

MARKET ACTION

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

Residential Review: Douglas County, Oregon

May 2019 Reporting Period

May Residential Highlights

Douglas County had mixed activity this May. New listings (262) kept pace with May 2018 (262), but showed a 17.0% increase over the 224 new listings offered last month in April 2019.

Pending sales (186) edged one ahead of May 2018 (185, 0.5%) but fell one below April 2019 (187, -0.5%).

Closed sales, at 143, ended 12.8% lower than last year in May 2018 (164) but warmed 8.3% over the 132 closings recorded last month in April 2019.

Inventory rose slightly in May to 3.5 months. During the same period, total market time decreased to 77 days.

Year to Date Summary

Activity has been cooler in 2019 compared with 2018. Comparing through May of each year, new

listings (975) have decreased 5.2%, pending sales (747) have decreased 5.3%, and closed sales have decreased 10.3%.

Average and Median Sale Prices

Comparing 2019 to 2018 through May, the average sale price has increased 2.3% from \$228,200 to \$233,500. In the same comparison, the median sale price has increased 8.6% from \$195,000 to \$211,800.

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	3.5
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:
+6.7% (\$236,200 v. \$221,400)
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	May	262	186	143	236,700	214,000	77
	April	224	187	132	209,800	209,800	85
	Year-to-date	975	747	608	233,500	211,800	83
2018	May	262	185	164	277,500	208,500	82
	Year-to-date	1,029	789	678	228,200	195,000	83
Change	May	0.0%	0.5%	-12.8%	-14.7%	2.6%	-5.7%
	Prev Mo 2019	17.0%	-0.5%	8.3%	12.8%	2.0%	-9.4%
	Year-to-date	-5.2%	-5.3%	-10.3%	2.3%	8.6%	-0.1%

AREA REPORT • 5/2019

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	50	25	5	30	57.9%	19	186,300	52	114	94	17.5%	73	218,400	195,000	-1.7%	3	275,000	5	100,000	8	227,600
252	NW Roseburg	57	25	7	19	-5.0%	14	346,700	117	88	73	-22.3%	64	328,200	290,000	10.8%	-	-	4	88,100	-	-
253	SE Roseburg	30	13	3	9	-25.0%	11	293,300	117	56	47	-9.6%	40	202,900	175,000	23.6%	3	152,700	2	22,000	2	125,500
254	SW Roseburg	39	23	3	14	-17.6%	10	336,600	73	77	60	-10.4%	51	302,600	260,000	-3.0%	2	600,000	9	104,300	-	-
255	Glide & E of Roseburg	24	6	-	6	20.0%	7	269,300	83	38	23	-20.7%	18	285,500	288,500	-7.2%	-	-	8	84,400	2	222,500
256	Sutherlin/Oakland Area	88	42	7	25	56.3%	13	139,800	41	134	101	21.7%	83	208,200	210,000	3.9%	3	254,700	11	169,000	1	159,900
257	Winston & SW of Roseburg	39	33	2	25	-10.7%	19	228,300	51	100	77	-18.9%	63	207,000	219,000	7.1%	3	207,800	9	69,900	2	545,000
258	Myrtle Creek & S/SE of Roseburg	94	43	9	21	-16.0%	16	172,600	71	159	103	-13.4%	83	199,400	159,900	12.8%	3	313,300	17	83,800	7	217,000
259	Green District	16	16	3	14	-6.7%	14	224,400	42	76	68	-21.8%	49	207,500	225,000	8.0%	3	568,300	5	113,700	-	-
265	North Douglas County	70	36	9	23	-17.9%	20	245,700	130	133	101	21.7%	84	229,900	199,000	8.7%	4	180,900	5	101,900	1	357,500
	Douglas County	507	262	48	186	0.5%	143	236,700	77	975	747	-5.3%	608	233,500	211,800	6.7%	24	301,600	75	100,000	23	245,400

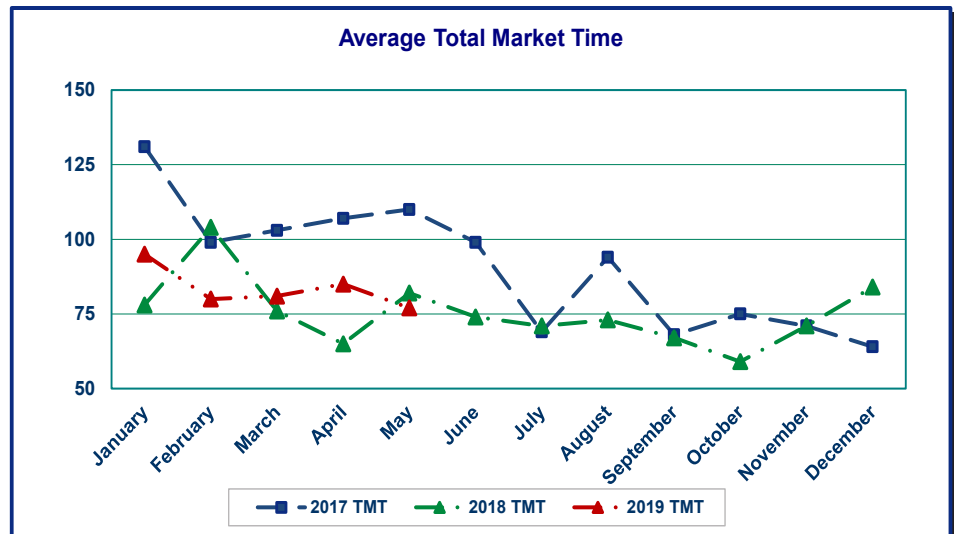
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares May 2019 with May 2018. The Year-To-Date section compares 2019 year-to-date statistics through May with 2018 year-to-date statistics through May.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/18-5/31/19) with 12 months before (6/1/17-5/31/18).

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.

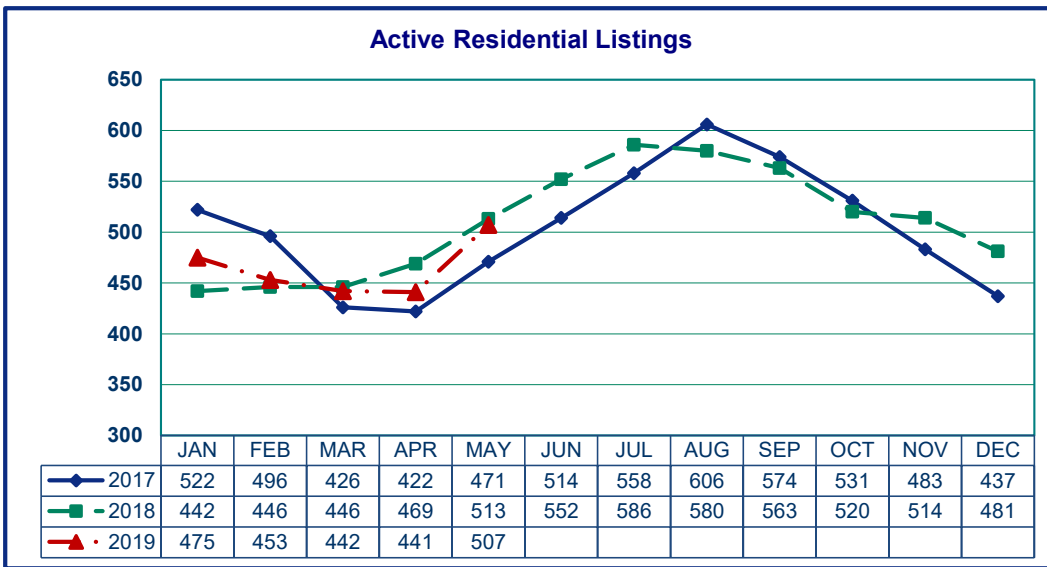
DAYS ON MARKET DOUGLAS COUNTY, OR

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



ACTIVE RESIDENTIAL LISTINGS

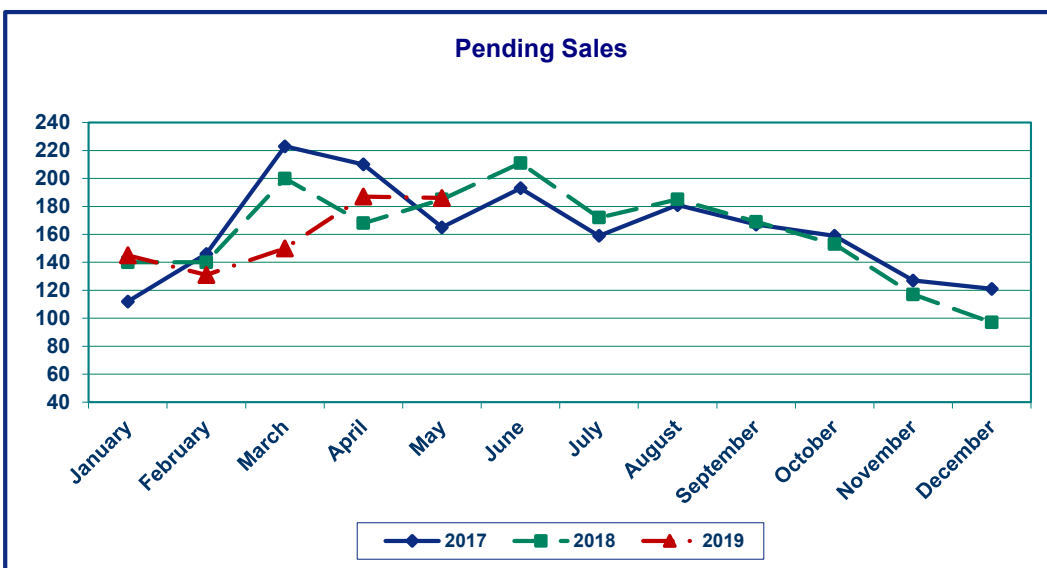
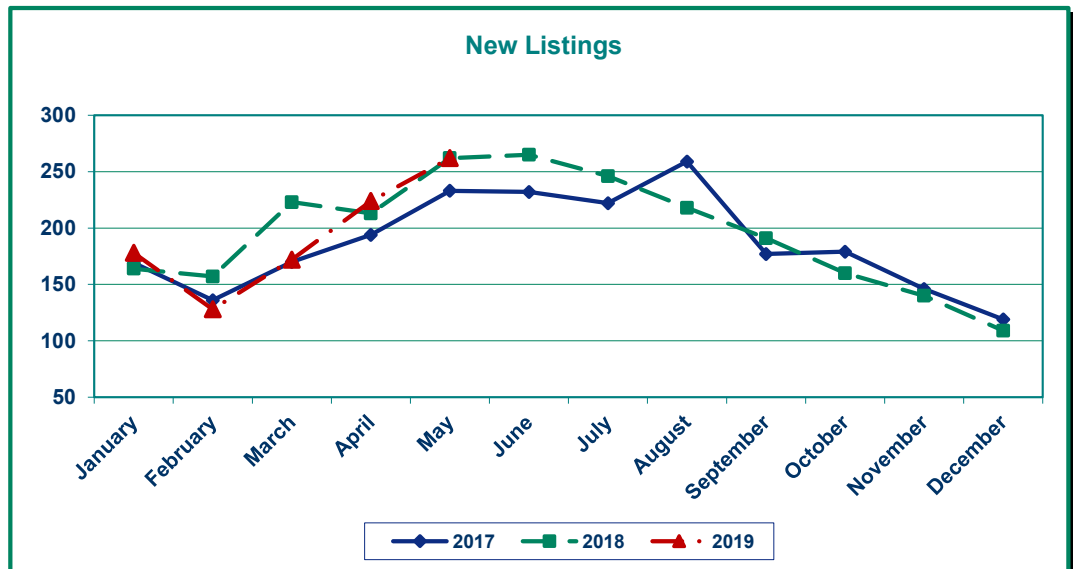
DOUGLAS COUNTY, OR
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.



NEW LISTINGS

DOUGLAS COUNTY, OR

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



PENDING LISTINGS

DOUGLAS COUNTY, OR

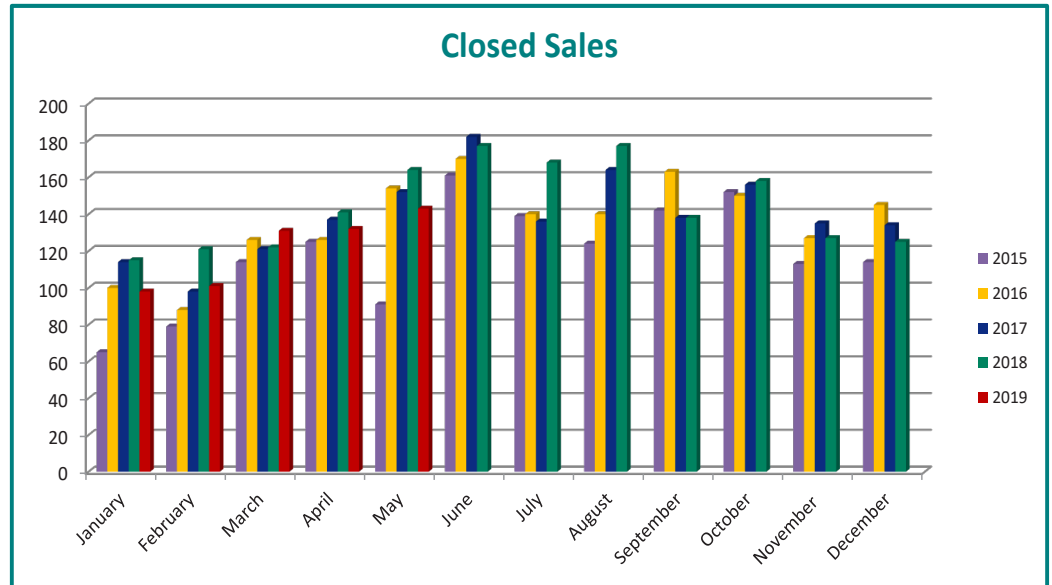
This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.

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™.



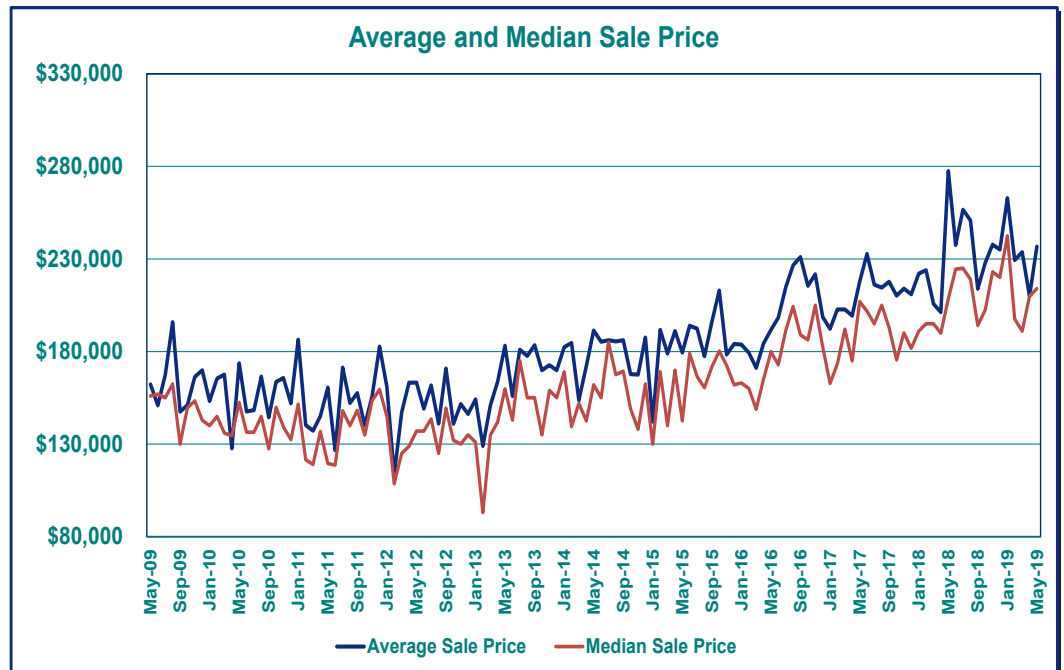
SALE PRICE
DOUGLAS COUNTY, OR

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.

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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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