

# MARKET ACTION

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

## Residential Review: Coos County, Oregon

December 2016 Reporting Period

### December Residential Highlights

Coos County closed the year with a bump in new listings this December. At 79 strong, new listings increased 41.1% over December 2015 (56) and 6.8% over November 2016 (74). Coos County hasn't seen a December so strong for new listings since 2006, when 82 were offered for the month. Closed sales (78) matched November 2016 but fell 7.1% short compared to December 2015 (84). Pending sales (60) decreased 10.4% compared to December 2015 (67).

### Year to Date Summary

Comparing all twelve months of 2016 to the same in 2015, new listings (1,464) increased 10.5%, closed sales (974) increased 1.9%, and pending sales (990) decreased 0.4%.

### Average and Median Sale Prices

Comparing 2016 to 2015, the average sale price rose 7.3% from \$183,300 to \$196,600. In the same comparison, the median sale price rose 7.1% from \$165,100 to \$176,800.

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	4.9

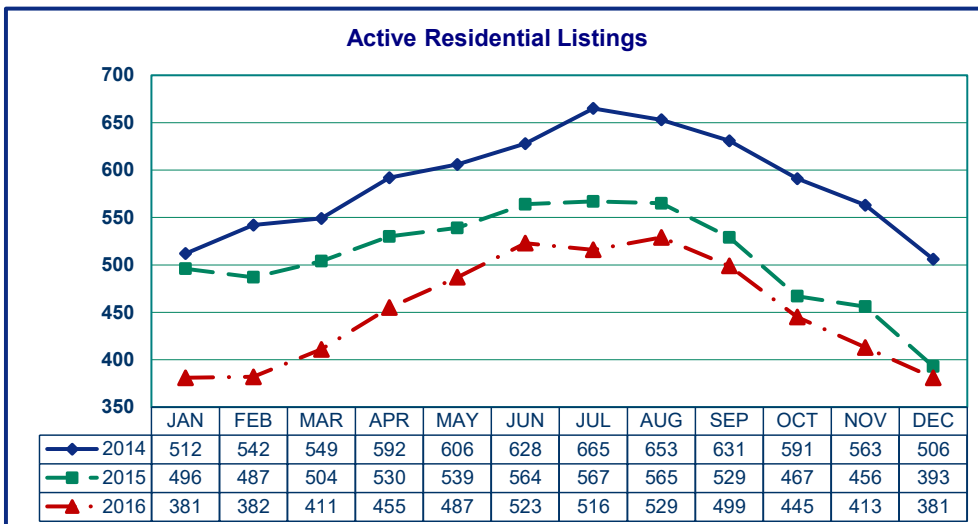
\*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This includes proposed and under construction homes.

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2016	December	79	60	78	202,800	172,500	89
	November	74	64	78	218,300	198,000	134
	Year-to-date	1,464	990	974	196,600	176,800	126
2015	December	56	67	84	195,900	185,800	130
	Year-to-date	1,325	994	956	183,300	165,100	154
Change	December	41.1%	-10.4%	-7.1%	3.5%	-7.2%	-31.4%
	Prev Mo 2016	6.8%	-6.3%	0.0%	-7.1%	-12.9%	-33.6%
	Year-to-date	10.5%	-0.4%	1.9%	7.3%	7.1%	-18.5%

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

**Average Sale Price % Change:**  
+7.3% (\$196,600 v. \$183,300)  
**Median Sale Price % Change:**  
+7.1% (\$176,800 v. \$165,100)

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 • 12/2016

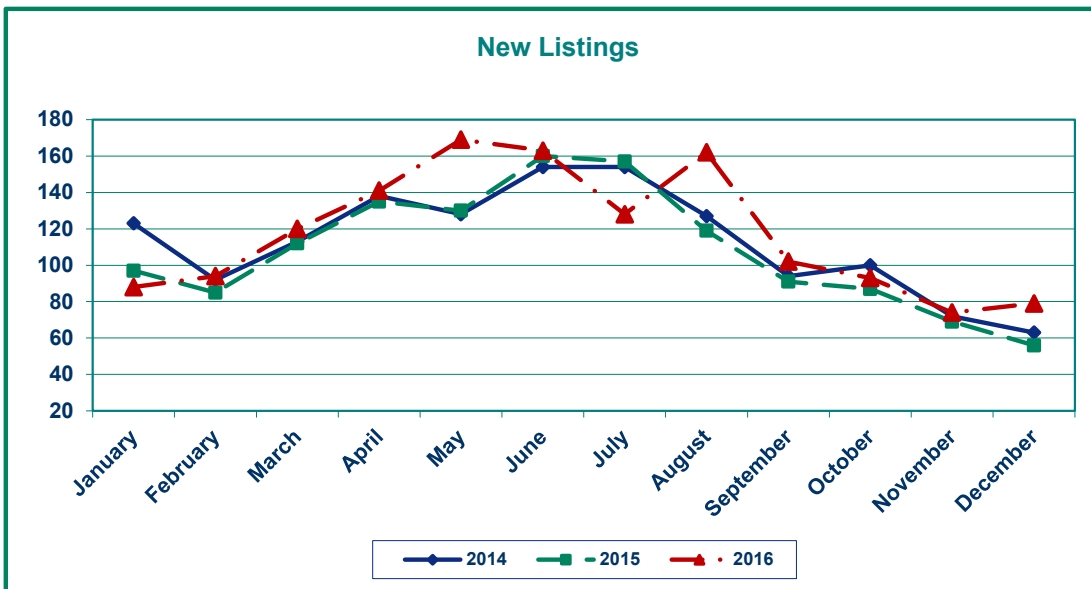
## Coos County, Oregon

	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	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	91	17	8	10	-9.1%	8	257,300	97	209	131	-10.9%	131	274,800	259,000	5.2%	2	324,500	56	89,300	4	328,700
97414 Broadbent	0	0	0	0	-	0	-	-	0	0	-100.0%	0	-	-	-	0	-	0	-	0	-
97420 Coos Bay	131	32	24	18	-30.8%	31	198,800	95	568	401	1.3%	400	178,800	170,000	15.8%	12	279,700	46	54,700	20	227,800
97423 Coquille	27	7	8	9	0.0%	8	207,900	99	162	120	1.7%	113	189,200	171,000	10.7%	2	294,000	16	179,300	4	207,100
97449 Lakeside	30	2	5	3	50.0%	5	128,700	109	98	60	15.4%	55	175,600	145,000	-2.5%	-	-	9	69,600	-	-
97458 Myrtle Point	31	5	5	3	-25.0%	6	139,400	82	94	63	-14.9%	68	152,500	138,500	-5.5%	1	130,000	8	53,500	2	147,500
97459 North Bend	63	15	9	16	14.3%	20	222,800	69	320	208	10.1%	201	208,200	192,000	1.3%	7	242,600	19	80,800	10	230,500
97466 Powers	8	1	-	1	0.0%	0	-	-	13	7	-53.3%	6	120,900	96,500	14.3%	-	-	1	345,000	-	-
<b>Coos County</b>	<b>381</b>	<b>79</b>	<b>59</b>	<b>60</b>	<b>-10.4%</b>	<b>78</b>	<b>202,800</b>	<b>89</b>	<b>1,464</b>	<b>990</b>	<b>-0.4%</b>	<b>974</b>	<b>196,600</b>	<b>176,800</b>	<b>7.3%</b>	<b>24</b>	<b>267,600</b>	<b>155</b>	<b>85,900</b>	<b>40</b>	<b>232,500</b>

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (1/1/16-12/31/16) with 12 months before (1/1/15-12/31/15).

<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.



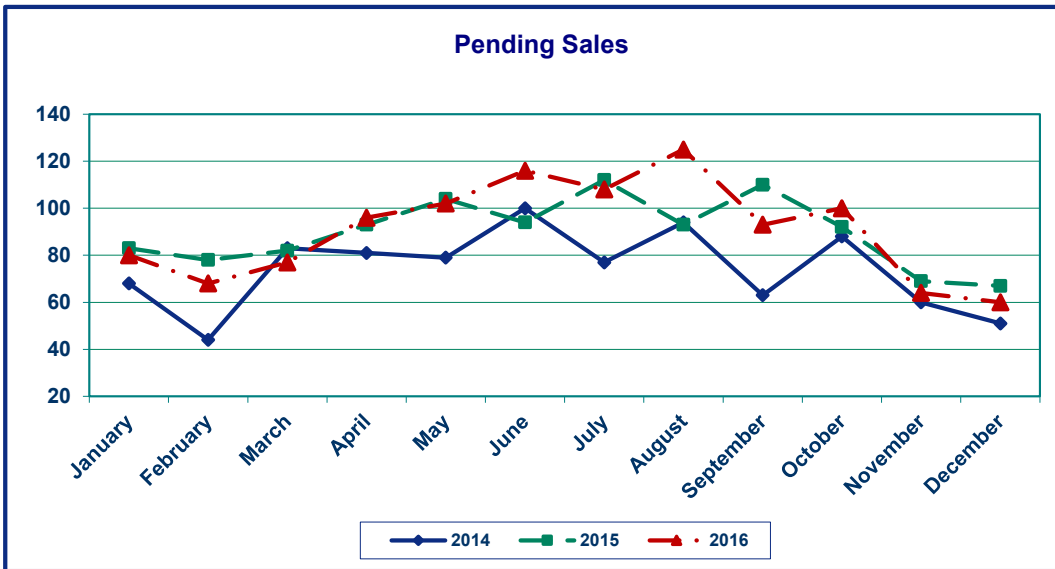
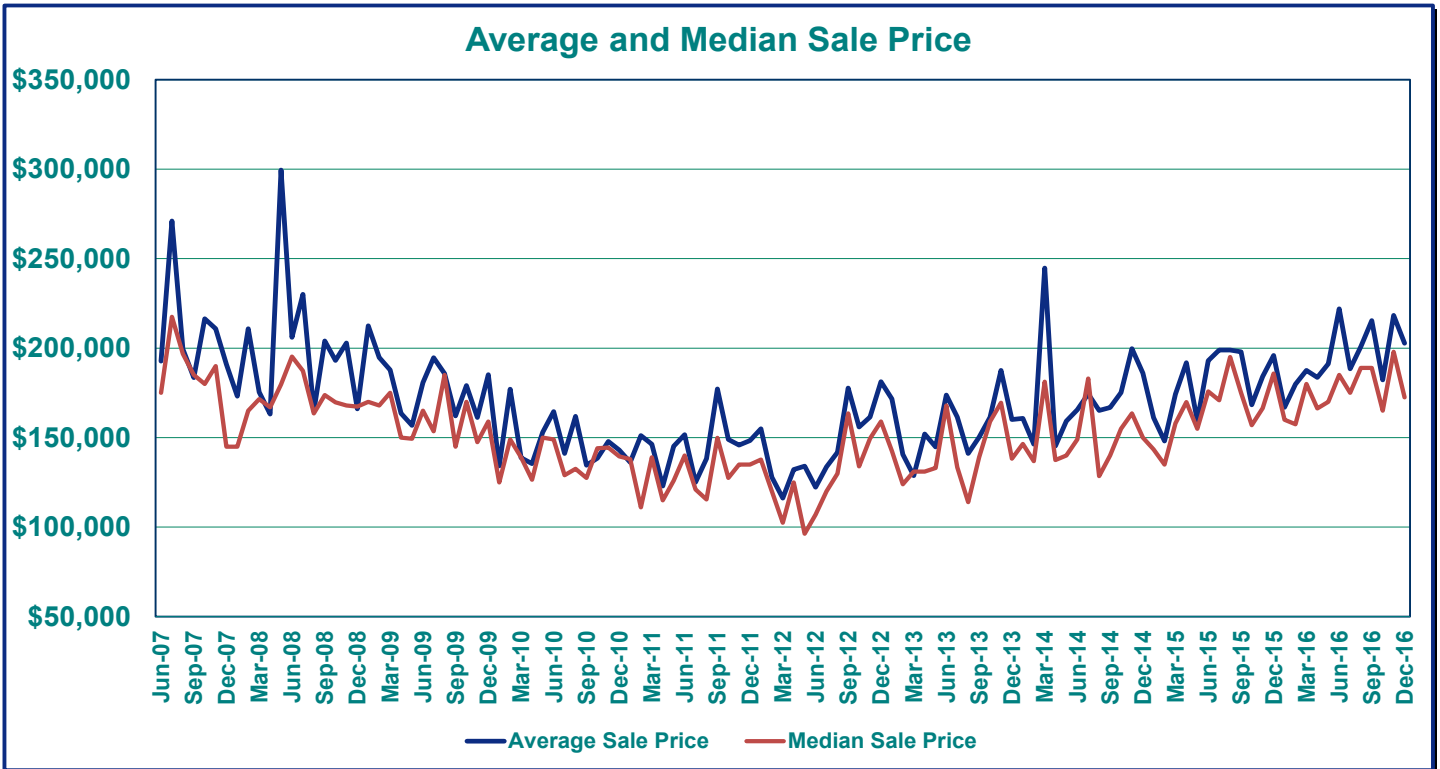
### NEW LISTINGS

#### 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**

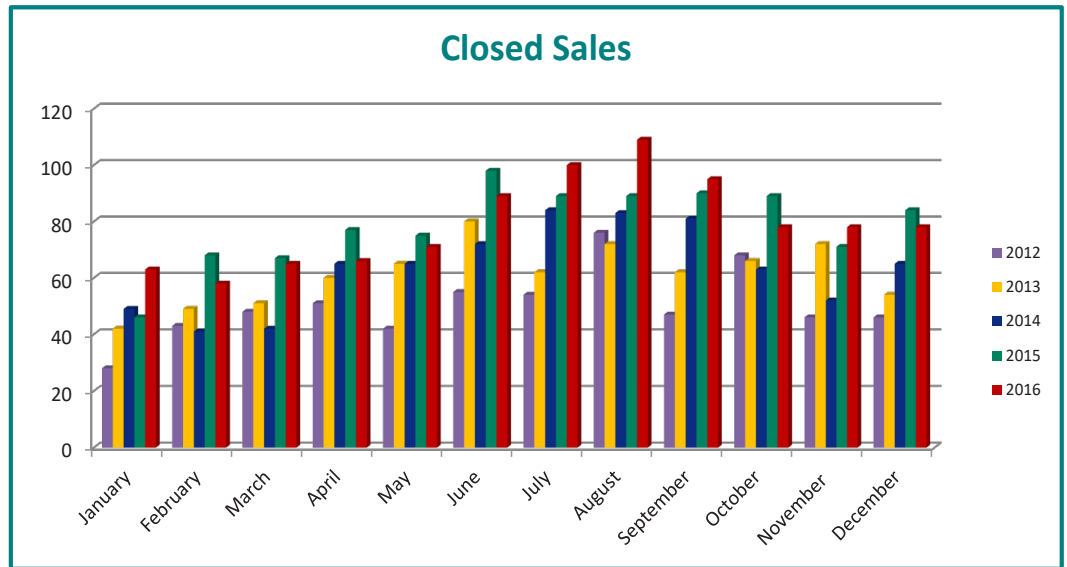
**COOS COUNTY, OR**

*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™.

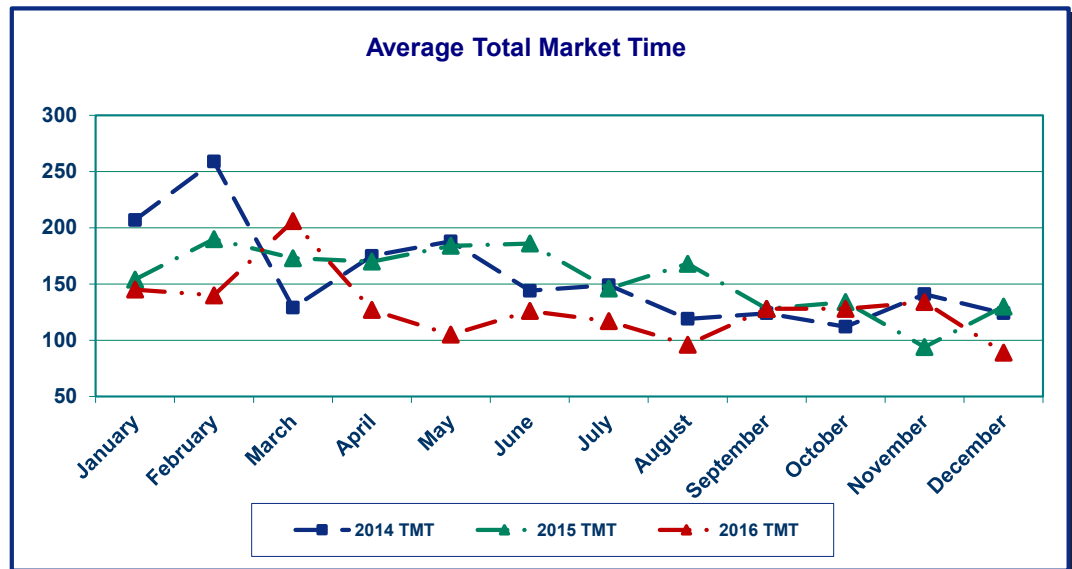
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**DAYS ON MARKET**  
**COOS COUNTY, OR**

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



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