

MARKET ACTION



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

Residential Review: Lane County, Oregon

June 2013 Reporting Period

June Residential Highlights

Lane County is warm with real estate activity this summer. Closed sales increased this month to 375 over the 357 in May. In fact, it was the best June for closed sales since 2007, which boasted 454 closed sales.

New listings numbered 602 in June—a decrease of 6.4% from May's 643, but a 21.9% increase over the 494 listings posted in June 2012. Similarly, pending sales (353) decreased by 18.9% from May, but are still up 0.6% compared to last June's accepted offers.

Average total market time increased slightly this month to 102 days, and inventory increased just slightly to 4.3 months.

Year to Date Summary

The 3,120 new listings represent a 14.7% increase over the 2,720 entered

in the first half of 2012. There have been 2,060 pending and 1,776 closed sales through June 2013, up 18.6% and 21.9%, respectively, from 1,737 pendings and 1,457 closed sales by June 2012.

Average and Median Sale Prices

The average price through June is \$223,700, up 14.8% from this time in 2012, when the average was \$194,800. In the same comparison, the median price increased 16.2% from \$170,000 last year to \$197,500 this year.

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	4.3
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	

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

Average Sale Price % Change:
+7.7% (\$214,600 v. \$199,300)
Median Sale Price % Change:
+9.8 (\$190,000 v. \$173,100)

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

*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	June	602	353	375	254,700	219,900	102
	May	643	435	357	226,200	207,000	87
	Year-to-date	3,120	2,060	1,776	223,700	197,500	116
2012	June	494	351	265	206,000	179,500	135
	Year-to-date	2,720	1,737	1,457	194,800	170,000	136
Change	June	21.9%	0.6%	41.5%	23.6%	22.5%	-24.4%
	Prev Mo 2013	-6.4%	-18.9%	5.0%	12.6%	6.2%	17.2%
	Year-to-date	14.7%	18.6%	21.9%	14.8%	16.2%	-14.6%

AREA REPORT • 6/2013

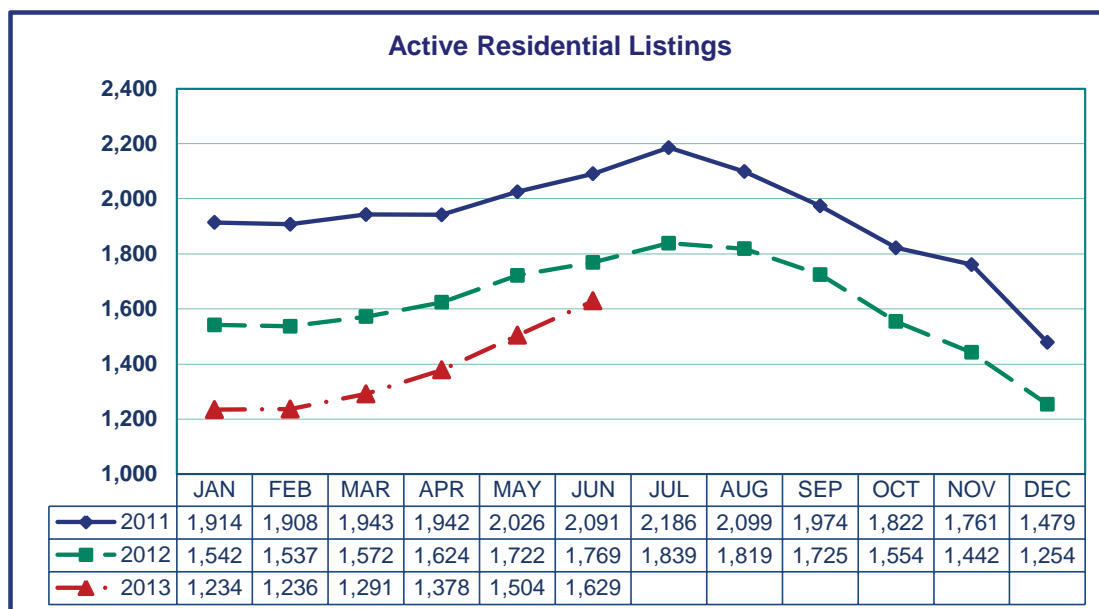
Lane County, Oregon

		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	Expired/Cancelled Listings	Pending Sales	Pending Sales 2013 v. 2012 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2013 v. 2012 ¹	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	16	2	4	-	-	-	0	-	7	2	0.0%	1	25,000	25,000	-26.0%	-	-	4	24,200	-	-	
226	Florence Green Trees	29	5	2	3	50.0%	6	86,600	262	28	19	26.7%	18	82,200	70,000	8.1%	-	-	2	48,300	-	-	
227	Florence Florentine	16	4	1	5	-	6	138,100	740	17	22	450.0%	19	163,400	150,000	0.7%	-	-	-	-	-	-	
228	Florence Town	103	19	7	19	46.2%	17	166,900	84	105	75	8.7%	64	175,800	160,000	6.9%	1	239,500	7	71,300	3	210,000	
229	Florence Beach	43	7	3	3	-50.0%	3	196,200	363	38	23	4.5%	23	198,900	175,000	-17.9%	-	-	5	40,100	-	-	
230	Florence North	55	12	3	6	-	4	264,900	84	47	17	6.3%	12	236,800	222,600	36.0%	-	-	4	76,100	-	-	
231	Florence South/ Dunes City	55	12	3	7	-	6	237,900	288	37	22	29.4%	20	280,300	273,800	5.7%	1	105,000	3	101,300	-	-	
238	Florence East/ Mapleton	43	8	5	2	-	3	305,800	121	37	12	33.3%	12	169,900	132,500	2.5%	-	-	3	39,500	-	-	
	Grand Total	360	69	28	45	114.3%	45	181,700	243	316	192	24.7%	169	183,000	158,000	3.0%	2	172,300	28	57,900	3	210,000	
232	Hayden Bridge	38	20	3	13	333.3%	21	229,600	93	97	78	95.0%	67	210,200	210,000	15.4%	-	-	-	-	2	220,000	
233	McKenzie Valley	75	18	9	9	200.0%	6	228,600	96	85	58	87.1%	46	270,300	265,000	6.5%	-	-	3	127,700	0	-	
234	Pleasant Hill/Oak	110	24	11	11	-38.9%	12	228,900	170	145	66	-14.3%	58	202,700	175,800	5.0%	1	28,000	5	29,100	1	122,000	
235	South Lane Properties	205	58	21	24	-35.1%	37	216,700	211	330	194	23.6%	173	186,800	167,300	8.3%	2	151,300	10	76,800	1	115,000	
236	West Lane Properties	103	29	8	19	46.2%	18	218,000	57	173	91	31.9%	77	211,600	185,500	5.8%	1	570,000	17	173,800	1	147,000	
237	Junction City	105	21	11	15	114.3%	13	212,700	104	143	66	10.0%	59	202,000	197,800	9.6%	-	-	5	152,800	4	164,300	
239	Thurston	91	32	11	27	12.5%	26	216,400	98	205	134	-10.1%	120	192,300	177,000	5.4%	1	365,000	7	91,300	2	505,000	
240	Coburg I-5	20	9	3	8	100.0%	3	275,300	102	36	23	-11.5%	21	311,400	265,000	31.2%	-	-	2	405,000	0	-	
241	N Gilham	49	23	3	15	-21.1%	15	428,800	156	107	81	-1.2%	69	299,400	248,000	8.3%	-	-	2	72,000	4	225,100	
242	Ferry Street Bridge	93	37	7	28	-6.7%	35	312,000	69	226	180	27.7%	156	267,500	239,000	2.7%	1	1,170,000	2	72,500	1	263,000	
243	E Eugene	140	46	8	27	17.4%	28	338,600	47	266	163	32.5%	138	311,900	281,300	-1.1%	2	567,500	10	125,300	7	349,900	
244	SW Eugene	199	90	18	39	14.7%	52	321,800	92	384	241	26.8%	206	294,900	266,000	9.6%	1	105,000	4	137,500	3	265,700	
245	WEugene	46	27	5	10	-16.7%	12	218,000	23	98	65	66.7%	62	185,400	151,500	12.3%	3	302,100	-	-	4	417,500	
246	Danebo	135	55	9	32	-3.0%	18	148,700	121	277	201	12.3%	181	152,600	165,000	2.4%	1	130,000	3	36,500	5	206,600	
247	River Road	24	25	-	15	0.0%	18	181,200	117	103	82	39.0%	71	182,300	175,000	9.1%	-	-	3	156,600	2	232,500	
248	Santa Clara	72	34	6	23	-43.9%	30	231,500	66	201	162	14.9%	130	209,600	205,900	7.6%	-	-	2	39,000	9	213,700	
249	Springfield	89	41	4	31	-3.1%	26	174,000	90	195	148	-6.3%	122	146,700	137,300	15.1%	3	201,600	3	39,000	5	171,700	
250	Mohawk Valley	35	13	3	7	133.3%	5	361,100	173	49	27	68.8%	20	276,900	297,500	24.2%	-	-	2	139,500	0	-	
	Grand Total	1,629	602	140	353	0.6%	375	254,700	102	3,120	2,060	18.6%	1,776	223,700	197,500	7.7%	16	332,300	80	120,100	51	252,000	

ACTIVE RESIDENTIAL LISTINGS

LANE COUNTY, OR

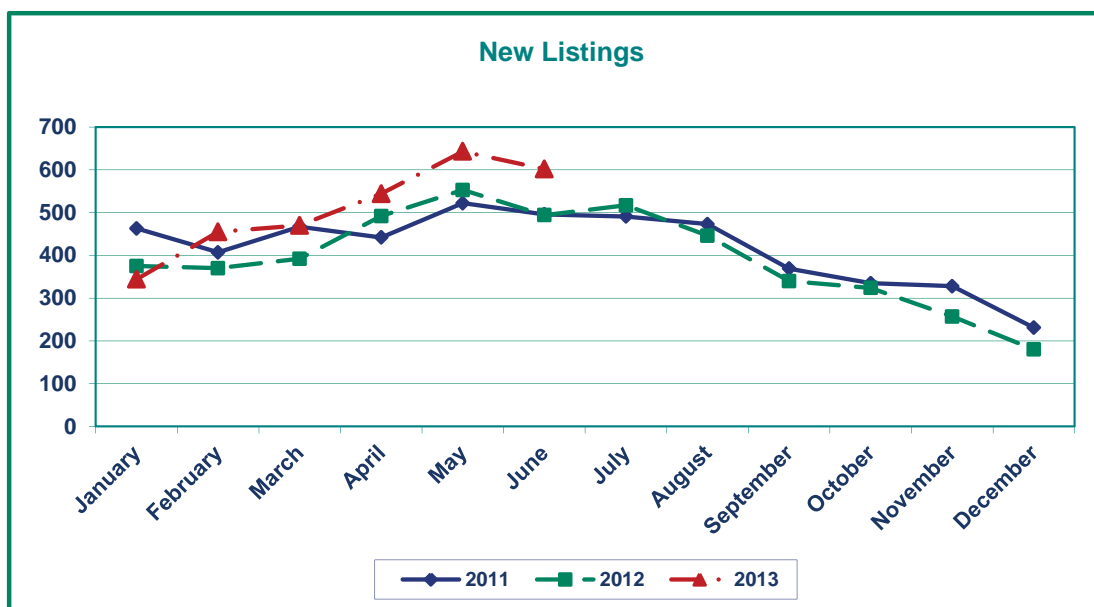
This graph shows the active residential listings over the past three calendar years in Lane County, Oregon.



NEW LISTINGS

LANE COUNTY, OR

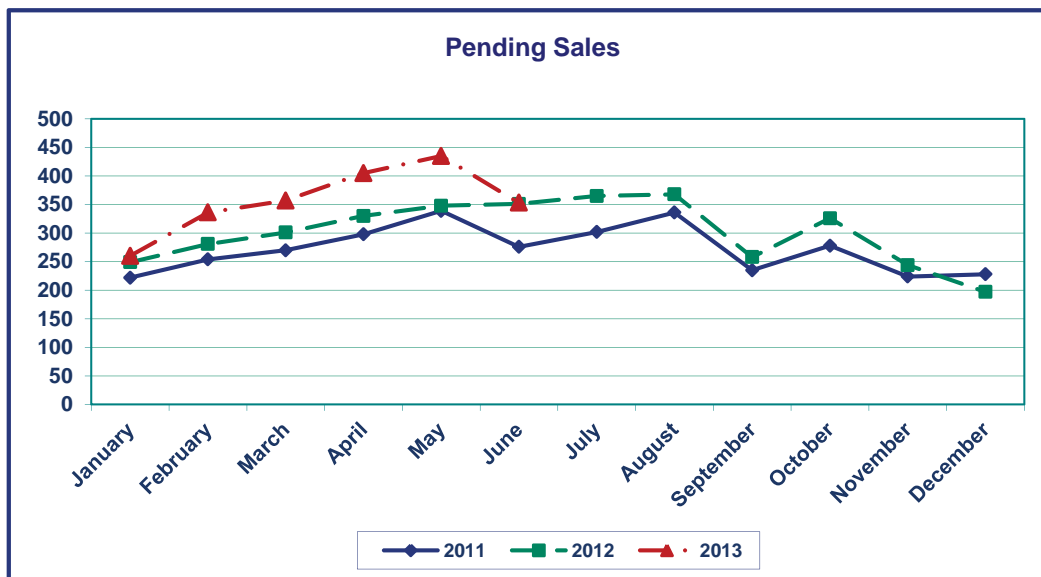
This graph shows the new residential listings over the past three calendar years in Lane County, Oregon.



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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/12-6/30/13) with 12 months before (7/1/11-6/30/12).

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.



PENDING LISTINGS

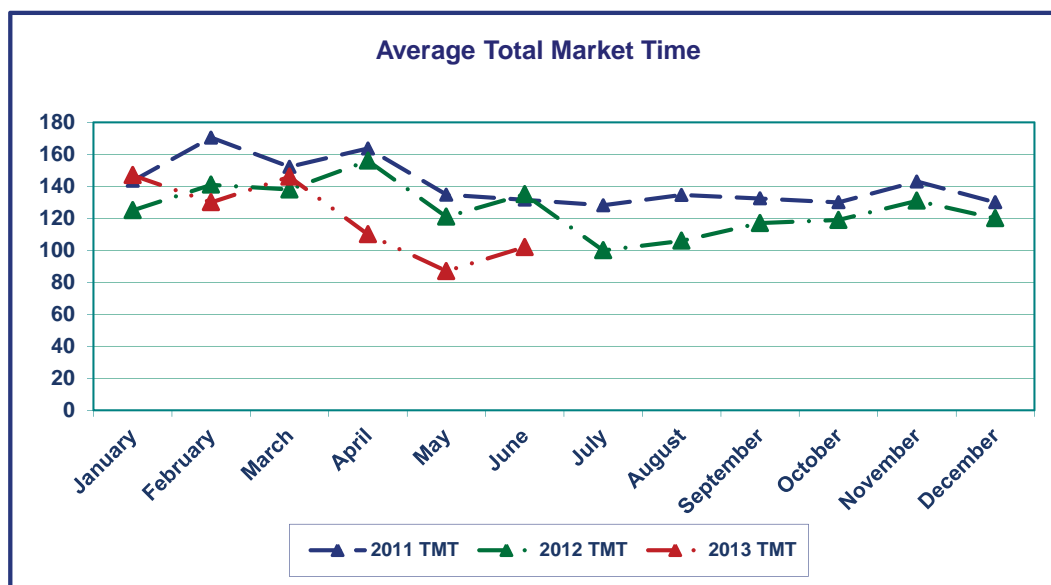
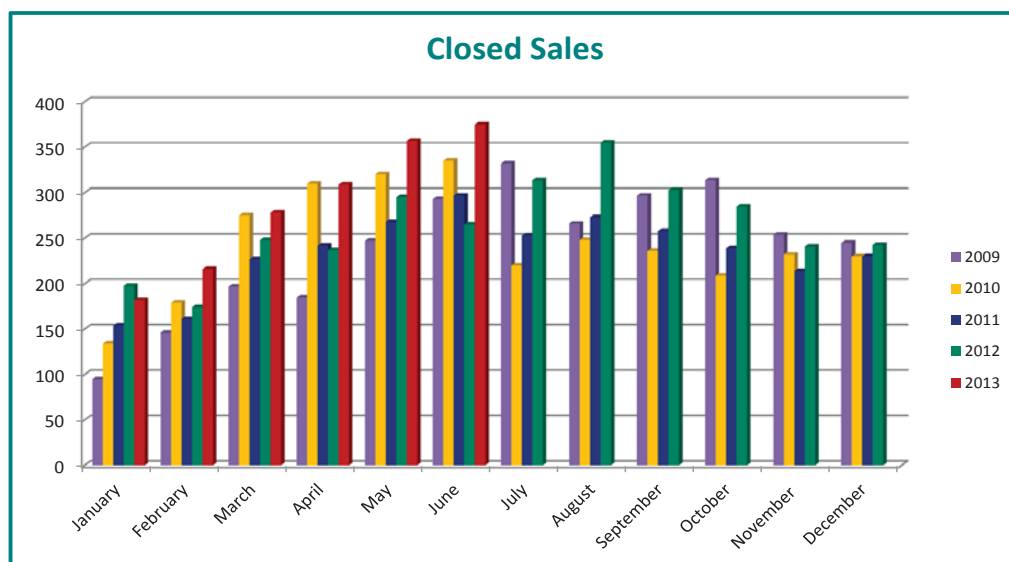
LANE COUNTY, OR

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.

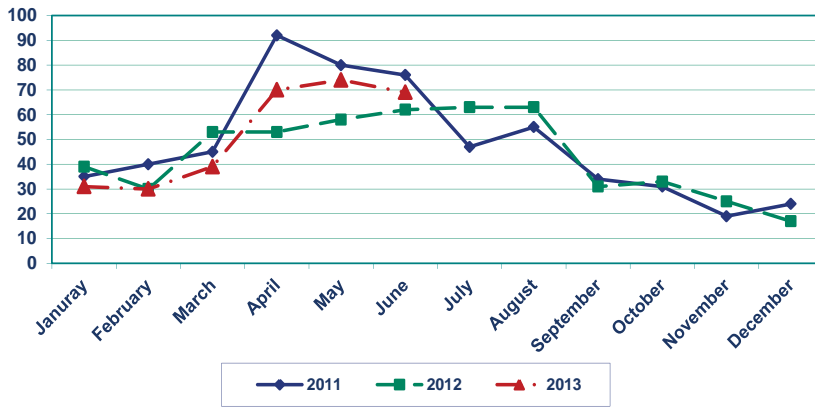


DAYS ON MARKET

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

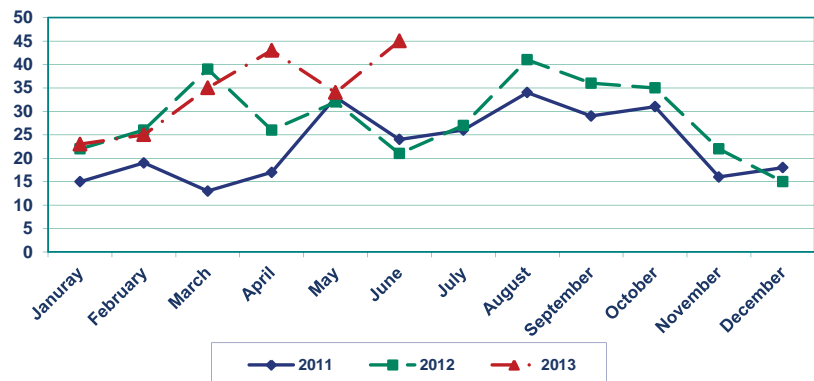
This graph represents new listings in Florence, Oregon over the past three calendar years.

PENDING LISTINGS

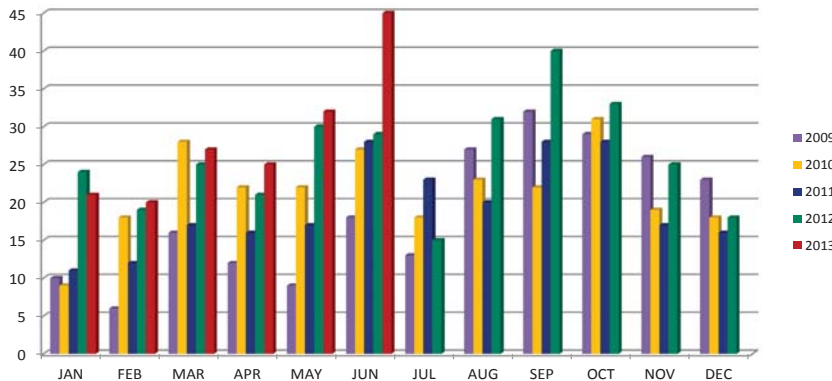
FLORENCE, OR

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

Pending Sales



Closed Sales



CLOSED SALES

FLORENCE, OR

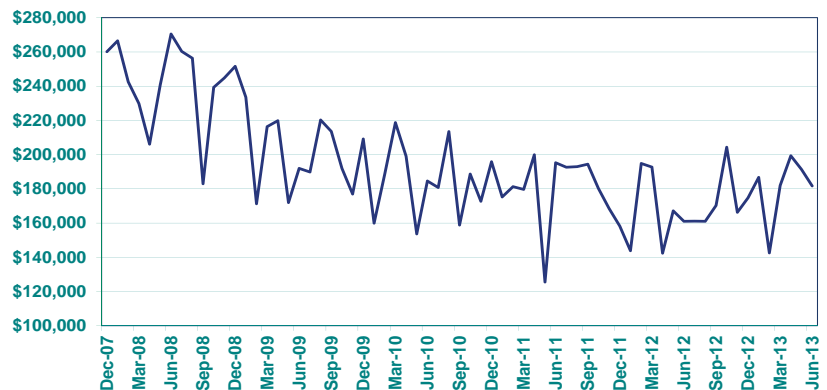
This graph shows the closed sales over the past five calendar years in Florence, Oregon.

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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Vancouver, WA 98663
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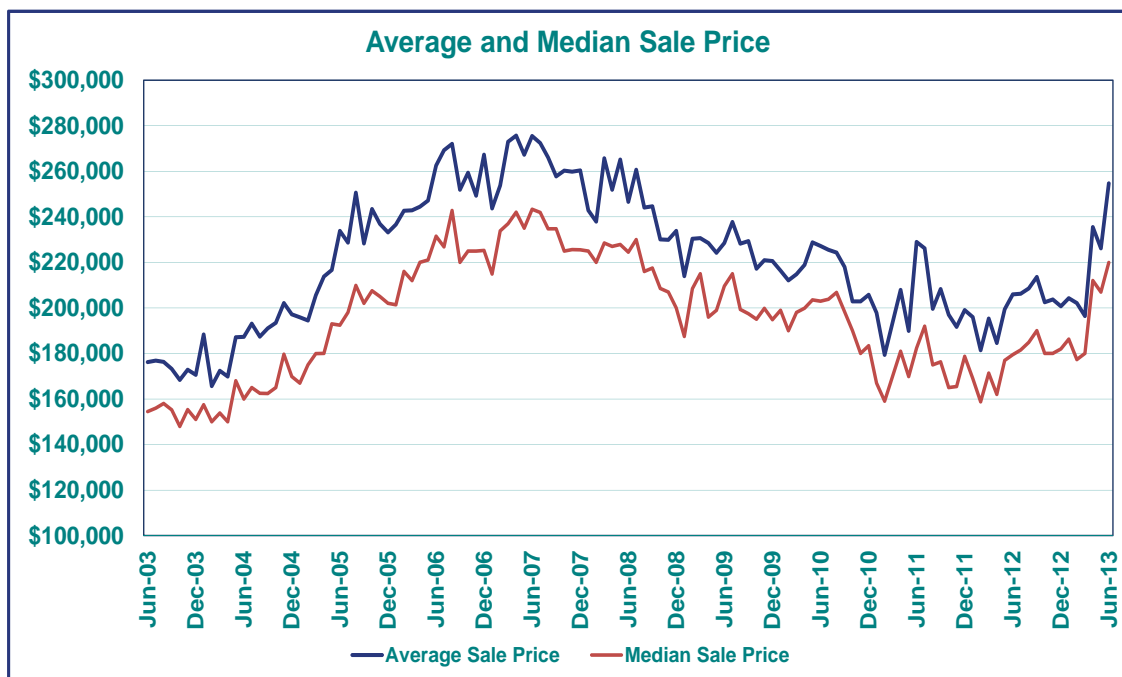
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SALE PRICE LANE COUNTY, OR

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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