

MARKET ACTION

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

Residential Review: Coos County, Oregon

February Residential Highlights

New listings (109) increased 5.8% from the 103 listed in February 2020, and increased 78.7% from the 61 listed in January 2021.

Pending sales (97) decreased 5.8% from the 103 offers accepted in February 2020, and increased 12.8% from the 86 offers accepted in January 2021.

Closed sales (80) increased 14.3% from the 70 closings in February 2020, and increased 11.1% from the 72 closings in January 2021.

Year-To-Date Summary

Comparing the first two months of 2021 to the same period in 2020, new listings (170) decreased 19.8%, pending sales (179) decreased 4.8%, and closed sales (152) decreased 12.1%.

Average and Median Sale Prices

Comparing 2021 to 2020 through February, the average sale price has increased 26.4% from \$230,800 to \$291,700. In the same comparison, the median sale price has increased 24.9% from \$215,000 to \$268,500.

February 2021 Reporting Period

Inventory in Months*			
	2019	2020	2021
January	3.4	2.7	1.5
February	4.3	3.7	1.4
March	3.8	3.8	
April	3.5	3.7	
May	3.7	3.3	
June	3.7	2.7	
July	3.8	1.9	
August	3.8	1.7	
September	2.8	1.5	
October	2.8	1.1	
November	4.1	1.7	
December	2.7	1.6	

*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
2021	February	109	97	80	290,400	258,500	63
	January	61	86	72	293,200	276,000	51
	Year-to-date	170	179	152	291,700	268,500	57
2020	February	103	103	70	222,200	215,000	67
	Year-to-date	212	188	173	230,800	215,000	80
Change	February	5.8%	-5.8%	14.3%	30.7%	20.2%	-5.9%
	Prev Mo 2021	78.7%	12.8%	11.1%	-1.0%	-6.3%	24.1%
	Year-to-date	-19.8%	-4.8%	-12.1%	26.4%	24.9%	-28.2%

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

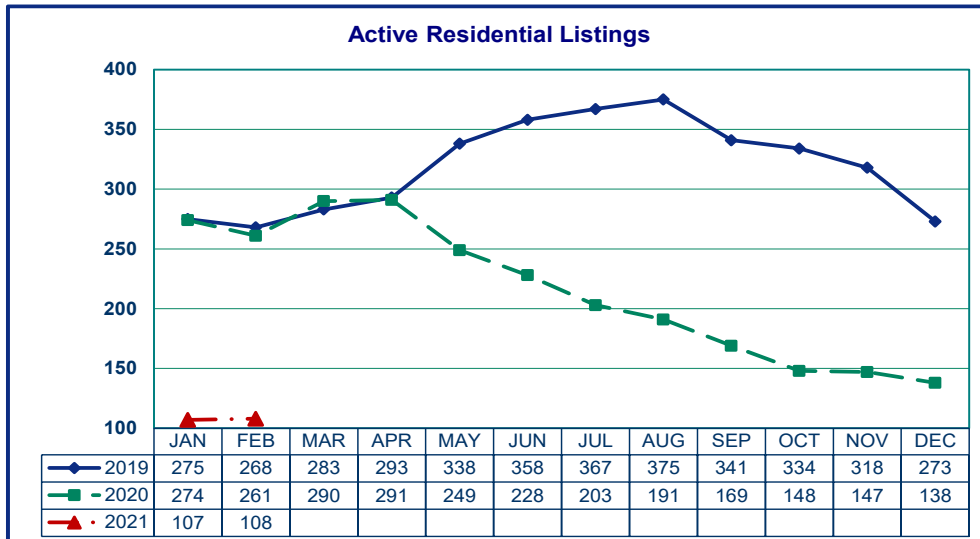
Average Sale Price % Change:

+12.7% (\$278,800 v. \$247,400)

Median Sale Price % Change:

+13.2% (\$249,000 v. \$220,000)

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 • FEBRUARY 2021

Coos County, Oregon

		RESIDENTIAL														Avg. Sale Price % Change ²	COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date								Year-To-Date		Year-To-Date			
		Active Listings	New Listings	Expired,Canceled Listings	Pending Sales	Pending Sales 2021 v. 2020 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2021 v. 2020 ¹	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price		
97407	Allegheny	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97411	Bandon	18	14	1	18	28.6%	11	461,600	101	24	29	7.4%	23	412,700	421,500	13.1%	1	425,000	33	103,800	-	-
97414	Broadbent	-	0	0	0	-100.0%	0	-	-	-	0	-100.0%	0	-	-	-70.0%	0	-	0	-	0	-
97420	Coos Bay	43	46	2	34	-24.4%	35	265,500	44	69	69	-10.4%	67	268,700	260,000	16.5%	2	897,500	6	84,800	3	301,300
97423	Coquille	10	13	2	12	71.4%	5	230,300	70	18	17	41.7%	16	264,900	211,800	21.6%	2	455,000	1	60,000	1	130,000
97449	Lakeside	9	9	1	8	60.0%	5	272,600	71	12	13	30.0%	8	240,600	222,000	6.5%	-	-	1	62,000	-	-
97458	Myrtle Point	13	6	-	4	33.3%	6	274,800	75	12	9	28.6%	8	264,700	212,500	2.5%	-	-	1	48,500	-	-
97459	North Bend	12	20	1	20	-25.9%	17	266,000	73	32	38	-26.9%	29	289,300	267,000	9.8%	2	279,800	3	79,300	1	210,000
97466	Powers	3	1	0	1	0.0%	1	180,000	1	3	4	100.0%	1	180,000	180,000	8.4%	-	-	-	-	-	-
	Coos County	108	109	7	97	-5.8%	80	290,400	63	170	179	-4.8%	152	291,700	268,500	12.7%	7	527,100	45	96,500	5	248,800

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2021 with February 2020. The Year-To-Date section compares 2021 Year-To-Date statistics through February with 2020 Year-To-Date statistics through February.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/2020-2/28/2021) with 12 months before (3/1/2019-2/29/2020).

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.

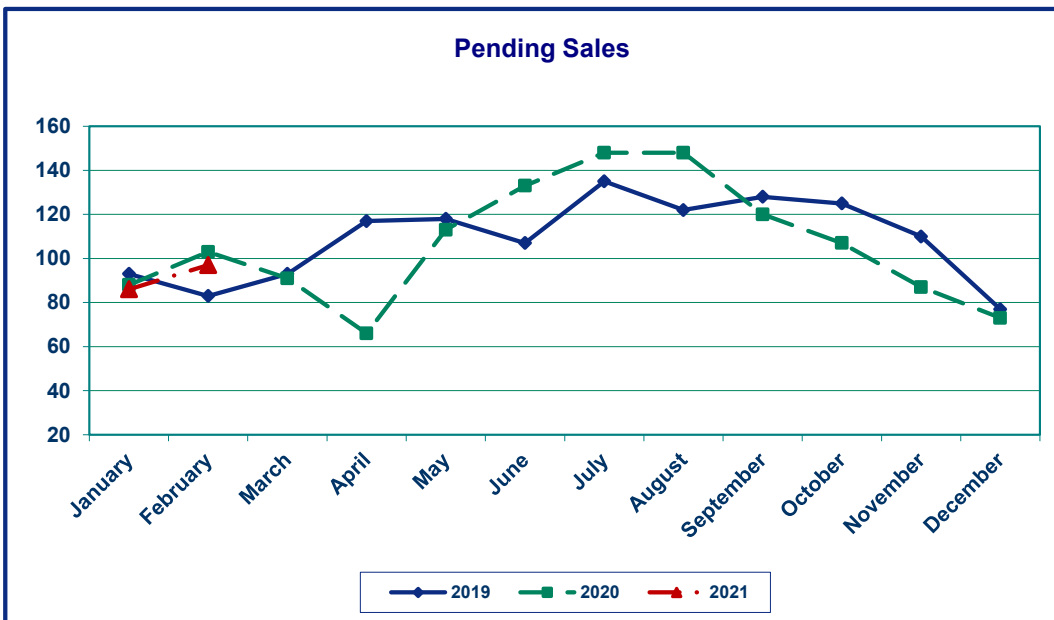
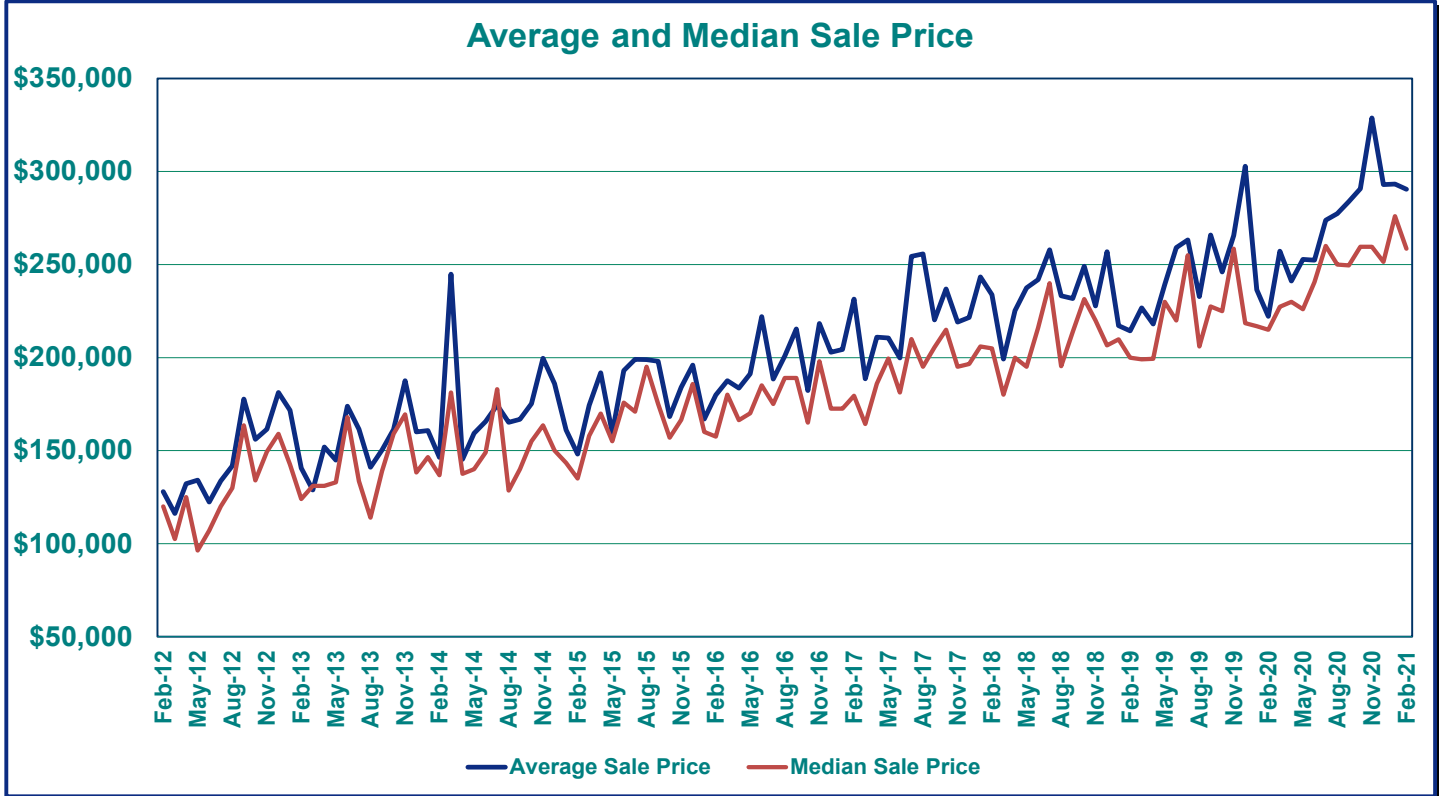


NEW LISTINGS COOS COUNTY, OR

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.

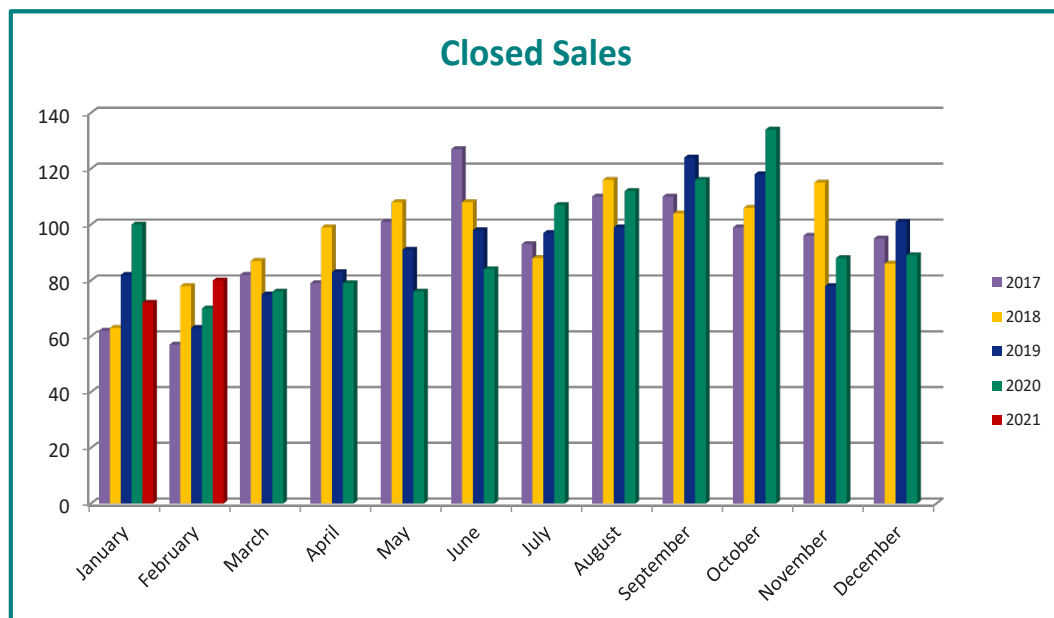
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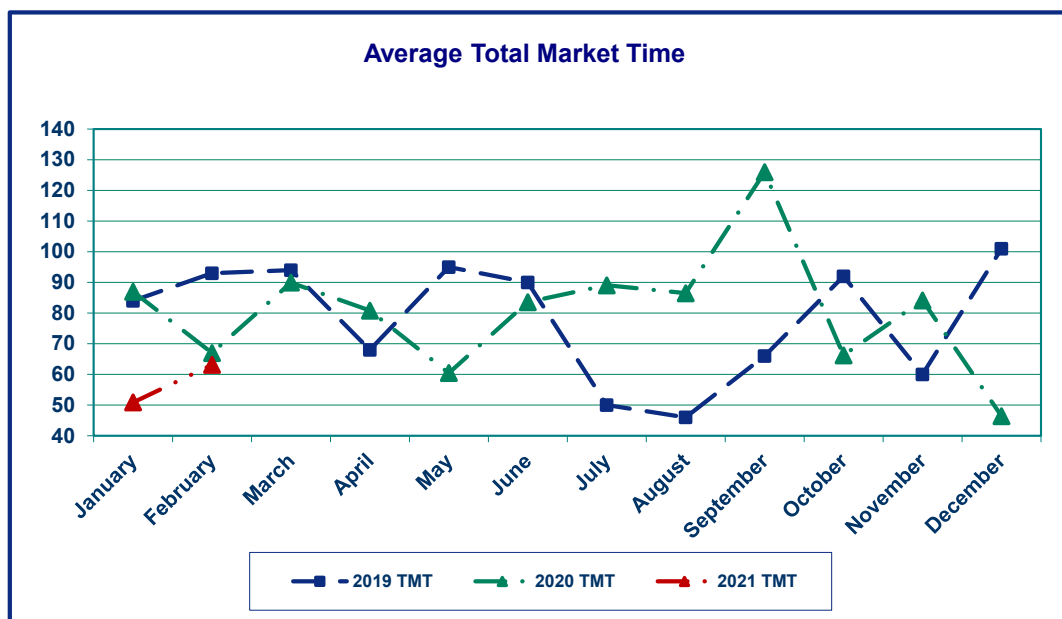
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DAYS ON MARKET COOS COUNTY, OR

This graph shows the average market time for sales in Coos County, Oregon, over the past three calendar years.



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