

# MARKET ACTION



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

Residential Review: Douglas County, Oregon

September 2021 Reporting Period

## Residential Highlights

New listings (192) increased 11.6% from the 172 listed in September 2020, and decreased 10.7% from the 215 listed in August 2021.

Pending sales (187) increased 5.6% from the 177 offers accepted in September 2020, and increased 2.7% from the 182 offers accepted in August 2021.

Closed sales (143) decreased 14.9% from the 168 closings in September 2020, and decreased 11.2% from the 161 closings in August 2021.

## Inventory and Time on Market

Inventory held steady at 1.9 months in September. Total market time increased to 35 days.

## Year-To-Date Summary

Comparing the first nine months of 2021 to the same period in 2020, new listings (1,810) increased 9.4%, pending sales (1,440) decreased 4.1%, and closed sales (1,308) decreased 1.2%.

## Average and Median Sale Prices

Comparing 2021 to 2020 through September, the average sale price has increased 20.3% from \$261,100 to \$314,100. In the same comparison, the median sale price has increased 18.8% from \$239,900 to \$285,000.

## 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	1.9
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:

+18.9% (\$312,300 v. \$262,700)

### Median Sale Price % Change:

+16.8% (\$280,000 v. \$239,700)

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	September	192	187	143	337,800	313,000	35
	August	215	182	161	332,400	315,000	22
	Year-To-Date	1,810	1,440	1,308	314,100	285,000	40
2020	September	172	177	168	296,300	264,300	63
	Year-To-Date	1,654	1,501	1,324	261,100	239,900	80
Change	September	11.6%	5.6%	-14.9%	14.0%	18.4%	-45.2%
	Prev Mo 2021	-10.7%	2.7%	-11.2%	1.6%	-0.6%	59.0%
	Year-To-Date	9.4%	-4.1%	-1.2%	20.3%	18.8%	-50.4%

# AREA REPORT • SEPTEMBER 2021

## Douglas County, Oregon

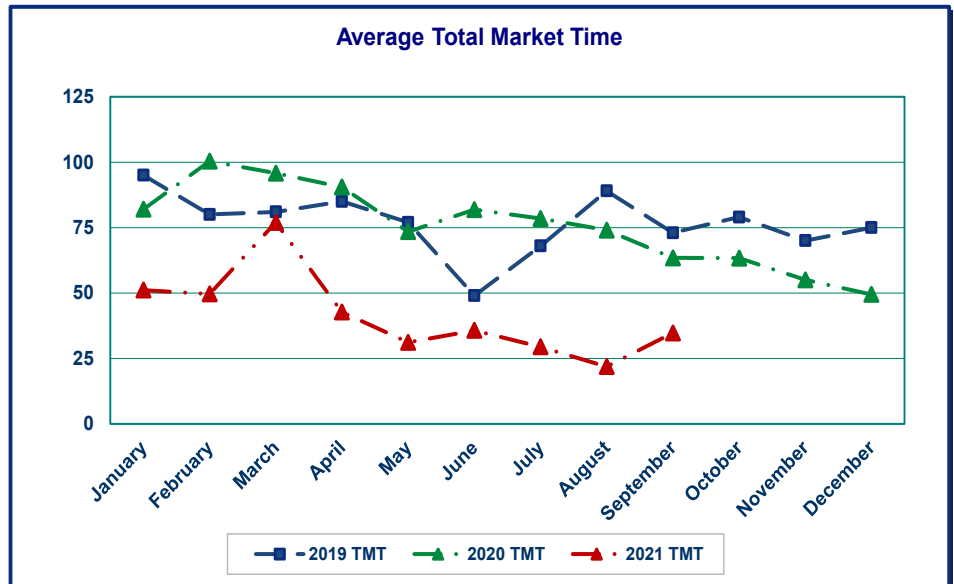
	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
	Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date			
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2021 v. 2020 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <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	27	25	2	14	-44.0%	10	331,100	12	196	148	-9.2%	141	314,100	299,900	29.8%	10	436,900	31	132,900	2	290,000
252	NW Roseburg	33	17	2	21	90.9%	15	452,400	18	193	159	2.6%	144	432,700	372,500	19.4%	1	400,000	26	145,600	1	340,000
253	SE Roseburg	14	6	1	10	-41.2%	10	315,100	15	99	78	-24.3%	74	263,800	243,500	17.4%	11	285,800	13	111,100	7	206,100
254	SW Roseburg	23	24	2	21	10.5%	15	374,000	29	164	131	11.0%	120	384,000	320,000	19.0%	1	985,000	28	142,700	1	565,000
255	Glide & E of Roseburg	8	4	2	3	0.0%	5	392,900	162	65	53	-22.1%	51	416,100	380,000	16.1%	1	320,000	16	170,900	-	-
256	Sutherlin/Oakland Area	28	23	5	24	9.1%	21	377,800	22	207	176	-12.4%	160	318,700	302,800	16.3%	8	262,800	31	137,100	5	333,100
257	Winston & SW of Roseburg	26	24	6	25	25.0%	15	369,700	28	206	166	17.7%	143	284,400	259,000	9.0%	-	-	16	243,300	3	263,600
258	Myrtle Creek & S/SE of Roseburg	68	33	7	27	-10.0%	22	287,800	44	311	230	1.3%	201	278,900	253,000	25.9%	7	396,900	46	104,600	7	571,800
259	Green District	17	18	1	18	38.5%	11	247,400	27	157	133	-2.9%	119	249,600	250,000	15.2%	-	-	6	169,800	1	600,000
265	North Douglas County	34	18	1	24	41.2%	19	260,900	54	212	166	-11.7%	155	258,200	255,000	31.3%	6	256,700	42	100,900	7	360,900
	<b>Douglas County</b>	<b>278</b>	<b>192</b>	<b>29</b>	<b>187</b>	<b>5.6%</b>	<b>143</b>	<b>337,800</b>	<b>35</b>	<b>1,810</b>	<b>1,440</b>	<b>-4.1%</b>	<b>1,308</b>	<b>314,100</b>	<b>285,000</b>	<b>18.9%</b>	<b>45</b>	<b>347,500</b>	<b>255</b>	<b>134,500</b>	<b>34</b>	<b>368,000</b>

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/20-9/30/21) with 12 months before (10/1/19-9/30/20).

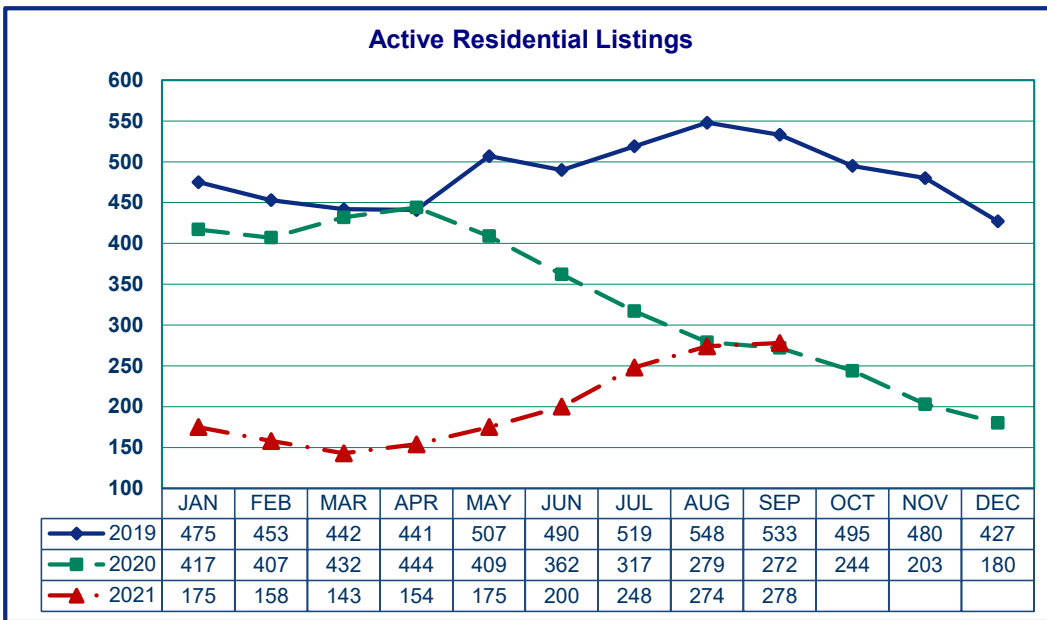
<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

**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.*



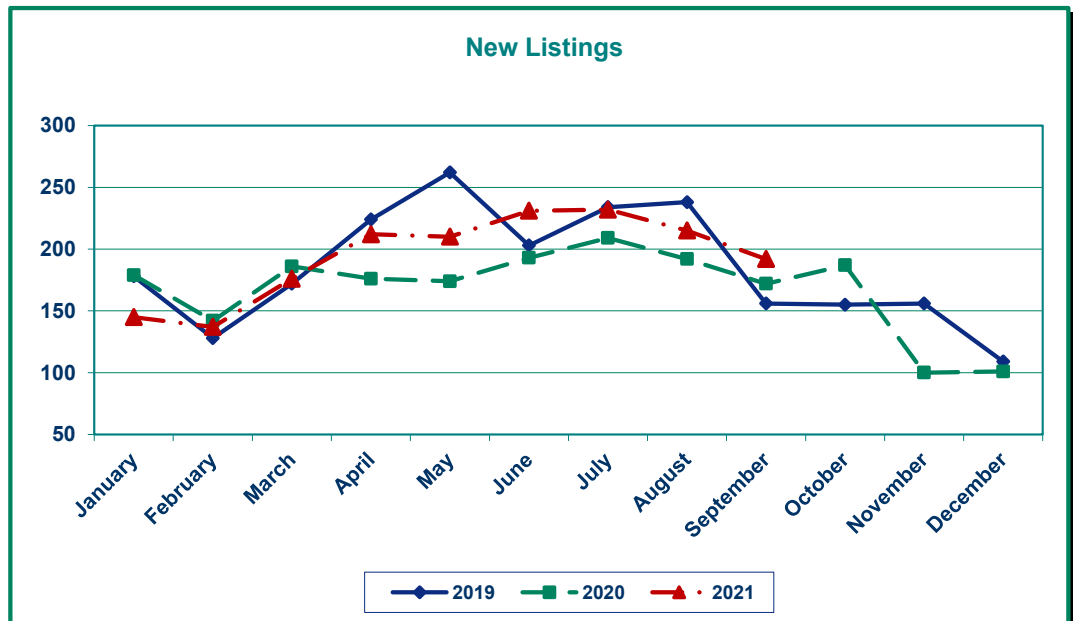
## ACTIVE RESIDENTIAL LISTINGS

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



## NEW LISTINGS

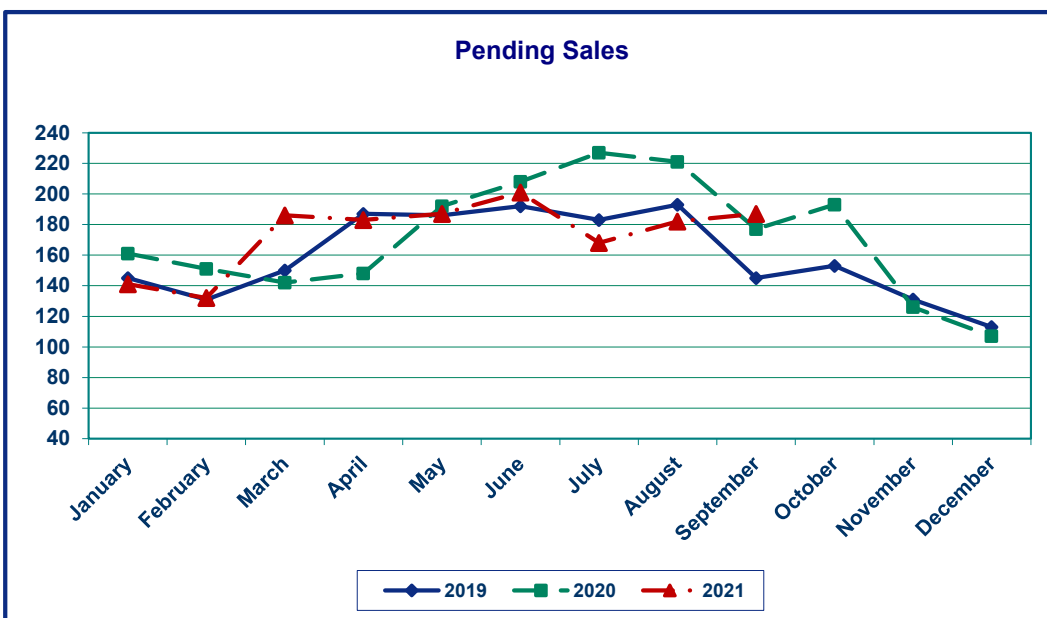
**DOUGLAS COUNTY, OR**  
*This graph shows the new residential listings over the past three calendar years in Douglas County, Oregon.*



## Pending Sales

## PENDING LISTINGS

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



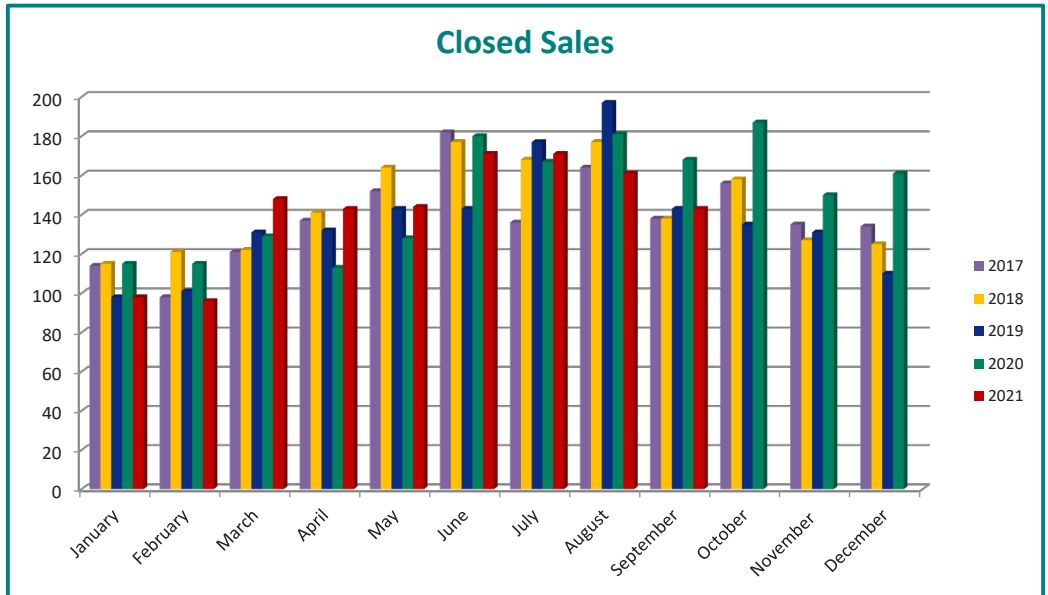
## CLOSED SALES

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

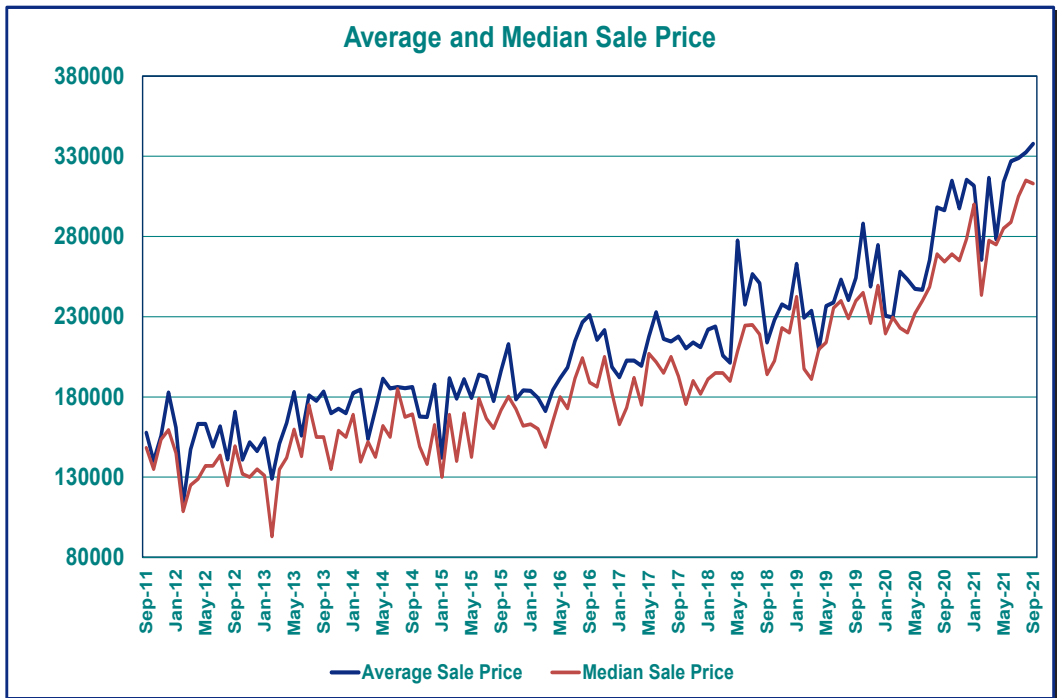
DOUGLAS COUNTY, OR

*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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