

MARKET ACTION



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

Residential Review: Lane County, Oregon

August 2019 Reporting Period

August Residential Highlights

August brought mixed numbers to Lane County, with numbers ending cooler than in August 2018. There were 520 closed sales, a 9.6% decrease from August 2018 (575) but outpacing July 2019 (492) by 5.7%.

New listings (641) fell 9.8% short of the 711 new listings offered last year in August 2018 but rose 4.7% over the 612 new listings offered last month in July 2019.

There were 502 pending sales, falling three short of August 2018 (505, -0.6%) and 9.4% of July 2019 (554).

Total market time decreased by two days in August to end at 37 days, while inventory rose just slightly to 1.6 months.

Year to Date Summary

Activity is cooler so far in 2019 compared with 2018. Comparing the first eight months of each, pending sales (3,556) have decreased 5.7%, closed sales (3,295) have decreased 7.5%, and new listings (4,359) have decreased 8.5%.

Average and Median Sale Prices

Comparing 2019 to 2018 through August, the average sale price has increased 5.6% from \$307,200 to \$324,500. In the same comparison, the median sale price has increased 5.2% from \$280,500 to \$295,000.

Inventory in Months*			
	2017	2018	2019
January	2.1	1.7	2.2
February	2.2	1.8	2.0
March	1.7	1.4	1.8
April	1.8	1.5	1.7
May	1.6	1.6	1.5
June	1.7	1.7	1.6
July	2.0	1.8	1.5
August	2.0	1.7	1.6
September	2.2	2.4	
October	2.0	2.1	
November	2.0	2.2	
December	1.7	1.9	

*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.

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

Average Sale Price % Change:
+7.1% (\$321,000 v. \$299,600)
Median Sale Price % Change:
+5.5% (\$290,000 v. \$275,000)

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

Greater Lane Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2019	August	641	502	520	343,000	308,000	37
	July	612	554	492	342,600	300,000	39
	Year-to-date	4,359	3,556	3,295	324,500	295,000	47
2018	August	711	505	575	318,600	299,000	36
	Year-to-date	4,762	3,772	3,564	307,200	280,500	45
Change	August	-9.8%	-0.6%	-9.6%	7.7%	3.0%	3.1%
	Prev Mo 2019	4.7%	-9.4%	5.7%	0.1%	2.7%	-5.1%
	Year-to-date	-8.5%	-5.7%	-7.5%	5.6%	5.2%	4.3%

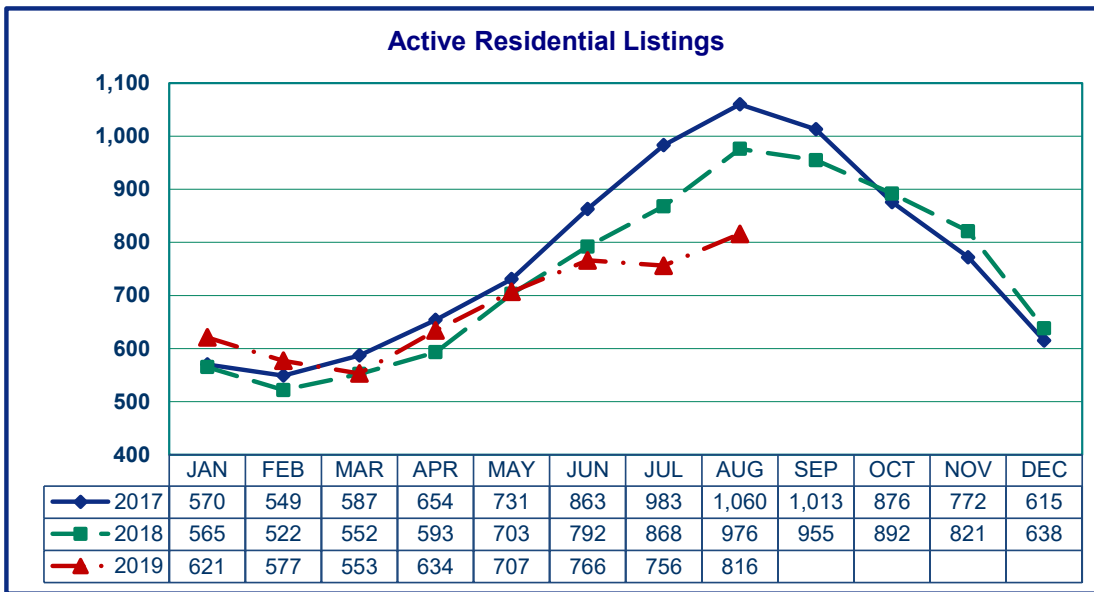
AREA REPORT • 8/2019

Lane County, Oregon

		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2019 v. 2018 ¹	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
225	Florence Coast Village	10	3	3	-	-100.0%	1	116,000	29	16	7	-46.2%	7	119,600	116,000	106	63.1%	-	-	4	68,500	-	-	
226	Florence Green Trees	7	6	0	2	-80.0%	2	160,000	70	25	19	-45.7%	18	176,100	182,500	45	27.9%	-	-	-	-	-	-	
227	Florence Florentine	7	2	0	3	-25.0%	2	269,500	1	21	18	-21.7%	16	278,400	290,000	56	10.0%	-	-	-	-	-	-	
228	Florence Town	40	23	2	22	10.0%	16	294,900	45	150	120	-14.9%	111	285,900	267,500	57	10.8%	2	265,000	15	114,000	5	259,500	
229	Florence Beach	16	9	1	7	-36.4%	9	244,400	13	64	51	-3.8%	53	308,200	280,000	96	2.4%	-	-	14	50,500	-	-	
230	Florence North	24	11	4	7	-30.0%	4	351,200	188	53	38	11.8%	30	327,800	342,500	104	-2.2%	1	380,000	14	102,200	-	-	
231	Florence South/ Dunes City	21	12	4	8	60.0%	4	378,500	108	58	43	22.9%	37	312,700	294,000	96	-16.1%	-	-	9	140,900	1	226,000	
238	Florence East/ Mapleton	24	6	1	5	25.0%	2	385,000	36	45	24	-25.0%	21	251,900	189,000	144	19.8%	-	-	7	84,000	-	-	
	Grand Total	149	72	15	54	-16.9%	40	289,500	57	432	320	-12.6%	293	284,000	269,000	80	10.5%	3	303,300	63	94,900	6	253,900	
232	Hayden Bridge	11	16	3	11	-26.7%	20	360,700	55	123	117	-5.6%	110	310,100	287,000	44	6.6%	1	469,900	2	97,500	6	444,600	
233	McKenzie Valley	55	19	5	12	9.1%	10	386,200	70	126	59	-11.9%	51	431,100	435,000	66	21.8%	-	-	11	206,000	-	-	
234	Pleasant Hill/Oak	48	23	4	17	-15.0%	22	288,400	45	167	120	2.6%	112	290,300	256,000	83	7.8%	2	245,000	19	182,200	3	298,500	
235	South Lane Properties	105	67	8	44	-35.3%	59	329,500	48	427	336	-13.6%	309	304,200	271,000	69	6.2%	6	217,900	31	115,300	8	304,400	
236	West Lane Properties	40	33	2	34	41.7%	21	263,400	78	181	155	-21.3%	130	320,000	295,000	58	-2.6%	1	82,500	8	193,800	1	300,000	
237	Junction City	43	27	5	25	25.0%	18	370,600	35	168	132	-22.4%	123	336,100	308,000	57	13.4%	3	570,200	13	266,200	5	304,100	
239	Thurston	46	38	8	32	0.0%	36	324,900	12	296	246	-3.9%	231	290,600	275,000	35	7.0%	-	-	5	67,500	6	291,600	
240	Coburg I-5	8	3	1	4	0.0%	5	618,500	38	48	38	-11.6%	50	521,600	384,200	38	31.5%	-	-	2	93,500	-	-	
241	N Gilham	39	25	5	19	-38.7%	21	437,700	78	168	139	-20.6%	136	418,000	420,000	62	14.1%	-	-	1	1,275,000	2	452,500	
242	Ferry Street Bridge	47	44	8	34	-12.8%	35	416,200	27	334	279	-2.8%	253	366,300	339,900	41	4.0%	-	-	9	107,200	5	363,600	
243	E Eugene	55	51	11	43	34.4%	40	480,100	38	333	256	-2.3%	234	417,100	370,800	39	11.7%	1	25,000	11	142,400	15	430,100	
244	SW Eugene	113	82	20	52	2.0%	68	391,800	45	499	379	-7.8%	362	398,900	368,300	57	10.2%	1	200,000	13	110,000	13	393,500	
245	W Eugene	33	21	4	14	55.6%	15	307,400	18	184	153	21.4%	137	264,000	255,700	33	-1.6%	5	301,000	8	225,100	14	491,600	
246	Danebo	46	60	6	54	25.6%	60	230,200	22	428	389	6.9%	367	233,700	250,000	34	4.5%	3	264,300	4	169,700	5	310,300	
247	River Road	25	16	0	18	-10.0%	24	300,400	18	167	143	23.3%	129	277,800	274,000	32	4.7%	-	-	3	186,500	6	299,100	
248	Santa Clara	44	50	6	36	-14.3%	32	319,400	22	323	275	-10.1%	261	322,300	310,000	33	1.1%	-	-	4	66,300	1	285,000	
249	Springfield	44	56	4	42	2.4%	31	244,500	26	339	300	-9.6%	270	242,800	235,000	36	10.2%	9	321,700	6	94,900	9	280,200	
250	Mohawk Valley	14	10	1	11	266.7%	3	483,500	56	48	40	33.3%	30	378,900	385,200	96	-1.2%	-	-	7	190,300	-	-	
	Grand Total	816	641	101	502	-0.6%	520	343,000	37	4,359	3,556	-5.7%	3,295	324,500	295,000	47	7.1%	32	296,200	157	162,300	99	372,700	

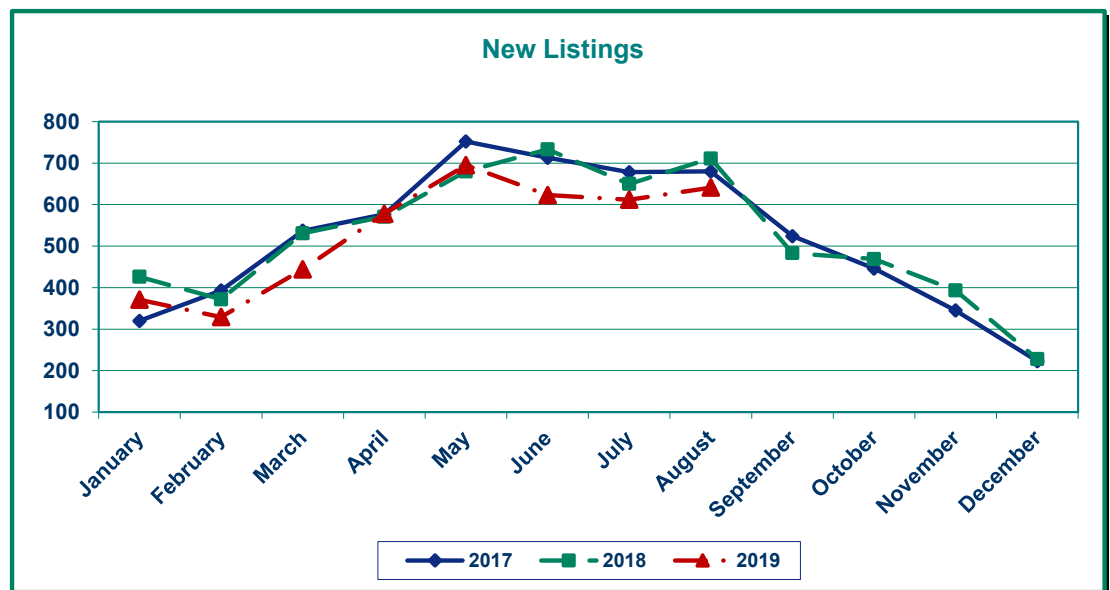
ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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



NEW LISTINGS GREATER LANE COUNTY, OR

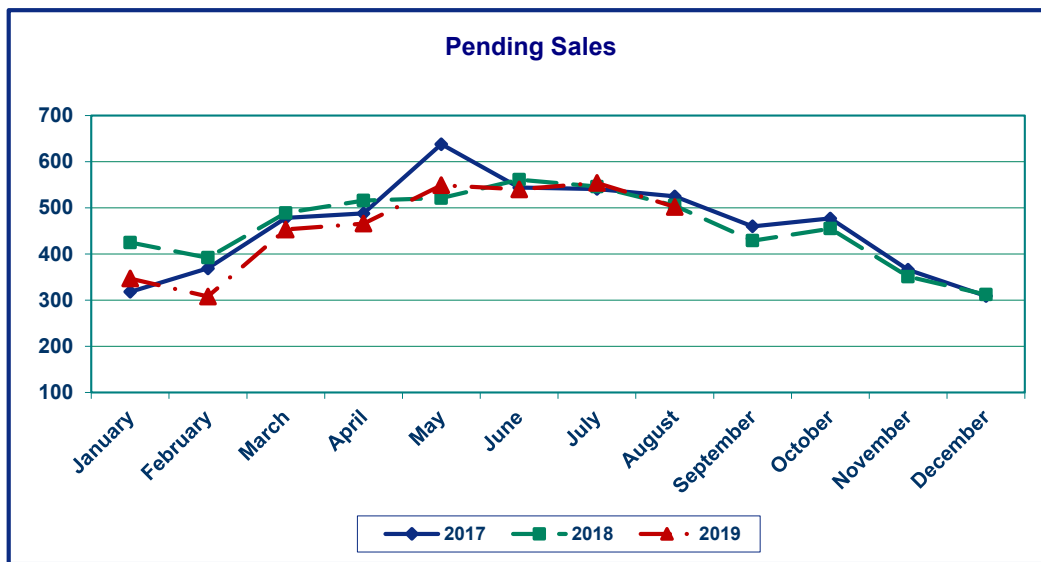
This graph shows the new residential listings over the past three calendar years in Greater Lane County, Oregon.



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2019 with August 2018. The Year-To-Date section compares 2019 year-to-date statistics through August with 2018 year-to-date statistics through August.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/18-8/31/19) with 12 months before (9/1/17-8/31/18).

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

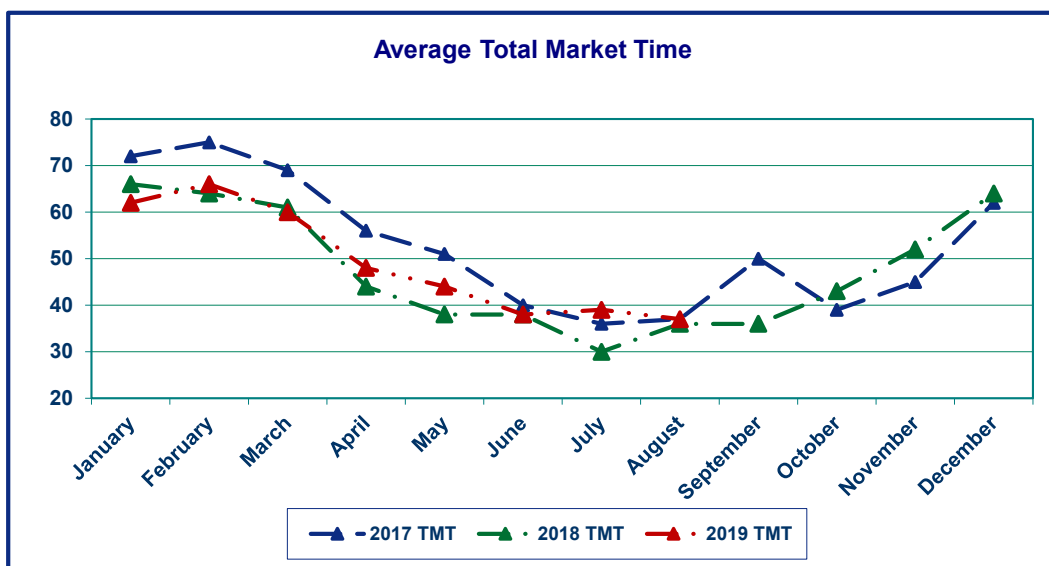
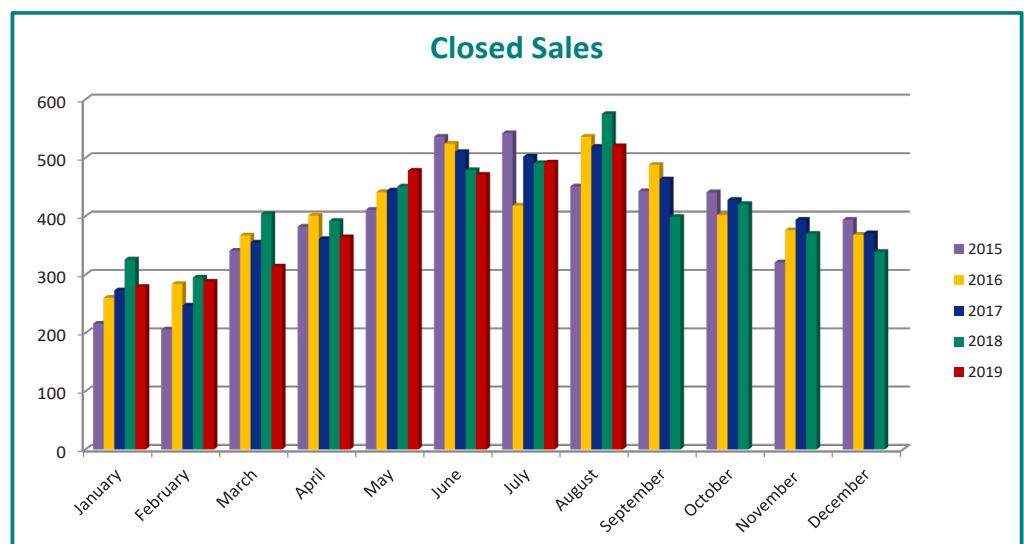
GREATER LANE COUNTY, OR

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

CLOSED SALES

GREATER LANE COUNTY, OR

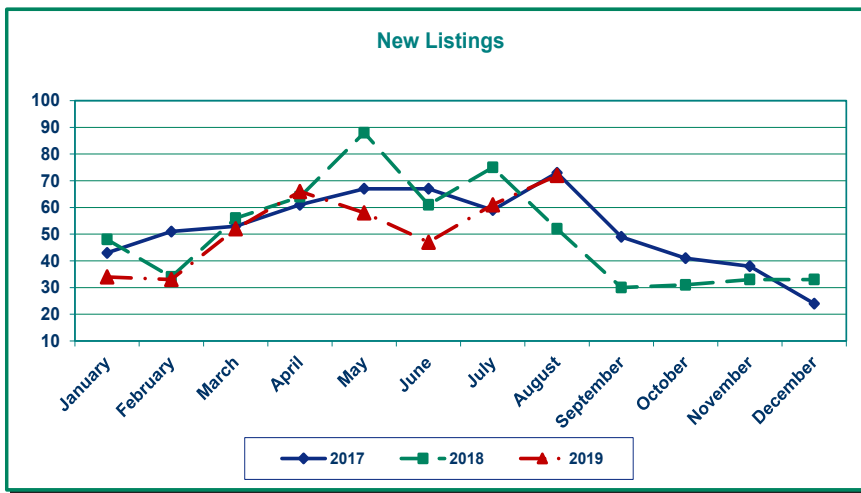
This graph shows the closed sales over the past five calendar years in Greater Lane County, Oregon.



DAYS ON MARKET

GREATER LANE COUNTY, OR

This graph shows the average market time for sales in Greater Lane County, Oregon, over the past three calendar years.



NEW LISTINGS

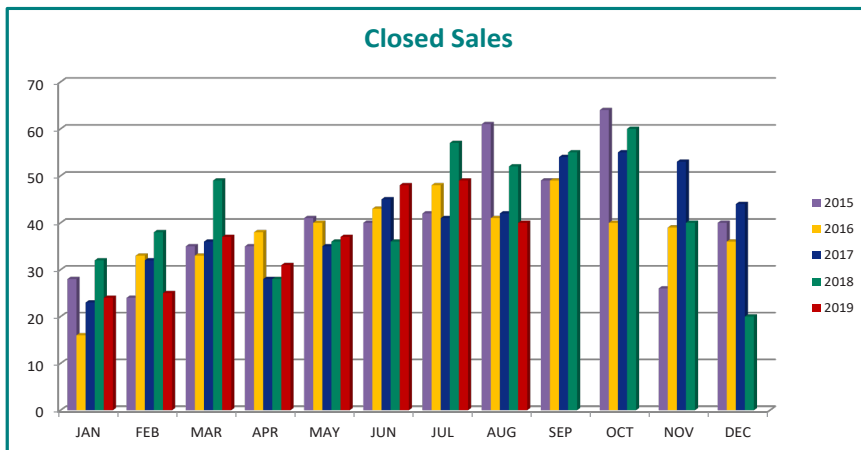
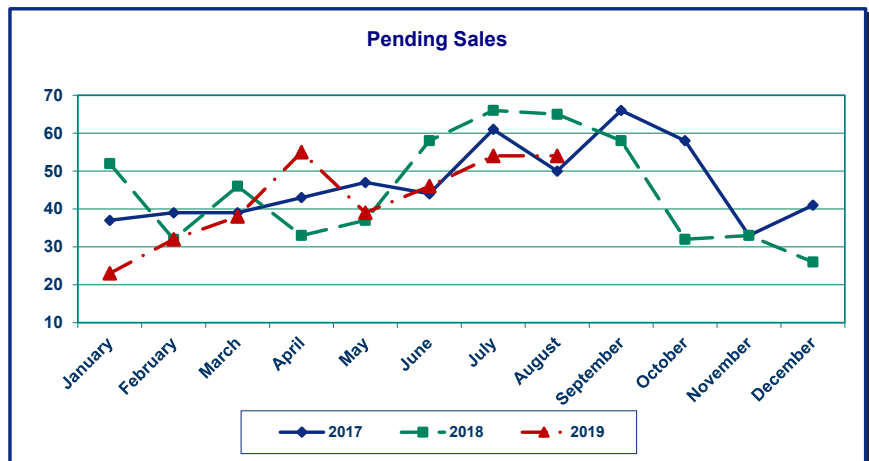
FLORENCE, OR

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.



CLOSED SALES

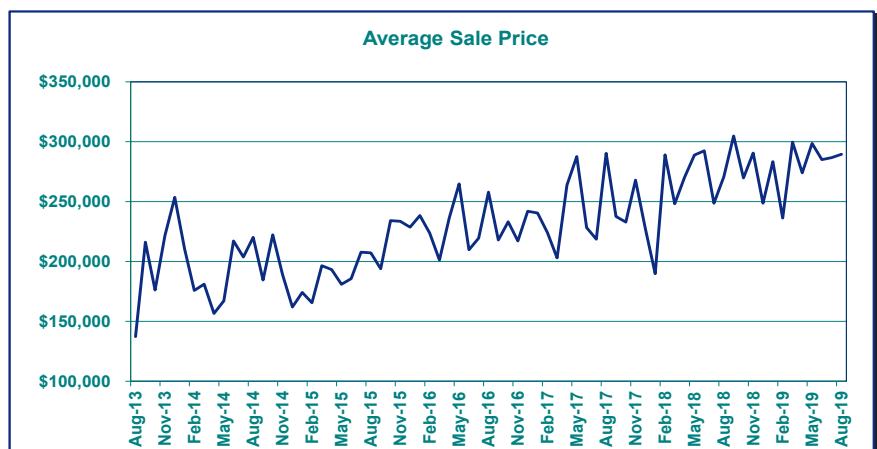
FLORENCE, OR

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.



SALE PRICE
GREATER LANE
COUNTY, OR

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

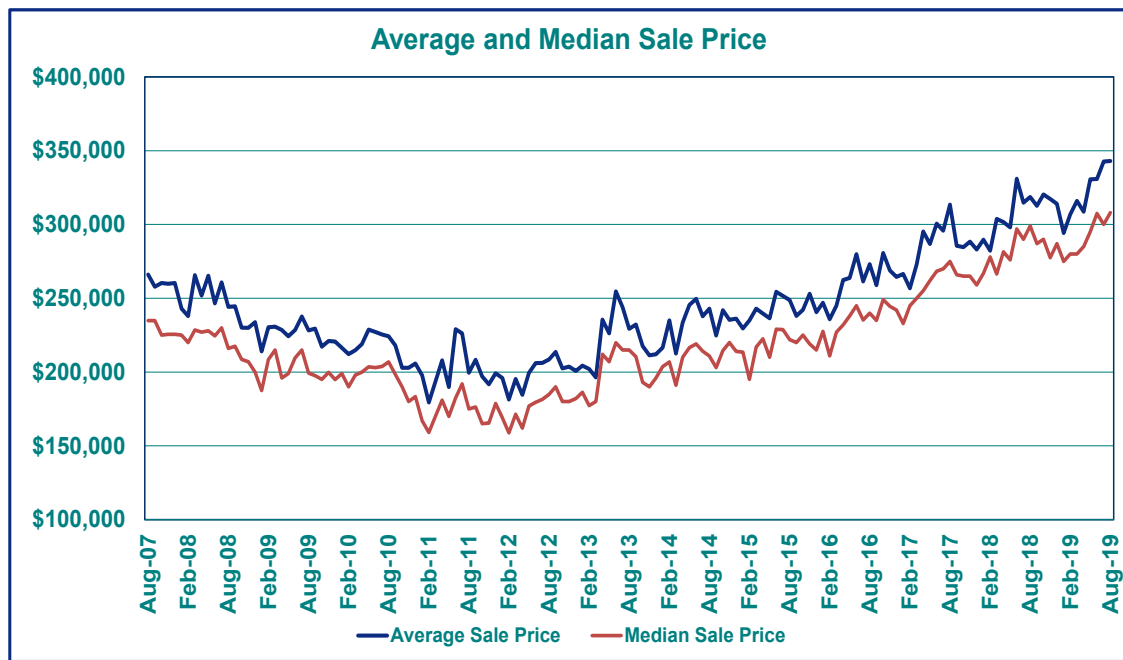
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