

MARKET ACTION

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

Residential Review: Curry County, Oregon

March 2019 Reporting Period

March Residential Highlights

Curry County saw a gain in pending sales this March over 2018. At 60, pending sales rose 33.3% over the 45 pendings recorded last year in March 2018, and outpaced the 34 accepted offers from last month in February 2019. New listings (66) fell 13.2% short of the 76 offered in March 2018 despite showing a 8.2% gain over the 61 new listings from February 2019. Similarly, closed sales (41) were 29.3% cooler than in March 2018 (58) but ended 20.6% ahead of February 2019 (34).

Total market time decreased to 155 days in March, and inventory decreased to 6.7 months.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$307,700) with the average price of homes sold in the twelve months ending March 2018 (\$289,600) shows an increase of 6.3%. The same comparison of the median shows an increase of 7.2% over the same period.

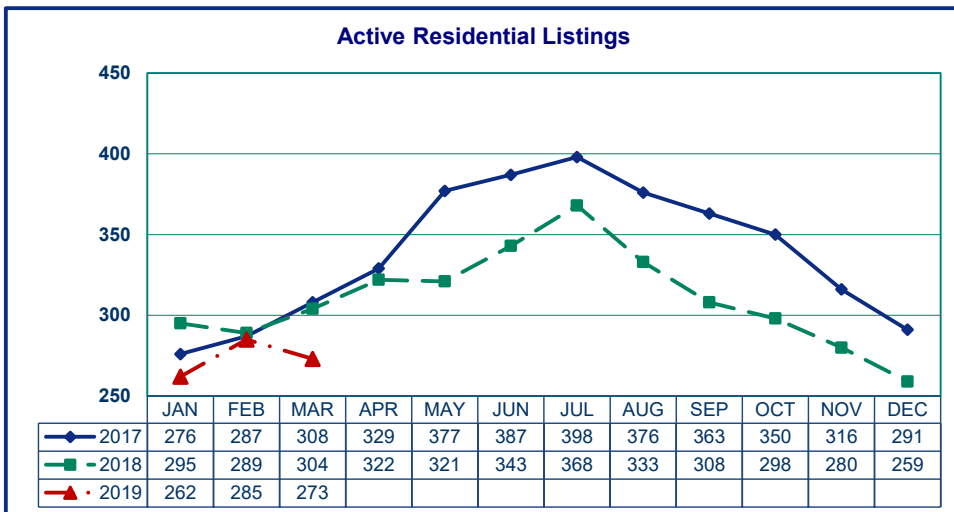
Inventory in Months*			
	2017	2018	2019
January	6.7	7.4	10.9
February	8.2	9.0	8.4
March	7.5	5.2	6.7
April	10.3	9.2	
May	9.0	6.4	
June	8.2	7.3	
July	7.2	6.2	
August	6.2	5.5	
September	6.7	4.3	
October	6.9	5.4	
November	6.9	5.5	
December	6.1	5.5	

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	March	66	60	41	267,900	270,000	155
	February	61	34	34	308,200	307,500	202
	Year-to-date	194	136	100	277,000	270,000	213
2018	March	76	45	58	314,100	249,500	150
	Year-to-date	194	137	131	310,000	250,000	166
Change	March	-13.2%	33.3%	-29.3%	-14.7%	8.2%	3.1%
	Prev Mo 2019	8.2%	76.5%	20.6%	-13.1%	-12.2%	-23.3%
	Year-to-date	0.0%	-0.7%	-23.7%	-10.6%	8.0%	28.0%

*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:	+6.3% (\$307,700 v. \$289,600)
Median Sale Price % Change:	+7.2% (\$268,000 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 • 3/2019

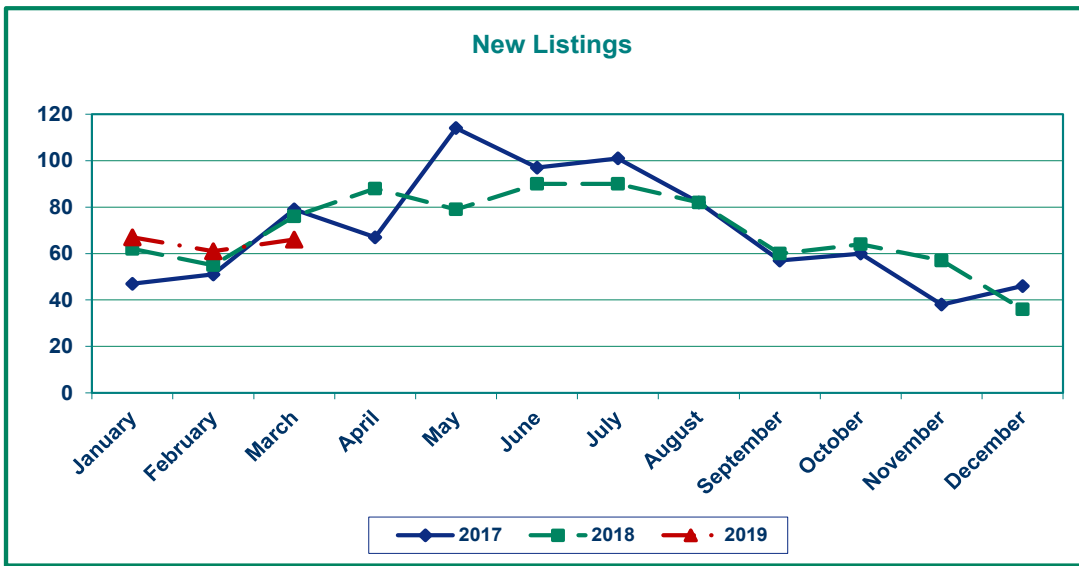
Curry County, Oregon

	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	87	26	10	26	136.4%	18	298,800	188	82	54	31.7%	38	290,700	270,000	-4.5%	1	50,000	6	92,100	2	777,500
271	Harbor, Winchuck, SB Chetco	49	8	5	6	-14.3%	8	169,500	121	28	22	-26.7%	22	217,600	200,000	-9.4%	2	207,500	2	152,700	-	-
272	Carpenterville, Cape Ferrello, Whaleshead	27	6	1	4	-20.0%	6	371,200	139	13	14	55.6%	11	298,300	320,000	0.7%	-	-	2	87,500	-	-
273	Gold Beach	67	17	2	18	12.5%	8	234,100	146	49	35	-10.3%	21	337,200	270,000	30.1%	2	1,167,000	8	174,400	-	-
274	Port Orford	43	9	3	6	0.0%	1	149,500	2	22	11	-38.9%	8	188,100	127,300	27.7%	-	-	8	91,000	1	492,500
	Curry County	273	66	21	60	33.3%	41	267,900	155	194	136	-0.7%	100	277,000	270,000	6.3%	5	559,800	26	121,400	3	682,500

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/18-3/31/19) with 12 months before (4/1/17-3/31/18).

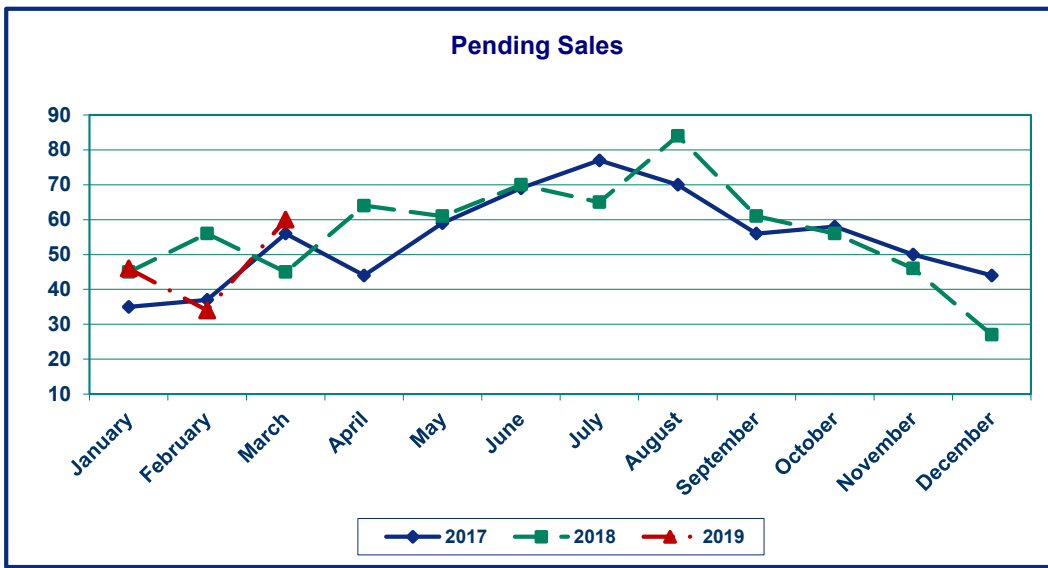
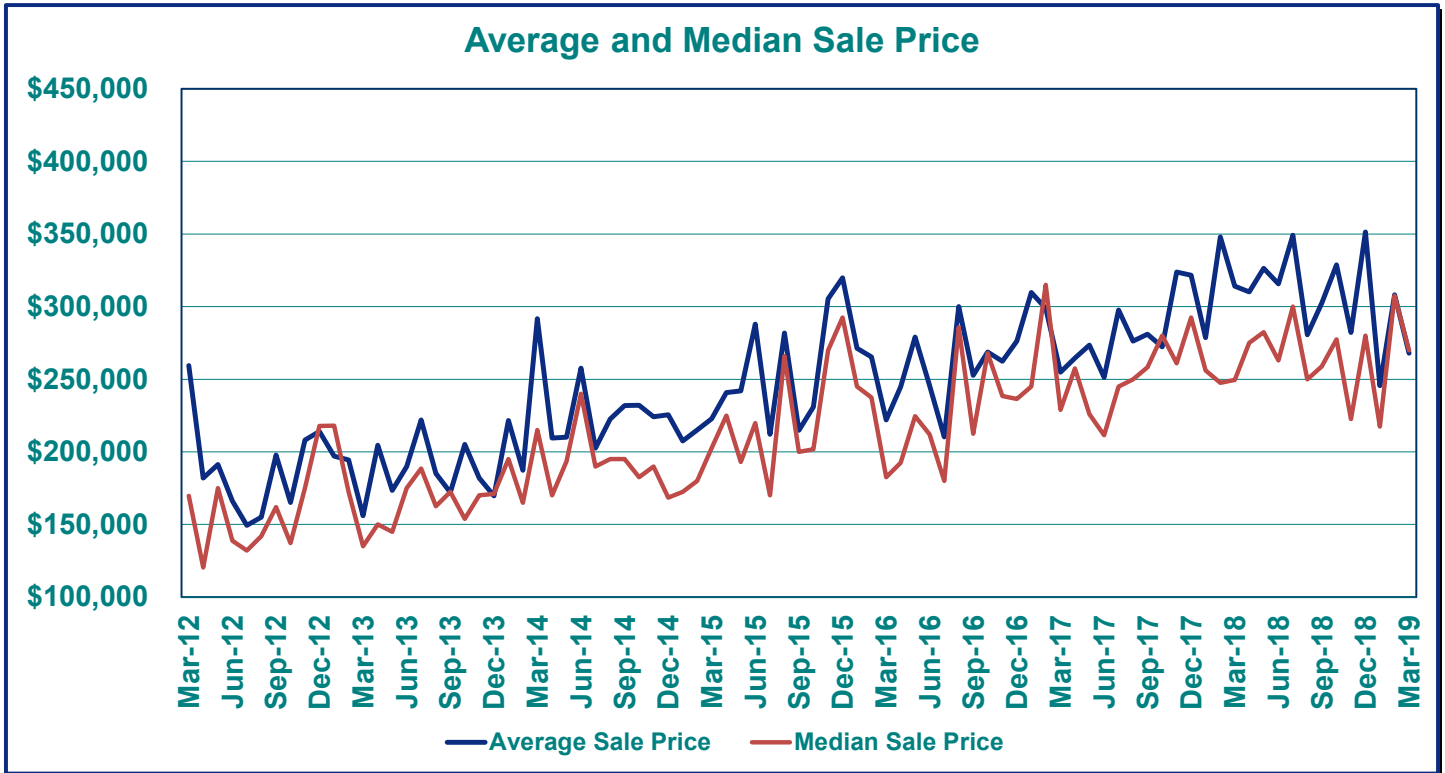
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



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.

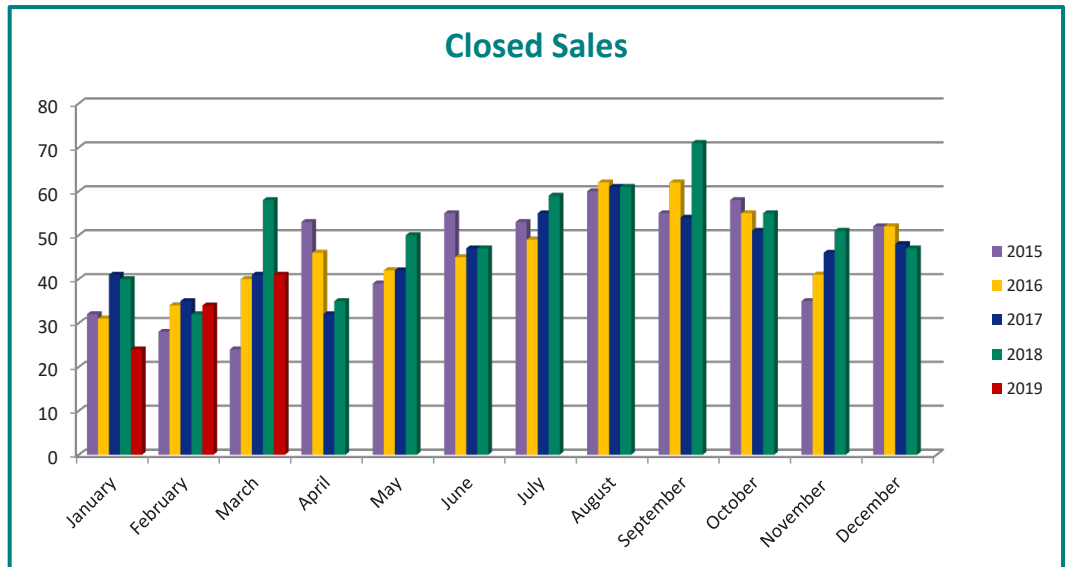


PENDING LISTINGS
CURRY COUNTY, OR
This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.

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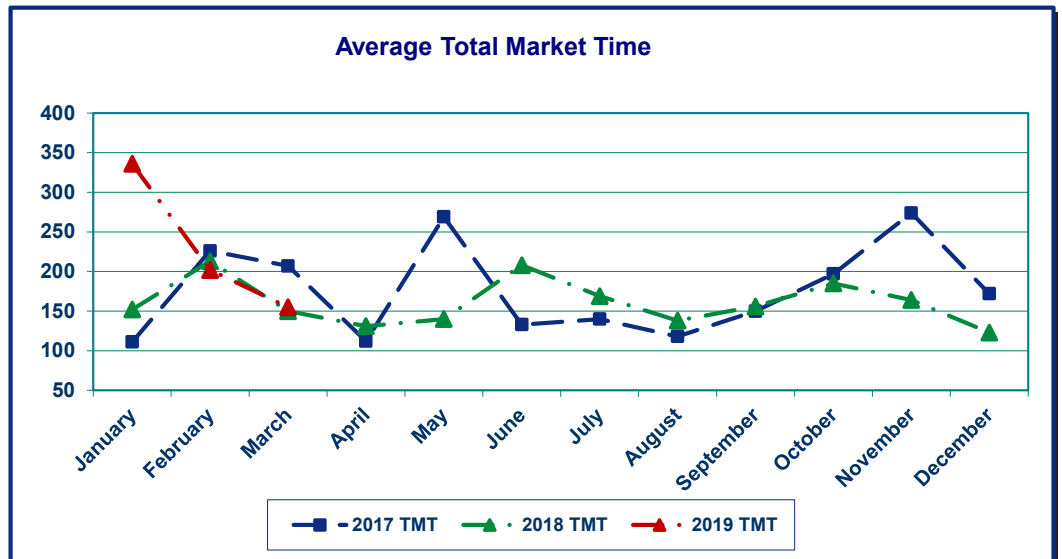
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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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