

MARKET ACTION

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

Residential Review: Curry County, Oregon

October 2018 Reporting Period

October Residential Highlights

New listings saw some gains this October in Curry County. There were 64 new listings offered, a 6.7% increase over both last year in October 2017 and last month in September 2018, both months when 60 new listings were offered. This was the strongest October for new listings in Curry County on the RMLS™ record.

Closed sales (55) fared well, outpacing October 2017 (51) by 7.8% despite cooling 22.5% from September 2018 (71). Pending sales, at 56, were 3.4% cooler than last year in October 2017 (58).

Year to Date Summary

Comparing the first ten months to 2018 to the same period in 2017, closed sales (513) have increased 10.8% and pending sales (528) have increased 8.0%. New listings (761) have decreased 1.2%.

Average and Median Sale Prices

Comparing 2018 to 2017 through October, the average sale price rose 12.9% from \$277,700 to \$313,400. In the same comparison, the median sale price rose 8.2% from \$245,000 to \$265,000.

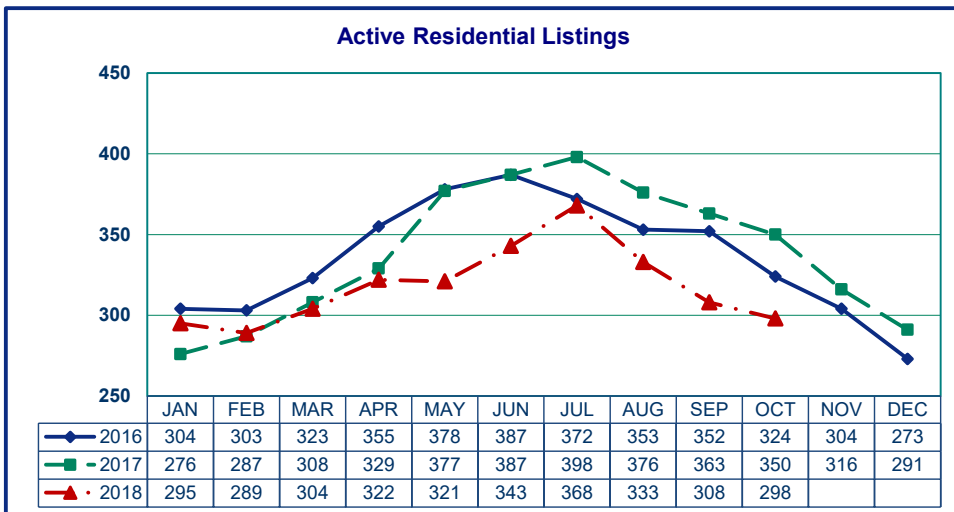
Inventory in Months*			
	2016	2017	2018
January	9.8	6.7	7.4
February	8.9	8.2	9.0
March	8.1	7.5	5.2
April	7.7	10.3	9.2
May	9.0	9.0	6.4
June	8.6	8.2	7.3
July	7.6	7.2	6.2
August	5.7	6.2	5.5
September	5.7	6.7	4.3
October	5.9	6.9	5.4
November	7.4	6.9	
December	5.3	6.1	

*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.

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	October	64	56	55	328,800	277,500	185
	September	60	61	71	302,400	258,900	156
	Year-to-date	761	528	513	313,400	265,000	162
2017	October	60	58	51	272,300	280,000	197
	Year-to-date	770	489	463	277,700	245,000	163
Change	October	6.7%	-3.4%	7.8%	20.7%	-0.9%	-6.0%
	Prev Mo 2018	6.7%	-8.2%	-22.5%	8.7%	7.2%	18.6%
	Year-to-date	-1.2%	8.0%	10.8%	12.9%	8.2%	-0.9%

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months
Average Sale Price % Change: +14.2% (\$314,600 v. \$275,400)
Median Sale Price % Change: +8.3% (\$265,300 v. \$245,000)

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 • 10/2018

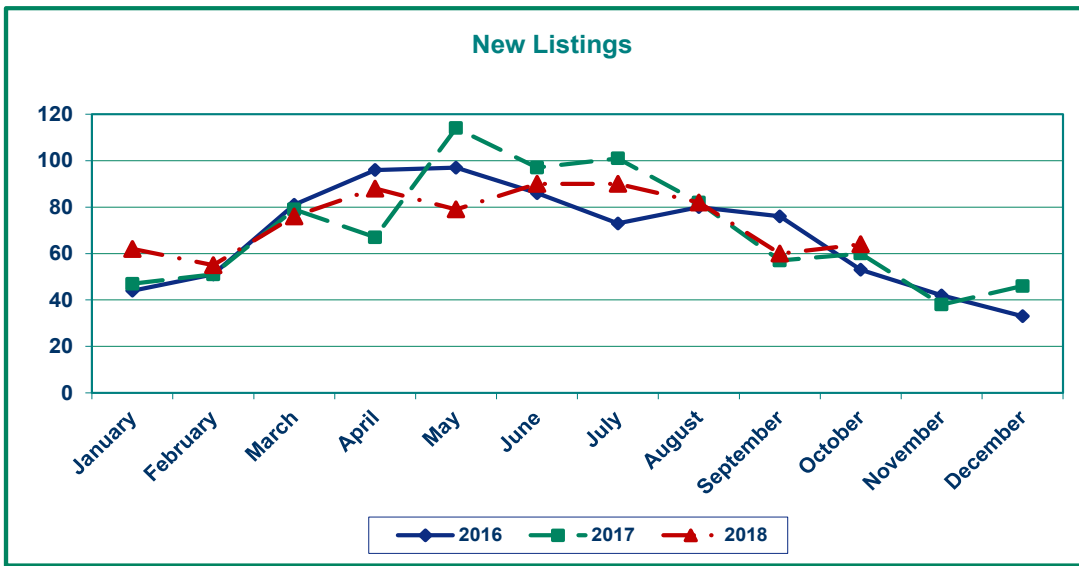
Curry County, Oregon

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
	Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired, Canceled 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	92	25	10	20	-20.0%	17	357,300	154	260	171	-2.8%	170	325,600	294,500	5.3%	4	353,100	32	103,700	6	336,900
271 Harbor, Winchuck, SB Chetco	57	20	6	16	128.6%	11	274,200	101	160	111	27.6%	108	260,800	200,000	-5.4%	5	267,000	14	151,600	-	-
272 Carpenterville, Cape Ferrello, Whaleshead	32	5	5	4	33.3%	4	194,500	223	65	41	10.8%	38	279,700	247,500	7.6%	-	-	5	120,800	-	-
273 Gold Beach	79	13	11	11	-26.7%	12	400,600	180	196	143	15.3%	138	359,900	266,500	41.9%	5	477,800	24	166,500	4	261,300
274 Port Orford	38	1	5	5	-37.5%	11	309,800	310	80	62	-4.6%	59	287,800	219,000	31.1%	4	556,500	26	132,600	1	325,000
Curry County	298	64	37	56	-3.4%	55	328,800	185	761	528	8.0%	513	313,400	265,000	14.2%	18	409,000	101	133,500	11	308,300

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).

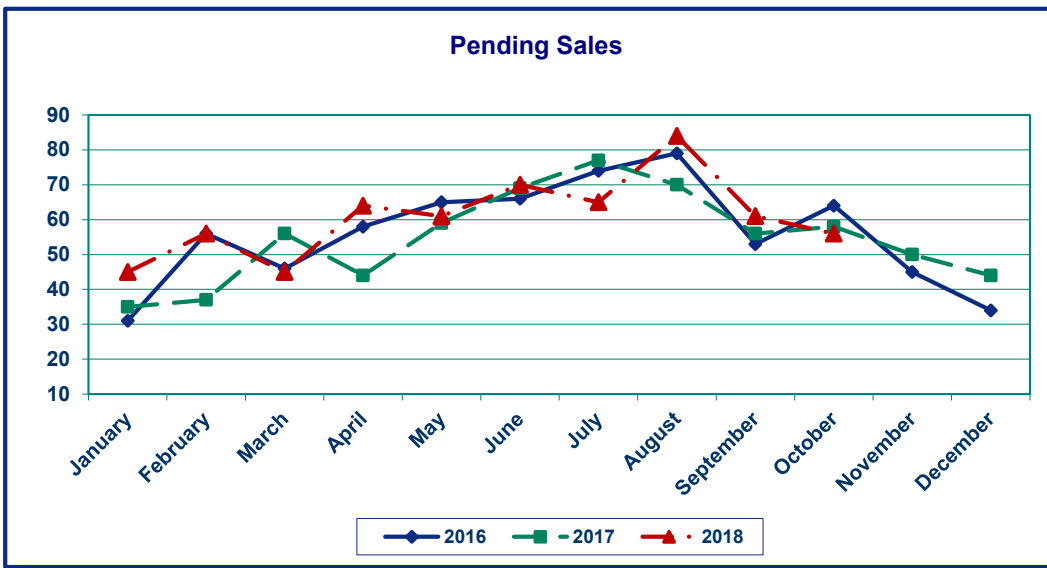
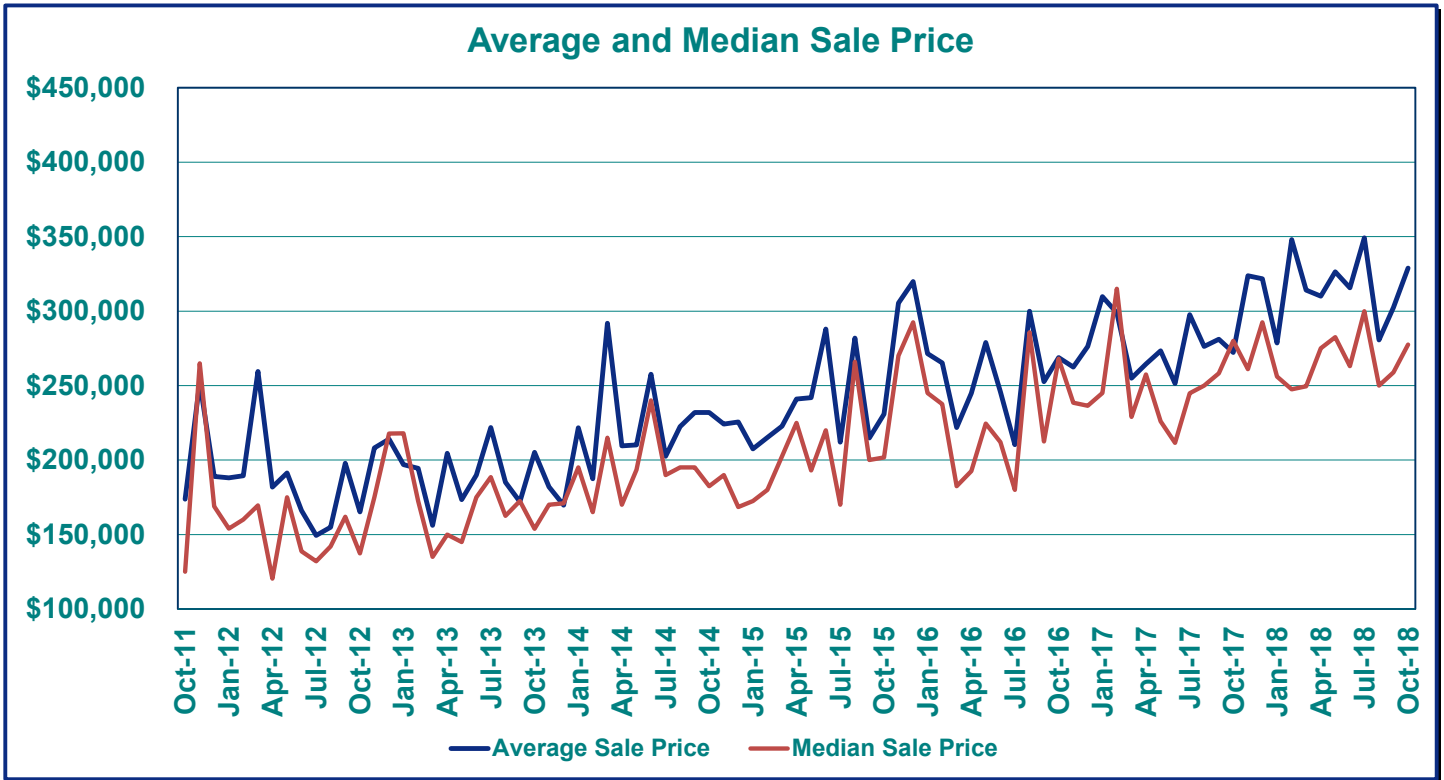
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



NEW LISTINGS
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.



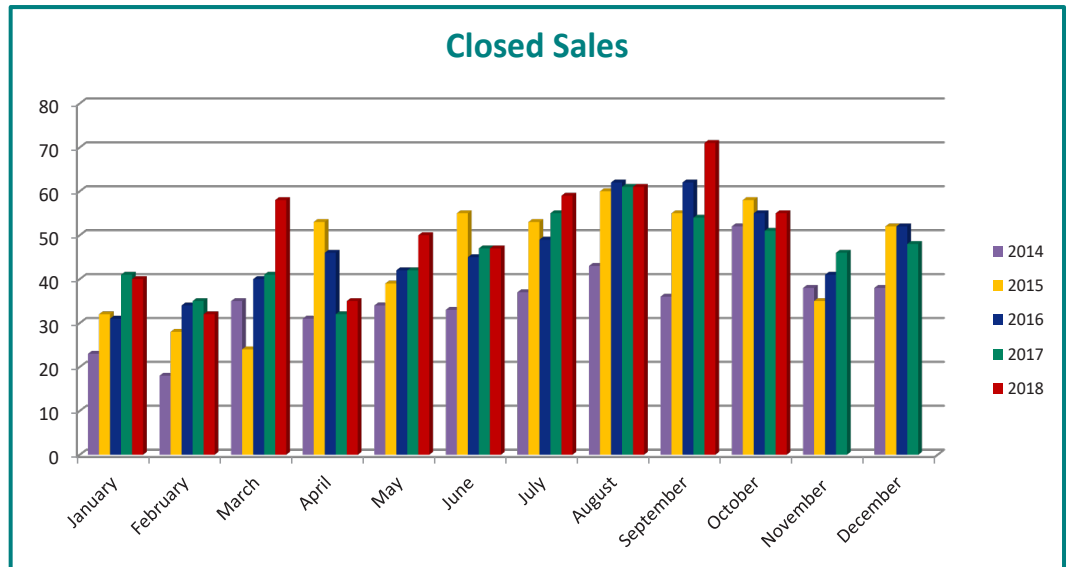
PENDING LISTINGS
CURRY COUNTY, OR
This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.

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™.

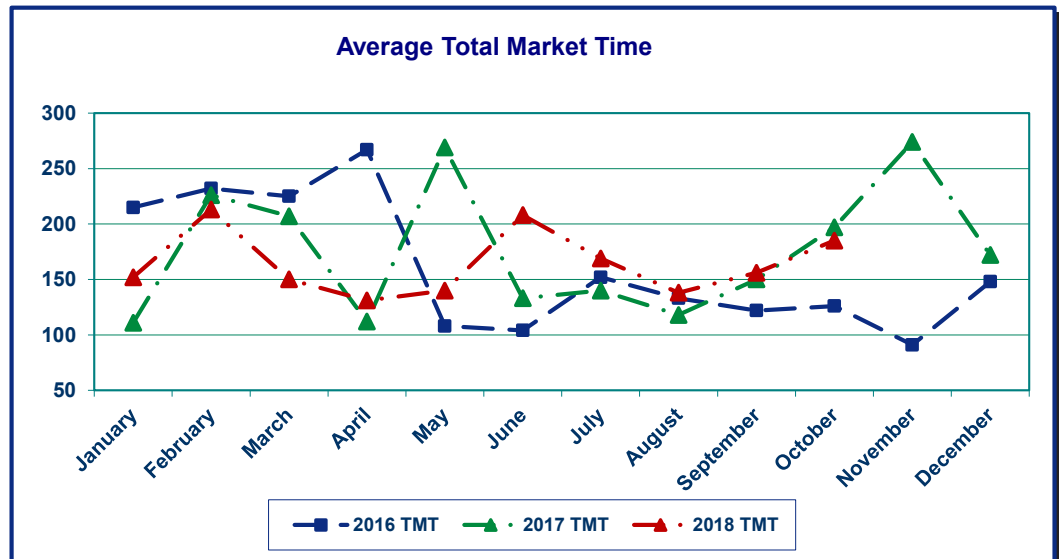


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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



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