

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



# THE BEACON REPORT

October 2015

COMPILED BY DONNIE MONTAGNER  
STATE CERTIFIED RESIDENTIAL APPRAISER  
[WWW.donniemontagner.com](http://WWW.donniemontagner.com)

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

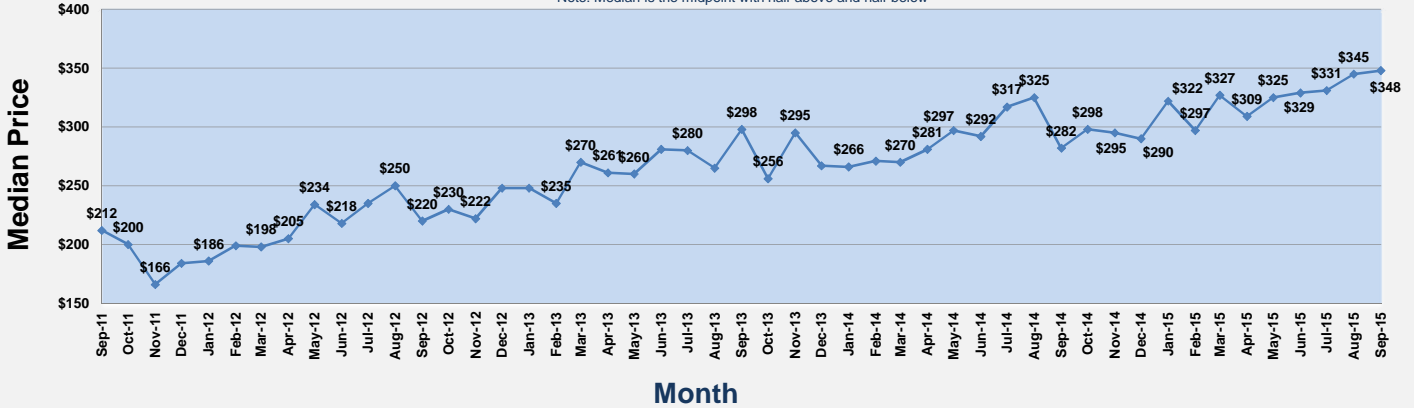
# BEACON REPORT

10/8/2015

© 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

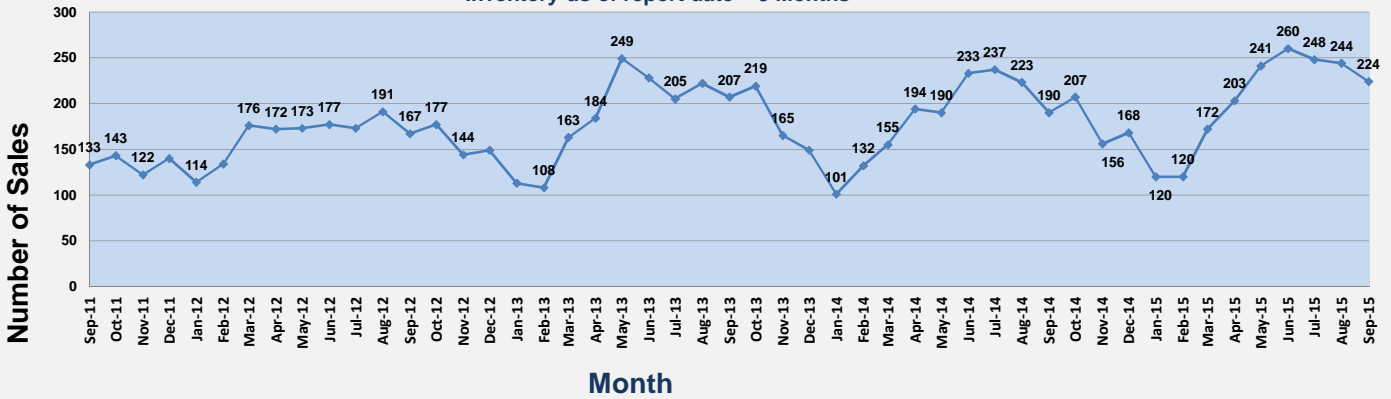


From MLS for Bend area. Single Family Residential, not including condominiums, manufactured homes, and acreage properties. Data subject to change.

## Bend area SFR - Number of Sales

Total sold 12 months prior to report date = 2,419 - Total currently listed = 617

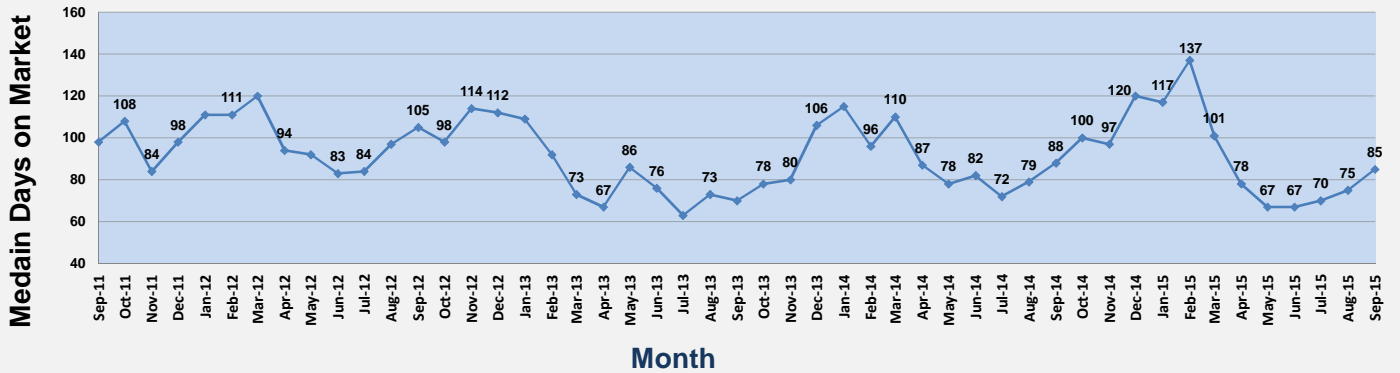
Inventory\*as of report date = 3 Months



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

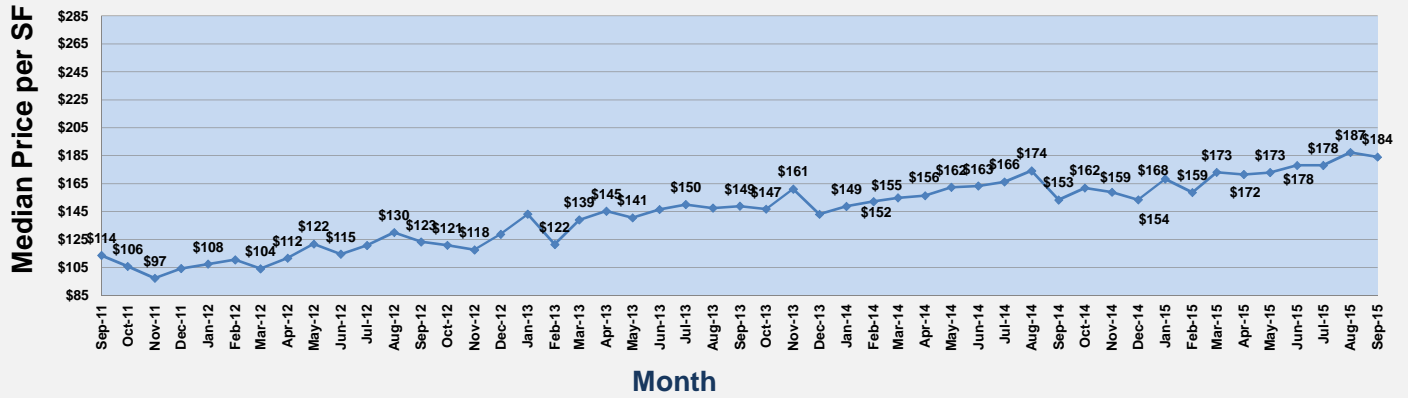
\*Inventory = Current listings divided by prior 12 months' sales, rounded to the nearest whole month.

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



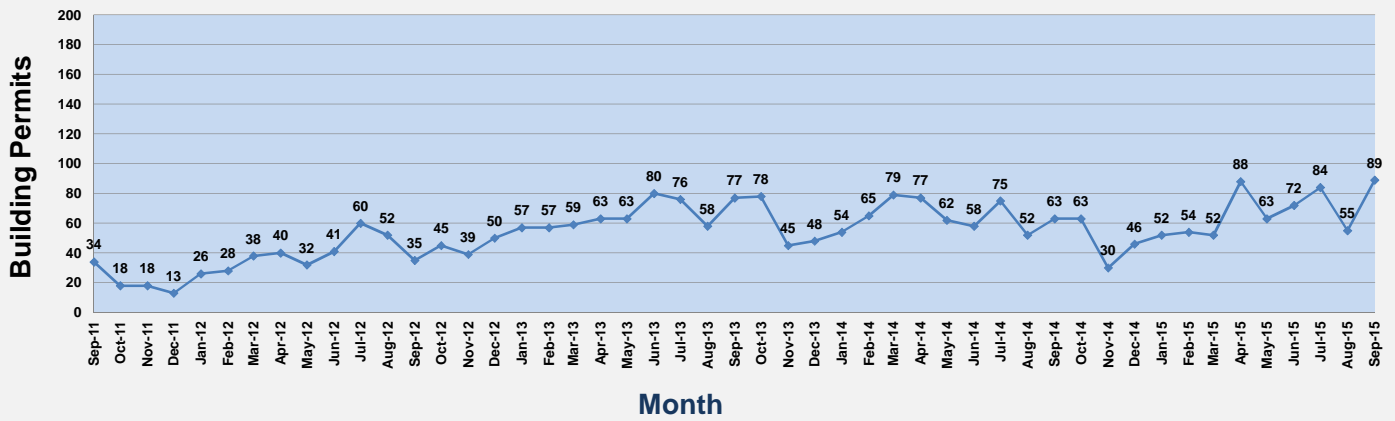
From MLS for Bend area. Single Family Residential, not including condominiums, manufactured homes, and acreage properties. Data subject to change.

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



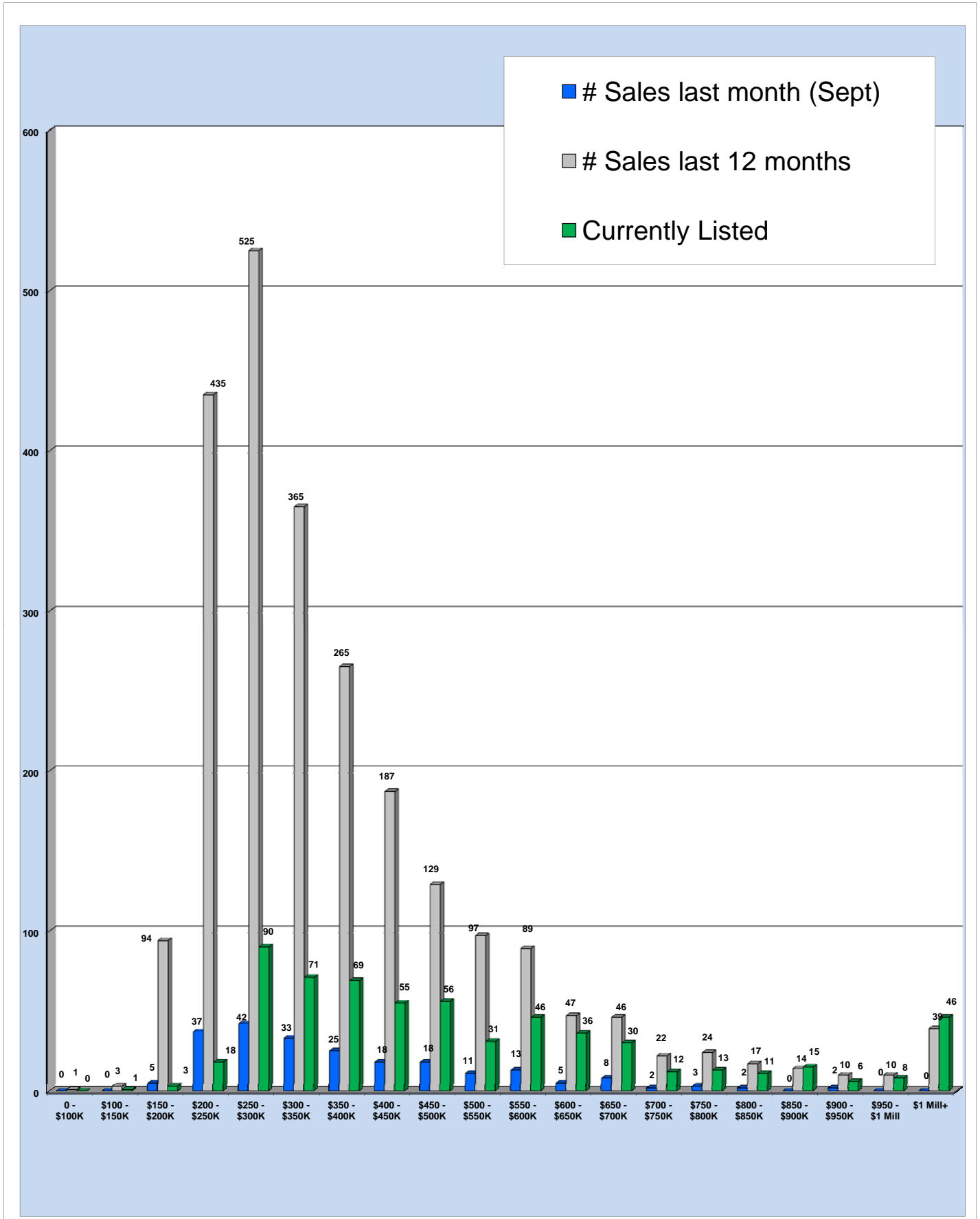
From MLS for Bend area. Single Family Residential, not including condominiums, manufactured homes, and acreage properties. Data subject to change

### Bend area SFR - Building Permits



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

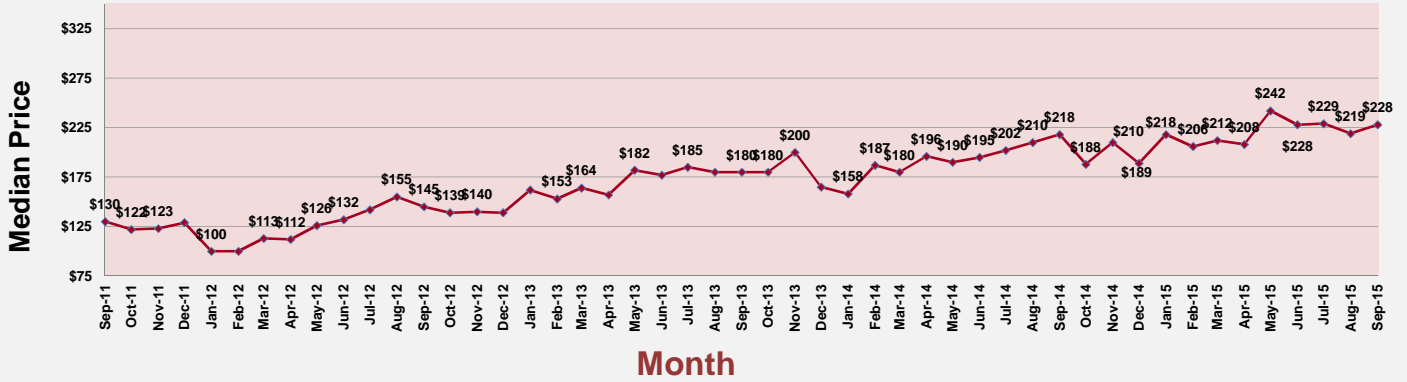
## Bend area SFR: # Sales vs. Current Listings



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

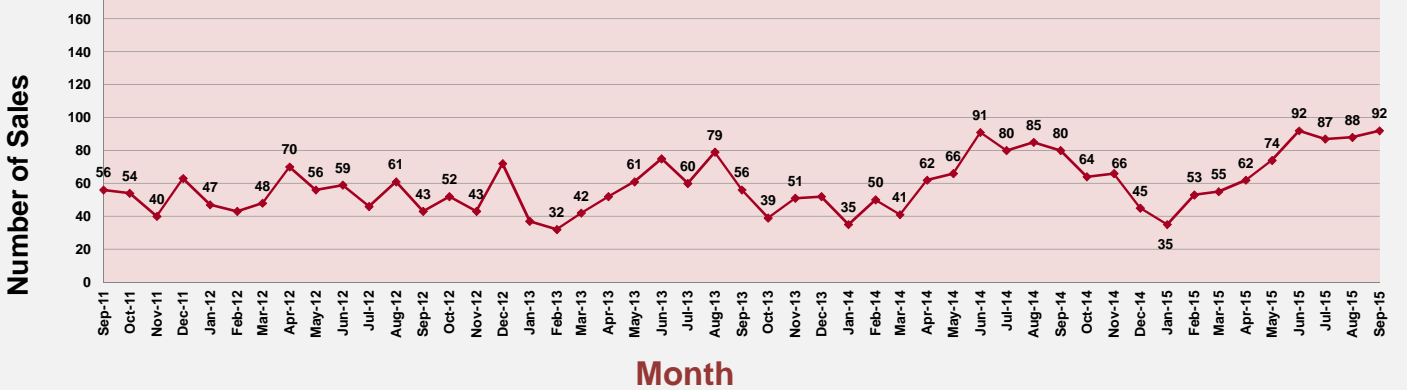
Note: Median is the midpoint with half above and half below



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

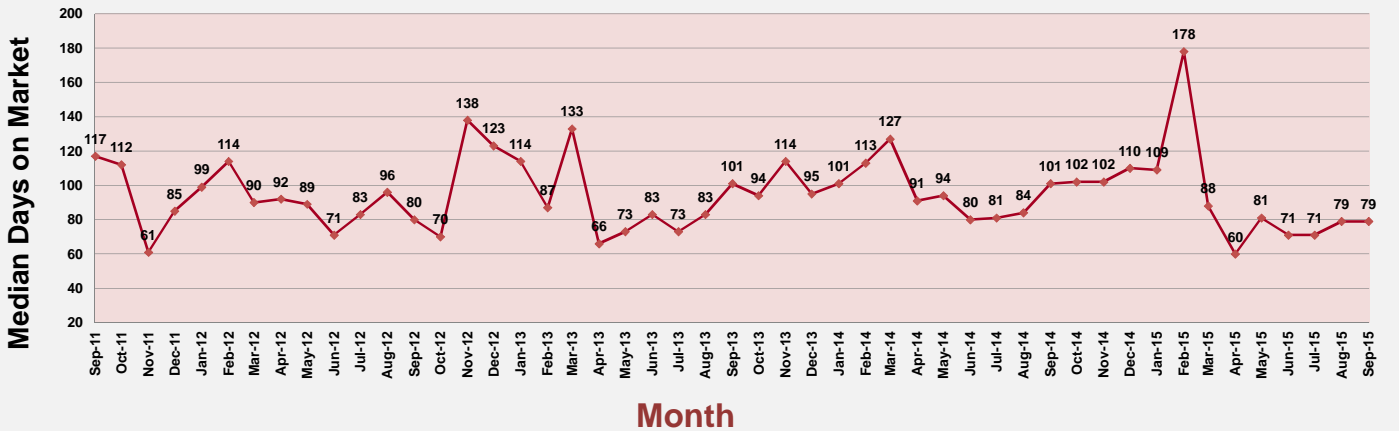
Total sold during 12 months prior to report date = 836 - Total currently listed = 199  
Inventory\* as of report date = 3 Months



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

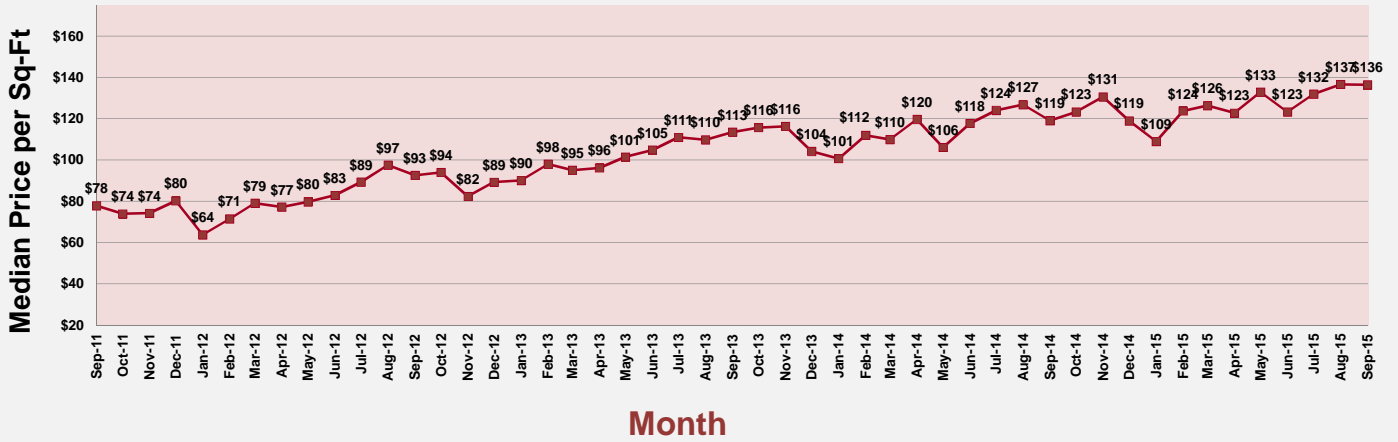
\*Inventory = Current listings divided by prior 12 months' sales, rounded to the nearest whole month.

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



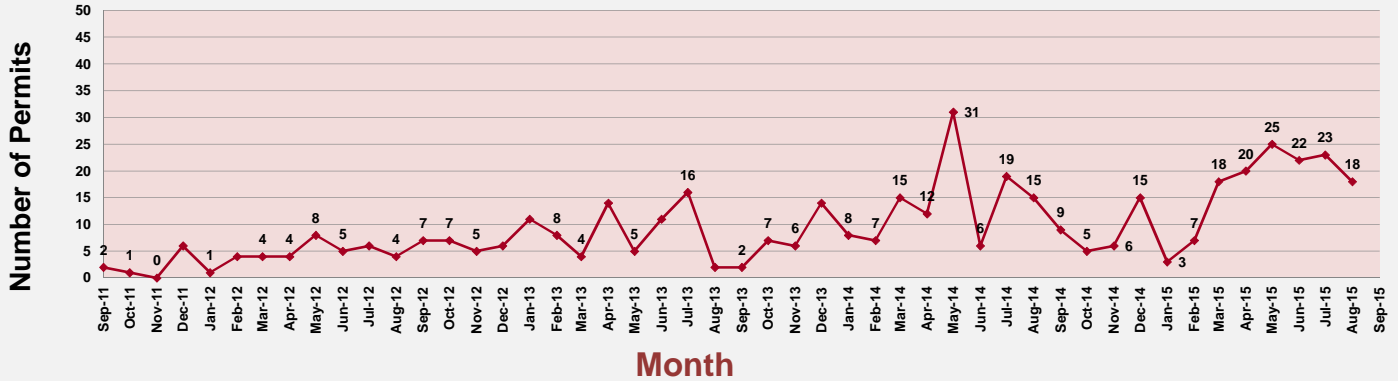
From MLS for Redmond area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

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



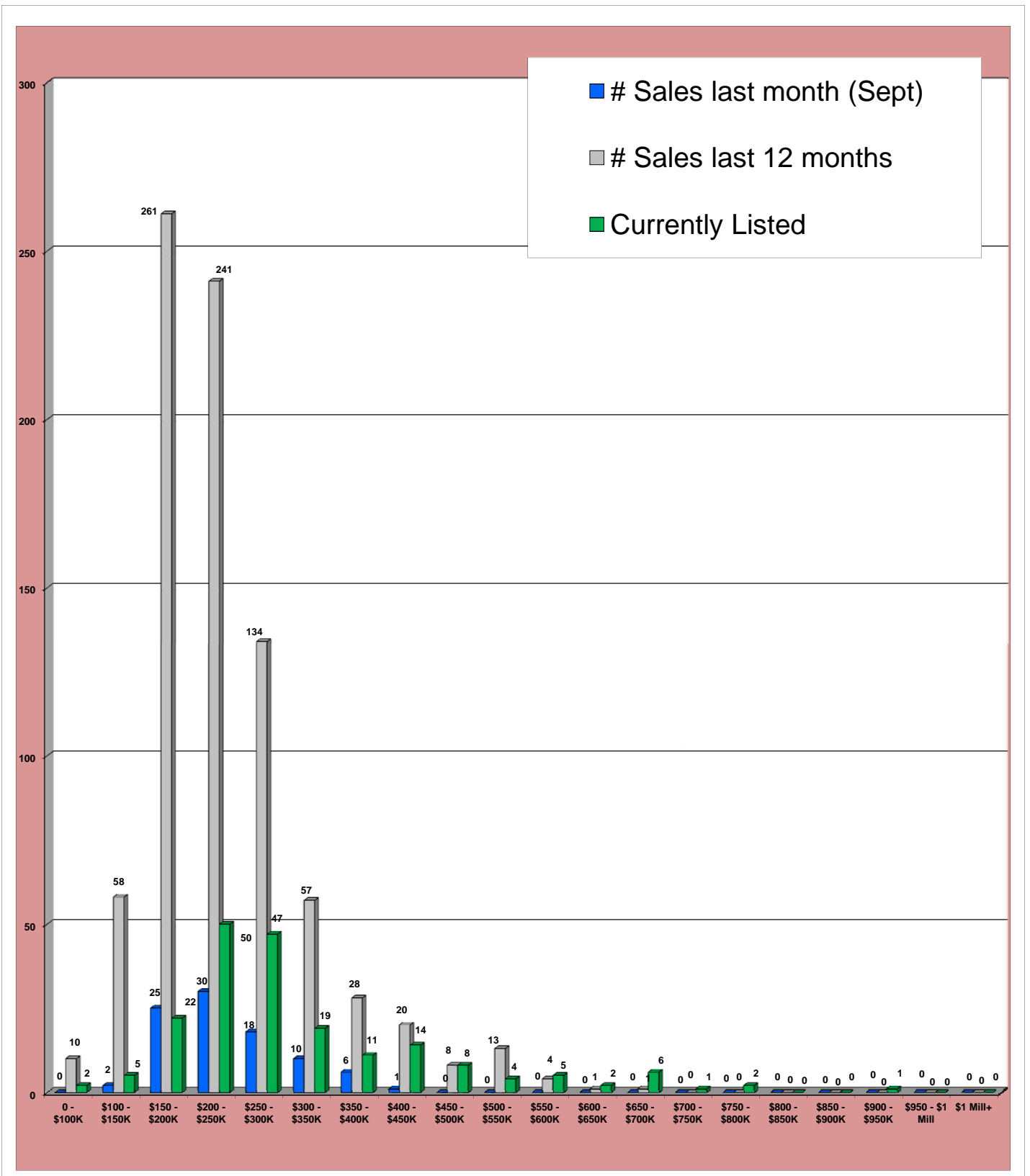
From MLS for Redmond area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

## Redmond area SFR - Building Permits



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



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 2015

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 = \$329  
Number of SFR Sales = 12  
Days on Market for Sold SFR = 101  
Current Inventory\* = 10 Months

## Sunriver

Median Price SFR in Thousands = \$375  
Number of SFR Sales = 21  
Days on Market for Sold SFR = 207  
Current Inventory\* = 7 Months

## LaPine

Median Price SFR in Thousands = \$210  
Number of SFR Sales = 7  
Days on Market for Sold SFR = 92  
Current Inventory\* = 4 Months

## JEFFERSON COUNTY & CRR

Median Price SFR in Thousands = \$120  
Number of SFR Sales = 17  
Days on Market for Sold SFR = 101  
Current Inventory\* = 4 Months

## CROOK COUNTY

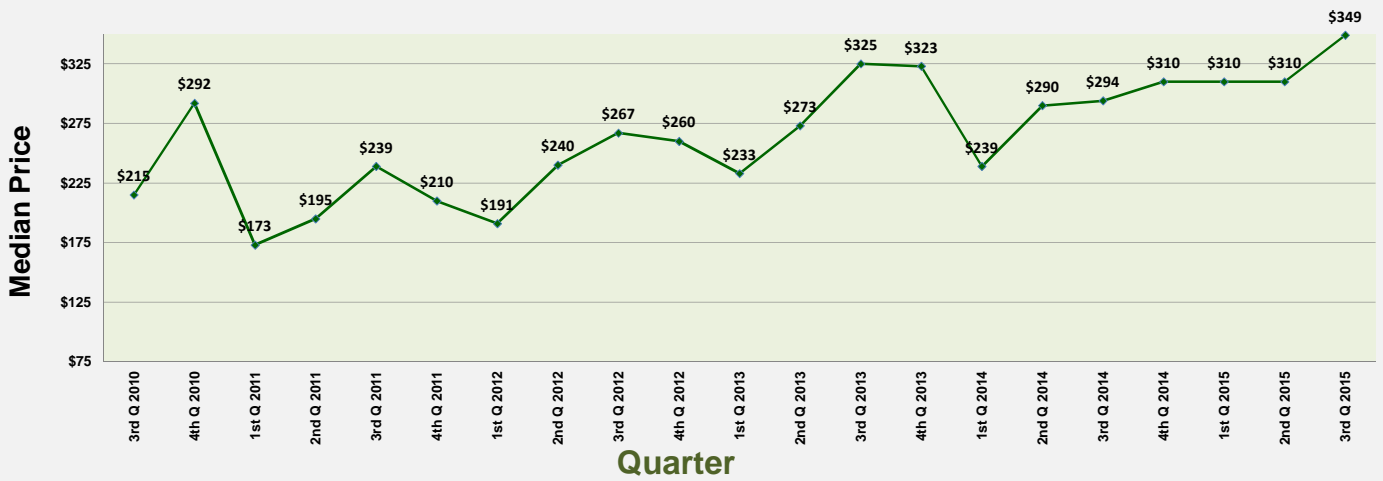
Median Price SFR in Thousands = \$180  
Number of SFR Sales = 26  
Days on Market for Sold SFR = 96  
Current Inventory\* = 5 Months

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.



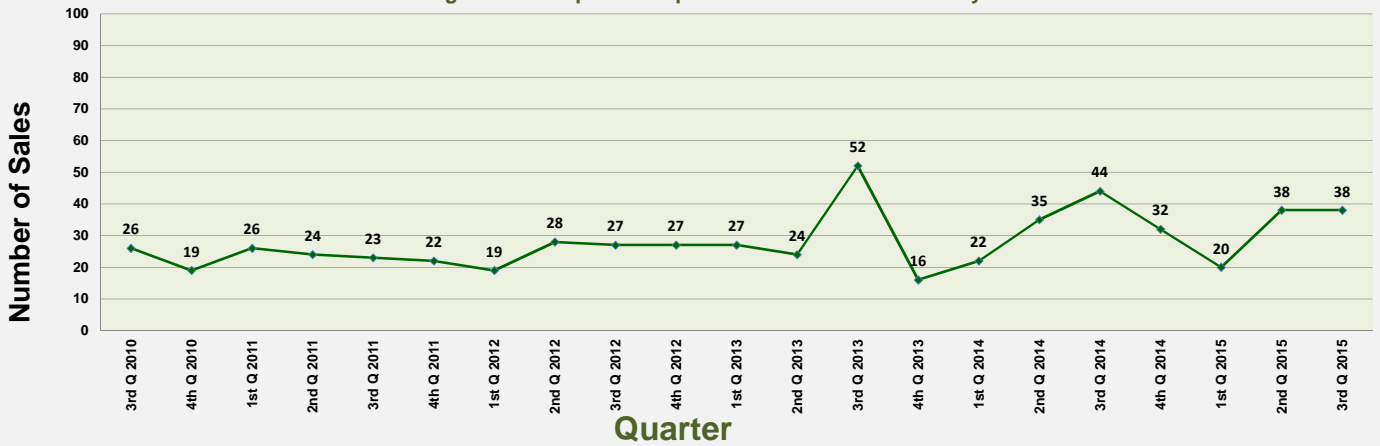
### Sisters area SFR - Median Price in THOUSANDS



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

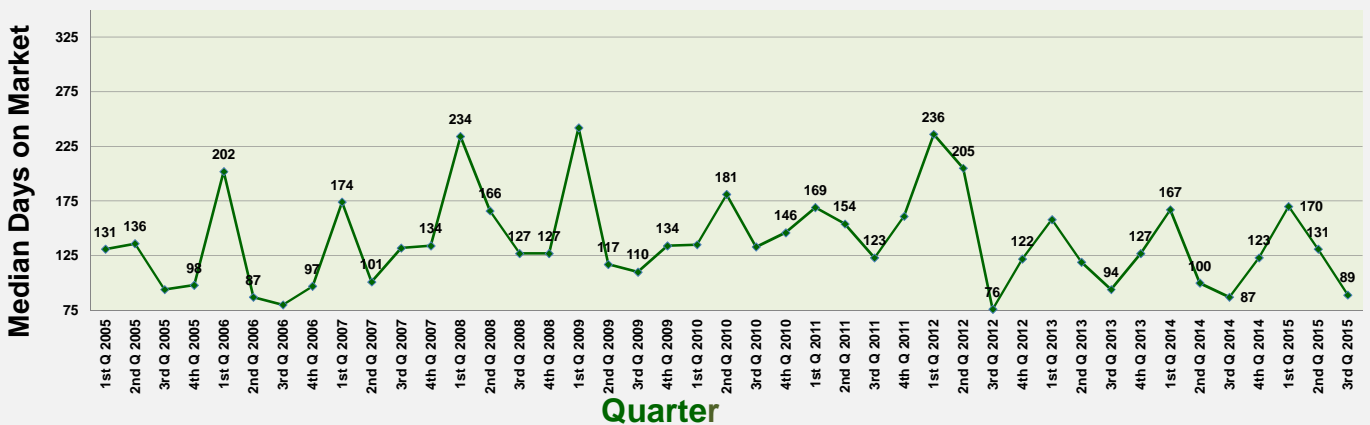
### Sisters area SFR - Number of Sales

Total sold during 12 months prior to report date = 127 - Total currently listed = 108



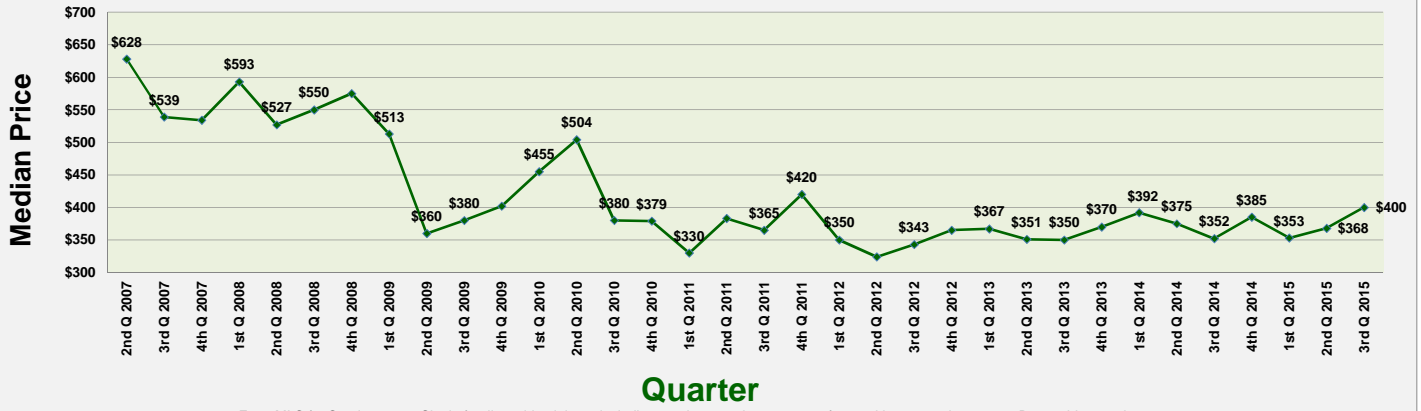
From MLS for Sisters area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

### 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

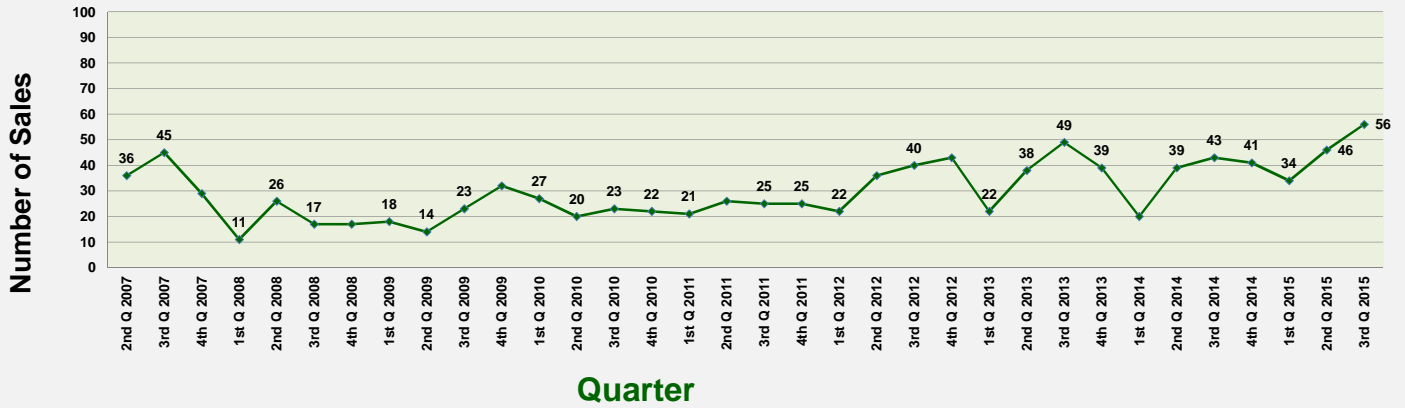
## Sunriver area SFR - Median Price in THOUSANDS



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

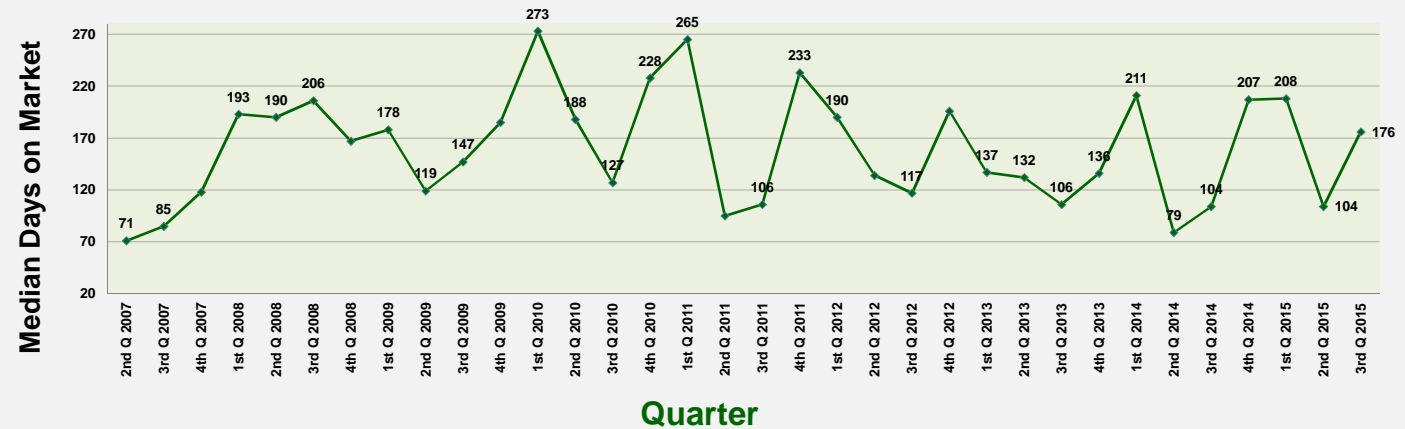
## Sunriver area SFR- Number of Sales

Total sold during 12 months prior to report date = 178 - Total currently listed = 111



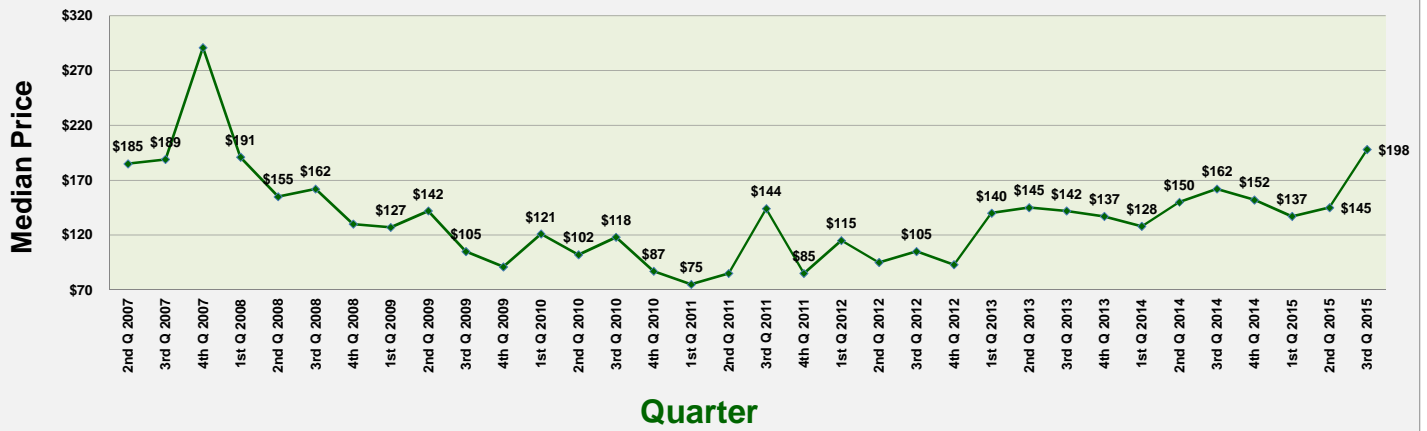
From MLS for Sunriver area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

## 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

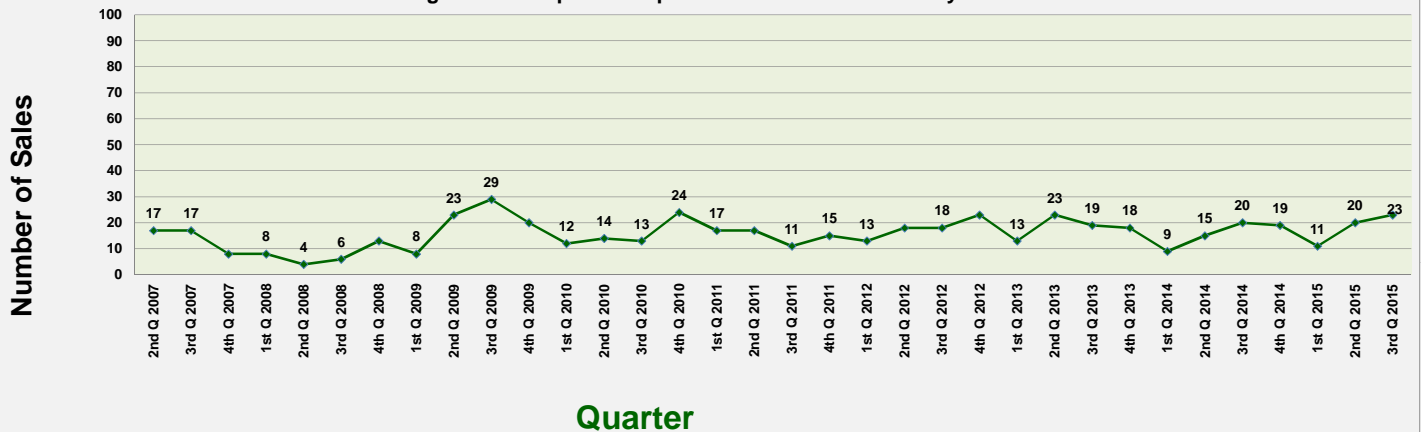
## La Pine area SFR - Median Price in THOUSANDS



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

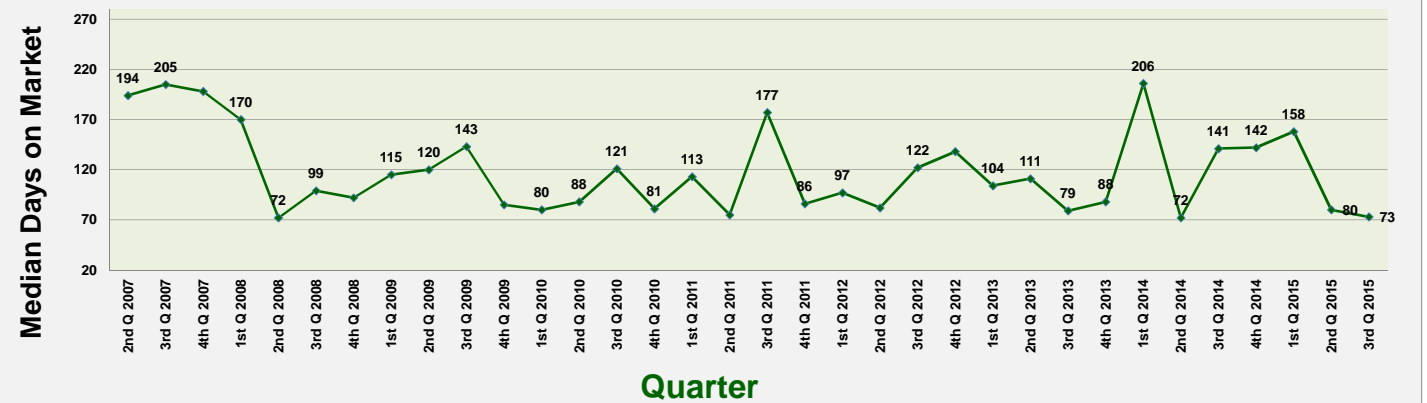
## La Pine area SFR- Number of Sales

Total sold during 12 months prior to report date = 73 - Total currently listed = 25



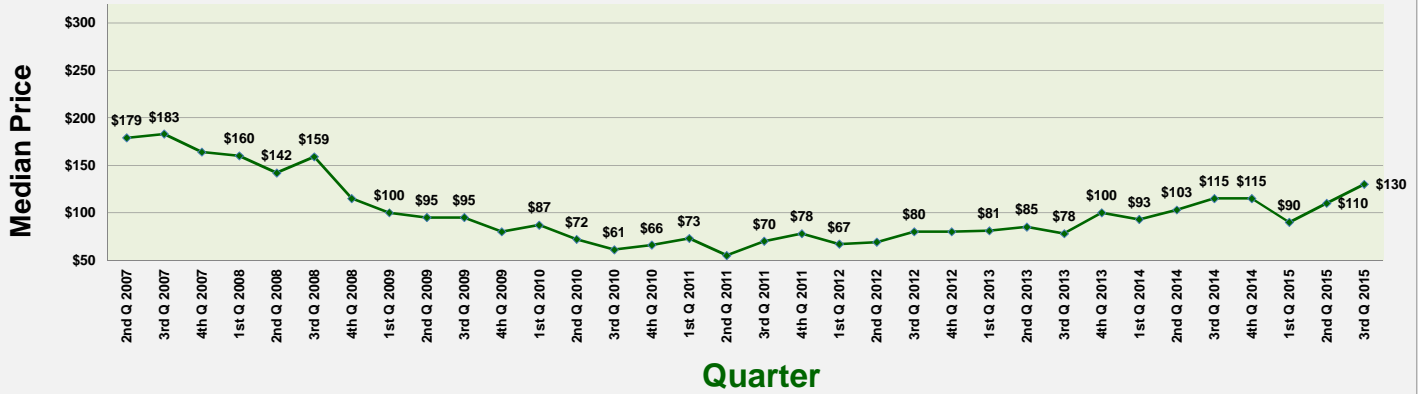
From MLS for La Pine area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

## 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

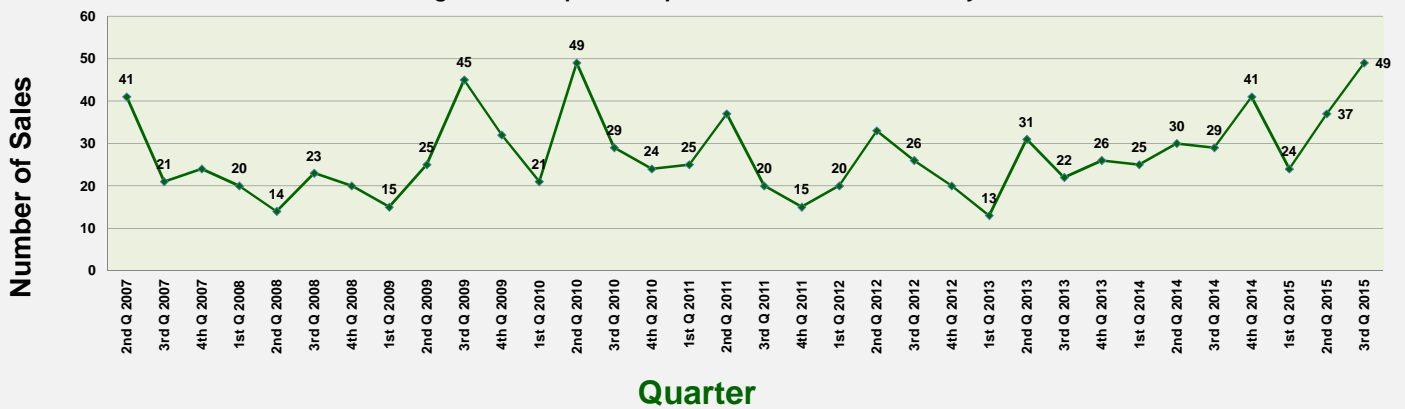
## Jefferson County & Crooked River Ranch SFR - Median Price in THOUSANDS



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

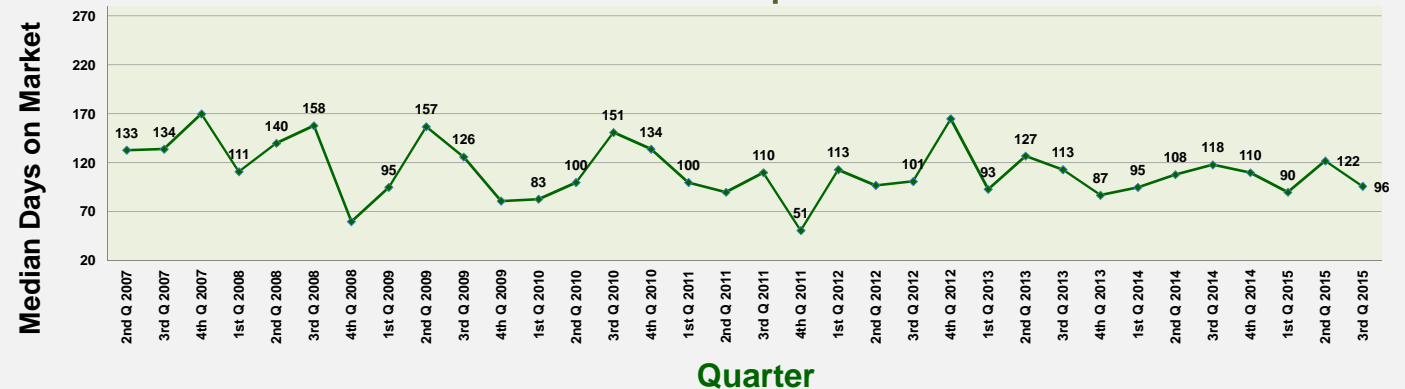
## Jefferson County & CRR SFR- Number of Sales

Total sold during 12 months prior to report date = 154 - Total currently listed = 53



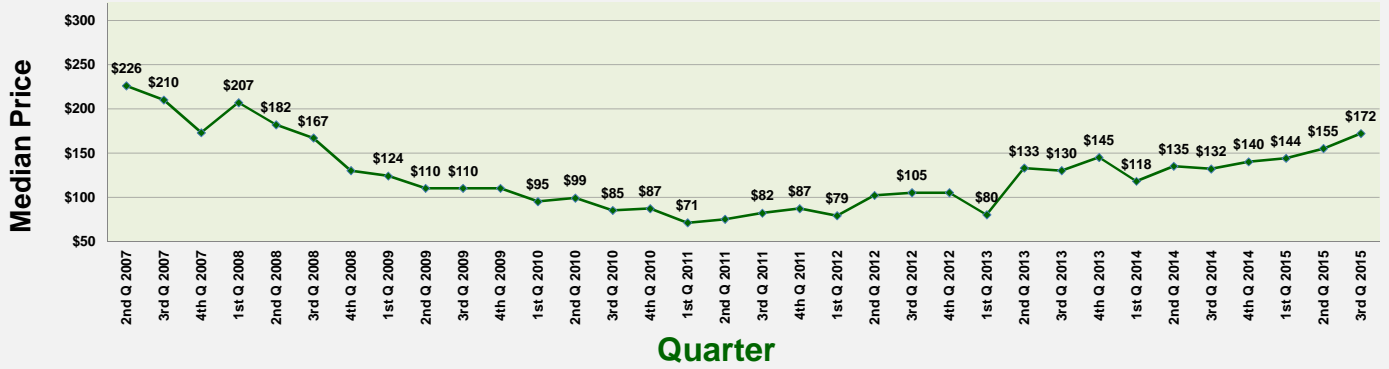
From MLS for Jefferson County and CCR areas. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

## 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

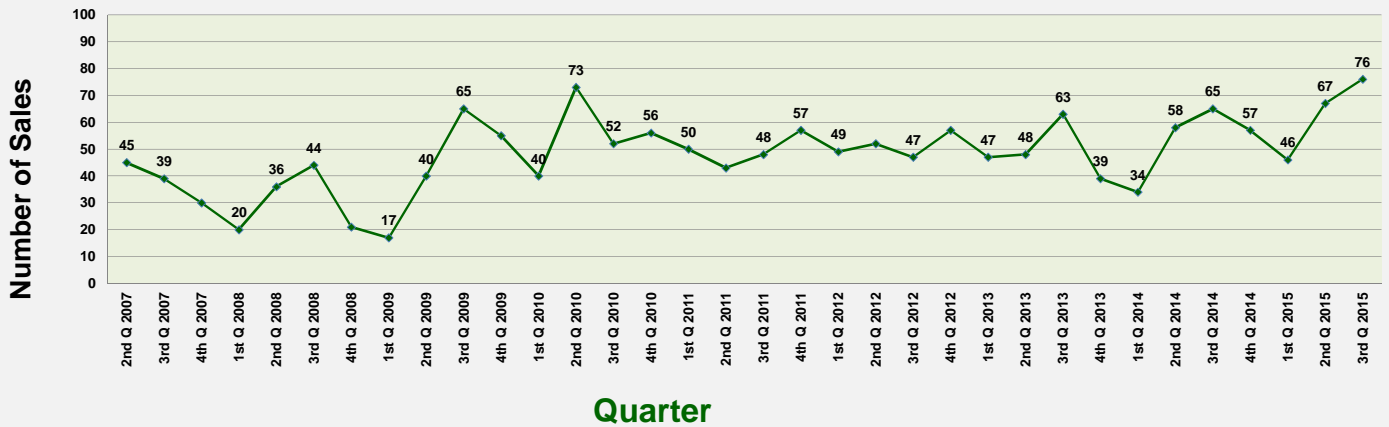
## Crook County SFR - Median Price in THOUSANDS



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

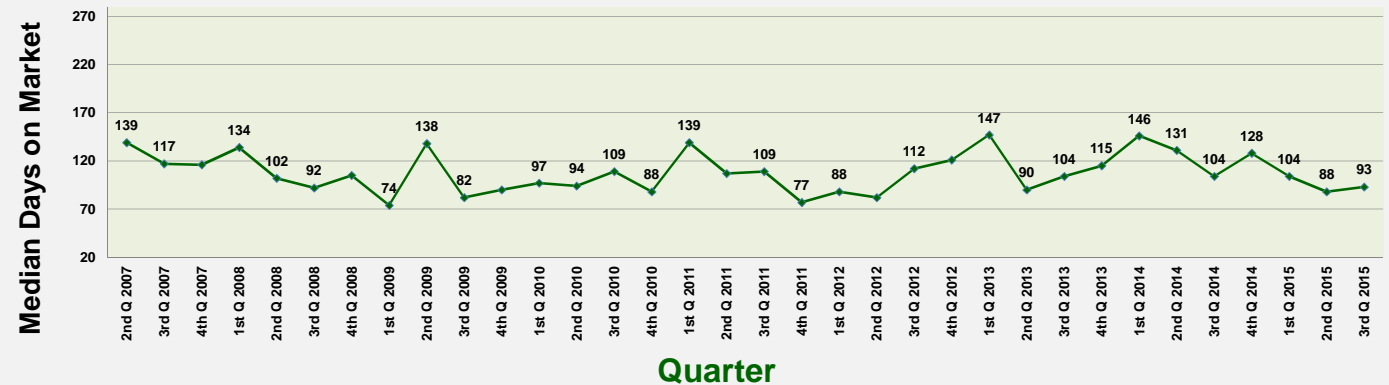
## Crook County SFR- Number of Sales

Total sold during 12 months prior to report date = 249 - Total currently listed = 99



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