

MARKET ACTION

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

Residential Review: Curry County, Oregon

July 2017 Reporting Period

July Residential Highlights

Curry County saw sunny activity nearly across the board this July. There were 101 new listings offered this month, a 38.4% improvement from last year in July 2016 and a 4.1% increase from last month in June 2017. Closings (55) increased 17.0% from June 2017 (47) and 12.2% from July 2016. Pending sales fared similarly, outpacing July 2016 (74) by 4.1% and June 2017 (69) by 11.6%.

Inventory decreased by one month to end at 7.2 months in July, while total market time increased to 140 days.

Year to Date Summary

Comparing the first seven months of 2017 to the same period in 2016, new listings (563) have increased 5.0% and closed sales (296) have increased 3.1%, while pending sales (337) have decreased 5.9%.

Average and Median Sale Prices

Comparing 2017 to 2016 through July, the average sale price rose 13.1% from \$246,200 to \$278,500. In the same comparison, the median sale price rose 12.6% from \$212,000 to \$238,800.

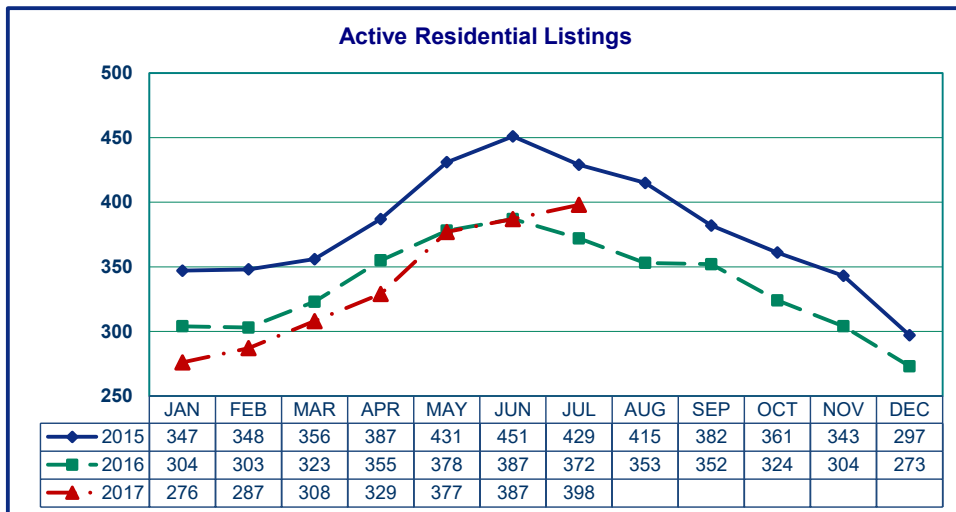
Inventory in Months*			
	2015	2016	2017
January	10.8	9.8	6.7
February	12.4	8.9	8.2
March	14.8	8.1	7.5
April	7.3	7.7	10.3
May	11.1	9.0	9.0
June	8.2	8.6	8.2
July	8.1	7.6	7.2
August	6.9	5.7	
September	6.9	5.7	
October	6.2	5.9	
November	9.8	7.4	
December	5.7	5.3	

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	July	101	77	55	297,600	244,900	140
	June	97	69	47	251,400	211,500	133
	Year-to-date	563	337	296	278,500	238,800	170
2016	July	73	74	49	210,300	180,000	152
	Year-to-date	536	358	287	246,200	212,000	183
Change	July	38.4%	4.1%	12.2%	41.5%	36.1%	-8.1%
	Prev Mo 2017	4.1%	11.6%	17.0%	18.4%	15.8%	5.3%
	Year-to-date	5.0%	-5.9%	3.1%	13.1%	12.6%	-7.4%

*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: +7.5% (\$275,200 v. \$256,000)
Median Sale Price % Change: +6.7% (\$240,000 v. \$225,000)

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 • 7/2017

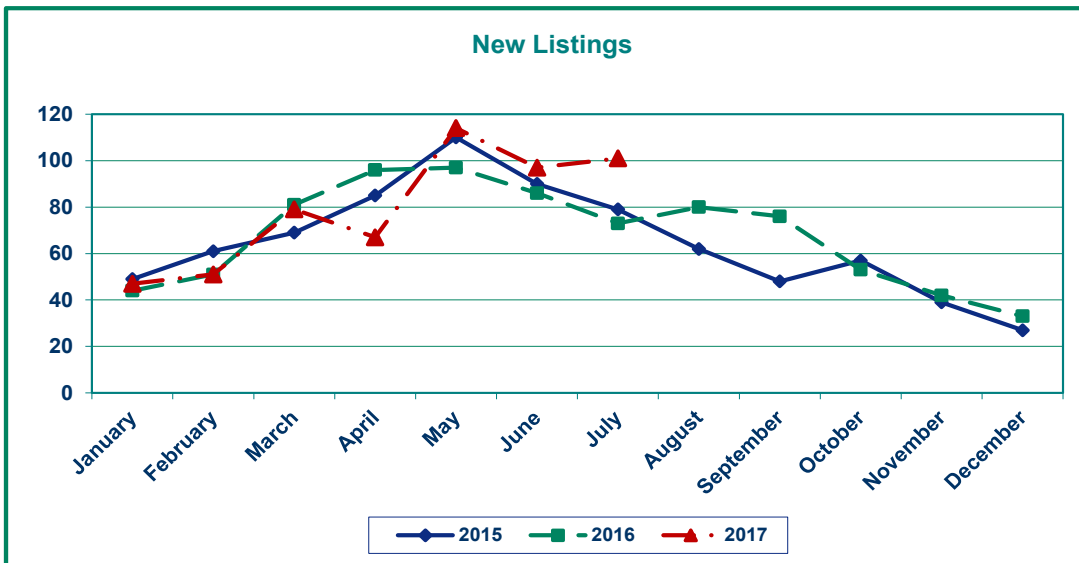
Curry County, Oregon

	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 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	110	33	11	28	12.0%	24	352,000	148	188	118	-9.9%	101	317,900	300,000	9.6%	5	458,400	13	74,400	3	398,300
271 Harbor, Winchuck, SB Chetco	64	19	2	15	15.4%	7	434,100	268	89	65	-4.4%	60	283,400	225,800	32.2%	2	332,000	3	116,000	-	-
272 Carpenterville, Cape Ferrello, Whaleshead	46	7	7	4	-33.3%	4	366,900	112	60	27	0.0%	27	267,700	240,000	3.8%	-	-	3	80,000	-	-
273 Gold Beach	114	23	6	21	0.0%	14	197,500	118	142	84	-6.7%	78	256,100	220,000	-7.2%	3	131,500	19	131,800	1	290,000
274 Port Orford	64	19	9	9	0.0%	6	108,200	30	84	43	2.4%	30	203,700	187,500	-0.4%	4	165,500	12	264,200	-	-
Curry County	398	101	35	77	4.1%	55	297,600	140	563	337	-5.9%	296	278,500	238,800	7.5%	14	286,600	50	144,600	4	371,200

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).

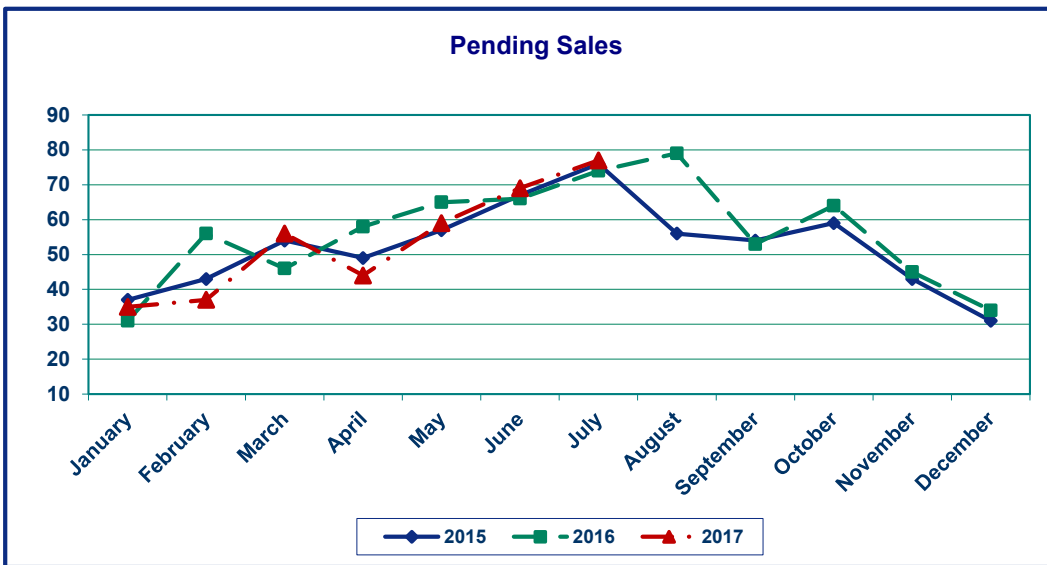
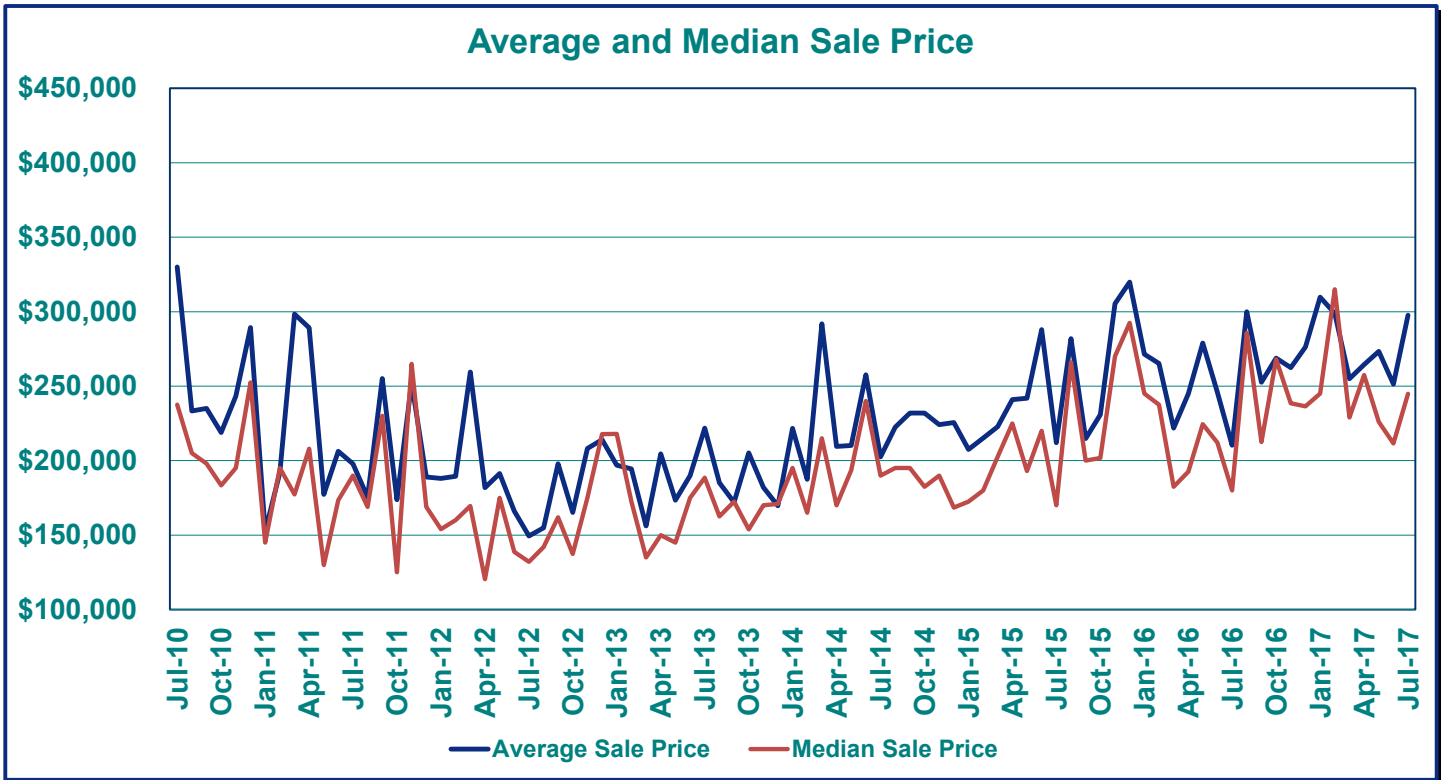
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



NEW LISTINGS
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.



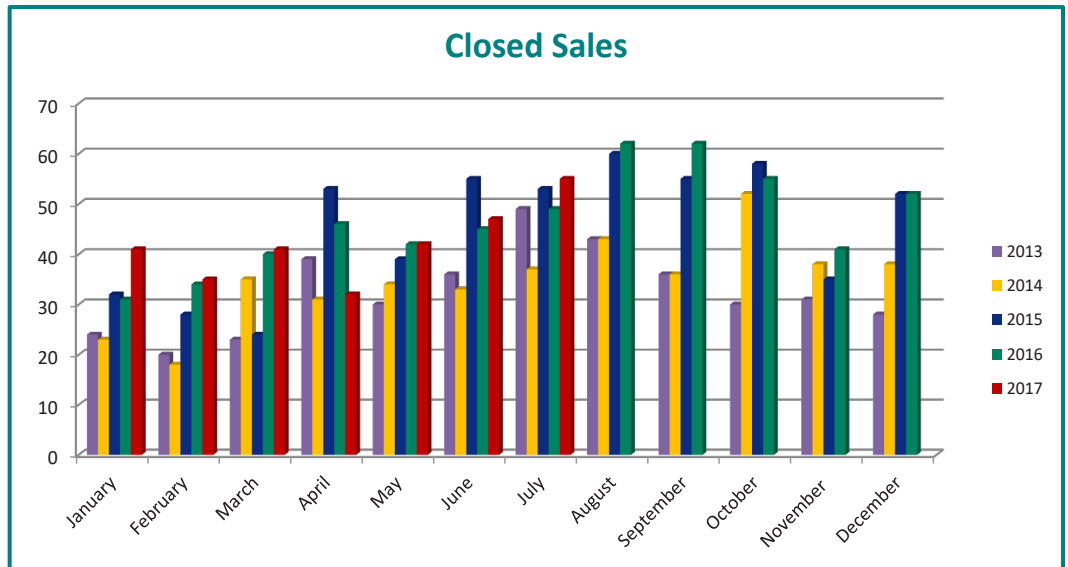
PENDING LISTINGS
CURRY COUNTY, OR
This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.

CLOSED SALES
CURRY COUNTY, OR

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

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™.

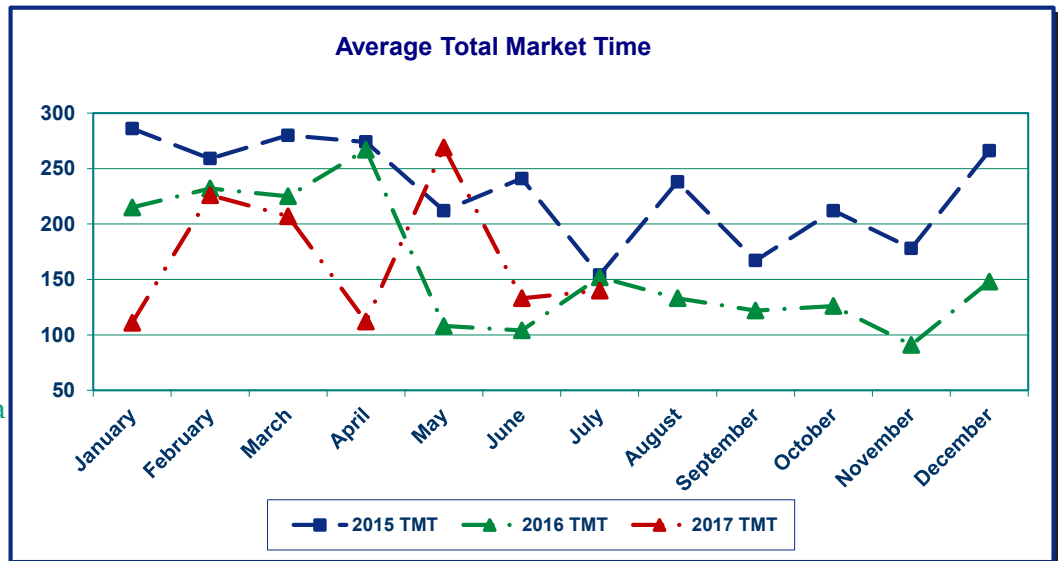


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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