

MARKET ACTION



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

Residential Review: Lane County, Oregon

March 2014 Reporting Period

March Residential Highlights

March saw an upturn in real estate activity in Lane County! The 520 new listings bested February's 351 by 48.1%, and last March's 470 by 10.6%. Pending sales, at 367, rose 44.5% over February (254) and 2.8% over March 2013, when there were 357. Closed sales, at 262, rose 22.4% over February's 214, but represented a 5.8% decrease from the 278 closings posted in March 2013.

Total market time dropped to 96 days in March, and inventory dropped to 4.9 months.

First Quarter 2014

The real estate market in Lane County is slightly less robust than the first quarter of 2013. New listings (1,279) are even with numbers from the first quarter of last year. Pending sales (894) and closed sales

(660) show a 3.2% and 4.3% drop, respectively, from the 924 pendings and 690 closings from the first quarter of 2013.

Average and Median Sale Prices

The average price in the first quarter this year was \$220,800, up 9.4% from the first quarter of 2013, when the average was \$201,900. In the same comparison, the median has risen 10.4% from \$180,000 to \$198,800.

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

Average Sale Price % Change:
+12.7% (\$228,800 v. \$203,000)
Median Sale Price % Change:
+14.4% (\$206,000 v. \$180,000)

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

Inventory in Months*			
	2012	2013	2014
January	7.8	6.8	7.0
February	8.8	5.7	5.7
March	6.3	4.6	4.9
April	6.9	4.5	
May	5.8	4.2	
June	6.7	4.3	
July	5.9	4.7	
August	5.1	4.3	
September	5.7	4.7	
October	5.5	5.2	
November	6.0	6.0	
December	5.2	4.4	

*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.

Greater Lane County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2014	March	520	367	262	212,600	191,000	96
	February	351	254	214	235,000	206,800	129
	Year-to-date	1,279	894	660	220,800	198,800	110
2013	March	470	357	278	196,400	180,000	146
	Year-to-date	1,279	924	690	201,900	180,000	143
Change	March	10.6%	2.8%	-5.8%	8.2%	6.1%	-34.3%
	Prev Mo 2014	48.1%	44.5%	22.4%	-9.5%	-7.6%	-25.6%
	Year-to-date	0.0%	-3.2%	-4.3%	9.4%	10.4%	-23.1%

AREA REPORT • 3/2014

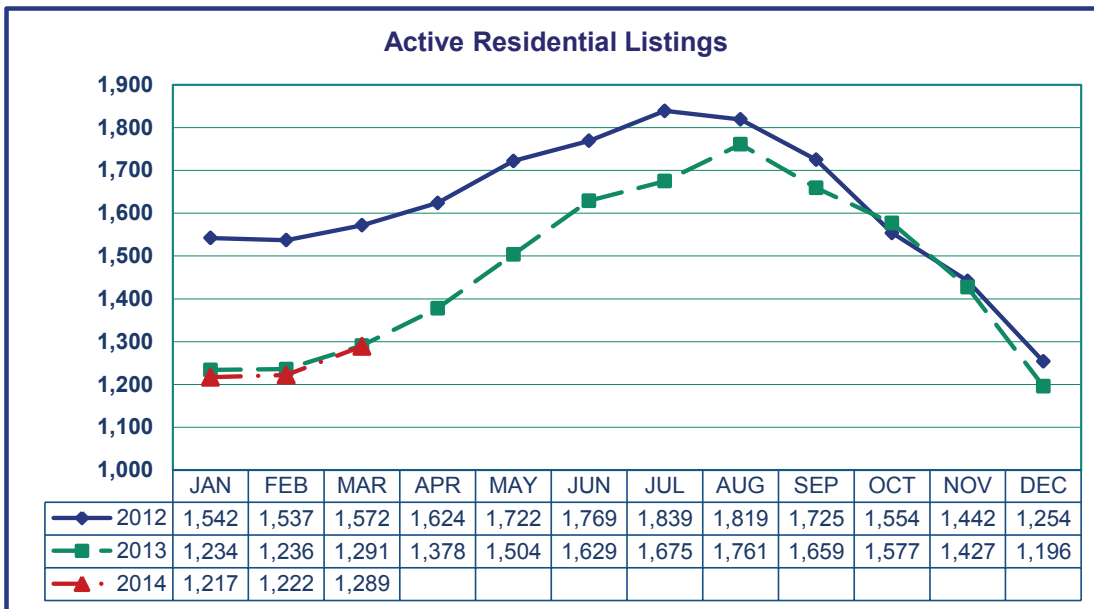
Lane County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date			
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2014 v. 2013 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2014 v. 2013 ¹	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
225	Florence Coast Village	12	1	-	2	-	1	63,000	917	5	5	150.0%	4	66,800	67,500	19.1%	-	-	1	23,500	-	-
226	Florence Green Trees	31	6	-	4	0.0%	5	84,900	311	21	15	36.4%	14	100,300	82,300	39.6%	-	-	-	-	-	-
227	Florence Florentine	14	2	-	3	-40.0%	7	203,100	95	10	9	12.5%	10	194,200	189,000	-1.1%	-	-	-	-	-	-
228	Florence Town	76	19	5	17	88.9%	8	181,500	171	51	34	30.8%	28	188,700	157,200	3.7%	-	-	2	21,500	1	162,000
229	Florence Beach	37	7	1	3	-57.1%	2	191,800	62	14	8	-27.3%	6	187,300	187,300	10.0%	-	-	7	55,900	-	-
230	Florence North	50	8	2	1	-75.0%	2	360,500	326	14	5	-37.5%	5	266,200	238,000	12.4%	-	-	7	42,300	-	-
231	Florence South/ Dunes City	34	8	4	2	-50.0%	4	179,500	123	16	9	0.0%	11	288,700	245,000	17.8%	-	-	4	100,600	-	-
238	Florence East/ Mapleton	31	6	4	1	-50.0%	4	198,500	567	12	5	25.0%	7	218,400	210,000	1.0%	-	-	1	279,900	-	-
	Grand Total	285	57	16	33	-5.7%	33	181,100	244	143	90	13.9%	85	188,900	167,000	12.6%	-	-	22	65,282	1	162,000
232	Hayden Bridge	28	12	1	13	-18.8%	15	175,100	120	35	36	5.9%	29	220,200	199,000	15.3%	-	-	-	-	-	-
233	McKenzie Valley	64	11	4	9	-18.2%	2	209,500	192	31	14	-51.7%	6	274,000	248,500	16.2%	-	-	1	120,000	-	-
234	Pleasant Hill/Oak	86	25	6	14	75.0%	8	198,900	177	63	29	31.8%	19	188,500	103,000	10.5%	-	-	1	90,000	-	-
235	South Lane Properties	177	52	11	32	-23.8%	24	220,300	144	130	86	-14.0%	60	200,800	180,000	10.4%	-	-	5	285,300	-	-
236	West Lane Properties	75	29	2	22	46.7%	13	167,300	89	64	44	12.8%	31	188,400	180,000	7.0%	-	-	2	76,500	-	-
237	Junction City	81	21	6	18	100.0%	7	179,200	123	71	44	76.0%	26	223,300	212,500	15.5%	-	-	2	100,000	-	-
239	Thurston	75	37	10	21	-8.7%	16	168,900	97	91	67	21.8%	54	195,500	190,900	16.1%	-	-	4	43,300	2	202,900
240	Coburg I-5	17	3	-	2	-50.0%	3	224,500	68	13	7	-12.5%	8	281,100	304,500	1.1%	1	176,000	-	-	-	-
241	N Gilham	27	11	1	9	-25.0%	12	292,200	116	38	29	-9.4%	27	314,400	241,000	13.2%	-	-	-	-	1	218,800
242	Ferry Street Bridge	71	39	4	23	-36.1%	15	226,000	61	89	61	-25.6%	48	253,800	243,500	11.3%	-	-	-	-	1	245,500
243	E Eugene	97	48	13	32	10.3%	22	309,500	101	107	82	24.2%	62	266,700	239,500	4.1%	-	-	9	82,700	4	636,300
244	SW Eugene	143	65	31	47	14.6%	30	277,900	87	160	103	-8.8%	71	273,300	263,000	13.8%	1	140,000	4	164,100	2	246,500
245	WEugene	34	11	4	9	-50.0%	13	189,000	44	37	30	-3.2%	24	240,400	169,600	10.6%	-	-	-	-	2	239,500
246	Danebo	101	48	8	33	-17.5%	25	152,500	98	108	83	-26.5%	61	147,800	165,000	10.7%	-	-	2	42,500	2	185,800
247	River Road	27	13	2	14	180.0%	6	171,000	93	28	28	-3.4%	20	182,600	181,500	14.1%	-	-	-	-	-	-
248	Santa Clara	78	37	9	32	33.3%	26	221,200	64	96	73	5.8%	57	213,700	211,000	9.3%	-	-	3	33,000	2	269,800
249	Springfield	93	54	5	35	59.1%	21	138,600	67	110	70	2.9%	50	178,600	175,700	21.6%	1	321,000	3	114,500	5	179,000
250	Mohawk Valley	15	4	-	2	0.0%	4	245,000	132	8	8	-11.1%	7	212,300	260,000	12.2%	1	65,000	2	147,200	-	-
	Grand Total	1,289	520	117	367	2.8%	262	212,600	96	1,279	894	-3.2%	660	220,800	198,800	12.7%	4	175,500	38	115,403	21	294,929

ACTIVE RESIDENTIAL LISTINGS

LANE COUNTY, OR

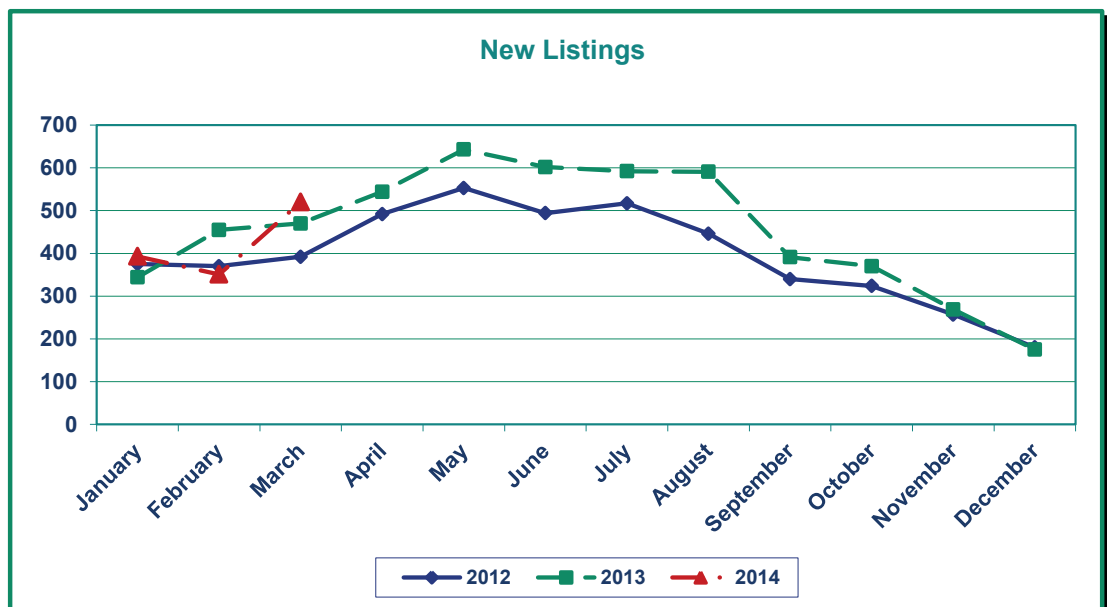
This graph shows the active residential listings over the past three calendar years in Lane County, Oregon.



NEW LISTINGS

LANE COUNTY, OR

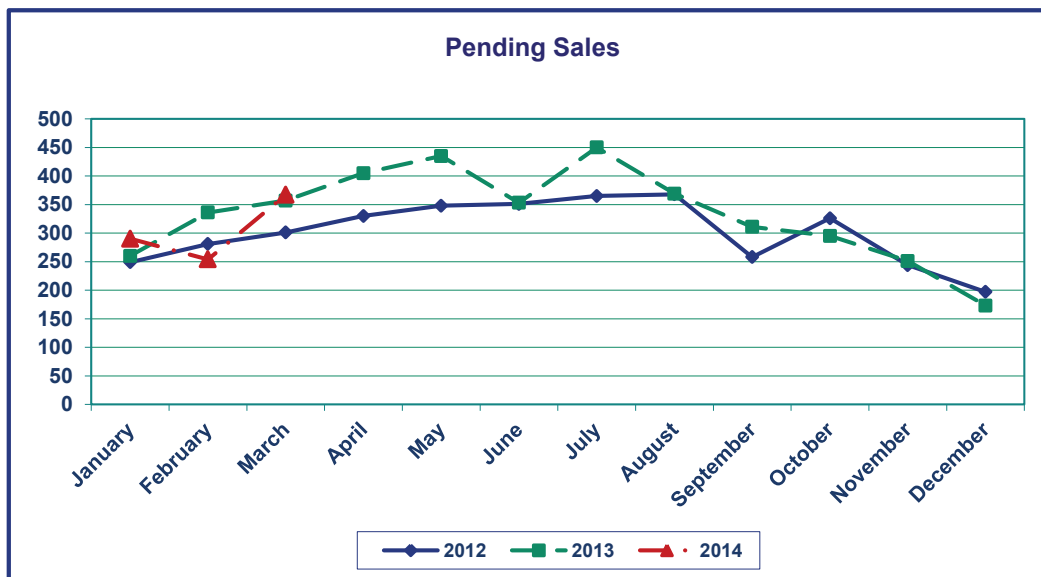
This graph shows the new residential listings over the past three calendar years in Lane County, Oregon.



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares March 2014 with March 2013. The Year-To-Date section compares 2014 year-to-date statistics through March with 2013 year-to-date statistics through March.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/13-3/31/14) with 12 months before (4/1/12-3/31/13).

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

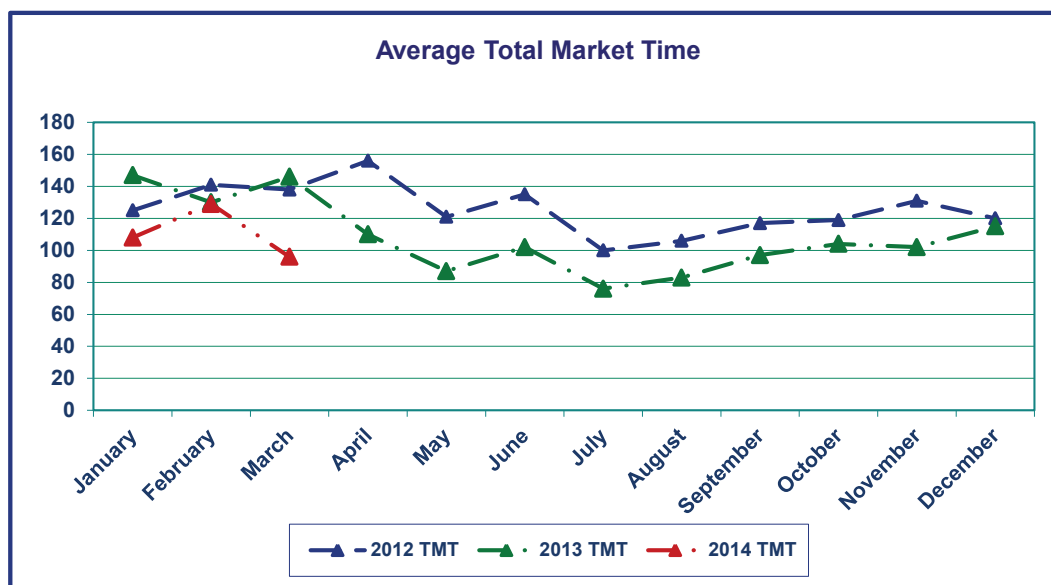
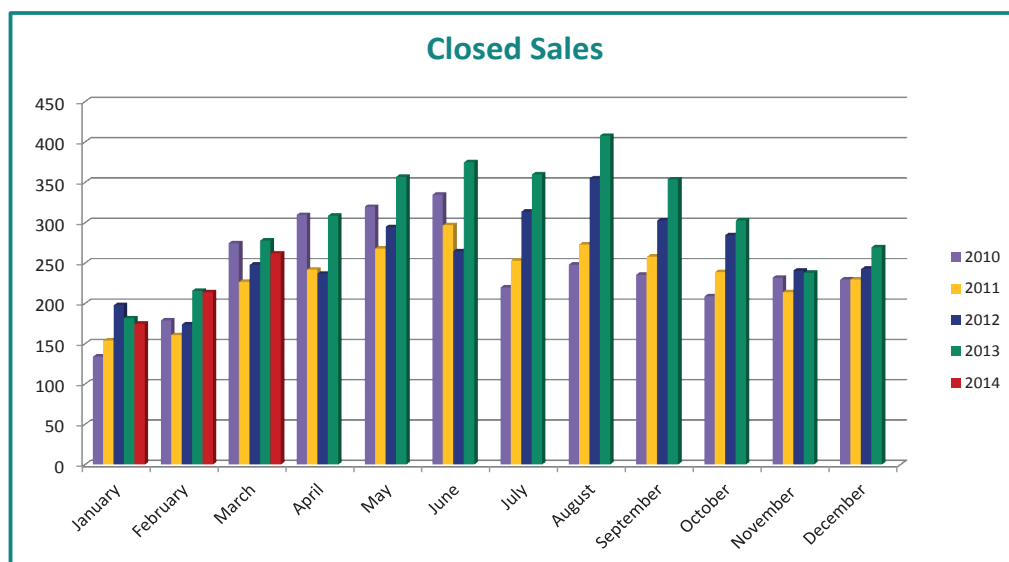
LANE COUNTY, OR

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.

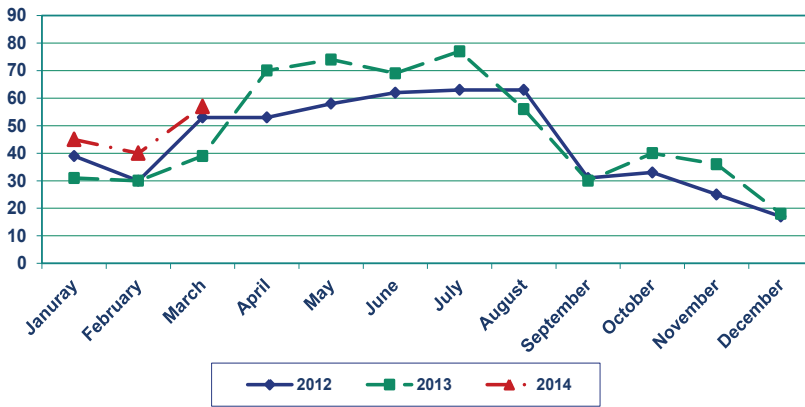


DAYS ON MARKET

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

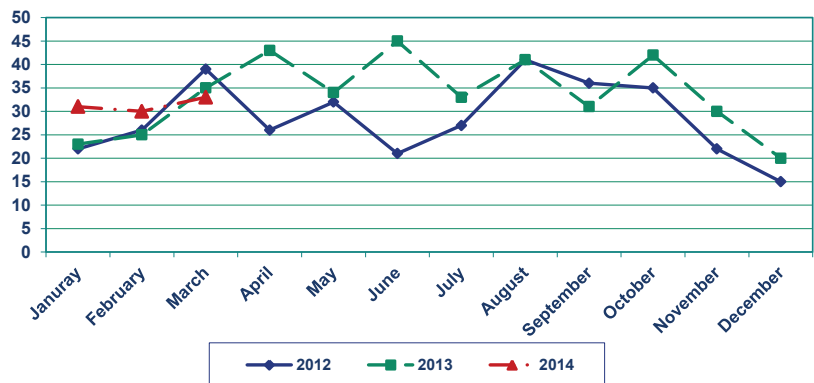
This graph represents new listings in Florence, Oregon over the past three calendar years.

PENDING LISTINGS

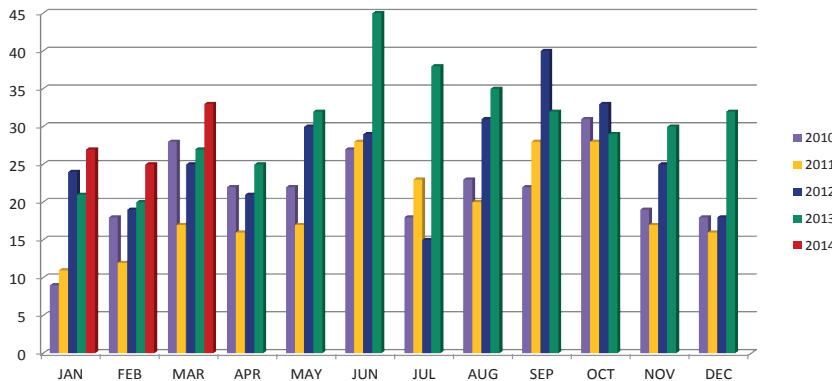
FLORENCE, OR

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

Pending Sales



Closed Sales



CLOSED SALES

FLORENCE, OR

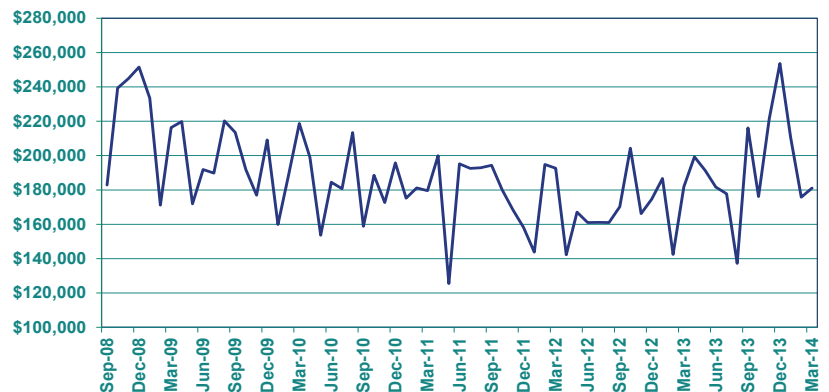
This graph shows the closed sales over the past five calendar years in Florence, Oregon.

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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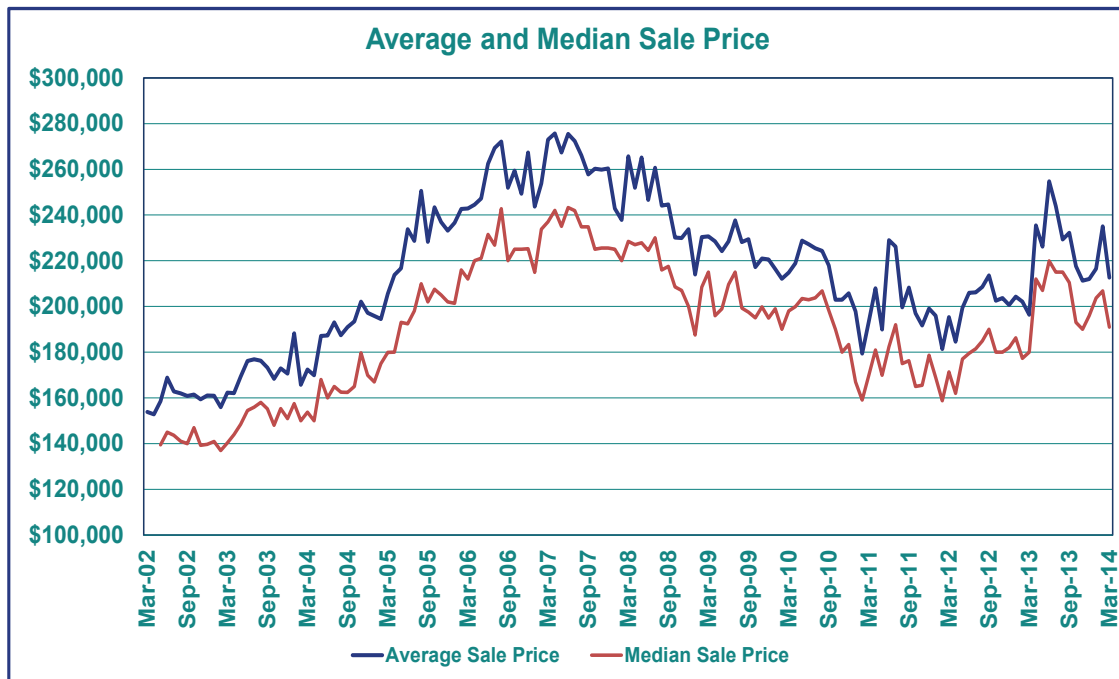
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SALE PRICE LANE COUNTY, OR

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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