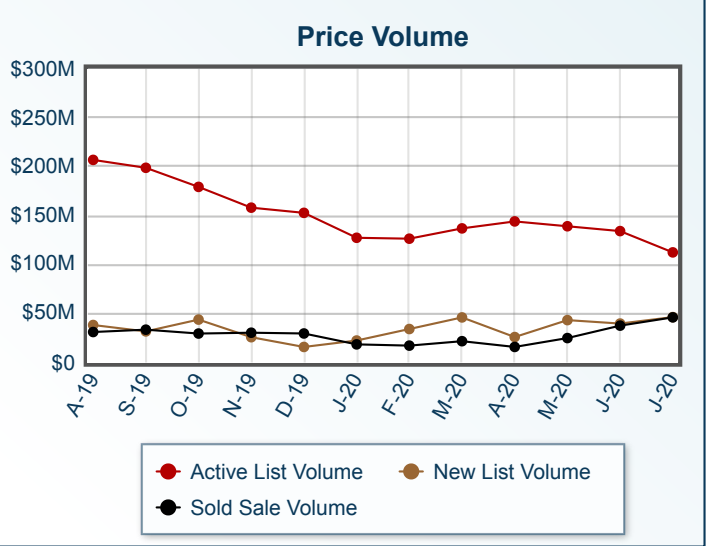
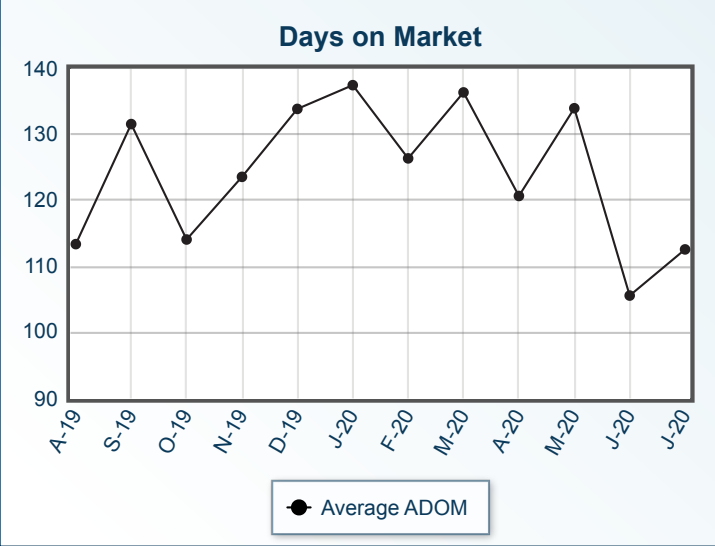
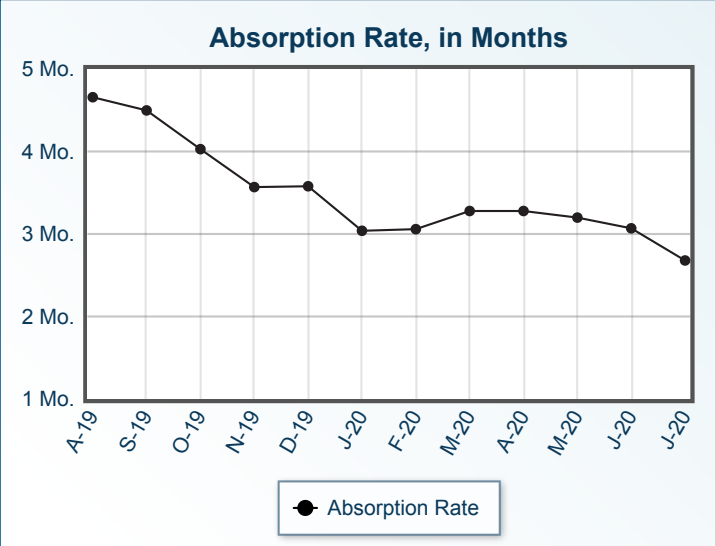
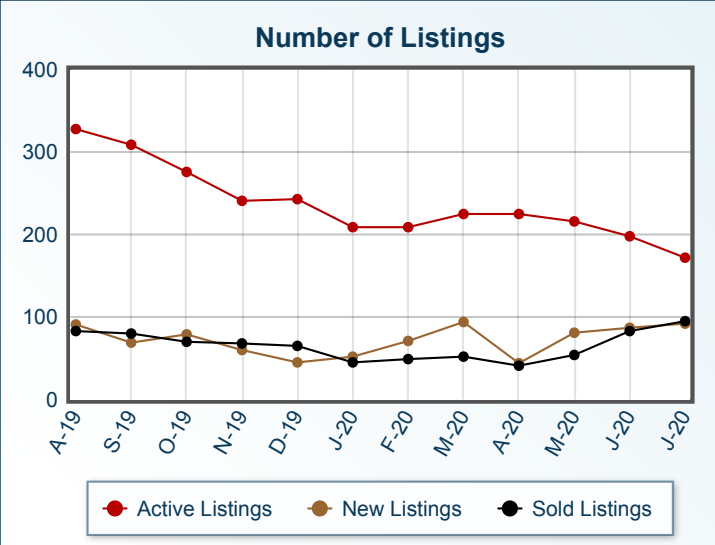


Market summary

Single-family residence • JULY 2020



Market summary report

Summary Statistics		Jul-20	Jul-19	% Chg	2020 YTD	2019 YTD	% Chg
Absorption Rate		2.68	4.71	-43.10	3.09	3.94	-21.57
Average List Price		\$653,730	\$624,881	4.62	\$525,856	\$507,781	3.56
Median List Price		\$479,000	\$478,750	0.05	\$422,450	\$399,000	5.88
Average Sale Price		\$485,152	\$437,838	10.81	\$434,640	\$391,738	10.95
Median Sale Price		\$419,000	\$380,000	10.26	\$375,000	\$348,000	7.76
Average ADOM		112	131	-14.50	122	121	0.83
Median ADOM		82	76	7.89	88	83	6.02

Sold Listings	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
0-29,999	0	0	0.0	1	0	N/A
30,000-39,999	0	0	0.0	0	0	0.0
40,000-49,999	0	0	0.0	0	0	0.0
50,000-59,999	0	0	0.0	0	1	-100.0
60,000-69,999	0	0	0.0	0	0	0.0
70,000-79,999	0	0	0.0	0	2	-100.0
80,000-89,999	0	0	0.0	0	2	-100.0
90,000-99,999	0	0	0.0	2	2	0.0
100,000-119,999	0	0	0.0	2	1	100.0
120,000-139,999	1	0	N/A	5	4	25.0
140,000-159,999	1	1	0.0	8	9	-11.1
160,000-179,999	1	2	-50.0	6	10	-40.0
180,000-199,999	1	3	-66.7	5	15	-66.7
200,000-249,999	4	6	-33.3	23	47	-51.1
250,000-299,999	10	17	-41.2	59	67	-11.9
300,000-399,999	26	15	73.3	125	136	-8.1
400,000-499,999	19	17	11.8	78	72	8.3
500,000+	32	20	60.0	105	91	15.4
Totals	95	81	17.3	419	459	-8.7

Pending Listings	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
0-29,999	0	0	0.0	0	0	0.0
30,000-39,999	0	0	0.0	0	0	0.0
40,000-49,999	0	0	0.0	1	0	N/A
50,000-59,999	0	0	0.0	0	1	-100.0
60,000-69,999	0	0	0.0	0	0	0.0
70,000-79,999	0	0	0.0	0	0	0.0
80,000-89,999	0	1	-100.0	0	3	-100.0
90,000-99,999	0	0	0.0	2	2	0.0
100,000-119,999	1	0	N/A	3	3	0.0
120,000-139,999	1	0	N/A	5	3	66.7
140,000-159,999	2	0	N/A	5	6	-16.7
160,000-179,999	0	1	-100.0	4	9	-55.6
180,000-199,999	0	4	-100.0	6	17	-64.7
200,000-249,999	1	5	-80.0	25	50	-50.0
250,000-299,999	19	19	0.0	64	86	-25.6
300,000-399,999	30	25	20.0	150	143	4.9
400,000-499,999	22	15	46.7	92	80	15.0
500,000+	32	20	60.0	138	105	31.4
Totals	108	90	20.0	495	508	-2.6

Active Listings	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
0-29,999	0	0	0.0	0	0	0.0
30,000-39,999	0	0	0.0	0	0	0.0
40,000-49,999	0	0	0.0	1	0	N/A
50,000-59,999	0	0	0.0	0	1	-100.0
60,000-69,999	0	0	0.0	0	0	0.0
70,000-79,999	0	0	0.0	0	1	-100.0
80,000-89,999	0	0	0.0	0	3	-100.0
90,000-99,999	0	0	0.0	2	2	0.0
100,000-119,999	2	1	100.0	4	4	0.0
120,000-139,999	3	2	50.0	8	8	0.0
140,000-159,999	2	3	-33.3	8	11	-27.3
160,000-179,999	2	6	-66.7	7	16	-56.2
180,000-199,999	5	6	-16.7	13	22	-40.9
200,000-249,999	3	16	-81.2	33	73	-54.8
250,000-299,999	16	29	-44.8	81	122	-33.6
300,000-399,999	36	63	-42.9	200	223	-10.3
400,000-499,999	23	52	-55.8	131	153	-14.4
500,000+	80	150	-46.7	254	297	-14.5
Totals	172	328	-47.6	742	936	-20.7

New Listings	This Month			Year to Date		
	2020	2019	% Chg	2020	2019	% Chg
0-29,999	0	0	0.0	0	0	0.0
30,000-39,999	0	0	0.0	0	0	0.0
40,000-49,999	0	0	0.0	0	0	0.0
50,000-59,999	0	0	0.0	0	1	-100.0
60,000-69,999	0	0	0.0	0	0	0.0
70,000-79,999	0	0	0.0	0	0	0.0
80,000-89,999	0	1	-100.0	0	3	-100.0
90,000-99,999	0	0	0.0	2	2	0.0
100,000-119,999	0	0	0.0	1	2	-50.0
120,000-139,999	0	3	-100.0	6	8	-25.0
140,000-159,999	0	1	-100.0	5	8	-37.5
160,000-179,999	1	1	0.0	2	12	-83.3
180,000-199,999	2	5	-60.0	9	16	-43.7
200,000-249,999	2	8	-75.0	25	57	-56.1
250,000-299,999	12	19	-36.8	58	92	-37.0
300,000-399,999	25	28	-10.7	151	181	-16.6
400,000-499,999	20	23	-13.0	100	119	-16.0
500,000+	30	25	20.0	162	192	-15.6
Totals	92	114	-19.3	521	693	-24.8



Information provided by:
Clatsop Association of REALTORS®/MLS, Inc.
546 Pacific Way Ste B, Gearhart OR 97138
P.O. Box 2473, Gearhart OR 97138
MLS office: 503-738-6444 • MLS Fax: 503-738-9106
Email address: clatsopadm@gmail.com