

# MARKET ACTION



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

## Residential Review: Douglas County, Oregon

March 2022 Reporting Period

### Residential Highlights

New listings (176) matched the 176 listed in March 2021, and increased 21.4% from the 145 listed in February 2022.

Pending sales (155) decreased 16.7% from the 186 offers accepted in March 2021, and increased 11.5% from the 139 offers accepted in February 2022.

Closed sales (140) decreased 5.4% from the 148 closings in March 2021, and increased 22.8% from the 114 closings in February 2022.

### Inventory and Time on Market

Inventory decreased to 1.3 months in March. Total market time decreased to 38 days.

### Year-To-Date Summary

Comparing the first three months of 2022 to the same period in 2021, new listings (462) decreased 1.3%, pending sales (418) decreased 4.6%, and closed sales (386) increased 11.2%.

### Average and Median Sale Prices

Comparing 2022 to 2021 through March, the average sale price has increased 17.3% from \$300,300 to \$352,400. In the same comparison, the median sale price has increased 20.8% from \$265,000 to \$320,000.

### 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	1.3
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:

+16.0% (\$332,000 v. \$286,200)

#### Median Sale Price % Change:

+17.3% (\$302,000 v. \$257,500)

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	March	176	155	140	386,800	339,200	38
	February	145	139	114	354,800	323,000	54
	Year-To-Date	462	418	386	352,400	320,000	47
2021	March	176	186	148	316,500	277,500	77
	Year-To-Date	468	438	347	300,300	265,000	62
Change	March	0.0%	-16.7%	-5.4%	22.2%	22.2%	-50.4%
	Prev Mo 2022	21.4%	11.5%	22.8%	9.0%	5.0%	-29.1%
	Year-To-Date	-1.3%	-4.6%	11.2%	17.3%	20.8%	-23.7%

# AREA REPORT • MARCH 2022

## Douglas County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	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		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
251	NE Roseburg	23	28	4	20	-13.0%	16	267,000	19	53	44	2.3%	37	265,100	273,000	15.5%	4	393,800	2	96,800	2	327,500
252	NW Roseburg	25	19	2	13	8.3%	12	492,300	36	49	42	2.4%	39	470,200	449,000	9.6%	1	3,460,000	9	1,190,000	-	-
253	SE Roseburg	7	10	1	10	66.7%	7	307,000	27	27	30	42.9%	32	329,000	309,000	27.0%	4	279,800	2	48,500	1	250,000
254	SW Roseburg	12	10	1	12	-7.7%	8	375,600	9	42	33	-17.5%	28	388,700	345,100	21.9%	-	-	6	199,300	-	-
255	Glide & E of Roseburg	15	11	2	2	-50.0%	2	427,500	81	19	7	-58.8%	10	527,800	512,500	19.9%	-	-	7	166,500	-	-
256	Sutherlin/Oakland Area	15	20	2	19	-29.6%	26	375,800	52	57	65	10.2%	59	365,200	338,500	20.7%	1	181,500	6	235,900	1	265,000
257	Winston & SW of Roseburg	22	19	2	18	-18.2%	18	457,900	33	56	49	-2.0%	45	368,300	339,900	16.5%	-	-	6	624,300	-	-
258	Myrtle Creek & S/SE of Roseburg	36	27	5	24	-45.5%	25	287,600	47	62	55	-24.7%	61	271,800	245,000	5.1%	4	330,300	7	128,900	-	-
259	Green District	11	19	1	15	0.0%	13	499,700	58	46	45	12.5%	37	356,800	287,000	24.2%	-	-	2	232,000	-	-
265	North Douglas County	14	13	2	22	10.0%	13	482,200	24	51	48	-11.1%	38	349,600	299,700	21.2%	4	148,000	6	103,700	-	-
	<b>Douglas County</b>	<b>180</b>	<b>176</b>	<b>22</b>	<b>155</b>	<b>-16.7%</b>	<b>140</b>	<b>386,800</b>	<b>38</b>	<b>462</b>	<b>418</b>	<b>-4.6%</b>	<b>386</b>	<b>352,400</b>	<b>320,000</b>	<b>16.0%</b>	<b>18</b>	<b>458,300</b>	<b>53</b>	<b>387,000</b>	<b>4</b>	<b>292,500</b>

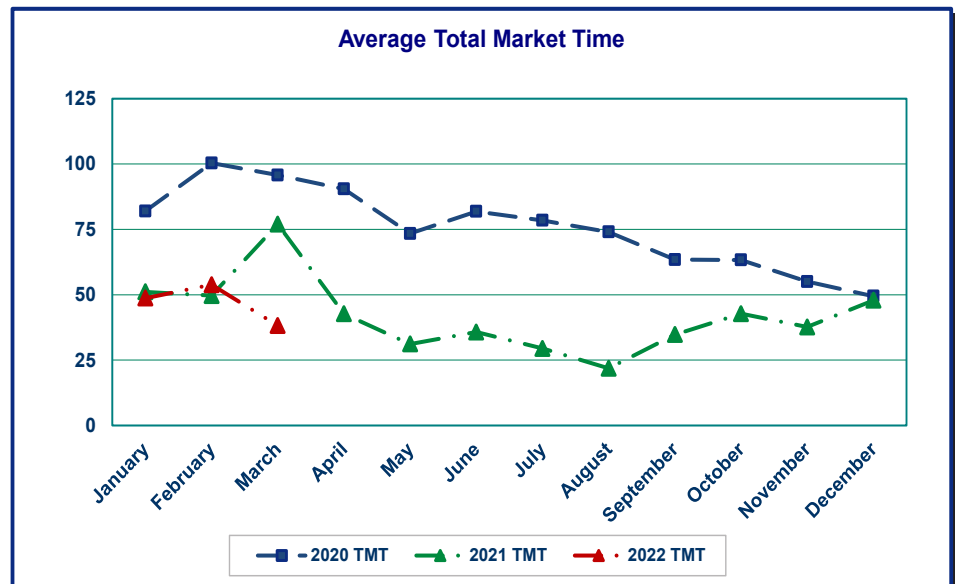
<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares March 2022 with March 2021. The Year-To-Date section compares 2022 Year-To-Date statistics through March with 2021 Year-To-Date statistics through March.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/21-3/31/22) with 12 months before (4/1/20-3/31/21).

<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

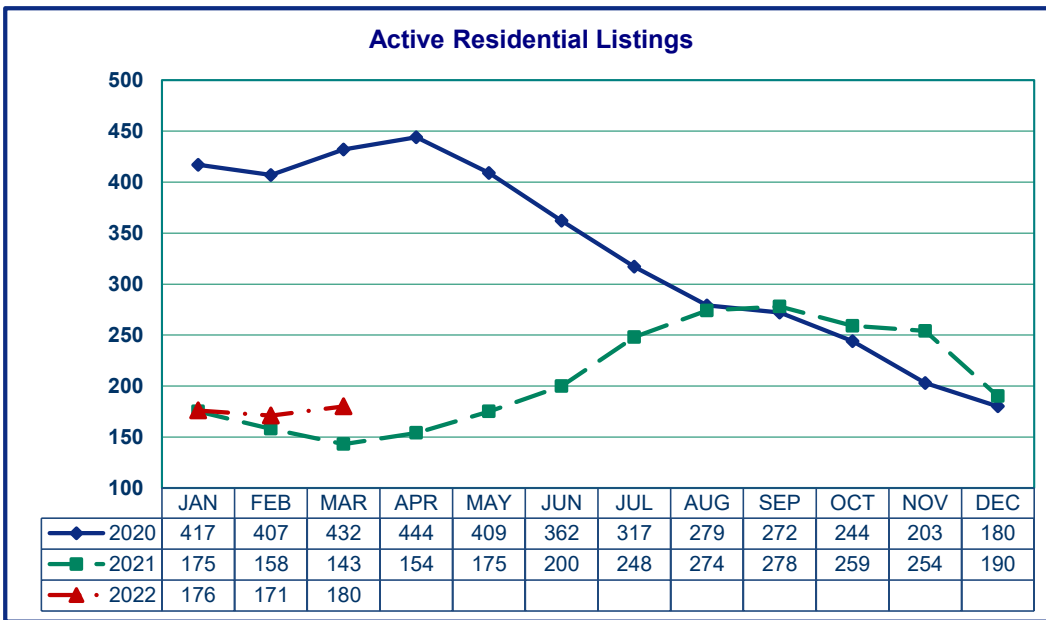
*This graph shows the average market time for sales in Douglas County, Oregon over the past three calendar years.*



## ACTIVE RESIDENTIAL LISTINGS

### DOUGLAS COUNTY, OR

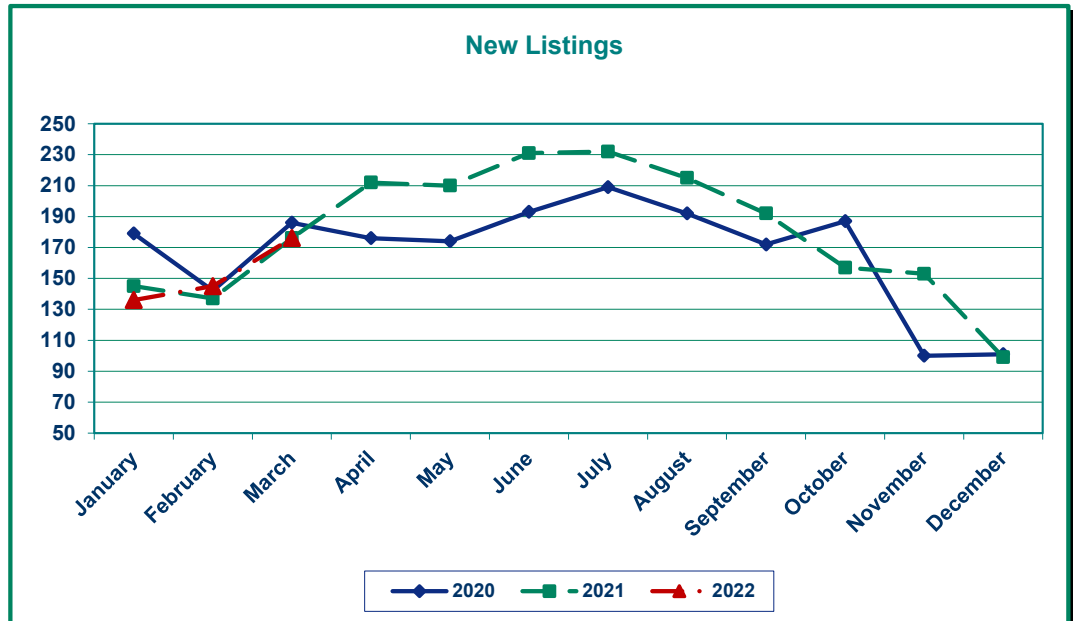
*This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.*



## NEW LISTINGS

### DOUGLAS COUNTY, OR

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

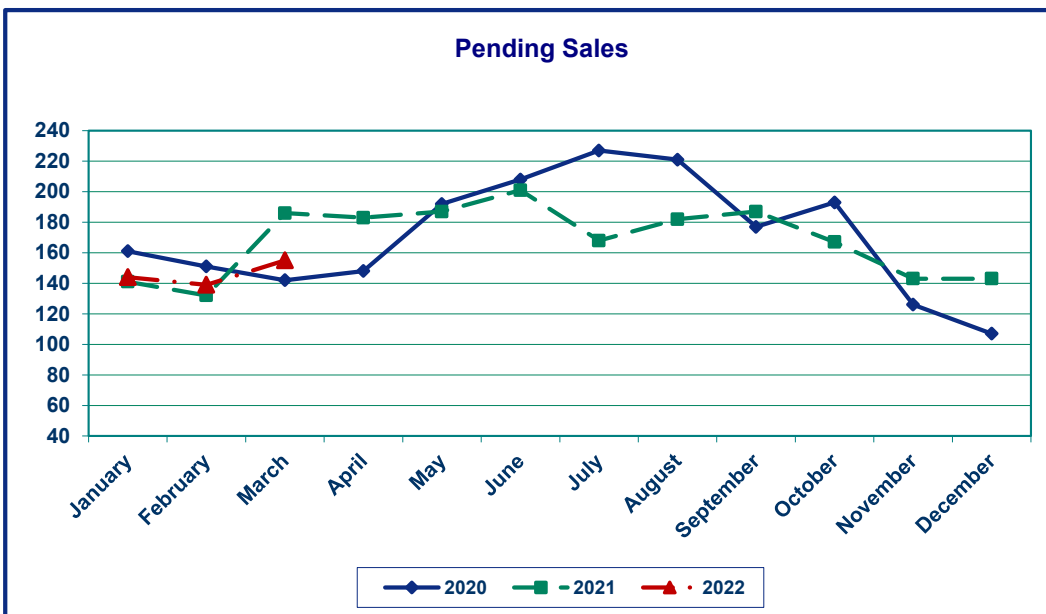


## Pending Sales

## 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.*

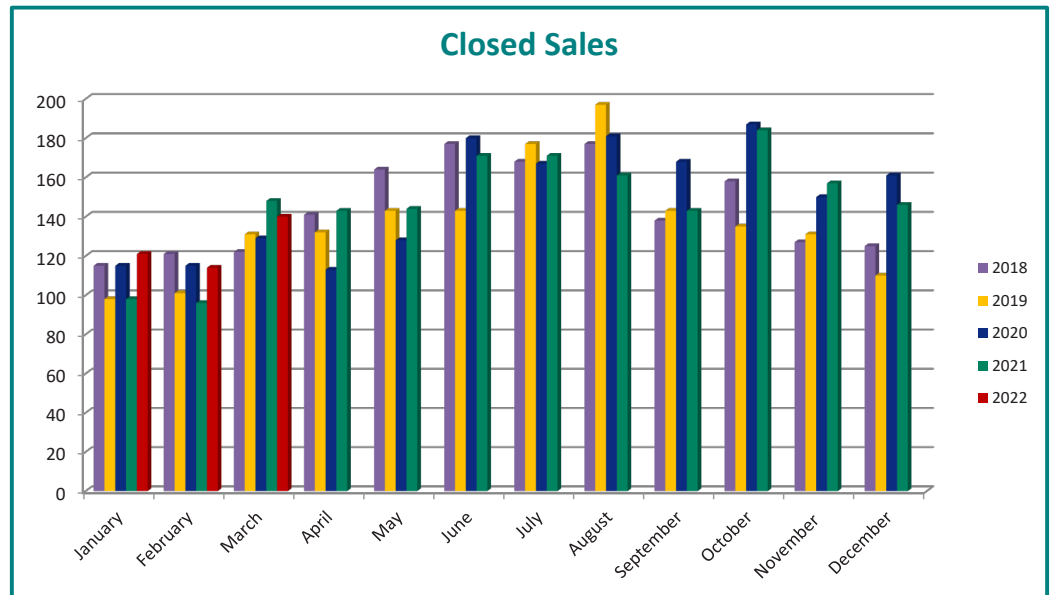
**Contact RMLS**  
**16101 SW 72<sup>nd</sup> Ave.**  
**Suite 200**  
**Portland, OR 97224**  
**503.236.7657**  
**communications@rmls.com**

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

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.

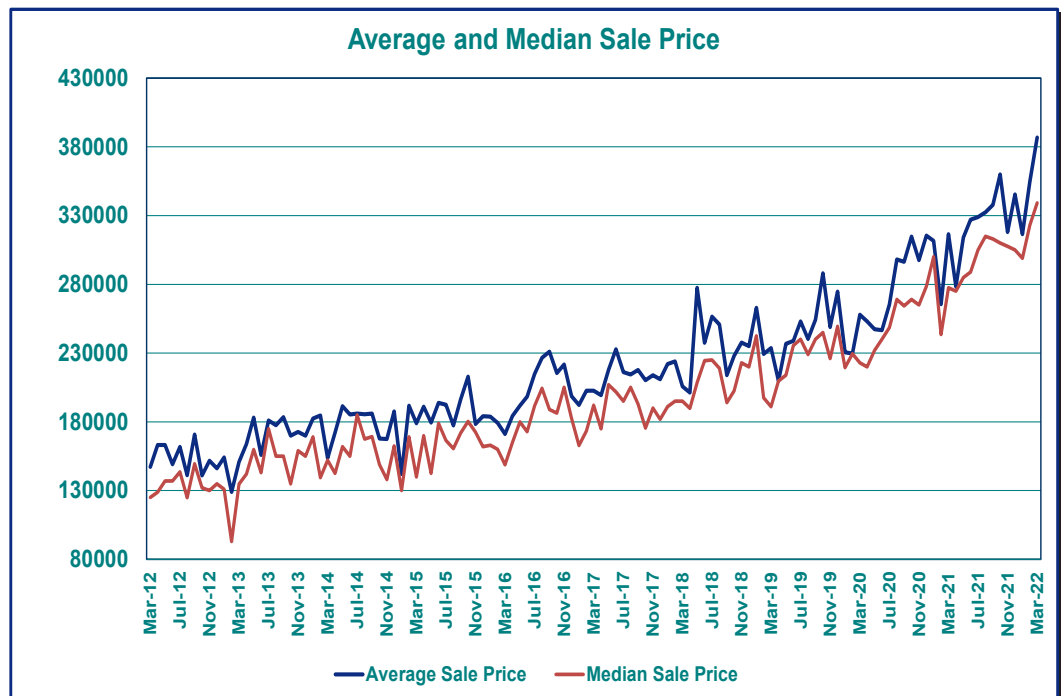
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**SALE PRICE**  
**DOUGLAS COUNTY, OR**

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



Dale Chumbley, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Jorden Holland, Editor