

MARKET ACTION

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

Residential Review: Curry County, Oregon

November 2022 Reporting Period

Residential Highlights

New listings (45) increased 7.1% from the 42 listed in November 2021, and increased 21.6% from the 37 listed in October 2022.

Pending sales (31) decreased 29.5% from the 44 offers accepted in November 2021, and increased 3.3% from the 30 offers accepted in October 2022.

Closed sales (31) decreased 44.6% from the 56 closings in November 2021, and decreased 22.5% from the 40 closings in October 2022.

Year to Date Summary

Comparing the first eleven months of 2022 to the same period in 2021, new listings (615) decreased 12.3%, pending sales (435) decreased 30.6%, and closed sales (457) decreased 26.5%.

Average and Median Sale Prices

Comparing 2022 to 2021 through November, the average sale price has increased 10.4% from \$397,700 to \$438,900. In the same comparison, the median sale price has increased 12.9% from \$354,300 to \$400,000.

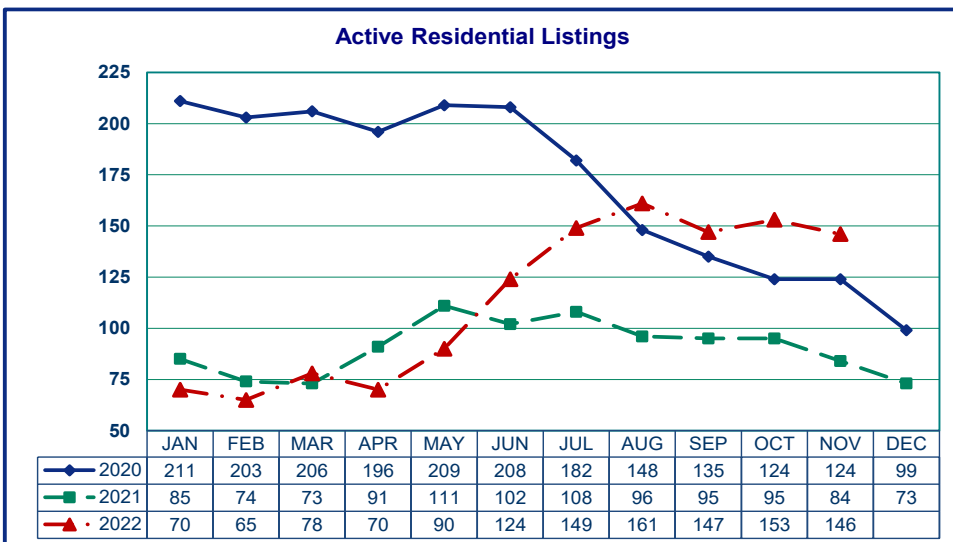
Inventory in Months*			
	2020	2021	2022
January	6.0	2.0	1.9
February	7.3	1.5	1.9
March	4.48	1.2	1.4
April	4.56	1.5	2.6
May	10.5	2.4	1.9
June	5.33	1.5	2.6
July	3.43	1.6	3.8
August	2.11	1.7	4.0
September	2.2	1.7	2.9
October	1.51	1.8	3.8
November	2.3	1.5	4.7
December	1.6	1.5	

*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:	+11.1% (\$443,000 v. \$398,600)
Median Sale Price % Change:	+13.0% (\$400,000 v. \$354,000)

For further explanation of this measure, see the second footnote on page 2.

Curry County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2022	November	45	31	31	522,300	375,000	56
	October	37	30	40	425,200	356,300	62
	Year-To-Date	615	435	457	438,900	400,000	56
2021	November	42	44	56	539,600	449,900	54
	Year-To-Date	701	627	622	397,700	354,300	72
Change	November 2021	7.1%	-29.5%	-44.6%	-3.2%	-16.6%	3.9%
	Prev Mo 2022	21.6%	3.3%	-22.5%	22.8%	5.2%	-9.8%
	Year-To-Date	-12.3%	-30.6%	-26.5%	10.4%	12.9%	-22.5%



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 • NOVEMBER 2022

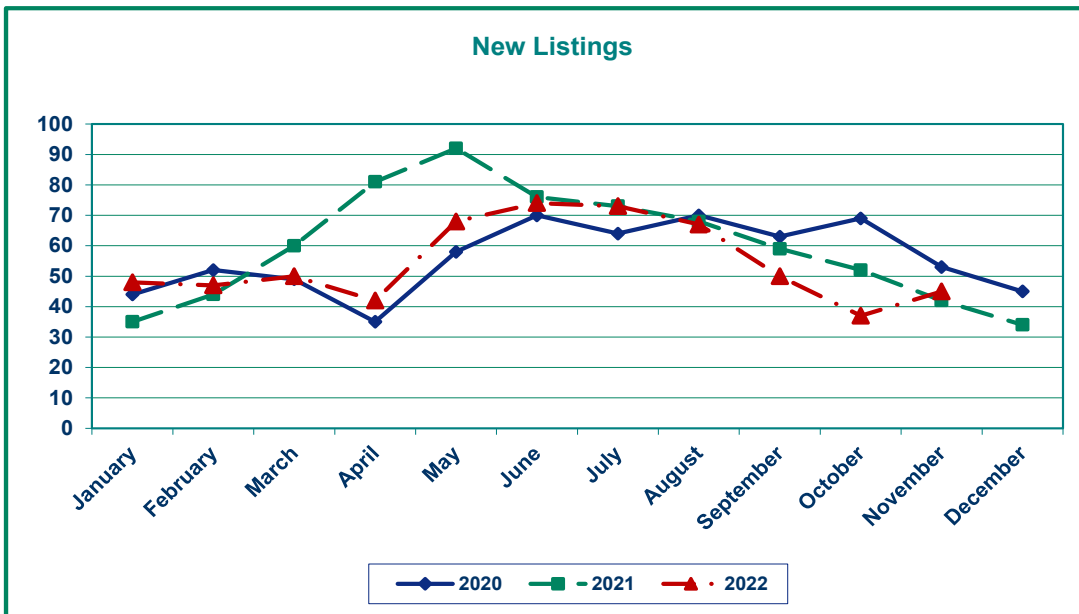
Curry County, Oregon

	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 2022 v. 2021	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2022 v. 2021	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	40	11	2	6	-66.7%	13	498,200	40	197	134	-34.0%	145	465,200	427,500	11.4%	5	968,000	30	127,500	8	618,800
271	Harbor, Winchuck, SB Chetco	34	13	5	5	-16.7%	6	252,800	73	141	100	-26.5%	102	357,500	320,000	5.8%	6	1,083,800	16	206,500	1	280,000
272	Carpenterville, Cape Ferrello, Whaleshead	14	7	2	4	33.3%	2	893,800	8	45	34	-33.3%	38	478,800	446,300	40.7%	-	-	2	221,300	-	-
273	Gold Beach	41	9	5	11	10.0%	6	852,500	67	157	117	-28.2%	117	450,800	400,000	5.8%	3	1,069,100	33	268,800	2	908,100
274	Port Orford	17	5	6	5	-28.6%	4	323,500	92	75	50	-32.4%	55	467,800	399,000	11.6%	5	450,200	33	305,100	1	491,000
	Curry County	146	45	20	31	-29.5%	31	522,300	56	615	435	-30.6%	457	438,900	400,000	11.1%	19	884,300	114	232,500	12	628,100

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2022 with November 2021. The Year-To-Date section compares 2022 Year-To-Date statistics through November with 2021 Year-To-Date statistics through November.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/21-11/30/22) with 12 months before (12/1/20-11/30/21).

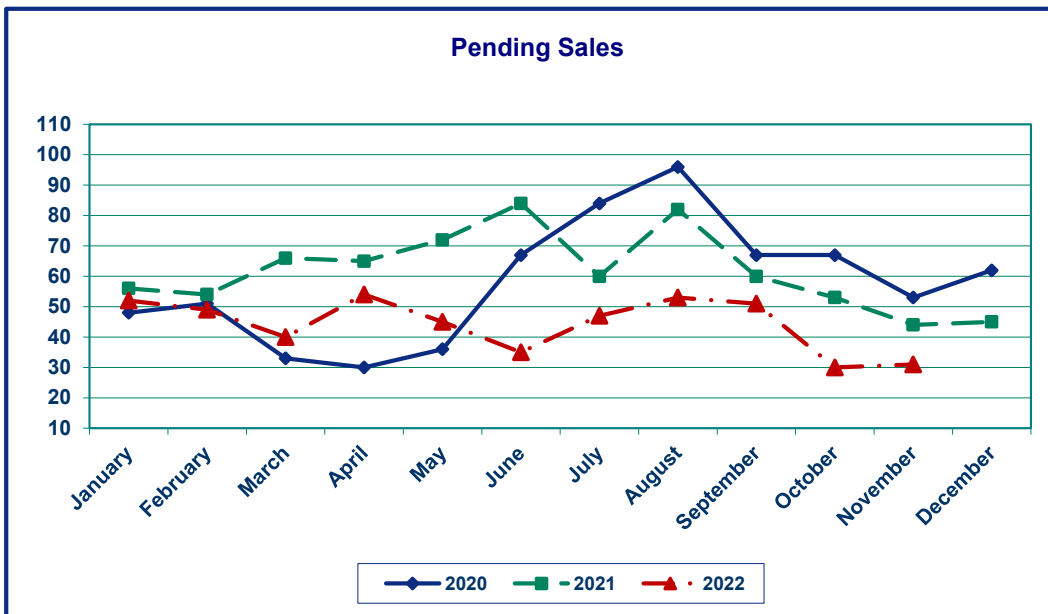
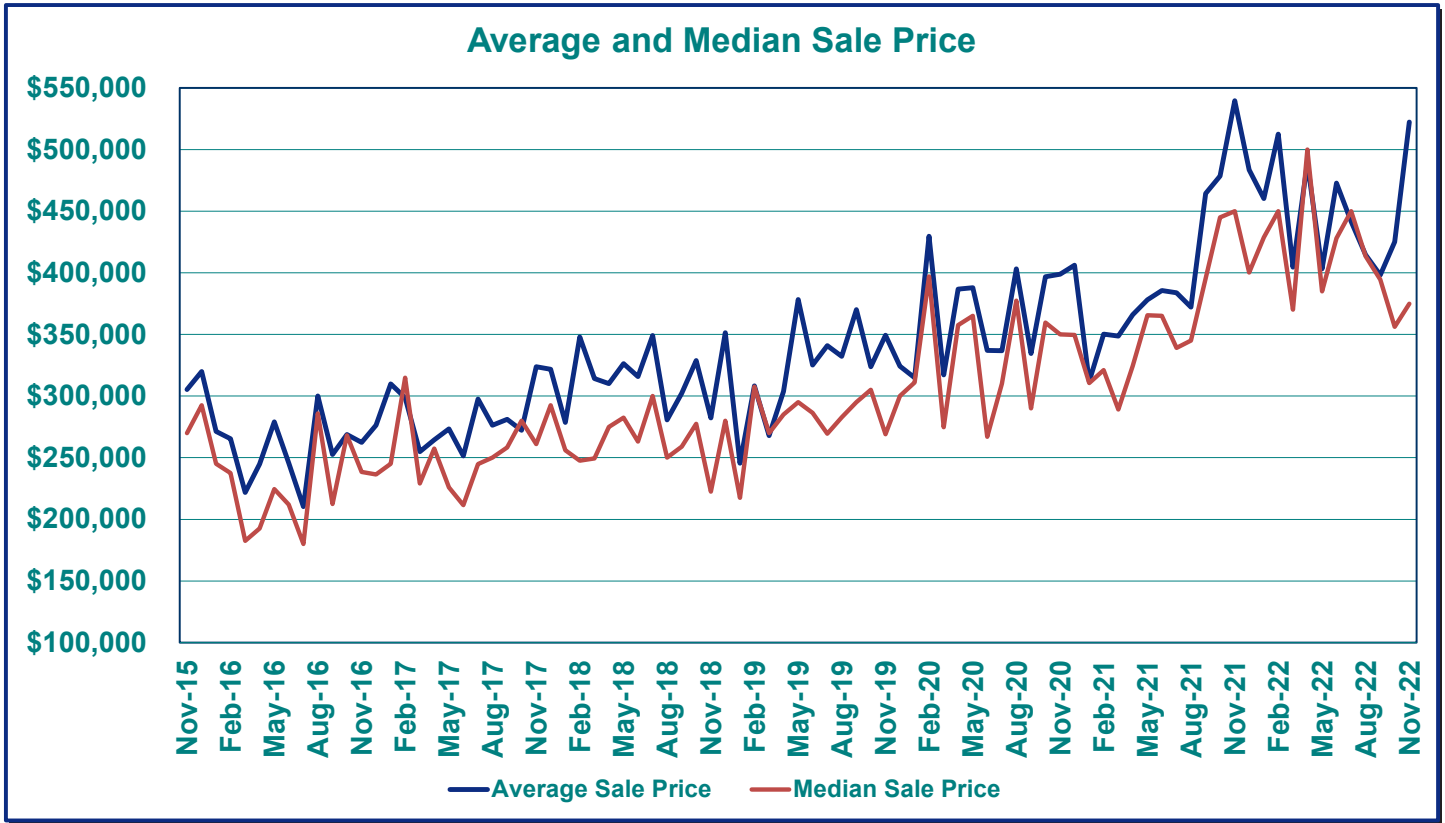
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



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

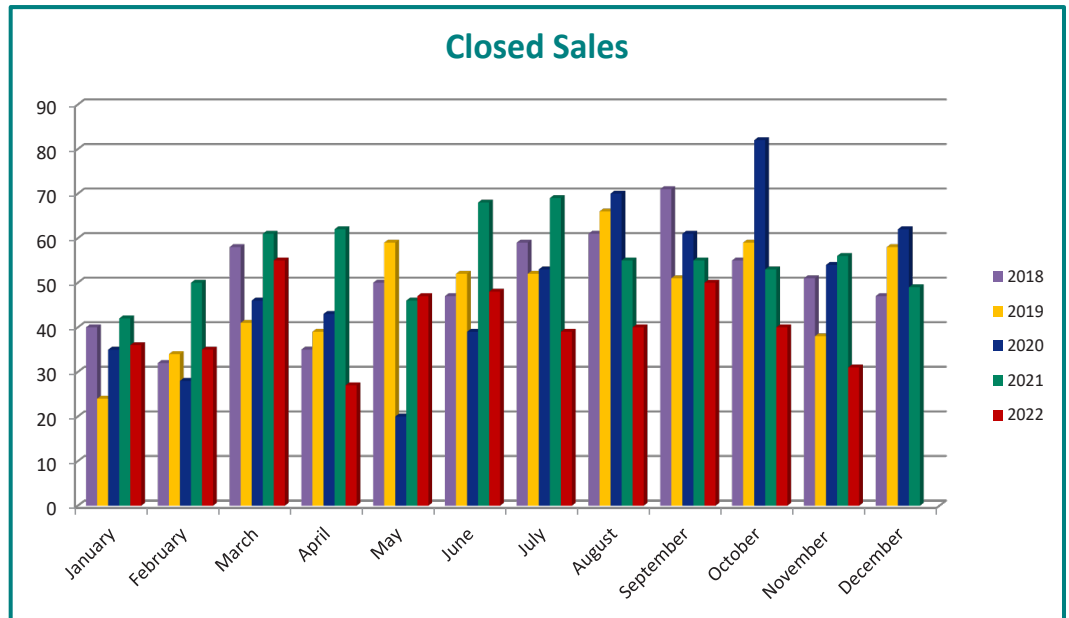
This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.

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.

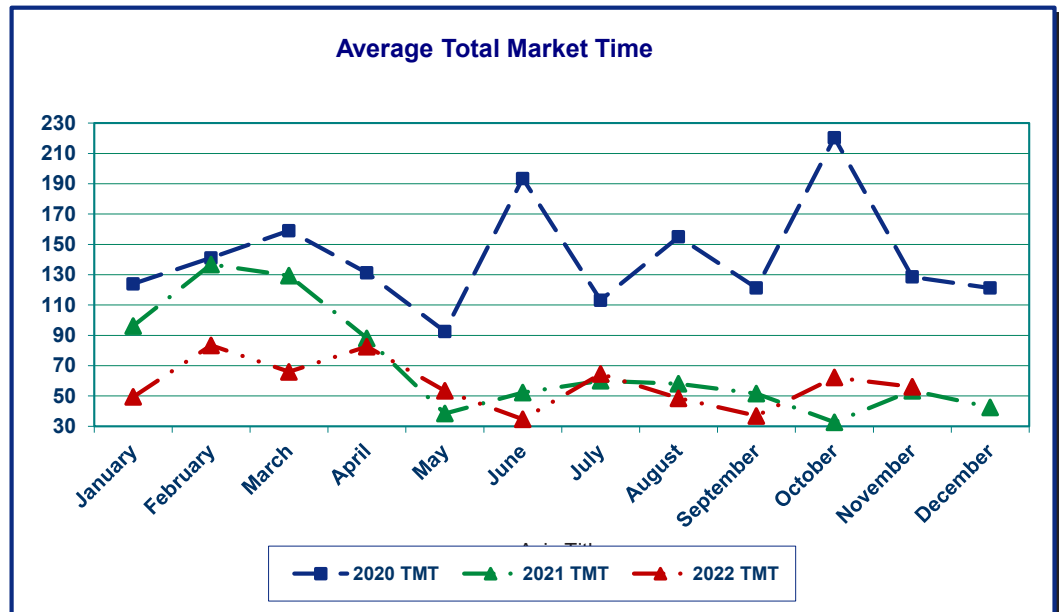


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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