

# MARKET ACTION

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

## Residential Review: Coos County, Oregon

December 2017 Reporting Period

### December Residential Highlights

Coos County concluded the year with a cluster of closings this December. At 95, closings outpaced December 2016 (78) by 21.8%, despite falling one short of the 96 closings recorded last month in November 2017 (-1.0%). Pending sales (63) saw a 5.0% gain over December 2016 (60) but fell 19.2% short of November 2017 (78). New listings (73) were 7.6% cooler than in December 2016 (79) and 14.1% cooler than November 2017 (85).

### Year to Date Summary

Activity rose in 2017 compared to 2016. Comparing each year through December, pending sales (1,160) increased 17.2%, closed sales (1,140) increased 17.0%, and new listings (1,550) increased 5.9%.

### Average and Median Sale Prices

Comparing 2017 to 2016 through December, the average sale price rose 12.3% from \$196,600 to \$220,700. In the same comparison, the median sale price rose 7.5% from \$176,800 to \$190,000.

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	3.7
November	6.4	5.3	3.4
December	4.7	4.9	3.3

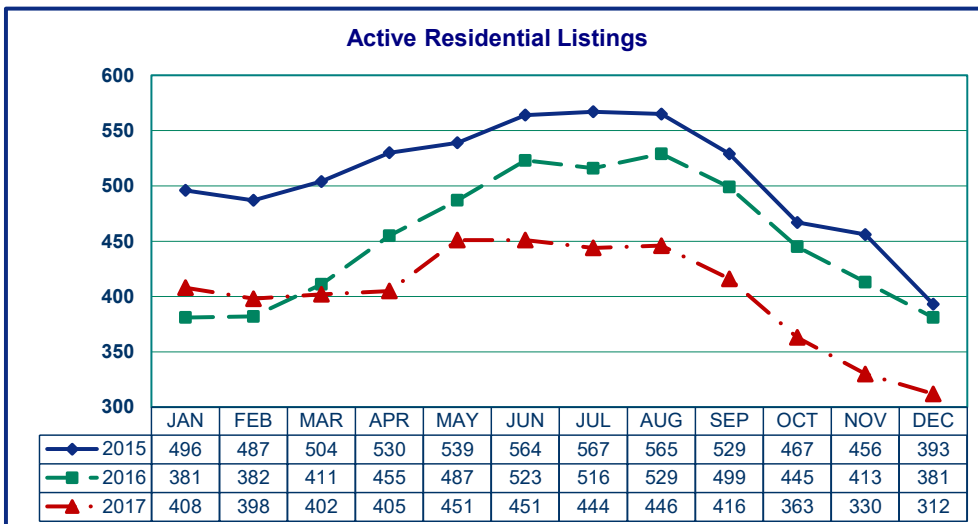
\*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This includes proposed and under construction homes.

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	December	73	63	95	221,500	196,500	99
	November	85	78	96	219,100	195,000	141
	Year-to-date	1,550	1,160	1,140	220,700	190,000	114
2016	December	79	60	78	202,800	172,500	89
	Year-to-date	1,464	990	974	196,600	176,800	126
Change	December	-7.6%	5.0%	21.8%	9.2%	13.9%	10.9%
	Prev Mo 2017	-14.1%	-19.2%	-1.0%	1.1%	0.8%	-29.8%
	Year-to-date	5.9%	17.2%	17.0%	12.3%	7.5%	-9.2%

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

**Average Sale Price % Change:**  
+12.5% (\$220,700 v. \$196,200)  
**Median Sale Price % Change:**  
+8.3% (\$190,000 v. \$175,500)

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 • 12/2017

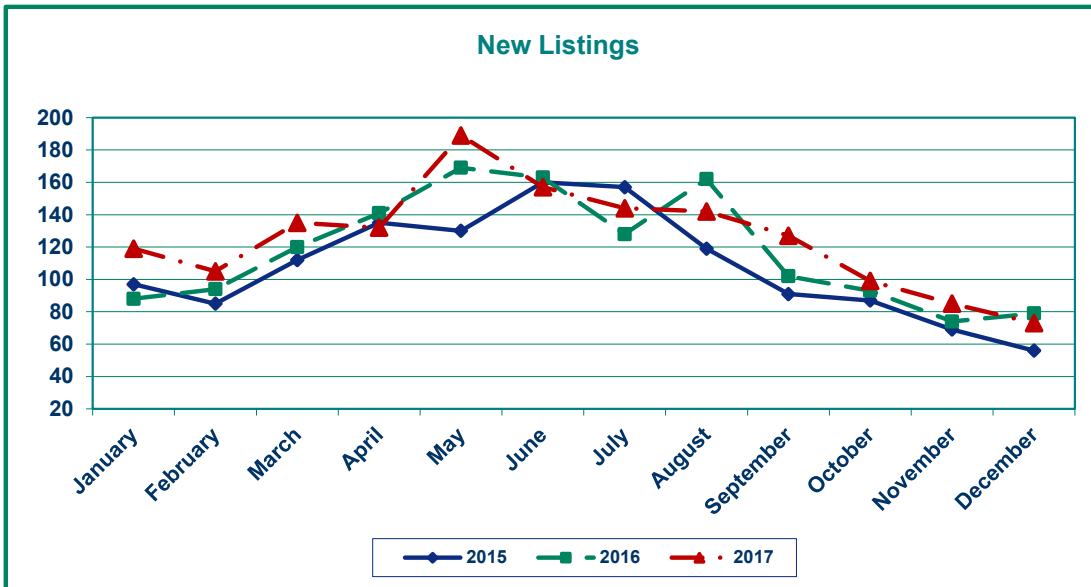
## Coos County, Oregon

	RESIDENTIAL															Avg. Sale Price % Change <sup>2</sup>	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	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	79	10	9	8	-20.0%	19	344,300	174	268	181	38.2%	176	309,200	259,500	12.5%	5	408,400	75	106,600	3	274,000	
97414 Broadbent	2	0	0	0	-	0	-	-	2	0	-	0	-	-	-	0	-	0	-	0	-	
97420 Coos Bay	98	31	15	28	55.6%	39	197,900	67	600	455	13.5%	442	192,500	175,000	8.0%	12	418,300	53	97,200	21	171,600	
97423 Coquille	29	6	8	11	22.2%	8	165,600	118	176	128	6.7%	124	200,600	171,500	6.0%	5	137,400	6	58,600	1	249,000	
97449 Lakeside	29	3	3	3	0.0%	6	145,700	98	113	74	23.3%	74	185,200	167,000	7.0%	-	-	16	66,200	-	-	
97458 Myrtle Point	16	3	2	4	33.3%	8	128,000	67	78	75	19.0%	75	217,500	165,000	42.6%	1	230,000	8	74,700	1	215,000	
97459 North Bend	56	19	4	9	-43.8%	15	237,000	94	298	234	12.5%	236	234,800	214,000	12.7%	6	451,500	17	104,500	13	341,000	
97466 Powers	3	1	1	0	-100.0%	0	-	-	15	13	85.7%	13	137,800	137,000	13.9%	-	-	-	-	-	-	
<b>Coos County</b>	<b>312</b>	<b>73</b>	<b>42</b>	<b>63</b>	<b>5.0%</b>	<b>95</b>	<b>221,500</b>	<b>99</b>	<b>1,550</b>	<b>1,160</b>	<b>17.2%</b>	<b>1,140</b>	<b>220,700</b>	<b>190,000</b>	<b>12.5%</b>	<b>29</b>	<b>368,500</b>	<b>175</b>	<b>96,800</b>	<b>39</b>	<b>239,000</b>	

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

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

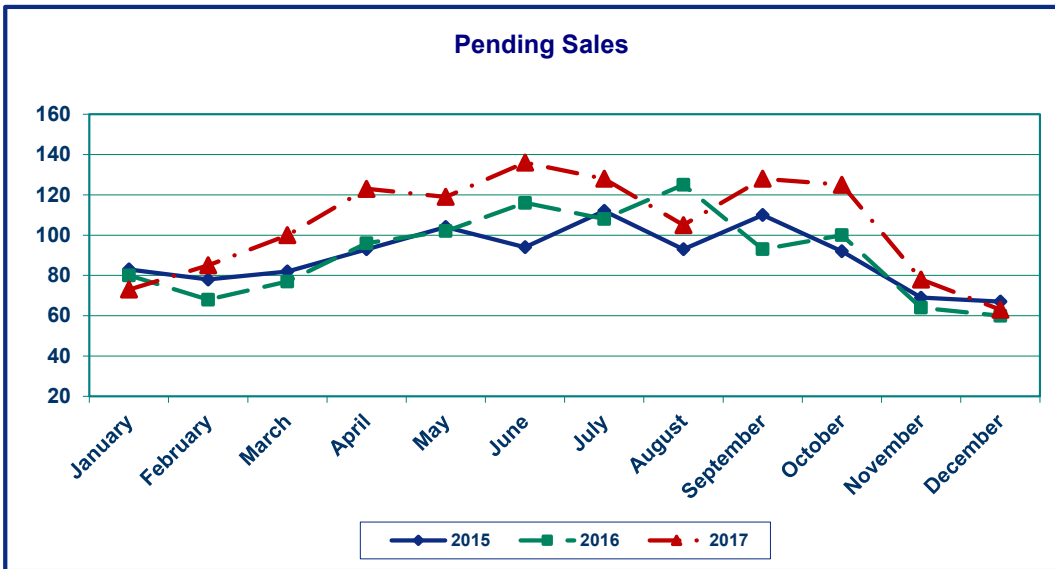
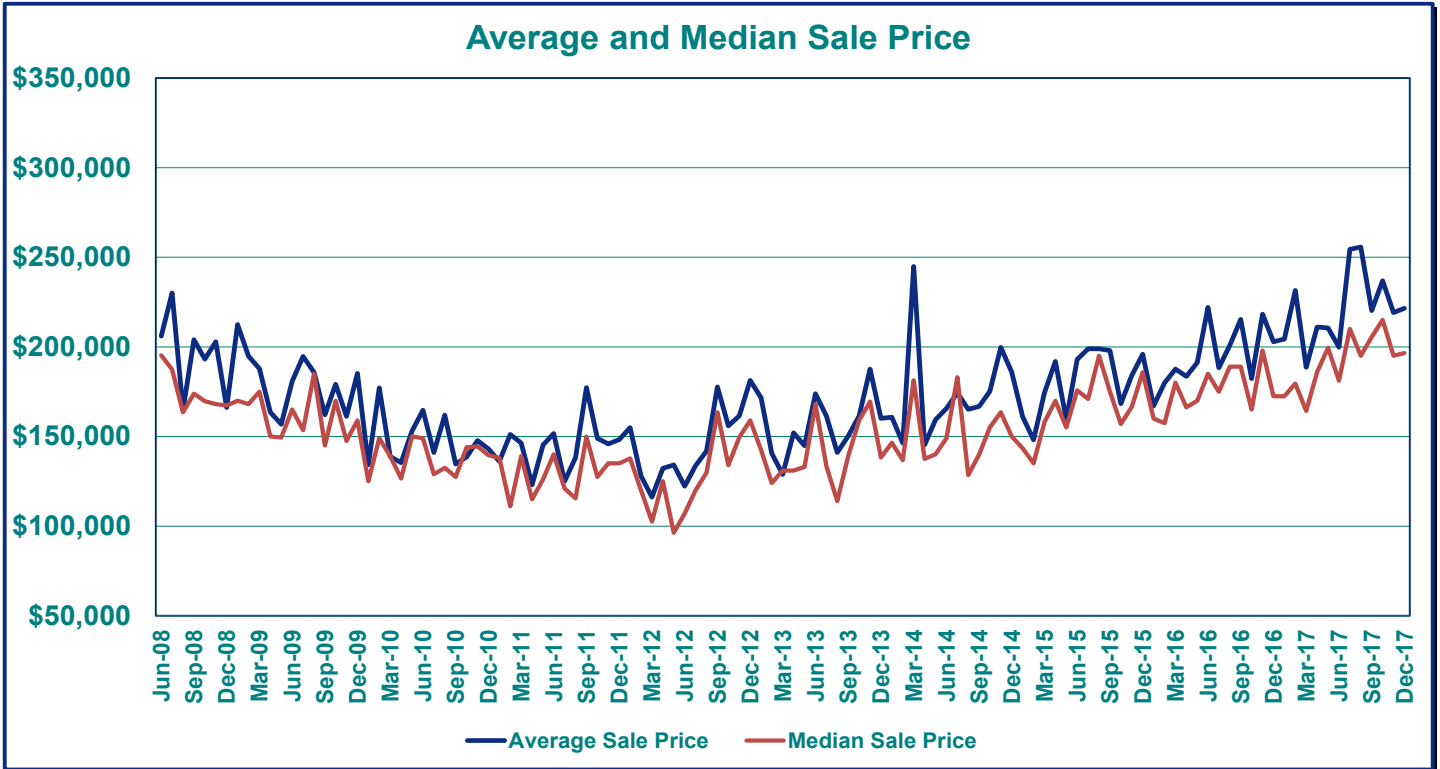
<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



**NEW LISTINGS**  
**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

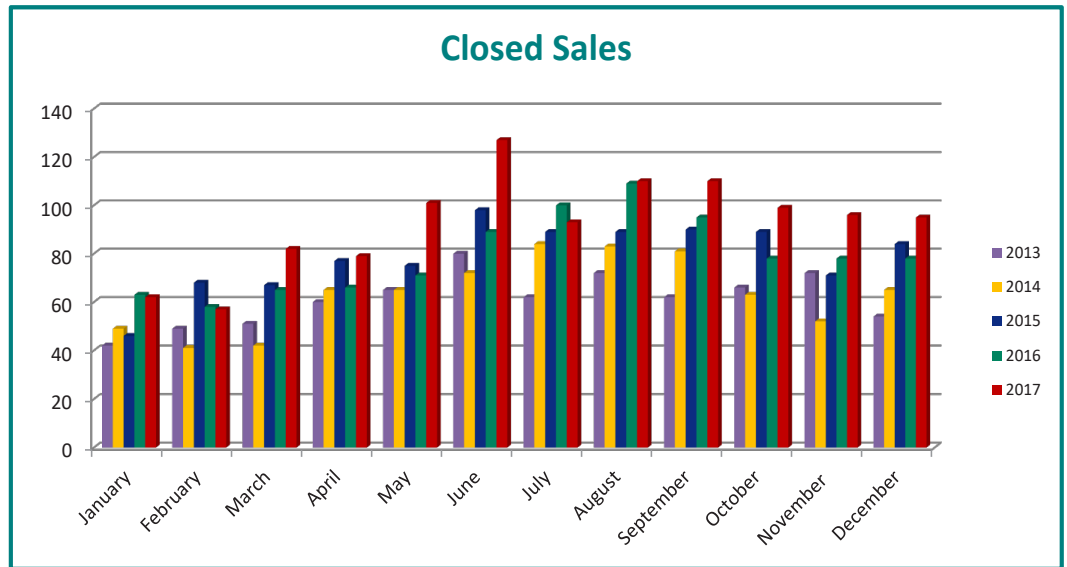
*This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.*

**CLOSED SALES**  
**COOS COUNTY, OR**

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

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

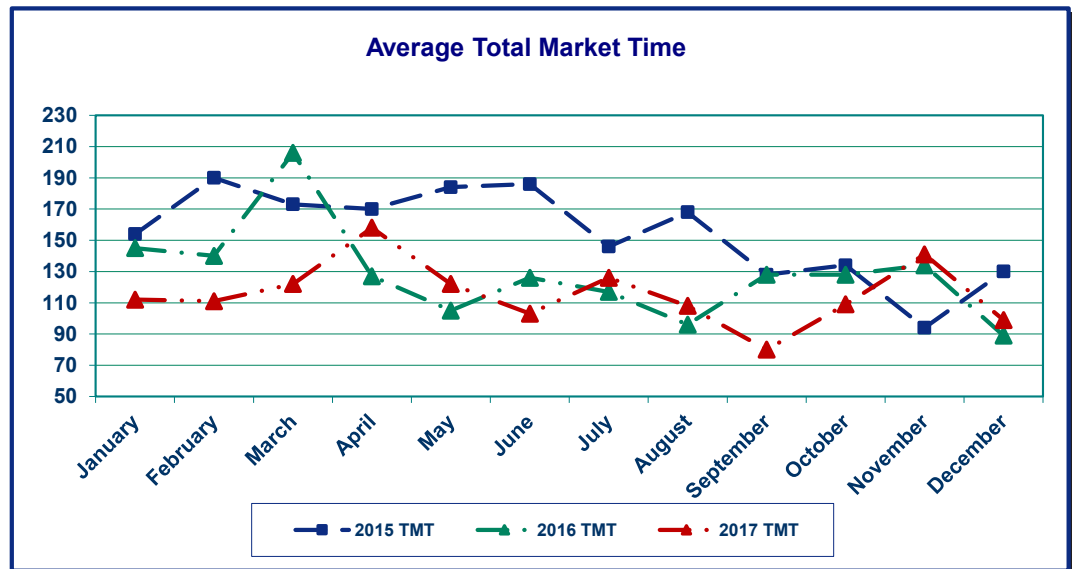


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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