

MARKET ACTION



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

Residential Review: Douglas County, Oregon

July 2014 Reporting Period

July Residential Highlights

Douglas County saw mixed activity this July. Pending sales (128) rose 6.7% over last July (120) and 4.1% over June (123). New listings fell slightly — the 200 new listings posted represented a 4.7% increase over last July's 191, but a 6.1% decrease from the new listings posted just last month. Closed sales fell just slightly short of historical numbers. The 105 closings fell 1.9% from both the 107 closings posted in July 2013 and just last month.

July saw a rise in total market time to 184 days this month, and inventory rose to 9.1 months.

Year to Date Summary

Year-to-date activity is now approximately the same as in 2013. New listings (1,316) and pending

sales (709) are up 1.8% and 0.1% for the year overall. Closed sales (617) are down 4.5% compared to the first seven months of 2013.

Average and Median Sale Prices

The average price the first seven months of 2014 was \$179,700, up 12.0% from the same period in 2013 when the average was \$160,400. In the same comparison the median increased 8.4% from \$143,000 last year to \$155,000 this year.

Inventory in Months*

	2012	2013	2014
January	12.3	9.8	9.9
February	14.0	9.2	12.9
March	10.2	9.0	10.5
April	13.3	11.9	10.0
May	14.6	9.4	10.4
June	11.4	10.4	8.8
July	12.9	9.5	9.1
August	9.5	8.7	
September	11.4	9.6	
October	11.1	8.1	
November	11.9	9.6	
December	8.9	9.7	

*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:
+14.5% (\$177,700 v. \$155,200)
Median Sale Price % Change:
+12.9% (\$154,700 v. \$137,000)

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
2014	July	200	128	105	186,100	185,000	184
	June	213	123	107	185,300	155,000	134
	Year-to-date	1,316	709	617	179,700	155,000	168
2013	July	191	120	107	181,000	175,000	190
	Year-to-date	1,293	708	646	160,400	143,000	184
Change	July	4.7%	6.7%	-1.9%	2.8%	5.7%	-3.1%
	Prev Mo 2014	-6.1%	4.1%	-1.9%	0.4%	19.4%	37.3%
	Year-to-date	1.8%	0.1%	-4.5%	12.0%	8.4%	-8.5%

*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.

© Copyright RMLS™ 2014. All Rights Reserved.

AREA REPORT • 7/2014

Douglas County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date			
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2014 v. 2013 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2014 v. 2013 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
251	NE Roseburg	94	23	12	19	5.6%	11	135,300	86	140	71	-14.5%	64	149,600	132,500	18.4%	2	507,500	5	55,000	1	200,000
252	NW Roseburg	114	24	10	7	-53.3%	14	271,500	147	150	69	-10.4%	63	259,400	227,000	13.2%	-	-	14	114,100	-	-
253	SE Roseburg	49	7	2	6	0.0%	4	137,700	154	72	41	7.9%	36	137,200	116,800	-9.8%	6	142,200	1	58,000	2	195,000
254	SW Roseburg	81	13	4	13	30.0%	3	240,600	457	117	70	6.1%	54	206,900	180,000	12.0%	1	77,000	5	105,900	-	-
255	Glide & E of Roseburg	67	10	4	6	-14.3%	6	276,100	236	72	39	21.9%	30	265,300	233,000	12.6%	-	-	10	98,300	-	-
256	Sutherlin/Oakland Area	103	34	12	13	-23.5%	16	234,400	198	181	116	19.6%	106	182,900	168,800	21.2%	3	151,600	14	83,000	4	254,300
257	Winston & SW of Roseburg	74	15	5	15	25.0%	5	159,700	210	92	53	-17.2%	42	238,000	168,500	27.5%	-	-	9	93,700	2	173,800
258	Myrtle Creek & S/SE of Roseburg	136	27	14	19	58.3%	18	152,800	59	195	96	-5.0%	87	136,300	123,500	7.0%	3	132,000	10	90,800	1	45,000
259	Green District	60	18	3	13	85.7%	11	164,100	294	115	75	38.9%	61	147,300	135,000	7.9%	1	220,000	3	106,700	-	-
260	North Douglas County	182	29	13	17	6.3%	17	130,500	262	182	79	-17.7%	74	144,100	120,300	26.2%	5	102,600	1	44,000	4	83,800
	Grand Total	960	200	79	128	6.7%	105	186,100	184	1,316	709	0.1%	617	179,700	155,000	14.8%	21	168,000	72	93,300	14	166,800

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2014 with July 2013. The Year-To-Date section compares 2014 year-to-date statistics through July with 2013 year-to-date statistics through July.

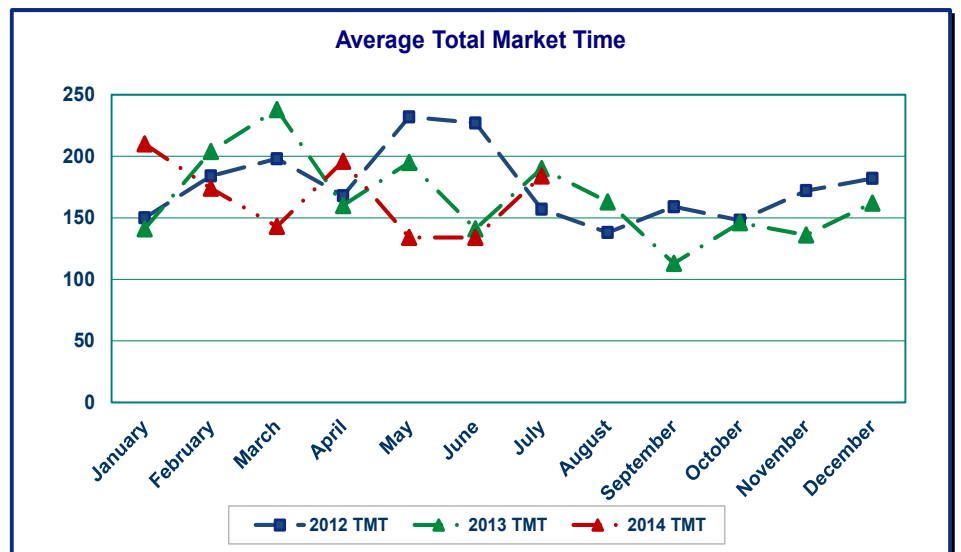
² % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/13-7/31/14) with 12 months before (8/1/12-7/31/13).

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

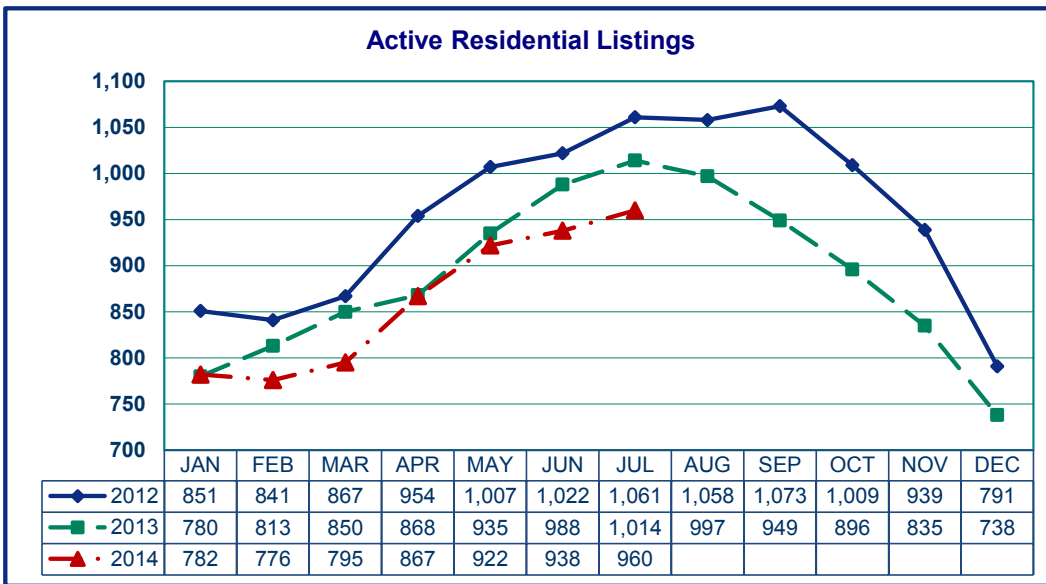
This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.



ACTIVE RESIDENTIAL LISTINGS

DOUGLAS COUNTY, OR

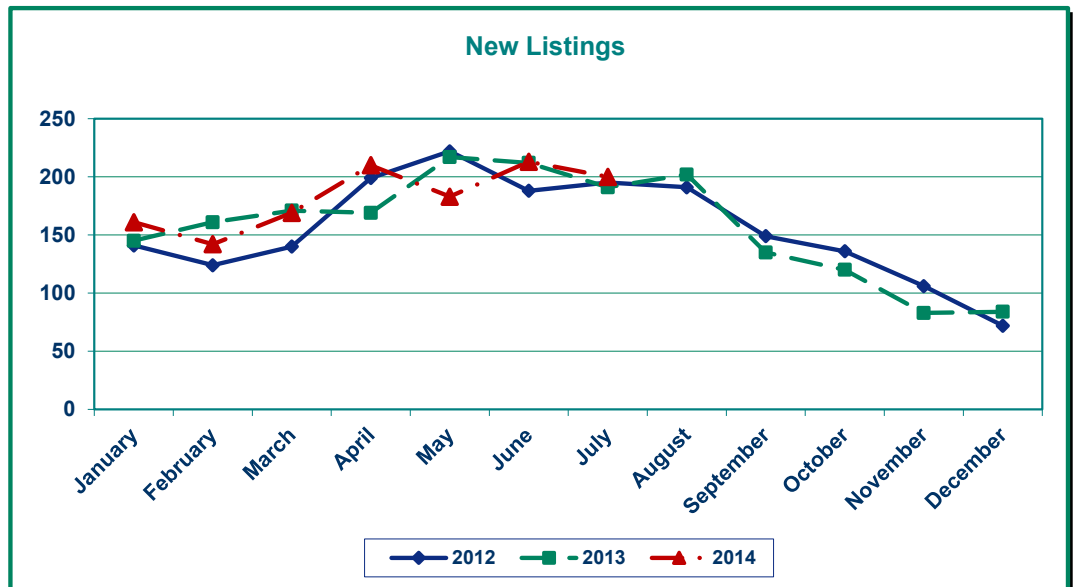
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.



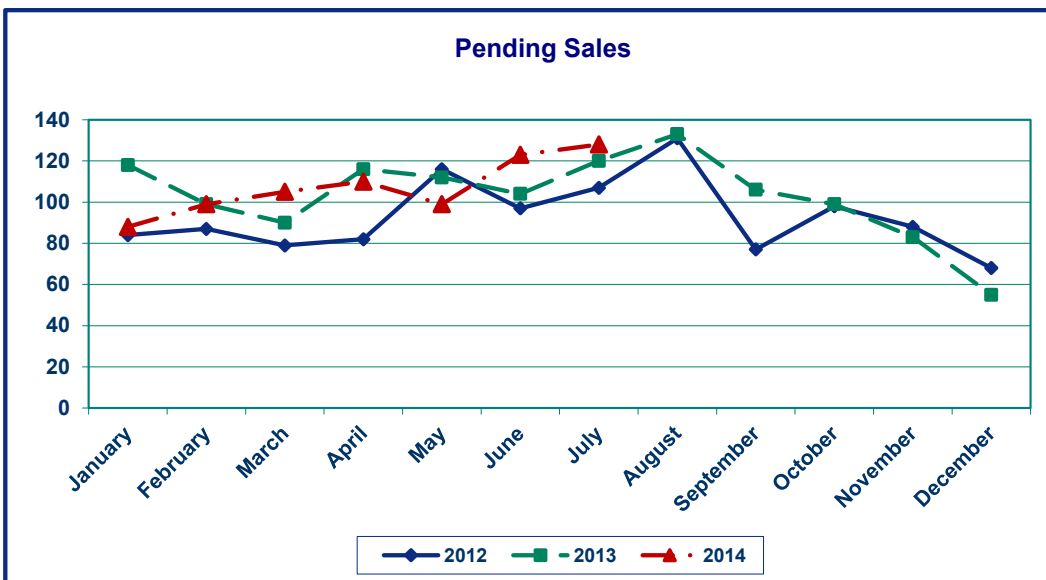
NEW LISTINGS

DOUGLAS COUNTY, OR

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



Pending Sales



PENDING LISTINGS

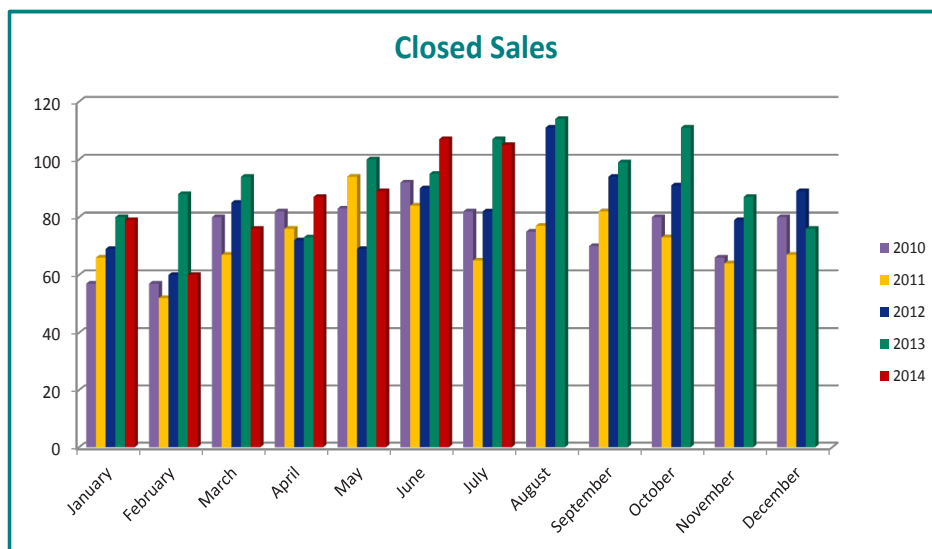
DOUGLAS COUNTY, OR

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

CLOSED SALES

DOUGLAS COUNTY, OR

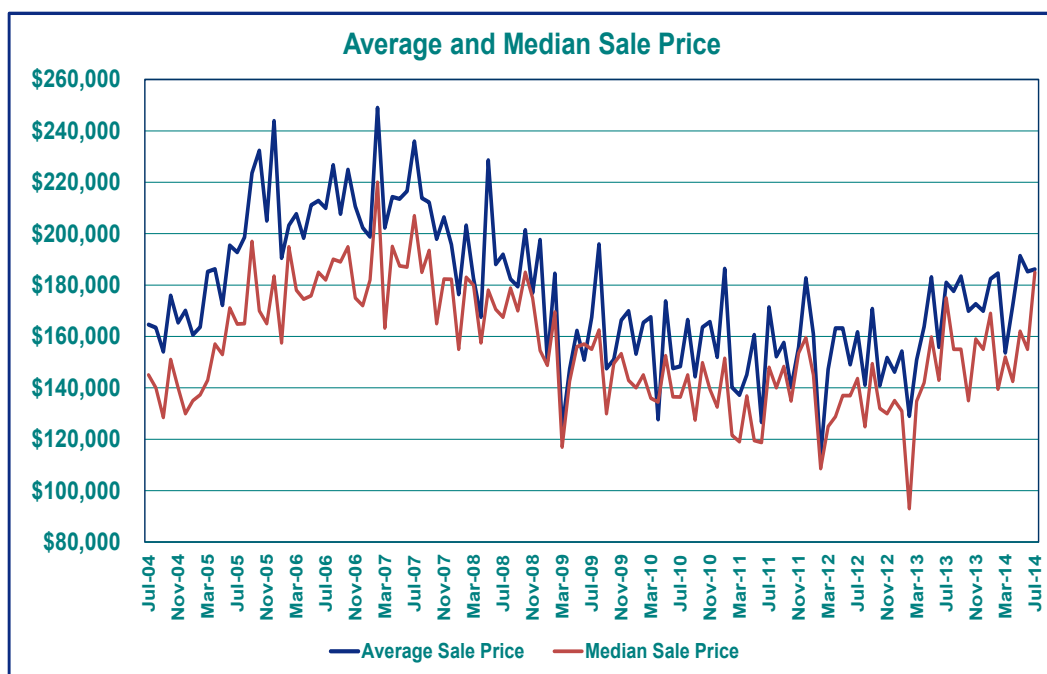
This graph shows the closed sales over the past five calendar years in Douglas County, Oregon.



SALE PRICE

DOUGLAS COUNTY, OR

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



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
4035 12th Street Cutoff SE, Suite 110
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
16289 Hwy 101 S, Suite E
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.

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™.



Brian Houston, Chairman of the Board
Kurt von Wasmuth, President/CEO
Heather Andrews, Editor