

MARKET ACTION

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

Residential Review: Curry County, Oregon

December 2010 Reporting Period

December Residential Highlights

When comparing December 2009 to December 2010, closed sales decreased from 21 to 17, while pending sales also fell from 19 to 17. New listings fell from 34 to 24.

2010 Summary

Comparing 2010 with 2009 shows closed sales increasing by 0.8%. Pending sales dipped 1.2%, and new listings grew 3.7%. Total sales volume in 2010 was \$58 million, down from \$66 million in 2009.

Sale Prices

Comparing December 2010 with December 2009, the average sale price grew 17.3%, and median sale price also grew 17.7%.

Compared with November 2010, the average sale price increased from \$243,300 to \$289,300 (18.9%), and the median sale price grew from \$195,000 to \$252,500 (29.5%).

For the year, average sale prices fell 12.9% compared to 2009, and median sale prices dropped 11.1%.

Inventory in Months*			
	2008	2009	2010
January	21	52	38.1
February	37	35.8	26.6
March	36.5	25.2	23.4
April	28.9	29.2	30.1
May	26.6	45.1	23.9
June	36.4	27	27.7
July	30.1	21.3	60.5
August	29.7	23.6	41.5
September	38.9	18.4	17.6
October	26.7	23.9	16.6
November	43.7	16.9	16.8
December	65.1	21.6	23.2

*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

Curry County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2010	December	24	17	17	289,300	252,500	239
	Year-to-date	726	249	247	236,200	200,000	226
2009	December	34	19	21	246,600	214,500	283
	Year-to-date	700	252	245	271,300	225,000	266
Change	December	-29.4%	-10.5%	-19.0%	17.3%	17.7%	-15.4%
	Year-to-date	3.7%	-1.2%	0.8%	-12.9%	-11.1%	-15.3%

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

Average Sale Price % Change:

-12.9% (\$236,200 v. \$271,300)

Median Sale Price % Change:

-11.1% (\$200,000 v. \$225,000)

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

*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.



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 • 12/2010

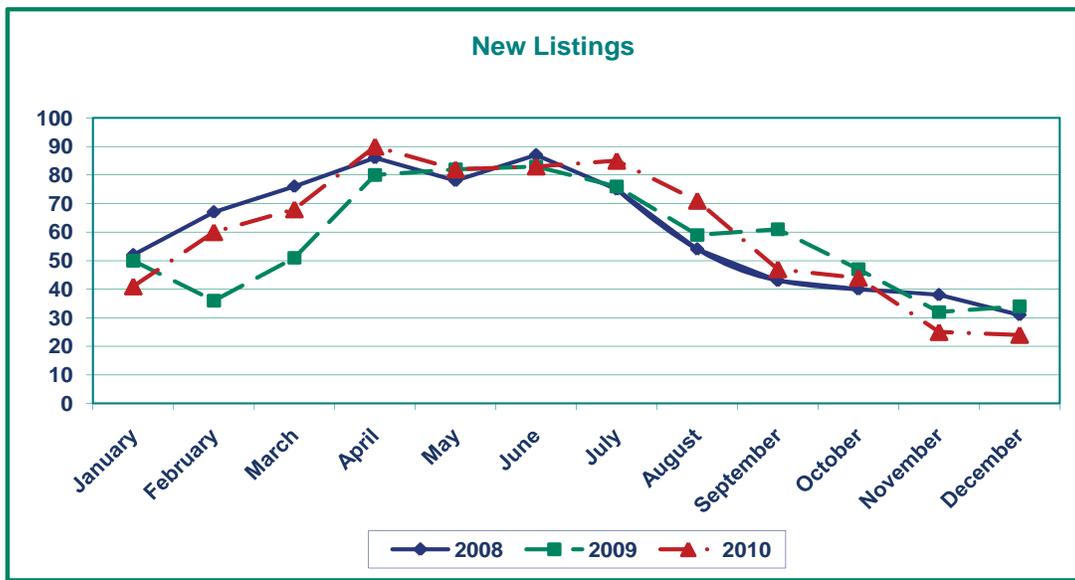
Curry County, Oregon

	RESIDENTIAL														Avg. Sale Price % Change ²	COMMERCIAL		LAND		MULTIFAMILY	
	Current Month							Year-To-Date								Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date		
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales 2010	Pending Sales 2010 v. 2009 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales 2010	Pending Sales 2010 v. 2009	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
270 City, Airport, Marina Hts., NB Chetco	144	13	26	11	175.0%	6	332,500	276	292	89	-10.1%	79	248,700	232,000	-23.7%	2	330,500	15	107,400	6	166,200
271 Harbor, Winchuck, SB Chetco	61	2	10	-	-100.0%	3	159,200	162	133	44	-13.7%	48	238,700	155,600	-10.5%	3	156,300	9	353,300	-	-
272 Carpenterville, Cape Ferrello, Whaleshead	38	2	9	1	-	2	481,000	187	62	19	35.7%	20	321,700	300,000	1.6%	-	-	3	70,000	-	-
273 Gold Beach	109	5	42	5	-44.4%	4	247,200	119	176	71	6.0%	73	212,300	185,000	-12.6%	4	105,400	15	206,800	1	60,000
274 Port Orford	42	2	8	-	-100.0%	2	247,700	540	63	26	23.8%	27	196,800	160,000	-14.1%	1	289,000	9	167,800	-	-

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares December 2010 with December 2009. The Year-To-Date section compares year-to-date statistics from December 2010 with year-to-date statistics from December 2009.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (1/1/10-12/31/10) with 12 months before (1/1/09-12/31/09).

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.

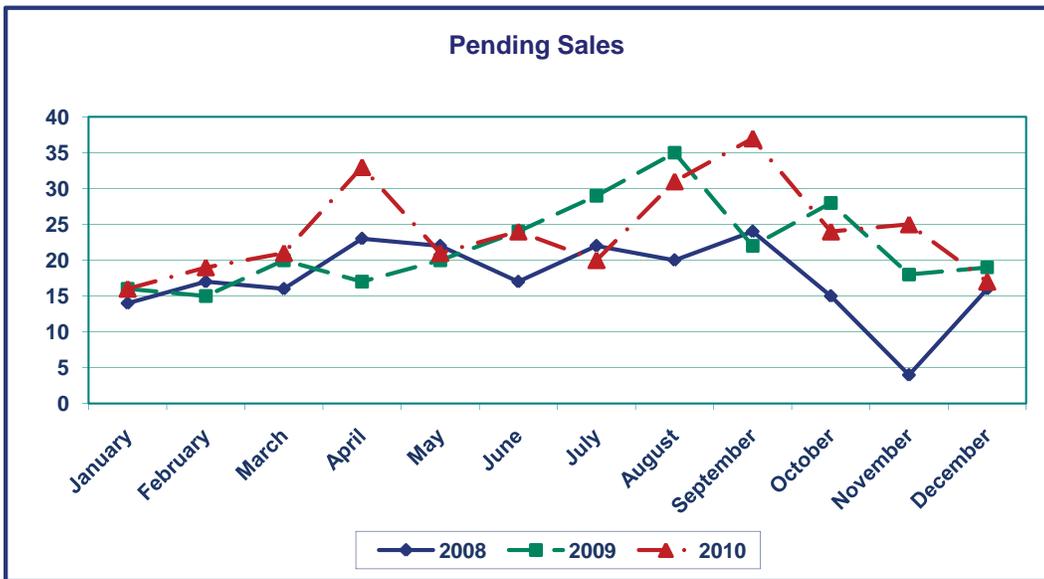
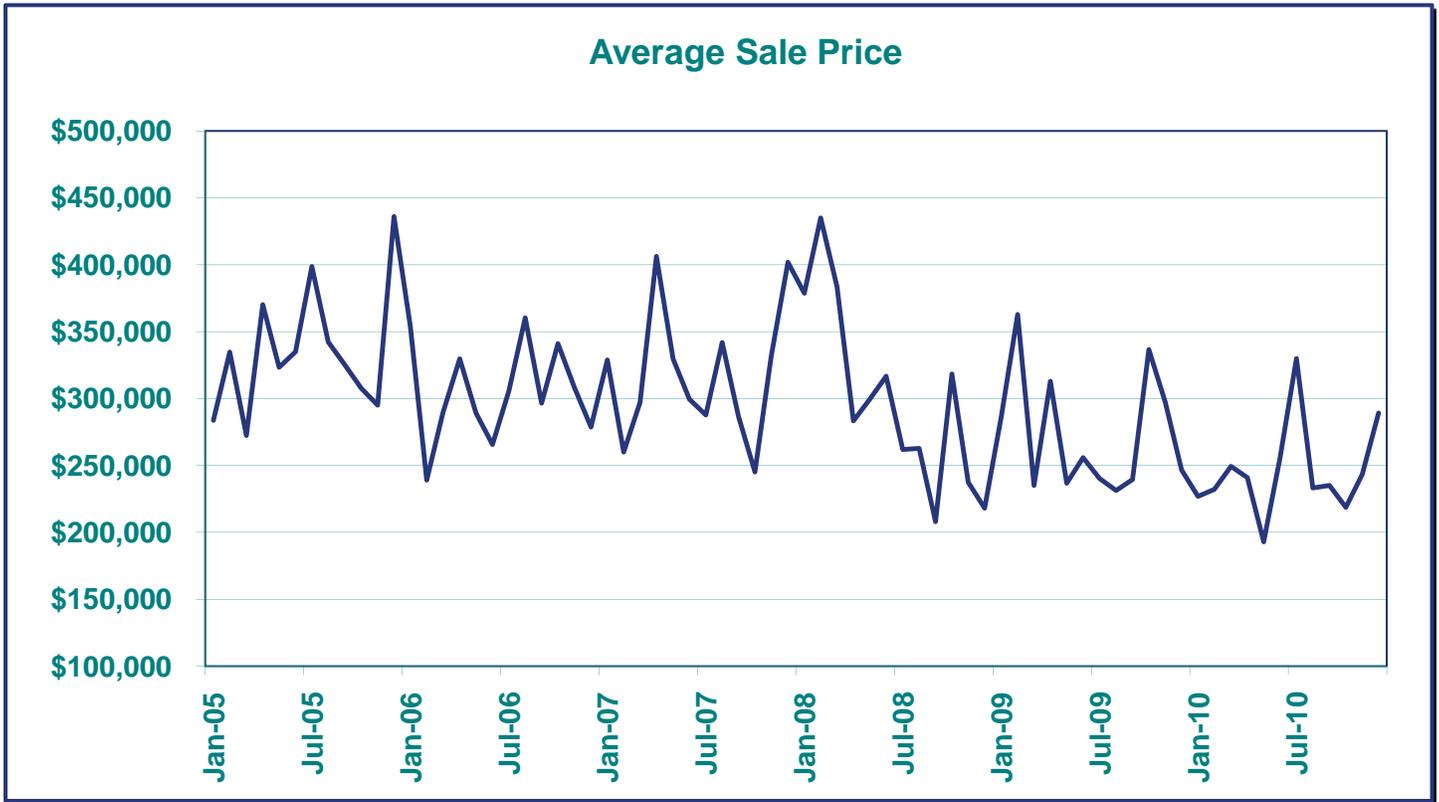


NEW LISTINGS CURRY COUNTY, OR

This graph shows the new residential listings over the past three calendar years in Curry County, Oregon.

AVERAGE SALE PRICE
CURRY COUNTY, OR

This graph represents the average 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.

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

Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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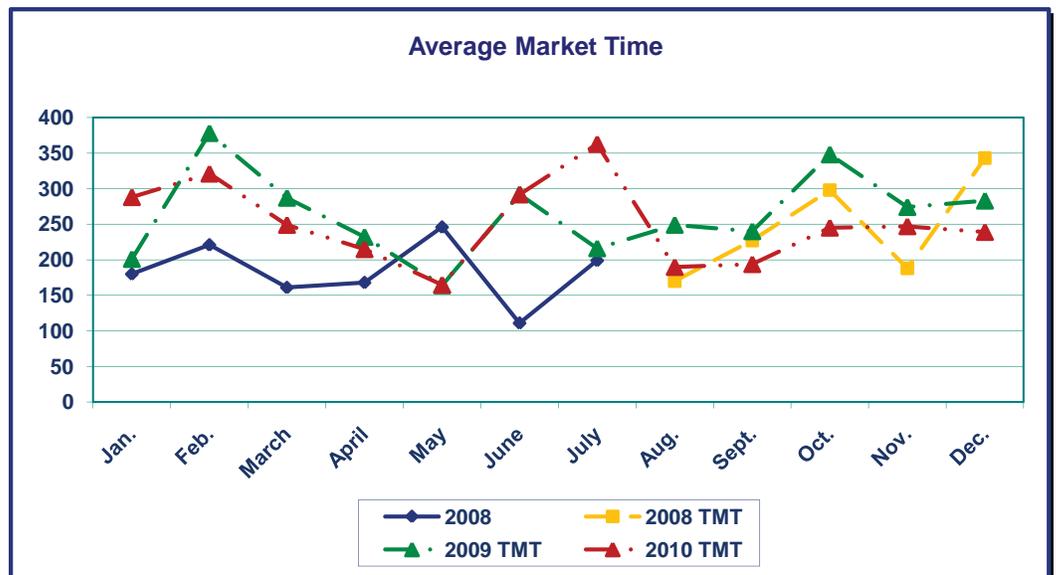
CLOSED SALES CURRY COUNTY, OR

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



DAYS ON MARKET CURRY COUNTY, OR

This graph shows the average market time for sales in Curry County, Oregon. *As of August 2008, graph now reports "Total Days on Market" - for details read footnotes on page 2.



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