

# MARKET ACTION

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

Residential Review: Douglas County, Oregon

December 2020 Reporting Period

## December Residential Highlights

New listings (101) decreased 7.3% from the 109 listed in December 2019, and increased 1.0% from the 100 listed in November 2020.

Pending sales (107) decreased 5.3% from the 113 offers accepted in December 2019, and decreased 15.1% from the 126 offers accepted in November 2020.

Closed sales (161) increased 46.4% from the 110 closings in December 2019, and increased 7.3% from the 150 closings in November 2020.

## Inventory and Time on Market

Inventory decreased to 1.1 months in December, the lowest on RMLS™ record. Total market time decreased to 49 days.

## Year-to-Date Summary

Comparing the twelve months of 2020 to the same period in 2019, new listings (2,065) decreased 8.6%, pending sales (1,877) increased 8.2%, and closed sales (1,832) increased 10.1%.

## Average and Median Sale Prices

Comparing 2020 to 2019 through December, the average sale price has increased 11.1% from \$246,800 to \$274,200. In the same comparison, the median sale price has increased 9.5% from \$227,500 to \$249,000.

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	1.1

\*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:**  
+11.3% (\$274,200 v. \$246,400)  
**Median Sale Price % Change:**  
+10.2% (\$249,000 v. \$226,000)

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	December	101	107	161	315,400	278,500	49
	November	100	126	150	297,600	265,000	55
	Year-to-date	2,065	1,877	1,832	274,200	249,000	73
2019	December	109	113	110	274,700	249,500	75
	Year-to-date	2,259	1,734	1,664	246,800	227,500	77
Change	December	-7.3%	-5.3%	46.4%	14.8%	11.6%	-33.9%
	Prev Mo 2020	1.0%	-15.1%	7.3%	6.0%	5.1%	-10.9%
	Year-to-date	-8.6%	8.2%	10.1%	11.1%	9.5%	-4.1%

# AREA REPORT • DECEMBER 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	13	16	2	17	13.3%	20	324,000	54	235	209	4.0%	202	252,500	234,000	4.7%	1	585,000	13	134,400	1	360,000
252	NW Roseburg	25	9	6	12	20.0%	21	389,900	51	218	198	12.5%	194	355,500	337,300	4.5%	3	820,000	17	140,700	-	-
253	SE Roseburg	9	4	1	4	-50.0%	9	273,800	49	121	120	16.5%	120	229,000	224,500	0.8%	10	300,300	13	58,400	5	211,800
254	SW Roseburg	14	8	3	8	-11.1%	7	342,700	32	161	149	-18.6%	141	309,100	274,000	2.7%	-	-	20	119,800	3	401,700
255	Glide & E of Roseburg	12	6	2	7	75.0%	6	601,600	62	96	83	45.6%	78	384,400	345,000	25.6%	1	429,900	17	273,100	2	219,300
256	Sutherland/Oakland Area	15	10	7	14	-17.6%	21	300,700	86	280	258	10.3%	250	290,000	260,000	11.0%	6	230,400	29	98,900	1	329,500
257	Winston & SW of Roseburg	21	10	5	11	22.2%	21	284,000	20	187	175	2.3%	175	273,200	257,000	21.1%	3	250,000	28	106,500	3	301,700
258	Myrtle Creek & S/SE of Roseburg	30	17	9	17	41.7%	27	309,200	64	313	280	12.4%	266	249,400	216,500	27.4%	6	215,000	41	120,600	1	200,000
259	Green District	16	10	1	7	-22.2%	19	235,900	30	193	182	23.8%	182	227,800	235,000	13.6%	2	583,900	12	143,400	-	-
265	North Douglas County	25	11	7	10	-50.0%	10	252,700	26	261	223	4.7%	224	237,700	218,800	24.4%	10	278,200	29	177,100	4	219,100
	<b>Douglas County</b>	<b>180</b>	<b>101</b>	<b>43</b>	<b>107</b>	<b>-5.3%</b>	<b>161</b>	<b>315,400</b>	<b>49</b>	<b>2,065</b>	<b>1,877</b>	<b>8.2%</b>	<b>1,832</b>	<b>274,200</b>	<b>249,000</b>	<b>11.2%</b>	<b>42</b>	<b>329,800</b>	<b>219</b>	<b>135,100</b>	<b>20</b>	<b>268,700</b>

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

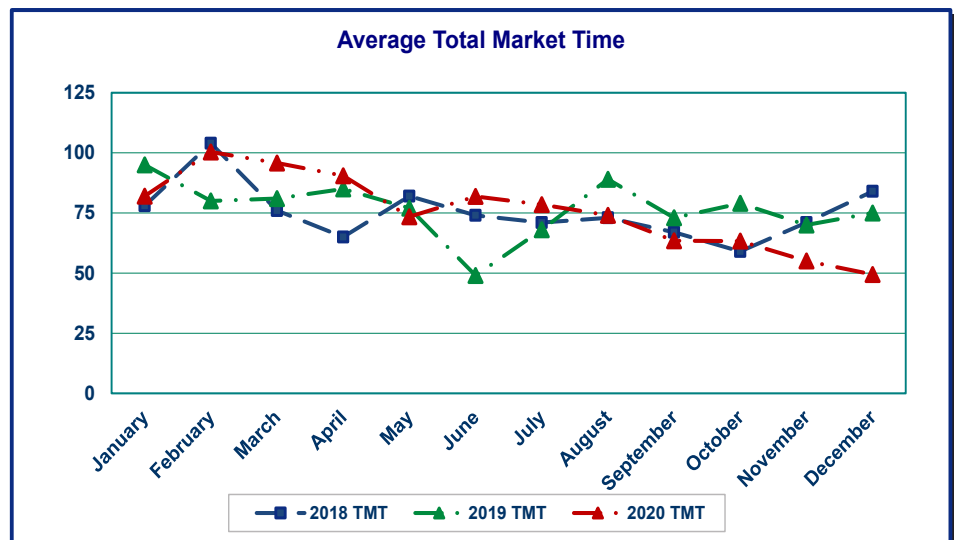
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (1/1/2020-12/31/2020) with 12 months before (1/1/2019-12/31/2019).

<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

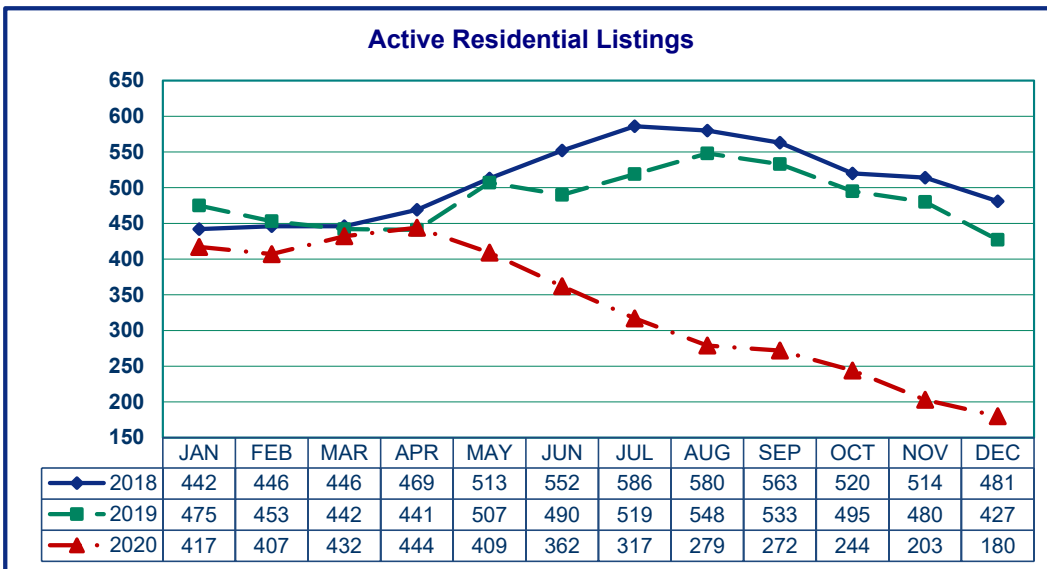
#### DOUGLAS COUNTY, OR

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



## ACTIVE RESIDENTIAL LISTINGS

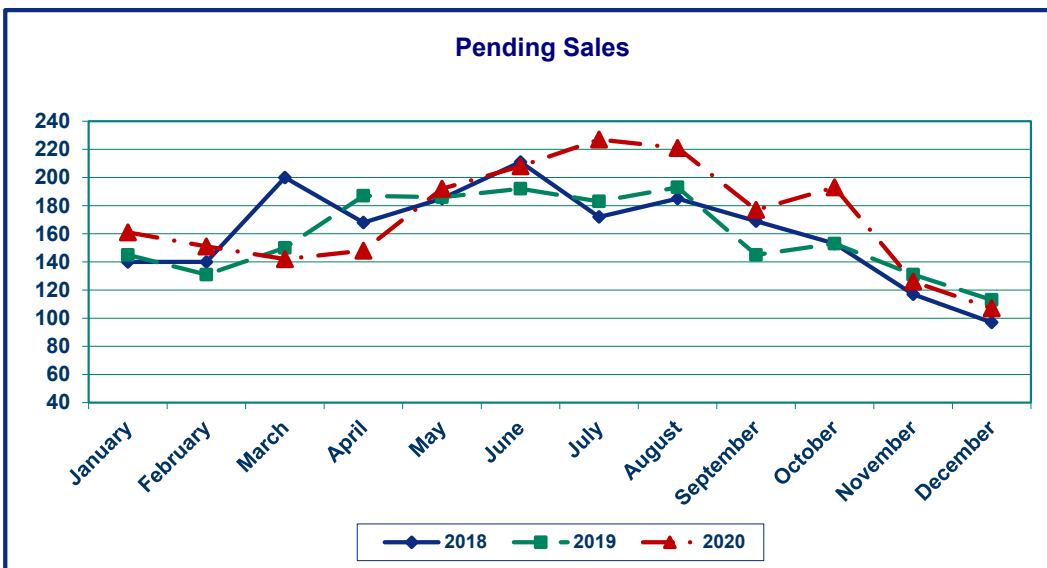
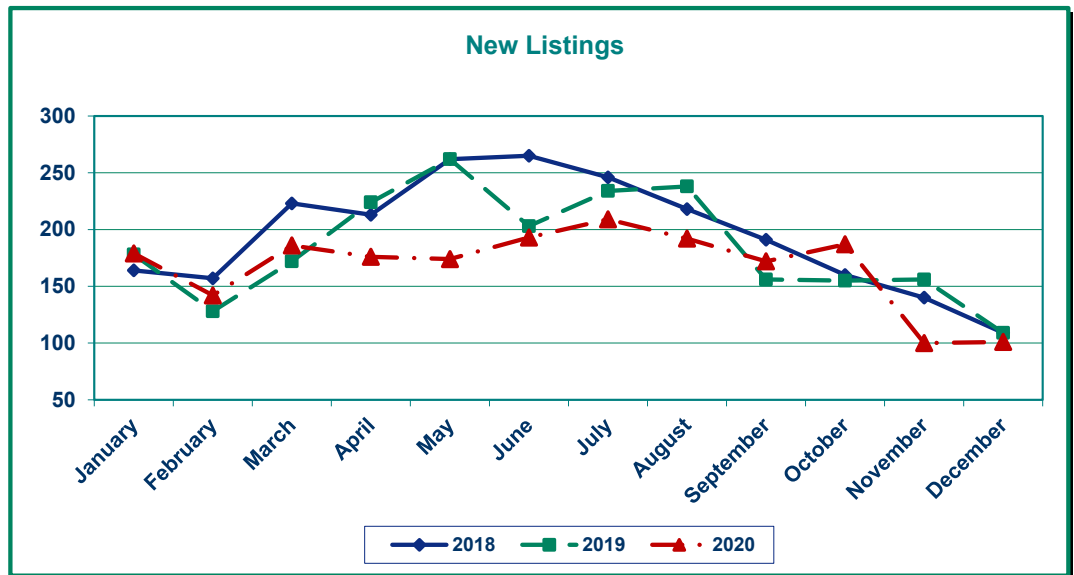
**DOUGLAS COUNTY, OR**  
*This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.*



## 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**

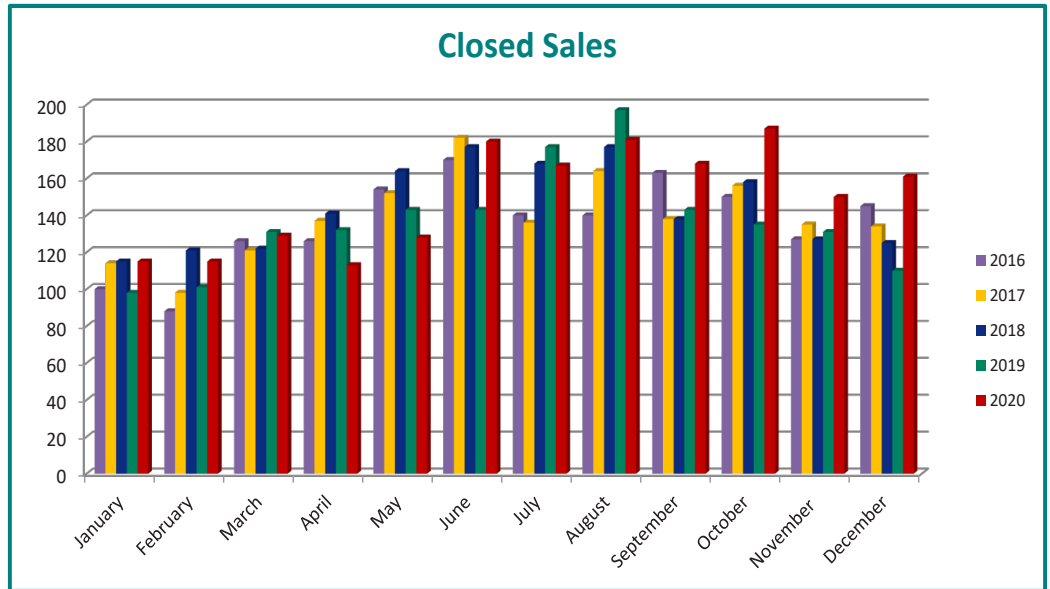
*This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.*

**CLOSED SALES**  
DOUGLAS COUNTY, OR

*This graph shows the closed sales over the past five calendar years in Douglas County, Oregon.*

Contact RMLS™  
16101 SW 72<sup>nd</sup> Ave.  
Suite 200  
Portland, OR 97224  
(503) 236-7657  
communications@rmls.com

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

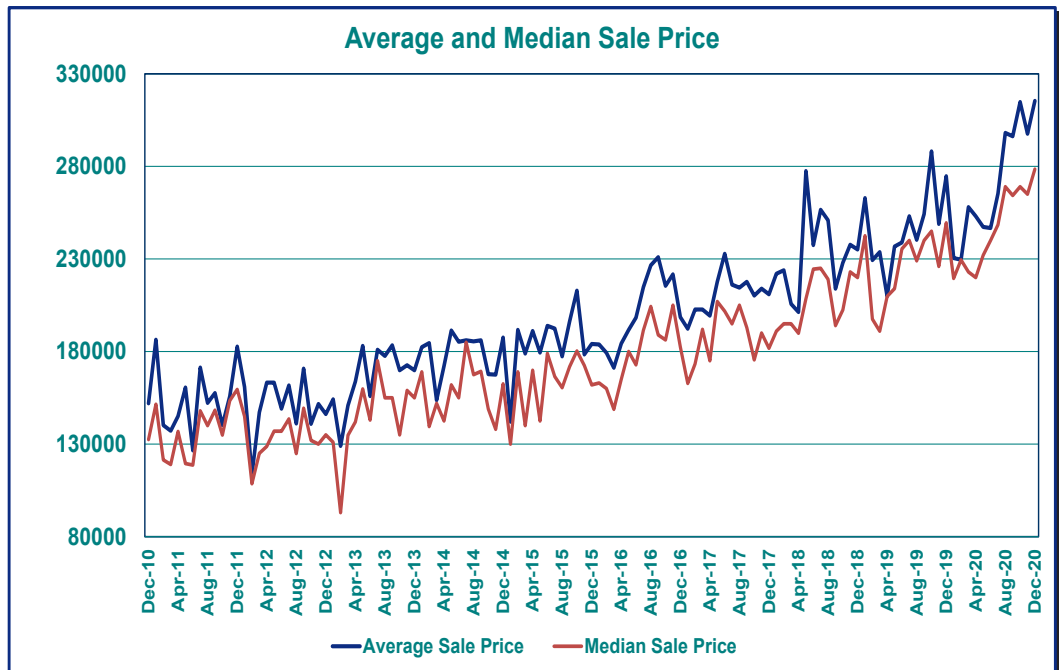


**SALE PRICE**  
DOUGLAS COUNTY, OR

*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.

RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.



E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.



BIL Willis, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Co-Editor  
Jorden Holland, Co-Editor