

# MARKET ACTION

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

Residential Review: Lane County, Oregon

June 2018 Reporting Period

## June Residential Highlights

Lane County had mostly positive activity this June, with accepted offers leading the way. At 561, pending sales outpaced June 2017 (544) by 3.1% and May 2018 (521) by 7.7%. The last June when pendings ended stronger was in 2004, when 588 offers were accepted.

New listings, at 733, fared well in June. At 733, new listings rose 2.8% ahead of June 2017 (713) and 7.8% ahead of May 2018 (680). This was the strongest June for new listings since 2007, when 902 were offered.

Closed sales, at 479, dipped 6.1% under the 510 closings recorded in June 2017 but fared 6.2% better than last month in May 2018.

Inventory rose upward slightly in June to end at 1.7 months, with total market time holding steady at 38 days.

## Year to Date Summary

Comparing the first six months of 2018 to 2017, closed sales (2,439) have increased 5.7% and pending sales (2,786) have increased 1.7%. New listings (3,370) have decreased 0.4%.

## Average and Median Sale Prices

Comparing 2018 to 2017 through June of each year, the average sale price has increased 7.3% from \$281,900 to \$302,500. In the same comparison, the median sale price rose 9.1% from \$254,000 to \$277,000.

Inventory in Months*			
	2016	2017	2018
January	3.3	2.1	1.7
February	2.8	2.2	1.8
March	2.2	1.7	1.4
April	2.1	1.8	1.5
May	2.0	1.6	1.6
June	1.8	1.7	1.7
July	2.5	2.0	
August	2.0	2.0	
September	2.0	2.2	
October	2.1	2.0	
November	1.9	2.0	
December	1.7	1.7	

\*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.

Data for Florence is reported separately from Greater Lane County. The Residential Review on pages 1, 3, 4, and 6 does not include data from Florence. For data on Florence, see the Area Report on page 2, or the graphs on page 5.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
<b>Average Sale Price % Change:</b>	+8.2% (\$297,000 v. \$274,600)
<b>Median Sale Price % Change:</b>	+8.4% (\$270,000 v. \$249,000)

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

Greater Lane Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	June	733	561	479	331,000	297,000	38
	May	680	521	451	298,000	276,000	38
	Year-to-date	3,370	2,786	2,439	302,500	277,000	50
2017	June	713	544	510	300,600	268,300	40
	Year-to-date	3,383	2,739	2,307	281,900	254,000	57
Change	June	2.8%	3.1%	-6.1%	10.1%	10.7%	-4.0%
	Prev Mo 2018	7.8%	7.7%	6.2%	11.1%	7.6%	0.0%
	Year-to-date	-0.4%	1.7%	5.7%	7.3%	9.1%	-12.1%

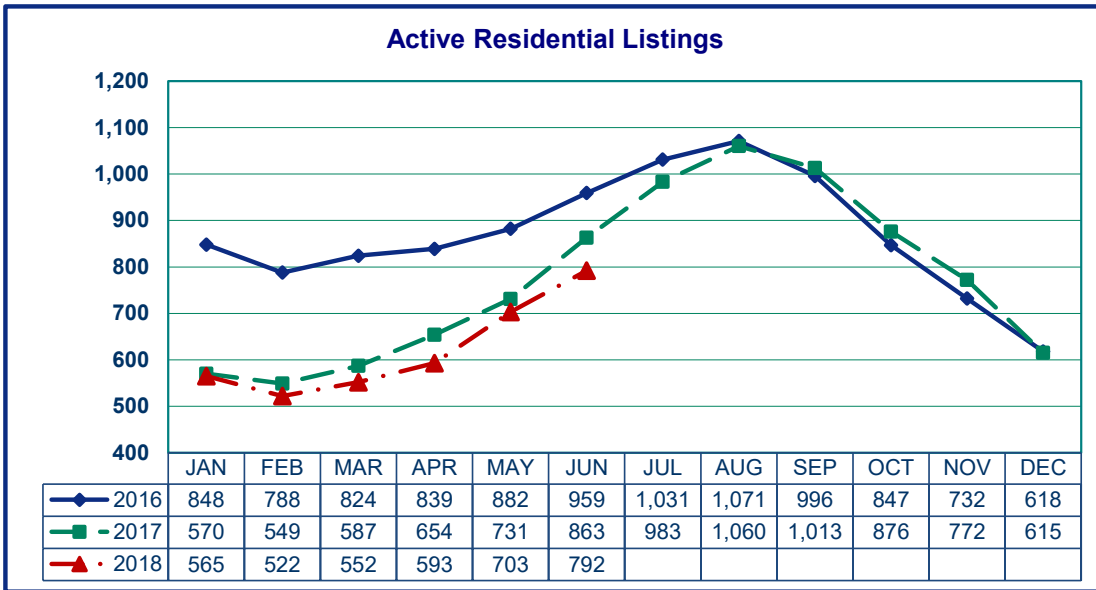
# AREA REPORT • 6/2018

## Lane 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, Canceled Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2018 v. 2017 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Avg. Sale Price % Change <sup>6</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
225	Florence Coast Village	9	3	0	1	-83.3%	0	-	-	13	10	-41.2%	12	76,900	73,500	143	-0.9%	-	-	3	41,500	-	-
226	Florence Green Trees	10	1	0	6	-14.3%	2	115,500	29	24	21	-4.5%	22	154,100	154,500	43	16.9%	-	-	-	-	-	-
227	Florence Florentine	11	5	0	2	-50.0%	4	236,600	64	25	15	-21.1%	16	232,100	227,500	89	-8.6%	-	-	1	75,000	-	-
228	Florence Town	51	19	5	27	125.0%	12	280,100	33	114	97	21.3%	80	268,000	260,500	91	12.0%	3	251,300	11	62,400	1	325,000
229	Florence Beach	27	10	3	6	-14.3%	5	314,500	156	45	33	-2.9%	32	326,700	284,300	122	13.2%	-	-	7	57,000	-	-
230	Florence North	35	11	2	8	166.7%	5	326,200	25	48	20	-13.0%	14	341,700	357,800	187	11.0%	-	-	10	78,700	-	-
231	Florence South/ Dunes City	36	6	2	4	100.0%	4	465,200	185	49	25	25.0%	20	453,400	389,000	121	34.3%	-	-	6	101,300	-	-
238	Florence East/ Mapleton	25	6	1	4	33.3%	4	230,800	60	39	25	56.3%	25	224,300	239,000	115	7.0%	-	-	5	81,800	2	232,000
	Grand Total	204	61	13	58	31.8%	36	292,400	72	357	246	6.5%	221	268,700	248,500	105	9.9%	3	251,300	43	71,800	3	263,000
232	Hayden Bridge	17	19	1	22	69.2%	16	269,900	11	101	90	40.6%	87	269,600	269,500	46	7.0%	-	-	-	-	1	277,000
233	McKenzie Valley	48	20	4	9	-25.0%	10	344,300	61	78	50	-9.1%	47	317,700	268,500	82	2.7%	-	-	10	171,300	-	-
234	Pleasant Hill/Oak	51	28	6	21	23.5%	12	328,400	55	123	84	-5.6%	70	291,300	220,000	74	11.0%	-	-	16	70,000	1	345,000
235	South Lane Properties	96	78	15	59	3.5%	43	276,100	68	351	285	6.7%	254	273,400	255,000	82	13.6%	4	201,200	23	81,300	4	538,700
236	West Lane Properties	51	38	5	28	64.7%	30	365,800	60	178	145	10.7%	123	336,400	279,900	81	24.6%	1	1,100,000	9	158,700	1	210,000
237	Junction City	58	27	5	20	53.8%	23	404,200	22	171	128	19.6%	115	308,000	280,000	40	2.1%	2	103,800	8	87,600	1	350,000
239	Thurston	50	46	6	31	-36.7%	36	272,400	41	217	184	-12.0%	165	271,100	255,000	38	6.0%	2	226,000	12	89,600	8	281,700
240	Coburg I-5	9	7	0	5	25.0%	7	373,300	22	52	37	94.7%	20	440,300	315,000	43	0.5%	-	-	1	130,500	2	351,000
241	N Gilham	35	36	2	25	-7.4%	18	400,300	22	146	117	-7.1%	92	376,400	347,000	55	3.0%	-	-	5	153,400	2	457,500
242	Ferry Street Bridge	49	55	11	40	14.3%	30	381,100	34	240	208	6.1%	180	377,200	356,000	41	8.3%	1	210,000	2	248,000	5	378,200
243	E Eugene	46	43	6	43	2.4%	46	461,400	55	234	193	-4.0%	162	379,500	342,500	47	2.9%	2	247,500	12	152,400	11	421,800
244	SW Eugene	104	94	12	67	6.3%	50	388,000	41	404	306	2.3%	280	358,600	330,000	60	6.2%	-	-	15	185,900	5	345,400
245	W Eugene	19	16	2	14	-6.7%	29	268,700	28	104	101	24.7%	89	266,000	245,000	46	6.7%	3	1,528,700	4	1,006,900	7	291,300
246	Danebo	41	76	3	63	-10.0%	37	224,600	16	304	272	-17.3%	238	219,900	236,300	29	7.9%	-	-	5	65,400	6	263,800
247	River Road	17	27	2	22	57.1%	14	271,800	24	94	79	-18.6%	64	265,900	264,800	38	11.3%	-	-	2	139,500	2	244,500
248	Santa Clara	44	62	15	50	11.1%	40	345,900	25	272	240	9.1%	209	317,200	310,000	35	10.9%	1	175,000	7	94,700	3	326,600
249	Springfield	43	55	4	39	-15.2%	34	231,500	23	274	247	13.8%	227	218,600	215,000	35	4.7%	2	182,800	14	83,800	15	304,300
250	Mohawk Valley	14	6	2	3	-40.0%	4	347,800	107	27	20	-37.5%	17	352,000	335,000	55	-1.7%	-	-	3	169,700	-	-
	Grand Total	792	733	101	561	3.1%	479	331,000	38	3,370	2,786	1.7%	2,439	302,500	277,000	50	8.1%	18	466,500	148	141,200	74	339,500

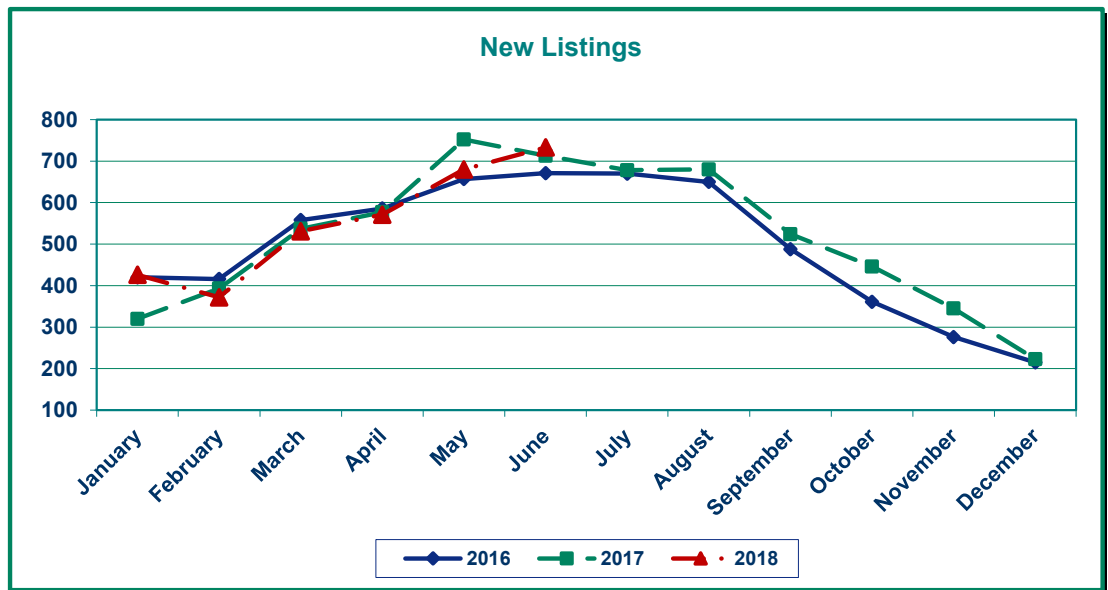
## ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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



## NEW LISTINGS GREATER LANE COUNTY, OR

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



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2018 with June 2017. The Year-To-Date section compares 2018 year-to-date statistics through June with 2017 year-to-date statistics through June.

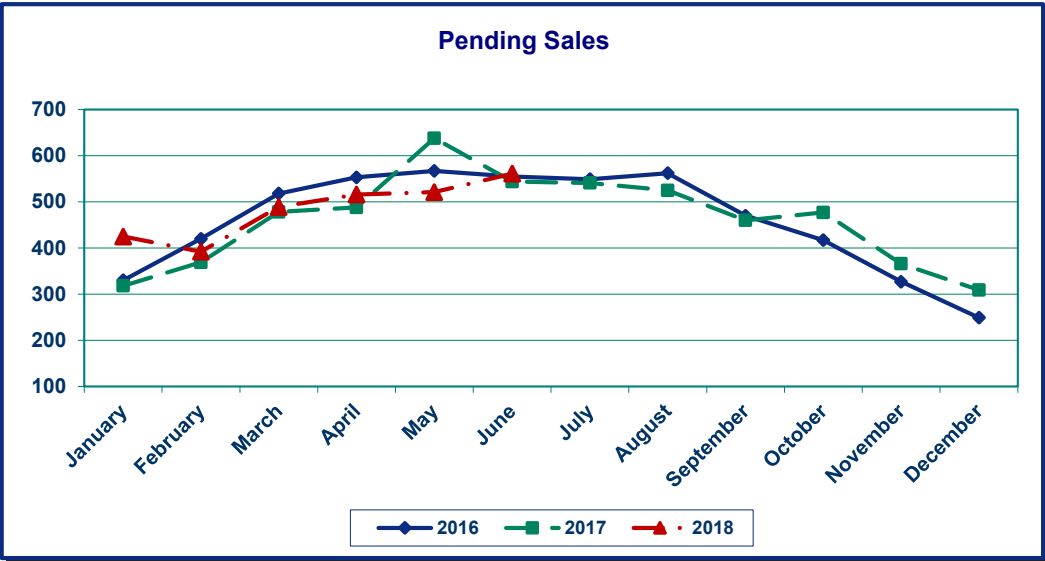
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/17-6/30/18) with 12 months before (7/1/16-6/30/17).

<sup>3</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.

**PENDING LISTINGS**

**GREATER LANE COUNTY, OR**

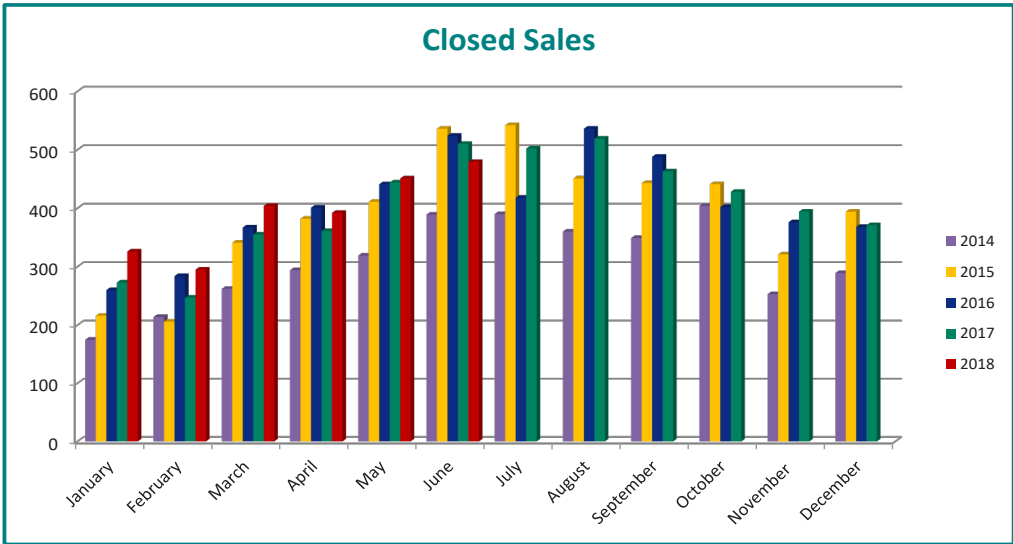
*This graph represents monthly accepted offers in Greater Lane County, Oregon, over the past three calendar years.*



**CLOSED SALES**

**GREATER LANE COUNTY, OR**

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

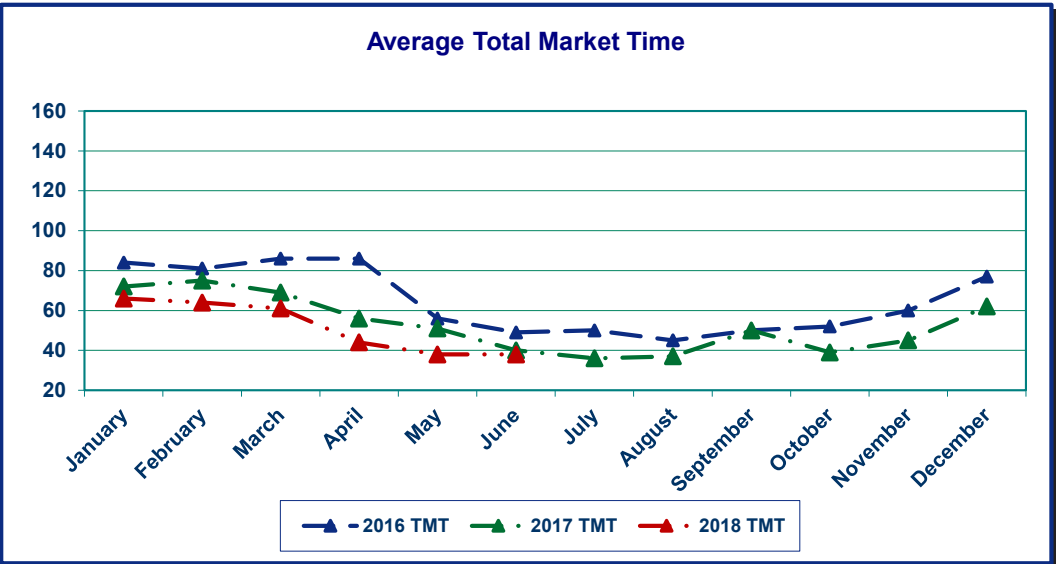


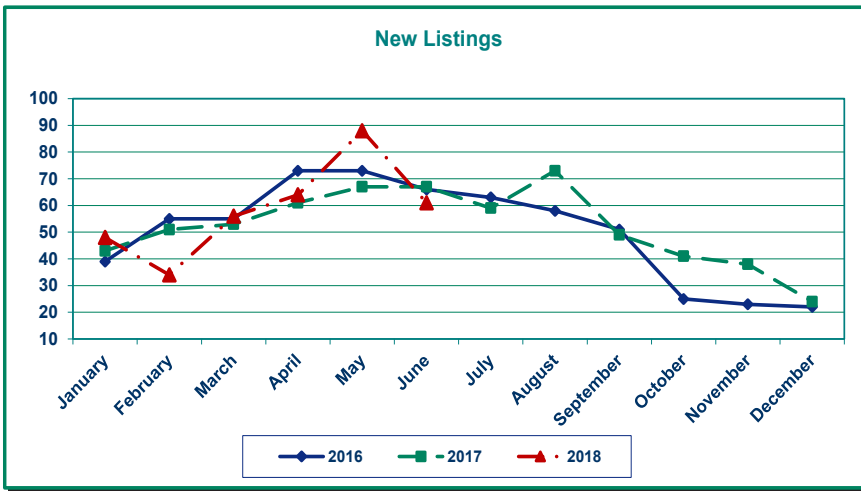
**Average Total Market Time**

**DAYS ON MARKET**

**GREATER LANE COUNTY, OR**

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





## NEW LISTINGS

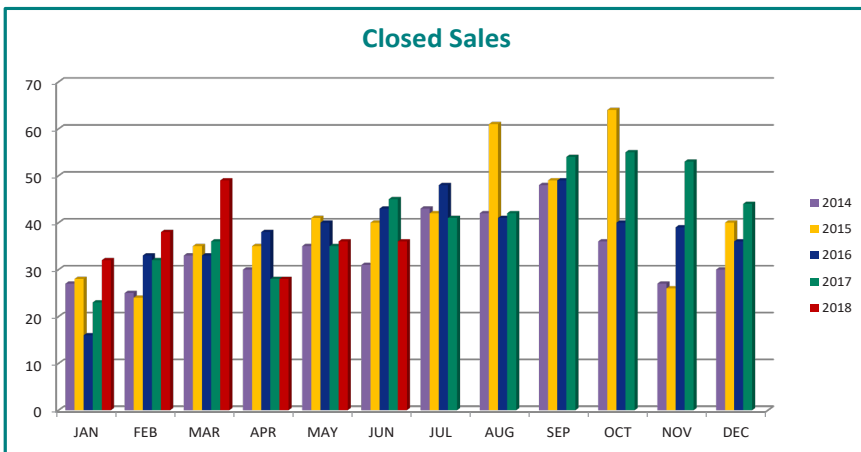
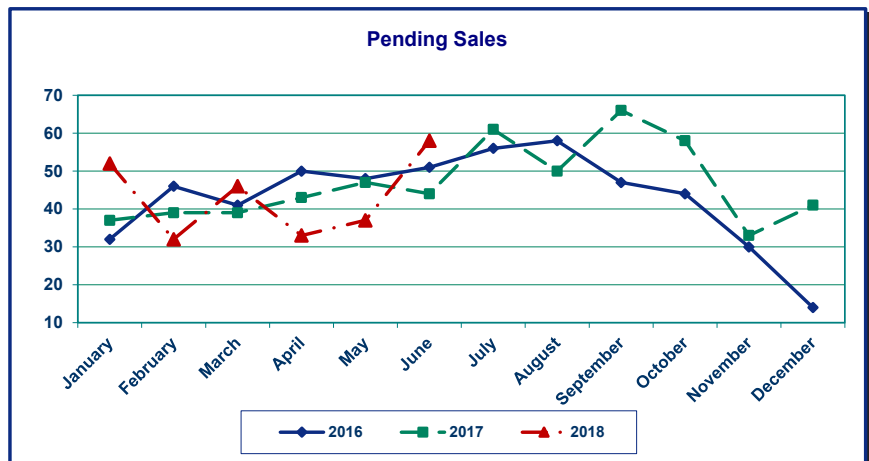
### FLORENCE, OR

*This graph represents new listings in Florence, Oregon over the past three calendar years.*

## PENDING LISTINGS

### FLORENCE, OR

*This graph shows the monthly accepted offers over the past three calendar years in Florence, Oregon.*



## CLOSED SALES

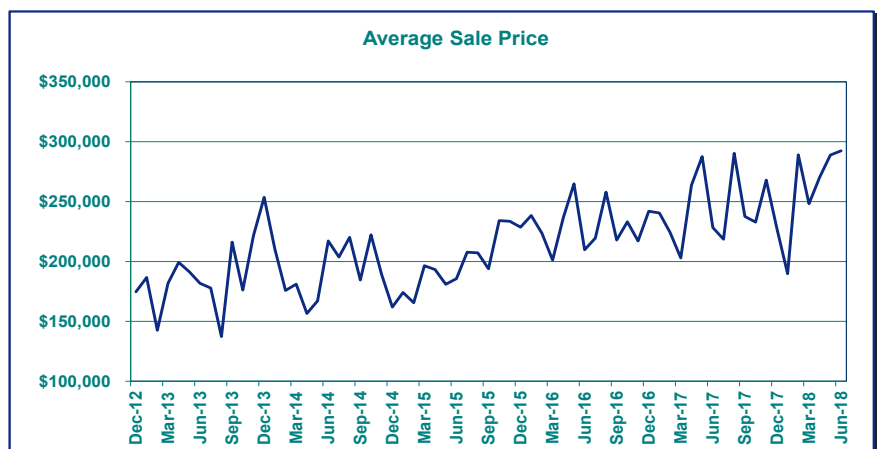
### FLORENCE, OR

*This graph shows the closed sales over the past five calendar years in Florence, Oregon.*

## AVERAGE SALE PRICE

### FLORENCE, OR

*This graph shows the average sale price for all sold homes over the past three calendar years in Florence, Oregon.*



**SALE PRICE**  
**GREATER LANE COUNTY, OR**

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

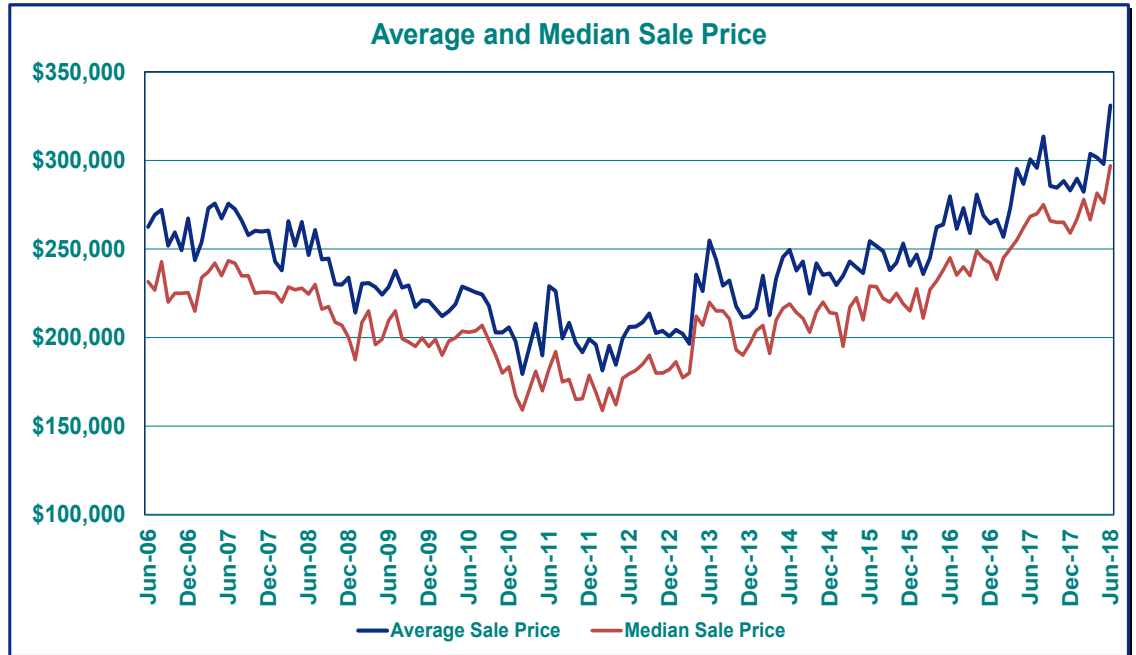
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