

# MARKET ACTION



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

Residential Review: North Coastal Counties, Oregon

May 2021 Reporting Period

## May Residential Highlights

New listings (218) increased 25.3% from the 174 listed in May 2020, and increased 5.3% from the 207 listed in April 2021.

Pending sales (191) increased 4.4% from the 183 offers accepted in May 2020, and matched the 191 offers accepted in April 2021.

Closed sales (141) increased 23.7% from the 114 closings in May 2020, and decreased 9.0% from the 155 closings in April 2021.

## Inventory and Total Market Time

Inventory increased to 1.5 months in May. Total market time decreased to 38 days.

## Year-To-Date Summary

Comparing the first five months of 2021 to the same period in 2020, new listings (865) decreased 0.5%, pending sales (767) increased 14.8%, and closed sales (652) increased 15.2%.

## Average and Median Sale Prices

Comparing 2021 to 2020 through May, the average sale price has increased 33.0% from \$375,900 to \$499,900. In the same comparison, the median sale price has increased 26.3% from \$336,500 to \$424,900.

Inventory in Months*			
	2019	2020	2021
January	5.4	4.6	1.9
February	6.9	5.0	1.5
March	6.5	5.1	1.3
April	5.6	6.2	1.2
May	4.5	4.8	1.5
June	4.7	3.0	
July	5	2.1	
August	4.9	2.0	
September	4.3	1.5	
October	4.2	1.3	
November	5	1.4	
December	3.7	1.1	

\*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 number includes proposed and under construction homes.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
<b>Average Sale Price % Change:</b>	+19.8% (\$456,200 v. \$380,800)
<b>Median Sale Price % Change:</b>	+13.2% (\$385,000 v. \$340,000)

Note: RMLS is a supplementary MLS for the North Coastal Counties, so data reported will not reflect the entire market.

For further explanation of this measure, see the second footnote on page 3.

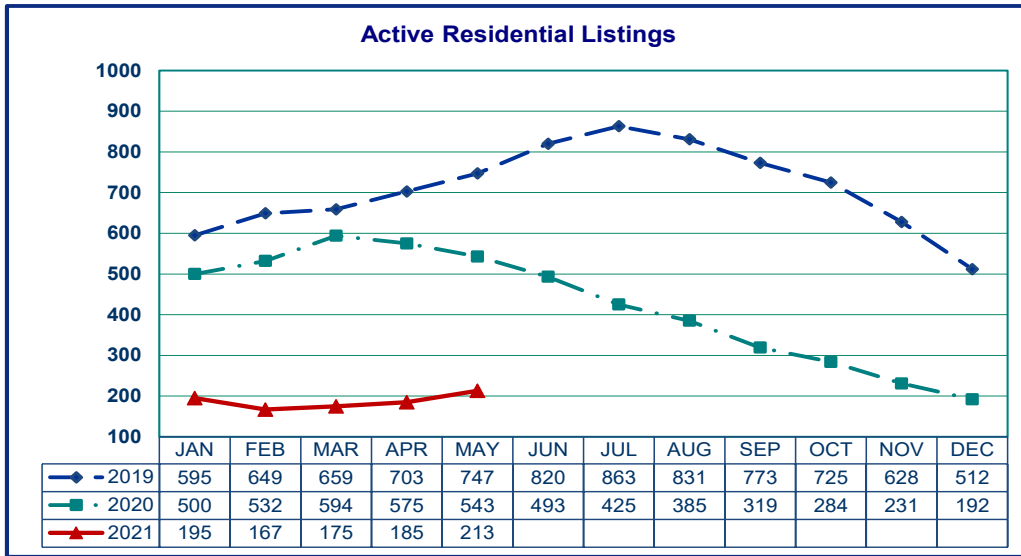
North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2021	May	218	191	141	536,000	460,000	38
	April	207	191	155	511,000	411,800	56
	Year-To-Date	865	767	652	499,900	424,900	67
2020	May	174	183	114	375,000	323,000	92
	Year-To-Date	869	668	566	375,900	336,500	125
Change	May	25.3%	4.4%	23.7%	42.9%	42.4%	-58.7%
	Prev Mo 2021	5.3%	0.0%	-9.0%	4.9%	11.7%	-31.9%
	Year-To-Date	-0.5%	14.8%	15.2%	33.0%	26.3%	-46.5%

# AREA REPORT • MAY 2021

## North Coastal Counties, Oregon

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
	Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2021 v. 2020	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2021 v. 2020	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>3</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
180 Astoria	25	26	1	22	-4.3%	19	458,800	16	99	78	-4.9%	67	435,700	410,000	16.0%	2	949,000	11	121,300	2	555,000
181 Hammond/Warrenton	15	16	-	15	25.0%	6	515,200	55	70	62	-3.1%	46	441,000	410,700	22.3%	1	410,000	10	136,200	1	339,000
182 Gearhart West	5	10	1	8	-27.3%	9	650,400	10	35	28	-12.5%	20	734,400	597,000	24.8%	2	835,000	4	283,800	-	-
183 Gearhart East	2	4	0	2	100.0%	3	411,700	6	12	9	800.0%	7	444,400	427,500	24.8%	-	-	1	150,000	-	-
184 Seaside Northwest	4	2	-	3	-25.0%	1	269,900	21	12	9	-10.0%	9	535,100	475,000	2.2%	-	-	2	155,000	1	485,000
185 Seaside North Central	1	1	0	-	-100.0%	1	285,000	7	8	12	9.1%	12	386,900	390,000	44.6%	-	-	2	478,000	-	-
186 Seaside Southwest	4	7	0	5	66.7%	7	886,300	188	22	27	68.8%	24	632,900	597,000	27.3%	-	-	5	176,000	-	-
187 Seaside South Central	1	1	-	1	-	0	-	-	5	6	100.0%	6	335,100	381,000	4.8%	3	1,025,000	-	-	2	592,000
188 Seaside East	9	6	0	3	-57.1%	8	495,000	8	27	22	-4.3%	18	440,000	459,500	26.8%	-	-	7	93,700	-	-
189 Cannon Beach/Tolovana Park	8	6	1	10	100.0%	7	631,900	190	26	32	60.0%	24	731,300	644,500	36.6%	2	387,500	6	233,400	-	-
190 Arch Cape/Cove Beach/Falcon Cove	-	1	0	1	0.0%	1	605,000	11	4	4	33.3%	6	1,264,900	1,062,500	70.1%	-	-	6	260,700	-	-
191 Rural Clatsop County	5	5	-	4	-	-	-	-	14	12	50.0%	9	291,400	302,000	-1.6%	-	-	10	154,200	-	-
Clatsop County	79	85	3	74	5.7%	62	558,800	56	334	301	10.3%	248	522,700	437,500	23.3%	10	782,800	64	176,400	6	519,700
97102 Arch Cape	0	0	0	0	-	-	-	-	0	-	-	-	-	7.8%	-	-	1	309,000	-	-	
97130 Manzanita	3	5	-	5	-28.6%	9	740,100	18	26	26	44.4%	23	757,300	653,000	16.9%	1	1,100,000	21	216,300	1	650,000
97131 Nehalem	4	5	-	4	-20.0%	2	398,300	21	16	13	-7.1%	13	377,700	379,000	18.4%	1	277,500	7	167,600	-	-
97147 Wheeler	-	1	0	3	-	-	-	-	4	6	200.0%	2	500,000	500,000	35.4%	1	200,000	4	51,800	1	630,000
97136 Rockaway Beach	10	22	2	19	-24.0%	6	489,100	14	60	56	-1.8%	46	431,300	379,000	23.5%	-	-	11	110,300	2	451,600
97107 Bay City	2	4	1	4	300.0%	2	508,000	17	14	14	75.0%	10	288,900	302,500	13.3%	-	-	6	60,000	-	-
97118 Garibaldi	8	5	-	2	0.0%	2	312,500	6	13	10	150.0%	10	289,500	316,000	33.8%	-	-	1	99,000	-	-
97143 Netarts	6	6	-	6	100.0%	5	414,200	5	20	21	162.5%	15	422,600	374,300	21.4%	-	-	3	68,000	-	-
97141 Tillamook	8	13	-	12	9.1%	8	369,200	20	47	47	2.2%	45	352,700	326,000	8.6%	-	-	11	132,100	1	390,000
97134 Oceanside	3	1	-	2	-66.7%	2	489,000	9	10	9	-40.0%	9	597,900	560,000	16.4%	1	1,200,000	9	118,700	3	878,700
97108 Beaver	-	0	0	1	-	0	-	-	1	1	-50.0%	1	690,000	690,000	139.0%	-	-	1	114,500	-	-
97122 Hebo	-	0	0	0	-100.0%	0	-	-	1	4	300.0%	2	280,000	280,000	39.2%	-	-	-	-	-	-
97112 Cloverdale	5	3	1	0	-100.0%	2	905,500	14	7	5	0.0%	8	521,000	442,500	-30.0%	1	550,000	2	105,000	-	-
97135 Pacific City	4	6	-	4	33.3%	2	535,300	1	18	16	33.3%	10	488,300	481,500	16.8%	1	550,000	18	305,000	-	-
97149 Neskowin	3	1	1	2	-50.0%	0	-	-	10	10	-44.4%	9	662,700	549,900	25.4%	-	-	12	150,000	-	-
Tillamook County	56	72	5	64	-7.2%	40	522,900	14	247	238	13.3%	203	457,200	380,000	-16.8%	6	646,300	107	170,500	8	651,200

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
	Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2021 v. 2020	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2021 v. 2020	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
97357 Lincoln City	36	30	4	27	17.4%	17	541,900	28	144	117	28.6%	105	533,700	427,000	28.7%	4	734,900	34	94,400	-	-
97364 Neotsu	-	0	0	1	0.0%	-	-	-	5	5	66.7%	3	371,800	287,500	-15.7%	-	-	2	65,000	-	-
97368 Otis	5	6	0	3	-25.0%	6	297,500	62	16	14	55.6%	12	347,000	211,000	24.8%	-	-	1	140,000	-	-
97341 Depoe Bay	9	7	1	7	75.0%	3	743,300	10	31	24	14.3%	26	563,000	609,500	21.1%	-	-	5	73,700	-	-
97388 Gleneden Beach	6	2	0	2	100.0%	3	1,168,300	5	15	11	10.0%	10	977,800	711,000	31.0%	-	-	8	69,900	-	-
97369 Otter Rock	1	-	0	0	-	0	-	-	1	1	0.0%	1	28,000	28,000	-93.6%	-	-	1	42,000	-	-
97365 Newport	5	5	-	4	0.0%	4	182,500	44	28	26	73.3%	22	326,800	261,000	1.1%	-	-	4	107,100	1	1,150,000
97366 South Beach	1	-	0	1	-	0	-	-	4	4	0.0%	2	506,300	506,300	25.0%	-	-	-	-	-	-
97343 Eddyville	-	0	0	0	-100.0%	0	-	-	0	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97357 Logsdan	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-27.3%	0	-	0	-	0	-
97391 Toledo	2	1	0	0	-100.0%	1	215,000	109	3	4	-33.3%	4	432,600	433,300	75.2%	1	160,000	2	395,000	-	-
97380 Siletz	0	0	-	1	0.0%	1	329,000	39	2	2	-33.3%	1	329,000	329,000	31.1%	-	-	-	-	-	-
97390 Tidewater	2	1	0	0	-100.0%	0	-	-	4	-	-100.0%	-	-	-	1.7%	-	-	1	45,000	-	-
97498 Yachats	4	2	0	1	-	-	-	-	9	4	-20.0%	3	651,300	390,000	97.2%	1	760,000	5	96,600	-	-
97394 Waldport	7	6	1	6	500.0%	2	569,500	5	20	12	20.0%	8	411,000	365,000	17.4%	-	-	3	152,500	-	-
97376 Seal Rock	-	1	0	0	-	2	432,000	55	2	4	33.3%	4	565,300	535,700	11.0%	-	-	3	135,300	-	-
Lincoln County	78	61	6	53	20.5%	39	513,100	34	284	228	23.2%	201	515,100	424,900	22.9%	6	643,300	69	102,300	1	1,150,000
North Coastal Counties Total	213	218	14	191	4.4%	141	536,000	38	865	767	14.8%	652	499,900	424,900	19.8%	22	707,500	240	152,500	15	631,800



**ACTIVE  
RESIDENTIAL  
LISTINGS  
NORTH COASTAL  
COUNTIES, OR**

*This graph shows the active residential listings over the past three calendar years in the North Coastal Counties of Oregon.*

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

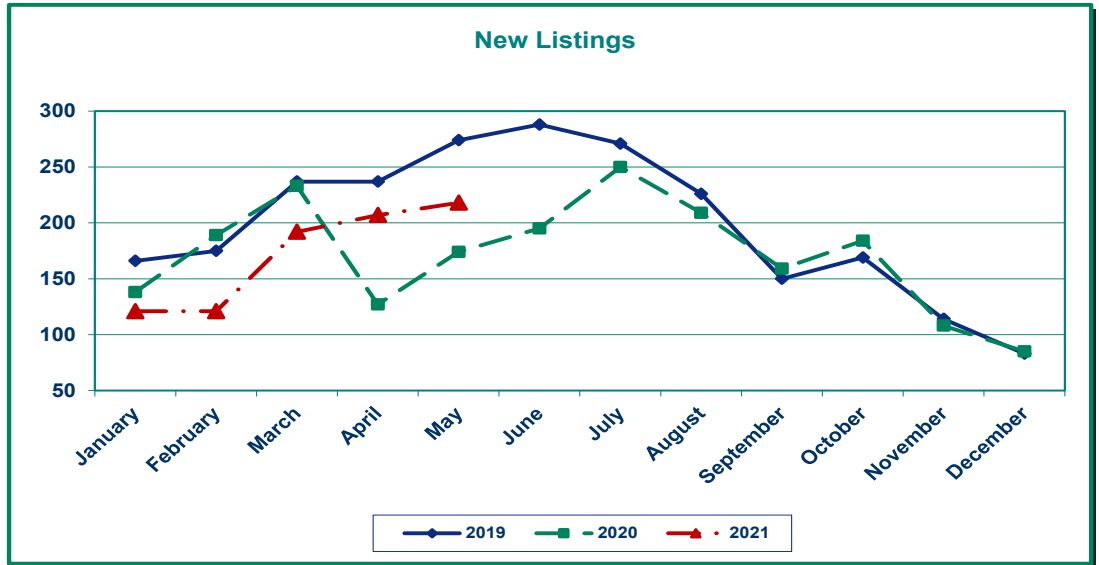
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months May (6/1/2020-5/31/2021) with 12 months before (6/1/2019-5/31/2020).

<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

### NORTH COASTAL COUNTIES, OR

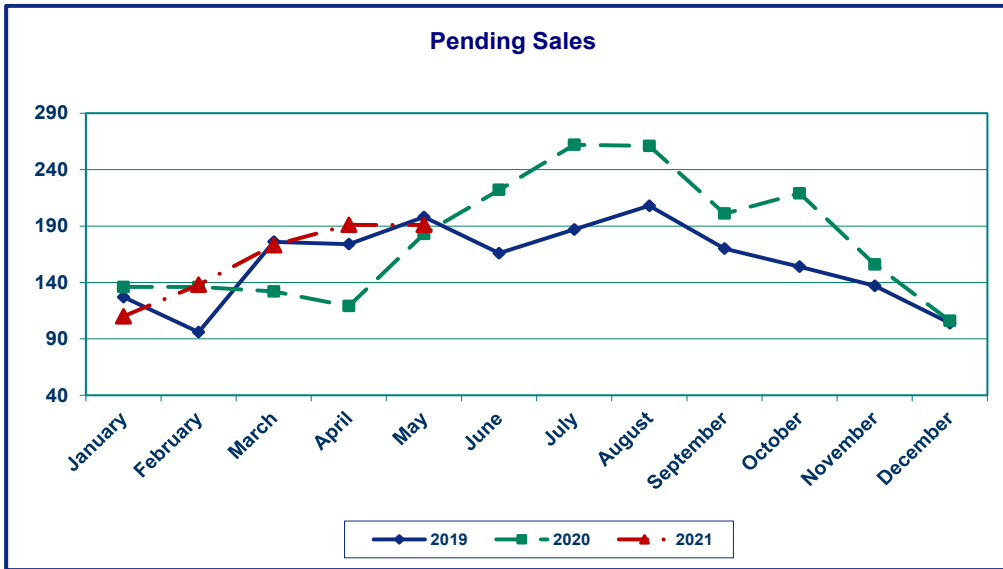
*This graph shows the new residential listings over the past three calendar years in the North Coastal Counties of Oregon.*



## PENDING LISTINGS

### NORTH COASTAL COUNTIES, OR

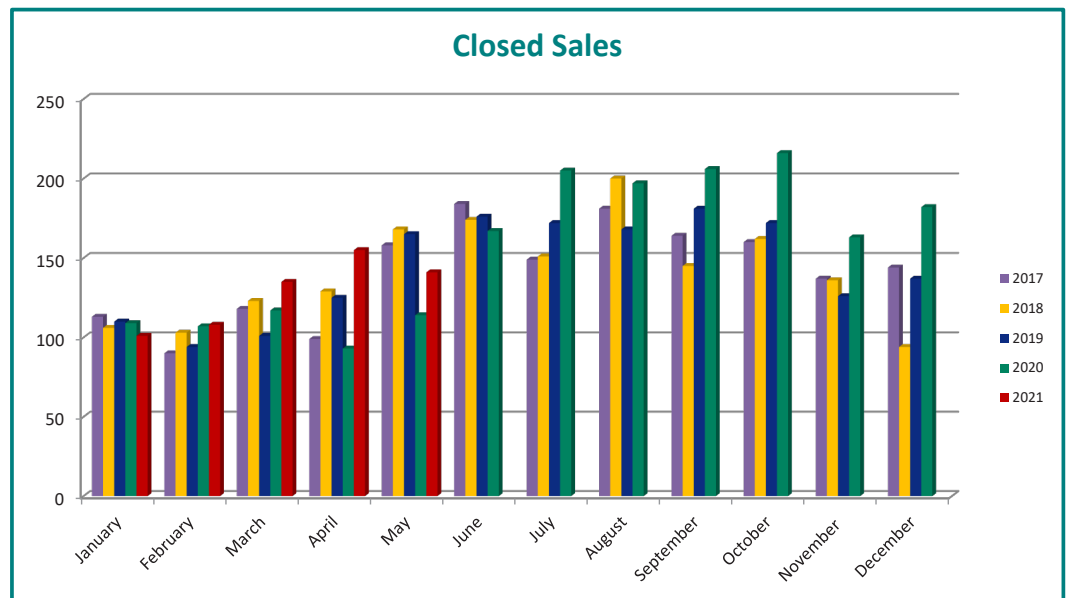
*This graph represents monthly accepted offers in the North Coastal Counties of Oregon over the past three calendar years.*



## CLOSED SALES

### NORTH COASTAL COUNTIES, OR

*This graph shows the closed sales over the past five calendar years in the North Coastal Counties of Oregon.*

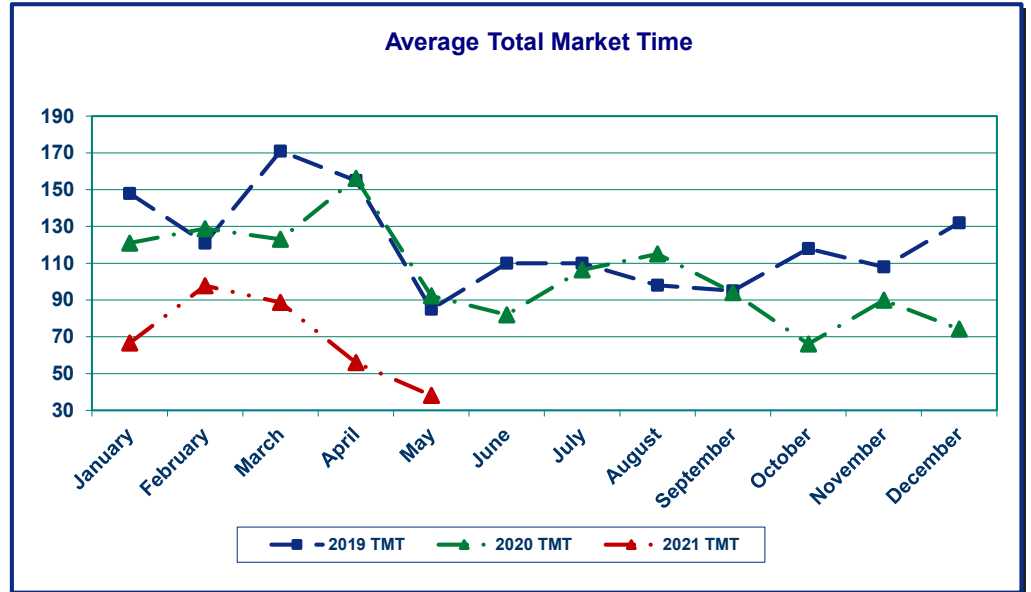


**DAYS ON MARKET**  
**NORTH COASTAL COUNTIES, OR**

*This graph shows the average market time for sales in the North Coastal Counties of Oregon over the past three calendar years.*

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

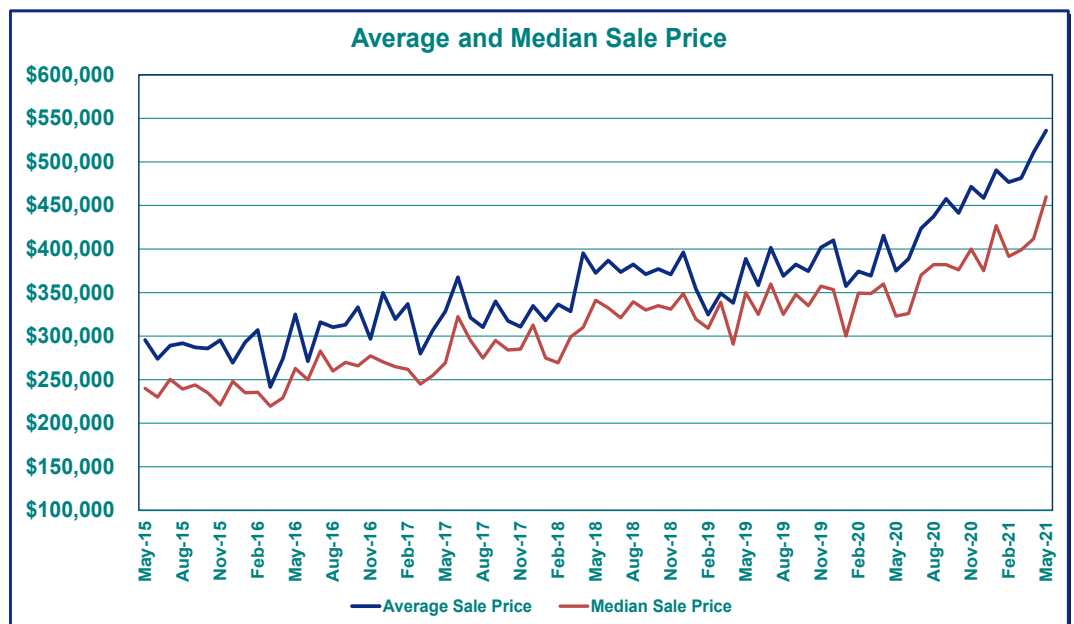


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Willowa County.

**SALE PRICE**  
**NORTH COASTAL COUNTIES, OR**

*This graph represents the average and median sale price for all homes sold in the North Coastal Counties of Oregon.*

RMLS was formed by area Boards and Associations of REALTORS® in 1991.



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