

# MARKET ACTION



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

## Residential Review: Douglas County, Oregon

June 2021 Reporting Period

### Residential Highlights

New listings (231) increased 19.7% from the 193 listed in June 2020, and increased 10.0% from the 210 listed in May 2021.

Pending sales (201) decreased 3.4% from the 208 offers accepted in June 2020, and increased 7.5% from the 187 offers accepted in May 2021.

Closed sales (171) decreased 5.0% from the 180 closings in June 2020, and increased 18.8% from the 144 closings in May 2021.

### Inventory and Time on Market

Inventory held steady at 1.2 months in June. Total market time increased to 36 days.

### Year-To-Date Summary

Comparing the first six months of 2021 to the same period in 2020, new listings (1,146) increased 7.6%, pending sales (967) increased 4.0%, and closed sales (813) increased 2.9%.

### Average and Median Sale Prices

Comparing 2021 to 2020 through June, the average sale price has increased 24.7% from \$244,100 to \$304,300. In the same comparison, the median sale price has increased 20.1% from \$229,000 to \$275,000.

### 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	1.1
May	3.5	3.2	1.2
June	3.4	2.0	1.2
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:

+19.7% (\$300,300 v. \$250,900)

#### Median Sale Price % Change:

+14.1% (\$265,300 v. \$232,500)

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	June	231	201	171	327,000	289,000	36
	May	210	187	144	314,000	285,000	31
	Year-To-Date	1,146	967	813	304,300	275,000	47
2020	June	193	208	180	246,700	240,000	82
	Year-To-Date	1,065	930	790	244,100	229,000	86
Change	June	19.7%	-3.4%	-5.0%	32.5%	20.4%	-56.4%
	Prev Mo 2021	10.0%	7.5%	18.8%	4.1%	1.4%	14.7%
	Year-To-Date	7.6%	4.0%	2.9%	24.7%	20.1%	-45.0%

# AREA REPORT • JUNE 2021

## Douglas County, Oregon

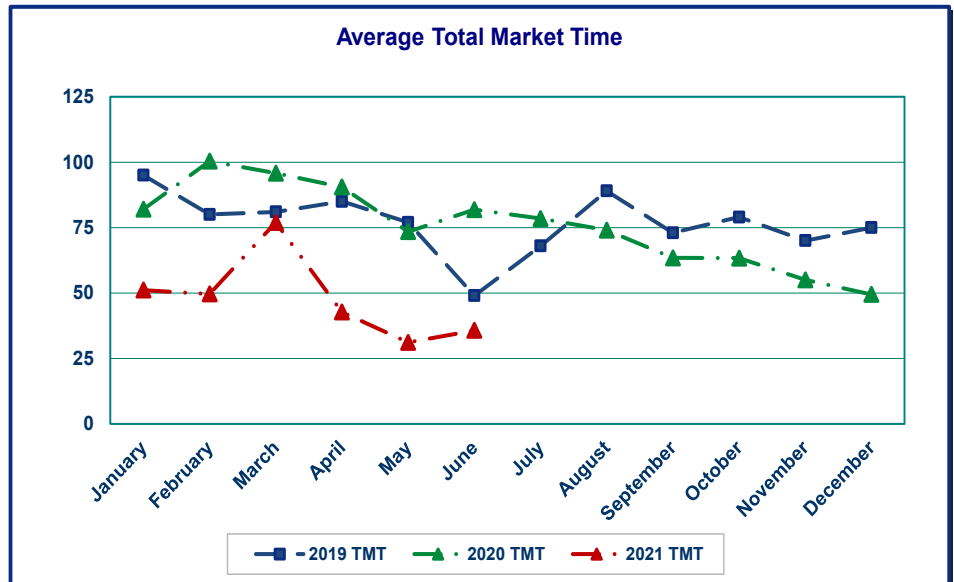
	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
	Current Month									Year-To-Date						Year-To-Date		Year-To-Date		Year-To-Date		
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2021 v. 2020 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2021 v. 2020	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	10	18	4	15	-21.1%	19	344,400	16	128	105	12.9%	97	309,600	285,000	28.2%	5	416,100	22	156,000	1	240,000
252	NW Roseburg	24	38	2	25	38.9%	24	415,000	34	114	107	15.1%	87	443,400	350,000	21.8%	1	400,000	20	133,200	-	-
253	SE Roseburg	11	15	2	11	10.0%	8	318,100	10	65	52	-5.5%	39	237,700	204,000	6.9%	7	221,400	11	124,000	3	217,800
254	SW Roseburg	12	20	1	16	-11.1%	11	421,600	46	95	83	27.7%	75	364,200	320,000	12.6%	1	985,000	20	143,000	1	565,000
255	Glide & E of Roseburg	9	11	2	12	100.0%	6	355,500	8	50	40	-2.4%	31	375,600	327,000	18.8%	-	-	8	157,200	-	-
256	Sutherlin/Oakland Area	21	22	1	14	-60.0%	23	359,800	48	128	112	-14.5%	107	305,600	289,000	9.2%	8	262,800	18	136,700	5	333,100
257	Winston & SW of Roseburg	25	25	3	24	33.3%	19	288,900	44	133	111	22.0%	87	255,200	245,000	13.8%	-	-	15	256,100	3	263,600
258	Myrtle Creek & S/SE of Roseburg	45	37	5	34	-2.9%	30	279,100	35	200	156	3.3%	123	276,300	249,000	36.6%	5	214,800	26	123,300	7	571,800
259	Green District	9	22	2	24	9.1%	15	271,300	61	101	90	1.1%	72	248,700	241,000	18.4%	-	-	4	50,900	1	600,000
265	North Douglas County	34	23	3	26	-3.7%	16	243,200	28	132	111	-8.3%	95	250,400	258,000	35.6%	2	587,500	18	100,900	6	366,800
	<b>Douglas County</b>	<b>200</b>	<b>231</b>	<b>25</b>	<b>201</b>	<b>-3.4%</b>	<b>171</b>	<b>327,000</b>	<b>36</b>	<b>1,146</b>	<b>967</b>	<b>4.0%</b>	<b>813</b>	<b>304,300</b>	<b>275,000</b>	<b>19.6%</b>	<b>29</b>	<b>323,000</b>	<b>162</b>	<b>142,600</b>	<b>27</b>	<b>397,000</b>

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months June (7/1/2020-6/30/2021) with 12 months before (7/1/2019-6/30/2020).

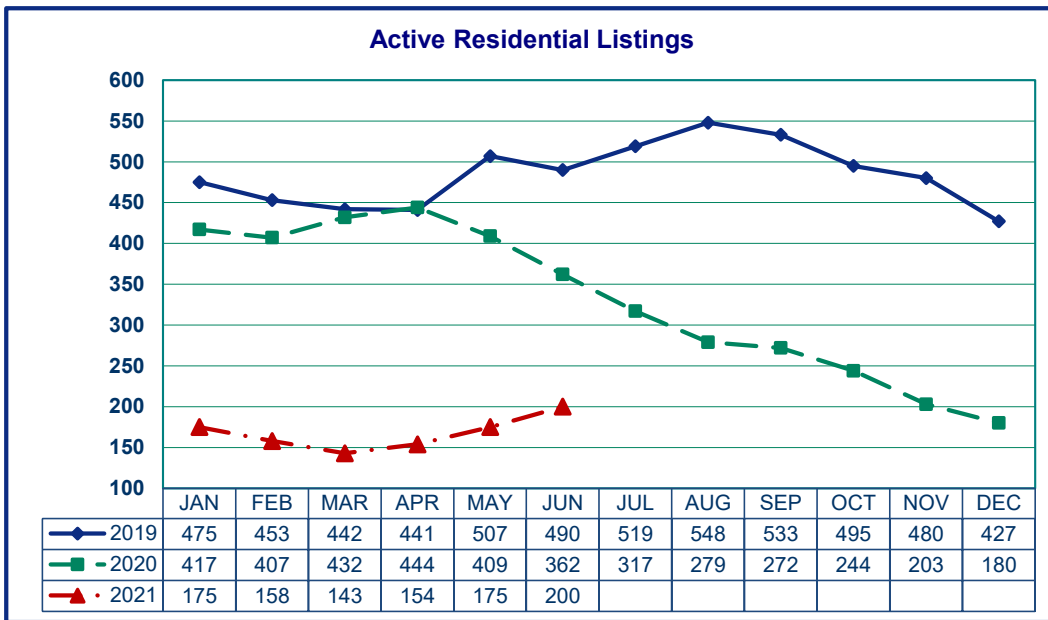
<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

**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.*



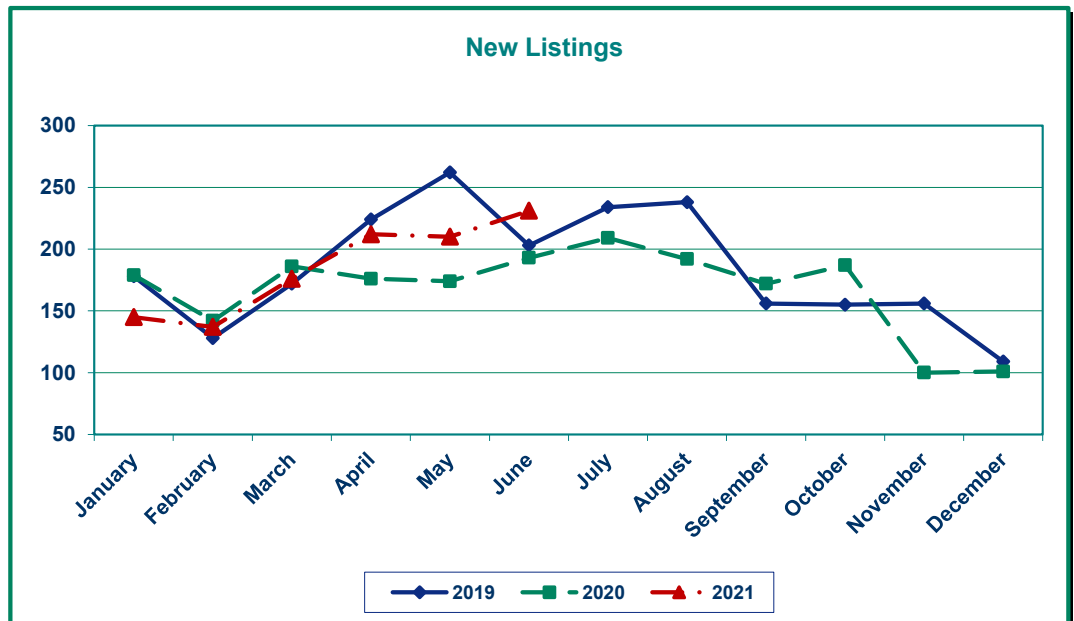
## ACTIVE RESIDENTIAL LISTINGS

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



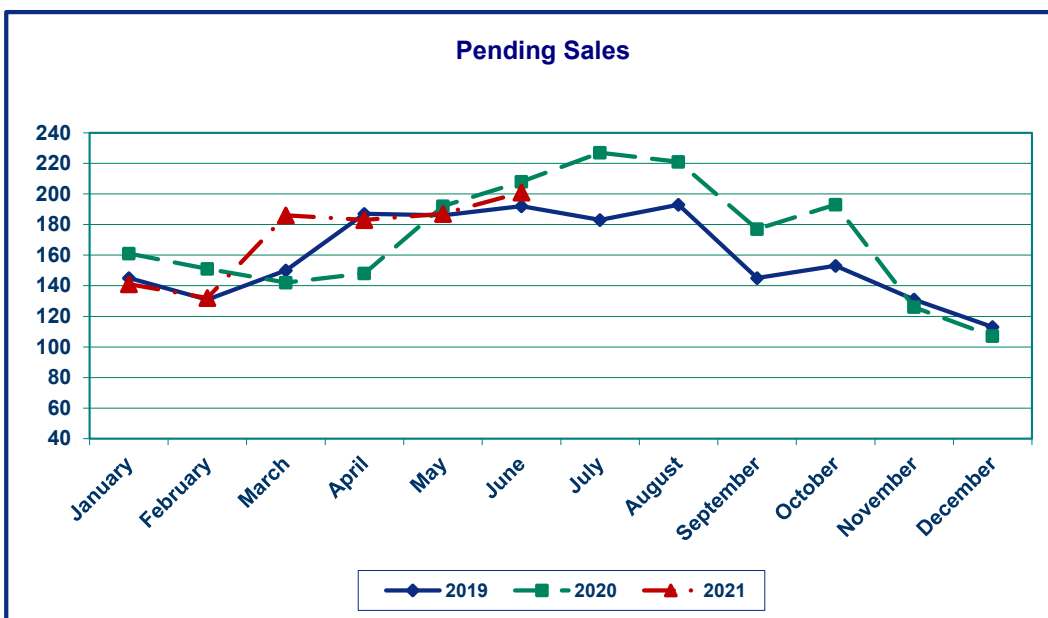
## NEW LISTINGS

**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.*



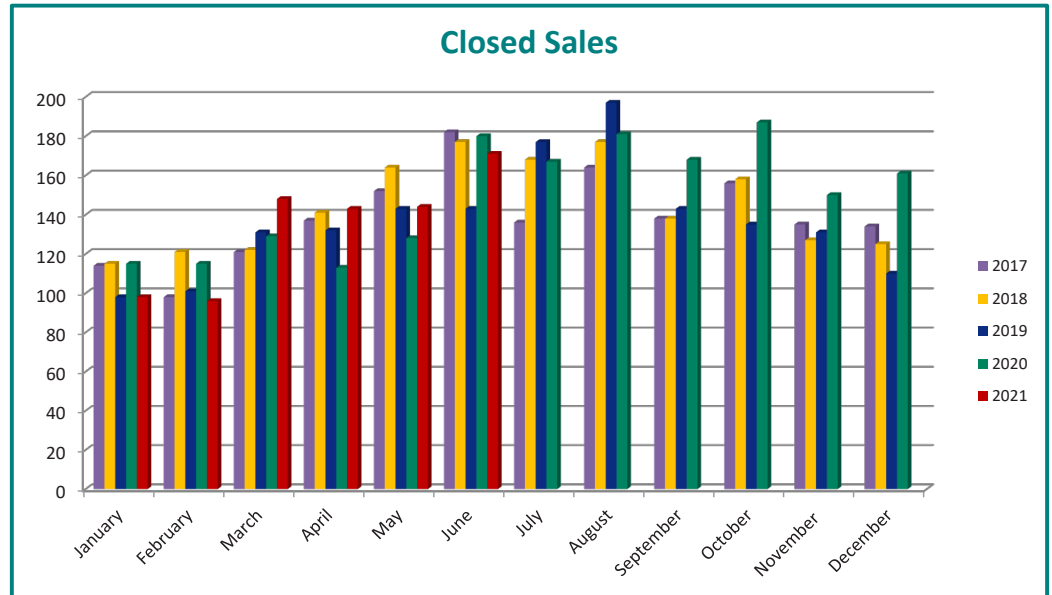
## CLOSED SALES

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

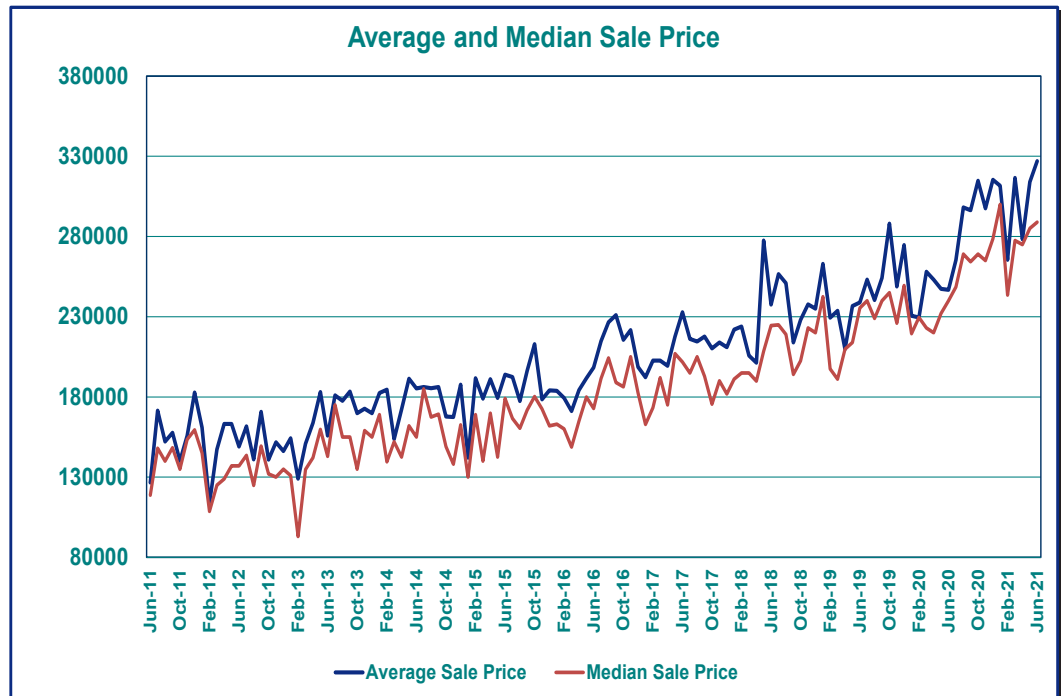
DOUGLAS COUNTY, OR

*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 Wallowa County.

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