

# THE BEACON REPORT

July 2024

*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

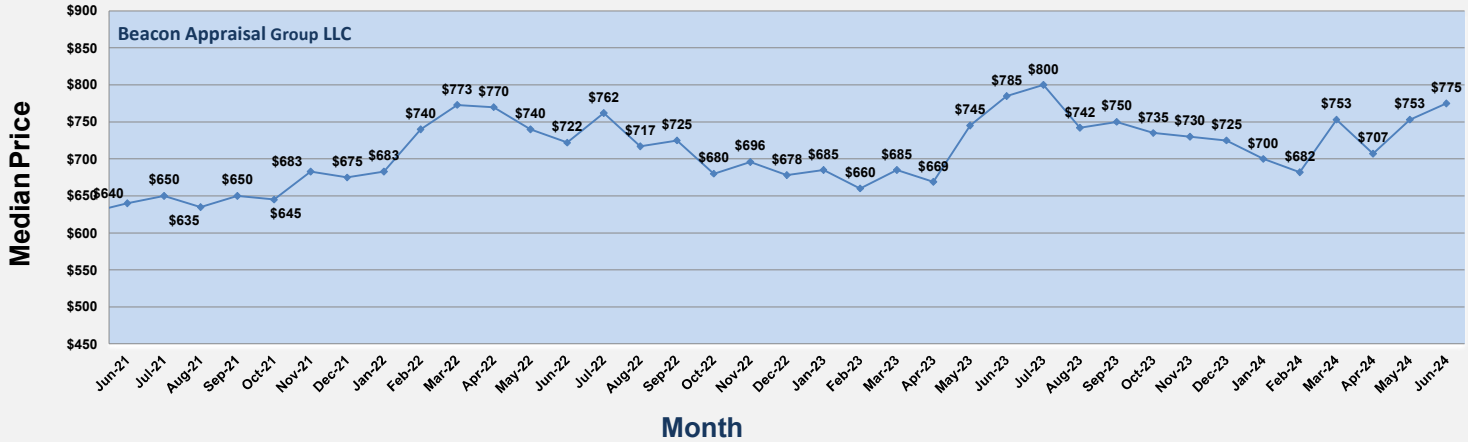
# BEACON REPORT

7/4/2024

© 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

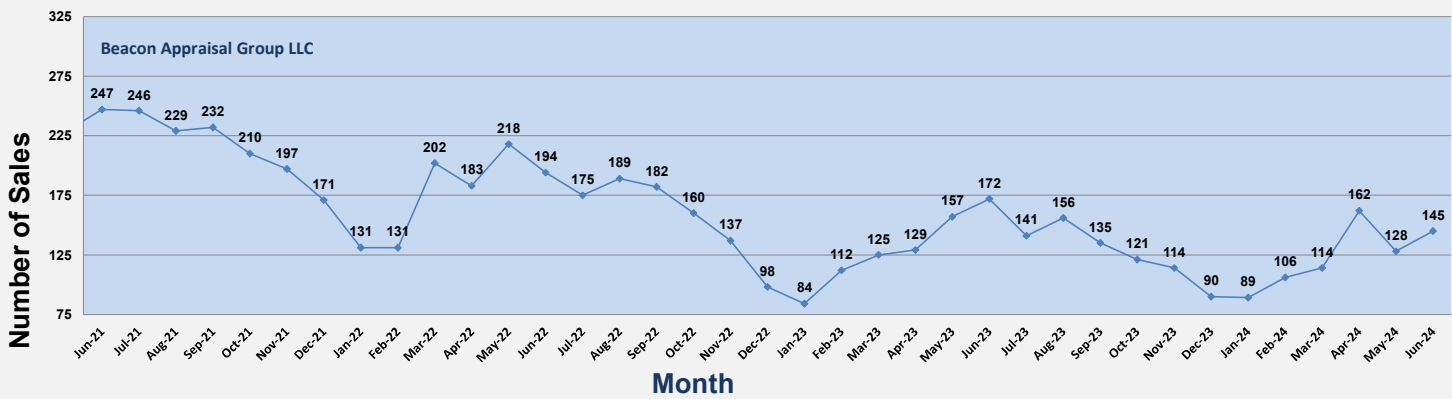
Note: Median is the midpoint with half above and half below



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

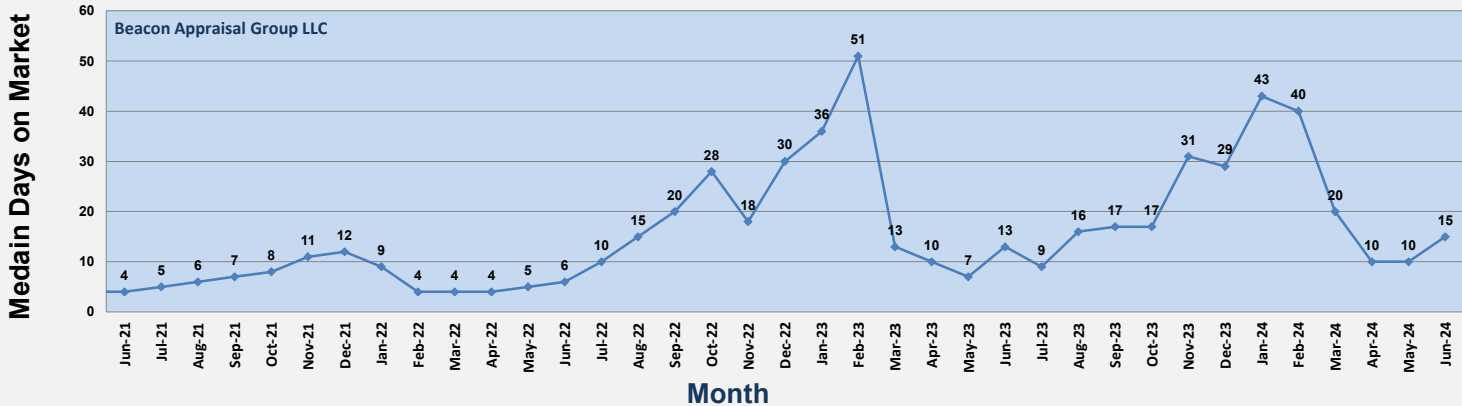
Total sold 12 months prior to report date = 1534 Total currently listed = 454  
Inventory\*as of report date = 3.5 Months



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

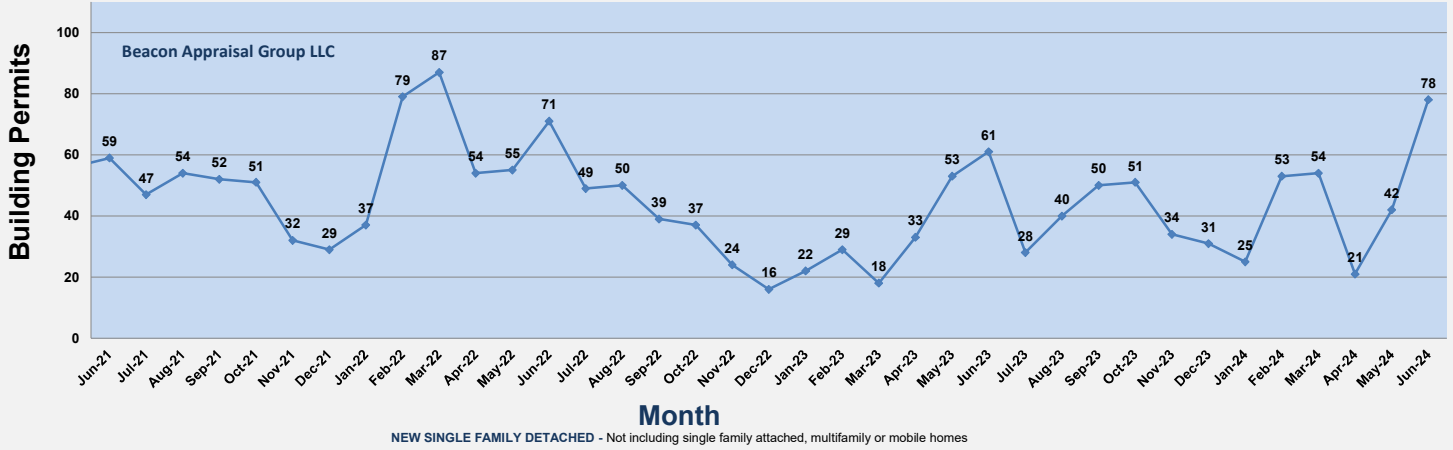
\*Inventory = Current listings divided by prior 12 months' sales, rounded to the nearest whole month.

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

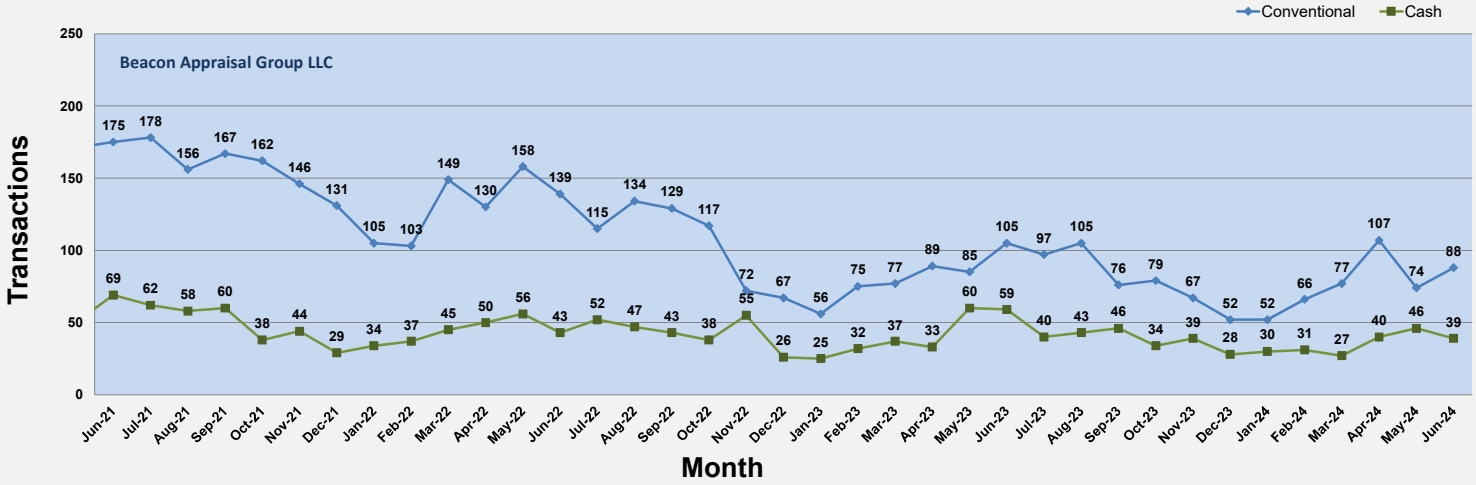


From MLS for Bend area. Single Family Residential, not including condominiums, manufactured homes, and acreage properties. Data subject to change.

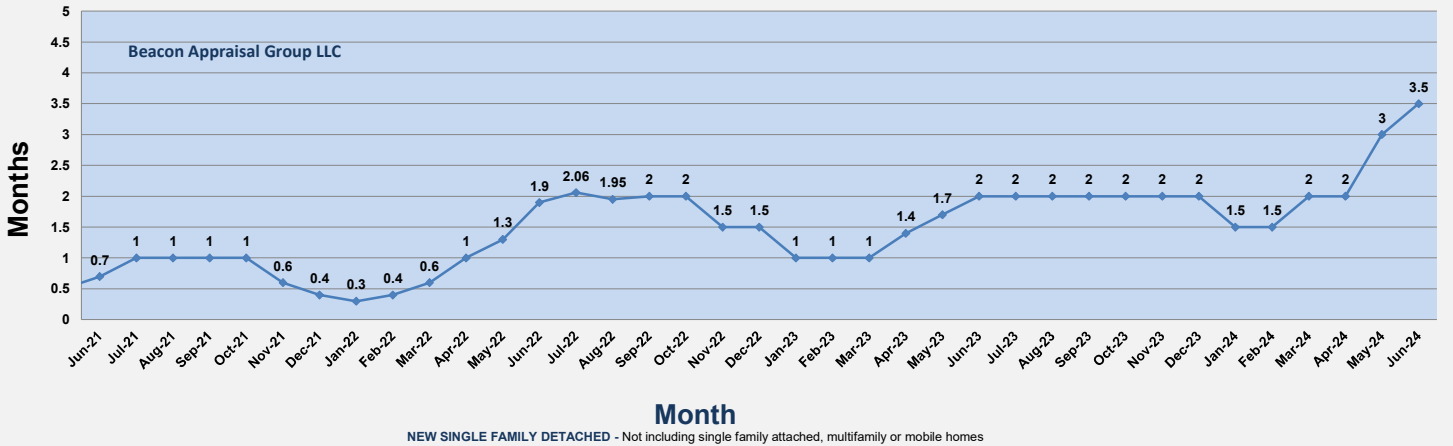
### Bend area SFR - Building Permits



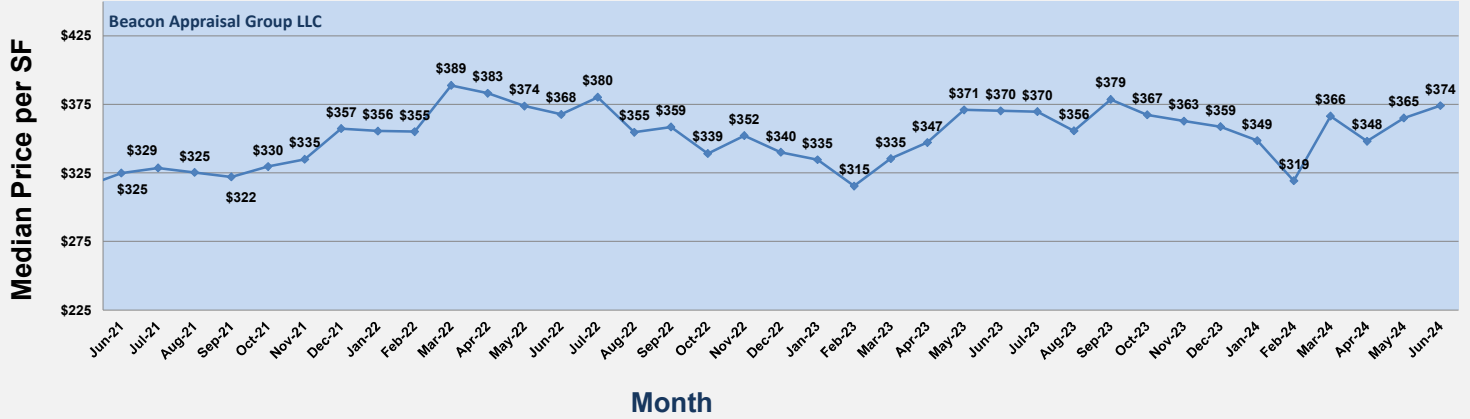
### Bend area SFR - Conventional and Cash Transactions



### Bend area SFR - Months Supply

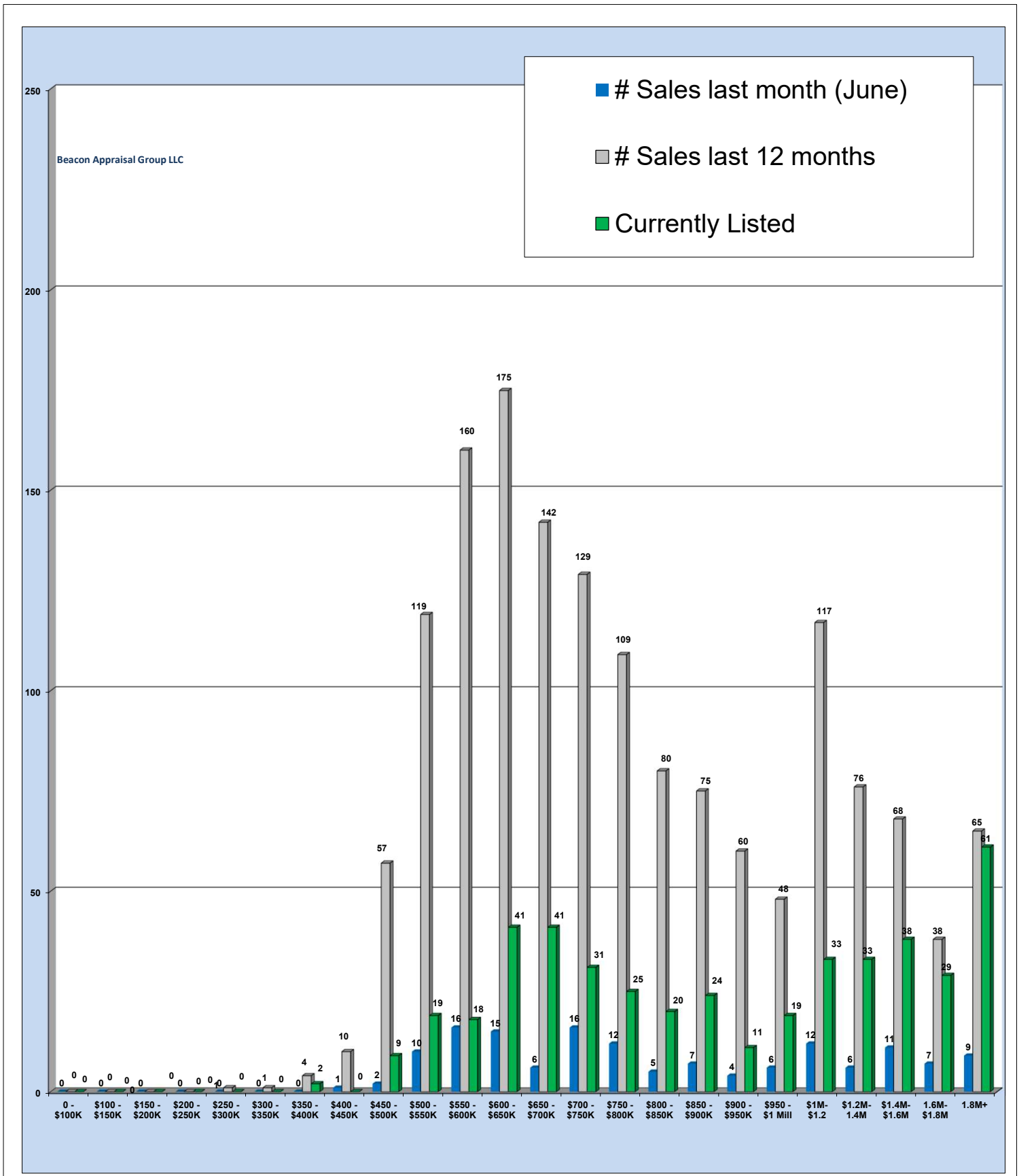


## Bend area SFR - Median Sales Price per SF



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

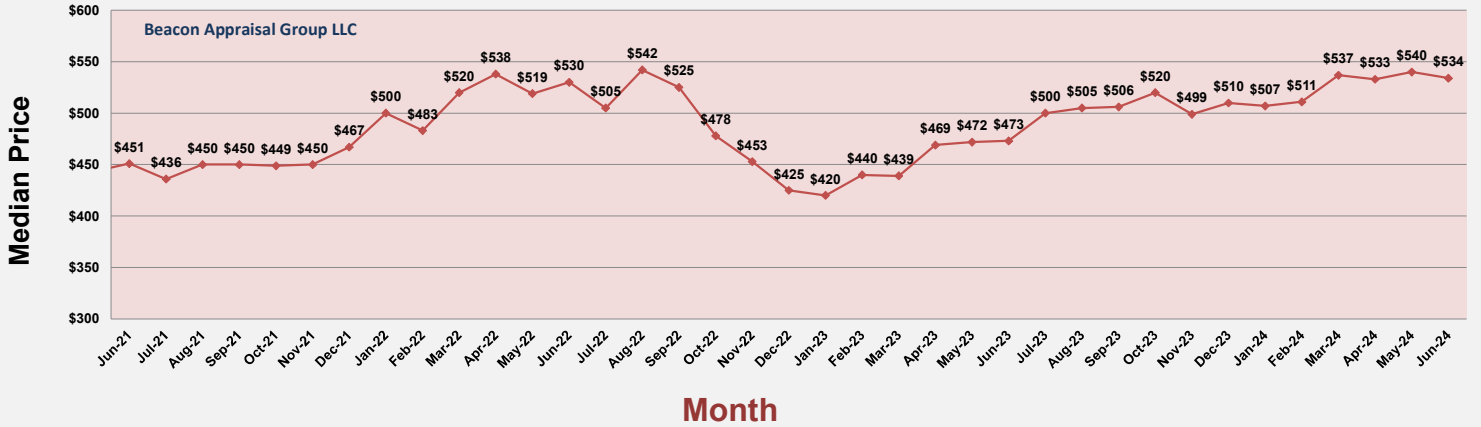
## Bend area SFR: # Sales vs. Current Listings



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

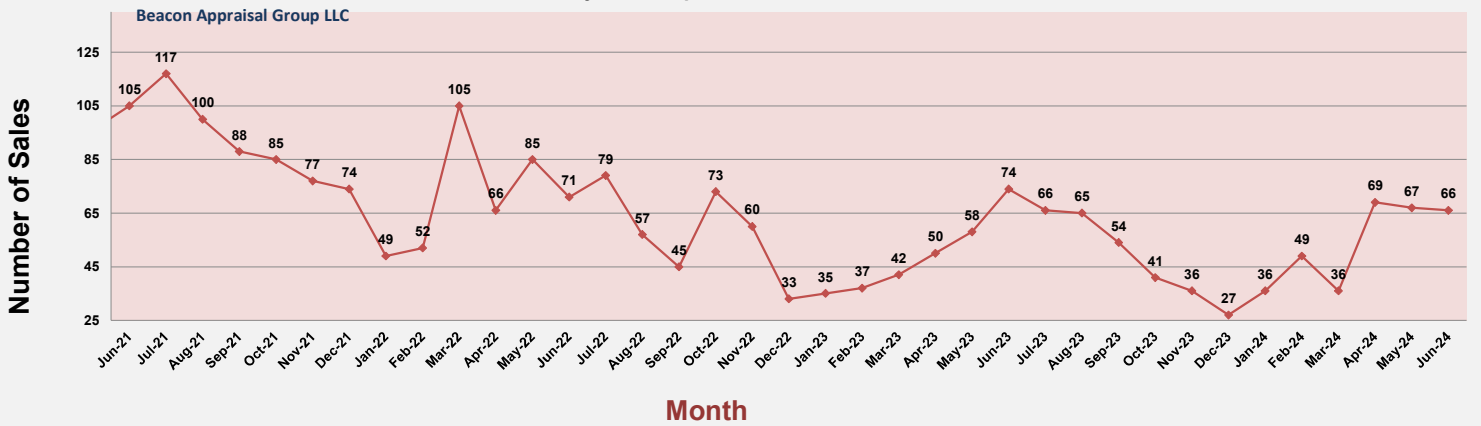
Note: Median is the midpoint with half above and half below



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

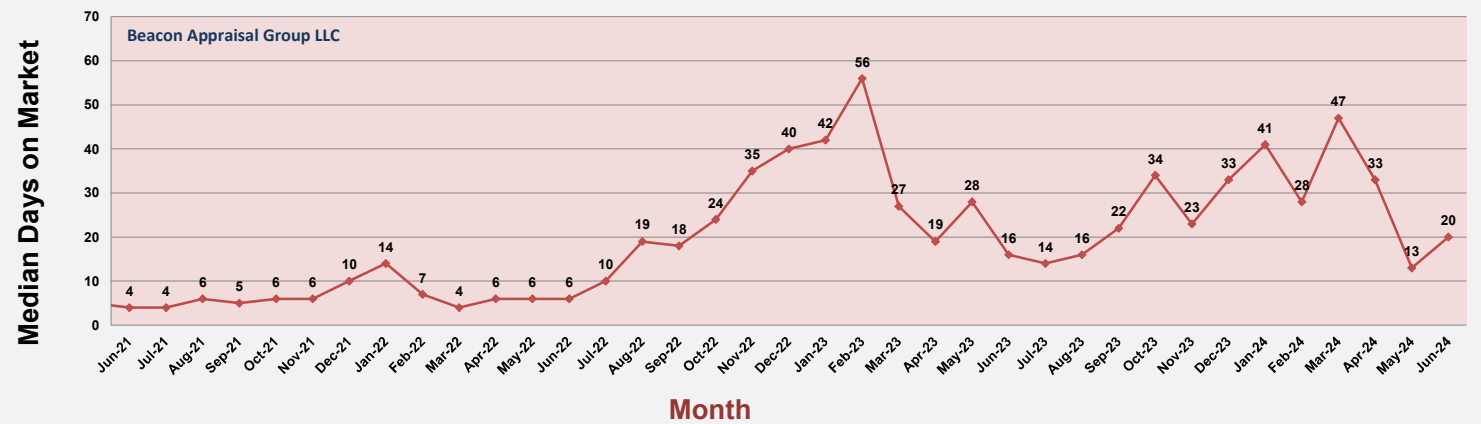
## Redmond area SFR - Number of Sales

Total sold during 12 months prior to report date = 625 Total currently listed = 195  
Inventory\* as of report date = 3.5 Months



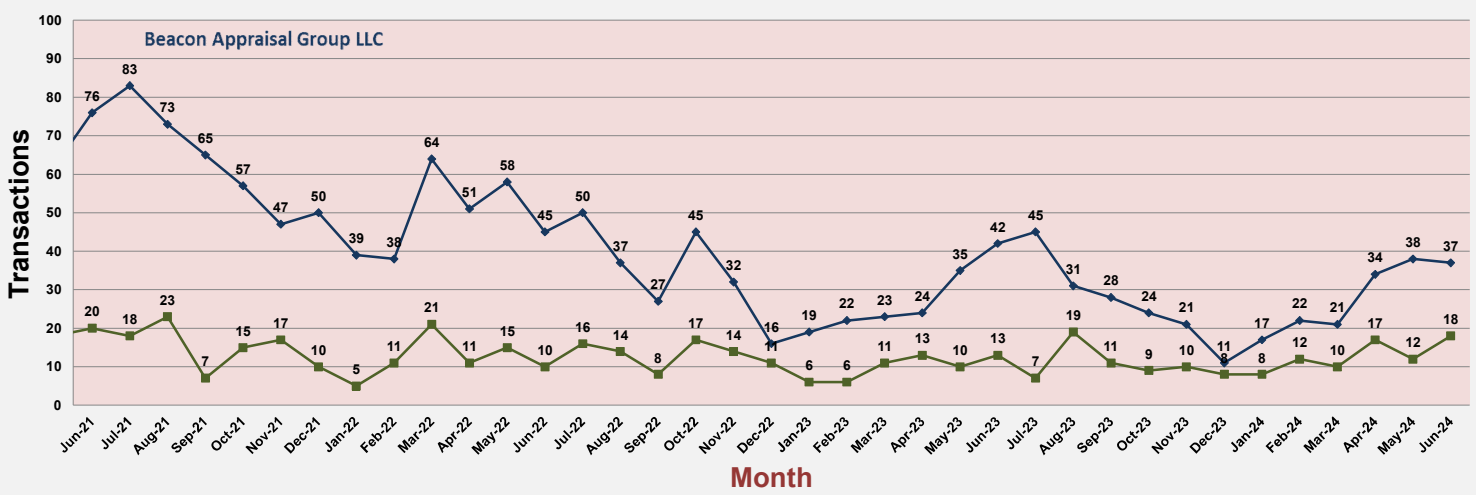
From MLS for Redmond area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

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

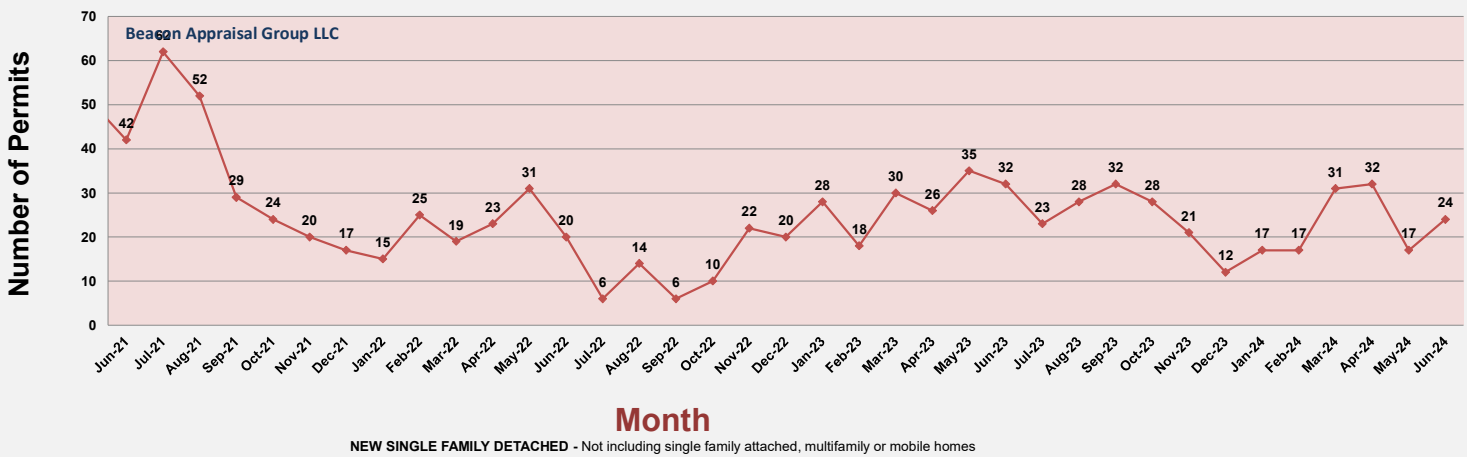


From MLS for Redmond area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

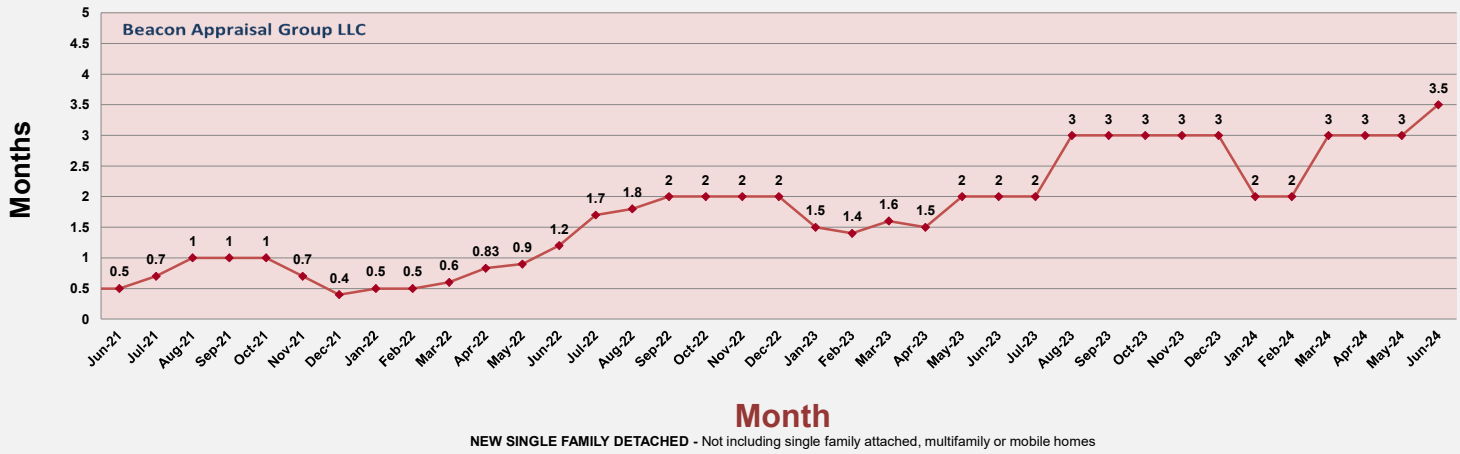
## Redmond area SFR - Conventional and Cash Transactions



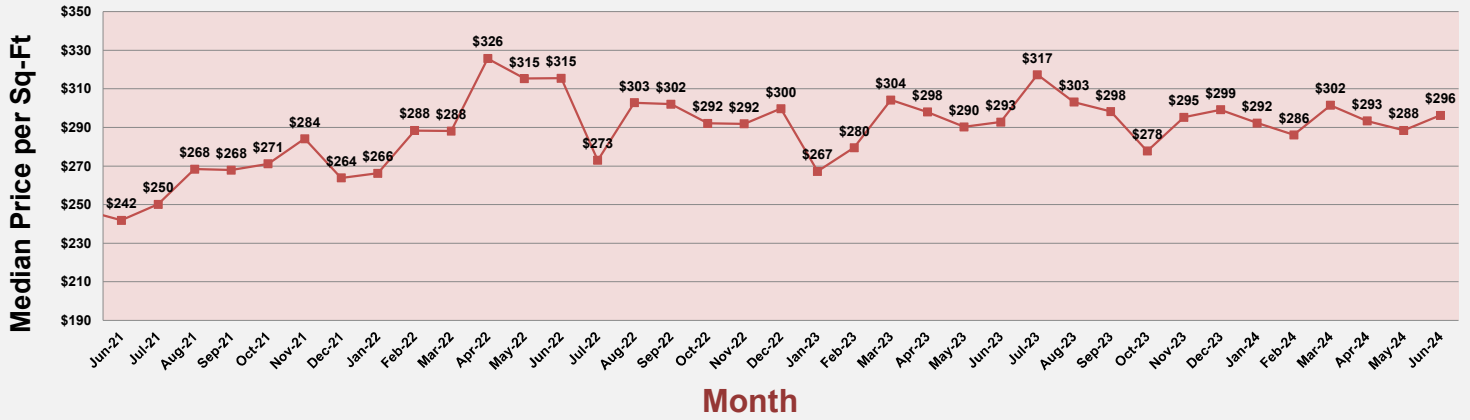
## Redmond area SFR - Building Permits



## Redmond area SFR - Months of Inventory



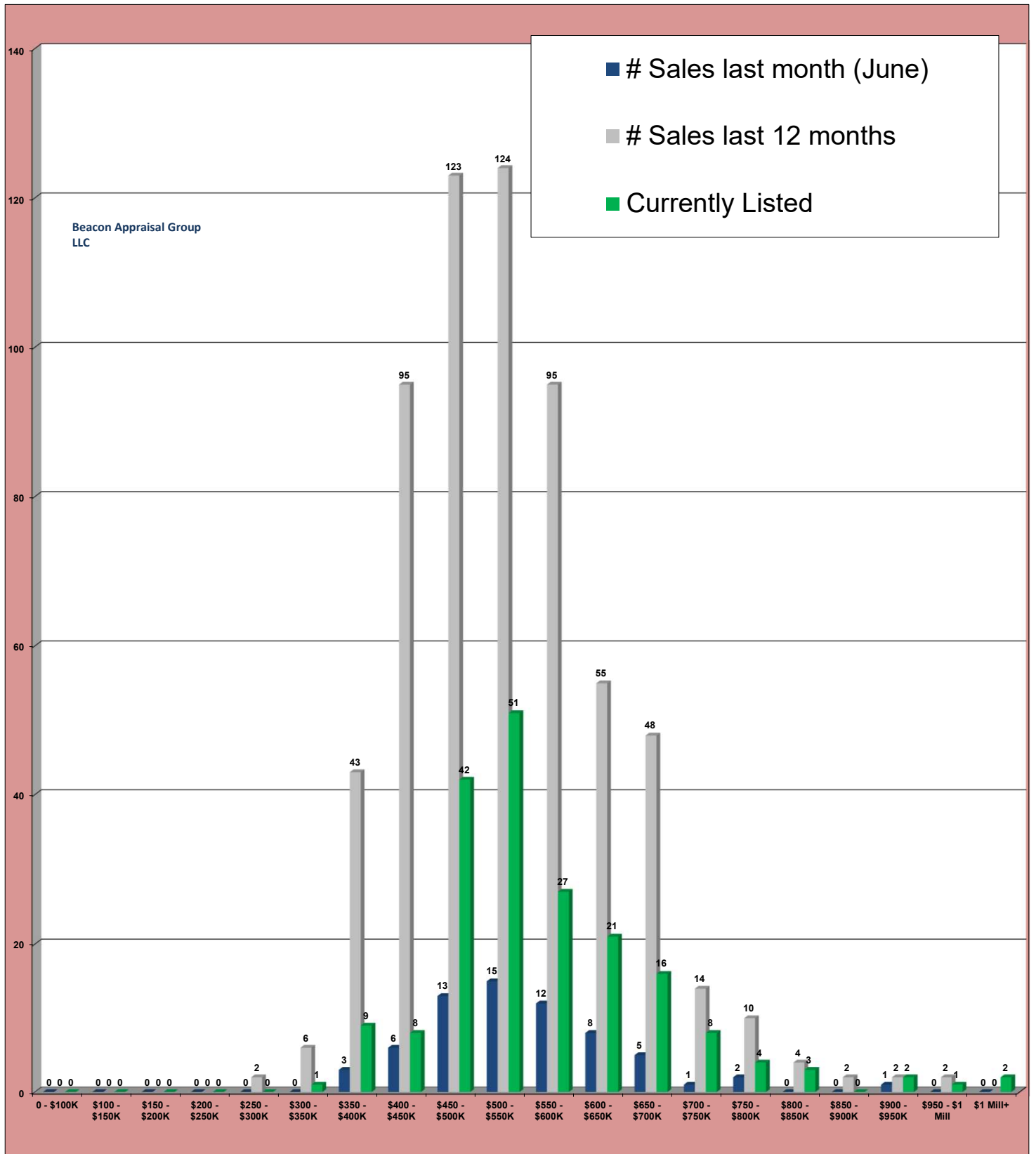
## Redmond area SFR - Median Sale Price per Sq-Ft



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

June

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 = \$831  
Number of SFR Sales = 9  
Days on Market for Sold SFR = 6  
Current Inventory\* = 5 Months

## Sunriver

Median Price SFR in Thousands = \$1,055  
Number of SFR Sales = 5  
Days on Market for Sold SFR = 4  
Current Inventory\* = 5 Months

## LaPine

Median Price SFR in Thousands = \$367  
Number of SFR Sales = 8  
Days on Market for Sold SFR = 26  
Current Inventory\* = 7 Months

## JEFFERSON COUNTY

Median Price SFR in Thousands = \$350  
Number of SFR Sales = 16  
Days on Market for Sold SFR = 16  
Current Inventory\* = 6 Months

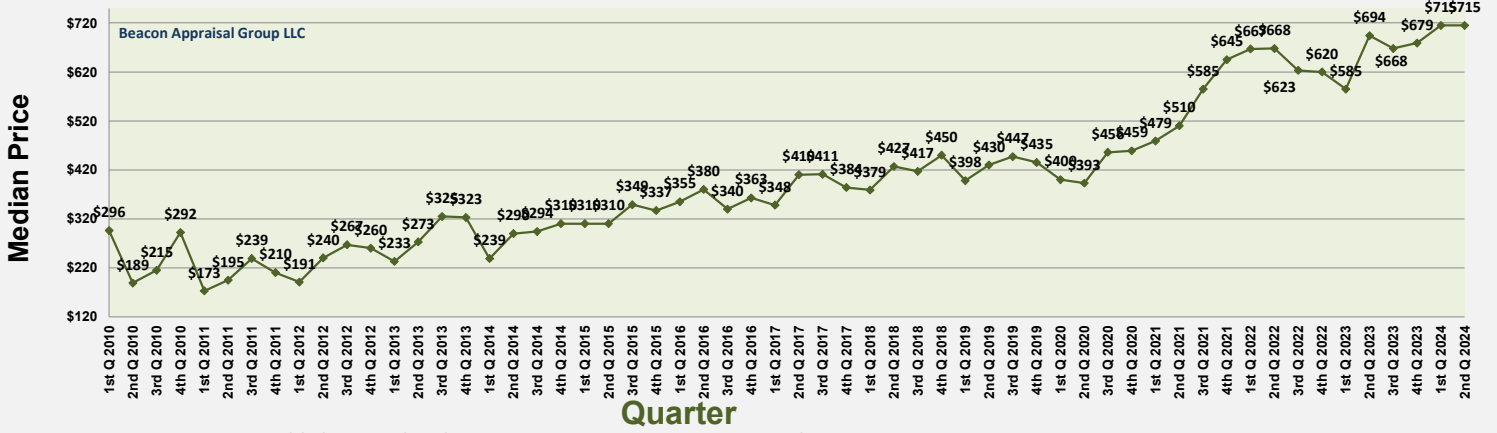
## CROOK COUNTY

Median Price SFR in Thousands = \$450  
Number of SFR Sales = 31  
Days on Market for Sold SFR = 56  
Current Inventory\* = 3.5 Months

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

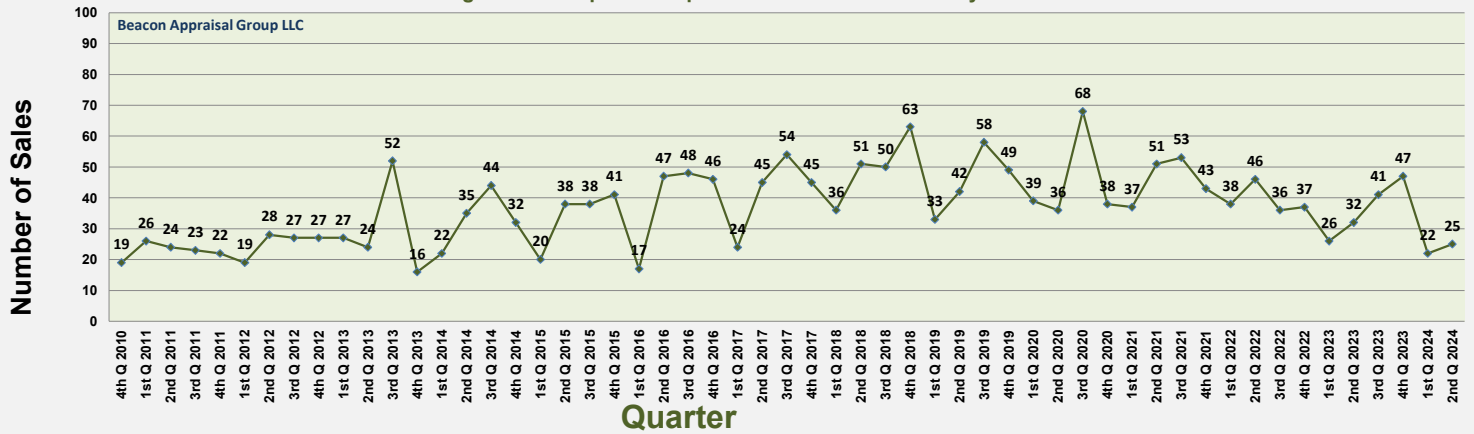
\*Inventory = Current listings divided by prior 12 months' sales, rounded to the nearest whole month.

## Sisters area SFR - Median Price in THOUSANDS

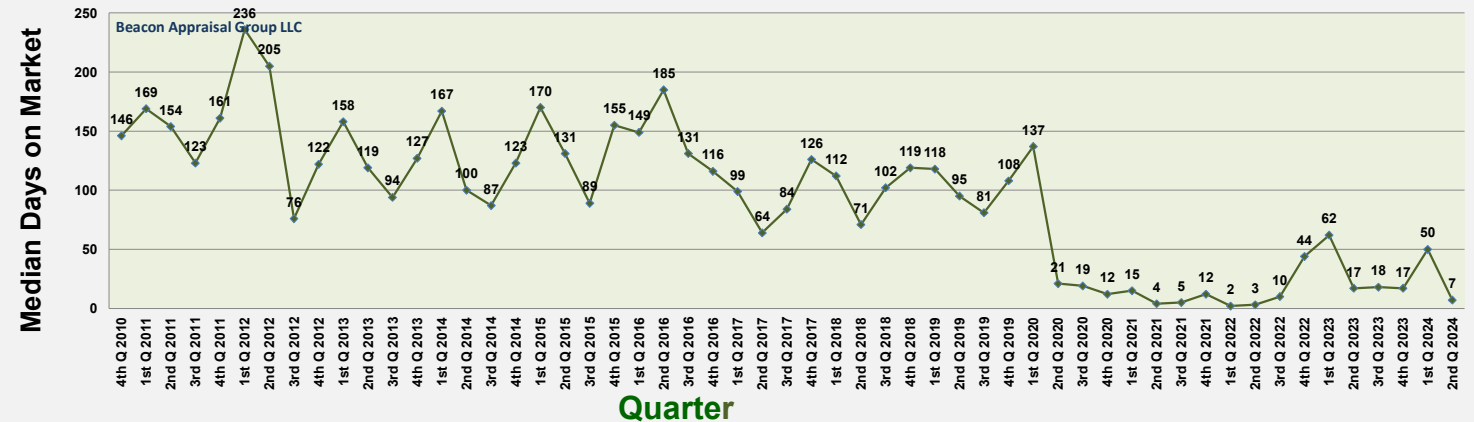


## Sisters area SFR - Number of Sales

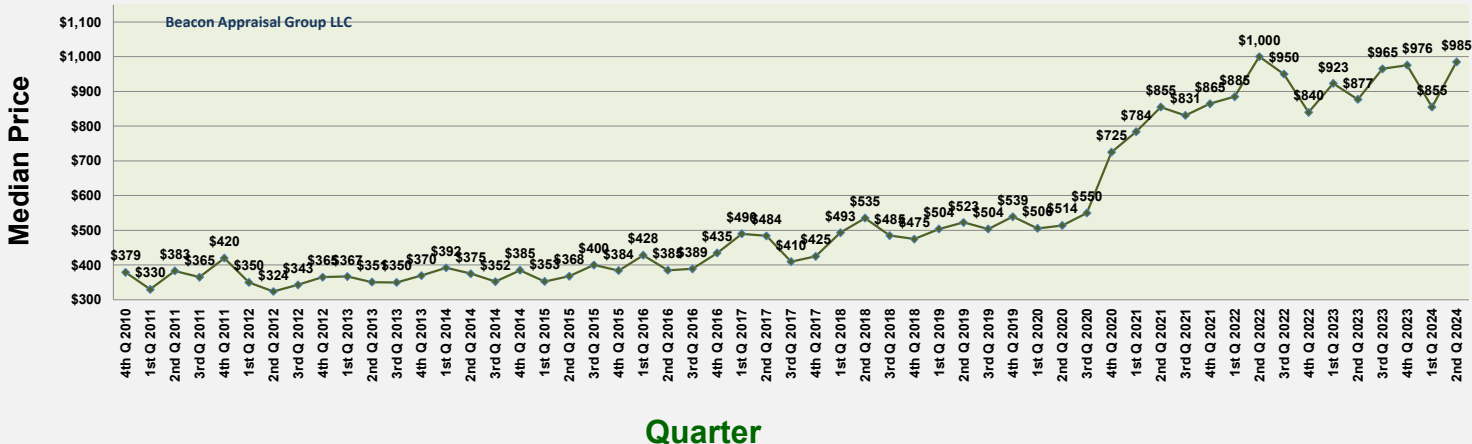
Total sold during 12 months prior to report date = 124 Total currently listed = 48



## Sisters area SFR - Median Days on Market



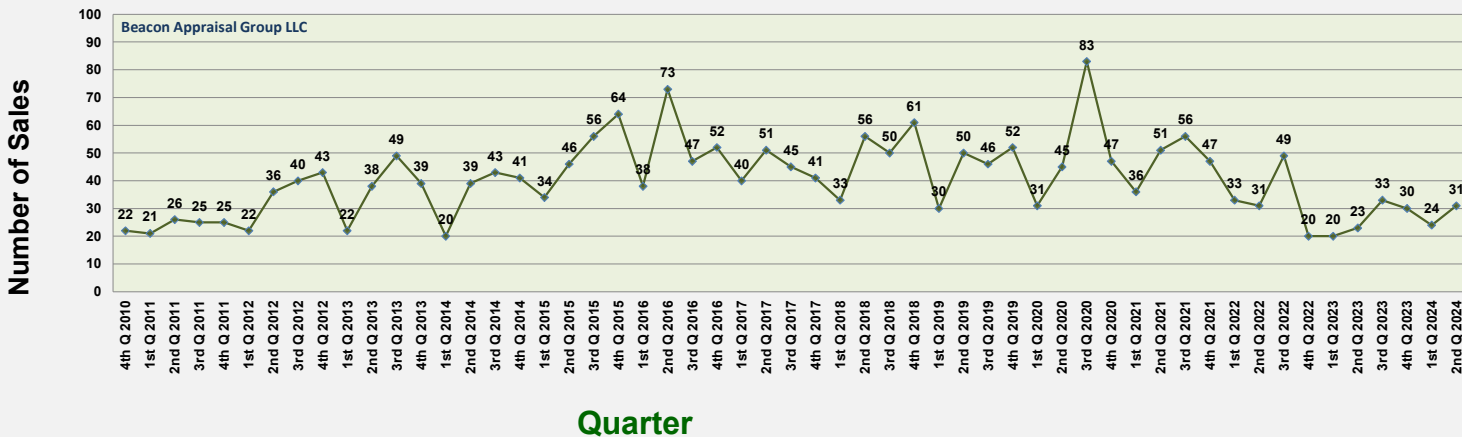
## Sunriver area SFR - Median Price in THOUSANDS



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

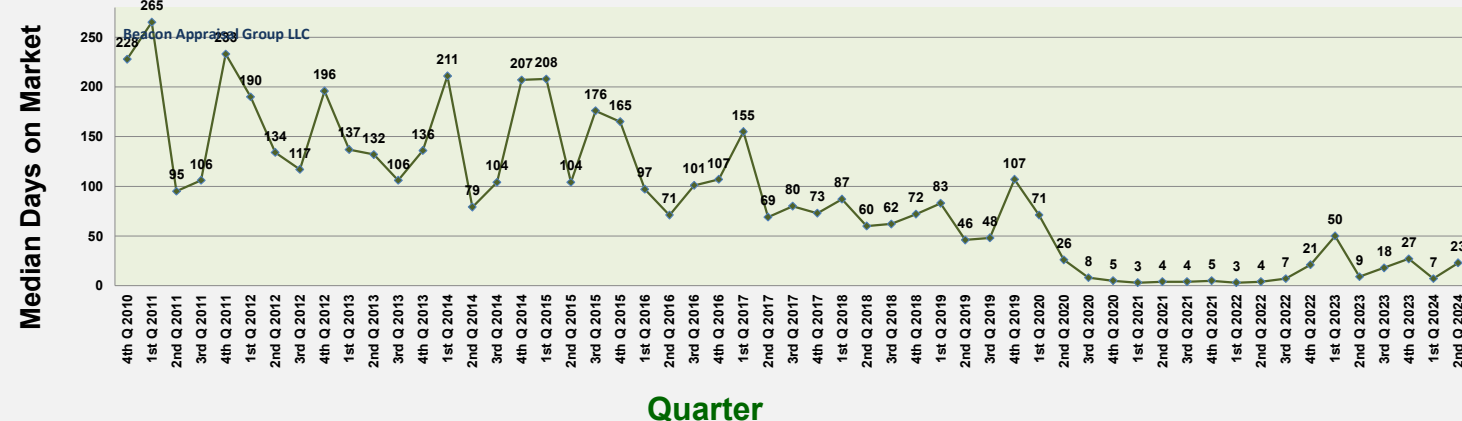
## Sunriver area SFR- Number of Sales

Total sold during 12 months prior to report date = 111 Total currently listed = 42



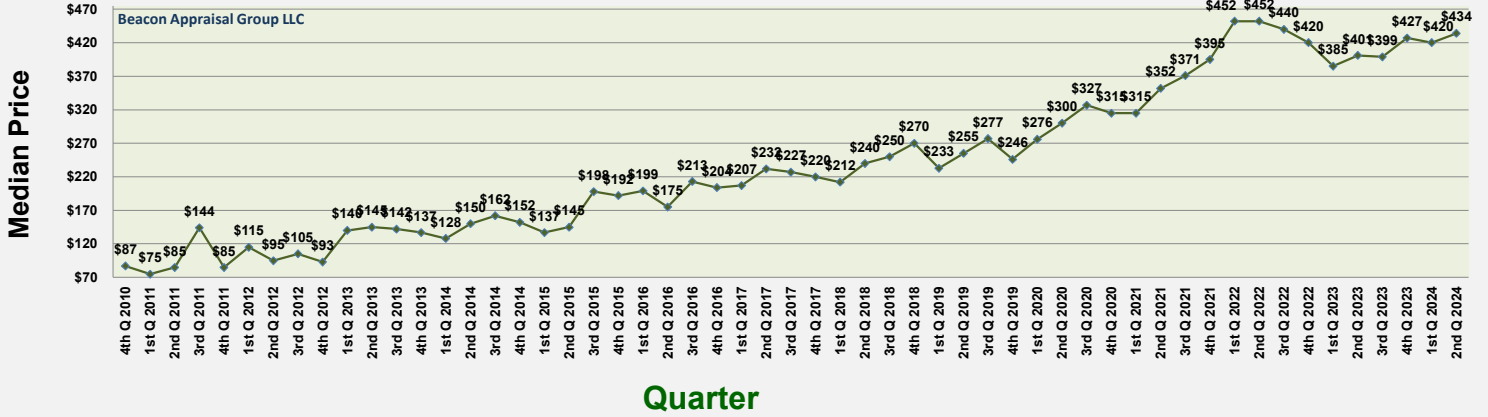
From MLS for Sunriver area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

## Sunriver area SFR - Days on Market For Sold Properties



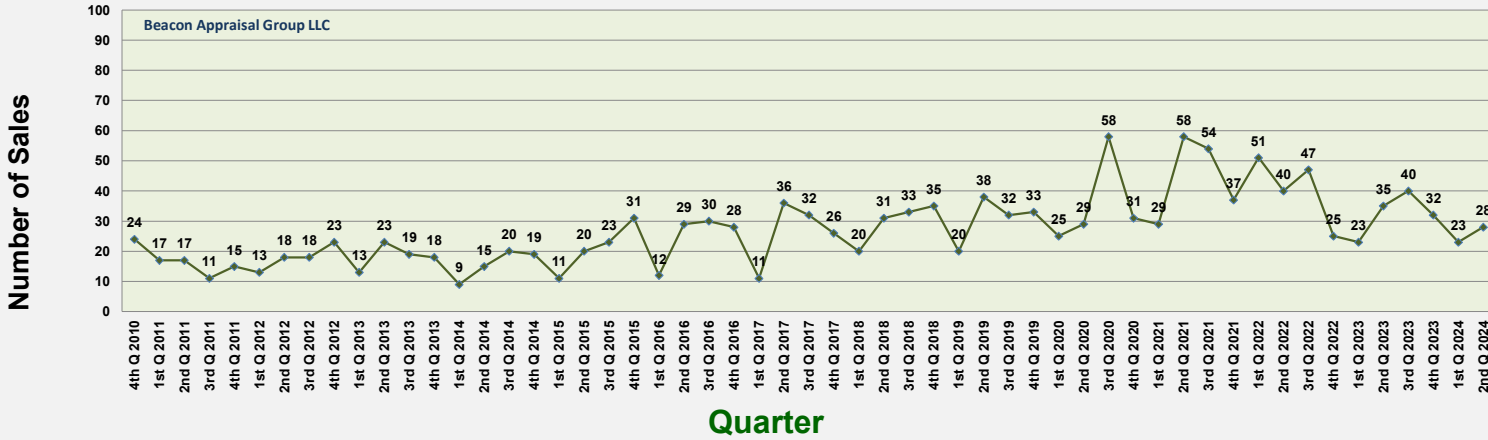
From MLS for Sunriver area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

## La Pine area SFR - Median Price in THOUSANDS

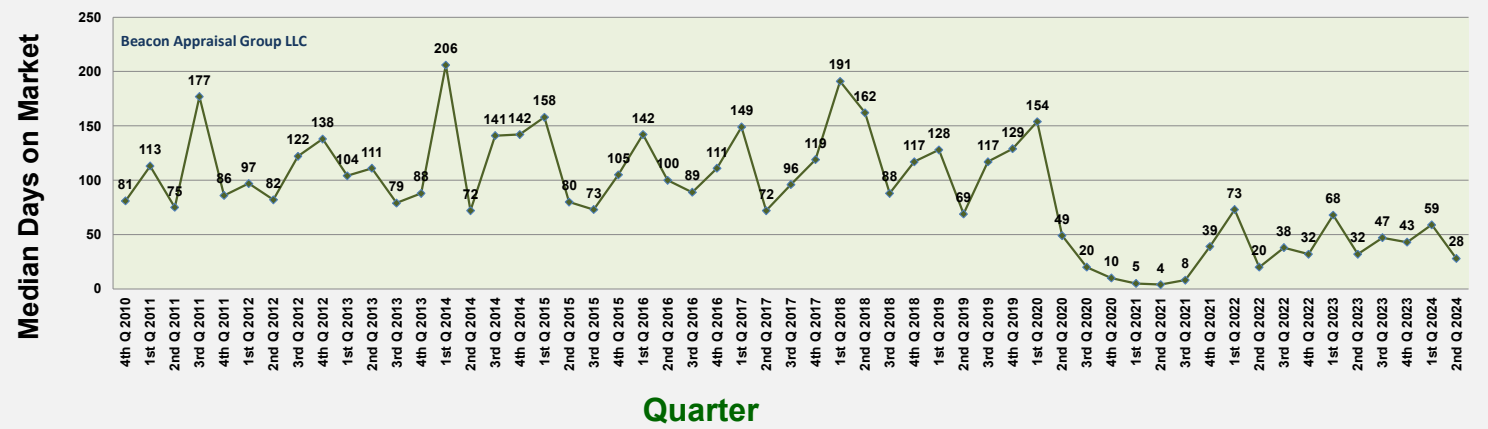


## La Pine area SFR- Number of Sales

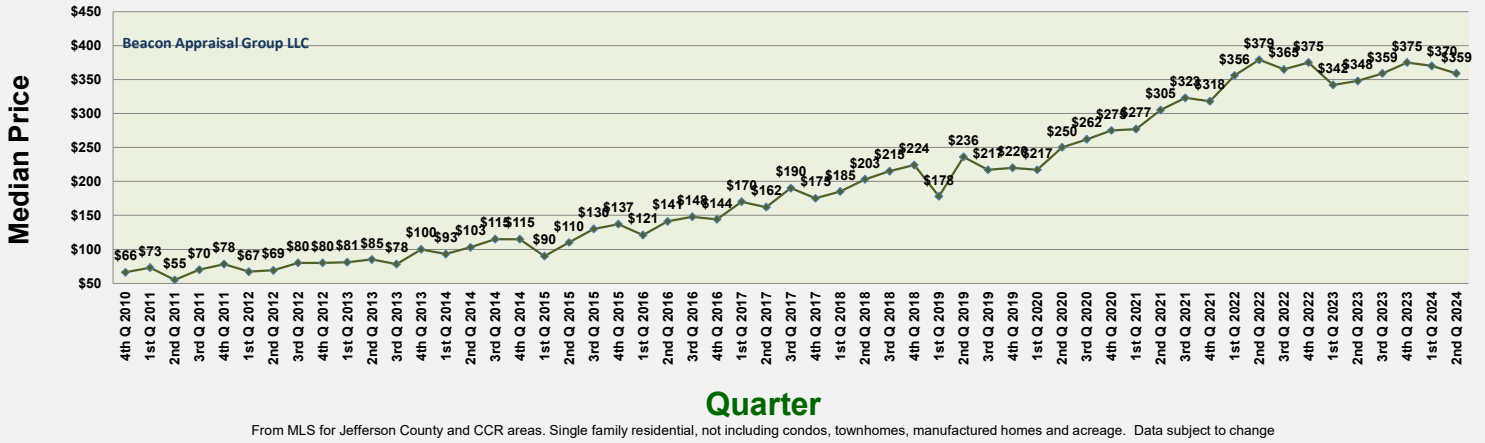
Total sold during 12 months prior to report date = 112 Total currently listed = 68



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

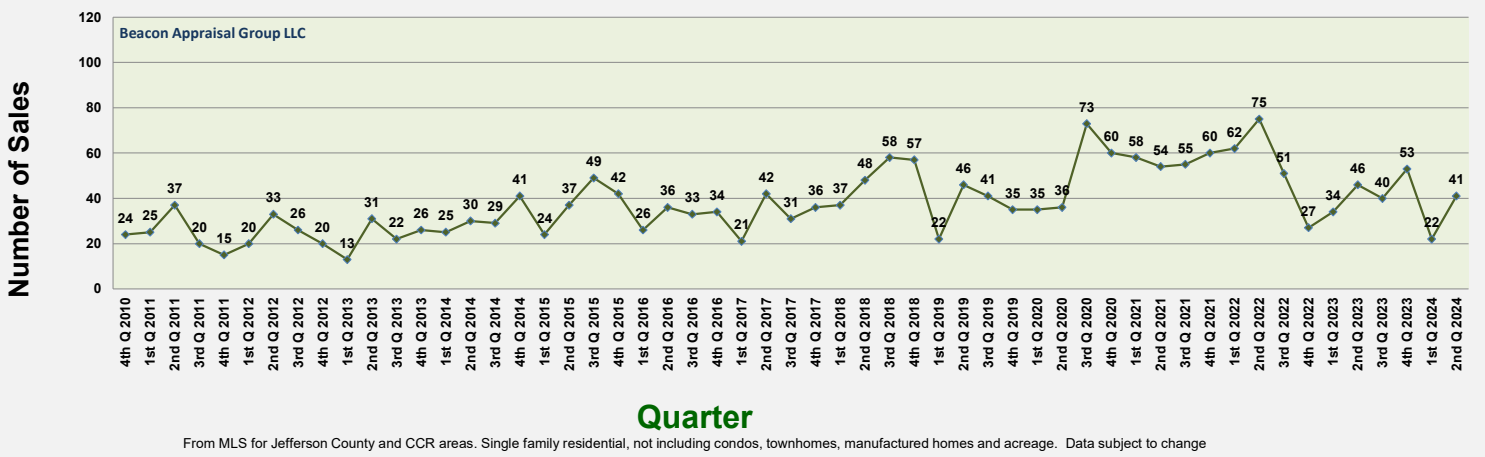


## Jefferson County & Crooked River Ranch SFR - Median Price in THOUSANDS

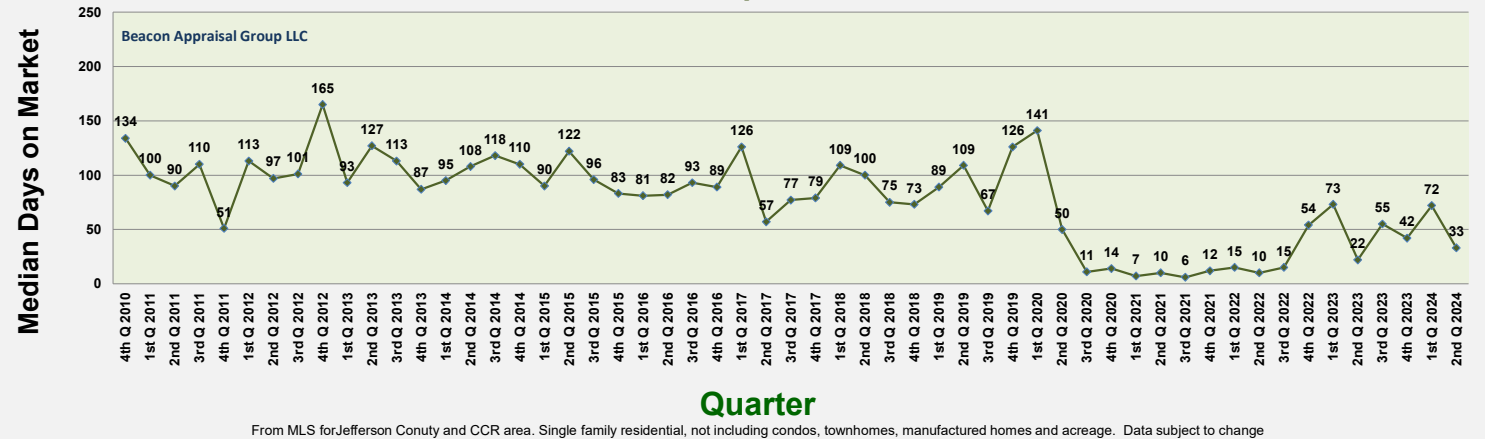


## Jefferson County & CRR SFR- Number of Sales

Total sold during 12 months prior to report date = 139 Total currently listed = 66



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



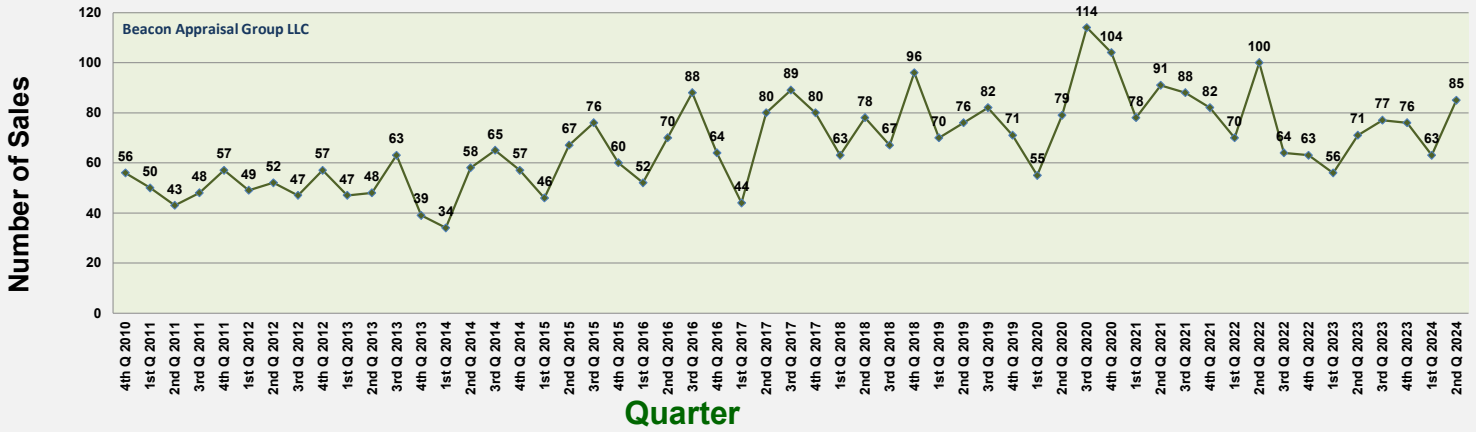
## Crook County SFR - Median Price in THOUSANDS



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

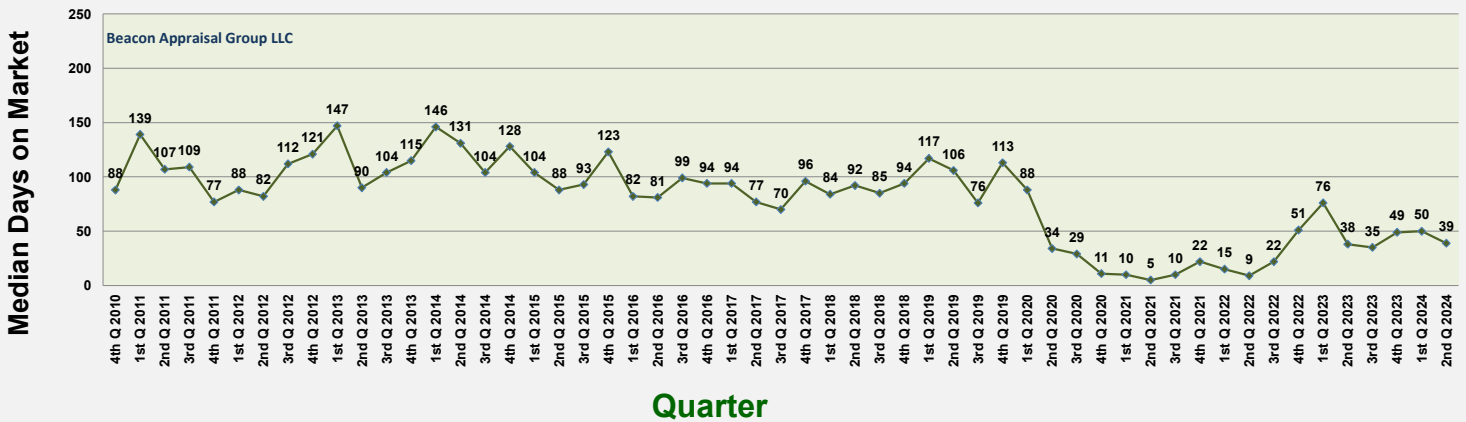
## Crook County SFR- Number of Sales

Total sold during 12 months prior to report date = 275 Total currently listed = 79



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