

# MARKET ACTION

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

Residential Review: Douglas County, Oregon

February 2020 Reporting Period

## February Residential Highlights

There were 142 new listings in February 2020, an increase from February 2019 (128) and 20.7% fewer than last month in January 2020 (179).

Pending sales (151) increased 15.3% from February 2019 (131) and decreased 6.2% from last month January 2020 when 161 offers were accepted.

Closed sales (115) increased 13.9% from February 2019 (101) and held steady with the 115 closings recorded last month in January 2020.

## Inventory and Time on Market

Inventory in February fell slightly to 3.5 months, with total market time increasing to 100 days.

## Year to Date Summary

Comparing the first two months of 2020 to the same period in 2019, new listings (323) increased 5.2%, pending sales (303) increased 13.1% and closed sales (234) increased 17.0%.

## Average and Median Sale Prices

Comparing 2020 to 2019 through February, the average sale price has decreased 6.9% from \$246,300 to \$229,300. In the same comparison, the median sale price has held steady at \$220,000.

Inventory in Months*			
	2018	2019	2020
January	3.8	4.8	3.6
February	3.7	4.5	3.5
March	3.7	3.4	
April	3.3	3.3	
May	3.1	3.5	
June	3.1	3.4	
July	3.5	2.9	
August	3.3	2.8	
September	4.1	3.7	
October	3.3	3.7	
November	4.0	3.7	
December	3.8	3.9	

\*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:**  
+2.8% (\$244,200 v. \$237,500)  
**Median Sale Price % Change:**  
+7.7% (\$228,800 v. \$212,500)

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
2020	February	142	151	115	229,600	229,500	100
	January	179	161	115	230,500	219,500	82
	Year-to-date	323	303	234	229,300	220,000	91
2019	February	128	131	101	229,400	197,500	80
	Year-to-date	307	268	200	246,300	220,000	88
Change	February	10.9%	15.3%	13.9%	0.1%	16.2%	26.0%
	Prev Mo 2020	-20.7%	-6.2%	0.0%	-0.4%	4.6%	22.0%
	Year-to-date	5.2%	13.1%	17.0%	-6.9%	0.0%	3.4%

# AREA REPORT • 2/2020

## 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/Cancelled Listings	Pending Sales	Pending Sales 2020 v. 2019 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2020 v. 2019 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
251	NE Roseburg	48	19	3	15	0.0%	19	201,500	99	47	36	16.1%	32	223,200	226,500	11.9%	-	-	2	32,500	1	273,000
252	NW Roseburg	43	7	4	7	-41.7%	9	280,600	72	21	28	21.7%	24	266,500	272,500	-3.5%	1	1,850,000	-	-	-	-
253	SE Roseburg	21	7	1	9	28.6%	11	216,700	90	16	21	23.5%	18	211,800	212,500	13.8%	-	-	-	-	2	187,000
254	SW Roseburg	24	8	1	12	100.0%	8	240,600	70	16	21	5.0%	18	255,900	258,500	-12.7%	-	-	3	168,300	1	270,000
255	Glide & E of Roseburg	24	9	3	8	33.3%	4	231,800	52	18	13	18.2%	7	259,400	256,000	3.2%	-	-	1	2,000,000	1	116,000
256	Sutherlin/Oakland Area	57	23	5	27	35.0%	13	194,300	103	52	44	0.0%	28	233,800	213,000	7.6%	-	-	2	57,800	-	-
257	Winston & SW of Roseburg	45	11	3	19	171.4%	10	242,500	44	31	34	78.9%	24	219,100	227,500	1.7%	-	-	6	109,700	1	215,000
258	Myrtle Creek & S/SE of Roseburg	68	16	6	24	60.0%	16	213,400	193	44	47	38.2%	33	188,700	170,000	-4.7%	3	190,000	8	109,000	1	200,000
259	Green District	17	17	-	11	-35.3%	10	224,400	117	26	22	-24.1%	19	233,400	217,000	4.4%	-	-	-	-	-	-
265	North Douglas County	60	25	5	19	-26.9%	15	280,200	82	52	37	-7.5%	31	239,600	220,000	-4.1%	-	-	3	535,000	-	-
	<b>Douglas County</b>	<b>407</b>	<b>142</b>	<b>31</b>	<b>151</b>	<b>15.3%</b>	<b>115</b>	<b>229,600</b>	<b>100</b>	<b>323</b>	<b>303</b>	<b>13.1%</b>	<b>234</b>	<b>229,300</b>	<b>220,000</b>	<b>2.8%</b>	<b>4</b>	<b>605,000</b>	<b>25</b>	<b>232,800</b>	<b>7</b>	<b>206,900</b>

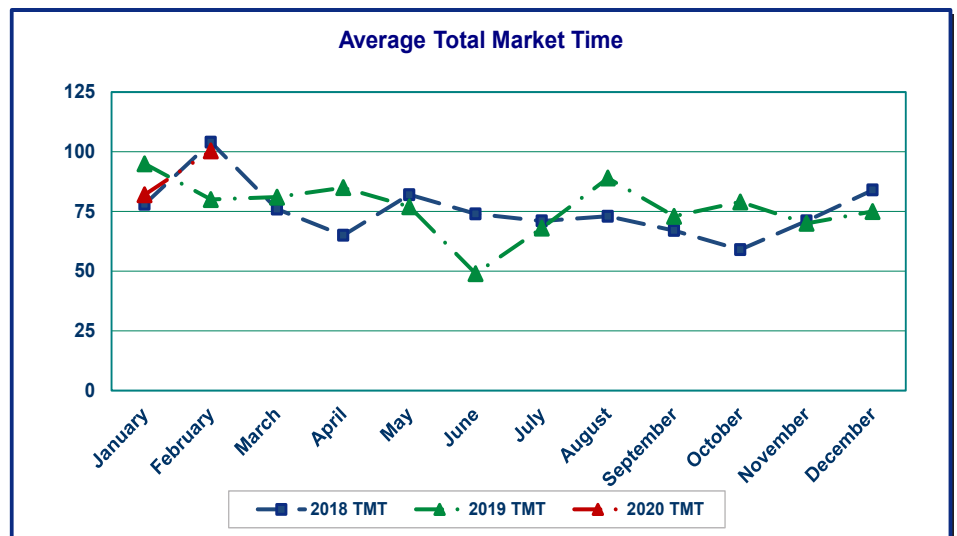
<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2020 with February 2019. The Year-To-Date section compares 2020 year-to-date statistics through February with 2019 year-to-date statistics through February.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/19-2/29/20) with 12 months before (3/1/18-2/28/19).

<sup>3</sup> 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.

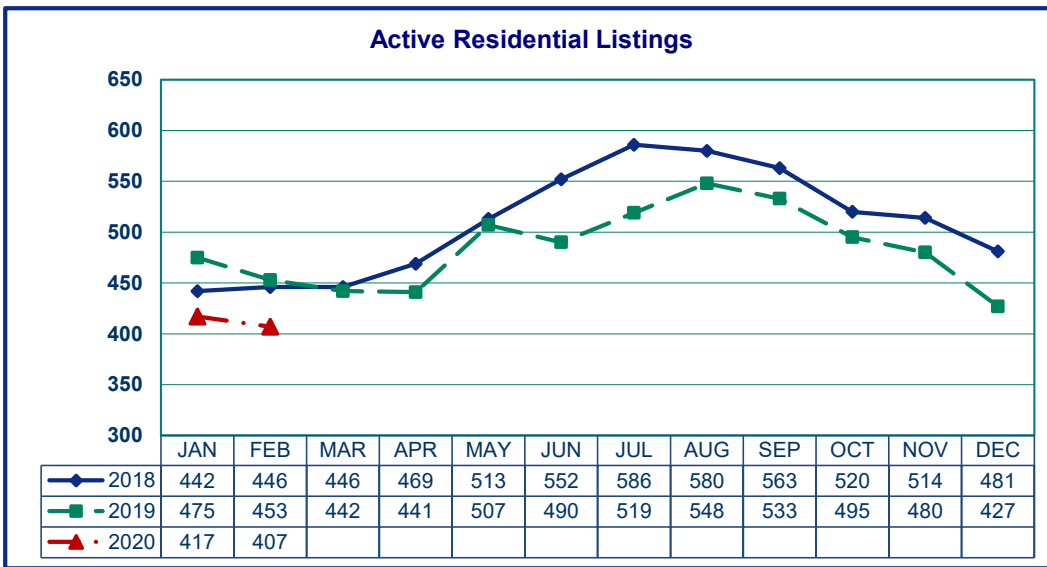
### DAYS ON MARKET DOUGLAS COUNTY, OR

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



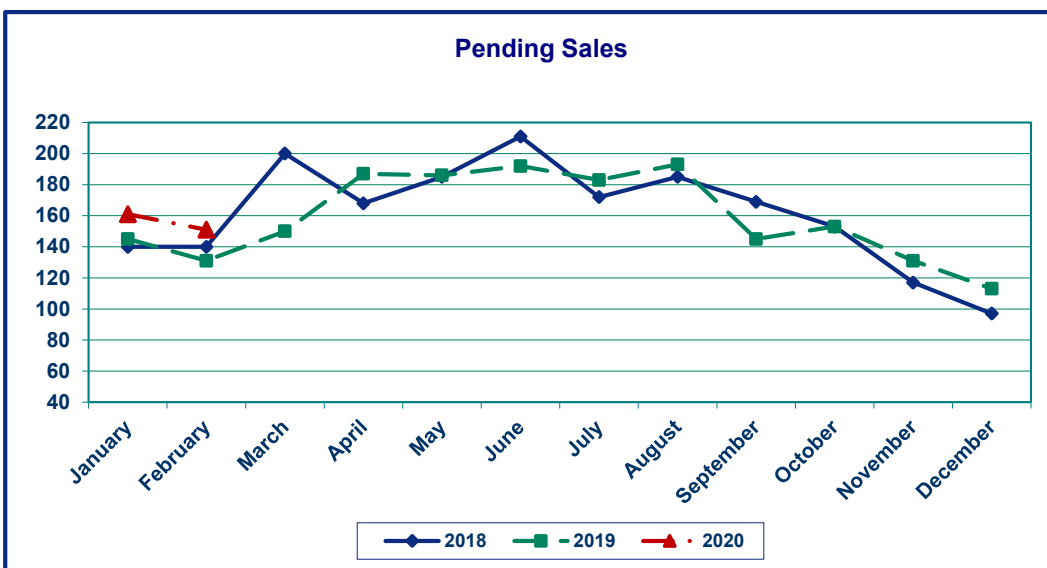
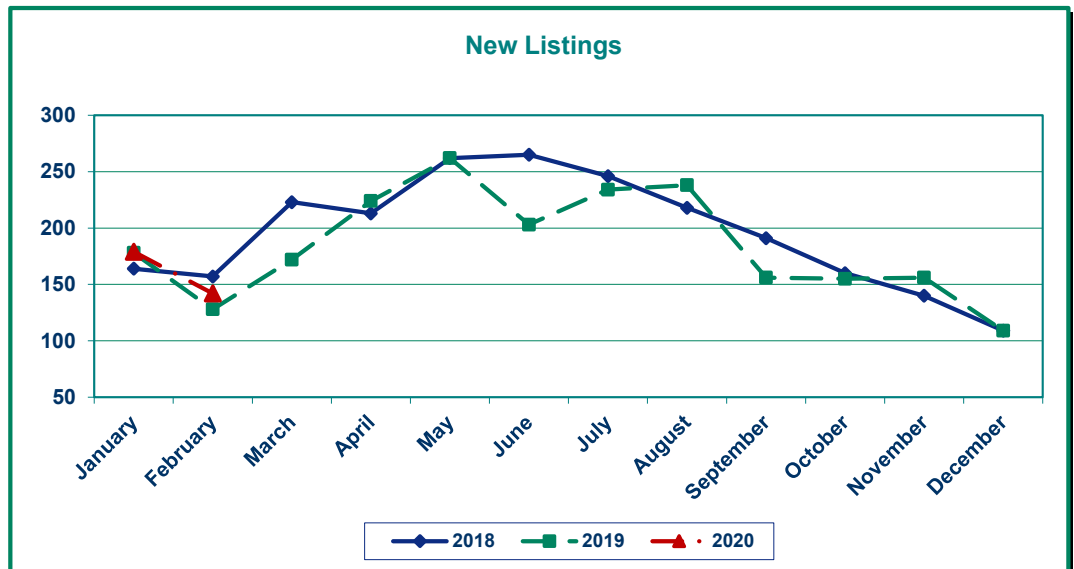
## ACTIVE RESIDENTIAL LISTINGS

**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

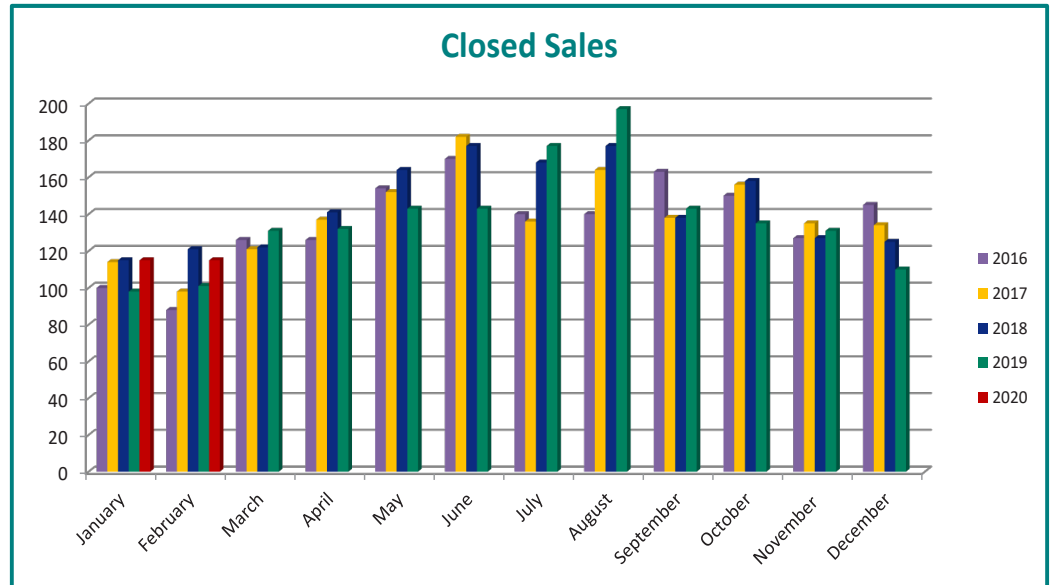
**DOUGLAS COUNTY, OR**  
*This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.*

**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™.



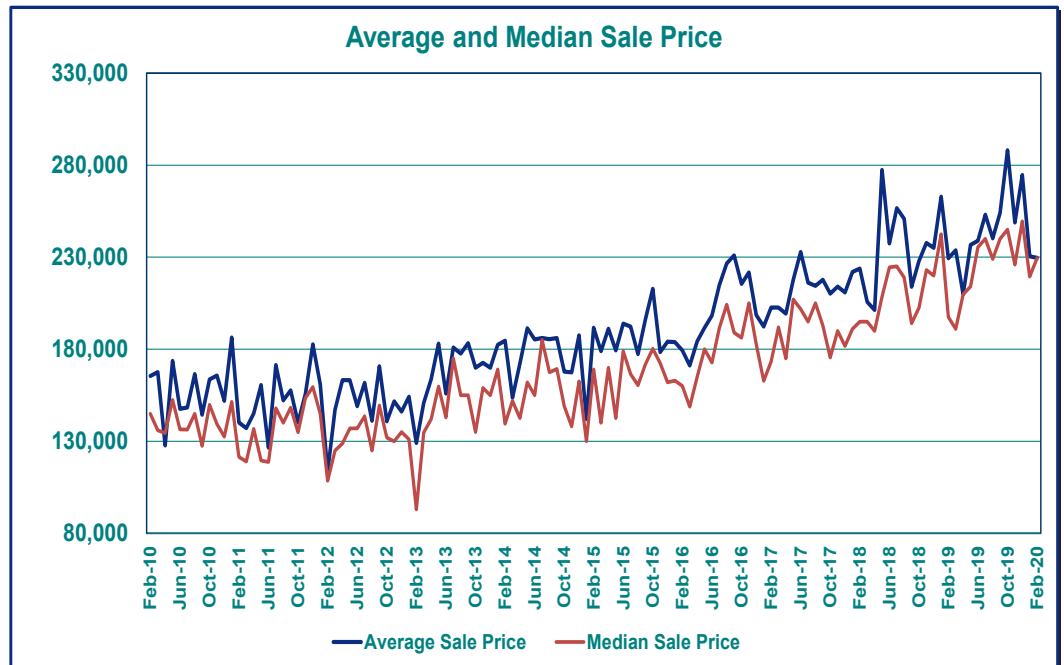
**SALE PRICE**  
DOUGLAS COUNTY, OR

*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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