

# MARKET ACTION

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

Residential Review: Curry County, Oregon

June 2009 Reporting Period

## June Residential Highlights

In June, sales activity in Curry County was up compared to June 2008. Closed sales rose 23.5% and pending sales increased 41.2%. New listings decreased 4.6%.

## Second Quarter Report

Comparing the second quarter of 2009 (April-June) with that of 2008, closed sales dropped 12.3% (50 v. 57) and pending sales fell 5% (57 v. 60). New listings also dropped 3.5% (249 v. 258).

## Sale Prices

The average sale price for June 2009 was down 19.2% compared to June 2008, while the median sale price dropped 21.8%. See residential highlights table below.

Month-to-month, sale prices were up when compared with May levels; the average sale price grew 8% (\$255,900 v. \$236,900) and the median sale price was up 2.9% (\$215,000 v. \$209,000).

Inventory in Months*			
	2007	2008	2009
January	26.6	21	52
February	22.5	37	35.8
March	18.8	36.5	25.2
April	18.5	28.9	29.2
May	24.8	26.6	45.1
June	20.3	36.4	27
July	18.2	30.1	
August	19.9	29.7	
September	22.4	38.9	
October	13.8	26.7	
November	18	43.7	
December	29.2	65.1	

\*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.

Curry County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time	Total Market Time
2009	June	83	24	21	255,900	215,000		292
	Year-to-date	389	107	91	278,000	225,000		266
2008	June	87	17	17	316,600	275,000	111	
	Year-to-date	469	102	102	340,200	272,500	181	
Change	June	-4.6%	41.2%	23.5%	-19.2%	-21.8%	N/A	N/A
	Year-to-date	-17.1%	4.9%	-10.8%	-18.3%	-17.4%	N/A	N/A

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

**Average Sale Price % Change:**  
-15.5% (\$268,400 v. \$317,800)  
**Median Sale Price % Change:**  
-20% (\$220,000 v. \$275,000)

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 CURRY COUNTY, OR

*This graph shows the active residential listings over the past three calendar years in Curry County, Oregon.*

# AREA REPORT • 6/2009

## Curry County, Oregon

	RESIDENTIAL														Avg. Sale Price % Change <sup>2</sup>	COMMERCIAL		LAND		MULTIFAMILY		
	Current Month							Year-To-Date								Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date			
	Active Listings	New Listings <sup>3</sup>	Expired/Cancelled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>4</sup>	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	
270	City, Airport, Marina Hts., NB Chetco	202	41	12	11	120.0%	8	215,300	184	159	41	5.1%	33	265,500	237,500	-17.2%	1	700,000	4	292,400	1	610,000
271	Harbor, Winchuck, SB Chetco	88	12	9	5	25.0%	2	650,000	439	65	22	4.8%	17	377,100	232,000	-9.7%	1	50,000	1	155,000	-	-
272	Carpenterville, Cape Ferrello, Whaleshead	35	9	3	-	-100.0%	1	155,000	217	27	7	-12.5%	8	264,800	252,500	-22.6%	-	-	-	-	-	-
273	Gold Beach	169	15	12	7	16.7%	8	210,100	383	98	27	3.8%	24	252,800	220,000	-22.0%	-	-	6	138,200	-	-
274	Port Orford	73	6	4	1	-	2	258,300	247	40	10	25.0%	9	215,700	186,500	7.6%	-	-	-	-	-	-

<sup>1</sup> 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.

<sup>2</sup> % 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).

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

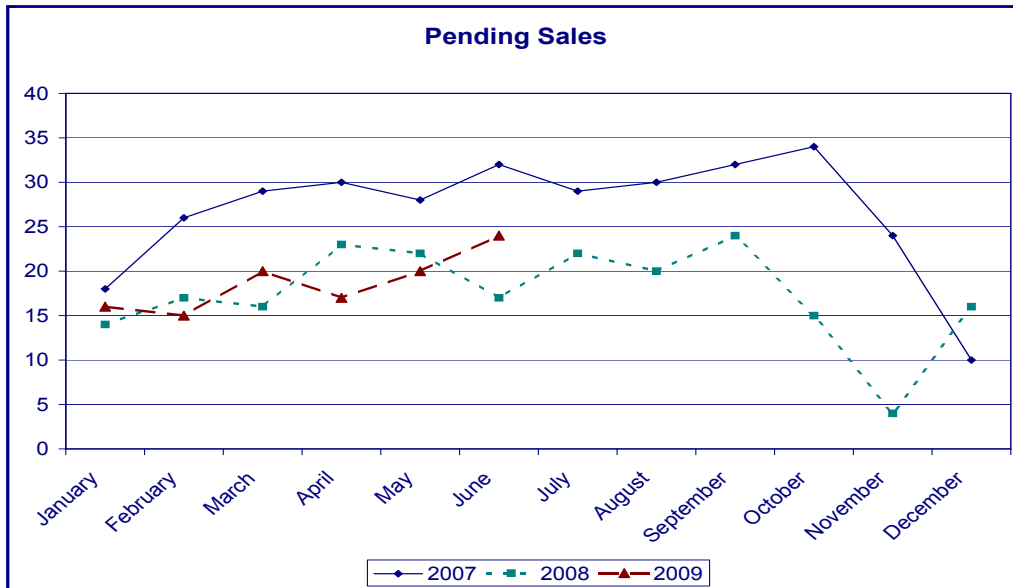
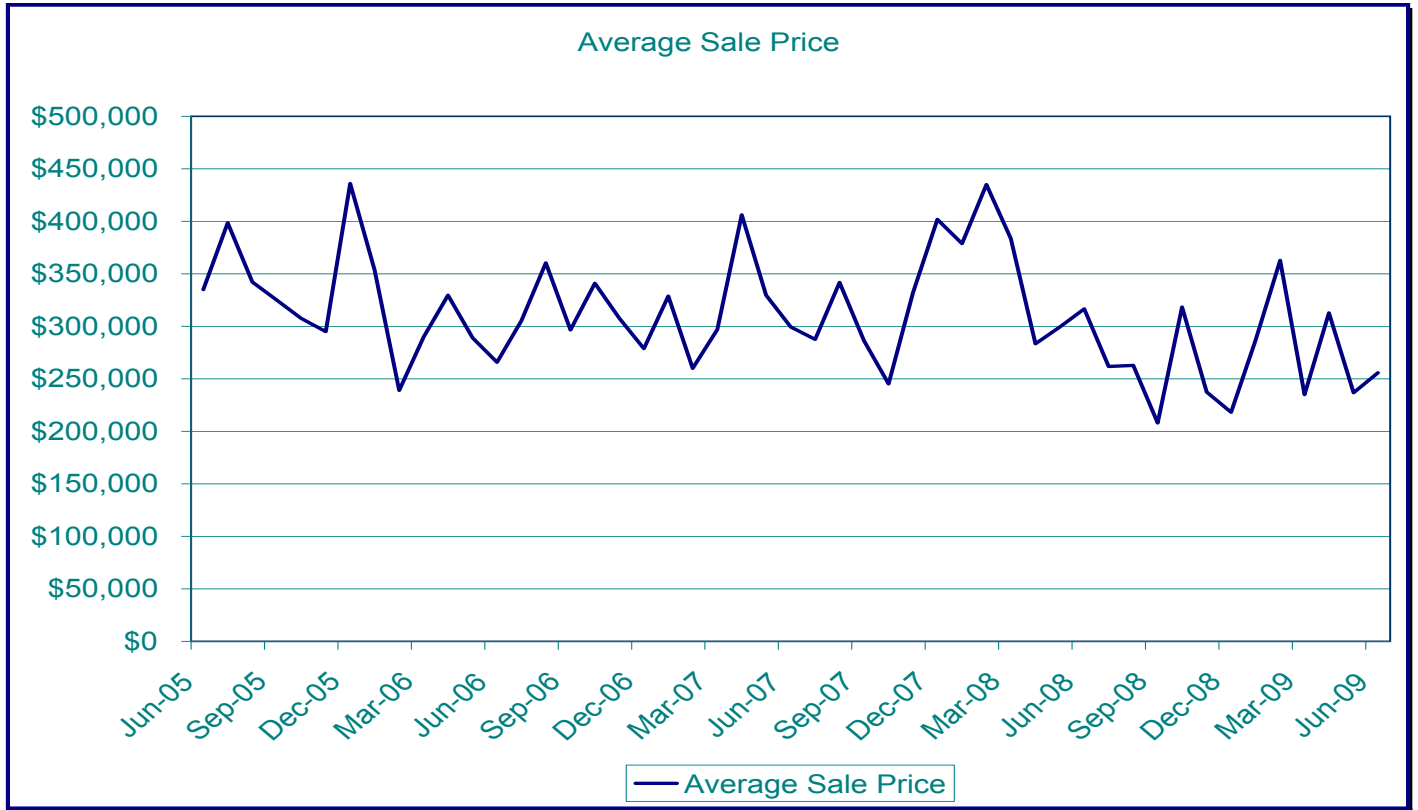
<sup>4</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



**NEW LISTINGS**  
**CURRY COUNTY, OR**  
*This graph shows the new residential listings over the past three calendar years in Curry County, Oregon.*

**AVERAGE SALE PRICE**  
**CURRY COUNTY, OR**

*This graph represents the average 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.*



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
(541) 673-3571
Fax: (541) 673-6581

Curry County
PO Box 6307
Brookings, OR 97415
(541) 469-0219
Fax: (541) 469-9695

Mid-Columbia
PO Box 1088
Hood River, OR 97031
(541) 436-2956
Fax: (541) 387-6657

Eastern Oregon
PO Box 751
Hermiston, OR 97838
(541) 567-5186
Fax: (541) 289-7320

Coos County
1946 Sherman Ave., Suite 101
North Bend, OR 97459
(541) 751-1070
Fax: (541) 751-1083

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

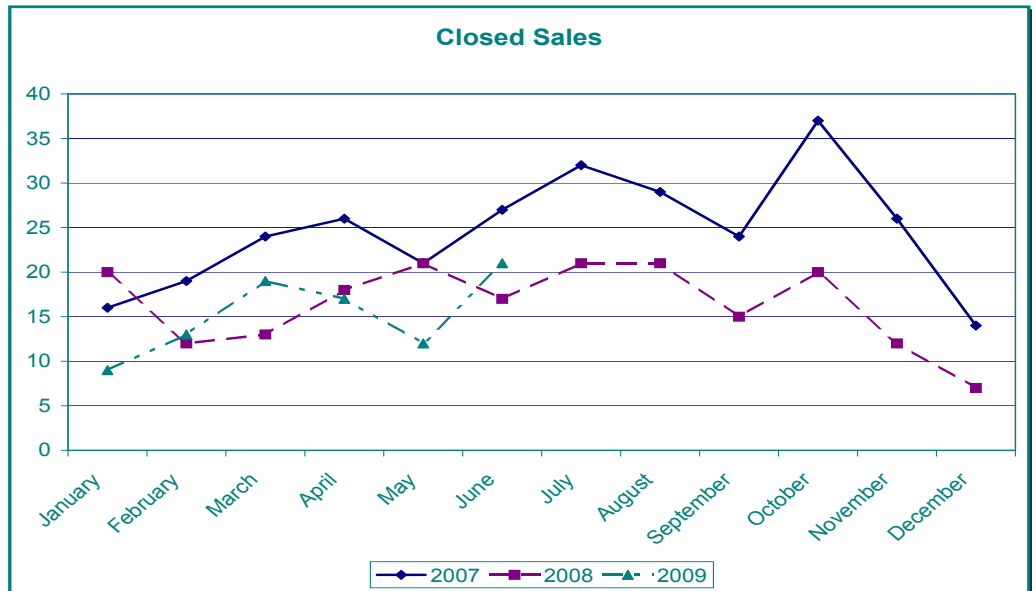
Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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

E-mail subscriptions are available for \$45 per year by contacting RMLS™, (503) 236-7657. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.

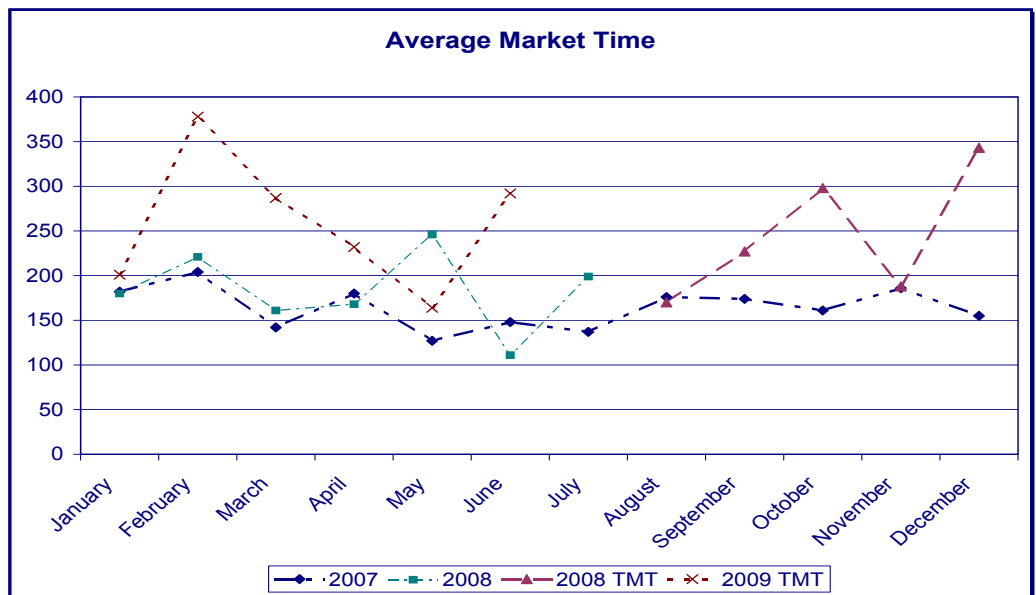
CLOSED SALES
CURRY COUNTY, OR

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



DAYS ON MARKET
CURRY COUNTY, OR

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



Gary Taylor, Chairman of the Board
Beth Murphy, President
Kurt von Wasmuth, Senior Vice President
Natalie Middleton, Editor
Joel Weiler, Assistant Editor