MARKET ACTION REPORT

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

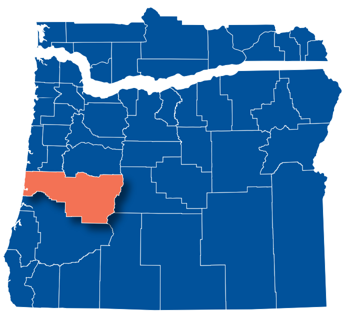
Lane County April 2026 Reporting Period

Lane County

April 2026 Reporting Period

MARKET ACTION REPORT

Note: Data for Florence is reported separately from Greater Lane County. For data on Florence, see the charts on pages 7-9.



Residential Highlights

New Listings

New listings (503) decreased 9.5% from the 556 listed in April 2025, and increased 22.7% from the 410 listed in March 2026.

Pending Sales

Pending sales (365) decreased 1.9% from the 372 offers accepted in April 2025, and decreased 7.4% from the 394 offers accepted in March 2026.

Closed Sales

Closed sales (354) increased 20.0% from the 295 closings in April 2025, and increased 34.6% from the 263 closings in March 2026.

Inventory and Time on Market

Inventory decreased to 2.3 months in April. Total market time decreased to 61 days.

Year-to-Date Summary

Comparing the first four months of 2026 to the same period in 2025, new listings (1,563) decreased 5.9%, pending sales (1,265) held steady, and closed sales (1,054) increased 1.0%.

Average and Median Sale Prices

Comparing 2026 to 2025 through April, the average sale price has increased 0.4% from $470,800 to $472,600. In the same comparison, the median sale price has increased 0.1% from $434,500 to $435,000.

Sale Price Percent Change vs **Previous 12 Months**
Average Sale Price % Change: +1.2% ($482,300 v. $476,600)
Median Sale Price % Change: +1.1% ($445,000 v. $440,000)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

Inventory in Months

	2024	2025	2026
January	3.2	2.8	4.0
February	2.3	3.1	3.4
March	2.0	2.8	2.6
April	2.4	2.9	2.3
May	2.0	2.8	
June	2.6	3.0	
July	2.5	2.8	
August	2.5	2.8	
September	3.2	2.8	
October	3.0	2.5	
November	2.9	3.2	
December	2.5	2.7	

Residential Trends

April 2026 vs. March 2026

New Listings	**+22.7%**
Pending Sales	**-7.4%**
Closed Sales	**+34.6%**
Average Sale Price	**+4.9%**
Median Sale Price	**+3.5%**
Inventory	**-0.3**
Total Market Time	**-1**

April 2026 vs. April 2025

New Listings	**-9.5%**
Pending Sales	**-1.9%**
Closed Sales	**+20.0%**
Average Sale Price	**+4.0%**
Median Sale Price	**+1.1%**
Inventory	**-0.6**
Total Market Time	**+7**

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Residential Sales by Price Range

Price Range	Apr 2024		Apr 2025		Apr 2026	
0K-100K	9	3.0%	16	4.7%	15	3.9%
100K-200K	22	7.4%	14	4.1%	15	3.9%
200K-300K	72	24.2%	31	9.2%	31	8.0%
300K-400K	97	32.6%	64	18.9%	80	20.7%
400K-500K	34	11.4%	90	26.6%	101	26.2%
500K-600K	25	8.4%	52	15.4%	62	16.1%
600K-700K	20	6.7%	23	6.8%	38	9.8%
700K-800K	8	2.7%	23	6.8%	20	5.2%
800K-900K	5	1.7%	15	4.4%	5	1.3%
900K-1M	2	0.7%	3	0.9%	4	1.0%
1MM-1.1MM	1	0.3%	0	0.0%	4	1.0%
1.1MM-1.2MM	2	0.7%	2	0.6%	3	0.8%
1.2MM-1. 3MM	1	0.3%	2	0.6%	1	0.3%
1.3MM-1.4MM	0	0.0%	1	0.3%	2	0.5%
1.4MM-1.5MM	0	0.0%	1	0.3%	2	0.5%
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	1	0.3%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	3	0.8%
Total Closed Sales	298		338		386	

90th Percentile | 50th Percentile | 10th Percentile

	Greater Lane Co. Residential Highlights	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	April	503	365	354	493,300	445,000	61
	March	410	394	263	470,200	430,000	62
	Year-To-Date	1,563	1,265	1,054	472,600	435,000	70
2025	April	556	372	295	474,500	440,000	54
	Year-To-Date	1,661	1,265	1,044	470,800	434,500	66
Change	April 2025	-9.5%	-1.9%	20.0%	4.0%	1.1%	13.0%
	Prev Mo 2025	22.7%	-7.4%	34.6%	4.9%	3.5%	-1.6%
	Year-To-Date	-5.9%	0.0%	1.0%	0.4%	0.1%	6.1%

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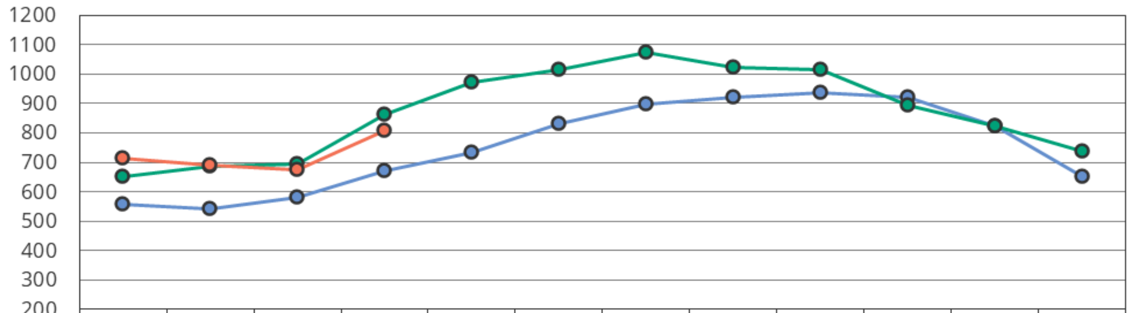
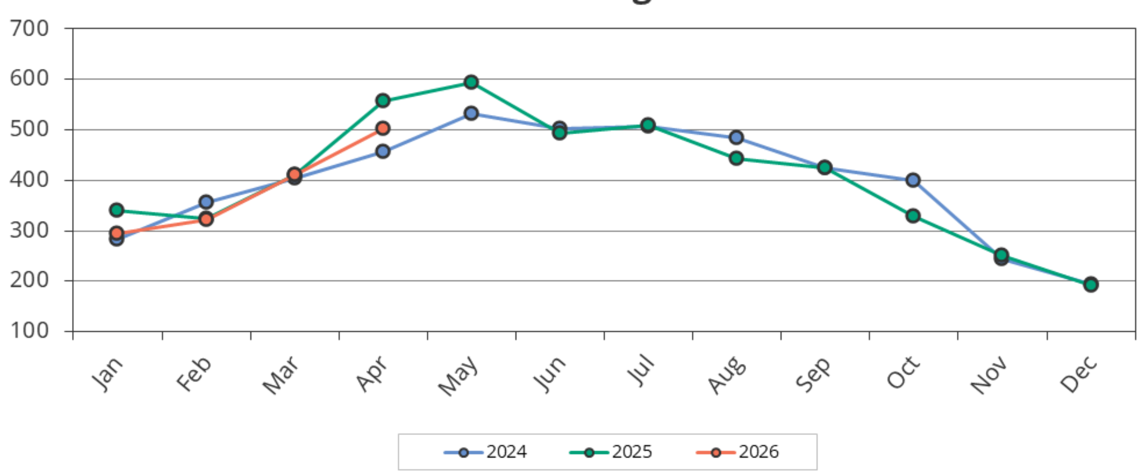
Active Residential Listings

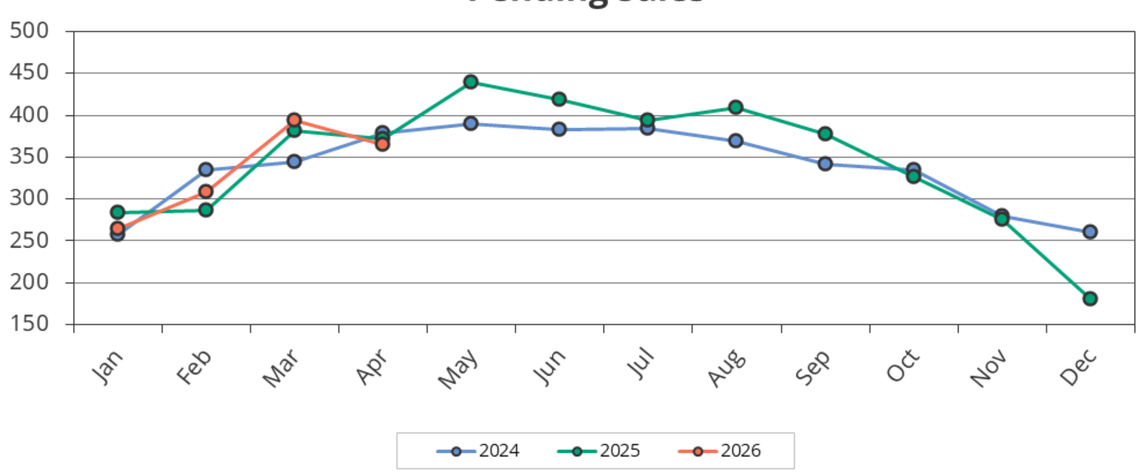


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	558	541	583	670	733	830	897	922	938	921	822	653
2025	653	685	696	863	972	1,016	1,076	1,025	1,014	896	825	736
2026	714	692	675	807								

New Listings



Pending Sales



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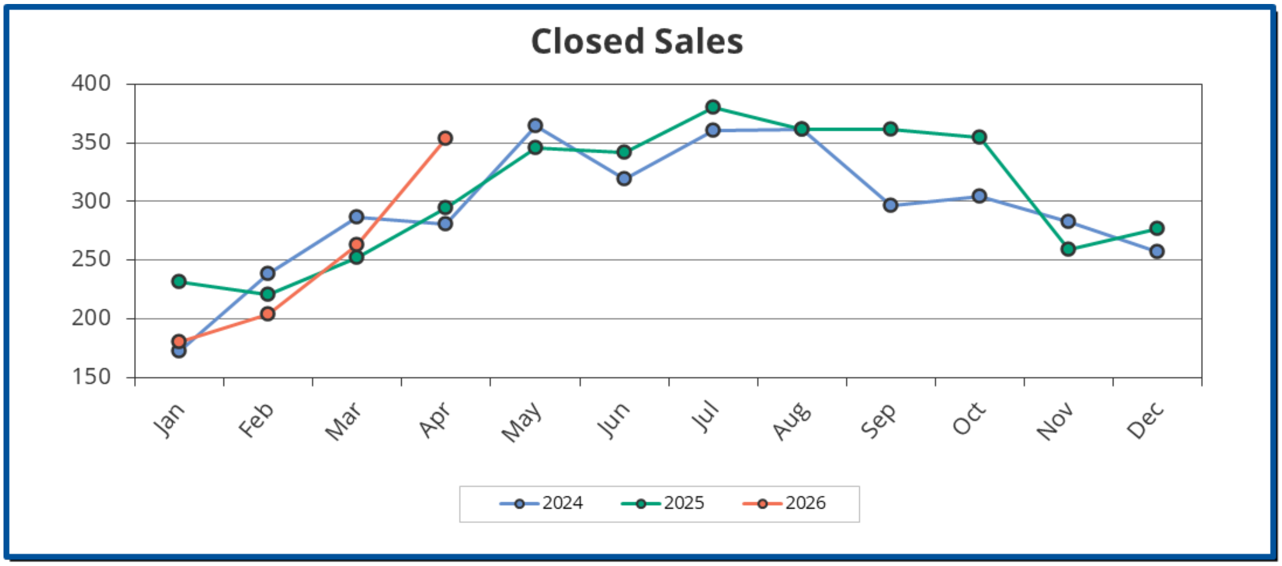
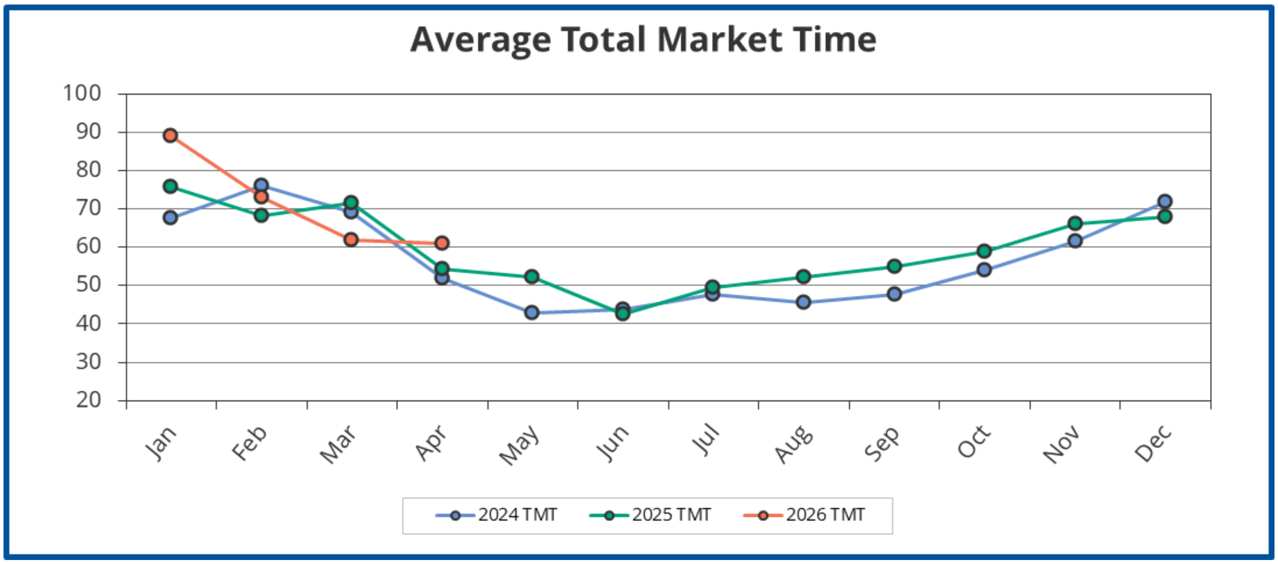
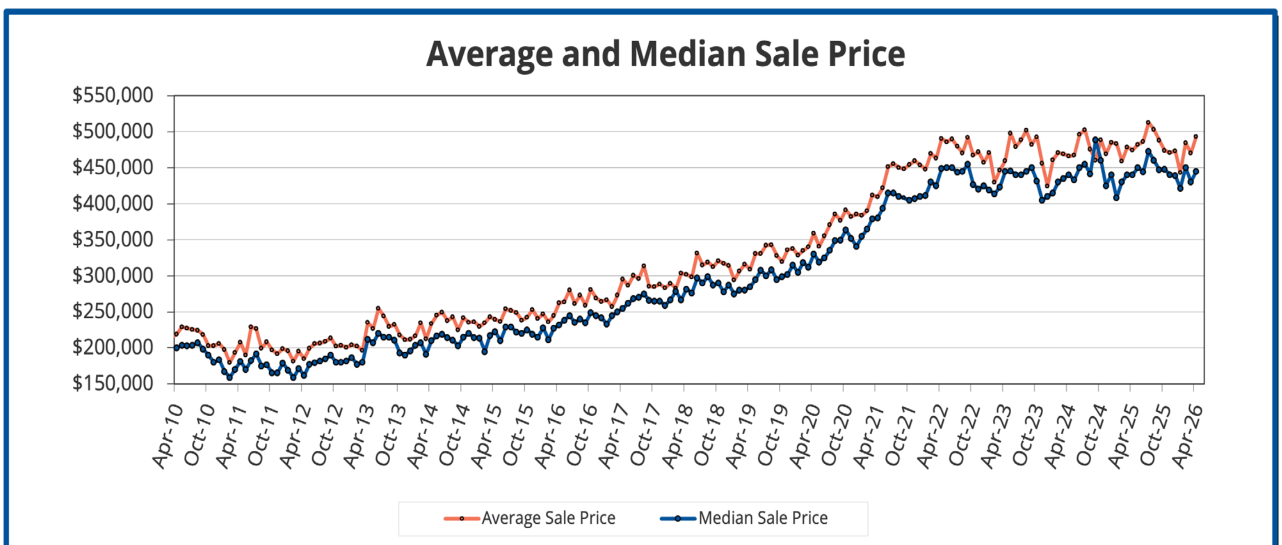
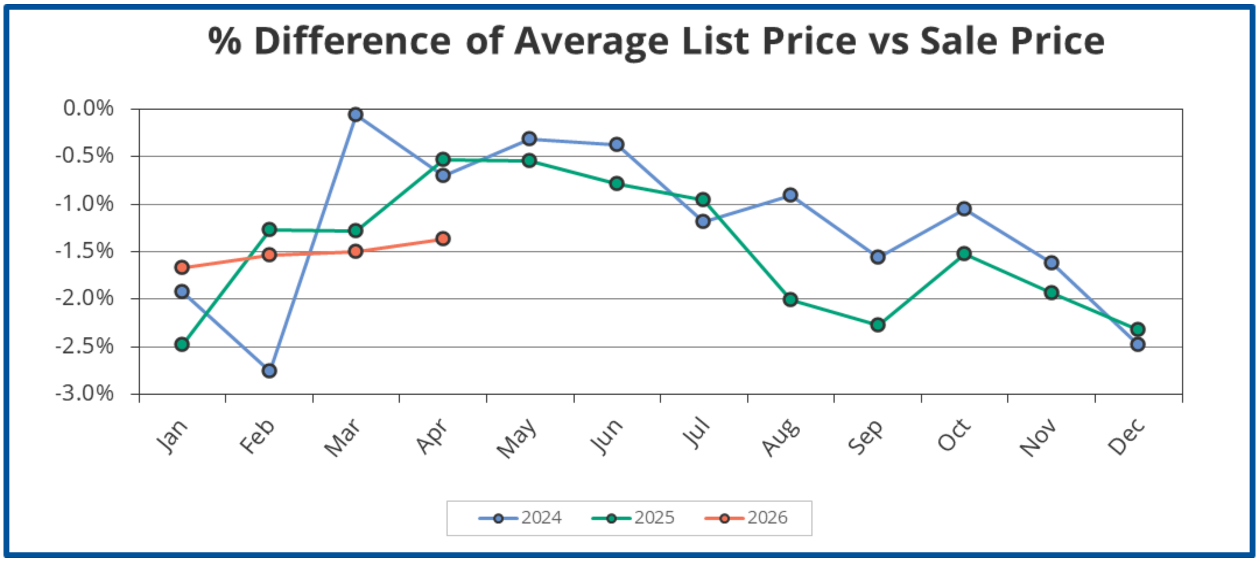
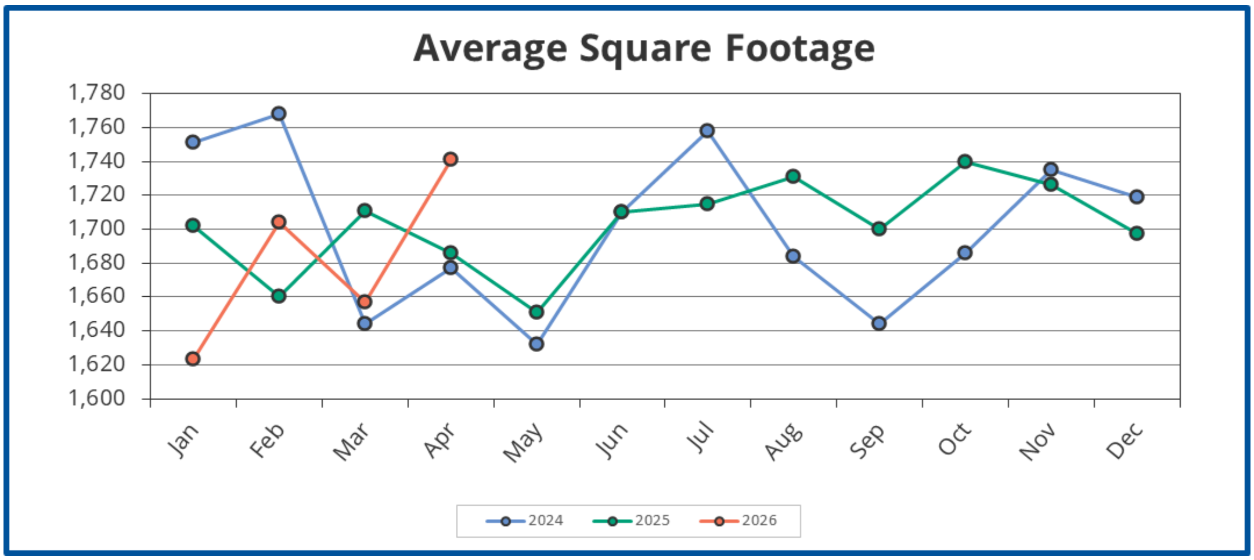
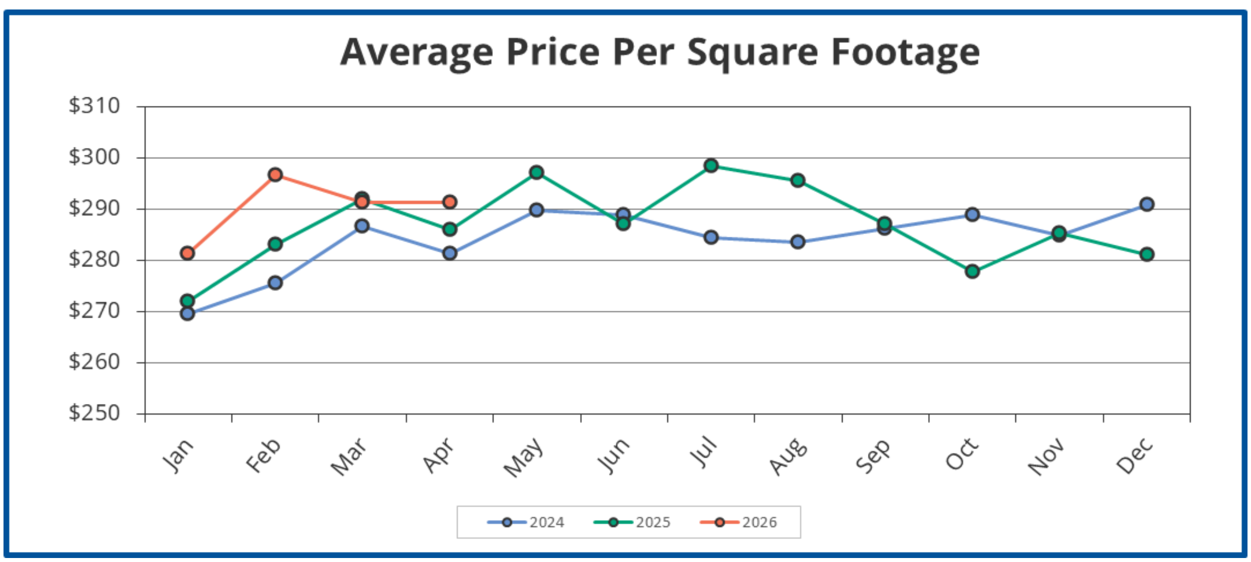







% Difference of Average List Price vs Sale Price
0.0%
-0.5%
-1.0%
-1.5%
-2.0%
-2.5%
-3.0%
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
2024
2025
2026


Average Square Footage
1,780
1,760
1,740
1,720
1,700
1,680
1,660
1,640
1,620
1,600
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
2024
2025
2026


Average Price Per Square Footage
$310
$300
$290
$280
$270
$260
$250
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
2024
2025
2026

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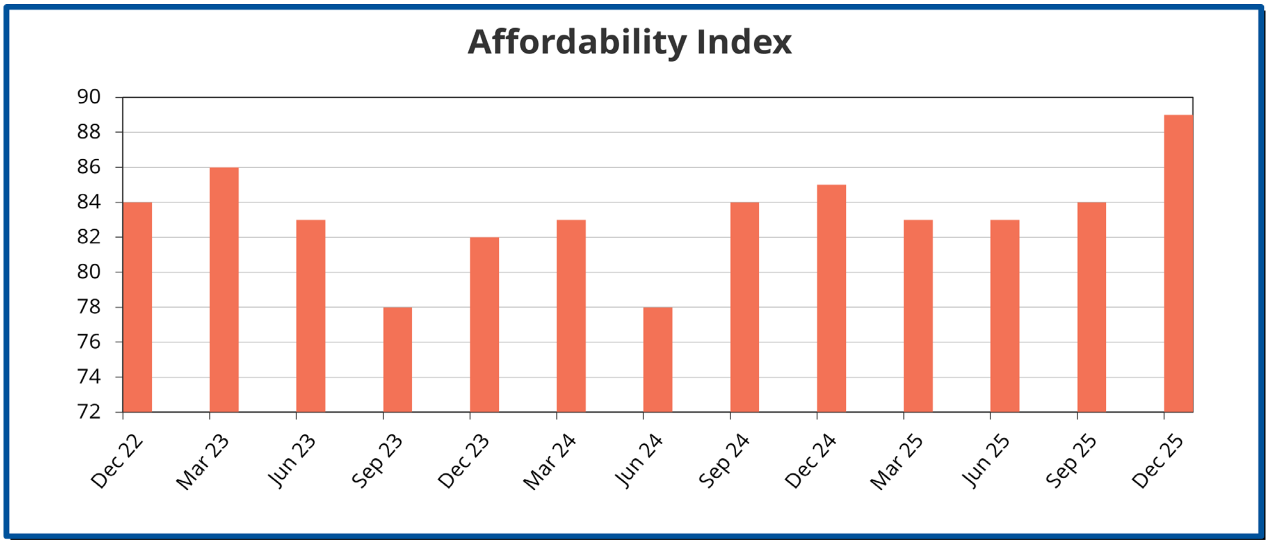

Affordability - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Lane County area is affordable for a family earning the median income. A family earning the median income ($91,700 in 2025, per HUD) can afford 92% of a monthly mortgage payment on a median priced home ($430,000 in March). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.1% (per Freddie Mac).

Florence – Lane County, OR
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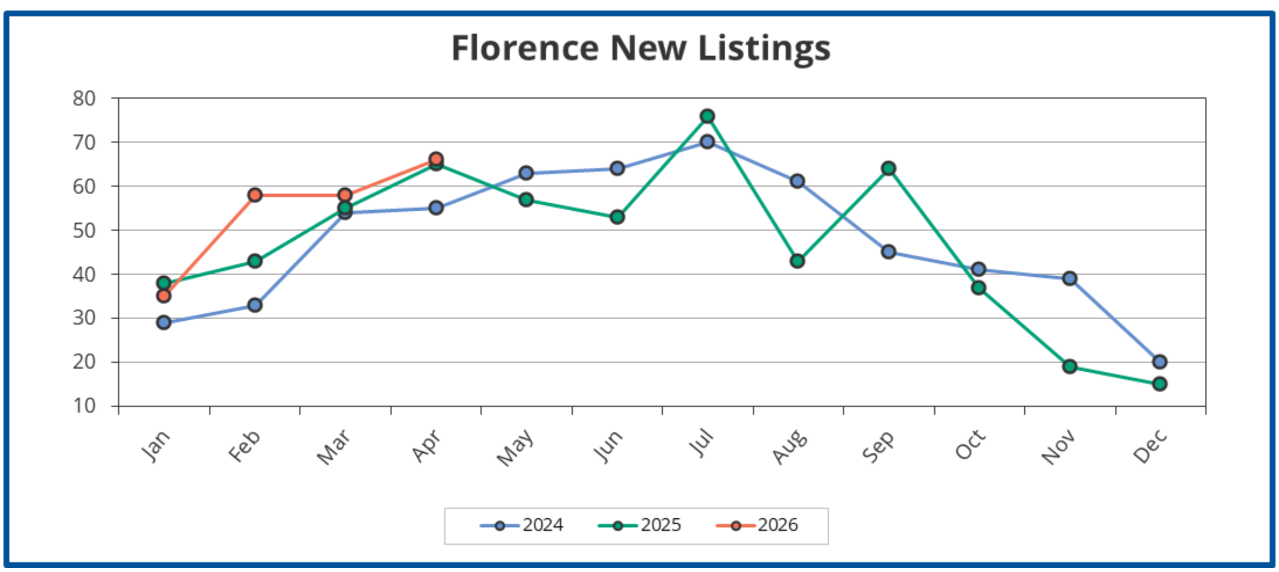

Florence – Lane County

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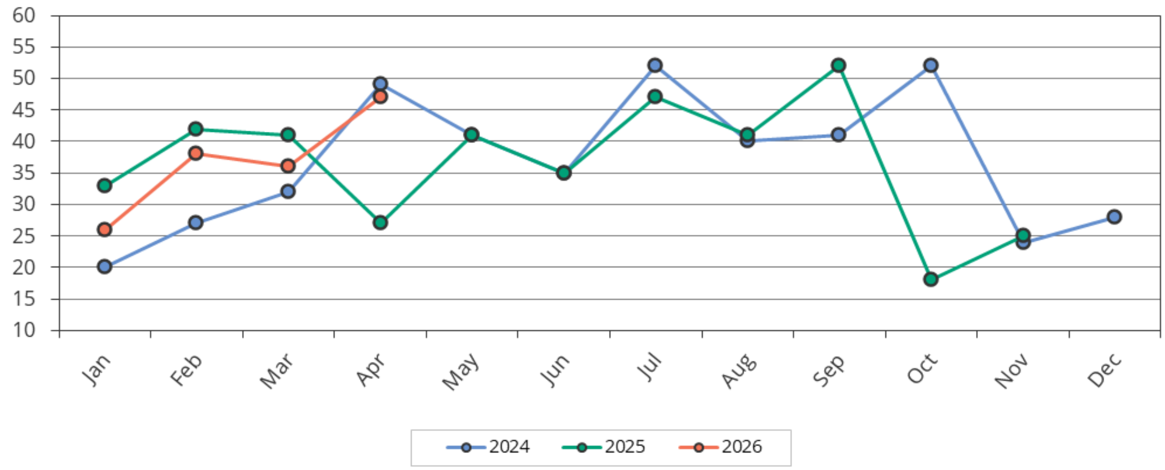
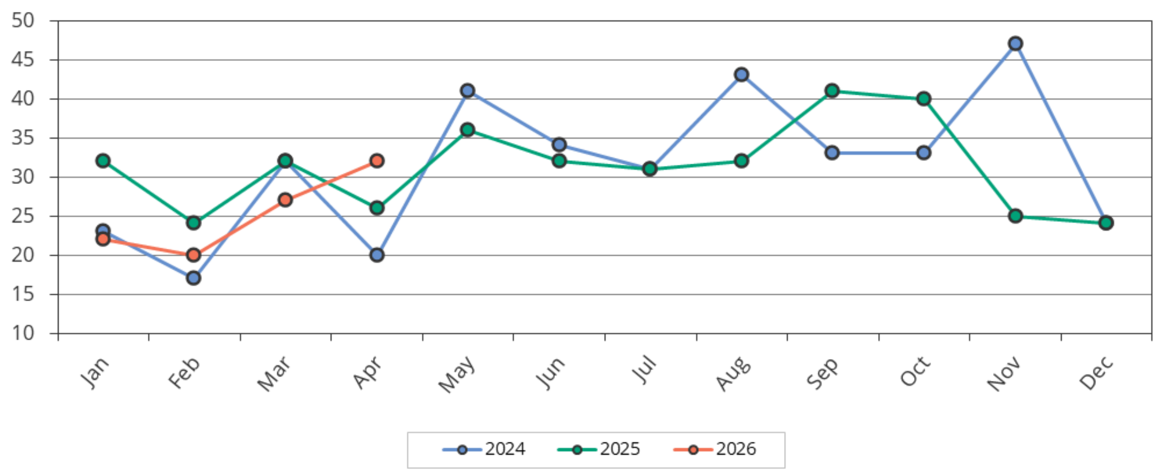
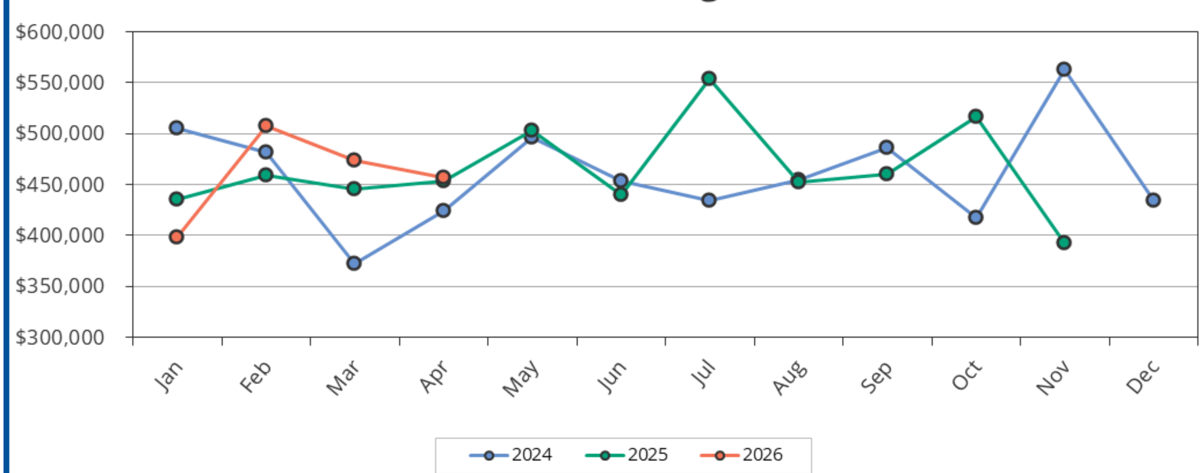
Florence Pending Sales



Florence Closed Sales



Florence Average Sale Price



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Area Report

This report includes Florence.

		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales	Pending Sales 26 v. 25[1]	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
225	Florence Coast Village	9	3	0	-	-100.0%	-	-	-	5	2	-33.3%	3	249,300	244,000	236	17.2%	-	-	2	133,500	-	-
226	Florence Green Trees	21	4	3	4	100.0%	2	252,500	50	16	5	-50.0%	4	257,500	262,500	58	-5.4%	-	-	-	-	-	-
227	Florence Florentine	8	5	0	3	-25.0%	0	-	-	15	7	-36.4%	5	460,800	430,000	68	0.3%	-	-	-	-	-	-
228	Florence Town	62	23	1	24	71.4%	14	477,500	91	73	58	-10.8%	39	418,000	380,000	84	6.2%	2	322,500	-	-	2	545,000
229	Florence Beach	28	9	1	6	50.0%	6	506,900	75	36	23	35.3%	22	524,300	502,000	120	-18.2%	-	-	1	z	-	-
230	Florence North	20	5	1	5	25.0%	5	434,800	145	24	15	87.5%	10	406,700	389,500	115	-17.2%	-	-	3	309,100	-	-
231	Florence South/ Dunes City	32	14	-	3	-57.1%	3	461,700	235	38	16	6.7%	15	570,900	565,000	164	3.6%	-	-	4	158,300	-	-
238	Florence East/ Mapleton	21	3	1	2	-50.0%	2	412,000	171	13	4	-55.6%	5	499,800	625,000	152	11.0%	-	-	-	-	-	-
	Grand Total	201	66	7	47	14.6%	32	456,700	113	220	130	-5.8%	103	456,800	420,000	112	1.5%	2	322,500	10	196,500	2	545,000
232	Hayden Bridge	23	17	2	12	-25.0%	17	414,300	39	63	53	-27.4%	47	431,000	430,000	69	5.5%	-	-	-	-	-	-
233	McKenzie Valley	39	10	1	3	-25.0%	8	609,400	97	41	20	0.0%	14	606,600	584,500	94	14.8%	-	-	6	102,200	-	-
234	Pleasant Hill/Oak	61	18	5	13	-13.3%	13	447,200	70	71	56	30.2%	43	421,300	335,000	109	-1.6%	1	350,000	6	500,600	1	315,000
235	South Lane Properties	100	38	10	26	-7.1%	29	389,900	101	155	103	-3.7%	88	413,800	408,500	73	-3.0%	2	435,000	5	244,200	-	-
236	West Lane Properties	50	21	1	14	0.0%	14	465,300	45	72	54	3.8%	46	497,700	420,900	63	3.2%	-	-	3	328,300	2	781,000
237	Junction City	39	30	3	24	-7.7%	16	462,200	85	66	68	-1.4%	53	386,700	395,000	92	4.5%	-	-	1	237,000	4	499,300
239	Thurston	41	36	1	20	-48.7%	27	391,300	36	112	99	-11.6%	81	445,300	450,000	50	5.3%	-	-	5	190,000	4	434,000
240	Coburg I-5	6	1	0	1	-66.7%	4	512,500	100	11	10	11.1%	9	625,100	458,000	128	-22.0%	-	-	-	-	-	-
241	N Gilham	33	10	6	8	-42.9%	16	587,800	30	62	45	-26.2%	44	617,300	612,000	41	-8.9%	-	-	-	-	-	-
242	Ferry Street Bridge	43	38	2	28	27.3%	18	789,700	101	97	81	-5.8%	73	612,700	525,000	100	3.7%	-	-	-	-	2	589,000
243	E Eugene	67	44	5	40	42.9%	31	760,500	63	127	102	-9.7%	85	634,300	560,000	77	-3.1%	1	400,000	3	203,300	10	661,600
244	SW Eugene	78	59	9	40	-2.4%	29	604,800	45	164	111	-13.3%	86	577,800	541,300	64	0.3%	-	-	4	71,300	1	480,000
245	W Eugene	33	24	5	20	17.6%	19	355,900	72	61	54	3.8%	43	354,000	350,000	73	10.4%	1	350,000	-	-	4	388,800
246	Danebo	71	49	10	38	-7.3%	39	363,700	87	142	145	15.1%	129	352,000	385,000	76	6.9%	-	-	5	303,200	2	487,500
247	River Road	22	19	2	14	7.7%	15	466,200	25	54	46	24.3%	40	412,800	414,800	56	-2.5%	-	-	3	223,300	2	525,000
248	Santa Clara	33	37	3	25	19.0%	25	507,600	37	105	93	43.1%	73	507,300	497,000	53	4.6%	-	-	-	-	5	527,200
249	Springfield	58	49	4	39	34.5%	33	395,500	37	153	121	19.8%	96	389,800	387,000	49	3.5%	-	-	1	80,000	4	477,400
250	Mohawk Valley	10	3	-	-	-100.0%	1	640,000	8	7	4	-63.6%	4	654,700	522,500	61	4.8%	-	-	2	135,000	-	-
	Grand Total	807	503	69	365	-1.9%	354	493,300	61	1,563	1,265	0.0%	1,054	472,600	435,000	70	1.2%	5	394,000	44	237,300	41	536,800

[1] Percent change in number of pending sales this year compared to last year. The Current Month section compares April 2026 with April 2025. The year-to-date section compares 2026 year-to-date statistics through April with 2025 year-to-date statistics through April.

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/25-4/30/26) with 12 months before (5/1/24-4/30/25).

[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.

Definitions and Formulas

Additional Resources

Inventory in Months:
Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

Area Report — Pending Sales % Change:
In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

Area Report — Current Month:
The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

Area Report — Year-To-Date:
This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

% Change:
This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

Total Market Time:
This 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.

Affordability:
This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

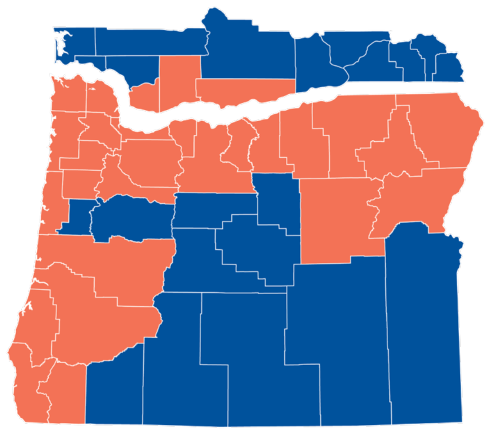
Active Listings:
The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer that is contingent on the sale of the buyer's current home, and Short Sale Pending, where an offer has been accepted by the seller, but the required third-party approvals have not been obtained.

Additional Resources for RMLS Subscribers:
- State Infographics
- Regional Infographics
- Video Highlights
- Market Statistical Reports
- Market Trends
- Statistical Summaries

Market Action
Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Baker County
- Columbia Basin
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- Mid-Columbia
- North Coastal Counties
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



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