MARKET ACTION REPORT

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

Lane County June 2026 Reporting Period

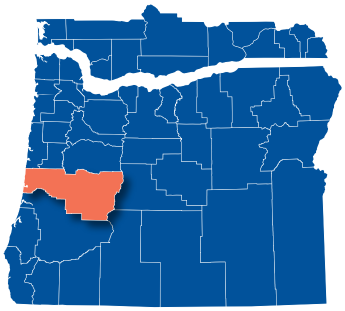
© RMLS 2026. All Rights Reserved.

Lane County

June 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 (508) increased 3.0% from the 493 listed in June 2025, and decreased 2.9% from the 523 listed in May 2026.

Pending Sales

Pending sales (422) increased 0.7% from the 419 offers accepted in June 2025, and increased 6.6% from the 396 offers accepted in May 2026.

Closed Sales

Closed sales (386) increased 12.9% from the 342 closings in June 2025, and increased 32.2% from the 292 closings in May 2026.

Inventory and Time on Market

Inventory decreased to 2.4 months in June. Total market time decreased to 51 days.

Year-to-Date Summary

Comparing the first six months of 2026 to the same period in 2025, new listings (2,621) decreased 5.5%, pending sales (2,031) decreased 1.8%, and closed sales (1,756) decreased 1.0%.

Average and Median Sale Prices

Comparing 2026 to 2025 through June, the average sale price has increased 0.9% from $474,500 to $478,900. In the same comparison, the median sale price has increased 0.5% from $437,600 to $440,000.

Sale Price Percent Change vs Previous 12 Months
Average Sale Price % Change: +1.1% ($483,100 v. $477,800)
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	3.1
June	2.6	3.0	2.4
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

June 2026 vs. May 2026

New Listings **-2.9%**
Pending Sales **+6.6%**
Closed Sales **+32.2%**
Average Sale Price **-2.2%**
Median Sale Price **0.0%**
Inventory **-0.7**
Total Market Time **-2**

June 2026 vs. June 2025

New Listings **+3.0%**
Pending Sales **+0.7%**
Closed Sales **+12.9%**
Average Sale Price **+0.2%**
Median Sale Price **+0.5%**
Inventory **-0.6**
Total Market Time **+8**

© RMLS 2026. All Rights Reserved.

Lane County

June 2026 Reporting Period

Residential Sales by Price Range

Price Range	Jun 2024		Jun 2025		Jun 2026	
0K-100K	11	3.1%	16	4.0%	22	5.0%
100K-200K	24	6.8%	20	5.0%	15	3.4%
200K-300K	80	22.7%	25	6.3%	45	10.3%
300K-400K	101	28.6%	77	19.3%	95	21.8%
400K-500K	50	14.2%	103	25.8%	103	23.6%
500K-600K	35	9.9%	69	17.3%	52	11.9%
600K-700K	20	5.7%	35	8.8%	40	9.2%
700K-800K	11	3.1%	19	4.8%	25	5.7%
800K-900K	9	2.5%	13	3.3%	16	3.7%
900K-1M	4	1.1%	5	1.3%	5	1.1%
1MM-1.1MM	1	0.3%	5	1.3%	6	1.4%
1.1MM-1.2MM	2	0.6%	2	0.5%	2	0.5%
1.2MM-1. 3MM	2	0.6%	7	1.8%	2	0.5%
1.3MM-1.4MM	1	0.3%	2	0.5%	1	0.2%
1.4MM-1.5MM	0	0.0%	1	0.3%	3	0.7%
1.5MM-1.6MM	1	0.3%	0	0.0%	1	0.2%
1.6MM-1.7MM	0	0.0%	0	0.0%	1	0.2%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	1	0.2%
1.9MM-2MM	1	0.3%	0	0.0%	1	0.2%
2MM+	0	0.0%	0	0.0%	0	0.0%
Total Closed Sales	353		399		436	

90th Percentile 50th Percentile 10th Percentile

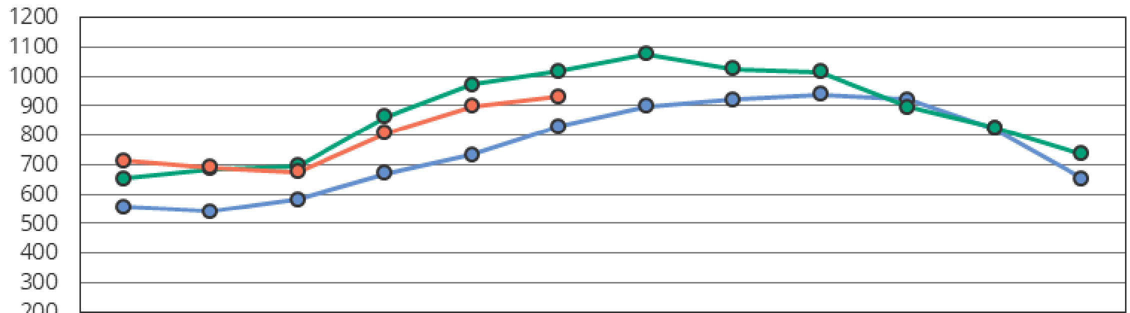
Greater Lane Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	June	508	422	386	487,100	446,300	51
	May	523	396	292	498,100	446,400	53
	Year-To-Date	2,621	2,031	1,756	478,900	440,000	63
2025	June	493	419	342	485,900	444,000	43
	Year-To-Date	2,773	2,069	1,774	474,500	437,600	59
Change	June 2025	3.0%	0.7%	12.9%	0.2%	0.5%	18.6%
	Prev Mo 2026	-2.9%	6.6%	32.2%	-2.2%	0.0%	-3.8%
	Year-To-Date	-5.5%	-1.8%	-1.0%	0.9%	0.5%	6.8%

© RMLS 2026. All Rights Reserved.

Lane County

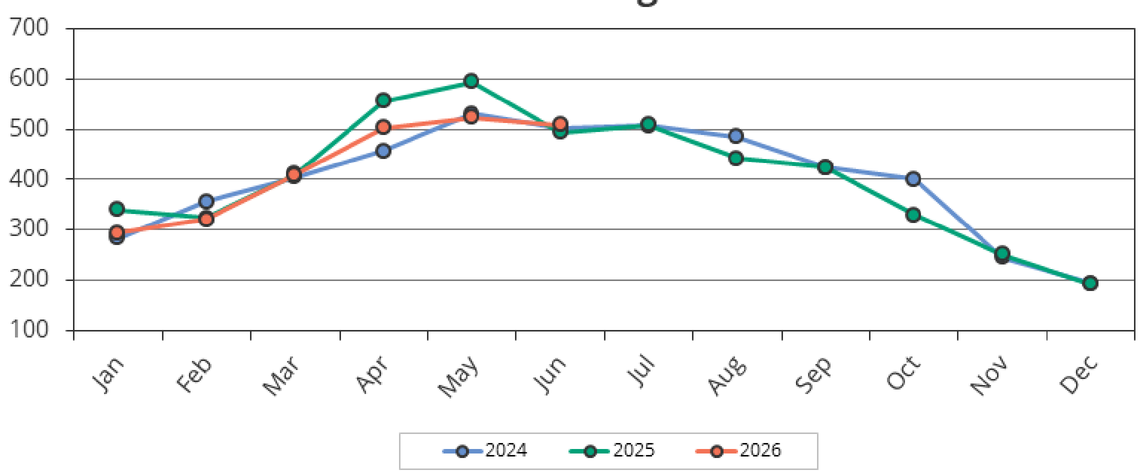
June 2026 Reporting Period

Active Residential Listings

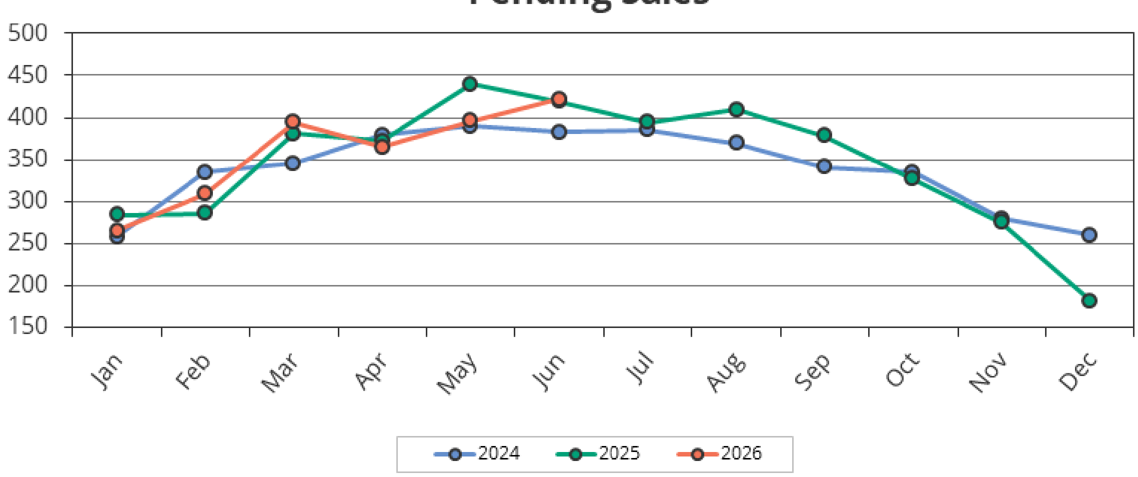


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	558	541	583	670	733	830	897	922	938	921	822	653
2025	653	685	696	863	972	1,016	1,076	1,025	1,014	896	825	736
2026	714	692	675	807	898	931						

New Listings

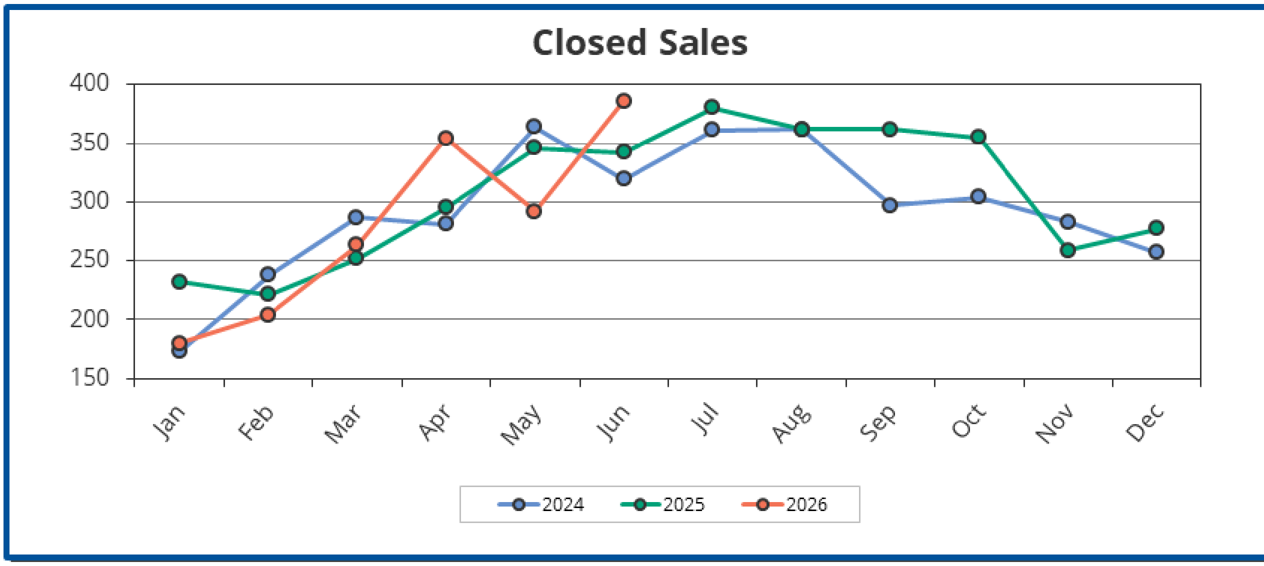


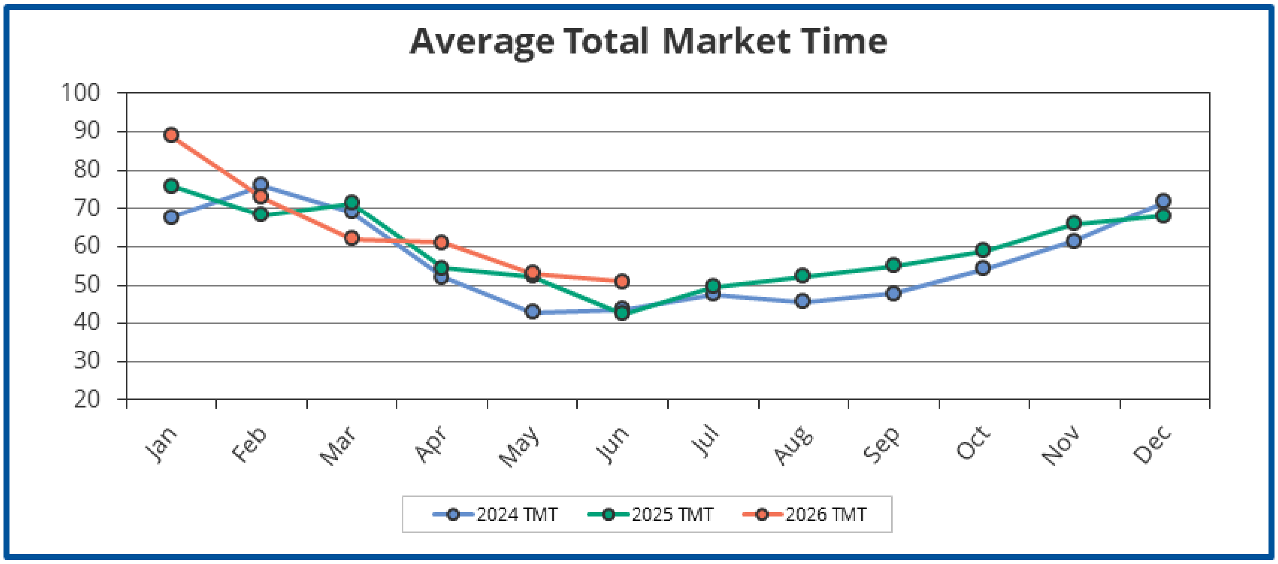
Pending Sales

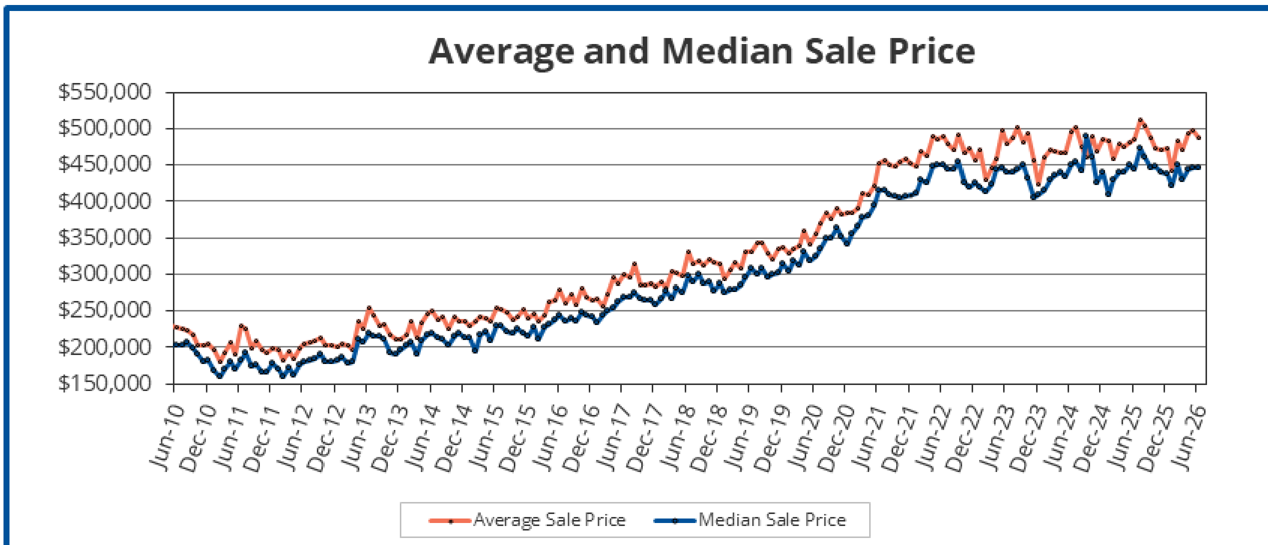


© RMLS 2026. All Rights Reserved.

Lane County
June 2026 Reporting Period

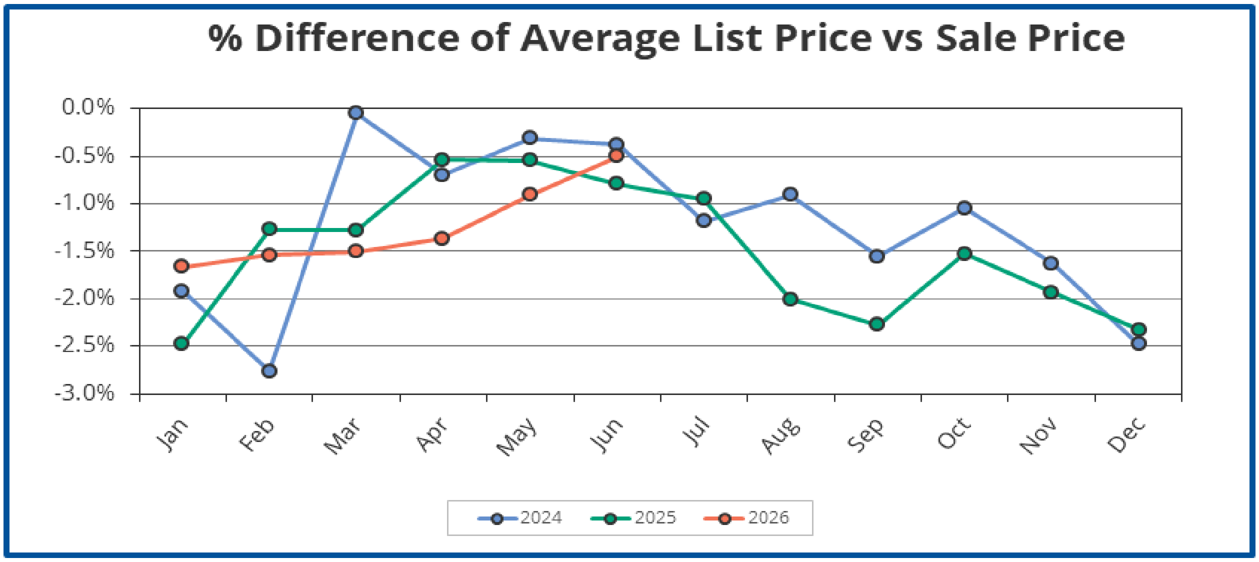


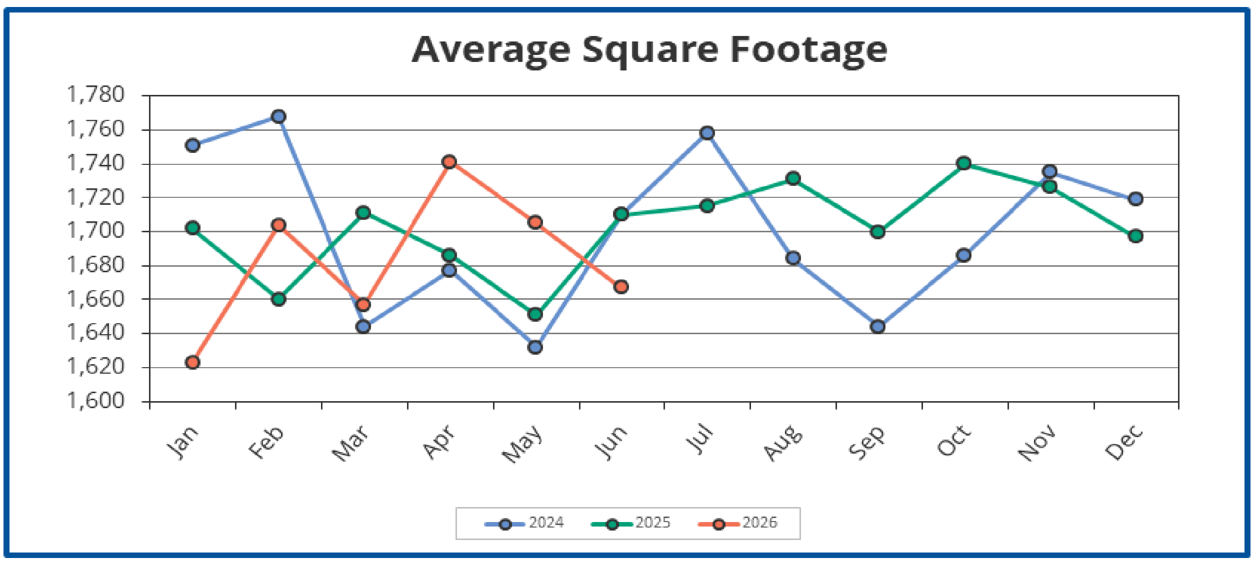


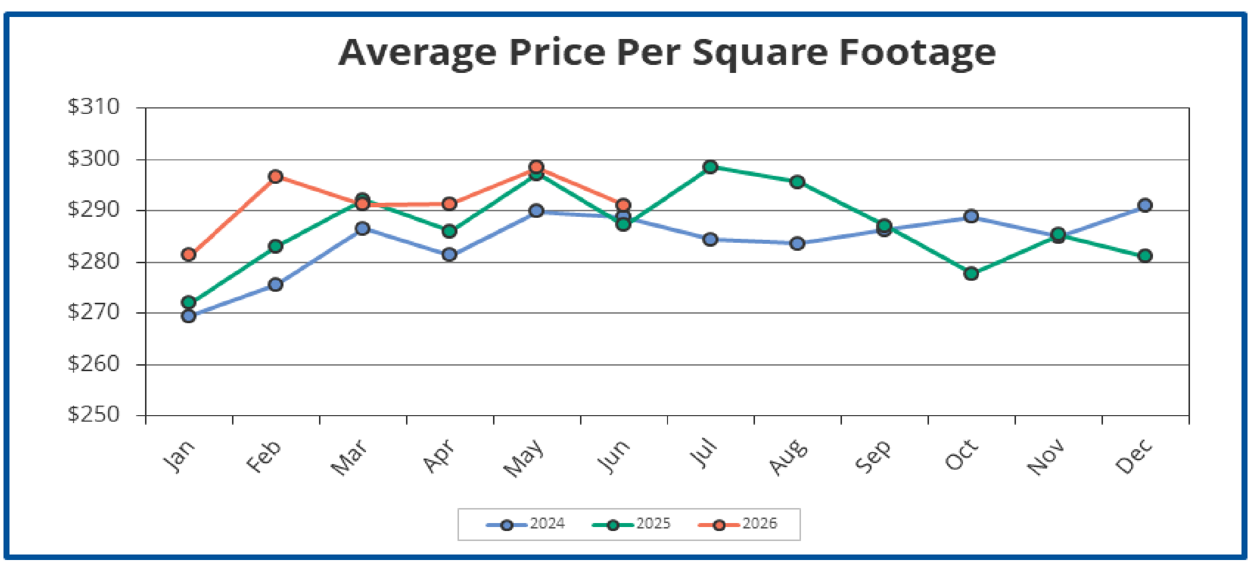


© RMLS 2026. All Rights Reserved.

Lane County
June 2026 Reporting Period

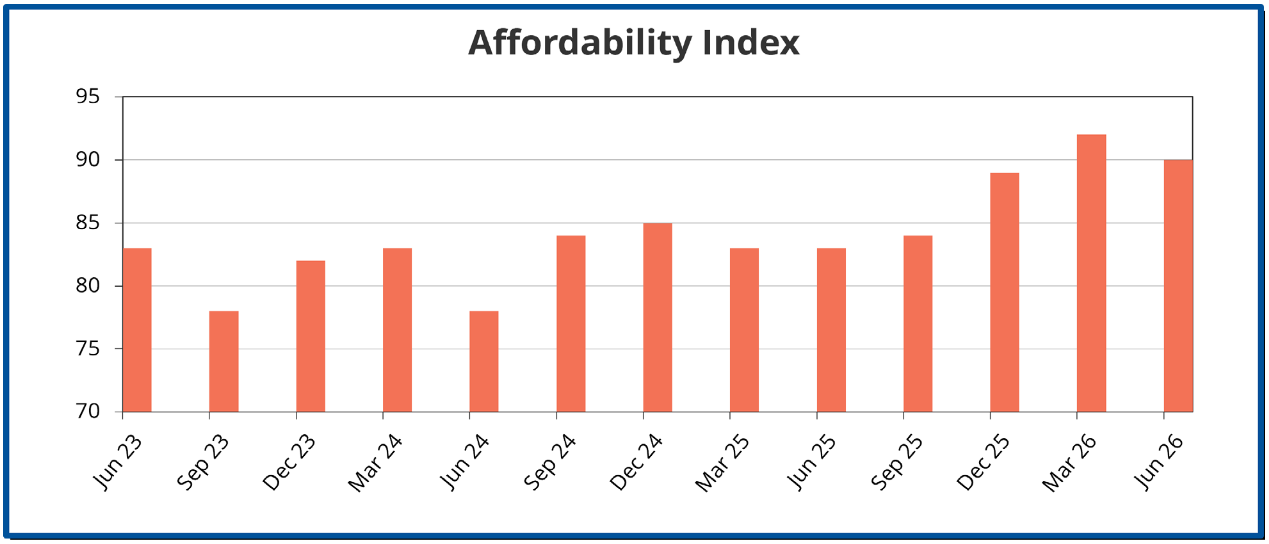






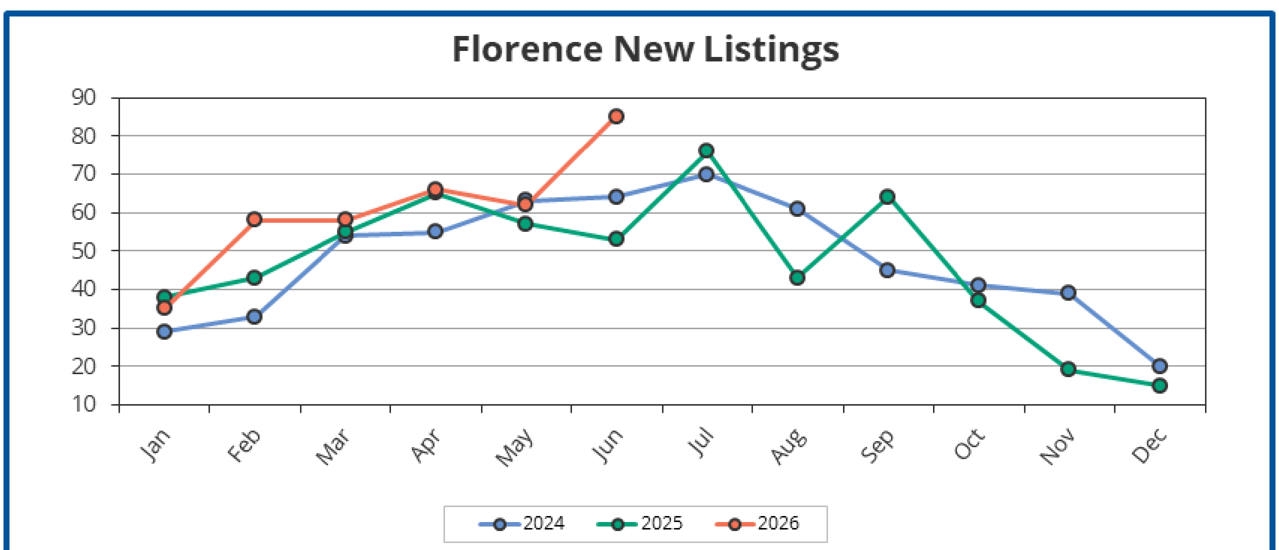
© RMLS 2026. All Rights Reserved.

Lane County
June 2026 Reporting Period



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 ($96,900 in 2026, per HUD) can afford 90% of a monthly mortgage payment on a median priced home ($446,300 in June). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.4% (per Freddie Mac).

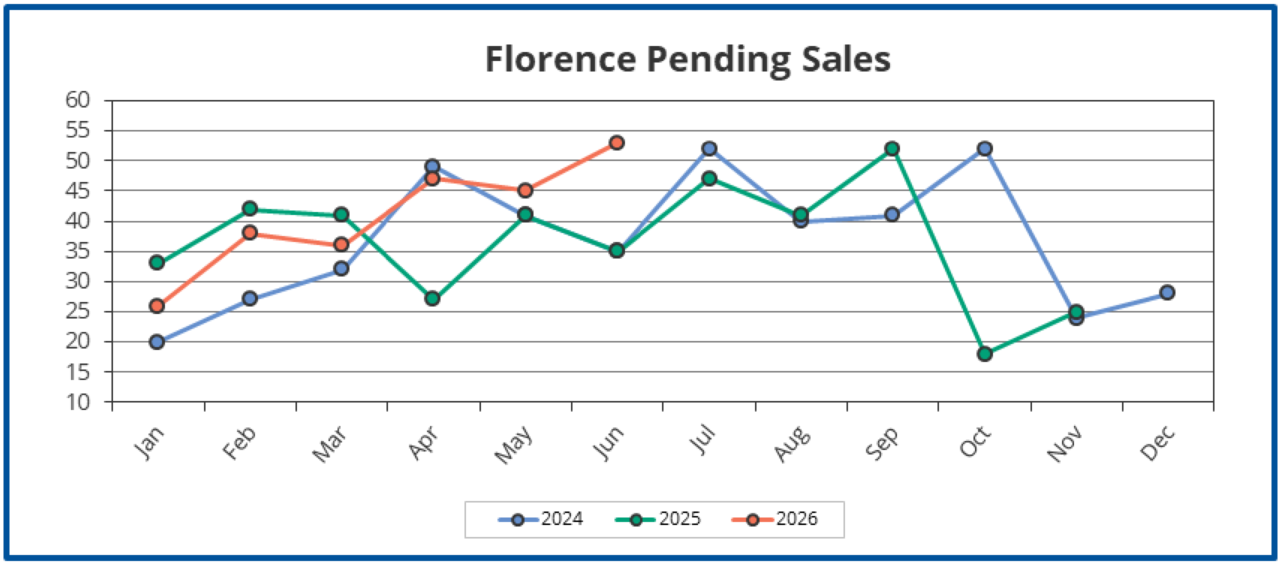
Florence – Lane County, OR
June 2026 Reporting Period

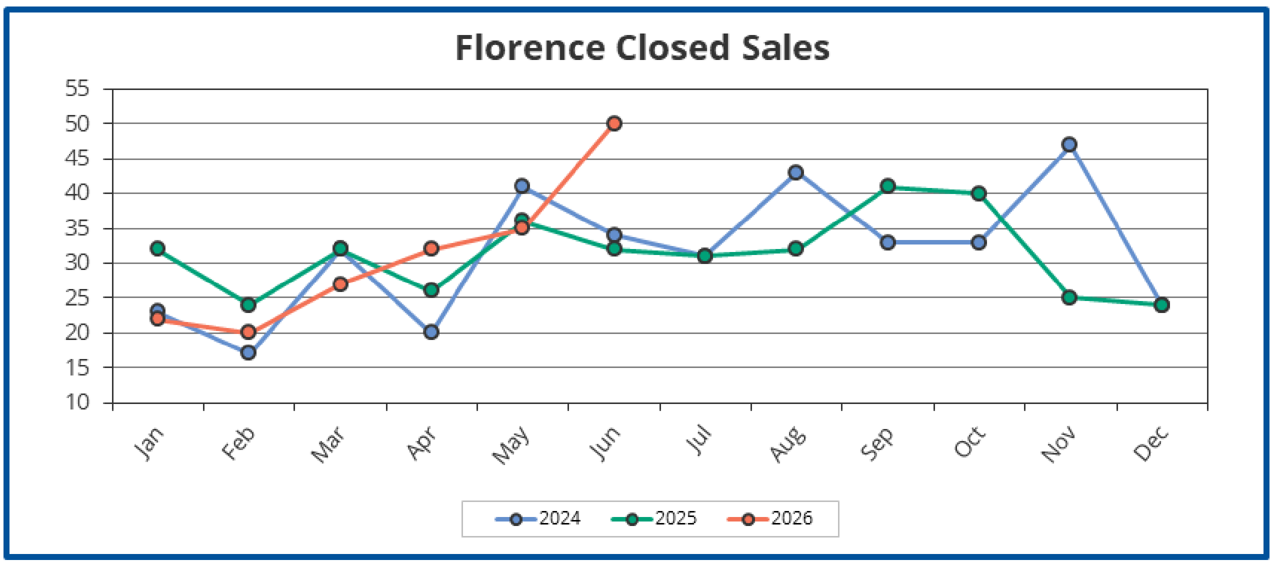


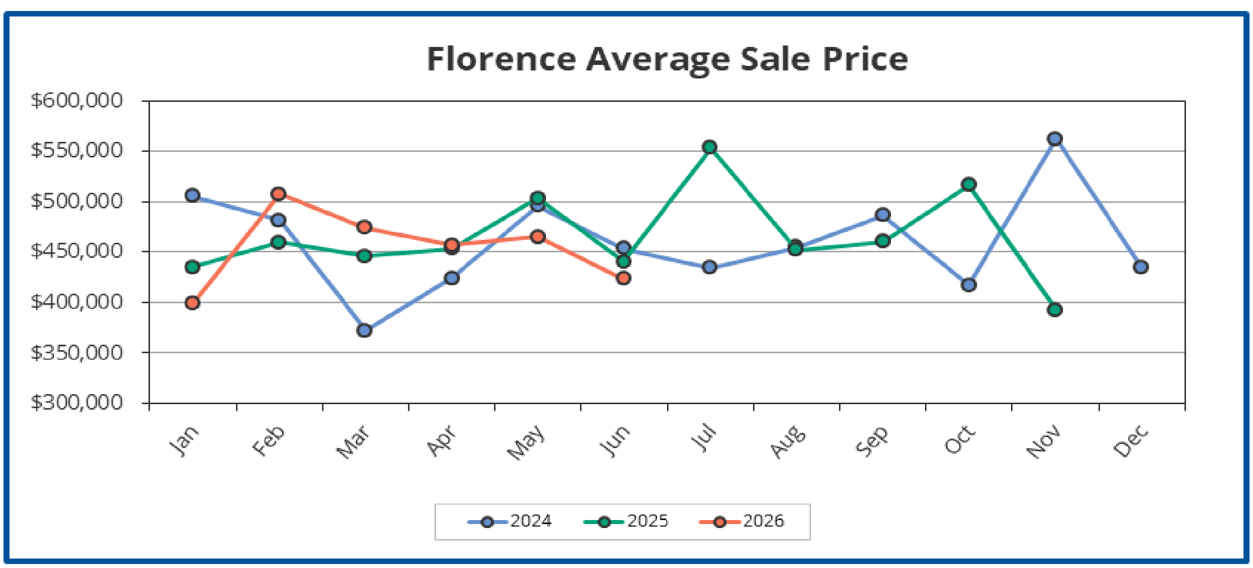
© RMLS 2026. All Rights Reserved.

Florence – Lane County

June 2026 Reporting Period







© RMLS 2026. All Rights Reserved.

Lane County

June 2026 Reporting Period

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	2	0	2	-	2	145,800	305	8	6	100.0%	6	219,100	237,000	226	5.1%	-	-	4	122,800	-	-
226	Florence Green Trees	15	3	0	4	33.3%	12	242,300	173	22	16	6.7%	17	244,500	235,000	153	-8.2%	-	-	-	-	-	-
227	Florence Florentine	10	6	1	4	0.0%	2	547,500	34	24	13	-27.8%	11	464,500	430,000	46	2.9%	-	-	-	-	-	-
228	Florence Town	79	28	3	23	21.1%	18	460,400	141	128	91	3.4%	74	434,700	394,000	105	2.2%	4	341,300	-	-	3	595,000
229	Florence Beach	34	12	1	10	100.0%	5	455,800	25	59	37	37.0%	32	492,900	478,800	102	-16.8%	-	-	1	z	-	-
230	Florence North	32	12	4	2	0.0%	4	827,300	114	42	20	66.7%	20	491,300	394,800	130	-5.2%	-	-	8	192,300	-	-
231	Florence South/ Dunes City	41	16	3	6	20.0%	4	483,800	59	61	27	35.0%	21	581,100	502,400	140	1.0%	-	-	5	164,600	-	-
238	Florence East/ Mapleton	23	6	2	2	-33.3%	3	355,000	109	25	10	-37.5%	11	477,300	545,000	104	-10.6%	-	-	1	220,000	-	-
	Grand Total	243	85	14	53	29.3%	50	423,400	129	369	220	10.6%	192	446,900	400,000	116	-0.5%	4	341,300	19	168,900	3	595,000
232	Hayden Bridge	16	13	4	17	0.0%	13	418,800	46	88	79	-25.5%	71	428,700	435,000	60	5.8%	-	-	-	-	3	495,000
233	McKenzie Valley	56	14	1	13	116.7%	6	377,800	56	78	38	15.2%	23	597,800	530,000	97	13.7%	-	-	7	97,100	-	-
234	Pleasant Hill/Oak	64	26	10	17	-19.0%	17	451,200	105	118	84	5.0%	75	432,800	370,000	114	-6.6%	1	350,000	11	342,700	2	482,500
235	South Lane Properties	95	44	6	44	29.4%	34	411,300	60	240	179	4.1%	147	414,300	397,000	68	-2.8%	2	435,000	9	195,800	-	-
236	West Lane Properties	53	19	4	17	-10.5%	18	520,300	53	120	87	-3.3%	76	490,600	427,000	74	2.6%	-	-	7	353,700	3	692,300
237	Junction City	42	15	3	15	-6.3%	17	379,400	60	101	95	-5.0%	88	409,600	397,000	81	3.3%	-	-	3	284,000	4	499,300
239	Thurston	48	29	3	29	-23.7%	26	520,800	73	182	154	-11.0%	127	459,700	445,100	51	3.7%	1	1,475,000	5	190,000	4	434,000
240	Coburg I-5	9	2	0	2	-33.3%	1	725,000	79	19	13	-23.5%	11	649,600	540,000	113	-18.9%	-	-	-	-	-	-
241	N Gilham	47	36	2	26	73.3%	19	578,200	54	127	88	-5.4%	70	629,900	592,500	47	-6.2%	-	-	-	-	-	-
242	Ferry Street Bridge	68	44	7	26	-18.8%	23	524,500	28	173	123	-15.8%	115	599,600	525,000	73	5.1%	-	-	1	310,000	2	589,000
243	E Eugene	76	45	7	38	-22.4%	39	673,500	60	227	173	-13.1%	157	619,800	565,000	66	-0.7%	1	400,000	7	132,900	15	616,900
244	SW Eugene	96	57	10	46	2.2%	37	609,300	19	278	191	-12.4%	158	605,600	595,000	46	1.7%	-	-	7	148,600	1	480,000
245	W Eugene	29	17	3	14	-30.0%	21	391,300	54	99	89	3.5%	78	379,000	367,500	70	11.6%	1	350,000	1	86,000	5	492,100
246	Danebo	95	51	6	32	0.0%	37	325,300	61	254	218	11.2%	201	346,900	385,000	74	3.7%	-	-	6	271,800	3	534,300
247	River Road	17	10	3	13	-7.1%	14	446,200	10	80	70	14.8%	65	427,800	420,000	39	0.1%	-	-	3	223,300	4	512,600
248	Santa Clara	36	37	5	39	69.6%	28	469,600	53	178	156	28.9%	124	489,200	486,400	47	2.8%	-	-	-	-	6	531,000
249	Springfield	69	38	6	29	-9.4%	32	432,700	27	236	182	13.0%	161	401,500	395,000	44	3.4%	1	725,000	2	74,500	9	488,400
250	Mohawk Valley	15	11	3	5	66.7%	4	808,500	70	23	12	-29.4%	9	670,300	575,000	58	2.1%	-	-	2	135,000	-	-
	Grand Total	931	508	83	422	0.7%	386	487,100	51	2,621	2,031	-1.8%	1,756	478,900	440,000	63	1.1%	7	595,700	71	219,400	61	538,800

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/25-6/30/26) with 12 months before (7/1/24-6/30/25).

[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.

© RMLS 2026. All Rights Reserved.

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.

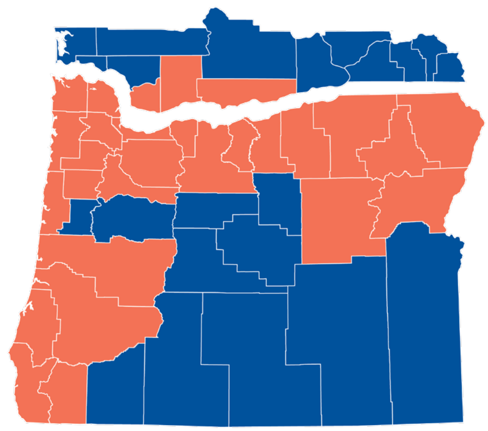
Additional Resources for RMLS Subscribers:
- State Infographics
- Regional Infographics
- Video Highlights
- Market Statistical Reports
- Market Trends
- Statistical Summaries

© RMLS 2026. All Rights Reserved.

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



RMLS was formed by area Boards and Associations of REALTORS® in 1991. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS.

Credits:
Mickey Lindsay, Chairman of the Board
Kurt von Wasmuth, President/CEO
Maggie Wu, Editor
Grant Lowery, Communications Manager

Contact RMLS at:
communications@rmls.com

16101 SW 72nd Ave., Suite 200, Portland, OR 97224
503.236.7657

© RMLS 2026. All Rights Reserved.