

MARKET ACTION

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

Residential Review: Douglas County, Oregon

September 2019 Reporting Period

September Residential Highlights

Douglas County saw its sole gain this month in closings respective to September 2018. At 143, closings rose 3.6% from September 2018 (138) and cooled 27.4% from last month in August 2019 (197).

Pending sales (145) cooled 14.2% from September 2018 (169) and 24.9% compared with August 2019 when 193 offers were accepted.

New listings, at 156, decreased 18.3% from the 191 new listings offered last year in September 2018 and decreased 34.5% from last month in August 2019 when 238 new listings were put on the market.

Inventory in September rose to 3.7 months, with total market time decreasing to 73 days.

Year to Date Summary

Activity has been cooler in 2019 compared with 2018. Comparing

through September of each year, pending sales (1,387) have decreased 3.5%, closed sales (1,280) have decreased 5.5%, and new listings (1,827) have decreased 6.7%.

Average and Median Sale Prices

Comparing 2019 to 2018 through September, the average sale price has increased 2.3% from \$234,800 to \$240,100. In the same comparison, the median sale price has increased 7.3% from \$209,300 to \$224,500.

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	2.8
September	4.2	4.1	3.7
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:
+4.1% (\$238,300 v. \$229,000)
Median Sale Price % Change:
+8.6% (\$220,000 v. \$202,500)

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	September	156	145	143	254,200	240,000	73
	August	238	193	197	240,300	229,000	89
	Year-to-date	1,827	1,387	1,280	240,100	224,500	77
2018	September	191	169	138	213,900	194,000	67
	Year-to-date	1,959	1,437	1,354	234,800	209,300	77
Change	September	-18.3%	-14.2%	3.6%	18.8%	23.7%	9.7%
	Prev Mo 2019	-34.5%	-24.9%	-27.4%	5.8%	4.8%	-18.0%
	Year-to-date	-6.7%	-3.5%	-5.5%	2.3%	7.3%	0.1%

AREA REPORT • 9/2019

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	14	3	11	-35.3%	16	233,900	77	189	154	-2.5%	152	234,700	220,000	3.3%	5	478,000	11	66,200	11	216,100
252	NW Roseburg	67	17	4	17	-26.1%	19	374,900	65	189	145	-11.6%	136	337,500	303,500	1.5%	-	-	10	161,000	-	-
253	SE Roseburg	35	9	2	8	14.3%	8	222,000	102	105	79	-13.2%	73	225,900	211,000	19.5%	5	158,600	5	52,800	4	164,000
254	SW Roseburg	39	19	6	16	-11.1%	21	266,700	46	178	146	29.2%	130	289,500	262,200	-6.0%	3	460,000	16	121,700	3	572,700
255	Glide & E of Roseburg	33	5	3	4	-20.0%	4	347,000	229	72	43	-20.4%	39	304,900	299,900	6.5%	-	-	11	81,600	1	175,000
256	Sutherlin/Oakland Area	81	22	9	22	10.0%	16	267,400	69	244	183	8.3%	165	238,400	246,000	1.6%	4	228,500	18	170,200	3	243,300
257	Winston & SW of Roseburg	45	15	6	15	-16.7%	14	240,900	53	187	137	-11.0%	127	219,300	224,000	-0.7%	5	372,700	16	105,100	2	545,000
258	Myrtle Creek & S/SE of Roseburg	99	21	5	25	19.0%	23	183,000	96	296	205	0.5%	183	193,500	169,000	4.2%	4	1,606,300	29	77,800	7	217,000
259	Green District	27	16	2	13	0.0%	12	180,600	43	143	120	-20.0%	107	200,300	200,000	6.9%	3	568,300	6	108,100	1	245,000
265	North Douglas County	57	18	5	14	-48.1%	10	268,900	71	224	175	-2.8%	168	212,300	185,000	3.1%	7	220,500	16	89,600	3	260,500
	Douglas County	533	156	45	145	-14.2%	143	254,200	73	1,827	1,387	-3.5%	1,280	240,100	224,500	4.1%	36	472,600	138	105,300	35	265,500

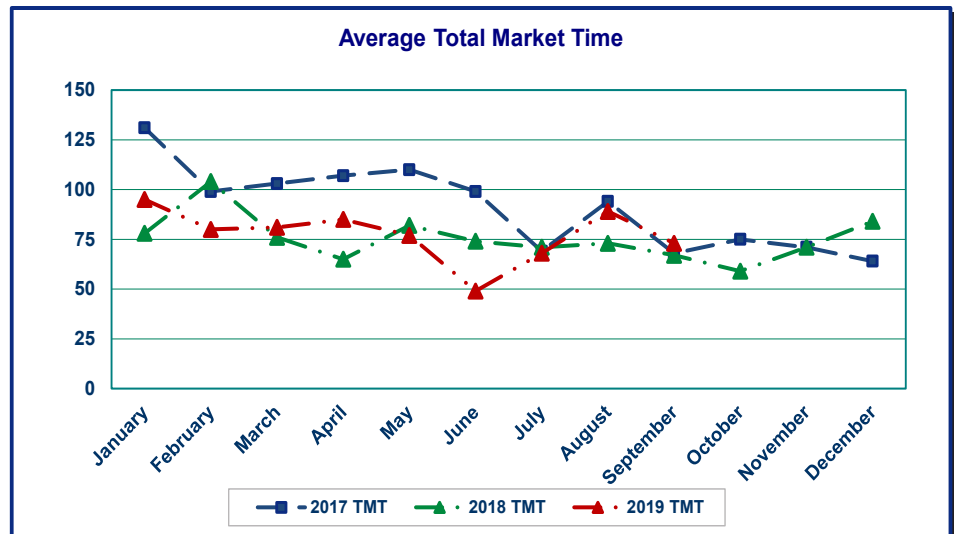
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares September 2019 with September 2018. The Year-To-Date section compares 2019 year-to-date statistics through September with 2018 year-to-date statistics through September.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/18-9/30/19) with 12 months before (10/1/17-9/30/18).

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.

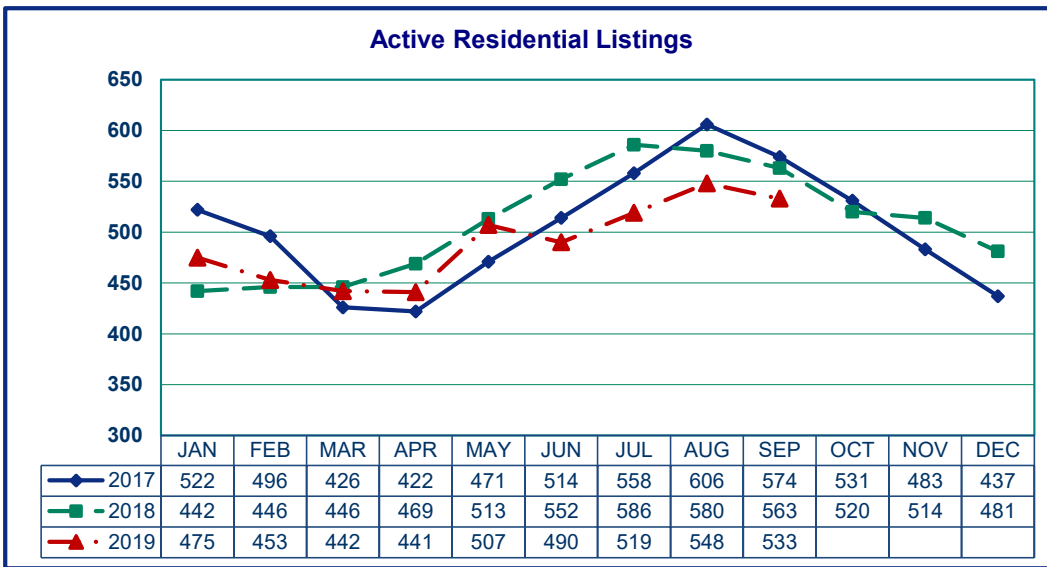
DAYS ON MARKET DOUGLAS COUNTY, OR

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



ACTIVE RESIDENTIAL LISTINGS

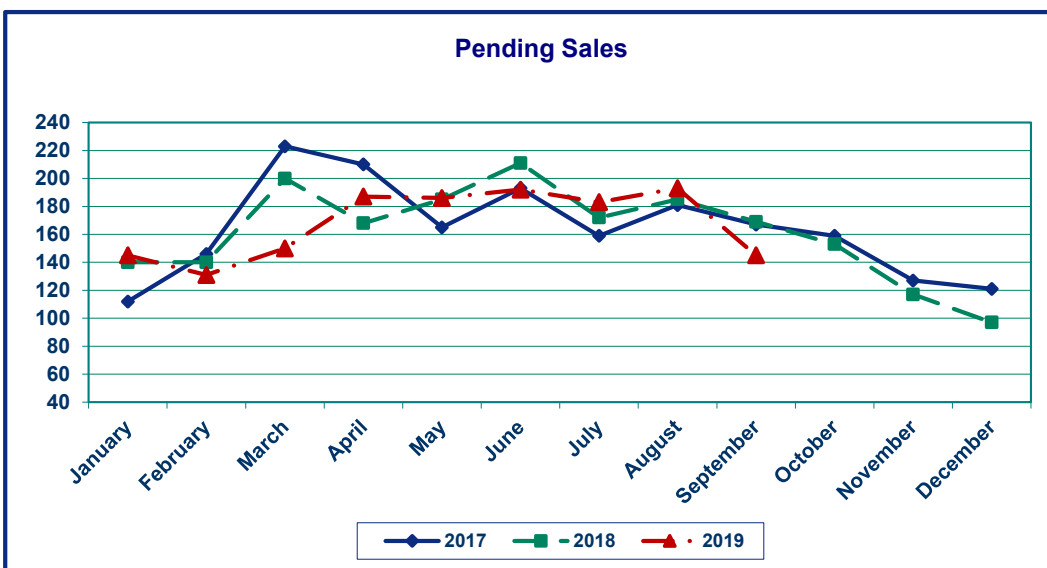
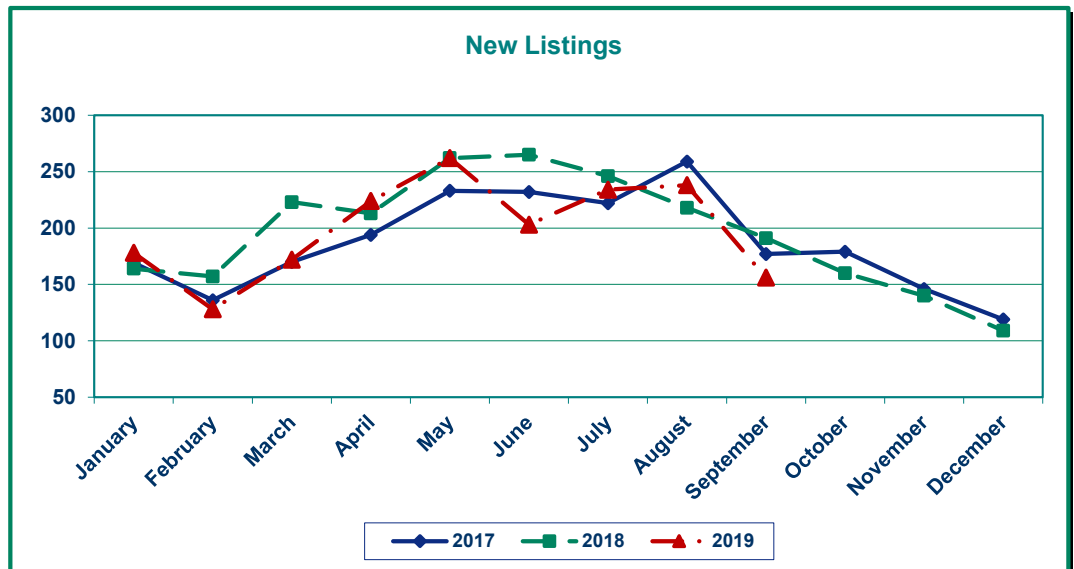
DOUGLAS COUNTY, OR
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.



NEW LISTINGS

DOUGLAS COUNTY, OR

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



PENDING LISTINGS

DOUGLAS COUNTY, OR

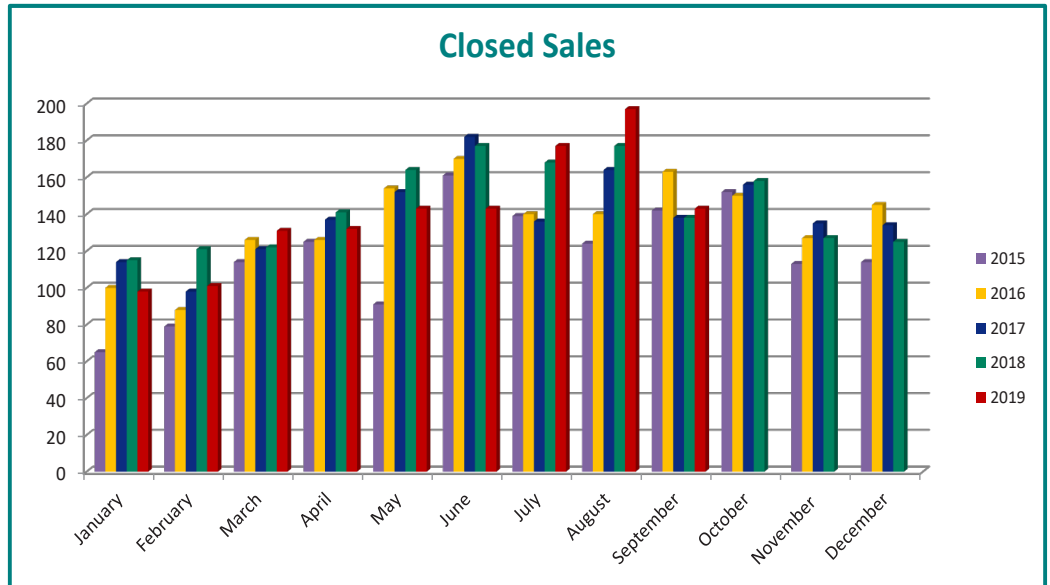
This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.

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™.



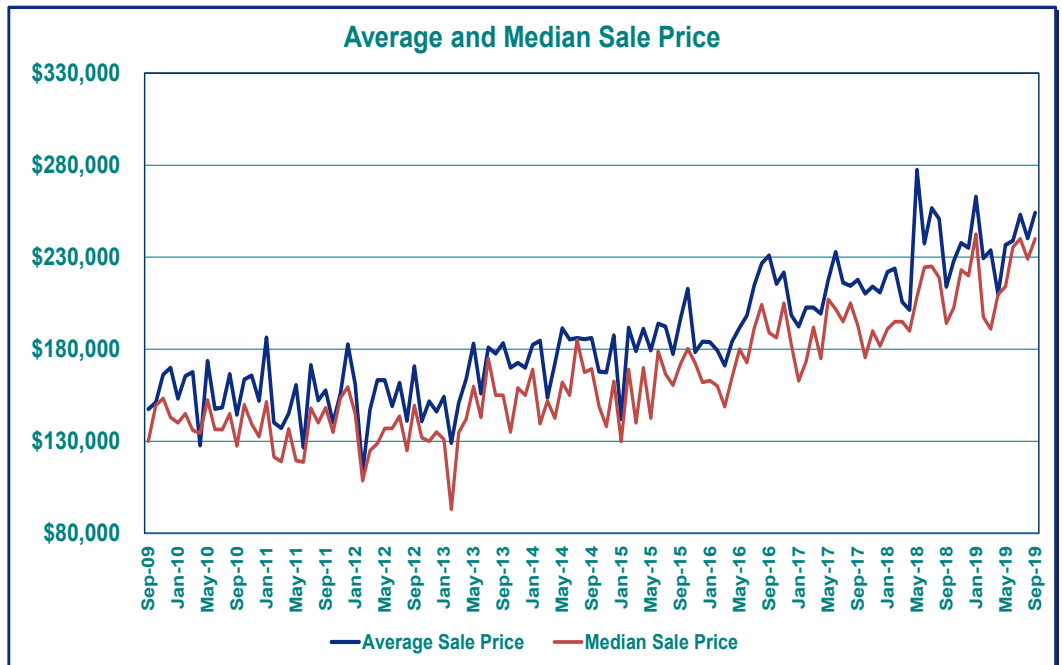
SALE PRICE
DOUGLAS COUNTY, OR

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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