

Market Trend Report

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Jan 1 - Oct 31, 2014- Lots & Land 1+ acres in Yamhill County: new listings, average & median prices, cumulative days on market; monthly breakdown

Search Criteria

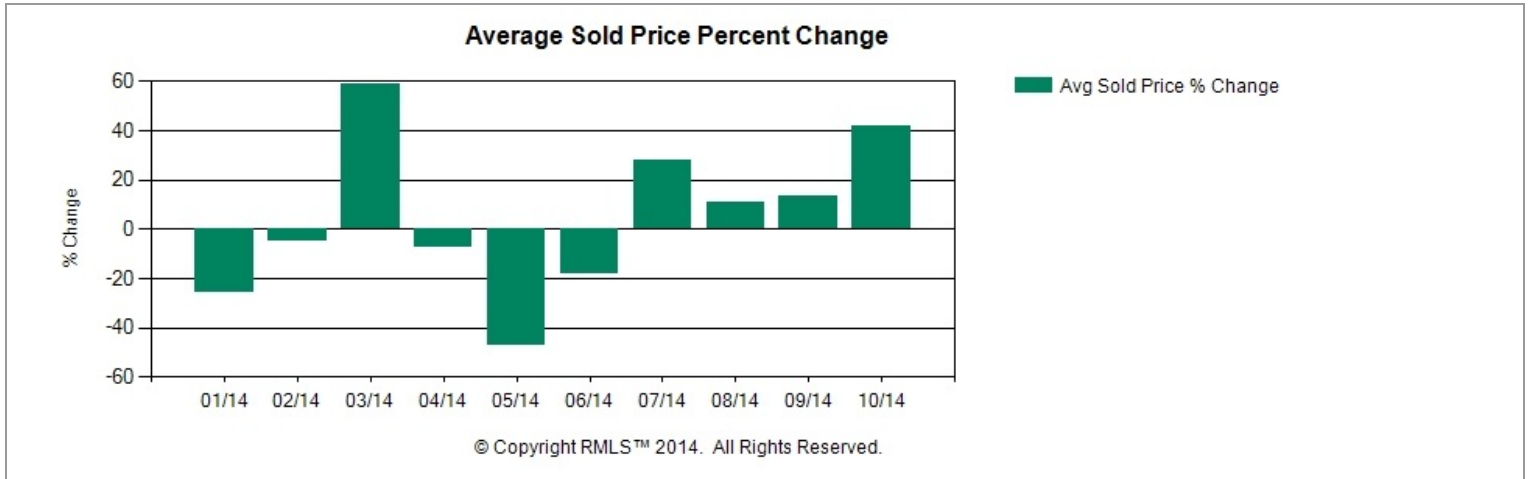
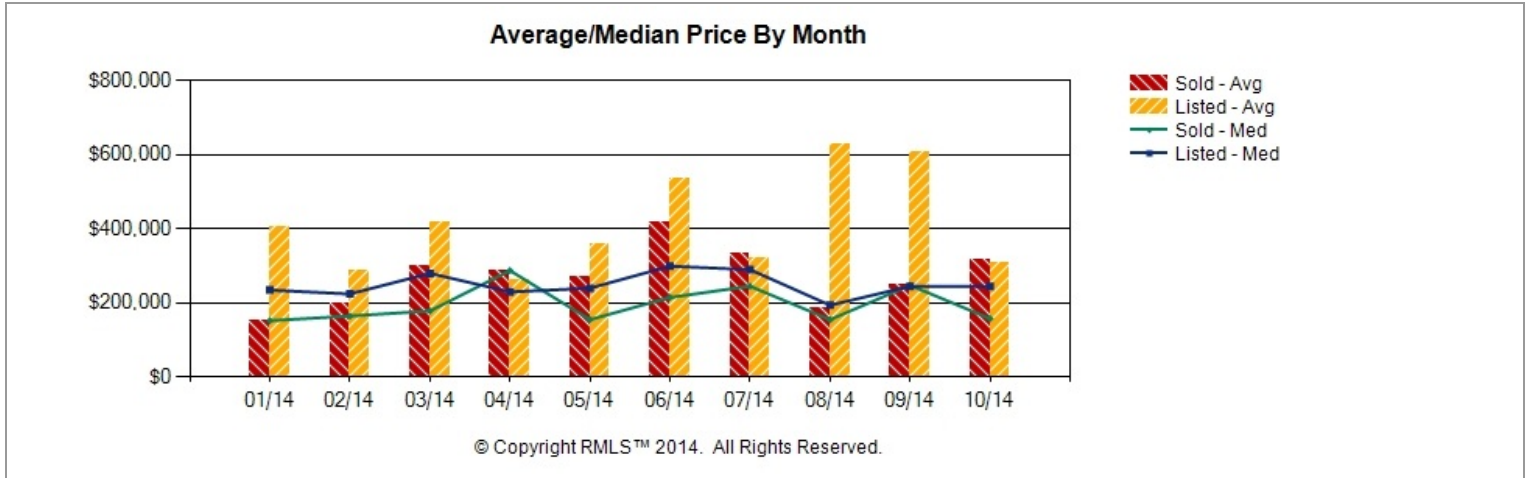
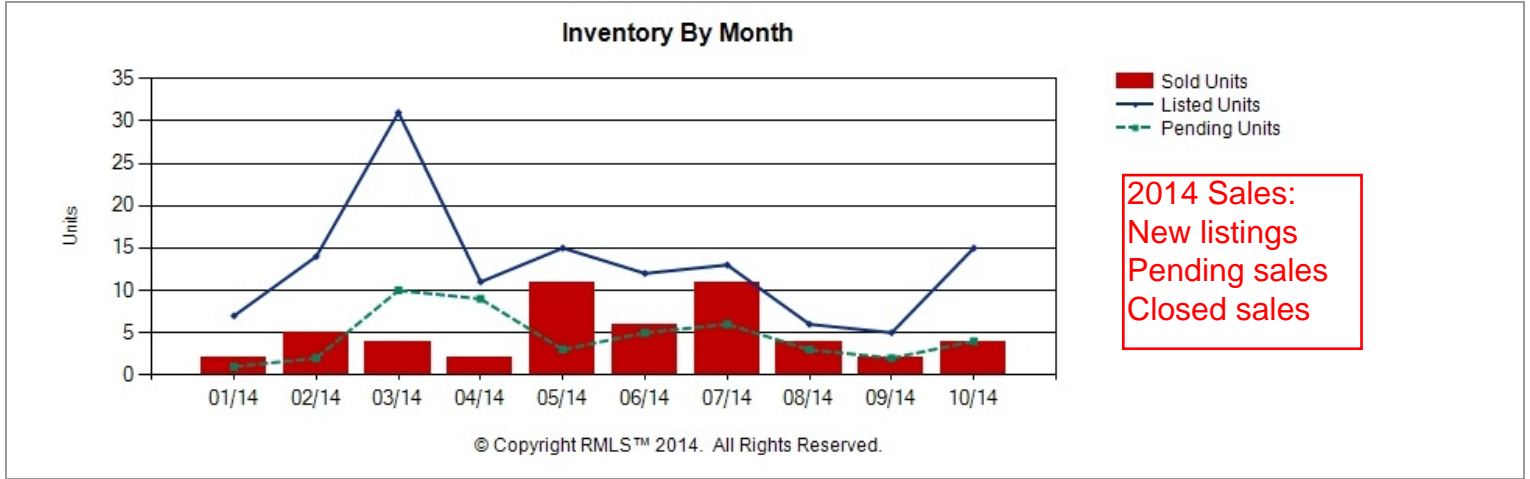
Months Back = 10 Area = 156 Property Category = LOTS AND LAND Price = 100000...900000 Lot Size = 1-2.99AC, 10-19.99AC, 100-199.99AC, 20-49.99AC, 200AC+, 3-4.99AC, 5-6.99AC, 50-99.99AC, 7-9.99AC Bank Owned/REO = N Short Sale = N Property Type = FRM/FOR, RESID

Report Summary

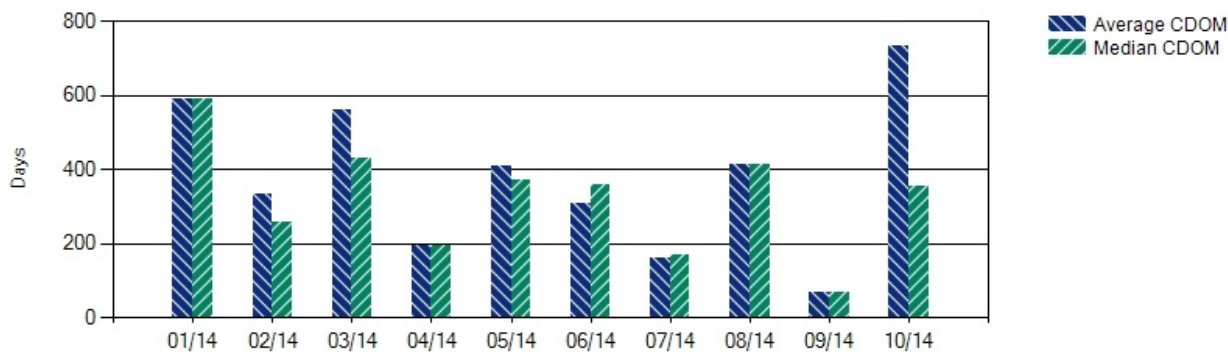
Total Listed:	129	Minimum Sold Price:	\$100,000	Total Active Units:	105
Total Sold:	51	Average Sold Price:	\$289,487	Units Sold/Months Back:	5.1
		Median Sold Price:	\$189,355	Months of Inventory:	20.6
		Maximum Sold Price:	\$995,000		

Note: Unlisted Solds are not included in this report.

Report Graphs



Average/Median CDOM By Month



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Market Stats

10 Months Back - Totals



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SUMMARY THOUGHTS...

New construction is taking place in every town in Yamhill County (selling well) and is starting to work its way onto more expensive land in the rural areas.

Similar to the rest of the market recovery from 7 years of deep recession, new construction is expanding from the lowest price ranges slowly upward. Above \$200k and the numbers are very small. We expect this trend to pick-up speed during the next year but particularly during the winter and early spring months.

Note in the chart below that the months of the heaviest land sales are October and March. The fall and winter period is typically the best time to buy in Oregon and get the home built before the end of summer next year.

The additional attachment will list all the land sales for the past 12 months in the county:

1. City lots under 1 acre (3 pages; data sorted by price, lot size, town)
2. Land sales under 10 acres (3 pages- data sorted by price, lot size, town)
3. Buildable Land over 10 acres (1 page; just 5 sales in a year)

Report Data

Date		Listed				Pend	Sold							DOM		CDOM	
Y	M	Units	Volume	Avg	Med	Units	Units	Volume	Min	Avg	%	Med	Max	Avg	Med	Avg	Med
2014	Jan	7	\$2,829,900	\$404,271	\$235,000	1	2	\$304,355	\$115,000	\$152,177	-25.99	\$152,177	\$189,355	590	590	590	590
2014	Feb	14	\$4,031,300	\$287,950	\$224,450	2	5	\$1,004,100	\$125,100	\$200,820	-5.05	\$165,000	\$359,000	54	43	335	256
2014	Mar	31	\$12,915,900	\$416,641	\$279,900	10	4	\$1,204,500	\$132,500	\$301,125	59.11	\$178,500	\$715,000	562	430	562	430
2014	Apr	11	\$2,898,500	\$263,500	\$230,000	9	2	\$575,000	\$150,000	\$287,500	-7.26	\$287,500	\$425,000	194	193	194	193
2014	May	15	\$5,401,000	\$360,066	\$239,900	3	11	\$2,995,000	\$100,000	\$272,272	-47.13	\$155,000	\$775,000	258	227	410	372
2014	Jun	12	\$6,441,700	\$536,808	\$299,450	5	6	\$2,494,800	\$135,000	\$415,800	-18.10	\$214,950	\$995,000	247	300	310	361
2014	Jul	13	\$4,164,300	\$320,330	\$290,000	6	11	\$3,666,098	\$115,000	\$333,281	27.70	\$245,313	\$875,000	126	127	159	171
2014	Aug	6	\$3,775,297	\$629,216	\$193,900	3	4	\$749,000	\$140,000	\$187,250	11.13	\$155,000	\$299,000	144	144	412	412
2014	Sep	5	\$3,043,500	\$608,700	\$245,000	2	2	\$495,500	\$192,500	\$247,750	13.15	\$247,750	\$303,000	70	70	70	70
2014	Oct	15	\$4,654,900	\$310,326	\$244,900	4	4	\$1,275,500	\$105,000	\$318,875	41.74	\$157,750	\$855,000	250	219	734	353
Summary:		129	\$50,156,297	\$388,809	\$244,900	45	51	\$14,763,853	\$100,000	\$289,487	4.11	\$189,355	\$995,000	225	160	359	256

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