

MARKET ACTION

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

Residential Review: Douglas County, Oregon

January 2010 Reporting Period

January Residential Highlights

Compared to last January, market activity in Douglas County was up. Closed sales increased 58.3%. In addition, pending sales grew 21.2%. Further, new listings rose 5.7%.

While pending sales increased 53.9% (80 v.52) when comparing January 2010 with December 2009, new listings rose 109.4% (222 v. 106) and closed sales dropped 21.9% (57 v. 73) driving the inventory to the highest it's been since March 2009.

At the month's rate of sales,

the 1,104 active residential listings would last approximately 19.4 months.

Sale Prices

The average sale price for January 2010 was up 1.9% compared to January 2009, but the median sale price dropped 5.9%. See residential highlights table below.

When comparing January 2010 to the previous month of December 2009, the average sale price fell 9.8% (\$153,200 v. \$169,900). In addition, the median sale price decreased 2% (\$140,000 v. \$142,900).

Inventory in Months*			
	2008	2009	2010
January	20.4	30.3	19.4
February	17	24.4	
March	19.6	20.9	
April	14.2	18.9	
May	16	16.7	
June	18.8	15.4	
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:
-15.1% (\$160,100 v. \$188,500)
Median Sale Price % Change:
-7.4% (\$148,000 v. \$159,900)

% Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/09-1/31/10) with 12 months before (2/1/08-1/31/09).

Douglas County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2010	January	222	80	57	153,200	140,000	205
	Year-to-date	222	80	57	153,200	140,000	205
2009	January	210	66	36	150,300	148,800	161
	Year-to-date	210	66	36	150,300	148,800	161
Change	January	5.7%	21.2%	58.3%	1.9%	-5.9%	26.9%
	Year-to-date	5.7%	21.2%	58.3%	1.9%	-5.9%	26.9%

*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 • 1/2010

Douglas County, Oregon

	RESIDENTIAL															Avg. Sale Price % Change ²	COMMERCIAL		LAND		MULTIFAMILY	
	Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date			
	Active Listings	New Listings ³	Expired, Canceled Listings	Pending Sales 2010	Pending Sales 2010 v. 2009 ¹	Closed Sales	Average Sale Price	Total Market Time ⁴	New Listings	Pending Sales 2010	Pending Sales 2010 v. 2009	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
251	NE Roseburg	139	29	18	12	-7.7%	14	140,400	185	29	12	-7.7%	14	140,400	112,500	-19.0%	-	-	-	-	-	-
252	NW Roseburg	101	23	5	7	-12.5%	8	267,100	263	23	7	-12.5%	8	267,100	226,000	-4.4%	-	-	2	347,500	-	-
253	SE Roseburg	64	11	3	3	50.0%	3	116,300	119	11	3	50.0%	3	116,300	102,000	-17.7%	-	-	-	-	-	-
254	SW Roseburg	93	21	13	8	60.0%	4	169,600	316	21	8	60.0%	4	169,600	171,000	-16.8%	-	-	-	-	-	-
255	Glide & E of Roseburg	52	8	13	2	100.0%	2	281,000	149	8	2	100.0%	2	281,000	281,000	-14.4%	-	-	1	164,000	-	-
256	Sutherlin/Oakland Area	139	25	16	5	-16.7%	4	101,200	233	25	5	-16.7%	4	101,200	90,000	-20.8%	-	-	2	1,174,000	-	-
257	Winston & SW of Roseburg	110	22	14	13	44.4%	4	116,000	153	22	13	44.4%	4	116,000	122,800	-18.9%	-	-	-	-	-	-
258	Myrtle Creek & S/SE of Roseburg	146	28	16	8	0.0%	8	136,400	145	28	8	0.0%	8	136,400	117,800	-10.7%	-	-	4	196,300	-	-
259	Green District	107	17	4	10	100.0%	4	121,400	203	17	10	100.0%	4	121,400	133,300	-20.6%	-	-	1	45,000	-	-
265	North Douglas County	153	38	20	12	33.3%	6	99,200	259	38	12	33.3%	6	99,200	88,800	-11.8%	-	-	-	-	-	-
	Grand Total	1,104	222	122	80	21.2%	57	153,200	205	222	80	21.2%	57	153,200	140,000	-15.1%	-	-	10	403,700	-	-

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/09-1/31/10) with 12 months before (2/1/08-1/31/09).

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

⁴ 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.

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.

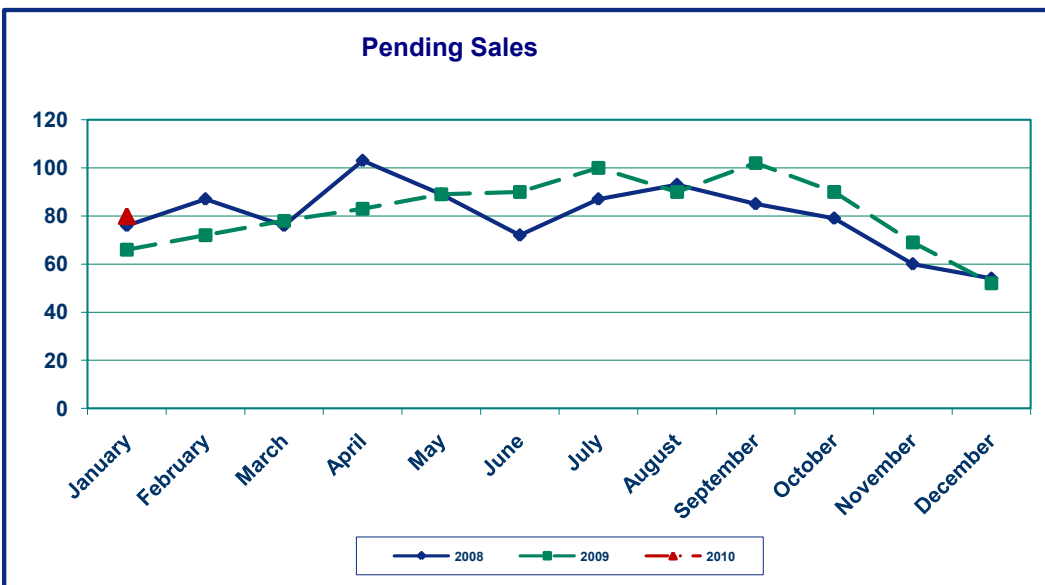


Pending Sales

PENDING LISTINGS

DOUGLAS COUNTY, OR

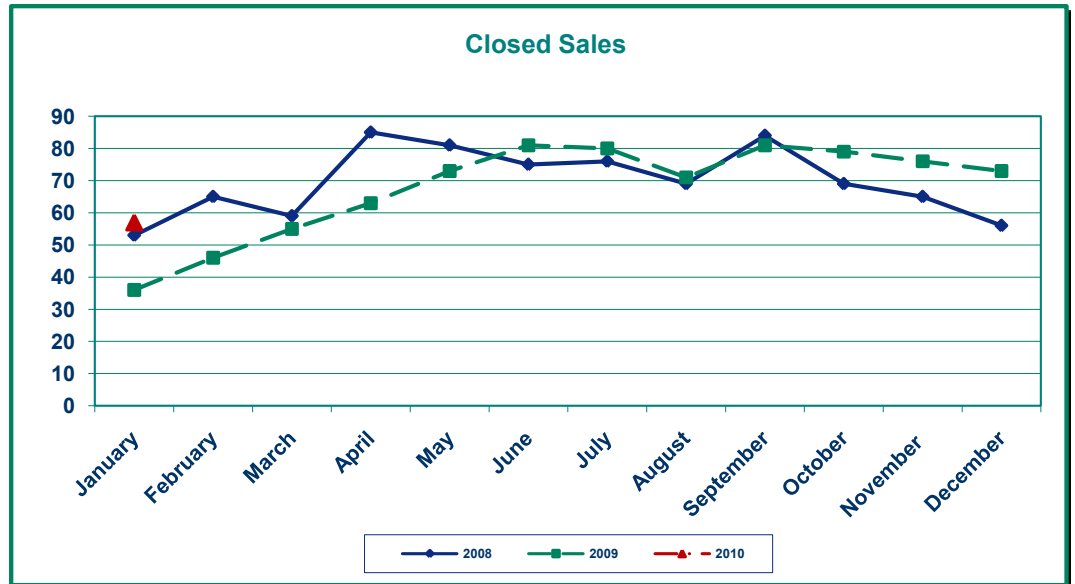
This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.



CLOSED SALES

DOUGLAS COUNTY, OR

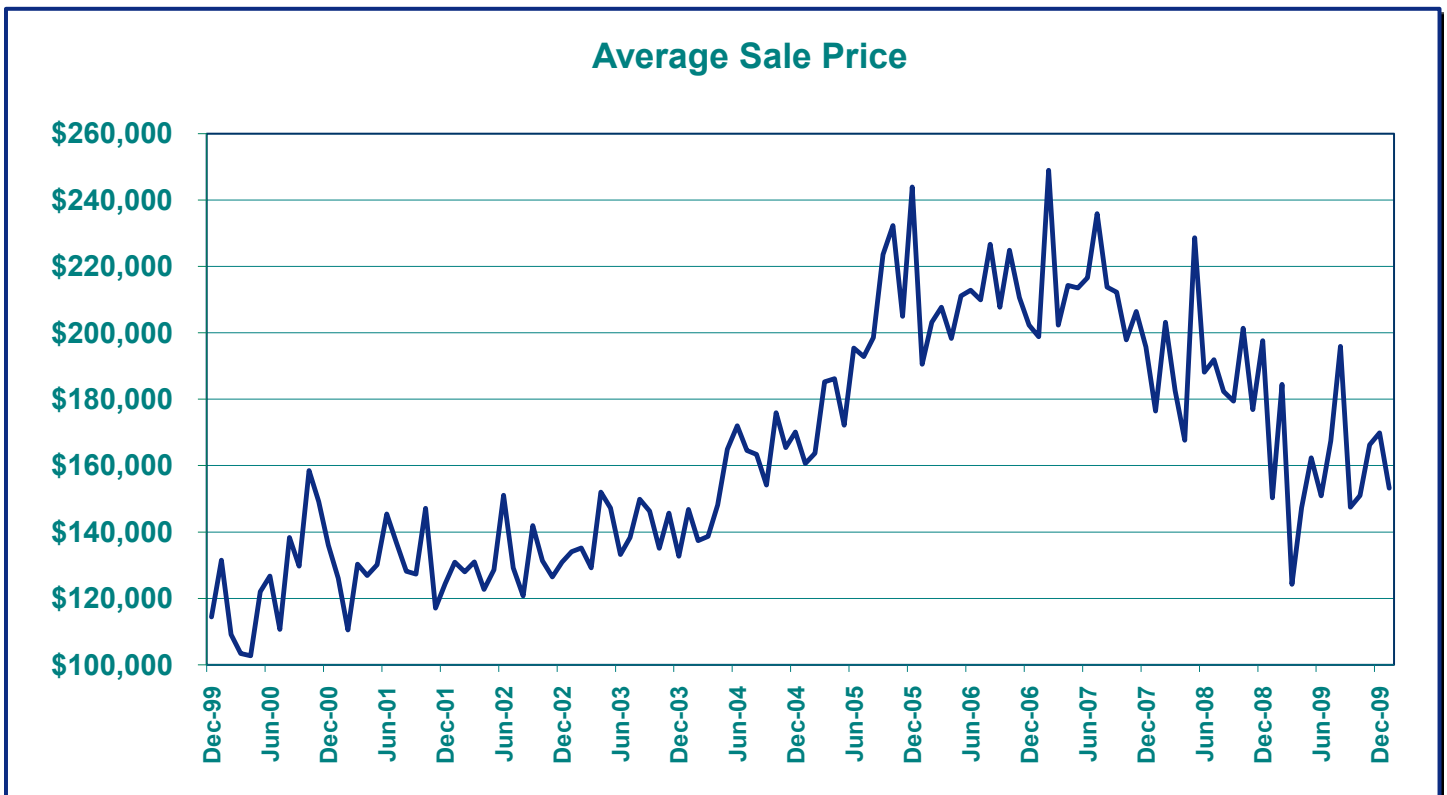
This graph shows the closed sales over the past three calendar years in Douglas County, Oregon.



AVERAGE SALE PRICE

DOUGLAS COUNTY, OR

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



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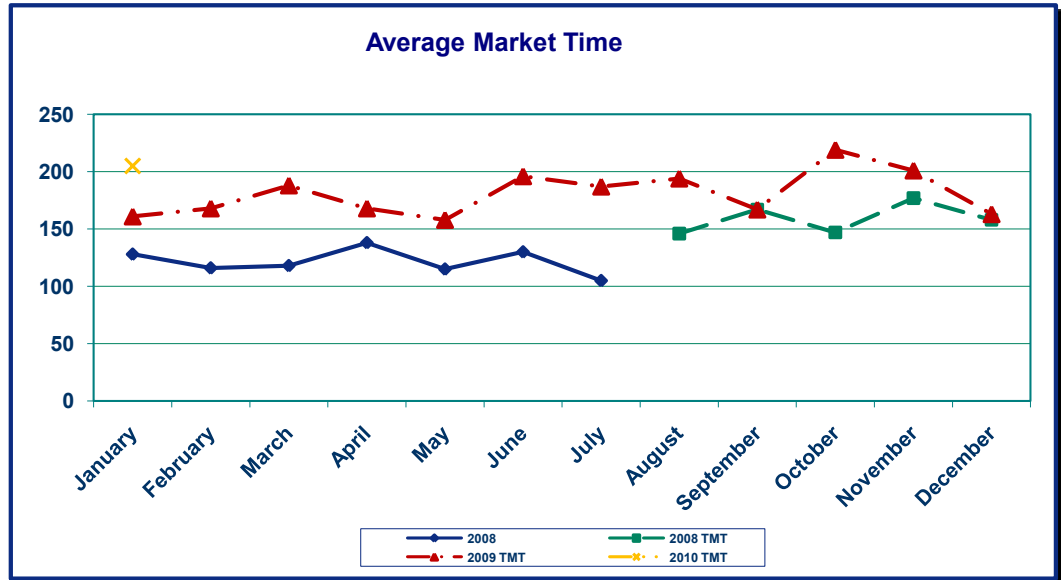
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DAYS ON MARKET DOUGLAS COUNTY, OR

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 on page 2.*



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.

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