

MARKET ACTION

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

Residential Review: Douglas County, Oregon

June 2020 Reporting Period

June Residential Highlights

New listings (193) decreased 4.9% from the 203 listed in June 2019, and increased 10.9% from the 174 listed in May 2020.

Pending sales (208) increased 8.3% from the 192 offers accepted in June 2019, and increased 8.3% from the 192 offers accepted in May 2020.

Closed sales (180) increased 25.9% from the 143 closings in June 2019, and increased 40.6% from the 128 closings in May 2020.

Inventory and Time on Market

Inventory decreased to 2.0 months in June. Total market time increased to 82 days.

Year-to-Date Summary

Comparing the first six months of 2020 to the same period in 2019, new listings (1,065) decreased 10.1%, pending sales (930) increased 1.2%, and closed sales (790) increased 4.4%.

Average and Median Sale Prices

Comparing 2020 to 2019 through June, the average sale price has increased 4.1% from \$234,500 to \$244,100. In the same comparison, the median sale price has increased 6.5% from \$215,000 to \$229,000.

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	2.0
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:
+6.2% (\$250,900 v. \$236,200)
Median Sale Price % Change:
+7.9% (\$232,000 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	June	193	208	180	246,700	240,000	82
	May	174	192	128	247,300	232,000	73
	Year-to-date	1,065	930	790	244,100	229,000	86
2019	June	203	192	143	238,900	235,500	49
	Year-to-date	1,184	919	757	234,500	215,000	77
Change	June	-4.9%	8.3%	25.9%	3.3%	1.9%	67.9%
	Prev Mo 2020	10.9%	8.3%	40.6%	-0.2%	3.4%	12.3%
	Year-to-date	-10.1%	1.2%	4.4%	4.1%	6.5%	11.5%

AREA REPORT • JUNE 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	30	13	14	19	-17.4%	17	182,000	33	113	93	-17.7%	83	207,100	195,000	2.3%	-	-	4	68,700	-	-
252	NW Roseburg	40	25	2	18	-5.3%	26	334,800	92	106	93	2.2%	79	308,600	314,900	-0.1%	2	1,042,500	6	183,200	-	-
253	SE Roseburg	18	15	6	10	25.0%	11	216,700	83	59	55	5.8%	49	208,000	215,000	5.6%	5	164,100	4	25,300	3	213,000
254	SW Roseburg	24	23	2	18	-25.0%	9	301,400	47	74	65	-22.6%	57	295,500	272,000	1.6%	-	-	10	97,500	2	440,000
255	Glide & E of Roseburg	28	10	-	6	0.0%	6	279,800	227	53	41	41.4%	35	346,200	266,000	18.6%	-	-	3	751,700	1	116,000
256	Sutherland/Oakland Area	62	31	9	35	52.2%	29	263,000	109	164	131	7.4%	110	264,900	236,800	16.1%	3	122,500	11	69,900	-	-
257	Winston & SW of Roseburg	35	13	6	18	-5.3%	17	259,400	45	92	91	-2.2%	81	249,400	243,000	9.1%	-	-	15	100,700	1	215,000
258	Myrtle Creek & S/SE of Roseburg	57	16	11	35	20.7%	25	241,500	101	167	151	17.1%	114	210,600	189,500	4.8%	3	190,000	20	88,500	1	200,000
259	Green District	17	21	-	22	100.0%	17	192,800	32	93	89	15.6%	77	214,600	220,000	2.3%	-	-	5	216,300	-	-
265	North Douglas County	51	26	4	27	-10.0%	23	195,100	90	144	121	-6.2%	105	211,600	198,000	1.6%	4	91,300	14	252,100	-	-
	Douglas County	362	193	54	208	8.3%	180	246,700	82	1,065	930	1.2%	790	244,100	229,000	6.2%	17	247,500	92	145,300	8	256,300

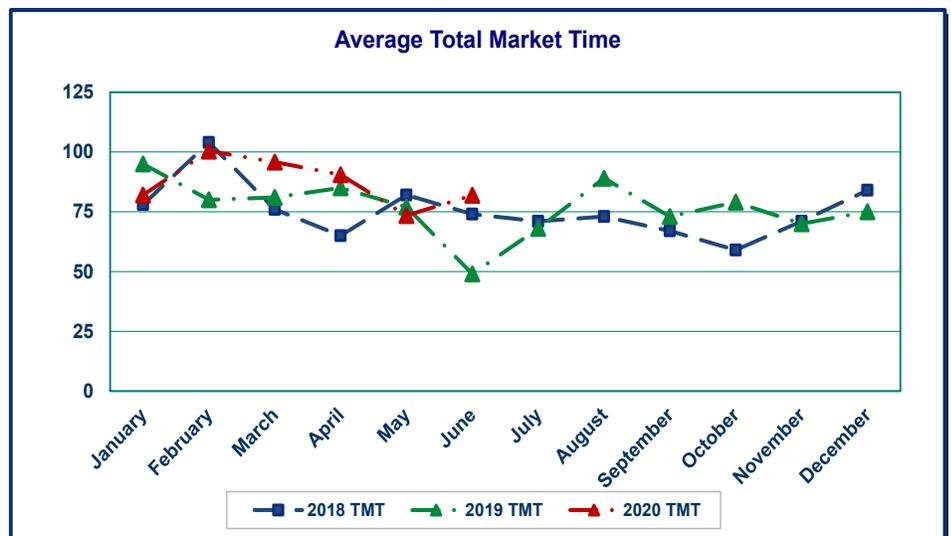
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2020 with June 2019. The Year-To-Date section compares 2020 year-to-date statistics through June with 2019 year-to-date statistics through June.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/19-6/30/20) with 12 months before (7/1/18-6/30/19).

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.

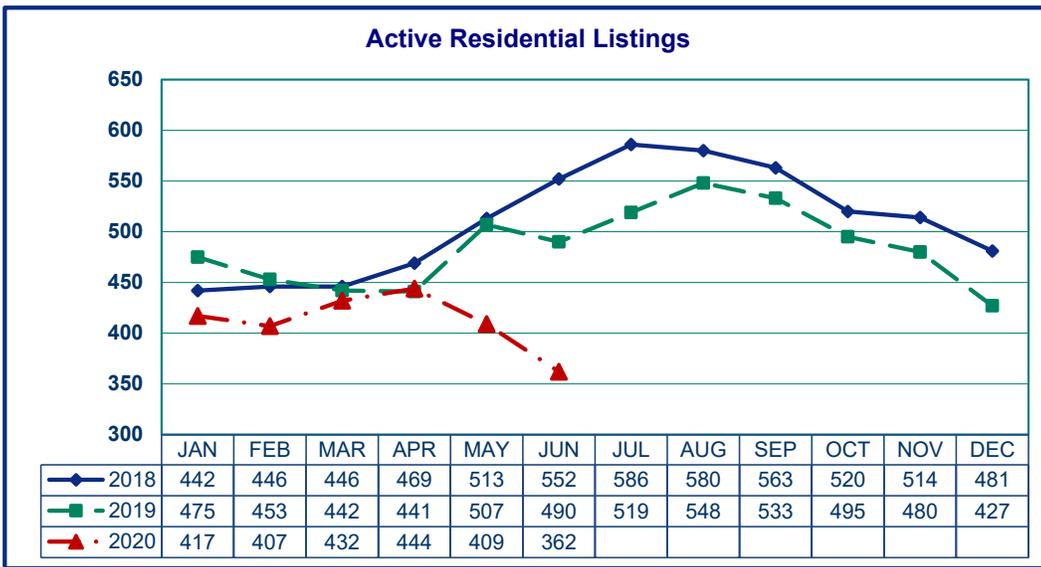
DAYS ON MARKET DOUGLAS COUNTY, OR

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



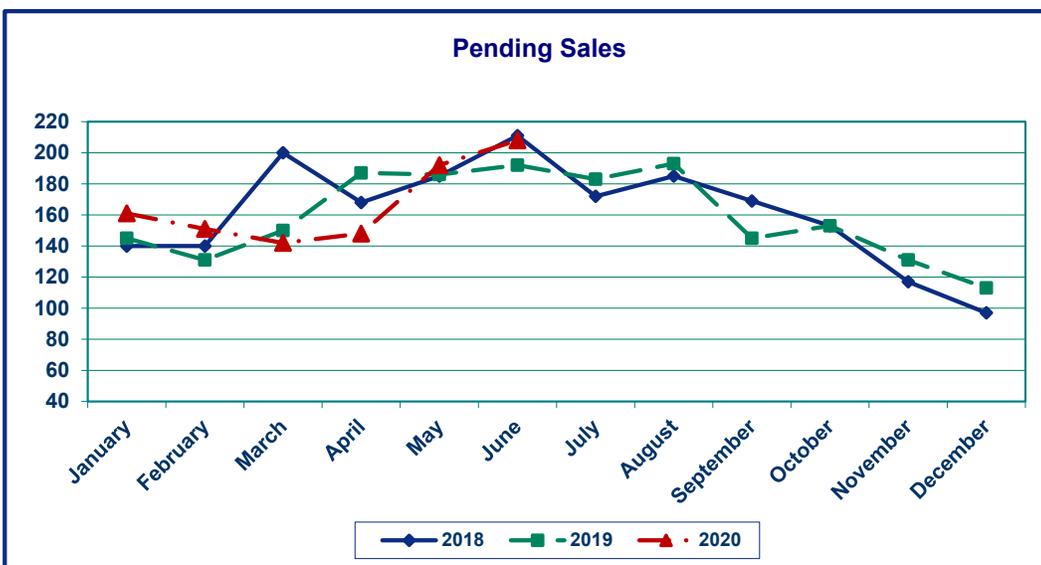
ACTIVE RESIDENTIAL LISTINGS

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 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™.



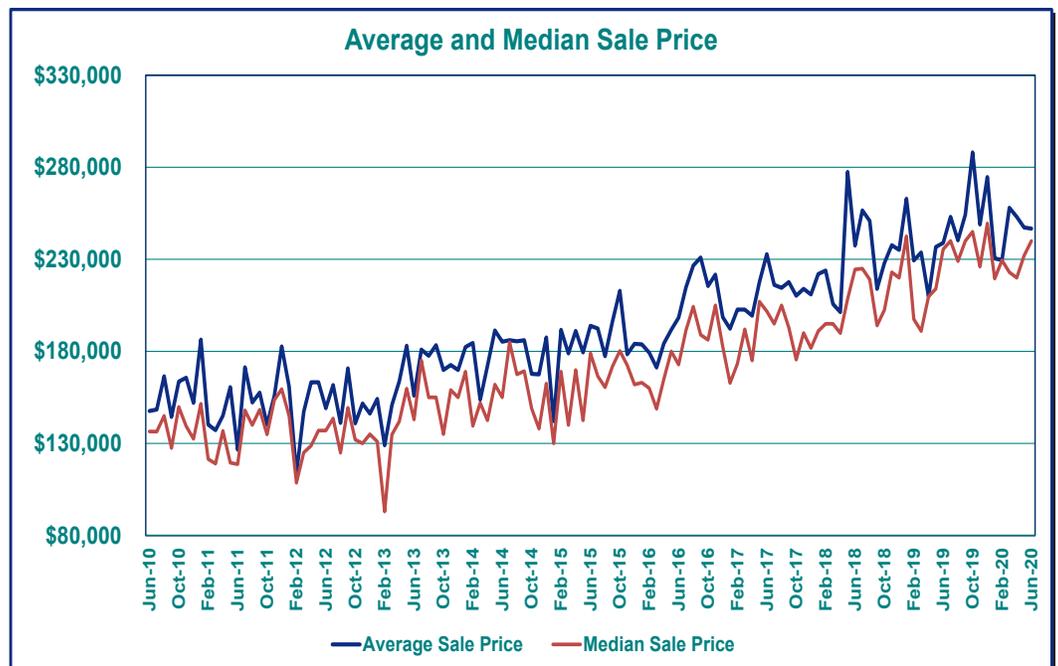
SALE PRICE
DOUGLAS COUNTY, OR

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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