

MARKET ACTION



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

Residential Review: Douglas County, Oregon

January 2021 Reporting Period

January Residential Highlights

New listings (145) decreased 19.0% from the 179 listed in January 2020, and increased 43.6% from the 101 listed in December 2020.

Pending sales (141) decreased 12.4% from the 161 offers accepted in January 2020, and increased 31.8% from the 107 offers accepted in December 2020.

Closed sales (98) decreased 14.8% from the 115 closings in January 2020, and decreased 39.1% from the 161 closings in December 2020.

Inventory and Time on Market

Inventory increased to 1.8 months in January. Total market time increased to 51 days.

Year-to-Date Summary

Comparing the first month of 2021 to the same period in 2020, new listings (145) decreased 19.0%, pending sales (141) decreased 12.4%, and closed sales (98) decreased 14.8%.

Average and Median Sale Prices

Comparing 2021 to 2020 through January, the average sale price has increased 35.2% from \$230,500 to \$311,700. In the same comparison, the median sale price has increased 36.7% from \$219,500 to \$300,000.

Inventory in Months*

	2019	2020	2021
January	4.8	3.6	1.8
February	4.5	3.54	
March	3.4	3.3	
April	3.3	3.9	
May	3.5	3.2	
June	3.4	2.01	
July	2.9	1.9	
August	2.8	1.54	
September	3.7	1.62	
October	3.7	1.3	
November	3.7	1.4	
December	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:

+14.4% (\$279,300 v. \$244,200)

Median Sale Price % Change:

+11.2% (\$250,100 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
2021	January	145	141	98	311,700	300,000	51
	Year-to-date	145	141	98	311,700	300,000	51
2020	January	179	161	115	230,500	219,500	82
	December	101	107	161	315,400	278,500	49
	Year-to-date	179	161	115	230,500	219,500	82
Change	January	-19.0%	-12.4%	-14.8%	35.2%	36.7%	-37.7%
	Prev Mo 2020	43.6%	31.8%	-39.1%	-1.2%	7.7%	4.3%
	Year-to-date	-19.0%	-12.4%	-14.8%	35.2%	36.7%	-37.7%

AREA REPORT • JANUARY 2021

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 2021 v. 2020 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2021 v. 2020	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	16	16	5	11	-50.0%	11	259,000	27	16	11	-50.0%	11	259,000	241,600	4.2%	-	-	5	82,400	-	-
252	NW Roseburg	15	9	1	17	-22.7%	15	459,600	94	9	17	-22.7%	15	459,600	325,000	12.5%	1	400,000	2	132,000	-	-
253	SE Roseburg	6	5	3	7	-41.7%	2	289,000	60	5	7	-41.7%	2	289,000	289,000	3.0%	-	-	-	-	1	188,500
254	SW Roseburg	15	16	2	11	0.0%	14	362,600	29	16	11	0.0%	14	362,600	353,300	7.1%	-	-	5	117,000	-	-
255	Glide & E of Roseburg	14	10	5	8	33.3%	4	415,000	70	10	8	33.3%	4	415,000	435,000	28.1%	-	-	2	75,300	-	-
256	Sutherlin/Oakland Area	14	22	11	24	41.2%	11	255,800	41	22	24	41.2%	11	255,800	265,000	10.4%	1	425,000	3	53,300	1	329,000
257	Winston & SW of Roseburg	22	12	9	13	-13.3%	8	263,300	30	12	13	-13.3%	8	263,300	289,500	22.4%	-	-	1	41,500	-	-
258	Myrtle Creek & S/SE of Roseburg	41	21	3	12	-52.0%	11	251,000	84	21	12	-52.0%	11	251,000	253,000	31.4%	-	-	2	96,000	-	-
259	Green District	14	15	4	14	16.7%	9	297,200	16	15	14	16.7%	9	297,200	299,900	14.0%	-	-	-	-	-	-
265	North Douglas County	18	19	4	24	26.3%	13	241,000	55	19	24	26.3%	13	241,000	259,000	26.1%	-	-	3	56,700	1	254,000
	Douglas County	175	145	47	141	-12.4%	98	311,700	51	145	141	-12.4%	98	311,700	300,000	14.3%	2	412,500	23	85,900	3	257,200

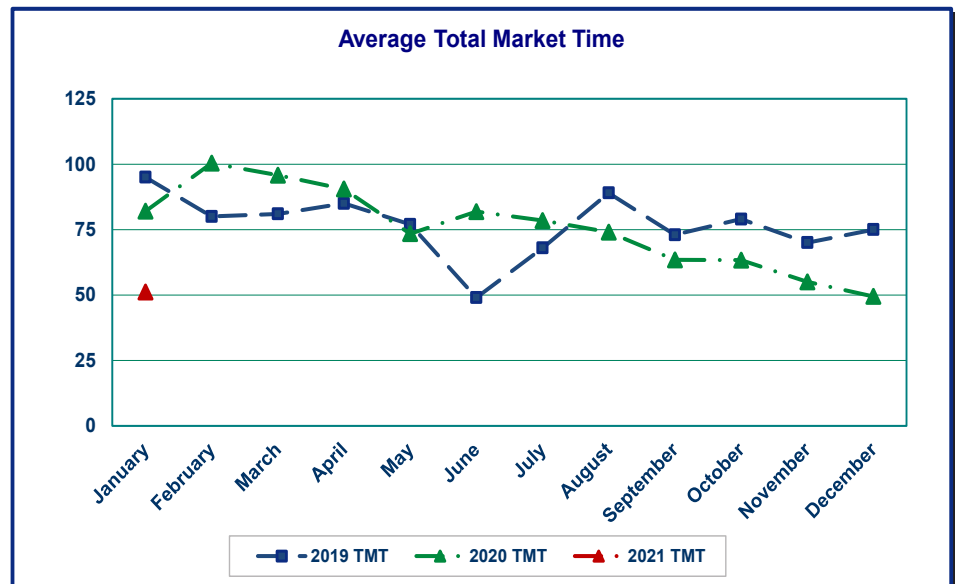
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2021 with January 2020. The Year-To-Date section compares 2021 year-to-date statistics through January with 2020 year-to-date statistics through January.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/2020-1/31/2021) with 12 months before (2/1/2019-1/31/2020).

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

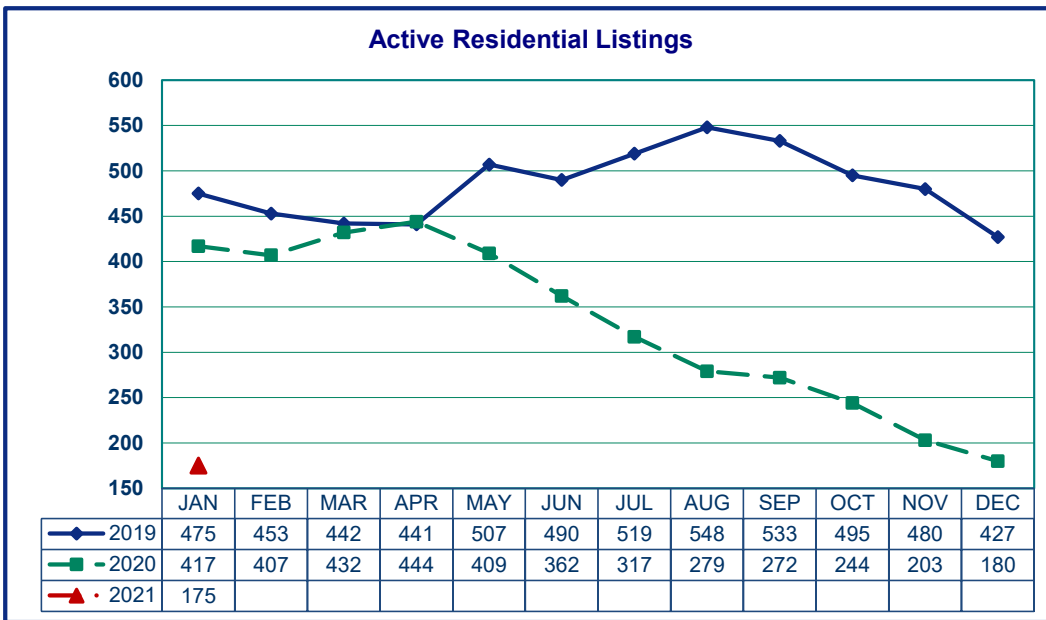
This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.



ACTIVE RESIDENTIAL LISTINGS

DOUGLAS COUNTY, OR

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



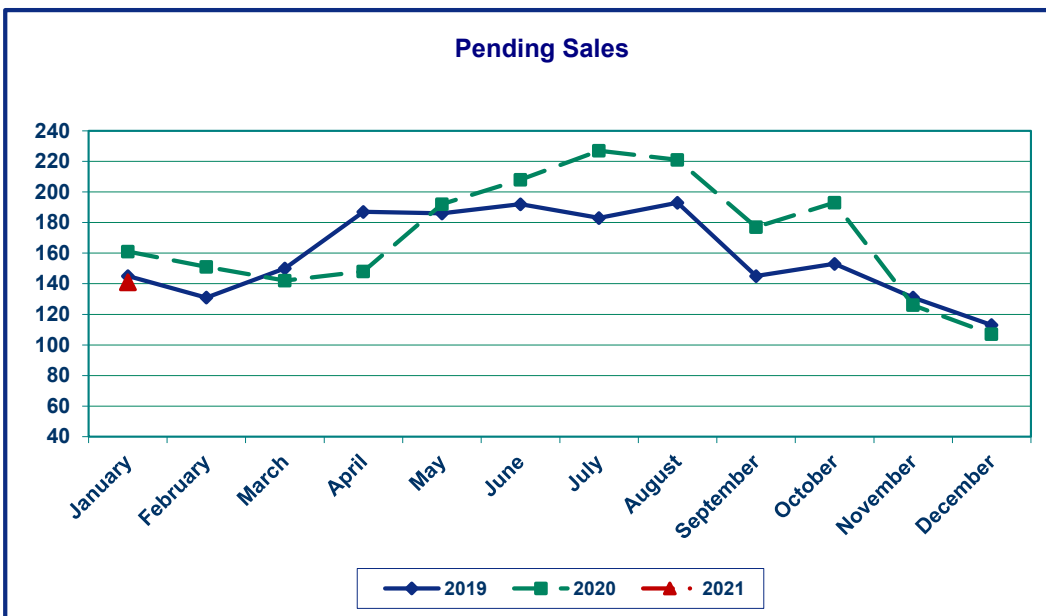
NEW LISTINGS

DOUGLAS COUNTY, OR

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



Pending 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.

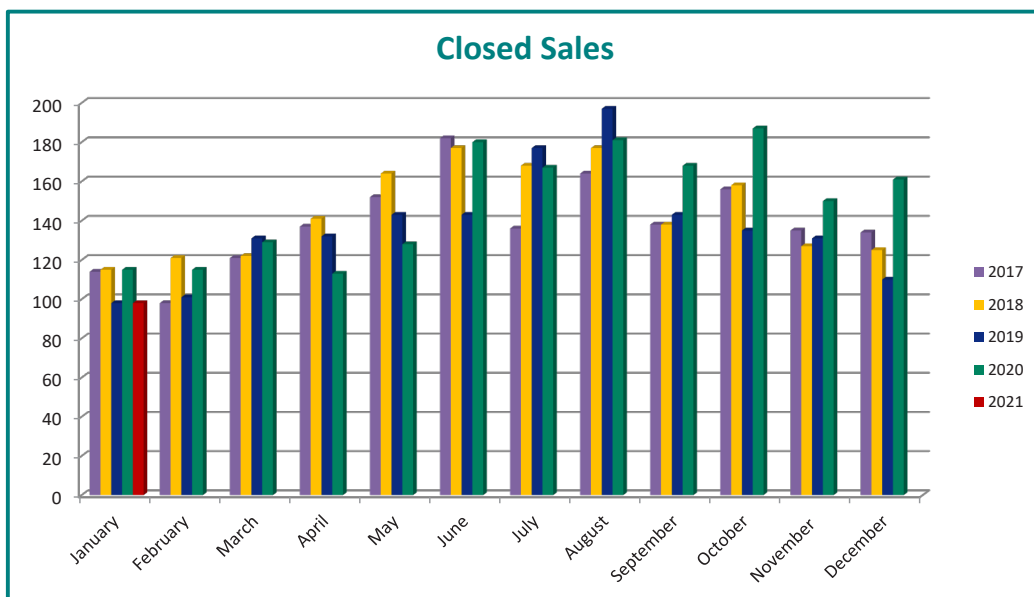
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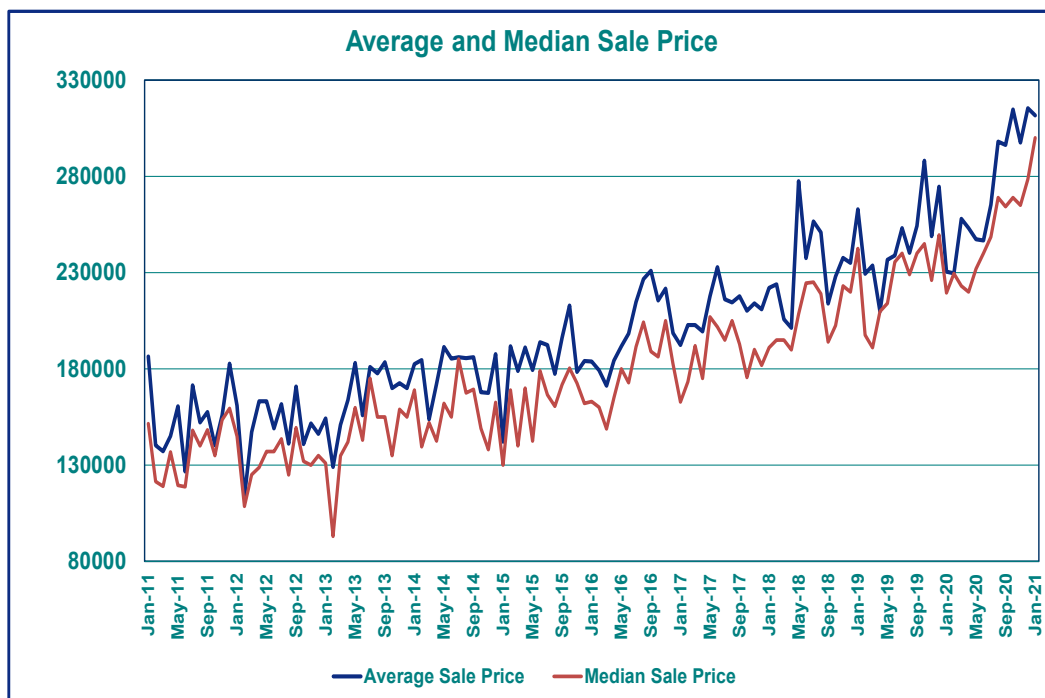
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SALE PRICE DOUGLAS COUNTY, OR

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



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