

# MARKET ACTION

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

## Residential Review: Coos County, Oregon

February 2019 Reporting Period

### February Residential Highlights

Cooler numbers came to Coos County this February. Closed sales (63) fell 19.2% short of the 78 closings recorded in February 2018 and 23.2% short of the 82 recorded last month in January 2019. Pending sales (83) fared similarly, cooling 12.6% from February 2018 (95) and 10.8% from January 2019 (93). New listings, at 90, ended 17.4% below February 2018 (109) and 20.4% below January 2019 (113).

Inventory rose to 4.3 months in February, with total market time rising to 93 days.

### Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$231,400) with the average price of homes sold in the twelve months ending February 2018 (\$223,400) shows an increase of 3.6%. The same comparison of the median shows an increase of 6.2% over the same period.

### Inventory in Months\*

	2017	2018	2019
January	6.6	5.2	3.4
February	7.0	4.3	4.3
March	4.9	3.7	
April	5.1	3.2	
May	4.5	3.4	
June	3.6	3.9	
July	4.8	5.1	
August	4.1	3.6	
September	3.8	4.0	
October	3.7	3.3	
November	3.4	2.7	
December	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
2019	February	90	83	63	214,400	200,000	93
	January	113	93	82	217,100	209,800	84
	Year-to-date	204	170	146	215,600	203,500	87
2018	February	109	95	78	233,800	205,000	85
	Year-to-date	235	182	142	238,900	205,500	117
Change	February	-17.4%	-12.6%	-19.2%	-8.3%	-2.4%	9.5%
	Prev Mo 2019	-20.4%	-10.8%	-23.2%	-1.2%	-4.7%	10.7%
	Year-to-date	-13.2%	-6.6%	2.8%	-9.8%	-1.0%	-25.4%

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

#### Average Sale Price % Change:

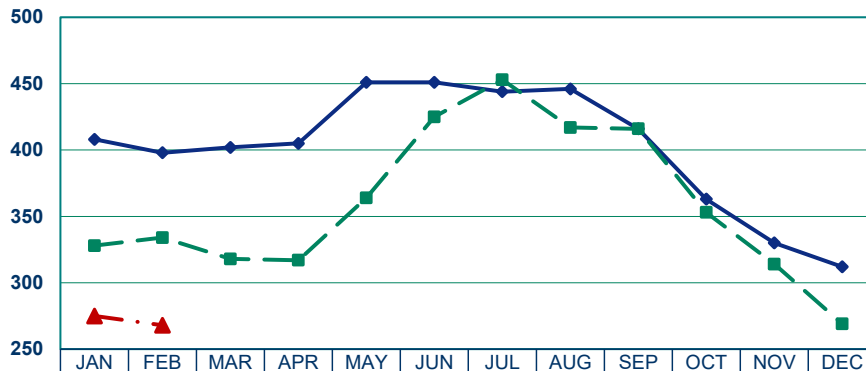
+3.6% (\$231,400 v. \$223,400)

#### Median Sale Price % Change:

+6.2% (\$207,000 v. \$195,000)

For further explanation of this measure, see the second footnote on page 2.

### Active Residential Listings



## 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 • 2/2019

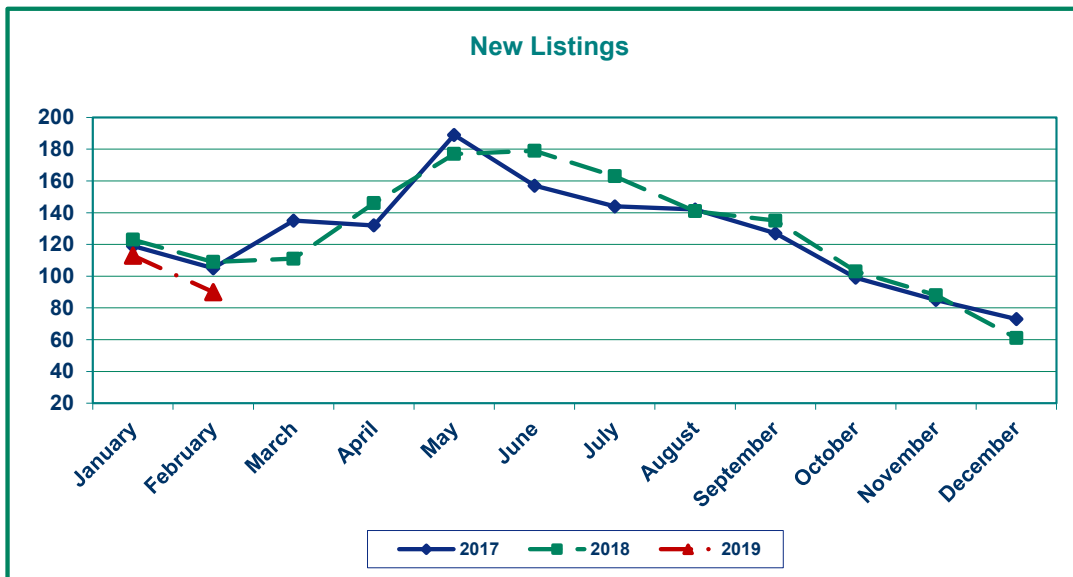
## Coos County, Oregon

		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 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <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	-	
97411	Bandon	49	10	8	16	77.8%	10	265,200	91	25	25	25.0%	19	264,700	255,000	2.5%	-	-	15	139,900	-	-
97414	Broadbent	0	0	0	0	-100.0%	0	-	-	1	1	0.0%	0	-	-	-	0	-	0	-	0	-
97420	Coos Bay	89	37	11	38	0.0%	19	199,100	77	84	67	-13.0%	55	208,100	209,000	6.3%	1	435,000	5	66,100	10	217,700
97423	Coquille	34	9	1	8	-46.7%	8	230,700	45	24	19	-13.6%	13	194,800	171,000	-0.1%	-	-	-	-	-	-
97449	Lakeside	23	6	-	3	-50.0%	5	145,800	155	12	9	-18.2%	8	226,400	199,500	23.7%	-	-	1	85,000	-	-
97458	Myrtle Point	20	6	1	3	-25.0%	7	173,300	140	14	12	50.0%	14	166,600	140,000	-7.2%	-	-	3	25,000	-	-
97459	North Bend	46	18	5	14	-36.4%	14	234,700	97	40	35	-16.7%	37	225,100	215,000	-2.0%	1	295,000	4	91,500	1	172,000
97466	Powers	7	4	2	1	-	0	-	-	4	2	100.0%	0	-	-	-30.8%	0	-	0	-	0	-
	<b>Coos County</b>	<b>268</b>	<b>90</b>	<b>28</b>	<b>83</b>	<b>-12.6%</b>	<b>63</b>	<b>214,400</b>	<b>93</b>	<b>204</b>	<b>170</b>	<b>-6.6%</b>	<b>146</b>	<b>215,600</b>	<b>203,500</b>	<b>3.6%</b>	<b>2</b>	<b>365,000</b>	<b>28</b>	<b>105,500</b>	<b>11</b>	<b>213,500</b>

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/18-2/28/19) with 12 months before (3/1/17-2/28/18).

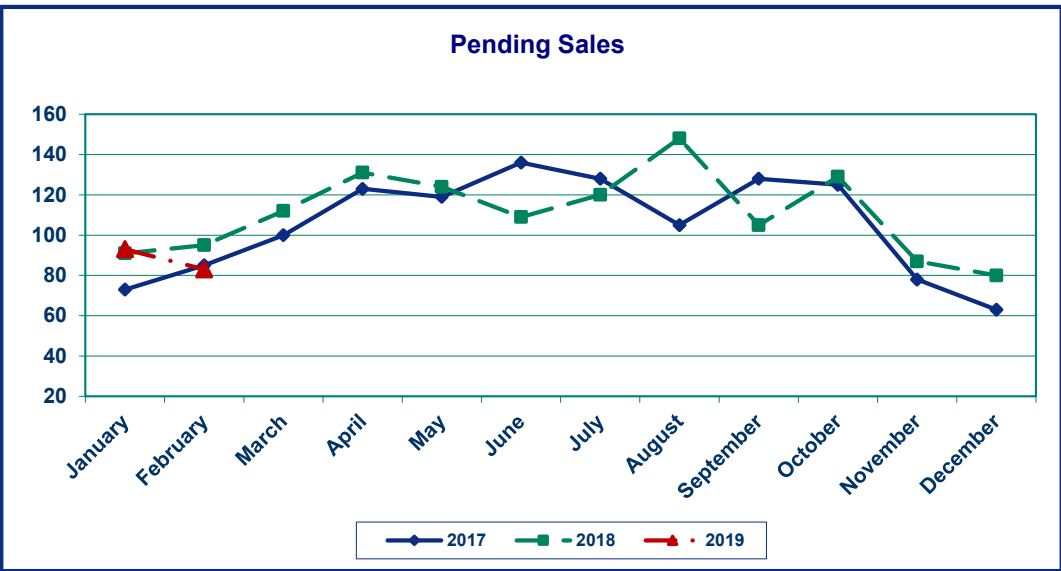
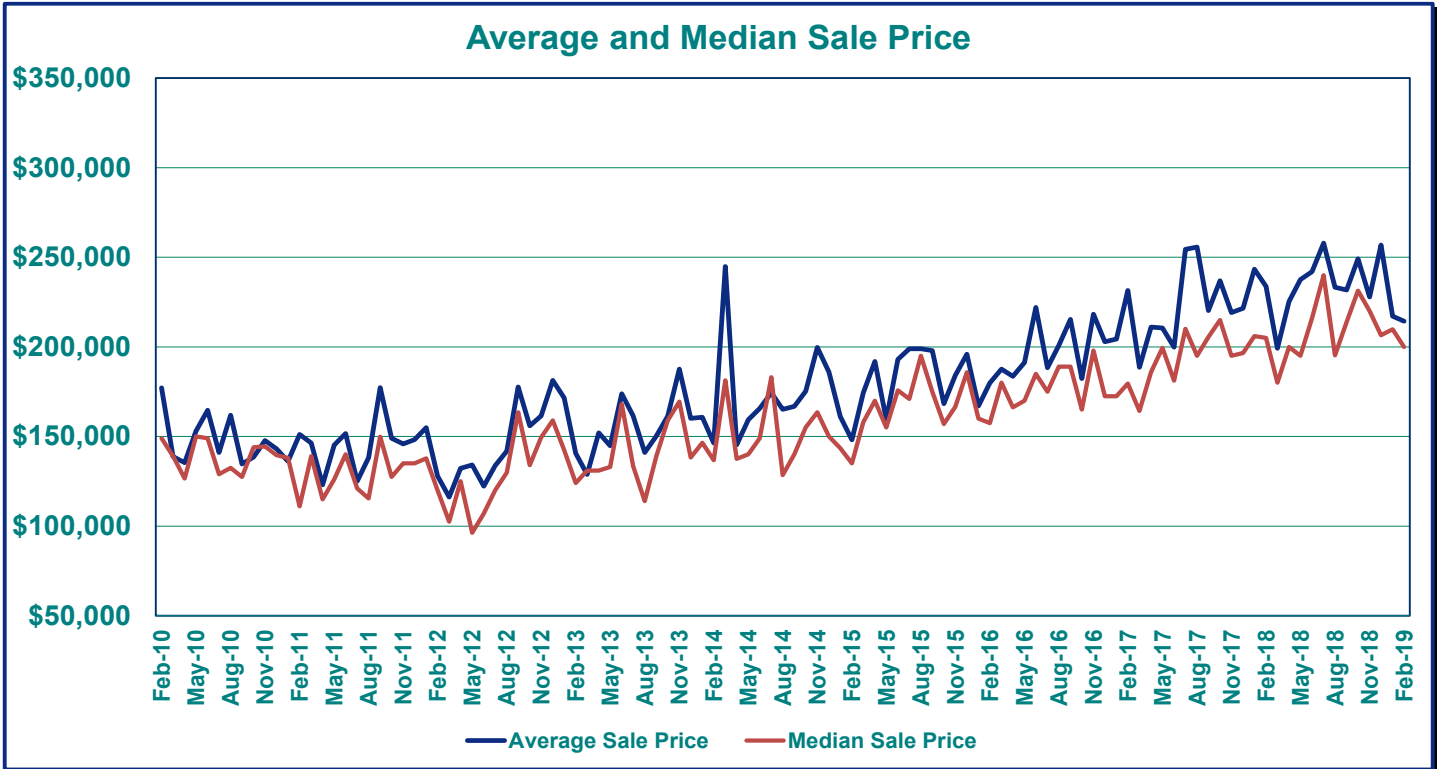
<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



**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.*



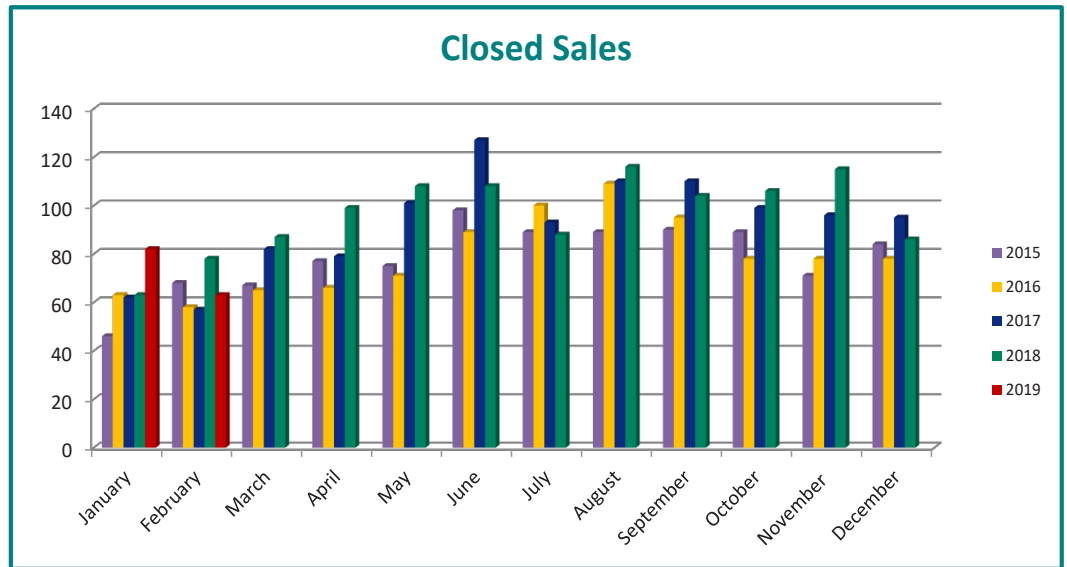
**PENDING LISTINGS**  
COOS COUNTY, OR

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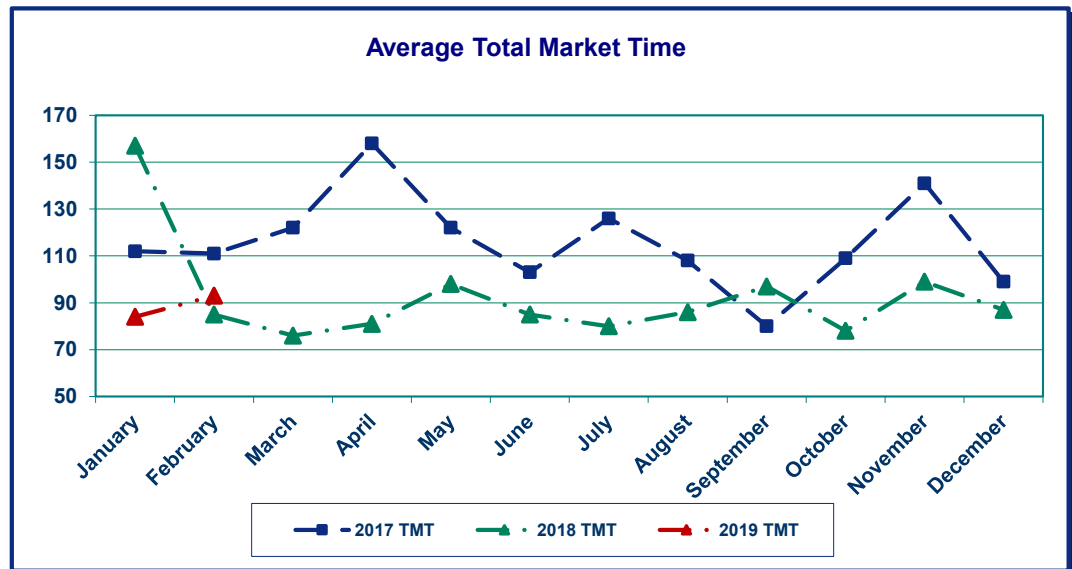
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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 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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