

MARKET ACTION

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

Residential Review: Coos County, Oregon

October 2018 Reporting Period

October Residential Highlights

October brought gains nearly across the board in Coos County. Closed sales, at 106, ended 7.1% ahead of the 99 closings recorded last year in October 2017 and 1.9% ahead of last month in September 2018 (104).

Pending sales (129) closed 3.2% ahead of October 2017 (125) and 22.9% ahead of September 2018 (105). New listings (103) outpaced October 2017 (99) by 4.0% but ended 23.7% cooler than the 135 new listings offered last month in September 2018.

Year to Date Summary

Activity so far in 2018 is ahead of 2017. Closed sales (984) have increased 4.2%, pending sales (1,061) have increased 3.2%, and new listings (1,414) have increased 2.0% so far this year.

Average and Median Sale Prices

Comparing 2018 to 2017 through October, the average sale price has increased 5.9% from \$220,700 to \$233,800. In the same comparison, the median sale price has increased 8.5% from \$189,000 to \$205,000.

Inventory in Months*			
	2016	2017	2018
January	6.0	6.6	5.2
February	6.6	7	4.3
March	6.3	4.9	3.7
April	6.9	5.1	3.2
May	6.9	4.5	3.4
June	5.9	3.6	3.9
July	5.2	4.8	5.1
August	4.9	4.1	3.6
September	5.3	3.8	4.0
October	5.7	3.7	3.3
November	5.3	3.4	
December	4.9	3.3	

*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
2018	October	103	129	106	249,100	231,400	78
	September	135	105	104	231,700	231,800	97
	Year-to-date	1,414	1,061	984	233,800	205,000	90
2017	October	99	125	99	236,900	215,000	109
	Year-to-date	1,386	1,028	944	220,700	189,000	113
Change	October	4.0%	3.2%	7.1%	5.1%	7.6%	-28.6%
	Prev Mo 2018	-23.7%	22.9%	1.9%	7.5%	-0.2%	-19.6%
	Year-to-date	2.0%	3.2%	4.2%	5.9%	8.5%	-20.9%

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

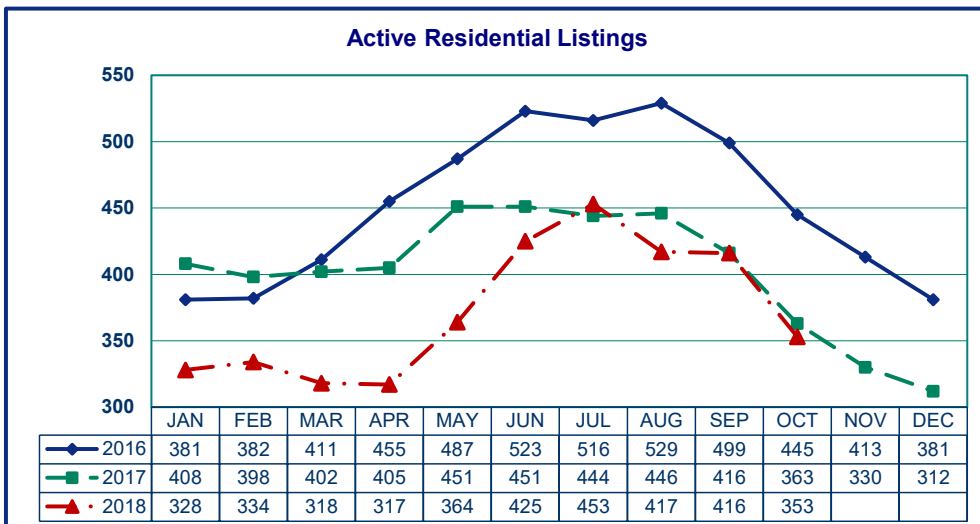
Average Sale Price % Change:

+6.0% (\$231,600 v. \$218,500)

Median Sale Price % Change:

+8.6% (\$204,800 v. \$188,500)

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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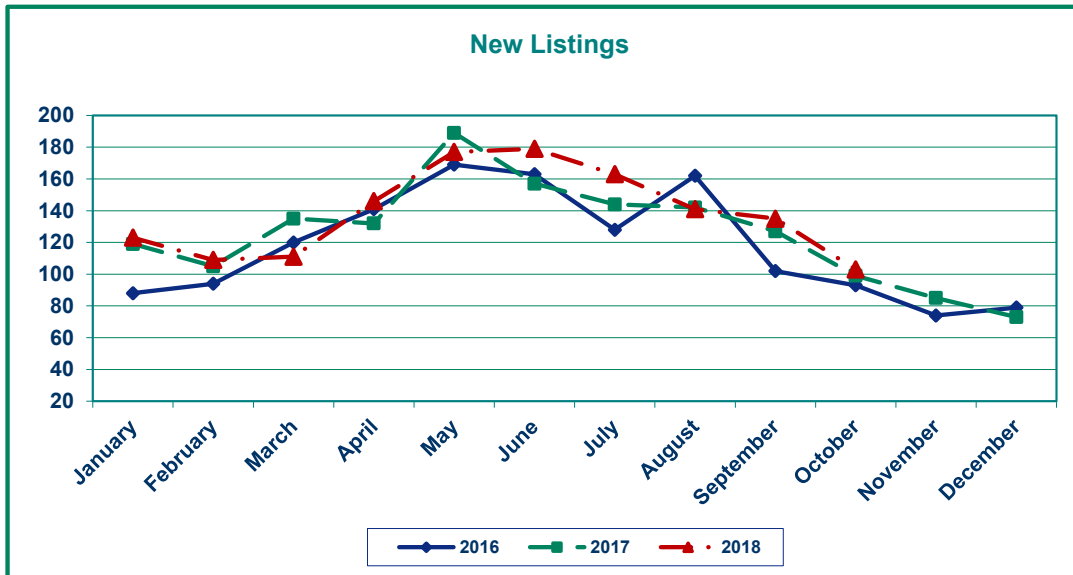
Coos County, Oregon

	RESIDENTIAL															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	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	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97407 Allegeny	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
97411 Bandon	70	12	6	22	0.0%	21	315,400	180	217	171	6.2%	158	324,700	296,300	8.7%	12	315,800	75	145,900	1	226,000	
97414 Broadbent	0	0	0	0	-	0	-	-	2	3	-	2	707,500	707,500	-	-	-	-	-	-	-	
97420 Coos Bay	113	47	20	52	-5.5%	40	244,700	54	569	443	9.7%	404	207,600	188,500	8.8%	9	749,400	47	87,900	20	167,700	
97423 Coquille	39	11	4	12	-7.7%	11	211,200	31	160	116	5.5%	118	210,200	179,000	-0.6%	3	189,800	11	142,300	3	141,300	
97449 Lakeside	30	6	5	6	-14.3%	8	213,000	85	101	66	0.0%	63	230,000	210,000	21.5%	4	404,900	15	81,500	-	-	
97458 Myrtle Point	32	5	2	13	160.0%	6	177,600	55	90	62	-6.1%	55	199,200	175,000	-11.1%	3	154,100	3	71,500	1	156,300	
97459 North Bend	62	21	6	24	14.3%	19	254,000	50	258	196	-6.2%	181	237,500	225,000	-0.4%	2	375,000	15	86,000	5	246,200	
97466 Powers	7	1	3	0	-100.0%	1	79,500	-	17	4	-66.7%	3	73,500	76,000	-28.7%	-	-	1	10,000	-	-	
Coos County	353	103	46	129	3.2%	106	249,100	78	1,414	1,061	3.2%	984	233,800	205,000	6.0%	33	422,300	167	116,000	30	179,700	

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/17-10/31/18) with 12 months before (11/1/16-10/31/17).

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.

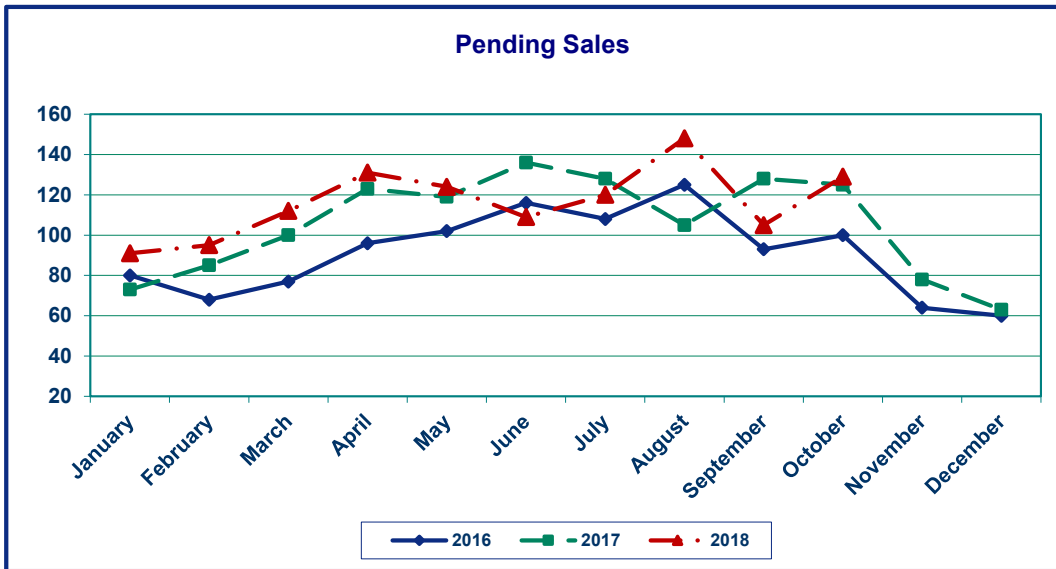
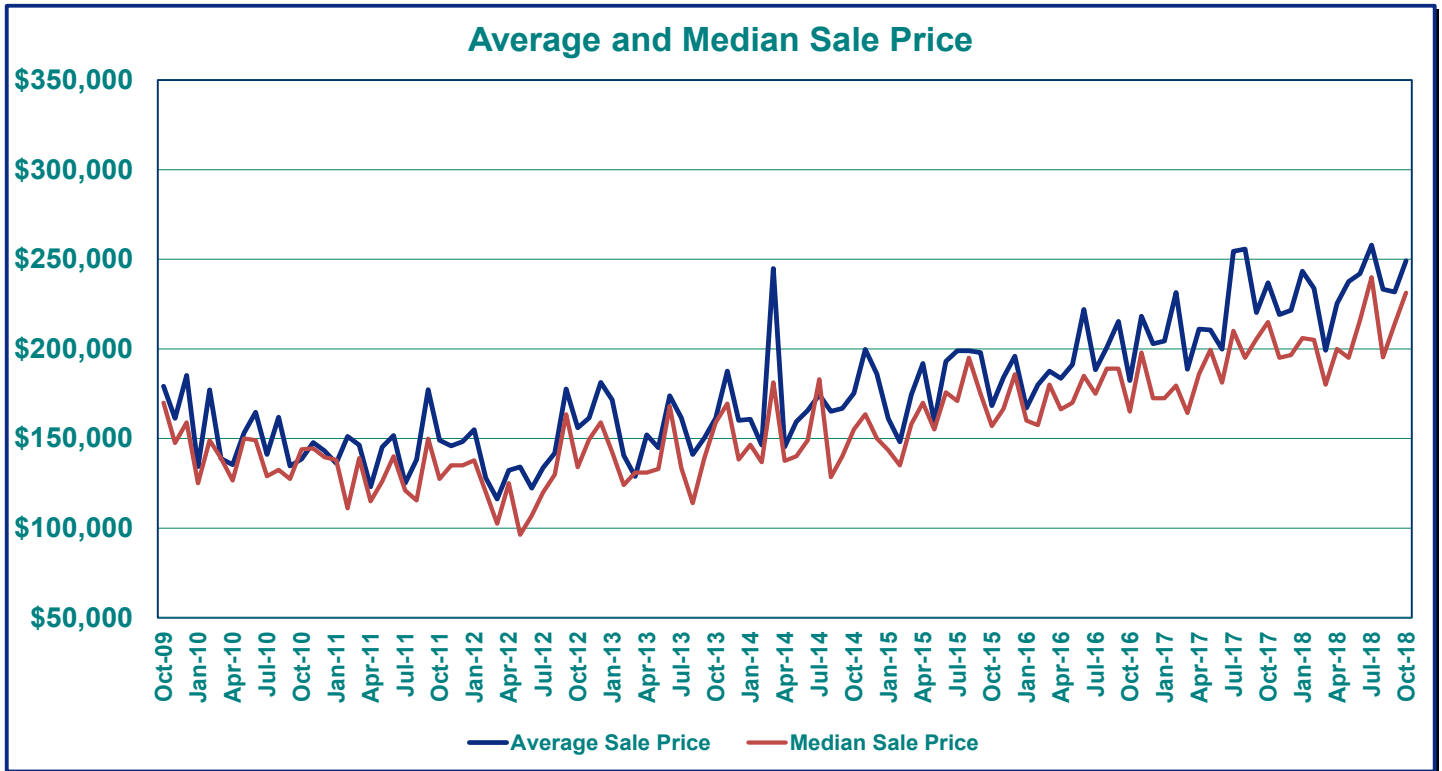


NEW LISTINGS COOS COUNTY, OR

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

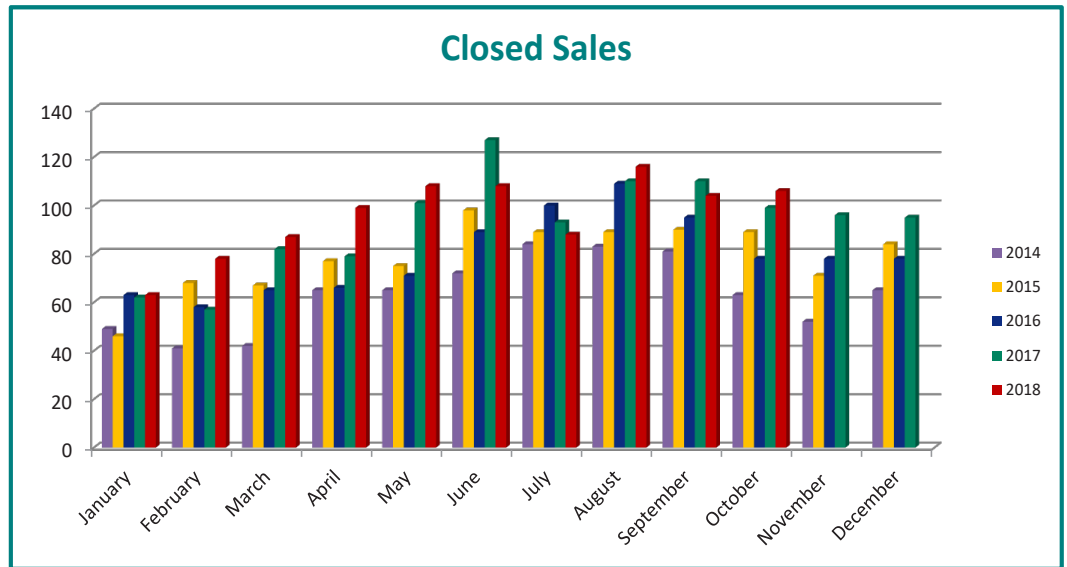
COOS COUNTY, OR

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

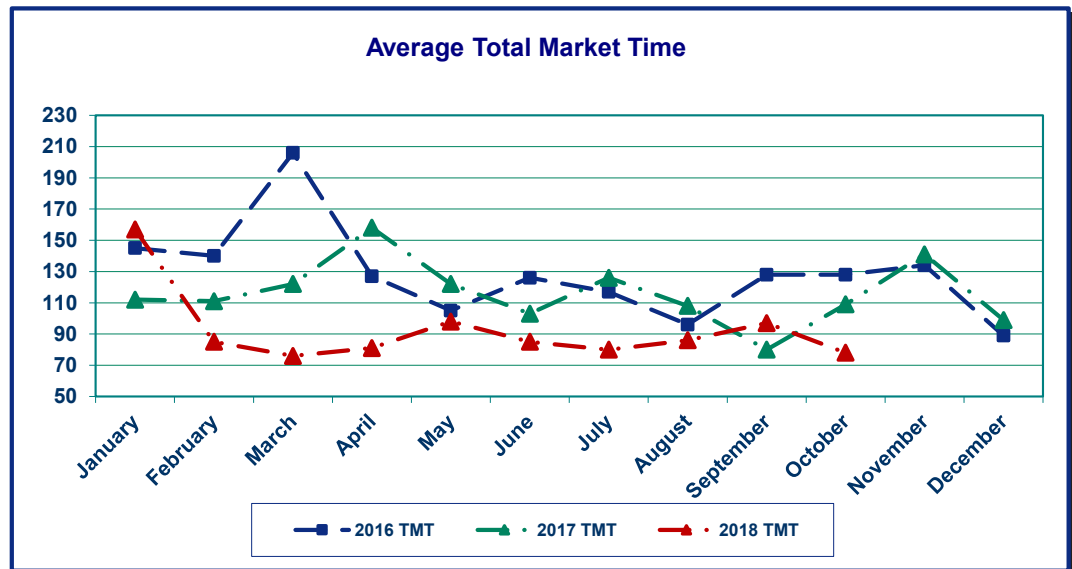
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DAYS ON MARKET
COOS COUNTY, OR

This graph shows the average market time for sales in Coos County, Oregon, over the past three calendar years.



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