

# MARKET ACTION

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

## Residential Review: Douglas County, Oregon

July 2021 Reporting Period

### Residential Highlights

New listings (232) increased 11.0% from the 209 listed in July 2020, and increased 0.4% from the 231 listed in June 2021.

Pending sales (168) decreased 26.0% from the 227 offers accepted in July 2020, and decreased 16.4% from the 201 offers accepted in June 2021.

Closed sales (171) increased 2.4% from the 167 closings in July 2020, and matched the 171 closings in June 2021.

### Inventory and Time on Market

Inventory increased to 1.5 months in July. Total market time decreased to 29 days.

### Year-To-Date Summary

Comparing the first seven months of 2021 to the same period in 2020, new listings (1,386) increased 8.0%, pending sales (1,109) decreased 2.8%, and closed sales (992) increased 3.3%.

### Average and Median Sale Prices

Comparing 2021 to 2020 through July, the average sale price has increased 24.1% from \$248,000 to \$307,800. In the same comparison, the median sale price has increased 19.7% from \$233,000 to \$279,000.

### 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	1.5
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:

+21.3% (\$305,700 v. \$252,000)

#### Median Sale Price % Change:

+15.0% (\$270,100 v. \$234,900)

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	July	232	168	171	328,900	305,000	29
	June	231	201	171	327,000	289,000	36
	Year-To-Date	1,386	1,109	992	307,800	279,000	44
2020	July	209	227	167	265,300	248,500	78
	Year-To-Date	1,283	1,141	960	248,000	233,000	85
Change	July	11.0%	-26.0%	2.4%	24.0%	22.7%	-62.5%
	Prev Mo 2021	0.4%	-16.4%	0.0%	0.6%	5.5%	-17.5%
	Year-To-Date	8.0%	-2.8%	3.3%	24.1%	19.7%	-48.2%

# AREA REPORT • JULY 2021

## Douglas County, Oregon

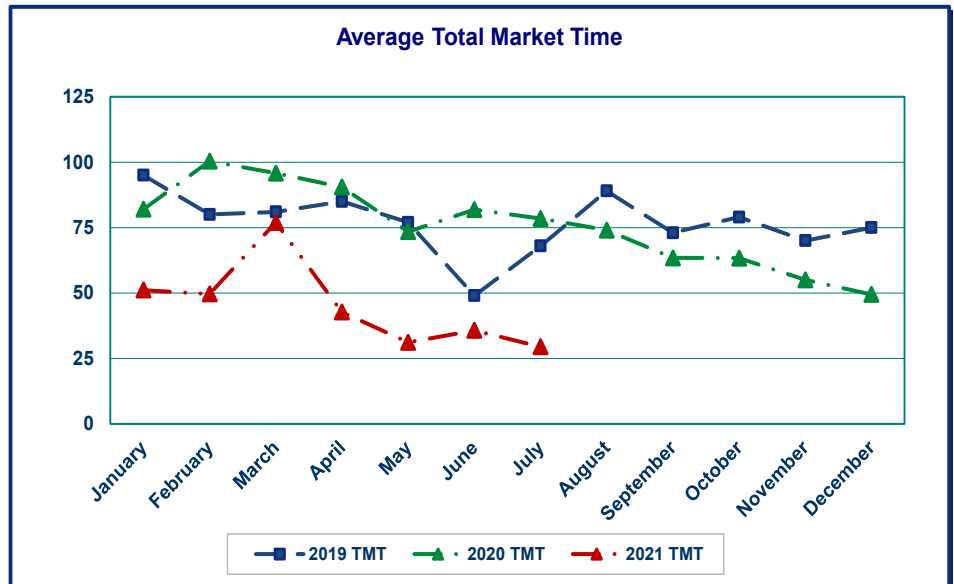
	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
	Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date			
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2021 v. 2020 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <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	19	20	2	12	-42.9%	20	361,700	19	148	116	2.7%	118	317,400	296,500	26.5%	8	383,700	25	140,600	1	240,000
252	NW Roseburg	34	35	3	21	-27.6%	17	415,000	42	151	125	2.5%	104	438,700	350,000	21.5%	1	400,000	23	146,800	-	-
253	SE Roseburg	14	16	2	11	-50.0%	12	296,900	21	81	61	-19.7%	51	251,600	235,000	16.8%	8	205,600	11	124,000	4	192,100
254	SW Roseburg	14	22	5	19	18.8%	15	351,300	28	118	100	25.0%	91	359,000	319,000	13.9%	1	985,000	20	143,000	1	565,000
255	Glide & E of Roseburg	10	5	2	5	-54.5%	9	557,100	119	55	44	-15.4%	40	416,500	369,800	25.4%	1	320,000	13	164,600	-	-
256	Sutherlin/Oakland Area	23	28	1	22	-42.1%	14	332,900	24	156	132	-19.0%	123	310,000	299,500	11.7%	8	262,800	24	147,100	5	333,100
257	Winston & SW of Roseburg	25	23	6	19	11.8%	26	301,500	16	159	128	19.6%	113	265,900	250,000	16.3%	-	-	15	256,100	3	263,600
258	Myrtle Creek & S/SE of Roseburg	54	36	4	24	-27.3%	21	259,200	33	236	175	-3.3%	146	272,900	245,000	36.2%	6	213,200	37	116,000	7	571,800
259	Green District	12	16	1	16	-15.8%	18	245,200	12	117	103	-4.6%	90	248,000	241,000	17.4%	-	-	4	50,900	1	600,000
265	North Douglas County	43	31	2	19	-9.5%	19	302,900	29	165	125	-10.1%	116	256,400	258,500	34.4%	5	288,000	28	94,800	7	360,900
	<b>Douglas County</b>	<b>248</b>	<b>232</b>	<b>28</b>	<b>168</b>	<b>-26.0%</b>	<b>171</b>	<b>328,900</b>	<b>29</b>	<b>1,386</b>	<b>1,109</b>	<b>-2.8%</b>	<b>992</b>	<b>307,800</b>	<b>279,000</b>	<b>21.3%</b>	<b>38</b>	<b>295,800</b>	<b>200</b>	<b>138,900</b>	<b>29</b>	<b>384,800</b>

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/20-7/31/21) with 12 months before (8/1/19-7/31/20).

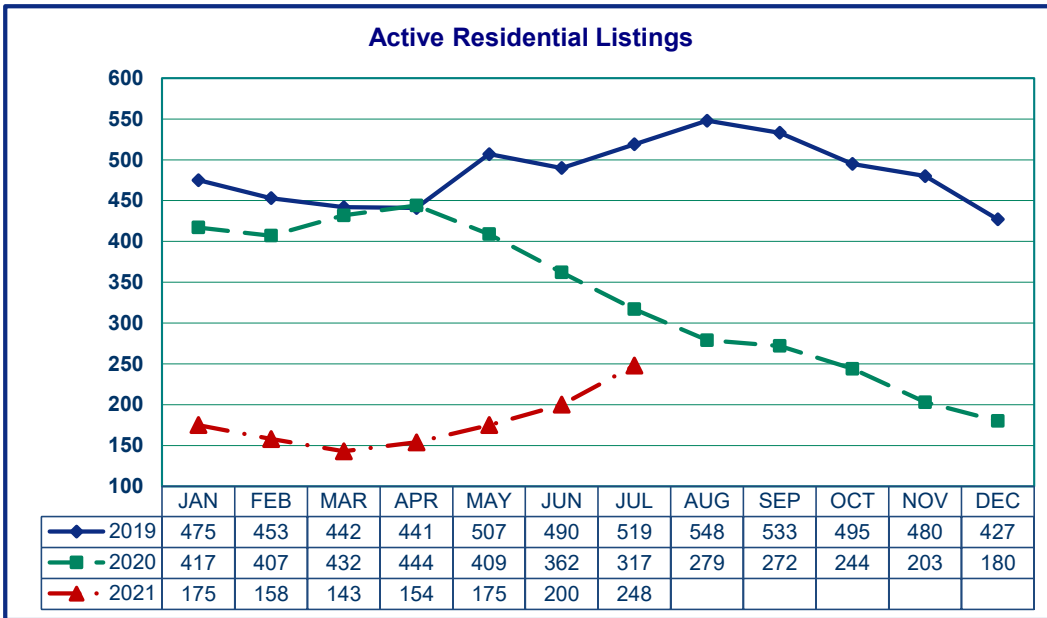
<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

**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.



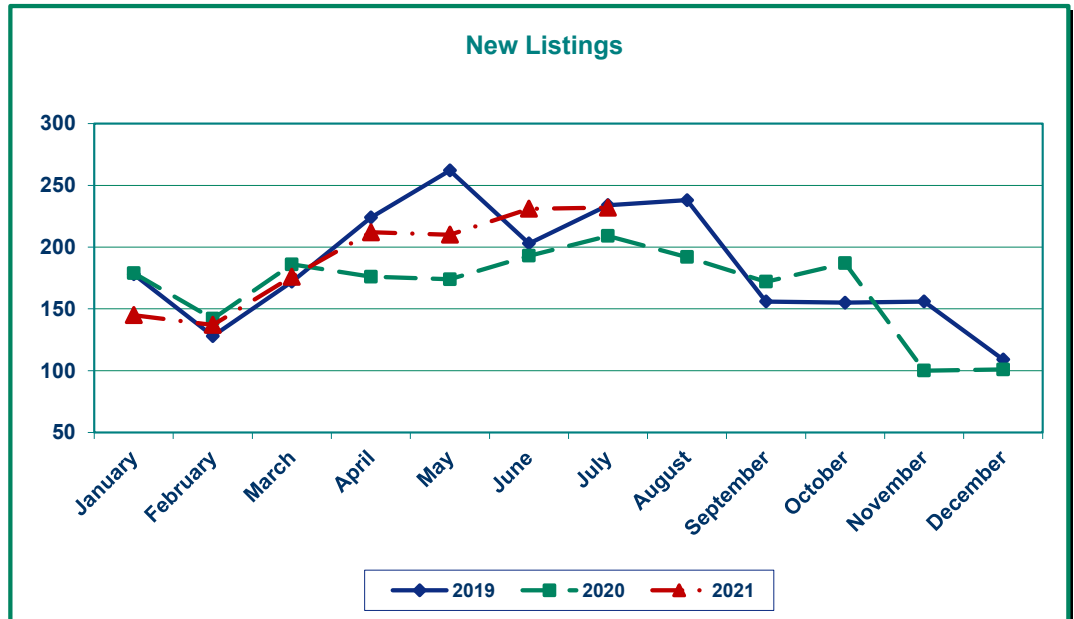
## ACTIVE RESIDENTIAL LISTINGS

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



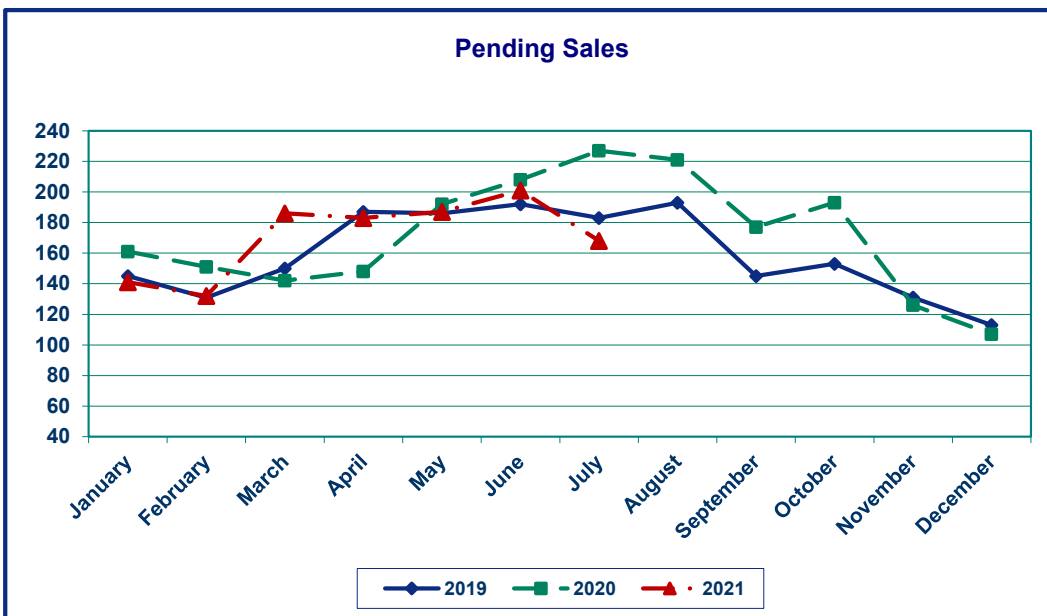
## NEW LISTINGS

**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.*



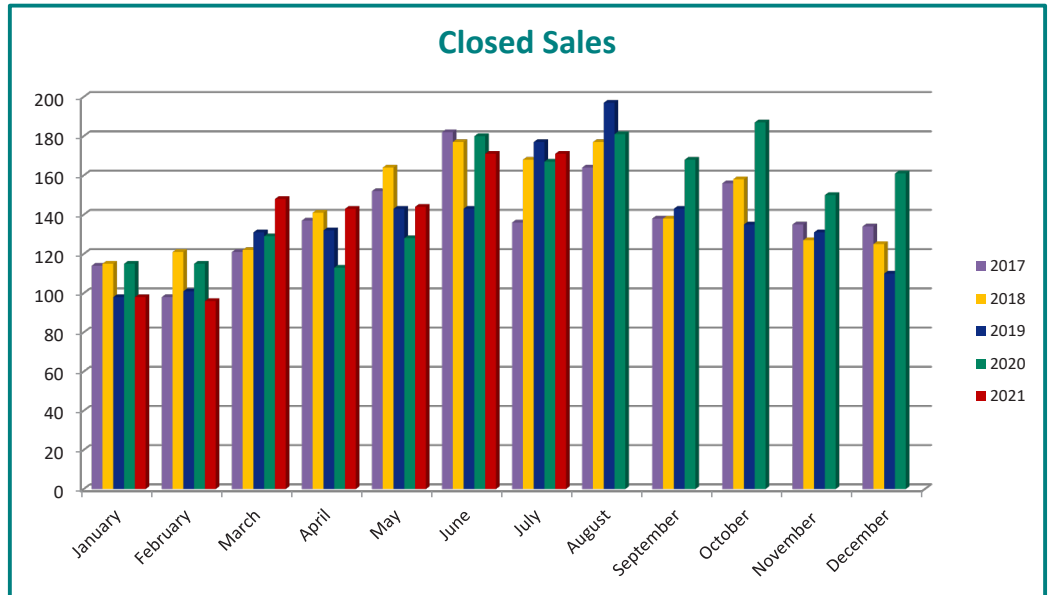
## CLOSED SALES

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

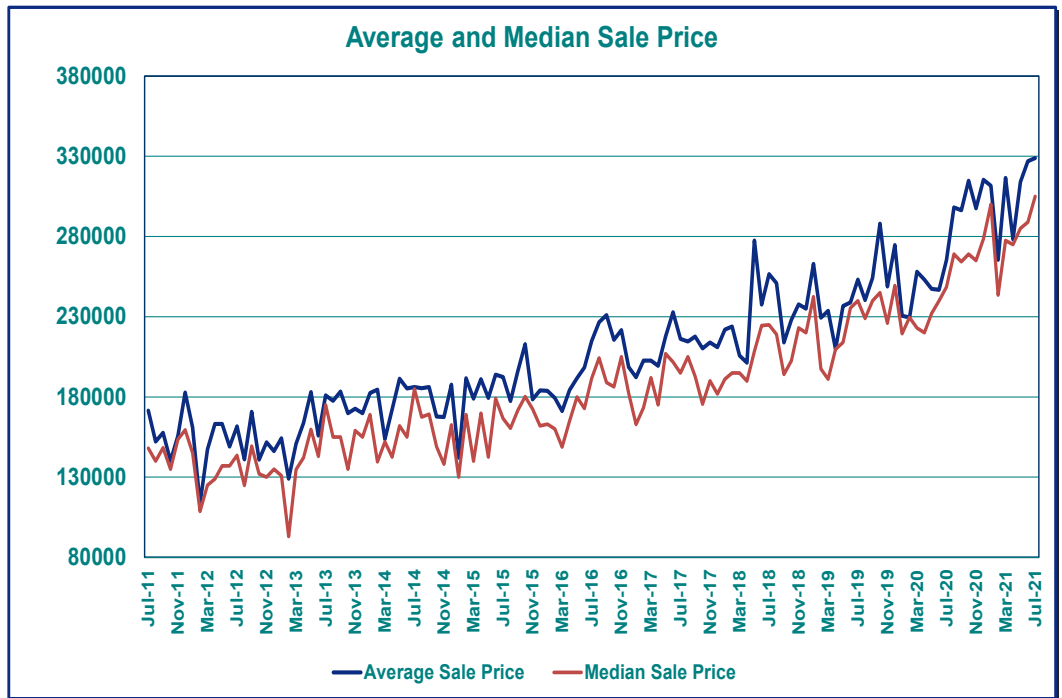
DOUGLAS COUNTY, OR

*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 Willowa County.

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