

MARKET ACTION



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

Residential Review: Douglas County, Oregon

June 2022 Reporting Period

Residential Highlights

New listings (231) matched the 231 listed in June 2021, and increased 6.0% from the 218 listed in May 2022.

Pending sales (141) decreased 29.9% from the 201 offers accepted in June 2021, and decreased 19.9% from the 176 offers accepted in May 2022.

Closed sales (152) decreased 11.1% from the 171 closings in June 2021, and increased 1.3% from the 150 closings in May 2022.

Inventory and Time on Market

Inventory increased to 2.3 months in June. Total market time decreased to 38 days.

Year-To-Date Summary

Comparing the first six months of 2022 to the same period in 2021, new listings (1,145) decreased 0.1%, pending sales (848) decreased 12.3%, and closed sales (836) increased 2.8%.

Average and Median Sale Prices

Comparing 2022 to 2021 through June, the average sale price has increased 19.5% from \$304,300 to \$363,600. In the same comparison, the median sale price has increased 18.2% from \$275,000 to \$325,000.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

Average Sale Price % Change:

+16.5% (\$349,200 v. \$299,800)

Median Sale Price % Change:

+18.9% (\$315,000 v. \$265,000)

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	2.3
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.

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	June	231	141	152	363,500	327,000	38
	May	218	176	150	416,100	355,500	36
	Year-To-Date	1,145	848	836	363,600	325,000	42
2021	June	231	201	171	327,000	289,000	36
	Year-To-Date	1,146	967	813	304,300	275,000	47
Change	June 2021	0.0%	-29.9%	-11.1%	11.2%	13.1%	6.1%
	Prev Mo 2022	6.0%	-19.9%	1.3%	-12.6%	-8.0%	-5.3%
	Year-To-Date	-0.1%	-12.3%	2.8%	19.5%	18.2%	-11.7%

AREA REPORT • JUNE 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	28	16	2	13	-13.3%	16	303,400	20	114	93	-11.4%	89	303,700	285,000	9.8%	6	366,700	5	134,500	3	368,000	
252	NW Roseburg	39	18	7	12	-52.0%	15	548,800	37	120	86	-19.6%	84	504,100	437,500	9.5%	3	1,603,000	15	760,000	2	287,000	
253	SE Roseburg	6	8	2	9	-18.2%	11	335,200	26	59	57	9.6%	59	321,400	300,000	26.4%	6	328,200	4	55,500	4	355,000	
254	SW Roseburg	27	19	1	12	-25.0%	14	405,300	56	101	74	-10.8%	70	393,600	369,500	19.3%	1	155,000	8	172,600	-	-	
255	Glide & E of Roseburg	22	13	4	4	-66.7%	1	410,000	5	45	18	-55.0%	18	642,100	538,000	32.3%	-	-	9	144,800	-	-	
256	Sutherlin/Oakland Area	42	31	4	17	21.4%	20	444,100	45	142	119	6.3%	119	387,600	345,000	22.7%	3	215,500	16	274,300	1	265,000	
257	Winston & SW of Roseburg	40	22	2	16	-33.3%	18	330,300	29	131	94	-15.3%	95	357,000	335,000	22.9%	1	1,300,000	14	404,000	-	-	
258	Myrtle Creek & S/SE of Roseburg	74	35	4	18	-47.1%	27	315,800	58	173	119	-23.7%	126	285,900	260,000	2.9%	5	288,200	20	126,100	2	227,500	
259	Green District	19	24	2	20	-16.7%	19	250,100	31	109	96	6.7%	92	318,400	286,500	21.7%	1	955,000	2	232,000	-	-	
265	North Douglas County	58	45	7	20	-23.1%	11	390,500	20	151	92	-17.1%	84	370,800	320,800	17.8%	8	257,000	13	103,500	2	531,500	
	Douglas County	355	231	35	141	-29.9%	152	363,500	38	1,145	848	-12.3%	836	363,600	325,000	16.5%	34	456,800	106	276,900	14	348,600	

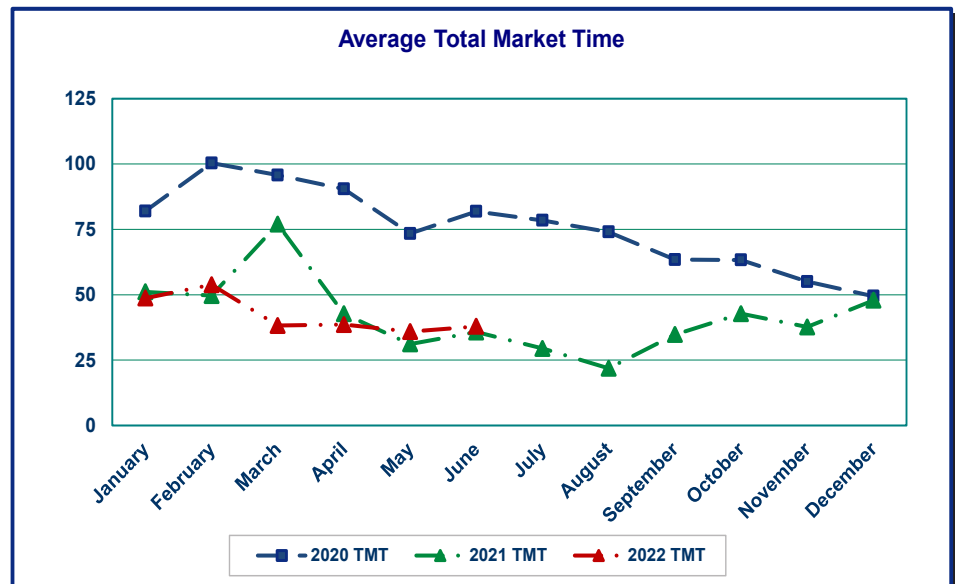
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2022 with June 2021. The Year-To-Date section compares 2022 Year-To-Date statistics through June with 2021 Year-To-Date statistics through June.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/21-6/30/22) with 12 months before (7/1/20-6/30/21).

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

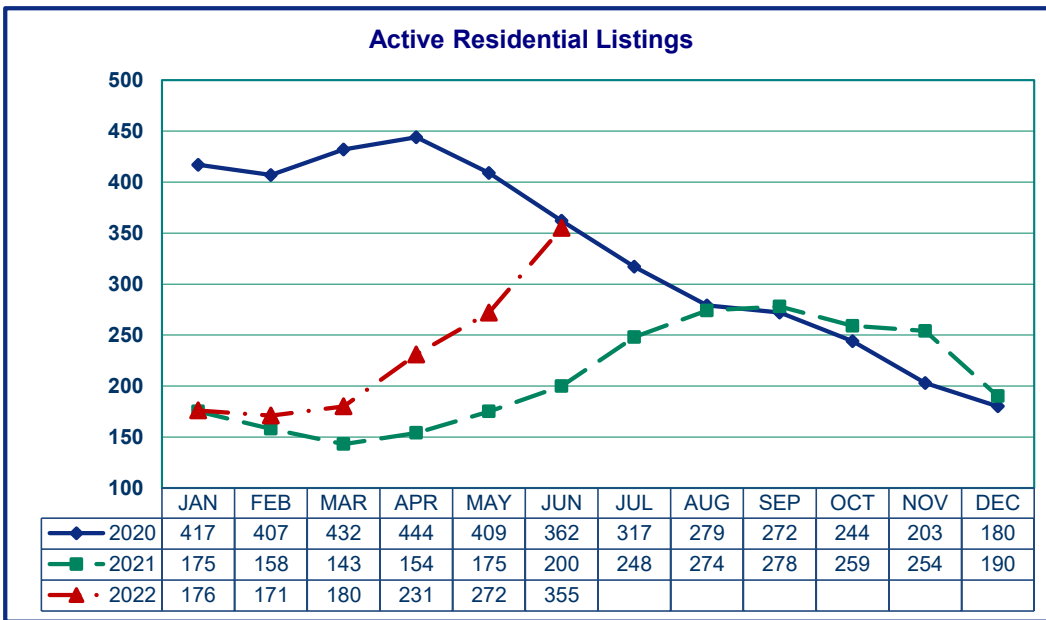
This graph shows the average market time for sales in Douglas County, Oregon over the past three calendar years.



ACTIVE RESIDENTIAL LISTINGS

DOUGLAS COUNTY, OR

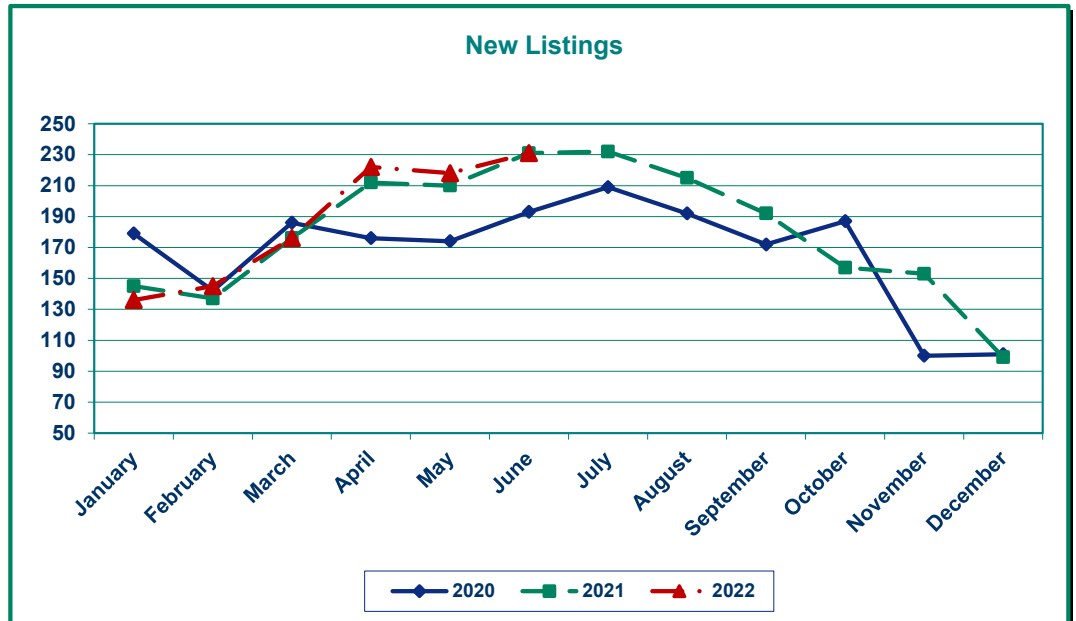
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.



NEW LISTINGS

DOUGLAS COUNTY, OR

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

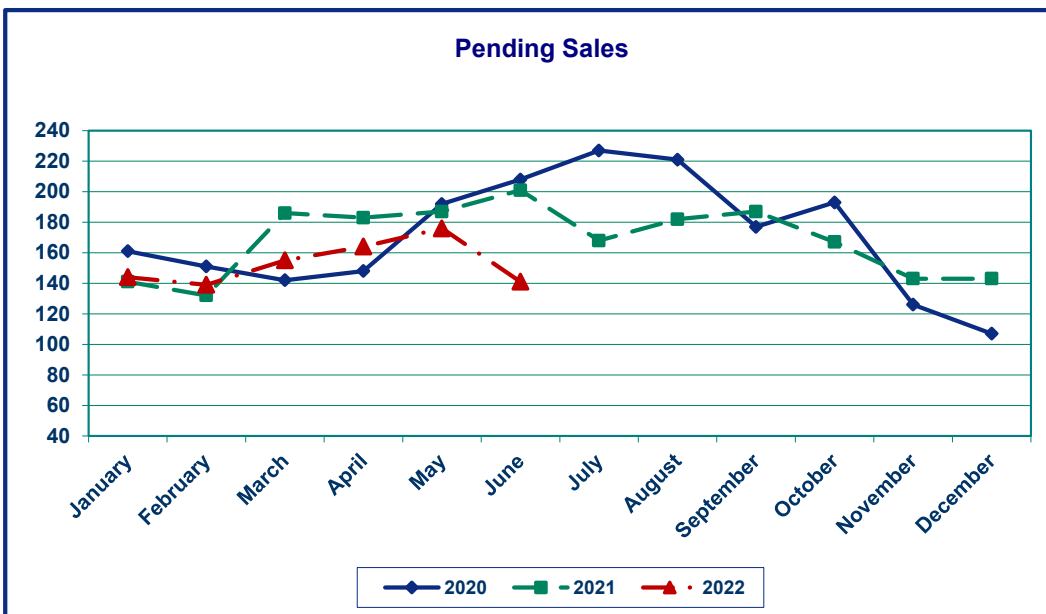


Pending Sales

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.

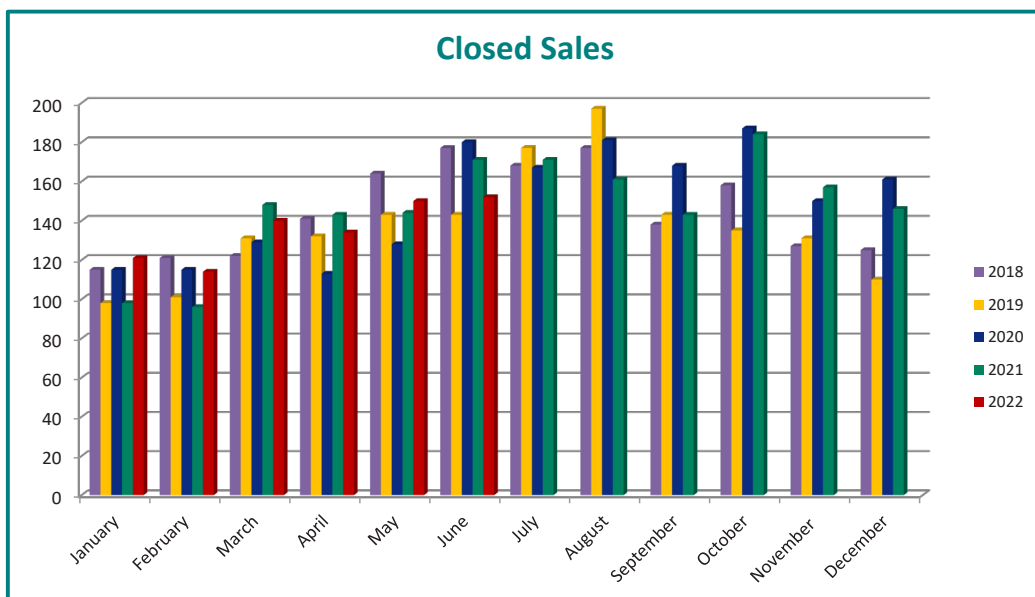
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The statistics presented in Market Action are compiled monthly based on figures generated by RMLS.

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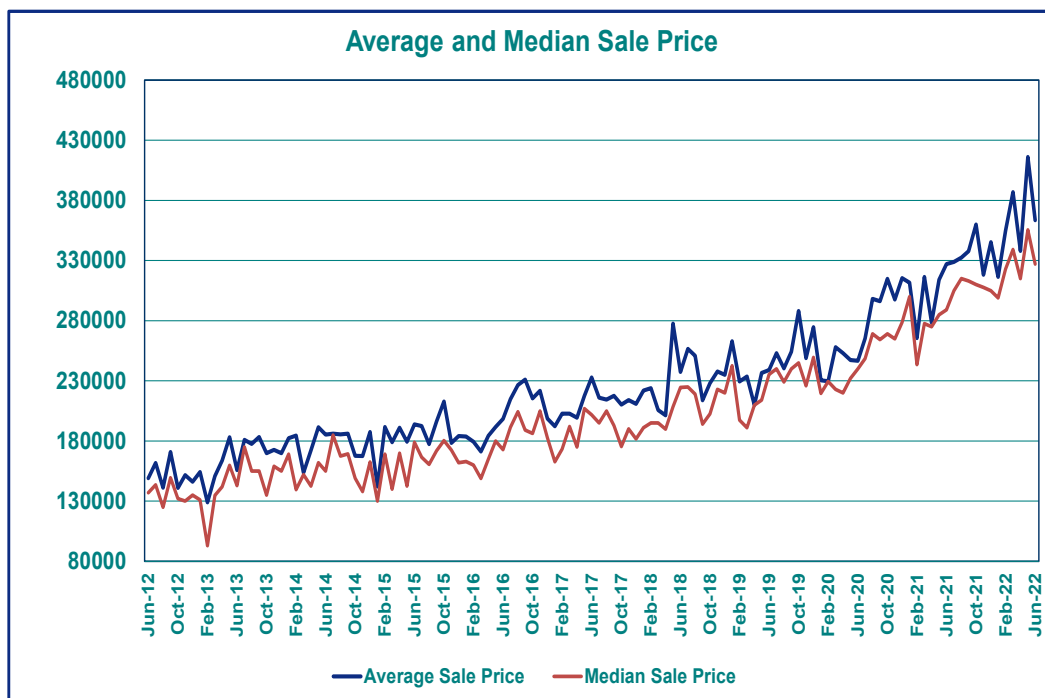
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SALE PRICE

DOUGLAS COUNTY, OR

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



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