

MARKET ACTION

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

Residential Review: Coos County, Oregon

August Residential Highlights

New listings stayed at almost an identical level to new listings in August 2011, but all other measures of activity reported showed improvement. There was a dramatic increase in the number of closed sales. The 76 completed transactions reported were a one-month high for the past five years. August 2007 was the last time more sales were reported in a single month with 78.

Pending sales were also substantially higher this August than

the same month last year, boding well for continued healthy closed sales into the fall months. It was September 2006 when the unsold inventory in Coos County was as low as it was in August at 8.6 months of listings.

Year-To-Date Summary

Year-to-date, pending sales are up 6.5%, closed sales are up 4.9% and new listings are down 5.3%. The median sale price of \$120,000 is down 4.4% from the same period in 2011, while the average of \$132,200 is down 5.6%.

August 2012 Reporting Period

Inventory in Months*			
	2010	2011	2012
January	17.2	19.1	19
February	25.5	18.2	12.2
March	17.1	10.6	11.4
April	17.2	13.4	11.3
May	12.4	14.5	14.8
June	13.2	12.2	11.4
July	16.7	12.7	12.2
August	15.5	14.3	8.6
September	13.9	13.1	
October	15.3	11.1	
November	15.3	12	
December	10.3	11.7	

*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. 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
2012	August	104	68	76	141,800	129,900	163
	July	107	69	54	133,700	120,000	180
	Year-to-date	817	441	403	132,200	120,000	178
2011	August	105	57	51	138,200	115,500	177
	Year-to-date	863	414	384	140,100	125,500	181
Change	August	-1.0%	19.3%	49.0%	2.6%	12.5%	-8.0%
	Prev Mo 2012	-2.8%	-1.4%	40.7%	6.1%	8.3%	-9.4%
	Year-to-date	-5.3%	6.5%	4.9%	-5.6%	-4.4%	-2.0%

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

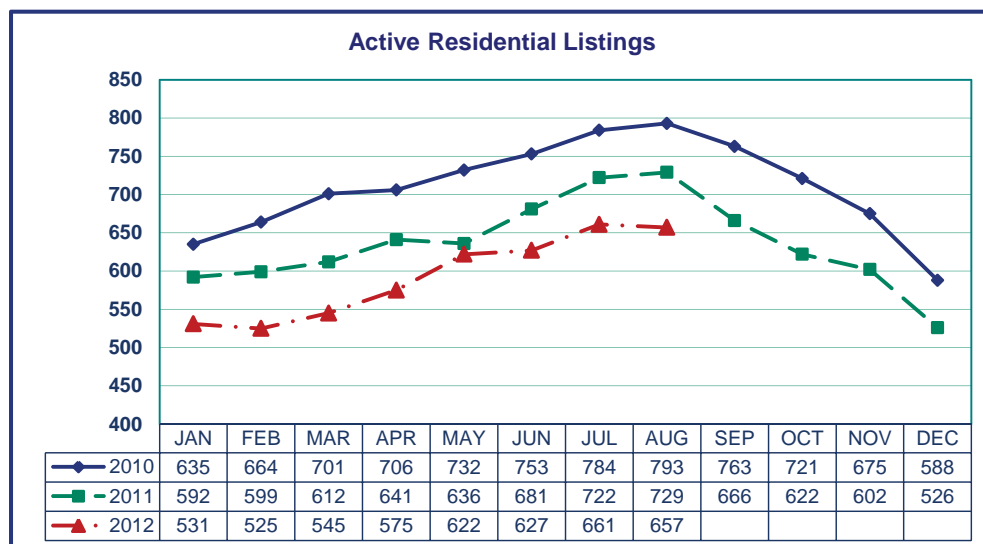
Average Sale Price % Change:

-1.0% (\$139,200 v. \$140,600)

Median Sale Price % Change:

-2.6% (\$126,600 v. \$130,000)

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 • 8/2012

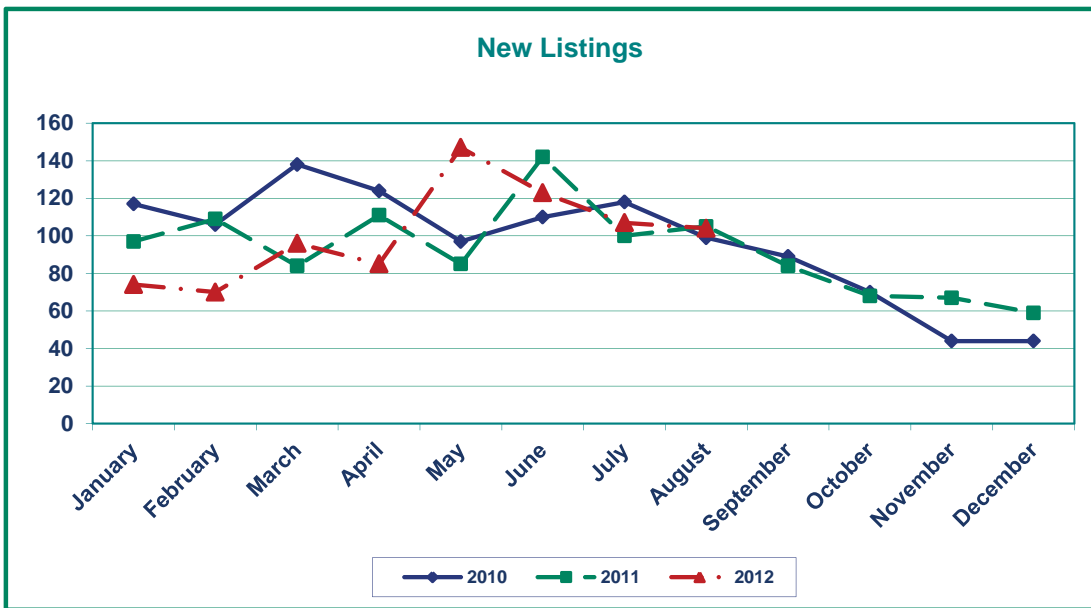
Coos County, Oregon

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
	Current Month							Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date		
	Active Listings	New Listings	Expired, Canceled Listings	Pending Sales 2012	Pending Sales 2012 v. 2011 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales 2012	Pending Sales 2012 v. 2011	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97411 Bandon	131	13	5	5	25.0%	9	176,400	218	113	57	1.8%	56	179,600	165,000	0.4%	6	347,000	15	51,900	-	-	-
97414 Broadbent	4	1	-	-	-	-	-	-	4	1	-	-	-	-	-	-	-	-	-	-	-	-
97420 Coss Bay	219	41	17	30	25.0%	34	127,100	185	333	193	17.0%	179	116,300	104,000	-3.4%	7	114,800	10	27,200	2	125,800	-
97423 Coquille	96	13	6	10	100.0%	5	103,400	127	106	49	-18.3%	39	116,000	77,800	-0.2%	2	76,400	3	35,300	1	35,000	-
97449 Lakeside	40	1	2	2	100.0%	1	122,500	267	34	15	15.4%	12	133,400	123,800	4.4%	1	225,000	2	60,000	-	-	-
97458 Myrtle Point	56	7	8	3	-57.1%	5	156,500	31	67	35	34.6%	33	114,400	75,000	0.2%	-	-	-	-	-	-	-
97459 North Bend	103	26	8	18	12.5%	21	162,300	139	152	89	-1.1%	82	151,400	148,300	1.1%	-	-	4	75,400	3	131,700	-
97466 Powers	8	2	2	-	-	1	36,000	112	8	2	-50.0%	2	48,000	48,000	13.6%	-	-	-	-	-	-	-

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2012 with August 2011. The Year-To-Date section compares 2012 year-to-date statistics through August with 2011 year-to-date statistics through August.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/11-8/31/12) with 12 months before (9/1/10-8/31/11).

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.

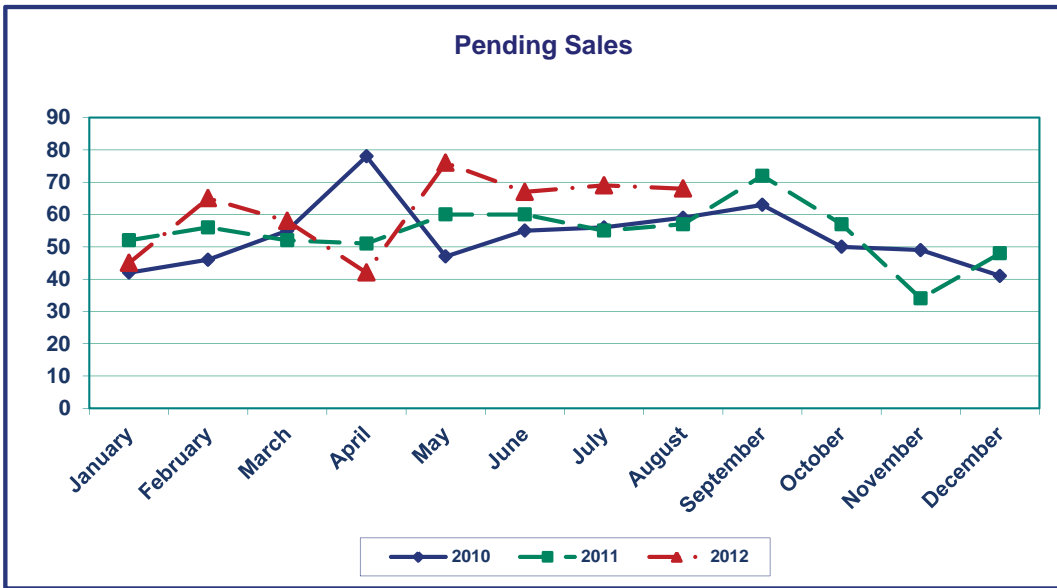
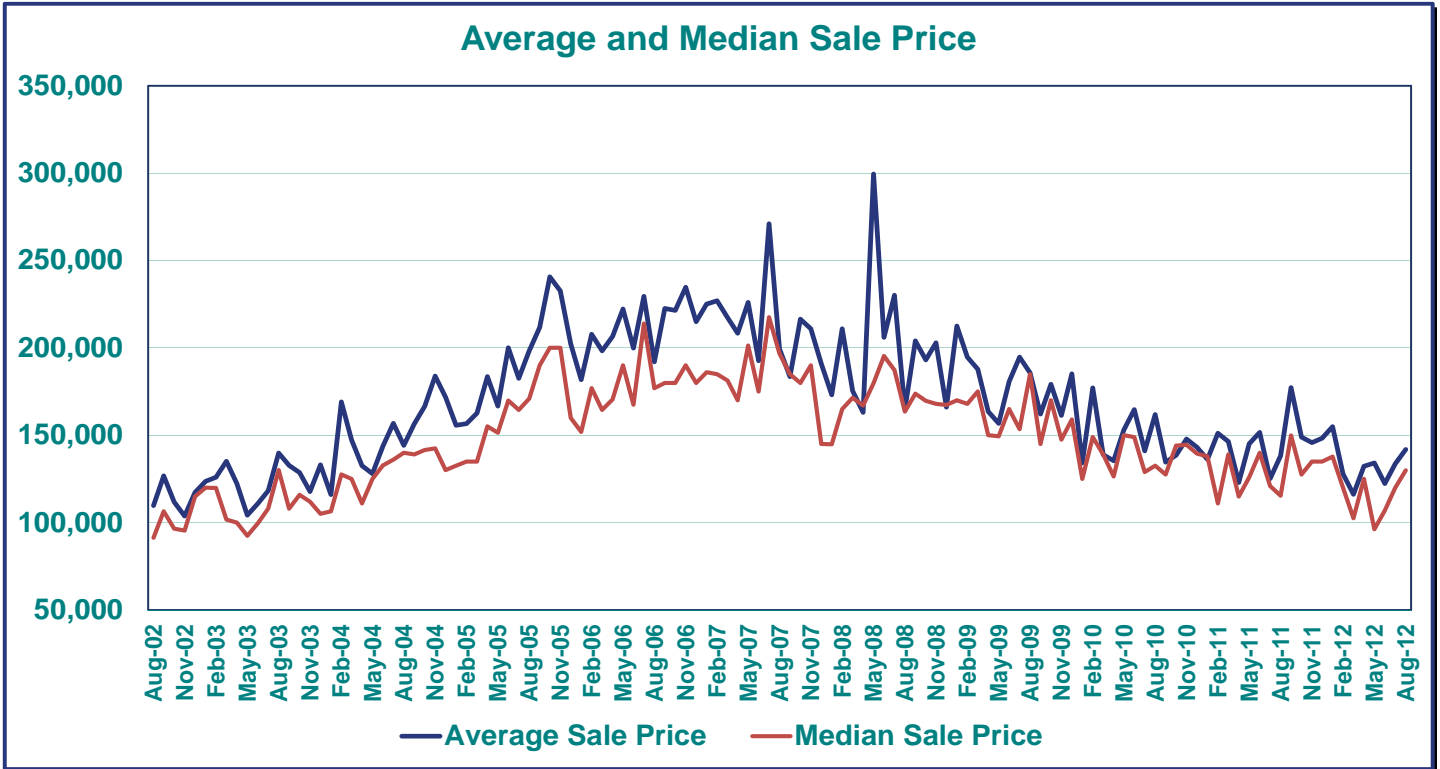


NEW LISTINGS COOS COUNTY, OR

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.

Corporate
8338 NE Alderwood Rd, Suite 230
Portland, OR 97220
(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
3510 NE Edenbower
Roseburg, OR 97470
(541) 673-3571
Fax: (541) 673-6581

Curry County
PO Box 6307
Brookings, OR 97415
(541) 469-0219
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
(541) 751-1070
Fax: (541) 751-1083

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

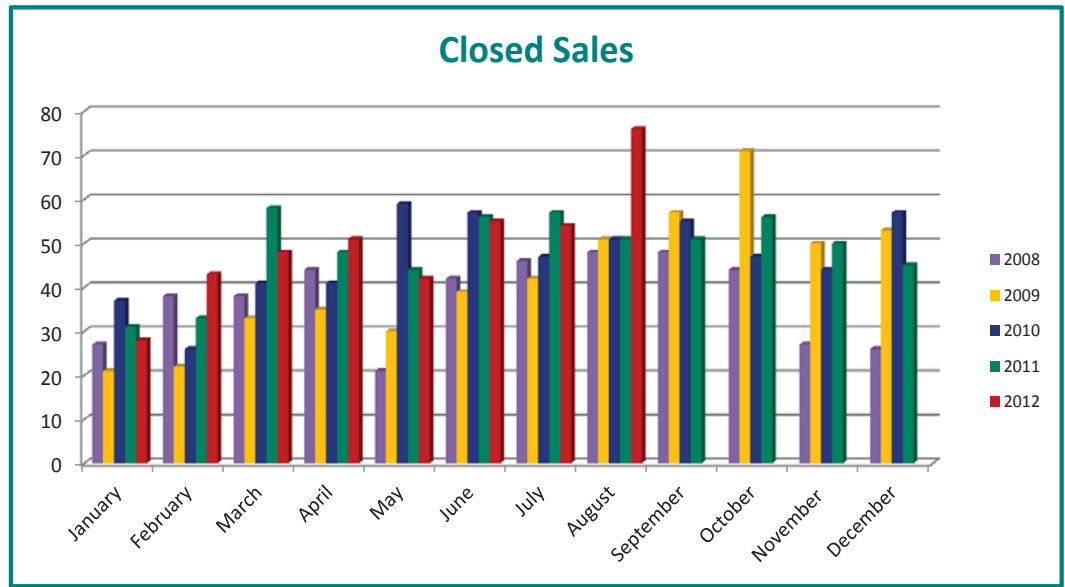
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Willowa County.

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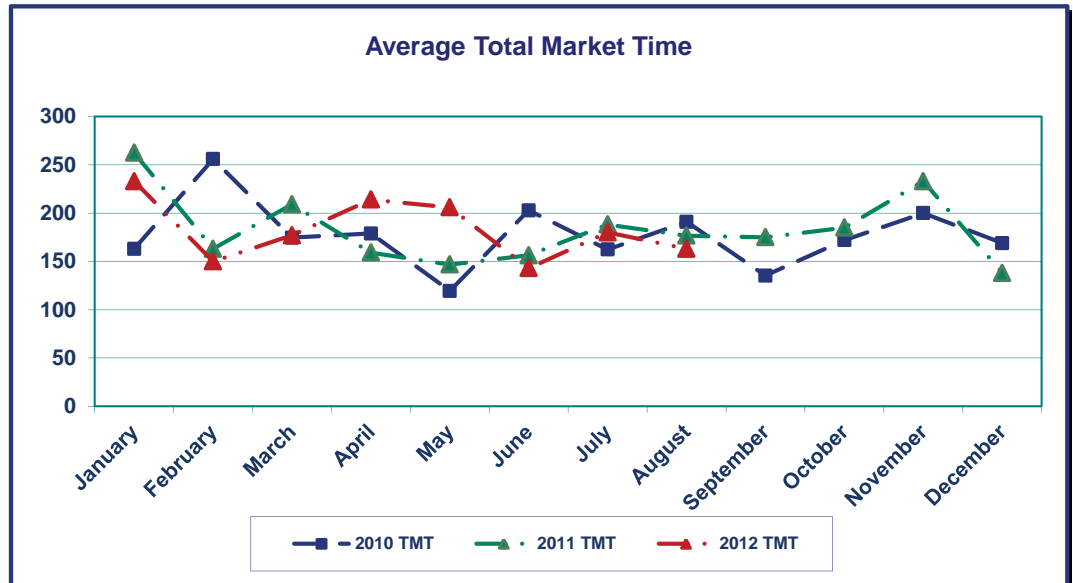
CLOSED SALES COOS COUNTY, OR

This graph shows the closed sales over the past five 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, over the past three calendar years.



Steve Lucas, Chairman of the Board
Kurt von Wasmuth, President/CEO
Christina Smestad, Editor