

# MARKET ACTION

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

## Residential Review: Coos County, Oregon

December 2018 Reporting Period

### December Residential Highlights

Coos County saw a notable increase in pending sales this December compared to December 2017. At 80, accepted offered outpaced December 2017 (63) by 27.0%, despite cooling 8.0% from November 2018 (87). Closed sales (86) cooled 9.5% from December 2017 (95) and 25.2% from November 2018 (115). New listings (61) ended 16.4% lower than in December 2017 (73) and 30.7% lower than in November 2018 (88).

### Year to Date Summary

Activity in 2018 outpaced activity in 2017. Closed sales (1,198) increased 5.1%, pending sales (1,212) increased 4.5%, and new listings (1,571) increased 1.4% this year.

### Average and Median Sale Prices

Comparing 2018 to 2017 through December, the average sale price has increased 6.2% from \$220,700 to \$234,300. In the same comparison, the median sale price has increased 8.6% from \$190,000 to \$206,300.

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	2.7
December	4.9	3.3	3.1

\*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.

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	December	61	80	86	256,900	206,500	87
	November	88	87	115	227,800	220,000	99
	Year-to-date	1,571	1,212	1,198	234,300	206,300	90
2017	December	73	63	95	221,500	196,500	99
	Year-to-date	1,550	1,160	1,140	220,700	190,000	114
Change	December	-16.4%	27.0%	-9.5%	16.0%	5.1%	-11.9%
	Prev Mo 2018	-30.7%	-8.0%	-25.2%	12.8%	-6.1%	-12.1%
	Year-to-date	1.4%	4.5%	5.1%	6.2%	8.6%	-21.5%

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

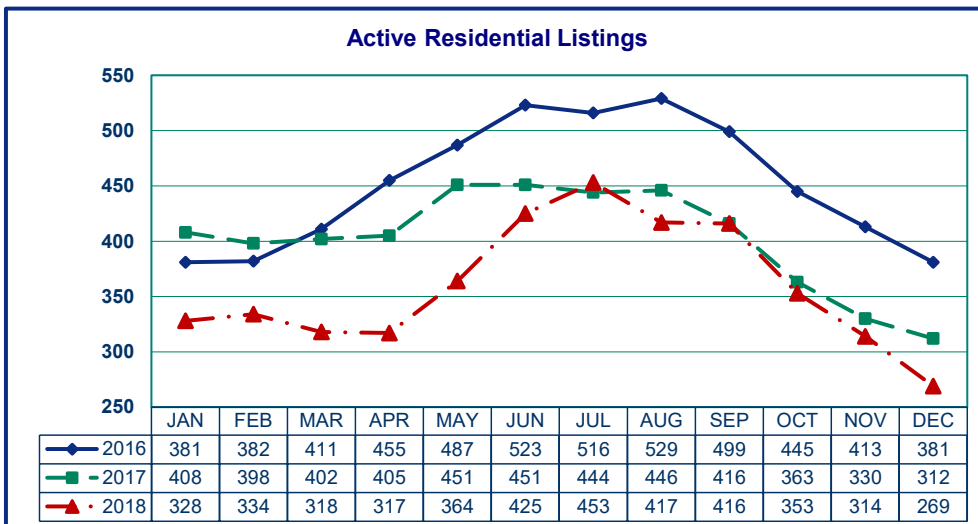
#### Average Sale Price % Change:

+6.2% (\$234,300 v. \$220,700)

#### Median Sale Price % Change:

+8.6% (\$206,300 v. \$190,000)

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.

# AREA REPORT • 12/2018

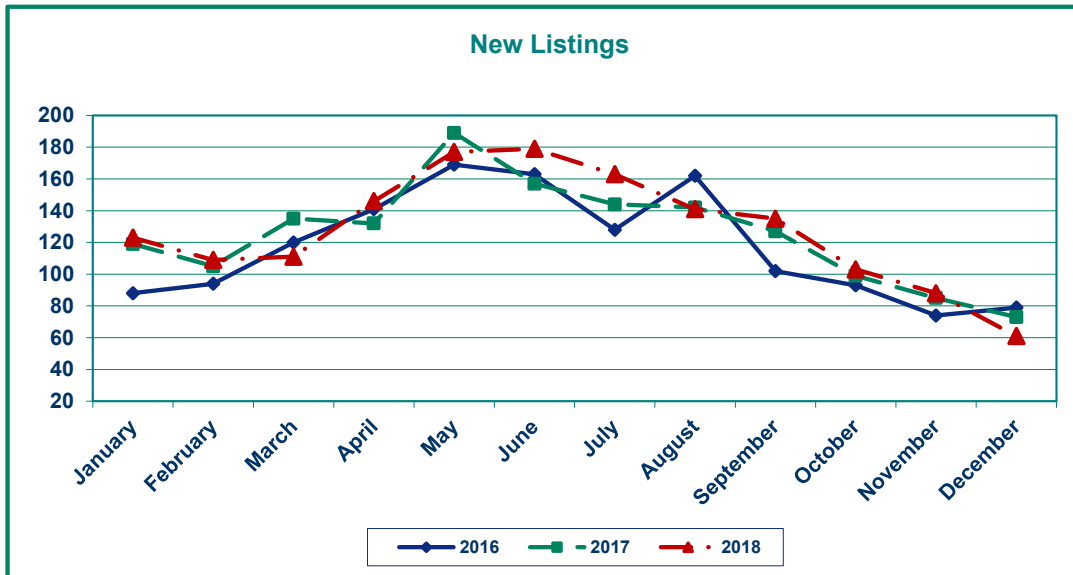
## Coos County, Oregon

		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 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	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	55	9	7	14	75.0%	11	401,500	173	234	186	2.8%	188	326,300	295,500	5.3%	13	337,600	87	140,400	1	226,000
97414	Broadbent	0	0	0	0	-	0	-	-	2	3	-	3	507,200	115,000	-	-	-	-	-	-	-
97420	Coos Bay	79	20	19	30	7.1%	29	246,900	59	632	504	10.8%	499	209,600	190,000	9.0%	11	644,800	64	83,000	21	164,900
97423	Coquille	30	10	6	9	-18.2%	12	186,800	95	182	135	5.5%	137	207,500	180,000	3.4%	3	189,800	12	132,800	3	141,300
97449	Lakeside	23	5	3	5	66.7%	8	214,400	113	110	74	0.0%	76	223,700	207,800	20.8%	4	404,900	15	81,500	-	-
97458	Myrtle Point	23	3	3	6	50.0%	5	261,500	144	97	72	-4.0%	66	200,500	175,000	-7.1%	5	327,500	4	86,800	1	156,300
97459	North Bend	54	14	3	16	77.8%	20	258,800	49	296	233	-0.4%	224	241,600	224,300	2.9%	2	375,000	20	92,700	6	263,500
97466	Powers	5	0	1	0	-	1	74,600	132	18	5	-61.5%	5	88,000	76,000	-36.1%	-	-	2	47,500	-	-
	<b>Coos County</b>	<b>269</b>	<b>61</b>	<b>42</b>	<b>80</b>	<b>27.0%</b>	<b>86</b>	<b>256,900</b>	<b>87</b>	<b>1,571</b>	<b>1,212</b>	<b>4.5%</b>	<b>1,198</b>	<b>234,300</b>	<b>206,300</b>	<b>6.1%</b>	<b>38</b>	<b>422,600</b>	<b>204</b>	<b>111,000</b>	<b>32</b>	<b>182,800</b>

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

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

<sup>3</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.



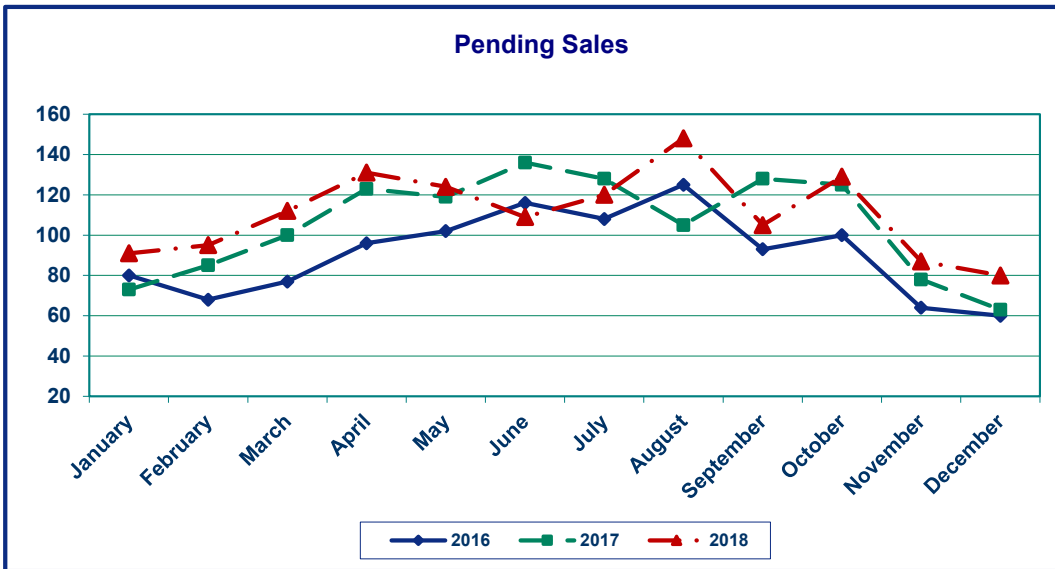
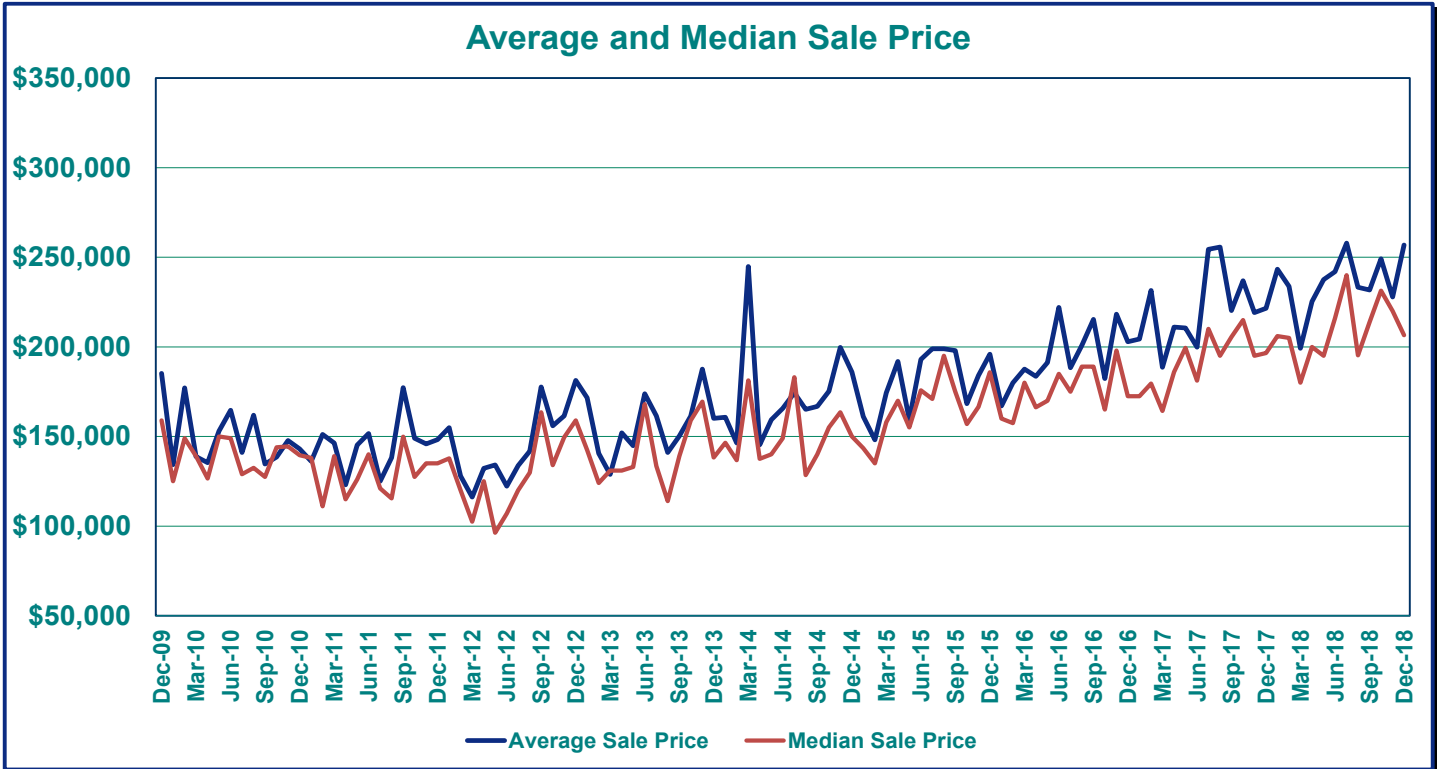
### NEW LISTINGS

#### 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**

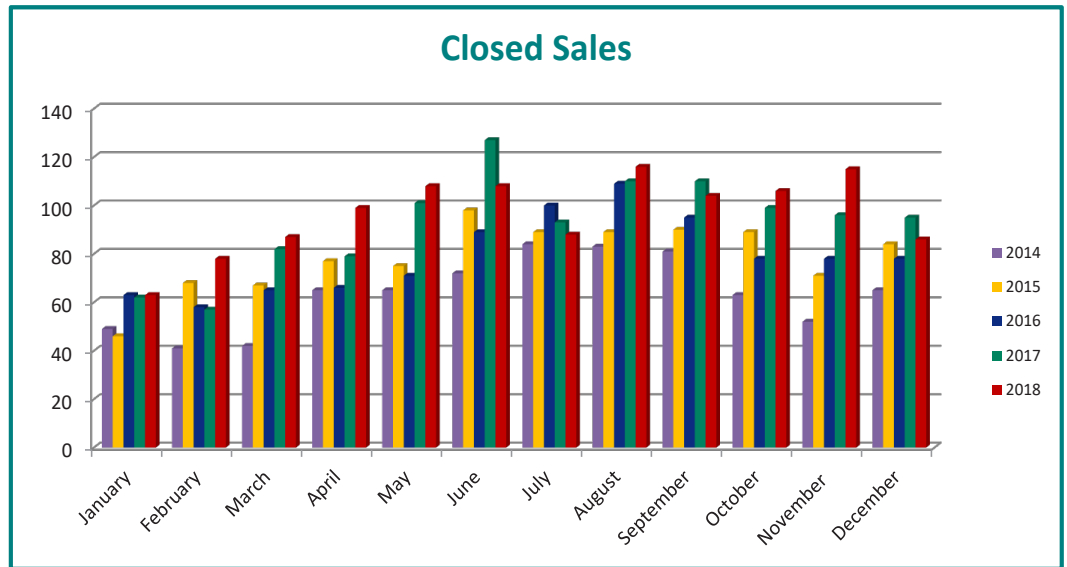
COOS COUNTY, OR

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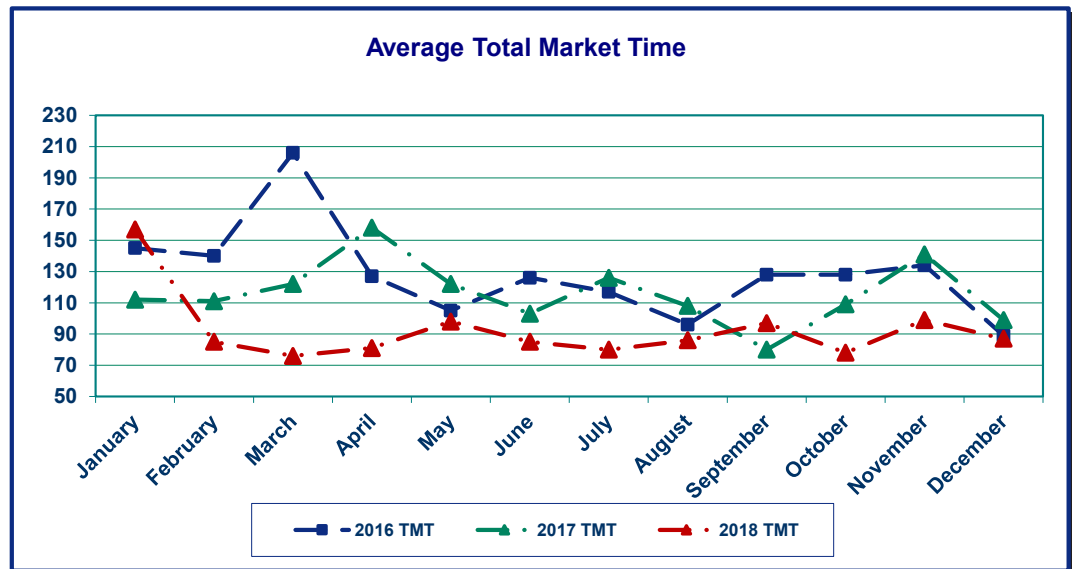
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Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North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

**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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