

# THE BEACON REPORT

May 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

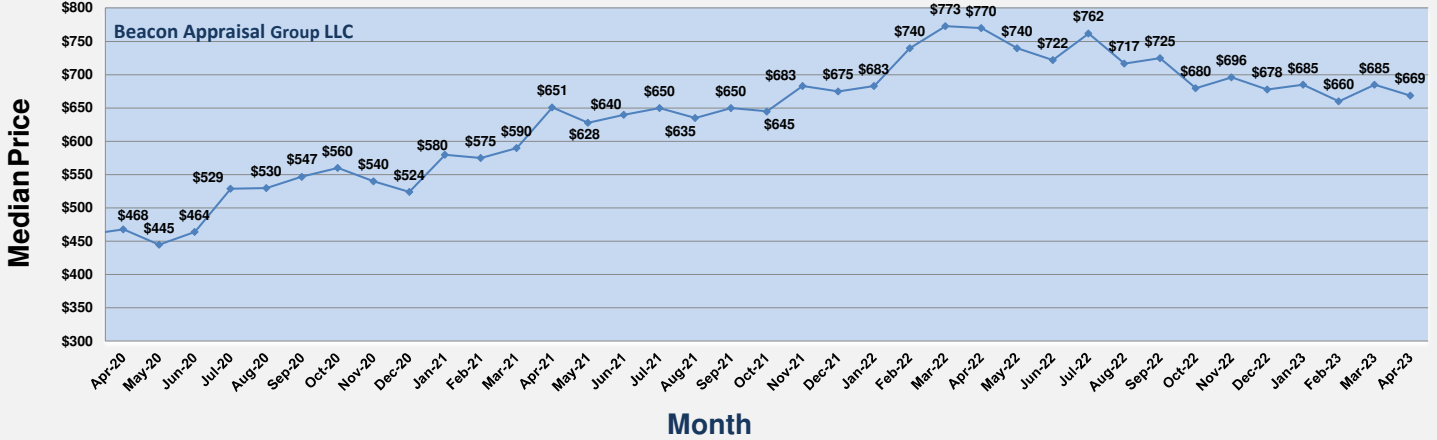
# BEACON REPORT

5/7/2023

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## Bend area SFR - Median Price in Thousands

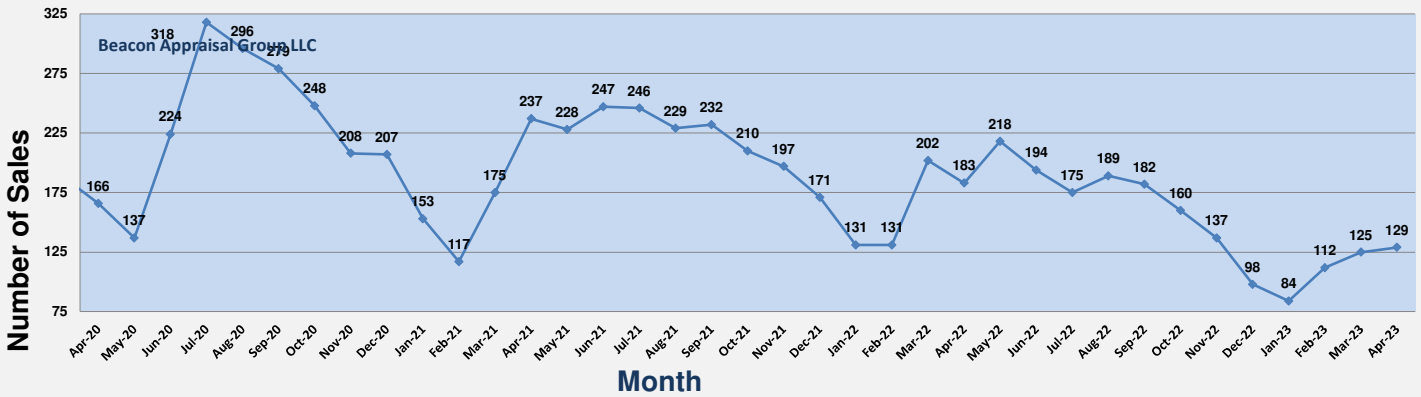
Note: Median is the midpoint with half above and half below



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

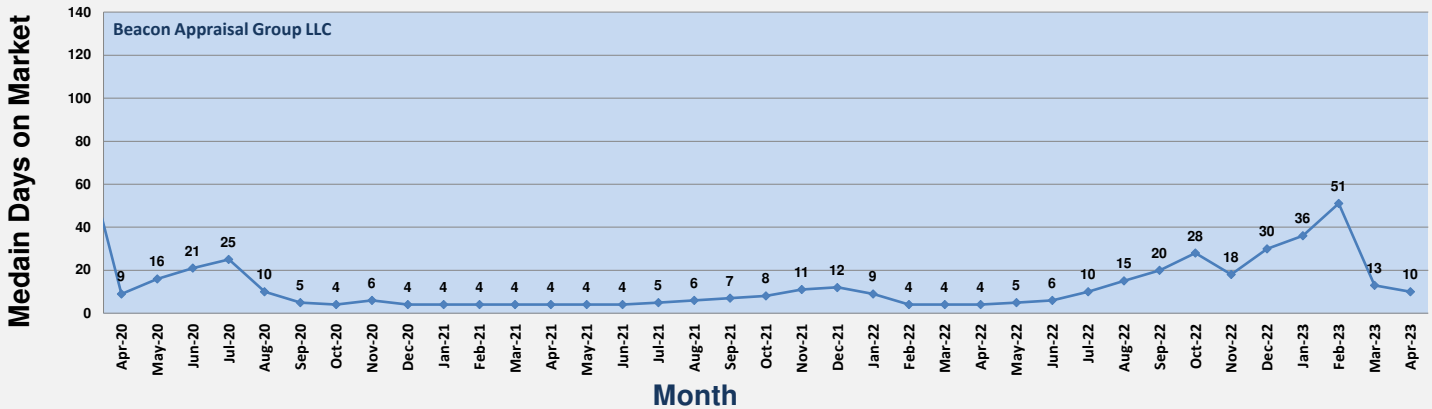
Total sold 12 months prior to report date = 1833 Total currently listed = 213  
Inventory\*as of report date = 1.4 Month



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.

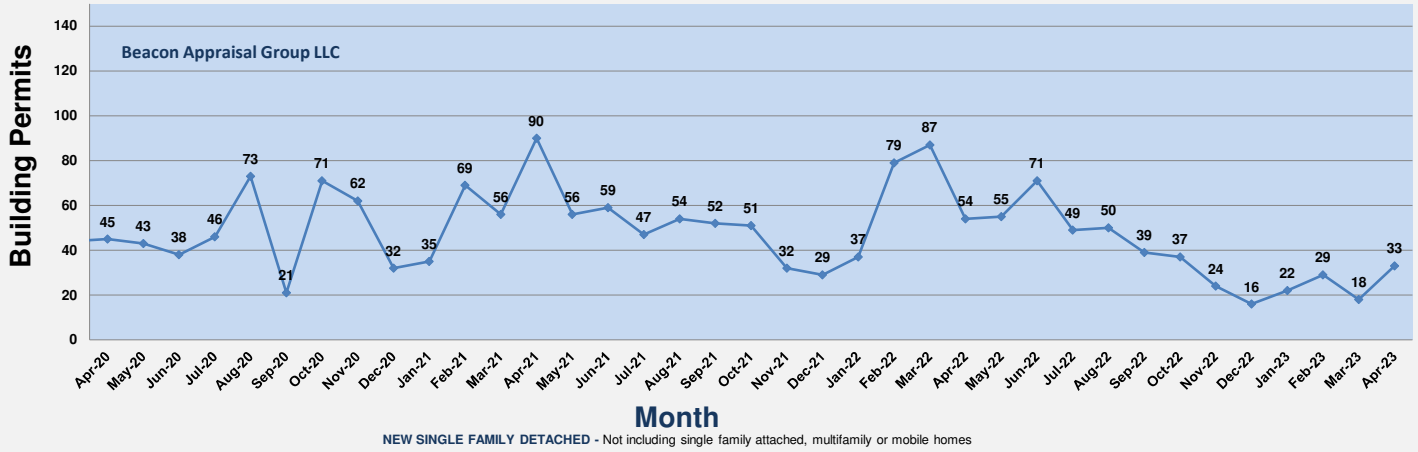
## Bend area SFR - Days on Market for Sold Properties



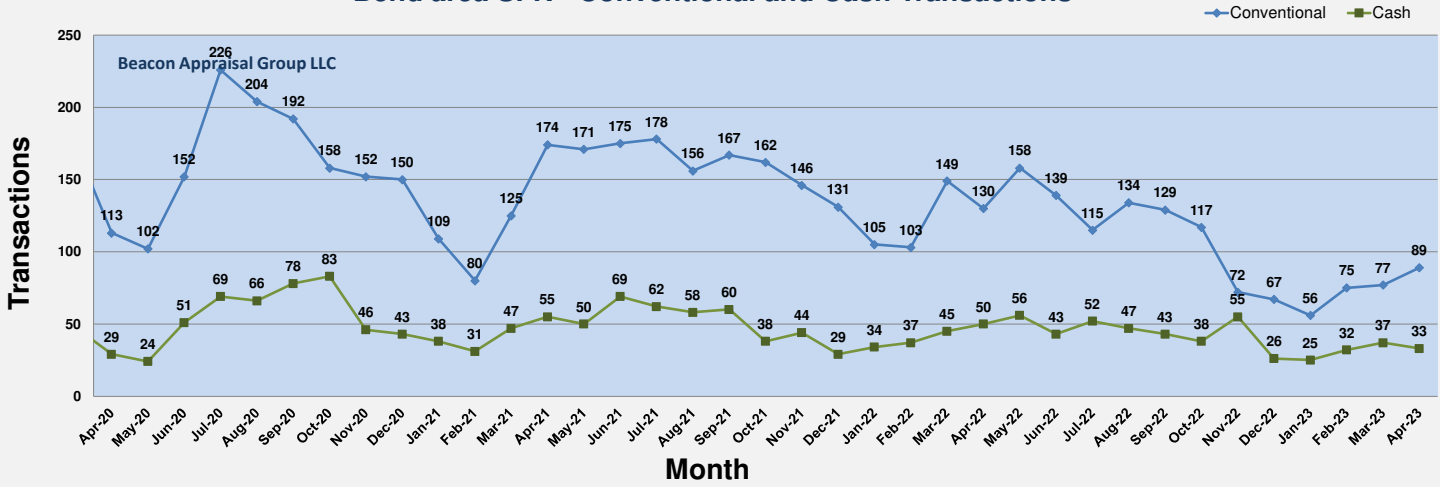
From MLS for Bend area. Single Family Residential, not including condominiums, manufactured homes, and acreage properties. Data subject to change.

Note: Prior to April 2020, the Days on Market represented the time from the list date to the sales date. As of April 2020, the Days on Market represent the time from the listing date to contract date only.

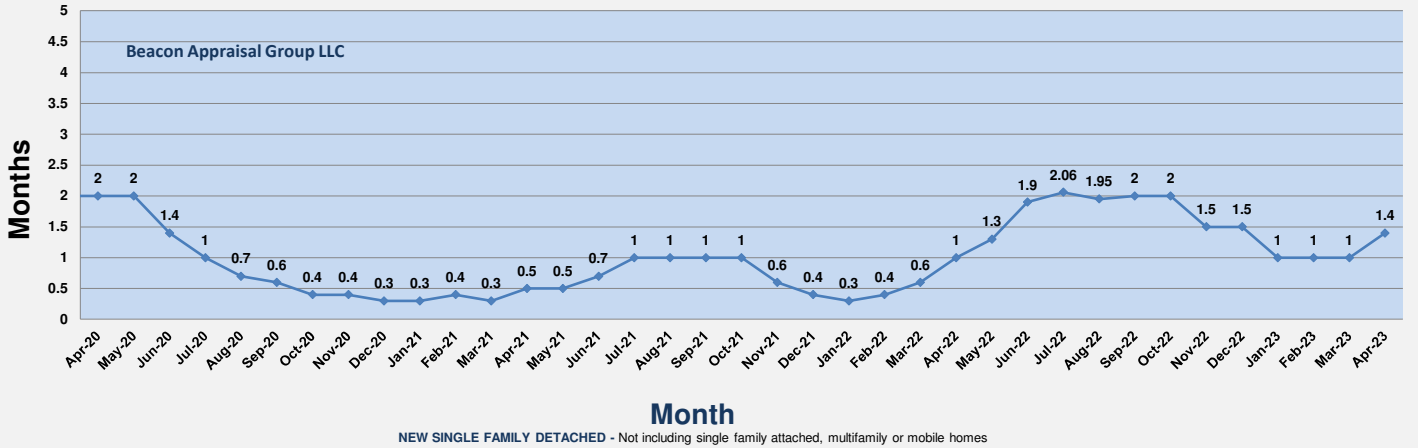
### Bend area SFR - Building Permits



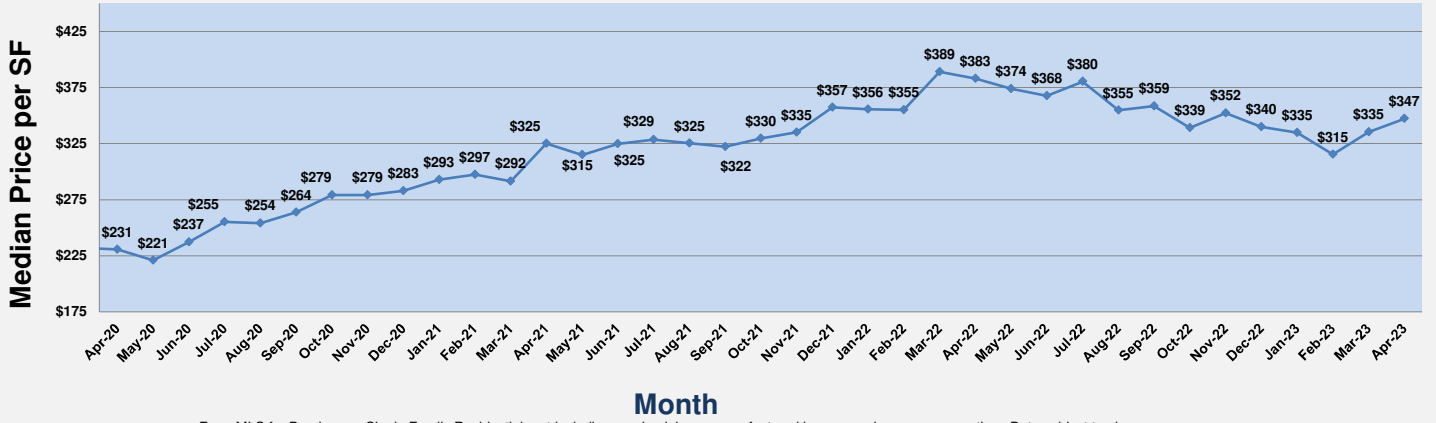
### Bend area SFR - Conventional and Cash Transactions



### Bend area SFR - Months Supply

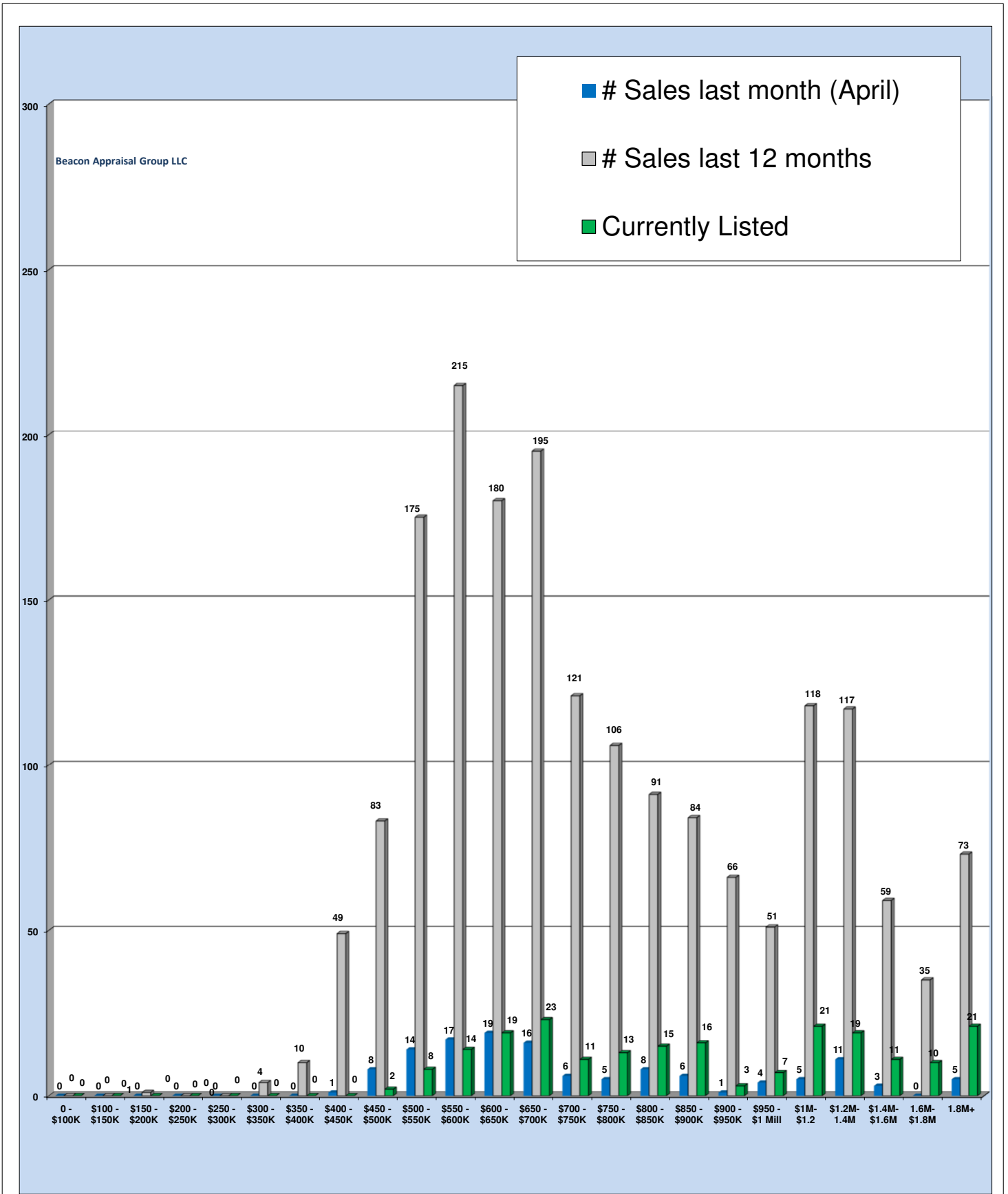


### Bend area SFR - Median Sales Price per SF



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

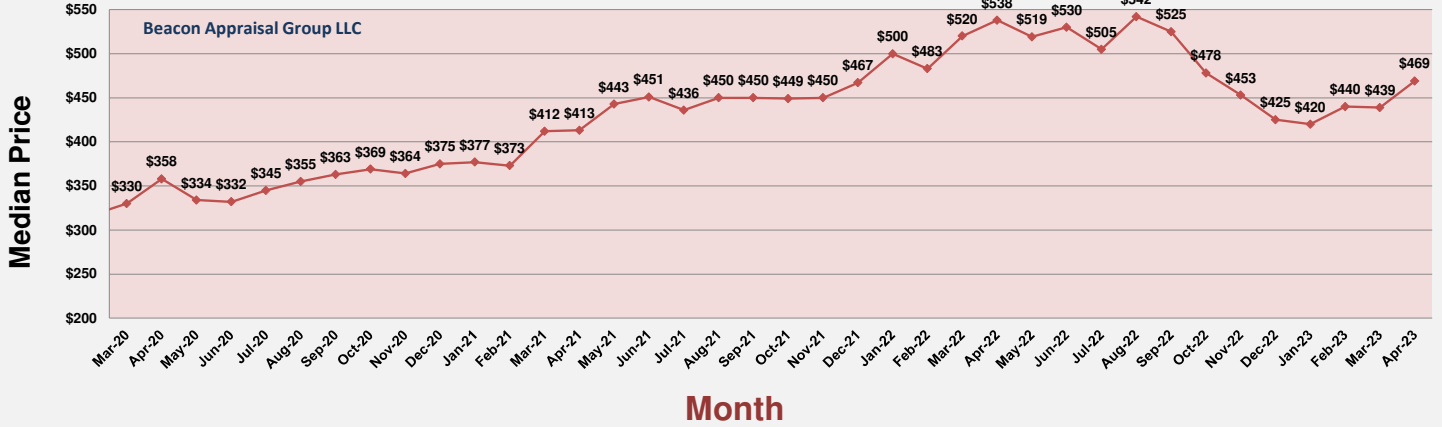
## Bend area SFR: # Sales vs. Current Listings



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

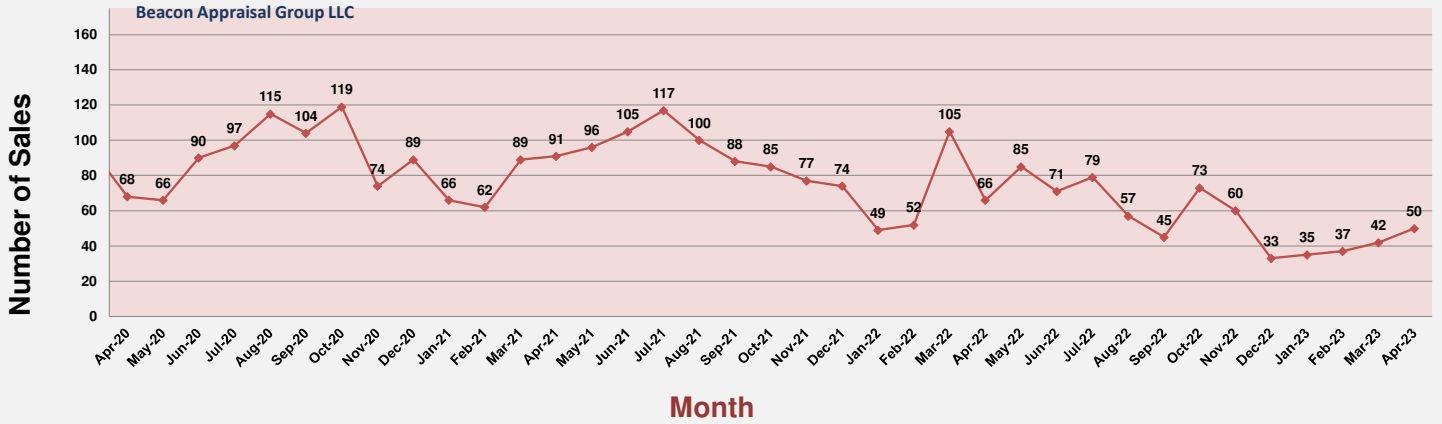
Note: Median is the midpoint with half above and half below



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

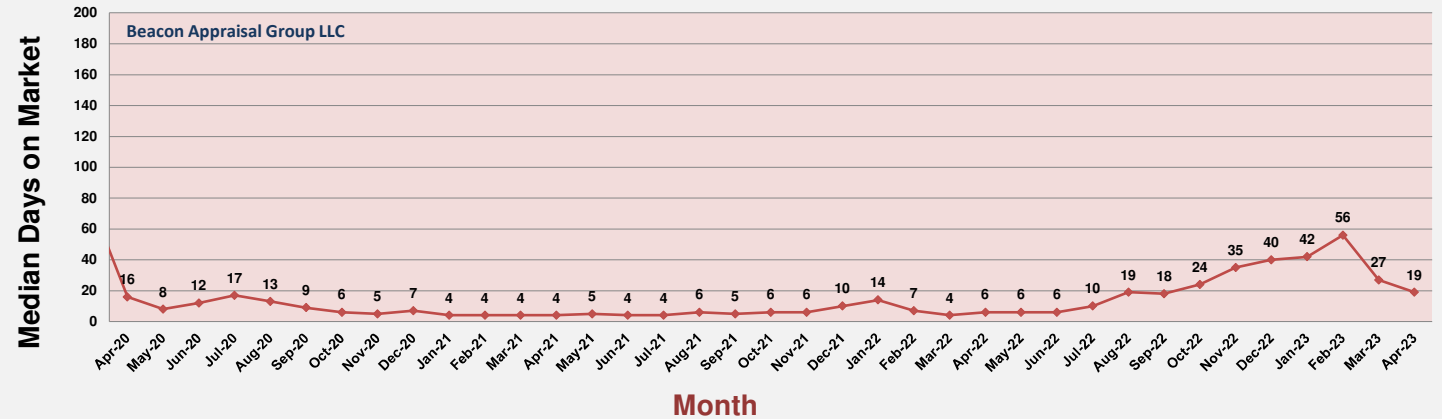
## Redmond area SFR - Number of Sales

Total sold during 12 months prior to report date = 678  
Total currently listed = 86  
Inventory\* as of report date = 1.5 Months



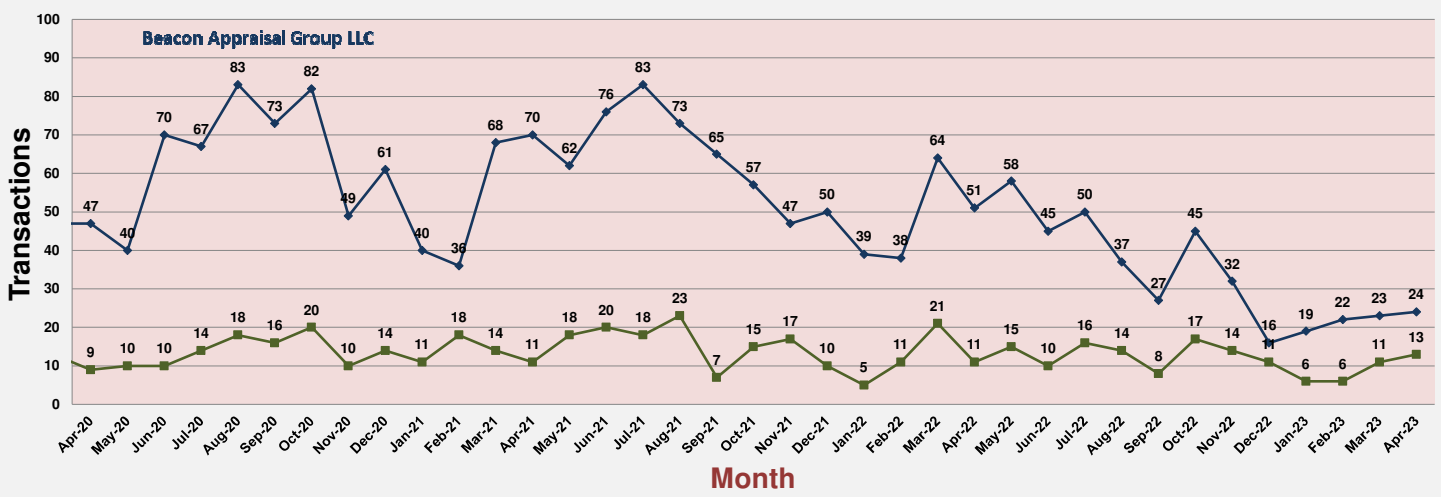
From MLS for Redmond area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

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

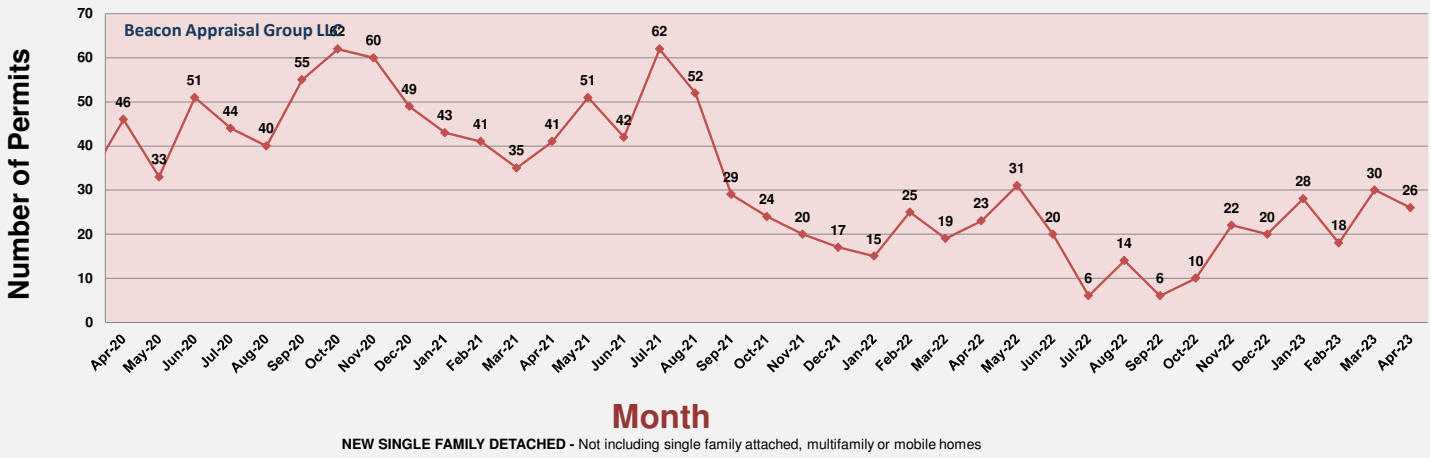


From MLS for Redmond area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

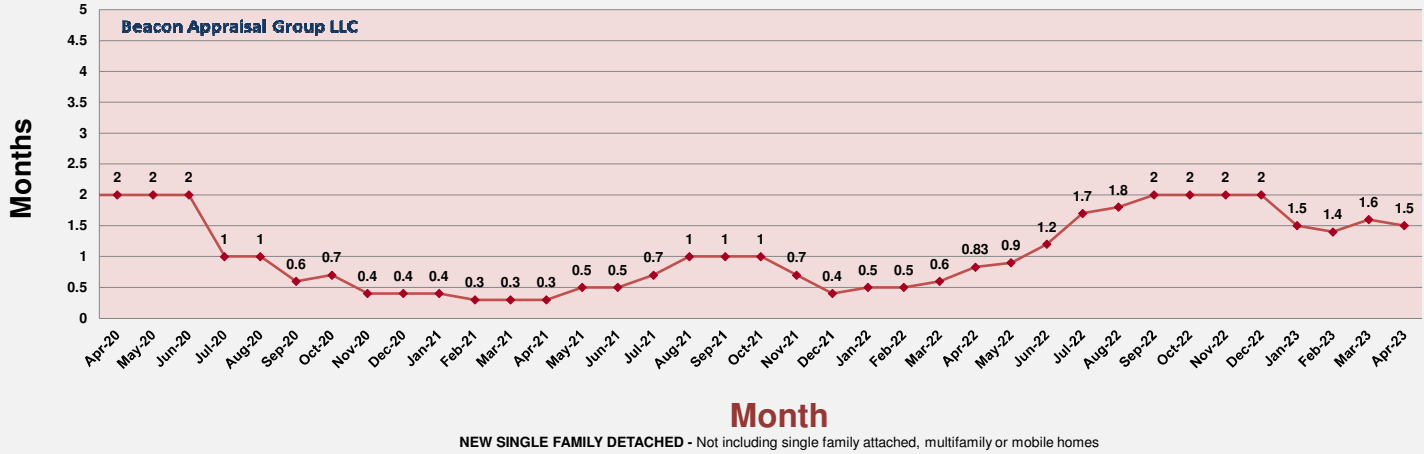
### Redmond area SFR - Conventional and Cash Transactions



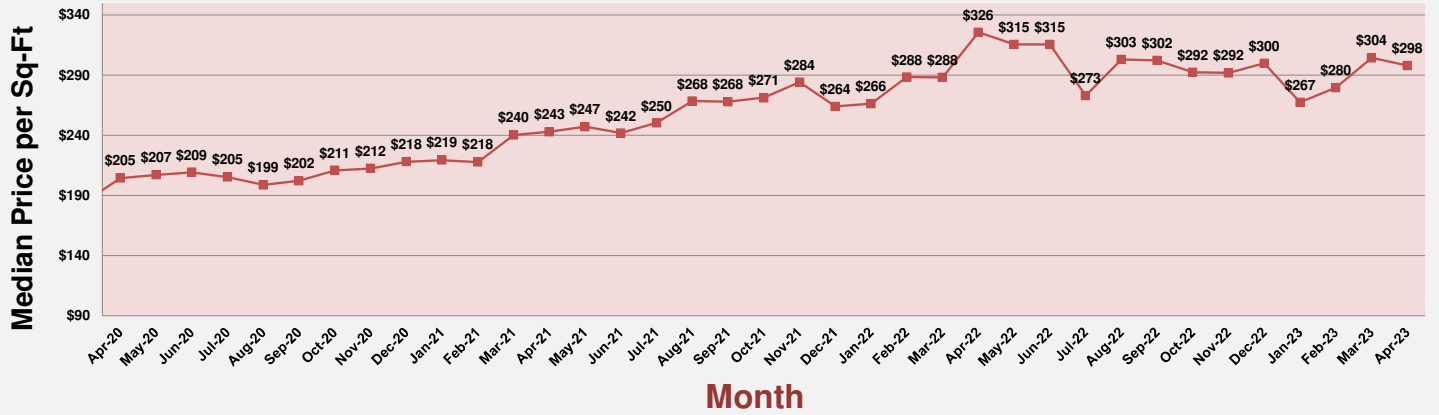
### Redmond area SFR - Building Permits



### Redmond area SFR - Months of Inventory



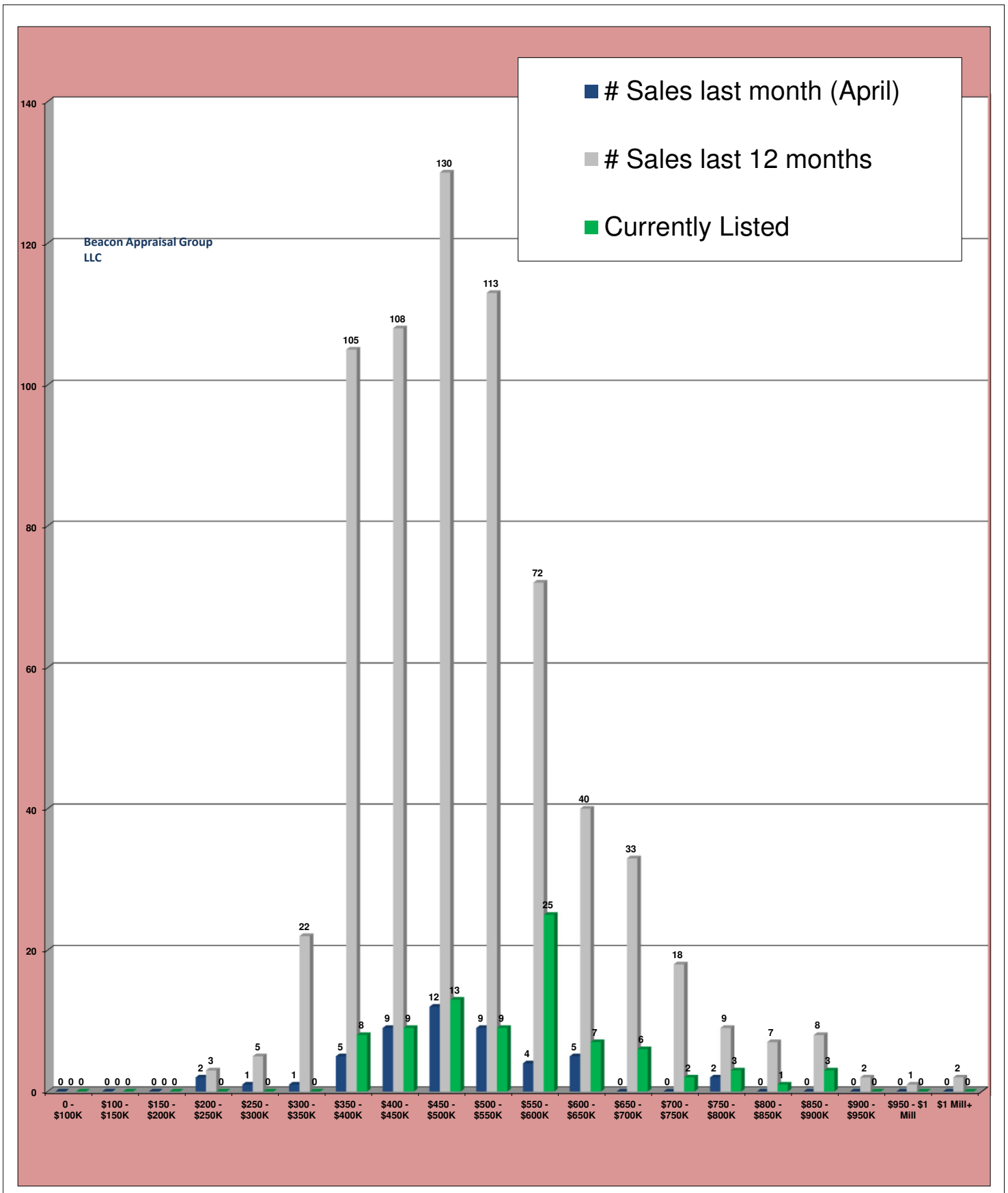
## Redmond area SFR - Median Sale Price per Sq-Ft



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

April

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 = \$695  
Number of SFR Sales = 9  
Days on Market for Sold SFR = 27  
Current Inventory\* = 2 Months

## Sunriver

Median Price SFR in Thousands = \$839  
Number of SFR Sales = 6  
Days on Market for Sold SFR = 9  
Current Inventory\* = 1 Months

## LaPine

Median Price SFR in Thousands = \$399  
Number of SFR Sales = 11  
Days on Market for Sold SFR = 64  
Current Inventory\* = 4 Months

## JEFFERSON COUNTY

Median Price SFR in Thousands = \$340  
Number of SFR Sales = 14  
Days on Market for Sold SFR = 22  
Current Inventory\* = 3 Months

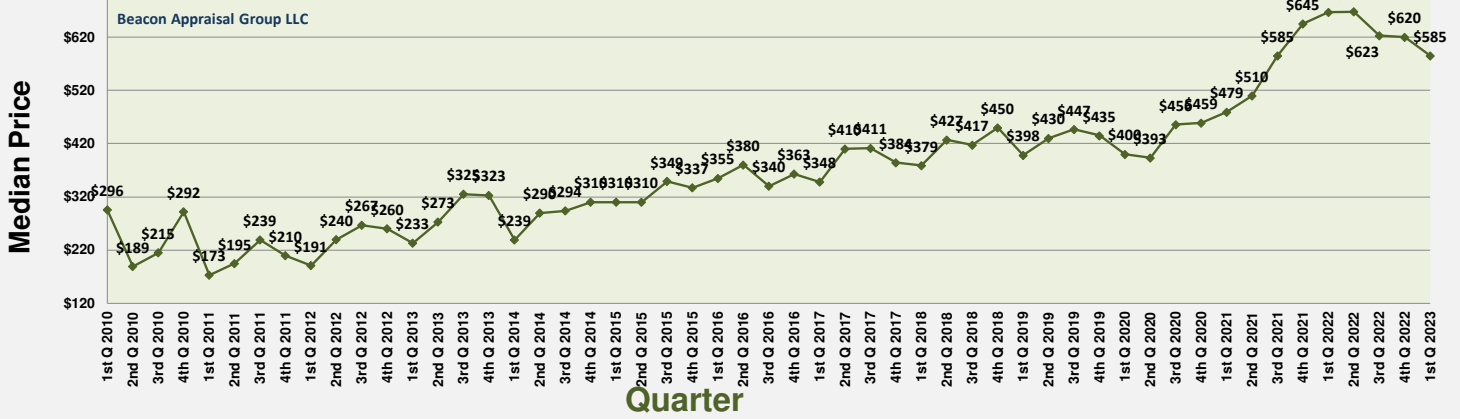
## CROOK COUNTY

Median Price SFR in Thousands = \$413  
Number of SFR Sales = 22  
Days on Market for Sold SFR = 23  
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.

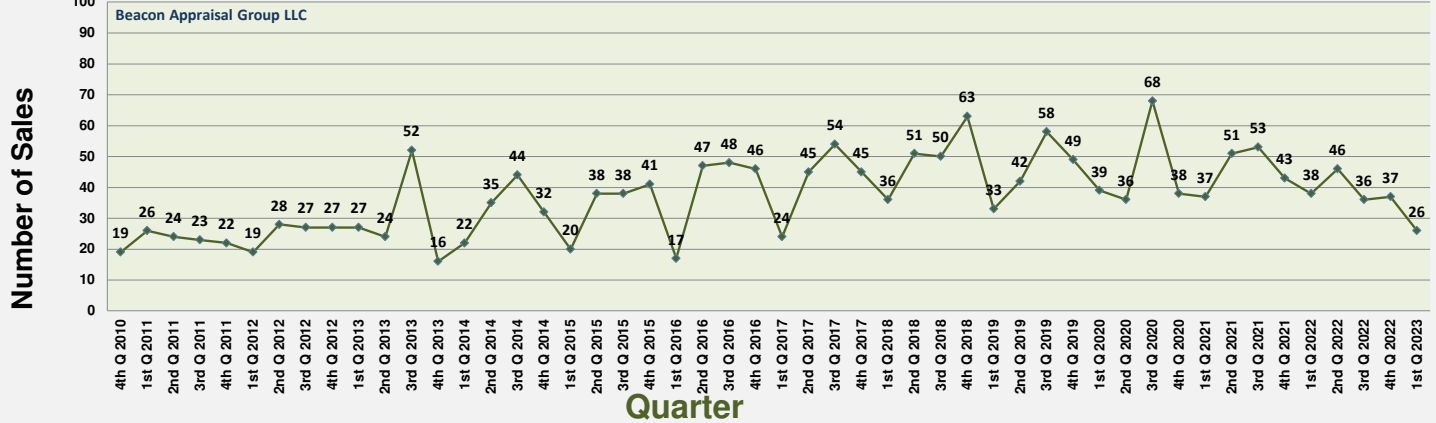
## Sisters area SFR - Median Price in THOUSANDS



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

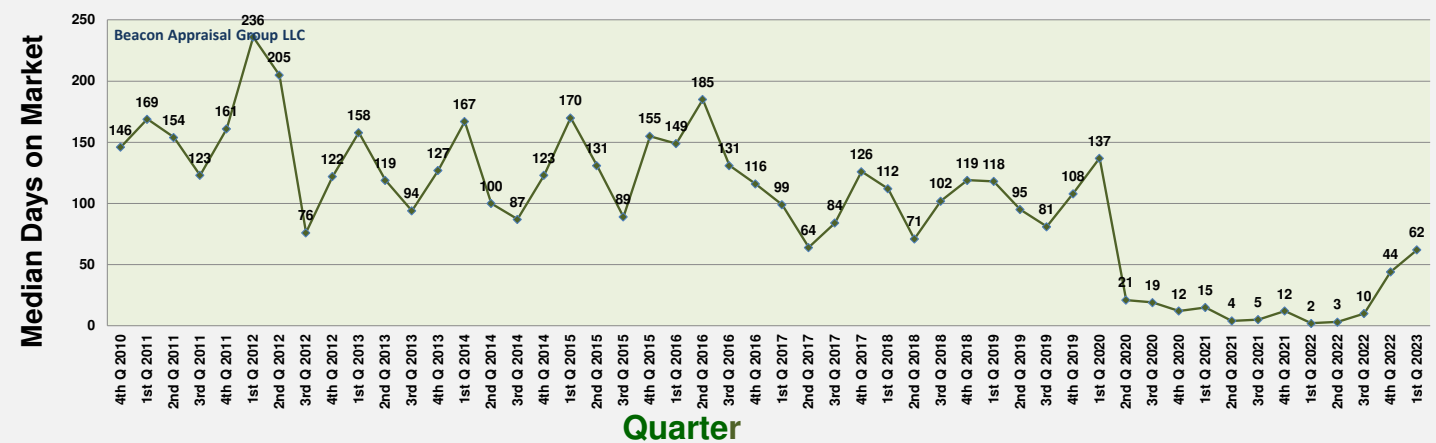
## Sisters area SFR - Number of Sales

Total sold during 12 months prior to report date = 147 Total currently listed = 21



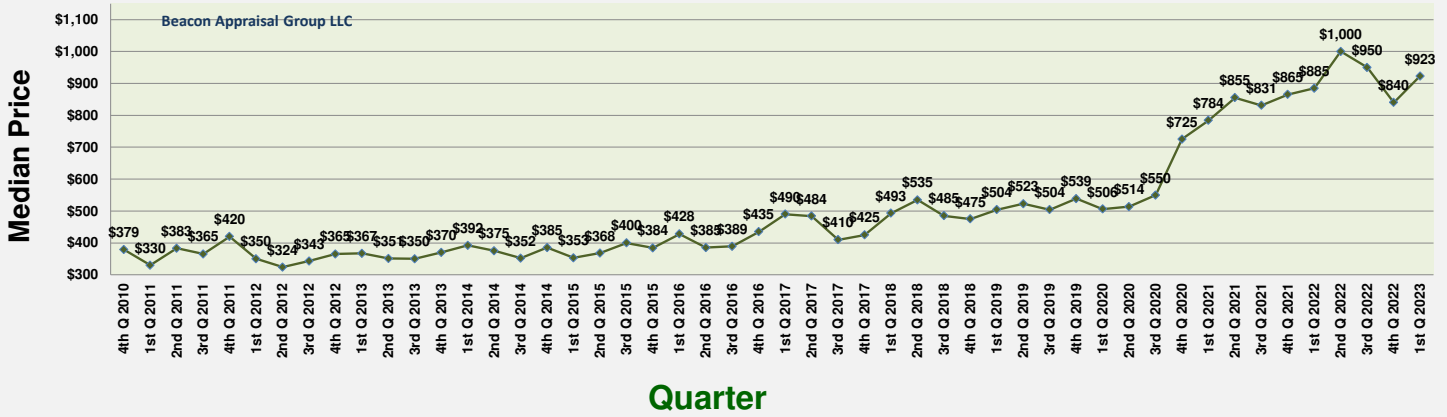
From MLS for Sisters area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

## Sisters area SFR - Median Days on Market



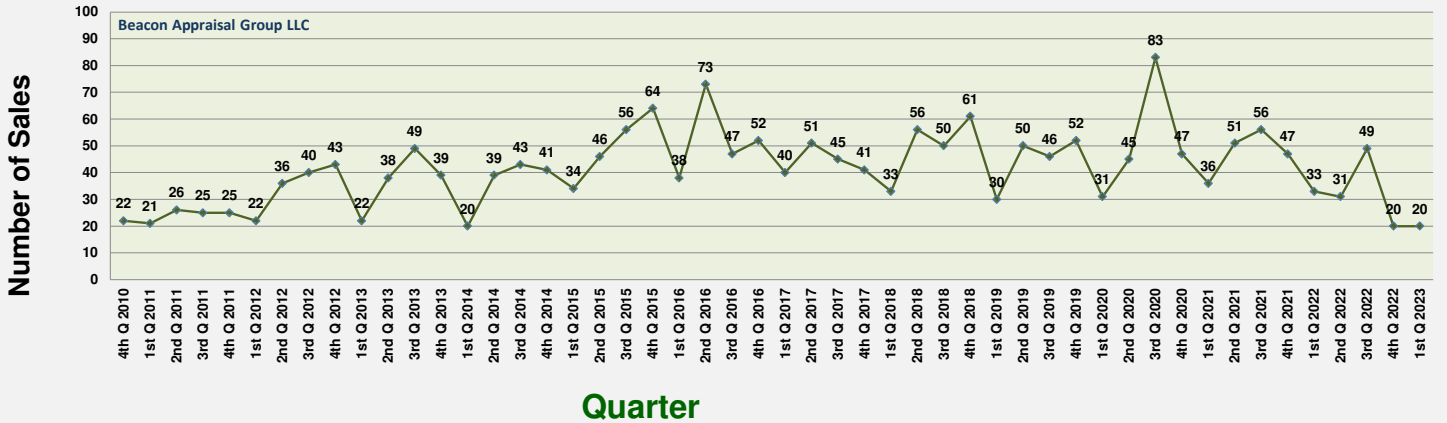
From MLS for Sisters area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

## Sunriver area SFR - Median Price in THOUSANDS

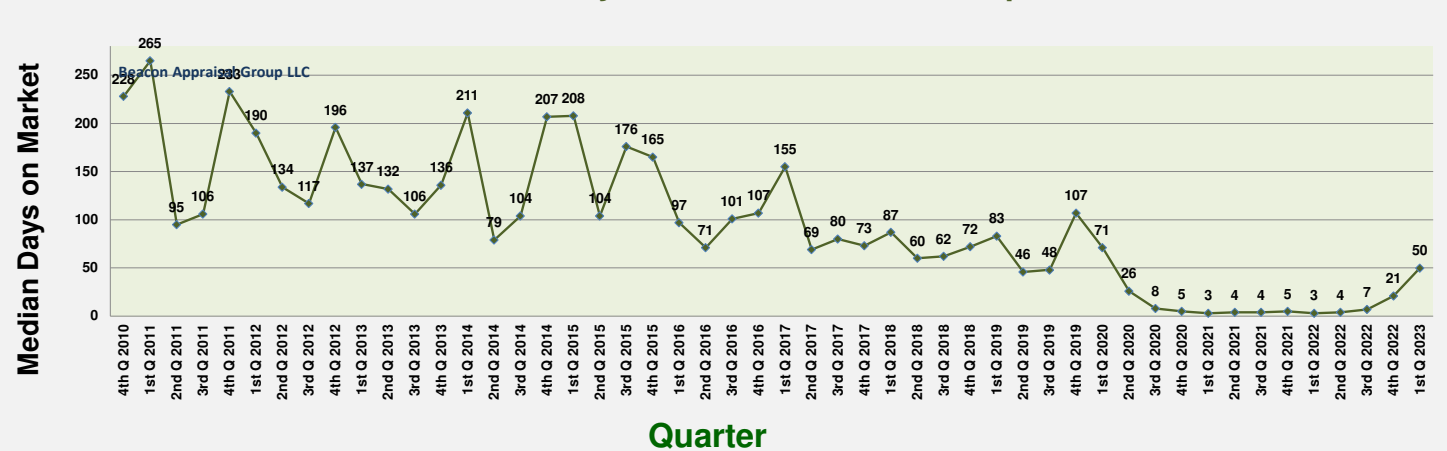


## Sunriver area SFR- Number of Sales

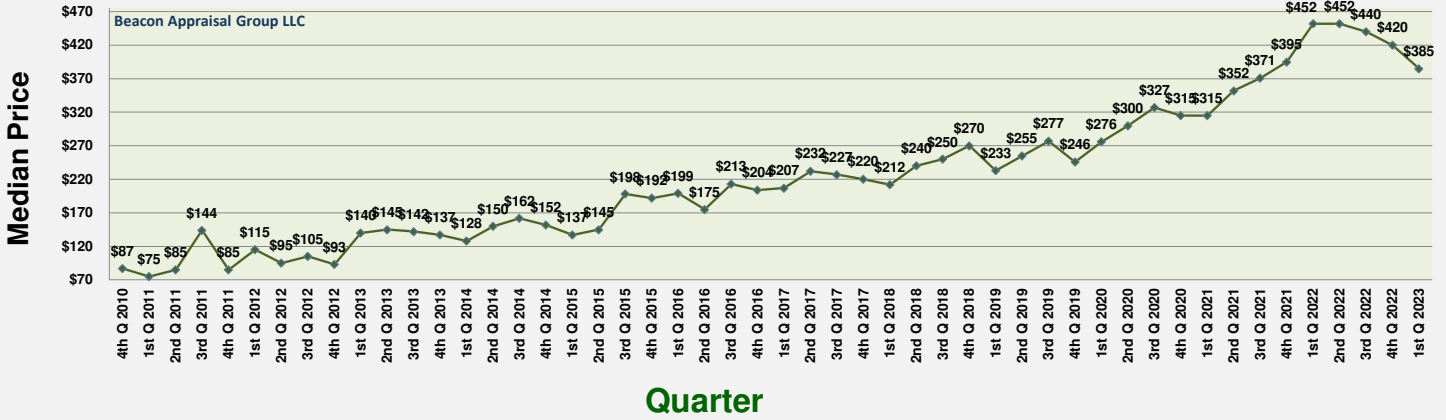
Total sold during 12 months prior to report date = 121 Total currently listed = 12



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

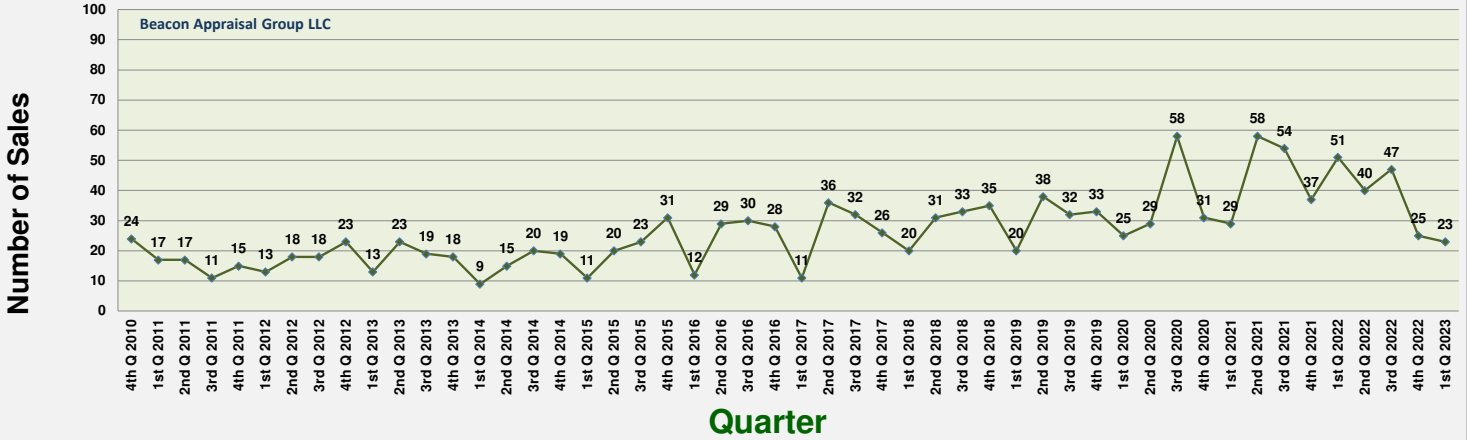


## La Pine area SFR - Median Price in THOUSANDS

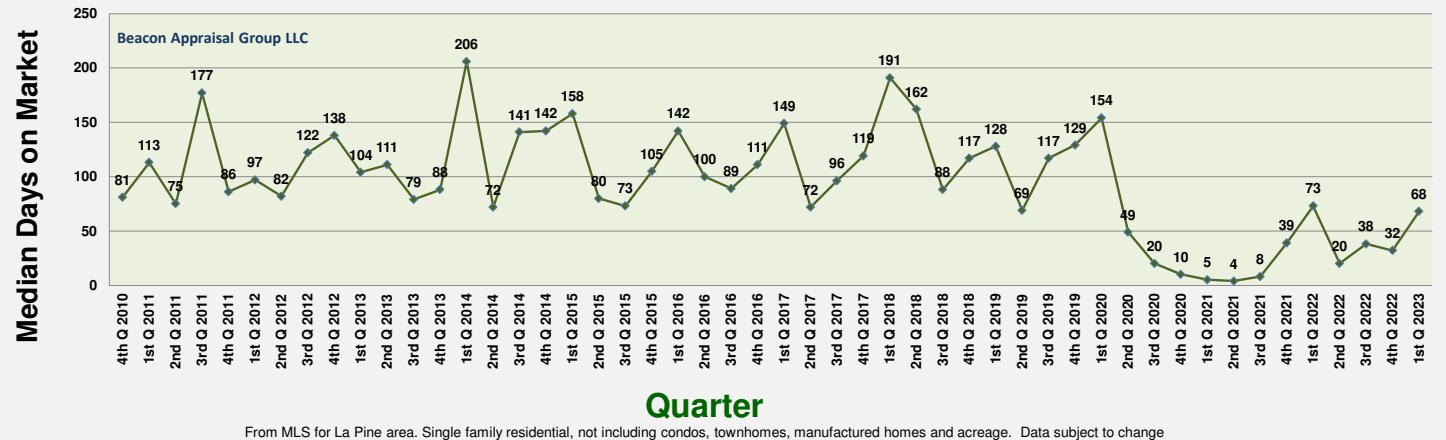


## La Pine area SFR- Number of Sales

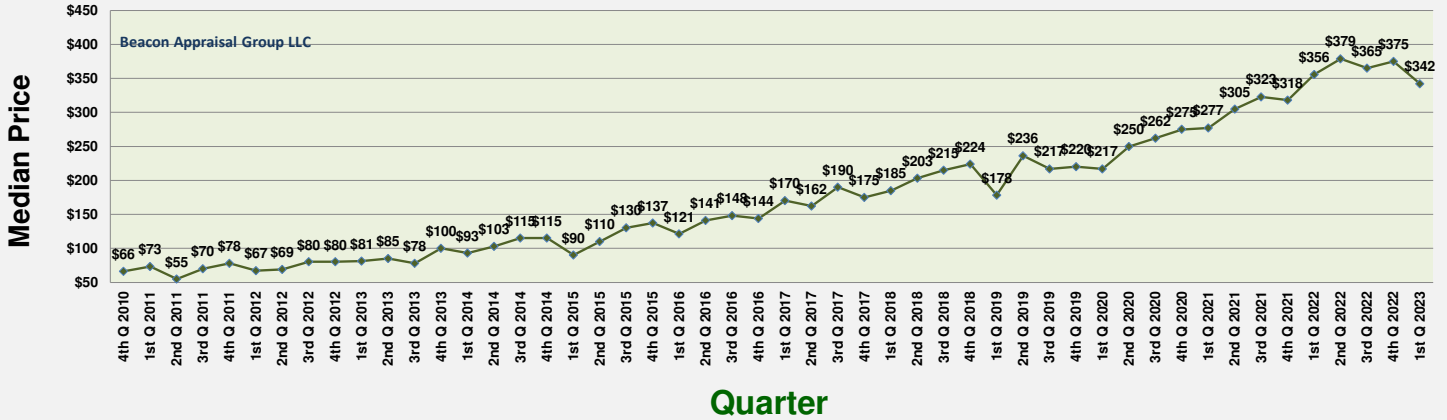
Total sold during 12 months prior to report date = 137 Total currently listed = 46



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



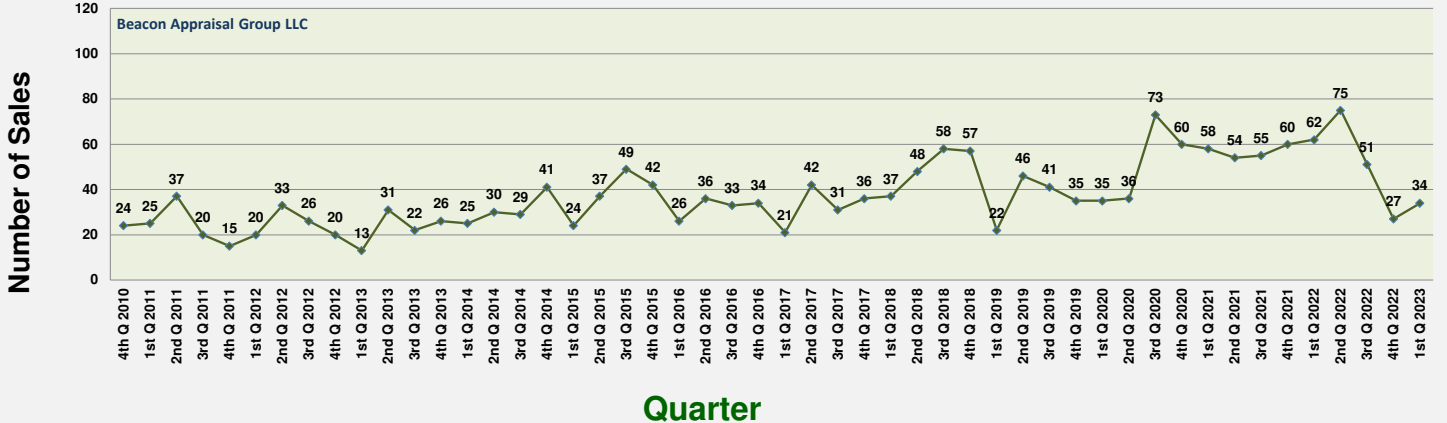
## Jefferson County & Crooked River Ranch SFR - Median Price in THOUSANDS



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

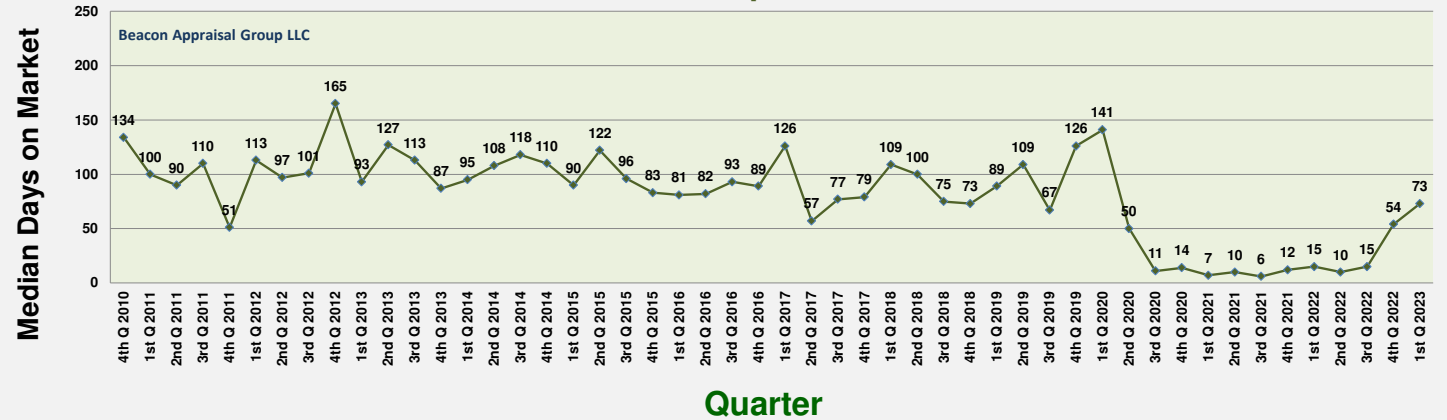
## Jefferson County & CRR SFR- Number of Sales

Total sold during 12 months prior to report date = 187 Total currently listed = 41



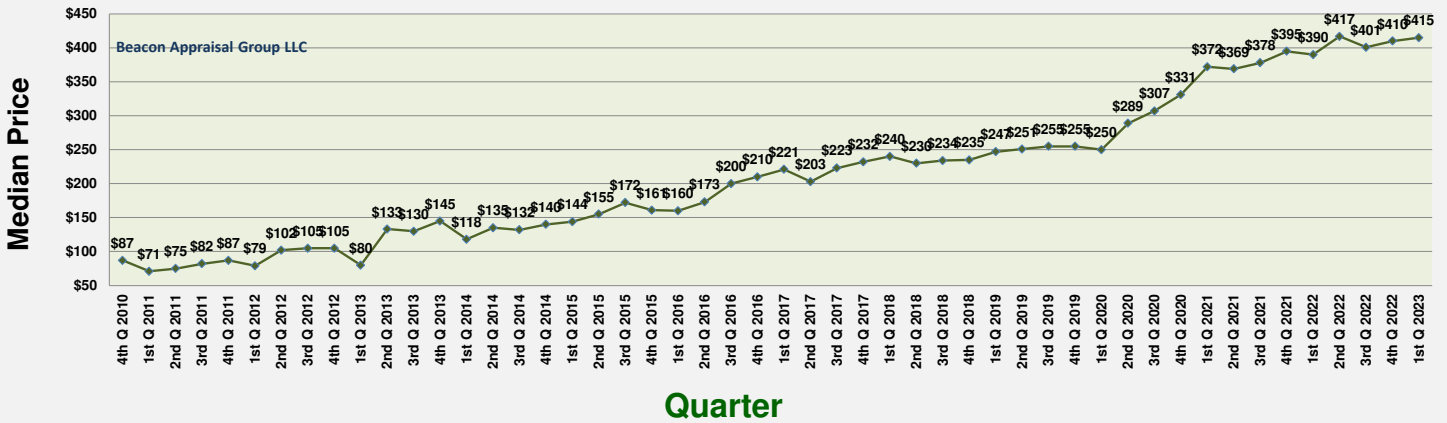
From MLS for Jefferson County and CCR areas. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

## 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

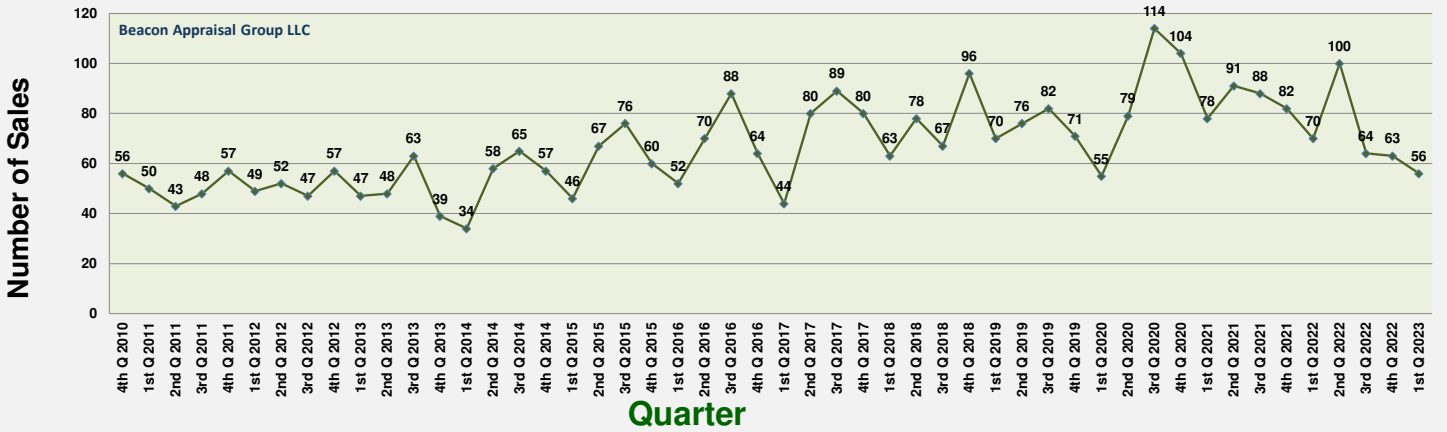
## Crook County SFR - Median Price in THOUSANDS



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

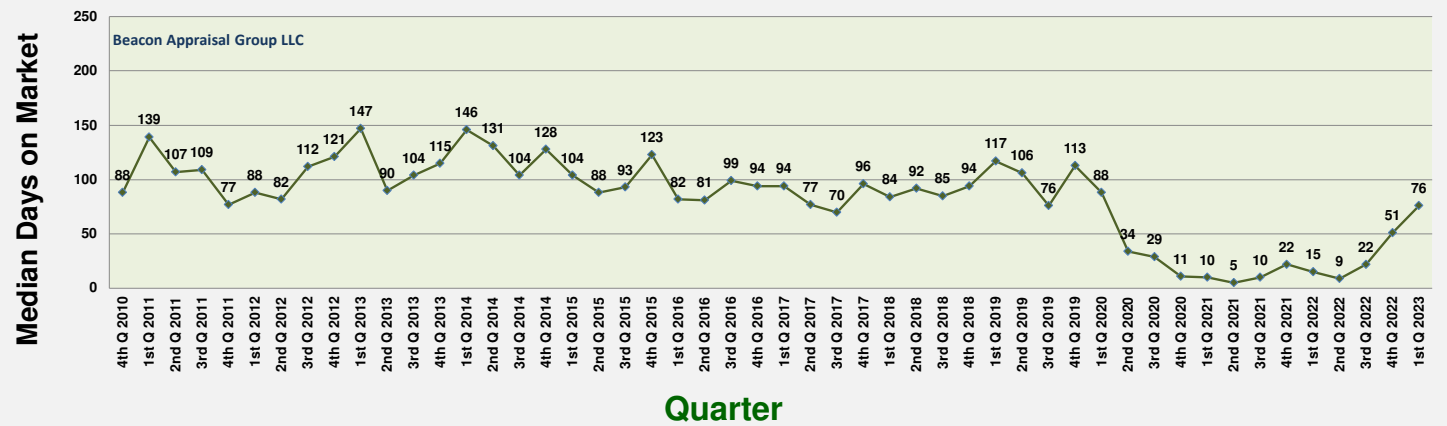
## Crook County SFR- Number of Sales

Total sold during 12 months prior to report date = 284 Total currently listed = 66



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