

# MARKET ACTION



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

Residential Review: Lane County, Oregon

November 2014 Reporting Period

## November Residential Highlights

Lane County saw some seasonal cooling this November, but measures are mostly strong compared to last November. Closed sales (253) show a 6.3% increase from last November (238) but decreased 37.4% from October (404). Similarly, pending sales (252) showed an edge (0.4%) over last November (251) but decreased 31.9% compared to accepted offers from October (370). New listings, at 256, were 4.8% lower than the 269 new listings from last November, and also decreased 35.0% when compared to October.

Inventory rose to 5.5 months in November, and total market time increased to 107 days.

## Year to Date Summary

Lane County has now surpassed its measures of 2013 activity. In the first eleven months of the year,

new listings (5,575), pending sales (3,742), and closed sales (3,520) have increased 3.7%, 3.7%, and 0.3%, respectively, over the same period in 2013.

## Average and Median Sale Prices

The average price during the first eleven months of 2014 was \$235,800, up 4.4% from the same period of 2013, when the average was \$225,900. In the same comparison, the median has risen 5.7% from \$200,500 to \$212,000.

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

**Average Sale Price % Change:**  
+4.4% (\$234,100 v. \$224,200)  
**Median Sale Price % Change:**  
+5.1% (\$210,000 v. \$199,900)

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	4.9
May	5.8	4.2	4.9
June	6.7	4.3	4.3
July	5.9	4.7	4.6
August	5.1	4.3	5.0
September	5.7	4.7	4.9
October	5.5	5.2	3.8
November	6.0	6.0	5.5
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	November	256	252	253	235,400	220,000	107
	October	394	370	404	241,900	214,500	88
	Year-to-date	5,575	3,742	3,520	235,800	212,000	95
2013	November	269	251	238	211,300	190,000	102
	Year-to-date	5,376	3,607	3,508	225,900	200,500	103
Change	November	-4.8%	0.4%	6.3%	11.4%	15.8%	5.0%
	Prev Mo 2014	-35.0%	-31.9%	-37.4%	-2.7%	2.6%	21.6%
	Year-to-date	3.7%	3.7%	0.3%	4.4%	5.7%	-7.6%

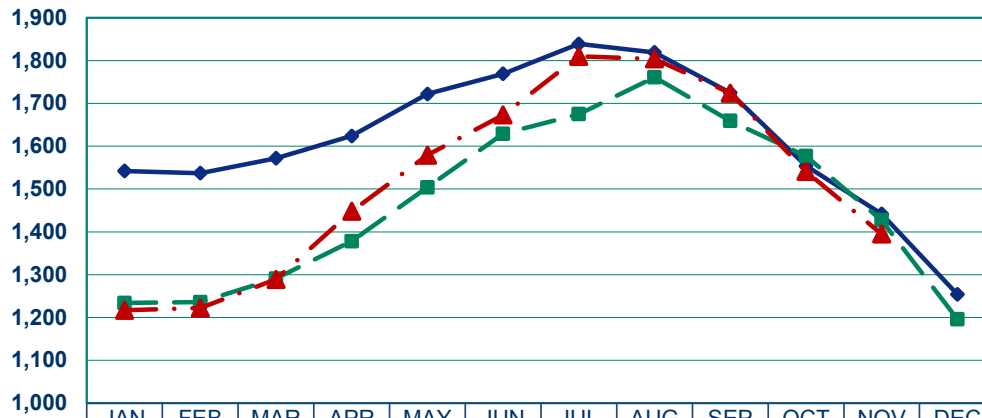
# AREA REPORT • 11/2014

## 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 2014 v. 2013 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2014 v. 2013 <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	19	-	-	1	-	0	-	-	24	11	37.5%	10	62,500	58,800	33.4%	-	-	5	41,100	-	-
226	Florence Green Trees	26	0	3	3	200.0%	2	58,500	108	68	47	42.4%	44	96,500	90,000	17.1%	-	-	-	-	-	-
227	Florence Florentine	8	-	-	3	0.0%	4	163,100	197	40	41	41.4%	42	191,000	194,000	20.1%	-	-	1	69,900	-	-
228	Florence Town	67	12	8	13	18.2%	9	165,100	89	196	137	8.7%	130	190,700	166,000	8.0%	6	467,200	15	36,600	6	313,400
229	Florence Beach	29	4	3	1	-85.7%	5	199,600	170	66	48	6.7%	47	220,200	201,000	9.4%	-	-	14	46,600	-	-
230	Florence North	41	2	3	1	-66.7%	2	191,300	55	55	38	0.0%	36	182,800	150,500	-9.7%	-	-	19	79,100	-	-
231	Florence South/ Dunes City	32	5	5	1	-50.0%	3	310,100	108	73	47	0.0%	47	295,000	255,000	4.0%	-	-	11	95,500	-	-
238	Florence East/ Mapleton	28	3	1	2	-33.3%	2	267,800	609	50	27	-3.6%	24	216,800	220,000	44.7%	1	189,000	2	215,000	-	-
	Grand Total	250	26	23	25	-16.7%	27	189,000	159	572	396	11.9%	380	193,900	172,000	8.4%	7	427,457	67	66,570	6	313,400

232	Hayden Bridge	46	9	5	12	9.1%	3	320,700	94	174	119	-9.2%	107	229,700	210,000	7.1%	-	-	-	-	-	-
233	McKenzie Valley	74	8	8	8	166.7%	3	292,300	473	144	63	-29.2%	56	278,400	246,000	-3.2%	-	-	5	109,400	1	-
234	Pleasant Hill/Oak	81	16	9	17	41.7%	8	163,400	175	250	145	16.9%	124	203,300	171,800	0.0%	1	65,000	10	121,000	2	93,800
235	South Lane Properties	156	21	17	22	-15.4%	17	172,100	171	537	351	8.7%	333	196,600	180,000	6.6%	5	310,800	23	191,200	7	194,400
236	West Lane Properties	76	8	7	9	-40.0%	13	231,000	75	242	169	-5.6%	163	211,100	192,000	1.2%	3	232,100	21	117,000	3	190,000
237	Junction City	80	15	3	15	36.4%	11	263,500	101	283	180	39.5%	162	235,500	227,300	6.8%	1	485,000	11	74,700	1	150,000
239	Thurston	80	15	11	21	31.3%	20	208,000	127	381	251	-1.6%	235	199,700	189,900	4.8%	1	400,000	11	66,600	11	305,200
240	Coburg I-5	15	2	2	-	-100.0%	4	395,800	100	57	38	-7.3%	42	315,800	281,500	4.6%	1	176,000	2	412,500	1	165,000
241	N Gilham	49	10	4	7	-36.4%	4	333,300	30	201	126	-12.5%	123	324,800	287,500	15.0%	1	1,000,000	1	35,000	5	228,200
242	Ferry Street Bridge	71	16	10	27	145.5%	18	274,100	81	421	315	7.9%	286	274,900	250,000	-1.1%	-	-	2	45,000	3	268,700
243	E Eugene	107	16	11	17	0.0%	24	278,900	93	462	317	7.1%	300	311,700	271,500	1.2%	3	311,700	27	149,000	23	1,335,800
244	SW Eugene	178	24	18	21	-16.0%	26	321,700	88	696	425	1.4%	411	304,600	274,000	1.0%	1	140,000	23	144,100	13	253,700
245	WEugene	29	7	10	10	-28.6%	11	188,000	60	174	133	9.9%	127	213,500	185,000	13.5%	1	1,425,000	6	253,000	9	269,000
246	Danebo	128	38	14	29	-3.3%	30	160,200	86	526	363	0.8%	332	159,100	170,000	7.1%	2	87,500	8	114,600	4	210,500
247	River Road	37	6	3	3	-66.7%	14	221,700	105	165	114	-9.5%	114	195,700	192,500	6.7%	-	-	5	67,400	6	214,500
248	Santa Clara	86	23	11	17	21.4%	22	241,400	73	400	297	8.0%	284	235,200	225,000	7.5%	-	-	4	38,500	5	239,700
249	Springfield	87	19	12	16	-20.0%	20	171,500	90	402	291	14.6%	280	165,700	151,500	10.4%	3	295,300	6	93,300	22	204,500
250	Mohawk Valley	15	3	3	1	-66.7%	5	359,400	365	60	45	-8.2%	41	337,100	325,000	28.6%	1	65,000	8	126,700	-	-
	Grand Total	1,395	256	158	252	0.4%	253	235,400	107	5,575	3,742	3.7%	3,520	235,800	212,000	4.4%	24	333,429	173	132,673	116	448,334

### Active Residential Listings



### ACTIVE RESIDENTIAL LISTINGS

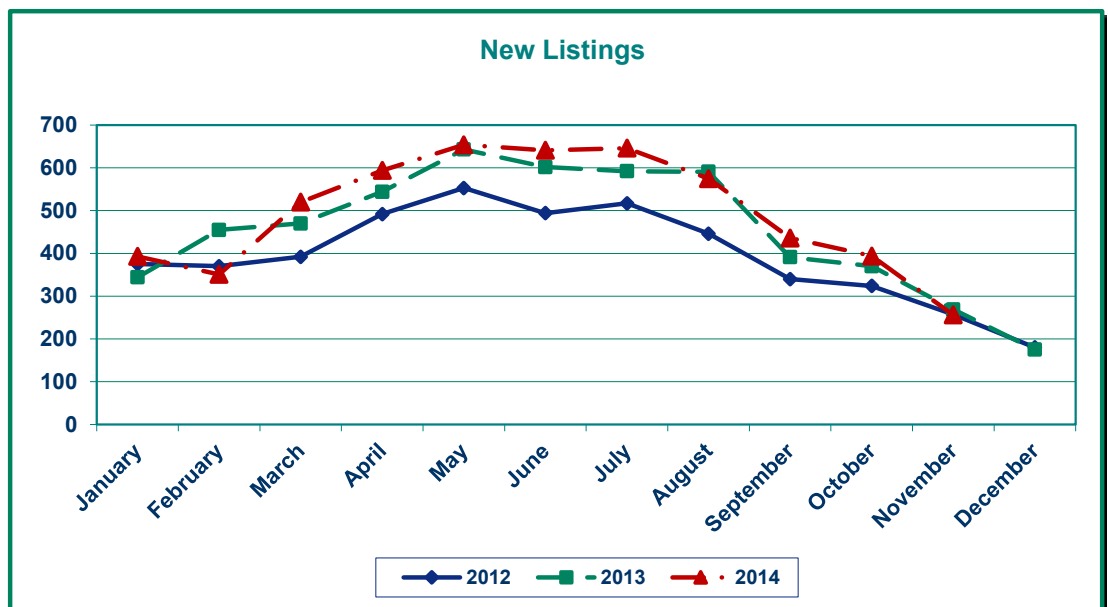
#### LANE COUNTY, OR

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

### NEW LISTINGS

#### LANE COUNTY, OR

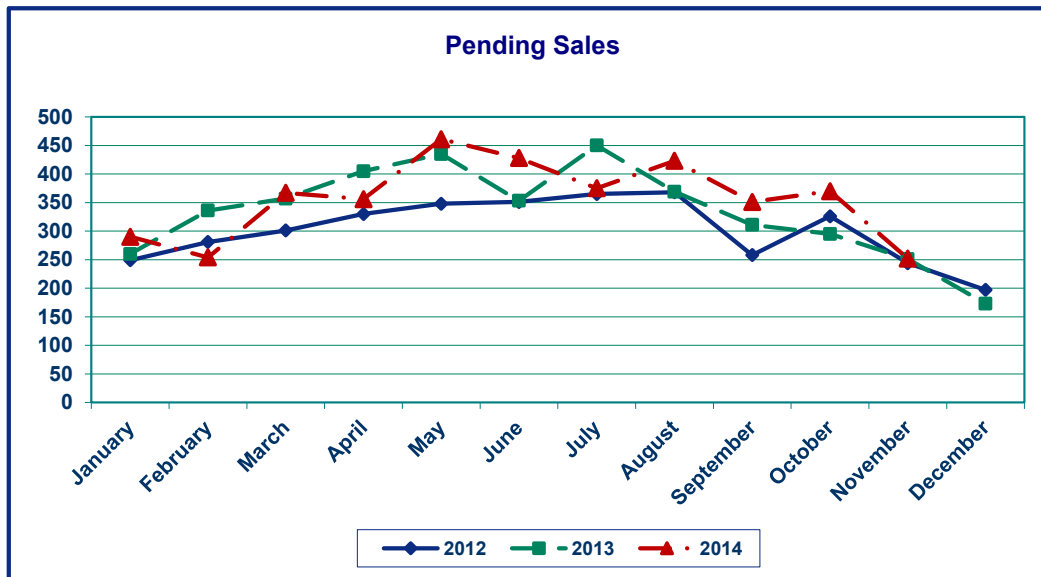
*This graph shows the new residential listings over the past three calendar years in Lane County, Oregon.*



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2014 with November 2013. The Year-To-Date section compares 2014 year-to-date statistics through November with 2013 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 (12/1/13-11/30/14) with 12 months before (12/1/12-11/30/13).

<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

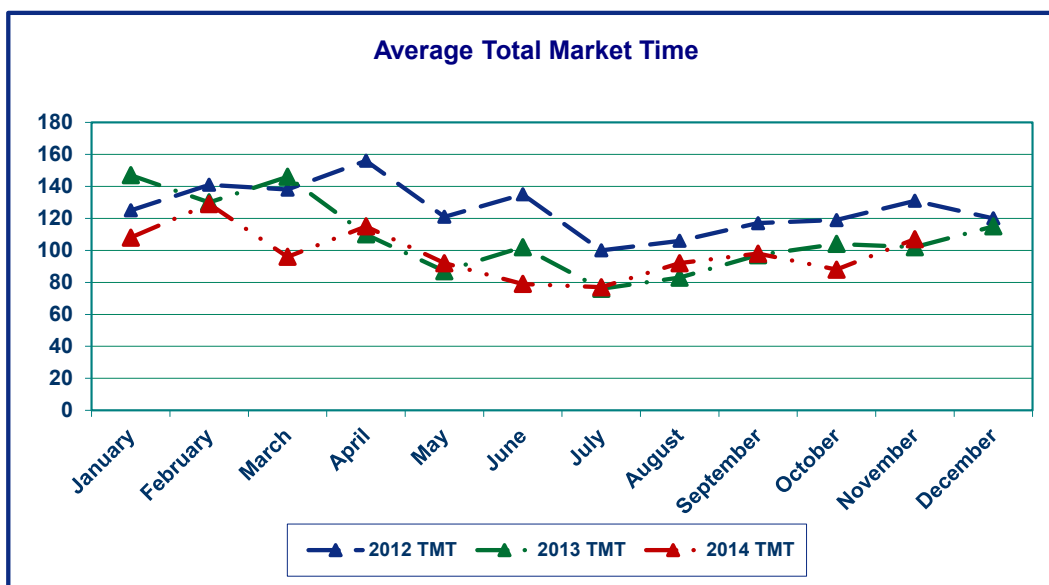
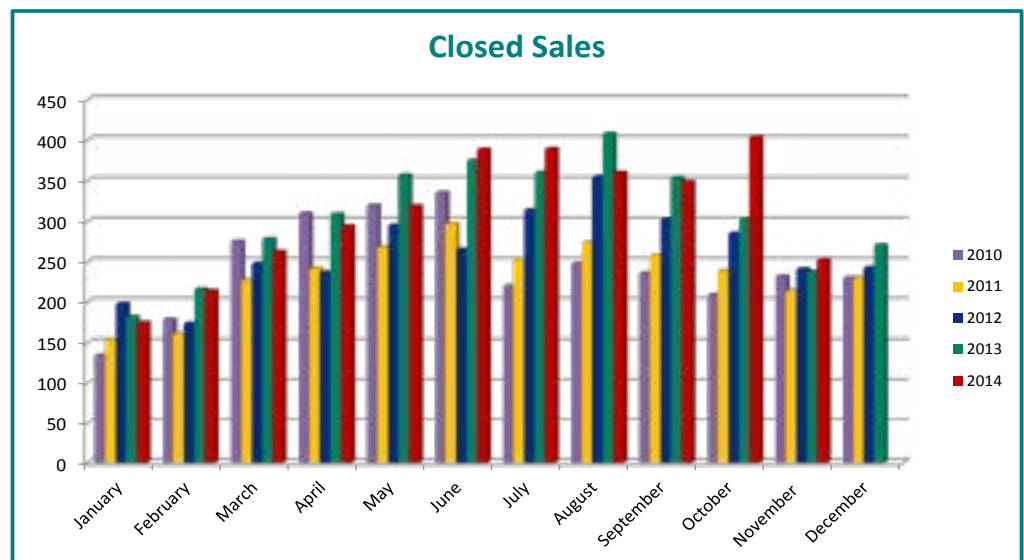
### LANE COUNTY, OR

*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.*

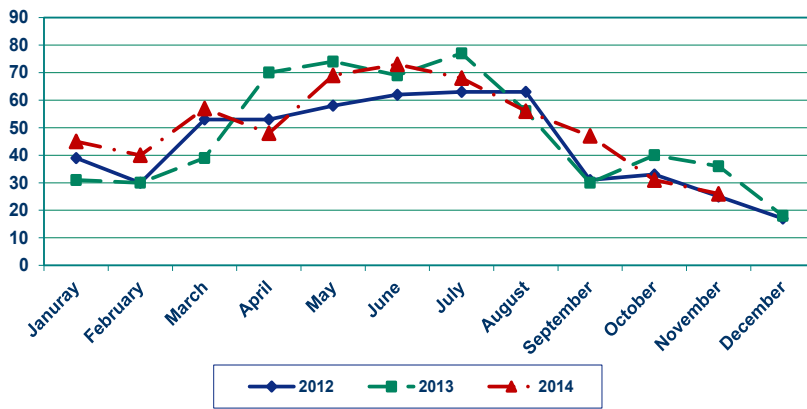


## DAYS ON MARKET

### 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

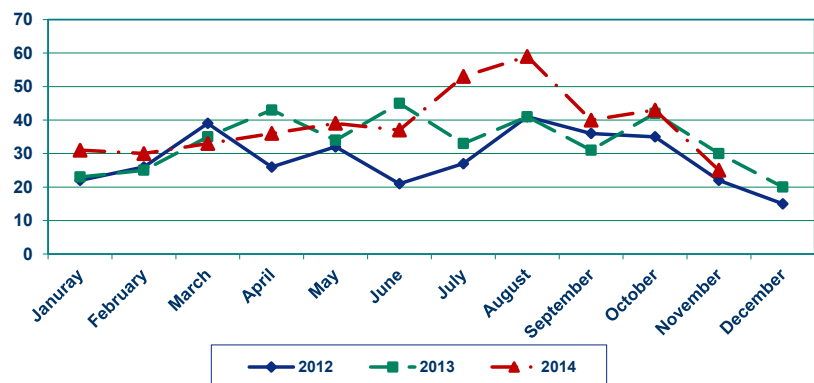
*This graph represents new listings in Florence, Oregon over the past three calendar years.*

### PENDING LISTINGS

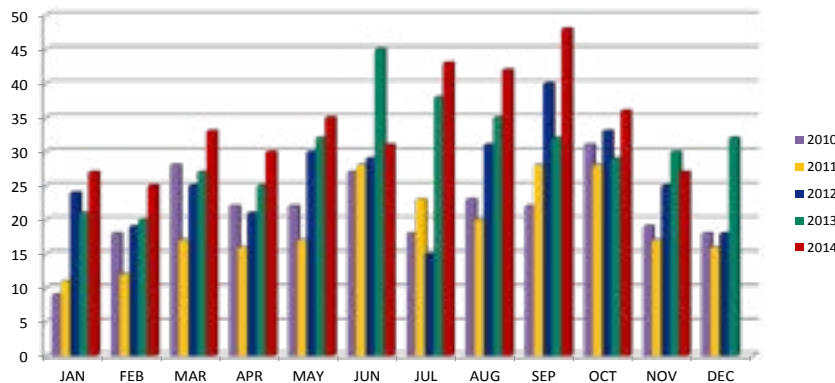
#### FLORENCE, OR

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

### Pending Sales



### Closed Sales



### CLOSED SALES

#### FLORENCE, OR

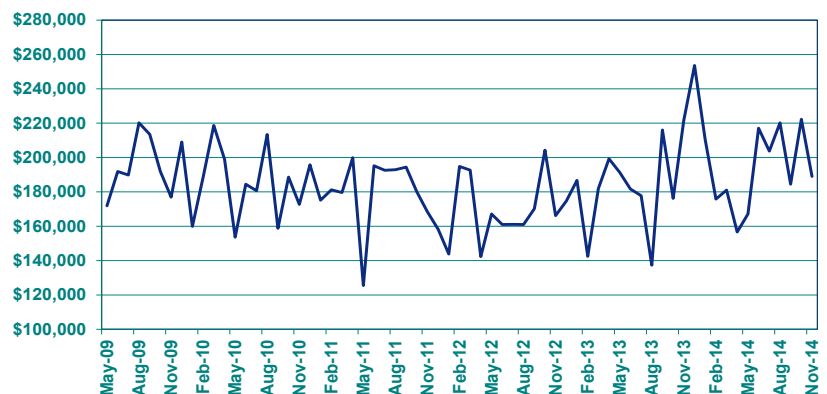
*This graph shows the closed sales over the past five calendar years in Florence, Oregon.*

### 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



**SALE PRICE**  
**LANE COUNTY, OR**

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

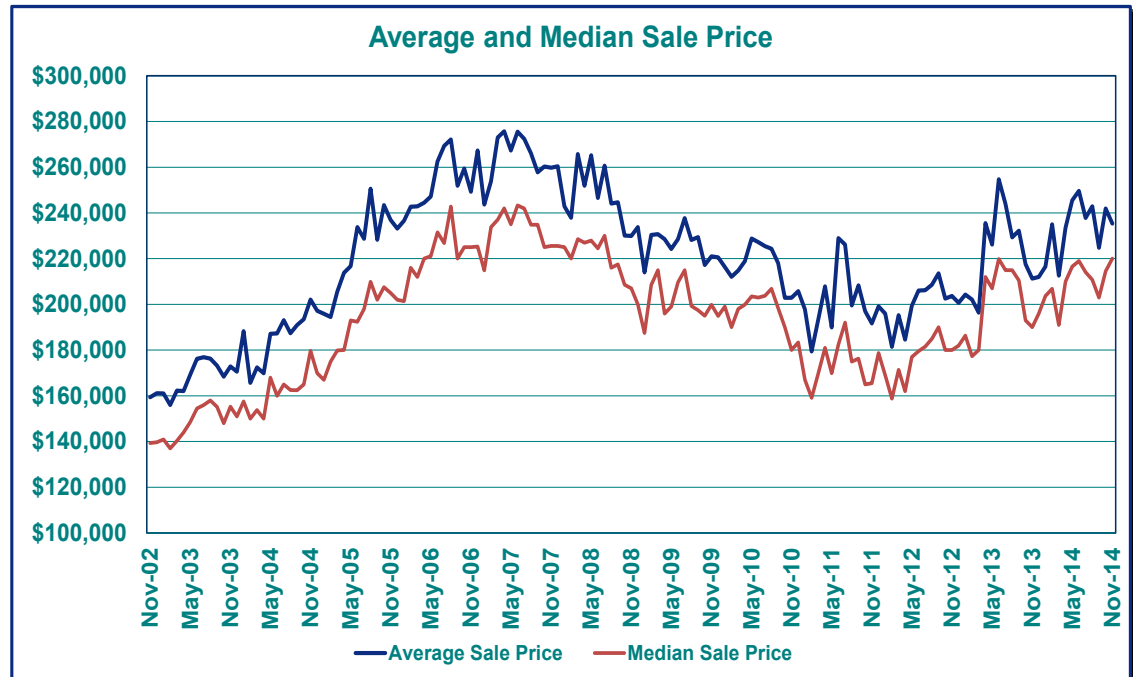
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