

MARKET ACTION



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

Residential Review: Douglas County, Oregon

April 2019 Reporting Period

April Residential Highlights

Douglas County saw a strong month in April for accepted offers. There were 187 pending sales, ending 11.3% ahead of April 2018 (168) and 24.7% ahead of last month in March 2019 (150).

New listings, at 224, rose 5.2% from the 213 new listings offered in April 2018 and 30.2% from last month in March 2019, when 172 new listings were offered.

Closed sales (132) cooled 6.4% from April 2018 (141), but outpaced March 2019 by one closing (131).

Inventory in April decreased very slightly to 3.3 months, while total market time rose by four days to 85 days.

Average and Median Sale Prices

Comparing 2019 to 2018 through April, the average sale price has increased 9.6% from \$212,000 to \$232,400. In the same comparison, the median sale price has increased 8.9% from \$192,800 to \$210,000.

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	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:

+11.5% (\$240,200 v. \$215,500)

Median Sale Price % Change:

+10.3% (\$215,000 v. \$195,000)

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	April	224	187	132	209,800	209,800	85
	March	172	150	131	233,700	191,000	81
	Year-to-date	710	579	464	232,400	210,000	85
2018	April	213	168	141	201,300	189,900	65
	Year-to-date	765	615	508	212,000	192,800	81
Change	April	5.2%	11.3%	-6.4%	4.2%	10.5%	32.2%
	Prev Mo 2019	30.2%	24.7%	0.8%	-10.2%	9.8%	4.9%
	Year-to-date	-7.2%	-5.9%	-8.7%	9.6%	8.9%	5.6%

AREA REPORT • 4/2019

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 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2019 v. 2018 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	Average Sale Price
251	NE Roseburg	53	29	7	21	31.3%	17	245,600	64	88	65	4.8%	54	229,700	193,500	1.3%	3	275,000	4	122,500	6	233,500	
252	NW Roseburg	53	26	5	19	11.8%	12	239,000	68	63	56	-24.3%	50	323,100	274,400	13.9%	-	-	2	96,300	-	-	
253	SE Roseburg	28	14	1	12	33.3%	6	191,000	46	43	38	-5.0%	29	168,700	151,900	15.8%	3	152,700	1	18,900	2	125,500	
254	SW Roseburg	33	14	4	15	-11.8%	11	276,000	62	53	48	-4.0%	40	294,300	262,500	13.5%	1	955,000	8	111,400	-	-	
255	Glide & E of Roseburg	22	11	4	5	-28.6%	3	306,700	53	33	20	-20.0%	11	295,900	335,000	-5.0%	-	-	6	88,300	-	-	
256	Sutherlin/Oakland Area	69	28	4	22	15.8%	19	196,500	112	92	78	14.7%	70	220,900	218,300	9.5%	2	182,000	7	156,800	-	-	
257	Winston & SW of Roseburg	32	20	1	16	-15.8%	11	211,300	83	66	54	-22.9%	44	197,800	216,300	19.9%	3	207,800	4	91,100	2	545,000	
258	Myrtle Creek & S/SE of Roseburg	75	36	11	36	16.1%	25	166,900	111	115	86	-11.3%	67	205,700	157,500	14.7%	3	313,300	14	55,500	7	217,000	
259	Green District	19	16	1	20	5.3%	9	192,500	20	61	55	-24.7%	35	200,700	212,500	8.2%	2	705,000	4	95,900	-	-	
265	North Douglas County	57	30	8	21	50.0%	19	188,400	119	96	79	41.1%	64	224,900	200,500	10.1%	4	180,900	3	128,200	1	357,500	
	Douglas County	441	224	46	187	11.3%	132	209,800	85	710	579	-5.9%	464	232,400	210,000	11.5%	21	300,000	53	96,800	18	256,600	

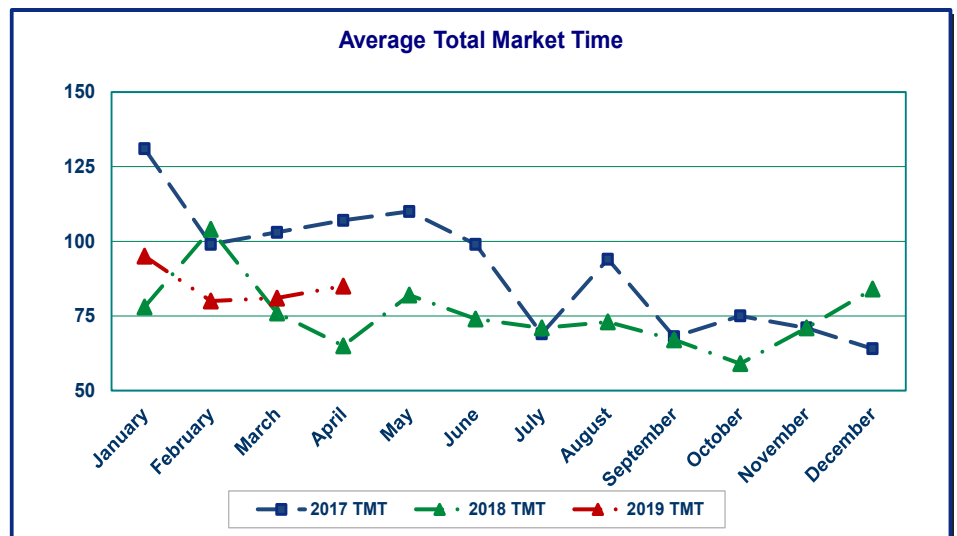
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2019 with April 2018. The Year-To-Date section compares 2019 year-to-date statistics through April with 2018 year-to-date statistics through April.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/18-4/30/19) with 12 months before (5/1/17-4/30/18).

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

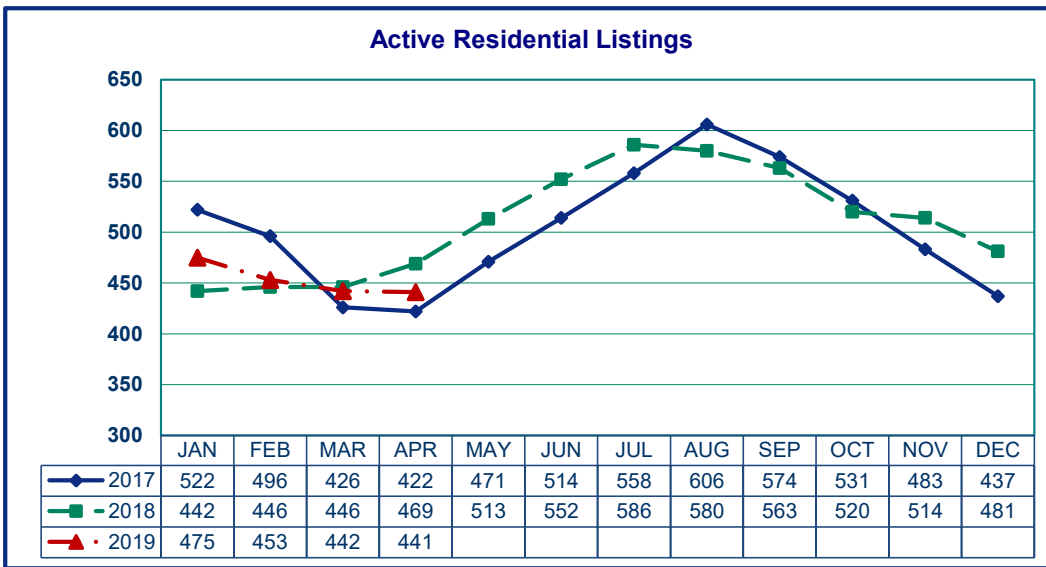
This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.



ACTIVE RESIDENTIAL LISTINGS

DOUGLAS COUNTY, OR

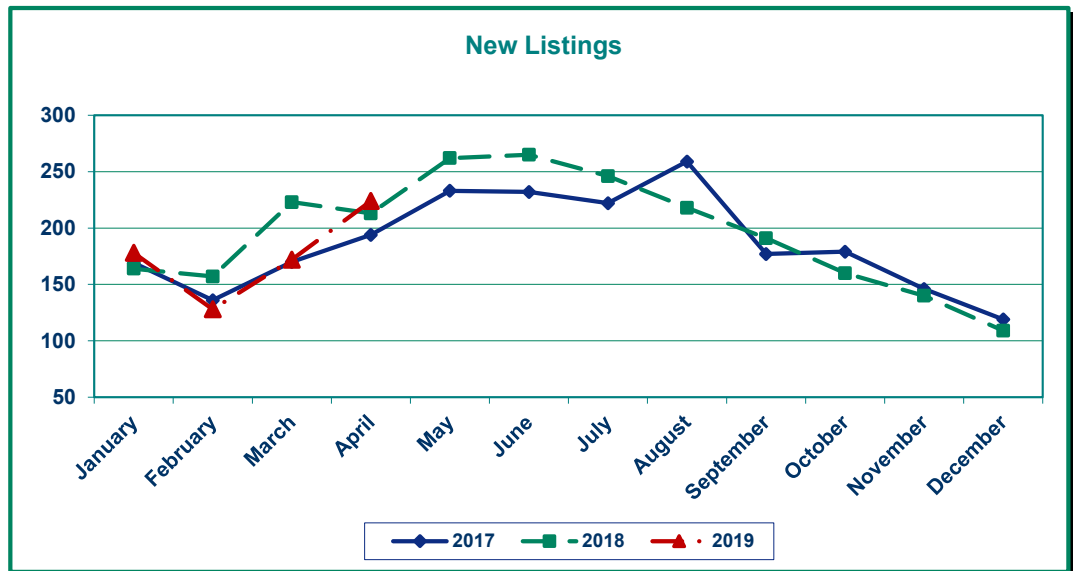
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.



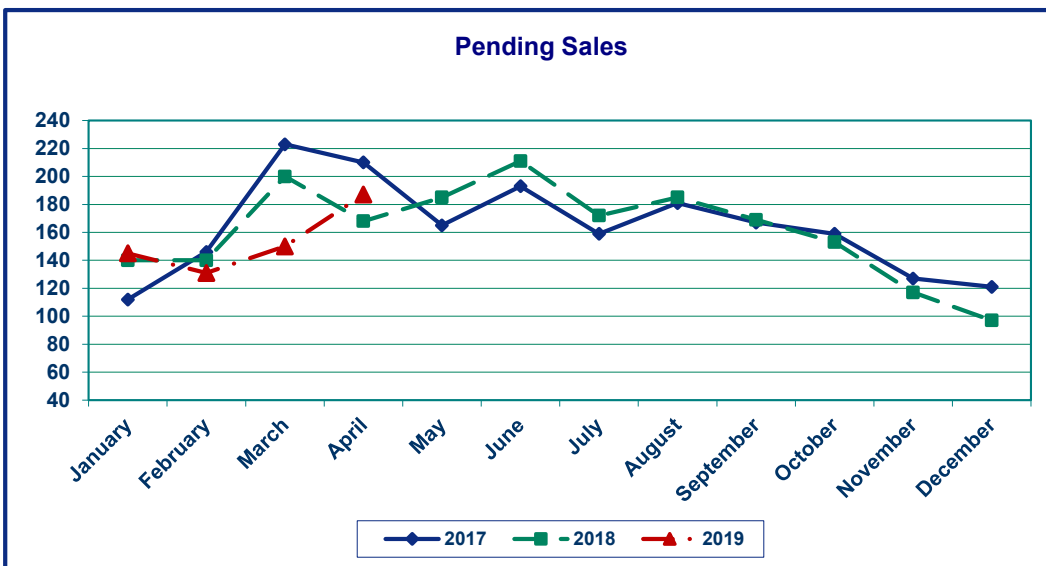
NEW LISTINGS

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.

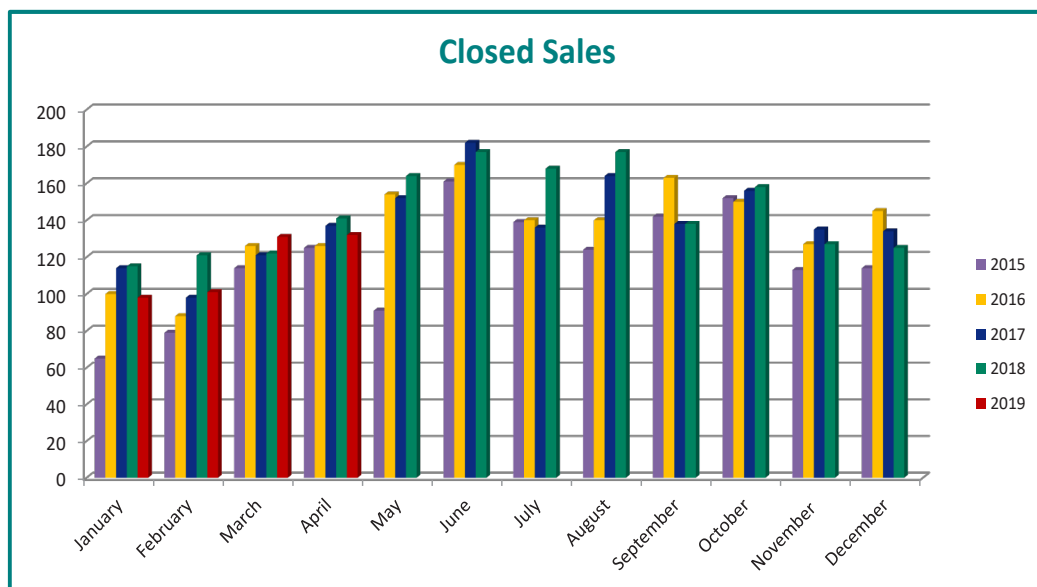
CLOSED SALES

DOUGLAS COUNTY, OR

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

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



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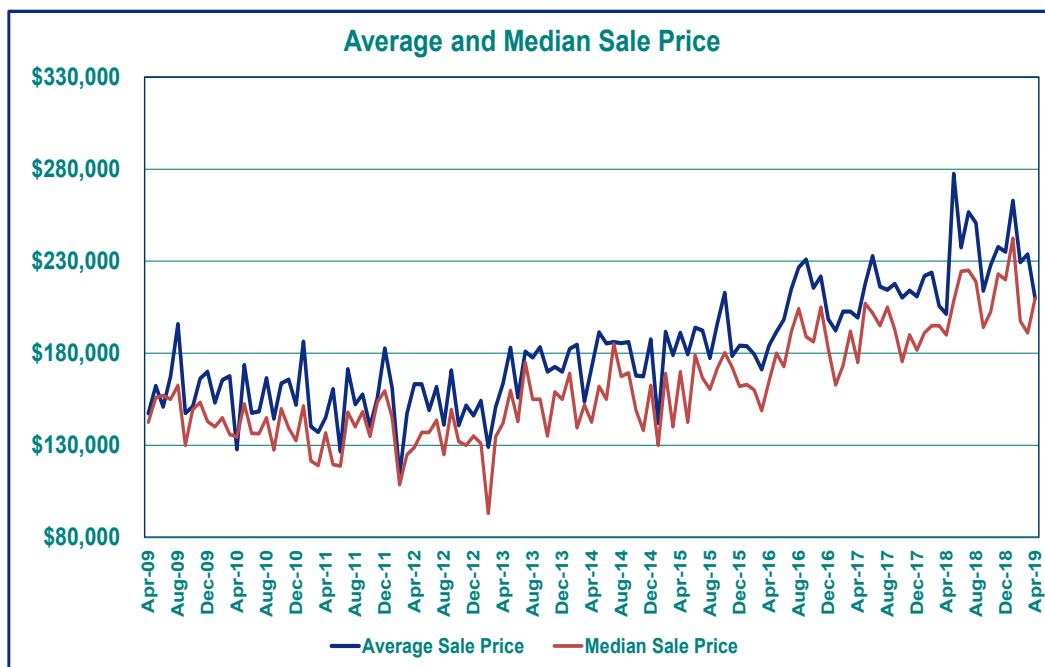
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SALE PRICE

DOUGLAS COUNTY, OR

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



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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