

# MARKET ACTION

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

## Residential Review: Coos County, Oregon

### April Residential Highlights

Coos County saw pending sales warm up this April. At 123, pending sales fared 28.1% better than in April 2016 (96) and 23.0% better than last month in March 2017 (100). In fact, this was the strongest April for pending sales in Coos County on the RMLS™ record, dating to 2000!

Closed sales (79) outpaced April 2016 (66) by 19.7% despite cooling 3.7% from last month, March 2017 (82). New listings (132) ended 6.4%

under the 141 new listings offered last year in April 2016 and 2.2% short of the 135 new listings offered last month in March 2017.

### Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending April 30th of this year (\$203,100) with the average price of homes sold in the twelve months ending April 2016 (\$185,800) shows an increase of 9.3%. The same comparison of the median shows an increase of 4.7% over that same period.

## April 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	5.1
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	April	132	123	79	211,000	186,000	158
	March	135	100	82	188,600	164,300	122
	Year-to-date	501	372	284	206,700	177,300	127
2016	April	141	96	66	183,600	166,300	127
	Year-to-date	458	308	256	180,600	165,500	154
Change	April	-6.4%	28.1%	19.7%	14.9%	11.8%	24.8%
	Prev Mo 2017	-2.2%	23.0%	-3.7%	11.9%	13.2%	29.5%
	Year-to-date	9.4%	20.8%	10.9%	14.5%	7.1%	-17.1%

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

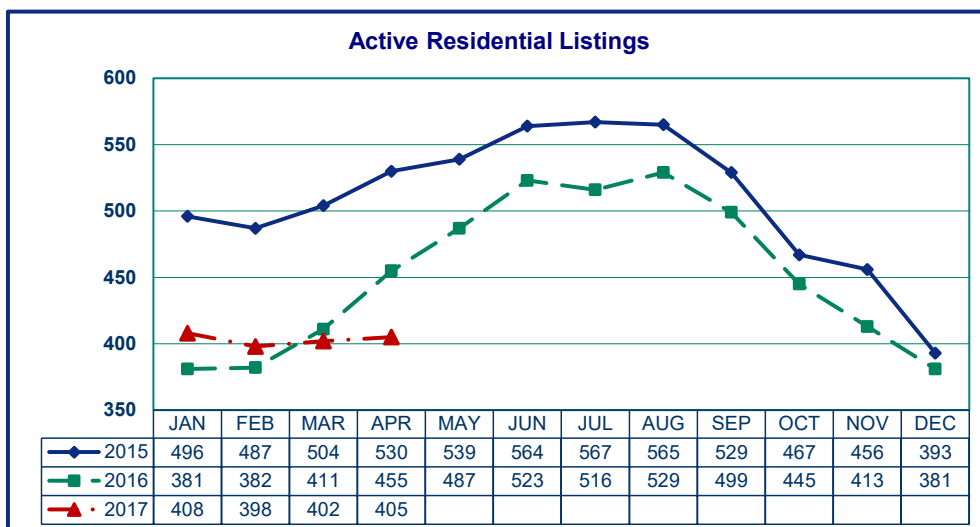
#### Average Sale Price % Change:

+9.3% (\$203,100 v. \$185,800)

#### Median Sale Price % Change:

+4.7% (\$178,000 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 • 4/2017

## Coos County, Oregon

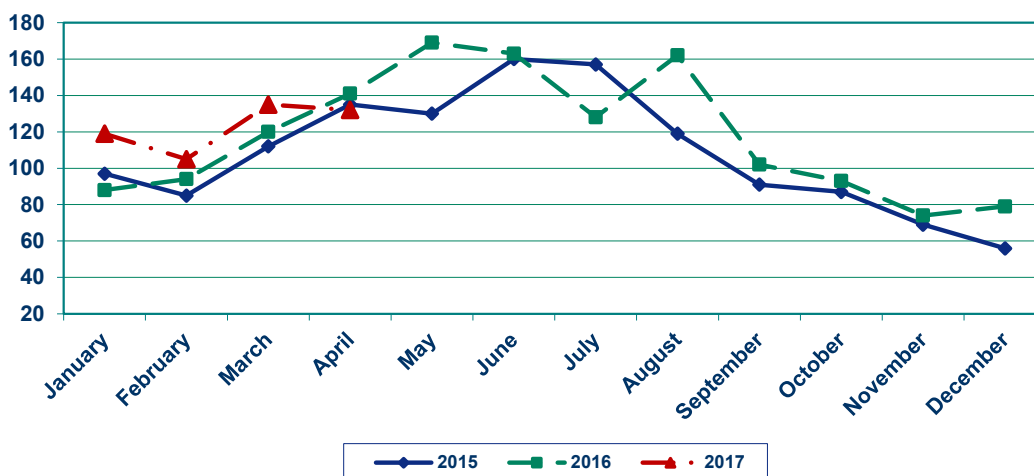
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date								Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date		
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price							
		Closed Sales	Average 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	96	21	5	12	-14.3%	14	263,000	67	86	50	4.2%	40	288,100	204,700	19.3%	1	245,000	19	109,800	-	-
97414	Broadbent	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97420	Coos Bay	134	58	16	56	69.7%	30	191,700	74	198	153	30.8%	109	183,500	168,500	11.9%	-	-	14	146,200	8	108,500
97423	Coquille	27	8	4	15	7.1%	9	185,100	118	53	39	-7.1%	29	211,900	170,000	13.8%	2	172,500	2	73,500	-	-
97449	Lakeside	36	10	2	8	-11.1%	10	162,000	583	32	20	0.0%	19	159,600	157,500	-4.6%	-	-	5	84,600	-	-
97458	Myrtle Point	35	9	0	9	80.0%	3	185,700	66	34	28	47.4%	18	181,300	144,200	-5.3%	-	-	3	101,300	-	-
97459	North Bend	69	25	2	22	10.0%	11	270,000	112	94	77	26.2%	65	216,400	179,000	3.4%	1	179,800	3	159,000	5	173,000
97466	Powers	8	1	0	1	0.0%	2	211,500	503	4	5	400.0%	4	164,500	117,500	125.0%	-	-	-	-	-	-
	Coos County	405	132	29	123	28.1%	79	211,000	158	501	372	20.8%	284	206,700	177,300	9.3%	4	192,500	46	119,200	13	133,300

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/16-4/30/17) with 12 months before (5/1/15-4/30/16).

<sup>3</sup> 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



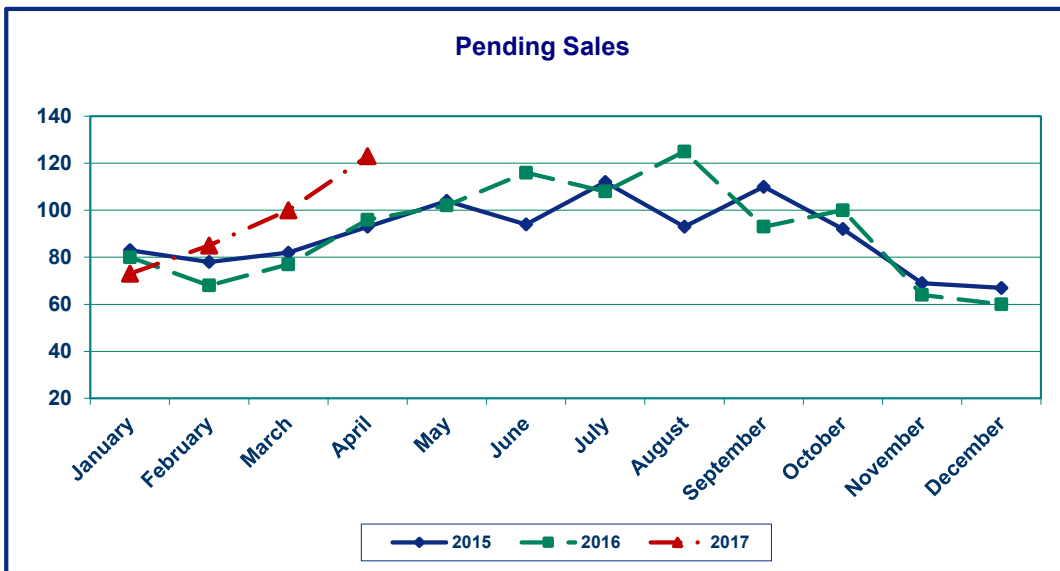
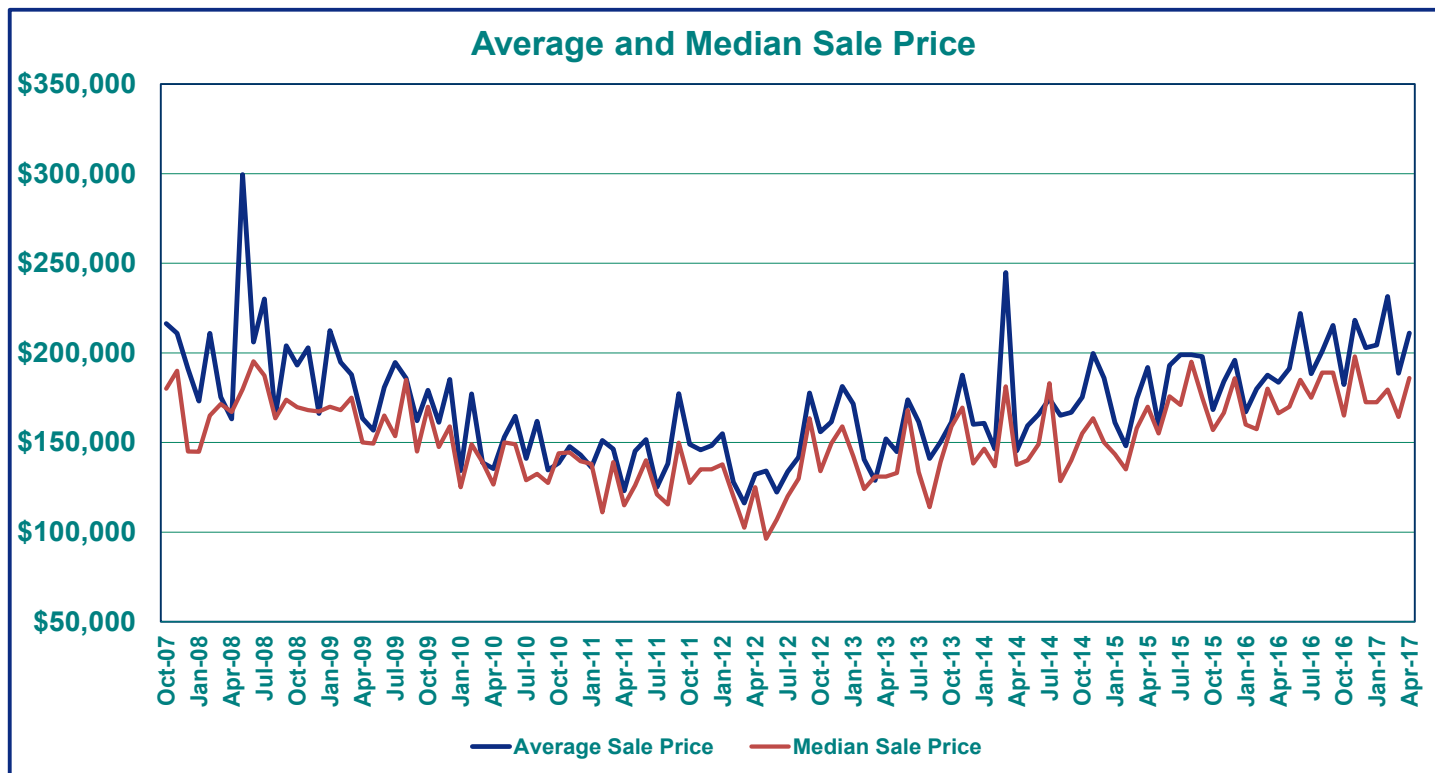
### NEW LISTINGS

#### 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

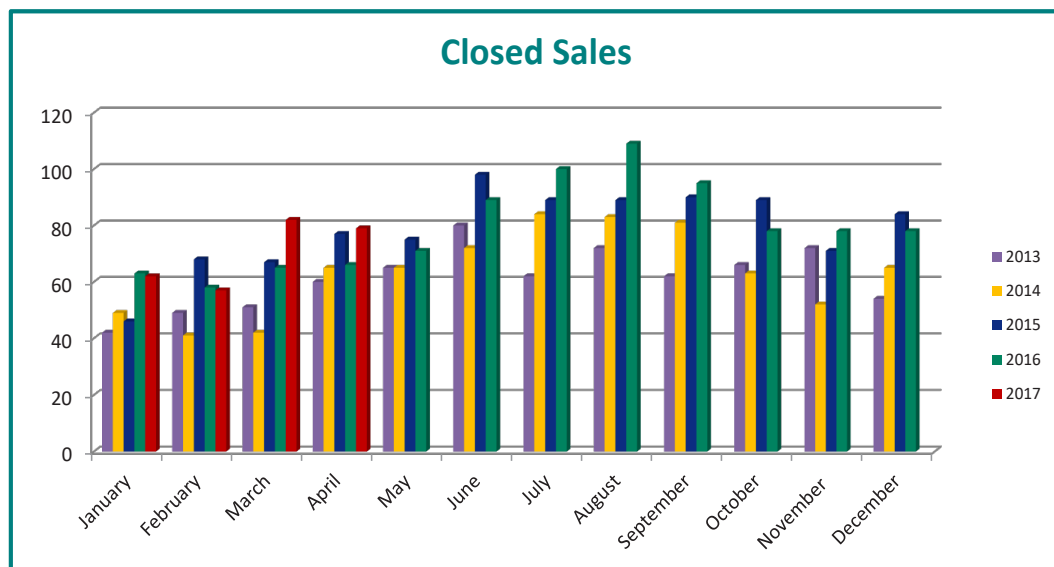
*This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.*

**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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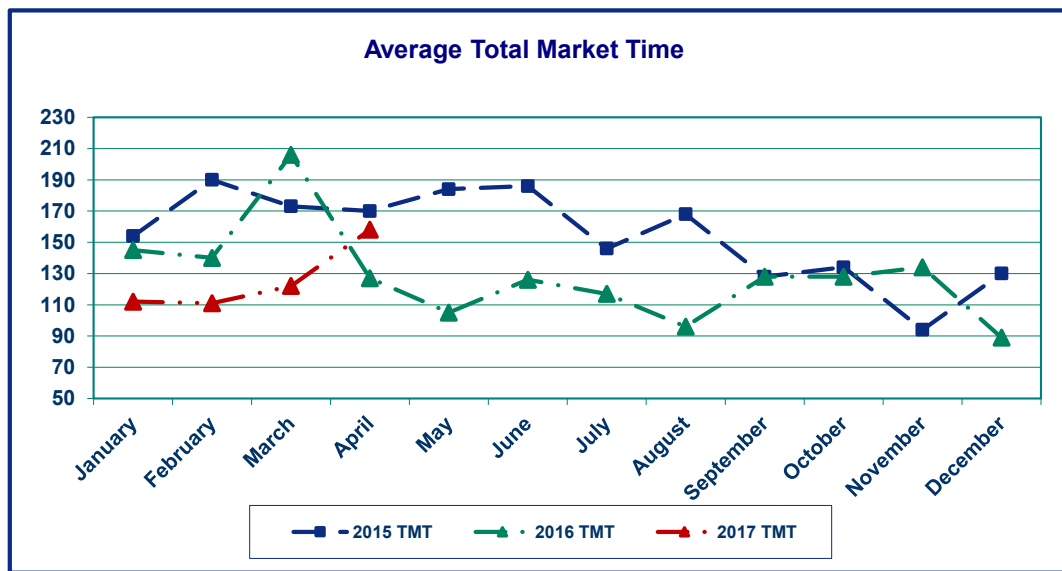
Market Action Reports  
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following areas: Portland  
metropolitan area,  
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Basin, Baker County, Coos  
County, Curry County,  
Douglas County, Grant  
County, Josephine County,  
Lane County, North  
Coastal Counties, Polk &  
Marion Counties, Union  
County, and Wallowa  
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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.*



Jeff Wiren, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor