

# MARKET ACTION



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

Residential Review: Douglas County, Oregon

November 2020 Reporting Period

## November Residential Highlights

New listings (100) decreased 35.9% from the 156 listed in November 2019, and decreased 46.5% from the 187 listed in October 2020.

Pending sales (126) decreased 3.8% from the 131 offers accepted in November 2019, and decreased 34.7% from the 193 offers accepted in October 2020.

Closed sales (150) increased 14.5% from the 131 closings in November 2019, and decreased 19.8% from the 187 closings in October 2020.

## Inventory and Time on Market

Inventory increased to 1.4 months in November. Total market time decreased to 55 days.

## Year-to-Date Summary

Comparing the first eleven months of 2020 to the same period in 2019, new listings (1,957) decreased 8.8%, pending sales (1,782) increased 8.5%, and closed sales (1,667) increased 7.5%.

## Average and Median Sale Prices

Comparing 2020 to 2019 through November, the average sale price has increased 10.4% from \$245,000 to \$270,400. 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	1.4
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:**  
+10.9% (\$270,600 v. \$243,900)  
**Median Sale Price % Change:**  
+9.8% (\$247,000 v. \$225,000)

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	November	100	126	150	297,600	265,000	55
	October	187	193	187	314,800	269,000	63
	Year-to-date	1,957	1,782	1,667	270,400	245,000	76
2019	November	156	131	131	248,900	226,000	70
	Year-to-date	2,145	1,643	1,551	245,000	225,000	77
Change	November	-35.9%	-3.8%	14.5%	19.6%	17.3%	-21.2%
	Prev Mo 2020	-46.5%	-34.7%	-19.8%	-5.5%	-1.5%	-12.7%
	Year-to-date	-8.8%	8.5%	7.5%	10.4%	8.9%	-1.2%

# AREA REPORT • NOVEMBER 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 <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	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
251	NE Roseburg	14	9	2	10	-41.2%	14	330,700	51	218	194	3.7%	182	244,600	233,000	7.9%	1	585,000	12	84,300	-	-
252	NW Roseburg	27	8	2	16	60.0%	15	426,000	192	208	188	12.6%	173	351,300	330,000	2.9%	3	820,000	17	140,700	-	-
253	SE Roseburg	8	7	1	5	-37.5%	13	247,200	19	117	116	22.1%	111	225,400	223,000	1.4%	10	300,300	11	45,900	4	213,500
254	SW Roseburg	17	10	1	15	7.1%	10	346,600	39	153	142	-18.9%	133	307,800	274,000	7.2%	-	-	19	119,400	3	401,700
255	Glide & E of Roseburg	13	4	1	7	0.0%	7	385,000	18	89	77	42.6%	72	366,300	327,500	15.9%	1	429,900	15	286,900	1	116,000
256	Sutherlin/Oakland Area	21	18	3	20	25.0%	21	292,000	55	270	246	11.3%	228	289,800	259,500	12.2%	6	230,400	26	92,800	1	329,500
257	Winston & SW of Roseburg	23	10	1	13	-18.8%	11	261,000	21	176	165	1.2%	154	271,800	257,000	23.9%	3	250,000	27	108,900	3	301,700
258	Myrtle Creek & S/SE of Roseburg	36	15	3	17	13.3%	23	268,600	51	294	265	8.6%	239	242,600	210,000	25.0%	4	182,500	37	122,300	1	200,000
259	Green District	15	9	0	12	-25.0%	16	247,400	28	182	175	25.0%	162	226,500	234,500	12.5%	2	583,900	12	143,400	-	-
265	North Douglas County	29	10	9	11	-8.3%	20	255,100	45	250	214	8.6%	213	237,400	218,500	20.1%	9	284,600	28	182,500	4	219,100
	<b>Douglas County</b>	<b>203</b>	<b>100</b>	<b>23</b>	<b>126</b>	<b>-3.8%</b>	<b>150</b>	<b>297,600</b>	<b>55</b>	<b>1,957</b>	<b>1,782</b>	<b>8.5%</b>	<b>1,667</b>	<b>270,400</b>	<b>245,000</b>	<b>10.9%</b>	<b>39</b>	<b>335,100</b>	<b>204</b>	<b>133,300</b>	<b>17</b>	<b>263,900</b>

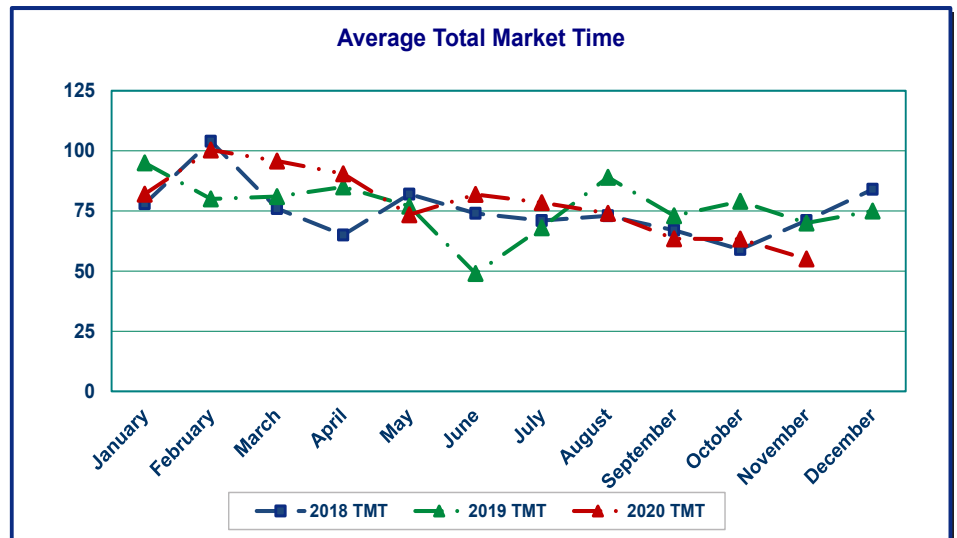
<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2020 with November 2019. The Year-To-Date section compares 2020 year-to-date statistics through November with 2019 year-to-date statistics through November.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/2019-11/30/2020) with 12 months before (12/1/2018-11/30/2019).

<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.

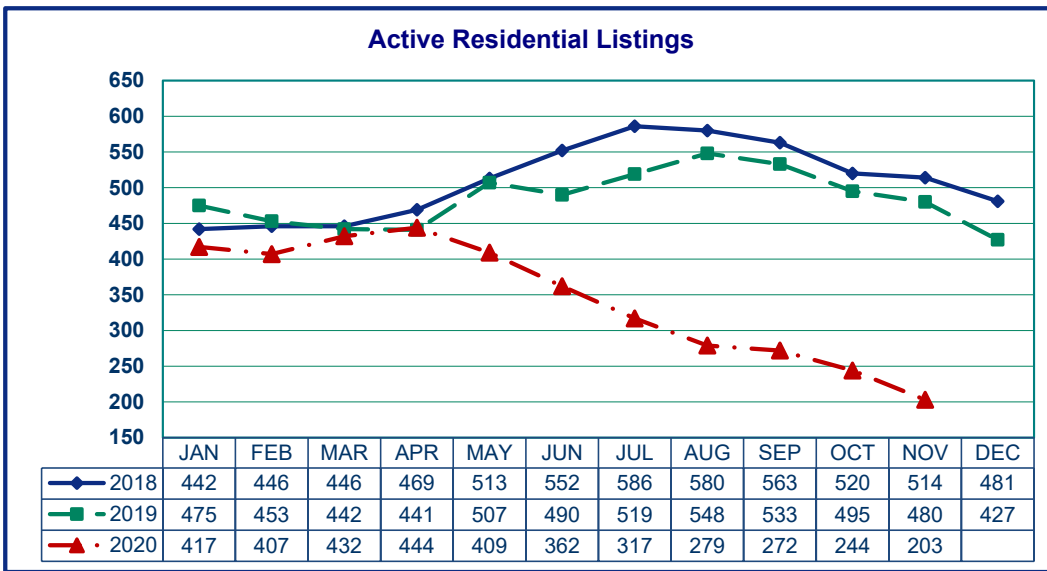
### DAYS ON MARKET DOUGLAS COUNTY, OR

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



## ACTIVE RESIDENTIAL LISTINGS

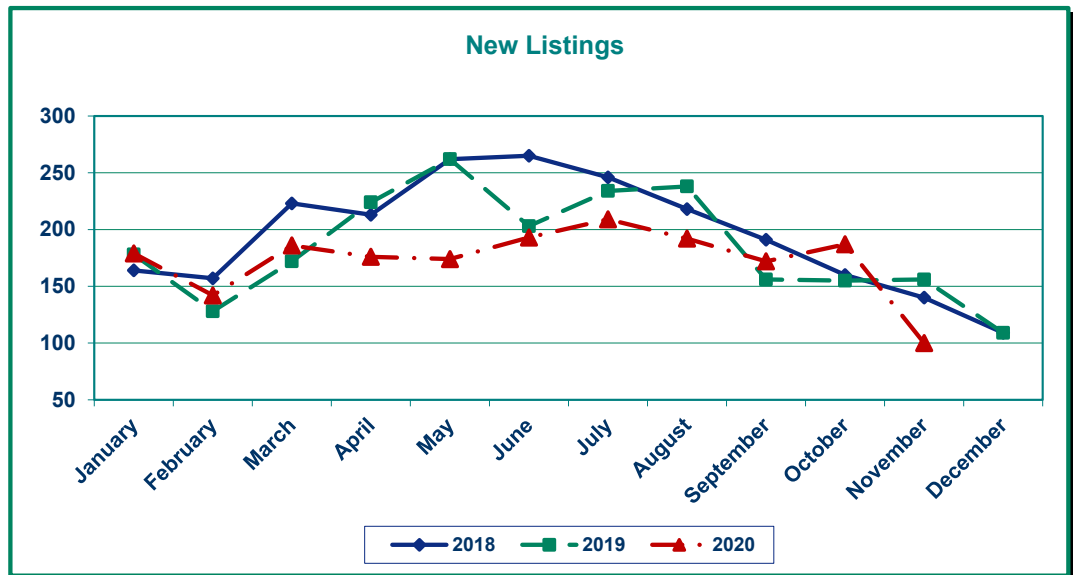
**DOUGLAS COUNTY, OR**  
*This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.*



## NEW LISTINGS

**DOUGLAS COUNTY, OR**

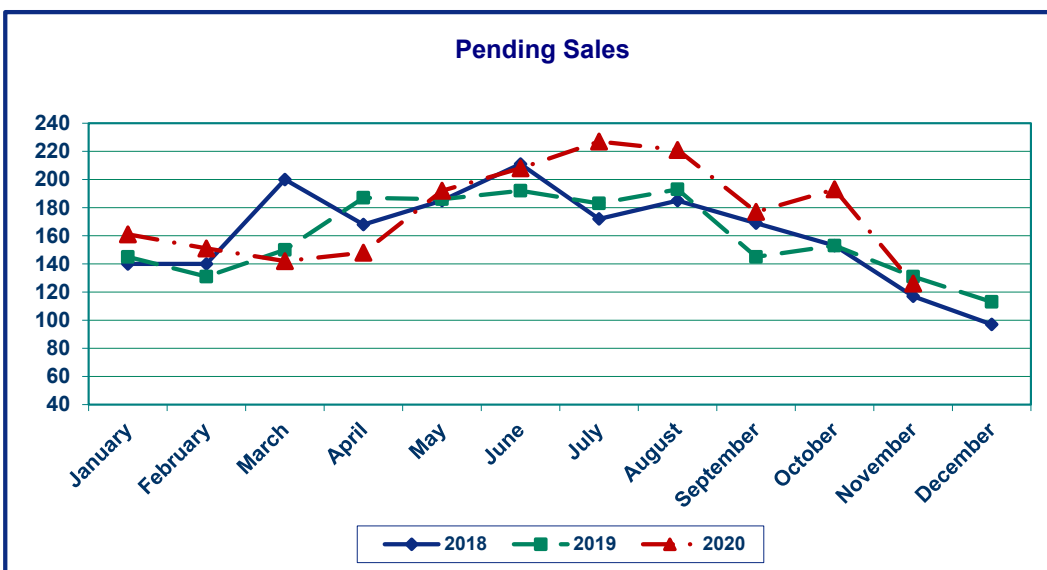
*This graph shows the new residential listings over the past three calendar years in Douglas County, Oregon.*



## PENDING LISTINGS

**DOUGLAS COUNTY, OR**

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

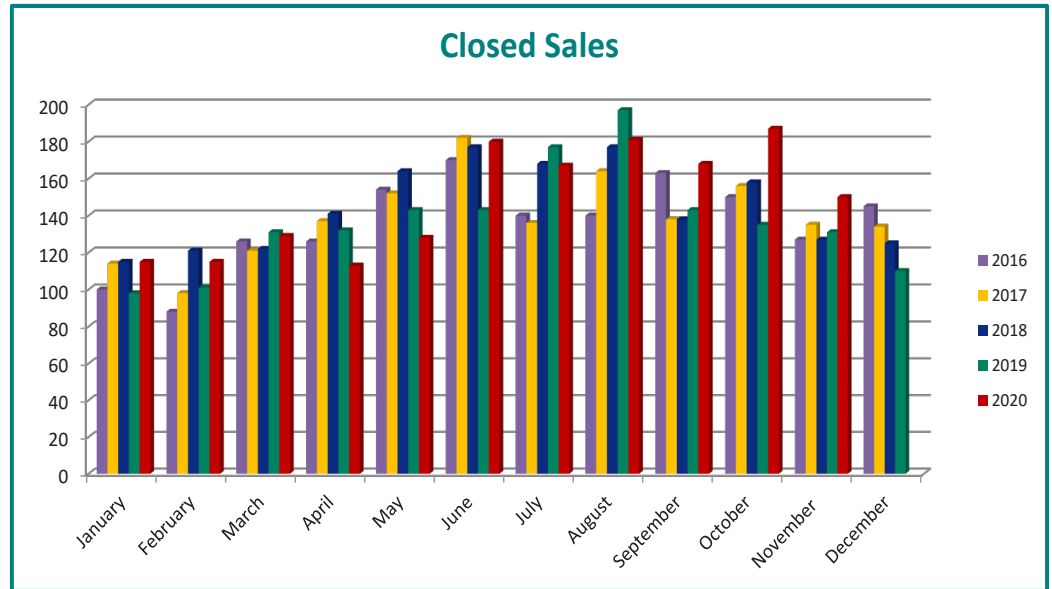


**CLOSED SALES**  
DOUGLAS COUNTY, OR

*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™.



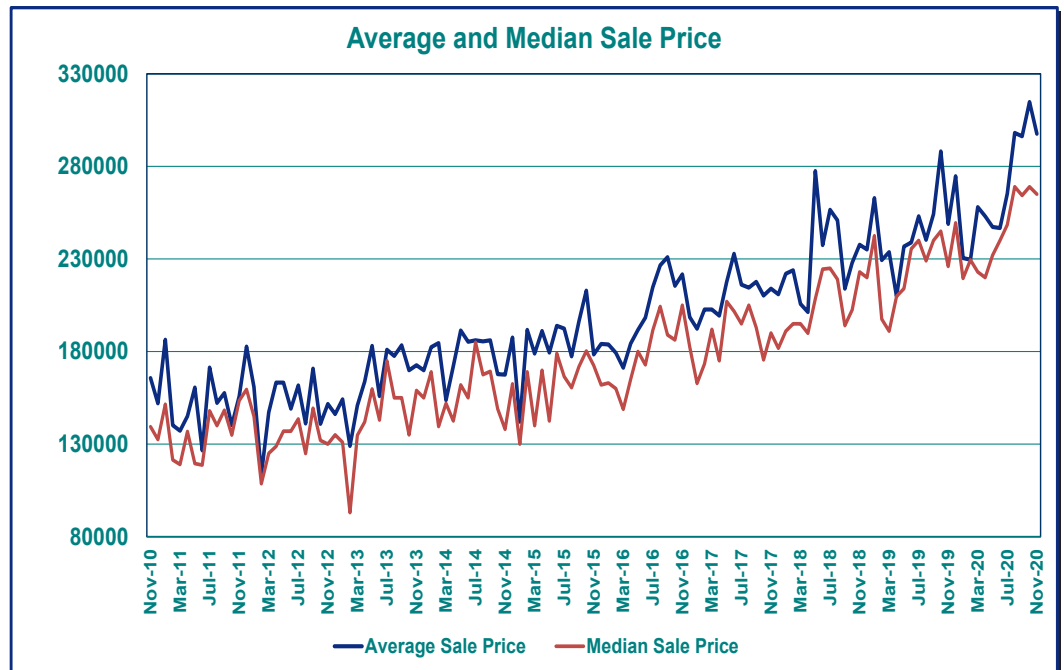
**SALE PRICE**  
DOUGLAS COUNTY, OR

*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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