

# MARKET ACTION



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

Residential Review: Douglas County, Oregon

June 2009 Reporting Period

## June Residential Highlights

Sales activity in Douglas County was up when compared to last June. Pending sales grew 25%, and closed sales increased 8%. New listings, on the other hand, dropped 17%.

Comparing June 2009 with May 2009, closed sales increased 11% (81 v. 73). Pending sales also rose 1.1% (90 v. 89). New listings also grew 5.8% (219 v. 207).

At the month's rate of sales, the 1,250 active residential listings would last approximately 15.4 months.

## Second Quarter Report

Comparing the second quarter of 2009 (April-June) with that of 2008, closed sales dropped 9.9% (219 v. 243) and pending sales fell 4% (243 v. 253). New listings also decreased 14.1% (681 v. 793).

## Sale Prices

The average sale price for June 2009 was down 19.8% compared to June 2008, while the median sale price dropped 7.9%. See residential highlights table below.

Month-to-month, the average sale price and median sale price were mixed when compared with May; the average sale price decreased 7% (\$150,900 v. \$162,300) and the median sale price was up a slight 0.6% (\$157,000 v. \$156,000).

Inventory in Months*			
	2007	2008	2009
January	12	20.4	30.3
February	11.6	17	24.4
March	9.6	19.6	20.9
April	13.8	14.2	18.9
May	11.1	16	16.7
June	11	18.8	15.4
July	12.7	19	
August	9.9	20.3	
September	14.9	15.7	
October	15.3	17.6	
November	13.8	18.3	
December	14.2	18.9	

\*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.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
<b>Average Sale Price % Change:</b>	-15.2% (\$171,500 v. \$202,200)
<b>Median Sale Price % Change:</b>	-10.1% (\$160,000 v. \$178,000)

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	Current Listing Market Time	Total Market Time
2009	June	219	90	81	150,900	157,000		196
	Year-to-date	1,273	442	360	152,400	150,000		174
2008	June	264	72	75	188,100	170,500	130	
	Year-to-date	1,493	472	427	190,900	170,000	125	
Change	June	-17.0%	25.0%	8.0%	-19.8%	-7.9%	N/A	N/A
	Year-to-date	-14.7%	-6.4%	-15.7%	-20.2%	-11.8%	N/A	N/A

\*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 • 6/2009

## Douglas County, Oregon

	RESIDENTIAL														Avg. Sale Price % Change <sup>2</sup>	COMMERCIAL		LAND		MULTIFAMILY		
	Current Month							Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date		
	Active Listings	New Listings <sup>3</sup>	Expired/Canceled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>4</sup>	New Listings	Pending Sales 2009	Pending Sales 2009 v. 2008	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
251	NE Roseburg	155	22	14	17	30.8%	13	94,300	162	174	72	-2.7%	60	120,500	107,500	-34.2%	1	1,050,000	4	56,400	1	300,000
252	NW Roseburg	122	21	12	9	50.0%	7	211,000	160	129	41	2.5%	32	243,300	218,500	-6.1%	1	525,000	3	156,500	-	-
253	SE Roseburg	60	8	1	5	0.0%	1	135,000	365	60	16	-50.0%	13	141,700	138,800	-9.5%	1	1,200,000	-	-	2	189,500
254	SW Roseburg	106	21	19	13	333.3%	8	169,500	238	108	38	46.2%	31	189,300	180,000	-16.2%	1	52,000	6	145,100	-	-
255	Glide & E of Roseburg	62	10	5	1	-83.3%	5	289,200	70	65	13	-31.6%	11	254,400	225,000	18.7%	-	-	2	87,500	-	-
256	Sutherlin/Oakland Area	158	28	14	10	66.7%	12	170,100	161	164	51	-1.9%	41	144,200	141,000	-12.3%	-	-	4	61,100	4	202,500
257	Winstong & SW of Roseburg	110	17	14	4	-50.0%	5	163,800	315	100	43	-28.3%	33	168,400	175,000	0.5%	-	-	4	105,500	1	146,500
258	Myrtle Creek & S/SE of Roseburg	160	29	19	13	85.7%	11	126,000	292	177	65	-7.1%	51	137,700	135,000	-11.3%	2	150,000	4	53,100	-	-
259	Green District	111	25	13	5	-50.0%	5	172,500	268	125	47	-16.1%	43	130,100	145,000	-13.2%	-	-	2	50,500	-	-
265	North Douglas County	206	38	24	13	62.5%	14	105,100	142	171	56	30.2%	45	116,700	115,000	-33.4%	-	-	5	123,800	-	-
	<b>Grand Total</b>	<b>1,250</b>	<b>219</b>	<b>135</b>	<b>90</b>	<b>25.0%</b>	<b>81</b>	<b>150,900</b>	<b>196</b>	<b>1,273</b>	<b>442</b>	<b>-6.4%</b>	<b>360</b>	<b>152,400</b>	<b>150,000</b>	<b>-15.2%</b>	<b>6</b>	<b>521,200</b>	<b>34</b>	<b>98,200</b>	<b>8</b>	<b>204,400</b>

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2009 with June 2008. The Year-To-Date section compares year-to-date statistics from June 2009 with year-to-date statistics from June 2008.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/08-6/30/09) with 12 months before (7/1/07-6/30/08).

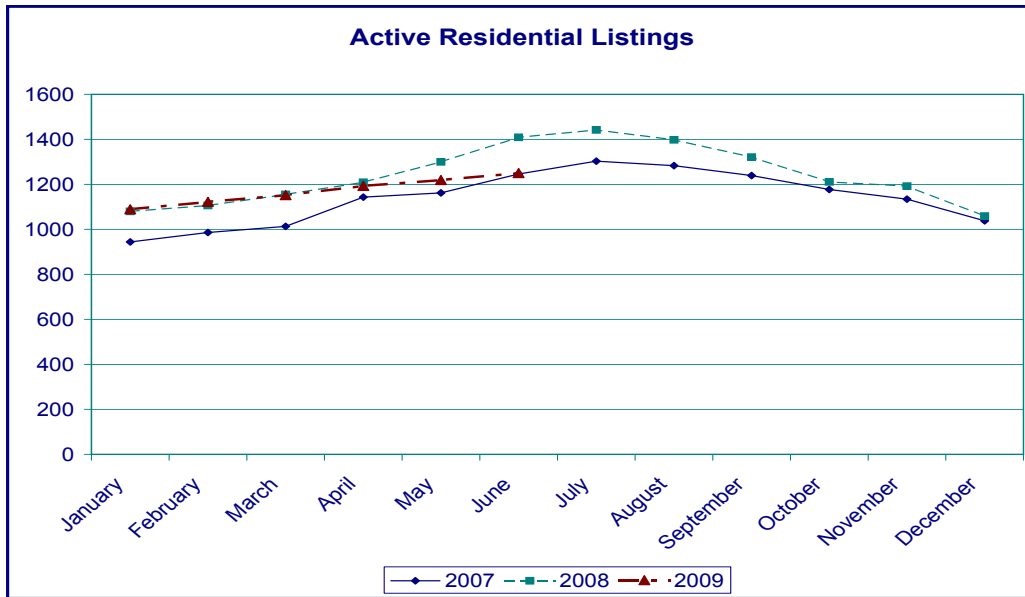
<sup>3</sup> As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

<sup>4</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.

## ACTIVE RESIDENTIAL LISTINGS

### DOUGLAS COUNTY, OR

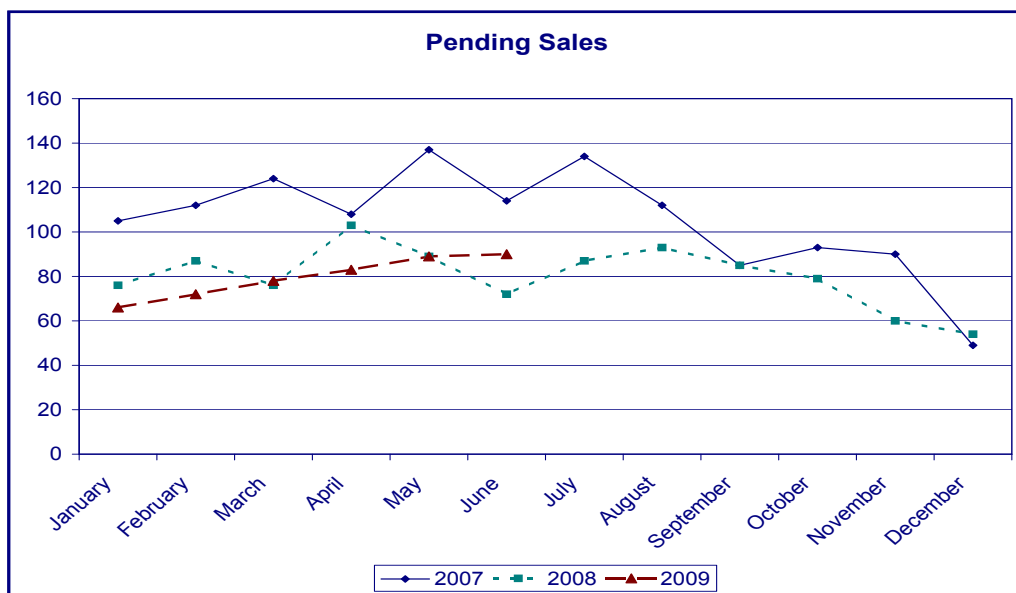
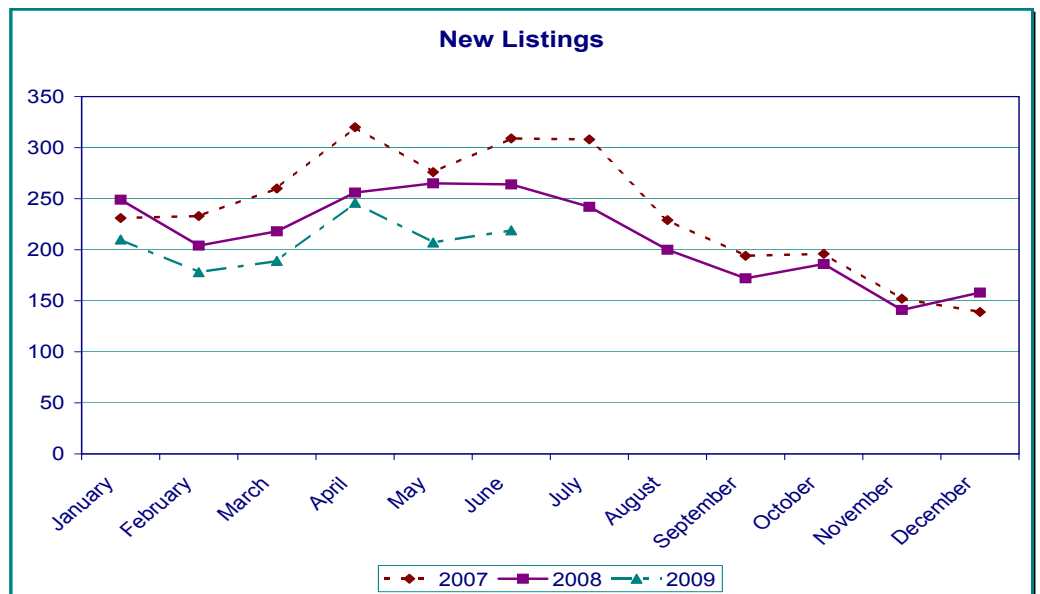
*This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.*



## NEW LISTINGS

### DOUGLAS COUNTY, OR

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



## PENDING LISTINGS

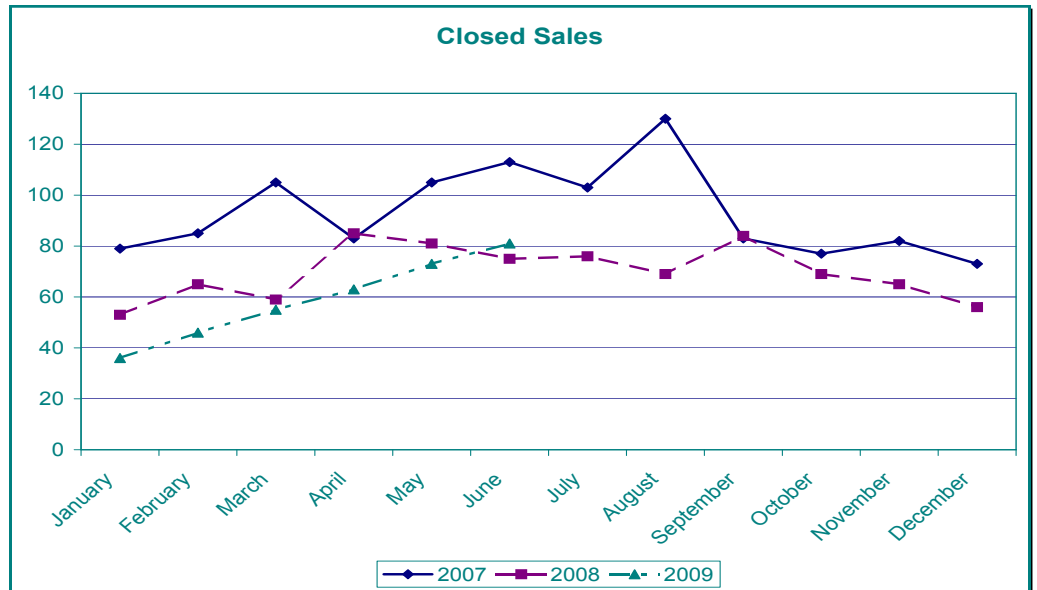
### DOUGLAS COUNTY, OR

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

## CLOSED SALES

### DOUGLAS COUNTY, OR

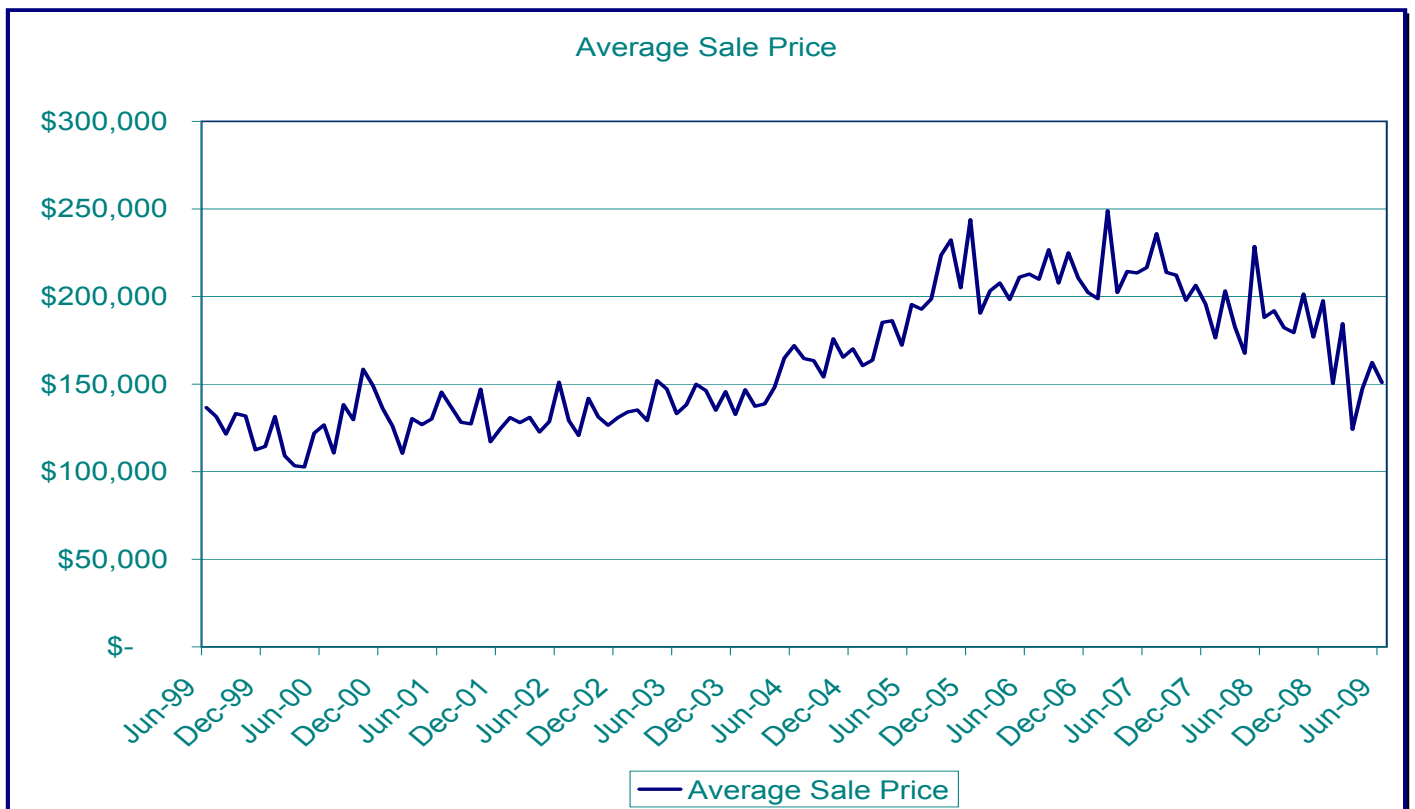
This graph shows the closed sales over the past three calendar years in Douglas County, Oregon.



## AVERAGE SALE PRICE

### DOUGLAS COUNTY, OR

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



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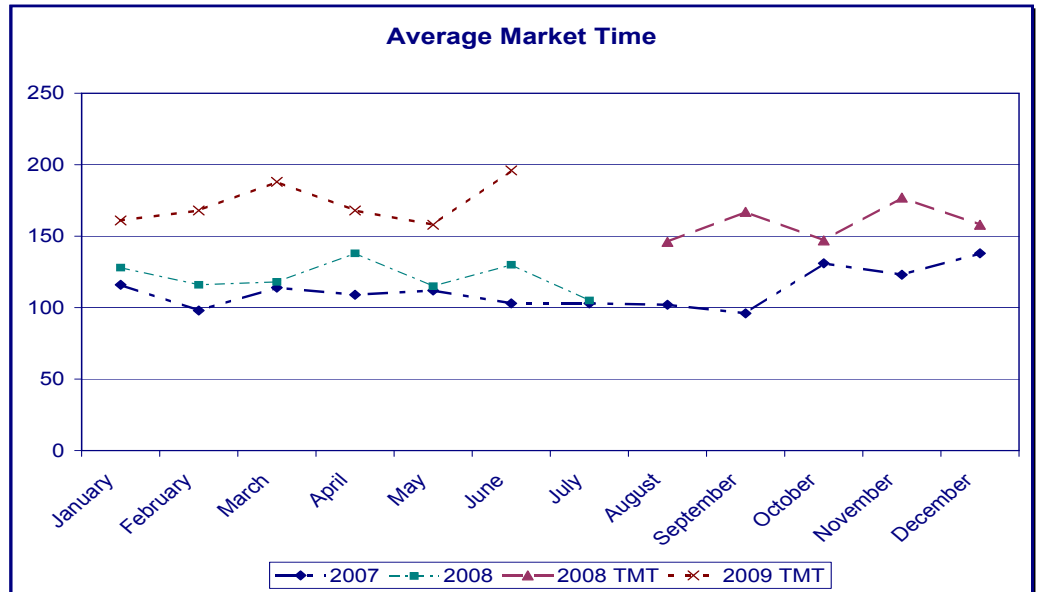
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## DAYS ON MARKET DOUGLAS COUNTY, OR

*This graph shows the average market time for sales in Douglas County, Oregon.*

*\*As of August 2008, graph now reports "Total Days on Market" - for details read footnotes on page 2.*



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

Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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