

# MARKET ACTION

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

## Residential Review: Coos County, Oregon

### May Residential Highlights

Coos County saw strong activity almost across the board this May. Closed sales (101) bested May 2016 (71) by 42.3%—the strongest May for closings on the RMLS™ record.

New listings (189) surged 11.8% ahead of May 2016 (169) and 43.2% ahead of April 2017 (132). Pending sales, at 119, bested May 2016 (102) by 16.7% but ended 3.3% cooler than last month in April 2017 (123).

### Year to Date Summary

Activity is ahead in 2017 compared to 2016. Comparing each year through May, pending sales (472) have increased 18.0%, closed sales (385) have increased 16.3%, and new listings (694) have increased 9.1%.

### Average and Median Sale Prices

Comparing 2017 to 2016 through May, the average sale price rose 13.4% from \$183,100 to \$207,600. In the same comparison, the median sale price rose 6.9% from \$167,500 to \$179,000.

## May 2017 Reporting Period

Inventory in Months*			
	2015	2016	2017
January	10.8	6.0	6.6
February	7.2	6.6	7.0
March	7.5	6.3	4.9
April	6.9	6.9	5.1
May	7.2	6.9	4.5
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	

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	May	189	119	101	210,500	199,500	122
	April	132	123	79	211,000	186,000	158
	Year-to-date	694	472	385	207,600	179,000	126
2016	May	169	102	71	191,300	170,000	105
	Year-to-date	636	400	331	183,100	167,500	142
Change	May	11.8%	16.7%	42.3%	10.0%	17.4%	17.1%
	Prev Mo 2017	43.2%	-3.3%	27.8%	-0.2%	7.3%	-22.8%
	Year-to-date	9.1%	18.0%	16.3%	13.4%	6.9%	-11.1%

\*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

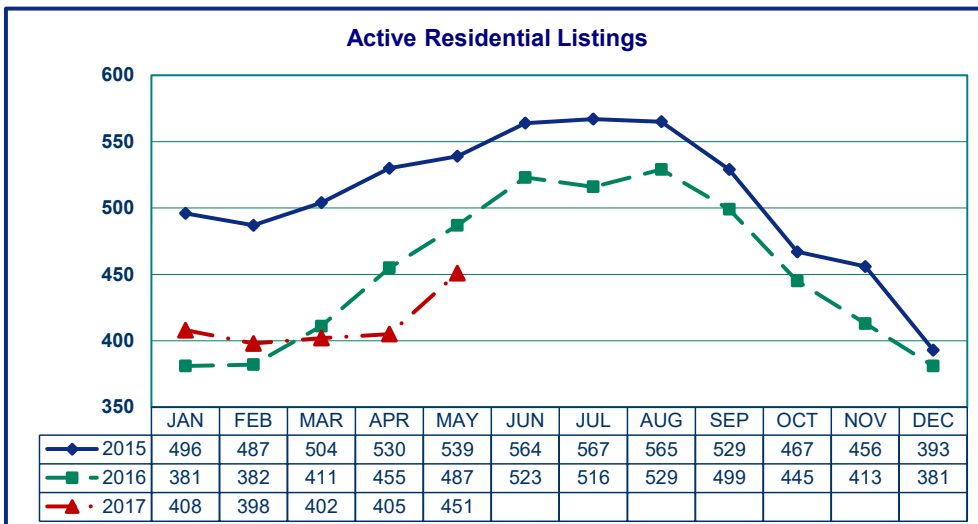
#### Average Sale Price % Change:

+8.7% (\$204,600 v. \$188,300)

#### Median Sale Price % Change:

+5.5% (\$179,700 v. \$170,300)

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 • 5/2017

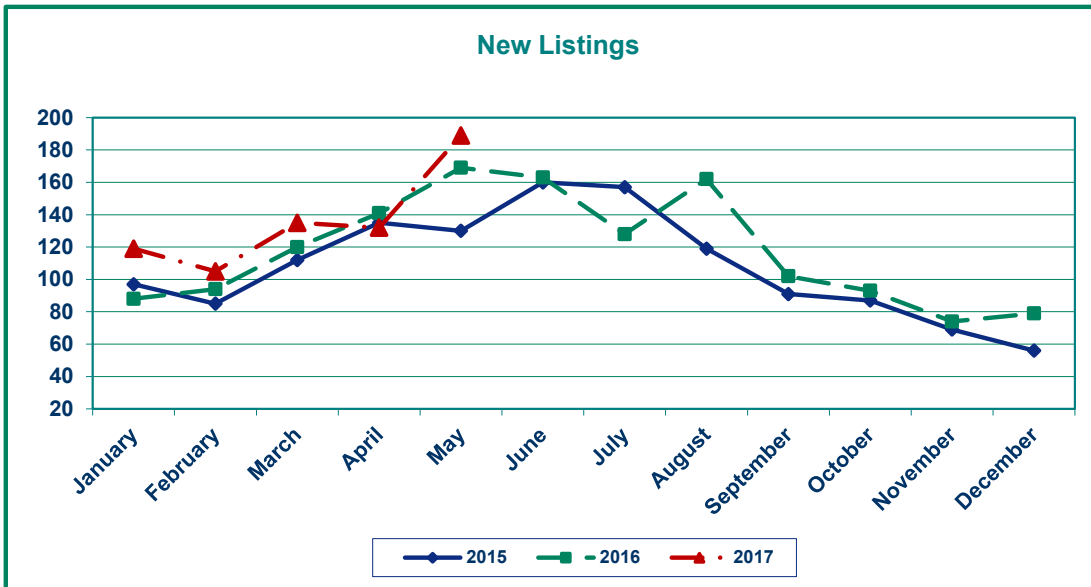
## Coos County, Oregon

	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	
	Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2017 v. 2016 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2017 v. 2016 <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 Allegheny	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
97411 Bandon	102	36	17	16	33.3%	15	262,900	246	123	65	14.0%	55	281,200	207,400	16.9%	2	327,500	23	108,800	-	-	
97414 Broadbent	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
97420 Coos Bay	155	71	22	44	15.8%	44	182,900	69	269	186	21.6%	153	183,300	167,500	8.4%	3	200,000	18	125,600	9	118,700	
97423 Coquille	36	17	7	14	0.0%	11	205,100	67	73	50	-5.7%	40	210,100	175,300	15.6%	2	172,500	3	79,000	-	-	
97449 Lakeside	46	19	1	8	14.3%	4	236,500	254	51	28	3.7%	23	172,900	160,000	-1.8%	-	-	7	78,000	-	-	
97458 Myrtle Point	29	9	6	10	400.0%	4	218,900	130	43	37	85.0%	22	188,100	151,800	-2.7%	-	-	4	79,300	-	-	
97459 North Bend	75	35	7	26	-7.1%	22	229,700	151	129	100	13.6%	87	219,700	193,000	6.7%	1	179,800	4	126,100	7	394,000	
97466 Powers	8	2	1	1	0.0%	1	137,500	41	6	6	200.0%	5	159,100	137,500	95.2%	-	-	-	-	-	-	
Coos County	451	189	61	119	16.7%	101	210,500	122	694	472	18.0%	385	207,600	179,000	8.7%	8	222,500	59	107,900	16	239,100	

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/16-5/31/17) with 12 months before (6/1/15-5/31/16).

<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.

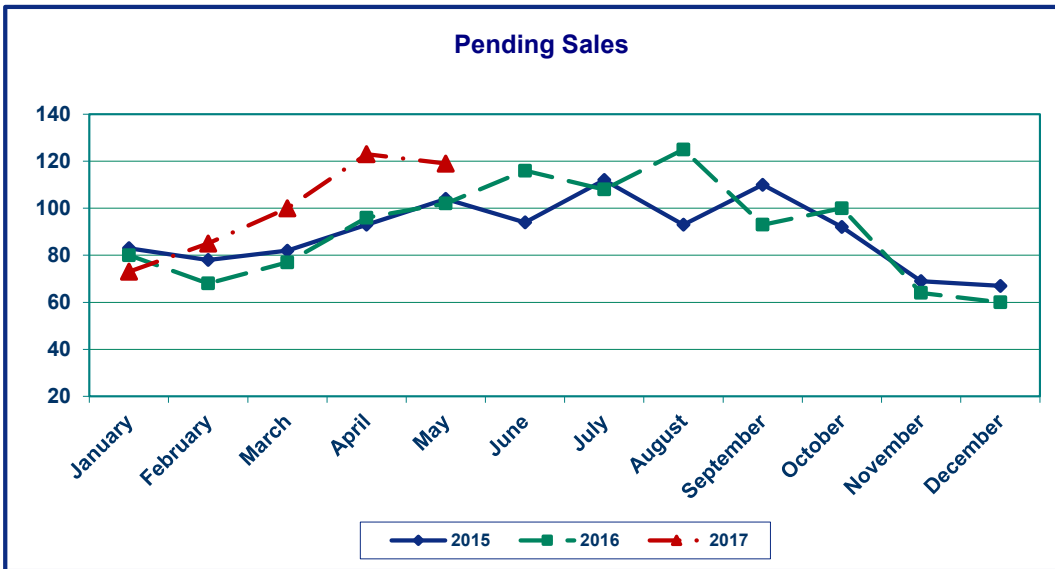
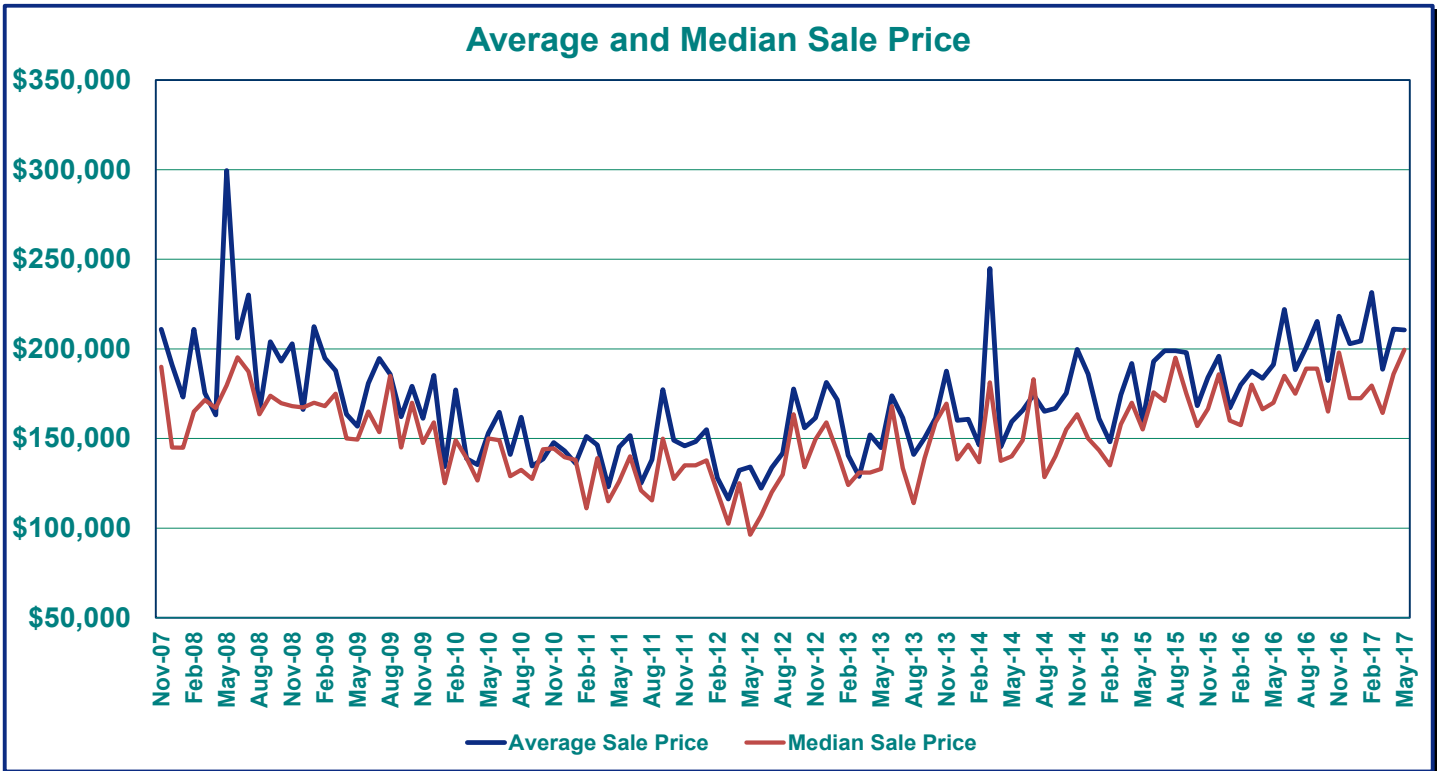


### NEW LISTINGS COOS COUNTY, OR

*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

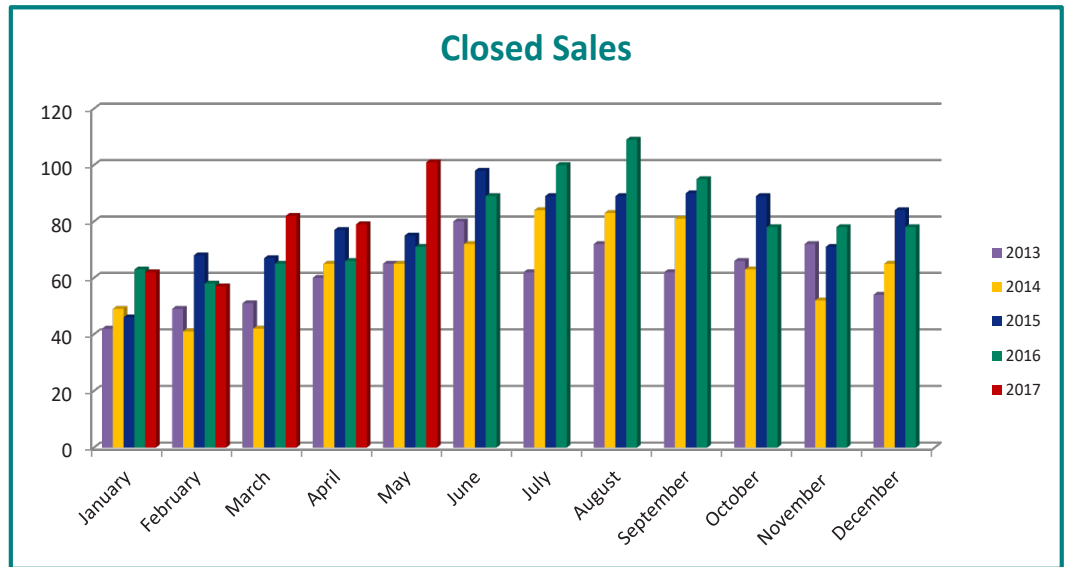
*This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.*

**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™.

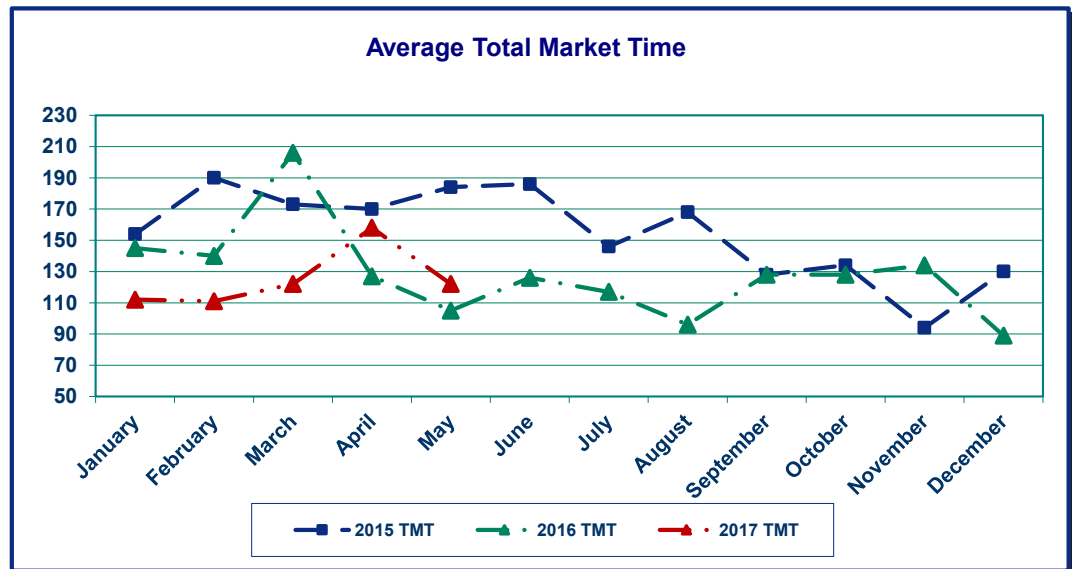


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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