

# MARKET ACTION



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

Residential Review: Lane County, Oregon

November 2013 Reporting Period

## November Residential Highlights

Real estate activity in Lane County continued its seasonal cooling this November, but numbers are still up for the year. Pending sales (251) decreased 14.9% compared to October, but bested the 244 accepted offers from last November by 2.9%. New listings (269) fell by 27.3% compared to October but are 4.7% ahead of last November. At 238, closed sales dropped 21.5% compared to October and dropped 1.2% compared to last November. Florence had the best November for closed sales (30) since RMLS™ started recording data in 2007!

Total market time decreased slightly to 102 days in November, and inventory rose to 6.0 months.

## Year-to-Date Summary

The 5,376 new listings represent a 15.1% increase over the 4,669 entered

in the same period of 2012. There have been 3,607 pending and 3,184 closed sales through November 2013, up 13.3% and 15.5%, respectively, from 3,184 pendings and 3,037 closed sales by November 2012.

## Average and Median Sale Prices

The average price through November is \$225,900, up 12.4% from this time in 2012, when the average was \$201,000. In the same comparison, the median price increased 13.0% from \$177,500 last year to \$200,500 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	4.7
August	7.7	5.1	4.3
September	7.7	5.7	4.7
October	7.6	5.5	5.2
November	8.2	6.0	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.

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

**Average Sale Price % Change:**  
+11.5% (\$224,200 v. \$201,100)  
**Median Sale Price % Change:**  
+12.3 (\$199,900 v. \$178,000)

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

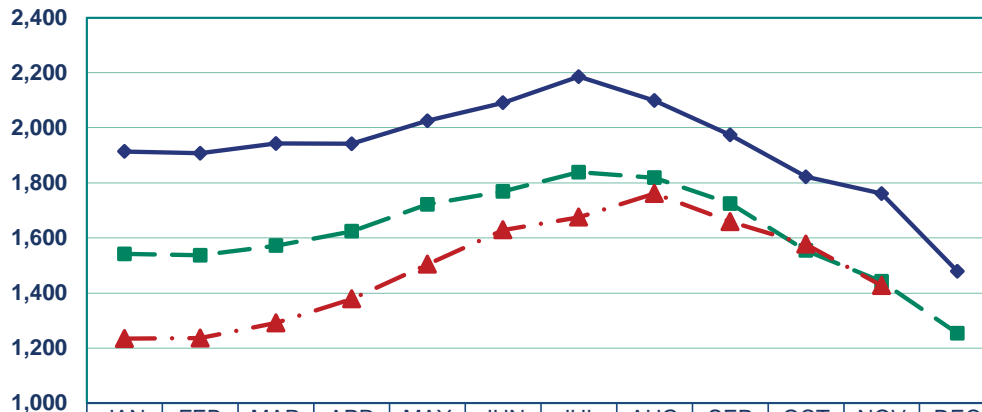
Greater Lane County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2013	November	269	251	238	211,300	190,000	102
	October	370	295	303	217,600	193,000	104
	Year-to-date	5,376	3,607	3,508	225,900	200,500	103
2012	November	257	244	241	203,700	180,000	131
	Year-to-date	4,669	3,184	3,037	201,000	177,500	124
Change	November	4.7%	2.9%	-1.2%	3.7%	5.6%	-22.4%
	Prev Mo 2013	-27.3%	-14.9%	-21.5%	-2.9%	-1.6%	-1.9%
	Year-to-date	15.1%	13.3%	15.5%	12.4%	13.0%	-17.0%

# AREA REPORT • 11/2013

## 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	14	2	1	-	-100.0%	-	-	-	16	8	-11.1%	7	49,600	40,000	-24.3%	-	-	5	24,700	-	-	
226	Florence Green Trees	31	7	2	1	-50.0%	1	122,000	78	57	33	13.8%	31	86,000	70,000	19.7%	-	-	4	49,600	-	-	
227	Florence Florentine	13	3	4	3	-25.0%	1	192,000	77	30	29	61.1%	30	158,000	149,500	-8.5%	-	-	-	-	-	-	
228	Florence Town	85	12	10	11	83.3%	10	177,100	230	180	126	4.1%	120	175,700	167,500	8.8%	4	163,000	13	79,600	5	197,000	
229	Florence Beach	32	3	6	7	600.0%	7	227,400	108	71	45	7.1%	42	203,400	179,500	3.9%	-	-	15	46,500	-	-	
230	Florence North	45	2	1	3	0.0%	1	142,500	178	67	38	11.8%	36	208,400	180,000	10.7%	-	-	5	66,900	-	-	
231	Florence South/ Dunes City	40	4	5	2	0.0%	8	337,600	812	72	47	56.7%	45	284,400	257,500	23.3%	1	105,000	7	154,100	-	-	
238	Florence East/ Mapleton	41	3	5	3	50.0%	2	64,500	144	65	28	47.4%	22	158,100	125,000	-27.3%	-	-	4	46,500	-	-	
	Grand Total	301	36	34	30	36.4%	30	221,600	339	558	354	17.2%	333	183,700	164,500	7.6%	5	151,400	53	68,900	5	197,000	
232	Hayden Bridge	33	8	5	11	57.1%	8	217,500	76	160	131	65.8%	125	214,700	210,000	16.4%	-	-	-	-	3	236,000	
233	McKenzie Valley	78	7	6	3	0.0%	7	299,100	509	155	89	45.9%	82	282,500	267,500	20.5%	-	-	9	87,700	0	-	
234	Pleasant Hill/Oak	82	6	11	12	50.0%	11	215,700	72	238	124	-4.6%	126	211,700	186,300	4.8%	1	28,000	10	138,700	1	122,000	
235	South Lane Properties	189	35	18	26	13.0%	16	160,500	152	537	323	12.9%	315	188,800	172,500	3.7%	5	231,300	21	72,100	3	155,400	
236	West Lane Properties	77	13	12	15	66.7%	20	201,600	76	293	179	36.6%	167	215,300	190,000	6.2%	2	338,800	23	159,300	1	147,000	
237	Junction City	85	8	10	11	37.5%	7	234,500	90	249	129	4.0%	121	220,800	215,000	13.7%	3	263,800	11	181,100	4	164,300	
239	Thurston	81	20	11	16	-20.0%	17	181,900	42	361	255	-3.4%	251	190,300	179,900	14.2%	1	365,000	10	79,600	3	386,000	
240	Coburg I-5	16	1	5	3	0.0%	5	199,500	87	64	41	-2.4%	46	299,400	259,500	12.9%	-	-	4	270,000	0	-	
241	N Gilham	38	11	4	11	37.5%	4	210,400	40	184	144	10.8%	140	286,800	254,500	3.1%	-	-	3	162,100	5	227,300	
242	Ferry Street Bridge	68	10	16	11	-21.4%	11	297,800	74	363	292	9.8%	290	277,600	249,900	9.7%	1	1,170,000	6	90,800	9	312,700	
243	E Eugene	120	22	15	17	21.4%	22	308,000	122	472	296	21.3%	280	305,900	271,500	11.3%	5	411,400	19	143,400	18	647,000	
244	SW Eugene	162	31	33	25	-16.7%	27	258,400	89	652	419	11.4%	406	299,600	269,500	16.3%	2	990,000	14	129,300	4	266,200	
245	WEugene	39	14	2	14	75.0%	12	166,900	47	167	121	39.1%	119	186,500	173,000	4.4%	5	235,000	-	-	11	428,900	
246	Danebo	119	24	11	30	-6.3%	26	158,300	88	484	360	13.9%	357	148,100	159,900	15.5%	2	297,500	4	36,100	9	224,100	
247	River Road	30	9	3	9	-18.2%	7	153,700	94	167	126	14.5%	124	181,000	175,000	15.4%	-	-	3	156,600	5	221,000	
248	Santa Clara	85	24	9	14	-17.6%	20	208,500	88	383	275	12.7%	267	217,300	215,000	7.0%	-	-	4	46,000	13	216,400	
249	Springfield	103	23	12	20	-23.1%	17	133,000	101	370	254	-3.8%	248	149,600	139,900	18.6%	6	177,000	4	43,000	13	176,300	
250	Mohawk Valley	22	3	6	3	0.0%	1	249,900	550	77	49	63.3%	44	262,000	253,700	7.9%	-	-	7	146,500	0	-	
	Grand Total	1,427	269	189	251	2.9%	238	211,300	102	5,376	3,607	13.3%	3,508	225,900	200,500	11.5%	33	335,100	152	123,600	102	322,200	

### Active Residential Listings



### ACTIVE RESIDENTIAL LISTINGS

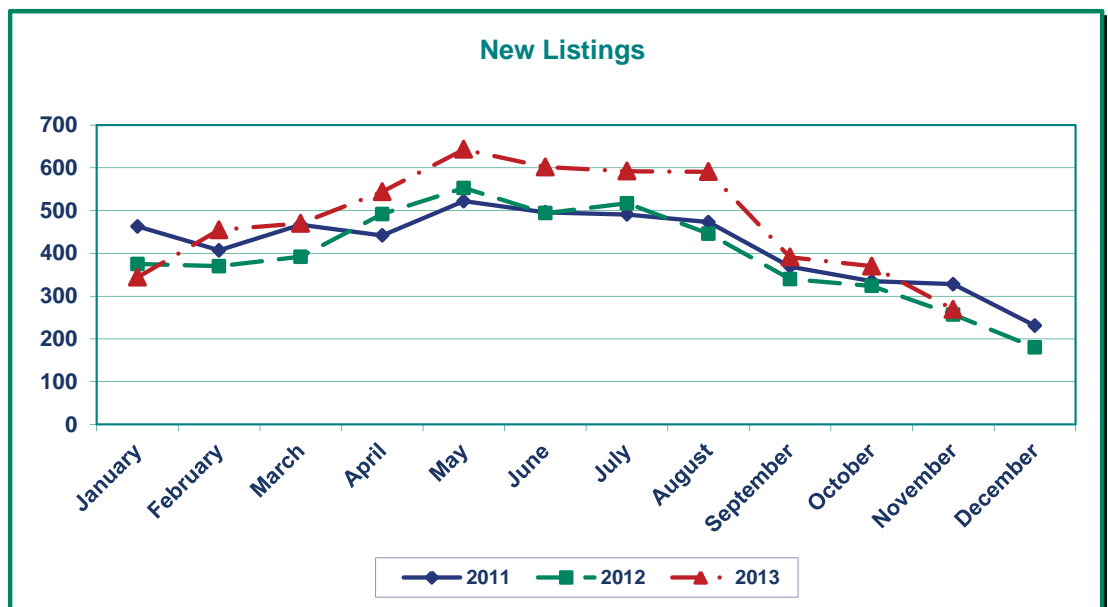
#### LANE COUNTY, OR

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

### NEW LISTINGS

#### LANE COUNTY, OR

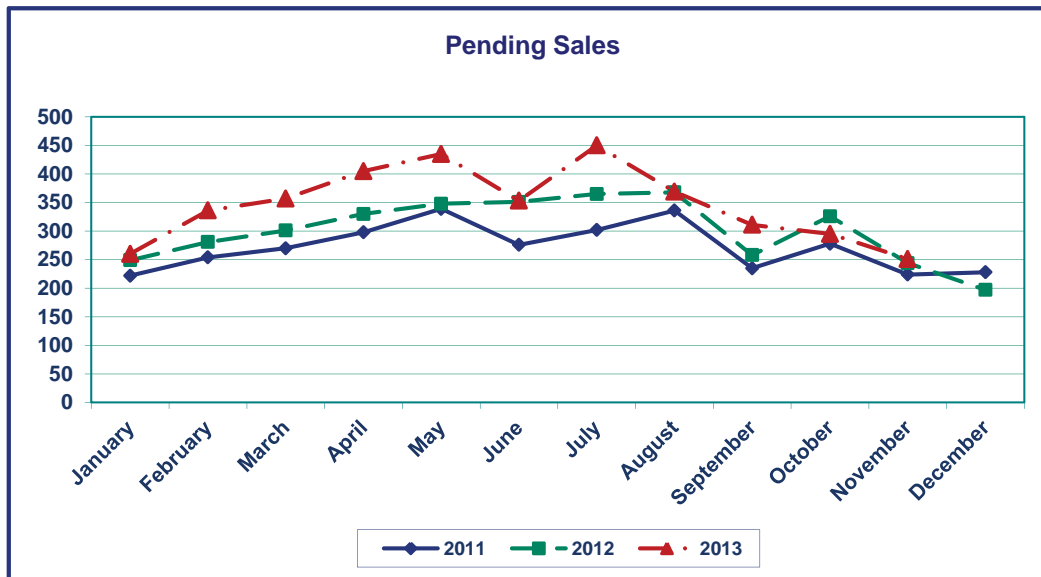
*This graph shows the new residential listings over the past three calendar years in Lane County, Oregon.*



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

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

<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

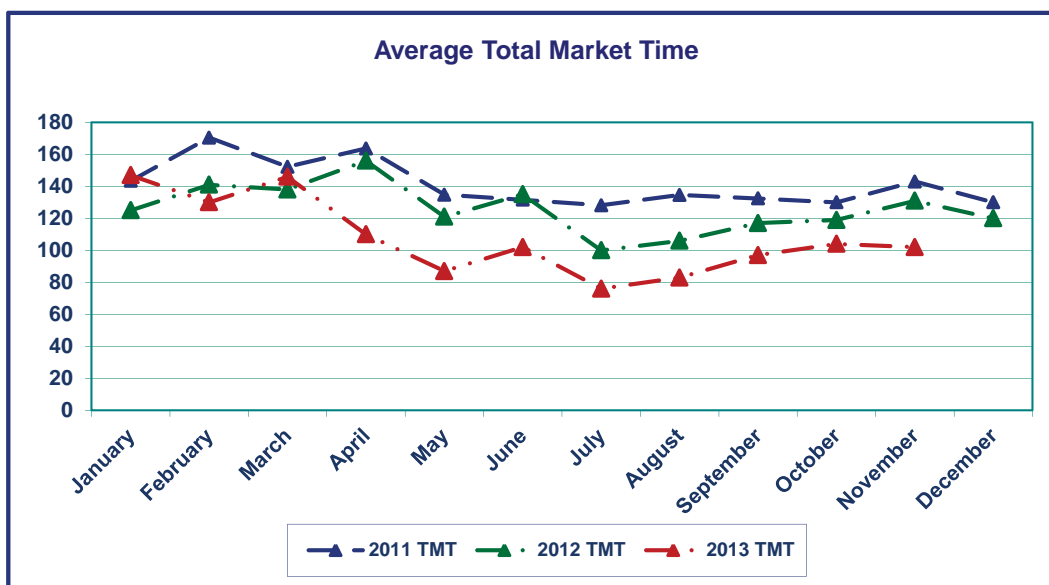
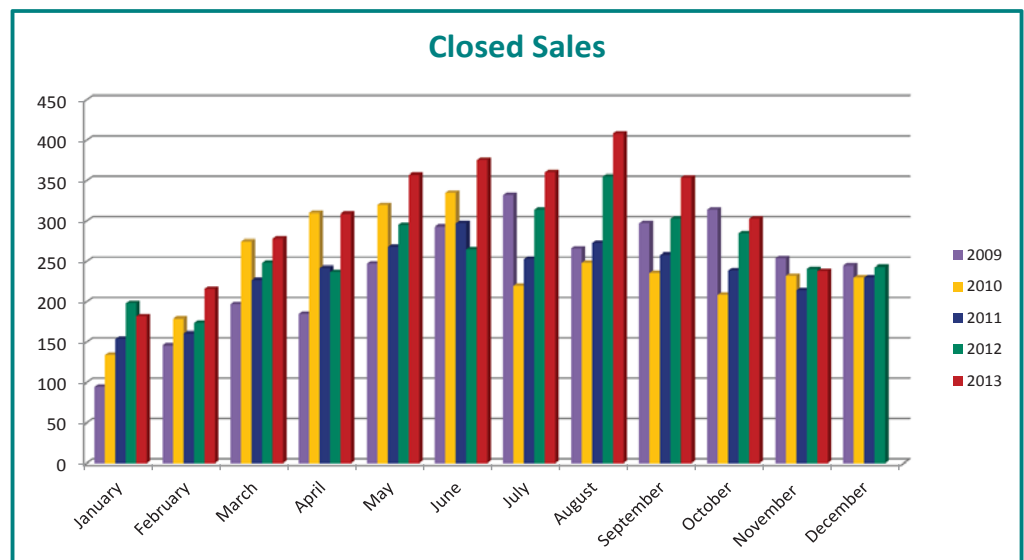
### LANE COUNTY, OR

*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.*

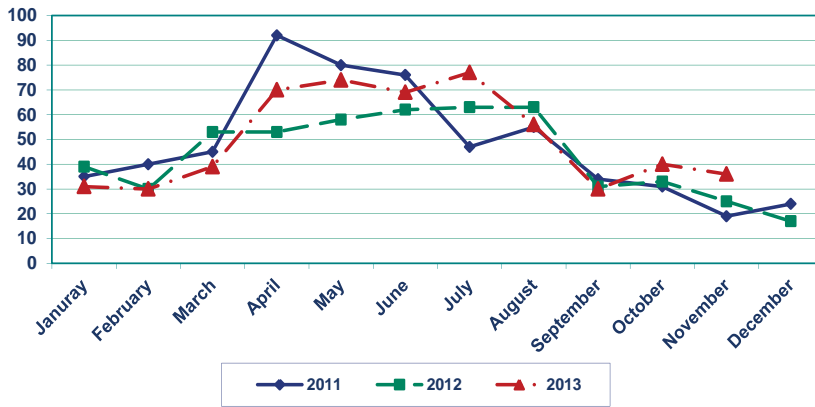


## DAYS ON MARKET

### 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

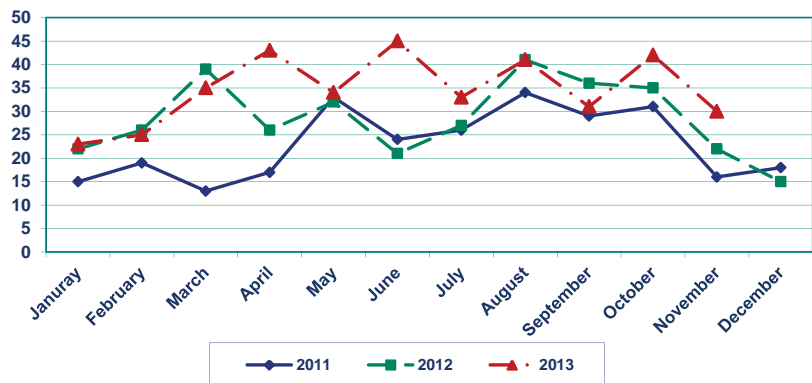
*This graph represents new listings in Florence, Oregon over the past three calendar years.*

## PENDING LISTINGS

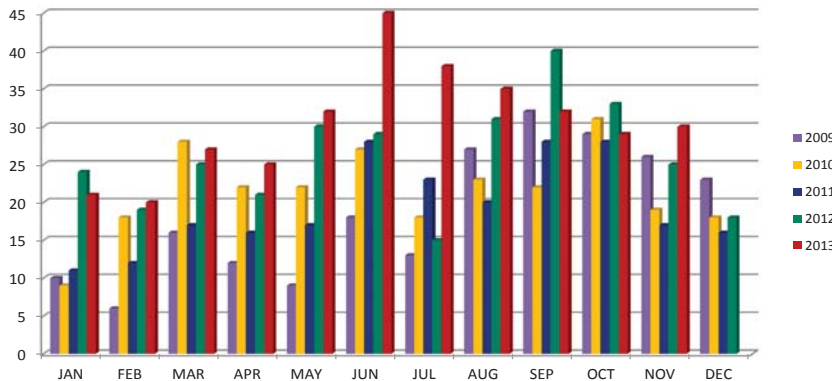
### FLORENCE, OR

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

### Pending Sales



### Closed Sales



## CLOSED SALES

### FLORENCE, OR

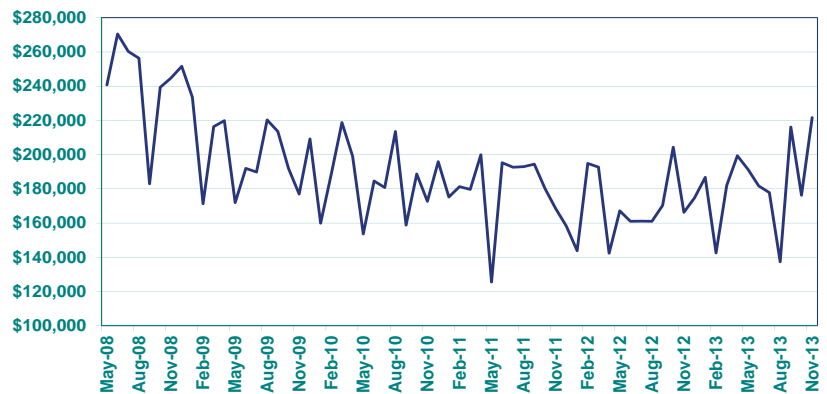
*This graph shows the closed sales over the past five calendar years in Florence, Oregon.*

## 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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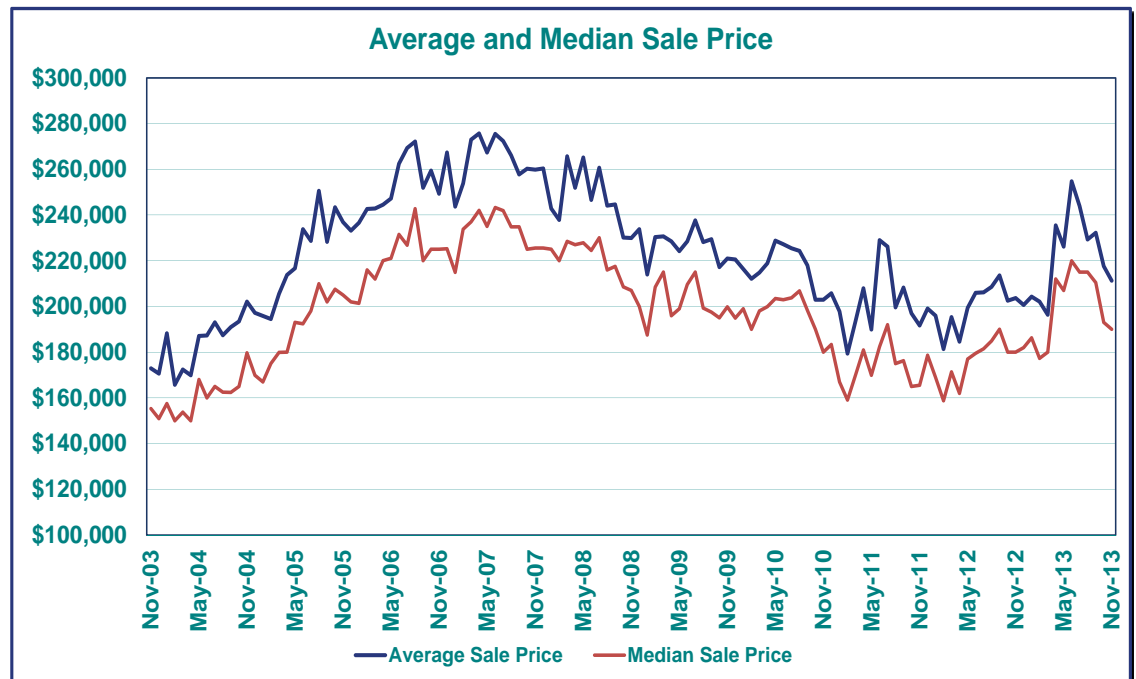
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**Eastern Oregon**  
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**Coos County**  
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North Bend, OR 97459  
(541) 751-1070  
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## SALE PRICE 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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