

# MARKET ACTION

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

Residential Review: Curry County, Oregon

May 2017 Reporting Period

## May Residential Highlights

Curry County saw an uptick in new listings this May. At 114, new listings outpaced May 2016 (97) by 17.5%, the strongest May since 2006, when 129 new listings were offered.

Closed sales (42) exactly matched the 42 closings from May 2016 but were 31.3% warmer than last month in April 2017. Pending sales (59) fell 9.2% short of May 2016 (65) but ended 34.1% ahead of April 2017 (44).

Inventory decreased slightly in May, ending at 9.0 months.

## Year to Date Summary

Comparing the first five months of 2017 to the same period in 2016, closed sales (192) have decreased 0.5%, new listings (364) have decreased 3.2%, and pending sales (211) have decreased 11.7%.

## Average and Median Sale Prices

Comparing 2017 to 2016 through May, the average sale price rose 9.5% from \$255,400 to \$279,700. In the same comparison, the median sale price rose 9.6% from \$219,000 to \$240,000.

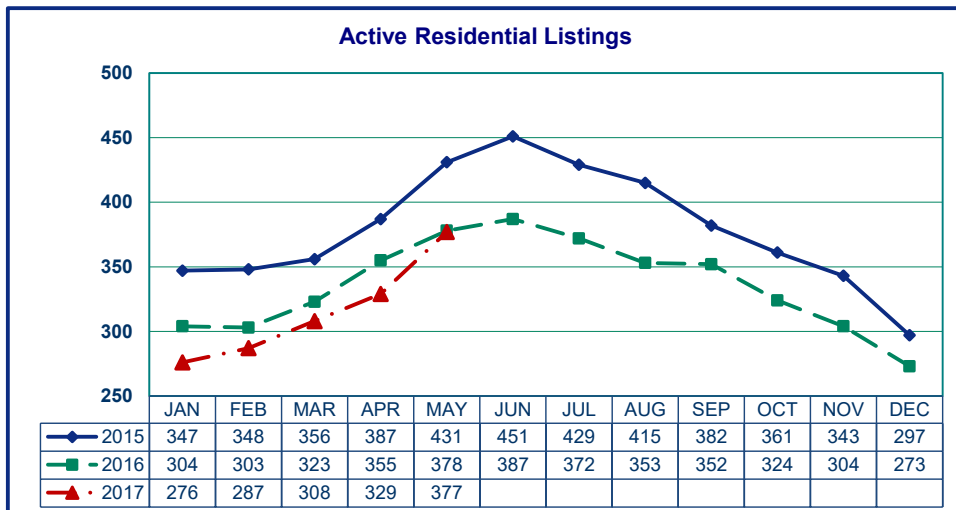
Inventory in Months*			
	2015	2016	2017
January	10.8	9.8	6.7
February	12.4	8.9	8.2
March	14.8	8.1	7.5
April	7.3	7.7	10.3
May	11.1	9.0	9.0
June	8.2	8.6	
July	8.1	7.6	
August	6.9	5.7	
September	6.9	5.7	
October	6.2	5.9	
November	9.8	7.4	
December	5.7	5.3	

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	May	114	59	42	273,400	226,000	269
	April	67	44	32	264,500	257,500	112
	Year-to-date	364	211	192	279,700	240,000	188
2016	May	97	65	42	279,000	224,500	108
	Year-to-date	376	239	193	255,400	219,000	209
Change	May	17.5%	-9.2%	0.0%	-2.0%	0.7%	149.8%
	Prev Mo 2017	70.1%	34.1%	31.3%	3.4%	-12.2%	140.2%
	Year-to-date	-3.2%	-11.7%	-0.5%	9.5%	9.6%	-10.1%

\*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	
<b>Average Sale Price % Change:</b>	+2.8% (\$267,000 v. \$259,800)
<b>Median Sale Price % Change:</b>	+9.0% (\$239,900 v. \$220,000)

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 • 5/2017

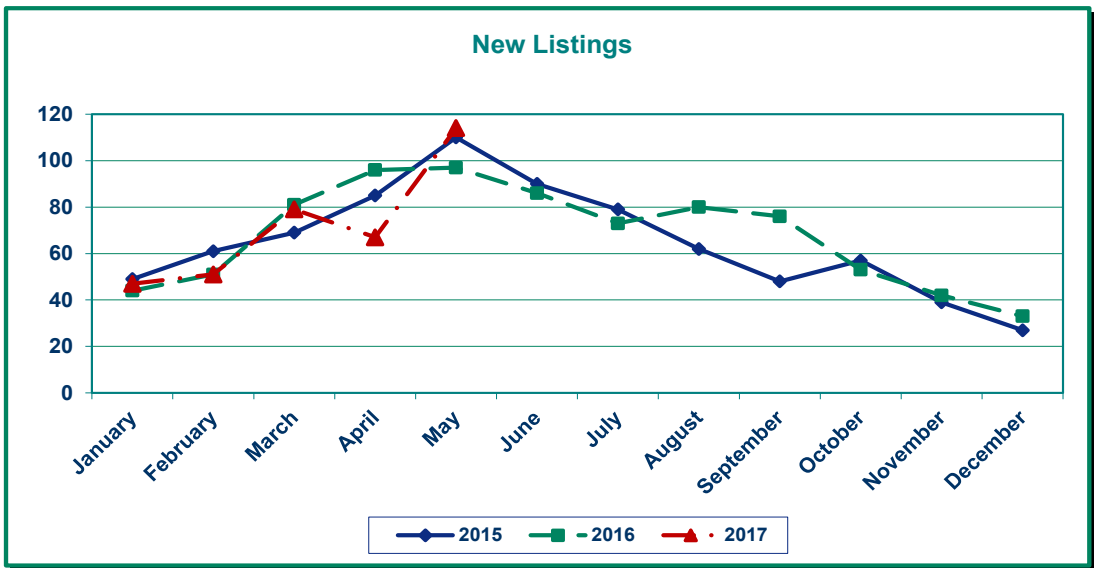
## Curry County, Oregon

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
	Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date		
	Active Listings	New Listings	Expired, 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	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
270 City, Airport, Marina Hts., NB Chetco	101	34	6	16	-30.4%	10	355,900	70	122	74	-16.9%	70	312,500	300,000	3.5%	2	730,000	9	76,900	3	398,300
271 Harbor, Winchuck, SB Chetco	52	14	4	8	-38.5%	9	365,800	166	48	41	-10.9%	40	268,500	185,000	13.2%	2	332,000	2	98,500	-	-
272 Carpenterville, Cape Ferrello, Whaleshead	50	13	-	5	25.0%	7	177,600	304	47	20	33.3%	18	260,600	212,000	5.2%	-	-	2	80,000	-	-
273 Gold Beach	115	30	2	17	13.3%	11	244,800	420	96	49	-21.0%	48	264,300	229,000	-6.8%	3	131,500	13	108,700	1	290,000
274 Port Orford	59	23	5	13	30.0%	5	138,800	474	51	27	0.0%	16	232,000	193,500	5.6%	1	95,000	7	150,400	-	-
<b>Curry County</b>	<b>377</b>	<b>114</b>	<b>17</b>	<b>59</b>	<b>-9.2%</b>	<b>42</b>	<b>273,400</b>	<b>269</b>	<b>364</b>	<b>211</b>	<b>-11.7%</b>	<b>192</b>	<b>279,700</b>	<b>240,000</b>	<b>2.8%</b>	<b>8</b>	<b>326,700</b>	<b>33</b>	<b>106,500</b>	<b>4</b>	<b>371,200</b>

<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).

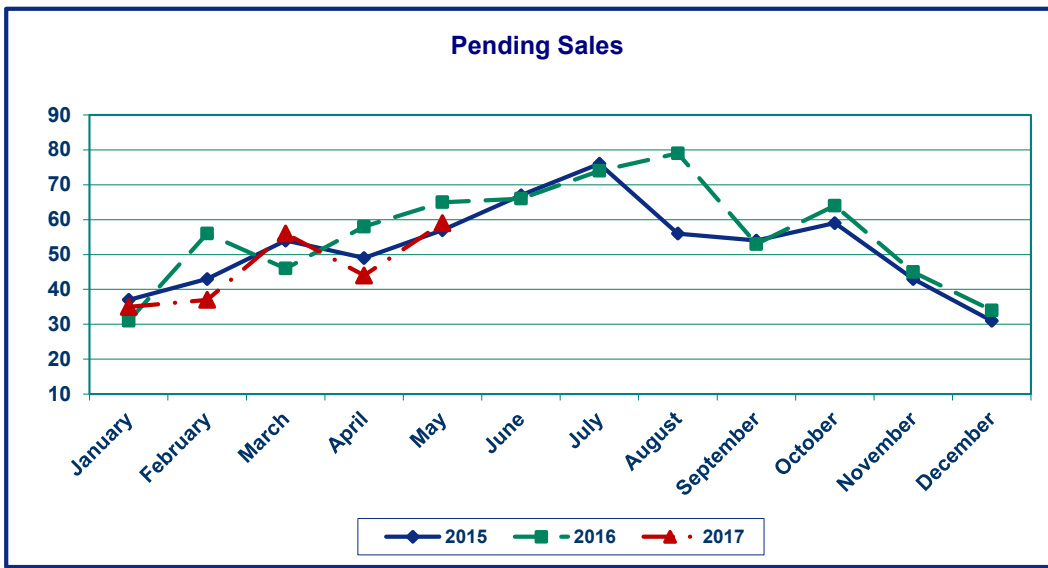
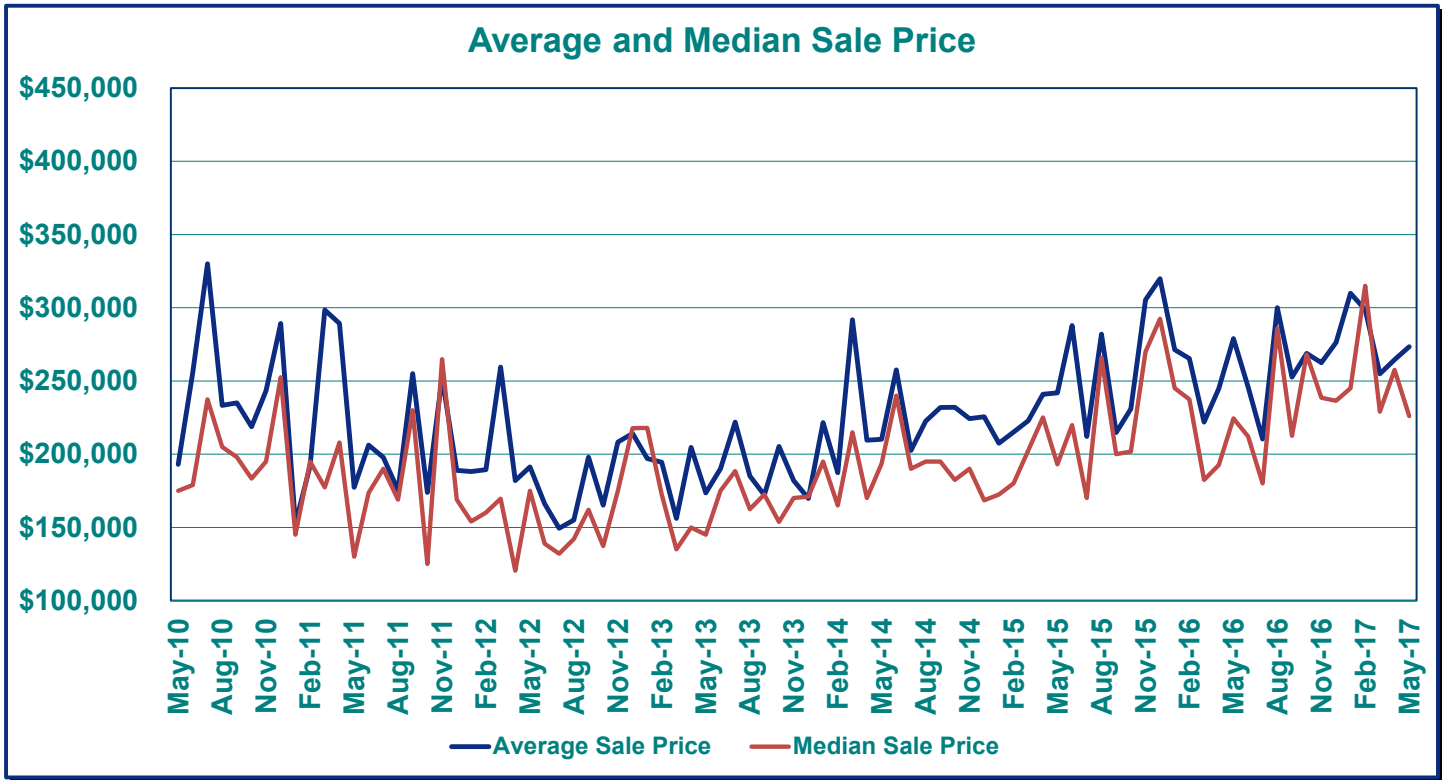
<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



**NEW LISTINGS**  
**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.*



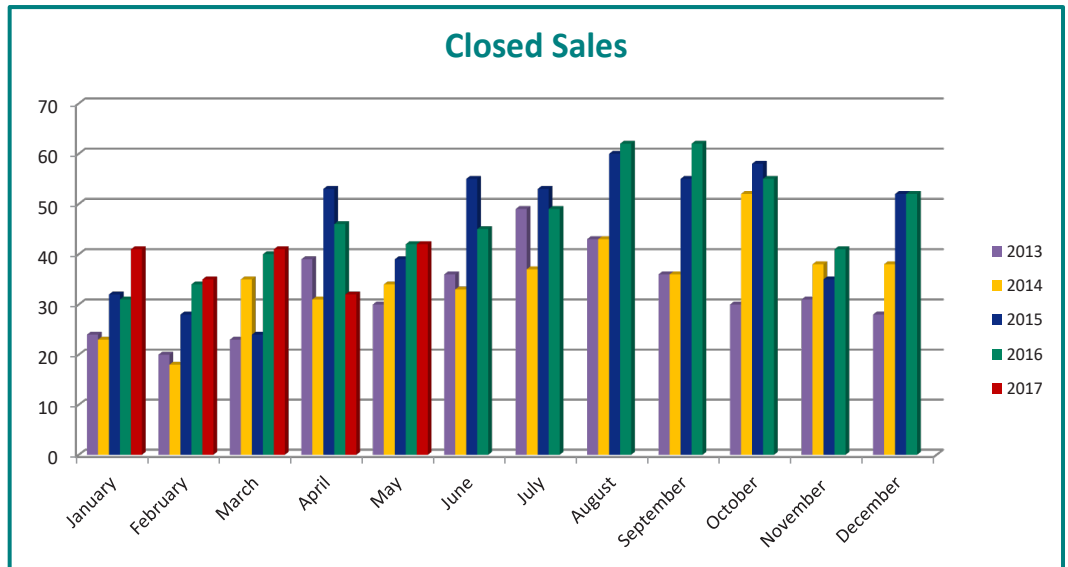
**PENDING LISTINGS**  
**CURRY COUNTY, OR**  
*This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.*

**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™.

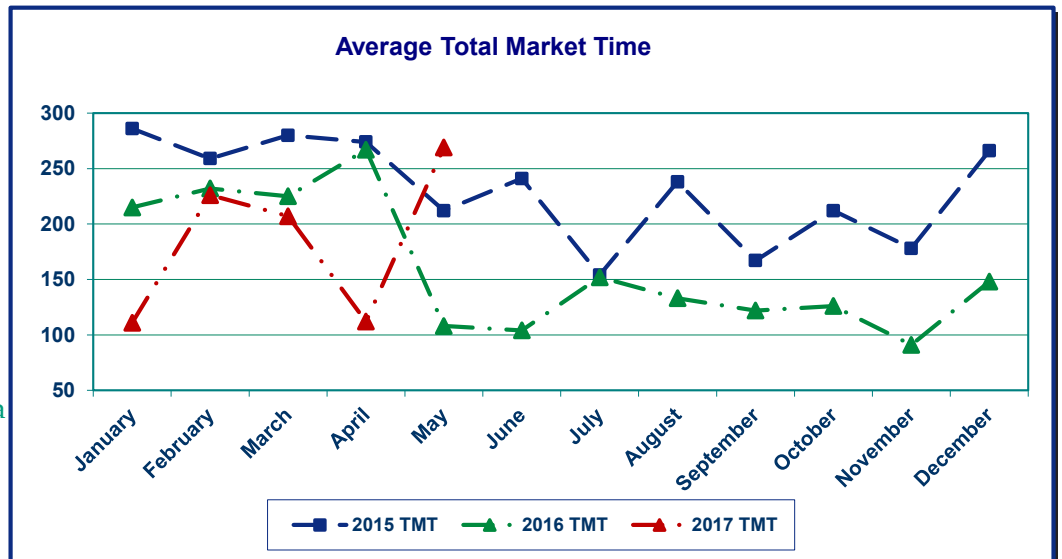


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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