

MARKET ACTION

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

Residential Review: Coos County, Oregon

March Residential Highlights

Pending and closed sales had a good month in Coos County this March. Closed sales (87) outpaced March 2017 (82) by 6.1% and February 2018 (78) by 11.5%—the strongest March for closings in Coos County since 2005, when 95 were recorded.

Pending sales (112) similarly rose 12.0% above March 2017 (100) and 17.9% above February 2018 (95), setting a new March record for accepted offers.

New listings (111) edged two ahead of February 2018 (109, 1.8%) but fell 17.8% short of the 135 new listings offered last year in March 2017.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$224,100) with the average price of homes sold in the twelve months ending March 2017 (\$201,100) shows an increase of 11.4%. The same comparison of the median shows an increase of 10.8% over the same period.

March 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	3.7
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	

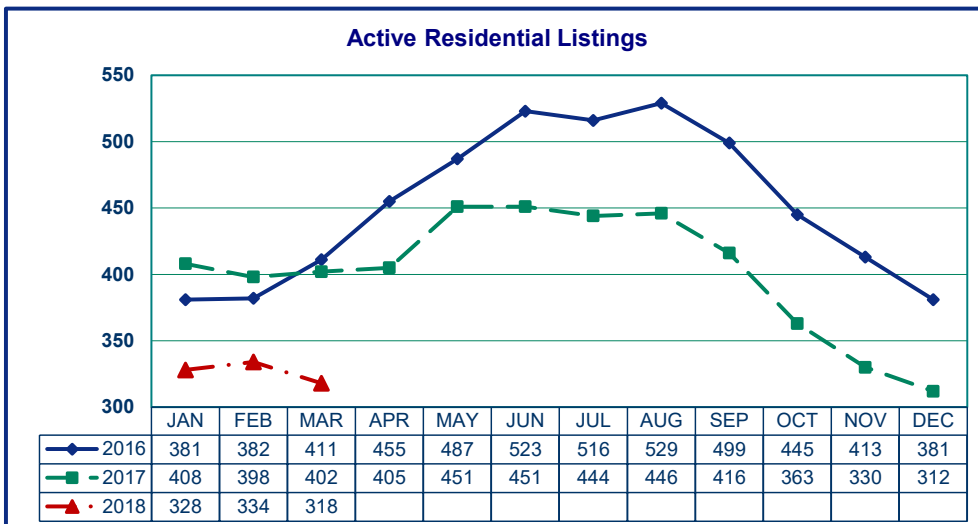
*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This includes proposed and under construction homes.

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	March	111	112	87	199,200	180,000	76
	February	109	95	78	233,800	205,000	85
	Year-to-date	346	279	231	223,700	199,500	101
2017	March	135	100	82	188,600	164,300	122
	Year-to-date	363	253	204	205,000	173,000	116
Change	March	-17.8%	12.0%	6.1%	5.6%	9.6%	-37.5%
	Prev Mo 2018	1.8%	17.9%	11.5%	-14.8%	-12.2%	-10.6%
	Year-to-date	-4.7%	10.3%	13.2%	9.1%	15.3%	-12.5%

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

Average Sale Price % Change:
+11.4% (\$224,100 v. \$201,100)
Median Sale Price % Change:
+10.8% (\$195,500 v. \$176,500)

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 • 3/2018

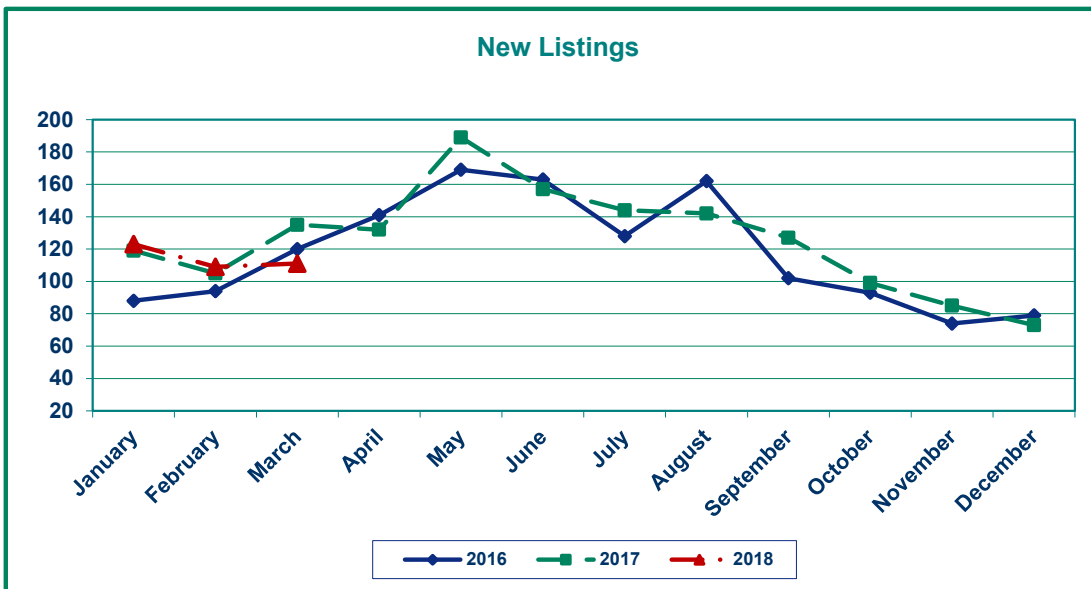
Coos County, Oregon

	RESIDENTIAL															Avg. Sale Price % Change ²	COMMERCIAL		LAND		MULTIFAMILY	
	Current Month								Year-To-Date								Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date		
	Active Listings	New Listings	Expired/Cancelled 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	-	
97411 Bandon	83	23	6	17	21.4%	11	393,100	107	53	36	-5.3%	30	354,800	338,800	7.2%	6	195,000	14	390,300	-	-	
97414 Broadbent	1	0	0	0	-	1	115,000	80	0	1	-	1	115,000	115,000	-	-	-	-	-	-	-	
97420 Coos Bay	109	50	15	51	59.4%	44	161,000	79	153	121	23.5%	100	193,900	180,300	8.4%	2	1,387,500	17	82,600	9	136,800	
97423 Coquille	33	11	3	9	-47.1%	7	169,600	35	40	31	14.8%	27	220,600	168,000	3.0%	1	70,000	3	171,700	1	125,000	
97449 Lakeside	24	7	3	6	20.0%	4	188,900	101	22	15	25.0%	13	187,000	156,500	10.9%	2	205,300	2	83,500	-	-	
97488 Myrtle Point	20	11	-	3	-50.0%	7	144,900	137	17	11	-38.9%	11	137,100	132,000	39.9%	-	-	-	-	1	156,300	
97489 North Bend	45	9	6	25	0.0%	12	231,300	24	58	62	10.7%	47	244,300	225,000	14.7%	-	-	7	74,800	2	145,500	
97466 Powers	3	0	1	1	0.0%	1	76,000	22	3	2	-50.0%	2	70,500	70,500	-7.0%	-	-	-	-	-	-	
97466 Coos County	318	111	34	112	12.0%	87	199,200	76	346	279	10.3%	231	223,700	199,500	11.4%	11	402,300	43	187,800	13	138,700	

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/17-3/31/18) with 12 months before (4/1/16-3/31/17).

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.

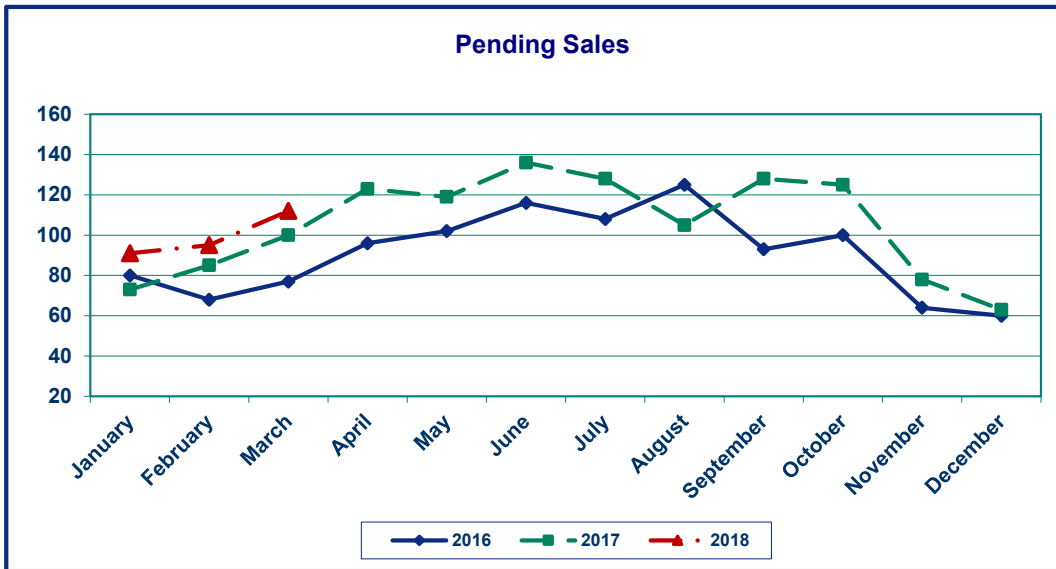
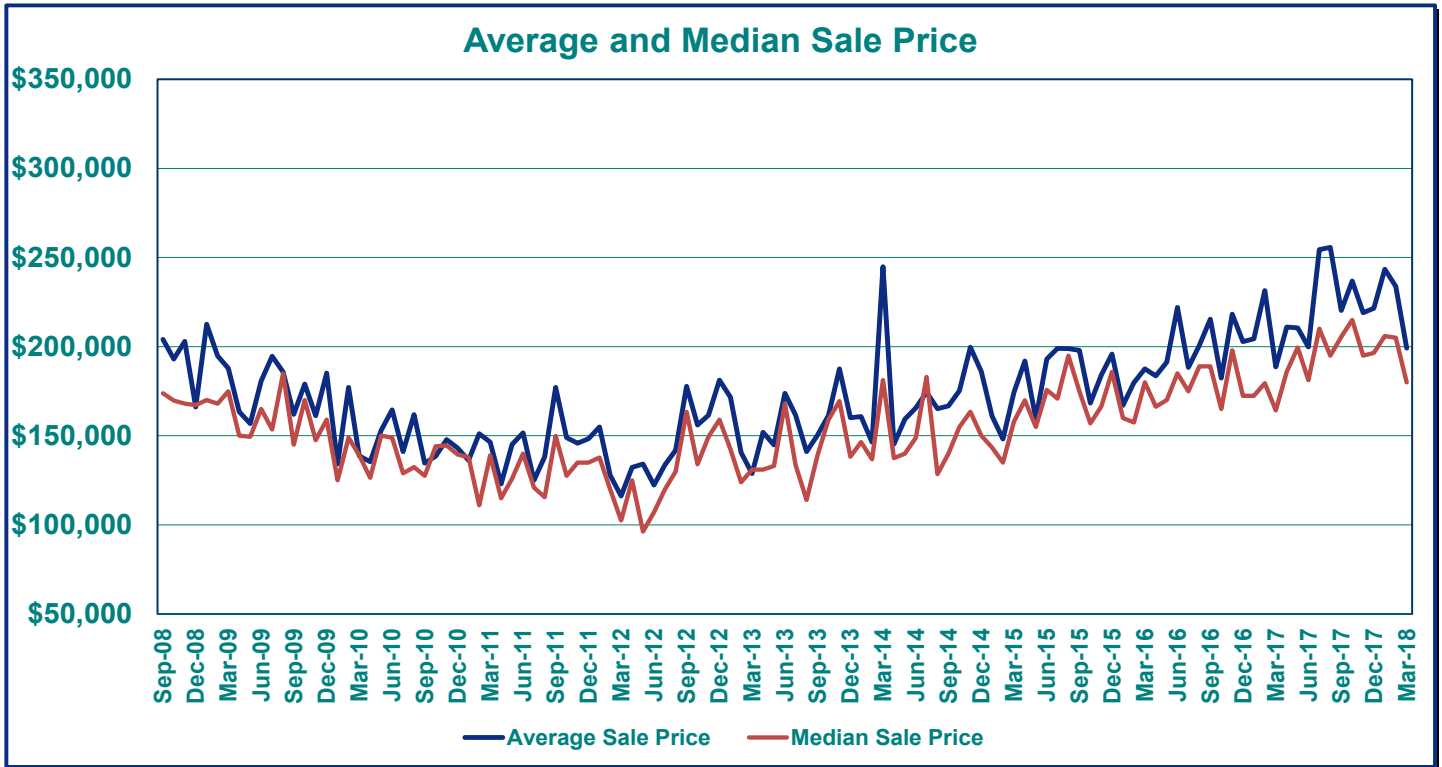


NEW LISTINGS COOS COUNTY, OR

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.



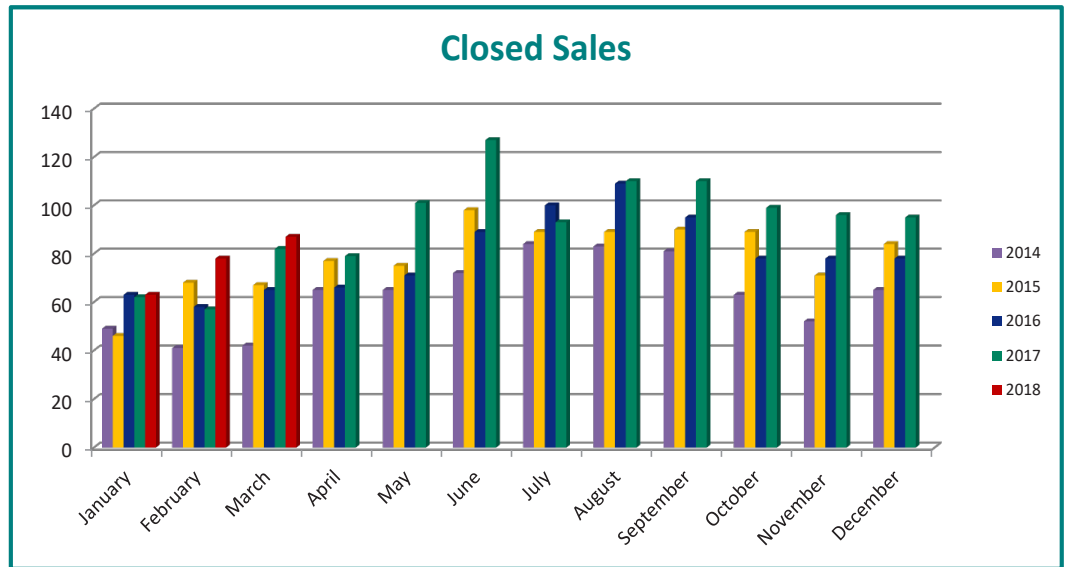
PENDING LISTINGS
COOS COUNTY, OR

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™.

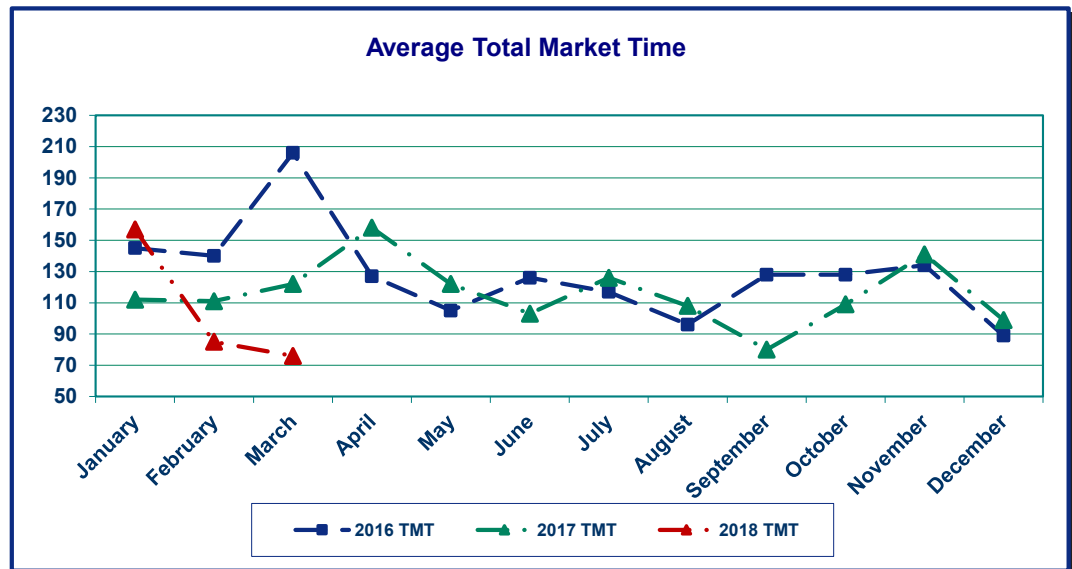
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DAYS ON MARKET
COOS COUNTY, OR

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



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