

# THE BEACON REPORT

November 2023

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



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

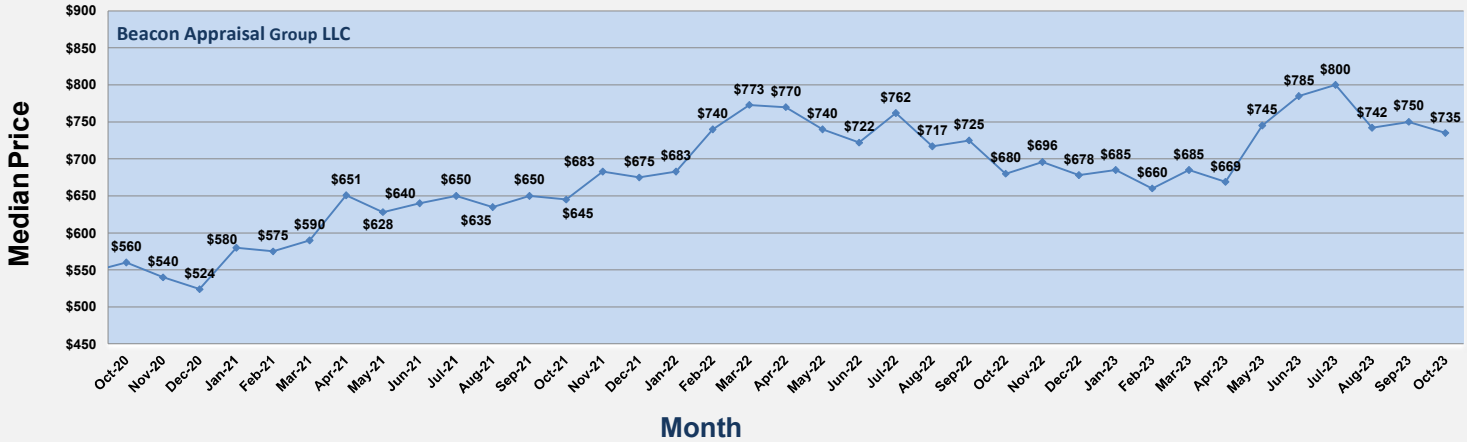
# BEACON REPORT

11/7/2023

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## Bend area SFR - Median Price in Thousands

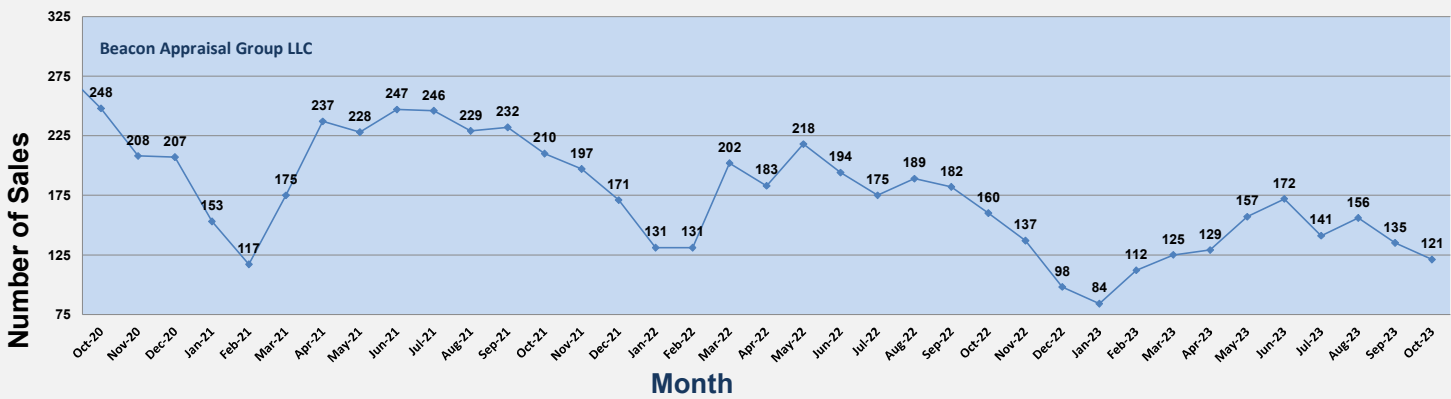
Note: Median is the midpoint with half above and half below



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

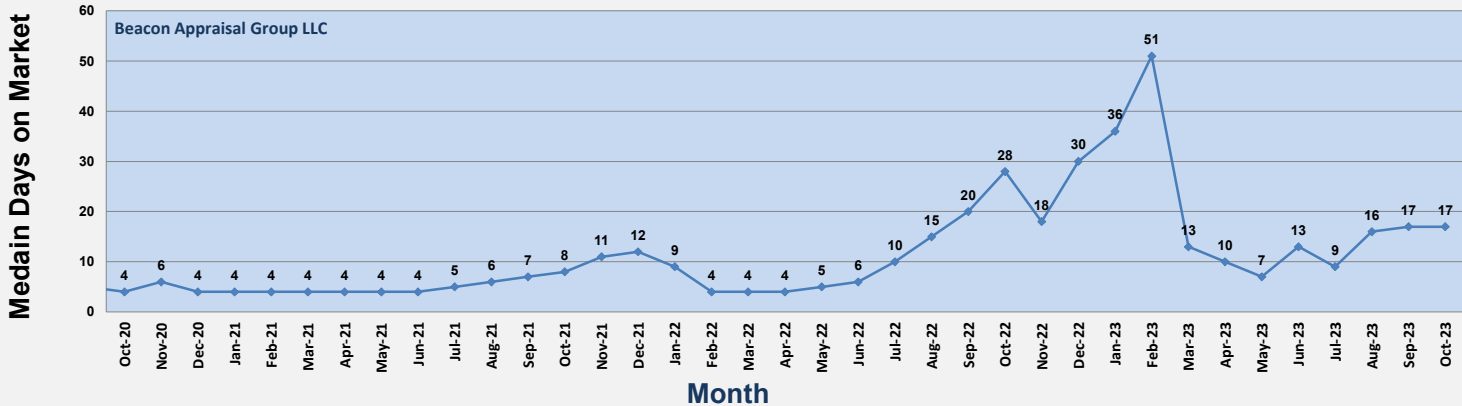
Total sold 12 months prior to report date = 1592 Total currently listed = 290  
Inventory\*as of report date = 2 Month



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

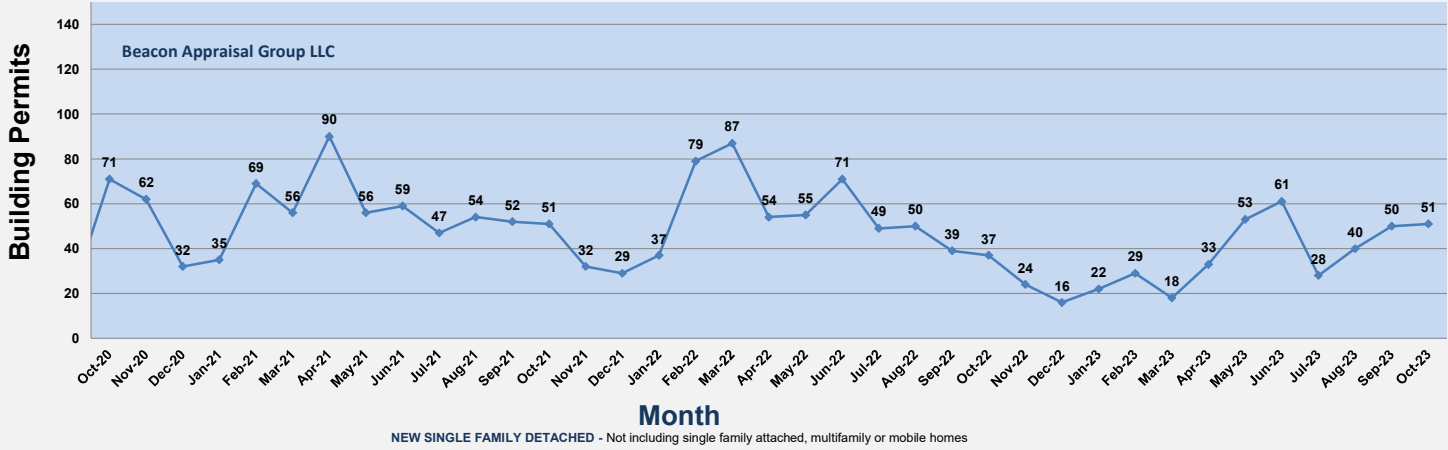
\*Inventory = Current listings divided by prior 12 months' sales, rounded to the nearest whole month.

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

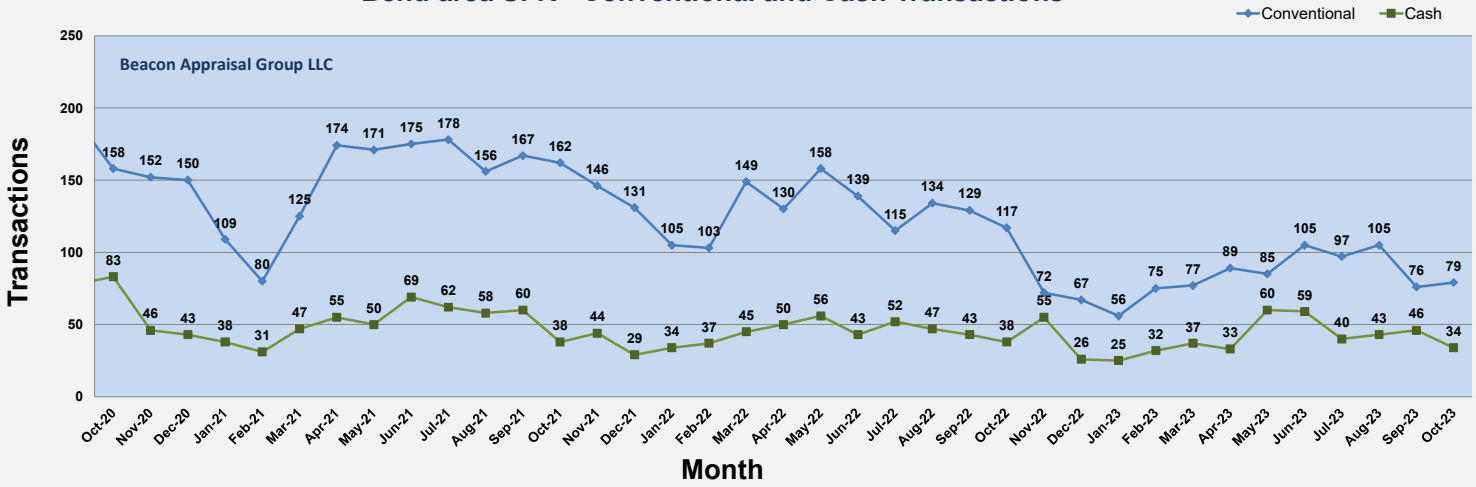


From MLS for Bend area. Single Family Residential, not including condominiums, manufactured homes, and acreage properties. Data subject to change.

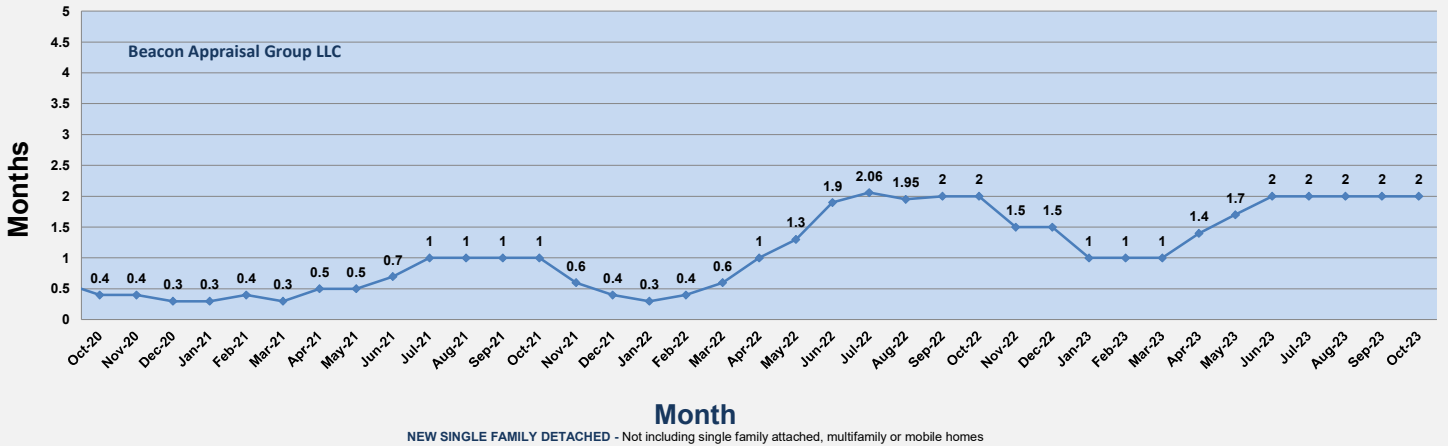
### Bend area SFR - Building Permits



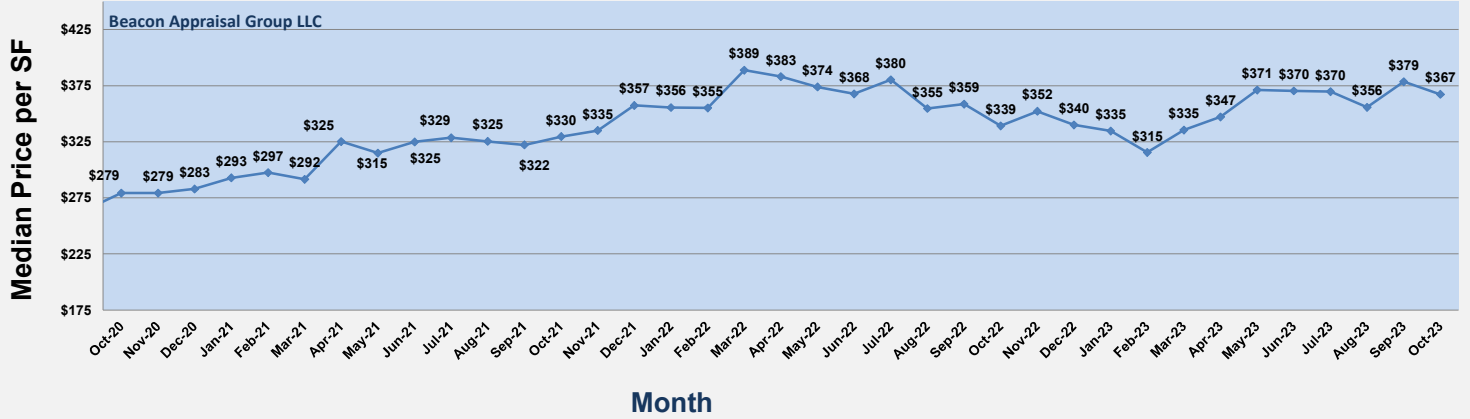
### Bend area SFR - Conventional and Cash Transactions



### Bend area SFR - Months Supply

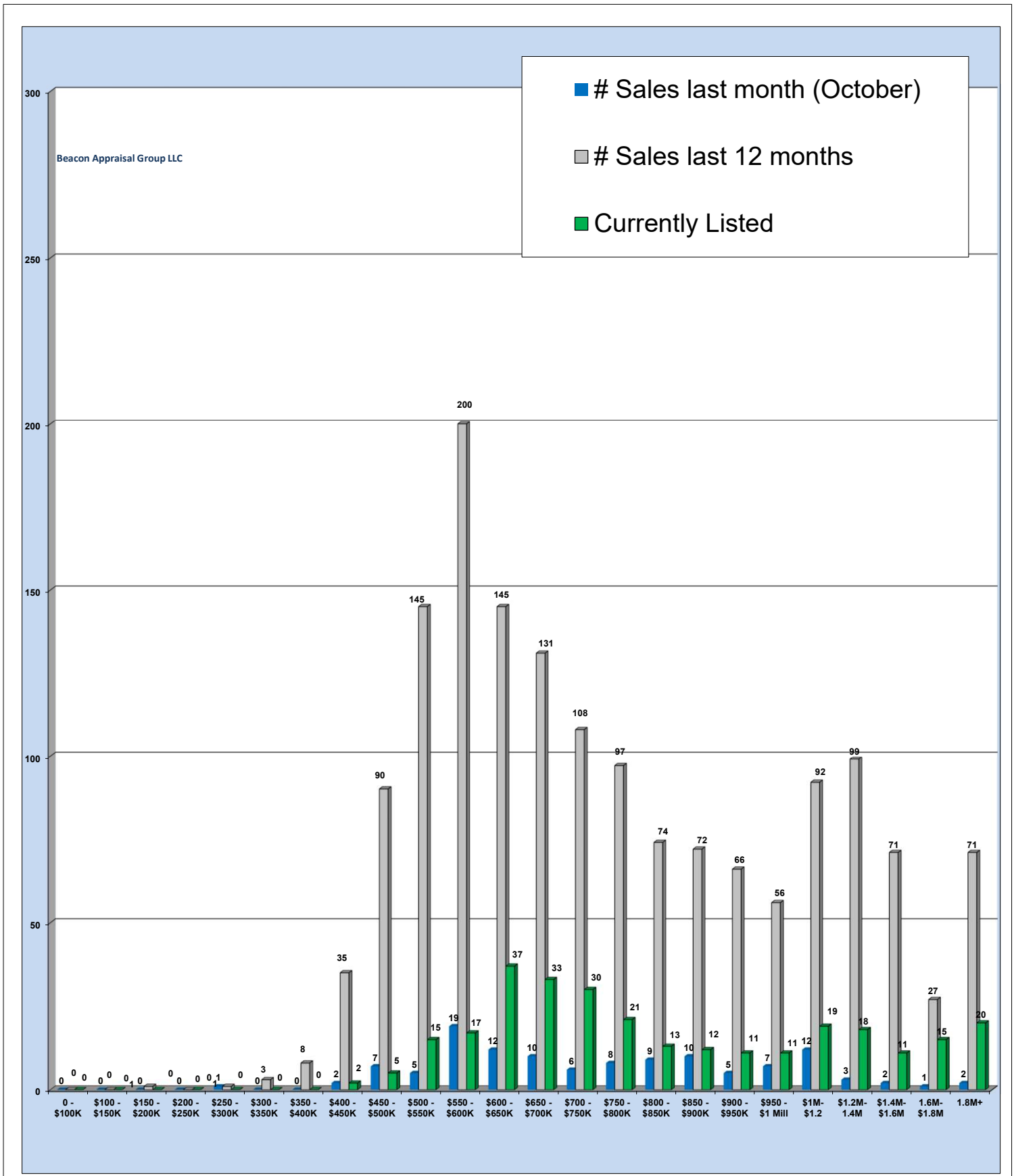


## Bend area SFR - Median Sales Price per SF



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

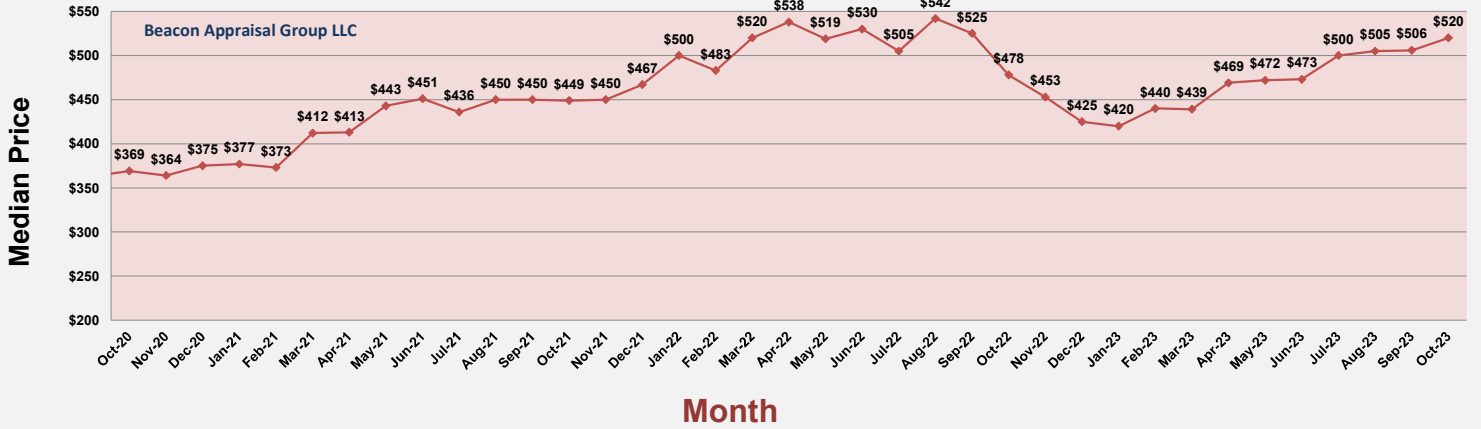
## Bend area SFR: # Sales vs. Current Listings



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

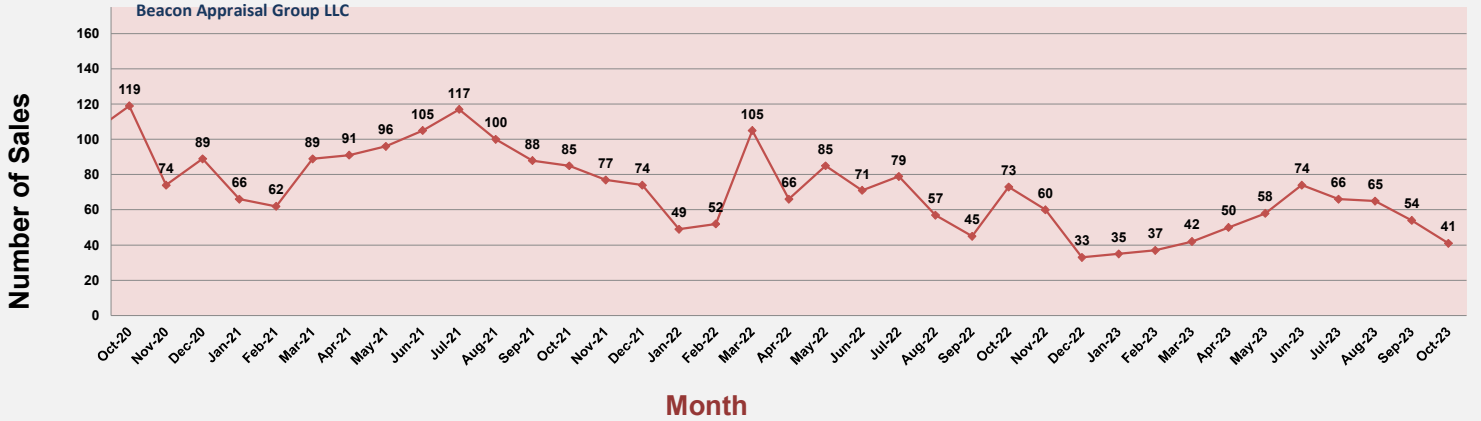
Note: Median is the midpoint with half above and half below



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

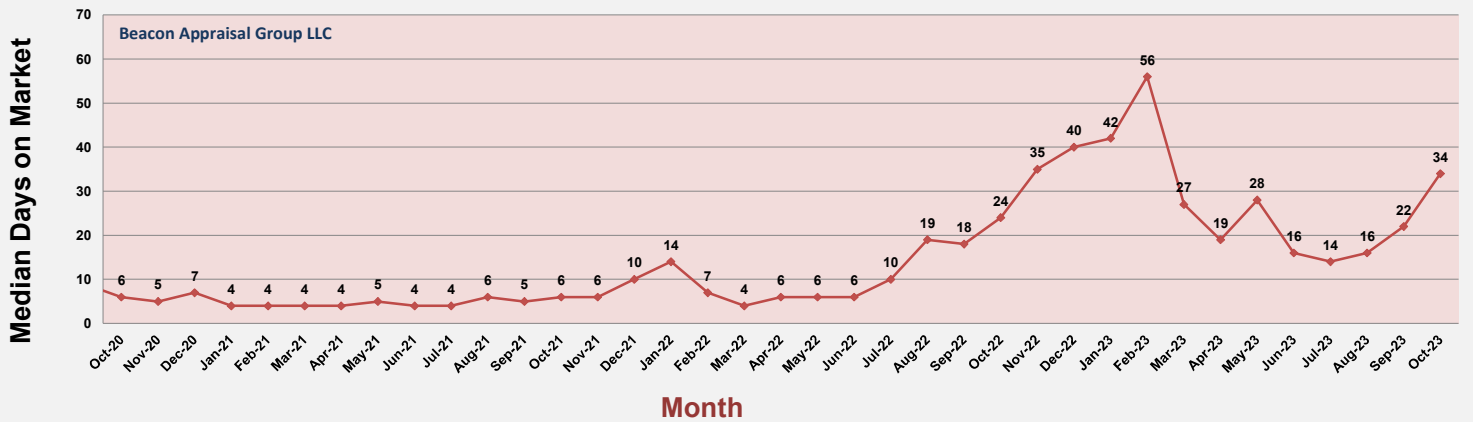
## Redmond area SFR - Number of Sales

Total sold during 12 months prior to report date = 628 Total currently listed = 136  
Inventory\* as of report date = 3 Months



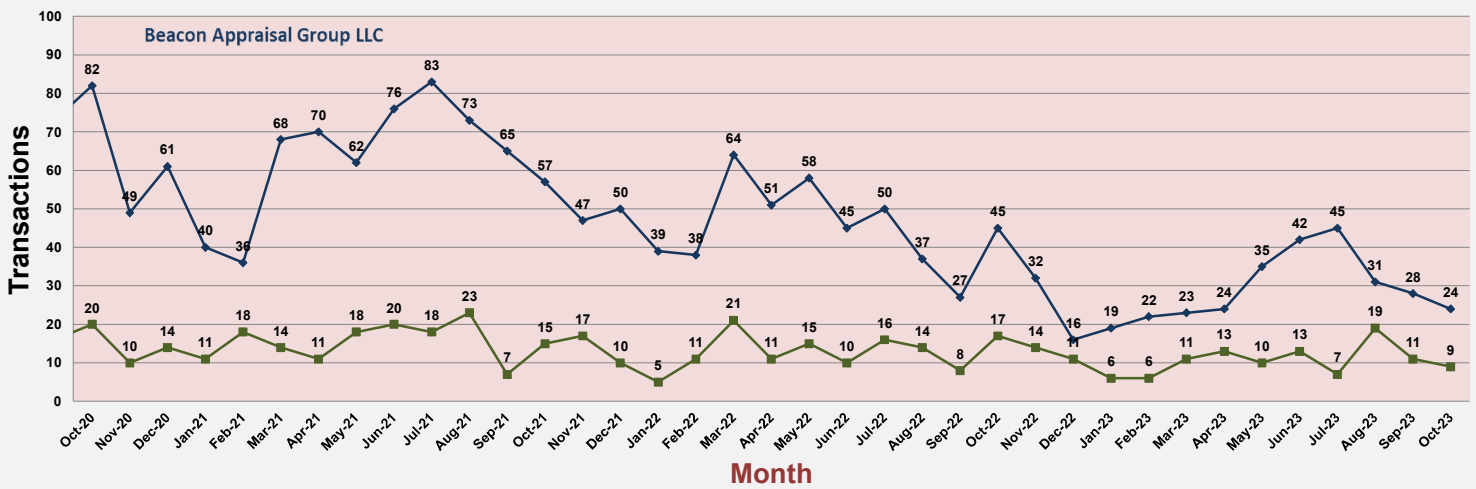
From MLS for Redmond area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

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

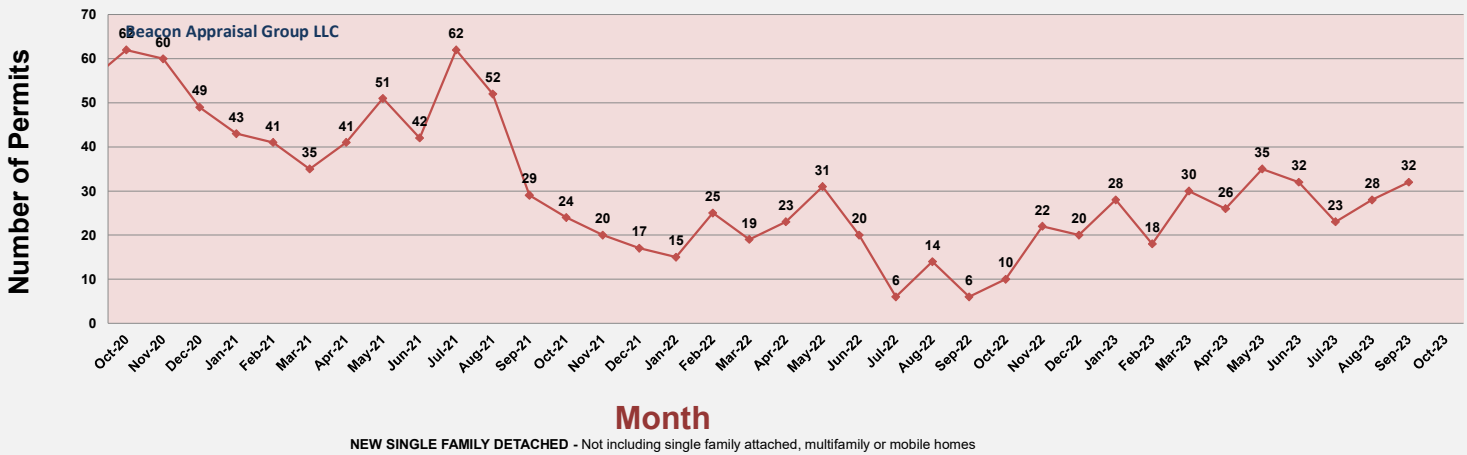


From MLS for Redmond area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

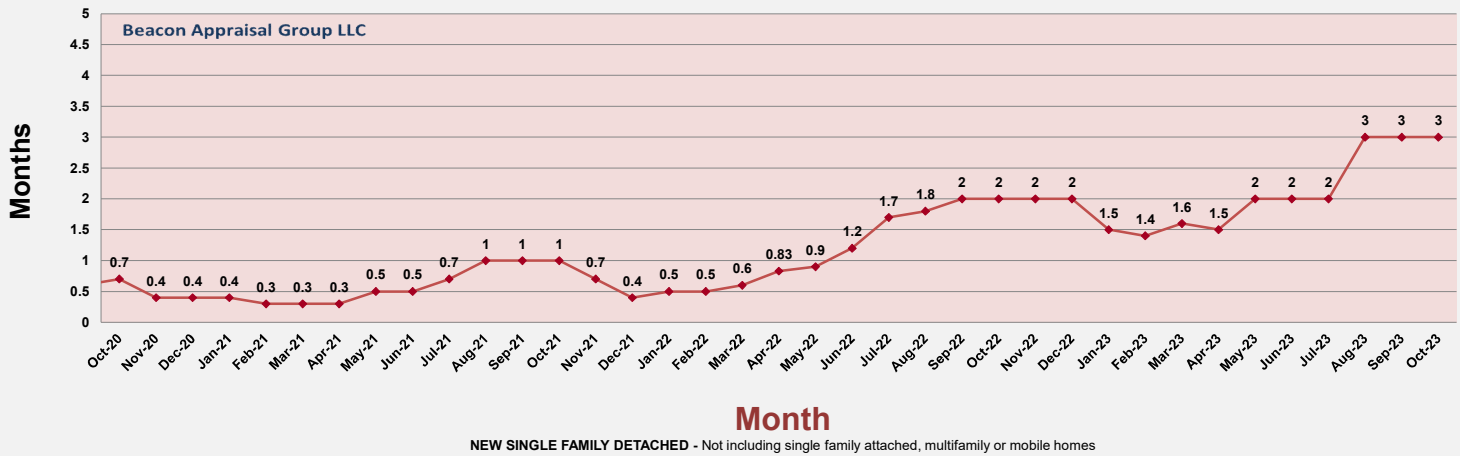
## Redmond area SFR - Conventional and Cash Transactions



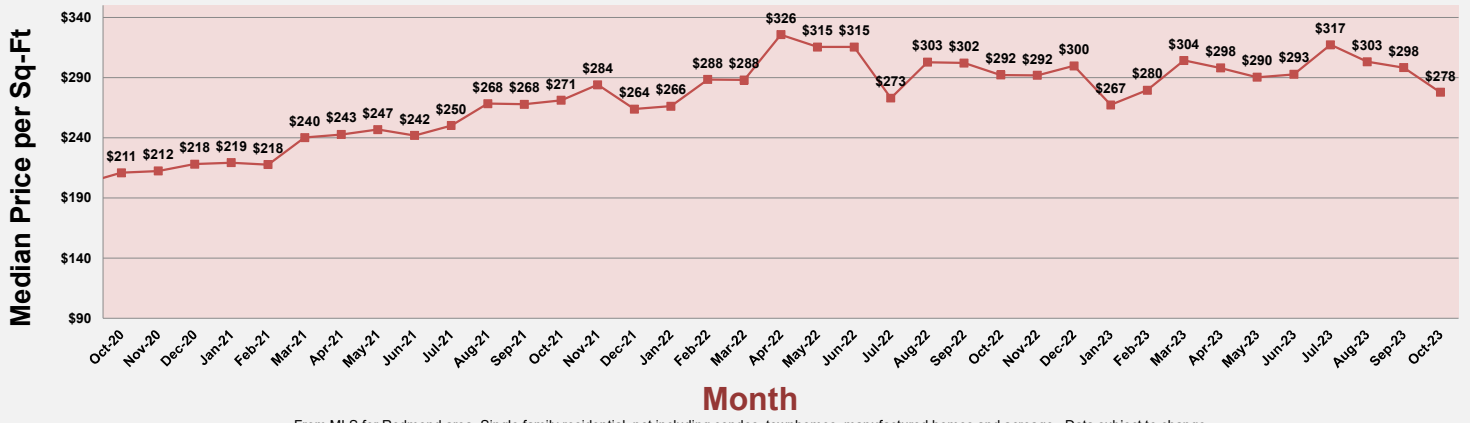
## Redmond area SFR - Building Permits



## Redmond area SFR - Months of Inventory



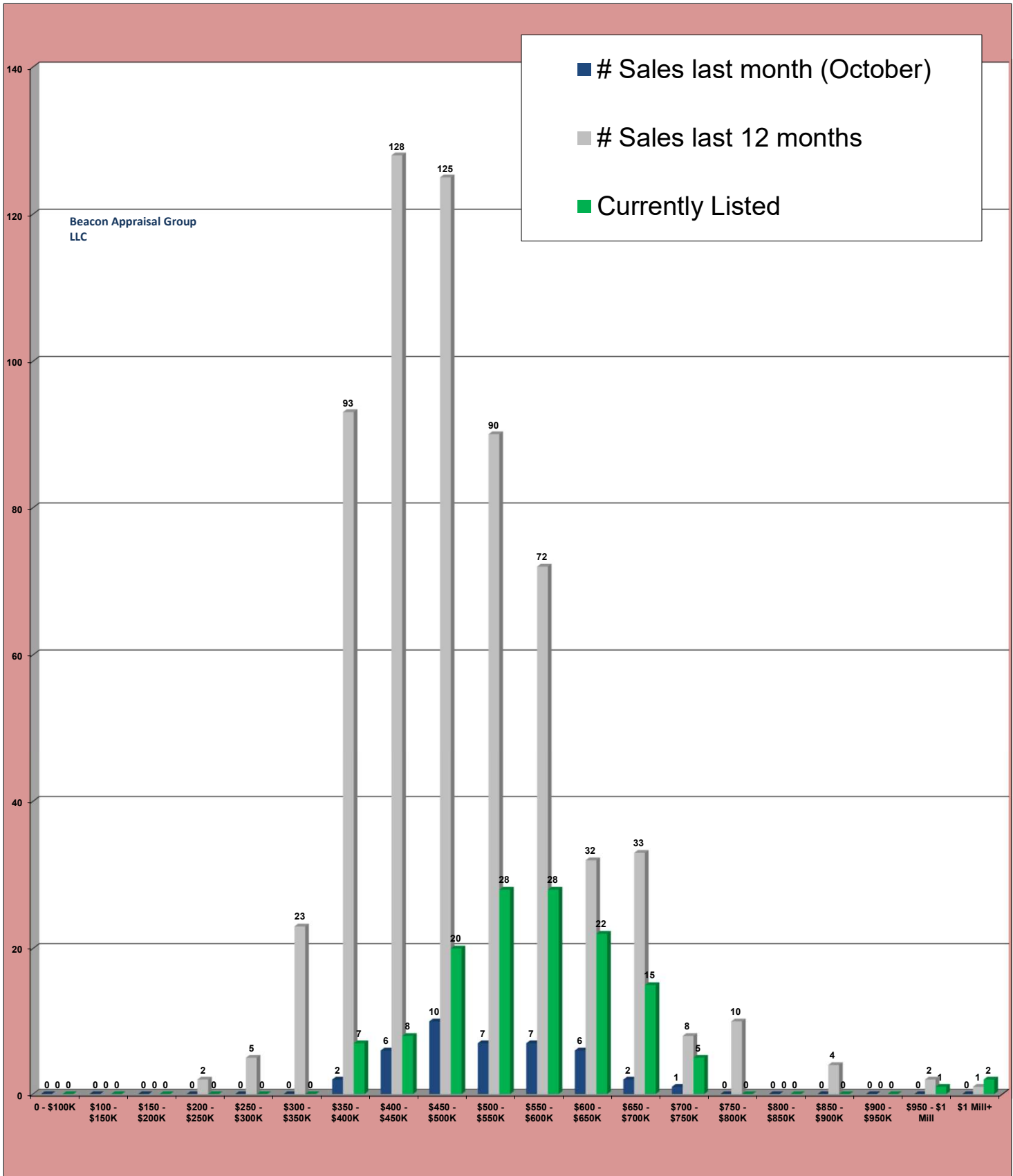
## Redmond area SFR - Median Sale Price per Sq-Ft



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

# October

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 = \$670  
Number of SFR Sales = 11  
Days on Market for Sold SFR = 44  
Current Inventory\* = 3 Months

## Sunriver

Median Price SFR in Thousands = \$1,046  
Number of SFR Sales = 12  
Days on Market for Sold SFR = 17  
Current Inventory\* = 3 Months

## LaPine

Median Price SFR in Thousands = \$428  
Number of SFR Sales = 7  
Days on Market for Sold SFR = 11  
Current Inventory\* = 4 Months

## JEFFERSON COUNTY

Median Price SFR in Thousands = \$363  
Number of SFR Sales = 6  
Days on Market for Sold SFR = 37  
Current Inventory\* = 4 Months

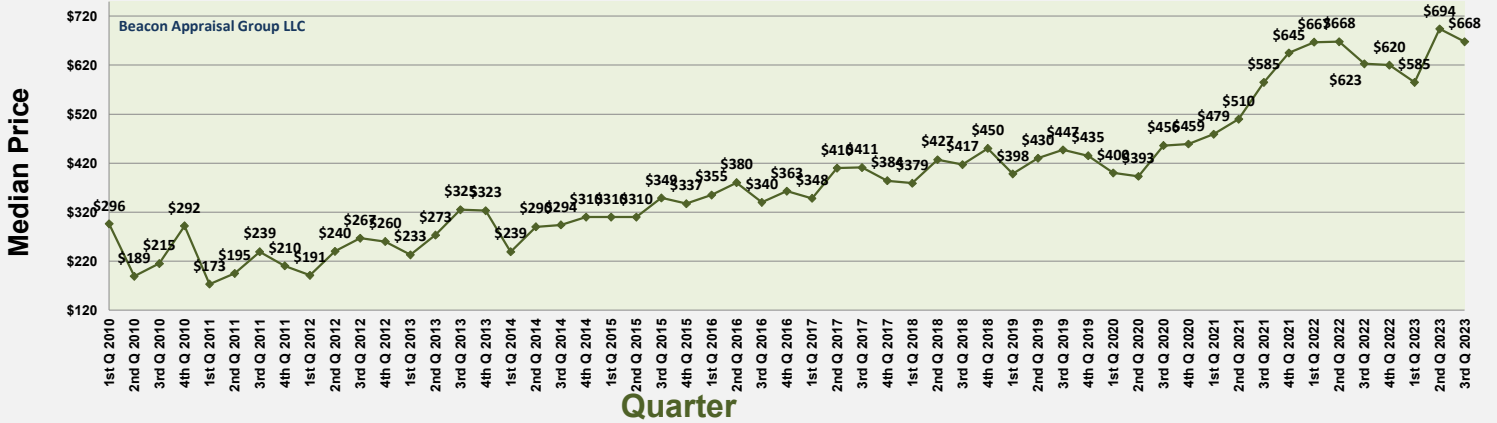
## CROOK COUNTY

Median Price SFR in Thousands = \$414  
Number of SFR Sales = 16  
Days on Market for Sold SFR = 49  
Current Inventory\* = 3 Months

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

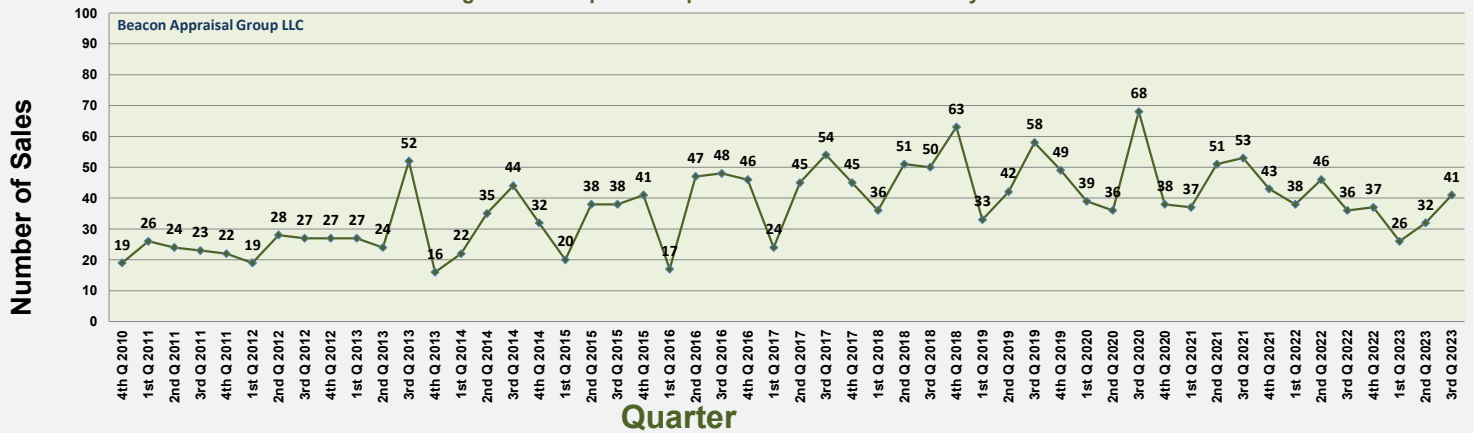
\*Inventory = Current listings divided by prior 12 months' sales, rounded to the nearest whole month.

## Sisters area SFR - Median Price in THOUSANDS

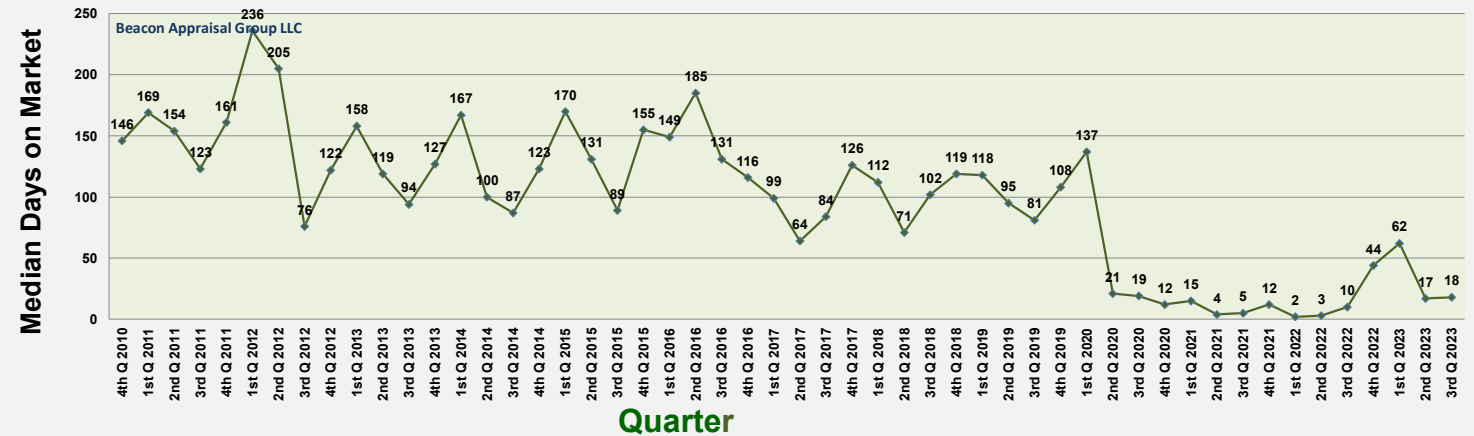


## Sisters area SFR - Number of Sales

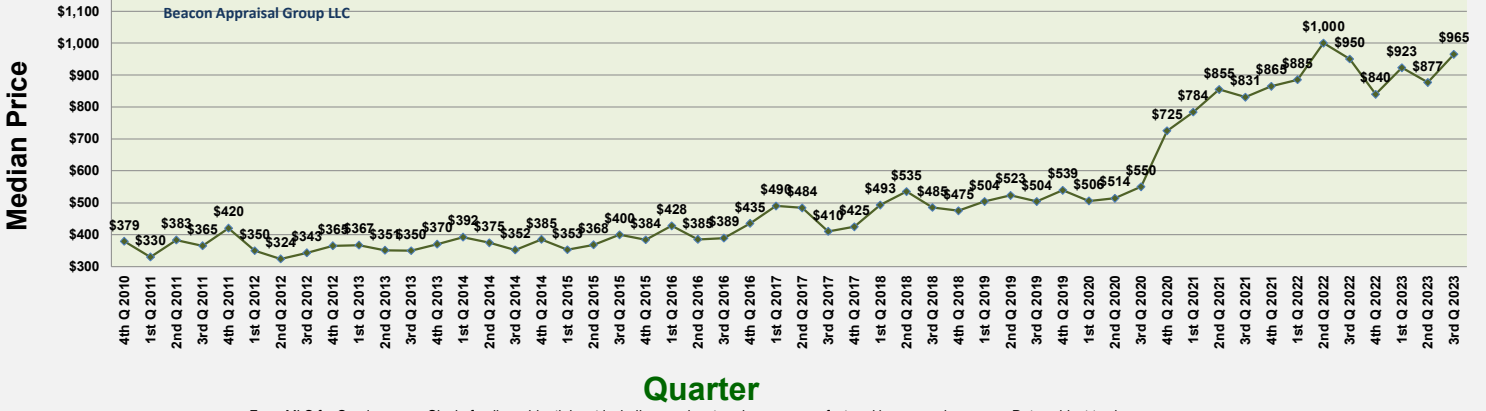
Total sold during 12 months prior to report date = 136 Total currently listed = 30



## Sisters area SFR - Median Days on Market



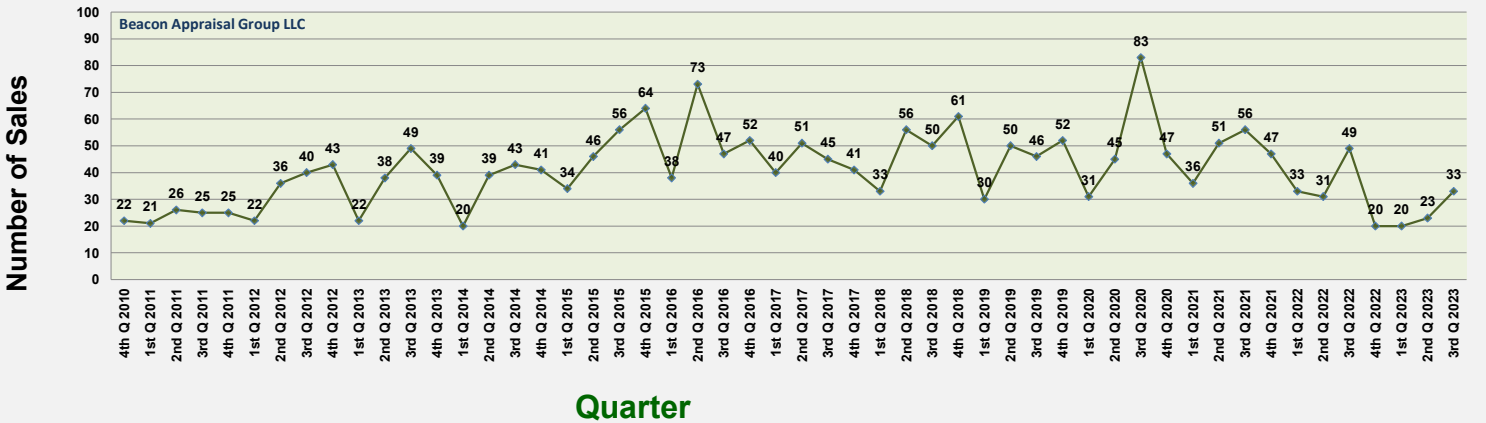
## Sunriver area SFR - Median Price in THOUSANDS



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

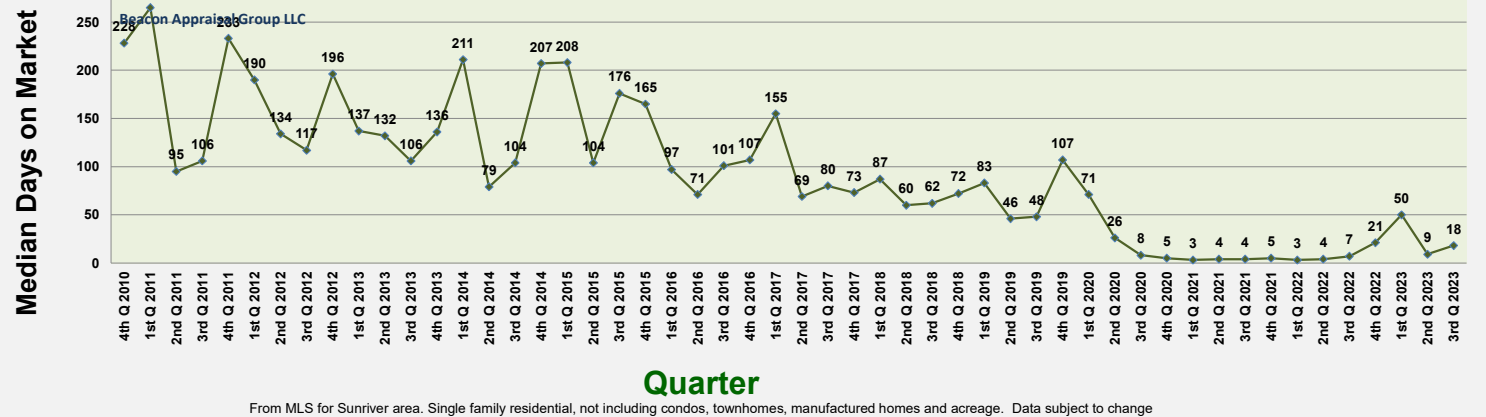
## Sunriver area SFR- Number of Sales

Total sold during 12 months prior to report date = 98 Total currently listed = 27



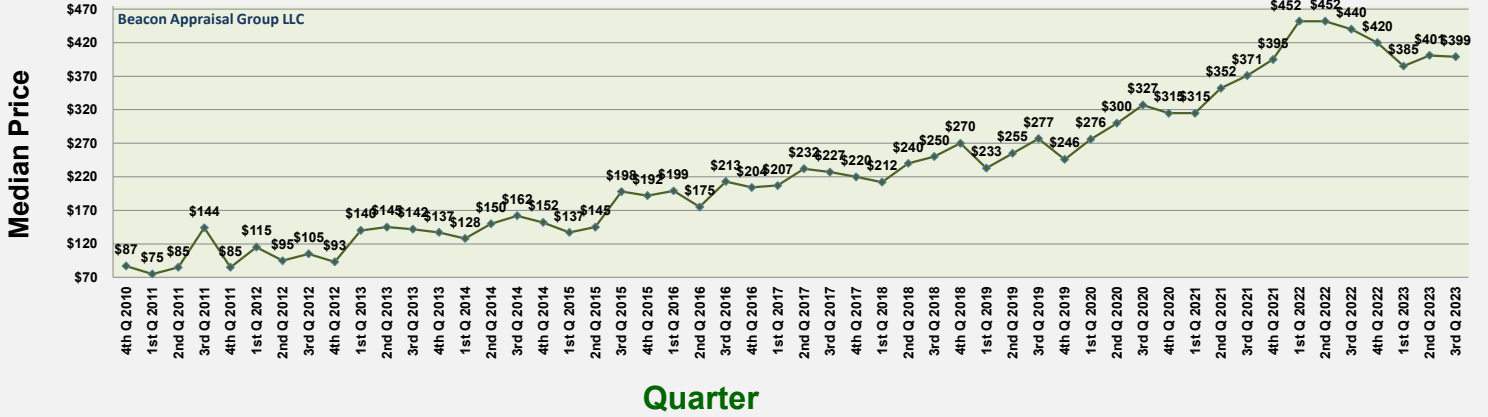
From MLS for Sunriver area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

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



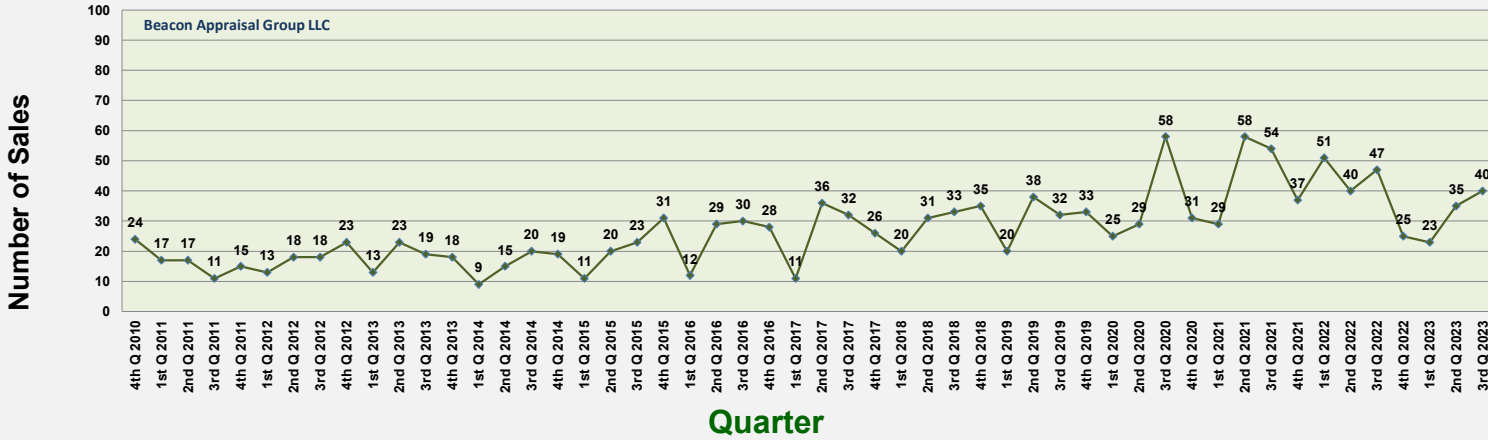
From MLS for Sunriver area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

## La Pine area SFR - Median Price in THOUSANDS

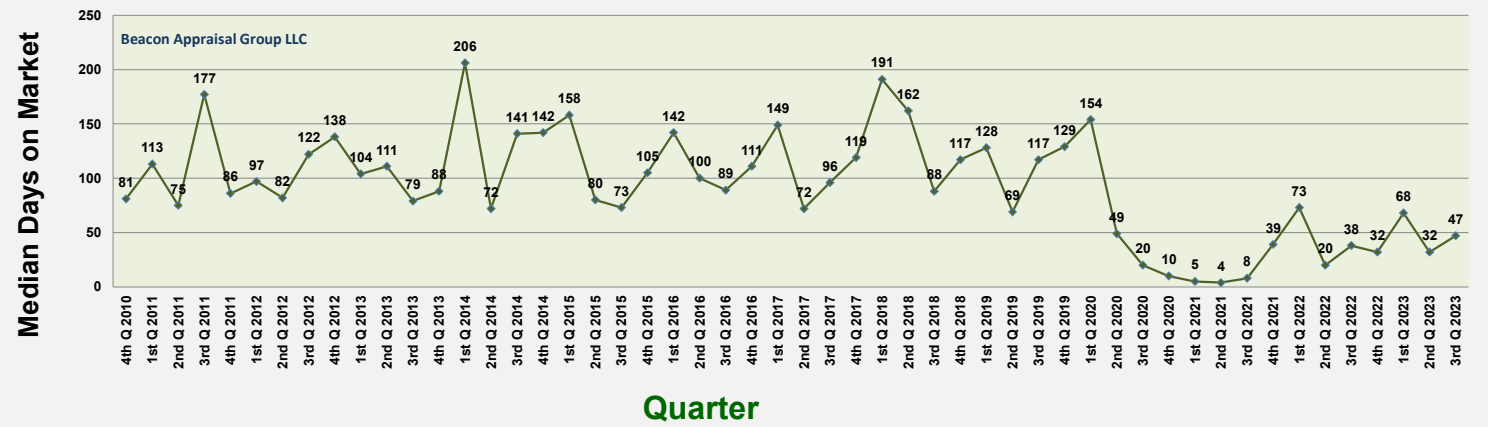


## La Pine area SFR- Number of Sales

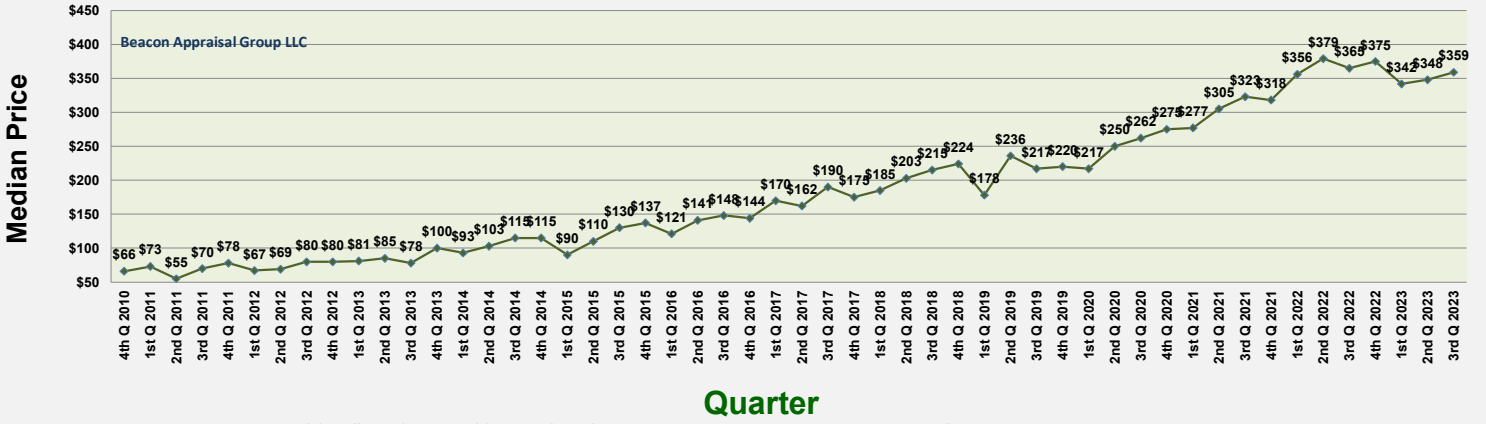
Total sold during 12 months prior to report date = 124 Total currently listed = 44



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



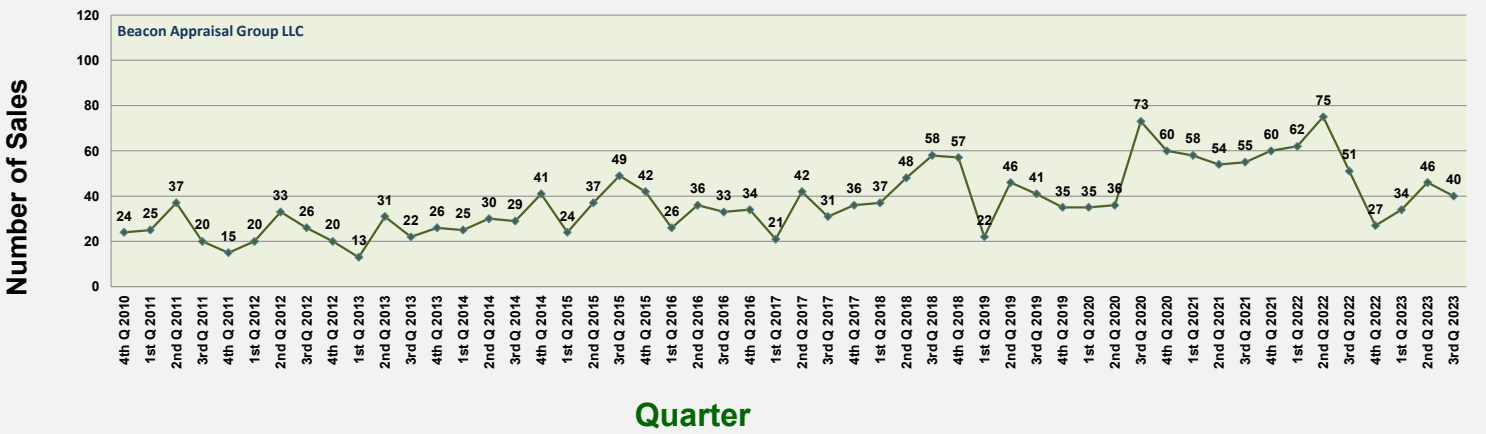
## Jefferson County & Crooked River Ranch SFR - Median Price in THOUSANDS



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

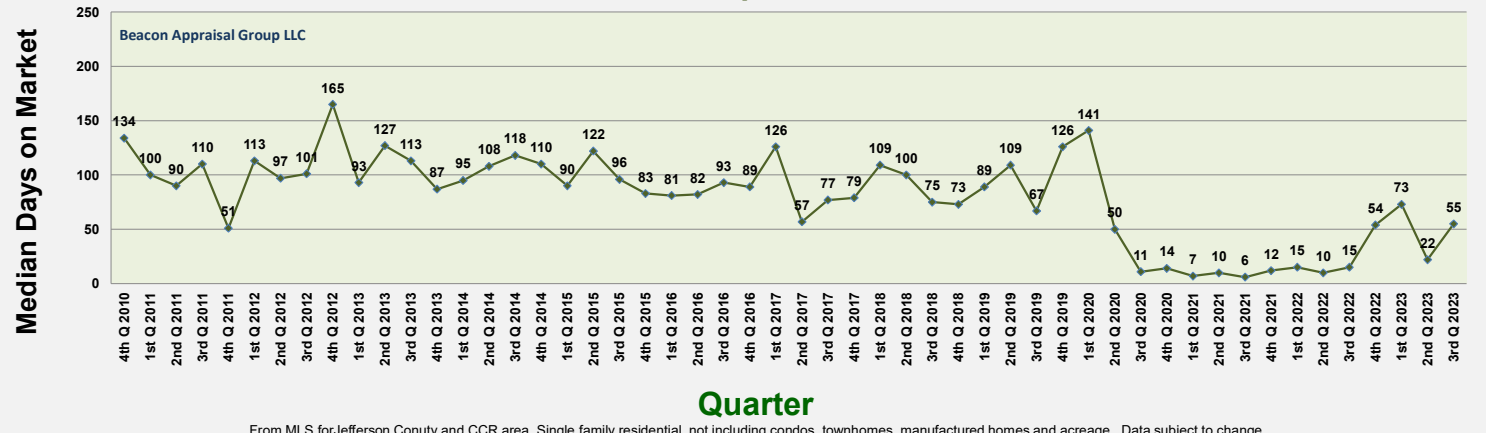
## Jefferson County & CRR SFR- Number of Sales

Total sold during 12 months prior to report date = 149 Total currently listed = 52



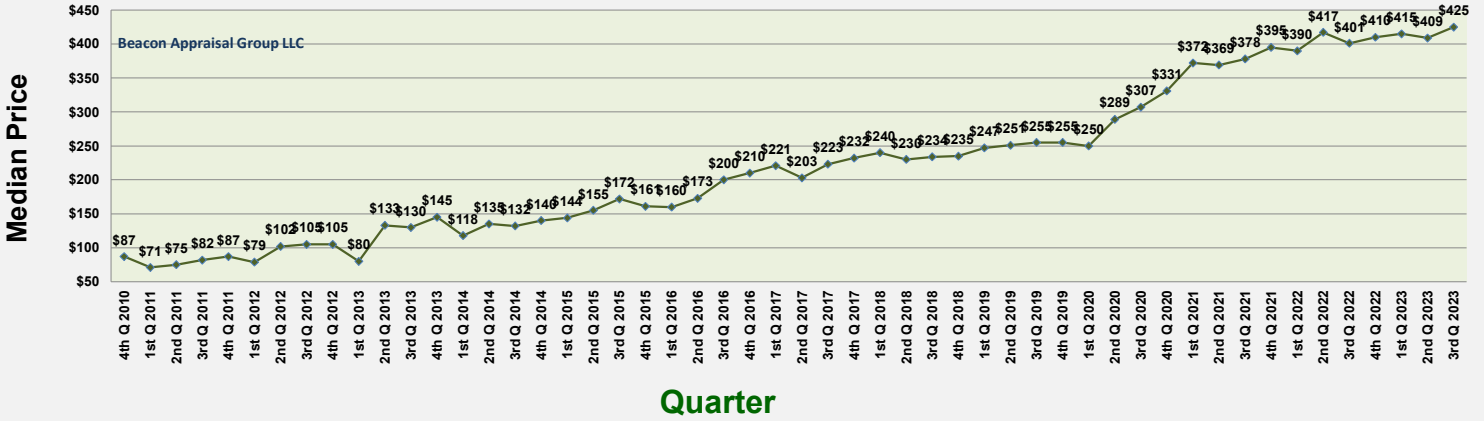
From MLS for Jefferson County and CCR areas. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

## 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

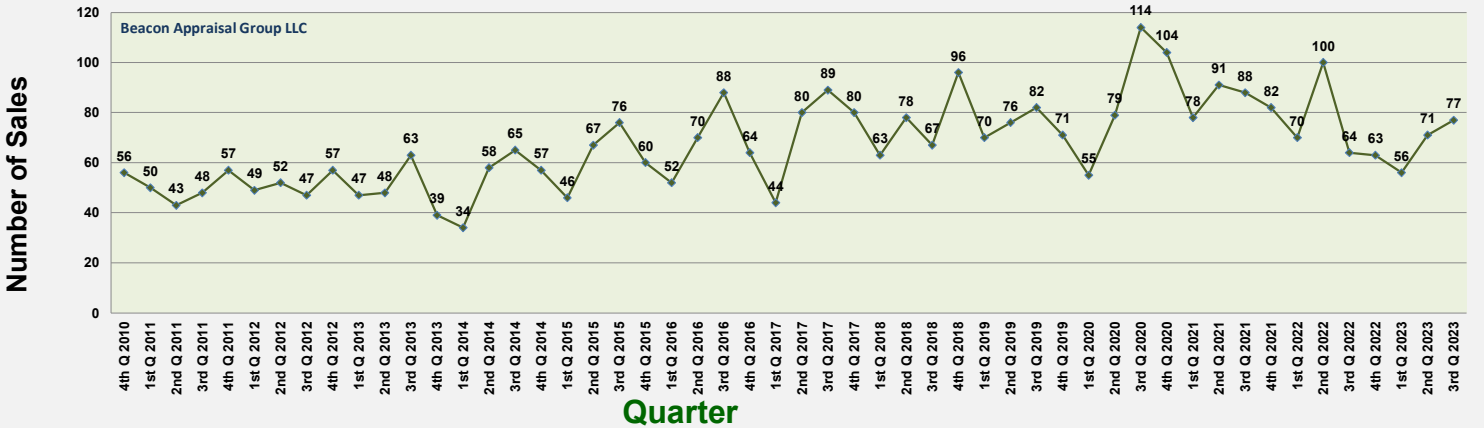
## Crook County SFR - Median Price in THOUSANDS



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

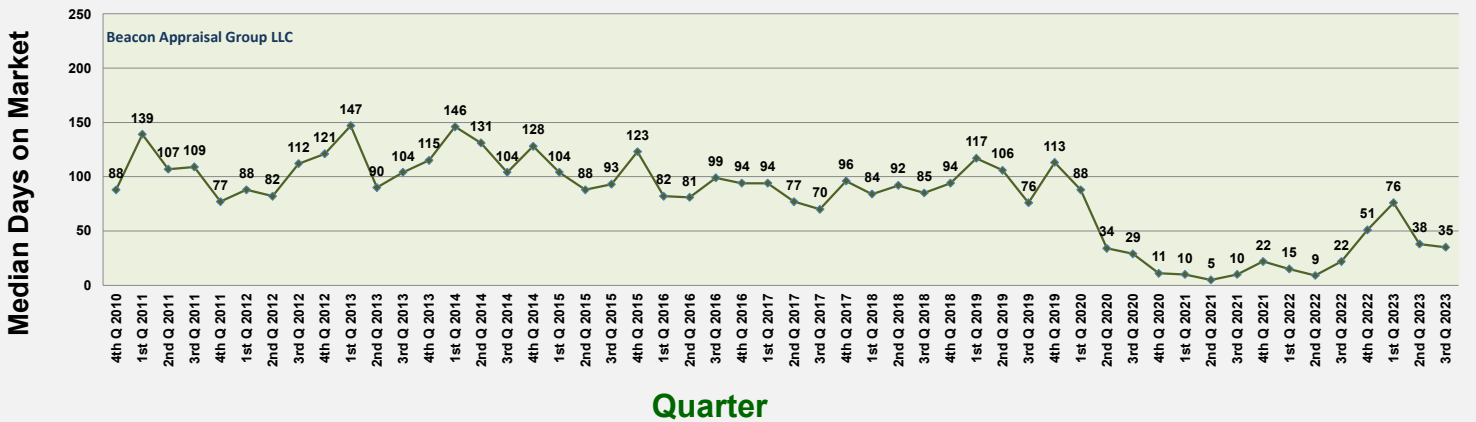
## Crook County SFR- Number of Sales

Total sold during 12 months prior to report date = 270 Total currently listed = 72



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