

# MARKET ACTION

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

Residential Review: Curry County, Oregon

January 2018 Reporting Period

## January Residential Highlights

January brought an uptick in new listings to Curry County. The 62 new listings outpaced January 2017 (47) by 31.9% and December 2017 (46) by 34.8%. Pending sales, at 45, ended 28.6% ahead of January 2017 (35) and 2.3% ahead of December 2017 when 44 new offers were accepted. Closed sales, at 40, fell one short of the 41 closings recorded last year in January 2017 (-2.4%) and showed a 16.7% decrease compared to last month in December 2017 (48).

## Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending January 31st of this year (\$281,900) with the average price of homes sold in the twelve months ending January 2017 (\$261,400) shows an increase of 7.8%. The same comparison of the median shows an increase of 6.9% over the same period.

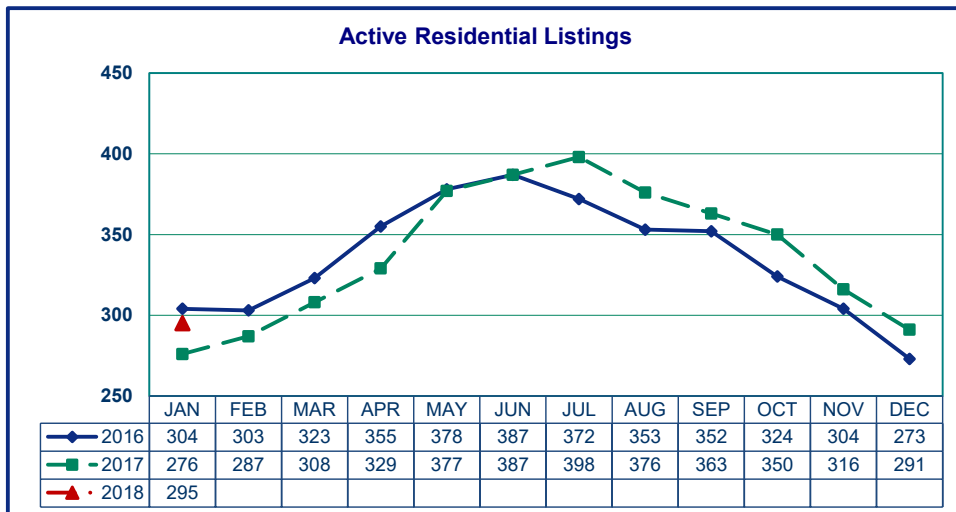
Inventory in Months*			
	2016	2017	2018
January	9.8	6.7	7.4
February	8.9	8.2	
March	8.1	7.5	
April	7.7	10.3	
May	9.0	9.0	
June	8.6	8.2	
July	7.6	7.2	
August	5.7	6.2	
September	5.7	6.7	
October	5.9	6.9	
November	7.4	6.9	
December	5.3	6.1	

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	January	62	45	40	278,600	256,000	152
	Year-to-date	62	45	40	278,600	256,000	152
2017	January	47	35	41	309,800	245,000	111
	December	46	44	48	321,700	292,500	172
	Year-to-date	47	35	41	309,800	245,000	111
Change	January	31.9%	28.6%	-2.4%	-10.1%	4.5%	37.5%
	Prev Mo 2017	34.8%	2.3%	-16.7%	-13.4%	-12.5%	-11.6%
	Year-to-date	31.9%	28.6%	-2.4%	-10.1%	4.5%	37.5%

\*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>	+7.8% (\$281,900 v. \$261,400)
<b>Median Sale Price % Change:</b>	+6.9% (\$250,000 v. \$233,800)

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 • 1/2018

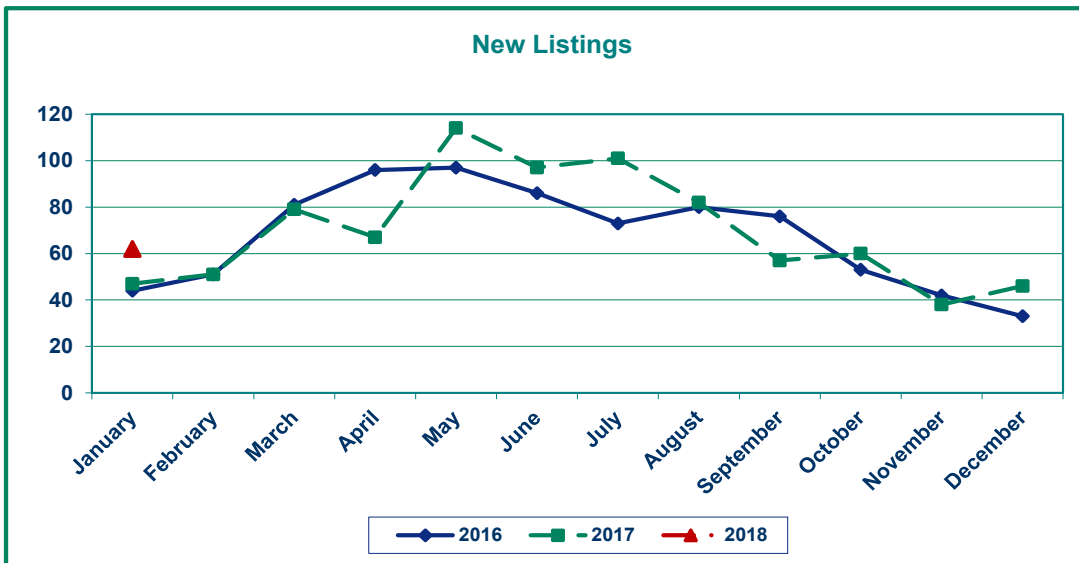
## Curry County, Oregon

	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 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <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	90	24	12	12	-7.7%	14	343,800	166	24	12	-7.7%	14	343,800	330,800	11.3%	-	-	3	116,700	-	-
271	Harbor, Winchuck, SB Chetco	47	11	9	12	33.3%	13	213,200	121	11	12	33.3%	13	213,200	158,500	11.0%	-	-	1	190,000	-	-
272	Carpenterville, Cape Ferrello, Whaleshead	31	5	1	2	0.0%	2	562,500	162	5	2	0.0%	2	562,500	562,500	1.7%	-	-	-	-	-	-
273	Gold Beach	90	15	5	9	28.6%	10	198,600	110	15	9	28.6%	10	198,600	209,500	7.7%	1	449,000	-	-	-	-
274	Port Orford	37	7	3	10	150.0%	1	449,000	783	7	10	150.0%	1	449,000	449,000	-0.3%	-	-	2	82,500	1	325,000
	<b>Curry County</b>	<b>295</b>	<b>62</b>	<b>30</b>	<b>45</b>	<b>28.6%</b>	<b>40</b>	<b>278,600</b>	<b>152</b>	<b>62</b>	<b>45</b>	<b>28.6%</b>	<b>40</b>	<b>278,600</b>	<b>256,000</b>	<b>7.8%</b>	<b>1</b>	<b>449,000</b>	<b>6</b>	<b>117,500</b>	<b>1</b>	<b>325,000</b>

<sup>1</sup> 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.

<sup>2</sup> % 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).

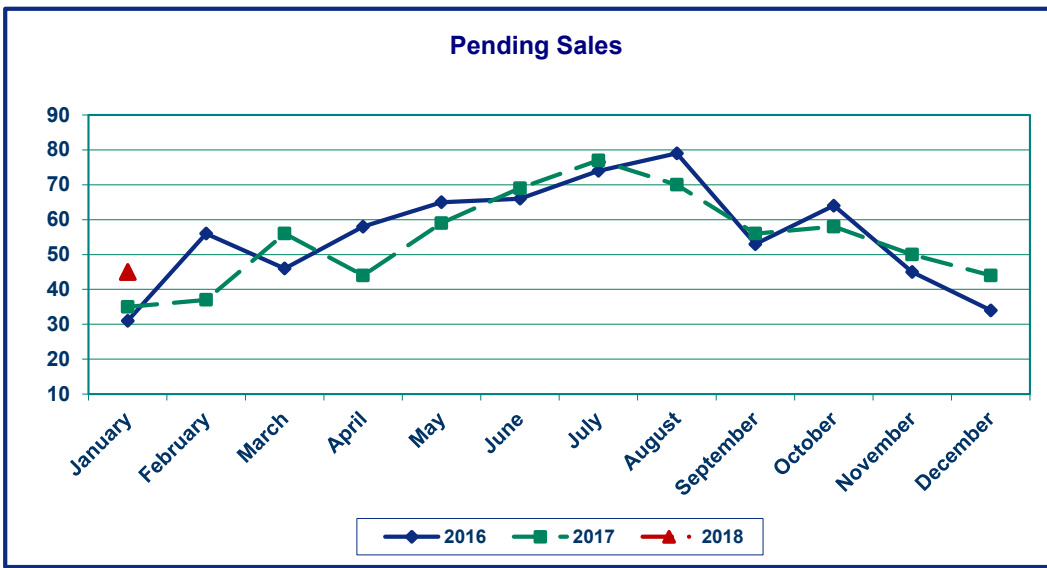
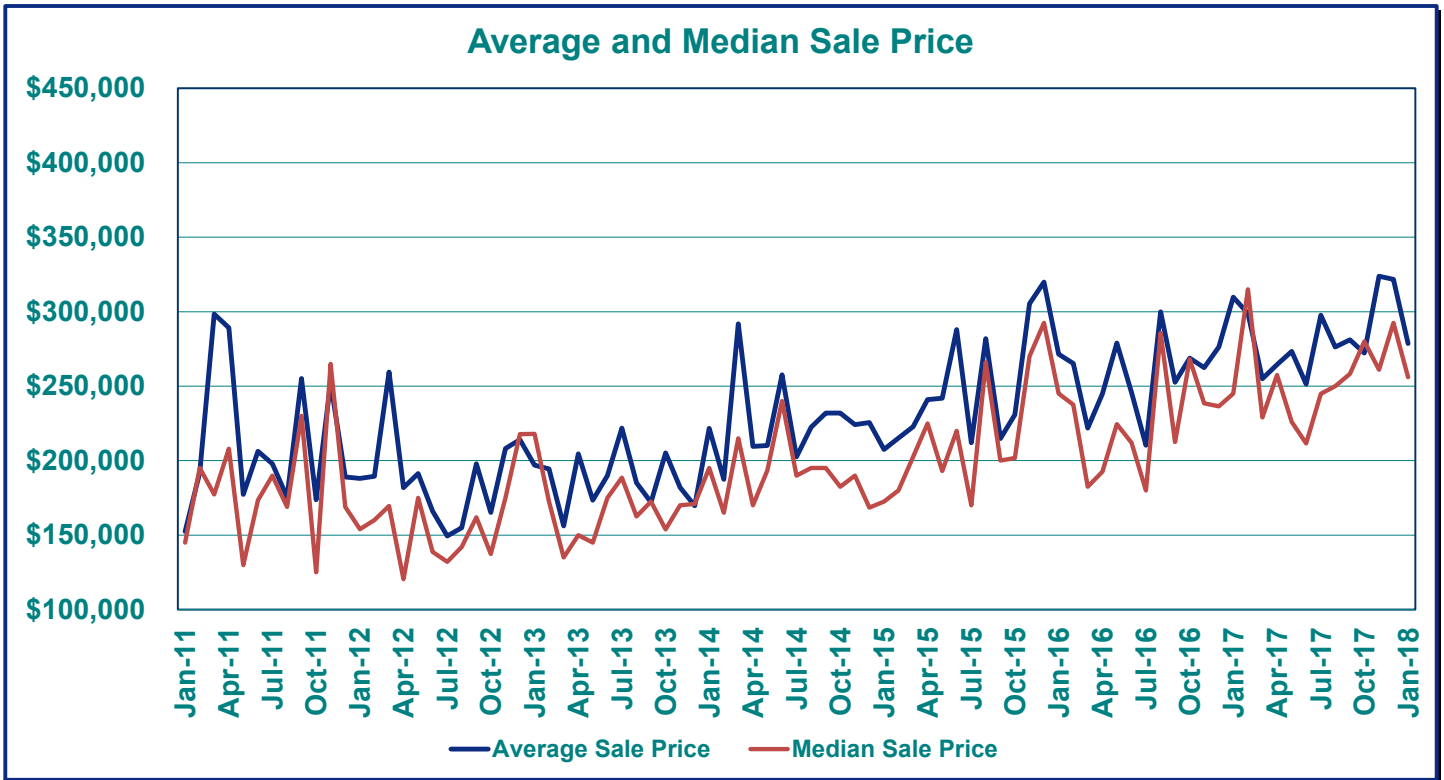
<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



**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.*



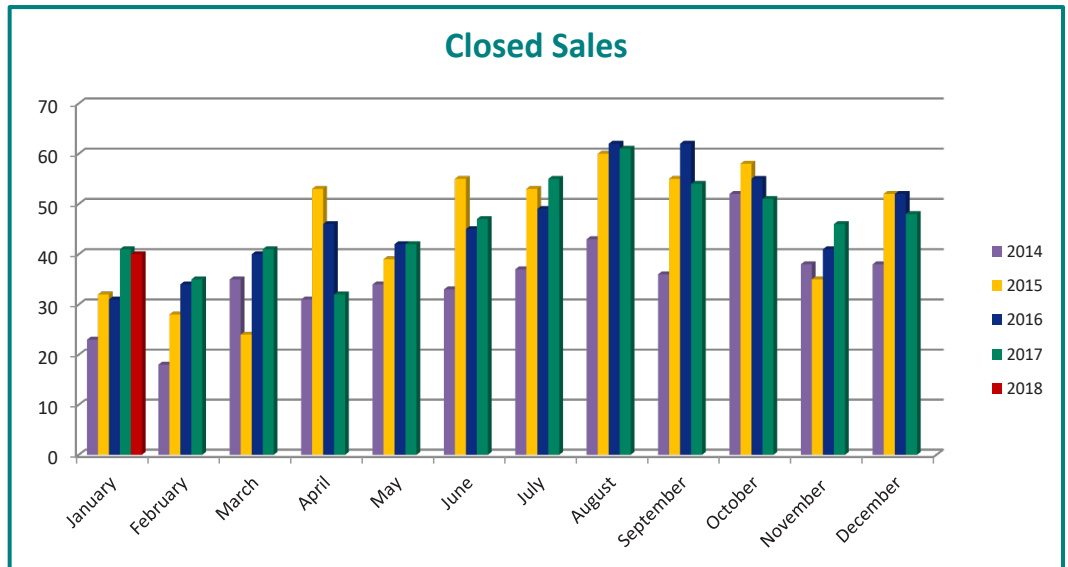
**PENDING LISTINGS**  
**CURRY COUNTY, OR**  
*This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.*

**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™.

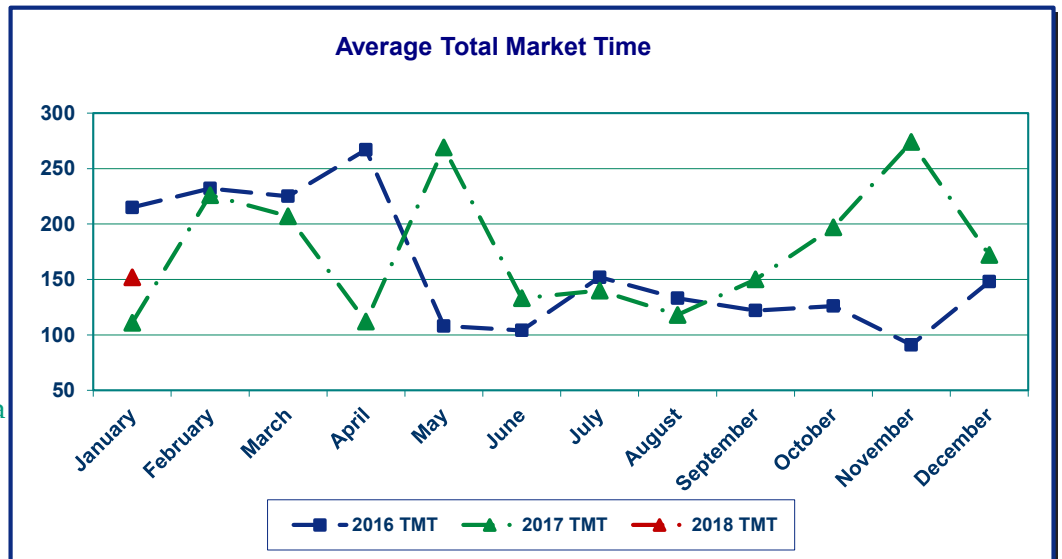


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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