

Market Overview Through December 2018

In the month of December 2018, there were 671 new listings that came on the market and a total of 2740 listings available. In the month of December 2017 there were 732 new listings that came on the market and a total of 2479 on the market. That is an 10.5% decrease in listings available this year over last year at the same time.

In December 2018, there were 830 closed sales. With that number of closed sales, we have approximately 3.3 months of inventory on the market.

Days on the market currently are:

Salem/Keizer:	70
Benton County:	84
Linn County:	90
Marion County:	94
Polk County:	83

Closed Sales in Units for the last five years:

Through the end of December 2014:	7908
Through the end of December 2015:	10,071
Through the end of December 2016:	10,991
Through the end of December 2017:	11,266
Through the end of December 2018:	11,231 (.31%)

The percent of sales price to list price was 98.9% in Salem/Keizer, 98.4% in Benton County, 98.3% in Linn County, 97.9% in Marion County, and 98.3% in Polk County.

Average Sales Price comparing last year to this year:

Area	December 2017	December 2018	%change
Salem/Keizer	\$278,498	\$308,980	+9.9%
Benton County	\$358,992	\$390,805	+8.2%
Linn County	\$242,798	\$273,652	+11.3%
Marion County	\$293,538	\$333,395	+12%
Polk County	\$272,446	\$302,417	+10%

Source: Willamette Valley Multiple Listing Service



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