

# MARKET ACTION



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

Residential Review: Douglas County, Oregon

June 2010 Reporting Period

## June Residential Highlights

When comparing results from June 2010 with results from June 2009, closed sales went up 13.6%. Pending sales and new listings grew 3.3% and 12.8%, respectively.

Compared to May 2010, closed sales rose 10.8% (92 v. 83), pending sales grew 29.2% (93 v. 72) and new listings were up 28% (247 v. 193).

## Sale Prices

Average and median sale prices declined when comparing June 2010 with June 2009. The average sale price for June 2010 decreased 2.2%

compared to June 2009, and the median price went down 13.1%.

When comparing June 2010 to the previous month of May 2010, the average sale price dropped 15% (\$147,600 v. \$173,700). In addition, the median sale price also decreased by 10.5% (\$136,500 v. \$152,500).

## Second Quarter Report

Comparing the second quarter of 2010 (April-June) with that of 2009, closed sales were up 18.3% (259 v. 219) and pending sales grew 13.2% (275 v. 243). New listings rose a slight 0.3% (683 v. 681).

Inventory in Months*			
	2008	2009	2010
January	20.4	30.3	19.4
February	17	24.4	19.4
March	19.6	20.9	14.8
April	14.2	18.9	15
May	16	16.7	15
June	18.8	15.4	14.1
July	19	15.8	
August	20.3	18.1	
September	15.7	15.3	
October	17.6	14.9	
November	18.3	15.1	
December	18.9	14.3	

\*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

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

#### Average Sale Price % Change:

-5.9% (\$160,800 v. \$170,800)

#### Median Sale Price % Change:

-9.4% (\$144,900 v. \$160,000)

% Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/09-6/30/10) with 12 months before (7/1/08-6/30/09).

Douglas County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2010	June	247	93	92	147,600	136,500	195
	Year-to-date	1,374	512	456	155,100	140,000	183
2009	June	219	90	81	150,900	157,000	196
	Year-to-date	1,273	442	360	152,400	150,000	174
Change	June	12.8%	3.3%	13.6%	-2.2%	-13.1%	-0.5%
	Year-to-date	7.9%	15.8%	26.7%	1.8%	-6.7%	4.9%

\*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 • 6/2010

## 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 <sup>3</sup>	Expired/Cancelled Listings	Pending Sales 2010	Pending Sales 2010 v. 2009 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>4</sup>	New Listings	Pending Sales 2010	Pending Sales 2010 v. 2009	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
251	NE Roseburg	144	31	8	11	-35.3%	15	155,900	295	158	83	15.3%	85	127,200	110,000	0.0%	2	627,500	1	239,000	2	310,000
252	NW Roseburg	126	19	14	6	-33.3%	8	197,300	113	139	49	19.5%	51	248,700	208,000	-3.2%	1	375,000	6	179,300	-	-
253	SE Roseburg	71	13	7	4	-20.0%	8	128,500	154	72	25	56.3%	25	139,100	128,000	-8.3%	-	-	2	23,800	-	-
254	SW Roseburg	109	19	15	8	-38.5%	4	271,500	153	112	40	5.3%	33	203,400	163,500	0.9%	-	-	5	193,000	-	-
255	Glide & E of Roseburg	70	19	8	2	100.0%	3	159,700	65	68	20	53.8%	17	228,600	211,900	-24.6%	-	-	2	162,000	-	-
256	Sutherlin/Oakland Area	171	32	17	12	20.0%	16	133,900	197	174	47	-7.8%	41	144,100	143,000	-8.3%	2	179,000	5	552,600	-	-
257	Winston & SW of Roseburg	119	21	12	8	100.0%	9	123,400	110	127	60	39.5%	53	144,000	128,200	-19.9%	1	98,000	4	97,500	-	-
258	Myrtle Creek & S/SE of Roseburg	178	42	22	18	38.5%	10	130,600	254	196	69	6.2%	55	130,100	115,000	-11.4%	1	250,000	16	80,900	1	92,800
259	Green District	105	21	11	7	40.0%	11	148,200	216	112	58	23.4%	50	150,200	142,400	-5.0%	-	-	3	91,700	1	175,000
265	North Douglas County	201	30	32	17	30.8%	8	109,500	192	216	61	8.9%	46	107,700	97,500	3.7%	2	81,800	2	47,500	2	78,500
	<b>Grand Total</b>	1,294	247	146	93	3.3%	92	147,600	195	1,374	512	15.8%	456	155,100	140,000	25.0%	9	277,700	46	162,400	6	174,100

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2010 with June 2009. The Year-To-Date section compares year-to-date statistics from June 2010 with year-to-date statistics from June 2009.

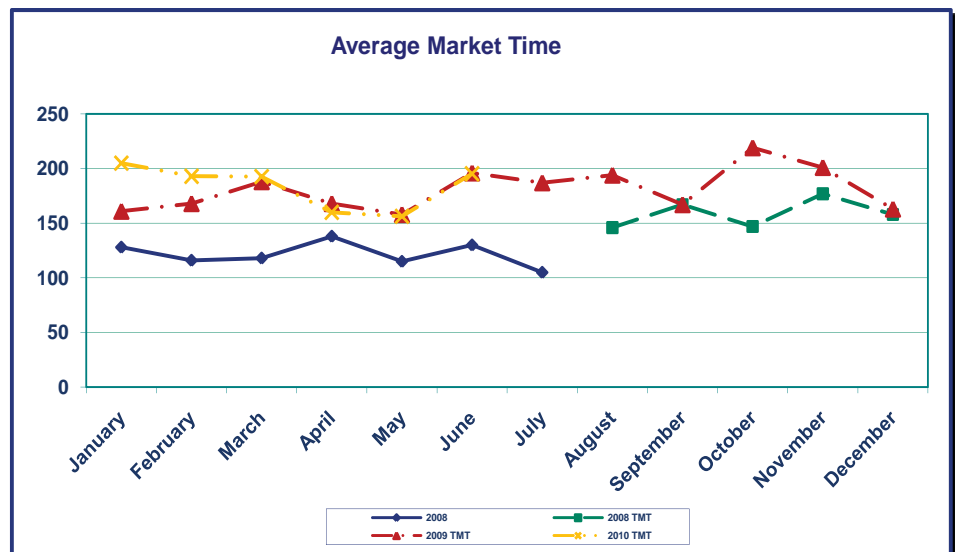
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/09-6/30/10) with 12 months before (7/1/08-6/30/09).

<sup>3</sup> As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

<sup>4</sup> 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. \*As of August 2008, graph now reports "Total Days on Market" - for details read footnotes above.



## ACTIVE RESIDENTIAL LISTINGS

### DOUGLAS COUNTY, OR

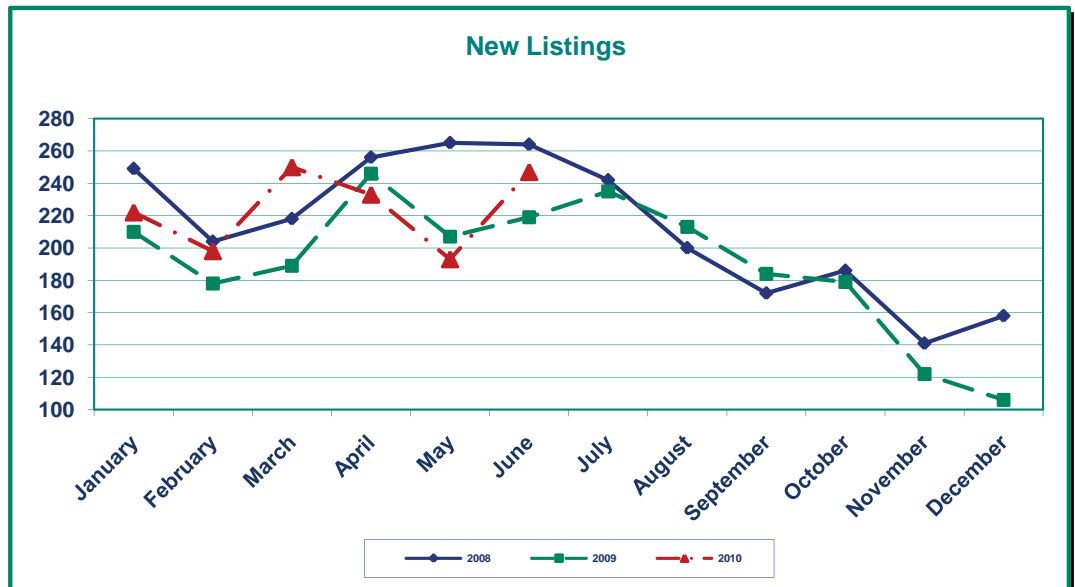
*This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.*



## NEW LISTINGS

### DOUGLAS COUNTY, OR

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

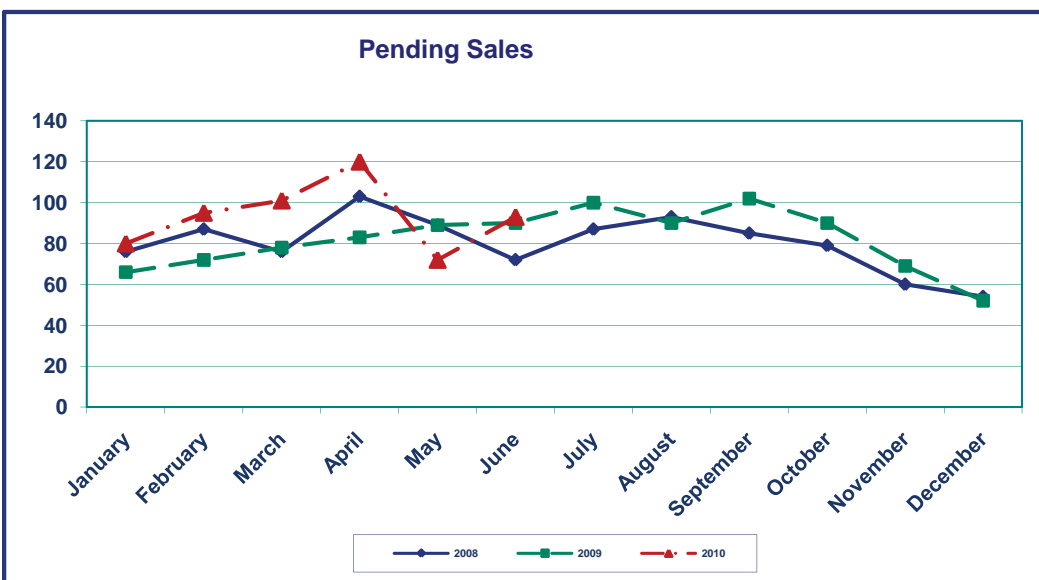


## Pending Sales

## PENDING LISTINGS

### DOUGLAS COUNTY, OR

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



Corporate  
825 NE Multnomah, Suite 270  
Portland, OR 97232  
(503) 236-7657  
Fax: (503) 230-0689

Southwest Washington  
1514 Broadway, Suite 101  
Vancouver, WA 98663  
(360) 696-0718  
Fax: (360) 696-9342

Salem  
2110 Mission St. SE, Suite 305  
Salem, OR 97302  
(503) 587-8810  
Fax: (503) 585-3817

Lane County: Eugene  
2139 Centennial Plaza  
Eugene, OR 97401  
(541) 686-2885  
Fax: (541) 484-3854

Lane County: Florence  
PO Box 414  
Florence, OR 97439  
(541) 902-2560  
Fax: (541) 902-1341

Douglas County  
3510 NE Edenbower  
Roseburg, OR 97470  
(541) 673-3571  
Fax: (541) 673-6581  
Curry County  
PO Box 6307  
Brookings, OR 97415  
(541) 469-0219  
Fax: (541) 469-9695

Mid-Columbia  
PO Box 1088  
Hood River, OR 97031  
(541) 436-2956  
Fax: (541) 387-6657

Eastern Oregon  
PO Box 751  
Hermiston, OR 97838  
(541) 567-5186  
Fax: (541) 289-7320

Coos County  
1946 Sherman Ave., Suite 101  
North Bend, OR 97459  
(541) 751-1070  
Fax: (541) 751-1083

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

Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

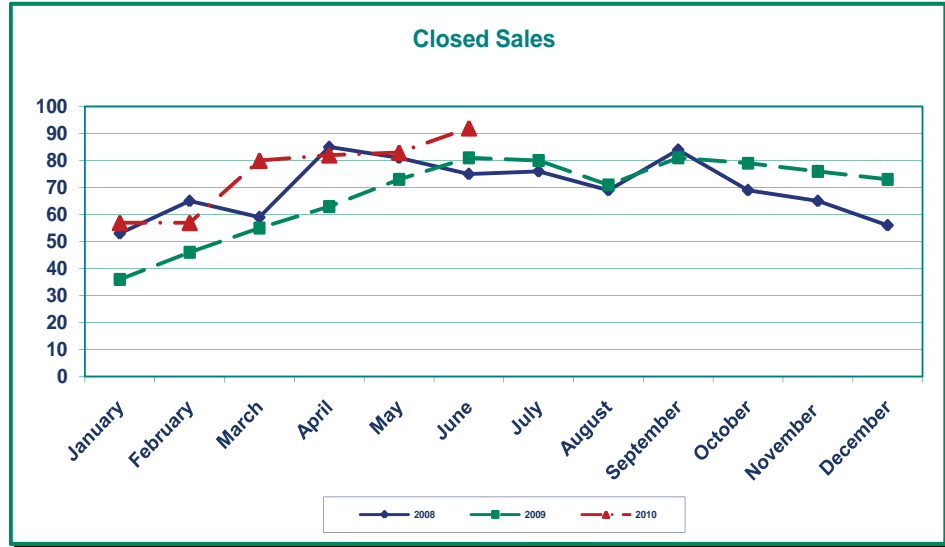
RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

E-mail subscriptions are available for \$45 per year by contacting RMLS™, (503) 236-7657. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.

## CLOSED SALES

### DOUGLAS COUNTY, OR

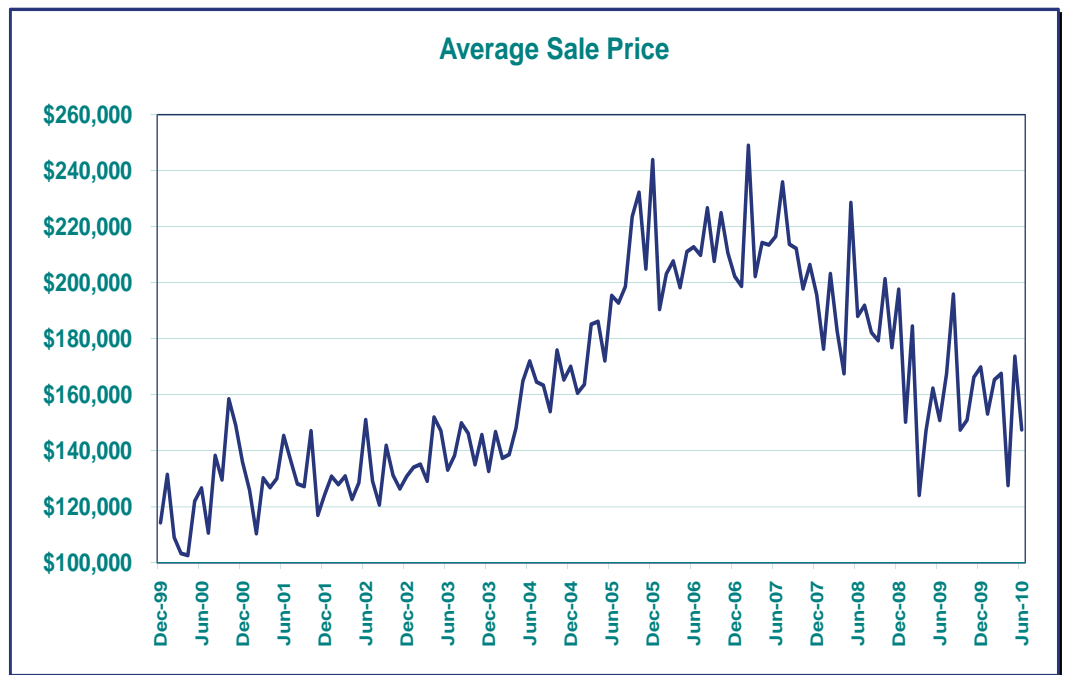
This graph shows the closed sales over the past three calendar years in Douglas County, Oregon.



## AVERAGE SALE PRICE

### DOUGLAS COUNTY, OR

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



Gary Whiting, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Natalie Middleton, Editor  
Kelsey Brunson, Assistant Editor