

# MARKET ACTION

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

## Residential Review: Coos County, Oregon

### June Residential Highlights

Closed sales were strong this month in Coos County. Closed sales (127) outpaced June 2017 (89) by 42.7% and May 2016 (101) by 25.7%. This was the strongest June for closings in the county on the RMLS™ record, dating to 2000! Similarly, pending sales (136) outpaced June 2016 (116) by 17.2% and May 2017 (119) by 14.3%. New listings (157) ended 3.7% below June 2016 (163) and 16.9% below May 2017 (119).

### Year to Date Summary

Activity is ahead in 2017 compared to 2016. Comparing each year through June, closed sales (514) have increased 22.1%, pending sales (597) have increased 17.5%, and new listings (855) have increased 6.3%.

### Average and Median Sale Prices

Comparing 2017 to 2016 through June, the average sale price rose 7.3% from \$191,300 to \$205,300. In the same comparison, the median sale price rose 3.8% from \$172,500 to \$179,000.

## June 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	4.5
June	5.8	5.9	3.6
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	June	157	136	127	199,800	181,200	103
	May	189	119	101	210,500	199,500	122
	Year-to-date	855	597	514	205,300	179,000	120
2016	June	163	116	89	222,000	185,000	126
	Year-to-date	804	508	421	191,300	172,500	138
Change	June	-3.7%	17.2%	42.7%	-10.0%	-2.1%	-18.0%
	Prev Mo 2017	-16.9%	14.3%	25.7%	-5.1%	-9.2%	-15.6%
	Year-to-date	6.3%	17.5%	22.1%	7.3%	3.8%	-12.9%

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

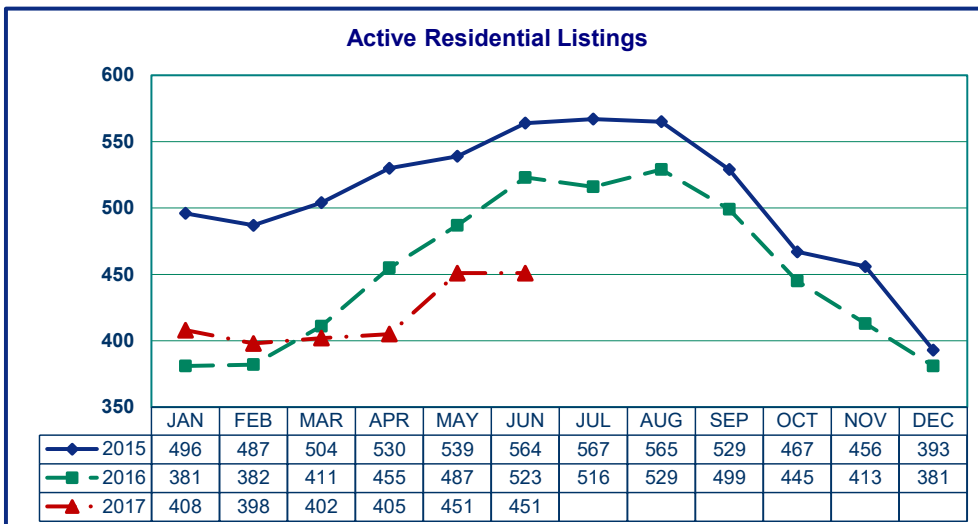
#### Average Sale Price % Change:

+5.9% (\$202,300 v. \$191,100)

#### Median Sale Price % Change:

+4.7% (\$179,000 v. \$171,000)

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 • 6/2017

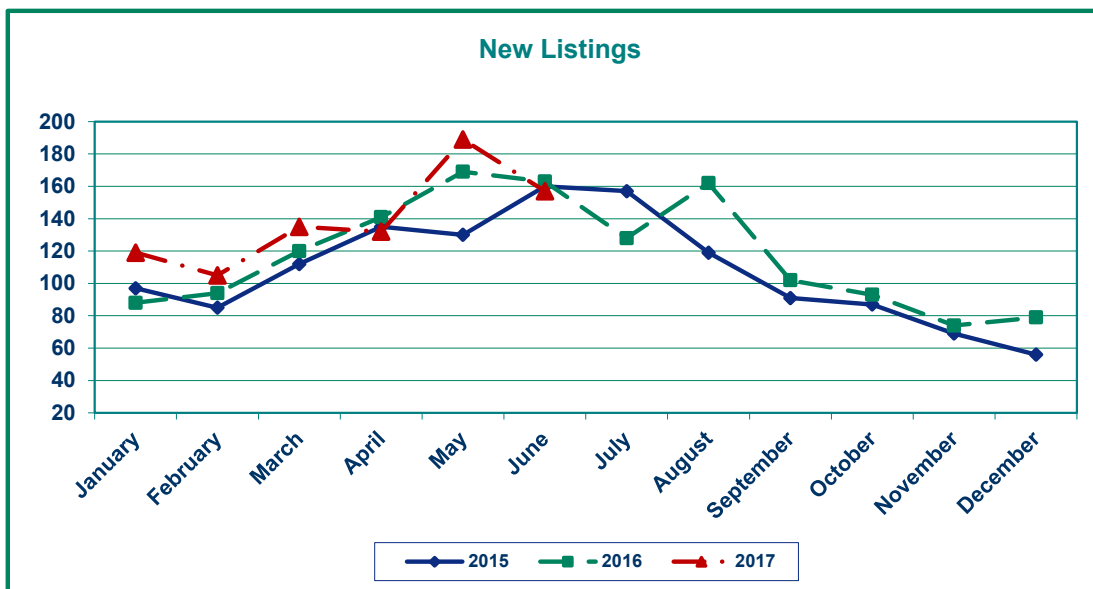
## Coos County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled 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	114	35	6	22	69.2%	14	222,600	84	158	86	24.6%	69	269,300	202,000	7.6%	2	327,500	32	95,200	-	-
97414	Broadbent	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97420	Coos Bay	149	54	15	50	-7.4%	50	197,600	116	325	232	14.3%	204	186,400	169,000	6.9%	4	191,300	24	127,100	9	118,700
97423	Coquille	35	16	5	17	41.7%	12	156,000	80	90	63	-1.6%	52	197,600	175,300	10.9%	2	172,500	4	74,900	-	-
97449	Lakeside	41	10	4	8	100.0%	11	185,600	103	61	36	16.1%	34	177,000	158,800	-3.1%	-	-	9	69,600	-	-
97458	Myrtle Point	26	4	1	8	-27.3%	15	152,100	143	47	44	41.9%	38	172,400	142,500	2.7%	-	-	5	67,800	-	-
97459	North Bend	80	37	7	28	33.3%	23	256,700	55	167	127	18.7%	110	227,400	201,800	7.1%	2	110,600	7	104,300	8	359,200
97466	Powers	6	1	1	3	200.0%	2	137,500	320	7	9	200.0%	7	152,900	137,500	46.0%	-	-	-	-	-	-
	Coos County	451	157	39	136	17.2%	127	199,800	103	855	597	17.5%	514	205,300	179,000	5.9%	10	198,600	81	99,900	17	231,900

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/16-6/30/17) with 12 months before (7/1/15-6/30/16).

<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.



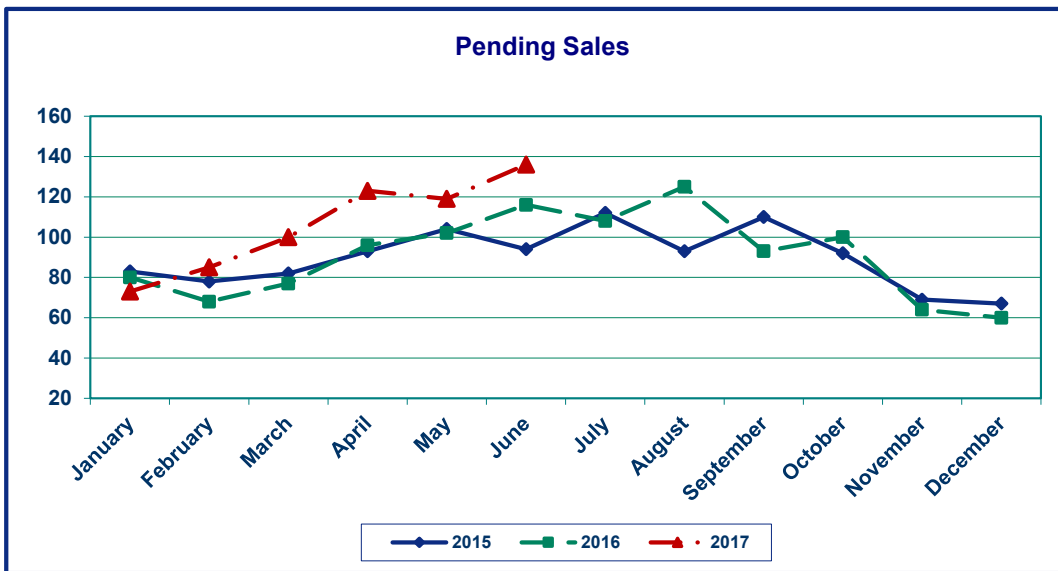
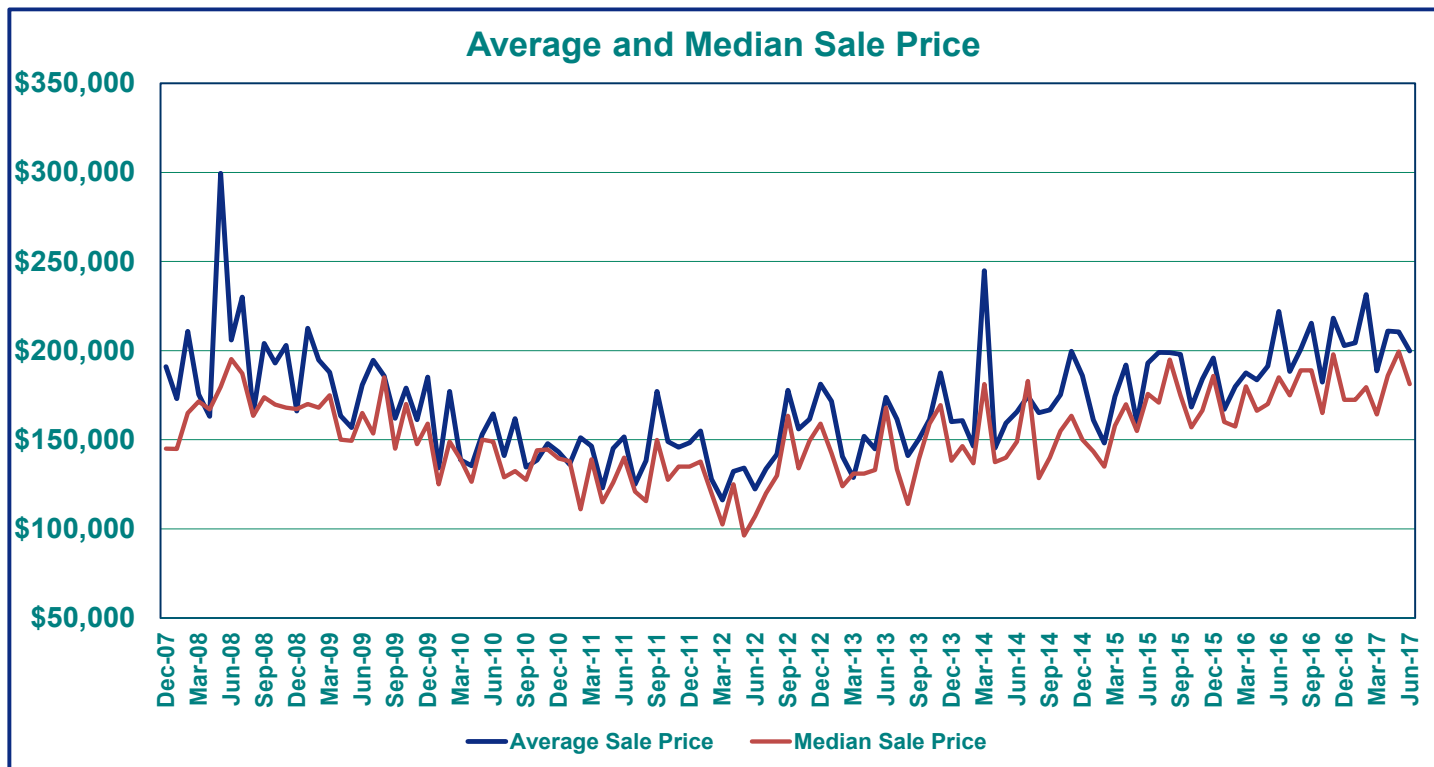
### NEW LISTINGS

#### 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

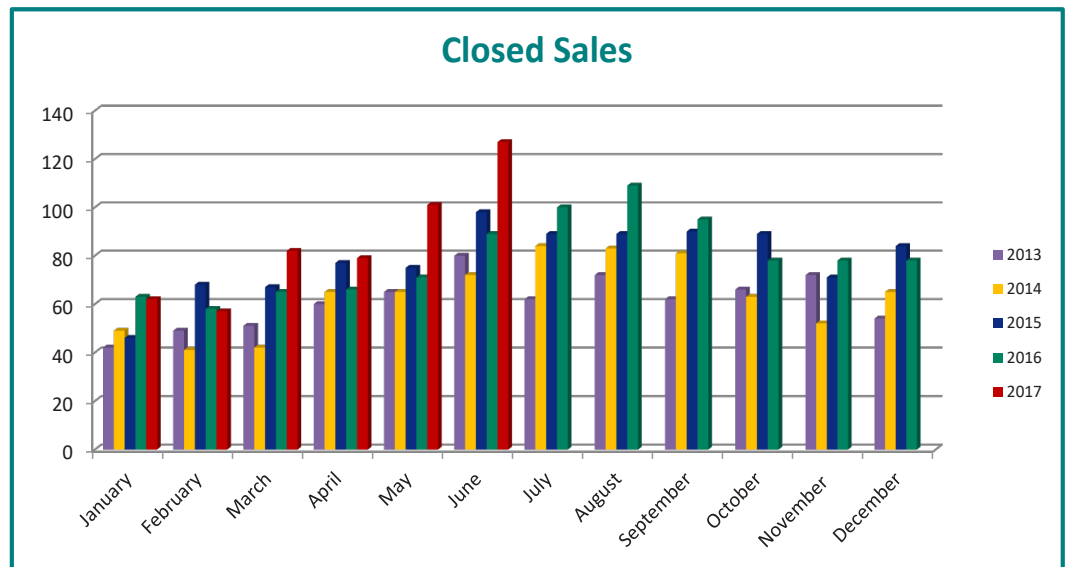
*This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.*

**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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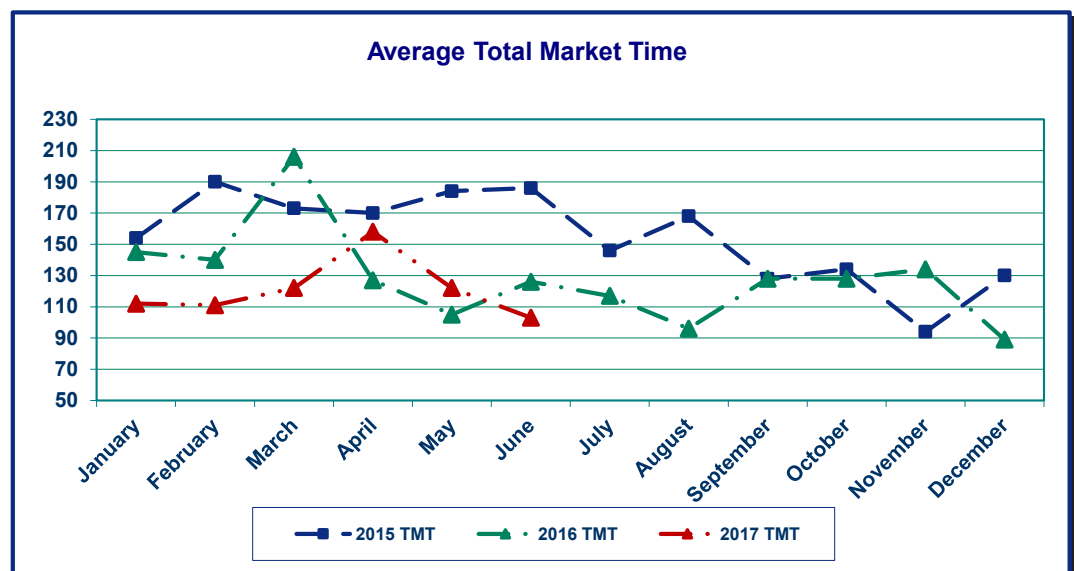
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County, Curry County,  
Douglas County, Grant  
County, Josephine County,  
Lane County, North  
Coastal Counties, Polk &  
Marion Counties, Union  
County, and Wallowa  
County.

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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.*



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