

MARKET ACTION

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

Residential Review: Curry County, Oregon

December 2016 Reporting Period

December Residential Highlights

Curry County ended the year with some positive activity. New listings (33) ended 22.2% above December 2015 (27) despite decreasing 21.4% from November 2016. It was the strongest December for new listings in Curry County since 2011, when 39 new listings were offered. Pending sales (34) ended 9.7% ahead of December 2015 (31) but 24.4% under November 2016 (45). Closed sales (52) fared 26.8% better than last month in November 2016 (41) and exactly matched closings from December 2015 (52). Inventory

decreased to 5.3 months in December, with total market time at 148 days.

Year to Date Summary

Comparing 2016 to 2015, pending sales (597) increased 4.7%, new listings (820) increased 3.1%, and closed sales (564) increased 2.5%.

Average and Median Sale Prices

Comparing all of 2016 to 2015, the average sale price rose 3.5% from \$249,900 to \$258,700. In the same comparison, the median sale price rose 11.0% from \$210,000 to \$233,100.

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	5.3

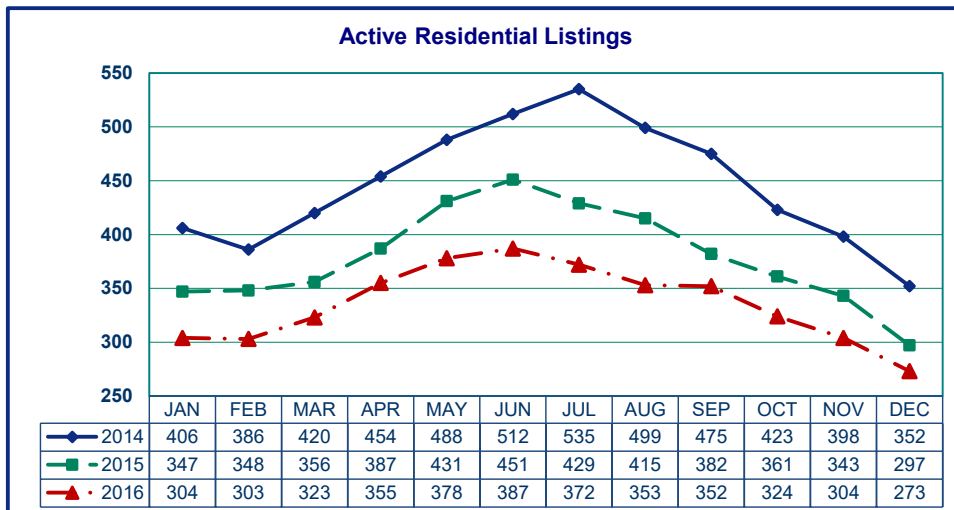
*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This includes proposed and under construction homes.

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2016	December	33	34	52	276,300	236,500	148
	November	42	45	41	262,400	238,500	91
	Year-to-date	820	597	564	258,700	233,100	157
2015	December	27	31	52	319,900	292,500	266
	Year-to-date	795	570	550	249,900	210,000	227
Change	December	22.2%	9.7%	0.0%	-13.6%	-19.1%	-44.5%
	Prev Mo 2016	-21.4%	-24.4%	26.8%	5.3%	-0.8%	62.6%
	Year-to-date	3.1%	4.7%	2.5%	3.5%	11.0%	-31.0%

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

Average Sale Price % Change:
+3.5% (\$258,700 v. \$249,900)
Median Sale Price % Change:
+11.0% (\$233,100 v. \$210,000)

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 • 12/2016

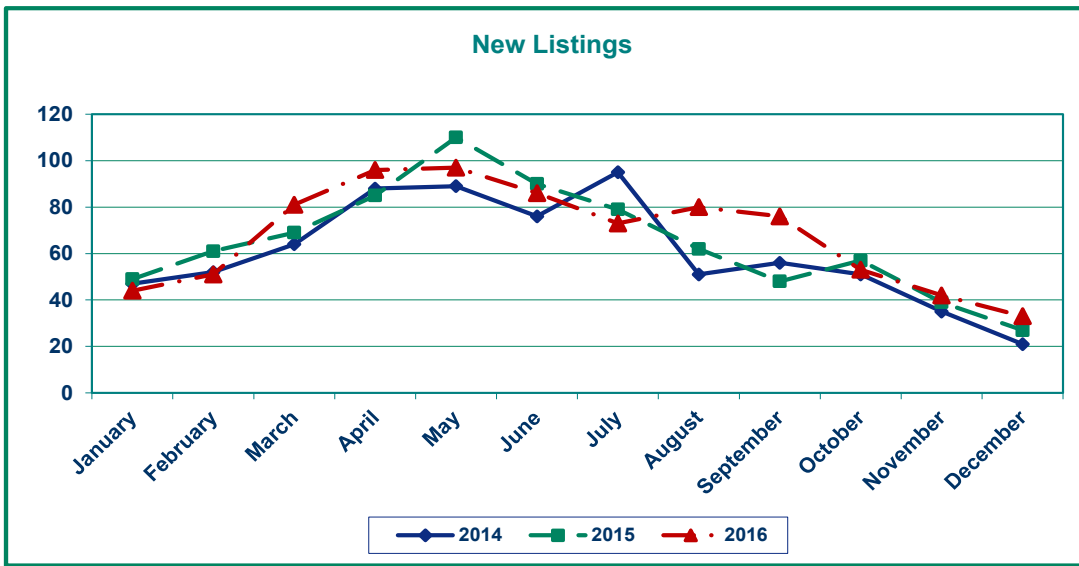
Curry County, Oregon

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
	Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date			
	Active Listings	New Listings	Expired/Cancelled 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	69	9	10	12	-20.0%	18	335,900	149	286	222	6.2%	214	291,900	270,000	3.9%	5	189,000	31	71,400	13	313,100
271	Harbor, Winchuck, SB Chetco	58	7	9	5	-16.7%	9	327,400	155	175	119	4.4%	111	222,700	198,000	7.9%	3	115,200	9	140,600	1	950,000
272	Carpenterville, Cape Ferrello, Whaleshead	33	2	5	1	-75.0%	5	225,400	65	78	47	4.4%	47	264,800	250,000	17.3%	-	-	2	55,000	-	-
273	Gold Beach	73	12	15	15	400.0%	14	240,400	211	193	147	0.7%	130	255,300	213,500	-4.6%	5	411,000	23	178,500	4	294,900
274	Port Orford	40	3	5	1	-66.7%	6	147,300	51	88	62	10.7%	62	210,900	180,000	5.0%	7	167,000	26	114,600	4	138,100
	Curry County	273	33	44	34	9.7%	52	276,300	148	820	597	4.7%	564	258,700	233,100	3.5%	20	225,700	91	117,300	22	306,900

¹ 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.

² % 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).

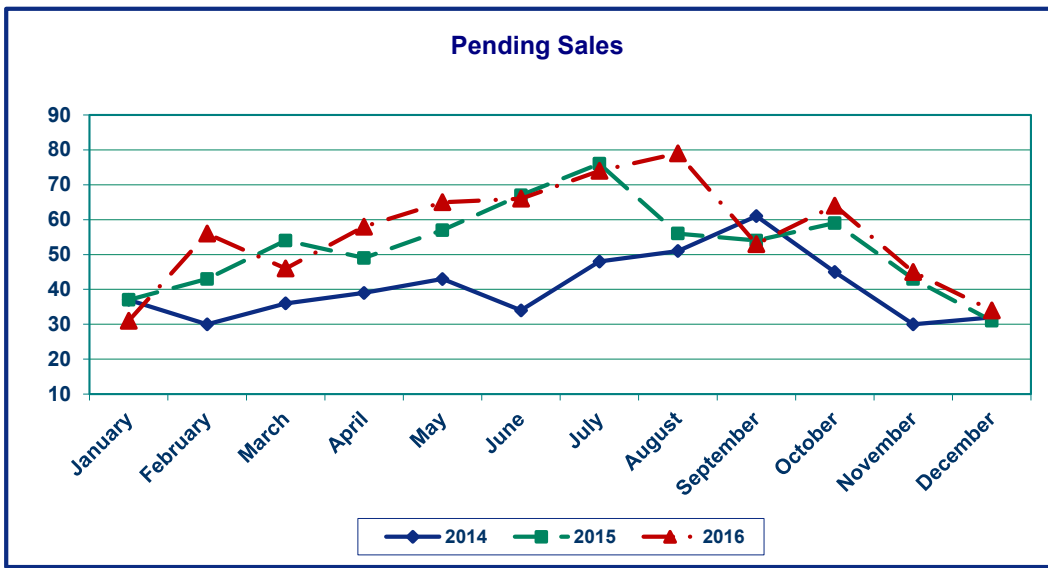
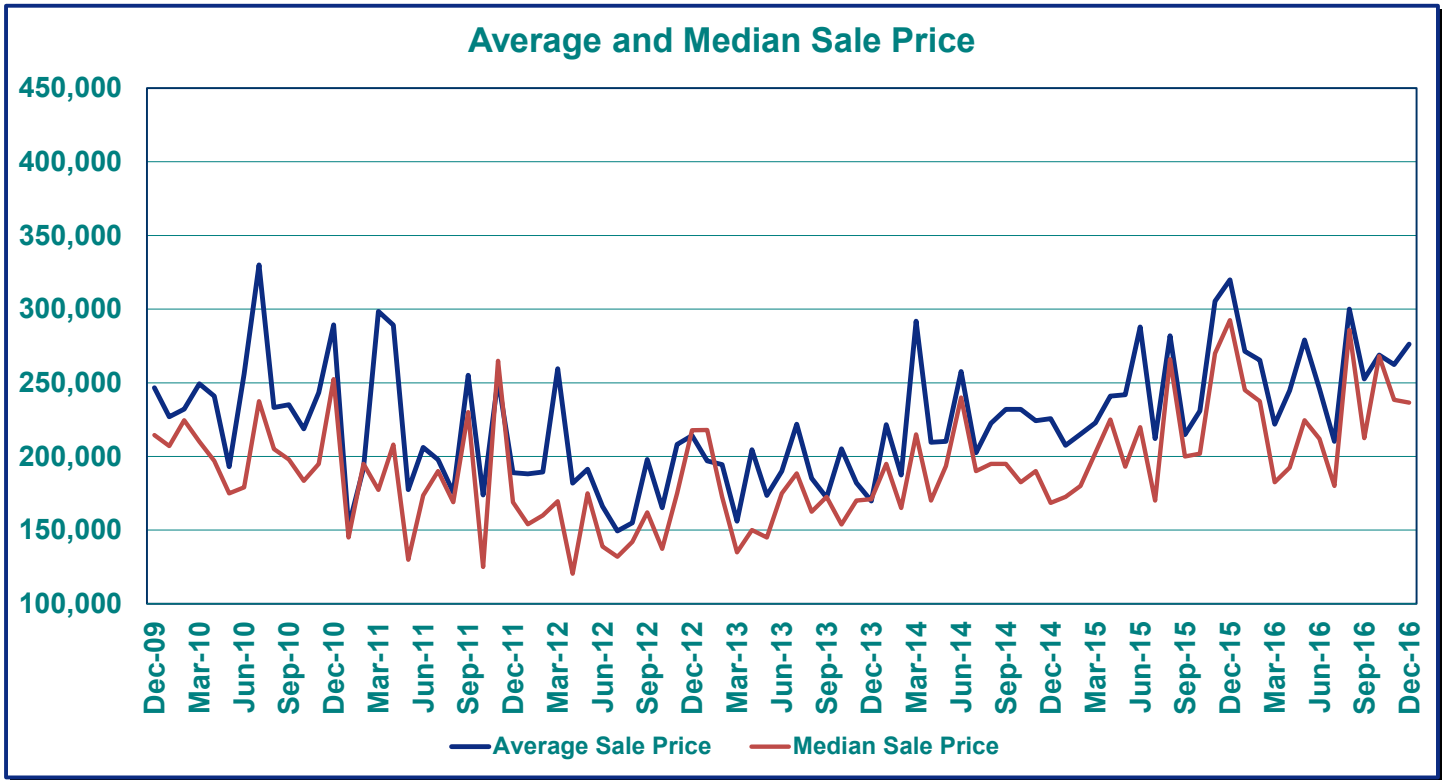
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



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.



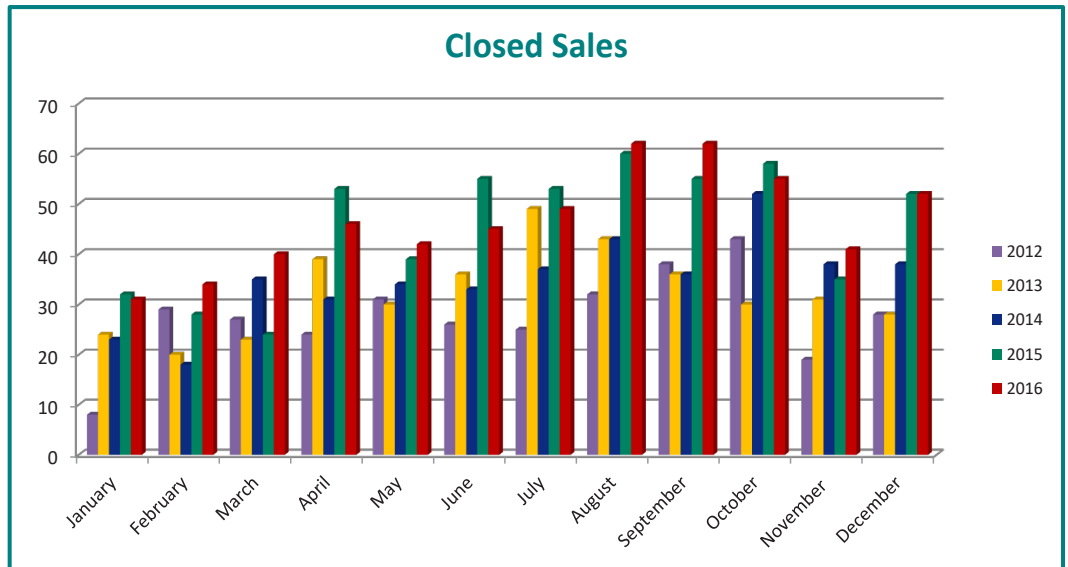
PENDING LISTINGS
CURRY COUNTY, OR
This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.

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™.

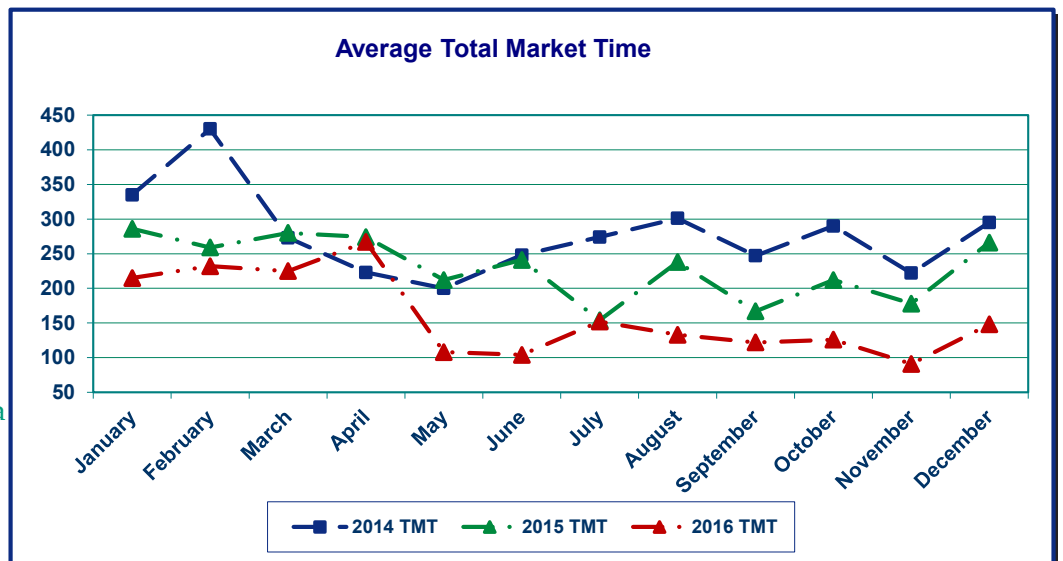


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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