

MARKET ACTION

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

Residential Review: Curry County, Oregon

June 2017 Reporting Period

June Residential Highlights

Pending sales had a bright month in Curry County this June. At 69, accepted offers outpaced June 2016 (66) and May 2017 (59). This is the strongest June for pending sales in the county on the RMLS™ record, going back to 2005.

Closed sales (47) showed increases as well, gaining 4.4% over June 2016 (45) and 11.9% over May 2017 (42). New listings, at 97, outpaced June 2016 (86) by 12.8% but fell 14.9% short of the 114 new listings offered last month in May 2017.

Year to Date Summary

Comparing the first six months of 2017 to the same period in 2016, closed sales (241) have increased 1.3%, while new listings (461) have decreased 0.4% and pending sales (271) have decreased 8.1%.

Average and Median Sale Prices

Comparing 2017 to 2016 through June, the average sale price rose 8.1% from \$253,600 to \$274,100. In the same comparison, the median sale price rose 9.4% from \$217,000 to \$237,500.

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	10.3
May	11.1	9.0	9.0
June	8.2	8.6	8.2
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	June	97	69	47	251,400	211,500	133
	May	114	59	42	273,400	226,000	269
	Year-to-date	461	271	241	274,100	237,500	176
2016	June	86	66	45	245,800	212,000	104
	Year-to-date	463	295	238	253,600	217,000	189
Change	June	12.8%	4.5%	4.4%	2.3%	-0.2%	27.5%
	Prev Mo 2017	-14.9%	16.9%	11.9%	-8.0%	-6.4%	-50.6%
	Year-to-date	-0.4%	-8.1%	1.3%	8.1%	9.4%	-6.9%

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

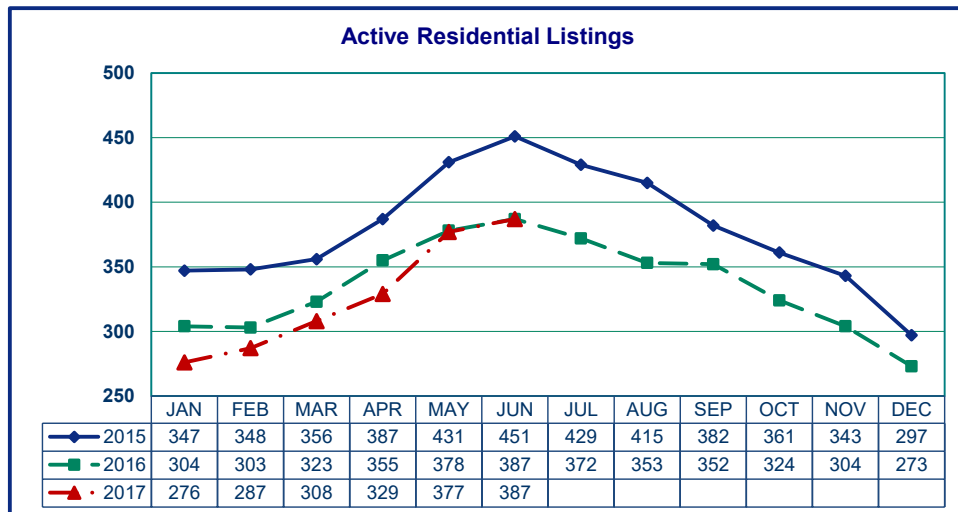
Average Sale Price % Change:

+4.5% (\$267,400 v. \$255,800)

Median Sale Price % Change:

+8.9% (\$239,500 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 • 6/2017

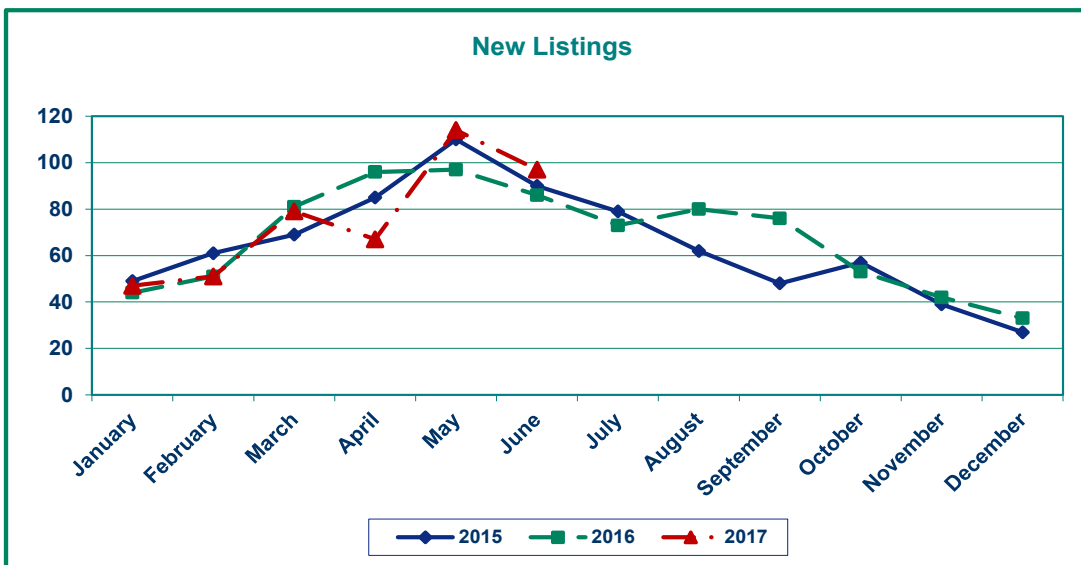
Curry County, Oregon

		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	106	33	6	23	0.0%	7	254,700	32	155	93	-13.9%	77	307,200	300,000	7.8%	4	525,600	11	70,200	3	398,300	
271	Harbor, Winchuck, SB Chetco	51	21	6	14	0.0%	13	248,200	104	69	54	-8.5%	53	263,500	195,700	22.7%	2	332,000	2	98,500	-	-	
272	Carpenterville, Cape Ferrello, Whaleshead	49	7	4	3	-66.7%	5	213,800	170	54	23	-4.2%	23	250,400	199,000	-2.3%	-	-	2	80,000	-	-	
273	Gold Beach	118	22	2	18	28.6%	14	284,600	151	118	66	-7.0%	64	268,900	225,000	-7.3%	3	131,500	17	131,900	1	290,000	
274	Port Orford	63	14	5	11	83.3%	8	218,900	212	65	35	6.1%	24	227,600	209,300	1.7%	2	107,500	9	309,200	-	-	
	Curry County	387	97	23	69	4.5%	47	251,400	133	461	271	-8.1%	241	274,100	237,500	4.5%	11	306,900	41	150,100	4	371,200	

¹ 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.

² % 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).

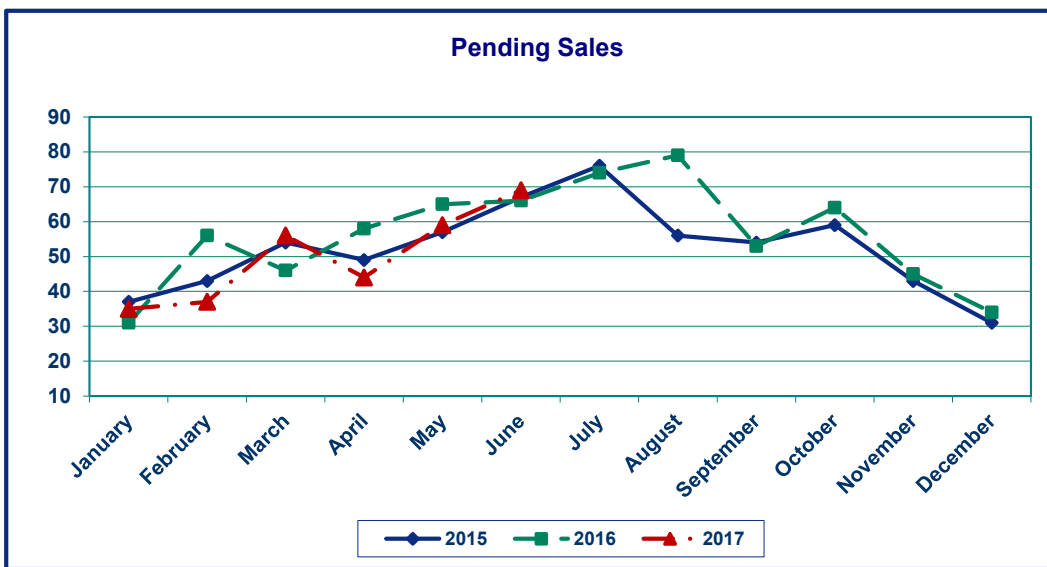
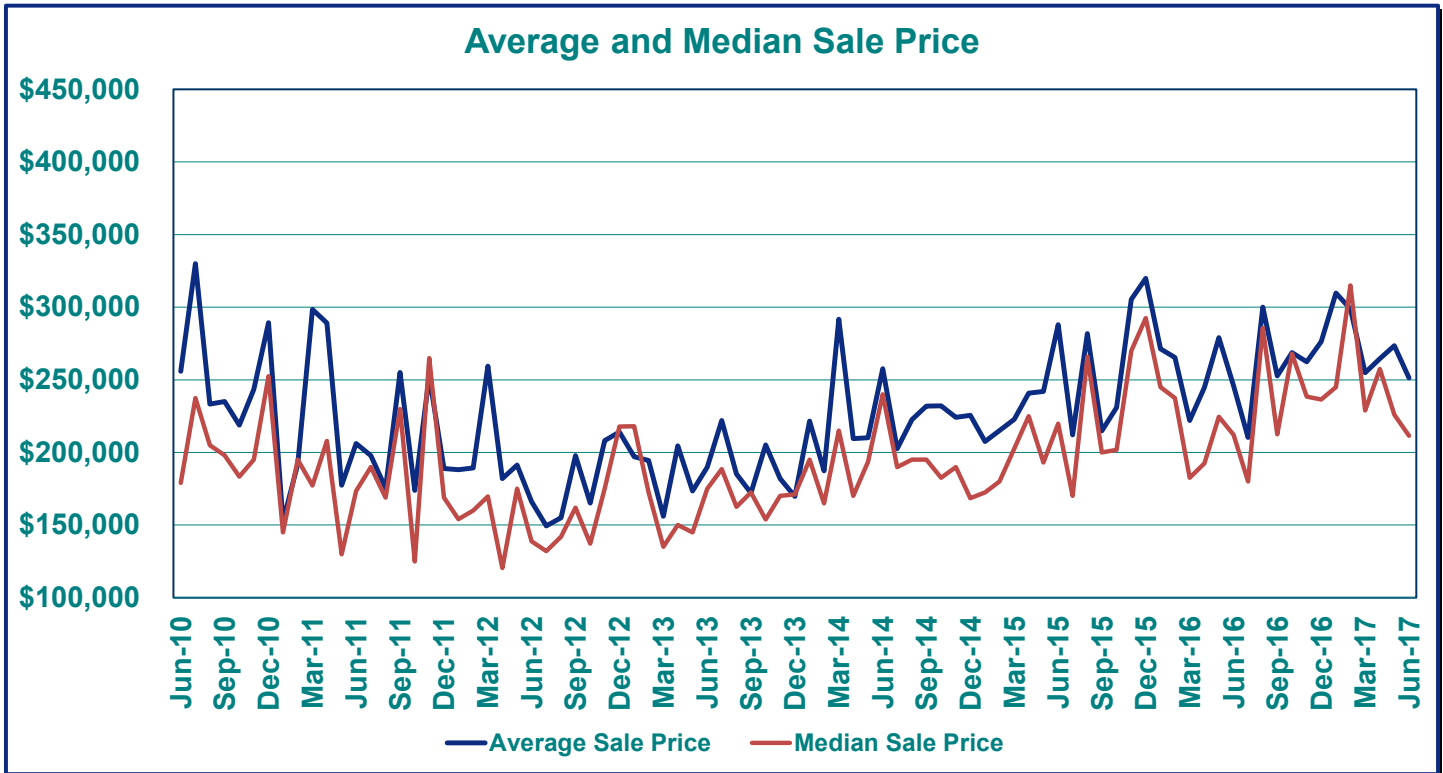
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



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

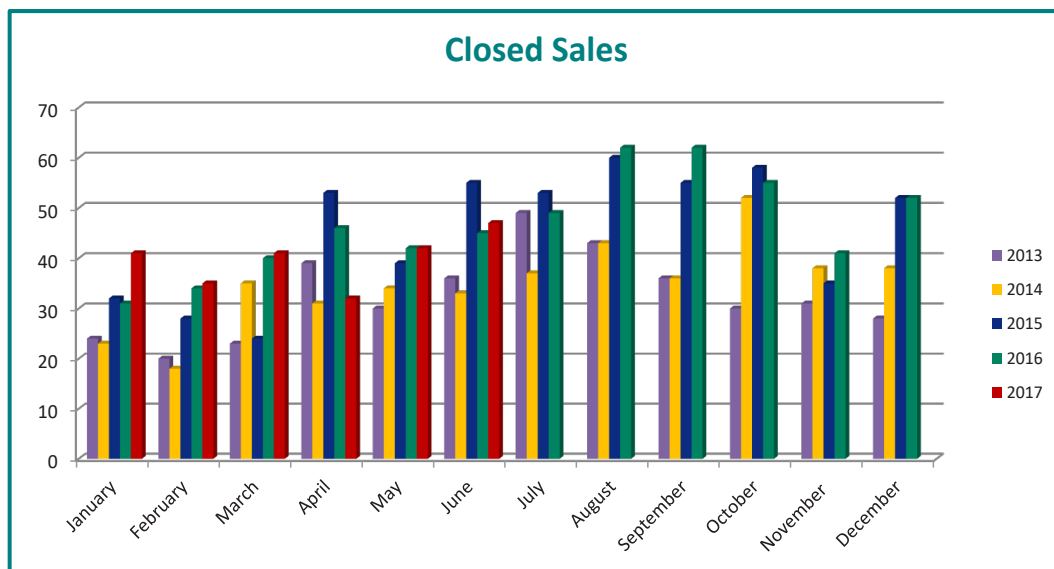
This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.

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™.



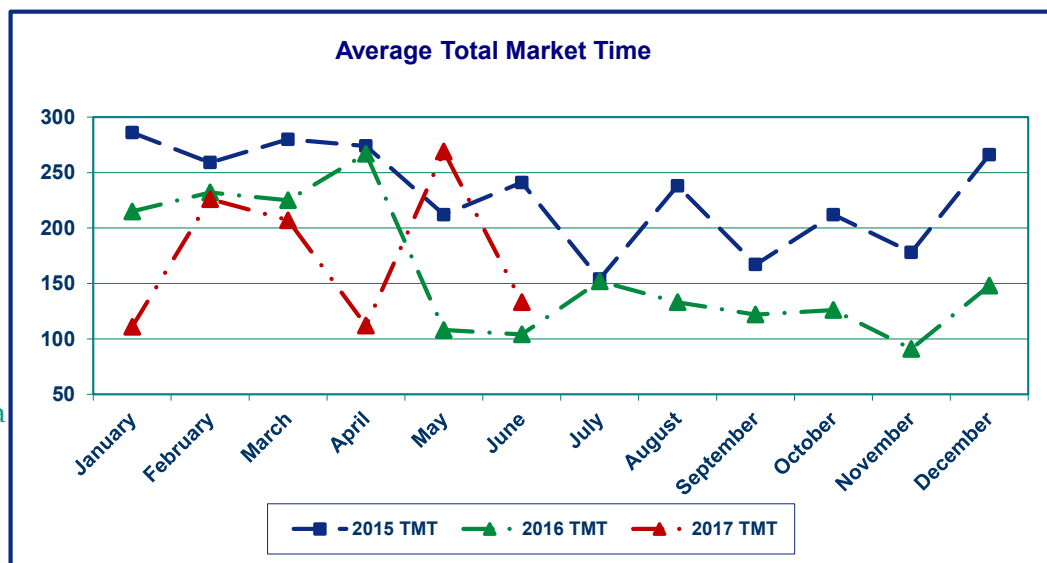
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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