

MARKET ACTION



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

Residential Review: Douglas County, Oregon

July 2015 Reporting Period

July Residential Highlights

Pending sales were on the rise this month in Douglas County. The 173 accepted offers showed a 35.2% increase over the 128 pendings posted in July 2014 and a 10.9% increase over the 156 pendings posted in June 2015. It was the best July for pendings in the county since 2005, when there were 186 offers accepted.

Closed sales (139) decreased 13.7% from last month's 161, but still ended 32.4% ahead of the 105 closings posted in July 2014. New listings (237) gained a moderate 1.3% over last month's 234 new listings, but gained 18.5% over the 200 new listings posted in June 2014.

Total market time decreased slightly to 109 days in July. Inventory increased to 6.5 months during the same period.

Year-to-Date Summary

During the first seven months of 2015, real estate activity remained ahead of the same time period in 2014. Pending sales (922) were up 30.0%, closed sales (780) were up 26.4%, and new listings (1,515) were up 15.1% for the year.

Average and Median Sale Prices

Prices are on the rise. Comparing 2015 to 2014 through July, the average sale price rose 2.4% from \$179,700 to \$184,100. In the same comparison, the median sale price rose 3.2% from \$155,000 to \$160,000.

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

Average Sale Price % Change:
+2.4% (\$182,000 v. \$177,800)
Median Sale Price % Change:
+2.6% (\$159,000 v. \$154,900)

For further explanation of this measure, see the second footnote on page 2.

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	6.5
May	9.4	10.4	9.4
June	10.4	8.8	5.4
July	9.5	9.1	6.5
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.

Douglas County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2015	July	237	173	139	192,400	166,500	109
	June	234	156	161	193,900	179,000	153
	Year-to-date	1,515	922	780	184,100	160,000	147
2014	July	200	128	105	186,100	185,000	184
	Year-to-date	1,316	709	617	179,700	155,000	168
Change	July	18.5%	35.2%	32.4%	3.4%	-10.0%	-40.6%
	Prev Mo 2015	1.3%	10.9%	-13.7%	-0.8%	-7.0%	-28.8%
	Year-to-date	15.1%	30.0%	26.4%	2.4%	3.2%	-12.6%

*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 • 7/2015

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	82	22	5	17	-10.5%	16	181,500	143	158	101	42.3%	89	182,100	175,000	14.9%	2	312,500	5	59,300	6	160,800
252	NW Roseburg	116	26	7	13	85.7%	12	324,400	178	171	85	23.2%	70	290,500	246,000	4.8%	1	400,000	12	92,900	1	217,000
253	SE Roseburg	46	17	5	11	83.3%	9	154,000	110	82	50	22.0%	43	155,300	150,000	20.4%	7	133,400	4	39,100	3	125,500
254	SW Roseburg	80	22	10	17	30.8%	11	355,800	49	132	77	10.0%	65	232,100	192,000	6.0%	2	300,700	12	140,700	2	567,500
255	Glide & E of Roseburg	50	11	2	7	16.7%	7	305,900	114	60	41	5.1%	38	278,500	255,000	10.3%	1	175,000	4	220,400	-	-
256	Sutherlin/Oakland Area	104	30	9	20	53.8%	15	141,200	64	185	101	-12.9%	88	200,300	162,500	6.2%	5	131,300	19	103,500	5	218,000
257	Winston & SW of Roseburg	66	14	5	18	20.0%	17	169,400	64	117	87	64.2%	72	158,500	134,300	-16.3%	2	479,000	5	219,400	-	-
258	Myrtle Creek & S/SE of Roseburg	151	44	12	29	52.6%	23	163,400	108	270	162	68.8%	129	153,900	135,000	8.8%	1	42,000	13	103,100	1	140,000
259	Green District	60	19	-	13	0.0%	13	146,700	76	112	87	16.0%	74	136,400	141,300	0.3%	1	239,500	8	77,300	1	230,000
265	North Douglas County	144	32	10	28	64.7%	16	115,500	184	228	131	65.8%	112	140,500	101,300	4.5%	3	171,700	12	103,600	-	-
	Douglas County	899	237	65	173	35.2%	139	192,400	109	1,515	922	30.0%	780	184,100	160,000	2.3%	25	205,900	94	110,700	19	218,600

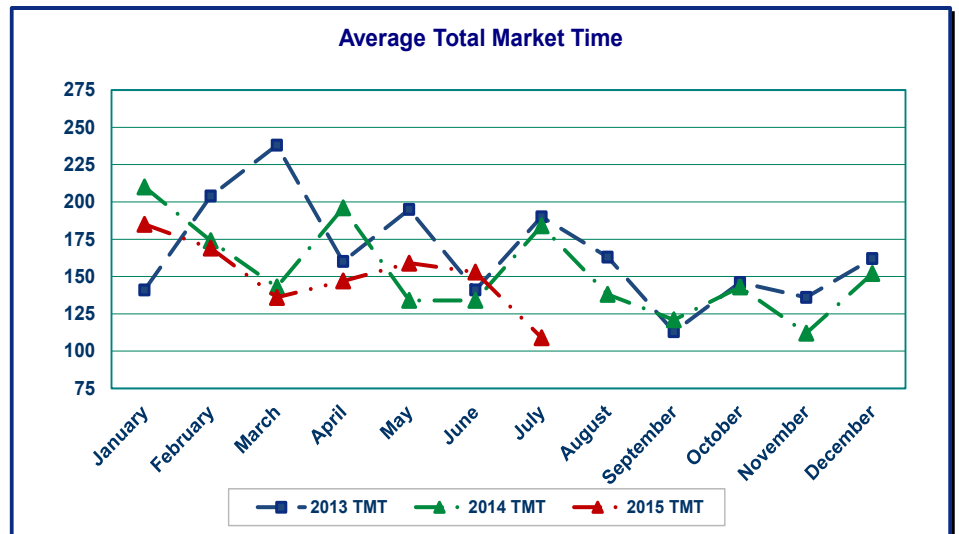
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2015 with July 2014. The Year-To-Date section compares 2015 year-to-date statistics through July with 2014 year-to-date statistics through July.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/14-7/31/15) with 12 months before (8/1/13-7/31/14).

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

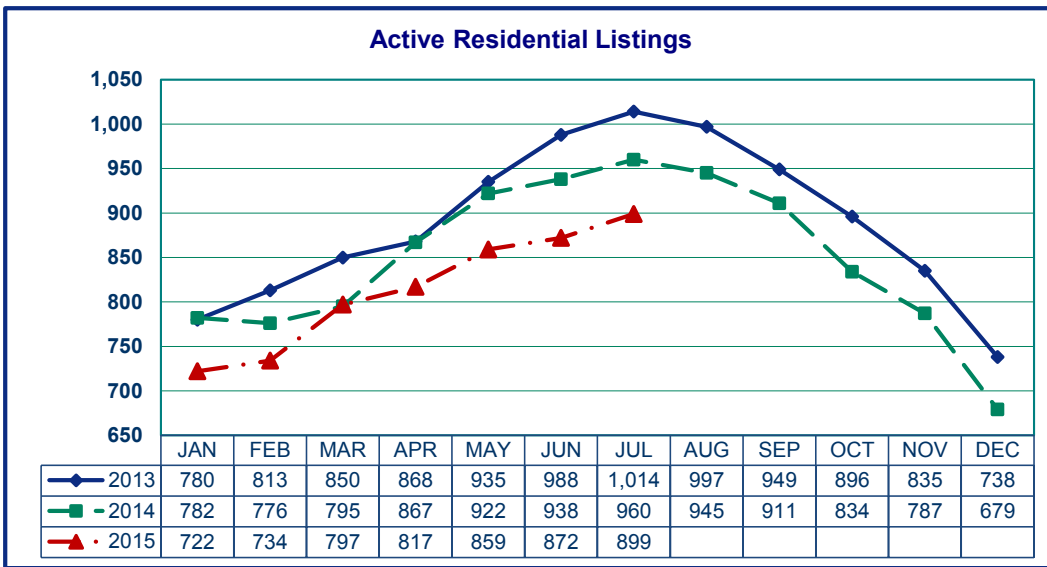
This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.



ACTIVE RESIDENTIAL LISTINGS

DOUGLAS COUNTY, OR

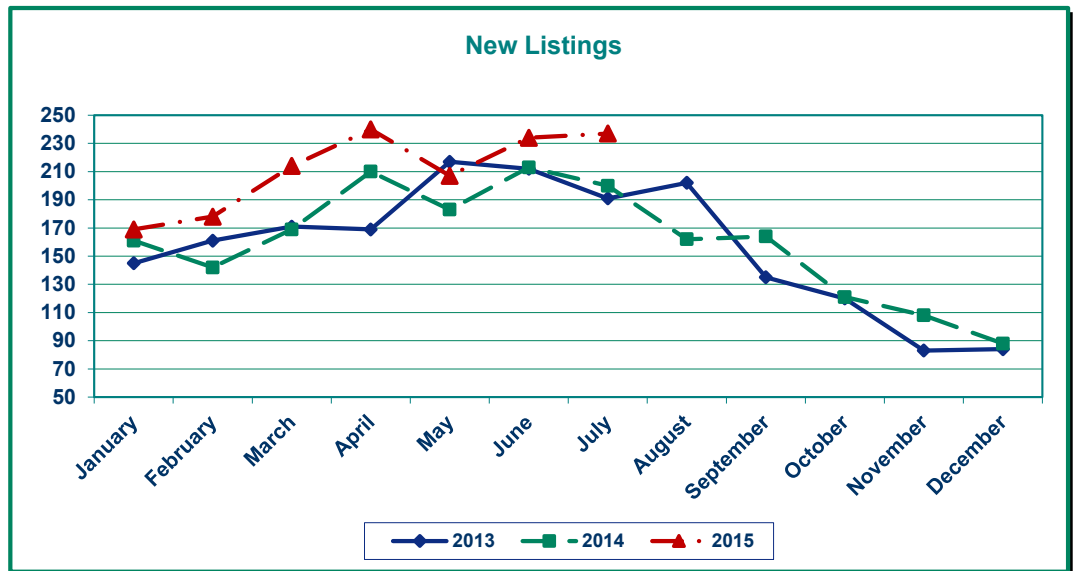
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.



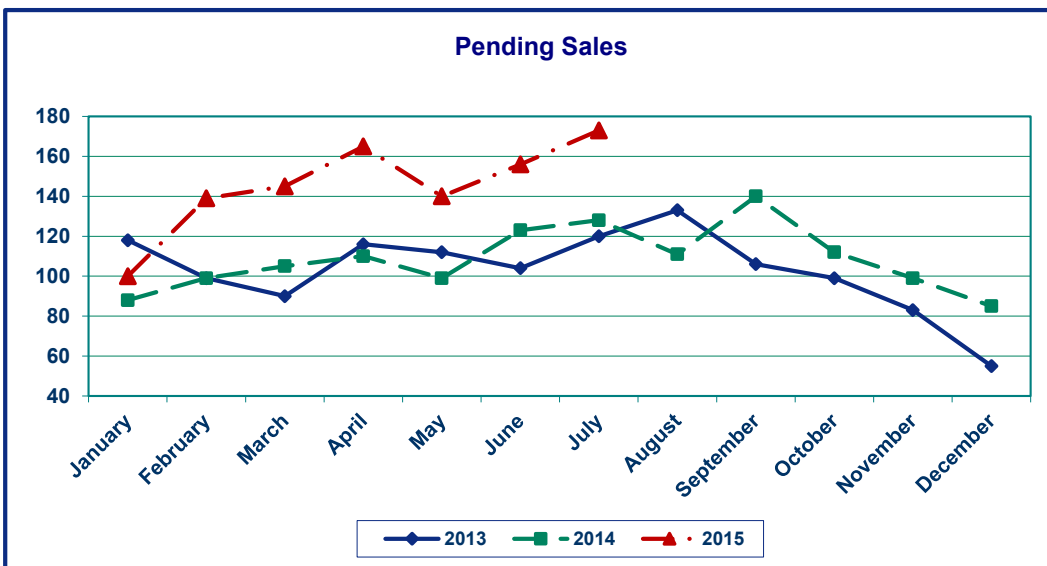
NEW LISTINGS

DOUGLAS COUNTY, OR

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



Pending Sales



PENDING LISTINGS

DOUGLAS COUNTY, OR

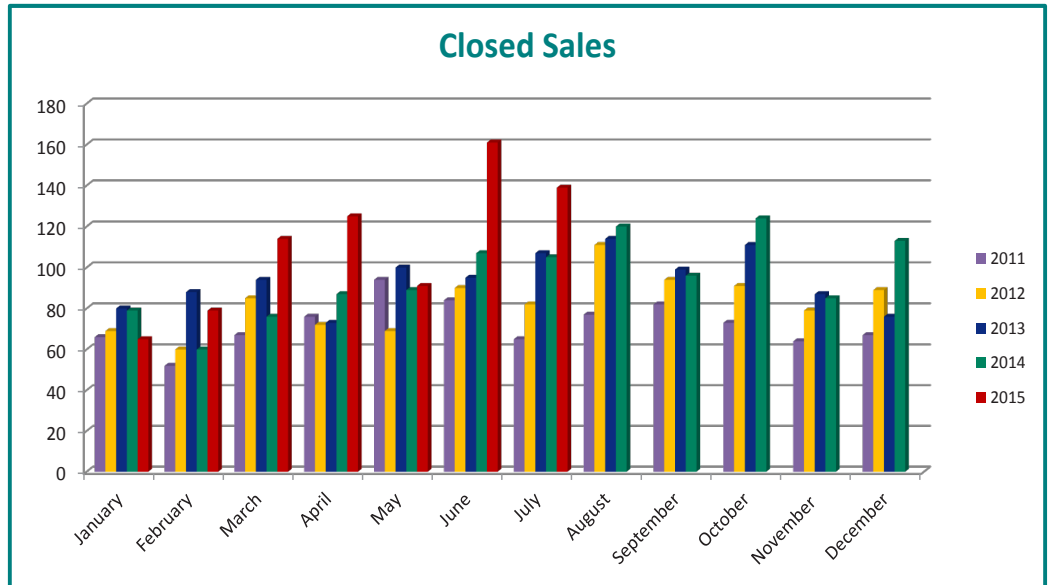
This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.

CLOSED SALES
DOUGLAS COUNTY, OR

This graph shows the closed sales over the past five calendar years in Douglas County, Oregon.

Contact RMLS™
8338 NE Alderwood Rd
Suite 230
Portland, OR 97220
(503) 236-7657
communications@rmls.com

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

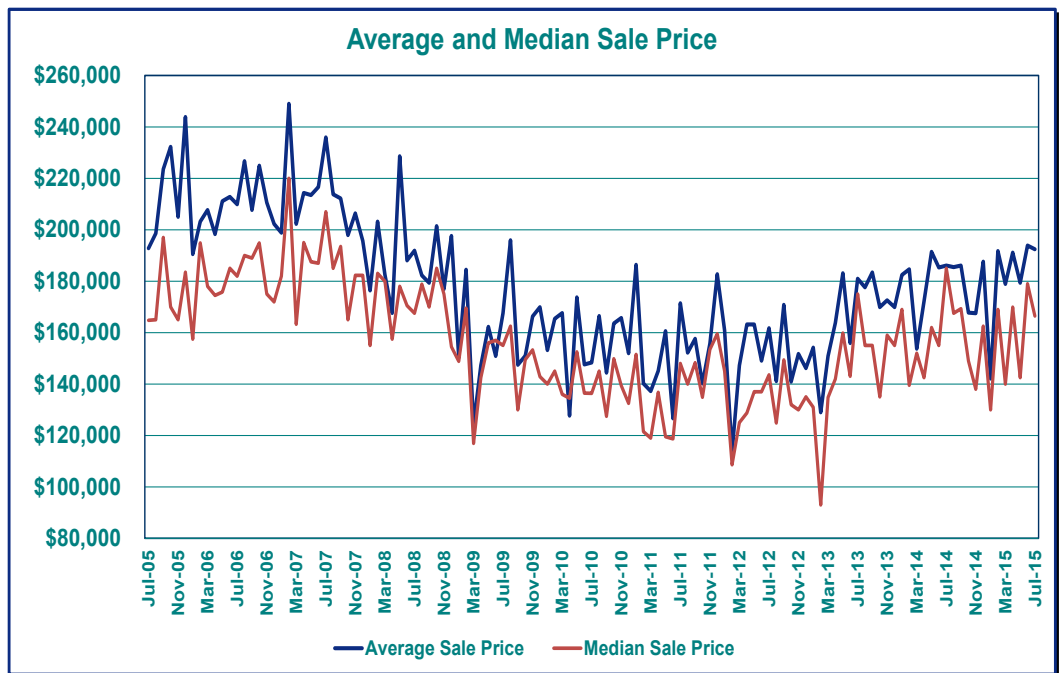


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County,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

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



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