

MARKET ACTION

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

Residential Review: Douglas County, Oregon

August 2020 Reporting Period

August Residential Highlights

New listings (192) decreased 19.3% from the 238 listed in August 2019, and decreased 8.1% from the 209 listed in July 2020.

Pending sales (221) increased 14.5% from the 193 offers accepted in August 2019, and decreased 2.6% from the 227 offers accepted in July 2020.

Closed sales (181) decreased 8.1% from the 197 closings in August 2019, and increased 8.4% from the 167 closings in July 2020.

Inventory and Time on Market

Inventory decreased to 1.5 months in August. Total market time decreased to 74 days.

Year-to-Date Summary

Comparing the first eight months of 2020 to the same period in 2019, new listings (1,476) decreased 11.5%, pending sales (1,341) increased 6.1%, and closed sales (1,149) increased 1.3%.

Average and Median Sale Prices

Comparing 2020 to 2019 through August, the average sale price has increased 7.3% from \$238,300 to \$255,800. In the same comparison, the median sale price has increased 6.6% from \$220,500 to \$235,000.

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	1.5
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:
+10.1% (\$258,600 v. \$234,800)
Median Sale Price % Change:
+9.4% (\$237,000 v. \$216,600)

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	August	192	221	181	298,100	269,000	74
	July	209	227	167	265,300	248,500	78
	Year-to-date	1,476	1,341	1,149	255,800	235,000	83
2019	August	238	193	197	240,300	229,000	89
	Year-to-date	1,667	1,264	1,134	238,300	220,500	78
Change	August	-19.3%	14.5%	-8.1%	24.1%	17.5%	-16.8%
	Prev Mo 2020	-8.1%	-2.6%	8.4%	12.4%	8.2%	-5.1%
	Year-to-date	-11.5%	6.1%	1.3%	7.3%	6.6%	6.5%

AREA REPORT • AUGUST 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	27	28	2	27	68.8%	12	203,200	64	168	138	-5.5%	118	222,700	211,000	3.4%	-	-	7	101,700	-	-
252	NW Roseburg	30	21	1	26	36.8%	23	414,700	71	158	147	13.1%	121	339,600	330,000	5.9%	2	1,042,500	9	157,400	-	-
253	SE Roseburg	13	10	-	11	22.2%	16	244,000	27	85	87	22.5%	75	214,900	218,500	-0.7%	5	164,100	8	38,400	3	213,000
254	SW Roseburg	17	19	2	24	-14.3%	16	297,800	51	106	101	-24.1%	86	299,100	274,500	2.0%	-	-	15	128,600	3	401,700
255	Glide & E of Roseburg	21	9	1	13	85.7%	10	454,200	104	75	65	62.5%	50	364,700	304,500	21.3%	1	429,900	7	375,900	1	116,000
256	Sutherland/Oakland Area	43	23	6	19	-20.8%	30	266,900	72	209	181	9.7%	163	264,800	247,000	17.3%	5	196,500	16	76,000	-	-
257	Winston & SW of Roseburg	32	19	2	19	-13.6%	12	322,100	90	127	125	0.0%	110	255,700	248,000	17.5%	2	295,000	19	98,000	1	215,000
258	Myrtle Creek & S/SE of Roseburg	42	19	12	27	-22.9%	31	313,200	98	218	200	8.1%	172	231,900	202,800	14.2%	3	190,000	26	82,700	1	200,000
259	Green District	18	18	1	19	18.8%	18	223,900	90	134	125	15.7%	111	216,100	217,000	4.5%	1	975,000	10	161,600	-	-
265	North Douglas County	36	26	3	36	111.8%	13	243,100	62	196	172	6.8%	143	218,900	204,000	9.8%	4	91,300	20	199,700	-	-
	Douglas County	279	192	30	221	14.5%	181	298,100	74	1,476	1,341	6.1%	1,149	255,800	235,000	10.1%	23	296,400	137	130,200	9	263,900

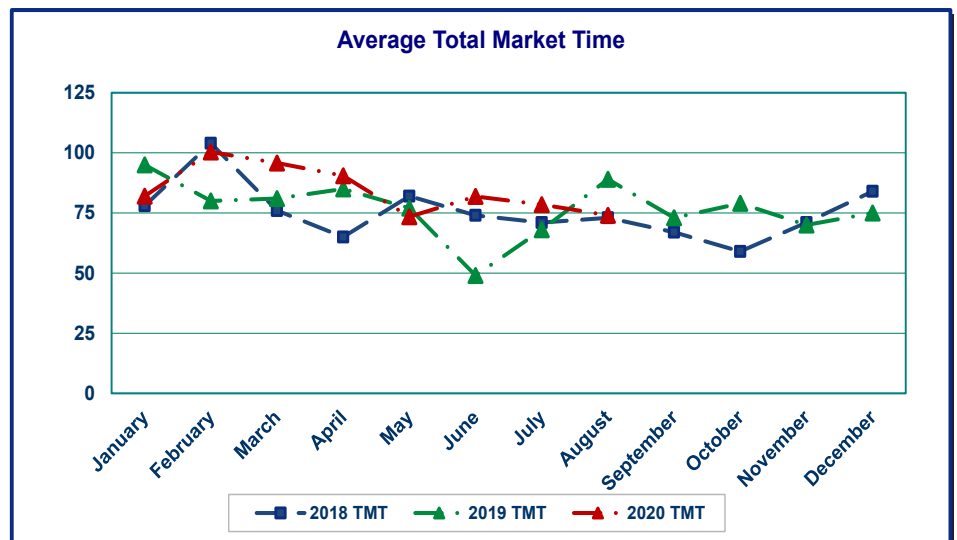
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2020 with August 2019. The Year-To-Date section compares 2020 year-to-date statistics through August with 2019 year-to-date statistics through August.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/19-8/31/20) with 12 months before (9/1/18-8/31/19).

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.

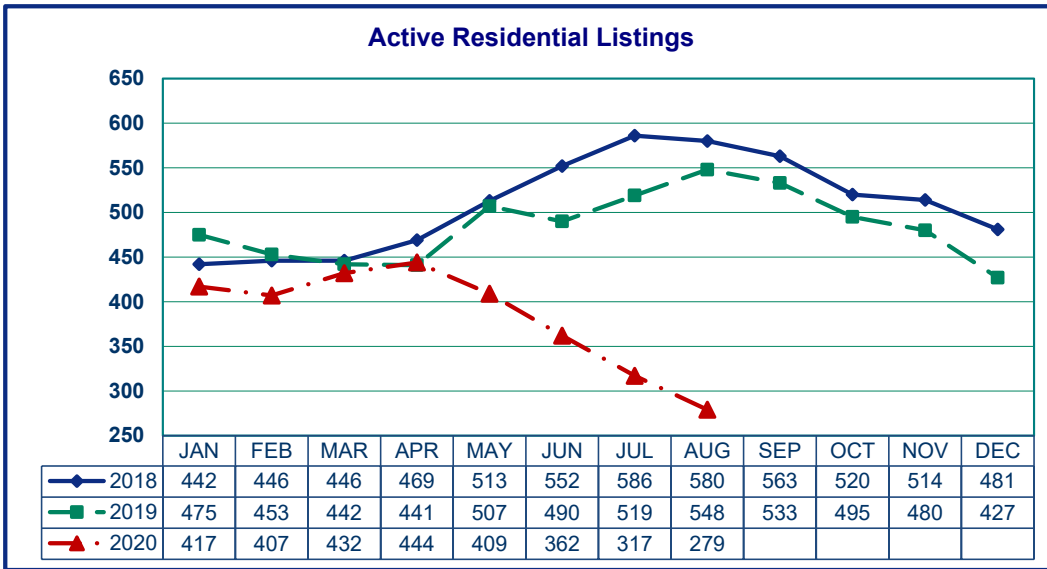
DAYS ON MARKET DOUGLAS COUNTY, OR

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



ACTIVE RESIDENTIAL LISTINGS

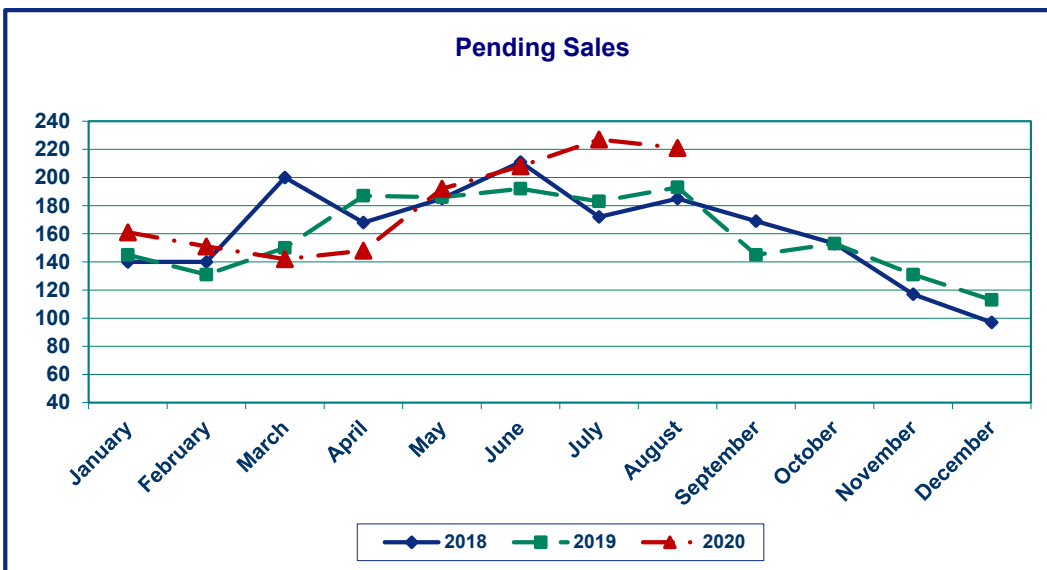
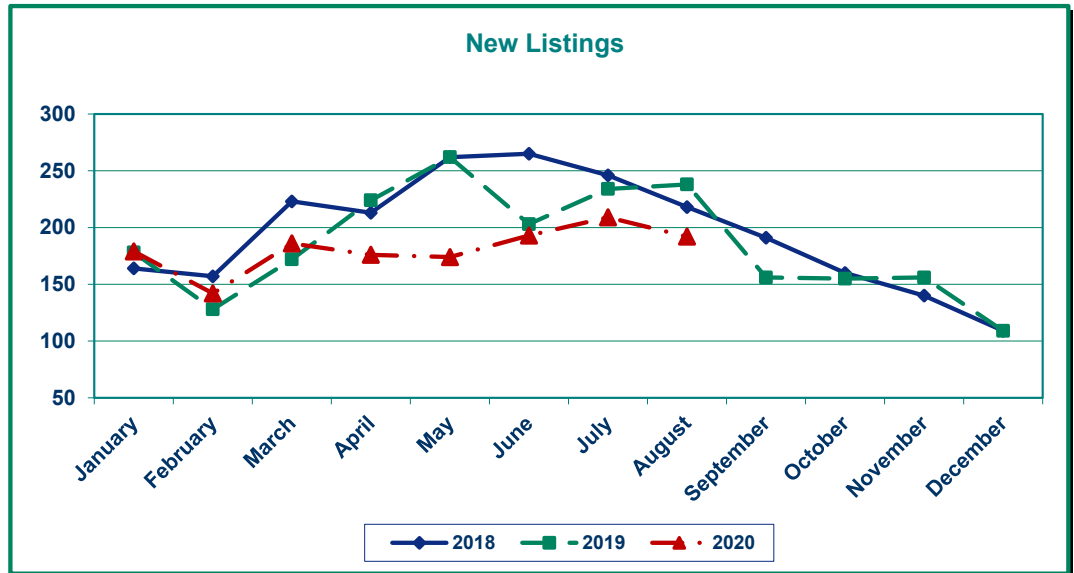
DOUGLAS COUNTY, OR
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.



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

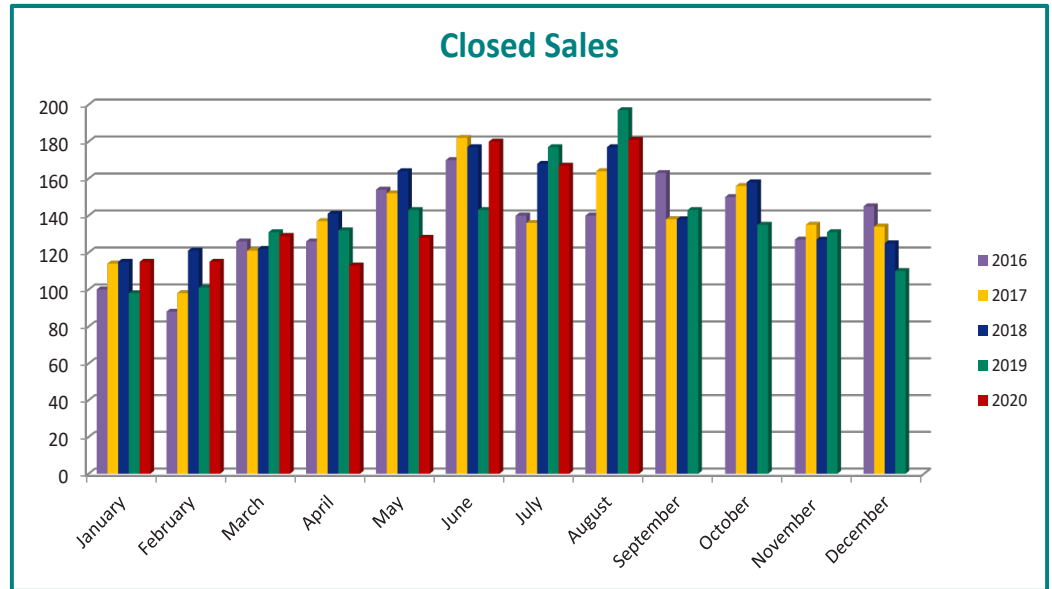
This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.

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™.



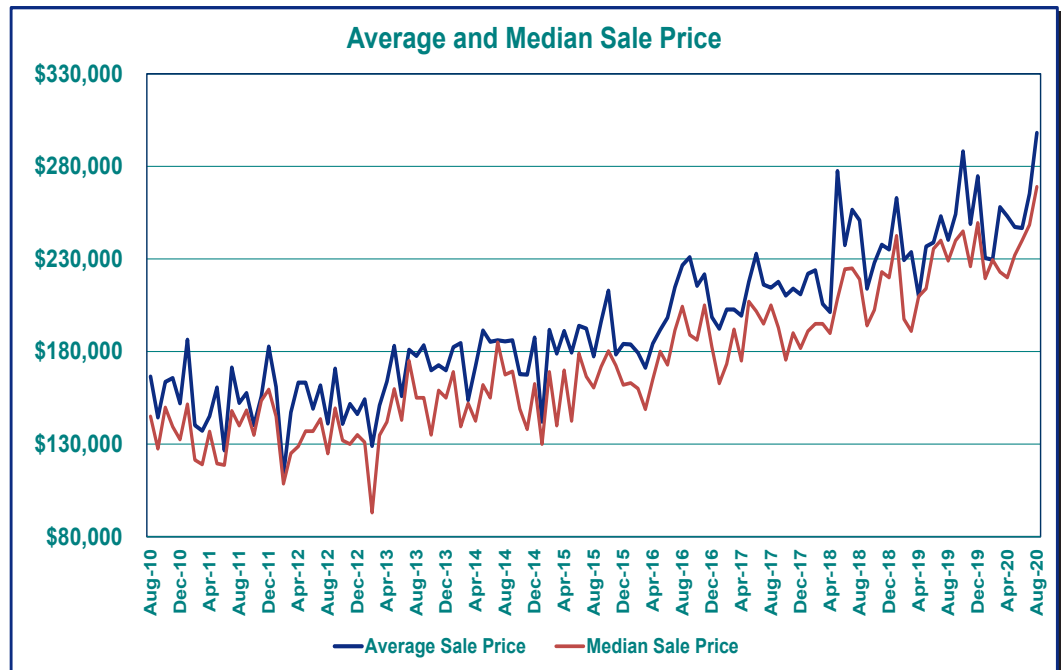
SALE PRICE
DOUGLAS COUNTY, OR

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 Wallowa 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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