

MARKET ACTION

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

Residential Review: Coos County, Oregon

October Residential Highlights

Coos County saw strong pending sales this October. At 100 strong, accepted offers outpaced October 2015 (92) by 8.7% and September 2016 (93) by 7.5%. This was the strongest October for pending sales in Coos County since 2005, when 102 were posted for the month. New listings (93) fared 6.9% better than October 2015 (87). Closed sales (78) were 12.4% lower than in October 2015 (89) and 17.9% cooler than last month in September 2016 (95).

Year to Date Summary

Comparing the first nine months of 2016 to the same period in 2015, new listings (1,305) have increased 9.4%, pending sales (889) have increased 1.5%, and closed sales (813) have increased 1.6%.

Average and Median Sale Prices

Comparing 2016 to 2015 through October, the average sale price rose 6.7% from \$181,900 to \$194,000. In the same comparison, the median sale price rose 6.8% from \$163,900 to \$175,000.

October 2016 Reporting Period

Inventory in Months*			
	2014	2015	2016
January	10.4	10.8	6.0
February	13.2	7.2	6.6
March	13.1	7.5	6.3
April	9.1	6.9	6.9
May	9.3	7.2	6.9
June	8.7	5.8	5.9
July	7.9	6.4	5.2
August	7.9	6.3	4.9
September	7.8	5.9	5.3
October	9.4	5.2	5.7
November	10.8	6.4	
December	7.8	4.7	

*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
2016	October	93	100	78	182,300	165,000	128
	September	102	93	95	215,400	189,000	128
	Year-to-date	1,305	889	813	194,000	175,000	129
2015	October	87	92	89	168,300	157,000	134
	Year-to-date	1,193	876	800	181,900	163,900	162
Change	October	6.9%	8.7%	-12.4%	8.3%	5.1%	-4.0%
	Prev Mo 2016	-8.8%	7.5%	-17.9%	-15.4%	-12.7%	0.0%
	Year-to-date	9.4%	1.5%	1.6%	6.7%	6.8%	-20.4%

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

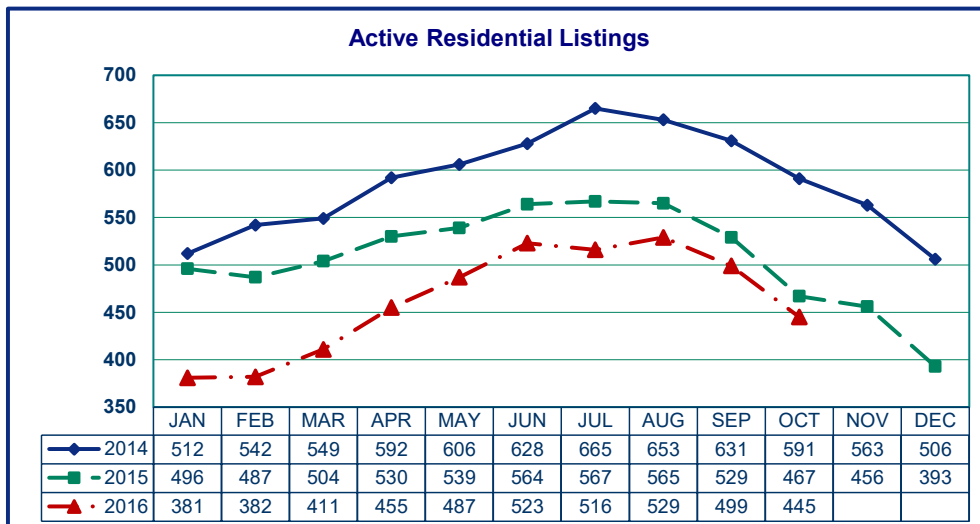
Average Sale Price % Change:

+5.5% (\$193,400 v. \$183,300)

Median Sale Price % Change:

+6.7% (\$175,000 v. \$164,000)

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 • 10/2016

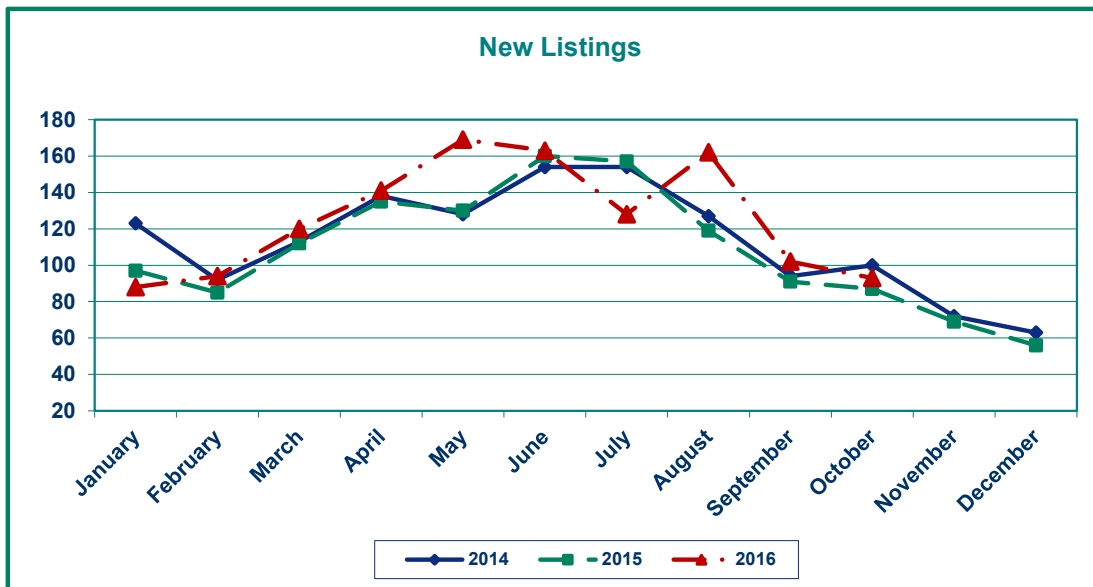
Coos County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date								Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Median 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	91	17	3	18	28.6%	8	335,000	105	180	123	-3.1%	105	267,900	250,000	-4.8%	2	324,500	47	89,200	2	215,000
97414	Broadbent	0	0	0	0	-100.0%	0	-	-	0	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97420	Coos Bay	154	40	26	49	75.0%	31	146,900	159	507	369	5.4%	328	176,900	170,300	15.4%	10	257,900	40	58,000	16	239,200
97423	Coquille	41	5	7	7	0.0%	5	175,900	139	146	100	-6.5%	96	187,000	170,500	10.1%	1	330,000	14	193,900	3	187,000
97449	Lakeside	35	4	6	3	-66.7%	7	193,700	179	90	55	12.2%	47	175,900	145,000	-5.8%	-	-	9	69,600	-	-
97458	Myrtle Point	31	7	5	6	-50.0%	10	122,500	100	83	56	-16.4%	61	154,000	138,000	-6.9%	1	130,000	5	65,300	2	147,500
97459	North Bend	84	20	16	17	-15.0%	17	207,400	75	287	180	11.8%	170	207,200	190,500	-1.2%	5	260,000	13	76,500	7	229,100
97466	Powers	9	0	0	0	-	0	-	-	12	6	-53.8%	6	120,900	96,500	21.1%	-	-	1	345,000	-	-
	Coos County	445	93	63	100	8.7%	78	182,300	128	1,305	889	1.5%	813	194,000	175,000	5.5%	19	262,500	129	89,300	30	223,900

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares October 2016 with October 2015. The Year-To-Date section compares 2016 year-to-date statistics through October with 2015 year-to-date statistics through October.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/15-10/31/16) with 12 months before (11/1/14-10/31/15).

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.

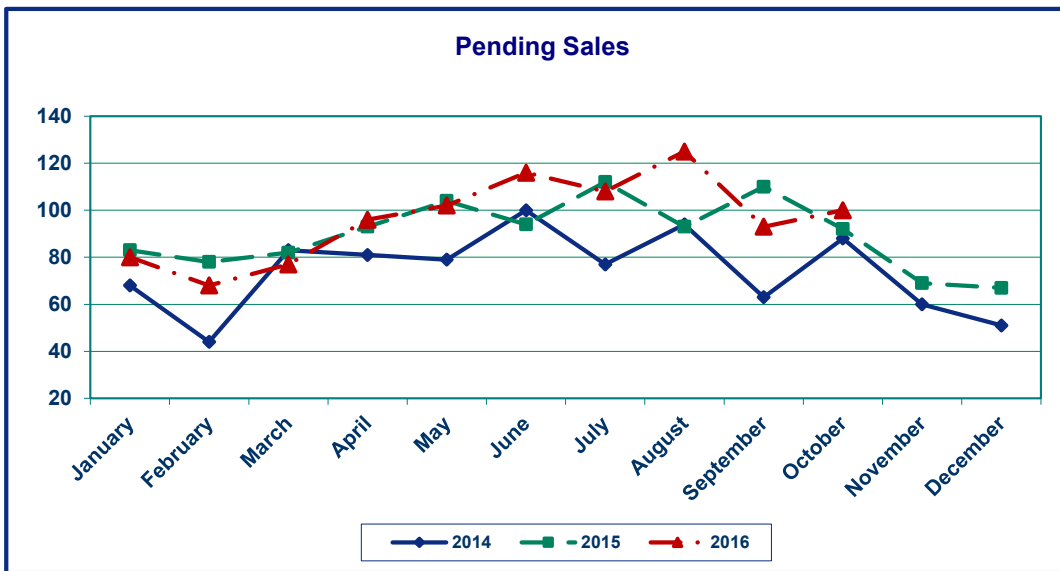
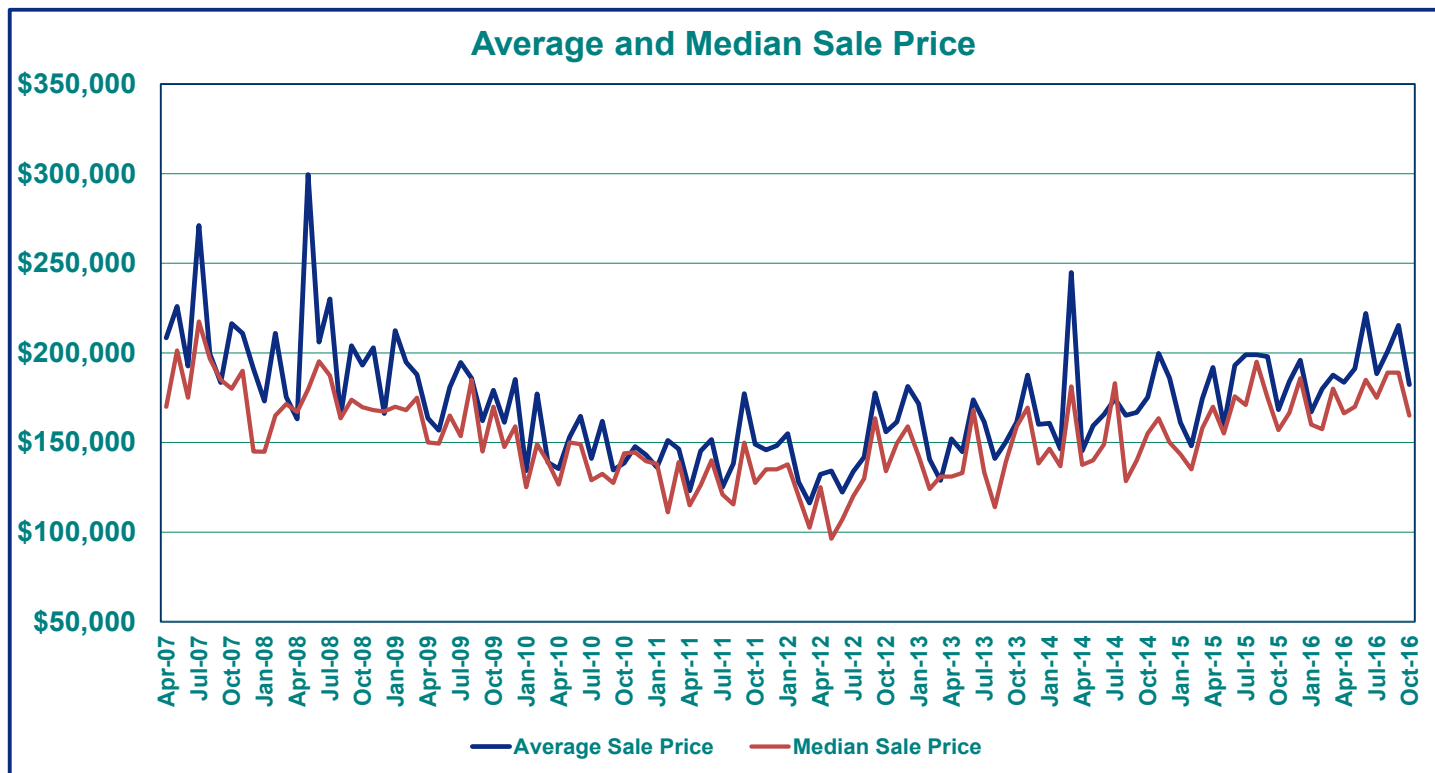


NEW LISTINGS COOS COUNTY, OR

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

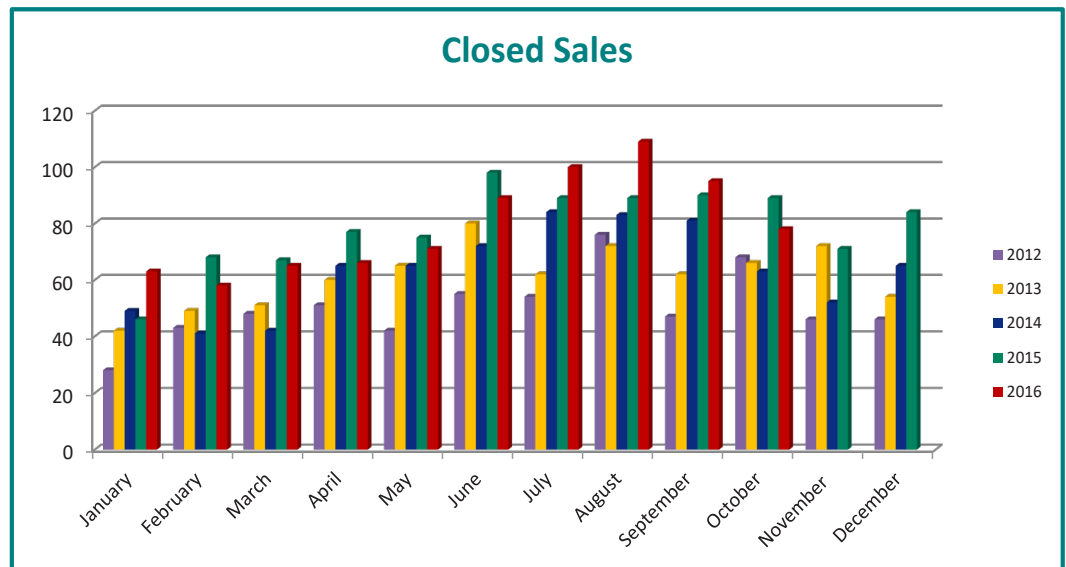
This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.

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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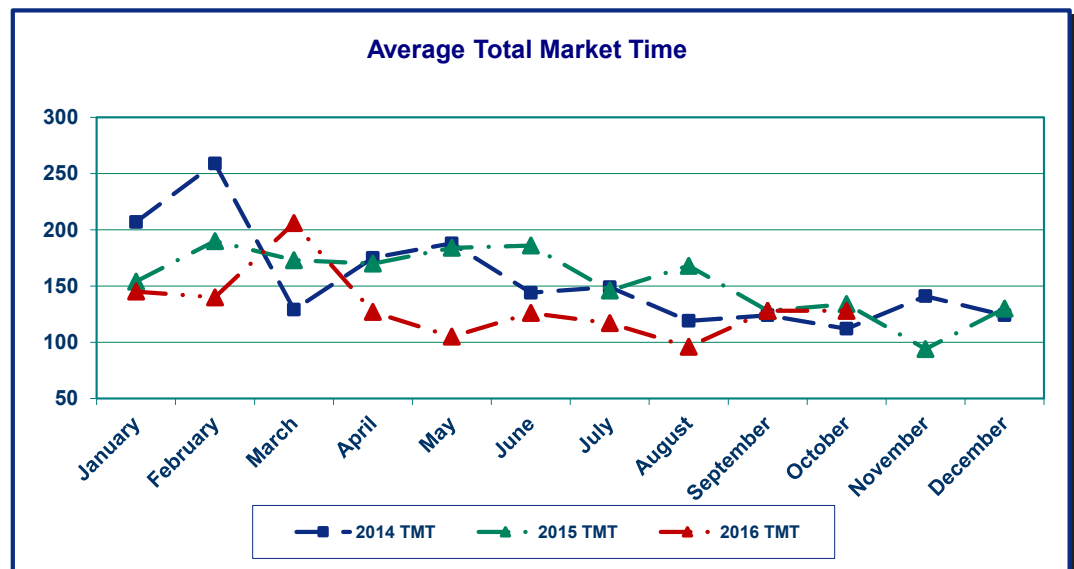
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Douglas County, Grant
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Lane County, North
Coastal Counties, Polk &
Marion Counties, Union
County, and Wallowa
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DAYS ON MARKET
COOS COUNTY, OR

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



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