

# MARKET ACTION

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

Residential Review: Lane County, Oregon

June 2009 Reporting Period

## June Residential Highlights

Sales activity in Lane County was mixed in June, when compared with June 2008. Pending sales grew 12.8%, while closed sales dropped 7%. New listings also fell 22.5%.

On the other hand, comparing June 2009 with May 2009, closed sales grew 18.6% (293 v. 247) and pending sales were up 10% (352 v. 320). New listings increased 6.5% (560 v. 526).

At the month's rate of sales, the 1,998 active residential listings would last approximately 6.8 months, its lowest point since August 2007.

## Second Quarter Report

Comparing the second quarter of 2009 (April-June) with that of 2008, pending sales grew 1.9% (938 v. 921), while closed sales fell 12% (736 v. 836). New listings dropped 23% (1,640 v. 2,131).

## Sale Prices

The average sale price for June 2009 was down 7.3% compared to June 2008, while the median sale price dropped 6.6%. See residential highlights table below.

Month-to-month, the average sale price and median sale price were up when compared with May; the average sale price increased 1.9% (\$228,500 v. \$224,200) and the median sale price was up 5.3% (\$209,600 v. \$199,000).

Inventory in Months*			
	2007	2008	2009
January	5.6	10.2	20.6
February	4.9	9	13.1
March	4.5	8.4	9.7
April	4.7	9.5	10.5
May	4.5	8.6	8.1
June	4.6	8.1	6.8
July	6	8.8	
August	5.1	8.1	
September	8	10.2	
October	7.2	9.2	
November	8.3	11.4	
December	7	10.7	

\*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.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
<b>Average Sale Price % Change:</b>	-9.2% (\$234,800 v. \$258,700)
<b>Median Sale Price % Change:</b>	-8.5% (\$210,000 v. \$229,500)

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	Current Listing Market Time	Total Market Time
2009	June	560	352	293	228,500	209,600		124
	Year-to-date	3,053	1,555	1,186	226,700	204,000		134
2008	June	723	312	315	246,600	224,500	81	
	Year-to-date	3,931	1,690	1,485	252,100	225,000	86	
Change	June	-22.5%	12.8%	-7.0%	-7.3%	-6.6%	N/A	N/A
	Year-to-date	-22.3%	-8.0%	-20.1%	-10.1%	-9.3%	N/A	N/A

\*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.

# AREA REPORT • 6/2009

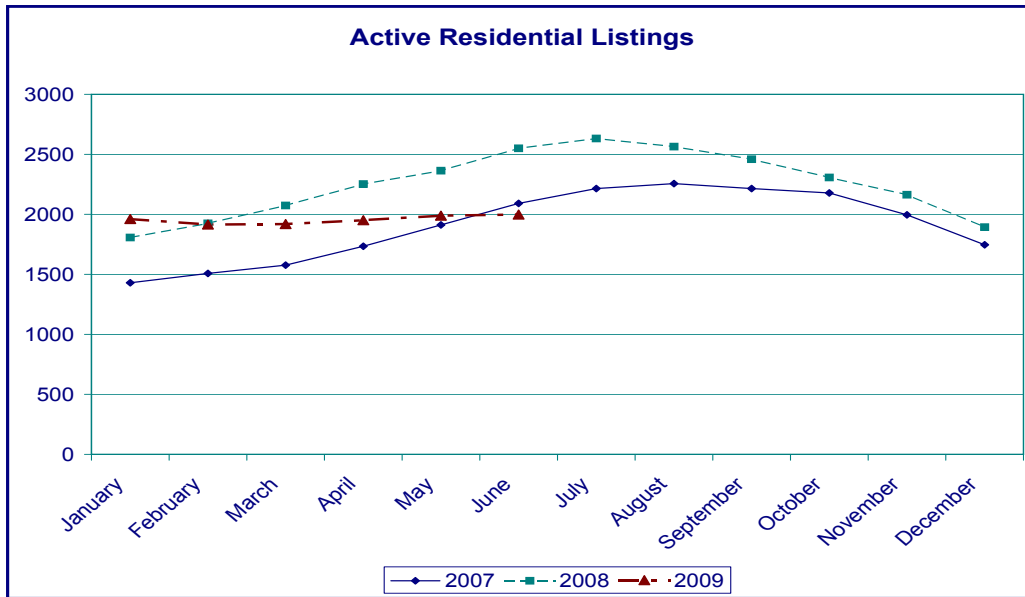
## Lane County, Oregon

		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 <sup>3</sup>	Expired-Canceled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>4</sup>	New Listings	Pending Sales 2009	Pending Sales 2009 v. 2008	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	6	1	1	0.0%	-	-	-	12	4	0.0%	3	123,300	145,000	15.2%	-	-	1	20,000	-	-
226	Florence Green Trees	37	2	-	-	-100.0%	2	100,000	226	23	8	-42.9%	9	114,300	109,000	-6.3%	-	-	1	71,000	-	-
227	Florence Florentine	29	5	1	2	0.0%	-	-	-	20	5	-16.7%	3	210,000	205,000	-6.7%	-	-	-	-	-	-
228	Florence Town	169	19	28	4	0.0%	10	205,100	290	90	35	-22.2%	33	224,200	221,500	-18.3%	3	557,600	1	70,000	1	212,000
229	Florence Beach	58	7	8	3	0.0%	3	201,800	249	40	13	-13.3%	10	227,500	221,300	-4.0%	-	-	1	234,000	-	-
230	Florence North	56	8	2	1	-50.0%	-	0	-	35	7	-22.2%	4	179,800	176,000	-7.9%	-	-	7	111,800	-	-
231	Florence South/Dunes City	60	7	5	5	400.0%	3	199,000	76	39	14	40.0%	8	233,300	226,300	-28.4%	-	-	-	-	-	-
238	Florence East/Mapleton	31	-	1	-	-100.0%	-	-	-	10	1	-87.5%	1	170,000	170,000	-14.7%	-	-	1	13,000	-	-
	<b>Grand Total</b>	<b>459</b>	<b>54</b>	<b>46</b>	<b>16</b>	<b>-15.8%</b>	<b>18</b>	<b>191,900</b>	<b>240</b>	<b>269</b>	<b>87</b>	<b>-21.6%</b>	<b>71</b>	<b>203,600</b>	<b>195,000</b>	<b>-14.2%</b>	<b>3</b>	<b>557,600</b>	<b>12</b>	<b>99,200</b>	<b>1</b>	<b>212,000</b>
232	Hayden Bridge	64	15	9	13	44.4%	9	212,200	128	95	48	-22.6%	37	205,500	207,000	-11.1%	-	-	1	119,000	3	259,500
233	McKenzie Valley	100	19	13	3	0.0%	3	303,700	376	93	15	-21.1%	14	318,700	225,500	-6.1%	-	-	2	377,500	0	-
234	Pleasant Hill/Oak	129	30	14	16	166.7%	7	222,200	260	133	43	-17.3%	29	233,800	178,000	-6.9%	1	100,000	10	69,500	0	-
235	South Lane Properties	250	64	34	26	0.0%	22	210,700	111	320	133	-12.5%	92	192,200	175,000	-12.2%	-	-	4	108,200	1	265,000
236	West Lane Properties	115	36	12	23	64.3%	21	225,100	176	165	95	39.7%	66	211,400	188,300	-14.1%	-	-	8	118,000	0	-
237	Junction City	108	26	14	12	33.3%	14	192,000	218	150	63	18.9%	49	233,500	197,900	-14.4%	1	286,000	2	362,500	3	296,300
239	Thurston	130	40	16	23	0.0%	25	223,100	136	210	111	-23.4%	92	197,300	184,200	-8.2%	-	-	2	74,500	1	175,000
240	Coburg I-5	38	9	6	6	0.0%	3	235,800	47	53	22	10.0%	14	335,000	272,500	10.1%	-	-	3	66,800	1	250,000
241	N Gilham	71	20	12	16	77.8%	13	232,800	100	112	64	14.3%	50	316,800	253,500	-3.6%	-	-	-	-	2	292,700
242	Ferry Street Bridge	147	53	21	34	41.7%	32	261,200	131	254	142	10.9%	117	261,900	242,000	-12.4%	-	-	-	-	4	300,200
243	E Eugene	114	34	20	26	-7.1%	19	332,700	117	224	114	-10.2%	85	310,400	267,600	-4.1%	4	539,500	5	244,600	9	336,100
244	SW Eugene	204	56	41	39	-11.4%	29	285,100	92	311	151	-24.1%	115	290,100	278,000	-4.2%	-	-	7	217,100	2	262,500
245	W Eugene	52	16	9	15	15.4%	12	185,900	107	89	49	-39.5%	35	191,800	171,000	3.5%	2	134,000	-	-	3	263,600
246	Danebo	171	51	26	35	2.9%	25	168,600	56	310	182	-6.7%	141	163,600	175,000	-11.5%	2	219,500	2	46,000	2	235,000
247	River Road	36	13	7	9	-40.0%	3	198,500	93	76	43	-18.9%	34	186,800	195,800	-10.0%	-	-	6	27,000	2	222,500
248	Santa Clara	122	37	21	28	33.3%	29	236,700	86	224	141	4.4%	107	236,400	229,900	-12.4%	-	-	2	58,000	4	222,100
249	Springfield	120	39	30	25	-3.8%	26	157,300	143	209	129	-4.4%	104	149,500	150,000	-10.8%	2	885,000	3	55,000	7	260,300
250	Mohawk Valley	27	2	2	3	50.0%	1	265,000	11	25	10	0.0%	5	185,100	227,500	-20.8%	-	-	2	165,000	0	-
	<b>Grand Total</b>	<b>1,998</b>	<b>560</b>	<b>307</b>	<b>352</b>	<b>12.8%</b>	<b>293</b>	<b>228,500</b>	<b>124</b>	<b>3053</b>	<b>1555</b>	<b>-8.0%</b>	<b>1,186</b>	<b>226,700</b>	<b>204,000</b>	<b>-9.3%</b>	<b>12</b>	<b>418,400</b>	<b>59</b>	<b>129,300</b>	<b>44</b>	<b>275,200</b>

## ACTIVE RESIDENTIAL LISTINGS

**LANE COUNTY, OR**

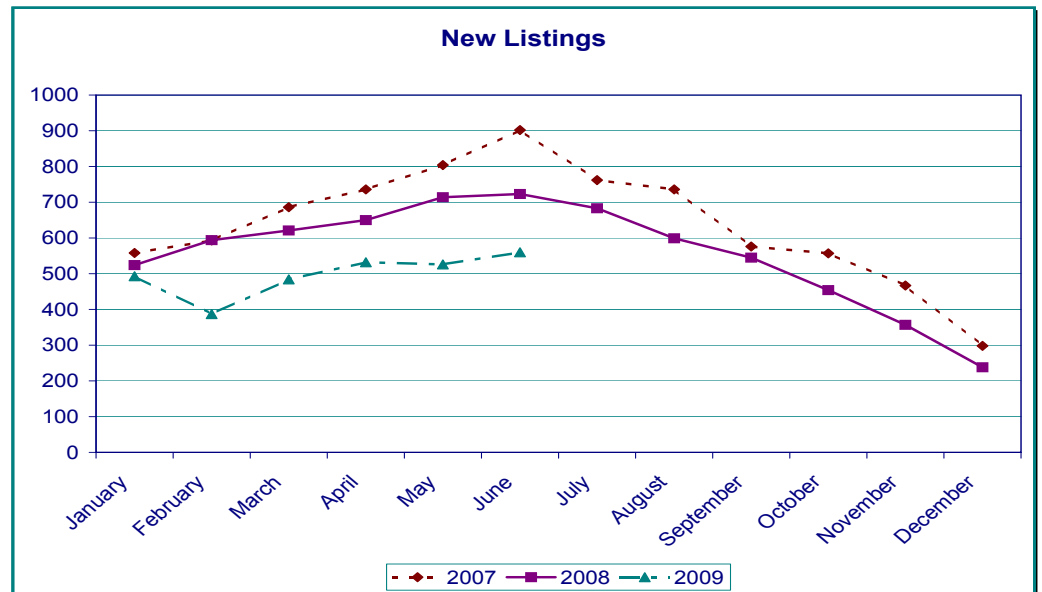
*This graph shows the active residential listings over the past three calendar years in Lane County, Oregon.*



## 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 June 2009 with June 2008. The Year-To-Date section compares year-to-date statistics from June 2009 with year-to-date statistics from June 2008.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/08-6/30/09) with 12 months before (7/1/07-6/30/08).

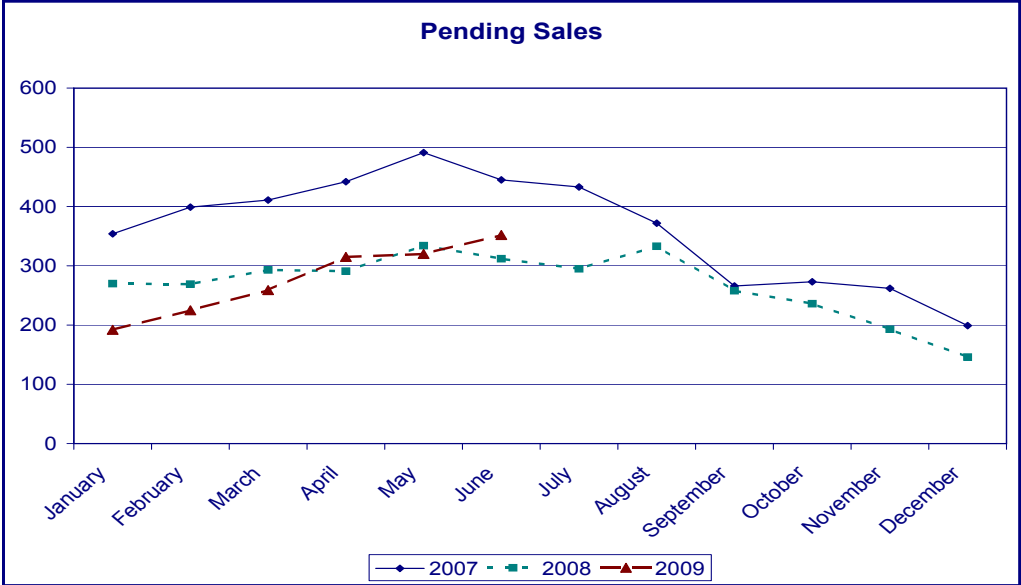
<sup>3</sup> As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

<sup>4</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**

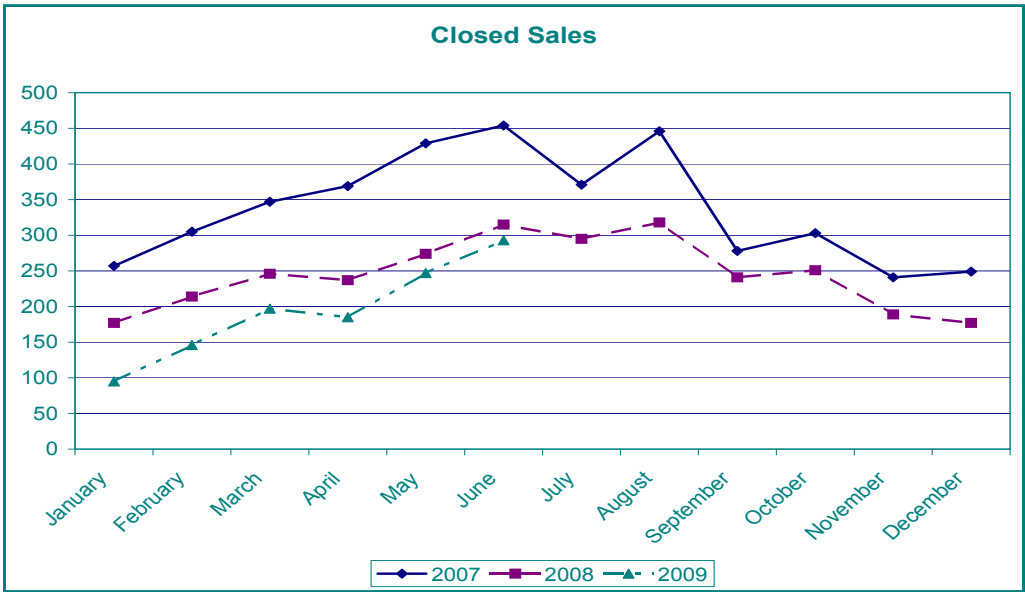
*This graph represents monthly accepted offers in Lane County, Oregon over the past three calendar years.*



**CLOSED SALES**

**LANE COUNTY, OR**

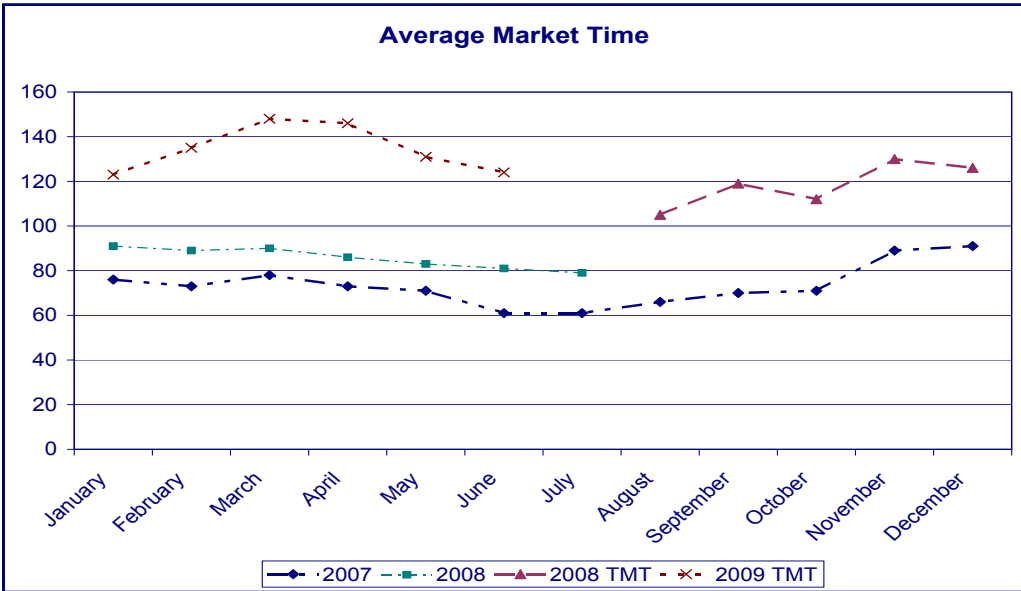
*This graph shows the closed sales over the past three calendar years in Lane County, Oregon.*



**DAYS ON MARKET**

**LANE COUNTY, OR**

*This graph shows the average market time for sales in Lane County, Oregon. \*As of August 2008, graph now reports "Total Days on Market" - for details read footnotes on page 3.*





MULTIPLE LISTING SERVICE

Corporate

825 NE Multnomah, Suite 270
Portland, OR 97232
(503) 236-7657
Fax: (503) 230-0689

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

Salem

2110 Mission St. SE, Suite 305
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 Oregon
1299 NW Ellan, Suite 3
Roseburg, OR 97470
(541) 673-3571
Fax: (541) 673-6581

Curry County
PO Box 6307
Brookings, OR 97415
(541) 469-0219
Fax: (541) 469-9695

Mid-Columbia
PO Box 1088
Hood River, OR 97031
(541) 436-2956
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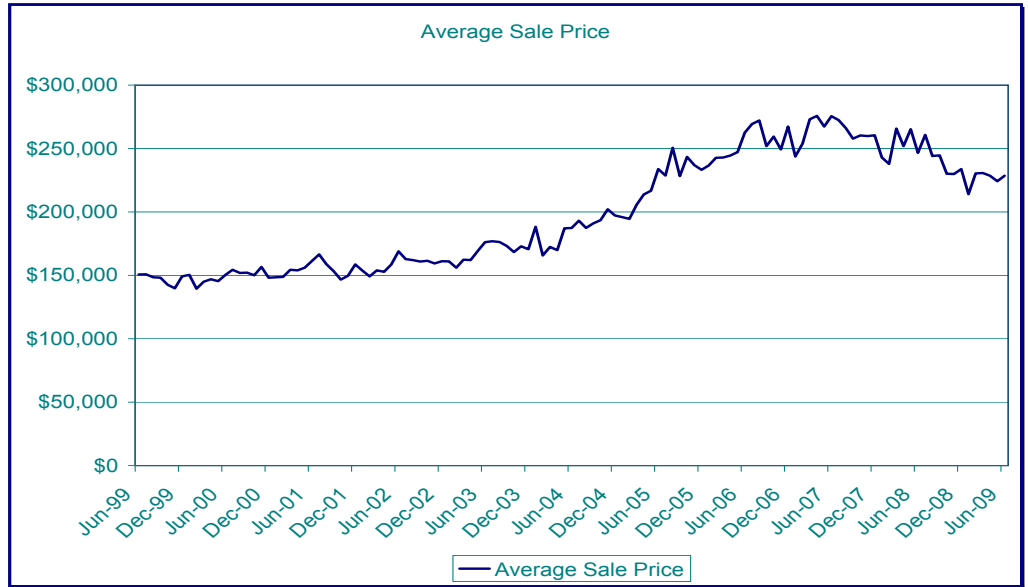
Eastern Oregon
PO Box 751
Hermiston, OR 97838
(541) 567-5186
Fax: (541) 289-7320

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

AVERAGE SALE PRICE

LANE COUNTY, OR

This graph represents the average 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™.

Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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