

MARKET ACTION

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

Residential Review: Coos County, Oregon

November 2018 Reporting Period

November Residential Highlights

Closed sales brought plenty of closings to Coos County this November. At 115, closings rose 19.8% above the 96 closings recorded last year in November 2017 and 8.5% above the 106 closings recorded last month in October 2018.

Pending sales (87) ended 11.5% ahead of November 2017 (78) despite cooling 32.6% from October 2018 (129). New listings (88) fared similarly, ending 3.5% ahead of November 2017 (85) but 14.6% behind last month (103).

Year to Date Summary

Activity so far in 2018 is ahead of 2017. Closed sales (1,108) have increased 6.4%, pending sales (1,141) have increased 3.4%, and new listings (1,505) have increased 2.0% so far this year.

Average and Median Sale Prices

Comparing 2018 to 2017 through November, the average sale price has increased 5.4% from \$220,700 to \$232,700. In the same comparison, the median sale price has increased 9.2% from \$189,000 to \$206,300.

Inventory in Months*			
	2016	2017	2018
January	6.0	6.6	5.2
February	6.6	7	4.3
March	6.3	4.9	3.7
April	6.9	5.1	3.2
May	6.9	4.5	3.4
June	5.9	3.6	3.9
July	5.2	4.8	5.1
August	4.9	4.1	3.6
September	5.3	3.8	4.0
October	5.7	3.7	3.3
November	5.3	3.4	2.7
December	4.9	3.3	

*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This includes proposed and under construction homes.

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	November	88	87	115	227,800	220,000	99
	October	103	129	106	249,100	231,400	78
	Year-to-date	1,505	1,141	1,108	232,700	206,300	90
2017	November	85	78	96	219,100	195,000	141
	Year-to-date	1,475	1,104	1,041	220,700	189,000	116
Change	November	3.5%	11.5%	19.8%	4.0%	12.8%	-30.1%
	Prev Mo 2018	-14.6%	-32.6%	8.5%	-8.6%	-4.9%	26.9%
	Year-to-date	2.0%	3.4%	6.4%	5.4%	9.2%	-22.1%

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

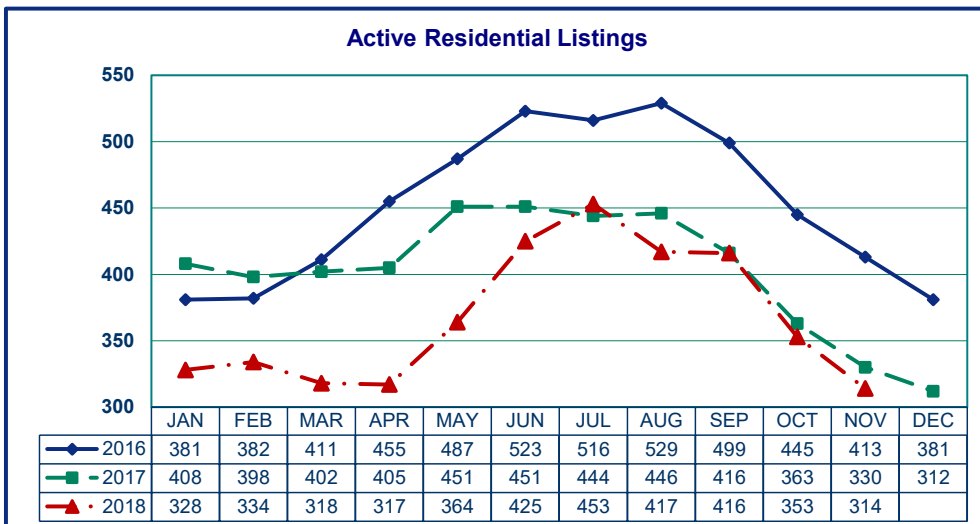
Average Sale Price % Change:

+5.8% (\$231,700 v. \$219,000)

Median Sale Price % Change:

+9.3% (\$206,000 v. \$188,500)

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



ACTIVE RESIDENTIAL LISTINGS COOS COUNTY, OR

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

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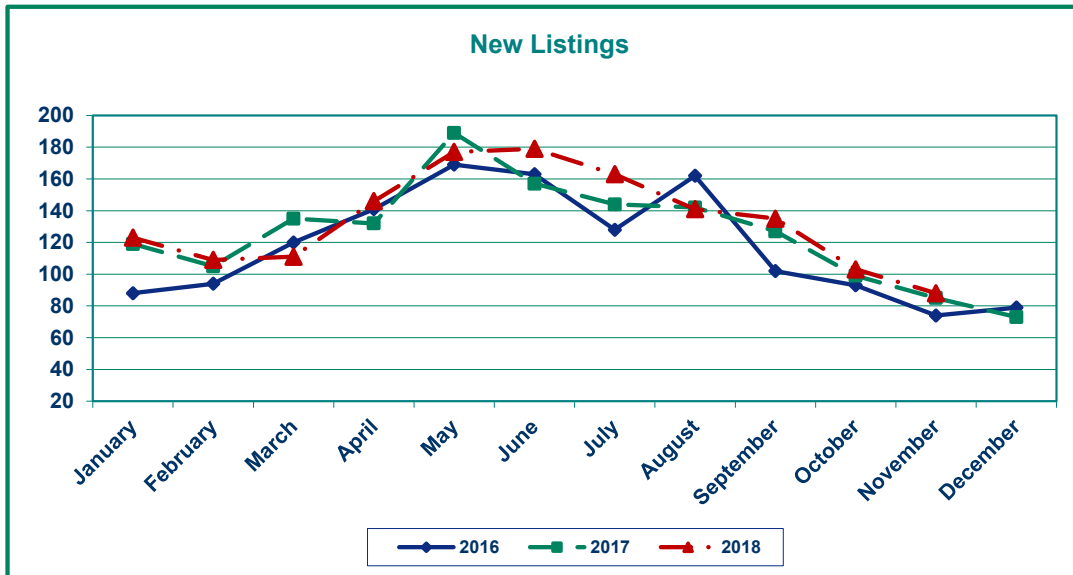
Coos County, Oregon

		RESIDENTIAL														COMMERCIAL	LAND		MULTIFAMILY			
		Current Month							Year-To-Date							Year-To-Date	Year-To-Date		Year-To-Date			
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97407	Allegeny	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97411	Bandon	63	7	6	6	-53.8%	18	297,100	179	225	174	0.0%	177	321,600	292,500	6.7%	12	315,800	83	140,100	1	226,000
97414	Broadbent	0	0	0	0	-	1	106,700	28	2	3	-	3	507,200	115,000	-	-	-	-	-	-	-
97420	Coos Bay	99	40	11	34	30.8%	61	208,800	70	610	475	10.7%	468	207,300	189,000	7.8%	11	644,800	52	91,900	21	164,900
97423	Coquille	36	11	3	12	20.0%	3	200,600	86	171	128	7.6%	124	209,100	179,000	1.6%	3	189,800	12	132,800	3	141,300
97449	Lakeside	24	3	2	4	-20.0%	4	145,200	206	105	70	-1.4%	68	224,800	209,500	19.7%	4	404,900	15	81,500	-	-
97458	Myrtle Point	29	4	2	5	-16.7%	5	185,000	145	94	66	-8.3%	60	198,000	172,500	-14.7%	4	146,800	4	86,800	1	156,300
97459	North Bend	57	23	5	25	47.1%	22	261,400	76	281	220	-2.7%	204	239,900	224,300	2.5%	2	375,000	19	93,300	6	263,500
97466	Powers	6	0	2	1	0.0%	1	145,000	336	17	5	-61.5%	4	91,400	77,800	-33.7%	-	-	1	10,000	-	-
	Coos County	314	88	31	87	11.5%	115	227,800	99	1,505	1,141	3.4%	1,108	232,700	206,300	5.8%	36	400,200	186	114,800	32	182,800

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2018 with November 2017. The Year-To-Date section compares 2018 year-to-date statistics through November with 2017 year-to-date statistics through November.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/17-11/30/18) with 12 months before (12/1/16-11/30/17).

³ 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.



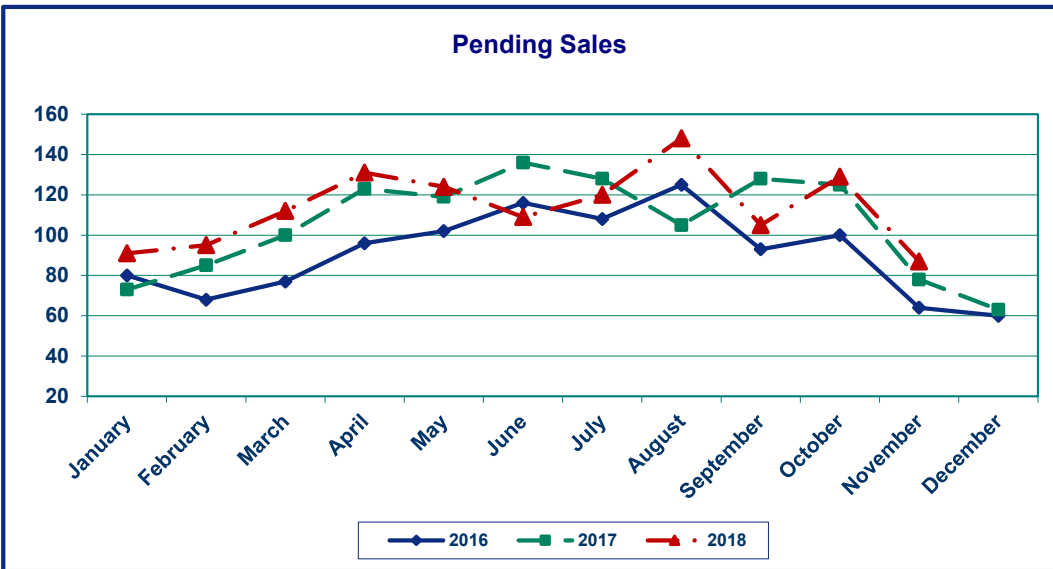
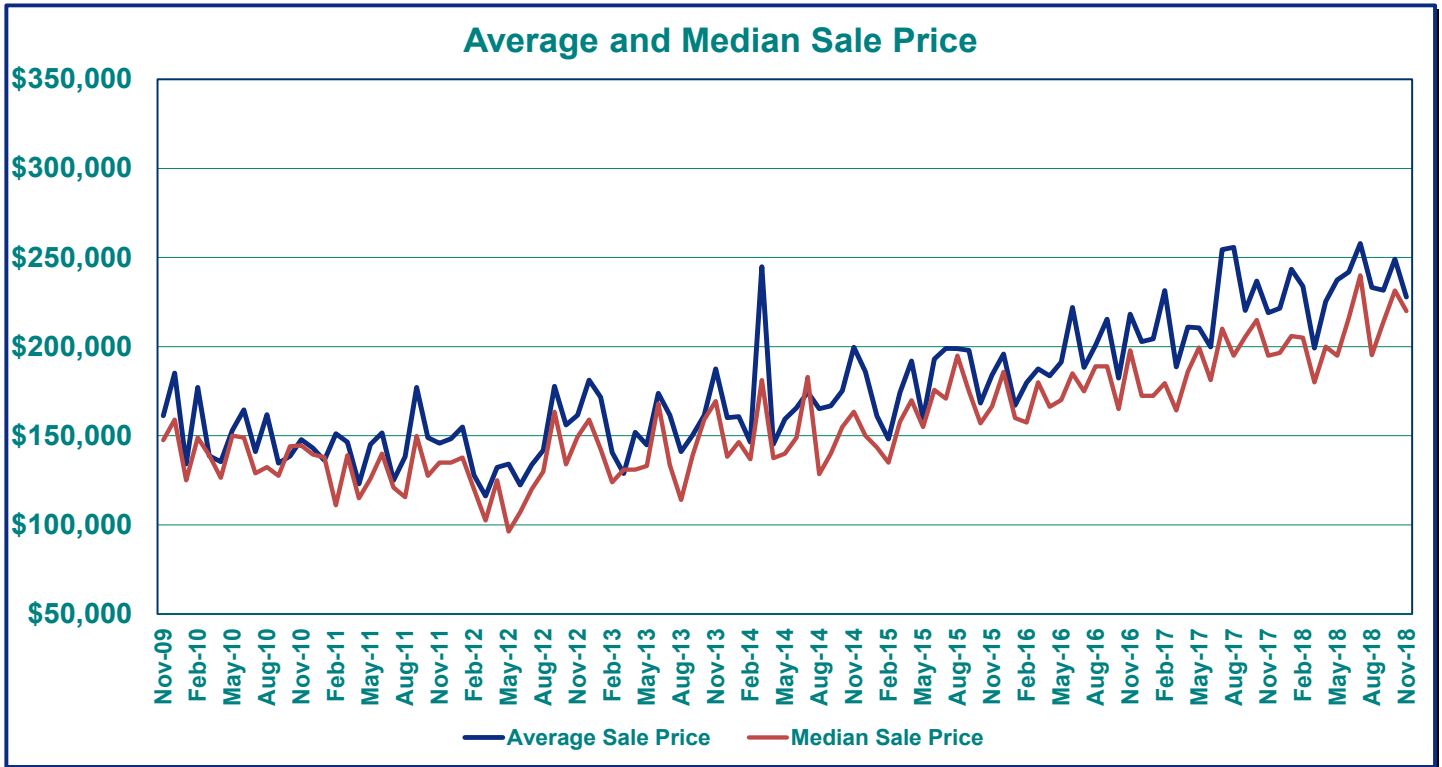
NEW LISTINGS

COOS COUNTY, OR

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

SALE PRICE
COOS COUNTY, OR

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



PENDING LISTINGS

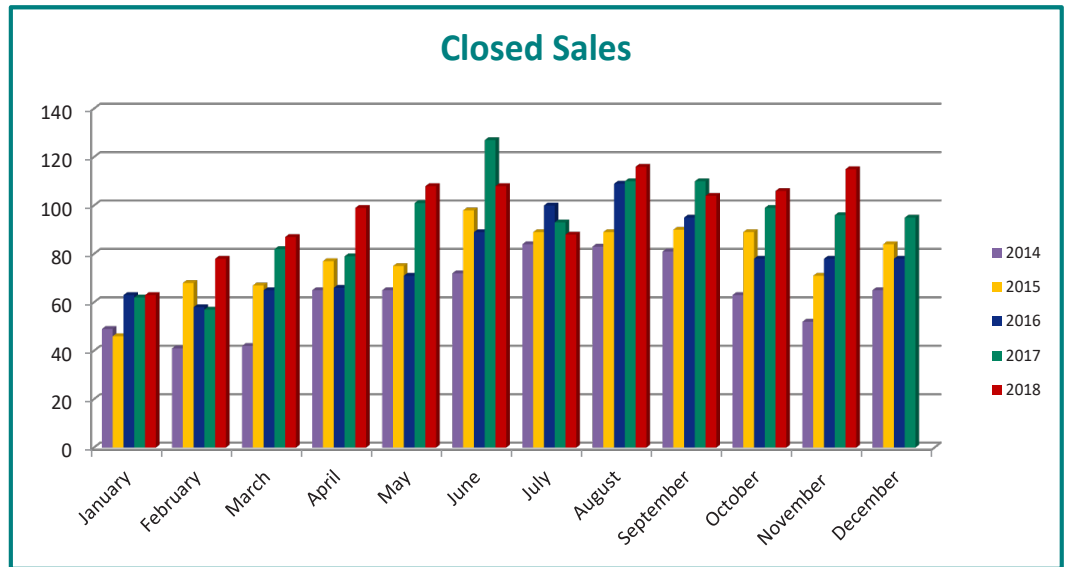
COOS COUNTY, OR

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

CLOSED SALES
COOS COUNTY, OR

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

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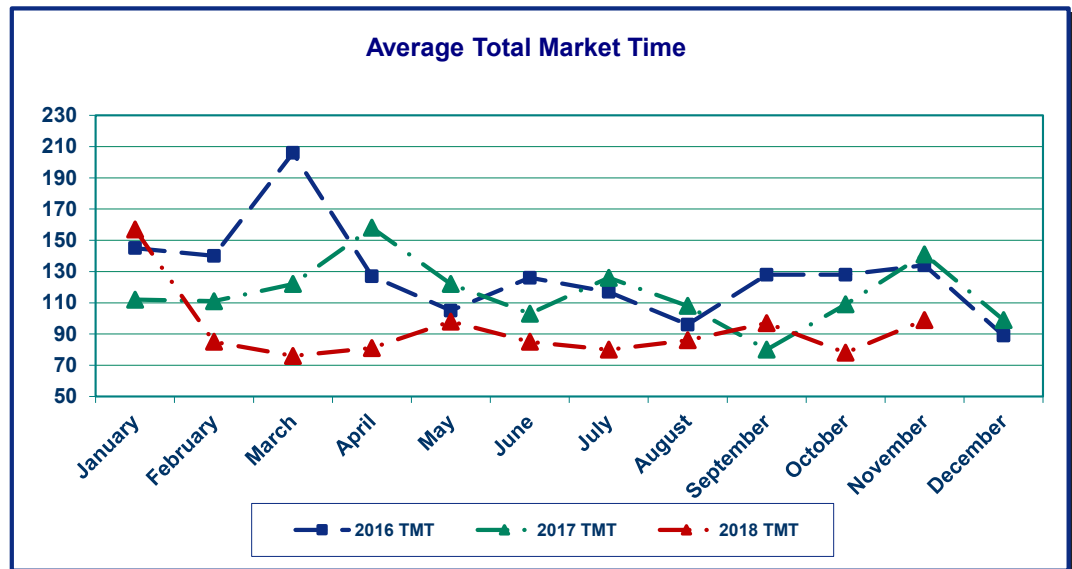
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Willowa County.

DAYS ON MARKET
COOS COUNTY, OR

This graph shows the average market time for sales in Coos County, Oregon, over the past three calendar years.

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