# THE BEACON REPORT

September 2026

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

BEACON
APPRAISAL GROUP LLC

COMPILED BY DONNIE MONTAGNER
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Information obtained from the
MLS of Central Oregon
With permission from COAR

# BEACON REPORT

9/8/2026

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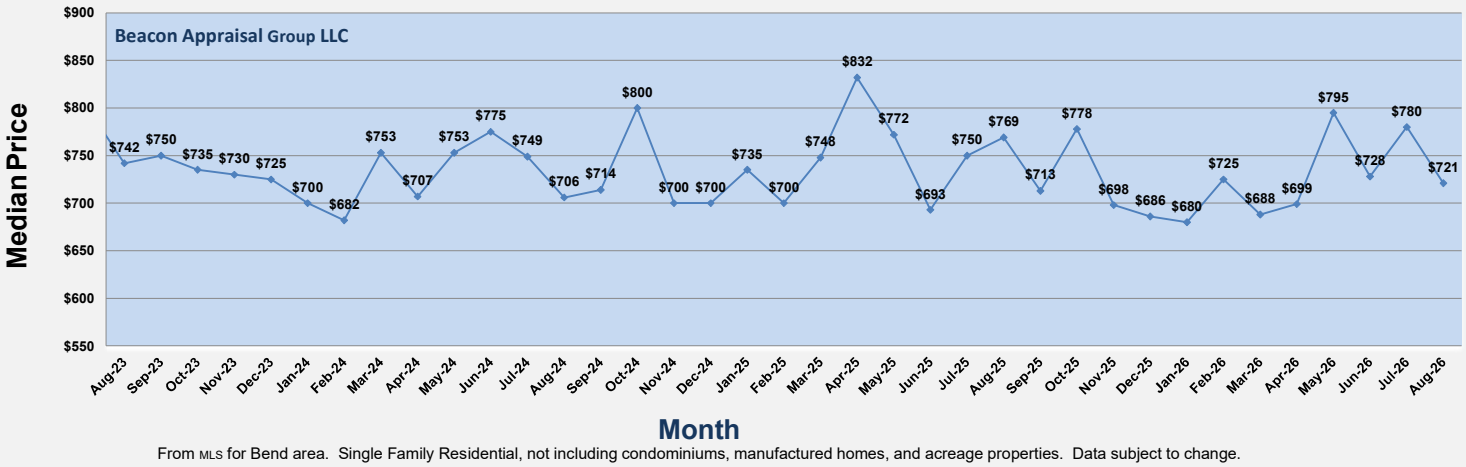
## Bend area SFR - Median Price in Thousands

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

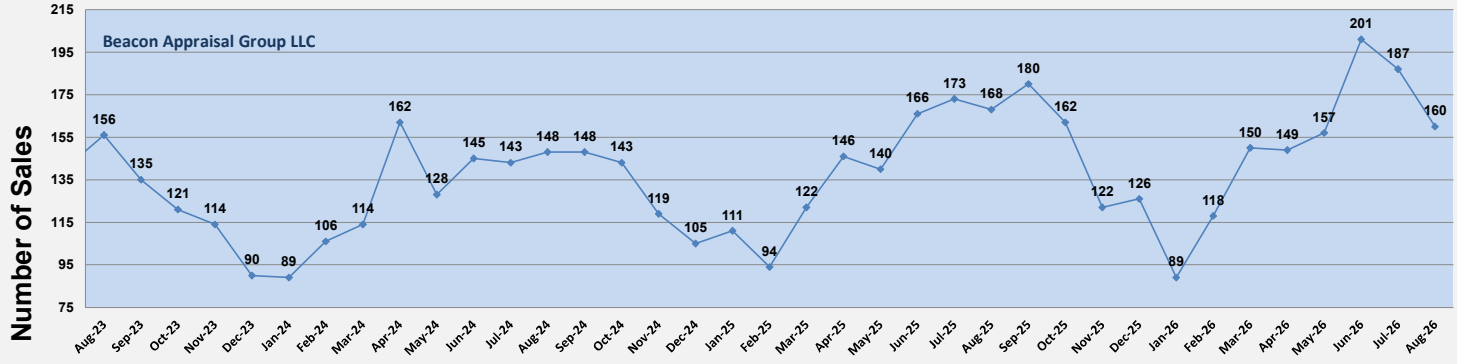



From MLS for Bend area. Single Family Residential, not including condominiums, manufactured homes, and acreage properties. Data subject to change.

## Bend area SFR - Number of Sales

**Total sold 12 months prior to report date = 1832 Total currently listed = 522**

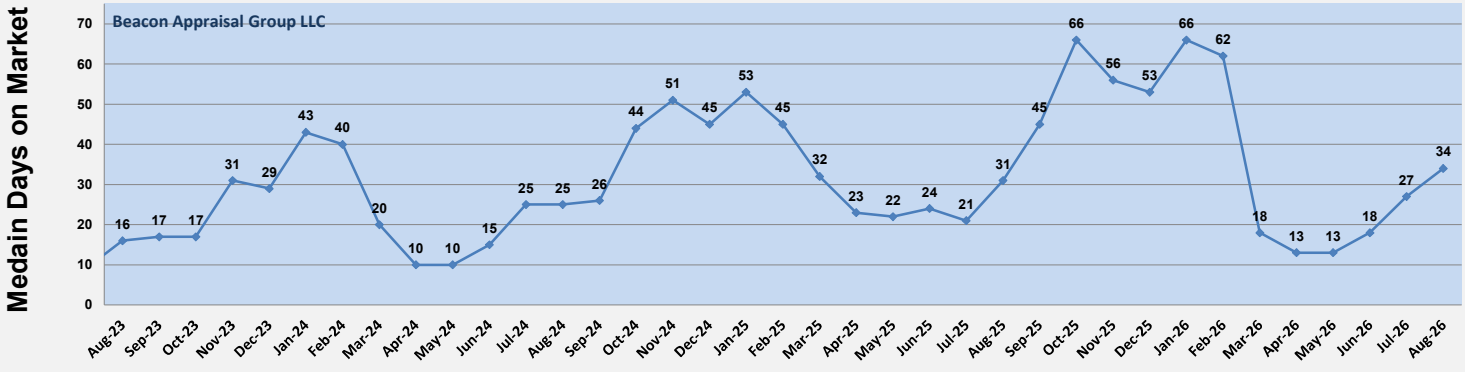
**Inventory*as of report date = 3.5 Months**




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

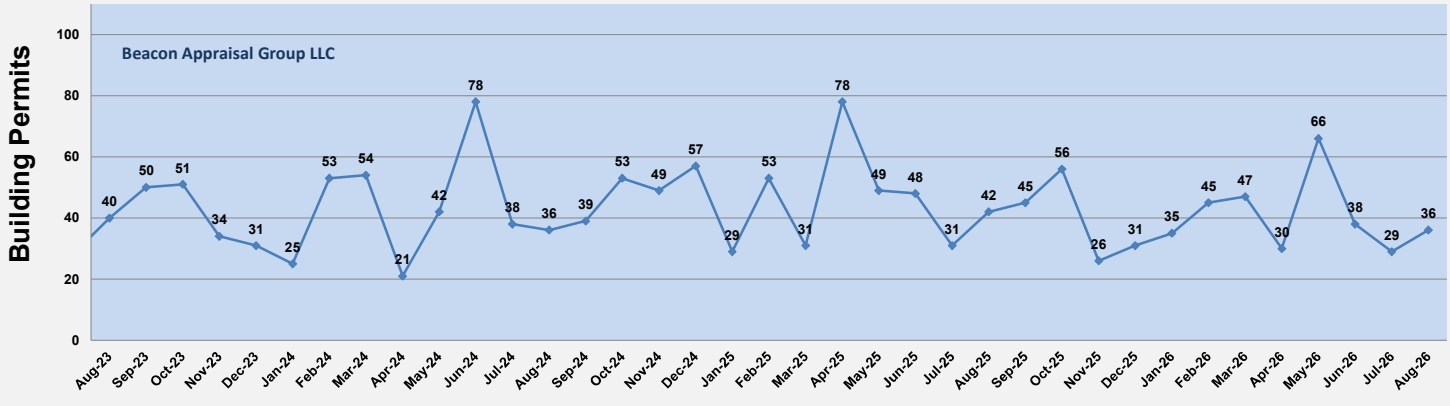
*Inventory = Current listings divided by prior 12 months' sales, rounded to the nearest whole month.

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



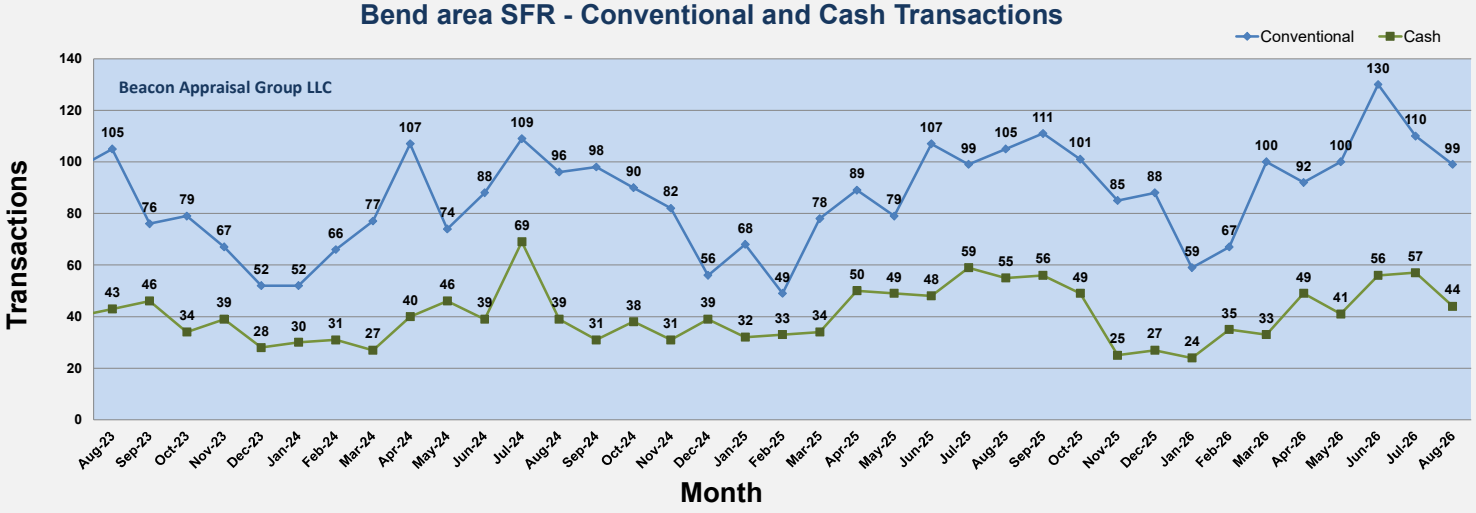

From MLS for Bend area. Single Family Residential, not including condominiums, manufactured homes, and acreage properties. Data subject to change.

## Bend area SFR - Building Permits

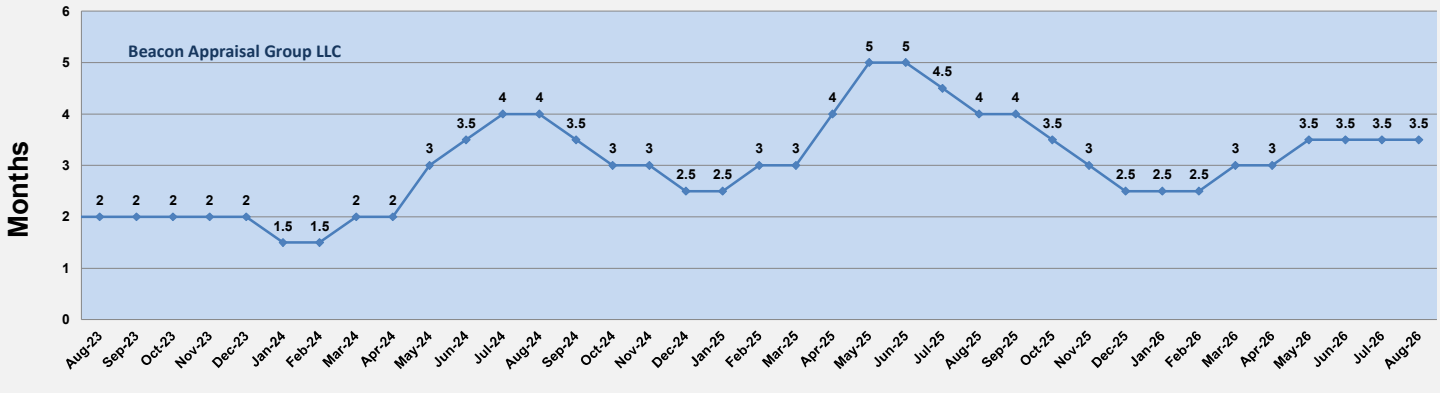



**NEW SINGLE FAMILY DETACHED** - Not including single family attached, multifamily or mobile homes

## Bend area SFR - Conventional and Cash Transactions




## Bend area SFR - Months Supply

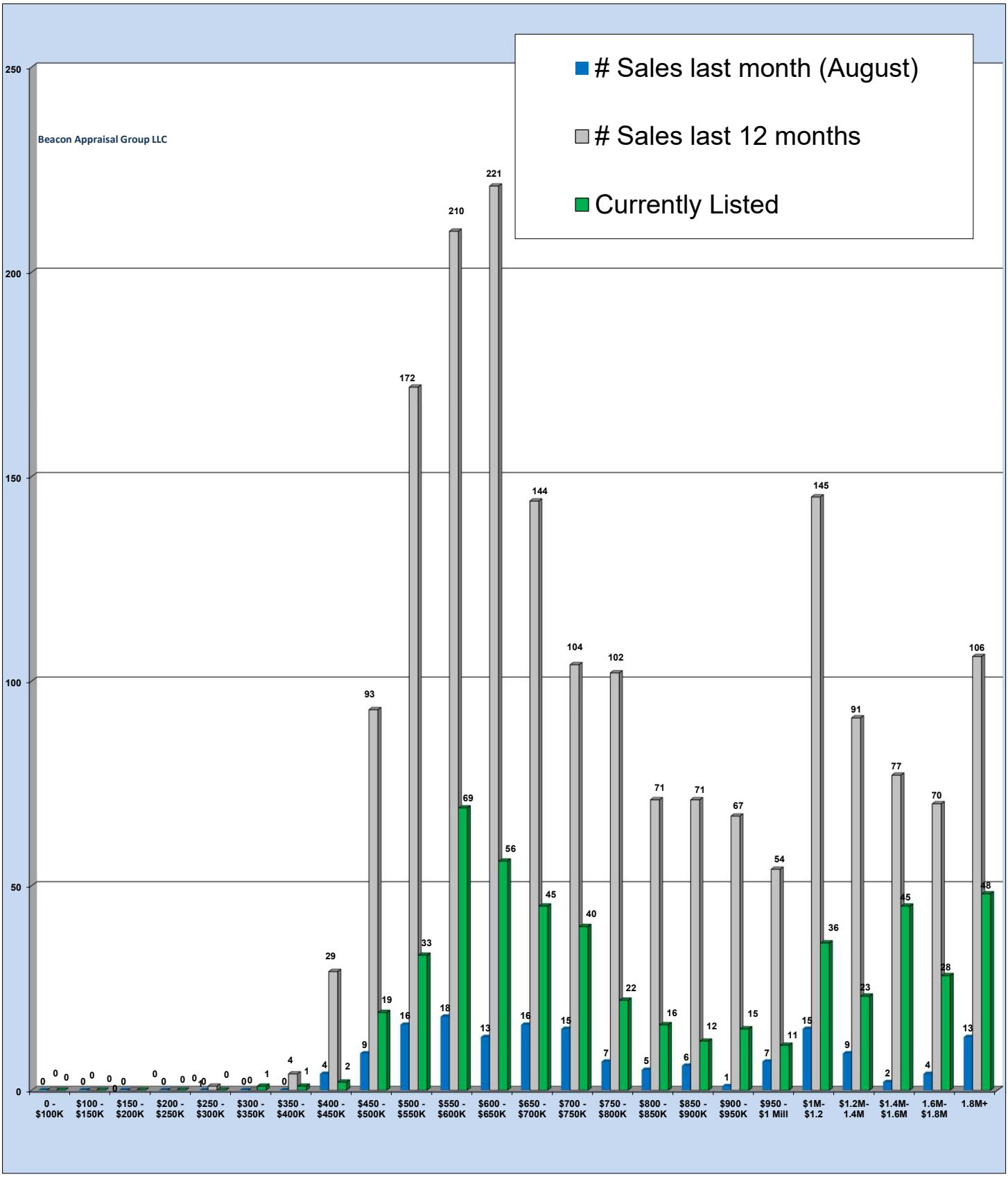



**NEW SINGLE FAMILY DETACHED** - Not including single family attached, multifamily or mobile homes

## 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

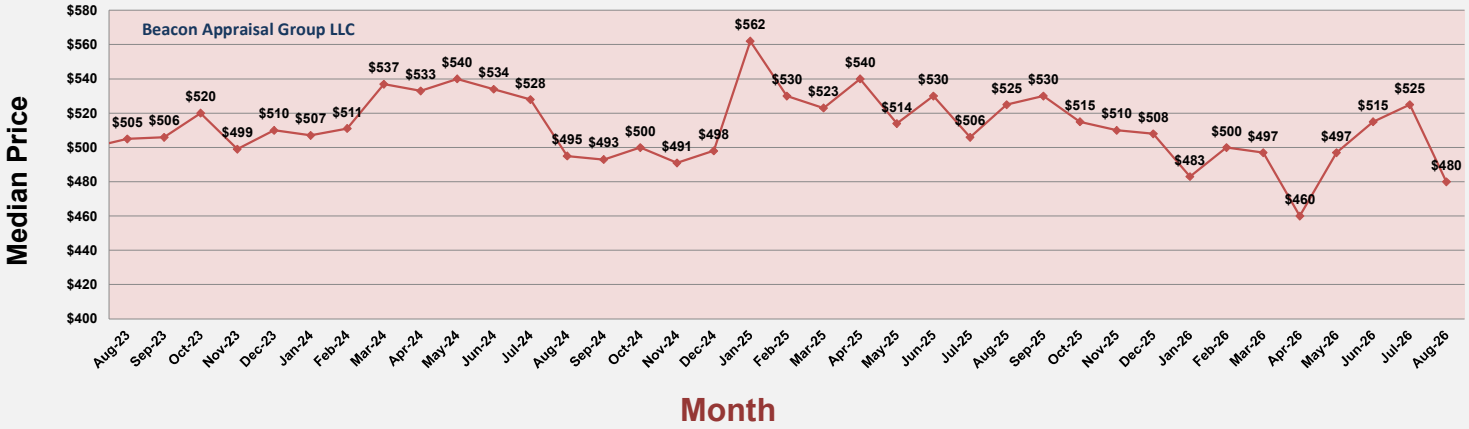
# Bend area SFR: # Sales vs. Current Listings




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



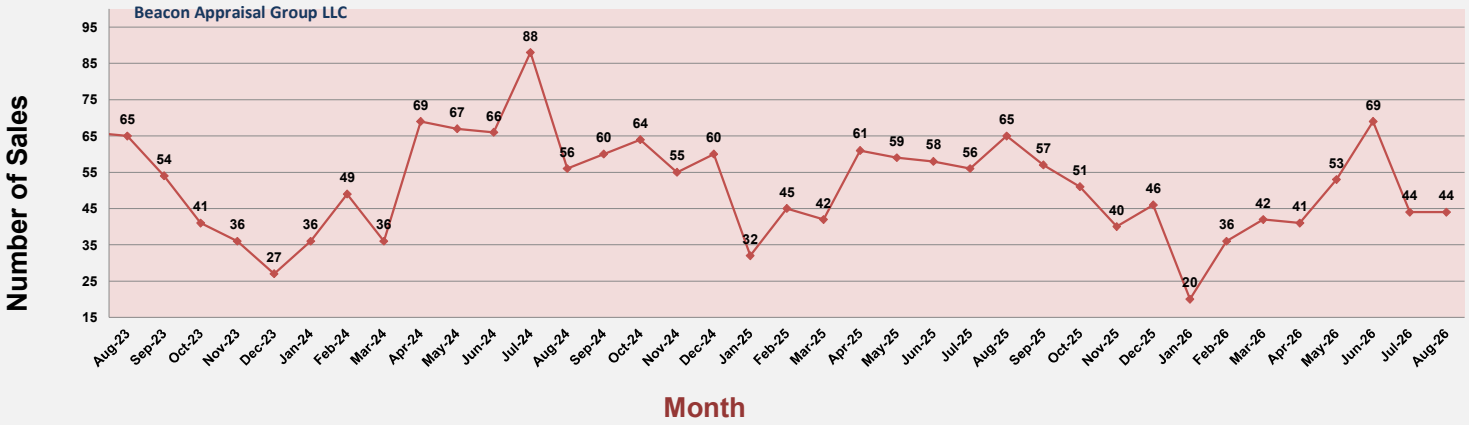

Month

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 = 555 Total currently listed = 178**

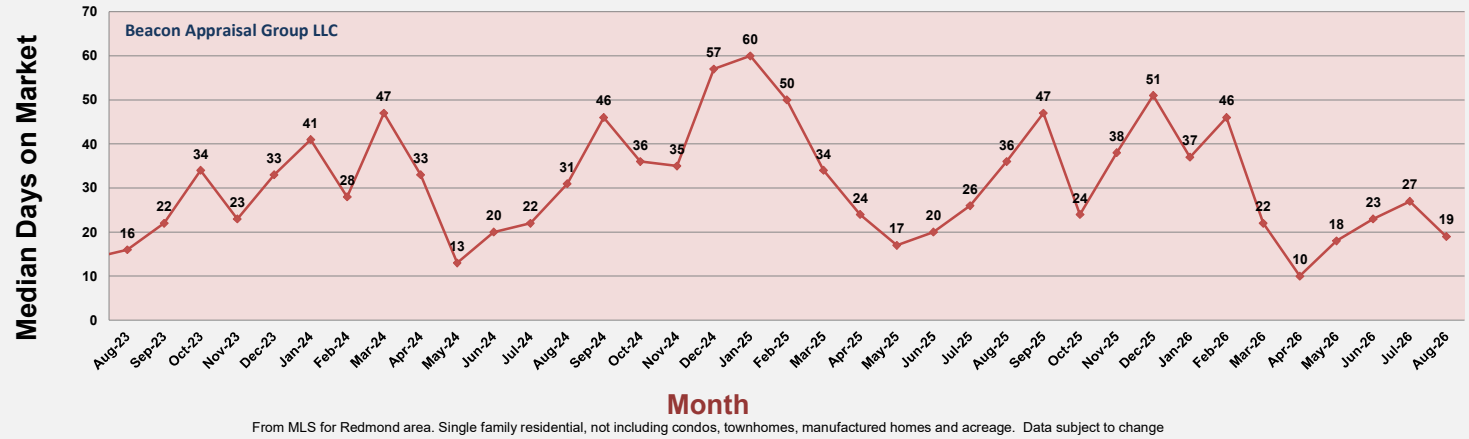
**Inventory* as of report date = 4 Months**




Month

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

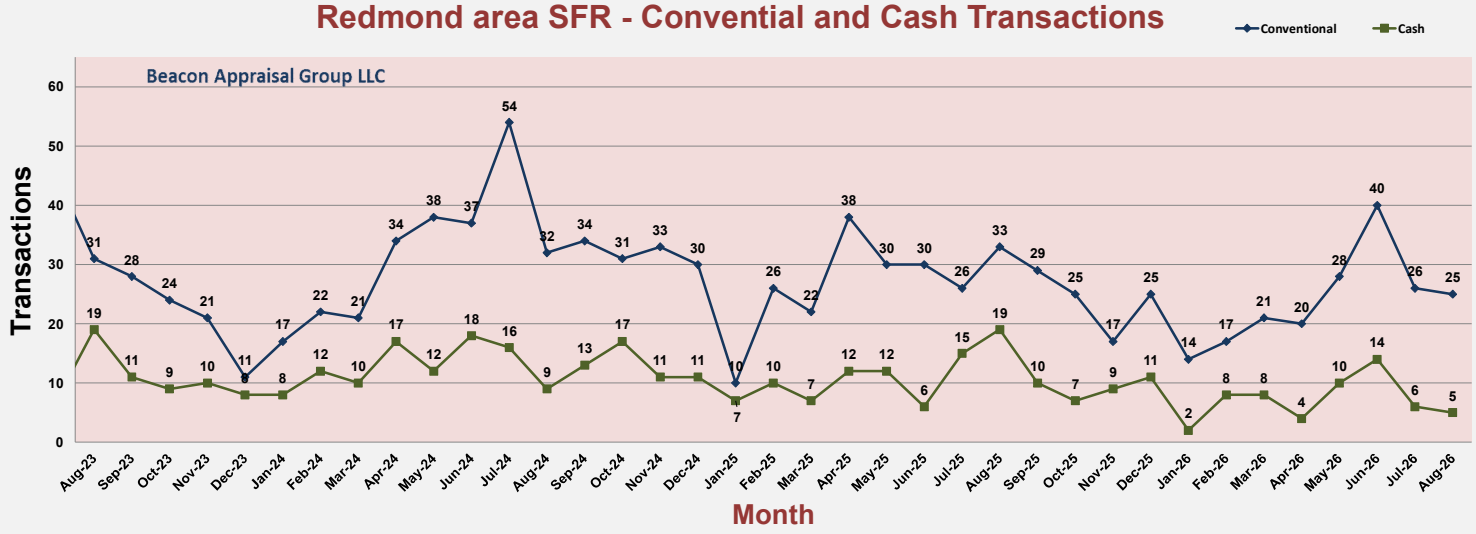
# Redmond area SFR - Days on Market for Sold Properties



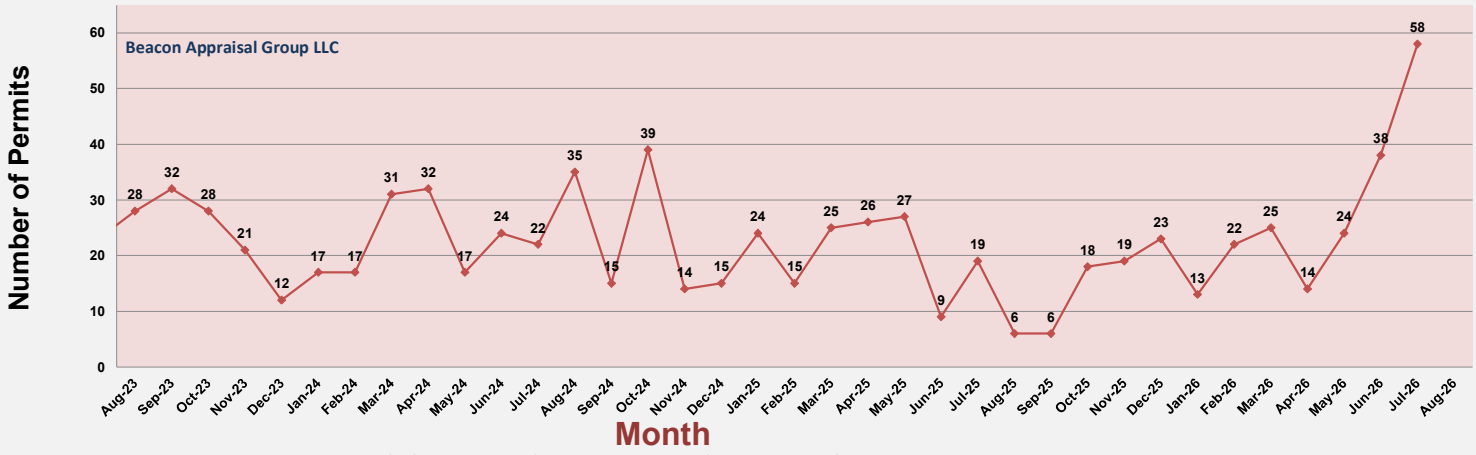

Month

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

## Redmond area SFR - Convential and Cash Transactions

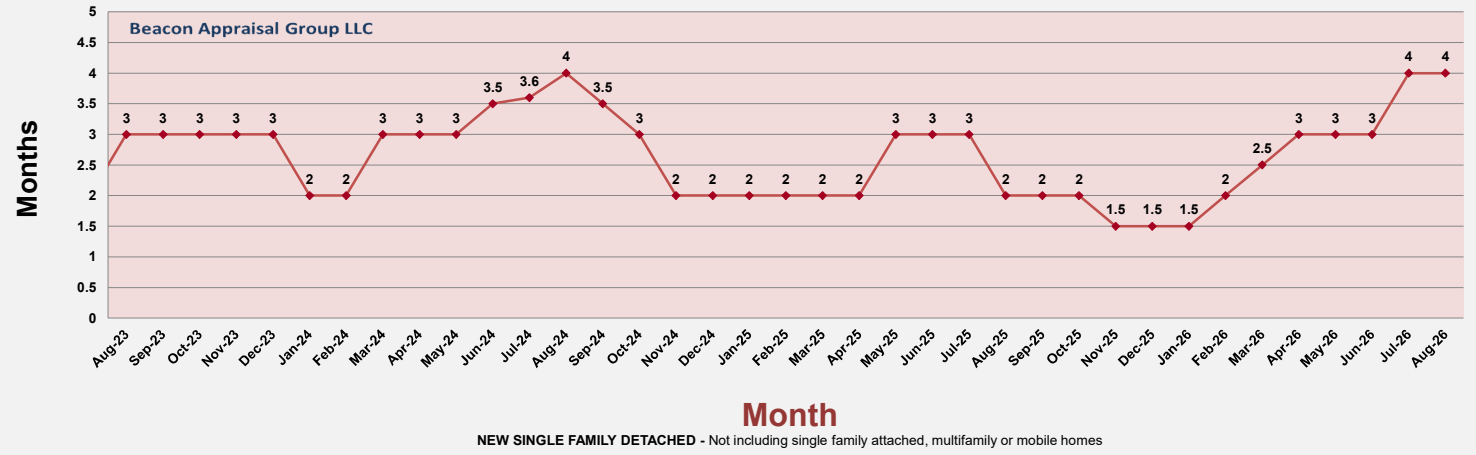



## Redmond area SFR - Building Permits

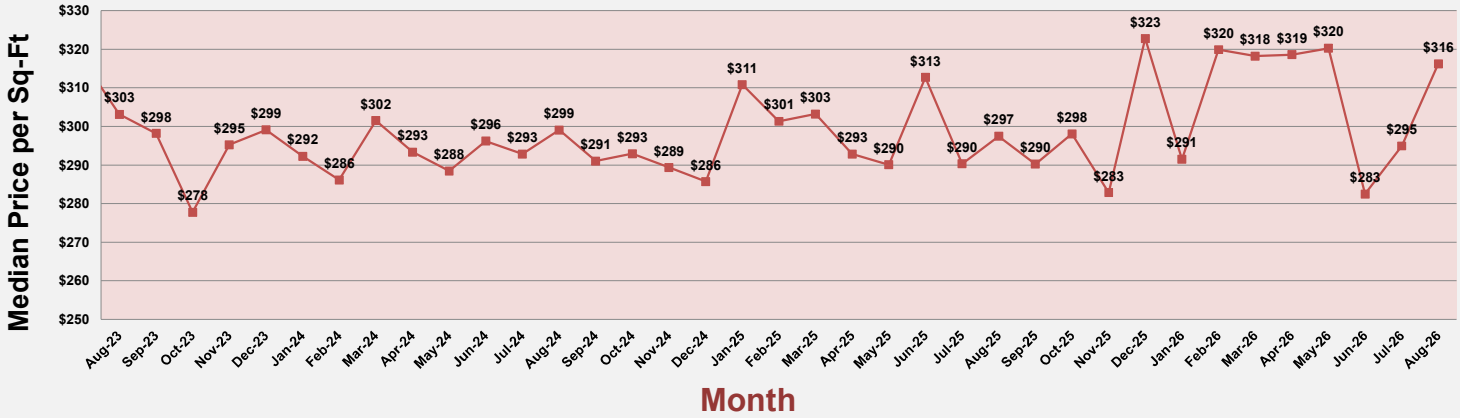



**NEW SINGLE FAMILY DETACHED -** Not including single family attached, multifamily or mobile homes

## Redmond area SFR - Months of Inventory

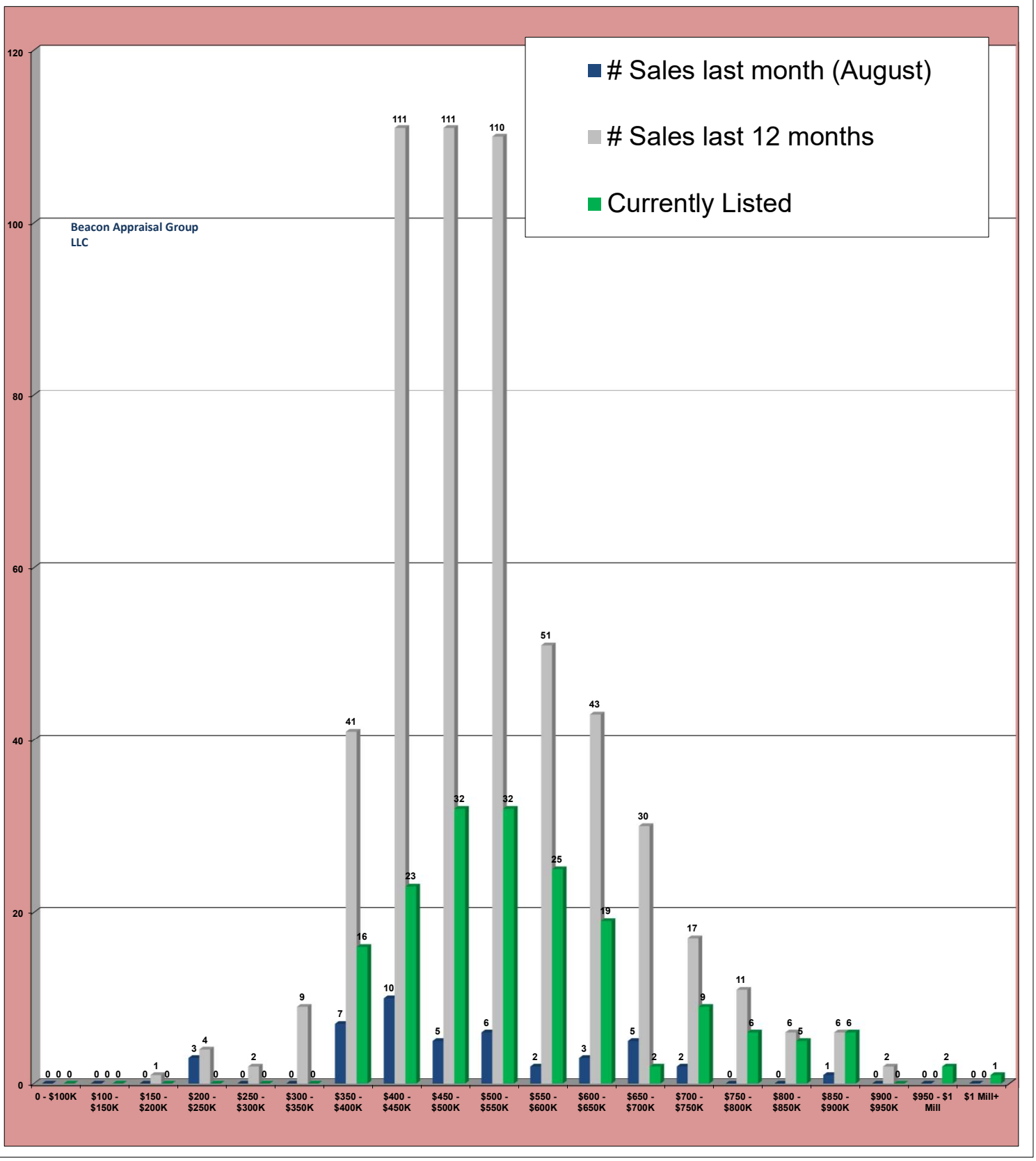



**NEW SINGLE FAMILY DETACHED -** Not including single family attached, multifamily or mobile homes




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 August

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 = | $682 | |
| Number of SFR Sales = | 8 | |
| Days on Market for Sold SFR = | 35 | |
| Current Inventory* = | 5.5 | Months |

## Sunriver

| | | |
|---|---|---|
| Median Price SFR in Thousands = | $973 | |
| Number of SFR Sales = | 10 | |
| Days on Market for Sold SFR = | 56 | |
| Current Inventory* = | 5.5 | Months |

## LaPine

| | | |
|---|---|---|
| Median Price SFR in Thousands = | $418 | |
| Number of SFR Sales = | 13 | |
| Days on Market for Sold SFR = | 73 | |
| Current Inventory* = | 9 | Months |

## JEFFERSON COUNTY

| | | |
|---|---|---|
| Median Price SFR in Thousands = | $395 | |
| Number of SFR Sales = | 16 | |
| Days on Market for Sold SFR = | 46 | |
| Current Inventory* = | 6.5 | Months |

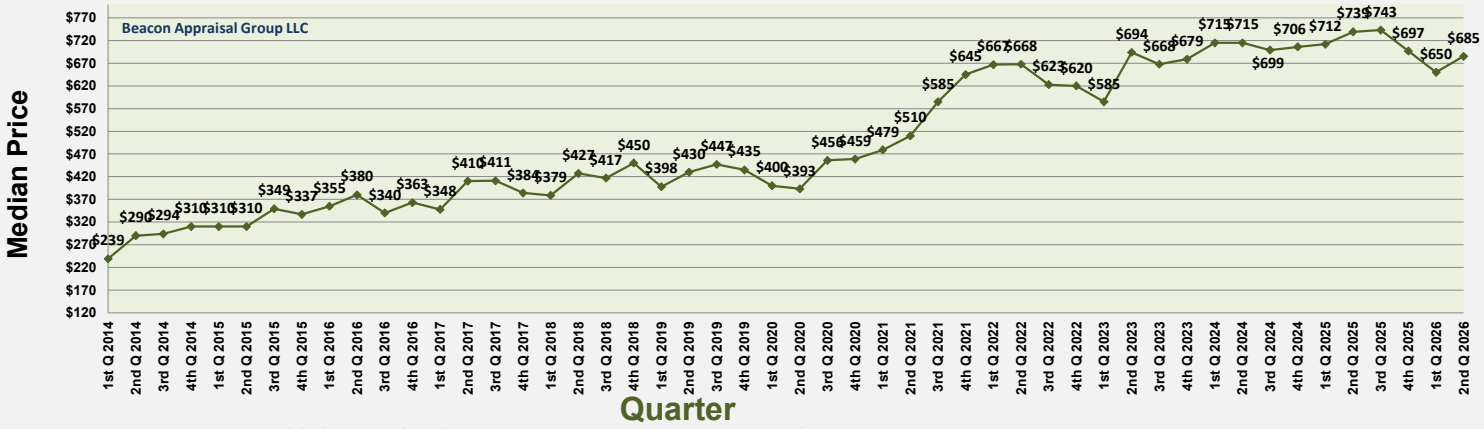
## CROOK COUNTY

| | | |
|---|---|---|
| Median Price SFR in Thousands = | $462 | |
| Number of SFR Sales = | 22 | |
| Days on Market for Sold SFR = | 69 | |
| Current Inventory* = | 6 | 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.

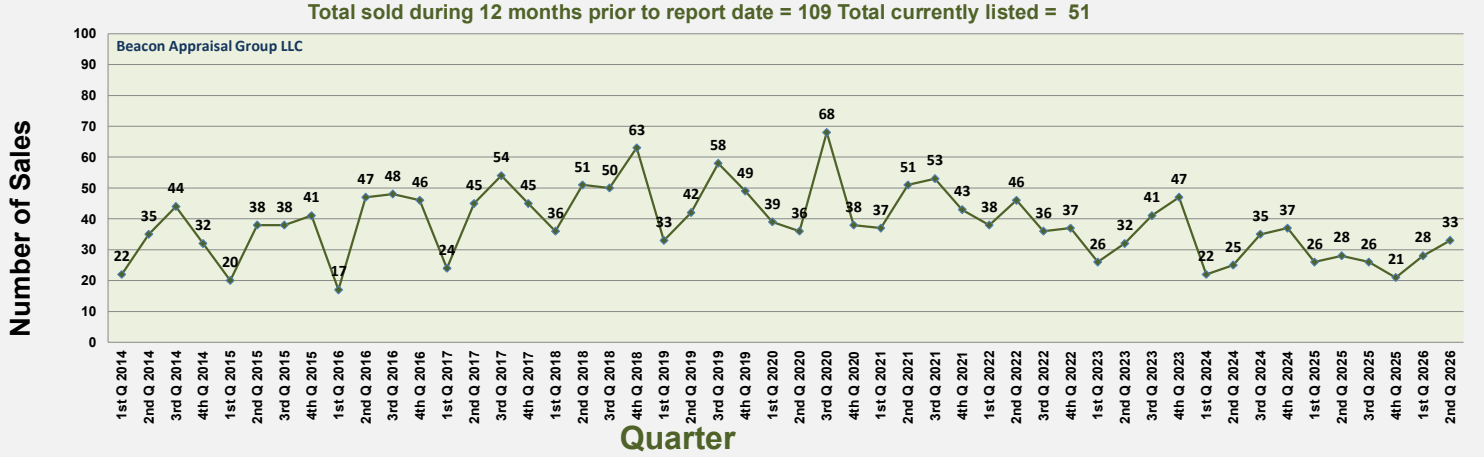
## Sisters area SFR - Median Price in THOUSANDS




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

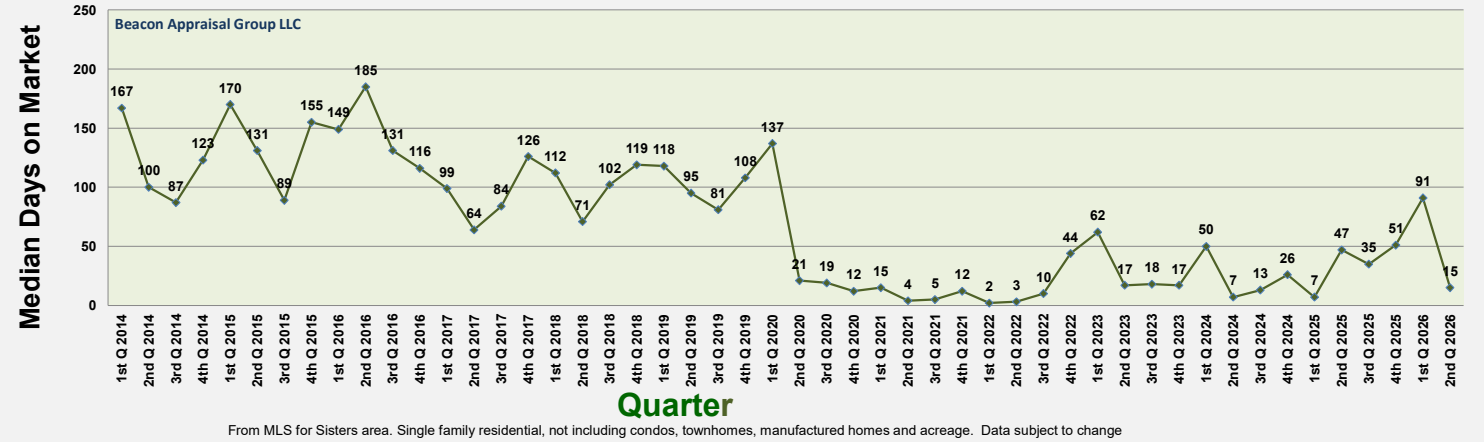
## Sisters area SFR - Number of Sales

Total sold during 12 months prior to report date = 109 Total currently listed = 51



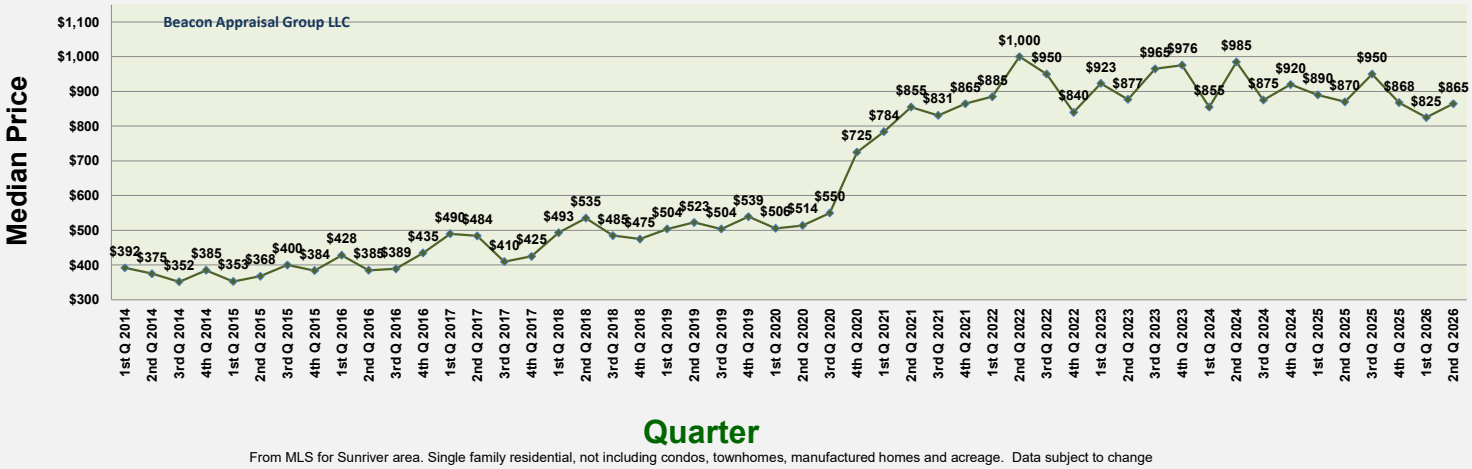

From MLS for Sisters area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

## 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

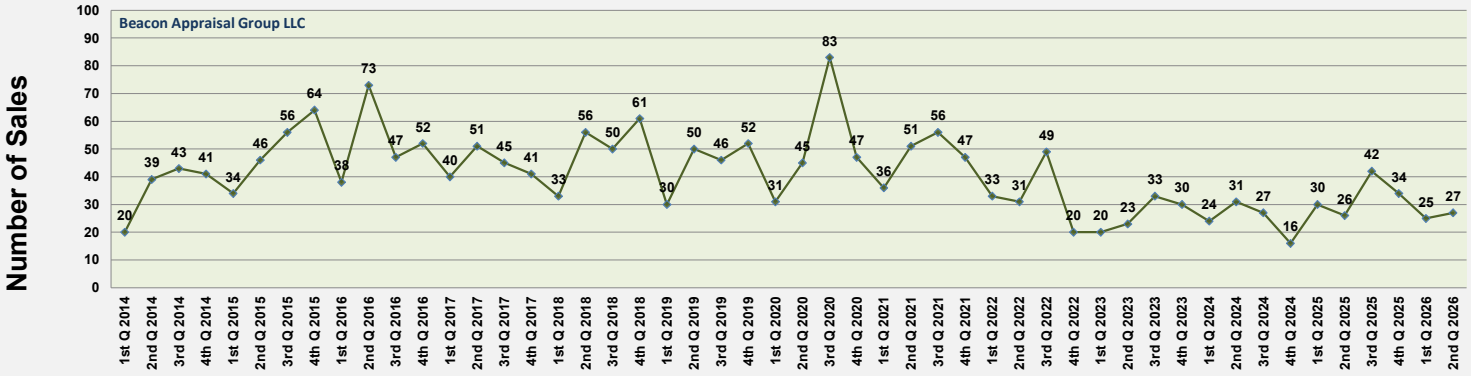
## Sunriver area SFR - Median Price in THOUSANDS




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

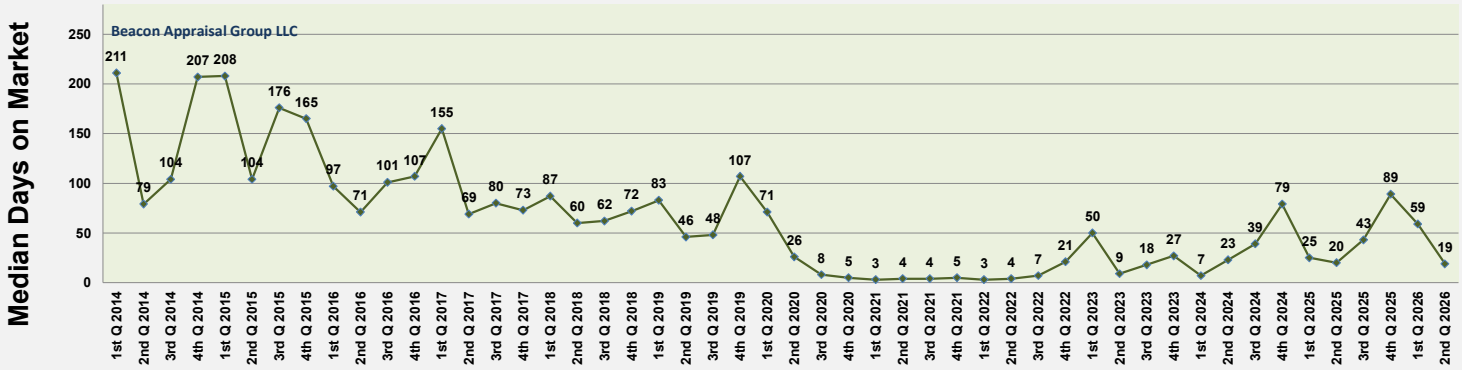
## Sunriver area SFR- Number of Sales

**Total sold during 12 months prior to report date = 128 Total currently listed = 58**



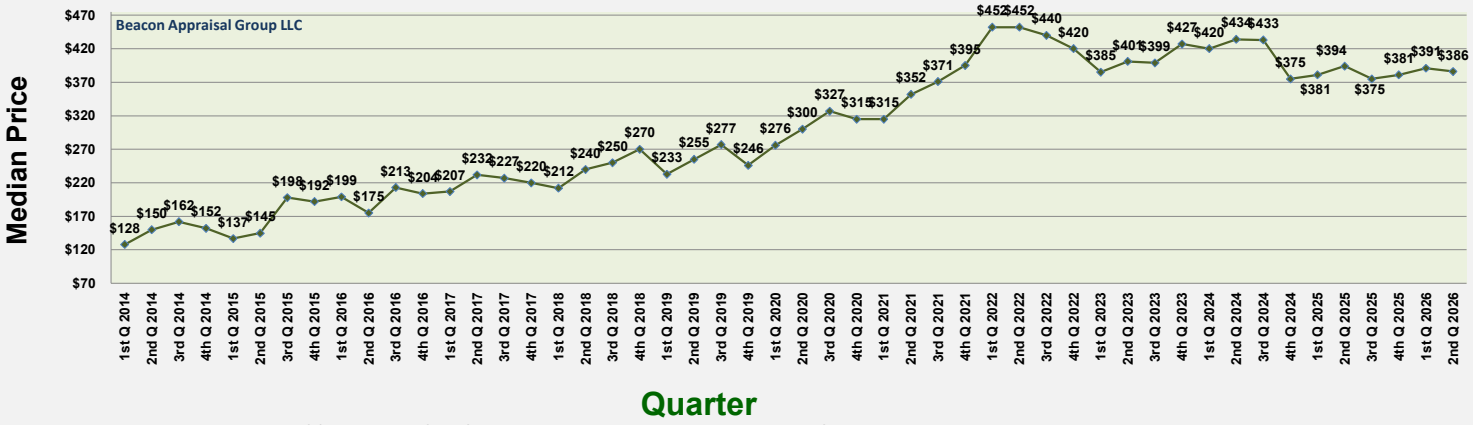

From MLS for Sunriver area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

## 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

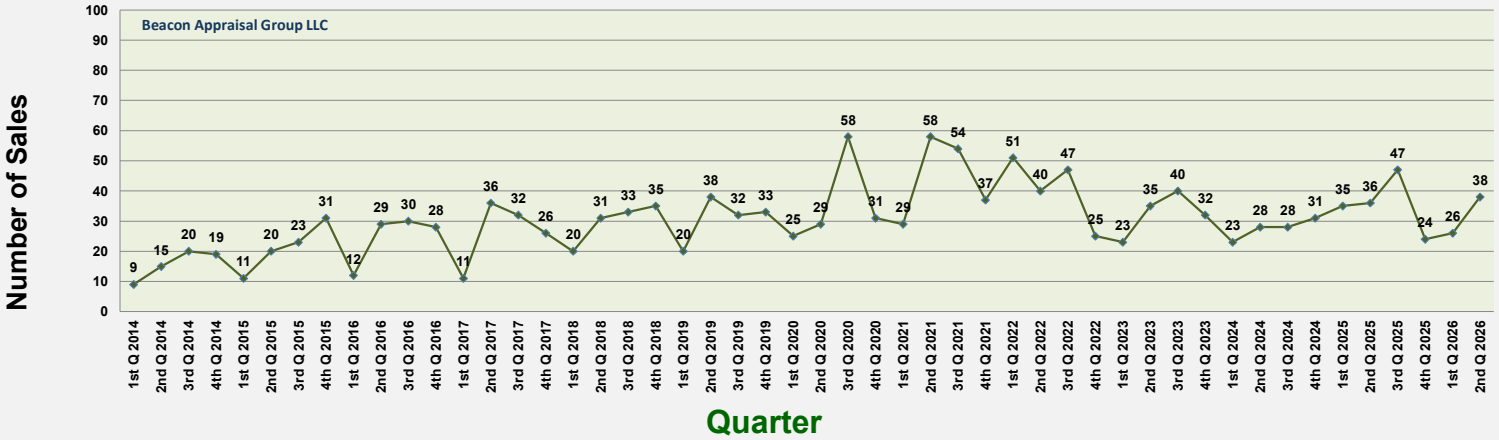
## La Pine area SFR - Median Price in THOUSANDS




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

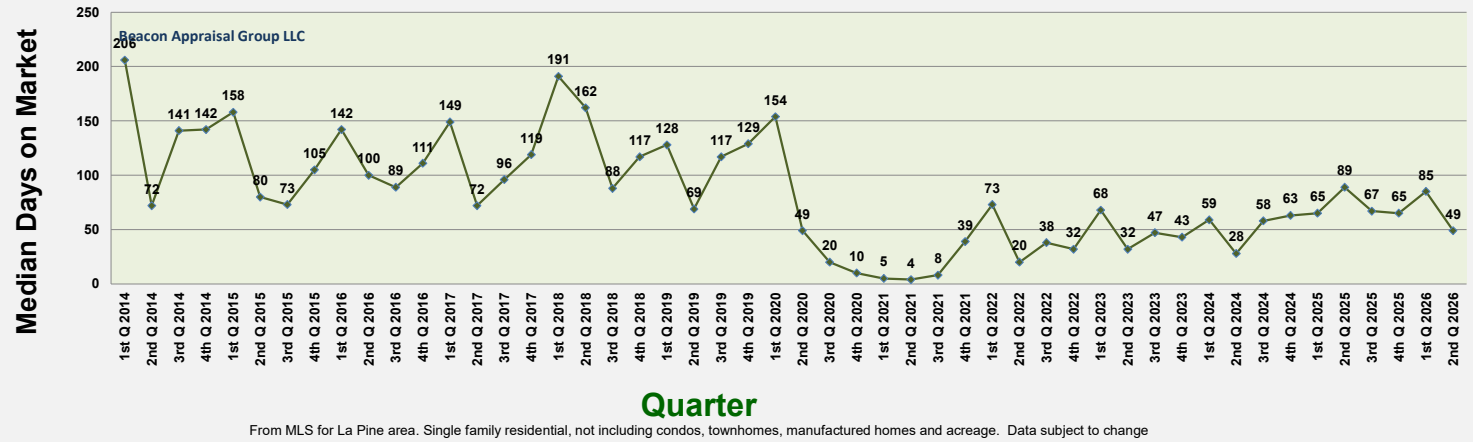
## La Pine area SFR- Number of Sales

**Total sold during 12 months prior to report date = 116 Total currently listed = 90**



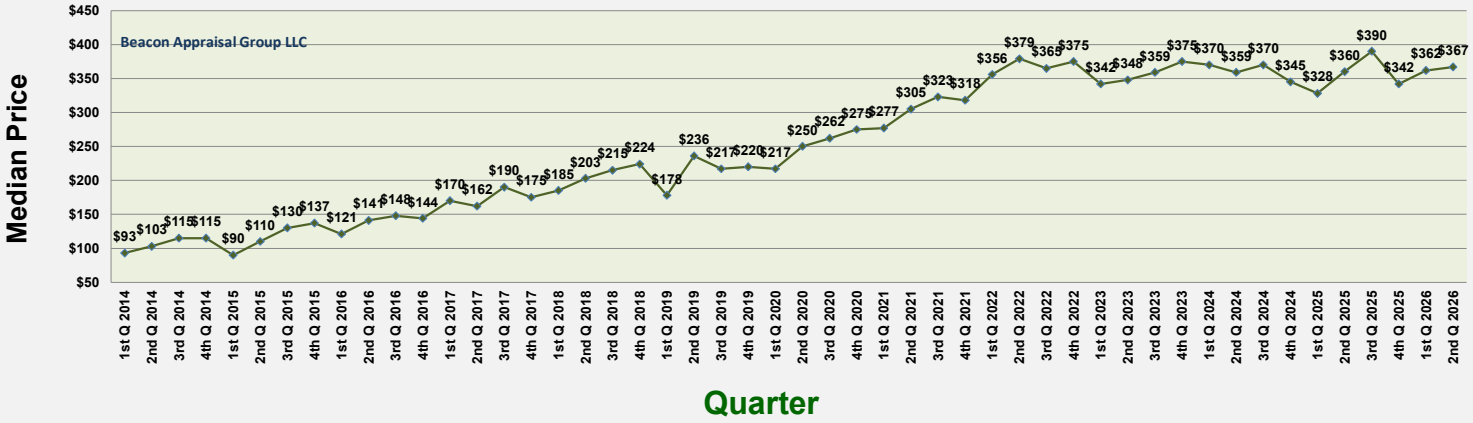

From MLS for La Pine area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

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




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

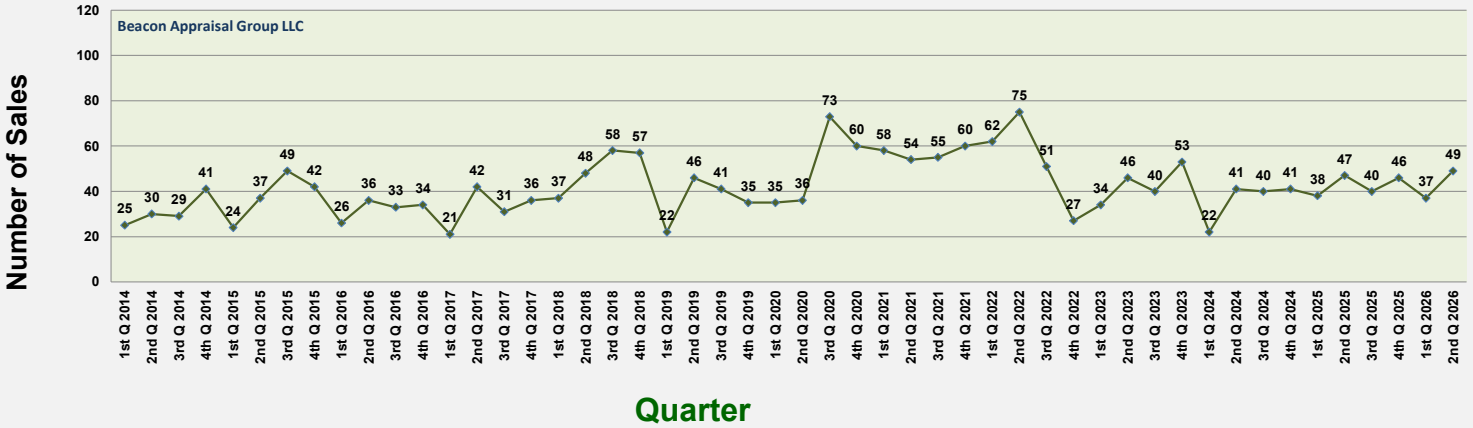
## Jefferson County & Crooked River Ranch SFR - Median Price in THOUSANDS




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

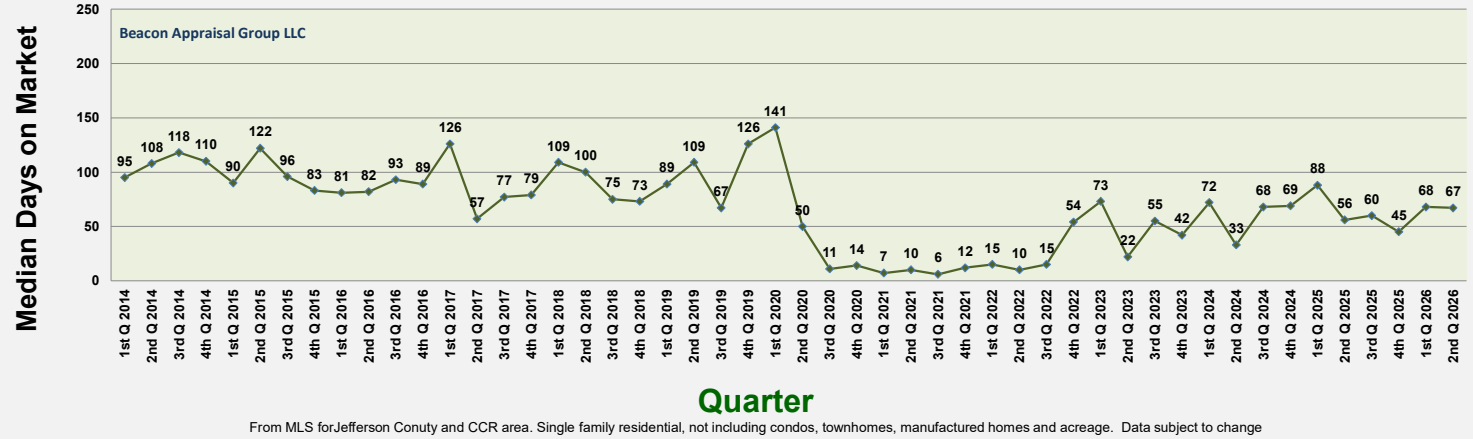
## Jefferson County & CRR SFR- Number of Sales

**Total sold during 12 months prior to report date = 172 Total currently listed = 92**



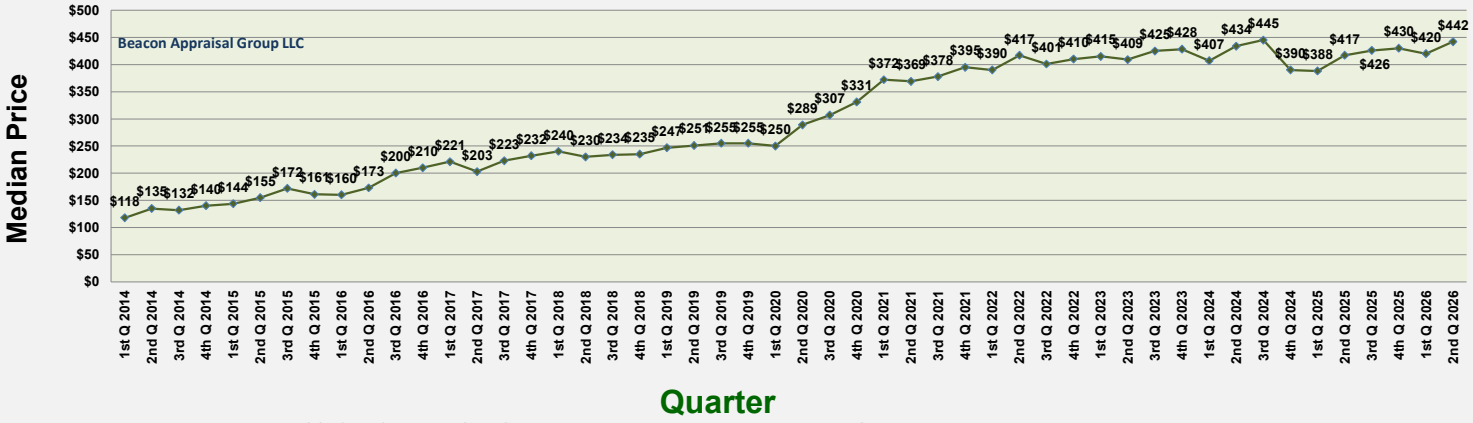

From MLS for Jefferson County and CCR areas. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

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




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

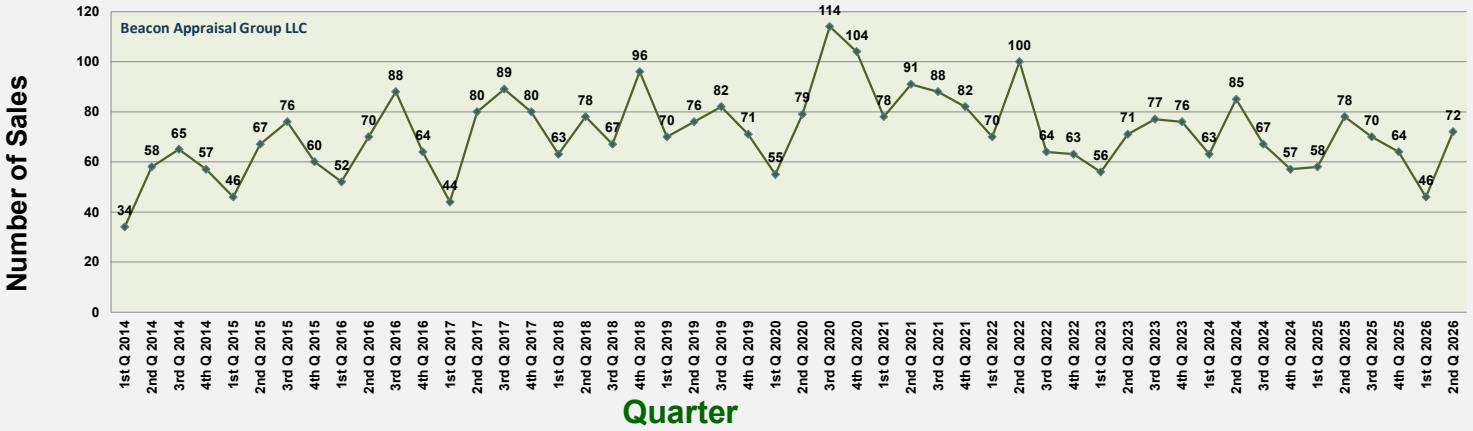
## Crook County SFR - Median Price in THOUSANDS




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

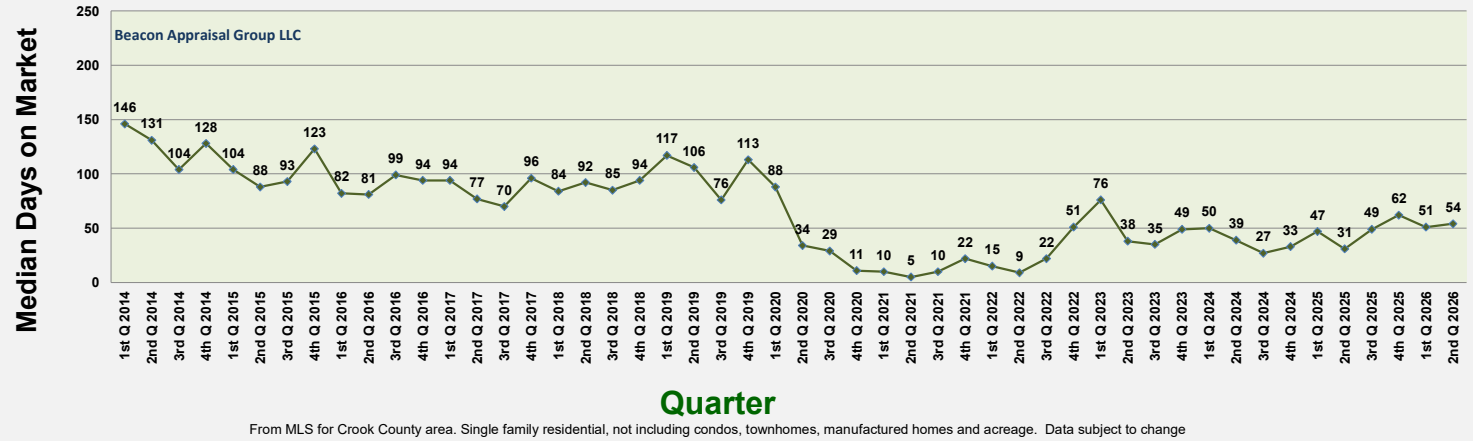
## Crook County SFR- Number of Sales

**Total sold during 12 months prior to report date = 253 Total currently listed = 127**




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