



ANNUAL MARKET STUDY

BEND OREGON REAL ESTATE



Skjersaa Group | DukeWarner Realty | **541.383.1426**

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THE SKJERSAA GROUP CONTRIBUTES AT LEAST
1% OF REVENUE TO CHARITIES & NON-PROFITS.





Duke Warner Realty was established in 1967 by Duke and Kitty Warner. Their philosophy was to establish a first-rate real estate company sensitive to their customers' needs. They felt that if they treated the customers fair and square, they would keep coming back and bring others with them. That is exactly what happened.

Duke Warner Realty's brokers share this philosophy, and today the firm is widely-known for its personalized service and reliability. Unlike many real estate firms, Duke Warner Realty has little turnover in personnel. Years after a transaction is complete, a client, their relative or friend can return knowing that he or she will find the same personal care - and most likely, the same broker!

With this kind of reputation, Duke Warner Realty's success has endured through good times and bad. The company is here to stay, and its brokers are interested and actively involved in our wonderful community.



Skjersaa Group

The Skjersaa Group's success is the result of hard work and commitment to customer service. The right combination of talent, personality, and the combined knowledge of our team allows us to offer the highest level of quality and service. Our team of professionals Jason, Kimberly and Natasha can provide you with the best quality of service and are committed to exceeding your expectations.

Jason Boone | Principal Broker, CRIS, RENE, SRS, PSA, C2EX



With a diverse skillset in sales, marketing, customer service and technology, Jason brings a well-rounded and individualized approach to guiding clients through their real estate journeys. Prior to moving to Bend in 2003, Jason and his friend Terry Skjersaa worked in the outdoor industry. They traveled together for their careers, taking time along the way to adventure, and often landed in Bend where Terry's family had deep roots. Together, Jason and Terry founded The Skjersaa Group in 2005 and we're proud to honor Terry's legacy as we continue to move forward. Jason's philosophy is to counsel, not convince. He believes that your real estate decisions are an important part of your life's story and that your best interests always come first. When he's not helping his clients, Jason enjoys outdoor recreation and traveling with his active family.

Kimberly Morse | Broker, SRS



I am excited to be a part of the Duke Warner family after a life-long connection to real estate. I was raised on the east coast by a builder and an interior designer, and my siblings have gone on to become architects, builders and real estate agent/property managers. My husband and I moved our family to Bend in 2012 from Crested Butte, Colorado. Living in Crested Butte, and now in Bend, has given me a great love for the outdoors, a sense of adventure, and a strong appreciation of community.

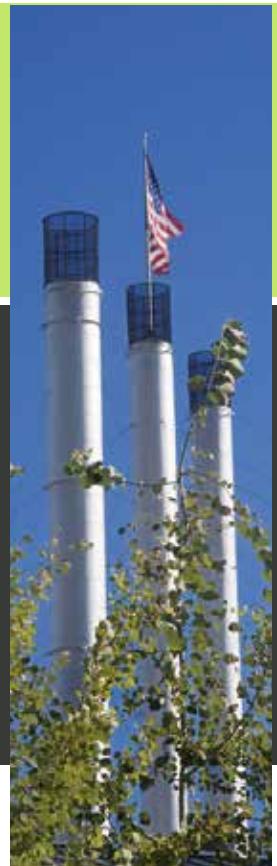
Natasha Smith | Broker/Transaction Manager



Natasha has long been fascinated with the real estate business. Having been in positions of management in customer service-based businesses and title & escrow, her focus on customer service and ensuring that everything runs smoothly in a transaction is second to none. She enjoys working with the clients to explain the process and guide each of our clients along the way. She is passionate about providing the best experience for our clients through her attention to detail and effective communication. In her free time, she enjoys spending time with her husband and child.

ABOUT THE SKJERSAA GROUP

Deep Roots in the Community Deep Commitment to Your Real Estate Needs



BUSINESS PHILOSOPHY

Hard Work To identify the best solutions consistent with your goals.

Customer Service To provide the highest level of service and exceed your expectations.

Integrity Committed to representing your best interests and catering to your needs.

Communication Desire to listen and work together to accomplish your goals.

ACCOLADES & ACCOMPLISHMENTS

Over 1500 transactions closed since 2004

Duke Warner Realty **2nd Top Producing Team for 2006-2007**

Duke's Diamond Award **Top Producing Team for 2008 - 2025**

RESULTS & STATISTICS

**MLS Member Production Ranking
For Residential Real Estate**

Skjersaa Group **#4**

Total Members **2276**

Average Listing to Sales Price

Skjersaa Group **99.2%**

MLS Member Average **98.2%**

DATA SOURCE:

This market study was compiled from information provided by the Multiple Listing Service (MLS) of Central Oregon. Although not all property exchanges and transactions take place as a part of the MLS system, it does include a significant majority.

AREA:

This report includes properties within the Bend Urban area and closely surrounding areas. It does not include any other areas of Central Oregon. Redmond, Sunriver, Sisters or other communities are not included.

TIME:

This report was prepared in January of 2026 and includes sales figures and data from 2015 through 2025.

REPORT INCLUDES:

This report is divided into sections by property type, including: Bend Homes, Homes on Acreage, Condominiums and Townhomes, Residential Lots, Lots on Acreage and Multi-Family Units.

DAYS ON THE MARKET:

Number of days from the listing date to the close of escrow, excluding the escrow period. In 2020, the MLS of Central Oregon changed software/database providers. The former provider calculated days on market (DOM) including the escrow period. The new provider excludes the escrow period. As a result some of the historical data is different; however we have retroactively extracted the data through 2015.

ZIP CODE AVERAGE VS ALL AREA AVERAGE:

These charts compare the data from each of the three zip codes in the Bend Urban area, including: 97701, 97702 and 97703 to the data that includes all three zip codes. To facilitate the interpretation of the graph, a blue bar representing the value for all three zip codes is included next to each bar indicating the specific area being reported. In prior years we reported the four compass quadrants in Bend (NW, SW, NE & SE), however as of 2020 this information is no longer a required MLS database field and we were forced to find another way to look at the data.

HOUSING TYPES

SINGLE FAMILY HOMES:

Single family homes predominantly within the Urban area and situated on sites of approximately one acre or less.

HOMES ON ACREAGE:

Single family homes within and outside of the Bend Urban area on sites larger than one acre.

CONDOMINIUMS & TOWNHOMES:

Attached and/or zero lot line detached dwellings primarily within the Urban area.

RESIDENTIAL LOTS:

Bare residential building sites of one acre or less.

RESIDENTIAL LOTS ON ACREAGE:

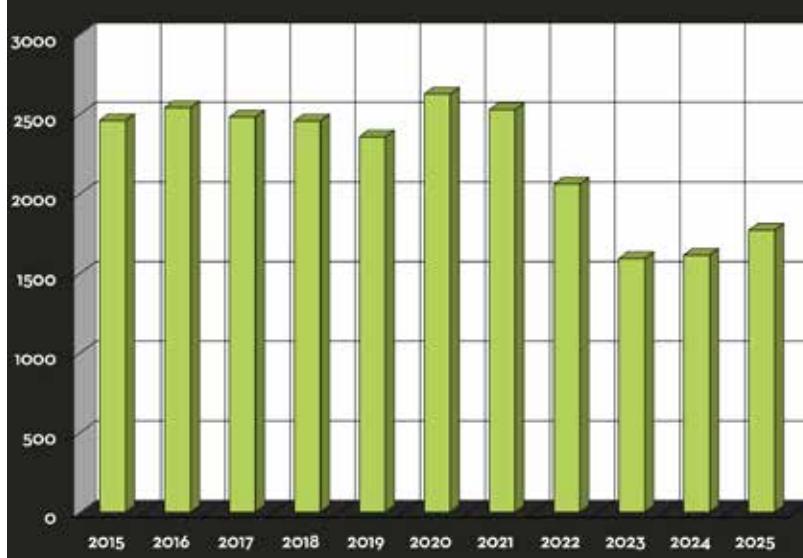
Bare residential building sites of two acres or more. For this data set, individual transactions were reviewed for accuracy. In some cases individual transactions were eliminated from the data pool to more reliably reflect the market trend of residential building sites. Listings that were entered into MLS for comparable purposes, and/or transactions that appeared to include large parcels of developable land not sold as residential land on acreage were excluded.

MULTI-FAMILY RESIDENTIAL:

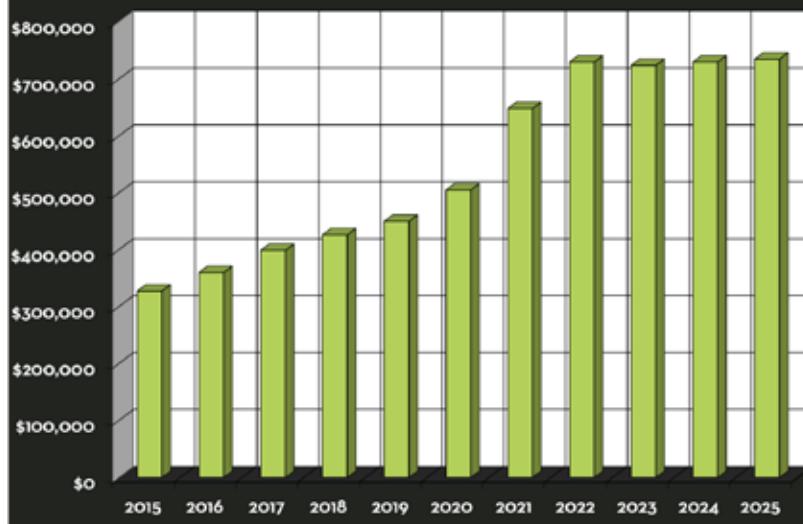
Residential duplexes up to large apartment buildings. Primarily duplexes, triplexes and quadplexes.

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
# of Sales	2459	2540	2481	2456	2356	2625	2526	2060	1592	1614	1769
Median List Price	\$329,900	\$364,900	\$399,900	\$429,950	\$458,950	\$499,900	\$629,945	\$728,750	\$725,000	\$739,000	\$740,000
Median Sales Price	\$327,500	\$360,000	\$399,000	\$426,200	\$450,000	\$505,000	\$648,000	\$729,900	\$724,118	\$730,000	\$735,000
% Change vs Prior Yr	12.97%	9.92%	10.83%	6.82%	5.58%	12.22%	28.32%	12.64%	-0.79%	0.81%	0.68%
Highest Sales Price	\$2,100,000	\$1,875,565	\$2,200,000	\$2,850,000	\$3,925,000	\$3,200,000	\$4,600,000	\$6,500,000	\$4,100,000	\$3,999,000	\$4,075,000
Avg Days on Market	115	114	106	104	103	42	16	23	40	52	65

NUMBER OF SALES



MEDIAN SALES PRICE

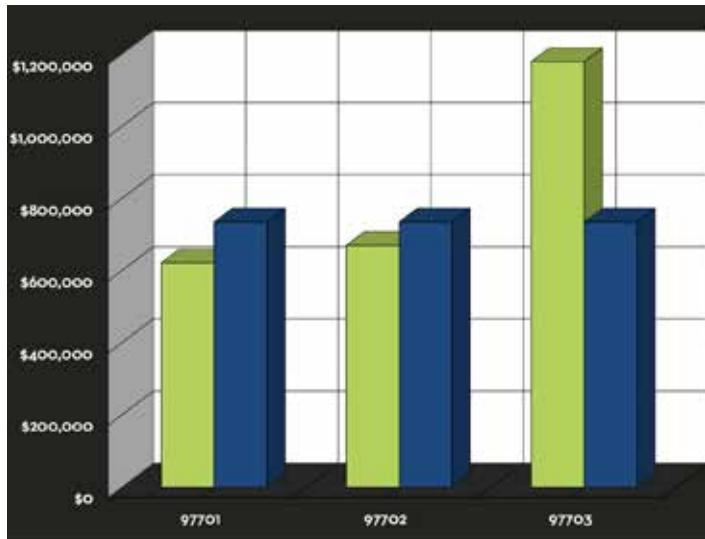


SINGLE FAMILY HOMES

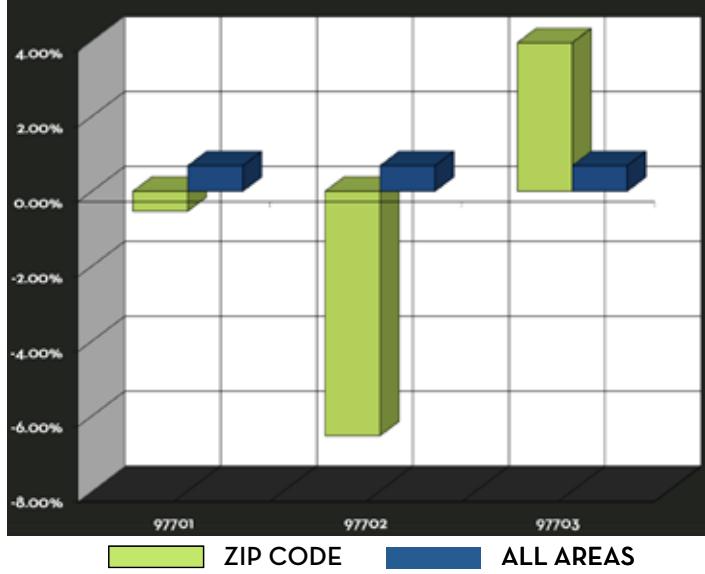
2025	97701	97702	97703
# of Sales	494	752	523
Median List Price	\$624,900	\$675,000	\$1,240,000
Median Sales Price	\$621,600	\$670,000	\$1,180,000
% Change vs 2024	-0.53%	-6.52%	3.96%
Highest Sales Price	\$2,237,500	\$4,075,000	\$3,740,000
Avg Days on Market	65	63	69

2024	97701	97702	97703
# of Sales	457	719	438
Median List Price	\$625,000	\$724,900	\$1,150,000
Median Sales Price	\$624,900	\$716,755	\$1,135,000
% Change vs 2023	4.56%	5.41%	10.17%
Highest Sales Price	\$2,400,000	\$3,920,000	\$3,999,000
Avg Days on Market	48	50	58

MEDIAN SALES PRICE
VS ALL AREAS

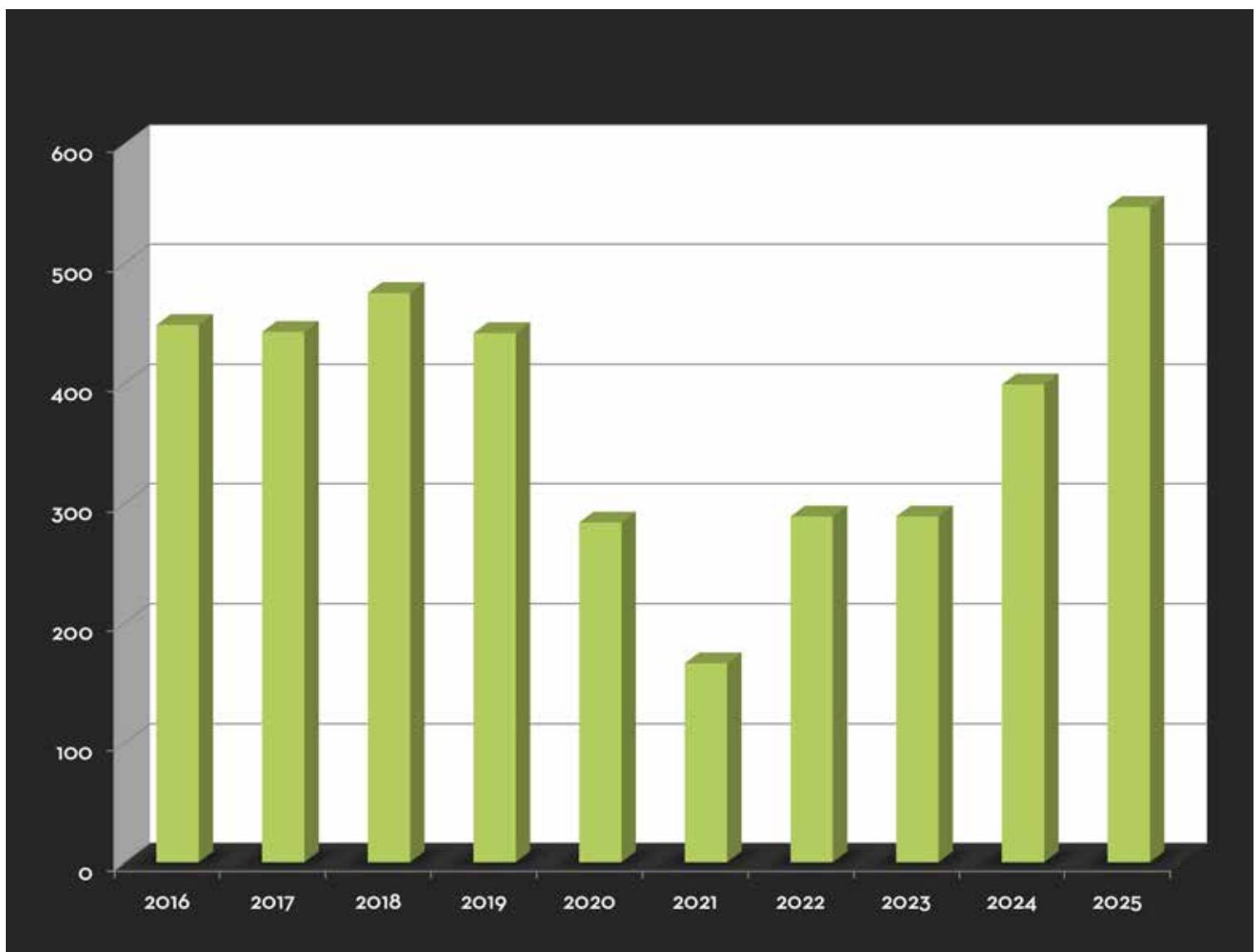


PERCENT CHANGE
VS ALL AREAS



MONTHLY AVERAGE | ACTIVE LISTINGS SINGLE FAMILY HOMES

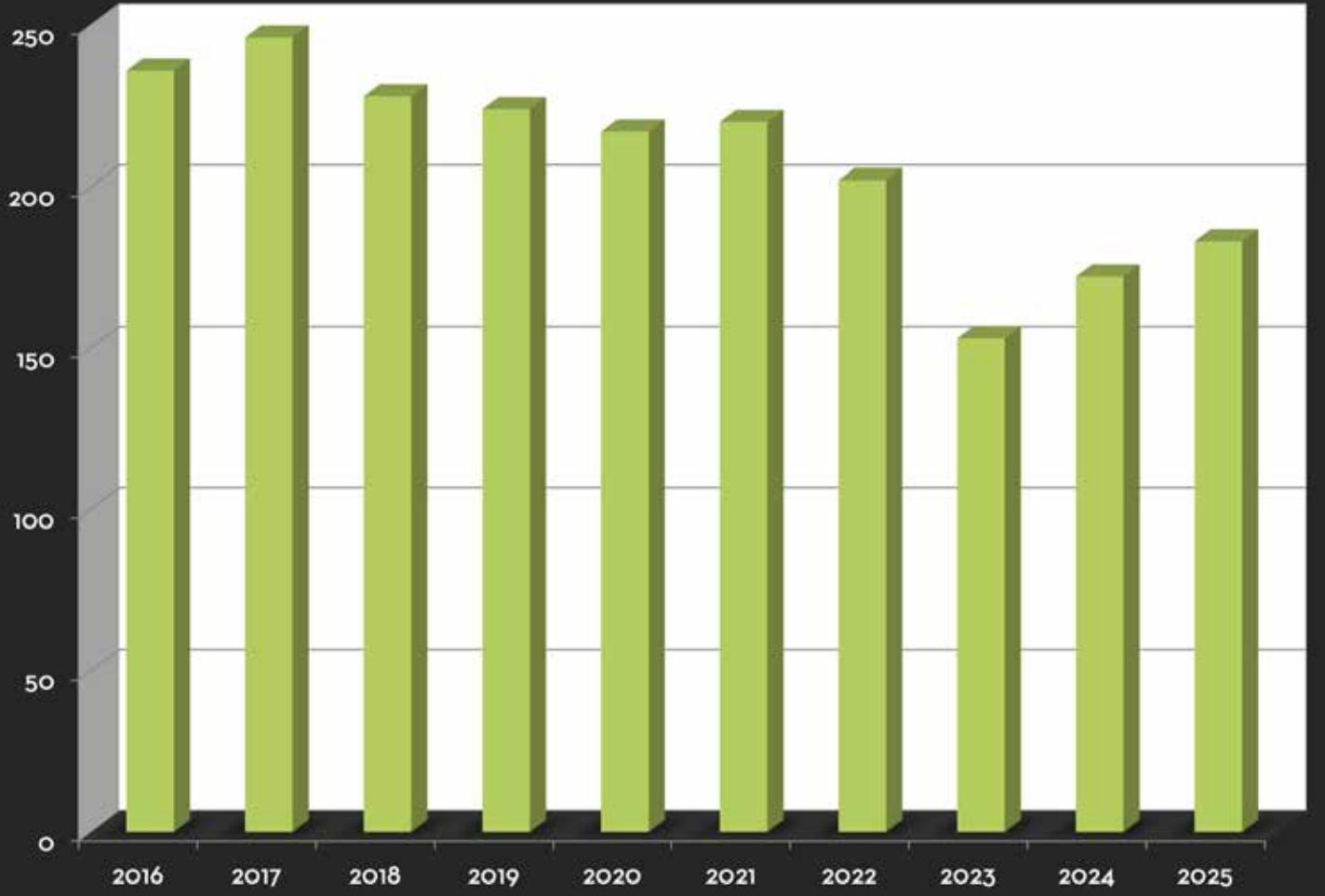
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
449	443	475	442	284	166	289	289	399	547



MONTHLY AVERAGE | NEW LISTINGS

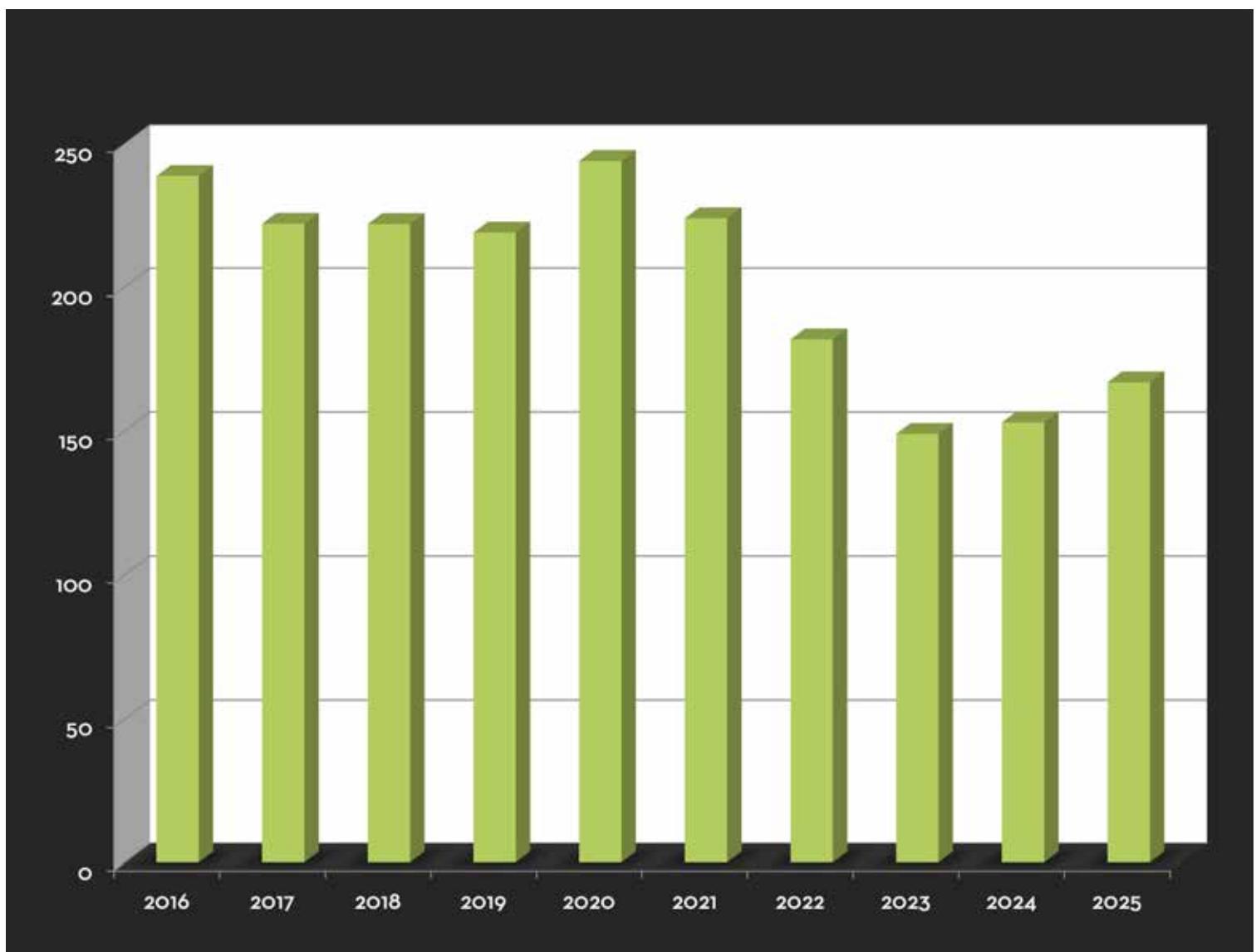
SINGLE FAMILY HOMES

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
236	246	228	224	217	220	202	153	172	183



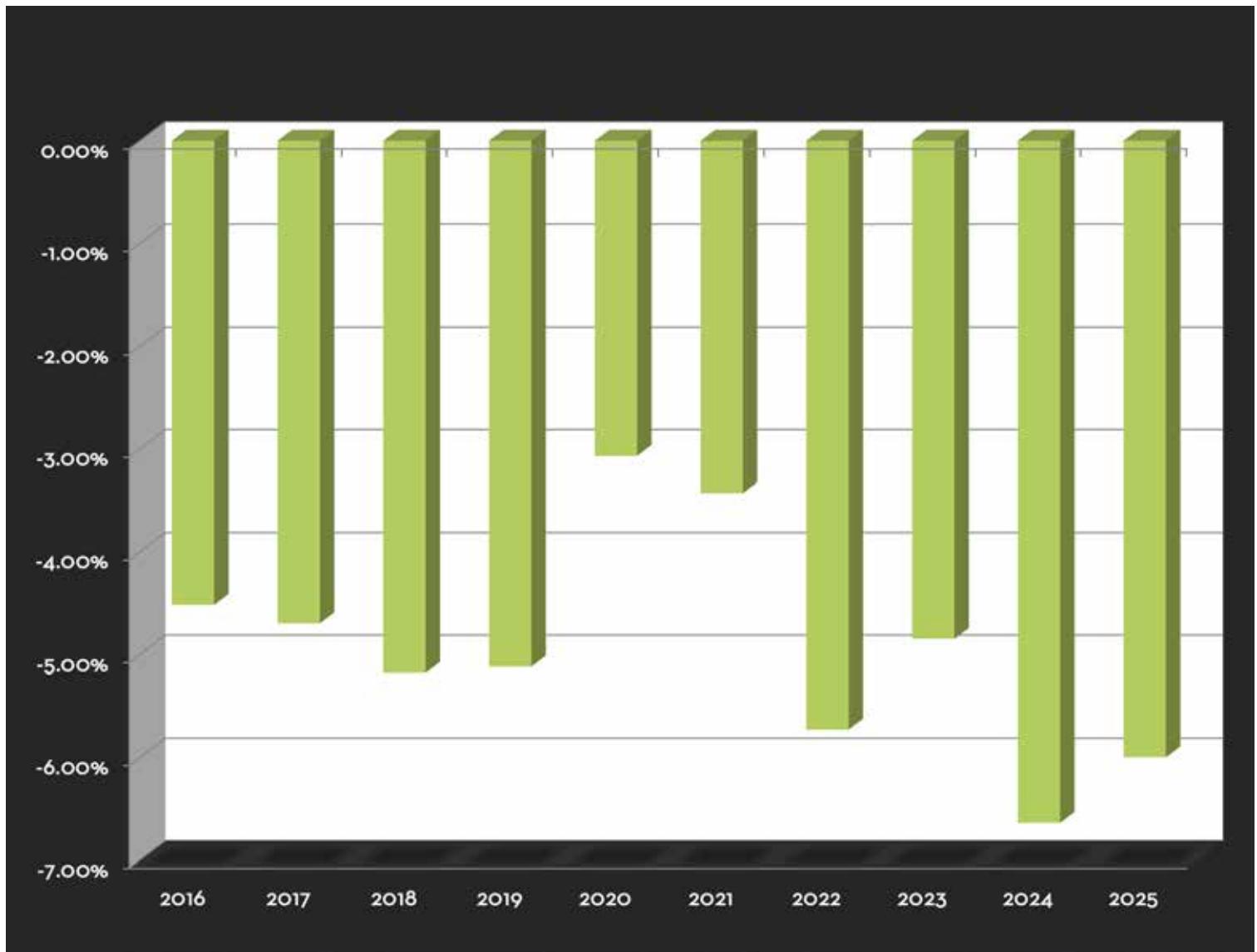
MONTHLY AVERAGE | PENDING LISTINGS SINGLE FAMILY HOMES

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
239	222	222	219	244	224	182	149	153	167



MONTHLY AVERAGE | REDUCED LISTINGS SINGLE FAMILY HOMES

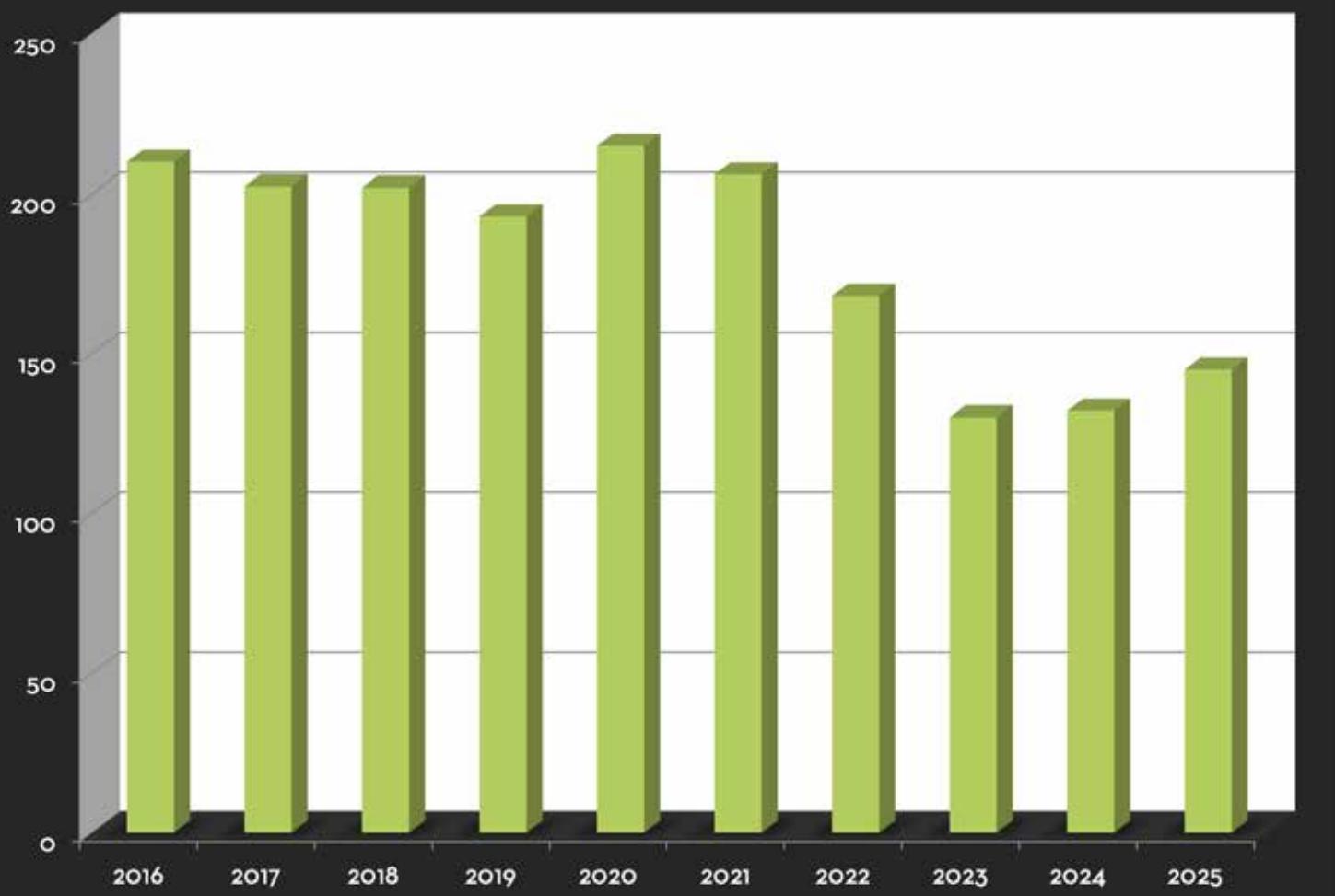
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
-4.52%	-4.70%	-5.18%	-5.12%	-3.07%	-3.43%	-5.73%	-4.85%	-6.64%	-6.00%



In 2020, the MLS of Central Oregon changed MLS database/software providers. The former provider calculated the total number of price reductions. The new provider calculates the average price adjustment (increase or decrease) as a percentage of value. As a result some of the historical data is different; however we have retroactively extracted the data through 2015.

MONTHLY AVERAGE | SOLD LISTINGS SINGLE FAMILY HOMES

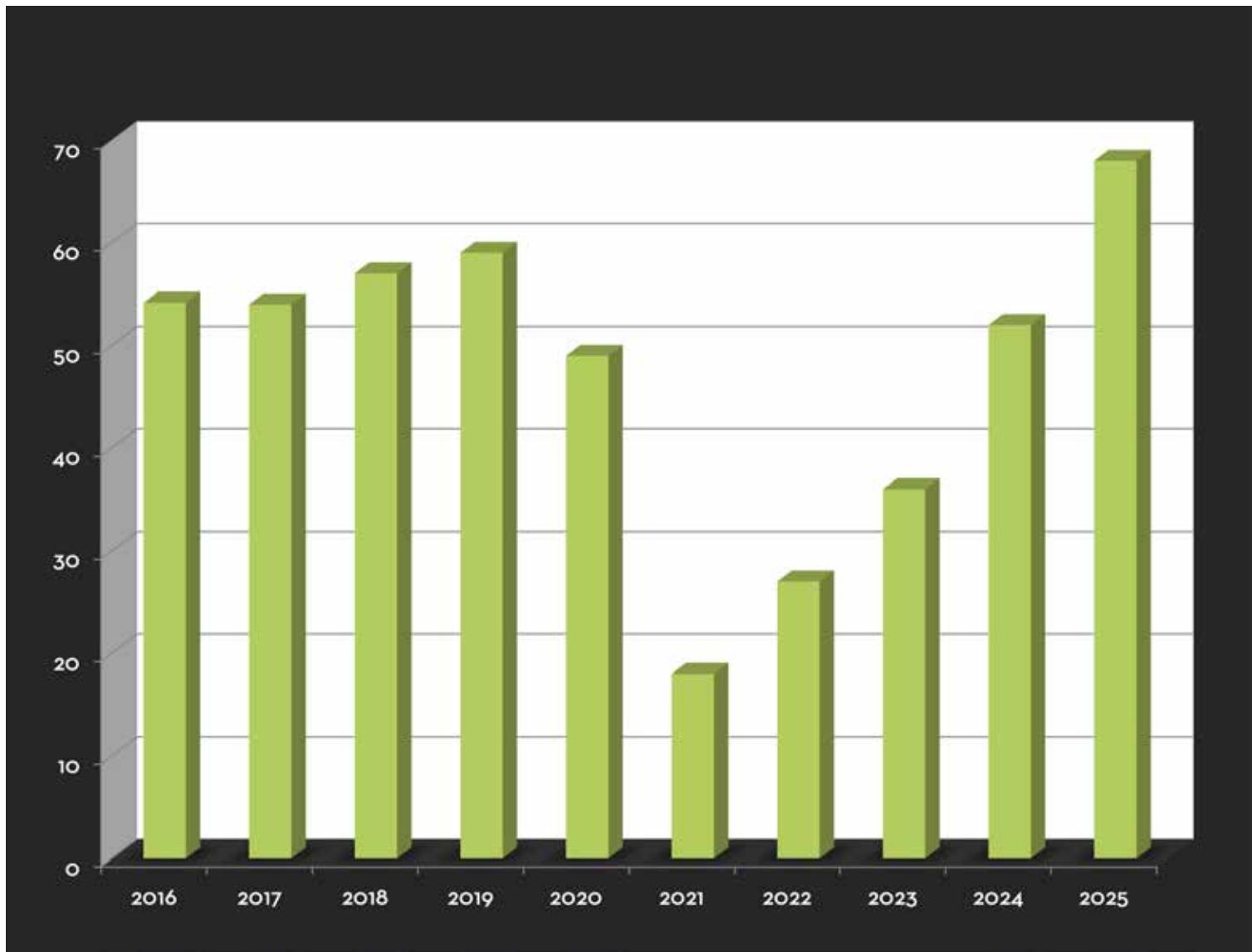
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
210	202	202	193	215	206	168	130	132	145



MONTHLY AVERAGE | DAYS ON MARKET

SINGLE FAMILY HOMES

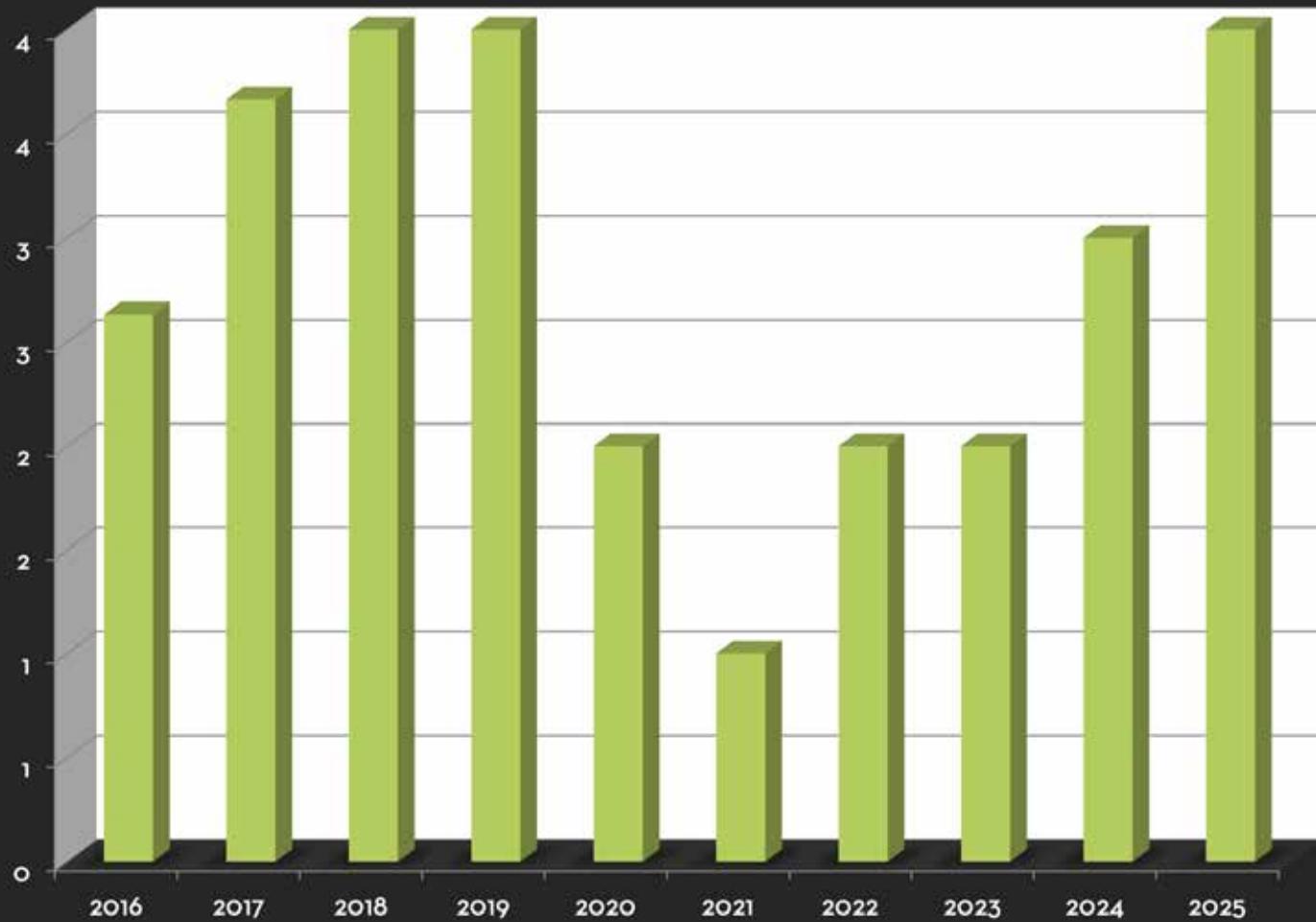
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
54	54	57	59	49	18	27	36	52	68



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MONTHLY AVERAGE | MONTHS OF INV. SINGLE FAMILY HOMES

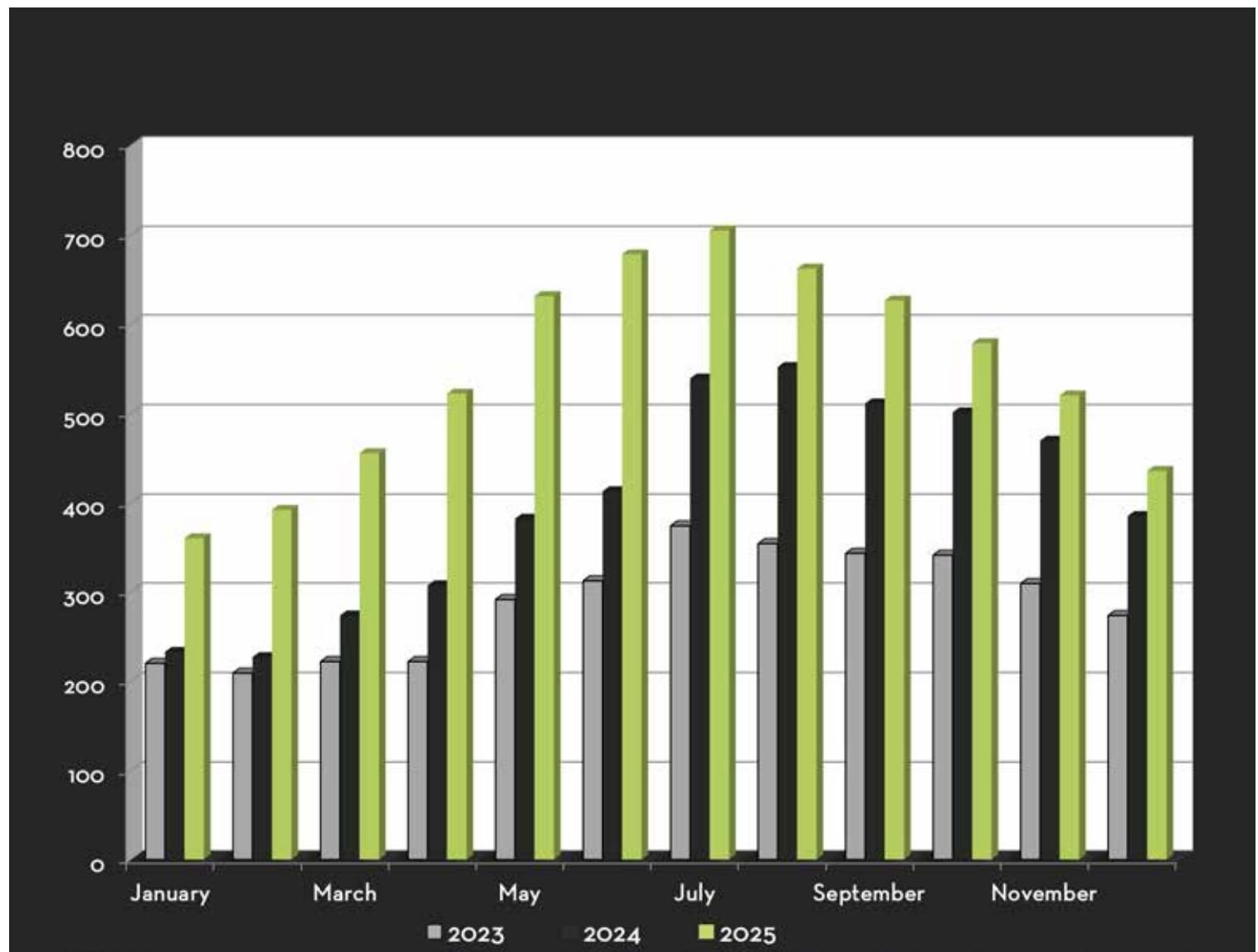
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
3	4	4	4	2	1	2	2	3	4



3-YEAR REVIEW | ACTIVE LISTINGS

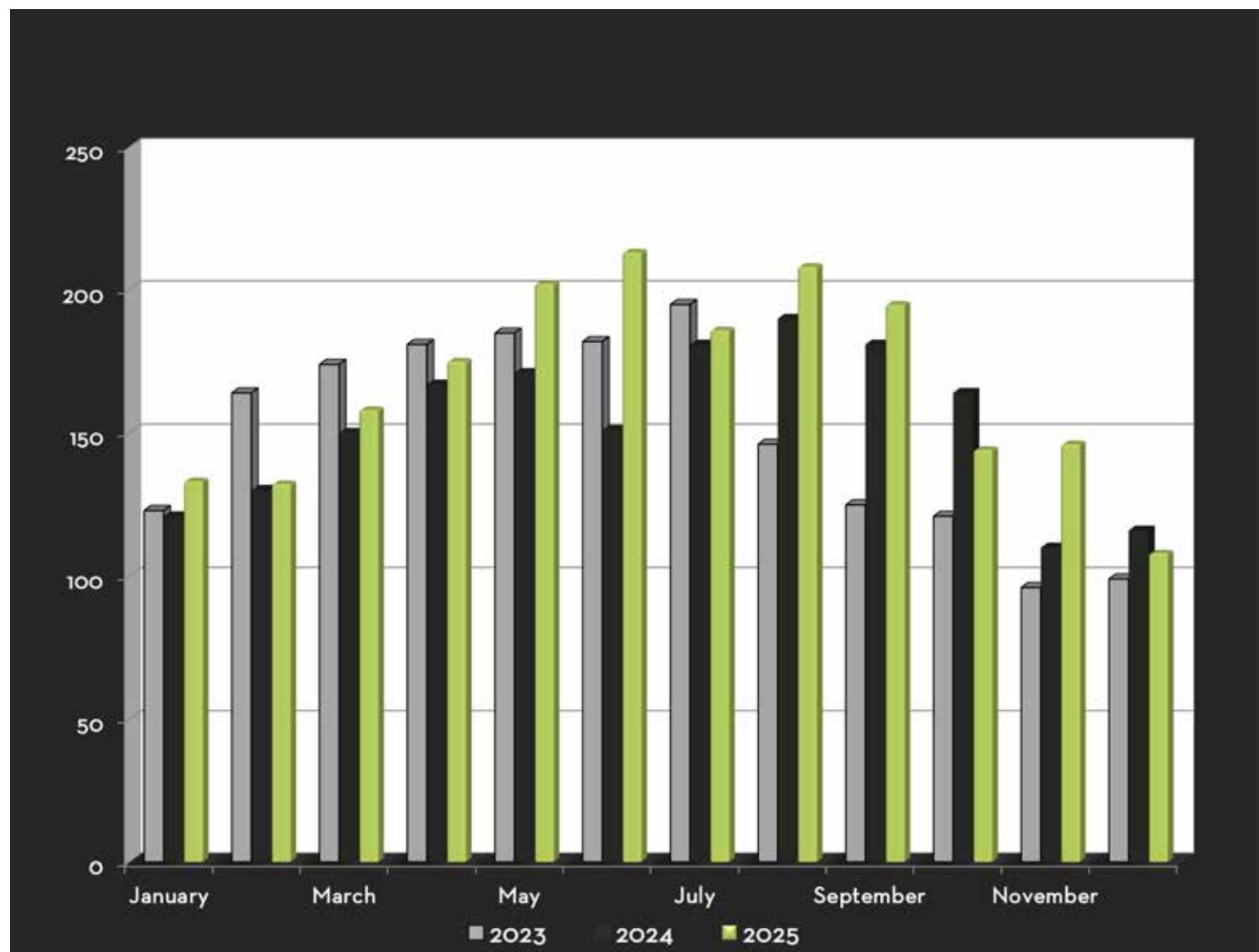
SINGLE FAMILY HOMES

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	220	209	222	222	291	312	374	354	343	341	309	273
2024	233	227	273	307	382	413	539	552	511	501	469	385
2025	360	392	455	522	631	678	705	662	626	578	520	435



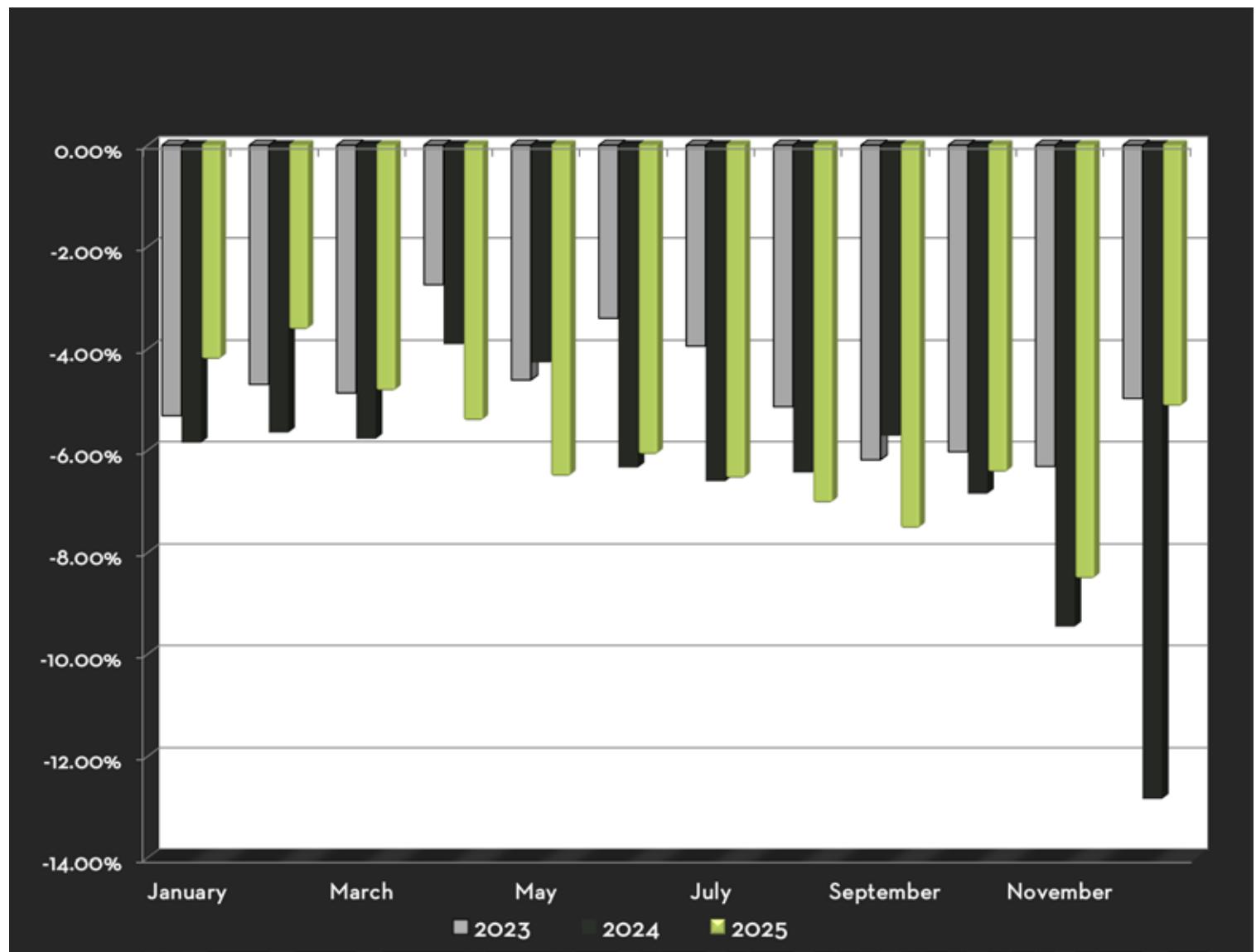
3-YEAR REVIEW | PENDING LISTINGS SINGLE FAMILY HOMES

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	123	164	174	181	185	182	195	146	125	121	96	99
2024	121	130	150	167	171	151	181	190	181	164	110	116
2025	133	132	158	175	202	213	186	208	195	144	146	108



3-YEAR REVIEW | REDUCED LISTINGS SINGLE FAMILY HOMES

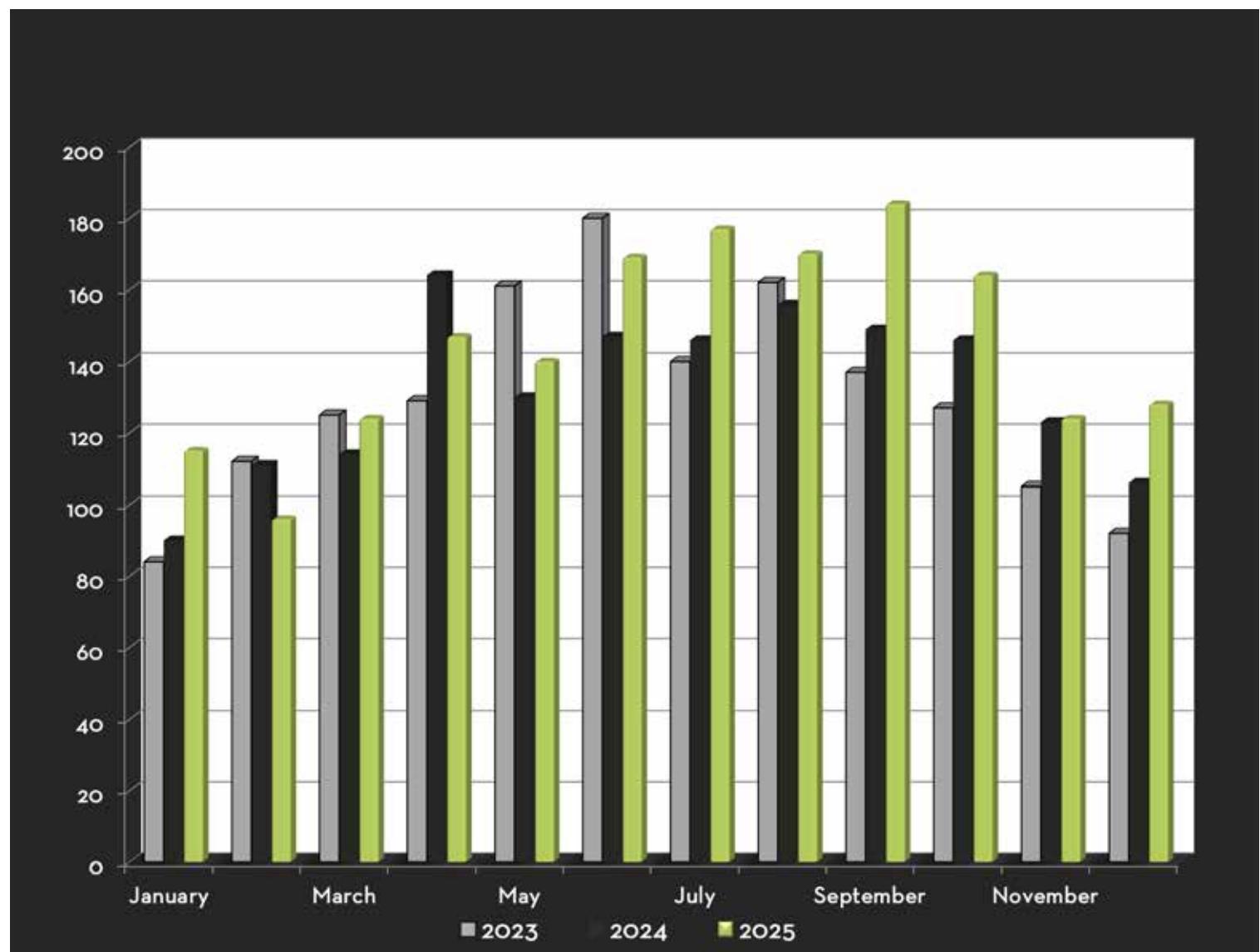
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	-5.32%	-4.70%	-4.87%	-2.75%	-4.61%	-3.39%	-3.94%	-5.14%	-6.18%	-6.03%	-6.32%	-4.98%
2024	-5.85%	-5.65%	-5.77%	-3.91%	-4.27%	-6.34%	-6.61%	-6.44%	-5.71%	-6.84%	-9.46%	-12.84%
2025	-4.22%	-3.63%	-4.84%	-5.43%	-6.53%	-6.10%	-6.57%	-7.04%	-7.54%	-6.45%	-8.53%	-5.15%



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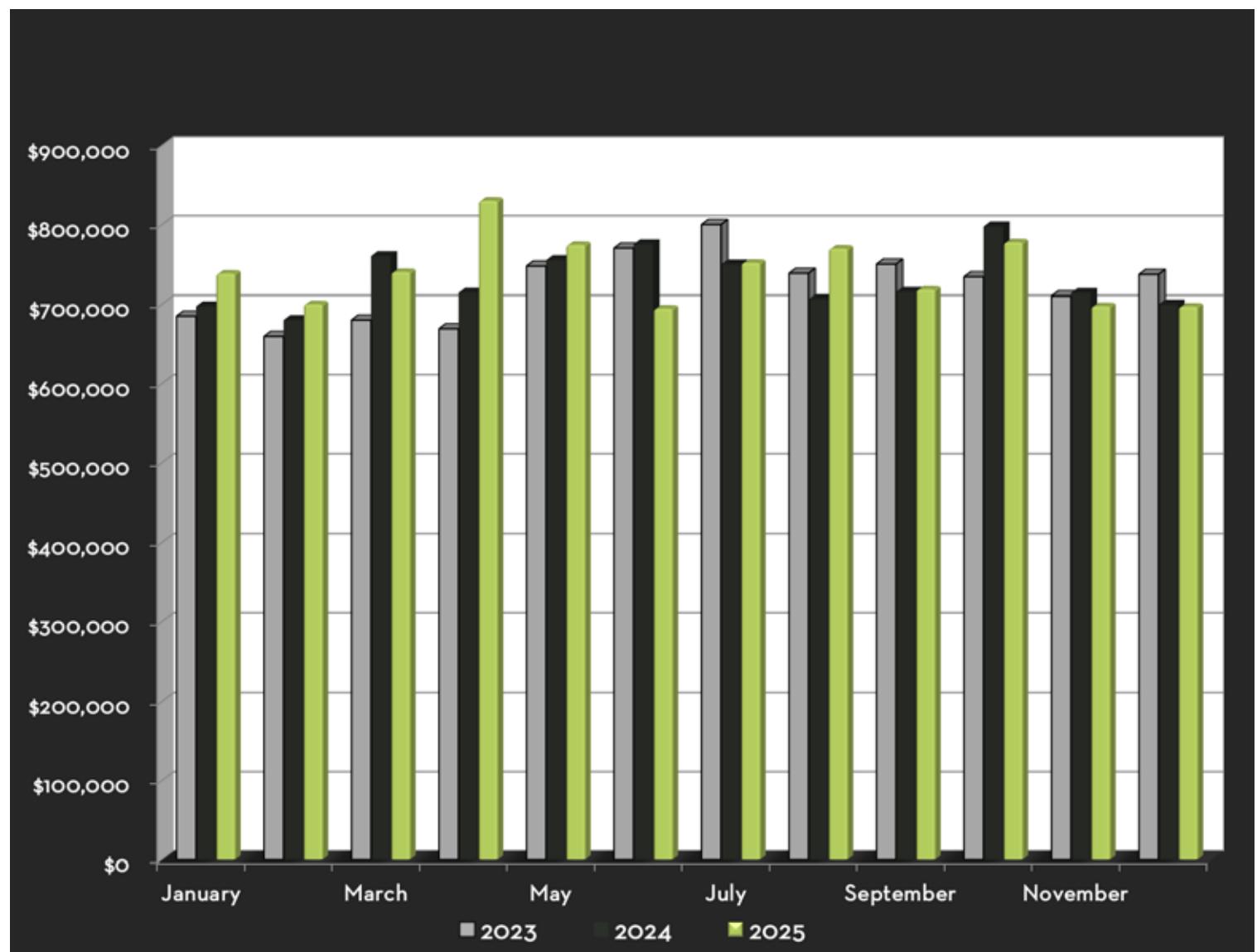
3-YEAR REVIEW | SOLD LISTINGS SINGLE FAMILY HOMES

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	84	112	125	129	161	180	140	162	137	127	105	92
2024	90	111	114	164	130	147	146	156	149	146	123	106
2025	115	96	124	147	140	169	177	170	184	164	124	128

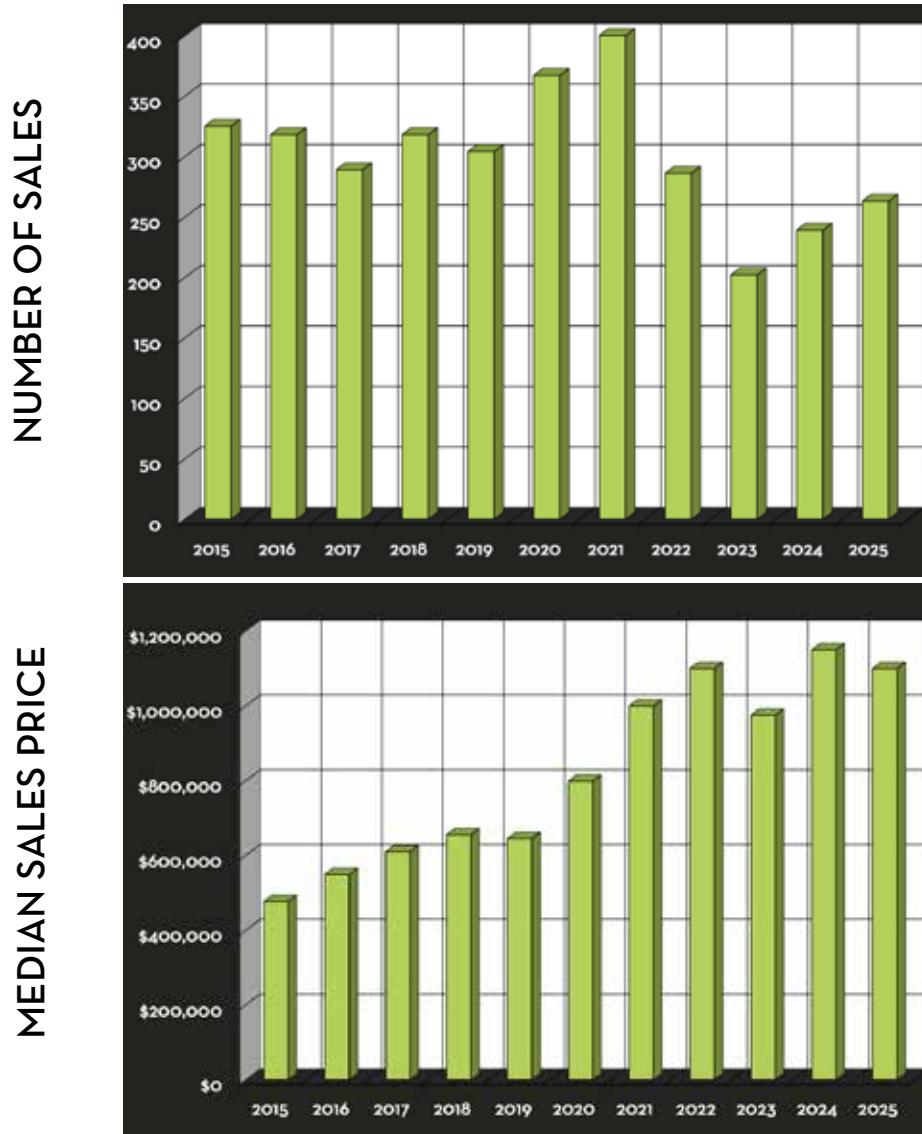


3-YEAR REVIEW | MEDIAN PRICE SINGLE FAMILY HOMES

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	\$684,950	\$659,450	\$680,000	\$669,100	\$747,500	\$770,194	\$799,950	\$738,389	\$750,000	\$734,000	\$710,000	\$737,000
2024	\$697,233	\$680,000	\$760,000	\$714,000	\$754,900	\$775,000	\$749,450	\$706,075	\$715,000	\$797,450	\$713,750	\$699,500
2025	\$738,000	\$700,000	\$740,000	\$830,000	\$774,250	\$694,500	\$751,562	\$769,500	\$718,000	\$777,500	\$697,500	\$697,000



	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
# of Sales	325	318	289	318	304	367	400	286	202	239	263
Median List Price	\$479,000	\$560,000	\$628,000	\$699,250	\$654,500	\$800,000	\$995,000	\$1,122,500	\$997,000	\$1,195,000	\$1,150,000
Median Sales Price	\$477,000	\$549,000	\$610,000	\$655,450	\$645,000	\$798,500	\$999,999	\$1,100,000	\$975,000	\$1,150,000	\$1,100,000
% Change vs Prior Yr	3.70%	14.50%	11.11%	7.45%	-1.59%	23.80%	25.23%	10.00%	-11.36%	17.95%	-4.35%
Highest Sales Price	\$2,150,000	\$3,061,083	\$2,775,000	\$4,200,000	\$3,750,000	\$12,000,000	\$7,500,000	\$4,650,000	\$6,750,000	\$9,500,000	\$9,750,000
Avg Days on Market	143	143	143	133	133	91	35	43	60	69	90

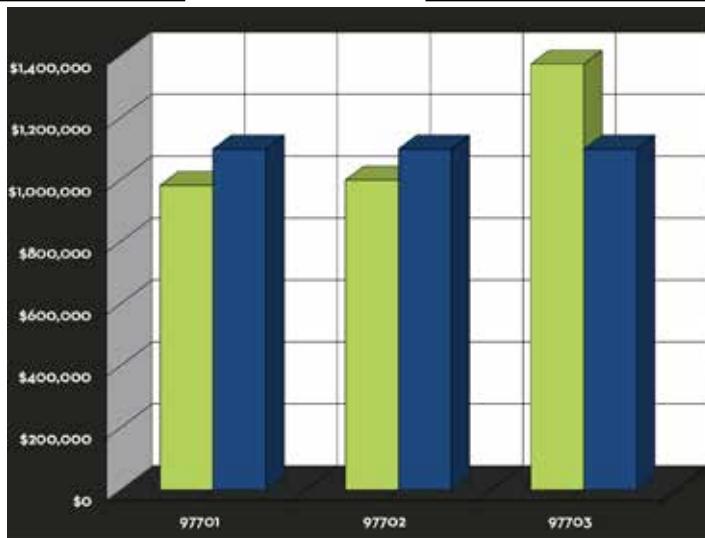


HOMES ON ACREAGE

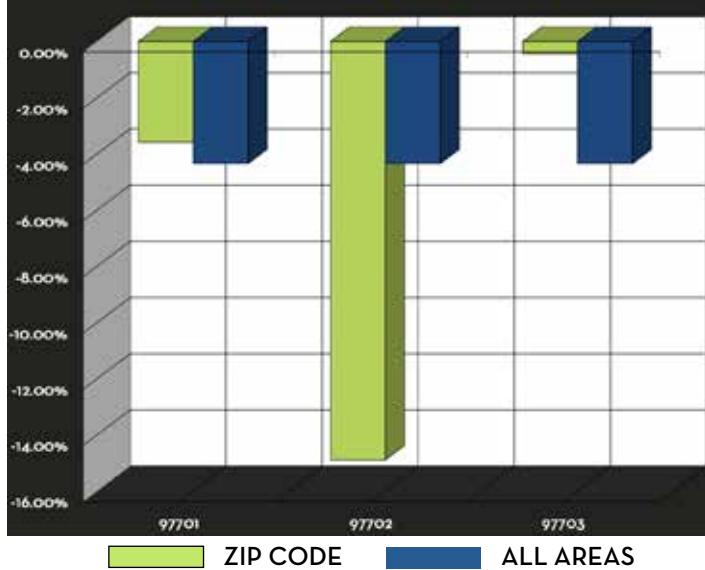
2025	97701	97702	97703
# of Sales	68	74	121
Median List Price	\$999,500	\$1,062,500	\$1,400,000
Median Sales Price	\$982,450	\$1,000,000	\$1,374,000
% Change vs 2024	-3.59%	-14.89%	-0.43%
Highest Sales Price	\$4,800,000	\$5,350,000	\$9,750,000
Avg Days on Market	88	74	102

2024	97701	97702	97703
# of Sales	79	70	90
Median List Price	\$1,029,000	\$1,195,000	\$1,422,000
Median Sales Price	\$1,019,000	\$1,175,000	\$1,380,000
% Change vs 2023	23.89%	17.50%	25.45%
Highest Sales Price	\$4,520,000	\$9,500,000	\$5,500,000
Avg Days on Market	60	76	71

MEDIAN SALES PRICE
VS ALL AREAS

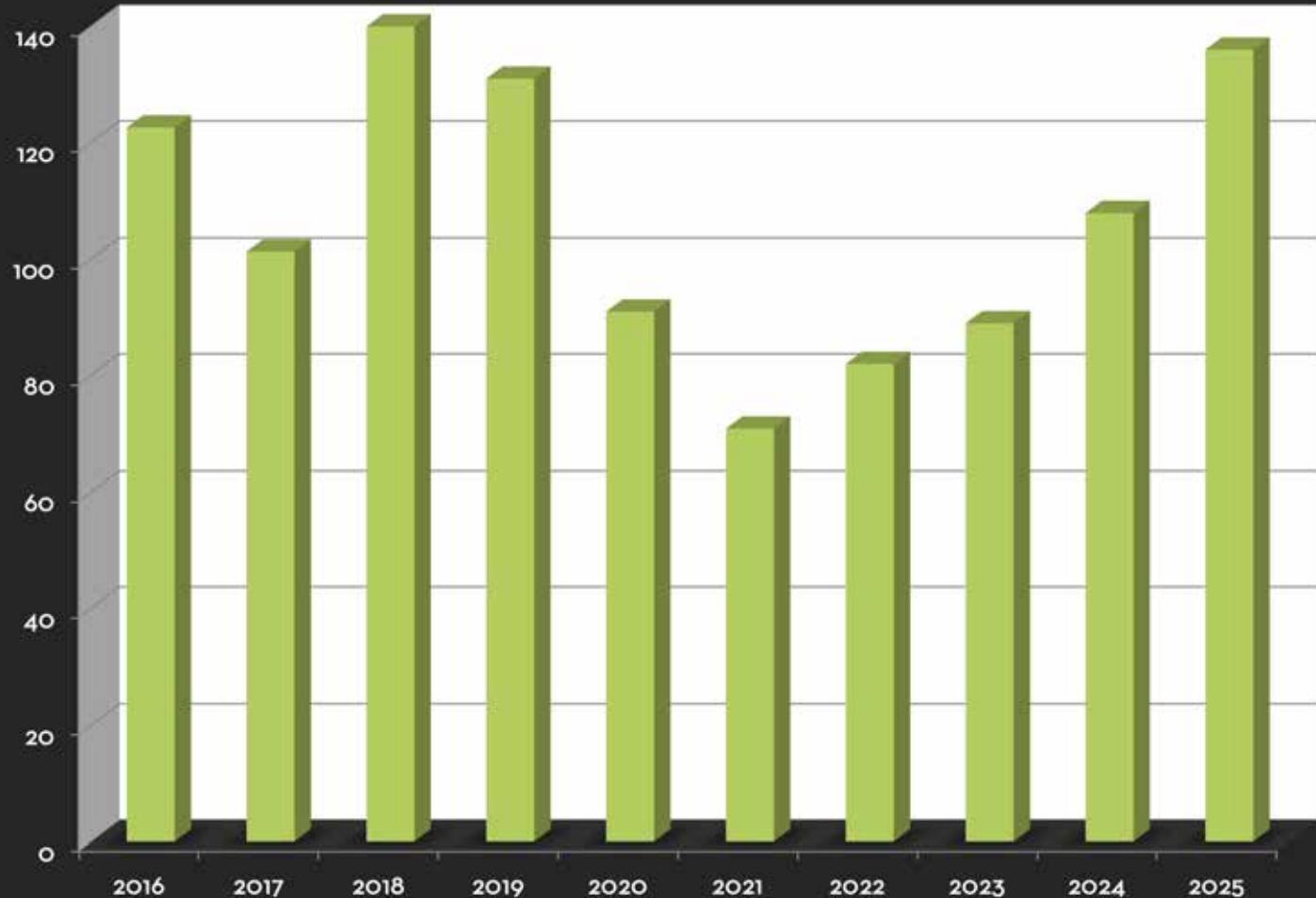


PERCENT CHANGE
VS ALL AREAS



MONTHLY AVERAGE | ACTIVE LISTINGS RESIDENTIAL HOMES ON ACREAGE

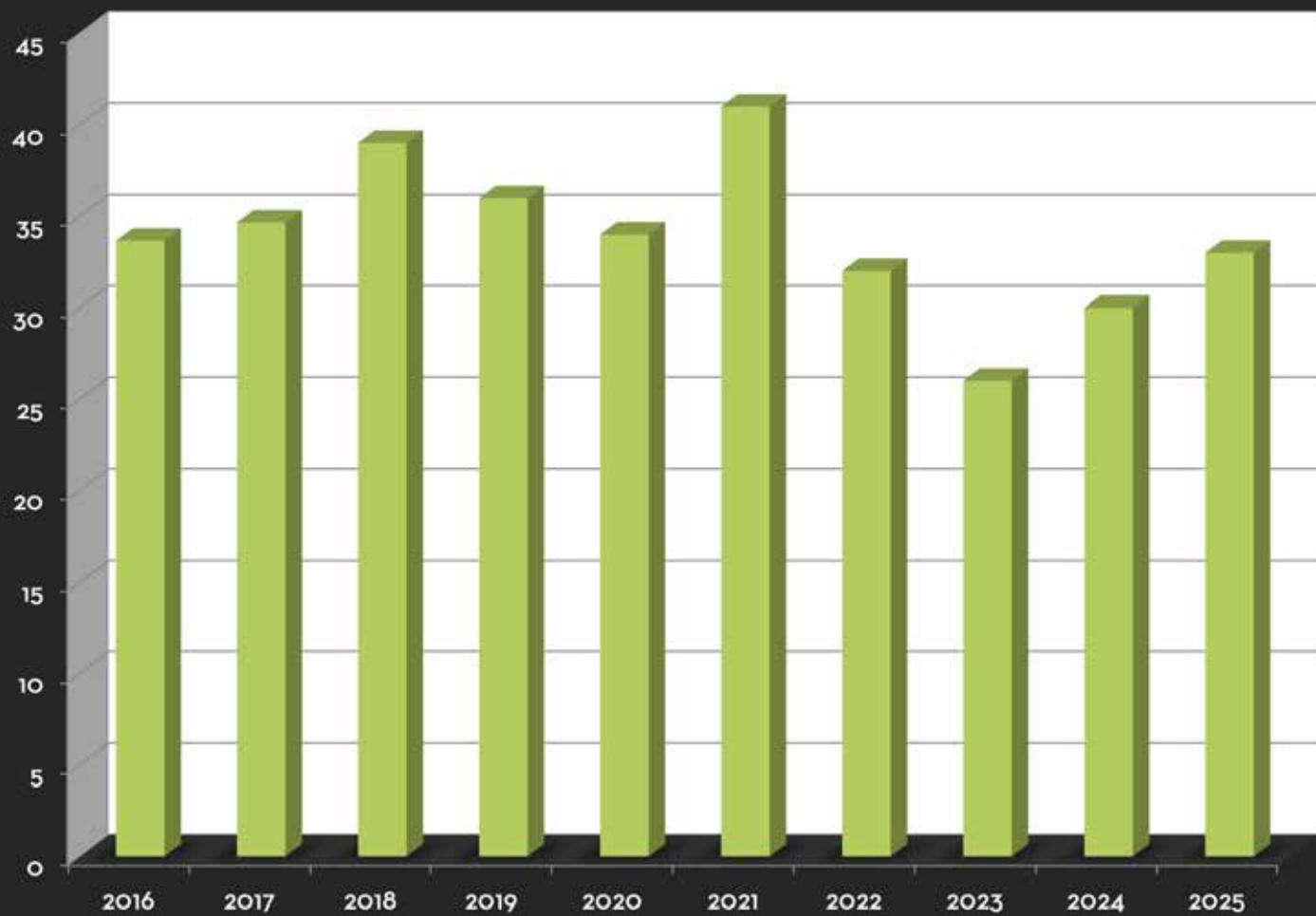
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
123	101	140	131	91	71	82	89	108	136



MONTHLY AVERAGE | NEW LISTINGS

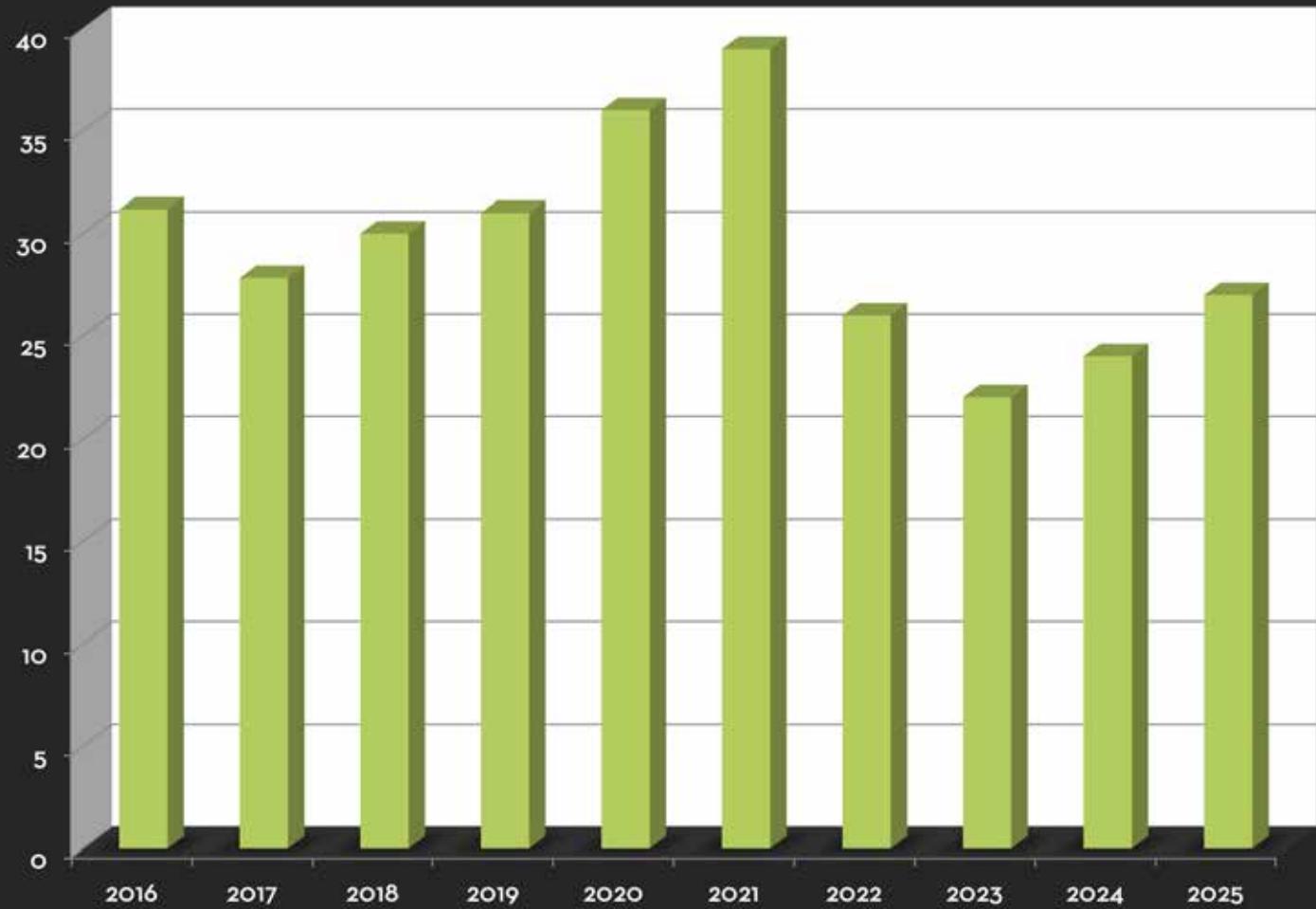
RESIDENTIAL HOMES ON ACREAGE

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
34	35	39	36	34	41	32	26	30	33



MONTHLY AVERAGE | PENDING LISTINGS RESIDENTIAL HOMES ON ACREAGE

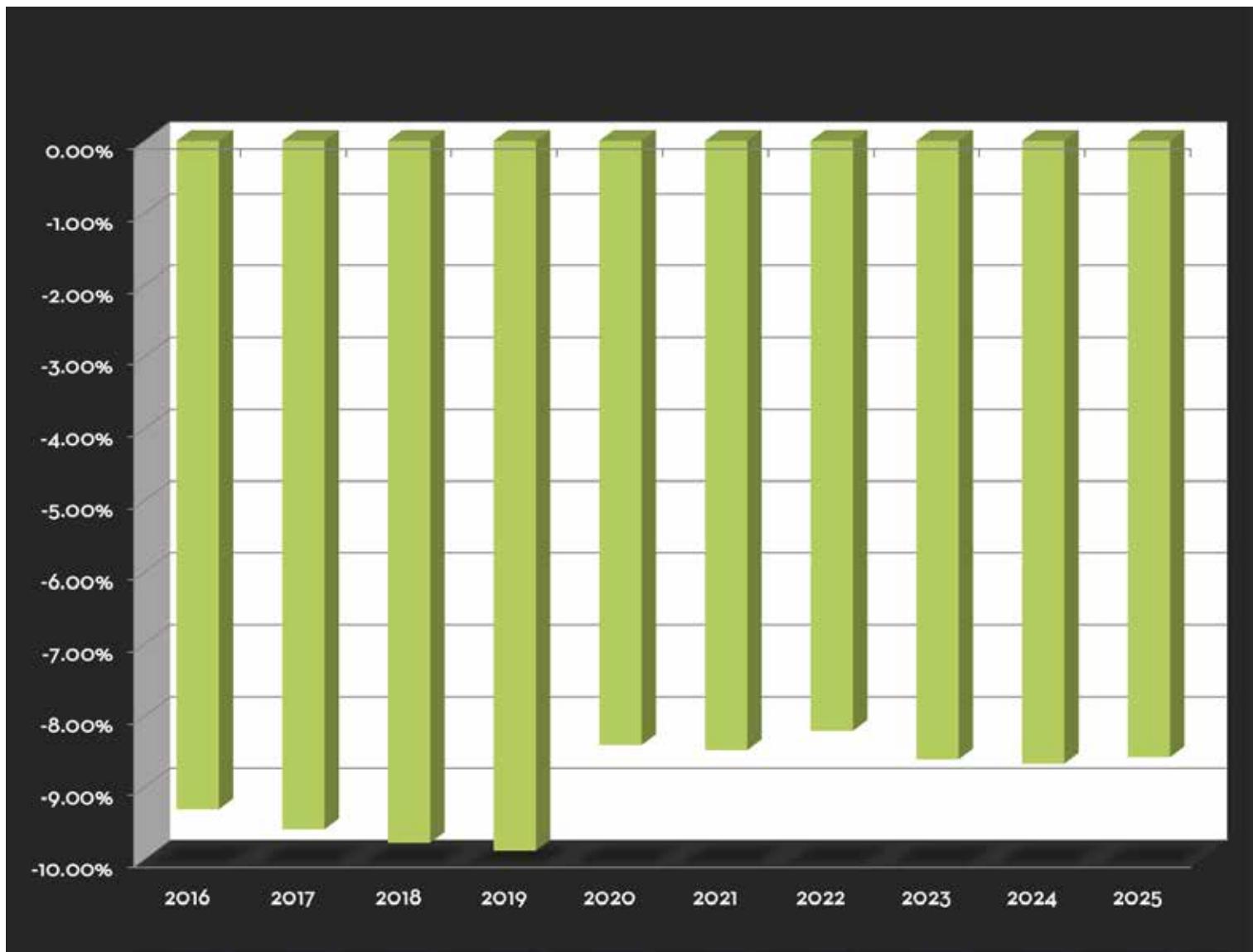
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
31	28	30	31	36	39	26	22	24	27



MONTHLY AVERAGE | REDUCED LISTINGS

RESIDENTIAL HOMES ON ACREAGE

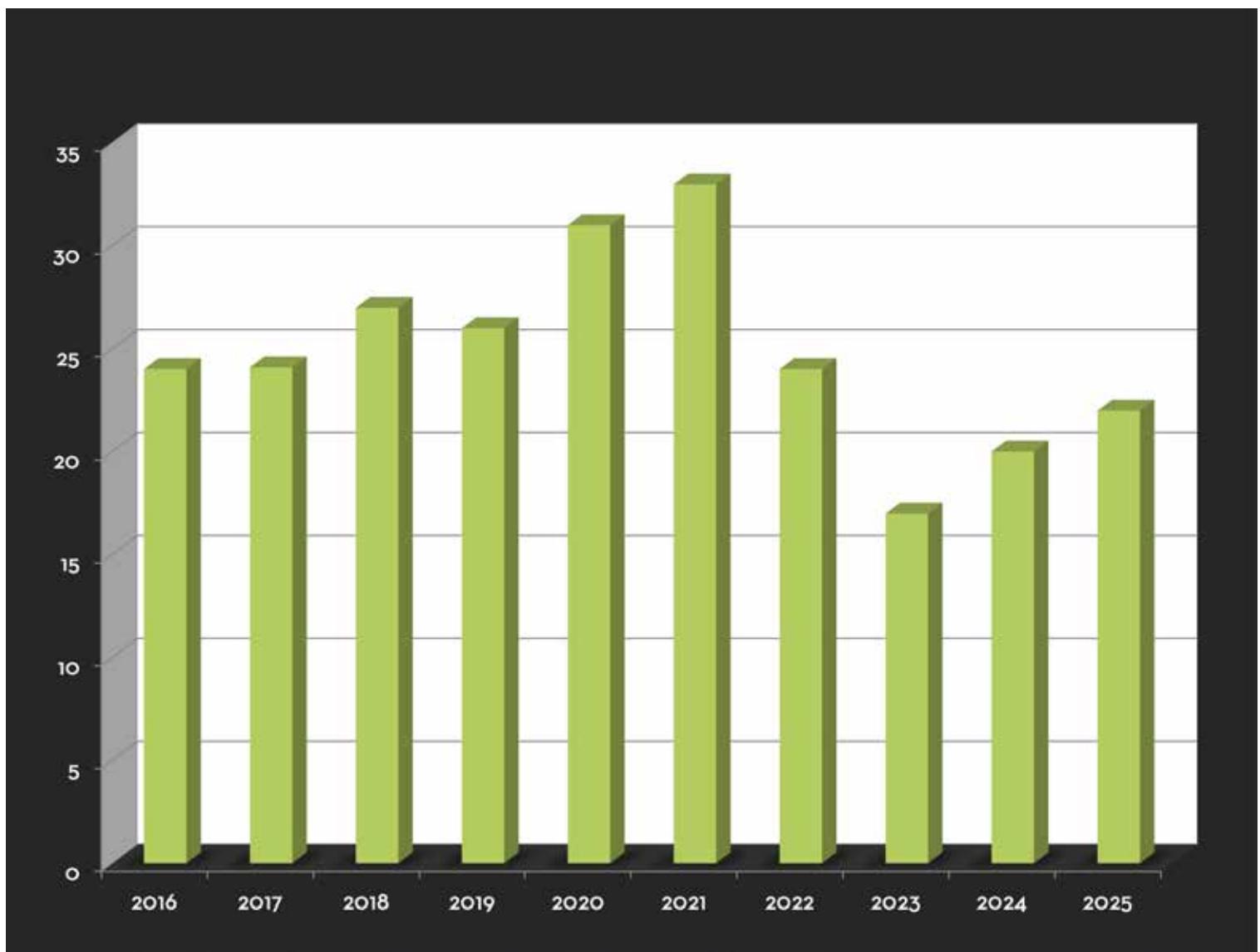
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
-9.30%	-9.58%	-9.77%	-9.88%	-8.41%	-8.48%	-8.21%	-8.61%	-8.67%	-8.58%



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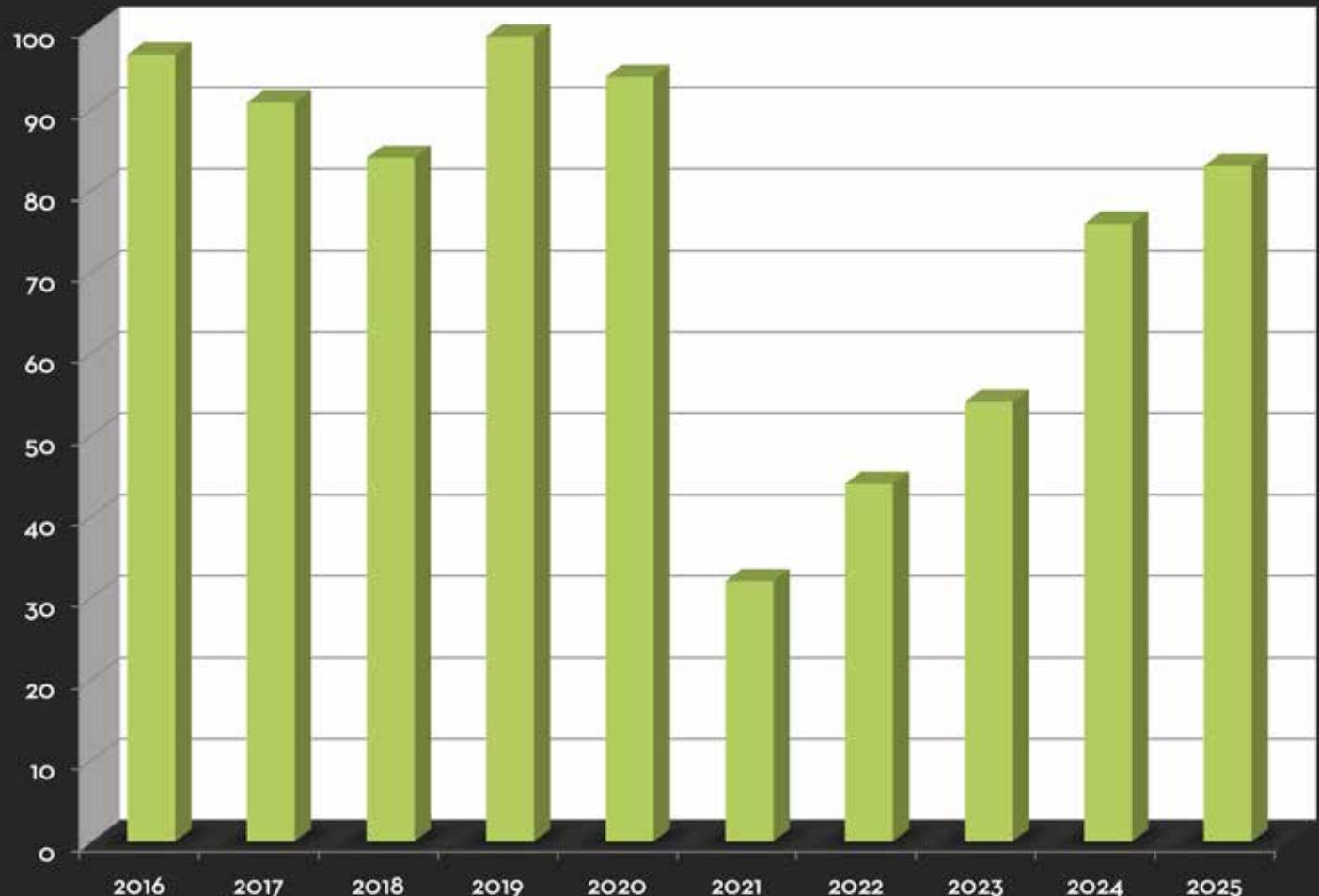
MONTHLY AVERAGE | SOLD LISTINGS RESIDENTIAL HOMES ON ACREAGE

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
24	24	27	26	31	33	24	17	20	22



MONTHLY AVERAGE | DAYS ON MARKET RESIDENTIAL HOMES ON ACREAGE

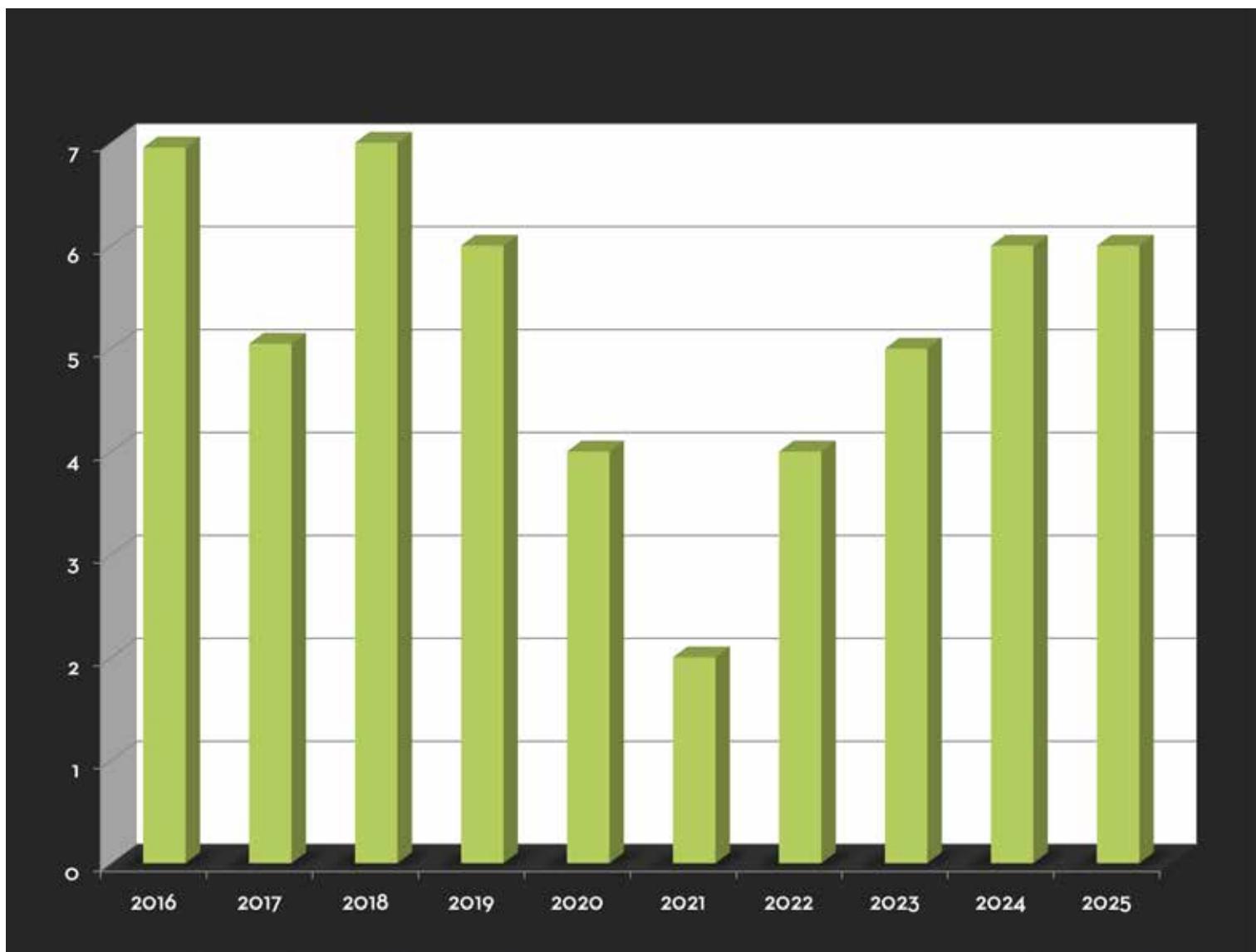
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
97	91	84	99	94	32	44	54	76	83



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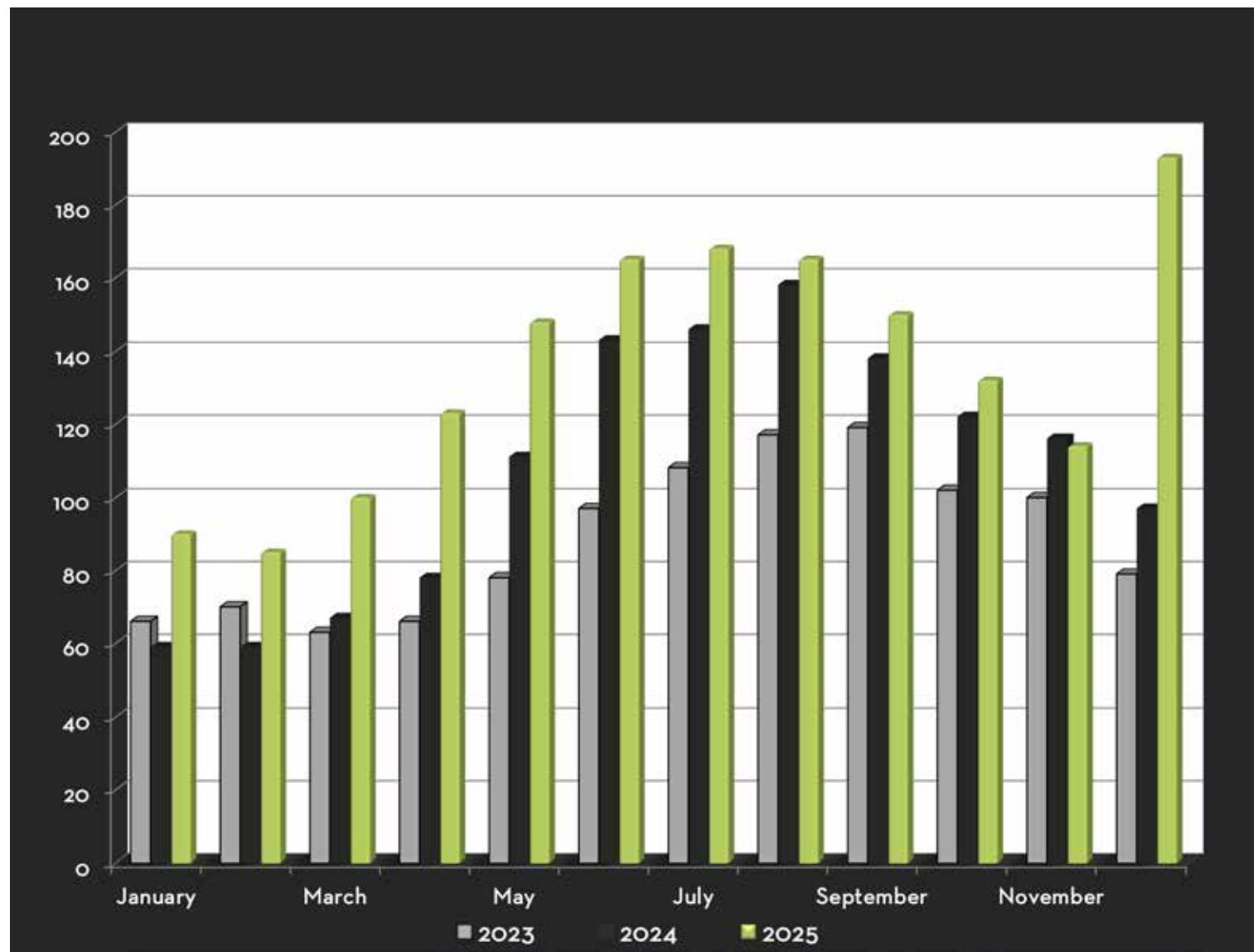
MONTHLY AVERAGE | MONTHS OF INV. RESIDENTIAL HOMES ON ACREAGE

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
7	5	7	6	4	2	4	5	6	6



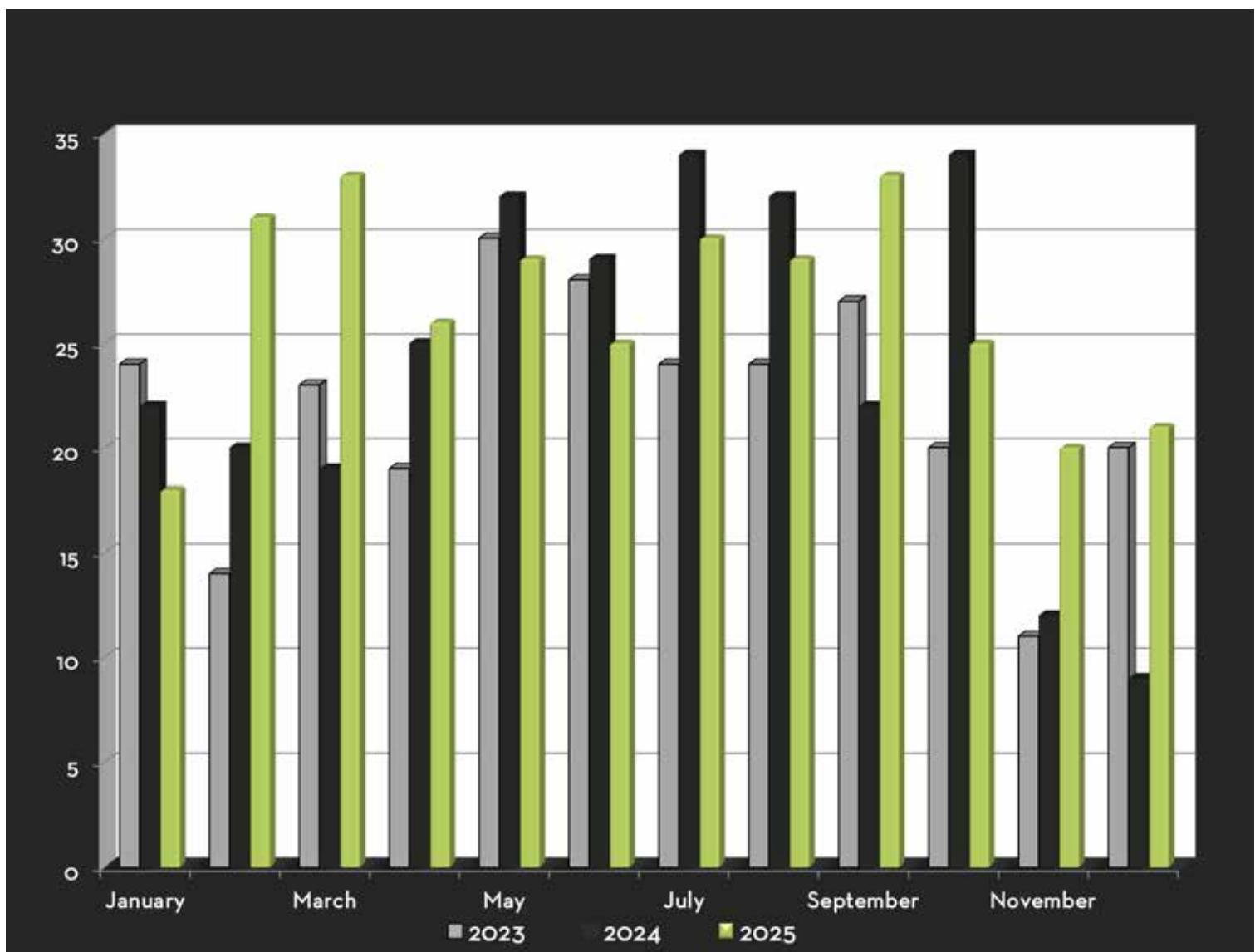
3-YEAR REVIEW | ACTIVE LISTINGS RESIDENTIAL HOMES ON ACREAGE

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	66	70	63	66	78	97	108	117	119	102	100	79
2024	59	59	67	78	111	143	146	158	138	122	116	97
2025	90	85	100	123	148	165	168	165	150	132	114	193



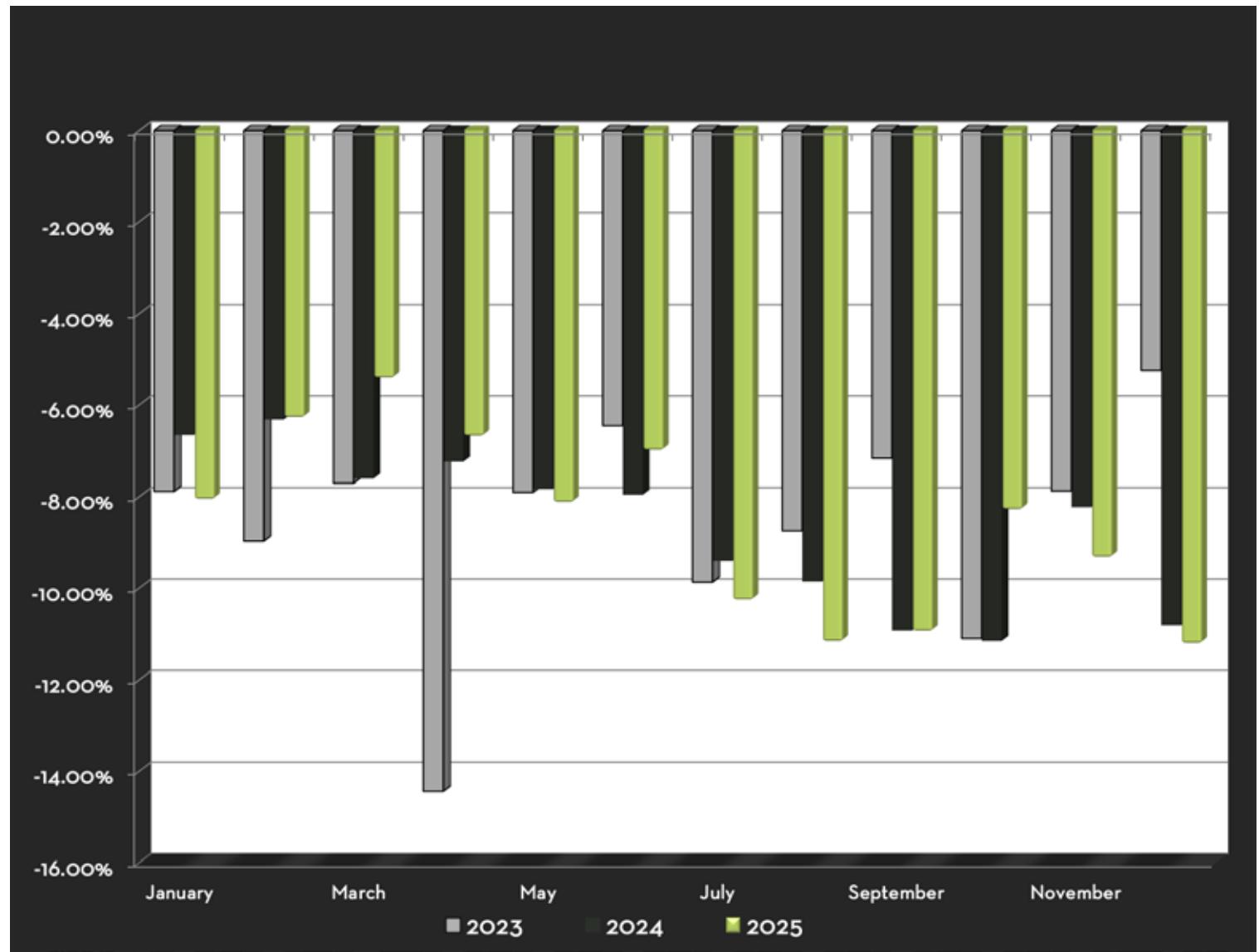
3-YEAR REVIEW | PENDING LISTINGS RESIDENTIAL HOMES ON ACREAGE

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	24	14	23	19	30	28	24	24	27	20	11	20
2024	22	20	19	25	32	29	34	32	22	34	12	9
2025	18	31	33	26	29	25	30	29	22	18	21	19



3-YEAR REVIEW | REDUCED LISTINGS RESIDENTIAL HOMES ON ACREAGE

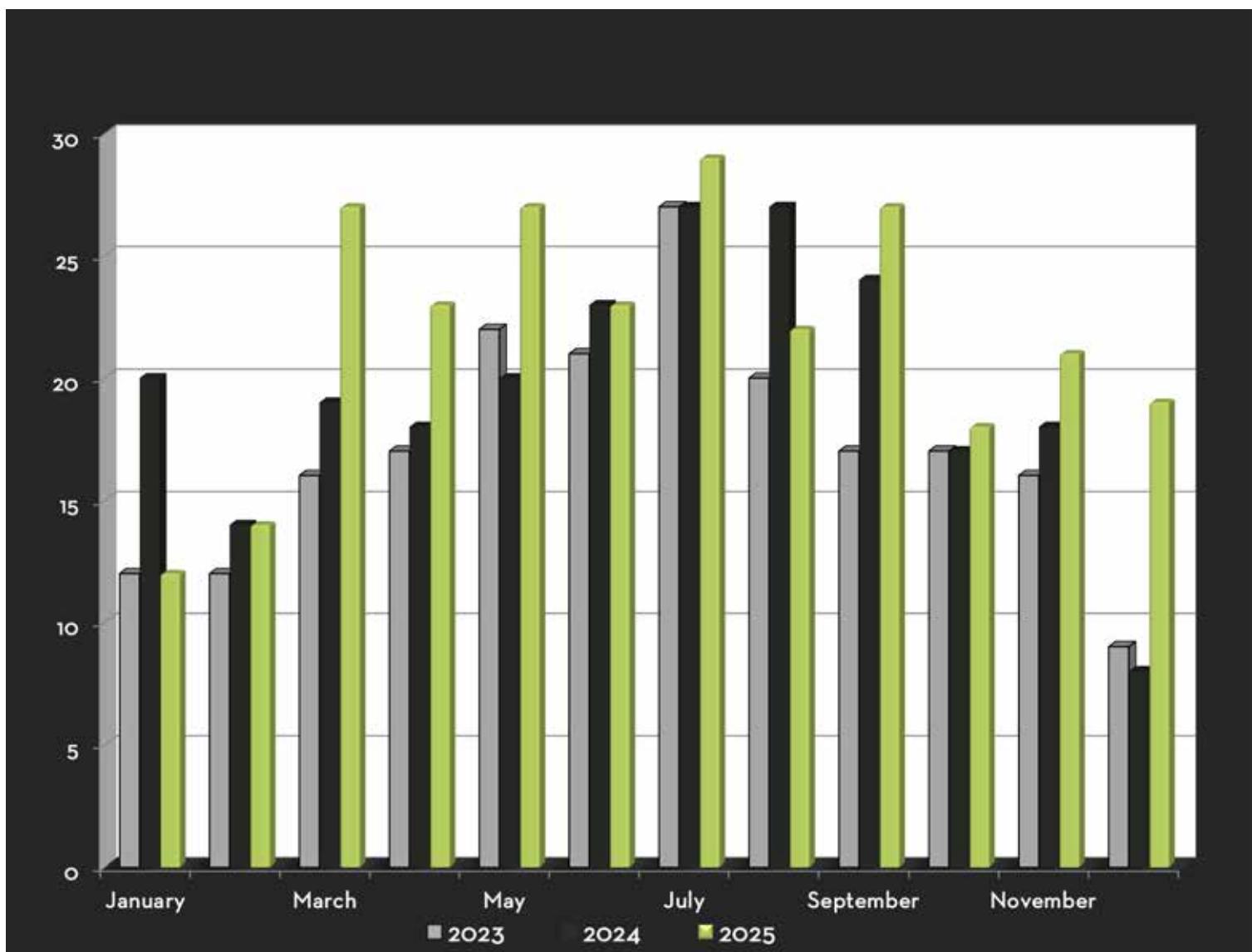
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	-7.89%	-8.97%	-7.71%	-14.44%	-7.91%	-6.46%	-9.87%	-8.75%	-7.17%	-11.11%	-7.88%	-5.24%
2024	-6.66%	-6.32%	-7.61%	-7.24%	-7.83%	-7.96%	-9.41%	-9.86%	-10.93%	-11.16%	-8.23%	-10.82%
2025	-8.07%	-6.29%	-5.43%	-6.70%	-8.14%	-7.01%	-10.28%	-11.19%	-10.96%	-8.30%	-9.34%	-11.23%



In 2020, the MLS of Central Oregon changed MLS database/software providers. The former provider calculated the total number of price reductions. The new provider calculates the average price adjustment (increase or decrease) as a percentage of value. As a result some of the historical data is different; however we have retroactively extracted the data through 2015.

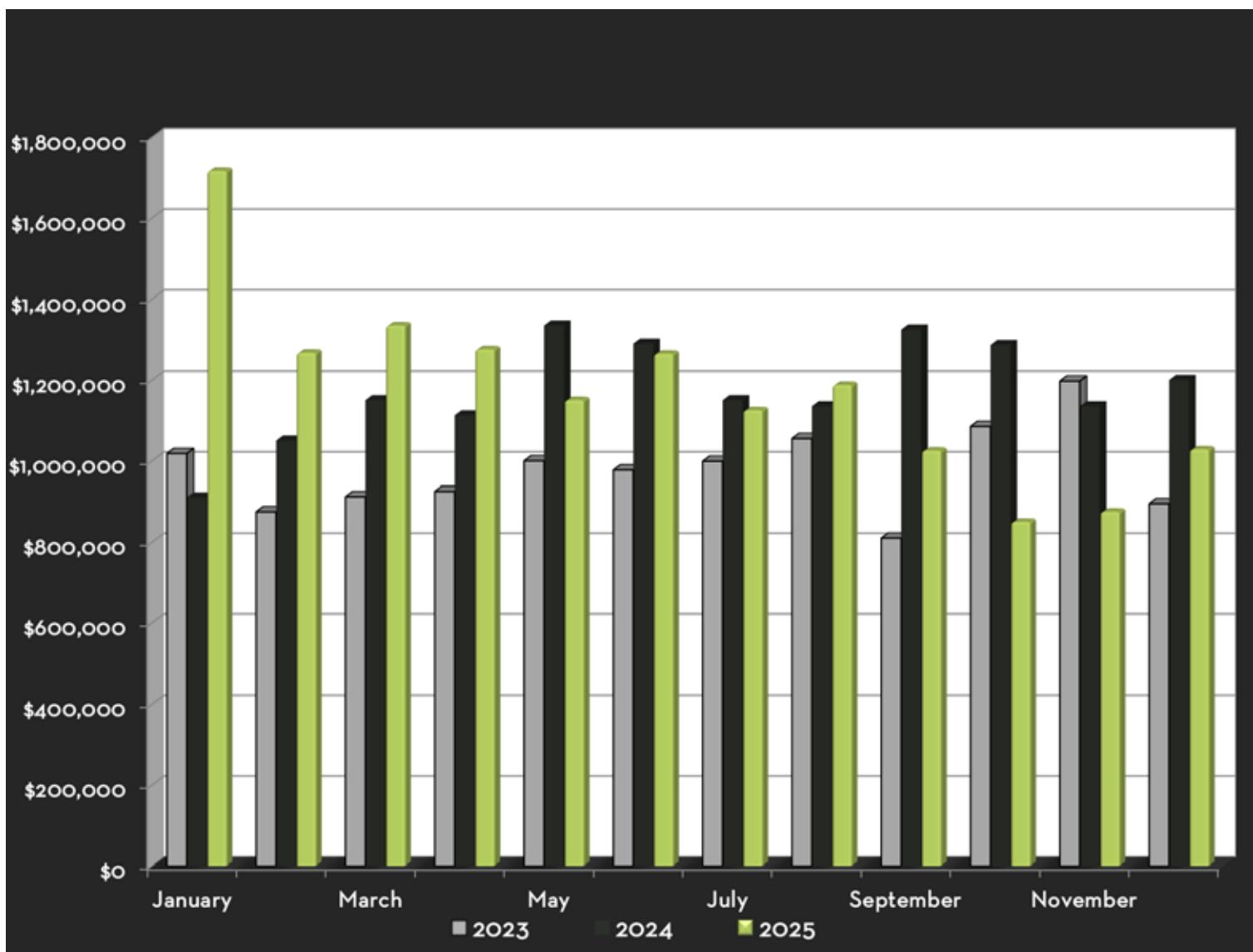
3-YEAR REVIEW | SOLD LISTINGS RESIDENTIAL HOMES ON ACREAGE

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	12	12	16	17	22	21	27	20	17	17	16	9
2024	20	14	19	18	20	23	27	27	24	17	18	8
2025	12	14	27	23	27	23	29	22	27	18	21	19

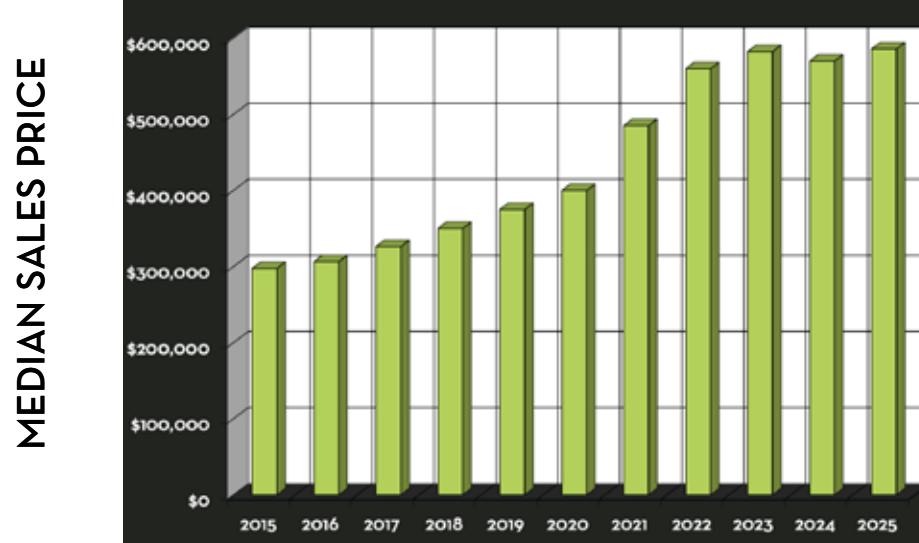
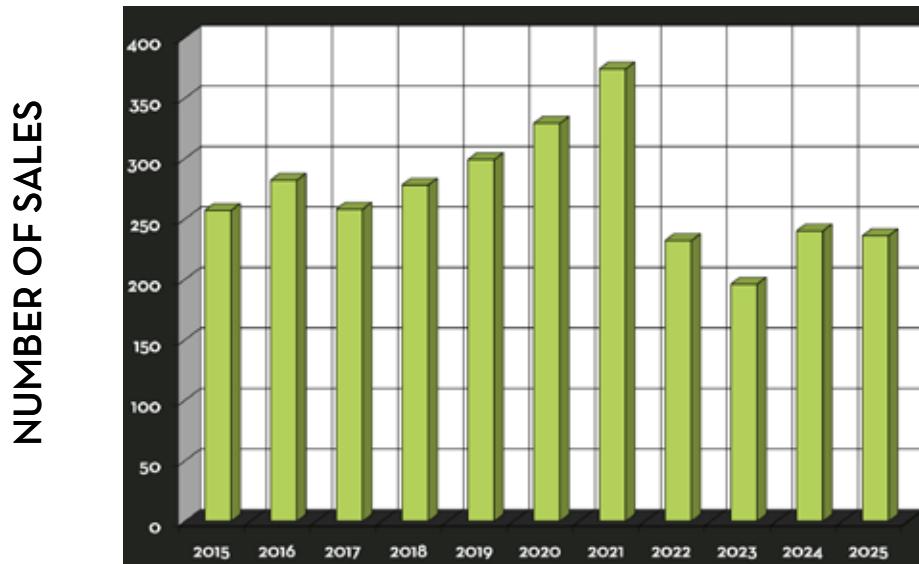


3-YEAR REVIEW | MEDIAN PRICE RESIDENTIAL HOMES ON ACREAGE

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	\$1,018,000	\$874,900	\$912,000	\$925,000	\$1,000,000	\$977,500	\$999,000	\$1,055,000	\$810,000	\$1,085,000	\$1,197,250	\$895,000
2024	\$910,000	\$1,050,000	\$1,150,000	\$1,112,500	\$1,335,000	\$1,290,000	\$1,150,000	\$1,135,000	\$1,325,000	\$1,286,750	\$1,135,000	\$1,200,000
2025	\$1,716,500	\$1,267,500	\$1,335,000	\$1,276,000	\$1,150,000	\$1,265,000	\$1,125,000	\$1,187,500	\$1,025,000	\$850,000	\$875,000	\$1,028,000



	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
# of Sales	257	282	258	278	299	329	374	232	196	240	236
Median List Price	\$299,900	\$309,450	\$329,700	\$357,000	\$385,000	\$399,900	\$482,450	\$559,900	\$592,500	\$576,450	\$598,350
Median Sales Price	\$297,500	\$306,475	\$326,250	\$350,000	\$375,000	\$400,000	\$485,250	\$559,950	\$582,500	\$570,000	\$586,000
% Change vs Prior Yr	14.75%	3.02%	6.45%	7.28%	7.14%	6.67%	21.31%	15.39%	4.03%	-2.15%	2.81%
Highest Sales Price	\$923,574	\$1,130,000	\$1,500,000	\$1,350,000	\$1,800,000	\$1,811,385	\$2,260,000	\$2,600,000	\$2,350,000	\$2,800,000	\$2,350,000
Avg Days on Market	146	157	127	125	148	67	47	24	56	71	95



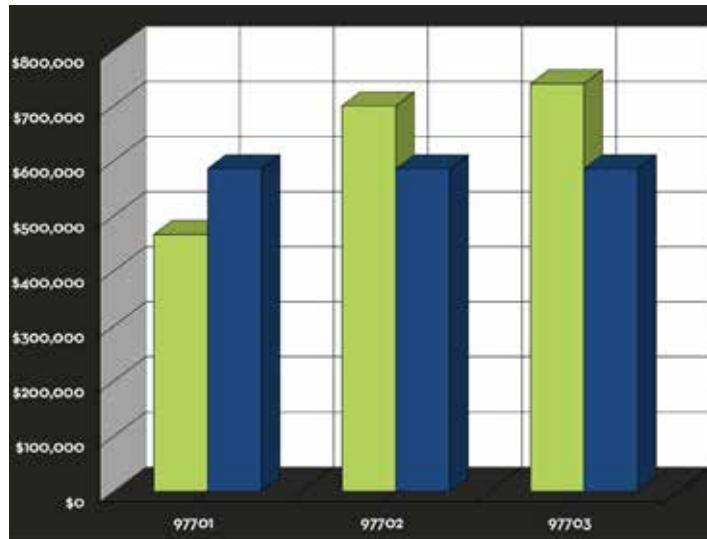
CONDOMINIUMS & TOWNHOMES



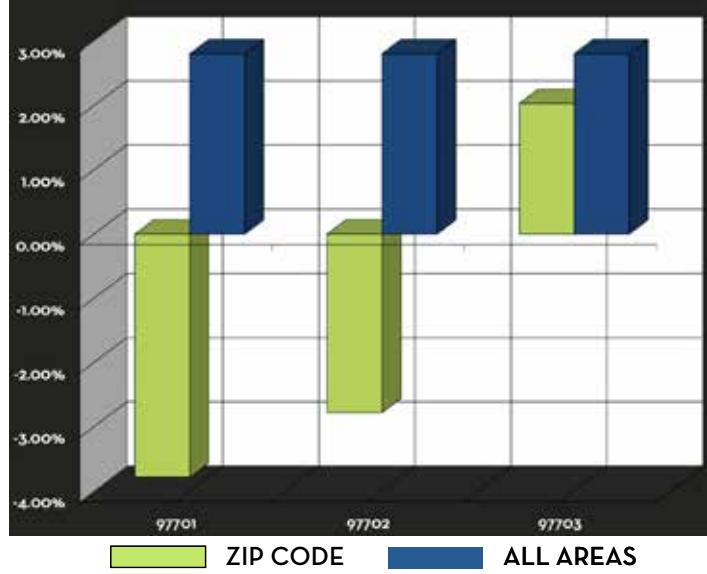
2025	97701	97702	97703
# of Sales	52	106	78
Median List Price	\$474,950	\$728,500	\$750,000
Median Sales Price	\$466,550	\$700,000	\$740,000
% Change vs 2024	-3.78%	-2.78%	2.03%
Highest Sales Price	\$1,250,000	\$2,350,000	\$1,677,000
Avg Days on Market	109	91	91

2024	97701	97702	97703
# of Sales	55	109	76
Median List Price	\$484,900	\$749,000	\$737,000
Median Sales Price	\$484,900	\$720,000	\$725,250
% Change vs 2023	-2.43%	11.63%	4.99%
Highest Sales Price	\$573,950	\$2,800,000	\$1,650,000
Avg Days on Market	56	76	76

MEDIAN SALES PRICE
VS ALL AREAS

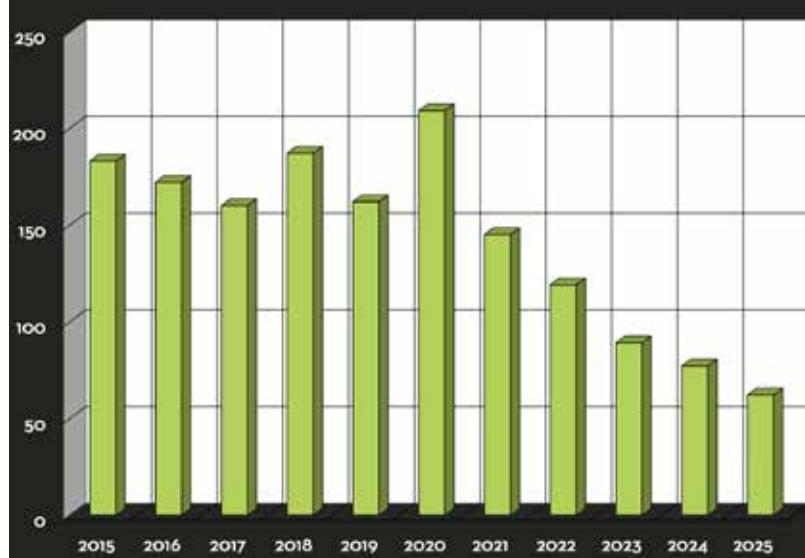
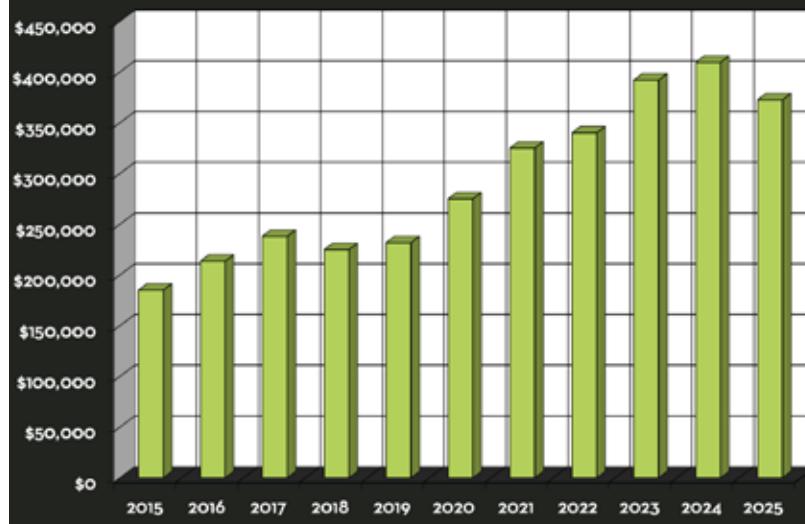


PERCENT CHANGE
VS ALL AREAS



ZIP CODE ALL AREAS

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
# of Sales	183	172	160	187	162	209	145	119	89	77	62
Median List Price	\$194,000	\$220,500	\$246,500	\$234,950	\$245,000	\$275,000	\$328,000	\$350,000	\$392,000	\$415,000	\$387,500
Median Sales Price	\$185,000	\$213,500	\$238,000	\$224,950	\$231,750	\$275,000	\$325,000	\$340,000	\$392,000	\$409,500	\$372,500
% Change vs Prior Yr	3.64%	15.41%	11.48%	5.48%	3.02%	18.66%	18.18%	4.62%	15.29%	4.46%	-9.04%
Highest Sales Price	\$530,000	\$1,110,000	\$700,000	\$601,000	\$825,000	\$865,000	\$1,300,000	\$1,750,000	\$1,700,000	\$1,090,000	\$899,000
Avg Days on Market	184	196	208	193	197	142	107	138	84	253	267

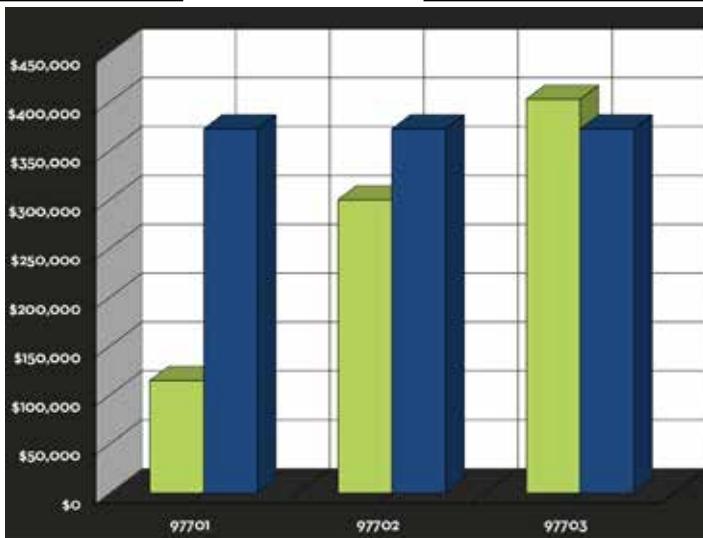
NUMBER OF SALES

MEDIAN SALES PRICE


RESIDENTIAL LOTS

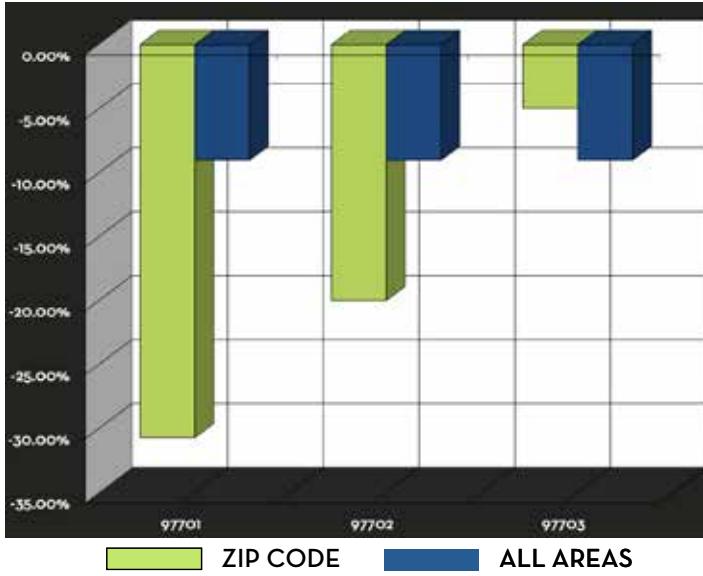
2025	97701	97702	97703
# of Sales	11	23	28
Median List Price	\$125,000	\$290,000	\$403,200
Median Sales Price	\$115,000	\$300,000	\$402,900
% Change vs 2024	-30.72%	-20.00%	-4.95%
Highest Sales Price	\$200,000	\$899,000	\$860,000
Avg Days on Market	207	206	340

2024	97701	97702	97703
# of Sales	8	23	46
Median List Price	\$174,500	\$399,000	\$425,000
Median Sales Price	\$166,000	\$375,000	\$423,900
% Change vs 2023	-24.55%	32.74%	5.76%
Highest Sales Price	\$675,000	\$975,000	\$1,090,000
Avg Days on Market	157	141	326

MEDIAN SALES PRICE
VS ALL AREAS



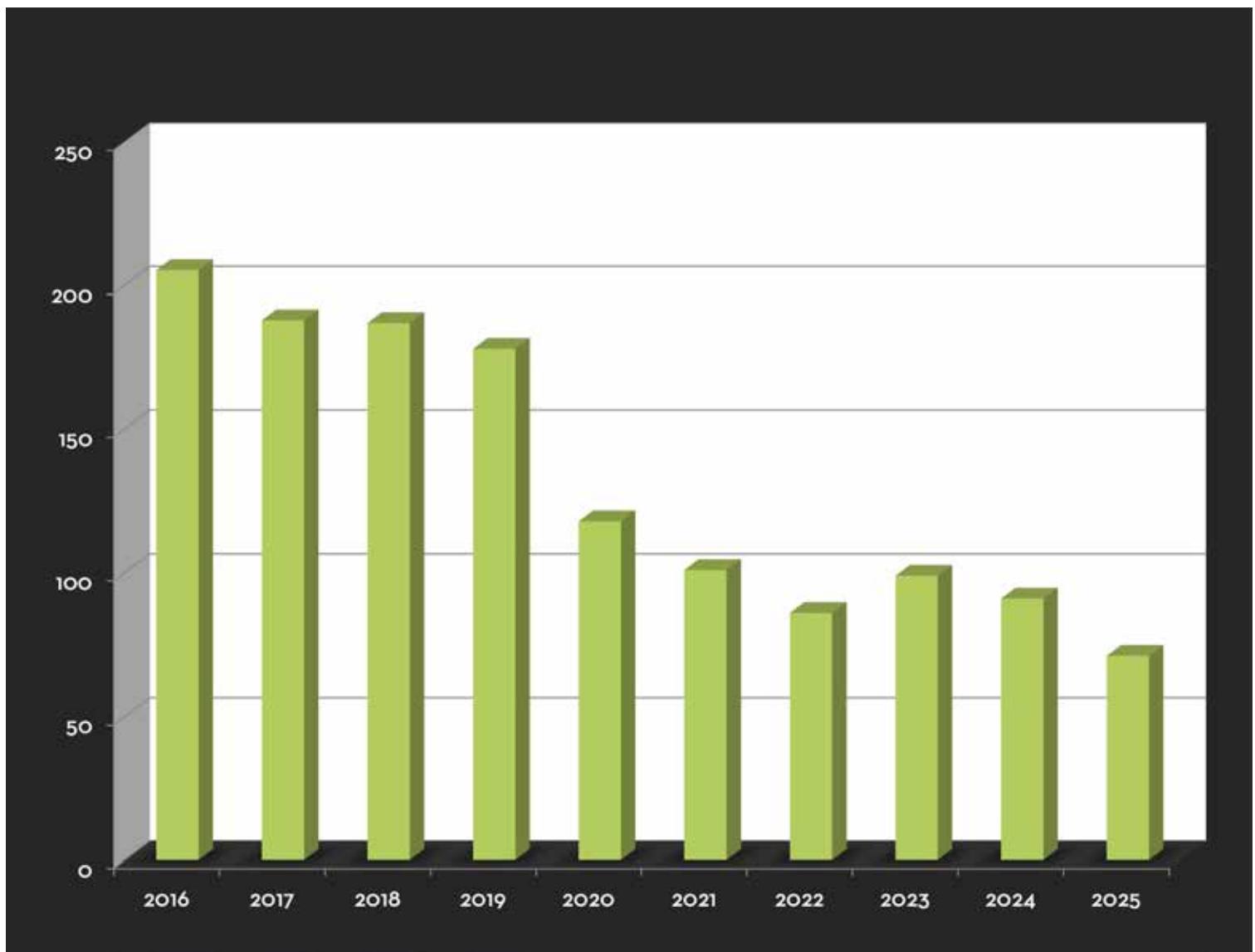
PERCENT CHANGE
VS ALL AREAS



ZIP CODE ALL AREAS

MONTHLY AVERAGE | ACTIVE LISTINGS BARE LAND/LOTS < ONE ACRE

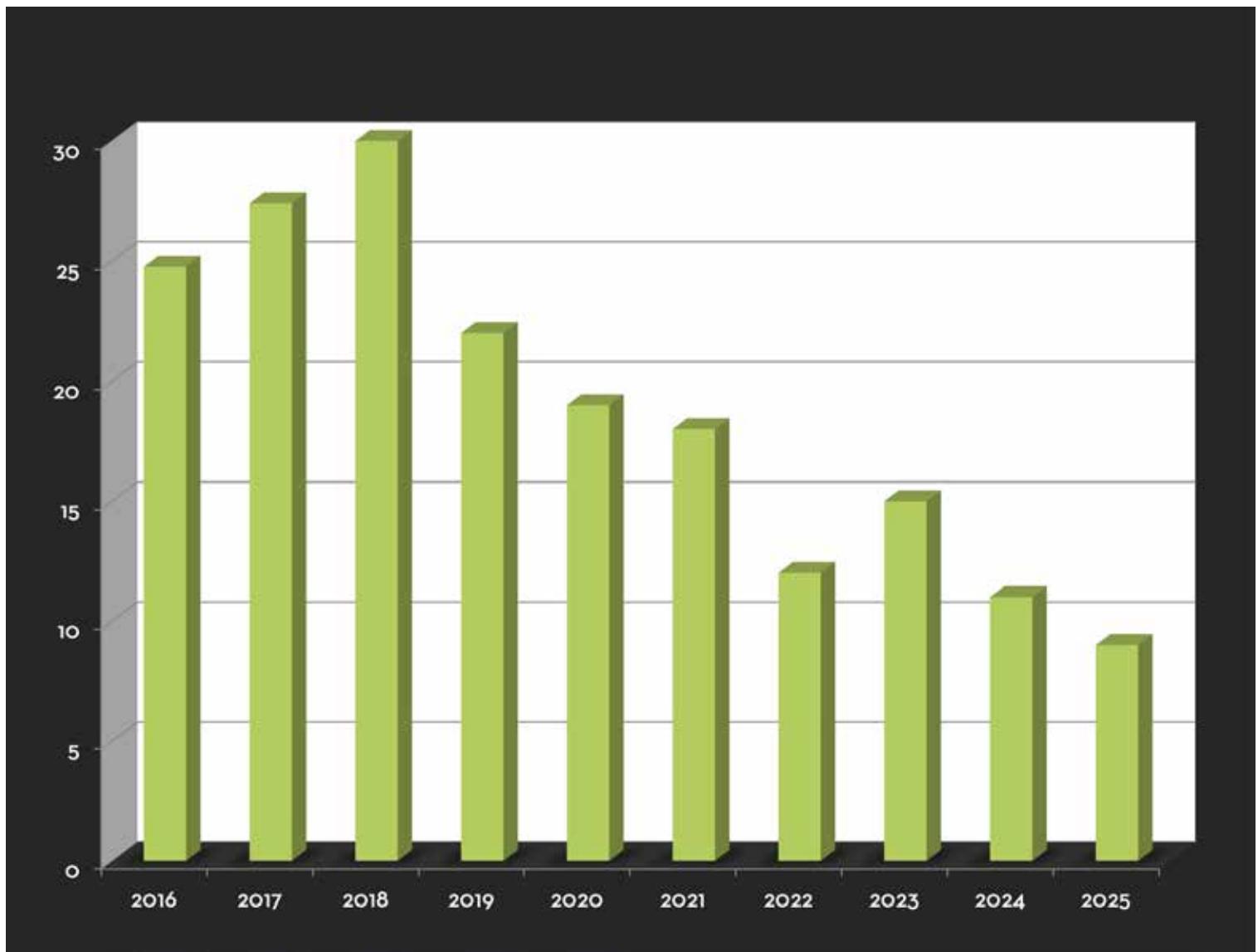
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
205	188	187	178	118	101	86	99	91	71



MONTHLY AVERAGE | NEW LISTINGS

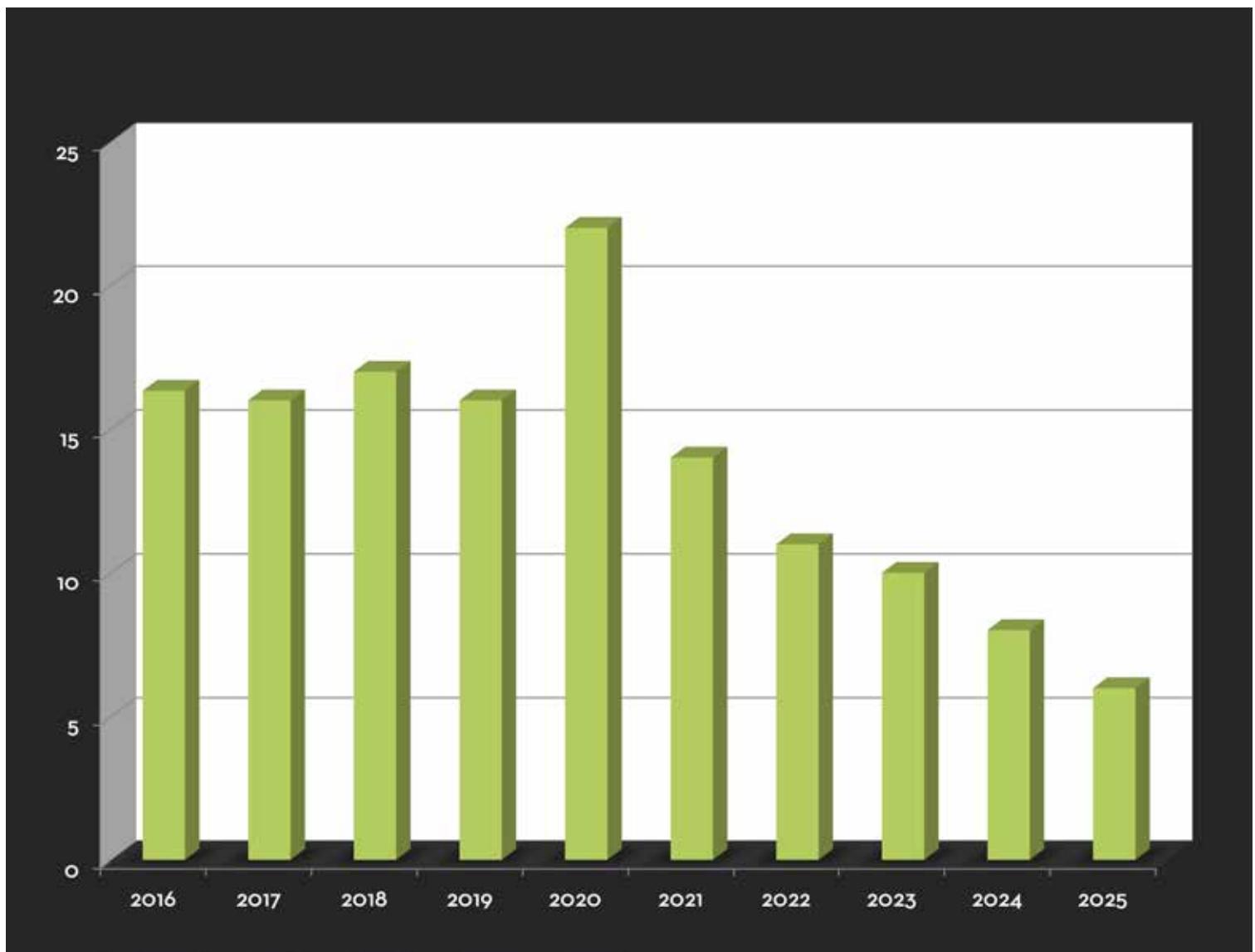
BARE LAND/LOTS < ONE ACRE

2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
25	27	30	22	19	18	12	15	11	9



MONTHLY AVERAGE | PENDING LISTINGS BARE LAND/LOTS < ONE ACRE

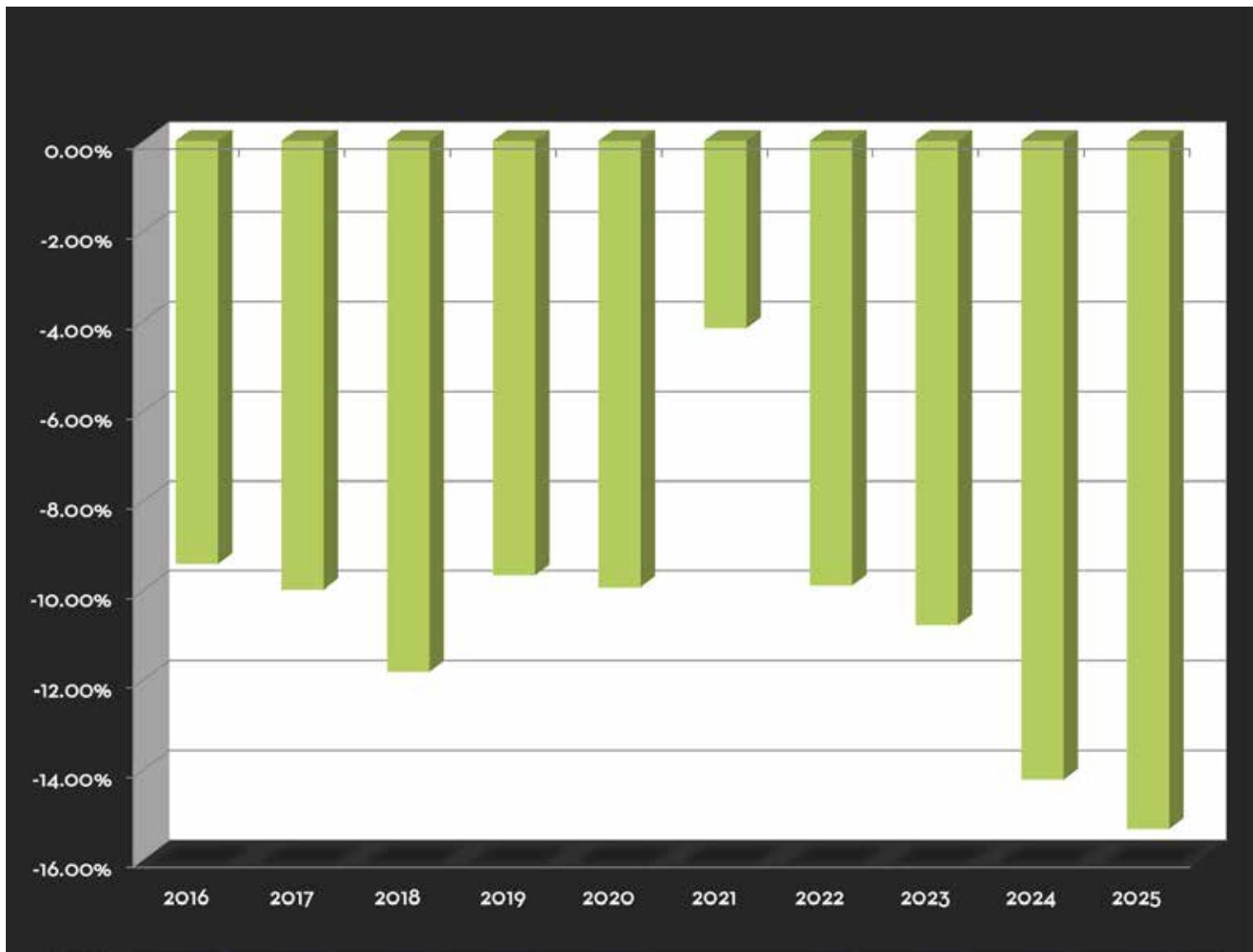
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
16	16	17	16	22	14	11	10	8	6



MONTHLY AVERAGE | REDUCED LISTINGS

BARE LAND/LOTS < ONE ACRE

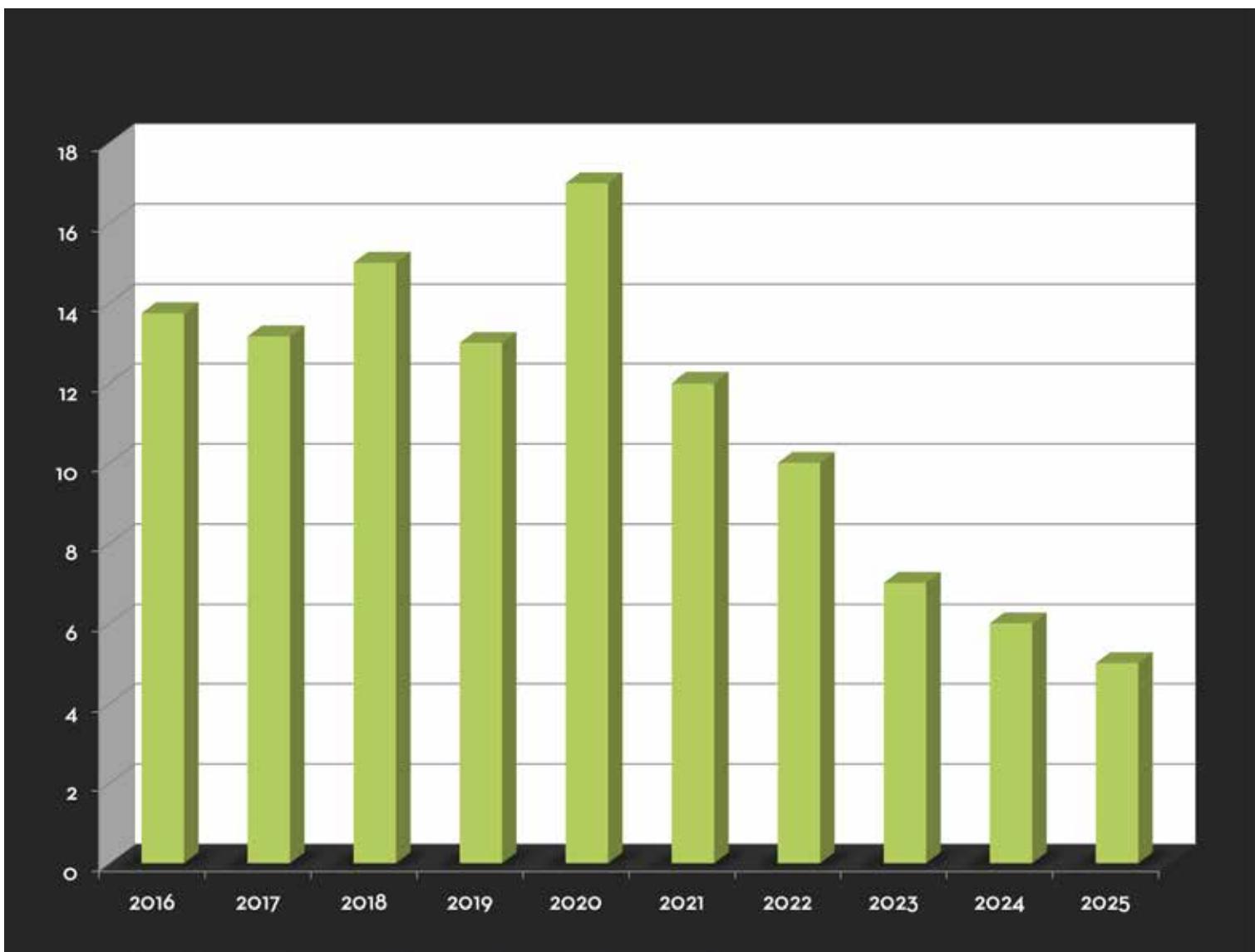
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
-9.42%	-9.99%	-11.83%	-9.68%	-9.94%	-4.17%	-9.91%	-10.78%	-14.23%	-15.32%



In 2020, the MLS of Central Oregon changed MLS database/software providers. The former provider calculated the total number of price reductions. The new provider calculates the average price adjustment (increase or decrease) as a percentage of value. As a result some of the historical data is different; however we have retroactively extracted the data through 2015.

MONTHLY AVERAGE | SOLD LISTINGS BARE LAND/LOTS < ONE ACRE

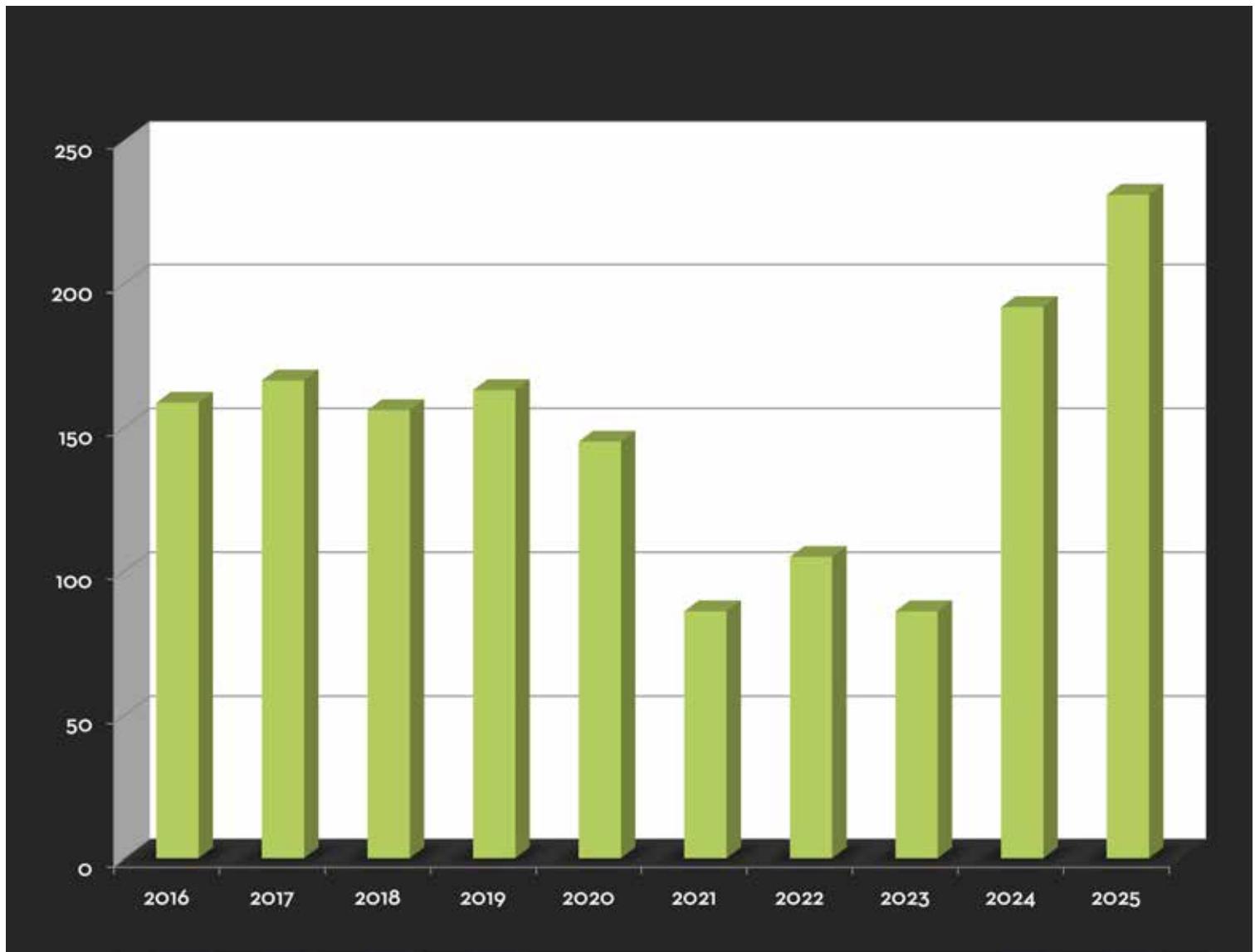
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
14	13	15	13	17	12	10	7	6	5



MONTHLY AVERAGE | DAYS ON MARKET

BARE LAND/LOTS < ONE ACRE

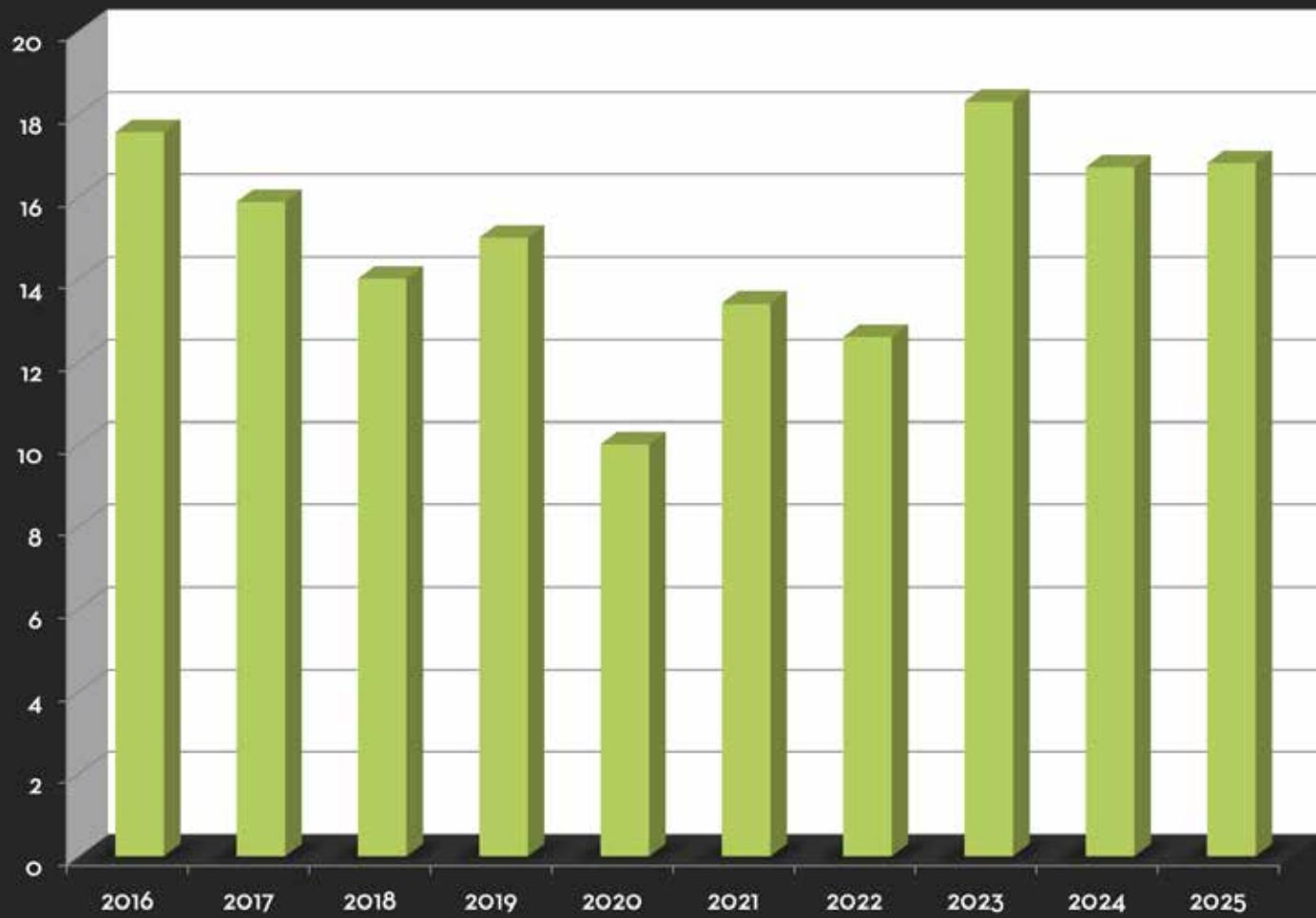
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
159	166	156	163	145	86	105	86	192	231



In 2020, the MLS of Central Oregon changed software/database providers. The former provider calculated days on market (DOM) including the escrow period. The new provider excludes the escrow period. As a result some of the historical data is different; however we have retroactively extracted the data through 2015.

MONTHLY AVERAGE | MONTHS OF INV. BARE LAND/LOTS < ONE ACRE

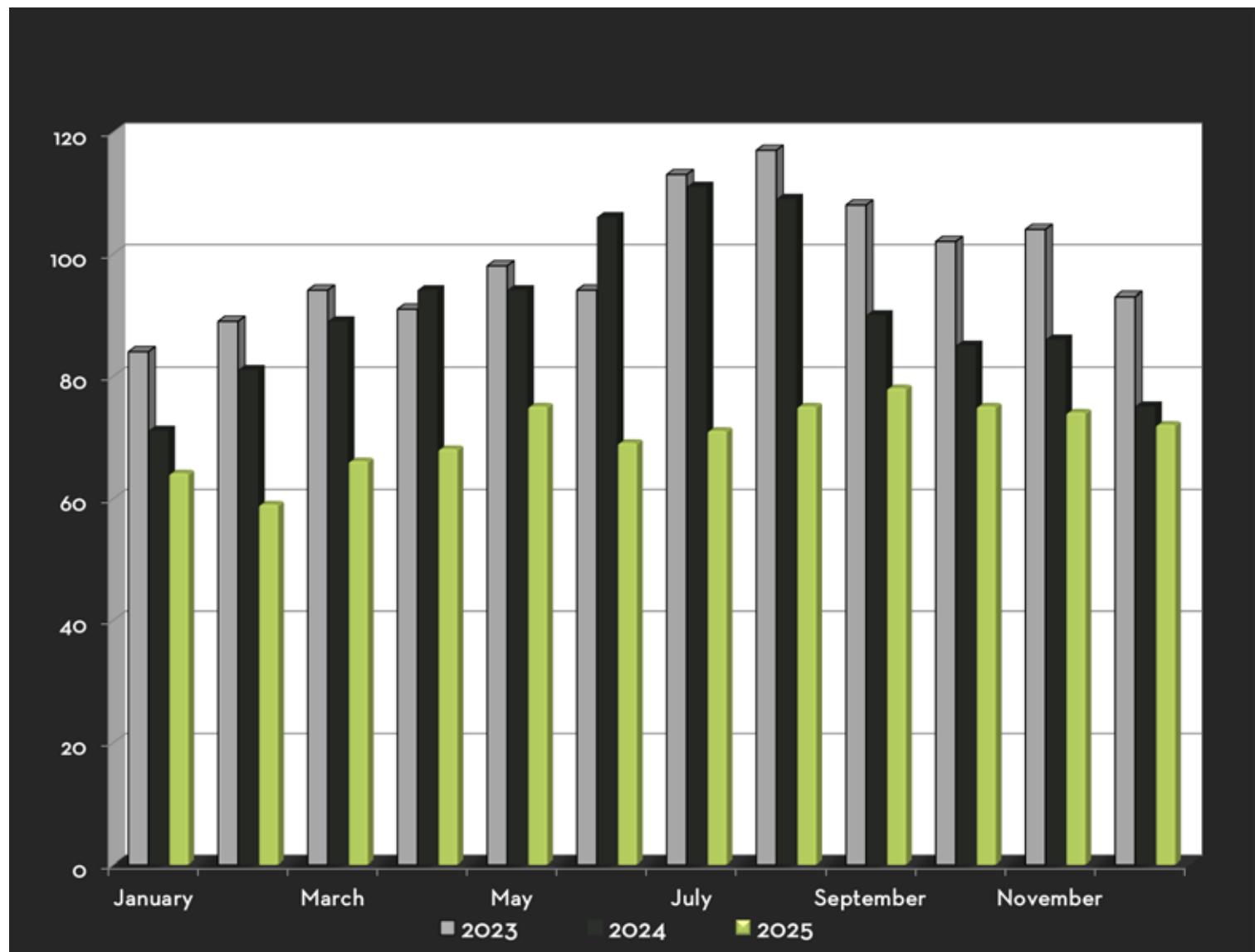
2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
18	16	14	15	10	13.4	12.6	18.3	16.7	16.8



3-YEAR REVIEW | ACTIVE LISTINGS

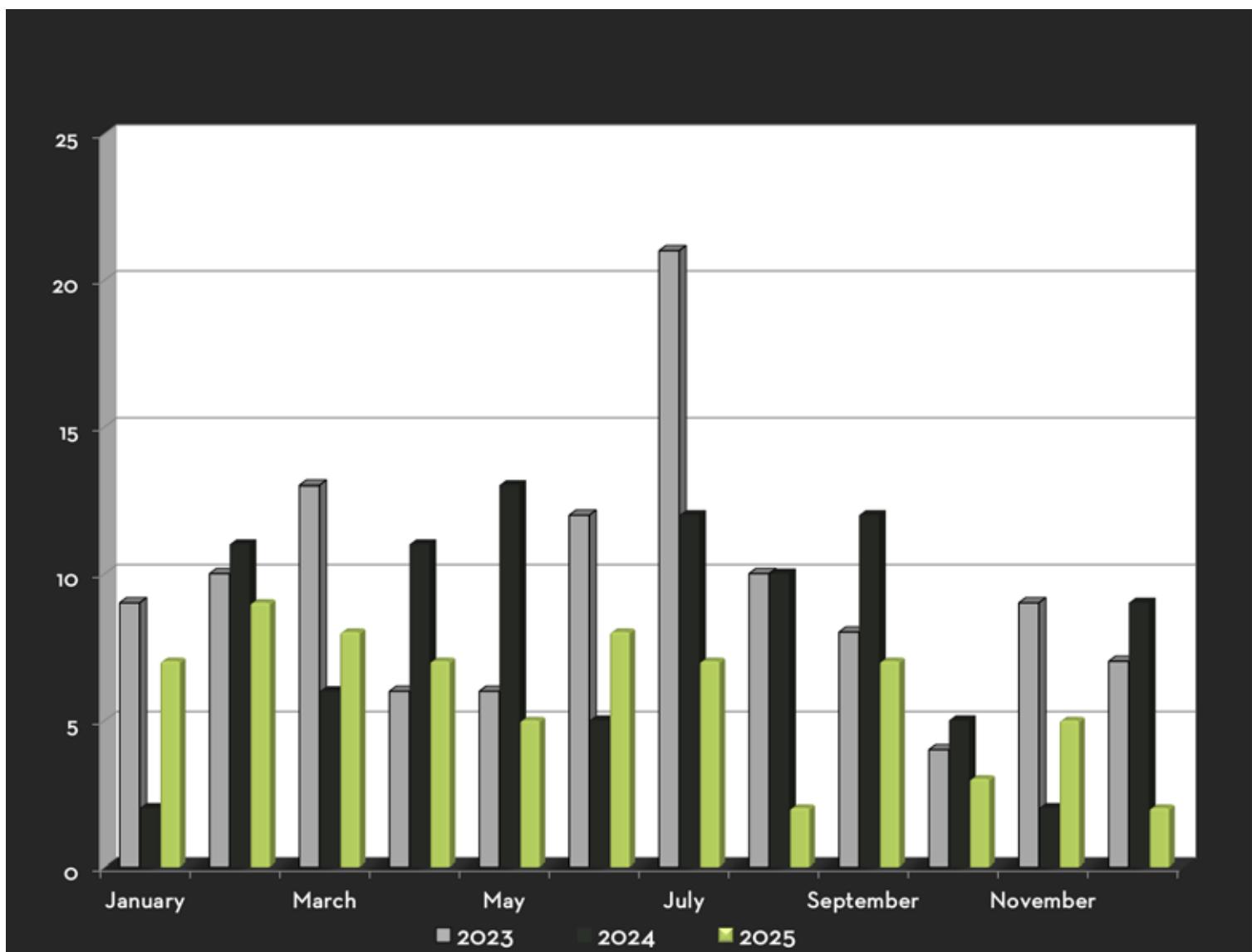
BARE LAND/LOTS < ONE ACRE

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	84	89	94	91	98	94	113	117	108	102	104	93
2024	71	81	89	94	94	106	111	109	90	85	86	75
2025	64	69	66	68	75	69	71	75	78	75	74	72



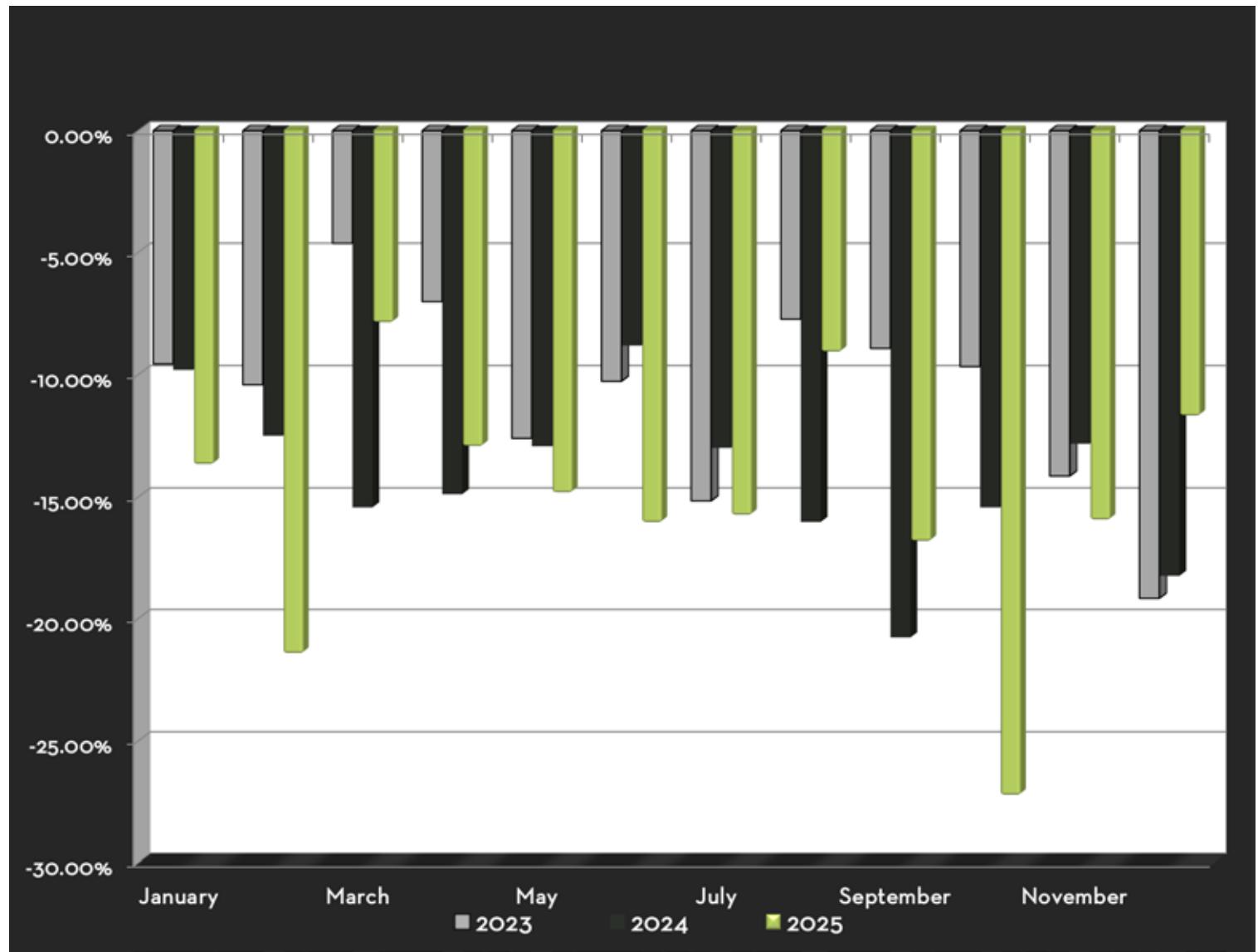
3-YEAR REVIEW | PENDING LISTINGS BARE LAND/LOTS < ONE ACRE

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	9	10	13	6	6	12	21	10	8	4	9	7
2024	2	11	6	11	13	5	12	10	12	5	2	9
2025	7	9	8	7	5	8	7	2	7	3	5	2



3-YEAR REVIEW | REDUCED LISTINGS BARE LAND/LOTS < ONE ACRE

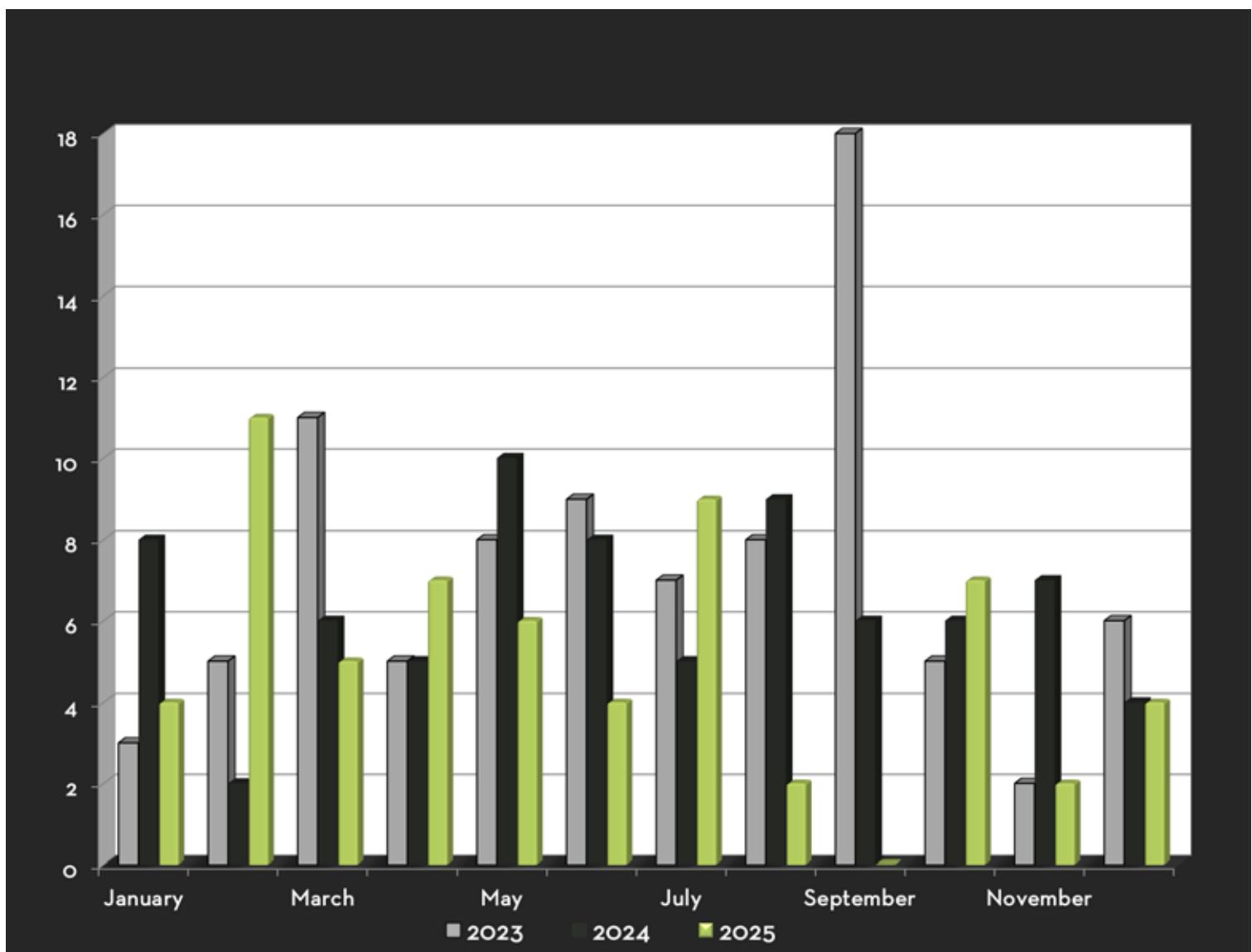
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	-9.56%	-10.42%	-4.64%	-7.00%	-12.62%	-10.28%	-15.17%	-7.72%	-8.92%	-9.67%	-14.18%	-19.17%
2024	-9.81%	-12.52%	-15.43%	-14.89%	-12.95%	-8.81%	-13.02%	-16.03%	-20.78%	-15.43%	-12.85%	-18.25%
2025	-13.73%	-21.48%	-7.90%	-12.99%	-14.86%	-16.09%	-15.79%	-9.11%	-16.86%	-27.27%	-15.98%	-11.74%



In 2020, the MLS of Central Oregon changed MLS database/software providers. The former provider calculated the total number of price reductions. The new provider calculates the average price adjustment (increase or decrease) as a percentage of value. As a result some of the historical data is different; however we have retroactively extracted the data through 2015.

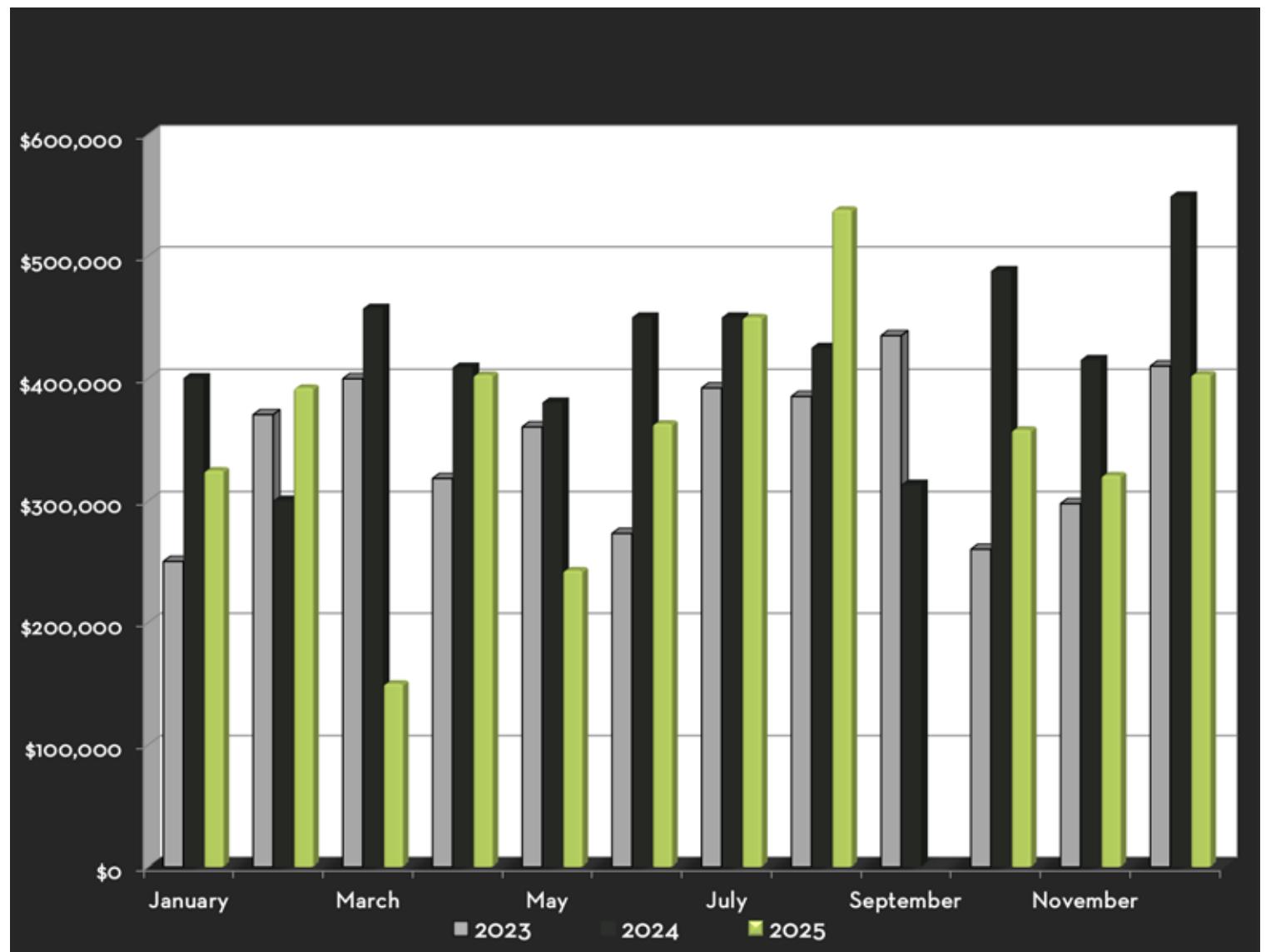
3-YEAR REVIEW | SOLD LISTINGS BARE LAND/LOTS < ONE ACRE

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	3	5	11	5	8	9	7	8	18	5	2	6
2024	8	2	6	5	10	8	5	9	6	6	7	4
2025	4	11	5	7	6	4	9	2	0	7	2	4

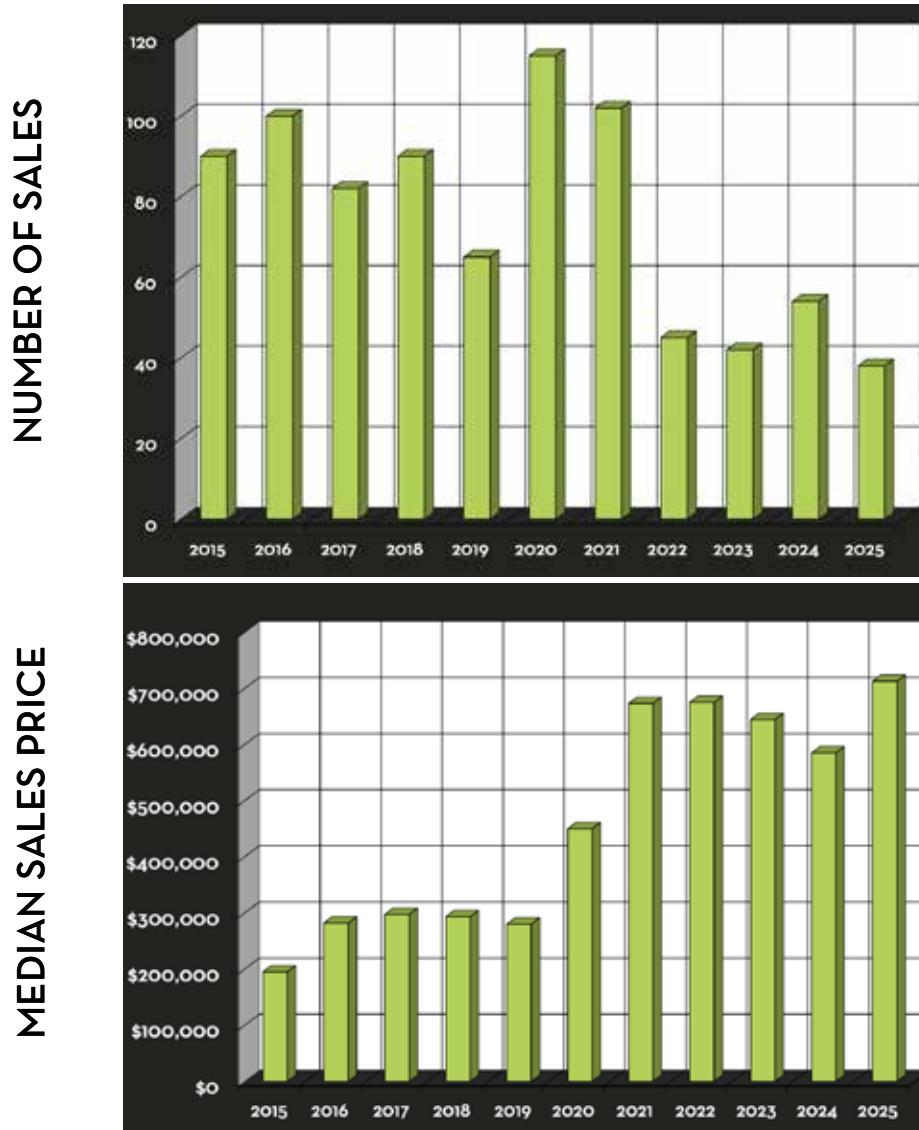


3-YEAR REVIEW | MEDIAN PRICE BARE LAND/LOTS < ONE ACRE

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	\$250,000	\$370,000	\$399,600	\$317,500	\$359,950	\$273,000	\$392,000	\$385,000	\$435,000	\$260,000	\$297,500	\$410,000
2024	\$400,100	\$300,000	\$457,200	\$408,800	\$380,000	\$450,000	\$450,000	\$425,000	\$312,500	\$487,500	\$415,000	\$548,750
2025	\$324,000	\$392,000	\$140,000	\$402,600	\$242,500	\$362,500	\$450,000	\$537,800	-	\$357,500	\$320,000	\$403,075



	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
# of Sales	90	100	82	90	65	115	102	45	42	54	38
Median List Price	\$204,750	\$294,000	\$299,975	\$300,000	\$299,000	\$469,000	\$677,000	\$675,000	\$682,000	\$612,500	\$744,500
Median Sales Price	\$195,000	\$281,950	\$297,450	\$293,250	\$280,000	\$450,000	\$673,194	\$675,000	\$644,500	\$585,000	\$712,500
% Change vs Prior Yr	-2.50%	44.59%	5.50%	-1.41%	-4.52%	60.71%	49.60%	0.27%	-4.52%	-9.23%	21.79%
Highest Sales Price	\$989,000	\$907,000	\$1,800,000	\$4,000,000	\$2,170,000	\$1,400,000	\$1,620,000	\$2,100,000	\$2,275,000	\$1,605,000	\$3,400,000
Avg Days on Market	214	150	212	202	216	142	108	82	164	106	136

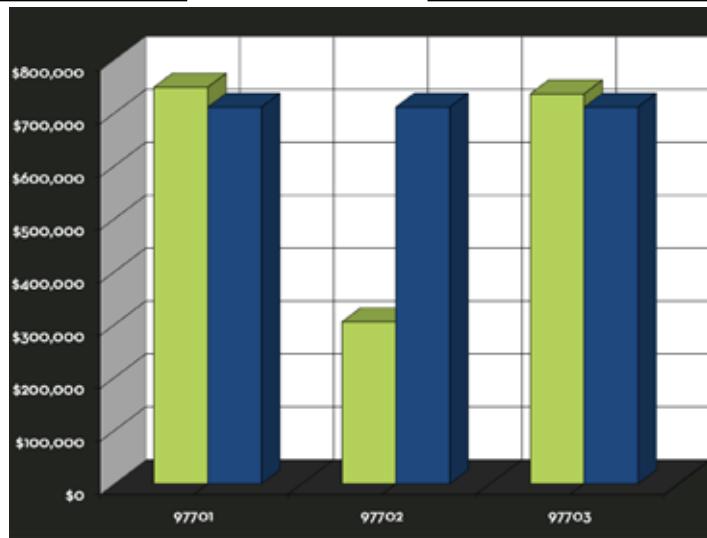


BARE RESIDENTIAL ACREAGE

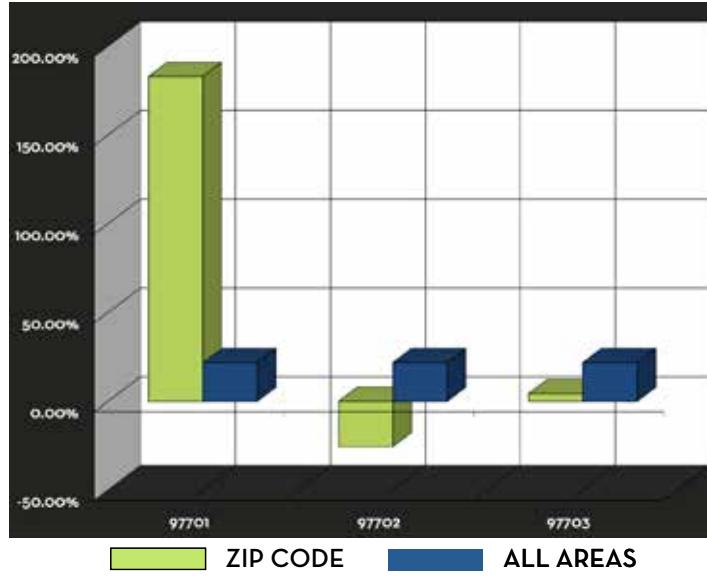
2025	97701	97702	97703
# of Sales	6	4	28
Median List Price	\$750,000	\$324,950	\$797,000
Median Sales Price	\$750,000	\$306,500	\$737,500
% Change vs 2024	183.02%	-25.47%	4.31%
Highest Sales Price	\$850,000	\$399,000	\$3,400,000
Avg Days on Market	50	34	169

2024	97701	97702	97703
# of Sales	12	6	36
Median List Price	\$277,500	\$425,000	\$707,500
Median Sales Price	\$265,000	\$411,250	\$707,000
% Change vs 2023	-51.82%	-13.42%	-5.89%
Highest Sales Price	\$699,900	\$625,000	\$1,605,000
Avg Days on Market	100	98	109

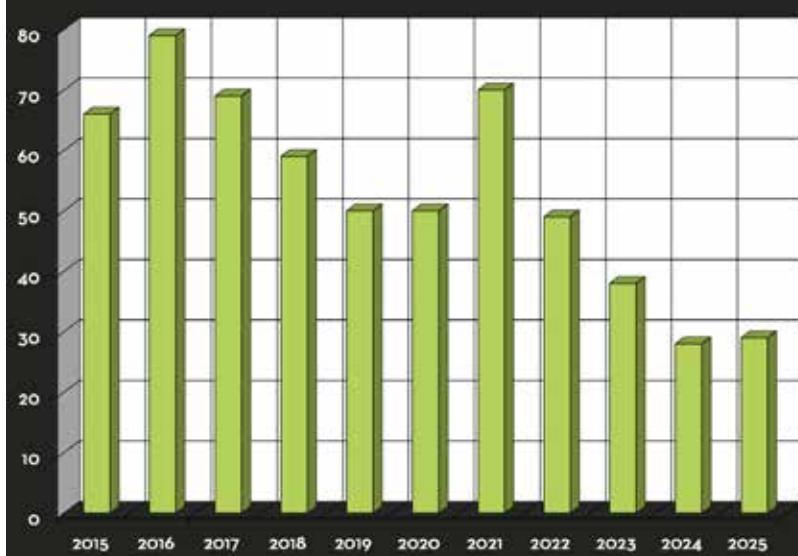
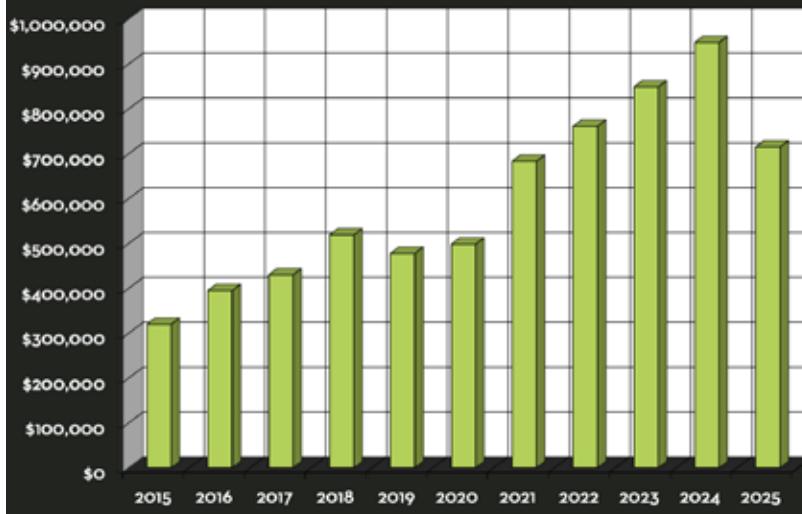
MEDIAN SALES PRICE
VS ALL AREAS



PERCENT CHANGE
VS ALL AREAS



	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
# of Sales	66	79	69	59	50	50	70	49	38	28	29
Median List Price	\$324,900	\$399,000	\$439,000	\$519,000	\$481,450	\$497,000	\$667,500	\$787,500	\$849,950	\$962,525	\$725,000
Median Sales Price	\$319,950	\$395,000	\$430,000	\$519,000	\$477,750	\$498,500	\$683,250	\$761,070	\$849,000	\$948,035	\$715,000
% Change vs Prior Yr	11.13%	23.46%	8.86%	20.70%	-7.95%	4.34%	37.06%	11.39%	11.55%	11.66%	-24.58%
Highest Sales Price	\$20,875,000	\$2,399,000	\$2,150,000	\$7,340,000	\$979,000	\$1,035,000	\$1,900,000	\$2,450,000	\$4,250,000	\$5,725,000	\$6,050,000
Avg Days on Market	124	97	75	89	73	40	22	31	38	97	61

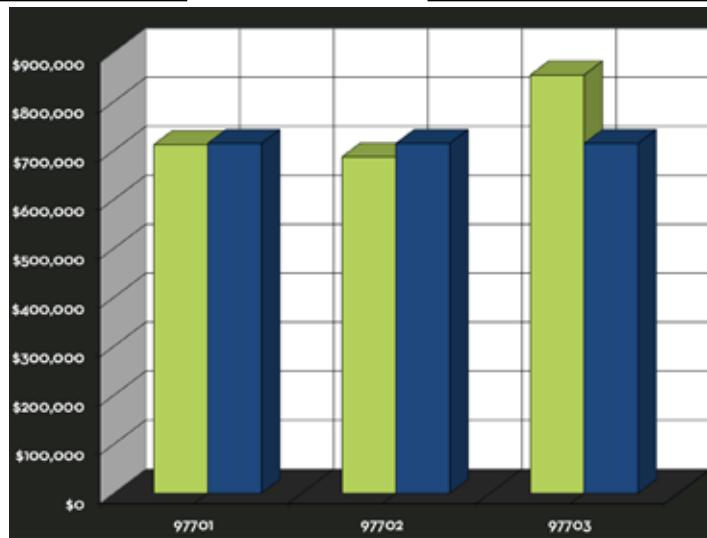
NUMBER OF SALES

MEDIAN SALES PRICE


MULTI-FAMILY RESIDENTIAL

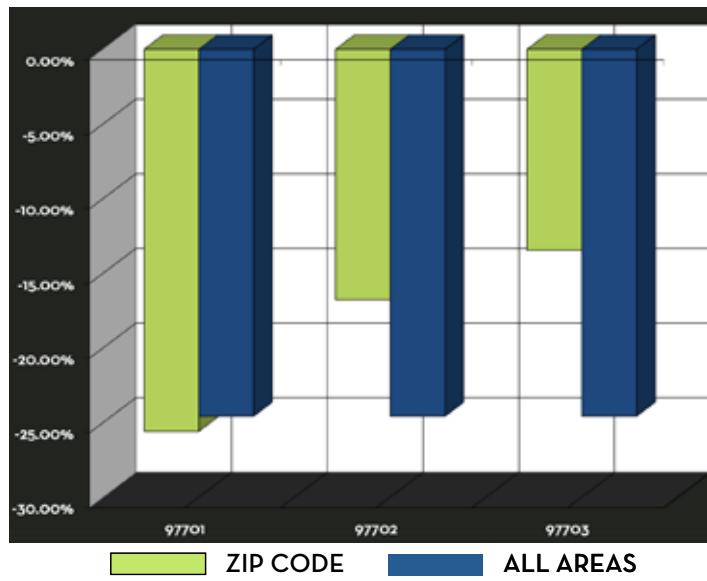
2025	97701	97702	97703
# of Sales	18	8	3
Median List Price	\$720,000	\$712,000	\$859,000
Median Sales Price	\$712,500	\$687,500	\$854,668
% Change vs 2024	-25.59%	-16.77%	-13.45%
Highest Sales Price	\$6,050,000	\$1,800,000	\$1,000,000
Avg Days on Market	71	33	81

2024	97701	97702	97703
# of Sales	10	10	8
Median List Price	\$1,002,500	\$822,500	\$1,099,999
Median Sales Price	\$957,500	\$826,000	\$987,500
% Change vs 2023	22.36%	-2.67%	-22.34%
Highest Sales Price	\$1,328,000	\$5,725,000	\$1,550,000
Avg Days on Market	62	128	101

MEDIAN SALES PRICE
VS ALL AREAS



PERCENT CHANGE
VS ALL AREAS



ZIP CODE ALL AREAS



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