

MARKET ACTION

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

Residential Review: Coos County, Oregon

January 2019 Reporting Period

January Residential Highlights

Closed and pending sales started the year with a bang in Coos County! At 82, closings outpaced January 2018 (63) by 30.2%, despite falling four short of the closings posted last month in December 2018 (-4.7%).

Pending sales (93) edged two ahead of January 2018 (2.2%) and ended 16.3% ahead of December 2018 (80).

New listings, at 113, surged ahead of the 61 new listings offered last month in December 2018 (85.2%) but

fell 8.1% short of the 123 new listings offered last year in January 2018.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending January 31st of this year (\$232,500) with the average price of homes sold in the twelve months ending January 2018 (\$223,000) shows an increase of 4.3%. The same comparison of the median shows an increase of 7.7% over the same period.

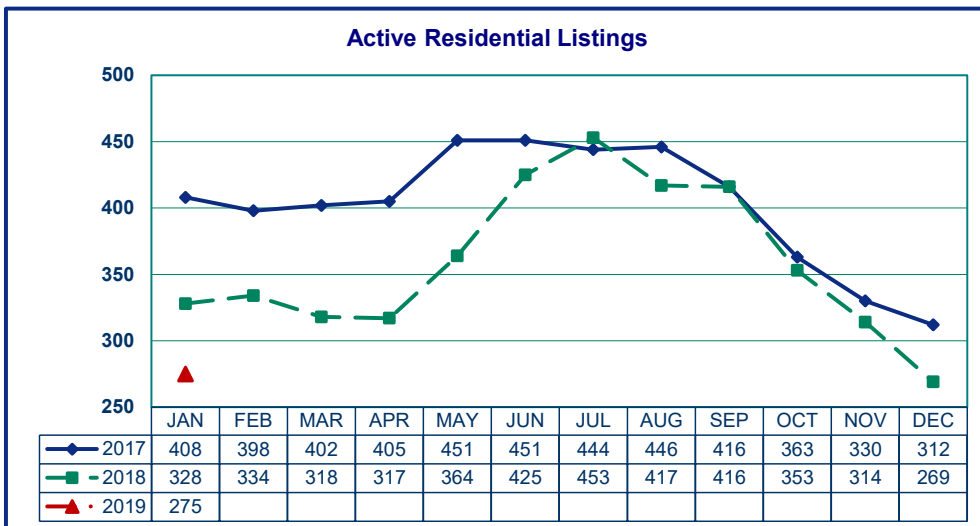
Inventory in Months*			
	2017	2018	2019
January	6.6	5.2	3.4
February	7.0	4.3	
March	4.9	3.7	
April	5.1	3.2	
May	4.5	3.4	
June	3.6	3.9	
July	4.8	5.1	
August	4.1	3.6	
September	3.8	4.0	
October	3.7	3.3	
November	3.4	2.7	
December	3.3	3.1	

*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
2019	January	113	93	82	217,100	209,800	84
	Year-to-date	113	93	82	217,100	209,800	84
2018	January	123	91	63	243,400	206,000	157
	December	61	80	86	256,900	206,500	87
	Year-to-date	123	91	63	243,400	206,000	157
Change	January	-8.1%	2.2%	30.2%	-10.8%	1.8%	-46.5%
	Prev Mo 2018	85.2%	16.3%	-4.7%	-15.5%	1.6%	-3.4%
	Year-to-date	-8.1%	2.2%	30.2%	-10.8%	1.8%	-46.5%

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
Average Sale Price % Change:	+4.3% (\$232,500 v. \$223,000)
Median Sale Price % Change:	+7.7% (\$207,800 v. \$193,000)

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.

AREA REPORT • 1/2019

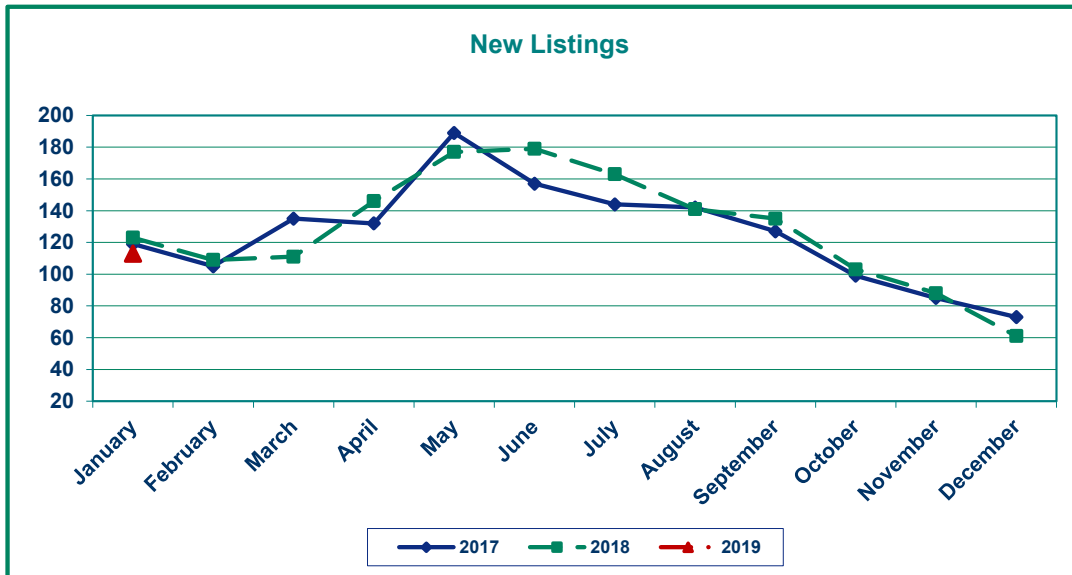
Coos County, Oregon

		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 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2019 v. 2018 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	-	
97411	Bandon	59	15	6	10	-9.1%	9	264,200	216	15	10	-9.1%	9	264,200	255,000	1.3%	-	-	9	159,800	-	-
97414	Broadbent	1	1	0	1	-	0	-	-	1	1	-	0	-	-	-	0	-	0	-	0	-
97420	Coos Bay	93	47	11	30	-25.0%	35	214,100	71	47	30	-25.0%	35	214,100	210,500	9.4%	-	-	3	56,200	9	202,900
97423	Coquille	34	14	2	12	71.4%	5	137,500	13	14	12	71.4%	5	137,500	142,500	-5.6%	-	-	-	-	-	-
97449	Lakeside	18	6	5	7	0.0%	3	360,700	22	6	7	0.0%	3	360,700	299,000	28.4%	-	-	1	85,000	-	-
97458	Myrtle Point	17	8	4	10	150.0%	7	160,000	96	8	10	150.0%	7	160,000	140,000	-7.6%	-	-	1	33,000	-	-
97459	North Bend	48	22	9	22	4.8%	23	219,300	71	22	22	4.8%	23	219,300	215,000	1.6%	-	-	-	-	-	-
97466	Powers	5	0	1	1	0.0%	0	-	-	0	1	0.0%	0	-	-	-36.1%	0	-	0	-	0	-
	Coos County	275	113	38	93	2.2%	82	217,100	84	113	93	2.2%	82	217,100	209,800	4.2%	-	-	14	123,200	9	202,900

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2019 with January 2018. The Year-To-Date section compares 2019 year-to-date statistics through January with 2018 year-to-date statistics through January.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/18-1/31/19) with 12 months before (2/1/17-1/31/18).

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.



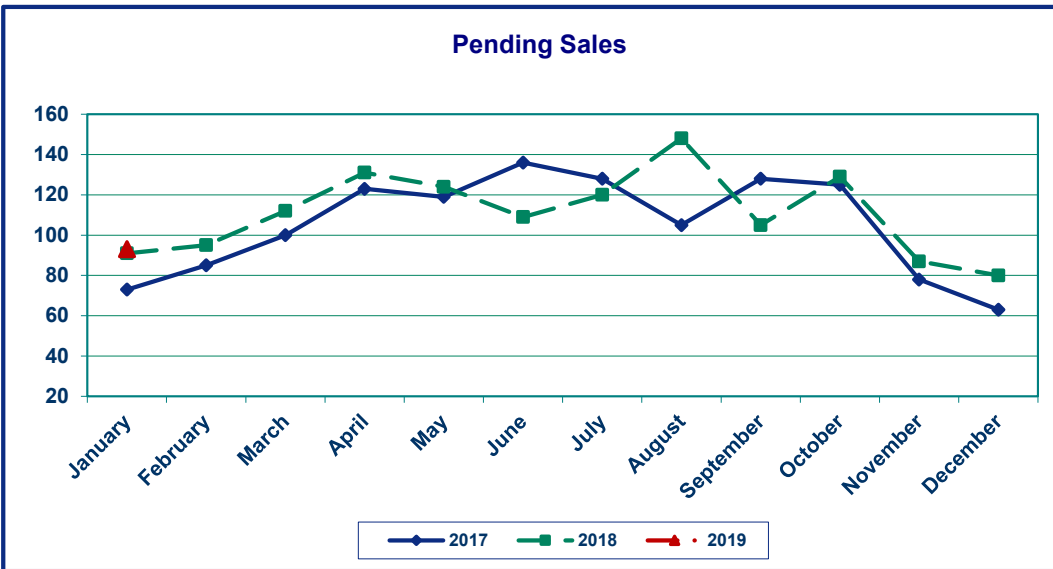
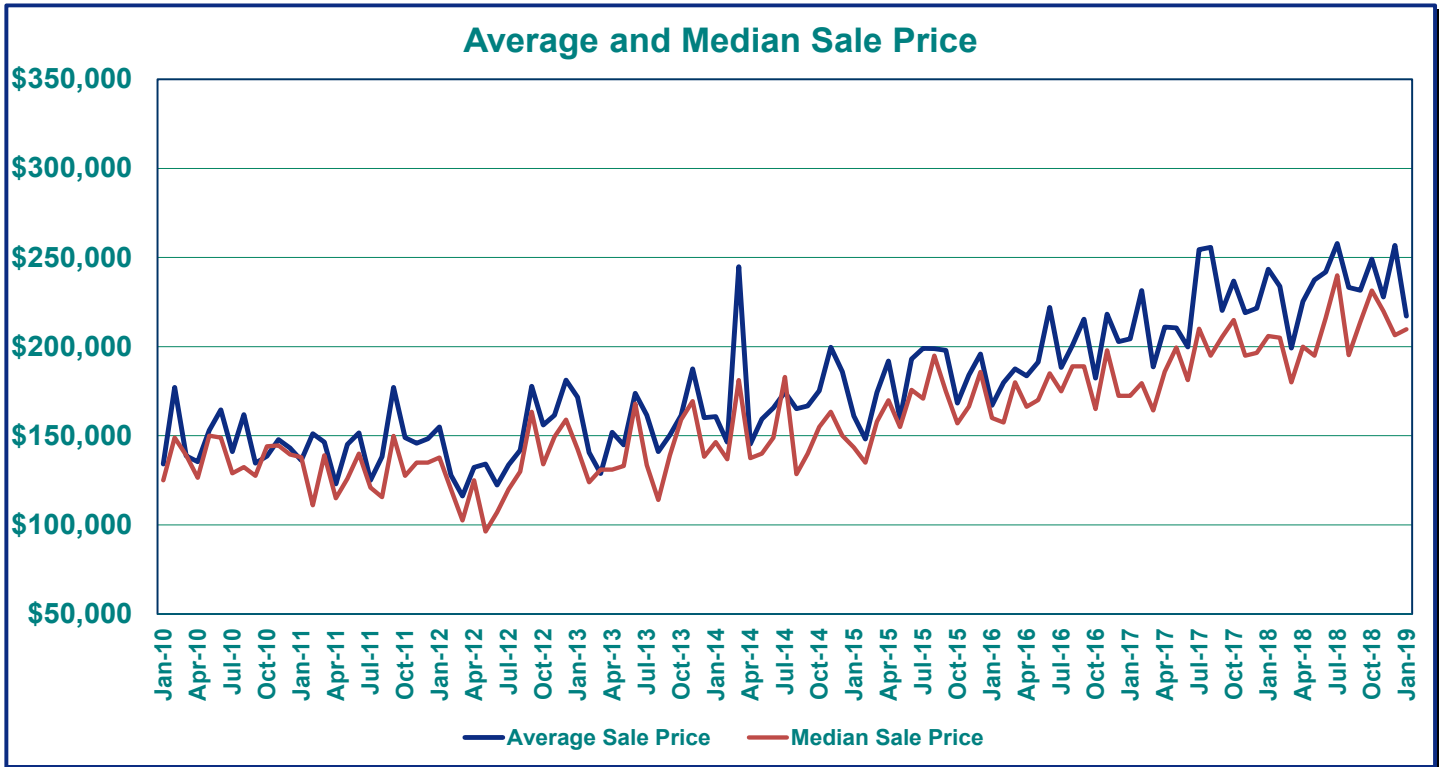
NEW LISTINGS

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.



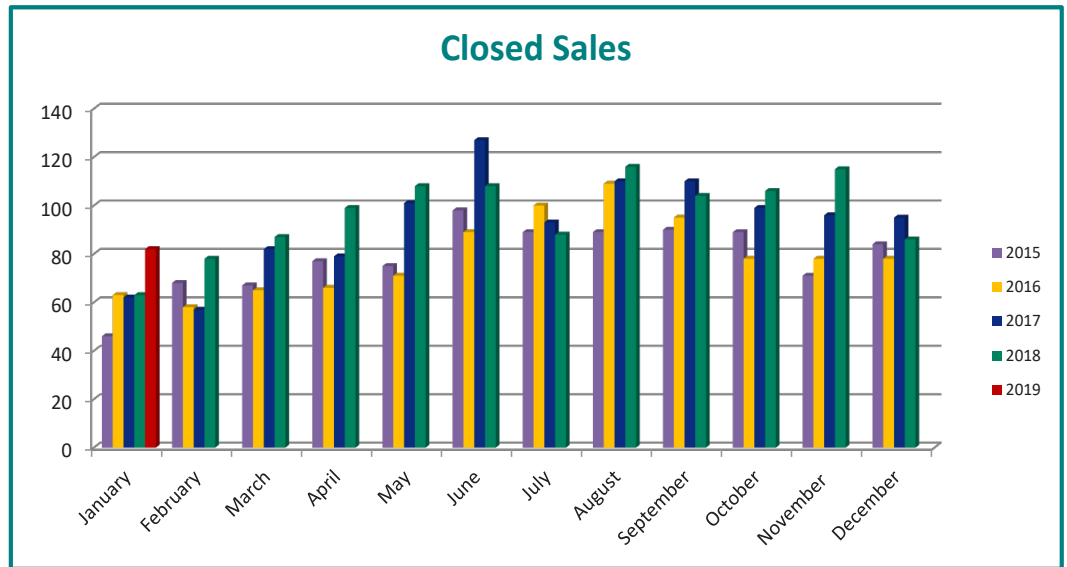
PENDING LISTINGS
COOS COUNTY, OR

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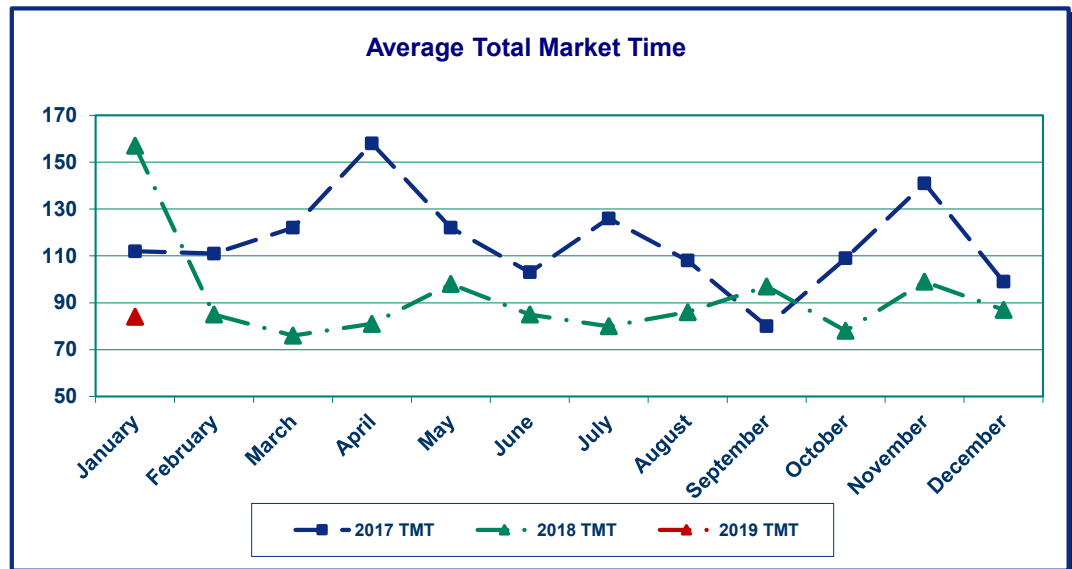
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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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