

THE BEACON REPORT

July 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

7/9/2025

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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 = 1610 Total currently listed = 644
Inventory*as of report date = 5 Months



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

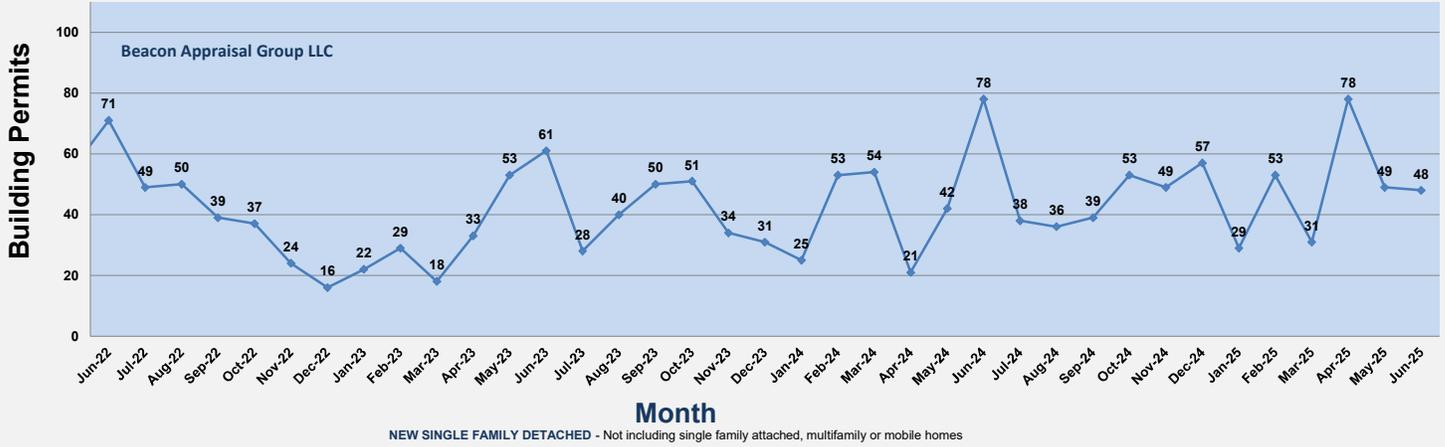
*Inventory = Current listings divided by prior 12 months' sales, rounded to the nearest whole month.

Bend area SFR - Days on Market for Sold Properties

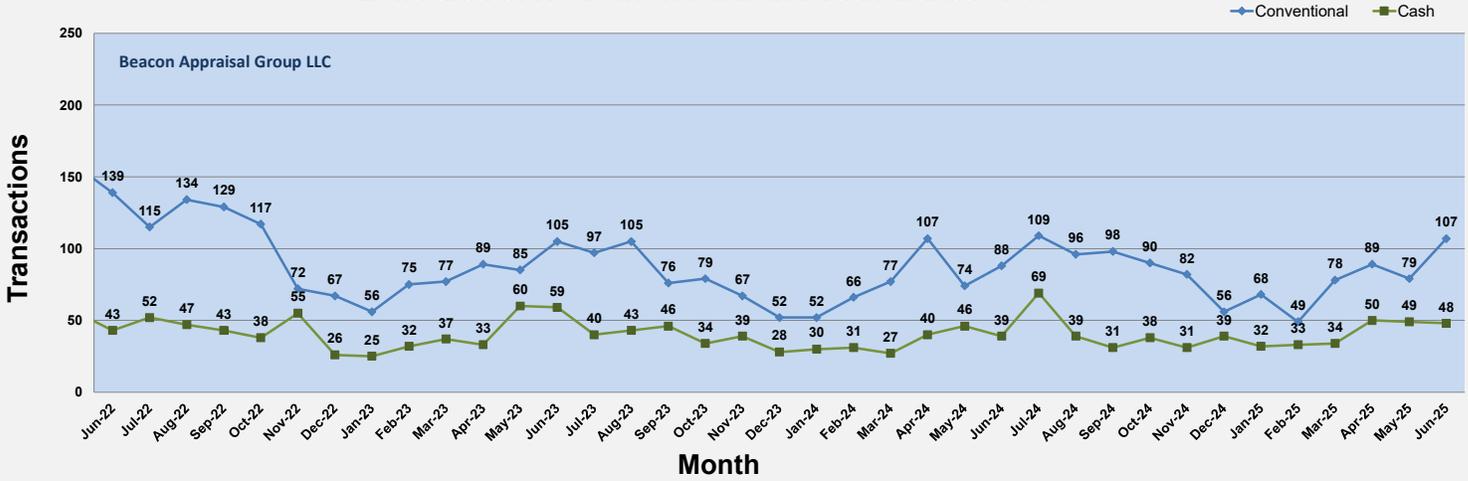


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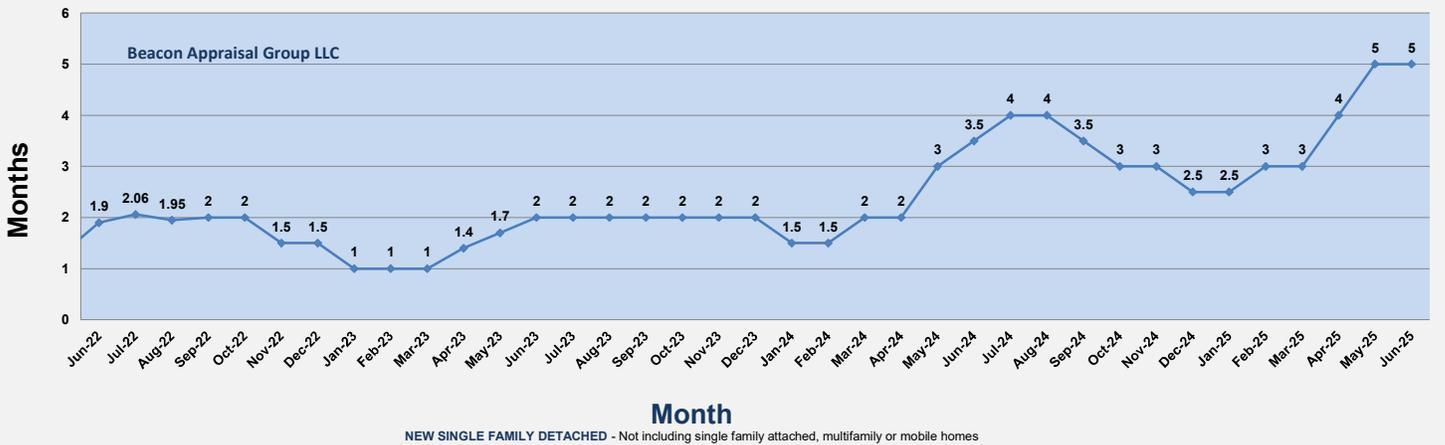
Bend area SFR - Building Permits



Bend area SFR - Conventional and Cash Transactions



Bend area SFR - Months Supply

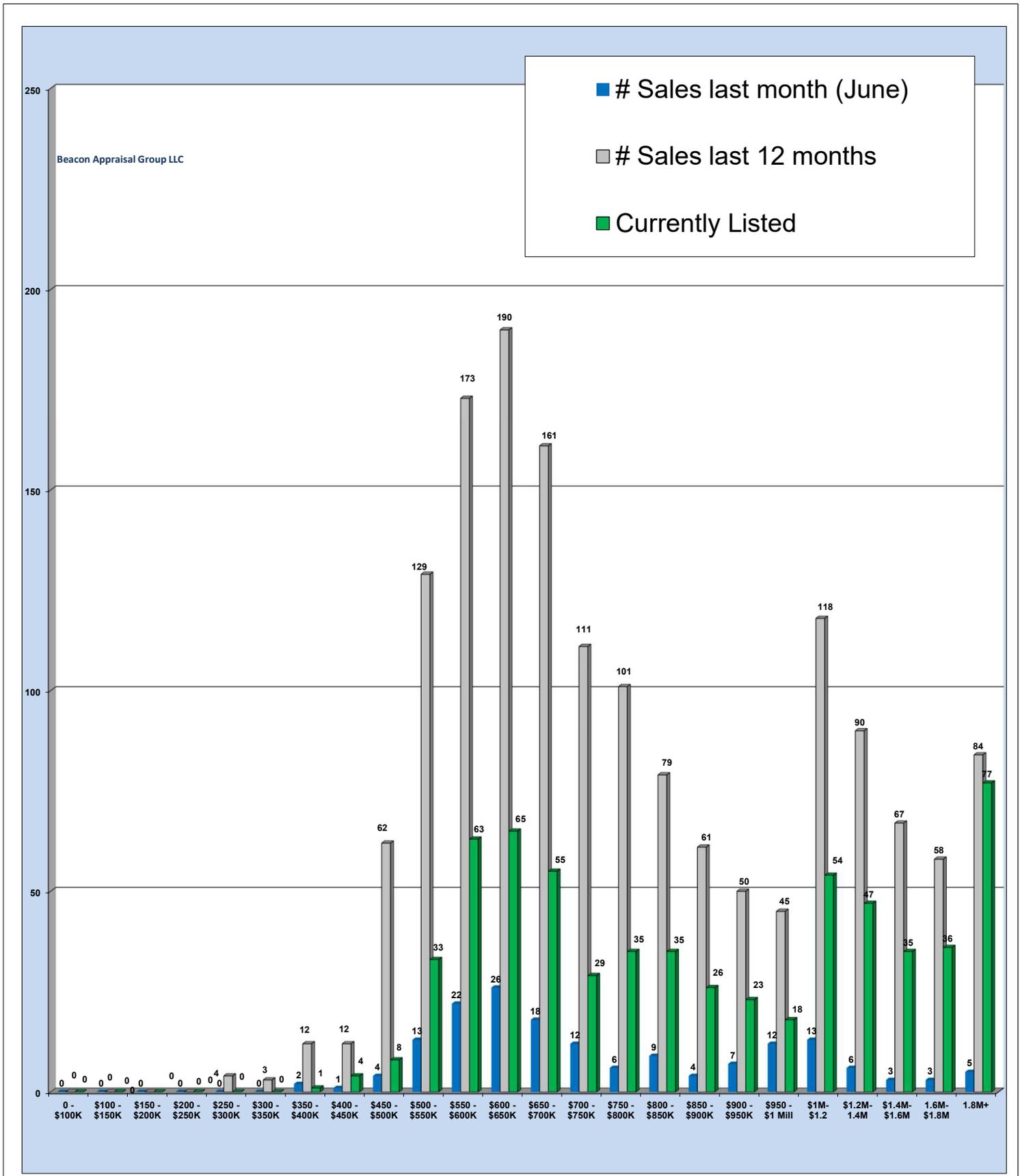


Bend area SFR - Median Sales Price per SF



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

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



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

Redmond area SFR - Number of Sales

Total sold during 12 months prior to report date = 693
Total currently listed = 166
Inventory* as of report date = 3 Months



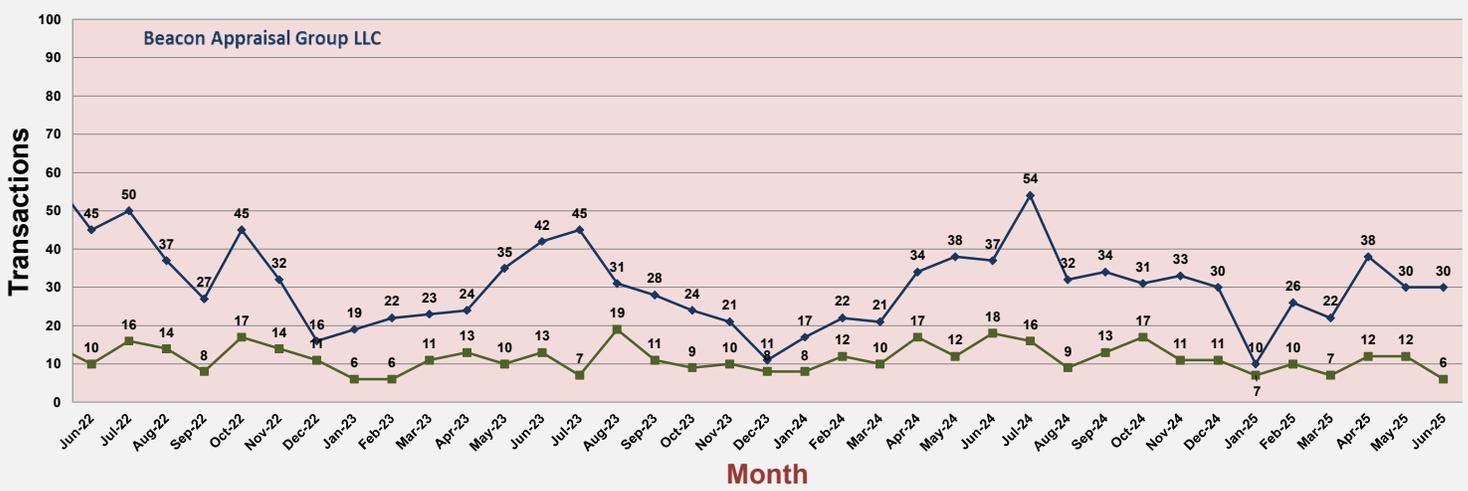
From MLS for Redmond area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

Redmond area SFR - Days on Market for Sold Properties

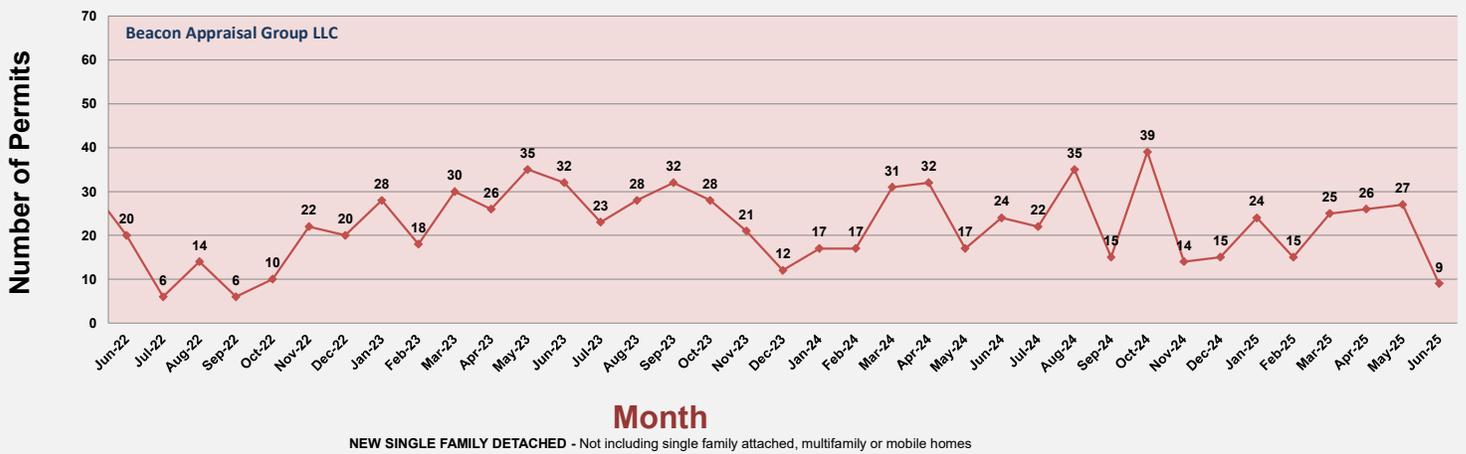


From MLS for Redmond area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

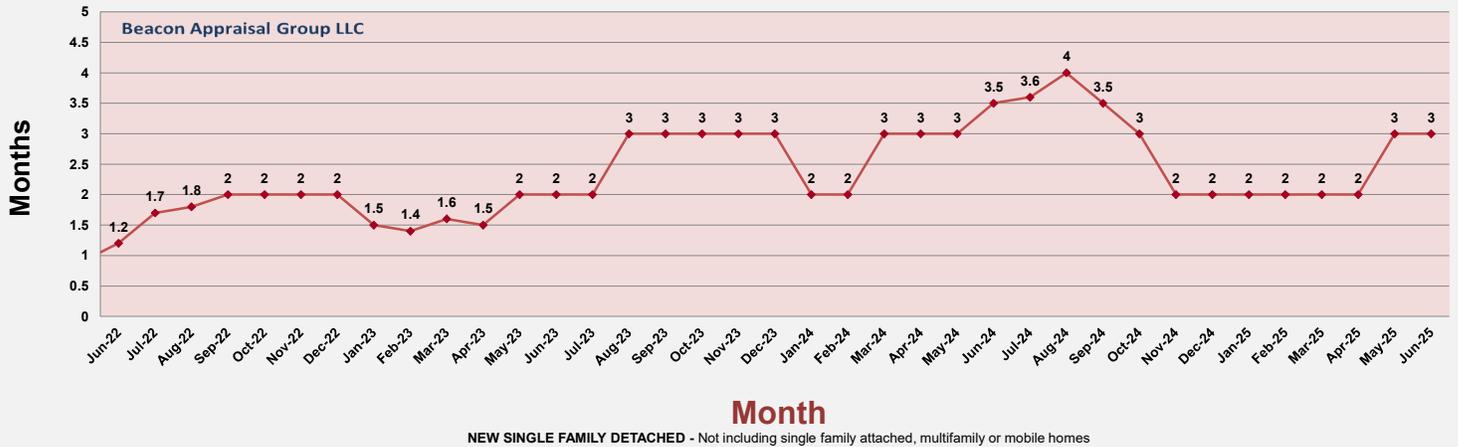
Redmond area SFR - Conventional and Cash Transactions



Redmond area SFR - Building Permits



Redmond area SFR - Months of Inventory

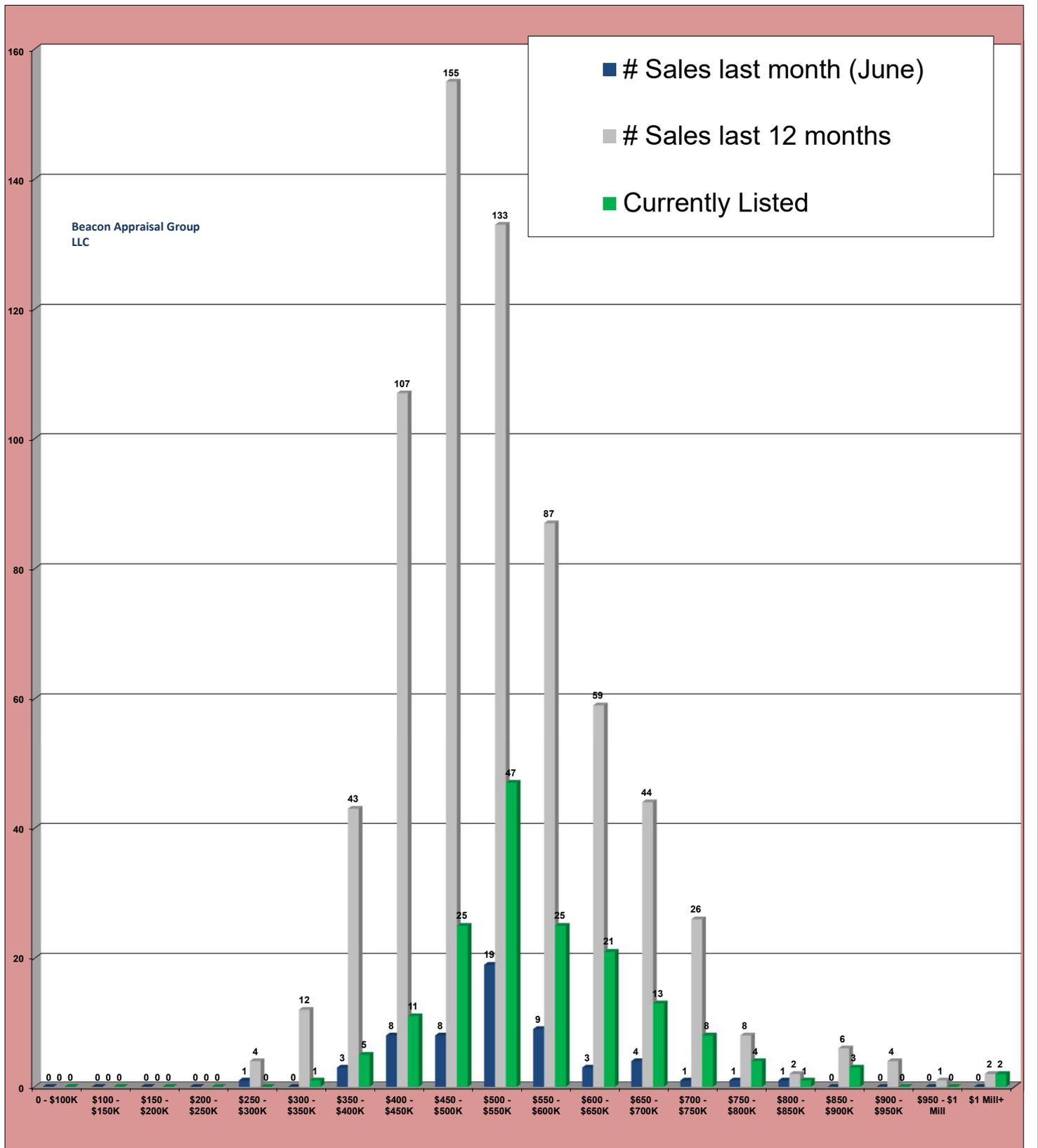


Redmond area SFR - Median Sale Price per Sq-Ft



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

Redmond area SFR: # Sales vs. Current Listings



Smaller Market Monthly Report for the Month of

June

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 = \$679
Number of SFR Sales = 14
Days on Market for Sold SFR = 47
Current Inventory* = 5 Months

Sunriver

Median Price SFR in Thousands = \$869
Number of SFR Sales = 11
Days on Market for Sold SFR = 18
Current Inventory* = 9 Months

LaPine

Median Price SFR in Thousands = \$390
Number of SFR Sales = 13
Days on Market for Sold SFR = 76
Current Inventory* = 7 Months

JEFFERSON COUNTY

Median Price SFR in Thousands = \$360
Number of SFR Sales = 18
Days on Market for Sold SFR = 54
Current Inventory* = 5 Months

CROOK COUNTY

Median Price SFR in Thousands = \$400
Number of SFR Sales = 26
Days on Market for Sold SFR = 27
Current Inventory* = 5 Months

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

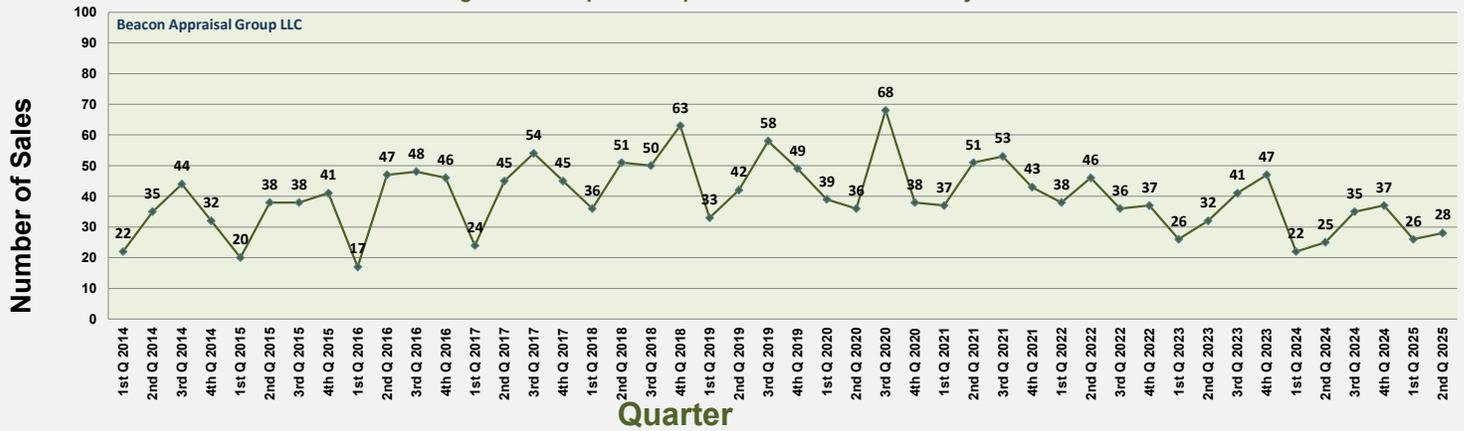
*Inventory = Current listings divided by prior 12 months' sales, rounded to the nearest whole month.

Sisters area SFR - Median Price in THOUSANDS



Sisters area SFR - Number of Sales

Total sold during 12 months prior to report date = 126 Total currently listed = 53



Sisters area SFR - Median Days on Market



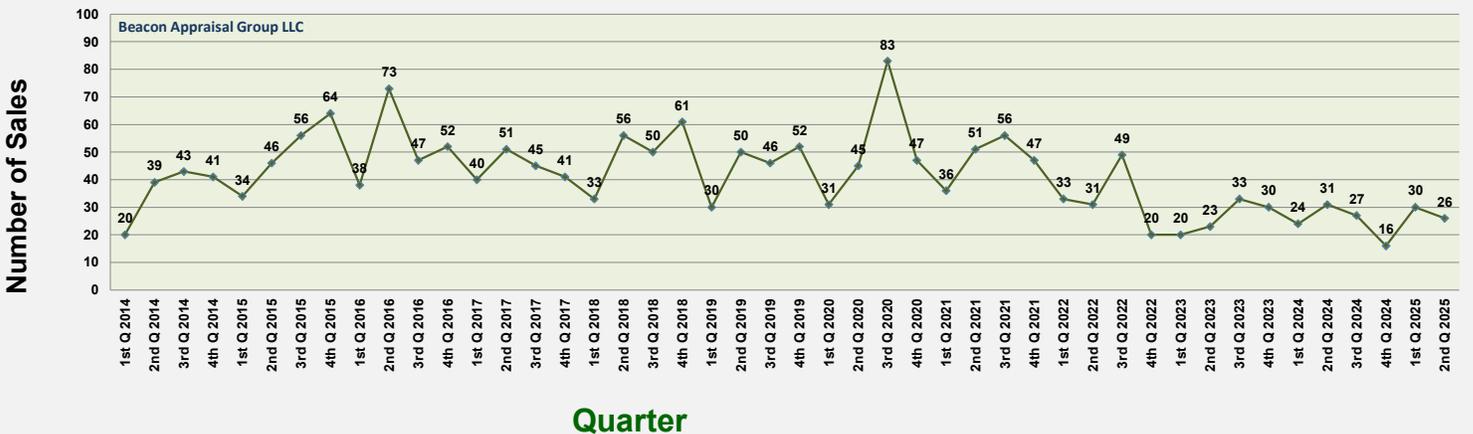
Sunriver area SFR - Median Price in THOUSANDS



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

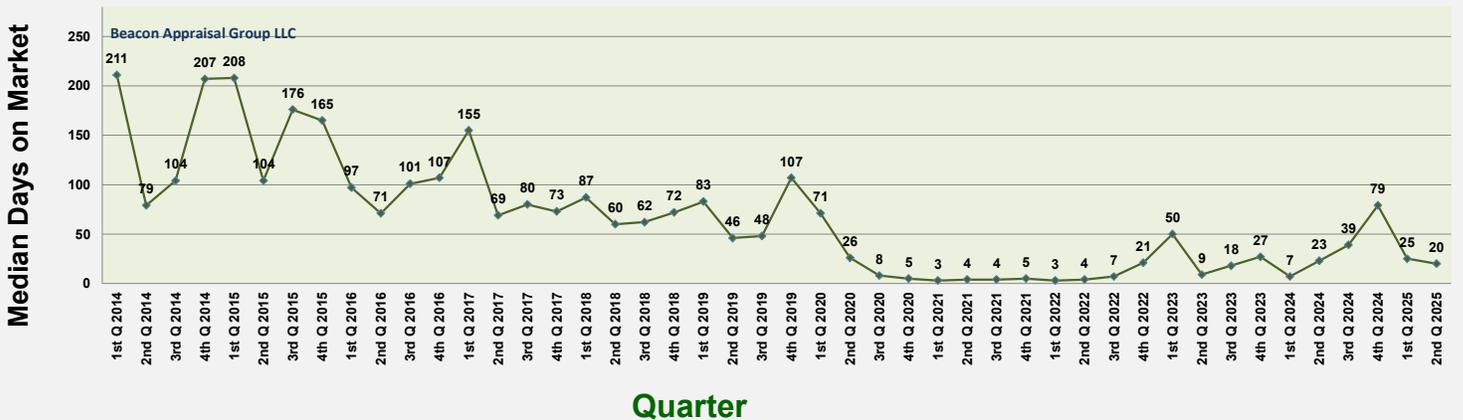
Sunriver area SFR- Number of Sales

Total sold during 12 months prior to report date = 99 Total currently listed = 72



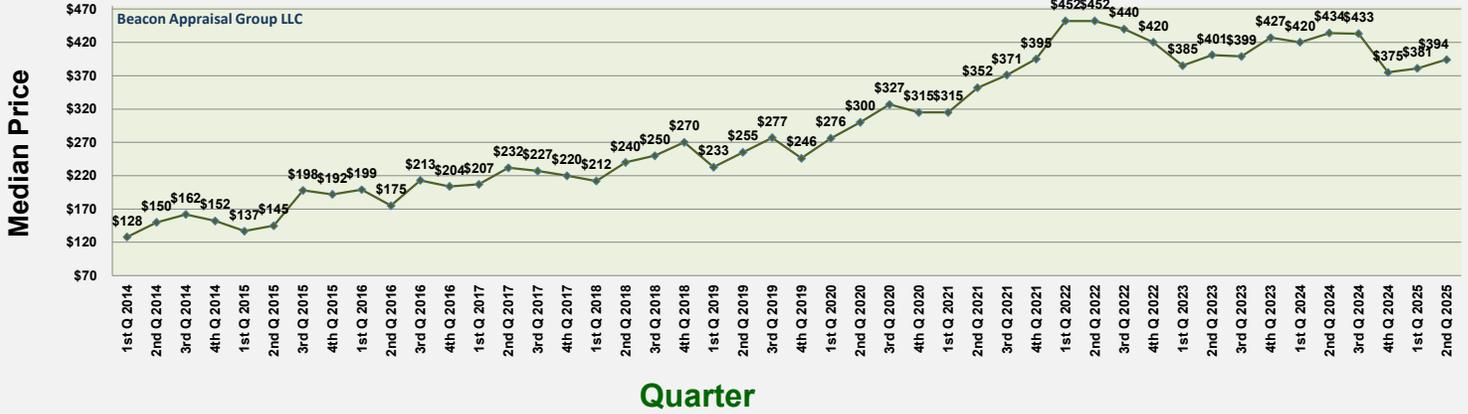
From MLS for Sunriver area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

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

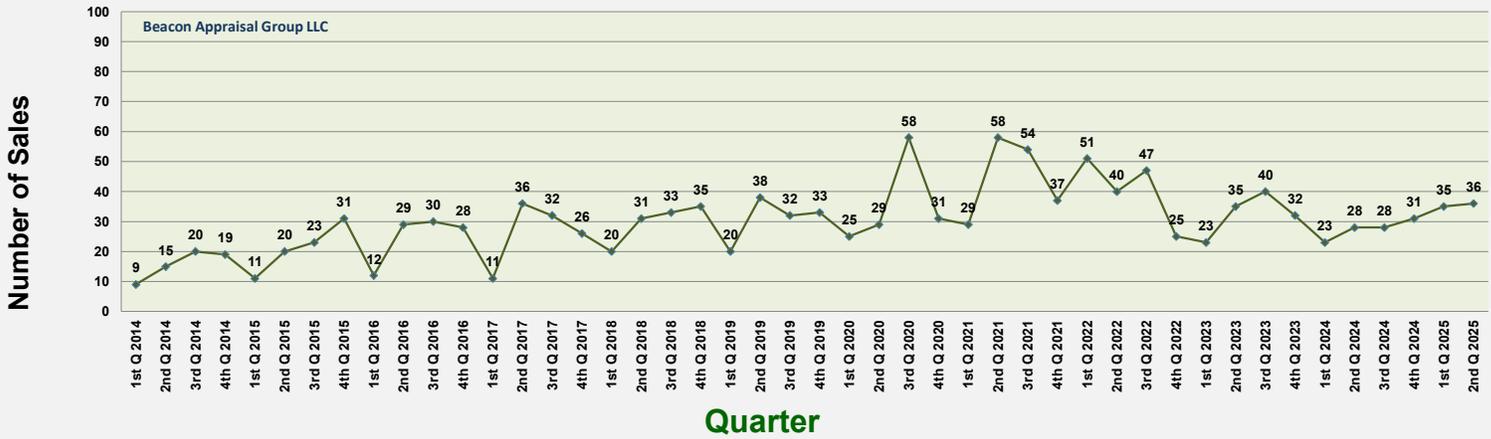
La Pine area SFR - Median Price in THOUSANDS



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

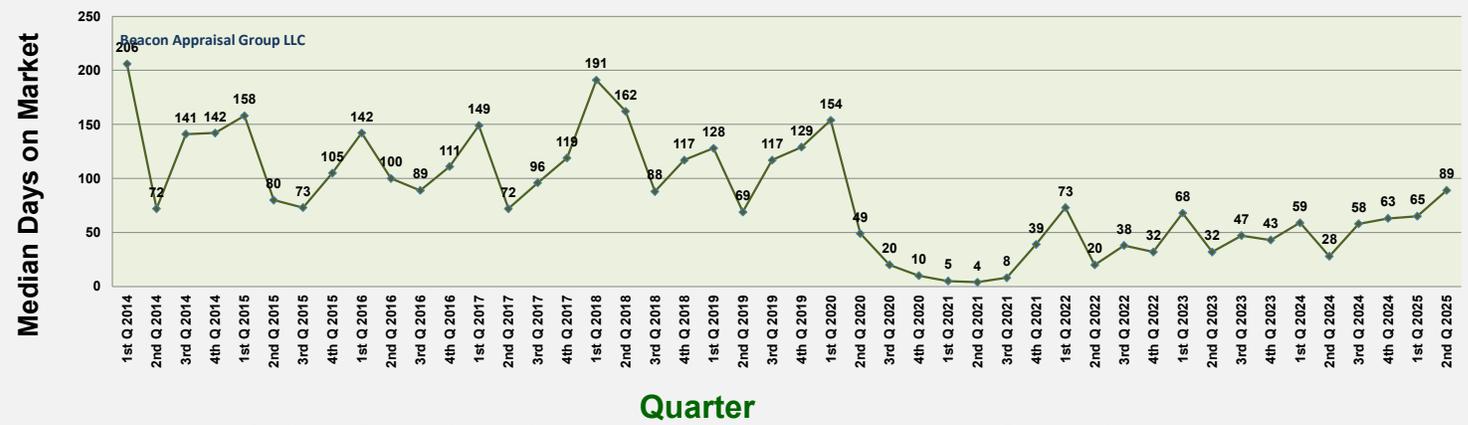
La Pine area SFR- Number of Sales

Total sold during 12 months prior to report date = 132 Total currently listed = 79



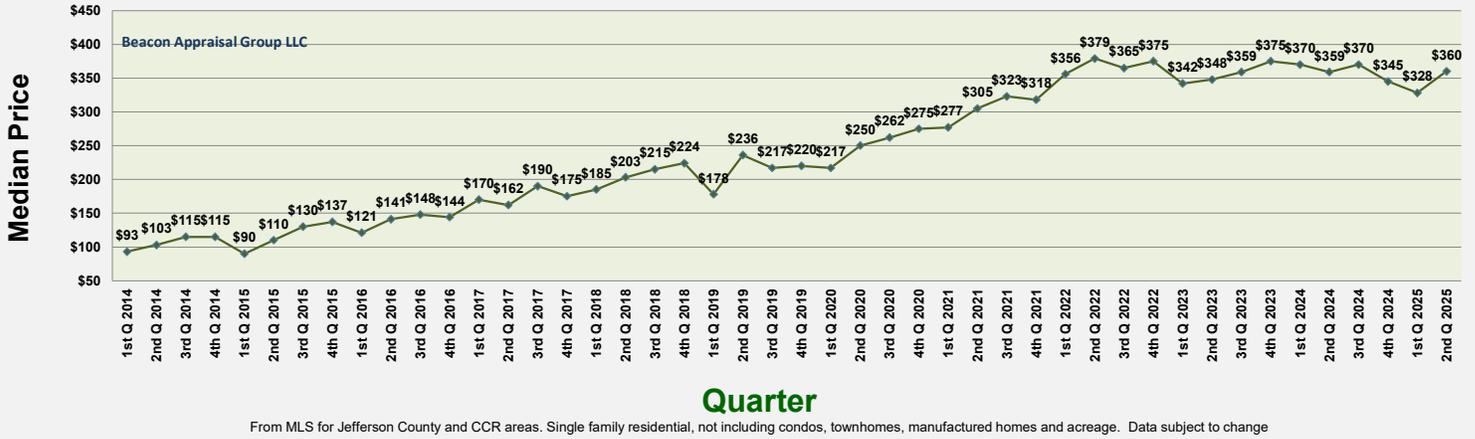
From MLS for La Pine area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

La Pine area SFR - Days on Market For Sold Properties



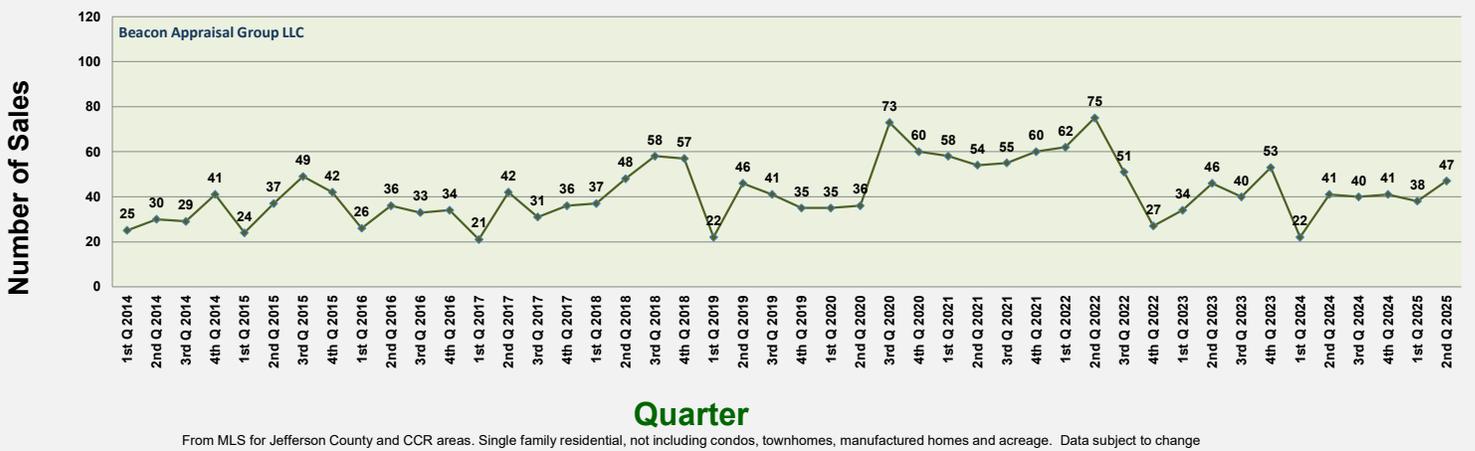
From MLS for La Pine area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

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

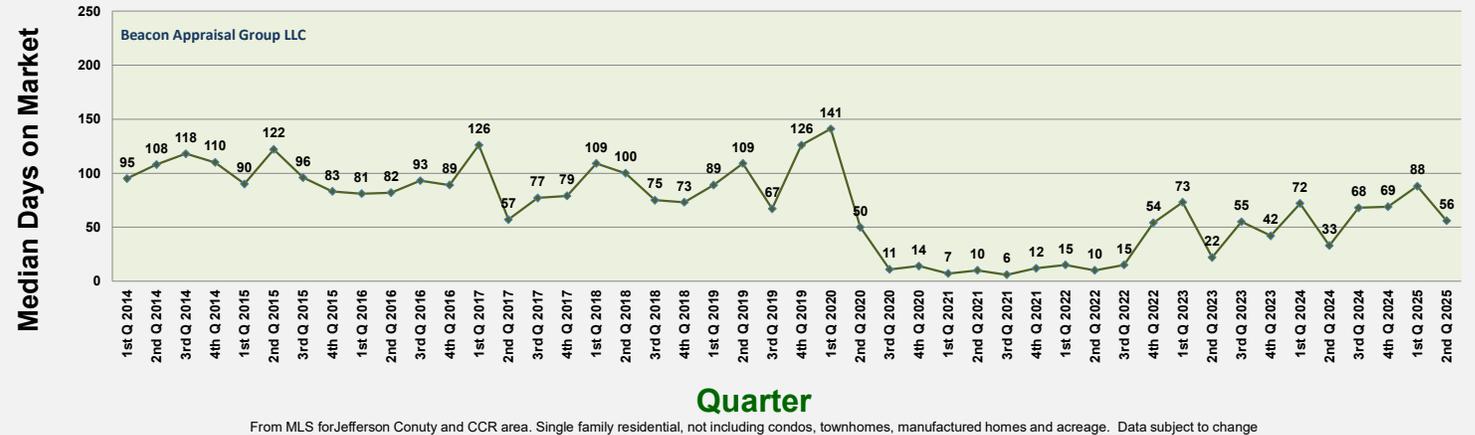


Jefferson County & CRR SFR- Number of Sales

Total sold during 12 months prior to report date = 166 Total currently listed = 65



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



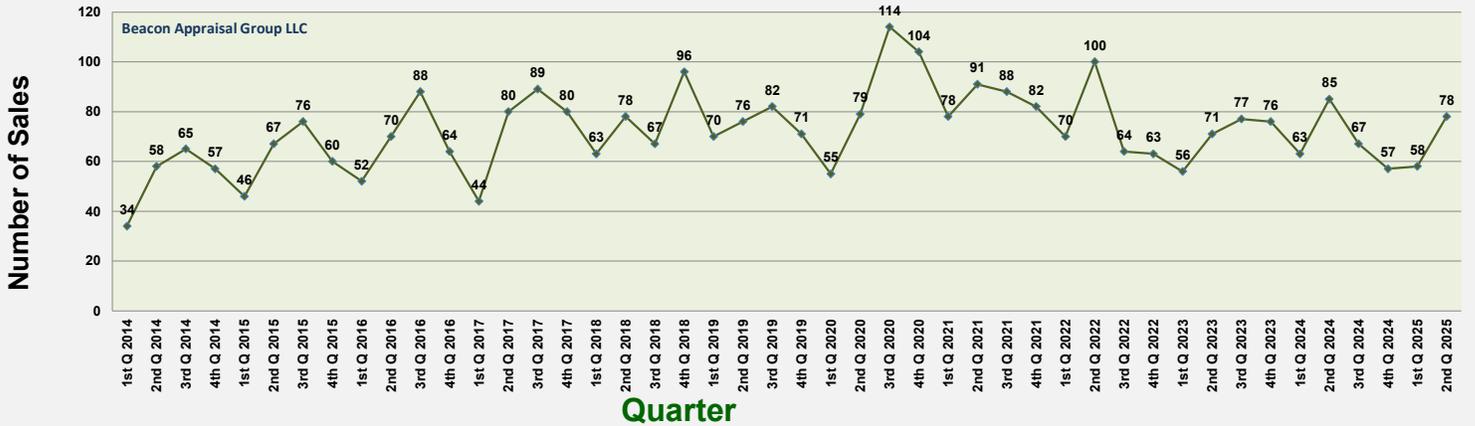
Crook County SFR - Median Price in THOUSANDS



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

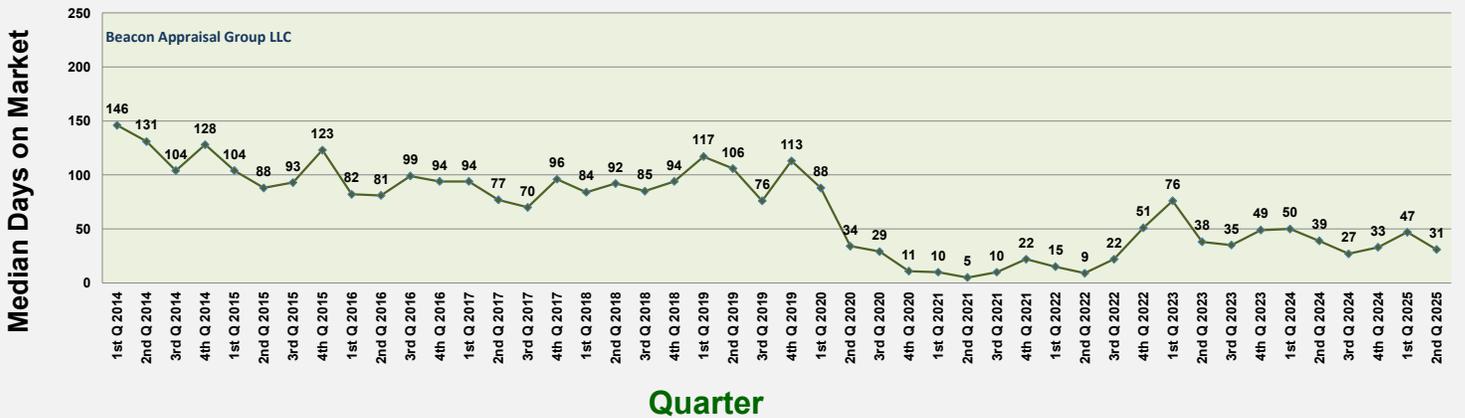
Crook County SFR- Number of Sales

Total sold during 12 months prior to report date = 262 Total currently listed = 117



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



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