

# MARKET ACTION

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

## Residential Review: Coos County, Oregon

### February Residential Highlights

Coos County saw mostly positive activity this February, particularly compared to February 2017. Closed sales (78) outpaced February 2017 (57) by 36.8% and January 2018 (63) by 23.8%. This was the strongest February for closings in Coos County on the RMLS™ record, dating to 2000.

Pending sales (95) ended 11.8% stronger than in February 2017 (85) and 4.4% stronger than in January 2018 (91).

New listings (109) outpaced February 2017 (105) by 3.8% but fell 11.4% of the 123 new listings offered last month in January 2018.

### Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$223,500) with the average price of homes sold in the twelve months ending February 2017 (\$201,200) shows an increase of 11.1%. The same comparison of the median shows an increase of 8.9% over the same period.

## February 2018 Reporting Period

Inventory in Months*			
	2016	2017	2018
January	6.0	6.6	5.2
February	6.6	7	4.3
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	

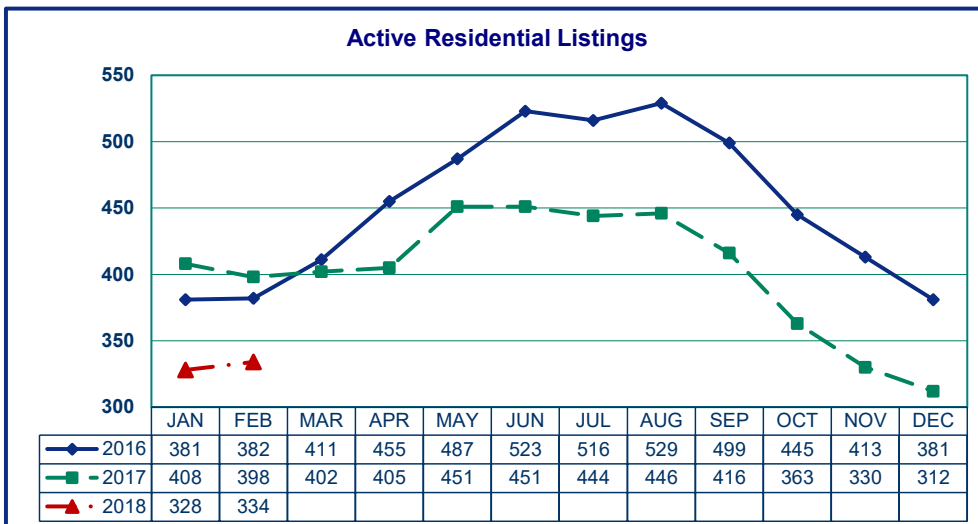
\*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This includes proposed and under construction homes.

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	February	109	95	78	233,800	205,000	85
	January	123	91	63	243,400	206,000	157
	Year-to-date	235	182	142	238,900	205,500	117
2017	February	105	85	57	231,500	179,500	111
	Year-to-date	226	155	121	216,800	179,000	110
Change	February	3.8%	11.8%	36.8%	1.0%	14.2%	-23.4%
	Prev Mo 2017	-11.4%	4.4%	23.8%	-3.9%	-0.5%	-45.9%
	Year-to-date	4.0%	17.4%	17.4%	10.2%	14.8%	6.0%

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

**Average Sale Price % Change:**  
+11.1% (\$223,500 v. \$201,200)  
**Median Sale Price % Change:**  
+8.9% (\$195,000 v. \$179,000)

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 • 2/2018

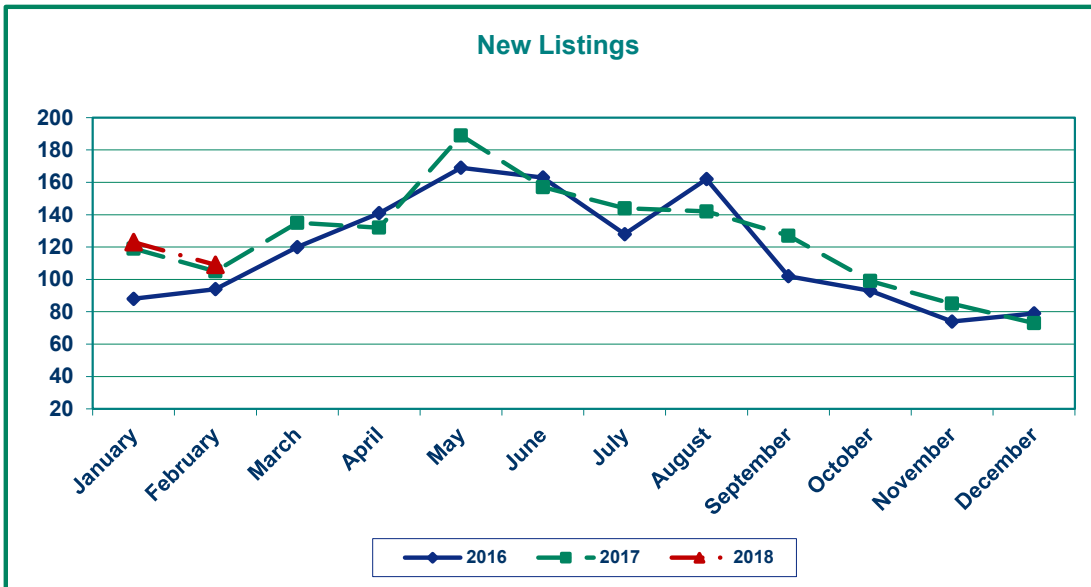
## Coos County, Oregon

	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 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	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	76	15	12	9	-30.8%	7	304,900	91	30	20	-13.0%	18	335,700	344,000	7.4%	4	205,000	6	52,100	-	-	
97414 Broadbent	1	0	0	1	-	0	-	-	0	1	-	0	-	-	-	0	-	0	-	0	-	
97420 Coos Bay	114	49	12	38	5.6%	33	234,200	60	103	77	16.7%	55	221,300	200,000	7.9%	1	275,000	12	69,300	6	153,200	
97423 Coquille	39	11	2	15	150.0%	11	167,500	68	29	22	100.0%	20	238,500	172,500	3.9%	-	-	1	40,000	-	-	
97449 Lakeside	24	6	2	6	20.0%	4	222,300	87	15	11	57.1%	9	186,100	156,500	7.0%	2	205,300	-	-	-	-	
97458 Myrtle Point	14	1	1	4	-20.0%	1	132,000	61	6	8	-33.3%	4	123,400	121,300	43.7%	-	-	-	-	1	156,300	
97459 North Bend	61	24	5	22	22.2%	21	259,300	107	49	42	27.3%	35	248,800	245,000	14.4%	-	-	2	92,500	2	145,500	
97466 Powers	5	3	0	0	-100.0%	1	65,000	564	3	1	-66.7%	1	65,000	65,000	-3.6%	-	-	-	-	-	-	
<b>Coos County</b>	<b>334</b>	<b>109</b>	<b>34</b>	<b>95</b>	<b>11.8%</b>	<b>78</b>	<b>233,800</b>	<b>85</b>	<b>235</b>	<b>182</b>	<b>17.4%</b>	<b>142</b>	<b>238,900</b>	<b>205,500</b>	<b>11.1%</b>	<b>7</b>	<b>215,100</b>	<b>21</b>	<b>65,200</b>	<b>9</b>	<b>151,800</b>	

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/17-2/28/18) with 12 months before (3/1/16-2/28/17).

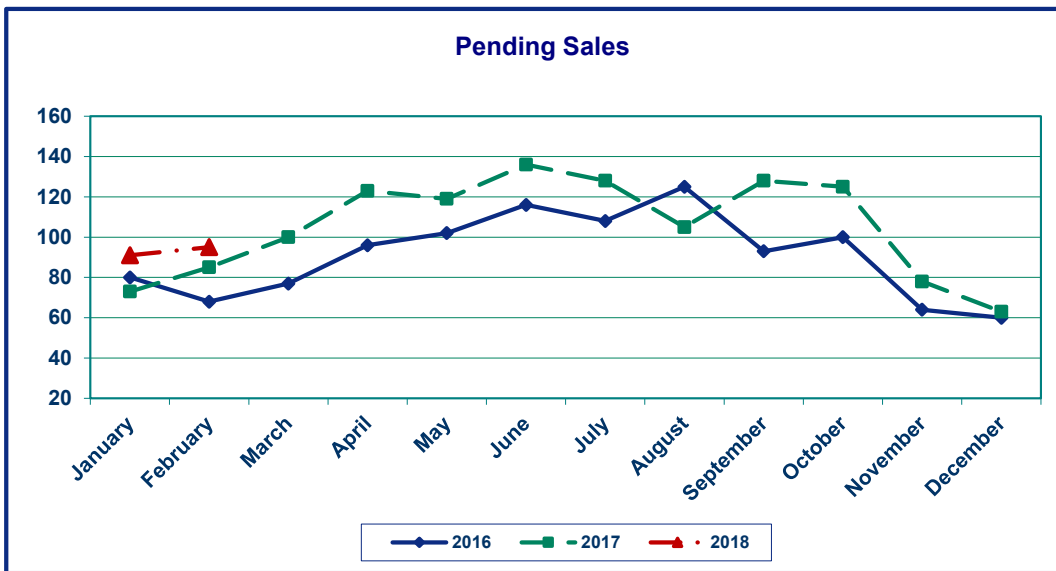
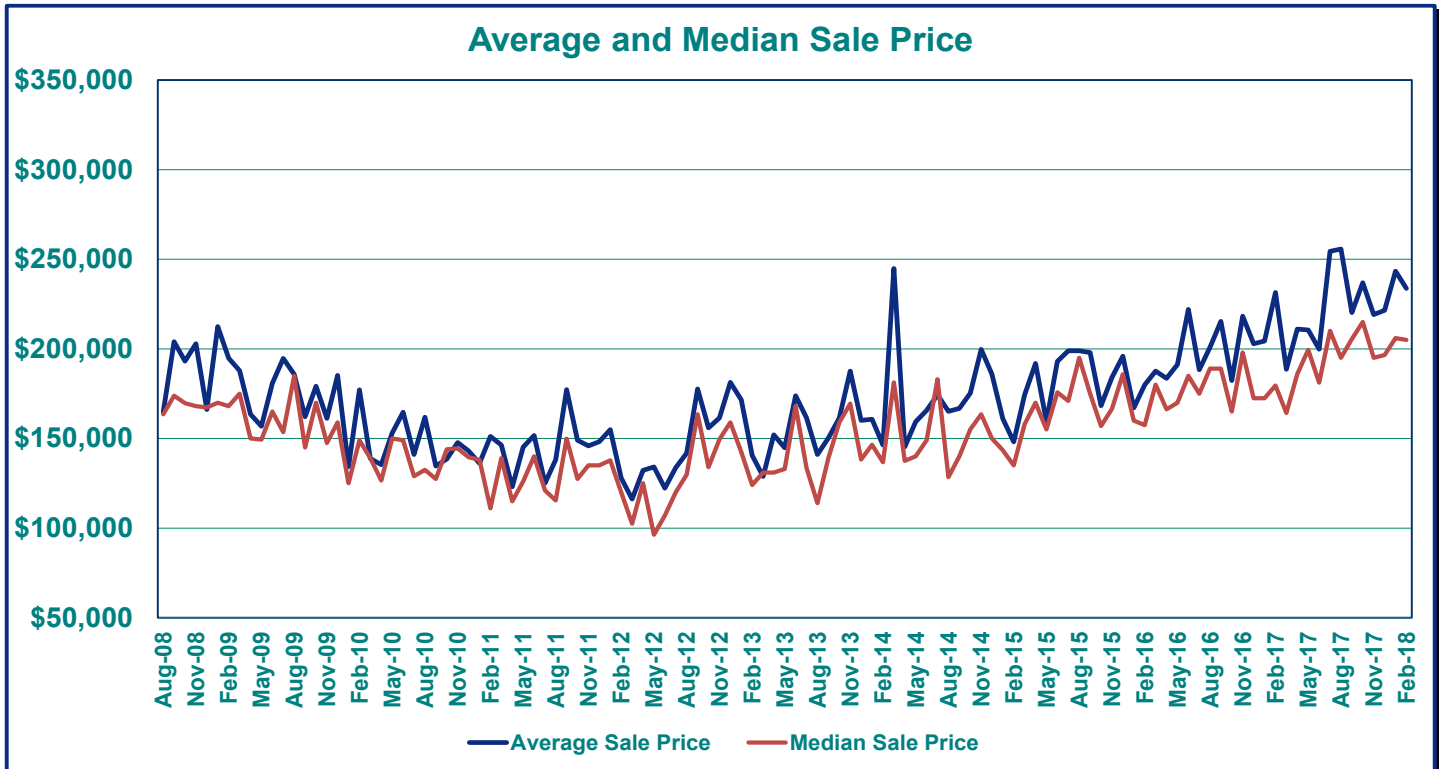
<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



**NEW LISTINGS**  
**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.*



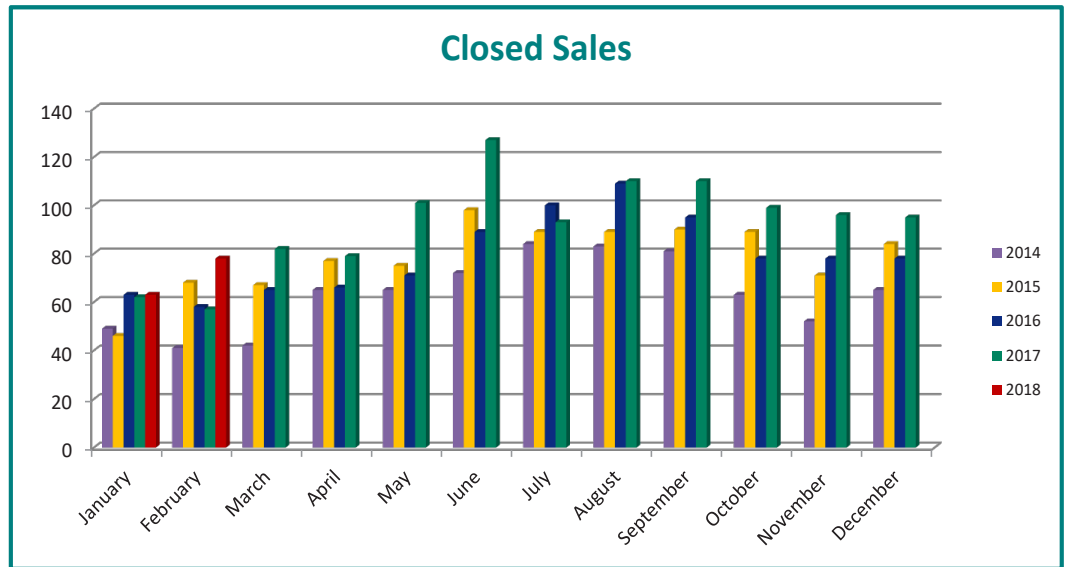
**PENDING LISTINGS**  
COOS COUNTY, OR

*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™.

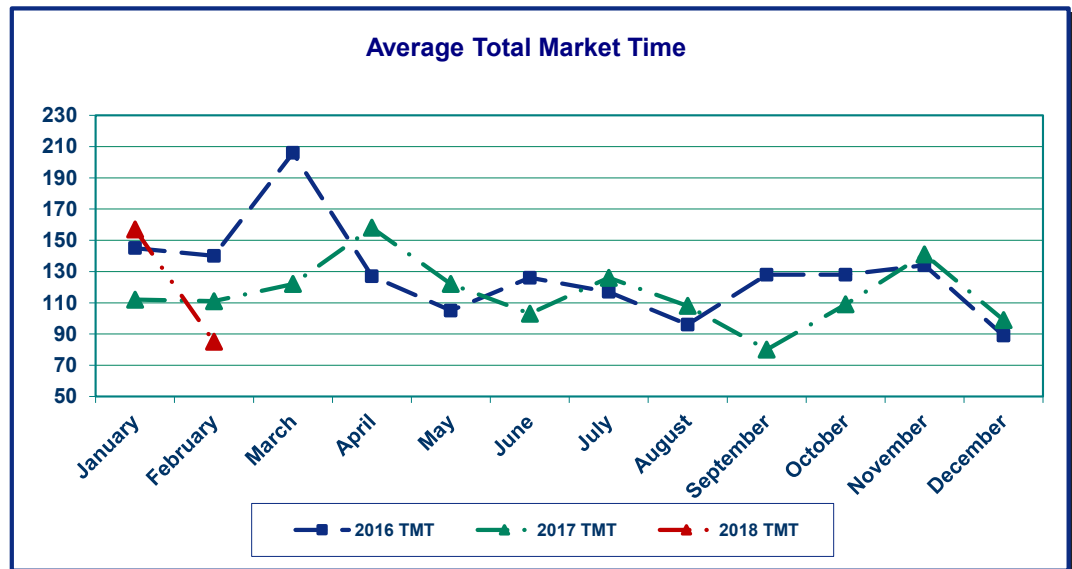
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**DAYS ON MARKET**  
**COOS COUNTY, OR**

*This graph shows the average market time for sales in Coos County, Oregon, over the past three calendar years.*



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