

# MARKET ACTION



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

Residential Review: Douglas County, Oregon

March 2019 Reporting Period

## March Residential Highlights

Closed sales warmed up this March in Douglas County. There were 131 closings, a 7.4% increase from March 2018 (122) and a 29.7% increase from February 2019 (101). It was the best March for closings in Douglas County on the RMLS™ record, dating to 2001!

There were 172 new listings in March, falling 22.9% short of March 2019 (223) despite rising 34.4% from last month in February 2019 when 128 new listings were offered.

Pending sales (150) fared similarly, ending 25.0% cooler than last year in March 2018 (200) but 14.5% warmer than last month in February 2019 (131).

Total market time increased by one day in March to end at 81 days. During the same period, inventory decreased to 3.4 months.

## Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$239,600) with the average price of homes sold in the twelve months ending March 2018 (\$215,200) shows an increase of 11.3%. The same comparison of the median shows an increase of 10.4% over the same period.

Inventory in Months*			
	2017	2018	2019
January	4.6	3.8	4.8
February	5.1	3.7	4.5
March	3.5	3.7	3.4
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:**  
+11.3% (\$239,600 v. \$215,200)  
**Median Sale Price % Change:**  
+10.4% (\$212,500 v. \$192,500)

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	March	172	150	131	233,700	191,000	81
	February	128	131	101	229,400	197,500	80
	Year-to-date	484	404	332	241,400	212,500	85
2018	March	223	200	122	205,700	195,000	76
	Year-to-date	548	462	363	216,300	193,000	88
Change	March	-22.9%	-25.0%	7.4%	13.6%	-2.1%	6.7%
	Prev Mo 2019	34.4%	14.5%	29.7%	1.9%	-3.3%	1.3%
	Year-to-date	-11.7%	-12.6%	-8.5%	11.6%	10.1%	-3.5%

# AREA REPORT • 3/2019

## 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 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <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	53	21	5	17	13.3%	14	229,200	118	59	46	-2.1%	37	222,400	173,500	-0.9%	2	275,000	3	133,300	3	232,300
252	NW Roseburg	53	13	6	15	-40.0%	13	366,600	58	37	37	-36.2%	38	349,600	323,000	13.9%	-	-	-	-	-	-
253	SE Roseburg	25	9	4	10	-16.7%	9	131,100	67	29	26	-16.1%	23	162,800	149,500	15.3%	2	120,500	1	18,900	-	-
254	SW Roseburg	36	15	7	13	-13.3%	9	236,900	98	39	33	0.0%	29	301,200	260,000	20.4%	1	955,000	4	174,000	-	-
255	Glide & E of Roseburg	18	6	3	5	-58.3%	6	273,300	52	22	16	-20.0%	8	291,800	310,000	-7.3%	-	-	3	85,000	-	-
256	Sutherlin/Oakland Area	69	24	15	16	-36.0%	20	229,000	77	64	57	9.6%	51	230,000	239,000	9.0%	1	175,000	5	104,700	-	-
257	Winston & SW of Roseburg	29	12	6	21	16.7%	12	225,400	103	46	40	-23.1%	33	193,300	212,500	22.5%	2	247,000	4	91,100	2	545,000
258	Myrtle Creek & S/SE of Roseburg	77	37	10	22	-42.1%	17	168,100	87	77	54	-22.9%	42	228,900	162,500	14.6%	2	390,000	12	59,500	7	217,000
259	Green District	21	16	6	8	-69.2%	10	196,600	53	45	36	-34.5%	26	203,600	205,000	5.4%	-	-	4	95,900	-	-
265	North Douglas County	61	19	5	23	64.3%	21	265,600	78	66	59	34.1%	45	240,300	201,000	8.4%	3	186,300	2	97,800	-	-
	<b>Douglas County</b>	<b>442</b>	<b>172</b>	<b>67</b>	<b>150</b>	<b>-25.0%</b>	<b>131</b>	<b>233,700</b>	<b>81</b>	<b>484</b>	<b>404</b>	<b>-12.6%</b>	<b>332</b>	<b>241,400</b>	<b>212,500</b>	<b>11.4%</b>	<b>13</b>	<b>288,800</b>	<b>38</b>	<b>93,400</b>	<b>12</b>	<b>275,500</b>

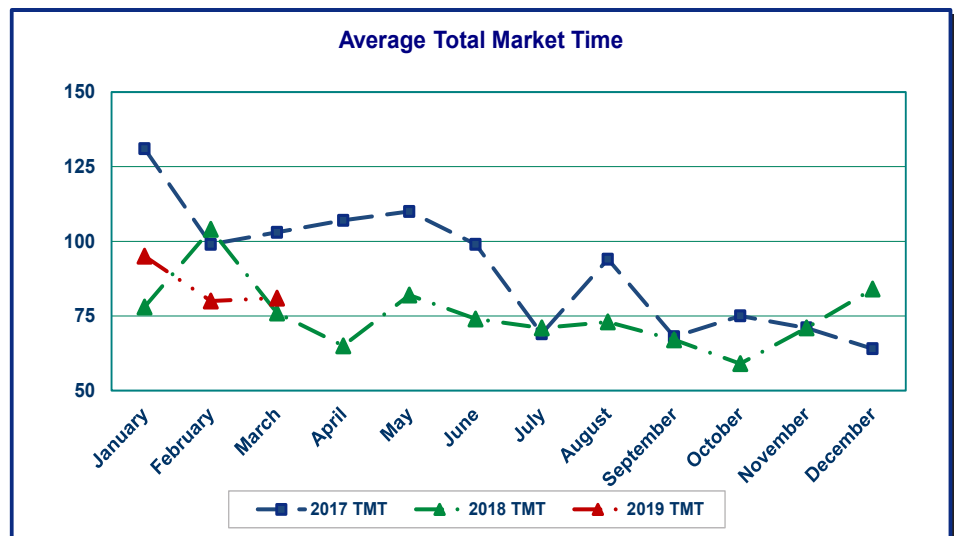
<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares March 2019 with March 2018. The Year-To-Date section compares 2019 year-to-date statistics through March with 2018 year-to-date statistics through March.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/18-3/31/19) with 12 months before (4/1/17-3/31/18).

<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.

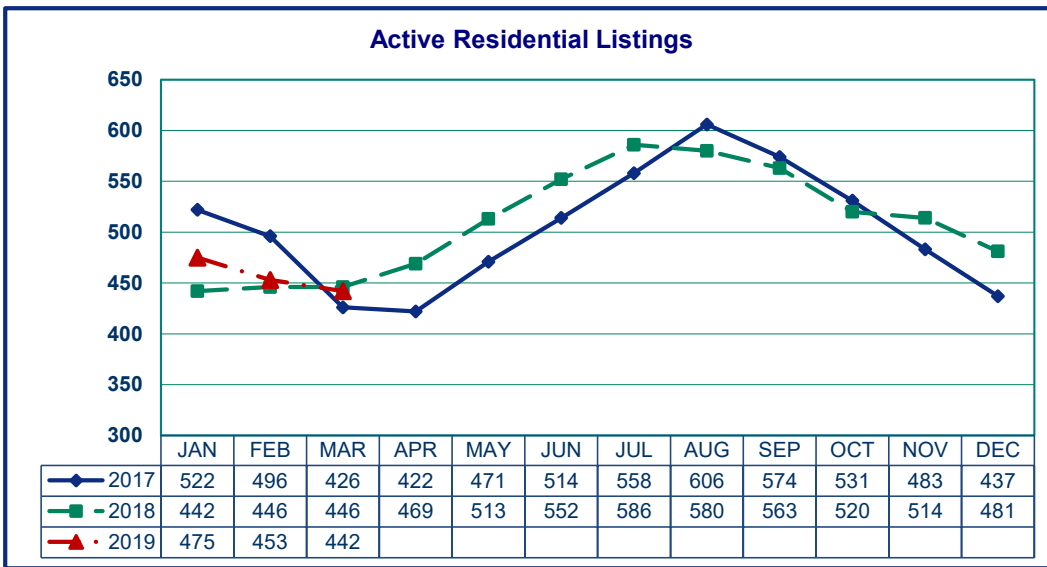
### DAYS ON MARKET DOUGLAS COUNTY, OR

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



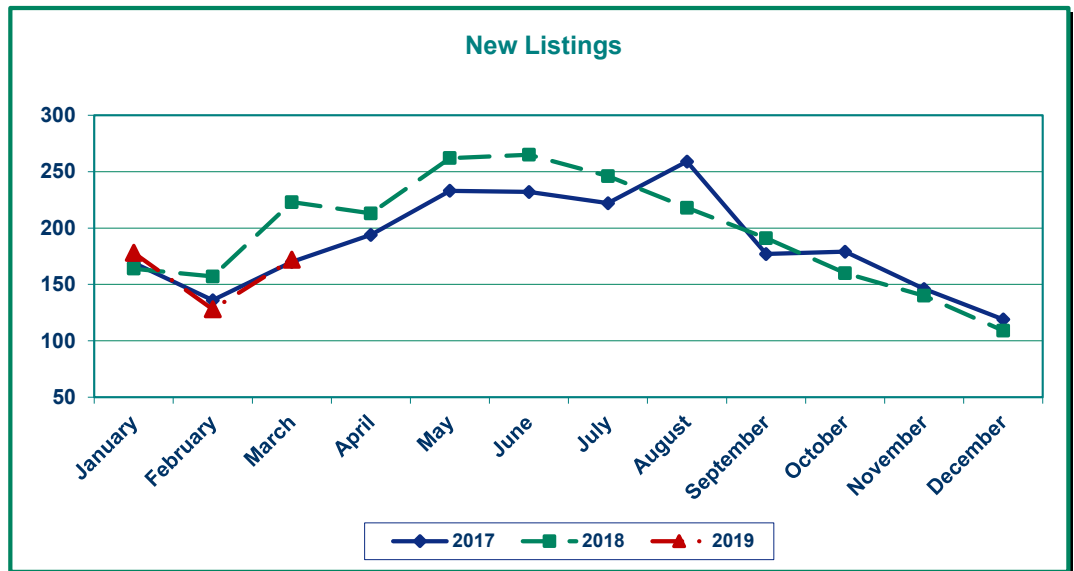
## ACTIVE RESIDENTIAL LISTINGS

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



## NEW LISTINGS

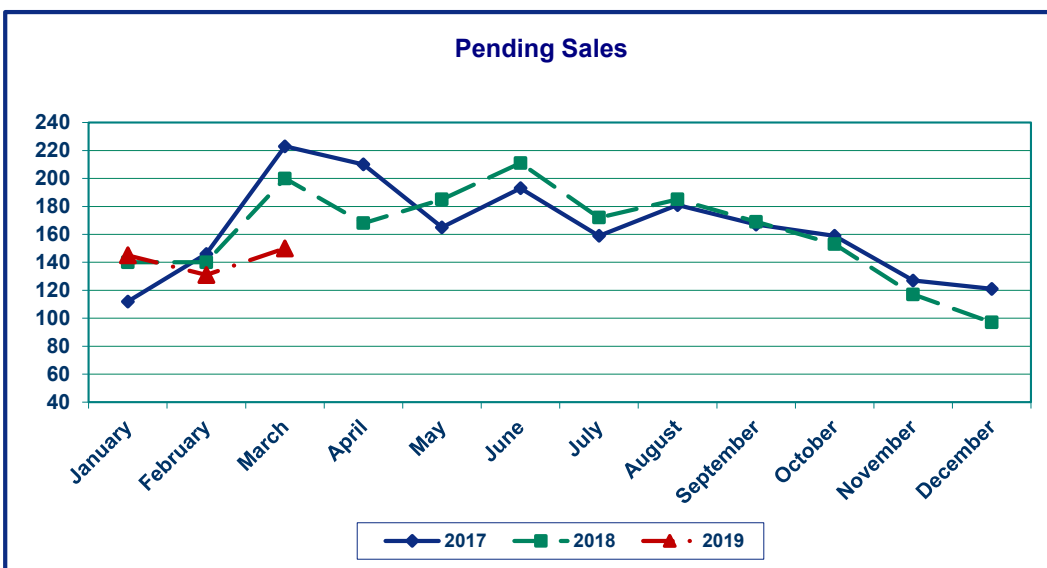
**DOUGLAS COUNTY, OR**  
*This graph shows the new residential listings over the past three calendar years in Douglas County, Oregon.*



## Pending Sales

## PENDING LISTINGS

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

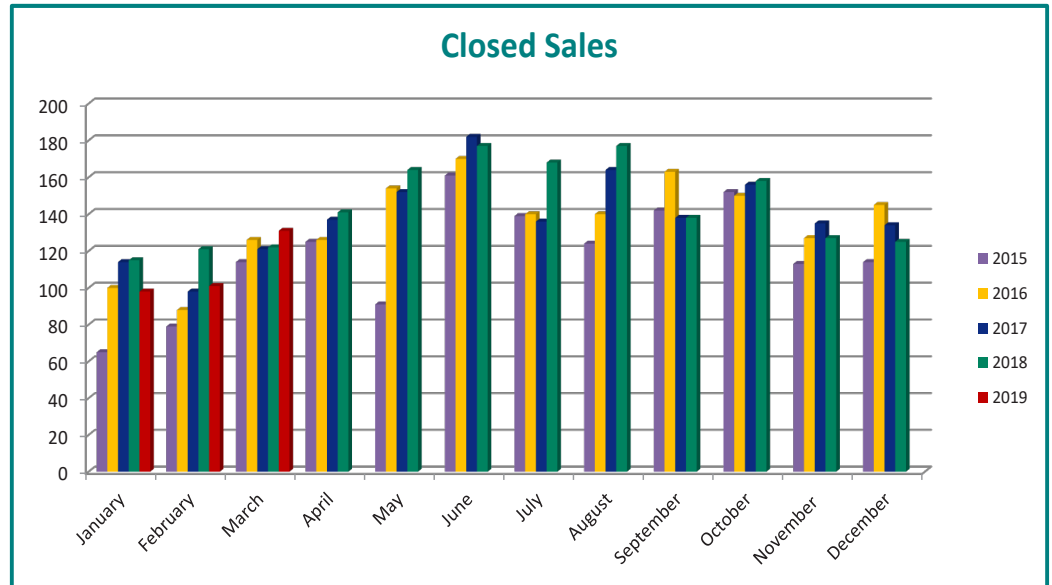


**CLOSED SALES**  
DOUGLAS COUNTY, OR

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

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



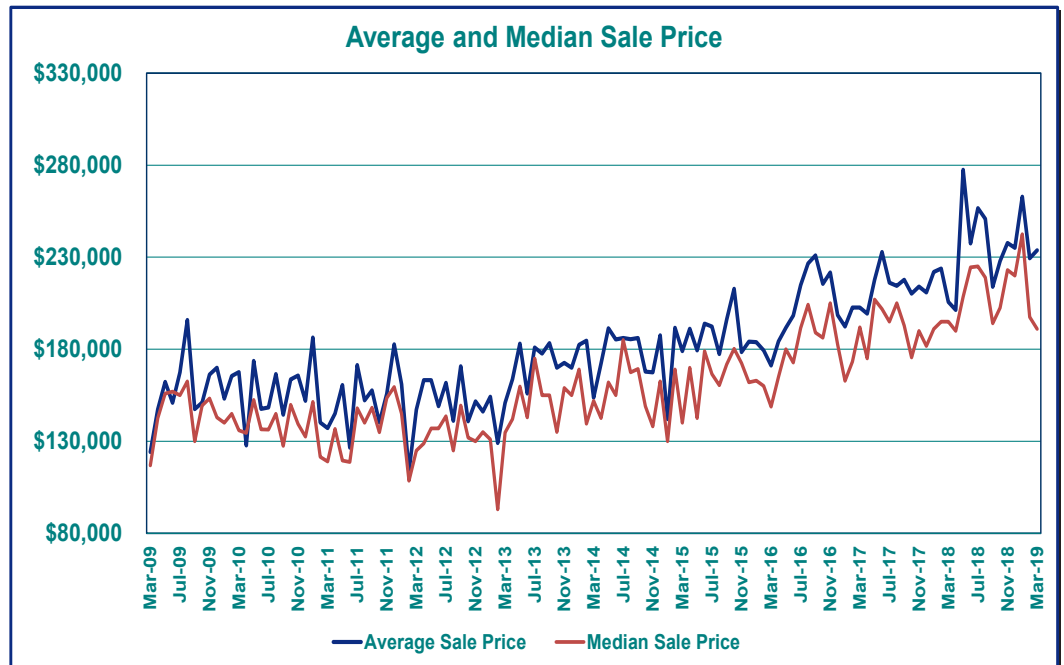
**SALE PRICE**  
DOUGLAS COUNTY, OR

*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.

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

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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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