

MARKET ACTION

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

Residential Review: Coos County, Oregon

July Residential Highlights

Coos County saw activity cool slightly this July, but numbers are mostly ahead of July 2016. Pending sales (128) ended 18.5% ahead of July 2016, despite a 5.9% decrease from last month in June 2017. Similarly, new listings (144) fared 12.5% better than in July 2016 (128) but slipped 8.3% under the 157 new listings offered in June 2017. Closed sales (93) cooled 7.0% from July 2016 (100) and 26.8% from June 2017 (127).

Year to Date Summary

Activity is ahead in 2017 compared to 2016. Comparing each year through July, pending sales (714) have increased 17.2%, closed sales (611) have increased 16.8%, and new listings (1,005) have increased 7.1%.

Average and Median Sale Prices

Comparing 2017 to 2016 through July, the average sale price rose 11.6% from \$190,600 to \$212,800. In the same comparison, the median sale price rose 7.2% from \$172,500 to \$185,000.

July 2017 Reporting Period

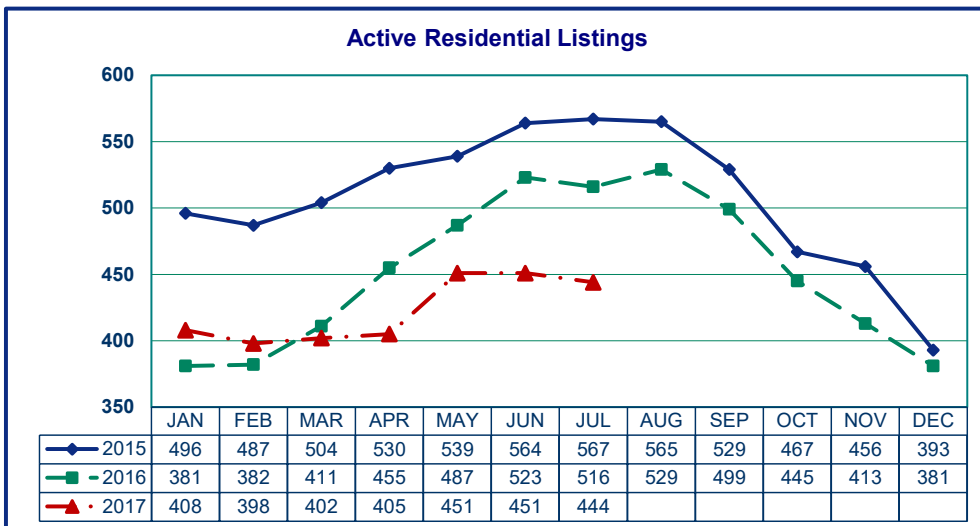
Inventory in Months*			
	2015	2016	2017
January	10.8	6.0	6.6
February	7.2	6.6	7.0
March	7.5	6.3	4.9
April	6.9	6.9	5.1
May	7.2	6.9	4.5
June	5.8	5.9	3.6
July	6.4	5.2	4.8
August	6.3	4.9	
September	5.9	5.3	
October	5.2	5.7	
November	6.4	5.3	
December	4.7	4.9	

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	July	144	128	93	254,400	210,000	126
	June	157	136	127	199,800	181,200	103
	Year-to-date	1,005	714	611	212,800	185,000	121
2016	July	128	108	100	188,400	175,000	117
	Year-to-date	938	609	523	190,600	172,500	135
Change	July	12.5%	18.5%	-7.0%	35.0%	20.0%	7.5%
	Prev Mo 2017	-8.3%	-5.9%	-26.8%	27.3%	15.9%	22.3%
	Year-to-date	7.1%	17.2%	16.8%	11.6%	7.2%	-10.2%

*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: +9.5% (\$208,200 v. \$190,100)
Median Sale Price % Change: +5.5% (\$181,500 v. \$172,000)

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 • 7/2017

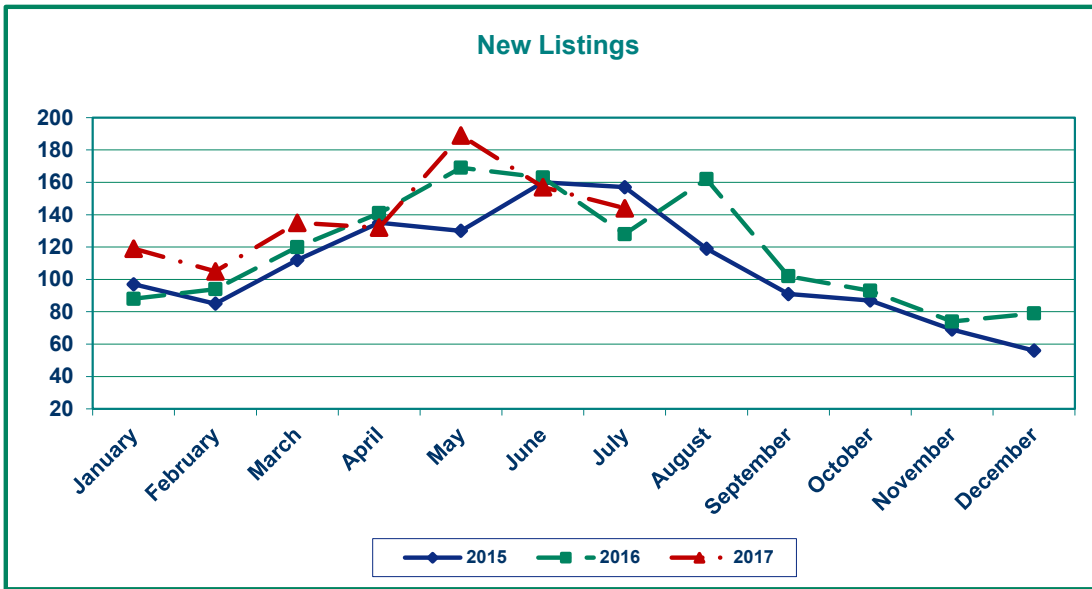
Coos County, Oregon

	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 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
97407 Allegeny	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97411 Bandon	112	21	5	22	57.1%	14	284,200	273	180	106	30.9%	83	271,800	221,300	9.3%	3	330,700	38	103,400	-	-
97414 Broadbent	1	0	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
97420 Coos Bay	143	50	11	48	6.7%	34	208,600	134	377	276	12.7%	238	189,500	169,500	5.3%	4	191,300	28	135,900	12	151,700
97423 Coquille	48	24	3	14	27.3%	12	302,000	126	115	73	-1.4%	66	214,800	183,500	14.2%	3	147,700	5	65,300	-	-
97449 Lakeside	42	12	3	9	12.5%	6	214,300	62	73	44	12.8%	40	182,600	162,500	13.5%	-	-	10	67,200	-	-
97458 Myrtle Point	21	8	2	9	12.5%	3	217,000	180	55	53	39.5%	41	175,600	145,000	2.7%	-	-	5	67,800	1	215,000
97459 North Bend	74	28	8	25	19.0%	23	299,600	40	196	152	18.8%	135	240,600	204,000	16.4%	4	404,800	10	89,900	10	339,800
97466 Powers	3	1	2	1	0.0%	1	137,000	3	8	10	150.0%	8	150,900	137,300	48.9%	-	-	-	-	-	-
Coos County	444	144	34	128	18.5%	93	254,400	126	1,005	714	17.2%	611	212,800	185,000	9.5%	14	272,800	96	103,900	23	236,200

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/16-7/31/17) with 12 months before (8/1/15-7/31/16).

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.



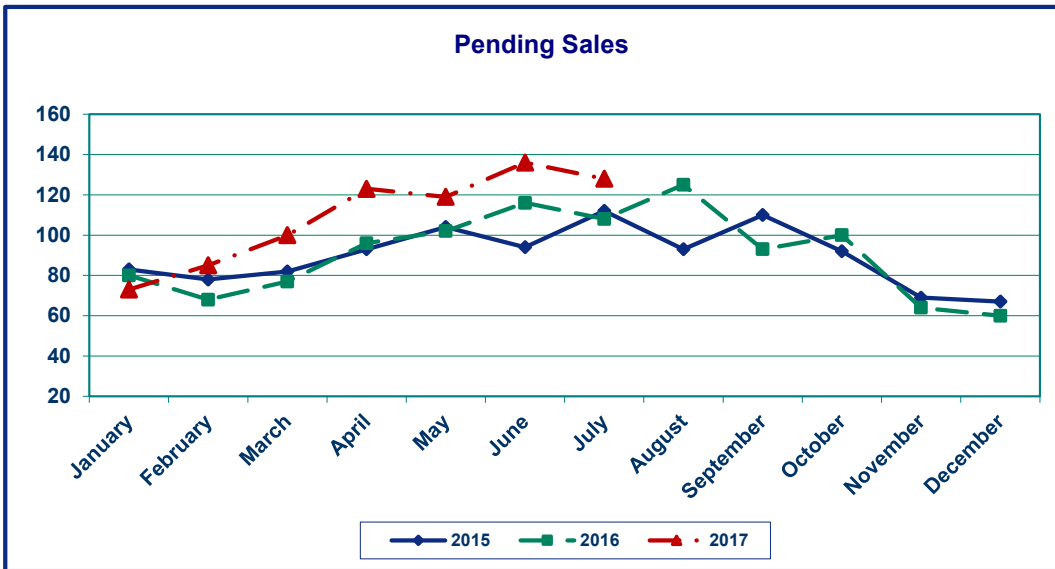
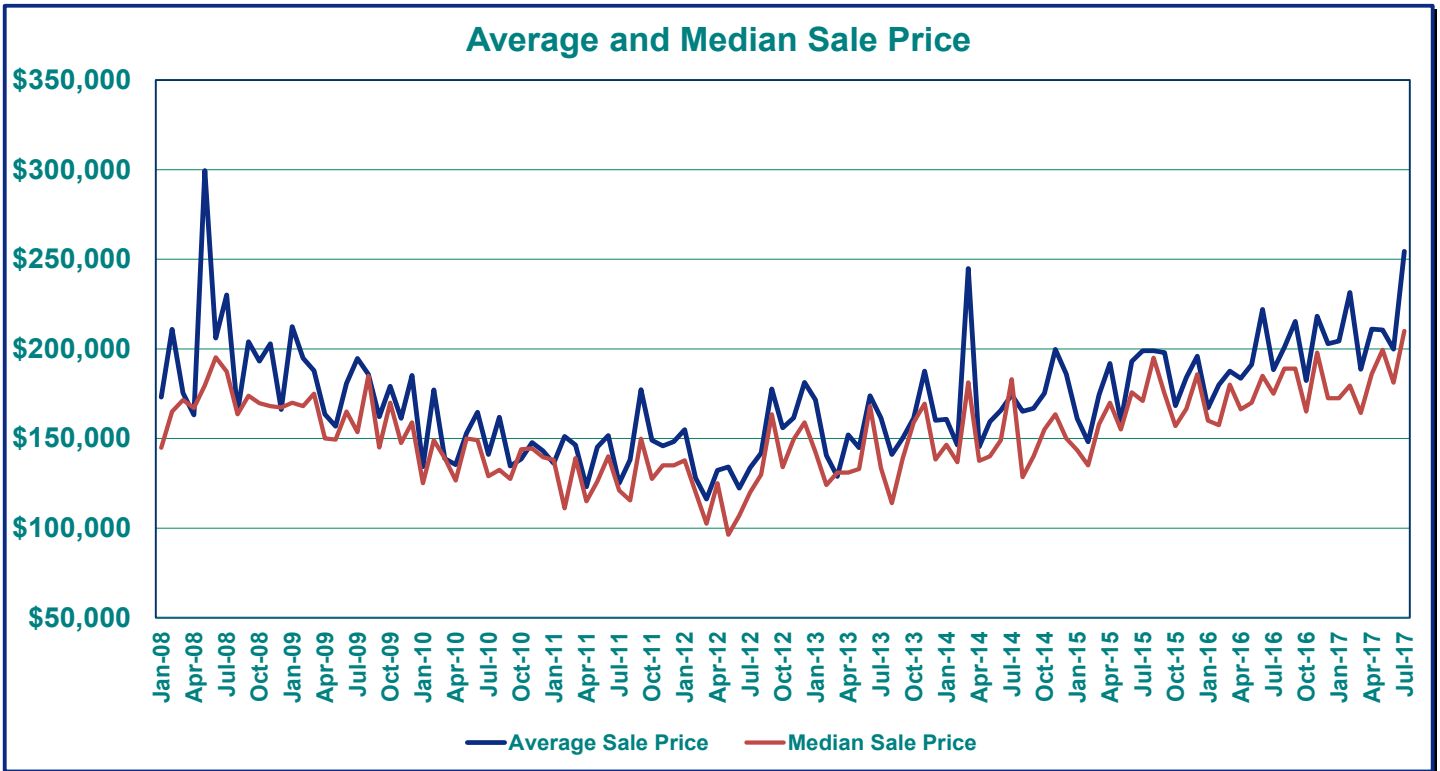
NEW LISTINGS

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

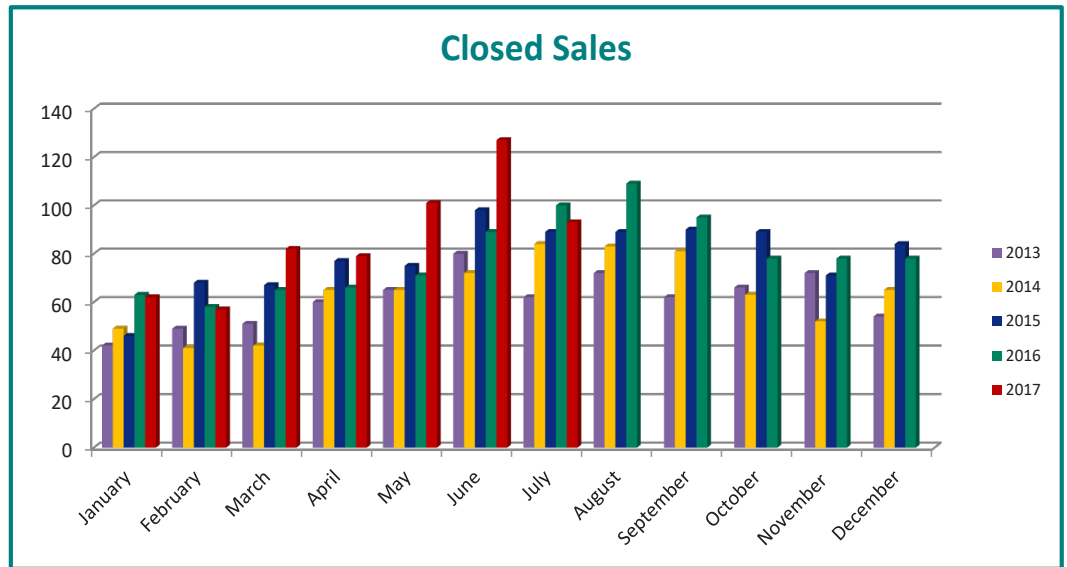
This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.

CLOSED SALES
COOS COUNTY, OR

This graph shows the closed sales over the past five calendar years in Coos County, Oregon.

Contact RMLS™
8338 NE Alderwood Rd
Suite 230
Portland, OR 97220
(503) 236-7657
communications@rmls.com

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

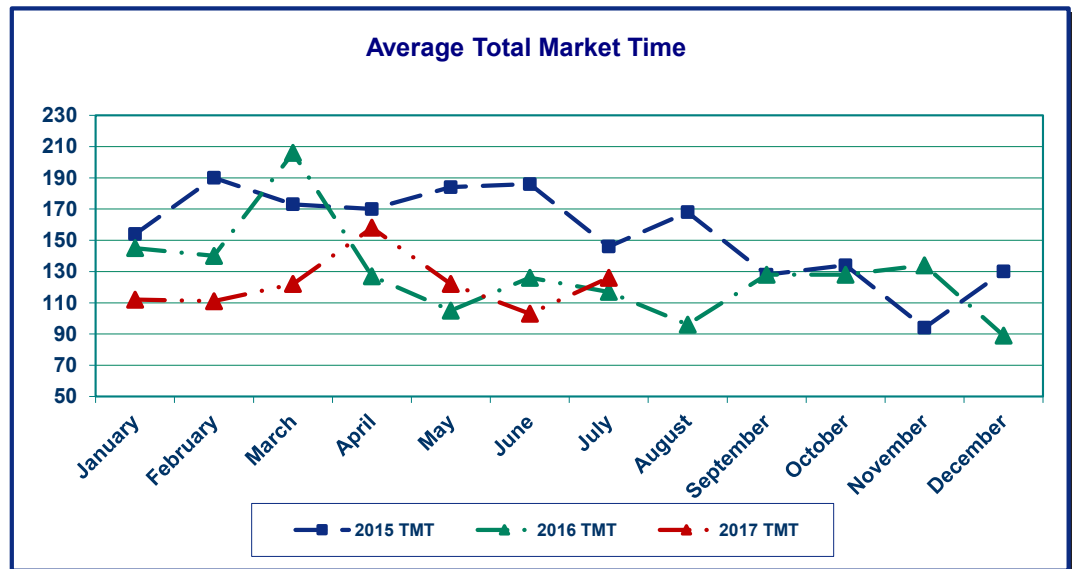


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.



E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.



Jeff Wiren, Chairman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor