

MARKET ACTION

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

Residential Review: Curry County, Oregon

October 2016 Reporting Period

October Residential Highlights

Pending sales got a boost this October in Curry County. At 64, accepted offers surged 8.5% over the pendings from October 2015 (59) and 20.8% over the pendings from September 2016 (53)—the strongest October for pendings in Curry County on the RMLS™ record. Closed sales (55) were 5.2% cooler than in October 2015 (58) and 11.3% cooler than last month in September 2016 (62). New listings (53) fared similarly, ending 7.0% under October 2015 (57) and 30.3% under September 2016 (76).

Year to Date Summary

Comparing the first ten months of 2016 to the same period in 2015, pending sales (533) increased 4.9%, new listings (745) increased 2.9%, and closed sales (468) increased 1.1%.

Average and Median Sale Prices

Comparing 2016 to 2015 through October, the average sale price rose 8.0% from \$237,800 to \$256,900. In the same comparison, the median sale price rose 15.7% from \$200,000 to \$231,300.

Inventory in Months*

	2014	2015	2016
January	17.7	10.8	9.8
February	21.4	12.4	8.9
March	12.0	14.8	8.1
April	14.6	7.3	7.7
May	14.4	11.1	9.0
June	15.5	8.2	8.6
July	14.5	8.1	7.6
August	11.6	6.9	5.7
September	13.2	6.9	5.7
October	8.1	6.2	5.9
November	10.5	9.8	
December	9.3	5.7	

*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.

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2016	October	53	64	55	268,800	268,000	126
	September	76	53	62	252,600	212,500	122
	Year-to-date	745	533	468	256,900	231,300	161
2015	October	57	59	58	230,900	201,800	212
	Year-to-date	724	508	463	237,800	200,000	226
Change	October	-7.0%	8.5%	-5.2%	16.4%	32.8%	-40.4%
	Prev Mo 2016	-30.3%	20.8%	-11.3%	6.4%	26.1%	3.3%
	Year-to-date	2.9%	4.9%	1.1%	8.0%	15.7%	-28.6%

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

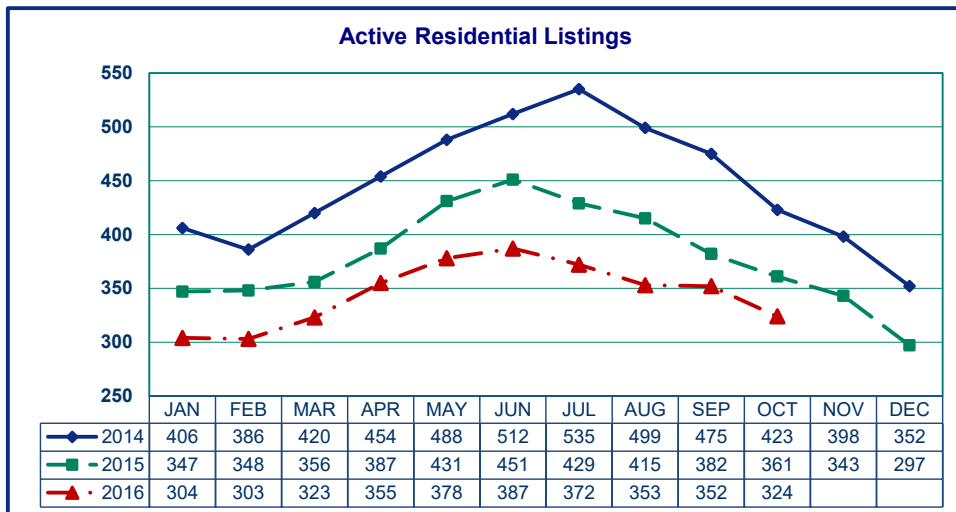
Average Sale Price % Change:

+12.7% (\$265,900 v. \$236,000)

Median Sale Price % Change:

+21.5% (\$237,000 v. \$195,000)

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 • 10/2016

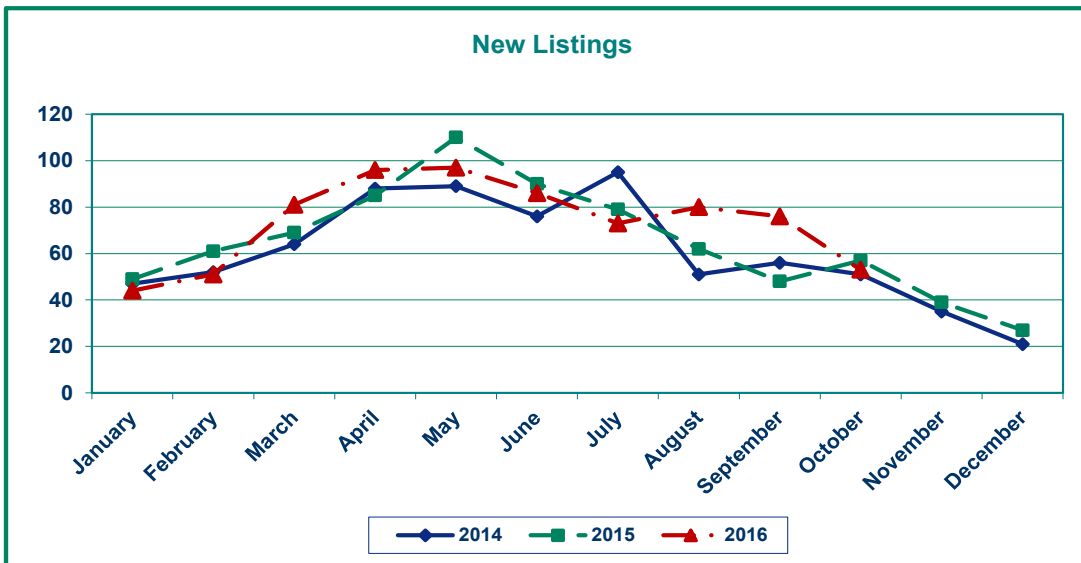
Curry County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		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	Closed Sales	Average Sale Price	
270	City, Airport, Marina Hts., NB Chetco	88	19	5	20	11.1%	23	265,000	124	265	200	9.9%	178	289,800	270,000	13.3%	5	189,000	24	75,500	11	312,600	
271	Harbor, Winchuck, SB Chetco	68	14	7	13	8.3%	9	265,100	60	157	105	4.0%	92	206,000	176,500	10.4%	2	142,800	8	145,100	1	950,000	
272	Carpenterville, Cape Ferrello, Whaleshead	38	5	4	5	-28.6%	2	540,000	321	70	41	10.8%	39	275,100	250,000	16.4%	-	-	2	55,000	-	-	
273	Gold Beach	86	10	7	21	61.5%	17	249,700	147	176	131	-3.0%	108	259,100	211,500	12.5%	4	168,800	19	185,200	3	276,700	
274	Port Orford	44	5	8	5	-44.4%	4	244,800	103	77	56	5.7%	51	215,700	180,000	6.8%	5	178,800	23	101,700	3	150,800	
	Curry County	324	53	31	64	8.5%	55	268,800	126	745	533	4.9%	468	256,900	231,300	12.7%	16	175,000	76	117,600	18	315,100	

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).

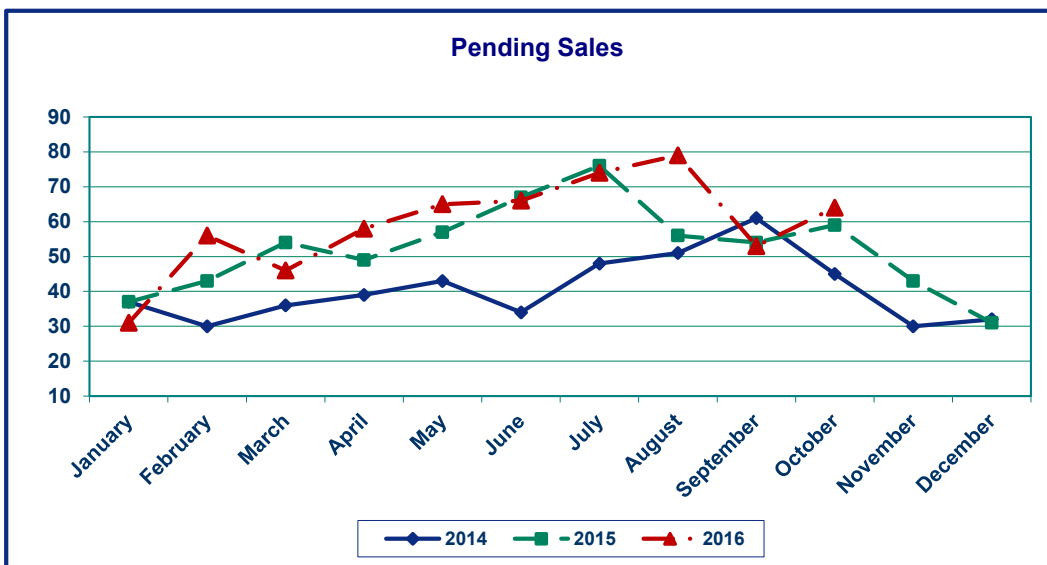
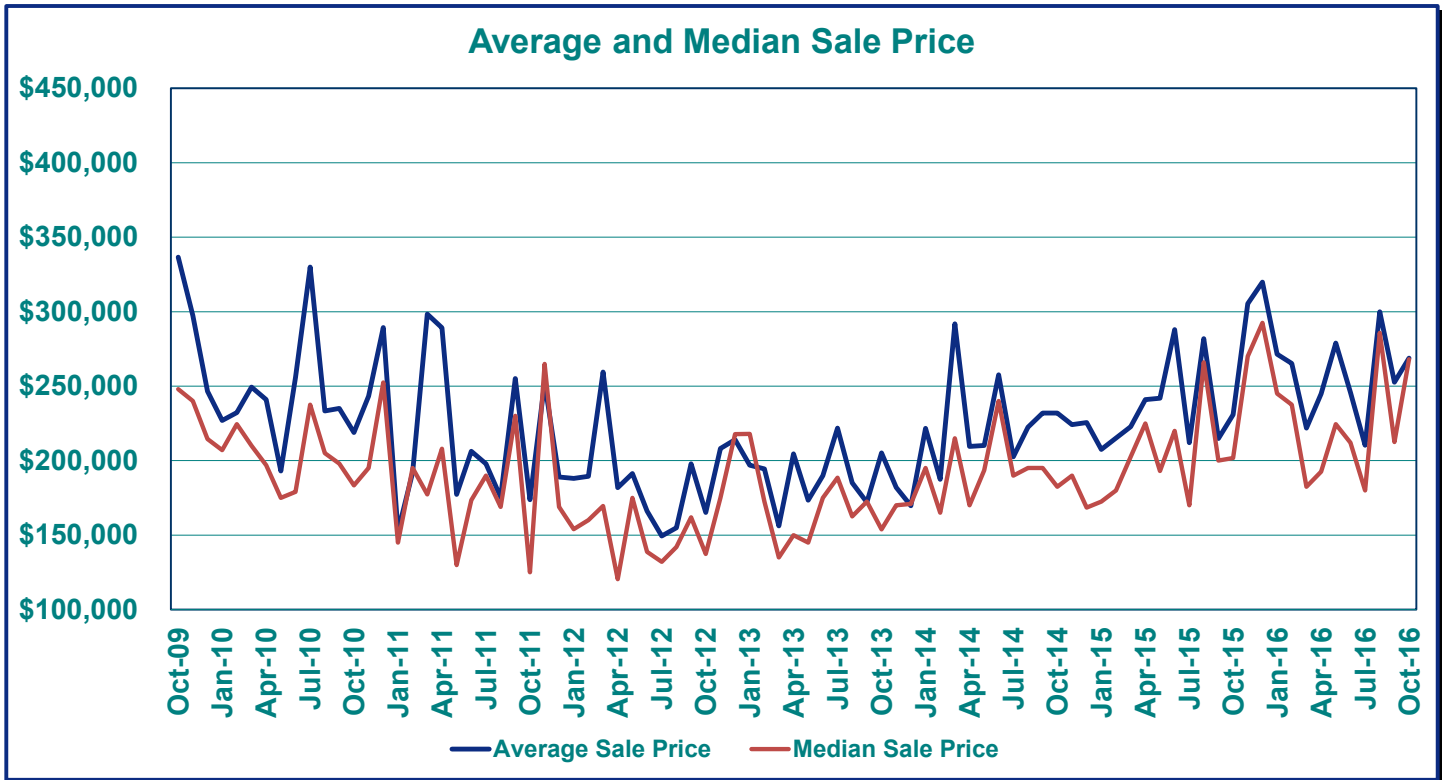
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



NEW LISTINGS
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

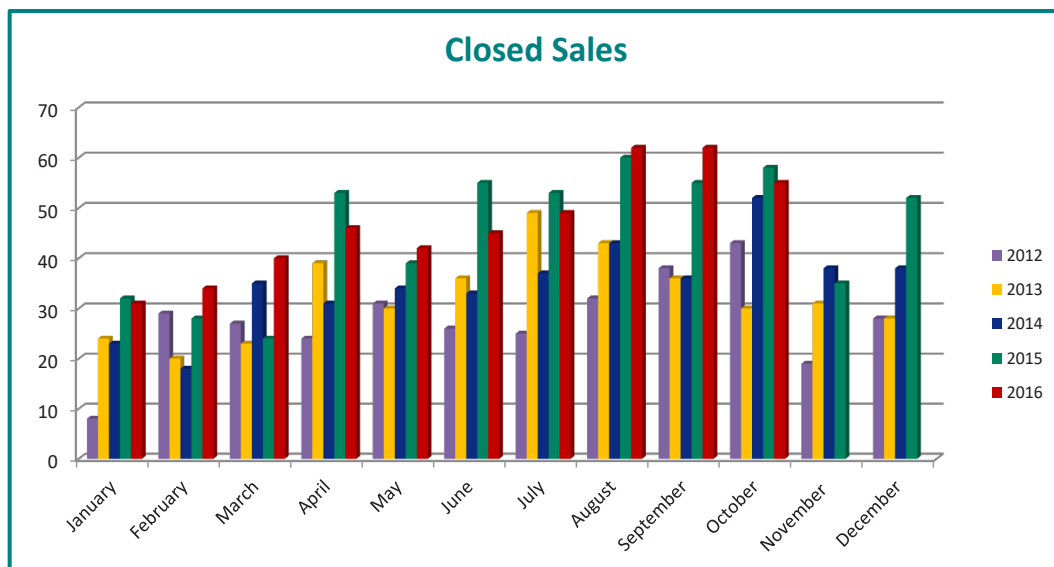
This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.

CLOSED SALES
CURRY COUNTY, OR

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

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



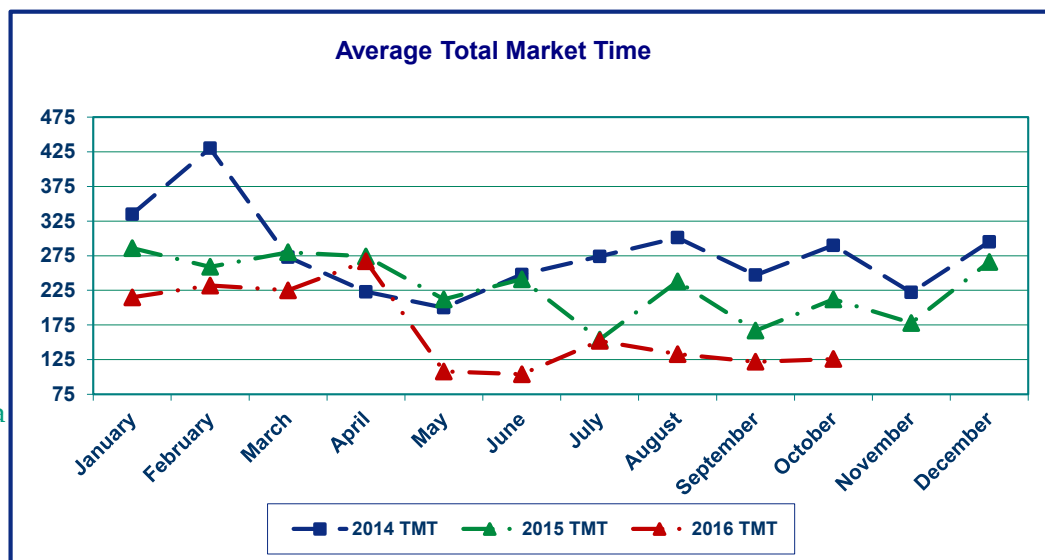
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RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

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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.



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