

MARKET ACTION

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

Residential Review: Curry County, Oregon

August 2017 Reporting Period

August Residential Highlights

Curry County saw mixed activity this August but new listings ended higher than in August 2016. At 82, new listings edged two ahead of the 80 new listings offered last year in August 2016, despite a 18.8% decrease from July 2017 (101). Closed sales, at 61, outpaced July 2017 (55) but fell one short of the 62 closings recorded last year in August 2016 (-1.6%). Pending sales (70) decreased 11.4% from August 2016 (79) and 9.1% from July 2017 (77).

Year to Date Summary

Comparing the first eight months of 2017 to the same period in 2016, new listings (648) have increased 6.2% and closed sales (357) have increased 2.3%, while pending sales (398) have decreased 6.8%.

Average and Median Sale Prices

Comparing 2017 to 2016 through August, the average sale price rose 8.8% from \$255,700 to \$278,100. In the same comparison, the median sale price rose 5.9% from \$229,000 to \$242,500.

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	7.2
August	6.9	5.7	6.2
September	6.9	5.7	
October	6.2	5.9	
November	9.8	7.4	
December	5.7	5.3	

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	August	82	70	61	276,300	250,000	118
	July	101	77	55	297,600	244,900	140
	Year-to-date	648	398	357	278,100	242,500	161
2016	August	80	79	62	300,000	285,800	133
	Year-to-date	616	427	349	255,700	229,000	174
Change	August	2.5%	-11.4%	-1.6%	-7.9%	-12.5%	-11.7%
	Prev Mo 2017	-18.8%	-9.1%	10.9%	-7.2%	2.1%	-15.7%
	Year-to-date	5.2%	-6.8%	2.3%	8.8%	5.9%	-7.8%

*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.

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

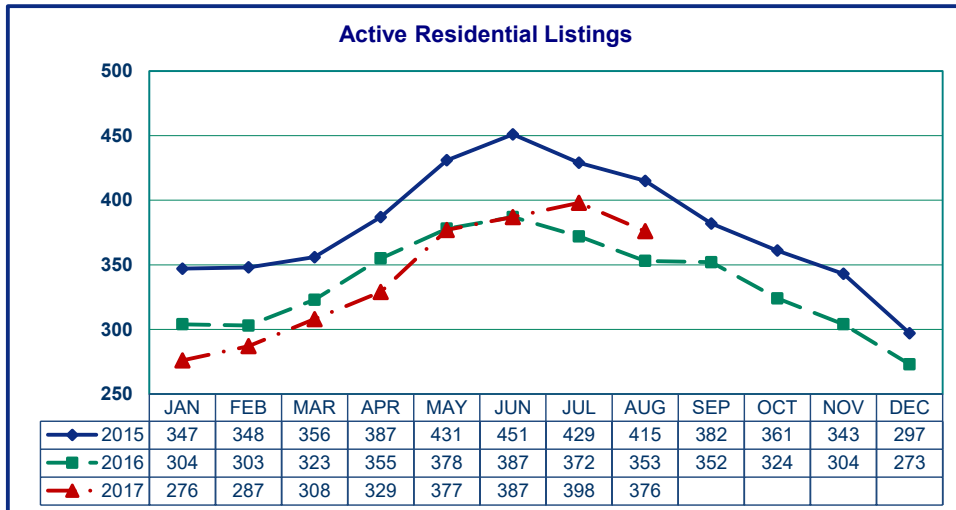
Average Sale Price % Change:

+5.5% (\$272,500 v. \$258,200)

Median Sale Price % Change:

+4.6% (\$240,000 v. \$229,500)

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 • 8/2017

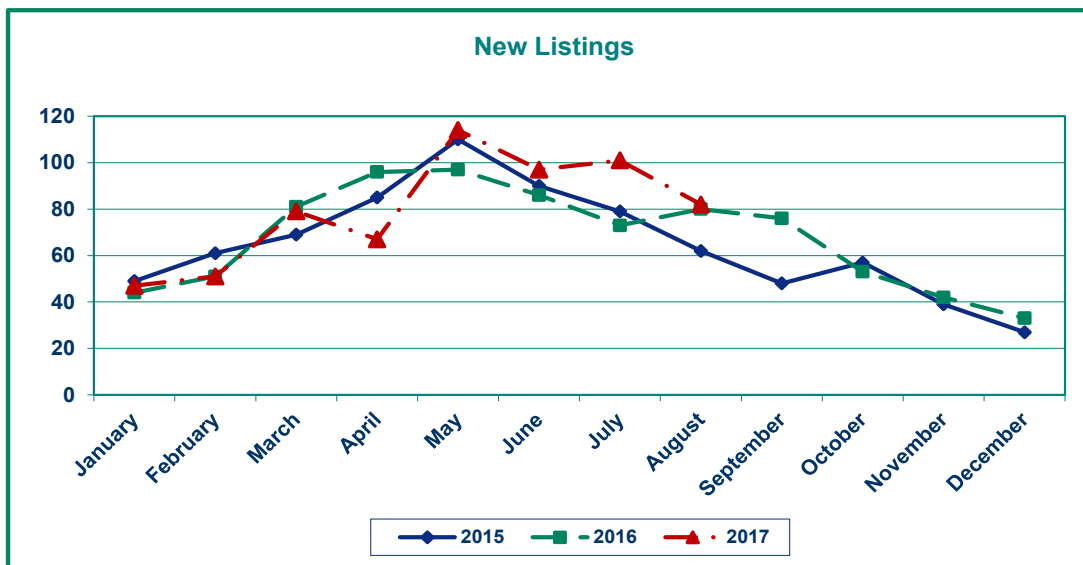
Curry County, Oregon

		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	104	32	2	29	-9.4%	25	317,500	119	222	144	-11.1%	126	317,800	300,000	6.2%	5	458,400	20	115,000	5	591,800	
271	Harbor, Winchuck, SB Chetco	60	16	5	8	-60.0%	12	202,200	100	105	71	-16.5%	72	269,800	220,000	28.6%	2	332,000	3	116,000	-	-	
272	Carpenterville, Cape Ferrello, Whaleshead	44	4	4	6	-14.3%	1	45,000	123	64	33	-2.9%	28	259,700	232,500	-0.8%	-	-	3	80,000	-	-	
273	Gold Beach	117	20	5	14	7.7%	12	317,400	186	163	95	-4.0%	90	264,300	220,000	-7.3%	4	260,500	20	134,100	2	367,500	
274	Port Orford	51	10	7	13	85.7%	11	239,600	59	94	55	17.0%	41	213,400	210,000	3.6%	4	165,500	14	236,000	-	-	
	Curry County	376	82	23	70	-11.4%	61	276,300	118	648	398	-6.8%	357	278,100	242,500	5.5%	15	310,700	60	147,900	7	527,700	

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/16-8/31/17) with 12 months before (9/1/15-8/31/16).

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.

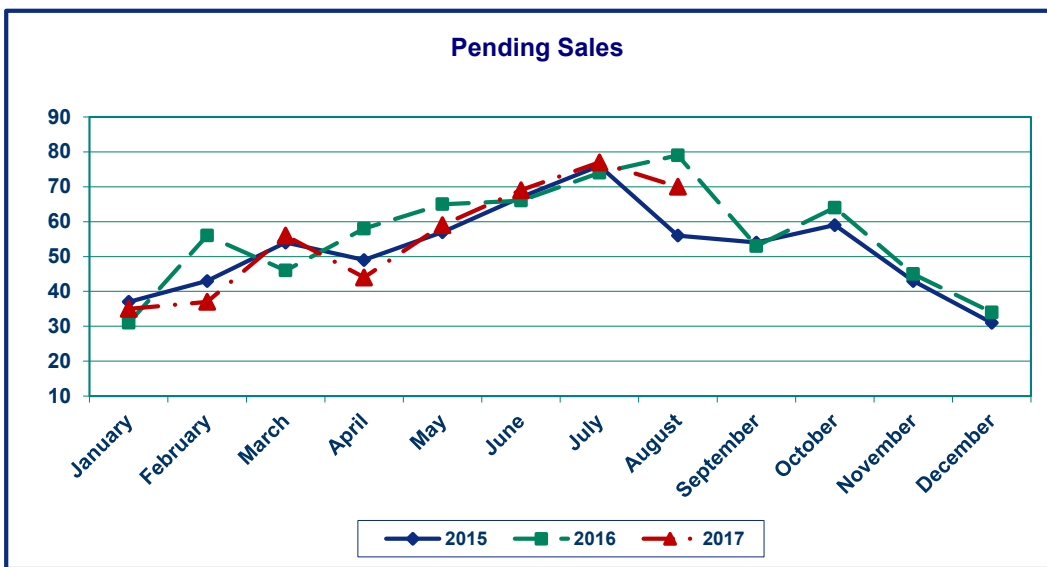
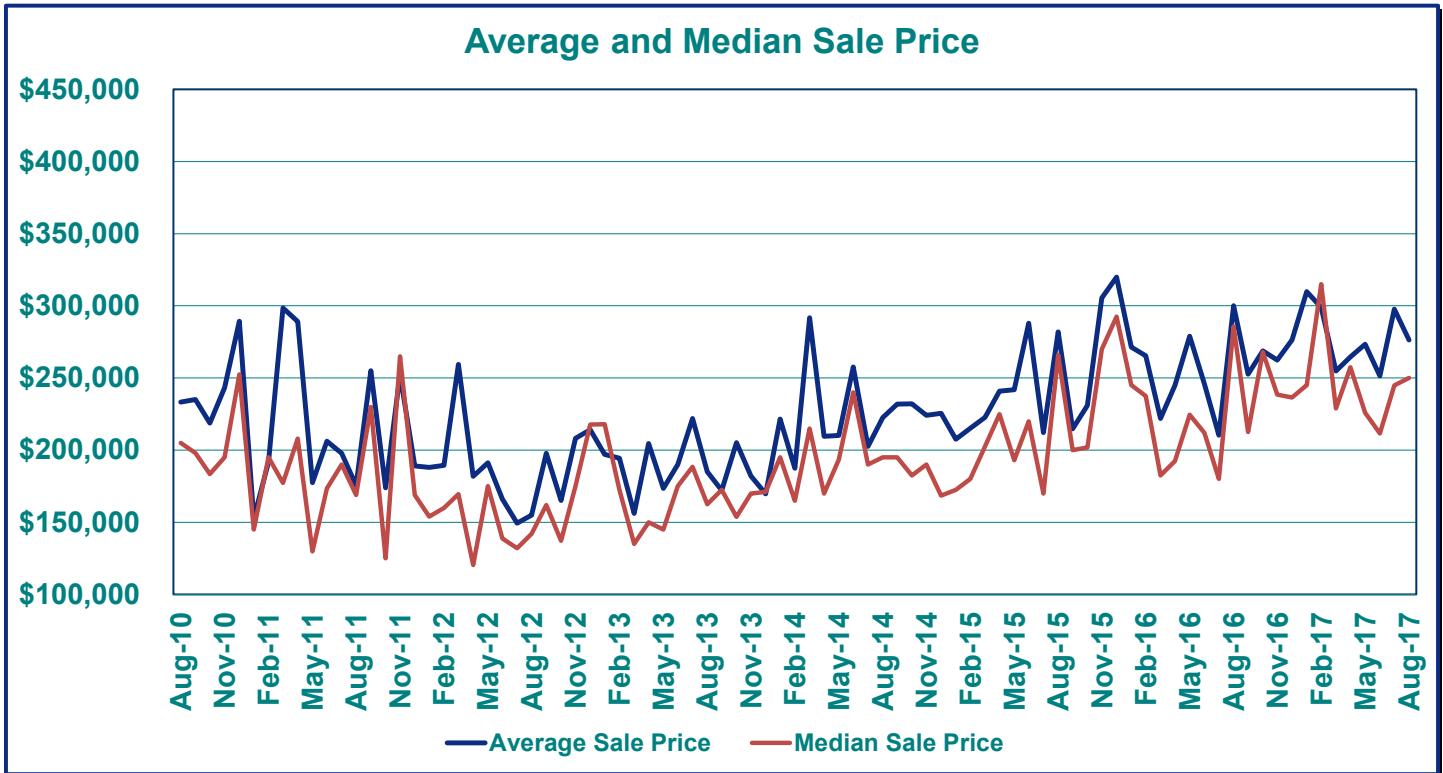


NEW LISTINGS CURRY COUNTY, OR

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

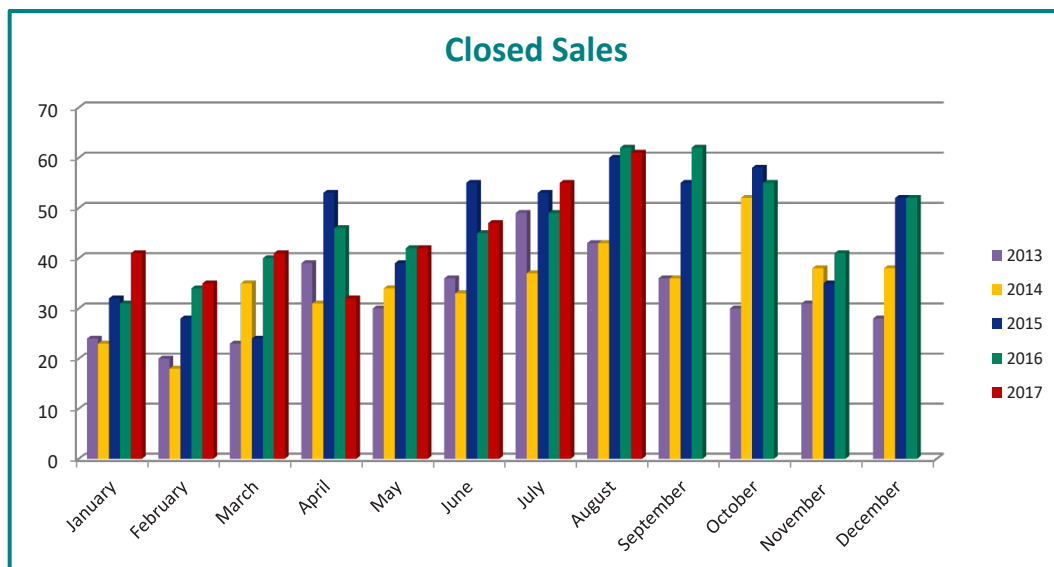
This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.

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™.



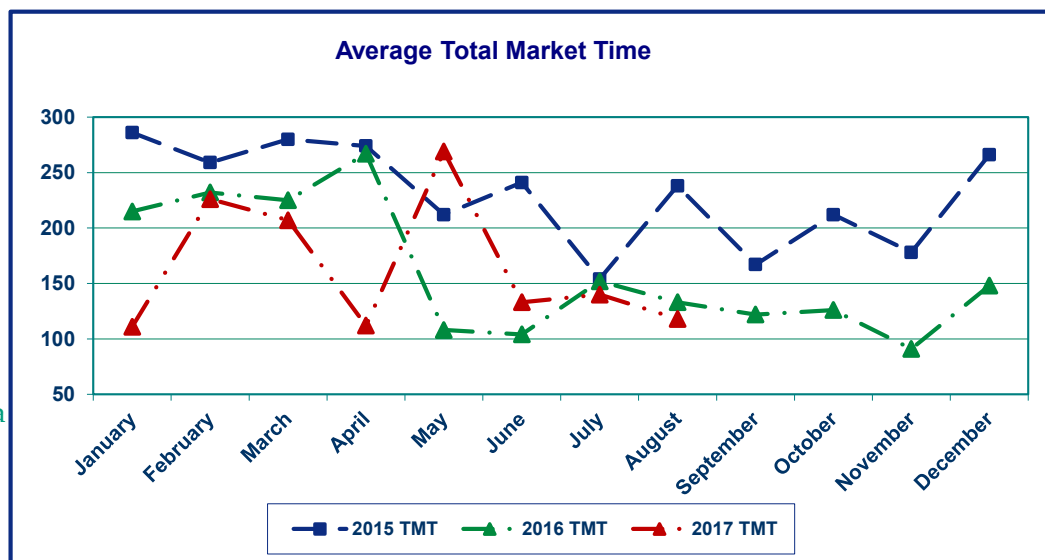
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RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

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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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