

MARKET ACTION

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

Residential Review: Curry County, Oregon

January 2017 Reporting Period

January Residential Highlights

Curry County started the new year with a flurry of real estate activity. New listings (47) rose 6.8% compared to last year in January 2016 (44) and 42.4% compared to last month in December 2016 (33). Pending sales (35) outpaced December 2016 by one (2.9%) and January 2016 by four (12.9%). Closed sales, at 41, ended 32.3% ahead of January 2016 (31) but 21.2% behind December 2016 (52). Inventory in January rose to 6.7 months, with total market time decreasing to 111 days in the same period.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending January 31st of this year (\$261,700) with the average price of homes sold in the twelve months ending January 2016 (\$253,600) shows an increase of 3.2%. The same comparison of the median shows an increase of 9.0% over the same period.

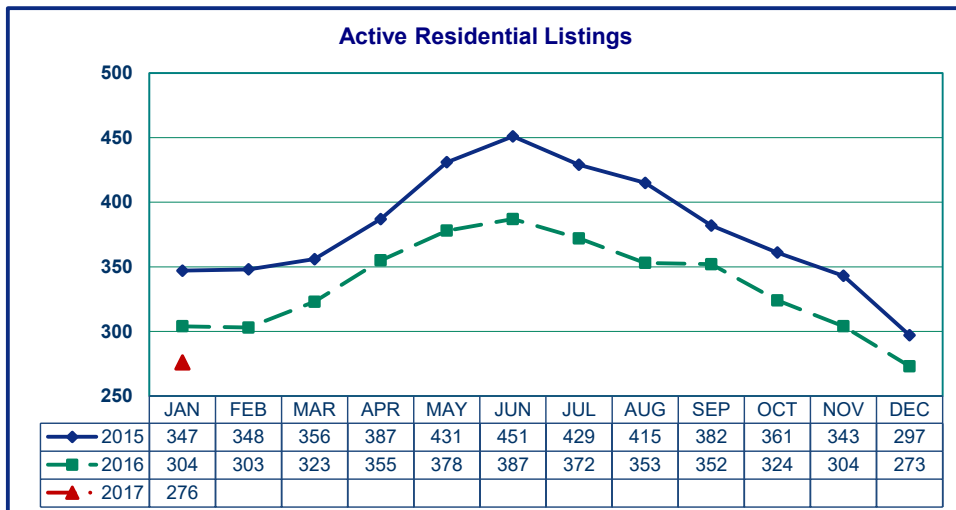
Inventory in Months*			
	2015	2016	2017
January	10.8	9.8	6.7
February	12.4	8.9	
March	14.8	8.1	
April	7.3	7.7	
May	11.1	9.0	
June	8.2	8.6	
July	8.1	7.6	
August	6.9	5.7	
September	6.9	5.7	
October	6.2	5.9	
November	9.8	7.4	
December	5.7	5.3	

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	January	47	35	41	309,800	245,000	111
	Year-to-date	47	35	41	309,800	245,000	111
2016	January	44	31	31	271,400	245,000	215
	December	33	34	52	276,300	236,500	148
	Year-to-date	44	31	31	271,400	245,000	215
Change	January	6.8%	12.9%	32.3%	14.1%	0.0%	-48.5%
	Prev Mo 2016	42.4%	2.9%	-21.2%	12.1%	3.6%	-25.0%
	Year-to-date	6.8%	12.9%	32.3%	14.1%	0.0%	-48.5%

*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.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
Average Sale Price % Change:	+3.2% (\$261,700 v. \$253,600)
Median Sale Price % Change:	+9.0% (\$234,400 v. \$215,000)

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 • 1/2017

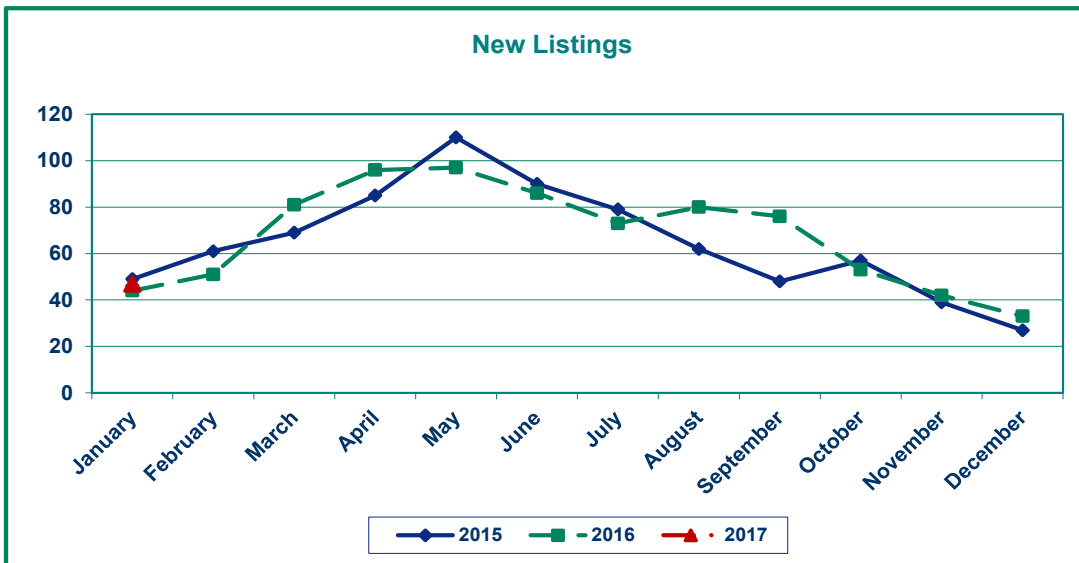
Curry County, Oregon

	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 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	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	68	14	4	13	30.0%	15	336,300	87	14	13	30.0%	15	336,300	265,000	4.4%	-	-	-	-	-	-
271	Harbor, Winchuck, SB Chetco	54	10	3	9	28.6%	10	327,300	91	10	9	28.6%	10	327,300	203,500	12.8%	1	375,000	-	-	-	-
272	Carpenterville, Cape Ferrello, Whaleshead	40	7	-	2	-	4	383,400	168	7	2	-	4	383,400	337,300	11.9%	-	-	2	80,000	-	-
273	Gold Beach	76	10	3	7	-30.0%	11	214,000	147	10	7	-30.0%	11	214,000	220,000	-8.9%	2	157,500	3	165,200	-	-
274	Port Orford	38	6	3	4	0.0%	1	495,000	41	6	4	0.0%	1	495,000	495,000	10.0%	-	-	-	-	-	-
	Curry County	276	47	13	35	12.9%	41	309,800	111	47	35	12.9%	41	309,800	245,000	3.2%	3	230,000	5	131,100	-	-

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).

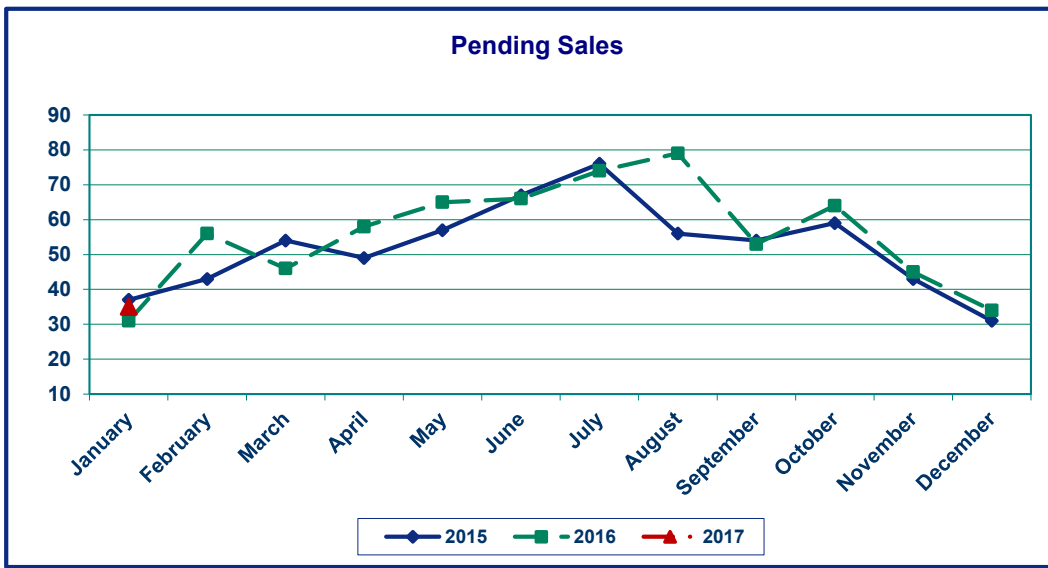
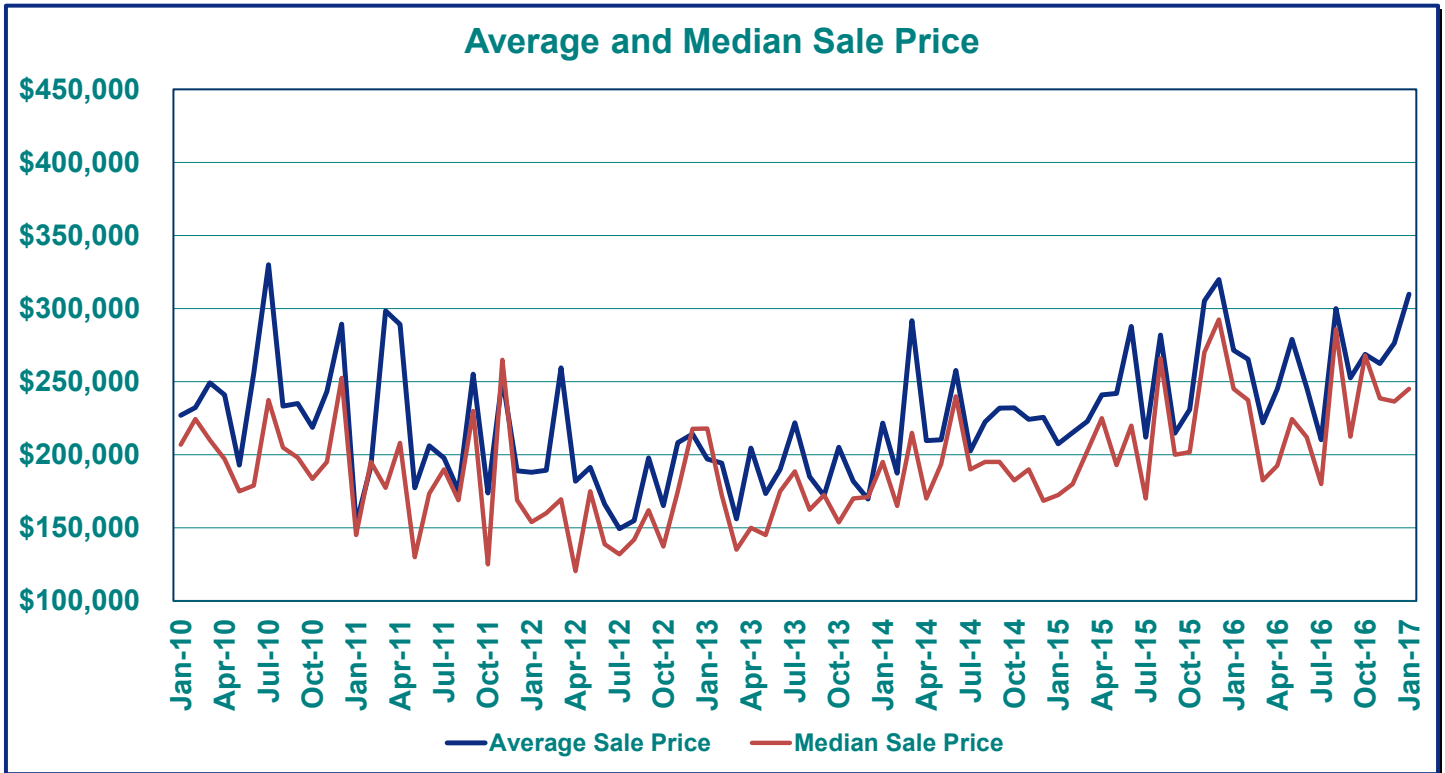
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



NEW LISTINGS
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.



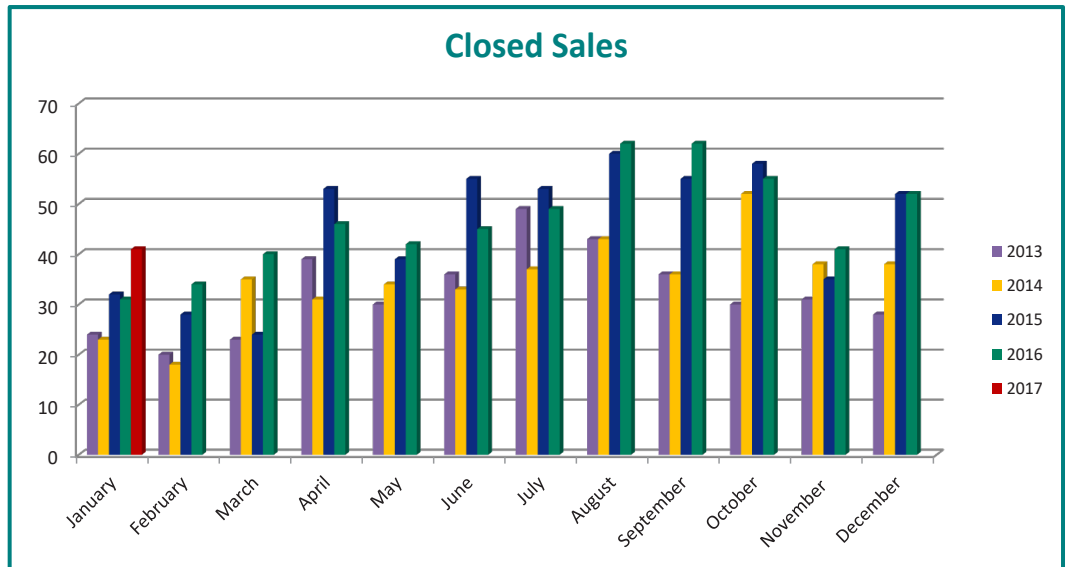
PENDING LISTINGS
CURRY COUNTY, OR
This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.

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™.

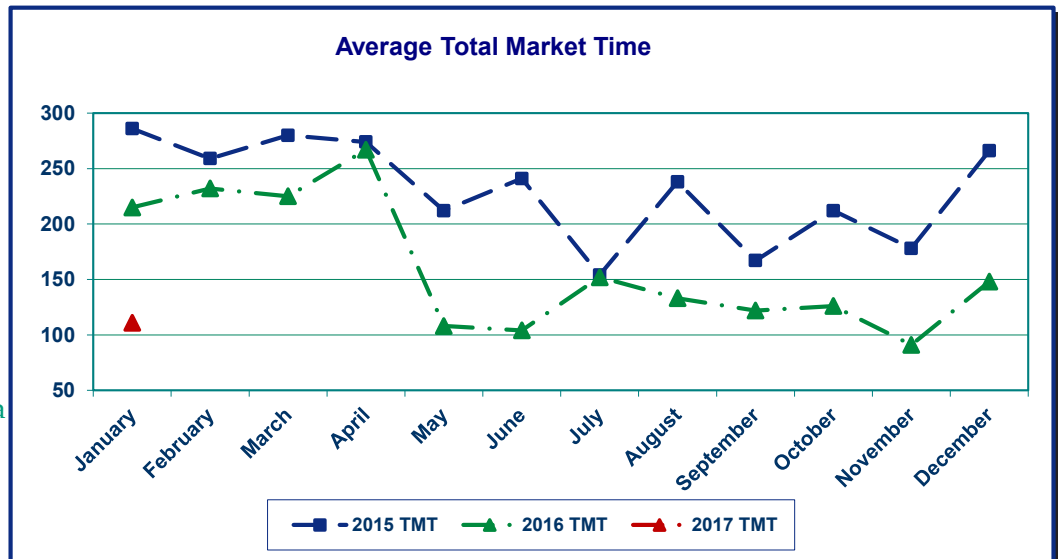


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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