

MARKET ACTION



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Residential Review: Union County, Oregon

December 2021 Reporting Period

Residential Highlights

New listings (21) increased 10.5% from the 19 listed in December 2020, and decreased 22.2% from the 27 listed in November 2021.

Pending sales (22) increased 22.2% from the 18 offers accepted in December 2020, and decreased 18.5% from the 27 offers accepted in November 2021.

Closed sales (31) decreased 11.4% from the 35 closings in December 2020, and increased 34.8% from the 23 closings in November 2021.

Year-To-Date Summary

Comparing the twelve months of 2021 to the same period in 2020, new listings (398) increased 15.4%, pending sales (339) increased 6.9%, and closed sales (314) decreased 1.9%.

Average and Median Sale Prices

Comparing 2021 to 2020 through December, the average sale price has increased 27.1% from \$248,800 to \$316,300. In the same comparison, the median sale price has increased 20.3% from \$212,000 to \$255,000.

Inventory in Months*

	2019	2020	2021
January	7.1	2.9	1.5
February	4.4	2.9	1.8
March	6.1	3.3	0.9
April	4.8	2.9	1.8
May	3.8	2.6	1.1
June	3.2	1.5	1.7
July	3.3	1.7	0.9
August	3	1.5	1.3
September	3.2	1.5	1.7
October	3.7	0.8	1.1
November	3.8	1.1	1.3
December	2.2	0.8	0.9

*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.

Union County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2021	December	21	22	31	280,800	225,000	54
	November	27	27	23	300,900	294,000	31
	Year-To-Date	398	339	314	316,300	255,000	35
2020	December	19	18	35	253,200	215,000	71
	Year-To-Date	345	317	320	248,800	212,000	85
Change	December	10.5%	22.2%	-11.4%	10.9%	4.7%	-23.4%
	Prev Mo 2021	-22.2%	-18.5%	34.8%	-6.7%	-23.5%	75.4%
	Year-To-Date	15.4%	6.9%	-1.9%	27.1%	20.3%	-59.0%

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

Average Sale Price % Change:

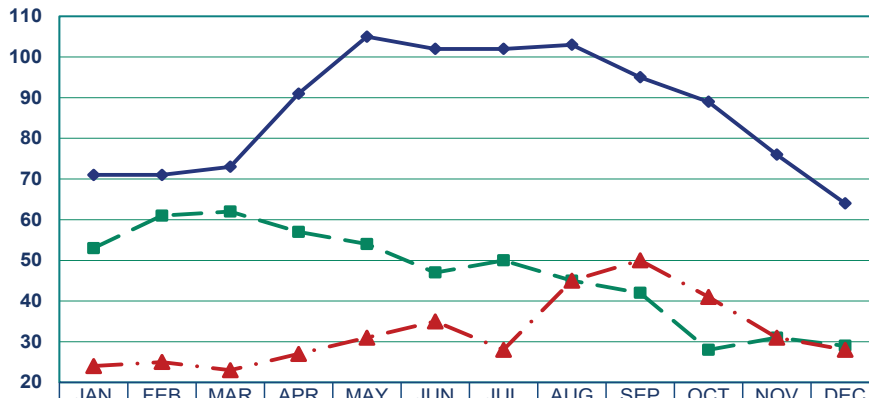
+27.2% (\$315,000 v. \$247,700)

Median Sale Price % Change:

+21.4% (\$255,000 v. \$210,000)

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

Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

UNION COUNTY, OR

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

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