

# MARKET ACTION

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

Residential Review: Curry County, Oregon

May 2019 Reporting Period

## May Residential Highlights

Curry County saw an surge in closed sales this May, the strongest May for closings since at least 2005! There were 59 closings, outpacing May 2018 (50) by 18.0% and April 2019 (39) by 51.3%. New listings (87) fared well this month, outpacing May 2018 (79) by 10.1% and April 2019 (84) by 3.6%. Pending sales, at 58, rose 7.4% compared with last month in April 2019, but ended 4.9% under the 61 offers accepted last year in May 2018.

## Year to Date Summary

Comparing the first five months of 2019 to the same period in 2018, new listings (369) have increased 1.1%, while pending sales (232) have decreased 6.8% and closed sales (199) have decreased 7.9%.

## Average and Median Sale Prices

Comparing 2019 to 2018 through May, the average sale price has decreased 0.4% from \$314,100 to \$312,700. In the same comparison, the median sale price has increased 5.7% from \$262,000 to \$277,000.

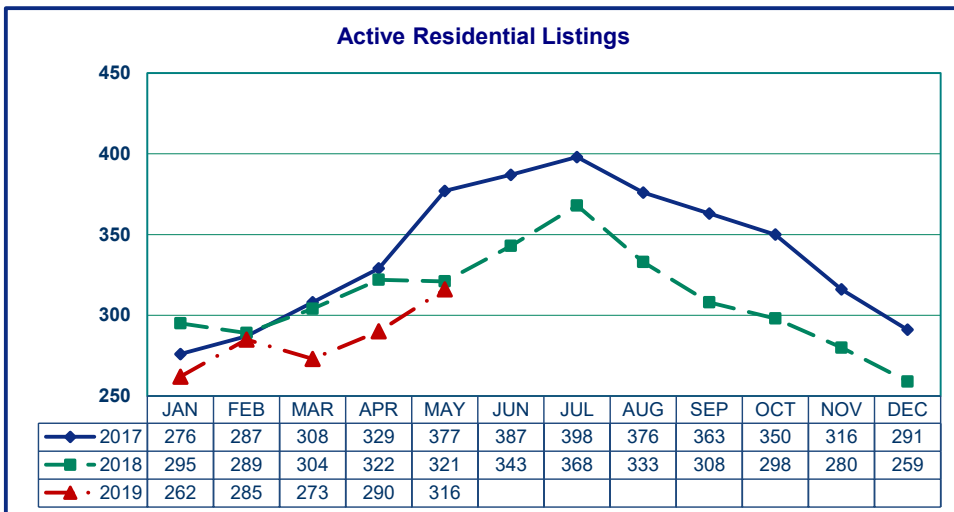
Inventory in Months*			
	2017	2018	2019
January	6.7	7.4	10.9
February	8.2	9.0	8.4
March	7.5	5.2	6.7
April	10.3	9.2	7.4
May	9.0	6.4	5.4
June	8.2	7.3	
July	7.2	6.2	
August	6.2	5.5	
September	6.7	4.3	
October	6.9	5.4	
November	6.9	5.5	
December	6.1	5.5	

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	May	87	58	59	378,400	295,000	143
	April	84	54	39	303,800	285,000	180
	Year-to-date	369	232	199	312,700	277,000	185
2018	May	79	61	50	326,400	282,500	140
	Year-to-date	365	249	216	314,100	262,000	153
Change	May	10.1%	-4.9%	18.0%	15.9%	4.4%	1.8%
	Prev Mo 2019	3.6%	7.4%	51.3%	24.6%	3.5%	-20.6%
	Year-to-date	1.1%	-6.8%	-7.9%	-0.4%	5.7%	20.9%

\*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	
<b>Average Sale Price % Change:</b>	+5.4% (\$312,700 v. \$296,600)
<b>Median Sale Price % Change:</b>	+3.8% (\$270,000 v. \$260,000)

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 • 5/2019

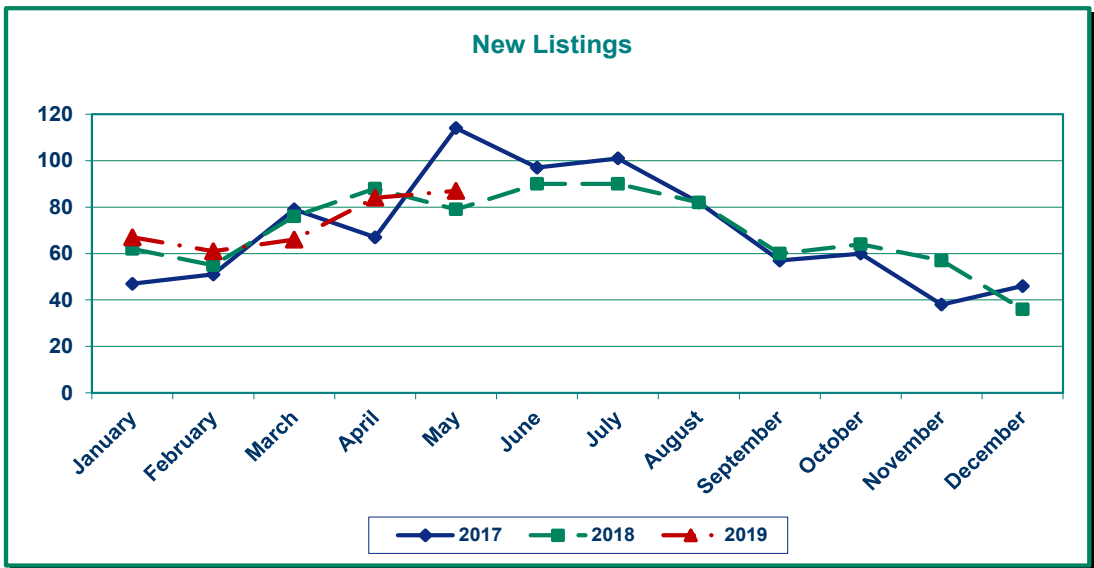
## Curry County, Oregon

	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 <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
270 City, Airport, Marina Hts., NB Chetco	101	21	5	18	-21.7%	15	409,700	213	133	88	11.4%	70	307,200	276,300	-5.7%	2	250,000	9	76,700	3	593,300
271 Harbor, Winchuck, SB Chetco	59	23	4	15	7.1%	11	269,100	73	67	41	-22.6%	38	242,800	243,600	-12.5%	2	207,500	9	121,700	-	-
272 Carpenterville, Cape Ferrello, Whaleshead	32	15	2	4	-50.0%	3	289,600	85	31	21	-8.7%	19	292,500	320,000	-18.6%	-	-	2	87,500	-	-
273 Gold Beach	80	23	5	16	60.0%	20	488,600	137	99	60	-4.8%	50	406,000	300,000	30.8%	4	738,300	19	168,100	-	-
274 Port Orford	44	5	1	5	-16.7%	10	257,900	144	39	22	-29.0%	22	256,700	257,500	36.5%	1	519,500	14	87,400	1	492,500
<b>Curry County</b>	<b>316</b>	<b>87</b>	<b>17</b>	<b>58</b>	<b>-4.9%</b>	<b>59</b>	<b>378,400</b>	<b>143</b>	<b>369</b>	<b>232</b>	<b>-6.8%</b>	<b>199</b>	<b>312,700</b>	<b>277,000</b>	<b>5.4%</b>	<b>9</b>	<b>487,500</b>	<b>53</b>	<b>120,300</b>	<b>4</b>	<b>568,100</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).

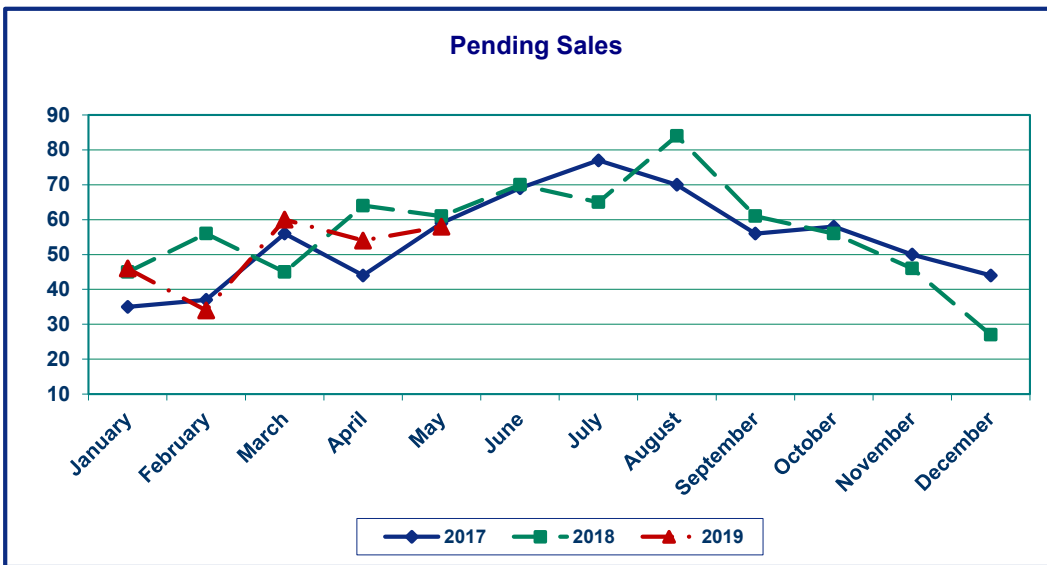
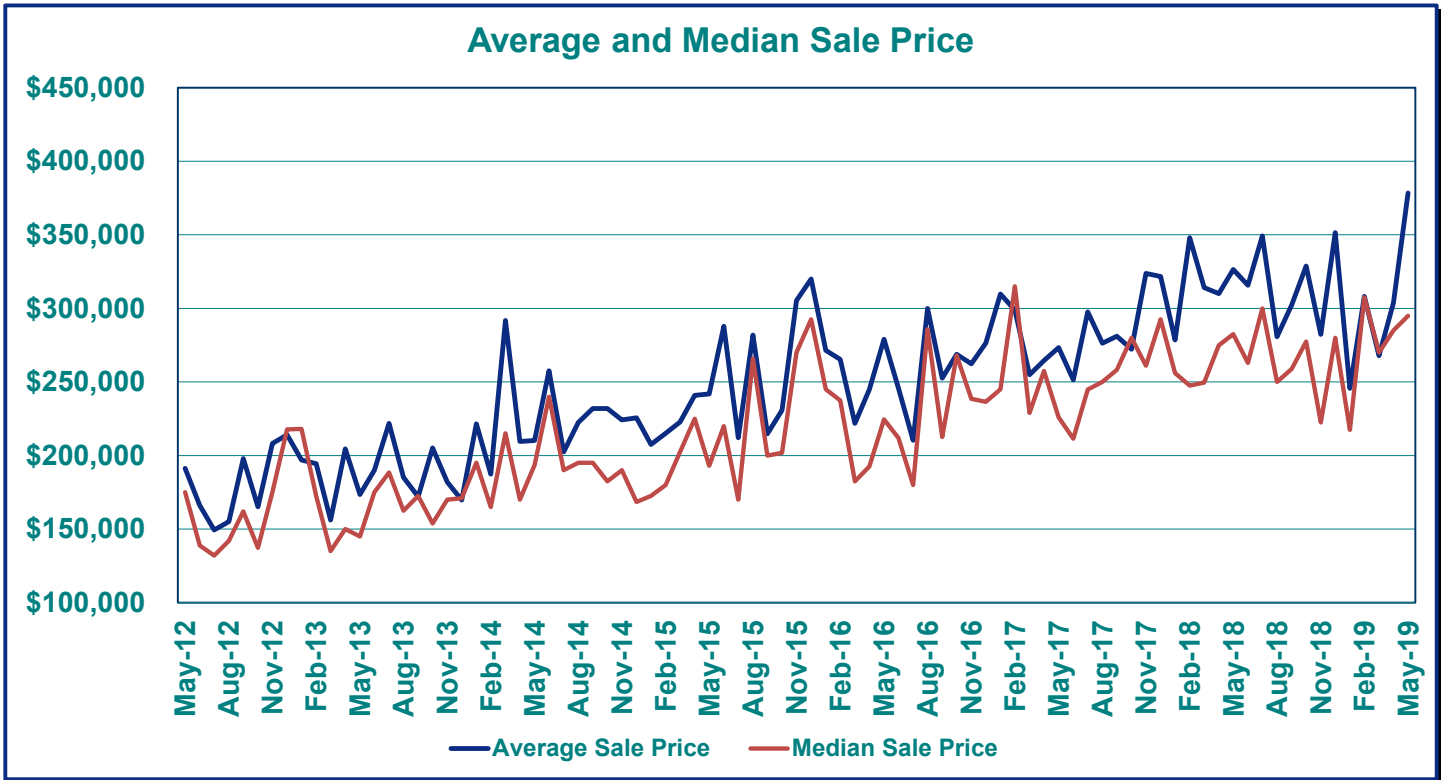
<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



**NEW LISTINGS**  
**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**

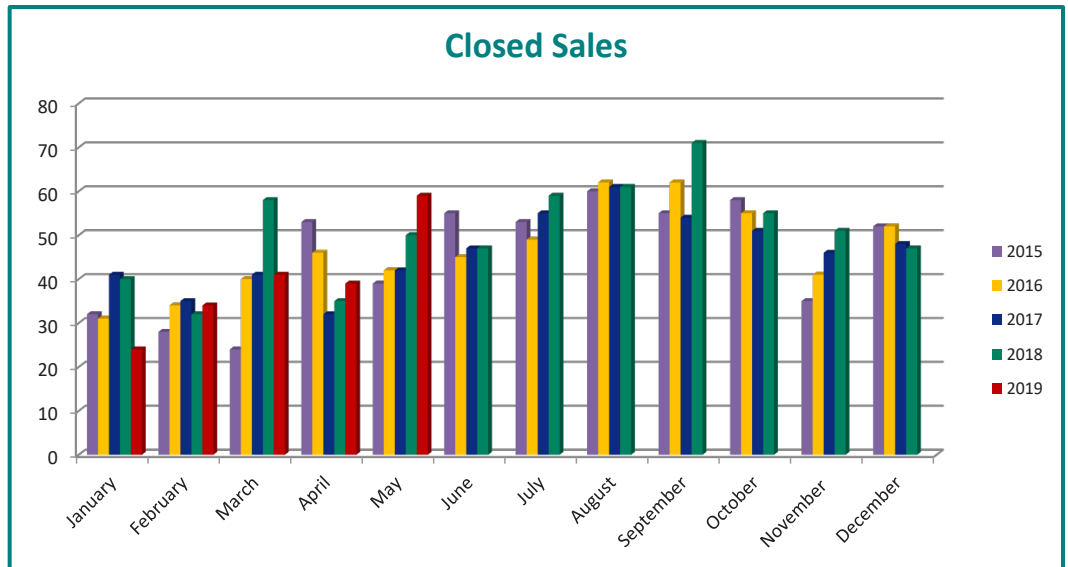
**CURRY COUNTY, OR**

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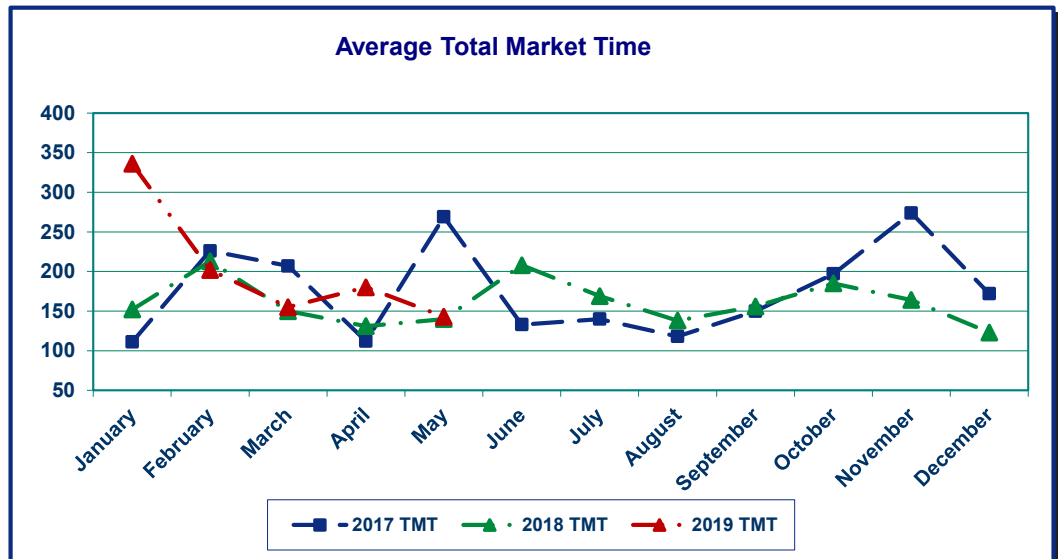
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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**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.*

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