

MARKET ACTION

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

Residential Review: Coos County, Oregon

June 2010 Reporting Period

June Residential Highlights

Closed sales rose 46.2% compared to June 2009. Pending sales were up 17%, while new listings went down 2.7%.

Comparing June 2010 to May 2010, closed sales fell 3.4% (57 v. 59), pending sales increased 17% (55 v. 47) and new listings grew 13.4% (110 v. 97).

Sale Prices

Average sale price was down 9% compared to June 2009. Median price

also decreased 9.7%.

Month-to-month, average sale price rose 7.5% (\$164,600 v. \$153,100) compared with May 2010, and median price fell a slight 0.7% (\$149,000 v. \$150,000).

Second Quarter Report

Comparing the second quarter of 2010 with that of 2009 shows a rise of 52.8% (162 v. 106) in closed sales, a 38.3% (166 v. 120) gain in pending sales, and a 15% (383 v. 333) increase in new listings.

Inventory in Months*			
	2008	2009	2010
January	25.3	31.2	17.2
February	18.2	29.1	25.5
March	19.4	20.5	17.1
April	20.3	19.5	17.2
May	16.6	24.2	12.4
June	20.5	18.8	13.2
July	18.8	17.8	
August	17.9	15.6	
September	16.2	13.5	
October	16.9	10.4	
November	27.1	13.8	
December	24.9	11.5	

*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.

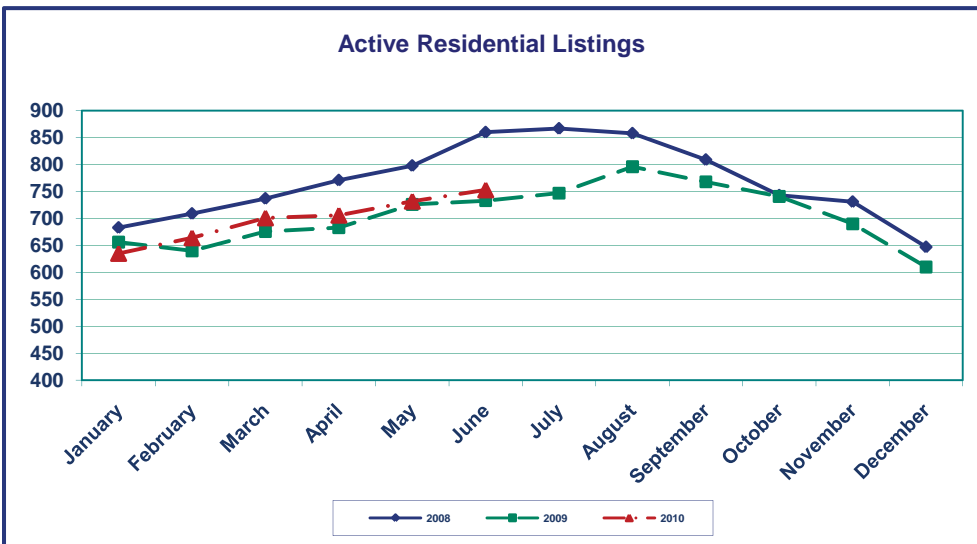
Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2010	June	110	55	57	164,600	149,000	203
	Year-to-date	750	294	266	150,100	138,500	173
2009	June	113	47	39	180,800	165,000	209
	Year-to-date	611	222	182	178,800	165,000	185
Change	June	-2.7%	17.0%	46.2%	-9.0%	-9.7%	-3.0%
	Year-to-date	22.7%	32.4%	46.2%	-16.1%	-16.1%	-6.1%

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

Average Sale Price % Change:
-12.1% (\$165,200 v. \$188,000)

Median Sale Price % Change:
-12.4% (\$148,000 v. \$169,000)

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



ACTIVE RESIDENTIAL LISTINGS COOS COUNTY, OR

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

AREA REPORT • 6/2010

Coos County, Oregon

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
	Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date		
	Active Listings	New Listings ³	Expired, Canceled Listings	Pending Sales 2010	Pending Sales 2010 v. 2009 ¹	Closed Sales	Average Sale Price	Total Market Time ⁴	New Listings	Pending Sales 2010	Pending Sales 2010 v. 2009	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	
97407 Allegeny	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97411 Bandon	158	20	12	8	-11.1%	8	152,000	219	109	39	30.0%	36	175,800	175,000	-22.1%	2	197,500	10	95,800	-	-	-
97414 Broadbent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97420 Coss Bay	252	51	27	25	25.0%	23	158,700	190	311	132	32.0%	116	138,200	130,000	-5.6%	-	-	10	103,500	1	250,000	-
97423 Coquille	95	-	7	3	-25.0%	9	128,700	201	82	29	61.1%	33	126,100	120,000	-22.8%	-	-	1	84,000	1	75,500	-
97449 Lakeside	44	5	4	2	-	1	85,000	73	37	7	75.0%	7	154,300	160,000	-22.4%	-	-	1	39,000	-	-	-
97458 Myrtle Point	58	5	5	2	-33.3%	3	110,800	435	38	14	-22.2%	13	94,100	82,500	-24.7%	2	50,000	1	38,000	-	-	-
97459 North Bend	130	23	15	14	27.3%	13	226,300	173	159	72	44.0%	60	183,000	152,300	-6.6%	2	90,000	3	35,000	3	138,000	-
97466 Powers	16	6	1	1	-	-	-	-	14	1	-50.0%	1	130,000	130,000	-21.9%	-	-	-	-	-	-	-

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/09-6/30/10) with 12 months before (7/1/08-6/30/09).

³ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

⁴ 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.

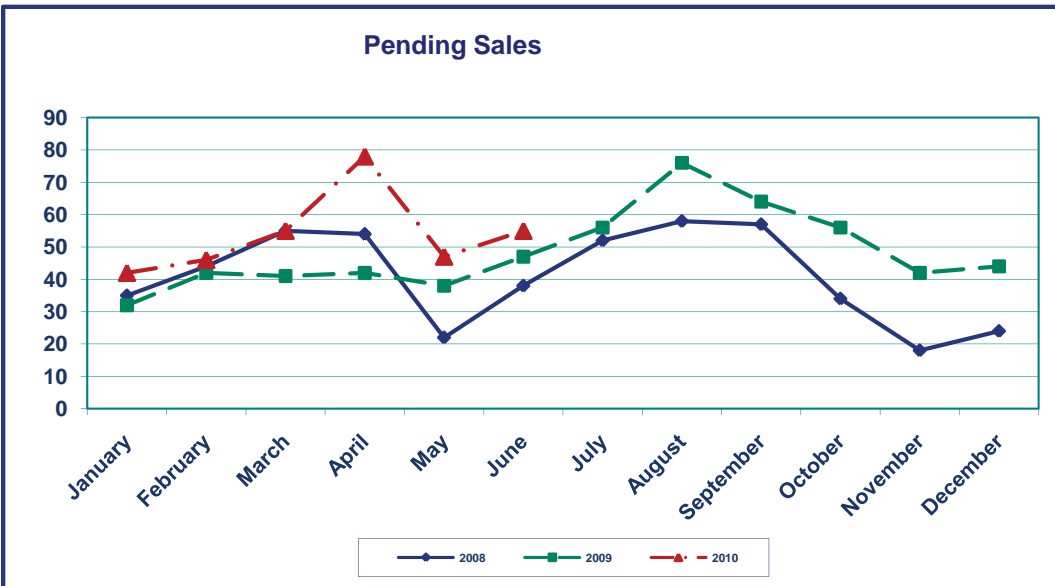
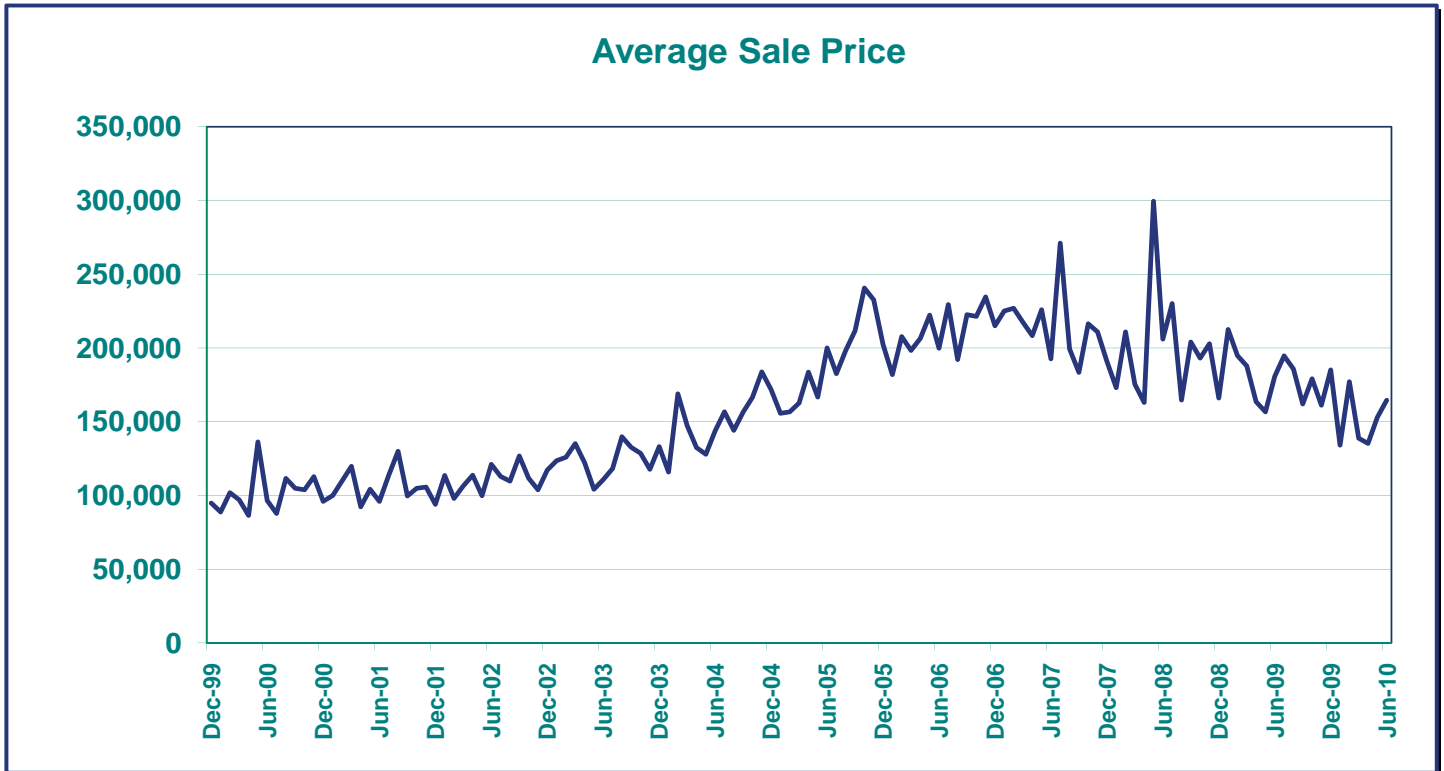


NEW LISTINGS COOS COUNTY, OR

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

AVERAGE SALE PRICE
COOS COUNTY, OR

This graph represents the average sale price for all homes sold in Coos County, Oregon.



PENDING LISTINGS
COOS COUNTY, OR

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

Corporate
825 NE Multnomah, Suite 270
Portland, OR 97232
(503) 236-7657
Fax: (503) 230-0689

Southwest Washington
1514 Broadway, Suite 101
Vancouver, WA 98663
(360) 696-0718
Fax: (360) 696-9342

Salem
2110 Mission St. SE, Suite 305
Salem, OR 97302
(503) 587-8810
Fax: (503) 585-3817

Lane County: Eugene
2139 Centennial Plaza
Eugene, OR 97401
(541) 686-2885
Fax: (541) 484-3854

Lane County: Florence
PO Box 414
Florence, OR 97439
(541) 902-2560
Fax: (541) 902-1341

Douglas County
3510 NE Edenbower
Roseburg, OR 97470
(541) 673-3571
Fax: (541) 673-6581

Curry County
PO Box 6307
Brookings, OR 97415
(541) 469-0219
Fax: (541) 469-9695

Mid-Columbia
PO Box 1088
Hood River, OR 97031
(541) 436-2956
Fax: (541) 387-6657

Eastern Oregon
PO Box 751
Hermiston, OR 97838
(541) 567-5186
Fax: (541) 289-7320

Coos County
1946 Sherman Ave., Suite 101
North Bend, OR 97459
(541) 751-1070
Fax: (541) 751-1083

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

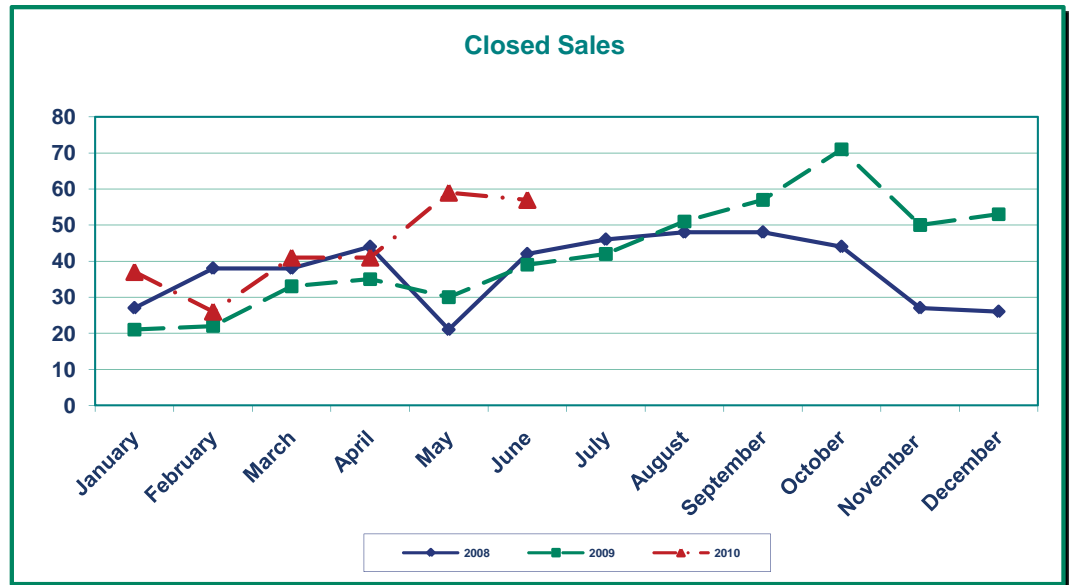
Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

E-mail subscriptions are available for \$45 per year by contacting RMLS™, (503) 236-7657. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.

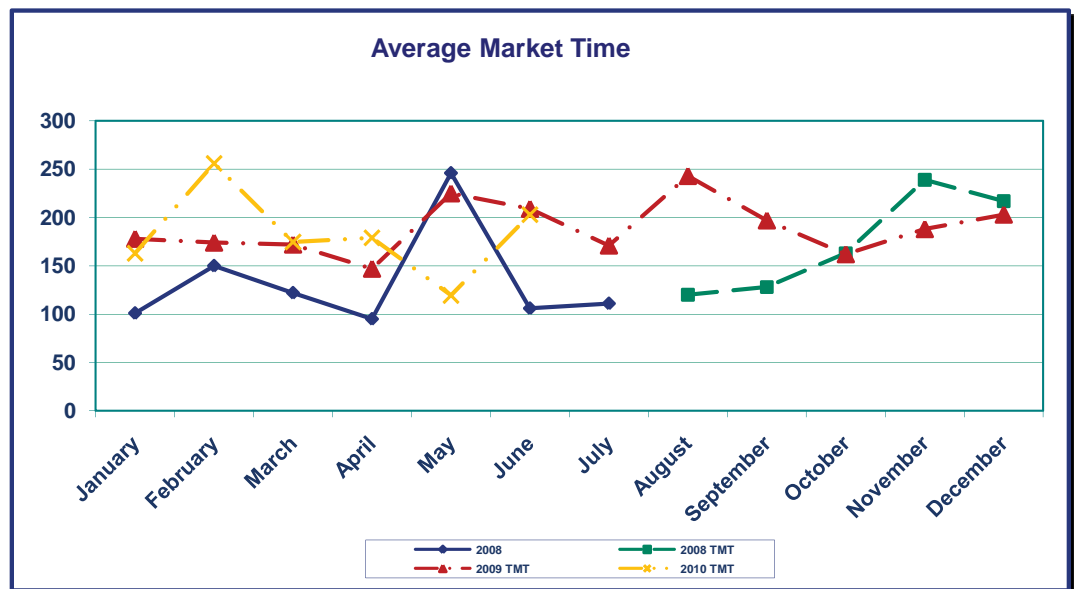
CLOSED SALES COOS COUNTY, OR

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



DAYS ON MARKET COOS COUNTY, OR

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



Gary Whiting, Chairman of the Board
Kurt von Wasmuth, President/CEO
Natalie Middleton, Editor
Kelsey Brunson, Assistant Editor