



# Central Oregon

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*Bend*  
*Redmond*

# Central Oregon

Market Summary · May 2026

Market	Median Sold	Median List	\$/SqFt	Closed	Pending	New	Active	DOM	MOI	L/S
<b>Bend</b>	\$742K	\$740K	\$420	190	389	338	676	17	3.6	97.6%
<b>Redmond</b>	\$496K	\$568K	\$338	89	137	100	301	28	3.4	97.3%
<b>Region Total</b>	<b>\$664K</b>	<b>\$687K</b>	<b>\$394</b>	<b>279</b>	<b>526</b>	<b>438</b>	<b>977</b>	<b>20</b>	<b>3.5</b>	<b>97.5%</b>

MARKET CONDITIONS

Seller's Market

Balanced

Buyer's Market

Months of Inventory

**3.6**

→ Balanced

Median Days on Market

**17**

44 avg DOM

List-to-Sale Ratio

**97.6%**

→ list-to-sale

New Listings

**338**

→ May 2026

Active Listings

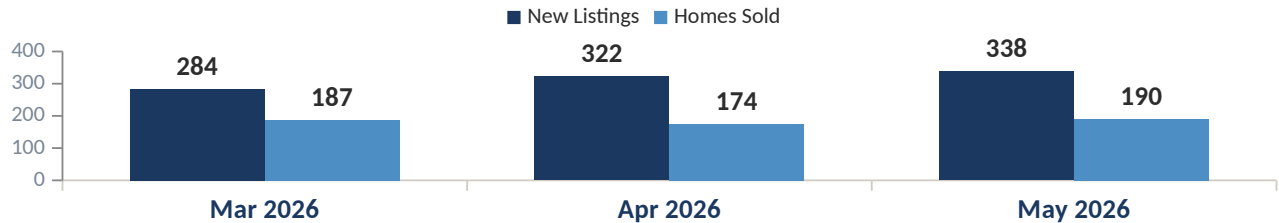
**676**

Current inventory

## Market Activity — 3 Month Overview

### LISTING & SALES ACTIVITY

New listings vs. homes sold — Mar 2026 - May 2026



Median List Price (Active Listings)

**\$740K**

676 active listings at month end

Median Sold Price (Closed May)

**\$742K**

190 homes closed this month

Avg Price Per Sq Ft (Sold Homes)

**\$420**

Based on sold homes with sqft data

NEW LISTINGS

**338**

PENDING

**389**

EXPIRED

**2**

CLOSED SALES

**190**

## Price Tier Comparison — May 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
<b>Under \$500K</b>	22	11.6%	Limited
<b>\$500K – \$750K</b>	74	38.9%	Highest volume
<b>\$750K – \$1M</b>	41	21.6%	Moderate
<b>\$1M – \$1.5M</b>	33	17.4%	Moderate
<b>\$1.5M+</b>	20	10.5%	Limited

## By Zip Code

97701 • NE Bend

*Lower activity, most accessible price point*

Closed Sales

**53**

Median Sold Price

**\$590,000**

Avg \$/Sq Ft

**\$348**

Avg DOM

**44 days**

Active Listings

**163**

Months of Supply

**3.1 mos**

Balanced

97702 • SE / SW Bend

*Highest volume*

Closed Sales

**79**

Median Sold Price

**\$729,000**

Avg \$/Sq Ft

**\$390**

Avg DOM

**39 days**

Active Listings

**307**

Months of Supply

**3.9 mos**

Balanced

97703 • NW Bend / Westside

*Luxury dominant, slower absorption*

Closed Sales

**58**

Median Sold Price

**\$1,128,000**

Avg \$/Sq Ft

**\$527**

Avg DOM

**52 days**

Active Listings

**206**

Months of Supply

**3.6 mos**

Balanced

# Bend May Market Stats



Sourced from MLS: Bend, Oregon Date Range: 05/01/26-05/31/26 Zip codes: 97701, 97702, 97703

Price Range	Number of Active Listings	New Listings	Number of Closed Listings	Months of Inventory	Expired Listings Last 3 Months	Closed Listings Last 3 Months	Average Original List Price of Sold Homes	Average Final List Price of Sold Homes	Average Sale Price of Sold Homes	List to Sales Ratio	Average Days on Market (Solds)	Average Days on Market (Active)
\$275k-\$300k	11	1	NA	—	0	1	NA	NA	NA	NA	NA	120
\$300k-\$325k	7	0	2	3.5	0	2	\$310,000	\$252,000	\$247,000	-20.32%	111	233
\$325k-\$350k	3	1	NA	—	0	0	NA	NA	NA	NA	NA	80
\$350k-\$375k	3	0	1	3.0	0	2	\$360,000	\$360,000	\$357,000	-0.83%	32	105
\$375k-\$400k	7	3	4	1.8	0	14	\$398,996	\$403,996	\$405,246	1.57%	28	47
\$400k-\$425k	10	0	3	3.3	0	6	\$414,998	\$404,998	\$399,998	-3.61%	24	127
\$425k-\$450k	8	1	2	4.0	0	9	\$432,500	\$432,500	\$430,750	-0.40%	9	75
\$450k-\$475k	11	2	6	1.8	0	12	\$464,449	\$462,782	\$470,566	1.32%	5	145
\$475k-\$500k	24	7	5	4.8	0	21	\$493,178	\$469,778	\$465,558	-5.60%	116	112
\$500k-\$550k	39	13	13	3.0	0	46	\$533,127	\$526,931	\$519,877	-2.49%	68	61
\$550k-\$600k	61	29	12	5.1	0	49	\$575,083	\$571,000	\$569,050	-1.05%	20	73
\$600k-\$650k	53	19	18	2.9	1	58	\$628,263	\$611,791	\$608,560	-3.14%	51	78
\$650k-\$700k	51	15	19	2.7	0	51	\$676,556	\$671,429	\$664,172	-1.83%	32	69
\$700k-\$750k	44	11	12	3.7	0	25	\$720,572	\$716,281	\$718,672	-0.26%	12	132
\$750k-\$800k	34	11	6	5.7	0	27	\$784,650	\$778,983	\$771,817	-1.64%	22	124
\$800k-\$900k	42	10	19	2.2	1	47	\$849,394	\$843,552	\$834,996	-1.70%	39	123
\$900k-\$1M	29	15	12	2.4	0	31	\$955,475	\$942,650	\$947,110	-0.88%	23	63
\$1M-\$1.25M	47	17	20	2.4	0	53	\$1,127,295	\$1,103,950	\$1,079,875	-4.21%	21	90
\$1.25M-\$1.5M	55	24	16	3.4	0	39	\$1,363,344	\$1,339,525	\$1,328,344	-2.57%	107	106
\$1.5M-\$2M	74	19	15	4.9	0	37	\$1,696,853	\$1,654,920	\$1,618,667	-4.61%	100	109
\$2M-\$2.5M	25	9	3	8.3	0	10	\$2,234,667	\$2,234,667	\$2,243,333	0.39%	3	129
\$2.5M-\$3M	10	3	2	5.0	0	5	\$2,846,500	\$2,846,500	\$2,685,000	-5.67%	26	109
\$3M-\$3.5M	6	0	NA	—	0	2	NA	NA	NA	NA	NA	131
\$3.5M+	5	0	NA	—	0	0	NA	NA	NA	NA	NA	202
<b>Market Totals</b>	<b>676</b>	<b>338</b>	<b>190</b>	<b>3.6</b>	<b>2</b>	<b>551</b>	<b>\$900,535</b>	<b>\$886,831</b>	<b>\$876,638</b>	<b>-2.65%</b>	<b>44</b>	<b>100</b>

MARKET CONDITIONS

Seller's Market

Balanced

Buyer's Market

Months of Inventory

**3.4**

→ Balanced

Median Days on Market

**28**

55 avg DOM

List-to-Sale Ratio

**97.3%**

→ list-to-sale

New Listings

**100**

→ May 2026

Active Listings

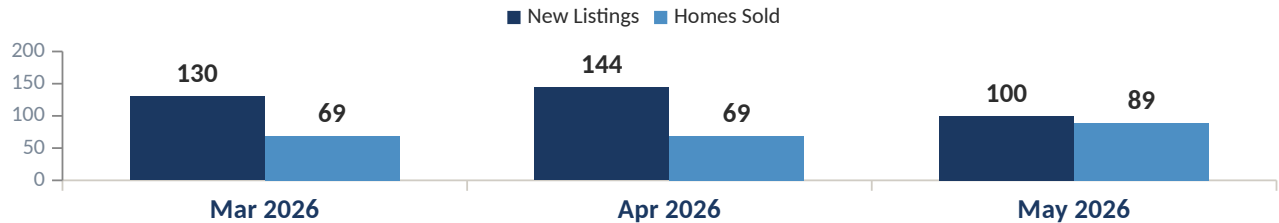
**301**

Current inventory

## Market Activity — 3 Month Overview

### LISTING & SALES ACTIVITY

New listings vs. homes sold — Mar 2026 - May 2026



Median List Price (Active Listings)

**\$568K**

301 active listings at month end

Median Sold Price (Closed May)

**\$496K**

89 homes closed this month

Avg Price Per Sq Ft (Sold Homes)

**\$338**

Based on sold homes with sqft data

NEW LISTINGS

**100**

PENDING

**137**

EXPIRED

**10**

CLOSED SALES

**89**

## Price Tier Comparison — May 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
<b>Under \$400K</b>	9	10.1%	Limited
<b>\$400K – \$600K</b>	51	57.3%	Highest volume
<b>\$600K – \$800K</b>	19	21.3%	Moderate
<b>\$800K – \$1M</b>	6	6.7%	Limited
<b>\$1M+</b>	4	4.5%	Rare

# Redmond May Market Stats



Sourced from MLS: Redmond, Oregon Date Range: 05/01/26-05/31/26 Zip codes: 97756

Price Range	Number of Active Listings	New Listings	Number of Closed Listings	Months of Inventory	Expired Listings Last 3 Months	Closed Listings Last 3 Months	Average Original List Price of Sold Homes	Average Final List Price of Sold Homes	Average Sale Price of Sold Homes	List to Sales Ratio	Average Days on Market (Solds)	Average Days on Market (Active)
\$200k–\$225k	0	0	NA	—	0	1	NA	NA	NA	NA	NA	NA
\$225k–\$250k	0	0	NA	—	0	1	NA	NA	NA	NA	NA	NA
\$250k–\$275k	1	0	NA	—	0	1	NA	NA	NA	NA	NA	218
\$275k–\$300k	0	0	NA	—	0	2	NA	NA	NA	NA	NA	NA
\$300k–\$325k	1	1	1	1.0	0	3	\$318,000	\$297,000	\$294,100	-7.52%	36	27
\$325k–\$350k	1	0	NA	—	0	5	NA	NA	NA	NA	NA	227
\$350k–\$375k	8	1	NA	—	0	3	NA	NA	NA	NA	NA	133
\$375k–\$400k	23	2	7	3.3	2	15	\$386,270	\$366,127	\$353,842	-8.40%	82	132
\$400k–\$425k	18	2	8	2.2	0	18	\$415,599	\$416,236	\$421,361	1.39%	59	114
\$425k–\$450k	21	7	13	1.6	1	33	\$438,791	\$435,453	\$436,403	-0.54%	58	75
\$450k–\$475k	4	1	5	0.8	0	17	\$458,964	\$451,964	\$450,384	-1.87%	11	151
\$475k–\$500k	22	3	10	2.2	0	23	\$489,090	\$474,090	\$467,950	-4.32%	54	97
\$500k–\$550k	39	11	11	3.5	0	30	\$532,727	\$525,364	\$519,727	-2.44%	28	105
\$550k–\$600k	32	6	2	16.0	2	9	\$574,450	\$574,450	\$576,500	0.36%	1	114
\$600k–\$650k	21	6	7	3.0	2	10	\$623,557	\$609,757	\$604,393	-3.07%	57	76
\$650k–\$700k	20	7	6	3.3	1	15	\$685,482	\$676,398	\$664,482	-3.06%	61	76
\$700k–\$750k	10	1	7	1.4	0	10	\$730,686	\$702,686	\$697,143	-4.59%	89	104
\$750k–\$800k	9	4	3	3.0	0	6	\$766,633	\$761,633	\$736,667	-3.91%	24	72
\$800k–\$900k	23	7	4	5.8	1	8	\$863,250	\$854,500	\$835,375	-3.23%	90	105
\$900k–\$1M	10	0	1	10.0	0	5	\$900,000	\$900,000	\$900,000	0.00%	NA	73
\$1M–\$1.25M	11	2	3	3.7	1	7	\$1,099,667	\$1,099,667	\$1,090,000	-0.88%	24	133
\$1.25M–\$1.5M	18	3	1	18.0	0	5	\$1,475,000	\$1,445,000	\$1,445,000	-2.03%	247	108
\$1.5M+	9	2	NA	—	0	0	NA	NA	NA	NA	NA	192
<b>Market Totals</b>	<b>301</b>	<b>100</b>	<b>89</b>	<b>3.4</b>	<b>10</b>	<b>227</b>	<b>\$576,012</b>	<b>\$565,974</b>	<b>\$560,457</b>	<b>-2.70%</b>	<b>55</b>	<b>106</b>