

MARKET ACTION



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

Residential Review: Douglas County, Oregon

July 2020 Reporting Period

July Residential Highlights

New listings (209) decreased 10.7% from the 234 listed in July 2019, and increased 8.3% from the 193 listed in June 2020.

Pending sales (227) increased 24.0% from the 183 offers accepted in July 2019, and increased 9.1% from the 208 offers accepted in June 2020.

Closed sales (167) decreased 5.6% from the 177 closings in July 2019, and decreased 7.2% from the 180 closings in June 2020.

Inventory and Time on Market

Inventory decreased to 1.9 months in July. Total market time decreased to 78 days.

Year-to-Date Summary

Comparing the first seven months of 2020 to the same period in 2019, new listings (1,283) decreased 9.8%, pending sales (1,141) increased 5.2%, and closed sales (960) increased 2.7%.

Average and Median Sale Prices

Comparing 2020 to 2019 through July, the average sale price has increased 4.3% from \$237,800 to \$248,000. In the same comparison, the median sale price has increased 5.9% from \$220,000 to \$233,000.

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	1.9
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:
+7.0% (\$252,200 v. \$235,800)
Median Sale Price % Change:
+9.3% (\$234,900 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	July	209	227	167	265,300	248,500	78
	June	193	208	180	246,700	240,000	82
	Year-to-date	1,283	1,141	960	248,000	233,000	85
2019	July	234	183	177	253,100	240,000	68
	Year-to-date	1,423	1,085	935	237,800	220,000	76
Change	July	-10.7%	24.0%	-5.6%	4.8%	3.5%	14.6%
	Prev Mo 2020	8.3%	9.1%	-7.2%	7.5%	3.5%	-4.9%
	Year-to-date	-9.8%	5.2%	2.7%	4.3%	5.9%	12.3%

AREA REPORT • JULY 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	31	26	7	21	-12.5%	21	286,400	50	140	113	-15.0%	105	224,800	210,000	7.1%	-	-	6	102,800	-	-
252	NW Roseburg	37	27	3	29	26.1%	18	385,300	37	136	122	8.0%	97	322,800	320,000	4.3%	2	1,042,500	9	157,400	-	-
253	SE Roseburg	13	16	1	22	69.2%	10	202,400	15	75	76	18.8%	59	207,000	215,000	-2.4%	5	164,100	6	40,600	3	213,000
254	SW Roseburg	22	14	3	16	-27.3%	12	322,300	123	89	80	-25.2%	70	299,400	273,500	-1.7%	-	-	13	111,400	2	440,000
255	Glide & E of Roseburg	26	13	4	11	83.3%	5	314,500	100	66	52	52.9%	40	342,300	278,000	18.6%	-	-	5	484,200	1	116,000
256	Sutherland/Oakland Area	42	21	1	38	81.0%	22	256,400	65	186	163	14.8%	132	263,500	242,000	19.0%	5	196,500	14	70,600	-	-
257	Winston & SW of Roseburg	31	15	3	17	41.7%	15	241,400	93	107	107	3.9%	96	248,100	244,500	9.0%	-	-	18	97,000	1	215,000
258	Myrtle Creek & S/SE of Roseburg	49	31	8	33	17.9%	26	226,200	89	199	181	18.3%	141	214,000	190,000	4.6%	3	190,000	23	80,400	1	200,000
259	Green District	16	21	2	19	18.8%	16	214,600	63	115	108	17.4%	93	214,600	220,000	5.9%	1	975,000	8	167,700	-	-
265	North Douglas County	50	25	8	21	16.7%	22	241,400	142	170	139	-3.5%	127	216,800	202,000	4.7%	4	91,300	18	213,200	-	-
	Douglas County	317	209	40	227	24.0%	167	265,300	78	1,283	1,141	5.2%	960	248,000	233,000	6.9%	20	289,900	120	132,600	8	256,300

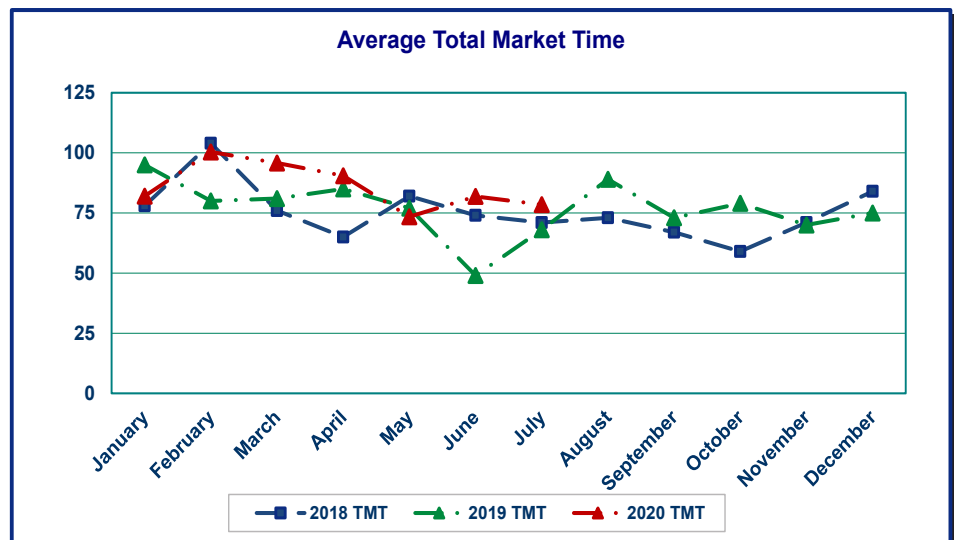
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2020 with July 2019. The Year-To-Date section compares 2020 year-to-date statistics through July with 2019 year-to-date statistics through July.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/19-7/31/20) with 12 months before (8/1/18-7/31/19).

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.

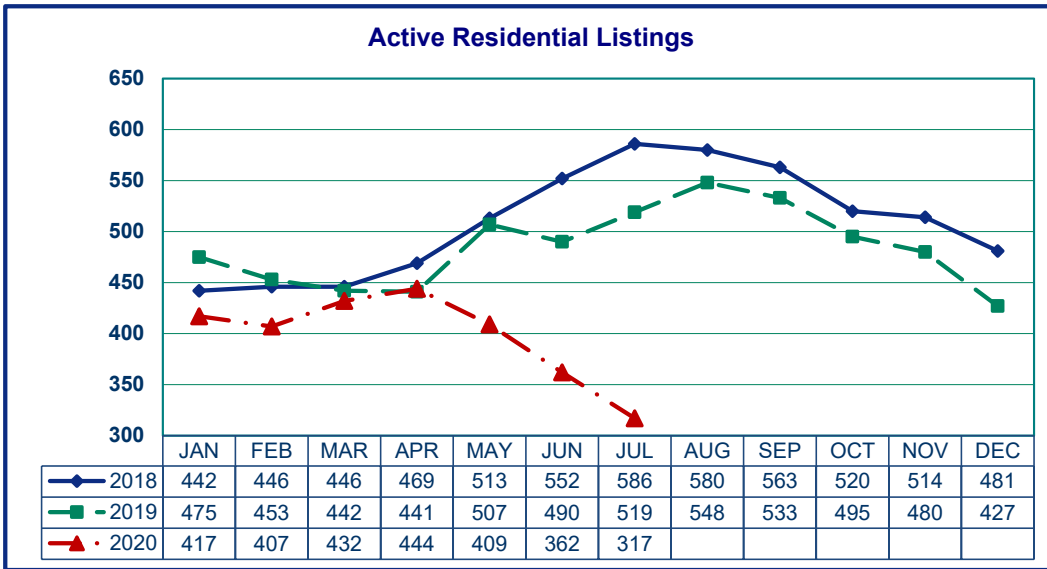
DAYS ON MARKET DOUGLAS COUNTY, OR

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



ACTIVE RESIDENTIAL LISTINGS

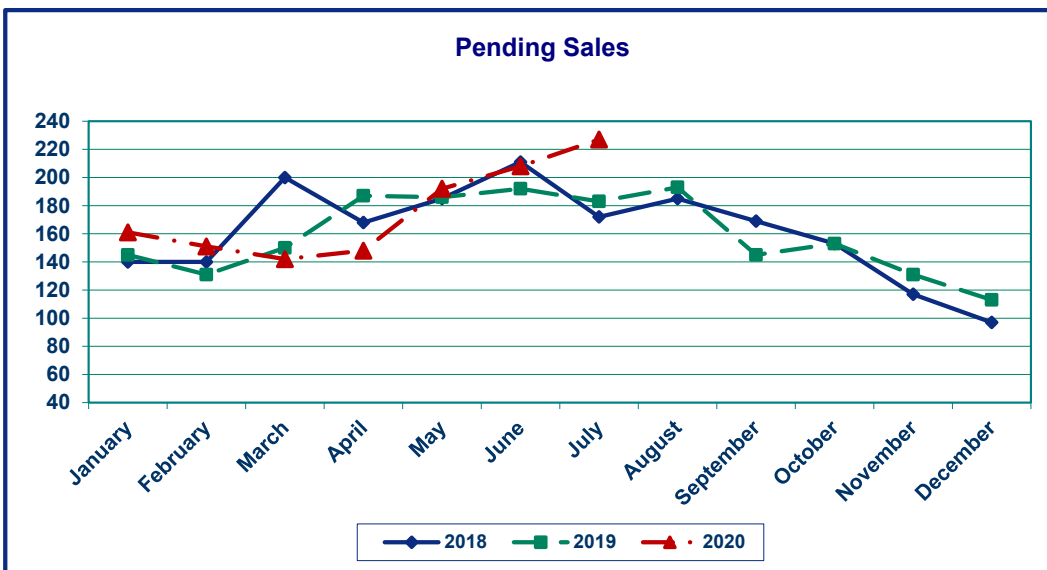
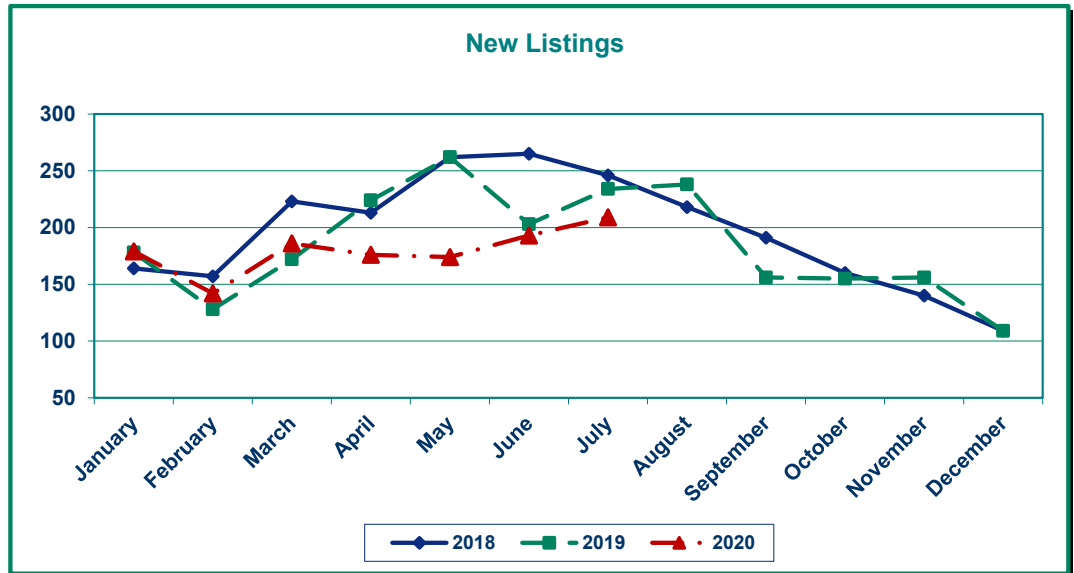
DOUGLAS COUNTY, OR
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.



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

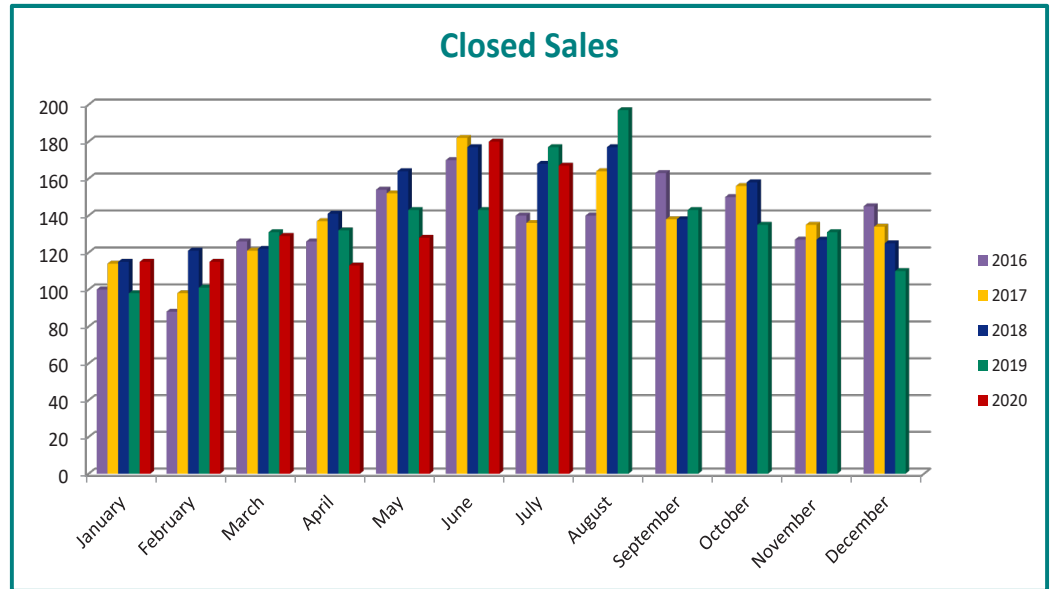
This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.

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™.



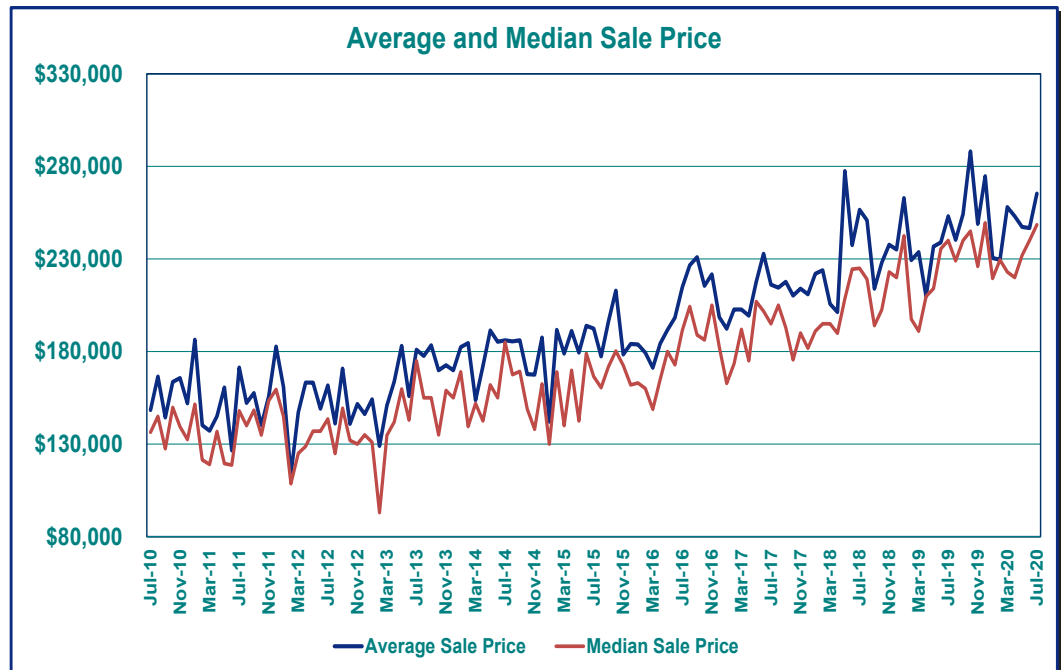
SALE PRICE
DOUGLAS COUNTY, OR

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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