

# MARKET ACTION

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

Residential Review: Douglas County, Oregon

November 2021 Reporting Period

## Residential Highlights

New listings (153) increased 53.0% from the 100 listed in November 2020, and decreased 2.5% from the 157 listed in October 2021.

Pending sales (143) increased 13.5% from the 126 offers accepted in November 2020, and decreased 14.4% from the 167 offers accepted in October 2021.

Closed sales (157) increased 4.7% from the 150 closings in November 2020, and decreased 14.7% from the 184 closings in October 2021.

## Inventory and Time on Market

Inventory increased to 1.6 months in November. Total market time decreased to 38 days.

## Year-To-Date Summary

Comparing the first eleven months of 2021 to the same period in 2020, new listings (2,131) increased 8.9%, pending sales (1,709) decreased 4.1%, and closed sales (1,657) decreased 0.6%.

## Average and Median Sale Prices

Comparing 2021 to 2020 through November, the average sale price has increased 18.2% from \$270,400 to \$319,600. In the same comparison, the median sale price has increased 18.4% from \$245,000 to \$290,000.

## 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	1.4
November	3.7	1.4	1.6
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:

+18.1% (\$319,100 v. \$270,200)

### Median Sale Price % Change:

+17.2% (\$289,000 v. \$246,500)

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	November	153	143	157	318,100	307,700	38
	October	157	167	184	359,900	310,000	43
	Year-To-Date	2,131	1,709	1,657	319,600	290,000	40
2020	November	100	126	150	297,600	265,000	55
	Year-To-Date	1,957	1,782	1,667	270,400	245,000	76
Change	November	53.0%	13.5%	4.7%	6.9%	16.1%	-31.6%
	Prev Mo 2021	-2.5%	-14.4%	-14.7%	-11.6%	-0.7%	-11.9%
	Year-To-Date	8.9%	-4.1%	-0.6%	18.2%	18.4%	-47.2%

# AREA REPORT • NOVEMBER 2021

## Douglas County, Oregon

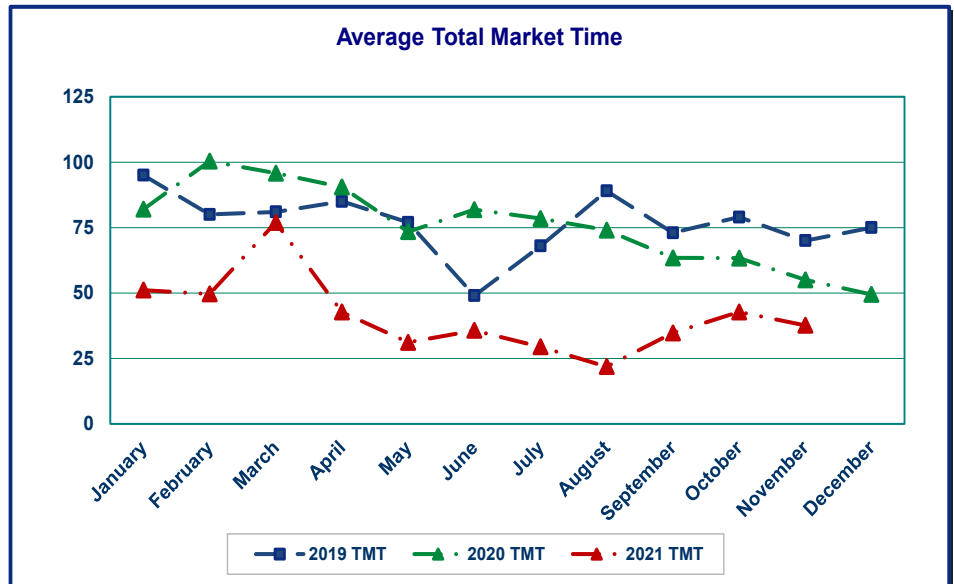
	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
	Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date			
	Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2021 v. 2020 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <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	25	20	4	12	20.0%	16	318,000	45	231	177	-8.8%	178	329,400	299,500	32.0%	10	436,900	32	129,900	4	360,800
252	NW Roseburg	28	9	4	7	-56.3%	24	387,700	45	226	184	-2.1%	186	423,300	375,000	20.0%	1	400,000	27	141,800	1	340,000
253	SE Roseburg	16	13	0	10	100.0%	7	268,900	12	119	92	-20.7%	88	267,400	247,500	17.8%	11	285,800	13	111,100	8	220,300
254	SW Roseburg	16	10	1	20	33.3%	16	374,700	20	193	159	12.0%	152	383,800	320,000	20.8%	1	985,000	36	137,100	1	565,000
255	Glide & E of Roseburg	9	7	1	6	-14.3%	4	494,800	10	82	65	-15.6%	62	422,900	389,700	22.4%	1	320,000	19	152,800	-	-
256	Sutherlin/Oakland Area	28	16	3	24	20.0%	18	364,200	29	256	214	-13.0%	203	336,900	312,000	14.7%	8	262,800	34	135,300	9	362,400
257	Winston & SW of Roseburg	26	13	1	14	7.7%	16	298,900	30	236	190	15.2%	180	288,200	269,300	5.6%	1	425,000	21	268,200	3	263,600
258	Myrtle Creek & S/SE of Roseburg	62	34	5	23	35.3%	26	235,800	60	367	274	3.4%	265	279,800	253,000	17.7%	7	396,900	54	115,100	7	571,800
259	Green District	18	17	2	13	8.3%	13	275,800	33	188	161	-8.0%	150	256,300	256,700	12.6%	-	-	7	148,600	2	450,000
265	North Douglas County	26	14	2	14	27.3%	17	272,700	39	233	193	-9.8%	193	265,900	260,000	25.2%	9	364,200	46	104,000	8	355,100
	<b>Douglas County</b>	<b>254</b>	<b>153</b>	<b>23</b>	<b>143</b>	<b>13.5%</b>	<b>157</b>	<b>318,100</b>	<b>38</b>	<b>2,131</b>	<b>1,709</b>	<b>-4.1%</b>	<b>1,657</b>	<b>319,600</b>	<b>290,000</b>	<b>18.1%</b>	<b>49</b>	<b>363,300</b>	<b>289</b>	<b>136,800</b>	<b>43</b>	<b>369,900</b>

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/20-11/30/21) with 12 months before (12/1/19-11/30/20).

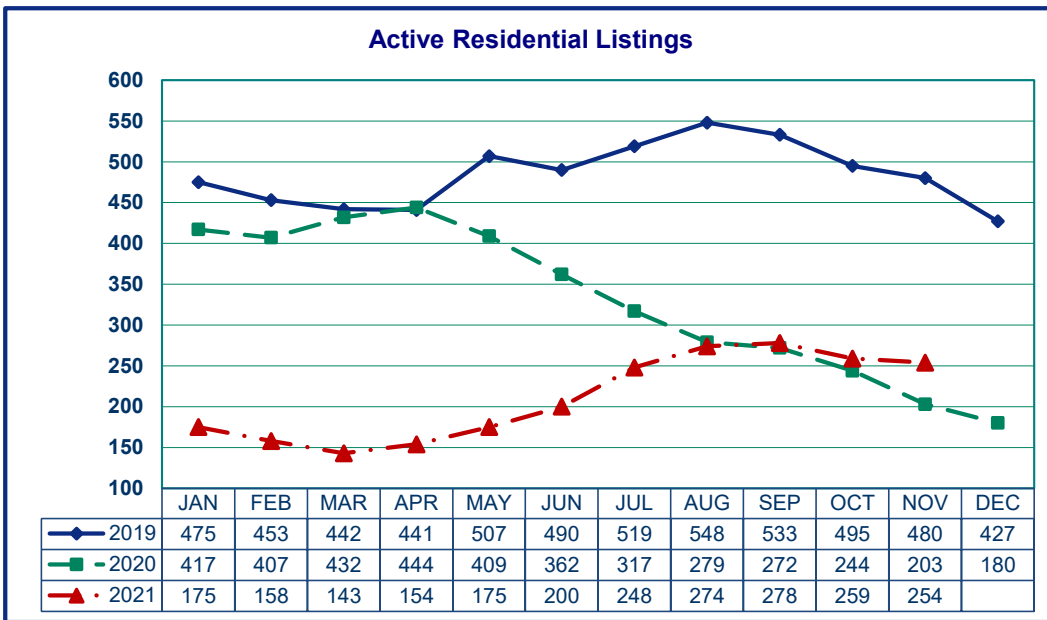
<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

**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.



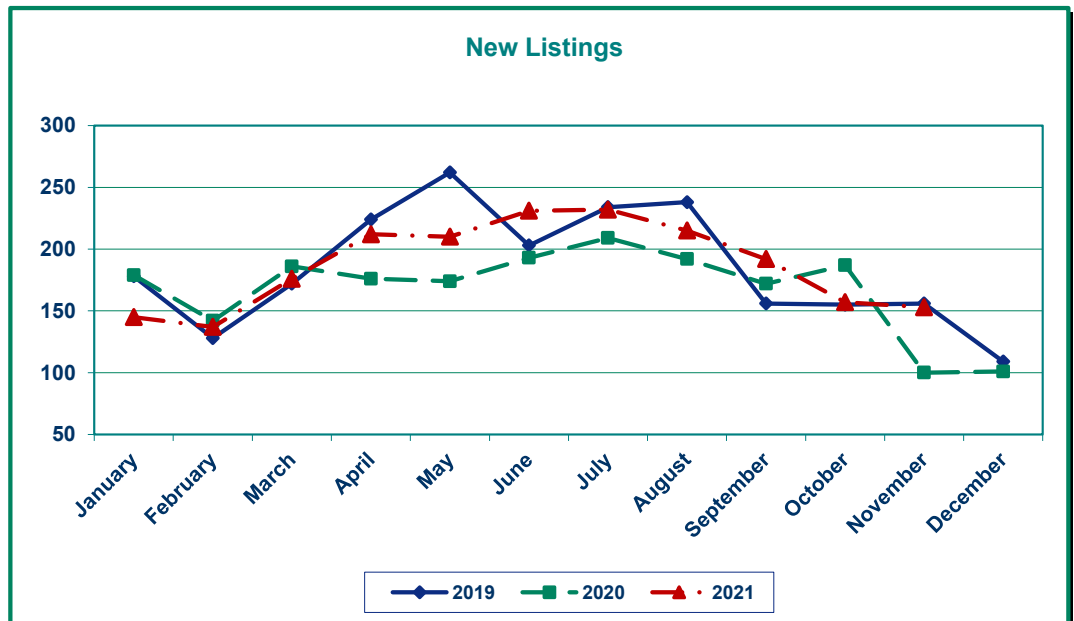
## ACTIVE RESIDENTIAL LISTINGS

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



## NEW LISTINGS

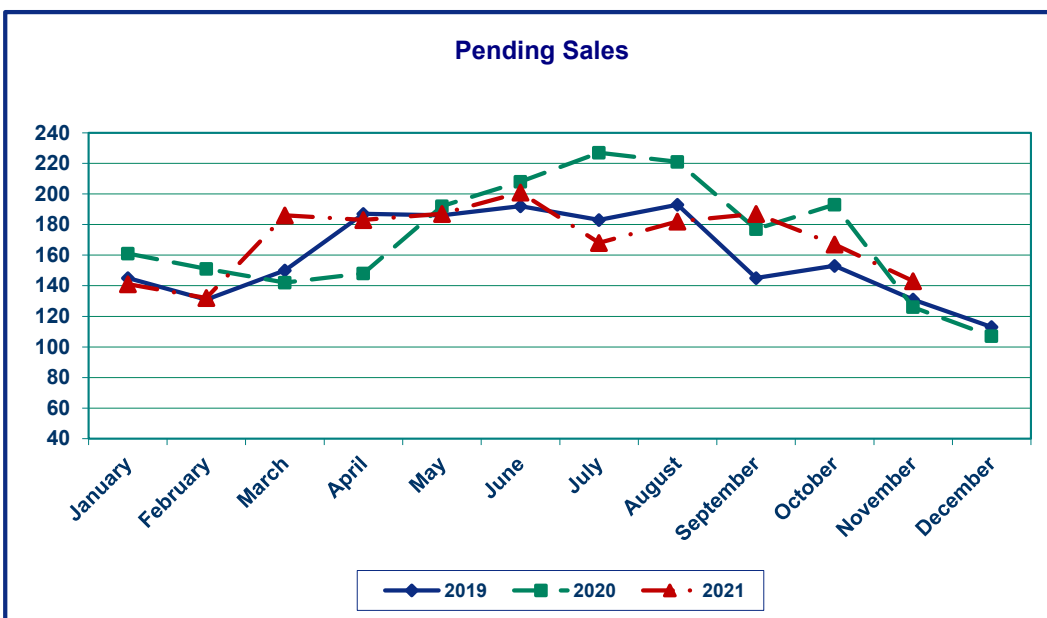
**DOUGLAS COUNTY, OR**  
*This graph shows the new residential listings over the past three calendar years in Douglas County, Oregon.*



## Pending Sales

## PENDING LISTINGS

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



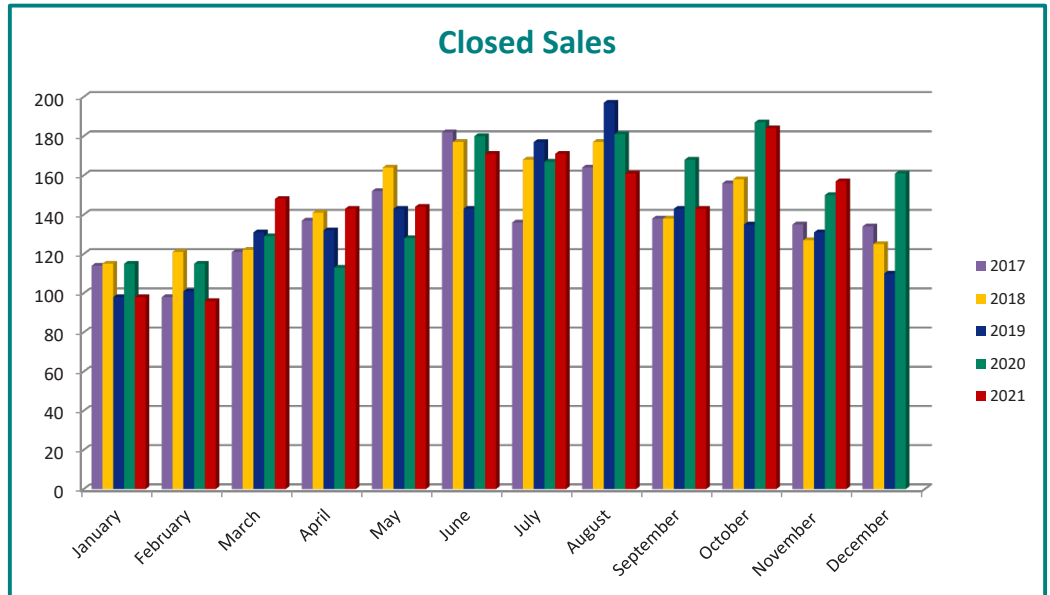
## CLOSED SALES

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

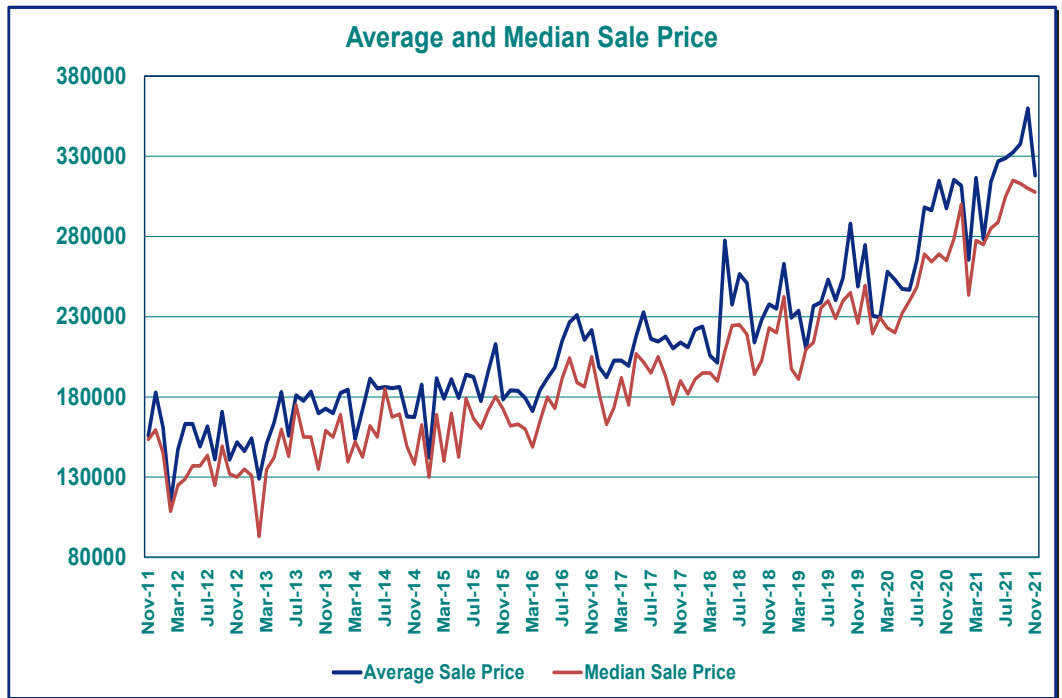
DOUGLAS COUNTY, OR

*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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