

# MARKET ACTION

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

## Residential Review: Coos County, Oregon

May 2019 Reporting Period

### May Residential Highlights

Spring activity is warming in Coos County, but numbers are still cooler compared with May 2018. There were 170 new listings offered in May, falling 4.0% short of May 2018 (177) despite outpacing April 2019 (145) by 17.2%. Pending sales (118) ended 4.8% below May 2018 (124) and one ahead of April 2019 (0.9%). Closed sales, at 91, decreased 15.7% from May 2018 (108) but rose 9.6% from last month in April 2019 (83).

### Year to Date Summary

Activity in 2019 has cooled slightly compared with 2018. New listings (641) have decreased 5.5%, closed sales (400) have decreased 9.5%, and pending sales (461) have decreased 10.1% so far this year.

### Average and Median Sale Prices

Comparing 2019 to 2018 through May, the average sale price has decreased 1.8% from \$227,400 to \$223,300. In the same comparison, the median sale price has increased 3.0% from \$199,000 to \$205,000.

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	3.8
April	5.1	3.2	3.5
May	4.5	3.4	3.7
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	May	170	118	91	239,300	230,000	95
	April	145	117	83	218,100	199,400	68
	Year-to-date	641	461	400	223,300	205,000	86
2018	May	177	124	108	237,500	195,000	98
	Year-to-date	678	513	442	227,400	199,000	95
Change	May	-4.0%	-4.8%	-15.7%	0.8%	17.9%	-3.4%
	Prev Mo 2019	17.2%	0.9%	9.6%	9.7%	15.3%	39.7%
	Year-to-date	-5.5%	-10.1%	-9.5%	-1.8%	3.0%	-10.1%

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

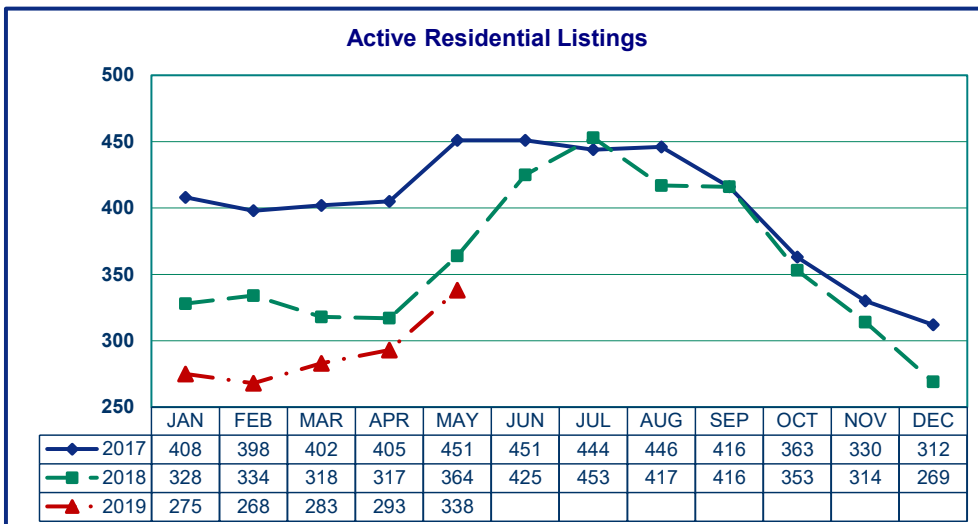
#### Average Sale Price % Change:

+2.7% (\$233,300 v. \$227,200)

#### Median Sale Price % Change:

+6.7% (\$210,000 v. \$196,900)

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 • 5/2019

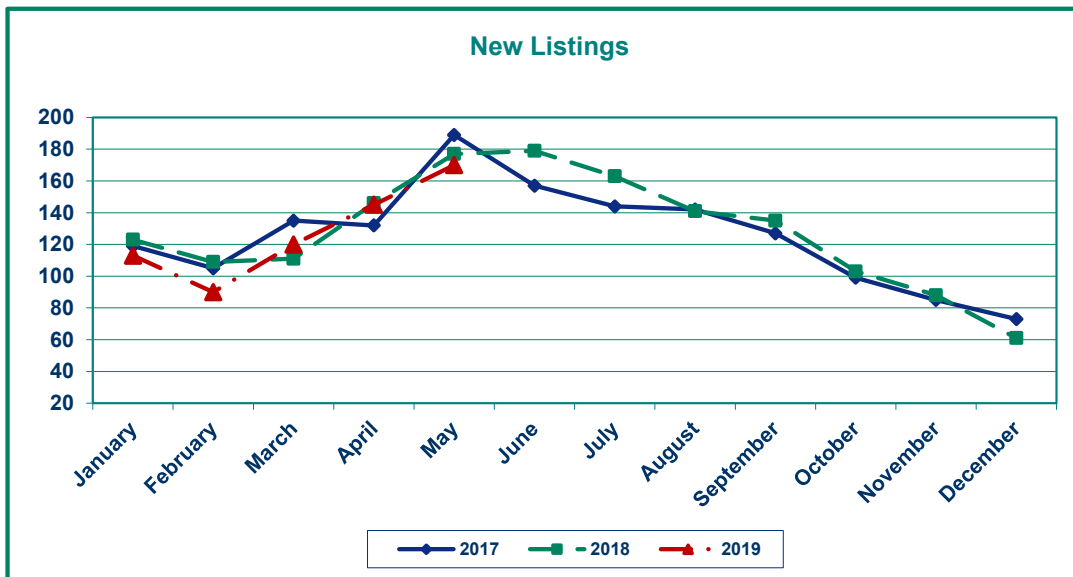
## Coos County, Oregon

		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	-	-	-	-	-	-	-	-	-	-	1	89,000	-	-	
97411	Bandon	68	26	6	14	-39.1%	17	330,800	120	92	65	-15.6%	61	279,200	274,000	-3.3%	-	-	50	107,200	-	-
97414	Broadbent	-	-	0	0	-	0	-	-	1	1	0.0%	1	330,000	330,000	403.4%	1	330,000	-	-	-	-
97420	Coos Bay	110	56	8	45	-15.1%	28	214,700	70	241	175	-20.1%	144	201,900	197,000	8.0%	4	665,000	16	182,100	15	216,000
97423	Coquille	32	24	9	17	6.3%	7	138,900	32	67	50	-15.3%	40	177,200	157,500	-8.3%	2	177,500	1	59,500	-	-
97449	Lakeside	32	15	6	11	83.3%	15	209,100	119	55	34	25.9%	28	209,300	199,000	7.8%	1	275,000	6	47,300	-	-
97458	Myrtle Point	26	14	2	8	33.3%	2	129,600	69	40	29	7.4%	28	187,300	167,000	-8.5%	2	480,300	4	48,000	1	75,000
97459	North Bend	64	33	5	21	5.0%	20	270,600	97	135	100	-1.0%	94	250,600	227,500	4.4%	3	200,000	6	75,600	2	230,500
97466	Powers	6	2	1	2	-	2	180,000	259	10	7	250.0%	4	279,900	200,000	78.3%	-	-	1	340,000	-	-
	<b>Coos County</b>	<b>338</b>	<b>170</b>	<b>37</b>	<b>118</b>	<b>-4.8%</b>	<b>91</b>	<b>239,300</b>	<b>95</b>	<b>641</b>	<b>461</b>	<b>-10.1%</b>	<b>400</b>	<b>223,300</b>	<b>205,000</b>	<b>2.7%</b>	<b>13</b>	<b>398,500</b>	<b>85</b>	<b>114,000</b>	<b>18</b>	<b>209,800</b>

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/18-5/31/19) with 12 months before (6/1/17-5/31/18).

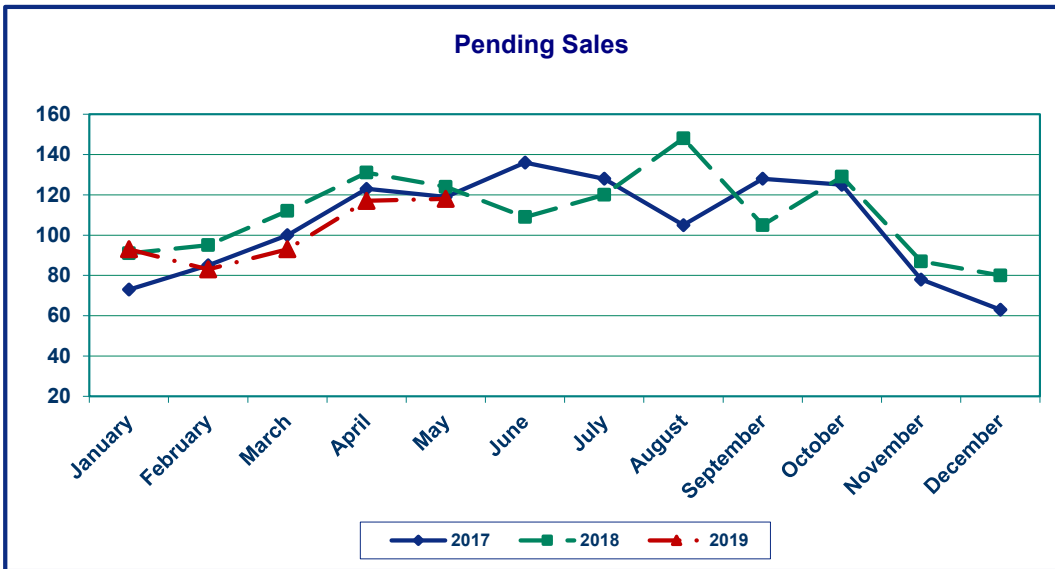
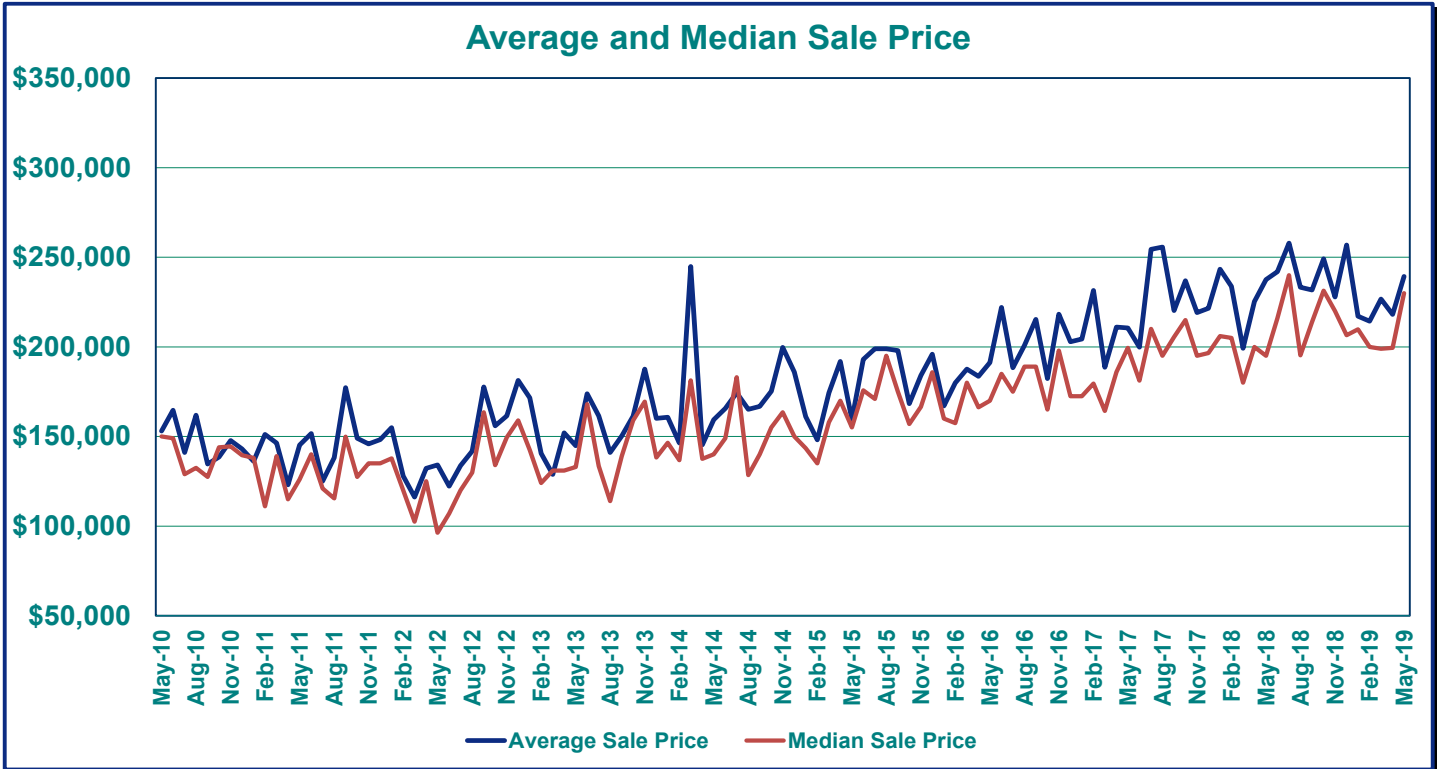
<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



**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.*



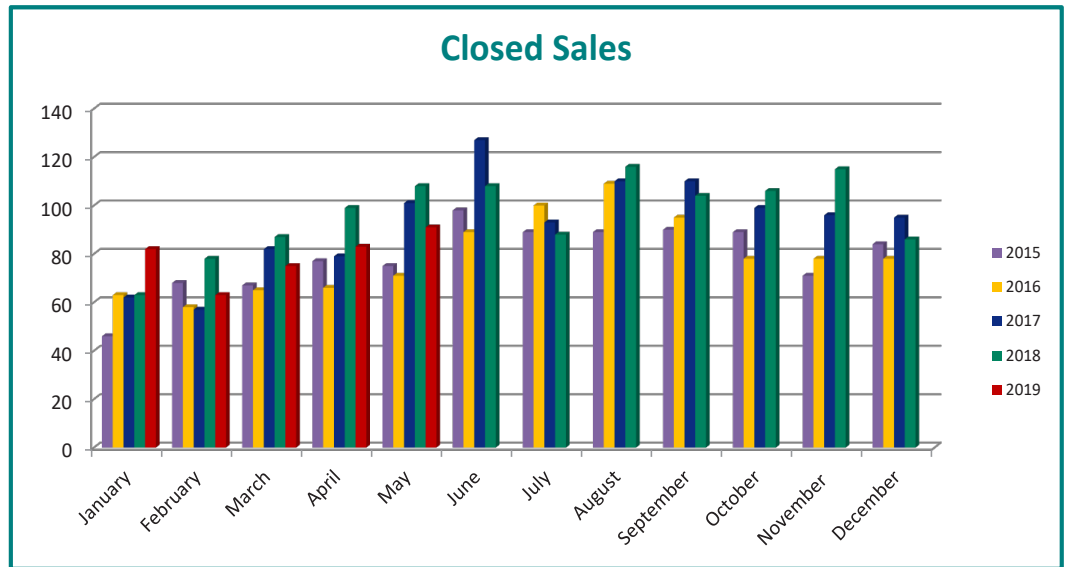
**PENDING LISTINGS**  
COOS COUNTY, OR

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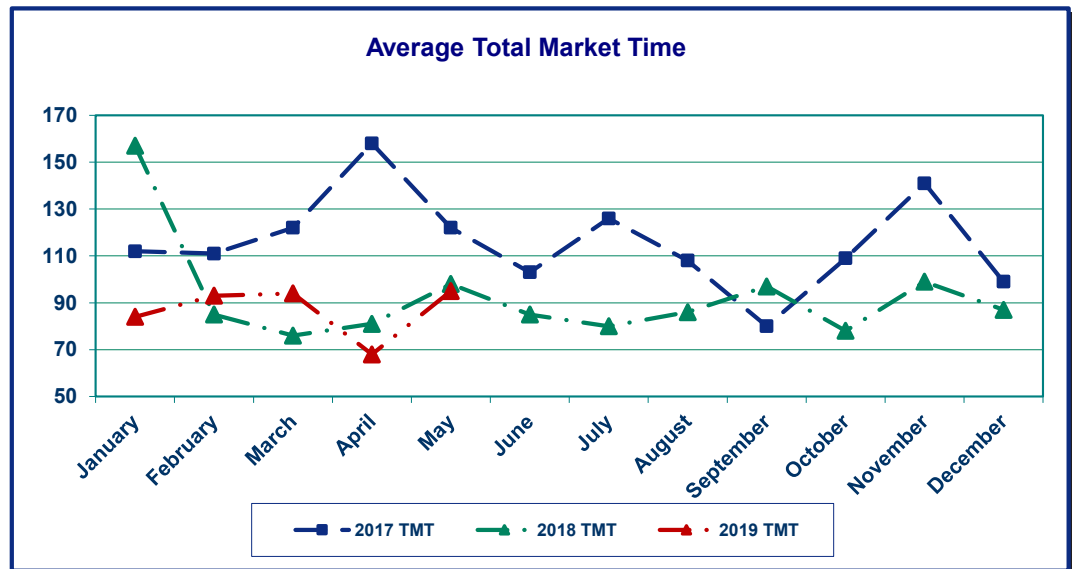
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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 Wallowa 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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