



MARKET ACTION REPORT

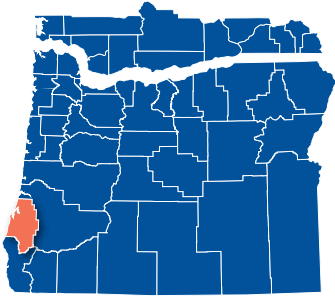
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Coos County July 2024 Reporting Period

Coos County

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MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (125) decreased 11.3% from the 141 listed in July 2023, and decreased 24.2% from the 165 listed in June 2024.

Pending Sales

Pending sales (103) decreased 5.5% from the 109 offers accepted in July 2023, and increased 24.1% from the 83 offers accepted in June 2024.

Closed Sales

Closed sales (83) increased 15.3% from the 72 closings in July 2023, and increased 22.1% from the 68 closings in June 2024.

Inventory and Time on Market

Inventory decreased to 4.4 months in July. Total market time decreased to 82 days.

Year-to-Date Summary

Comparing the first seven months of 2024 to the same period in 2023, new listings (852) increased 2.5%, pending sales (542) decreased 5.2%, and closed sales (490) decreased 2.2%.

Average and Median Sale Prices

Comparing 2024 to 2023 through July, the average sale price has increased 3.6% from \$358,800 to \$371,600. In the same comparison, the median sale price has increased 4.6% from \$325,000 to \$340,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -1.7% (\$365,400 v. \$371,800)

Median Sale Price % Change: +2.6% (\$338,500 v. \$330,000)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2022	2023	2024
January	1.3	4.4	4.5
February	1.4	3.6	4.1
March	1.2	2.5	3.3
April	1.3	2.1	4.0
May	1.4	3.0	3.6
June	3.2	3.2	5.3
July	2.3	4.2	4.4
August	2.4	2.6	
September	2.1	3.8	
October	2.8	3.8	
November	3.2	4.8	
December	2.8	4.0	

Residential Trends

July 2024 vs. June 2024

New Listings **-24.2%** ↓

Pending Sales **+24.1%** ↑

Closed Sales **+22.1%** ↑

Average Sale Price **-4.0%** ↓

Median Sale Price **-9.0%** ↓

Inventory **-0.9** ↓

Total Market Time **-5** ↓

July 2024 vs. July 2023

New Listings **-11.3%** ↓

Pending Sales **-5.5%** ↓

Closed Sales **+15.3%** ↑

Average Sale Price **+7.4%** ↑

Median Sale Price **+6.1%** ↑

Inventory **+0.2** ↑

Total Market Time **+39** ↑

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Residential Sales by Price Range						
Price Range	Jul 2022		Jul 2023		Jul 2024	
0K-100K	2	2.0%	1	1.3%	2	2.3%
100K-200K	17	17.0%	10	13.0%	14	16.3%
200K-300K	16	16.0%	20	26.0%	15	17.4%
300K-400K	21	21.0%	22	28.6%	22	25.6%
400K-500K	16	16.0%	11	14.3%	14	16.3%
500K-600K	12	12.0%	7	9.1%	6	7.0%
600K-700K	7	7.0%	2	2.6%	9	10.5%
700K-800K	5	5.0%	1	1.3%	1	1.2%
800K-900K	1	1.0%	1	1.3%	1	1.2%
900K-1M	0	0.0%	1	1.3%	0	0.0%
1MM-1.1MM	0	0.0%	1	1.3%	0	0.0%
1.1MM-1.2MM	2	2.0%	0	0.0%	1	1.2%
1.2MM-1.3MM	0	0.0%	0	0.0%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	1	1.2%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	1	1.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
Total Closed Sales	100		77		86	

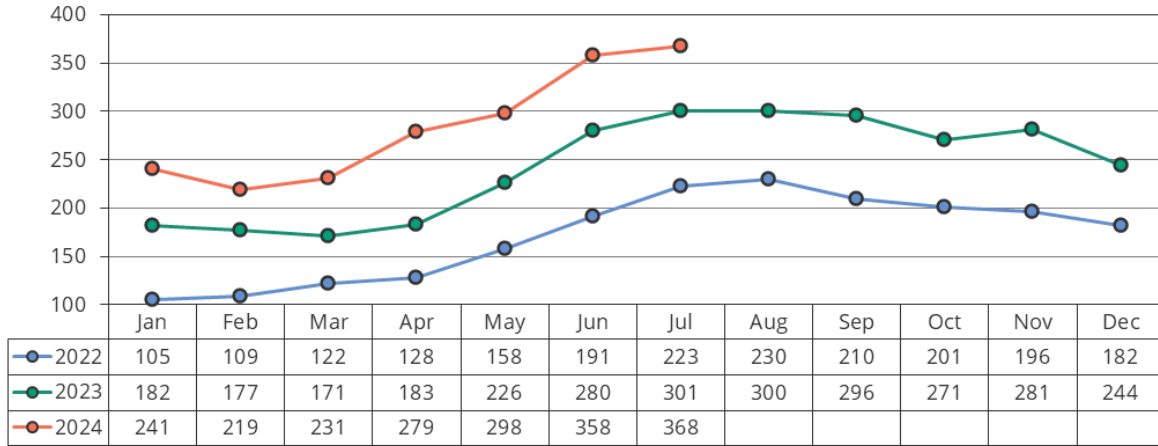
90th Percentile
 50th Percentile
 10th Percentile

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2024	July	125	103	83	384,900	340,000	82
	June	165	83	68	400,900	373,800	87
	Year-To-Date	852	542	490	371,600	340,000	77
2023	July	141	109	72	358,500	320,500	43
	Year-To-Date	831	572	501	358,800	325,000	63
Change	July 2023	-11.3%	-5.5%	15.3%	7.4%	6.1%	92.0%
	Prev Mo 2024	-24.2%	24.1%	22.1%	-4.0%	-9.0%	-5.5%
	Year-To-Date	2.5%	-5.2%	-2.2%	3.6%	4.6%	22.0%

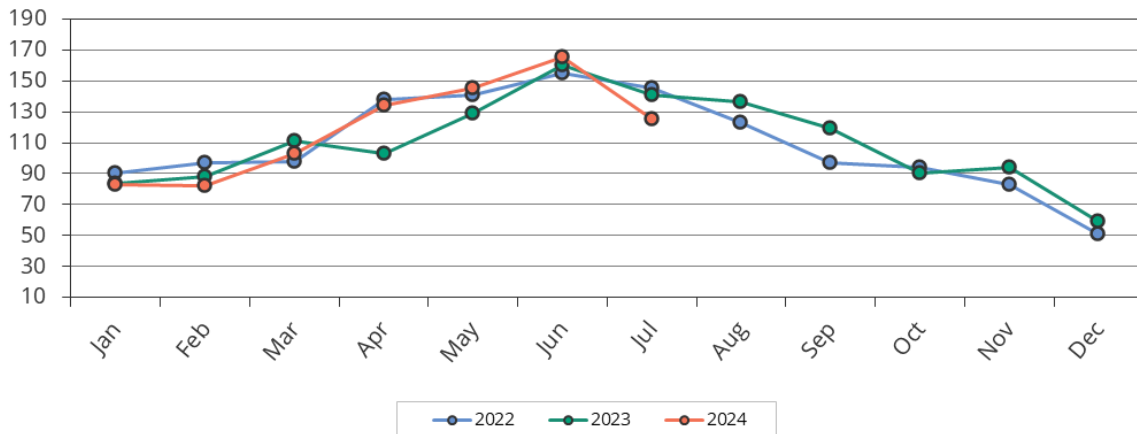
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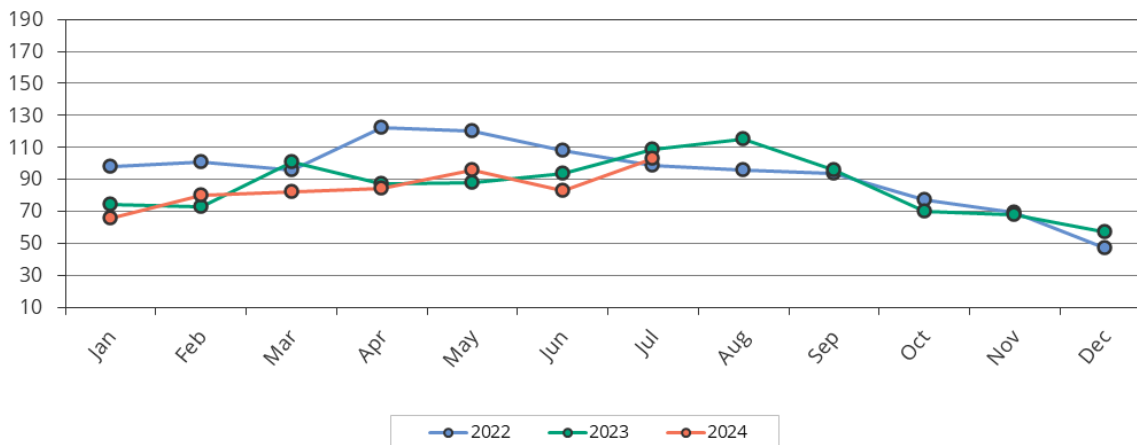
Active Residential Listings



New Listings



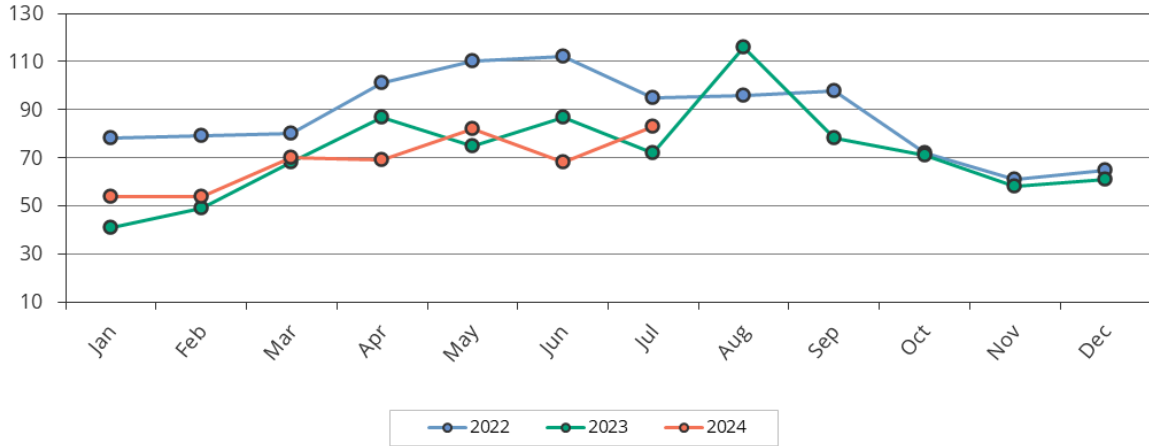
Pending Sales



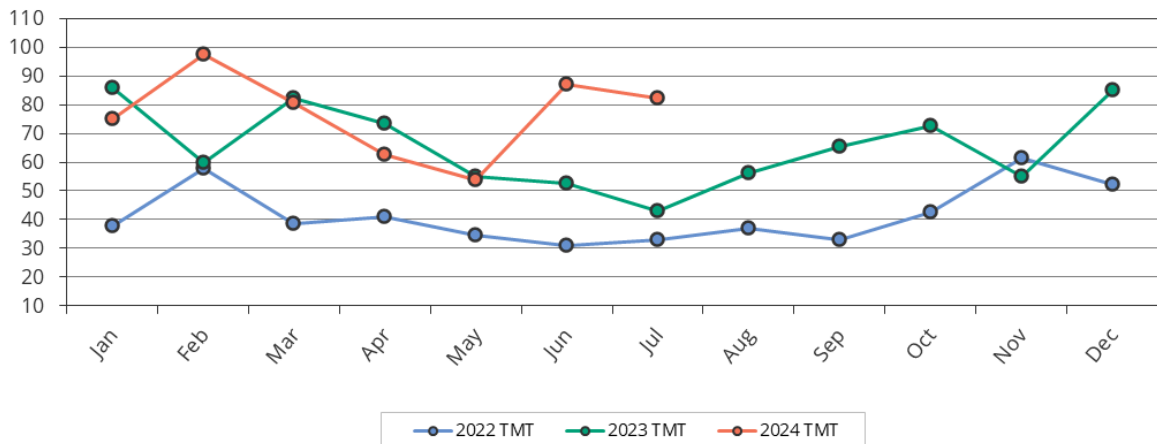
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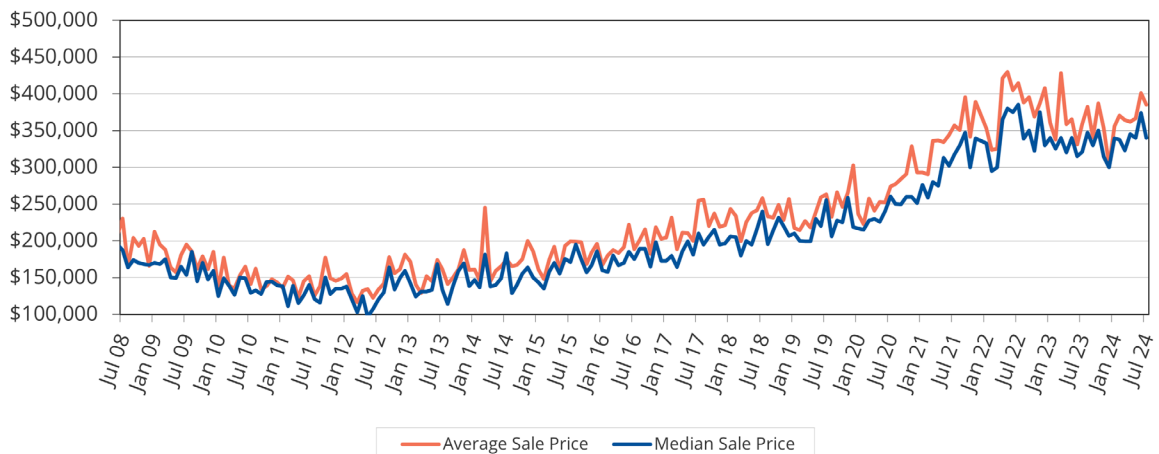
Closed Sales



Average Total Market Time



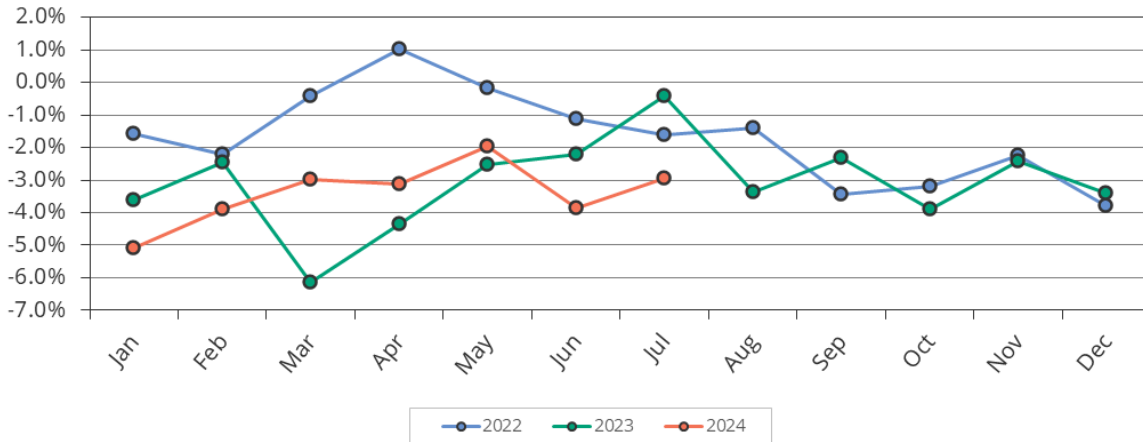
Average and Median Sale Price



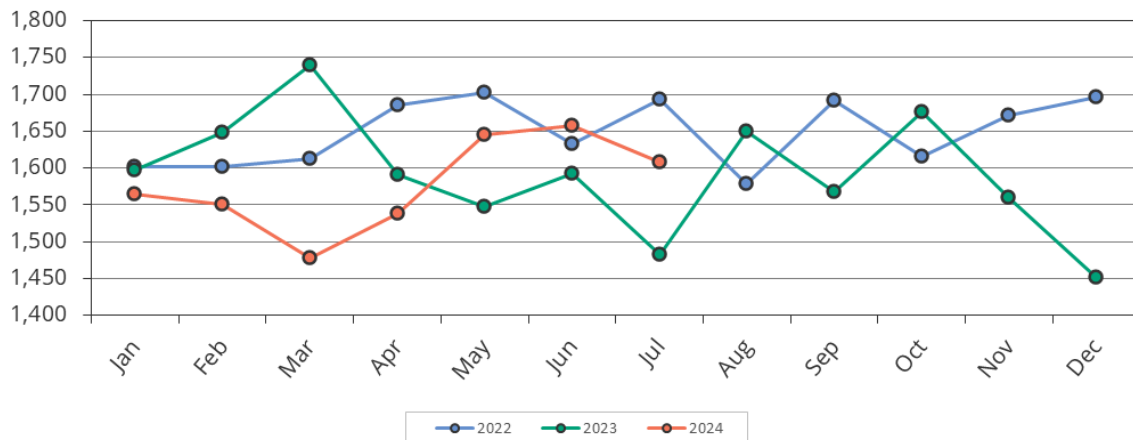
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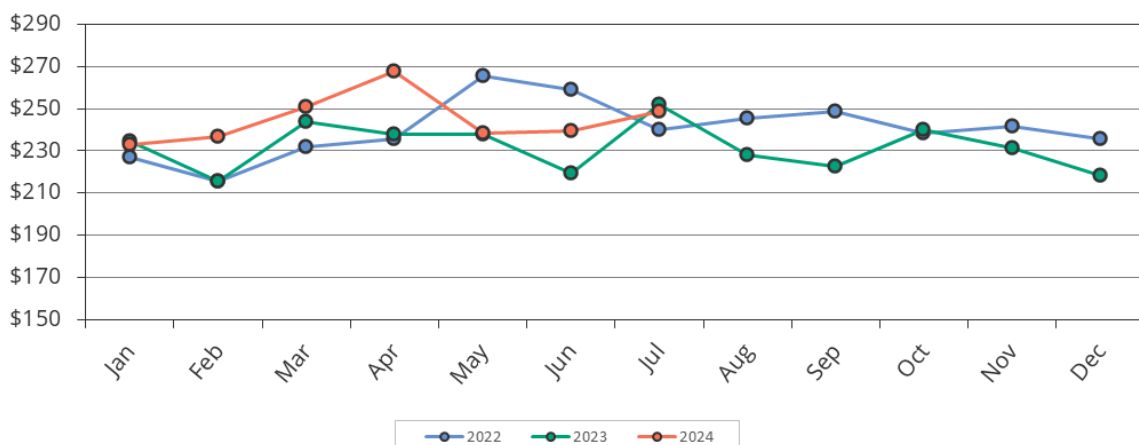
Average Sold Price Change



Average Square Footage



Average Price Per Square Foot



Coos County

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Area Report

		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 24 v. 23 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 24 v. 23 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
97407	Allegeny	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97411	Bandon	81	26	4	16	23.1%	11	628,700	151	149	85	18.1%	82	532,900	522,000	-6.8%	3	463,300	25	169,700	2	522,500
97414	Broadbent	0	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97420	Coos Bay	129	46	7	36	-21.7%	32	327,300	72	329	212	-13.8%	190	350,900	339,000	3.2%	7	977,100	15	90,800	12	424,400
97423	Coquille	31	10	2	5	-54.5%	3	284,800	31	63	41	-26.8%	39	286,600	255,000	2.8%	-	-	3	173,700	1	324,000
97449	Lakeside	30	13	1	13	44.4%	8	234,700	89	74	47	56.7%	38	284,800	257,500	-1.9%	-	-	6	163,000	-	-
97458	Myrtle Point	32	7	4	4	-42.9%	7	471,300	146	53	34	-5.6%	31	372,500	299,000	-6.8%	-	-	2	71,000	1	295,500
97459	North Bend	60	22	5	26	13.0%	22	387,500	48	175	113	-8.1%	101	361,200	346,000	-8.0%	1	330,000	5	398,400	1	1,450,000
97466	Powers	5	1	0	3	-	0	-	-	9	10	25.0%	9	187,300	180,000	28.6%	-	-	1	98,000	-	-
	Coos County	368	125	23	103	-5.5%	83	384,900	82	852	542	-5.2%	490	371,600	340,000	-1.7%	11	778,100	57	163,800	17	482,800

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2024 with July 2023. The year-to-date section compares 2024 year-to-date statistics through July with 2023 year-to-date statistics through July.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/23-7/31/24) with 12 months before (8/1/22-7/31/23).

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.



Definitions and Formulas

Additional Resources

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This 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.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

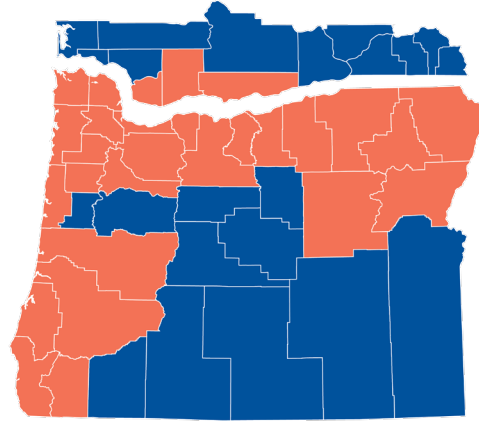
Active Listings:

The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer that is contingent on the sale of the buyer's current home, and Short Sale Pending, where an offer has been accepted by the seller, but the required third-party approvals have not been obtained.

Additional Resources for RMLS Subscribers:

- | | |
|---|--|
| ▶ State Infographics | ▶ Market Statistical Reports |
| ▶ Regional Infographics | ▶ Market Trends |
| ▶ Real Talk with RMLS Podcast | ▶ Statistical Summaries |
| ▶ Video Highlights | |

- Baker County
- Columbia Basin
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- Mid-Columbia
- North Coastal Counties
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



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