

MARKET ACTION

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

Residential Review: Lane County, Oregon

April 2009 Reporting Period

April Residential Highlights

Same month pending sales activity increased for the first time since April 2007 in Greater Lane County. Pending sales were up 8.2% when comparing April 2009 with April 2008 (see pending sales chart on pg. 4). Closed sales, however, dropped 21.9% and new listings fell 18.2%.

Pending sales also grew 21.6% (315 v. 259) when comparing April 2009 with March 2009. Closed sales, decreased 6.1% (185 v. 197). New listings grew 9.9% (532 v. 484).

At the month's rate of sales, the 1,951 active residential listings would last approximately 10.5 months.

Year-to-Date

Comparing January-April 2009 with the same period a year ago, closed sales were down 28.3%, while pending sales decreased

11.6%. New listings were down 20.4% as well.

Sale Prices

The average sale price for April 2009 was down 9.3% compared to April 2008, while the median sale price dropped 13.7%. See residential highlights table below.

Month-to-month, the average sale price and median sale price are both down when compared with March; the average sale price dipped 1% (\$228,500 v. \$230,700) and the median sale price was down 8.8% (\$196,000 v. \$215,000).

Inventory in Months*			
	2007	2008	2009
January	5.6	10.2	20.6
February	4.9	9	13.1
March	4.5	8.4	9.7
April	4.7	9.5	10.5
May	4.5	8.6	
June	4.6	8.1	
July	6	8.8	
August	5.1	8.1	
September	8	10.2	
October	7.2	9.2	
November	8.3	11.4	
December	7	10.7	

*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:	-8.3% (\$240,800 v. \$262,500)
Median Sale Price % Change:	-7.2% (\$215,000 v. \$231,700)

For further explanation of this measure, see the second footnote on page 3.

Greater Lane County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time	Total Market Time
2009	April	532	315	185	228,500	196,000		146
	Year-to-date	1,942	947	634	227,400	205,000		139
2008	April	650	291	237	251,900	227,000	86	
	Year-to-date	2,440	1,071	884	250,700	225,000	89	
Change	April	-18.2%	8.2%	-21.9%	-9.3%	-13.7%	N/A	N/A
	Year-to-date	-20.4%	-11.6%	-28.3%	-9.3%	-8.9%	N/A	N/A

*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 • 4/2009

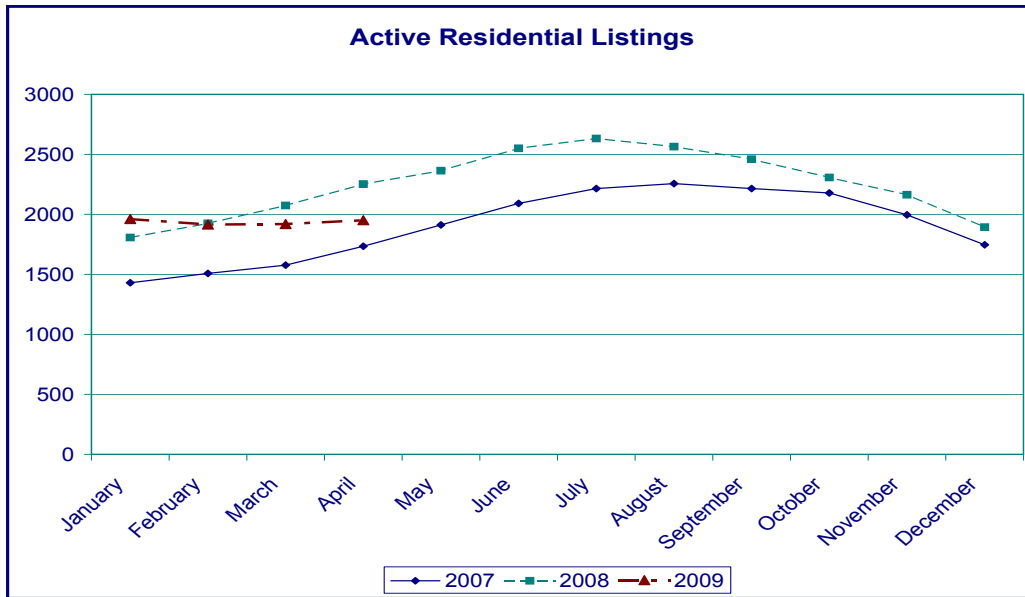
Lane County, Oregon

		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings ³	Expired-Canceled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 ¹	Closed Sales	Average Sale Price	Total Market Time ⁴	New Listings	Pending Sales 2009	Pending Sales 2009 v. 2008	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
225	Florence Coast Village	17	2	1	2	-	1	80,000	102	5	2	100.0%	2	112,500	112,500	-4.2%	-	-	-	-	-	-	
226	Florence Green Trees	35	11	3	3	50.0%	2	165,000	727	17	7	-22.2%	5	126,800	125,000	-10.0%	-	-	-	-	-	-	
227	Florence Florentine	23	5	2	-	-	1	160,000	15	13	3	50.0%	3	210,000	205,000	-11.0%	-	-	-	-	-	-	
228	Florence Town	182	14	8	10	66.7%	4	246,900	563	58	28	0.0%	19	237,100	230,000	-12.7%	2	670,000	1	70,000	-	-	
229	Florence Beach	55	6	4	2	0.0%	3	240,800	106	21	7	-22.2%	6	237,100	227,500	0.7%	-	-	1	234,000	-	-	
230	Florence North	50	6	4	1	-50.0%	-	0	-	25	3	-40.0%	3	201,300	215,000	-15.2%	-	-	3	172,000	-	-	
231	Florence South/Dunes City	56	5	8	3	-	1	357,000	527	21	7	40.0%	5	253,900	247,500	-27.5%	-	-	-	-	-	-	
238	Florence East/Mapleton	32	2	3	2	100.0%	-	-	-	7	3	-40.0%	1	170,000	170,000	-10.6%	-	-	-	-	-	-	
	Grand Total	450	51	33	23	76.9%	12	219,800	389	167	60	-6.3%	44	215,000	210,000	-13.2%	2	670,000	5	164,000	-	-	
232	Hayden Bridge	70	18	9	6	-45.5%	4	110,400	65	61	26	-33.3%	21	199,500	215,000	-5.4%	-	-	-	-	1	229,600	
233	McKenzie Valley	85	14	7	3	0.0%	4	479,700	287	54	9	-40.0%	9	353,700	330,000	-15.4%	-	-	1	65,000	0	-	
234	Pleasant Hill/Oak	108	21	13	9	-10.0%	5	153,300	173	79	24	-40.0%	15	212,600	163,500	-5.1%	-	-	9	70,600	0	-	
235	Cottage Grove/Creswell/Dorene	235	63	36	30	0.0%	13	169,100	195	210	88	-16.2%	50	179,200	171,000	-14.2%	-	-	3	114,700	1	265,000	
236	Veneta/Elmira	92	19	9	15	0.0%	11	167,800	72	94	55	22.2%	31	198,300	171,000	-15.2%	-	-	2	117,500	0	-	
237	Junction City	106	26	14	14	180.0%	7	254,500	162	97	42	55.6%	26	250,300	198,900	-14.4%	1	286,000	2	362,500	3	296,300	
239	Thurston	123	31	11	26	18.2%	13	207,900	158	123	68	-37.0%	45	188,500	178,500	-13.0%	-	-	2	74,500	1	175,000	
240	Coburg I-5	45	16	4	3	-50.0%	4	254,600	186	39	12	-7.7%	11	362,000	280,000	8.8%	-	-	3	66,800	0	-	
241	N Gilham	77	22	6	13	30.0%	9	337,100	184	74	36	2.9%	24	342,500	258,000	-0.9%	-	-	-	-	1	264,400	
242	Ferry Street Bridge	128	35	24	22	-4.3%	14	271,900	168	144	80	8.1%	63	264,200	240,500	-6.9%	-	-	-	-	2	285,700	
243	E Eugene	115	41	8	25	13.6%	15	261,200	74	147	71	-5.3%	46	300,500	262,000	-1.4%	2	1,050,000	4	213,400	4	370,600	
244	SW Eugene	229	56	23	26	-16.1%	19	327,800	173	209	82	-30.5%	64	300,900	281,000	-2.4%	-	-	4	251,900	2	262,500	
245	W Eugene	55	13	3	8	-38.5%	5	196,200	62	55	26	-46.9%	15	199,600	183,000	3.8%	1	63,000	-	-	2	215,500	
246	Danebo	153	66	28	35	6.1%	27	172,500	101	197	119	-7.0%	86	161,700	175,000	-14.0%	2	219,500	2	46,000	1	232,500	
247	River Road	39	11	4	9	12.5%	3	201,300	82	51	27	3.8%	21	176,400	170,000	-7.6%	-	-	-	-	0	-	
248	Santa Clara	133	38	20	31	6.9%	18	226,000	179	153	85	-4.5%	55	240,200	234,500	-10.5%	-	-	1	50,000	1	235,000	
249	Springfield	131	36	10	37	94.7%	13	159,400	168	137	91	16.7%	49	151,200	150,900	-6.8%	1	1,600,000	3	55,000	6	278,700	
250	Mohawk Valley	27	6	1	3	200.0%	1	227,500	315	18	6	-14.3%	3	123,500	78,000	-18.8%	-	-	2	165,000	0	-	
	Grand Total	1,951	532	230	315	8.2%	185	228,500	146	1942	947	-11.6%	634	227,400	205,000	-8.3%	7	641,100	38	127,700	25	278,900	

ACTIVE RESIDENTIAL LISTINGS

LANE COUNTY, OR

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



NEW LISTINGS

LANE COUNTY, OR

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



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2009 with April 2008. The Year-To-Date section compares year-to-date statistics from April 2009 with year-to-date statistics from April 2008.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/08-4/30/09) with 12 months before (5/1/07-4/30/08).

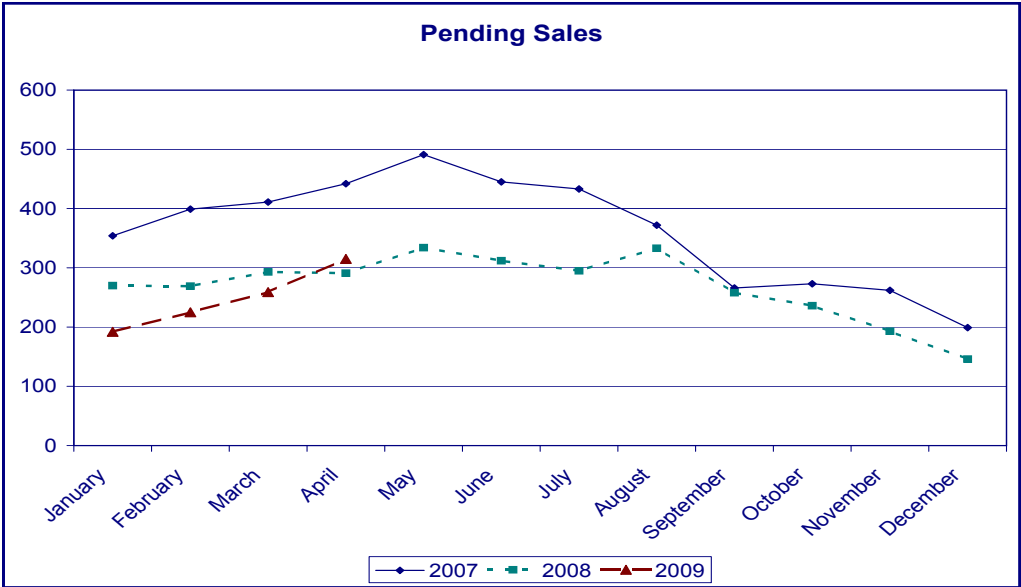
³ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

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.

PENDING LISTINGS

LANE COUNTY, OR

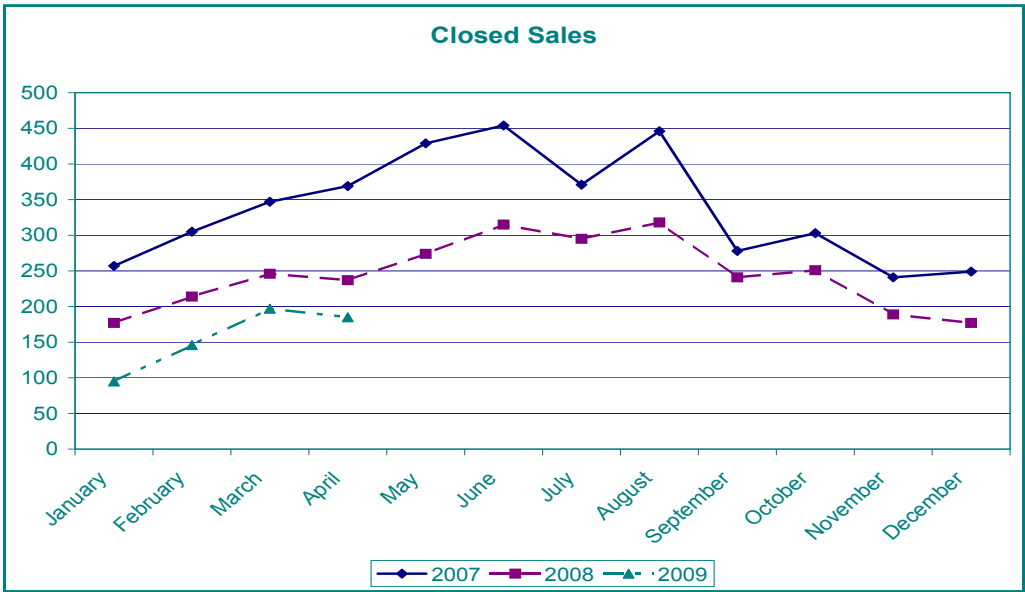
This graph represents monthly accepted offers in Lane County, Oregon over the past three calendar years.



CLOSED SALES

LANE COUNTY, OR

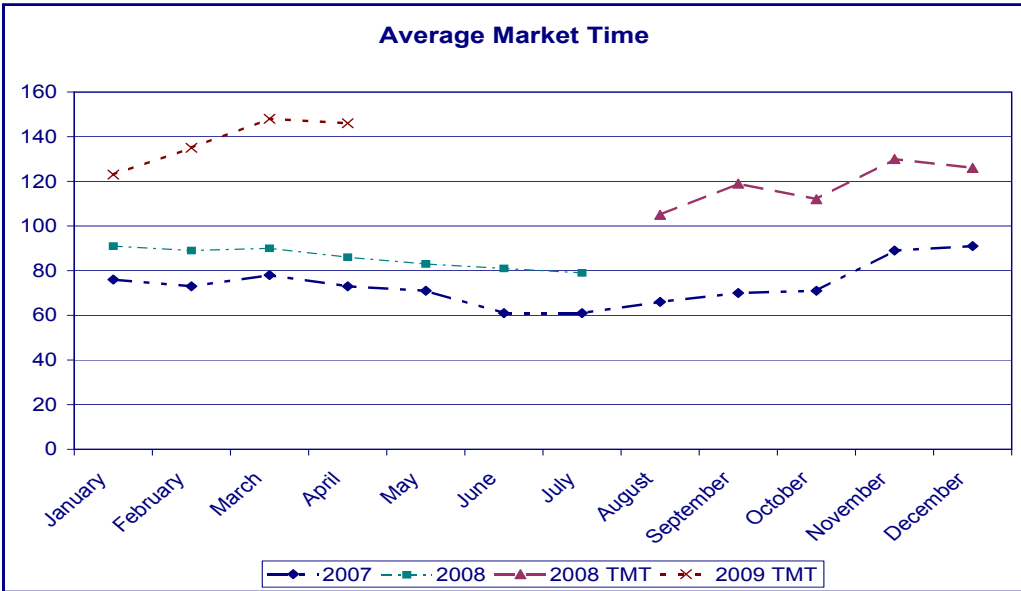
This graph shows the closed sales over the past three calendar years in Lane County, Oregon.



DAYS ON MARKET

LANE COUNTY, OR

*This graph shows the average market time for sales in Lane County, Oregon. *As of August 2008, graph now reports "Total Days on Market" - for details read footnotes on page 3.*





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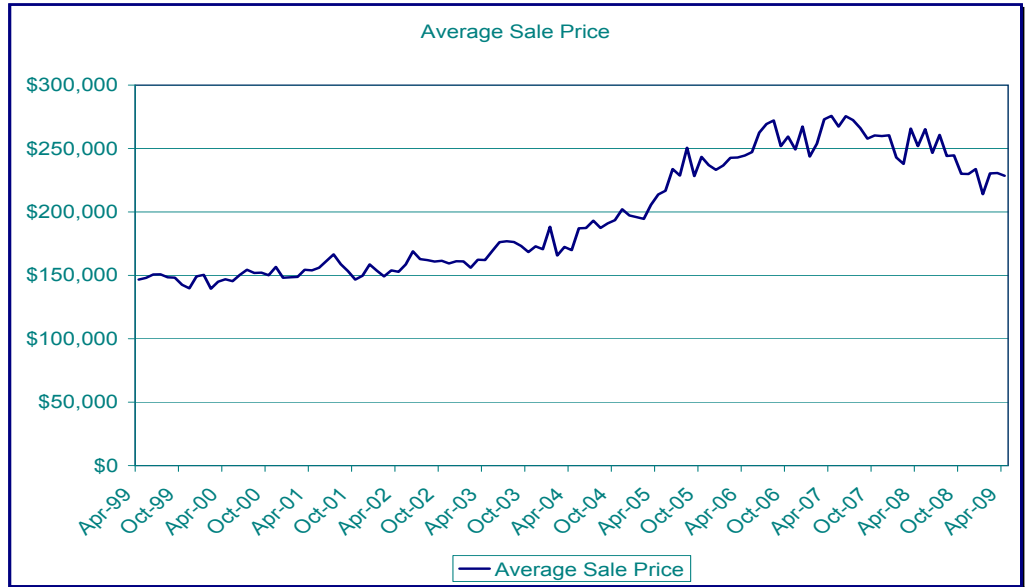
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AVERAGE SALE PRICE

LANE COUNTY, OR

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



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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