

MARKET ACTION



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Residential Review: Grant County, Oregon

December 2021 Reporting Period

Residential Highlights

New listings (9) matched the 9 listed in December 2020, and increased 28.6% from the 7 listed in November 2021.

Pending sales (9) decreased 30.8% from the 13 offers accepted in December 2020, and increased 50.0% from the 6 offers accepted in November 2021.

Closed sales (10) increased 150.0% from the 4 closings in December 2020, and increased 66.7% from the 6 closings in November 2021.

Inventory and Total Market Time

Inventory decreased to 2.4 months in December. Total market time decreased to 34 days.

Year-To-Date Summary

Comparing the twelve months of 2021 to the same period in 2020, new listings (143) increased 33.6%, pending sales (114) increased 7.5%, and closed sales (119) increased 24.0%.

Average and Median Sales Prices

Comparing 2021 to 2020 through December, the average sale price has increased 6.0% from \$250,400 to \$265,400. In the same comparison, the median sale price has increased 45.1% from \$172,000 to \$249,500.

Inventory in Months*			
	2019	2020	2021
January	22.0	4.8	2.5
February	18.7	14.0	1.2
March	5.1	9.8	1.8
April	5.6	15.7	1.3
May	10.2	11.3	2.3
June	4.9	4.3	0.8
July	6.0	4.1	1.7
August	4.1	2.0	2.2
September	18.7	1.9	2.9
October	5.5	2.1	2.3
November	4.3	1.7	4.0
December	14.7	4.0	2.4

*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 number includes proposed and under construction homes.

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

Average Sale Price % Change:

+8.1% (\$267,200 v. \$247,100)

Median Sale Price % Change:

+45.1% (\$249,500 v. \$172,000)

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

Grant County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2021	December	9	9	10	275,600	290,000	34
	November	7	6	6	303,300	263,800	46
	Year-To-Date	143	114	119	265,400	249,500	111
2020	December	9	13	4	210,900	165,300	643
	Year-To-Date	107	106	96	250,400	172,000	211
Change	December	0.0%	-30.8%	150.0%	30.7%	75.4%	-94.8%
	Prev Mo 2021	28.6%	50.0%	66.7%	-9.1%	9.9%	-26.7%
	Year-To-Date	33.6%	7.5%	24.0%	6.0%	45.1%	-47.6%

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