

# MARKET ACTION

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

## Residential Review: Coos County, Oregon

September 2017 Reporting Period

### September Residential Highlights

Pending sales made gains this September in Coos County. There were 128 accepted offers, the best September on the RMLS™ record—a 37.6% increase from September 2016 (93).

Closings (110) rose 15.8% from September 2016 (95), exactly matching the number from last month in August 2017. New listings, at 127, rose 24.5% over September 2016 (102) but were 10.6% cooler than last month in August 2017 (142).

### Year to Date Summary

Activity is ahead in 2017 compared to 2016. Comparing each year through September, closed sales (841) have increased 14.7%, pending sales (925) have increased 16.1%, and new listings (1,280) have increased 6.0%.

### Average and Median Sale Prices

Comparing 2017 to 2016 through September, the average sale price rose 12.1% from \$195,300 to \$219,000. In the same comparison, the median sale price rose 4.2% from \$179,000 to \$186,500.

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	4.1
September	5.9	5.3	3.8
October	5.2	5.7	
November	6.4	5.3	
December	4.7	4.9	

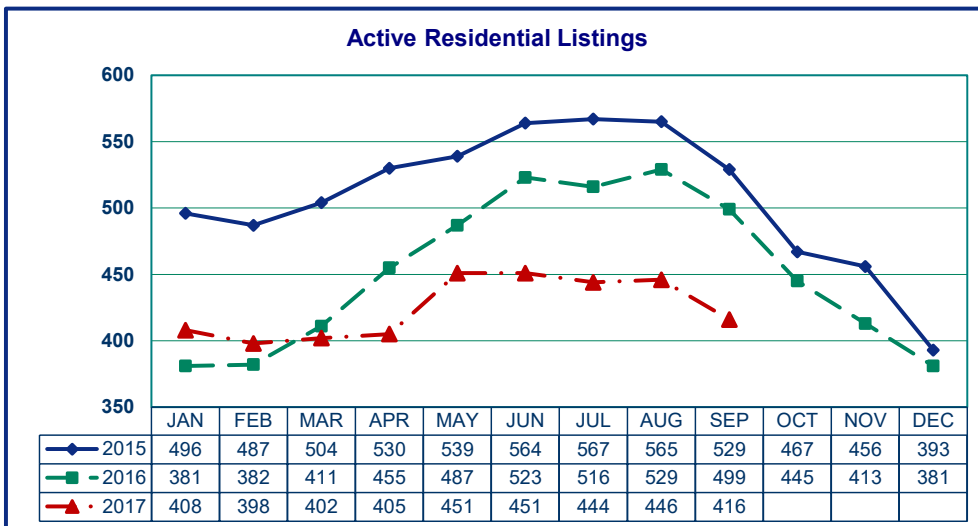
\*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This includes proposed and under construction homes.

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	September	127	128	110	220,300	205,500	80
	August	142	105	110	255,700	195,000	108
	Year-to-date	1,280	925	841	219,000	186,500	114
2016	September	102	93	95	215,400	189,000	128
	Year-to-date	1,207	797	733	195,300	179,000	129
Change	September	24.5%	37.6%	15.8%	2.3%	8.7%	-37.6%
	Prev Mo 2017	-10.6%	21.9%	0.0%	-13.8%	5.4%	-25.9%
	Year-to-date	6.0%	16.1%	14.7%	12.1%	4.2%	-12.0%

### Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

**Average Sale Price % Change:**  
+11.4% (\$214,200 v. \$192,300)  
**Median Sale Price % Change:**  
+5.7% (\$185,000 v. \$175,000)

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 • 9/2017

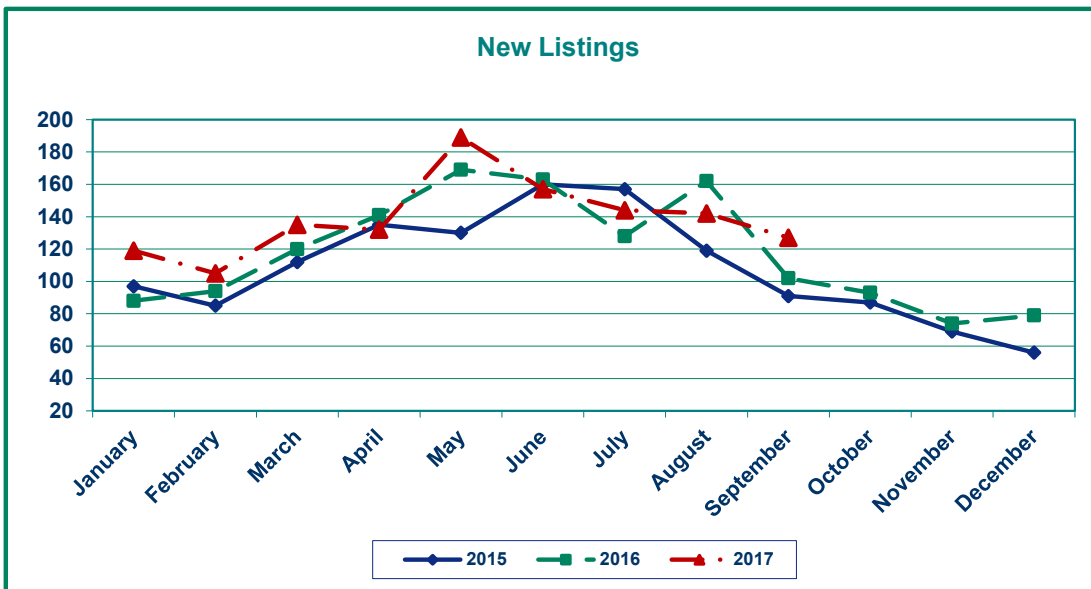
## Coos County, Oregon

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
	Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings	Expired/Cancelled 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
97407 Allegeny	0	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-
97411 Bandon	105	21	11	21	40.0%	21	274,100	46	231	143	34.9%	122	301,000	257,800	17.5%	4	379,300	49	94,200	-	-
97414 Broadbent	1	-	0	0	-	0	-	-	1	0	-	0	-	-	-	0	-	0	-	0	-
97420 Coos Bay	138	53	15	55	34.1%	50	195,100	93	485	361	11.4%	324	191,200	175,000	5.0%	8	386,900	38	110,300	15	159,700
97423 Coquille	39	13	4	16	166.7%	7	219,300	76	146	98	5.4%	86	206,600	176,300	12.9%	3	147,700	5	65,300	-	-
97449 Lakeside	46	9	4	10	42.9%	7	217,200	59	99	60	15.4%	56	180,300	163,500	7.1%	-	-	12	65,300	-	-
97458 Myrtle Point	21	6	1	4	0.0%	8	188,600	72	64	61	22.0%	60	223,700	161,300	26.6%	-	-	5	67,800	1	215,000
97459 North Bend	62	22	12	19	0.0%	17	244,400	93	242	190	14.5%	184	233,300	209,000	13.8%	4	404,800	14	84,200	10	339,800
97466 Powers	4	3	2	3	200.0%	0	-	-	12	12	100.0%	9	143,900	137,000	18.8%	-	-	-	-	-	-
<b>Coos County</b>	<b>416</b>	<b>127</b>	<b>49</b>	<b>128</b>	<b>37.6%</b>	<b>110</b>	<b>220,300</b>	<b>80</b>	<b>1,280</b>	<b>925</b>	<b>16.1%</b>	<b>841</b>	<b>219,000</b>	<b>186,500</b>	<b>11.4%</b>	<b>19</b>	<b>351,300</b>	<b>123</b>	<b>93,000</b>	<b>26</b>	<b>231,100</b>

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/16-9/30/17) with 12 months before (10/1/15-9/30/16).

<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.



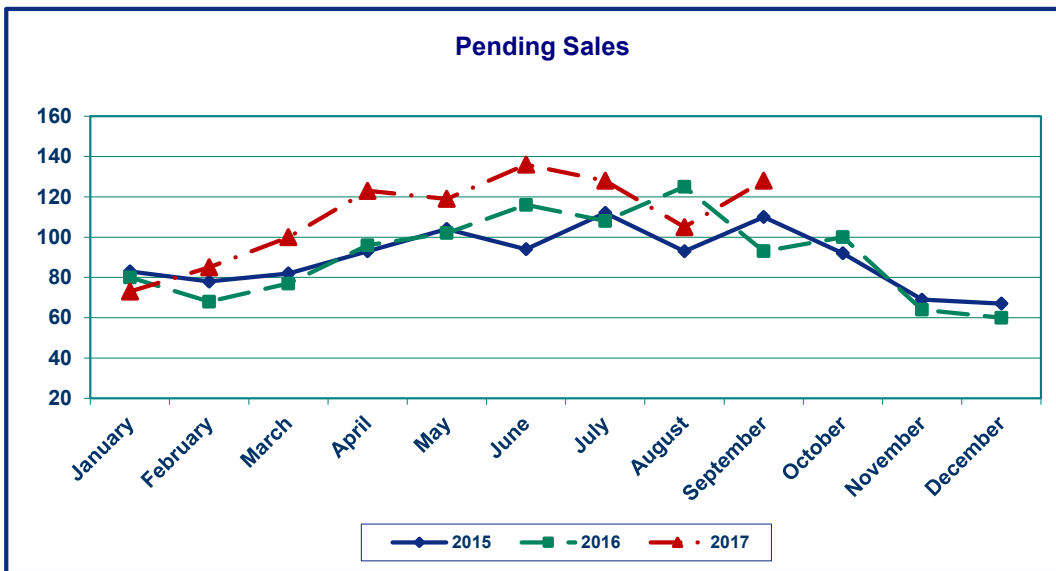
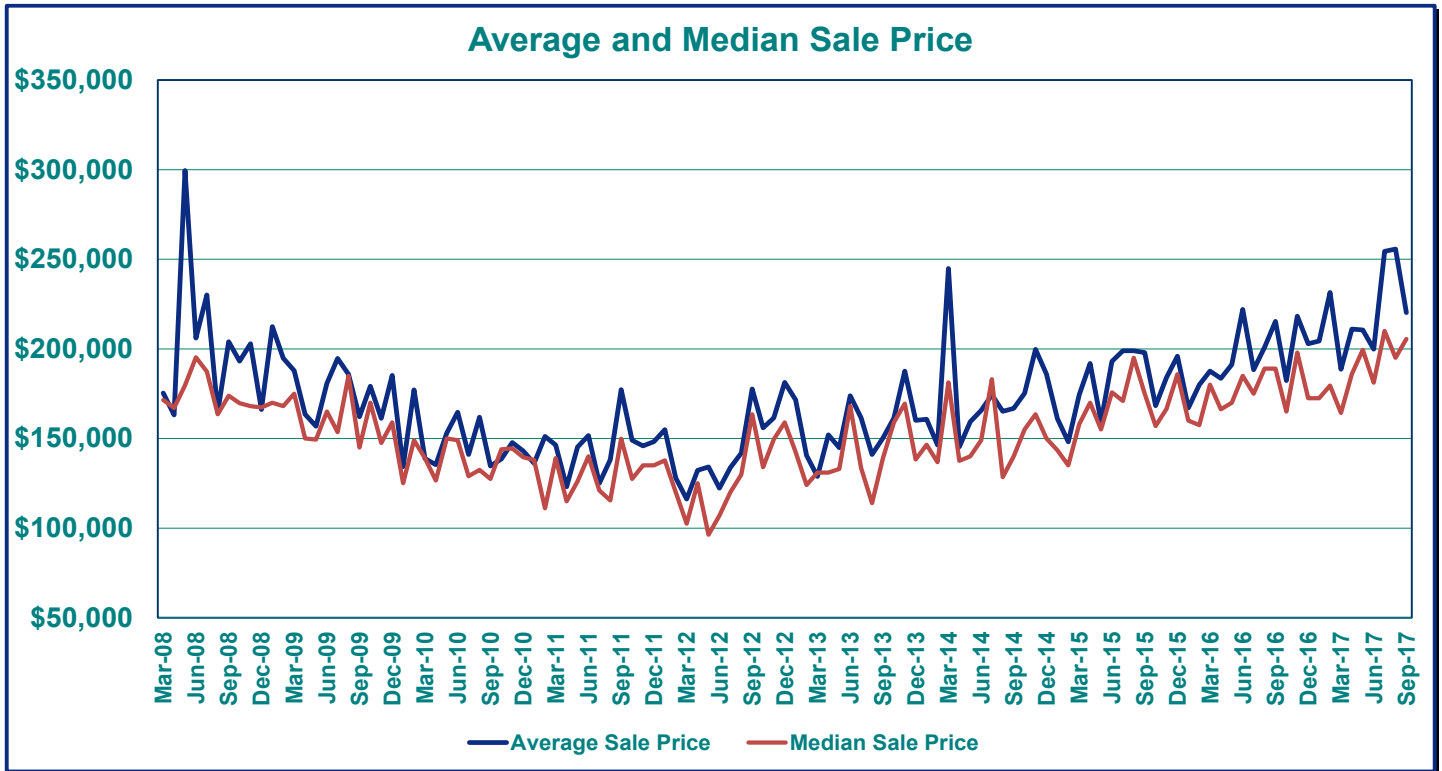
### NEW LISTINGS

#### 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.*



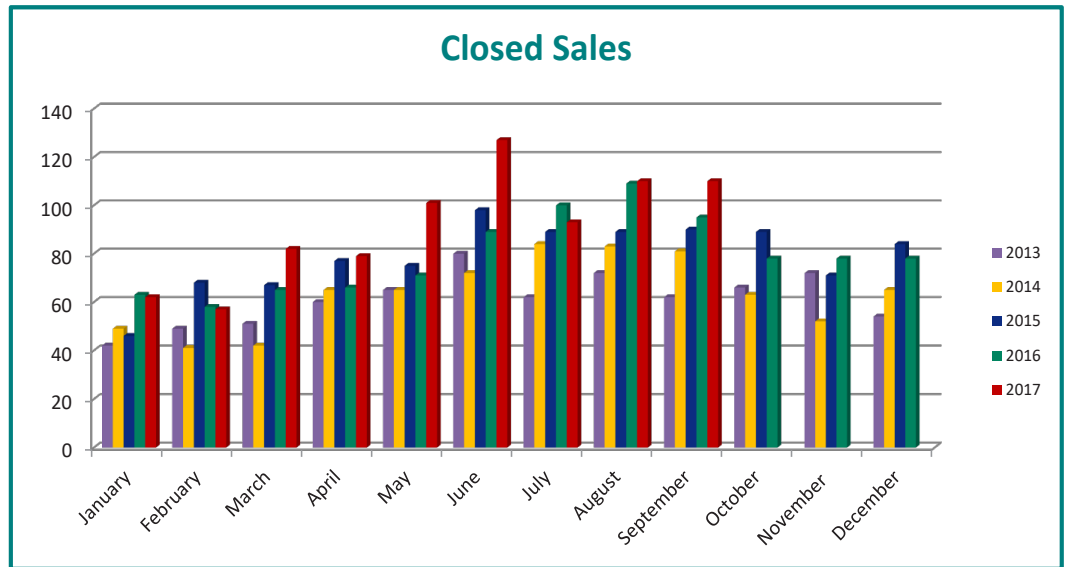
**PENDING LISTINGS**  
COOS COUNTY, OR

*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.*

**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™.

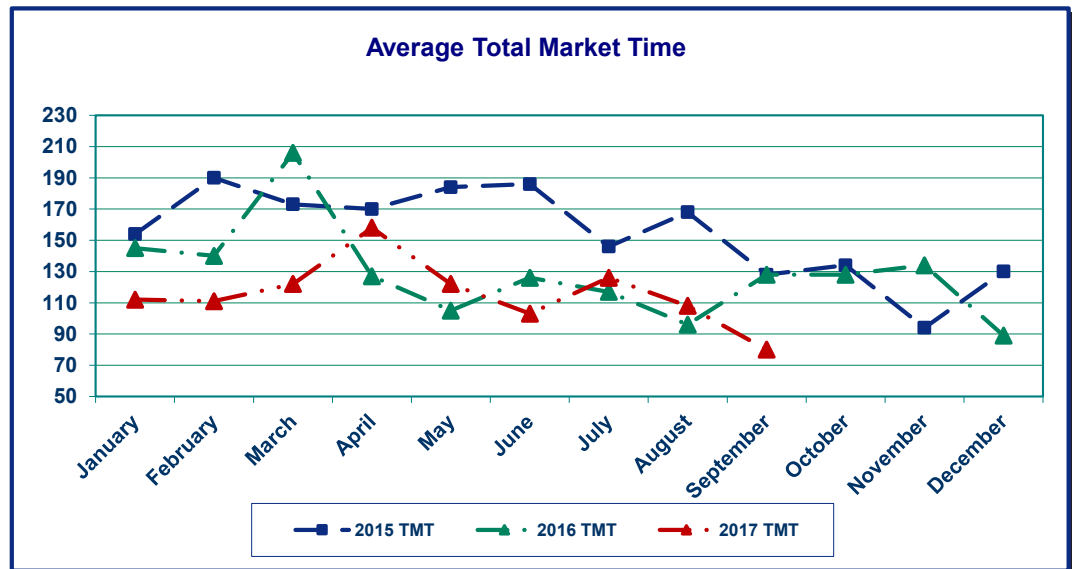
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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™.

**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.*



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