

MARKET ACTION

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

Residential Review: Coos County, Oregon

January Residential Highlights

January brought warm real estate activity to Coos County, nearly across the board. Pending sales, at 91, outpaced January 2017 (73) by 24.7% and December 2017 (63) by 44.4%. New listings, at 123, edged 3.4% over January 2017 (119) and ended 68.5% ahead of December 2017, when 73 new listings were offered. Closed sales, at 63, ended one ahead of January 2017 (62) but showed a 33.7% decrease from the 95 closings posted last month in December 2017.

Inventory increased to 5.2 months in January, with total market time increasing to 157 days.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending January 31st of this year (\$222,900) with the average price of homes sold in the twelve months ending January 2017 (\$198,500) shows an increase of 12.3%. The same comparison of the median shows an increase of 8.2% over the same period.

January 2018 Reporting Period

Inventory in Months*			
	2016	2017	2018
January	6.0	6.6	5.2
February	6.6	7	
March	6.3	4.9	
April	6.9	5.1	
May	6.9	4.5	
June	5.9	3.6	
July	5.2	4.8	
August	4.9	4.1	
September	5.3	3.8	
October	5.7	3.7	
November	5.3	3.4	
December	4.9	3.3	

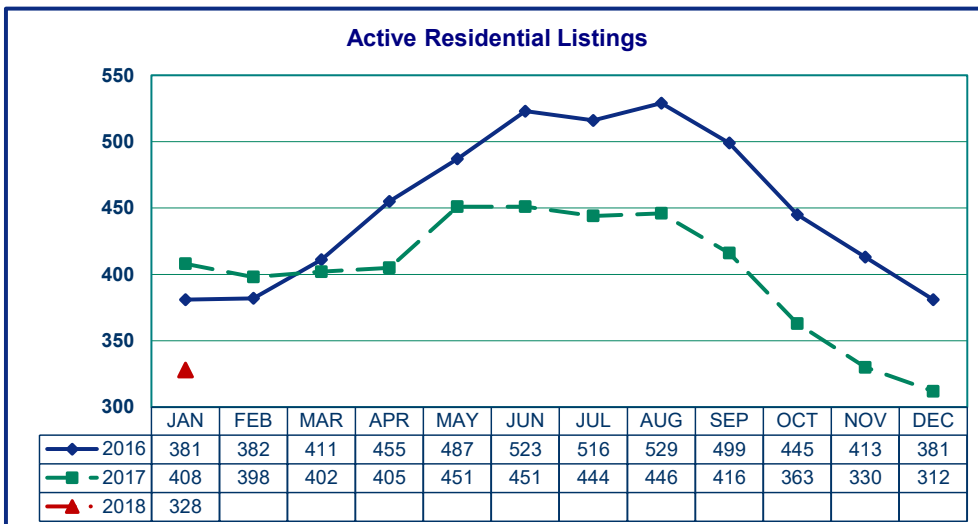
*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This includes proposed and under construction homes.

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	January	123	91	63	243,400	206,000	157
	Year-to-date	123	91	63	243,400	206,000	157
2017	January	119	73	62	204,400	172,500	112
	December	73	63	95	221,500	196,500	99
	Year-to-date	119	73	62	204,400	172,500	112
Change	January	3.4%	24.7%	1.6%	19.1%	19.4%	40.0%
	Prev Mo 2017	68.5%	44.4%	-33.7%	9.9%	4.8%	58.6%
	Year-to-date	3.4%	24.7%	1.6%	19.1%	19.4%	40.0%

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

Average Sale Price % Change:
+12.3% (\$222,900 v. \$198,500)
Median Sale Price % Change:
+8.2% (\$192,800 v. \$178,200)

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 • 1/2018

Coos County, Oregon

	RESIDENTIAL															Avg. Sale Price % Change ²	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 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 ¹	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	-		
97414 97411 Bandon	79	13	7	11	10.0%	10	355,400	169	13	11	10.0%	10	355,400	344,000	14.9%	2	165,000	4	44,700	-	-	
97414 97411 Broadbent	2	0	0	0	-	0	-	-	0	0	-	0	-	-	-	0	-	0	-	0	-	
97420 97423 Coos Bay	106	53	10	40	29.0%	22	202,000	205	53	40	29.0%	22	202,000	186,500	6.2%	1	275,000	6	66,300	3	169,300	
97423 97423 Coquille	41	18	4	7	40.0%	9	325,300	74	18	7	40.0%	9	325,300	199,500	9.3%	-	-	1	40,000	-	-	
97449 97449 Lakeside	24	9	10	7	250.0%	5	157,200	86	9	7	250.0%	5	157,200	130,000	3.8%	-	-	-	-	-	-	
97458 97458 Myrtle Point	16	5	1	4	-42.9%	3	120,500	116	5	4	-42.9%	3	120,500	110,500	43.6%	-	-	-	-	1	156,300	
97459 97459 North Bend	58	25	2	21	23.5%	14	232,900	160	25	21	23.5%	14	232,900	216,000	11.2%	-	-	1	55,000	-	-	
97466 97466 Powers	2	0	1	1	0.0%	0	-	-	0	1	0.0%	0	-	-	6.4%	0	-	0	-	0	-	
Coos County	328	123	35	91	24.7%	63	243,400	157	123	91	24.7%	63	243,400	206,000	12.3%	3	201,700	12	56,000	4	166,100	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2018 with January 2017. The Year-To-Date section compares 2018 year-to-date statistics through January with 2017 year-to-date statistics through January.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/17-1/31/18) with 12 months before (2/1/16-1/31/17).

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.



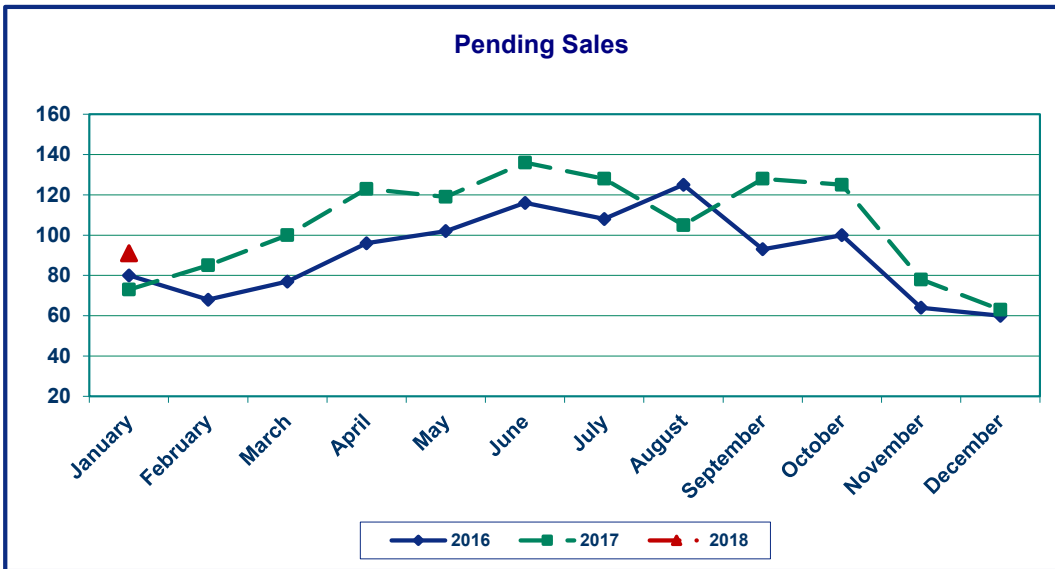
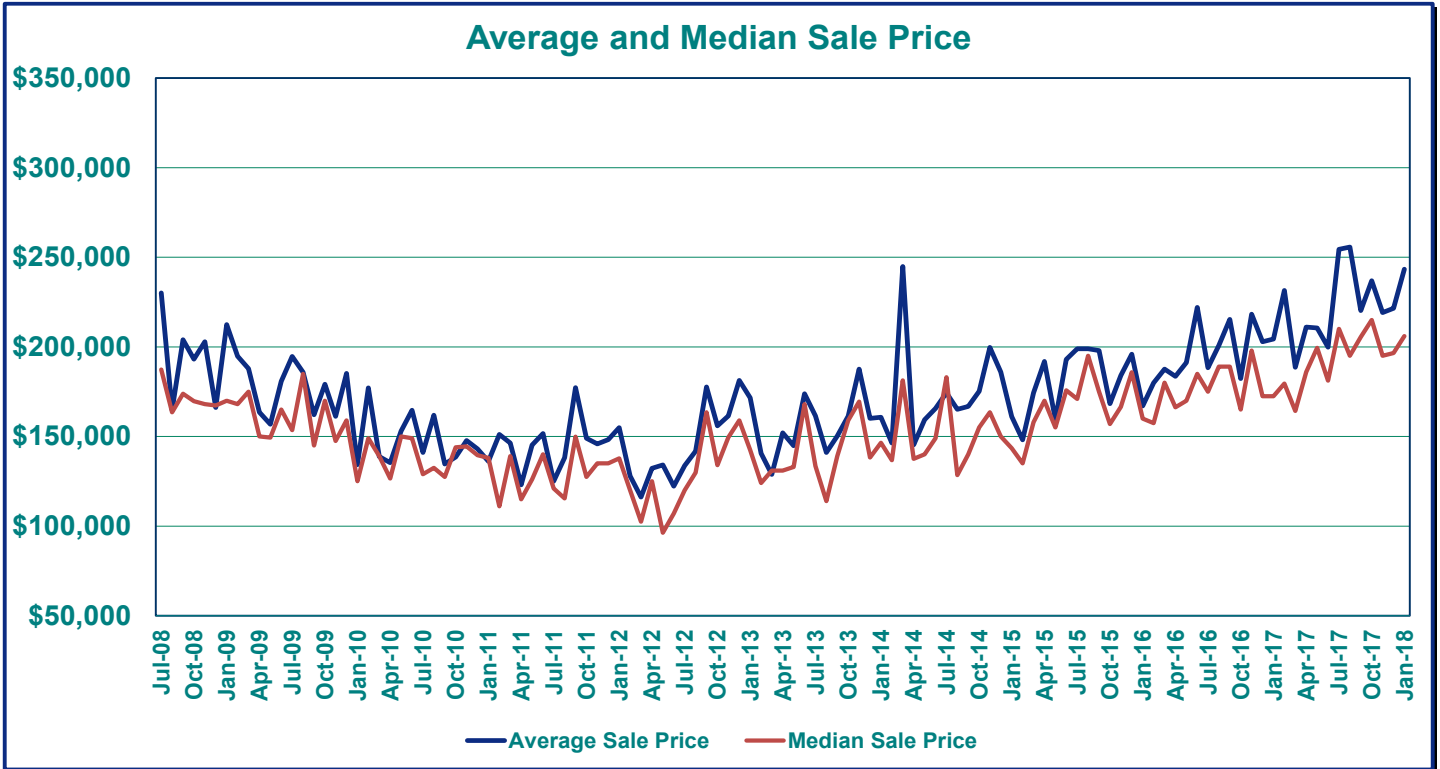
NEW LISTINGS

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.



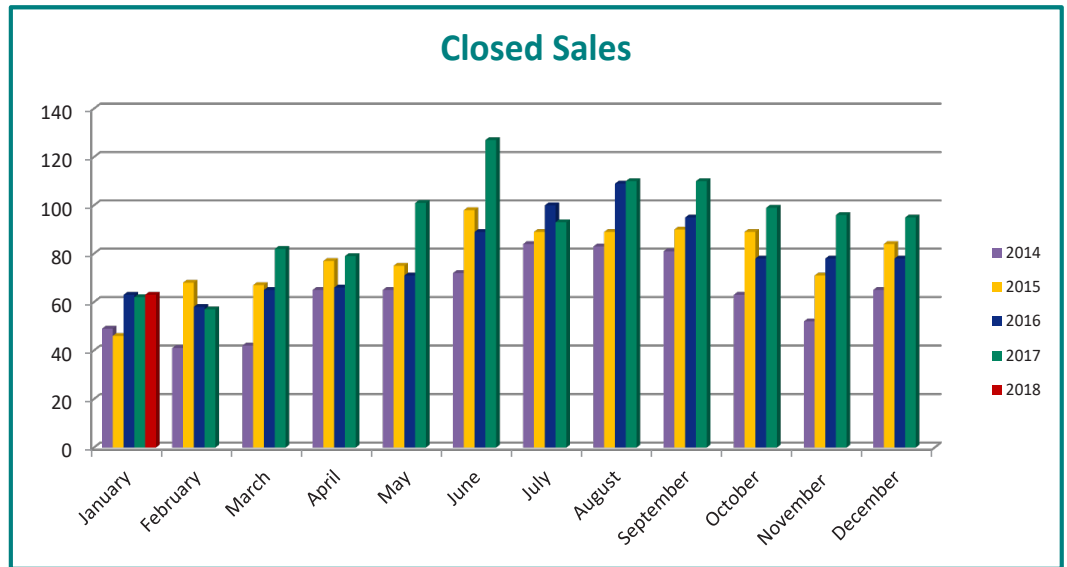
PENDING LISTINGS
COOS COUNTY, OR

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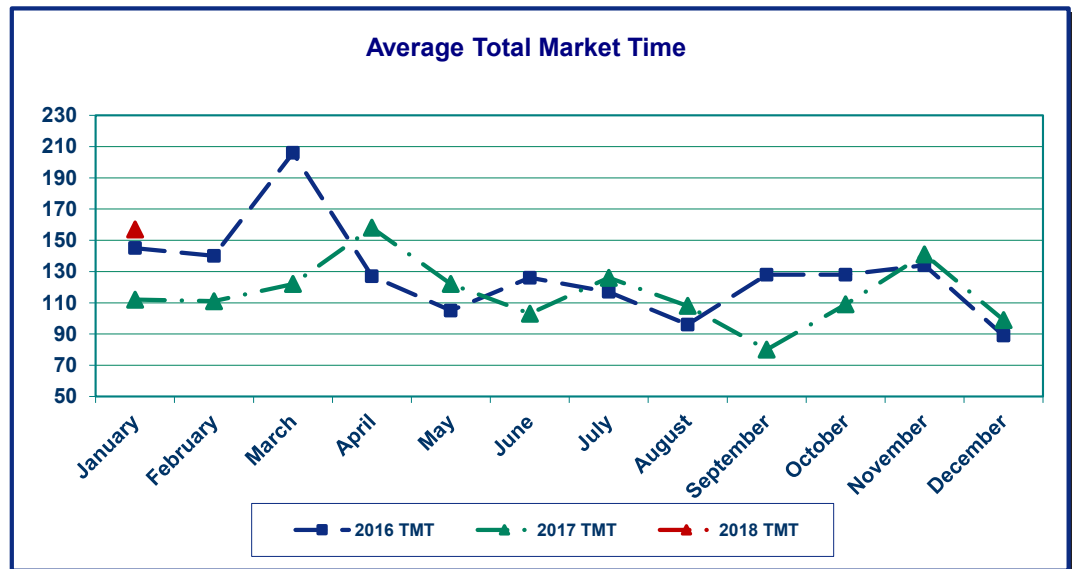
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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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