

MARKET ACTION

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

Residential Review: Curry County, Oregon

November 2016 Reporting Period

November Residential Highlights

Curry County saw strong activity this November despite some seasonal cooling. At 41 strong, closings ended 17.1% ahead of November 2015, representing the strongest November for closings in the county on the RMLS™ record. New listings (42) ended 7.7% ahead of November 2015 (39) although falling 20.8% short of October 2016 (53). Similarly, pending sales (45) outpaced November 2015 (43) by 4.7%, despite a 29.7% decrease from October 2016. Inventory increased to 7.4 months in November.

Year to Date Summary

Comparing the first eleven months of 2016 to the same period in 2015, pending sales (567) increased 3.7%, new listings (787) increased 3.0%, and closed sales (512) increased 2.8%.

Average and Median Sale Prices

Comparing 2016 to 2015 through November, the average sale price rose 5.9% from \$242,600 to \$256,900. In the same comparison, the median sale price rose 13.4% from \$204,000 to \$231,300.

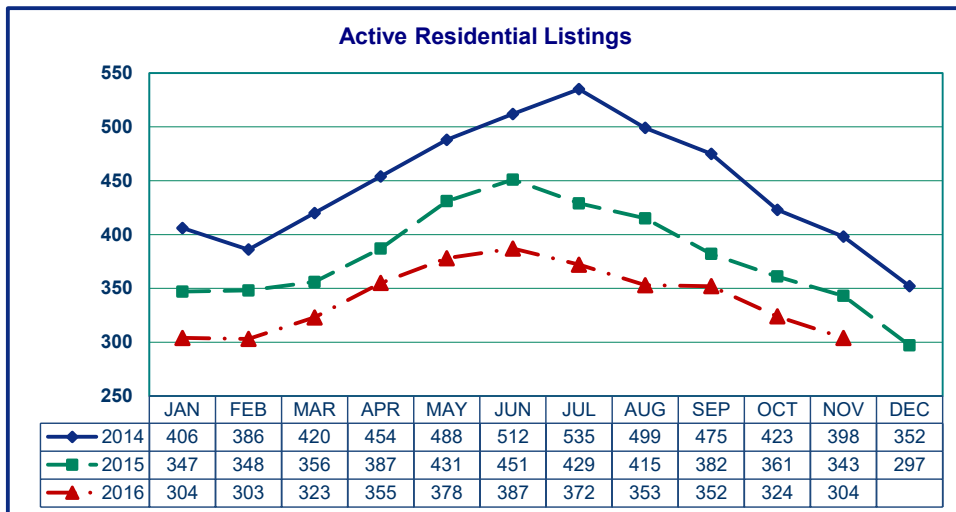
Inventory in Months*			
	2014	2015	2016
January	17.7	10.8	9.8
February	21.4	12.4	8.9
March	12.0	14.8	8.1
April	14.6	7.3	7.7
May	14.4	11.1	9.0
June	15.5	8.2	8.6
July	14.5	8.1	7.6
August	11.6	6.9	5.7
September	13.2	6.9	5.7
October	8.1	6.2	5.9
November	10.5	9.8	7.4
December	9.3	5.7	

*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.

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2016	November	42	45	41	262,400	238,500	91
	October	53	64	55	268,800	268,000	126
	Year-to-date	787	567	512	256,900	231,300	157
2015	November	39	43	35	305,400	270,000	178
	Year-to-date	764	547	498	242,600	204,000	223
Change	November	7.7%	4.7%	17.1%	-14.1%	-11.7%	-48.6%
	Prev Mo 2016	-20.8%	-29.7%	-25.5%	-2.4%	-11.0%	-27.8%
	Year-to-date	3.0%	3.7%	2.8%	5.9%	13.4%	-29.3%

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
Average Sale Price % Change:	+8.8% (\$262,700 v. \$241,400)
Median Sale Price % Change:	+17.7% (\$235,300 v. \$200,000)

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



ACTIVE RESIDENTIAL LISTINGS CURRY COUNTY, OR

This graph shows the active residential listings over the past three calendar years in Curry County, Oregon.

AREA REPORT • 11/2016

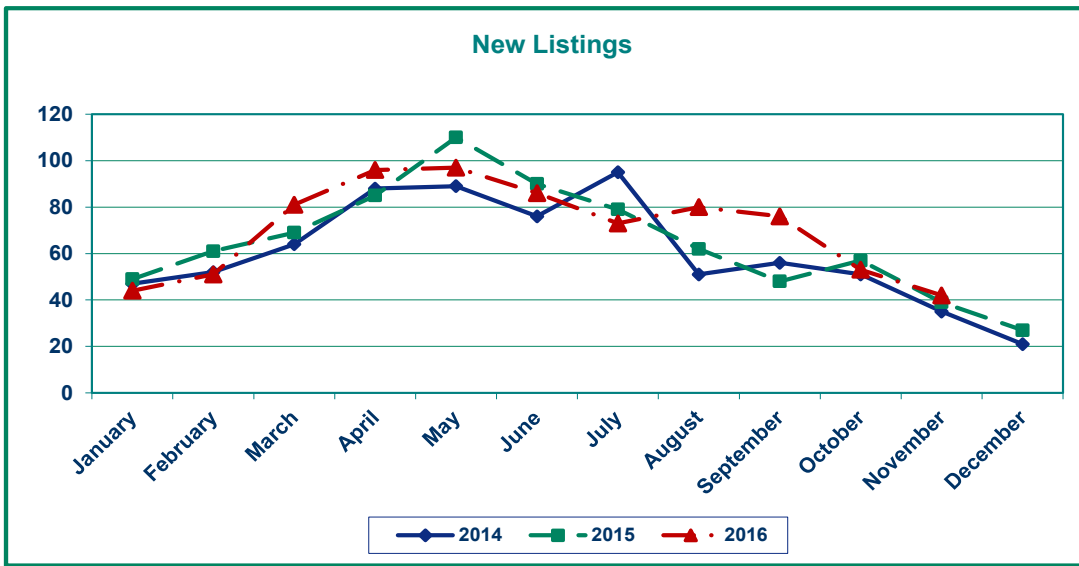
Curry County, Oregon

	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 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2016 v. 2015 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	77	12	10	15	-21.1%	16	281,100	50	277	211	6.0%	196	287,900	270,000	13.9%	5	189,000	27	75,500	11	312,600
271 Harbor, Winchuck, SB Chetco	63	11	5	12	50.0%	10	281,800	47	168	116	6.4%	102	213,400	183,500	3.2%	3	115,200	8	145,100	1	950,000
272 Carpenterville, Cape Ferrello, Whaleshead	30	6	2	5	25.0%	2	202,000	42	76	46	12.2%	42	269,500	247,500	15.1%	-	-	2	55,000	-	-
273 Gold Beach	88	5	4	6	-33.3%	8	230,600	127	181	133	-7.6%	116	257,100	212,000	2.5%	4	168,800	23	178,500	4	294,900
274 Port Orford	46	8	2	7	133.3%	5	238,800	276	85	61	13.0%	56	217,700	180,000	5.2%	6	174,000	23	101,700	4	138,100
Curry County	304	42	23	45	4.7%	41	262,400	91	787	567	3.7%	512	256,900	231,300	8.8%	18	167,200	83	117,500	20	306,000

¹ 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.

² % 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).

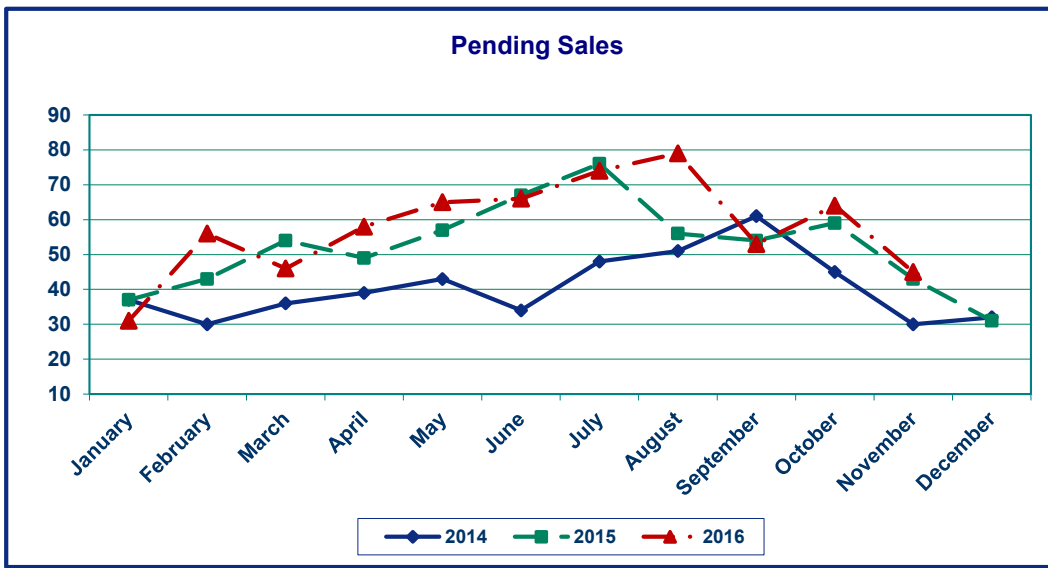
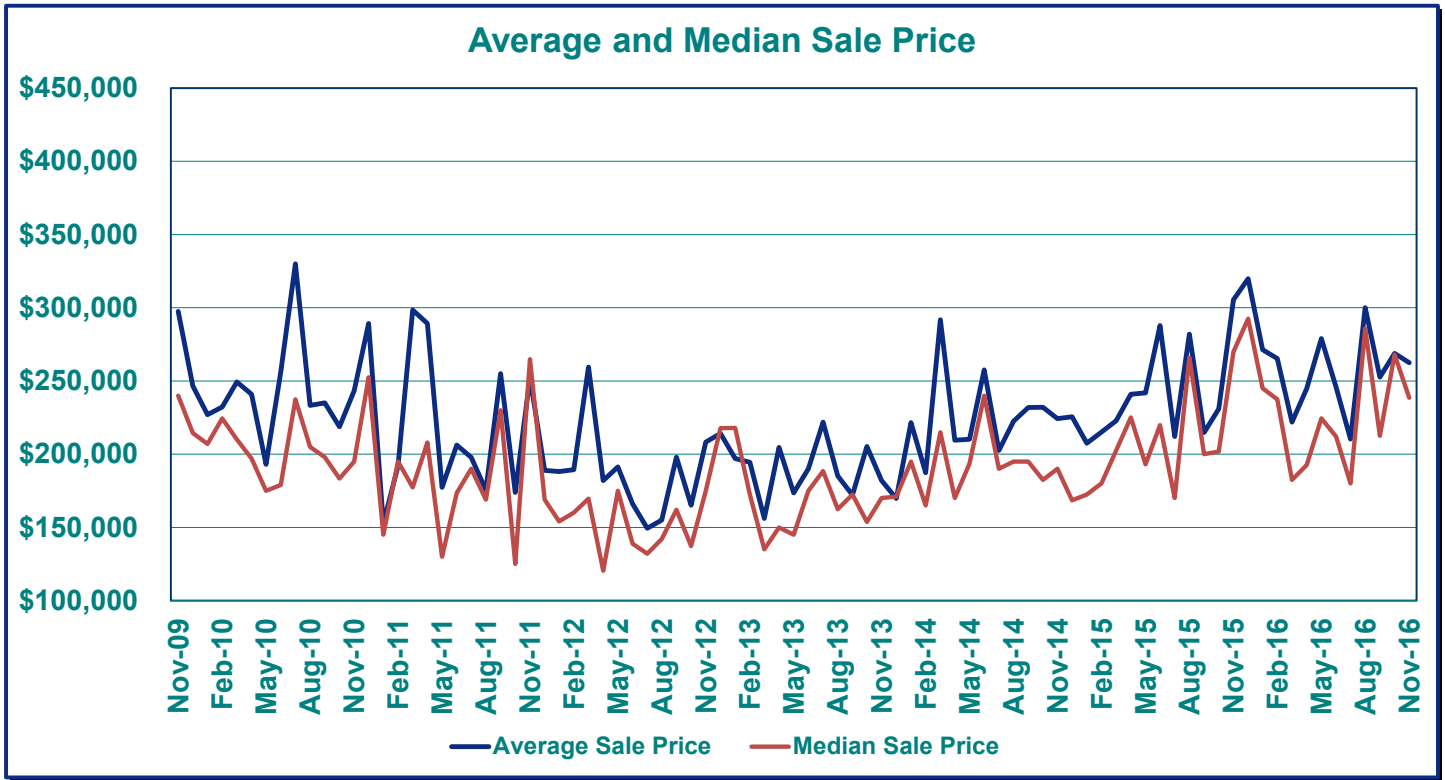
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



NEW LISTINGS
CURRY COUNTY, OR
This graph shows the new residential listings over the past three calendar years in Curry County, Oregon.

SALE PRICE
CURRY COUNTY, OR

This graph represents the average and median sale price for all homes sold in Curry County, Oregon.

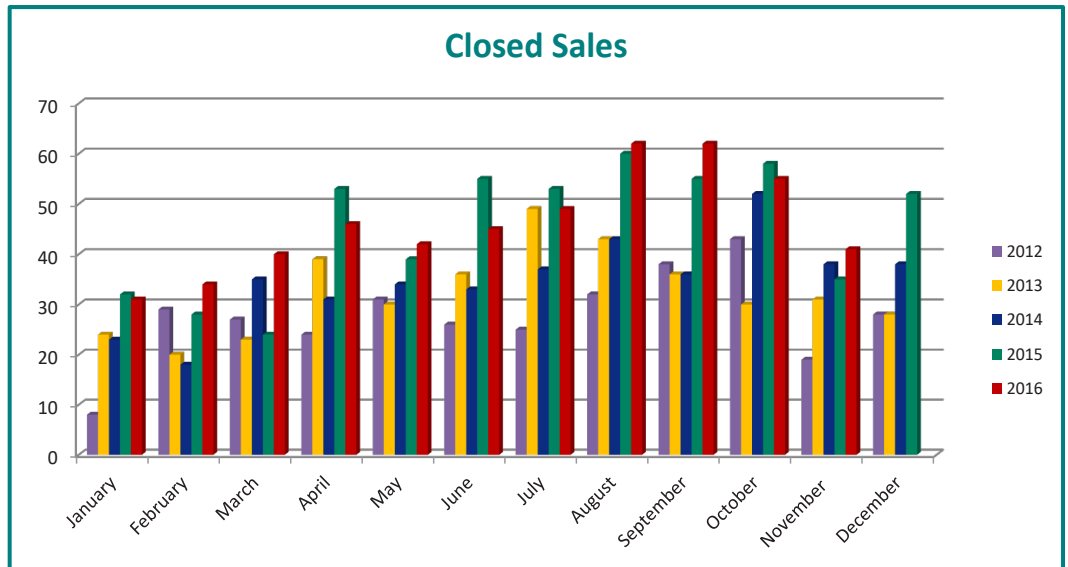


PENDING LISTINGS
CURRY COUNTY, OR
This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.

CLOSED SALES
CURRY COUNTY, OR

This graph shows the closed sales over the past five calendar years in Curry County, Oregon.

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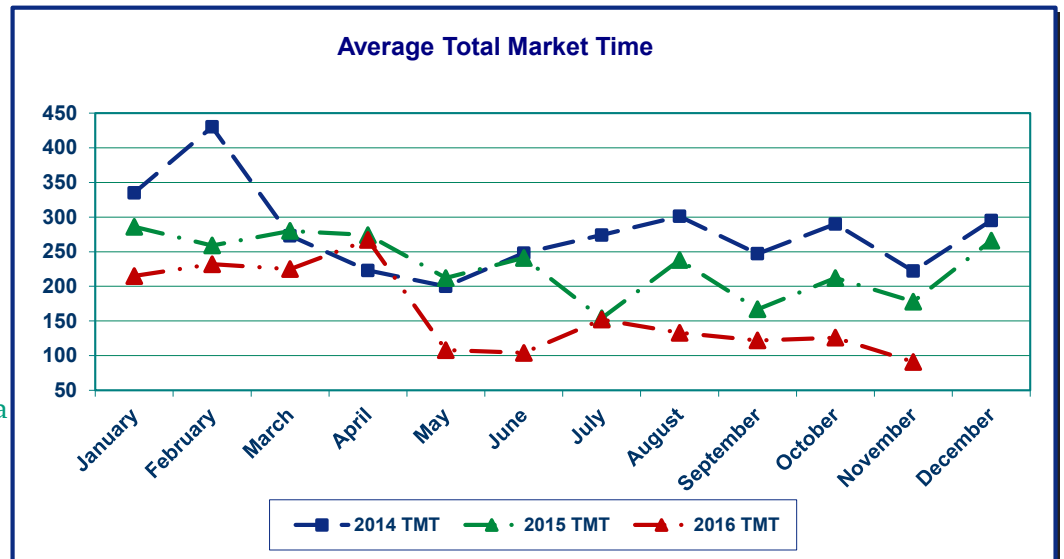
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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 Wallowa County.

DAYS ON MARKET
CURRY COUNTY, OR

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

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



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