

# MARKET ACTION

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

## Residential Review: Coos County, Oregon

November 2016 Reporting Period

### November Residential Highlights

Closed sales in Coos County held steady this November. At 78, this was a 9.9% increase over the 71 closings posted last year in November 2015. New listings (74) fared 7.2% better than in November 2015 (69) despite a 20.4% drop from October 2016 (93). Pending sales, at 64, fell 7.2% short of the 69 offers accepted last year in November 2015 and 36.0% short of the 100 offers accepted last month in October 2016.

### Year to Date Summary

Comparing the first eleven months of 2016 to the same period in 2015, new listings (1,381) have increased 8.9%, closed sales (894) have increased 2.6%, and pending sales (941) have increased 0.4%.

### Average and Median Sale Prices

Comparing 2016 to 2015 through November, the average sale price rose 7.8% from \$182,100 to \$196,300. In the same comparison, the median sale price rose 8.9% from \$164,300 to \$179,000.

Inventory in Months*			
	2014	2015	2016
January	10.4	10.8	6.0
February	13.2	7.2	6.6
March	13.1	7.5	6.3
April	9.1	6.9	6.9
May	9.3	7.2	6.9
June	8.7	5.8	5.9
July	7.9	6.4	5.2
August	7.9	6.3	4.9
September	7.8	5.9	5.3
October	9.4	5.2	5.7
November	10.8	6.4	5.3
December	7.8	4.7	

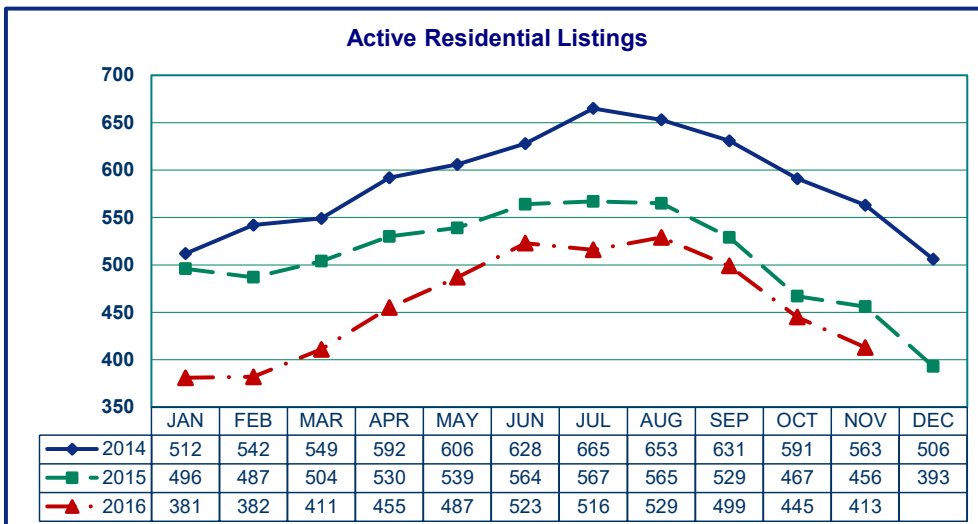
\*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This includes proposed and under construction homes.

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2016	November	74	64	78	218,300	198,000	134
	October	93	100	78	182,300	165,000	128
	Year-to-date	1,381	941	894	196,300	179,000	129
2015	November	69	69	71	184,100	166,500	94
	Year-to-date	1,268	937	871	182,100	164,300	157
Change	November	7.2%	-7.2%	9.9%	18.6%	18.9%	42.5%
	Prev Mo 2016	-20.4%	-36.0%	0.0%	19.7%	20.0%	4.7%
	Year-to-date	8.9%	0.4%	2.6%	7.8%	8.9%	-17.4%

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

**Average Sale Price % Change:**  
+7.7% (\$196,300 v. \$182,300)  
**Median Sale Price % Change:**  
+8.9% (\$179,000 v. \$164,300)

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 • 11/2016

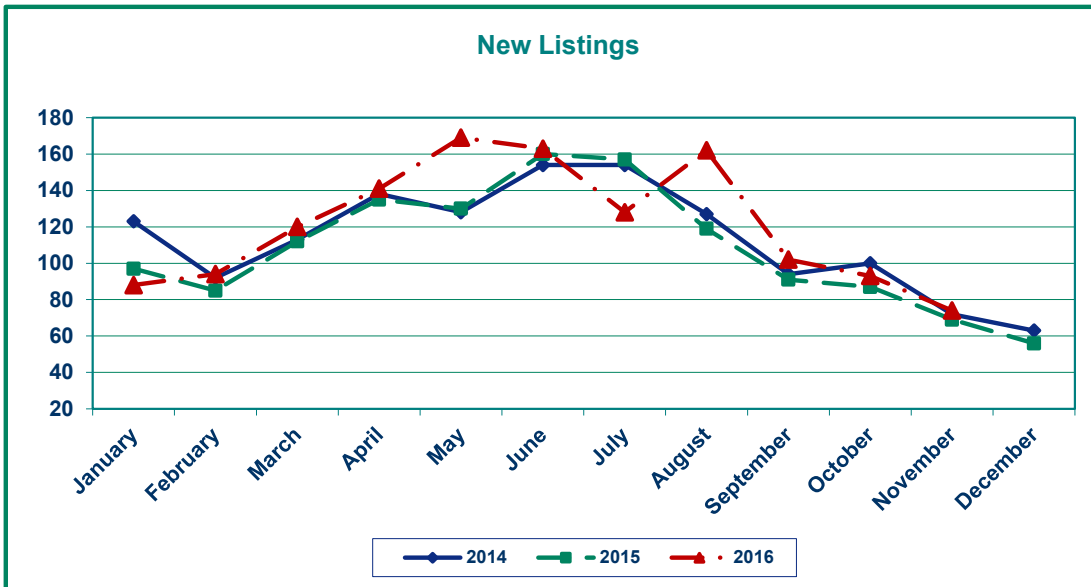
## Coos County, Oregon

	RESIDENTIAL															Avg. Sale Price % Change <sup>2</sup>	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 2016 v. 2015 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2016 v. 2015 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97407 Allegeny	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
97411 Bandon	87	11	12	4	-73.3%	17	315,400	158	192	123	-12.8%	123	276,000	259,000	-0.5%	2	324,500	50	91,000	4	328,700	
97414 Broadbent	0	0	0	0	-100.0%	0	-	-	0	0	-100.0%	0	-	-	93.5%	0	-	0	-	0	-	
97420 Coos Bay	143	27	17	27	8.0%	39	180,800	88	534	389	4.6%	368	177,300	170,000	15.3%	12	279,700	42	58,000	19	230,900	
97423 Coquille	36	8	4	13	225.0%	9	196,400	245	155	113	2.7%	105	187,800	171,000	11.9%	1	330,000	14	193,900	4	207,100	
97449 Lakeside	36	6	2	3	50.0%	2	344,500	487	96	57	14.0%	49	182,800	150,000	1.2%	-	-	9	69,600	-	-	
97458 Myrtle Point	33	6	3	4	0.0%	1	140,000	4	89	60	-15.5%	62	153,800	138,500	4.1%	1	130,000	7	58,200	2	147,500	
97459 North Bend	70	16	14	13	-23.5%	10	201,700	116	303	193	9.7%	181	206,600	190,000	-0.8%	7	242,600	18	80,200	8	227,900	
97466 Powers	8	0	0	0	-100.0%	0	-	-	12	6	-57.1%	6	120,900	96,500	21.1%	-	-	1	345,000	-	-	
<b>Coos County</b>	<b>413</b>	<b>74</b>	<b>52</b>	<b>64</b>	<b>-7.2%</b>	<b>78</b>	<b>218,300</b>	<b>134</b>	<b>1,381</b>	<b>941</b>	<b>0.4%</b>	<b>894</b>	<b>196,300</b>	<b>179,000</b>	<b>7.7%</b>	<b>23</b>	<b>268,000</b>	<b>141</b>	<b>88,800</b>	<b>37</b>	<b>233,700</b>	

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2016 with November 2015. The Year-To-Date section compares 2016 year-to-date statistics through November with 2015 year-to-date statistics through November.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/15-11/30/16) with 12 months before (12/1/14-11/30/15).

<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.

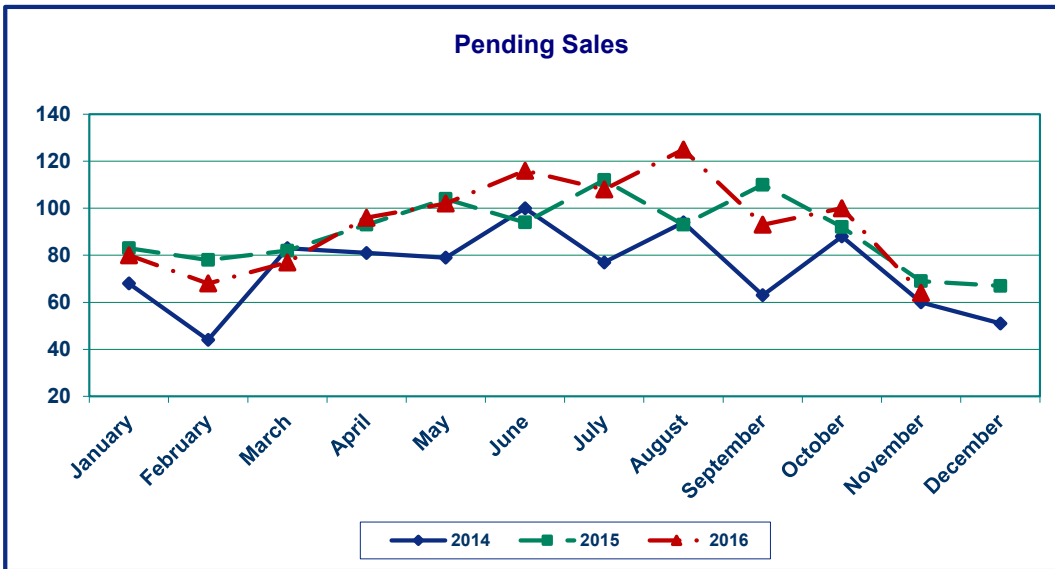
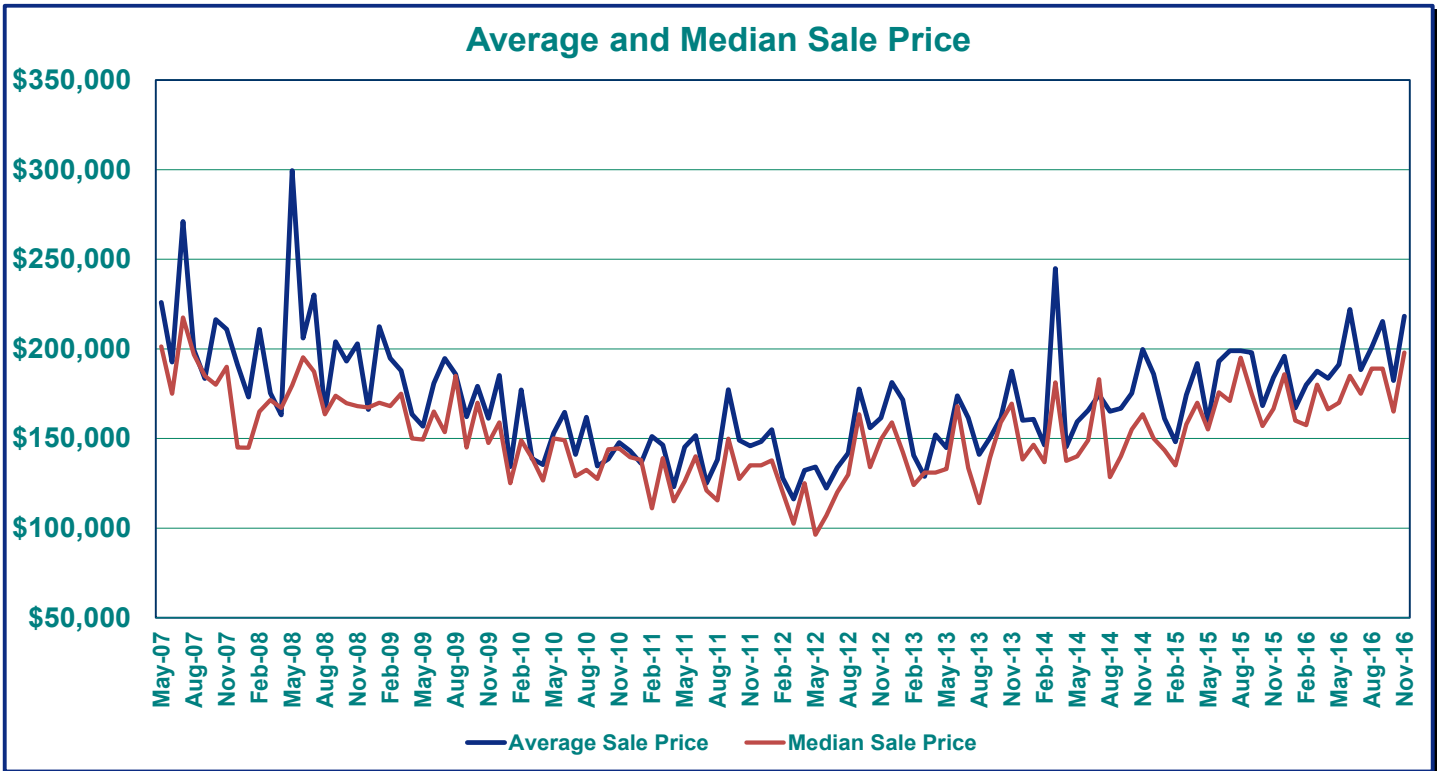


### NEW LISTINGS COOS COUNTY, OR

*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.*



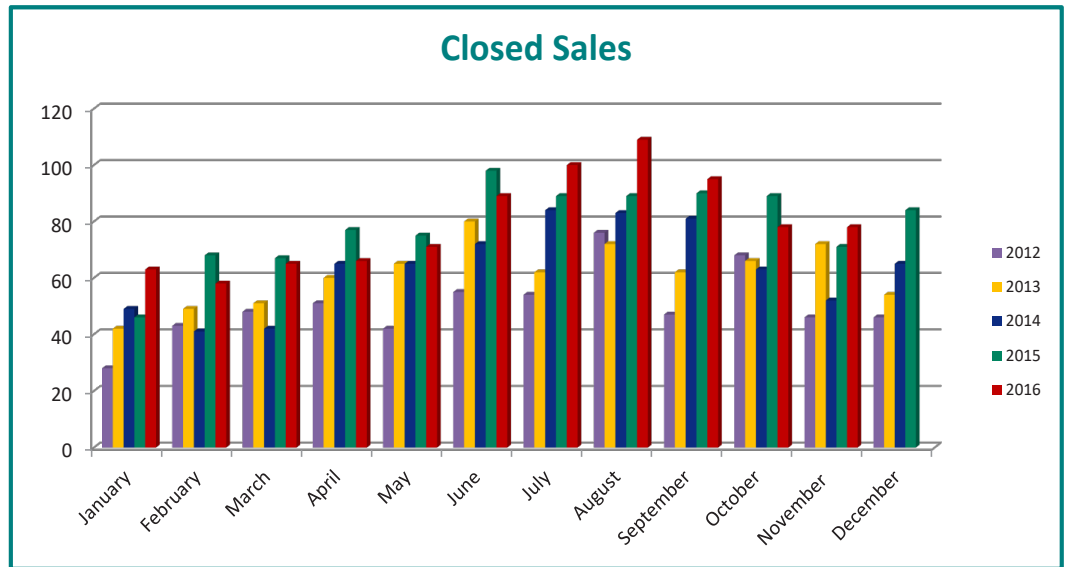
**PENDING LISTINGS**  
COOS COUNTY, OR

*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™.

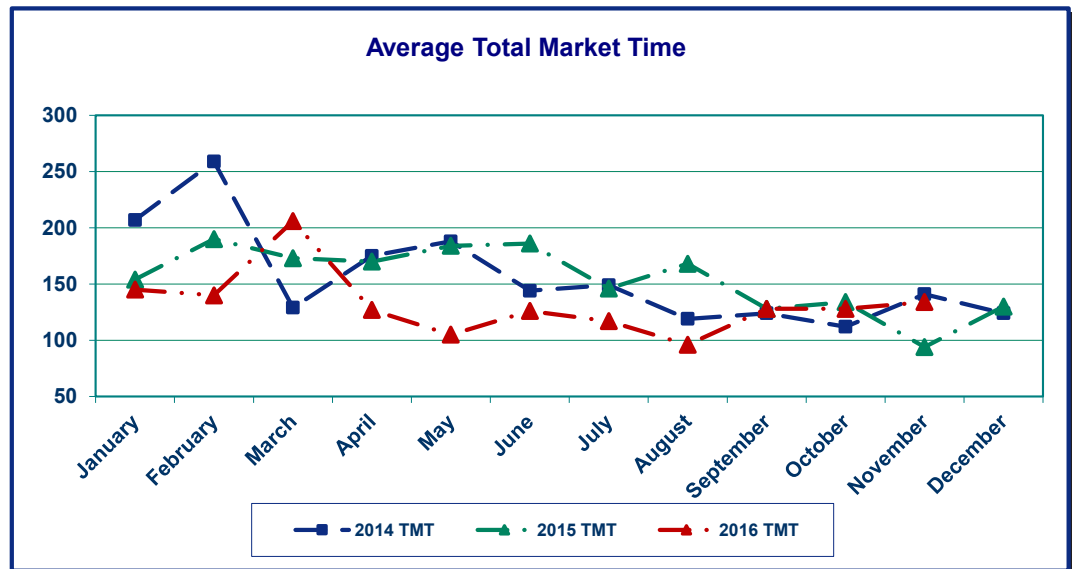
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**DAYS ON MARKET**  
**COOS COUNTY, OR**

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



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