

# MARKET ACTION

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

Residential Review: Lane County, Oregon

December 2018 Reporting Period

## December Residential Highlights

Lane County closed out 2018 with some mixed activity. New listings (228) outpaced December 2017 (223) by 2.2%, despite cooling 42.0% from last month in November 2018 (393). Even so, it was the best December for new listings in Lane County since 2011, when 231 were put on the market.

Pending sales (312) fared similarly, ending 1.0% higher than December 2017 (309) but showing a 11.1% decrease from November 2018 (351). Once again this was the strongest December for pendings since at least 2001 when RMLS™ started keeping record.

Closed sales, at 339, ended 8.6% below December 2017 (371) and 8.4% below November 2018 (370).

Total market time rose to 64 days in December, and inventory

decreased slightly to land at 1.9 months.

## Year to Date Summary

Comparing the entirety of 2018 to 2017, new listings (6,394) increased 0.1%, closed sales (5,203) fell one short of 2017 (0.0%), and pending sales (5,240) decreased 0.3%.

## Average and Median Sale Prices

Comparing 2018 to 2017 through December, the average sale price increased 7.3% from \$287,900 to \$309,000. In the same comparison, the median sale price rose 8.7% from \$260,000 to \$282,600.

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	1.8
August	2.0	2.0	1.7
September	2.0	2.2	2.4
October	2.1	2.0	2.1
November	1.9	2.0	2.2
December	1.7	1.7	1.9

\*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>
+7.4% (\$309,000 v. \$287,800)
<b>Median Sale Price % Change:</b>
+8.7% (\$282,600 v. \$260,000)

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	December	228	312	339	314,000	287,000	64
	November	393	351	370	317,300	277,500	52
	Year-to-date	6,394	5,240	5,203	309,000	282,600	46
2017	December	223	309	371	283,100	259,000	62
	Year-to-date	6,390	5,254	5,204	287,900	260,000	50
Change	December	2.2%	1.0%	-8.6%	10.9%	10.8%	3.1%
	Prev Mo 2018	-42.0%	-11.1%	-8.4%	-1.0%	3.4%	23.1%
	Year-to-date	0.1%	-0.3%	0.0%	7.3%	8.7%	-8.4%

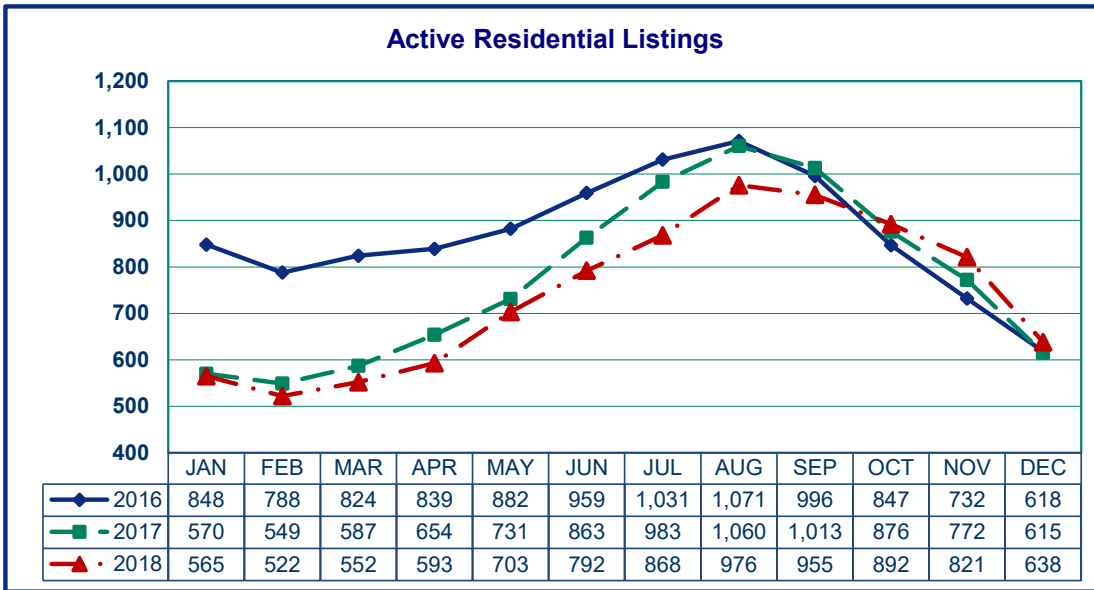
# AREA REPORT • 12/2018

## 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	5	1	1	0	-100.0%	1	115,000	121	21	16	-46.7%	19	90,900	79,000	118	20.8%	-	-	5	58,500	-	-
226	Florence Green Trees	2	1	1	0	-100.0%	1	184,900	15	43	43	-27.1%	48	161,100	166,000	54	25.5%	-	-	1	78,000	-	-
227	Florence Florentine	4	1	0	1	-75.0%	2	207,500	241	38	34	-20.9%	37	247,900	243,000	93	-3.9%	-	-	2	75,000	-	-
228	Florence Town	28	10	4	11	-8.3%	4	287,400	16	208	193	13.5%	184	266,700	261,500	82	8.4%	5	236,800	20	74,000	2	307,500
229	Florence Beach	11	7	2	9	28.6%	5	336,900	41	88	80	-8.0%	80	296,200	273,800	108	2.3%	-	-	16	76,300	-	-
230	Florence North	22	7	6	-	-100.0%	2	147,500	221	88	42	-14.3%	43	347,700	355,500	131	28.2%	-	-	20	92,900	1	274,900
231	Florence South/ Dunes City	14	2	4	3	0.0%	1	201,000	196	80	54	25.6%	50	381,600	310,000	104	8.2%	-	-	18	120,600	-	-
238	Florence East/ Mapleton	16	4	3	2	-60.0%	4	231,800	219	61	45	32.4%	46	262,400	250,000	148	15.7%	-	-	10	92,000	2	232,000
	<b>Grand Total</b>	102	33	21	26	-36.6%	20	248,600	120	627	507	-1.6%	507	271,200	250,000	98	11.5%	5	236,800	92	88,800	5	270,800
232	Hayden Bridge	18	5	5	5	-44.4%	14	284,900	63	196	172	19.4%	177	286,000	281,000	38	4.8%	-	-	1	58,000	5	260,400
233	McKenzie Valley	21	5	3	6	-14.3%	6	530,300	120	128	96	-17.2%	98	355,300	311,200	94	-5.7%	-	-	20	179,200	-	-
234	Pleasant Hill/Oak	36	7	10	13	62.5%	15	362,500	73	243	180	11.8%	174	314,300	241,500	62	23.1%	2	639,500	27	59,800	2	388,500
235	South Lane Properties	88	28	20	27	-12.9%	30	282,500	61	678	516	3.8%	525	278,400	255,000	67	7.4%	9	224,600	43	130,200	7	442,000
236	West Lane Properties	36	8	9	9	-30.8%	13	287,500	62	320	266	4.3%	264	322,800	286,800	63	12.4%	2	737,500	19	136,200	2	215,000
237	Junction City	39	14	8	16	33.3%	17	327,400	107	297	228	11.8%	219	309,200	279,000	50	13.0%	4	306,900	21	120,900	3	577,500
239	Thurston	30	12	5	32	52.4%	26	263,100	44	421	373	-5.1%	360	282,500	265,500	37	7.7%	3	207,000	19	100,200	14	283,200
240	Coburg I-5	10	6	5	9	200.0%	3	465,500	31	91	66	53.5%	51	430,000	353,300	34	6.6%	-	-	3	418,200	2	351,000
241	N Gilham	31	15	8	18	38.5%	13	448,900	109	292	235	10.8%	224	394,400	369,500	48	8.6%	-	-	5	153,400	3	415,000
242	Ferry Street Bridge	36	18	16	16	-15.8%	27	393,100	79	449	384	4.9%	386	368,800	345,000	40	12.8%	1	210,000	4	178,300	11	384,200
243	E Eugene	32	10	12	17	-29.2%	9	316,900	72	427	346	-12.8%	345	390,000	347,000	42	7.3%	4	495,500	25	183,600	21	418,400
244	SW Eugene	74	21	18	29	-17.1%	37	429,400	91	746	577	-3.2%	587	371,600	345,000	56	1.8%	-	-	25	179,900	13	400,300
245	W Eugene	24	12	7	11	10.0%	14	303,100	43	214	177	3.5%	174	270,300	247,000	38	11.2%	11	1,665,900	6	742,900	22	422,700
246	Danebo	43	16	9	38	18.8%	43	189,900	36	607	529	-11.4%	525	215,900	240,000	28	-0.6%	-	-	7	64,900	15	379,100
247	River Road	19	9	6	8	-11.1%	6	292,600	28	200	164	-13.2%	162	274,300	268,000	33	9.6%	-	-	2	139,500	6	280,200
248	Santa Clara	45	20	10	26	8.3%	29	316,400	57	500	420	1.9%	421	315,700	310,000	38	7.7%	2	237,500	8	92,800	9	356,500
249	Springfield	40	20	5	30	-21.1%	33	241,000	36	517	463	2.7%	464	229,700	223,000	33	8.0%	6	230,900	18	80,600	26	296,800
250	Mohawk Valley	16	2	2	2	100.0%	4	332,600	122	68	48	-4.0%	47	368,600	365,000	47	9.3%	-	-	10	127,000	-	-
	<b>Grand Total</b>	638	228	158	312	1.0%	339	314,000	64	6,394	5,240	-0.3%	5,203	309,000	282,600	46	7.4%	44	659,100	263	145,900	161	366,800

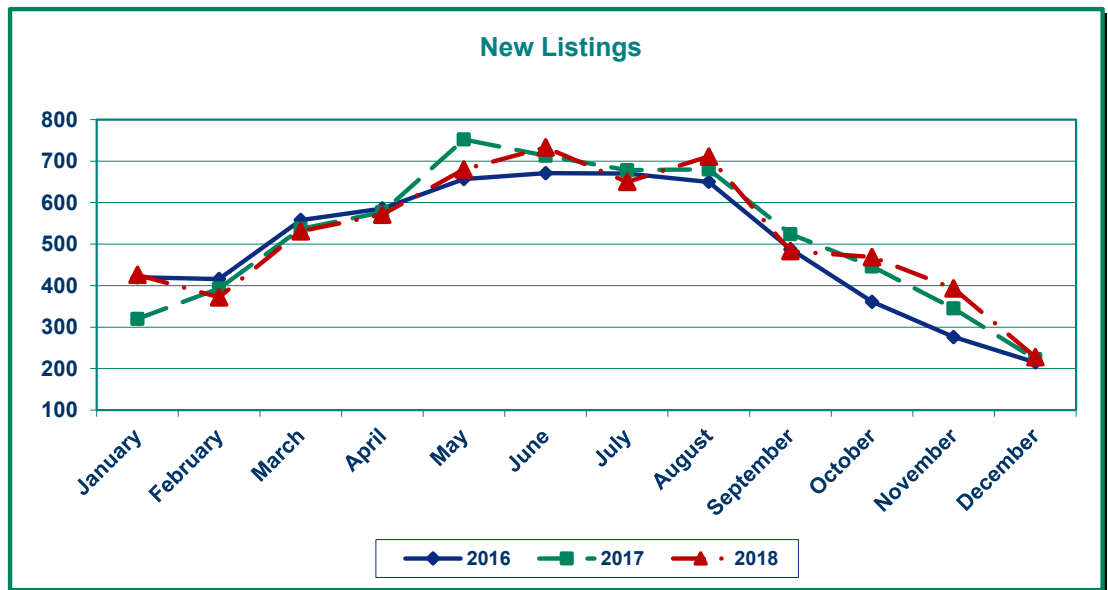
## ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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



## NEW LISTINGS GREATER LANE COUNTY, OR

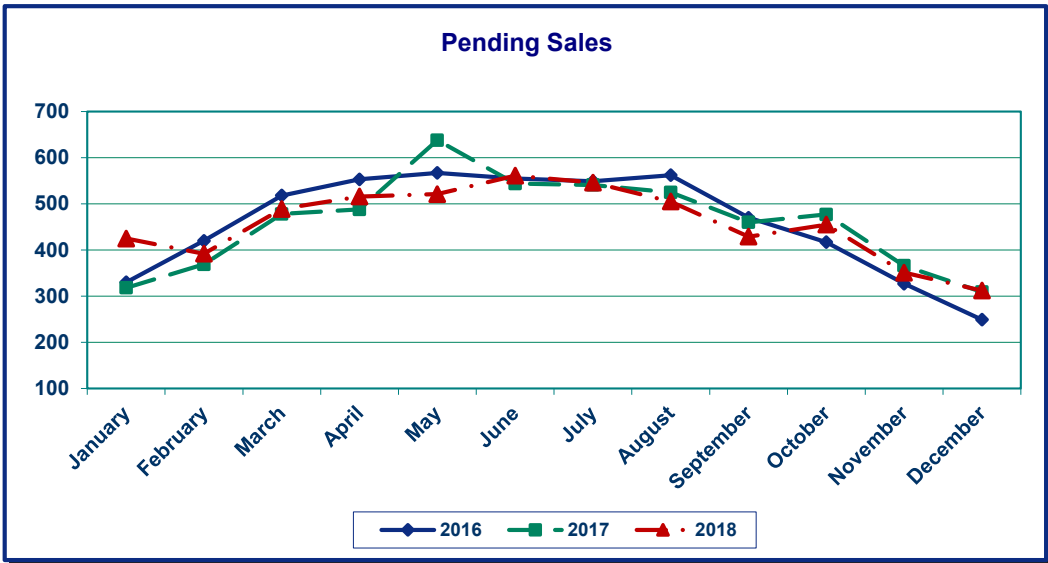
*This graph shows the new residential listings over the past three calendar years in Greater Lane County, Oregon.*



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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/18-12/31/18) with 12 months before (11/1/17-12/31/17).

<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

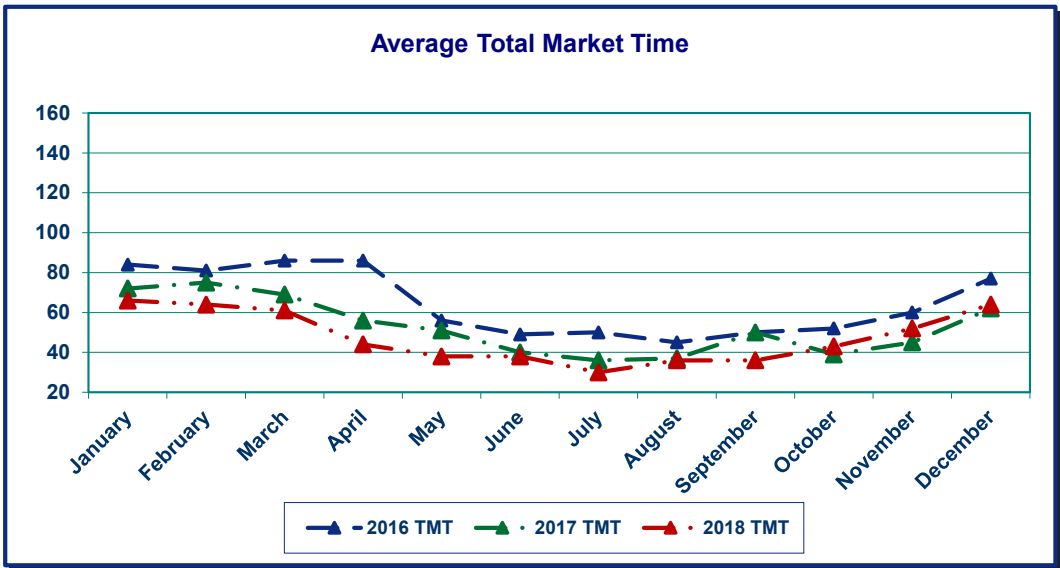
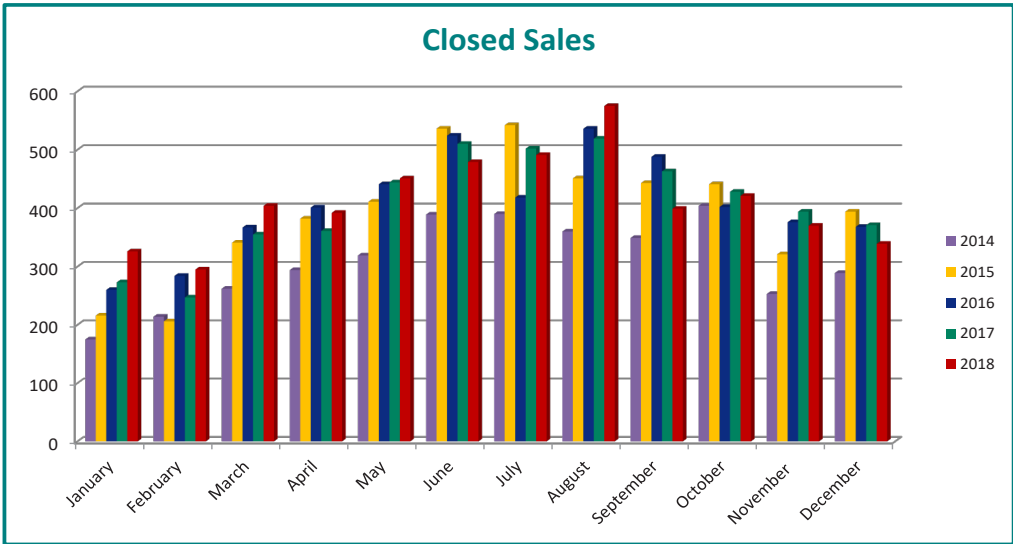
### GREATER LANE COUNTY, OR

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

## CLOSED SALES

### GREATER LANE COUNTY, OR

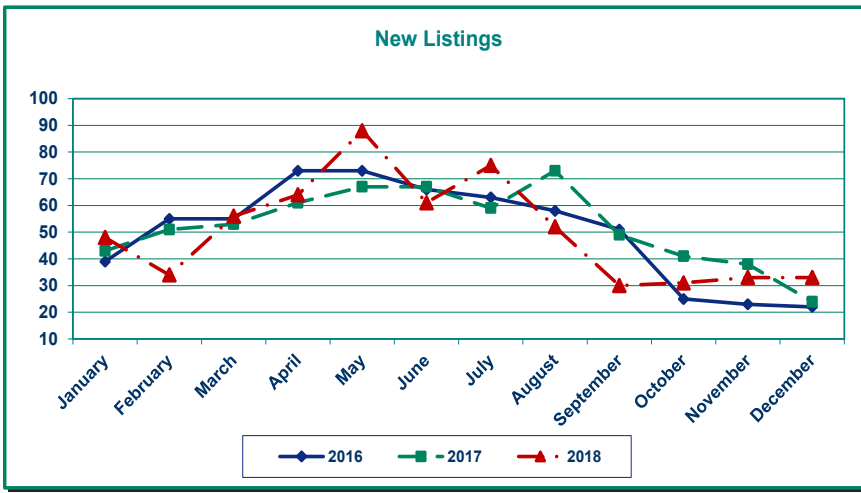
*This graph shows the closed sales over the past five calendar years in Greater Lane County, Oregon.*



## 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

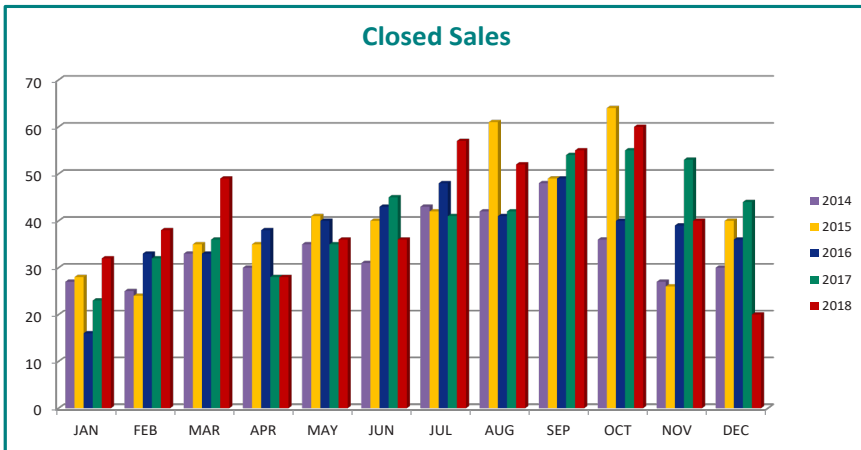
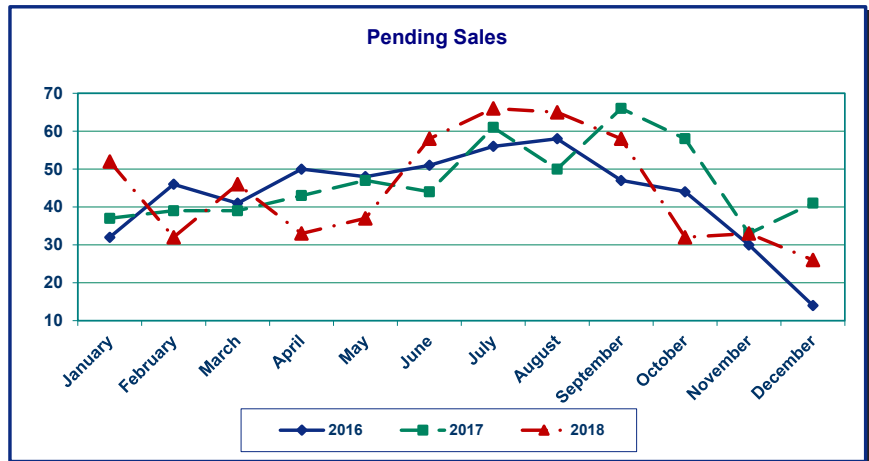
### FLORENCE, OR

*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

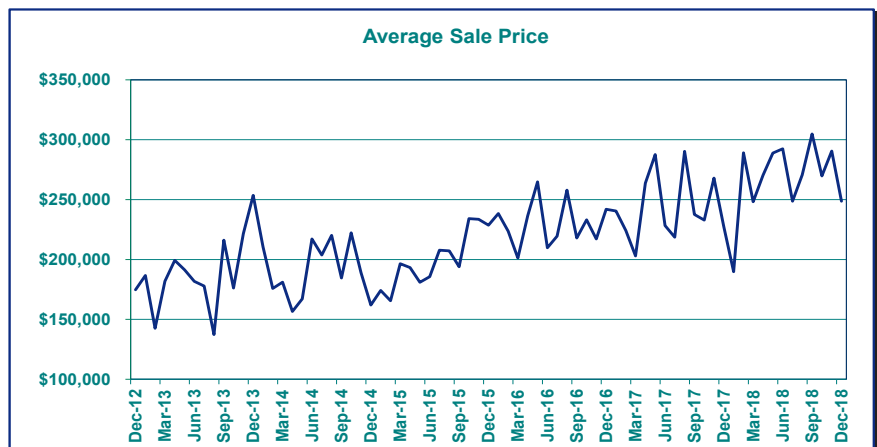
### FLORENCE, OR

*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.*

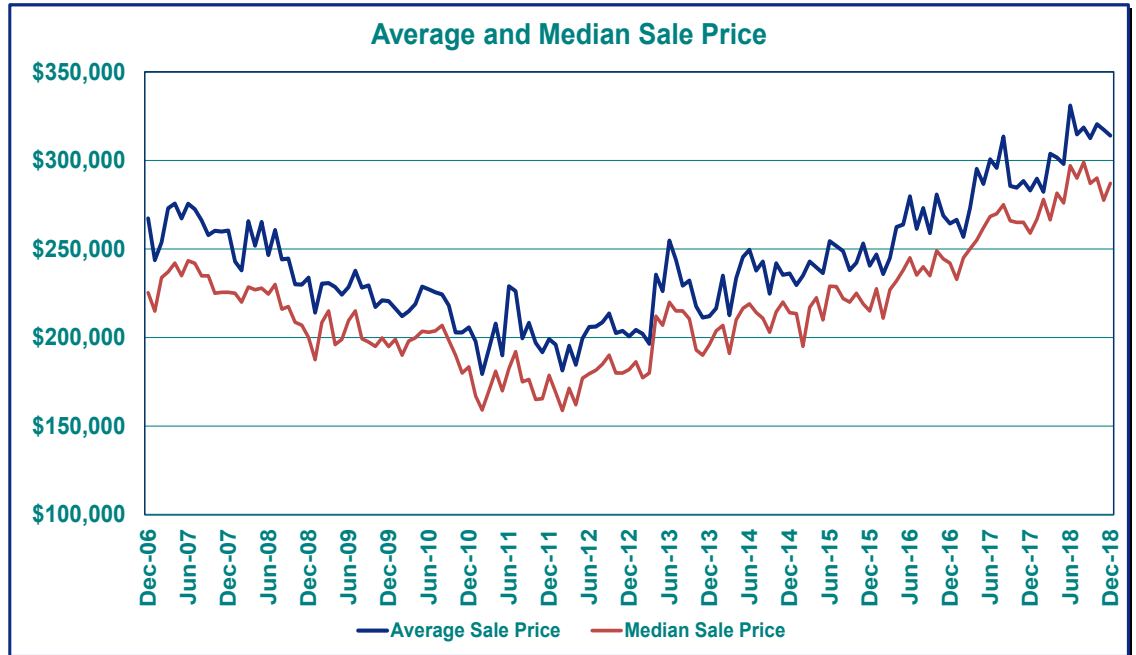
Contact RMLS™  
8338 NE Alderwood Rd  
Suite 230  
Portland, OR 97220  
(503) 236-7657  
communications@rmls.com

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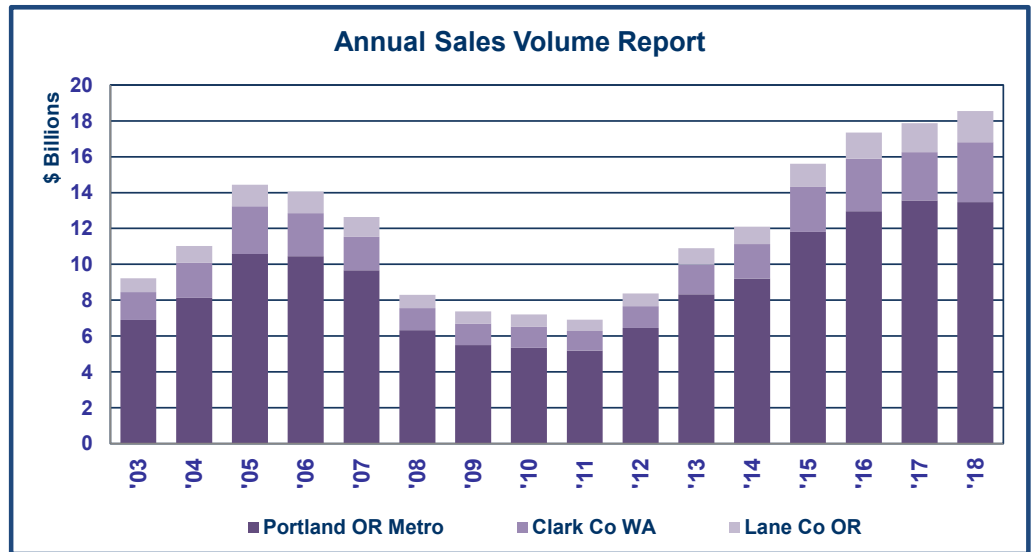
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**SALES VOLUME**  
**RESIDENTIAL**

*This graph shows annual residential sales volume for the Portland metro area (Oregon), Clark County, Washington and Lane County, Oregon.*



Pat Kaplan, Chairwoman of the Board  
Kurt von Wasmuth, President/CEO  
Tyler Chaudhary, Editor