

# MARKET ACTION

A Publication of RMLS™, The Source for Real Estate Statistics in Your Community

Residential Review: Coos County, Oregon

May 2009 Reporting Period

## May Residential Highlights

Activity in Coos County slowed in May when compared with May 2008. Closed sales fell 37.5% and pending sales dropped 33.3%. New listings also decreased 26.7%. See residential highlights table below.

## Year-to-Date

Comparing January-May 2009 with the same period in 2008, closed sales were down 27%. Pending sales also fell 22.9%, while new listings decreased 26.9%.

## Sale Prices

The average sale price for May 2009 was down 21.8% compared to May 2008, while the median sale price declined 16.9%. See residential highlights table below.

Month-to-month, sale prices were down when compared with April levels; the average sale price decreased 4.1% (\$156,800 v. \$163,500) and the median sale price dropped 0.4% (\$149,400 v. \$150,000).

Inventory in Months*			
	2007	2008	2009
January	13.4	25.3	31.2
February	16.8	18.2	29.1
March	10.1	19.4	20.5
April	15.6	20.3	19.5
May	14.2	16.6	24.2
June	14.8	20.5	
July	14.9	18.8	
August	11.7	17.9	
September	14.2	16.2	
October	15.5	16.9	
November	13.3	27.1	
December	18.2	24.9	

\*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time	Total Market Time
2009	May	110	38	30	156,800	149,400		225
	Year-to-date	494	178	143	178,300	164,000		178
2008	May	150	57	48	200,600	179,700	149	
	Year-to-date	676	231	196	185,600	170,000	126	
Change	May	-26.7%	-33.3%	-37.5%	-21.8%	-16.9%	N/A	N/A
	Year-to-date	-26.9%	-22.9%	-27.0%	-3.9%	-3.5%	N/A	N/A

## Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

### Average Sale Price % Change:

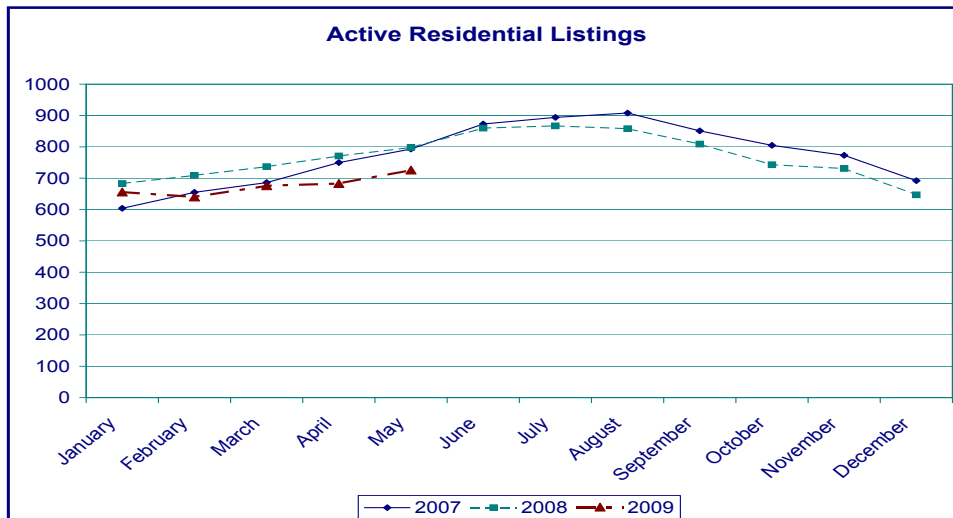
-7.2% (\$189,900 v. \$204,700)

### Median Sale Price % Change:

-5.6% (\$169,900 v. \$180,000)

For further explanation of this measure, see the second footnote on page 2.

\*Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



## ACTIVE RESIDENTIAL LISTINGS

COOS COUNTY, OR

*This graph shows the active residential listings over the past three calendar years in Coos County, Oregon.*

# AREA REPORT • 5/2009

## Coos County, Oregon

	RESIDENTIAL														Avg. Sale Price % Change <sup>2</sup>	COMMERCIAL		LAND		MULTIFAMILY	
	Current Month							Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings <sup>3</sup>	Expired/Cancelled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>4</sup>	New Listings	Pending Sales 2009	Pending Sales 2009 v. 2008	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97407 Allegeny	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97411 Bandon	170	20	8	4	0.0%	3	196,300	479	80	21	-19.2%	18	273,600	249,500	-6.0%	1	180,000	6	190,700	-	-
97414 Broadbent	-	-	-	-	-	-	-	-	-	-	-100.0%	-	-	-	-	-	-	-	-	-	-
97420 Coss Bay	223	38	17	20	-16.7%	12	110,700	143	186	81	-6.9%	58	140,800	136,500	-16.6%	1	189,000	6	63,800	1	200,000
97423 Coquille	92	17	3	5	-54.5%	5	188,500	253	56	15	-57.1%	13	193,100	158,700	3.8%	1	250,000	1	89,900	1	101,000
97449 Lakeside	47	10	3	2	100.0%	1	199,000	99	31	4	33.3%	3	329,300	199,000	22.1%	-	-	1	90,000	-	-
97456 Myrtle Point	64	4	8	-	-100.0%	3	166,700	482	38	16	-23.8%	12	145,300	146,000	-12.3%	-	-	2	50,000	1	175,000
97459 North Bend	120	19	16	6	-33.3%	4	205,600	138	95	39	-27.8%	37	184,800	170,000	-0.6%	-	-	3	82,000	2	161,000
97466 Powers	10	2	-	1	-50.0%	2	161,500	114	8	2	-33.3%	2	161,500	161,500	-26.4%	1	75,000	-	-	-	-

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares May 2009 with May 2008. The Year-To-Date section compares year-to-date statistics from May 2009 with year-to-date statistics from May 2008.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/08-5/31/09) with 12 months before (6/1/07-5/31/08).

<sup>3</sup> As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

<sup>4</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

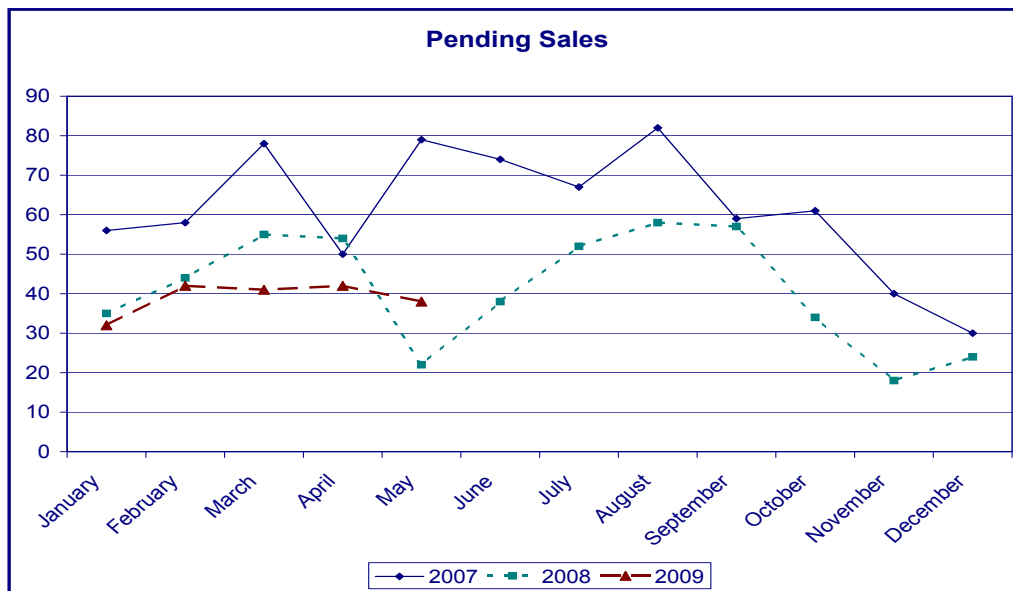
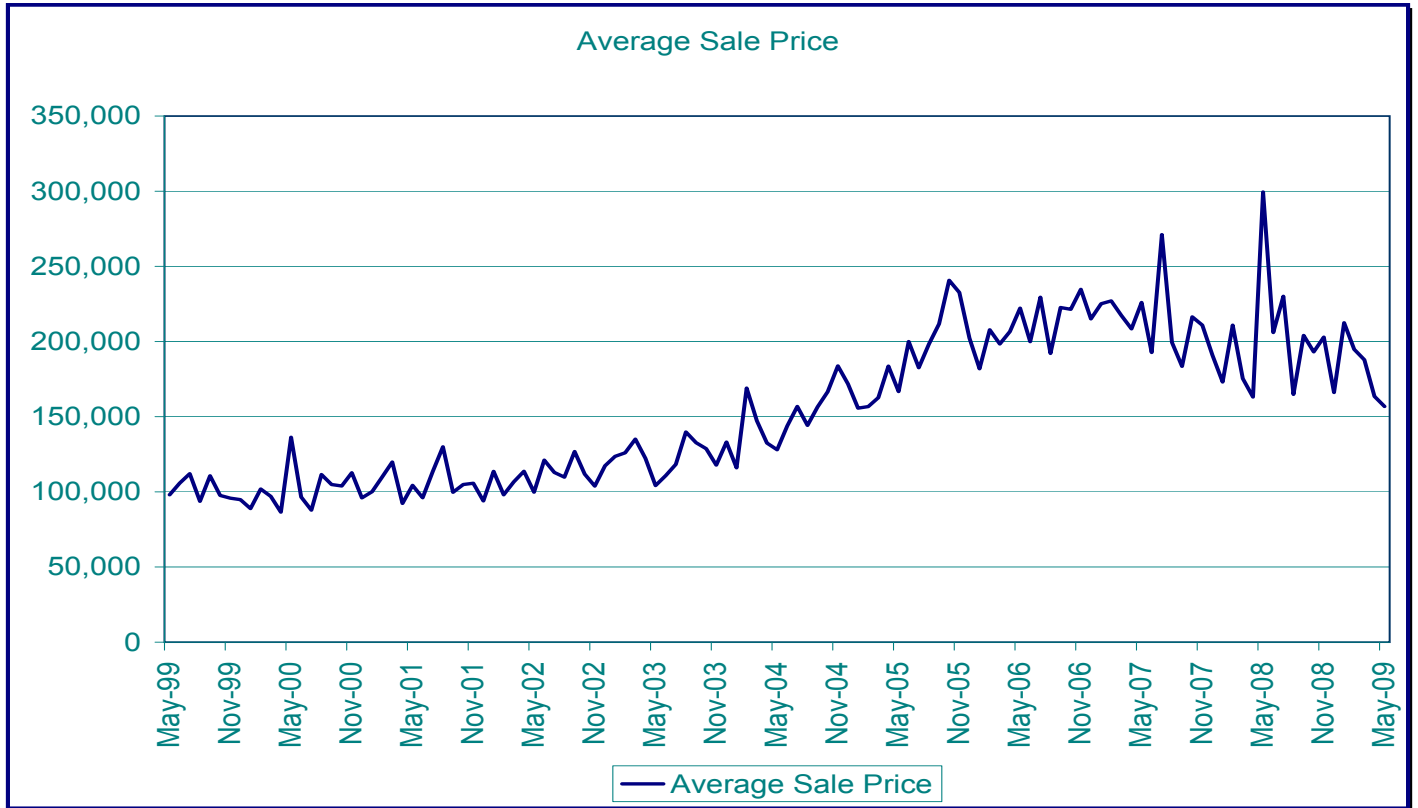


### NEW LISTINGS COOS COUNTY, OR

*This graph shows the new residential listings over the past three calendar years in Coos County, Oregon.*

**AVERAGE SALE PRICE**  
**COOS COUNTY, OR**

*This graph represents the average sale price for all homes sold in Coos County, Oregon.*



**PENDING LISTINGS**  
**COOS COUNTY, OR**

*This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.*



MULTIPLE LISTING SERVICE

Corporate  
825 NE Multnomah, Suite 270  
Portland, OR 97232  
(503) 236-7657  
Fax: (503) 230-0689

Southwest Washington  
1514 Broadway, Suite 101  
Vancouver, WA 98663  
(360) 696-0718  
Fax: (360) 696-9342

Salem  
2110 Mission St. SE, Suite 305  
Salem, OR 97302  
(503) 587-8810  
Fax: (503) 585-3817

Lane County: Eugene  
2139 Centennial Plaza  
Eugene, OR 97401  
(541) 686-2885  
Fax: (541) 484-3854

Lane County: Florence  
PO Box 414  
Florence, OR 97439  
(541) 902-2560  
Fax: (541) 902-1341

Douglas County Oregon  
1299 NW Ellan, Suite 3  
Roseburg, OR 97470  
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Fax: (541) 673-6581

Curry County  
PO Box 6307  
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Fax: (541) 469-9695

Mid-Columbia  
PO Box 1088  
Hood River, OR 97031  
(541) 436-2956  
Fax: (541) 387-6657

Eastern Oregon  
PO Box 751  
Hermiston, OR 97838  
(541) 567-5186  
Fax: (541) 289-7320

Coos County  
1946 Sherman Ave., Suite 101  
North Bend, OR 97459  
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Fax: (541) 751-1083

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

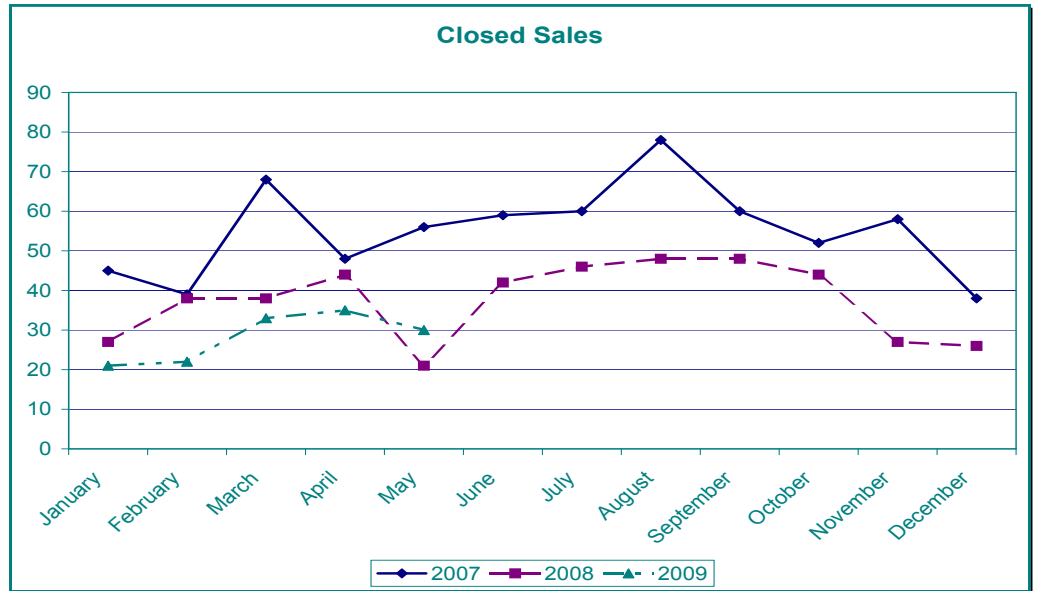
Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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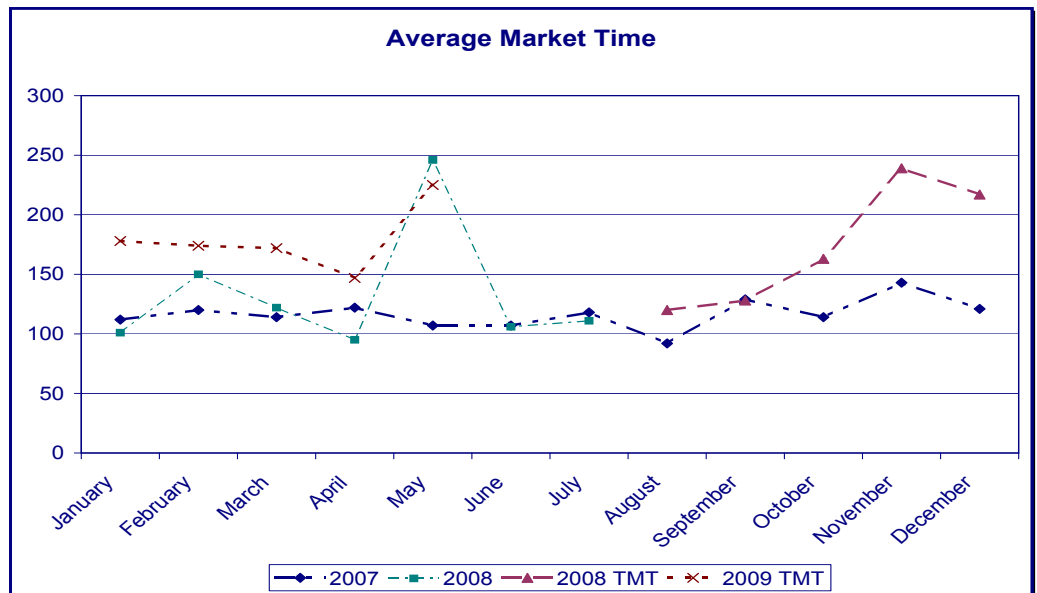
### CLOSED SALES COOS COUNTY, OR

This graph shows the closed sales over the past three calendar years in Coos County, Oregon.



### DAYS ON MARKET COOS COUNTY, OR

This graph shows the average market time for sales in Coos County, Oregon. \*As of August 2008, graph now reports "Total Days on Market" - for details read footnotes on page 2.



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