

MARKET ACTION

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

Residential Review: Curry County, Oregon

March 2017 Reporting Period

March Residential Highlights

March brought some sunny activity to Curry County, with most measures showing gains compared to March 2016. Pending sales (56) ended 21.7% ahead of the 46 offers accepted last year in March 2016—the best March for pendings since at least 2005! Closed sales (41) rose 2.5% ahead of March 2016 (40) and 17.1% ahead of last month, February 2017 (35). New listings (79) improved 54.9% over last month (51) but fell 2.5% short of the 81 new listings offered last year in March 2016.

Inventory decreased to 7.5 months in March, with total market time decreasing to 207 days.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$254,900) with the average price of homes sold in the twelve months ending March 2016 (\$256,100) shows an increase of 3.8%. The same comparison of the median shows an increase of 8.2% 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	7.5
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	March	79	56	41	254,900	229,000	207
	February	51	37	35	298,800	315,000	226
	Year-to-date	180	120	118	286,100	245,000	179
2016	March	81	46	40	221,900	182,500	225
	Year-to-date	177	126	105	250,600	225,000	224
Change	March	-2.5%	21.7%	2.5%	14.9%	25.5%	-7.6%
	Prev Mo 2017	54.9%	51.4%	17.1%	-14.7%	-27.3%	-8.4%
	Year-to-date	1.7%	-4.8%	12.4%	14.2%	8.9%	-20.0%

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

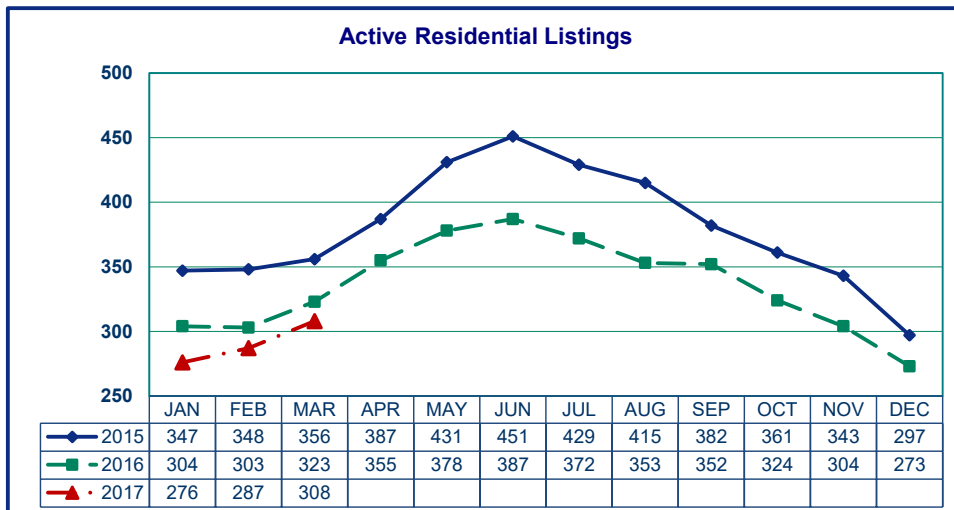
Average Sale Price % Change:

+3.8% (\$265,800 v. \$256,100)

Median Sale Price % Change:

+8.2% (\$238,000 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 • 3/2017

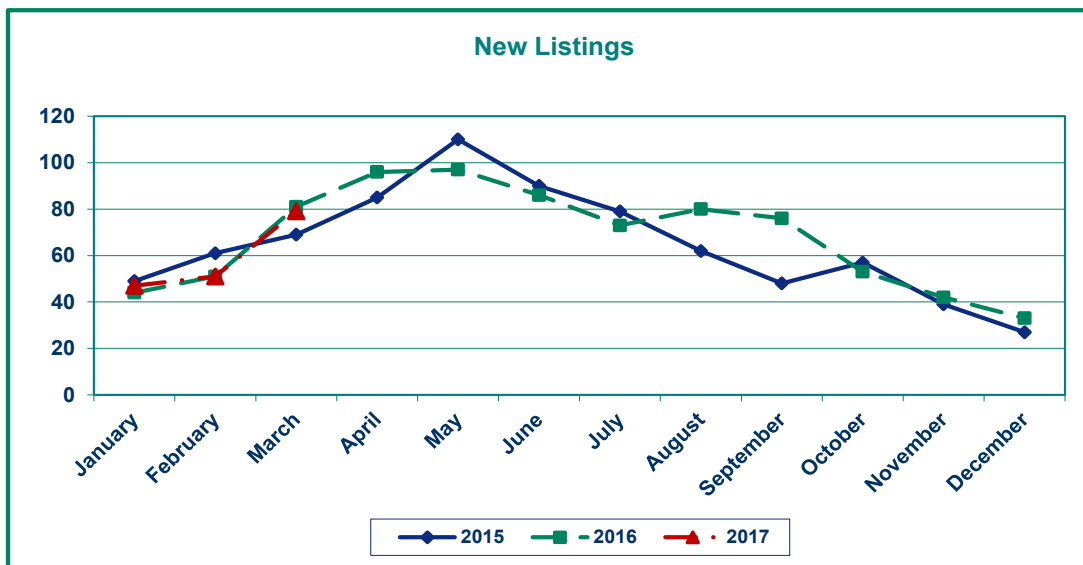
Curry County, Oregon

		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	81	29	11	19	-5.0%	12	275,800	122	66	46	2.2%	42	305,400	298,300	1.7%	1	610,000	4	108,700	2	147,500	
271	Harbor, Winchuck, SB Chetco	49	10	4	11	22.2%	8	155,100	216	27	26	4.0%	28	258,500	185,000	7.0%	1	375,000	2	98,500	-	-	
272	Carpenterville, Cape Ferrello, Whaleshead	41	12	5	6	50.0%	2	366,000	202	25	10	42.9%	7	355,800	225,000	4.7%	-	-	2	80,000	-	-	
273	Gold Beach	88	19	2	14	75.0%	15	271,900	260	41	25	-24.2%	31	274,100	240,000	-1.2%	3	131,500	7	144,400	1	290,000	
274	Port Orford	49	9	0	6	20.0%	4	272,800	255	21	13	-18.8%	10	270,300	234,500	26.0%	-	-	3	176,700	-	-	
	Curry County	308	79	22	56	21.7%	41	254,900	207	180	120	-4.8%	118	286,100	245,000	3.8%	5	275,900	18	129,600	3	195,000	

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).

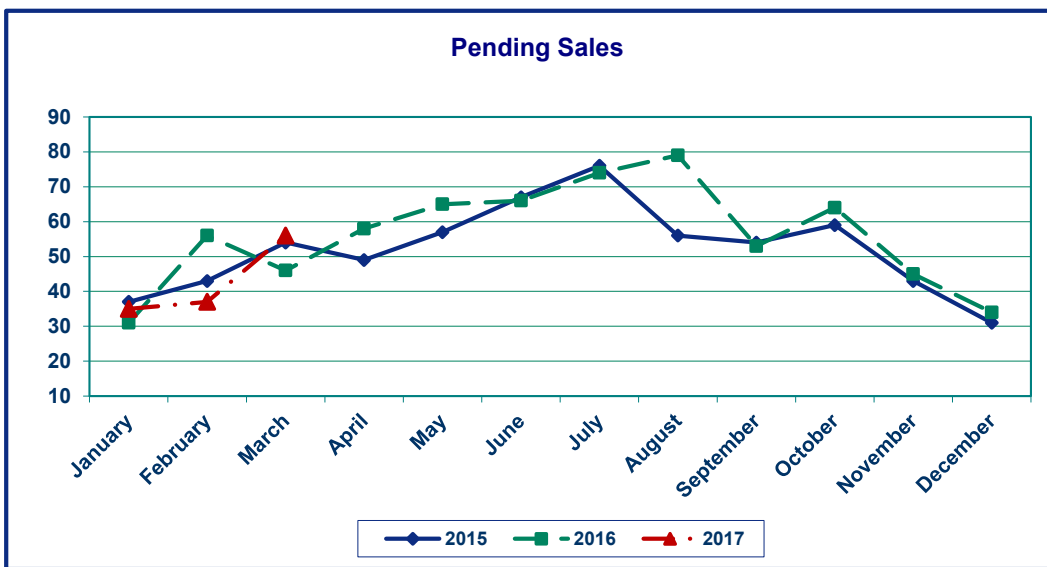
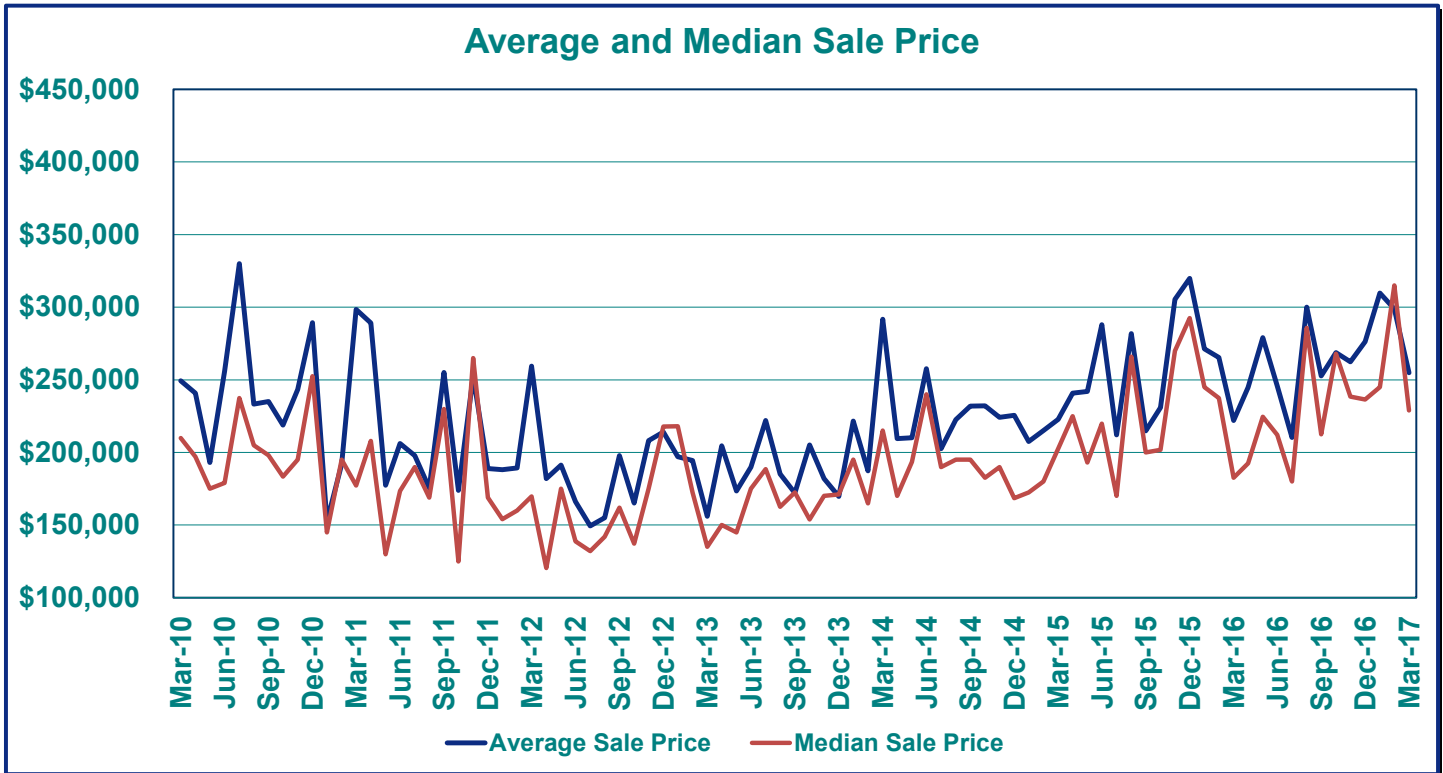
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



NEW LISTINGS
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

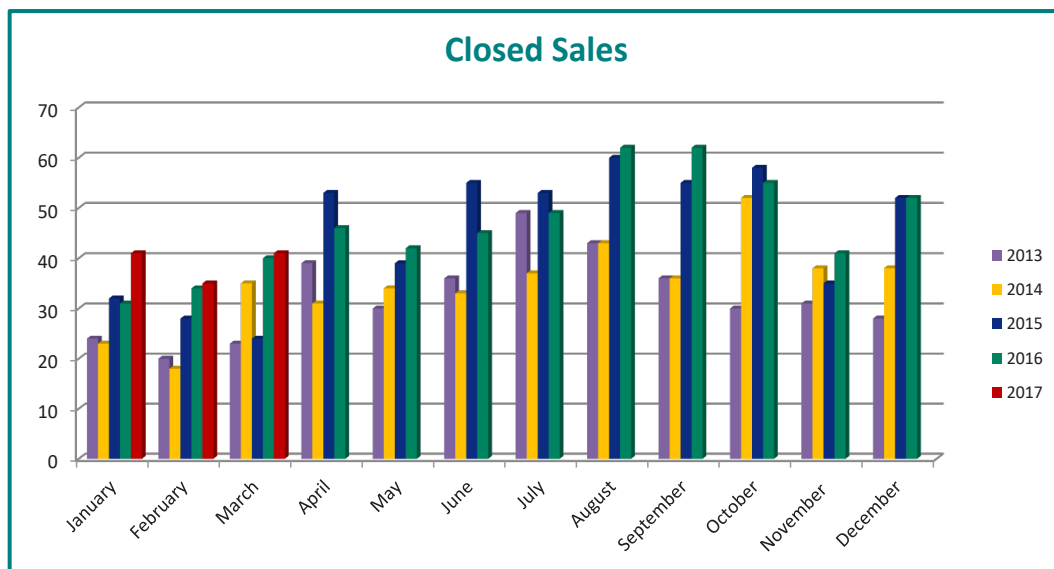
This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.

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™.



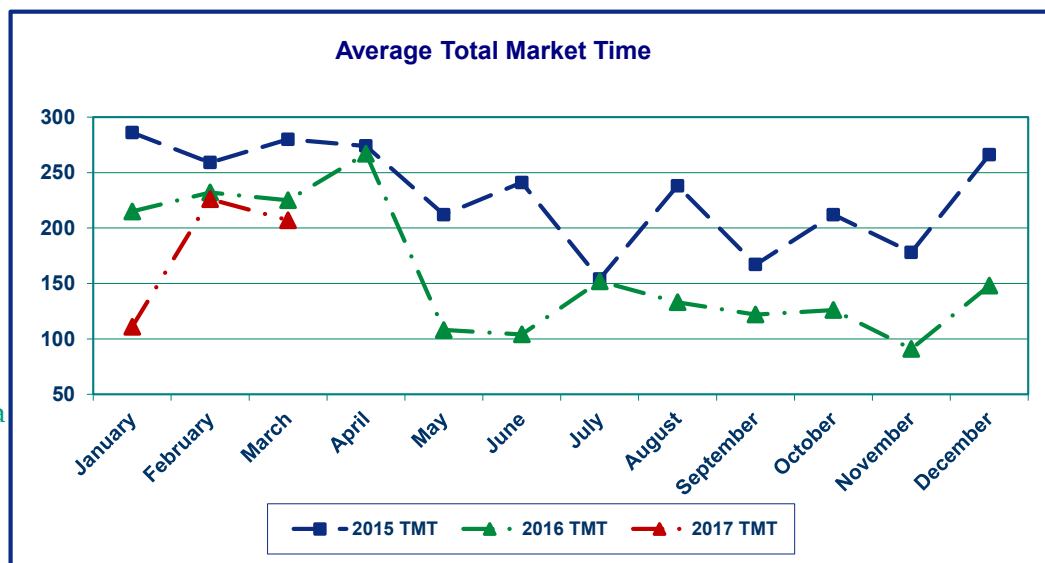
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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

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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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