

MARKET ACTION

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

Residential Review: Douglas County, Oregon

January 2015 Reporting Period

January Residential Highlights

A flurry of pending sales was seen this January in Douglas County! The 100 pending sales were a 13.6% increase from last January's 88 accepted offers and a 17.6% increase from the 85 offers accepted last month. New listings also had a strong January—the 169 new listings were 5.0% stronger than the 161 posted last January, and nearly double (92.0%) the 88 listings posted last month. Closed sales (65) fell this month, both compared to the 79 closings posted in January 2014 (-17.7%) and the 113 closings posted in December 2014 (-42.5%).

Total market time increased to 185 days in January, and inventory increased to 11.1 months.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending January 31st of this year (\$177,200) with the average price of homes sold in the twelve months ending January 2014 (\$168,600) shows an increase of 5.1%. The same comparison of the median shows an increase of 2.5% over the same period.

Inventory in Months*			
	2013	2014	2015
January	9.8	9.9	11.1
February	9.2	12.9	
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:
+5.1% (\$177,200 v. \$168,600)
Median Sale Price % Change:
+2.5% (\$153,700 v. \$150,000)

*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	January	169	100	65	142,100	130,000	185
	Year-to-date	169	100	65	142,100	130,000	185
2014	January	161	88	79	182,400	169,000	210
	December	88	85	113	187,600	162,500	152
	Year-to-date	161	88	79	182,400	169,000	210
Change	January	5.0%	13.6%	-17.7%	-22.1%	-23.1%	-11.7%
	Prev Mo 2014	92.0%	17.6%	-42.5%	-24.3%	-20.0%	21.7%
	Year-to-date	5.0%	13.6%	-17.7%	-22.1%	-23.1%	-11.7%

*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 • 1/2015

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	57	16	3	11	-8.3%	8	118,000	124	16	11	-8.3%	8	118,000	95,000	8.7%	-	-	-	-	-	-
252	NW Roseburg	70	15	7	8	14.3%	4	248,300	210	15	8	14.3%	4	248,300	226,500	4.0%	-	-	4	63,400	-	-
253	SE Roseburg	40	13	2	7	250.0%	4	113,300	46	13	7	250.0%	4	113,300	110,800	2.9%	1	180,000	-	-	-	-
254	SW Roseburg	59	15	6	10	-28.6%	5	108,300	180	15	10	-28.6%	5	108,300	105,000	-5.4%	1	470,000	-	-	-	-
255	Glide & E of Roseburg	42	5	4	6	50.0%	4	206,000	251	5	6	50.0%	4	206,000	210,000	22.3%	-	-	-	-	-	-
256	Sutherland/Oakland Area	82	19	11	11	-42.1%	6	149,800	105	19	11	-42.1%	6	149,800	152,800	14.8%	-	-	3	258,300	3	213,500
257	Winston & SW of Roseburg	64	15	9	15	275.0%	5	131,700	107	15	15	275.0%	5	131,700	119,900	22.7%	-	-	-	-	-	-
258	Myrtle Creek & S/SE of Roseburg	125	31	12	16	60.0%	10	135,800	148	31	16	60.0%	10	135,800	127,500	-2.4%	-	-	2	172,000	-	-
259	Green District	127	23	14	9	50.0%	13	129,800	366	23	9	50.0%	13	129,800	100,000	4.3%	-	-	2	95,800	-	-
265	North Douglas County	127	23	14	9	50.0%	13	129,800	366	23	9	50.0%	13	129,800	100,000	4.3%	-	-	2	95,800	-	-
	Douglas County	722	169	74	100	13.6%	65	142,100	185	169	100	13.6%	65	142,100	130,000	5.1%	2	325,000	11	142,200	3	213,500

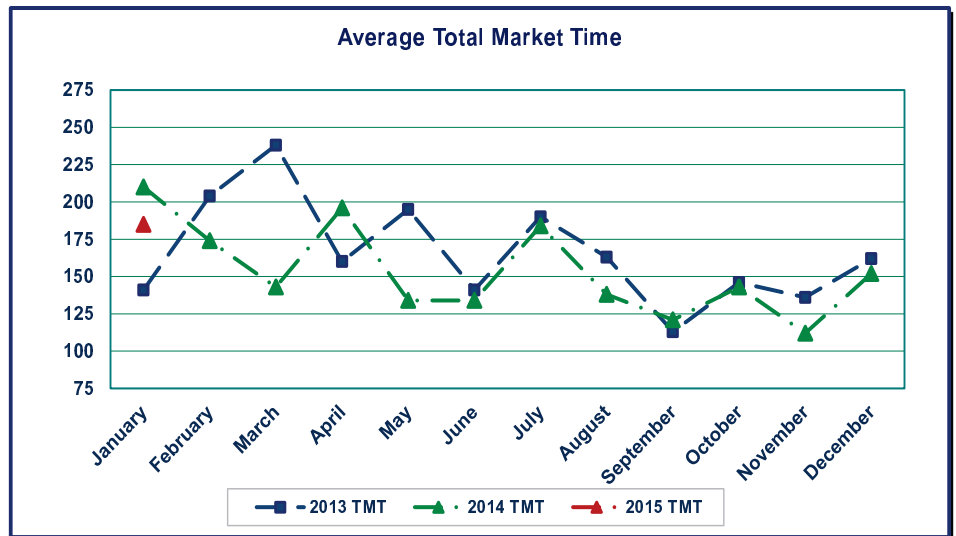
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2015 with January 2014. The Year-To-Date section compares 2015 year-to-date statistics through January with 2014 year-to-date statistics through January.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/14-1/31/15) with 12 months before (2/1/13-1/31/14).

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

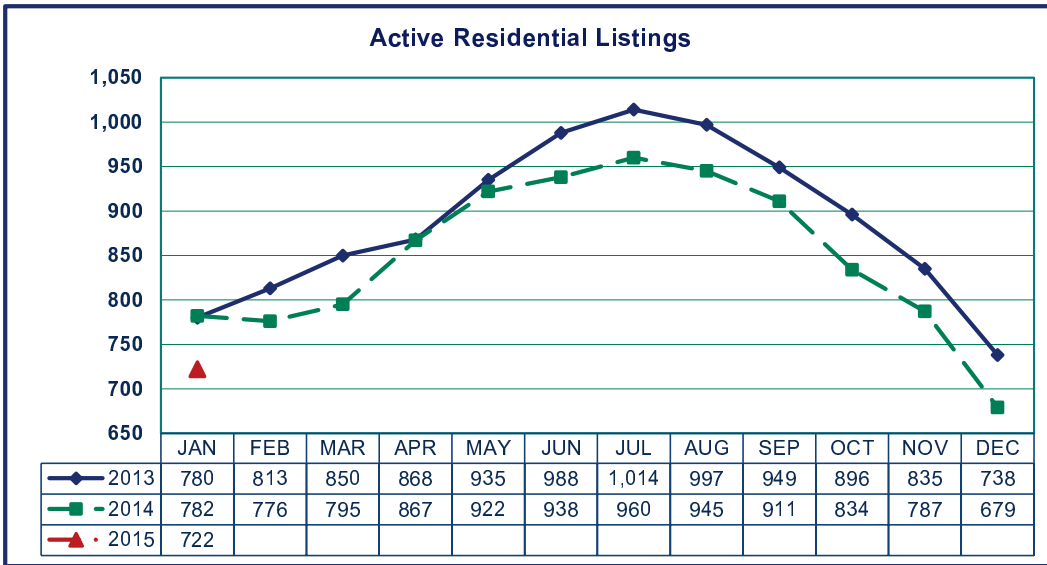
This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.



ACTIVE RESIDENTIAL LISTINGS

DOUGLAS COUNTY, OR

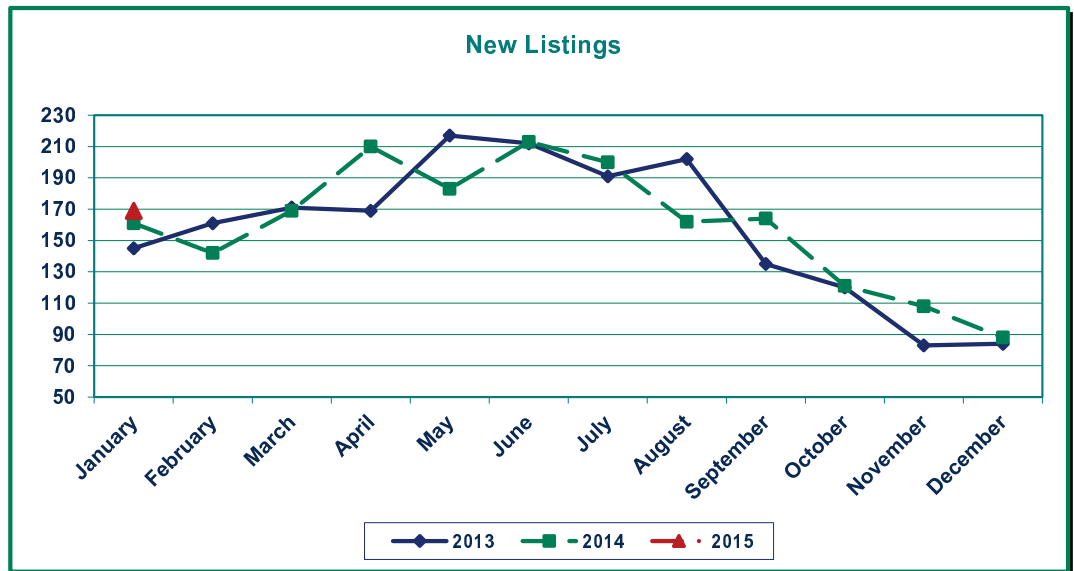
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.



NEW LISTINGS

DOUGLAS COUNTY, OR

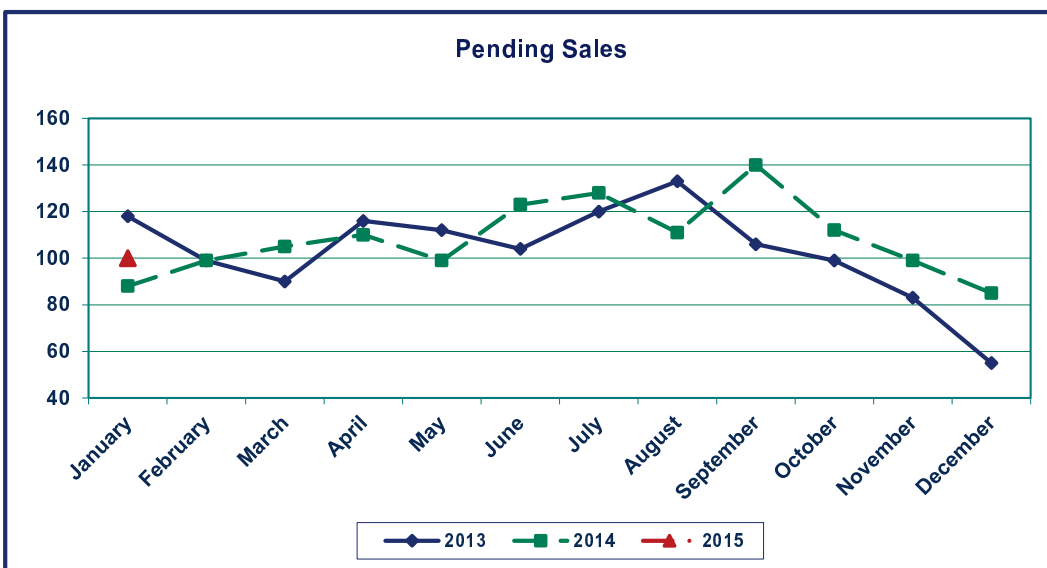
This graph shows the new residential listings over the past three calendar years in Douglas County, Oregon.



PENDING LISTINGS

DOUGLAS COUNTY, OR

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

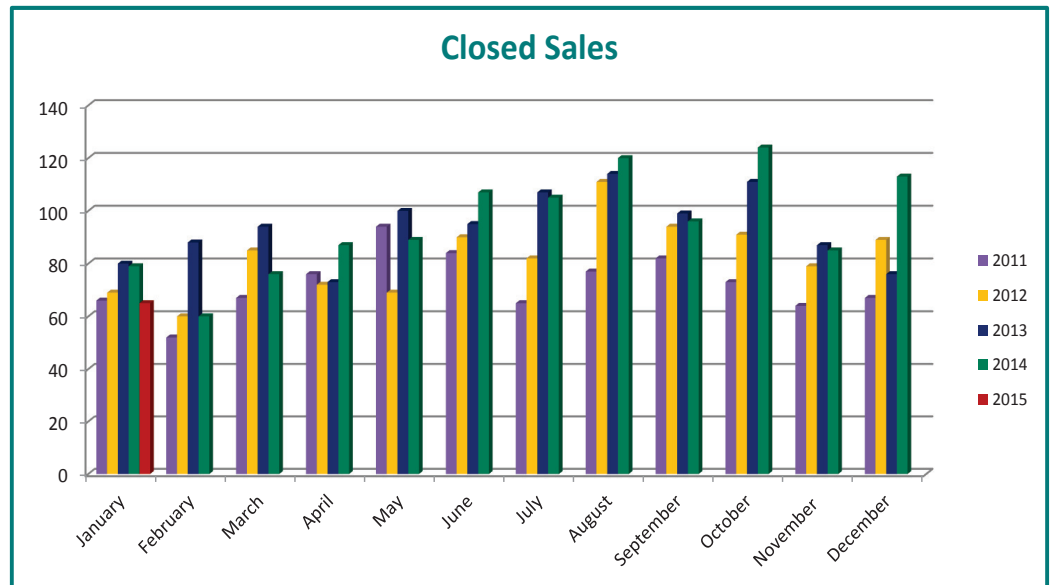


CLOSED SALES
DOUGLAS COUNTY, OR

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™.

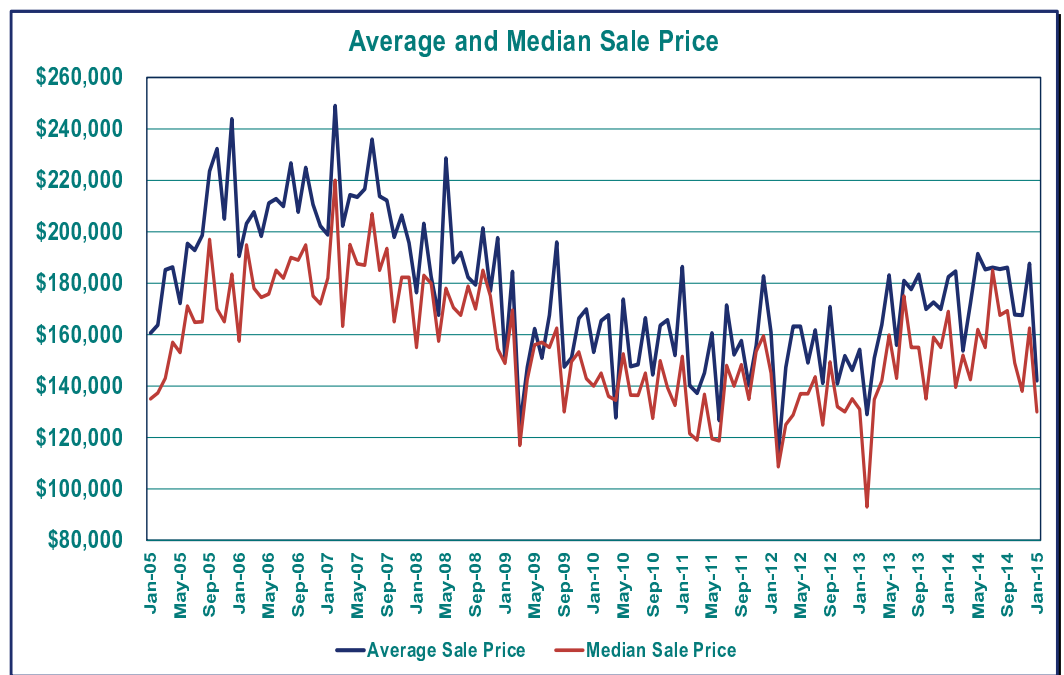


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

SALE PRICE
DOUGLAS COUNTY, OR

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

RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.



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