

# MARKET ACTION

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

Residential Review: Curry County, Oregon

October 2017 Reporting Period

## October Residential Highlights

Curry County saw a bump in new listings this October. There were 60 new listings, a 13.2% increase compared to October 2016 and a 5.3% increase from last month in September 2017. Pending sales, at 58, outpaced September 2017 (56) by two, but fell 9.4% short of the 64 offers accepted last year in October 2016. Closed sales (51) fell 7.3% short of October 2016 (55) and 5.6% short of September 2017 (54). October saw inventory increase slightly to 6.9 months, with total market time increasing to 197 days.

## Year to Date Summary

Comparing the first ten months of 2017 to the same period in 2016, new listings (770) have increased 3.4%, while closed sales (463) have decreased 1.1% and pending sales (489) have decreased 8.3%.

## Average and Median Sale Prices

Comparing 2017 to 2016 through October, the average sale price rose 8.1% from \$256,900 to \$277,700. In the same comparison, the median sale price rose 5.9% from \$231,300 to \$245,000.

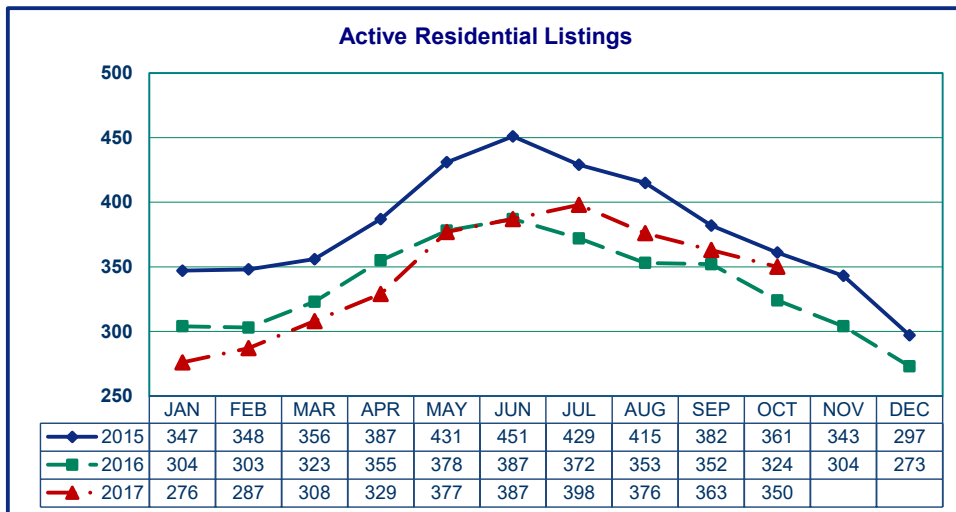
Inventory in Months*			
	2015	2016	2017
January	10.8	9.8	6.7
February	12.4	8.9	8.2
March	14.8	8.1	7.5
April	7.3	7.7	10.3
May	11.1	9.0	9.0
June	8.2	8.6	8.2
July	8.1	7.6	7.2
August	6.9	5.7	6.2
September	6.9	5.7	6.7
October	6.2	5.9	6.9
November	9.8	7.4	
December	5.7	5.3	

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	October	60	58	51	272,300	280,000	197
	September	57	56	54	281,100	258,300	150
	Year-to-date	770	489	463	277,700	245,000	163
2016	October	53	64	55	268,800	268,000	126
	Year-to-date	745	533	468	256,900	231,300	161
Change	October	13.2%	-9.4%	-7.3%	1.3%	4.5%	56.1%
	Prev Mo 2017	5.3%	3.6%	-5.6%	-3.1%	8.4%	31.3%
	Year-to-date	3.4%	-8.3%	-1.1%	8.1%	5.9%	1.2%

\*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	
<b>Average Sale Price % Change:</b>	+4.1% (\$276,400 v. \$265,400)
<b>Median Sale Price % Change:</b>	+3.7% (\$245,000 v. \$236,300)

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 • 10/2017

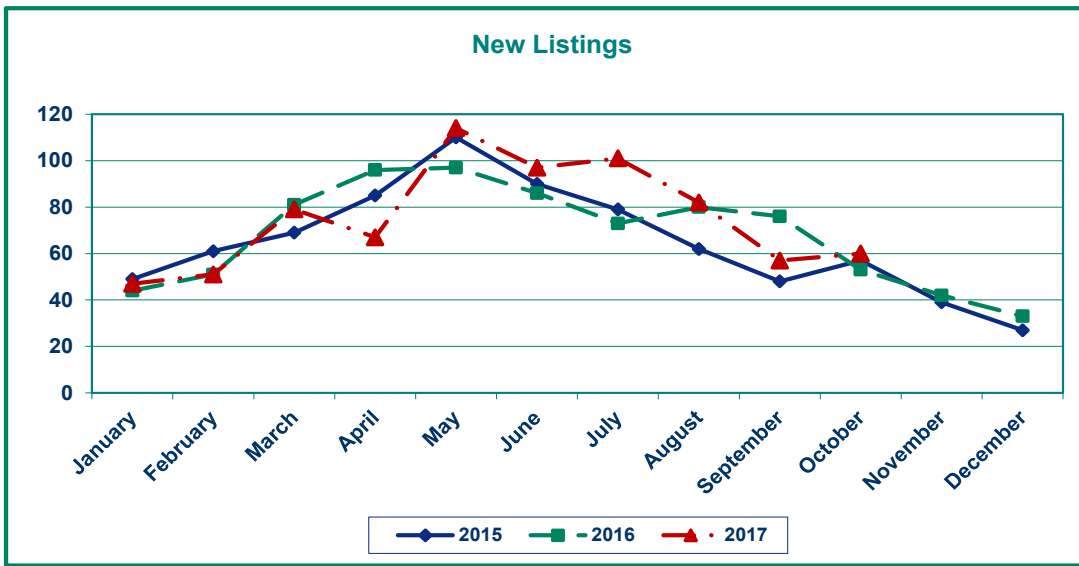
## Curry County, Oregon

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
	Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date			
	Active Listings	New Listings	Expired/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	
270	City, Airport, Marina Hts., NB Chetco	96	24	12	25	25.0%	19	314,900	133	262	176	-12.0%	163	319,800	300,000	6.5%	7	495,300	23	105,900	6	604,000
271	Harbor, Winchuck, SB Chetco	58	8	4	7	-46.2%	5	220,400	417	127	87	-17.1%	88	275,800	222,500	31.5%	3	1,154,700	5	94,600	-	-
272	Carpenterville, Cape Ferrello, Whaleshead	37	3	2	3	-40.0%	5	365,400	122	72	37	-9.8%	34	270,600	249,500	-1.3%	-	-	5	89,500	-	-
273	Gold Beach	106	16	6	15	-28.6%	14	233,500	271	197	124	-5.3%	122	254,300	215,000	-9.3%	4	260,500	27	131,800	2	367,500
274	Port Orford	53	9	5	8	60.0%	8	213,300	131	112	65	16.1%	56	213,700	208,500	-2.4%	4	165,500	16	214,900	-	-
	<b>Curry County</b>	<b>350</b>	<b>60</b>	<b>29</b>	<b>58</b>	<b>-9.4%</b>	<b>51</b>	<b>272,300</b>	<b>197</b>	<b>770</b>	<b>489</b>	<b>-8.3%</b>	<b>463</b>	<b>277,700</b>	<b>245,000</b>	<b>4.2%</b>	<b>18</b>	<b>479,700</b>	<b>76</b>	<b>136,200</b>	<b>8</b>	<b>544,900</b>

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/16-10/31/17) with 12 months before (11/1/15-10/31/16).

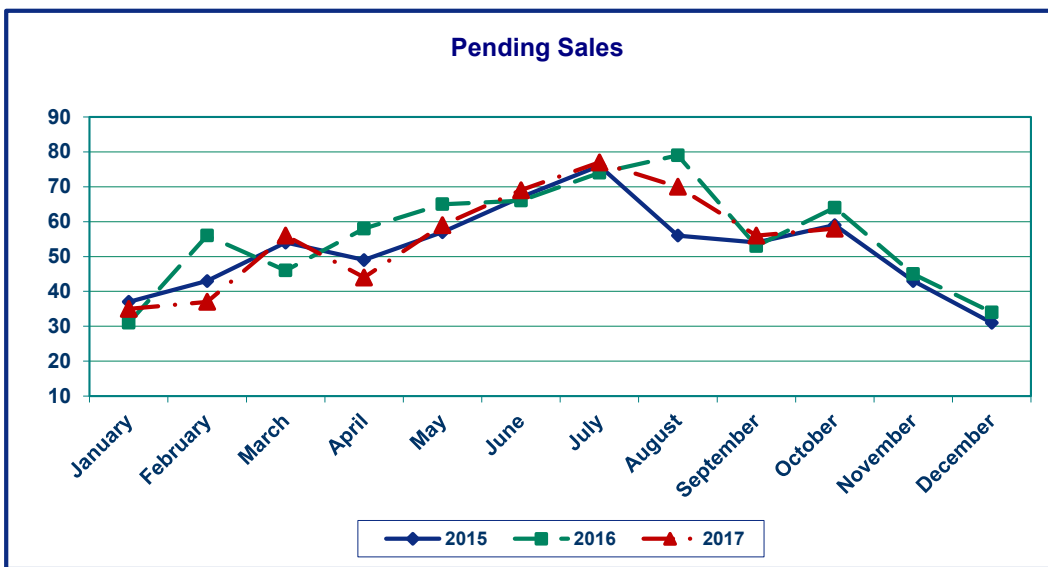
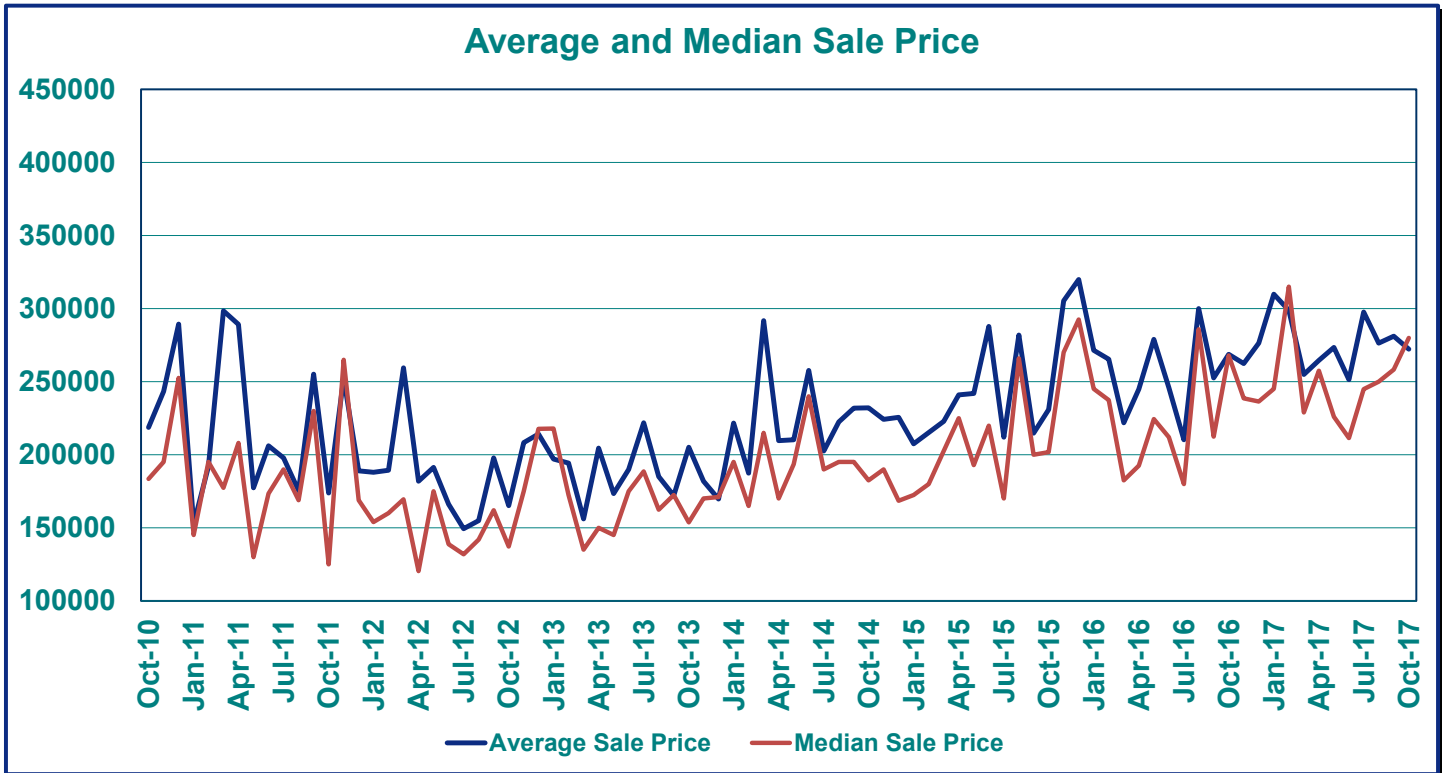
<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



**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**

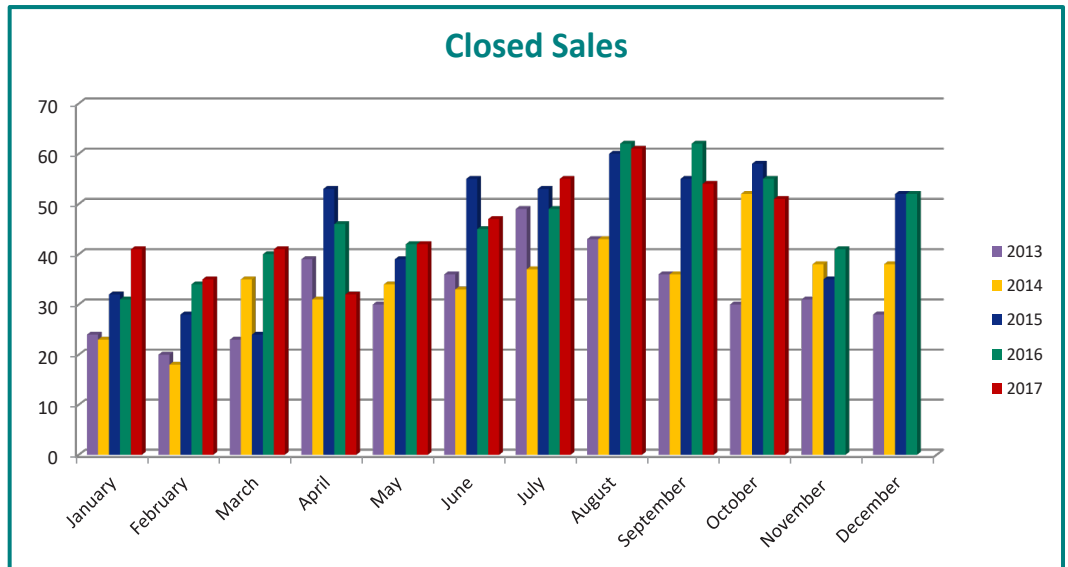
*This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.*

**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™.

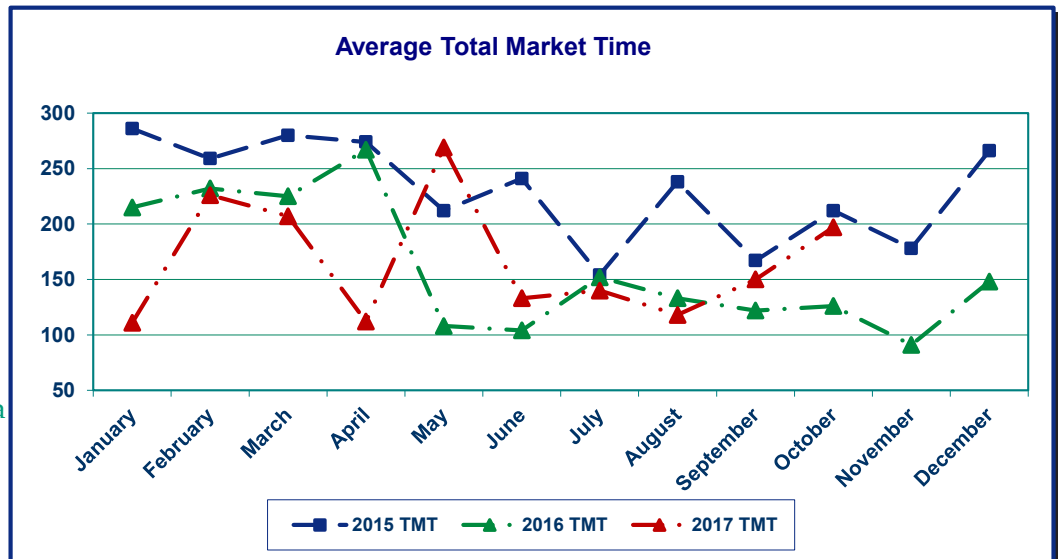


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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