

MARKET ACTION

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

Residential Review: Curry County, Oregon

January 2019 Reporting Period

January Residential Highlights

New listings and pending sales saw gains this January in Curry County. New listings, at 67, outpaced January 2018 (62) by 8.1% and December 2018 (36) by 86.1%. This was the strongest January for new listings in the county since 2007, when 80 were offered.

Pending sales (46) rose 2.2% compared with January 2018 (45) and 70.4% compared with December 2018 (27). This was the strongest January for pending sales since at least 2005.

There were 24 closings in January, falling short of January 2018 (40) by

40.0% and December 2018 (47) by 48.9%.

Inventory rose to 10.9 months in January, with total market time rising to 336 days.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending January 31st of this year (\$313,200) with the average price of homes sold in the twelve months ending January 2018 (\$281,600) shows an increase of 11.2%. The same comparison of the median shows an increase of 6.0% over the same period.

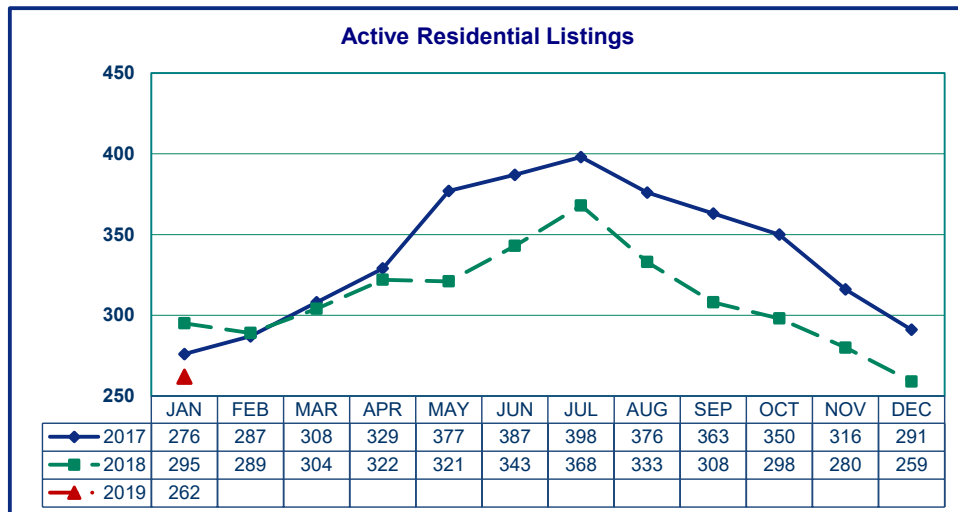
Inventory in Months*			
	2017	2018	2019
January	6.7	7.4	10.9
February	8.2	9.0	
March	7.5	5.2	
April	10.3	9.2	
May	9.0	6.4	
June	8.2	7.3	
July	7.2	6.2	
August	6.2	5.5	
September	6.7	4.3	
October	6.9	5.4	
November	6.9	5.5	
December	6.1	5.5	

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	January	67	46	24	245,600	217,500	336
	Year-to-date	67	46	24	245,600	217,500	336
2018	January	62	45	40	278,600	256,000	152
	December	36	27	47	351,400	280,000	123
	Year-to-date	62	45	40	278,600	256,000	152
Change	January	8.1%	2.2%	-40.0%	-11.8%	-15.0%	120.3%
	Prev Mo 2018	86.1%	70.4%	-48.9%	-30.1%	-22.3%	173.2%
	Year-to-date	8.1%	2.2%	-40.0%	-11.8%	-15.0%	120.3%

*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.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
Average Sale Price % Change:	+11.2% (\$313,200 v. \$281,600)
Median Sale Price % Change:	+6.0% (\$265,000 v. \$250,000)

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 • 1/2019

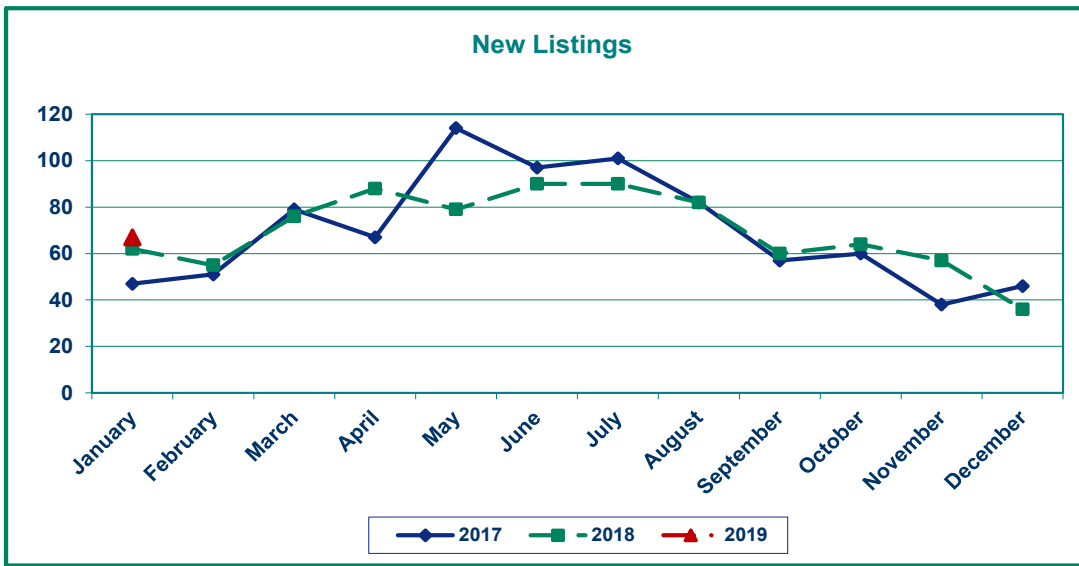
Curry County, Oregon

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
	Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date		
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2019 v. 2018 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	89	31	11	16	33.3%	7	239,100	129	31	16	33.3%	7	239,100	195,000	-0.3%	-	-	3	99,200	1	715,000
271	Harbor, Winchuck, SB Chetco	56	12	4	9	-25.0%	6	269,300	40	12	9	-25.0%	6	269,300	326,000	5.8%	1	300,000	-	-	-	-
272	Carpenterville, Cape Ferrello, Whaleshead	27	4	2	7	250.0%	2	215,500	635	4	7	250.0%	2	215,500	215,500	-2.3%	-	-	1	150,000	-	-
273	Gold Beach	52	13	10	12	33.3%	3	307,800	833	13	12	33.3%	3	307,800	270,000	33.4%	1	1,999,000	-	-	-	-
274	Port Orford	38	7	3	2	-80.0%	6	208,300	524	7	2	-80.0%	6	208,300	142,500	29.3%	-	-	1	17,500	-	-
	Curry County	262	67	30	46	2.2%	24	245,600	336	67	46	2.2%	24	245,600	217,500	11.2%	2	1,149,500	5	93,000	1	715,000

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2019 with January 2018. The Year-To-Date section compares 2019 year-to-date statistics through January with 2018 year-to-date statistics through January.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/18-1/31/19) with 12 months before (2/1/17-1/31/18).

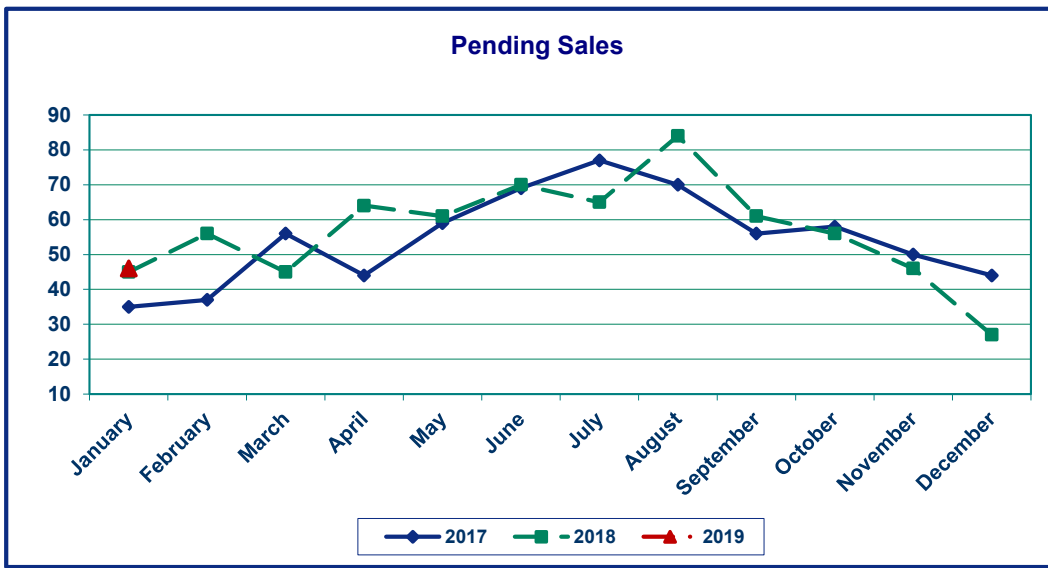
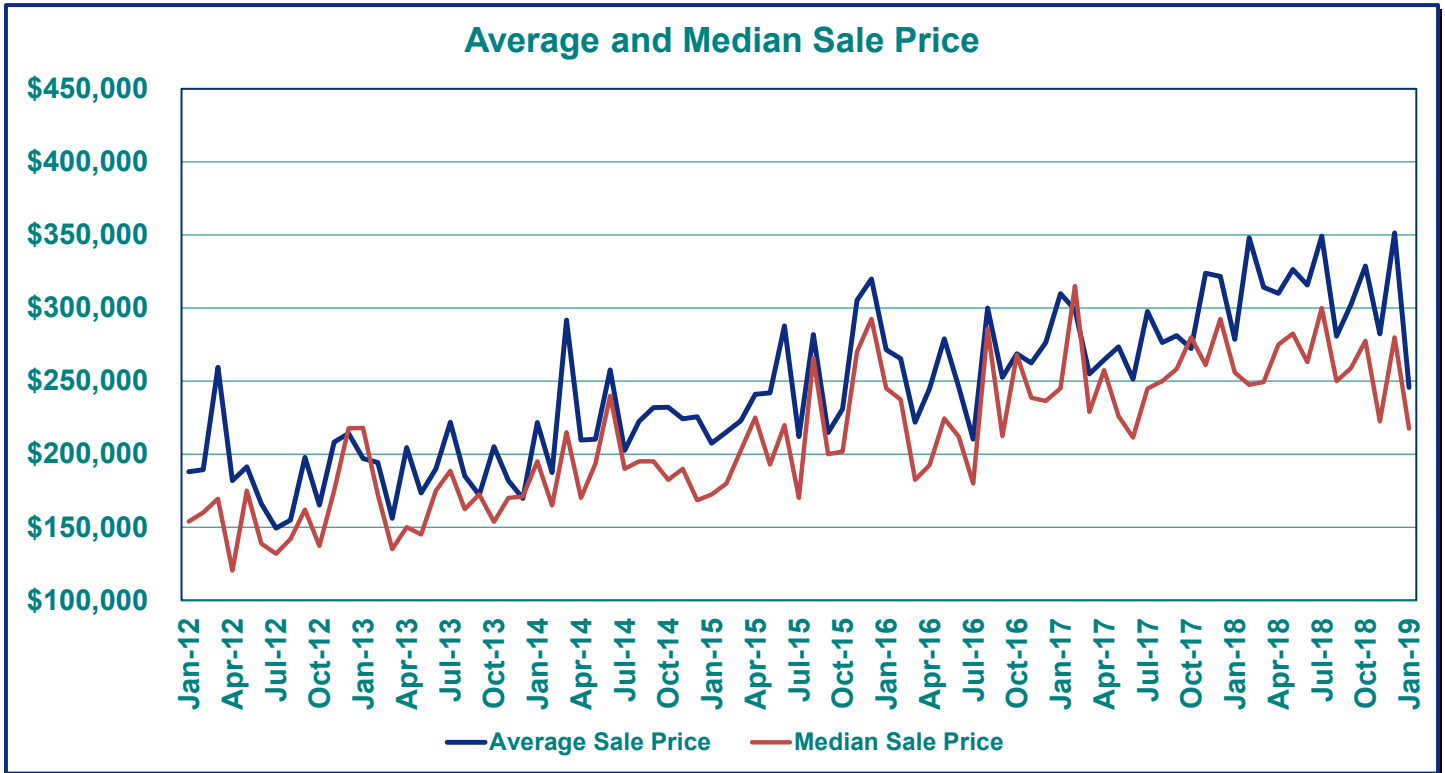
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



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.



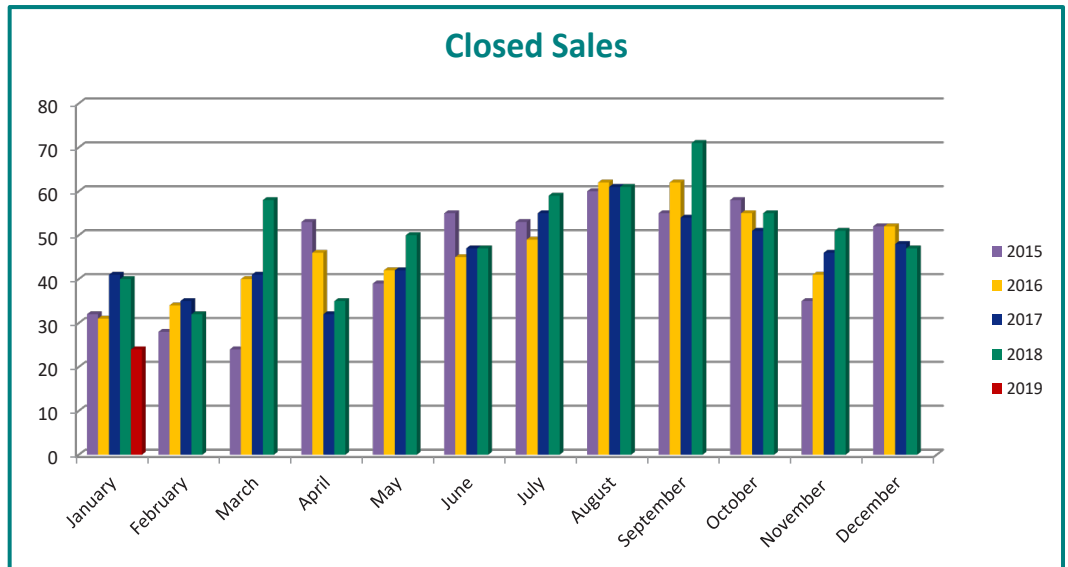
PENDING LISTINGS
CURRY COUNTY, OR

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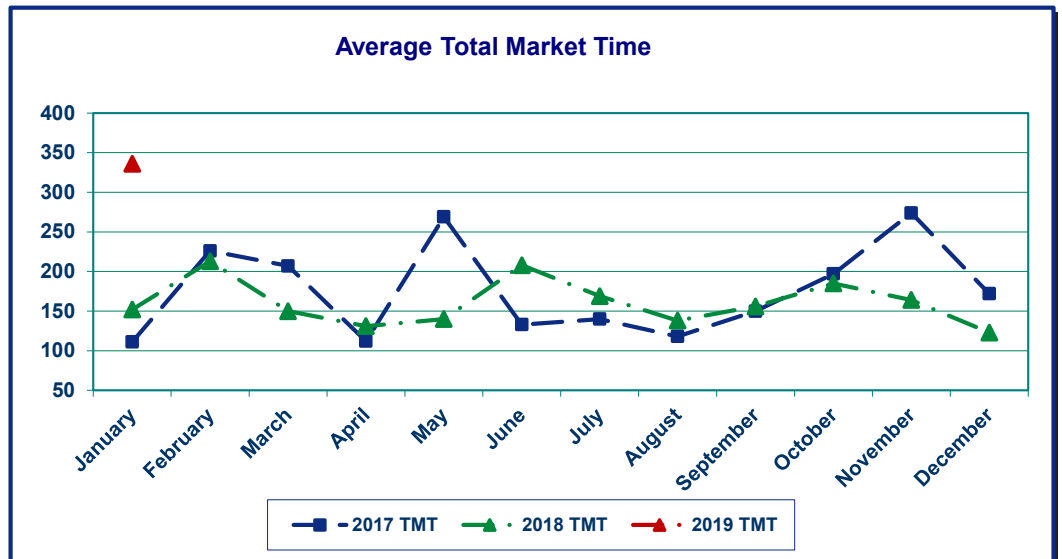
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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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