



MARKET ACTION REPORT

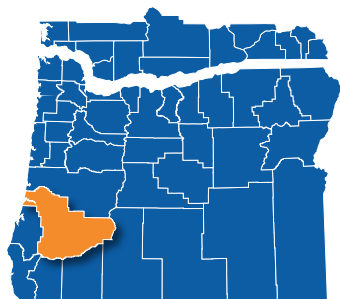
A Publication of RMLS, the Source for Real Estate Statistics in Your Community

Douglas County March 2023 Reporting Period

Douglas County

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MARKET ACTION REPORT



Residential Highlights

New Listings

New listings (128) decreased 27.3% from the 176 listed in March 2022, and increased 16.4% from the 110 listed in February 2023.

Pending Sales

Pending sales (126) decreased 18.7% from the 155 offers accepted in March 2022, and increased 20.0% from the 105 offers accepted in February 2023.

Closed Sales

Closed sales (99) decreased 29.3% from the 140 closings in March 2022, and increased 6.5% from the 93 closings in February 2023.

Inventory and Time on Market

Inventory decreased to 2.8 months in March. Total market time increased to 84 days.

Year-to-Date Summary

Comparing the first three months of 2023 to the same period in 2022, new listings (364) decreased 21.2%, pending sales (337) decreased 19.4%, and closed sales (282) decreased 26.9%.

Average and Median Sale Prices

Comparing 2023 to 2022 through March, the average sale price has decreased 8.7% from \$352,400 to \$321,700. In the same comparison, the median sale price has decreased 6.5% from \$320,000 to \$299,300.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +6.1% (\$352,800 v. \$332,400)

Median Sale Price % Change: +4.8% (\$317,500 v. \$302,900)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2021	2022	2023
January	1.8	1.5	3.7
February	1.6	1.5	3.3
March	1.0	1.3	2.8
April	1.1	1.7	
May	1.2	1.8	
June	1.2	2.3	
July	1.5	2.9	
August	1.7	2.6	
September	1.9	2.9	
October	1.4	3.2	
November	1.6	4.0	
December	1.3	4.0	

Residential Trends

Mar 2023 vs. Feb 2023

New Listings **+16.4%** ↑

Pending Sales **+20%** ↑

Closed Sales **+6.5%** ↑

Average Sale Price **+2.1%** ↑

Median Sale Price **+6%** ↑

Inventory **-0.5** ↓

Total Market Time **+16** ↑

Mar 2023 vs. Mar 2022

New Listings **-27.3%** ↓

Pending Sales **-18.7%** ↓

Closed Sales **-29.3%** ↓

Average Sale Price **-14.3%** ↓

Median Sale Price **-3.2%** ↓

Inventory **+1.5** ↑

Total Market Time **+46** ↑

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Residential Sales by Price Range

Price Range	Mar 2021	Mar 2022	Mar 2023
0K-100K	11	6	6
100K-200K	28	15	9
200K-300K	58	34	31
300K-400K	34	42	32
400K-500K	15	32	14
500K-600K	11	6	3
600K-700K	3	6	2
700K-800K	2	4	0
800K-900K	1	2	1
900K-1M	2	2	1
1MM-1.1MM	3	0	1
1.1MM-1.2MM	0	0	0
1.2MM-1.3MM	0	1	0
1.3MM-1.4MM	0	0	0
1.4MM-1.5MM	0	0	0
1.5MM-1.6MM	0	0	0
1.6MM-1.7MM	0	0	0
1.7MM-1.8MM	0	0	0
1.8MM-1.9MM	0	0	0
1.9MM-2MM	0	0	0
2MM+	0	1	0

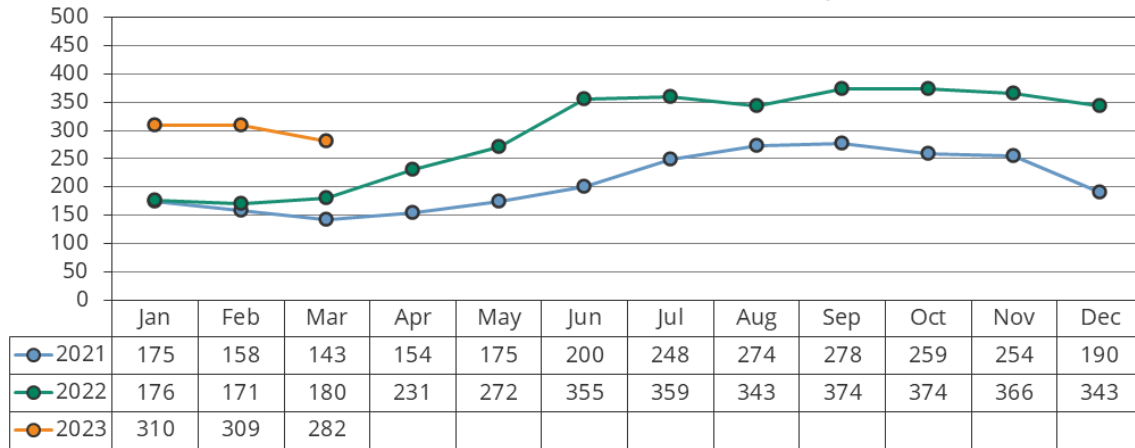
■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

Douglas County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2023	March	128	126	99	331,400	328,500	84
	February	110	105	93	324,500	310,000	68
	Year-To-Date	364	337	282	321,700	299,300	73
2022	March	176	155	140	386,800	339,200	38
	Year-To-Date	462	418	386	352,400	320,000	47
Change	March 2022	-27.3%	-18.7%	-29.3%	-14.3%	-3.2%	120.1%
	Prev Mo 2023	16.4%	20.0%	6.5%	2.1%	6.0%	22.2%
	Year-To-Date	-21.2%	-19.4%	-26.9%	-8.7%	-6.5%	56.2%

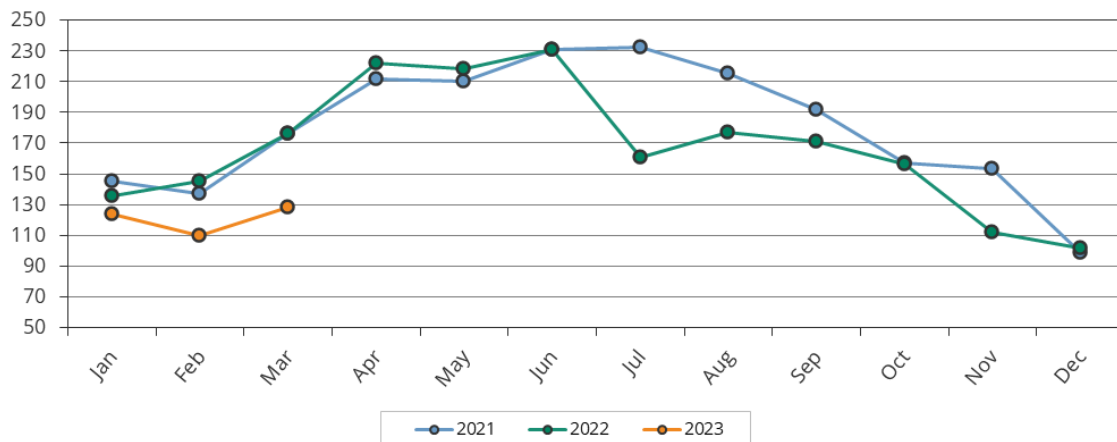
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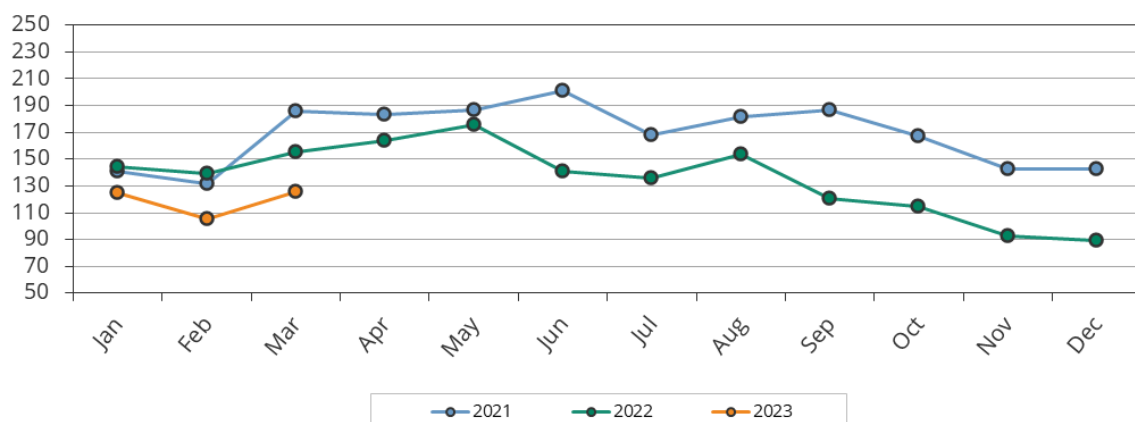
Active Residential Listings



New Listings



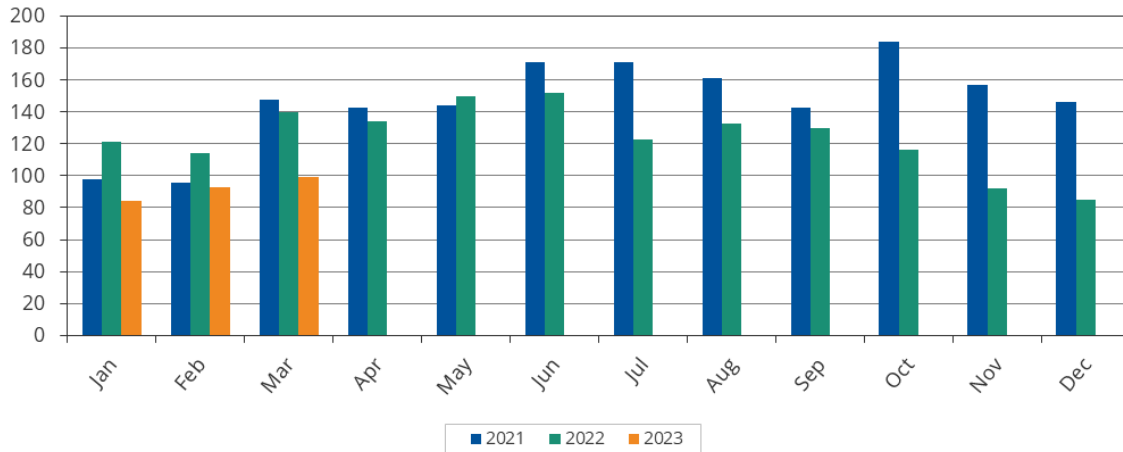
Pending Sales



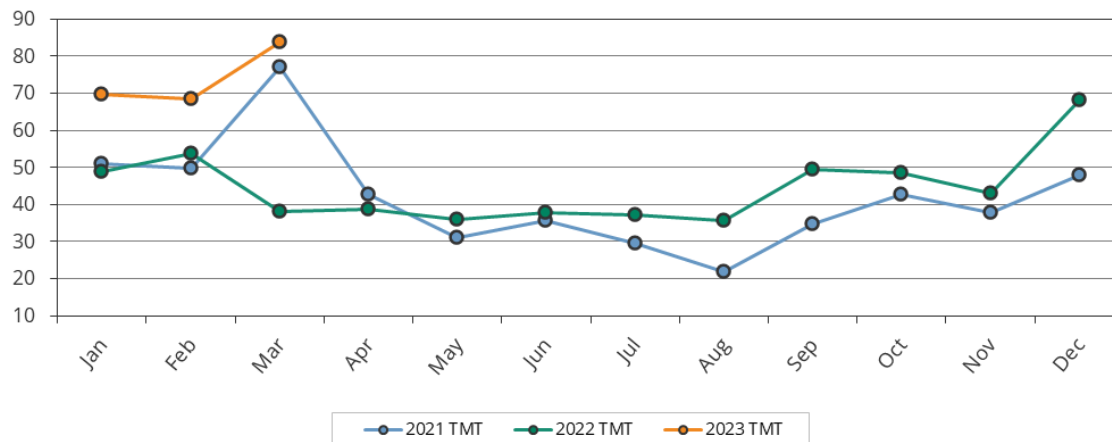
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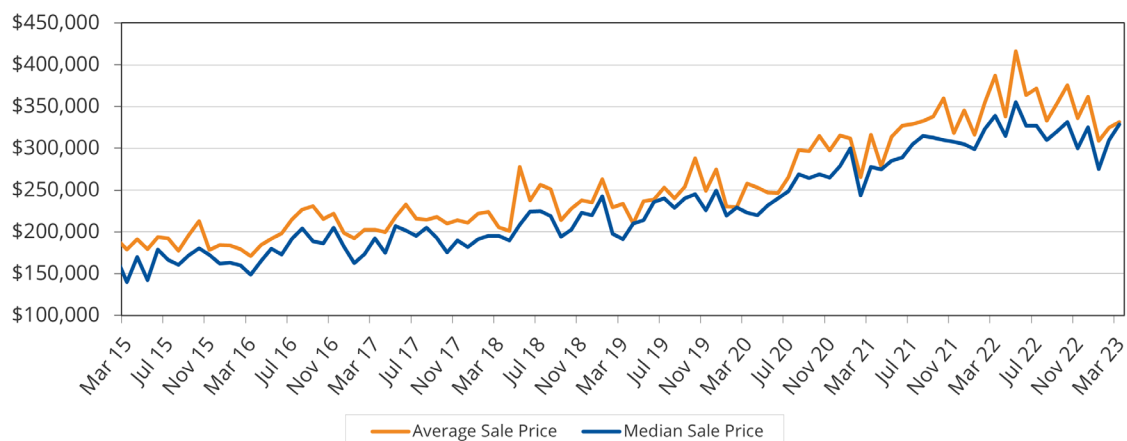
Closed Sales



Average Total Market Time



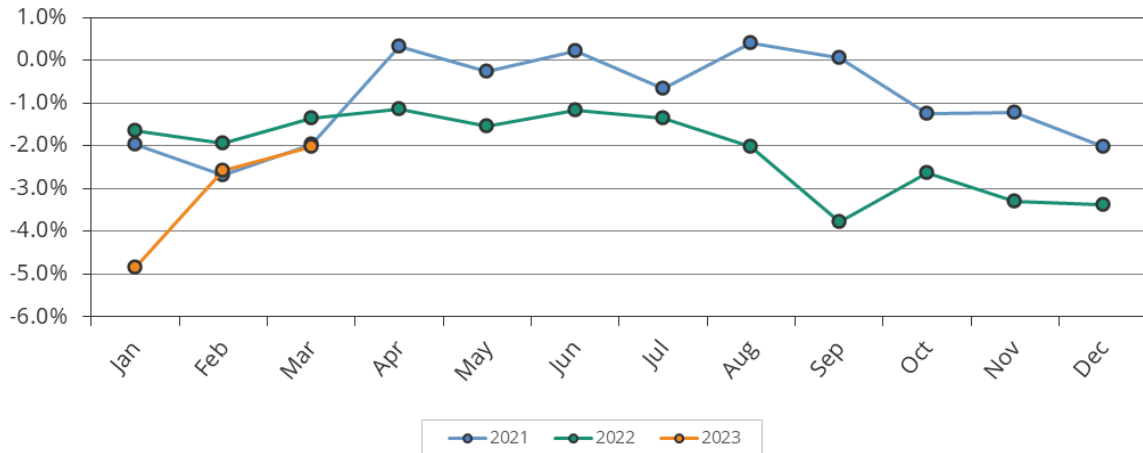
Average and Median Sale Price



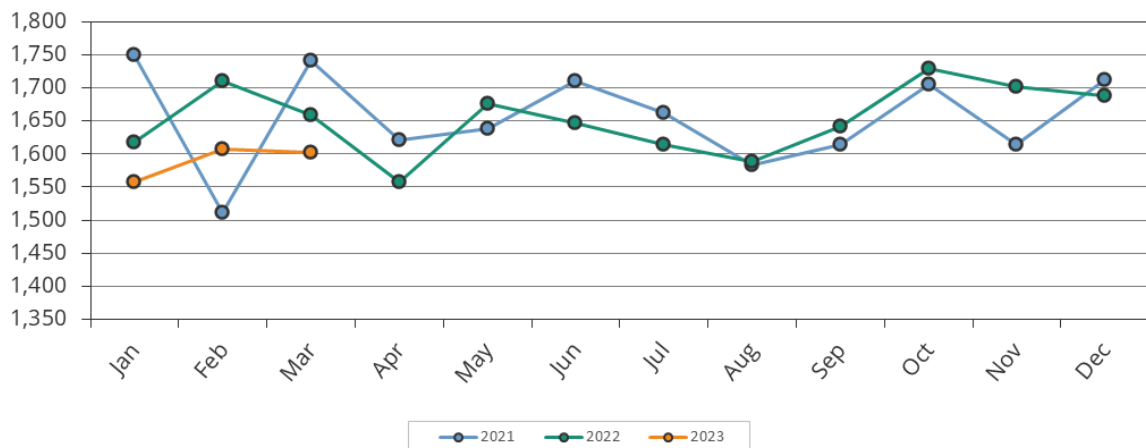
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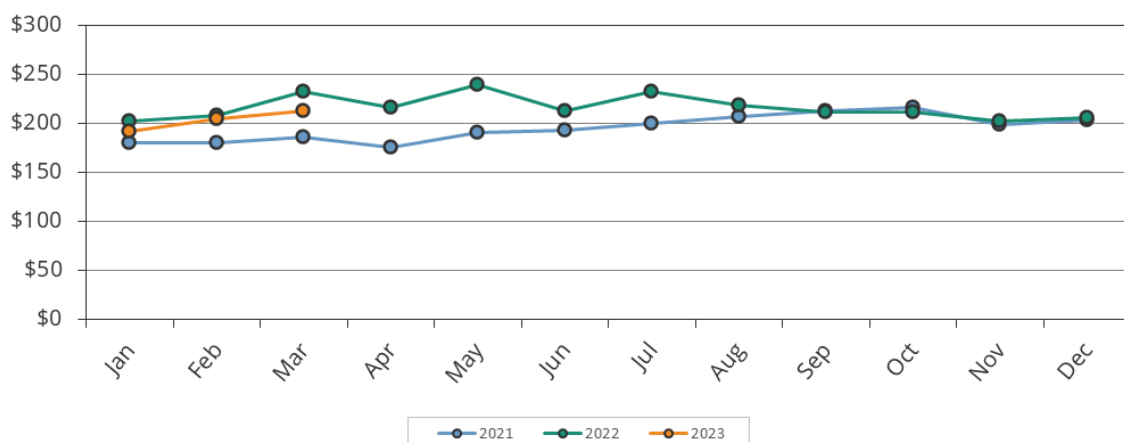
Average Sold Price Change



Average Square Footage



Average Price Per Square Footage



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Area Report

		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 23 v. 22 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 23 v. 22 ¹	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	20	15	3	15	-25.0%	16	249,300	50	37	34	-22.7%	32	247,800	252,000	-1.6%	1	275,000	2	76,500	1	325,000	
252	NW Roseburg	23	6	2	8	-38.5%	10	435,800	106	25	28	-33.3%	28	372,700	365,000	15.6%	-	-	2	239,500	-	-	
253	SE Roseburg	13	9	4	6	-40.0%	3	274,800	80	19	19	-36.7%	16	238,900	240,000	-2.9%	1	145,000	2	662,500	-	-	
254	SW Roseburg	18	10	5	8	-33.3%	7	531,800	71	24	30	-9.1%	22	437,200	414,500	2.2%	-	-	2	143,500	1	599,900	
255	Glide & E of Roseburg	16	5	4	4	100.0%	5	339,800	98	13	13	85.7%	14	493,000	364,500	33.6%	-	-	2	158,300	-	-	
256	Sutherlin / Oakland Area	39	18	6	15	-21.1%	12	319,400	52	47	40	-38.5%	33	306,400	315,000	6.4%	-	-	6	159,300	1	500,000	
257	Winston & SW of Roseburg	25	16	2	21	16.7%	8	394,300	283	40	41	-16.3%	27	338,400	287,400	6.6%	-	-	1	14,000	-	-	
258	Myrtle Creek & S/SE of Roseburg	68	17	10	22	-8.3%	21	292,300	63	76	63	14.5%	53	298,800	285,000	2.3%	1	3,003,000	8	68,200	1	325,000	
259	Green District	22	12	3	7	-53.3%	8	320,600	66	27	25	-44.4%	28	327,400	304,300	6.4%	-	-	4	164,300	1	275,000	
265	North Douglas County	38	20	6	20	-9.1%	9	280,900	53	56	44	-8.3%	29	268,000	265,000	0.8%	-	-	4	180,600	-	-	
	Douglas County	282	128	45	126	-18.7%	99	331,400	84	364	337	-19.4%	282	321,700	299,300	6.1%	3	1,141,000	33	165,300	5	405,000	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares March 2023 with March 2022. The Year-To-Date section compares 2023 year-to-date statistics through March with 2022 Year-To-Date statistics through March.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/22-3/31/2023) with 12 months before (4/1/21-3/31/22).

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.



Definitions and Formulas

Additional Resources

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This 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.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

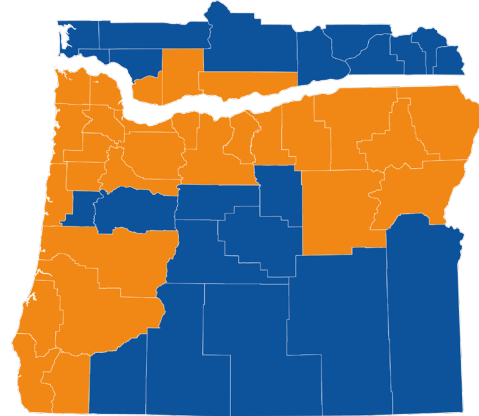
The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer that is contingent on the sale of the buyer's current home, and Short Sale Pending, where an offer has been accepted by the seller, but the required third-party approvals have not been obtained.

Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Real Talk with RMLS Podcast](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

Government	Percentage
Current government	45%
Previous government	55%

- Baker County
- Columbia Basin
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- Mid-Columbia
- North Coastal Counties
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



Credits

Kurt von Wasmuth, President/CEO

Grant Lowery, Communications Specialist

Contact RMLS at:



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