

MARKET ACTION

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

Residential Review: Coos County, Oregon

March Residential Highlights

Real estate activity in Coos County looked sunny this March, with all measures showing gains. Pending sales (100) outpaced March 2016 (77) by 29.9%, the strongest March for accepted offers on the RMLS™ record. Closed sales (82) rose 26.2% compared to March 2016, the strongest March since 2005, when 95 closed sales were recorded. New listings (135) outpaced March 2016 (120) by 12.5%, showing the strongest March since 2010, when 138 new listings were offered.

Inventory decreased to 4.9 months in March, with total market time rising slightly to end at 122 days.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$201,200) with the average price of homes sold in the twelve months ending March 2016 (\$186,400) shows an increase of 7.9%. The same comparison of the median shows an increase of 3.8% over that same period.

March 2017 Reporting Period

Inventory in Months*

	2015	2016	2017
January	10.8	6.0	6.6
February	7.2	6.6	7.0
March	7.5	6.3	4.9
April	6.9	6.9	
May	7.2	6.9	
June	5.8	5.9	
July	6.4	5.2	
August	6.3	4.9	
September	5.9	5.3	
October	5.2	5.7	
November	6.4	5.3	
December	4.7	4.9	

*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
2017	March	135	100	82	188,600	164,300	122
	February	105	85	57	231,500	179,500	111
	Year-to-date	363	253	204	205,000	173,000	116
2016	March	120	77	65	187,600	180,000	206
	Year-to-date	308	219	187	180,400	166,000	165
Change	March	12.5%	29.9%	26.2%	0.5%	-8.7%	-40.8%
	Prev Mo 2017	28.6%	17.6%	43.9%	-18.5%	-8.5%	9.9%
	Year-to-date	17.9%	15.5%	9.1%	13.6%	4.2%	-30.1%

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

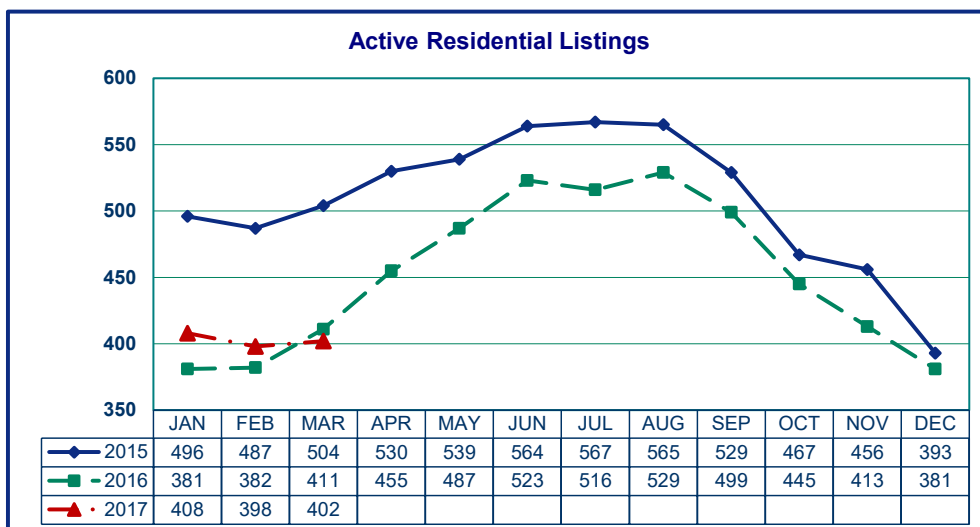
Average Sale Price % Change:

+7.9% (\$201,200 v. \$186,400)

Median Sale Price % Change:

+3.8% (\$176,500 v. \$170,000)

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 • 3/2017

Coos County, Oregon

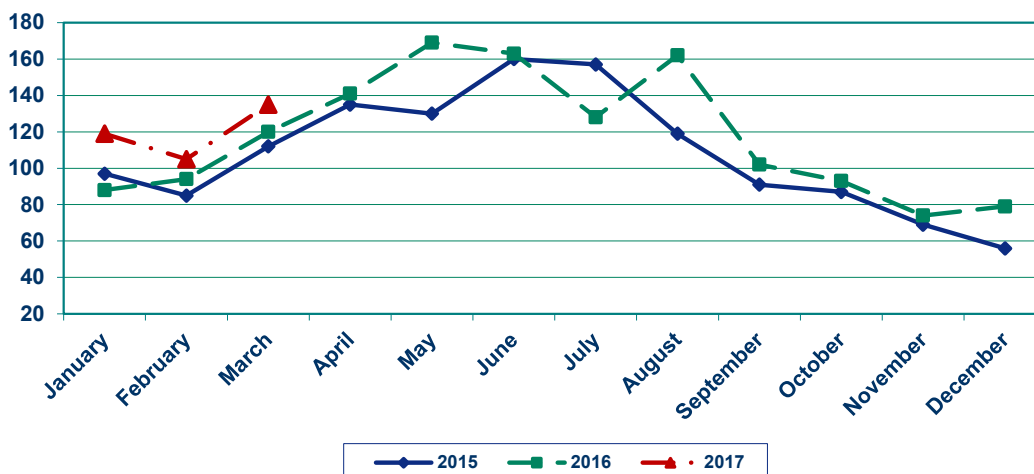
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 ¹	Closed Sales	Average Sale Price	Total Market Time 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	
97407	Allegeny	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97411	Bandon	92	29	10	14	16.7%	10	272,900	354	64	38	8.6%	26	301,600	197,500	20.3%	1	245,000	11	119,300	-	-
97414	Broadbent	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97420	Coos Bay	131	44	10	32	-5.9%	39	168,300	88	135	98	11.4%	79	180,300	168,500	10.8%	-	-	13	61,300	6	99,700
97423	Coquille	35	17	12	17	70.0%	7	190,900	154	45	27	-10.0%	20	224,000	178,000	10.0%	1	95,000	1	95,000	-	-
97449	Lakeside	35	8	3	5	66.7%	3	86,400	36	22	12	0.0%	8	152,900	137,500	-5.0%	-	-	5	84,600	-	-
97458	Myrtle Point	38	8	2	6	100.0%	5	152,300	73	25	18	38.5%	15	180,400	148,500	-13.0%	-	-	3	101,300	-	-
97459	North Bend	63	28	8	25	66.7%	17	216,000	79	69	56	36.6%	54	205,400	177,300	3.1%	1	179,800	1	192,500	4	165,200
97466	Powers	8	1	1	1	-	1	140,000	167	3	4	-	2	117,500	117,500	39.6%	-	-	-	-	-	-
	Coos County	402	135	46	100	29.9%	82	188,600	122	363	253	15.5%	204	205,000	173,000	7.9%	3	173,300	34	91,900	10	125,900

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/16-3/31/17) with 12 months before (4/1/15-3/31/16).

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



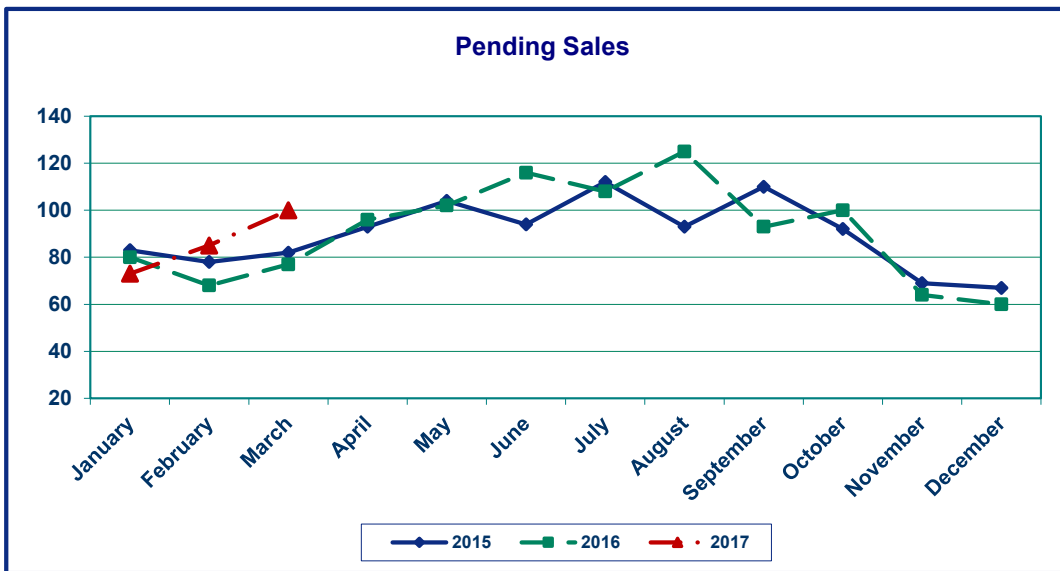
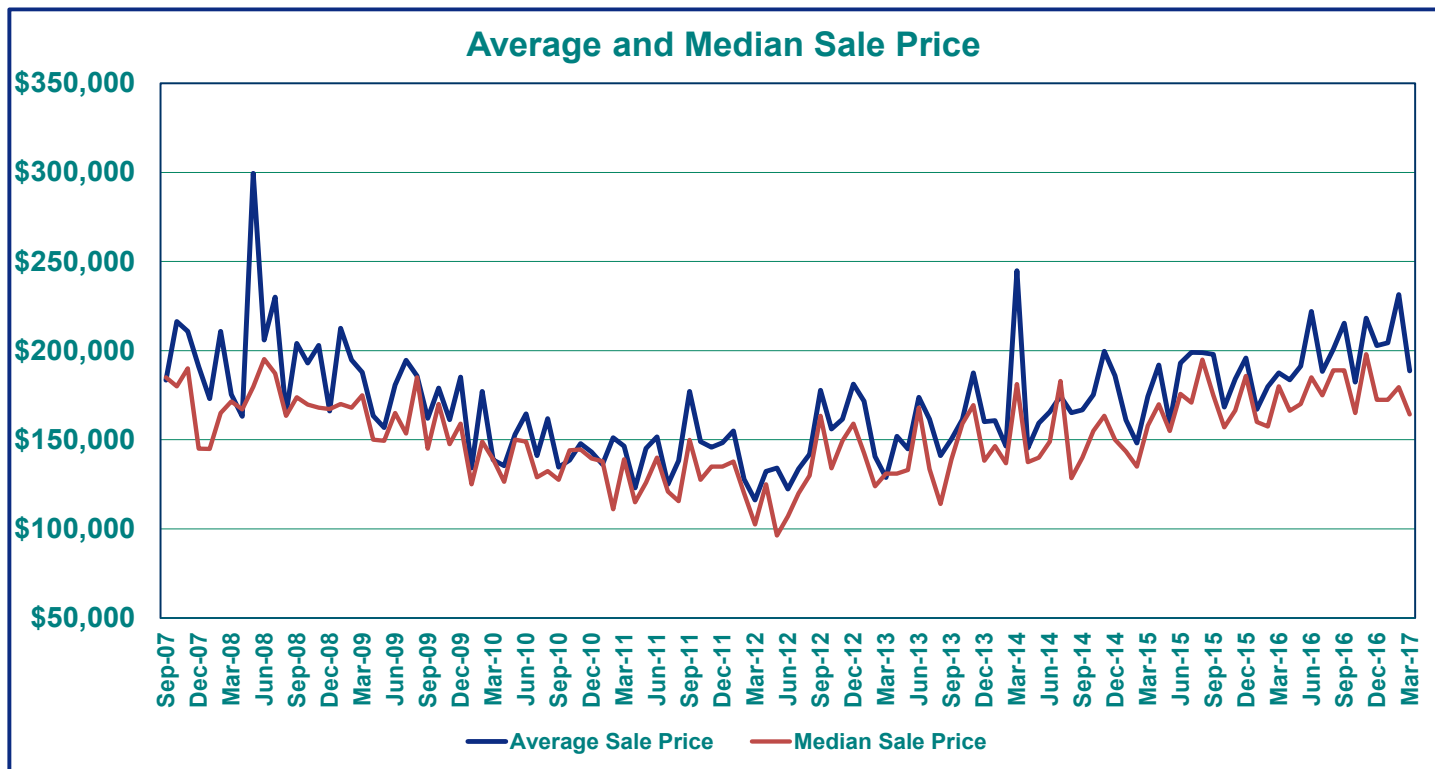
NEW LISTINGS

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

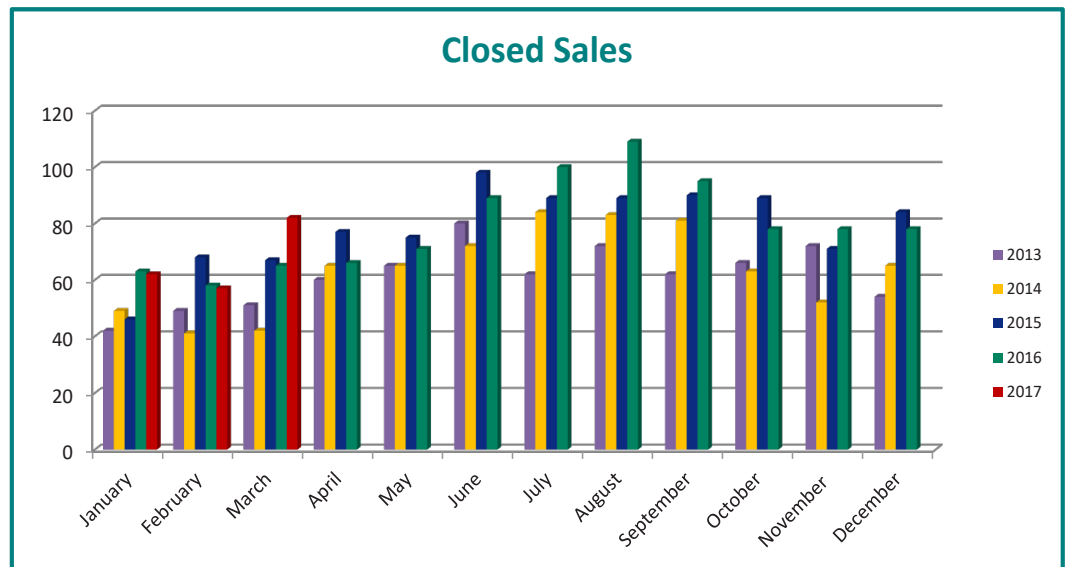
This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.

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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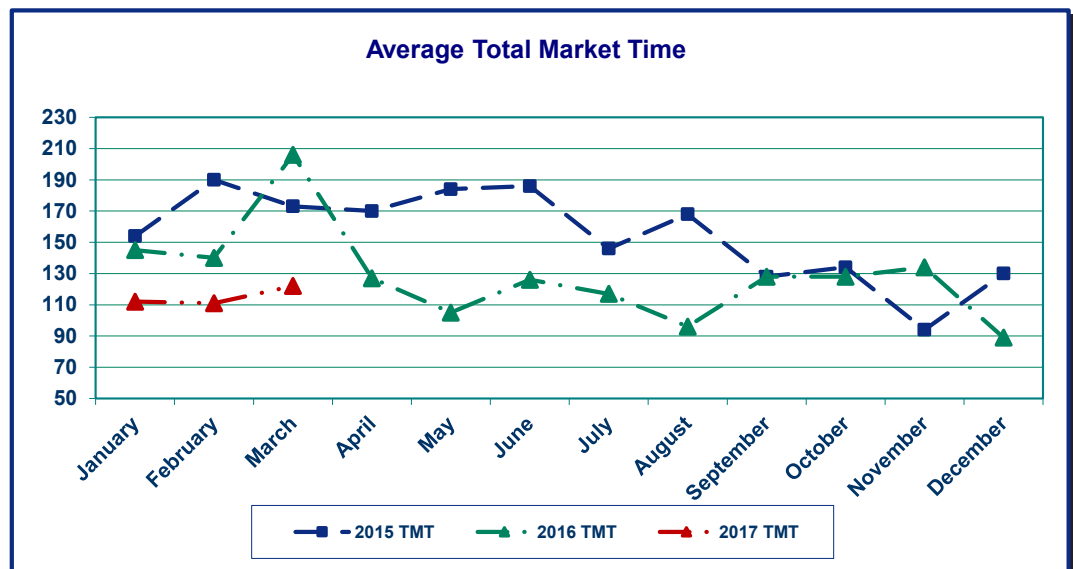
Market Action Reports
are compiled for the
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County, Curry County,
Douglas County, Grant
County, Josephine County,
Lane County, North
Coastal Counties, Polk &
Marion Counties, Union
County, and Wallowa
County.

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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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