

# MARKET ACTION

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

Residential Review: Curry County, Oregon

November 2017 Reporting Period

## November Residential Highlights

Closed sales saw gains this November in Curry County compared to November 2016. Closings, at 46, outpaced November 2016 (41) by 12.2% despite a 9.8% decrease from last month in October 2017 (51). Pending sales (50) fared similarly, increasing 11.1% from November 2016 (45) but decreasing 13.8% from last month (58). New listings, at 38, fell short of both the 42 new listings offered last year in November 2016 and the 60 new listings offered last month in October 2017.

## Year to Date Summary

Comparing the first eleven months of 2017 to the same period in 2016, new listings (809) have increased 2.8% and closed sales (513) have increased 0.2%, while pending sales (533) have decreased 6.0%.

## Average and Median Sale Prices

Comparing 2017 to 2016 through November, the average sale price rose 9.3% from \$256,900 to \$280,700. In the same comparison, the median sale price rose 5.9% from \$231,300 to \$245,000.

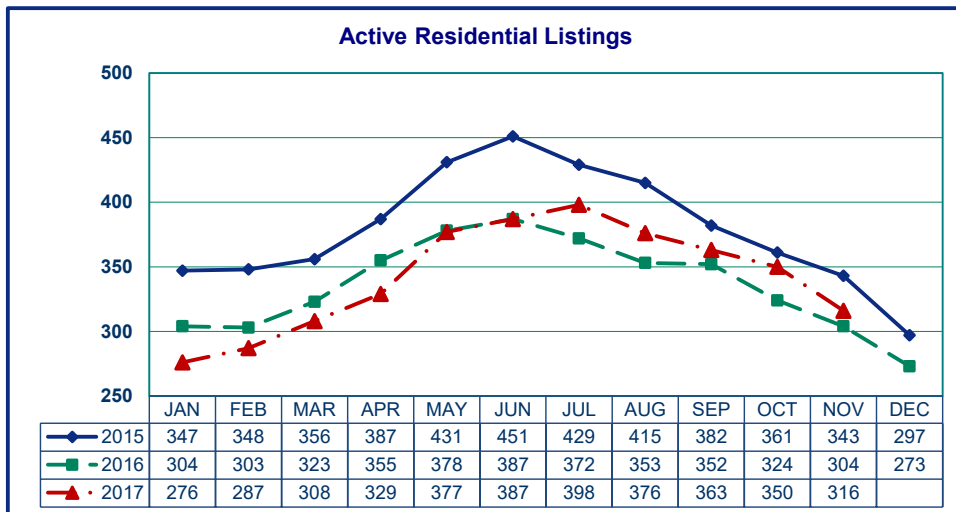
Inventory in Months*			
	2015	2016	2017
January	10.8	9.8	6.7
February	12.4	8.9	8.2
March	14.8	8.1	7.5
April	7.3	7.7	10.3
May	11.1	9.0	9.0
June	8.2	8.6	8.2
July	8.1	7.6	7.2
August	6.9	5.7	6.2
September	6.9	5.7	6.7
October	6.2	5.9	6.9
November	9.8	7.4	6.9
December	5.7	5.3	

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	November	38	50	46	323,800	261,000	274
	October	60	58	51	272,300	280,000	197
	Year-to-date	809	533	513	280,700	245,000	172
2016	November	42	45	41	262,400	238,500	91
	Year-to-date	787	567	512	256,900	231,300	157
Change	November	-9.5%	11.1%	12.2%	23.4%	9.4%	199.6%
	Prev Mo 2017	-36.7%	-13.8%	-9.8%	18.9%	-6.8%	39.1%
	Year-to-date	2.8%	-6.0%	0.2%	9.3%	5.9%	9.5%

\*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>	+6.7% (\$280,200 v. \$262,700)
<b>Median Sale Price % Change:</b>	+4.1% (\$245,000 v. \$235,300)

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 • 11/2017

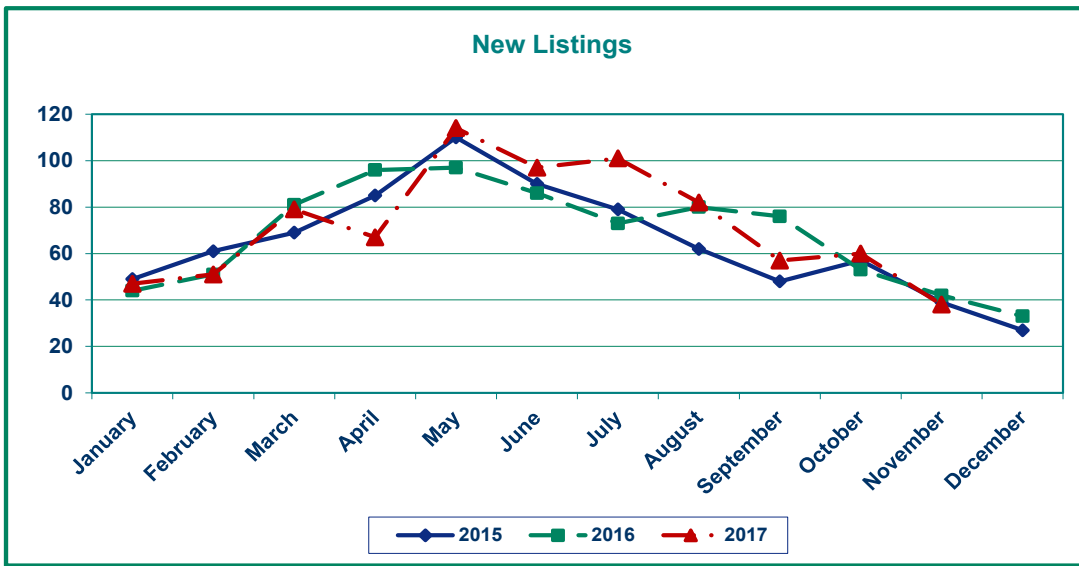
## Curry County, Oregon

	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	87	15	6	18	20.0%	19	366,000	142	277	192	-9.0%	184	323,200	300,000	8.5%	7	495,300	25	103,200	6	604,000
271	Harbor, Winchuck, SB Chetco	54	8	9	12	0.0%	5	100,900	63	135	98	-15.5%	95	261,900	195,700	27.0%	3	1,154,700	6	92,600	-	-
272	Carpenterville, Cape Ferrello, Whaleshead	36	2	2	2	-60.0%	3	333,700	275	74	39	-15.2%	37	275,700	257,500	2.6%	-	-	5	89,500	-	-
273	Gold Beach	93	9	9	13	116.7%	13	417,400	565	206	134	0.8%	135	270,000	220,000	0.6%	5	283,700	32	125,300	2	367,500
274	Port Orford	46	4	10	5	-28.6%	6	168,500	238	117	70	14.8%	62	209,300	208,500	-7.3%	4	165,500	19	198,400	-	-
	<b>Curry County</b>	316	38	36	50	11.1%	46	323,800	274	809	533	-6.0%	513	280,700	245,000	6.7%	19	474,300	87	130,600	8	544,900

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/16-11/30/17) with 12 months before (12/1/15-11/30/16).

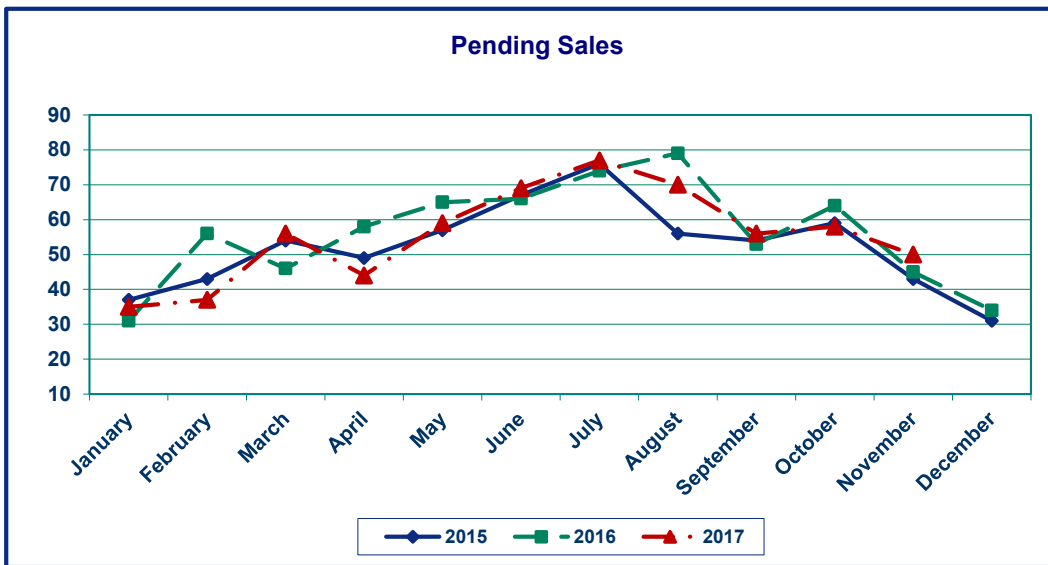
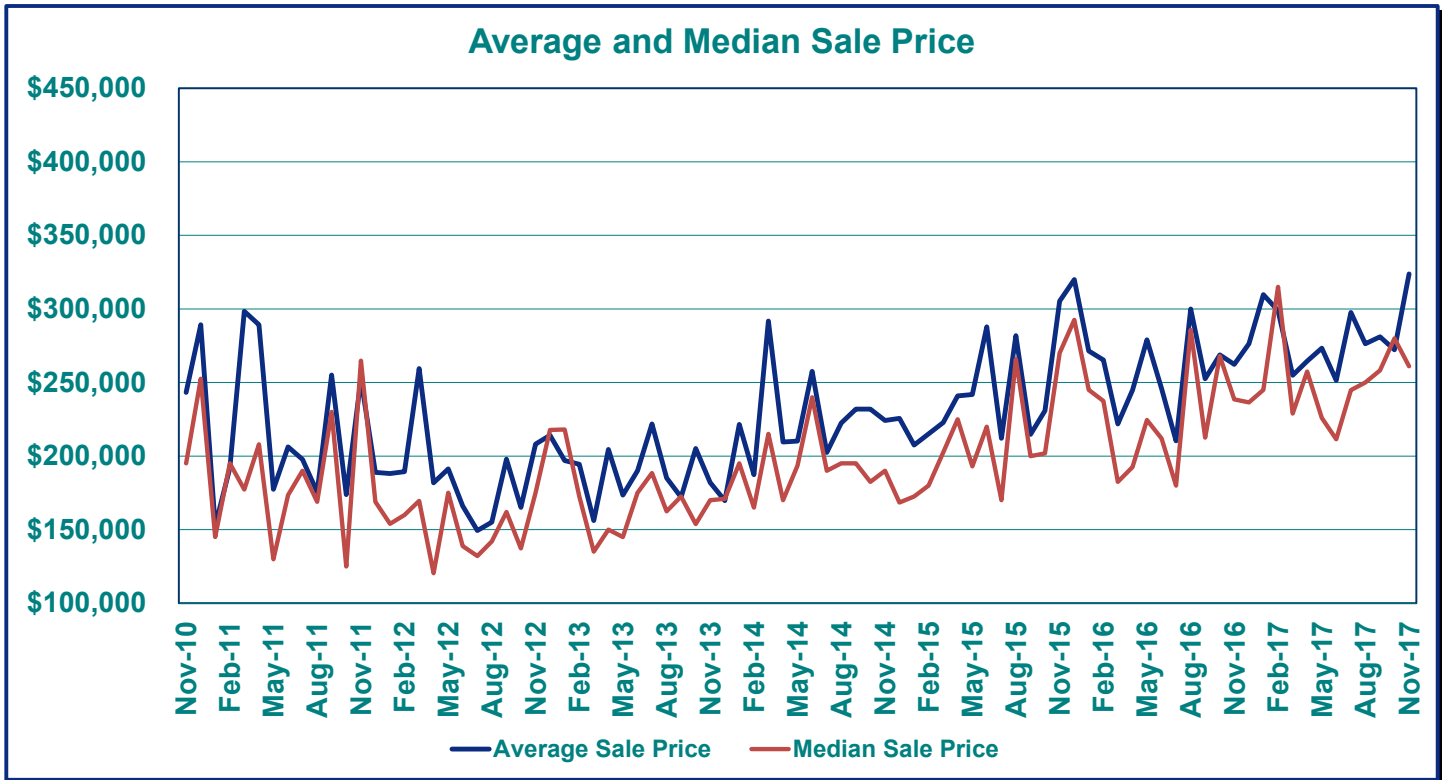
<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



**NEW LISTINGS**  
**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

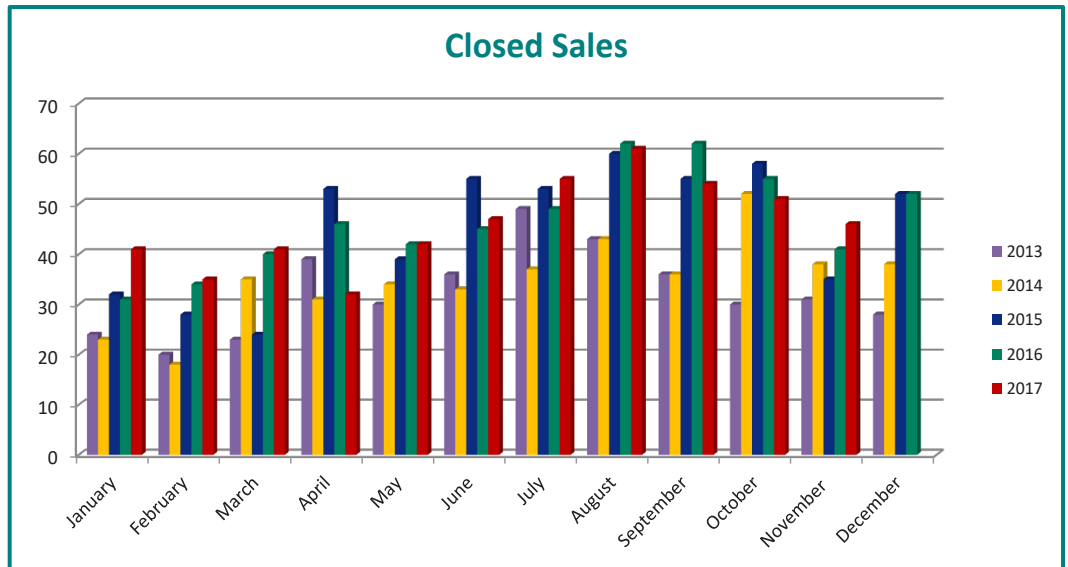
*This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.*

**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™.

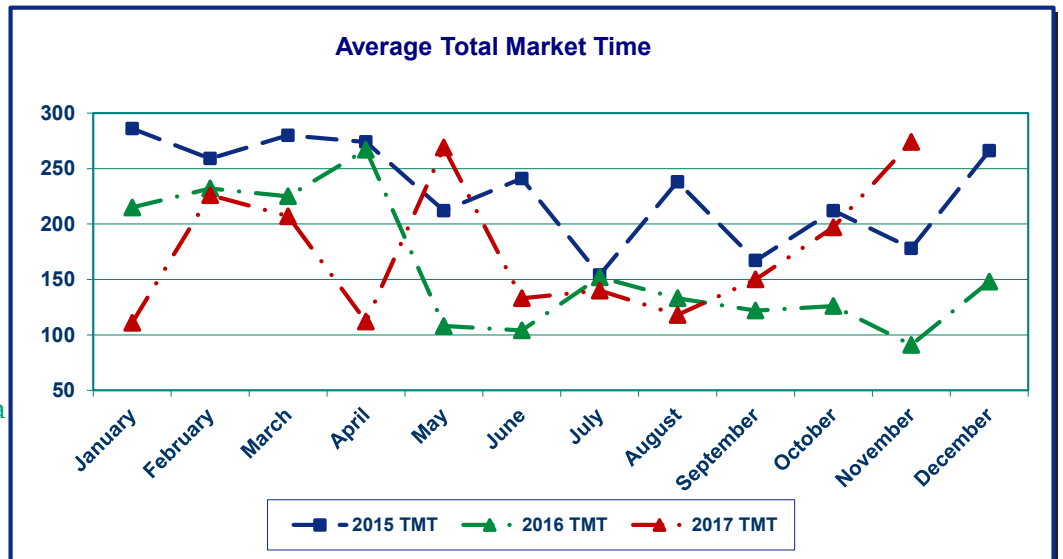


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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