

MARKET ACTION

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

Residential Review: Coos County, Oregon

January Residential Highlights

Coos County saw mixed activity this January but new listings saw some double-digit increases. At 119 strong, new listings fared 35.2% better than last year in January 2016 (88) and 50.6% better than last month in December 2016 (79). It was the strongest January for new listings since 2014, when 123 were offered for the month. Pending sales (73) increased 21.7% ahead of December 2016 (60) but were 8.8% below the 80 offers accepted last year in January

2016. Closed sales (62) fell one short of January 2016 (-1.6%) and 20.5% short of last month in December 2016 (78).

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending January 31st of this year (\$198,800) with the average price of homes sold in the twelve months ending January 2016 (\$183,300) shows an increase of 8.5%. The same comparison of the median shows an increase of 7.4% over that same period.

January 2017 Reporting Period

Inventory in Months*			
	2015	2016	2017
January	10.8	6.0	6.6
February	7.2	6.6	
March	7.5	6.3	
April	6.9	6.9	
May	7.2	6.9	
June	5.8	5.9	
July	6.4	5.2	
August	6.3	4.9	
September	5.9	5.3	
October	5.2	5.7	
November	6.4	5.3	
December	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
2017	January	119	73	62	204,400	172,500	112
	Year-to-date	119	73	62	204,400	172,500	112
2016	January	88	80	63	167,000	160,000	145
	December	79	60	78	202,800	172,500	89
	Year-to-date	88	80	63	167,000	160,000	145
Change	January	35.2%	-8.8%	-1.6%	22.4%	7.8%	-22.3%
	Prev Mo 2016	50.6%	21.7%	-20.5%	0.8%	0.0%	25.8%
	Year-to-date	35.2%	-8.8%	-1.6%	22.4%	7.8%	-22.3%

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

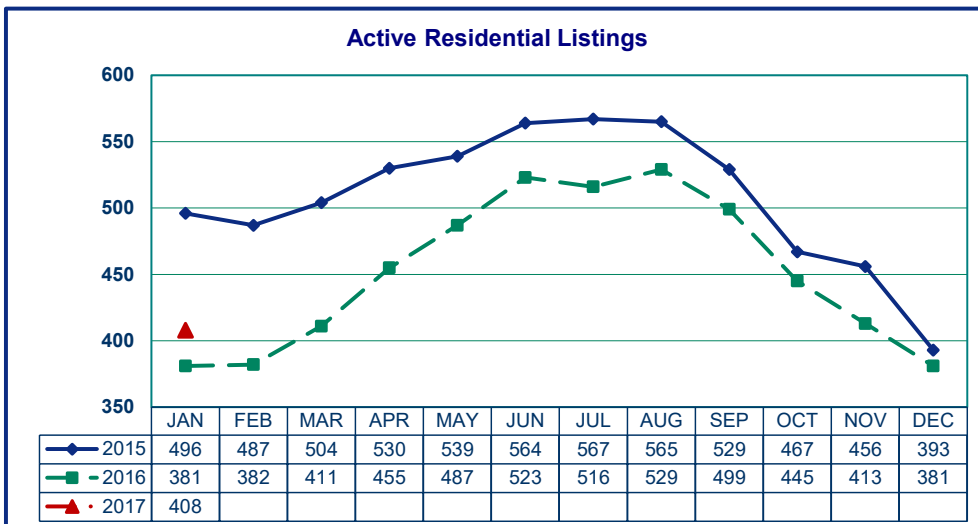
Average Sale Price % Change:

+8.5% (\$198,800 v. \$183,300)

Median Sale Price % Change:

+7.4% (\$178,200 v. \$165,900)

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.

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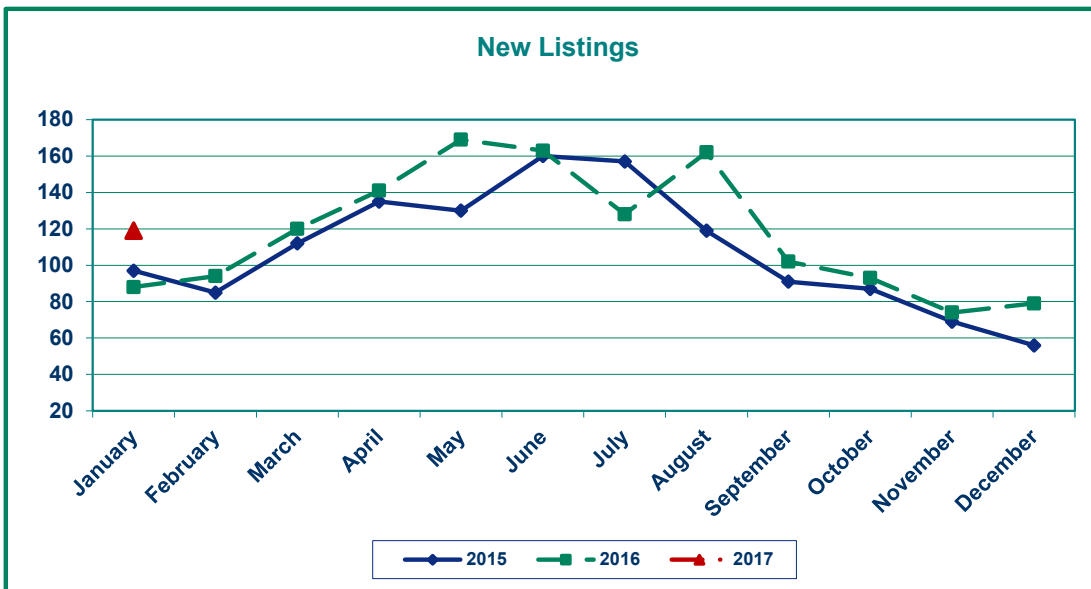
Coos County, Oregon

	RESIDENTIAL														Avg. Sale Price % Change ²	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/Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2017 v. 2016 ¹	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	9	10	-23.1%	7	186,400	86	17	10	-23.1%	7	186,400	159,000	8.2%	-	-	5	70,300	-	-
97414 Broadbent	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97420 Coos Bay	142	54	22	31	-3.1%	23	204,700	68	54	31	-3.1%	23	204,700	179,000	16.1%	-	-	3	23,300	1	70,000
97423 Coquille	36	11	3	5	-50.0%	6	220,300	78	11	5	-50.0%	6	220,300	190,500	10.8%	-	-	1	95,000	-	-
97449 Lakeside	32	6	5	2	-60.0%	4	208,500	568	6	2	-60.0%	4	208,500	207,500	2.4%	-	-	1	79,000	-	-
97458 Myrtle Point	32	10	3	7	16.7%	5	151,200	163	10	7	16.7%	5	151,200	139,900	-8.4%	-	-	-	-	-	-
97459 North Bend	68	21	9	17	21.4%	17	220,600	74	21	17	21.4%	17	220,600	190,000	3.4%	1	179,800	-	-	1	231,300
97466 Powers	7	0	0	1	-	0	-	-	0	1	-	0	-	-	23.4%	0	-	0	-	0	-
Coos County	408	119	51	73	-8.8%	62	204,400	112	119	73	-8.8%	62	204,400	172,500	8.5%	1	179,800	10	59,500	2	150,700

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2017 with January 2016. The Year-To-Date section compares 2017 year-to-date statistics through January with 2016 year-to-date statistics through January.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/16-1/31/17) with 12 months before (2/1/15-1/31/16).

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.



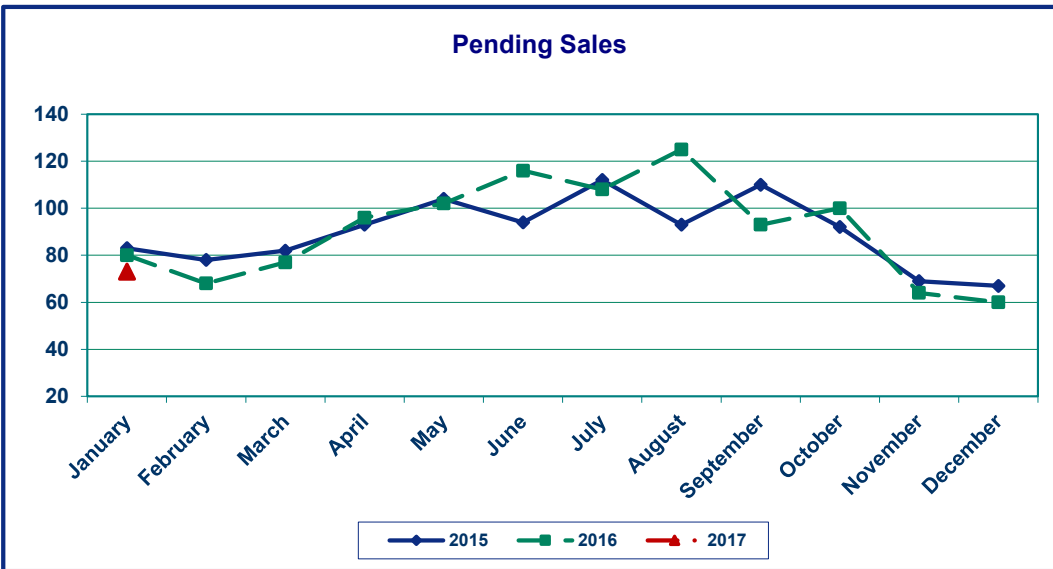
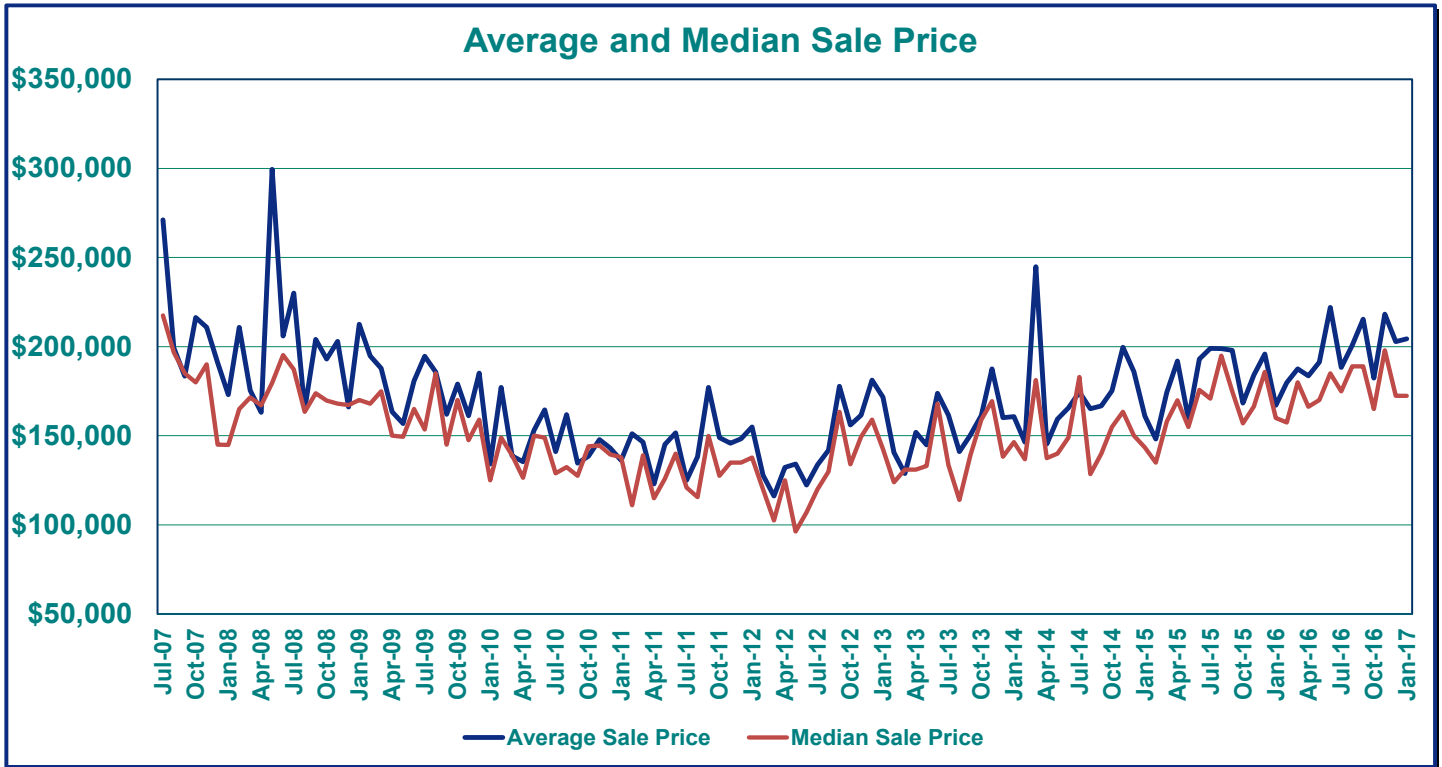
NEW LISTINGS

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.



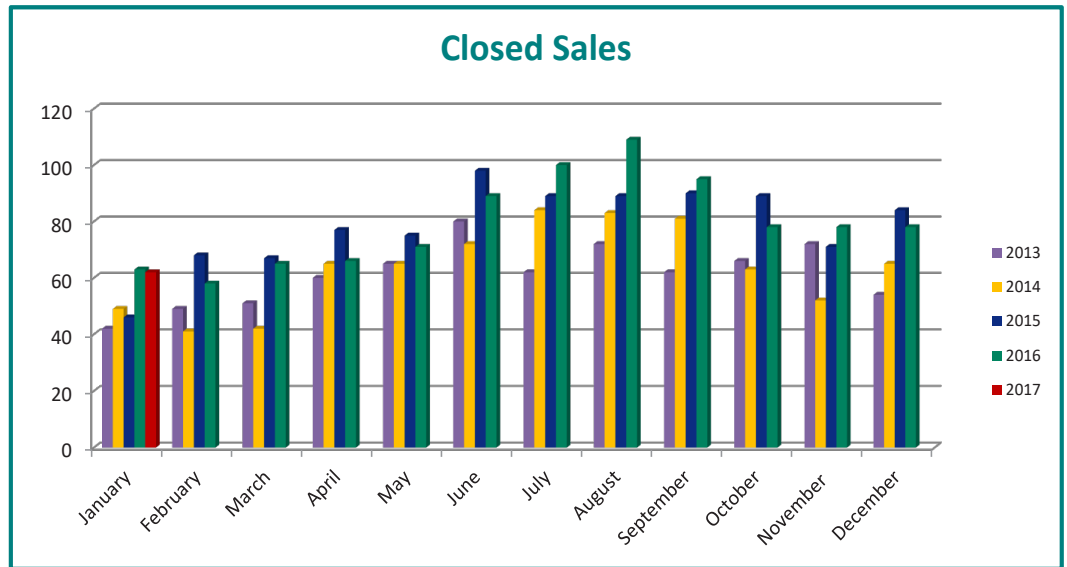
PENDING LISTINGS
COOS COUNTY, OR

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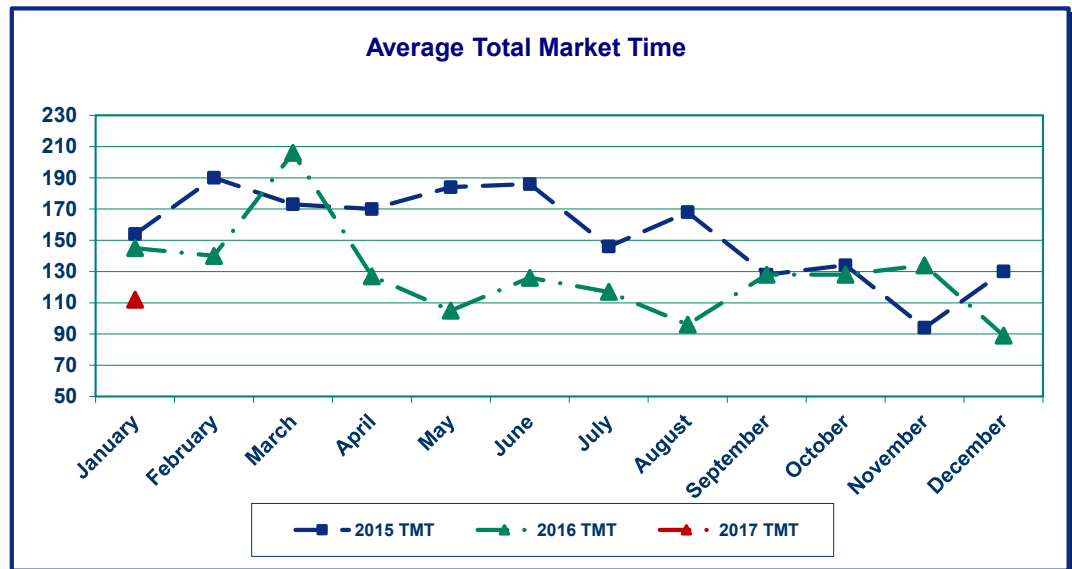
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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.

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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