

# MARKET ACTION

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

Residential Review: Douglas County, Oregon

October 2022 Reporting Period

## Residential Highlights

New listings (156) decreased 0.6% from the 157 listed in October 2021, and decreased 8.8% from the 171 listed in September 2022.

Pending sales (115) decreased 31.1% from the 167 offers accepted in October 2021, and decreased 5.0% from the 121 offers accepted in September 2022.

Closed sales (116) decreased 37.0% from the 184 closings in October 2021, and decreased 10.8% from the 130 closings in September 2022.

## Inventory and Time on Market

Inventory increased to 3.2 months in October. Total market time decreased to 48 days.

## Year-To-Date Summary

Comparing the first ten months of 2022 to the same period in 2021, new listings (1,830) decreased 7.2%, pending sales (1,317) decreased 16.9%, and closed sales (1,356) decreased 9.4%.

## Average and Median Sale Prices

Comparing 2022 to 2021 through October, the average sale price has increased 12.7% from \$319,800 to \$360,400. In the same comparison, the median sale price has increased 12.5% from \$289,000 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 | 3.2  |
| 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:

+12.0% (\$355,000 v. \$317,100)

### Median Sale Price % Change:

+12.7% (\$320,000 v. \$284,000)

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                                  | October      | 156          | 115           | 116          | 375,700            | 331,800           | 48                |
|                                       | September    | 171          | 121           | 130          | 353,700            | 320,000           | 49                |
|                                       | Year-To-Date | 1,830        | 1,317         | 1,356        | 360,400            | 325,000           | 42                |
| 2021                                  | October      | 157          | 167           | 184          | 359,900            | 310,000           | 43                |
|                                       | Year-To-Date | 1,973        | 1,585         | 1,496        | 319,800            | 289,000           | 40                |
| Change                                | October 2021 | -0.6%        | -31.1%        | -37.0%       | 4.4%               | 7.0%              | 13.3%             |
|                                       | Prev Mo 2022 | -8.8%        | -5.0%         | -10.8%       | 6.2%               | 3.7%              | -2.0%             |
|                                       | Year-To-Date | -7.2%        | -16.9%        | -9.4%        | 12.7%              | 12.5%             | 4.2%              |

# AREA REPORT • OCTOBER 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 <sup>3</sup> | New Listings | Pending Sales | Pending Sales 2022 v. 2021 | Closed Sales | Average Sale Price | Median Sale Price | Avg. Sale Price % Change <sup>2</sup> | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price | Closed Sales | Average Sale Price |
| 251 | NE Roseburg                     | 29              | 14           | 5                          | 13            | -40.9%                     | 15           | 317,300            | 28                             | 189          | 144           | -14.8%                     | 144          | 309,400            | 296,200           | -6.9%                                 | 9            | 401,100            | 6            | 128,400            | 5            | 418,800            |
| 252 | NW Roseburg                     | 35              | 11           | 3                          | 11            | -50.0%                     | 7            | 782,900            | 48                             | 181          | 130           | -26.6%                     | 133          | 511,900            | 430,000           | 15.8%                                 | 3            | 1,603,000          | 25           | 514,900            | 2            | 287,000            |
| 253 | SE Roseburg                     | 19              | 11           | 1                          | 6             | -14.3%                     | 5            | 362,000            | 26                             | 102          | 77            | -7.2%                      | 86           | 310,000            | 299,800           | 14.8%                                 | 9            | 353,200            | 7            | 58,100             | 7            | 335,000            |
| 254 | SW Roseburg                     | 29              | 9            | 2                          | 8             | -50.0%                     | 10           | 442,400            | 42                             | 162          | 118           | -17.5%                     | 125          | 402,900            | 365,000           | 6.4%                                  | 2            | 827,500            | 11           | 172,800            | -            | -                  |
| 255 | Glide & E of Roseburg           | 24              | 8            | 1                          | 3             | -57.1%                     | 4            | 889,000            | 45                             | 72           | 32            | -45.8%                     | 34           | 662,100            | 550,500           | 43.6%                                 | 2            | 555,000            | 16           | 151,700            | -            | -                  |
| 256 | Sutherlin / Oakland Area        | 55              | 32           | 9                          | 19            | 0.0%                       | 17           | 382,900            | 40                             | 245          | 187           | -2.6%                      | 189          | 388,000            | 348,000           | 17.5%                                 | 5            | 303,900            | 22           | 229,400            | 2            | 299,000            |
| 257 | Winston & SW of Roseburg        | 37              | 14           | 7                          | 8             | -50.0%                     | 8            | 283,800            | 52                             | 189          | 135           | -24.6%                     | 140          | 344,700            | 330,000           | 19.0%                                 | 3            | 1,093,000          | 20           | 323,100            | -            | -                  |
| 258 | Myrtle Creek & S/SE of Roseburg | 83              | 26           | 9                          | 22            | -15.4%                     | 21           | 262,500            | 82                             | 295          | 199           | -21.7%                     | 206          | 274,500            | 258,100           | -4.6%                                 | 7            | 236,600            | 32           | 177,000            | 4            | 167,500            |
| 259 | Green District                  | 25              | 18           | 4                          | 11            | -35.3%                     | 13           | 306,900            | 25                             | 172          | 143           | -4.0%                      | 146          | 314,300            | 299,000           | 23.4%                                 | 1            | 955,000            | 4            | 143,400            | 1            | 269,000            |
| 265 | North Douglas County            | 38              | 13           | 11                         | 14            | -6.7%                      | 16           | 329,000            | 61                             | 223          | 152           | -15.6%                     | 153          | 343,400            | 310,000           | 8.0%                                  | 11           | 250,100            | 26           | 103,700            | 5            | 439,400            |
|     | <b>Douglas County</b>           | <b>374</b>      | <b>156</b>   | <b>52</b>                  | <b>115</b>    | <b>-31.1%</b>              | <b>116</b>   | <b>375,700</b>     | <b>48</b>                      | <b>1,830</b> | <b>1,317</b>  | <b>-16.9%</b>              | <b>1,356</b> | <b>360,400</b>     | <b>325,000</b>    | <b>12.0%</b>                          | <b>52</b>    | <b>471,600</b>     | <b>169</b>   | <b>229,700</b>     | <b>26</b>    | <b>336,400</b>     |

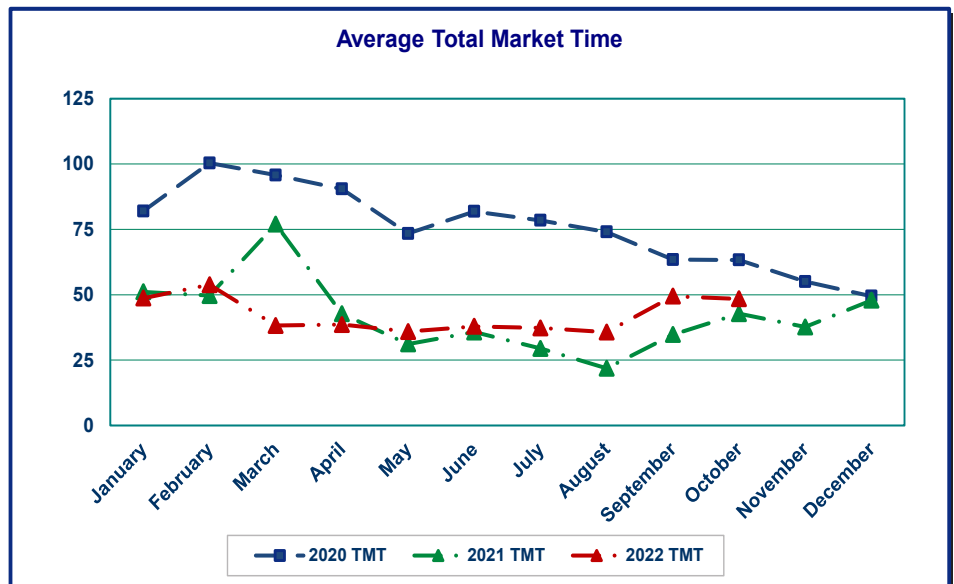
<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares October 2022 with October 2021. The Year-To-Date section compares 2022 Year-To-Date statistics through October with 2021 Year-To-Date statistics through October.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/21-10/31/22) with 12 months before (11/1/20-10/31/21).

<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.

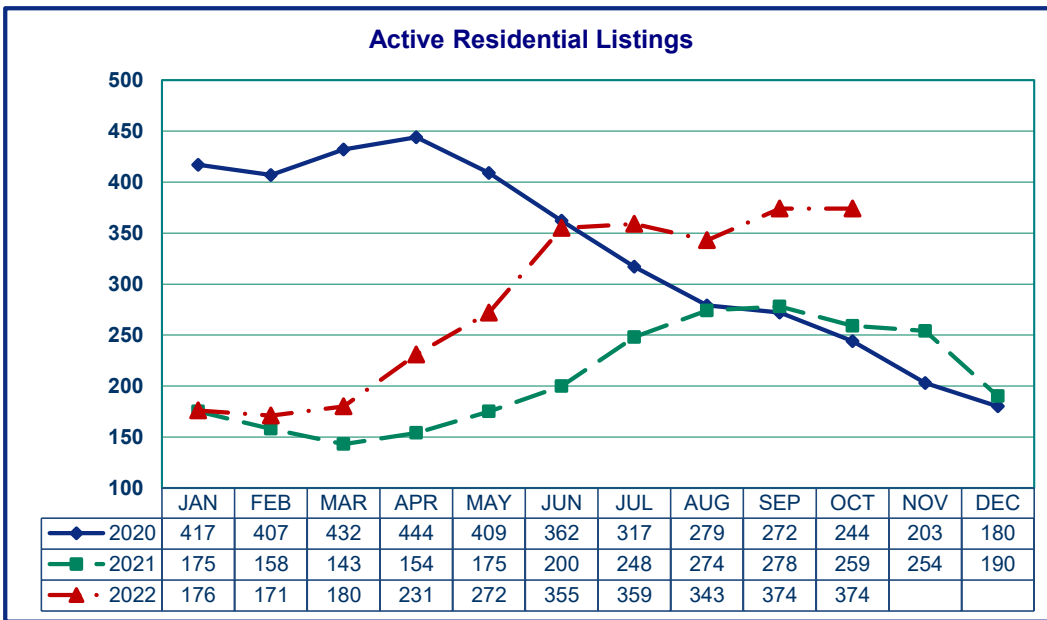
### DAYS ON MARKET DOUGLAS COUNTY, OR

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



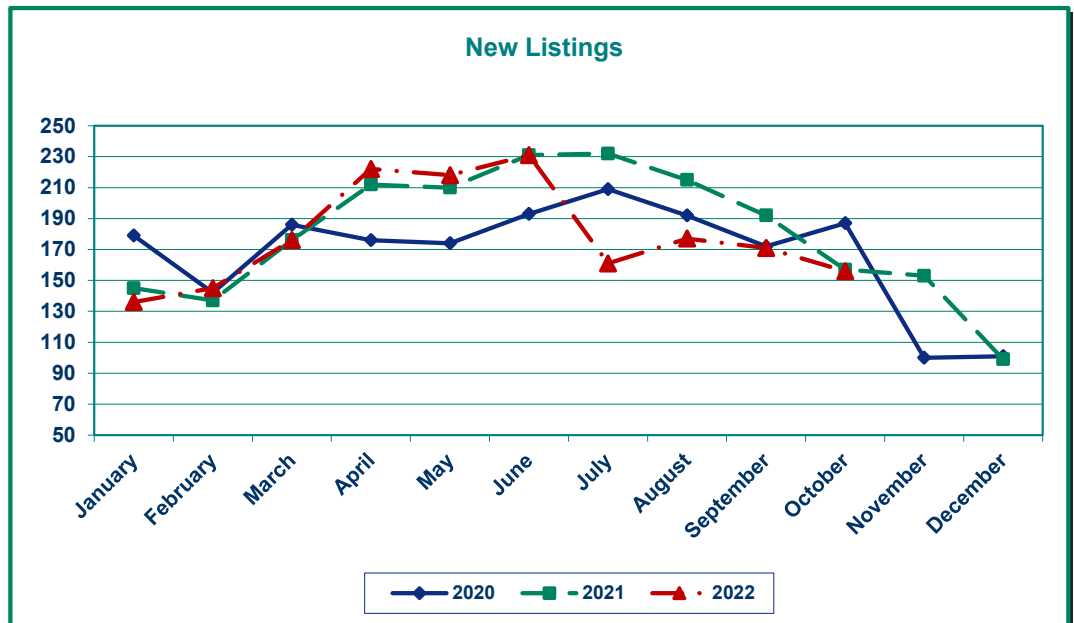
## ACTIVE RESIDENTIAL LISTINGS

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



## NEW LISTINGS

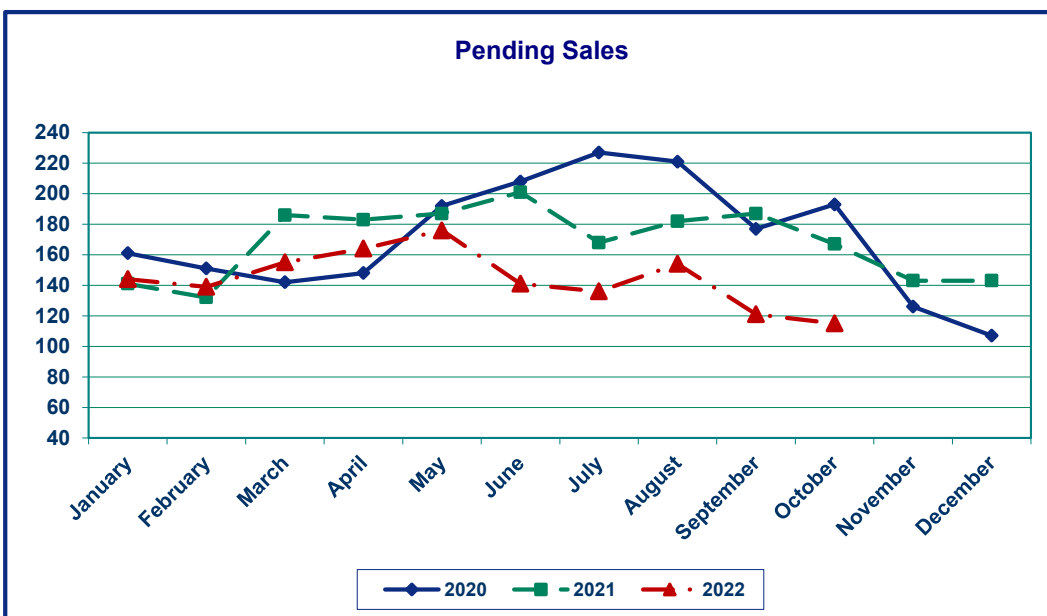
**DOUGLAS COUNTY, OR**  
*This graph shows the new residential listings over the past three calendar years in Douglas County, Oregon.*



## Pending Sales

## PENDING LISTINGS

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



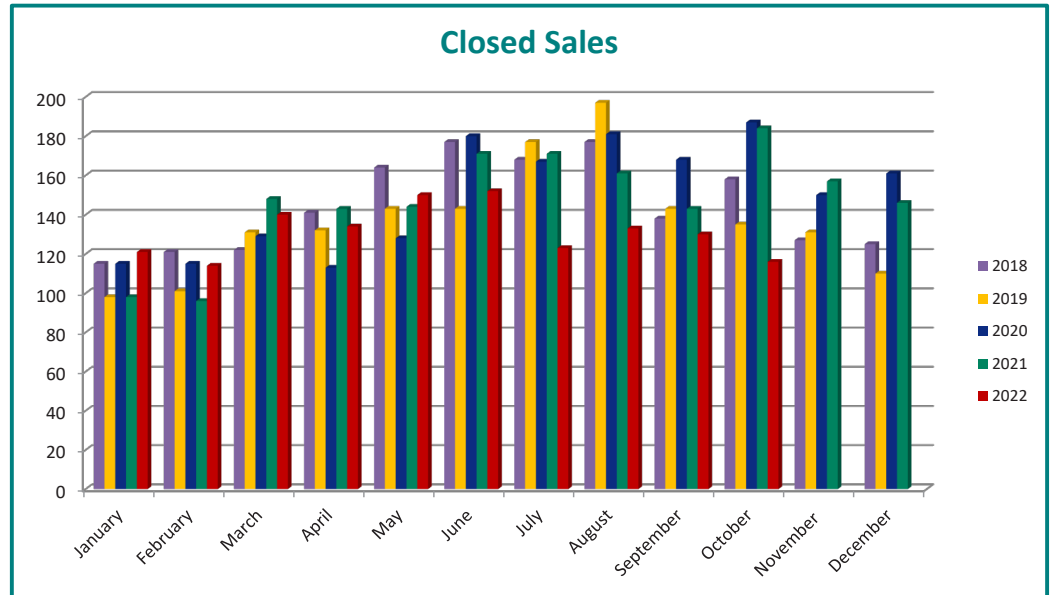
## CLOSED SALES

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.



## SALE PRICE

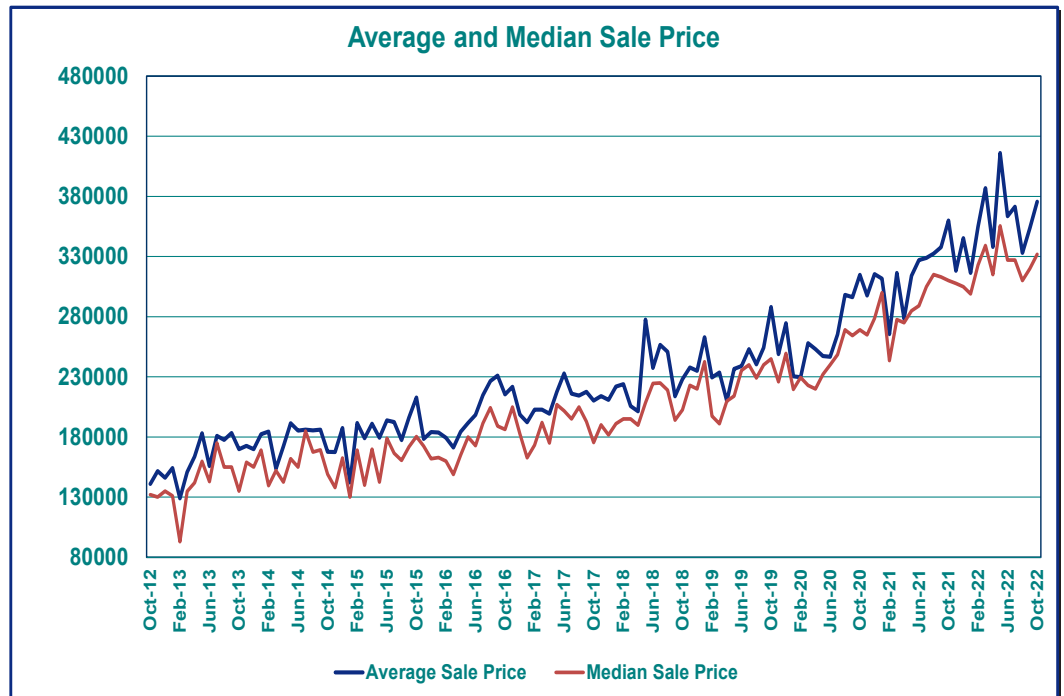
DOUGLAS COUNTY, OR

*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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