

MARKET ACTION

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

Residential Review: Douglas County, Oregon

August 2021 Reporting Period

Residential Highlights

New listings (215) increased 12.0% from the 192 listed in August 2020, and decreased 7.3% from the 232 listed in July 2021.

Pending sales (182) decreased 17.6% from the 221 offers accepted in August 2020, and increased 8.3% from the 168 offers accepted in July 2021.

Closed sales (161) decreased 11.0% from the 181 closings in August 2020, and decreased 5.8% from the 171 closings in July 2021.

Inventory and Time on Market

Inventory increased to 1.7 months in August. Total market time decreased to 22 days.

Year-To-Date Summary

Comparing the first eight months of 2021 to the same period in 2020, new listings (1,605) increased 8.7%, pending sales (1,274) decreased 5.0%, and closed sales (1,157) increased 0.7%.

Average and Median Sale Prices

Comparing 2021 to 2020 through August, the average sale price has increased 21.8% from \$255,800 to \$311,500. In the same comparison, the median sale price has increased 20.9% from \$235,000 to \$284,000.

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	1.7
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:

+19.6% (\$309,100 v. \$258,500)

Median Sale Price % Change:

+16.0% (\$275,000 v. \$237,000)

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	August	215	182	161	332,400	315,000	22
	July	232	168	171	328,900	305,000	29
	Year-To-Date	1,605	1,274	1,157	311,500	284,000	40
2020	August	192	221	181	298,100	269,000	74
	Year-To-Date	1,476	1,341	1,149	255,800	235,000	83
Change	August	12.0%	-17.6%	-11.0%	11.5%	17.1%	-70.5%
	Prev Mo 2021	-7.3%	8.3%	-5.8%	1.1%	3.3%	-25.8%
	Year-To-Date	8.7%	-5.0%	0.7%	21.8%	20.9%	-51.4%

AREA REPORT • AUGUST 2021

Douglas County, Oregon

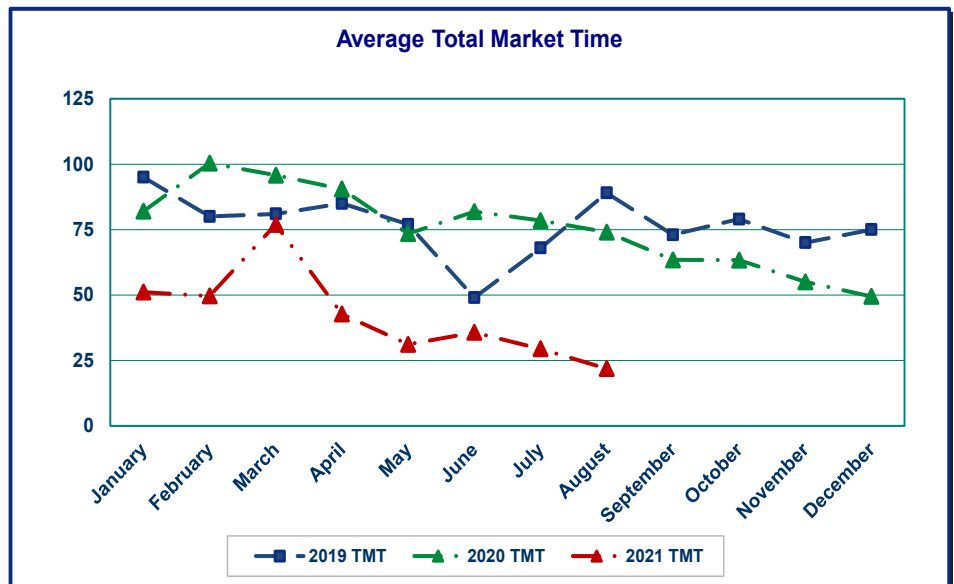
		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2021 v. 2020 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	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	20	1	20	-25.9%	12	263,700	13	169	134	-2.9%	130	312,500	292,500	30.8%	10	436,900	29	136,900	2	290,000
252	NW Roseburg	36	23	3	17	-34.6%	24	391,900	9	175	138	-6.1%	129	430,400	362,500	19.5%	1	400,000	25	146,100	1	340,000
253	SE Roseburg	21	13	2	9	-18.2%	12	271,700	20	94	69	-20.7%	63	255,500	239,000	15.3%	9	206,900	11	124,000	7	206,100
254	SW Roseburg	20	19	2	13	-45.8%	13	577,700	94	138	111	9.9%	104	386,300	320,000	19.4%	1	985,000	25	138,500	1	565,000
255	Glide & E of Roseburg	9	6	1	8	-38.5%	7	416,800	15	61	51	-21.5%	46	418,600	384,800	18.5%	1	320,000	14	169,600	-	-
256	Sutherlin/Oakland Area	27	28	2	26	36.8%	14	319,200	10	184	157	-13.3%	138	310,800	299,800	14.6%	8	262,800	28	136,700	5	333,100
257	Winston & SW of Roseburg	31	22	1	17	-10.5%	12	314,000	20	181	142	13.6%	126	273,400	252,000	11.2%	-	-	15	256,100	3	263,600
258	Myrtle Creek & S/SE of Roseburg	62	40	2	33	22.2%	32	305,700	20	277	207	3.5%	178	278,800	249,500	27.4%	6	213,200	39	112,900	7	571,800
259	Green District	14	18	2	15	-21.1%	16	261,100	8	135	118	-5.6%	108	249,900	245,000	18.5%	-	-	5	53,700	1	600,000
265	North Douglas County	40	26	3	24	-33.3%	19	266,600	23	191	147	-14.5%	135	257,800	258,000	33.4%	6	256,700	36	97,900	7	360,900
	Douglas County	274	215	19	182	-17.6%	161	332,400	22	1,605	1,274	-5.0%	1,157	311,500	284,000	19.6%	42	306,100	227	135,200	34	368,000

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/20-8/31/21) with 12 months before (9/1/19-8/31/20).

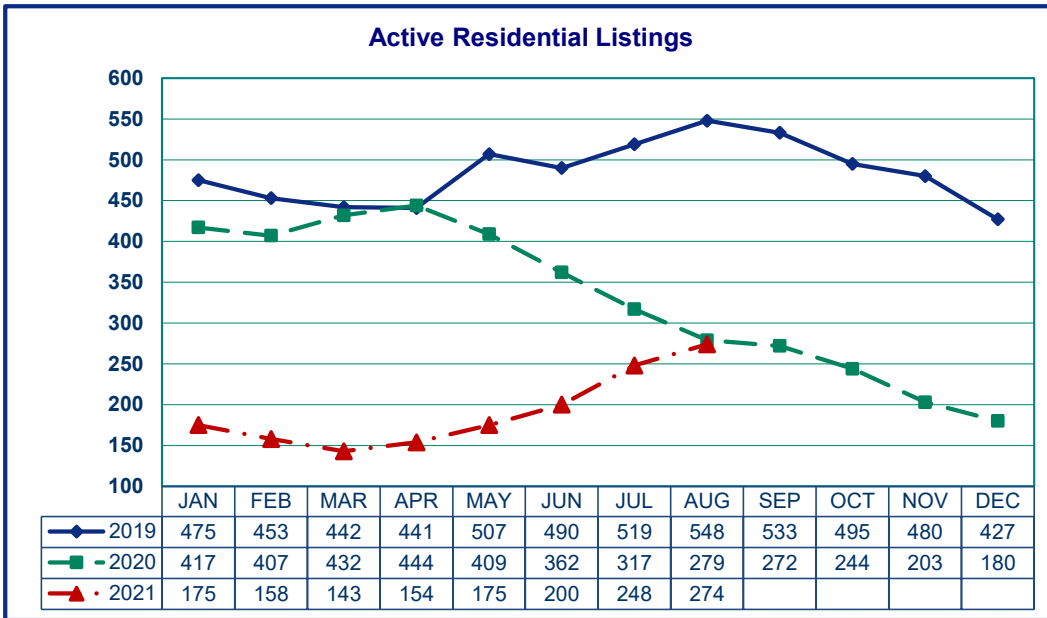
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

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.



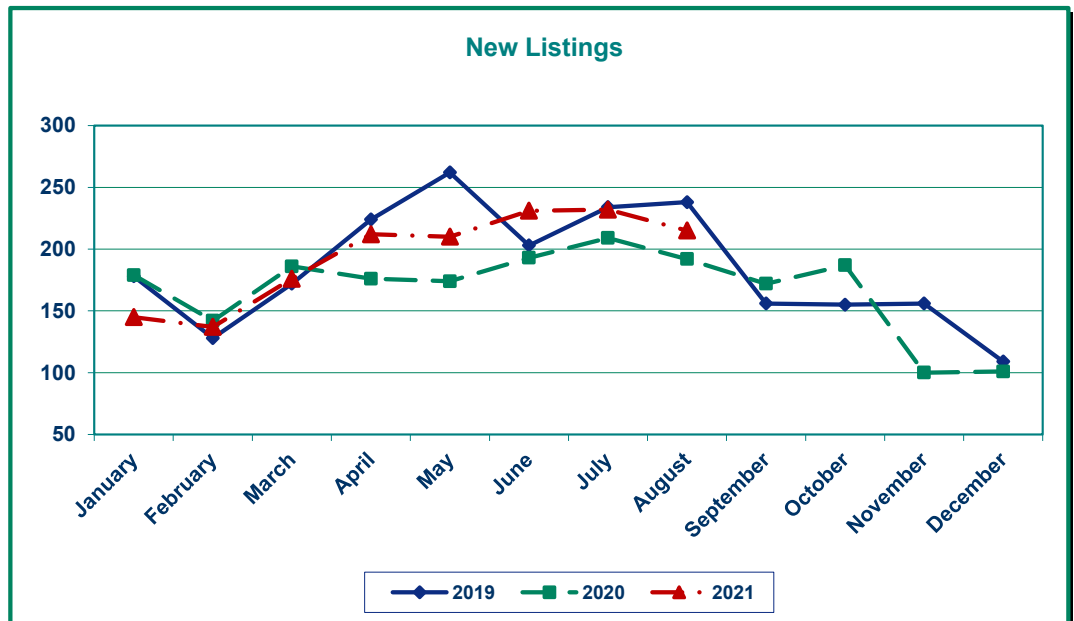
ACTIVE RESIDENTIAL LISTINGS

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



NEW LISTINGS

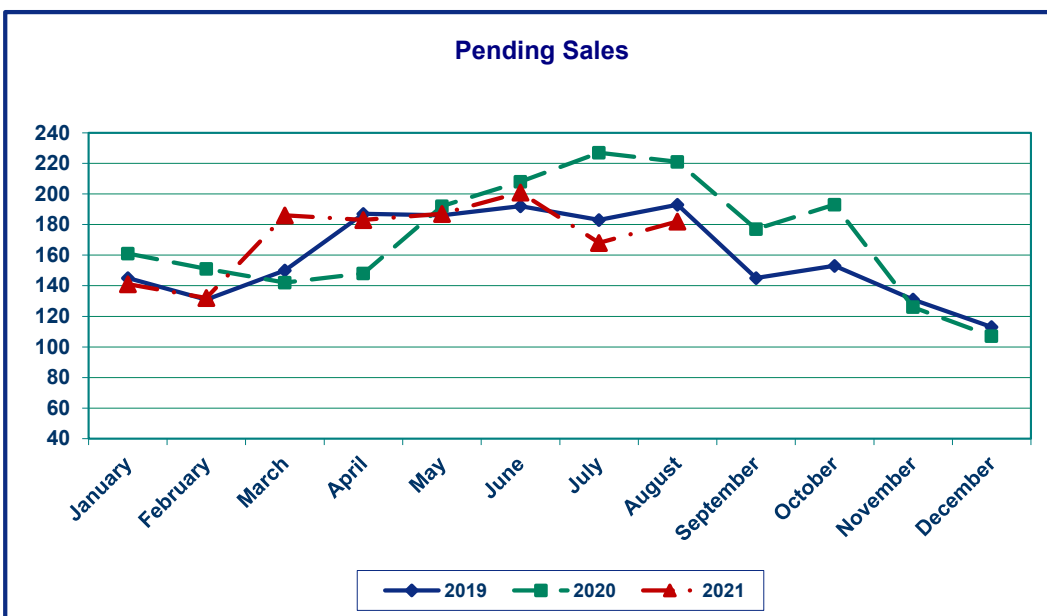
DOUGLAS COUNTY, OR
This graph shows the new residential listings over the past three calendar years in Douglas County, Oregon.



Pending Sales

PENDING LISTINGS

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

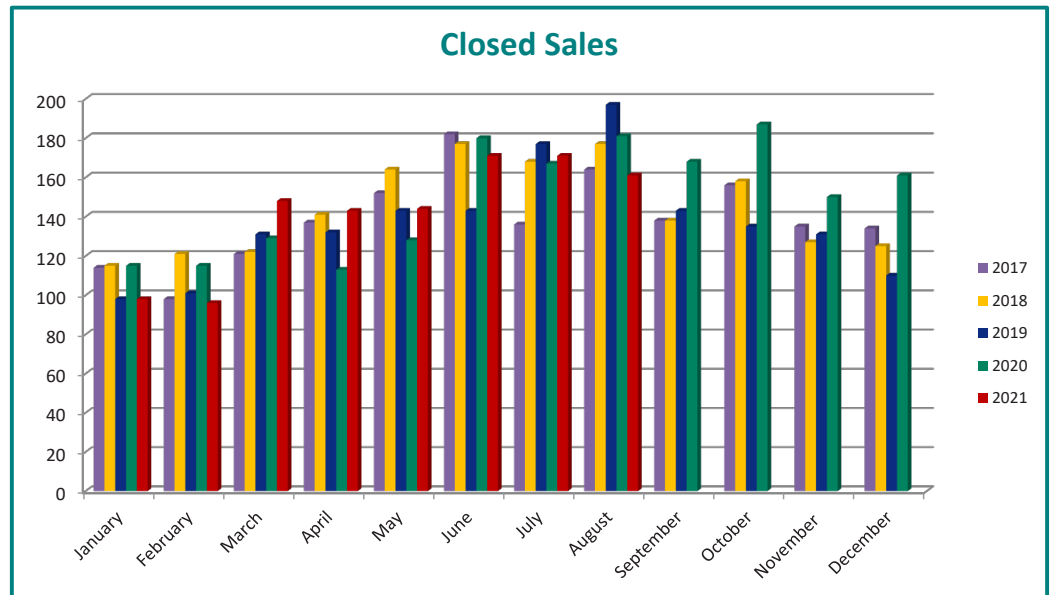


CLOSED SALES
DOUGLAS COUNTY, OR

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.

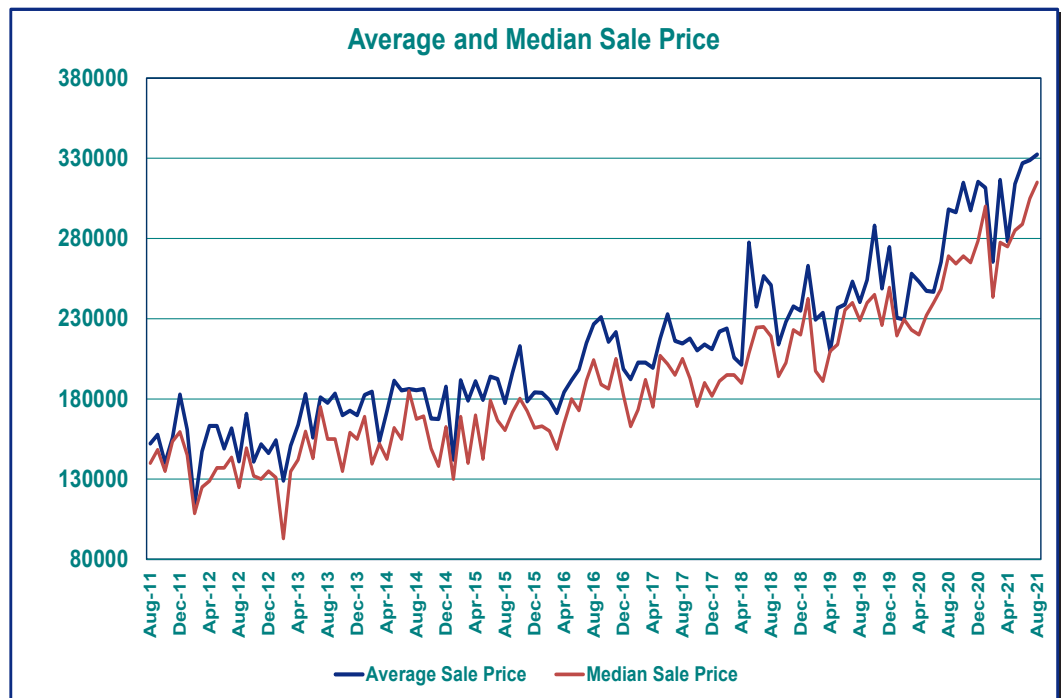


SALE PRICE
DOUGLAS COUNTY, OR

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 Wallowa County.

RMLS was formed by area Boards and Associations of REALTORS® in 1991.



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