

# MARKET ACTION



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

Residential Review: Douglas County, Oregon

October 2020 Reporting Period

## October Residential Highlights

New listings (187) increased 20.6% from the 155 listed in October 2019, and increased 8.7% from the 172 listed in September 2020.

Pending sales (193) increased 26.1% from the 153 offers accepted in October 2019, and increased 9.0% from the 177 offers accepted in September 2020.

Closed sales (187) increased 38.5% from the 135 closings in October 2019, and increased 11.3% from the 168 closings in September 2020.

## Inventory and Time on Market

Inventory decreased to 1.3 months in October, the lowest on RMLS™ record. Total market time held steady at 63 days.

## Year-to-Date Summary

Comparing the first ten months of 2020 to the same period in 2019, new listings (1,850) decreased 6.9%, pending sales (1,682) increased 10.4%, and closed sales (1,515) increased 6.9%.

## Average and Median Sale Prices

Comparing 2020 to 2019 through October, the average sale price has increased 9.5% from \$244,600 to \$267,800. In the same comparison, the median sale price has increased 8.9% from \$225,000 to \$245,000.

## 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	1.6
October	3.3	3.7	1.3
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:

+9.6% (\$266,500 v. \$243,200)

### Median Sale Price % Change:

+8.7% (\$244,400 v. \$224,900)

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	October	187	193	187	314,800	269,000	63
	September	172	177	168	296,300	264,300	63
	Year-to-date	1,850	1,682	1,515	267,800	245,000	78
2019	October	155	153	135	288,100	245,000	79
	Year-to-date	1,988	1,523	1,417	244,600	225,000	78
Change	October	20.6%	26.1%	38.5%	9.3%	9.8%	-19.9%
	Prev Mo 2020	8.7%	9.0%	11.3%	6.2%	1.8%	0.0%
	Year-to-date	-6.9%	10.4%	6.9%	9.5%	8.9%	0.6%

# AREA REPORT • OCTOBER 2020

## Douglas County, Oregon

		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Avg. Sale Price % Change <sup>2</sup>	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	Closed Sales	Average Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price		
251	NE Roseburg	14	21	3	25	19.0%	31	267,300	60	207	187	8.7%	168	237,400	233,000	6.8%	1	585,000	10	89,200	-	-		
252	NW Roseburg	30	20	3	21	75.0%	16	313,900	26	198	176	12.1%	157	345,400	329,900	3.2%	2	1,042,500	12	138,500	-	-		
253	SE Roseburg	6	11	3	11	0.0%	9	248,500	69	110	112	28.7%	98	222,500	223,500	-0.6%	10	236,400	10	43,500	4	213,500		
254	SW Roseburg	24	15	1	13	-23.5%	19	321,700	27	143	129	-20.4%	123	304,600	274,000	6.4%	-	-	19	119,400	3	401,700		
255	Glide & E of Roseburg	19	7	4	5	0.0%	7	310,000	18	85	71	47.9%	65	364,300	316,500	15.8%	1	429,900	13	316,000	1	116,000		
256	Sutherland/ Oakland Area	27	28	2	32	28.0%	25	449,100	85	252	233	13.1%	207	289,500	257,900	13.2%	5	196,500	24	96,500	1	329,500		
257	Winston & SW of Roseburg	34	16	4	15	0.0%	16	319,400	48	166	155	4.0%	143	272,600	257,000	21.7%	3	250,000	25	112,100	2	167,500		
258	Myrtle Creek & S/SE of Roseburg	39	25	4	28	3.7%	23	306,000	124	279	252	9.6%	216	239,800	210,000	18.4%	4	182,500	34	119,100	1	200,000		
259	Green District	18	28	0	26	333.3%	20	252,700	37	172	163	30.4%	146	224,200	232,300	8.8%	2	583,900	12	143,400	-	-		
265	North Douglas County	33	16	4	17	21.4%	21	314,900	86	238	204	9.1%	192	235,800	216,800	14.3%	9	298,400	26	187,700	3	205,500		
	Douglas County	244	187	28	193	26.1%	187	314,800	63	1,850	1,682	10.4%	1,515	267,800	245,000	9.5%	37	318,400	185	135,900	15	243,700		

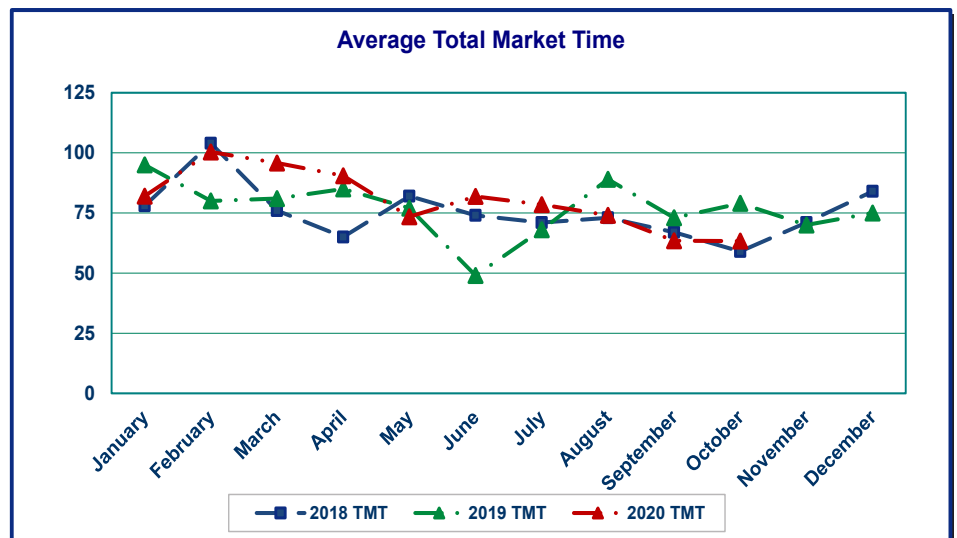
<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares October 2020 with October 2019. The Year-To-Date section compares 2020 year-to-date statistics through October with 2019 year-to-date statistics through October.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/19-10/31/20) with 12 months before (11/1/18-10/31/19).

<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

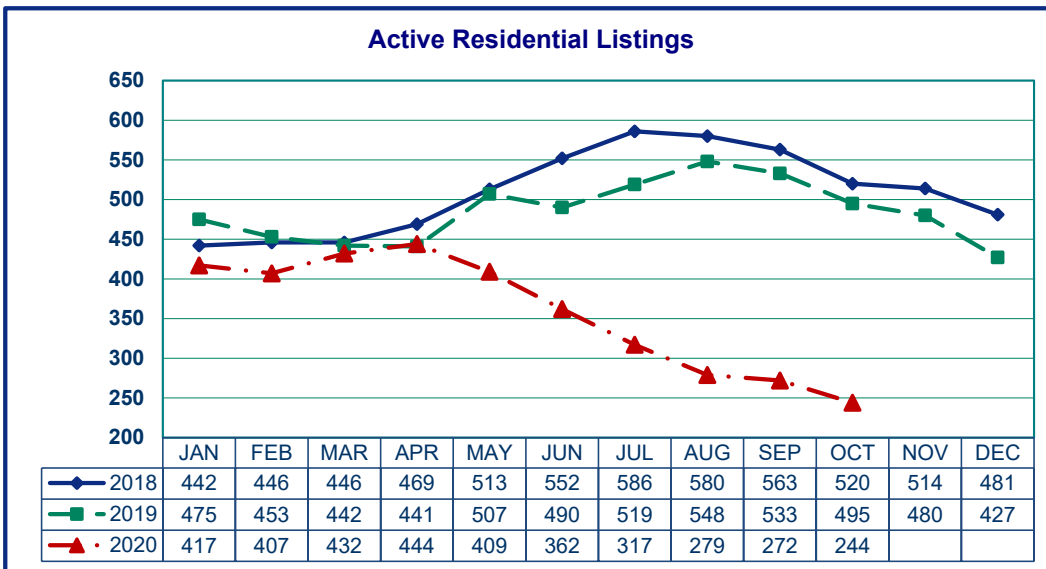
*This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.*



## ACTIVE RESIDENTIAL LISTINGS

### DOUGLAS COUNTY, OR

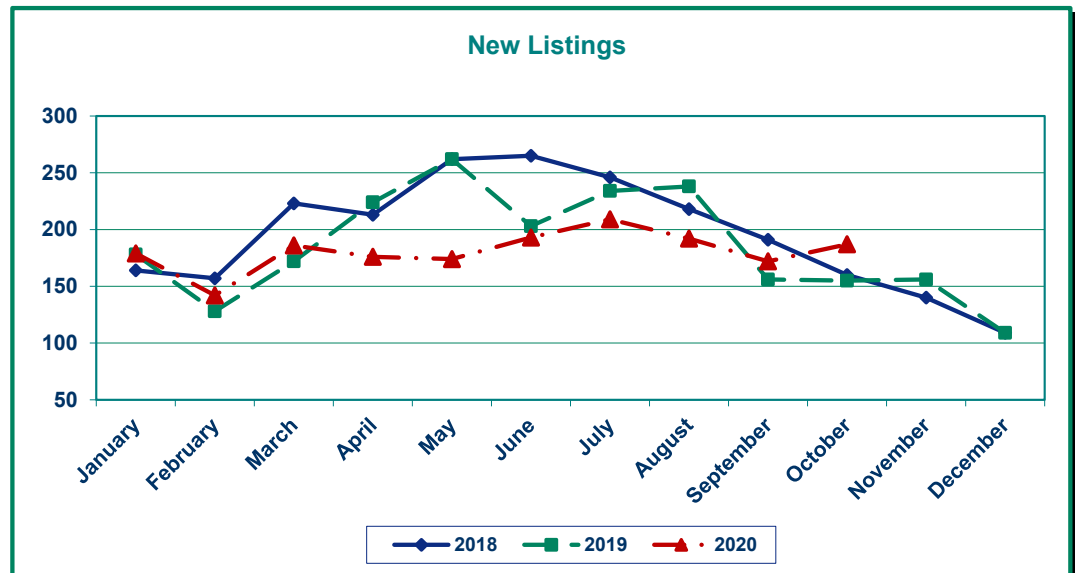
*This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.*



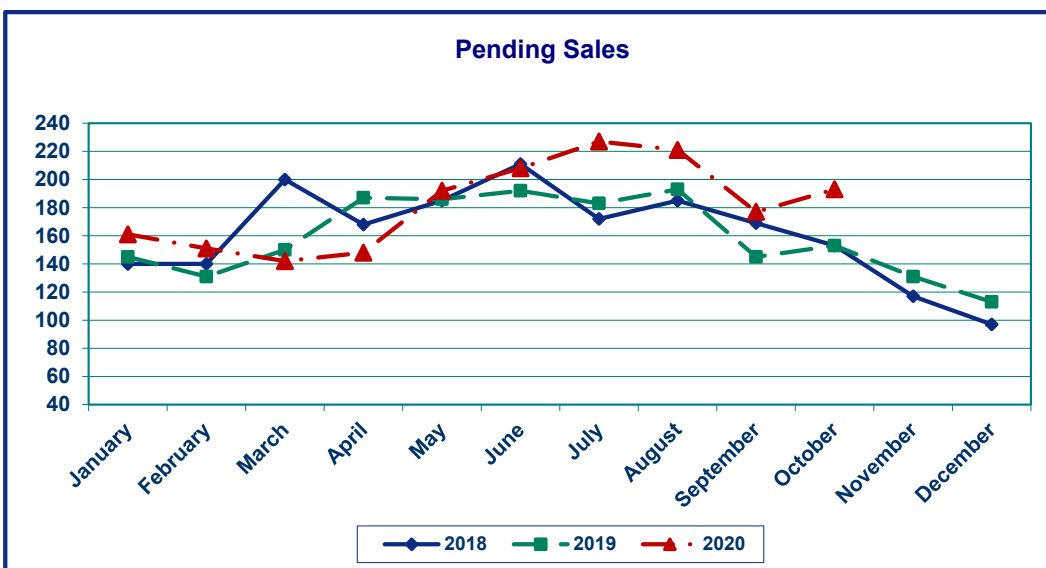
## NEW LISTINGS

### DOUGLAS COUNTY, OR

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



## Pending Sales



## PENDING LISTINGS

### DOUGLAS COUNTY, OR

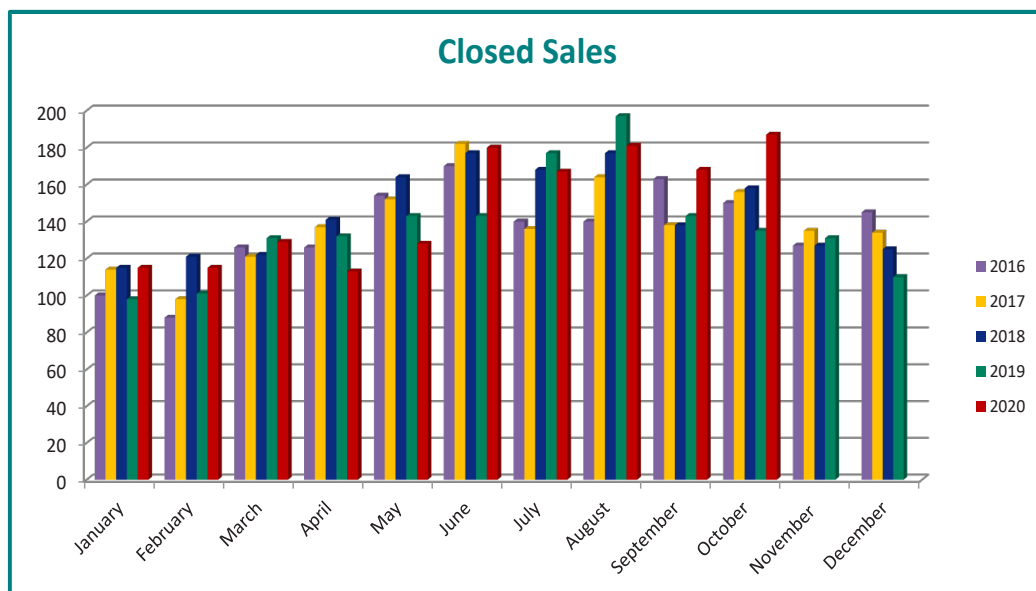
*This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.*

## 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™.



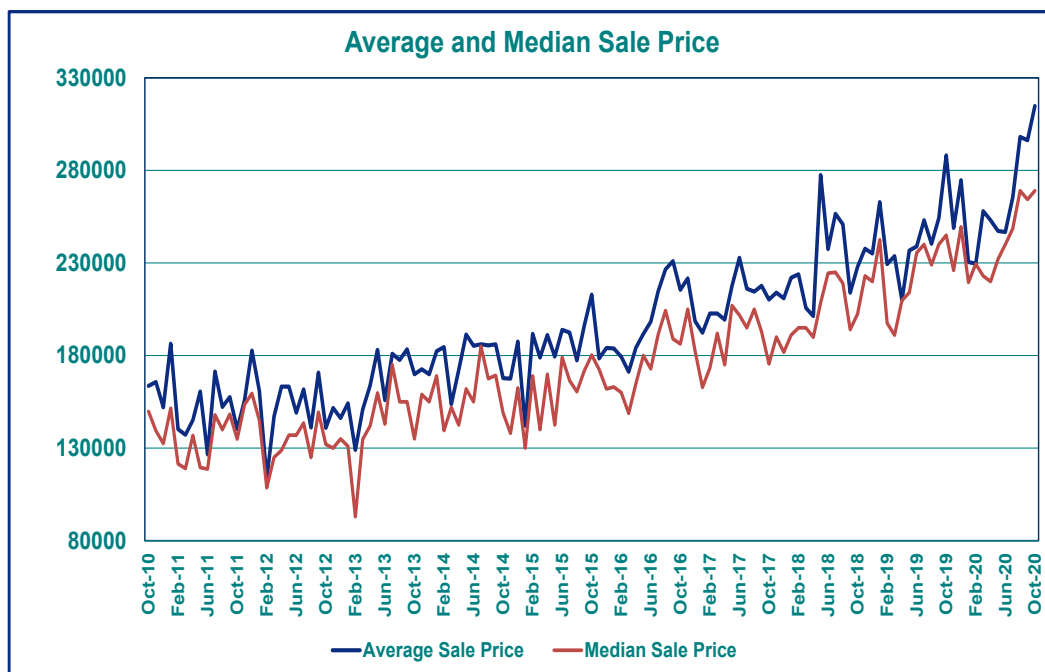
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

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## SALE PRICE DOUGLAS COUNTY, OR

*This graph represents the average and median sale price for all homes sold in Douglas County, Oregon.*



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