

# MARKET ACTION

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

Residential Review: Curry County, Oregon

October 2019 Reporting Period

## October Residential Highlights

At 47, new listings decreased 26.6% from October 2018 (64) and fell 27.7% from the 65 new listings offered last month in September 2019.

Pending sales (51) fell five short of October 2018 (56) and short of September 2019 when 57 offers were accepted.

There were 59 closed sales, 7.3% warmer than in October 2018 (55) and 15.7% warmer than in September 2019 (51).

## Year to Date Summary

Comparing the first ten months of 2019 to the same period in 2018, pending sales (517) have decreased 2.1%, new listings (729) have decreased 4.2% and closed sales (480) have decreased 6.4%.

## Average and Median Sale Prices

Comparing 2019 to 2018 through October, the average sale price has increased 4.5% from \$313,400 to \$327,400. In the same comparison, the median sale price has increased 6.0% from \$265,000 to \$281,000.

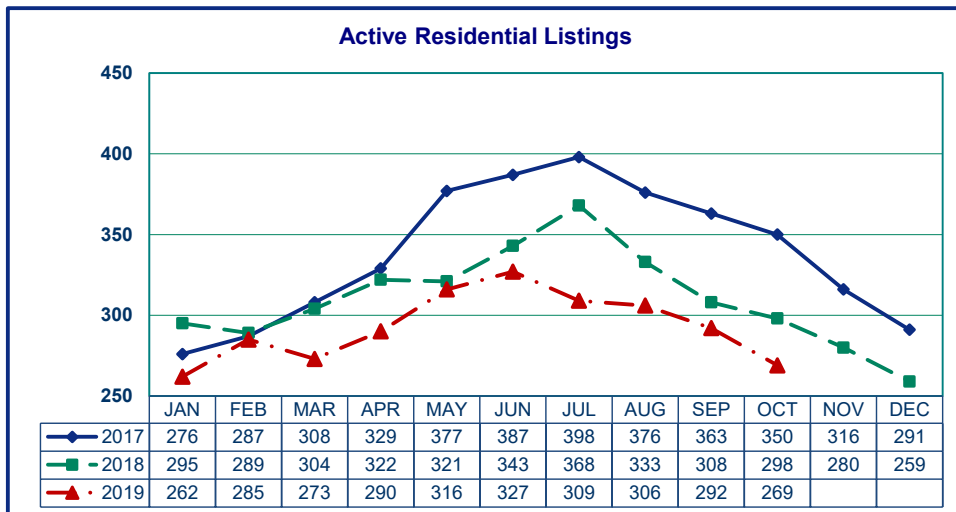
Inventory in Months*			
	2017	2018	2019
January	6.7	7.4	10.9
February	8.2	9.0	8.4
March	7.5	5.2	6.7
April	10.3	9.2	7.4
May	9.0	6.4	5.4
June	8.2	7.3	6.3
July	7.2	6.2	5.9
August	6.2	5.5	4.6
September	6.7	4.3	5.7
October	6.9	5.4	4.6
November	6.9	5.5	
December	6.1	5.5	

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	October	47	51	59	323,900	305,000	116
	September	65	57	51	370,000	295,000	244
	Year-to-date	729	517	480	327,400	281,000	164
2018	October	64	56	55	328,800	277,500	185
	Year-to-date	761	528	513	313,400	265,000	162
Change	October	-26.6%	-8.9%	7.3%	-1.5%	9.9%	-37.1%
	Prev Mo 2019	-27.7%	-10.5%	15.7%	-12.5%	3.4%	-52.5%
	Year-to-date	-4.2%	-2.1%	-6.4%	4.5%	6.0%	1.2%

\*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
<b>Average Sale Price % Change:</b> +3.2% (\$324,700 v. \$314,500)
<b>Median Sale Price % Change:</b> +4.8% (\$278,000 v. \$265,300)

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 • 10/2019

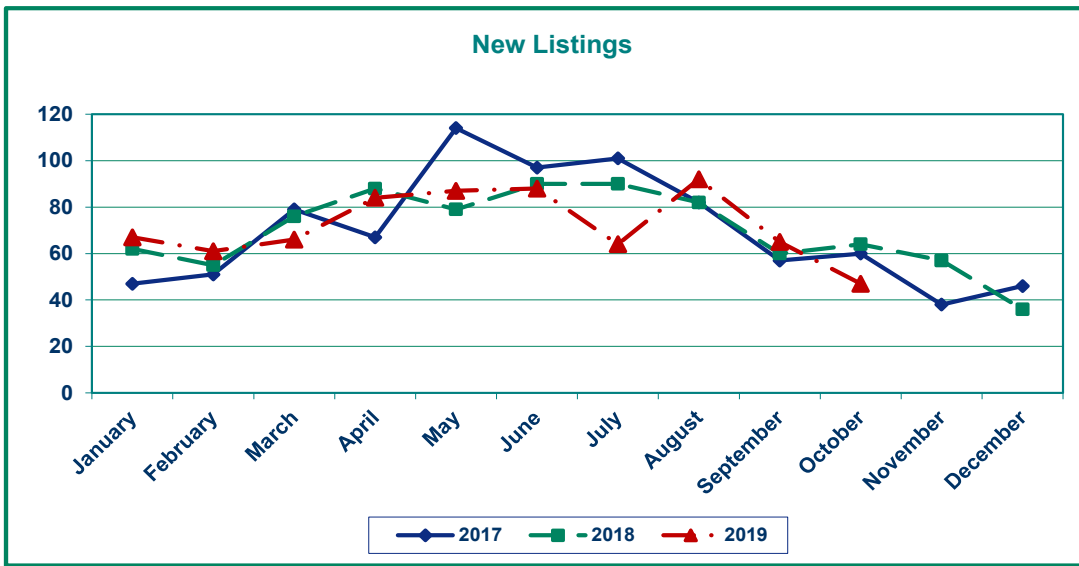
## Curry County, Oregon

	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 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
270 City, Airport, Marina Hts., NB Chetco	85	20	8	21	5.0%	30	366,800	103	265	199	16.4%	181	355,100	320,000	7.0%	7	219,900	21	106,800	11	369,400
271 Harbor, Winchuck, SB Chetco	62	11	6	10	-37.5%	11	216,700	78	156	98	-11.7%	96	258,800	213,600	1.8%	3	215,000	13	159,400	2	277,500
272 Carpenterville, Cape Ferrello, Whaleshead	23	4	1	6	50.0%	3	314,700	135	62	50	22.0%	40	328,200	322,500	14.8%	-	-	6	127,500	-	-
273 Gold Beach	64	8	10	9	-18.2%	14	331,200	169	174	124	-13.3%	117	366,400	280,000	-1.6%	5	650,700	35	139,300	-	-
274 Port Orford	35	4	4	5	0.0%	1	142,500	155	72	46	-25.8%	46	261,600	239,500	-6.6%	1	519,500	24	87,400	2	416,300
<b>Curry County</b>	<b>269</b>	<b>47</b>	<b>29</b>	<b>51</b>	<b>-8.9%</b>	<b>59</b>	<b>323,900</b>	<b>116</b>	<b>729</b>	<b>517</b>	<b>-2.1%</b>	<b>480</b>	<b>327,400</b>	<b>281,000</b>	<b>3.2%</b>	<b>16</b>	<b>372,300</b>	<b>99</b>	<b>121,700</b>	<b>15</b>	<b>363,400</b>

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/18-10/31/19) with 12 months before (11/1/17-10/31/18).

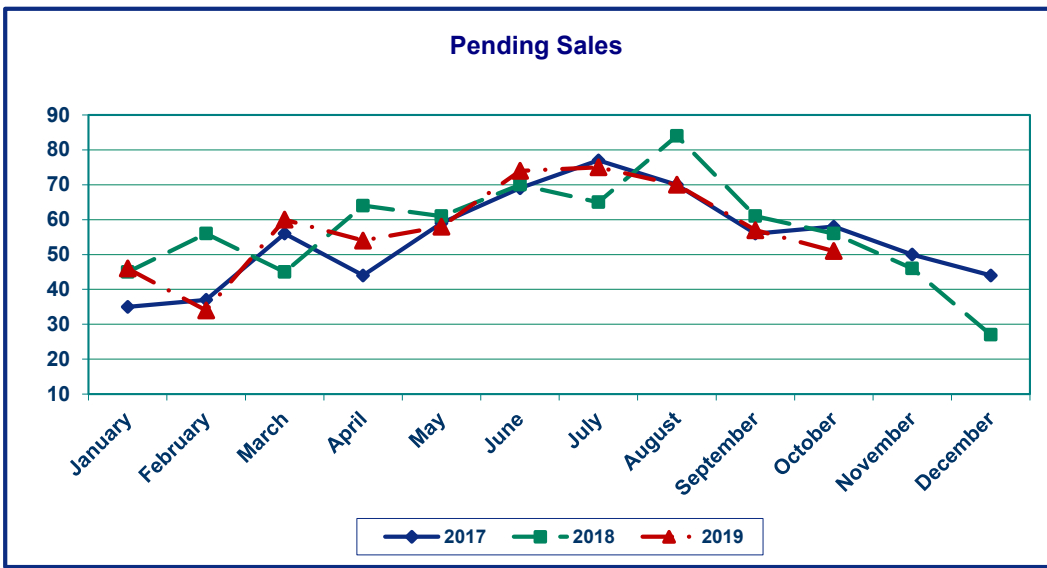
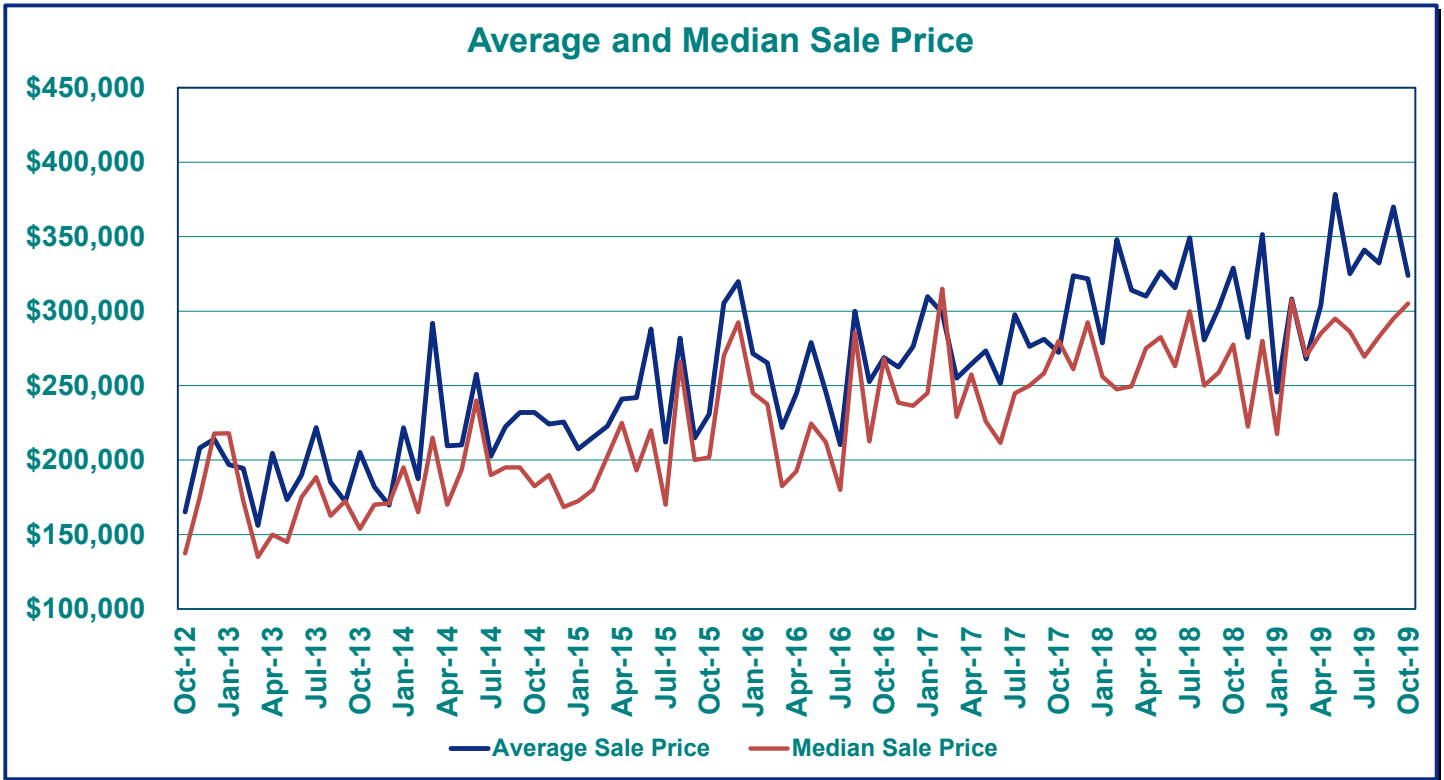
<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



**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.*

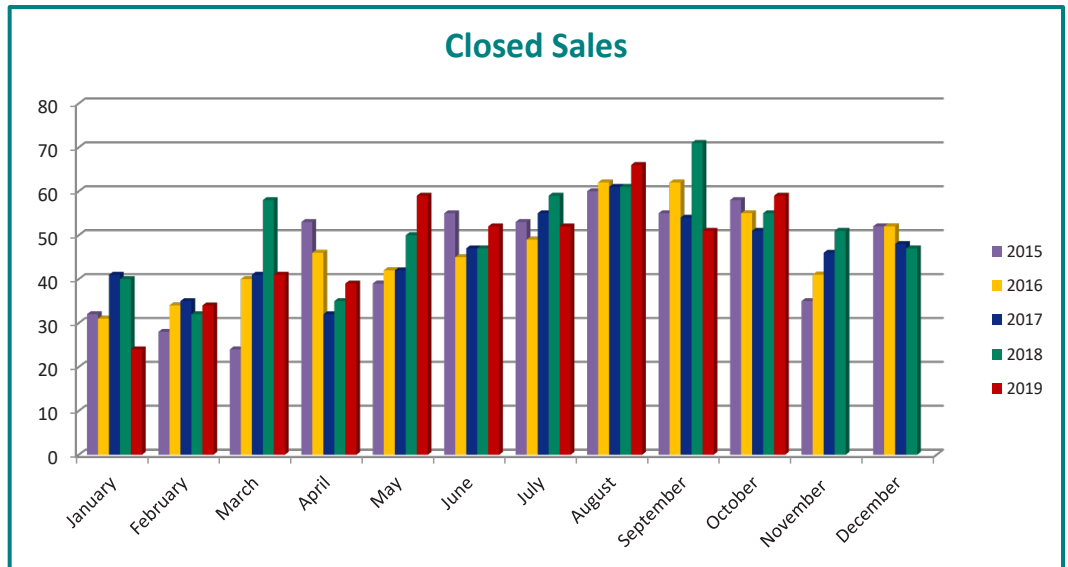


**PENDING LISTINGS**  
**CURRY COUNTY, OR**  
*This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.*

**CLOSED SALES**  
**CURRY COUNTY, OR**

*This graph shows the closed sales over the past five calendar years in Curry County, Oregon.*

Contact RMLS™  
16101 SW 72<sup>nd</sup> Ave.  
Suite 200  
Portland, OR 97224  
(503) 236-7657  
communications@rmls.com



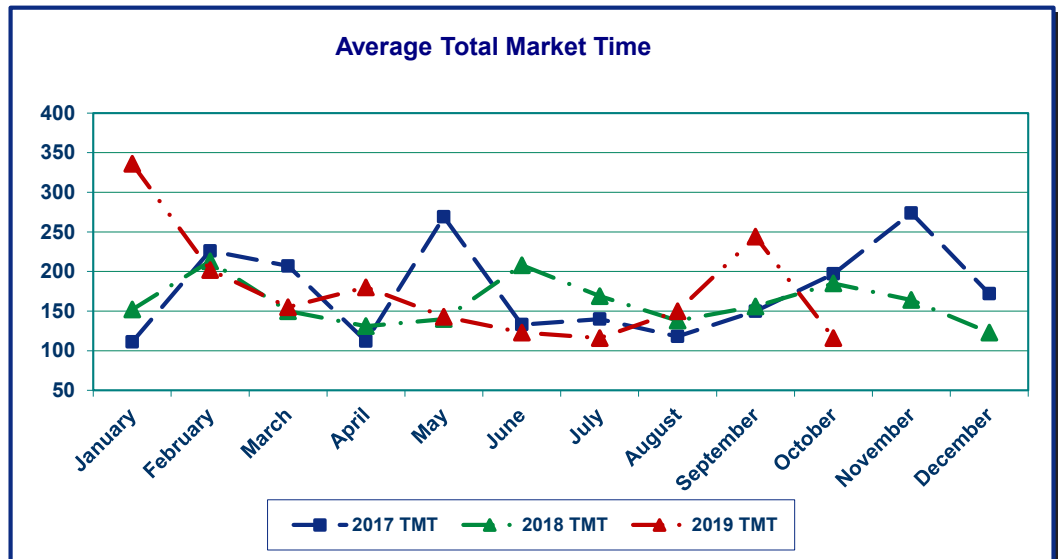
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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