

MARKET ACTION

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

Residential Review: Curry County, Oregon

December 2018 Reporting Period

December Residential Highlights

Curry County saw cooling across the board in December, but year-over-year numbers still ended ahead of 2017. Closed sales (47) fell one short of December 2017 (48, -2.1%) and four short of November 2018 (51, -7.8%).

New listings (36) ended 21.7% below December 2017 (46) and 36.8% below November 2018 (57). At 27, pending sales fared similarly, cooling 38.6% compared with December 2017 (44) and 41.3% compared with last month in November 2018 (46).

Inventory in December held steady at 5.5 months.

Year to Date Summary

Comparing the entirety of 2018 to 2017, closed sales (614) increased 9.4%, pending sales (594) increased 4.9%, and new listings (859) increased 0.2% this year.

Average and Median Sale Prices

Comparing 2018 to 2017 through the end of each year, the average sale price rose 10.3% from \$284,200 to \$313,400. In the same comparison, the median sale price rose 6.0% from \$250,000 to \$265,000.

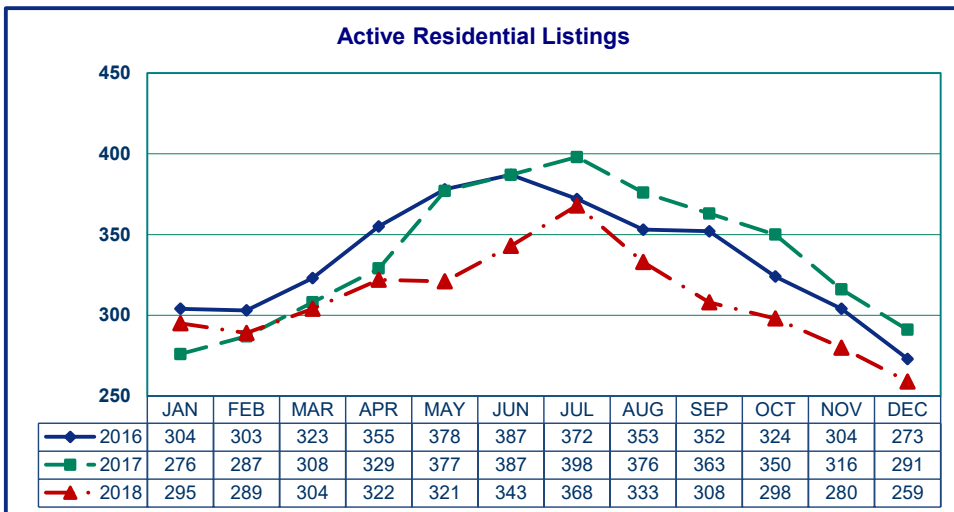
Inventory in Months*			
	2016	2017	2018
January	9.8	6.7	7.4
February	8.9	8.2	9.0
March	8.1	7.5	5.2
April	7.7	10.3	9.2
May	9.0	9.0	6.4
June	8.6	8.2	7.3
July	7.6	7.2	6.2
August	5.7	6.2	5.5
September	5.7	6.7	4.3
October	5.9	6.9	5.4
November	7.4	6.9	5.5
December	5.3	6.1	5.5

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	December	36	27	47	351,400	280,000	123
	November	57	46	51	282,300	222,500	164
	Year-to-date	859	594	614	313,400	265,000	158
2017	December	46	44	48	321,700	292,500	172
	Year-to-date	857	566	561	284,200	250,000	172
Change	December	-21.7%	-38.6%	-2.1%	9.2%	-4.3%	-28.6%
	Prev Mo 2018	-36.8%	-41.3%	-7.8%	24.5%	25.8%	-25.0%
	Year-to-date	0.2%	4.9%	9.4%	10.3%	6.0%	-8.0%

*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: +10.4% (\$313,400 v. \$283,900)
Median Sale Price % Change: +6.0% (\$265,000 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 • 12/2018

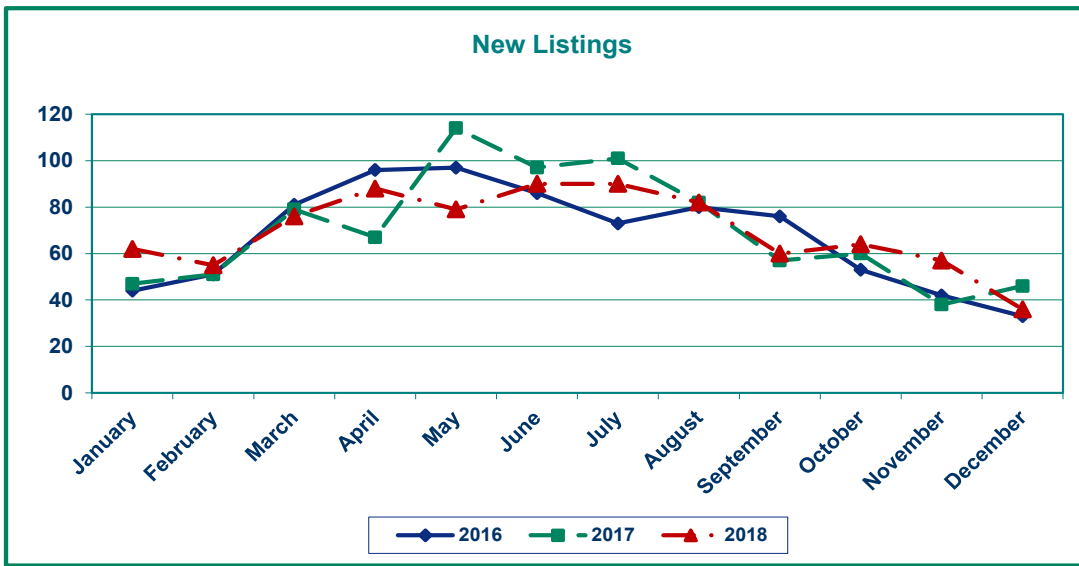
Curry County, Oregon

	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	83	17	14	10	-33.3%	16	402,600	128	295	192	-6.3%	204	331,500	293,500	1.1%	5	338,500	37	98,900	9	319,800
271 Harbor, Winchuck, SB Chetco	53	8	3	6	-53.8%	12	371,500	62	184	127	18.7%	132	267,400	203,500	-1.2%	5	267,000	15	171,500	-	-
272 Carpenterville, Cape Ferrello, Whaleshead	33	4	7	2	100.0%	5	365,000	201	76	47	17.5%	47	284,800	199,000	4.4%	-	-	5	120,800	-	-
273 Gold Beach	55	3	11	5	-28.6%	10	264,600	93	213	160	15.9%	164	348,500	265,000	29.8%	7	350,000	33	172,400	4	261,300
274 Port Orford	35	4	4	4	-50.0%	4	286,800	260	91	68	-10.5%	67	283,100	220,000	31.7%	4	556,500	29	131,600	2	272,500
Curry County	259	36	39	27	-38.6%	47	351,400	123	859	594	4.9%	614	313,400	265,000	10.4%	21	366,800	119	137,300	15	297,900

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

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

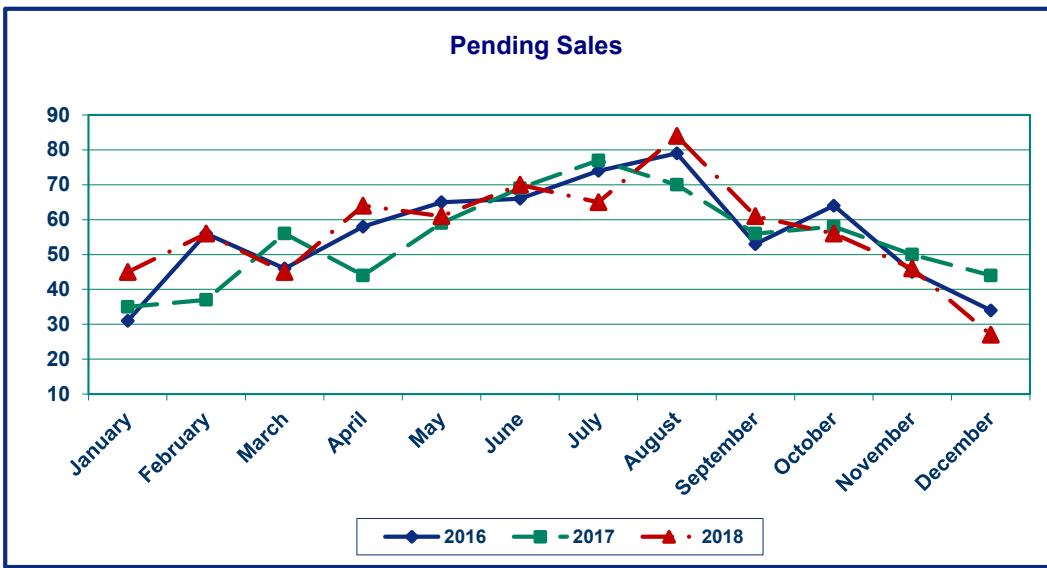
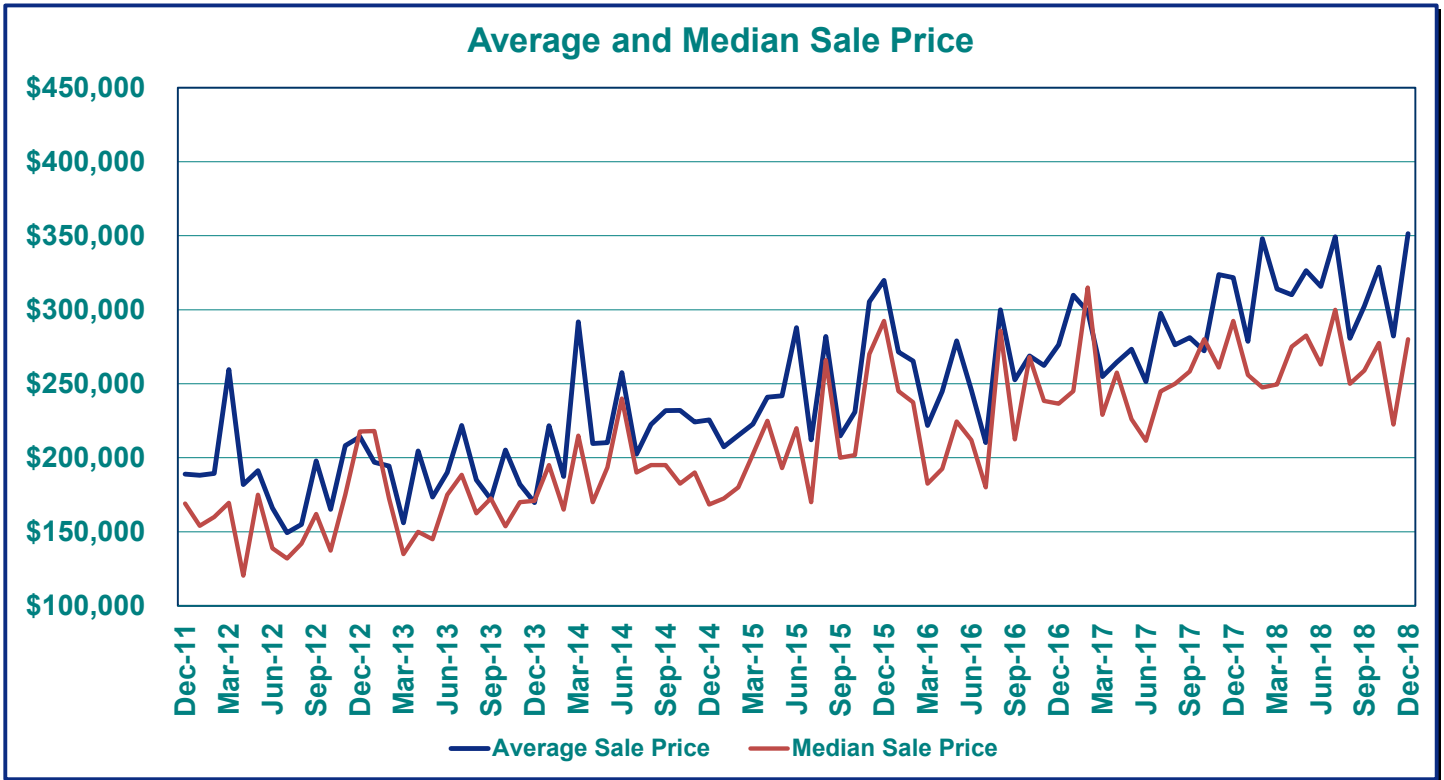
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



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.



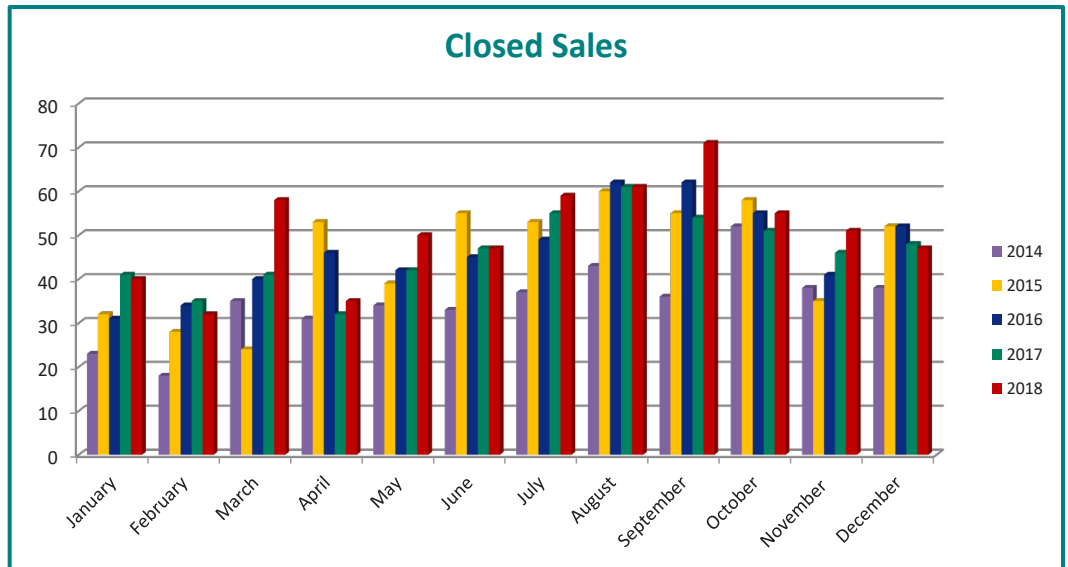
PENDING LISTINGS
CURRY COUNTY, OR

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.

Contact RMLS™
8338 NE Alderwood Rd
Suite 230
Portland, OR 97220
(503) 236-7657
communications@rmls.com



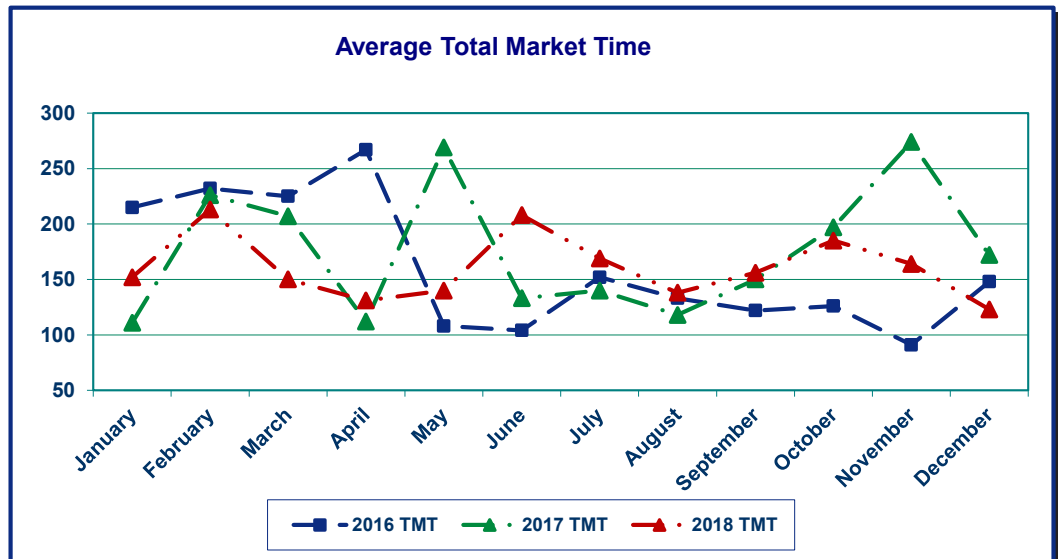
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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.



E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.



Pat Kaplan, Chairwoman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor