

MARKET ACTION



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

Residential Review: Lane County, Oregon

April 2014 Reporting Period

April Residential Highlights

April continued to see a seasonal increase in real estate activity in Lane County. The 594 new listings this April represented a 9.2% increase from last April's 544, and a 14.2% increase from March's 520. It was the best April for new listings in Lane County since 2010, when there were 691. Closed sales (294) were up 12.2% compared to March but down 4.9% when compared to April 2013. Pending sales, at 356, fell 3.0% from March's 367 and 12.1% compared to last April.

Total market time increased to 115 days in April, and inventory stayed steady at 4.9 months.

Year to Date Summary

Lane County's real estate activity has cooled slightly in the first four months this year compared to 2013.

New listings (1,893) have increased by 3.0% over 2013, but pending sales (1,234) and closed sales (960) have decreased 5.3% and 5.6%, respectively, from the first four months of 2013.

Average and Median Sale Prices

The average price so far in 2014 was \$225,200, up 6.3% from the same period of 2013, when the average was \$211,900. In the same comparison, the median has risen 8.0% from \$188,000 to \$203,100.

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	4.9
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.

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

Average Sale Price % Change:
+10.6% (\$228,700 v. \$206,800)
Median Sale Price % Change:
+12.6% (\$206,000 v. \$183,000)

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

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	April	594	356	294	233,500	210,000	115
	March	520	367	262	212,600	191,000	96
	Year-to-date	1,893	1,234	960	225,200	203,100	112
2013	April	544	405	309	235,500	212,000	110
	Year-to-date	1,837	1,303	1,017	211,900	188,000	133
Change	April	9.2%	-12.1%	-4.9%	-0.8%	-0.9%	4.3%
	Prev Mo 2014	14.2%	-3.0%	12.2%	9.8%	9.9%	19.8%
	Year-to-date	3.0%	-5.3%	-5.6%	6.3%	8.0%	-15.8%

AREA REPORT • 4/2014

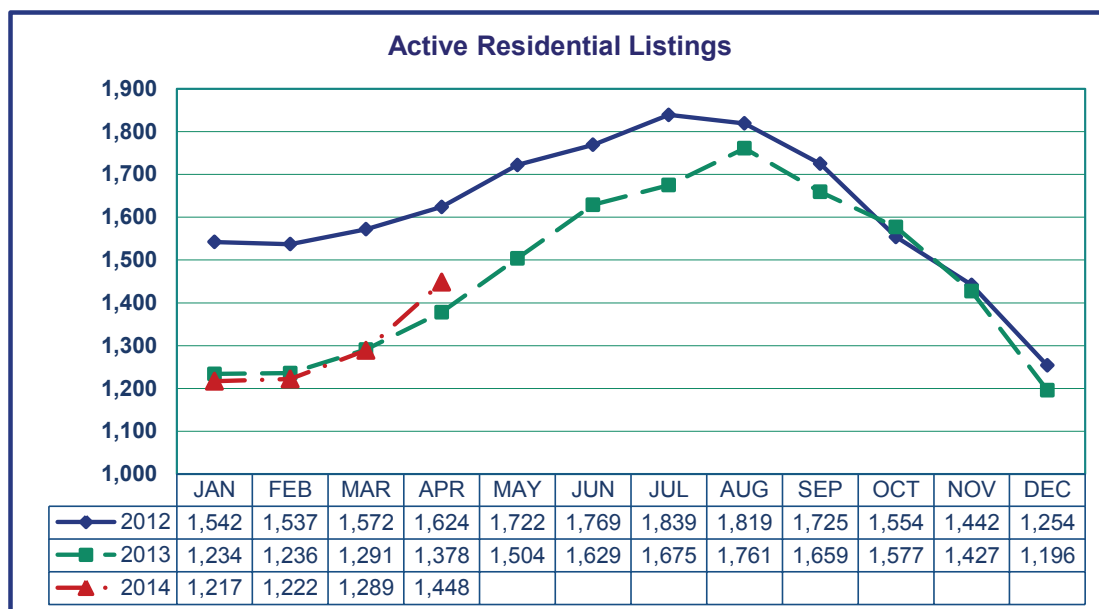
Lane County, Oregon

		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	13	4	2	-	-	2	72,300	228	9	5	400.0%	6	68,600	67,500	17.9%	-	-	1	23,500	-	-
226	Florence Green Trees	29	3	3	5	150.0%	2	120,500	255	24	19	58.3%	16	102,800	91,500	32.8%	-	-	-	-	-	-
227	Florence Florentine	12	2	1	3	-25.0%	1	190,000	293	12	12	0.0%	11	193,800	190,000	3.6%	-	-	-	-	-	-
228	Florence Town	87	17	1	10	-47.4%	15	185,000	112	69	44	-2.2%	43	187,400	159,900	0.9%	-	-	3	26,900	2	148,500
229	Florence Beach	34	4	4	3	-62.5%	2	184,500	10	18	11	-42.1%	8	186,600	187,300	15.5%	-	-	8	54,300	-	-
230	Florence North	43	2	3	8	700.0%	4	124,500	147	16	13	62.5%	9	203,200	156,000	6.8%	-	-	8	62,000	-	-
231	Florence South/ Dunes City	39	10	3	4	-20.0%	2	184,500	420	26	13	-7.1%	13	272,700	217,000	6.9%	-	-	5	84,500	-	-
238	Florence East/ Mapleton	34	6	1	3	-25.0%	2	55,000	248	18	8	0.0%	9	182,100	195,000	5.7%	-	-	1	279,900	-	-
	Grand Total	291	48	18	36	-16.3%	30	156,600	163	192	125	5.0%	115	180,500	163,000	8.1%	-	-	26	66,808	2	148,500
232	Hayden Bridge	33	18	2	9	-55.0%	12	233,600	51	53	45	-15.1%	41	224,100	199,000	18.0%	-	-	-	-	-	-
233	McKenzie Valley	70	17	7	7	-53.3%	10	317,500	298	49	22	-47.6%	16	301,200	266,300	9.2%	-	-	1	120,000	-	-
234	Pleasant Hill/Oak	91	27	12	11	-31.3%	12	241,700	87	91	39	0.0%	31	209,100	144,000	12.1%	-	-	2	145,000	-	-
235	South Lane Properties	203	70	13	35	6.1%	33	194,600	160	201	118	-7.8%	93	198,600	179,900	11.5%	1	169,000	5	285,300	1	160,000
236	West Lane Properties	80	25	7	18	-25.0%	11	169,200	123	89	61	3.4%	42	183,400	182,300	5.3%	-	-	5	104,100	1	205,100
237	Junction City	90	33	11	14	7.7%	14	208,000	162	106	59	59.5%	41	218,000	216,000	9.5%	-	-	4	68,100	-	-
239	Thurston	94	42	7	22	-15.4%	21	199,000	85	133	87	7.4%	77	200,200	187,500	14.8%	1	400,000	4	43,300	2	202,900
240	Coburg I-5	13	5	2	7	40.0%	2	227,500	118	18	15	15.4%	10	270,400	269,500	11.5%	1	176,000	-	-	-	-
241	N Gilham	47	31	-	12	-25.0%	6	428,300	204	70	41	-14.6%	33	335,100	335,000	11.6%	-	-	-	-	2	219,600
242	Ferry Street Bridge	77	41	3	34	-8.1%	16	246,500	161	130	95	-18.8%	64	251,900	228,000	7.7%	-	-	-	-	1	245,500
243	E Eugene	102	56	13	38	-11.6%	26	318,800	66	164	119	12.3%	89	281,900	248,000	4.9%	-	-	10	77,400	7	1,324,100
244	SW Eugene	170	73	20	44	10.0%	41	302,500	122	234	137	-9.9%	113	284,500	270,500	10.5%	1	140,000	5	171,600	3	299,300
245	WEugene	37	17	-	15	50.0%	6	193,500	60	54	45	9.8%	30	231,000	170,000	14.7%	-	-	2	154,500	2	239,500
246	Danebo	104	48	9	31	24.0%	21	151,200	67	162	114	-16.2%	82	148,700	164,000	6.1%	-	-	5	58,800	2	185,800
247	River Road	37	15	1	6	-62.5%	11	215,500	78	44	34	-24.4%	31	194,200	193,000	9.1%	-	-	1	52,900	1	209,000
248	Santa Clara	83	34	5	22	-37.1%	26	244,300	65	132	95	-7.8%	84	224,000	215,000	10.5%	-	-	3	33,000	2	269,800
249	Springfield	97	33	11	29	26.1%	24	133,900	112	146	98	14.0%	74	164,100	149,700	15.6%	1	321,000	3	114,500	7	183,100
250	Mohawk Valley	20	9	1	2	-75.0%	2	232,500	316	17	10	-41.2%	9	216,800	260,000	8.7%	1	65,000	2	147,200	-	-
	Grand Total	1,448	594	124	356	-12.1%	294	233,500	115	1,893	1,234	-5.3%	960	225,200	203,100	10.6%	6	211,833	52	112,065	31	467,842

ACTIVE RESIDENTIAL LISTINGS

LANE COUNTY, OR

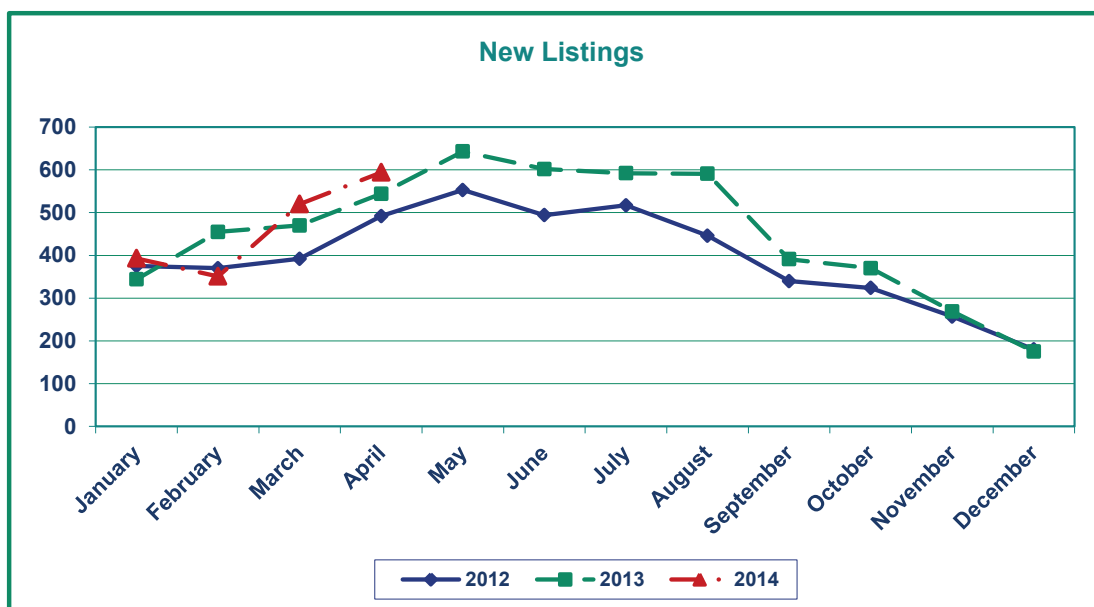
This graph shows the active residential listings over the past three calendar years in Lane County, Oregon.



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 April 2014 with April 2013. The Year-To-Date section compares 2014 year-to-date statistics through April with 2013 year-to-date statistics through April.

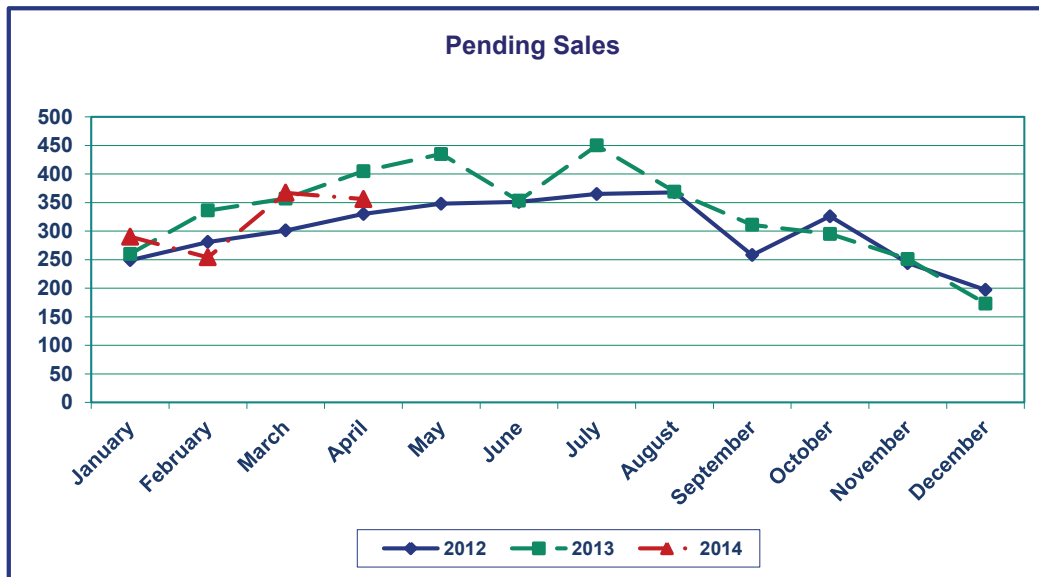
² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/13-4/30/14) with 12 months before (5/1/12-4/30/13).

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

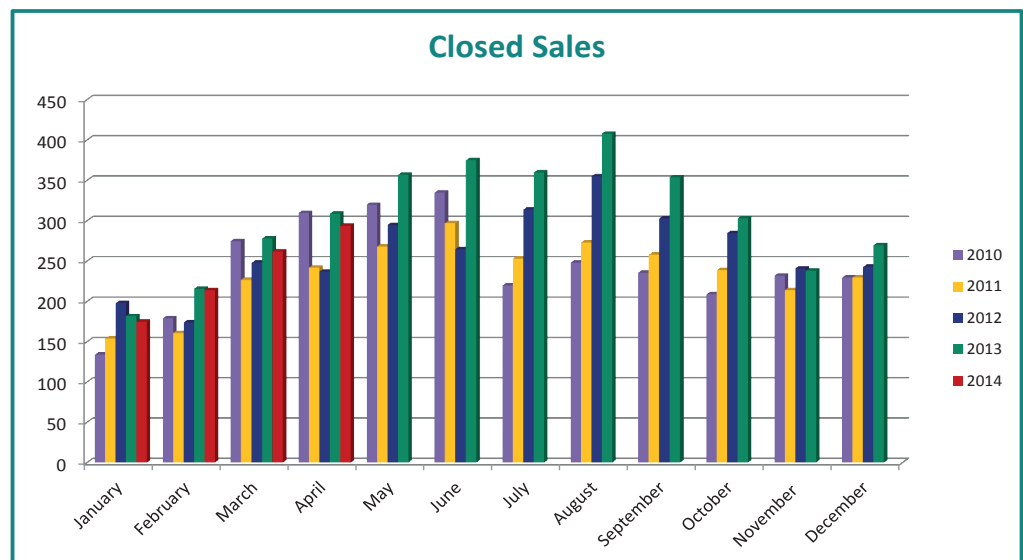
This graph represents monthly accepted offers in Lane County, Oregon over the past three calendar years.



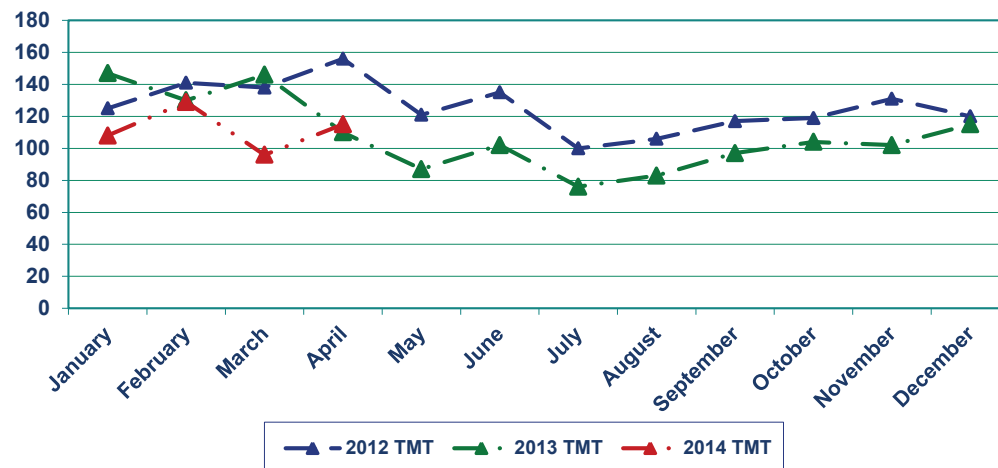
CLOSED SALES

LANE COUNTY, OR

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



Average Total Market Time

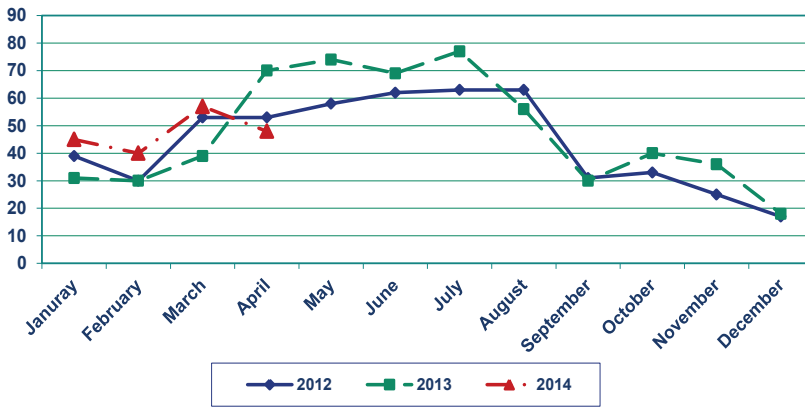


DAYS ON MARKET

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

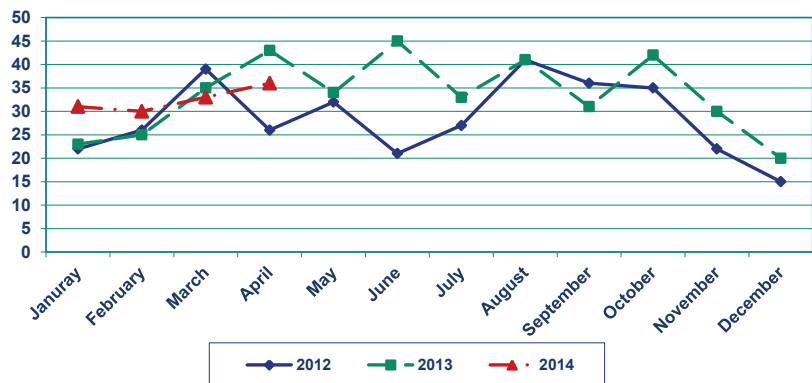
This graph represents new listings in Florence, Oregon over the past three calendar years.

PENDING LISTINGS

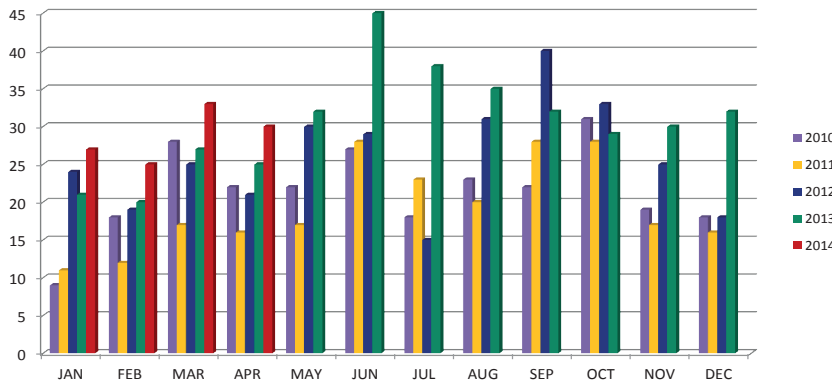
FLORENCE, OR

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

Pending Sales



Closed Sales



CLOSED SALES

FLORENCE, OR

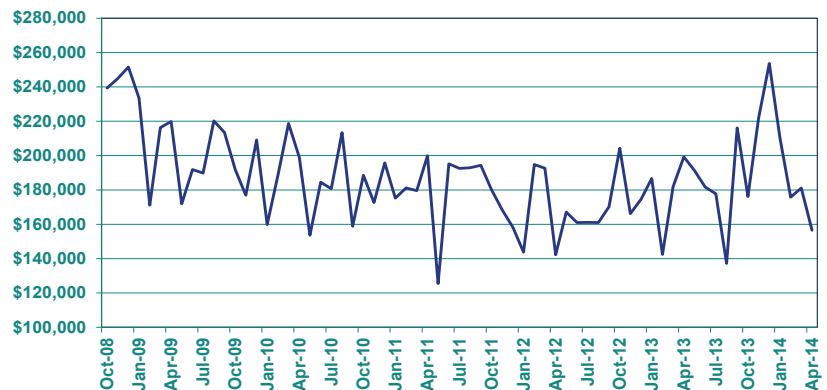
This graph shows the closed sales over the past five calendar years in Florence, Oregon.

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



Corporate
8338 NE Alderwood Rd, Suite 230
Portland, OR 97220
(503) 236-7657
Fax: (503) 230-0689

Southwest Washington
1514 Broadway, Suite 101
Vancouver, WA 98663
(360) 696-0718
Fax: (360) 696-9342

Salem
4035 12th St Cutoff SE, Suite 110
Salem, OR 97302
(503) 587-8810
Fax: (503) 585-3817

Lane County: Eugene
2139 Centennial Plaza
Eugene, OR 97401
(541) 686-2885
Fax: (541) 484-3854

Lane County: Florence
PO Box 414
Florence, OR 97439
(541) 902-2560
Fax: (541) 902-1341

Douglas County
3510 NE Edenbower
Roseburg, OR 97470
(541) 673-3571
Fax: (541) 673-6581

Curry County
16289 Hwy 101 S, Suite E
Brookings, OR 97415
(541) 469-0219
Fax: (541) 469-9695

Mid-Columbia
PO Box 1088
Hood River, OR 97031
(541) 436-2956
Fax: (541) 387-6657

Eastern Oregon
PO Box 751
Hermiston, OR 97838
(541) 567-5186
Fax: (541) 289-7320

Coos County
1946 Sherman Ave., Suite 101
North Bend, OR 97459
(541) 751-1070
Fax: (541) 751-1083

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

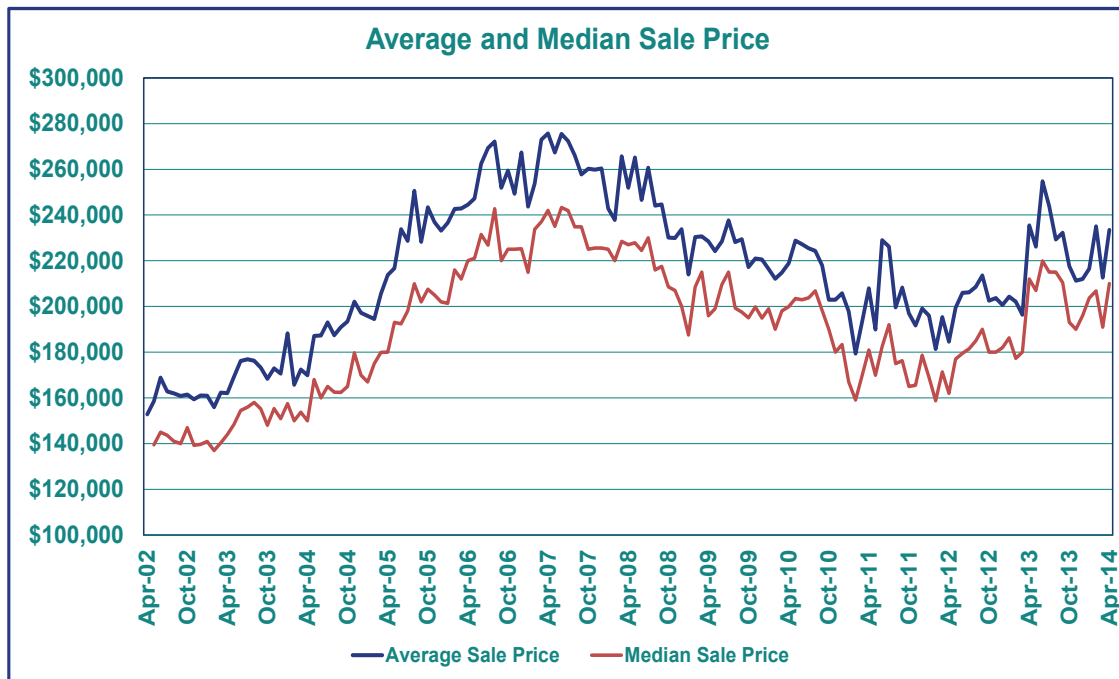
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

E-mail subscriptions are available for \$45 per year by contacting RMLS™, (503) 236-7657. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.

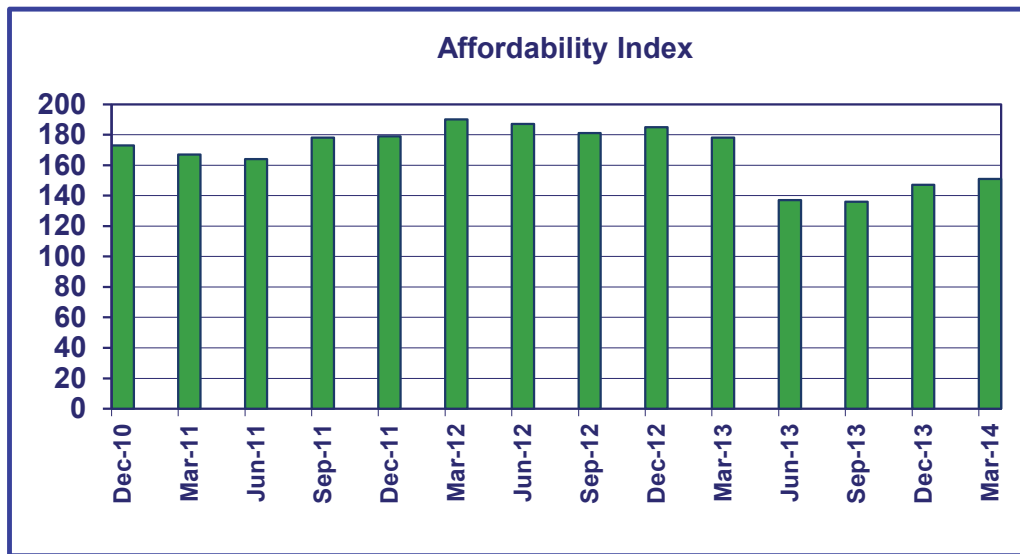
SALE PRICE LANE COUNTY, OR

This graph represents the average and median sale price for all homes sold in Greater Lane County, Oregon.



AFFORDABILITY Lane County, OR

This graph shows the affordability for housing in Lane County, Oregon in March 2014.



AFFORDABILITY - 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 (\$55,200 in 2014, per HUD) can afford 151% of a monthly mortgage payment on a median priced home (\$191,000 in March). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 4.34% (per Freddie Mac).



Brian Houston, Chairman of the Board
Kurt von Wasmuth, President/CEO
Heather Andrews, Editor