

MARKET ACTION

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

Residential Review: Curry County, Oregon

April 2019 Reporting Period

April Residential Highlights

Curry County saw mixed numbers this April, but closings had a gain compared with April 2018. At 39, closings rose 11.4% compared with April 2018 (35), despite cooling 4.9% from the 41 closings recorded last month in March 2019.

New listings (84) fell four short of April 2018 (-4.5%) and outpaced March 2019 (66) by 27.3%.

Pending sales, at 54, cooled 15.6% from the 64 offers accepted last year in April 2018, and 10.0% compared

with last month in March 2019, when 60 offers were accepted.

Inventory rose in April to 7.4 months, with total market time rising to 180 days.

Average and Median Sale Prices

Comparing 2019 to 2018 through April, the average sale price has decreased 8.4% from \$310,500 to \$284,500. In the same comparison, the median sale price has increased 7.8% from \$255,000 to \$275,000.

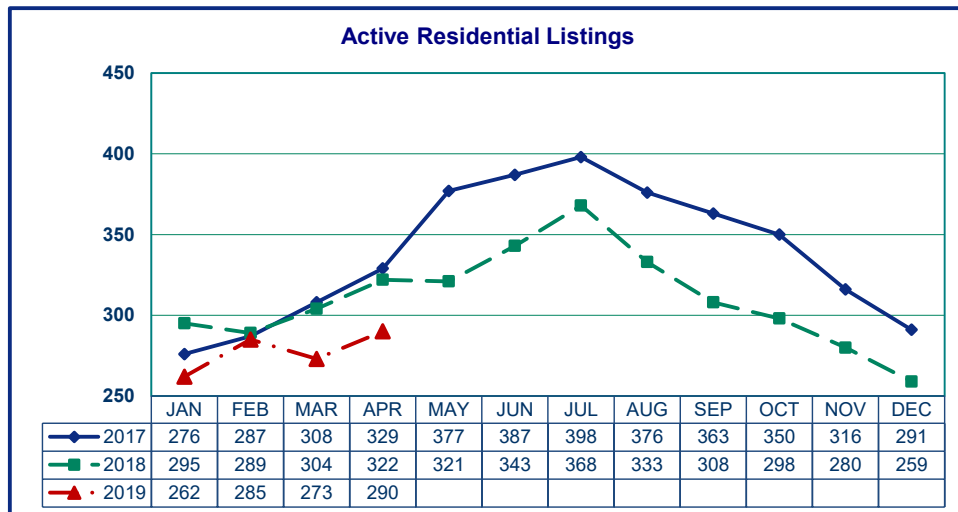
Inventory in Months*			
	2017	2018	2019
January	6.7	7.4	10.9
February	8.2	9.0	8.4
March	7.5	5.2	6.7
April	10.3	9.2	7.4
May	9.0	6.4	
June	8.2	7.3	
July	7.2	6.2	
August	6.2	5.5	
September	6.7	4.3	
October	6.9	5.4	
November	6.9	5.5	
December	6.1	5.5	

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	April	84	54	39	303,800	285,000	180
	March	66	60	41	267,900	270,000	155
	Year-to-date	280	186	139	284,500	275,000	203
2018	April	88	64	35	310,100	275,000	131
	Year-to-date	286	196	166	310,500	255,000	157
Change	April	-4.5%	-15.6%	11.4%	-2.0%	3.6%	37.2%
	Prev Mo 2019	27.3%	-10.0%	-4.9%	13.4%	5.6%	16.1%
	Year-to-date	-2.1%	-5.1%	-16.3%	-8.4%	7.8%	29.8%

*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	
Average Sale Price % Change:	+5.1% (\$307,200 v. \$292,200)
Median Sale Price % Change:	+8.0% (\$270,000 v. \$250,000)

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 • 4/2019

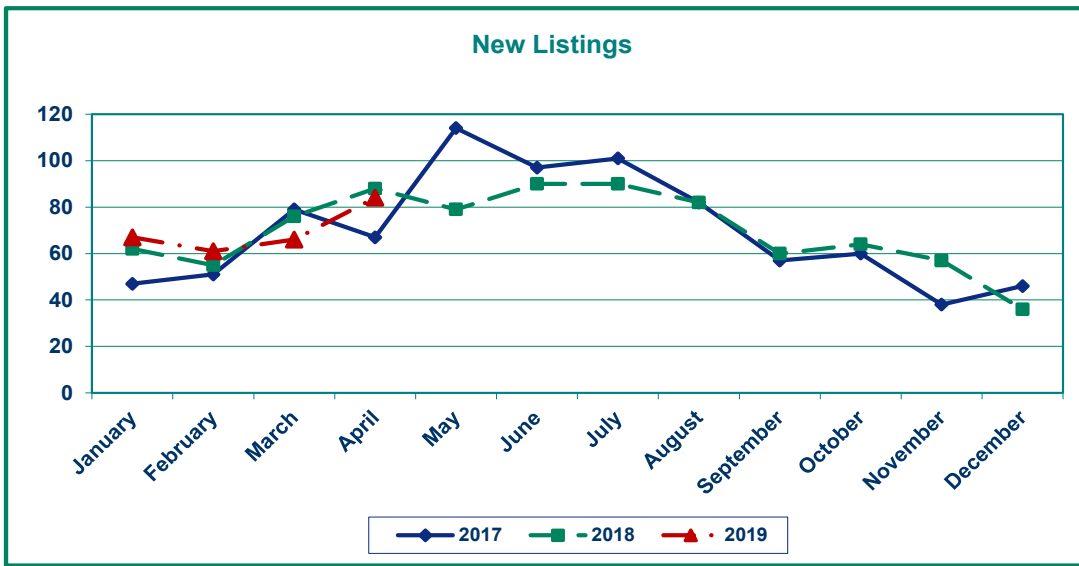
Curry County, Oregon

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
	Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date			
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
270	City, Airport, Marina Hts., NB Chetco	94	30	6	17	-15.0%	17	252,700	104	112	72	18.0%	55	278,900	270,000	-6.4%	2	250,000	8	82,500	3	593,300
271	Harbor, Winchuck, SB Chetco	56	16	5	7	-22.2%	4	283,400	58	44	28	-26.3%	26	227,700	243,500	-11.1%	2	207,500	4	136,300	-	-
272	Carpenterville, Cape Ferrello, Whaleshead	25	2	2	3	-66.7%	5	281,600	71	16	17	-5.6%	16	293,100	312,500	-1.5%	-	-	2	87,500	-	-
273	Gold Beach	71	25	9	18	0.0%	9	382,800	152	75	50	-7.4%	30	350,900	272,500	25.7%	3	884,300	12	153,200	-	-
274	Port Orford	44	11	3	9	12.5%	4	391,000	828	33	19	-24.0%	12	255,700	230,000	35.5%	1	519,500	11	88,900	1	492,500
	Curry County	290	84	25	54	-15.6%	39	303,800	180	280	186	-5.1%	139	284,500	275,000	5.1%	8	510,900	37	113,400	4	568,100

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2019 with April 2018. The Year-To-Date section compares 2019 year-to-date statistics through April with 2018 year-to-date statistics through April.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/18-4/30/19) with 12 months before (5/1/17-4/30/18).

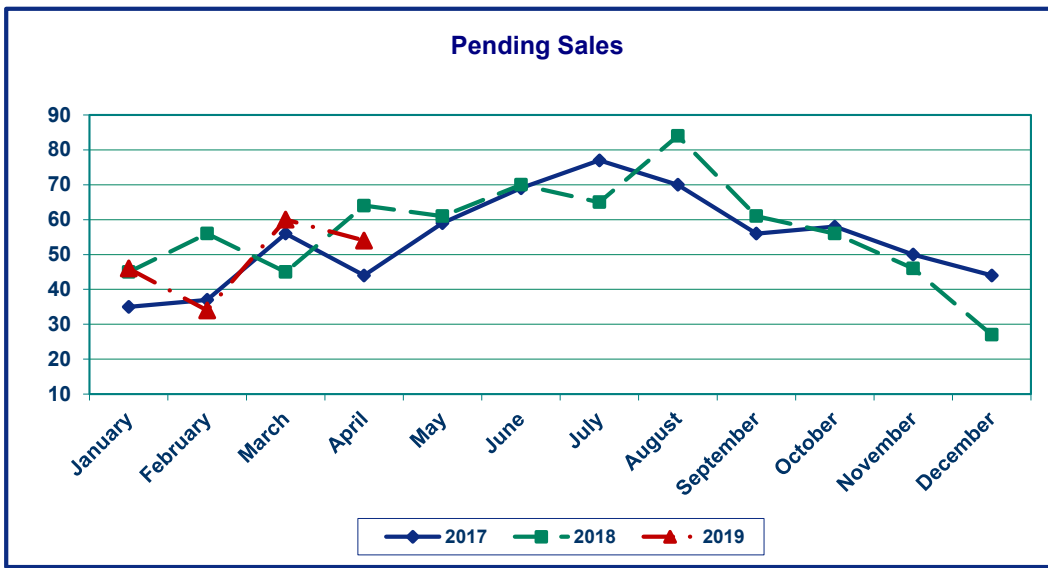
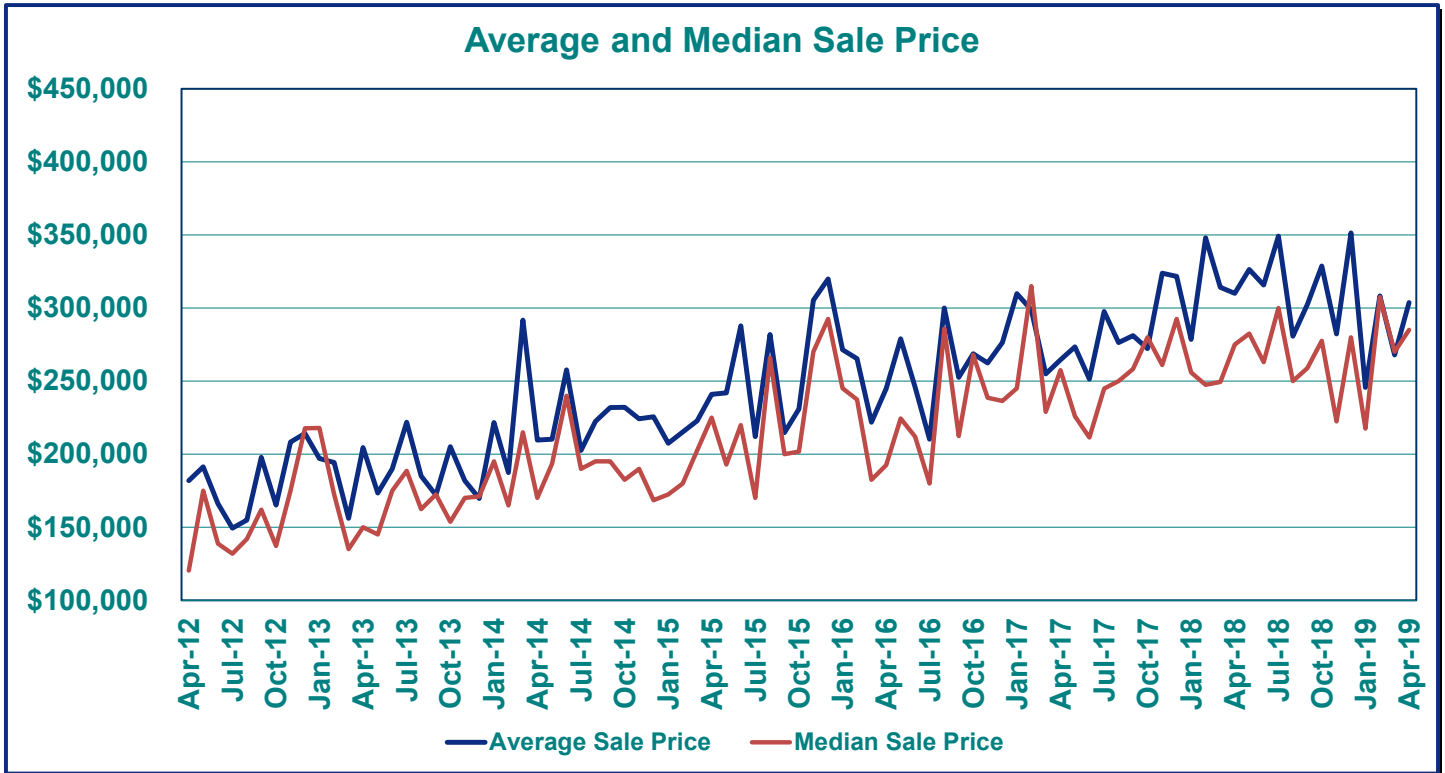
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



NEW LISTINGS
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.

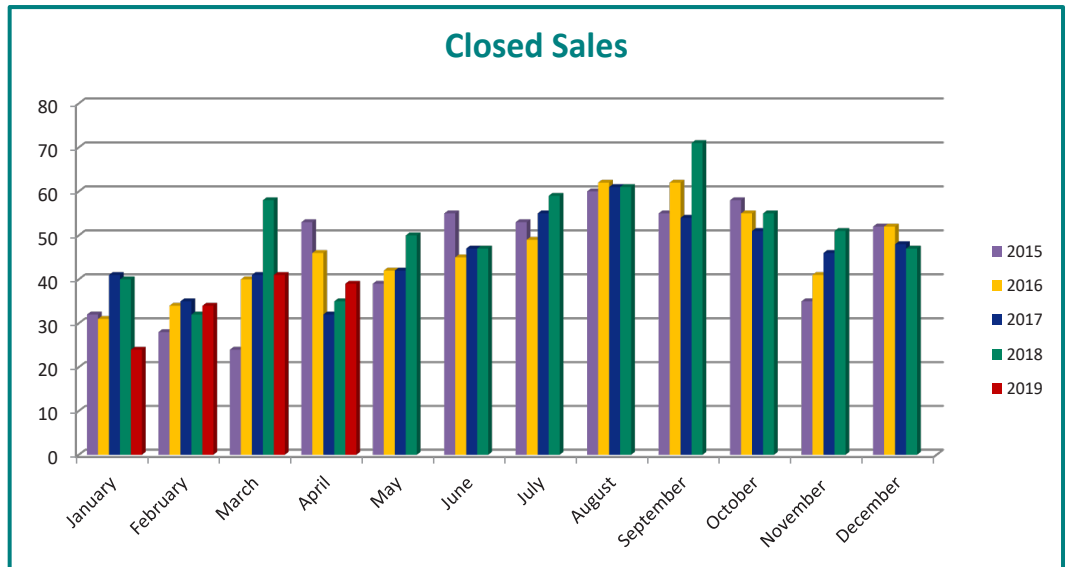


PENDING LISTINGS
CURRY COUNTY, OR
This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.

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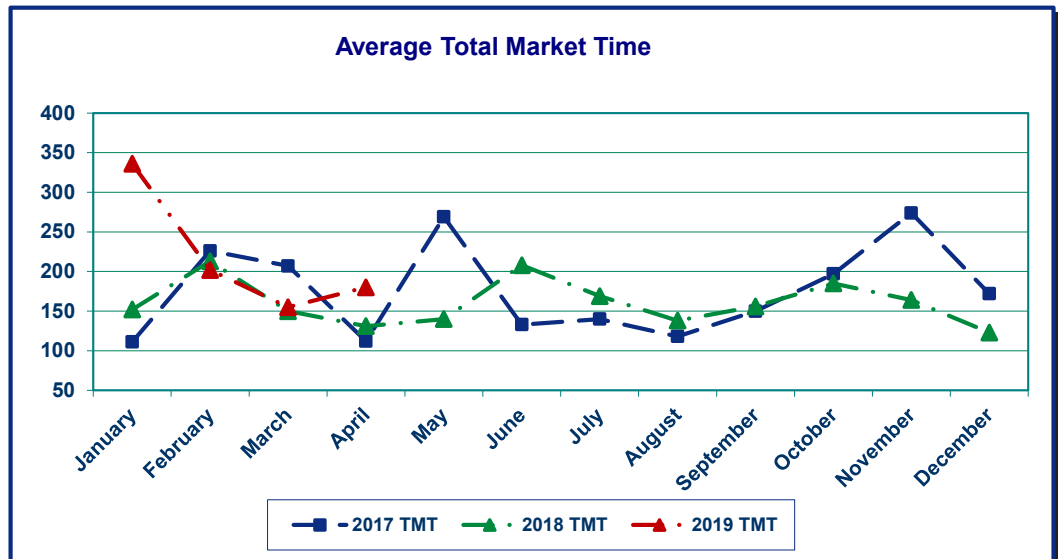
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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.

RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.



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