

MARKET ACTION

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

Residential Review: Douglas County, Oregon

May 2022 Reporting Period

Residential Highlights

New listings (218) increased 3.8% from the 210 listed in May 2021, and decreased 1.8% from the 222 listed in April 2022.

Pending sales (176) decreased 5.9% from the 187 offers accepted in May 2021, and increased 7.3% from the 164 offers accepted in April 2022.

Closed sales (150) increased 4.2% from the 144 closings in May 2021, and increased 11.9% from the 134 closings in April 2022.

Inventory and Time on Market

Inventory increased to 1.8 months in May. Total market time decreased to 36 days.

Year-To-Date Summary

Comparing the first five months of 2022 to the same period in 2021, new listings (912) increased 1.3%, pending sales (727) decreased 7.5%, and closed sales (682) increased 6.7%.

Average and Median Sale Prices

Comparing 2022 to 2021 through May, the average sale price has increased 21.8% from \$298,400 to \$363,500. In the same comparison, the median sale price has increased 20.4% from \$269,900 to \$325,000.

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	1.7
May	3.2	1.22	1.8
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:

+18.1% (\$345,300 v. \$292,300)

Median Sale Price % Change:

+18.0% (\$310,000 v. \$262,800)

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	May	218	176	150	416,100	355,500	36
	April	222	164	134	337,900	315,000	39
	Year-To-Date	912	727	682	363,500	325,000	43
2021	May	210	187	144	314,000	285,000	31
	Year-To-Date	900	786	639	298,400	269,900	51
Change	May	3.8%	-5.9%	4.2%	32.5%	24.7%	15.3%
	Prev Mo 2022	-1.8%	7.3%	11.9%	23.1%	12.9%	-7.9%
	Year-To-Date	1.3%	-7.5%	6.7%	21.8%	20.4%	-15.8%

AREA REPORT • MAY 2022

Douglas County, Oregon

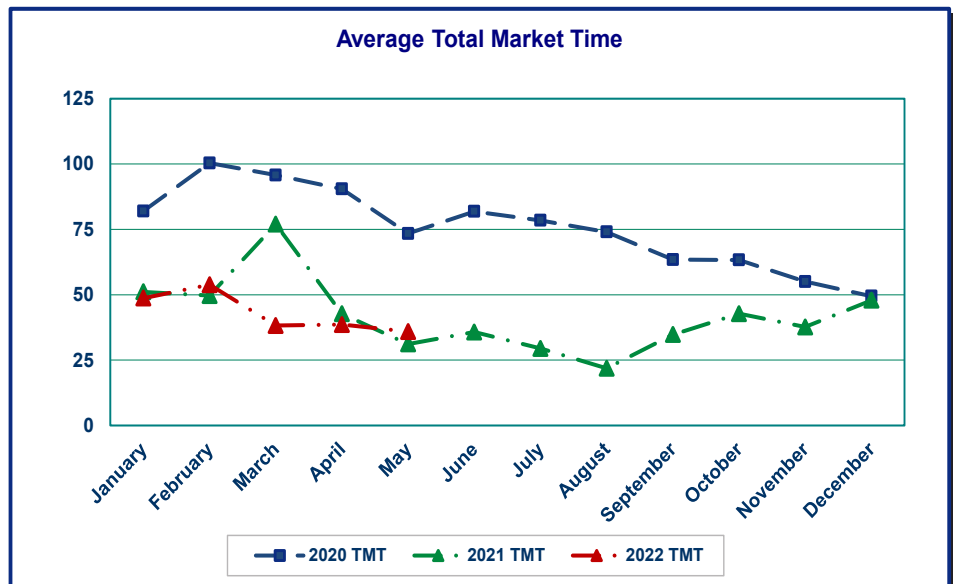
	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
	Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date			
	Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2022 v. 2021	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2022 v. 2021	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	24	17	2	20	-9.1%	18	409,700	49	97	81	-12.9%	73	303,800	285,000	15.7%	6	366,700	5	134,500	3	368,000
252	NW Roseburg	27	28	6	23	15.0%	18	536,300	27	102	80	-2.4%	68	494,800	430,000	9.5%	2	2,280,000	14	787,900	2	287,000
253	SE Roseburg	10	11	3	14	7.7%	5	396,800	65	51	48	17.1%	48	318,100	293,800	29.7%	6	328,200	3	60,700	3	268,300
254	SW Roseburg	19	20	2	23	76.9%	11	402,100	24	82	64	-7.2%	55	391,900	365,000	22.6%	-	-	7	183,700	-	-
255	Glide & E of Roseburg	19	5	0	3	-50.0%	6	895,800	23	32	14	-50.0%	17	655,800	551,000	30.6%	-	-	8	153,200	-	-
256	Sutherlin/Oakland Area	29	31	1	23	15.0%	21	372,500	28	111	103	4.0%	99	376,200	348,000	24.5%	3	215,500	14	242,900	1	265,000
257	Winston & SW of Roseburg	35	27	3	14	-46.2%	16	376,100	26	108	79	-13.2%	77	363,300	334,900	22.8%	1	1,300,000	10	438,900	-	-
258	Myrtle Creek & S/SE of Roseburg	55	38	6	29	-6.5%	19	295,900	47	138	105	-18.6%	99	277,700	250,000	2.7%	5	288,200	17	80,700	2	227,500
259	Green District	16	18	1	14	-22.2%	18	303,300	5	85	77	11.6%	73	336,100	296,000	26.6%	1	955,000	2	232,000	-	-
265	North Douglas County	38	23	6	13	-27.8%	18	482,700	72	106	76	-10.6%	73	367,800	315,000	19.3%	6	271,800	12	93,300	1	580,000
	Douglas County	272	218	30	176	-5.9%	150	416,100	36	912	727	-7.5%	682	363,500	325,000	18.1%	30	490,100	92	273,300	12	315,200

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/21-5/31/22) with 12 months before (6/1/20-5/31/21).

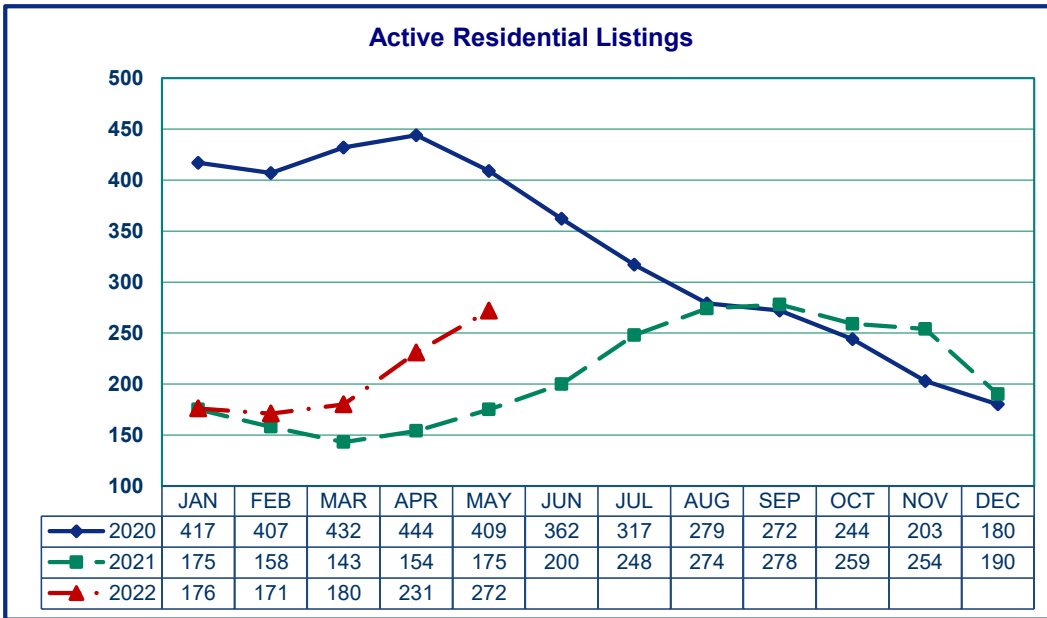
³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

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.



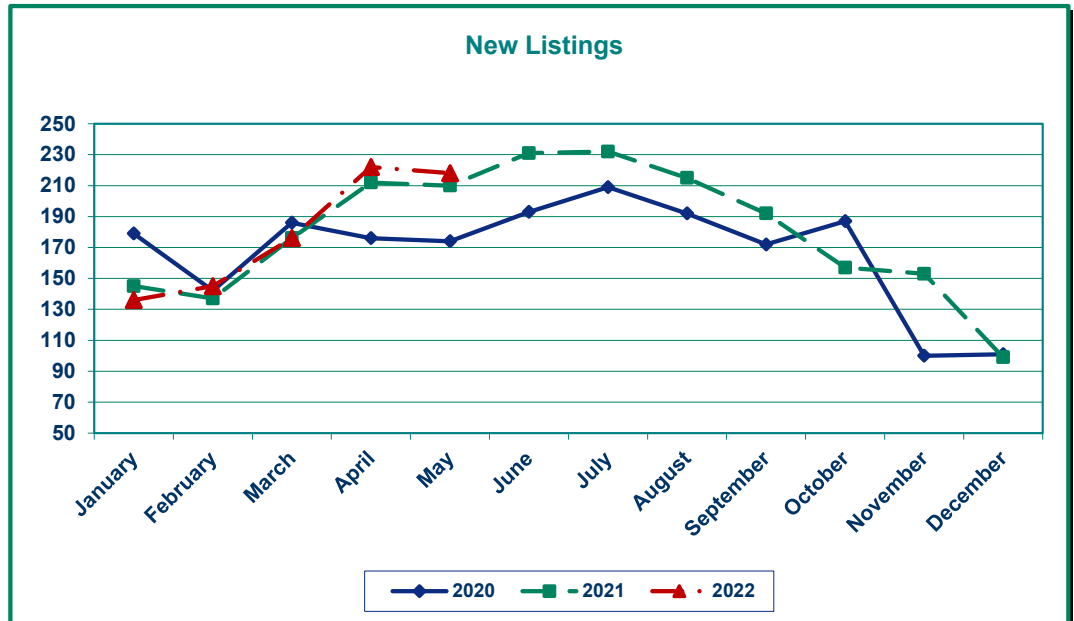
ACTIVE RESIDENTIAL LISTINGS

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



NEW LISTINGS

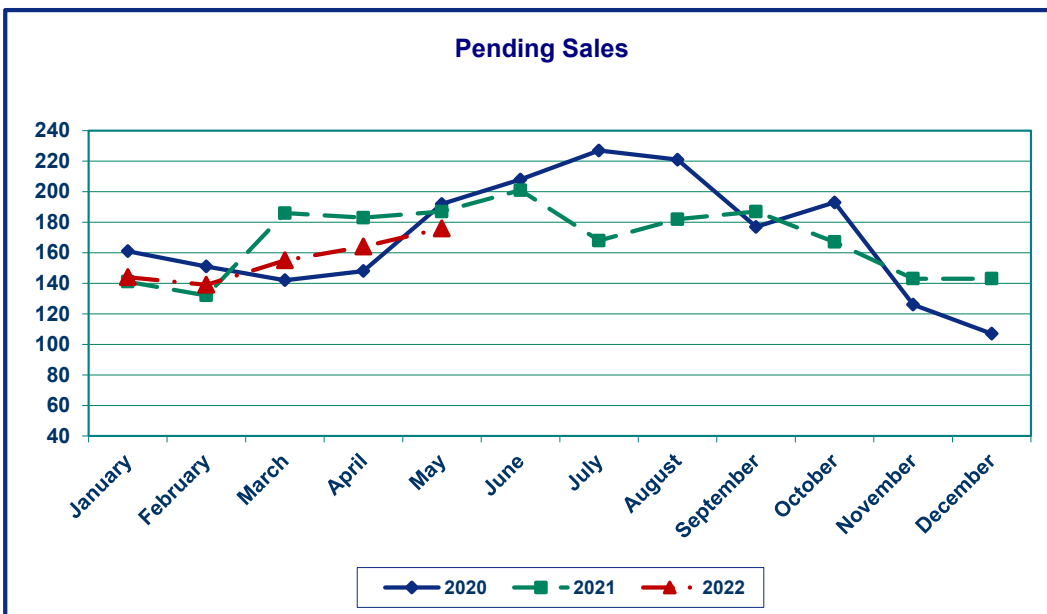
DOUGLAS COUNTY, OR
This graph shows the new residential listings over the past three calendar years in Douglas County, Oregon.



Pending Sales

PENDING LISTINGS

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



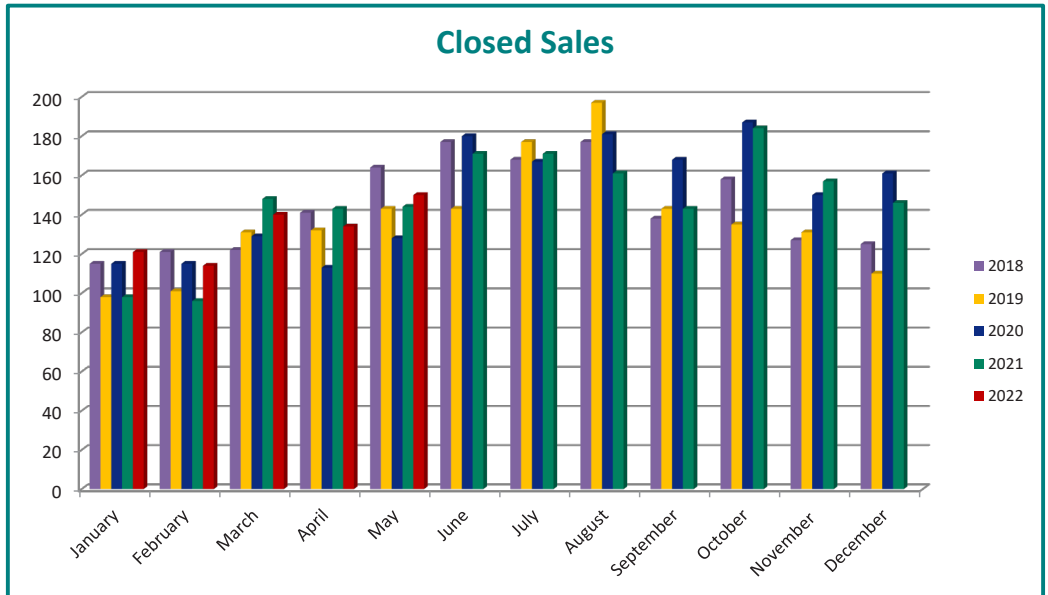
CLOSED SALES

DOUGLAS COUNTY, OR

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

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



SALE PRICE

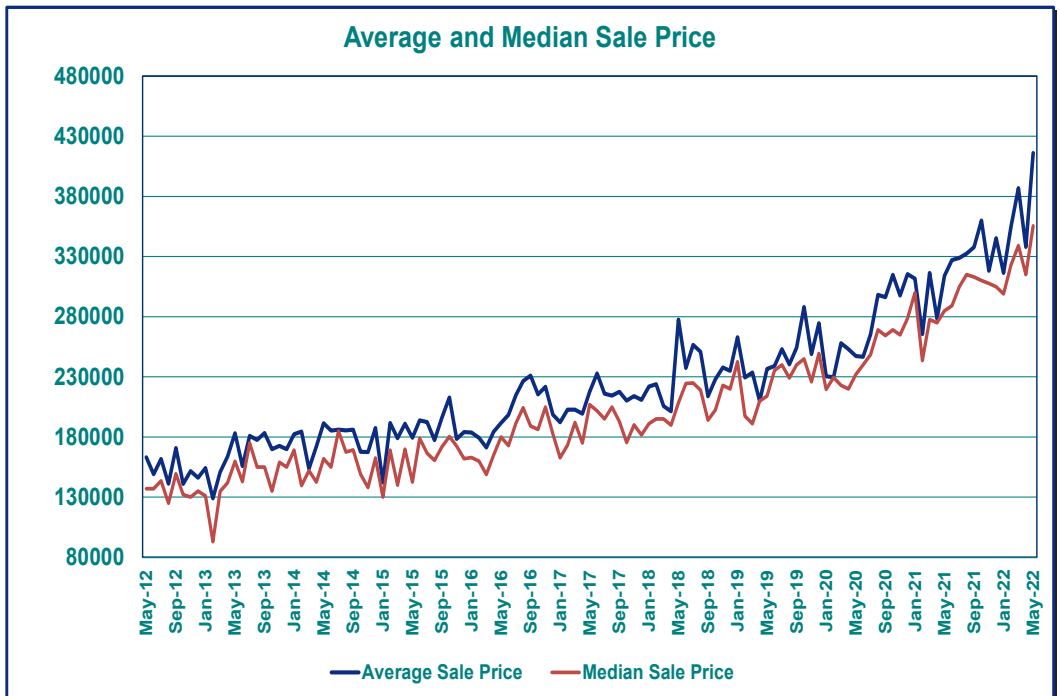
DOUGLAS COUNTY, OR

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.

RMLS was formed by area Boards and Associations of REALTORS® in 1991.

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