

# MARKET ACTION

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

Residential Review: Curry County, Oregon

June 2019 Reporting Period

## June Residential Highlights

June brought an uptick in pending sales to Curry County. At 74, pending sales rose 5.7% over June 2018 (70) and even outpaced May 2019 (58) by 27.6%. This was the strongest June for accepted offers on the RMLS™ record, dating to 2005!

Closed sales (52) rose 10.6% compared with June 2018 (47) despite decreasing 11.9% from last month in May 2019 when 59 closings were posted. New listings (88) fell two short of the 90 recorded in June 2018 (-2.2%).

## Year to Date Summary

Comparing the first six months of 2019 to the same period in 2018, new listings (460) have increased 0.7% and pending sales (302) have increased 0.3%, while closed sales (251) have decreased 4.6%.

## Average and Median Sale Prices

Comparing 2019 to 2018 through June, the average sale price has increased 0.3% from \$314,500 to \$315,300. In the same comparison, the median sale price has increased 6.8% from \$262,100 to \$280,000.

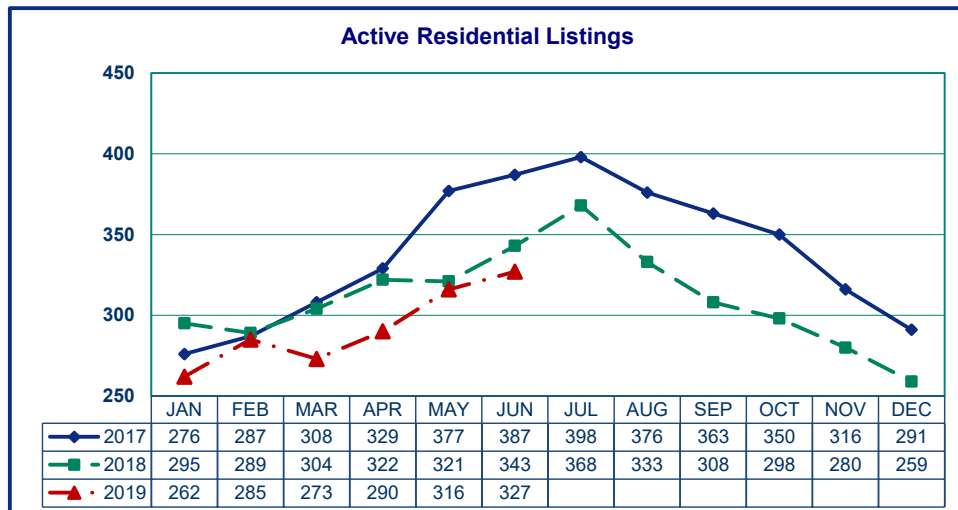
Inventory in Months*			
	2017	2018	2019
January	6.7	7.4	10.9
February	8.2	9.0	8.4
March	7.5	5.2	6.7
April	10.3	9.2	7.4
May	9.0	6.4	5.4
June	8.2	7.3	6.3
July	7.2	6.2	
August	6.2	5.5	
September	6.7	4.3	
October	6.9	5.4	
November	6.9	5.5	
December	6.1	5.5	

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	June	88	74	52	325,100	286,300	123
	May	87	58	59	378,400	295,000	143
	Year-to-date	460	302	251	315,300	280,000	172
2018	June	90	70	47	315,700	263,000	208
	Year-to-date	457	301	263	314,500	262,100	163
Change	June	-2.2%	5.7%	10.6%	3.0%	8.9%	-41.0%
	Prev Mo 2019	1.1%	27.6%	-11.9%	-14.1%	-2.9%	-14.0%
	Year-to-date	0.7%	0.3%	-4.6%	0.3%	6.8%	5.7%

\*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>	+3.9% (\$313,500 v. \$301,700)
<b>Median Sale Price % Change:</b>	+3.5% (\$271,300 v. \$262,100)

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 • 6/2019

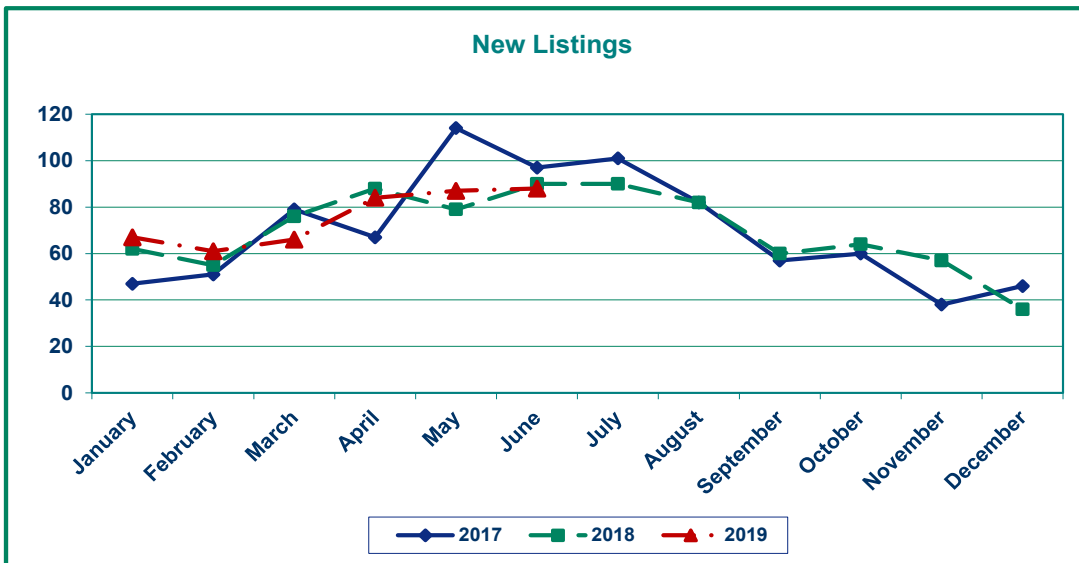
## Curry County, Oregon

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
	Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date			
	Active Listings	New Listings	Expired, Canceled Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <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	100	27	5	25	13.6%	19	352,900	72	162	112	17.9%	89	316,900	305,000	-4.3%	5	239,000	10	75,700	4	505,800
271	Harbor, Winchuck, SB Chetco	67	24	2	17	13.3%	12	299,100	178	92	58	-7.9%	50	256,300	265,000	-8.6%	3	215,000	11	155,500	-	-
272	Carpenterville, Cape Ferrello, Whaleshead	37	11	1	11	57.1%	2	369,400	190	42	30	3.4%	21	299,800	320,000	-12.2%	-	-	2	87,500	-	-
273	Gold Beach	82	21	5	15	-42.3%	14	324,100	145	120	74	-11.9%	64	388,100	280,000	22.3%	4	738,300	21	158,900	-	-
274	Port Orford	41	5	3	6	-	5	266,600	93	44	28	-6.7%	27	258,500	240,000	23.2%	1	519,500	19	86,700	1	492,500
	<b>Curry County</b>	<b>327</b>	<b>88</b>	<b>16</b>	<b>74</b>	<b>5.7%</b>	<b>52</b>	<b>325,100</b>	<b>123</b>	<b>460</b>	<b>302</b>	<b>0.3%</b>	<b>251</b>	<b>315,300</b>	<b>280,000</b>	<b>3.9%</b>	<b>13</b>	<b>408,700</b>	<b>63</b>	<b>121,100</b>	<b>5</b>	<b>503,100</b>

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/18-6/30/19) with 12 months before (7/1/17-6/30/18).

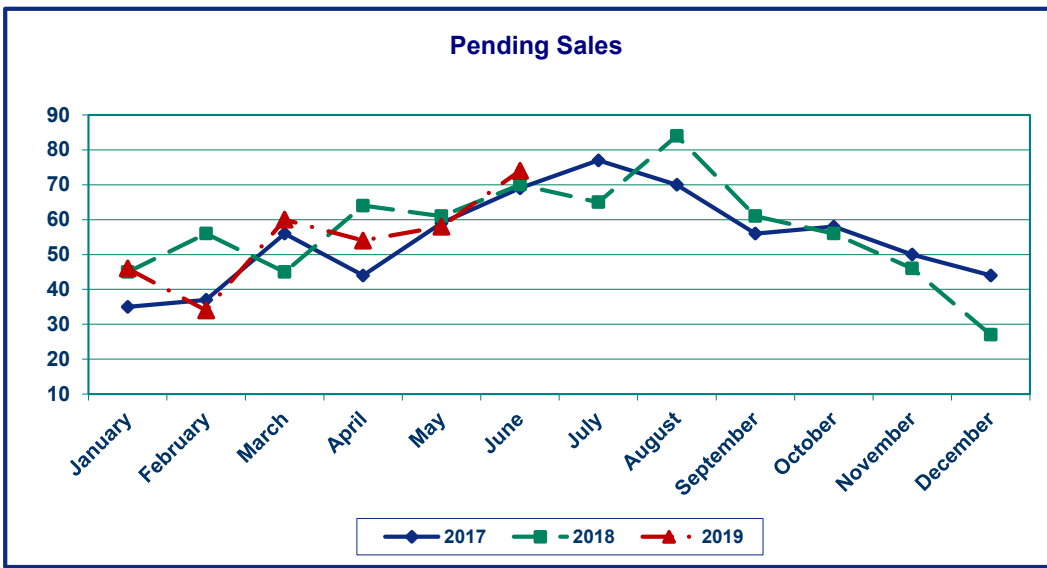
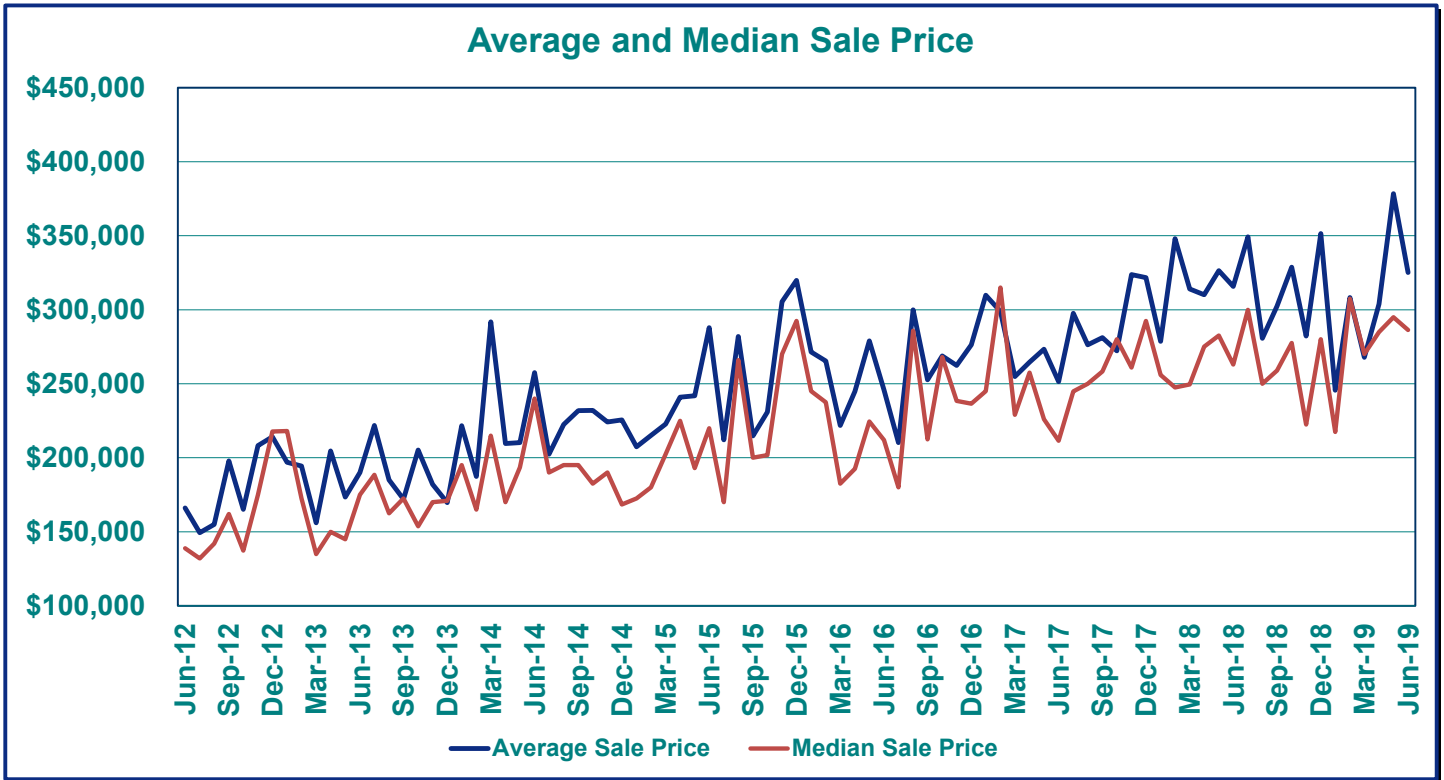
<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



**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.*



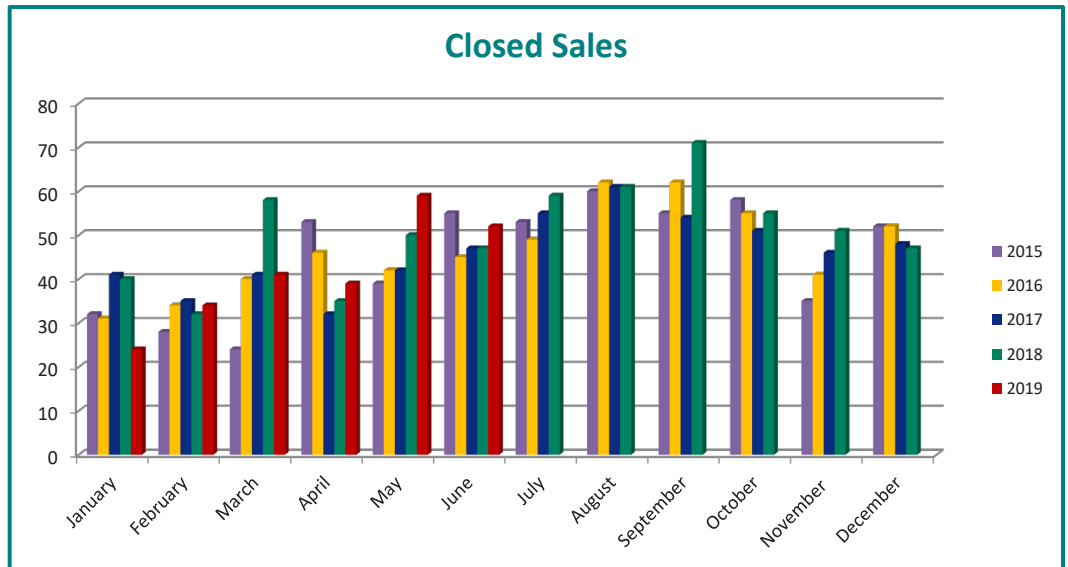
**PENDING LISTINGS**  
CURRY COUNTY, OR  
*This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.*

**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™.

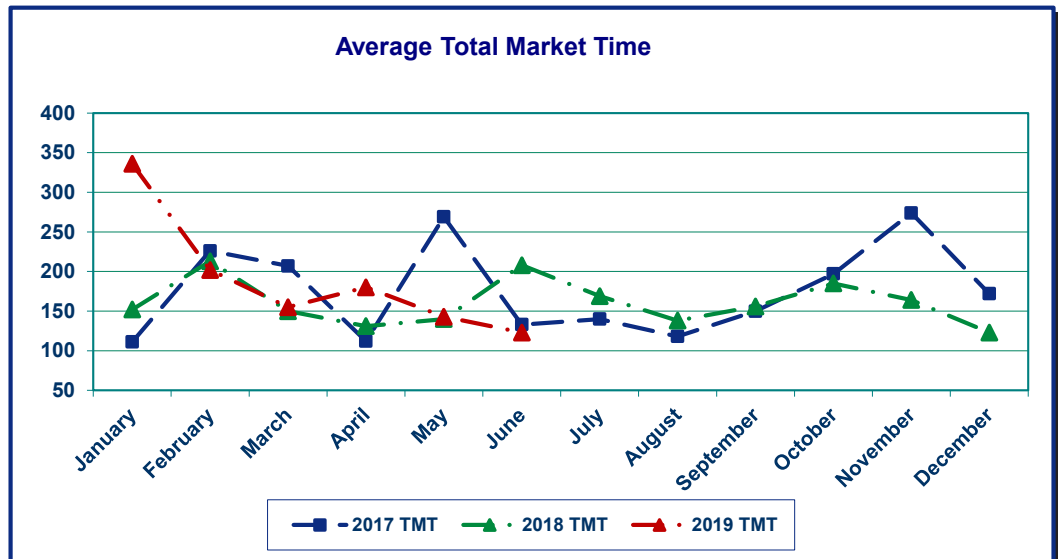


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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