

MARKET ACTION

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

Residential Review: Curry County, Oregon

September 2018 Reporting Period

September Residential Highlights

Curry County saw closings make strong gains this September. At 71, closings rose 31.5% above the 54 closings posted in September 2017 and 16.4% ahead of the 61 closings from August 2018—the strongest September for closings in Curry County since at least 2005.

Pending sales (61) ended 8.9% ahead of September 2017 (56) despite cooling 27.4% from August 2018 (84). Similarly, new listings (60) rose 5.3% from September 2017 (57) but ended 26.8% below August 2018 (82).

Year to Date Summary

Comparing the first nine months to 2018 to the same period in 2017, closed sales (456) have increased 10.9% and pending sales (483) have increased 9.3%. New listings (695) have decreased 1.8%.

Average and Median Sale Prices

Comparing 2018 to 2017 through September, the average sale price rose 12.1% from \$278,500 to \$312,100. In the same comparison, the median sale price rose 7.1% from \$245,000 to \$262,500.

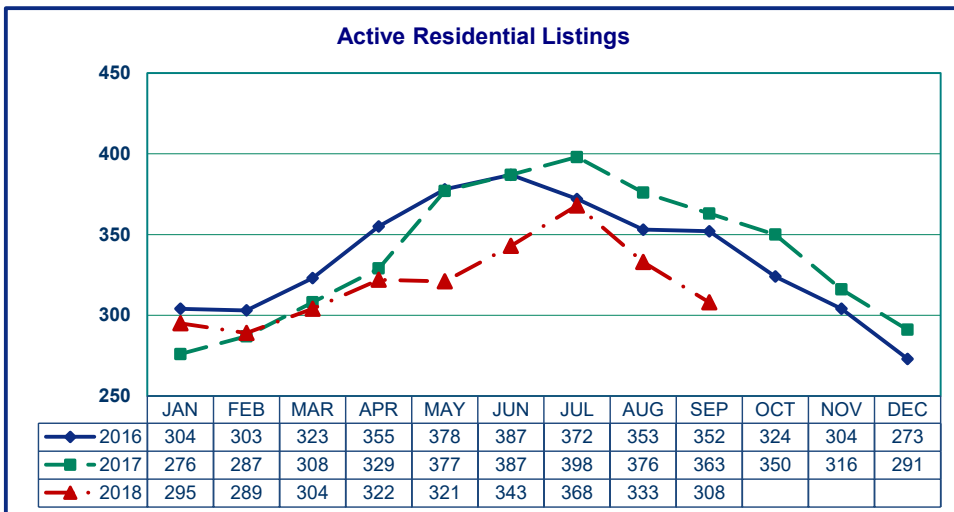
Inventory in Months*			
	2016	2017	2018
January	9.8	6.7	7.4
February	8.9	8.2	9.0
March	8.1	7.5	5.2
April	7.7	10.3	9.2
May	9.0	9.0	6.4
June	8.6	8.2	7.3
July	7.6	7.2	6.2
August	5.7	6.2	5.5
September	5.7	6.7	4.3
October	5.9	6.9	
November	7.4	6.9	
December	5.3	6.1	

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	September	60	61	71	302,400	258,900	156
	August	82	84	61	280,700	250,000	138
	Year-to-date	695	483	456	312,100	262,500	159
2017	September	57	56	54	281,100	258,300	150
	Year-to-date	708	442	411	278,500	245,000	159
Change	September	5.3%	8.9%	31.5%	7.6%	0.2%	4.1%
	Prev Mo 2018	-26.8%	-27.4%	16.4%	7.7%	3.6%	13.0%
	Year-to-date	-1.8%	9.3%	10.9%	12.1%	7.1%	-0.1%

*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: +12.3% (\$309,100 v. \$275,300)
Median Sale Price % Change: +8.4% (\$265,300 v. \$244,800)

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 • 9/2018

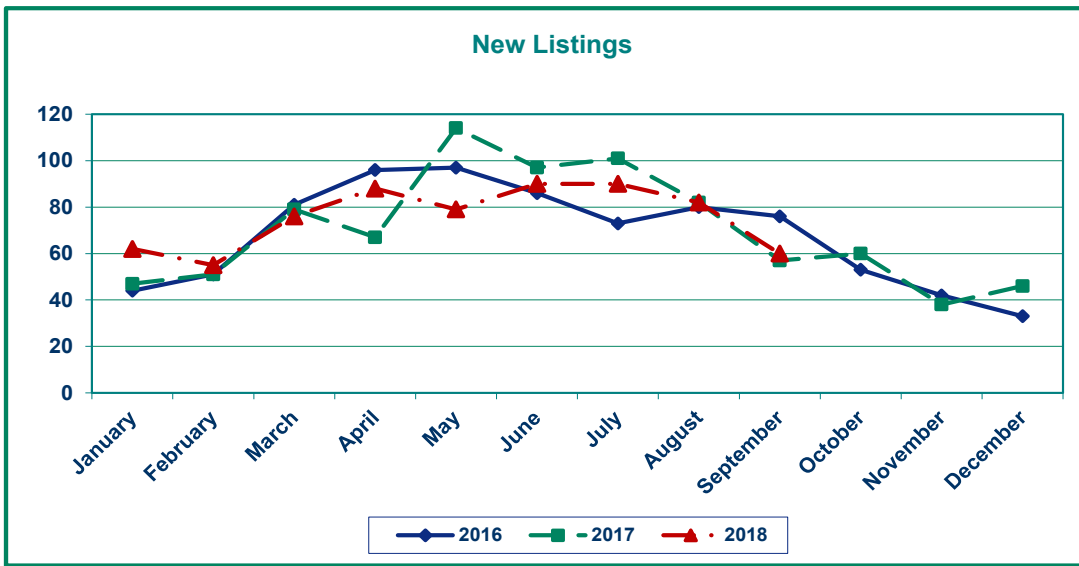
Curry County, Oregon

	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 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 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	93	20	12	20	25.0%	28	328,600	113	234	154	-0.6%	152	323,200	298,000	6.5%	3	437,200	31	103,500	6	336,900
271 Harbor, Winchuck, SB Chetco	48	16	8	7	-46.2%	10	248,100	81	140	97	18.3%	97	259,300	189,000	-9.5%	4	262,500	13	150,300	-	-
272 Carpenterville, Cape Ferrello, Whaleshead	34	7	5	5	66.7%	4	288,800	407	60	39	11.4%	34	289,700	265,000	14.5%	-	-	3	118,000	-	-
273 Gold Beach	88	14	4	18	5.9%	22	302,400	229	182	134	21.8%	125	356,800	268,000	36.1%	4	524,100	18	159,600	3	256,700
274 Port Orford	45	3	4	11	57.1%	7	283,100	64	79	59	-1.7%	48	282,800	218,300	24.1%	3	245,300	23	135,100	1	325,000
Curry County	308	60	33	61	8.9%	71	302,400	156	695	483	9.3%	456	312,100	262,500	12.3%	14	371,000	88	130,600	10	311,700

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares September 2018 with September 2017. The Year-To-Date section compares 2018 year-to-date statistics through September with 2017 year-to-date statistics through September.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/17-9/30/18) with 12 months before (10/1/16-9/30/17).

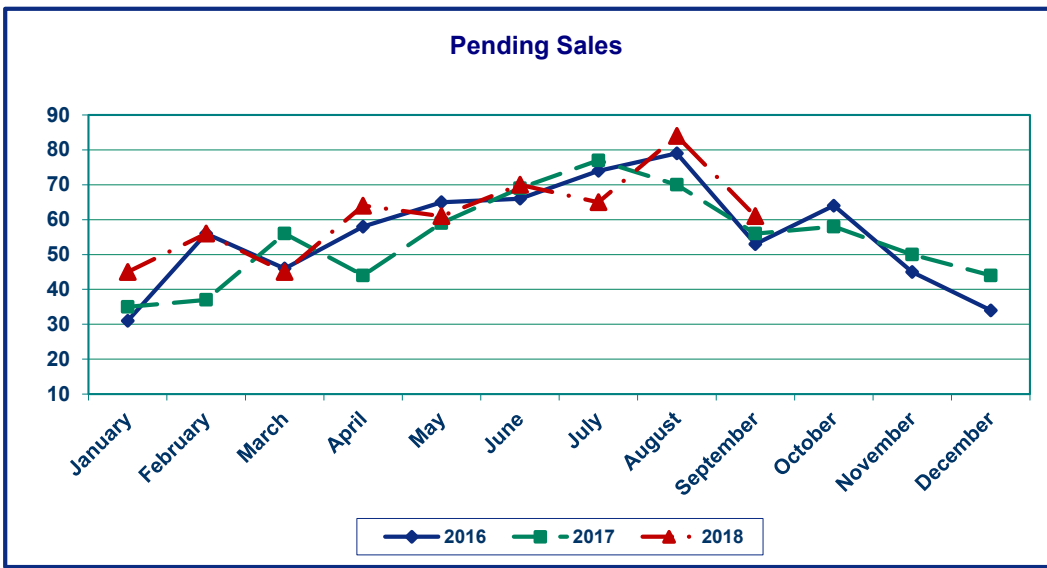
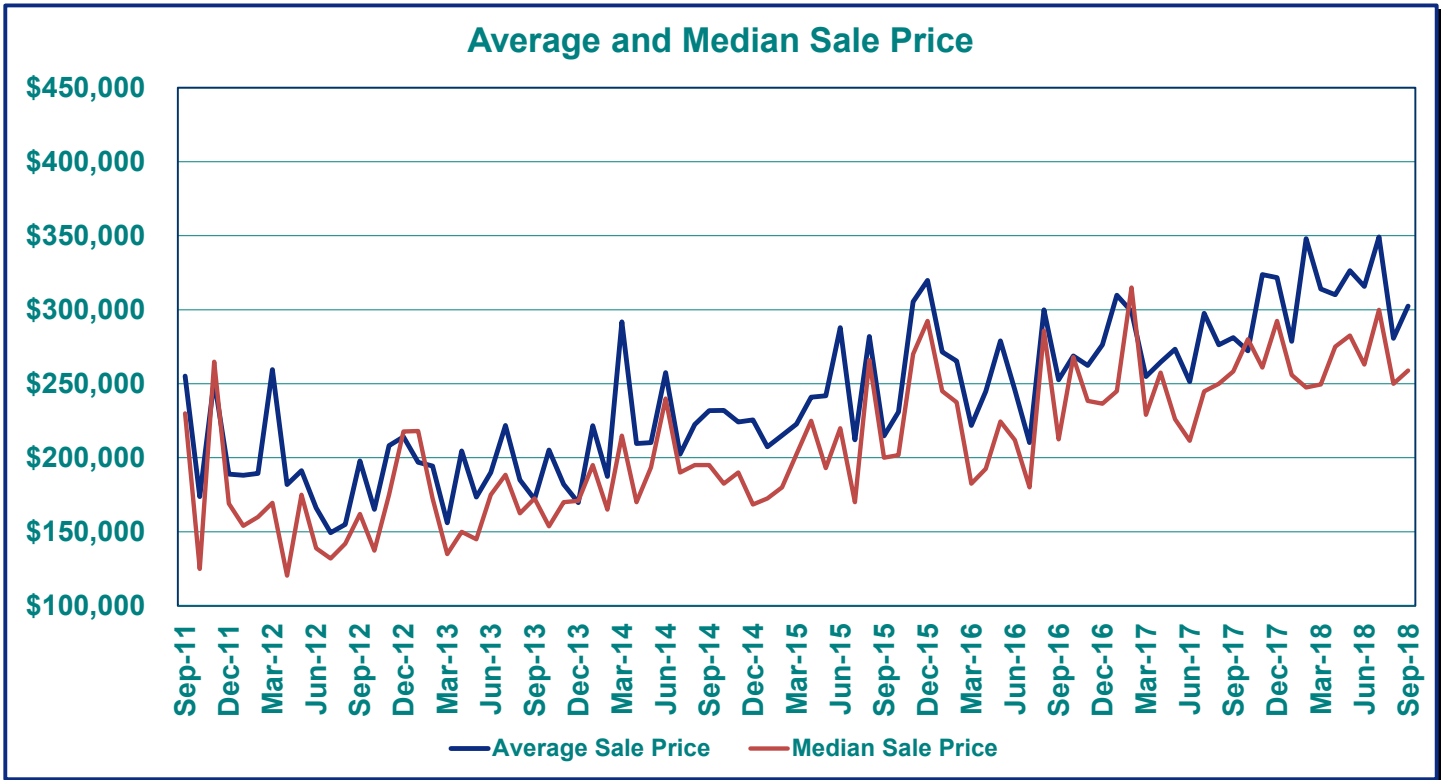
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



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

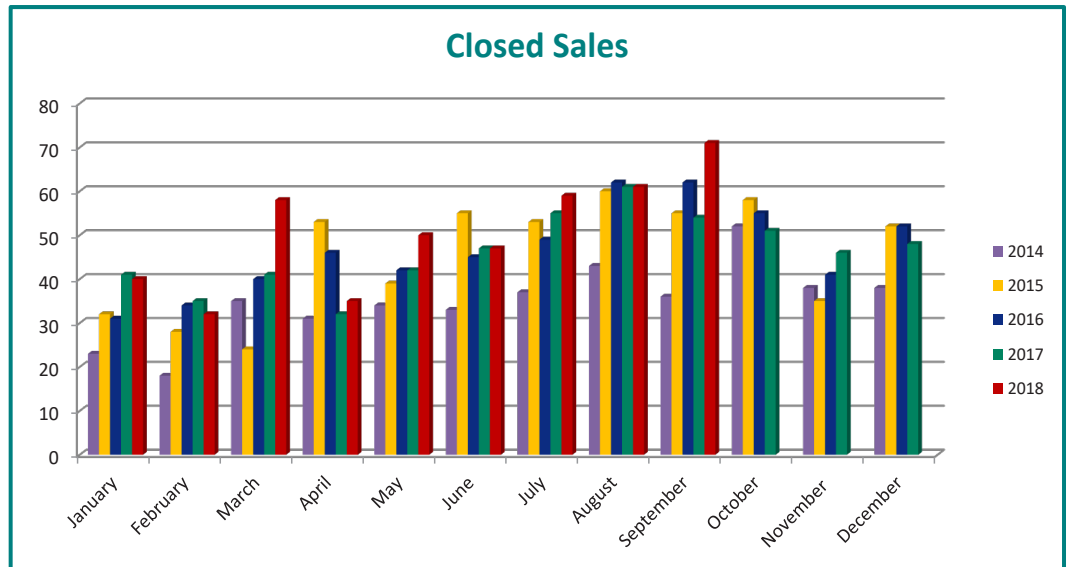
This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.

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™.

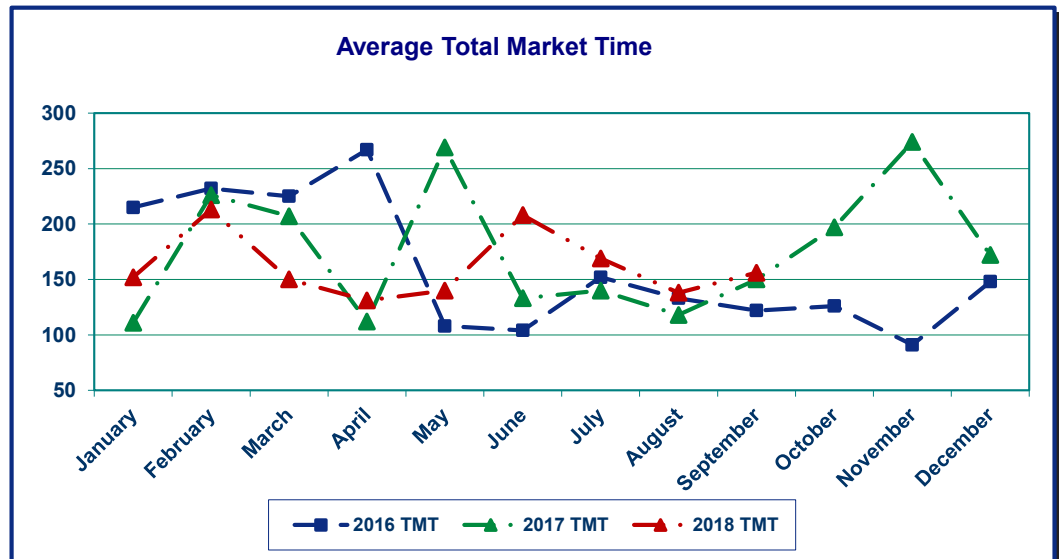


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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