



MARKET ACTION REPORT

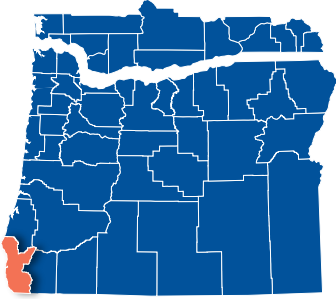
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Curry County July 2024 Reporting Period

Curry County

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MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (61) decreased 17.6% from the 74 listed in July 2023, and decreased 10.3% from the 68 listed in June 2024.

Pending Sales

Pending sales (43) decreased 4.4% from the 45 offers accepted in July 2023, and increased 10.3% from the 39 offers accepted in June 2024.

Closed Sales

Closed sales (40) increased 2.6% from the 39 closings in July 2023, and increased 29.0% from the 31 closings in June 2024.

Inventory and Time on Market

Inventory decreased to 6.5 months in July. Total market time increased to 148 days.

Year-to-Date Summary

Comparing the first seven months of 2024 to the same period in 2023, new listings (430) increased 14.1%, pending sales (225) decreased 1.7%, and closed sales (206) increased 6.7%.

Average and Median Sale Prices

Comparing 2024 to 2023 through July, the average sale price has decreased 11.9% from \$508,100 to \$447,400. In the same comparison, the median sale price has increased 3.8% from \$400,000 to \$415,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: -6.9% (\$434,700 v. \$467,000)

Median Sale Price % Change: +0.1% (\$400,000 v. \$399,500)

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	1.9	5.8	6.7
February	1.9	8.4	7.6
March	1.4	6.5	6.2
April	2.6	6.2	9.3
May	1.9	7.0	8.4
June	2.6	5.6	8.1
July	3.8	5.5	6.5
August	4.0	4.4	
September	2.9	5.5	
October	3.8	6.3	
November	4.7	9.8	
December	4.5	5.8	

Residential Trends

July 2024 vs. June 2024

New Listings	-10.3%	↓
Pending Sales	+10.3%	↑
Closed Sales	+29.0%	↑
Average Sale Price	-13.8%	↓
Median Sale Price	-9.9%	↓
Inventory	-1.6	↓
Total Market Time	+66	↑

July 2024 vs. July 2023

New Listings	-17.6%	↓
Pending Sales	-4.4%	↓
Closed Sales	+2.6%	↑
Average Sale Price	-33.9%	↓
Median Sale Price	-6.3%	↓
Inventory	+1.0	↑
Total Market Time	+91	↑

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Residential Sales by Price Range						
Price Range	Jul 2022		Jul 2023		Jul 2024	
0K-100K	6	14.3%	2	4.8%	2	5.4%
100K-200K	0	0.0%	2	4.8%	4	10.8%
200K-300K	4	9.5%	6	14.3%	2	5.4%
300K-400K	6	14.3%	11	26.2%	10	27.0%
400K-500K	13	31.0%	2	4.8%	9	24.3%
500K-600K	5	11.9%	5	11.9%	5	13.5%
600K-700K	3	7.1%	6	14.3%	1	2.7%
700K-800K	2	4.8%	2	4.8%	3	8.1%
800K-900K	0	0.0%	0	0.0%	0	0.0%
900K-1M	1	2.4%	0	0.0%	0	0.0%
1MM-1.1MM	2	4.8%	1	2.4%	1	2.7%
1.1MM-1.2MM	0	0.0%	0	0.0%	0	0.0%
1.2MM-1.3MM	0	0.0%	1	2.4%	0	0.0%
1.3MM-1.4MM	0	0.0%	0	0.0%	0	0.0%
1.4MM-1.5MM	0	0.0%	3	7.1%	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%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	1	2.4%	0	0.0%
Total Closed Sales	42		42		37	



90th Percentile



50th Percentile



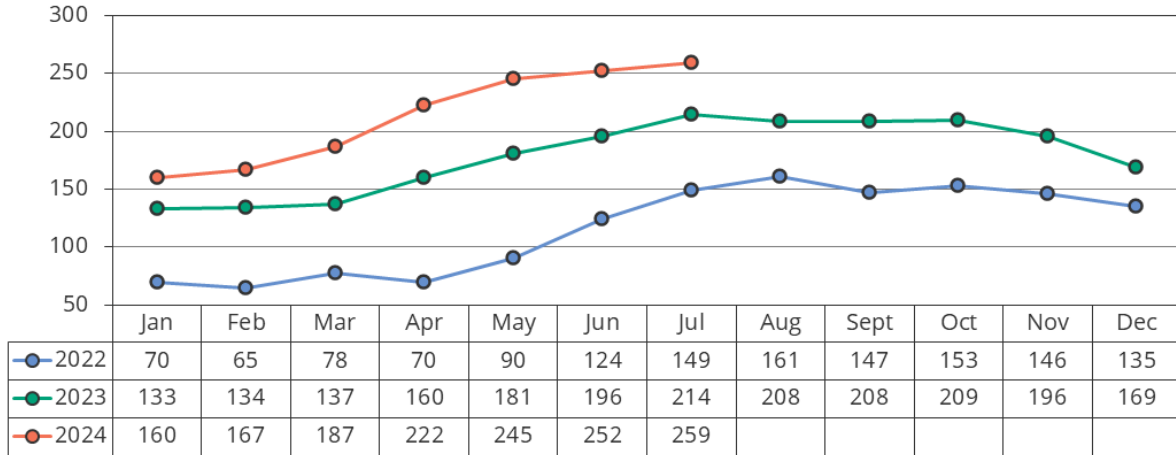
10th Percentile

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2024	July	61	43	40	376,500	375,000	148
	June	68	39	31	436,600	416,000	82
	Year-To-Date	430	225	206	447,400	415,000	110
2023	July	74	45	39	569,200	400,000	57
	Year-To-Date	377	229	193	508,100	400,000	97
Change	July 2023	-17.6%	-4.4%	2.6%	-33.9%	-6.3%	159.3%
	Prev Mo 2024	-10.3%	10.3%	29.0%	-13.8%	-9.9%	80.5%
	Year-To-Date	14.1%	-1.7%	6.7%	-11.9%	3.8%	13.2%

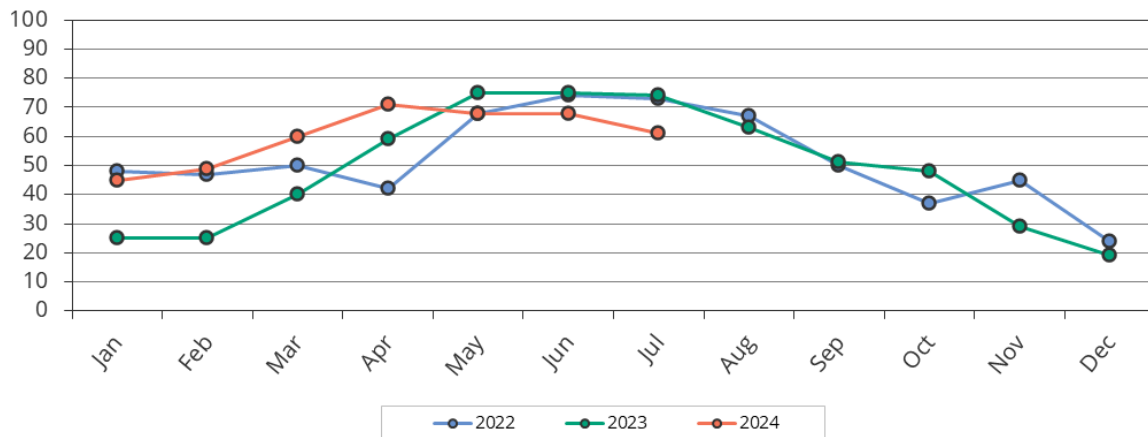
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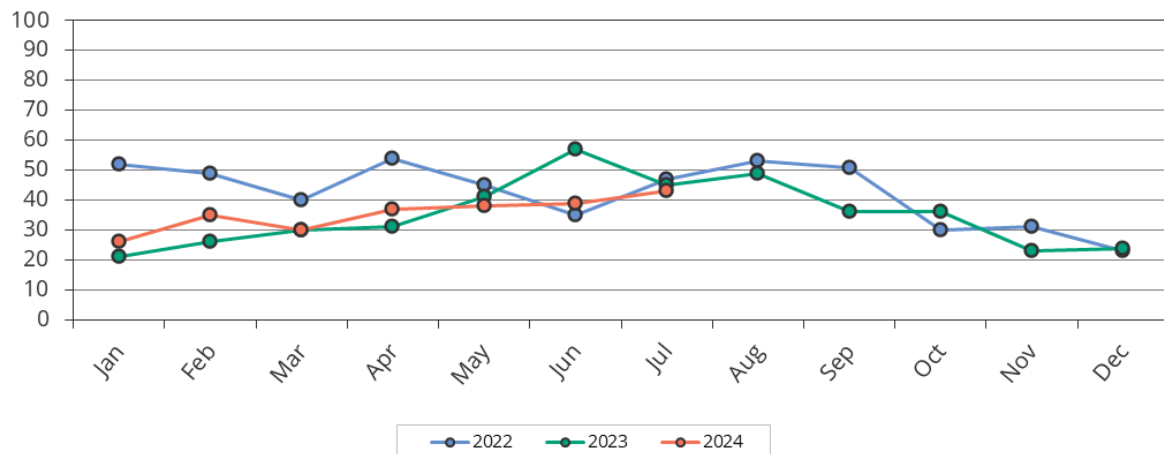
Active Residential Listings



New Listings



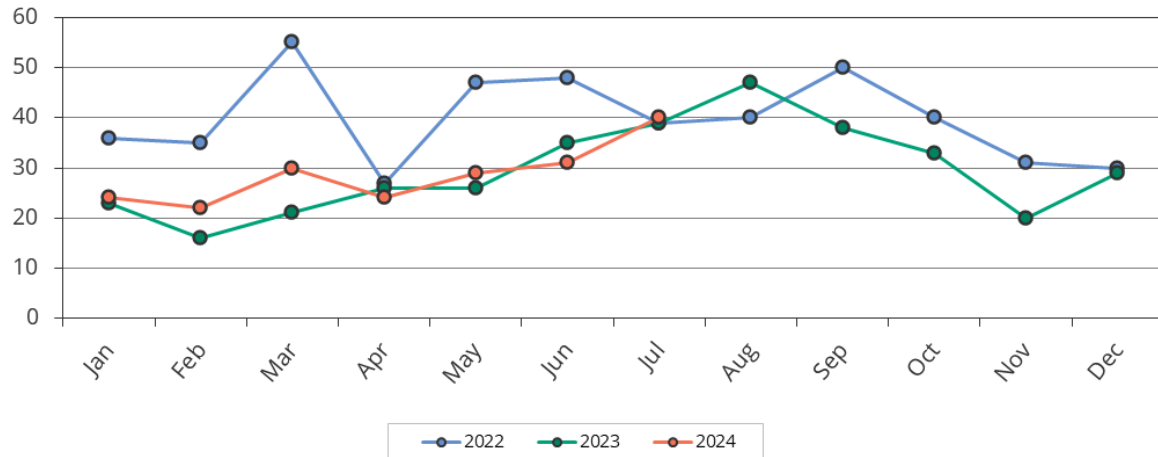
Pending Sales



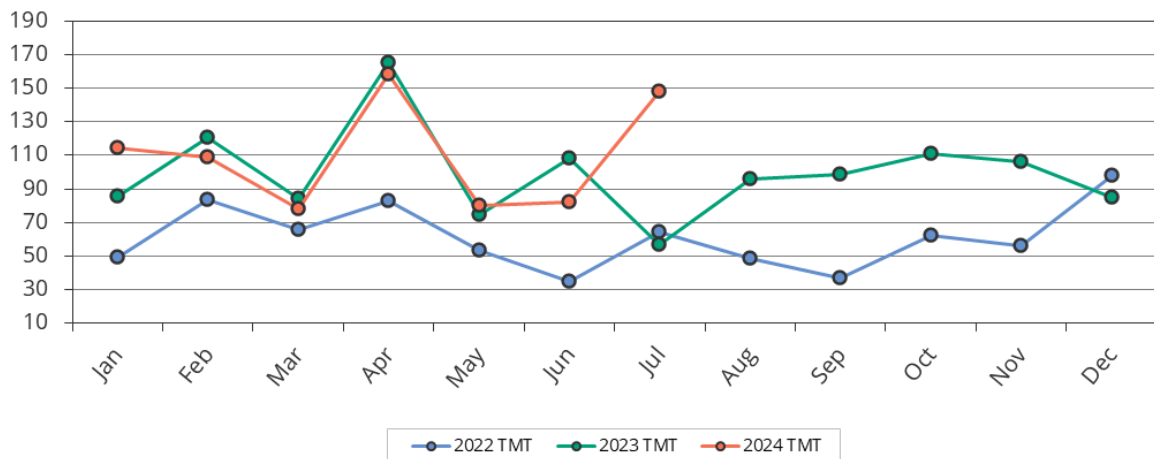
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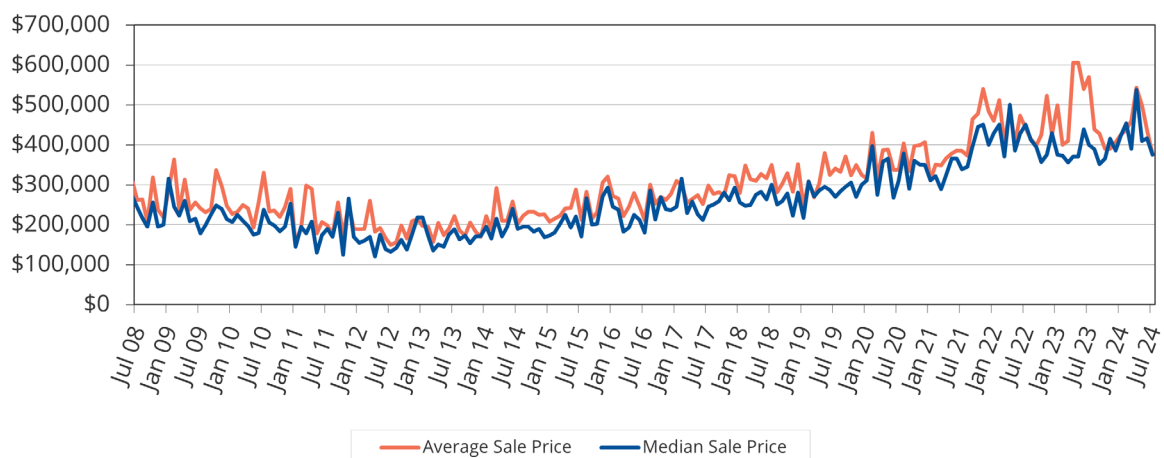
Closed Sales



Average Total Market Time



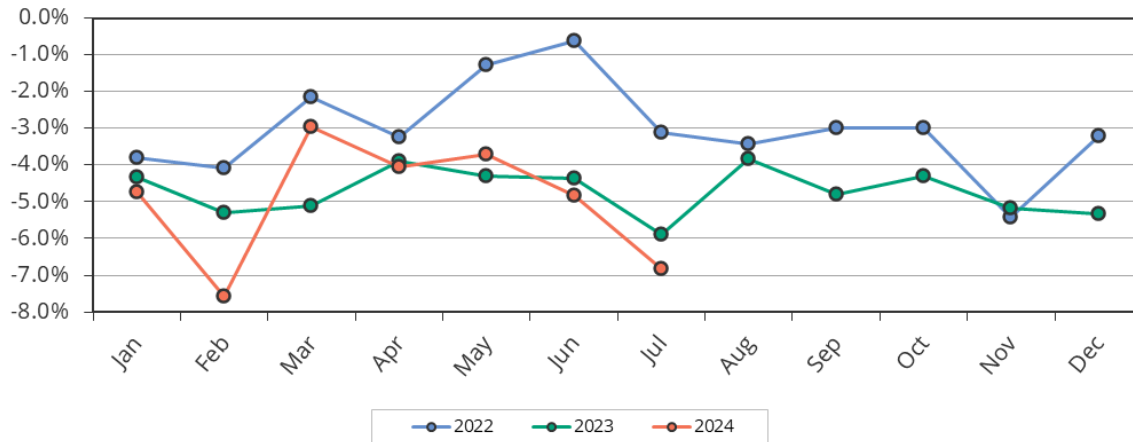
Average and Median Sale Price



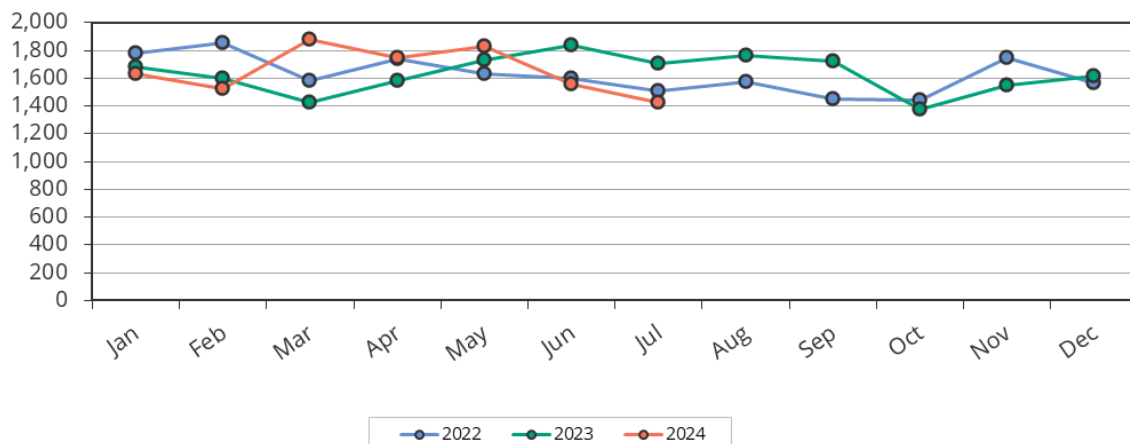
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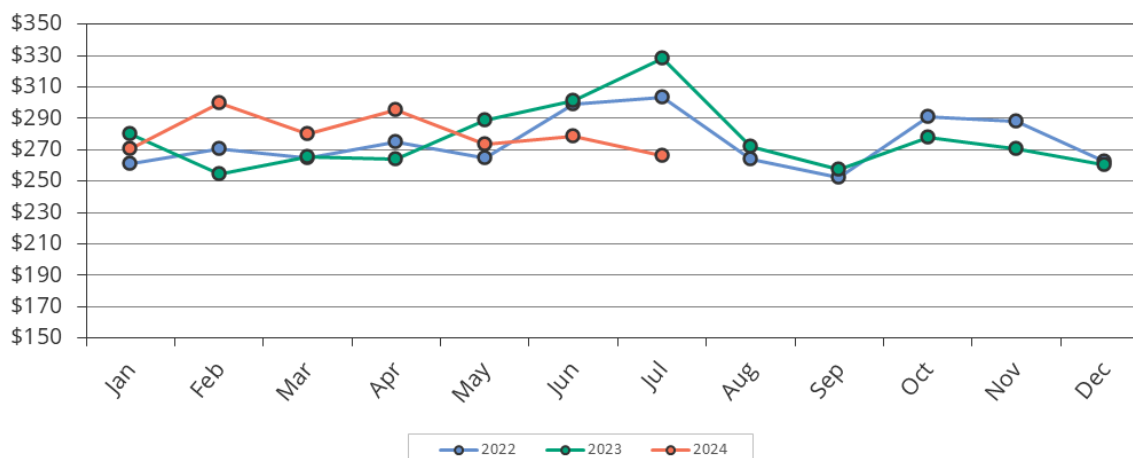
Average Sold Price Change



Average Square Foot



Average Price Per Square Foot



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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	Average Sale Price
270	City / Airport / Marina Hts. / NB Chetco	61	16	5	14	16.7%	9	345,600	132	110	70	0.0%	64	473,700	442,500	-6.3%	-	-	8	191,600	2	1,387,500	
271	Harbor / Winchuck / SB Chetco	67	16	3	9	-30.8%	10	263,300	59	104	45	-21.1%	46	367,000	307,500	14.2%	1	492,500	4	166,800	-	-	
272	Carpenterville / Cape Ferrello / Whaleshead	25	8	3	7	40.0%	4	538,800	73	43	19	11.8%	13	588,400	540,000	-8.0%	-	-	2	185,000	-	-	
273	Gold Beach	79	16	2	10	0.0%	12	455,500	299	126	70	16.7%	62	448,700	407,000	-14.9%	3	887,900	7	186,400	-	-	
274	Port Orford	27	5	2	3	-40.0%	5	339,400	50	47	21	-16.0%	21	452,500	415,000	-17.2%	-	-	9	119,800	1	475,000	
	Curry County	259	61	15	43	-4.4%	40	376,500	148	430	225	-1.7%	206	447,400	415,000	-6.9%	4	789,100	30	165,100	3	1,083,300	

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.

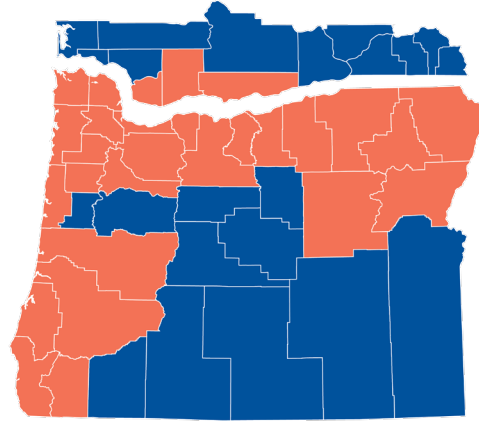
Active Listings:

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



Credits:

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Contact RMLS at:

A modern two-story house at dusk. The house has a mix of light-colored stucco and dark horizontal siding. Large windows and a central door are illuminated from within, casting a warm glow. The exterior is also lit with warm, low-voltage lights, including a prominent uplight on the central stucco pillar. A tall palm tree stands in the front yard on the left, and various shrubs and small trees are planted around the base of the house, some of which are also lit. The sky is a deep, cloudy blue.



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