

# MARKET ACTION



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

## Residential Review: Lane County, Oregon

May 2013 Reporting Period

### May Residential Highlights

Strong real estate activity continues in Lane County. New listings increased in May: the 643 new listings represent the best month for new listings since July 2010—an increase of 18.2% over April's 544 and an increase of 16.3% over May 2012. Despite the increase in listing activity, inventory remains low—currently at 4.2 months.

Pending sales (435) increased 25.0% over the 348 posted in May 2012 and 7.4% over April's 405 accepted offers. This month also saw 357 closed sales, a 21.0% increase over the 295 transactions last May and a 15.5% increase over April's 309 closed sales.

### Year to Date Summary

The 2,501 new listings represent

an 13.0% increase over the 2,214 entered by this time in 2012. There have been 1,726 pending and 1,389 closed sales through May 2013, up 21.9% and 17.7%, respectively, from 1,416 pendings and 1,180 closed sales by the same time in 2012.

### Average and Median Sale Prices

The average price through May is \$215,400, up 12.2% from this time in 2012, when the average was \$192,000. In the same comparison, the median price increased 13.3% from \$169,400 last year to \$192,000 this year.

Percent Change of 12-Month Sale Price  
Compared With The Previous 12 Months

**Average Sale Price % Change:**  
+4.3% (\$209,500 v. \$200,900)  
**Median Sale Price % Change:**  
+6.9 (\$186,000 v. \$174,000)

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

Inventory in Months*			
	2011	2012	2013
January	12.4	7.8	6.8
February	11.9	8.8	5.7
March	8.6	6.3	4.6
April	8.0	6.9	4.5
May	7.6	5.8	4.2
June	7.0	6.7	
July	8.6	5.9	
August	7.7	5.1	
September	7.7	5.7	
October	7.6	5.5	
November	8.2	6.0	
December	6.4	5.2	

\*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. 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.

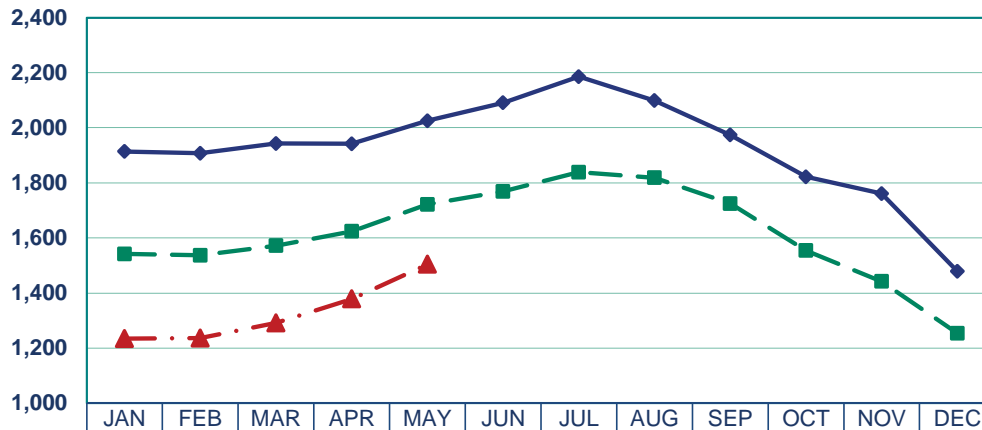
Greater Lane County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2013	May	643	435	357	226,200	207,000	87
	April	544	405	309	235,500	212,000	110
	Year-to-date	2,501	1,726	1,389	215,400	192,000	120
2012	May	553	348	295	199,400	177,000	121
	Year-to-date	2,214	1,416	1,180	192,000	169,400	136
Change	May	16.3%	25.0%	21.0%	13.4%	16.9%	-28.3%
	Prev Mo 2013	18.2%	7.4%	15.5%	-3.9%	-2.4%	-20.9%
	Year-to-date	13.0%	21.9%	17.7%	12.2%	13.3%	-11.8%

# AREA REPORT • 5/2013

## Lane County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2013 v. 2012 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2013 v. 2012 <sup>1</sup>	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	1	-	-	-	-	5	2	0.0%	1	25,000	25,000	-31.9%	-	-	2	29,500	-	-	
226	Florence Green Trees	28	8	3	4	0.0%	3	81,000	496	23	16	23.1%	12	80,000	71,300	-6.3%	-	-	2	48,300	-	-	
227	Florence Florentine	18	4	-	5	400.0%	4	228,100	255	13	17	240.0%	13	175,000	155,000	-10.1%	-	-	-	-	-	-	
228	Florence Town	108	30	8	14	40.0%	14	179,200	214	86	57	0.0%	46	176,900	157,600	7.1%	1	239,500	4	107,300	3	210,000	
229	Florence Beach	40	7	4	2	-60.0%	8	221,400	399	31	20	25.0%	20	199,300	170,000	-20.1%	-	-	3	45,700	-	-	
230	Florence North	48	10	2	5	25.0%	-	0	-	35	13	-18.8%	9	228,600	234,000	21.4%	-	-	2	47,500	-	-	
231	Florence South/ Dunes City	51	9	5	1	-80.0%	1	295,000	149	25	15	-16.7%	14	298,500	272,000	10.5%	-	-	3	101,300	-	-	
238	Florence East/ Mapleton	43	4	1	2	-33.3%	2	195,000	15	29	10	11.1%	9	124,600	130,000	-0.8%	-	-	2	21,800	-	-	
	Grand Total	353	74	24	34	6.3%	32	191,300	277	247	150	10.3%	124	183,400	157,600	0.0%	1	239,500	18	64,700	3	210,000	
232	Hayden Bridge	35	19	6	14	75.0%	8	244,700	61	77	66	78.4%	45	202,900	205,000	8.3%	-	-	-	-	1	195,000	
233	McKenzie Valley	77	18	4	7	16.7%	11	257,600	152	67	49	63.3%	40	276,500	280,000	13.1%	-	-	2	167,000	0	-	
234	Pleasant Hill/Oak	102	31	10	18	63.6%	6	245,900	249	119	57	-3.4%	45	197,500	175,000	1.9%	1	28,000	5	29,100	0	-	
235	South Lane Properties	196	69	19	46	58.6%	33	197,600	97	271	172	43.3%	136	178,700	160,000	8.4%	2	151,300	8	92,500	1	115,000	
236	West Lane Properties	101	39	8	18	38.5%	13	258,400	115	144	76	33.3%	59	209,700	188,000	8.9%	1	570,000	13	100,700	1	147,000	
237	Junction City	110	30	5	17	21.4%	12	147,100	52	120	52	-7.1%	45	200,000	195,000	4.2%	-	-	4	152,200	4	164,300	
239	Thurston	92	37	7	29	16.0%	18	197,000	98	173	108	-14.3%	92	183,800	172,500	3.4%	-	-	6	102,400	2	505,000	
240	Coburg I-5	19	4	1	3	0.0%	4	428,900	318	27	16	-30.4%	18	317,400	291,300	32.8%	-	-	2	405,000	0	-	
241	N Gilham	41	23	2	18	0.0%	16	272,100	37	84	67	3.1%	54	263,500	239,500	2.2%	-	-	1	44,000	2	232,500	
242	Ferry Street Bridge	86	58	10	37	8.8%	39	246,000	79	186	153	35.4%	121	254,700	225,000	-0.5%	1	1,170,000	2	72,500	0	-	
243	E Eugene	129	65	9	32	33.3%	40	310,300	78	219	136	29.5%	109	305,300	267,500	-4.7%	2	567,500	10	125,300	5	297,400	
244	SW Eugene	165	89	16	56	9.8%	35	276,400	56	291	205	28.9%	152	284,600	259,000	3.5%	1	105,000	4	137,500	0	-	
245	WEugene	35	16	-	13	62.5%	14	203,000	92	71	54	86.2%	49	178,600	150,000	7.5%	3	302,100	-	-	4	417,500	
246	Danebo	119	47	4	35	-2.8%	36	149,500	59	221	171	14.0%	161	153,200	165,000	0.9%	1	130,000	3	36,500	3	211,500	
247	River Road	13	15	3	20	66.7%	14	184,800	69	78	68	51.1%	54	182,400	175,000	11.8%	-	-	3	156,600	2	232,500	
248	Santa Clara	71	37	7	36	56.5%	32	213,900	77	166	139	39.0%	99	201,900	194,300	4.2%	-	-	2	39,000	8	210,900	
249	Springfield	81	35	7	33	17.9%	23	129,200	125	151	117	-8.6%	96	139,300	131,800	10.7%	2	187,400	2	49,500	4	152,100	
250	Mohawk Valley	32	11	1	3	-40.0%	3	310,700	174	36	20	42.9%	14	253,800	268,700	-6.9%	-	-	1	150,000	0	-	
	Grand Total	1,504	643	119	435	25.0%	357	226,200	87	2,501	1,726	21.9%	1,389	215,400	192,000	4.3%	14	337,300	68	109,700	37	247,100	

### Active Residential Listings



### ACTIVE RESIDENTIAL LISTINGS

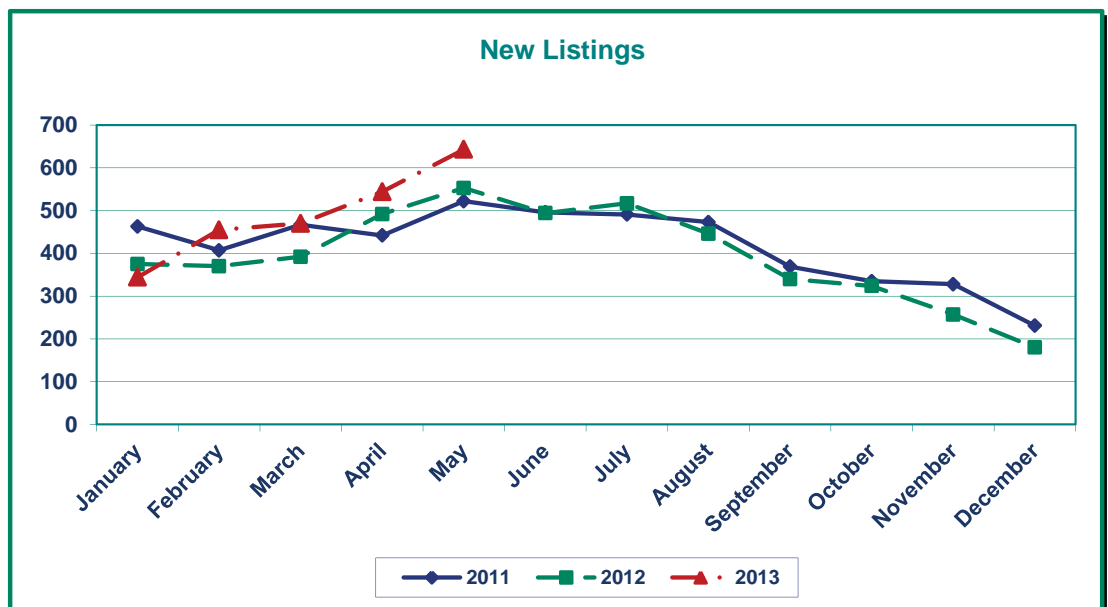
#### LANE COUNTY, OR

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

### NEW LISTINGS

#### LANE COUNTY, OR

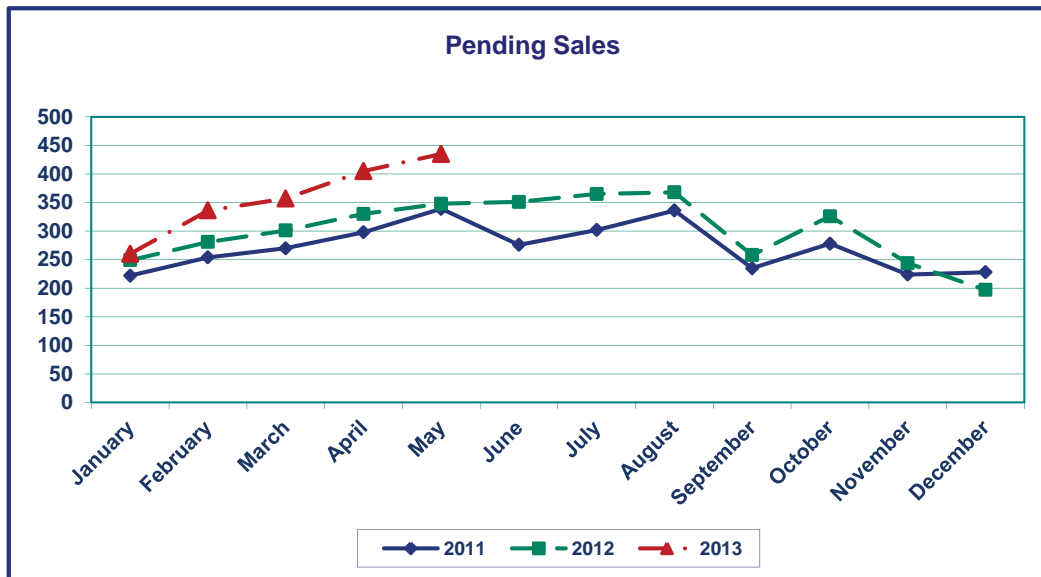
*This graph shows the new residential listings over the past three calendar years in Lane County, Oregon.*



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares May 2013 with May 2012. The Year-To-Date section compares 2013 year-to-date statistics through May with 2012 year-to-date statistics through May.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/12-5/31/13) with 12 months before (6/1/11-5/31/12).

<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

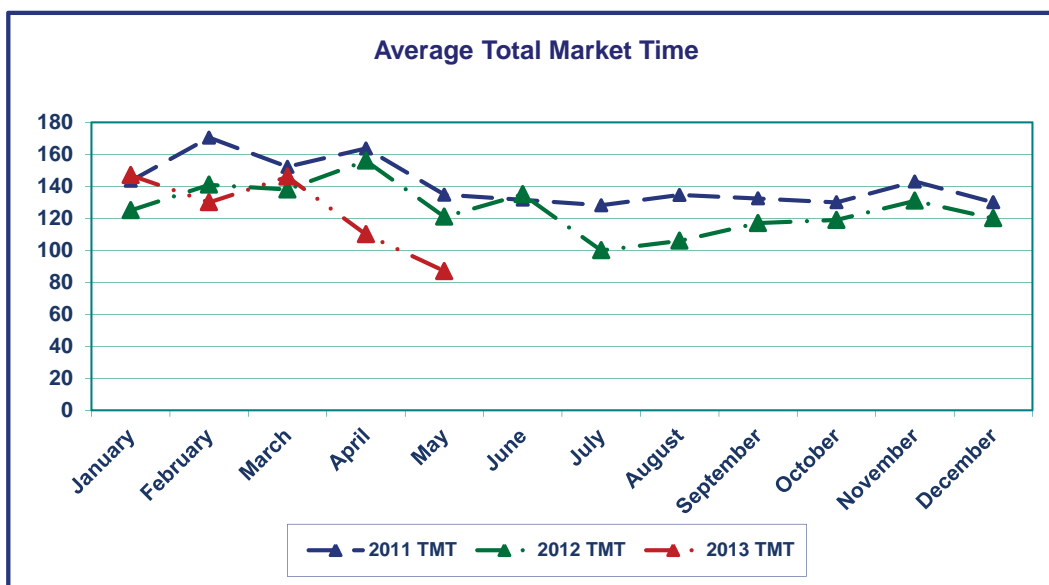
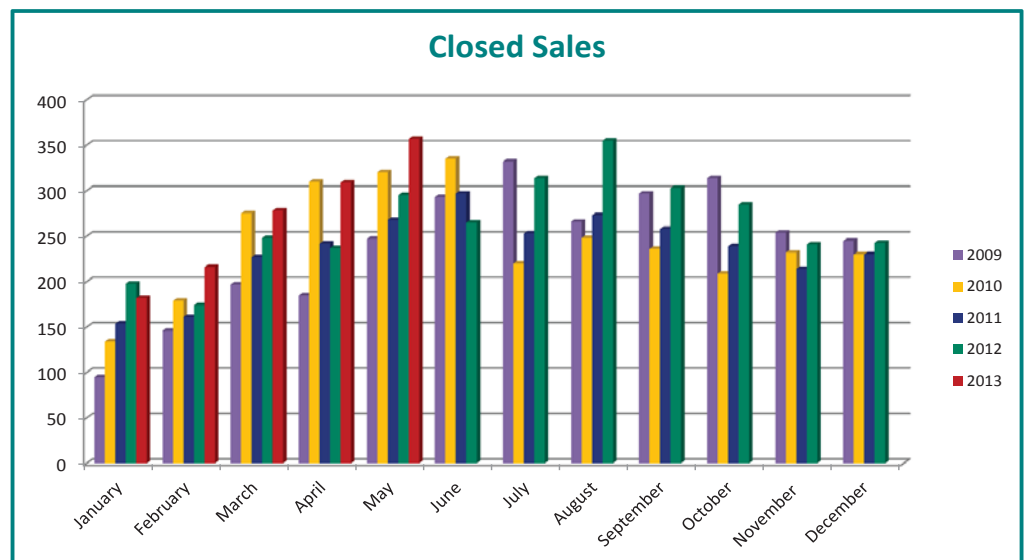
### LANE COUNTY, OR

*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 five calendar years in Lane County, Oregon.*

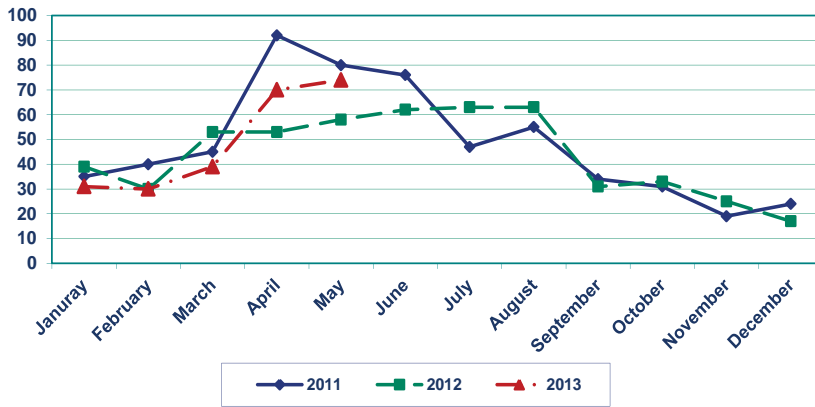


## DAYS ON MARKET

### LANE COUNTY, OR

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

### New Listings



## NEW LISTINGS

### FLORENCE, OR

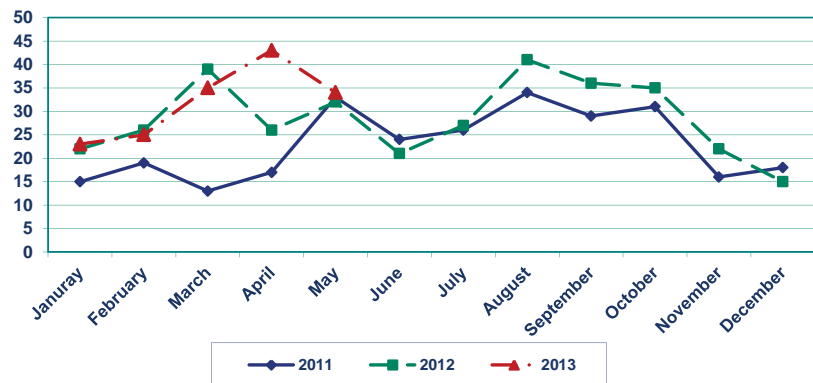
*This graph represents new listings in Florence, Oregon over the past three calendar years.*

## PENDING LISTINGS

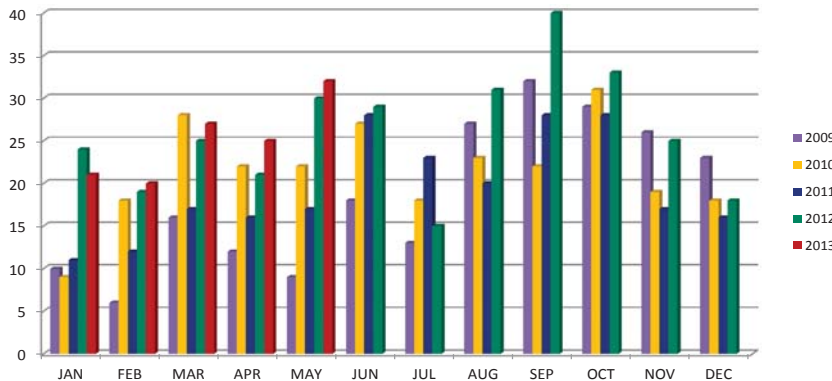
### FLORENCE, OR

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

### Pending Sales



### Closed Sales



## CLOSED SALES

### FLORENCE, OR

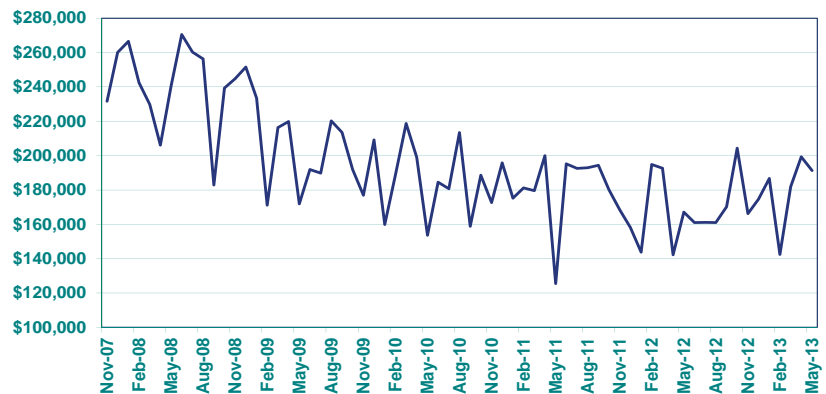
*This graph shows the closed sales over the past five calendar years in Florence, Oregon.*

## 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.*

### Average Sale Price



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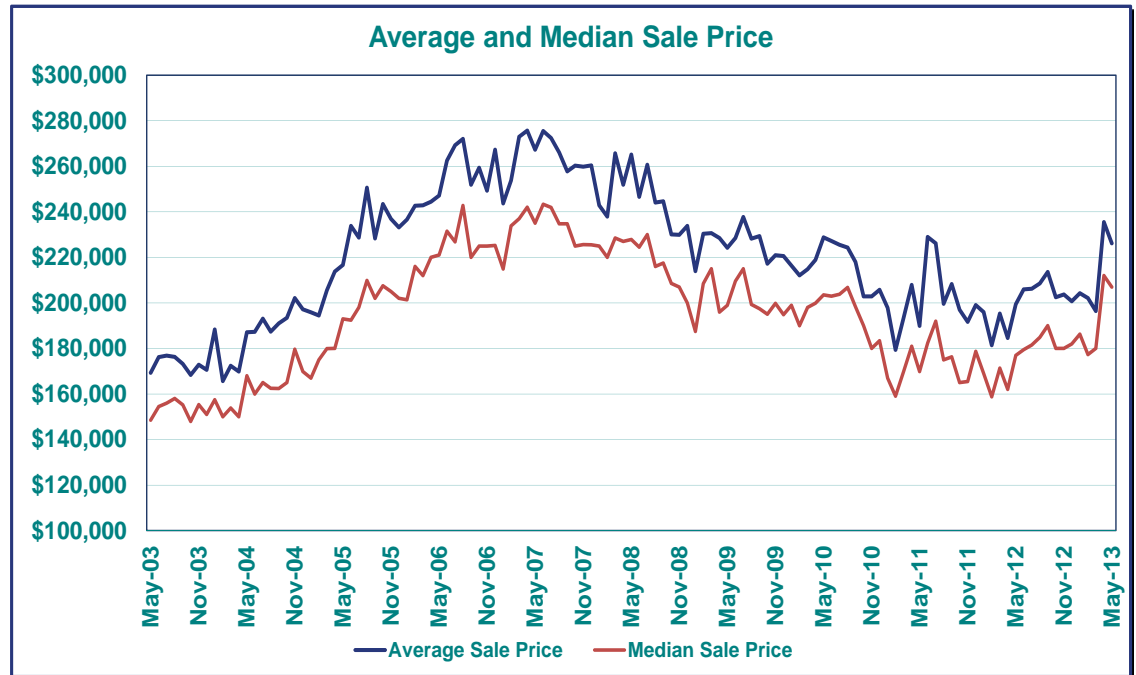
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## SALE PRICE LANE COUNTY, OR

*This graph represents the average and median 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™.**

Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

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