

MARKET ACTION

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

Residential Review: Coos County, Oregon

November 2017 Reporting Period

November Residential Highlights

Coos County saw plenty of gains this November compared to November 2016. Closed sales (96) rose 23.1% compared to November 2016 (78)—the strongest November for closings in the county since at least 1999.

Pending sales (78) outpaced November 2016 (64) by 21.9% despite a decrease from October 2017 (125). New listings (85) ended 14.9% ahead of November 2016 (74).

Year to Date Summary

Activity is ahead in 2017 compared to 2016. Comparing each year through November, pending sales (1,104) have increased 17.3%, closed sales (1,041) have increased 16.4%, and new listings (1,475) have increased 6.8%.

Average and Median Sale Prices

Comparing 2017 to 2016 through November, the average sale price rose 12.4% from \$196,300 to \$220,700. In the same comparison, the median sale price rose 5.6% from \$179,000 to \$189,000.

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	4.8
August	6.3	4.9	4.1
September	5.9	5.3	3.8
October	5.2	5.7	3.7
November	6.4	5.3	3.4
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	November	85	78	96	219,100	195,000	141
	October	99	125	99	236,900	215,000	109
	Year-to-date	1,475	1,104	1,041	220,700	189,000	116
2016	November	74	64	78	218,300	198,000	134
	Year-to-date	1,381	941	894	196,300	179,000	129
Change	November	14.9%	21.9%	23.1%	0.4%	-1.5%	5.1%
	Prev Mo 2017	-14.1%	-37.6%	-3.0%	-7.5%	-9.3%	29.4%
	Year-to-date	6.8%	17.3%	16.4%	12.4%	5.6%	-10.5%

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

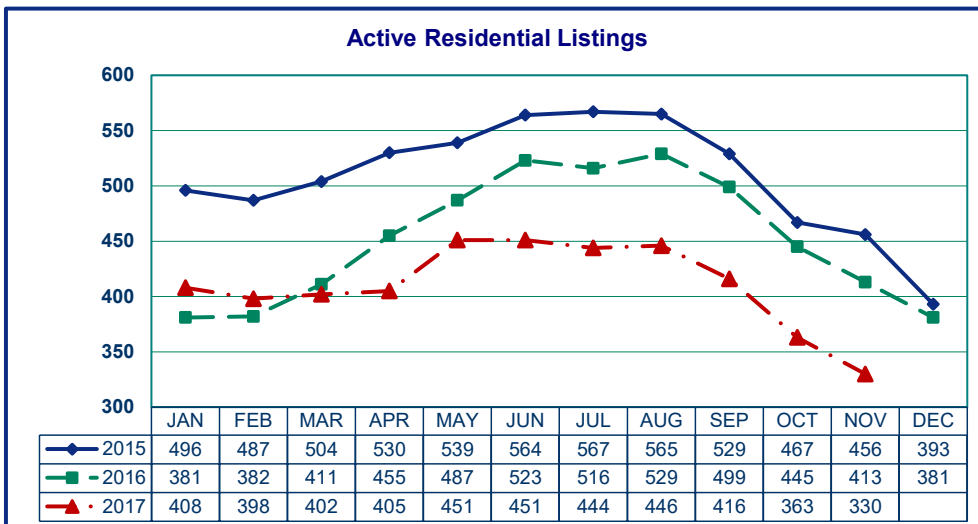
Average Sale Price % Change:

+11.7% (\$219,000 v. \$196,000)

Median Sale Price % Change:

+5.0% (\$188,000 v. \$179,000)

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.

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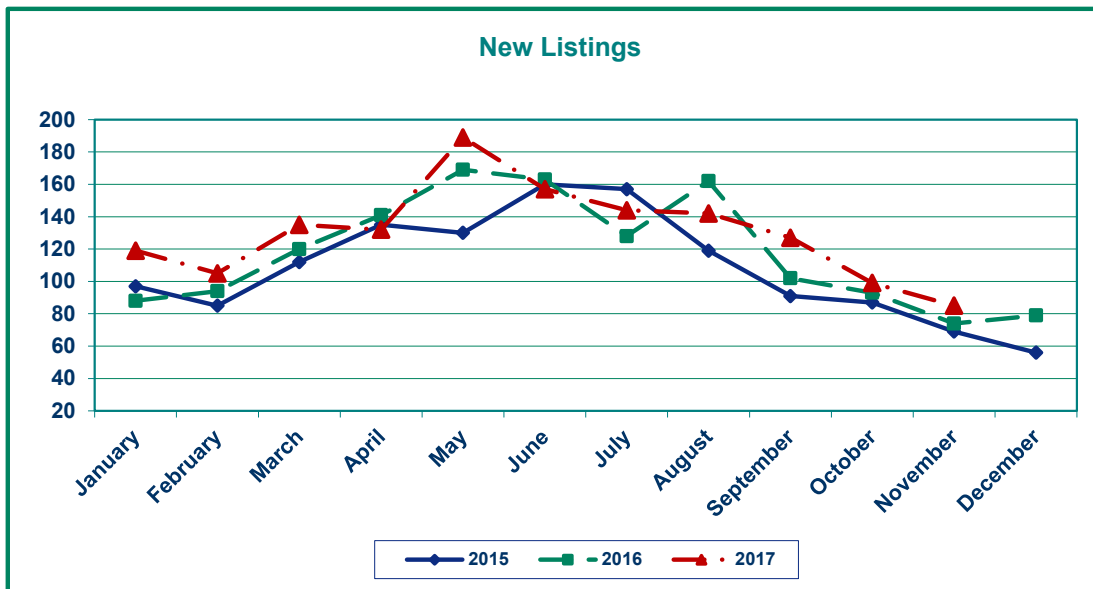
Coos County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date								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		Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
97407	Allegeny	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97411	Bandon	85	12	6	13	225.0%	15	331,700	267	257	174	41.5%	157	305,000	258,000	12.4%	5	408,400	70	108,100	1	259,000
97414	Broadbent	2	1	0	0	-	0	-	-	2	0	-	0	-	-	-	0	-	0	-	0	-
97420	Coos Bay	108	40	17	26	-3.7%	40	198,900	93	569	429	10.3%	402	191,800	175,000	8.6%	11	342,600	46	101,900	19	168,100
97423	Coquille	39	7	3	10	-23.1%	14	179,500	135	170	119	5.3%	115	203,000	173,000	8.7%	4	146,800	6	58,600	-	-
97449	Lakeside	34	3	4	5	66.7%	4	217,600	235	110	71	24.6%	67	188,300	169,000	1.4%	-	-	15	67,600	-	-
97458	Myrtle Point	15	5	2	6	50.0%	4	264,000	125	75	72	20.0%	67	228,200	165,000	34.7%	-	-	8	74,700	1	215,000
97459	North Bend	44	17	4	17	30.8%	17	199,600	136	278	226	17.1%	220	234,900	210,500	14.2%	5	448,900	15	83,400	13	341,000
97466	Powers	3	0	0	1	-	2	136,000	87	14	13	116.7%	13	137,800	137,000	13.9%	-	-	-	-	-	-
	Coos County	330	85	36	78	21.9%	96	219,100	141	1,475	1,104	17.3%	1,041	220,700	189,000	11.7%	25	345,700	160	96,700	34	238,300

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/16-11/30/17) with 12 months before (12/1/15-11/30/16).

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.



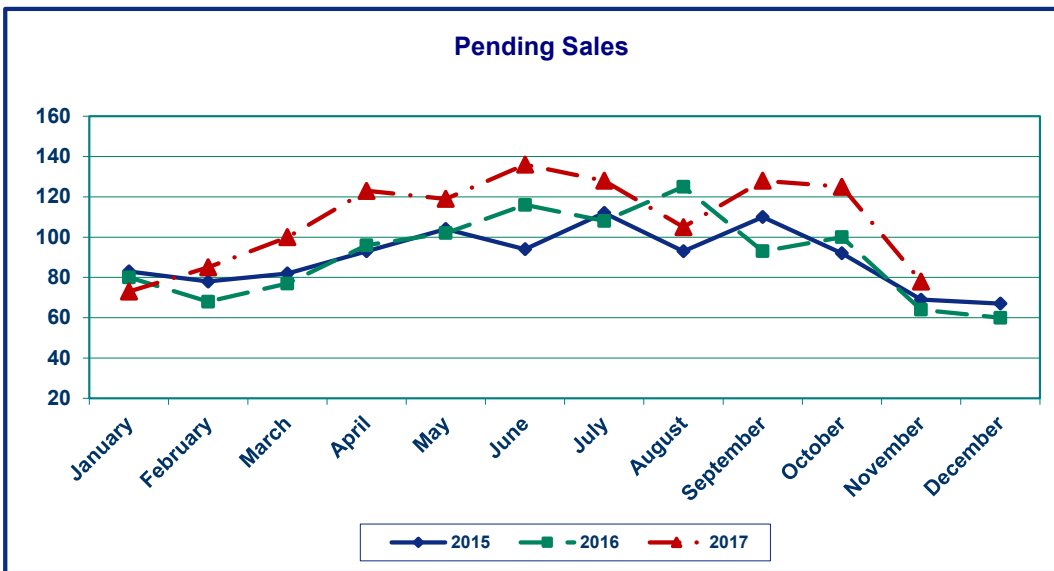
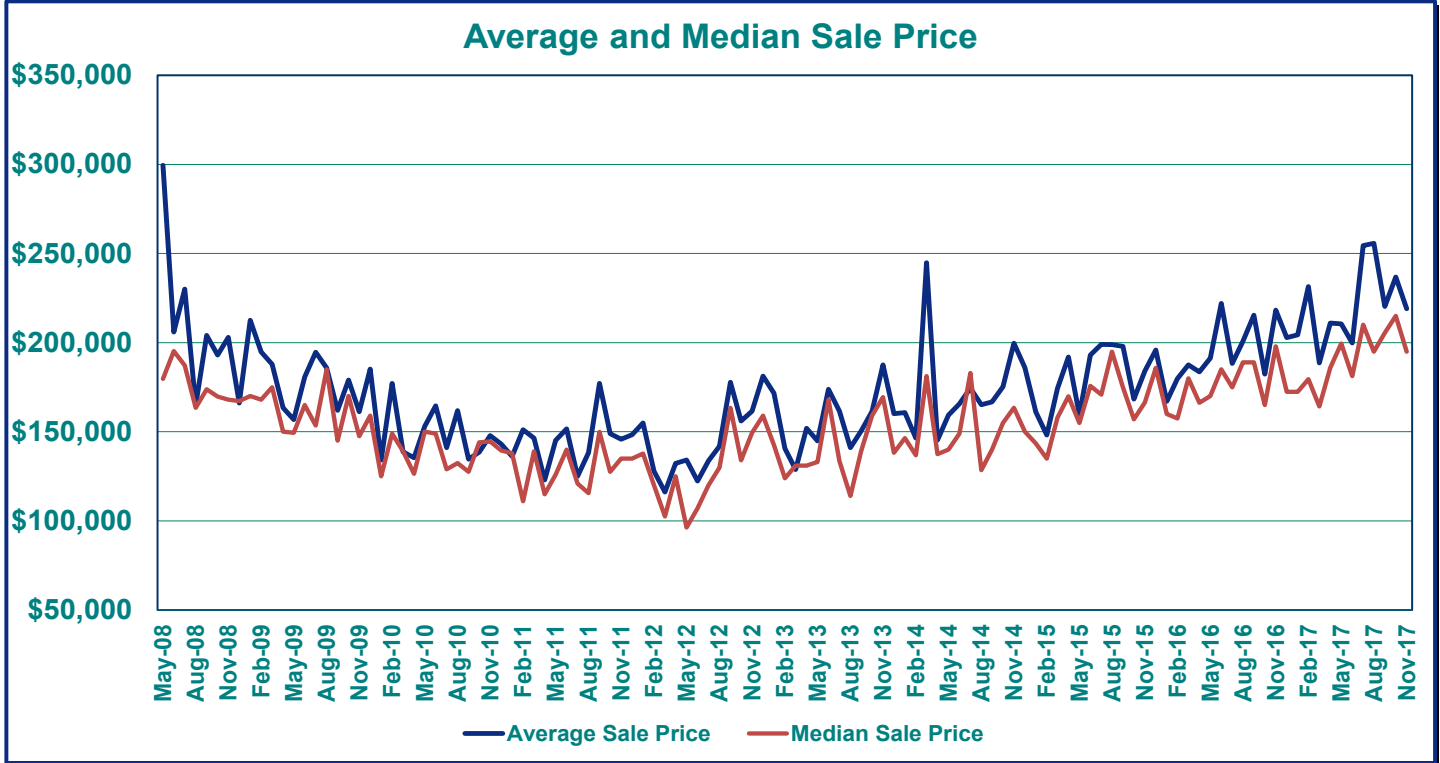
NEW LISTINGS

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

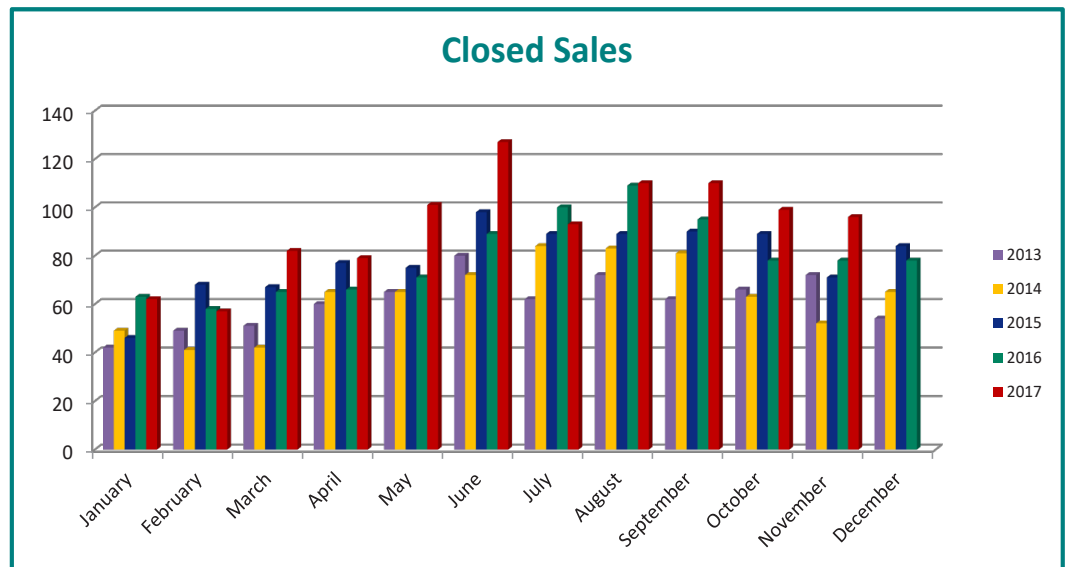
This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.

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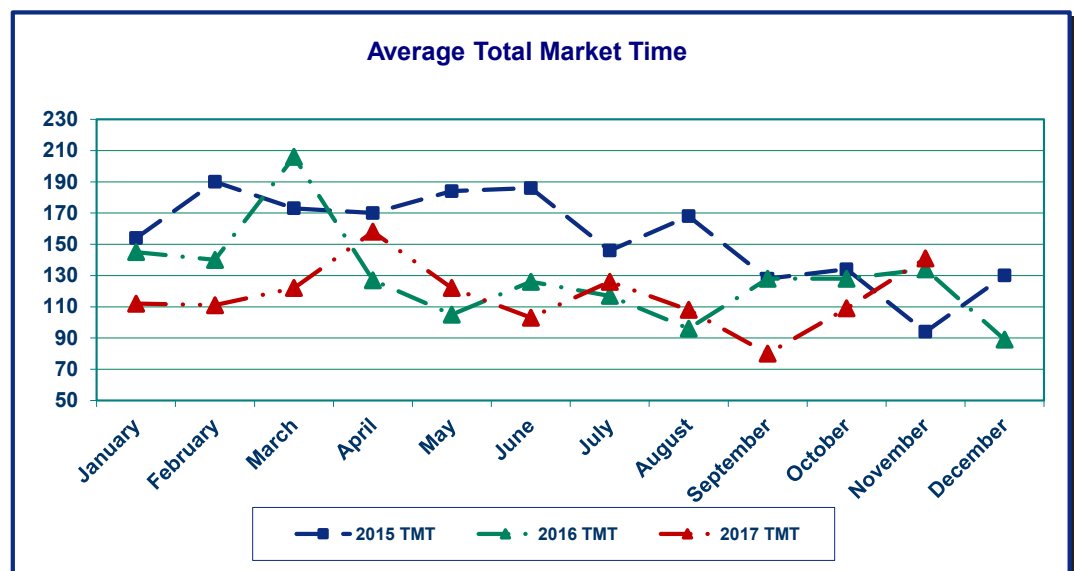
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County, Curry County,
Douglas County, Grant
County, Josephine County,
Lane County, North
Coastal Counties, Polk &
Marion Counties, Union
County, and Wallowa
County.

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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.*



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