

# THE BEACON REPORT

April 2025

*Shining Light on the Market One Property at a Time*



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

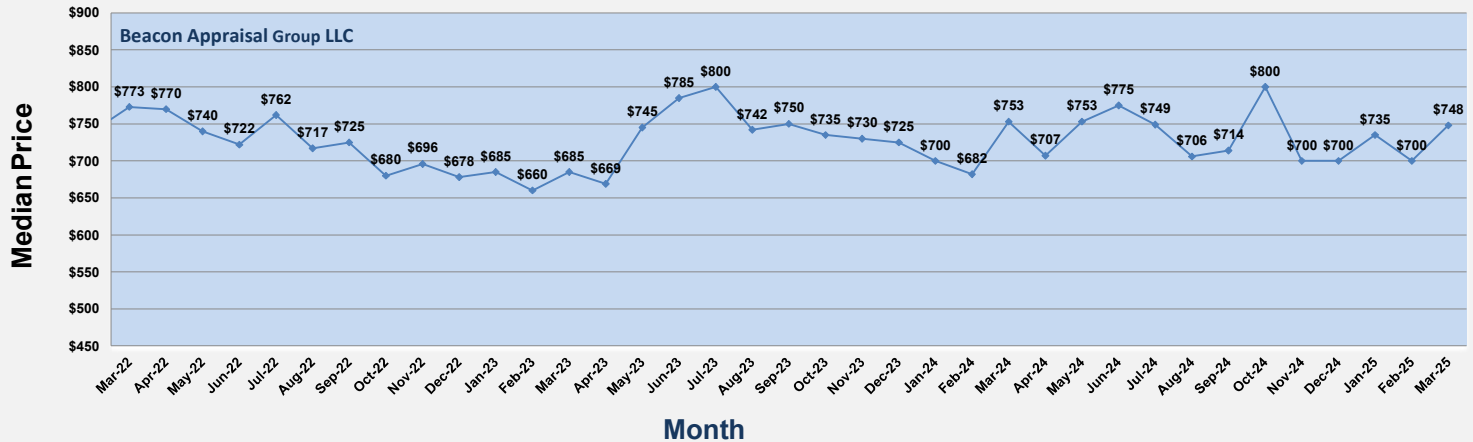
# BEACON REPORT

4/7/2025

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## Bend area SFR - Median Price in Thousands

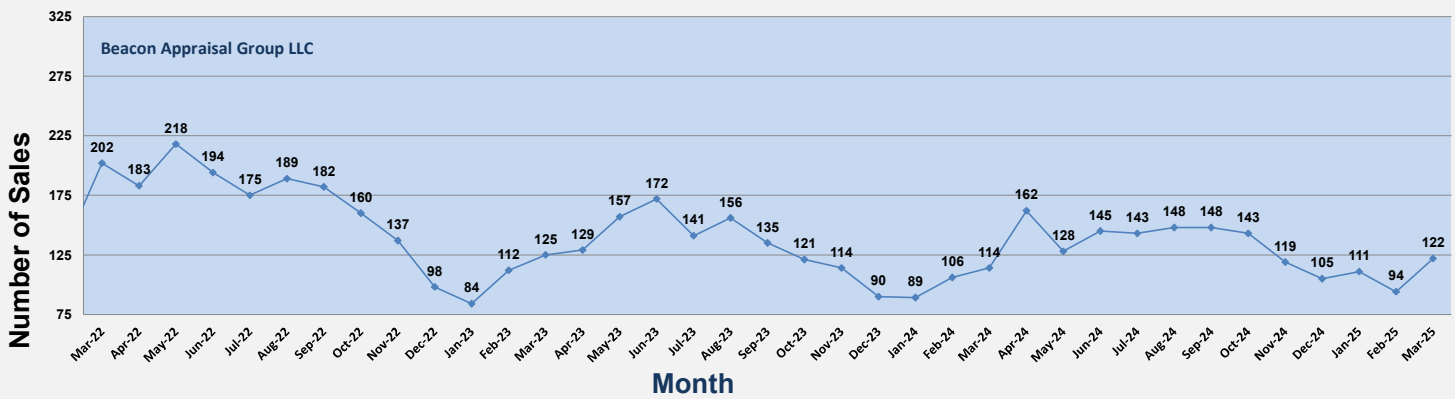
Note: Median is the midpoint with half above and half below



From MLS for Bend area. Single Family Residential, not including condominiums, manufactured homes, and acreage properties. Data subject to change.

## Bend area SFR - Number of Sales

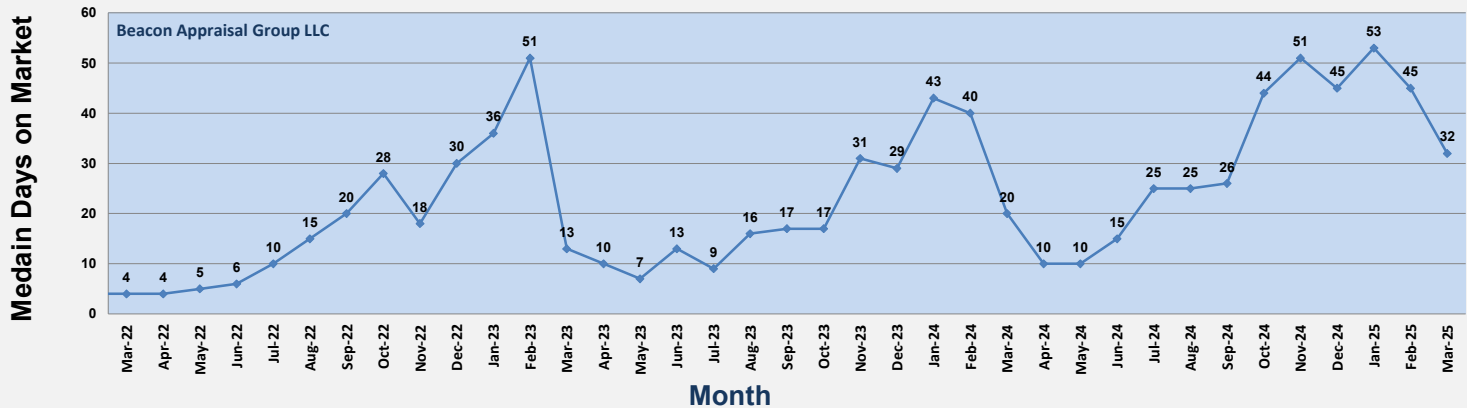
Total sold 12 months prior to report date = 1622 Total currently listed = 445  
Inventory\*as of report date = 3 Months



From MLS for Bend area. Single Family Residential, not including condominiums, manufactured homes, and acreage properties. Data subject to change.

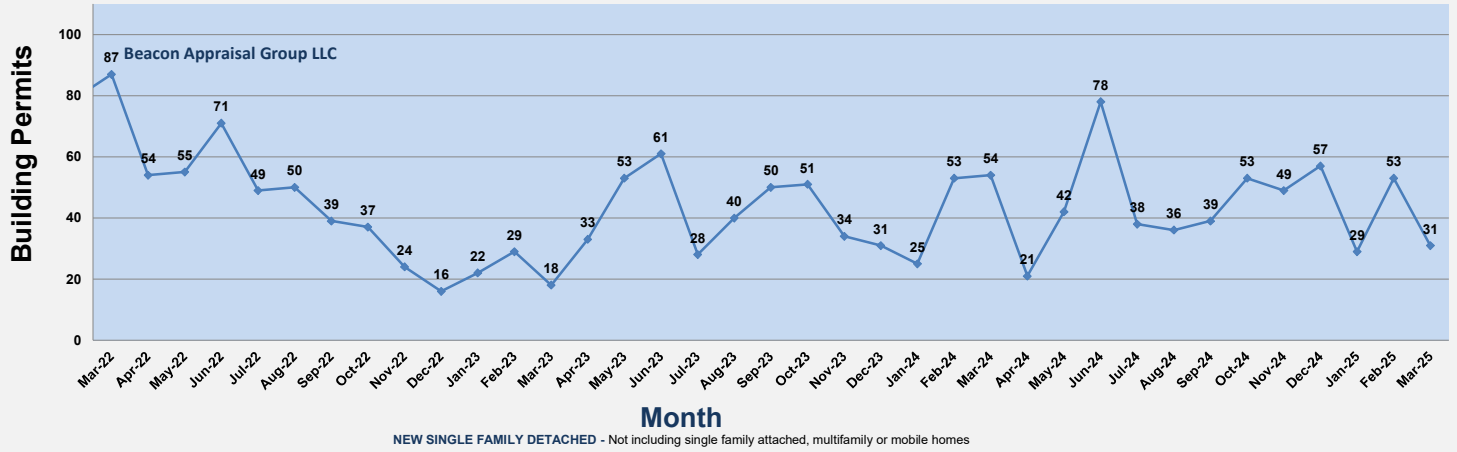
\*Inventory = Current listings divided by prior 12 months' sales, rounded to the nearest whole month.

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

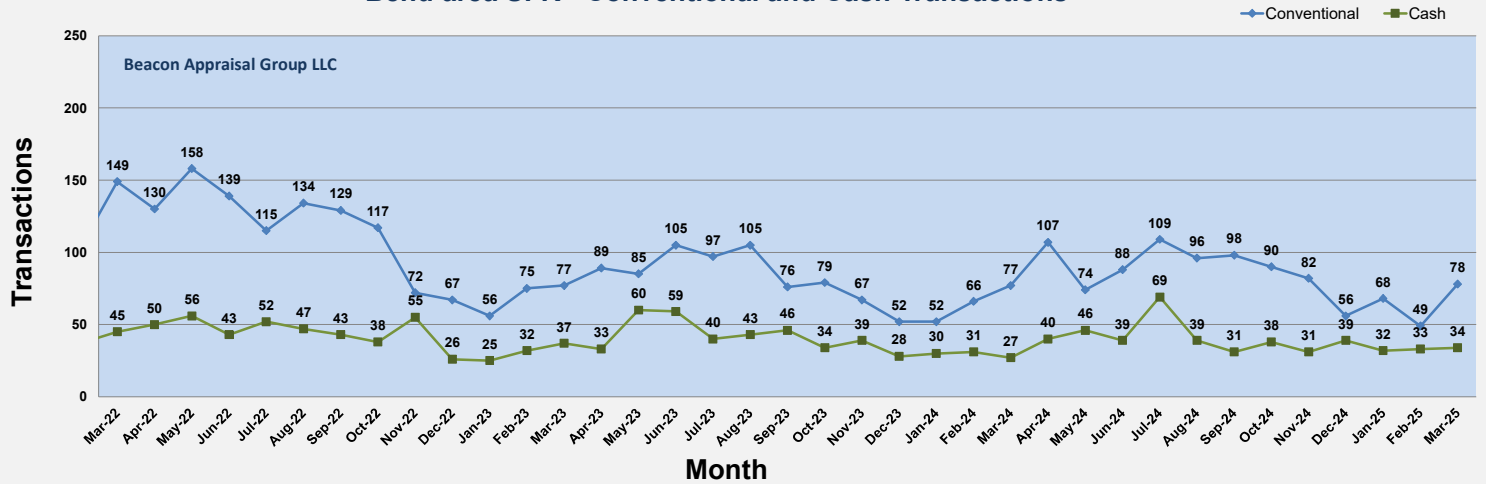


From MLS for Bend area. Single Family Residential, not including condominiums, manufactured homes, and acreage properties. Data subject to change.

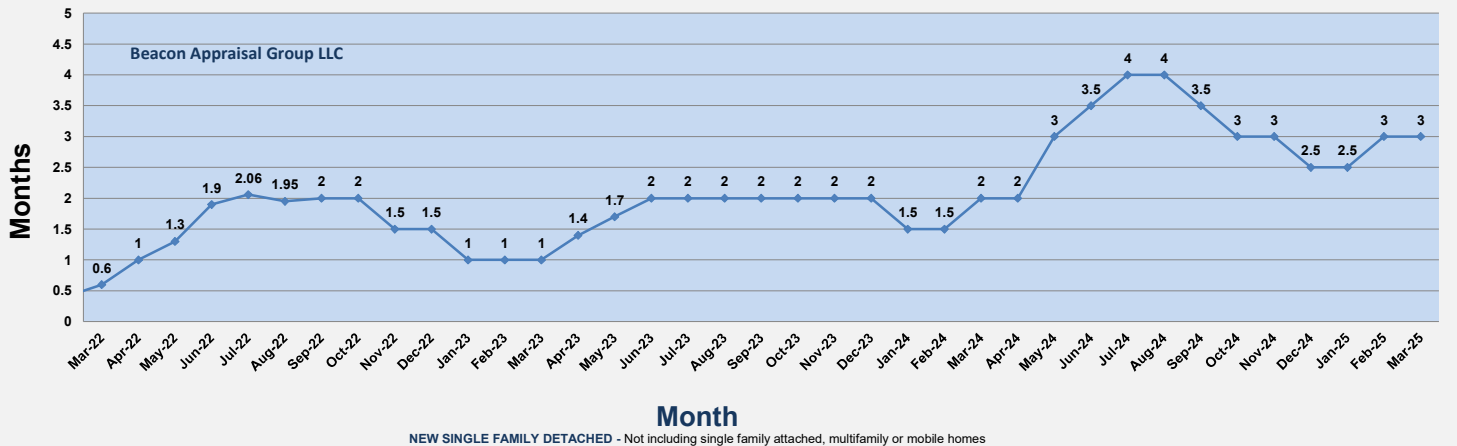
## Bend area SFR - Building Permits



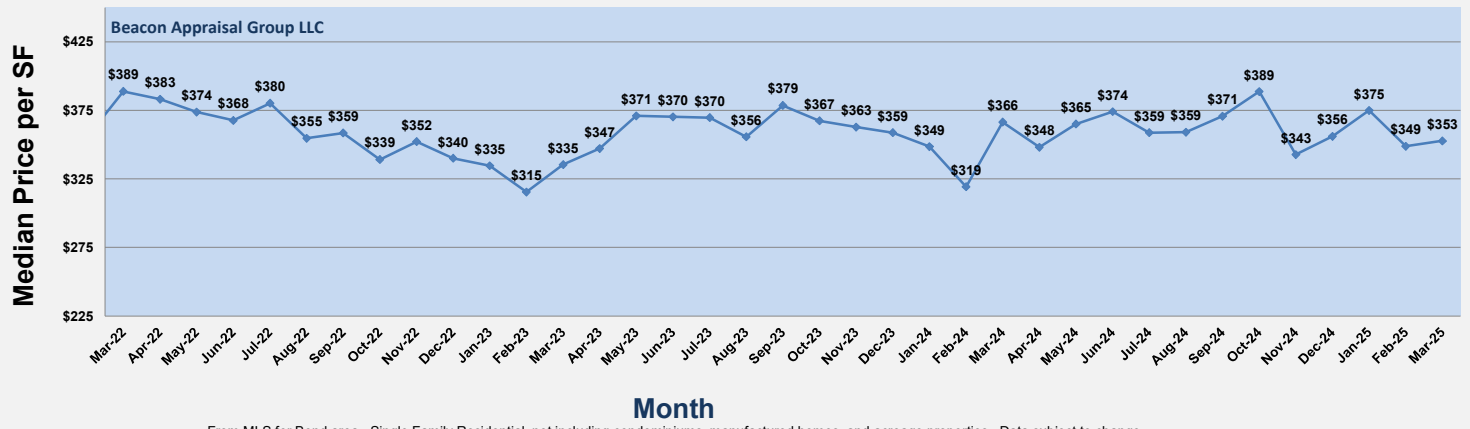
## Bend area SFR - Conventional and Cash Transactions



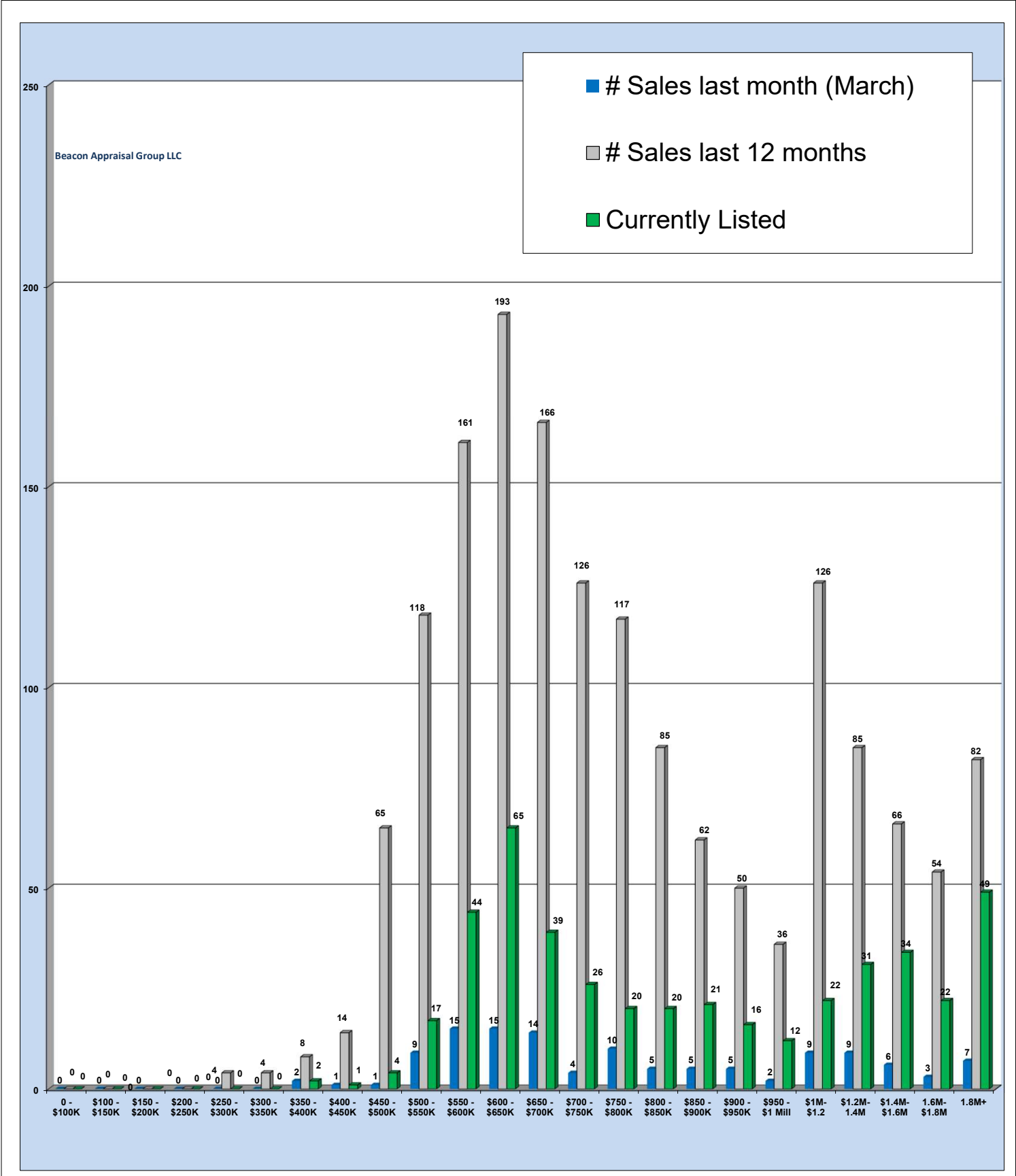
## Bend area SFR - Months Supply



## Bend area SFR - Median Sales Price per SF



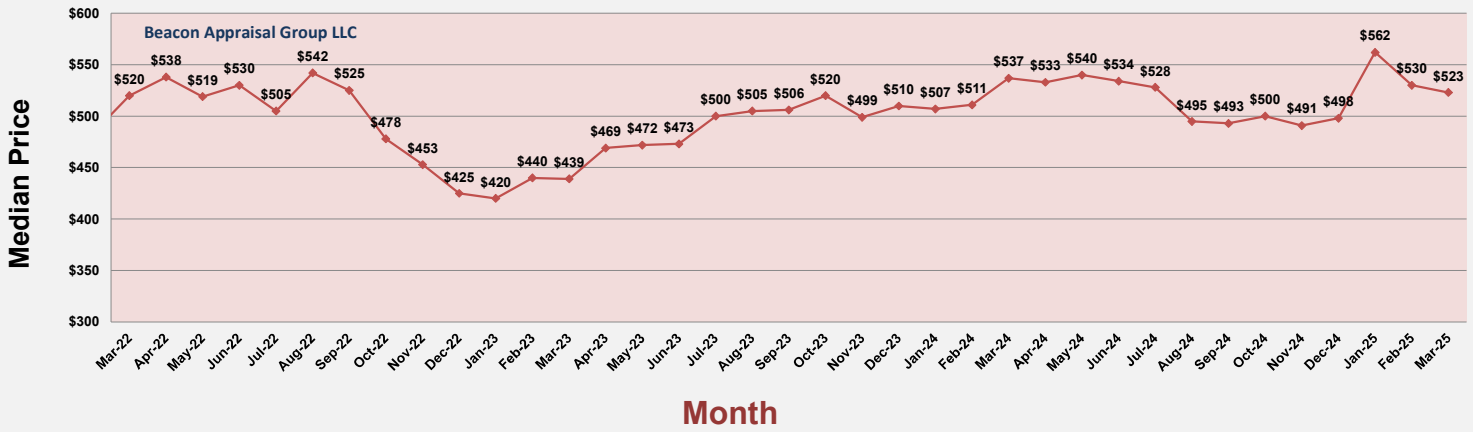
Bend area SFR: # Sales vs. Current Listings



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

## Redmond area SFR - Median Price in THOUSANDS

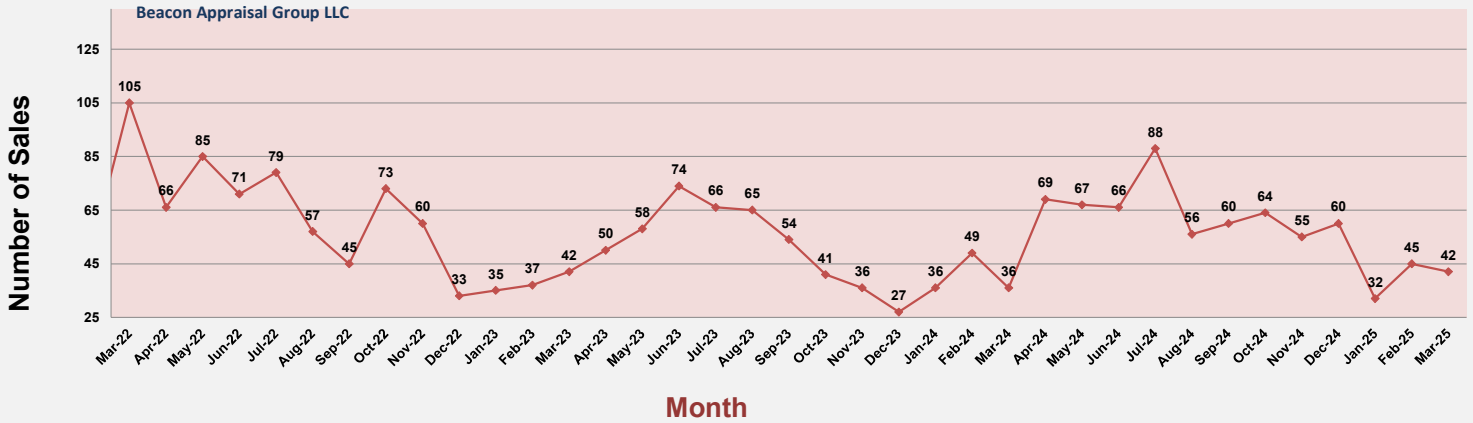
Note: Median is the midpoint with half above and half below



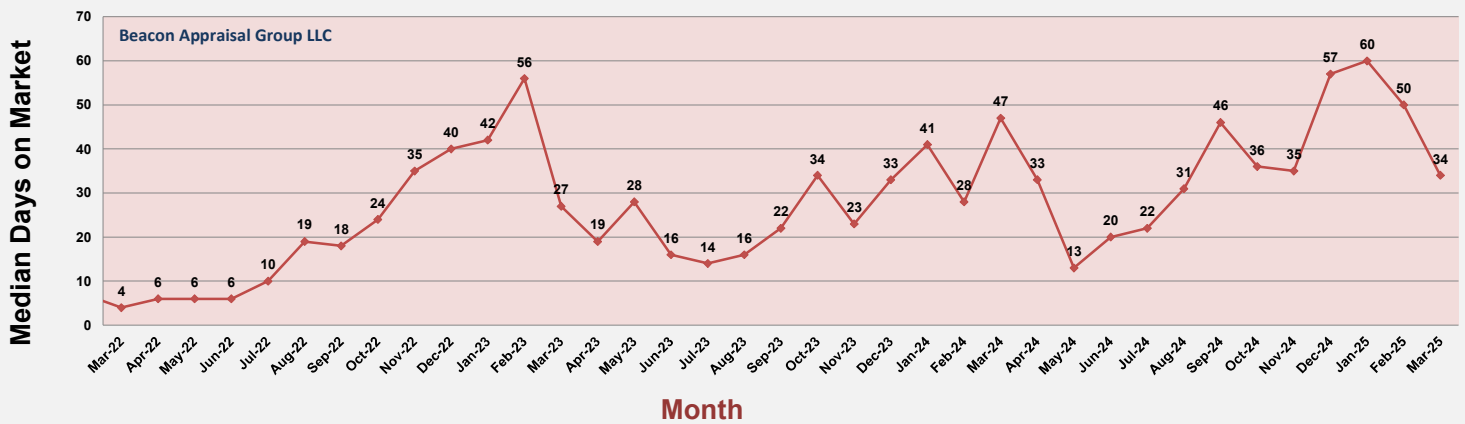
## Redmond area SFR - Number of Sales

Total sold during 12 months prior to report date = 728 Total currently listed = 122

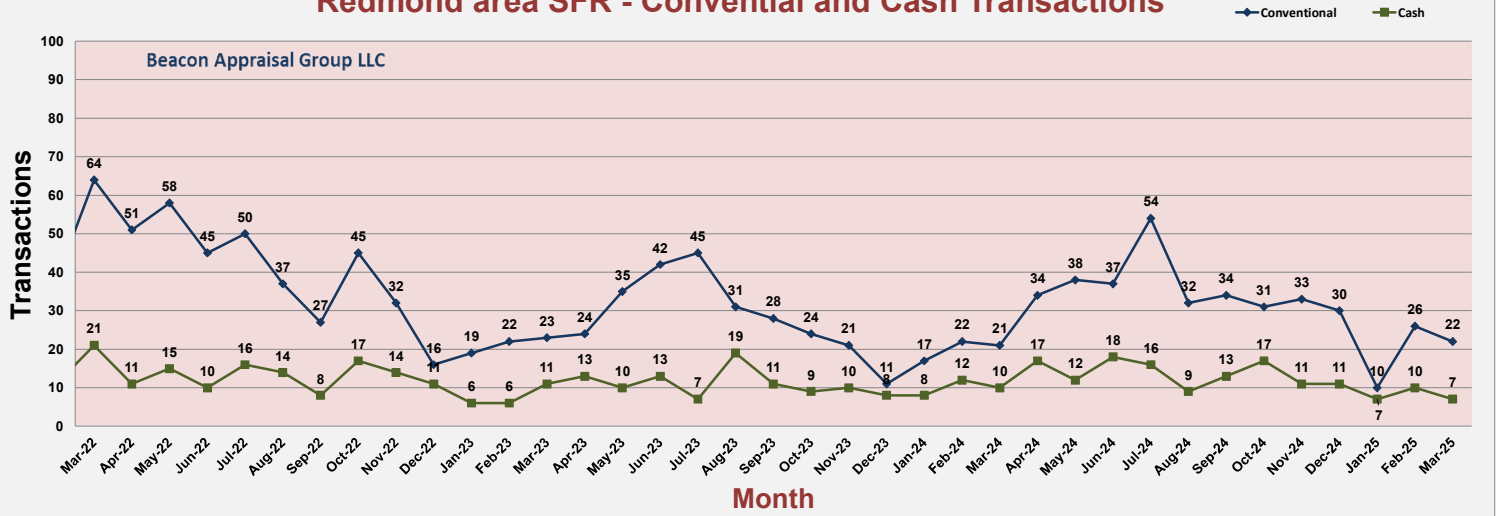
Inventory\* as of report date = 2 Months



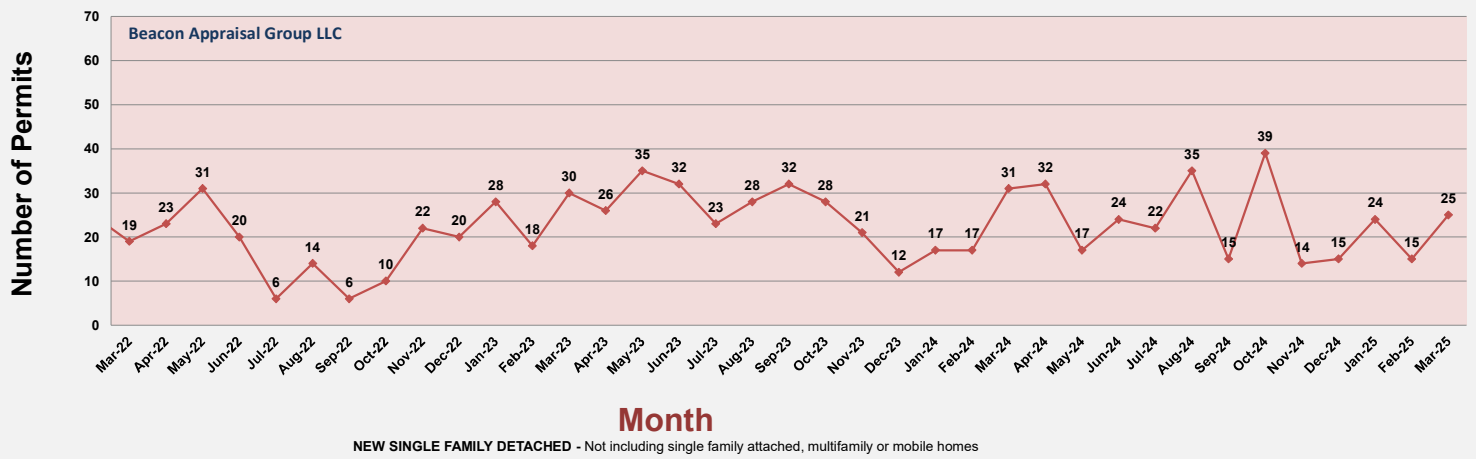
## Redmond area SFR - Days on Market for Sold Properties



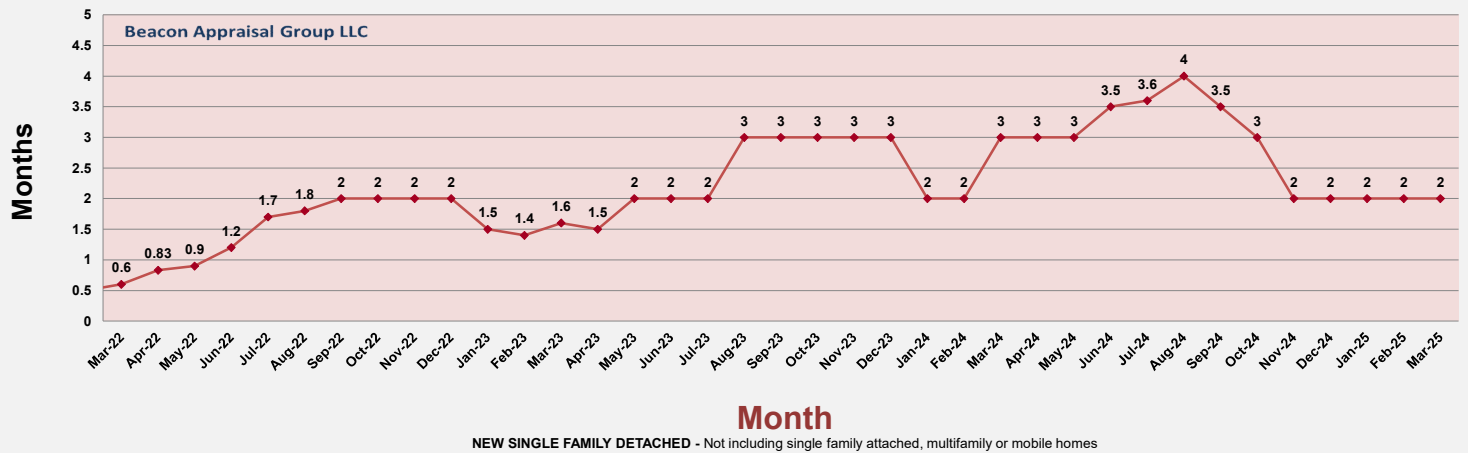
## Redmond area SFR - Conventional and Cash Transactions



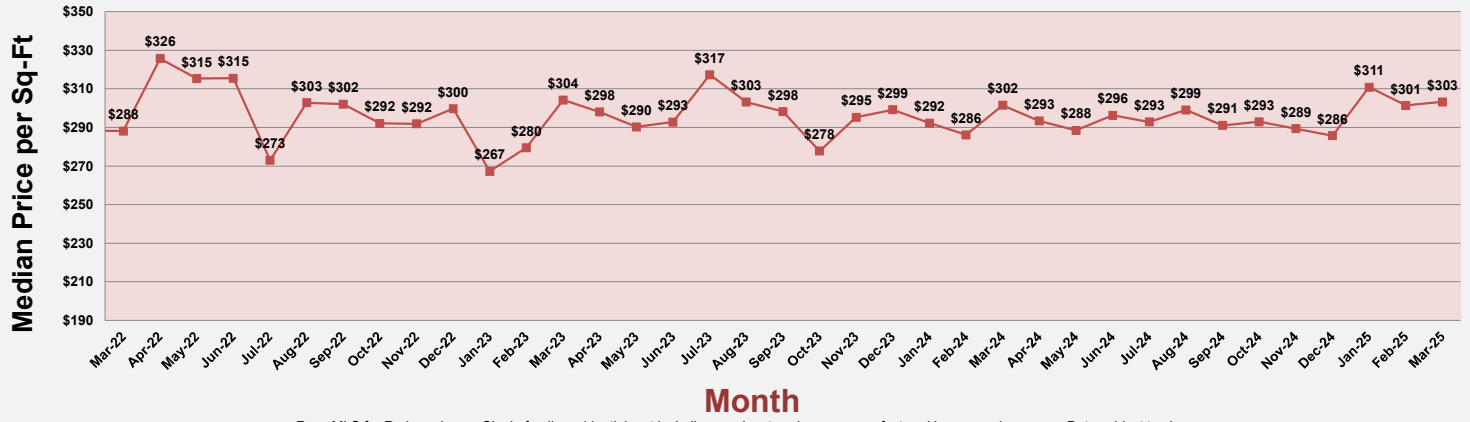
## Redmond area SFR - Building Permits



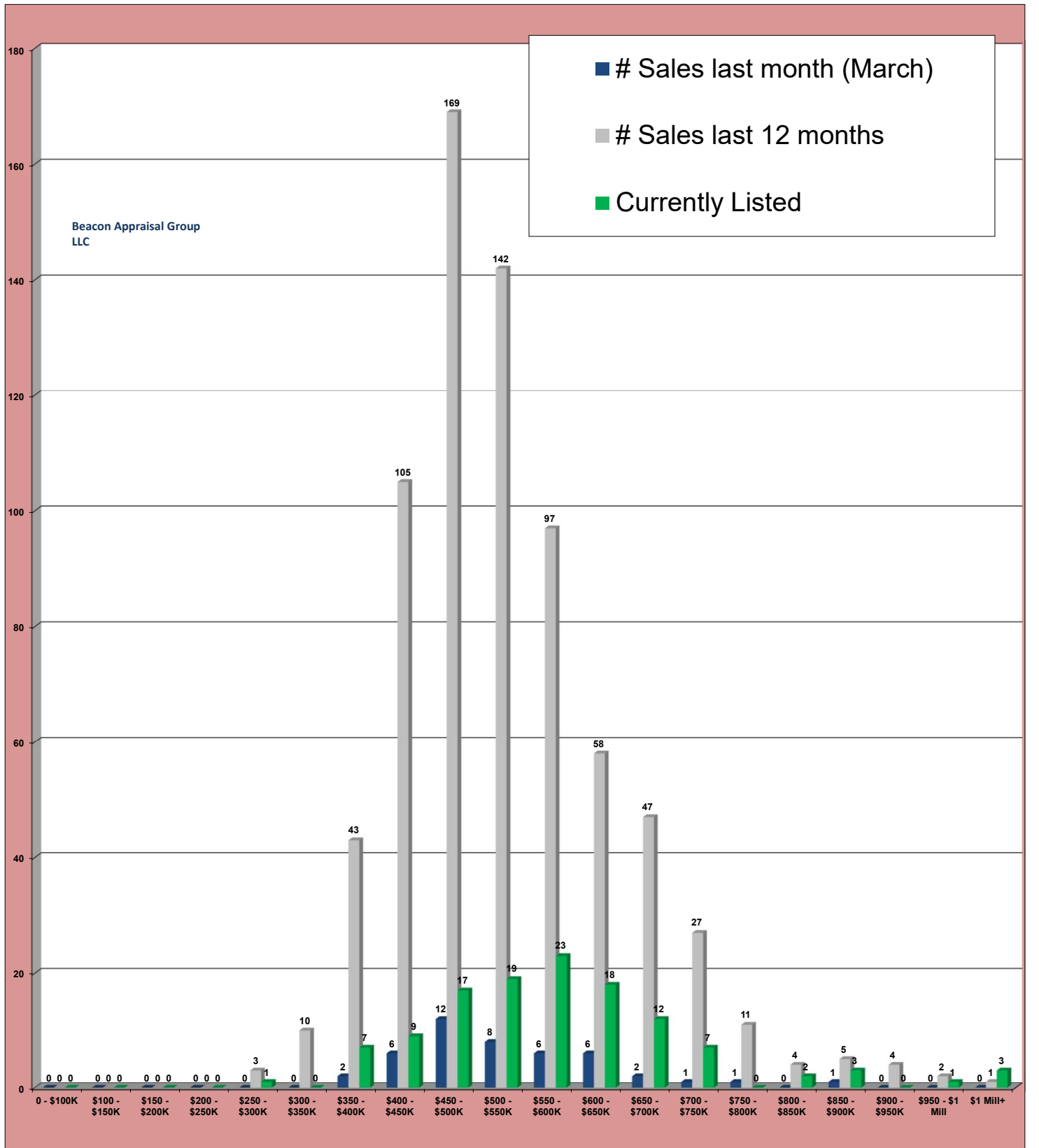
## Redmond area SFR - Months of Inventory



## Redmond area SFR - Median Sale Price per Sq-Ft



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



# Smaller Market Monthly Report for the Month of

March

Beacon Appraisal Group LLC

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 = \$734  
Number of SFR Sales = 12  
Days on Market for Sold SFR = 7  
Current Inventory\* = 4 Months

## Sunriver

Median Price SFR in Thousands = \$880  
Number of SFR Sales = 12  
Days on Market for Sold SFR = 12  
Current Inventory\* = 4 Months

## LaPine

Median Price SFR in Thousands = \$420  
Number of SFR Sales = 11  
Days on Market for Sold SFR = 5  
Current Inventory\* = 5 Months

## JEFFERSON COUNTY

Median Price SFR in Thousands = \$290  
Number of SFR Sales = 7  
Days on Market for Sold SFR = 50  
Current Inventory\* = 5 Months

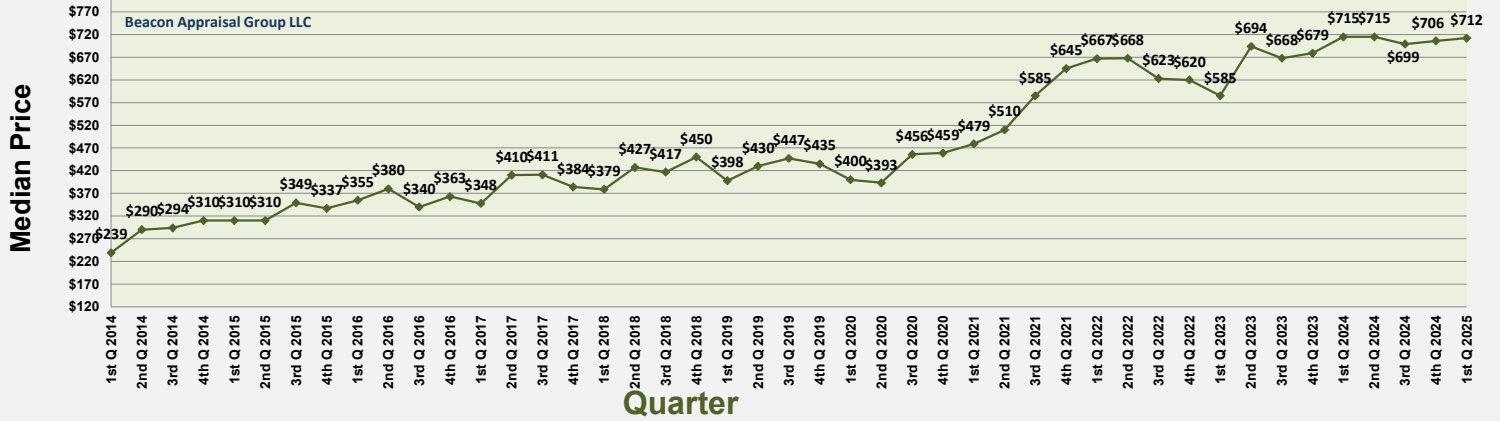
## CROOK COUNTY

Median Price SFR in Thousands = \$390  
Number of SFR Sales = 23  
Days on Market for Sold SFR = 51  
Current Inventory\* = 3 Months

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

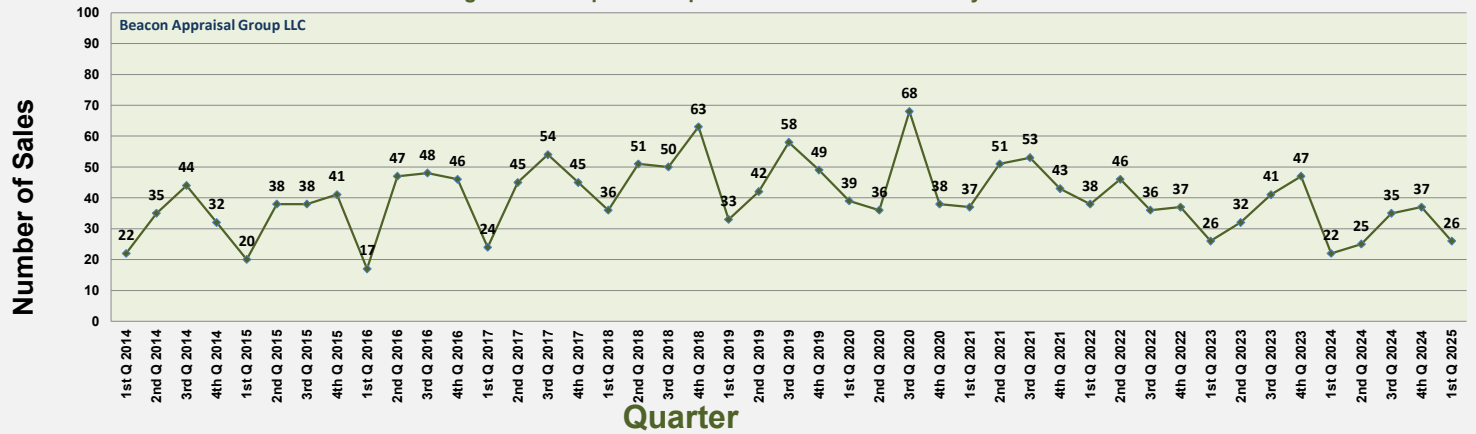
\*Inventory = Current listings divided by prior 12 months' sales, rounded to the nearest whole month.

## Sisters area SFR - Median Price in THOUSANDS



## Sisters area SFR - Number of Sales

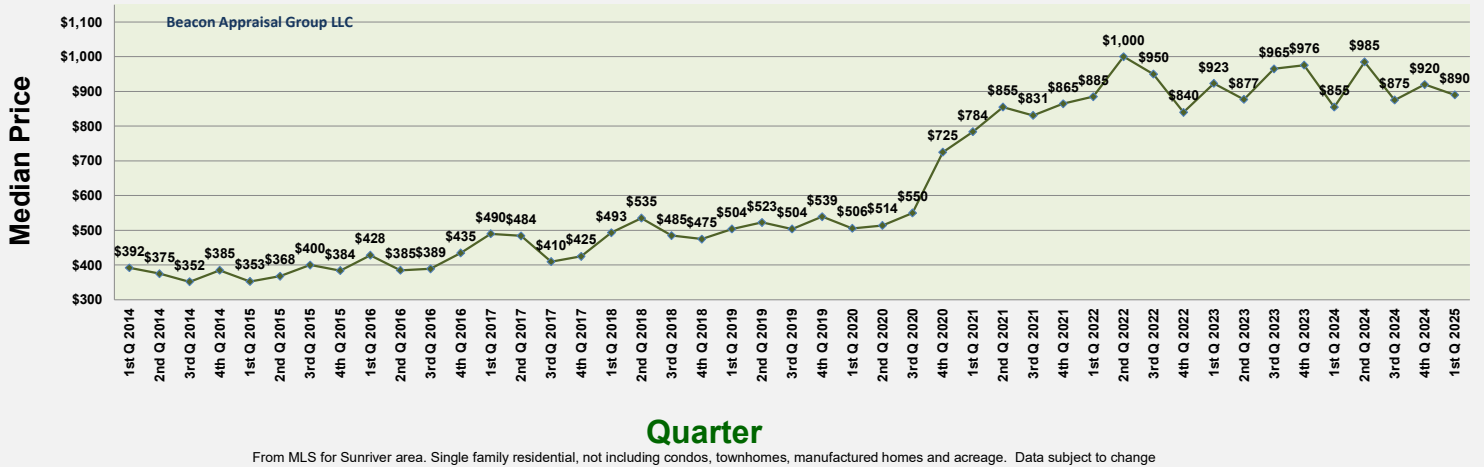
Total sold during 12 months prior to report date = 123 Total currently listed = 43



## Sisters area SFR - Median Days on Market

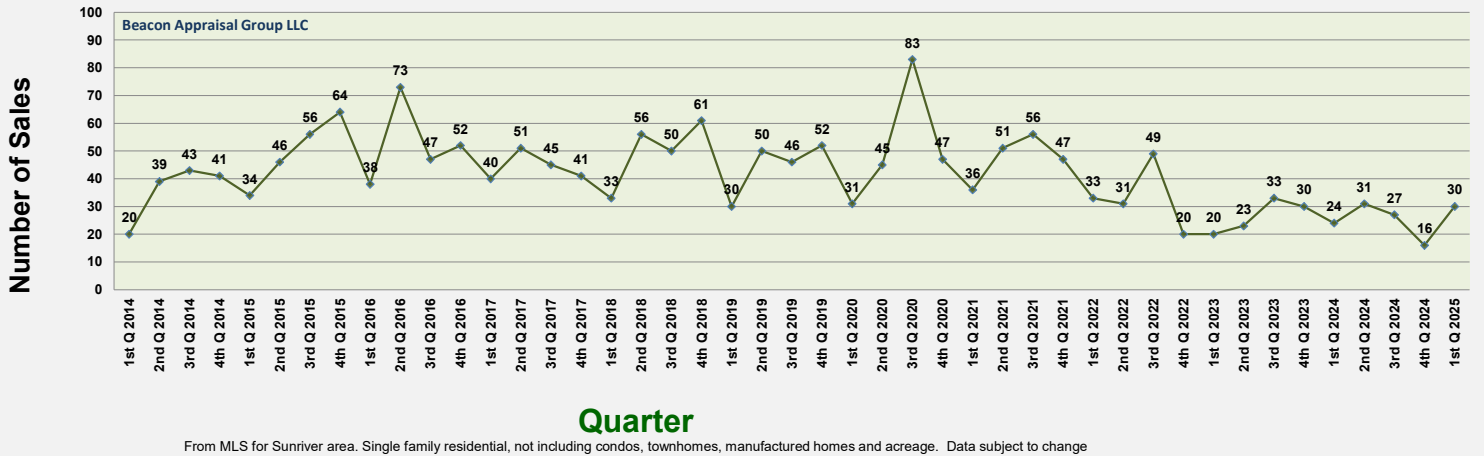


## Sunriver area SFR - Median Price in THOUSANDS

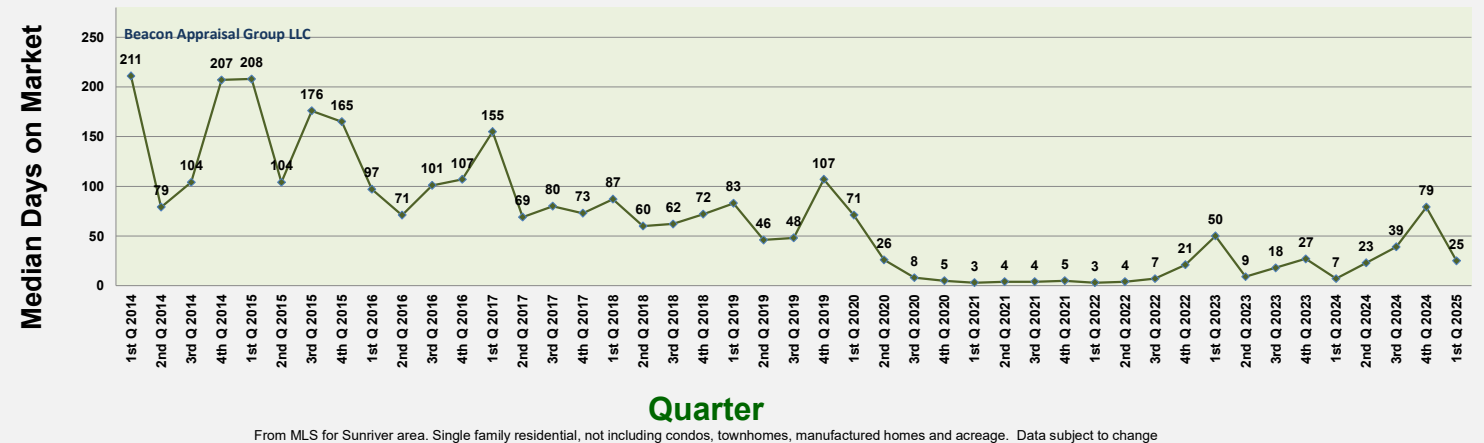


## Sunriver area SFR- Number of Sales

Total sold during 12 months prior to report date = 105 Total currently listed = 35

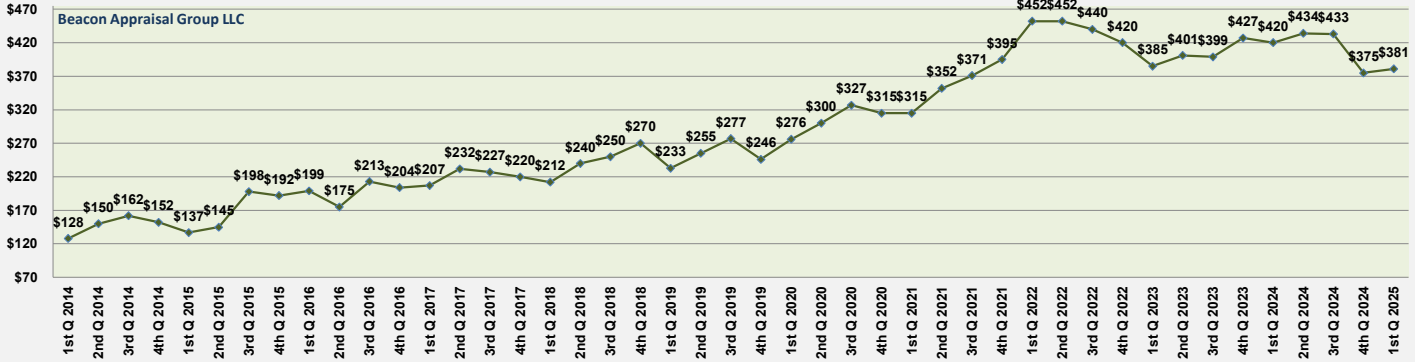


## Sunriver area SFR - Days on Market For Sold Properties



## La Pine area SFR - Median Price in THOUSANDS

Median Price



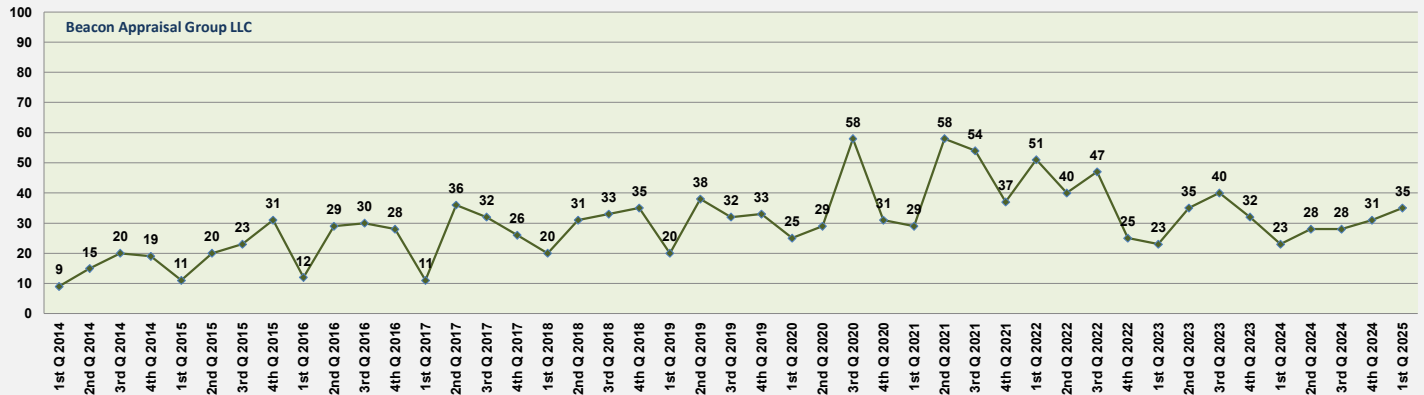
Quarter

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

## La Pine area SFR- Number of Sales

Total sold during 12 months prior to report date = 125 Total currently listed = 56

Number of Sales

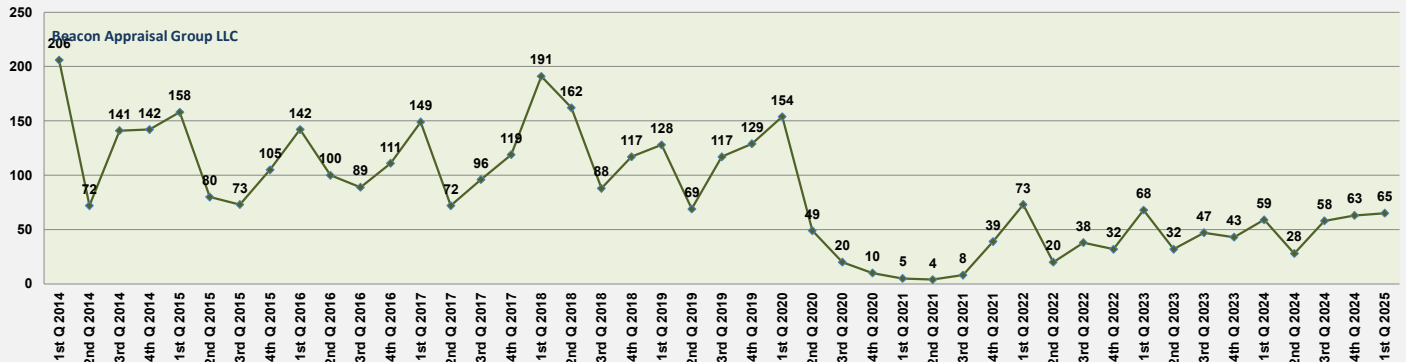


Quarter

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

## La Pine area SFR - Days on Market For Sold Properties

Median Days on Market

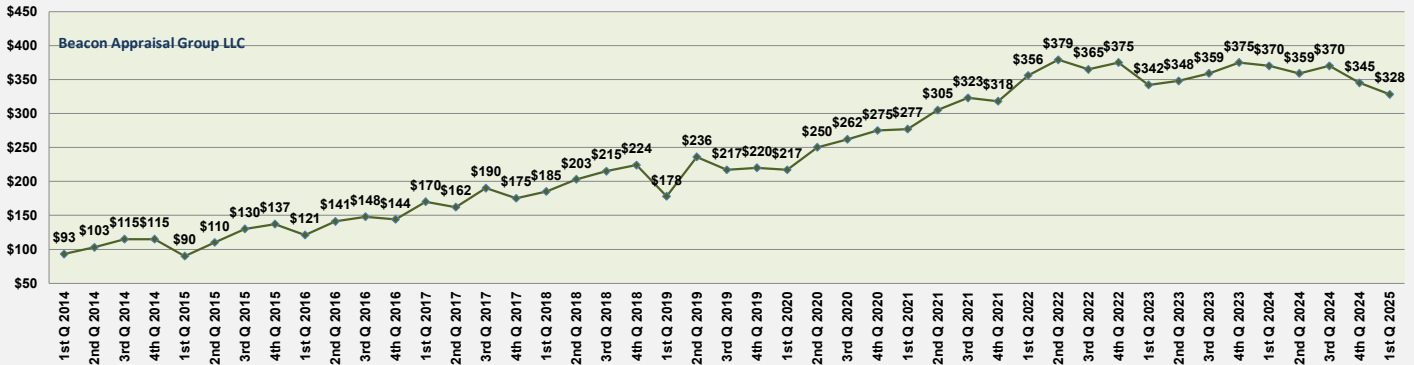


Quarter

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

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

Median Price



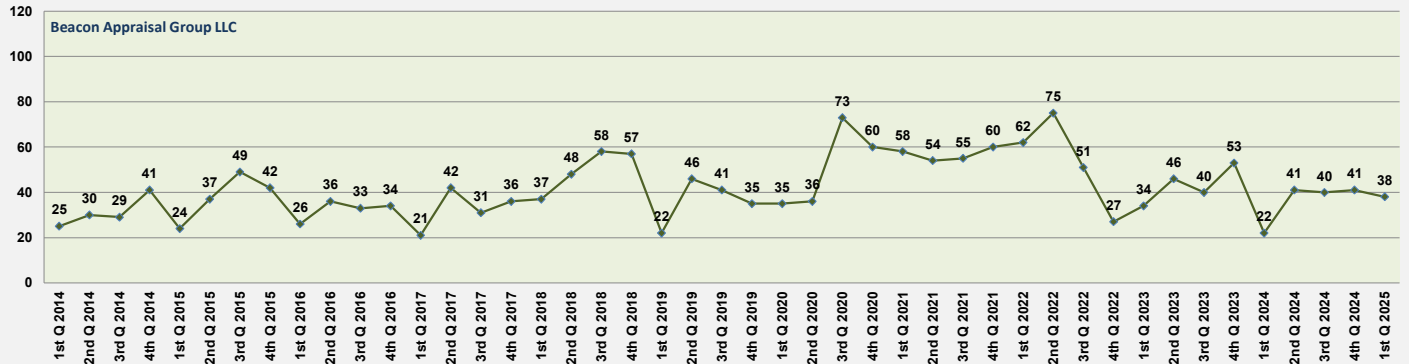
Quarter

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

## Jefferson County & CRR SFR- Number of Sales

Total sold during 12 months prior to report date = 160 Total currently listed = 70

Number of Sales

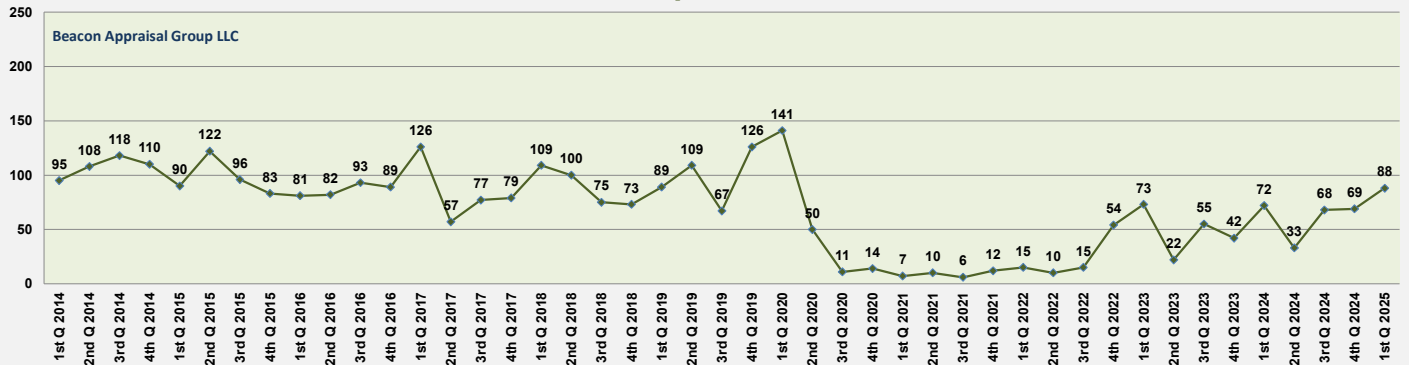


Quarter

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

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

Median Days on Market

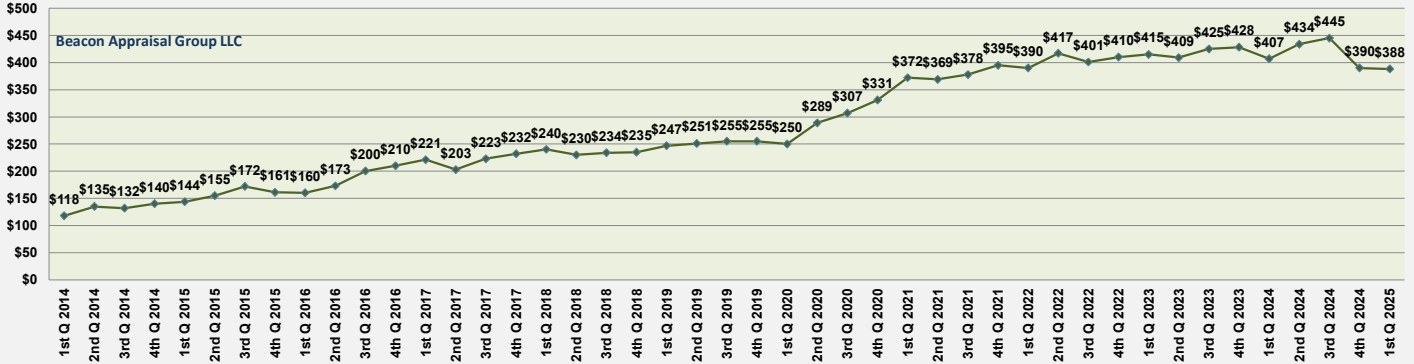


Quarter

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

## Crook County SFR - Median Price in THOUSANDS

Median Price



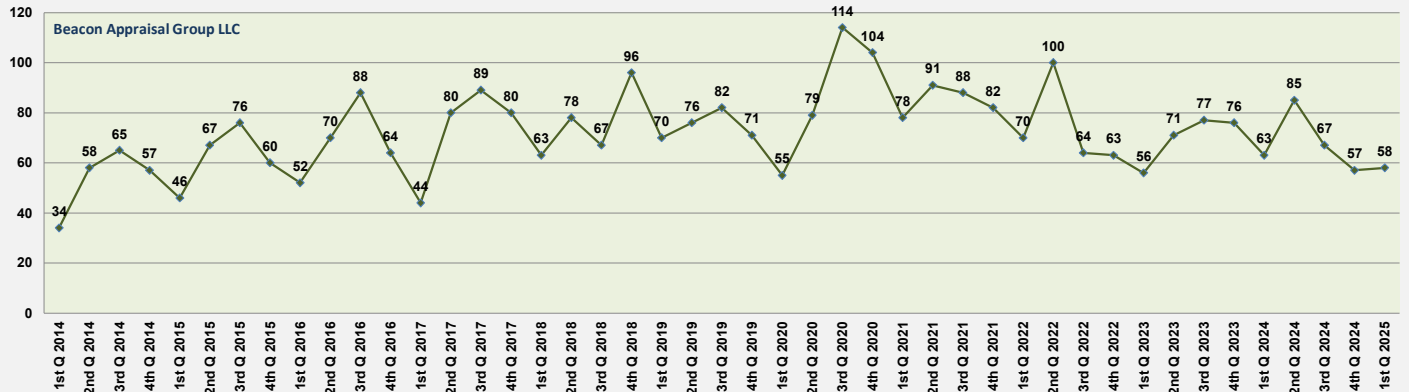
Quarter

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

## Crook County SFR- Number of Sales

Total sold during 12 months prior to report date = 270 Total currently listed = 78

Number of Sales

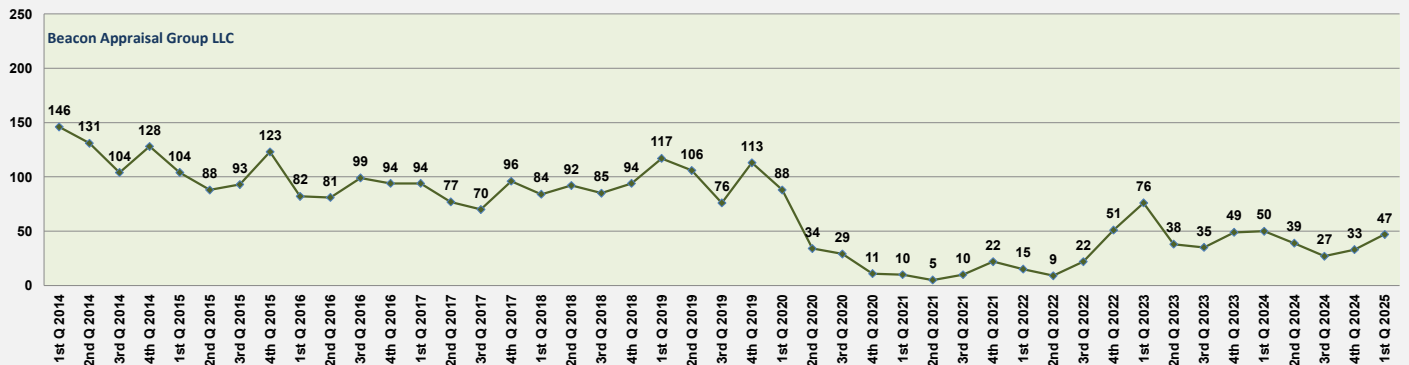


Quarter

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

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

Median Days on Market



Quarter

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