

# MARKET ACTION



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

Residential Review: Douglas County, Oregon

May 2020 Reporting Period

## May Residential Highlights

New listings (174) decreased 33.6% from the 262 listed in May 2019, and decreased 1.1% from the 176 listed in April 2020.

Pending sales (192) increased 3.2% from the 186 offers accepted in May 2019, and increased 29.7% from the 148 offers accepted in April 2020.

Closed sales (128) decreased 10.5% from the 143 closings in May 2019, and increased 13.3% from the 113 closings in April 2020.

## Year-to-Date Summary

Comparing the first five months of 2020 to the same period in 2019, new listings (869) decreased 10.9%, pending sales (731) decreased 2.1%, and closed sales (608) held steady.

## Average and Median Sale Prices

Comparing 2020 to 2019 through May, the average sale price has increased 4.3% from \$233,500 to \$243,500. In the same comparison, the median sale price has increased 6.2% from \$211,800 to \$225,000.

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	3.9
May	3.1	3.5	3.2
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 and Time on Market

Inventory decreased to 3.2 months in May. Total market time decreased to 73 days.

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

**Average Sale Price % Change:**  
+6.0% (\$250,300 v. \$236,200)  
**Median Sale Price % Change:**  
+7.9% (\$232,000 v. \$215,000)

\*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
2020	May	174	192	128	247,300	232,000	73
	April	176	148	113	253,100	220,000	90
	Year-to-date	869	731	608	243,500	225,000	88
2019	May	262	186	143	236,700	214,000	77
	Year-to-date	975	747	608	233,500	211,800	83
Change	May	-33.6%	3.2%	-10.5%	4.5%	8.4%	-4.6%
	Prev Mo 2020	-1.1%	29.7%	13.3%	-2.3%	5.5%	-18.9%
	Year-to-date	-10.9%	-2.1%	0.0%	4.3%	6.2%	5.7%

# AREA REPORT • MAY 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	5	21	-30.0%	11	199,600	50	99	75	-20.2%	66	213,600	190,900	9.3%	-	-	2	32,500	-	-
252	NW Roseburg	37	15	5	17	-10.5%	7	363,400	180	79	75	2.7%	53	295,800	291,000	-3.4%	2	1,042,500	5	181,800	-	-
253	SE Roseburg	18	10	4	13	44.4%	8	197,400	58	44	45	-4.3%	38	205,400	207,500	8.2%	3	125,200	2	33,500	3	213,000
254	SW Roseburg	20	11	2	13	-7.1%	10	387,800	169	50	47	-21.7%	47	295,100	279,000	-1.3%	-	-	9	101,300	2	440,000
255	Glide & E of Roseburg	26	9	2	6	0.0%	7	270,200	79	43	35	52.2%	28	362,300	263,000	21.2%	-	-	2	1,085,000	1	116,000
256	Sutherlin/Oakland Area	70	20	2	22	-12.0%	14	288,400	42	133	98	-3.0%	81	265,600	229,000	20.6%	3	122,500	6	75,400	-	-
257	Winston & SW of Roseburg	43	18	3	20	-20.0%	11	212,000	31	79	75	-2.6%	64	246,700	239,000	8.2%	-	-	14	106,800	1	215,000
258	Myrtle Creek & S/SE of Roseburg	79	33	11	35	66.7%	25	227,000	66	151	117	13.6%	89	202,000	178,000	-0.2%	3	190,000	15	101,800	1	200,000
259	Green District	15	18	0	21	50.0%	18	223,600	46	73	69	1.5%	61	221,400	224,900	4.7%	-	-	3	205,300	-	-
265	North Douglas County	53	21	7	24	4.3%	17	205,400	88	118	95	-5.9%	81	218,000	205,000	0.1%	3	93,300	8	280,500	-	-
	<b>Douglas County</b>	<b>409</b>	<b>174</b>	<b>41</b>	<b>192</b>	<b>3.2%</b>	<b>128</b>	<b>247,300</b>	<b>73</b>	<b>869</b>	<b>731</b>	<b>-2.1%</b>	<b>608</b>	<b>243,500</b>	<b>225,000</b>	<b>5.9%</b>	<b>14</b>	<b>262,700</b>	<b>66</b>	<b>158,400</b>	<b>8</b>	<b>256,300</b>

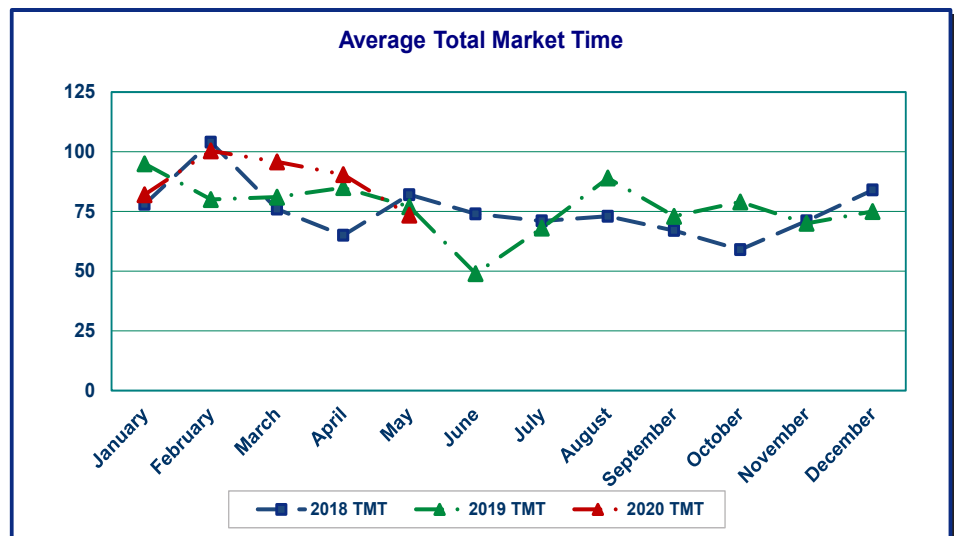
<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares May 2020 with May 2019. The Year-To-Date section compares 2020 year-to-date statistics through May with 2019 year-to-date statistics through May.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/19-5/31/20) with 12 months before (6/1/18-5/31/19).

<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.

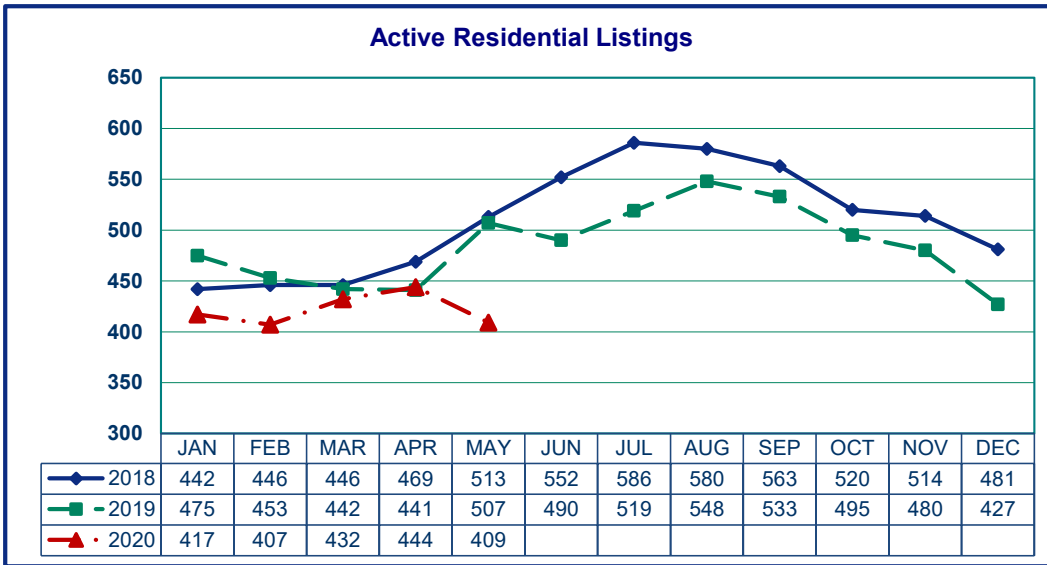
### DAYS ON MARKET DOUGLAS COUNTY, OR

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



## ACTIVE RESIDENTIAL LISTINGS

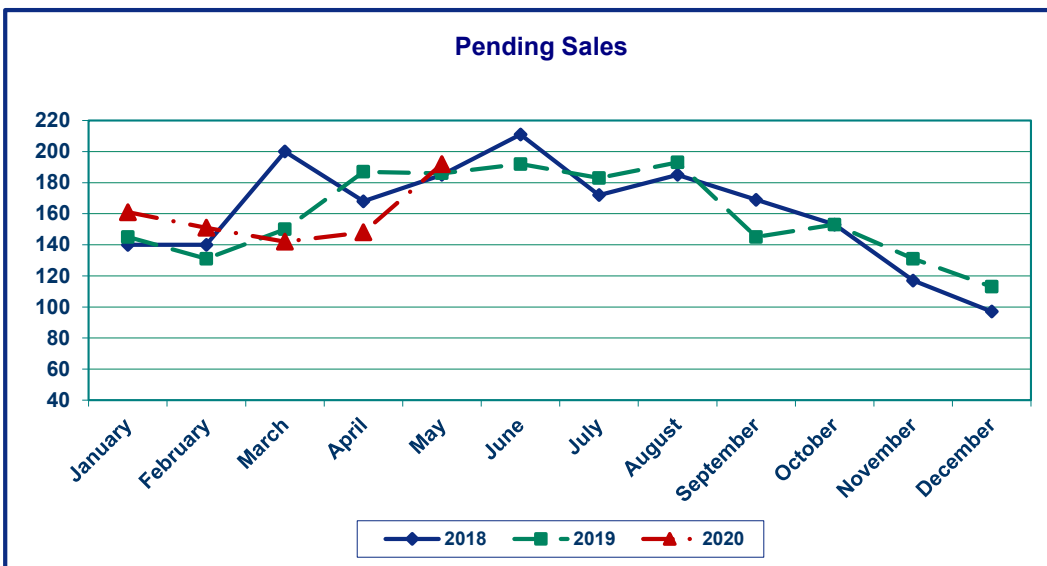
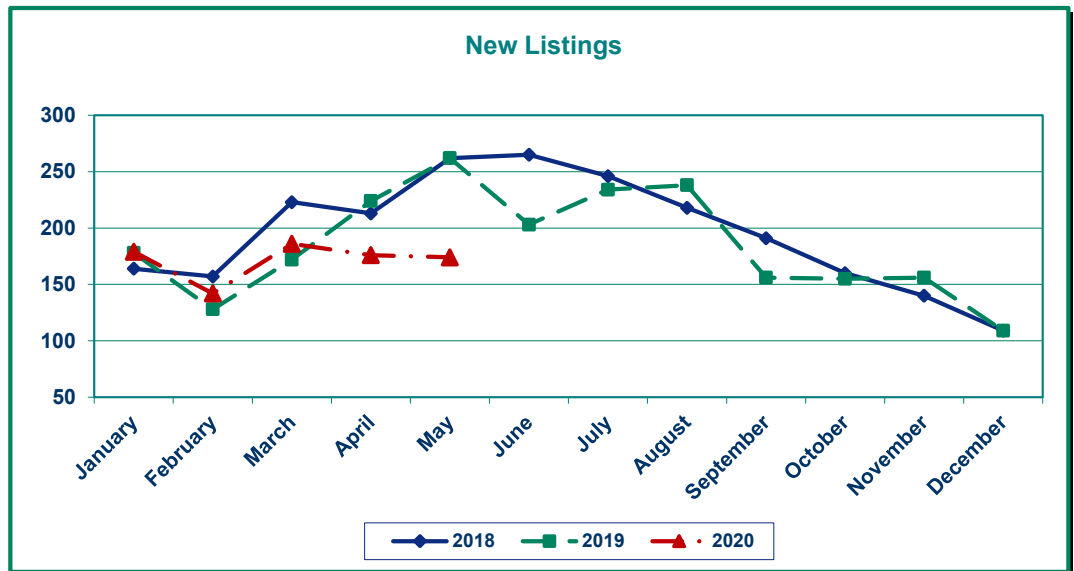
**DOUGLAS COUNTY, OR**  
*This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.*



## 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**

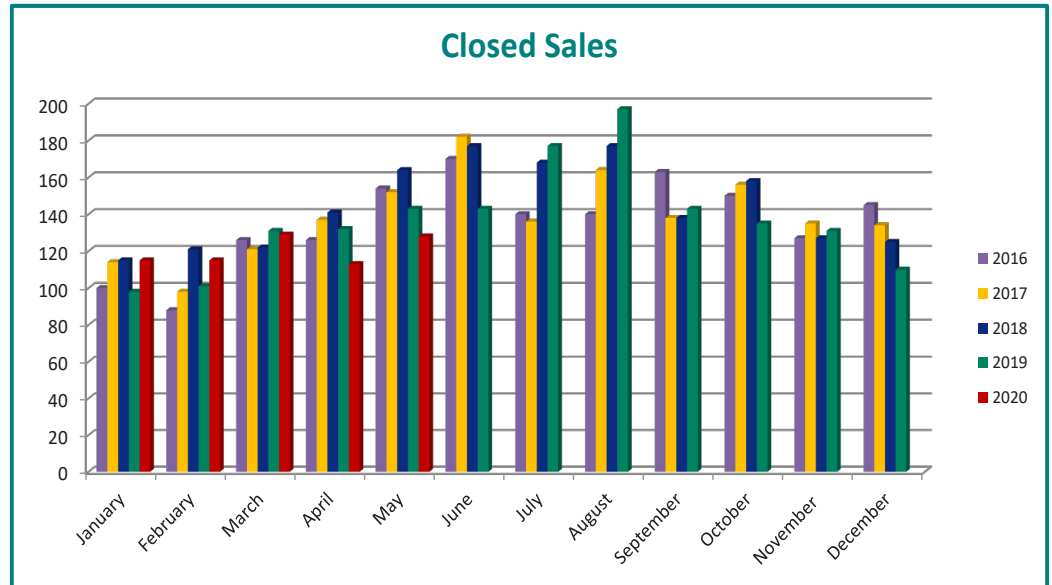
*This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.*

**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™.



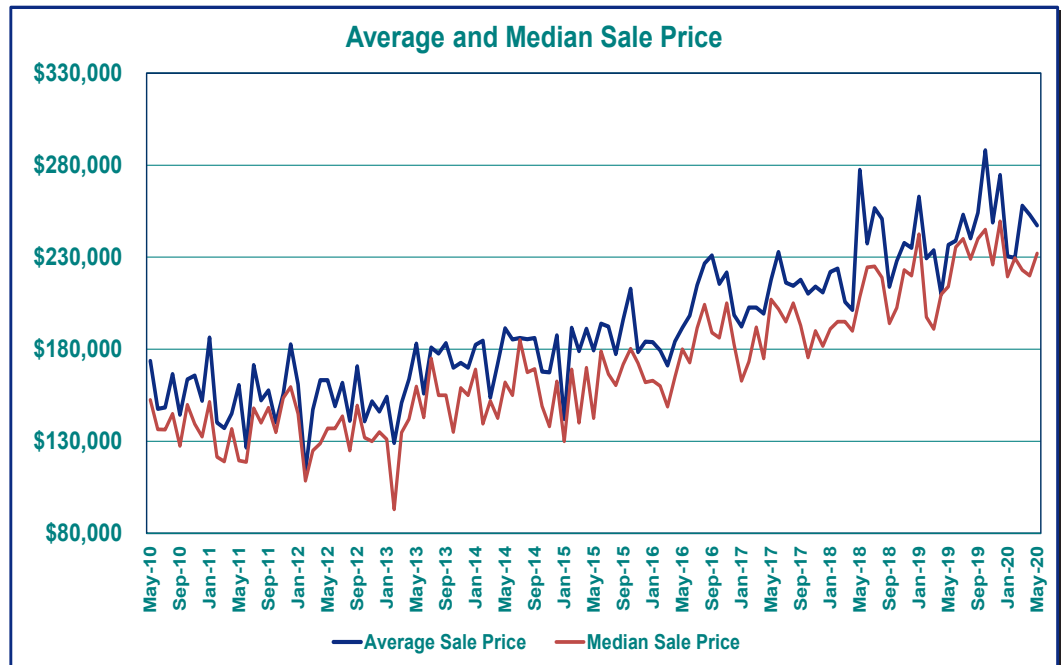
**SALE PRICE**  
DOUGLAS COUNTY, OR

*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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