

MARKET ACTION



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

Residential Review: Douglas County, Oregon

July 2019 Reporting Period

July Residential Highlights

Closed sales saw warm numbers this July in Douglas County. At 177, closings rose 5.4% over July 2018 (168) and 23.8% over last month in June 2019 (143). It was the strongest July for closings in the county at least as far back as 2001!

Pending sales, at 183, showed a 6.4% increase from July 2018 (172) but ended 4.7% under the 192 offers accepted last month in June 2019.

New listings (234) fared similarly, falling 4.9% short of July 2018 (246) but outpacing June 2019 (203) by 15.3%.

Inventory decreased to 2.9 months in July, and total market time rose to 68 days during the same period.

Year to Date Summary

Activity has been cooler in 2019 compared with 2018. Comparing through July of each year, pending sales (1,085) have decreased 4.0%, new listings (1,423) have decreased 8.0%, and closed sales (935) have decreased 9.3%.

Average and Median Sale Prices

Comparing 2019 to 2018 through July, the average sale price has increased 1.4% from \$234,600 to \$237,800. In the same comparison, the median sale price has increased 5.5% from \$208,500 to \$220,000.

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 | 3.5 |
| June | 2.8 | 3.1 | 3.4 |
| July | 4.1 | 3.5 | 2.9 |
| 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:

+4.3% (\$235,800 v. \$226,100)

Median Sale Price % Change:

+7.5% (\$215,000 v. \$200,000)

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 | July | 234 | 183 | 177 | 253,100 | 240,000 | 68 |
| | June | 203 | 192 | 143 | 238,900 | 235,500 | 49 |
| | Year-to-date | 1,423 | 1,085 | 935 | 237,800 | 220,000 | 76 |
| 2018 | July | 246 | 172 | 168 | 256,600 | 225,000 | 71 |
| | Year-to-date | 1,546 | 1,130 | 1,031 | 234,600 | 208,500 | 80 |
| Change | July | -4.9% | 6.4% | 5.4% | -1.4% | 6.7% | -3.8% |
| | Prev Mo 2019 | 15.3% | -4.7% | 23.8% | 5.9% | 1.9% | 38.8% |
| | Year-to-date | -8.0% | -4.0% | -9.3% | 1.4% | 5.5% | -5.0% |

AREA REPORT • 7/2019

Douglas County, Oregon

| | | RESIDENTIAL | | | | | | | | | | | | | | | COMMERCIAL | | LAND | | MULTIFAMILY | | |
|-----|---------------------------------|-----------------|--------------|----------------------------|---------------|---|--------------|--------------------|--------------------------------|--------------|---------------|---|--------------|--------------------|-------------------|--------------|---------------------------------------|--------------------|--------------|--------------------|--------------|--------------------|--|
| | | Current Month | | | | | | | | Year-To-Date | | | | | | | Avg. Sale Price % Change ² | Year-To-Date | | Year-To-Date | | Year-To-Date | |
| | | Active Listings | New Listings | Expired/Cancelled 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 | Closed Sales | | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | |
| 251 | NE Roseburg | 43 | 16 | 3 | 24 | -11.1% | 19 | 210,400 | 50 | 157 | 133 | 3.9% | 112 | 228,800 | 201,300 | -1.4% | 3 | 275,000 | 6 | 88,900 | 10 | 214,100 | |
| 252 | NW Roseburg | 69 | 35 | 2 | 23 | 109.1% | 17 | 343,200 | 48 | 151 | 113 | -8.1% | 97 | 319,300 | 291,000 | 4.0% | - | - | 8 | 143,100 | - | - | |
| 253 | SE Roseburg | 33 | 19 | 2 | 13 | 30.0% | 9 | 321,700 | 99 | 82 | 64 | -15.8% | 55 | 228,200 | 200,000 | 19.9% | 5 | 158,600 | 3 | 29,600 | 3 | 152,000 | |
| 254 | SW Roseburg | 41 | 29 | 3 | 22 | 120.0% | 20 | 336,500 | 69 | 132 | 107 | 16.3% | 82 | 303,200 | 267,500 | -2.3% | 2 | 600,000 | 14 | 119,300 | - | - | |
| 255 | Glide & E of Roseburg | 25 | 6 | 2 | 6 | -33.3% | 8 | 313,400 | 98 | 54 | 34 | -24.4% | 31 | 293,200 | 299,900 | -3.8% | - | - | 9 | 80,800 | 1 | 175,000 | |
| 256 | Sutherlin/Oakland Area | 84 | 23 | - | 21 | 5.0% | 25 | 267,600 | 81 | 186 | 142 | 18.3% | 127 | 227,800 | 236,500 | 0.1% | 3 | 254,700 | 17 | 127,200 | 2 | 155,000 | |
| 257 | Winston & SW of Roseburg | 47 | 22 | 1 | 12 | -40.0% | 15 | 229,100 | 42 | 139 | 103 | -17.6% | 94 | 218,300 | 219,500 | 2.3% | 4 | 405,900 | 13 | 87,800 | 2 | 545,000 | |
| 258 | Myrtle Creek & S/SE of Roseburg | 97 | 47 | 4 | 28 | 12.0% | 24 | 197,100 | 62 | 237 | 153 | -8.9% | 126 | 194,900 | 162,500 | 9.5% | 3 | 313,300 | 22 | 92,700 | 7 | 217,000 | |
| 259 | Green District | 23 | 18 | 6 | 16 | 0.0% | 19 | 182,000 | 50 | 109 | 92 | -25.8% | 83 | 202,000 | 205,000 | 5.6% | 3 | 568,300 | 6 | 108,100 | 1 | 245,000 | |
| 265 | North Douglas County | 57 | 19 | 4 | 18 | -25.0% | 21 | 215,300 | 106 | 176 | 144 | 11.6% | 128 | 222,500 | 199,000 | 5.5% | 7 | 220,500 | 9 | 87,500 | 1 | 357,500 | |
| | Douglas County | 519 | 234 | 27 | 183 | 6.4% | 177 | 253,100 | 68 | 1,423 | 1,085 | -4.0% | 935 | 237,800 | 220,000 | 4.3% | 30 | 313,100 | 107 | 102,300 | 27 | 233,100 | |

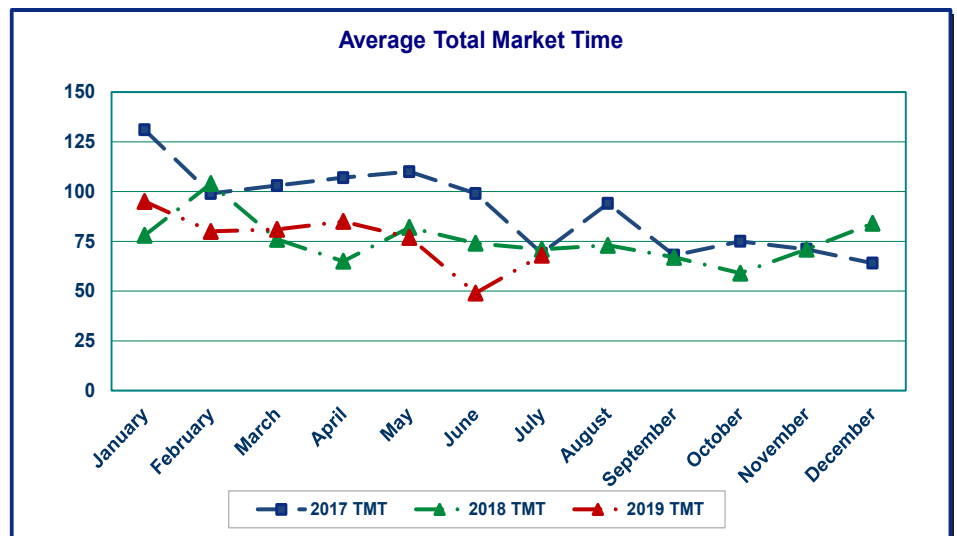
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2019 with July 2018. The Year-To-Date section compares 2019 year-to-date statistics through July with 2018 year-to-date statistics through July.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/18-7/31/19) with 12 months before (8/1/17-7/31/18).

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

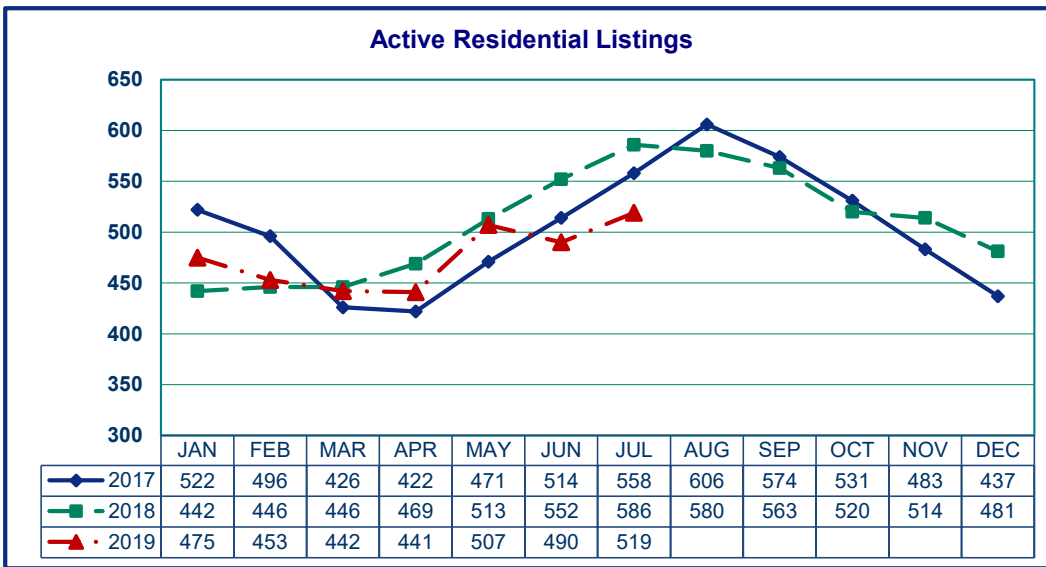
This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.



ACTIVE RESIDENTIAL LISTINGS

DOUGLAS COUNTY, OR

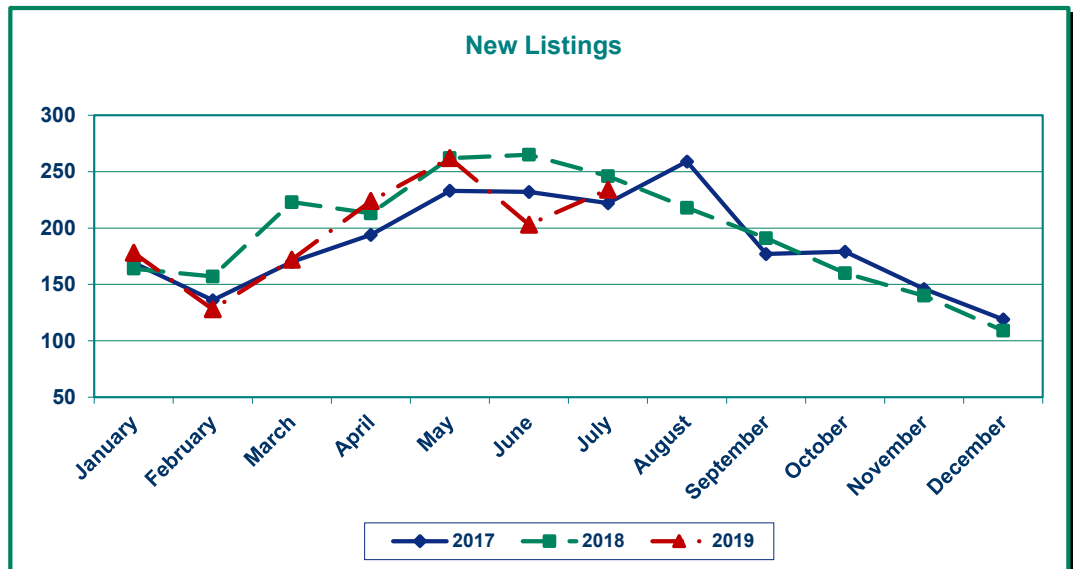
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.



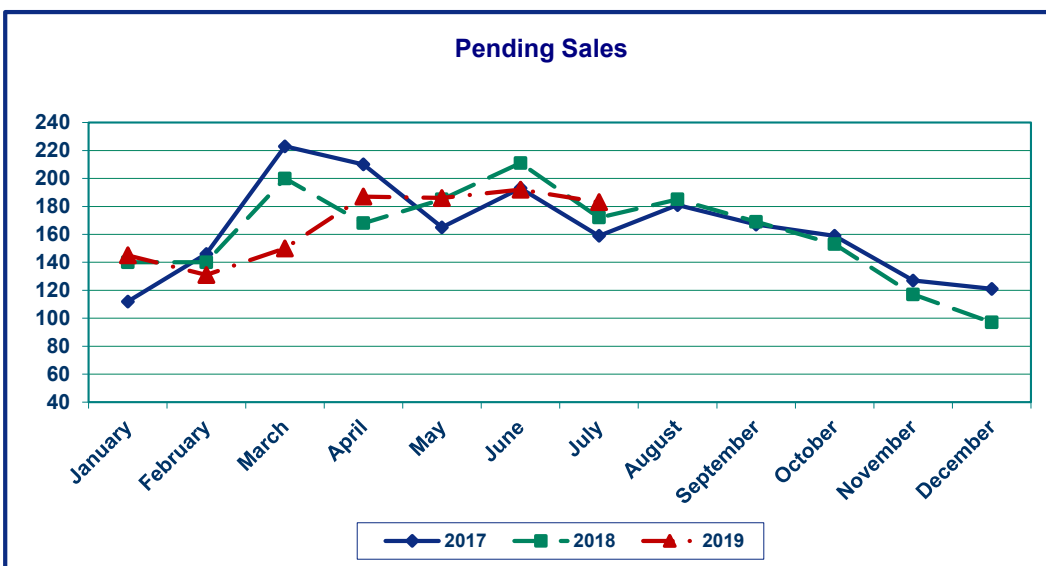
NEW LISTINGS

DOUGLAS COUNTY, OR

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



Pending Sales



PENDING LISTINGS

DOUGLAS COUNTY, OR

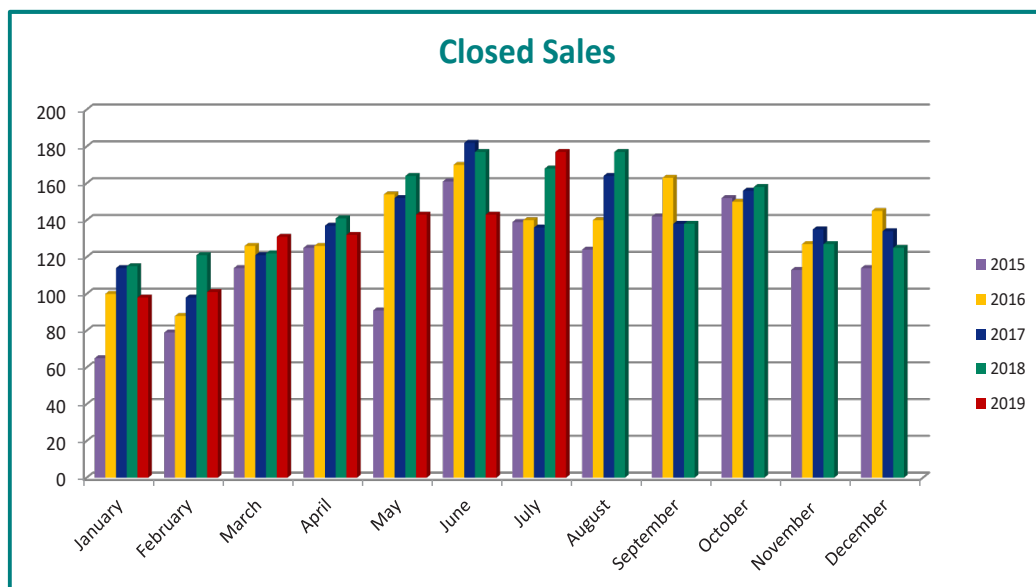
This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.

CLOSED SALES DOUGLAS COUNTY, OR

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

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™.



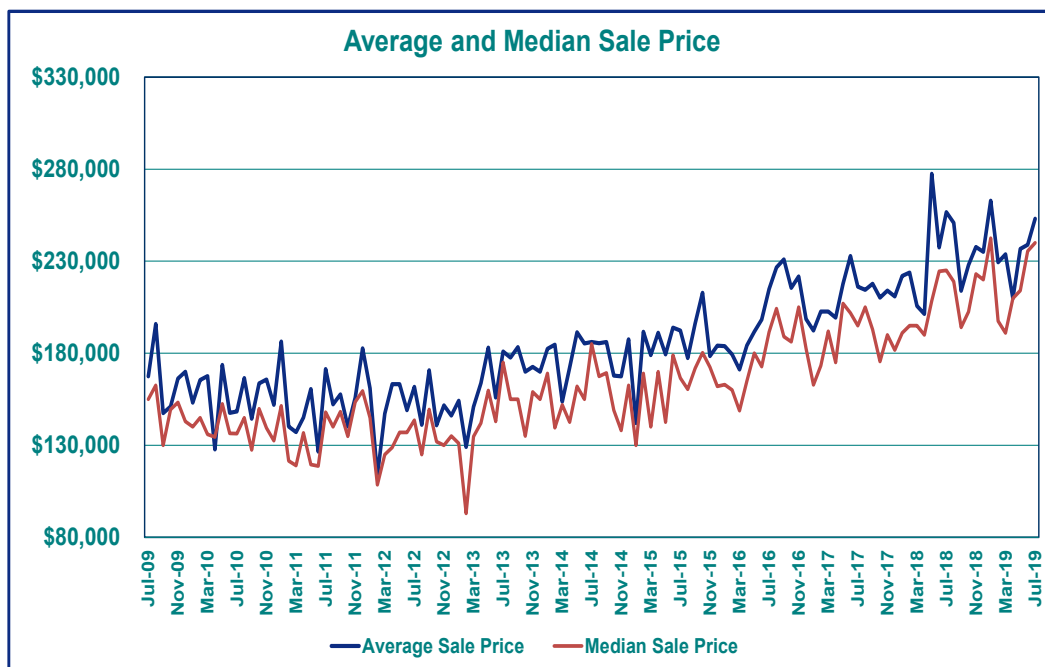
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, 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.



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.



Pat Kaplan, Chairwoman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor