

MARKET ACTION

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

Residential Review: Douglas County, Oregon

March 2020 Reporting Period

March Residential Highlights

There were 186 new listings in March 2020, an 8.1% increase from March 2019 (172) and 31.0% increase from last month in February 2020 (142).

Pending sales (142) decreased 5.3% from March 2019 (150) and decreased 6.0% from last month in February 2020 when 151 offers were accepted.

Closed sales (129) decreased 1.5% from March 2019 (131) and rose 12.2% from the 115 closings recorded last month in February 2020.

Inventory and Time on Market

Inventory in March fell slightly to 3.3 months, with total market time decreasing to 96 days.

Year to Date Summary

Comparing the first three months of 2020 to the same period in 2019, new listings (515) increased 6.4%, pending sales (425) increased 5.2% and closed sales (365) increased 9.9%.

Average and Median Sale Prices

Comparing 2020 to 2019 through March, the average sale price has decreased 0.8% from \$241,400 to \$239,400. In the same comparison, the median sale price increased 4.9% from \$212,500 to \$223,000.

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	3.3
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% (\$246,100 v. \$239,500)
Median Sale Price % Change:
+8.2% (\$229,900 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	March	186	142	129	258,000	223,000	96
	February	142	151	115	229,600	229,500	100
	Year-to-date	515	425	365	239,400	223,000	92
2019	March	172	150	131	233,700	191,000	81
	Year-to-date	484	404	332	241,400	212,500	85
Change	March	8.1%	-5.3%	-1.5%	10.4%	16.8%	18.1%
	Prev Mo 2020	31.0%	-6.0%	12.2%	12.4%	-2.8%	-4.0%
	Year-to-date	6.4%	5.2%	9.9%	-0.8%	4.9%	8.5%

AREA REPORT • 3/2020

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 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2020 v. 2019 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	42	14	6	11	-35.3%	15	208,800	113	60	46	0.0%	47	218,500	195,000	8.9%	-	-	2	32,500	-	-
252	NW Roseburg	42	20	7	12	-20.0%	14	308,000	113	41	39	5.4%	38	281,800	271,500	-6.3%	2	1,042,500	5	181,800	-	-
253	SE Roseburg	18	5	2	6	-40.0%	8	207,600	88	21	25	-3.8%	26	210,500	212,500	20.9%	1	110,000	2	33,500	2	187,000
254	SW Roseburg	23	13	2	10	-23.1%	8	339,000	73	29	29	-12.1%	26	281,500	265,500	-11.8%	-	-	6	123,700	2	440,000
255	Glide & E of Roseburg	27	7	2	5	0.0%	6	577,300	110	27	19	18.8%	14	393,300	278,000	18.3%	-	-	2	1,085,000	1	116,000
256	Sutherlin/Oakland Area	67	30	4	21	31.3%	17	271,800	95	82	61	7.0%	45	248,100	219,900	8.8%	-	-	3	59,700	-	-
257	Winston & SW of Roseburg	48	19	3	16	-23.8%	17	268,300	122	51	48	20.0%	41	239,500	238,000	2.5%	-	-	8	107,800	1	215,000
258	Myrtle Creek & S/SE of Roseburg	89	40	4	18	-18.2%	19	185,300	116	86	60	11.1%	52	187,500	167,500	-5.2%	3	190,000	9	100,300	1	200,000
259	Green District	12	16	4	20	150.0%	12	218,900	31	43	42	16.7%	32	227,700	214,900	6.5%	-	-	2	290,500	-	-
265	North Douglas County	64	22	2	23	0.0%	13	205,700	66	75	56	-5.1%	44	229,600	217,000	-2.6%	1	80,000	4	449,800	-	-
	Douglas County	432	186	36	142	-5.3%	129	258,000	96	515	425	5.2%	365	239,400	223,000	2.7%	7	406,400	43	192,500	7	255,000

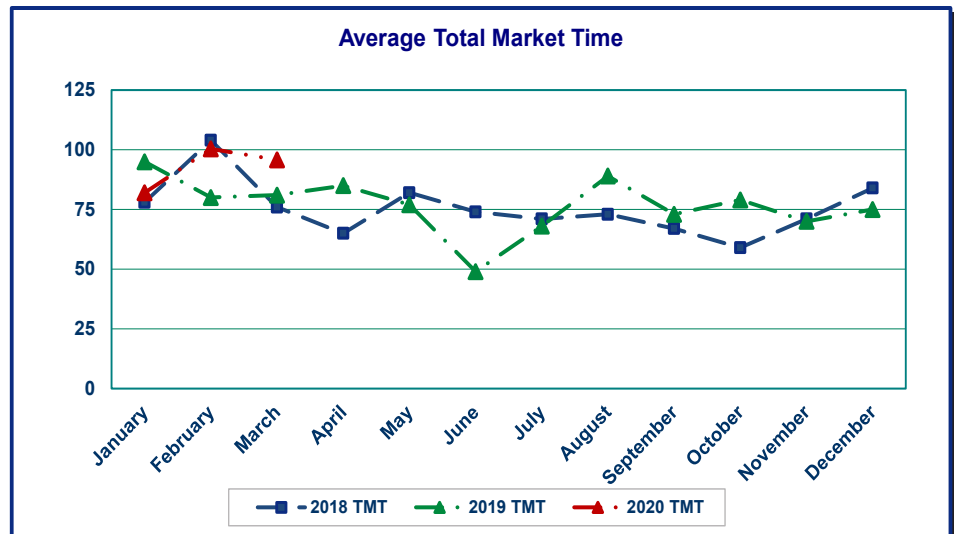
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares March 2020 with March 2019. The Year-To-Date section compares 2020 year-to-date statistics through March with 2019 year-to-date statistics through March.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/19-3/31/20) with 12 months before (4/1/18-3/31/19).

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.

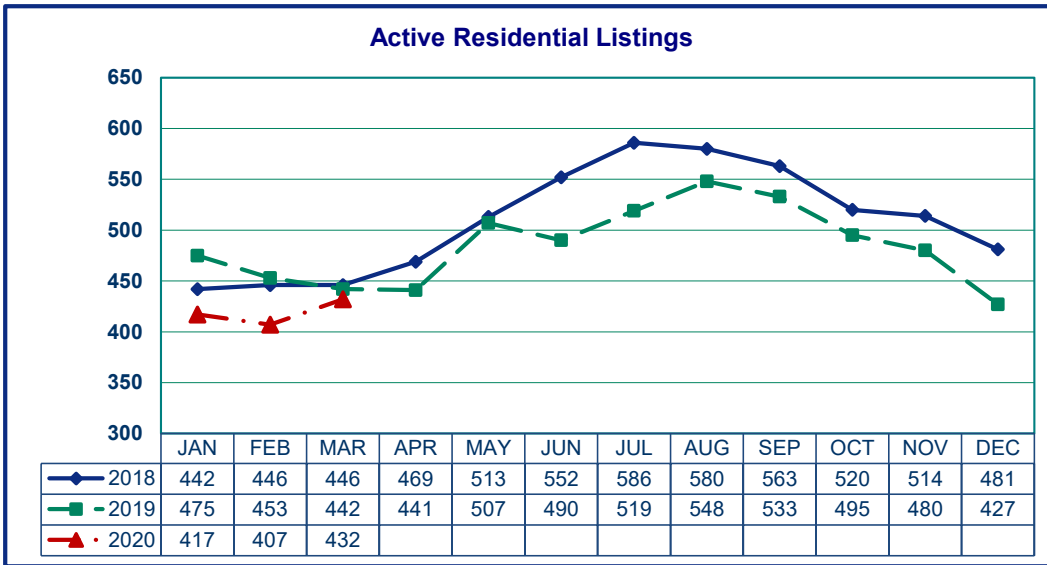
DAYS ON MARKET DOUGLAS COUNTY, OR

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



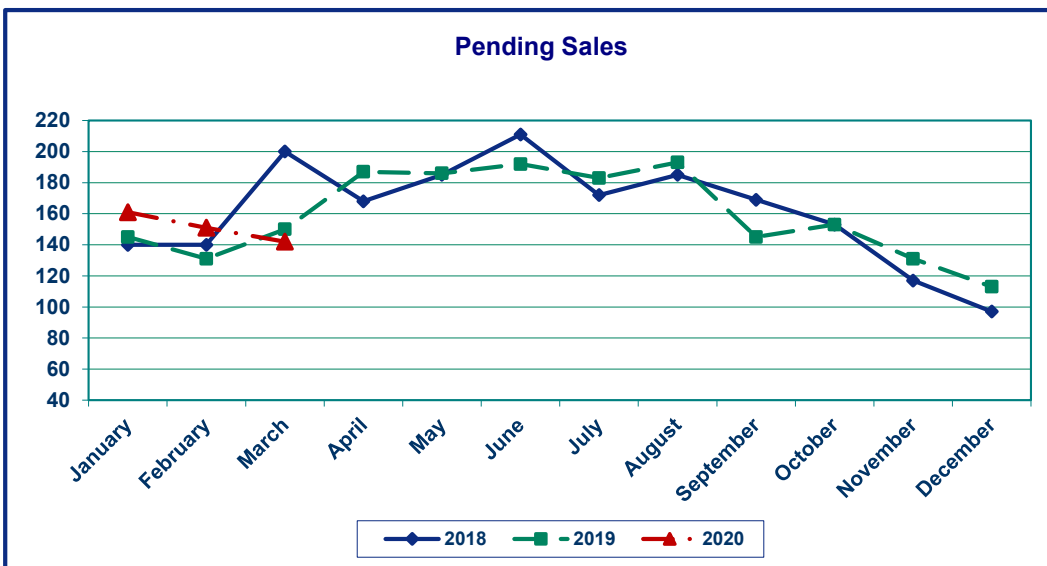
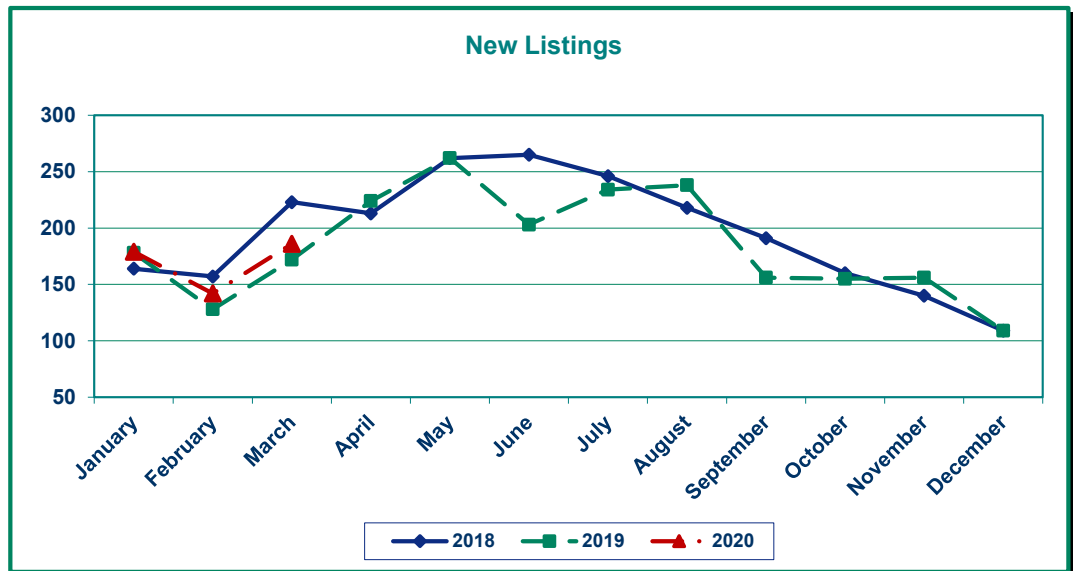
ACTIVE RESIDENTIAL LISTINGS

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

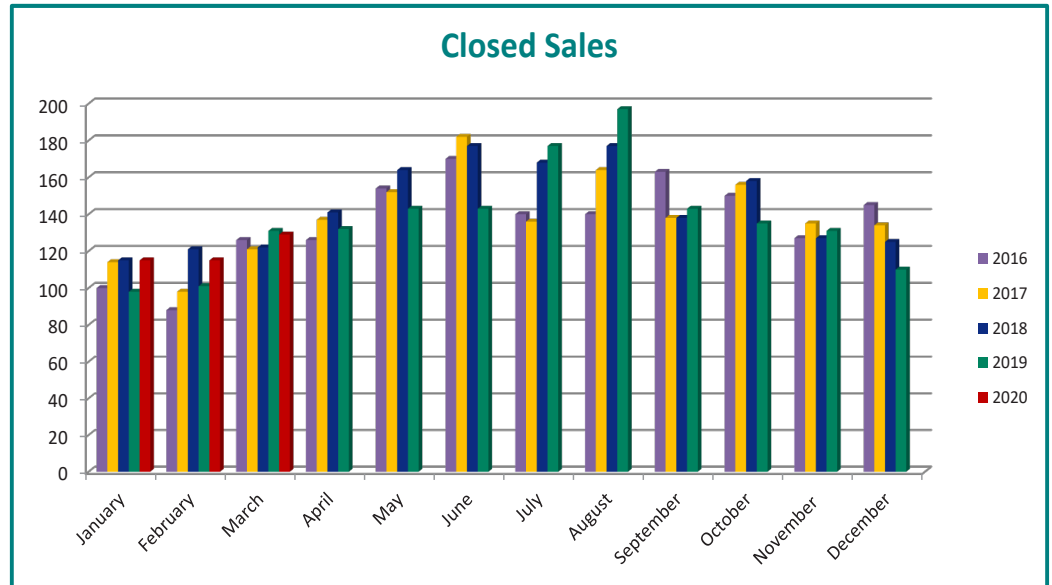
DOUGLAS COUNTY, OR
This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.

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™.



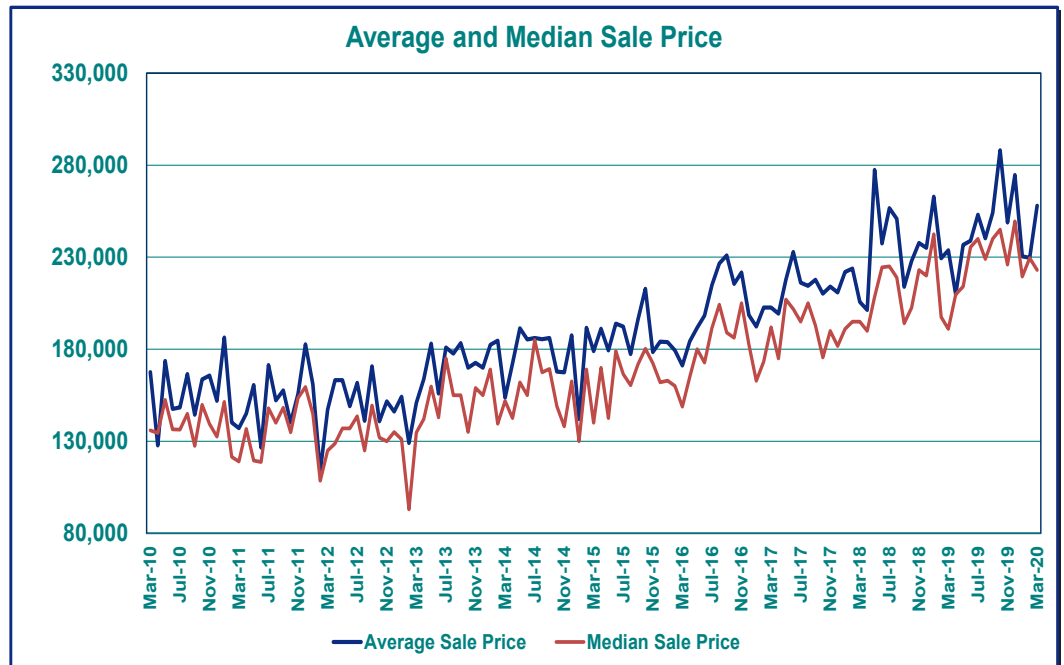
SALE PRICE
DOUGLAS COUNTY, OR

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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