

MARKET ACTION

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

Residential Review: Douglas County, Oregon

September 2022 Reporting Period

Residential Highlights

New listings (171) decreased 10.9% from the 192 listed in September 2021, and decreased 3.4% from the 177 listed in August 2022.

Pending sales (121) decreased 35.3% from the 187 offers accepted in September 2021, and decreased 21.4% from the 154 offers accepted in August 2022.

Closed sales (130) decreased 9.1% from the 143 closings in September 2021, and decreased 2.3% from the 133 closings in August 2022.

Inventory and Time on Market

Inventory increased to 2.9 months in September. Total market time increased to 49 days.

Year-To-Date Summary

Comparing the first nine months of 2022 to the same period in 2021, new listings (1,673) decreased 7.6%, pending sales (1,220) decreased 15.3%, and closed sales (1,234) decreased 5.7%.

Average and Median Sale Prices

Comparing 2022 to 2021 through September, the average sale price has increased 14.3% from \$314,100 to \$359,000. In the same comparison, the median sale price has increased 14.0% from \$285,000 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	2.9
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:

+13.4% (\$354,100 v. \$312,300)

Median Sale Price % Change:

+13.9% (\$319,000 v. \$280,000)

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	September	171	121	130	353,700	320,000	49
	August	177	154	133	333,100	310,000	36
	Year-To-Date	1,673	1,220	1,234	359,000	325,000	41
2021	September	192	187	143	337,800	313,000	35
	Year-To-Date	1,810	1,440	1,308	314,100	285,000	40
Change	September 2021	-10.9%	-35.3%	-9.1%	4.7%	2.2%	42.2%
	Prev Mo 2022	-3.4%	-21.4%	-2.3%	6.2%	3.2%	38.5%
	Year-To-Date	-7.6%	-15.3%	-5.7%	14.3%	14.0%	3.8%

AREA REPORT • SEPTEMBER 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/Cancelled 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	29	19	2	17	21.4%	15	335,600	33	174	133	-10.1%	129	308,500	294,000	4.1%	8	435,000	6	128,400	4	441,000
252	NW Roseburg	39	13	-	6	-71.4%	15	453,400	86	172	120	-24.5%	125	498,500	429,900	13.2%	3	1,603,000	22	566,000	2	287,000
253	SE Roseburg	14	14	1	6	-40.0%	10	250,100	30	91	73	-6.4%	80	309,000	298,500	16.1%	9	353,200	6	57,800	7	335,000
254	SW Roseburg	29	16	2	11	-47.6%	12	440,000	57	152	111	-15.3%	115	399,500	365,000	7.8%	2	827,500	10	175,600	-	-
255	Glide & E of Roseburg	22	8	3	3	0.0%	4	517,600	17	64	30	-43.4%	30	631,800	537,500	36.1%	1	750,000	15	146,800	-	-
256	Sutherlin / Oakland Area	51	28	6	14	-41.7%	14	422,100	37	213	168	-4.5%	169	389,600	349,900	18.8%	4	205,100	18	265,200	2	299,000
257	Winston & SW of Roseburg	37	11	5	12	-52.0%	11	408,800	31	175	128	-22.9%	131	345,400	330,000	17.6%	2	1,089,500	18	356,600	-	-
258	Myrtle Creek & S/SE of Roseburg	86	32	9	16	-40.7%	20	221,600	44	269	178	-22.6%	185	275,900	260,000	-1.7%	7	236,600	29	170,000	2	227,500
259	Green District	22	12	0	13	-27.8%	9	340,500	17	154	135	1.5%	133	315,000	296,000	23.9%	1	955,000	4	143,400	1	269,000
265	North Douglas County	45	18	6	23	-4.2%	20	319,800	84	209	144	-13.3%	137	345,100	307,000	11.8%	10	245,100	21	97,000	5	439,400
	Douglas County	374	171	34	121	-35.3%	130	353,700	49	1,673	1,220	-15.3%	1,234	359,000	325,000	13.4%	47	466,700	149	243,400	23	356,600

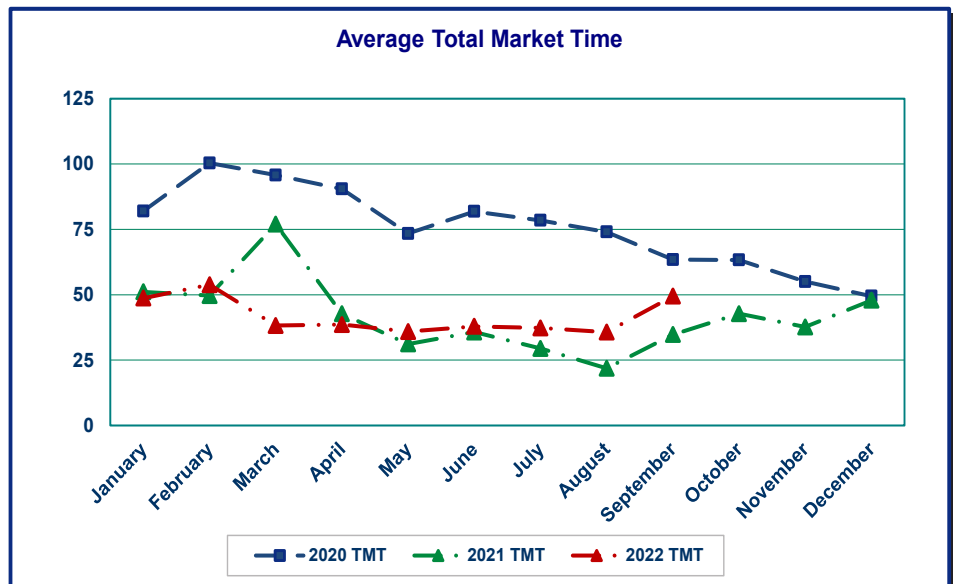
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares September 2022 with September 2021. The Year-To-Date section compares 2022 Year-To-Date statistics through September with 2021 Year-To-Date statistics through September.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/21-9/30/22) with 12 months before (10/1/20-9/30/21).

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.

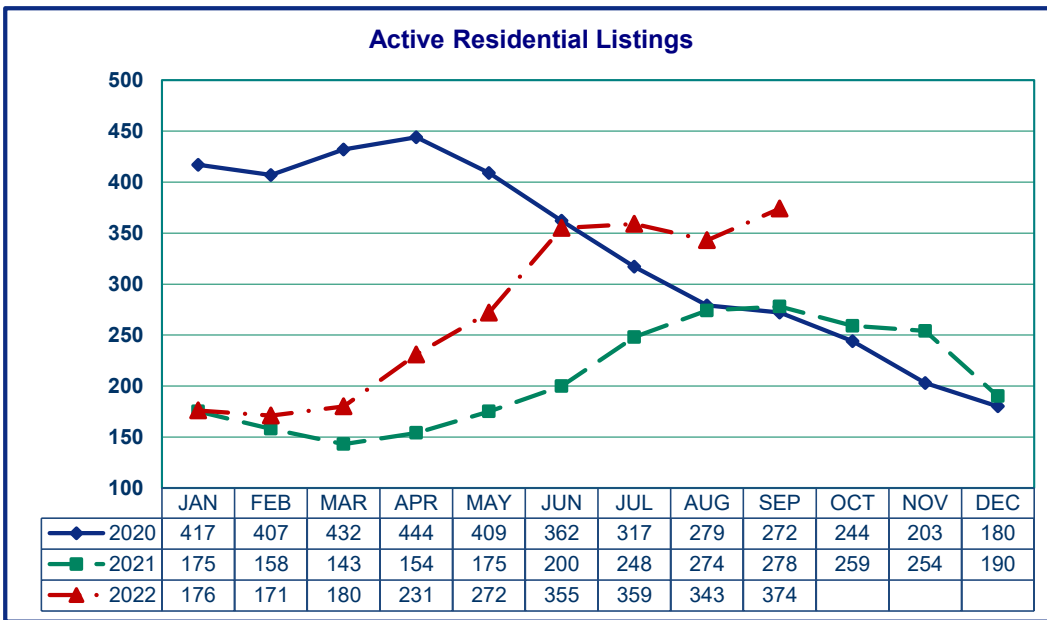
DAYS ON MARKET DOUGLAS COUNTY, OR

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



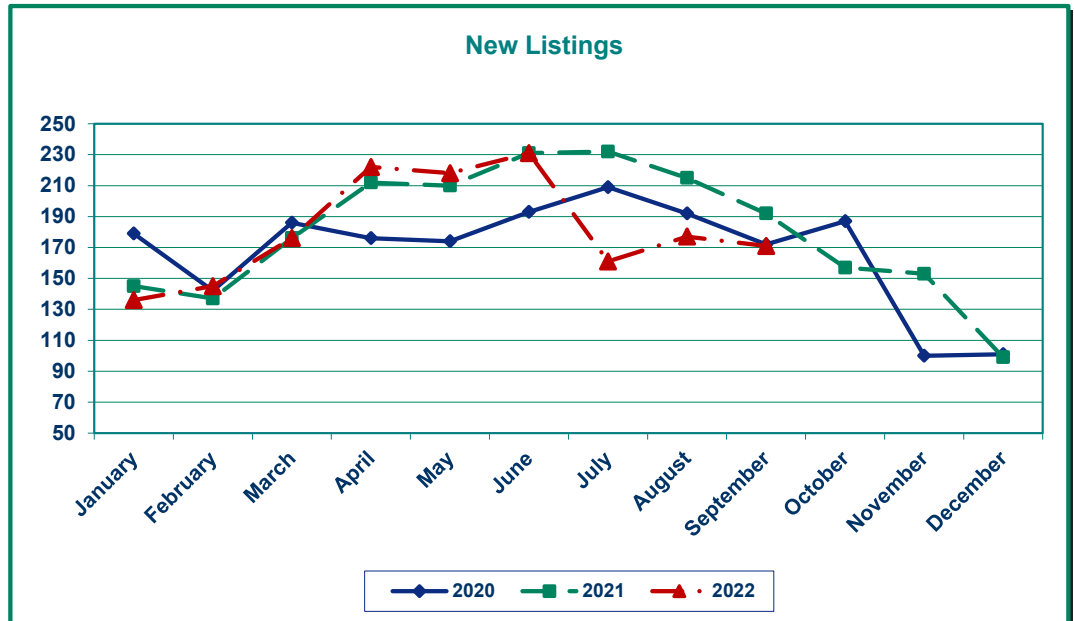
ACTIVE RESIDENTIAL LISTINGS

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



NEW LISTINGS

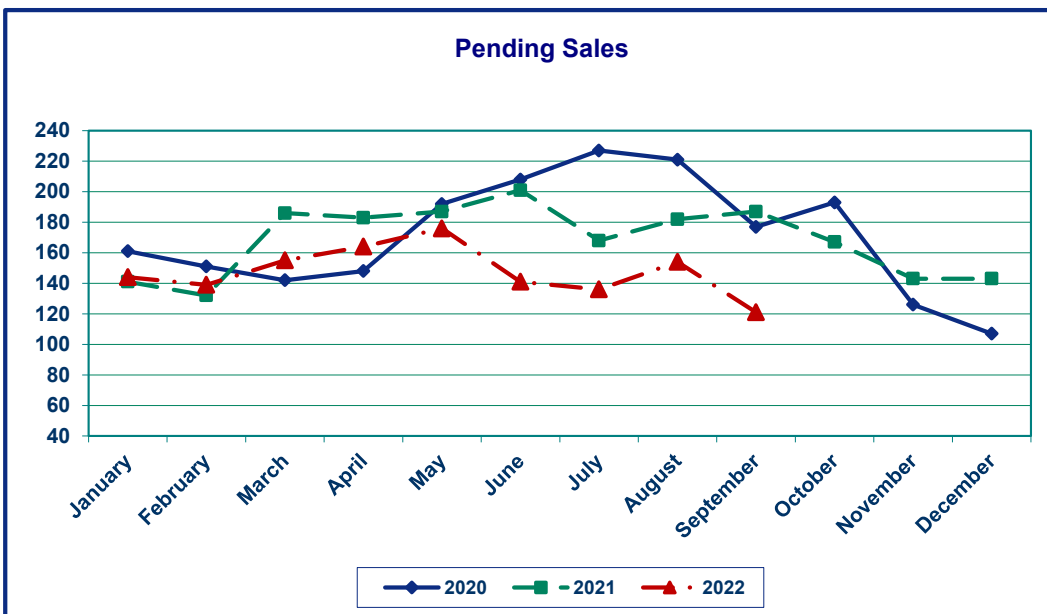
DOUGLAS COUNTY, OR
This graph shows the new residential listings over the past three calendar years in Douglas County, Oregon.



Pending Sales

PENDING LISTINGS

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



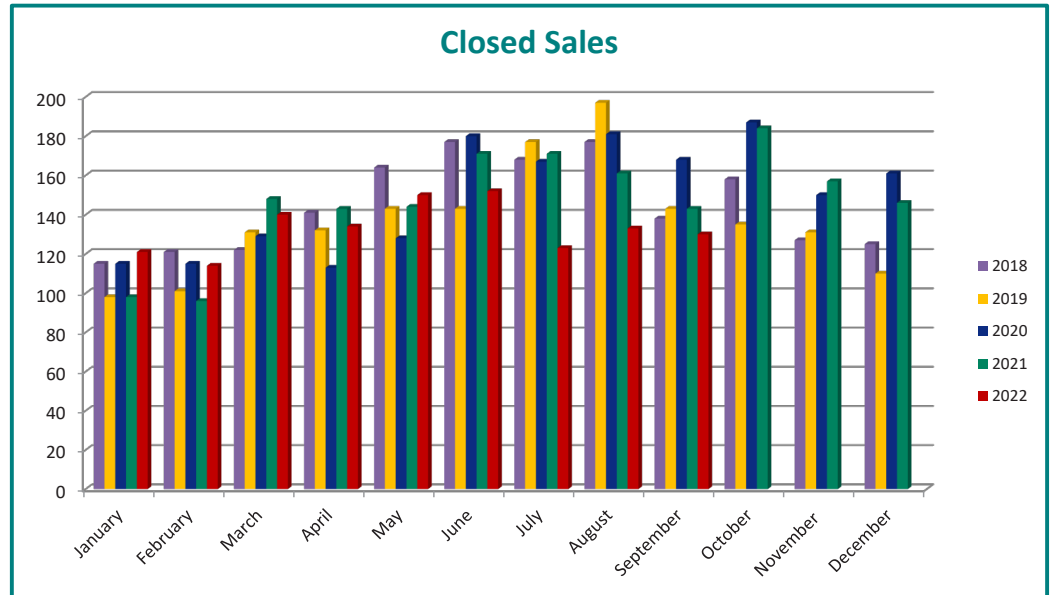
CLOSED SALES

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.



SALE PRICE

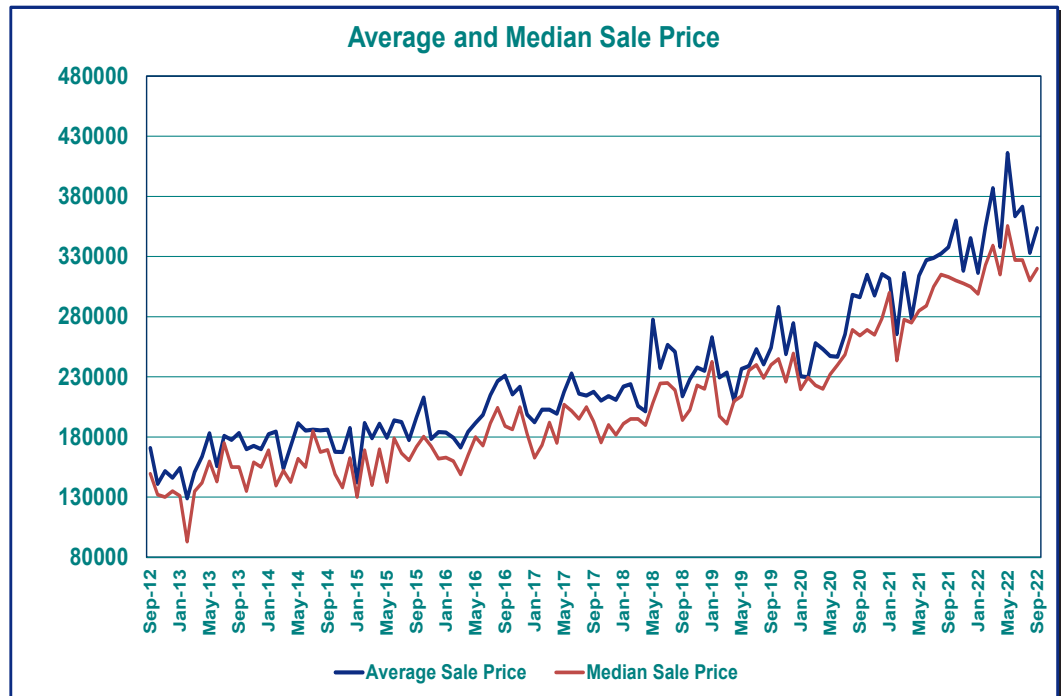
DOUGLAS COUNTY, OR

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.

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