

MARKET ACTION

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

Residential Review: Curry County, Oregon

February 2020 Reporting Period

February Residential Highlights

At 52, new listings decreased from February 2019 (61) and increased 18.2% from the 44 new listings offered last month in January 2020.

Pending sales (51) increased 50.0% from February 2019 (34) and increased 6.3% from last month January 2020 when 48 offers were accepted.

Closed sales (28) fell 17.6% from February 2019 (34) and decreased 20.0% from the 35 closings recorded last month in January 2020.

Year to Date Summary

Comparing the first two months of 2020 to the same period in 2019, new listings (96) have decreased 25.0%, pending sales (97) have increased 26.0%, and closed sales (63) have increased 6.8%.

Average and Median Sale Prices

Comparing 2020 to 2019 through February, the average sale price has increased 29.1% from \$283,400 to \$365,900. In the same comparison, the median sale price has increased 27.8% from \$270,000 to \$345,000.

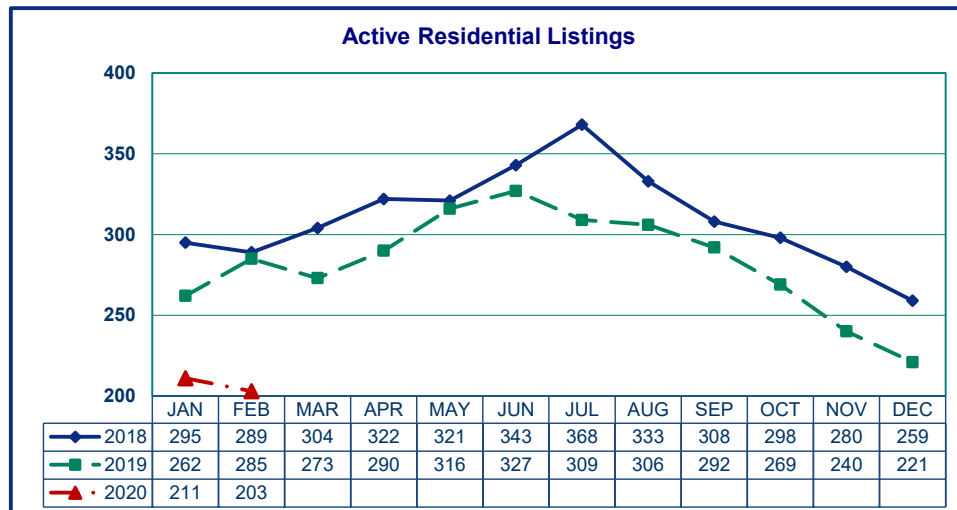
Inventory in Months*			
	2018	2019	2020
January	7.4	10.9	6.0
February	9.0	8.4	7.3
March	5.2	6.7	
April	9.2	7.4	
May	6.4	5.4	
June	7.3	6.3	
July	6.2	5.9	
August	5.5	4.6	
September	4.3	5.7	
October	5.4	4.6	
November	5.5	6.3	
December	5.5	3.8	

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2020	February	52	51	28	429,700	397,000	141
	January	44	48	35	314,800	311,000	124
	Year-to-date	96	97	63	365,900	345,000	131
2019	February	61	34	34	308,200	307,500	202
	Year-to-date	128	77	59	283,400	270,000	253
Change	February	-14.8%	50.0%	-17.6%	39.4%	29.1%	-30.0%
	Prev Mo 2020	18.2%	6.3%	-20.0%	36.5%	27.7%	13.7%
	Year-to-date	-25.0%	26.0%	6.8%	29.1%	27.8%	-48.0%

*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: +8.5% (\$337,100 v. \$310,800)
Median Sale Price % Change: +9.4% (\$290,000 v. \$265,000)

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 • 2/2020

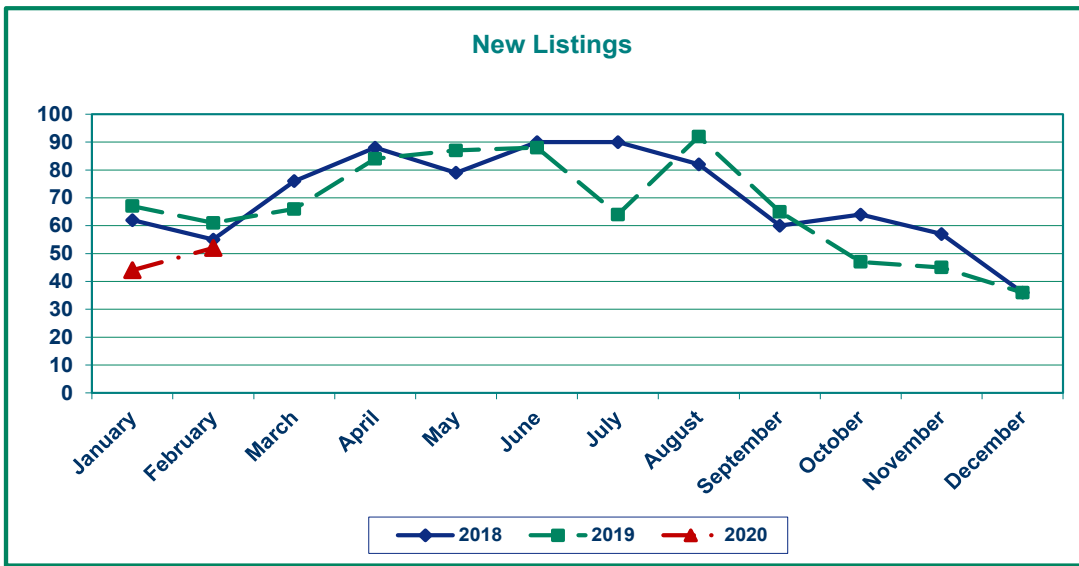
Curry County, Oregon

		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 2020 v. 2019 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2020 v. 2019 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	54	22	4	17	21.4%	11	481,700	130	38	36	24.1%	32	384,100	357,500	16.1%	2	355,000	3	77,400	3	248,300
271	Harbor, Winchuck, SB Chetco	35	6	7	13	62.5%	6	625,800	132	10	24	41.2%	13	447,300	311,000	6.2%	1	311,000	2	107,500	1	385,000
272	Carpenterville, Cape Ferrello, Whaleshead	26	3	2	3	0.0%	-	-	-	10	5	-50.0%	3	348,500	380,000	31.3%	-	-	1	110,000	-	-
273	Gold Beach	59	14	3	14	133.3%	5	351,800	108	24	25	56.3%	9	297,700	350,000	-4.3%	-	-	6	187,300	-	-
274	Port Orford	29	7	1	4	33.3%	6	203,200	198	14	7	40.0%	6	203,200	187,500	-2.1%	1	250,000	11	71,400	1	400,000
	Curry County	203	52	17	51	50.0%	28	429,700	141	96	97	26.0%	63	365,900	345,000	8.5%	4	317,800	23	107,200	5	306,000

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2020 with February 2019. The Year-To-Date section compares 2020 year-to-date statistics through February with 2019 year-to-date statistics through February.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/19-2/29/20) with 12 months before (3/1/18-2/28/19).

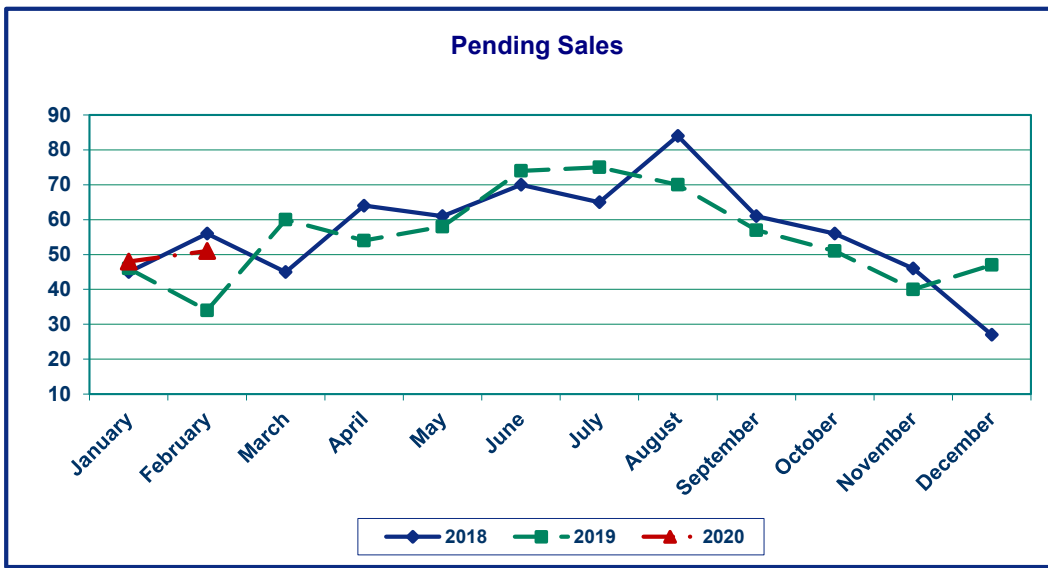
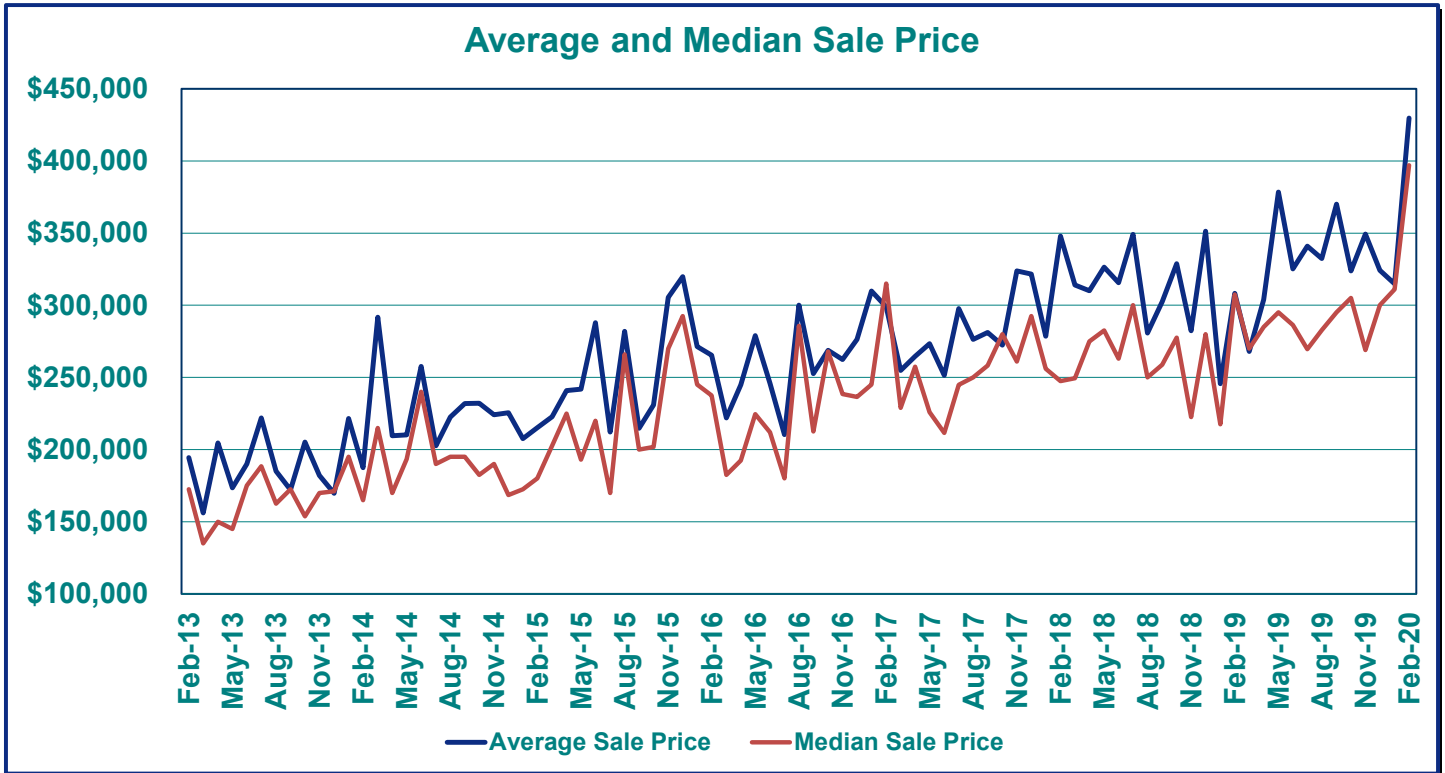
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



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.



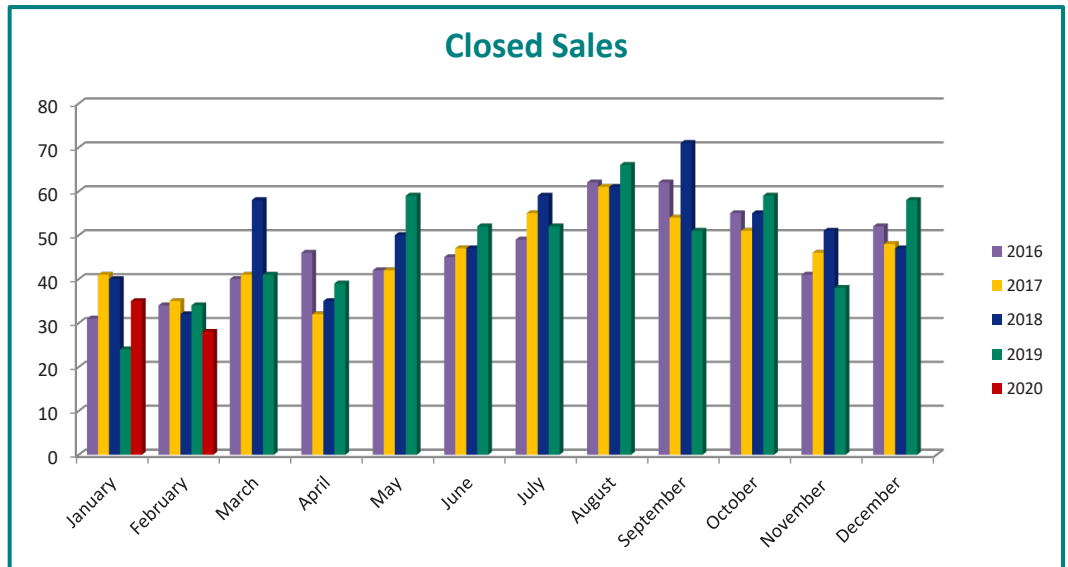
PENDING LISTINGS
CURRY COUNTY, OR

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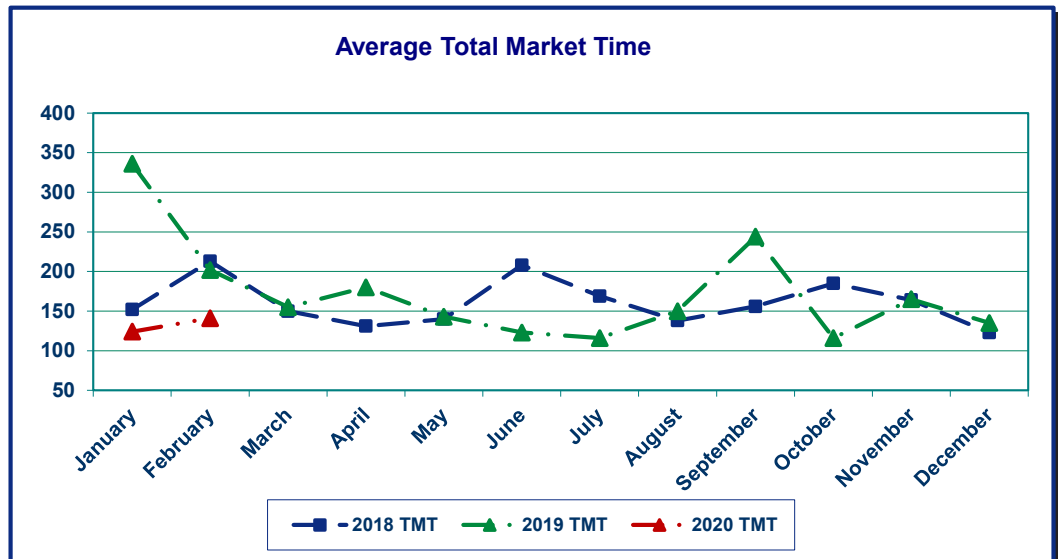
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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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