

MARKET ACTION



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

Residential Review: Douglas County, Oregon

April 2020 Reporting Period

April Residential Highlights

There were 176 new listings in April 2020, a 21.4% decrease from April 2019 (224), and a 5.4% decrease from March 2020 (186).

Pending sales (148) decreased 20.9% from April 2019 (187), and increased 4.2% from March 2020 when 142 offers were accepted.

Closed sales (113) decreased 14.4% from April 2019 (132) and fell 12.4% from the 129 closings recorded in March 2020.

Inventory and Time on Market

Inventory in April rose to 3.9 months, with total market time decreasing to 90 days.

Year-to-Date Summary

Comparing the first four months of 2020 to the same period in 2019, new listings (692) decreased 2.5%, pending sales (560) decreased 3.3% and closed sales (480) increased 3.4%.

Average and Median Sale Prices

Comparing 2020 to 2019 through April, the average sale price has increased 4.3% from \$232,400 to \$242,500. In the same comparison, the median sale price increased 5.5% from \$210,000 to \$221,500.

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	3.9
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:

+3.8% (\$249,300 v. \$240,200)

Median Sale Price % Change:

+7.0% (\$230,000 v. \$215,000)

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
2020	April	176	148	113	253,100	220,000	90
	March	186	142	129	258,000	223,000	96
	Year-to-date	692	560	480	242,500	221,500	91
2019	April	224	187	132	209,800	209,800	85
	Year-to-date	710	579	464	232,400	210,000	85
Change	April	-21.4%	-20.9%	-14.4%	20.6%	4.9%	6.4%
	Prev Mo 2020	-5.4%	4.2%	-12.4%	-1.9%	-1.3%	-6.3%
	Year-to-date	-2.5%	-3.3%	3.4%	4.3%	5.5%	7.6%

AREA REPORT • 4/2020

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,Canceled 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	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
251	NE Roseburg	54	20	2	12	-42.9%	8	204,400	120	80	55	-15.4%	55	216,400	195,000	6.4%	-	-	2	32,500	-	-	
252	NW Roseburg	38	21	3	22	15.8%	8	303,100	184	63	60	7.1%	46	285,500	282,800	-4.2%	2	1,042,500	5	181,800	-	-	
253	SE Roseburg	22	12	0	8	-33.3%	4	188,200	79	34	33	-13.2%	30	207,600	207,500	19.5%	3	125,200	2	33,500	2	187,000	
254	SW Roseburg	21	8	8	8	-46.7%	11	243,000	79	37	37	-22.9%	37	270,000	257,000	-10.1%	-	-	6	123,700	2	440,000	
255	Glide & E of Roseburg	22	7	2	10	100.0%	7	392,400	105	34	29	45.0%	21	393,000	290,000	19.7%	-	-	2	1,085,000	1	116,000	
256	Sutherlin/Oakland Area	73	32	6	19	-13.6%	21	289,500	101	113	77	-1.3%	67	260,800	220,000	12.0%	-	-	5	70,900	-	-	
257	Winston & SW of Roseburg	47	10	-	12	-25.0%	12	303,100	148	61	60	11.1%	53	253,900	239,900	4.7%	-	-	9	116,600	1	215,000	
258	Myrtle Creek & S/SE of Roseburg	84	32	8	30	-16.7%	12	212,500	31	118	87	1.2%	64	192,200	175,000	-3.8%	3	190,000	10	101,200	1	200,000	
259	Green District	19	12	1	7	-65.0%	11	199,500	67	55	48	-12.7%	43	220,500	217,000	5.2%	-	-	2	290,500	-	-	
265	North Douglas County	64	22	6	20	-4.8%	19	205,500	47	97	74	-6.3%	64	221,400	203,500	-2.1%	2	102,500	8	280,500	-	-	
	Douglas County	444	176	36	148	-20.9%	113	253,100	90	692	560	-3.3%	480	242,500	221,500	3.8%	10	323,600	51	180,300	7	255,000	

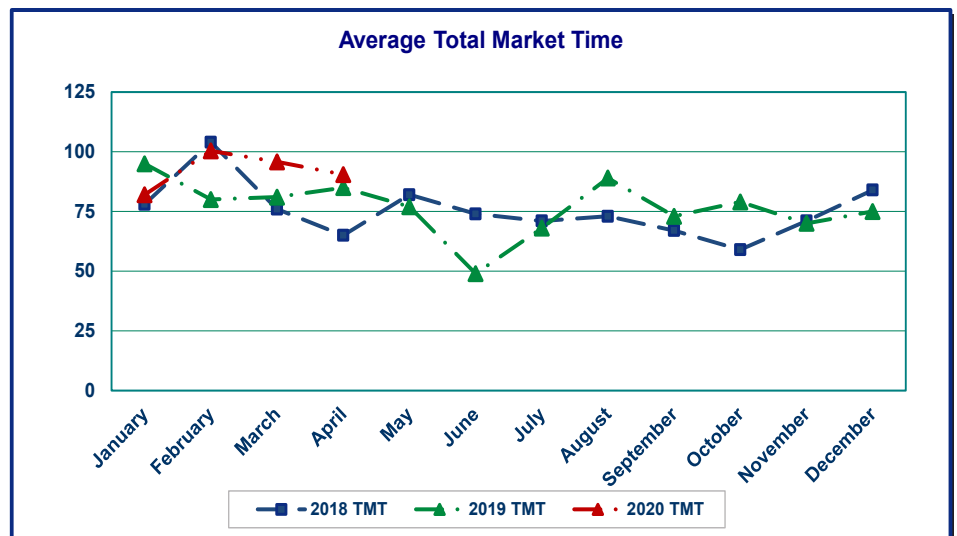
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2020 with April 2019. The Year-To-Date section compares 2020 year-to-date statistics through April with 2019 year-to-date statistics through April.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/19-4/30/20) with 12 months before (5/1/18-4/30/19).

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

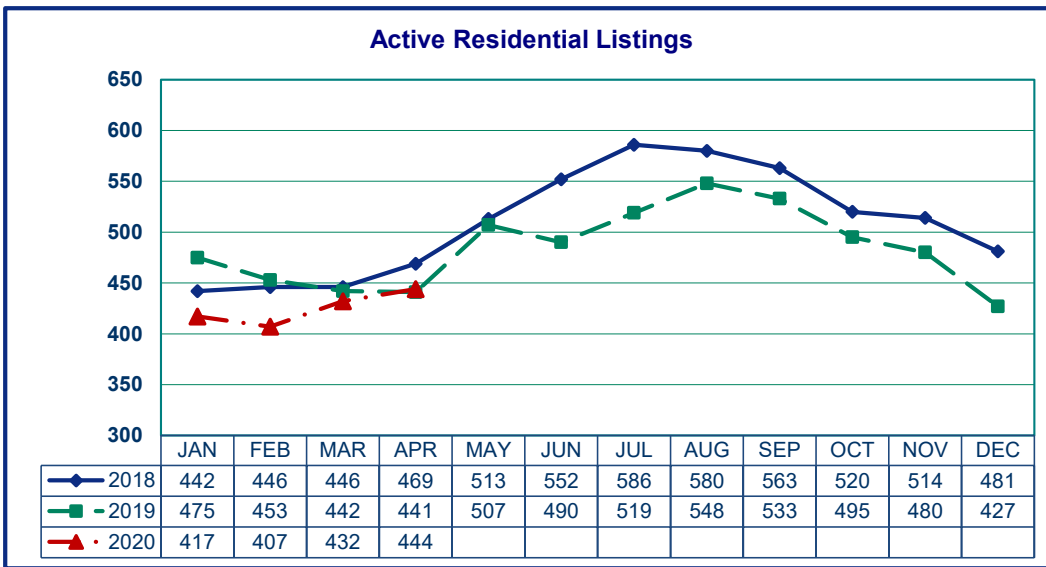
This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.



ACTIVE RESIDENTIAL LISTINGS

DOUGLAS COUNTY, OR

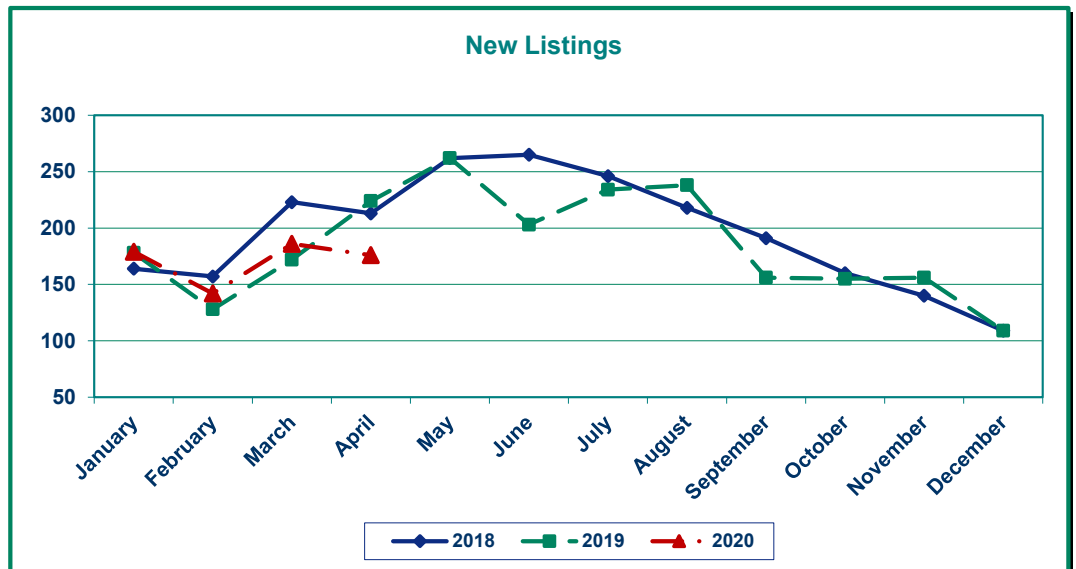
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.



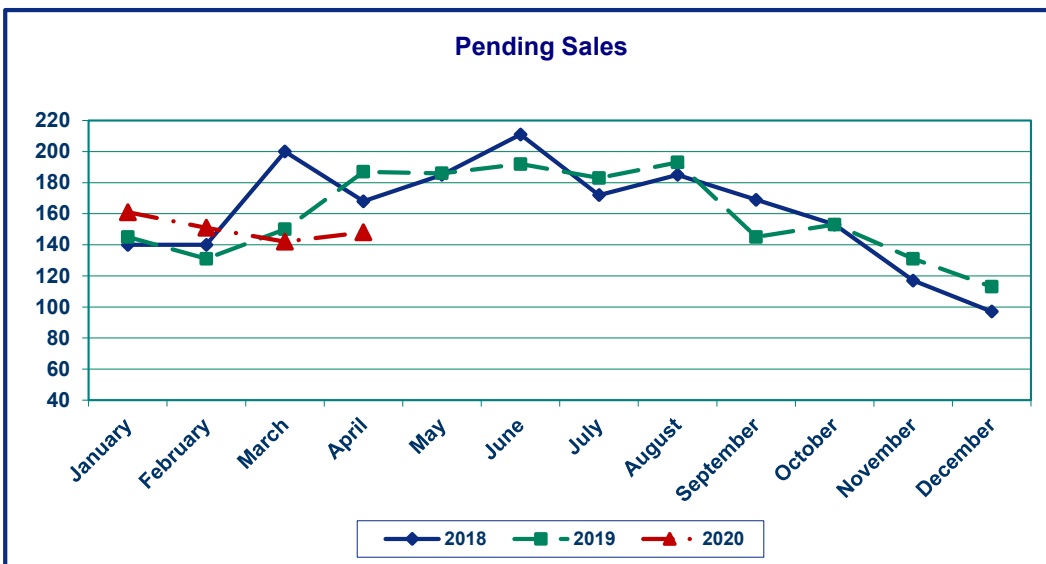
NEW LISTINGS

DOUGLAS COUNTY, OR

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



Pending Sales



PENDING LISTINGS

DOUGLAS COUNTY, OR

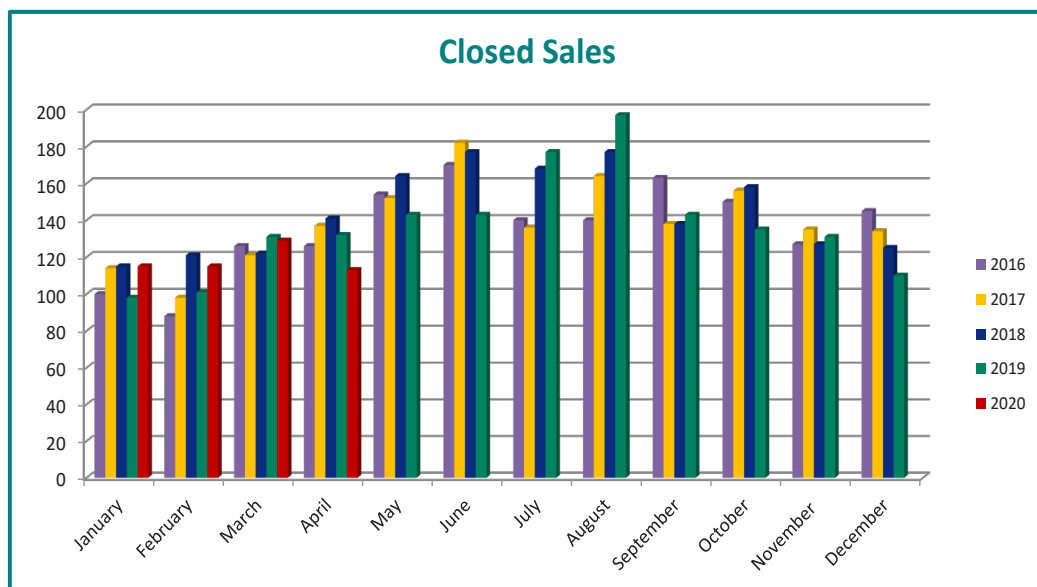
This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.

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™.



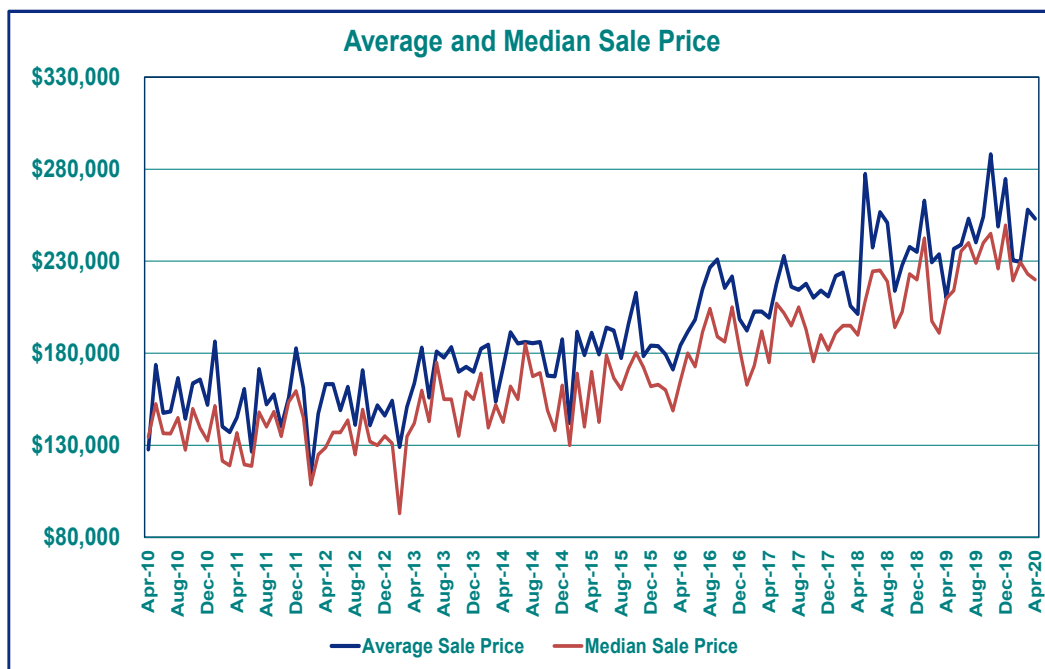
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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