

MARKET ACTION

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

Residential Review: Coos County, Oregon

June 2009 Reporting Period

June Residential Highlights

Coos County sales activity was mixed in June compared to June 2008. Pending sales rose 23.7%, while closed sales dropped 7.1%. New listings dropped 5%.

Second Quarter Report

Comparing the second quarter of 2009 with that of 2008, closed sales dropped 22.1% (106 v. 136). Pending sales fell 14.3% (120 v. 140). New listings fell 18% (333 v. 406)

Sale Prices

The average sale price for June 2009 was down 12.2% compared to June 2008, while the median sale price declined 15.5%. See residential highlights table below.

Month-to-month, sale prices were up when compared with May levels; the average sale price increased 15.3% (\$180,800 v. \$156,800) and the median sale price grew 10.4% (\$165,000 v. \$149,400).

Inventory in Months*			
	2007	2008	2009
January	13.4	25.3	31.2
February	16.8	18.2	29.1
March	10.1	19.4	20.5
April	15.6	20.3	19.5
May	14.2	16.6	24.2
June	14.8	20.5	18.8
July	14.9	18.8	
August	11.7	17.9	
September	14.2	16.2	
October	15.5	16.9	
November	13.3	27.1	
December	18.2	24.9	

*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time	Total Market Time
2009	June	113	47	39	180,800	165,000		209
	Year-to-date	611	222	182	178,800	165,000		185
2008	June	119	38	42	206,000	195,300	106	
	Year-to-date	798	264	240	189,400	170,000	124	
Change	June	-5.0%	23.7%	-7.1%	-12.2%	-15.5%	N/A	N/A
	Year-to-date	-23.4%	-15.9%	-24.2%	-5.6%	-2.9%	N/A	N/A

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

Average Sale Price % Change:

-9% (\$187,500 v. \$206,100)

Median Sale Price % Change:

-6.4% (\$168,500 v. \$180,000)

For further explanation of this measure, see the second footnote on page 2.

*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.



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 • 6/2009

Coos County, Oregon

	RESIDENTIAL															Avg. Sale Price % Change ²	COMMERCIAL		LAND		MULTIFAMILY			
	Current Month							Year-To-Date									Year-To-Date		Year-To-Date		Year-To-Date			
	Active Listings	New Listings ³	Expired/Cancelled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 ¹	Closed Sales	Average Sale Price	Total Market Time ⁴	New Listings	Pending Sales 2009	Pending Sales 2009 v. 2008	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97411 Bandon	172	14	13	9	350.0%	7	182,600	312	98	30	3.4%	25	248,100	235,000	-12.0%	1	180,000	7	171,700	-	-	-	-	-
97414 Broadbent	-	-	-	-	-	-	-	-	-	-	-100.0%	-	-	-	-	-	-	-	-	-	-	-	-	-
97420 Coss Bay	224	45	23	20	33.3%	20	179,700	155	231	100	2.0%	78	150,800	142,500	-16.0%	2	267,000	6	63,800	3	178,300	-	-	-
97423 Coquille	98	17	7	4	-50.0%	4	133,300	344	73	18	-58.1%	17	179,000	155,000	4.7%	1	250,000	1	89,900	1	101,000	-	-	-
97449 Lakeside	55	11	4	-	-100.0%	1	200,000	135	42	4	33.3%	4	297,000	199,500	12.4%	-	-	1	90,000	-	-	-	-	-
97456 Myrtle Point	56	7	10	3	-25.0%	3	114,300	43	45	18	-25.0%	15	139,100	129,500	-11.9%	-	-	2	50,000	1	175,000	-	-	-
97459 North Bend	117	18	9	11	37.5%	4	275,500	309	113	50	-19.4%	41	193,700	171,200	-6.6%	-	-	3	82,000	2	161,000	-	-	-
97466 Powers	11	1	1	-	-	-	-	-	9	2	-33.3%	2	161,500	161,500	-26.4%	1	75,000	-	-	-	-	-	-	-

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2009 with June 2008. The Year-To-Date section compares year-to-date statistics from June 2009 with year-to-date statistics from June 2008.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/08-6/30/09) with 12 months before (7/1/07-6/30/08).

³ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

⁴ 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.

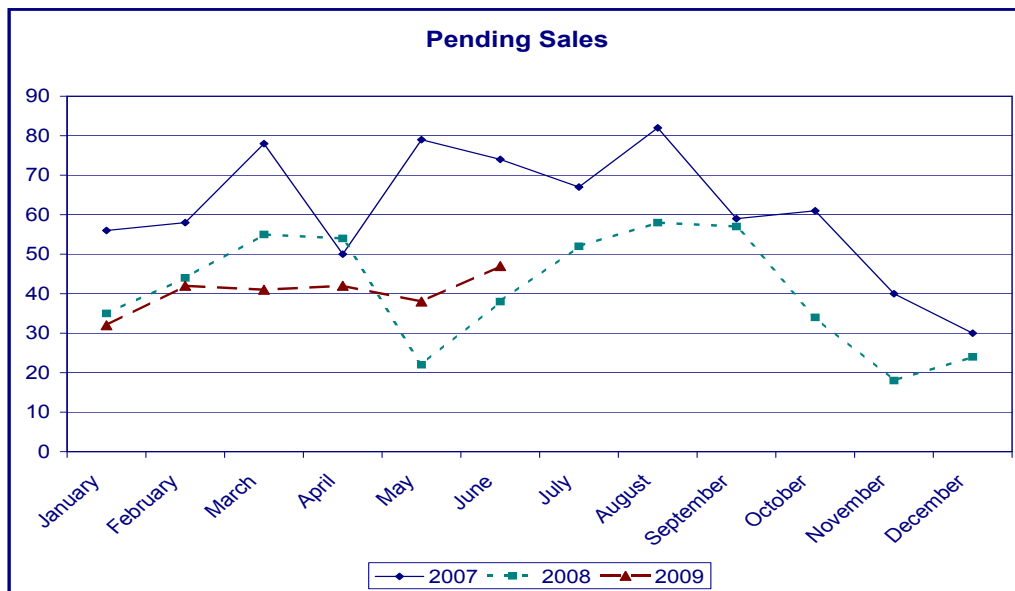
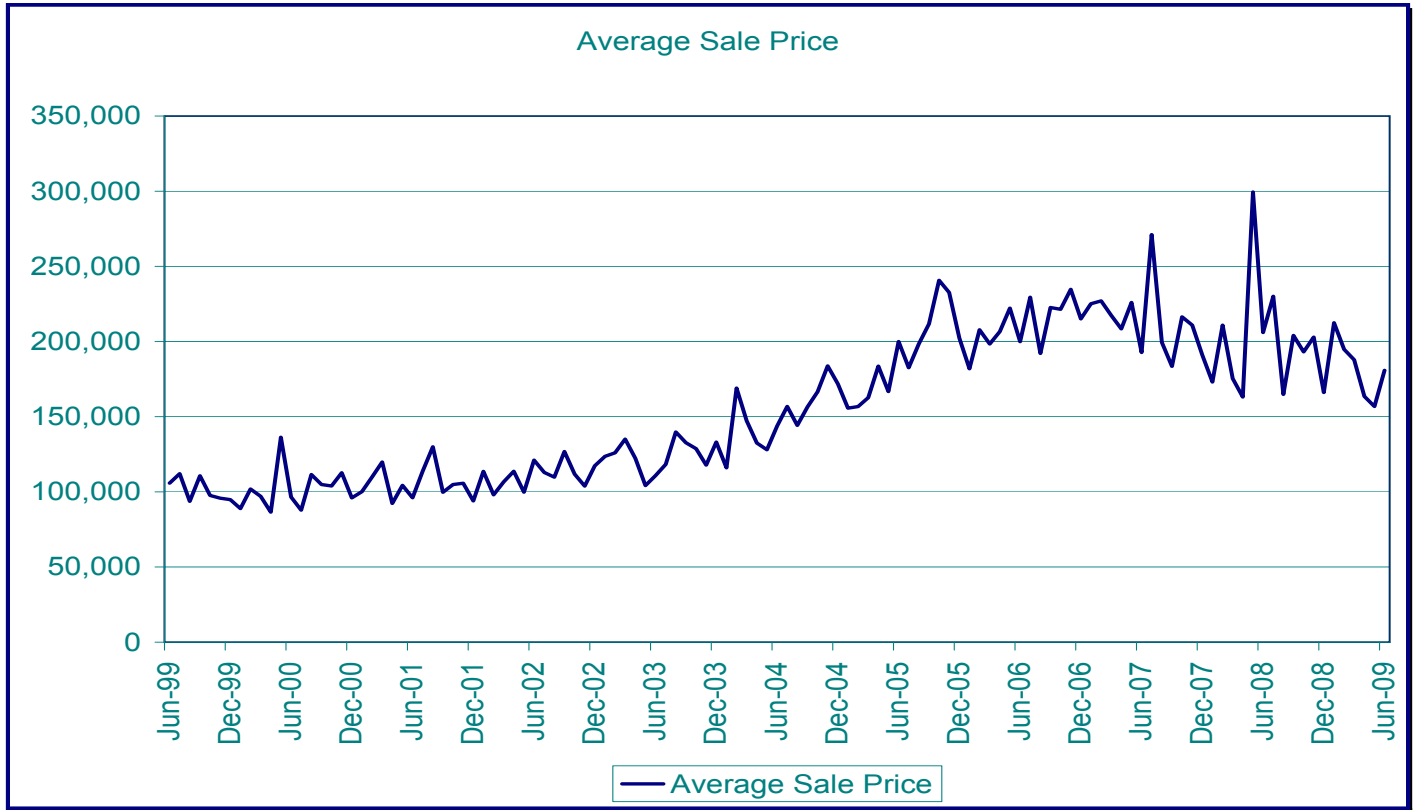


NEW LISTINGS COOS COUNTY, OR

This graph shows the new residential listings over the past three calendar years in Coos County, Oregon.

AVERAGE SALE PRICE
COOS COUNTY, OR

This graph represents the average 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.



MULTIPLE LISTING SERVICE

Corporate
825 NE Multnomah, Suite 270
Portland, OR 97232
(503) 236-7657
Fax: (503) 230-0689

Southwest Washington
1514 Broadway, Suite 101
Vancouver, WA 98663
(360) 696-0718
Fax: (360) 696-9342

Salem
2110 Mission St. SE, Suite 305
Salem, OR 97302
(503) 587-8810
Fax: (503) 585-3817

Lane County: Eugene
2139 Centennial Plaza
Eugene, OR 97401
(541) 686-2885
Fax: (541) 484-3854

Lane County: Florence
PO Box 414
Florence, OR 97439
(541) 902-2560
Fax: (541) 902-1341

Douglas County Oregon
1299 NW Ellan, Suite 3
Roseburg, OR 97470
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Fax: (541) 673-6581

Curry County
PO Box 6307
Brookings, OR 97415
(541) 469-0219
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Mid-Columbia
PO Box 1088
Hood River, OR 97031
(541) 436-2956
Fax: (541) 387-6657

Eastern Oregon
PO Box 751
Hermiston, OR 97838
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Coos County
1946 Sherman Ave., Suite 101
North Bend, OR 97459
(541) 751-1070
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The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

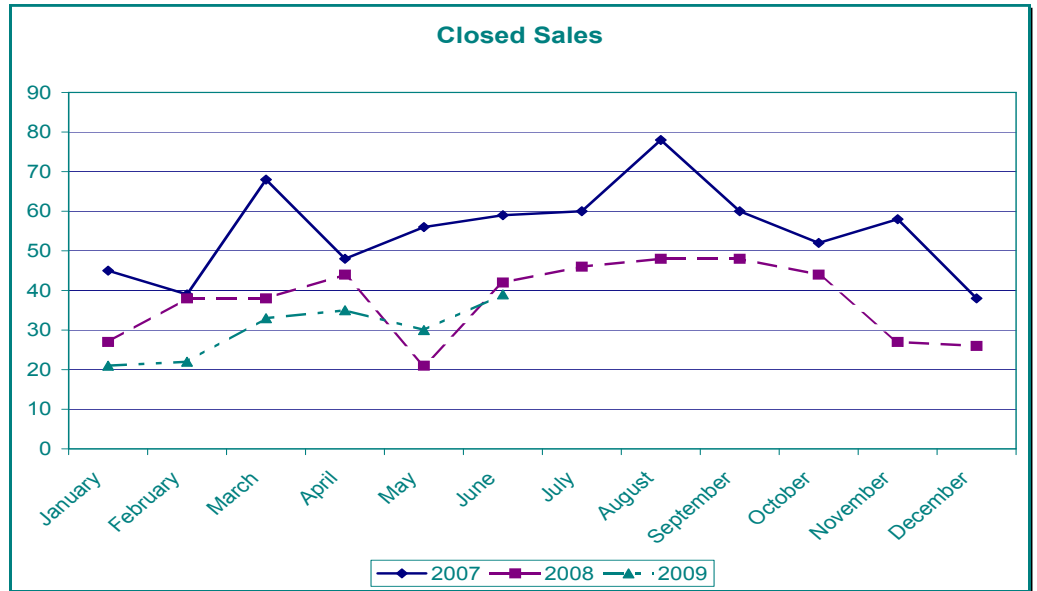
Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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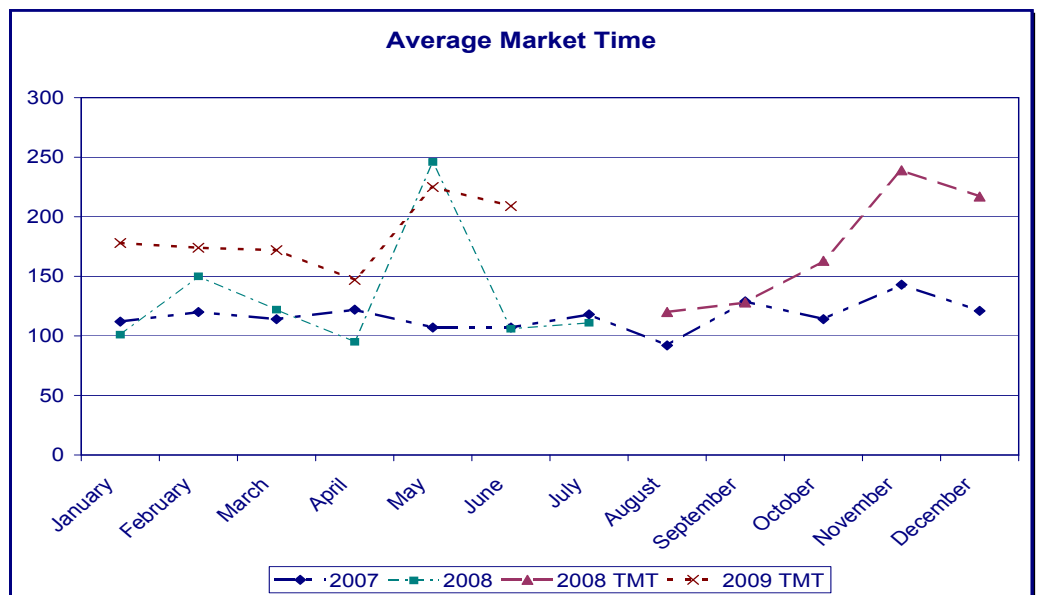
CLOSED SALES COOS COUNTY, OR

This graph shows the closed sales over the past three calendar years in Coos County, Oregon.



DAYS ON MARKET COOS COUNTY, OR

This graph shows the average market time for sales in Coos County, Oregon. *As of August 2008, graph now reports "Total Days on Market" - for details read footnotes on page 2.



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