

MARKET ACTION



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

Residential Review: Curry County, Oregon

August 2012 Reporting Period

August Residential Highlights

Pending sales continue to be the big story in Curry County. The 56 accepted offers in August were more than in any other single month since RMLS™ began to collect data in 2006. September 2010 was the month with the second highest number - 37 pendings. There were twice as many pending sales this August as in August last year.

The 32 closed sales were the highest since October 2007, when 37 transactions closed, and well

above the 23 sales of August 2011. The spike in pending sales should be reflected in healthy closed sales well into the fall months.

Year-To-Date-Summary

In the first 8 months this year, there were 2.8% more new listings, 55.0% more pending sales, and 42.0% more closed sales than in the same 2011 period. The average sale price of \$184,100 and the median of \$150,000 were lower than prices in the same period last year by 11.4% and 18.7%, respectively.

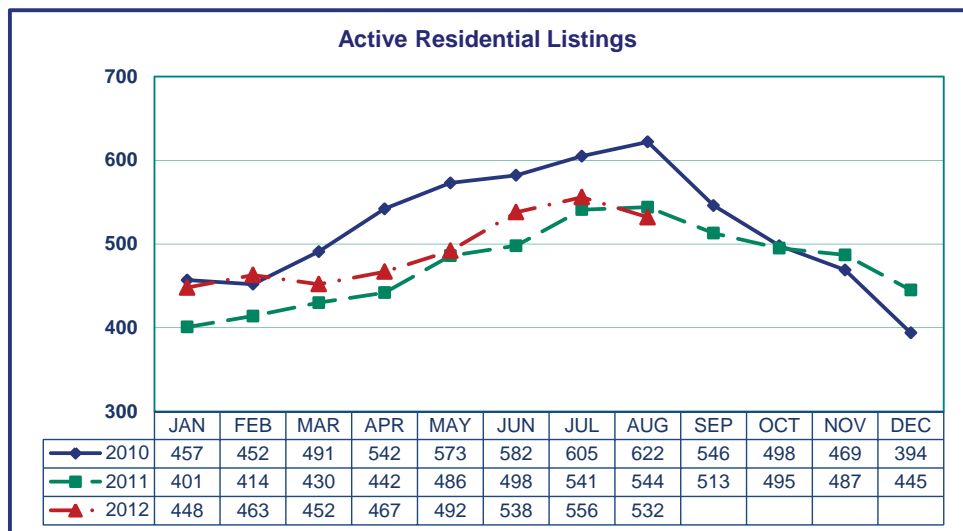
Inventory in Months*			
	2010	2011	2012
January	38.1	36.5	56
February	26.6	27.6	16
March	23.4	30.7	16.7
April	30.1	29.5	19.5
May	23.9	23.1	15.9
June	27.7	24.9	20.7
July	60.5	22.5	22.2
August	41.5	23.7	16.6
September	17.6	19.7	
October	16.6	29.1	
November	16.8	28.6	
December	23.2	24.7	

*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.

Curry County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2012	August	58	56	32	155,000	142,000	171
	July	61	35	25	149,400	132,000	229
	Year-to-date	508	248	203	184,100	150,000	265
2011	August	57	28	23	175,500	169,000	334
	Year-to-date	494	160	143	207,700	184,500	260
Change	August	1.8%	100.0%	39.1%	-11.7%	-16.0%	-48.7%
	Prev Mo 2012	-4.9%	60.0%	28.0%	3.7%	7.6%	-25.3%
	Year-to-date	2.8%	55.0%	42.0%	-11.4%	-18.7%	1.9%

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
Average Sale Price % Change:	-12.6% (\$193,500 v. \$221,300)
Median Sale Price % Change:	-14.6% (\$158,000 v. \$185,000)

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



ACTIVE RESIDENTIAL LISTINGS CURRY COUNTY, OR

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

AREA REPORT • 8/2012

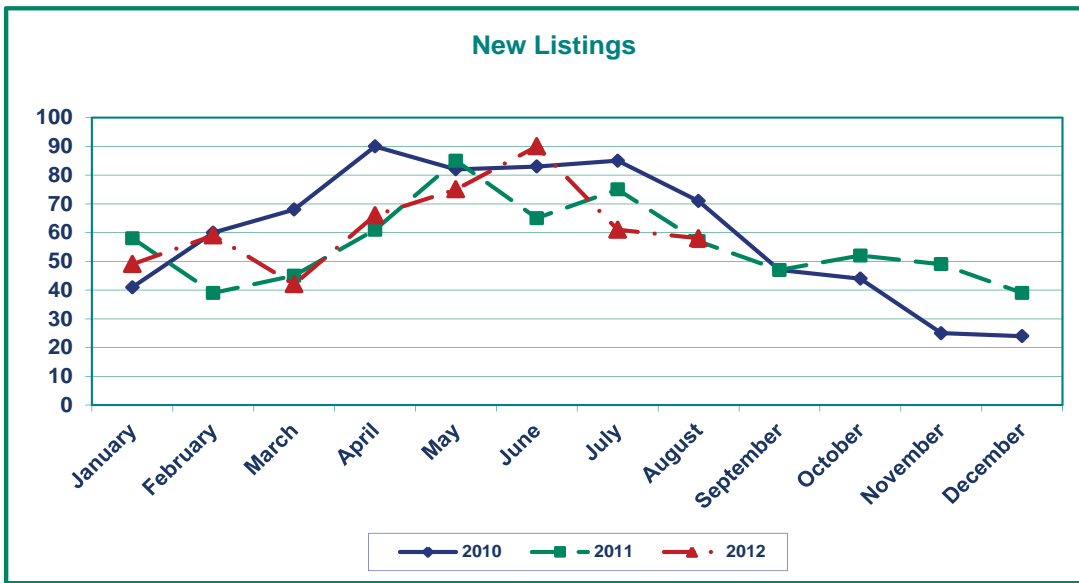
Curry County, Oregon

		RESIDENTIAL														Avg. Sale Price % Change ²	COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date								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		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
270	City, Airport, Marina Hts., NB Chetco	144	16	13	17	88.9%	14	201,600	153	148	95	41.8%	85	223,800	200,000	-0.6%	-	-	6	43,700	3	445,700
271	Harbor, Winchuck, SB Chetco	113	19	11	12	100.0%	9	103,800	251	119	59	78.8%	49	128,300	92,900	-29.6%	1	225,000	1	160,000	1	186,000
272	Carpenterville, Cape Ferrello, Whaleshead	57	7	3	7	75.0%	4	134,800	125	54	21	40.0%	17	154,500	130,000	-40.3%	-	-	4	54,800	-	-
273	Gold Beach	154	13	6	15	114.3%	1	40,000	53	131	57	78.1%	37	180,100	150,000	-11.3%	-	-	9	126,500	4	183,800
274	Port Orford	64	3	2	5	150.0%	4	156,000	130	56	16	23.1%	15	184,300	143,000	17.9%	1	122,000	4	69,300	-	-

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.



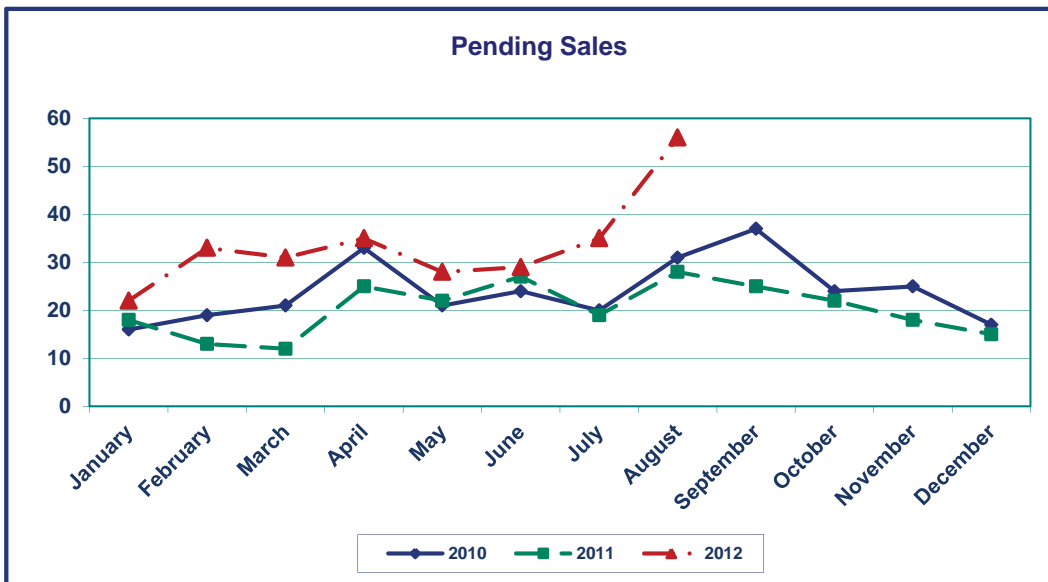
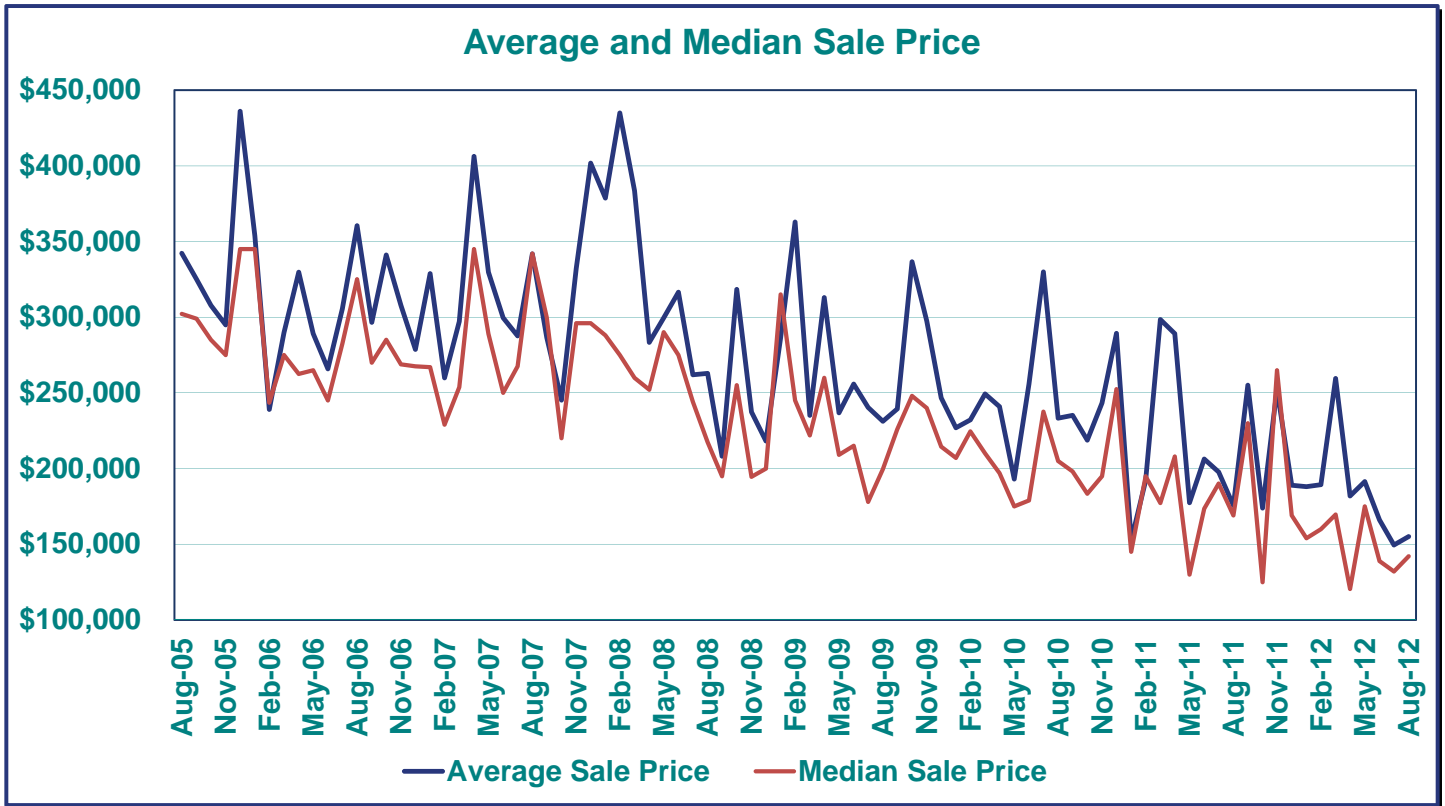
NEW LISTINGS

CURRY COUNTY, OR

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

SALE PRICE
CURRY COUNTY, OR

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



PENDING LISTINGS
CURRY COUNTY, OR
This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.

Corporate
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Portland, OR 97220
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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
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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

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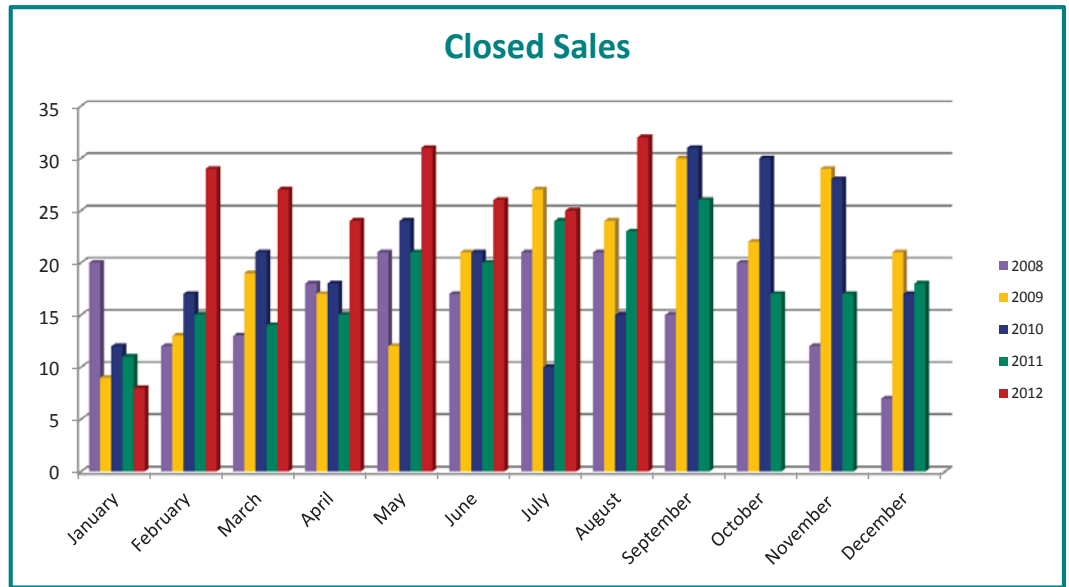
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

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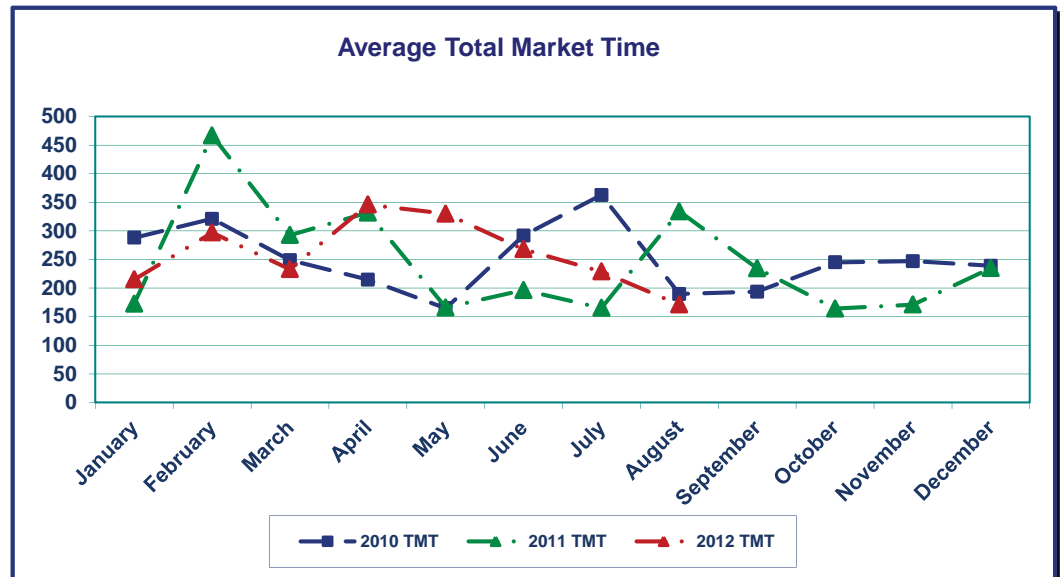
CLOSED SALES CURRY COUNTY, OR

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



DAYS ON MARKET CURRY COUNTY, OR

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



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