

MARKET ACTION



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

Residential Review: Douglas County, Oregon

February 2022 Reporting Period

Residential Highlights

New listings (145) increased 5.8% from the 137 listed in February 2021, and increased 6.6% from the 136 listed in January 2022.

Pending sales (139) increased 5.3% from the 132 offers accepted in February 2021, and decreased 3.5% from the 144 offers accepted in January 2022.

Closed sales (114) increased 18.8% from the 96 closings in February 2021, and decreased 5.8% from the 121 closings in January 2022.

Inventory and Time on Market

Inventory held steady at 1.5 months in February. Total market time increased to 54 days.

Year-To-Date Summary

Comparing the first two months of 2022 to the same period in 2021, new listings (283) increased 0.4%, pending sales (273) increased 3.0%, and closed sales (238) increased 20.8%.

Average and Median Sale Prices

Comparing 2022 to 2021 through February, the average sale price has increased 15.4% from \$289,900 to \$334,400. In the same comparison, the median sale price has increased 16.1% from \$264,000 to \$306,500.

Inventory in Months*

	2020	2021	2022
January	3.6	1.79	1.5
February	3.54	1.6	1.5
March	3.3	1.0	
April	3.9	1.1	
May	3.2	1.22	
June	2.01	1.2	
July	1.9	1.45	
August	1.54	1.7	
September	1.62	1.9	
October	1.3	1.41	
November	1.4	1.6	
December	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:

+16.1% (\$326,800 v. \$281,500)

Median Sale Price % Change:

+18.6% (\$299,500 v. \$252,500)

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
2022	February	145	139	114	354,800	323,000	54
	January	136	144	121	316,400	299,000	49
	Year-To-Date	283	273	238	334,400	306,500	52
2021	February	137	132	96	265,500	243,500	50
	Year-To-Date	282	265	197	289,900	264,000	51
Change	February	5.8%	5.3%	18.8%	33.6%	32.6%	8.4%
	Prev Mo 2022	6.6%	-3.5%	-5.8%	12.1%	8.0%	10.6%
	Year-To-Date	0.4%	3.0%	20.8%	15.4%	16.1%	1.8%

AREA REPORT • FEBRUARY 2022

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 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
251	NE Roseburg	14	10	2	12	9.1%	6	301,600	52	25	25	13.6%	20	272,600	255,500	23.0%	1	160,000	1	129,000	-	-		
252	NW Roseburg	20	12	3	11	-8.3%	14	461,300	23	29	30	3.4%	26	464,200	449,500	12.9%	1	3,460,000	4	2,567,800	-	-		
253	SE Roseburg	9	8	1	8	-11.1%	10	334,900	81	17	20	25.0%	23	335,000	339,500	24.2%	4	279,800	2	48,500	1	250,000		
254	SW Roseburg	14	24	1	21	10.5%	10	460,200	39	32	23	-20.7%	19	397,100	330,000	23.7%	-	-	3	199,300	-	-		
255	Glide & E of Roseburg	8	2	0	1	-87.5%	7	532,800	59	8	5	-66.7%	8	552,900	538,000	15.2%	-	-	4	193,600	-	-		
256	Sutherlin/ Oakland Area	14	14	3	21	90.9%	20	388,400	58	35	47	46.9%	32	354,900	323,000	19.9%	-	-	2	355,000	1	265,000		
257	Winston & SW of Roseburg	24	17	2	14	-17.6%	14	315,500	69	37	31	6.9%	27	308,500	326,000	8.5%	-	-	4	635,600	-	-		
258	Myrtle Creek & S/SE of Roseburg	39	23	6	20	0.0%	11	224,200	64	35	33	6.5%	35	264,300	235,000	8.8%	2	210,500	4	133,100	-	-		
259	Green District	6	15	-	17	21.4%	10	278,400	58	27	32	18.5%	23	280,100	287,000	15.1%	-	-	2	232,000	-	-		
265	North Douglas County	23	20	3	14	27.3%	12	255,000	40	38	27	-22.9%	25	280,600	270,000	21.7%	3	80,700	5	116,600	-	-		
	Douglas County	171	145	21	139	5.3%	114	354,800	54	283	273	3.0%	238	334,400	306,500	16.1%	11	491,100	31	538,800	2	257,500		

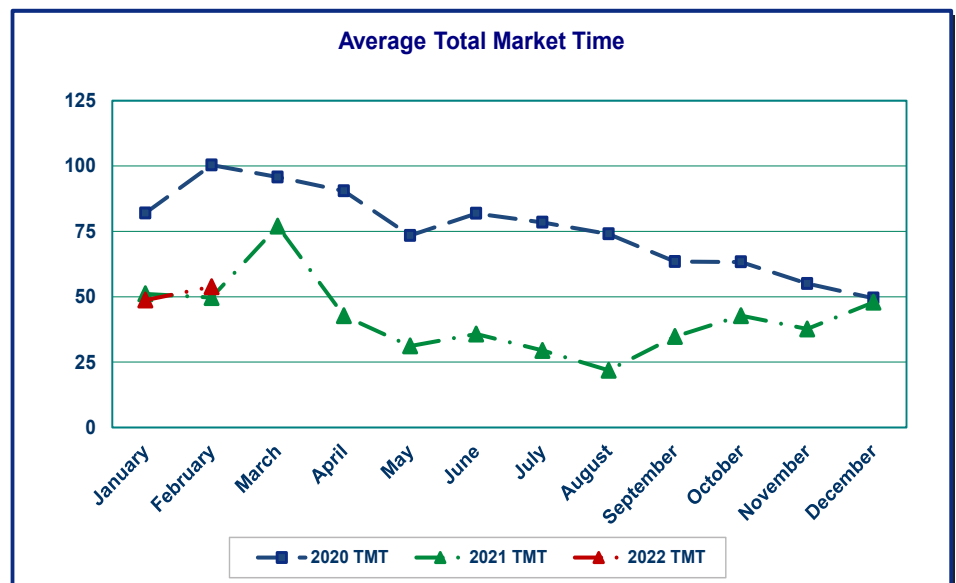
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2022 with February 2021. The Year-To-Date section compares 2022 Year-To-Date statistics through February with 2021 Year-To-Date statistics through February.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/21-2/28/22) with 12 months before (3/1/20-2/28/21).

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

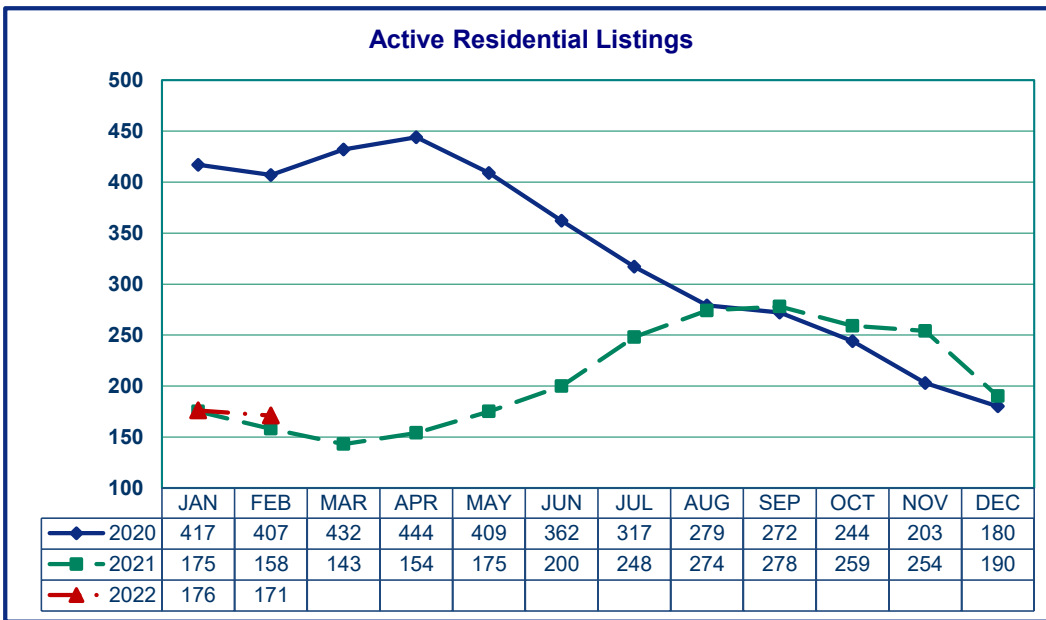
This graph shows the average market time for sales in Douglas County, Oregon over the past three calendar years.



ACTIVE RESIDENTIAL LISTINGS

DOUGLAS COUNTY, OR

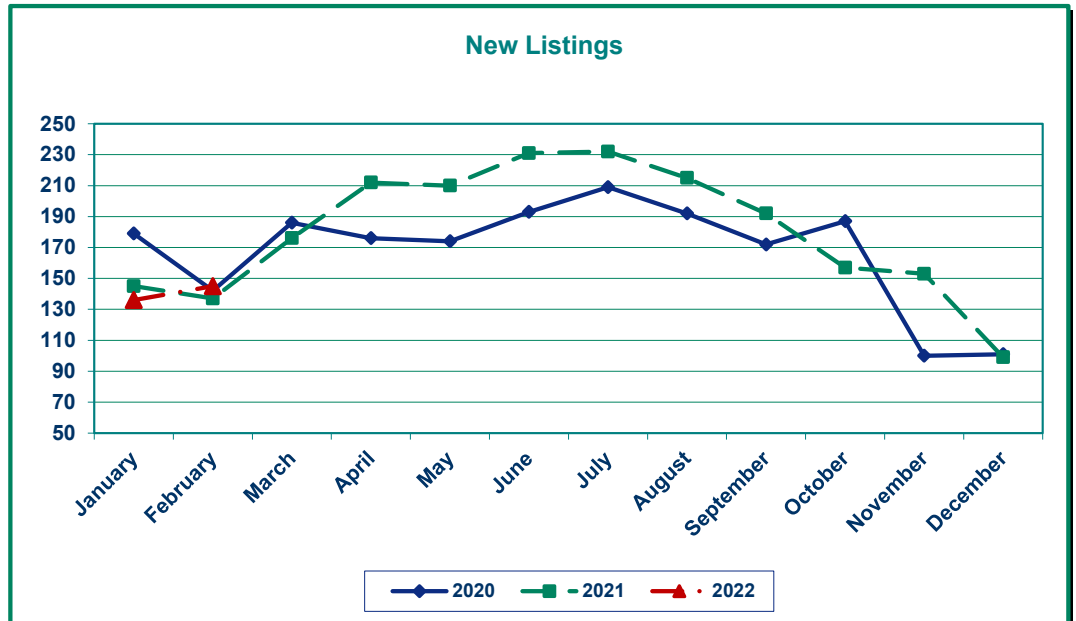
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.



NEW LISTINGS

DOUGLAS COUNTY, OR

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

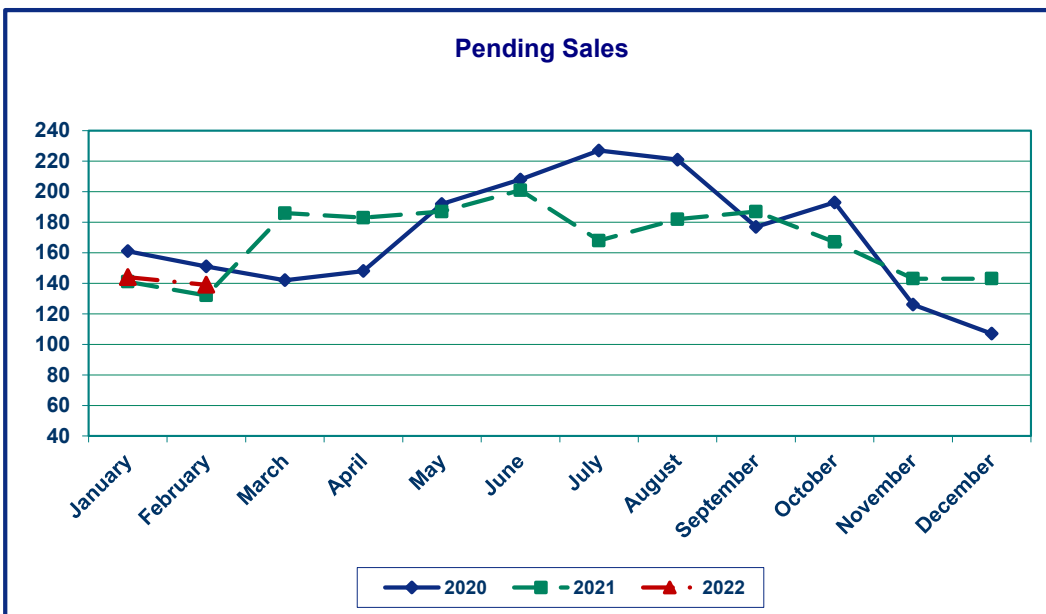


Pending Sales

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.

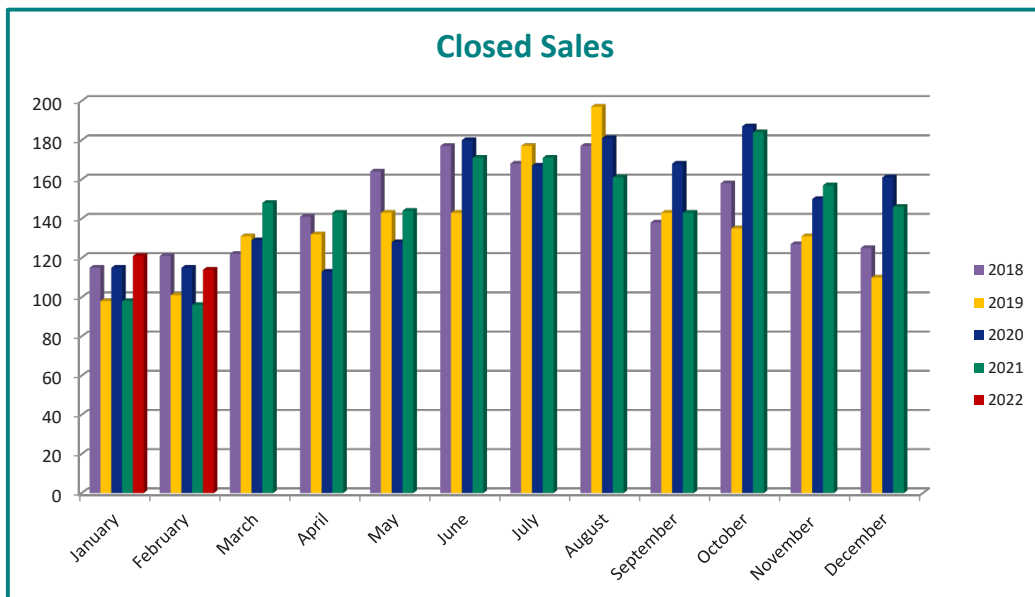
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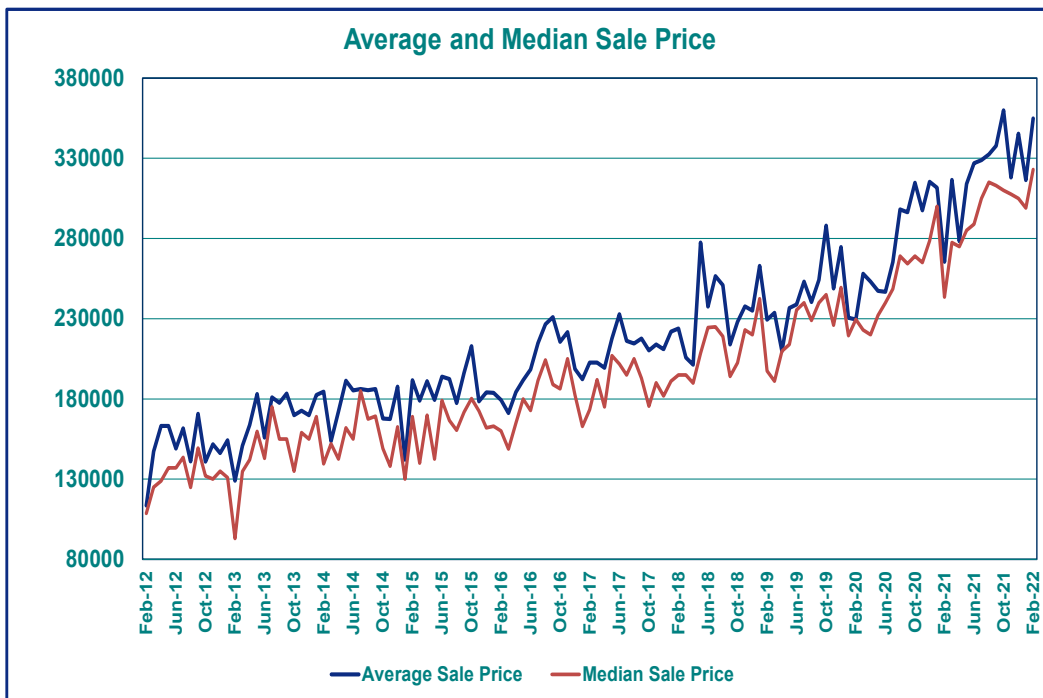
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SALE PRICE

DOUGLAS COUNTY, OR

This graph represents the average and median sale price for all homes sold in Douglas County, Oregon.



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