

MARKET ACTION



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

Residential Review: Douglas County, Oregon

March 2021 Reporting Period

March Residential Highlights

New listings (176) decreased 5.4% from the 186 listed in March 2020, and increased 28.5% from the 137 listed in February 2021.

Pending sales (186) increased 31.0% from the 142 offers accepted in March 2020, and increased 40.9% from the 132 offers accepted in February 2021.

Closed sales (148) increased 14.7% from the 129 closings in March 2020, and increased 54.2% from the 96 closings in February 2021.

Inventory and Time on Market

Inventory decreased to 1.0 months in March. Total market time increased to 77 days.

Year-To-Date Summary

Comparing the first three months of 2021 to the same period in 2020, new listings (468) decreased 9.1%, pending sales (438) increased 3.1%, and closed sales (347) decreased 4.9%.

Average and Median Sale Prices

Comparing 2021 to 2020 through March, the average sale price has increased 25.4% from \$239,400 to \$300,300. In the same comparison, the median sale price has increased 18.8% from \$223,000 to \$265,000.

Inventory in Months*

	2019	2020	2021
January	4.8	3.6	1.8
February	4.5	3.5	1.6
March	3.4	3.3	1.0
April	3.3	3.9	
May	3.5	3.2	
June	3.4	2.0	
July	2.9	1.9	
August	2.8	1.5	
September	3.7	1.6	
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:

+16.3% (\$286,200 v. \$246,000)

Median Sale Price % Change:

+12.1% (\$257,500 v. \$229,700)

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	March	176	186	148	316,500	277,500	77
	February	137	132	96	265,500	243,500	50
	Year-To-Date	468	438	347	300,300	265,000	62
2020	March	186	142	129	258,000	223,000	96
	Year-To-Date	515	425	365	239,400	223,000	92
Change	March	-5.4%	31.0%	14.7%	22.7%	24.4%	-19.6%
	Prev Mo 2021	28.5%	40.9%	54.2%	19.2%	14.0%	55.0%
	Year-To-Date	-9.1%	3.1%	-4.9%	25.4%	18.8%	-32.7%

AREA REPORT • MARCH 2021

Douglas County, Oregon

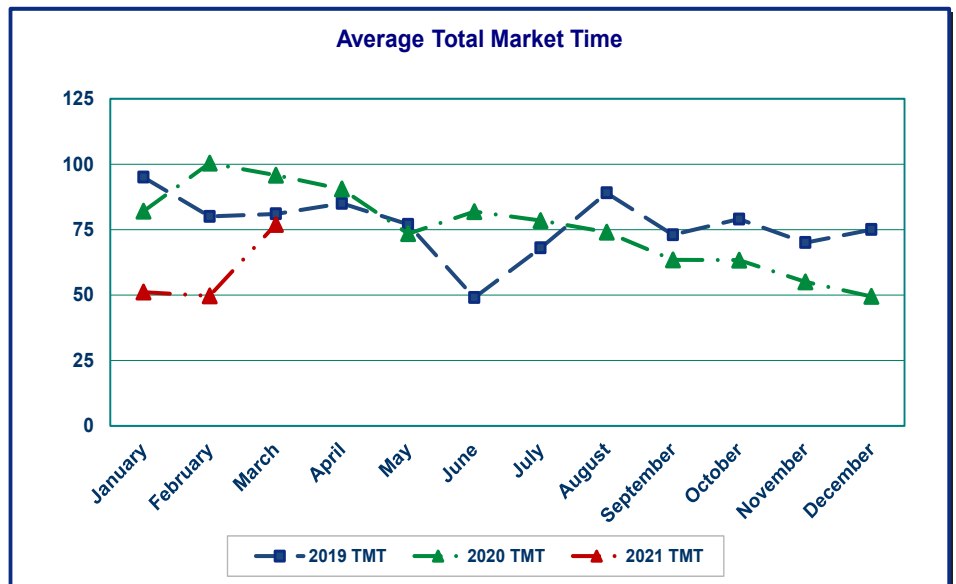
		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2021 v. 2020 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	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	14	21	2	23	109.1%	14	338,200	127	52	43	-6.5%	35	312,200	275,000	14.0%	3	540,900	10	191,700	-	-
252	NW Roseburg	16	11	2	12	0.0%	18	452,800	119	34	41	5.1%	40	456,200	340,000	19.8%	1	400,000	5	112,400	-	-
253	SE Roseburg	10	12	2	6	0.0%	7	226,400	56	25	21	-16.0%	16	218,700	194,500	-2.6%	2	405,000	2	397,500	2	239,300
254	SW Roseburg	9	14	5	13	30.0%	15	377,300	78	43	40	37.9%	39	354,900	291,000	9.3%	-	-	11	110,300	-	-
255	Glide & E of Roseburg	12	6	1	4	-20.0%	8	412,000	30	23	17	-10.5%	17	383,600	390,000	16.1%	-	-	5	151,100	-	-
256	Sutherlin/Oakland Area	16	26	6	27	28.6%	19	315,200	31	65	59	-3.3%	40	274,000	270,000	11.1%	6	243,000	10	108,500	2	289,500
257	Winston & SW of Roseburg	17	22	5	22	37.5%	15	230,400	78	53	50	4.2%	35	234,500	234,900	16.2%	-	-	5	243,800	2	233,000
258	Myrtle Creek & S/SE of Roseburg	29	37	3	44	144.4%	22	295,600	94	82	73	21.7%	50	273,300	249,000	40.8%	2	145,000	6	104,500	4	535,600
259	Green District	6	13	-	15	-25.0%	13	219,000	25	39	40	-4.8%	30	239,800	235,000	11.9%	-	-	2	60,800	-	-
265	North Douglas County	14	14	5	20	-13.0%	17	271,600	90	52	54	-3.6%	45	247,800	250,000	29.1%	-	-	10	65,900	3	389,700
	Douglas County	143	176	31	186	31.0%	148	316,500	77	468	438	3.1%	347	300,300	265,000	16.3%	14	327,200	66	135,700	13	371,900

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/2020-3/31/2021) with 12 months before (4/1/2019-3/31/2020).

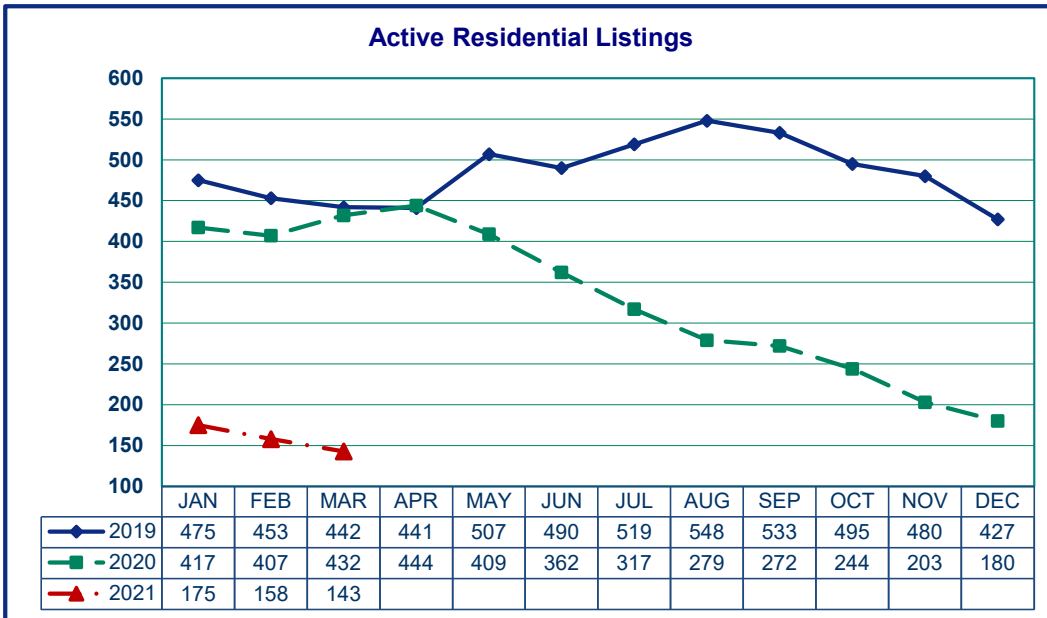
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

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.



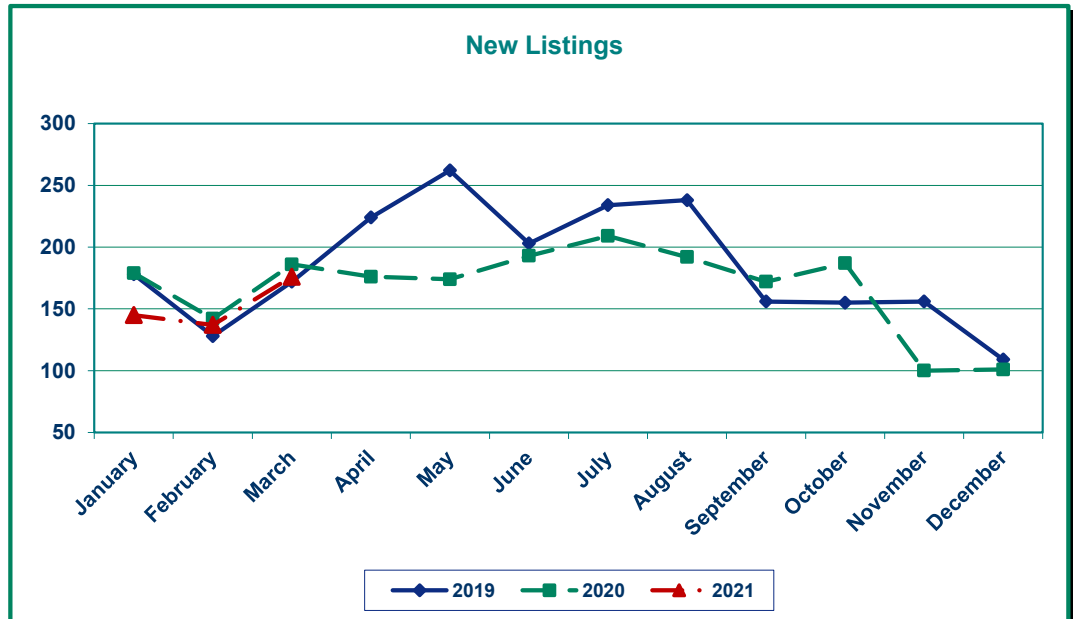
ACTIVE RESIDENTIAL LISTINGS

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



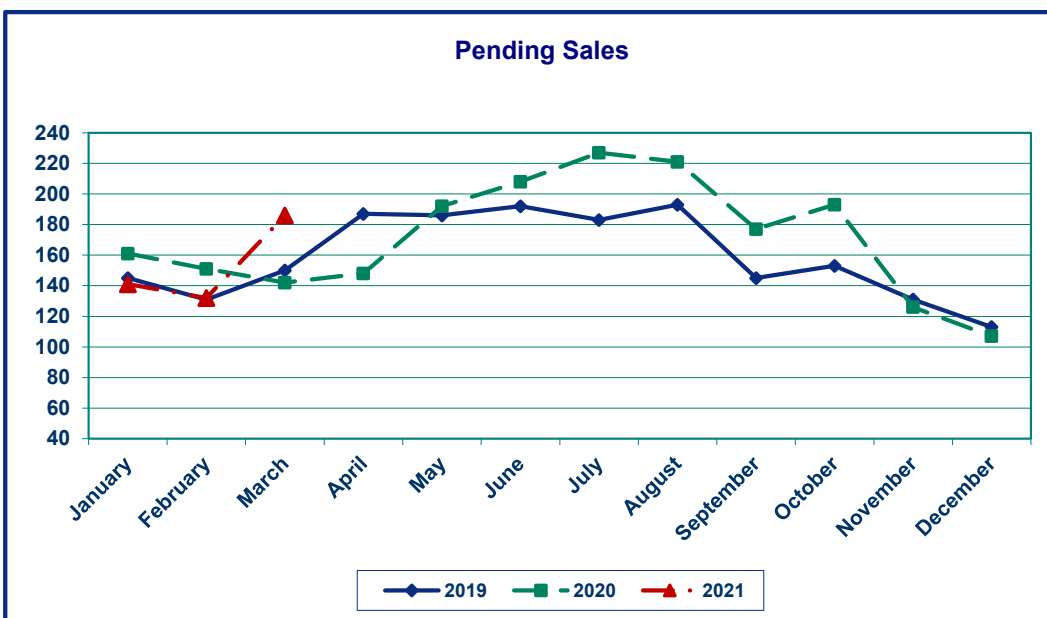
NEW LISTINGS

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



PENDING LISTINGS

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



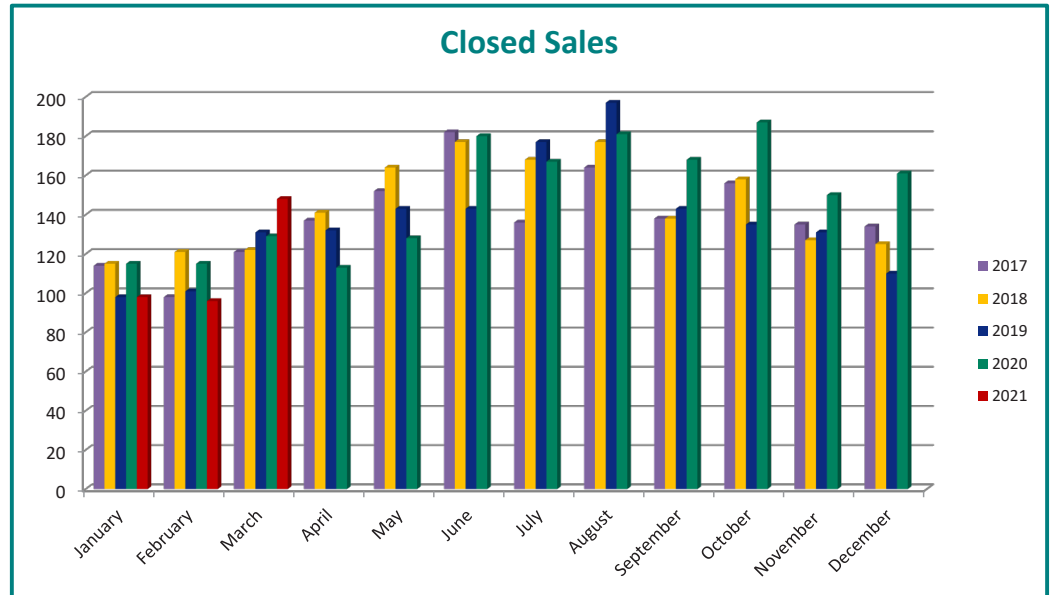
CLOSED SALES

DOUGLAS COUNTY, OR

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

Contact RMLS
 16101 SW 72nd 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.

