

# MARKET ACTION



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

## Residential Review: Douglas County, Oregon

August 2022 Reporting Period

### Residential Highlights

New listings (177) decreased 17.7% from the 215 listed in August 2021, and increased 9.9% from the 161 listed in July 2022.

Pending sales (154) decreased 15.4% from the 182 offers accepted in August 2021, and increased 13.2% from the 136 offers accepted in July 2022.

Closed sales (133) decreased 17.4% from the 161 closings in August 2021, and increased 8.1% from the 123 closings in July 2022.

### Inventory and Time on Market

Inventory decreased to 2.6 months in August. Total market time decreased to 36 days.

### Year-To-Date Summary

Comparing the first eight months of 2022 to the same period in 2021, new listings (1,498) decreased 6.7%, pending sales (1,107) decreased 13.1%, and closed sales (1,102) decreased 4.8%.

### Average and Median Sale Prices

Comparing 2022 to 2021 through August, the average sale price has increased 15.5% from \$311,500 to \$359,800. In the same comparison, the median sale price has increased 14.4% from \$284,000 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	2.3
July	1.9	1.45	2.9
August	1.54	1.7	2.6
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:

+14.2% (\$352,800 v. \$308,900)

#### Median Sale Price % Change:

+14.7% (\$316,000 v. \$275,500)

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	August	177	154	133	333,100	310,000	36
	July	161	136	123	371,500	327,000	37
	Year-To-Date	1,498	1,107	1,102	359,800	325,000	40
2021	August	215	182	161	332,400	315,000	22
	Year-To-Date	1,605	1,274	1,157	311,500	284,000	40
Change	August 2021	-17.7%	-15.4%	-17.4%	0.2%	-1.6%	63.3%
	Prev Mo 2022	9.9%	13.2%	8.1%	-10.3%	-5.2%	-4.3%
	Year-To-Date	-6.7%	-13.1%	-4.8%	15.5%	14.4%	0.2%

# AREA REPORT • AUGUST 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 2022 v. 2021	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2022 v. 2021	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	30	27	4	14	-30.0%	11	308,800	28	155	116	-13.4%	114	305,000	292,000	5.3%	8	435,000	6	128,400	4	441,000	
252	NW Roseburg	34	16	8	16	-5.9%	12	447,400	50	158	115	-16.7%	110	504,700	437,500	13.9%	3	1,603,000	19	626,700	2	287,000	
253	SE Roseburg	7	9	2	13	44.4%	5	343,200	43	77	69	0.0%	70	317,400	298,500	21.9%	8	285,500	6	57,800	6	338,300	
254	SW Roseburg	25	13	3	11	-15.4%	13	372,000	41	136	101	-9.0%	103	394,700	374,900	8.4%	2	827,500	9	171,800	-	-	
255	Glide & E of Roseburg	20	5	2	7	-12.5%	4	405,200	51	56	28	-45.1%	26	649,400	550,500	32.6%	-	-	13	144,500	-	-	
256	Sutherlin / Oakland Area	40	20	2	23	-11.5%	18	457,200	32	185	155	-1.3%	155	386,600	348,000	20.7%	4	205,100	18	265,200	1	265,000	
257	Winston & SW of Roseburg	36	14	2	13	-23.5%	18	264,600	31	164	117	-17.6%	119	338,900	326,000	18.0%	2	1,089,500	17	364,900	-	-	
258	Myrtle Creek & S/SE of Roseburg	77	35	8	26	-21.2%	19	237,200	49	235	161	-22.2%	164	283,300	260,000	1.5%	5	288,200	29	170,000	2	227,500	
259	Green District	18	16	2	14	-6.7%	18	331,700	21	142	122	3.4%	124	313,200	296,000	22.0%	1	955,000	2	232,000	1	269,000	
265	North Douglas County	56	22	4	17	-29.2%	15	259,500	30	190	123	-16.3%	117	349,500	304,000	14.1%	10	245,100	17	98,700	4	474,300	
	Douglas County	343	177	37	154	-15.4%	133	333,100	36	1,498	1,107	-13.1%	1,102	359,800	325,000	14.2%	43	466,800	136	253,700	20	362,700	

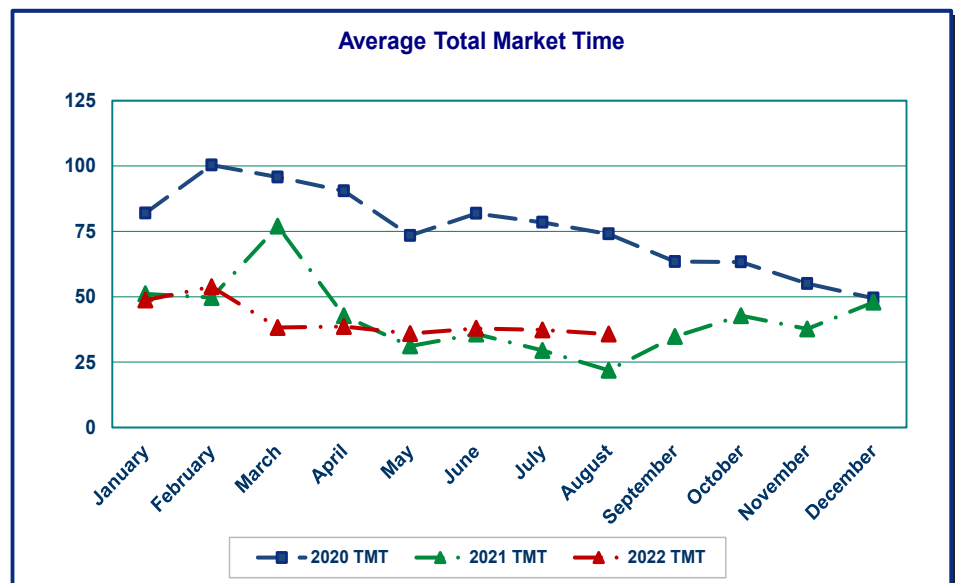
<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2022 with August 2021. The Year-To-Date section compares 2022 Year-To-Date statistics through August with 2021 Year-To-Date statistics through August.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/21-8/31/22) with 12 months before (9/1/20-8/31/21).

<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

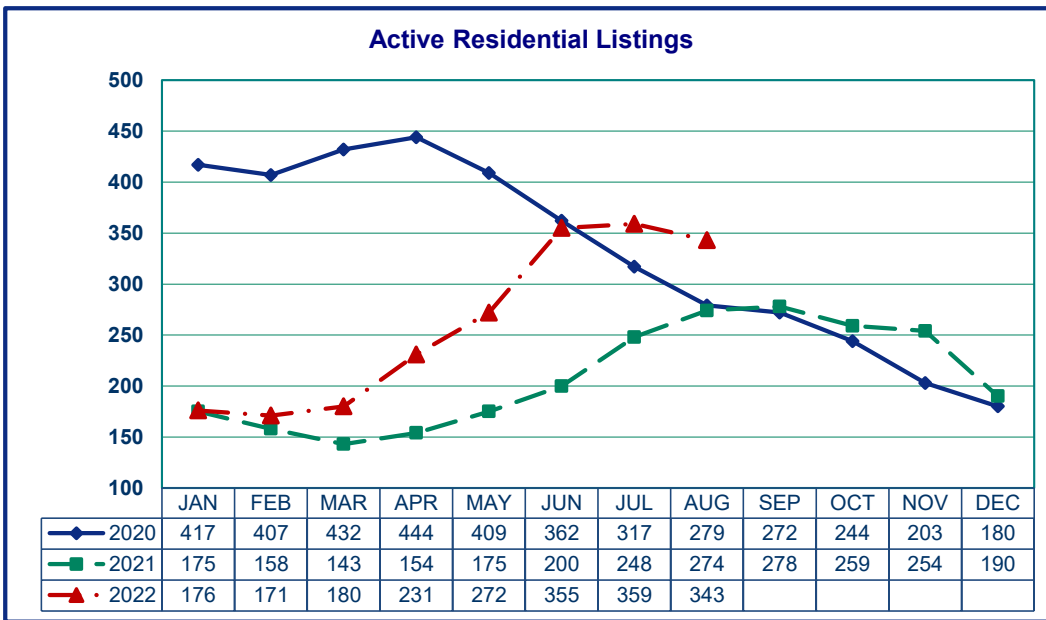
*This graph shows the average market time for sales in Douglas County, Oregon over the past three calendar years.*



## ACTIVE RESIDENTIAL LISTINGS

### DOUGLAS COUNTY, OR

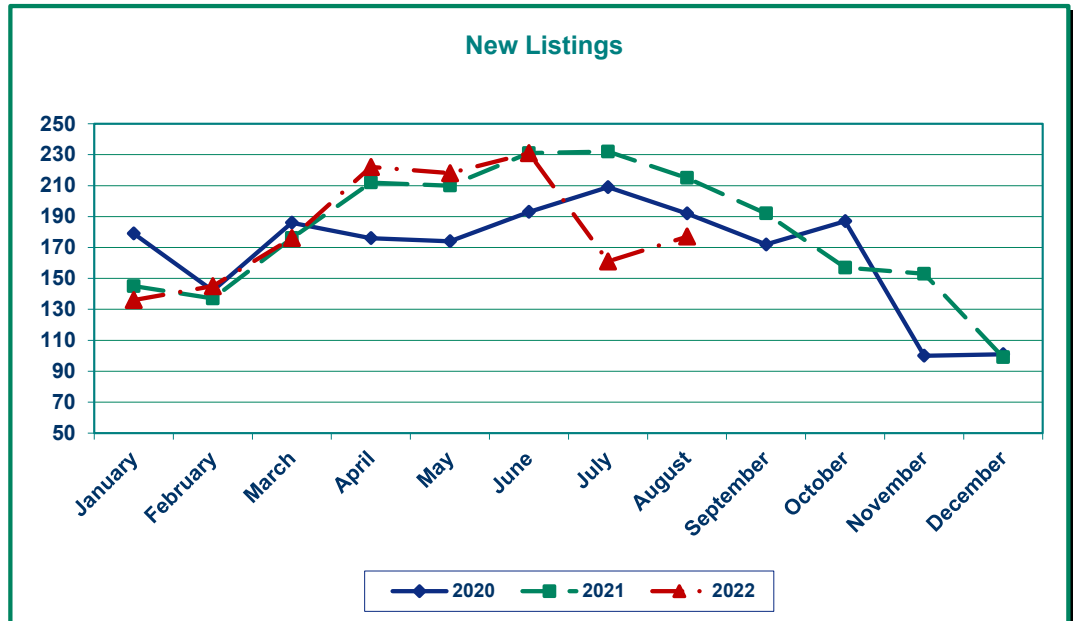
*This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.*



## NEW LISTINGS

### DOUGLAS COUNTY, OR

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

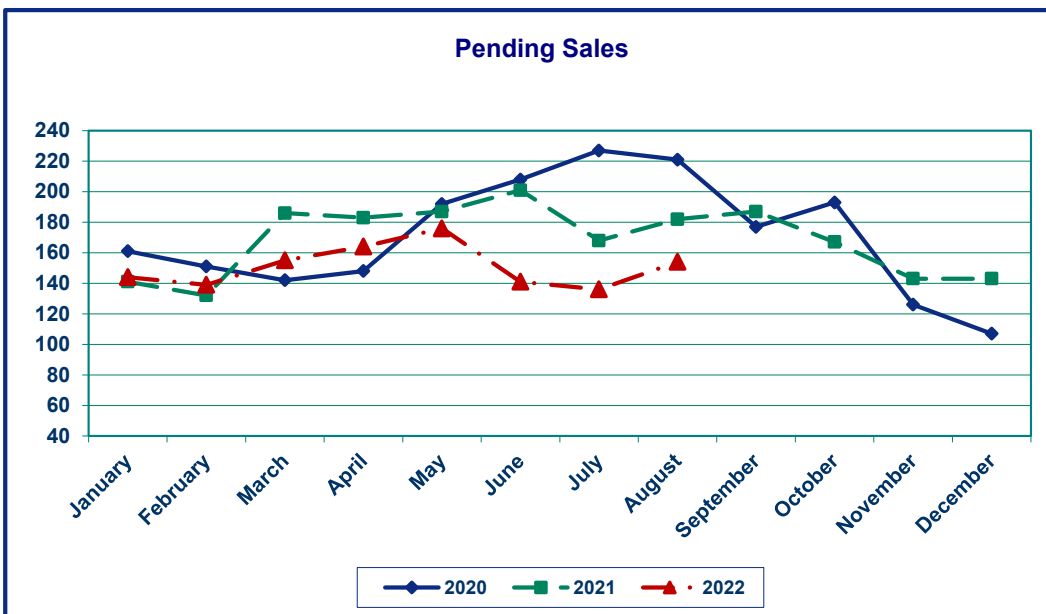


## Pending Sales

## 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.*

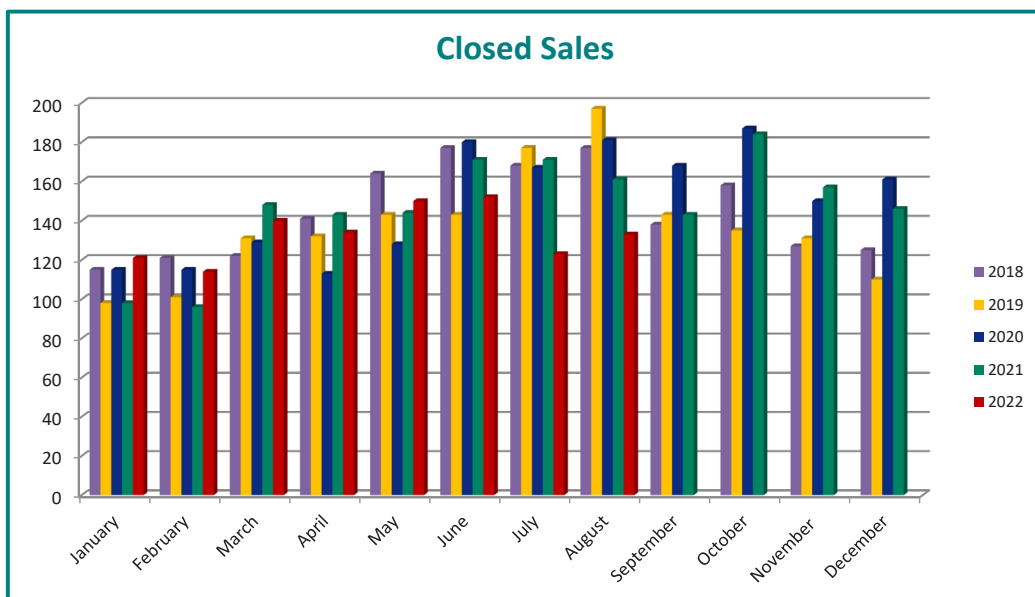
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The statistics presented in Market Action are compiled monthly based on figures generated by RMLS.

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.

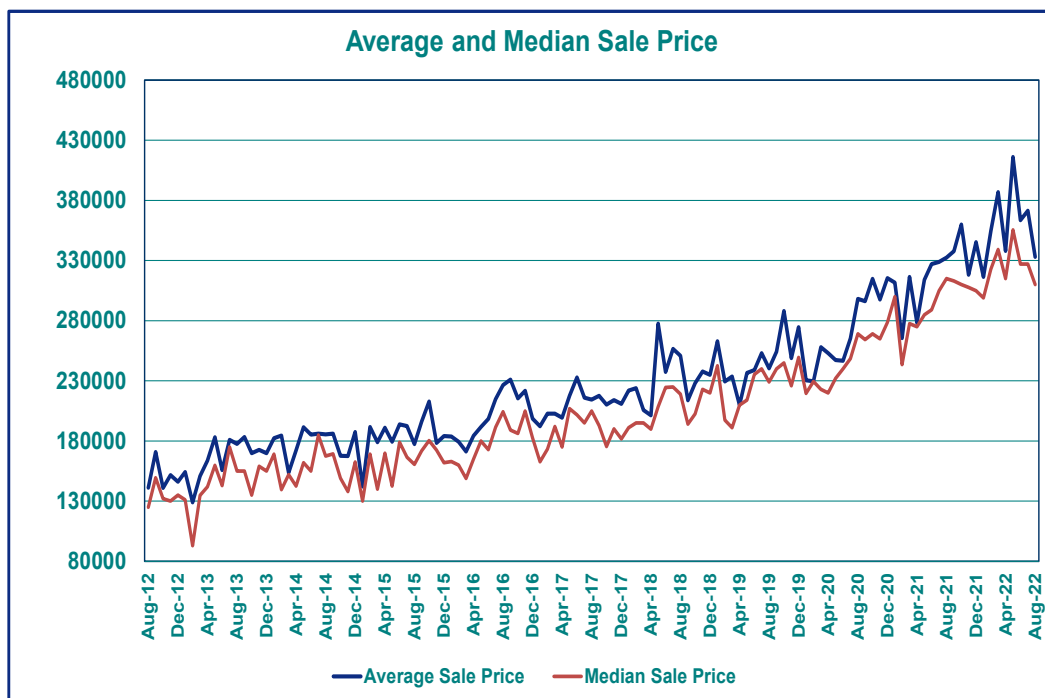
RMLS was formed by area Boards and Associations of REALTORS® in 1991.

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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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