

MARKET ACTION

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

Residential Review: Curry County, Oregon

February 2019 Reporting Period

February Residential Highlights

Curry County saw some solid gains this February in closed sales and new listings! Closed sales (34) lead the way, rising 6.3% over the 32 closings from February 2018 and 41.7% over the 24 closings from January 2019.

New listings (61) ended 10.9% ahead of February 2018 (55) despite cooling 9.0% from January 2019 (67).

Pending sales, at 34, were 39.3% cooler than last year in February 2018 (56) and 26.1% cooler than last month in January 2019.

Inventory decreased to 8.4 months in February, with total market time decreasing to 202 days.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$310,800) with the average price of homes sold in the twelve months ending February 2018 (\$284,600) shows an increase of 9.2%. The same comparison of the median shows an increase of 6.0% over the same period.

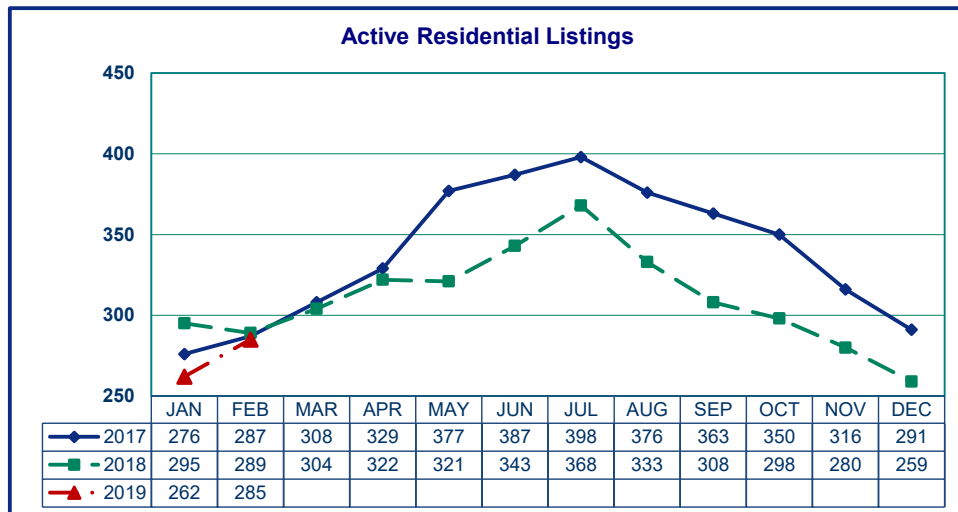
Inventory in Months*			
	2017	2018	2019
January	6.7	7.4	10.9
February	8.2	9.0	8.4
March	7.5	5.2	
April	10.3	9.2	
May	9.0	6.4	
June	8.2	7.3	
July	7.2	6.2	
August	6.2	5.5	
September	6.7	4.3	
October	6.9	5.4	
November	6.9	5.5	
December	6.1	5.5	

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	February	61	34	34	308,200	307,500	202
	January	67	46	24	245,600	217,500	336
	Year-to-date	128	77	59	283,400	270,000	253
2018	February	55	56	32	348,000	247,500	213
	Year-to-date	117	99	73	306,700	250,000	179
Change	February	10.9%	-39.3%	6.3%	-11.4%	24.2%	-5.5%
	Prev Mo 2019	-9.0%	-26.1%	41.7%	25.5%	41.4%	-39.9%
	Year-to-date	9.4%	-22.2%	-19.2%	-7.6%	8.0%	41.3%

*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:	+9.2% (\$310,800 v. \$284,600)
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 • 2/2019

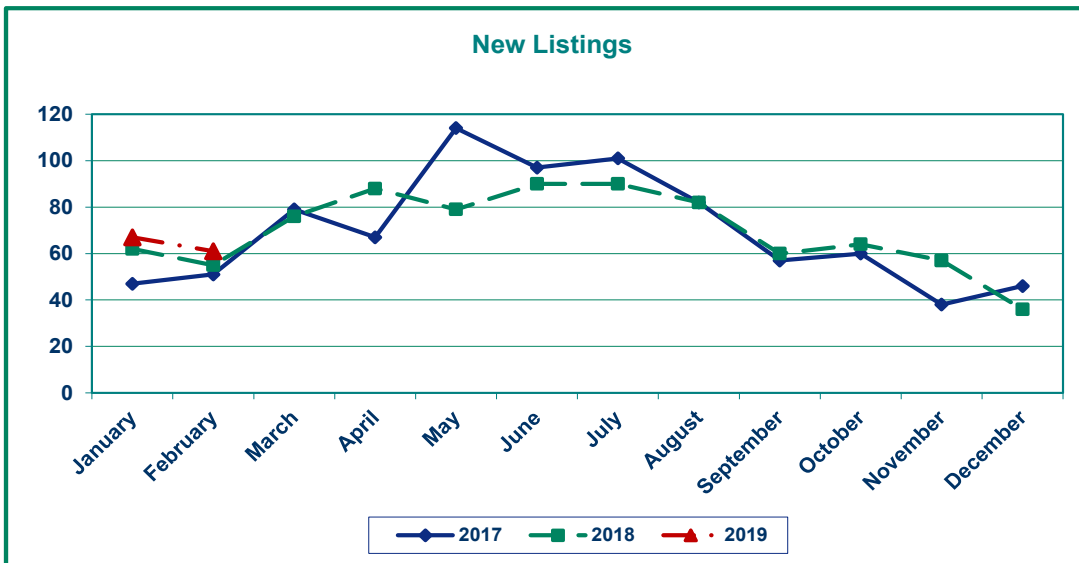
Curry County, Oregon

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
	Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date			
	Active Listings	New Listings	Expired, Canceled 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	96	25	9	14	-33.3%	13	307,200	166	56	29	-9.4%	20	283,400	270,000	-5.2%	-	-	6	92,100	1	715,000
271	Harbor, Winchuck, SB Chetco	54	8	2	8	-27.3%	8	226,900	198	20	17	-26.1%	14	245,100	301,000	1.4%	1	300,000	1	110,300	-	-
272	Carpenterville, Cape Ferrello, Whaleshead	25	3	2	3	0.0%	3	207,700	259	7	10	100.0%	5	210,800	188,000	-4.1%	-	-	1	150,000	-	-
273	Gold Beach	69	19	6	6	-64.7%	9	437,900	253	32	16	-38.5%	13	400,700	344,500	36.8%	1	1,999,000	1	135,000	-	-
274	Port Orford	41	6	2	3	-25.0%	1	104,900	57	13	5	-61.5%	7	193,600	105,000	29.4%	-	-	2	51,300	-	-
	Curry County	285	61	21	34	-39.3%	34	308,200	202	128	77	-22.2%	59	283,400	270,000	9.2%	2	1,149,500	11	95,500	1	715,000

¹ 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.

² % 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).

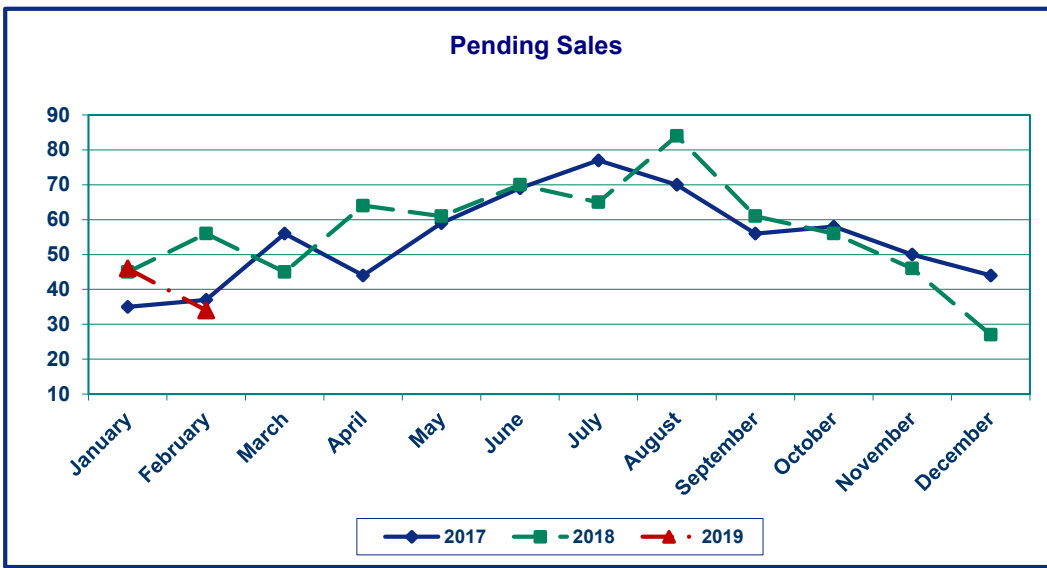
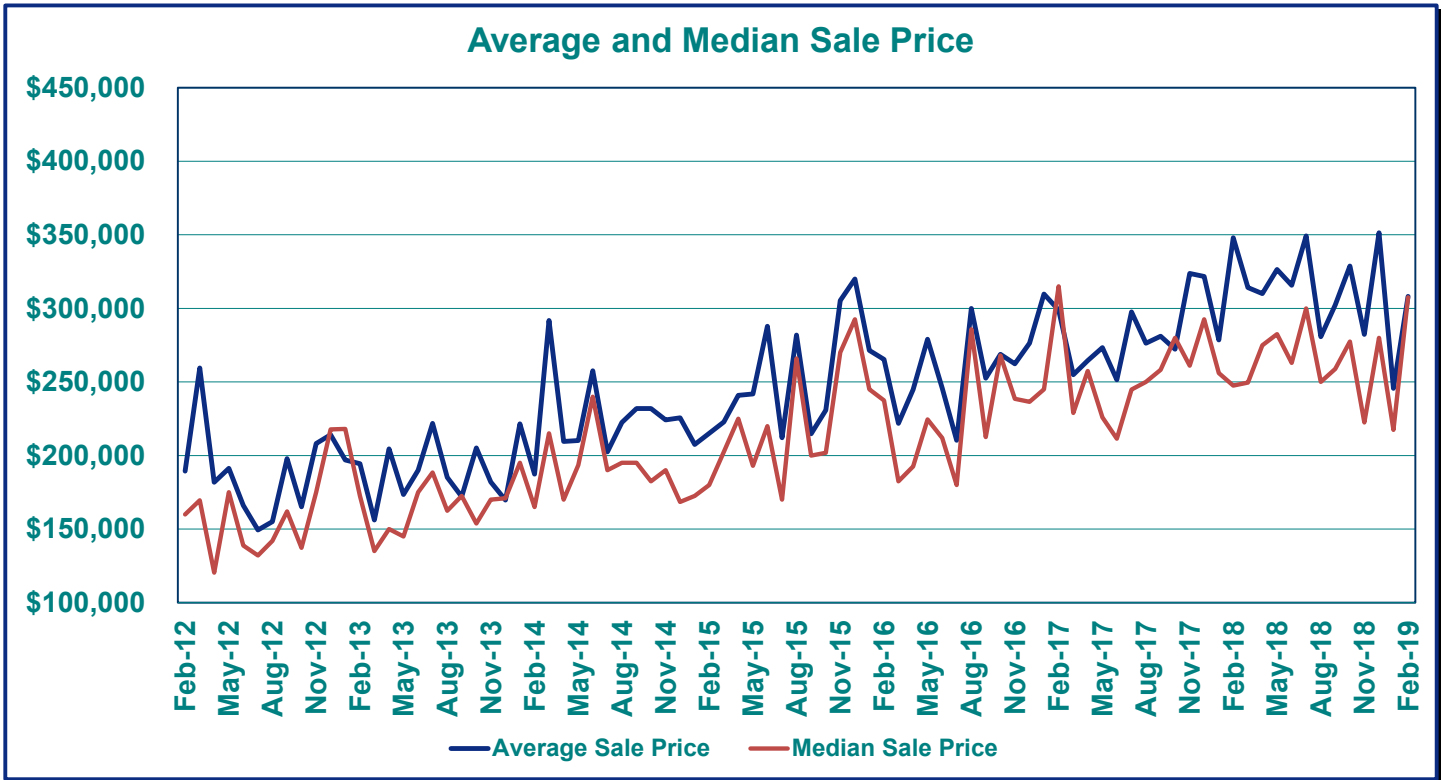
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



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.



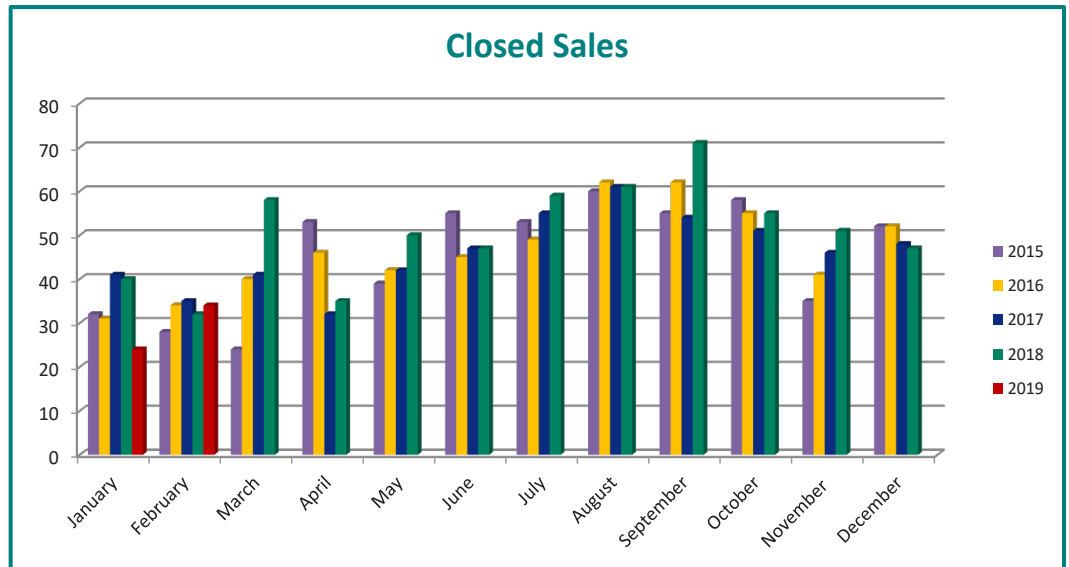
PENDING LISTINGS
CURRY COUNTY, OR

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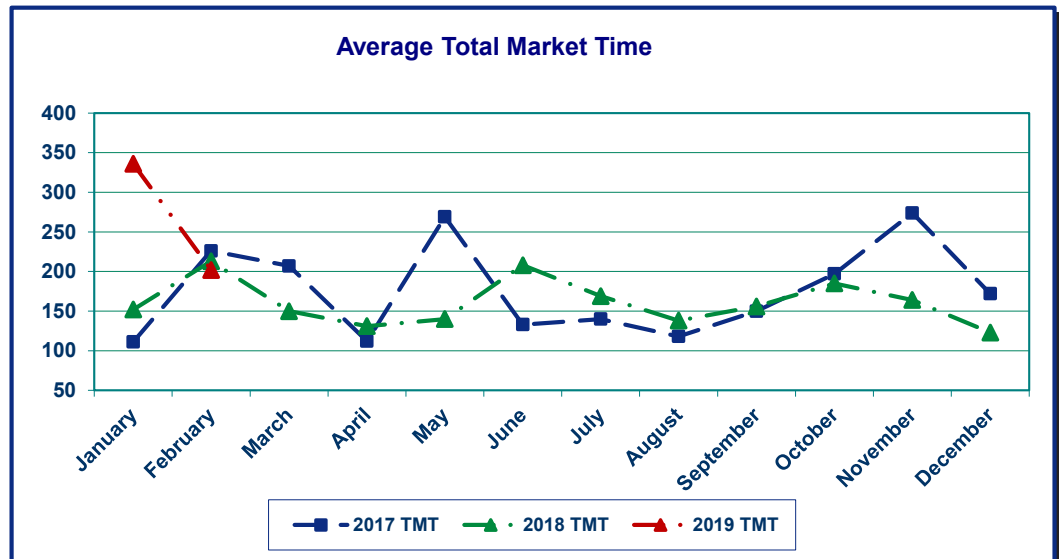
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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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