

MARKET ACTION

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

Residential Review: Curry County, Oregon

February 2017 Reporting Period

February Residential Highlights

Curry County saw mixed activity across the board this February. New listings, at 51, exactly matched the new listings offered last year in February 2016, and pushed 8.5% ahead of the 47 new listings offered last month in January 2017. Closed sales (35) surged 2.9% ahead of February 2016 (34) but ended 14.6% below the 41 closings recorded last month in January 2017. Similarly, pending sales (37) ended two ahead of January 2017 (5.7%) but 33.9% behind the 56 offers accepted last year in February 2016.

February saw inventory rise to 8.2 months, with total market time increasing to 226 days.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$263,500) with the average price of homes sold in the twelve months ending February 2016 (\$256,900) shows an increase of 2.6%. The same comparison of the median shows an increase of 6.8% over the same period.

Inventory in Months*			
	2015	2016	2017
January	10.8	9.8	6.7
February	12.4	8.9	8.2
March	14.8	8.1	
April	7.3	7.7	
May	11.1	9.0	
June	8.2	8.6	
July	8.1	7.6	
August	6.9	5.7	
September	6.9	5.7	
October	6.2	5.9	
November	9.8	7.4	
December	5.7	5.3	

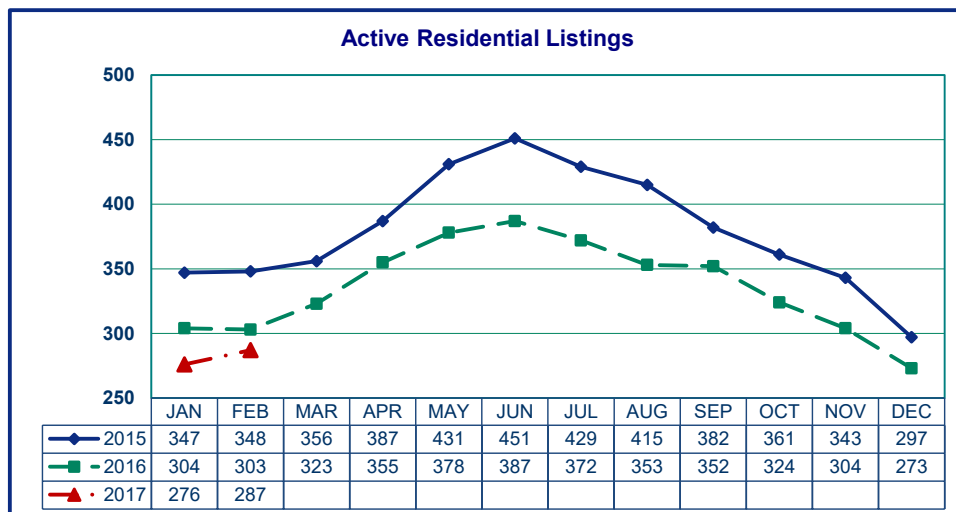
*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This includes proposed and under construction homes.

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	February	51	37	35	298,800	315,000	226
	January	47	35	41	309,800	245,000	111
	Year-to-date	100	72	77	302,600	265,000	164
2016	February	51	56	34	265,300	237,500	232
	Year-to-date	96	82	65	268,200	240,000	224
Change	February	0.0%	-33.9%	2.9%	12.6%	32.6%	-2.9%
	Prev Mo 2017	8.5%	5.7%	-14.6%	-3.6%	28.6%	103.6%
	Year-to-date	4.2%	-12.2%	18.5%	12.8%	10.4%	-26.8%

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

Average Sale Price % Change:
+2.6% (\$263,500 v. \$256,900)
Median Sale Price % Change:
+6.8% (\$235,000 v. \$220,000)

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 • 2/2017

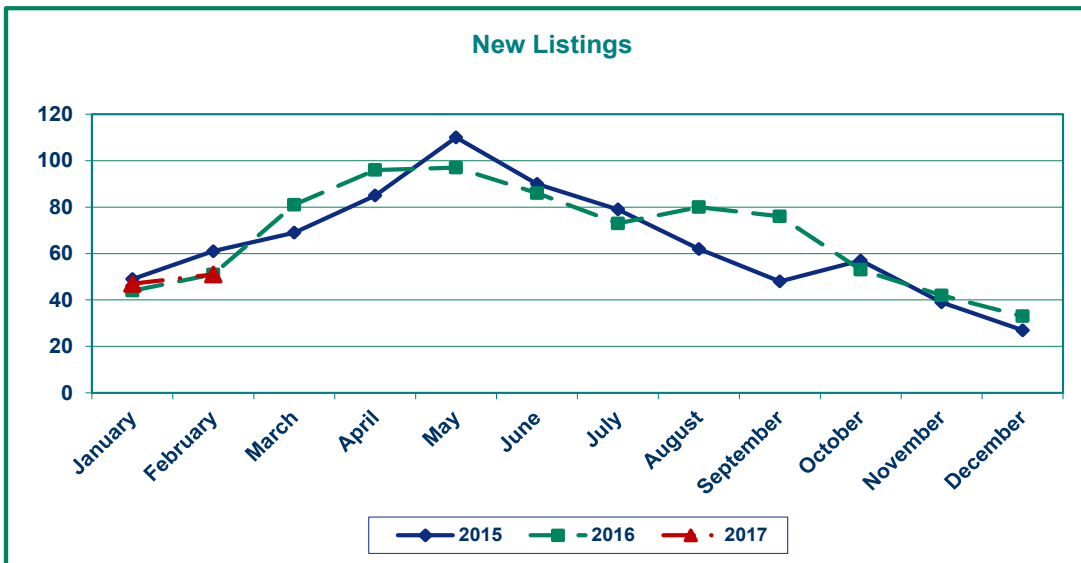
Curry County, Oregon

		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 2017 v. 2016 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2017 v. 2016 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	77	21	4	16	-5.9%	15	298,100	353	37	29	11.5%	30	317,200	293,200	0.8%	-	-	3	74,900	1	160,000
271	Harbor, Winchuck, SB Chetco	54	8	5	8	-20.0%	10	272,600	143	17	16	-5.9%	20	299,900	220,000	7.9%	1	375,000	-	-	-	-
272	Carpenterville, Cape Ferrello, Whaleshead	35	5	6	2	-33.3%	1	225,000	1	13	5	66.7%	5	351,700	225,000	5.2%	-	-	2	80,000	-	-
273	Gold Beach	80	11	1	5	-70.6%	5	412,800	163	21	12	-52.0%	16	276,100	245,000	-3.1%	3	131,500	4	161,400	1	290,000
274	Port Orford	41	6	2	6	-33.3%	4	243,100	91	12	10	-9.1%	6	268,600	242,500	16.8%	-	-	-	-	-	-
	Curry County	287	51	18	37	-33.9%	35	298,800	226	100	72	-12.2%	77	302,600	265,000	2.6%	4	192,400	9	114,500	2	225,000

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2017 with February 2016. The Year-To-Date section compares 2017 year-to-date statistics through February with 2016 year-to-date statistics through February.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/16-2/28/17) with 12 months before (3/1/15-2/29/16).

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.



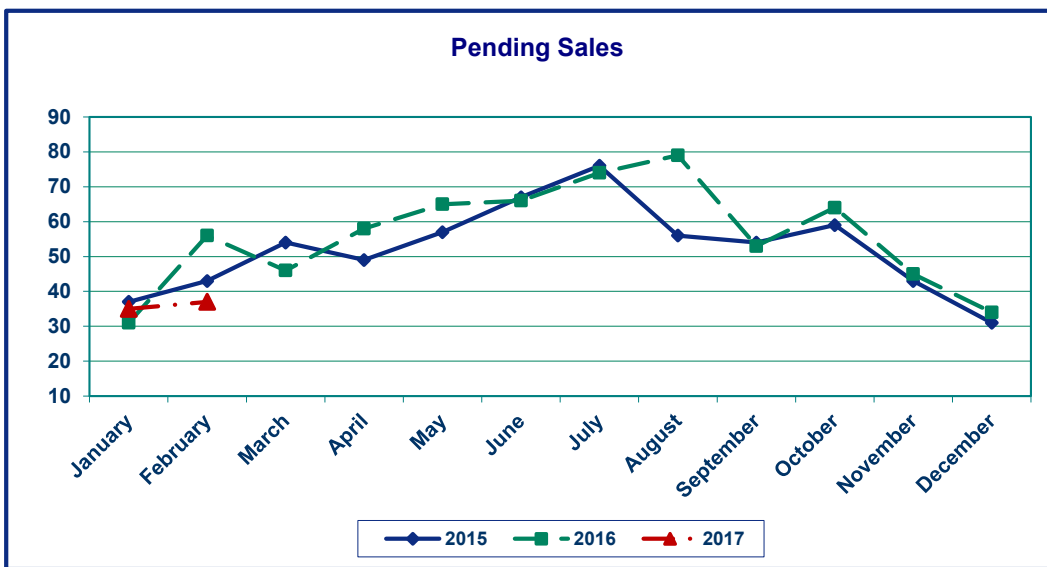
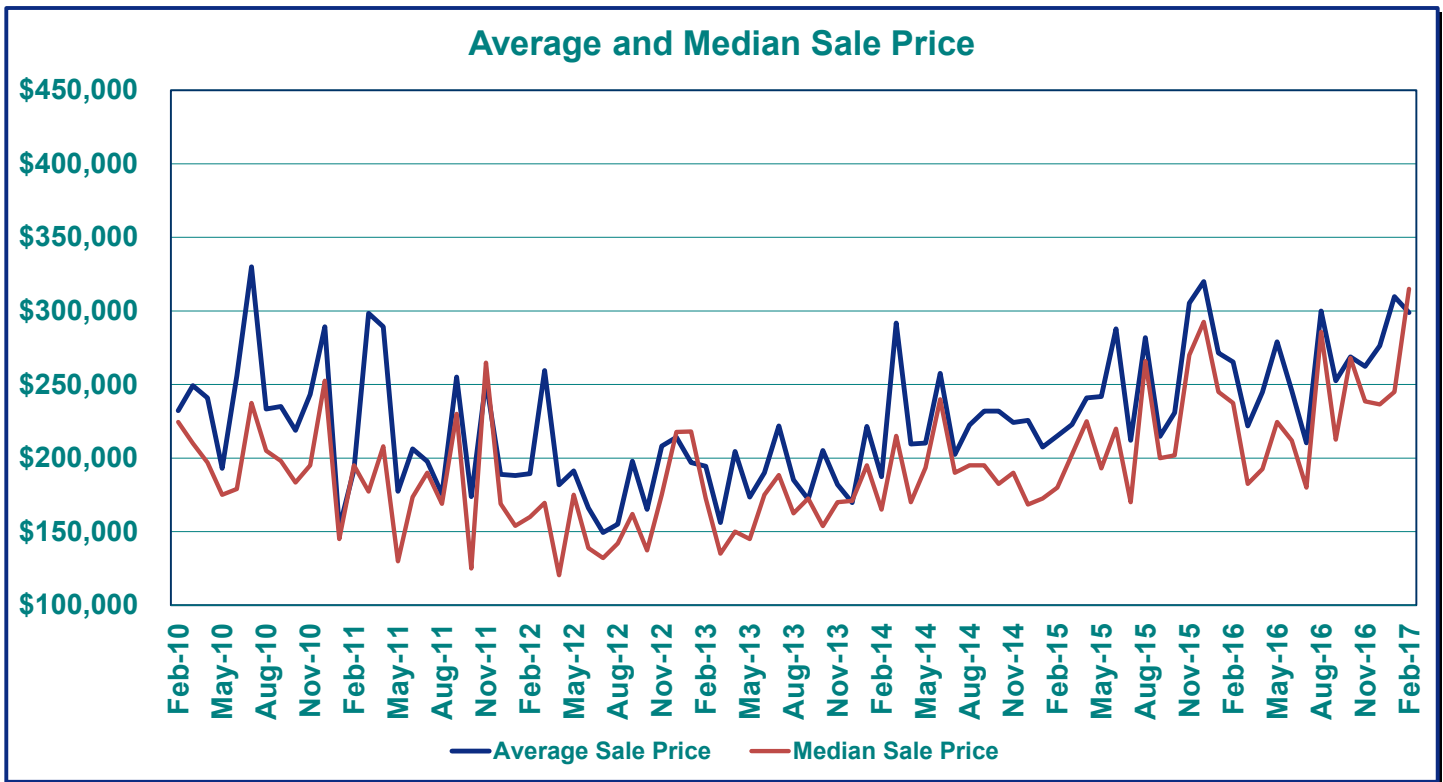
NEW LISTINGS

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

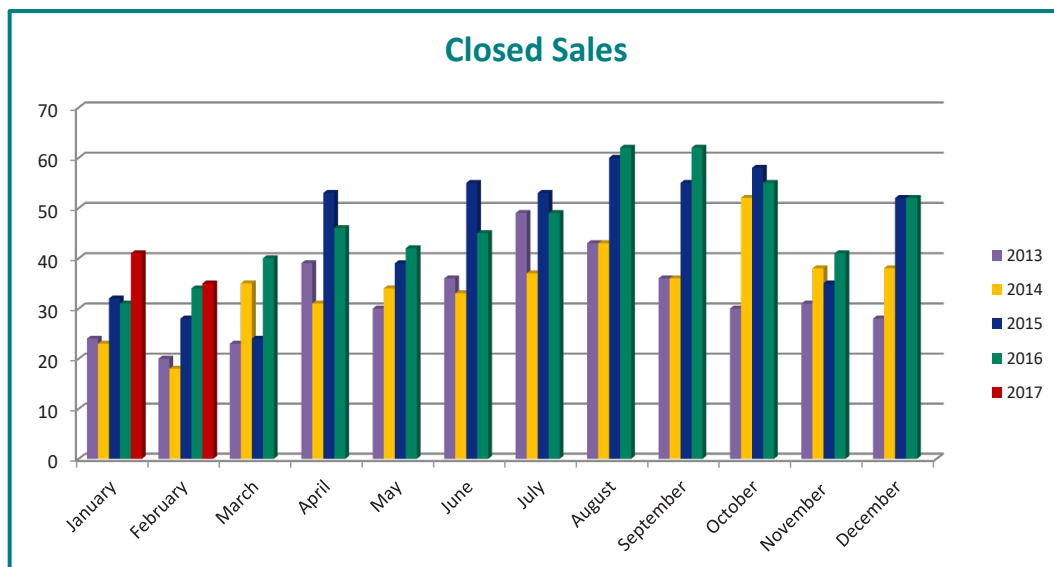
This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.

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™.



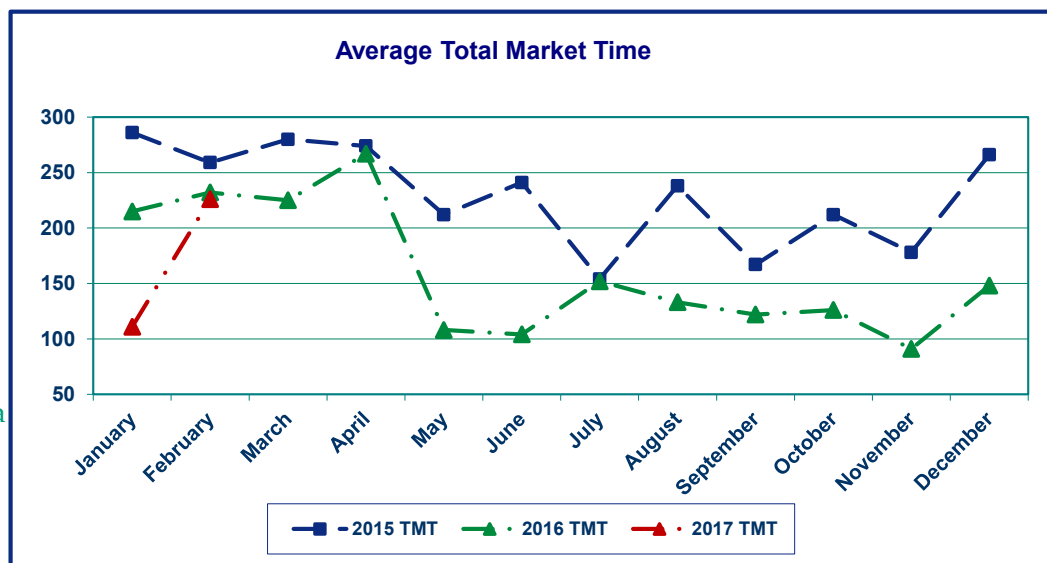
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DAYS ON MARKET CURRY COUNTY, OR

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



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