

THE BEACON REPORT

August 2019

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

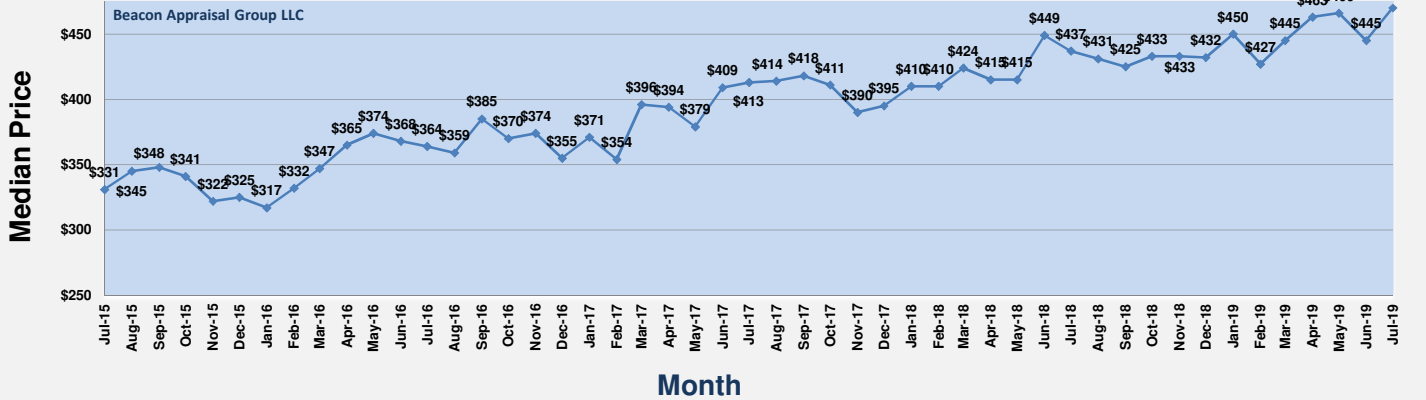
BEACON REPORT

8/6/2019

© 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

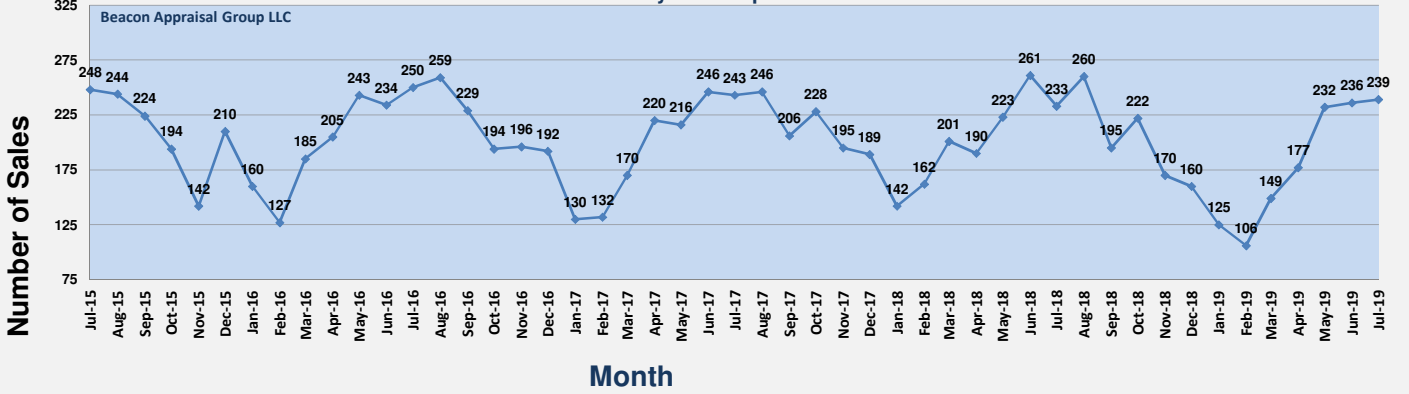
Note: Median is the midpoint with half above and half below



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

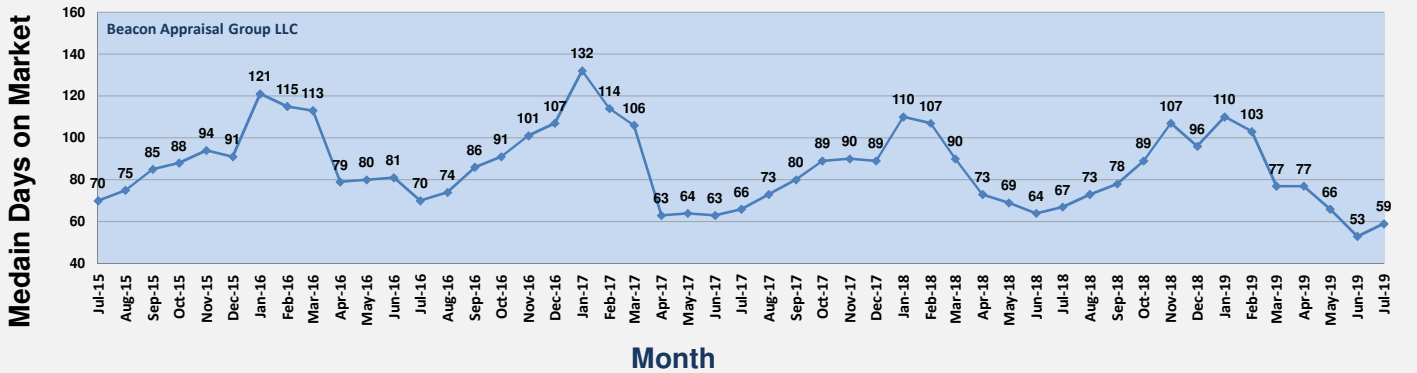
Total sold 12 months prior to report date = 2287 Total currently listed = 599
Inventory*as of report date = 3 Months



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.

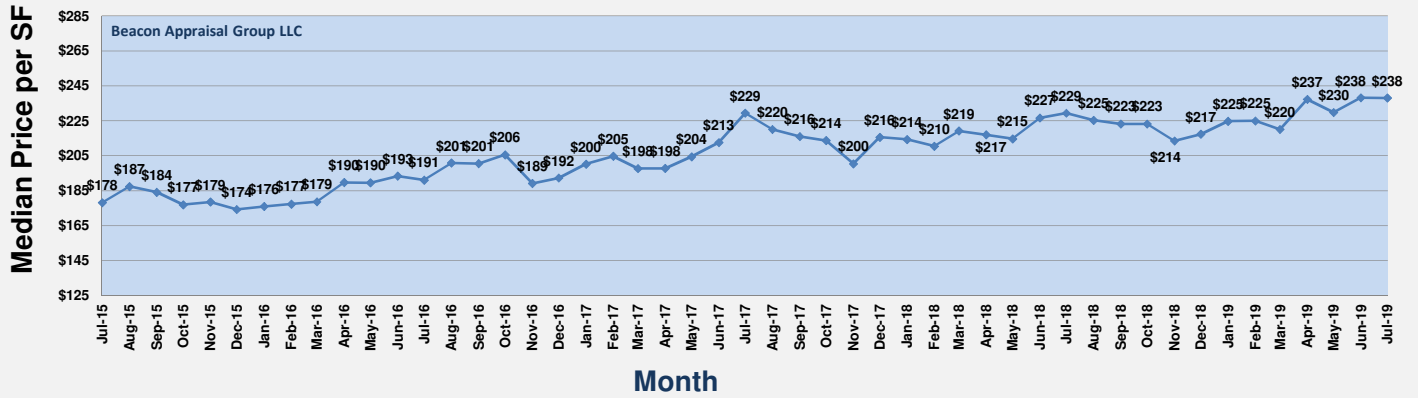
Bend area SFR - Days on Market for Sold Properties



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

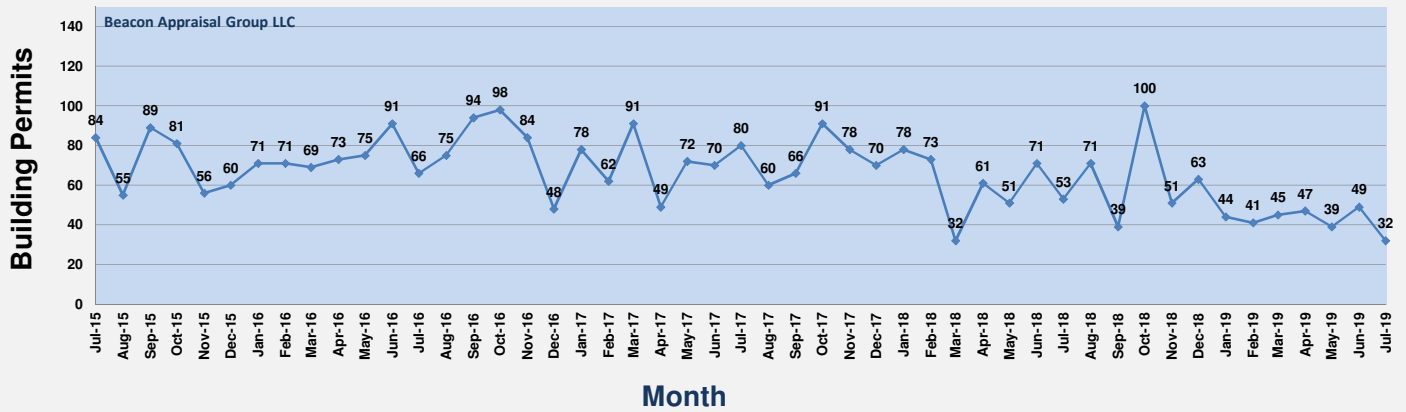
BEACON REPORT

Bend area SFR - Median Sales Price per SF



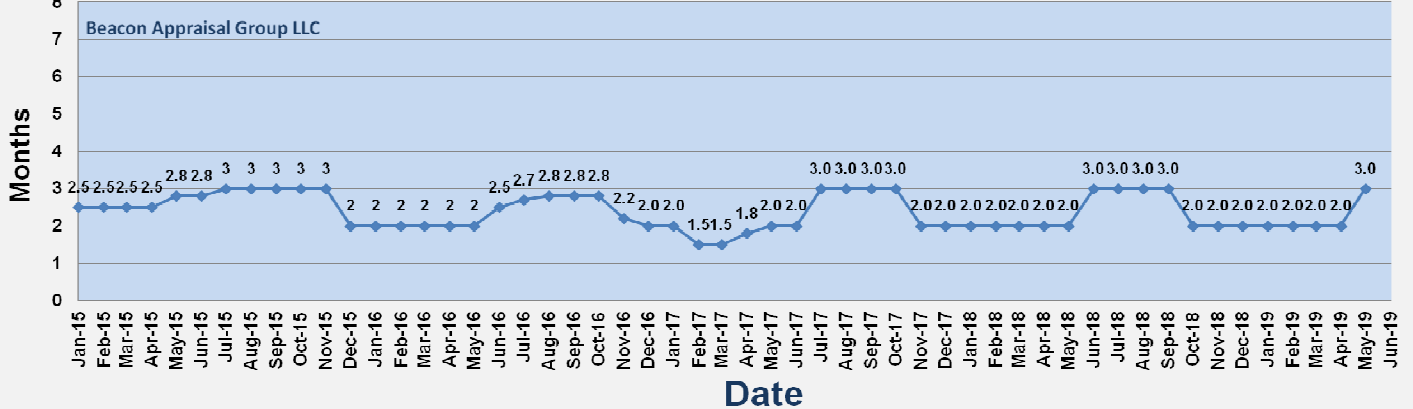
From MLS for Bend area. Single Family Residential, not including condominiums, manufactured homes, and acreage properties. Data subject to change

Bend area SFR - Building Permits



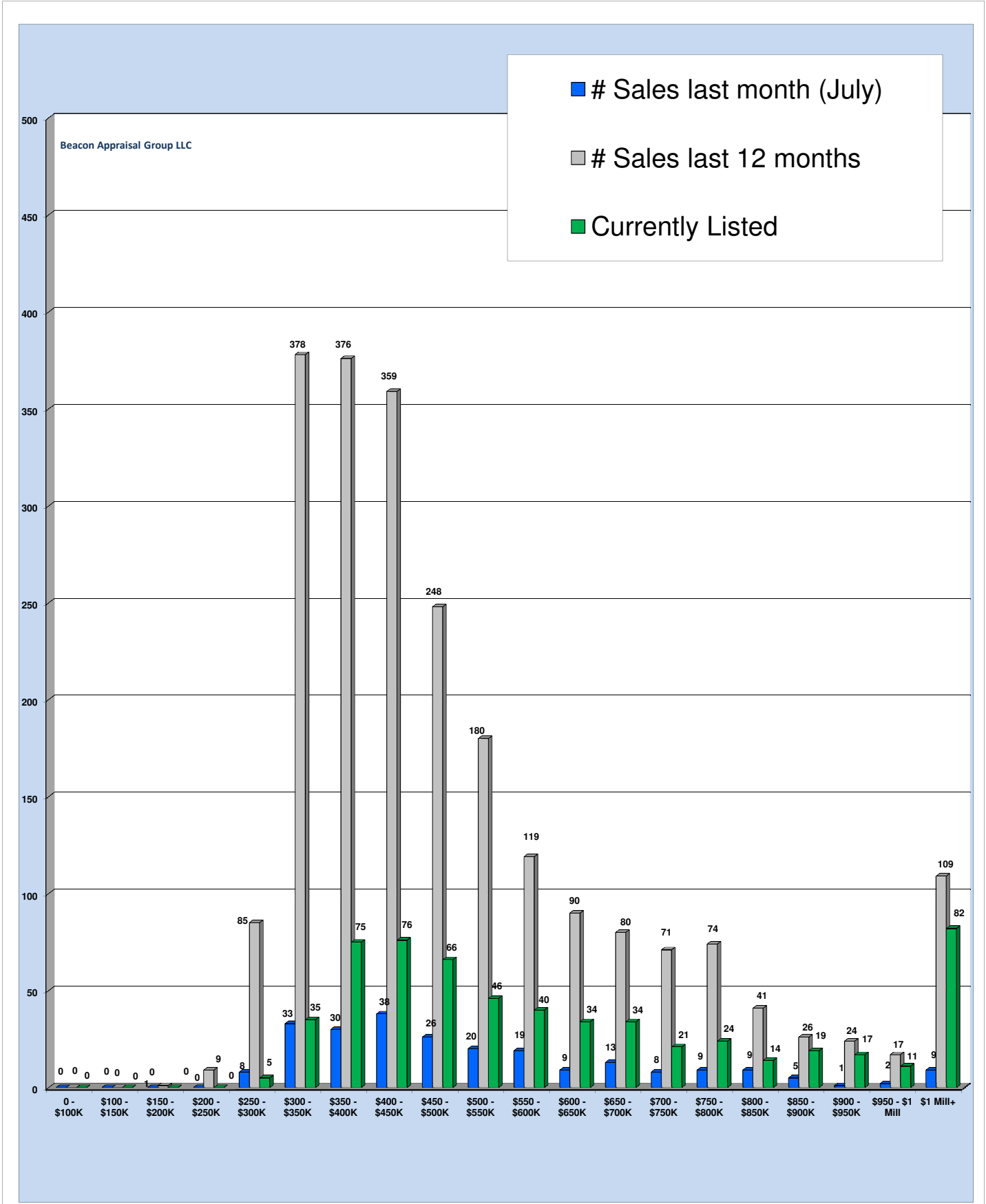
NEW SINGLE FAMILY DETACHED - Not including single family attached, multifamily or mobile homes

Bend area SFR - Monthly Inventory Trend



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

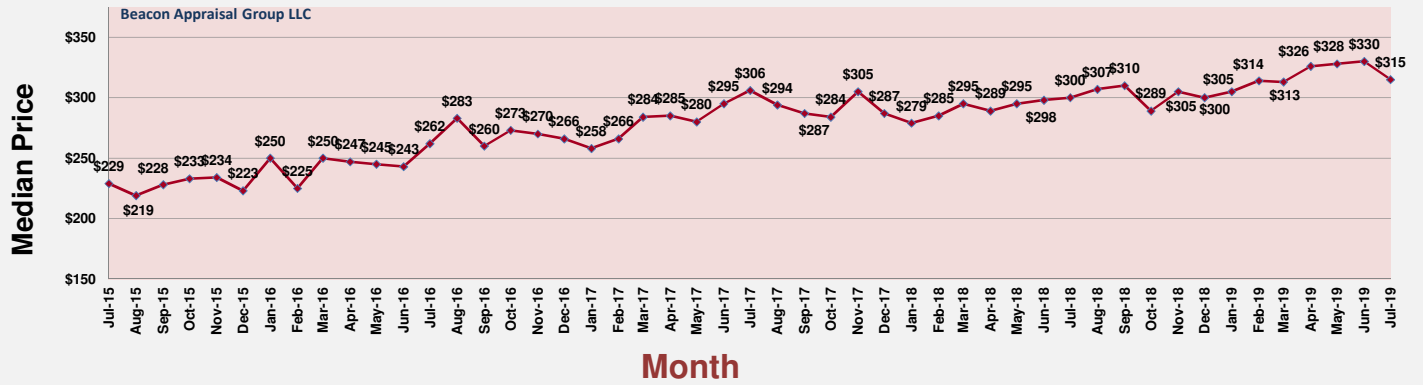
Bend area SFR: # Sales vs. Current Listings



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

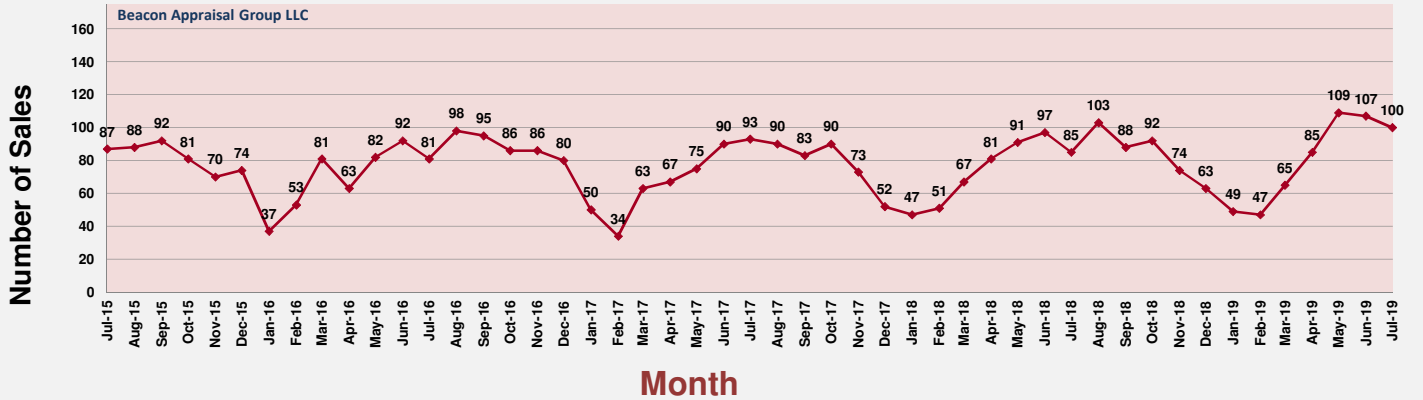
Note: Median is the midpoint with half above and half below



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

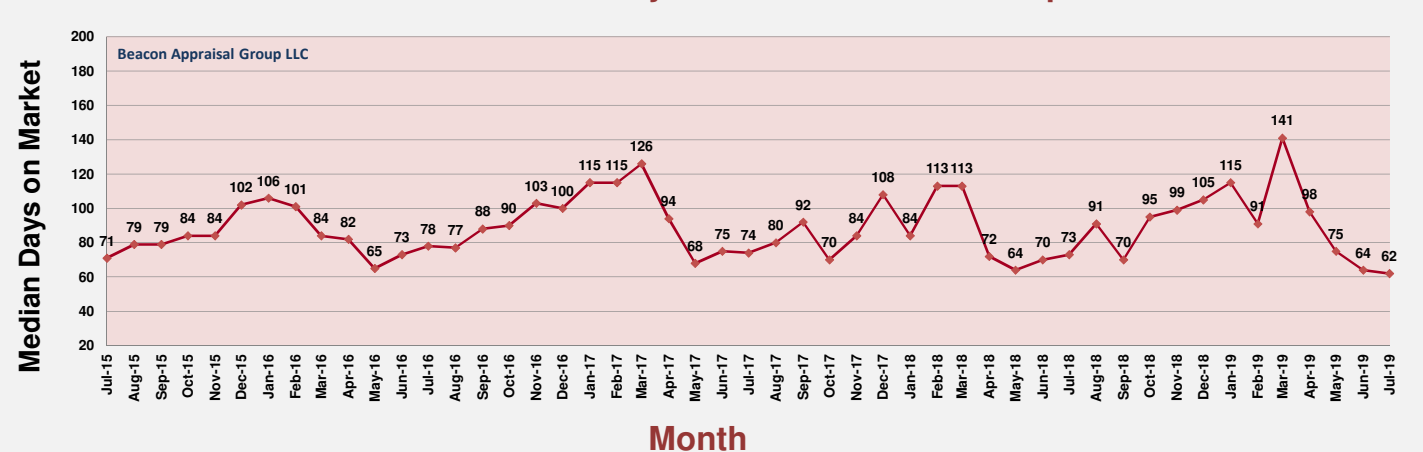
Total sold during 12 months prior to report date = 992 Total currently listed = 217
Inventory* as of report date = 3 Months



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

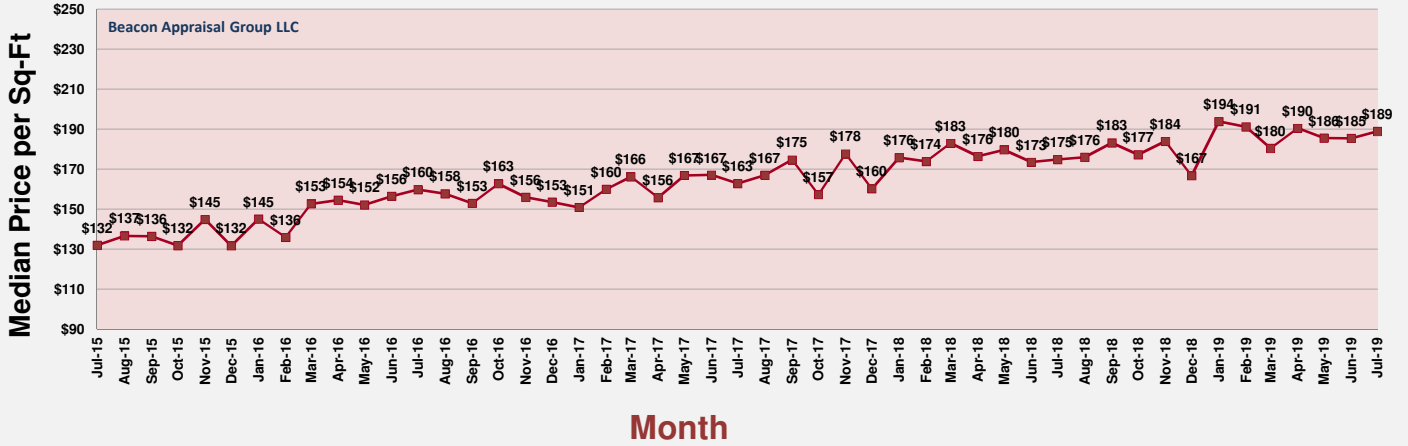
*Inventory = Current listings divided by prior 12 months' sales, rounded to the nearest whole month.

Redmond area SFR - Days on Market for Sold Properties



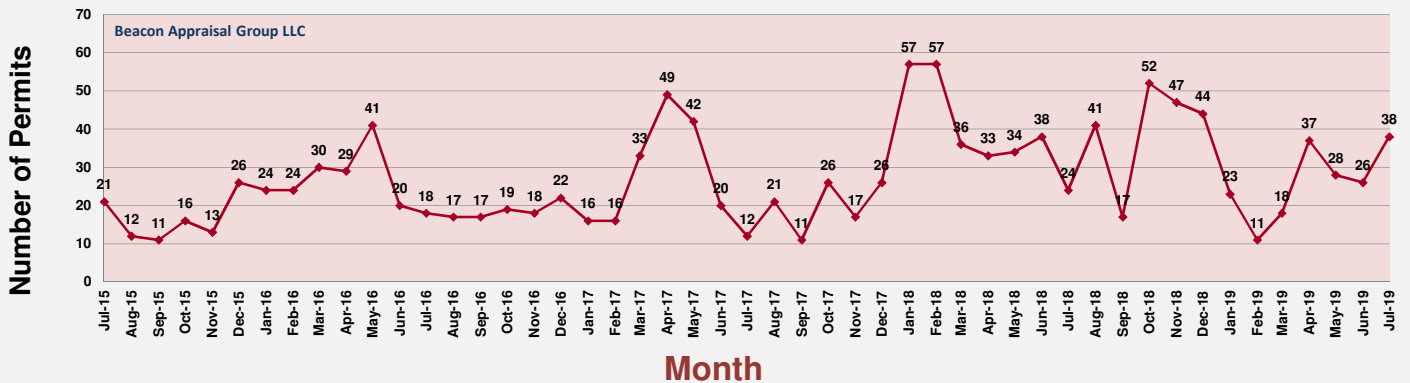
From MLS for Redmond area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

Redmond area SFR - Median Sale Price per Sq-Ft



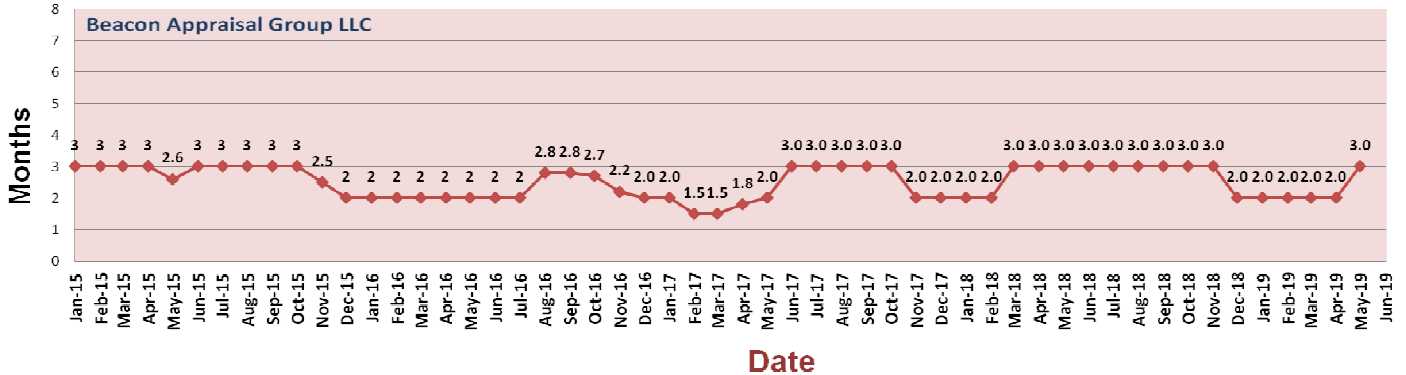
From MLS for Redmond area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

Redmond area SFR - Building Permits



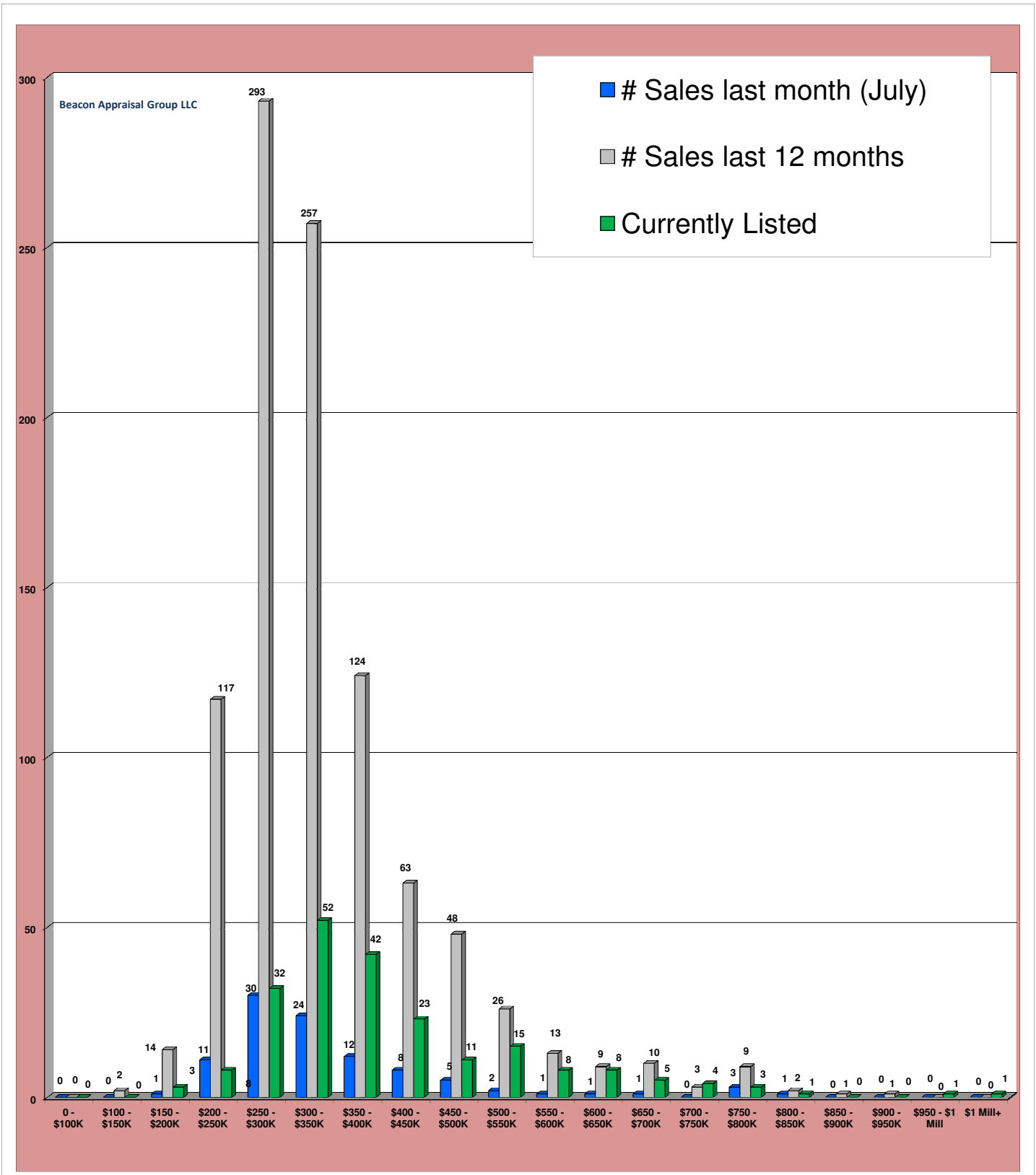
NEW SINGLE FAMILY DETACHED - Not including single family attached, multifamily or mobile homes

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 July 2019

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 = \$437
Number of SFR Sales = 20
Days on Market for Sold SFR = 95
Current Inventory* = 6 Months

Sunriver

Median Price SFR in Thousands = \$446
Number of SFR Sales = 15
Days on Market for Sold SFR = 53
Current Inventory* = 5 Months

LaPine

Median Price SFR in Thousands = \$303
Number of SFR Sales = 11
Days on Market for Sold SFR = 108
Current Inventory* = 5 Months

JEFFERSON COUNTY & CRR

Median Price SFR in Thousands = \$210
Number of SFR Sales = 22
Days on Market for Sold SFR = 68
Current Inventory* = 4 Months

CROOK COUNTY

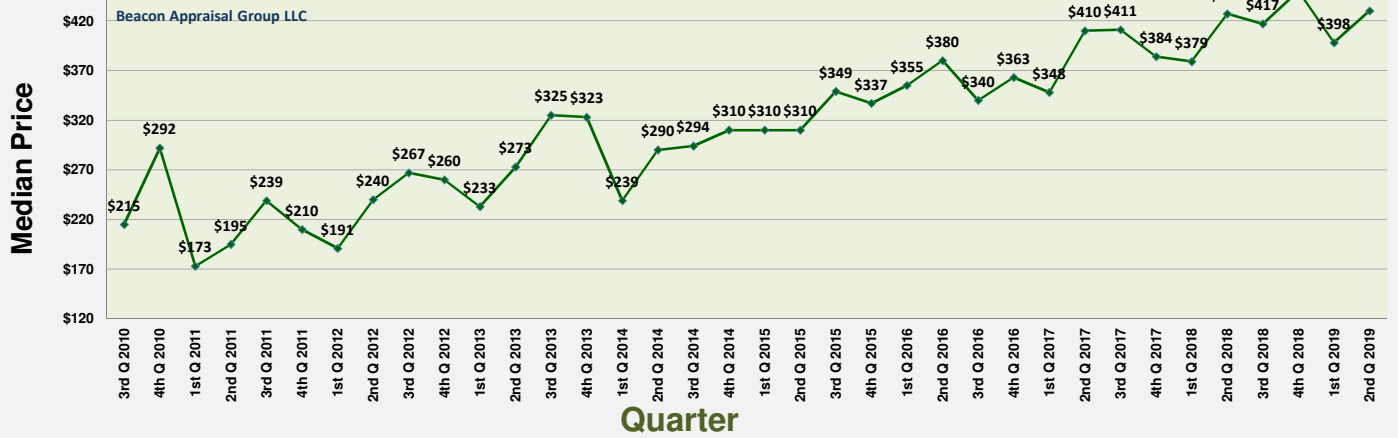
Median Price SFR in Thousands = \$248
Number of SFR Sales = 23
Days on Market for Sold SFR = 49
Current Inventory* = 4 Months

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

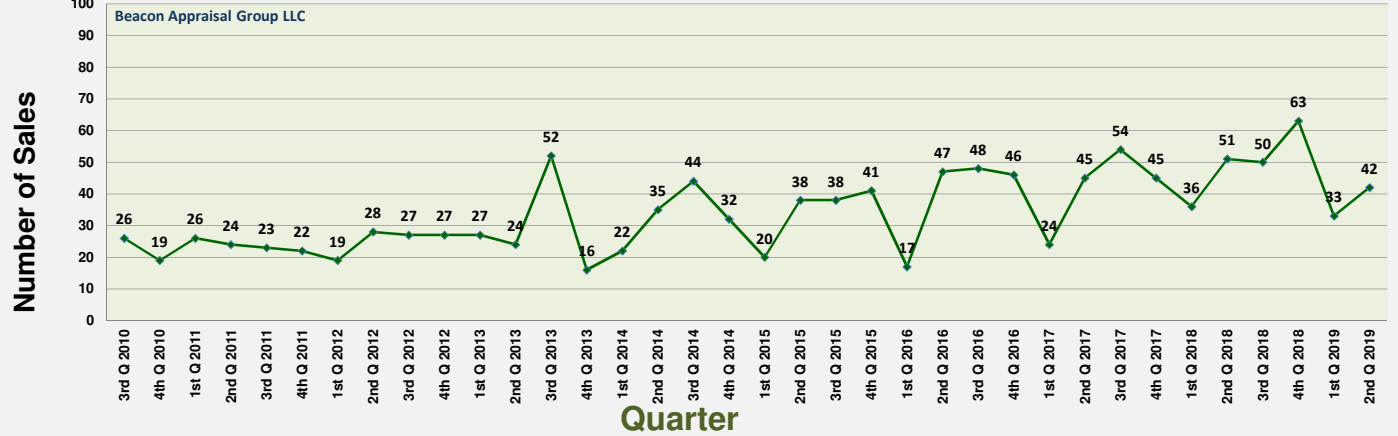
Sisters area SFR - Median Price in THOUSANDS



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

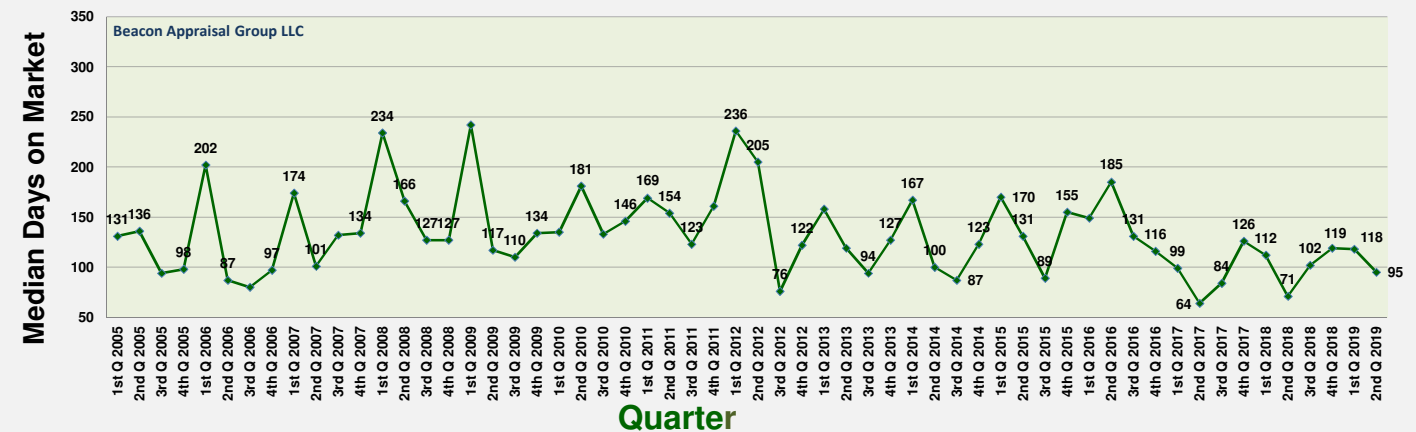
Sisters area SFR - Number of Sales

Total sold during 12 months prior to report date = 171-Total currently listed = 84



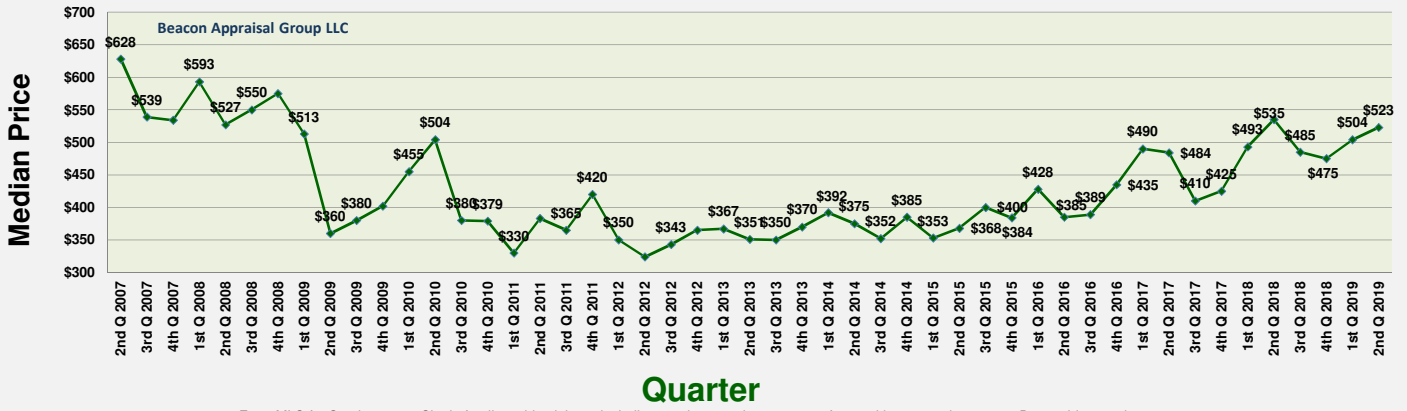
From MLS for Sisters area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

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

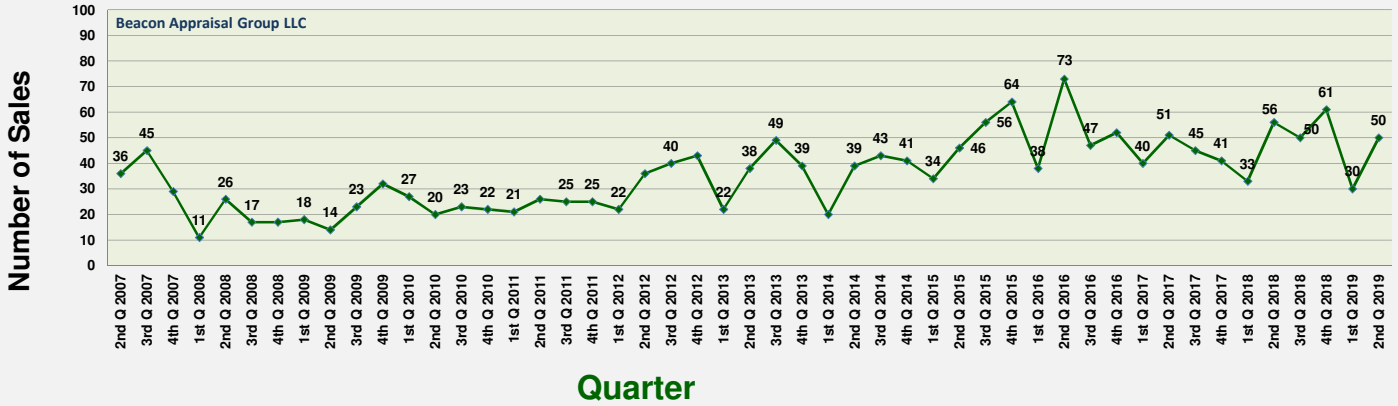
Sunriver area SFR - Median Price in THOUSANDS



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

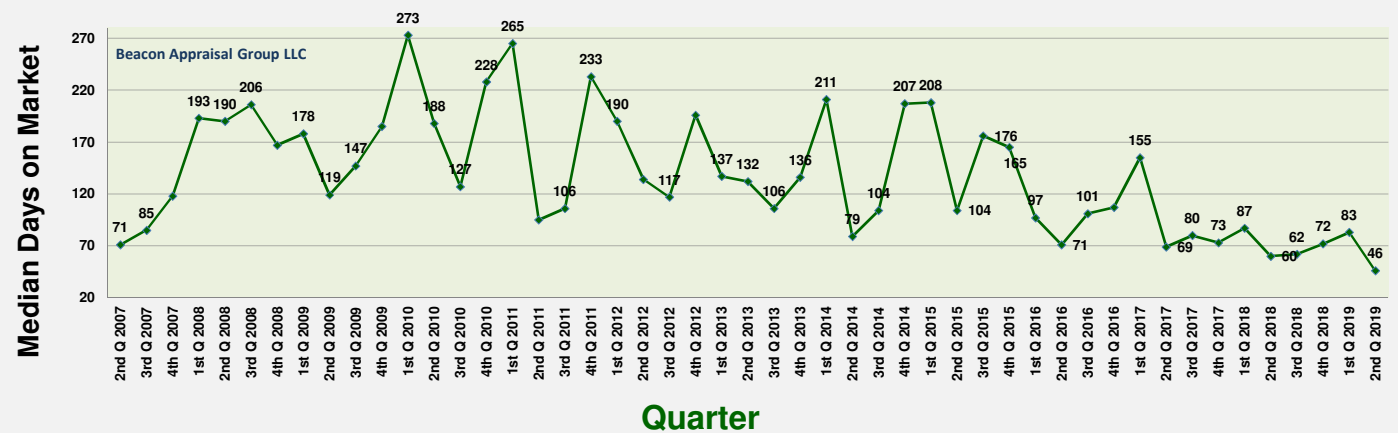
Sunriver area SFR- Number of Sales

Total sold during 12 months prior to report date = 179- Total currently listed = 71



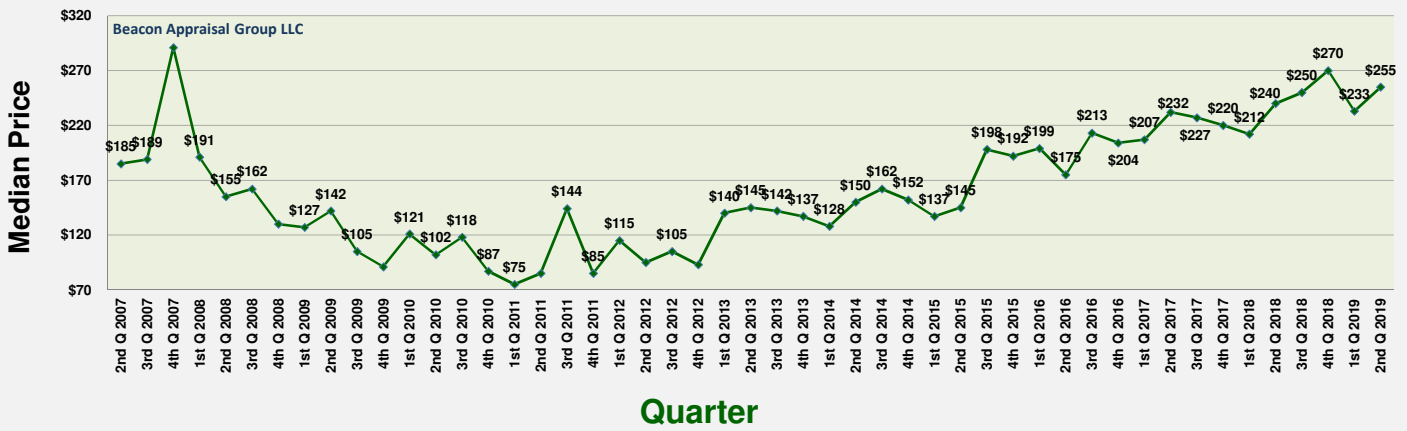
From MLS for Sunriver area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

Sunriver area SFR - Days on Market For Sold Properties



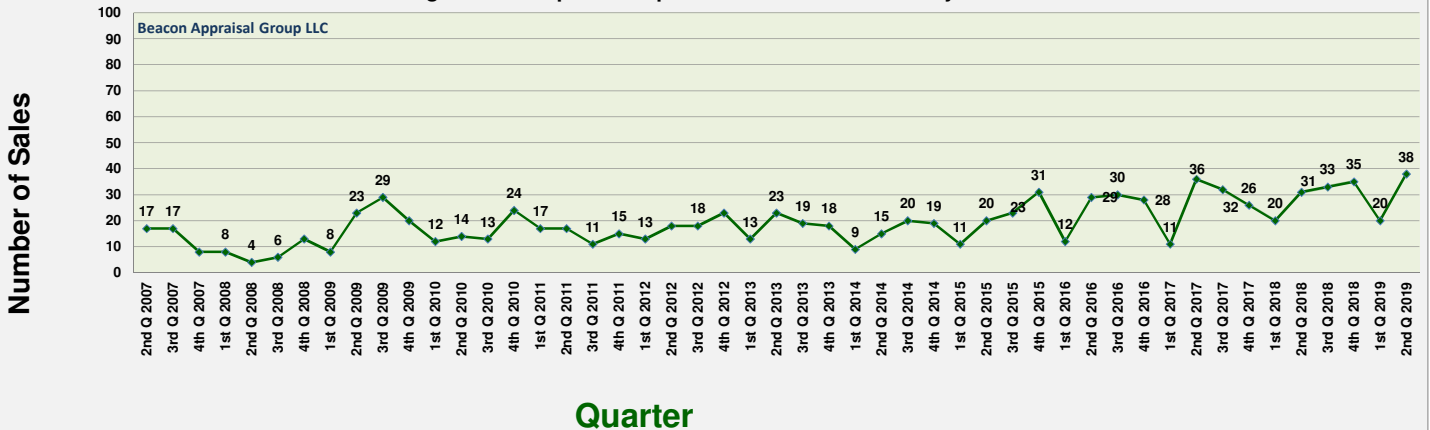
From MLS for Sunriver area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

La Pine area SFR - Median Price in THOUSANDS

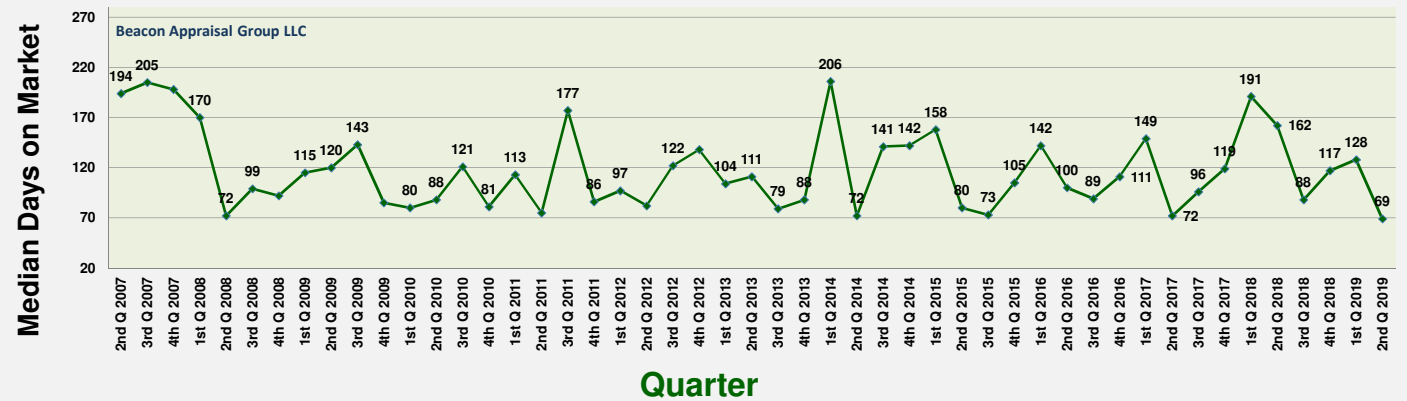


La Pine area SFR- Number of Sales

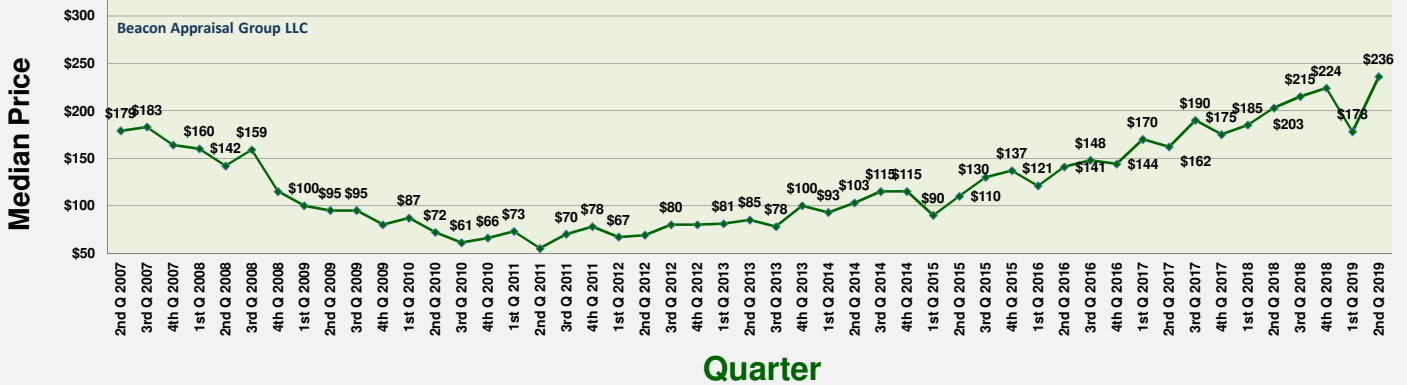
Total sold during 12 months prior to report date = 114 Total currently listed = 51



La Pine area SFR - Days on Market For Sold Properties

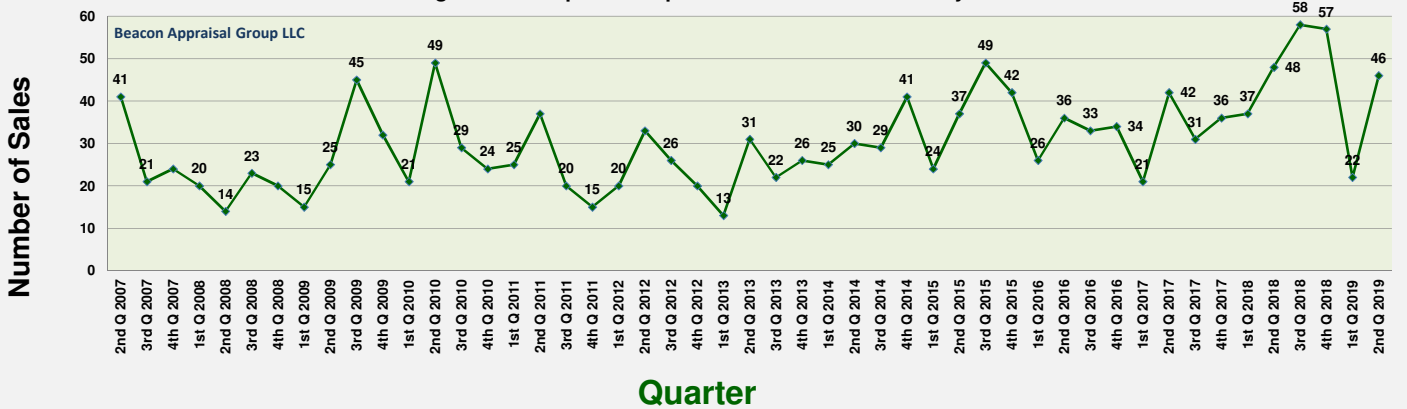


Jefferson County & Crooked River Ranch SFR - Median Price in THOUSANDS

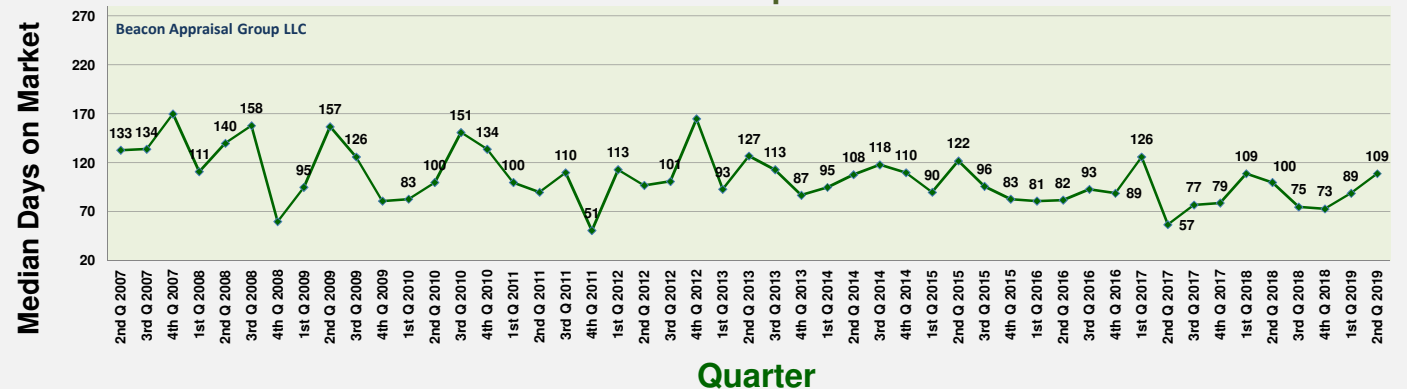


Jefferson County & CRR SFR- Number of Sales

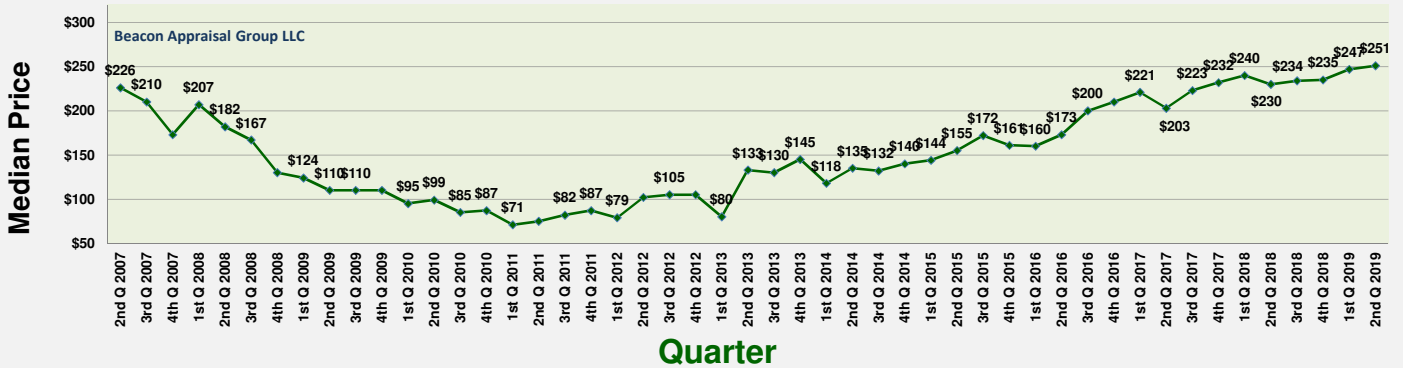
Total sold during 12 months prior to report date = 163 Total currently listed = 53



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



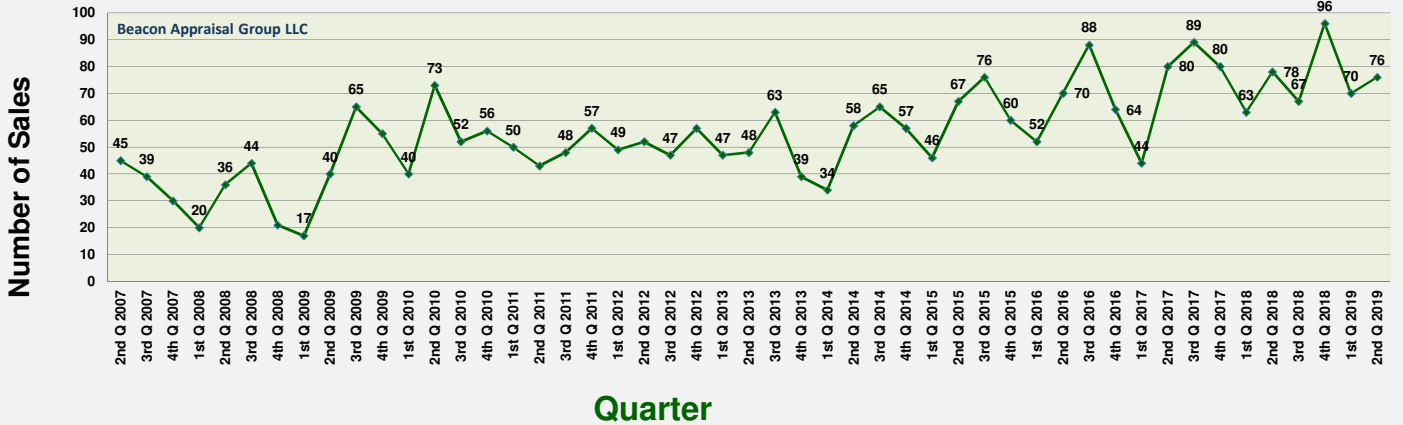
Crook County SFR - Median Price in THOUSANDS



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

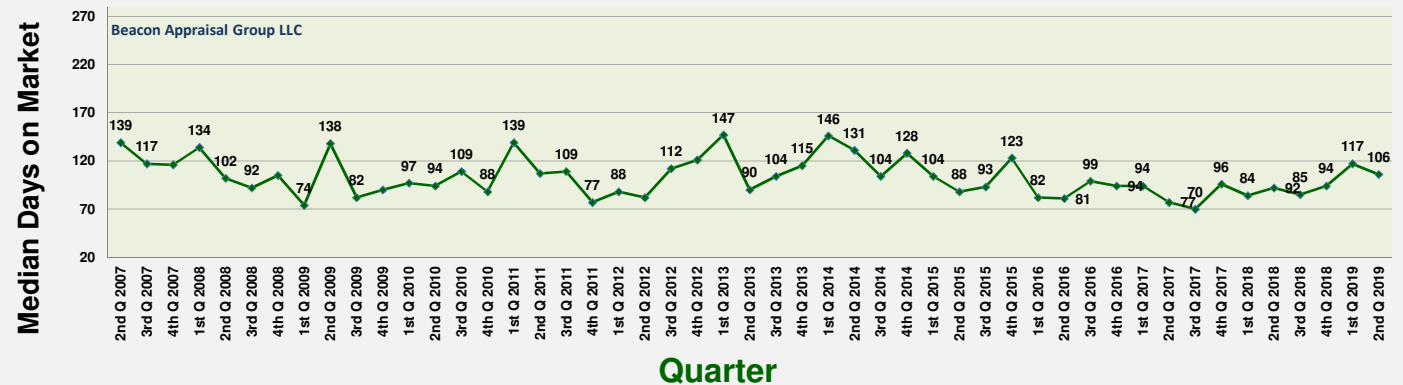
Crook County SFR- Number of Sales

Total sold during 12 months prior to report date = 290 Total currently listed = 101



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