

MARKET ACTION

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

Residential Review: Coos County, Oregon

May Residential Highlights

Coos County saw some mixed activity this May. Closed sales, at 108, outpaced May 2018 (101) by 6.9% and April 2018 (99) by 9.1%—the strongest May for closings on the RMLS™ record. Pending sales, at 124, bested May 2017 (119) by 4.2% but ended 5.3% below the 131 offers accepted last month in April 2018. New listings (177) outpaced April 2018 (146, 21.2%).

Year to Date Summary

Activity in 2018 is mostly ahead

compared with 2017. Closed sales through May have increased 14.8% and pending sales (513) increased 8.7%. New listings (678) have decreased 2.3% so far this year.

Average and Median Sale Prices

Comparing 2018 to 2017 through May, the average sale price has increased 9.5% from \$207,600 to \$227,400. In the same comparison, the median sale price has increased 11.2% from \$179,000 to \$199,000.

May 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	3.2
May	6.9	4.5	3.4
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	

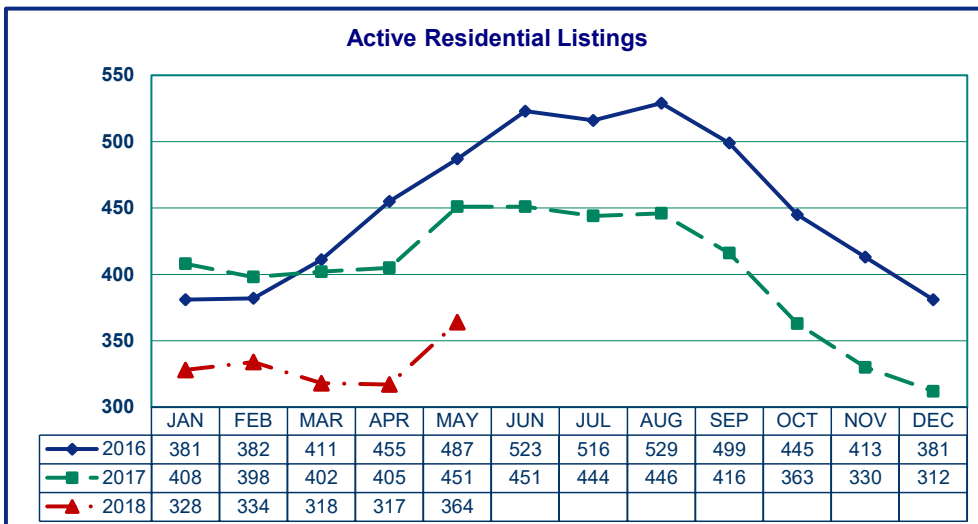
*Inventory in Months is calculated by dividing the Active Residential Listings at the end of the month in question by the number of closed sales for that month. This includes proposed and under construction homes.

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	May	177	124	108	237,500	195,000	98
	April	146	131	99	225,300	200,000	81
	Year-to-date	678	513	442	227,400	199,000	95
2017	May	189	119	101	210,500	199,500	122
	Year-to-date	694	472	385	207,600	179,000	126
Change	May	-6.3%	4.2%	6.9%	12.8%	-2.3%	-20.0%
	Prev Mo 2018	21.2%	-5.3%	9.1%	5.4%	-2.5%	21.0%
	Year-to-date	-2.3%	8.7%	14.8%	9.5%	11.2%	-24.6%

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

Average Sale Price % Change:
+11.2% (\$227,500 v. \$204,500)
Median Sale Price % Change:
+9.9% (\$197,000 v. \$179,300)

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 • 5/2018

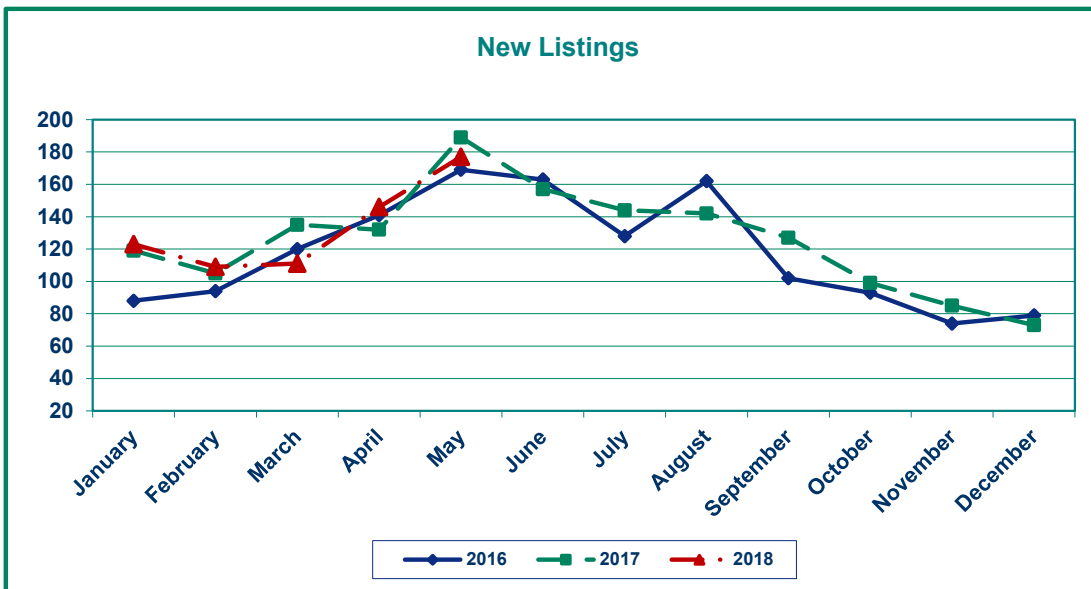
Coos County, Oregon

	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 97414 Bandon	82	26	6	23	43.8%	23	294,900	111	105	77	18.5%	68	321,900	294,500	9.5%	9	258,000	30	232,100	1	226,000	
97414 Broadbent	2	1	0	0	-	0	-	-	1	1	-	1	115,000	115,000	-	-	-	-	-	-	-	
97420 Coos Bay	123	72	14	53	20.5%	39	210,200	61	287	219	17.7%	182	197,500	180,000	8.9%	5	1,030,000	26	117,100	13	152,100	
97423 Coquille	38	25	6	16	14.3%	15	243,200	133	79	59	18.0%	52	226,800	184,300	3.1%	2	84,800	6	174,600	3	141,300	
97449 Lakeside	37	18	5	6	-25.0%	6	290,800	266	50	27	-3.6%	25	225,600	170,000	14.9%	3	420,200	9	72,800	-	-	
97488 Myrtle Point	19	10	1	6	-40.0%	8	254,900	69	34	27	-27.0%	21	188,200	181,000	35.1%	2	98,700	2	27,800	1	156,300	
97489 North Bend	54	23	2	20	-23.1%	17	190,200	88	113	101	1.0%	91	231,000	215,000	9.9%	2	375,000	10	82,500	4	265,300	
97466 Powers	9	2	-	0	-100.0%	0	-	-	9	2	-66.7%	2	70,500	70,500	-27.1%	-	-	-	-	-	-	
Coos County	364	177	34	124	4.2%	108	237,500	98	678	513	8.7%	442	227,400	199,000	11.3%	23	428,200	83	151,700	22	174,800	

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/17-5/31/18) with 12 months before (6/1/16-5/31/17).

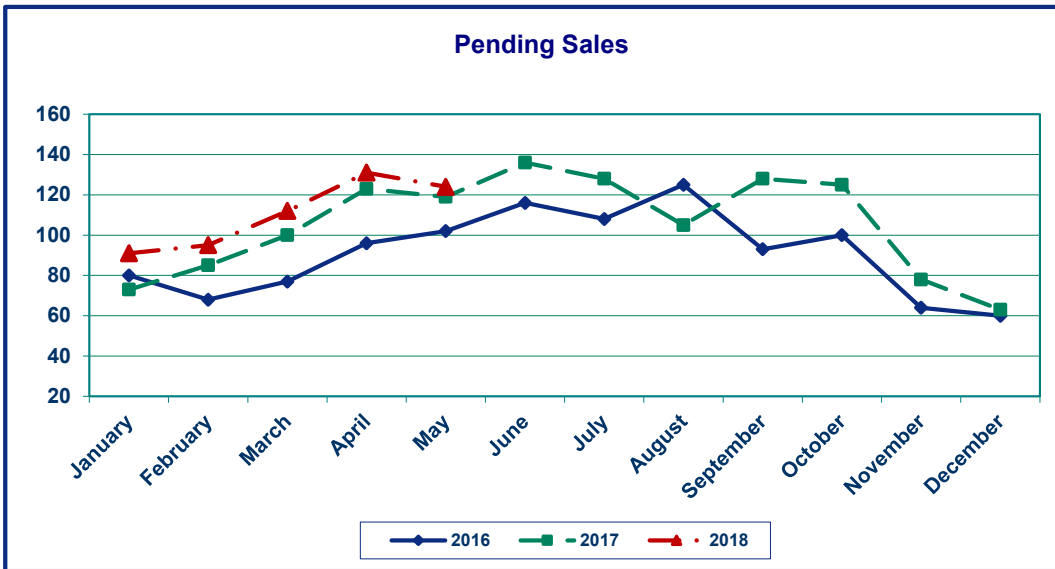
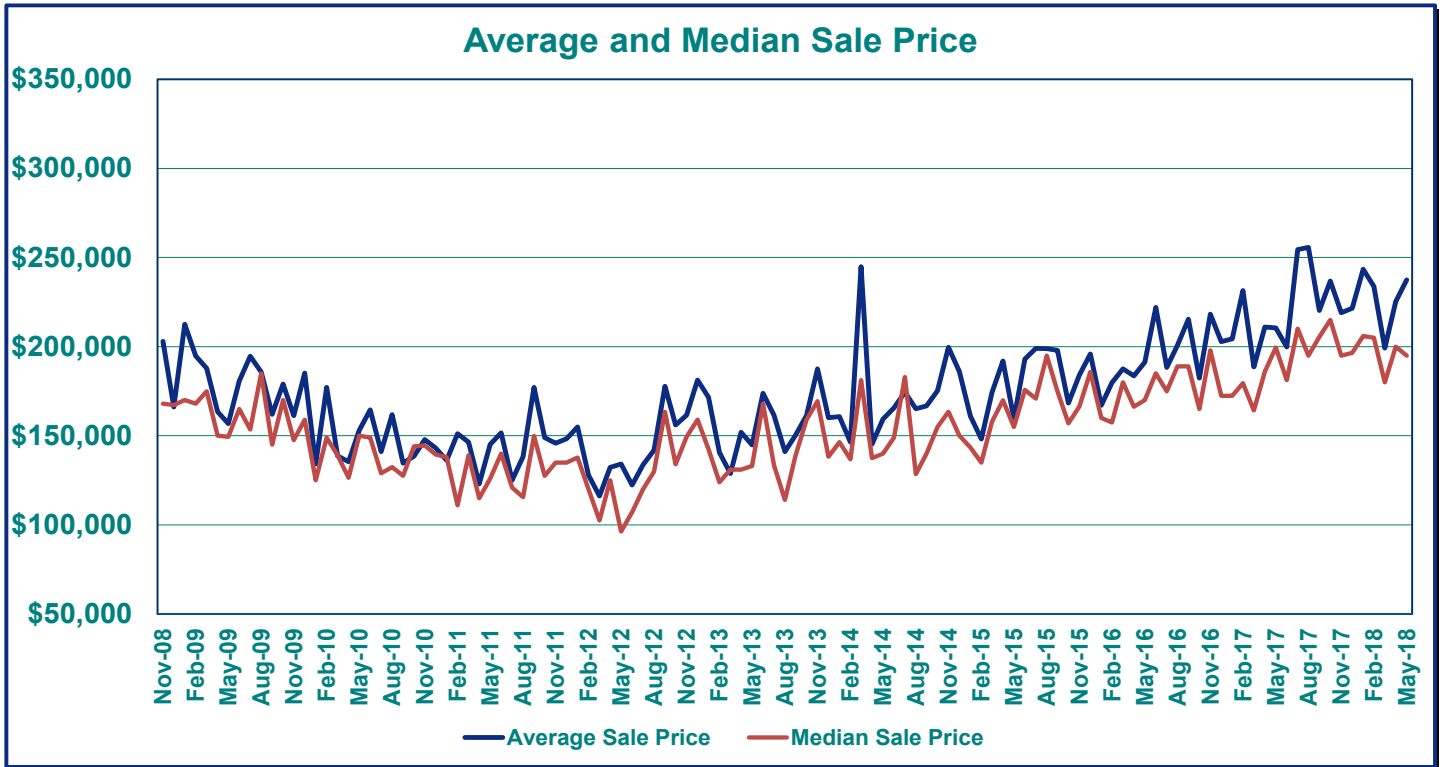
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



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

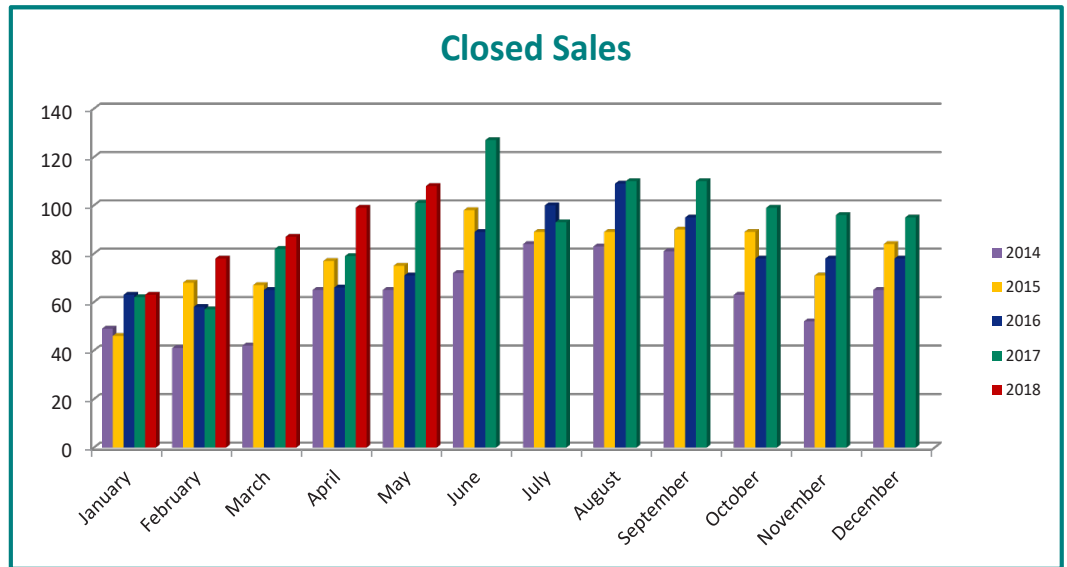
COOS COUNTY, OR

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.

Contact RMLS™
 8338 NE Alderwood Rd
 Suite 230
 Portland, OR 97220
 (503) 236-7657
 communications@rmls.com



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

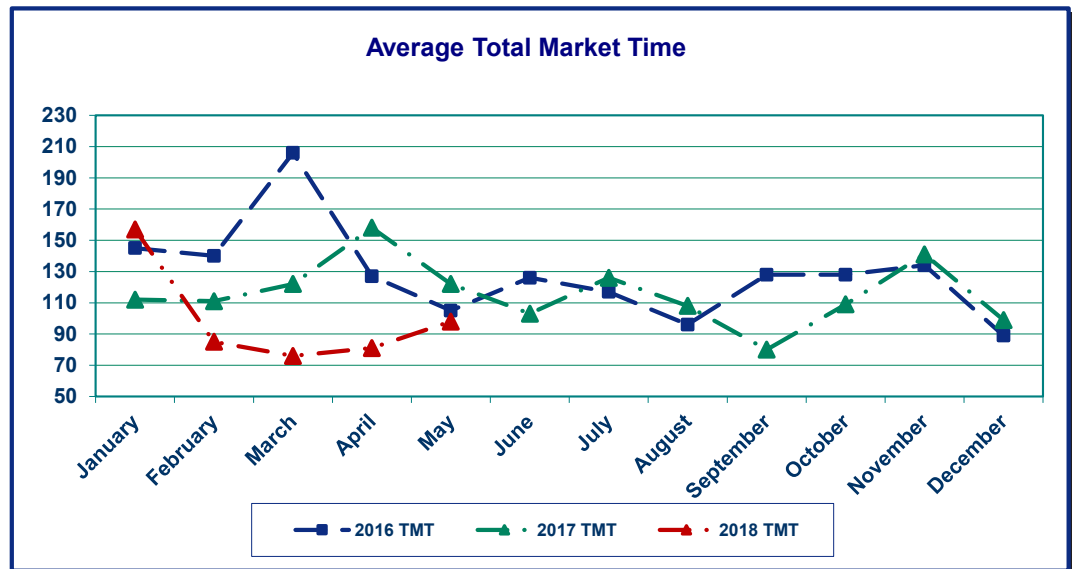
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DAYS ON MARKET
COOS COUNTY, OR

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



Lori Palermo, Chairwoman of the Board
 Kurt von Wasmuth, President/CEO
 Tyler Chaudhary, Editor