

MARKET ACTION



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

Residential Review: Douglas County, Oregon

December 2021 Reporting Period

Residential Highlights

New listings (99) decreased 2.0% from the 101 listed in December 2020, and decreased 35.3% from the 153 listed in November 2021.

Pending sales (143) increased 33.6% from the 107 offers accepted in December 2020, and matched the 143 offers accepted in November 2021.

Closed sales (146) decreased 9.3% from the 161 closings in December 2020, and decreased 7.0% from the 157 closings in November 2021.

Inventory and Time on Market

Inventory decreased to 1.3 months in December. Total market time increased to 48 days.

Year-To-Date Summary

Comparing the twelve months of 2021 to the same period in 2020, new listings (2,241) increased 8.5%, pending sales (1,833) decreased 2.3%, and closed sales (1,806) decreased 1.4%.

Average and Median Sale Prices

Comparing 2021 to 2020 through December, the average sale price has increased 17.3% from \$274,200 to \$321,500. In the same comparison, the median sale price has increased 17.3% from \$249,000 to \$292,000.

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	1.3

*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:

+17.3% (\$321,500 v. \$274,000)

Median Sale Price % Change:

+17.3% (\$292,000 v. \$249,000)

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	December	99	143	146	345,400	305,000	48
	November	153	143	157	318,100	307,700	38
	Year-To-Date	2,241	1,833	1,806	321,500	292,000	41
2020	December	101	107	161	315,400	278,500	49
	Year-To-Date	2,065	1,877	1,832	274,200	249,000	73
Change	December	-2.0%	33.6%	-9.3%	9.5%	9.5%	-3.2%
	Prev Mo 2021	-35.3%	0.0%	-7.0%	8.6%	-0.9%	27.1%
	Year-To-Date	8.5%	-2.3%	-1.4%	17.3%	17.3%	-44.5%

AREA REPORT • DECEMBER 2021

Douglas County, Oregon

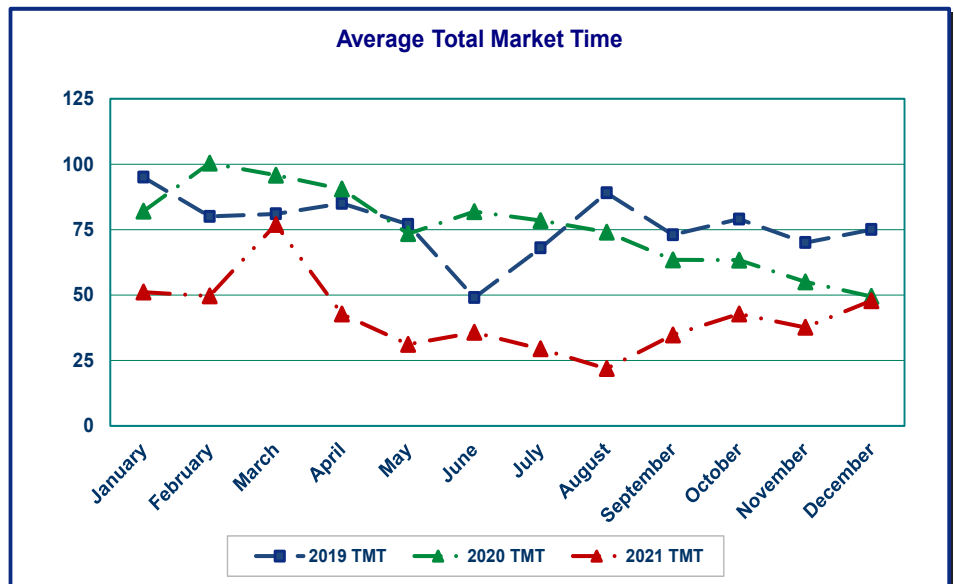
	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
	Current Month									Year-To-Date						Year-To-Date		Year-To-Date		Year-To-Date		
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2021 v. 2020 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	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	16	6	2	13	-23.5%	15	281,100	27	238	190	-9.1%	194	325,400	294,500	28.5%	14	437,300	33	128,200	4	360,800
252	NW Roseburg	25	15	5	14	16.7%	10	480,900	54	243	198	0.0%	196	426,300	375,000	19.9%	1	400,000	30	133,900	1	340,000
253	SE Roseburg	8	6	2	12	200.0%	8	269,900	58	126	103	-14.2%	96	267,600	249,000	16.9%	13	271,500	13	111,100	9	231,000
254	SW Roseburg	9	2	5	9	12.5%	16	429,800	47	195	166	11.4%	168	388,200	320,000	25.7%	1	985,000	37	138,800	2	557,500
255	Glide & E of Roseburg	6	2	4	2	-71.4%	8	490,900	24	86	67	-19.3%	70	430,700	389,700	12.0%	1	320,000	20	153,900	-	-
256	Sutherlin/Oakland Area	25	19	5	24	71.4%	20	359,800	40	277	232	-10.1%	223	338,900	315,000	16.8%	9	448,600	35	177,100	10	353,000
257	Winston & SW of Roseburg	25	12	3	12	9.1%	13	359,200	31	249	199	13.7%	194	291,800	270,900	7.1%	1	425,000	25	260,000	3	263,600
258	Myrtle Creek & S/SE of Roseburg	43	17	7	34	100.0%	25	273,300	77	385	303	8.2%	290	279,200	254,000	12.3%	8	357,900	55	113,700	7	571,800
259	Green District	12	8	5	11	57.1%	15	314,700	24	196	170	-6.6%	166	261,500	260,000	14.8%	-	-	9	141,700	2	450,000
265	North Douglas County	21	12	6	12	20.0%	16	314,000	71	246	205	-8.1%	209	269,600	259,900	22.6%	12	401,500	48	109,000	8	355,100
	Douglas County	190	99	44	143	33.6%	146	345,400	48	2,241	1,833	-2.3%	1,806	321,500	292,000	17.3%	60	391,700	305	142,200	46	370,500

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (1/1/2021-12/31/2021) with 12 months before (1/1/2020-12/31/2020).

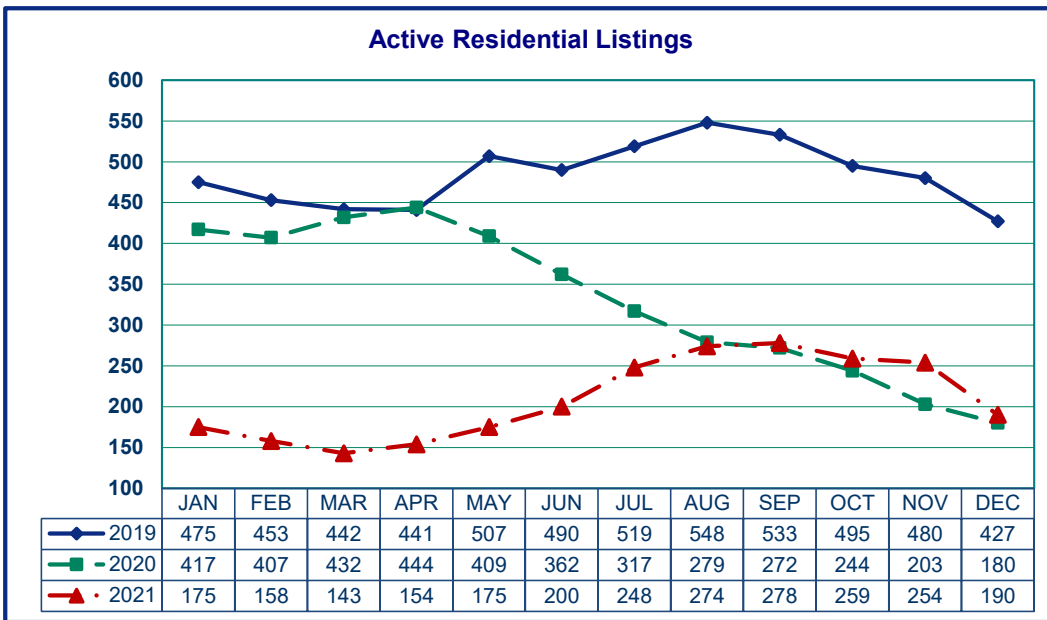
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

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.



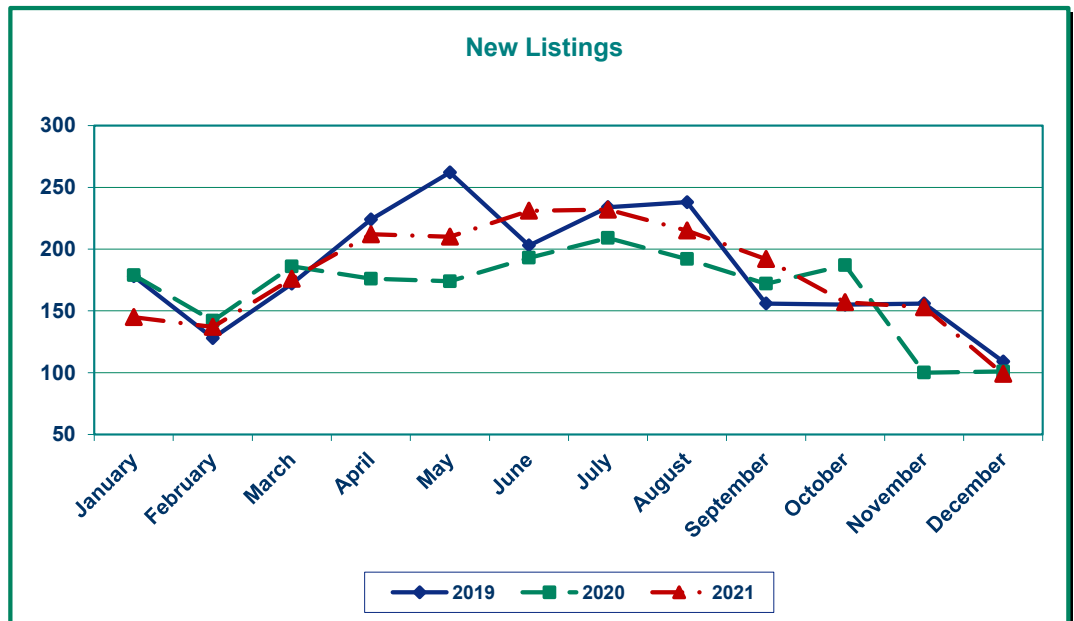
ACTIVE RESIDENTIAL LISTINGS

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



NEW LISTINGS

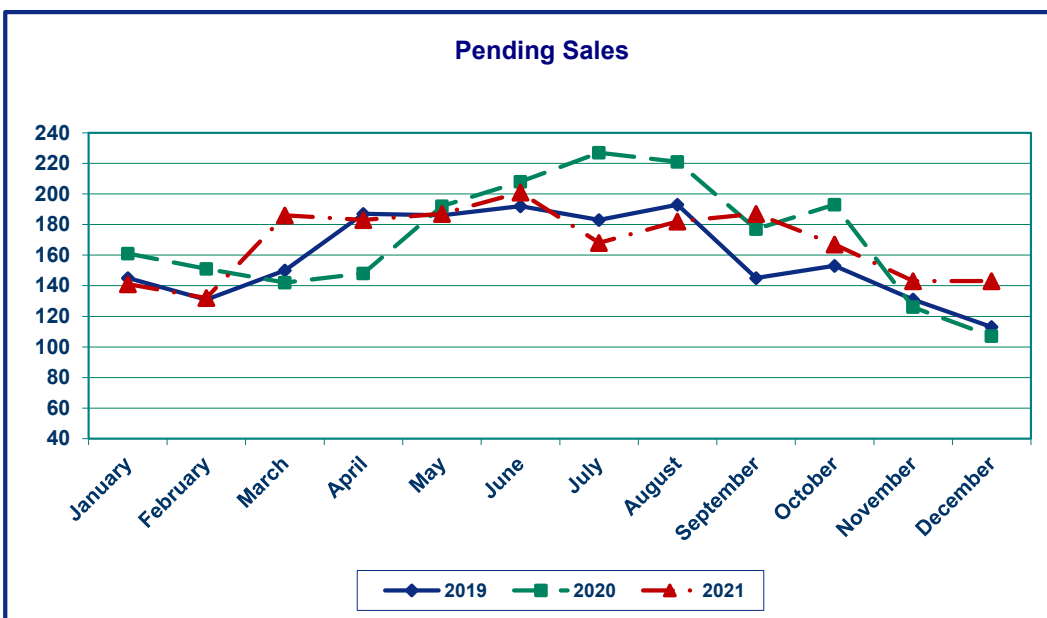
DOUGLAS COUNTY, OR
This graph shows the new residential listings over the past three calendar years in Douglas County, Oregon.



Pending Sales

PENDING LISTINGS

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



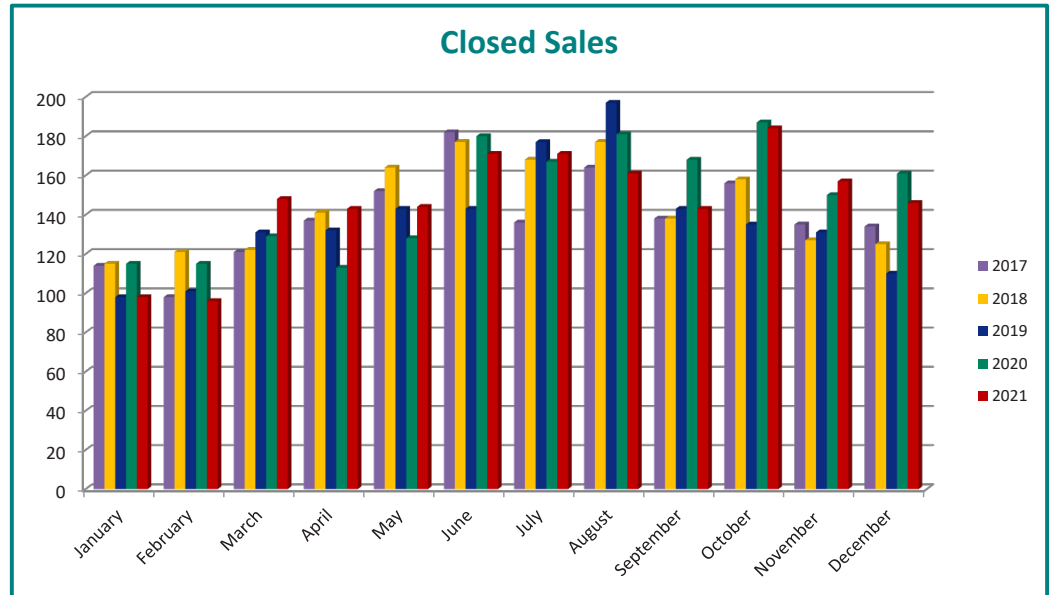
CLOSED SALES

DOUGLAS COUNTY, OR

This graph shows the closed sales over the past five calendar years in Douglas County, Oregon.

Contact RMLS
 16101 SW 72nd Ave.
 Suite 200
 Portland, OR 97224
 503.236.7657
 communications@rmls.com

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS.



SALE PRICE

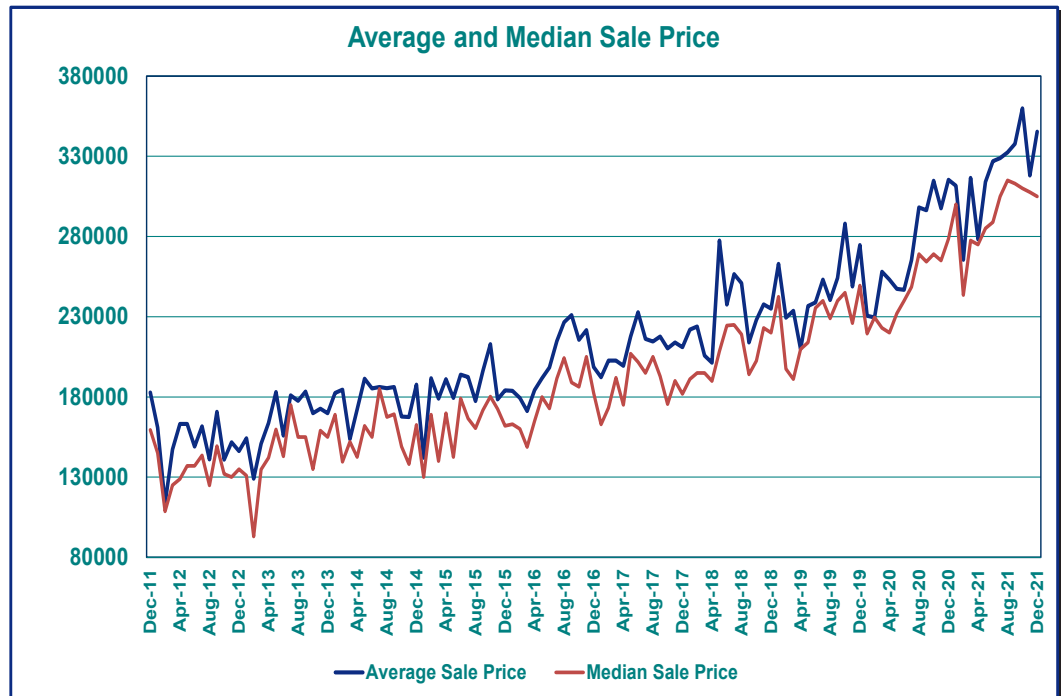
DOUGLAS COUNTY, OR

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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