

MARKET ACTION

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

Residential Review: Douglas County, Oregon

September 2020 Reporting Period

September Residential Highlights

New listings (172) increased 10.3% from the 156 listed in September 2019, and decreased 10.4% from the 192 listed in August 2020.

Pending sales (177) increased 22.1% from the 145 offers accepted in September 2019, and decreased 19.9% from the 221 offers accepted in August 2020.

Closed sales (168) increased 17.5% from the 143 closings in September 2019, and decreased 7.2% from the 181 closings in August 2020.

Inventory and Time on Market

Inventory increased to 1.6 months in September. Total market time decreased to 63 days.

Year-to-Date Summary

Comparing the first nine months of 2020 to the same period in 2019, new listings (1,654) decreased 9.5%, pending sales (1,501) increased 8.2%, and closed sales (1,324) increased 3.4%.

Average and Median Sale Prices

Comparing 2020 to 2019 through September, the average sale price has increased 8.7% from \$240,100 to \$261,100. In the same comparison, the median sale price has increased 6.9% from \$224,500 to \$239,900.

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	1.6
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:
+10.2% (\$262,700 v. \$238,300)
Median Sale Price % Change:
+9.0% (\$239,700 v. \$220,000)

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	September	172	177	168	296,300	264,300	63
	August	192	221	181	298,100	269,000	74
	Year-to-date	1,654	1,501	1,324	261,100	239,900	80
2019	September	156	145	143	254,200	240,000	73
	Year-to-date	1,827	1,387	1,280	240,100	224,500	77
Change	September	10.3%	22.1%	17.5%	16.6%	10.1%	-13.0%
	Prev Mo 2020	-10.4%	-19.9%	-7.2%	-0.6%	-1.7%	-14.9%
	Year-to-date	-9.5%	8.2%	3.4%	8.7%	6.9%	3.9%

AREA REPORT • SEPTEMBER 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, 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	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
251	NE Roseburg	21	16	6	25	127.3%	19	280,200	55	185	163	5.8%	137	230,700	228,000	3.7%	-	-	10	89,200	-	-
252	NW Roseburg	41	20	3	11	-35.3%	20	405,600	77	178	155	6.9%	141	349,000	330,000	4.1%	2	1,042,500	11	145,600	-	-
253	SE Roseburg	9	14	-	17	112.5%	13	242,000	51	99	103	30.4%	89	219,900	219,500	-1.2%	7	227,500	8	38,400	3	213,000
254	SW Roseburg	16	19	3	19	18.8%	17	303,900	22	126	118	-19.2%	103	299,900	275,000	5.0%	-	-	15	128,600	3	401,700
255	Glide & E of Roseburg	21	3	1	3	-25.0%	8	409,300	104	78	68	58.1%	58	370,800	327,500	21.3%	1	429,900	9	333,300	1	116,000
256	Sutherland/Oakland Area	32	13	2	22	0.0%	18	294,000	82	223	201	9.8%	181	267,700	250,000	16.1%	5	196,500	19	95,700	-	-
257	Winston & SW of Roseburg	36	22	4	20	33.3%	13	326,100	124	149	141	2.9%	126	265,000	250,300	19.8%	2	295,000	21	101,700	2	167,500
258	Myrtle Creek & S/SE of Roseburg	43	34	5	30	20.0%	20	239,500	52	254	227	10.7%	193	232,000	203,500	17.1%	4	182,500	29	85,600	1	200,000
259	Green District	13	8	-	13	0.0%	14	252,500	26	143	137	14.2%	126	219,700	222,500	7.9%	1	975,000	10	161,600	-	-
265	North Douglas County	40	23	4	17	21.4%	26	265,400	66	219	188	7.4%	170	226,800	208,300	12.8%	6	362,500	24	198,400	-	-
	Douglas County	272	172	28	177	22.1%	168	298,300	63	1,654	1,501	8.2%	1,324	261,100	239,900	10.2%	28	341,400	156	131,700	10	249,500

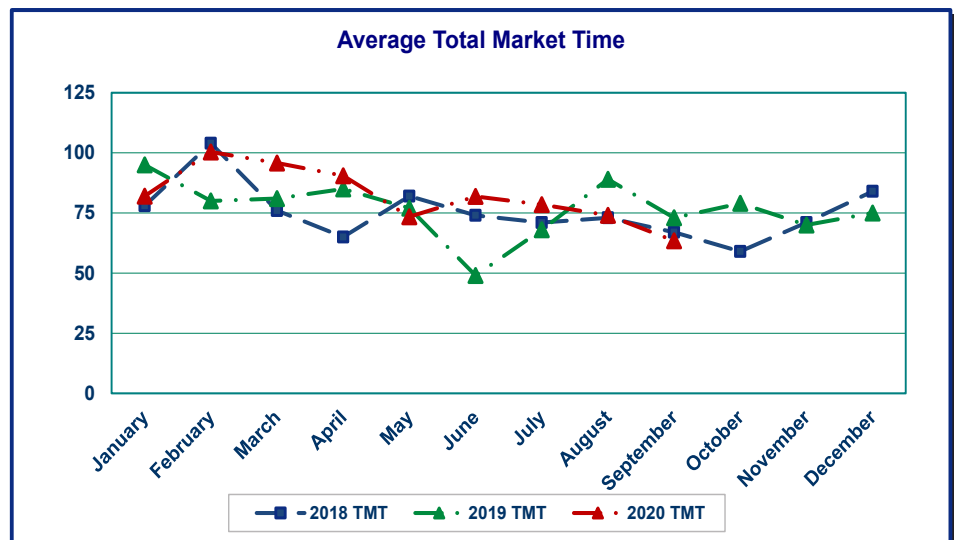
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares September 2020 with September 2019. The Year-To-Date section compares 2020 year-to-date statistics through September with 2019 year-to-date statistics through September.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/19-9/30/20) with 12 months before (10/1/18-9/30/19).

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.

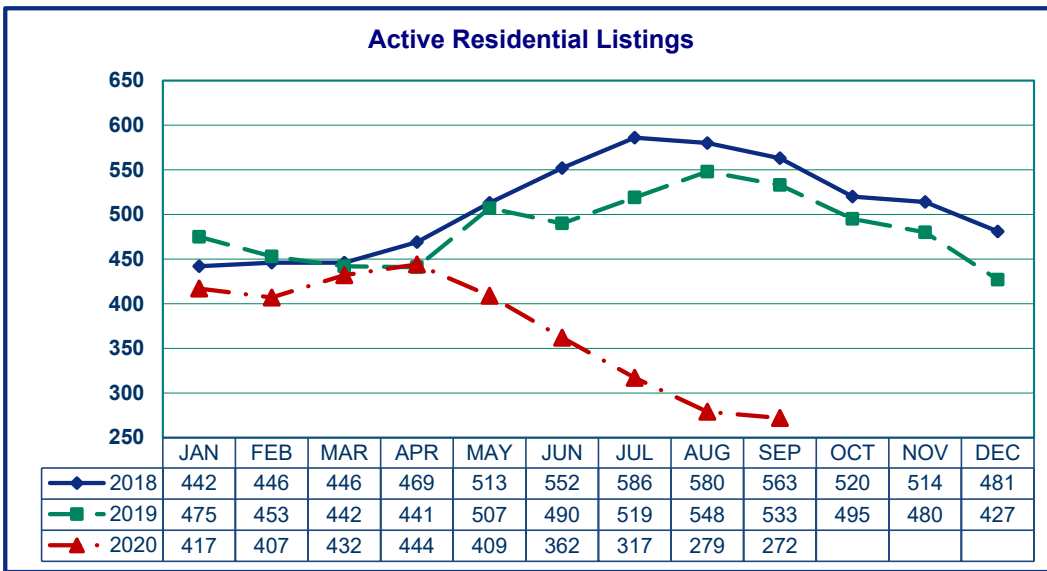
DAYS ON MARKET DOUGLAS COUNTY, OR

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



ACTIVE RESIDENTIAL LISTINGS

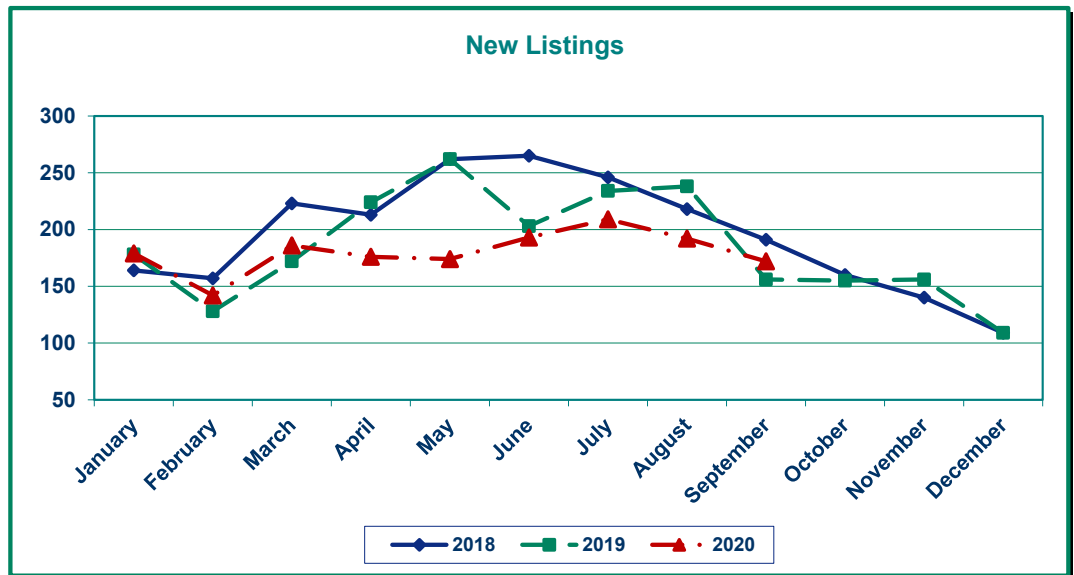
DOUGLAS COUNTY, OR
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.



NEW LISTINGS

DOUGLAS COUNTY, OR

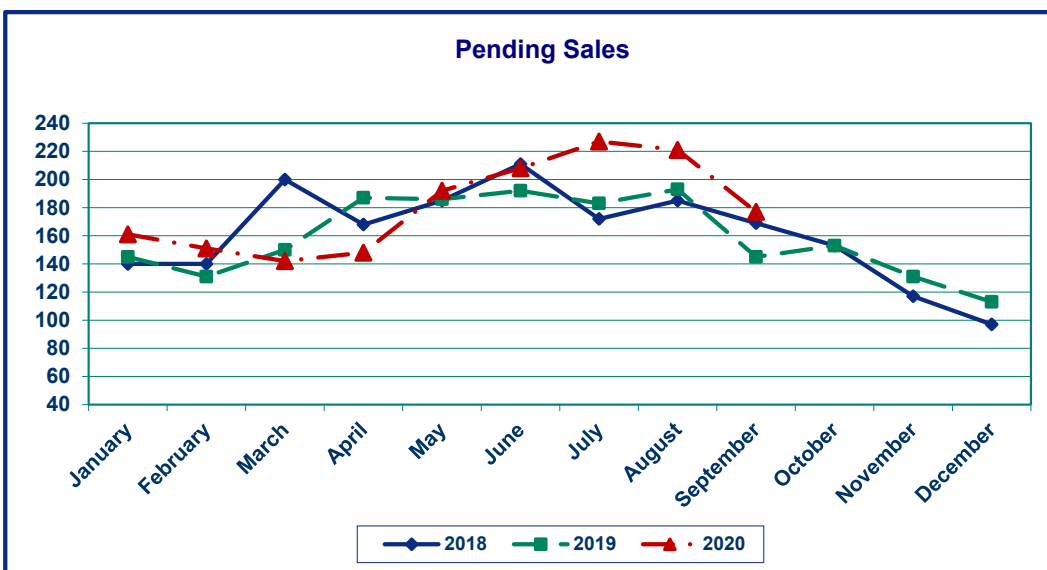
This graph shows the new residential listings over the past three calendar years in Douglas County, Oregon.



PENDING LISTINGS

DOUGLAS COUNTY, OR

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

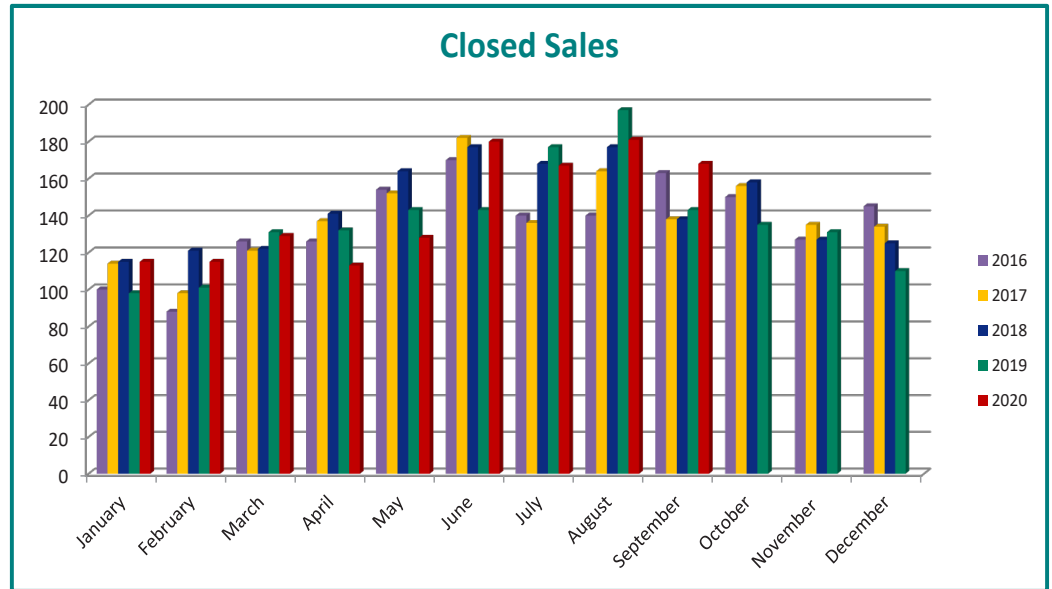


CLOSED SALES
DOUGLAS COUNTY, OR

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™.



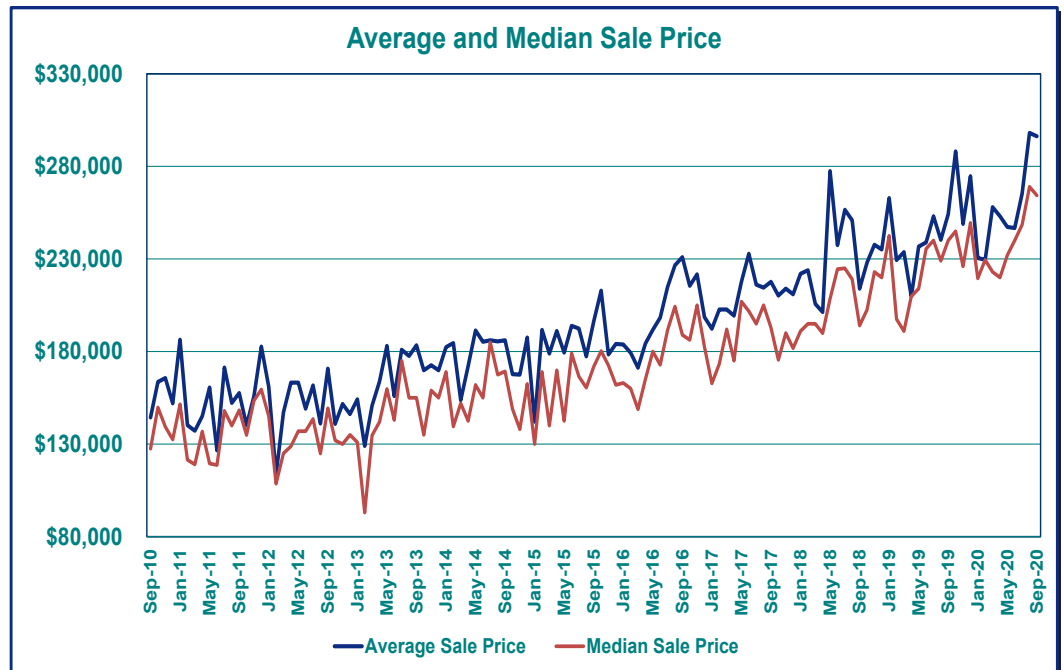
SALE PRICE
DOUGLAS COUNTY, OR

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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