

MARKET ACTION

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

Residential Review: Douglas County, Oregon

March 2015 Reporting Period

March Residential Highlights

Real estate activity in Douglas County continued on a strong path in March. There were 114 closed sales, representing a 50.0% increase from the 76 closings posted in March 2014, and a 44.3% increase over the 79 posted just last month. It was the strongest March for closed sales in Douglas County since March 2006, when there were 117. Pending sales (145) fared well, showing a 38.1% increase over the 105 offers accepted last March and a 4.3% increase over February 2015 (139). New listings (214) fared 26.6% better than the 169 listings posted in March 2014 and 20.2% better than the 178 listings posted in February 2015.

Total market time decreased to 136 days in March. Inventory decreased as well, currently sitting at 7.0 months.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$179,300) with the average price of homes sold in the twelve months ending March 2014 (\$173,500) shows an increase of 3.3%. The same comparison of the median shows a decrease of 0.1% 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	7.0
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	

*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:
+3.3% (\$179,300 v. \$173,500)
Median Sale Price % Change:
-0.1% (\$154,000 v. \$154,100)

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	March	214	145	114	178,900	140,000	136
	February	178	139	79	191,700	169,000	169
	Year-to-date	567	364	259	173,000	145,000	158
2014	March	169	105	76	153,700	152,000	143
	Year-to-date	482	280	218	171,800	153,000	175
Change	March	26.6%	38.1%	50.0%	16.4%	-7.9%	-4.8%
	Prev Mo 2015	20.2%	4.3%	44.3%	-6.7%	-17.2%	-19.5%
	Year-to-date	17.6%	30.0%	18.8%	0.7%	-5.2%	-9.8%

*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 • 3/2015

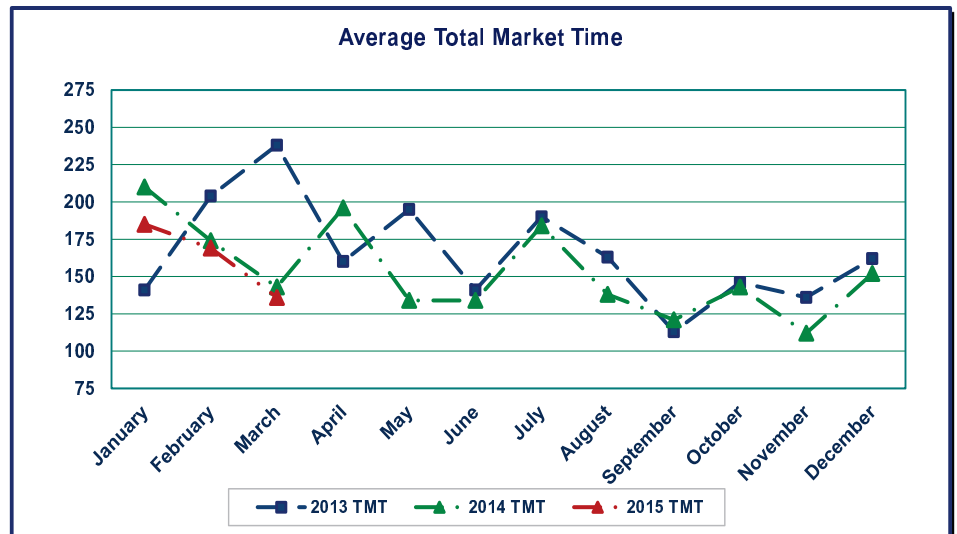
Douglas County, Oregon

		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	77	27	4	11	10.0%	12	159,400	125	64	33	6.5%	26	144,000	166,000	7.0%	1	175,000	1	65,000	-	-
252	NW Roseburg	83	26	3	15	36.4%	10	293,700	95	58	35	34.6%	21	272,200	226,000	3.2%	-	-	5	80,800	1	217,000
253	SE Roseburg	40	13	1	10	42.9%	6	155,100	167	37	26	52.9%	15	134,600	121,500	3.5%	3	134,300	2	38,500	2	104,800
254	SW Roseburg	66	23	7	17	112.5%	12	213,700	187	51	37	60.9%	26	196,800	190,000	-2.4%	2	300,700	2	113,500	1	135,000
255	Glide & E of Roseburg	49	10	5	7	75.0%	3	232,300	213	23	14	7.7%	10	235,600	227,000	24.7%	-	-	2	109,500	-	-
256	Sutherland/Oakland Area	80	20	13	15	-31.8%	17	179,600	105	61	41	-22.6%	33	239,900	165,000	19.1%	3	133,300	11	143,000	3	213,500
257	Winston & SW of Roseburg	62	11	6	12	50.0%	10	148,300	78	40	38	90.0%	28	124,000	118,800	-4.7%	1	868,000	-	-	-	-
258	Myrtle Creek & S/SE of Roseburg	137	35	7	16	0.0%	16	148,200	114	98	51	37.8%	41	154,400	134,900	-2.2%	1	42,000	6	109,900	1	140,000
259	Green District	151	31	8	29	190.0%	19	185,900	207	90	51	70.0%	39	148,500	95,000	0.8%	-	-	5	88,300	-	-
265	North Douglas County	151	31	8	29	190.0%	19	185,900	207	90	51	70.0%	39	148,500	95,000	0.8%	-	-	5	88,300	-	-
	Douglas County	797	214	57	145	38.1%	114	178,900	136	567	364	30.0%	259	173,000	145,000	3.4%	11	226,300	36	107,000	8	167,800

- ¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares March 2015 with March 2014. The Year-To-Date section compares 2015 year-to-date statistics through March with 2014 year-to-date statistics through March.
- ² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/14-3/31/15) with 12 months before (4/1/13-3/31/14).
- 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

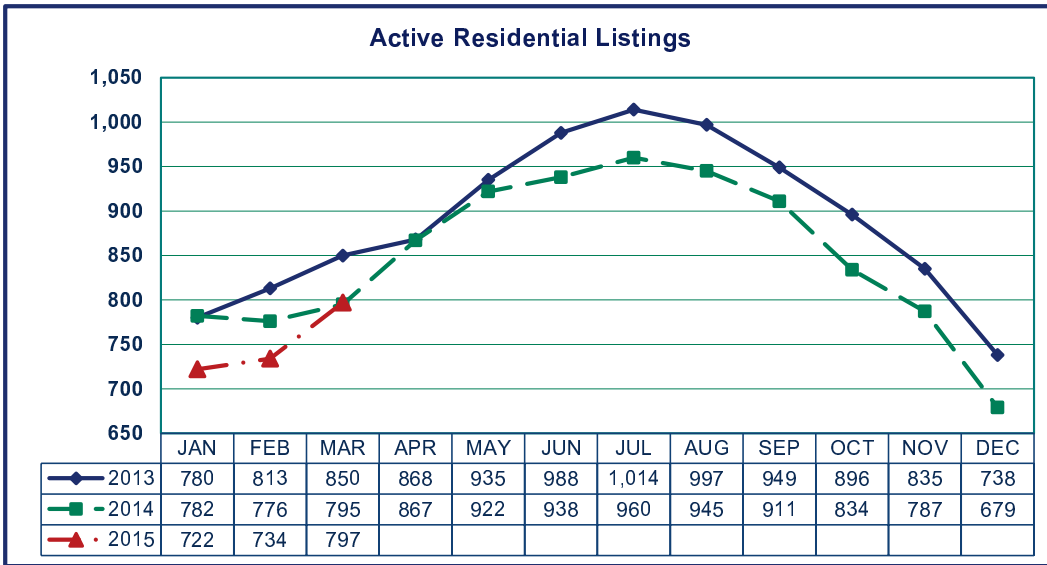
This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.



ACTIVE RESIDENTIAL LISTINGS

DOUGLAS COUNTY, OR

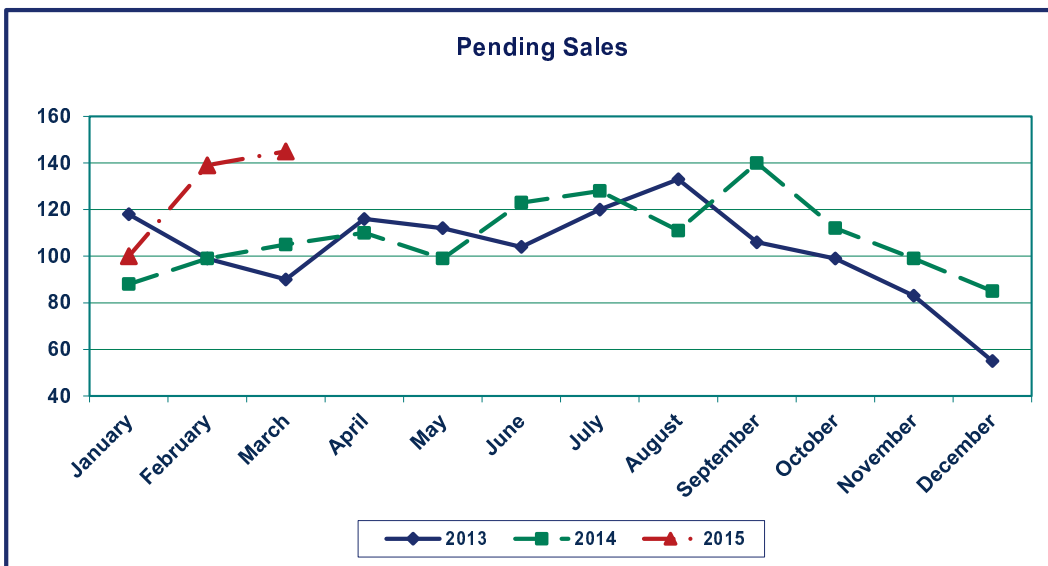
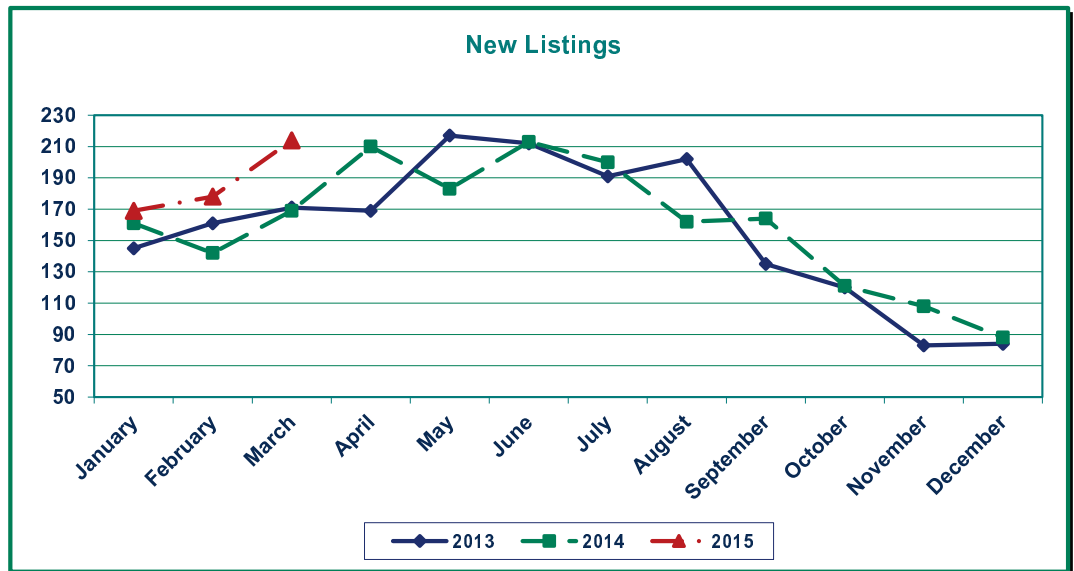
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.



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™.

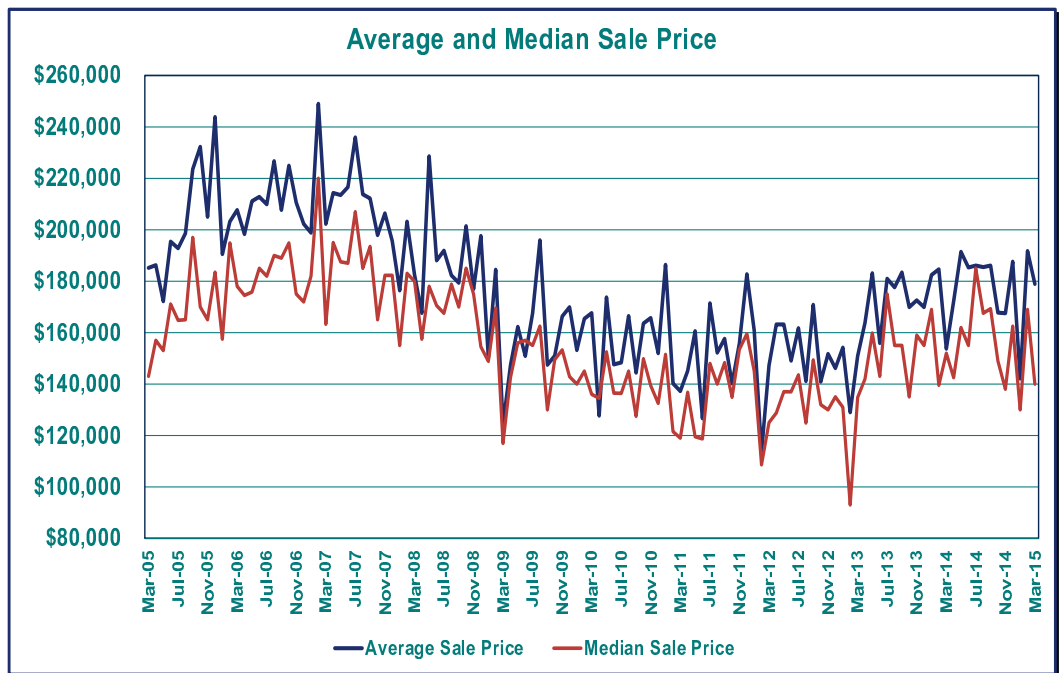


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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