



ANNUAL MARKET STUDY BEND OREGON REAL ESTATE



Skjersaa Group | DukeWarner Realty | 541.383.1426

1033 NW Newport Ave, Bend, OR 97703 | 541.382.8262 | www.SkjersaaGroup.com



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



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 Terry, Jason, Greg and Natasha can provide you with the best quality of service and are committed to exceeding your expectations.



Terry Skjersaa | Principal Broker, CRS

Few families have stronger roots in Bend than Terry Skjersaa. His grandparents Olaf and Grace opened Bend's first ski shop in 1939. With more than 20 years of experience in the ski and outdoor industry, Terry knows the area from the top of Mount Bachelor to the canyons of the Deschutes River, and all points in between. Terry enjoys spending time with his daughters Ellie and Jade, and his wife Renee. Some of his favorite leisure activities include skiing, cycling, camping and enjoying all that Central Oregon has to offer.



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

Jason and his wife relocated to Central Oregon from Seattle in 2003. Like Terry, Jason migrated to Real Estate from the Ski & Outdoor Industry. In fact, Terry and Jason worked together in the Ski industry for over 11 years. Their partnership in Real Estate is based on many years of respect and trust. Jason's background is a diverse mix of sales, marketing, customer service and technology. His uncompromising attention to detail will ensure that you receive the most thorough representation possible. He enjoys spending time with his wife, Karin, daughter, Ashley and son, Eli.



Greg Millikan | Broker

After growing up in a rural area north of Seattle, Greg has since lived in every state on the west coast and a stint abroad becoming fluent in the rigors of relocating. After undergrad at the University of Washington where he met and married Ali, graduate studies in Canada and a doctorate in Scotland, their family continued to grow to include Sam, Anna, Eli and Joy - it was time to settle down permanently and make Bend home. Greg's background is in organizational management and teaching primarily in professional church leadership before leveraging his experience with transition to advocate for others in their own process of buying and selling a home.



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 - 2023**

RESULTS & STATISTICS

MLS Member Production Ranking For Residential Real Estate

Skjersaa Group **#9**

Total Members **2542**

Average Listing to Sales Price

Skjersaa Group **100%**

MLS Member Average **98%**

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 2024 and includes sales figures and data from 2013 through 2023.

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:

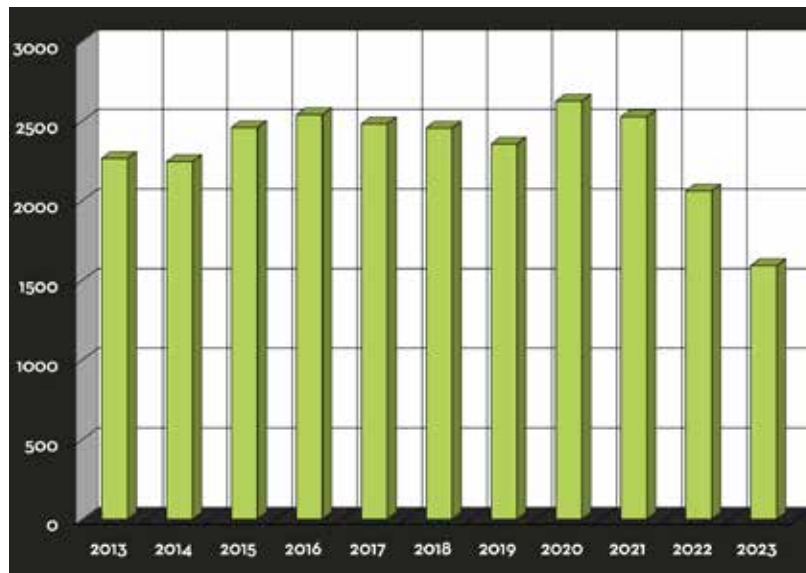
Bare residential building sites of two acres or more. For this data set, individual transactions were reviewed for accuracy. In some cases individual transactions were eliminated from the data pool to more reliably reflect the market trend of residential building sites. Listings that were entered into 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:

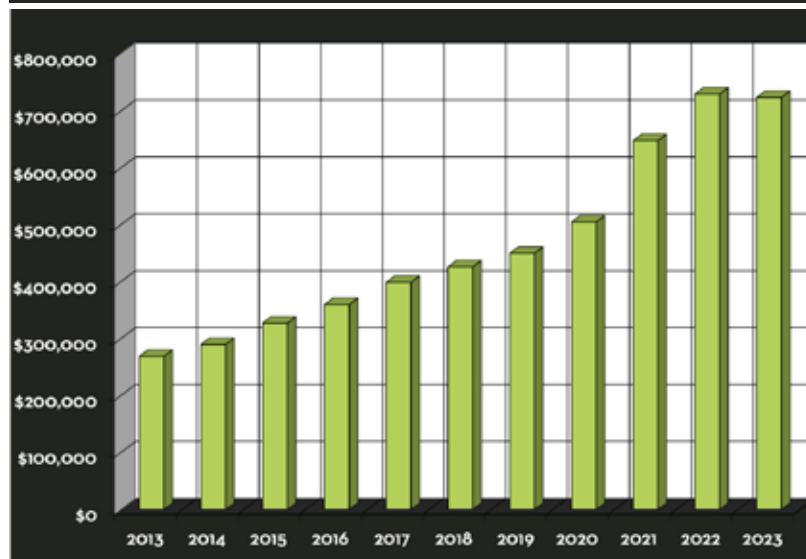
Residential duplexes up to large apartment buildings. Primarily duplexes, triplexes and quadplexes.

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
# of Sales	2265	2245	2459	2540	2481	2456	2356	2625	2526	2060	1592
Median List Price	\$269,900	\$299,975	\$329,900	\$364,900	\$399,900	\$429,950	\$458,950	\$499,900	\$629,945	\$728,750	\$725,000
Median Sales Price	\$269,000	\$289,900	\$327,500	\$360,000	\$399,000	\$426,200	\$450,000	\$505,000	\$648,000	\$729,900	\$724,118
% Change vs Prior Yr	21.17%	7.77%	12.97%	9.92%	10.83%	6.82%	5.58%	12.22%	28.32%	12.64%	-0.79%
Highest Sales Price	\$2,000,000	\$2,050,000	\$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
Avg Days on Market	112	117	115	114	106	104	103	42	16	23	40

NUMBER OF SALES



MEDIAN SALES PRICE



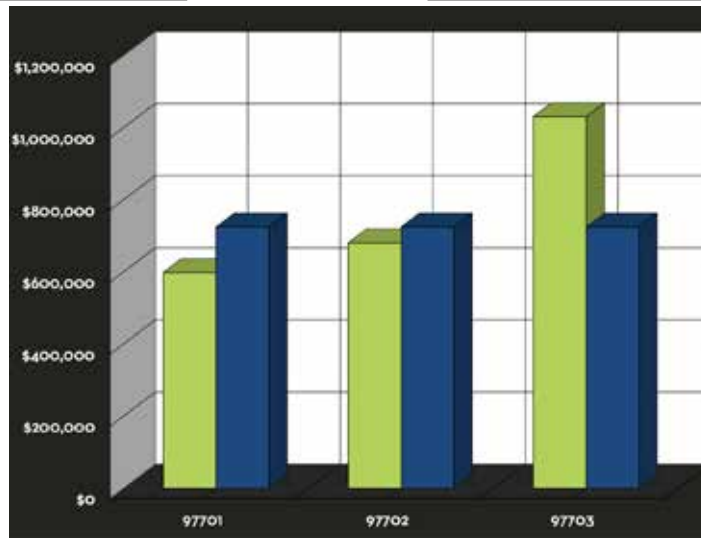
SINGLE FAMILY HOMES



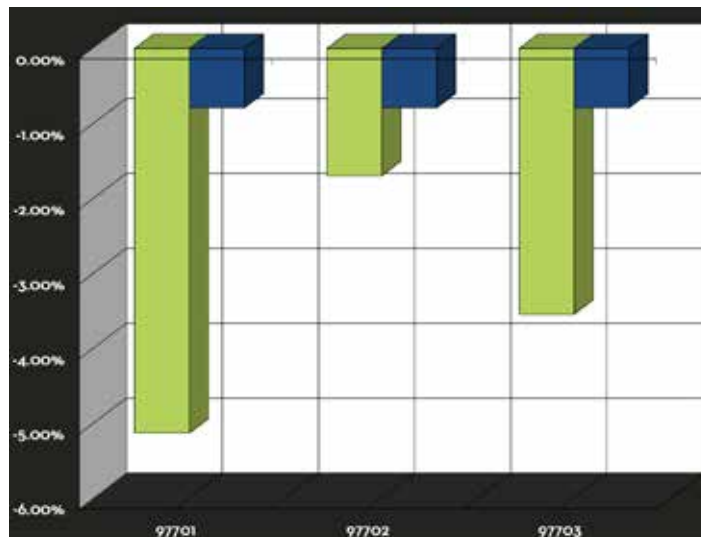
2023	97701	97702	97703
# of Sales	404	725	463
Median List Price	\$599,900	\$684,000	\$1,050,000
Median Sales Price	\$597,668	\$680,000	\$1,030,206
% Change vs 2022	-5.13%	-1.70%	-3.55%
Highest Sales Price	\$2,180,000	\$4,100,000	\$4,050,000
Avg Days on Market	35	40	45

2022	97701	97702	97703
# of Sales	601	904	555
Median List Price	\$625,000	\$688,750	\$1,050,000
Median Sales Price	\$630,000	\$691,750	\$1,068,095
% Change vs 2021	14.55%	8.92%	13.03%
Highest Sales Price	\$2,500,000	\$6,500,000	\$3,700,000
Avg Days on Market	18	23	30

MEDIAN SALES PRICE
VS ALL AREAS



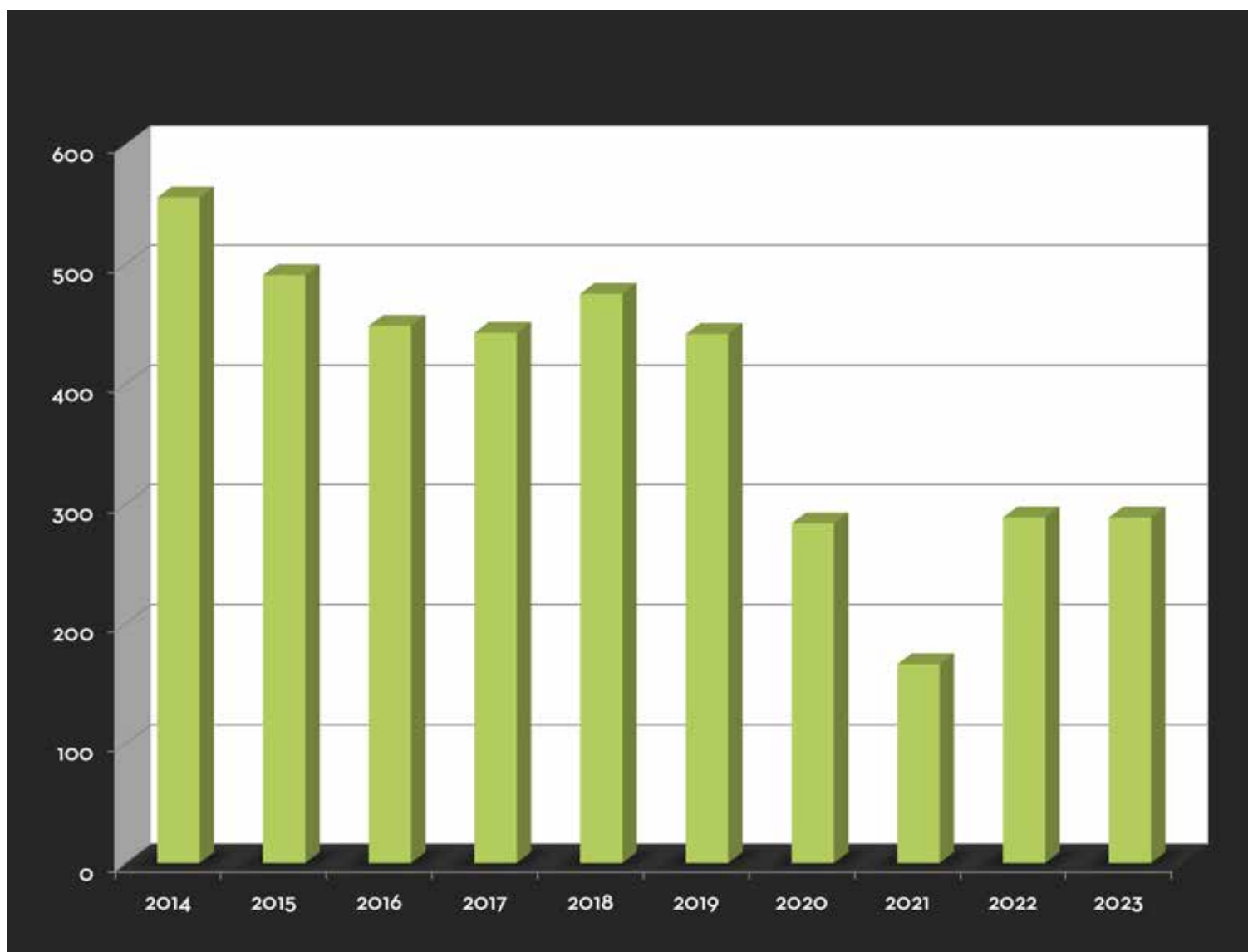
PERCENT CHANGE
VS ALL AREAS



ZIP CODE ALL AREAS

MONTHLY AVERAGE | ACTIVE LISTINGS SINGLE FAMILY HOMES

2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
556	491	449	443	475	442	284	166	289	289

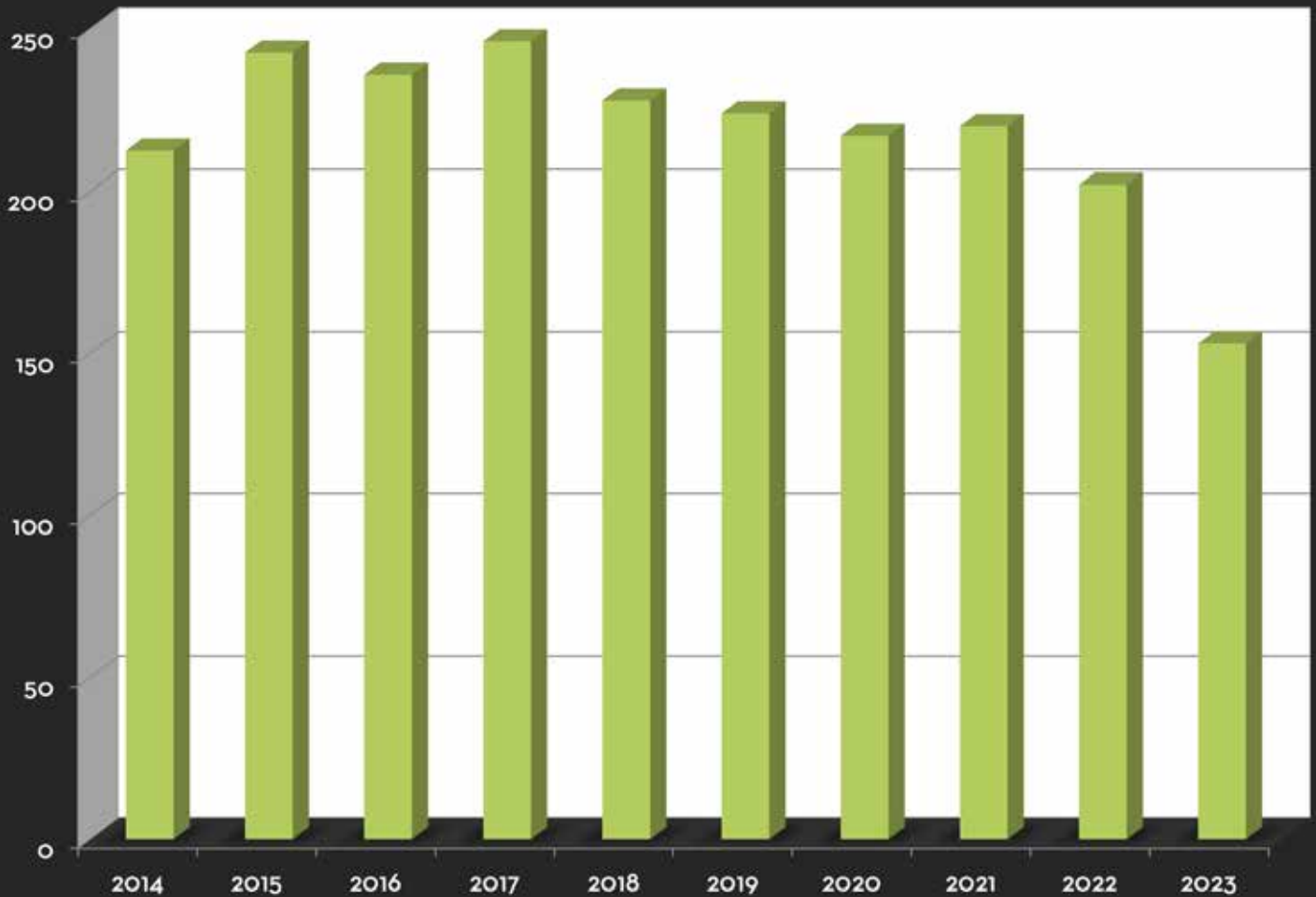


MONTHLY AVERAGE | NEW LISTINGS

SINGLE FAMILY HOMES

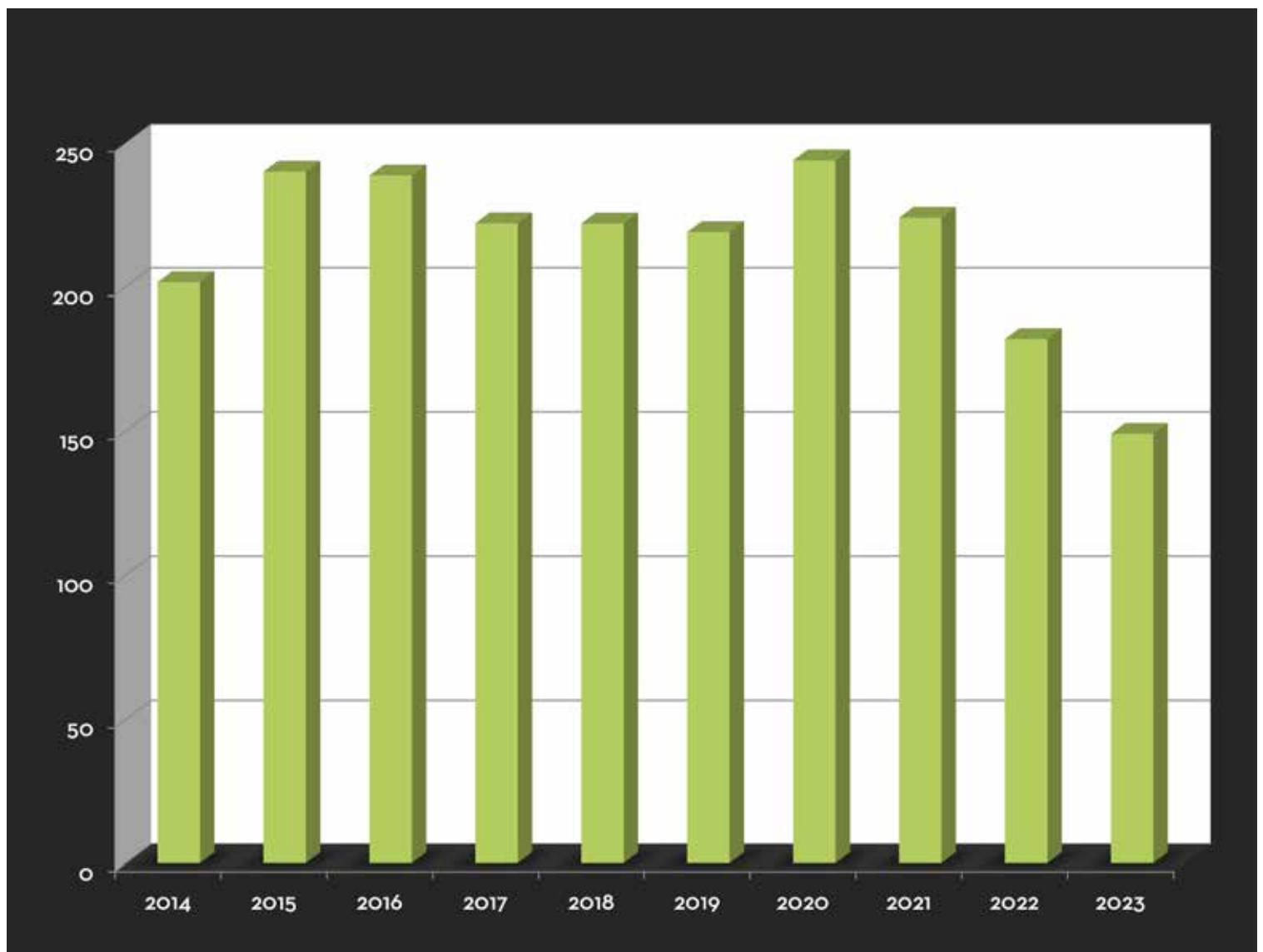


2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
212	243	236	246	228	224	217	220	202	153



MONTHLY AVERAGE | PENDING LISTINGS SINGLE FAMILY HOMES

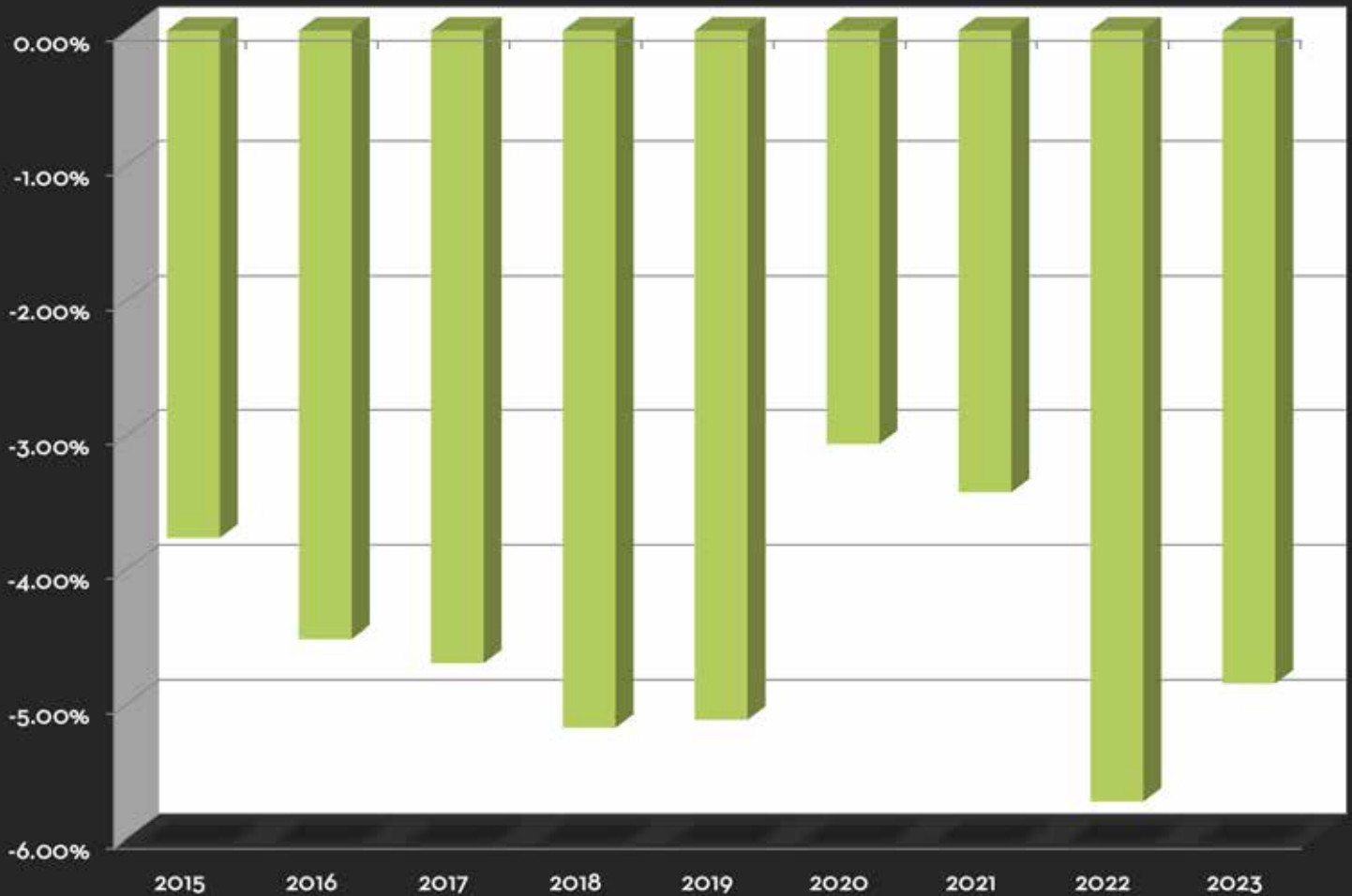
2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
202	240	239	222	222	219	244	224	182	149



MONTHLY AVERAGE | REDUCED LISTINGS SINGLE FAMILY HOMES



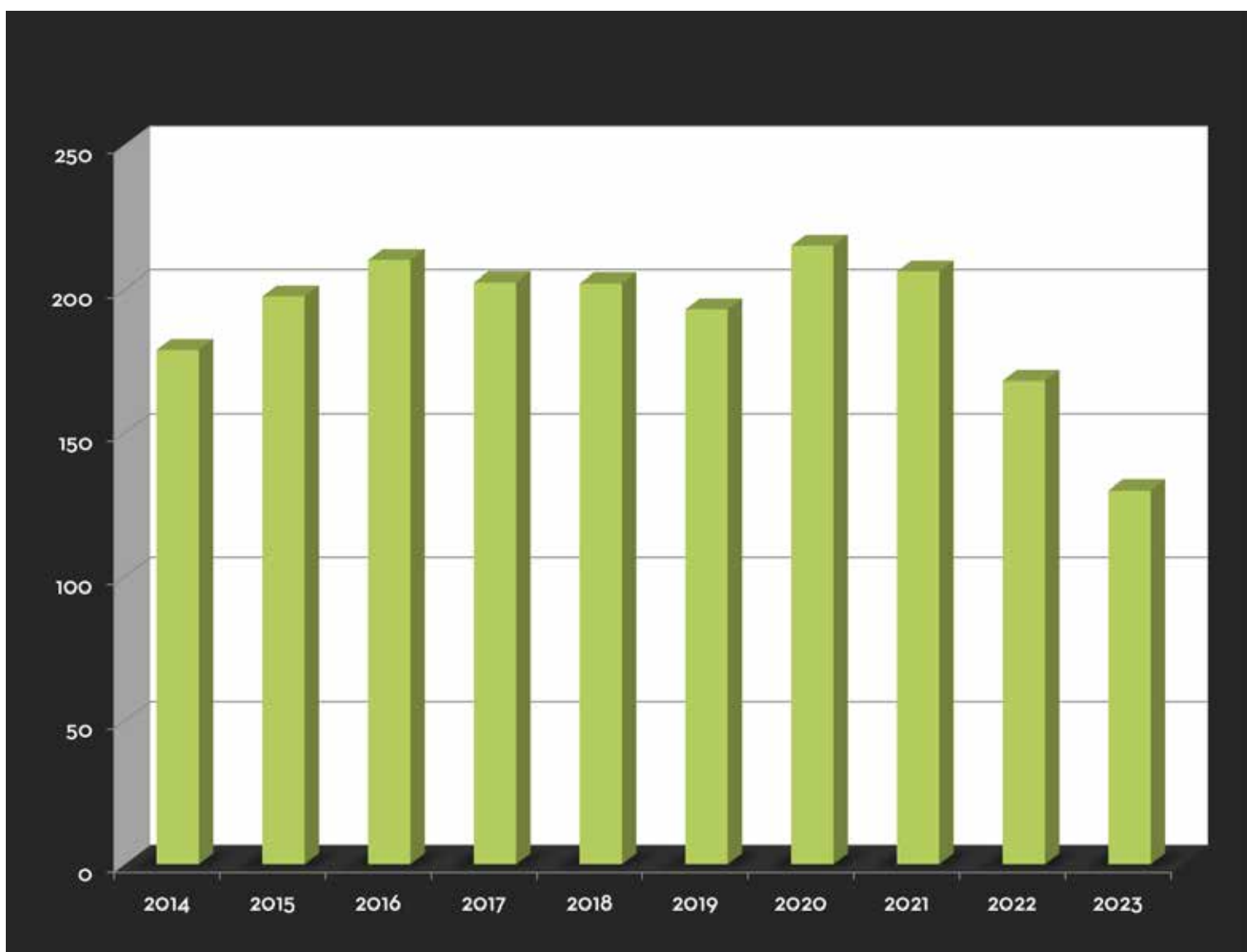
2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
119	-3.77%	-4.52%	-4.70%	-5.18%	-5.12%	-3.07%	-3.43%	-5.73%	-4.85%



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

2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
179	198	210	202	202	193	215	206	168	130

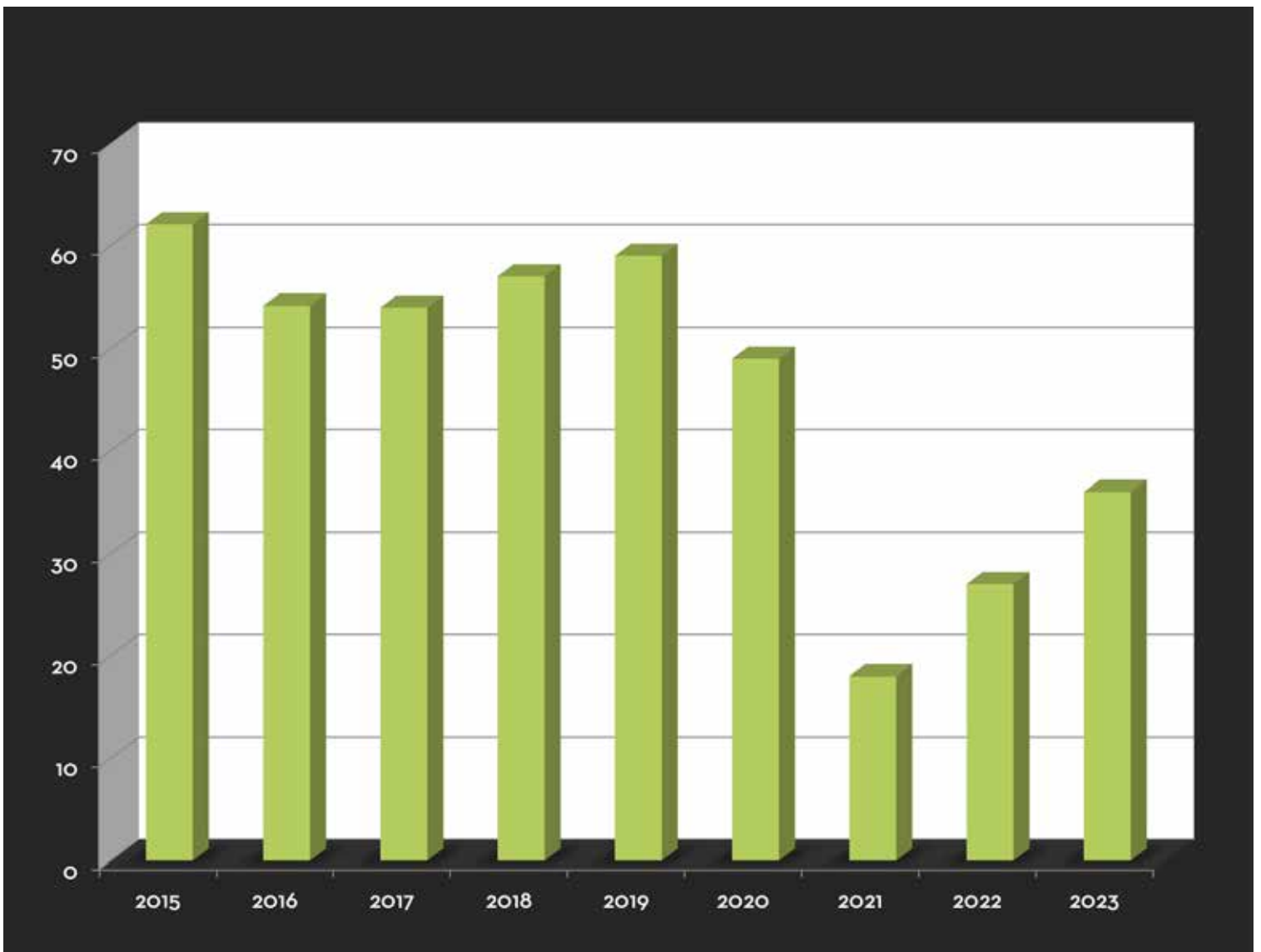


MONTHLY AVERAGE | DAYS ON MARKET

SINGLE FAMILY HOMES



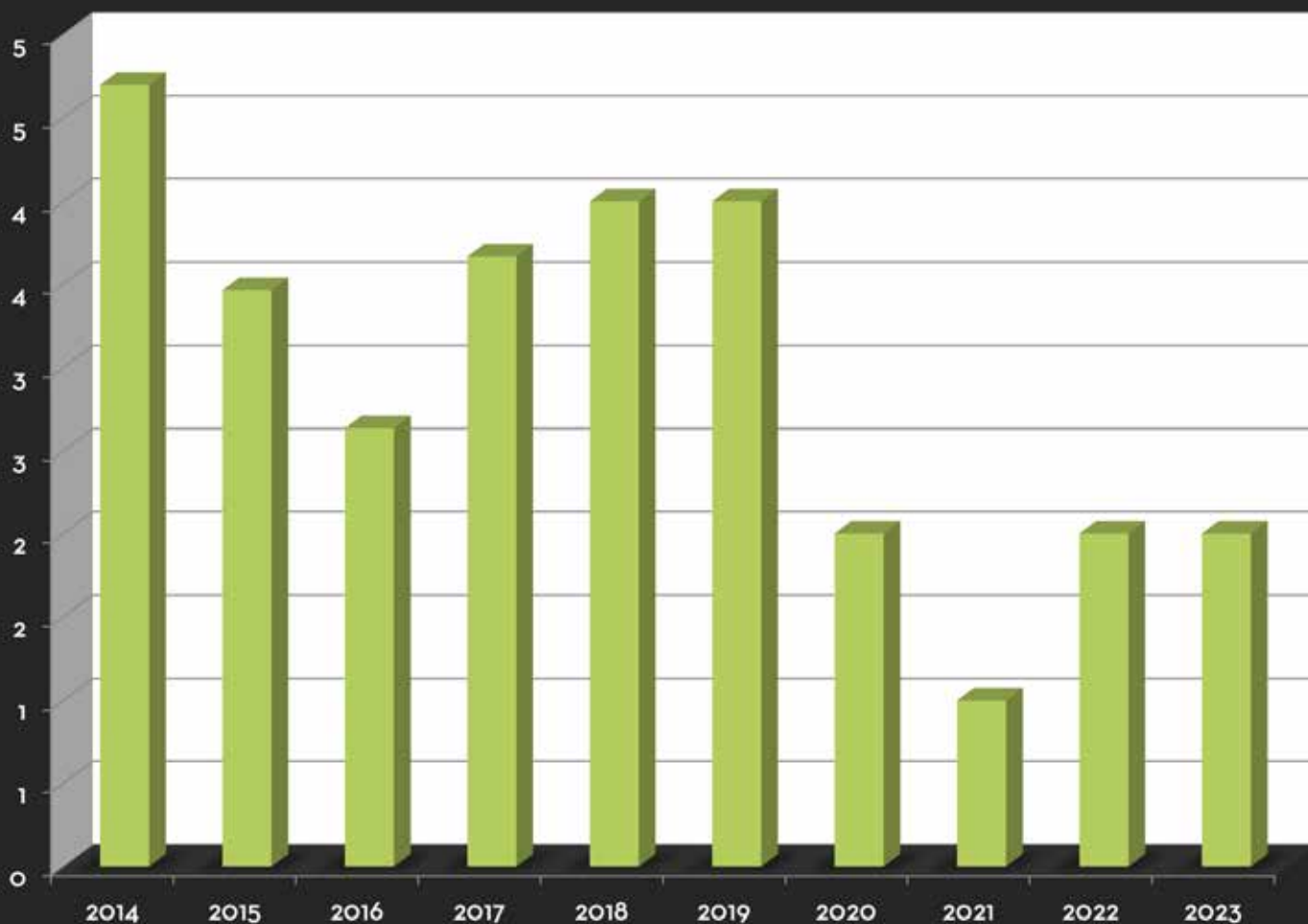
2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
130	62	54	54	57	59	49	18	27	36



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. SINGLE FAMILY HOMES

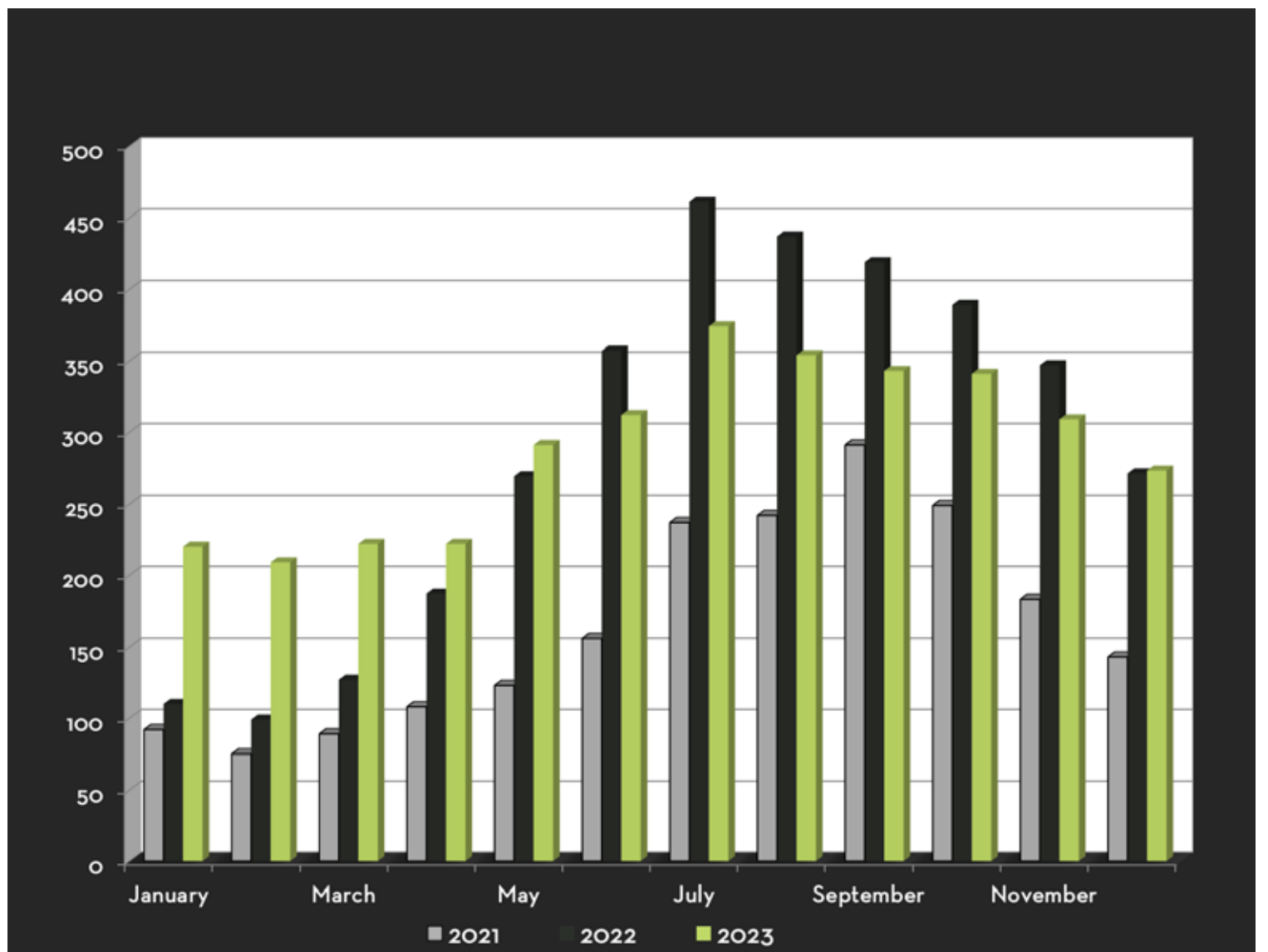
2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
5	3	3	4	4	4	2	1	2	2



3-YEAR REVIEW | ACTIVE LISTINGS SINGLE FAMILY HOMES

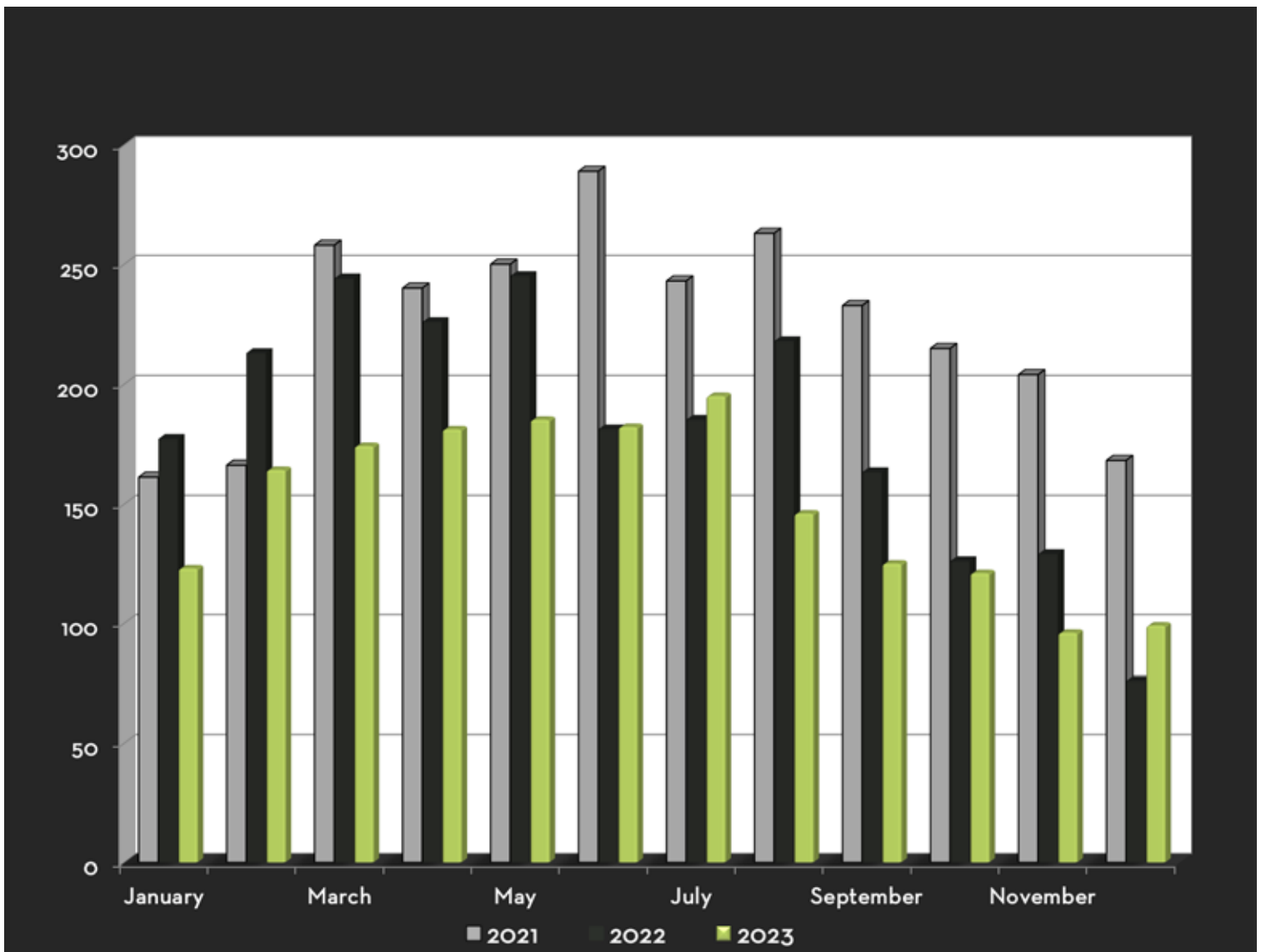


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2021	92	75	89	108	123	156	237	242	291	249	183	143
2022	110	99	127	187	269	357	461	437	419	389	347	271
2023	220	209	222	222	291	312	374	354	343	341	309	273



3-YEAR REVIEW | PENDING LISTINGS SINGLE FAMILY HOMES

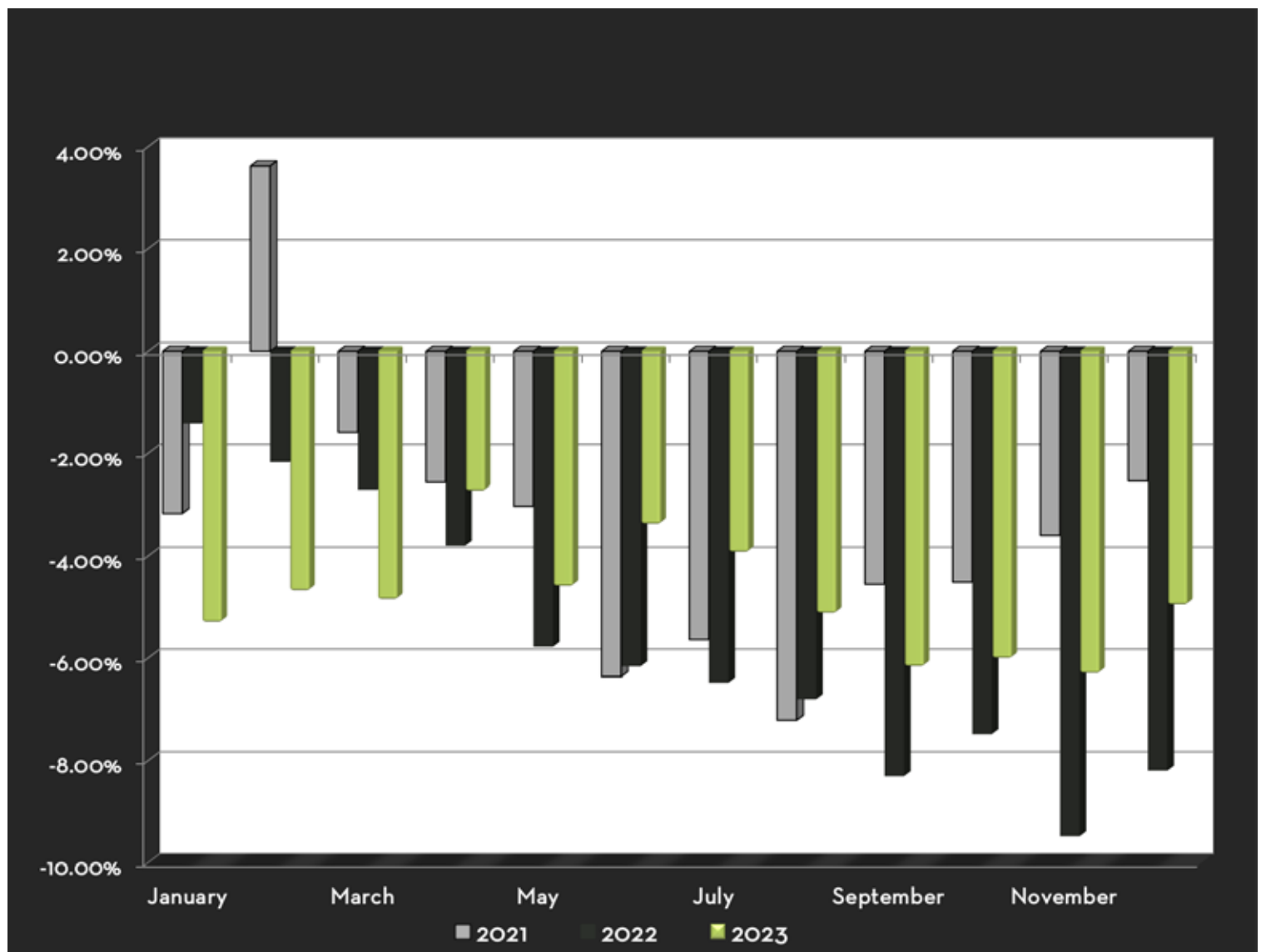
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2021	161	166	258	240	250	289	243	263	233	215	204	168
2022	177	213	244	226	245	181	185	218	163	126	129	76
2023	123	164	174	181	185	182	195	146	125	121	96	99



3-YEAR REVIEW | REDUCED LISTINGS SINGLE FAMILY HOMES



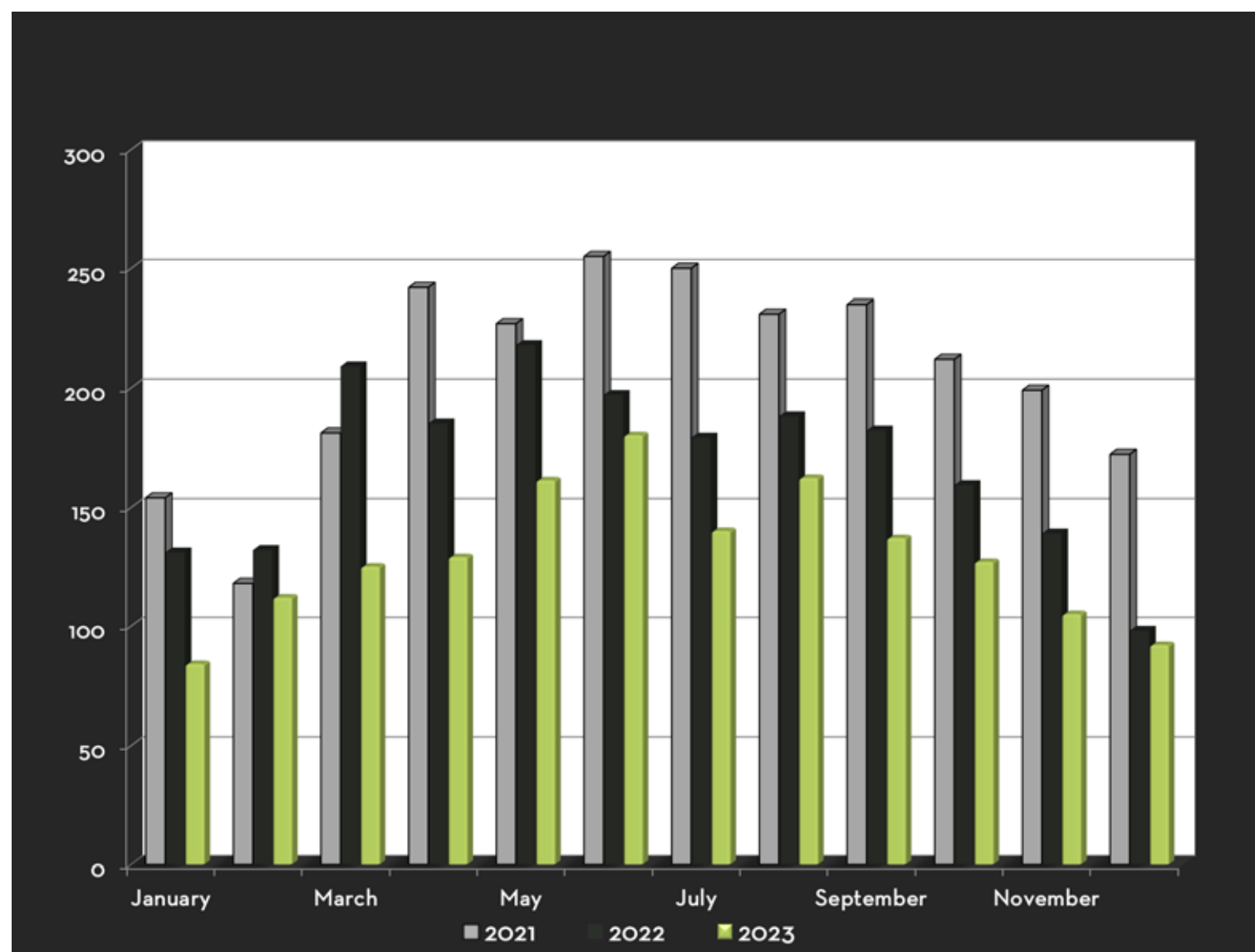
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2021	-3.17%	3.62%	-1.59%	-2.56%	-3.03%	-6.36%	-5.64%	-7.21%	-4.55%	-4.51%	-3.60%	-2.54%
2022	-1.42%	-2.17%	-2.71%	-3.80%	-5.78%	-6.16%	-6.48%	-6.80%	-8.31%	-7.48%	-9.49%	-8.20%
2023	-5.32%	-4.70%	-4.87%	-2.75%	-4.61%	-3.39%	-3.94%	-5.14%	-6.18%	-6.03%	-6.32%	-4.98%



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.

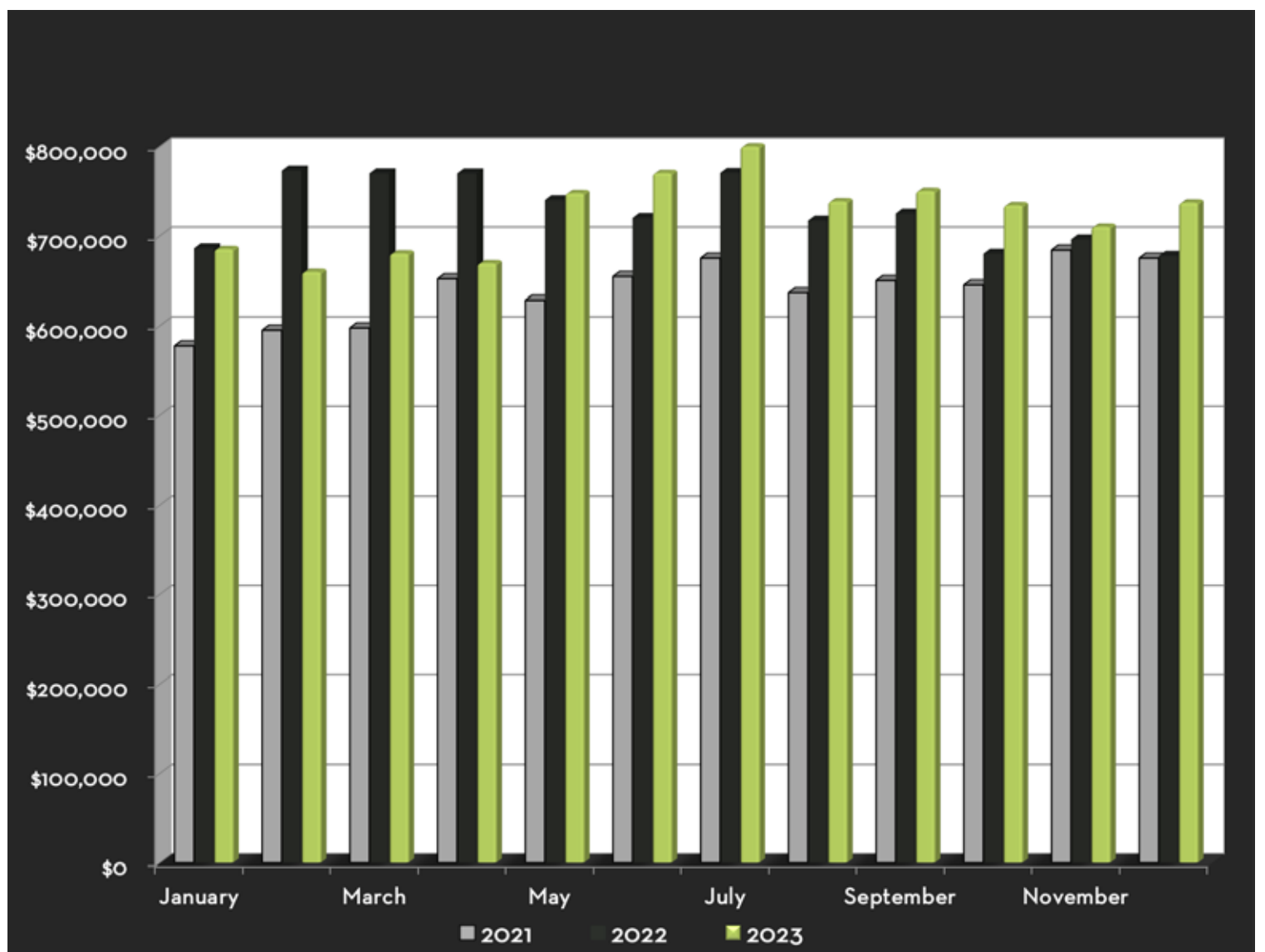
3-YEAR REVIEW | SOLD LISTINGS SINGLE FAMILY HOMES

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2021	154	118	181	242	227	255	250	231	235	212	199	172
2022	131	132	209	185	218	197	179	188	182	159	139	98
2023	84	112	125	129	161	180	140	162	137	127	105	92



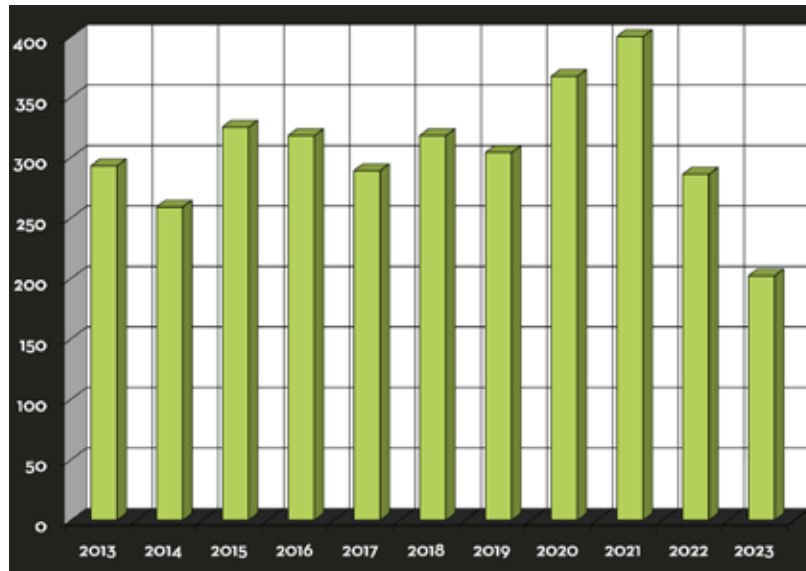
3-YEAR REVIEW | MEDIAN PRICE SINGLE FAMILY HOMES

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2021	\$577,500	\$595,000	\$597,500	\$652,000	\$628,250	\$654,500	\$675,000	\$636,282	\$650,000	\$645,000	\$684,000	\$675,000
2022	\$686,000	\$773,000	\$770,000	\$769,900	\$740,000	\$720,000	\$770,500	\$717,000	\$724,900	\$679,950	\$695,900	\$677,500
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

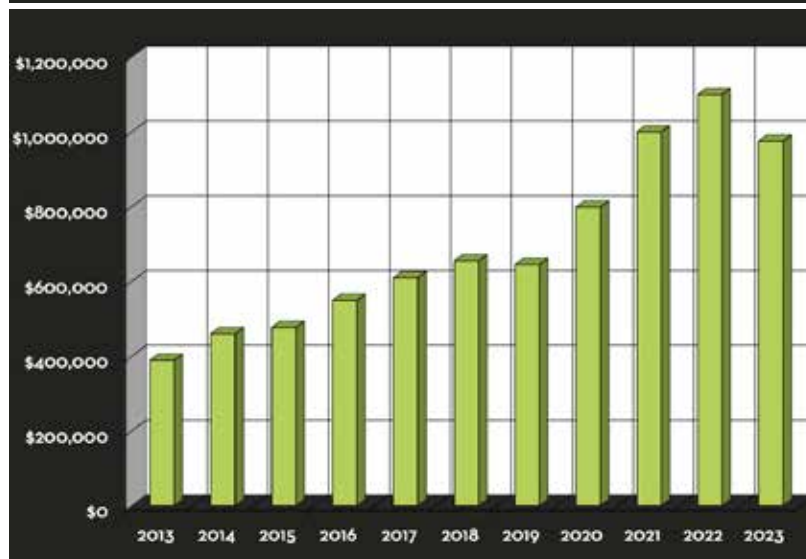


	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
# of Sales	293	259	325	318	289	318	304	367	400	286	202
Median List Price	\$399,900	\$474,900	\$479,000	\$560,000	\$628,000	\$699,250	\$654,500	\$800,000	\$995,000	\$1,122,500	\$997,000
Median Sales Price	\$389,000	\$460,000	\$477,000	\$549,000	\$610,000	\$655,450	\$645,000	\$798,500	\$999,999	\$1,100,000	\$975,000
% Change vs Prior Yr	21.56%	18.25%	3.70%	14.50%	11.11%	7.45%	-1.59%	23.80%	25.23%	10.00%	-11.36%
Highest Sales Price	\$2,500,000	\$1,900,000	\$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
Avg Days on Market	154	160	143	143	143	133	133	91	35	43	60

NUMBER OF SALES



MEDIAN SALES PRICE

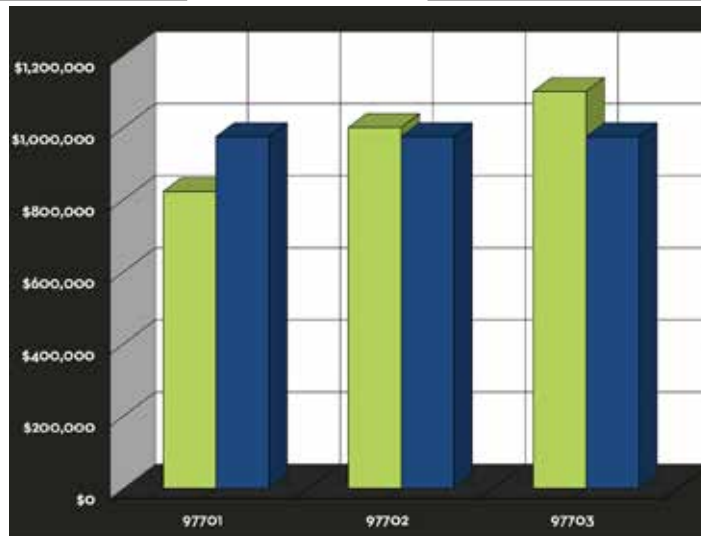


HOMES ON ACREAGE

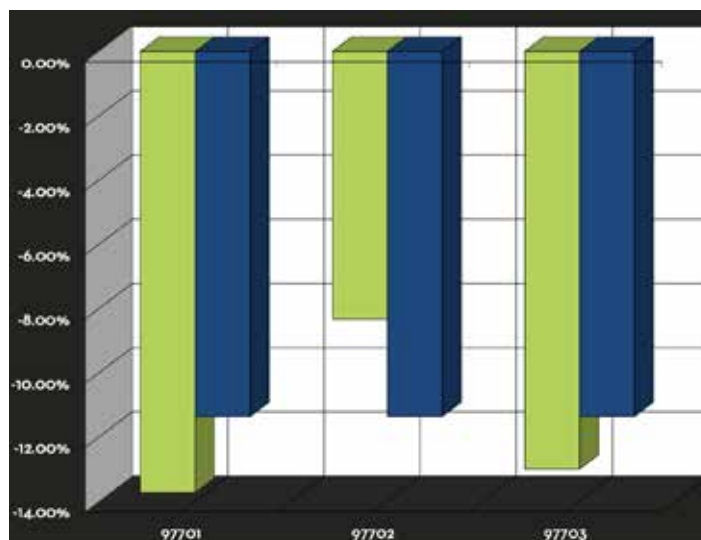
2023	97701	97702	97703
# of Sales	60	53	89
Median List Price	\$854,450	\$1,025,000	\$1,150,000
Median Sales Price	\$822,500	\$1,000,000	\$1,100,000
% Change vs 2022	-13.74%	-8.34%	-13.00%
Highest Sales Price	\$2,325,000	\$6,750,000	\$5,500,000
Avg Days on Market	62	61	57

2022	97701	97702	97703
# of Sales	80	97	109
Median List Price	\$953,450	\$1,100,000	\$1,250,000
Median Sales Price	\$953,500	\$1,091,000	\$1,264,424
% Change vs 2021	9.60%	9.32%	14.95%
Highest Sales Price	\$2,783,705	\$4,588,000	\$4,650,000
Avg Days on Market	43	42	43

MEDIAN SALES PRICE
VS ALL AREAS



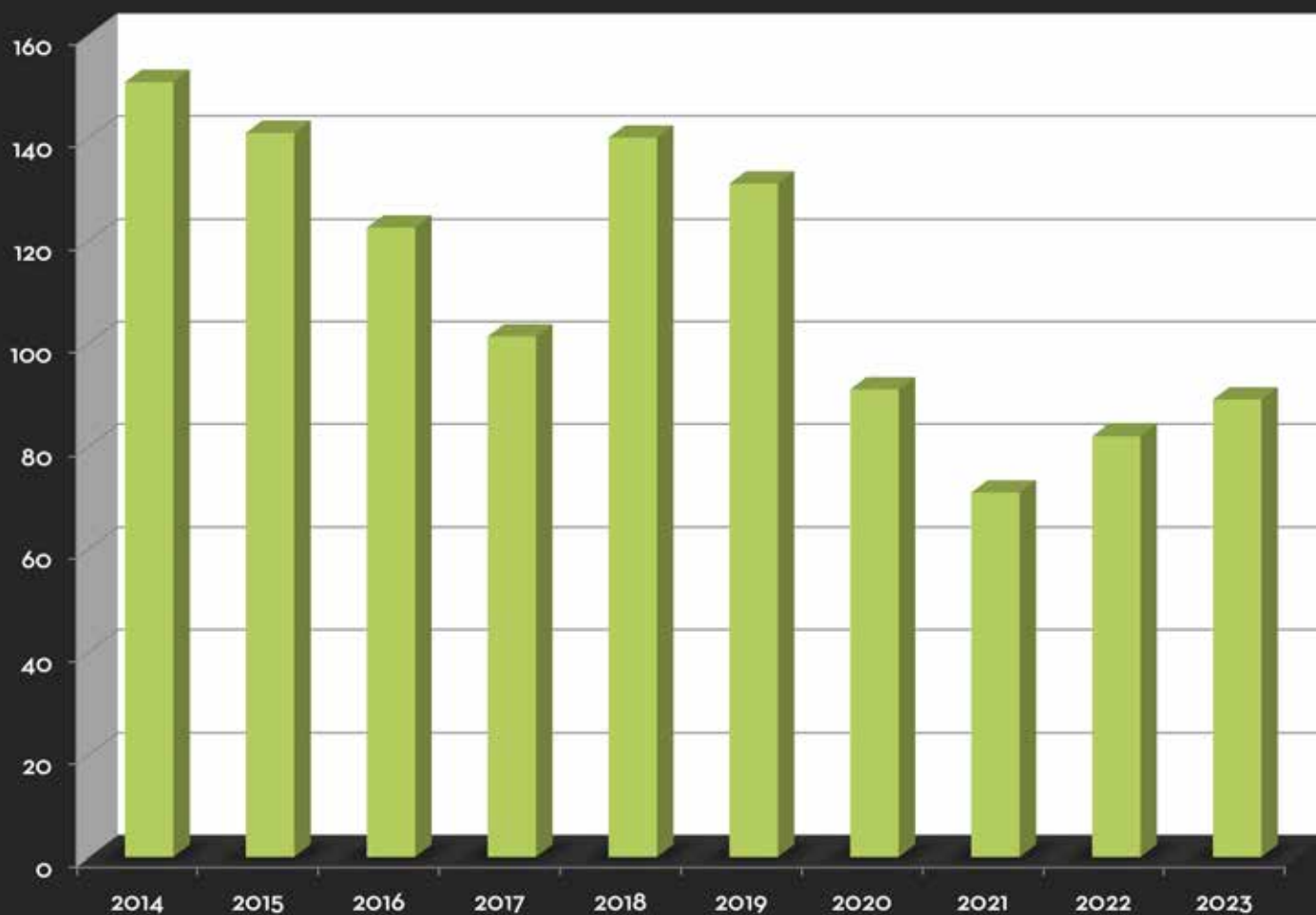
PERCENT CHANGE
VS ALL AREAS



ZIP CODE ALL AREAS

MONTHLY AVERAGE | ACTIVE LISTINGS RESIDENTIAL HOMES ON ACREAGE

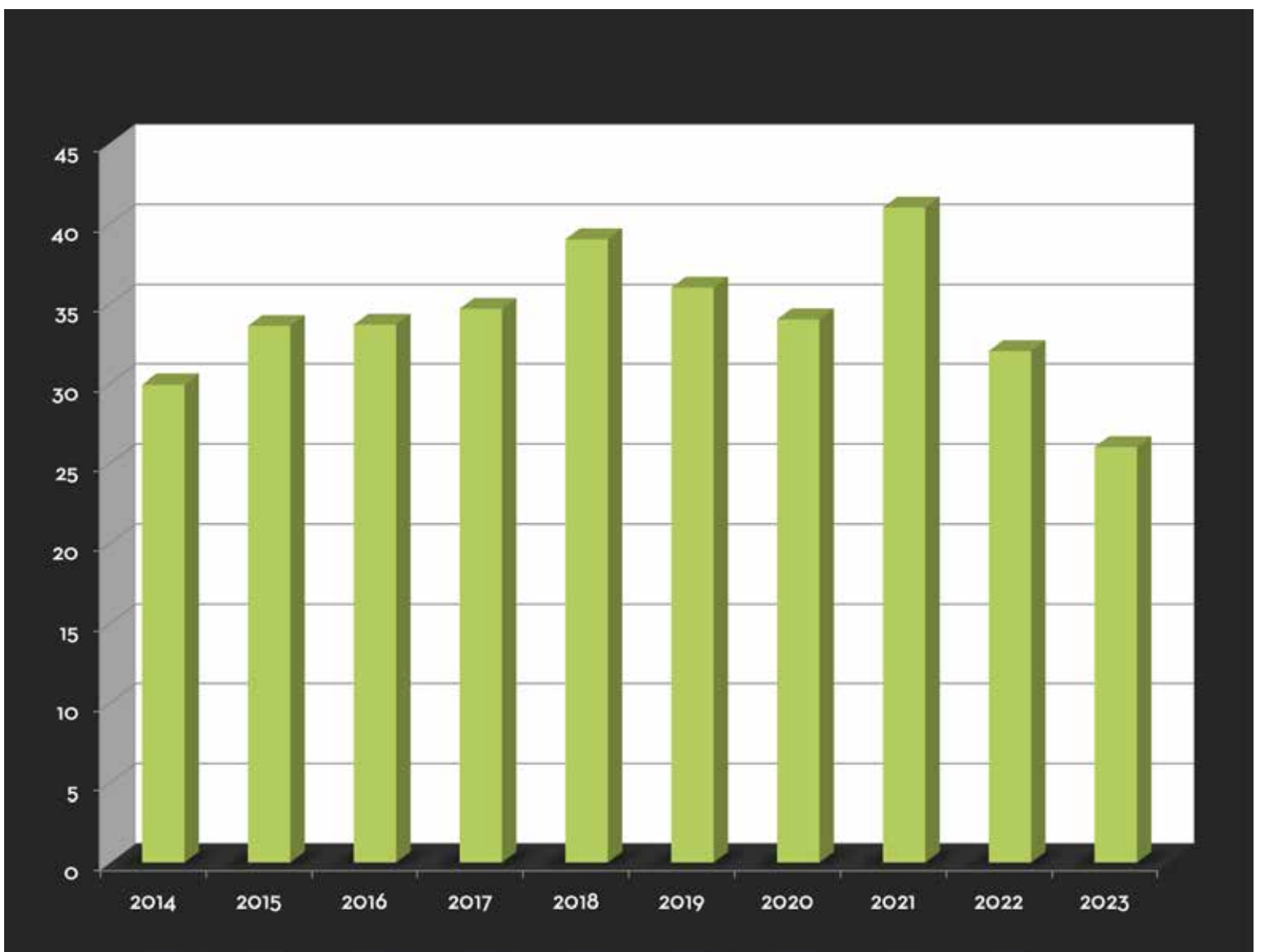
2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
151	141	123	101	140	131	91	71	82	89



MONTHLY AVERAGE | NEW LISTINGS RESIDENTIAL HOMES ON ACREAGE

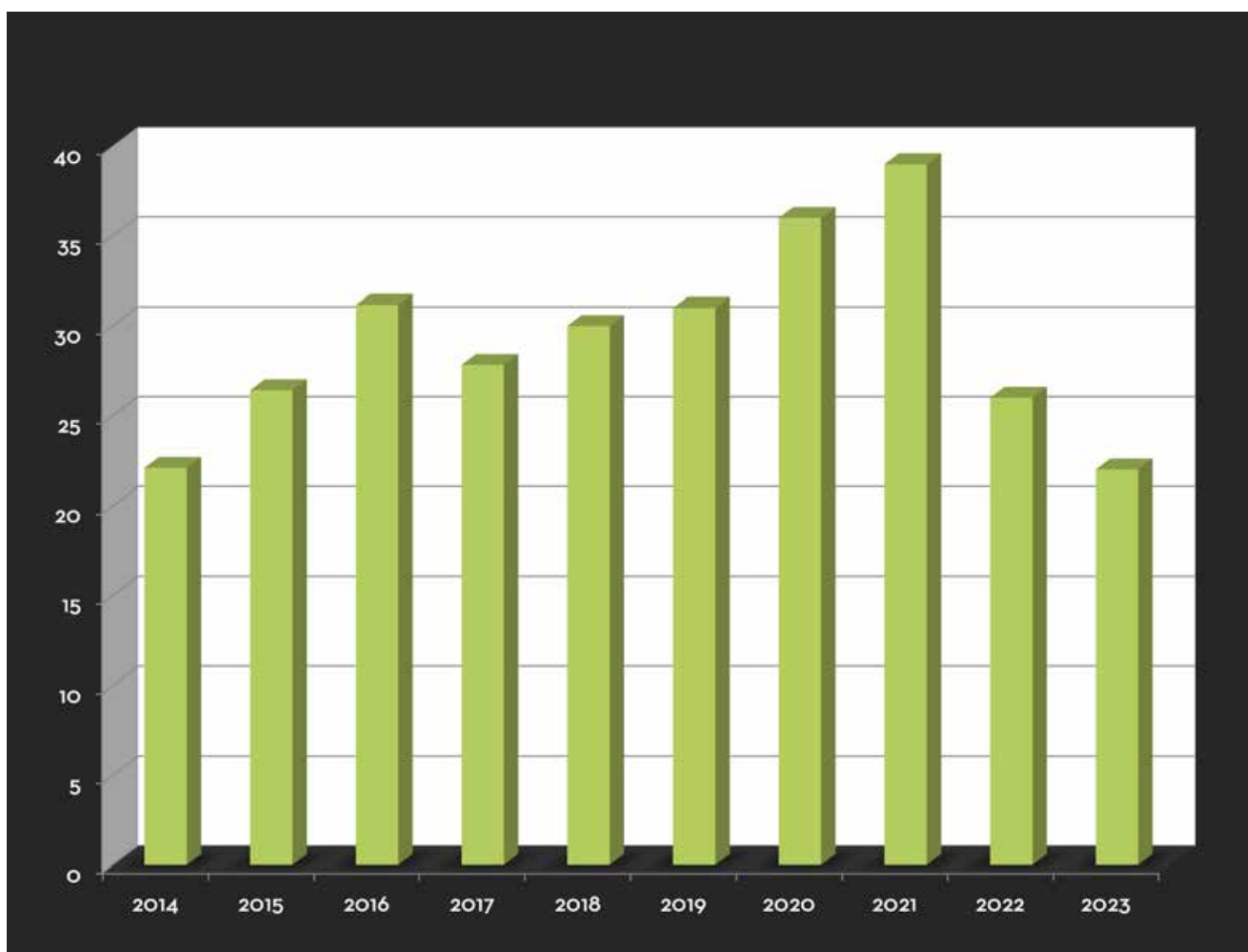


2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
30	34	34	35	39	36	34	41	32	26



MONTHLY AVERAGE | PENDING LISTINGS RESIDENTIAL HOMES ON ACREAGE

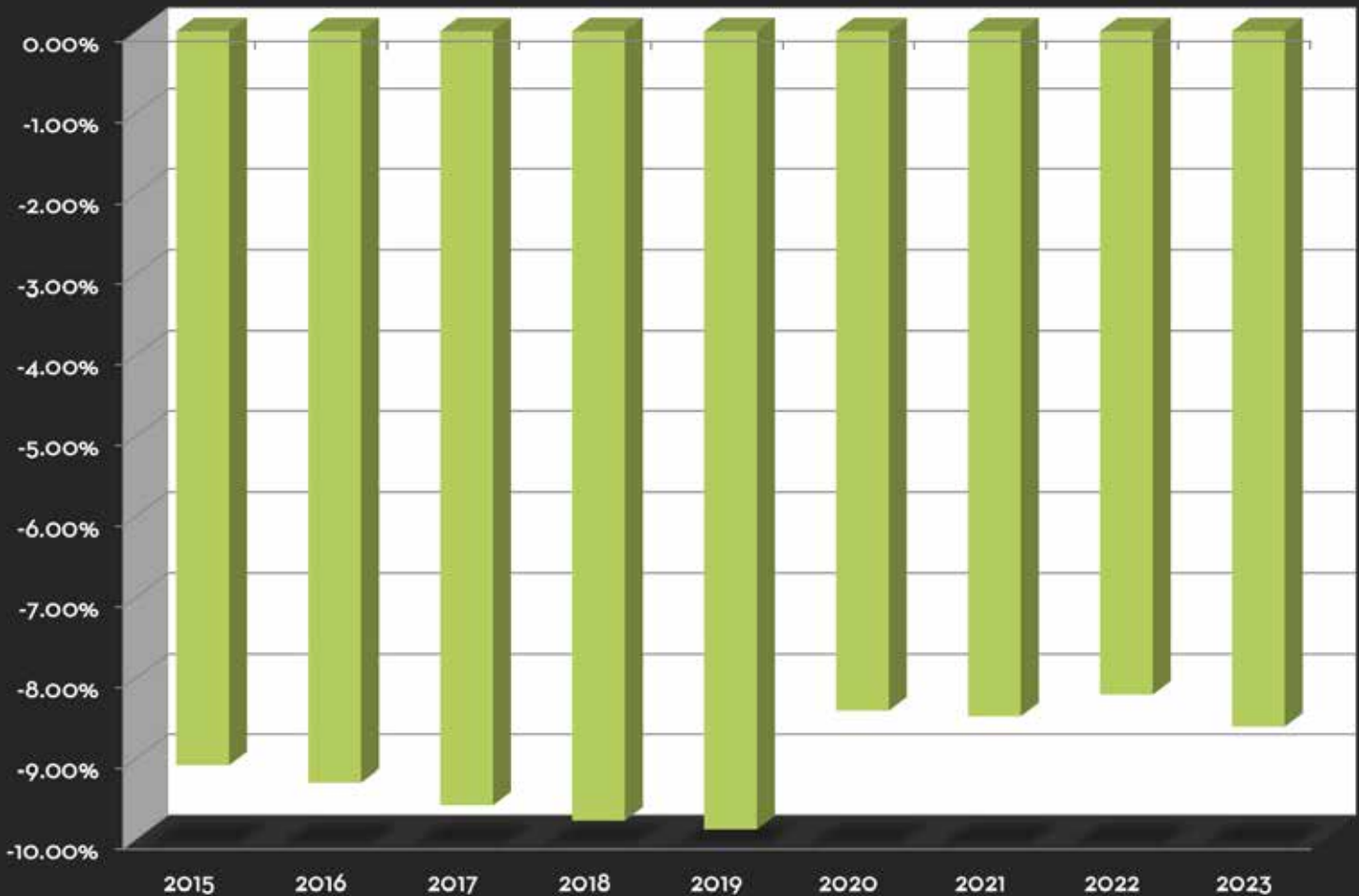
2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
22	26	31	28	30	31	36	39	26	22



MONTHLY AVERAGE | REDUCED LISTINGS RESIDENTIAL HOMES ON ACREAGE



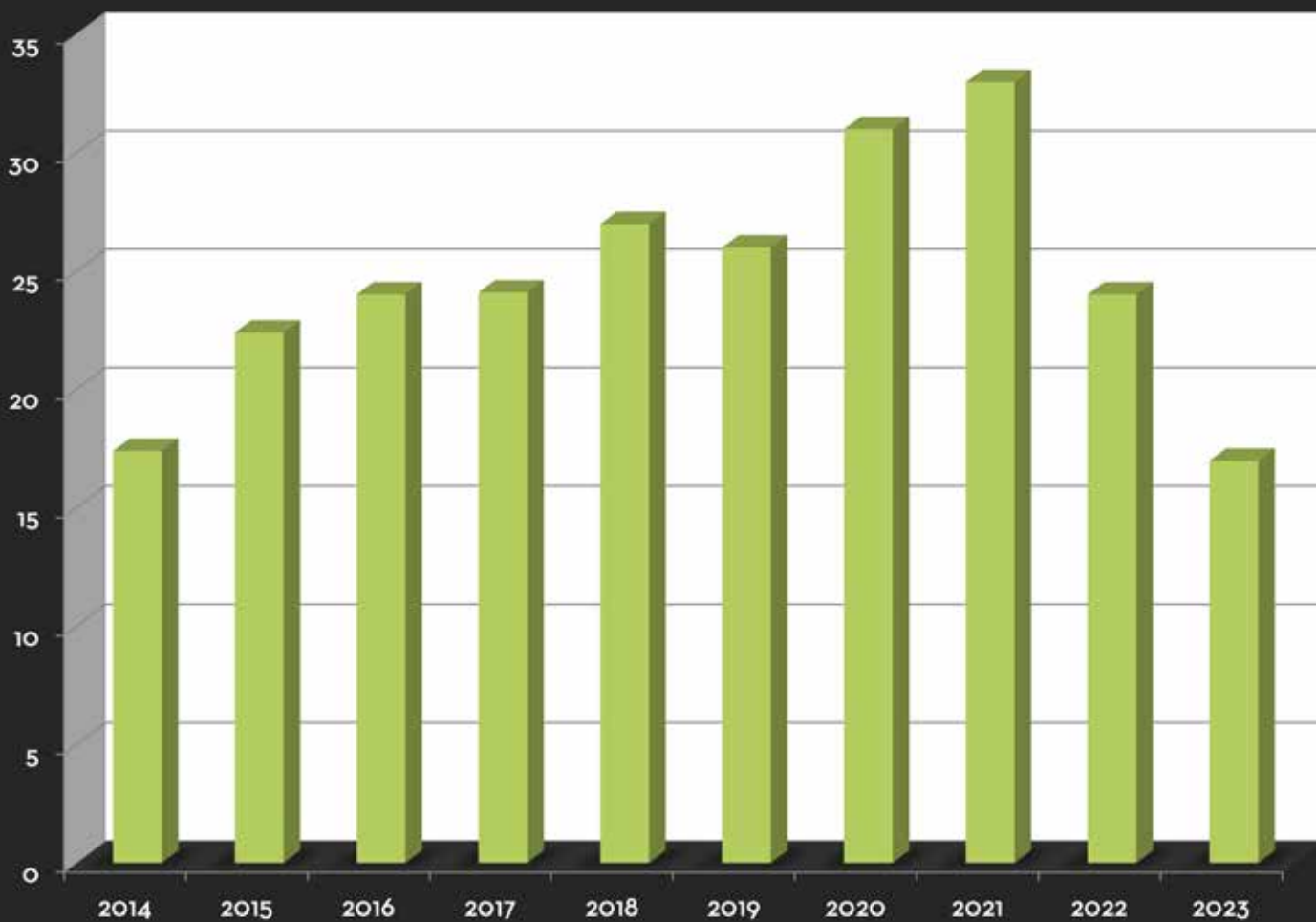
2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
25	-9.09%	-9.30%	-9.58%	-9.77%	-9.88%	-8.41%	-8.48%	-8.21%	-8.61%



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 RESIDENTIAL HOMES ON ACREAGE

2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
17	22	24	24	27	26	31	33	24	17

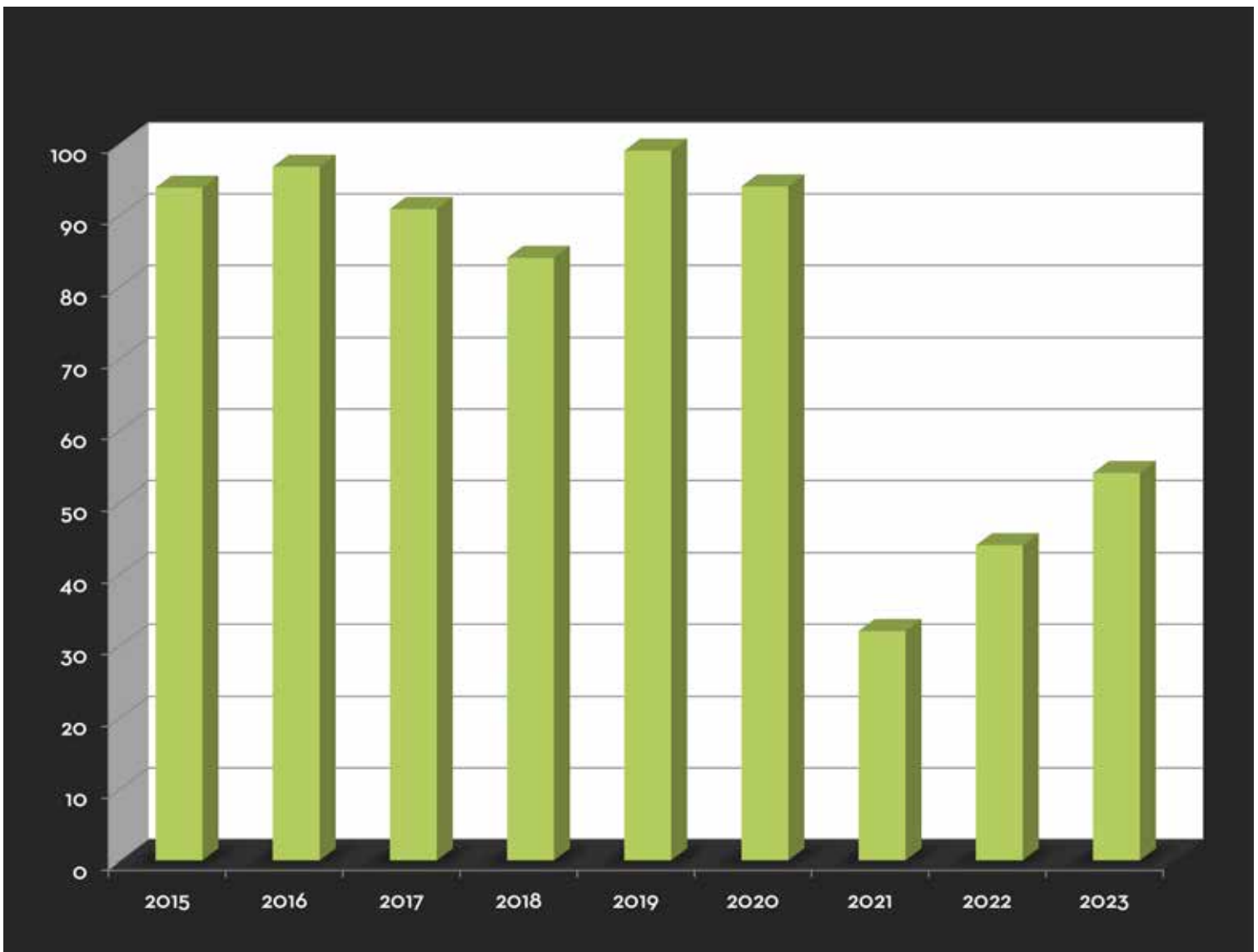


MONTHLY AVERAGE | DAYS ON MARKET

RESIDENTIAL HOMES ON ACREAGE



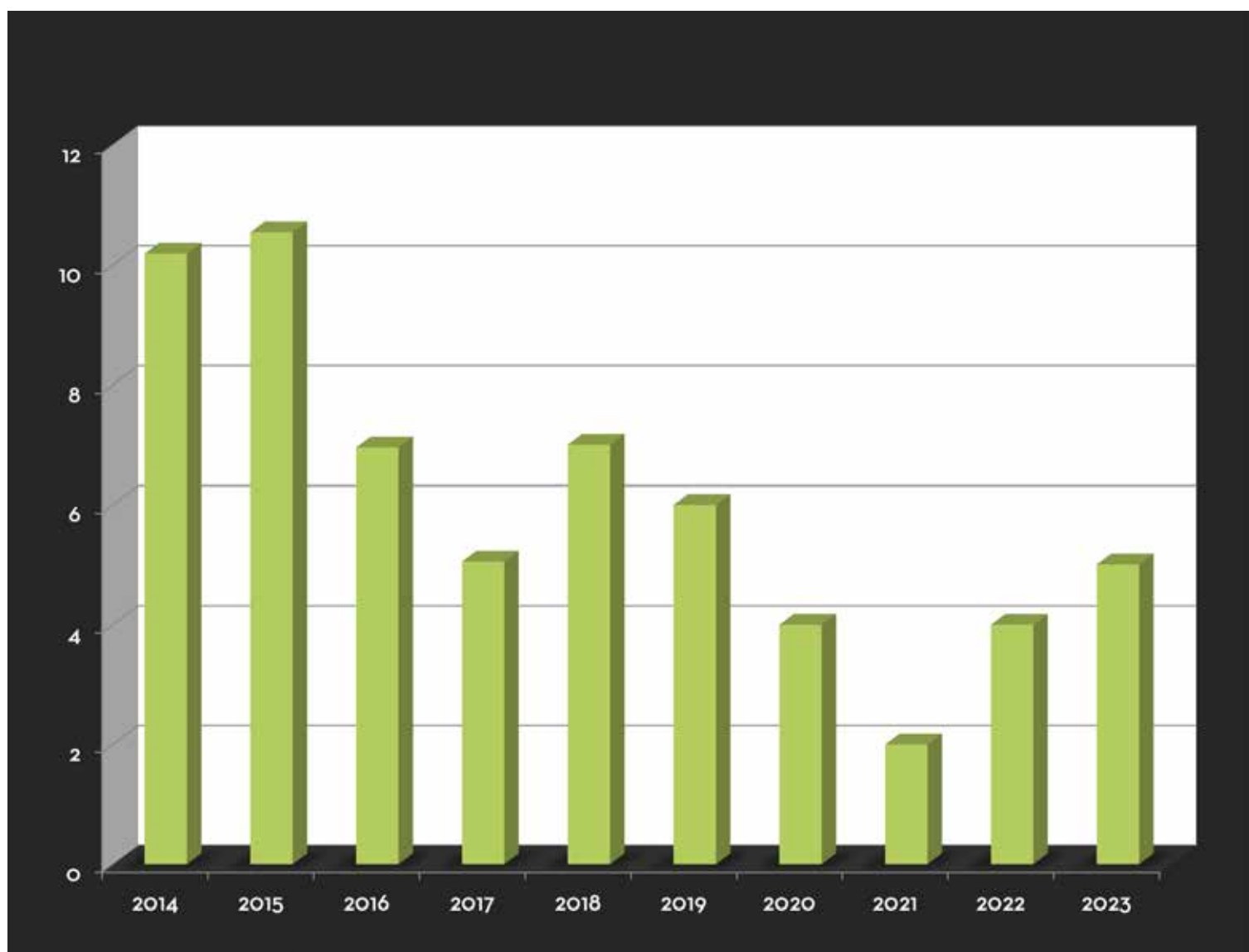
2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
179	94	97	91	84	99	94	32	44	54



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. RESIDENTIAL HOMES ON ACREAGE

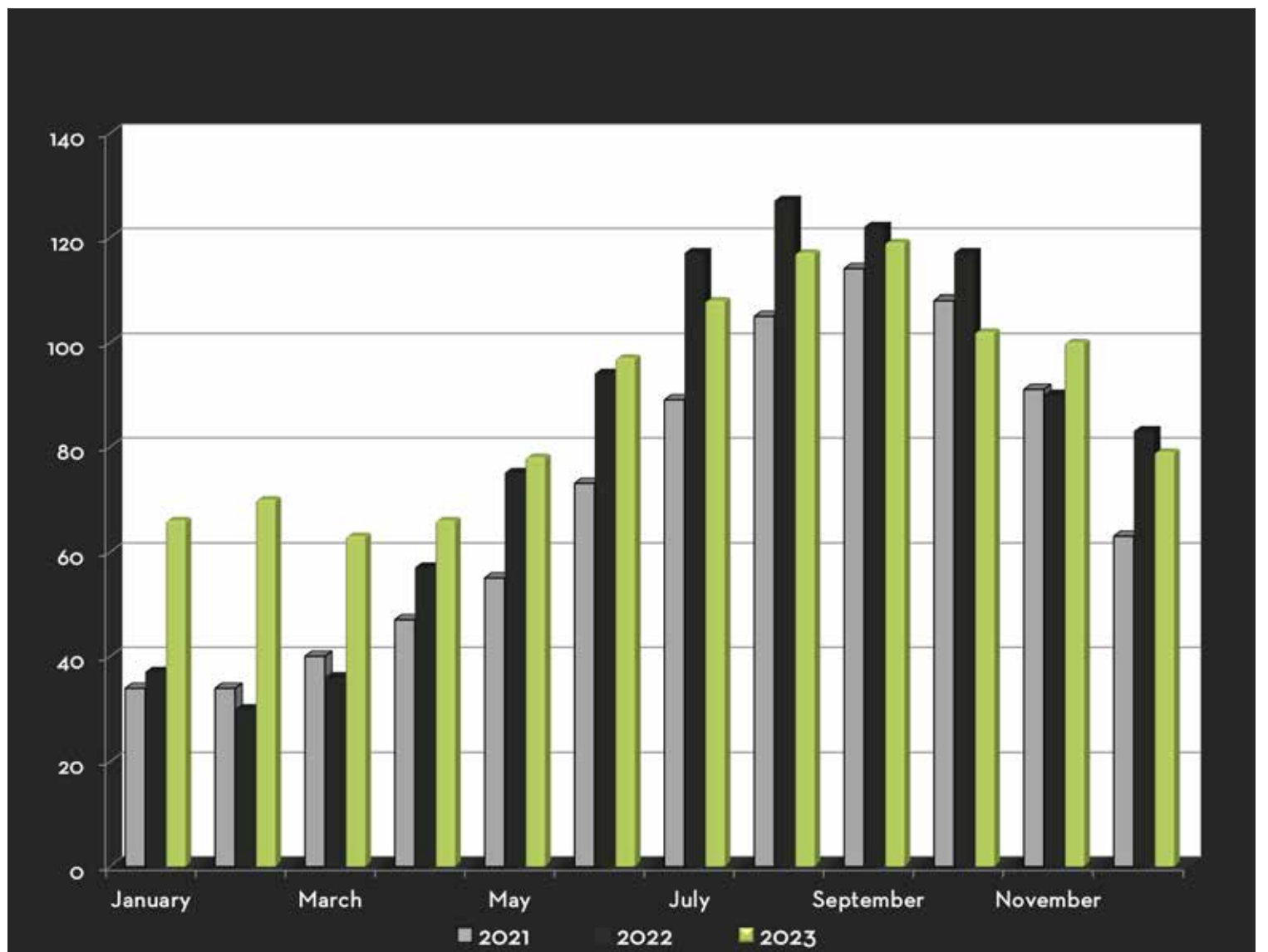
2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
10	11	7	5	7	6	4	2	4	5



3-YEAR REVIEW | ACTIVE LISTINGS RESIDENTIAL HOMES ON ACREAGE

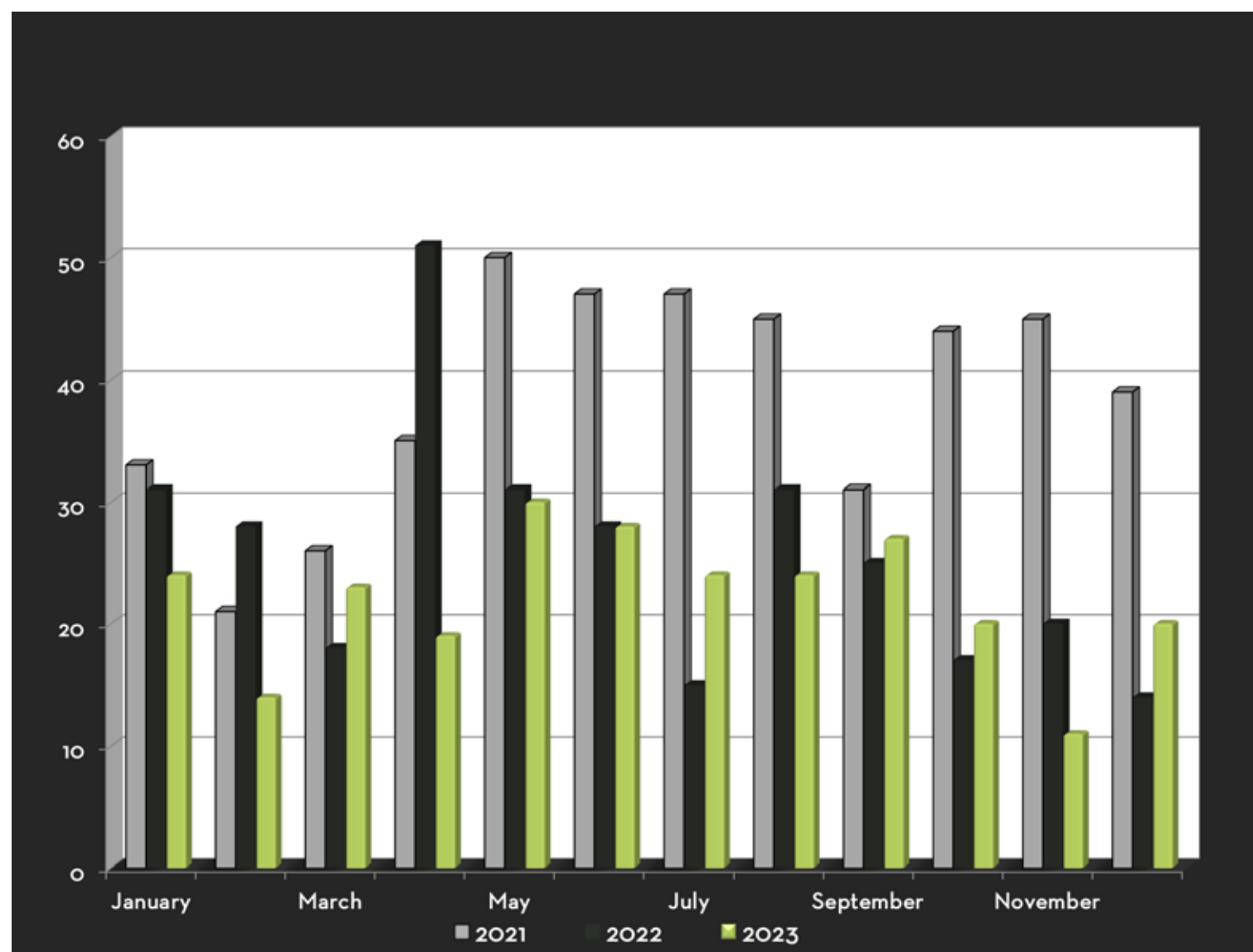


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2021	102	34	34	40	47	55	73	89	114	108	91	63
2022	37	30	36	57	75	94	117	127	122	117	90	83
2023	66	70	63	66	78	97	108	117	119	102	100	79



3-YEAR REVIEW | PENDING LISTINGS RESIDENTIAL HOMES ON ACREAGE

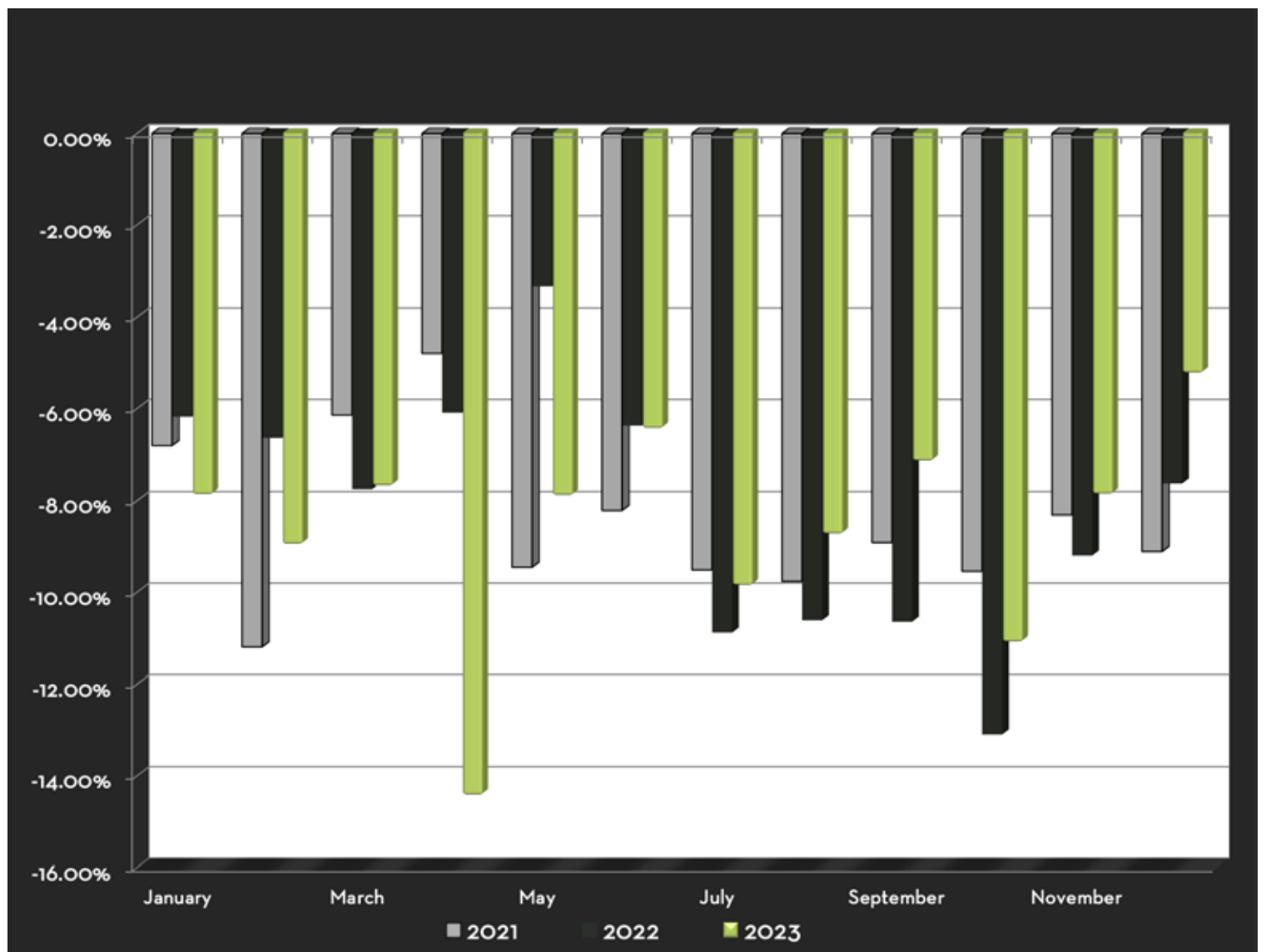
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2021	33	21	26	35	50	47	47	45	51	36	23	18
2022	31	28	18	51	31	28	15	31	25	17	20	14
2023	24	14	23	19	30	28	24	24	27	20	11	20



3-YEAR REVIEW | REDUCED LISTINGS RESIDENTIAL HOMES ON ACREAGE



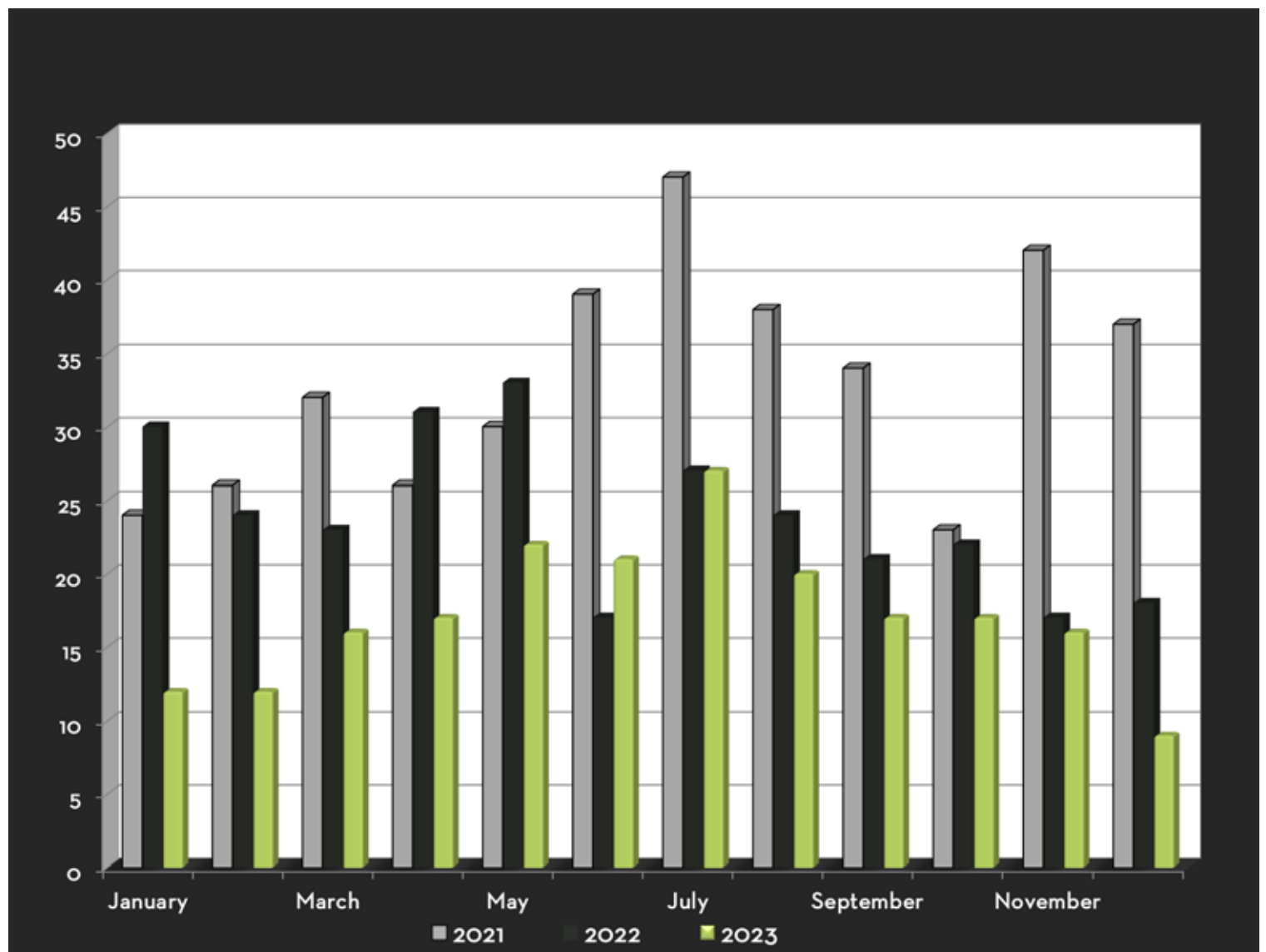
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2021	-6.81%	-11.20%	-6.15%	-4.80%	-9.46%	-8.21%	-9.51%	-9.76%	-8.92%	-9.54%	-8.31%	-9.11%
2022	-6.18%	-6.65%	-7.75%	-6.09%	-3.35%	-6.38%	-10.89%	-10.62%	-10.65%	-13.10%	-9.20%	-7.64%
2023	-7.89%	-8.97%	-7.71%	-14.44%	-7.91%	-6.46%	-9.87%	-8.75%	-7.17%	-11.11%	-7.88%	-5.24%



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

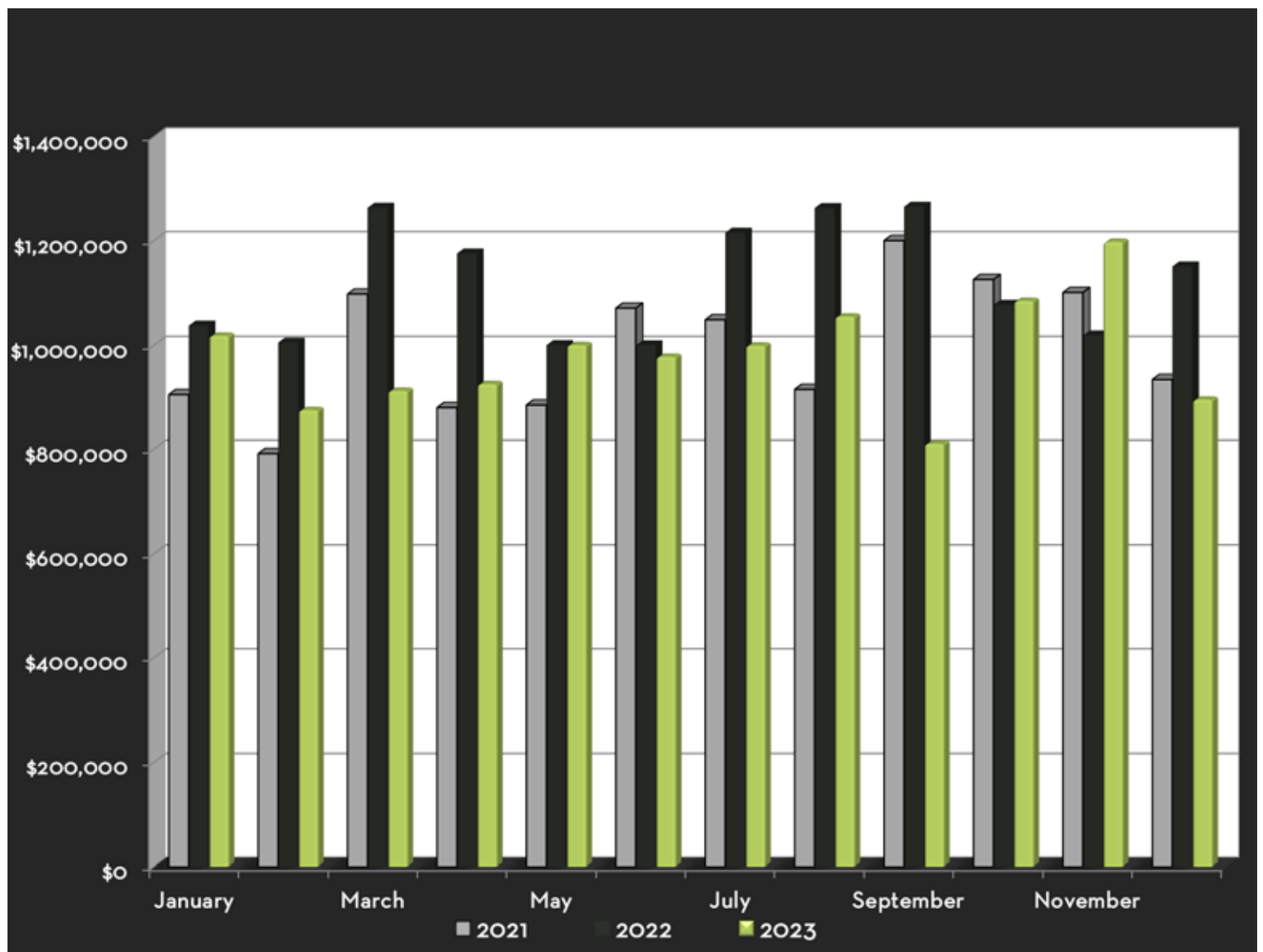
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2021	24	26	32	26	30	39	47	38	34	44	45	39
2022	30	24	23	31	33	17	27	24	21	22	17	18
2023	12	12	16	17	22	21	27	20	17	17	16	9



3-YEAR REVIEW | MEDIAN PRICE RESIDENTIAL HOMES ON ACREAGE



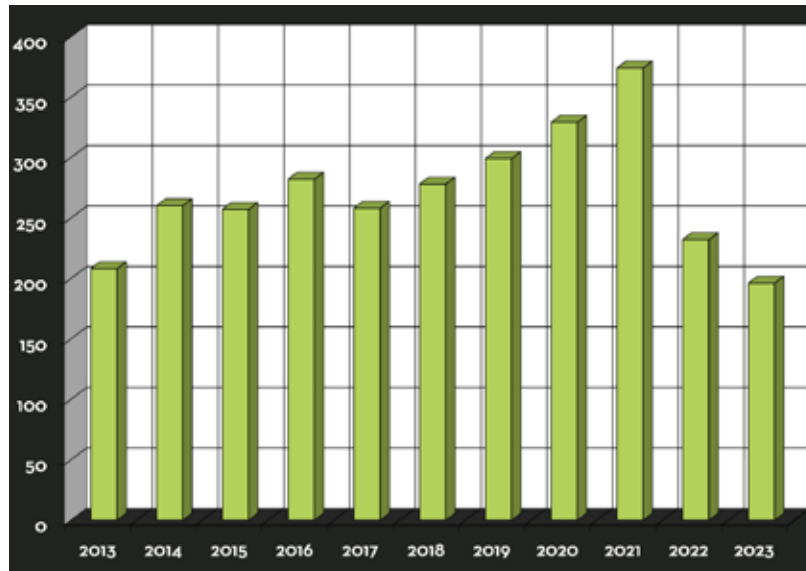
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2021	\$904,950	\$791,250	\$1,097,000	\$880,000	\$885,000	\$1,071,500	\$1,049,000	\$915,000	\$1,200,000	\$1,125,000	\$1,100,000	\$934,000
2022	\$1,037,500	\$1,004,950	\$1,263,000	\$1,175,000	\$1,000,000	\$999,750	\$1,215,000	\$1,262,500	\$1,265,000	\$1,077,500	\$1,018,750	\$1,150,000
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



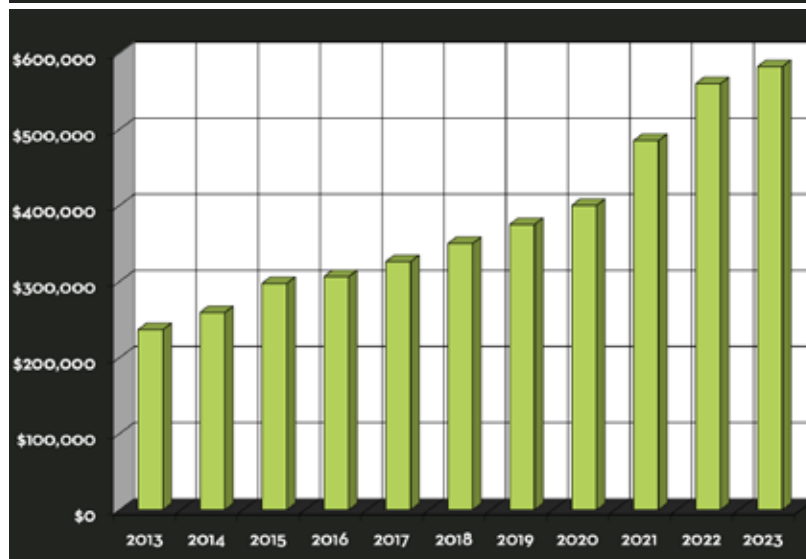
CONDOMINIUMS & TOWNHOMES

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
# of Sales	208	260	257	282	258	278	299	329	374	232	196
Median List Price	\$239,950	\$259,950	\$299,900	\$309,450	\$329,700	\$357,000	\$385,000	\$399,900	\$482,450	\$559,900	\$592,500
Median Sales Price	\$236,750	\$259,250	\$297,500	\$306,475	\$326,250	\$350,000	\$375,000	\$400,000	\$485,250	\$559,950	\$582,500
% Change vs Prior Yr	9.48%	9.50%	14.75%	3.02%	6.45%	7.28%	7.14%	6.67%	21.31%	15.39%	4.03%
Highest Sales Price	\$964,250	\$1,325,000	\$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
Avg Days on Market	150	150	146	157	127	125	148	67	47	24	56

NUMBER OF SALES



MEDIAN SALES PRICE



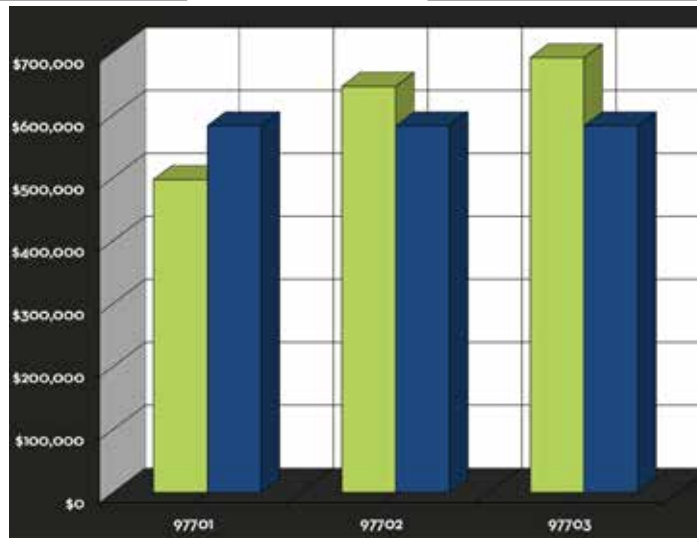
CONDOMINIUMS & TOWNHOMES



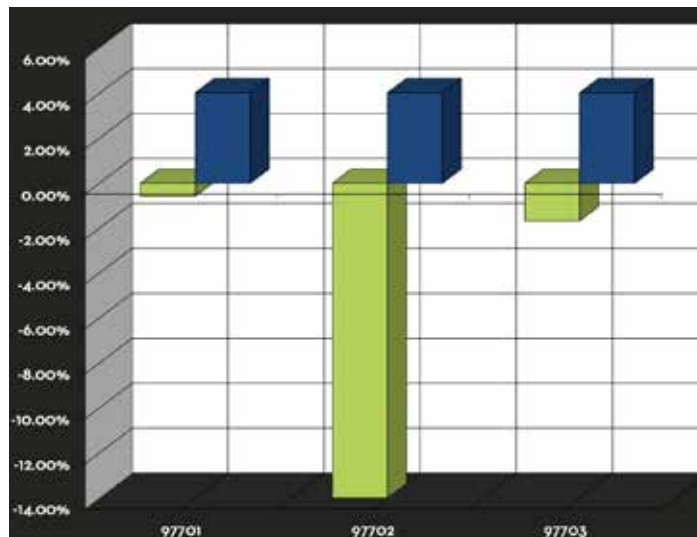
2023	97701	97702	97703
# of Sales	32	108	56
Median List Price	\$504,950	\$662,500	\$694,000
Median Sales Price	\$497,000	\$645,000	\$690,750
% Change vs 2022	-0.58%	-14.0%	-1.67%
Highest Sales Price	\$1,500,000	\$2,350,000	\$1,600,000
Avg Days on Market	56	58	51

2022	97701	97702	97703
# of Sales	65	121	46
Median List Price	\$500,000	\$739,900	\$699,000
Median Sales Price	\$499,900	\$750,000	\$702,500
% Change vs 2021	11.11%	42.10%	8.09%
Highest Sales Price	\$1,100,000	\$2,600,000	\$1,850,000
Avg Days on Market	30	24	18

MEDIAN SALES PRICE
VS ALL AREAS



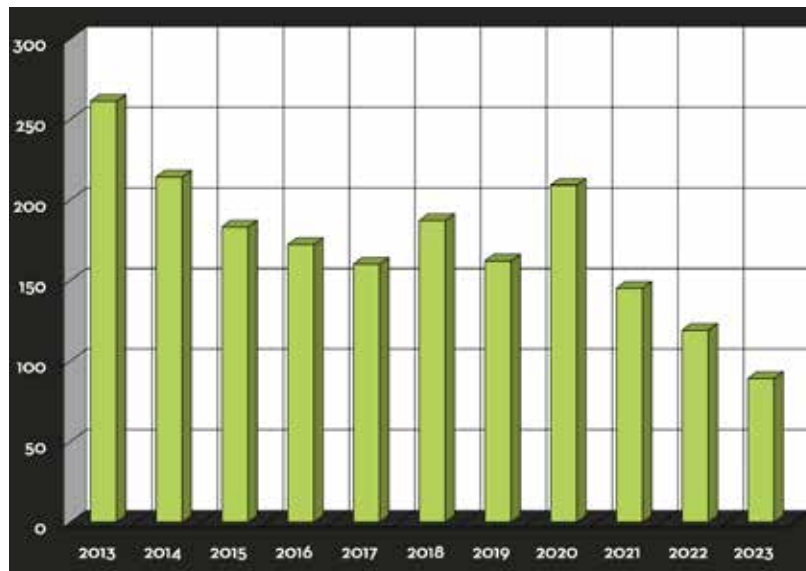
PERCENT CHANGE
VS ALL AREAS



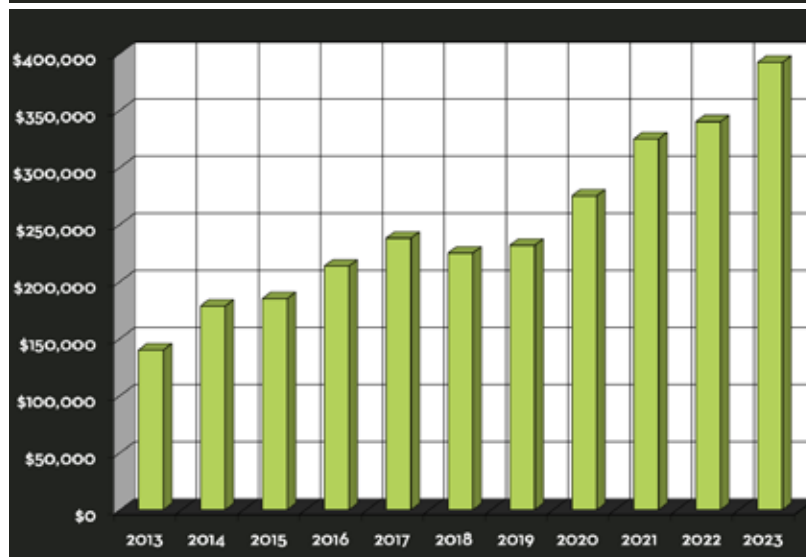
ZIP CODE ALL AREAS

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
# of Sales	261	214	183	172	160	187	162	209	145	119	89
Median List Price	\$149,000	\$179,500	\$194,000	\$220,500	\$246,500	\$234,950	\$245,000	\$275,000	\$328,000	\$350,000	\$392,000
Median Sales Price	\$140,000	\$178,500	\$185,000	\$213,500	\$238,000	\$224,950	\$231,750	\$275,000	\$325,000	\$340,000	\$392,000
% Change vs Prior Yr	55.56%	27.50%	3.64%	15.41%	11.48%	5.48%	3.02%	18.66%	18.18%	4.62%	15.29%
Highest Sales Price	\$675,000	\$550,000	\$530,000	\$1,110,000	\$700,000	\$601,000	\$825,000	\$865,000	\$1,300,000	\$1,750,000	\$1,700,000
Avg Days on Market	185	165	184	196	208	193	197	142	107	138	84

NUMBER OF SALES



MEDIAN SALES PRICE



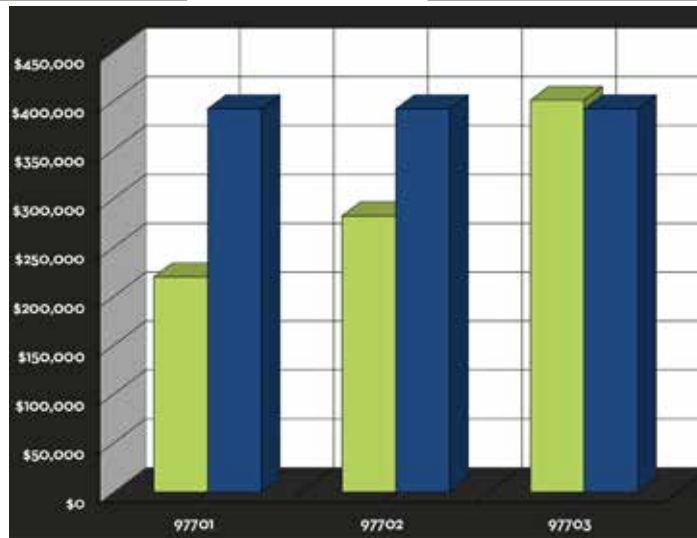
RESIDENTIAL LOTS



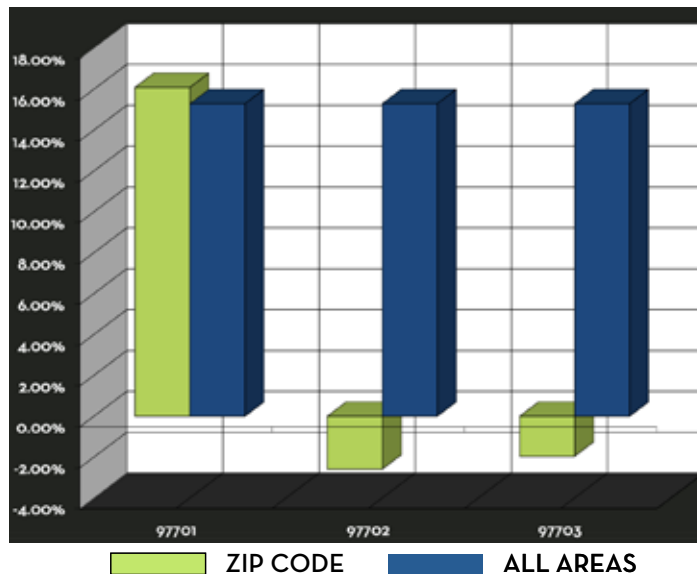
2023	97701	97702	97703
# of Sales	13	24	52
Median List Price	\$246,000	\$312,000	\$410,000
Median Sales Price	\$220,000	\$282,500	\$400,800
% Change vs 2022	16.09%	-2.59%	-1.96%
Highest Sales Price	\$370,000	\$850,000	\$1,700,000
Avg Days on Market	121	89	72

2022	97701	97702	97703
# of Sales	35	31	53
Median List Price	\$205,000	\$309,900	\$408,800
Median Sales Price	\$189,500	\$290,000	\$408,800
% Change vs 2021	-18.49%	-19.33%	16.80%
Highest Sales Price	\$464,800	\$1,055,000	\$1,750,000
Avg Days on Market	173	74	152

MEDIAN SALES PRICE
VS ALL AREAS



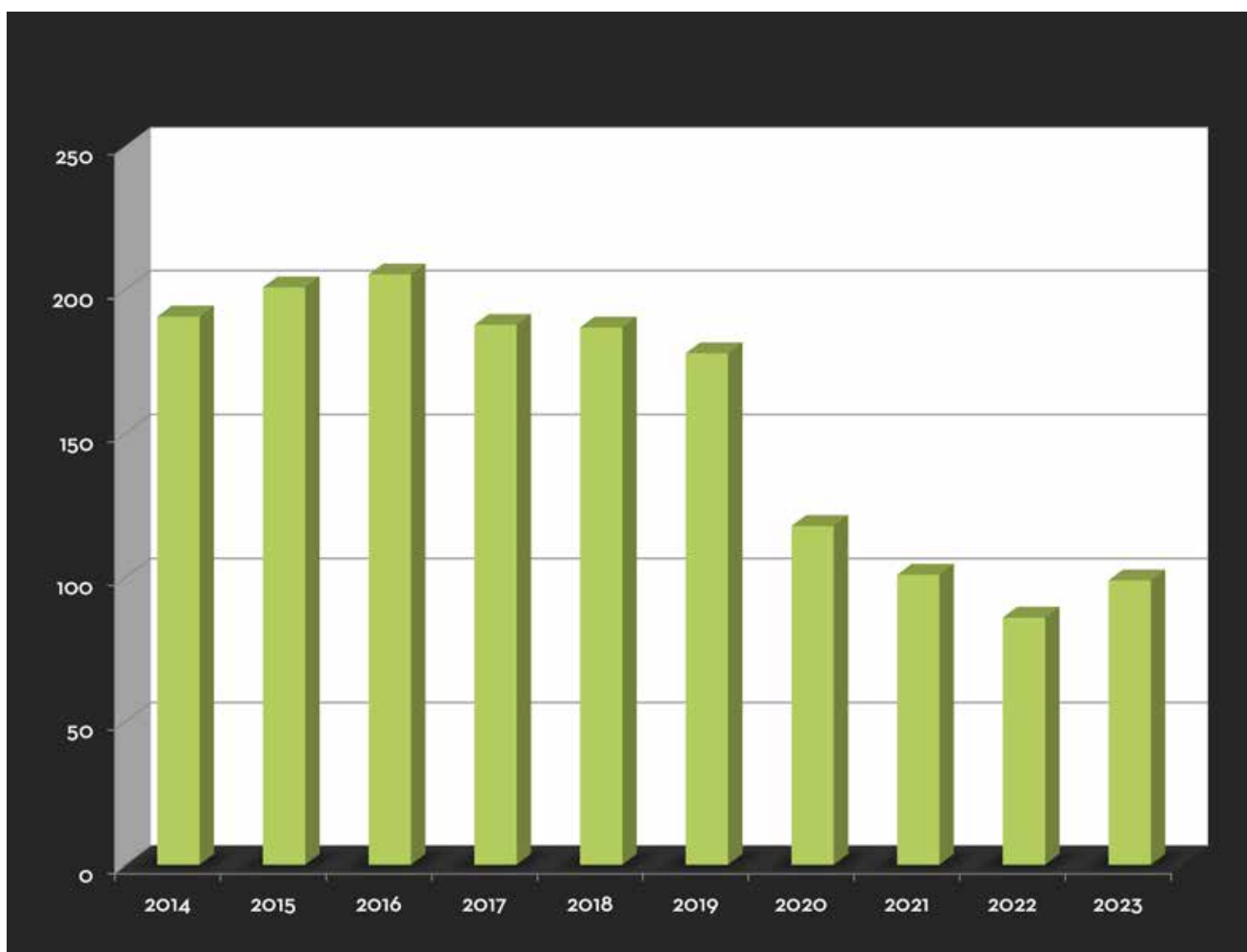
PERCENT CHANGE
VS ALL AREAS



MONTHLY AVERAGE | ACTIVE LISTINGS

BARE LAND/LOTS < ONE ACRE

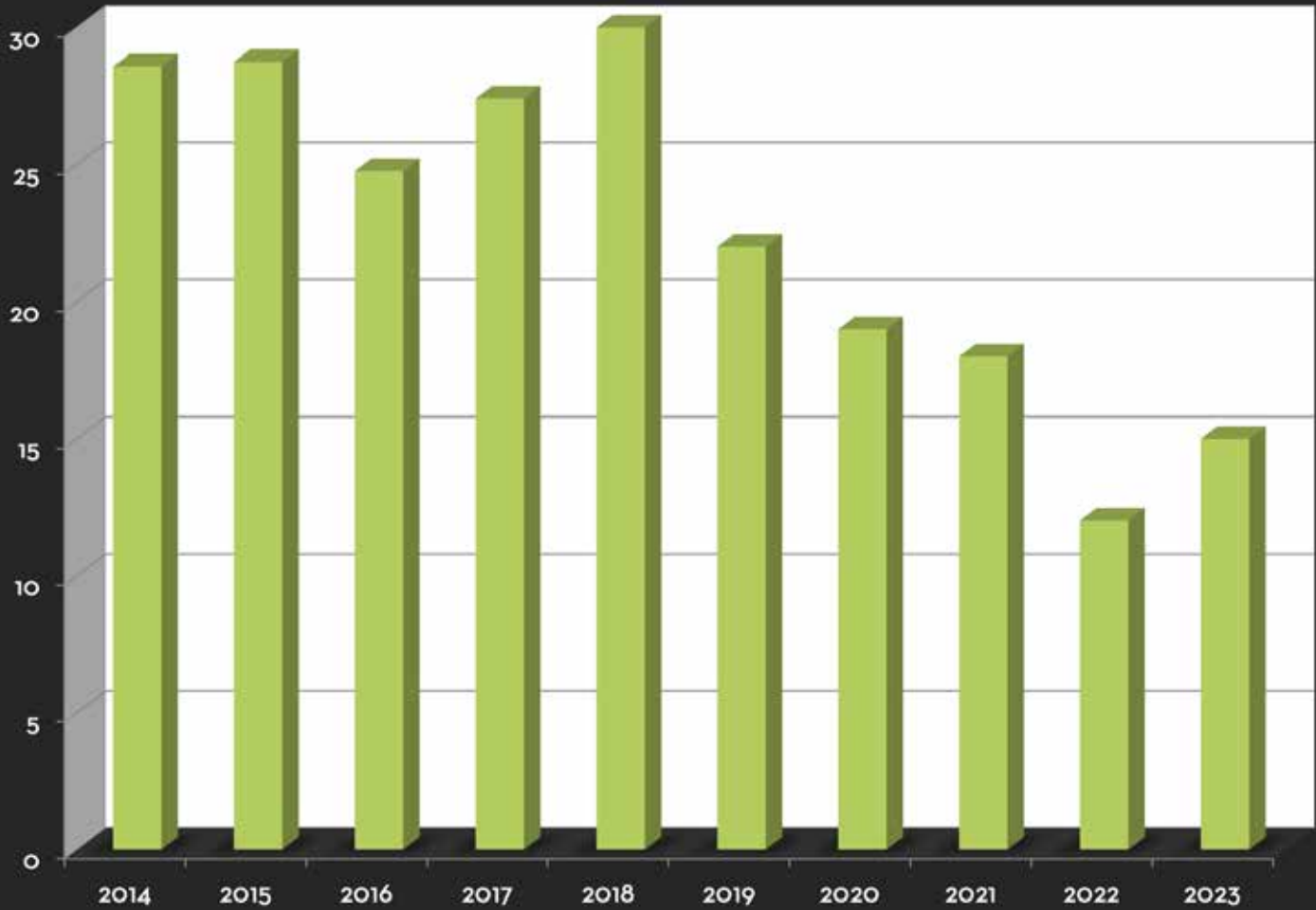
2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
191	201	205	188	187	178	118	101	86	99



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



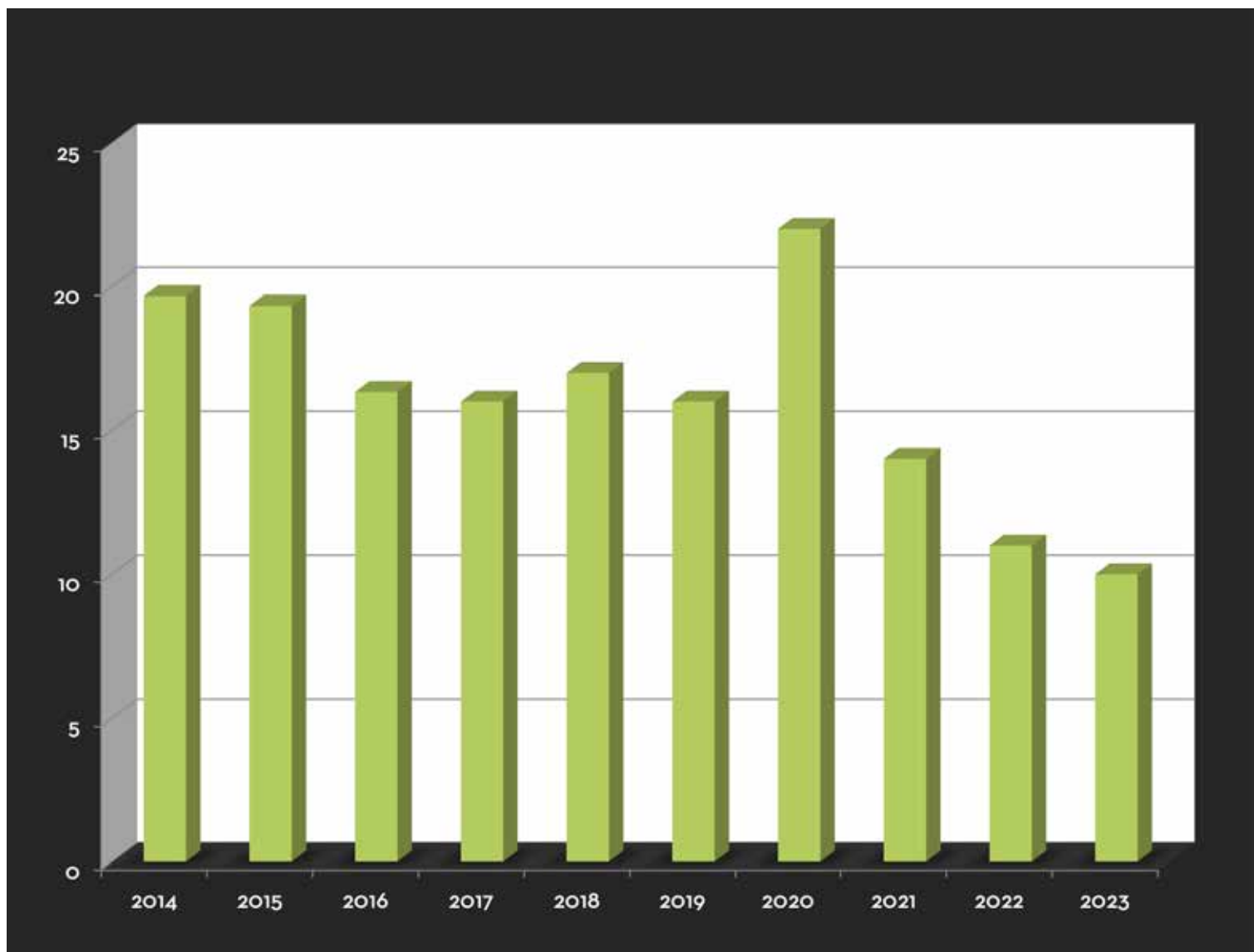
2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
29	29	25	27	30	22	19	18	12	15



MONTHLY AVERAGE | PENDING LISTINGS

BARE LAND/LOTS < ONE ACRE

2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
20	19	16	16	17	16	22	14	11	10

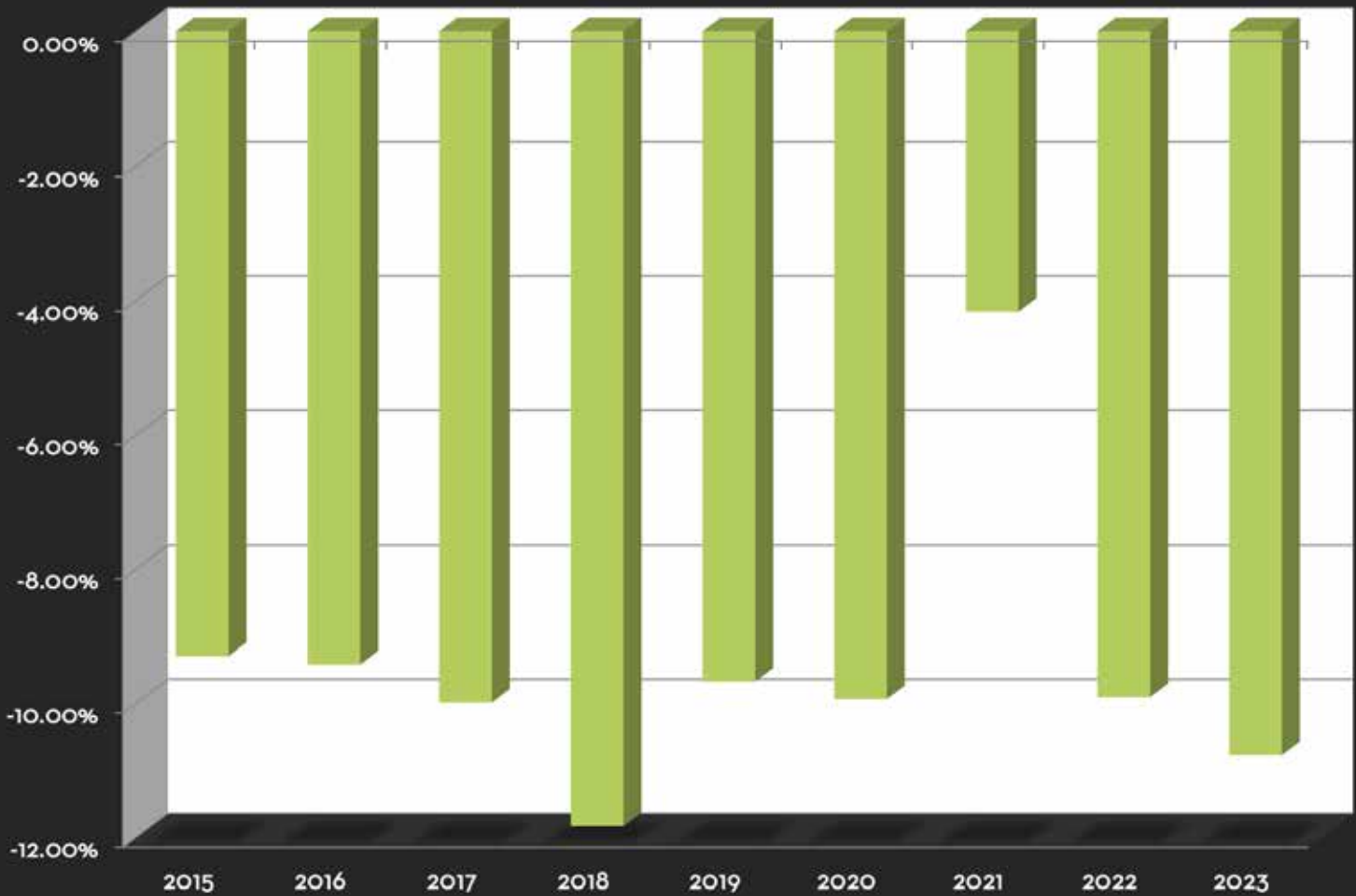


MONTHLY AVERAGE | REDUCED LISTINGS

BARE LAND/LOTS < ONE ACRE



2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
10	-9.30%	-9.42%	-9.99%	-11.83%	-9.68%	-9.94%	-4.17%	-9.91%	-10.78%

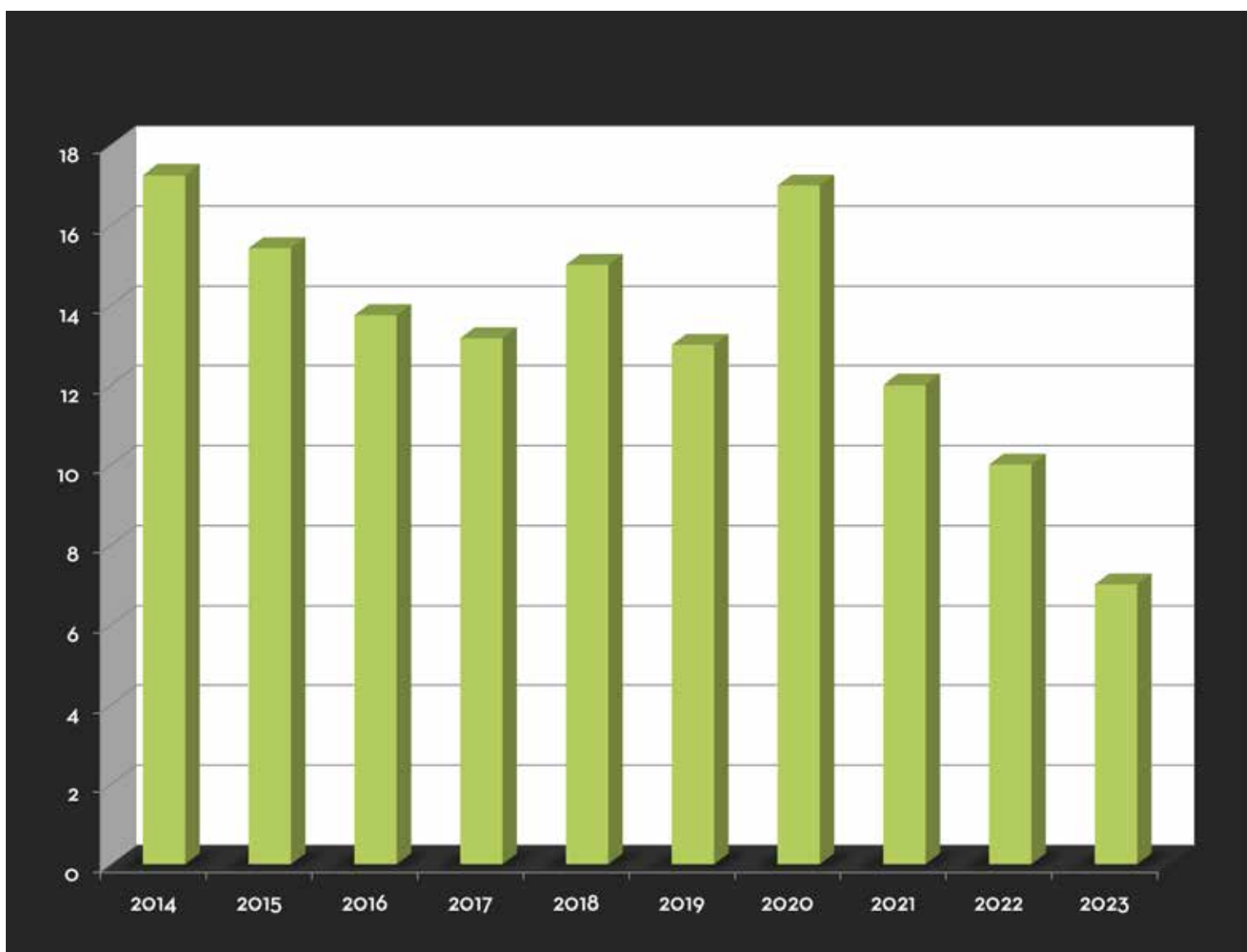


In 2020, the MLS of Central Oregon changed MLS database/software providers. The former provider calculated the total number of price reductions. The new provider calculates the average price adjustment (increase or decrease) as a percentage of value. As a result some of the historical data is different;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

MONTHLY AVERAGE | SOLD LISTINGS

BARE LAND/LOTS < ONE ACRE

2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
17	15	14	13	15	13	17	12	10	7

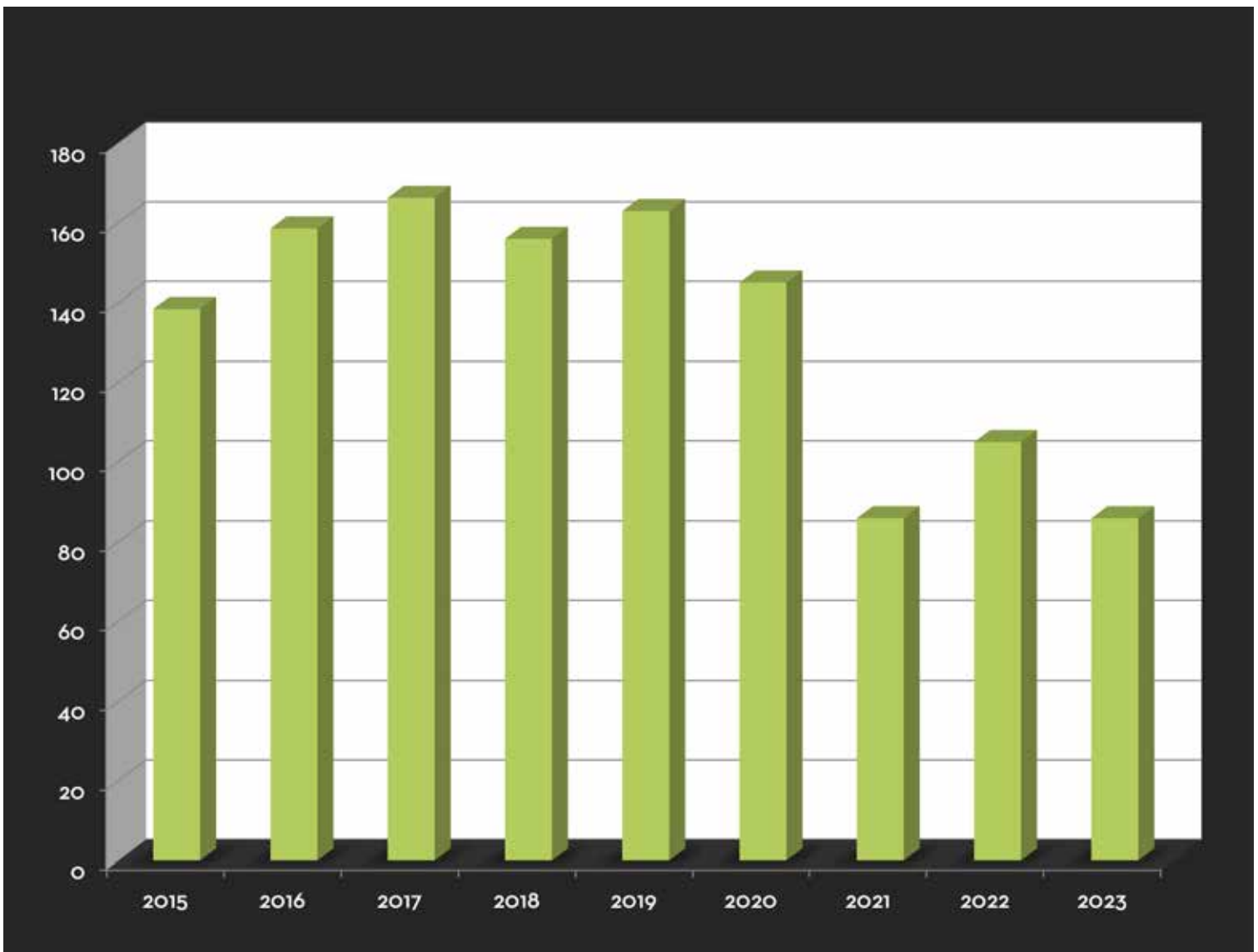


MONTHLY AVERAGE | DAYS ON MARKET

BARE LAND/LOTS < ONE ACRE



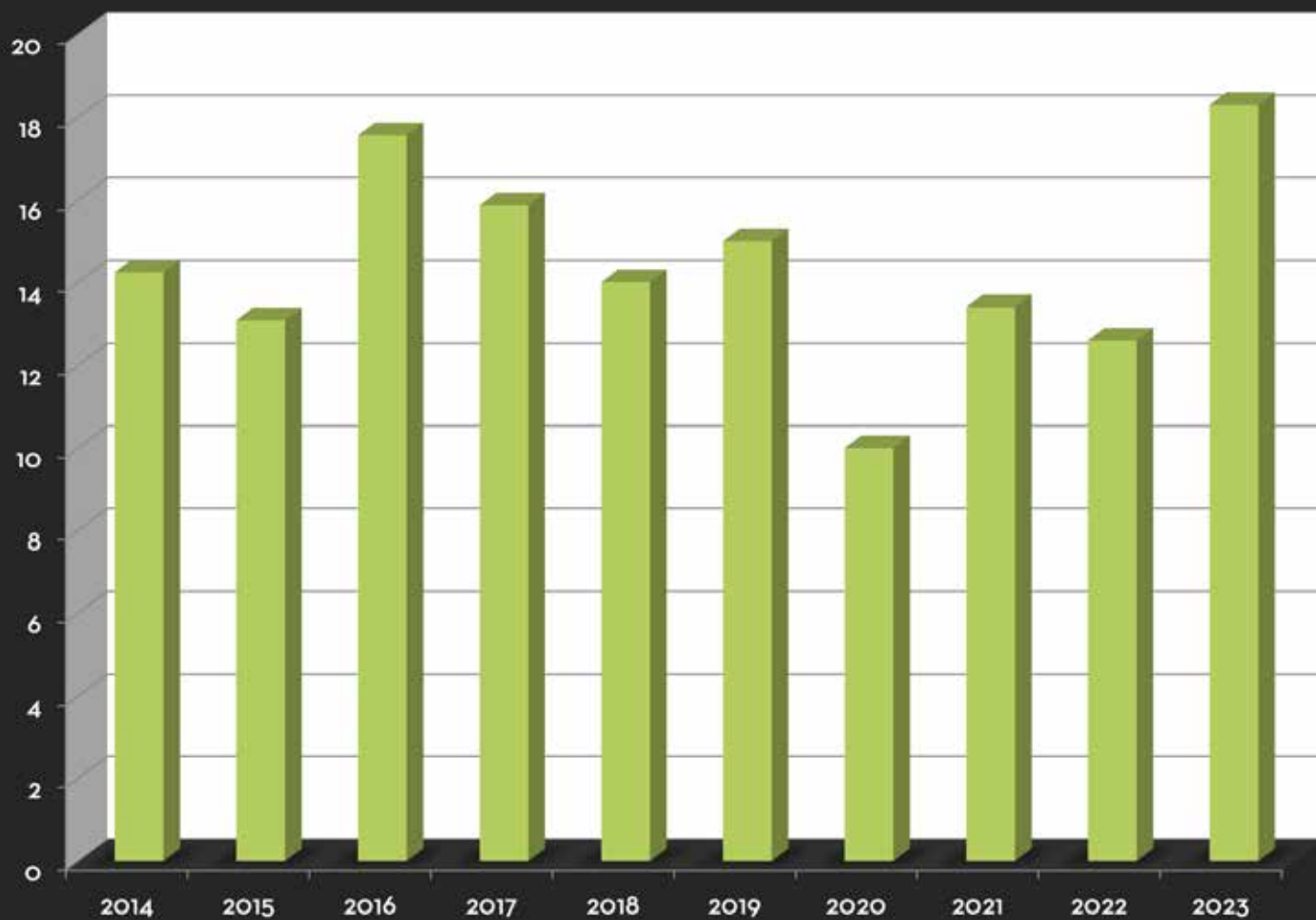
2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
151	139	159	166	156	163	145	86	105	86



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

2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
14	13	18	16	14	15	10	13.4	12.6	18.3

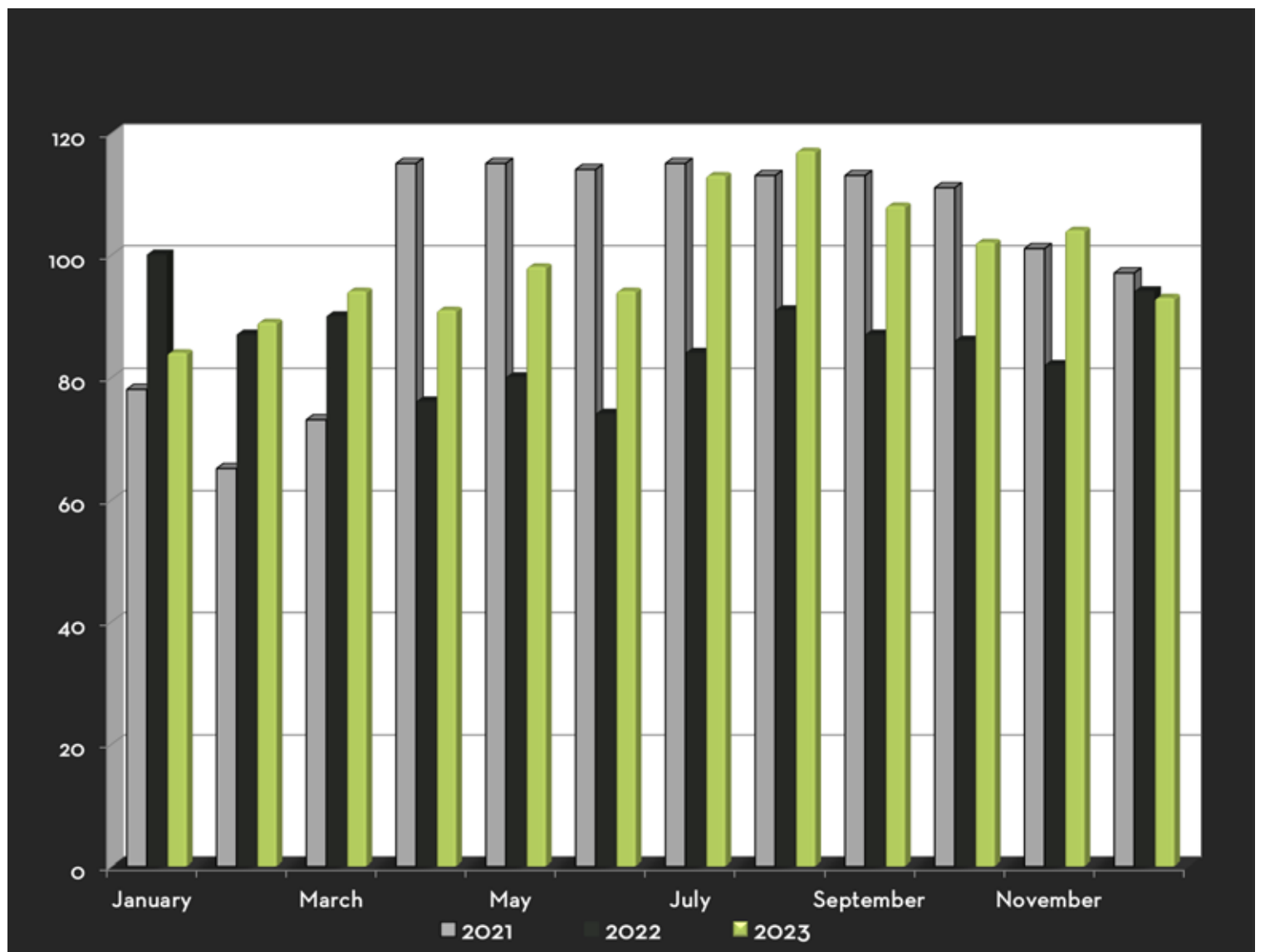


3-YEAR REVIEW | ACTIVE LISTINGS

BARE LAND/LOTS < ONE ACRE

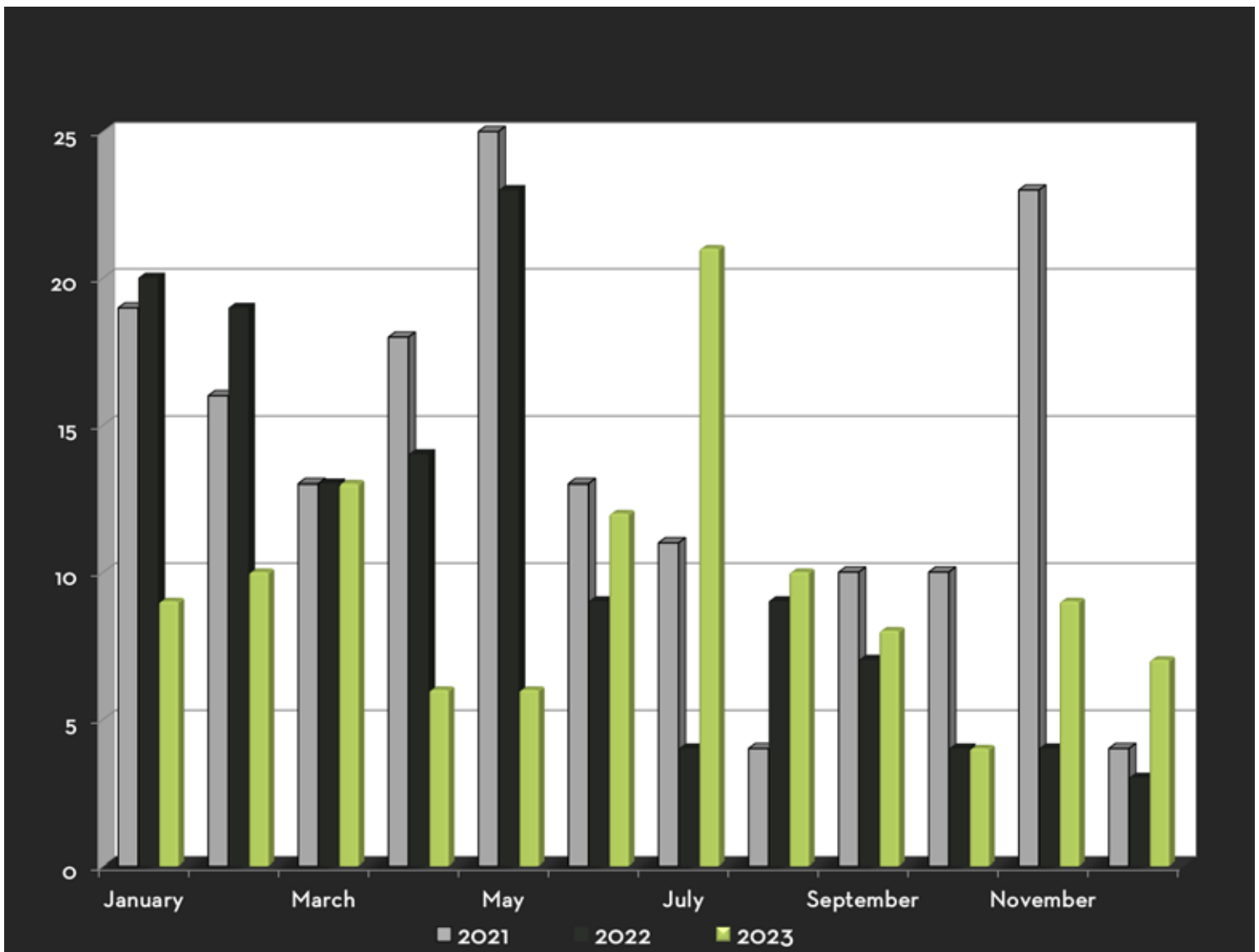


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2021	78	65	73	115	115	114	115	113	113	111	101	97
2022	100	87	90	76	80	74	84	91	87	86	82	94
2023	84	89	94	91	98	94	113	117	108	102	104	93



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

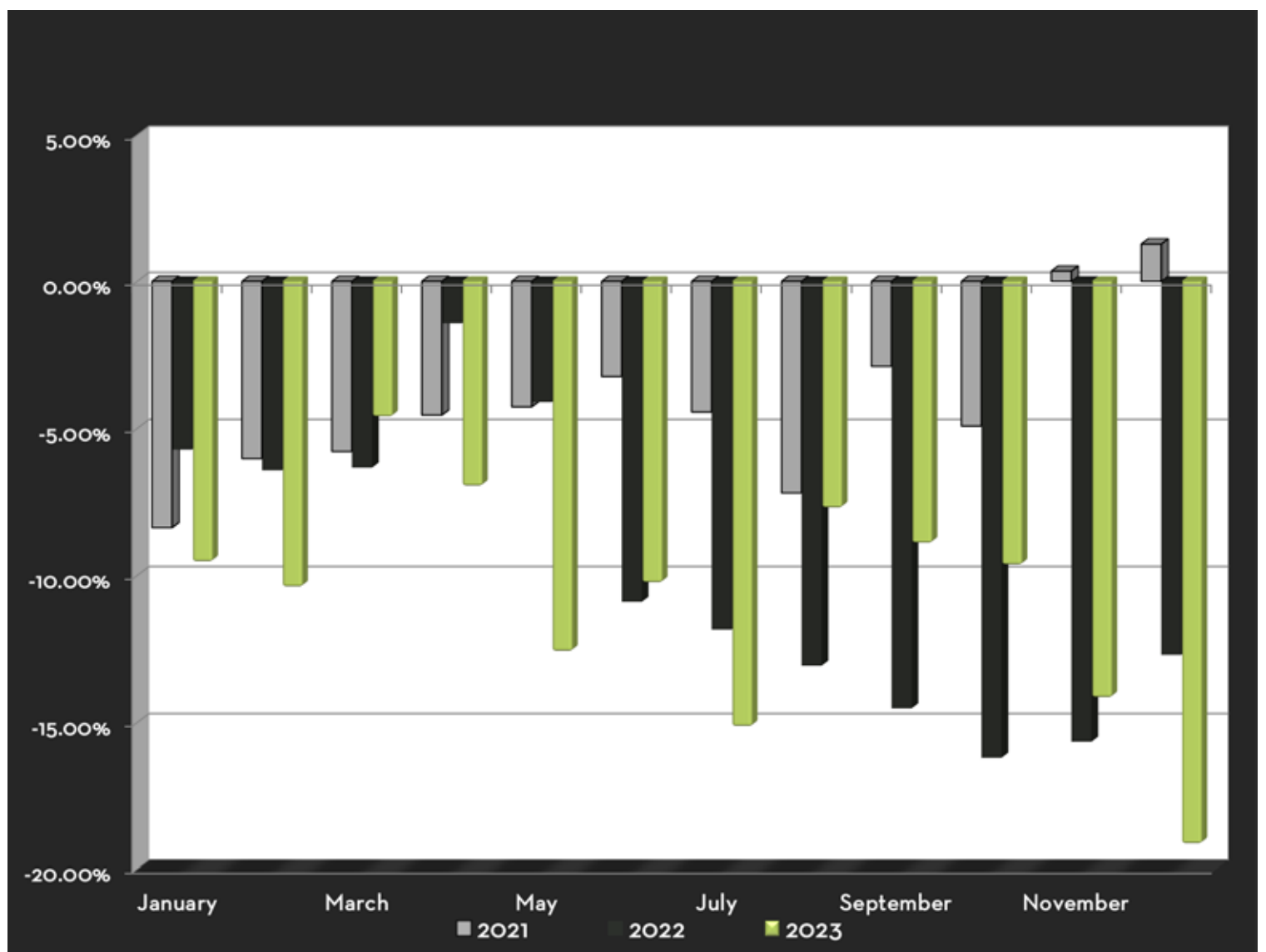
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2021	19	16	13	18	25	13	11	4	10	10	23	4
2022	20	19	13	14	23	9	4	9	7	4	4	3
2023	9	10	13	6	6	12	21	10	8	4	9	7



3-YEAR REVIEW | REDUCED LISTINGS

BARE LAND/LOTS < ONE ACRE

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2021	-8.37%	-6.03%	-5.79%	-4.54%	-4.26%	-3.23%	-4.44%	-7.18%	-2.88%	-4.92%	0.35%	1.28%
2022	-5.73%	-6.43%	-6.34%	-1.41%	-4.10%	-10.90%	-11.85%	-13.09%	-14.52%	-16.21%	-15.66%	-12.72%
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%

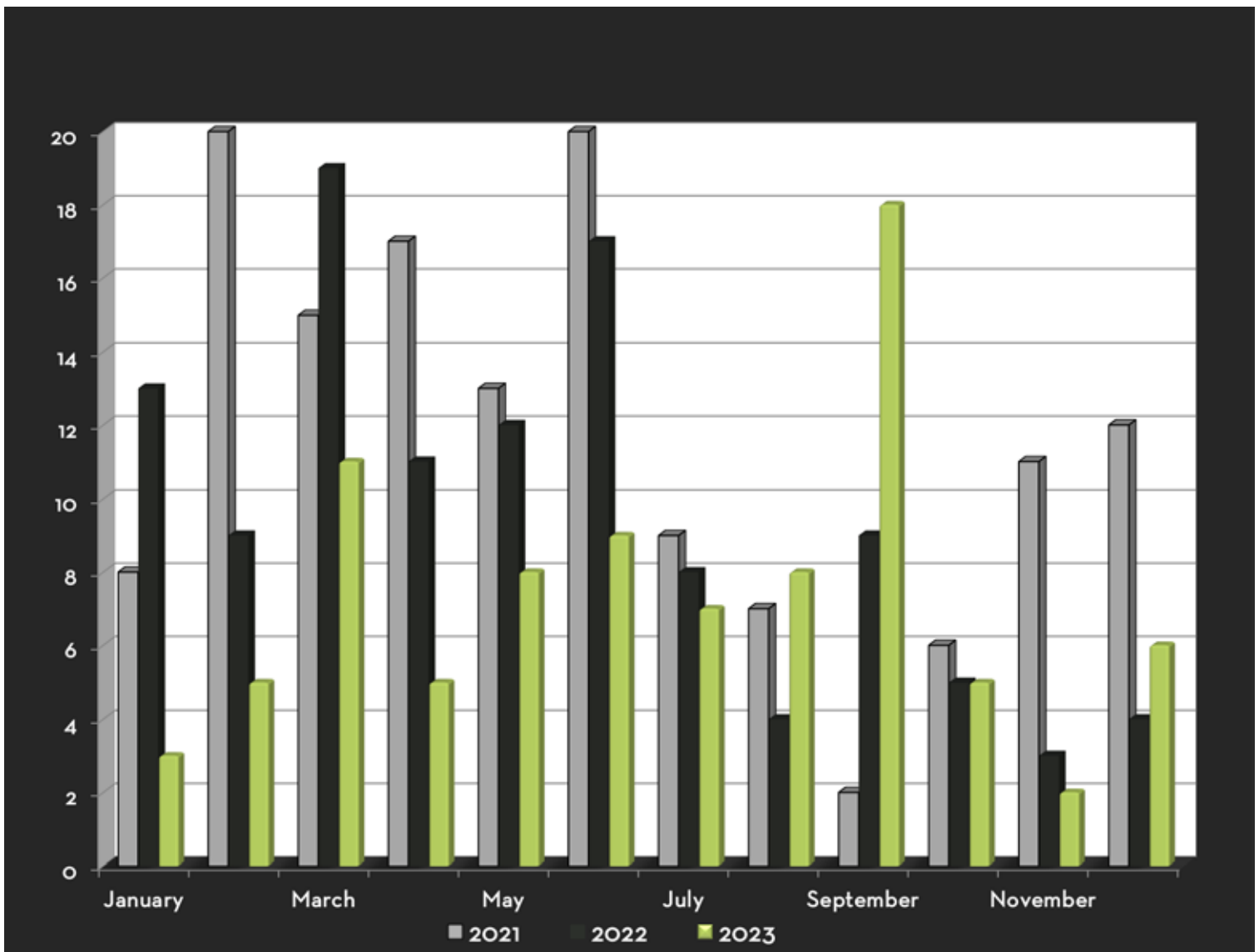


In 2020, the MLS of Central Oregon changed MLS database/software providers. The former provider calculated the total number of price reductions. The new provider calculates the average price adjustment (increase or decrease) as a percentage of value. As a result some of the historical data is different;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

3-YEAR REVIEW | SOLD LISTINGS

BARE LAND/LOTS < ONE ACRE

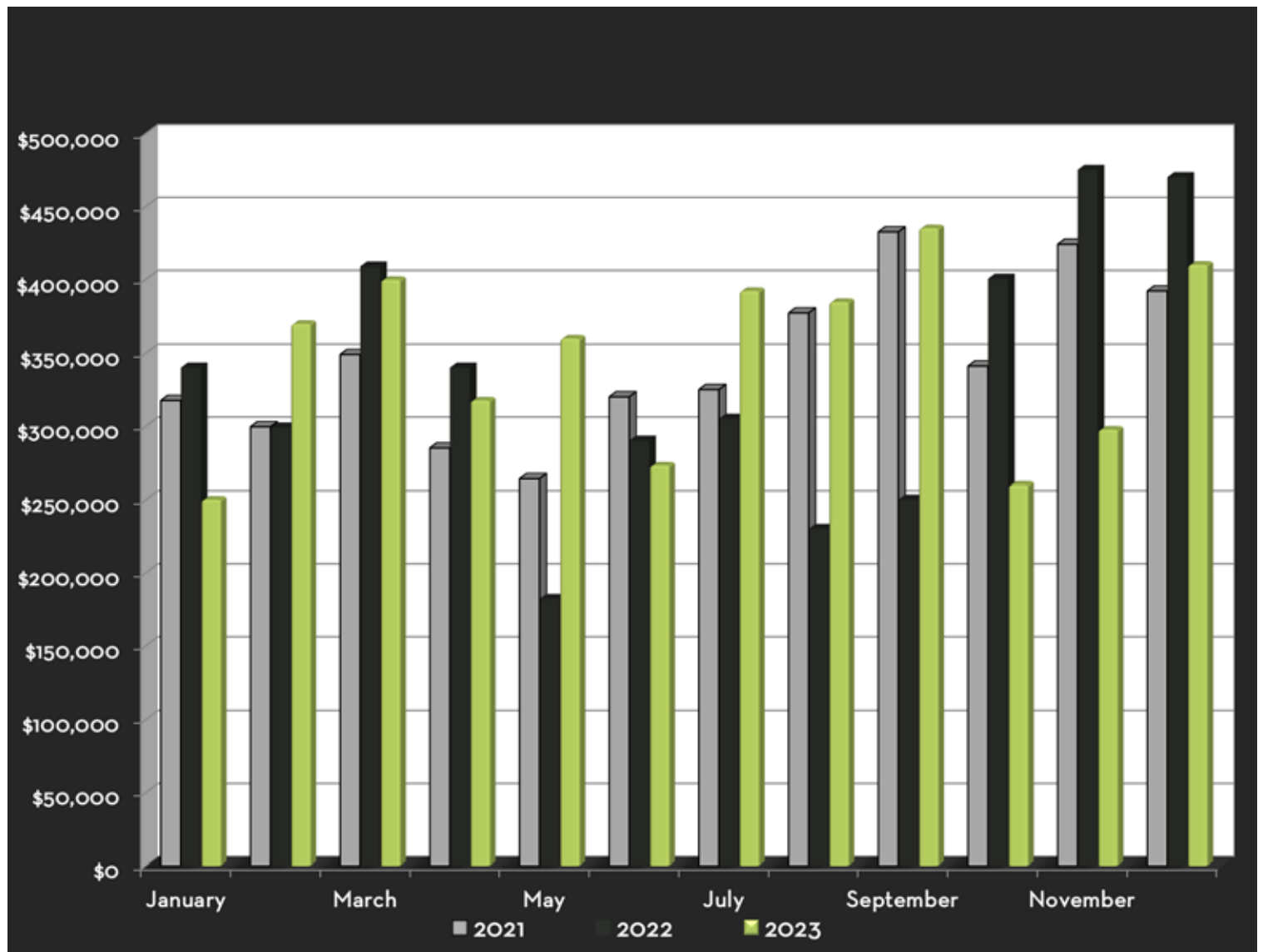
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2021	8	20	15	17	13	20	9	7	2	6	11	12
2022	13	9	19	11	12	17	8	4	9	5	3	4
2023	3	5	11	5	8	9	7	8	18	5	2	6



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



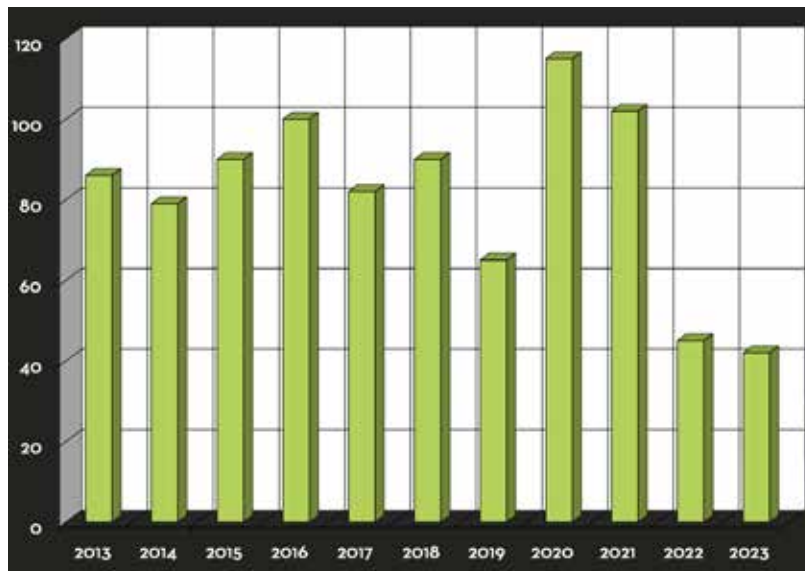
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2021	\$317,500	\$299,500	\$349,000	\$285,000	\$264,000	\$320,000	\$325,000	\$377,500	\$432,500	\$341,100	\$424,000	\$392,000
2022	\$340,000	\$299,000	\$408,800	\$340,000	\$182,000	\$290,000	\$305,000	\$230,000	\$250,000	\$400,400	\$475,000	\$470,000
2023	\$250,000	\$370,000	\$399,600	\$317,500	\$359,950	\$273,000	\$392,000	\$385,000	\$435,000	\$260,000	\$297,500	\$410,000



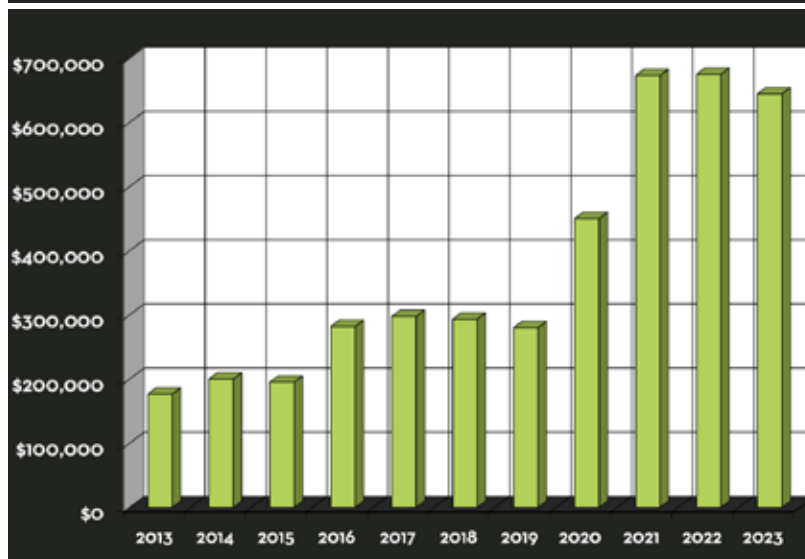
BARE RESIDENTIAL ACREAGE

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
# of Sales	86	79	90	100	82	90	65	115	102	45	42
Median List Price	\$197,000	\$200,000	\$204,750	\$294,000	\$299,975	\$300,000	\$299,000	\$469,000	\$677,000	\$675,000	\$682,000
Median Sales Price	\$176,500	\$200,000	\$195,000	\$281,950	\$297,450	\$293,250	\$280,000	\$450,000	\$673,194	\$675,000	\$644,500
% Change vs Prior Yr	0.86%	13.31%	-2.50%	44.59%	5.50%	-1.41%	-4.52%	60.71%	49.60%	0.27%	-4.52%
Highest Sales Price	\$625,000	\$625,000	\$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
Avg Days on Market	233	221	214	150	212	202	216	142	108	82	164

NUMBER OF SALES



MEDIAN SALES PRICE

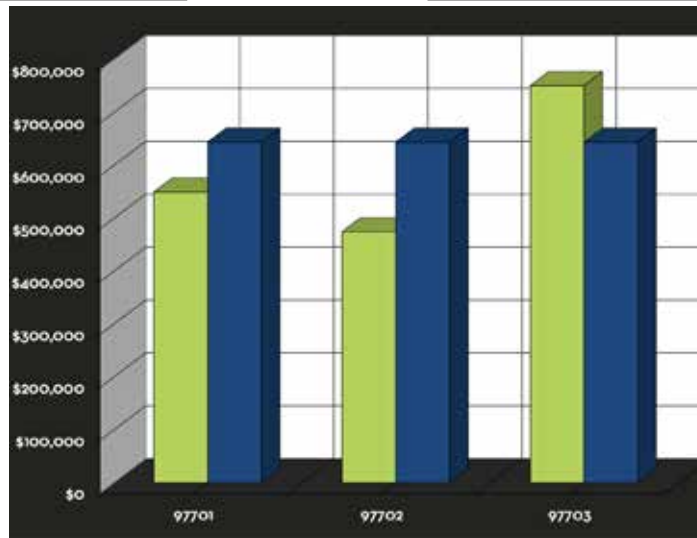


BARE RESIDENTIAL ACREAGE

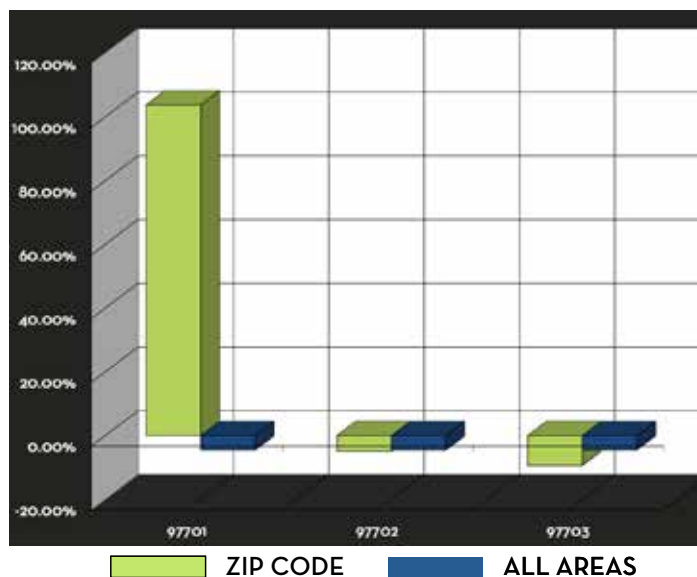
2023	97701	97702	97703
# of Sales	6	4	32
Median List Price	\$550,000	\$487,000	\$785,000
Median Sales Price	\$550,000	\$475,000	\$751,250
% Change vs 2022	103.7%	-4.90%	-9.38%
Highest Sales Price	\$677,625	\$1,850,000	\$2,275,000
Avg Days on Market	130	105	178

2022	97701	97702	97703
# of Sales	9	8	28
Median List Price	\$300,000	\$499,450	\$829,000
Median Sales Price	\$270,000	\$499,500	\$829,000
% Change vs 2021	-56.63%	-2.54%	18.60%
Highest Sales Price	\$970,125	\$1,470,000	\$2,100,000
Avg Days on Market	183	43	61

MEDIAN SALES PRICE
VS ALL AREAS

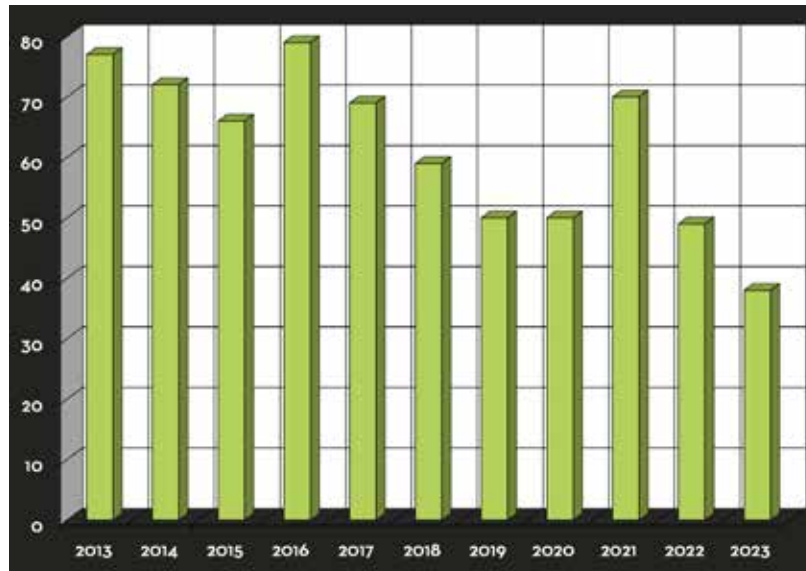


PERCENT CHANGE
VS ALL AREAS

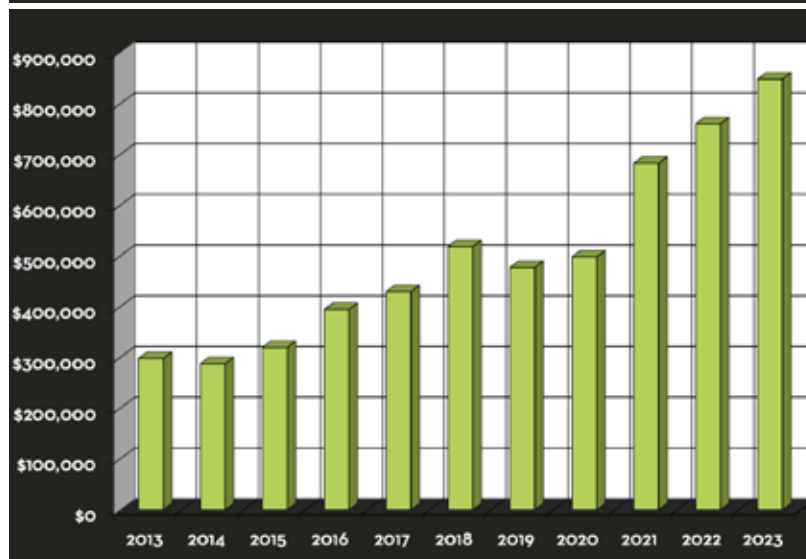


	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
# of Sales	77	72	66	79	69	59	50	50	70	49	38
Median List Price	\$319,900	\$336,023	\$324,900	\$399,000	\$439,000	\$519,000	\$481,450	\$497,000	\$667,500	\$787,500	\$849,950
Median Sales Price	\$298,375	\$287,900	\$319,950	\$395,000	\$430,000	\$519,000	\$477,750	\$498,500	\$683,250	\$761,070	\$849,000
% Change vs Prior Yr	29.64%	-3.51%	11.13%	23.46%	8.86%	20.70%	-7.95%	4.34%	37.06%	11.39%	11.55%
Highest Sales Price	\$2,800,000	\$2,220,000	\$2,087,500	\$2,399,000	\$2,150,000	\$7,340,000	\$979,000	\$1,035,000	\$1,900,000	\$2,450,000	\$4,250,000
Avg Days on Market	115	125	124	97	75	89	73	40	22	31	38

NUMBER OF SALES



MEDIAN SALES PRICE

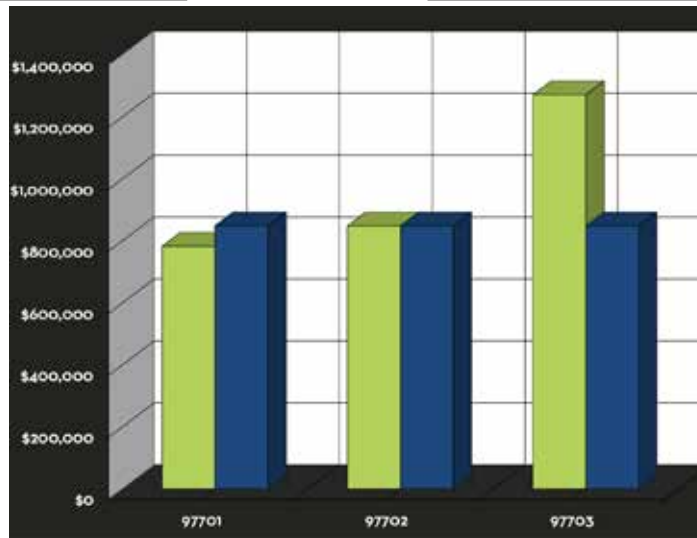


MULTI-FAMILY RESIDENTIAL

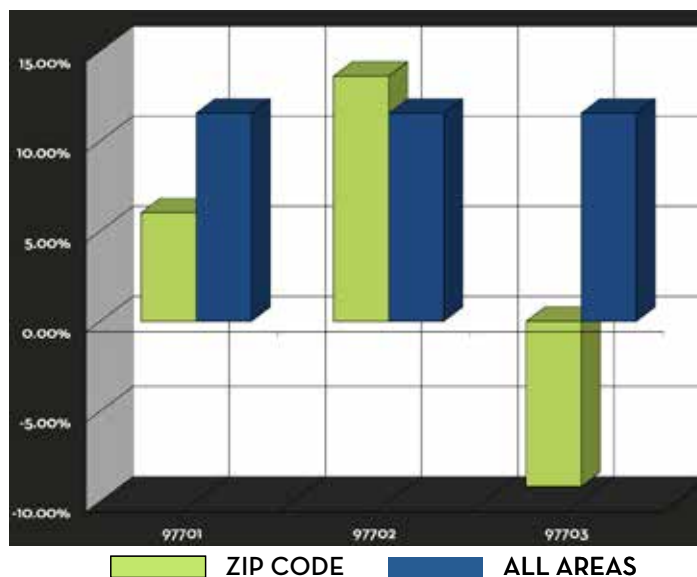
2023	97701	97702	97703
# of Sales	16	16	6
Median List Price	\$814,940	\$847,000	\$1,372,500
Median Sales Price	\$782,500	\$848,630	\$1,271,625
% Change vs 2022	6.03%	13.61%	-9.17%
Highest Sales Price	\$1,275,000	\$4,250,000	\$3,900,000
Avg Days on Market	39	29	58

2022	97701	97702	97703
# of Sales	20	22	7
Median List Price	\$797,000	\$746,950	\$1,399,900
Median Sales Price	\$738,000	\$746,950	\$1,400,000
% Change vs 2021	11.82%	21.46%	7.08%
Highest Sales Price	\$1,625,000	\$1,599,000	\$2,450,000
Avg Days on Market	16	41	41

MEDIAN SALES PRICE
VS ALL AREAS



PERCENT CHANGE
VS ALL AREAS





Skjersaa Group | DukeWarner Realty | 541.383.1426

1033 NW Newport Ave, Bend, OR 97703 | 541.382.8262 | www.SkjersaaGroup.com

