

THE BEACON REPORT

August 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

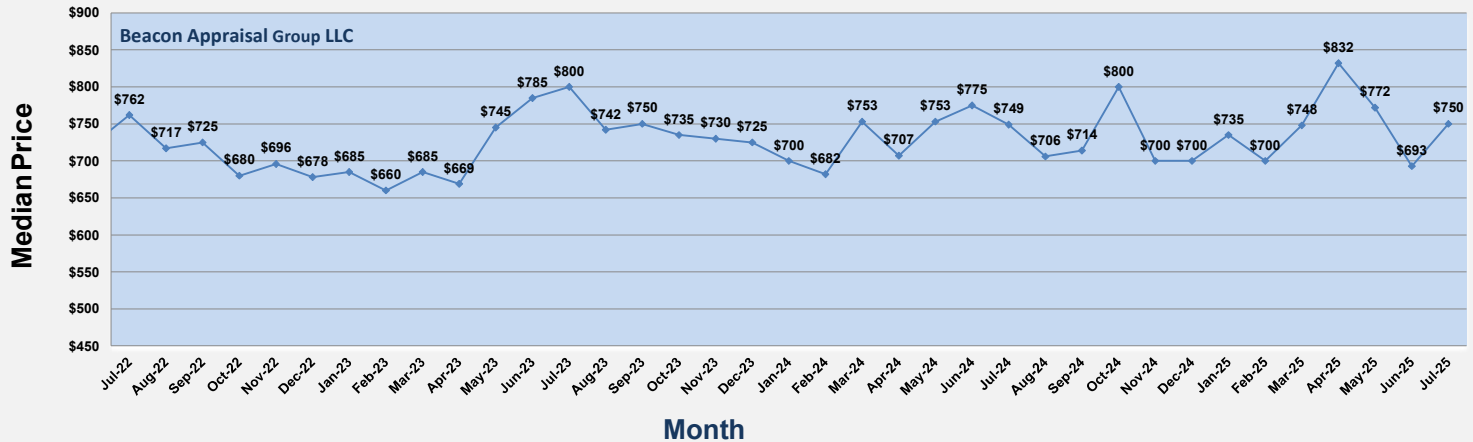
BEACON REPORT

8/6/2025

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Bend area SFR - Median Price in Thousands

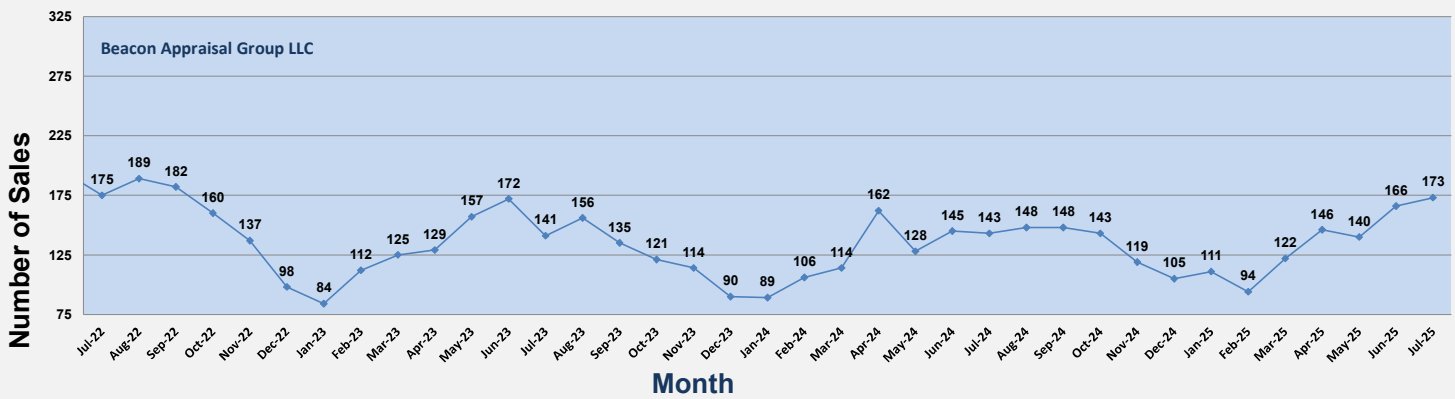
Note: Median is the midpoint with half above and half below



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

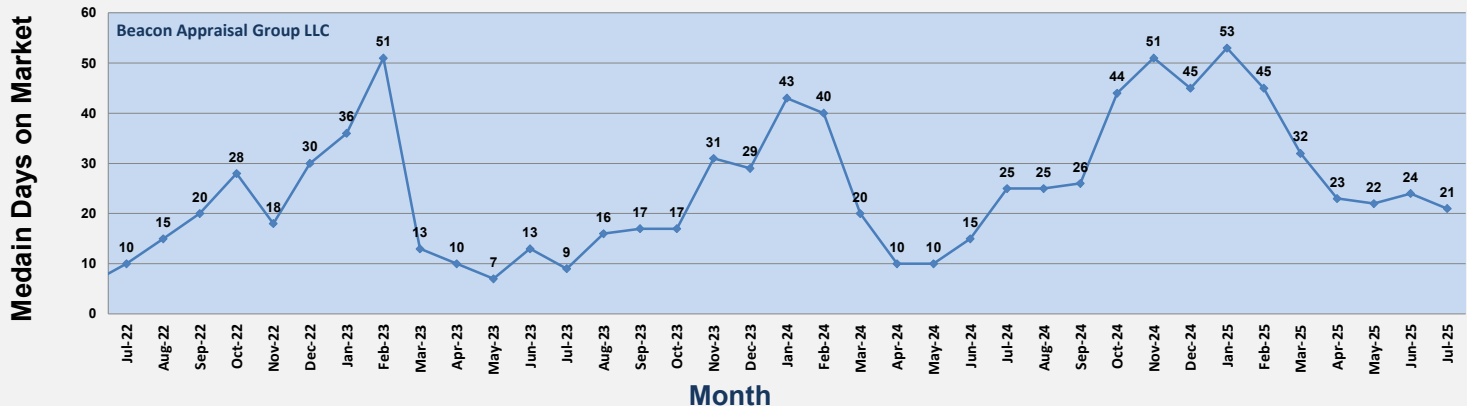
Total sold 12 months prior to report date = 1641 Total currently listed = 609
Inventory*as of report date = 4.5 Months



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

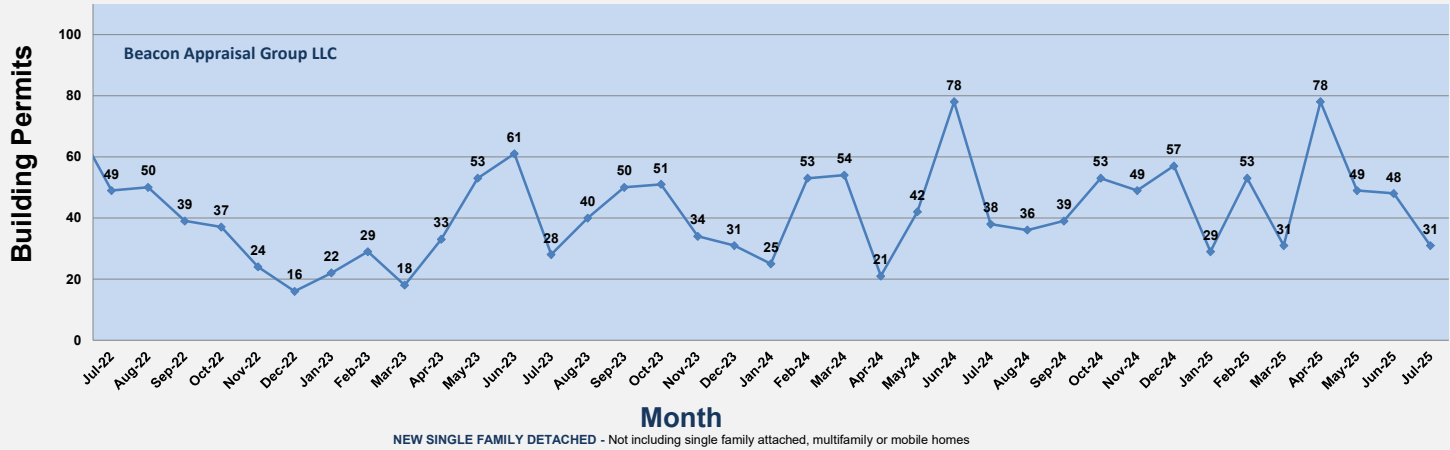
*Inventory = Current listings divided by prior 12 months' sales, rounded to the nearest whole month.

Bend area SFR - Days on Market for Sold Properties

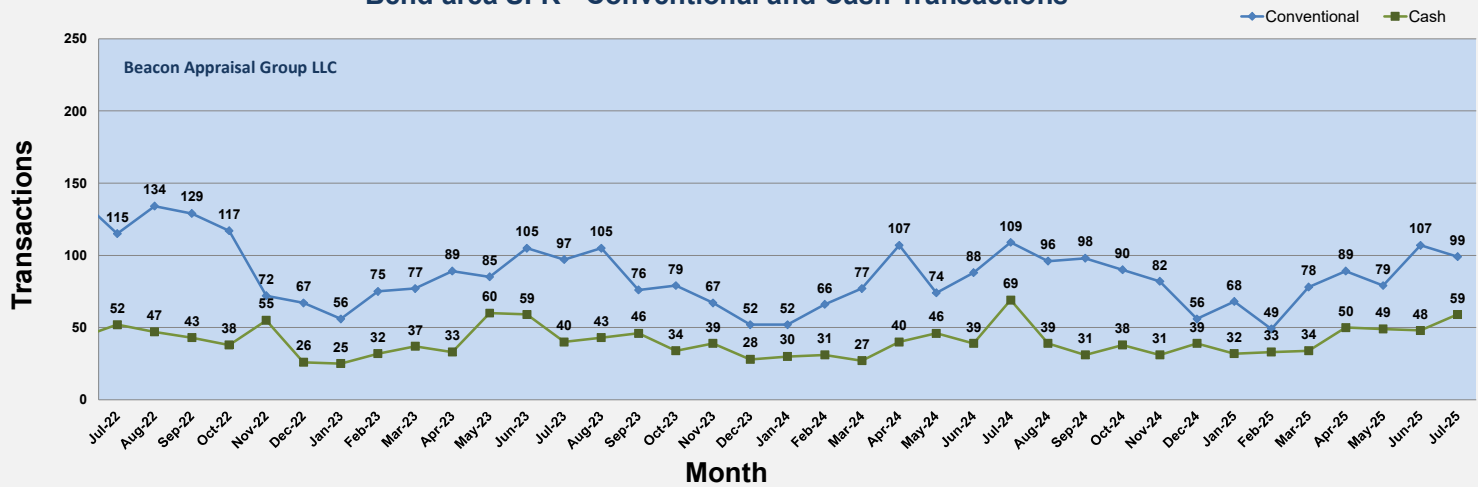


From MLS for Bend area. Single Family Residential, not including condominiums, manufactured homes, and acreage properties. Data subject to change.

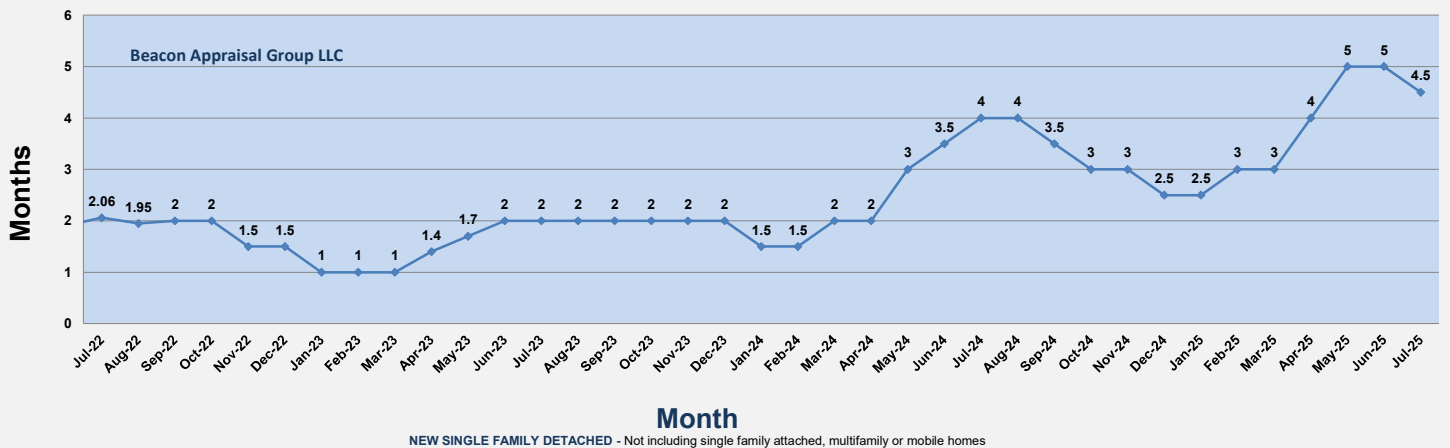
Bend area SFR - Building Permits



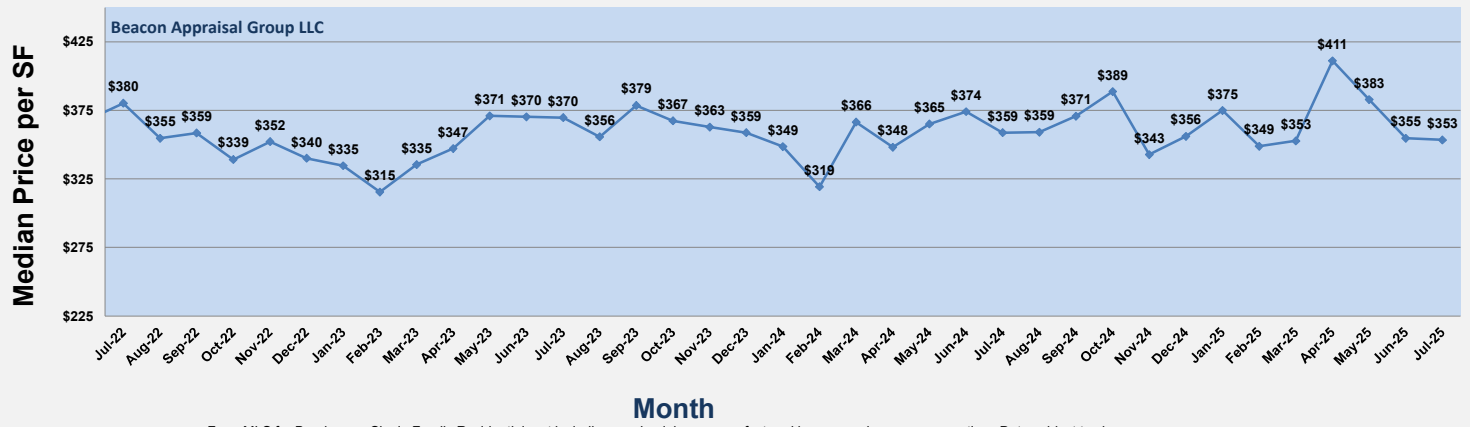
Bend area SFR - Conventional and Cash Transactions



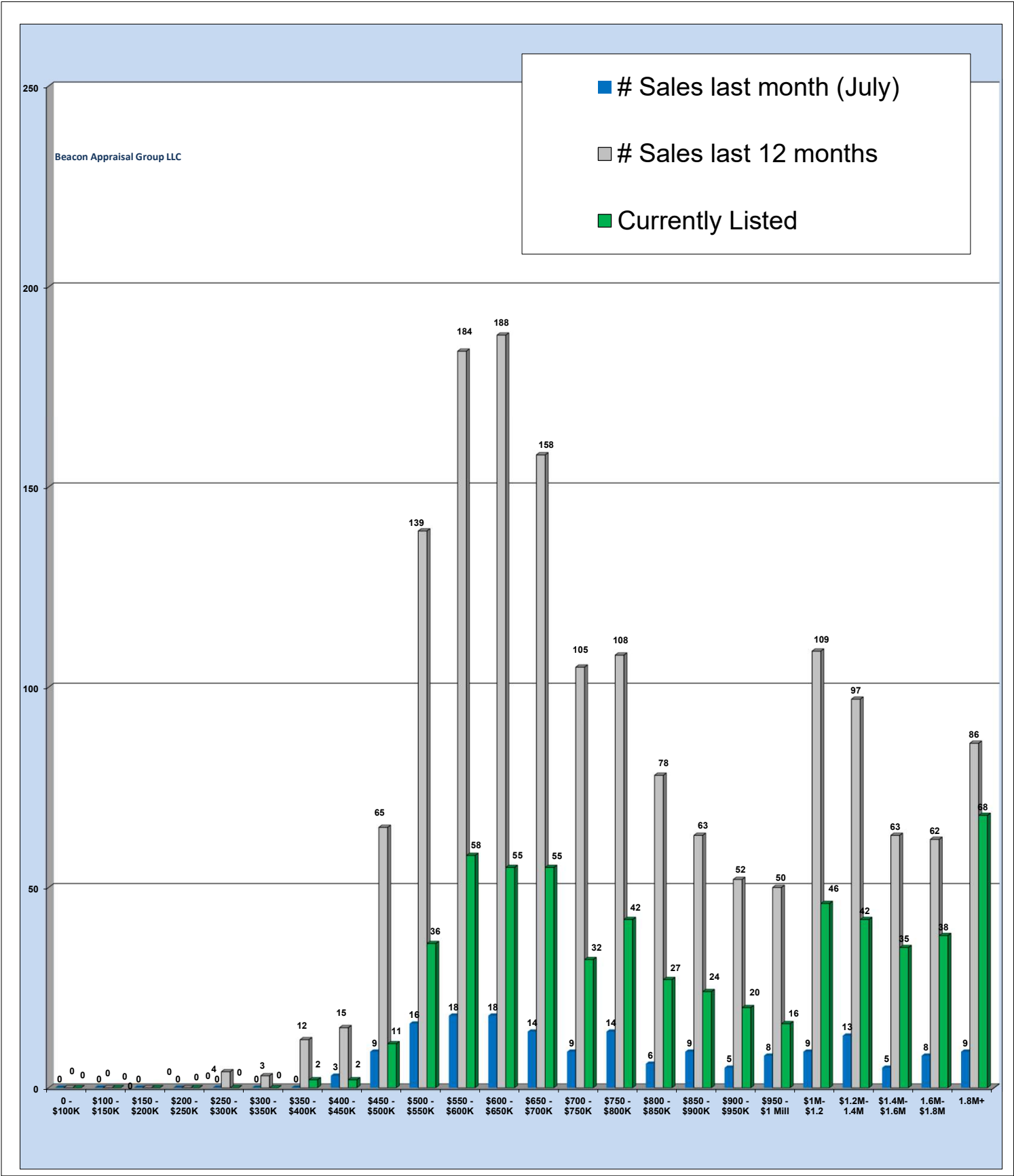
Bend area SFR - Months Supply



Bend area SFR - Median Sales Price per SF



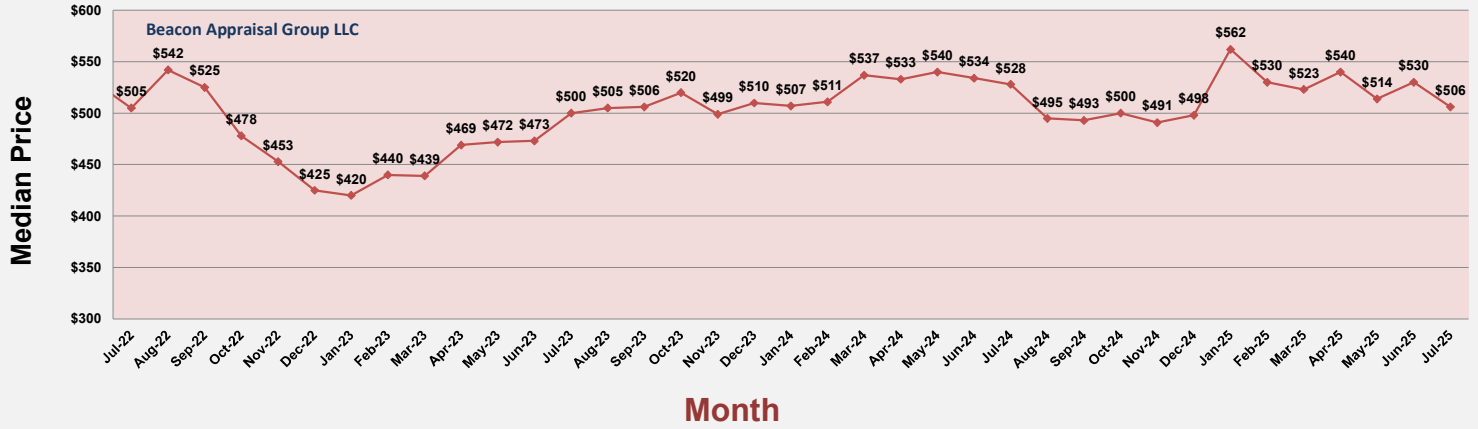
Bend area SFR: # Sales vs. Current Listings



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

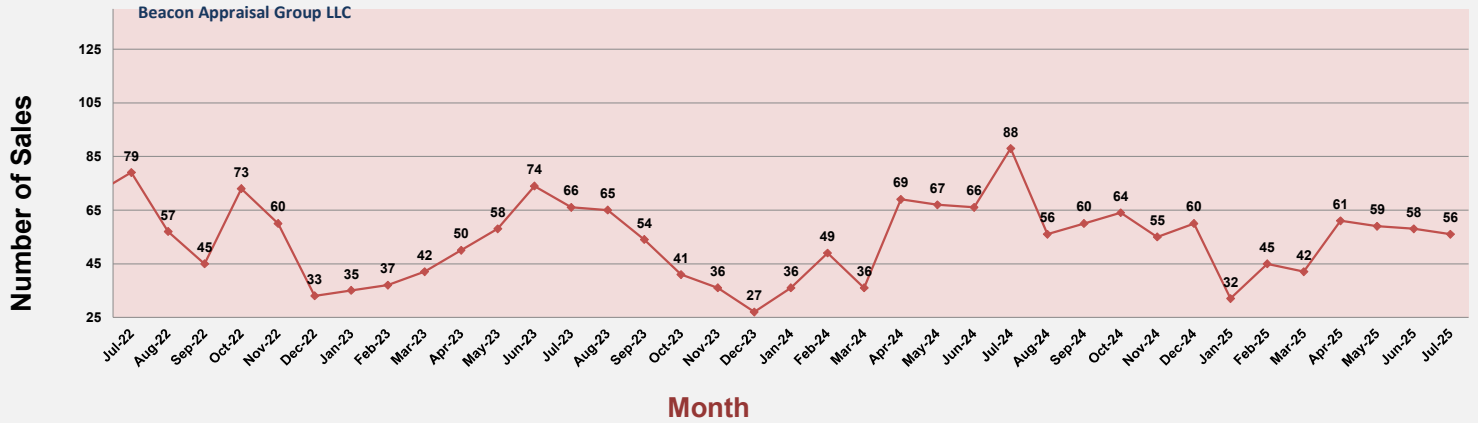


From MLS for Redmond area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

Redmond area SFR - Number of Sales

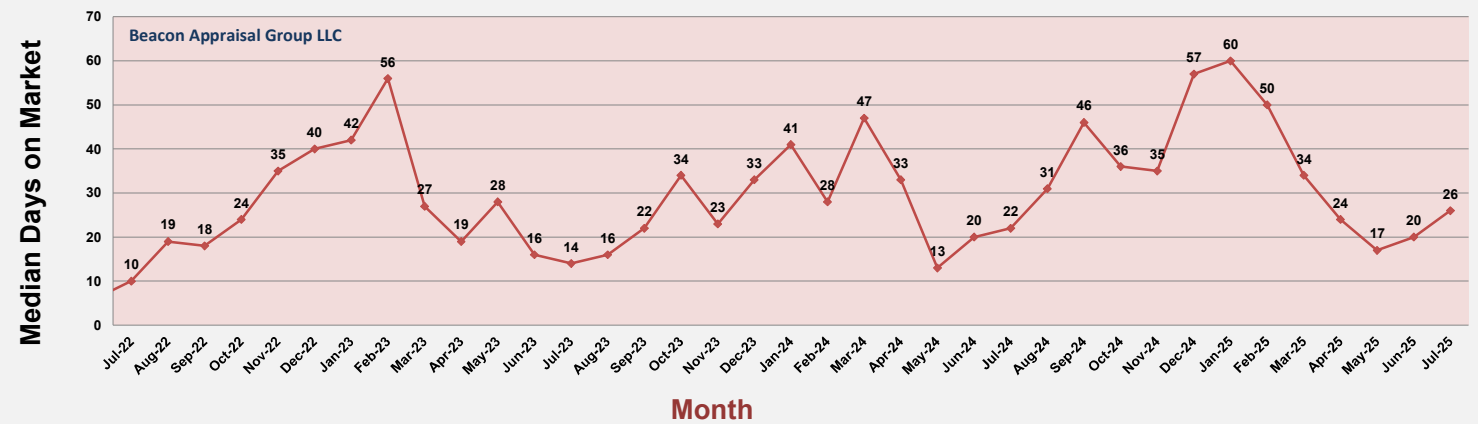
Total sold during 12 months prior to report date = 657 Total currently listed = 141

Inventory* as of report date = 3 Months



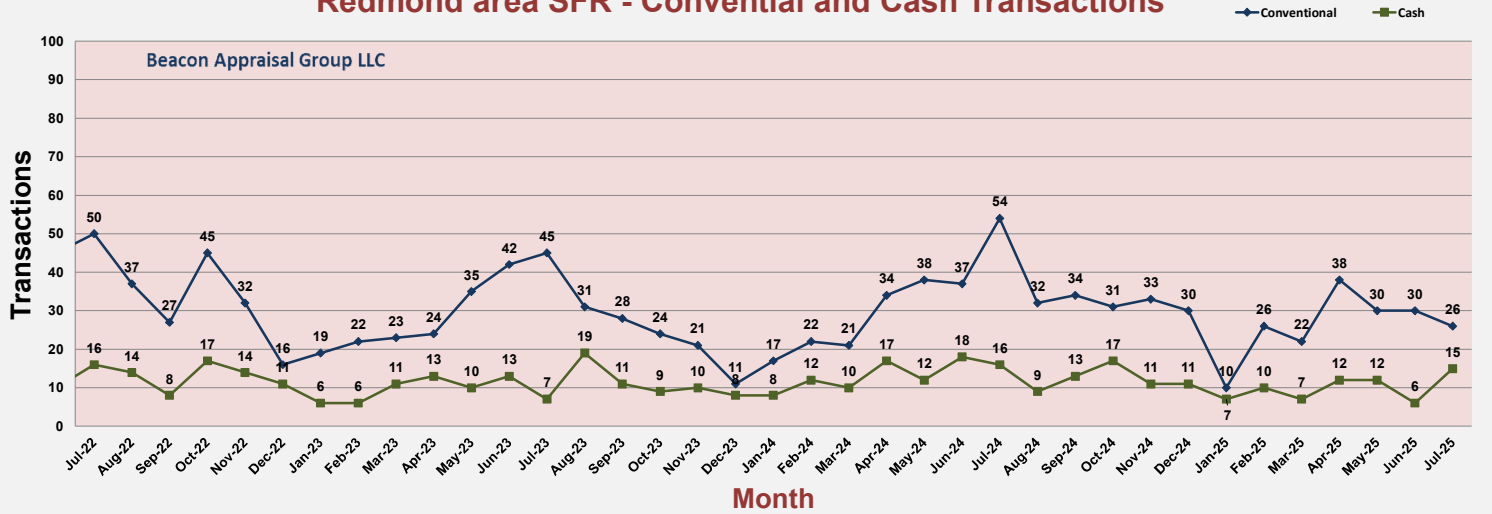
From MLS for Redmond area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

Redmond area SFR - Days on Market for Sold Properties

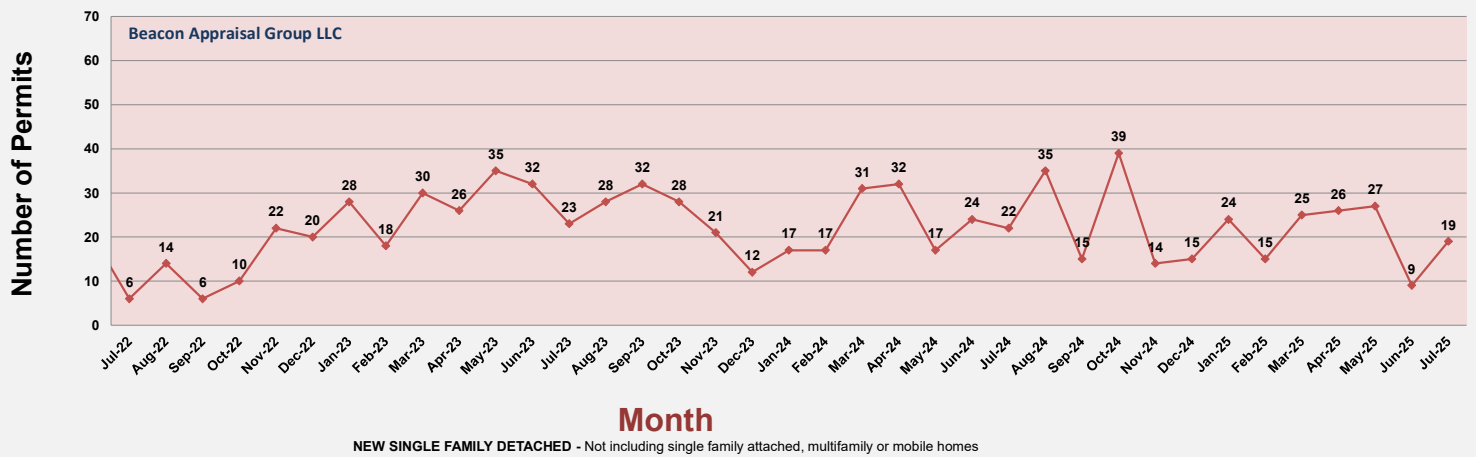


From MLS for Redmond area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change

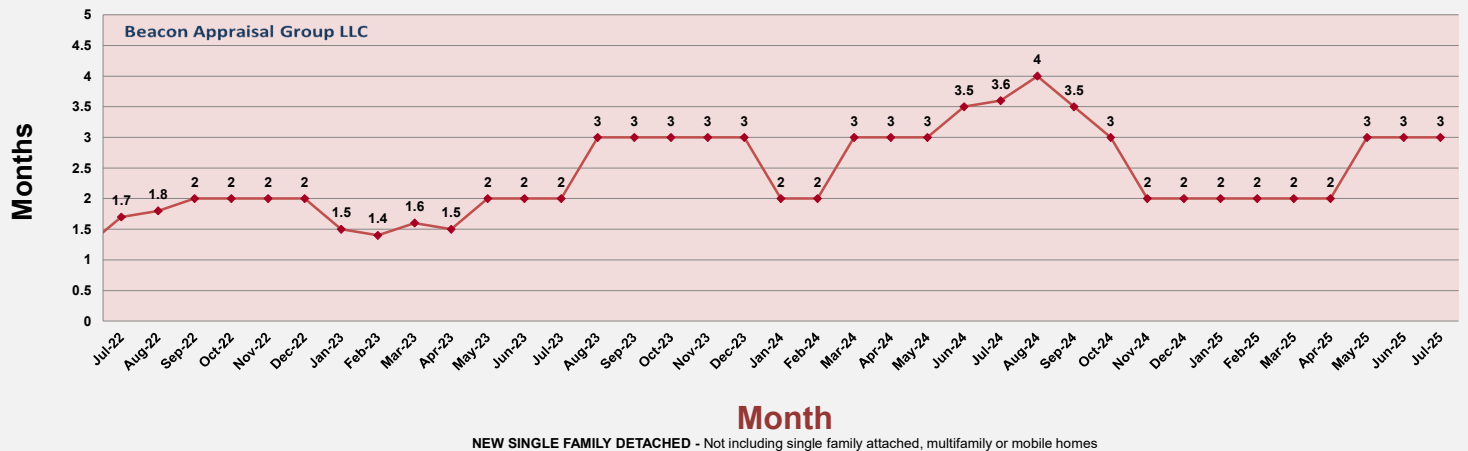
Redmond area SFR - Conventional and Cash Transactions



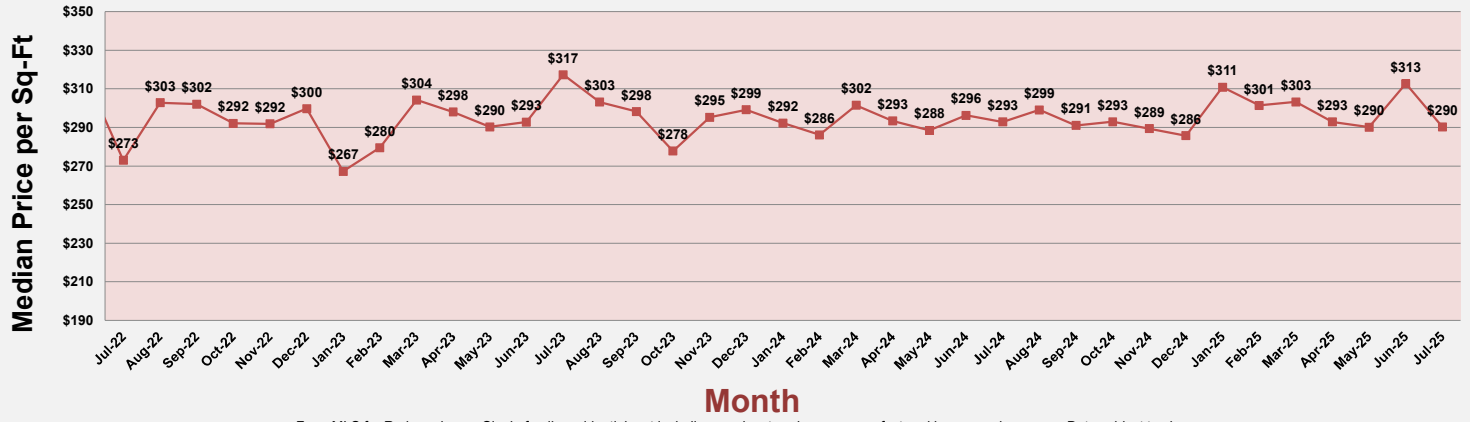
Redmond area SFR - Building Permits



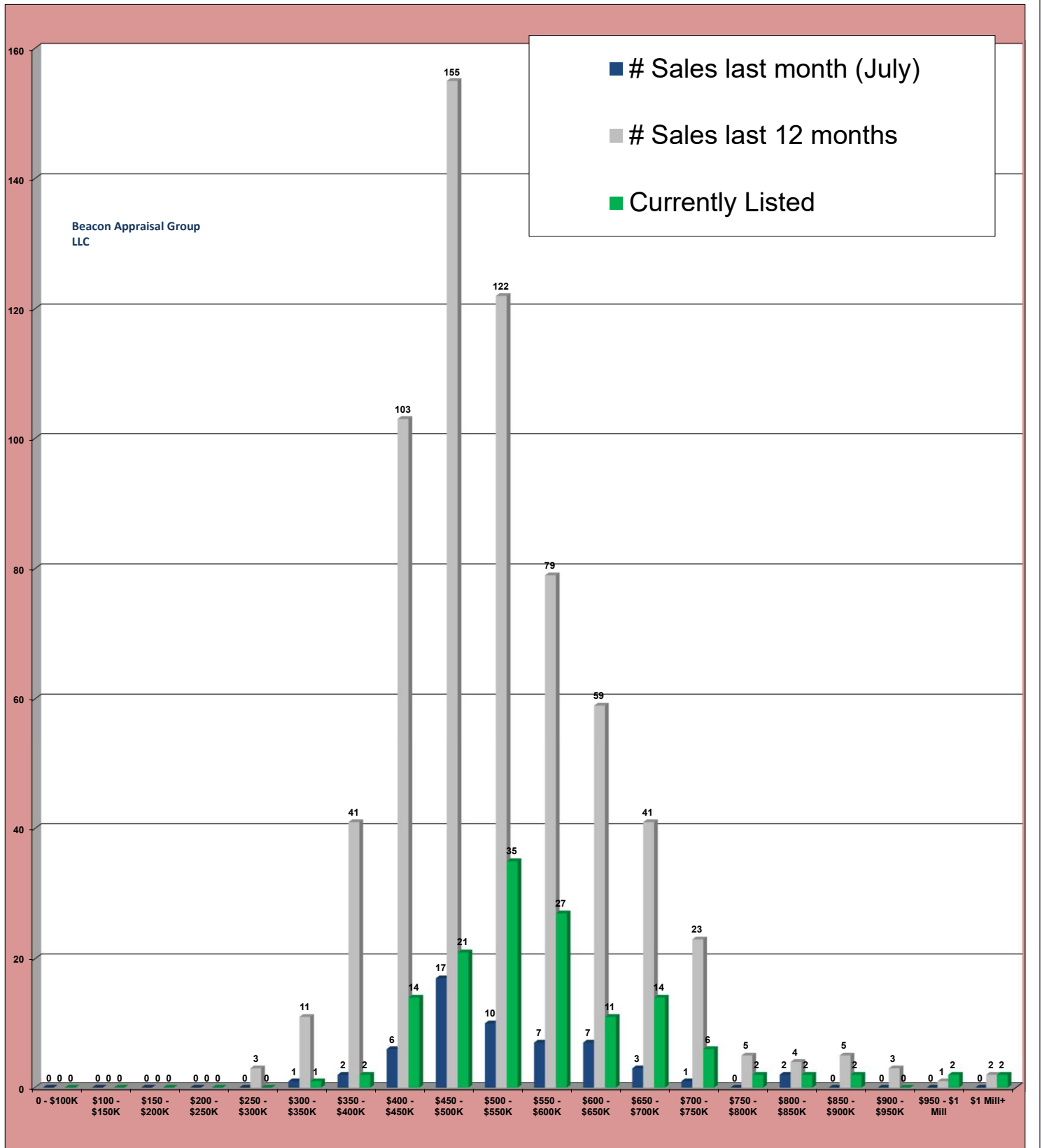
Redmond area SFR - Months of Inventory



Redmond area SFR - Median Sale Price per Sq-Ft



Redmond area SFR: # Sales vs. Current Listings



Smaller Market Monthly Report for the Month of

July

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 = \$815
Number of SFR Sales = 5
Days on Market for Sold SFR = 14
Current Inventory* = 5 Months

Sunriver

Median Price SFR in Thousands = \$1,050
Number of SFR Sales = 9
Days on Market for Sold SFR = 35
Current Inventory* = 9 Months

LaPine

Median Price SFR in Thousands = \$386
Number of SFR Sales = 11
Days on Market for Sold SFR = 61
Current Inventory* = 7 Months

JEFFERSON COUNTY

Median Price SFR in Thousands = \$409
Number of SFR Sales = 17
Days on Market for Sold SFR = 74
Current Inventory* = 5 Months

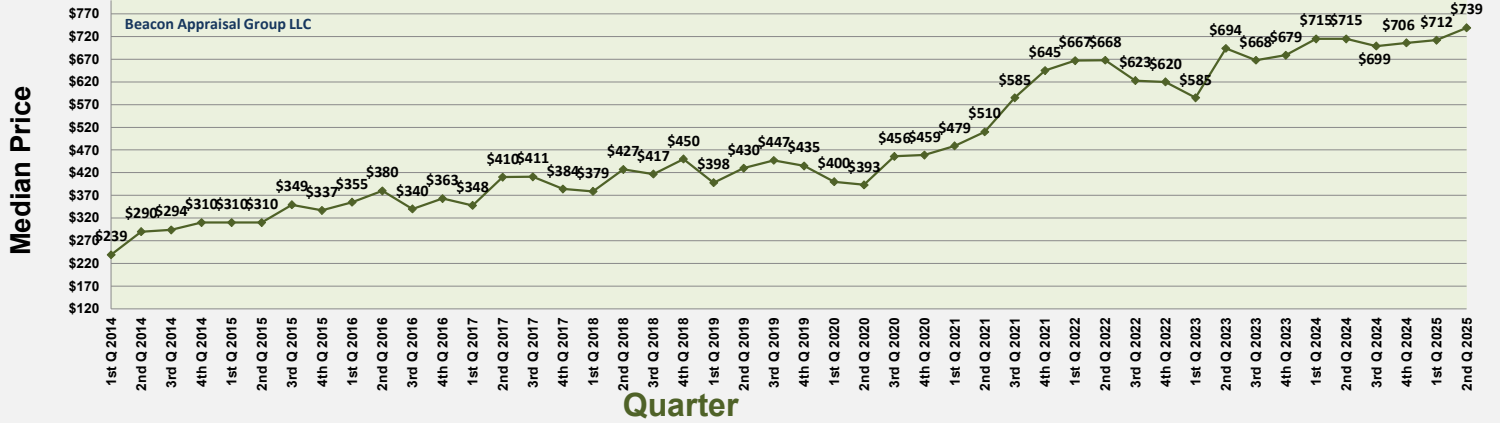
CROOK COUNTY

Median Price SFR in Thousands = \$420
Number of SFR Sales = 23
Days on Market for Sold SFR = 32
Current Inventory* = 5 Months

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

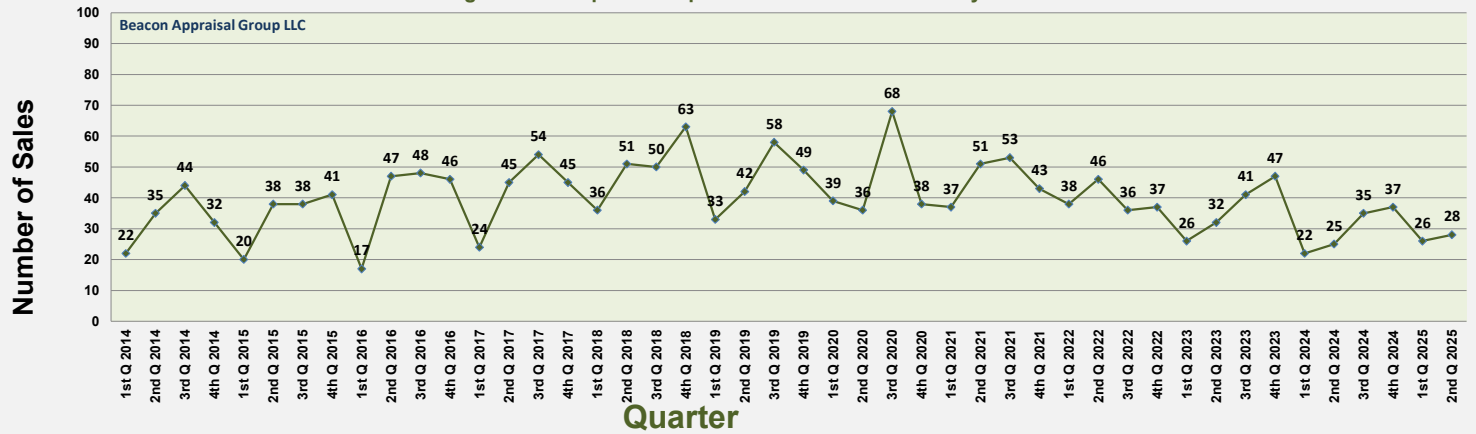
*Inventory = Current listings divided by prior 12 months' sales, rounded to the nearest whole month.

Sisters area SFR - Median Price in THOUSANDS

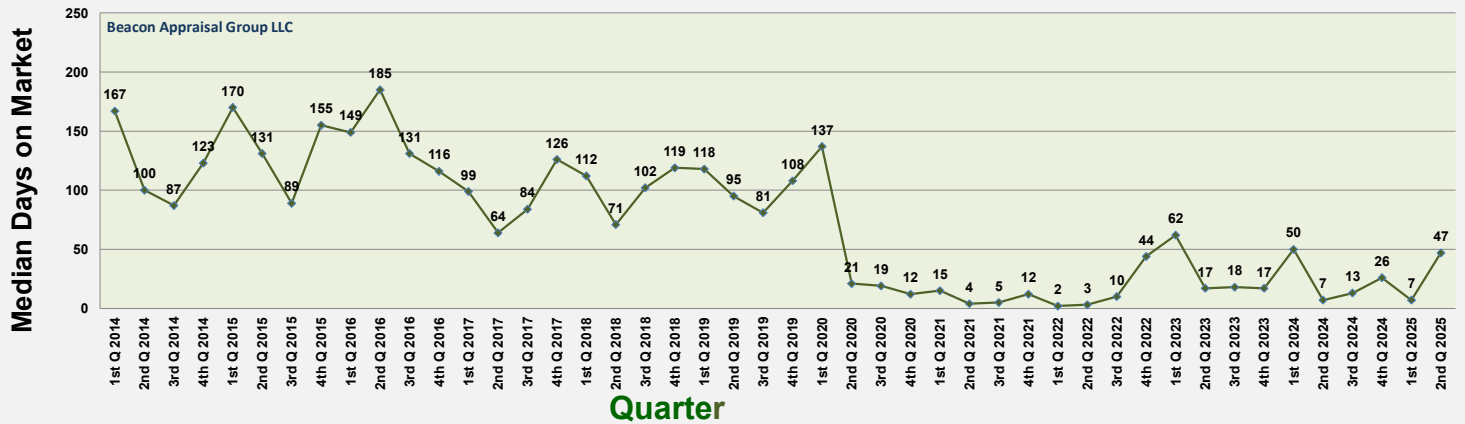


Sisters area SFR - Number of Sales

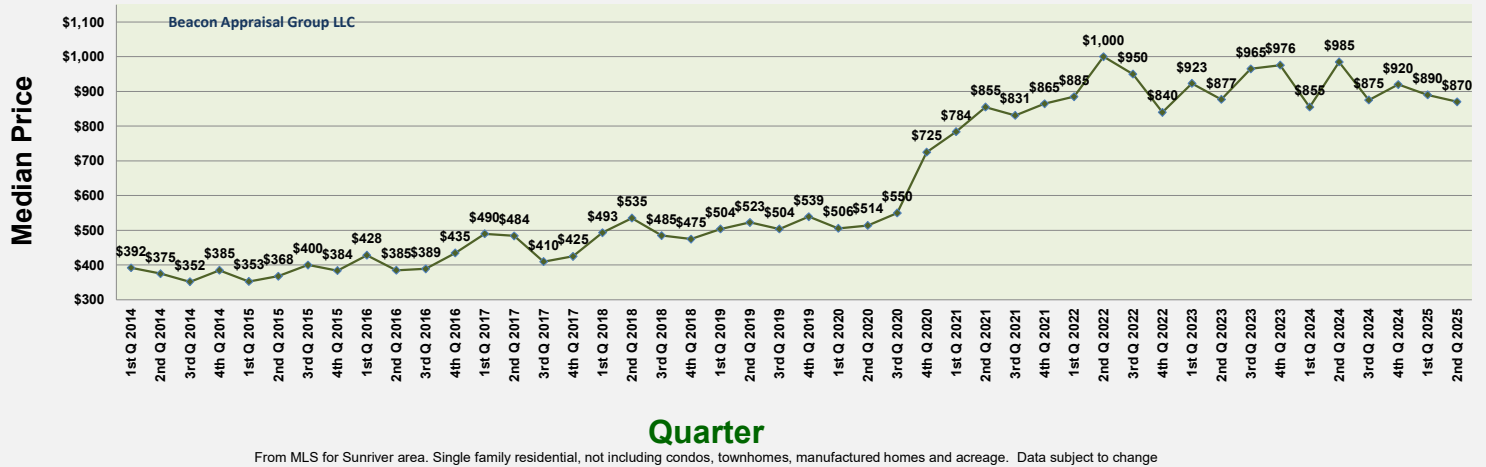
Total sold during 12 months prior to report date = 126 Total currently listed = 53



Sisters area SFR - Median Days on Market

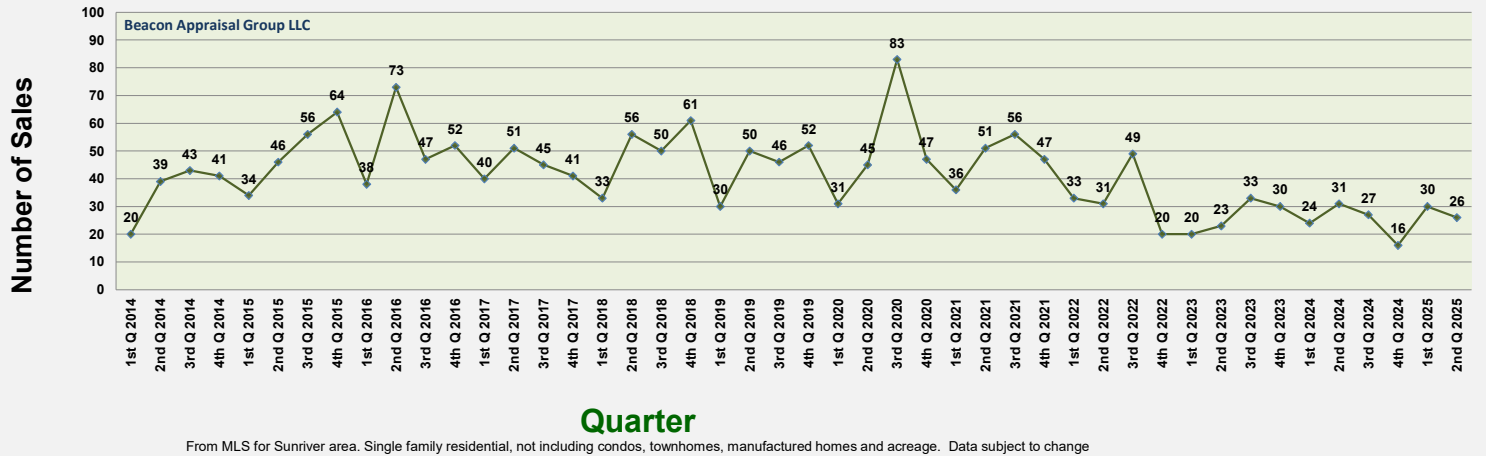


Sunriver area SFR - Median Price in THOUSANDS

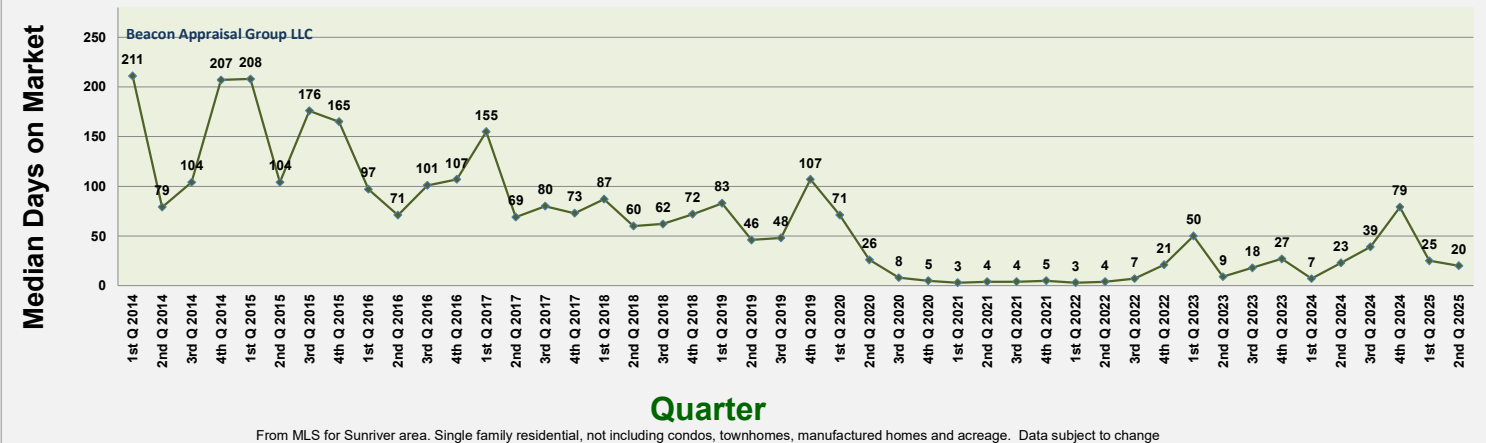


Sunriver area SFR- Number of Sales

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

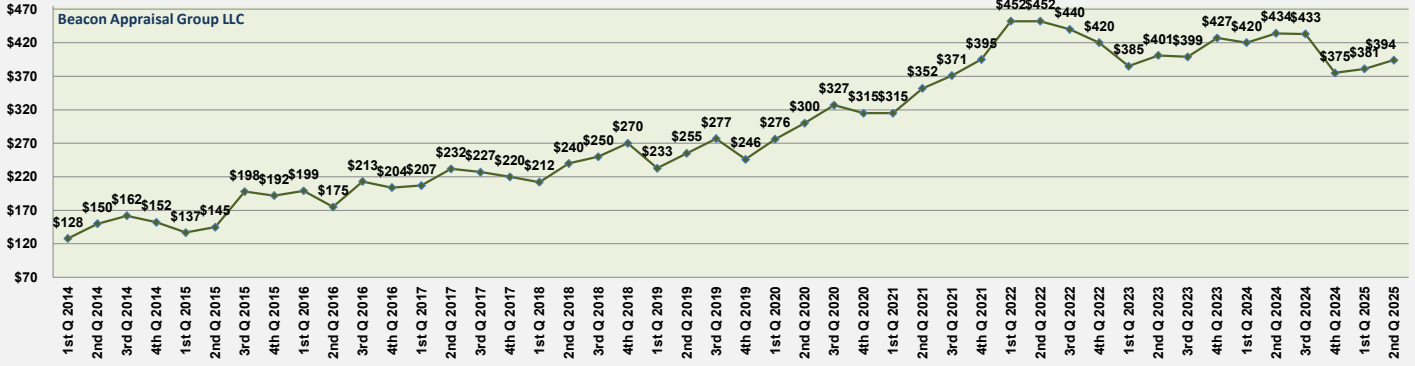


Sunriver area SFR - Days on Market For Sold Properties



La Pine area SFR - Median Price in THOUSANDS

Median Price



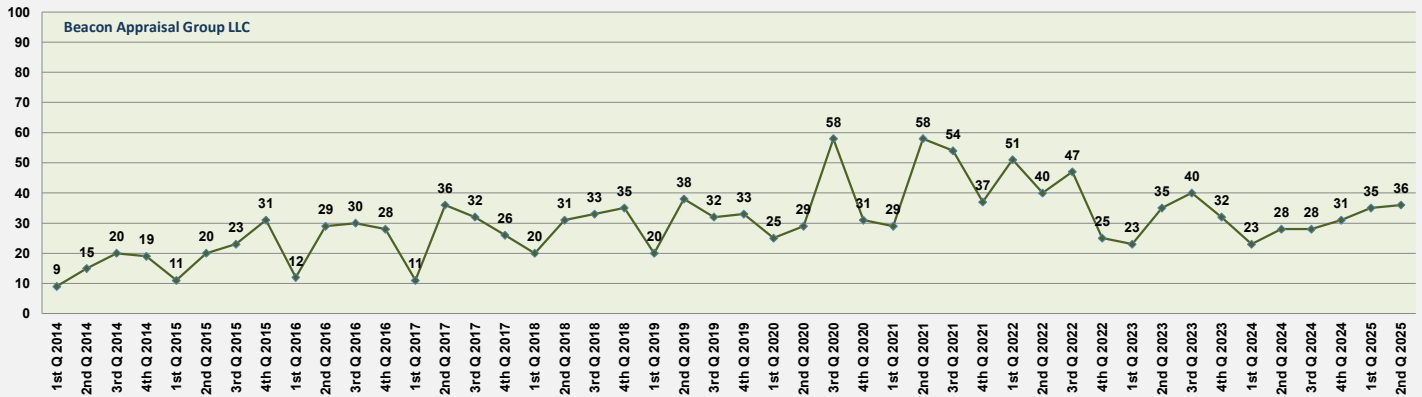
Quarter

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 = 132 Total currently listed = 79

Number of Sales

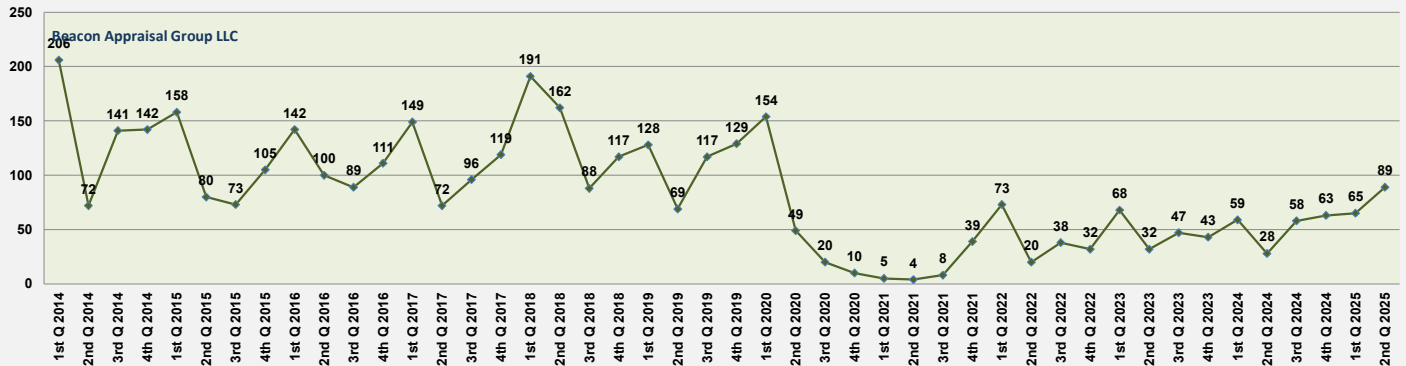


Quarter

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

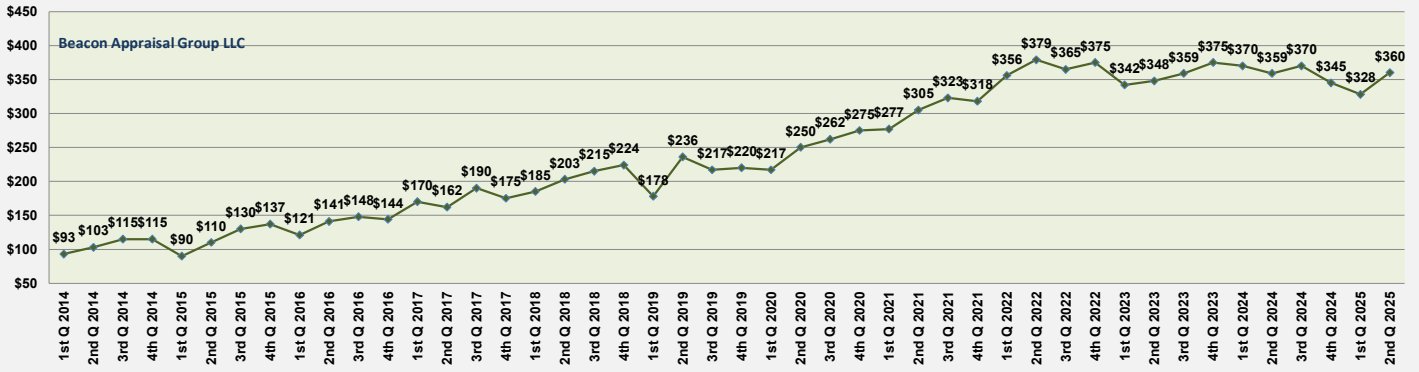


Quarter

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



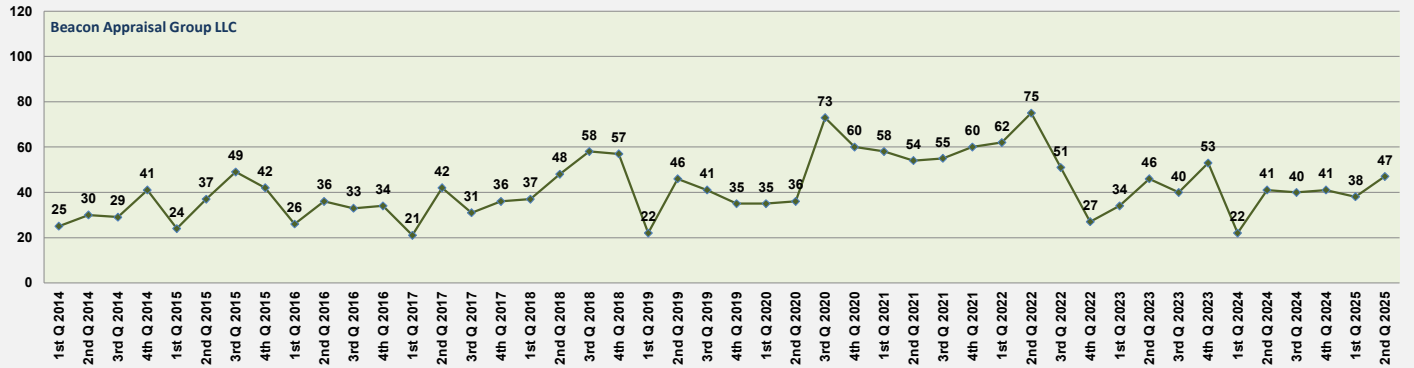
Quarter

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 = 166 Total currently listed = 65

Number of Sales

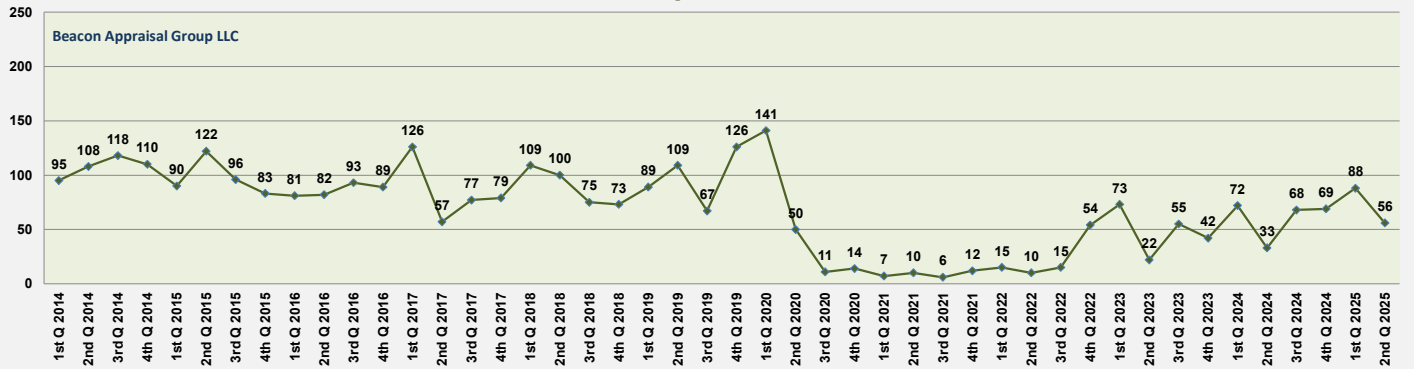


Quarter

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

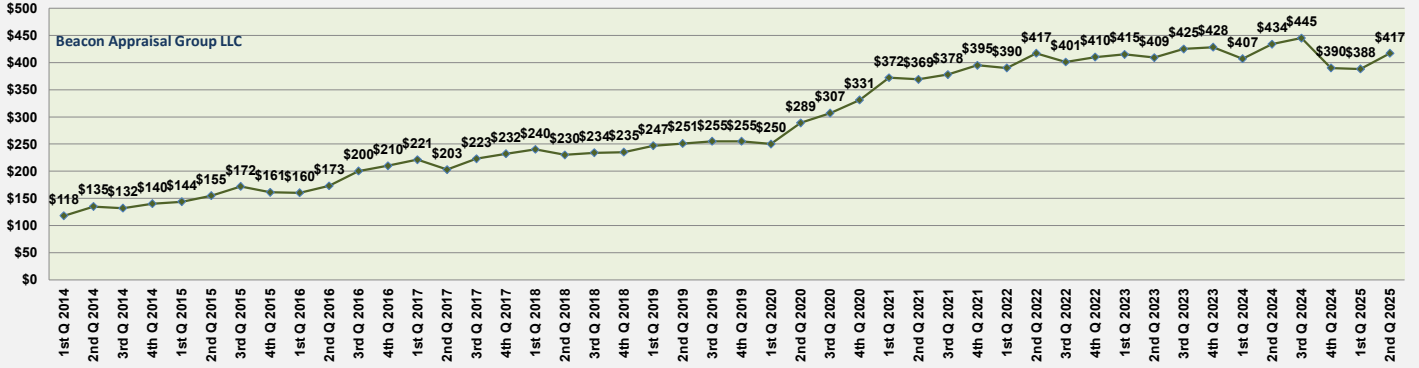


Quarter

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



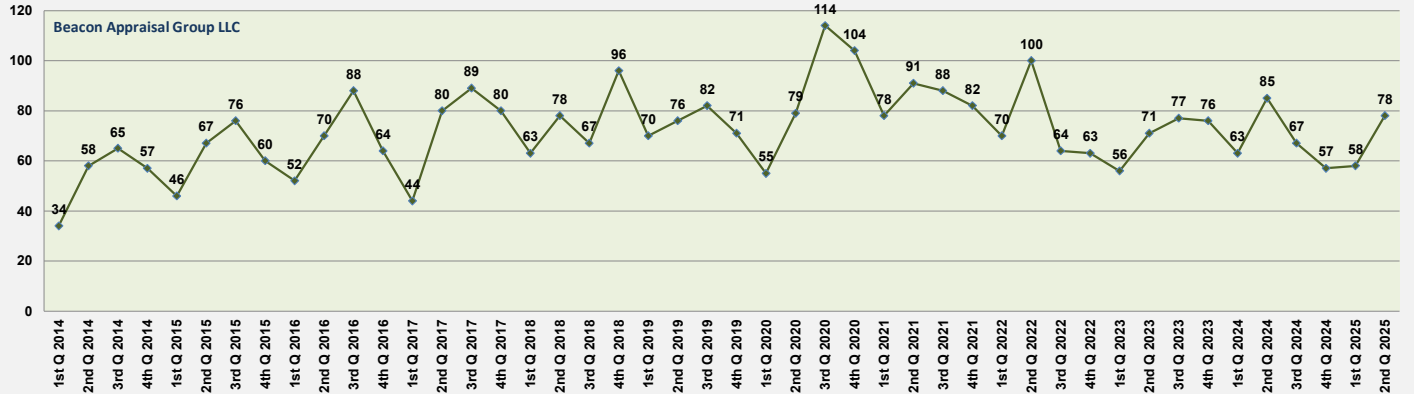
Quarter

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 = 262 Total currently listed = 117

Number of Sales

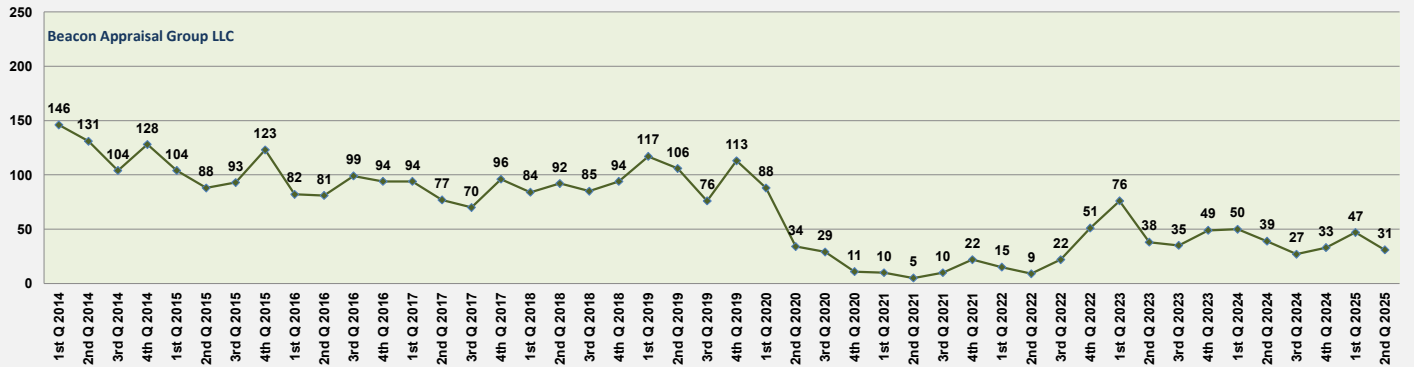


Quarter

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