

MARKET ACTION



A Publication of RMLS, The Source for Real Estate Statistics in Your Community

Residential Review: Baker County, Oregon Residential Highlights

New listings (17) decreased 10.5% from the 19 listed in December 2020, and increased 6.3% from the 16 listed in November 2021.

Pending sales (21) increased 5.0% from the 20 offers accepted in December 2020, and increased 50.0% from the 14 offers accepted in November 2021.

Closed sales (19) matched the 19 closings in December 2020, and decreased 29.6% from the 27 closings in November 2021.

December 2021 Reporting Period

Inventory and Time on Market

Inventory increased to 2.0 months in December. Total market time increased to 42 days.

Average and Median Sale Prices

Comparing 2021 to 2020 through December, the average sale price has increased 34.4% from \$226,400 to \$304,300. In the same comparison, the median sale price has increased 23.2% from \$178,500 to \$220,000.

Inventory in Months*			
	2019	2020	2021
January	6.1	4.5	2.6
February	7.4	4.6	2.3
March	6.4	4.8	1.8
April	7.8	6.3	1.7
May	3.7	4.5	2.8
June	5.4	4.2	1.8
July	3.5	2.6	1.9
August	2.5	2.0	2.1
September	3.8	2.0	2.5
October	3.3	1.1	1.6
November	3.0	1.5	1.6
December	3.0	2.3	2.0

*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This includes proposed and under construction homes.

Baker County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2021	December	17	21	19	293,000	175,000	42
	November	16	14	27	329,000	245,000	28
	Year-To-Date	337	294	278	304,300	220,000	71
2020	December	19	20	19	344,600	199,000	100
	Year-To-Date	303	281	268	226,400	178,500	85
Change	December	-10.5%	5.0%	0.0%	-15.0%	-12.1%	-58.3%
	Prev Mo 2021	6.3%	50.0%	-29.6%	-10.9%	-28.6%	46.9%
	Year-To-Date	11.2%	4.6%	3.7%	34.4%	23.2%	-17.1%

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

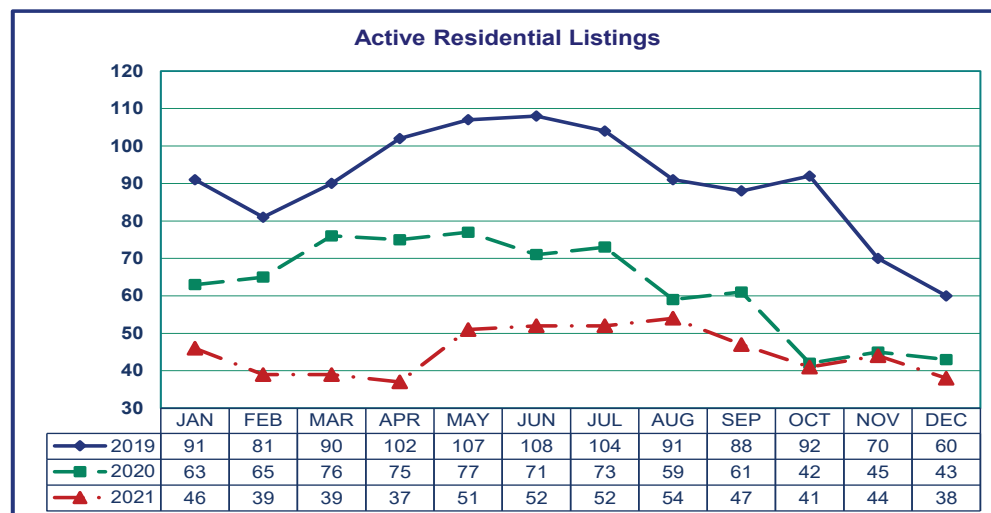
Average Sale Price % Change:

+34.4% (\$304,300 v. \$226,400)

Median Sale Price % Change:

+23.2% (\$220,000 v. \$178,500)

For further explanation of this measure, see the second footnote on page 2.



ACTIVE RESIDENTIAL LISTINGS

BAKER COUNTY, OR

This graph shows the active residential listings over the past three calendar years in Baker County, Oregon.