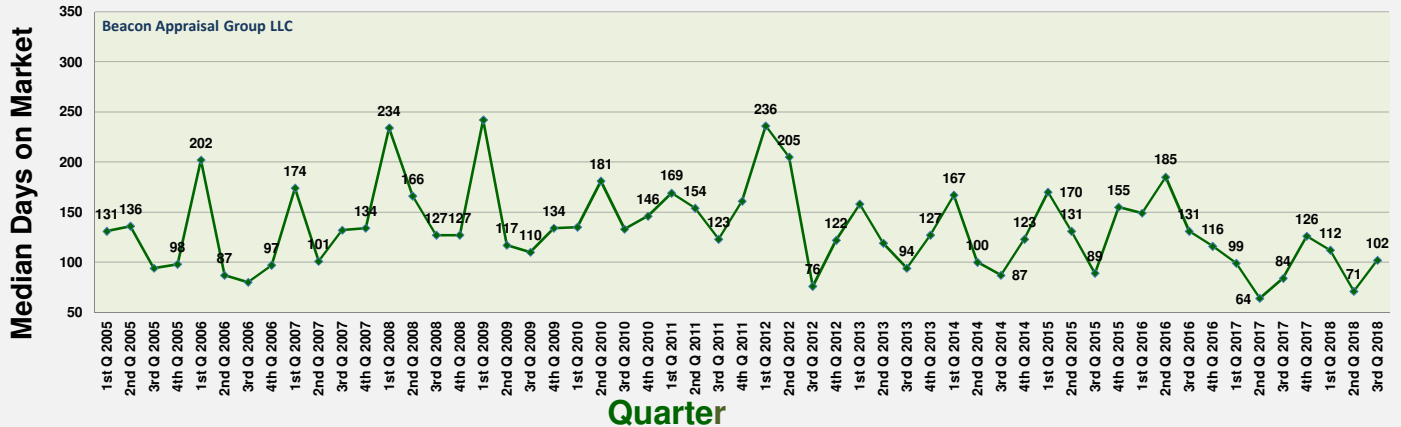
## Sisters area SFR - Number of Sales

Total sold during 12 months prior to report date = 182 -Total currently listed = 73



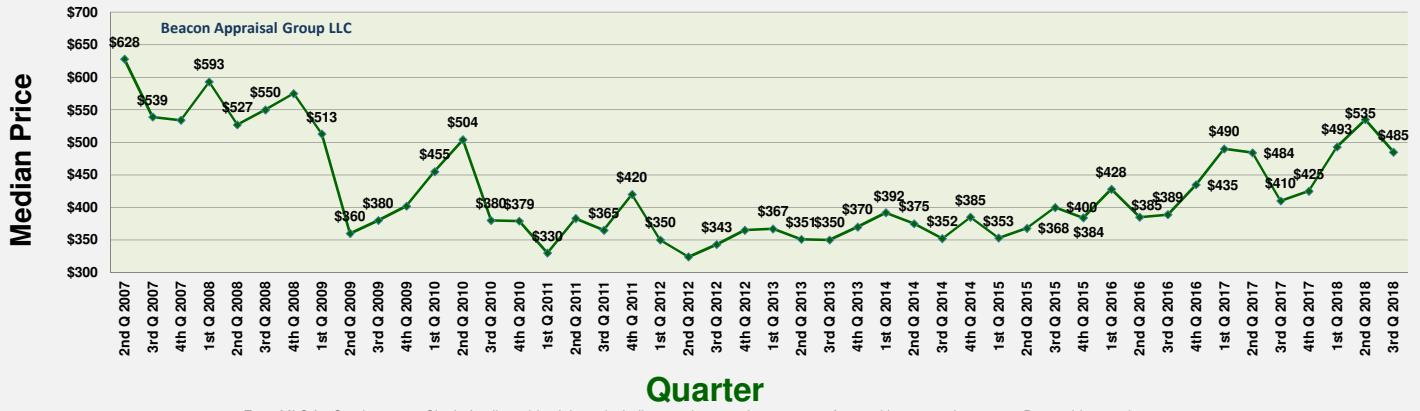
From MLS for Sisters area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

## Sisters area SFR - Median Days on Market



From MLS for Sisters area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

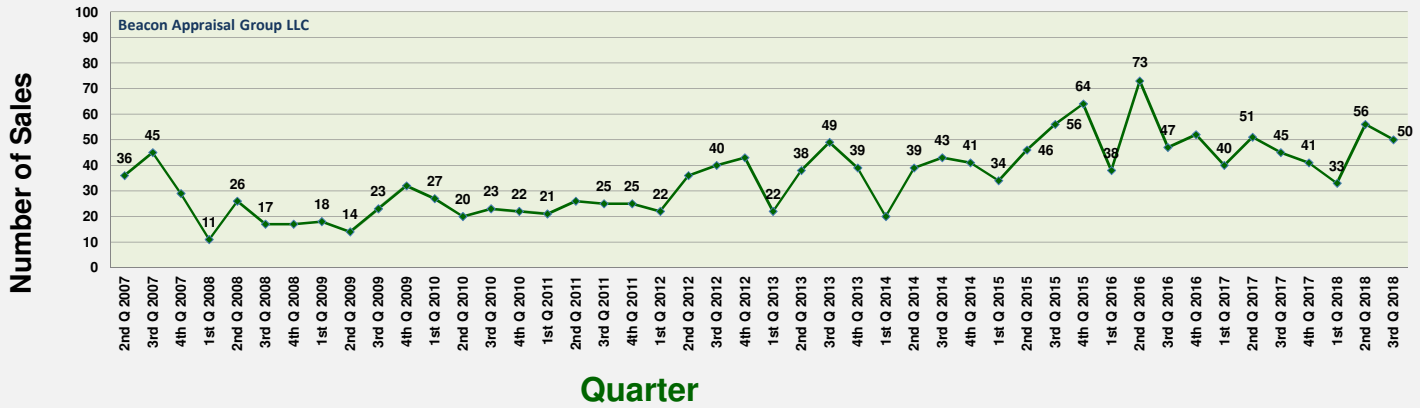
## Sunriver area SFR - Median Price in THOUSANDS



From MLS for Sunriver area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

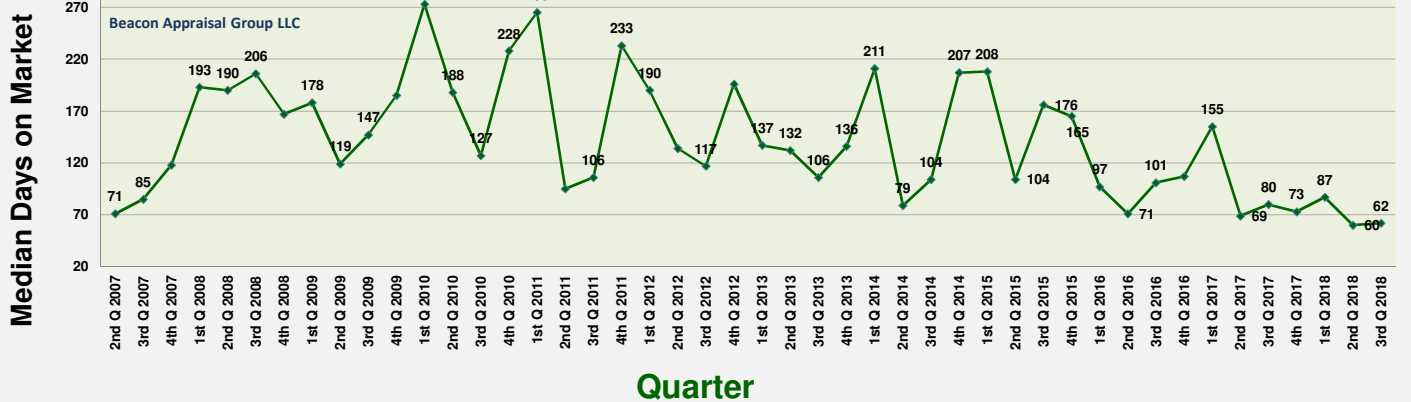
## Sunriver area SFR- Number of Sales

Total sold during 12 months prior to report date = 180 - Total currently listed = 46



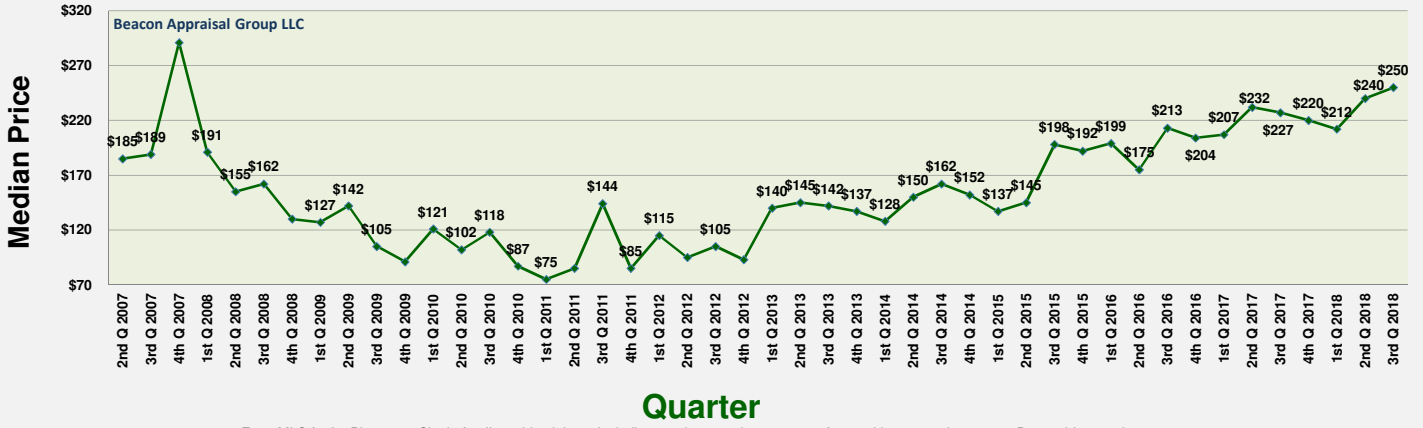
From MLS for Sunriver area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

## Sunriver area SFR - Days on Market For Sold Properties



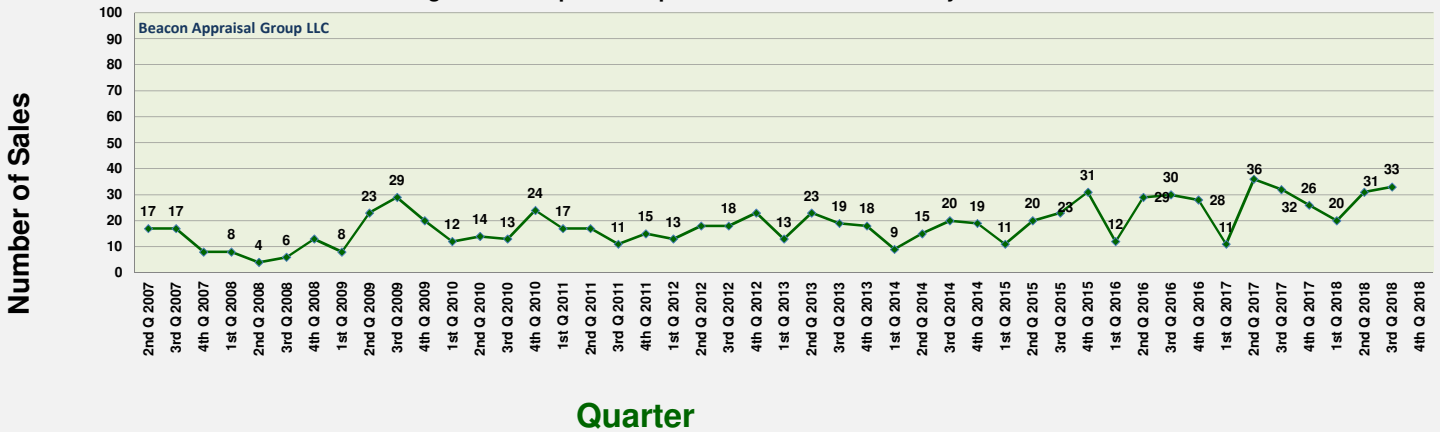
From MLS for Sunriver area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

## La Pine area SFR - Median Price in THOUSANDS

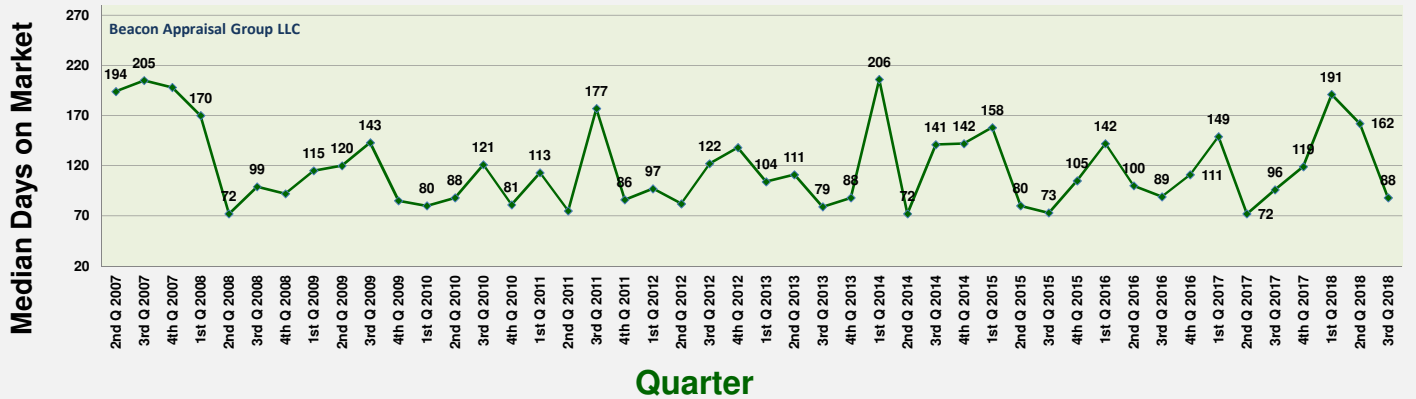


## La Pine area SFR- Number of Sales

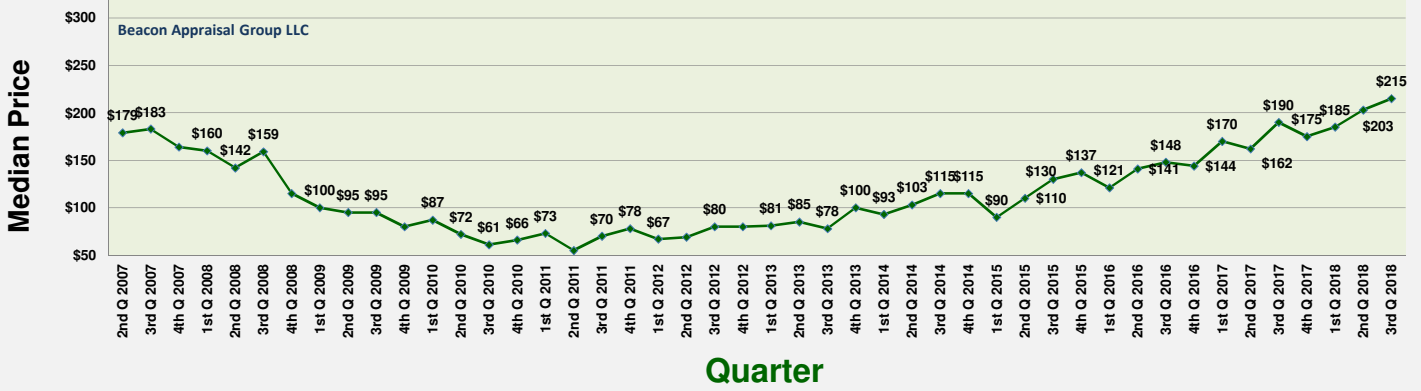
Total sold during 12 months prior to report date = 110 Total currently listed = 48



## La Pine area SFR - Days on Market For Sold Properties



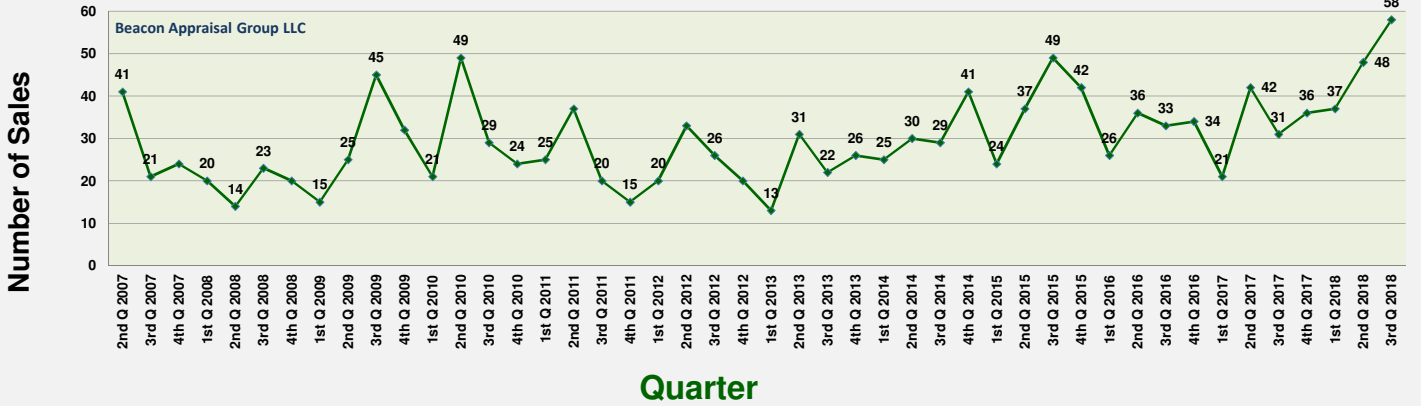
## Jefferson County & Crooked River Ranch SFR - Median Price in THOUSANDS



From MLS for Jefferson County and CCR areas. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

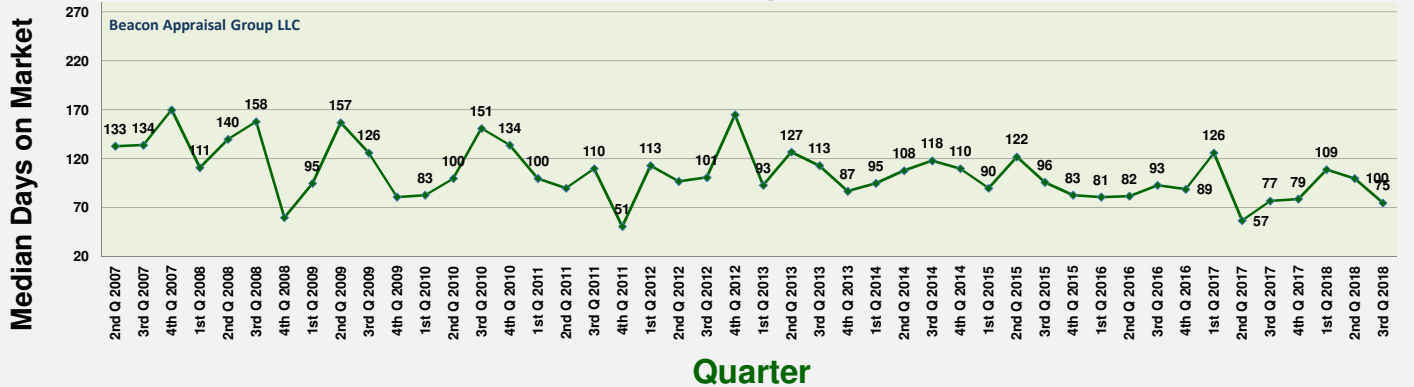
## Jefferson County & CRR SFR- Number of Sales

Total sold during 12 months prior to report date = 183 Total currently listed = 39



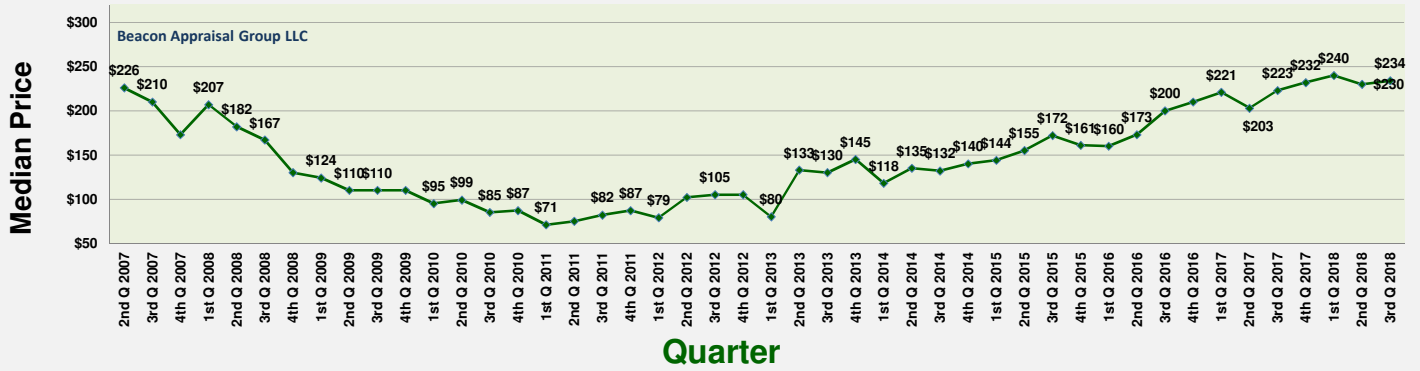
From MLS for Jefferson County and CCR areas. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

## Jefferson County & Crooked River Ranch SFR - Days on Market for Sold Properties



From MLS for Jefferson County and CCR area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

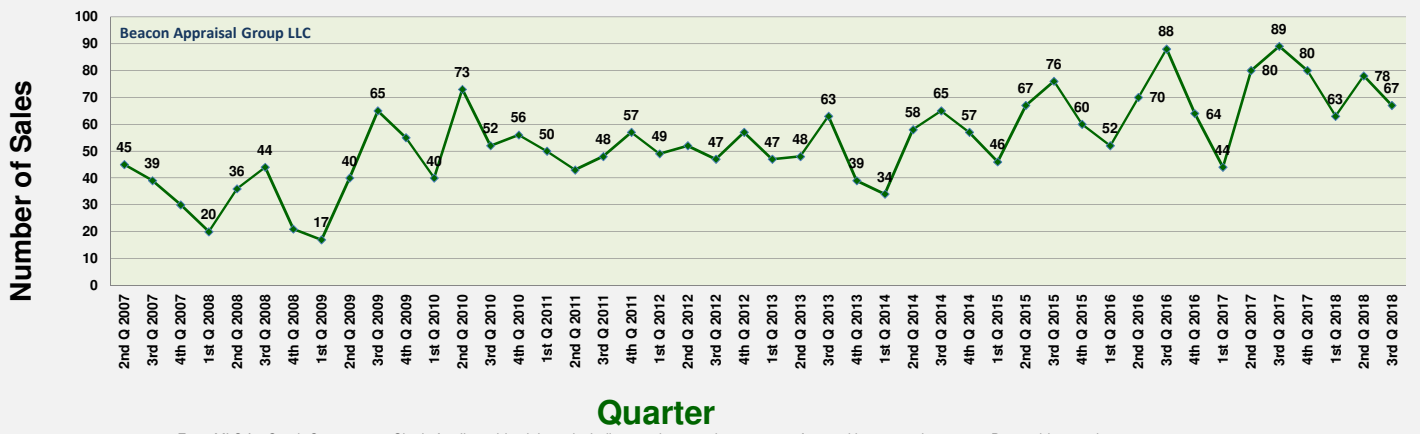
## Crook County SFR - Median Price in THOUSANDS



From MLS for Crook County area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

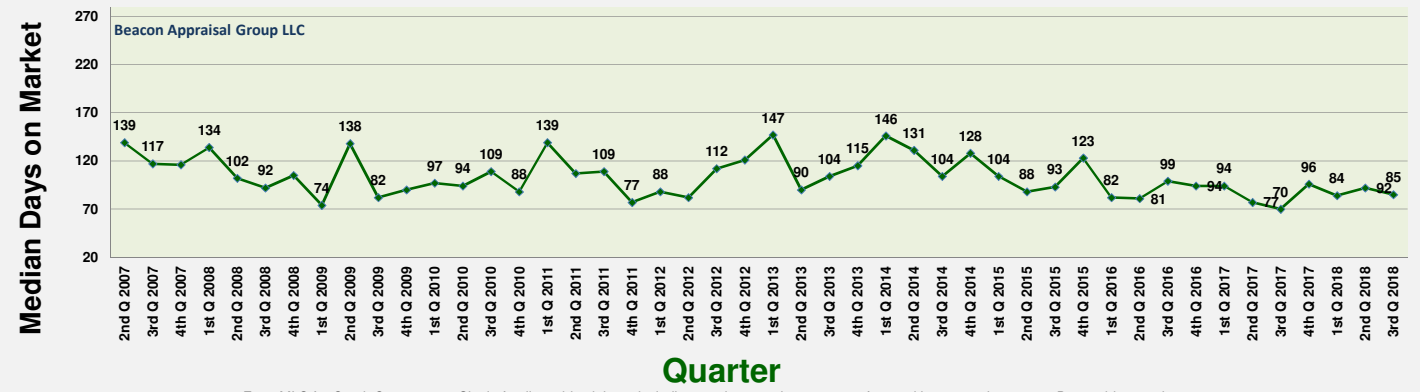
## Crook County SFR- Number of Sales

Total sold during 12 months prior to report date = 292 Total currently listed = 103



From MLS for Crook County area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

## Crook County SFR - Days on Market for Sold Properties



From MLS for Crook County area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change