

MARKET ACTION



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

Residential Review: Douglas County, Oregon

August 2012 Reporting Period

August Residential Highlights

It is over five years since accepted offers or closed sales posted totals higher than the numbers recorded for August 2012. The 131 pendings were 28.4% higher than the 102 posted in the same month last year, and bested July's 107 accepted offers by 22.4%. Closed sales were 44.2% over comparable month sales (111 in August 2012 v. 77 in August 2011) and 35.4% higher than July's 82 closed transactions.

New listings are higher in August this year than last by 14.4% (191 v. 167), although slightly under the 195 reported in July.

At 9.5 months, unsold inventory in Douglas County is lower than it has been since October 2006, when the inventory would have lasted 8.7 months.

Year-To-Date Summary

In the first eight months this year, there were 1.9% fewer new listings, 13.4% more pending sales, and 10.3% more closed sales than in the first eight months of 2011. Prices are stabilizing when viewed year-to-date. The average sale price of \$150,300 is 1.9% under the average of \$153,200 in 2011, while the median sale price of \$130,000 is identical to the median in the same period last year.

Inventory in Months*			
	2010	2011	2012
January	19.4	16	12.3
February	19.4	20.3	14
March	14.8	15.3	10.2
April	15	13.6	13.3
May	15	11.5	14.6
June	14.1	12.6	11.4
July	16.3	18	12.9
August	17.6	15	9.5
September	18	13.1	
October	15.2	14.1	
November	17.5	15.6	
December	12.6	12.6	

*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. 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:

-1.0% (\$152,600 v. \$154,200)

Median Sale Price % Change:

-0.1% (\$134,900 v. \$135,000)

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

Douglas County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2012	August	191	131	111	141,100	124,900	138
	July	195	107	82	161,700	143,600	157
	Year-to-date	1,432	719	645	150,300	130,000	181
2011	August	167	102	77	152,200	140,000	190
	Year-to-date	1,459	634	585	153,200	130,000	181
Change	August	14.4%	28.4%	44.2%	-7.3%	-10.8%	-27.4%
	Prev Mo 2012	-2.1%	22.4%	35.4%	-12.7%	-13.0%	-12.1%
	Year-to-date	-1.9%	13.4%	10.3%	-1.9%	0.0%	-0.2%

*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.

AREA REPORT • 8/2012

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/Cancelled Listings	Pending Sales 2012	Pending Sales 2012 v. 2011 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales 2012	Pending Sales 2012 v. 2011	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	93	22	9	14	16.7%	18	105,700	109	164	98	19.5%	88	112,300	104,000	-4.2%	1	205,000	8	157,400	2	126,000
252	NW Roseburg	103	22	6	14	-26.3%	17	263,600	161	155	75	13.6%	72	257,800	216,200	3.8%	2	397,000	5	109,100	-	-
253	SE Roseburg	47	8	5	2	-83.3%	3	108,300	253	66	29	-32.6%	33	138,700	127,500	7.0%	6	167,000	1	15,000	1	71,600
254	SW Roseburg	99	22	5	13	44.4%	9	155,700	116	143	75	44.2%	64	186,700	170,000	6.8%	3	103,300	10	80,800	2	124,800
255	Glide & E of Roseburg	67	10	5	6	100.0%	2	367,500	101	79	28	-9.7%	24	286,500	270,000	12.2%	1	189,000	7	69,900	-	-
256	Sutherlin/Oakland Area	144	28	7	25	150.0%	18	115,000	122	198	113	48.7%	94	151,600	132,500	-11.9%	2	255,000	7	166,600	2	143,600
257	Winston & SW of Roseburg	86	13	13	11	83.3%	8	125,600	83	124	64	20.8%	60	115,200	106,500	-17.1%	-	-	6	114,800	2	162,500
258	Myrtle Creek & S/SE of Roseburg	172	31	11	14	40.0%	16	100,300	149	216	84	-10.6%	79	115,000	105,000	2.2%	1	56,000	15	30,700	2	91,000
259	Green District	59	13	3	11	37.5%	10	135,000	181	99	67	6.3%	62	123,000	123,600	2.4%	1	13,500	-	-	-	-
265	North Douglas County	188	22	12	21	61.5%	10	79,000	155	188	86	16.2%	69	104,300	100,700	-18.8%	3	115,700	6	132,100	2	69,900
	Grand Total	1,058	191	76	131	28.4%	111	141,100	138	1,432	719	13.4%	645	150,300	130,000	-1.1%	20	171,300	65	95,800	13	115,900

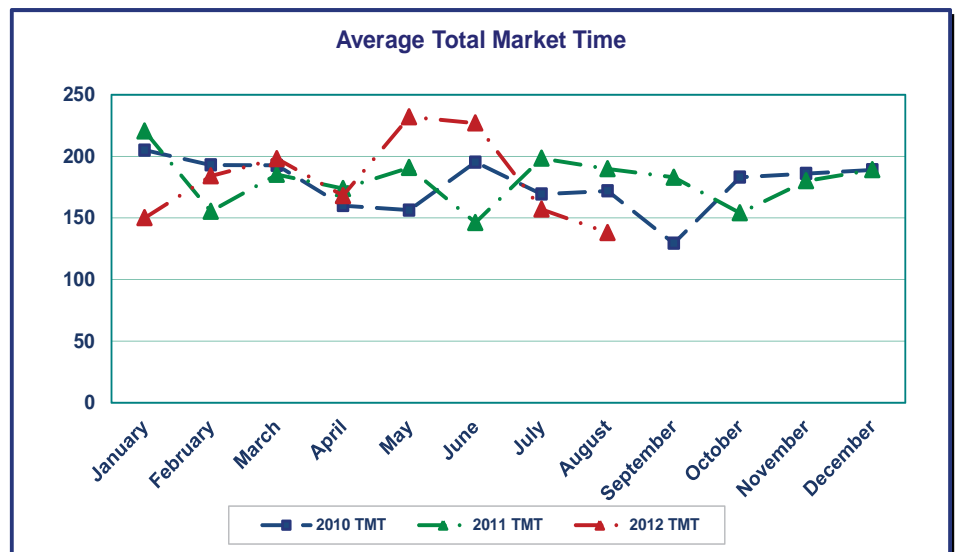
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2012 with August 2011. The Year-To-Date section compares 2012 year-to-date statistics through August with 2011 year-to-date statistics through August.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/11-8/31/12) with 12 months before (9/1/10-8/31/11).

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

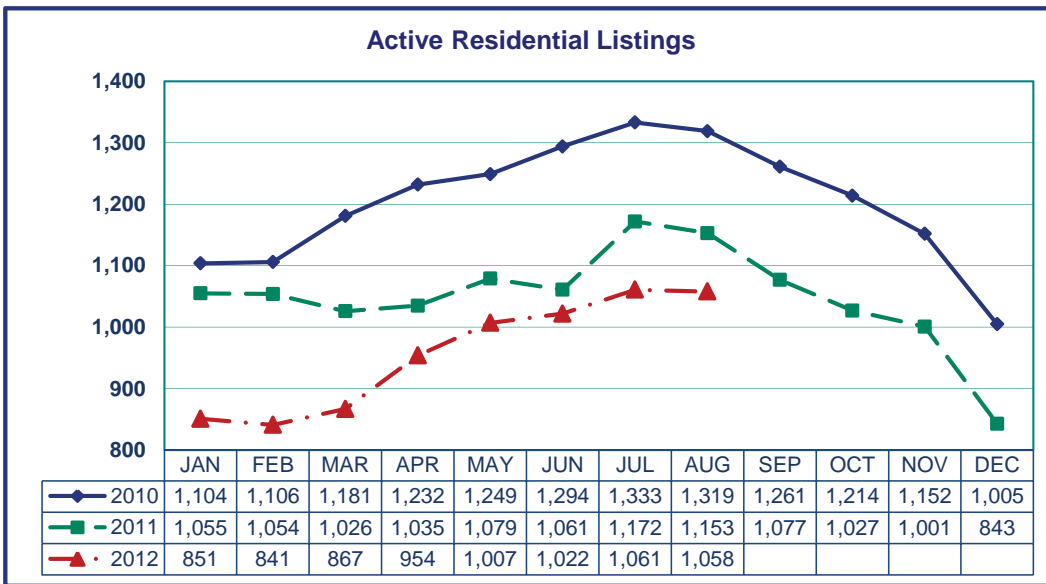
This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.



ACTIVE RESIDENTIAL LISTINGS

DOUGLAS COUNTY, OR

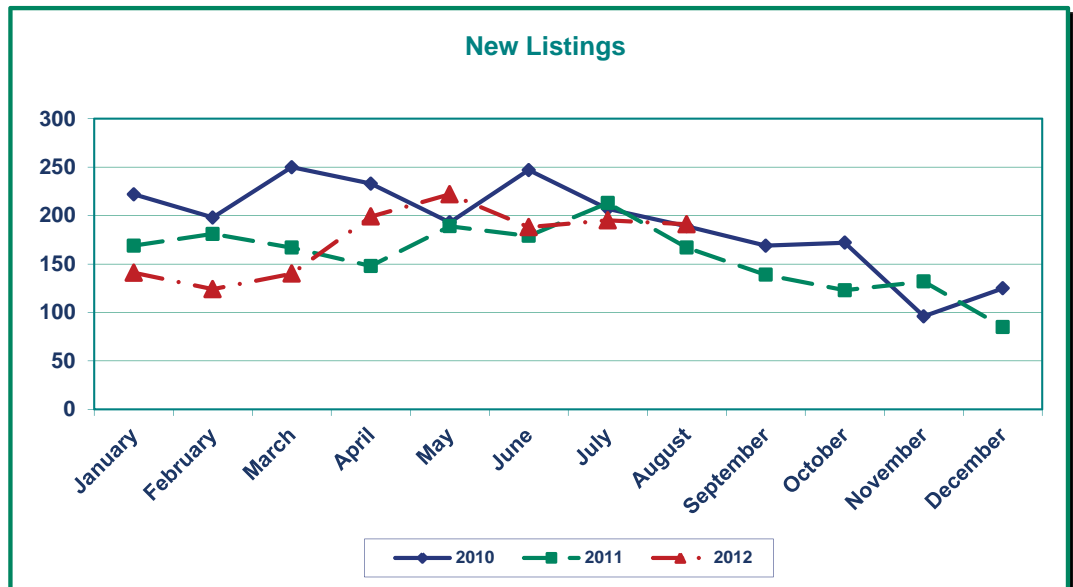
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.



NEW LISTINGS

DOUGLAS COUNTY, OR

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

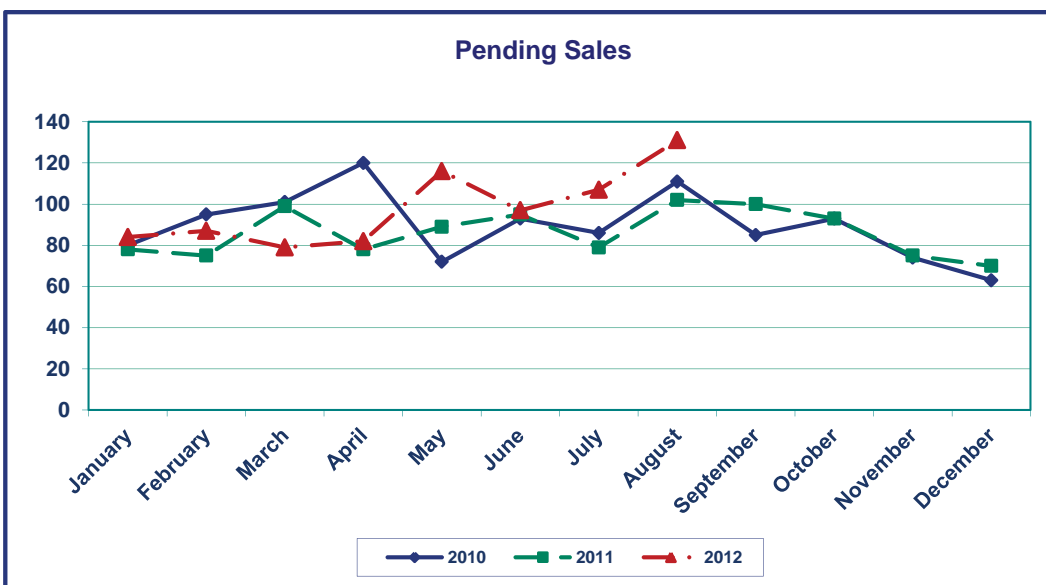


Pending Sales

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

Corporate
8338 NE Alderwood Rd, Suite 230
Portland, OR 97220
(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

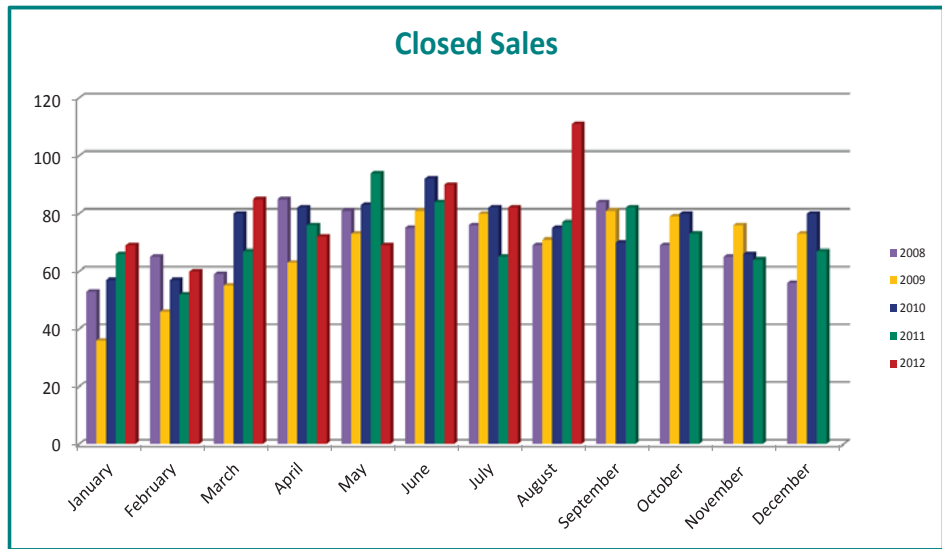
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

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

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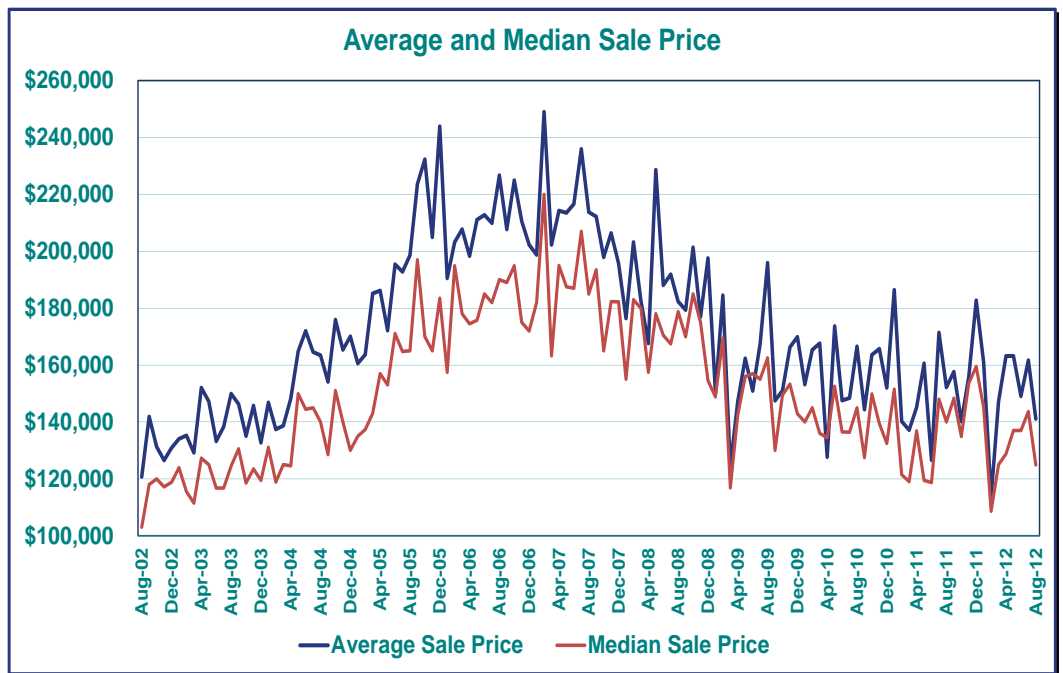
This graph shows the closed sales over the past five calendar years in Douglas County, Oregon.



SALE PRICE

DOUGLAS COUNTY, OR

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



Steve Lucas, Chairman of the Board
Kurt von Wasmuth, President/CEO
Christina Smestad, Editor