

MARKET ACTION



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

Residential Review: Douglas County, Oregon

February 2015 Reporting Period

February Residential Highlights

Douglas County saw strong numbers across the board this February, and particularly strong pending and closed sales. Pending sales (139) bested January's 100 accepted offers by 39.0% and last February's 99 offers by 40.4%. It was the best February for pending sales in Douglas County since 2005, when there were 146 for the month. Closed sales, at 79, rose 21.5% over January's 65 and 31.7% over the 60 closings posted in February 2014. New listings (178) fared similarly, outpacing last February (142) by 25.4% and last month (169) by 5.3%. All measures—new listings, pending sales, and closed sales—are ahead for the first two months of the year compared to the same period in 2014.

Total market time decreased to 169 days in February, and inventory decreased to 9.3 months.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$177,700) with the average price of homes sold in the twelve months ending February 2014 (\$172,800) shows an increase of 2.8%. The same comparison of the median shows an increase of 2.6% over the same period.

Inventory in Months*			
	2013	2014	2015
January	9.8	9.9	11.1
February	9.2	12.9	9.3
March	9.0	10.5	
April	11.9	10.0	
May	9.4	10.4	
June	10.4	8.8	
July	9.5	9.1	
August	8.7	7.9	
September	9.6	9.5	
October	8.1	6.7	
November	9.6	9.3	
December	9.7	6.0	

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

Average Sale Price % Change:
+2.8% (\$177,700 v. \$172,800)
Median Sale Price % Change:
+2.6% (\$155,000 v. \$151,000)

*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.

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
2015	February	178	139	79	191,700	169,000	169
	January	169	100	65	142,100	130,000	185
	Year-to-date	349	233	145	168,400	145,900	176
2014	February	142	99	60	184,600	139,500	174
	Year-to-date	306	182	140	183,000	157,000	194
Change	February	25.4%	40.4%	31.7%	3.8%	21.1%	-3.2%
	Prev Mo 2015	5.3%	39.0%	21.5%	34.9%	30.0%	-8.6%
	Year-to-date	14.1%	28.0%	3.6%	-8.0%	-7.1%	-9.5%

*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.

AREA REPORT • 2/2015

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 2015 v. 2014 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2015 v. 2014 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	63	21	1	12	0.0%	6	147,700	129	37	22	-4.3%	14	130,700	159,000	6.0%	1	175,000	-	-	-	-
252	NW Roseburg	74	17	3	14	75.0%	7	255,100	221	33	22	46.7%	11	252,600	245,000	0.9%	-	-	4	63,400	1	217,000
253	SE Roseburg	38	11	4	10	25.0%	5	127,200	133	24	17	70.0%	9	121,000	115,500	5.5%	2	114,500	2	38,500	-	-
254	SW Roseburg	55	11	4	14	366.7%	9	229,200	156	26	22	37.5%	14	186,000	192,000	-3.3%	1	470,000	-	-	1	135,000
255	Glide & E of Roseburg	46	8	2	2	-71.4%	3	278,300	133	13	7	-36.4%	7	237,000	225,000	24.1%	-	-	-	-	-	-
256	Sutherland/Oakland Area	79	21	7	16	6.7%	10	396,600	188	40	27	-15.6%	16	304,000	200,500	19.0%	2	50,000	4	245,500	3	213,500
257	Winston & SW of Roseburg	67	14	4	13	62.5%	12	107,800	76	29	26	116.7%	18	110,500	114,000	-3.5%	-	-	-	-	-	-
258	Myrtle Creek & S/SE of Roseburg	114	29	15	22	100.0%	15	173,400	171	61	40	81.8%	25	158,300	135,000	-3.6%	1	42,000	5	103,900	-	-
259	Green District	147	36	9	16	6.7%	7	81,900	297	59	24	20.0%	20	113,000	97,500	3.6%	-	-	4	70,400	-	-
265	North Douglas County	147	36	9	16	6.7%	7	81,900	297	59	24	20.0%	20	113,000	97,500	3.6%	-	-	4	70,400	-	-
	Douglas County	734	178	49	139	40.4%	79	191,700	169	349	233	28.0%	145	168,400	145,900	2.9%	7	145,100	19	111,200	5	198,500

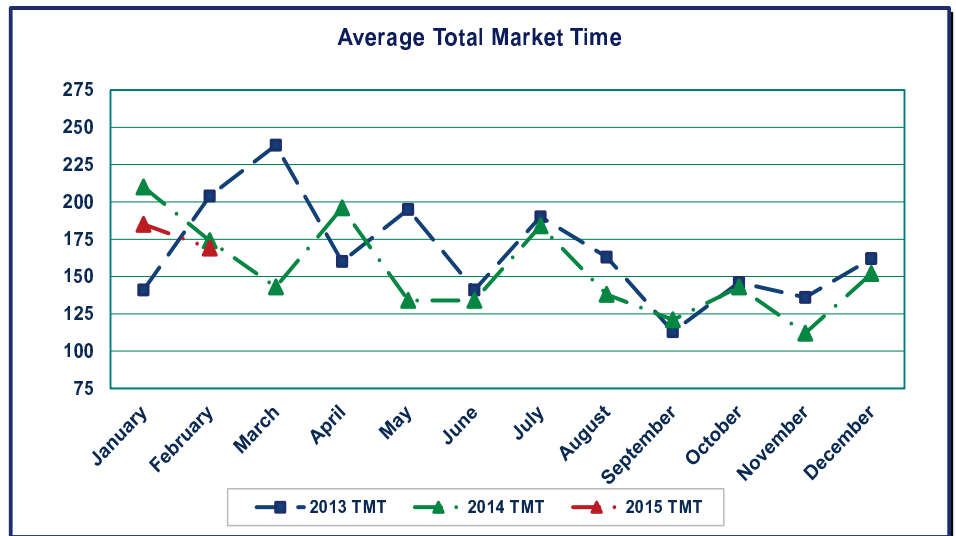
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2015 with February 2014. The Year-To-Date section compares 2015 year-to-date statistics through February with 2014 year-to-date statistics through February.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/14-2/28/15) with 12 months before (3/1/13-2/28/14).

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

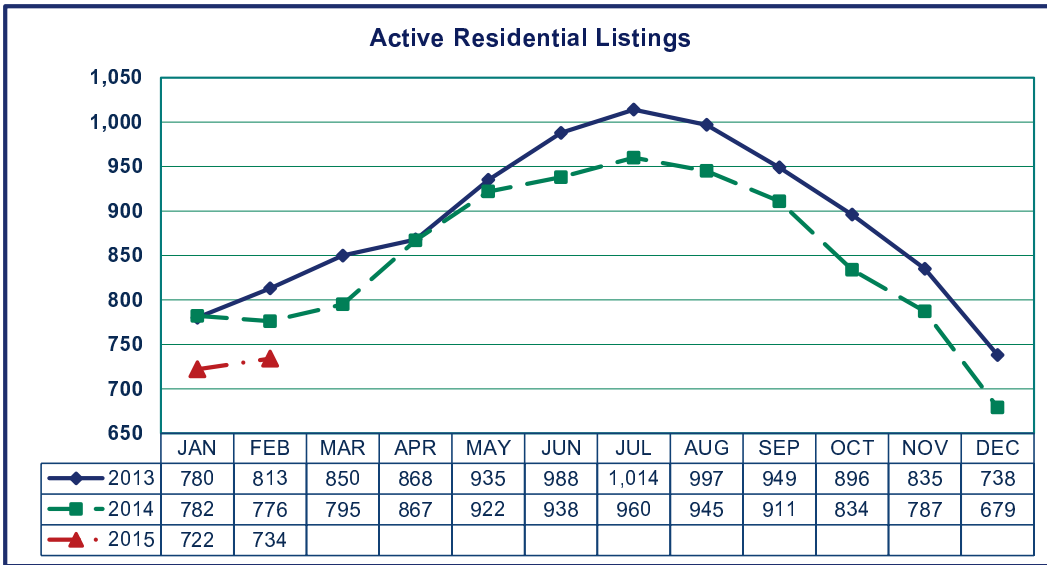
This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.



ACTIVE RESIDENTIAL LISTINGS

DOUGLAS COUNTY, OR

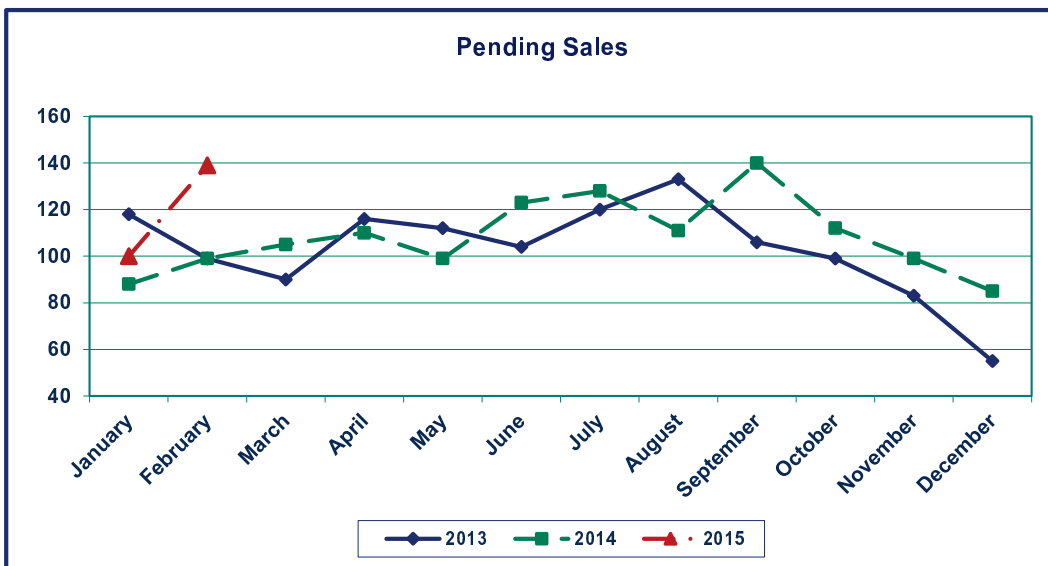
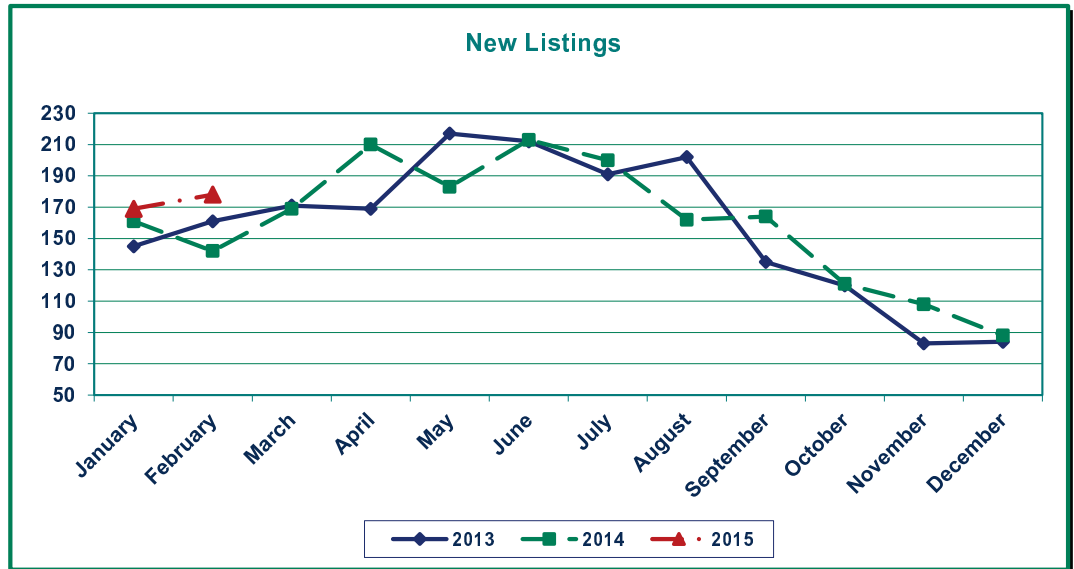
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.



NEW LISTINGS

DOUGLAS COUNTY, OR

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



PENDING LISTINGS

DOUGLAS COUNTY, OR

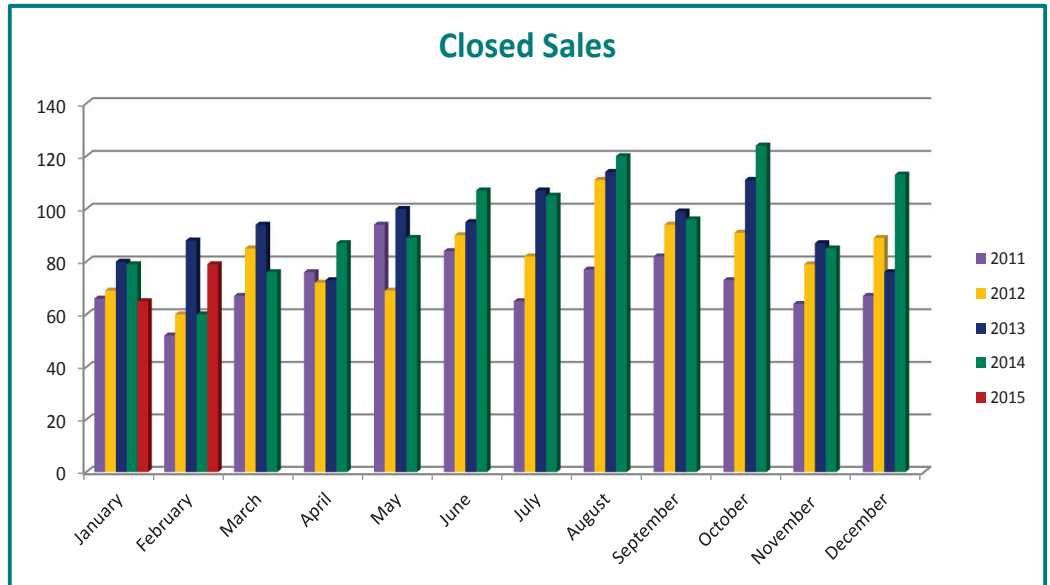
This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.

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™.

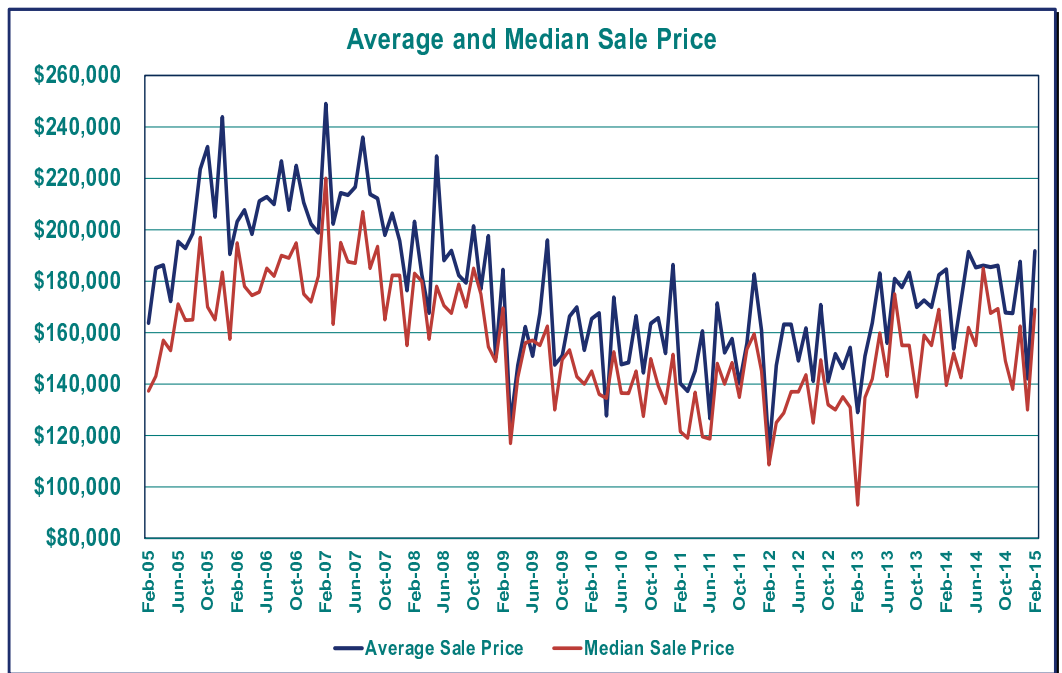


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Willowa County.

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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