

MARKET ACTION

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

Residential Review: Curry County, Oregon

March 2018 Reporting Period

March Residential Highlights

Closed sales were strong in Curry County this March. At 58 closings outpaced March 2017 (41) by 41.5% and February 2018 (32) by 81.3%—the strongest March for closings on the RMLS™ record.

New listings (76) fell 3.8% short of March 2017 (79) but were 38.2% stronger than last month in February 2018 (55). Pending sales, at 45, fell 19.6% short of both March 2017 and February 2018 which had 56 offers accepted.

Total market time decreased to 150 days in March, with inventory decreasing to 5.2 months during the same time.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$289,400) with the average price of homes sold in the twelve months ending March 2017 (\$265,700) shows an increase of 8.9%. The same comparison of the median shows an increase of 5.0% over the same period.

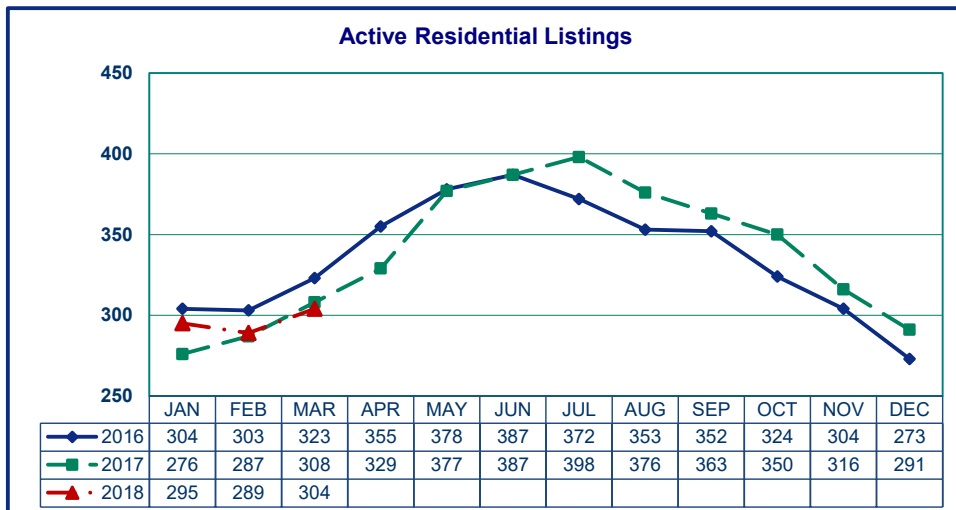
Inventory in Months*			
	2016	2017	2018
January	9.8	6.7	7.4
February	8.9	8.2	9.0
March	8.1	7.5	5.2
April	7.7	10.3	
May	9.0	9.0	
June	8.6	8.2	
July	7.6	7.2	
August	5.7	6.2	
September	5.7	6.7	
October	5.9	6.9	
November	7.4	6.9	
December	5.3	6.1	

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	March	76	45	58	314,100	249,500	150
	February	55	56	32	348,000	247,500	213
	Year-to-date	194	137	131	310,000	250,000	166
2017	March	79	56	41	254,900	229,000	207
	Year-to-date	180	120	118	286,100	245,000	179
Change	March	-3.8%	-19.6%	41.5%	23.2%	9.0%	-27.7%
	Prev Mo 2018	38.2%	-19.6%	81.3%	-9.7%	0.8%	-29.6%
	Year-to-date	7.8%	14.2%	11.0%	8.4%	2.0%	-7.4%

*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:	+8.9% (\$289,400 v. \$265,700)
Median Sale Price % Change:	+5.0% (\$250,000 v. \$238,000)

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 • 3/2018

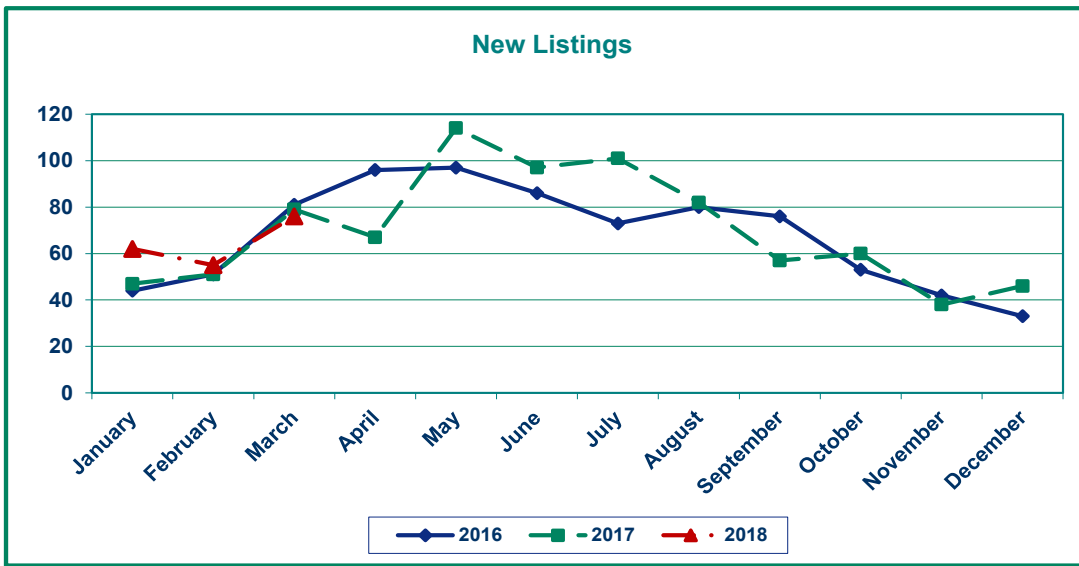
Curry County, Oregon

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
	Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date			
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 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	Average Sale Price	
270	City, Airport, Marina Hts., NB Chetco	89	20	6	11	-42.1%	19	286,200	97	66	41	-10.9%	45	343,600	278,500	14.5%	-	-	9	133,900	2	530,000
271	Harbor, Winchuck, SB Chetco	48	12	3	7	-36.4%	13	338,800	107	34	30	15.4%	34	285,300	219,000	21.5%	1	320,000	2	162,500	-	-
272	Carpenterville, Cape Ferrello, Whaleshead	36	9	3	5	-16.7%	3	295,700	222	20	9	-10.0%	5	402,400	350,000	2.2%	-	-	-	-	-	-
273	Gold Beach	90	23	8	16	14.3%	15	357,500	139	52	39	56.0%	31	300,400	199,000	3.4%	1	449,000	4	252,500	1	290,000
274	Port Orford	41	12	3	6	0.0%	8	266,100	338	22	18	38.5%	16	257,600	239,000	-8.6%	-	-	5	107,700	1	325,000
	Curry County	304	76	23	45	-19.6%	58	314,100	150	194	137	14.2%	131	310,000	250,000	8.9%	2	384,500	20	153,900	4	418,800

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares March 2018 with March 2017. The Year-To-Date section compares 2018 year-to-date statistics through March with 2017 year-to-date statistics through March.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/17-3/31/18) with 12 months before (4/1/16-3/31/17).

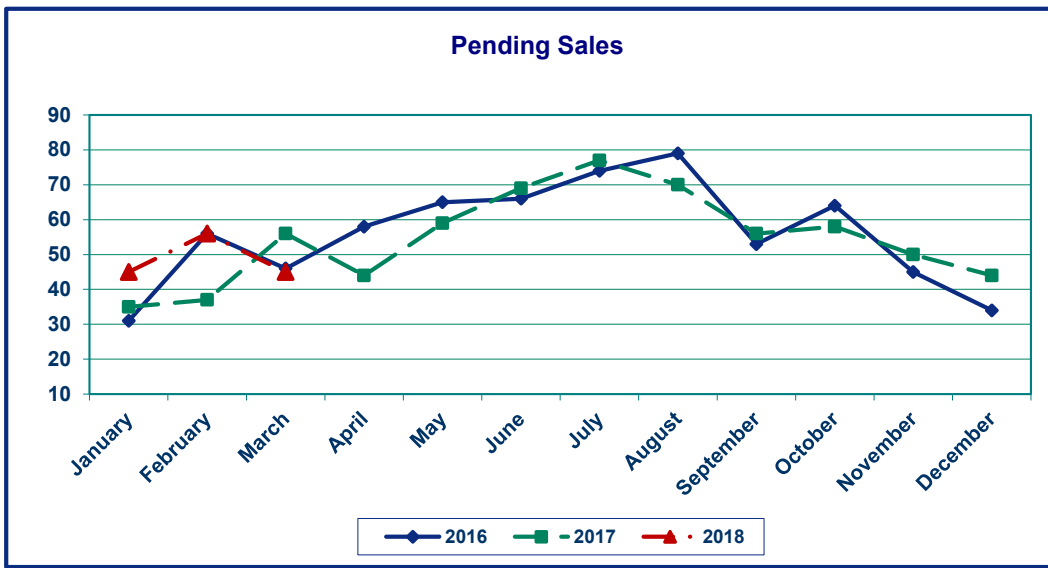
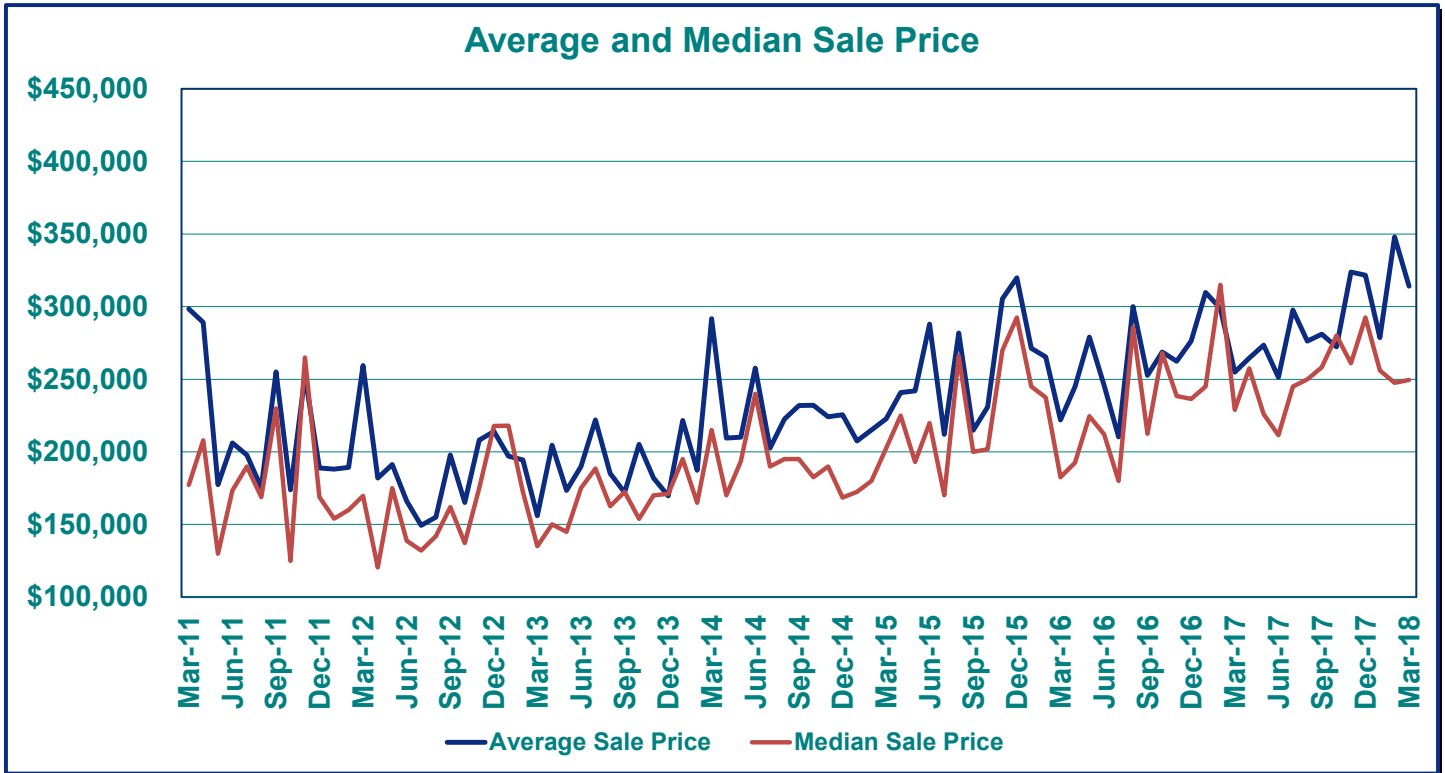
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



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.



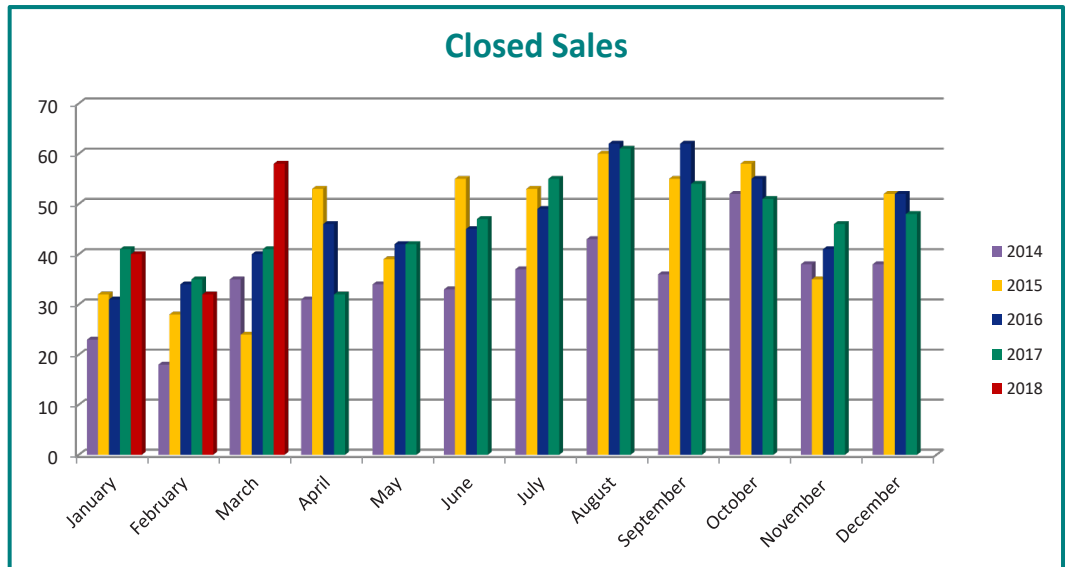
PENDING LISTINGS
CURRY COUNTY, OR
This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.

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™.

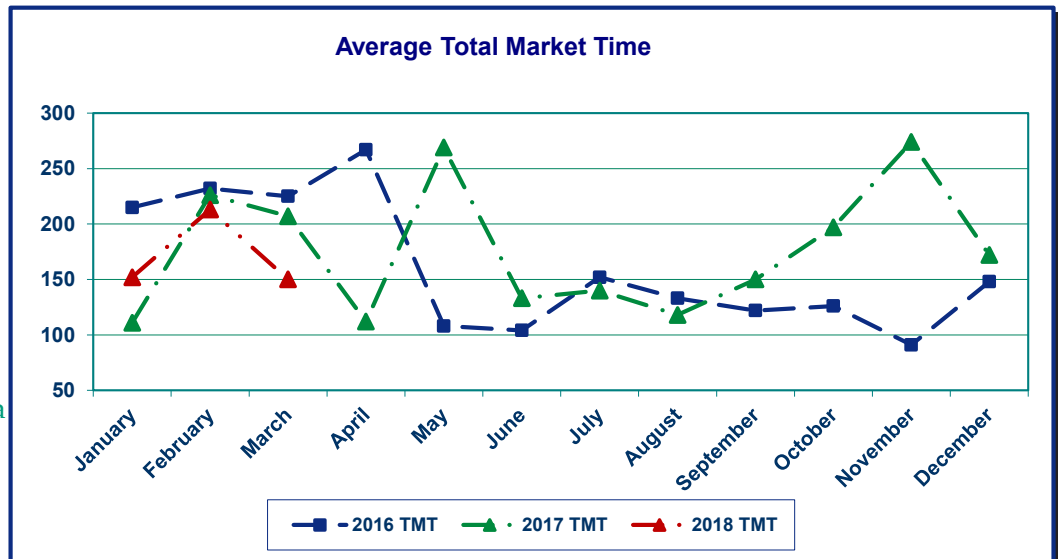


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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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