

# MARKET ACTION

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

Residential Review: Douglas County, Oregon

January 2016 Reporting Period

## January Residential Highlights

Douglas County started 2016 with an uptick in closed sales this January. Closed sales (100) increased 53.8% over the 65 closings posted in January 2015 and represented the strongest January for closings in Douglas County since 2005, when there were 104 recorded. Closings ended, however, 12.3% lower than the uptick noted last month in December, when 114 were recorded.

Pending sales (122) ended 22.0% ahead of January 2015 (100) and 4.3% ahead of December 2015 (117). The last January Douglas County had more pendings was in 2006, when 138 were recorded.

New listings (167) rose 62.1% above the 103 listings posted in December, but were 1.2% behind the 169 listings offered last year in January 2015.

Inventory increased in January to 6.4 months, and total market time decreased to 141 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 (\$189,600) with the average price of homes sold in the twelve months ending January 2015 (\$177,100) shows an increase of 7.1%. The same comparison of the median shows an increase of 7.7% over the same period.

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

**Average Sale Price % Change:**  
+7.1% (\$189,600 v. \$177,100)  
**Median Sale Price % Change:**  
+7.7% (\$165,300 v. \$153,500)

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

## Inventory in Months\*

	2014	2015	2016
January	9.9	11.1	6.4
February	12.9	9.3	
March	10.5	7.0	
April	10.0	6.5	
May	10.4	9.4	
June	8.8	5.4	
July	9.1	6.5	
August	7.9	6.9	
September	9.5	5.7	
October	6.7	4.9	
November	9.3	6.3	
December	6.0	5.3	

\*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.

Douglas County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2016	January	167	122	100	183,800	163,000	141
	Year-to-date	167	122	100	183,800	163,000	141
2015	January	169	100	65	142,100	130,000	185
	December	103	117	114	184,100	162,000	168
	Year-to-date	169	100	65	142,100	130,000	185
Change	January	-1.2%	22.0%	53.8%	29.3%	25.4%	-23.5%
	Prev Mo 2015	62.1%	4.3%	-12.3%	-0.2%	0.6%	-16.1%
	Year-to-date	-1.2%	22.0%	53.8%	29.3%	25.4%	-23.5%

\*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.

# AREA REPORT • 1/2016

## 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 2016 v. 2015 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2016 v. 2015 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
251	NE Roseburg	74	16	6	10	-9.1%	13	180,400	80	16	10	-9.1%	13	180,400	170,000	13.2%	-	-	2	78,800	-	-
252	NW Roseburg	65	16	5	12	50.0%	14	279,700	156	16	12	50.0%	14	279,700	238,500	7.8%	2	820,000	2	130,000	-	-
253	SE Roseburg	33	14	6	4	-42.9%	8	168,600	106	14	4	-42.9%	8	168,600	172,000	14.6%	1	49,000	1	49,000	-	-
254	SW Roseburg	48	17	2	16	60.0%	9	219,000	127	17	16	60.0%	9	219,000	195,000	16.6%	-	-	2	330,000	1	115,500
255	Gilde & E of Roseburg	38	5	1	3	-50.0%	3	110,200	66	5	3	-50.0%	3	110,200	100,000	6.7%	-	-	1	20,500	-	-
256	Sutherland/Oakland Area	80	23	14	15	36.4%	14	168,500	104	23	15	36.4%	14	168,500	156,900	12.1%	-	-	-	-	-	-
257	Winston & SW of Roseburg	55	12	1	13	-13.3%	11	169,300	163	12	13	-13.3%	11	169,300	156,000	-8.0%	-	-	2	83,000	-	-
258	Myrtle Creek & S/SE of Roseburg	108	30	10	21	31.3%	13	178,200	195	30	21	31.3%	13	178,200	145,000	16.5%	3	115,300	1	190,000	-	-
259	Green District	43	14	6	14	100.0%	7	145,000	171	14	14	100.0%	7	145,000	100,100	-3.1%	-	-	-	-	-	-
265	North Douglas County	96	20	7	14	55.6%	8	114,000	218	20	14	55.6%	8	114,000	116,000	6.1%	-	-	-	-	-	-
	<b>Douglas County</b>	<b>640</b>	<b>167</b>	<b>58</b>	<b>122</b>	<b>22.0%</b>	<b>100</b>	<b>183,800</b>	<b>141</b>	<b>167</b>	<b>122</b>	<b>22.0%</b>	<b>100</b>	<b>183,800</b>	<b>163,000</b>	<b>7.1%</b>	<b>6</b>	<b>339,200</b>	<b>11</b>	<b>136,600</b>	<b>1</b>	<b>115,500</b>

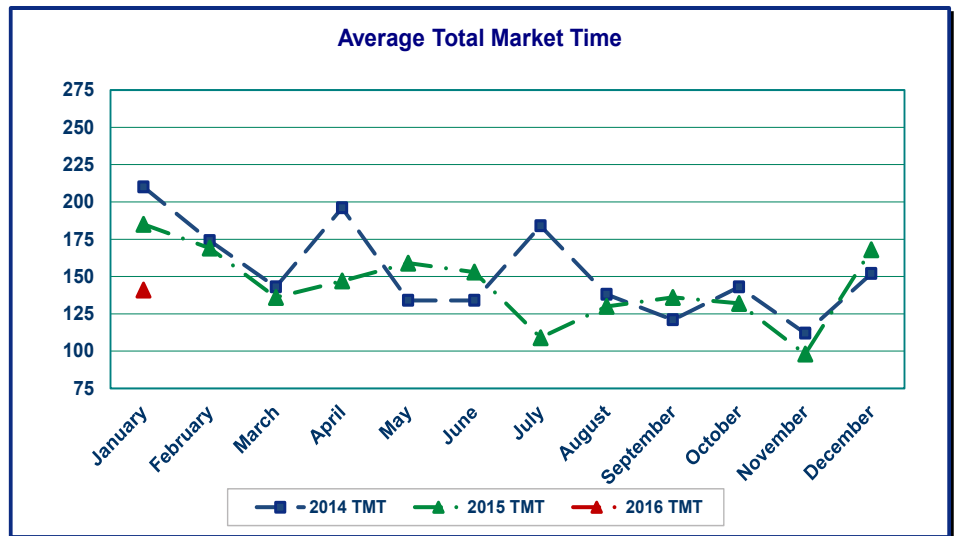
<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2016 with January 2015. The Year-To-Date section compares 2016 year-to-date statistics through January with 2015 year-to-date statistics through January.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/15-1/31/16) with 12 months before (2/1/14-1/31/15).

<sup>3</sup> 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.

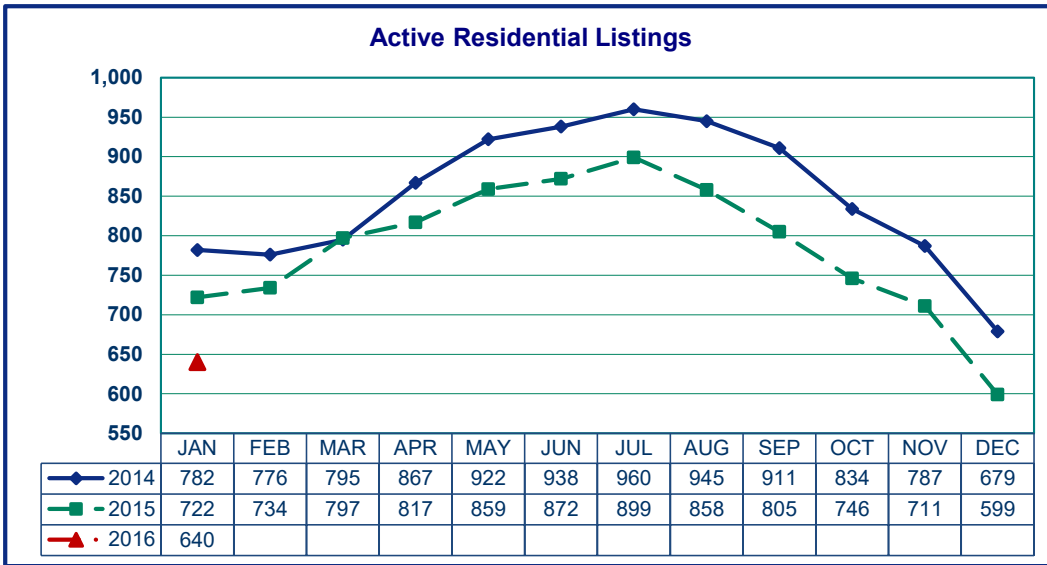
### DAYS ON MARKET DOUGLAS COUNTY, OR

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



## ACTIVE RESIDENTIAL LISTINGS

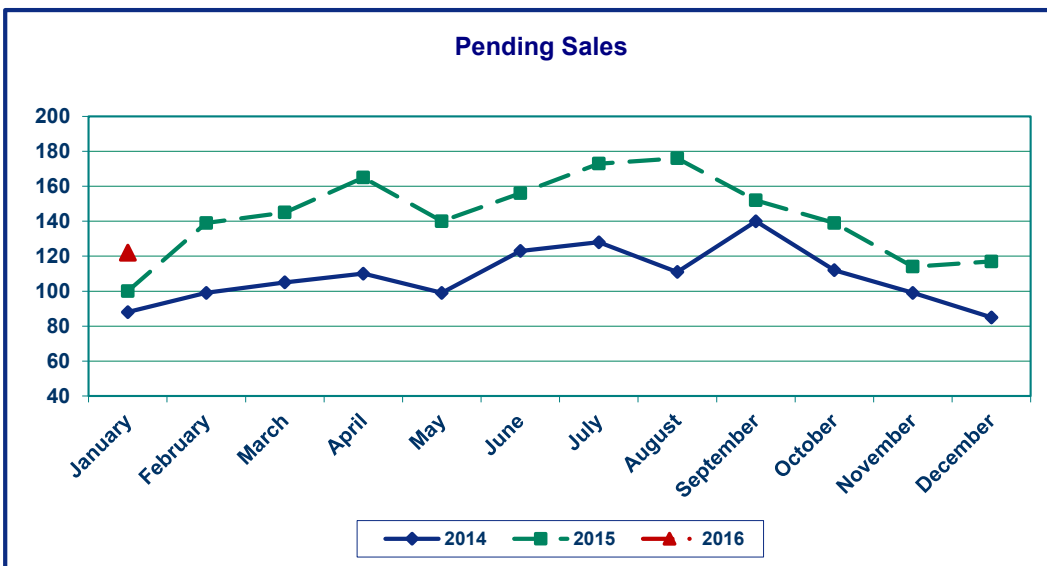
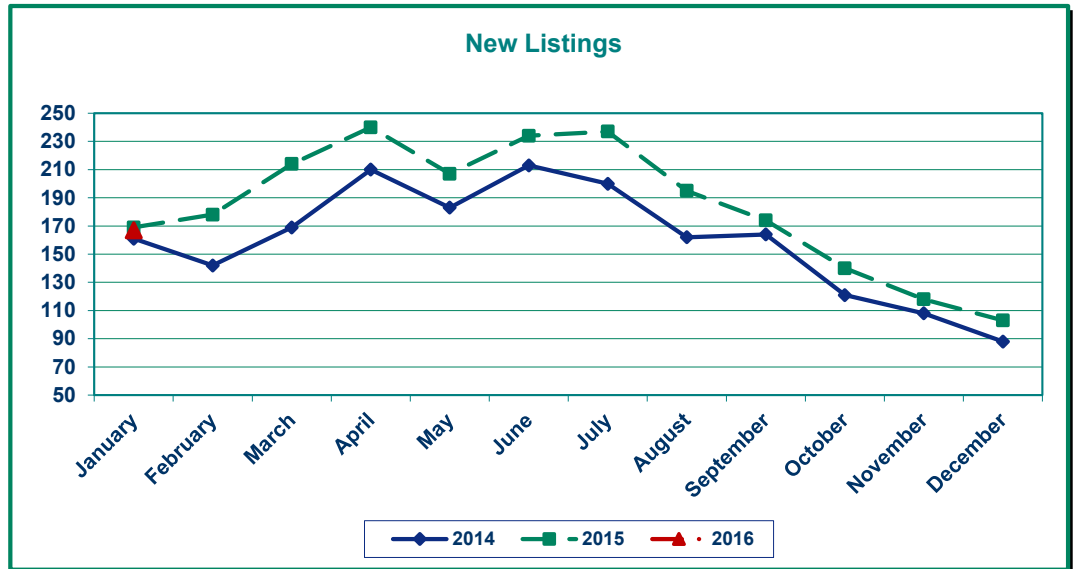
**DOUGLAS COUNTY, OR**  
*This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.*



## 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**

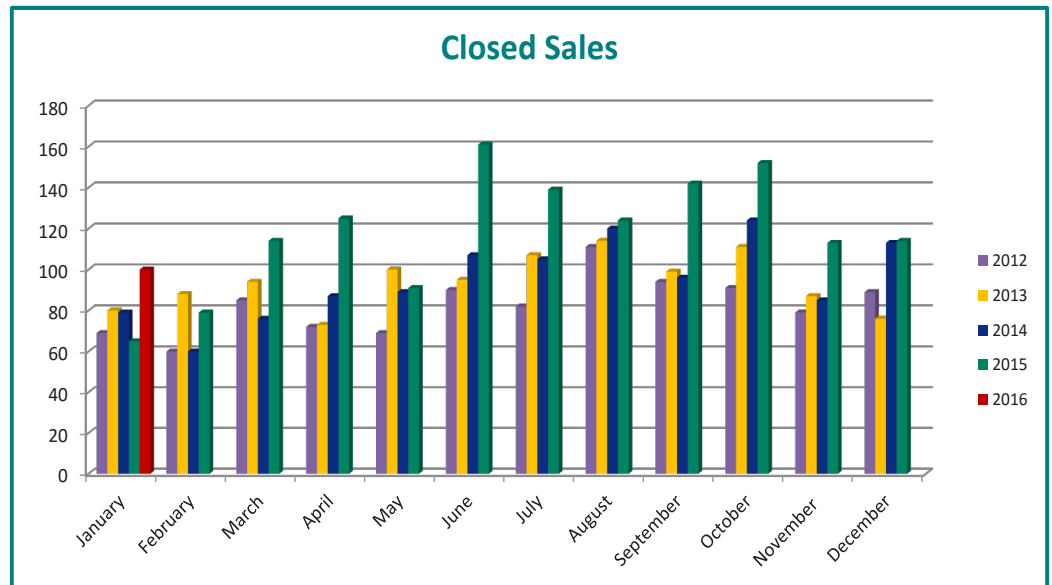
*This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.*

**CLOSED SALES**  
DOUGLAS COUNTY, OR

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

Contact RMLS™  
8338 NE Alderwood Rd  
Suite 230  
Portland, OR 97220  
(503) 236-7657  
communications@rmls.com

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



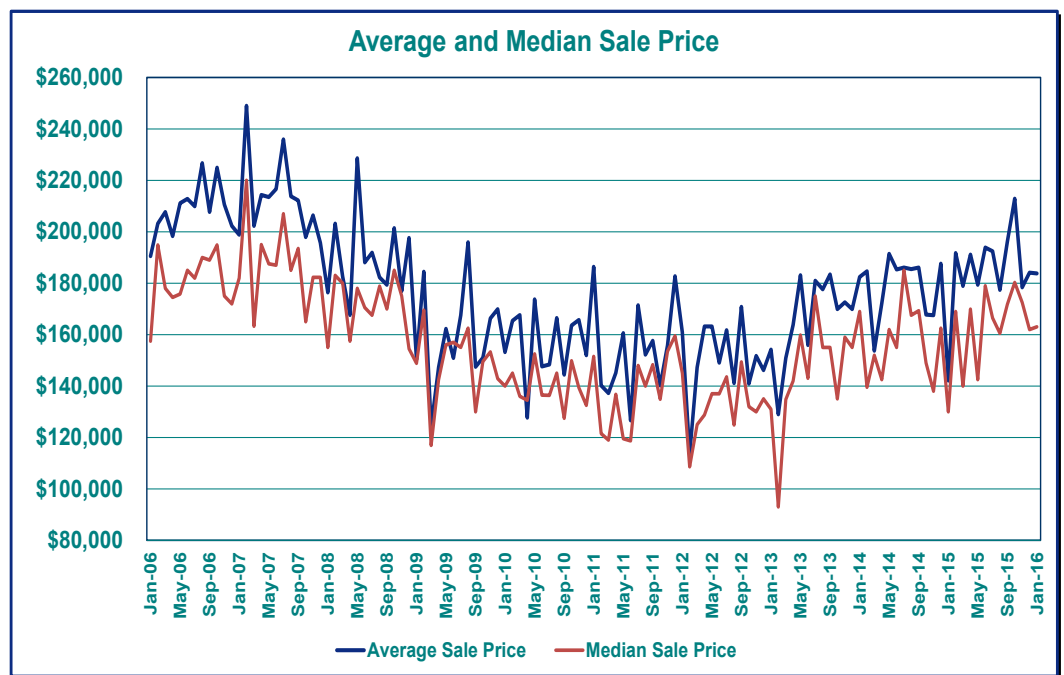
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, 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™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.

**SALE PRICE**  
DOUGLAS COUNTY, OR

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



Craig Fahner, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Heather Andrews, Editor