

MARKET ACTION



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

Residential Review: Douglas County, Oregon

February 2021 Reporting Period

February Residential Highlights

New listings (137) decreased 3.5% from the 142 listed in February 2020, and decreased 5.5% from the 145 listed in January 2021.

Pending sales (132) decreased 12.6% from the 151 offers accepted in February 2020, and decreased 6.4% from the 141 offers accepted in January 2021.

Closed sales (96) decreased 16.5% from the 115 closings in February 2020, and decreased 2.0% from the 98 closings in January 2021.

Inventory and Time on Market

Inventory decreased to 1.6 months in February. Total market time decreased to 50 days.

Year-To-Date Summary

Comparing the first two months of 2021 to the same period in 2020, new listings (282) decreased 12.7%, pending sales (265) decreased 12.5%, and closed sales (197) decreased 15.8%.

Average and Median Sale Prices

Comparing 2021 to 2020 through February, the average sale price has increased 26.4% from \$229,300 to \$289,900. In the same comparison, the median sale price has increased 20.0% from \$220,000 to \$264,000.

Inventory in Months*

	2019	2020	2021
January	4.8	3.6	1.8
February	4.5	3.5	1.6
March	3.4	3.3	
April	3.3	3.9	
May	3.5	3.2	
June	3.4	2.0	
July	2.9	1.9	
August	2.8	1.5	
September	3.7	1.6	
October	3.7	1.3	
November	3.7	1.4	
December	3.9	1.1	

*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:

+15.4% (\$281,800 v. \$244,200)

Median Sale Price % Change:

+10.9% (\$252,800 v. \$228,000)

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
2021	February	137	132	96	265,500	243,500	50
	January	145	141	98	311,700	300,000	51
	Year-to-date	282	265	197	289,900	264,000	51
2020	February	142	151	115	229,600	229,500	100
	Year-to-date	323	303	234	229,300	220,000	91
Change	February	-3.5%	-12.6%	-16.5%	15.6%	6.1%	-50.5%
	Prev Mo 2021	-5.5%	-6.4%	-2.0%	-14.8%	-18.8%	-2.9%
	Year-to-date	-12.7%	-12.5%	-15.8%	26.4%	20.0%	-43.4%

AREA REPORT • FEBRUARY 2021

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 2021 v. 2020 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2021 v. 2020	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	18	14	1	11	-26.7%	10	334,300	8	30	22	-38.9%	21	294,800	255,000	9.1%	-	-	7	140,300	-	-
252	NW Roseburg	14	13	4	12	71.4%	7	457,200	82	22	29	3.6%	22	458,900	322,500	14.6%	1	400,000	4	125,000	-	-
253	SE Roseburg	3	7	-	9	0.0%	7	190,900	38	12	16	-23.8%	9	212,700	200,000	-0.1%	1	160,000	-	-	2	239,300
254	SW Roseburg	10	11	-	19	58.3%	10	310,500	20	27	29	38.1%	24	340,900	293,000	9.4%	-	-	7	94,300	-	-
255	Glide & E of Roseburg	10	6	0	8	0.0%	4	213,700	40	16	15	15.4%	9	358,300	324,900	32.6%	-	-	2	75,300	-	-
256	Sutherlin/Oakland Area	21	17	3	11	-59.3%	10	215,900	25	39	32	-27.3%	21	236,800	230,000	11.5%	3	406,700	5	85,400	2	289,500
257	Winston & SW of Roseburg	19	19	6	17	-10.5%	12	220,500	54	31	29	-14.7%	20	237,600	258,000	19.3%	-	-	3	177,200	1	245,900
258	Myrtle Creek & S/SE of Roseburg	37	23	3	20	-16.7%	15	268,600	112	44	31	-34.0%	28	255,800	243,500	37.5%	1	70,000	5	110,400	3	651,700
259	Green District	8	11	3	14	27.3%	6	235,300	31	26	27	22.7%	15	272,400	257,900	13.1%	-	-	1	29,000	-	-
265	North Douglas County	18	16	4	11	-42.1%	15	226,600	49	35	35	-5.4%	28	233,300	242,500	26.2%	-	-	8	69,900	1	254,000
	Douglas County	158	137	24	132	-12.6%	96	265,500	50	282	265	-12.5%	197	289,900	264,000	15.4%	6	308,400	42	104,600	9	390,300

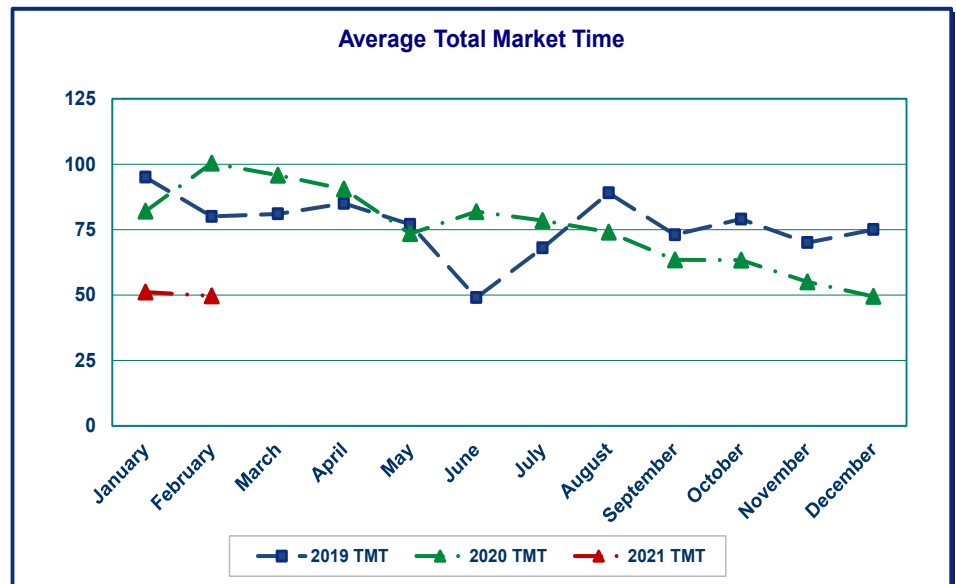
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2021 with February 2020. The Year-To-Date section compares 2021 Year-To-Date statistics through February with 2020 Year-To-Date statistics through February.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/2020-2/28/2021) with 12 months before (3/1/2019-2/29/2020).

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

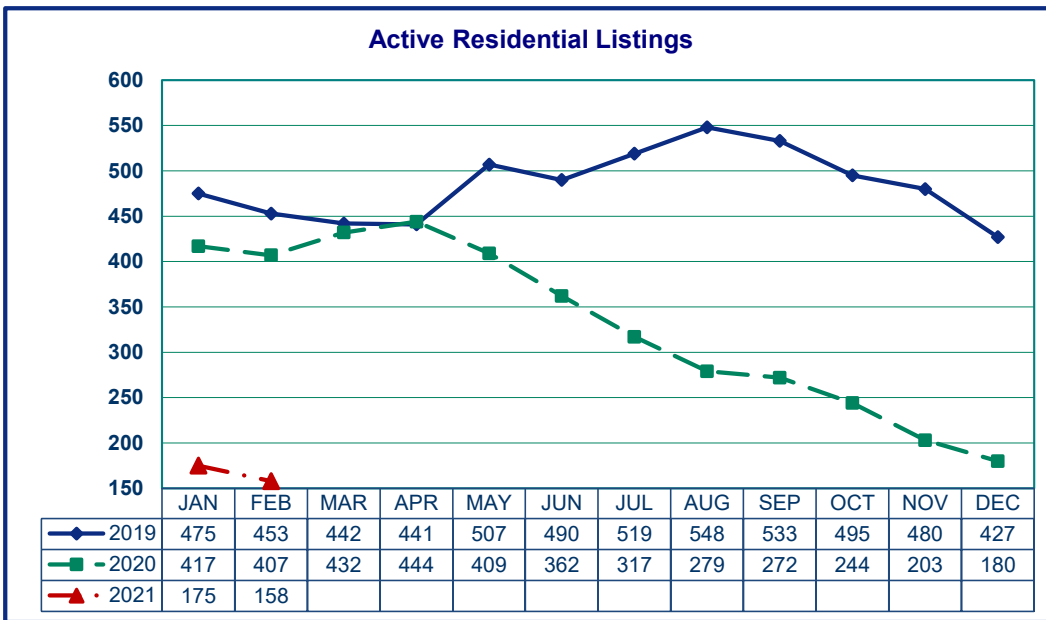
This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.



ACTIVE RESIDENTIAL LISTINGS

DOUGLAS COUNTY, OR

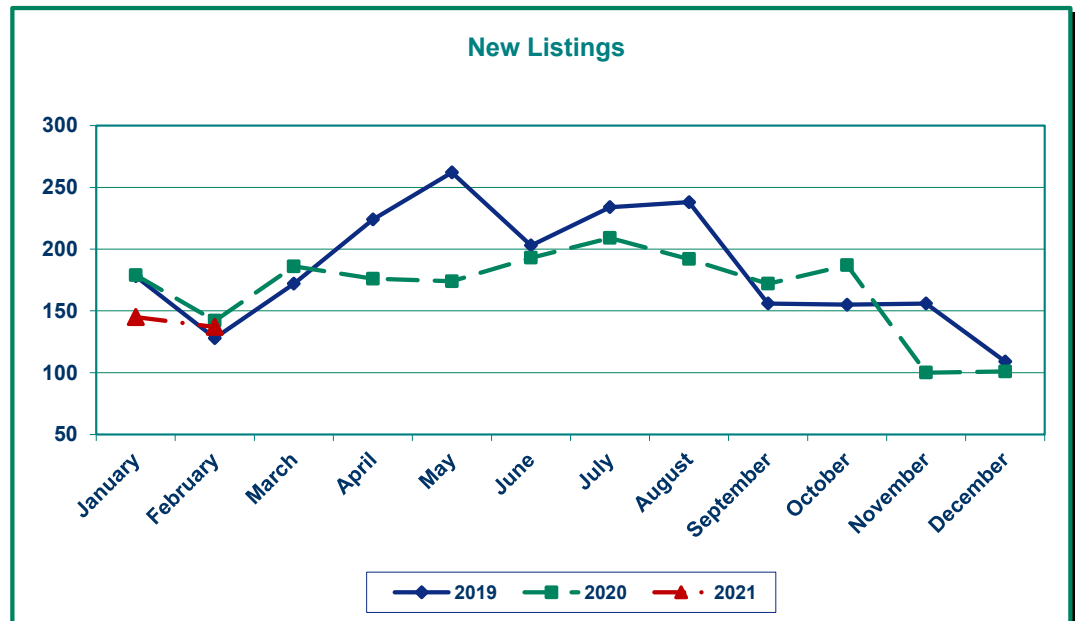
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.



NEW LISTINGS

DOUGLAS COUNTY, OR

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

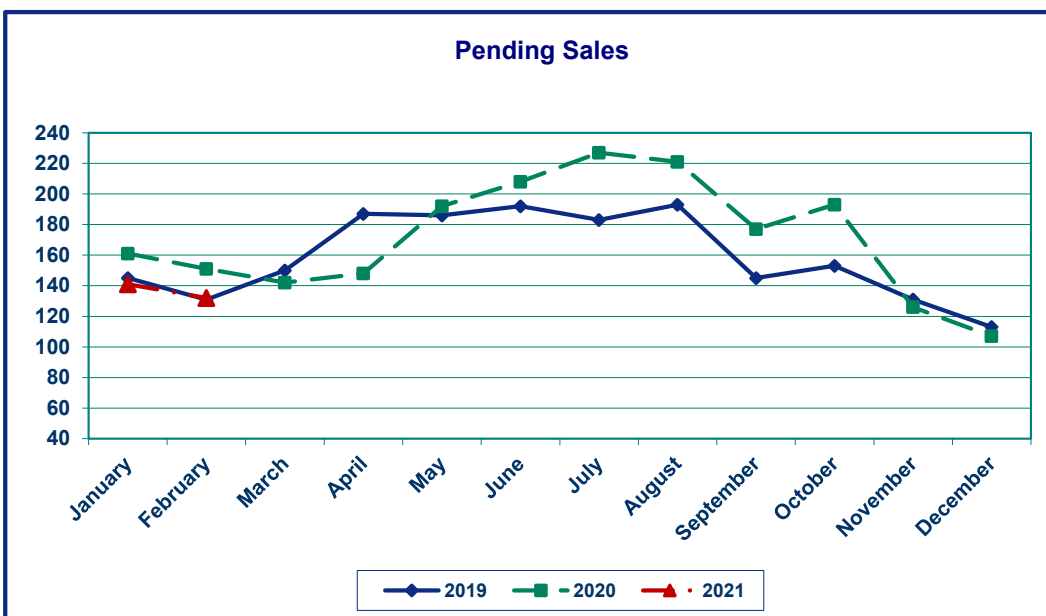


Pending Sales

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.

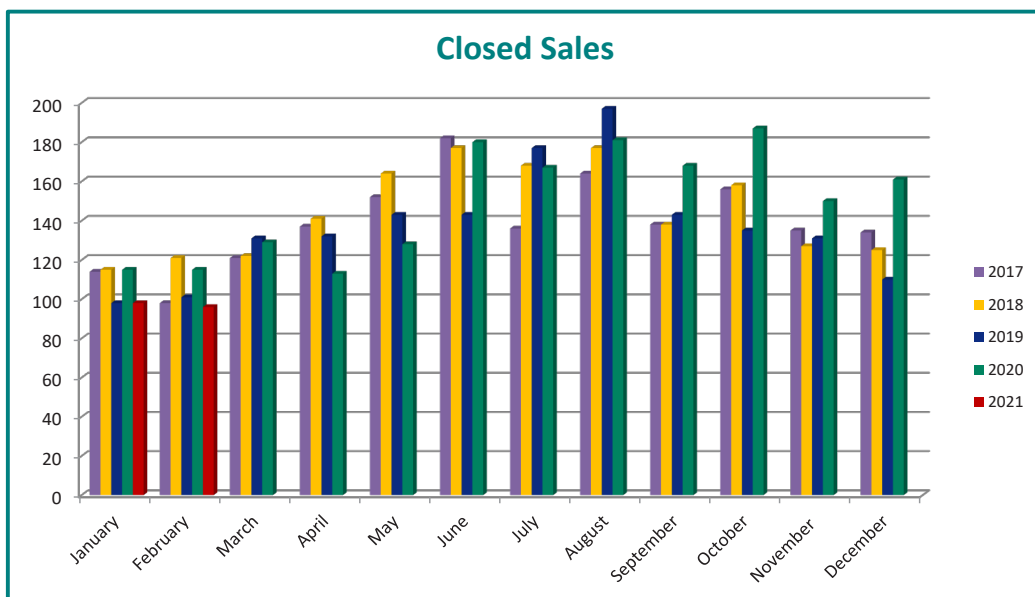
Contact RMLS
16101 SW 72nd Ave.
Suite 200
Portland, OR 97224
(503) 236-7657
communications@rmls.com

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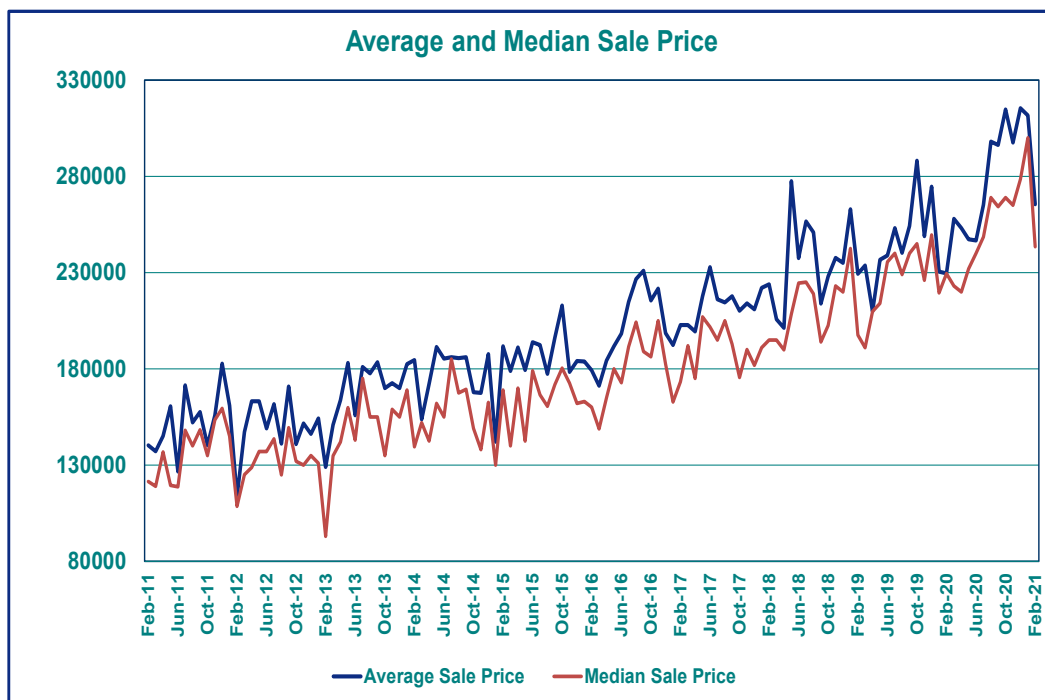
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SALE PRICE

DOUGLAS COUNTY, OR

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



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