

MARKET ACTION



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

Residential Review: Douglas County, Oregon

December 2019 Reporting Period

December Residential Highlights

There were 109 new listings in December 2019 matched December 2018 (109) and was 30.1% fewer than last month in November 2019 (156).

Pending sales (113) increased 16.5% from December 2018 (97) and fell 13.7% from last month November 2019 when 131 offers were accepted.

Closed sales (110) decreased 12.0% from December 2018 (125) and decreased 16.0% from the 131 closings recorded last month in November 2019.

Year to Date Summary

Comparing the twelve months of 2019 to the same period in 2018, new listings (2,259) decreased 5.2%, pending sales (1,734) decreased 1.2% and closed sales (1,664) decreased 6.1%.

Average and Median Sale Prices

Comparing 2019 to 2018 through December, the average sale price has increased 5.3% from \$234,300 to \$246,800. In the same comparison, the median sale price has increased 8.3% from \$210,000 to \$227,500.

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 | 3.7 |
| November | 3.6 | 4.0 | 3.7 |
| December | 3.3 | 3.8 | 3.9 |

Inventory and Time on Market

Inventory in December rose slightly to 3.9 months, with total market time increasing to 75 days.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

Average Sale Price % Change:

+5.3% (\$246,800 v. \$234,300)

Median Sale Price % Change:

+8.3% (\$227,500 v. \$210,000)

*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.

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 | December | 109 | 113 | 110 | 274,700 | 249,500 | 75 |
| | November | 156 | 131 | 131 | 248,900 | 226,000 | 70 |
| | Year-to-date | 2,259 | 1,734 | 1,664 | 246,800 | 227,500 | 77 |
| 2018 | December | 109 | 97 | 125 | 235,100 | 220,000 | 84 |
| | Year-to-date | 2,384 | 1,755 | 1,772 | 234,300 | 210,000 | 76 |
| Change | December | 0.0% | 16.5% | -12.0% | 16.8% | 13.4% | -11.1% |
| | Prev Mo 2019 | -30.1% | -13.7% | -16.0% | 10.4% | 10.4% | 7.1% |
| | Year-to-date | -5.2% | -1.2% | -6.1% | 5.3% | 8.3% | 1.1% |

AREA REPORT • 12/2019

Douglas County, Oregon

| | | RESIDENTIAL | | | | | | | | | | | | | | | COMMERCIAL | | LAND | | MULTIFAMILY | | |
|-----|---------------------------------|-----------------|--------------|----------------------------|---------------|---|--------------|--------------------|--------------------------------|--------------|---------------|---|--------------|--------------------|-------------------|--------------|---------------------------------------|--------------------|--------------|--------------------|--------------|--------------------|--|
| | | Current Month | | | | | | | | Year-To-Date | | | | | | | Avg. Sale Price % Change ⁵ | 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 | 39 | 12 | 3 | 15 | 0.0% | 16 | 304,400 | 75 | 238 | 201 | -1.5% | 195 | 241,100 | 225,000 | 11.5% | 5 | 478,000 | 15 | 68,200 | 14 | 225,500 | |
| 252 | NW Roseburg | 56 | 14 | 3 | 10 | -23.1% | 7 | 318,800 | 94 | 230 | 176 | -10.2% | 178 | 340,200 | 300,800 | 0.8% | 1 | 300,000 | 14 | 142,400 | 1 | 269,000 | |
| 253 | SE Roseburg | 25 | 6 | 8 | 8 | -11.1% | 9 | 247,000 | 41 | 133 | 103 | -4.6% | 95 | 227,200 | 220,000 | 13.2% | 7 | 191,700 | 6 | 53,600 | 6 | 168,500 | |
| 254 | SW Roseburg | 27 | 9 | 3 | 9 | 80.0% | 12 | 405,300 | 91 | 212 | 183 | 33.6% | 176 | 300,900 | 264,000 | -9.0% | 5 | 376,600 | 21 | 105,300 | 3 | 572,700 | |
| 255 | Glide & E of Roseburg | 21 | 3 | 10 | 4 | 100.0% | 4 | 213,900 | 29 | 90 | 57 | -16.2% | 51 | 306,000 | 281,000 | 9.9% | - | - | 12 | 79,800 | 2 | 201,000 | |
| 256 | Sutherlin/Oakland Area | 59 | 10 | 17 | 17 | 21.4% | 18 | 313,800 | 100 | 307 | 234 | 12.0% | 224 | 261,500 | 248,000 | 6.4% | 5 | 218,800 | 35 | 135,600 | 5 | 236,600 | |
| 257 | Winston & SW of Roseburg | 52 | 16 | 7 | 9 | -10.0% | 7 | 302,900 | 77 | 240 | 171 | -8.1% | 163 | 225,900 | 225,000 | 0.0% | 6 | 333,900 | 19 | 94,700 | 4 | 328,700 | |
| 258 | Myrtle Creek & S/SE of Roseburg | 79 | 14 | 17 | 12 | 0.0% | 18 | 213,600 | 59 | 353 | 249 | 0.8% | 240 | 195,700 | 175,500 | 3.8% | 6 | 1,104,800 | 35 | 75,000 | 8 | 249,900 | |
| 259 | Green District | 14 | 5 | 6 | 9 | 12.5% | 9 | 204,900 | 46 | 173 | 147 | -19.7% | 138 | 200,400 | 204,500 | 3.0% | 3 | 568,300 | 9 | 107,500 | 2 | 1,552,500 | |
| 265 | North Douglas County | 55 | 20 | 9 | 20 | 122.2% | 10 | 171,700 | 98 | 283 | 213 | -1.8% | 204 | 210,100 | 185,000 | 0.6% | 7 | 220,500 | 27 | 86,300 | 8 | 371,800 | |
| | Douglas County | 427 | 109 | 83 | 113 | 16.5% | 110 | 274,700 | 75 | 2,259 | 1,734 | -1.2% | 1,664 | 246,800 | 227,500 | 5.3% | 45 | 419,800 | 193 | 98,300 | 53 | 323,300 | |

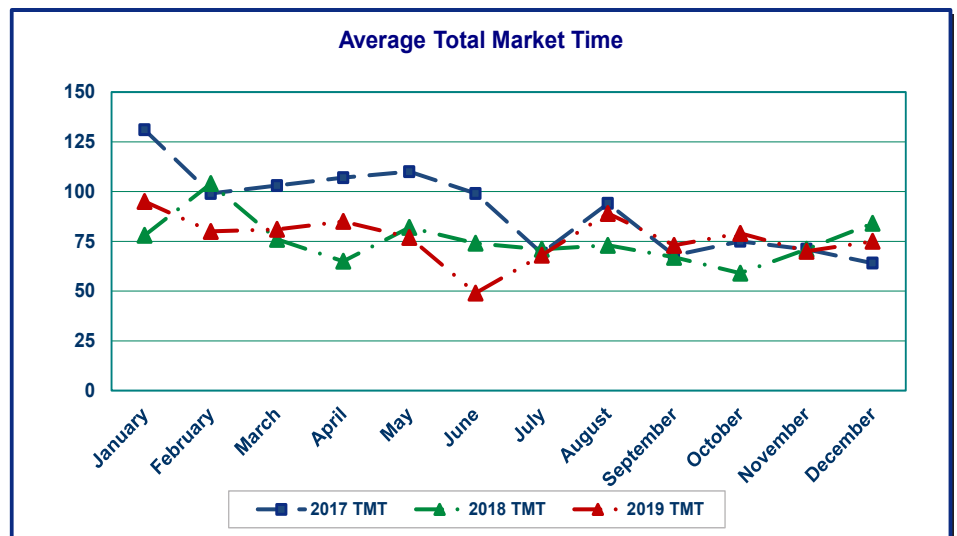
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares December 2019 with December 2018. The Year-To-Date section compares 2019 year-to-date statistics through December with 2018 year-to-date statistics through December.

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

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

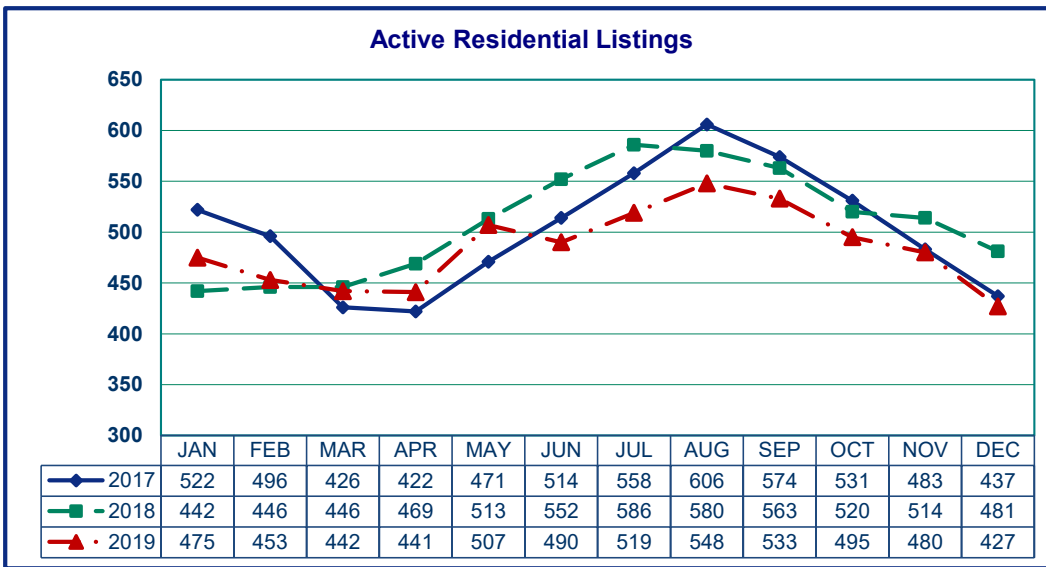
This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.



ACTIVE RESIDENTIAL LISTINGS

DOUGLAS COUNTY, OR

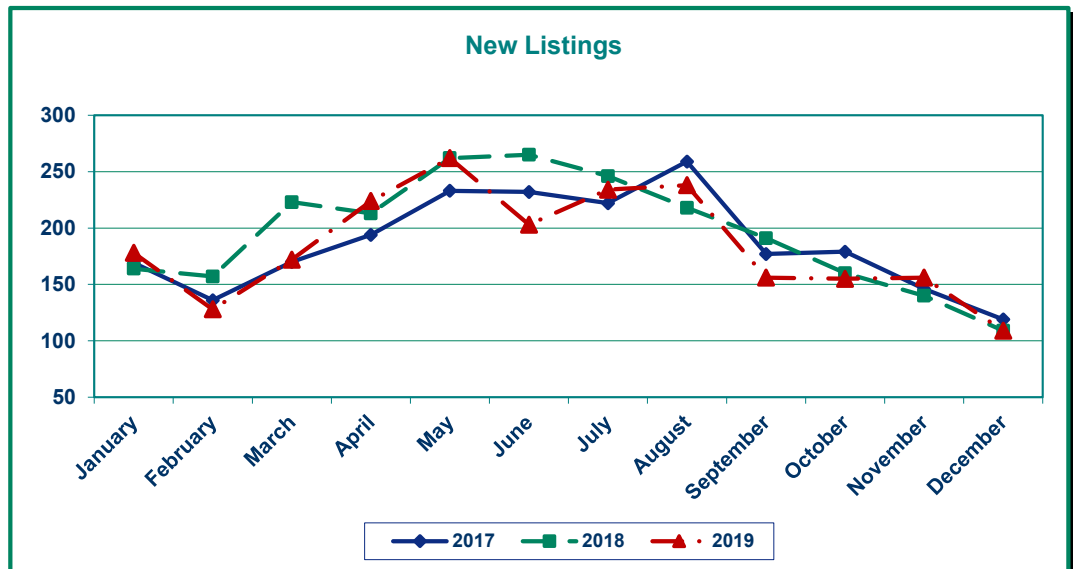
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.



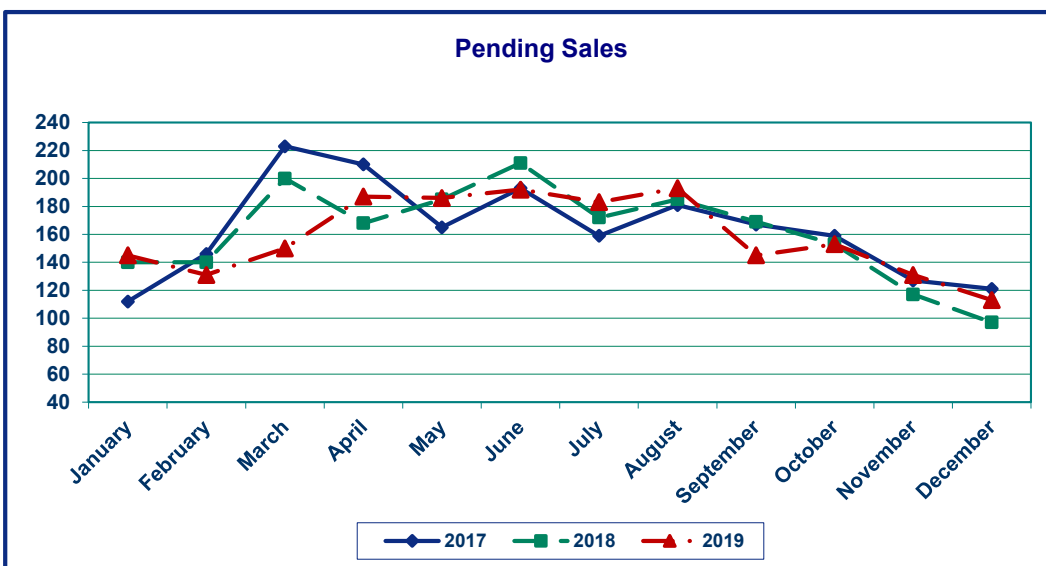
NEW LISTINGS

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

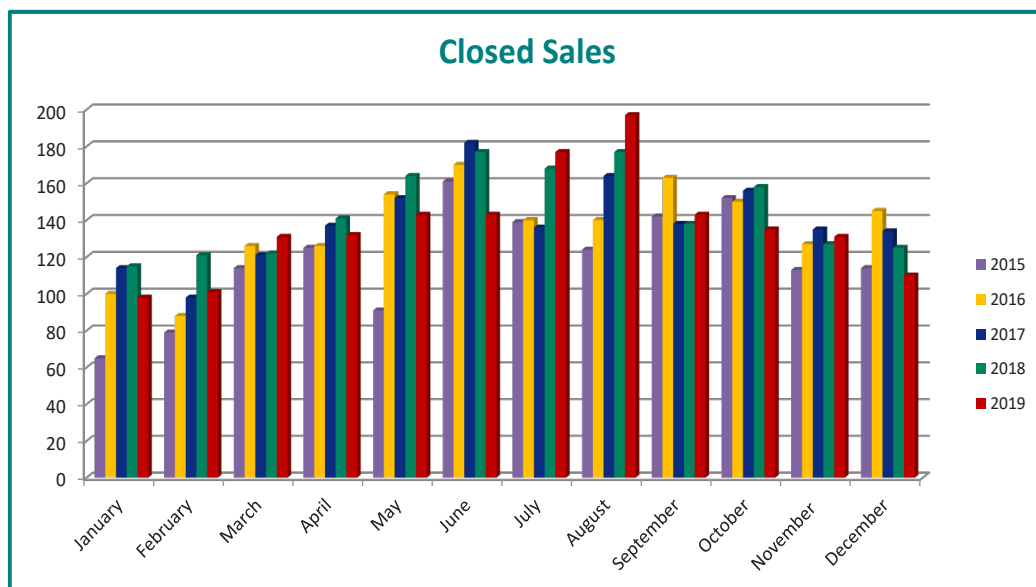
This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.

CLOSED SALES DOUGLAS COUNTY, OR

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

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



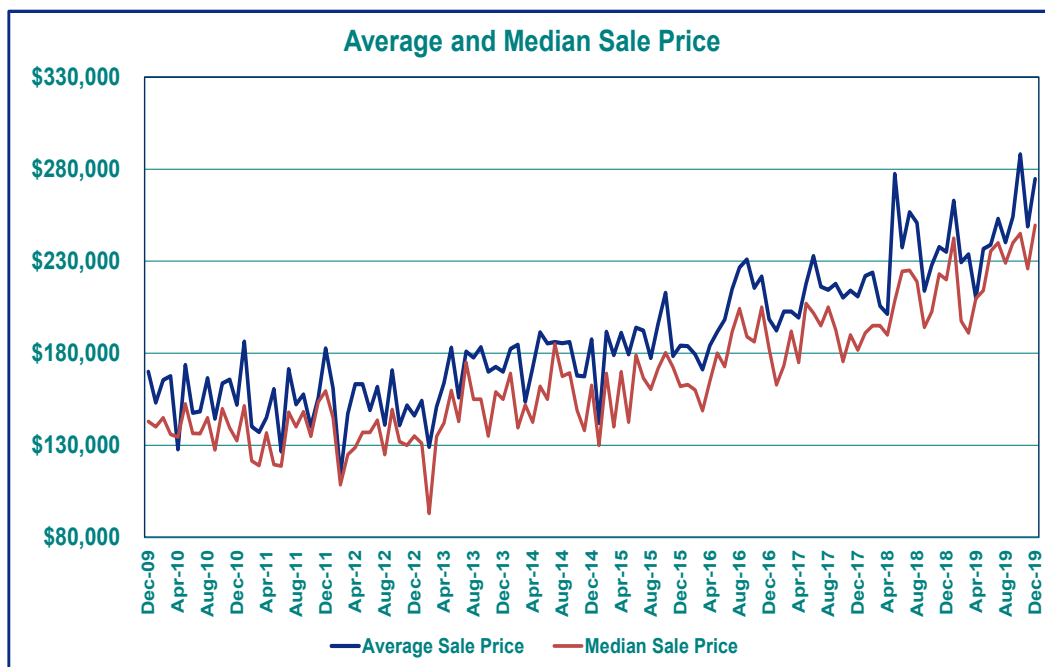
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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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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