

MARKET ACTION



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

Residential Review: Douglas County, Oregon

December 2018 Reporting Period

December Residential Highlights

December brought cooler numbers to Douglas County to end the year, but year-over-year numbers remain positive. Closed sales (125) fell 6.7% short of closed sales in December 2017 (134) and 1.6% short of the 127 closings recorded last month in November 2018.

New listings (109) cooled 8.4% from December 2017 (119) and 22.1% from November 2018 (140).

Pending sales, at 97, ended 19.8% below the 121 offers accepted last year in December 2017 and 17.1% below the 117 accepted last month in November 2018.

December saw total market time rise to 84 days, with inventory decreasing slightly to 3.8 months.

Year to Date Summary

Comparing the entirety of 2018 to 2017, new listings (2,384) increased 3.5%, closed sales (1,772) increased 3.3%, and pending sales (1,755) increased 0.2%.

Average and Median Sale Prices

Comparing 2018 to 2017 through the end of each year, the average sale price in Douglas County has increased 10.8% from \$211,400 to \$234,300. In the same comparison the median sale price has increased 11.1% from \$189,000 to \$210,000.

Inventory in Months*			
	2016	2017	2018
January	6.4	4.6	3.8
February	7.3	5.1	3.7
March	4.8	3.5	3.7
April	5.0	3.1	3.3
May	4.1	3.1	3.1
June	3.8	2.8	3.1
July	5	4.1	3.5
August	4.9	3.7	3.3
September	3.9	4.2	4.1
October	4.1	3.4	3.3
November	4.4	3.6	4.0
December	3.4	3.3	3.8

*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 number includes proposed and under construction homes.

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

Average Sale Price % Change:
+10.8% (\$234,300 v. \$211,500)
Median Sale Price % Change:
+11.1% (\$210,000 v. \$189,000)

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

Douglas County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	December	109	97	125	235,100	220,000	84
	November	140	117	127	237,700	223,000	71
	Year-to-date	2,384	1,755	1,772	234,300	210,000	76
2017	December	119	121	134	210,900	181,800	64
	Year-to-date	2,304	1,751	1,715	211,400	189,000	91
Change	December	-8.4%	-19.8%	-6.7%	11.5%	21.0%	30.9%
	Prev Mo 2018	-22.1%	-17.1%	-1.6%	-1.1%	-1.3%	18.3%
	Year-to-date	3.5%	0.2%	3.3%	10.8%	11.1%	-16.9%

AREA REPORT • 12/2018

Douglas 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	
251	NE Roseburg	53	12	2	15	150.0%	14	178,300	104	257	204	-3.3%	199	216,300	210,000	-1.0%	12	321,600	30	60,600	6	546,300
252	NW Roseburg	66	15	14	13	62.5%	15	334,900	65	273	196	16.0%	188	337,900	295,000	11.3%	1	200,000	17	126,100	1	194,000
253	SE Roseburg	29	5	5	9	0.0%	9	210,800	84	142	108	2.9%	109	200,700	189,000	22.5%	11	268,200	7	43,400	14	196,000
254	SW Roseburg	45	7	6	5	-68.8%	6	330,700	54	208	137	-14.4%	150	330,700	263,800	23.4%	-	-	16	98,400	7	526,700
255	Glide & E of Roseburg	21	7	5	2	-50.0%	10	286,000	126	94	68	13.3%	70	278,500	254,500	-0.5%	1	335,000	13	71,800	1	275,000
256	Sutherlin/Oakland Area	78	15	8	14	-17.6%	16	299,400	77	316	209	-6.7%	211	245,800	223,000	13.7%	11	189,100	51	77,800	2	247,500
257	Winston & SW of Roseburg	30	13	6	10	-41.2%	11	186,200	56	221	186	-6.1%	186	225,700	209,500	20.0%	5	563,000	33	111,700	5	198,500
258	Myrtle Creek & S/SE of Roseburg	70	14	17	12	-40.0%	13	160,100	94	371	247	2.1%	253	188,600	161,800	5.8%	5	867,000	37	85,800	4	142,100
259	Green District	30	12	-	8	0.0%	16	202,600	51	211	183	12.3%	190	194,500	195,000	12.5%	1	110,000	8	181,700	2	287,500
265	North Douglas County	59	9	5	9	-43.8%	15	197,300	123	291	217	-0.9%	216	181,100	170,000	9.1%	11	176,700	32	125,700	3	121,600
	Douglas County	481	109	68	97	-19.8%	125	235,100	84	2,384	1,755	0.2%	1,772	234,300	210,000	10.8%	58	321,200	244	94,600	45	292,700

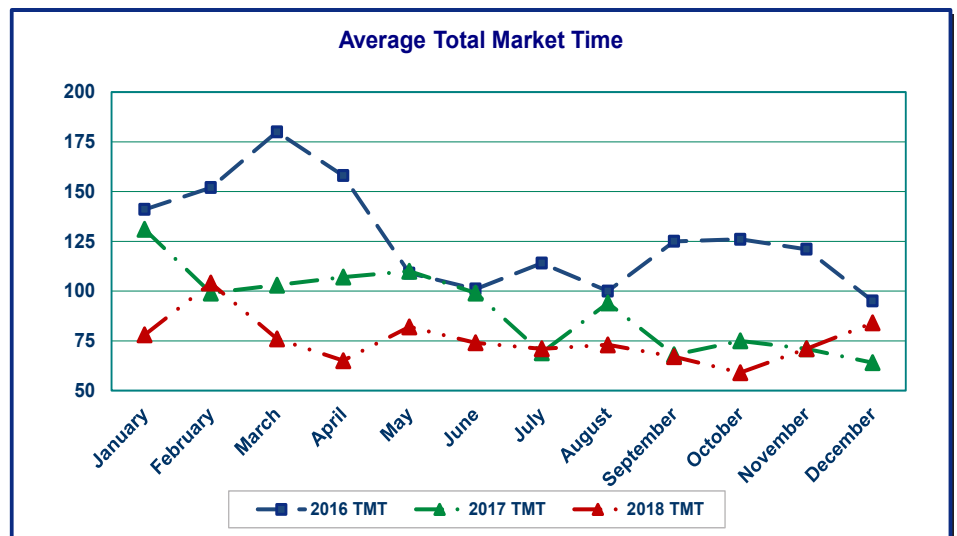
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares December 2018 with December 2017. The Year-To-Date section compares 2018 year-to-date statistics through December with 2017 year-to-date statistics through December.

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

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.

DAYS ON MARKET DOUGLAS COUNTY, OR

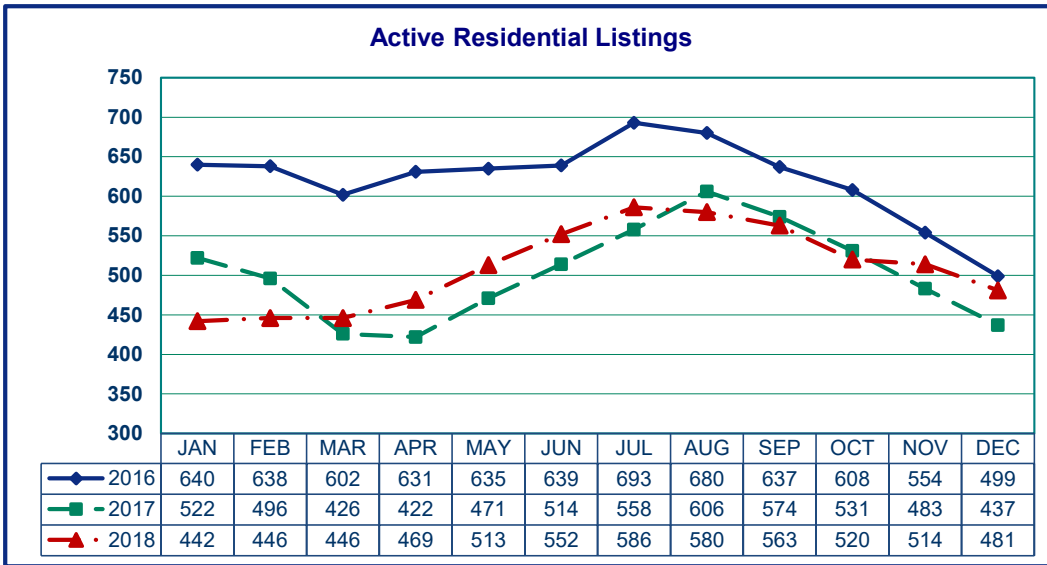
This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.



ACTIVE RESIDENTIAL LISTINGS

DOUGLAS COUNTY, OR

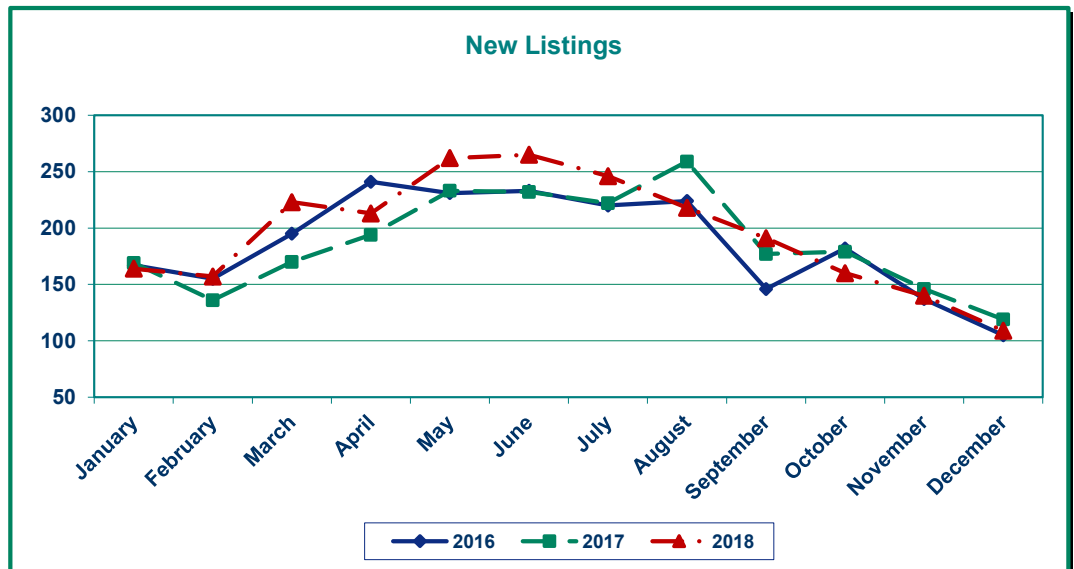
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.



NEW LISTINGS

DOUGLAS COUNTY, OR

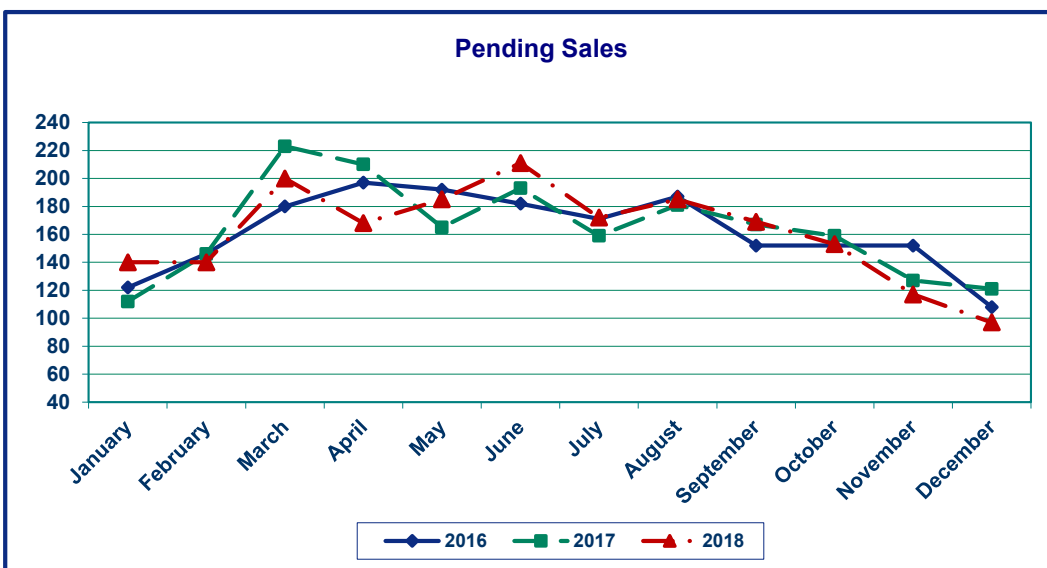
This graph shows the new residential listings over the past three calendar years in Douglas County, Oregon.



PENDING LISTINGS

DOUGLAS COUNTY, OR

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

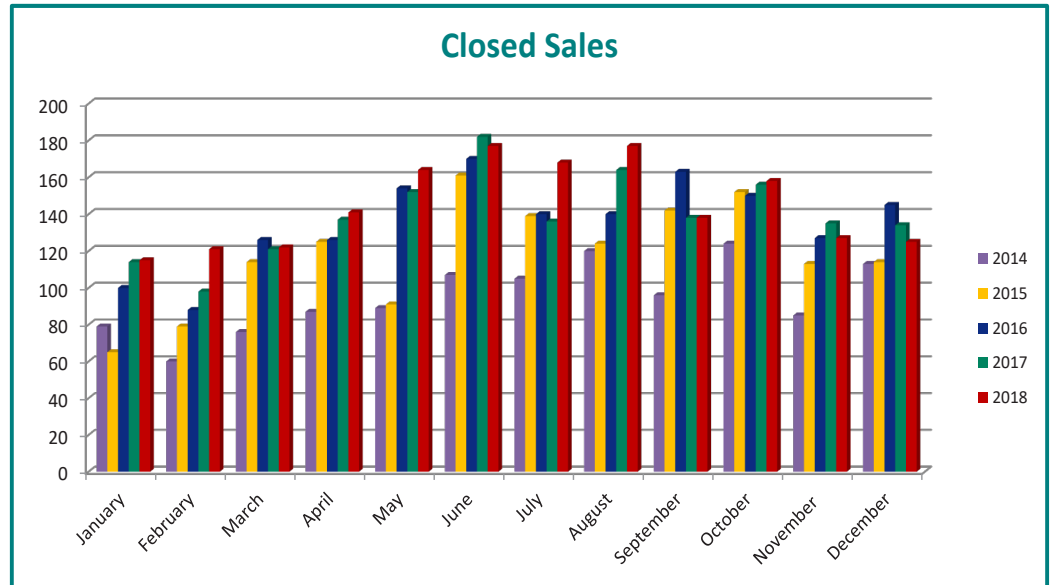


CLOSED SALES
DOUGLAS COUNTY, OR

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

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



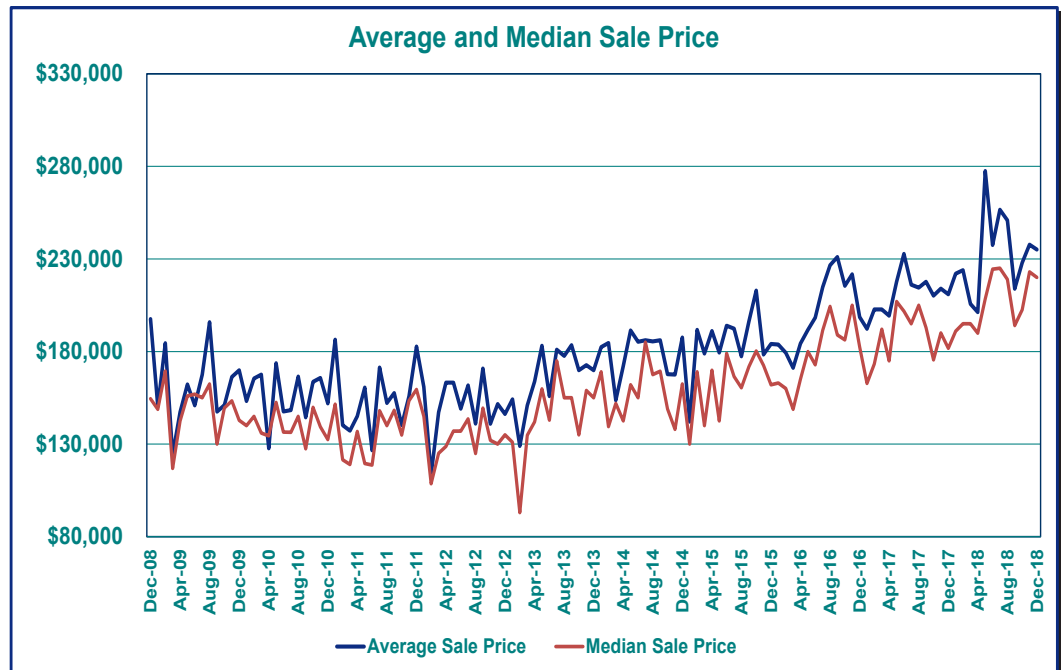
SALE PRICE
DOUGLAS COUNTY, OR

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

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 Willowa County.

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Note: A residential property in Douglas County, area 254, sold in May 2018 for \$4.98 million dollars, impacting the area's average sales price.



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