

MARKET ACTION

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

Residential Review: Curry County, Oregon

March 2020 Reporting Period

March Residential Highlights

At 49, new listings decreased from March 2019 (66) and decreased 5.8% from the 52 new listings offered last month in February 2020.

Pending sales (33) decreased 45.0% from March 2019 (60) and decreased 35.3% from last month February 2020 when 51 offers were accepted.

Closed sales (46) rose 12.2% from March 2019 (41) and increased 64.3% from the 28 closings recorded last month in February 2020.

Year to Date Summary

Comparing the first three months of 2020 to the same period in 2019, new listings (145) have decreased 25.3%, pending sales (120) have decreased 11.8%, and closed sales (110) have increased 10.0%.

Average and Median Sale Prices

Comparing 2020 to 2019 through March, the average sale price has increased 24.7% from \$277,000 to \$345,400. In the same comparison, the median sale price has increased 15.9% from \$270,000 to \$313,000.

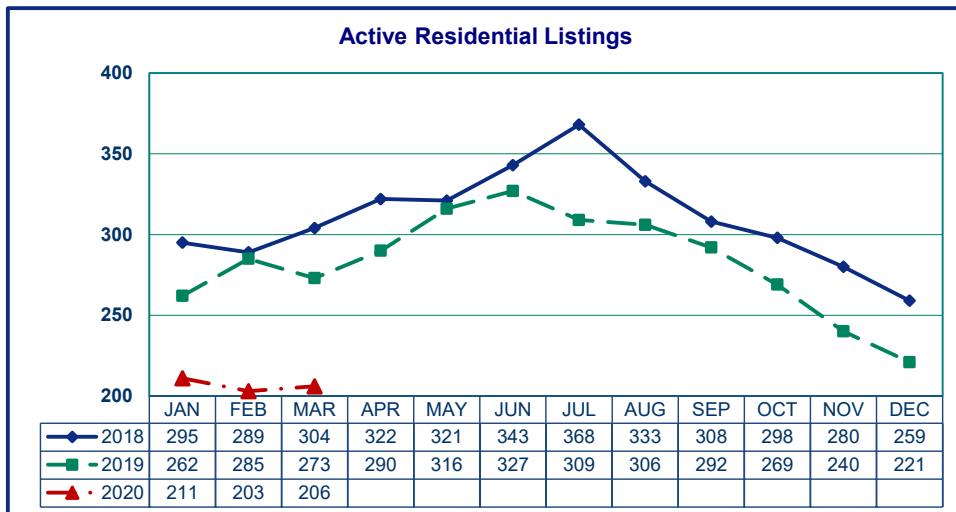
Inventory in Months*			
	2018	2019	2020
January	7.4	10.9	6.0
February	9.0	8.4	7.3
March	5.2	6.7	4.5
April	9.2	7.4	
May	6.4	5.4	
June	7.3	6.3	
July	6.2	5.9	
August	5.5	4.6	
September	4.3	5.7	
October	5.4	4.6	
November	5.5	6.3	
December	5.5	3.8	

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2020	March	49	33	46	317,100	274,800	159
	February	52	51	28	429,700	397,000	141
	Year-to-date	145	120	110	345,400	313,000	142
2019	March	66	60	41	267,900	270,000	155
	Year-to-date	194	136	100	277,000	270,000	213
Change	March	-25.8%	-45.0%	12.2%	18.4%	1.8%	2.8%
	Prev Mo 2020	-5.8%	-35.3%	64.3%	-26.2%	-30.8%	12.8%
	Year-to-date	-25.3%	-11.8%	10.0%	24.7%	15.9%	-33.3%

*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.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months
Average Sale Price % Change: +10.5% (\$340,100 v. \$307,700)
Median Sale Price % Change: +10.1% (\$295,000 v. \$268,000)

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 • 3/2020

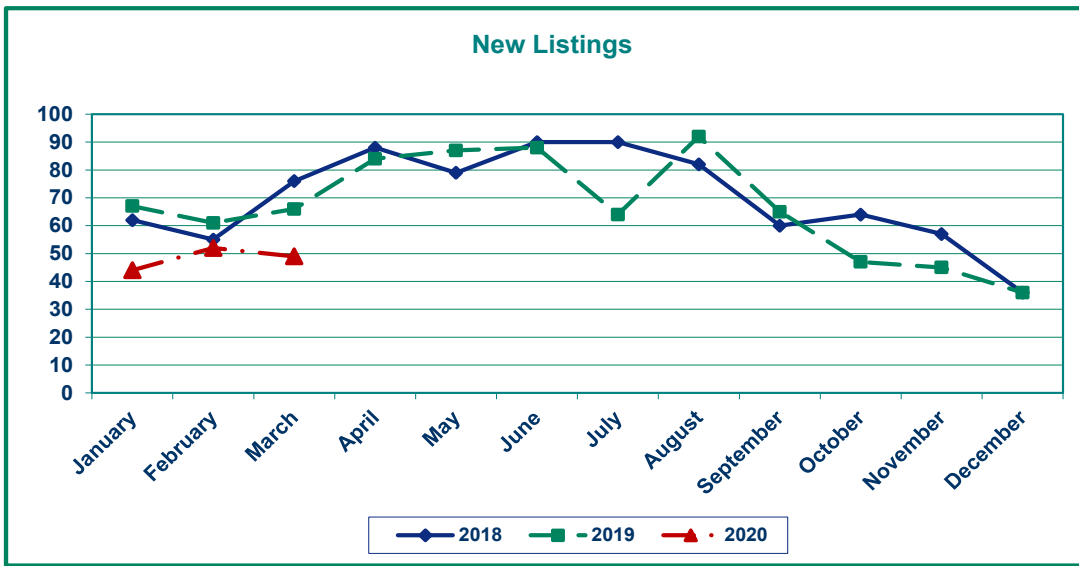
Curry County, Oregon

		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 2020 v. 2019 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2020 v. 2019 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	68	26	9	7	-73.1%	12	337,500	110	64	42	-22.2%	45	371,000	340,000	16.6%	2	355,000	8	110,200	3	248,300
271	Harbor, Winchuck, SB Chetco	39	5	4	3	-50.0%	15	301,900	182	15	25	13.6%	28	369,400	282,500	15.9%	1	311,000	4	95,000	1	385,000
272	Carpenterville, Cape Ferrello, Whaleshead	24	5	2	6	50.0%	1	172,500	7	15	10	-28.6%	4	304,500	276,300	24.1%	-	-	2	82,500	-	-
273	Gold Beach	48	8	8	12	-33.3%	15	332,100	142	32	32	-8.6%	24	319,200	278,800	-1.3%	1	600,000	7	177,000	-	-
274	Port Orford	27	5	4	5	-16.7%	3	285,000	374	19	11	0.0%	9	230,400	200,000	-0.9%	1	250,000	12	69,600	2	295,500
	Curry County	206	49	27	33	-45.0%	46	317,100	159	145	120	-11.8%	110	345,400	313,000	10.5%	5	374,200	33	106,100	6	286,800

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares March 2020 with March 2019. The Year-To-Date section compares 2020 year-to-date statistics through March with 2019 year-to-date statistics through March.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/19-3/31/20) with 12 months before (4/1/18-3/31/19).

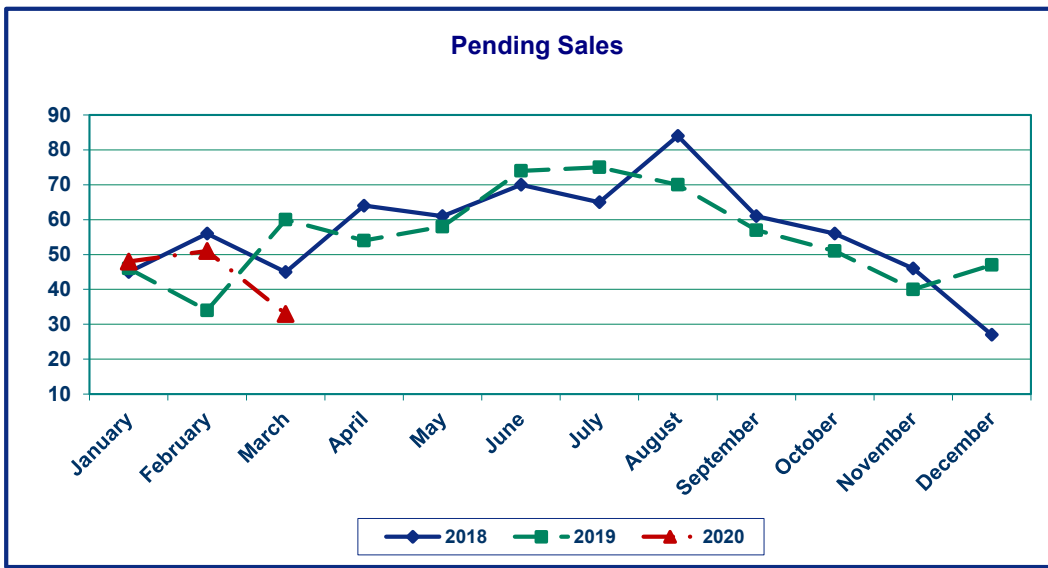
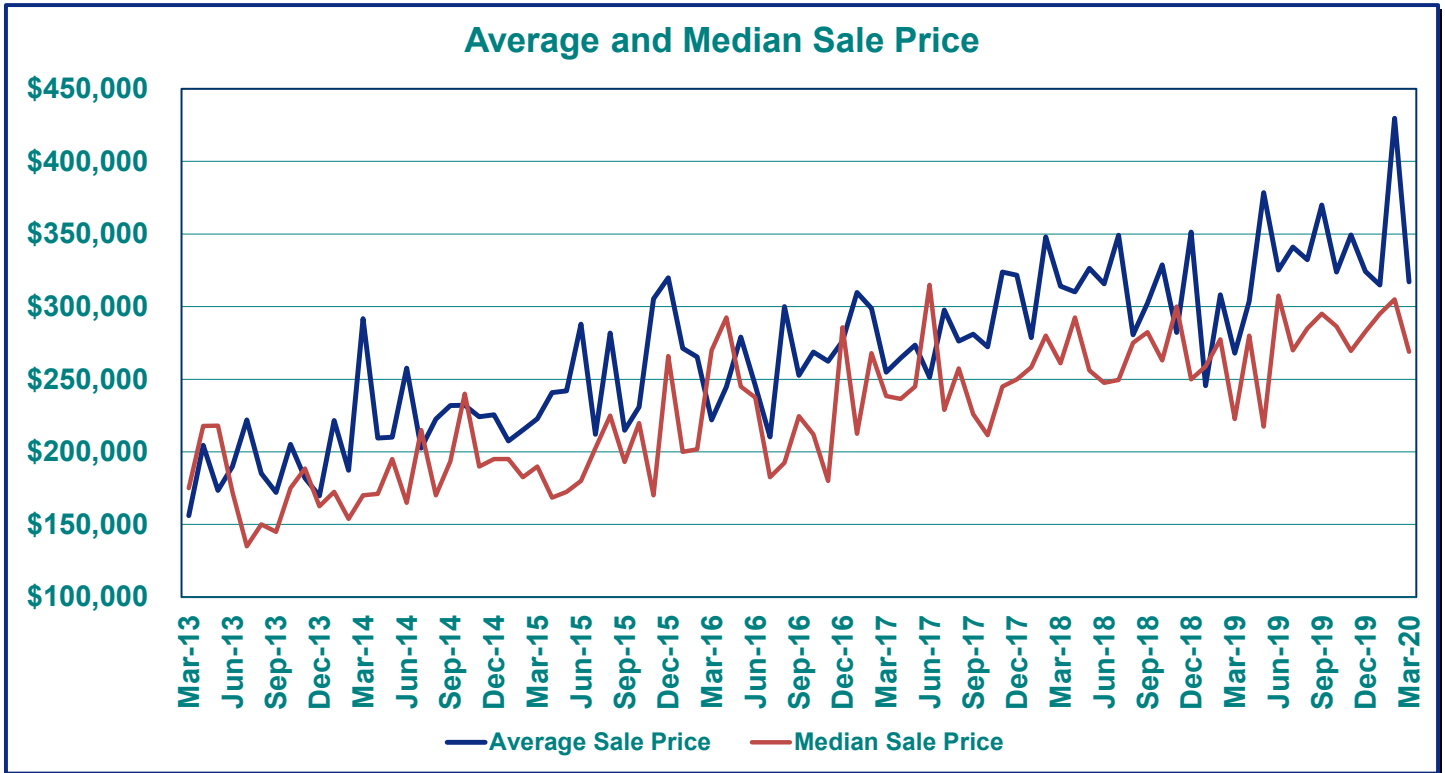
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



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.



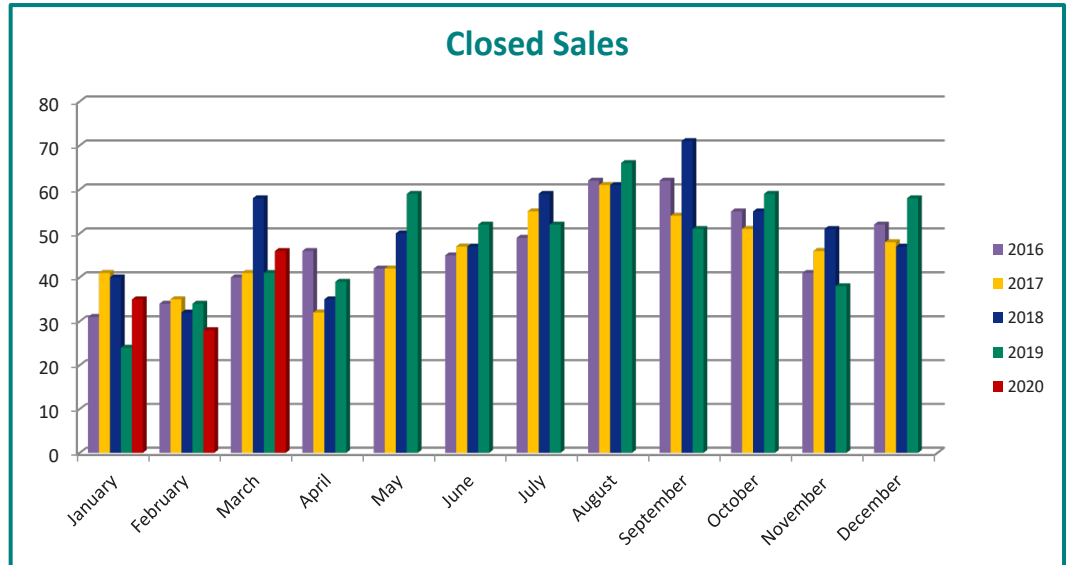
PENDING LISTINGS
CURRY COUNTY, OR
This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.

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™.

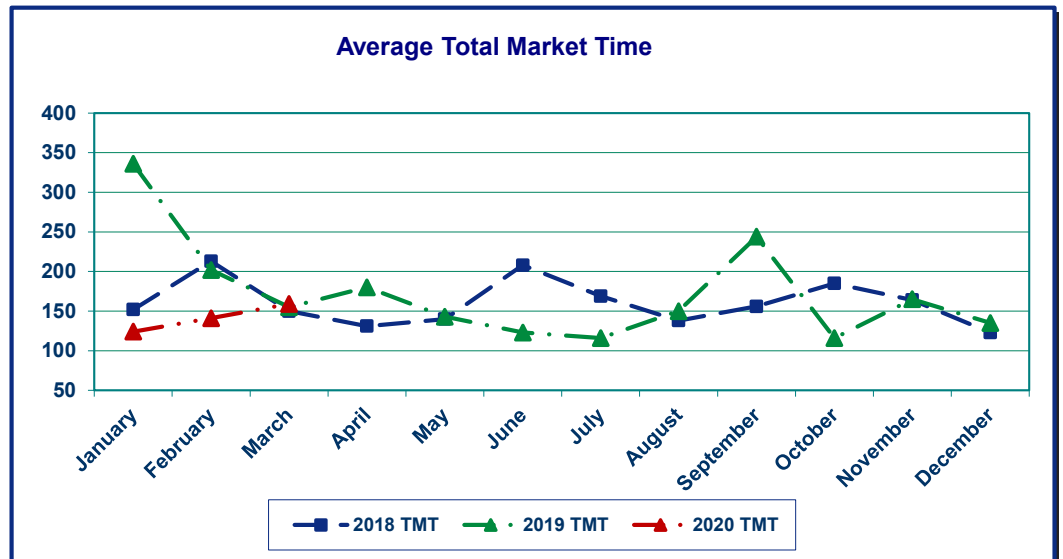


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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