

THE BEACON REPORT

April 2023

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

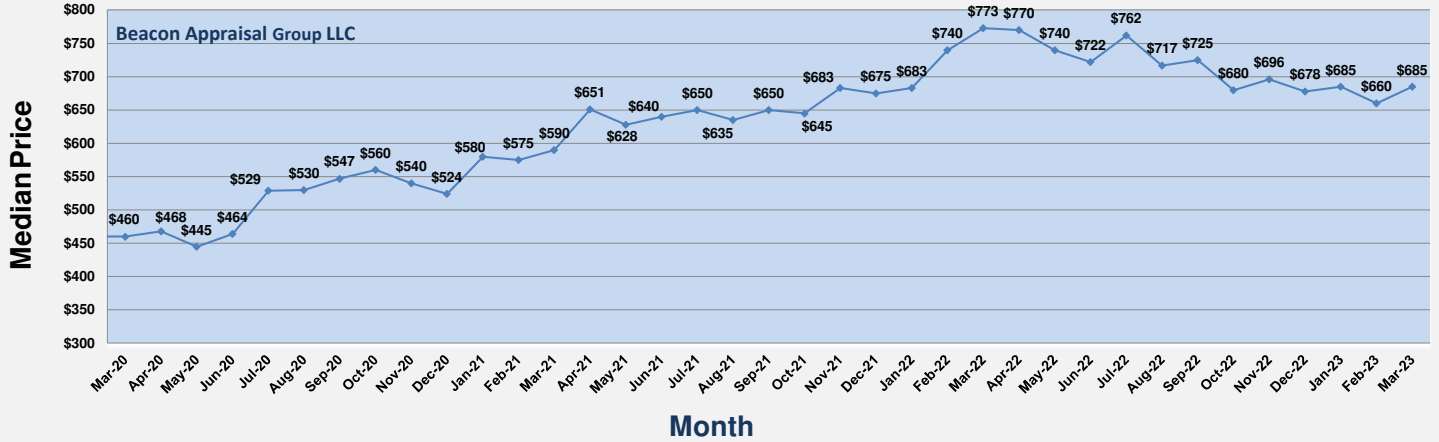
BEACON REPORT

4/6/2023

© 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

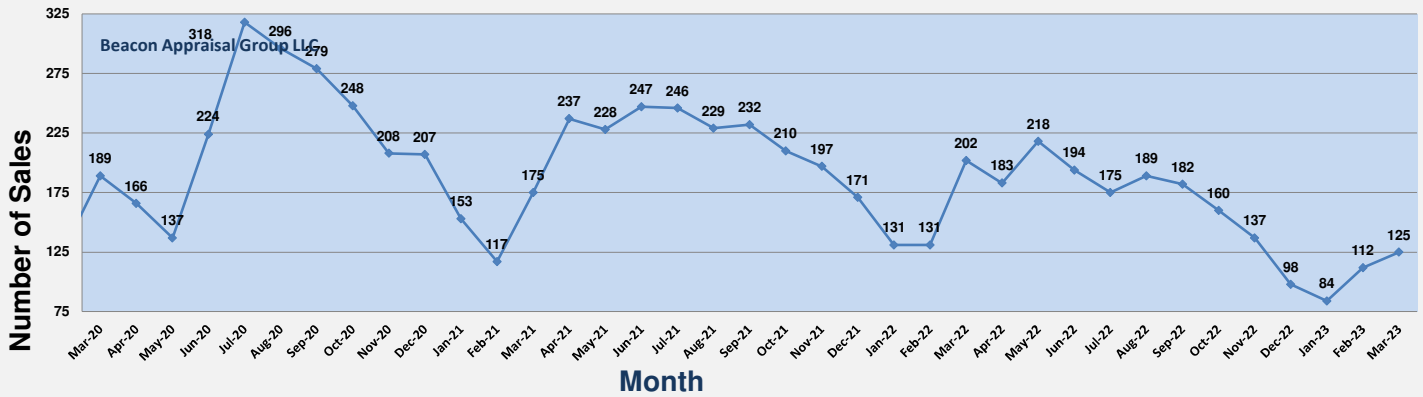
Note: Median is the midpoint with half above and half below



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

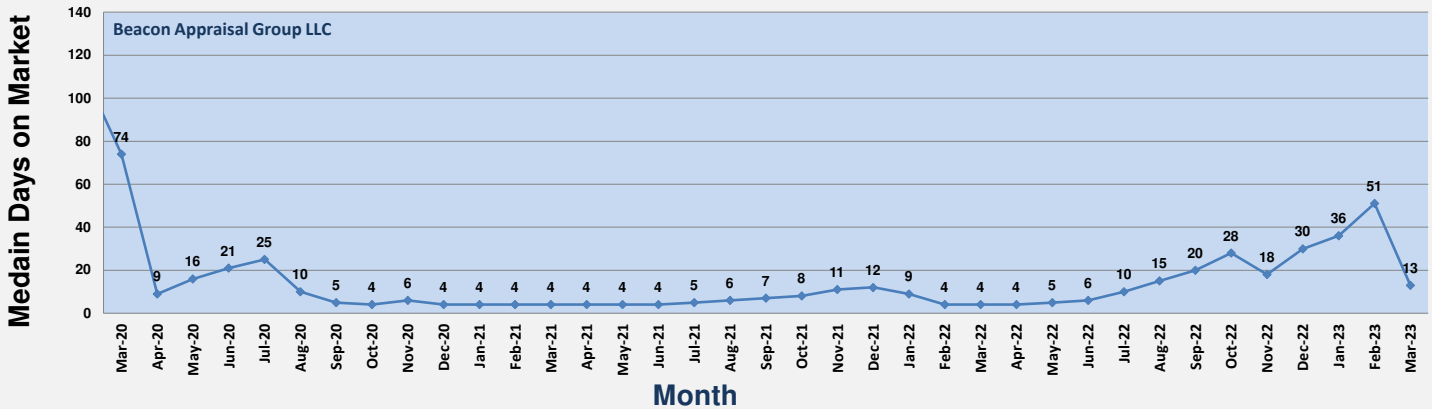
Total sold 12 months prior to report date = 1890 Total currently listed = 192
Inventory*as of report date = 1 Month



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.

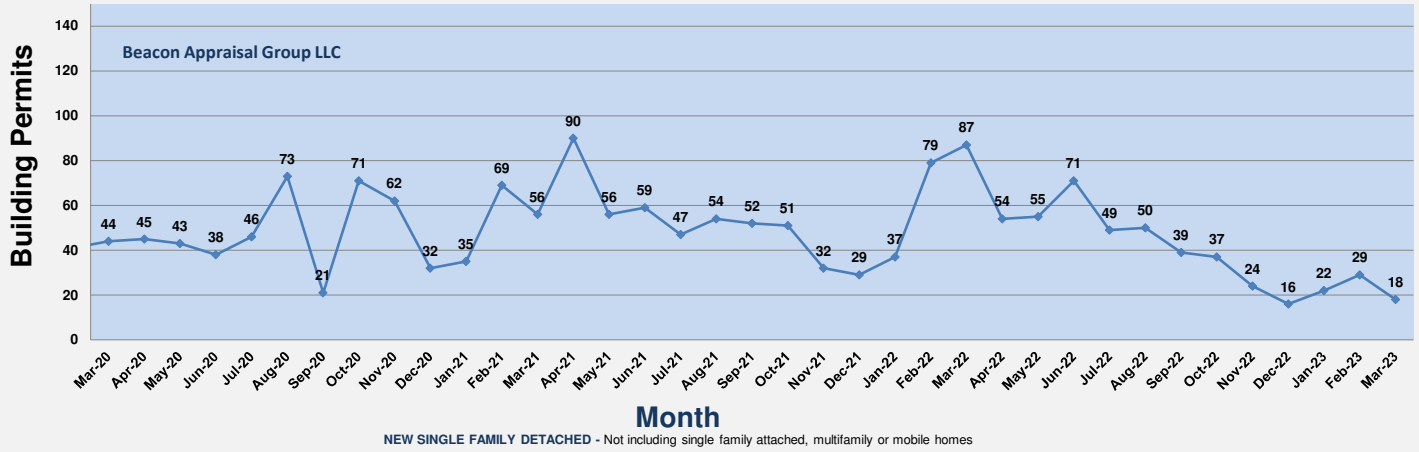
Bend area SFR - Days on Market for Sold Properties



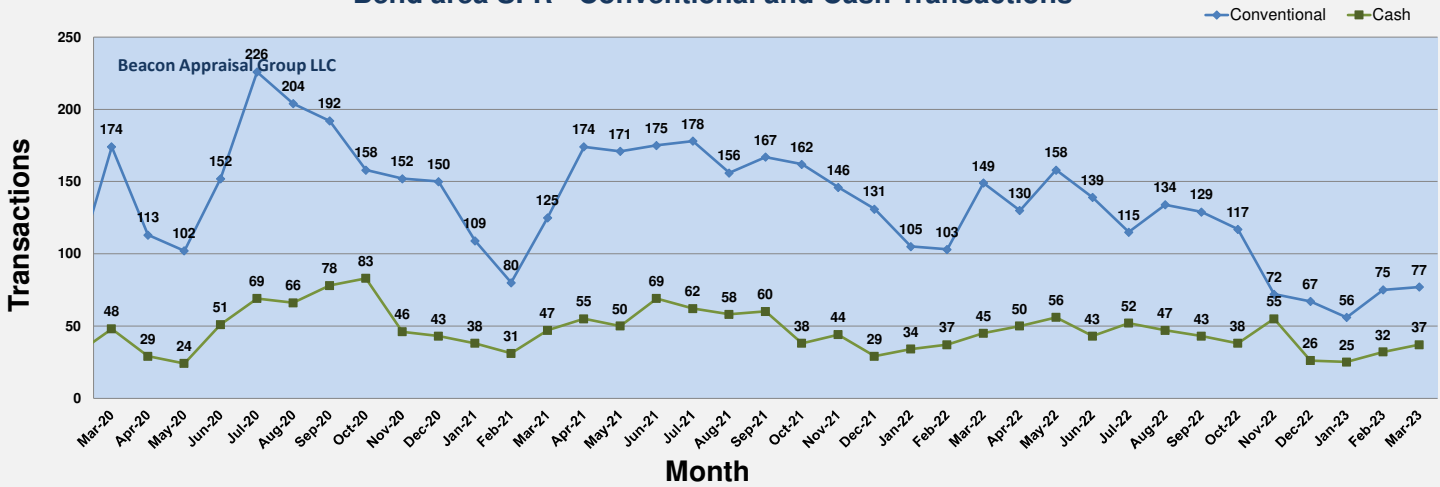
From MLS for Bend area. Single Family Residential, not including condominiums, manufactured homes, and acreage properties. Data subject to change.

Note: Prior to April 2020, the Days on Market represented the time from the list date to the sales date. As of April 2020, the Days on Market represent the time from the listing date to contract date only.

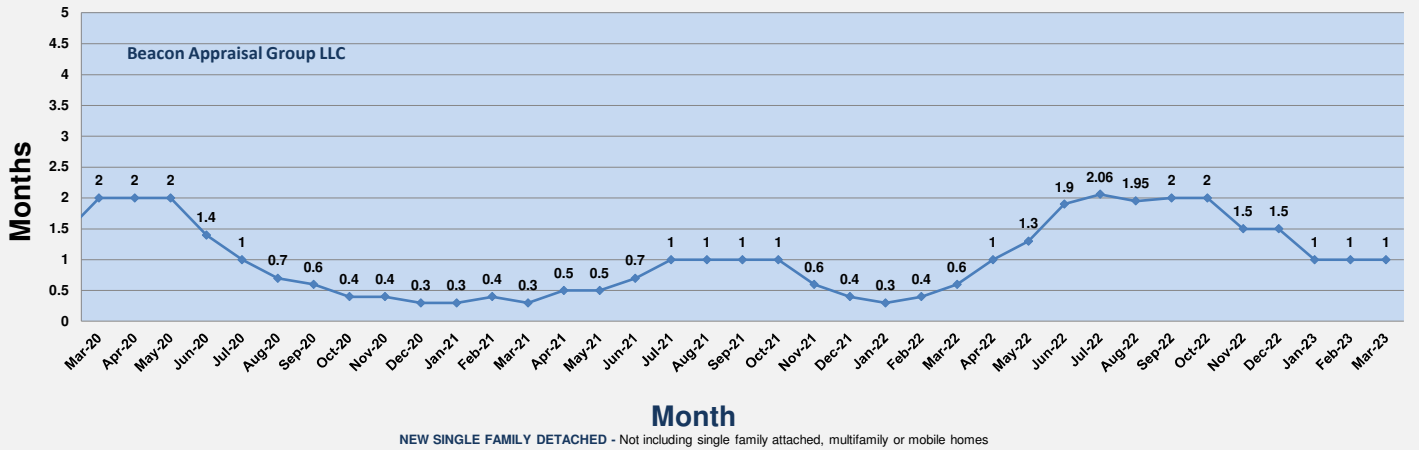
Bend area SFR - Building Permits



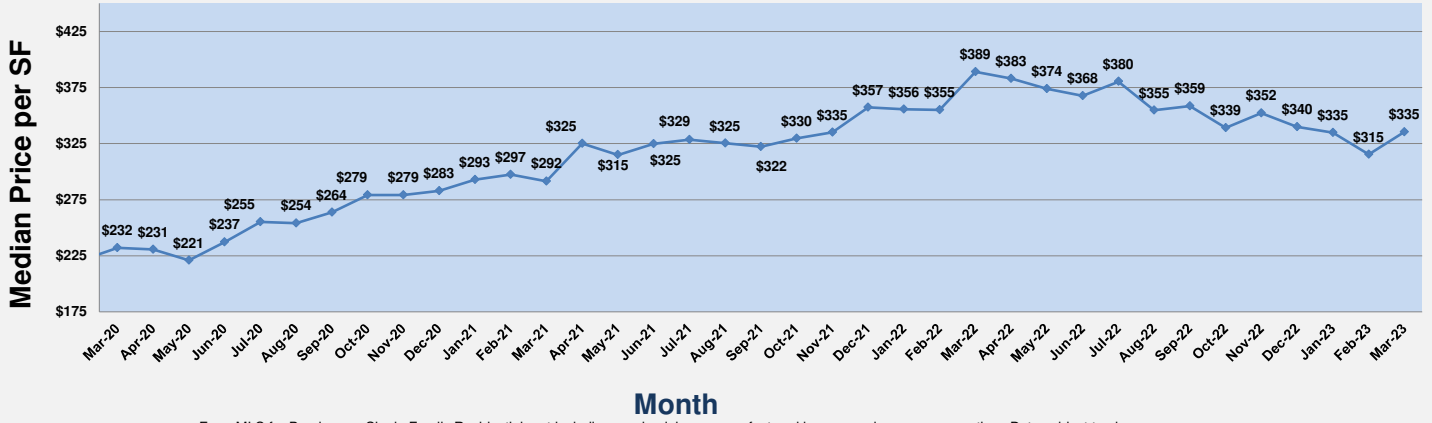
Bend area SFR - Conventional and Cash Transactions



Bend area SFR - Months Supply

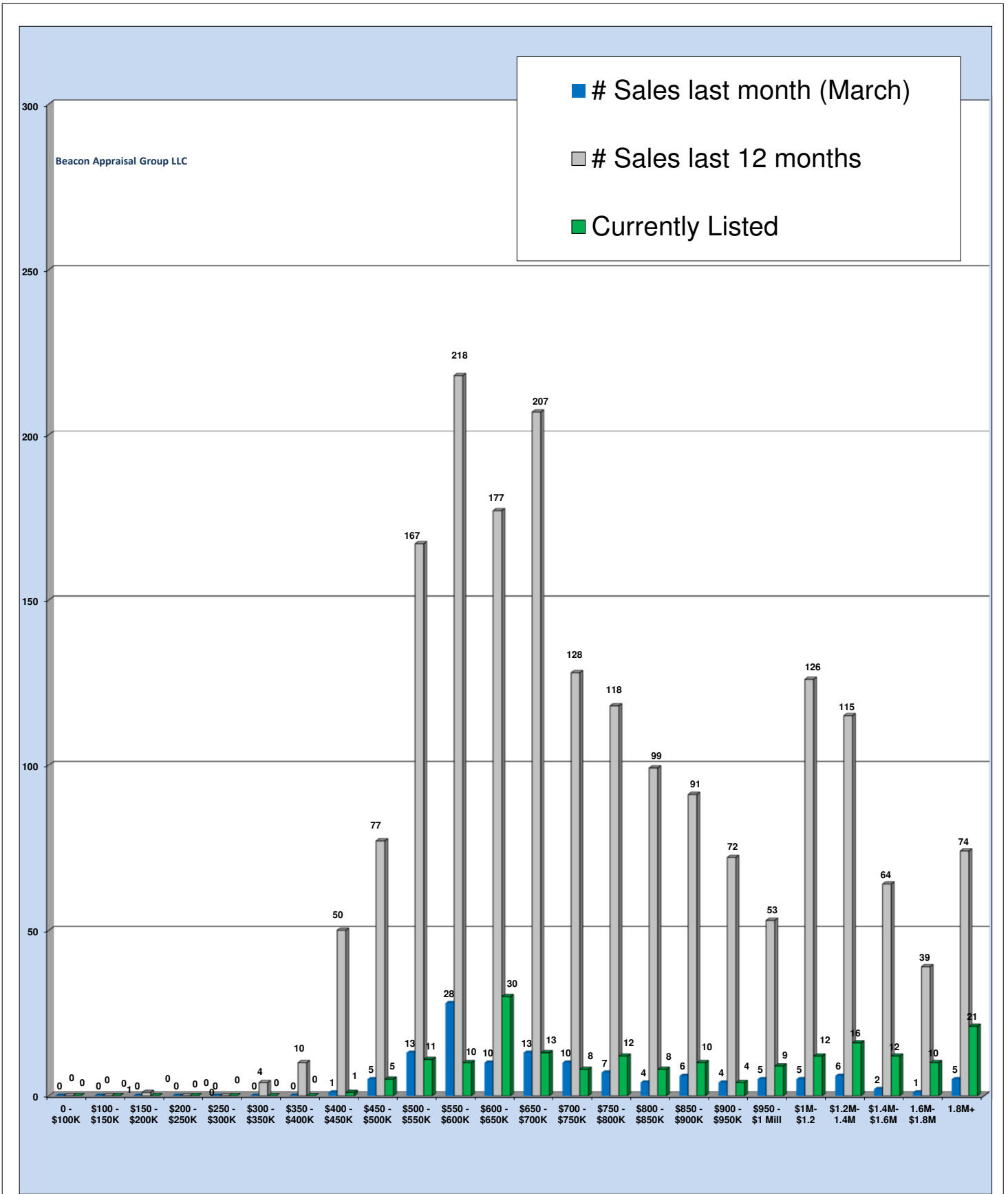


Bend area SFR - Median Sales Price per SF



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

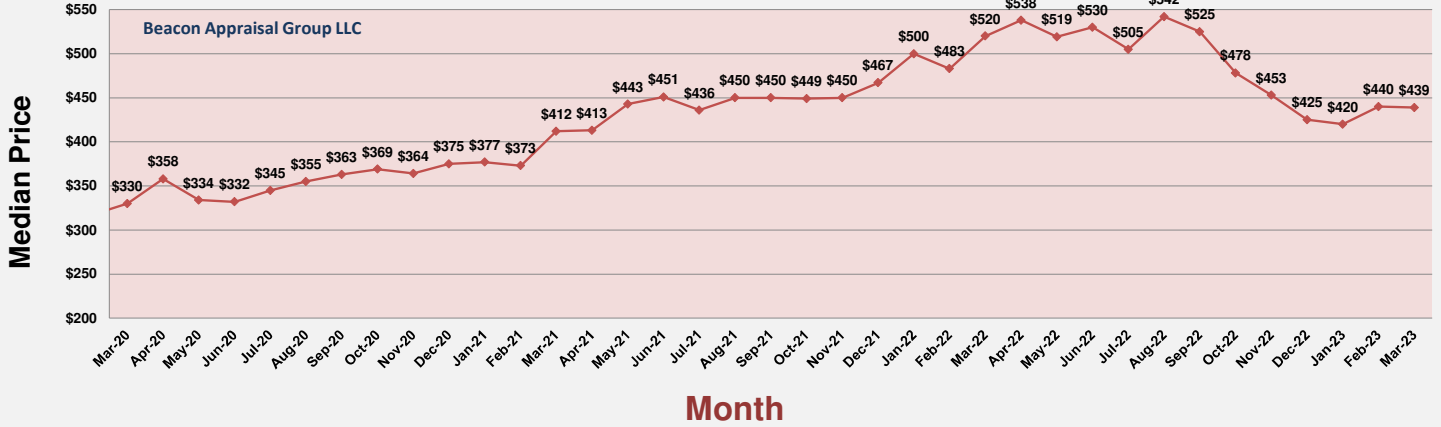
Bend area SFR: # Sales vs. Current Listings



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

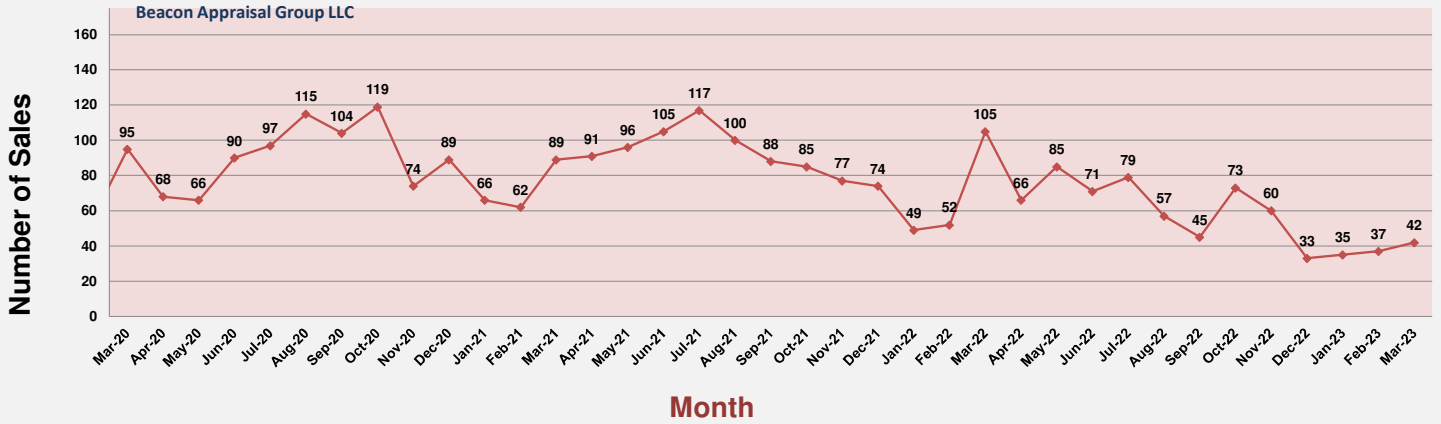
Note: Median is the midpoint with half above and half below



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

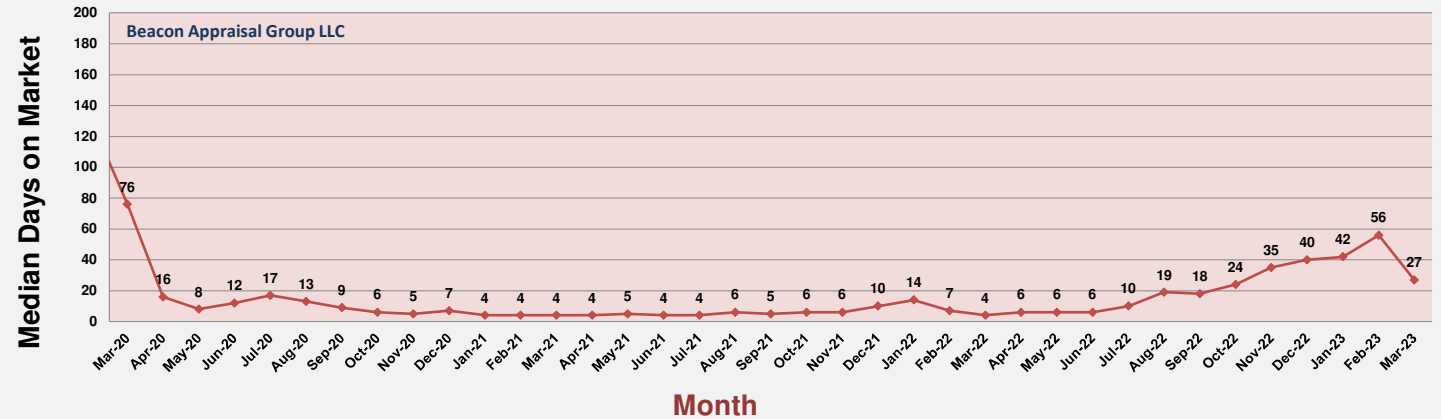
Redmond area SFR - Number of Sales

Total sold during 12 months prior to report date = 693
Total currently listed = 93
Inventory* as of report date = 1.6 Months



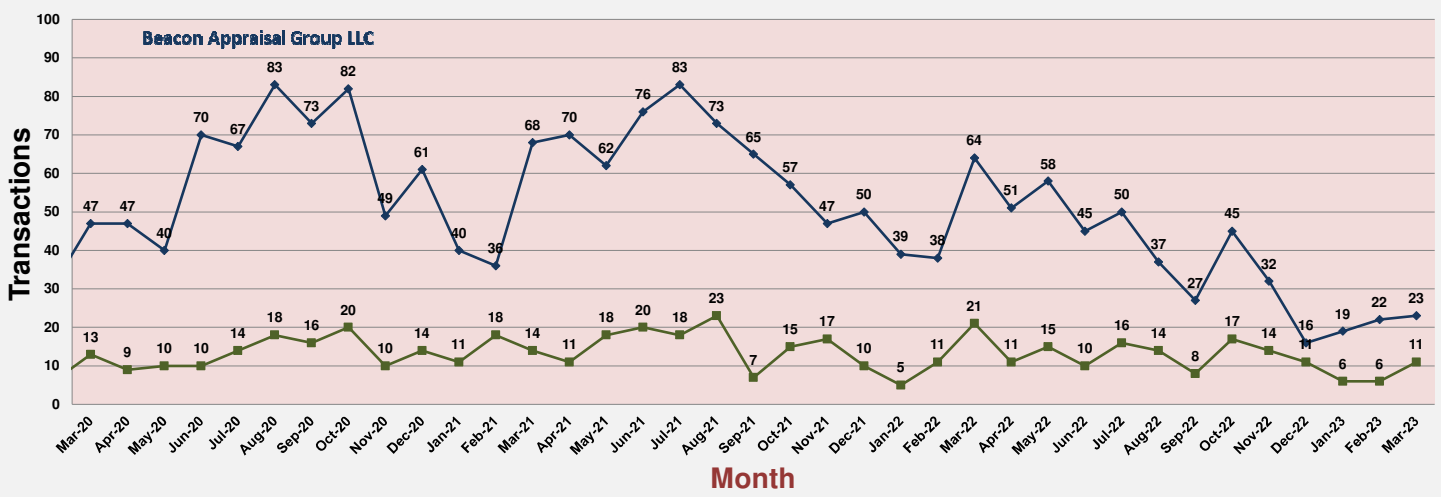
From MLS for Redmond area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

Redmond area SFR - Days on Market for Sold Properties

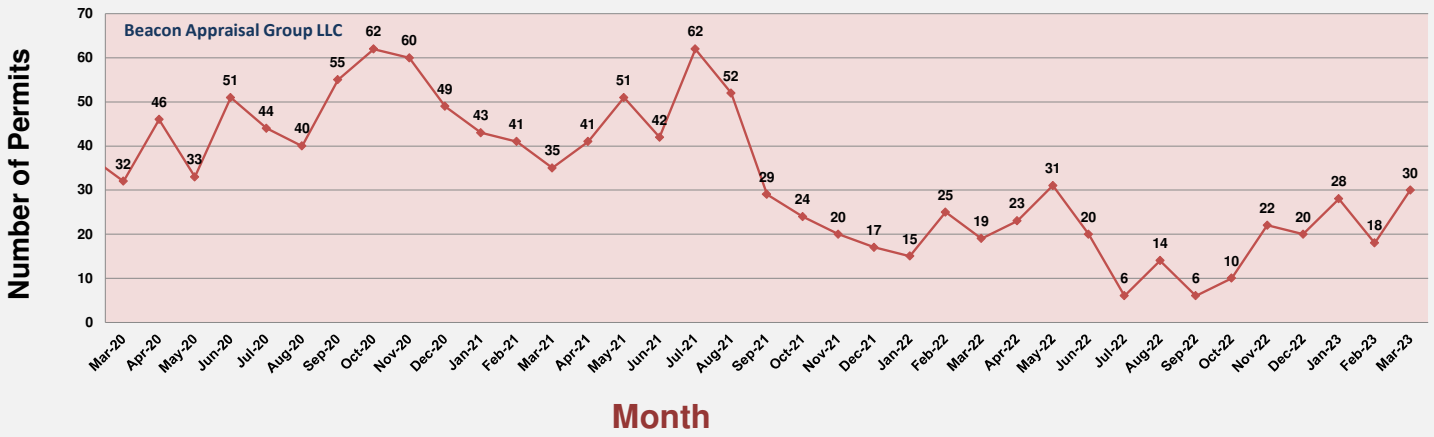


From MLS for Redmond area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

Redmond area SFR - Conventional and Cash Transactions

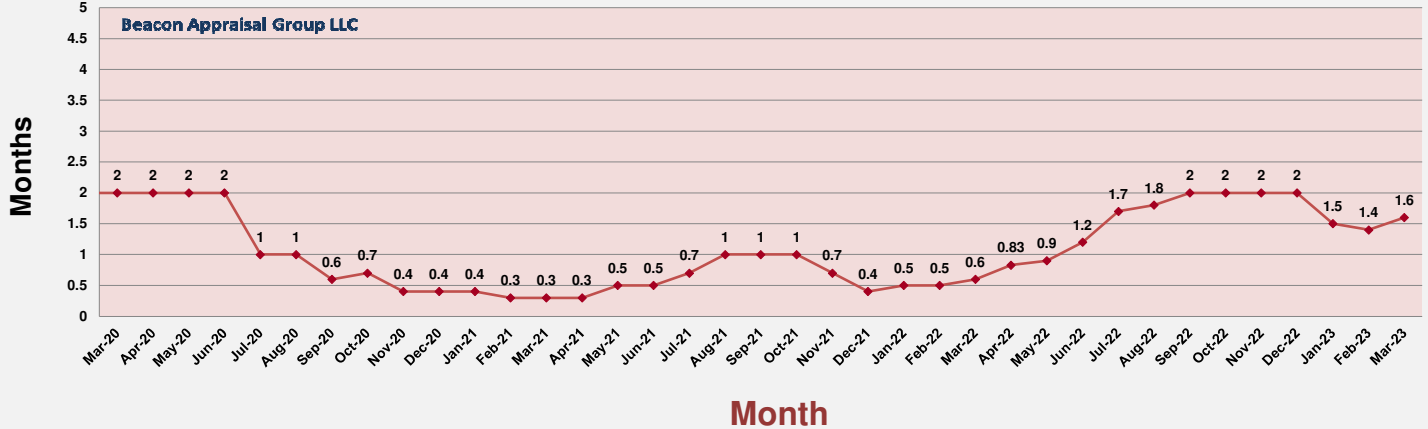


Redmond area SFR - Building Permits



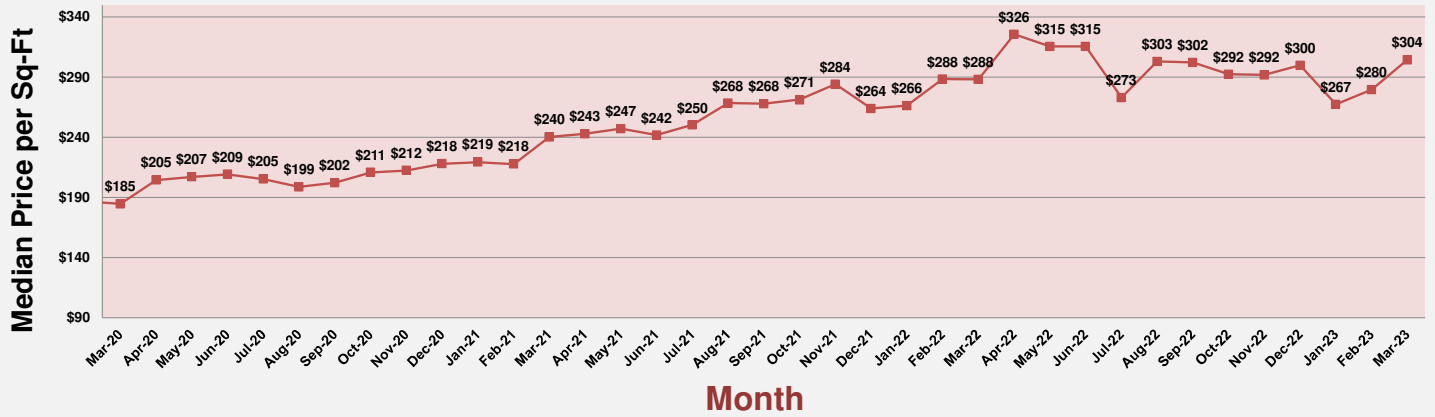
NEW SINGLE FAMILY DETACHED - Not including single family attached, multifamily or mobile homes

Redmond area SFR - Months of Inventory



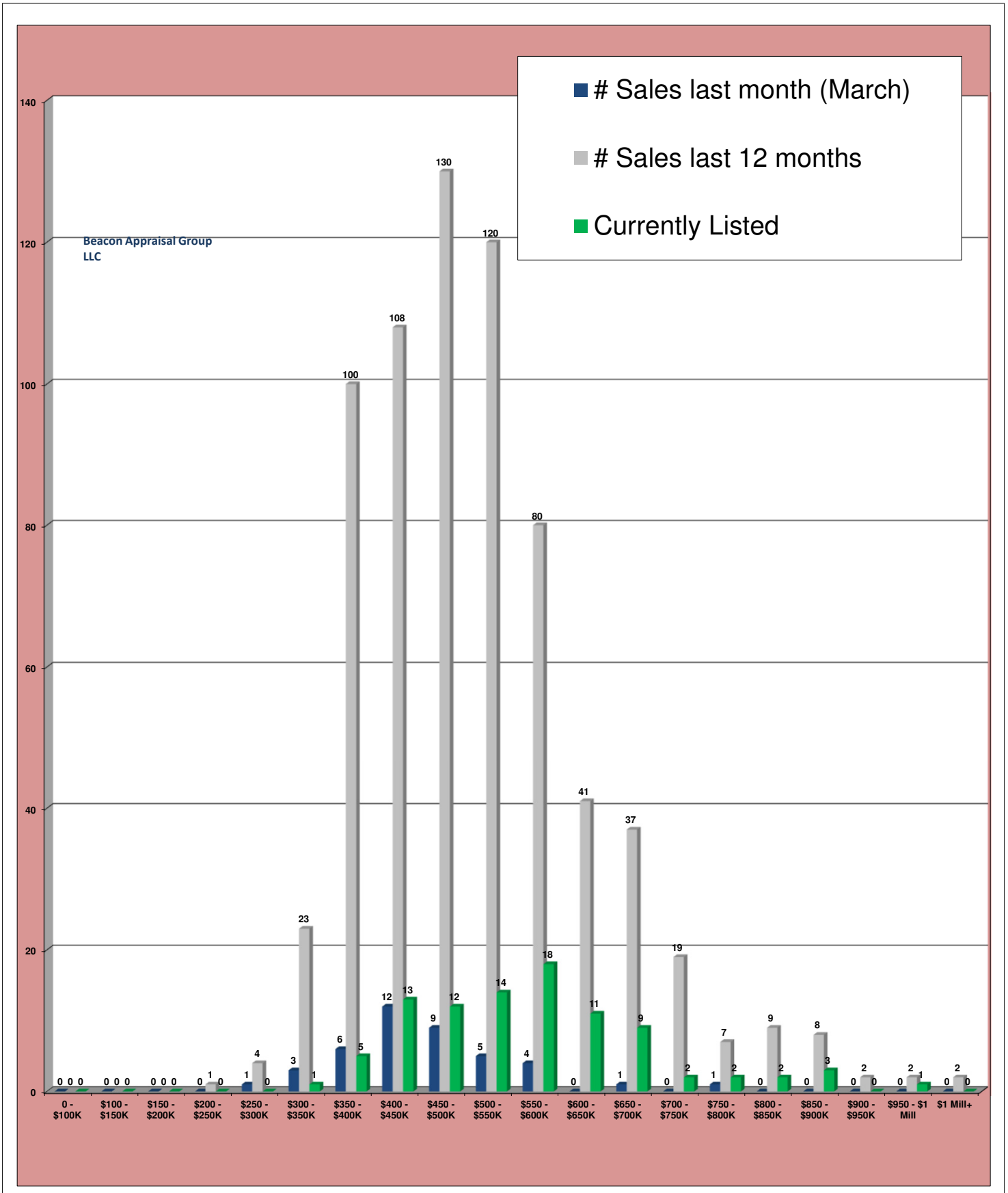
NEW SINGLE FAMILY DETACHED - Not including single family attached, multifamily or mobile homes

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: # Sales vs. Current Listings



Smaller Market Monthly Report for the Month of

March

Beacon Appraisal Group LLC

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 = \$598
Number of SFR Sales = 14
Days on Market for Sold SFR = 70
Current Inventory* = 2 Months

Sunriver

Median Price SFR in Thousands = \$933
Number of SFR Sales = 10
Days on Market for Sold SFR = 27
Current Inventory* = 1 Months

LaPine

Median Price SFR in Thousands = \$430
Number of SFR Sales = 9
Days on Market for Sold SFR = 99
Current Inventory* = 4 Months

JEFFERSON COUNTY

Median Price SFR in Thousands = \$401
Number of SFR Sales = 20
Days on Market for Sold SFR = 68
Current Inventory* = 3 Months

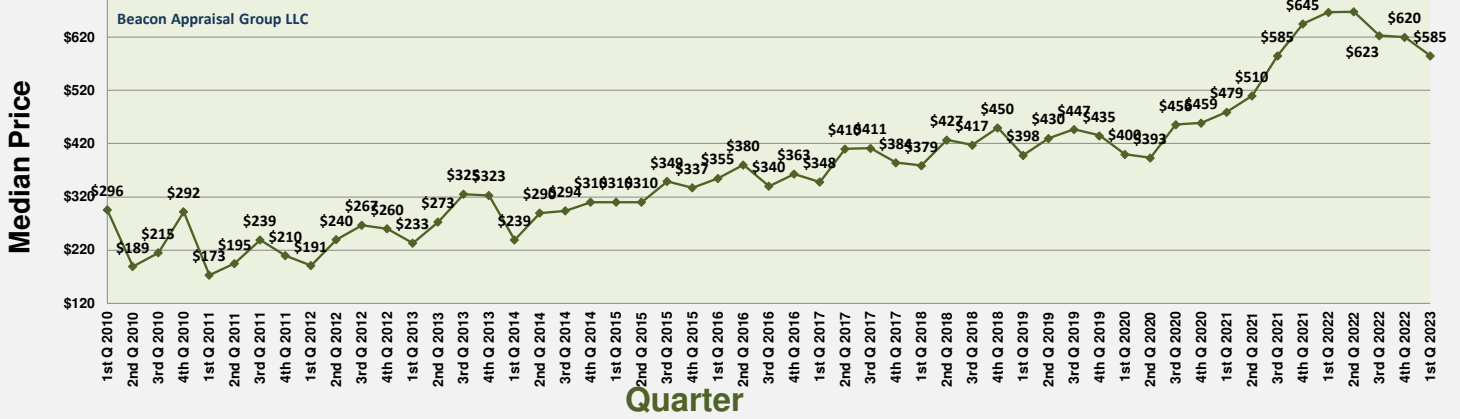
CROOK COUNTY

Median Price SFR in Thousands = \$417
Number of SFR Sales = 26
Days on Market for Sold SFR = 71
Current Inventory* = 3 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.

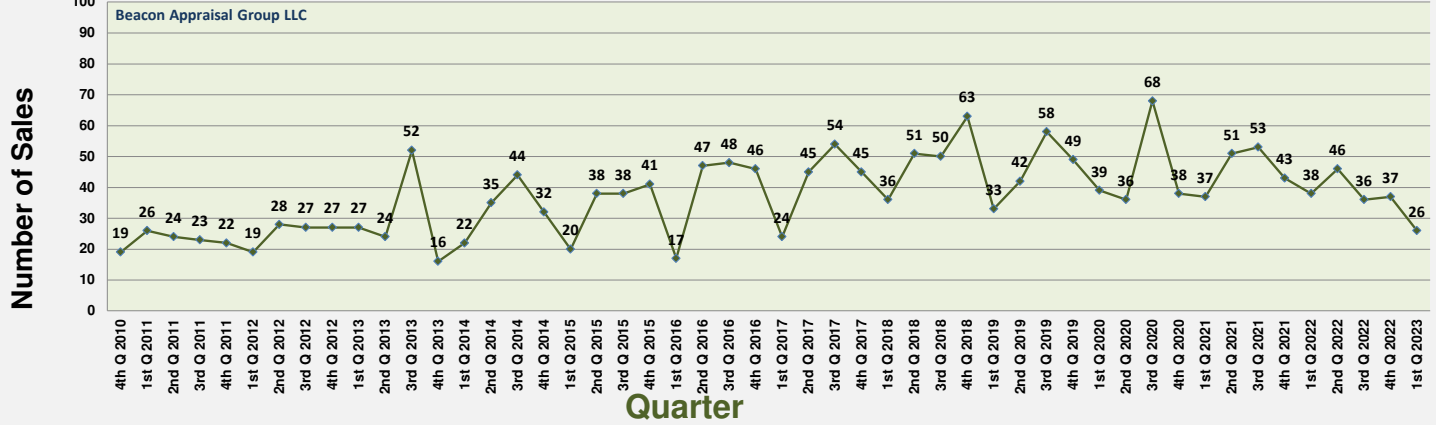
Sisters area SFR - Median Price in THOUSANDS



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

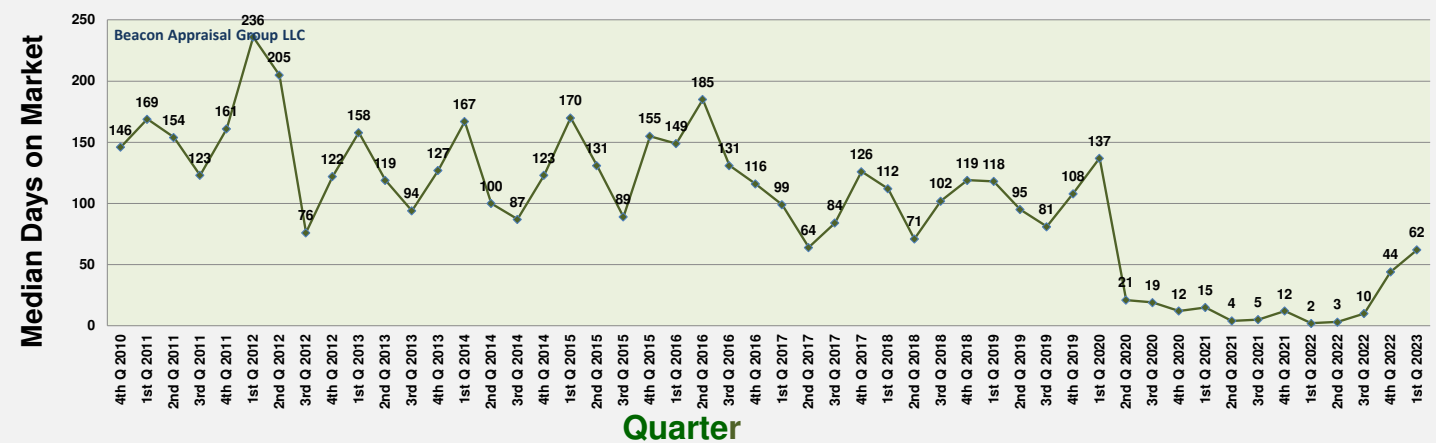
Sisters area SFR - Number of Sales

Total sold during 12 months prior to report date = 147 Total currently listed = 21



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



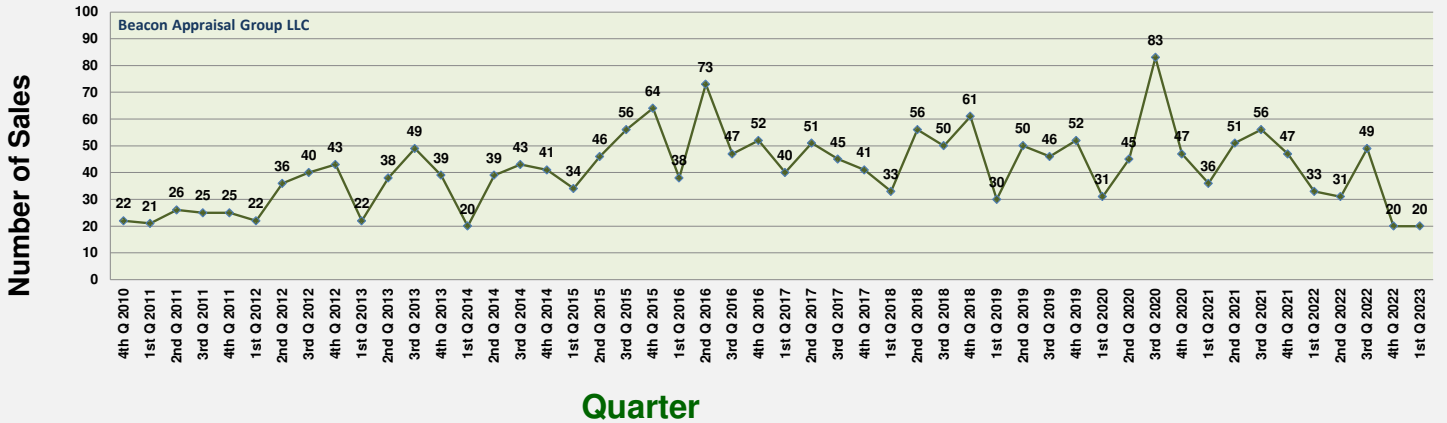
From MLS for Sisters area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

Sunriver area SFR - Median Price in THOUSANDS

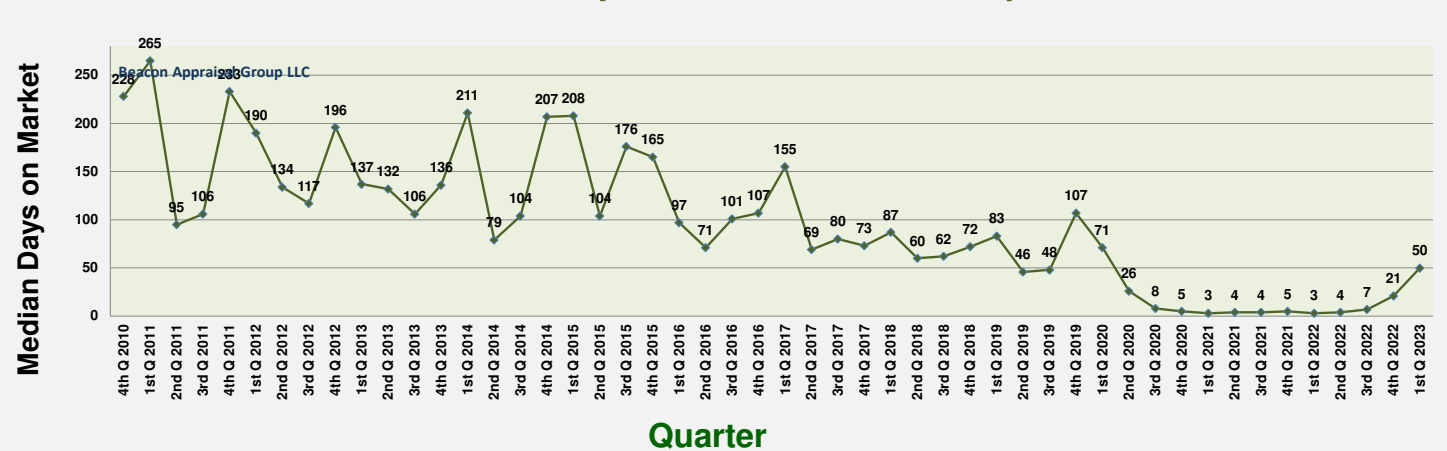


Sunriver area SFR- Number of Sales

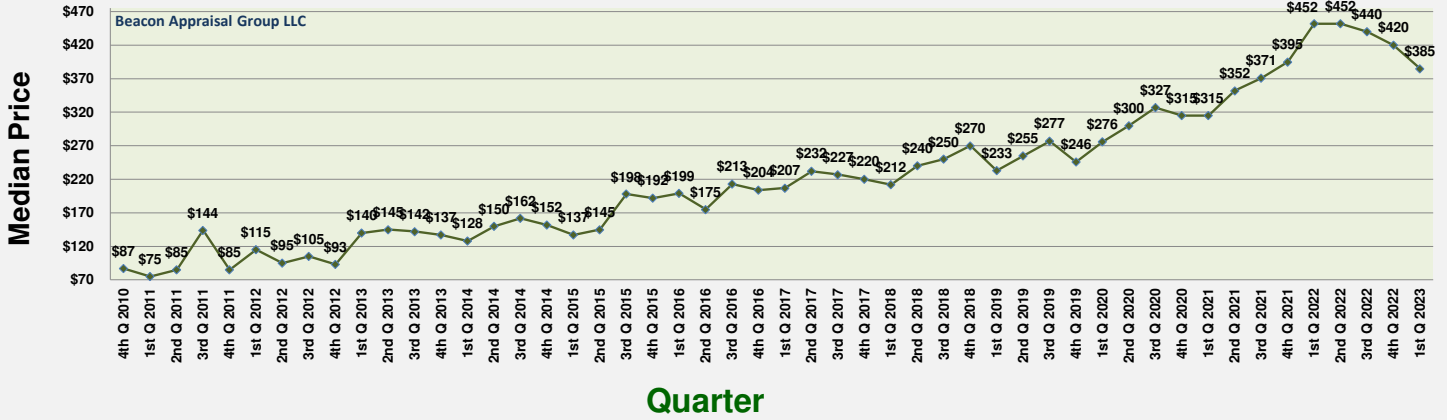
Total sold during 12 months prior to report date = 121 Total currently listed = 12



Sunriver area SFR - Days on Market For Sold Properties

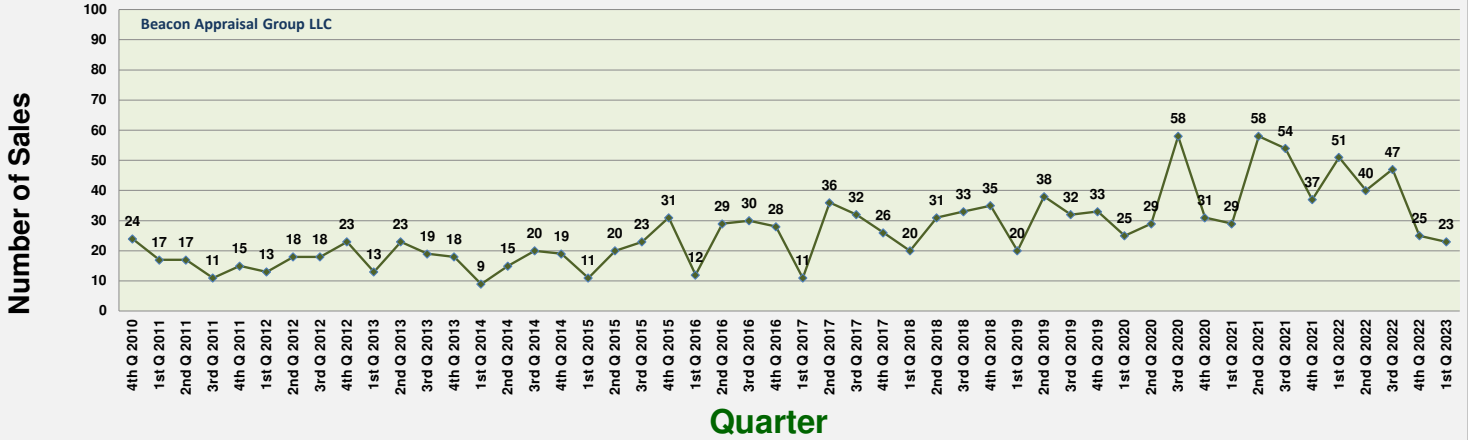


La Pine area SFR - Median Price in THOUSANDS

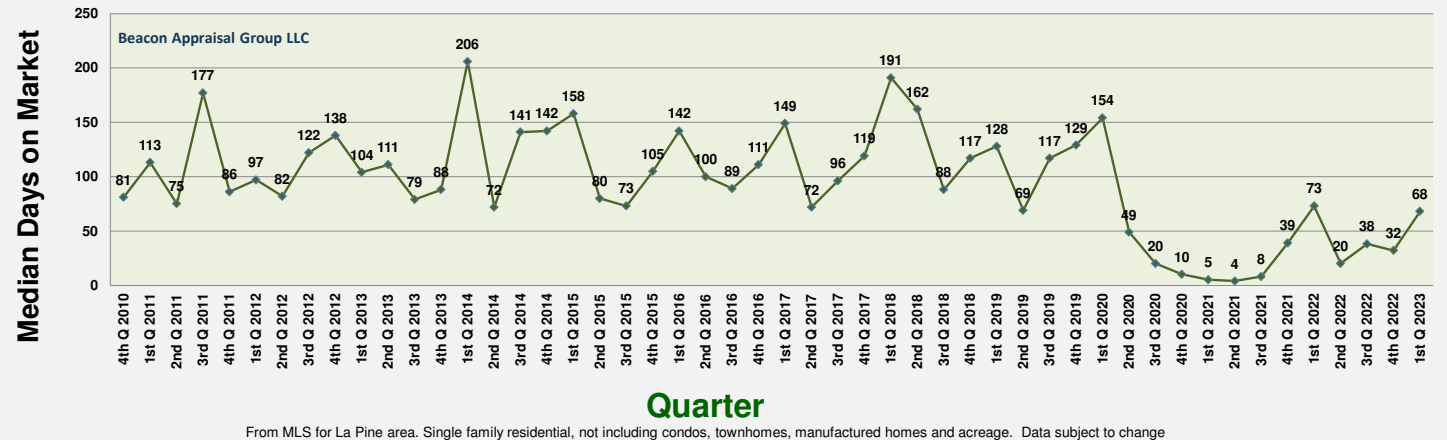


La Pine area SFR- Number of Sales

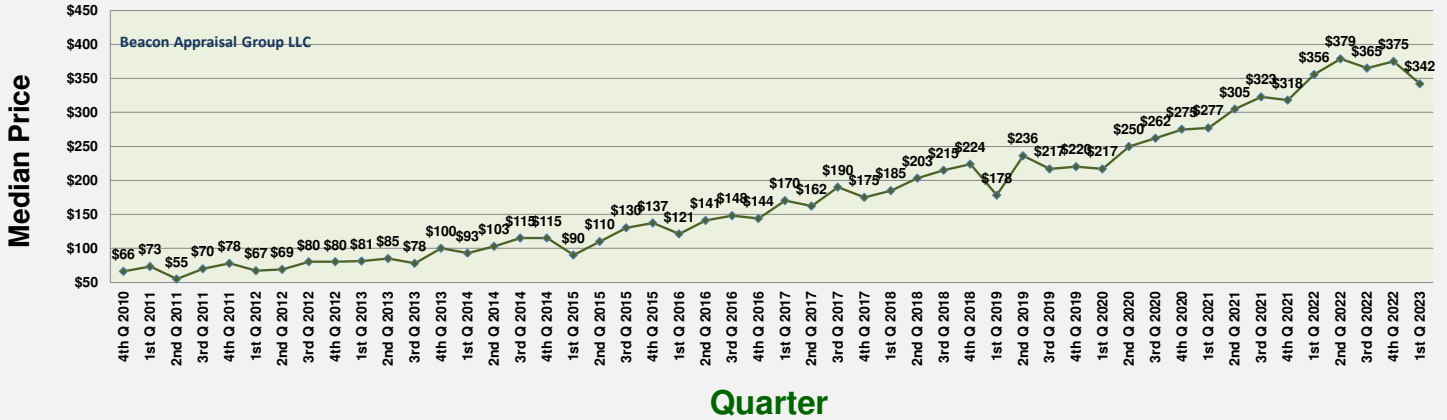
Total sold during 12 months prior to report date = 137 Total currently listed = 46



La Pine area SFR - Days on Market For Sold Properties



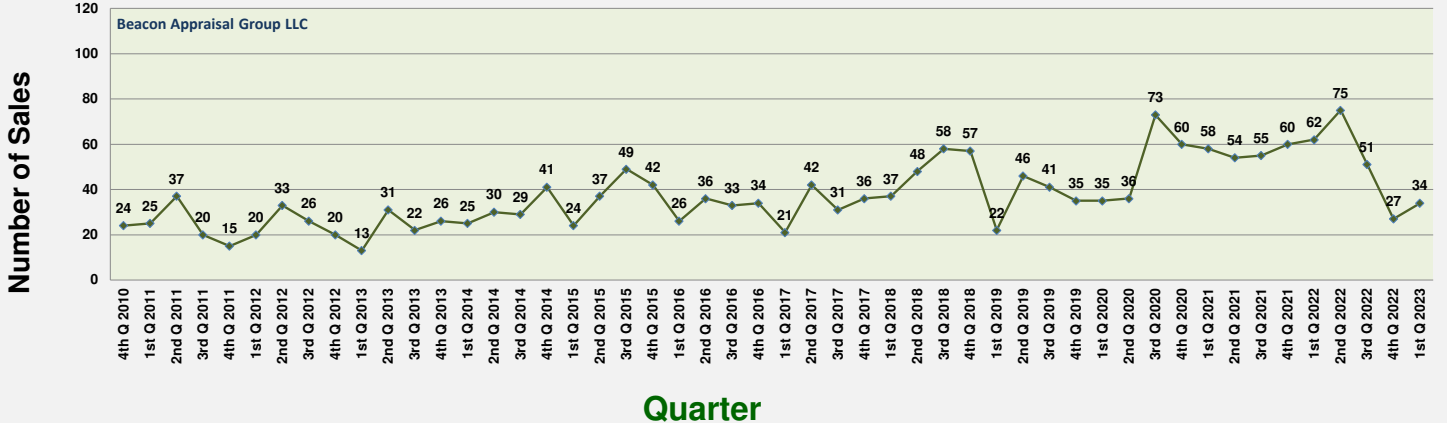
Jefferson County & Crooked River Ranch SFR - Median Price in THOUSANDS



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

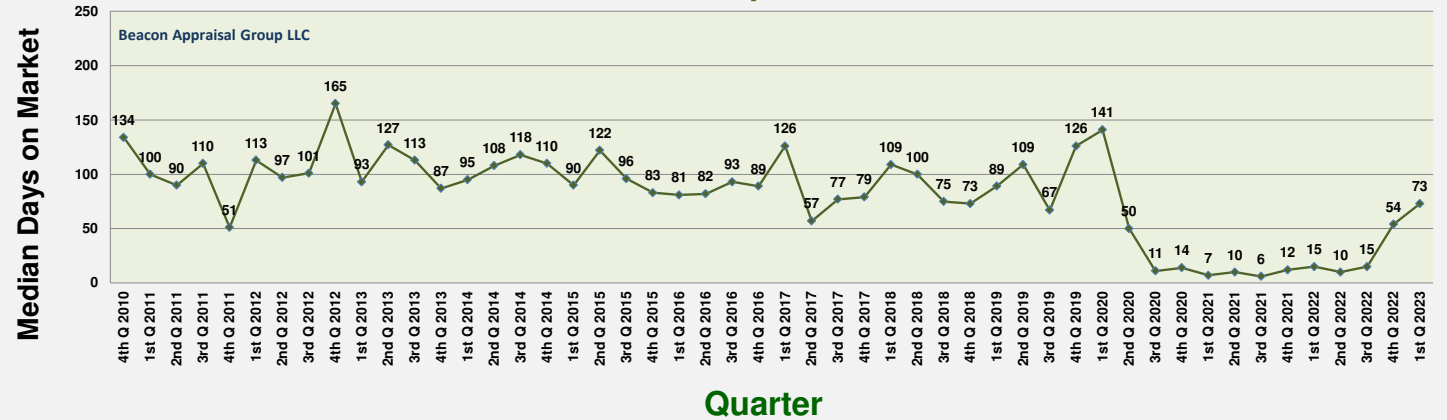
Jefferson County & CRR SFR- Number of Sales

Total sold during 12 months prior to report date = 187 Total currently listed = 41



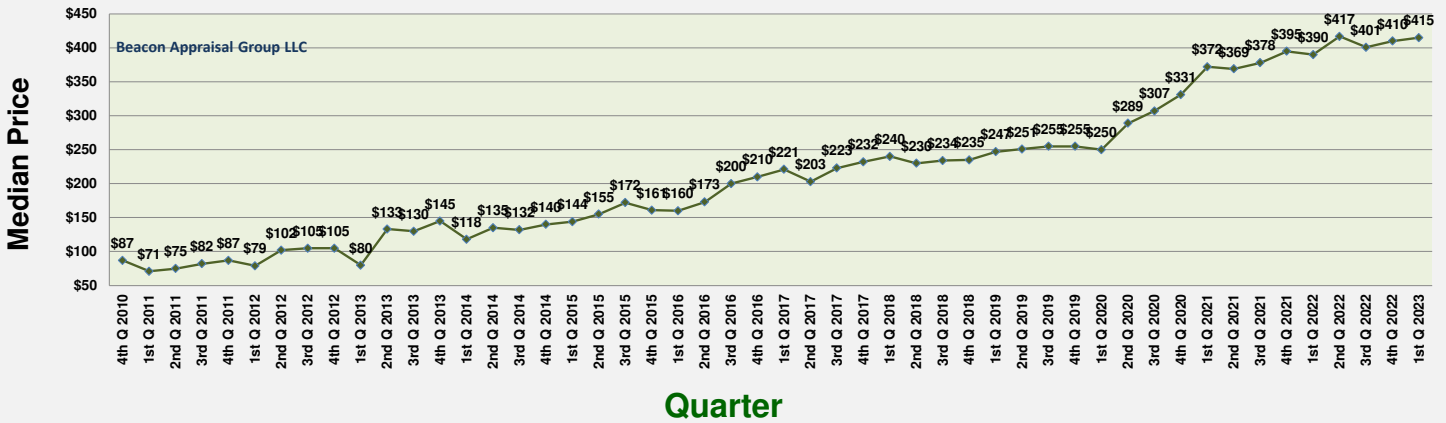
From MLS for Jefferson County and CCR areas. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

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

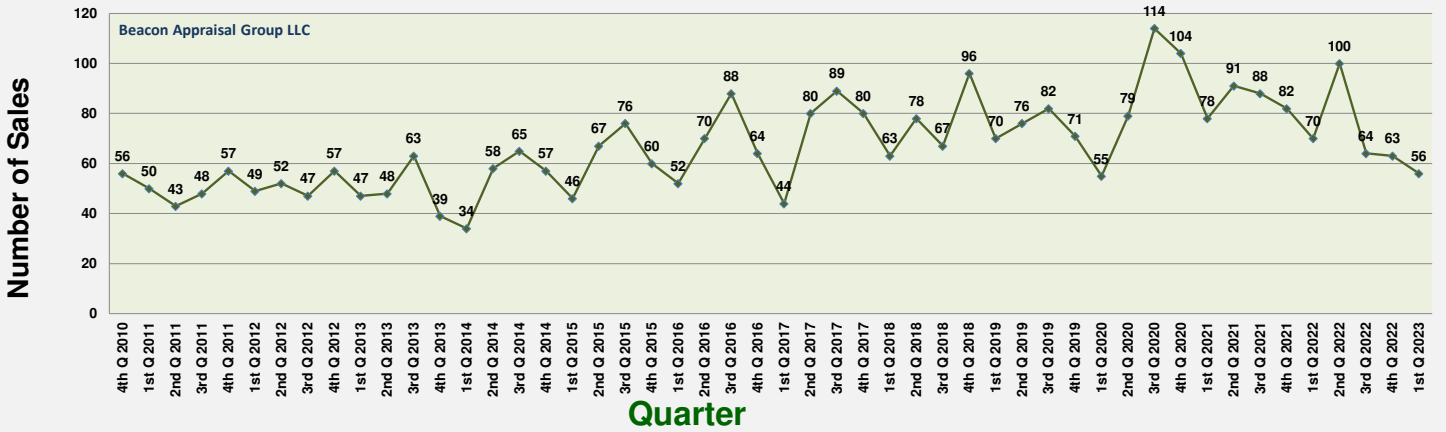
Crook County SFR - Median Price in THOUSANDS



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

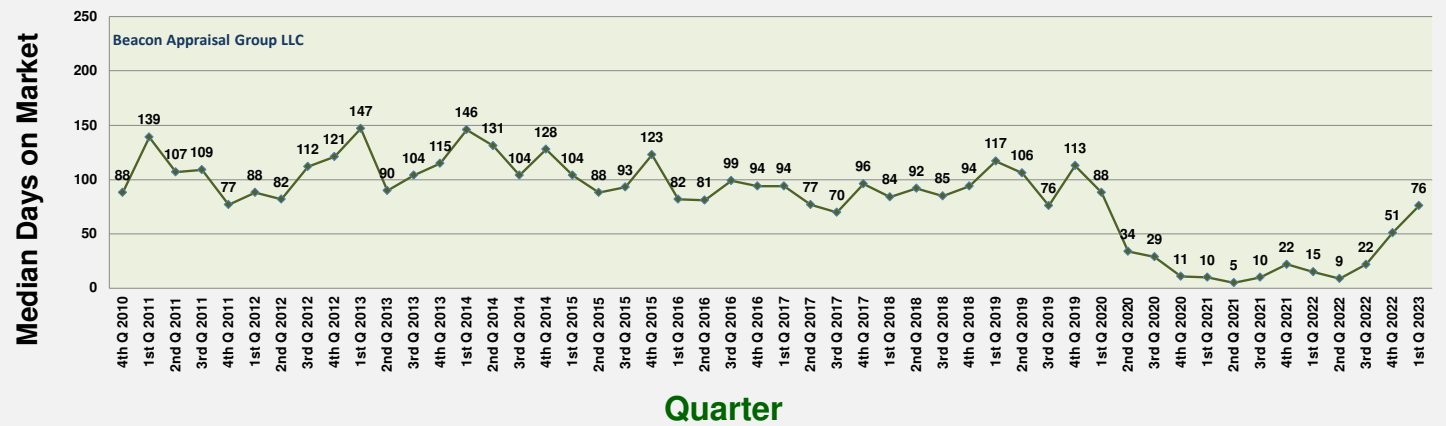
Crook County SFR- Number of Sales

Total sold during 12 months prior to report date = 284 Total currently listed = 66



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