

MARKET ACTION

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

Residential Review: Douglas County, Oregon

April 2021 Reporting Period

April Residential Highlights

New listings (212) increased 20.5% from the 176 listed in April 2020, and increased 20.5% from the 176 listed in March 2021.

Pending sales (183) increased 23.6% from the 148 offers accepted in April 2020, and decreased 1.6% from the 186 offers accepted in March 2021.

Closed sales (143) increased 26.5% from the 113 closings in April 2020, and decreased 3.4% from the 148 closings in March 2021.

Inventory and Time on Market

Inventory increased to 1.1 months in April. Total market time decreased to 43 days.

Year-To-Date Summary

Comparing the first four months of 2021 to the same period in 2020, new listings (683) decreased 1.3%, pending sales (610) increased 8.9%, and closed sales (494) increased 2.9%.

Average and Median Sale Prices

Comparing 2021 to 2020 through April, the average sale price has increased 21.2% from \$242,500 to \$294,000. In the same comparison, the median sale price has increased 19.9% from \$221,500 to \$265,500.

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	1.1
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:

+15.4% (\$287,700 v. \$249,300)

Median Sale Price % Change:

+13.0% (\$260,000 v. \$230,000)

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	April	212	183	143	278,300	275,000	43
	March	176	186	148	316,500	277,500	77
	Year-To-Date	683	610	494	294,000	265,500	57
2020	April	176	148	113	253,100	220,000	90
	Year-To-Date	692	560	480	242,500	221,500	91
Change	April	20.5%	23.6%	26.5%	10.0%	25.0%	-52.8%
	Prev Mo 2021	20.5%	-1.6%	-3.4%	-12.1%	-0.9%	-44.5%
	Year-To-Date	-1.3%	8.9%	2.9%	21.2%	19.9%	-37.9%

AREA REPORT • APRIL 2021

Douglas County, Oregon

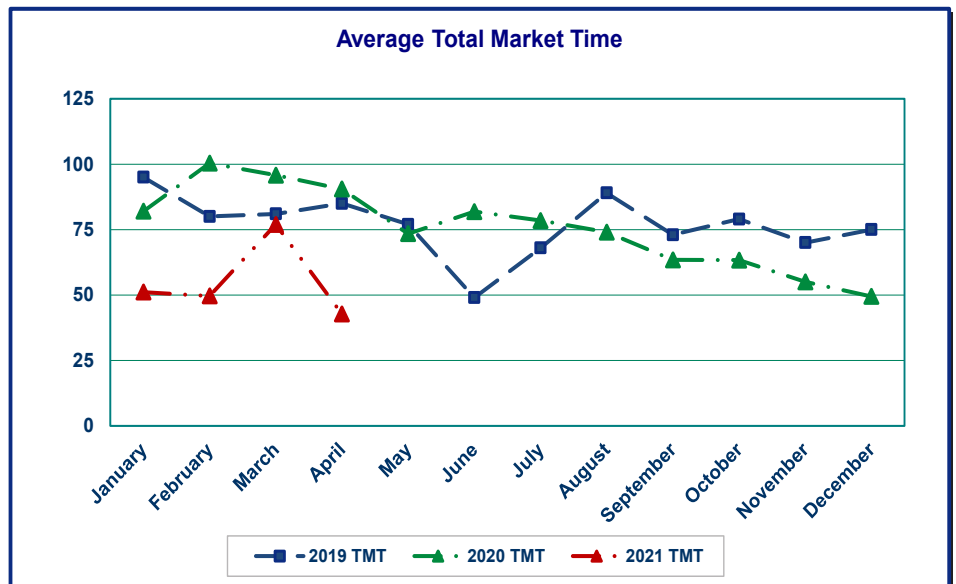
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2021 v. 2020 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	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	9	28	3	31	158.3%	17	290,600	25	80	73	32.7%	53	307,900	265,000	17.1%	4	437,600	14	149,200	1	240,000
252	NW Roseburg	11	18	-	21	-4.5%	12	415,800	38	53	62	3.3%	52	446,800	347,500	19.6%	1	400,000	11	142,200	-	-
253	SE Roseburg	10	11	4	8	0.0%	5	267,200	92	36	29	-12.1%	22	226,600	194,500	-1.9%	6	235,000	6	161,700	2	239,300
254	SW Roseburg	11	18	1	15	87.5%	9	350,300	23	61	55	48.6%	49	354,100	310,000	12.6%	-	-	16	137,900	-	-
255	Glide & E of Roseburg	10	6	3	6	-40.0%	4	321,300	14	29	22	-24.1%	21	371,700	389,900	12.1%	-	-	6	133,800	-	-
256	Sutherlin/Oakland Area	18	25	1	21	10.5%	17	285,700	17	90	79	2.6%	58	277,000	279,500	7.7%	7	239,600	13	115,700	3	254,700
257	Winston & SW of Roseburg	20	24	2	19	58.3%	19	252,800	77	77	67	11.7%	54	241,000	233,200	11.4%	-	-	10	257,400	2	233,000
258	Myrtle Creek & S/SE of Roseburg	35	37	4	34	13.3%	24	247,700	29	121	102	17.2%	74	265,000	247,500	38.6%	3	131,700	12	157,900	5	455,500
259	Green District	7	16	4	11	57.1%	18	235,800	29	55	51	6.3%	48	238,300	241,000	12.8%	-	-	2	60,800	1	600,000
265	North Douglas County	23	29	5	17	-15.0%	18	236,100	85	81	70	-5.4%	63	244,400	262,000	29.2%	2	587,500	12	76,200	5	330,400
	Douglas County	154	212	27	183	23.6%	143	278,300	43	683	610	8.9%	494	294,000	265,500	15.4%	23	296,000	102	143,500	19	341,000

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months April (5/1/2020-4/30/2021) with 12 months before (5/1/2019-4/30/2020).

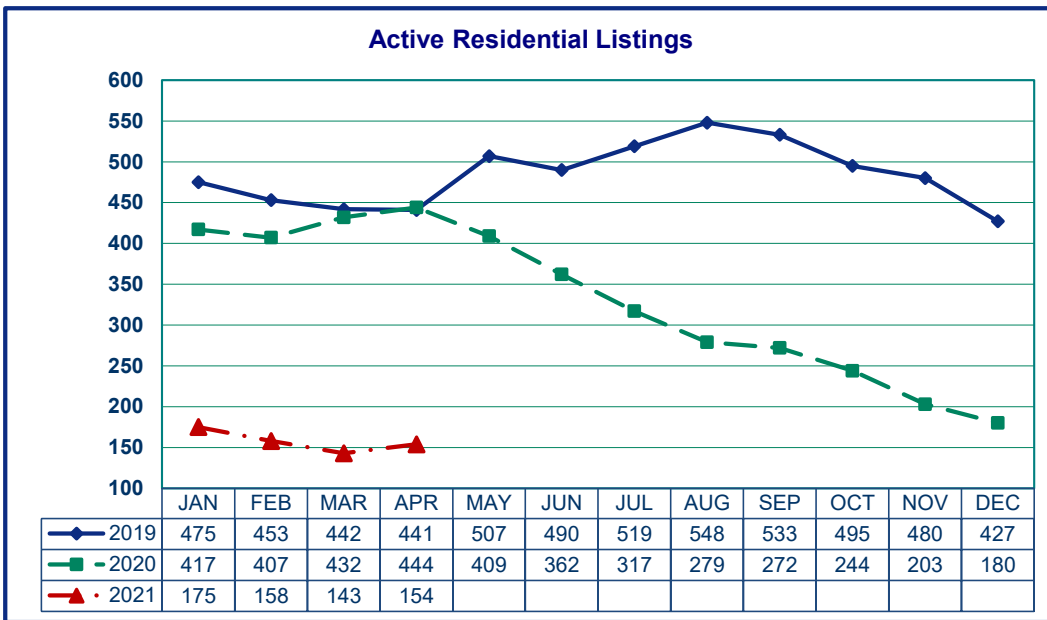
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

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.



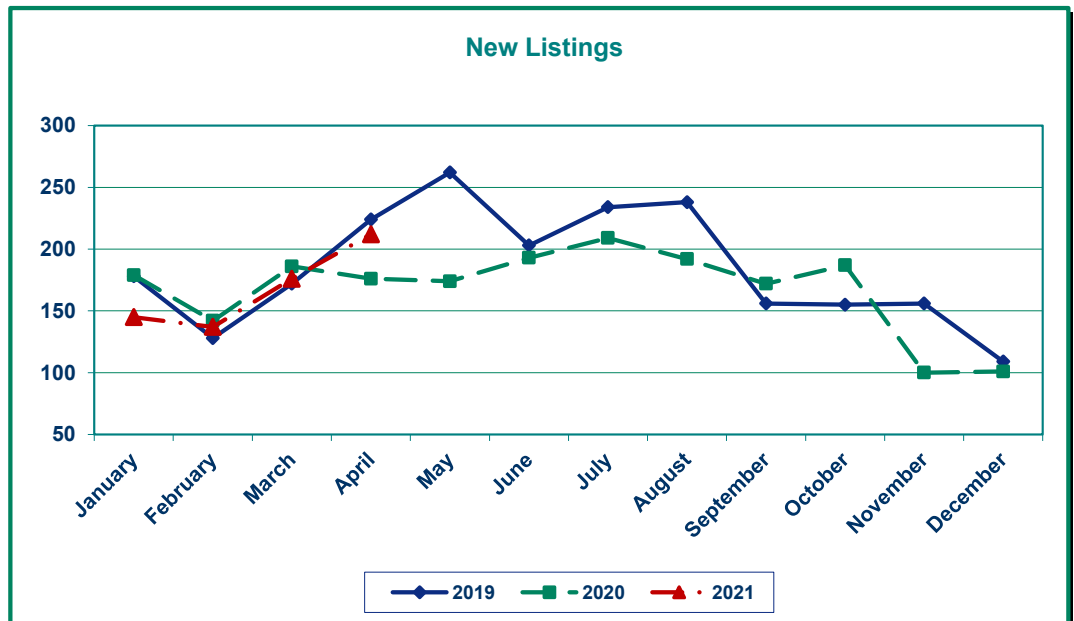
ACTIVE RESIDENTIAL LISTINGS

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



NEW LISTINGS

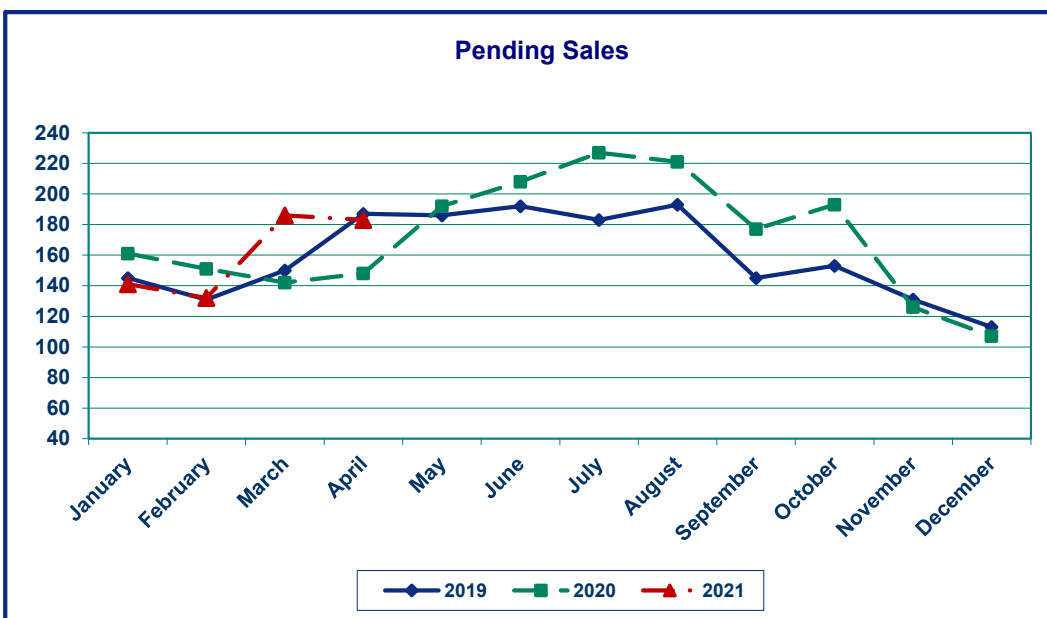
DOUGLAS COUNTY, OR
This graph shows the new residential listings over the past three calendar years in Douglas County, Oregon.



Pending Sales

PENDING LISTINGS

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



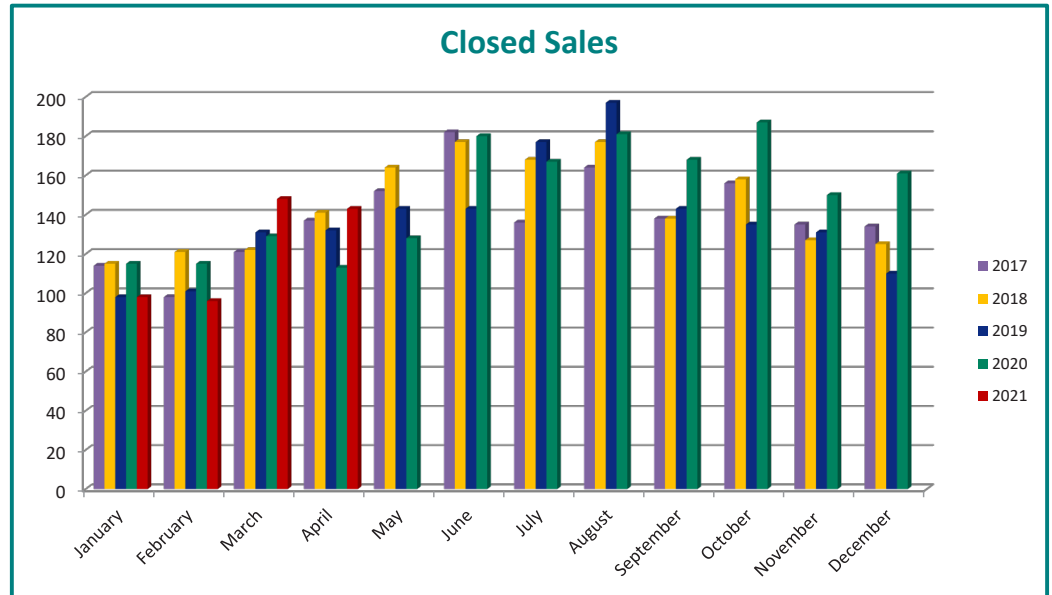
CLOSED SALES

DOUGLAS COUNTY, OR

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

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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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