

# MARKET ACTION

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

## Residential Review: Coos County, Oregon

### Residential Highlights

New listings (134) decreased 2.9% from the 138 listed in August 2020, and decreased 23.9% from the 176 listed in July 2021.

Pending sales (149) increased 0.7% from the 148 offers accepted in August 2020, and increased 8.0% from the 138 offers accepted in July 2021.

Closed sales (115) increased 2.7% from the 112 closings in August 2020, and decreased 7.3% from the 124 closings in July 2021.

### Year-To-Date Summary

Comparing the first eight months of 2021 to the same period in 2020, new listings (1,107) increased 20.6%, pending sales (944) increased 14.3%, and closed sales (816) increased 12.9%.

### Average and Median Sale Prices

Comparing 2021 to 2020 through August, the average sale price has increased 31.3% from \$252,800 to \$332,000. In the same comparison, the median sale price has increased 27.2% from \$235,000 to \$299,000.

## August 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	1.4
April	3.5	3.7	1.5
May	3.7	3.3	1.3
June	3.7	2.7	1.2
July	3.8	1.9	1.5
August	3.8	1.7	1.6
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	August	134	149	115	350,700	330,000	54
	July	176	138	124	356,700	317,500	38
	Year-To-Date	1,107	944	816	332,000	299,000	52
2020	August	138	148	112	277,400	250,000	87
	Year-To-Date	918	826	723	252,800	235,000	82
Change	August	-2.9%	0.7%	2.7%	26.4%	32.0%	-38.0%
	Prev Mo 2021	-23.9%	8.0%	-7.3%	-1.7%	3.9%	41.9%
	Year-to-date	20.6%	14.3%	12.9%	31.3%	27.2%	-36.0%

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

#### Average Sale Price % Change:

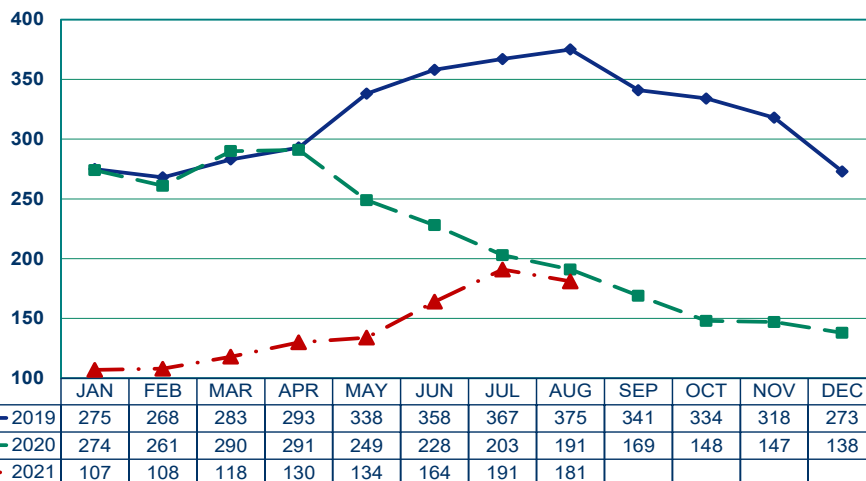
+23.9% (\$319,700 v. \$258,000)

#### Median Sale Price % Change:

+20.4% (\$280,000 v. \$232,500)

For further explanation of this measure, see the second footnote on page 2.

Active Residential Listings



## 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 • AUGUST 2021

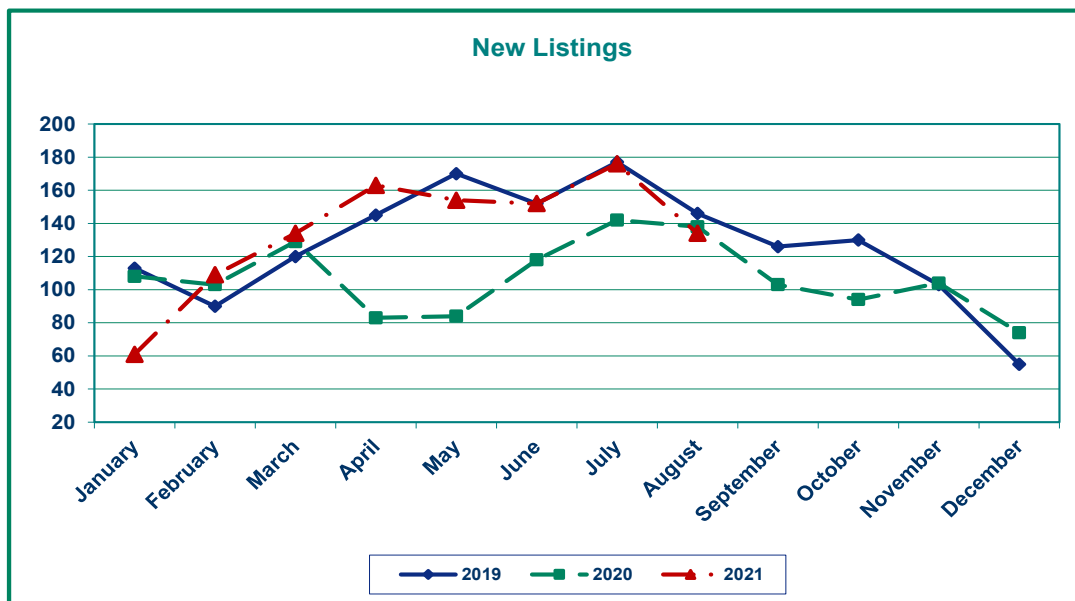
## Coos County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date								Year-To-Date	Year-To-Date	Year-To-Date				
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2021 v. 2020 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2021 v. 2020 <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	Allegheny	-	0	0	0	-	0	-	-	-	0	-	0	-	-	-	-	0	-	0	-	0	-
97411	Bandon	19	15	5	23	0.0%	15	402,700	58	141	131	12.9%	116	492,100	423,300	27.4%	7	484,600	113	164,900	2	352,300	
97414	Broadbent	1	1	-	1	-	0	-	-	3	2	100.0%	1	142,500	142,500	43.9%	-	-	-	-	-	-	
97420	Coos Bay	75	62	6	56	-6.7%	51	352,400	42	468	383	15.0%	350	290,900	270,000	21.4%	18	730,500	49	90,300	22	560,600	
97423	Coquille	21	16	1	18	63.6%	9	394,300	211	110	92	9.5%	78	305,600	261,300	32.1%	5	313,000	5	157,800	6	418,800	
97449	Lakeside	9	5	1	9	-40.0%	7	285,200	47	63	61	1.7%	53	299,700	279,000	24.9%	2	537,500	14	157,100	-	-	
97458	Myrtle Point	21	10	1	10	42.9%	6	254,000	101	73	61	29.8%	47	316,400	272,900	50.6%	3	328,300	4	173,400	3	235,700	
97459	North Bend	28	24	4	30	-3.2%	26	350,300	10	226	199	12.4%	160	344,500	326,100	20.0%	11	514,900	25	166,000	11	428,500	
97466	Powers	7	1	2	2	100.0%	1	140,000	80	23	15	87.5%	11	199,000	164,000	43.1%	-	-	3	359,200	-	-	
	Coos County	181	134	20	149	0.7%	115	350,700	54	1,107	944	14.3%	816	332,000	299,000	23.9%	46	561,500	213	150,100	44	476,600	

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/20-8/31/21) with 12 months before (9/1/19-8/31/20).

<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.

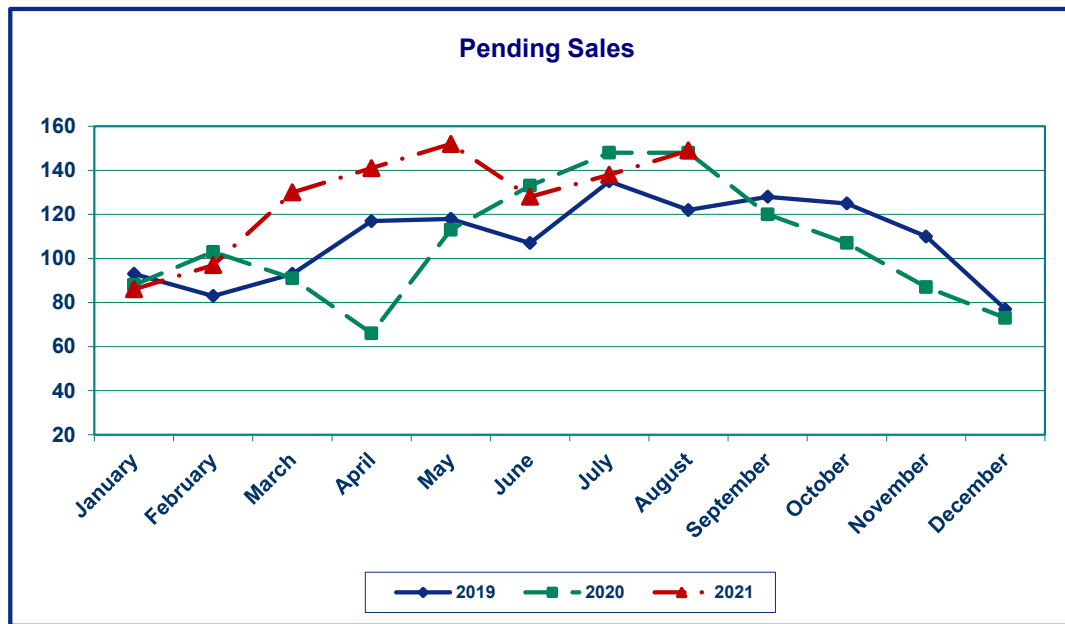
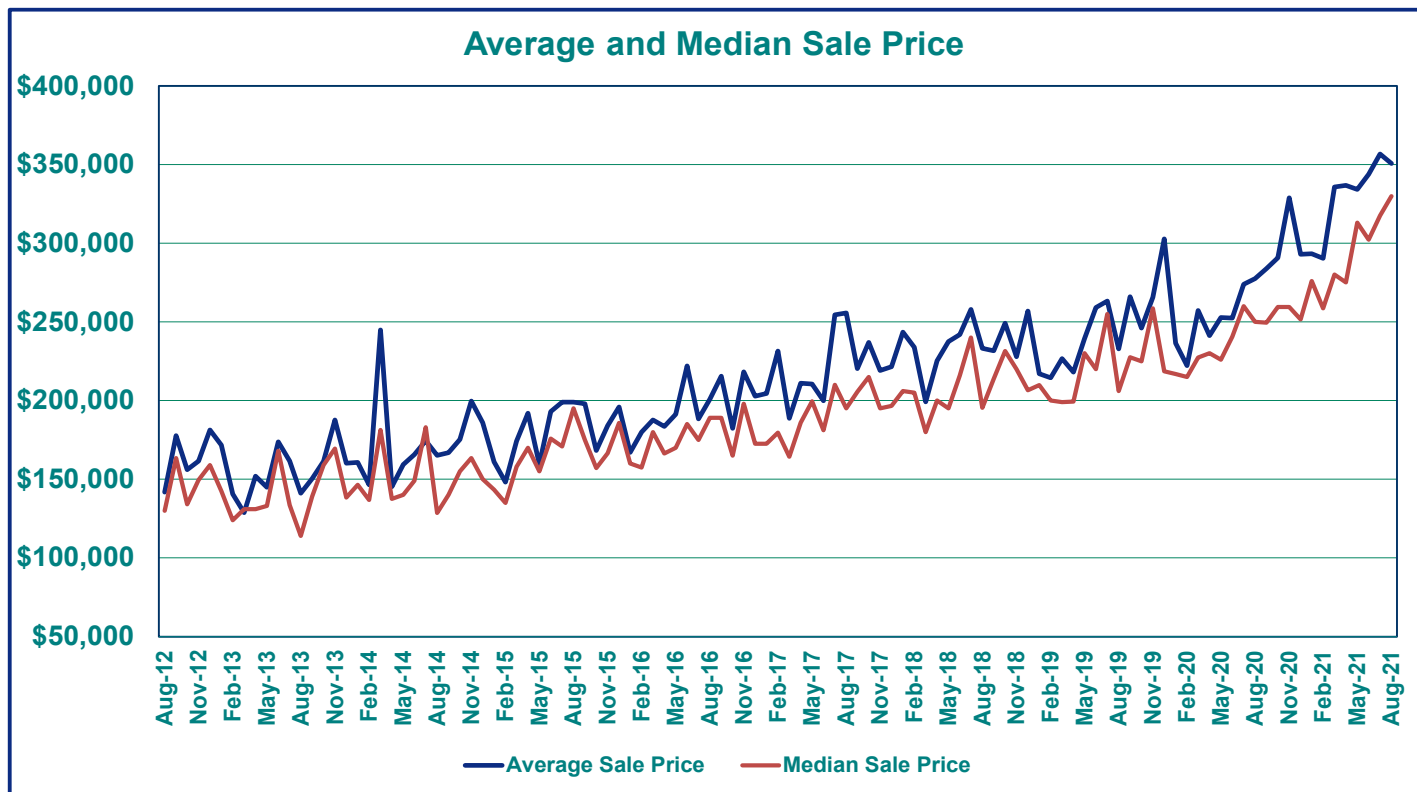


### NEW LISTINGS COOS COUNTY, OR

*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

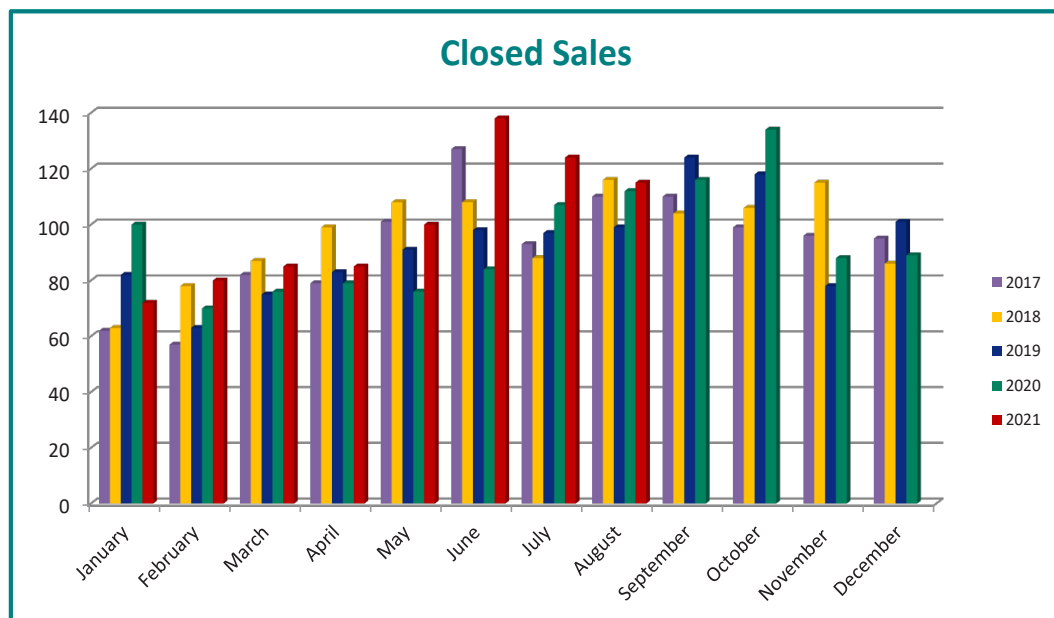
*This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.*

## 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.



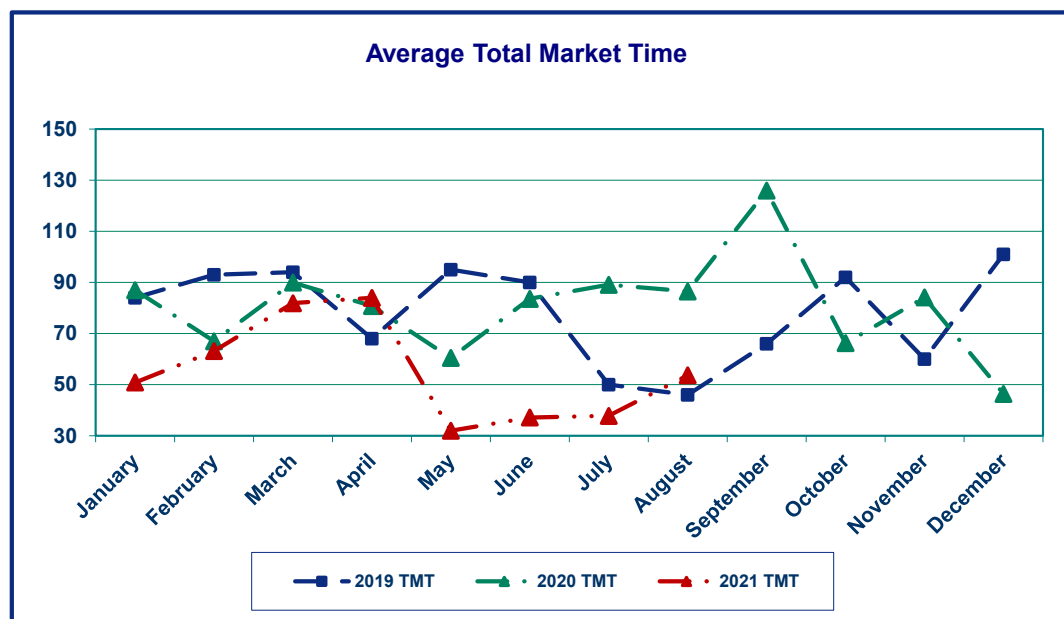
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## DAYS ON MARKET COOS COUNTY, OR

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



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