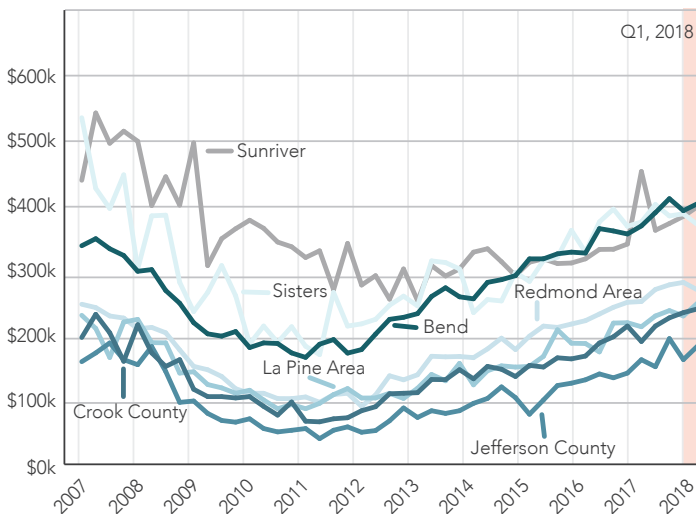


The residential housing market of the Central Oregon region is off to a busy start in the first quarter of 2018—usually the quietest of quarters in residential real estate markets. In most areas, sales volumes and sales prices are above levels seen during the same quarter in 2017. Other data points—days on market and “sales price vs. listing price” remain steady from 2017 levels in most locations.

A few notable economic highlights that are influencing Central Oregon Housing markets include the following:

- Two years after completion, the City of Bend eagerly exploring options for allowing new development in Urban Growth Boundary expansion areas. Recently the Bend City Council reviewed the area in southeast Bend known as The Elbow (474 acres), the Bend Central District, and the Korpine site. At full build-out, these three areas are projected accommodate over 1,000 new units of housing an upwards of 5,000 new jobs.
- In March, the City of Redmond’s Urban Renewal Committee supported the Central Oregon Medical Specialist plan for a \$6.5 million dollar upgrade. The facility will increase the number of physicians in the area and lead to less trips to Bend for medical care. (Cont. on next page)

Submarket Comparison—Median Home Sold Prices, Quarterly, 2007–2018



About the data used in this report:

To produce this report, ECONorthwest compiled and organized data from COAR’s MLS database. All questions related to data accuracy and verification should be directed to COAR.

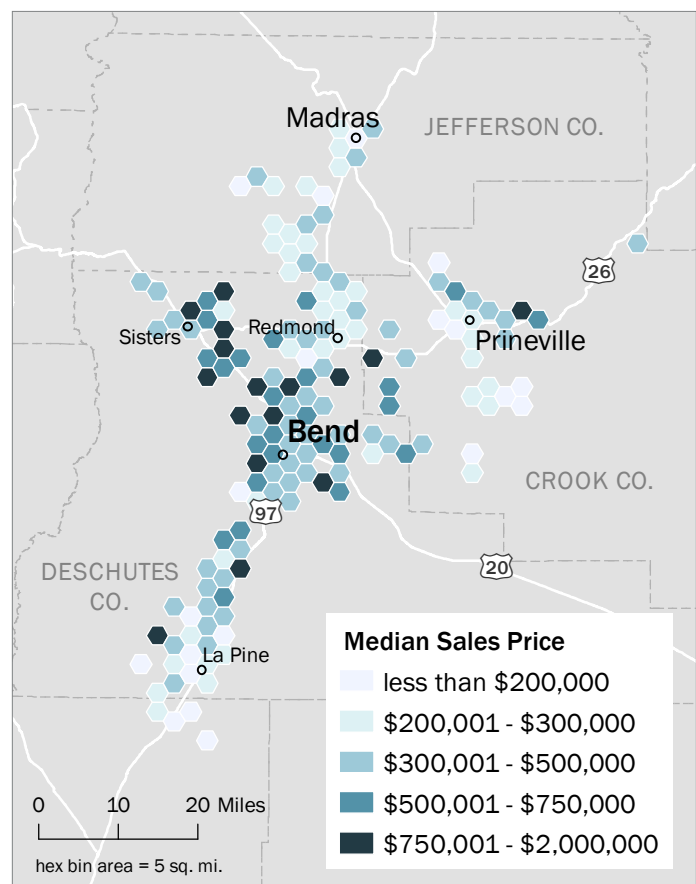
Median Sales Price and Median Sales Volume by Submarket

	Price	Volume
Bend	\$407,000	697
Crook County	\$250,450	108
Jefferson County	\$195,000	53
La Pine/Three Rivers South	\$259,000	97
Redmond/Terrebonne/ Crooked River Ranch	\$278,900	269
Sisters	\$376,030	57
Sunriver	\$402,500	48

For All Submarkets

	Current vs. Prev. QTR	Current QTR vs. Same QTR Last Year
Units Sold	↓ -16.10%	↑ 17.82%
Med. Price	↓ -1.15%	↑ 9.52%

Median Regional Sales Price



Summary cont.

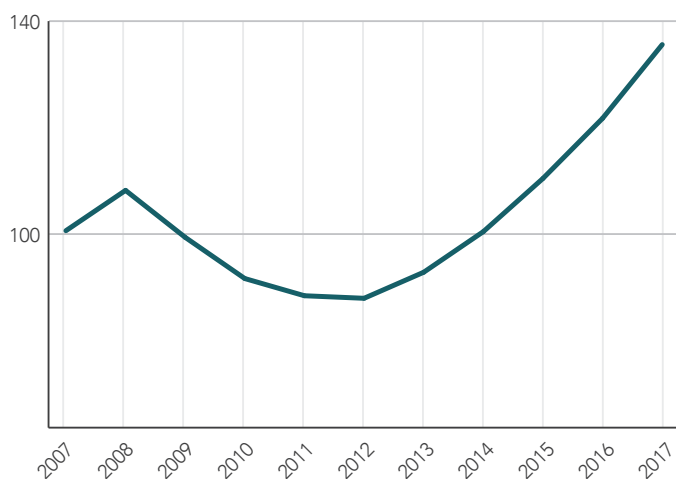
- In Madras, the Plateau Travel Plaza opened in early April, the largest full service truck and travel stop within a 120 radius. In addition to bringing 65 new jobs, it is an important component of economic growth for the community with parking for 70 trucks, a convenience store, fueling station and a variety of game options at an indoor casino.
- Prineville was recently awarded nearly \$1 million in Community Block Grant funding to renovate the Prineville Soroptimists Senior Center. The funding will help with safety and accessibility improvements. In 2017, the center provided 31,000 meals. The grant means they can continue their work and grow with the community.
- The City of Sisters is currently considering a land use application from Hayden Homes for 199 mixed income residential units. Ten percent of the units will be affordable housing as part of the annexation agreement. Additionally in Sisters, a new 39 room hotel is planning to open before the end of the year.
- The City of La Pine is working with the University of Oregon on the Sustainable City Year program for 2018. The students will spend time in the community and help provide a framework for the future of downtown to economic development.

Price Index—2018 Quarter 1

What is a price index? A price index is an alternative measure to average sales price, utilized to measure price changes over time in a market. Our price index uses a repeat sales methodology (similar to the S&P/Case-Shiller Index) to track the sales price of a home at two points in time to see how much the price changed. This approach controls for the changing quality and sizes of homes over time that are sold in a market. One drawback is that one cannot track new construction in a price index, so it is helpful to use multiple metrics to track market performance.

Figure 1 is a repeat sales price index. This shows the relative value of a home through time. This index is created by comparing the difference in sale price of the same home between two sales. That price change is then divided by the number of years between sales to create an annualized change in value. As shown in the index, prices fell after 2007 and on average didn't recover in value until 2014.

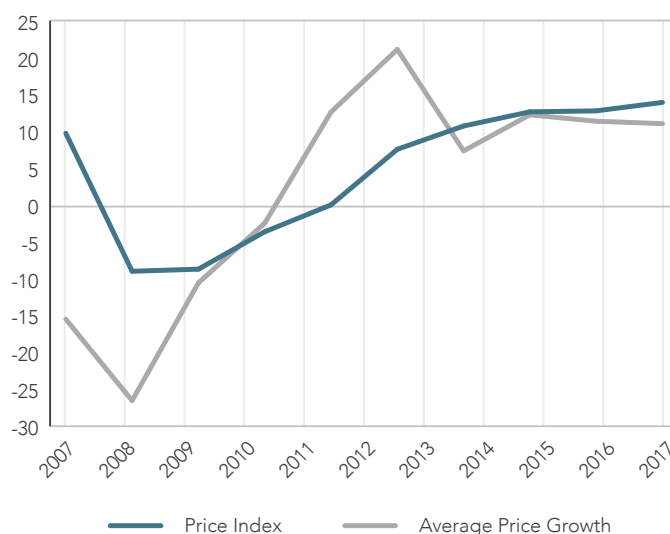
Figure 1



As of 2017 prices are on average 40% greater than in 2007, with that 40% increase occurring since 2014.

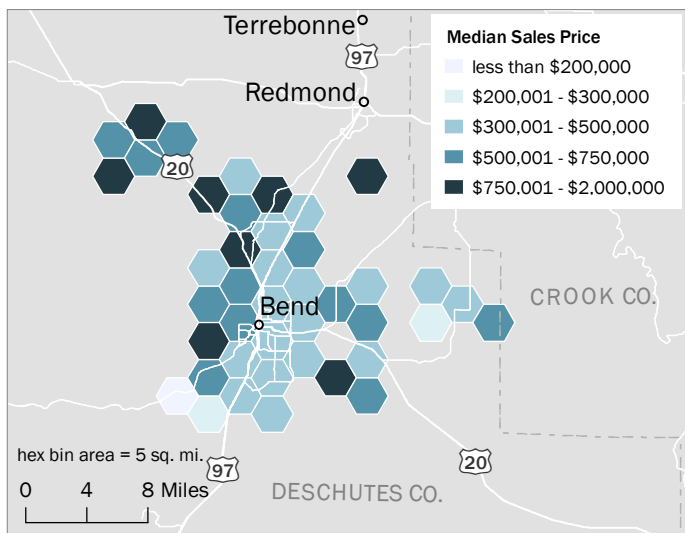
Figure 2 compares the repeated sales price index approach to that of an average price change approach. The repeated sales price index is a preferable method of calculating the change in the average market value of homes. This is because it is not biased by the higher sales price of new construction and is comparing the actual change in market value of the same homes through time. As shown on the chart, the average price change approach has more dramatic estimates, with decreases of more than 20% in 2009, along with a 20% increase in 2013. This is in contrast to the repeated sales index methodology, where there was a 9% decrease in prices in 2009 and a 6% increase in prices in 2013. It is interesting to note that in the last three years the two methodologies have produced very similar estimates of annual price changes.

Figure 2



The Bend home market is still quite active, even in the typically quiet first quarter of the year. Sales volume is up over 22 percent above the same quarter in 2017. However, home pricing has been stable over the past three quarters. Bend homes continue to fetch asking prices, with 100 percent of homes sold during the first quarter being at or above listing price. Days on market has crept up over the past few quarters, but is still below first quarter 2017 levels. Almost 25 percent of Bend homes sold during this quarter were new construction. These new homes did not have any associated price premium, and actually sold on average less than existing home—this illustrates the strength of the Bend home market.

Median Sales Price



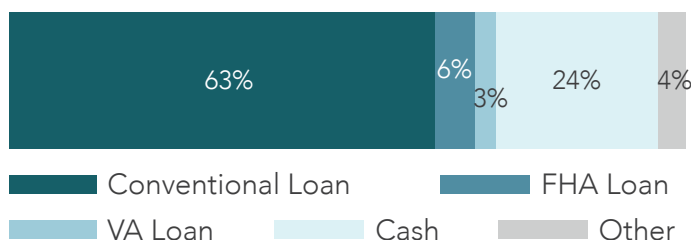
Median Home Pricing

Existing	New	New Construction Premium (per sf)
\$415,000	\$396,540	-7.44%

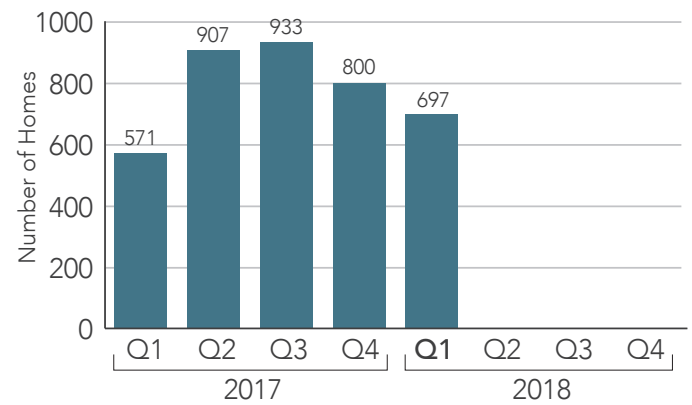
New Construction Sales

New Units Sold	New Units as a % of Total Units
174	24.96%

Home Financing

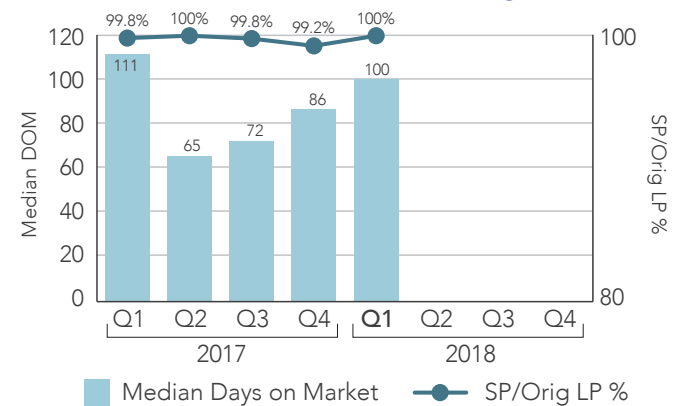


Sales Volume



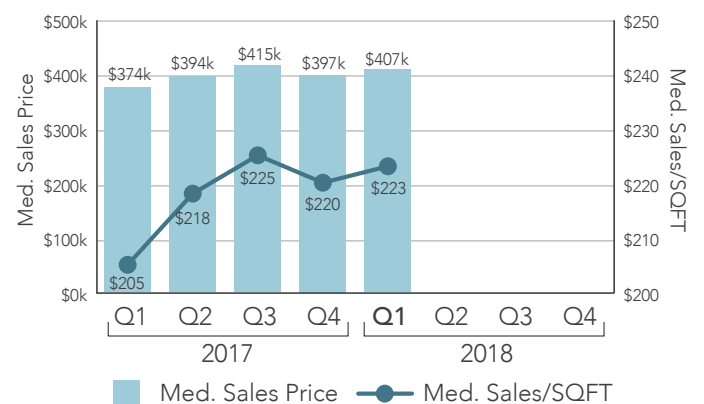
	Current vs. Prev. QTR	Current QTR vs. Same QTR Last Year
Sold	↓ -12.88%	↑ 22.07%

Median DOM & Sales Price vs. Listing Price



	Current vs. Prev. QTR	Current QTR vs. Same QTR Last Year
DOM	↑ 16.96%	↓ -9.91%
Sold/Orig LP Diff. %	↑ 0.79%	↑ 0.18%

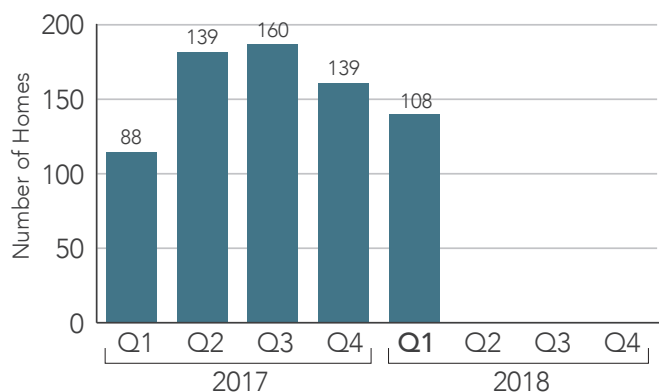
Median Sales Price & Median Sales per SQFT



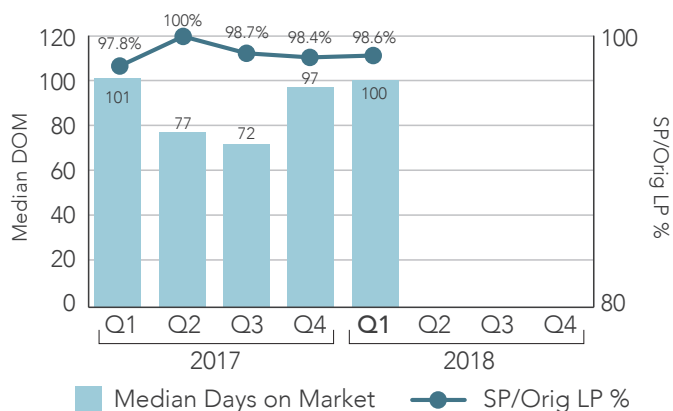
	Current vs. Prev. QTR	Current QTR vs. Same QTR Last Year
Med. Price	↑ 2.60%	↑ 8.82%

Crook County continues to have some of the most affordable homes in the Central Oregon region, however home prices have escalated consistently over the past five quarters. Median homes price for the County submarket is up almost 24 percent from the same quarter last year. Likewise, sales volume has increased by over 22 percent from Q1 2017. Like the Bend submarket, existing homes continue to hold their value—there was not price premium associated with newly constructed homes during the first quarter.

Sales Volume



Median DOM & Sales Price vs. Listing Price



	Current vs. Prev. QTR		Current QTR vs. Same QTR Last Year	
Sold	↓	-22.30%	↑	22.73%

	Current vs. Prev. QTR		Current QTR vs. Same QTR Last Year	
DOM	↑	3.09%	↓	-0.99%
Sold/Orig LP Diff. %	↑	0.15%	↑	0.81%

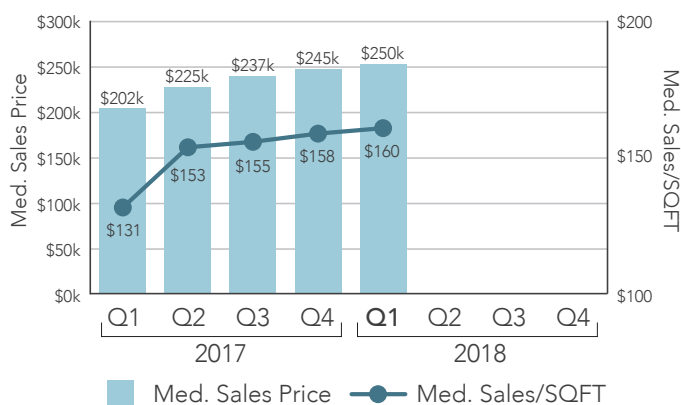
Median Home Pricing

Existing	New	New Construction Premium (per sf)
\$250,450	\$269,900	-10.40%

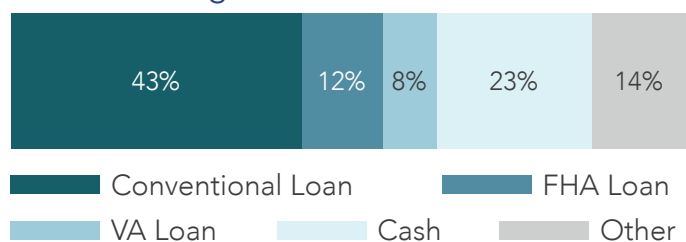
New Construction Sales

New Units Sold	New Units as a % of Total Units
14	12.96%

Median Sales Price & Median Sales per SQFT



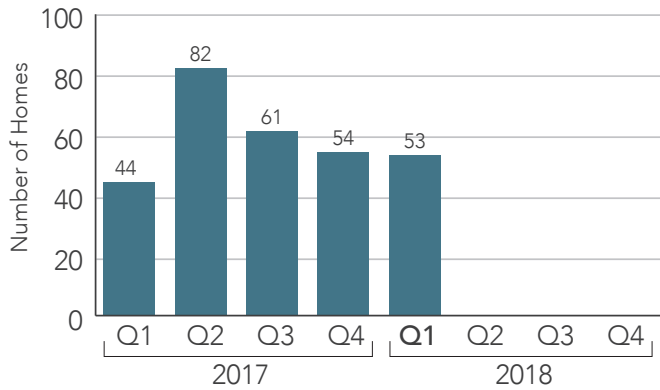
Home Financing



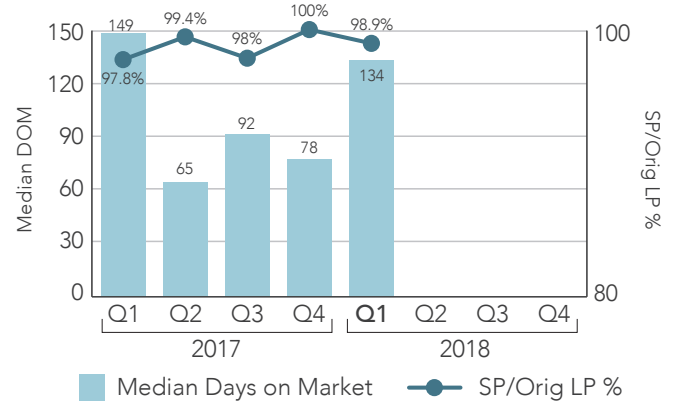
	Current vs. Prev. QTR		Current QTR vs. Same QTR Last Year	
Med. Price	↑	2.22%	↑	23.99%

The Jefferson County submarket is one of the smallest in the Central Oregon area and homes in the submarket are generally the most affordable in the region. Comparing the first quarter of 2018 with the first quarter of 2017 shows increases in sales volume and home prices. Days on market has also dipped from the same quarter last year. Unlike most other Central Oregon submarkets, newly constructed homes showed a price premium this quarter with new homes selling almost 20 percent more than existing homes.

Sales Volume



Median DOM & Sales Price vs. Listing Price



	Current QTR vs. Current vs. Prev. QTR		Current QTR vs. Same QTR Last Year	
Sold	↓	-1.85%	↑	20.45%

	Current vs. Prev. QTR		Current QTR vs. Same QTR Last Year	
DOM	↑	72.90%	↓	-10.07%
Sold/Orig LP Diff. %	↓	-1.06%	↑	1.28%

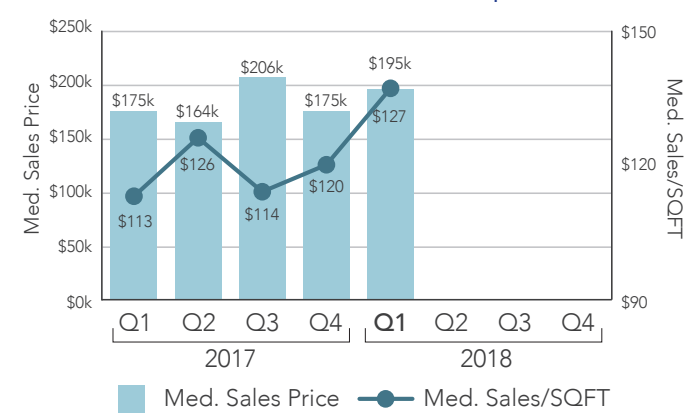
Median Home Pricing

Existing	New	New Construction Premium (per sf)
\$187,500	\$222,120	19.87%

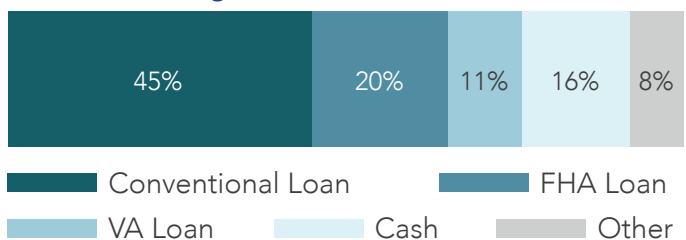
New Construction Sales

New Units Sold	New Units as a % of Total Units
9	16.98%

Median Sales Price & Median Sales per SQFT



Home Financing

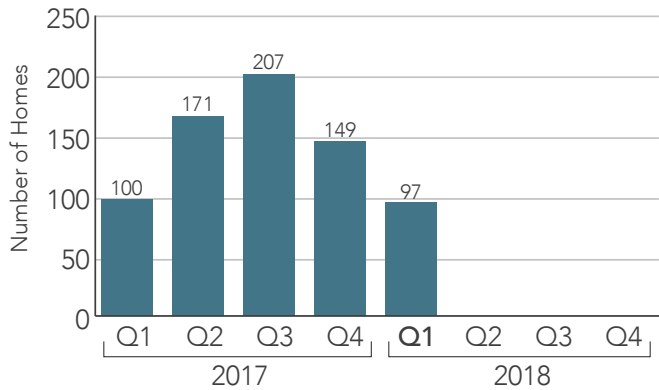


	Current QTR vs. Current vs. Prev. QTR		Current QTR vs. Same QTR Last Year	
Med. Price	↑	11.40%	↑	11.46%

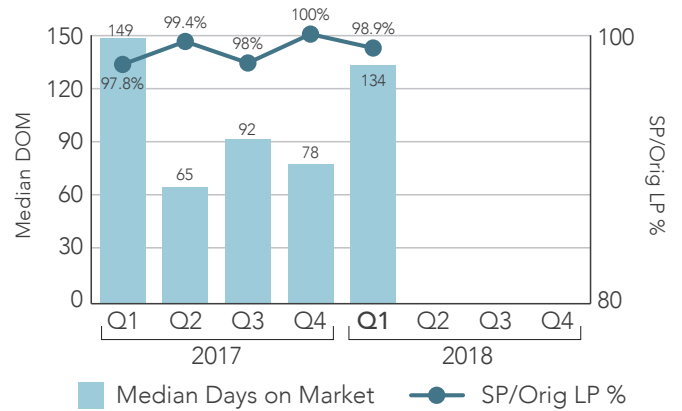
La Pine/Three Rivers South—2018 Quarter 1

More than other Central Oregon home submarkets, the La Pine/Three Rivers South area showed stability on most indicators when compared to data from 2017. There was a similar level of homes sold in the first quarter of 2018 to the same quarter in 2017. Home pricing, while up on a per square foot basis, is in line with pricing from the last few quarters. There was no price premium associated with new home construction during the first quarter of 2018.

Sales Volume



Median DOM & Sales Price vs. Listing Price



	Current vs. Prev. QTR	Current QTR vs. Same QTR Last Year
Sold	↓ -34.90%	↓ -3%

	Current vs. Prev. QTR	Current QTR vs. Same QTR Last Year
DOM	↑ 30.10%	- 0%
Sold/Orig LP Diff. %	↑ 1.25%	↑ 1.67%

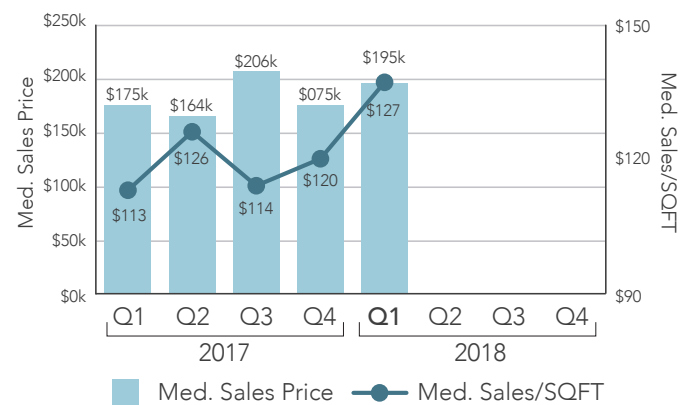
Median Home Pricing

Existing	New	New Construction Premium (per sf)
\$258,500	\$289,950	-6.31%

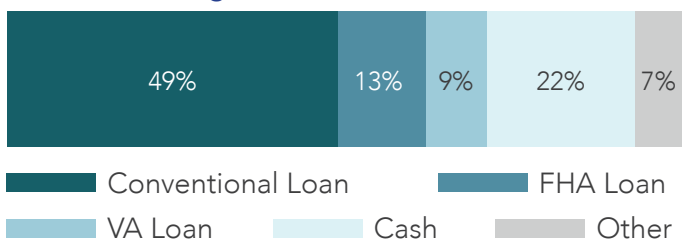
New Construction Sales

New Units Sold	New Units as a % of Total Units
9	9.28%

Median Sales Price & Median Sales per SQFT



Home Financing

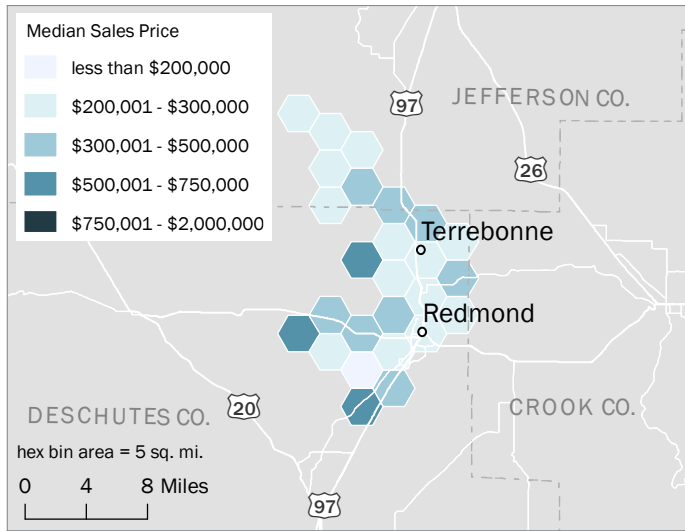


	Current vs. Prev. QTR	Current QTR vs. Same QTR Last Year
Med. Price	↑ 7.92%	↑ 15.64%

Redmond/Terrebonne/Crooked River Ranch—2018 Quarter 1

Like the Bend submarket, the Redmond/Terrebonne submarket continues to see a lot of sales activity even in the typically quietest quarter of the year. Sale volume in the submarket is up by over 15 percent from the same quarter last year. One notable difference between this submarket and the Bend submarket is that prices appear to have leveled off—median home prices are stable over the past five quarters. Existing homes continue to retain their value, as there was no price premium associated with newly constructed homes during this quarter.

Median Sales Price



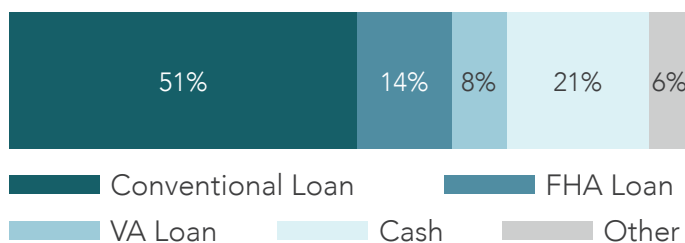
Median Home Pricing

Existing	New	New Construction Premium (per sf)
\$269,500	\$302,360	-3.76%

New Construction Sales

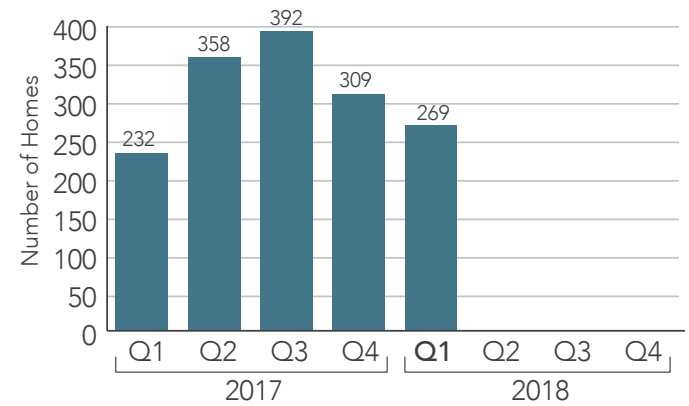
New Units Sold	New Units as a % of Total Units
49	18.22%

Home Financing



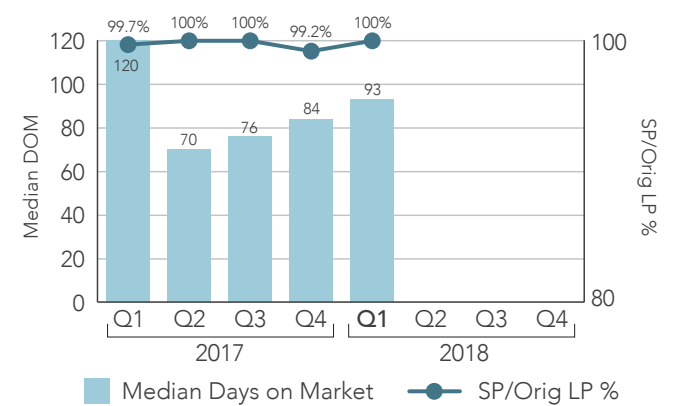
Data includes all residential sales, including sales of single family homes, manufactured homes, mobile homes, condos, deeded share, townhomes, and timeshares.

Sales Volume



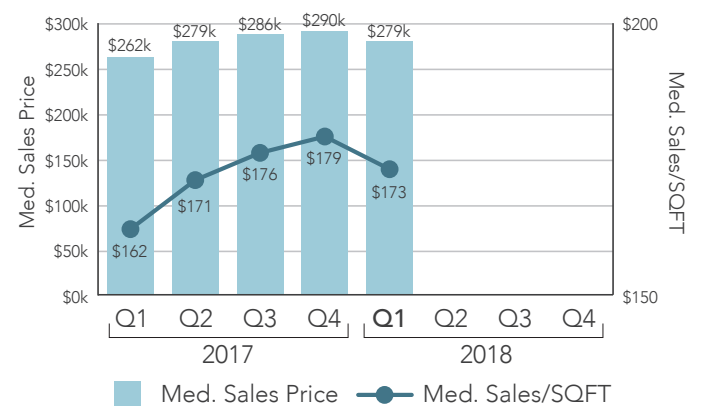
	Current vs. Prev. QTR	Current QTR vs. Same QTR Last Year
Sold	↓ -12.94%	↑ 15.95%

Median DOM & Sales Price vs. Listing Price



	Current vs. Prev. QTR	Current QTR vs. Same QTR Last Year
DOM	↑ 10.71%	↓ -22.18%
Sold/Orig LP Diff. %	↑ 0.82%	↑ 0.30%

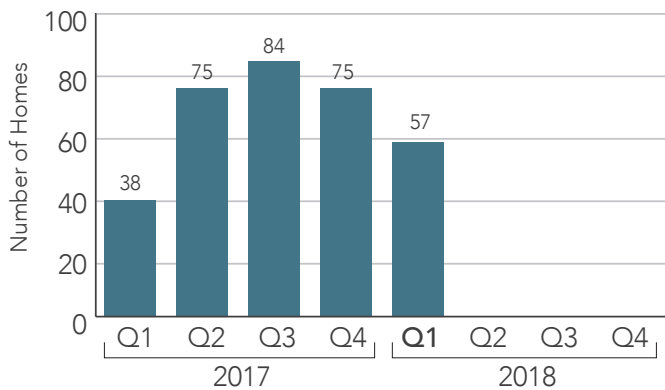
Median Sales Price & Median Sales per SQFT



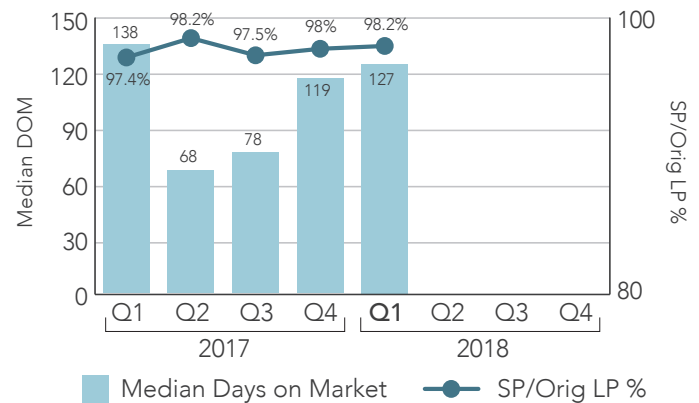
	Current vs. Prev. QTR	Current QTR vs. Same QTR Last Year
Med. Price	↓ -3.82%	↑ 6.65%

The Sisters submarket continues to have some of the highest priced homes in the Central Oregon region. In the fourth quarter of 2017, the median sales price in the Sisters submarket was approximately \$376,000. However, sales pricing appears stable over the past five quarters. Sales volume is up from levels seen in the first quarter of 2017 and days on market has decreased from the same quarter last year. There was no price premium for newly constructed homes in the first quarter of 2018.

Sales Volume



Median DOM & Sales Price vs. Listing Price



	Current vs. Prev. QTR	Current QTR vs. Same QTR Last Year
Sold	↓ -17.24%	↓ -12.73%

	Current vs. Prev. QTR	Current QTR vs. Same QTR Last Year
DOM	↑ 6.72%	↓ -7.97%
Sold/Orig LP Diff. %	↑ 0.21%	↑ 0.88%

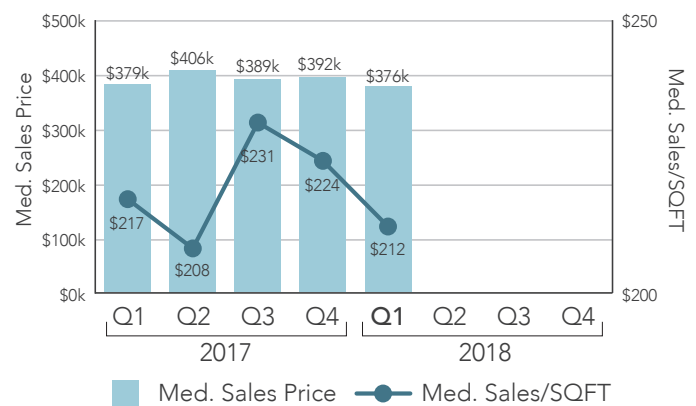
Median Home Pricing

Existing	New	New Construction Premium (per sf)
\$383,500	\$365,719	-2.51%

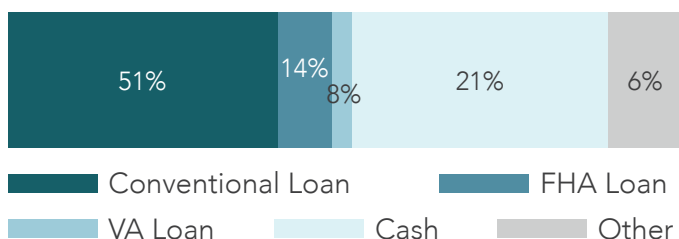
New Construction Sales

New Units Sold	New Units as a % of Total Units
11	19.30%

Median Sales Price & Median Sales per SQFT



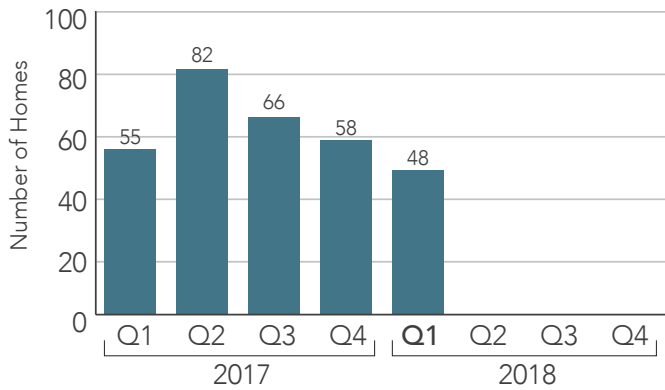
Home Financing



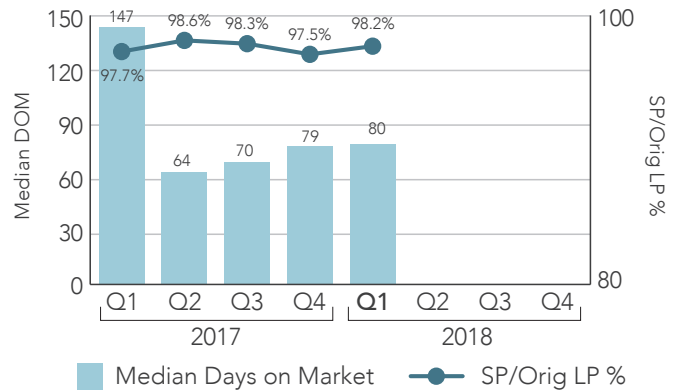
	Current vs. Prev. QTR	Current QTR vs. Same QTR Last Year
Med. Price	↓ -4.07%	↓ -1.01%

Unlike all other submarkets in the Central Oregon region, the Sunriver submarket saw no newly constructed homes sold in the first quarter of 2018. Existing homes saw a decrease in home pricing of over 11 percent from the first quarter of 2017. The most notable change from this time last year in the Sunriver submarket, is the large decrease in days on market (DOM)—from this time last year DOM has dropped by over 50 percent from a median 147 days to 80 days in the first quarter of 2018.

Sales Volume



Median DOM & Sales Price vs. Listing Price



	Current QTR vs. Current vs. Prev. QTR		Current QTR vs. Same QTR Last Year	
Sold	↓	-17.24%	↓	-12.73%

	Current vs. Prev. QTR		Current QTR vs. Same QTR Last Year	
DOM	↑	1.27%	↓	-45.58%
Sold/Orig LP Diff. %	↑	0.64%	↑	0.42%

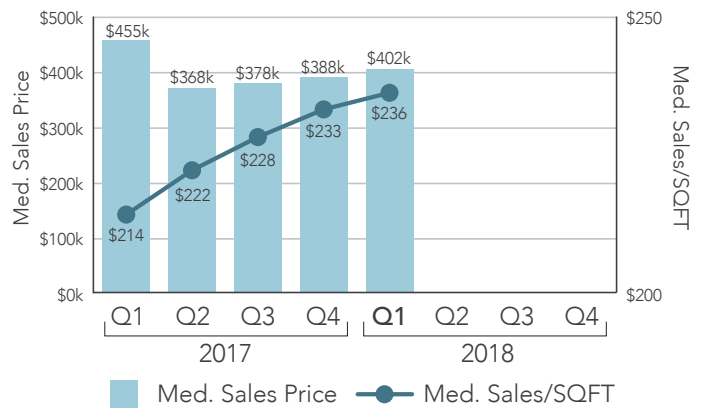
Median Home Pricing

Existing	New	New Construction Premium (per sf)
\$402,500	-	-

New Construction Sales

New Units Sold	New Units as a % of Total Units
0	0%

Median Sales Price & Median Sales per SQFT



	Current QTR vs. Current vs. Prev. QTR		Current QTR vs. Same QTR Last Year	
Med. Price	↑	3.67%	↓	-11.54%

Location: Deschutes County

Property Types: All Residential Prop - All Property Statuses - All Lot Sizes - All Property Statuses

Price Range: \$0 - No Limit

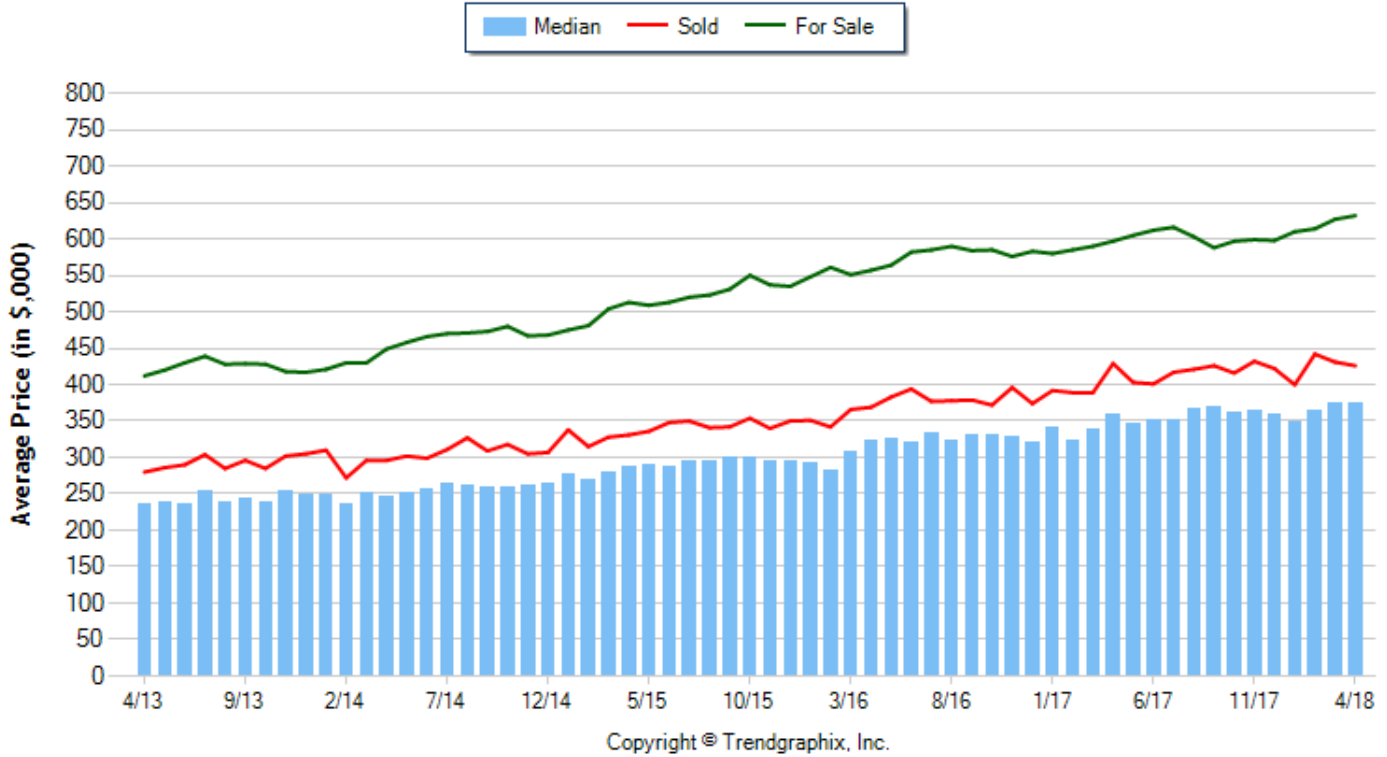
SQFT Range: 0 - No Limit

Bedrooms: 0 - No Limit

Baths: 0 - No Limit

Year Built: 0 - No Limit

Avg Prices & Median Price (Last 5 years)



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			Curnt vs. Same Month 5 Yrs Ago			Curnt vs. Same 12 Months 1 Yr Ago			Curnt vs. Same Qtr 4 Yrs Ago			Curnt vs. Same 12 Months 4 Yrs Ago		
	Apr. 18	Mar. 18	% Change	Apr. 18	Apr. 17	% Change	Feb. 18 to Apr. 18	Feb. 17 to Apr. 17	% Change	Apr. 18	Apr. 13	% Change	May. 17 to Apr. 18	May. 16 to Apr. 17	% Change	Feb. 18 to Apr. 18	Feb. 14 to Apr. 14	% Change	May. 17 to Apr. 18	May. 13 to Apr. 14	% Change
Median Sold Price	375	375	0%	375	360	4.2% ▲	372	343	8.5% ▲	375	235	59.6% ▲	360	330	9.1% ▲	372	242	53.7% ▲	360	243	48.1% ▲
Avg. Active Price	632	627	0.8% ▲	632	597	5.9% ▲	625	591	5.8% ▲	632	412	53.4% ▲	608	583	4.3% ▲	625	437	43% ▲	608	428	42.1% ▲
Avg. Sold Price	426	431	-1.2% ▼	426	429	0.7% ▼	433	405	6.9% ▲	426	280	52.1% ▲	419	387	8.3% ▲	433	289	49.8% ▲	419	293	43% ▲

Date	4/13	7/13	10/13	1/14	4/14	7/14	10/14	1/15	4/15	7/15	10/15	1/16	4/16	7/16	10/16	1/17	4/17	7/17	10/17	1/18	4/18
For Sale	1564	2024	1966	1601	1812	2262	1886	1380	1637	1998	1691	1268	1398	1780	1529	1015	1246	1794	1697	1207	1457
New Listing	682	729	457	436	685	712	389	373	774	758	471	403	765	712	454	257	709	695	518	461	674
Sold	381	465	413	217	410	512	461	282	439	548	509	306	457	524	486	303	443	562	517	304	430
Pended	473	504	379	355	479	512	414	350	553	536	481	370	601	550	488	319	505	546	454	459	594
Months of Inventory (Closed Sales)	4.1	4.4	4.8	7.4	4.4	4.4	4.1	4.9	3.7	3.6	3.3	4.1	3.1	3.4	3.1	3.3	2.8	3.2	3.3	4	3.4
Months of Inventory (Pended Sales)	3.3	4	5.2	4.5	3.8	4.4	4.6	3.9	3	3.7	3.5	3.4	2.3	3.2	3.1	3.2	2.5	3.3	3.7	2.6	2.5
Absorption Rate (Closed Sales) %	24.4	23	21	13.6	22.6	22.6	24.4	20.4	26.8	27.4	30.1	24.1	32.7	29.4	31.8	29.9	35.6	31.3	30.5	25.2	29.5
Absorption Rate (Pended Sales) %	30.2	24.9	19.3	22.2	26.4	22.6	22	25.4	33.8	26.8	28.4	29.2	43	30.9	31.9	31.4	40.5	30.4	26.8	38	40.8
Avg. Active Price	412	439	428	421	449	470	480	475	513	520	550	548	557	585	585	580	597	616	597	610	632
Avg. Sold Price	280	304	285	310	296	311	318	338	331	350	354	351	369	377	372	392	429	417	416	400	426
Avg. Sq. Ft. Price (Sold)	144	154	155	158	153	164	168	172	176	181	183	184	194	198	199	201	212	220	213	211	217
Sold/List Diff. %	98	98	98	97	98	98	97	97	98	98	98	98	99	98	98	98	98	98	98	96	99
Sold/Orig LP Diff. %	96	95	96	94	95	96	94	94	97	97	95	96	97	97	96	95	97	98	96	93	97
Avg Days on Market	138	114	116	148	144	120	140	160	137	112	126	141	132	107	121	138	117	104	106	121	110
Median Sold Price	235	253	239	248	247	265	260	276	288	295	300	293	324	334	332	340	360	350	362	348	375

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Location: Jefferson County

Property Types: All Residential Prop - All Property Statuses - All Lot Sizes - All Property Statuses

Price Range: \$0 - No Limit

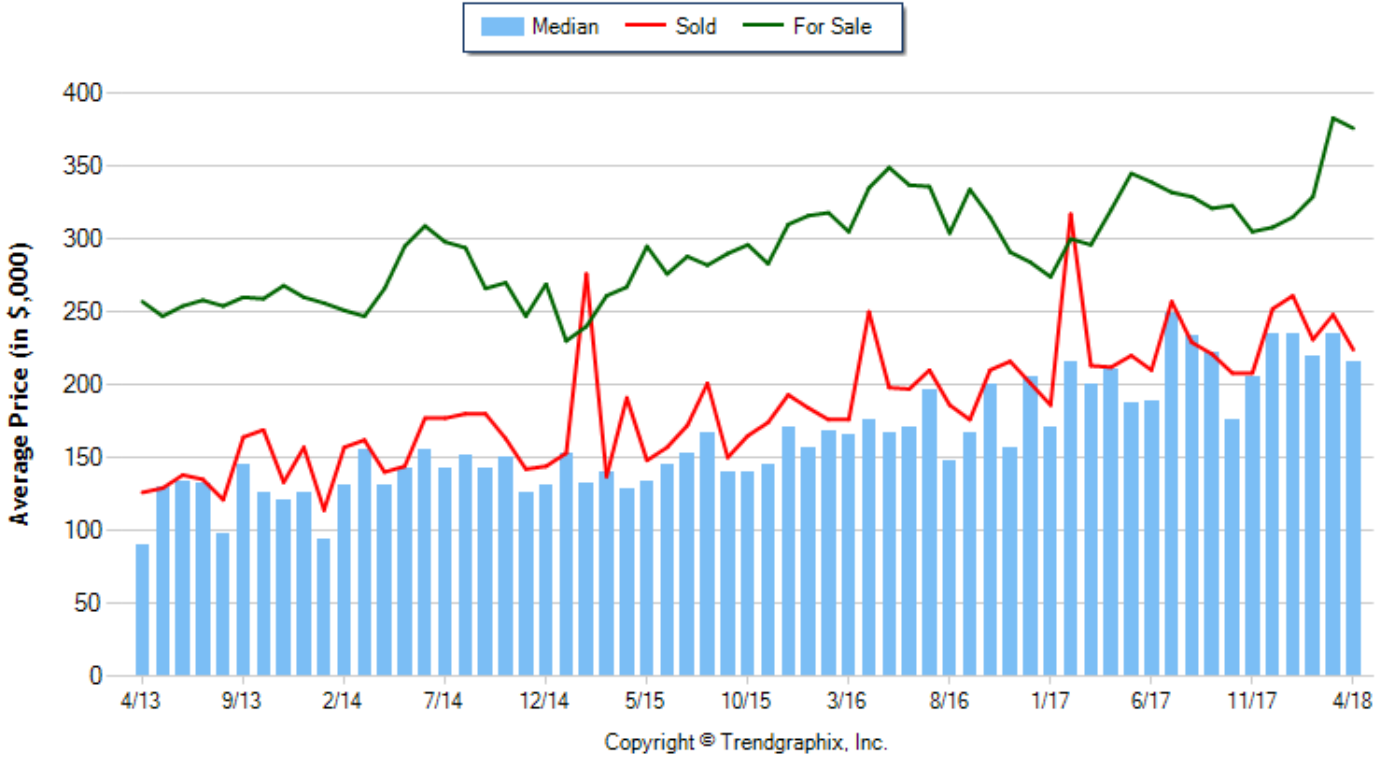
SQFT Range: 0 - No Limit

Bedrooms: 0 - No Limit

Baths: 0 - No Limit

Year Built: 0 - No Limit

Avg Prices & Median Price (Last 5 years)



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			Curnt vs. Same Month 5 Yrs Ago			Curnt vs. Same 12 Months 1 Yr Ago			Curnt vs. Same Qtr 4 Yrs Ago			Curnt vs. Same 12 Months 4 Yrs Ago		
	Apr. 18	Mar. 18	% Change	Apr. 18	Apr. 17	% Change	Feb. 18 to Apr. 18	Feb. 17 to Apr. 17	% Change	Apr. 18	Apr. 13	% Change	May. 17 to Apr. 18	May. 16 to Apr. 17	% Change	Feb. 18 to Apr. 18	Feb. 14 to Apr. 14	% Change	May. 17 to Apr. 18	May. 13 to Apr. 14	% Change
Median Sold Price	215	235	-8.5% ▼	215	210	2.4% ▲	227	210	8.1% ▲	215	90	138.9% ▲	215	179	20.1% ▲	227	134	69.4% ▲	215	128	68% ▲
Avg. Active Price	376	383	-1.8% ▼	376	320	17.5% ▲	362	306	18.3% ▲	376	257	46.3% ▲	332	316	5.1% ▲	362	255	42% ▲	332	257	29.2% ▲
Avg. Sold Price	224	248	-9.7% ▼	224	212	5.7% ▲	236	238	0.8% ▼	224	126	77.8% ▲	230	206	11.7% ▲	236	151	56.3% ▲	230	143	60.8% ▲

Date	4/13	7/13	10/13	1/14	4/14	7/14	10/14	1/15	4/15	7/15	10/15	1/16	4/16	7/16	10/16	1/17	4/17	7/17	10/17	1/18	4/18
For Sale	165	194	192	167	180	222	216	151	176	189	191	129	126	148	106	85	91	129	131	87	94
New Listing	48	47	35	28	45	56	26	28	55	46	43	26	36	59	14	22	56	50	26	31	57
Sold	23	30	22	23	28	26	37	25	26	37	27	28	24	32	41	20	31	40	35	26	33
Pended	36	28	25	21	39	32	36	27	37	46	43	24	36	40	31	12	34	20	24	40	42
Months of Inventory (Closed Sales)	7.2	6.5	8.7	7.3	6.4	8.5	5.8	6	6.8	5.1	7.1	4.6	5.3	4.6	2.6	4.3	2.9	3.2	3.7	3.3	2.8
Months of Inventory (Pended Sales)	4.6	6.9	7.7	8	4.6	6.9	6	5.6	4.8	4.1	4.4	5.4	3.5	3.7	3.4	7.1	2.7	6.5	5.5	2.2	2.2
Absorption Rate (Closed Sales) %	13.9	15.5	11.5	13.8	15.6	11.7	17.1	16.6	14.8	19.6	14.1	21.7	19	21.6	38.7	23.5	34.1	31	26.7	29.9	35.1
Absorption Rate (Pended Sales) %	21.8	14.4	13	12.6	21.7	14.4	16.7	17.9	21	24.3	22.5	18.6	28.6	27	29.2	14.1	37.4	15.5	18.3	46	44.7
Avg. Active Price	257	258	259	256	266	298	270	230	267	288	296	316	335	336	315	274	320	332	323	315	376
Avg. Sold Price	126	135	169	114	140	177	163	153	191	172	165	184	250	210	210	186	212	257	208	261	224
Avg. Sq. Ft. Price (Sold)	85	95	103	87	89	120	99	102	120	118	109	119	134	122	122	113	139	153	138	152	156
Sold/List Diff. %	96	98	97	94	94	97	97	97	97	97	95	97	98	98	98	95	96	97	99	99	99
Sold/Orig LP Diff. %	96	96	89	90	93	95	93	89	94	95	93	95	97	97	98	93	95	96	94	94	98
Avg Days on Market	173	159	134	153	179	142	129	167	174	128	106	97	151	145	131	131	121	125	123	134	113
Median Sold Price	90	132	125	93	131	142	150	153	128	153	140	156	176	196	200	170	210	249	175	234	215

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Location: Crook County

Property Types: All Residential Prop - All Property Statuses - All Lot Sizes - All Property Statuses

Price Range: \$0 - No Limit

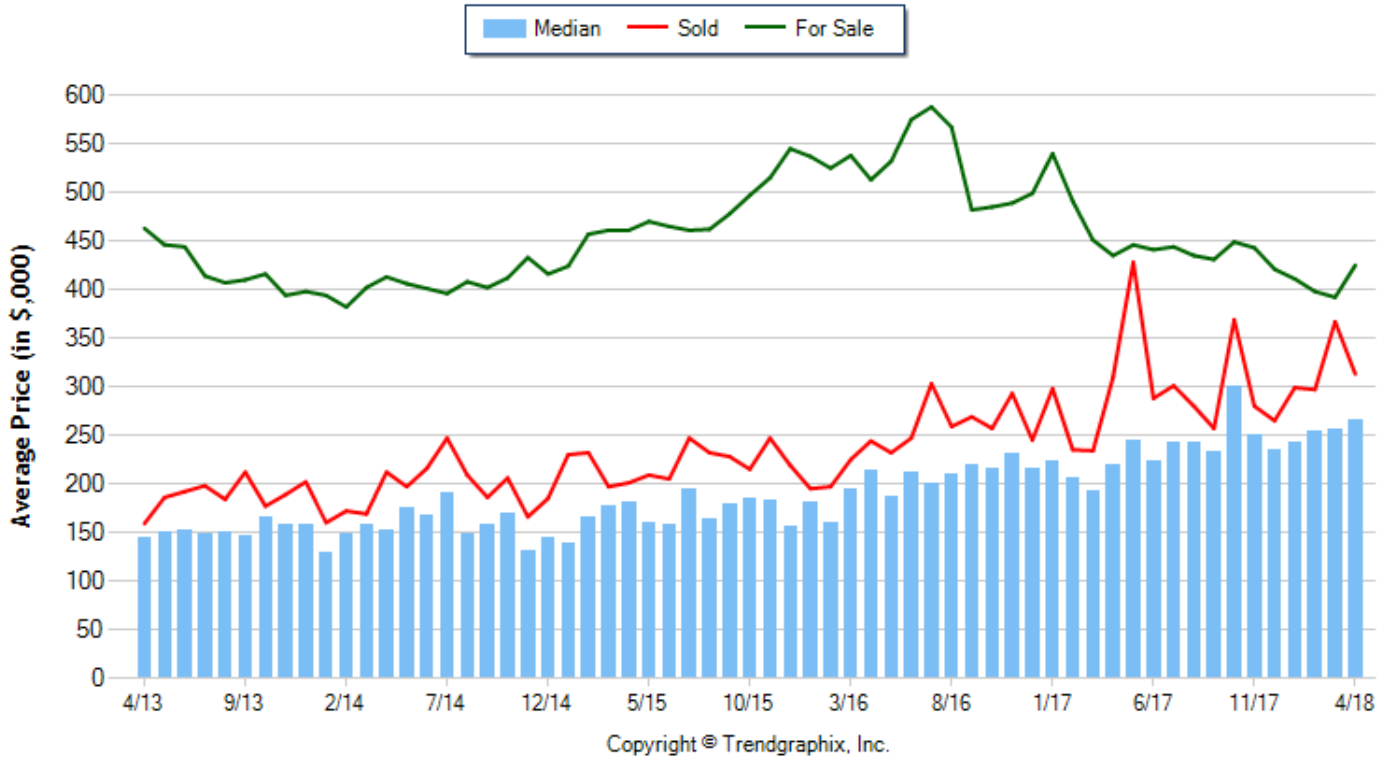
SQFT Range: 0 - No Limit

Bedrooms: 0 - No Limit

Baths: 0 - No Limit

Year Built: 0 - No Limit

Avg Prices & Median Price (Last 5 years)



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			Curnt vs. Same Month 5 Yrs Ago			Curnt vs. Same 12 Months 1 Yr Ago			Curnt vs. Same Qtr 4 Yrs Ago			Curnt vs. Same 12 Months 4 Yrs Ago		
	Apr. 18	Mar. 18	% Change	Apr. 18	Apr. 17	% Change	Feb. 18 to Apr. 18	Feb. 17 to Apr. 17	% Change	Apr. 18	Apr. 13	% Change	May. 17 to Apr. 18	May. 16 to Apr. 17	% Change	Feb. 18 to Apr. 18	Feb. 14 to Apr. 14	% Change	May. 17 to Apr. 18	May. 13 to Apr. 14	% Change
Median Sold Price	265	256	3.5% ▲	265	220	20.5% ▲	265	205	29.3% ▲	265	144	84% ▲	244	210	16.2% ▲	265	155	71% ▲	244	150	62.7% ▲
Avg. Active Price	425	392	8.4% ▲	425	435	-2.3% ▼	405	456	-11.2% ▼	425	463	-8.2% ▼	430	515	-16.5% ▼	405	399	1.5% ▲	430	411	4.6% ▲
Avg. Sold Price	313	367	-14.7% ▼	313	310	1% ▲	328	259	26.6% ▲	313	159	96.9% ▲	309	264	17% ▲	328	189	73.5% ▲	309	189	63.5% ▲

Date	4/13	7/13	10/13	1/14	4/14	7/14	10/14	1/15	4/15	7/15	10/15	1/16	4/16	7/16	10/16	1/17	4/17	7/17	10/17	1/18	4/18
For Sale	242	269	245	240	235	314	283	221	244	263	202	150	192	180	158	119	145	186	172	119	139
New Listing	62	67	43	45	70	76	35	36	83	59	40	48	80	69	45	25	79	85	38	47	58
Sold	28	30	33	22	36	35	36	14	42	56	42	36	26	55	53	16	35	50	40	37	41
Pended	34	37	34	25	44	40	35	37	52	45	49	33	49	48	43	29	49	53	48	35	52
Months of Inventory (Closed Sales)	8.6	9	7.4	10.9	6.5	9	7.9	15.8	5.8	4.7	4.8	4.2	7.4	3.3	3	7.4	4.1	3.7	4.3	3.2	3.4
Months of Inventory (Pended Sales)	7.1	7.3	7.2	9.6	5.3	7.9	8.1	6	4.7	5.8	4.1	4.5	3.9	3.8	3.7	4.1	3	3.5	3.6	3.4	2.7
Absorption Rate (Closed Sales) %	11.6	11.2	13.5	9.2	15.3	11.1	12.7	6.3	17.2	21.3	20.8	24	13.5	30.6	33.5	13.4	24.1	26.9	23.3	31.1	29.5
Absorption Rate (Pended Sales) %	14	13.8	13.9	10.4	18.7	12.7	12.4	16.7	21.3	17.1	24.3	22	25.5	26.7	27.2	24.4	33.8	28.5	27.9	29.4	37.4
Avg. Active Price	463	414	416	394	413	396	412	424	461	461	497	537	513	588	485	540	435	444	449	411	425
Avg. Sold Price	159	198	177	160	212	247	206	230	201	247	215	195	244	303	257	298	310	301	369	299	313
Avg. Sq. Ft. Price (Sold)	94	113	101	107	127	135	115	128	115	141	123	122	137	169	145	128	155	172	195	166	183
Sold/List Diff. %	95	97	98	95	94	97	97	97	98	97	97	98	97	99	98	97	98	98	95	97	97
Sold/Orig LP Diff. %	91	93	94	86	89	93	93	93	95	96	95	96	96	98	96	90	97	94	92	95	94
Avg Days on Market	138	187	154	206	208	175	147	167	125	139	115	178	128	117	141	156	160	100	113	137	149
Median Sold Price	144	148	165	128	152	190	170	139	180	195	184	180	214	200	215	223	220	242	300	243	265

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Location: Bend/Tumalo/Alfalfa

Property Types: All Residential Prop - All Property Statuses - All Lot Sizes - All Property Statuses

Price Range: \$0 - No Limit

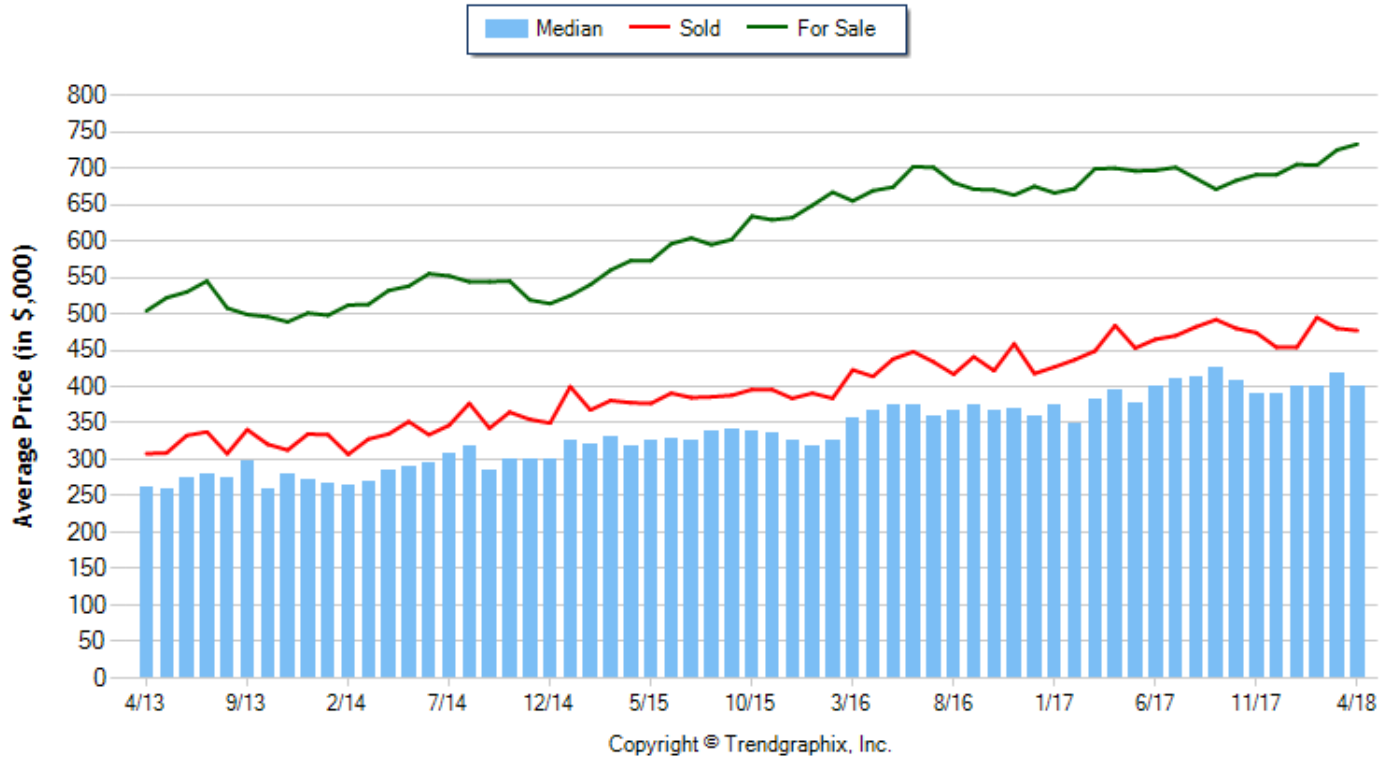
SQFT Range: 0 - No Limit

Bedrooms: 0 - No Limit

Baths: 0 - No Limit

Year Built: 0 - No Limit

Avg Prices & Median Price (Last 5 years)



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			Curnt vs. Same Month 5 Yrs Ago			Curnt vs. Same 12 Months 1 Yr Ago			Curnt vs. Same Qtr 4 Yrs Ago			Curnt vs. Same 12 Months 4 Yrs Ago		
	Apr. 18	Mar. 18	% Change	Apr. 18	Apr. 17	% Change	Feb. 18 to Apr. 18	Feb. 17 to Apr. 17	% Change	Apr. 18	Apr. 13	% Change	May. 17 to Apr. 18	May. 16 to Apr. 17	% Change	Feb. 18 to Apr. 18	Feb. 14 to Apr. 14	% Change	May. 17 to Apr. 18	May. 13 to Apr. 14	% Change
Median Sold Price	400	417	-4.1% ▼	400	394	1.5% ▲	410	380	7.9% ▲	400	262	52.7% ▲	402	370	8.6% ▲	410	274	49.6% ▲	402	274	46.7% ▲
Avg. Active Price	733	725	1.1% ▲	733	700	4.7% ▲	721	691	4.3% ▲	733	504	45.4% ▲	697	681	2.3% ▲	721	519	38.9% ▲	697	512	36.1% ▲
Avg. Sold Price	477	480	0.6% ▼	477	484	-1.4% ▼	484	460	5.2% ▲	477	308	54.9% ▲	473	440	7.5% ▲	484	325	48.9% ▲	473	325	45.5% ▲

Date	4/13	7/13	10/13	1/14	4/14	7/14	10/14	1/15	4/15	7/15	10/15	1/16	4/16	7/16	10/16	1/17	4/17	7/17	10/17	1/18	4/18
For Sale	672	871	912	754	841	1032	866	681	786	966	875	655	680	885	779	514	628	959	893	627	743
New Listing	391	431	276	268	384	421	233	224	472	450	284	244	412	396	267	164	402	409	312	269	381
Sold	234	279	276	142	254	315	281	161	257	341	278	199	280	317	272	171	280	327	299	185	246
Pended	309	303	238	210	288	308	250	198	340	323	278	220	360	311	282	206	290	314	283	275	345
Months of Inventory (Closed Sales)	2.9	3.1	3.3	5.3	3.3	3.3	3.1	4.2	3.1	2.8	3.1	3.3	2.4	2.8	2.9	3	2.2	2.9	3	3.4	3
Months of Inventory (Pended Sales)	2.2	2.9	3.8	3.6	2.9	3.4	3.5	3.4	2.3	3	3.1	3	1.9	2.8	2.8	2.5	2.2	3.1	3.2	2.3	2.2
Absorption Rate (Closed Sales) %	34.8	32	30.3	18.8	30.2	30.5	32.4	23.6	32.7	35.3	31.8	30.4	41.2	35.8	34.9	33.3	44.6	34.1	33.5	29.5	33.1
Absorption Rate (Pended Sales) %	46	34.8	26.1	27.9	34.2	29.8	28.9	29.1	43.3	33.4	31.8	33.6	52.9	35.1	36.2	40.1	46.2	32.7	31.7	43.9	46.4
Avg. Active Price	504	545	496	498	532	552	545	525	573	604	634	649	669	701	670	666	700	701	683	705	733
Avg. Sold Price	308	338	321	334	335	347	365	400	378	385	396	391	414	434	422	427	484	470	480	454	477
Avg. Sq. Ft. Price (Sold)	153	164	170	163	165	177	180	194	193	195	200	197	211	215	220	212	227	243	234	225	233
Sold/List Diff. %	98	98	98	97	98	99	97	98	99	98	98	98	99	99	98	98	98	99	99	99	99
Sold/Orig LP Diff. %	97	94	97	94	96	97	94	95	98	97	96	96	97	97	96	95	97	98	96	95	98
Avg Days on Market	119	98	106	143	135	109	132	137	129	102	111	146	119	103	120	132	113	100	104	122	104
Median Sold Price	262	280	258	267	284	308	300	325	317	325	339	319	367	360	367	374	394	410	408	400	400

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