



MARKET ACTION REPORT

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

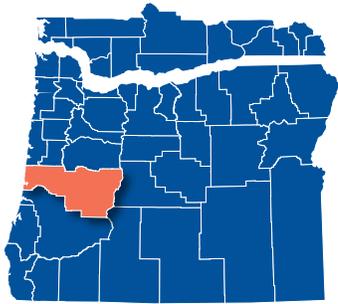
Lane County January 2026 Reporting Period

Lane County

January 2026 Reporting Period

MARKET ACTION REPORT

Note: Data for Florence is reported separately from Greater Lane County. For data on Florence, see the charts on pages 7-9.



Residential Highlights

New Listings

New listings (294) decreased 13.5% from the 340 listed in January 2025, and increased 53.1% from the 192 listed in December 2025.

Pending Sales

Pending sales (265) decreased 6.7% from the 284 offers accepted in January 2025, and increased 46.4% from the 181 offers accepted in December 2025.

Closed Sales

Closed sales (180) decreased 22.4% from the 232 closings in January 2025, and decreased 35.0% from the 277 closings in December 2025.

Inventory and Time on Market

Inventory increased to 4.0 months in January. Total market time increased to 89 days.

Year-to-Date Summary

Comparing the first month of 2026 to the same period in 2025, new listings (294) decreased 13.5%, pending sales (265) decreased 6.7%, and closed sales (180) decreased 22.4%.

Average and Median Sale Prices

Comparing 2026 to 2025 through January, the average sale price has decreased 8.3% from \$482,900 to \$442,800. In the same comparison, the median sale price has increased 3.1% from \$408,500 to \$421,300.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +0.7% (\$480,100 v. \$476,600)

Median Sale Price % Change: +1.4% (\$445,000 v. \$439,000)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2024	2025	2026
January	3.2	2.8	4.0
February	2.3	3.1	
March	2.0	2.8	
April	2.4	2.9	
May	2.0	2.8	
June	2.6	3.0	
July	2.5	2.8	
August	2.5	2.8	
September	3.2	2.8	
October	3.0	2.5	
November	2.9	3.2	
December	2.5	2.7	

Residential Trends

January 2026 vs. December 2025

New Listings	+53.1%	↑
Pending Sales	+46.4%	↑
Closed Sales	-35.0%	↓
Average Sale Price	-6.4%	↓
Median Sale Price	-4.0%	↓
Inventory	+1.3	↑
Total Market Time	+21	↑

January 2026 vs. January 2025

New Listings	-13.5%	↓
Pending Sales	-6.7%	↓
Closed Sales	-22.4%	↓
Average Sale Price	-8.3%	↓
Median Sale Price	+3.1%	↑
Inventory	+1.2	↑
Total Market Time	+13	↑

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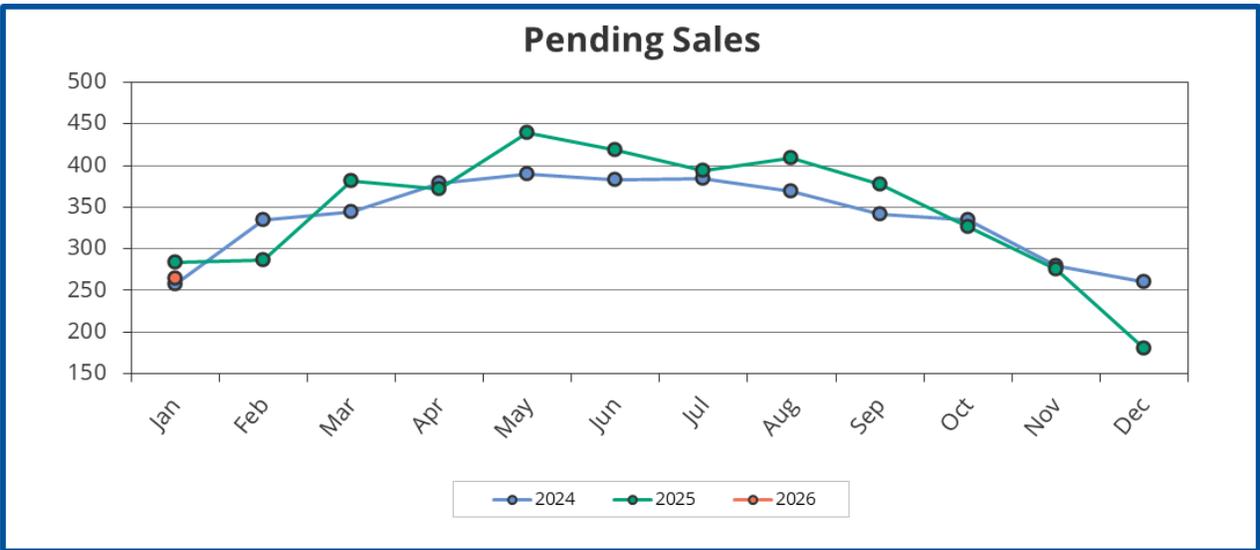
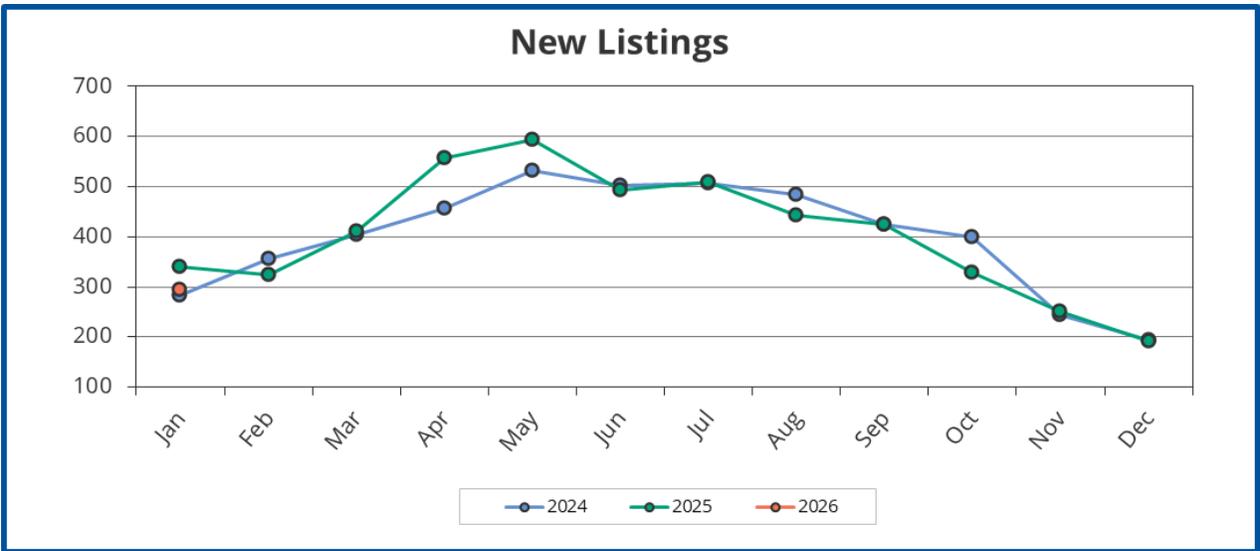
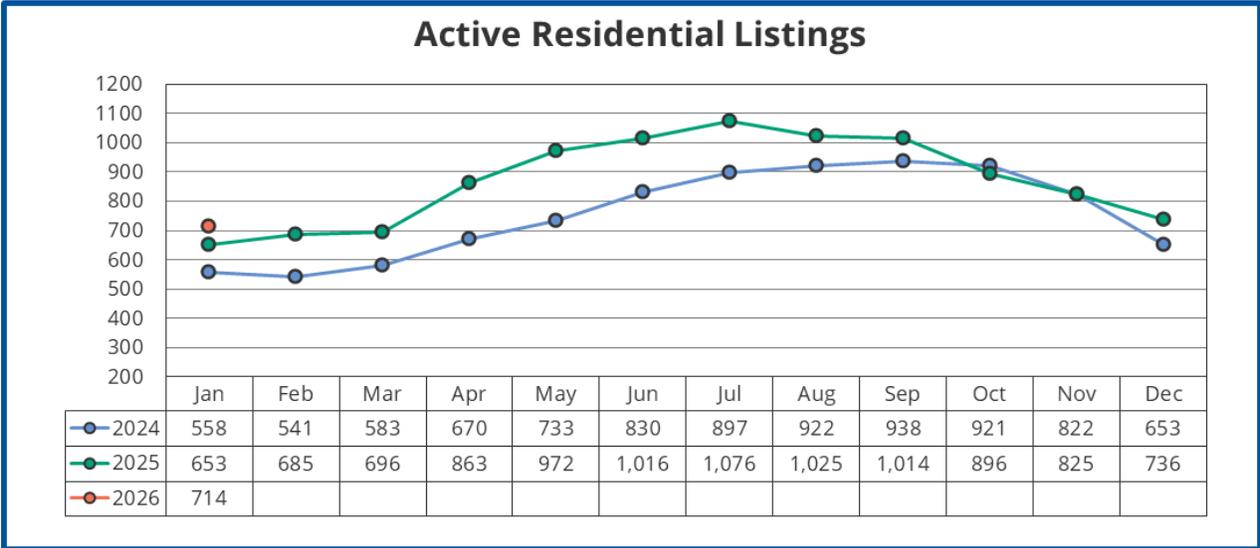
Residential Sales by Price Range						
Price Range	Jan 2024		Jan 2025		Jan 2026	
0K-100K	12	6.0%	21	7.8%	8	4.0%
100K-200K	17	8.5%	14	5.2%	15	7.4%
200K-300K	56	28.1%	23	8.5%	25	12.4%
300K-400K	51	25.6%	67	24.8%	41	20.3%
400K-500K	24	12.1%	65	24.1%	52	25.7%
500K-600K	13	6.5%	24	8.9%	25	12.4%
600K-700K	10	5.0%	18	6.7%	13	6.4%
700K-800K	5	2.5%	16	5.9%	13	6.4%
800K-900K	2	1.0%	4	1.5%	4	2.0%
900K-1M	3	1.5%	8	3.0%	1	0.5%
1MM-1.1MM	2	1.0%	0	0.0%	3	1.5%
1.1MM-1.2MM	1	0.5%	0	0.0%	1	0.5%
1.2MM-1.3MM	1	0.5%	4	1.5%	0	0.0%
1.3MM-1.4MM	1	0.5%	3	1.1%	0	0.0%
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%
1.5MM-1.6MM	0	0.0%	1	0.4%	0	0.0%
1.6MM-1.7MM	1	0.5%	1	0.4%	1	0.5%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	1	0.4%	0	0.0%
Total Closed Sales	199		270		202	

■ 90th Percentile
 ■ 50th Percentile
 ■ 10th Percentile

Greater Lane Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	January	294	265	180	442,800	421,300	89
	Year-To-Date	294	265	180	442,800	421,300	89
2025	January	340	284	232	482,900	408,500	76
	December	192	181	277	472,900	439,000	68
	Year-To-Date	340	284	232	482,900	408,500	76
Change	January 2025	-13.5%	-6.7%	-22.4%	-8.3%	3.1%	17.3%
	Prev Mo 2025	53.1%	46.4%	-35.0%	-6.4%	-4.0%	30.9%
	Year-To-Date	-13.5%	-6.7%	-22.4%	-8.3%	3.1%	17.3%

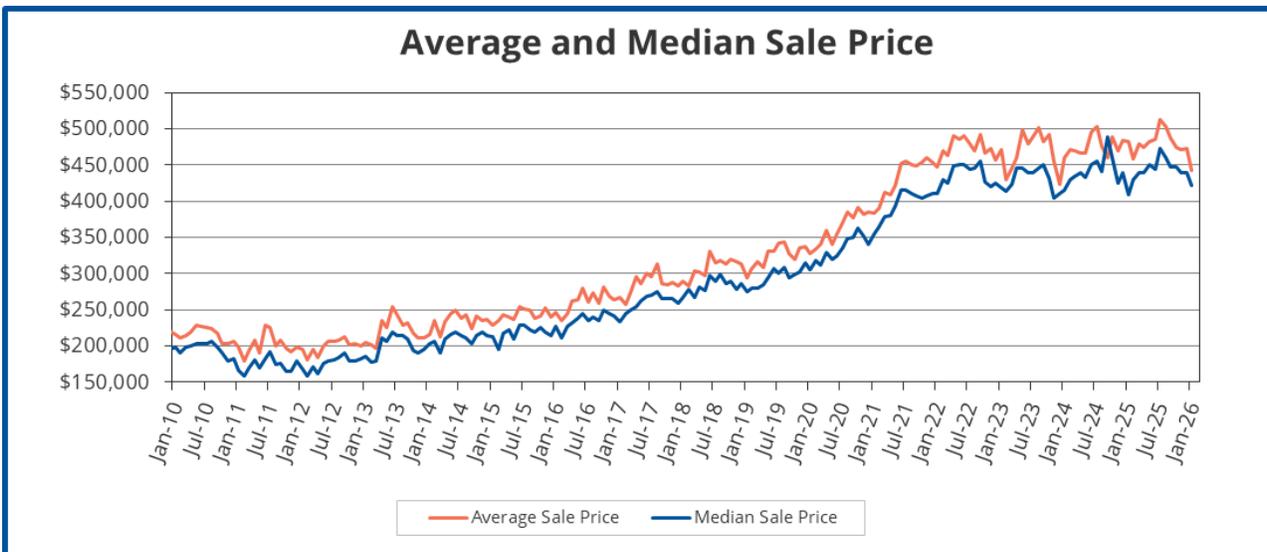
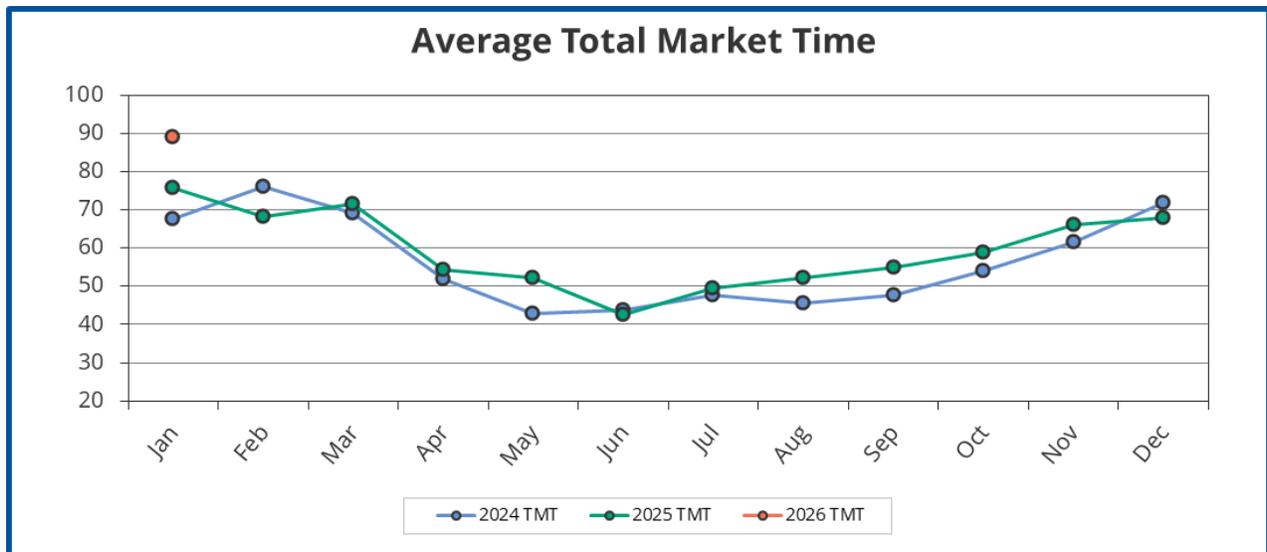
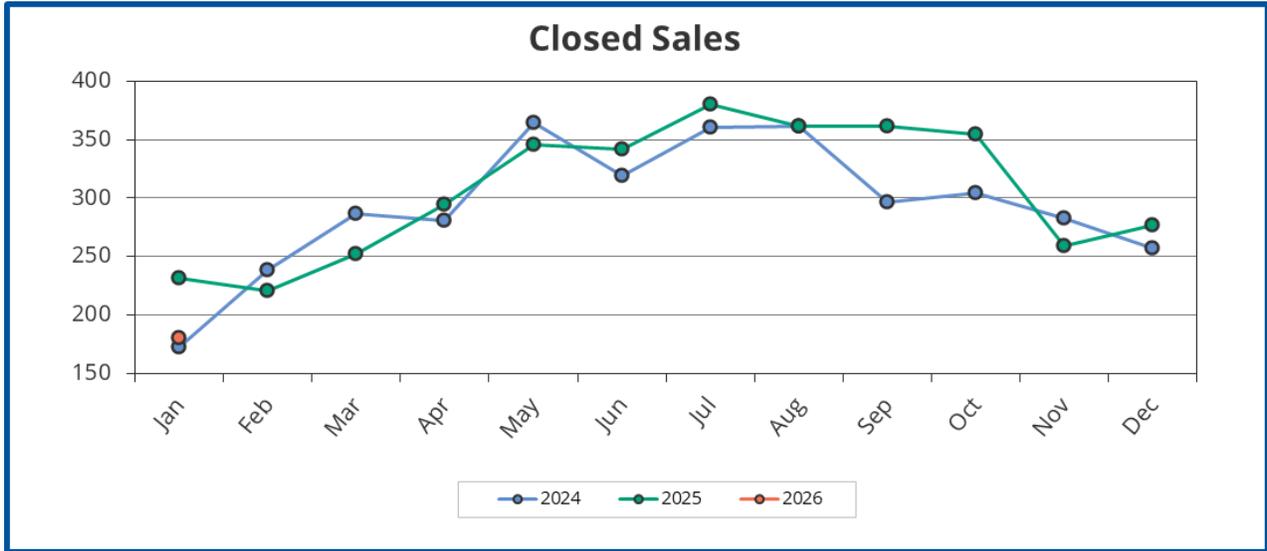
Lane County

January 2026 Reporting Period



Lane County

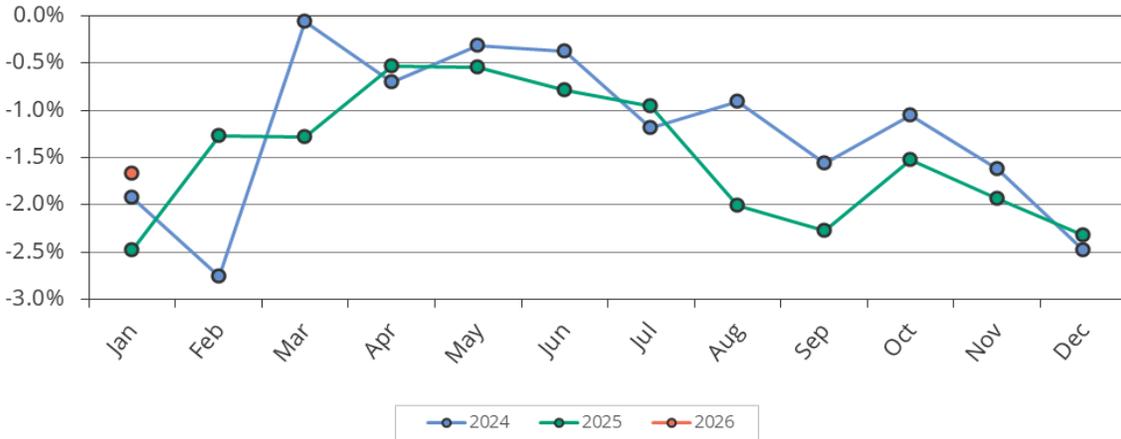
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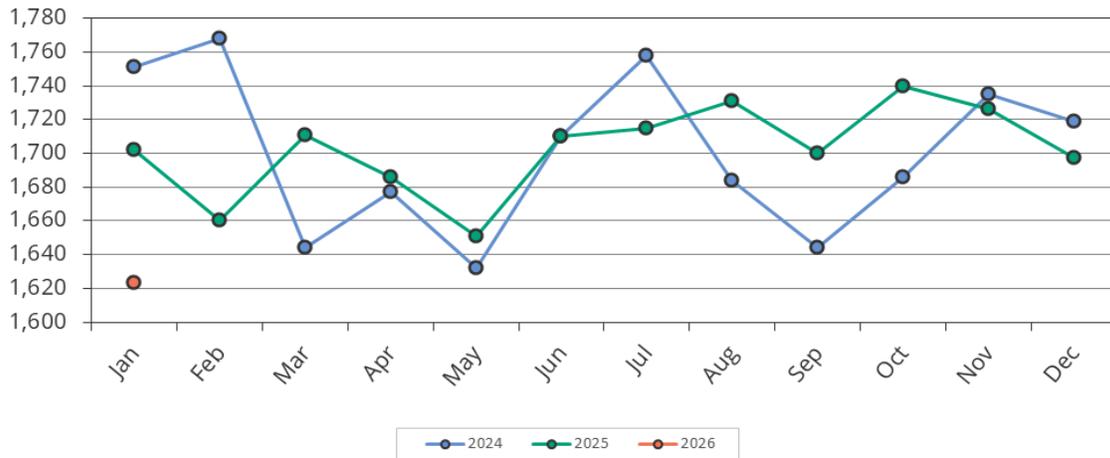
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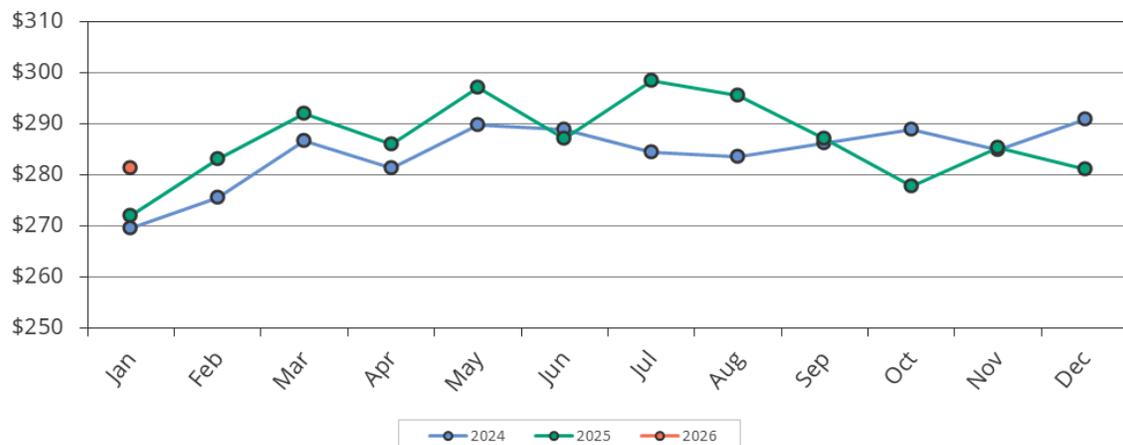
% Difference of Average List Price vs Sale Price



Average Square Footage

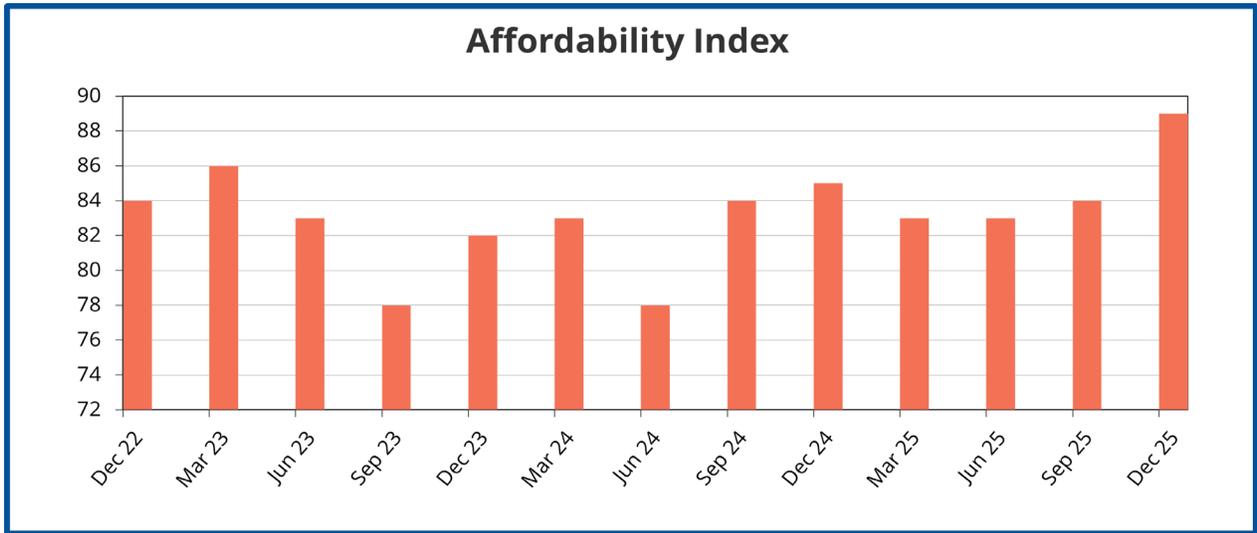


Average Price Per Square Footage



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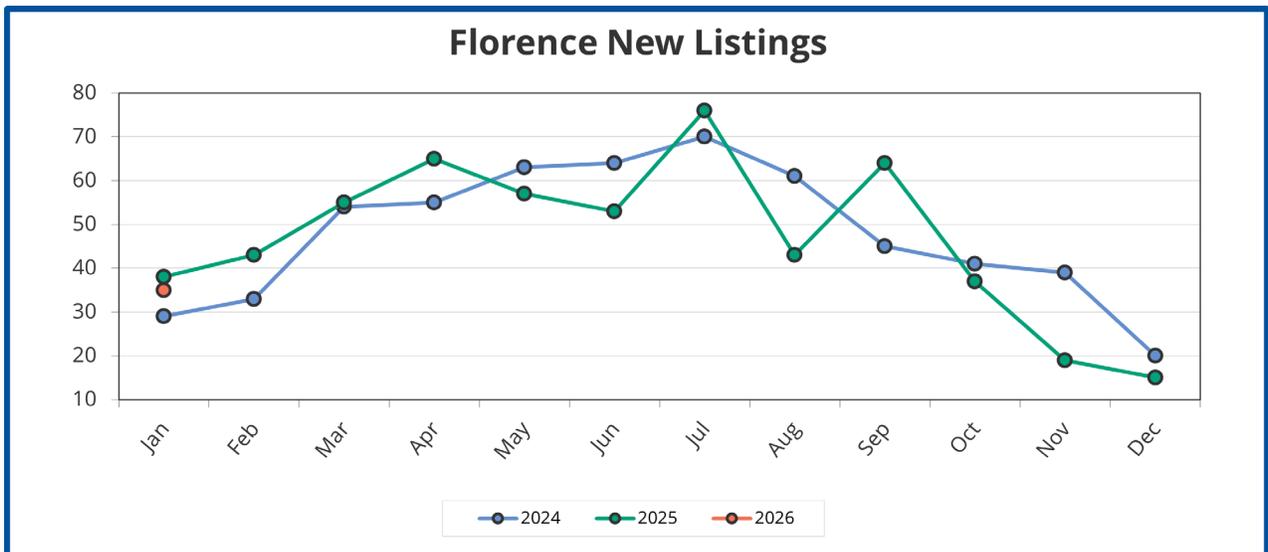


Affordability - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Lane County area is affordable for a family earning the median income. A family earning the median income (\$91,700 in 2025, per HUD) can afford 89% of a monthly mortgage payment on a median priced home (\$439,000 in December). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.2% (per Freddie Mac).



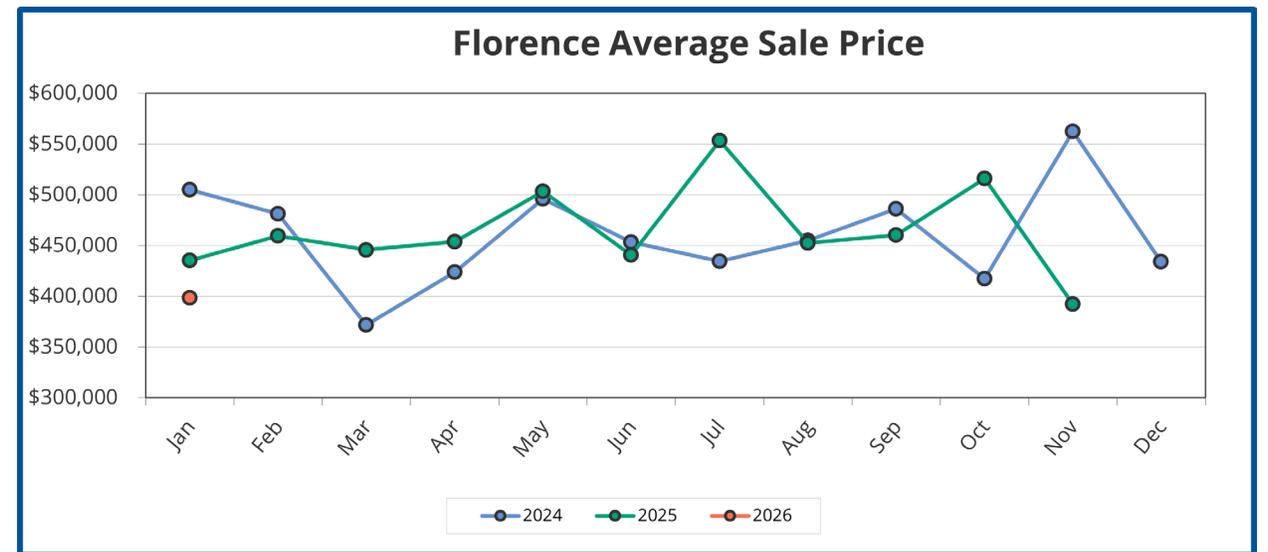
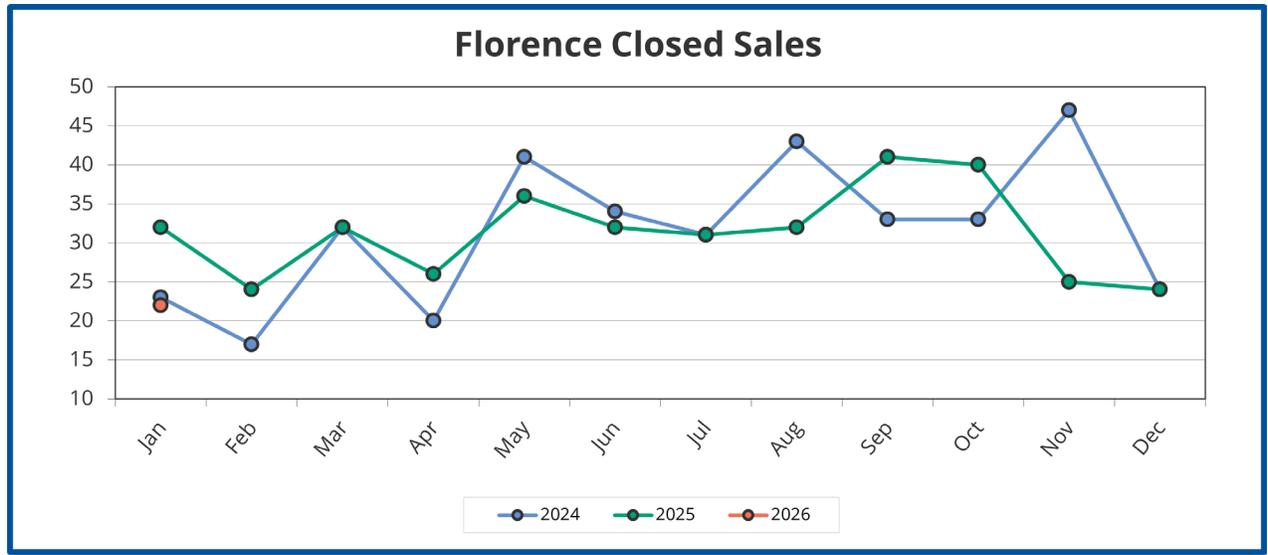
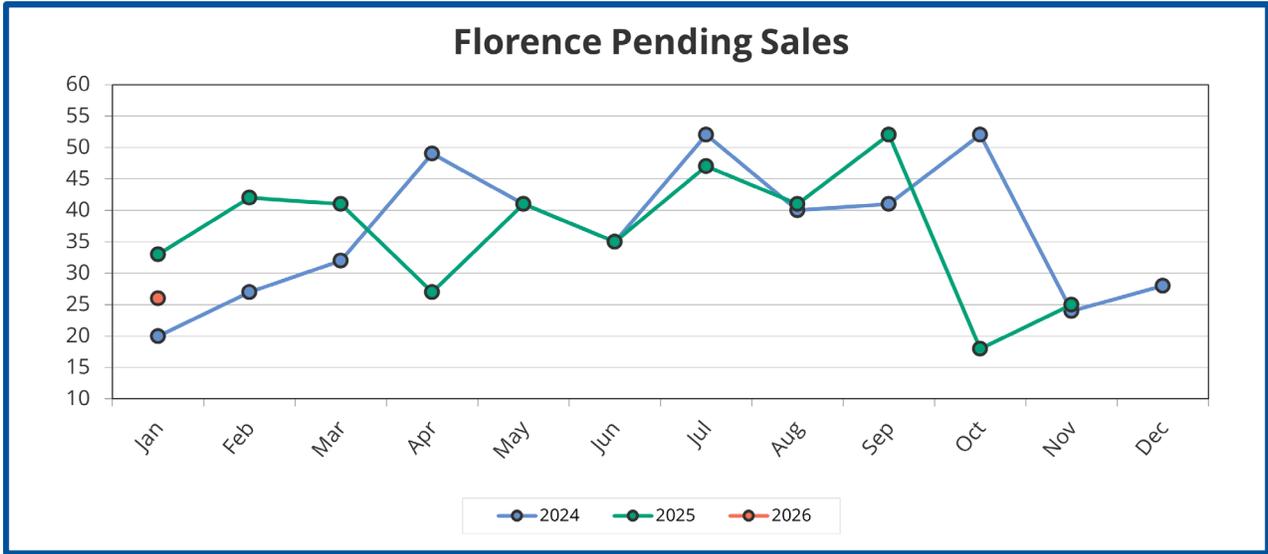
Florence – Lane County, OR

January 2026 Reporting Period



Florence - Lane County

January 2026 Reporting Period



Lane County

January 2026 Reporting Period

Area Report

This report includes Florence.

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 26 v. 25 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 26 v. 25 ¹	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
225	Florence Coast Village	7	0	0	1	-	1	244,000	399	0	1	-	1	244,000	244,000	399	8.7%	-	-	-	-	-	-
226	Florence Green Trees	16	1	1	1	0.0%	2	262,500	65	1	1	0.0%	2	262,500	262,500	65	5.1%	-	-	-	-	-	-
227	Florence Florentine	1	1	0	1	-80.0%	1	600,000	24	1	1	-80.0%	1	600,000	600,000	24	-0.8%	-	-	-	-	-	-
228	Florence Town	59	15	8	11	-56.0%	7	305,100	116	15	11	-56.0%	7	305,100	330,000	116	5.1%	-	-	-	-	-	-
229	Florence Beach	13	5	4	7	75.0%	5	542,400	162	5	7	75.0%	5	542,400	495,000	162	-16.3%	-	-	-	z	-	-
230	Florence North	17	6	1	2	100.0%	2	403,200	15	6	2	100.0%	2	403,200	403,200	15	-17.3%	-	-	1	97,300	-	-
231	Florence South/Dunes City	13	5	3	3	0.0%	2	400,000	131	5	3	0.0%	2	400,000	400,000	131	2.8%	-	-	-	-	-	-
238	Florence East/Mapleton	12	2	2	0	-100.0%	2	472,500	121	2	0	-100.0%	2	472,500	472,500	121	14.7%	-	-	-	-	-	-
	Grand Total	138	35	19	26	-38.1%	22	398,600	123	35	26	-38.1%	22	398,600	397,000	123	1.2%	-	-	1	97,300	-	-
232	Hayden Bridge	24	11	0	11	-38.9%	4	441,700	127	11	11	-38.9%	4	441,700	445,000	127	6.3%	-	-	-	-	-	-
233	McKenzie Valley	25	5	3	2	-60.0%	2	419,500	116	5	2	-60.0%	2	419,500	419,500	116	5.2%	-	-	-	-	-	-
234	Pleasant Hill/Oak	57	16	10	13	8.3%	12	468,000	180	16	13	8.3%	12	468,000	422,500	180	0.8%	-	-	1	36,000	-	-
235	South Lane Properties	79	38	10	26	13.0%	18	426,100	54	38	26	13.0%	18	426,100	367,500	54	-3.0%	-	-	1	550,000	-	-
236	West Lane Properties	40	13	4	14	27.3%	8	580,500	65	13	14	27.3%	8	580,500	544,500	65	4.3%	-	-	-	-	-	-
237	Junction City	44	15	3	16	14.3%	9	320,000	128	15	16	14.3%	9	320,000	318,000	128	8.8%	-	-	-	-	1	255,000
239	Thurston	35	22	4	22	10.0%	12	531,700	65	22	22	10.0%	12	531,700	526,400	65	4.2%	-	-	3	270,000	1	445,000
240	Coburg I-5	4	-	2	0	-100.0%	2	605,000	82	-	0	-100.0%	2	605,000	605,000	82	-18.6%	-	-	-	-	-	-
241	N Gilham	28	11	2	8	-42.9%	6	539,400	66	11	8	-42.9%	6	539,400	557,500	66	-9.8%	-	-	-	-	-	-
242	Ferry Street Bridge	34	19	6	24	0.0%	16	547,100	125	19	24	0.0%	16	547,100	491,500	125	-4.4%	-	-	-	-	-	-
243	E Eugene	63	18	7	14	-48.1%	15	489,000	56	18	14	-48.1%	15	489,000	413,000	56	0.3%	-	-	2	172,500	3	510,000
244	SW Eugene	53	22	6	17	-45.2%	11	436,300	68	22	17	-45.2%	11	436,300	450,000	68	-2.0%	-	-	1	80,000	1	480,000
245	W Eugene	35	11	6	8	-20.0%	4	313,500	68	11	8	-20.0%	4	313,500	268,500	68	6.4%	-	-	-	-	-	-
246	Danebo	94	32	7	31	40.9%	27	325,100	86	32	31	40.9%	27	325,100	364,000	86	-0.3%	-	-	1	375,000	-	-
247	River Road	11	7	2	12	100.0%	8	346,600	79	7	12	100.0%	8	346,600	407,200	79	-6.0%	-	-	-	-	-	-
248	Santa Clara	30	25	5	21	31.3%	8	542,900	96	25	21	31.3%	8	542,900	570,000	96	3.3%	-	-	-	-	1	589,900
249	Springfield	48	27	6	26	4.0%	17	412,900	88	27	26	4.0%	17	412,900	390,000	88	3.9%	-	-	-	-	-	-
250	Mohawk Valley	10	2	2	0	-100.0%	1	404,900	108	2	0	-100.0%	1	404,900	404,900	108	11.5%	-	-	-	-	-	-
	Grand Total	714	294	85	265	-6.7%	180	442,800	89	294	265	-6.7%	180	442,800	421,300	89	0.7%	-	-	9	244,000	7	471,400

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares January 2026 with January 2025. The year-to-date section compares 2026 year-to-date statistics through January with 2025 year-to-date statistics through January.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/25-1/31/26) with 12 months before (2/1/24-1/31/25).

³ 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.



Definitions and Formulas

Additional Resources

Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:

This 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.

Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

Active Listings:

The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer that is contingent on the sale of the buyer's current home, and Short Sale Pending, where an offer has been accepted by the seller, but the required third-party approvals have not been obtained.

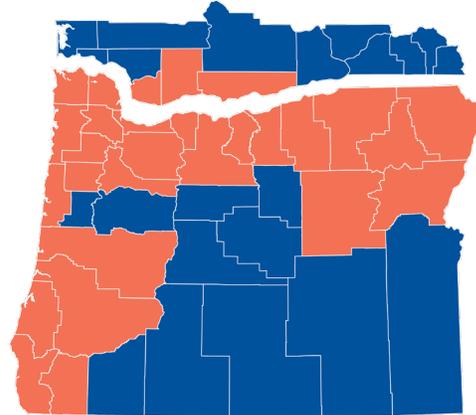
Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Video Highlights](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Baker County
- Columbia Basin
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- Mid-Columbia
- North Coastal Counties
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



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