

MARKET ACTION

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

Residential Review: Curry County, Oregon

December 2019 Reporting Period

December Residential Highlights

At 36, new listings held steady with December 2018 (36) and decreased 20.0% from the 45 new listings offered last month in November 2019.

Pending sales (47) increased 74.1% from December 2018 (27) and rose 17.5% from last month November 2019 when 40 offers were accepted.

Closed sales (58) rose 23.4% from December 2018 (47) and increased 52.6% from the 38 closings recorded last month in November 2019.

Year to Date Summary

Comparing the twelve months of 2019 to the same period in 2018, new listings (811) have decreased 5.6%, pending sales (596) have increased 0.3%, and closed sales (575) have decreased 6.4%.

Average and Median Sale Prices

Comparing 2019 to 2018 through December, the average sale price has increased 4.8% from \$313,400 to \$328,400. In the same comparison, the median sale price has increased 5.7% from \$265,000 to \$280,000.

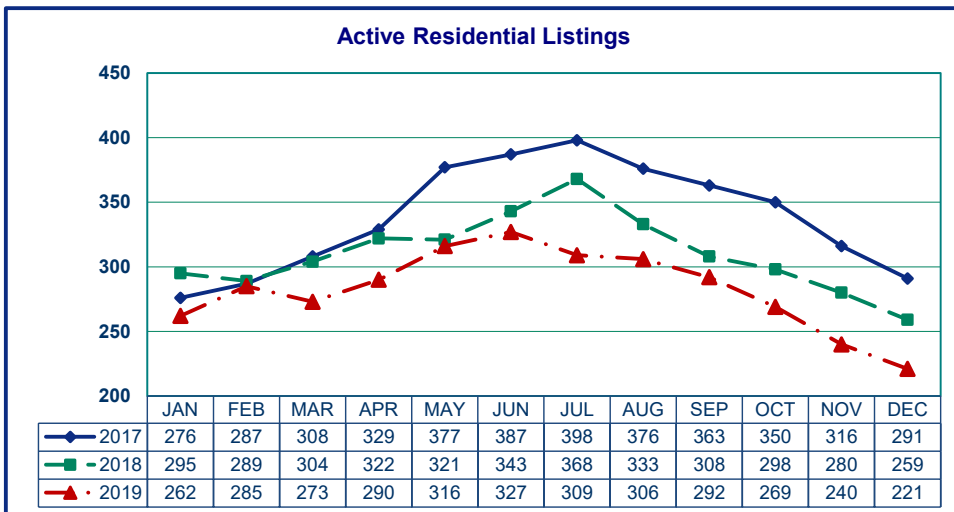
Inventory in Months*			
	2017	2018	2019
January	6.7	7.4	10.9
February	8.2	9.0	8.4
March	7.5	5.2	6.7
April	10.3	9.2	7.4
May	9.0	6.4	5.4
June	8.2	7.3	6.3
July	7.2	6.2	5.9
August	6.2	5.5	4.6
September	6.7	4.3	5.7
October	6.9	5.4	4.6
November	6.9	5.5	6.3
December	6.1	5.5	3.8

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	December	36	47	58	324,200	300,000	135
	November	45	40	38	349,300	269,000	165
	Year-to-date	811	596	575	328,400	280,000	161
2018	December	36	27	47	351,400	280,000	123
	Year-to-date	859	594	614	313,400	265,000	158
Change	December	0.0%	74.1%	23.4%	-7.7%	7.1%	9.9%
	Prev Mo 2019	-20.0%	17.5%	52.6%	-7.2%	11.5%	-18.2%
	Year-to-date	-5.6%	0.3%	-6.4%	4.8%	5.7%	1.8%

*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: +4.8% (\$328,400 v. \$313,400)
Median Sale Price % Change: +5.7% (\$280,000 v. \$265,000)

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 • 12/2019

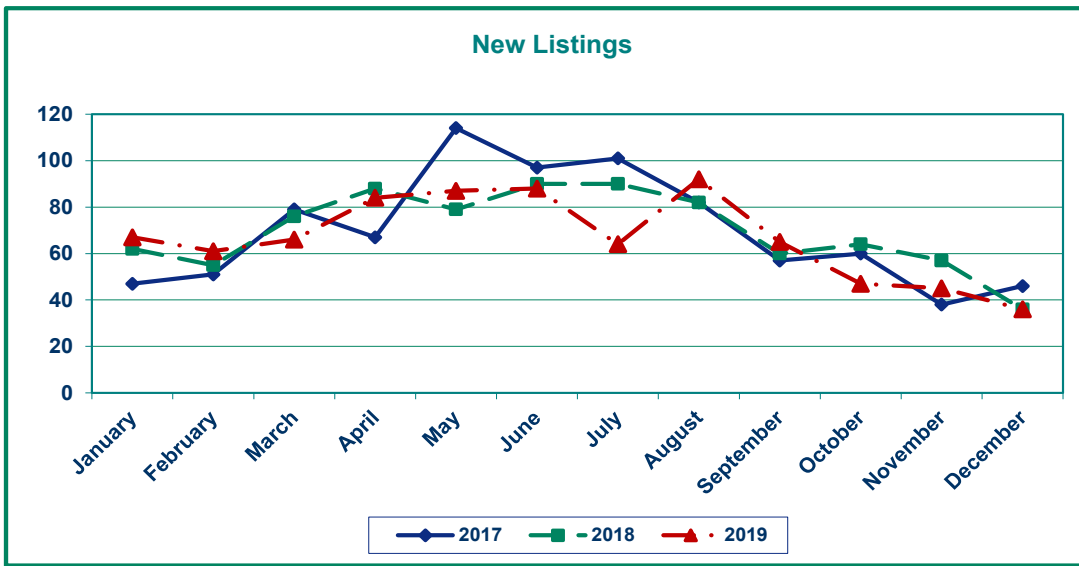
Curry County, Oregon

	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 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	62	11	10	15	50.0%	22	359,800	148	285	226	17.7%	215	360,900	320,000	8.9%	10	271,400	25	115,600	12	358,800
271	Harbor, Winchuck, SB Chetco	55	9	11	9	50.0%	10	293,500	145	180	115	-9.4%	113	259,100	228,000	-3.1%	3	215,000	14	183,800	2	277,500
272	Carpenterville, Cape Ferrello, Whaleshead	21	1	2	1	-50.0%	5	419,900	146	69	53	12.8%	53	336,600	329,000	18.2%	-	-	8	125,300	-	-
273	Gold Beach	60	11	6	13	160.0%	13	259,400	132	197	141	-11.9%	138	355,600	277,500	2.0%	6	602,800	42	144,000	-	-
274	Port Orford	23	4	2	9	125.0%	8	310,300	87	80	61	-10.3%	56	269,100	242,500	-4.5%	2	530,800	28	90,900	2	416,300
	Curry County	221	36	31	47	74.1%	58	324,200	135	811	596	0.3%	575	328,400	280,000	4.8%	21	382,700	117	128,700	16	355,800

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (1/1/19-12/31/19) with 12 months before (1/1/18-12/31/18).

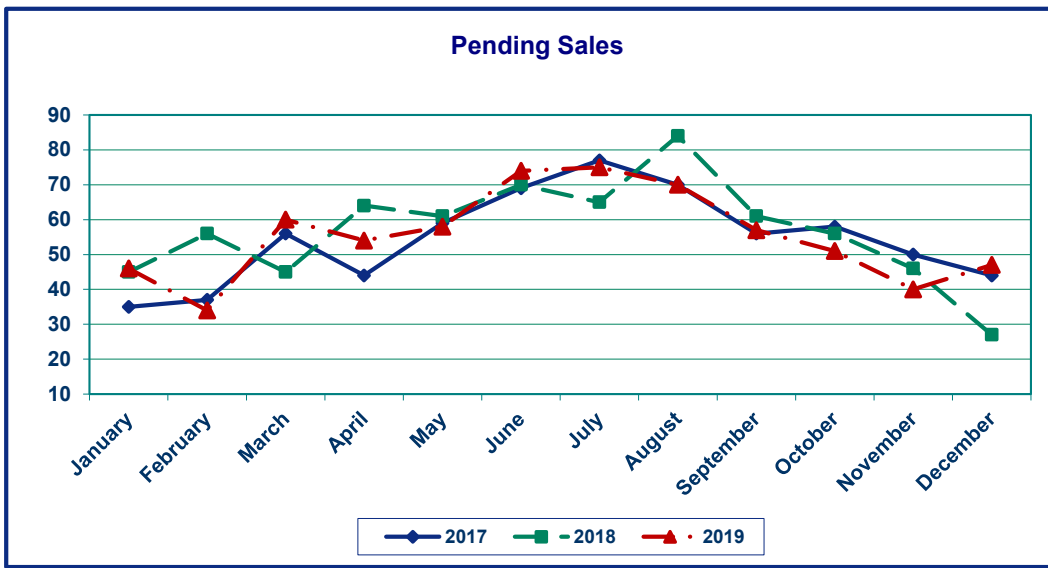
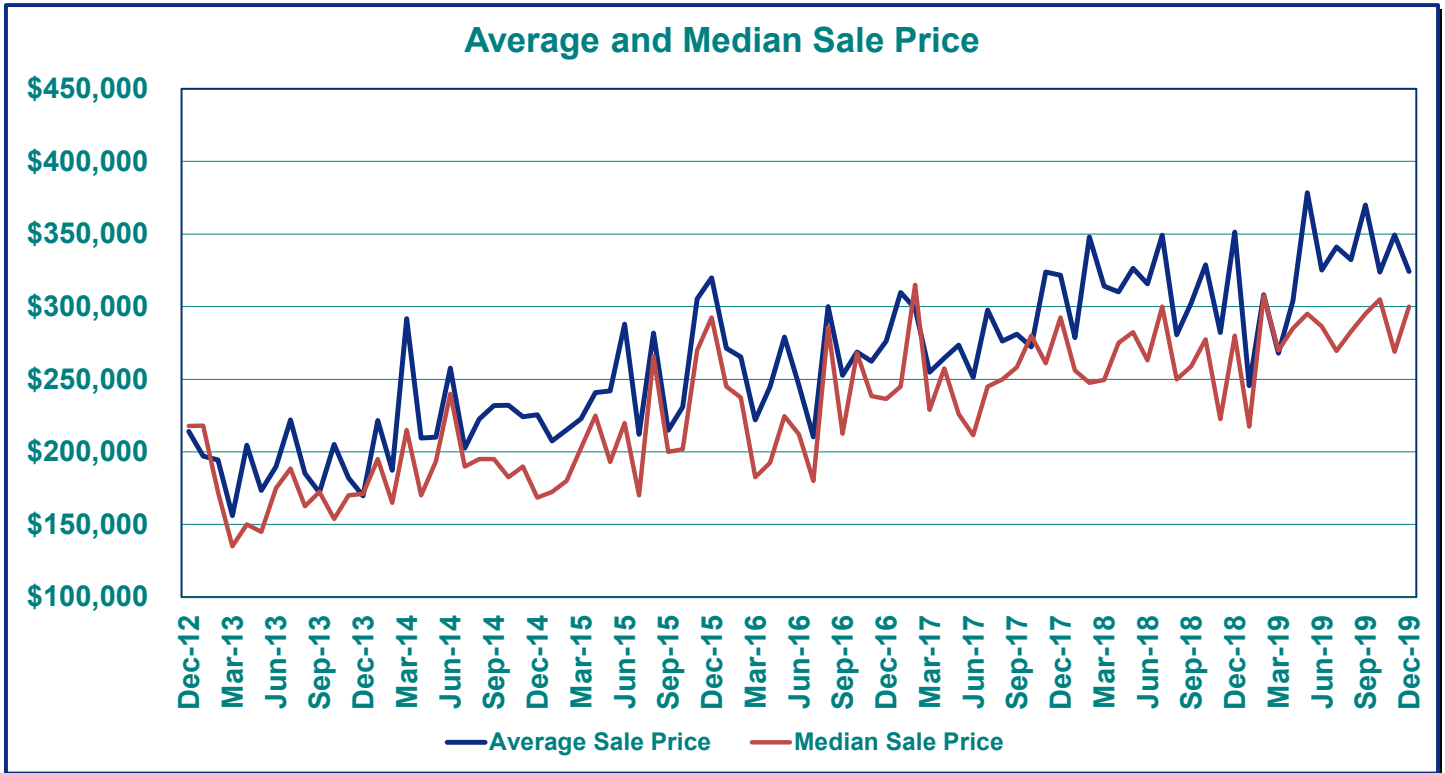
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



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.

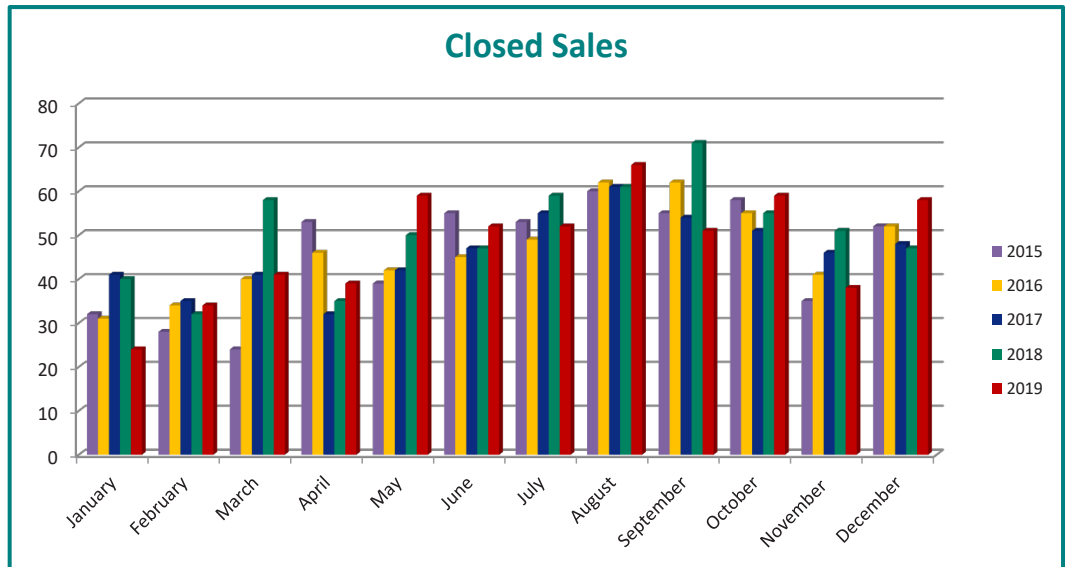


PENDING LISTINGS
CURRY COUNTY, OR
This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.

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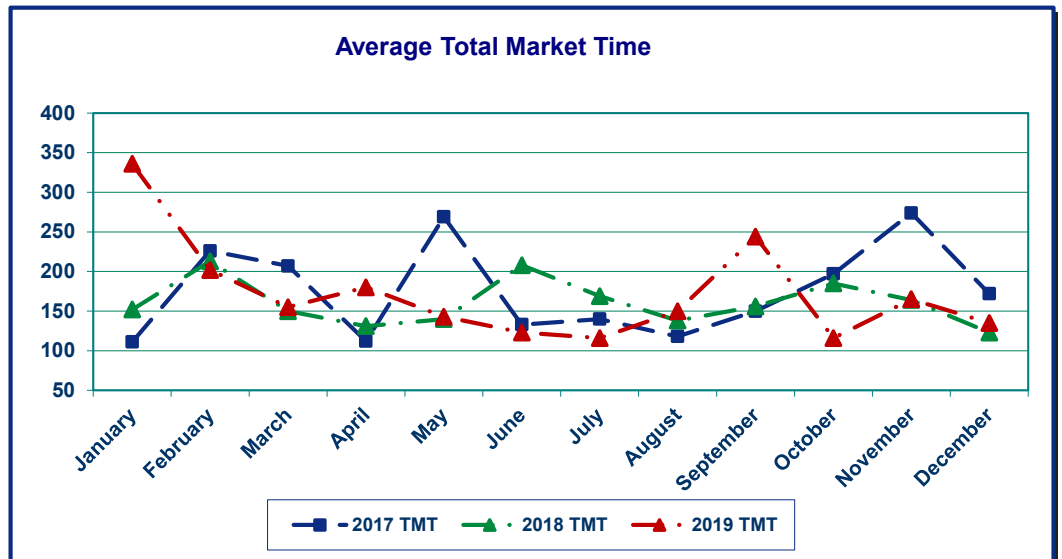
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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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