

MARKET ACTION

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

Residential Review: Curry County, Oregon

August 2018 Reporting Period

August Residential Highlights

Pending sales made a strong move this August in Curry County. At 84, pendings rose 20.0% above the 70 offers accepted in August 2017 and 29.2% above the 65 offers accepted last month in July 2018.

Closed sales (61) exactly matched August 2018 but outpaced July 2018 (59) by 3.4%. New listings (82) similarly matched August 2017 but cooled 8.9% compared with last month in July 2018.

Inventory decreased in August to end at 5.5 months.

Year to Date Summary

Comparing the first eight months to 2018 to the same period in 2017, closed sales (384) have increased 7.6% and pending sales (432) have increased 8.5%. New listings (634) have decreased 2.2%.

Average and Median Sale Prices

Comparing 2018 to 2017 through August, the average sale price rose 13.1% from \$278,100 to \$314,500. In the same comparison, the median sale price rose 8.7% from \$242,500 to \$263,500.

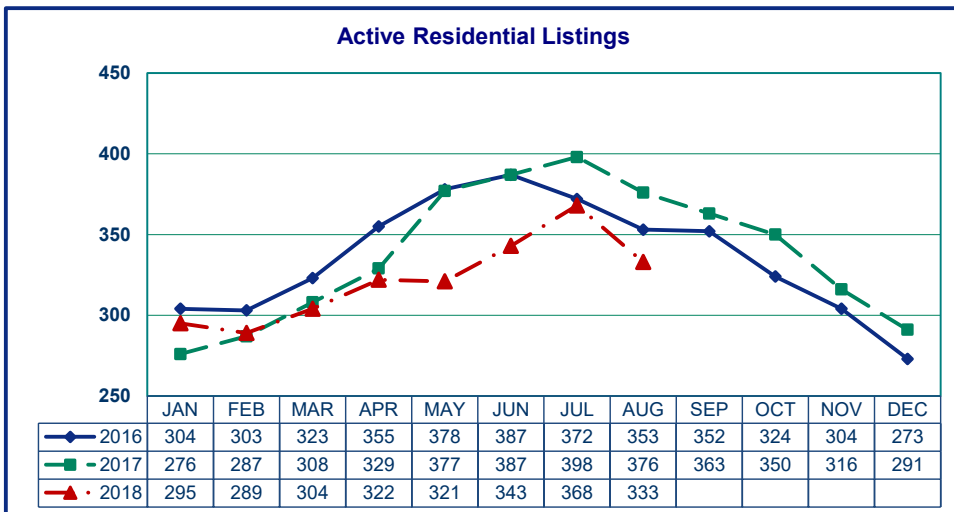
Inventory in Months*			
	2016	2017	2018
January	9.8	6.7	7.4
February	8.9	8.2	9.0
March	8.1	7.5	5.2
April	7.7	10.3	9.2
May	9.0	9.0	6.4
June	8.6	8.2	7.3
July	7.6	7.2	6.2
August	5.7	6.2	5.5
September	5.7	6.7	
October	5.9	6.9	
November	7.4	6.9	
December	5.3	6.1	

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	August	82	84	61	280,700	250,000	138
	July	90	65	59	349,200	300,000	169
	Year-to-date	634	432	384	314,500	263,500	160
2017	August	82	70	61	276,300	250,000	118
	Year-to-date	648	398	357	278,100	242,500	161
Change	August	0.0%	20.0%	0.0%	1.6%	0.0%	17.5%
	Prev Mo 2018	-8.9%	29.2%	3.4%	-19.6%	-16.7%	-18.3%
	Year-to-date	-2.2%	8.5%	7.6%	13.1%	8.7%	-0.7%

*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: +12.8% (\$307,400 v. \$272,500)
Median Sale Price % Change: +10.4% (\$265,000 v. \$240,000)

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 • 8/2018

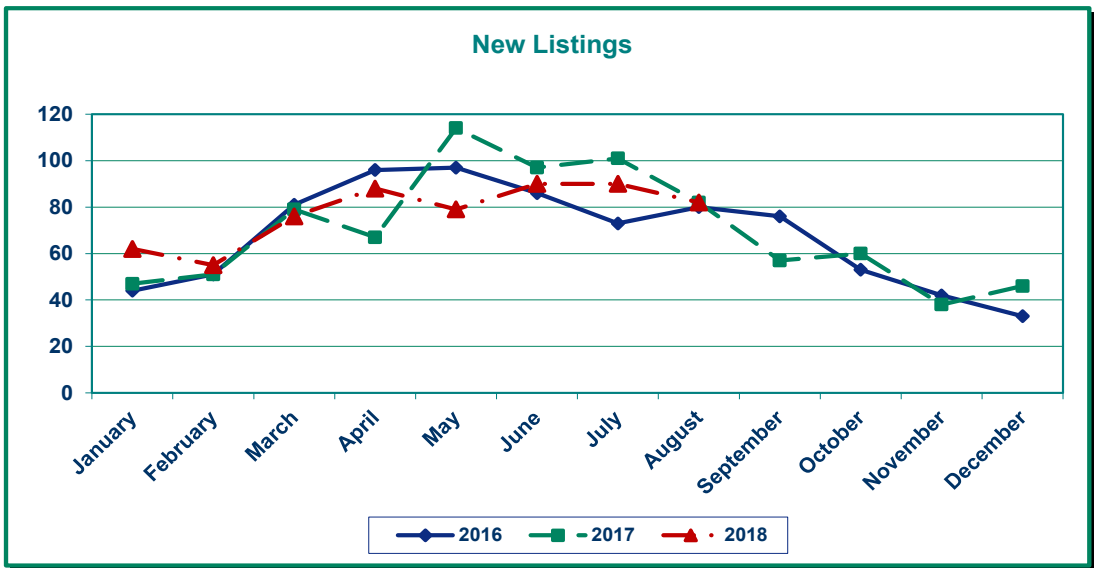
Curry County, Oregon

	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	103	25	8	27	-6.9%	12	233,800	57	212	138	-4.2%	124	322,000	298,000	6.7%	2	460,800	31	103,500	6	336,900
271 Harbor, Winchuck, SB Chetco	50	21	9	17	112.5%	14	245,600	127	124	90	26.8%	87	260,600	193,000	-0.3%	3	265,000	11	130,700	-	-
272 Carpenterville, Cape Ferrello, Whaleshead	34	4	5	8	33.3%	7	206,600	214	54	36	9.1%	30	289,800	265,000	16.3%	-	-	3	118,000	-	-
273 Gold Beach	93	18	12	21	50.0%	21	371,600	184	168	119	25.3%	103	368,500	270,000	31.4%	4	524,100	15	165,600	3	256,700
274 Port Orford	53	14	-	11	-15.4%	7	232,400	89	76	49	-10.9%	40	287,500	213,800	20.6%	3	245,300	18	145,400	1	325,000
Curry County	333	82	34	84	20.0%	61	280,700	138	634	432	8.5%	384	314,500	263,500	12.8%	12	379,100	78	129,500	10	311,700

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/17-8/31/18) with 12 months before (9/1/16-8/31/17).

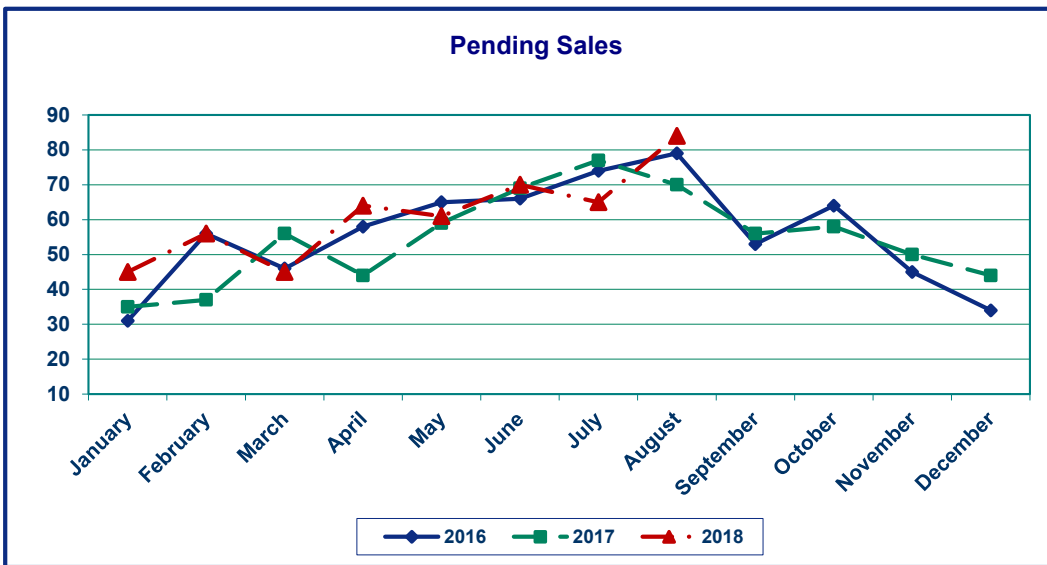
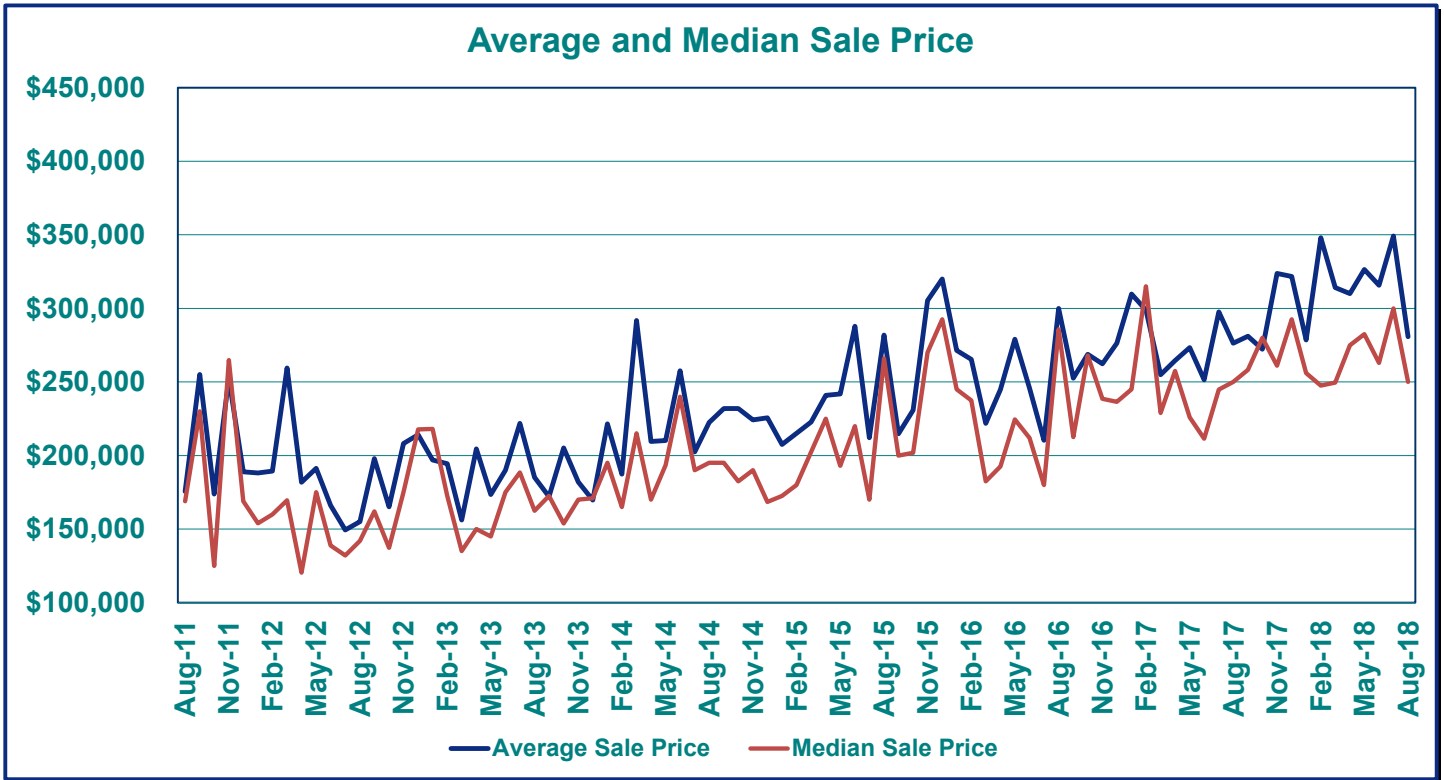
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



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.

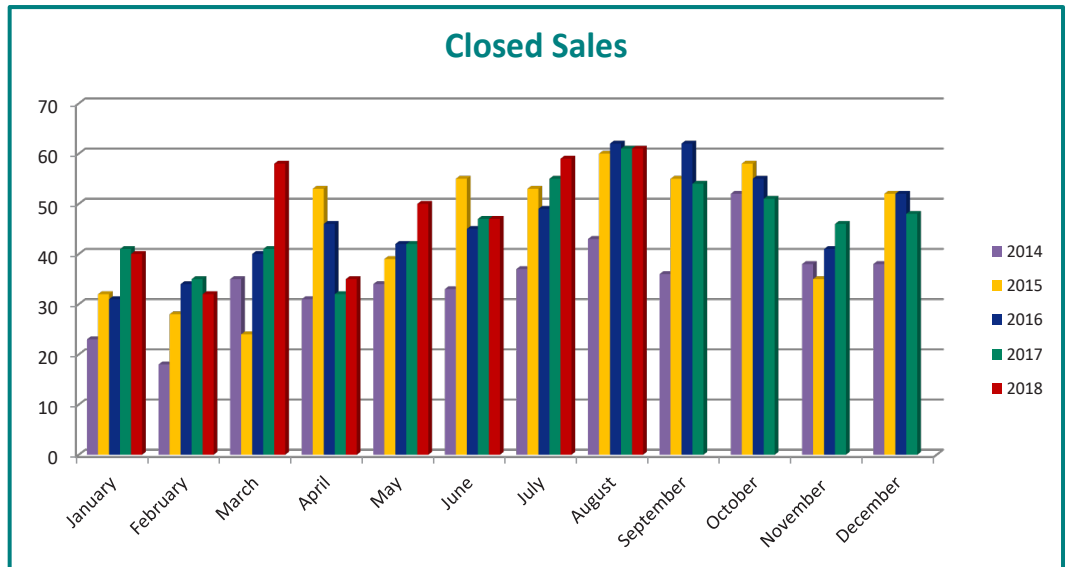


PENDING LISTINGS
CURRY COUNTY, OR
This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.

CLOSED SALES
CURRY COUNTY, OR

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

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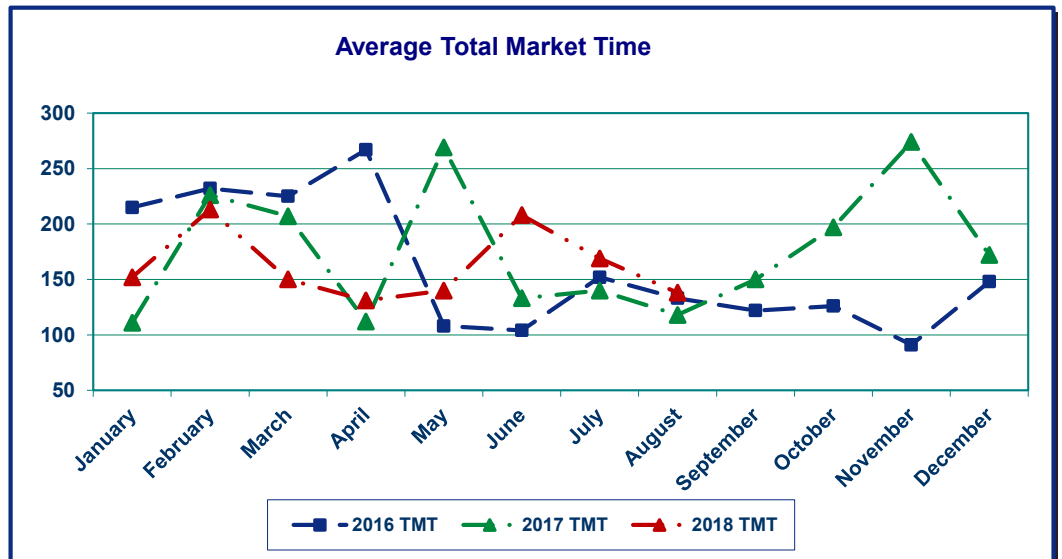
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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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