

MARKET ACTION

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

Residential Review: Douglas County, Oregon

January 2019 Reporting Period

January Residential Highlights

Douglas County started the year with an uptick in new listings this January. At 178, new listings outpaced January 2018 (164) by 8.5% and rose 63.3% compared with last month, December 2018 (109). This was the strongest January for new listings since 2010, when 222 were offered.

Pending sales (145) fared well in January, showing a 3.6% increase over January 2018 (140) and a 49.5% increase over December 2018 when 97 offers were accepted.

Closed sales, at 98, decreased 14.8% from January 2018 (115) and 21.6% from last month in December 2018, when 125 closings were recorded.

Inventory rose to 4.8 months in January, with total market time rising to 95 days during the same period.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending January 31st of this year (\$236,700) with the average price of homes sold in the twelve months ending January 2018 (\$213,600) shows an increase of 10.8%. The same comparison of the median shows an increase of 11.8% over the same period.

Inventory in Months*			
	2017	2018	2019
January	4.6	3.8	4.8
February	5.1	3.7	
March	3.5	3.7	
April	3.1	3.3	
May	3.1	3.1	
June	2.8	3.1	
July	4.1	3.5	
August	3.7	3.3	
September	4.2	4.1	
October	3.4	3.3	
November	3.6	4.0	
December	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% (\$236,700 v. \$213,600)
Median Sale Price % Change:
+11.8% (\$212,500 v. \$190,000)

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
2019	January	178	145	98	262,900	242,500	95
	Year-to-date	178	145	98	262,900	242,500	95
2018	January	164	140	115	222,000	191,000	78
	December	109	97	125	235,100	220,000	84
	Year-to-date	164	140	115	222,000	191,000	78
Change	January	8.5%	3.6%	-14.8%	18.4%	27.0%	22.6%
	Prev Mo 2018	63.3%	49.5%	-21.6%	11.8%	10.2%	13.1%
	Year-to-date	8.5%	3.6%	-14.8%	18.4%	27.0%	22.6%

AREA REPORT • 1/2019

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 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2019 v. 2018 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	56	22	5	16	14.3%	12	220,800	90	22	16	14.3%	12	220,800	203,300	-1.4%	1	300,000	1	50,000	1	150,000
252	NW Roseburg	59	11	6	13	-35.0%	17	375,900	58	11	13	-35.0%	17	375,900	344,900	11.7%	-	-	-	-	-	-
253	SE Roseburg	30	15	3	11	10.0%	3	254,300	45	15	11	10.0%	3	254,300	125,000	24.7%	-	-	1	18,900	-	-
254	SW Roseburg	43	18	7	14	0.0%	9	364,200	121	18	14	0.0%	9	364,200	239,900	18.5%	-	-	2	163,500	-	-
255	Glide & E of Roseburg	22	8	3	4	-20.0%	2	347,500	150	8	4	-20.0%	2	347,500	347,500	2.4%	-	-	-	-	-	-
256	Sutherlin/Oakland Area	71	21	5	25	78.6%	13	242,800	98	21	25	78.6%	13	242,800	247,000	13.1%	-	-	2	103,500	-	-
257	Winston & SW of Roseburg	38	20	3	12	-29.4%	14	183,900	71	20	12	-29.4%	14	183,900	188,300	19.6%	1	300,000	2	84,000	1	200,000
258	Myrtle Creek & S/SE of Roseburg	67	26	8	20	81.8%	12	177,900	103	26	20	81.8%	12	177,900	165,500	1.3%	1	600,000	3	89,000	1	120,000
259	Green District	27	16	8	13	-18.8%	6	225,100	151	16	13	-18.8%	6	225,100	245,000	11.9%	-	-	2	120,800	-	-
265	North Douglas County	62	21	6	17	-10.5%	10	277,500	131	21	17	-10.5%	10	277,500	227,000	5.0%	-	-	2	97,800	-	-
	Douglas County	475	178	54	145	3.6%	98	262,900	95	178	145	3.6%	98	262,900	242,500	10.8%	3	400,000	15	98,300	3	156,700

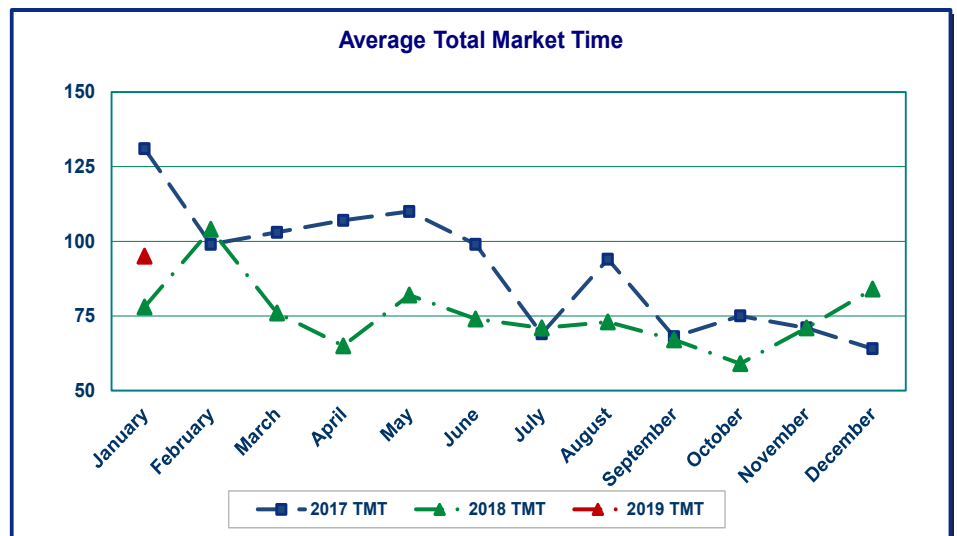
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2019 with January 2018. The Year-To-Date section compares 2019 year-to-date statistics through January with 2018 year-to-date statistics through January.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/18-1/31/19) with 12 months before (2/1/17-1/31/18).

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.

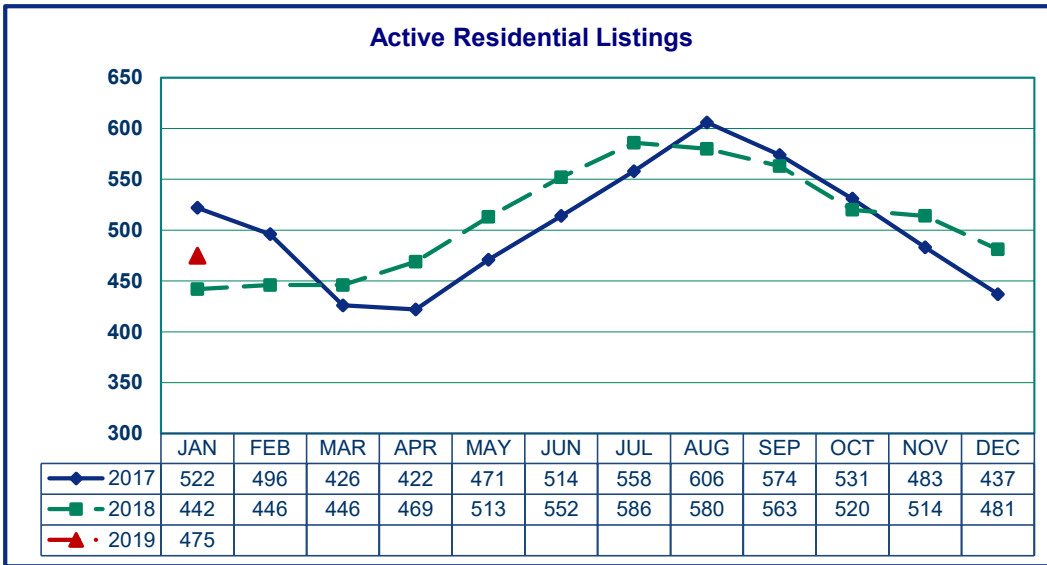
DAYS ON MARKET DOUGLAS COUNTY, OR

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



ACTIVE RESIDENTIAL LISTINGS

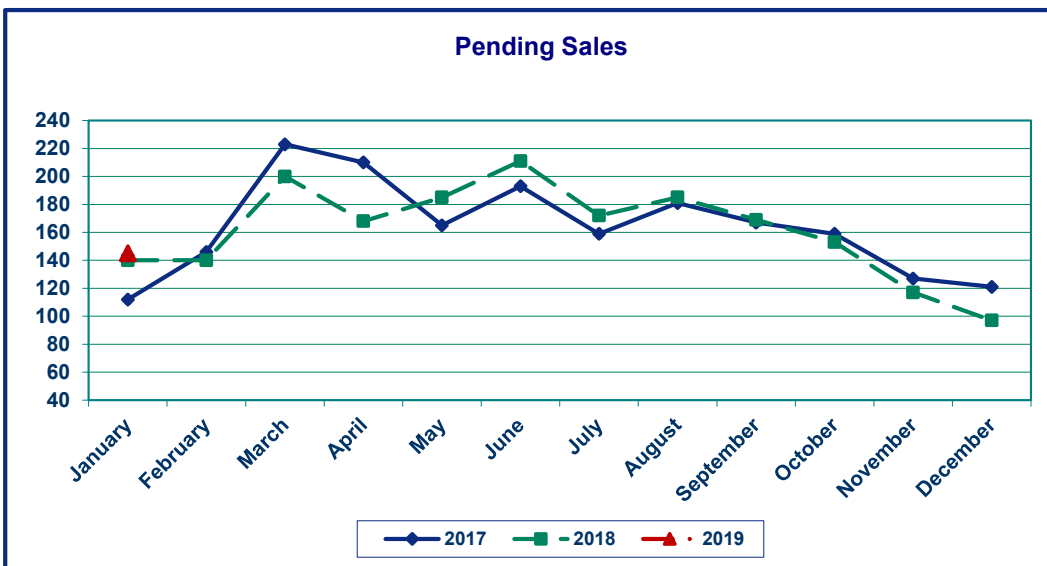
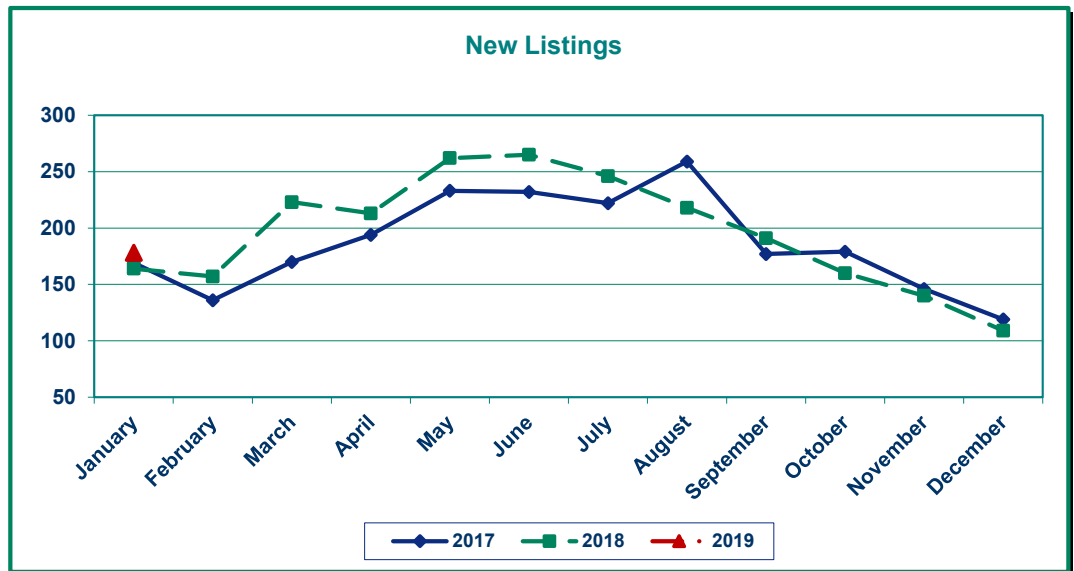
DOUGLAS COUNTY, OR
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.



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

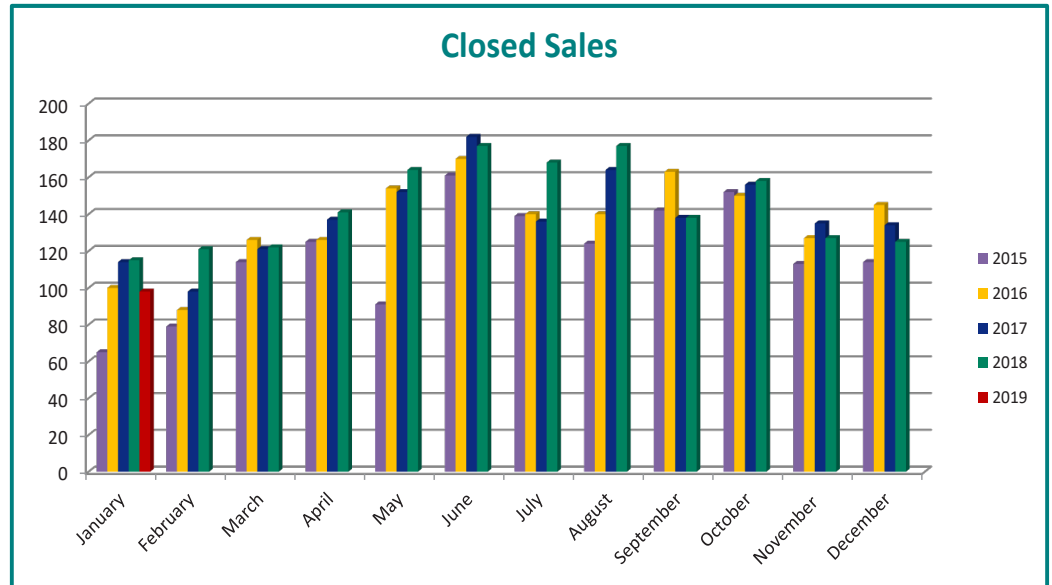
This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.

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™.



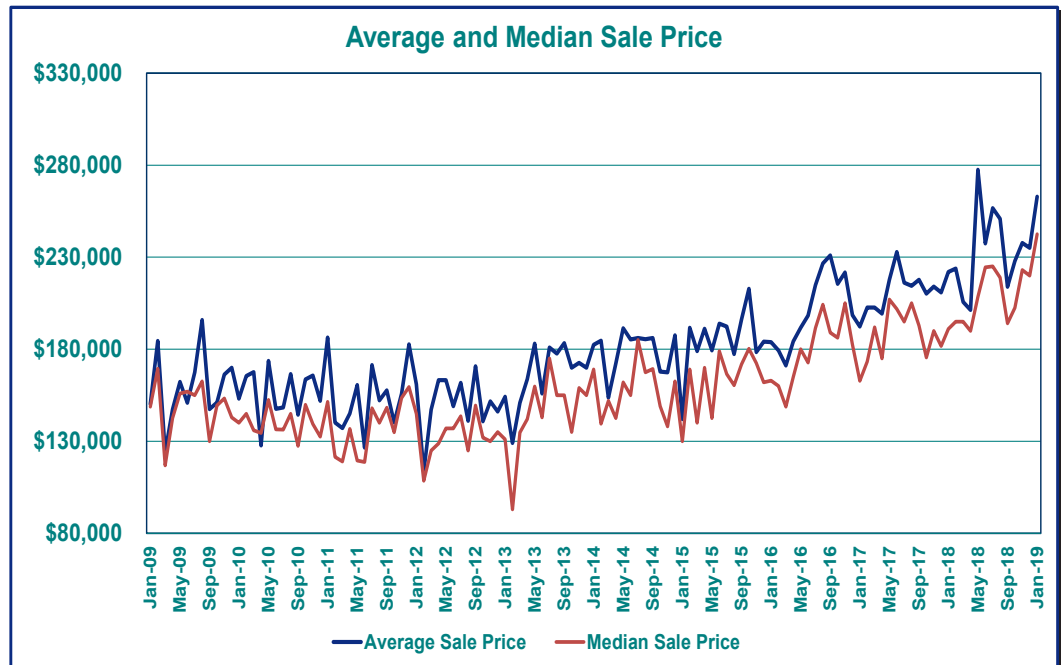
SALE PRICE
DOUGLAS COUNTY, OR

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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