

# Bratton Report

**December 2009**

COMPILED BY JEREMY COWAN  
STATE CERTIFIED GENERAL APPRAISER

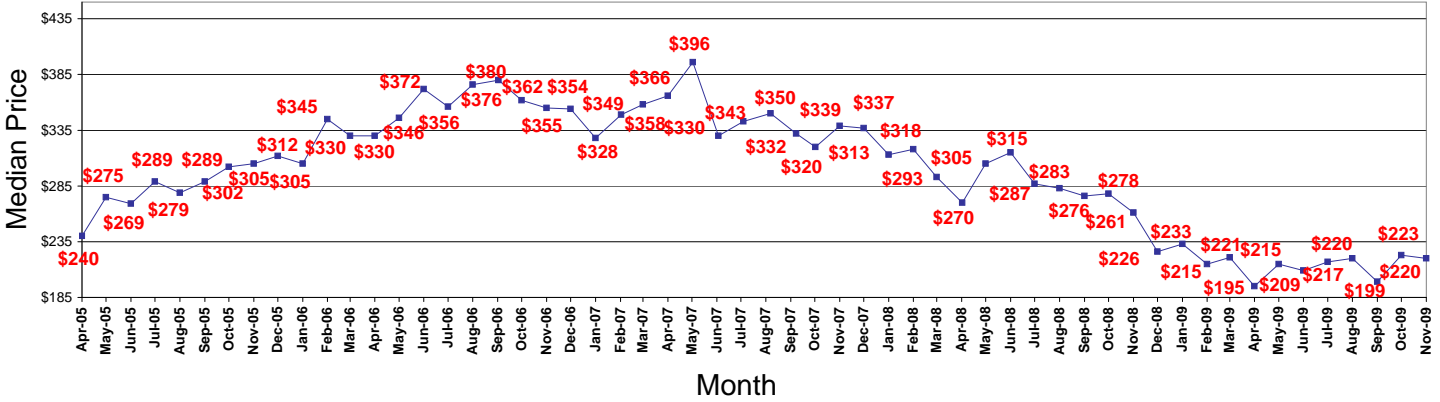
Information obtained from the  
MLS of Central Oregon  
with permission from COAR

# BRATTON REPORT 12/8/09

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## 1 Bend area SFR - Median Price in THOUSANDS

Note: Median is the midpoint with half above and half below.

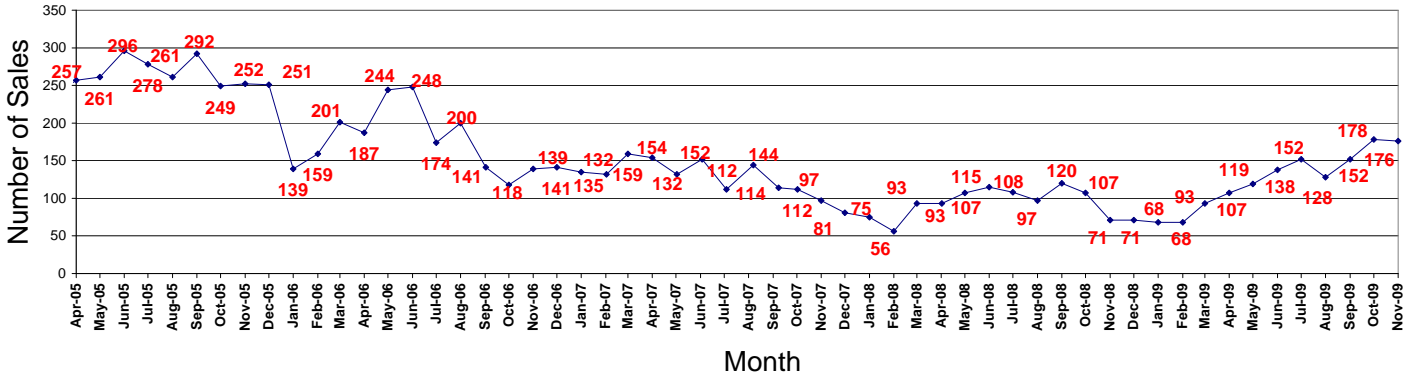


From MLS for Bend area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change.

## 2 Bend area SFR - Number of Sales

Total sold 12 months prior to report date = 1470 - Total currently listed = 723

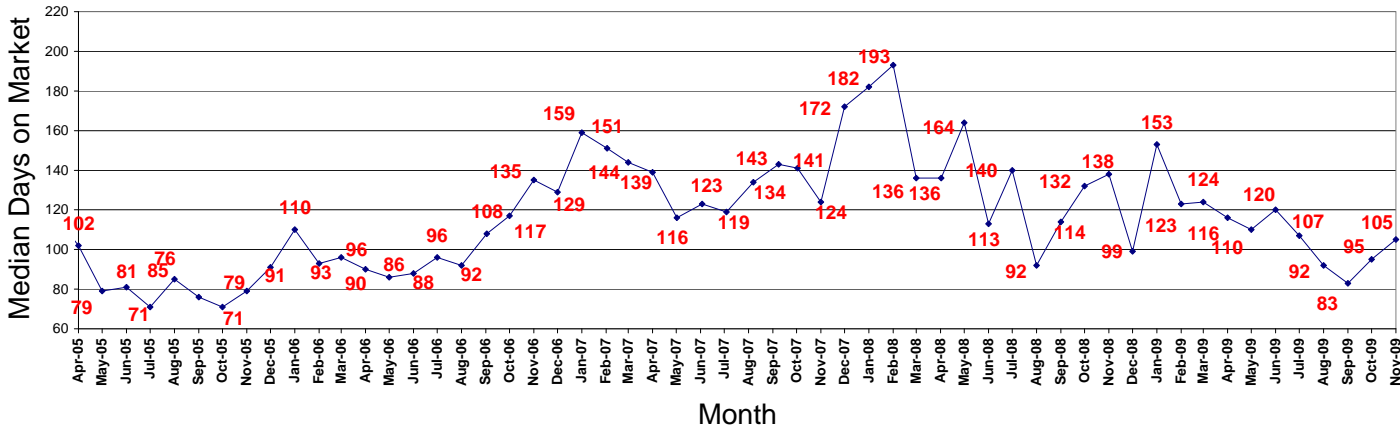
Inventory\* as of report date = 5.9 Months



From MLS for Bend area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change.

\*Inventory = Current listings divided by prior 12 months' sales, rounded to the nearest whole month.

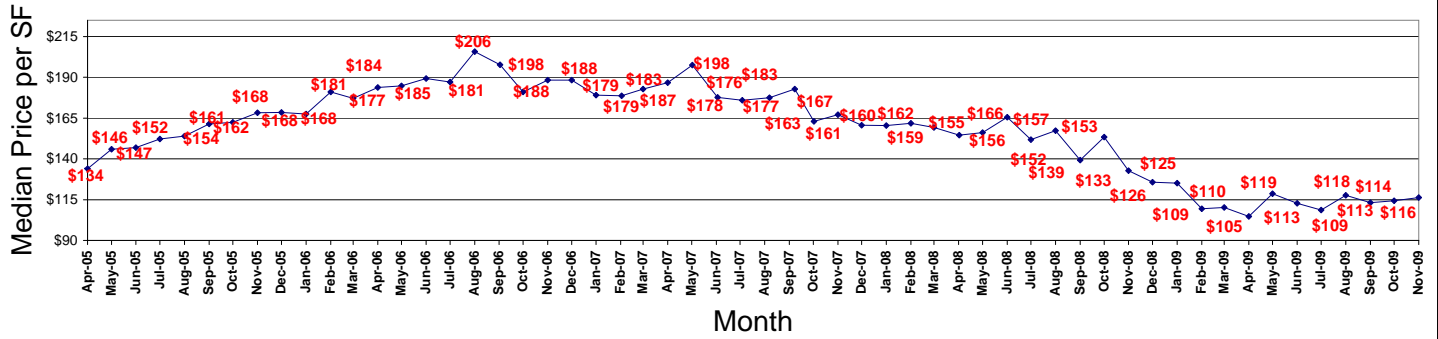
## 3 Bend area SFR - Days on Market for Sold Properties



From MLS for Bend area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change.

4

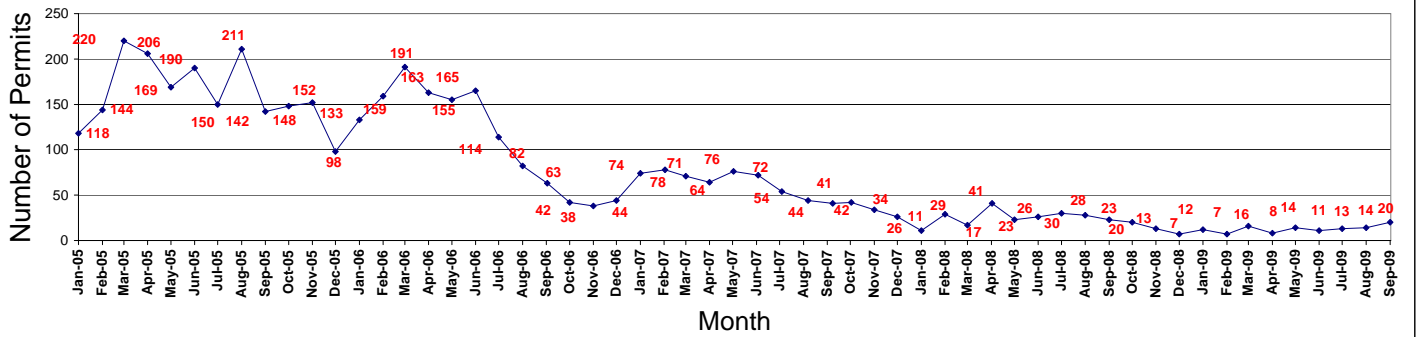
### Bend area SFR - Median Sales Price per SF



From MLS for Bend area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change.

5

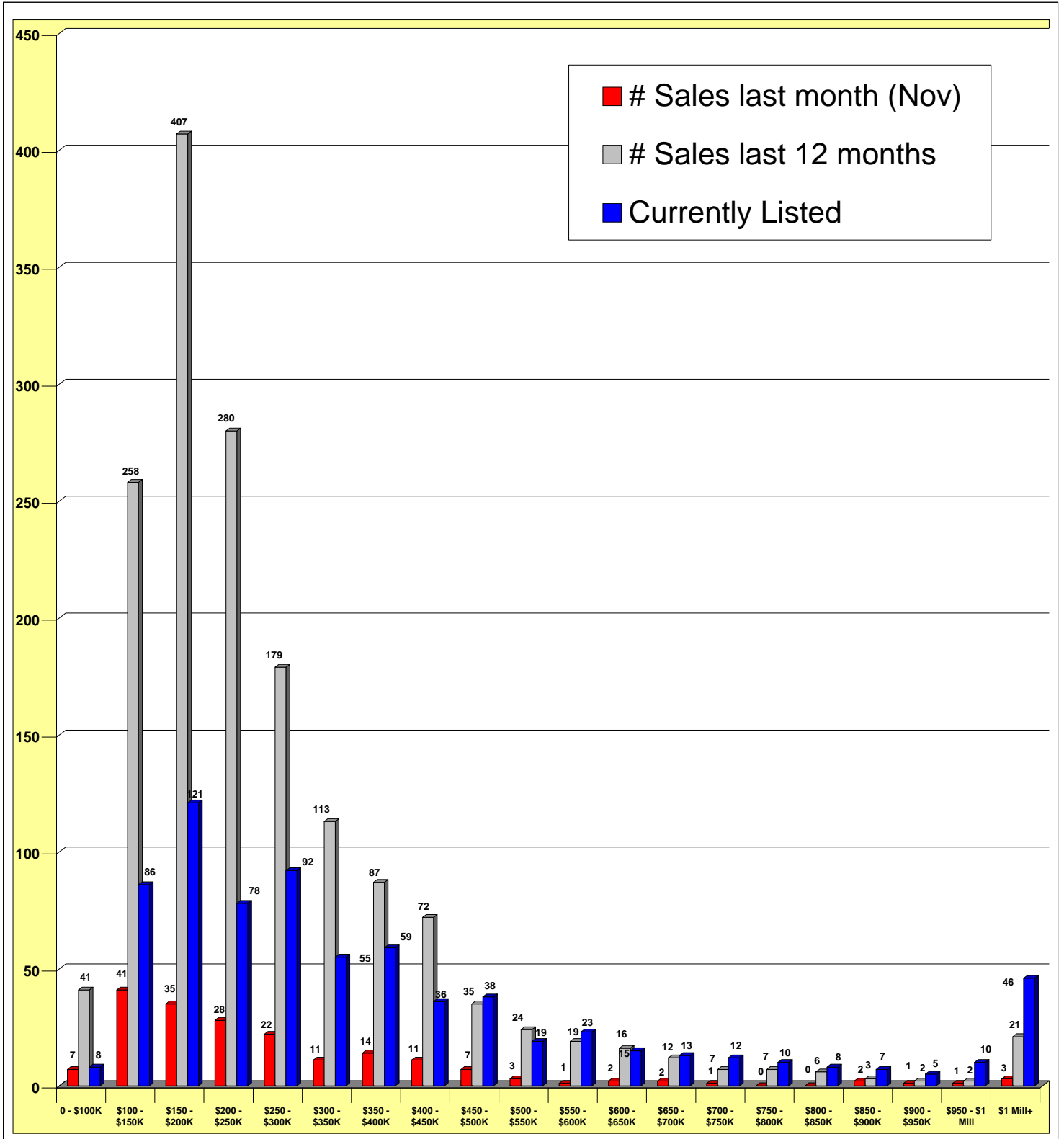
### Bend area SFR - Building Permits



NEW SINGLE FAMILY DETACHED. Not Including single family attached, multifamily or mobile homes

# 6

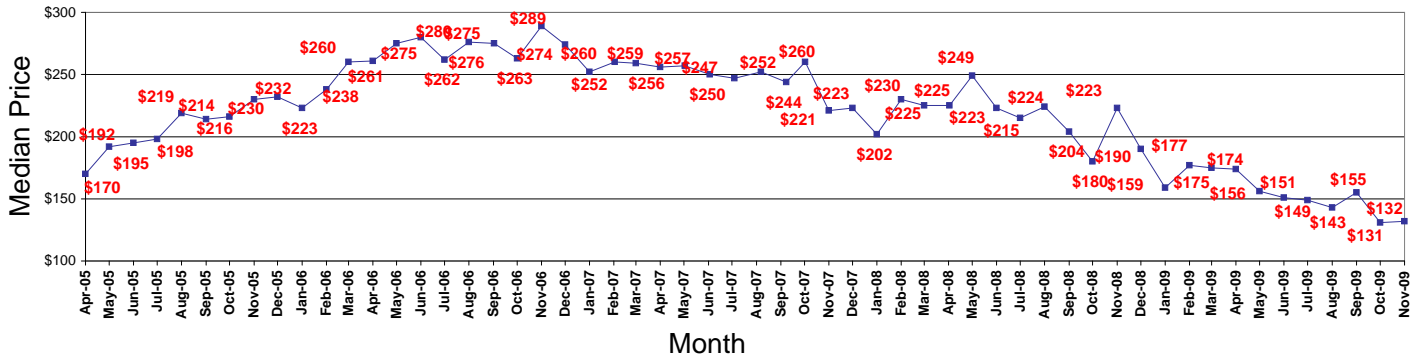
## Bend area SFR: # Sales vs. Current Listings



From MLS for Bend area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change.

# 7 Redmond area SFR - Median Price in THOUSANDS

Note: Median is the midpoint with half above and half below.

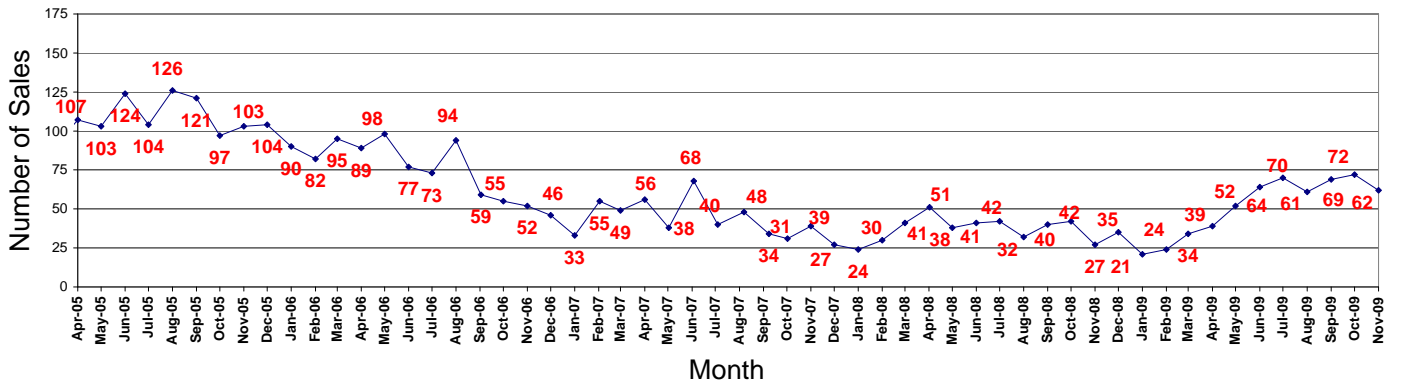


From MLS for Redmond area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change.

# 8 Redmond area SFR - Number of Sales

Total sold during 12 months prior to report date = 614 - Total currently listed = 352

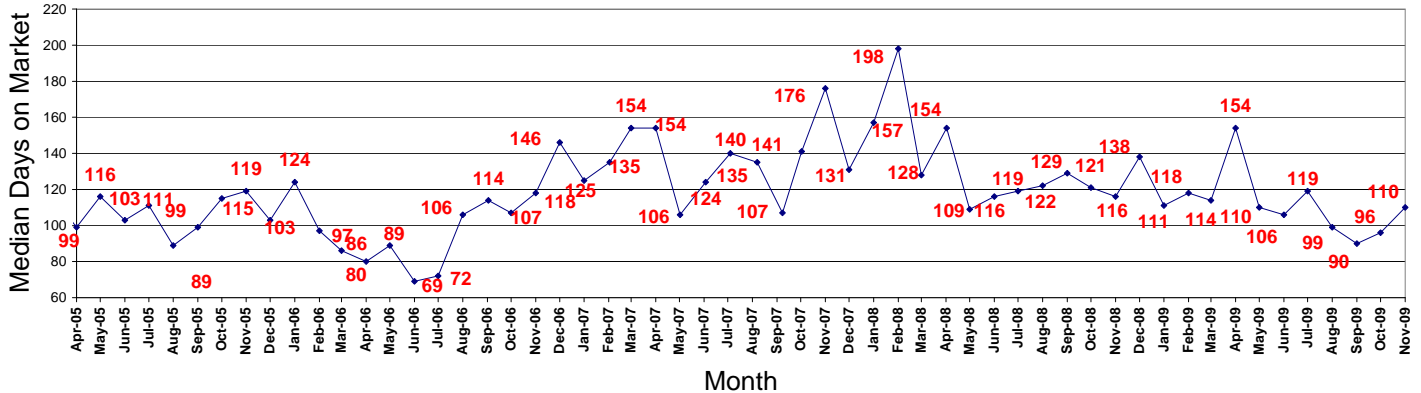
Inventory\* as of report date = 6.9 Months



From MLS for Redmond area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change.

\*Inventory = Current listings divided by prior 12 months' sales, rounded to the nearest whole month.

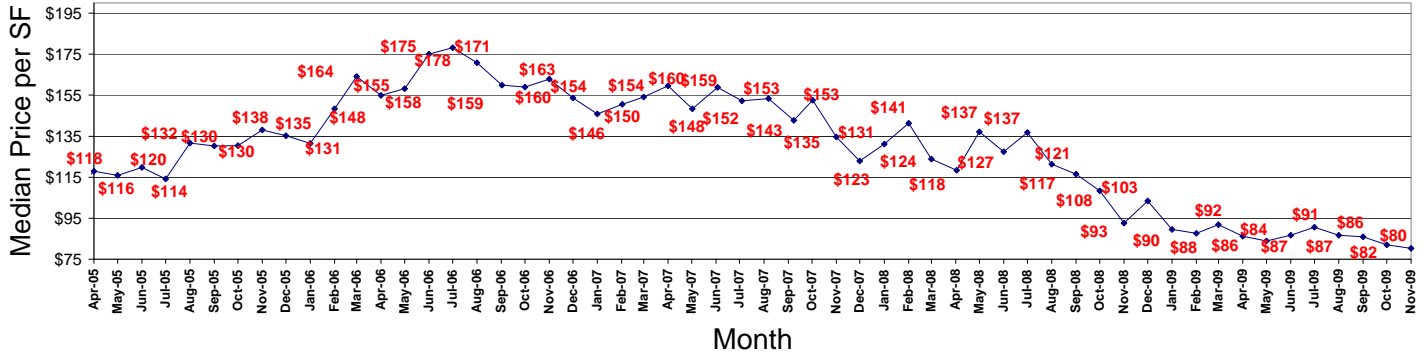
# 9 Redmond area SFR - Days on Market for Sold Properties



From MLS for Redmond area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change.

10

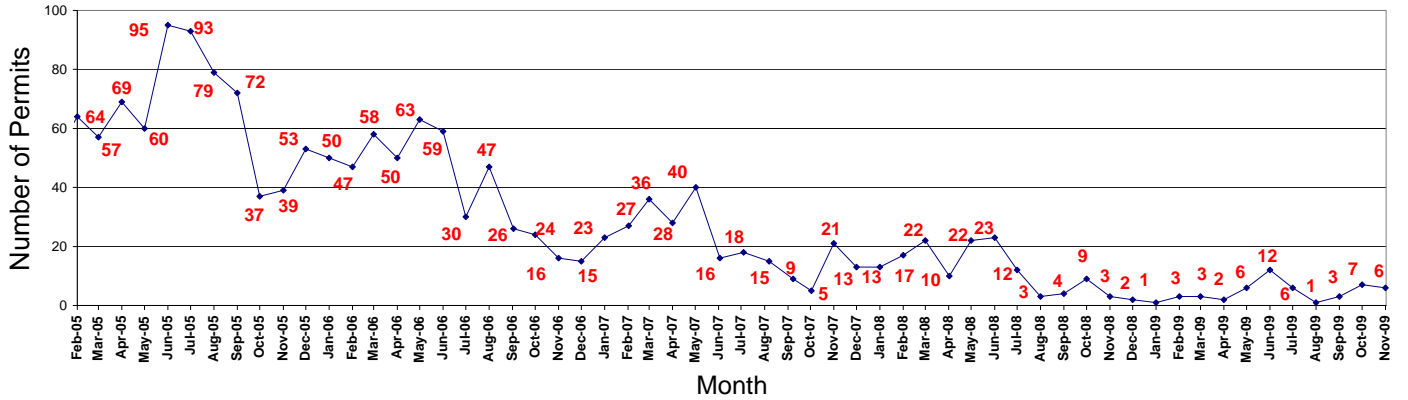
**Redmond area SFR - Median Sales Price per SF**



From MLS for Redmond area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change.

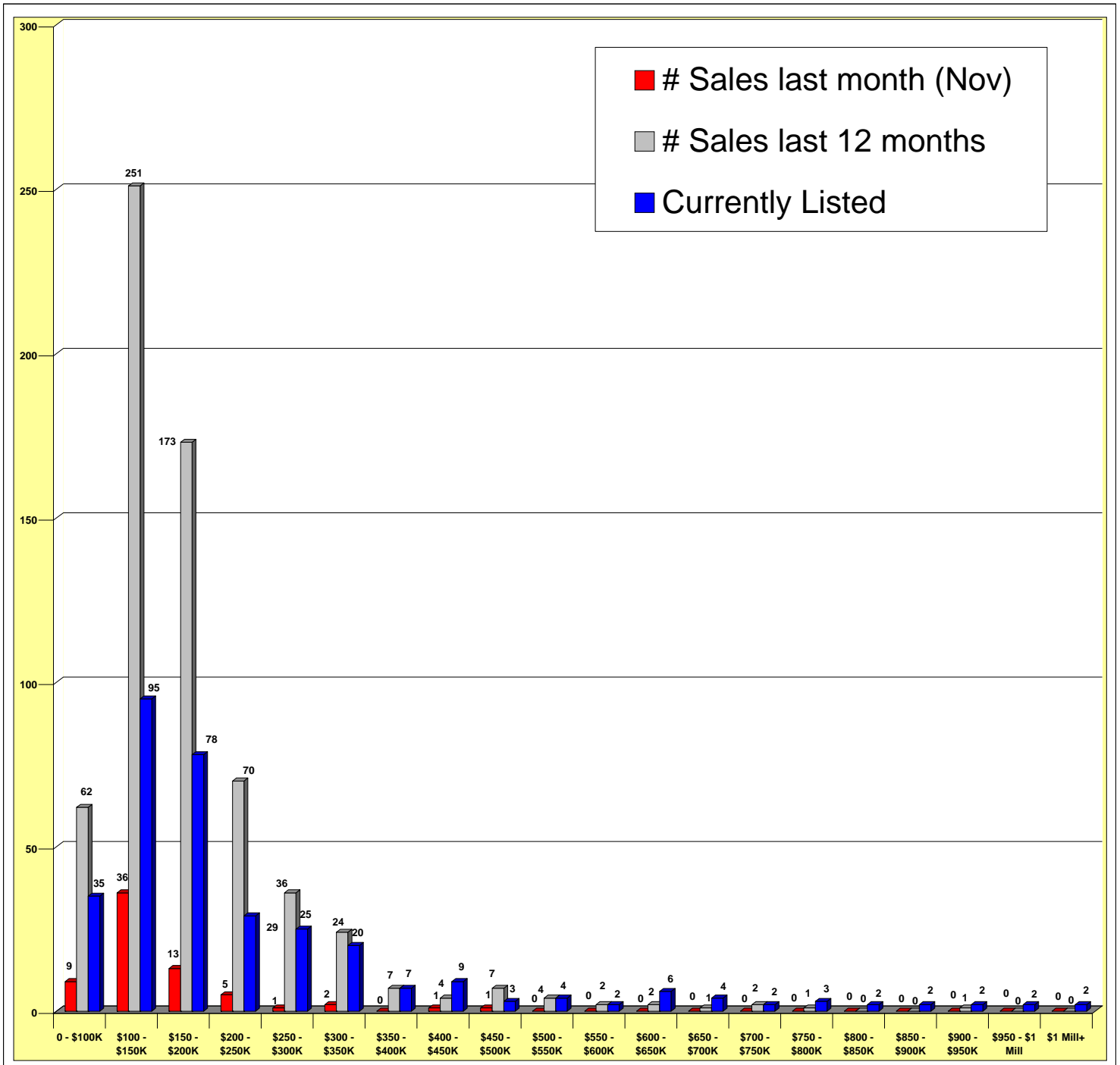
11

**Redmond area SFR - Building Permits**



NEW SINGLE FAMILY DWELLINGS. Not Including single family attached, multifamily or mobile homes

Redmond area SFR: # Sales vs. Current Listings



From MLS for Redmond area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change.

## Smaller Market Monthly Report for November 2009

The following graphs, #13 - #27, cover smaller market areas and therefore the graphs use quarterly figures.  
However, the numbers on this page represent the most recent month's sales data for these areas

### SISTERS

Median Price SFR in Thousands = \$365  
Number of SFR Sales = 7  
Days on Market for Sold SFR = 93  
Current Inventory\* = 18 Months

### SUNRIVER

Median Price SFR in Thousands = \$402  
Number of SFR Sales = 10  
Days on Market for Sold SFR = 175  
Current Inventory\* = 25 Months

### LaPINE

Median Price SFR in Thousands = \$101  
Number of SFR Sales = 8  
Days on Market for Sold SFR = 82  
Current Inventory\* = 5 Months

### JEFFERSON COUNTY & CRR

Median Price SFR in Thousands = \$60  
Number of SFR Sales = 7  
Days on Market for Sold SFR = 79  
Current Inventory\* = 8.5 Months

### CROOK COUNTY

Median Price SFR in Thousands = \$119  
Number of SFR Sales = 12  
Days on Market for Sold SFR = 103  
Current Inventory\* = 13 Months

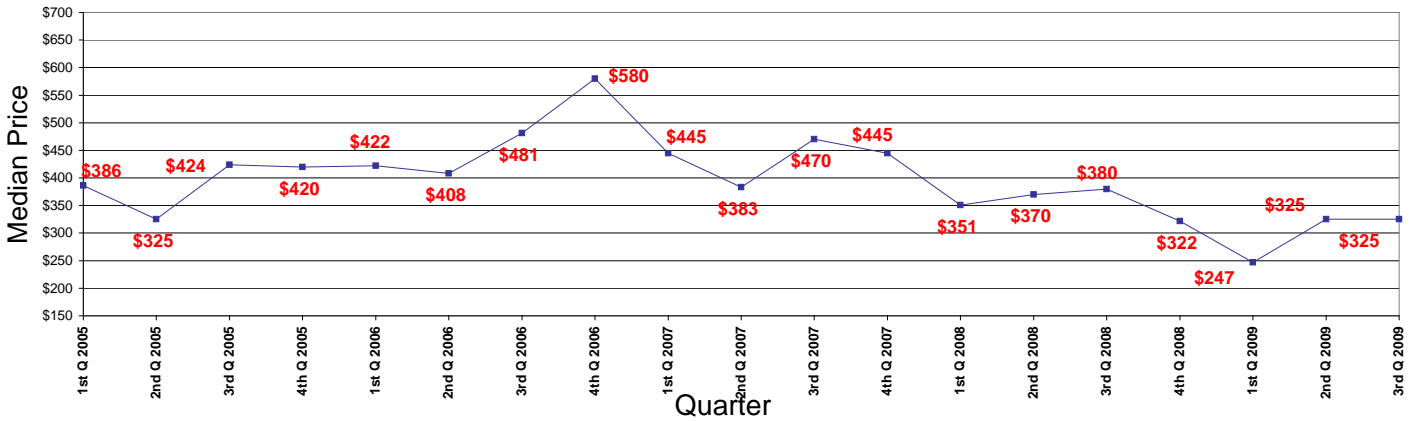
From MLS system. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change.

\*Inventory = Current listings divided by prior 12 months' sales, rounded to the nearest whole month.

13

### Sisters area SFR - Median Price in THOUSANDS

Note: Median is the midpoint with half above and half below.



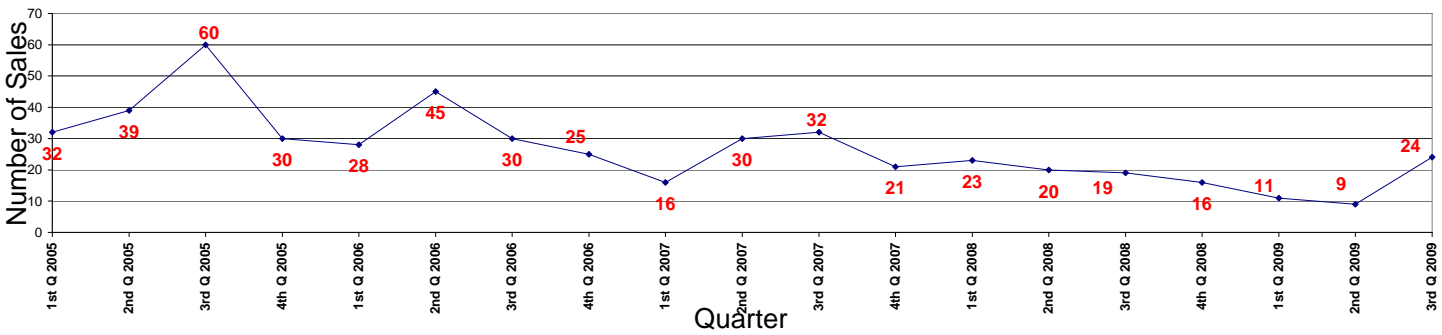
From MLS for Sisters area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change.

NOTE: Some changes in median price in the above graph may be due to the small number of data points instead of actual market changes.

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### Sisters area SFR - Number of Sales

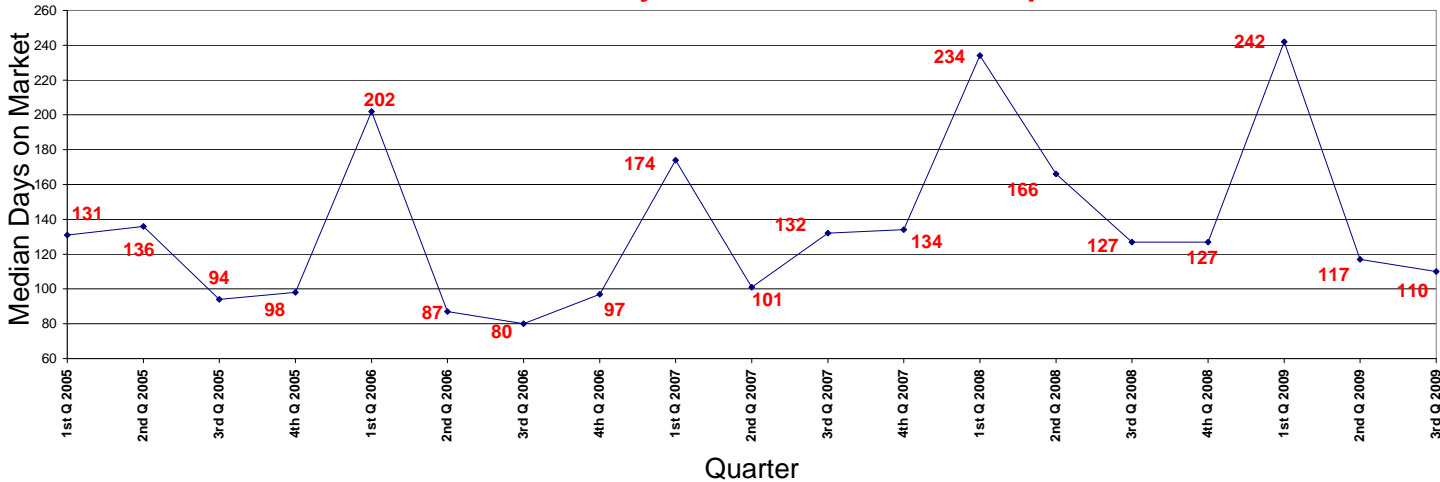
Total sold during 12 months prior to report date = 65 - Total currently listed = 97



From MLS for Sisters area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change.

15

### Sisters area SFR - Days on Market for Sold Properties



From MLS for Sisters area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change.

16

### Sunriver area SFR - Median Price in THOUSANDS

Note: Median is the midpoint with half above and half below.



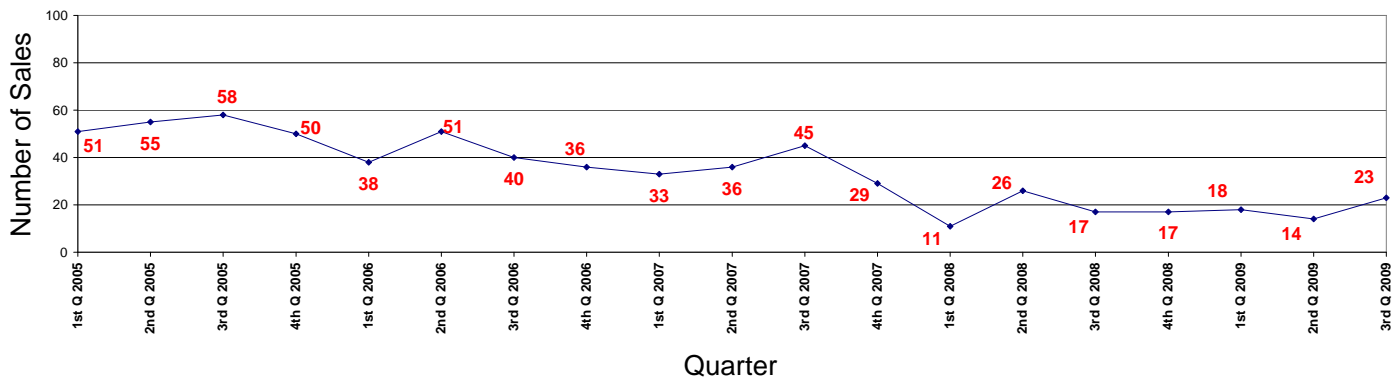
From MLS for Sunriver area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change.

NOTE: Some changes in median price in the above graph may be due to the small number of data points instead of actual market changes.

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### Sunriver area SFR - Number of Sales

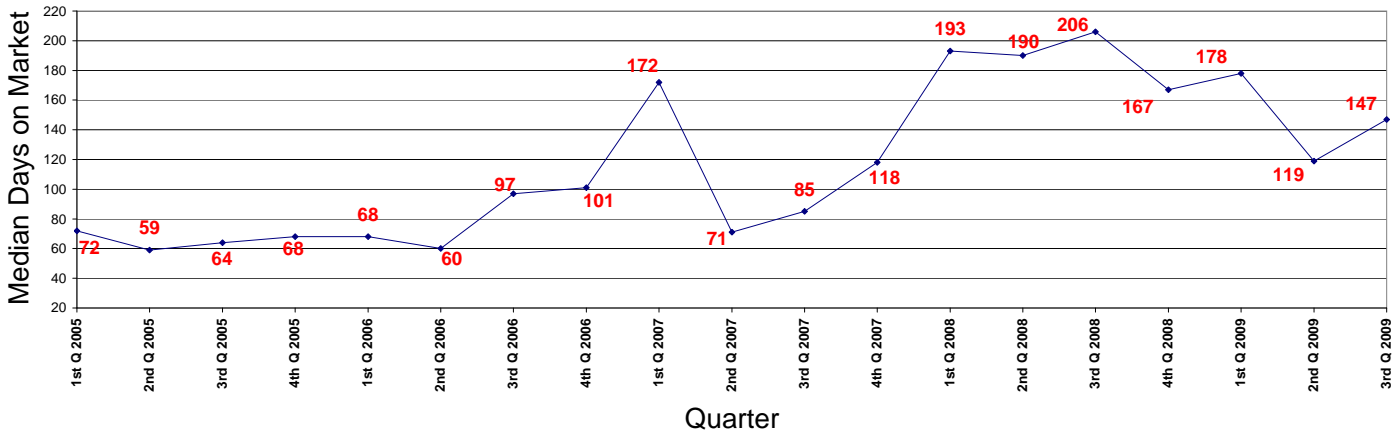
Total sold during 12 months prior to report date = 73 - Total currently listed = 153



From MLS for Sunriver area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change.

18

### Sunriver area SFR - Days on Market for Sold Properties

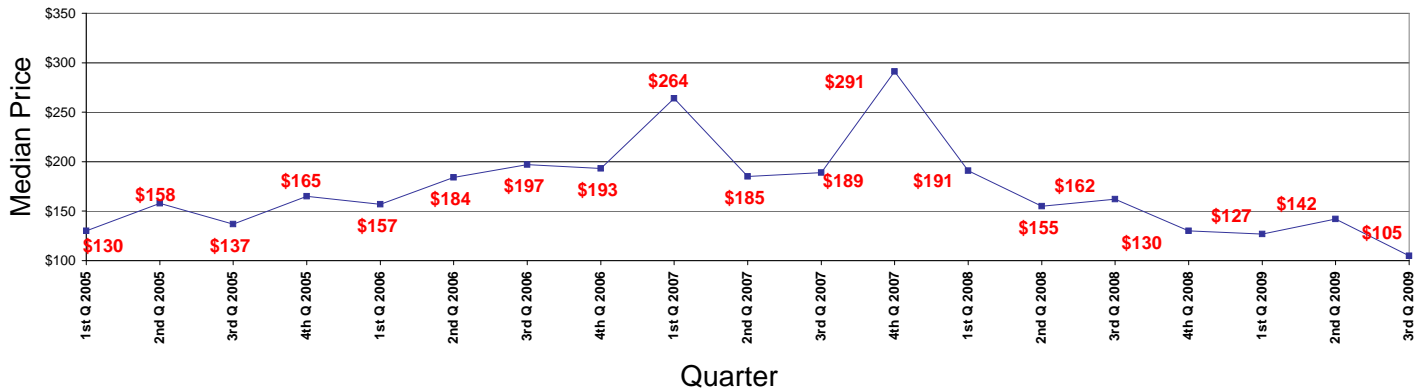


From MLS for Sunriver area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change.

# 19

## LaPine area SFR - Median Price in THOUSANDS

Note: Median is the midpoint with half above and half below.



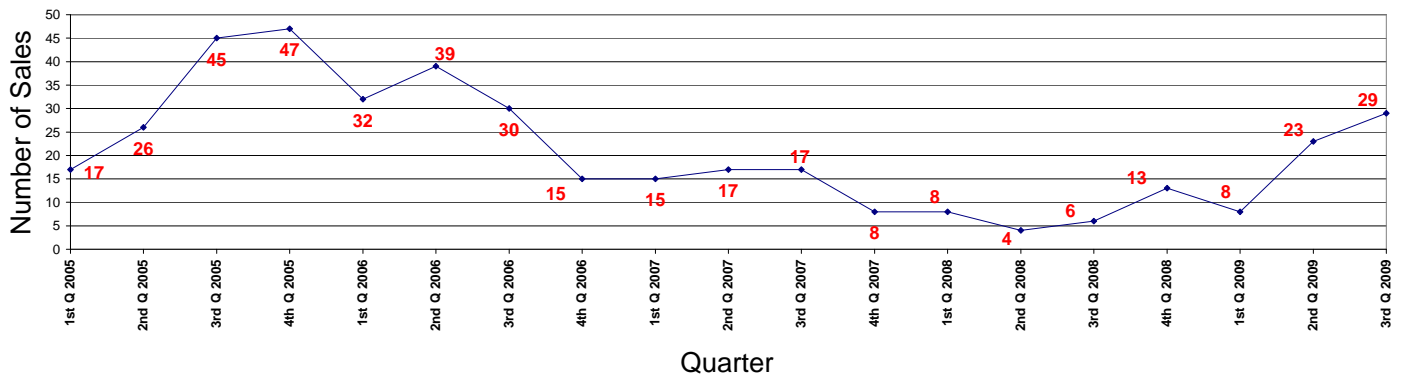
From MLS for LaPine area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change.

NOTE: Some changes in median price in the above graph may be due to the small number of data points instead of actual market changes.

# 20

## LaPine area SFR - Number of Sales

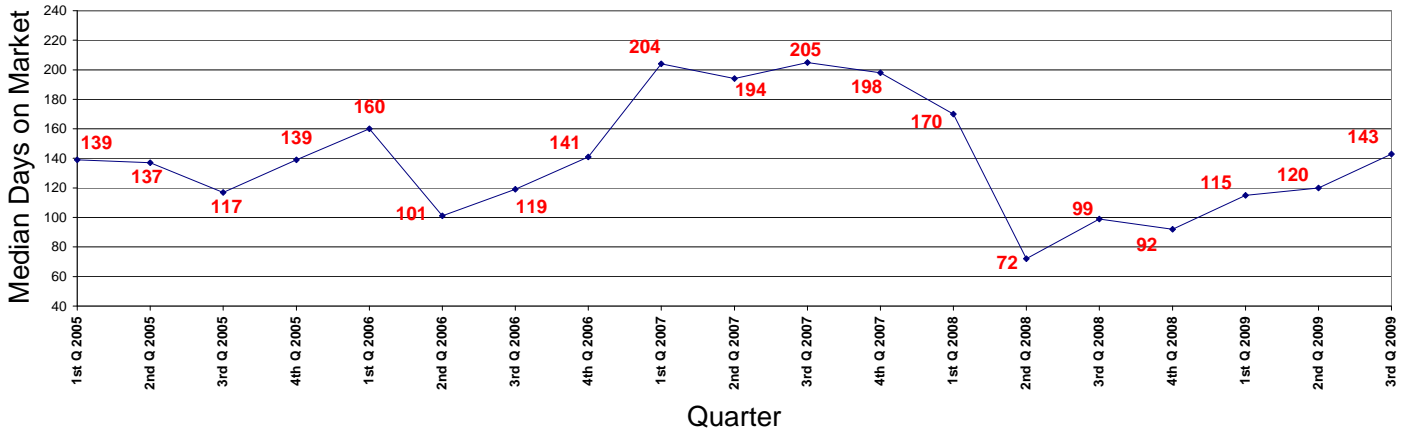
Total sold during 12 months prior to report date = 72 - Total currently listed = 31



From MLS for LaPine area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change.

# 21

## LaPine area SFR - Days on Market for Sold Properties

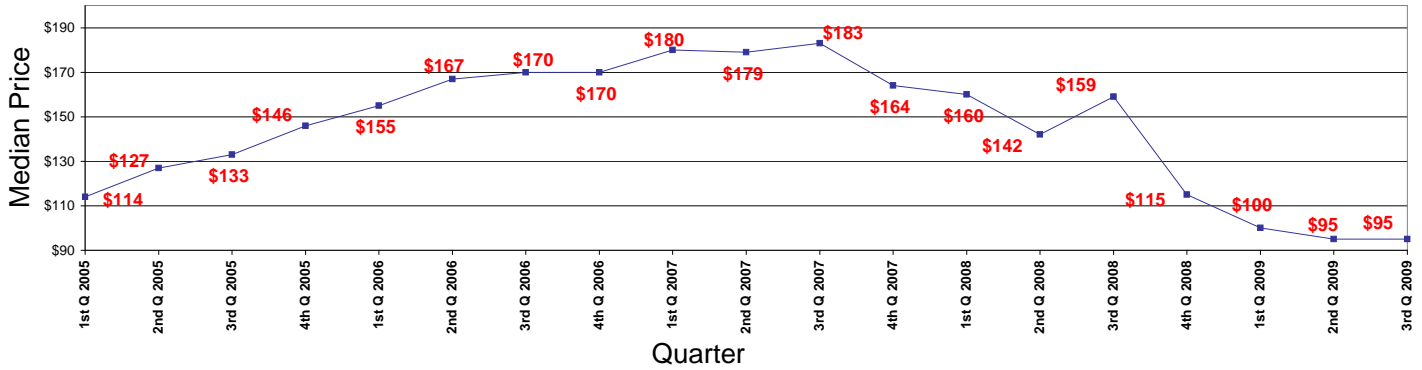


From MLS for LaPine area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change.

# 22

## Jefferson County & Crooked River Ranch SFR - Median Price in THOUSANDS

Note: Median is the midpoint with half above and half below.



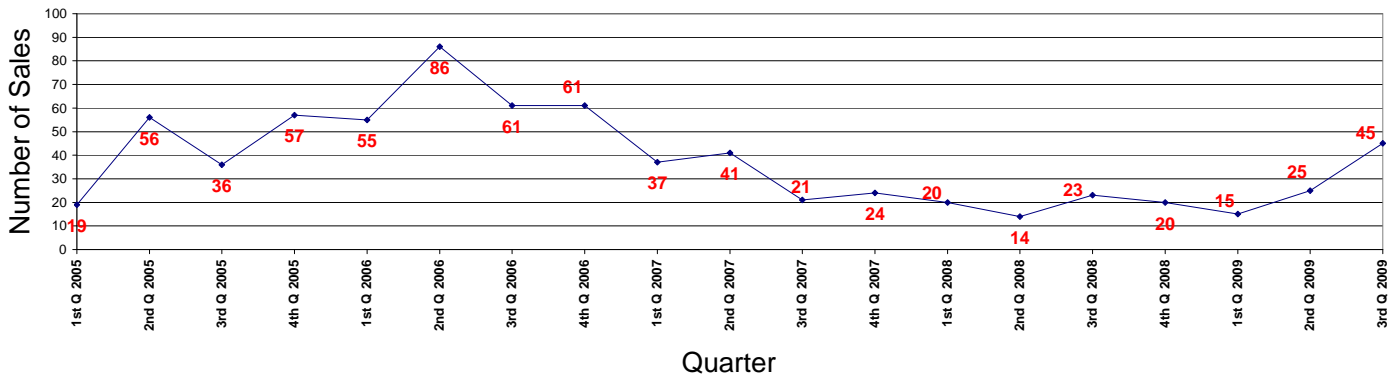
From MLS for Jefferson County & CRR areas. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change.

NOTE: Some changes in median price in the above graph may be due to the small number of data points instead of actual market changes.

# 23

## Jefferson County & Crooked River Ranch SFR - Number of Sales

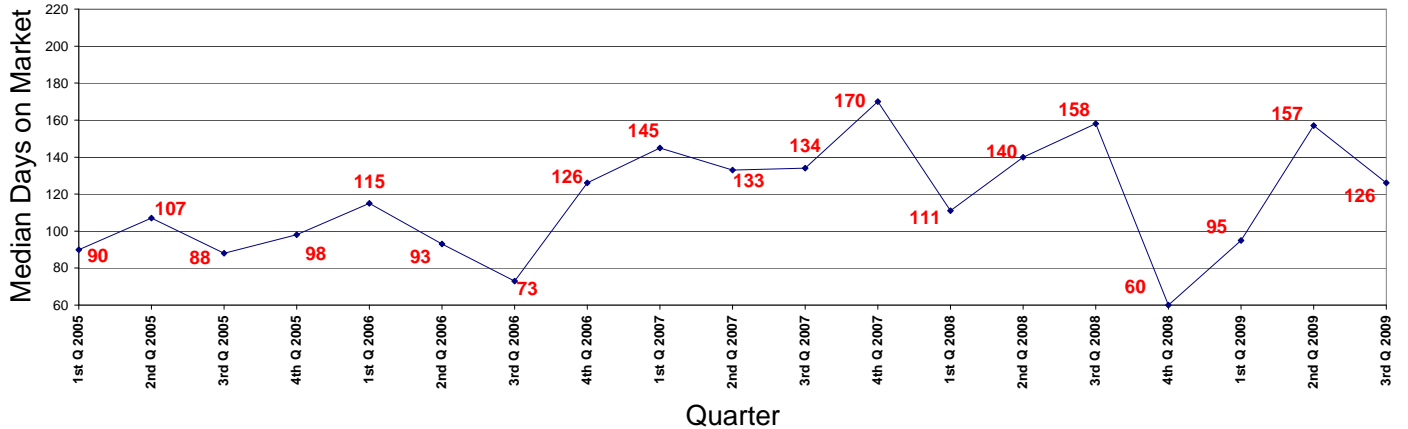
Total sold during 12 months prior to report date = 105 - Total currently listed = 74



From MLS for Jefferson County & CRR areas. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change.

# 24

## Jefferson County & Crooked River Ranch SFR - Days on Market for Sold Properties

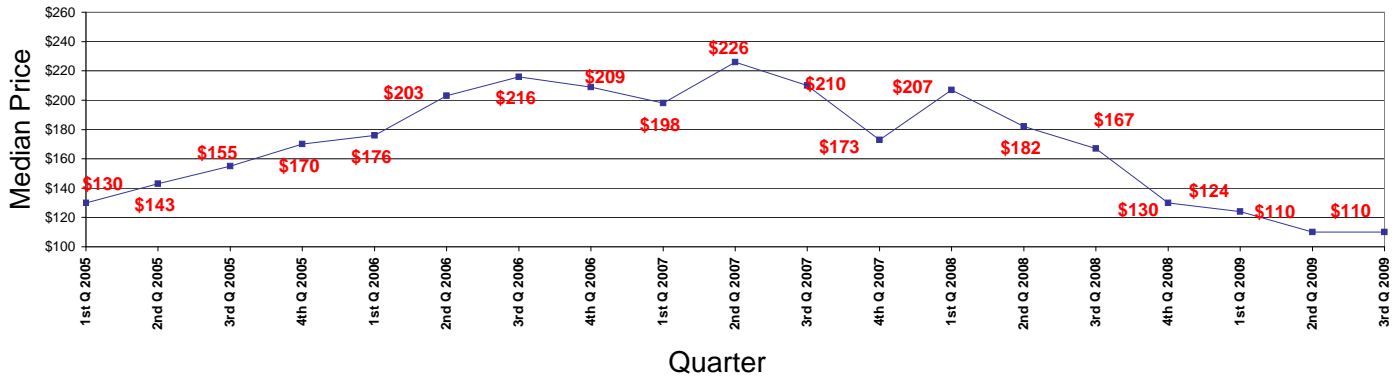


From MLS for Jefferson County & CRR areas. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change.

25

### Crook County SFR - Median Price in THOUSANDS

Note: Median is the midpoint with half above and half below.

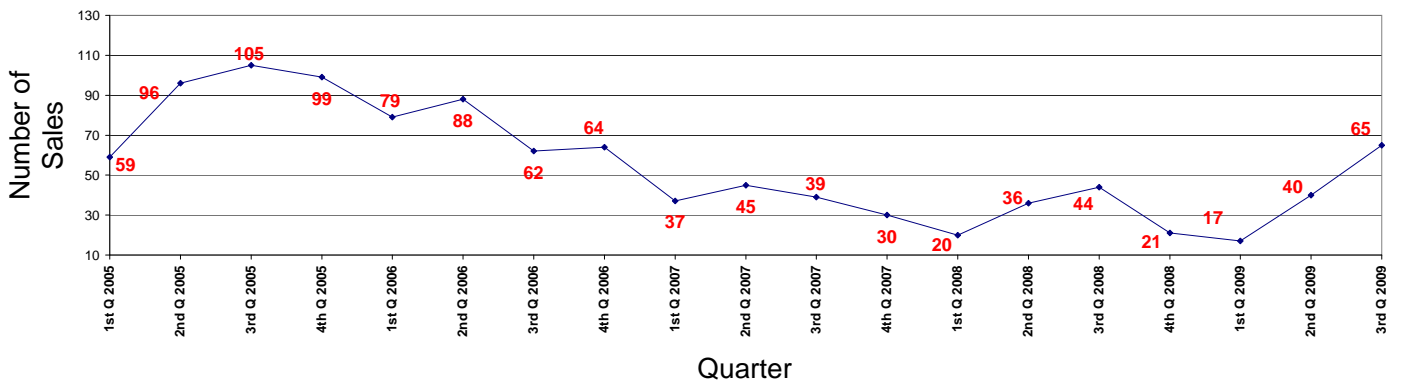


From MLS for Crook County area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change.

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### Crook County SFR - Number of Sales

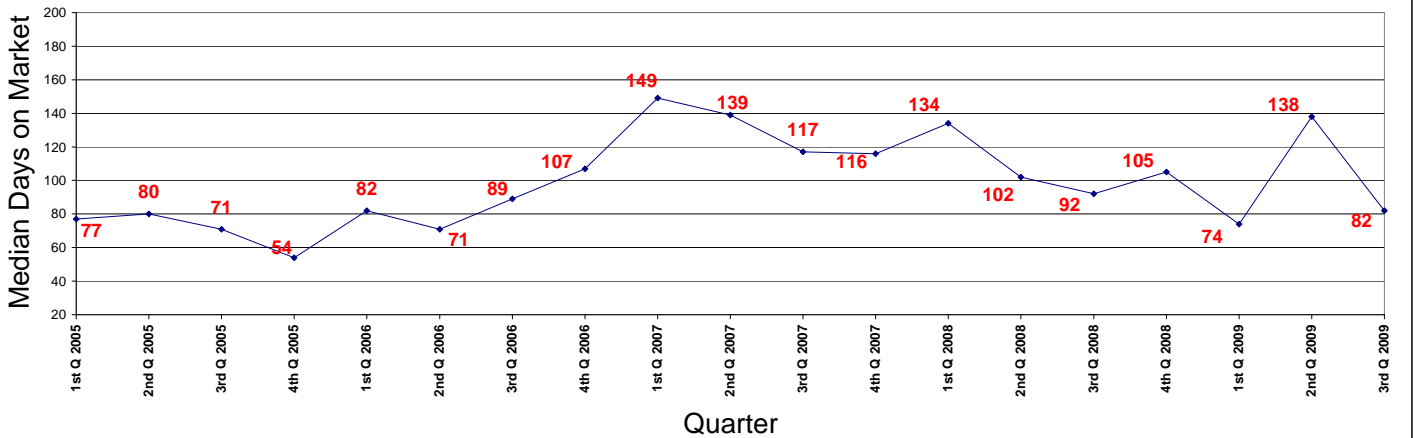
Total sold during 12 months prior to report date = 149 - Total currently listed = 166



From MLS for Crook County area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change.

27

### Crook County SFR - Days on Market for Sold Properties



From MLS for Crook County area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change.