MARKET ACTION REPORT

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

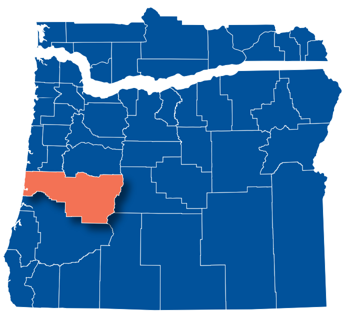
Lane County July 2026 Reporting Period

Lane County

July 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 (496) decreased 2.4% from the 508 listed in July 2025, and decreased 2.4% from the 508 listed in June 2026.

Pending Sales

Pending sales (380) decreased 3.6% from the 394 offers accepted in July 2025, and decreased 10.0% from the 422 offers accepted in June 2026.

Closed Sales

Closed sales (390) increased 2.6% from the 380 closings in July 2025, and increased 1.0% from the 386 closings in June 2026.

Inventory and Time on Market

Inventory increased to 2.6 months in July. Total market time decreased to 49 days.

Year-to-Date Summary

Comparing the first seven months of 2026 to the same period in 2025, new listings (3,136) decreased 5.1%, pending sales (2,381) decreased 1.7%, and closed sales (2,164) decreased 0.6%.

Average and Median Sale Prices

Comparing 2026 to 2025 through July, the average sale price has increased 0.4% from $480,900 to $482,600. In the same comparison, the median sale price has increased 1.1% from $440,200 to $445,000.

Sale Price Percent Change vs **Previous 12 Months**
Average Sale Price % Change: +0.6% ($481,900 v. $479,000)
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	2.6
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

July 2026 vs. June 2026

New Listings	**-2.4%**
Pending Sales	**-10.0%**
Closed Sales	**+1.0%**
Average Sale Price	**+2.4%**
Median Sale Price	**+4.4%**
Inventory	**+0.2**
Total Market Time	**-2**

July 2026 vs. July 2025

New Listings	**-2.4%**
Pending Sales	**-3.6%**
Closed Sales	**+2.6%**
Average Sale Price	**-2.6%**
Median Sale Price	**-1.3%**
Inventory	**-0.2**
Total Market Time	**-1**

Lane County
July 2026 Reporting Period

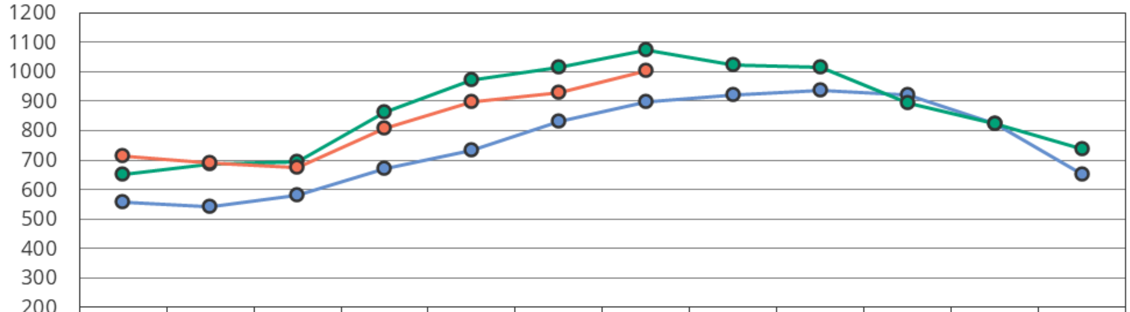
Residential Sales by Price Range

Price Range	Jul 2024		Jul 2025		Jul 2026	
0K-100K	13	3.4%	13	3.0%	18	4.2%
100K-200K	26	6.7%	12	2.8%	13	3.0%
200K-300K	78	20.1%	31	7.2%	32	7.4%
300K-400K	111	28.6%	88	20.5%	72	16.7%
400K-500K	61	15.7%	104	24.2%	125	28.9%
500K-600K	37	9.5%	79	18.4%	73	16.9%
600K-700K	22	5.7%	31	7.2%	34	7.9%
700K-800K	18	4.6%	32	7.5%	27	6.3%
800K-900K	4	1.0%	18	4.2%	15	3.5%
900K-1M	3	0.8%	7	1.6%	9	2.1%
1MM-1.1MM	4	1.0%	1	0.2%	4	0.9%
1.1MM-1.2MM	5	1.3%	4	0.9%	2	0.5%
1.2MM-1. 3MM	2	0.5%	1	0.2%	2	0.5%
1.3MM-1.4MM	0	0.0%	3	0.7%	4	0.9%
1.4MM-1.5MM	1	0.3%	1	0.2%	0	0.0%
1.5MM-1.6MM	0	0.0%	1	0.2%	0	0.0%
1.6MM-1.7MM	1	0.3%	1	0.2%	0	0.0%
1.7MM-1.8MM	1	0.3%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	1	0.3%	0	0.0%	2	0.5%
2MM+	0	0.0%	2	0.5%	0	0.0%
Total Closed Sales	388		429		432	

90th Percentile 50th Percentile 10th Percentile

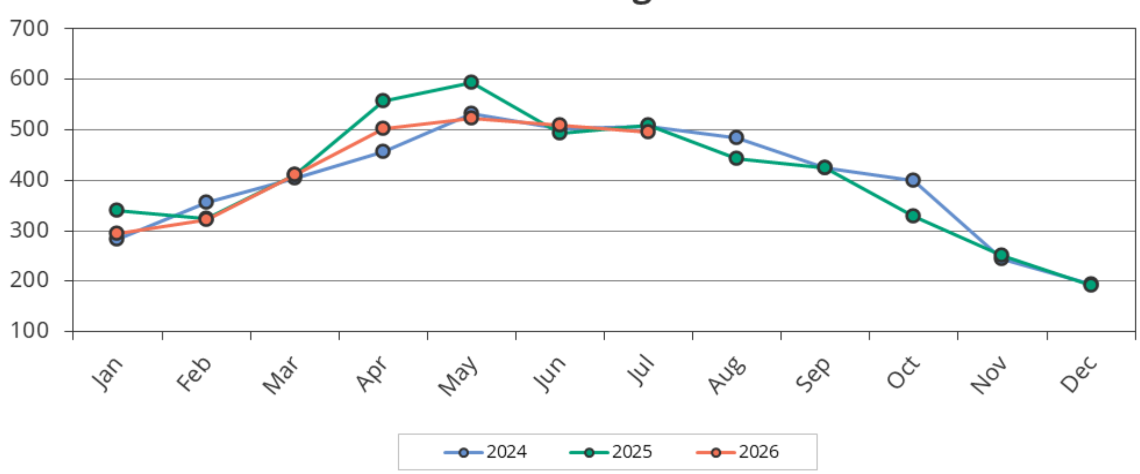
	Greater Lane Co. Residential Highlights	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	July	496	380	390	499,000	466,000	49
	June	508	422	386	487,100	446,300	51
	Year-To-Date	3,136	2,381	2,164	482,600	445,000	60
2025	July	508	394	380	512,400	472,300	50
	Year-To-Date	3,303	2,423	2,176	480,900	440,200	57
Change	July 2025	-2.4%	-3.6%	2.6%	-2.6%	-1.3%	-2.0%
	Prev Mo 2026	-2.4%	-10.0%	1.0%	2.4%	4.4%	-3.9%
	Year-To-Date	-5.1%	-1.7%	-0.6%	0.4%	1.1%	5.3%

Active Residential Listings

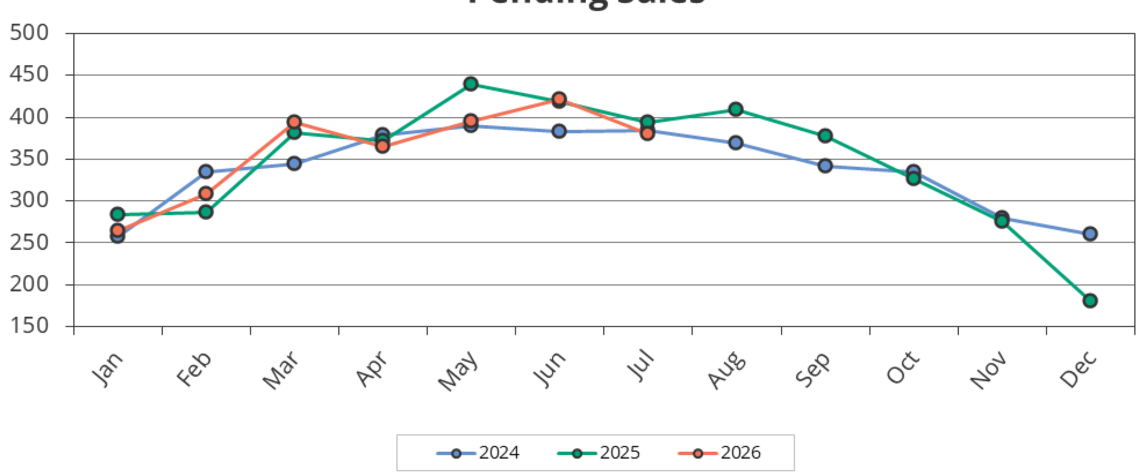


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	558	541	583	670	733	830	897	922	938	921	822	653
2025	653	685	696	863	972	1,016	1,076	1,025	1,014	896	825	736
2026	714	692	675	807	898	931	1,004					

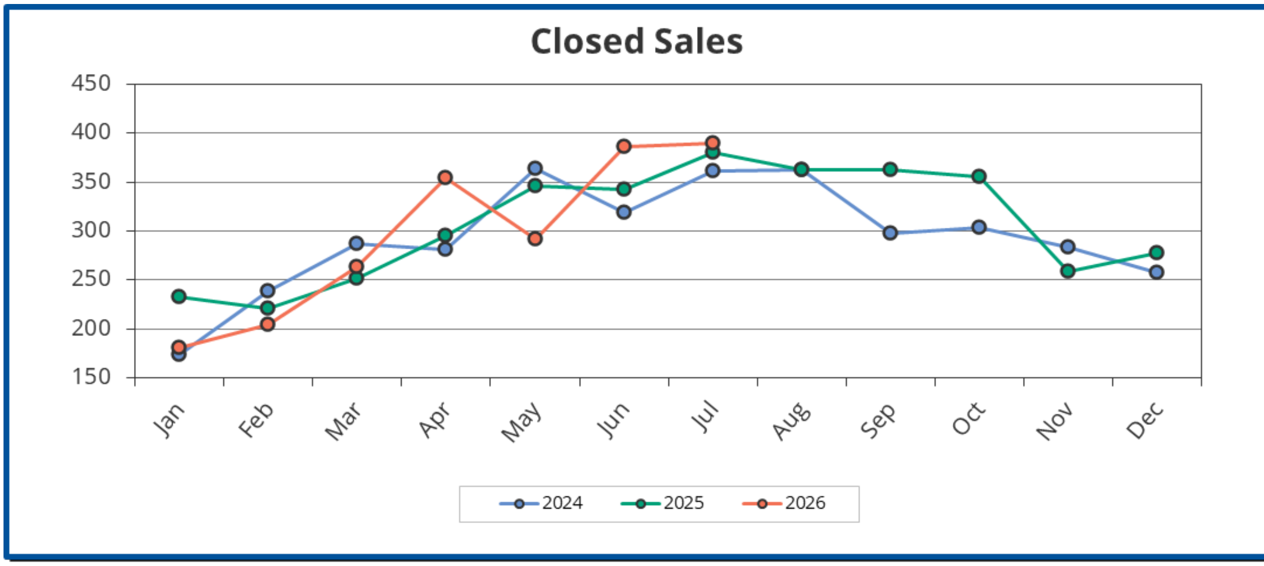
New Listings

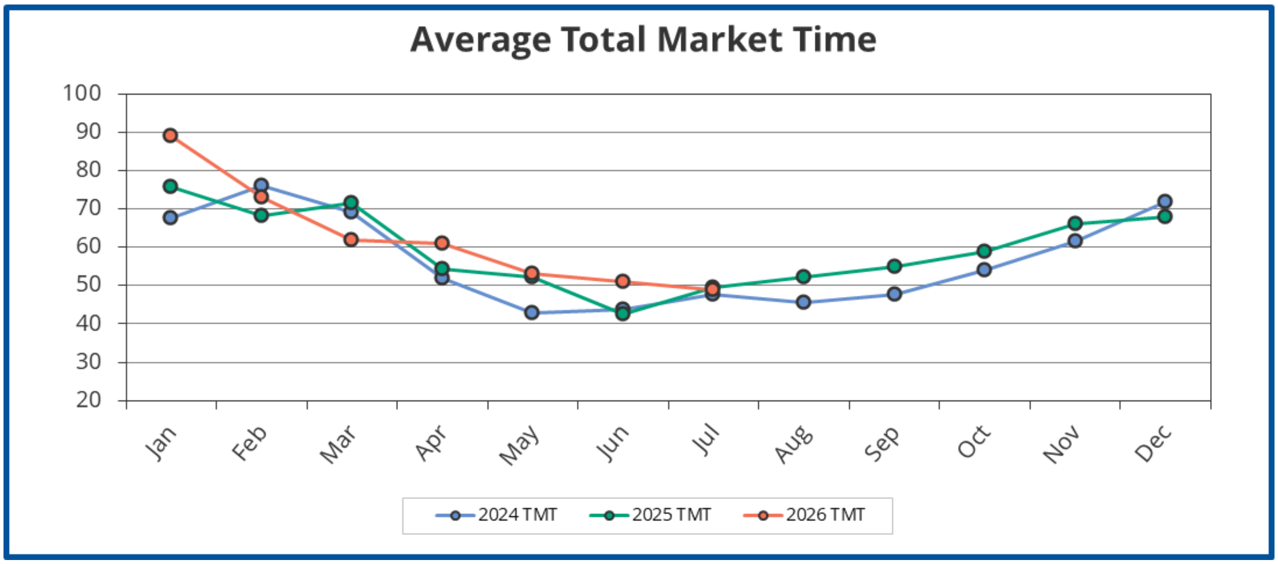


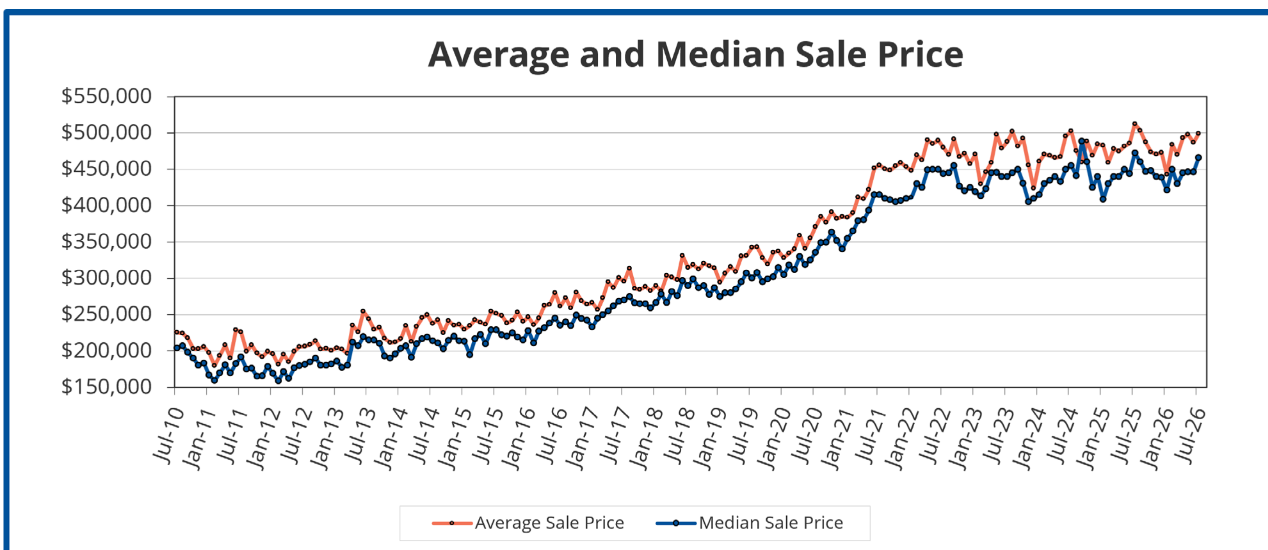
Pending Sales

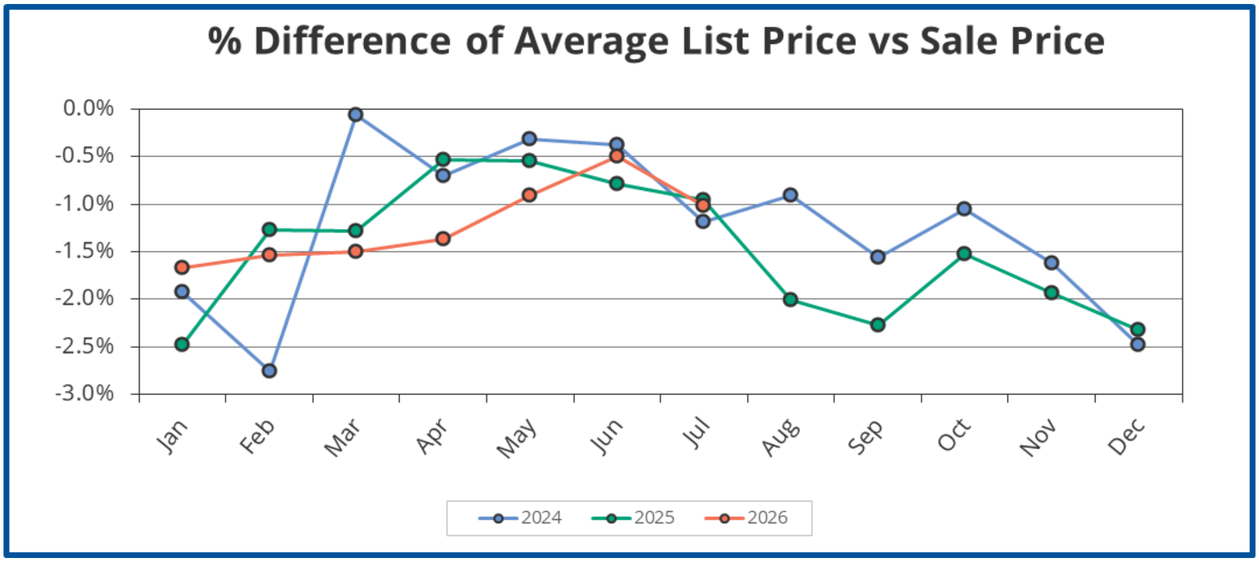


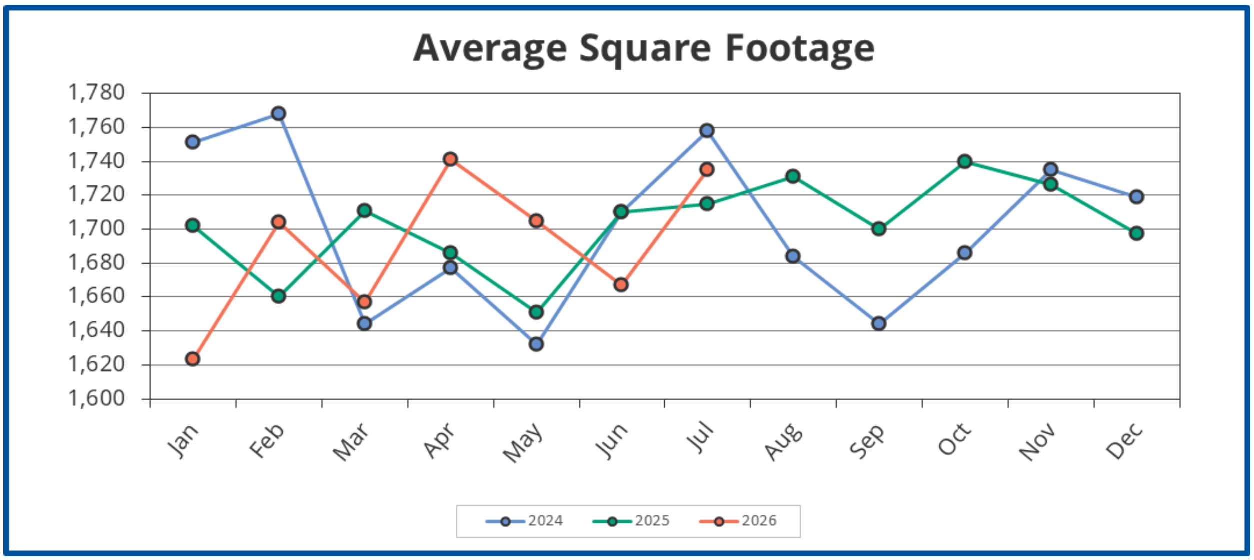
Lane County
July 2026 Reporting Period

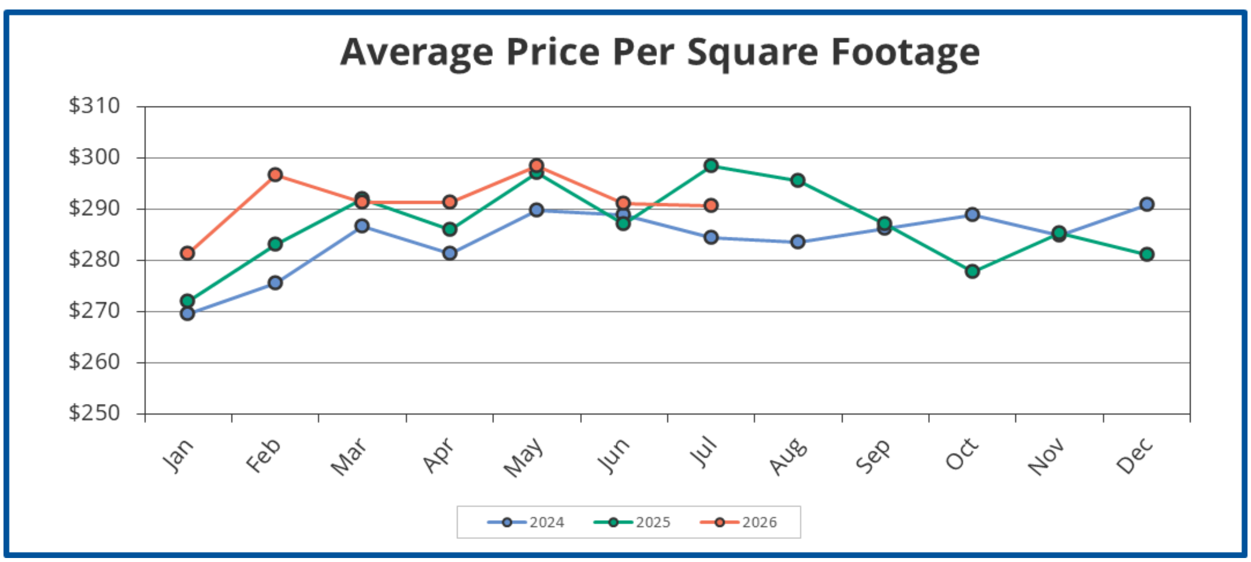






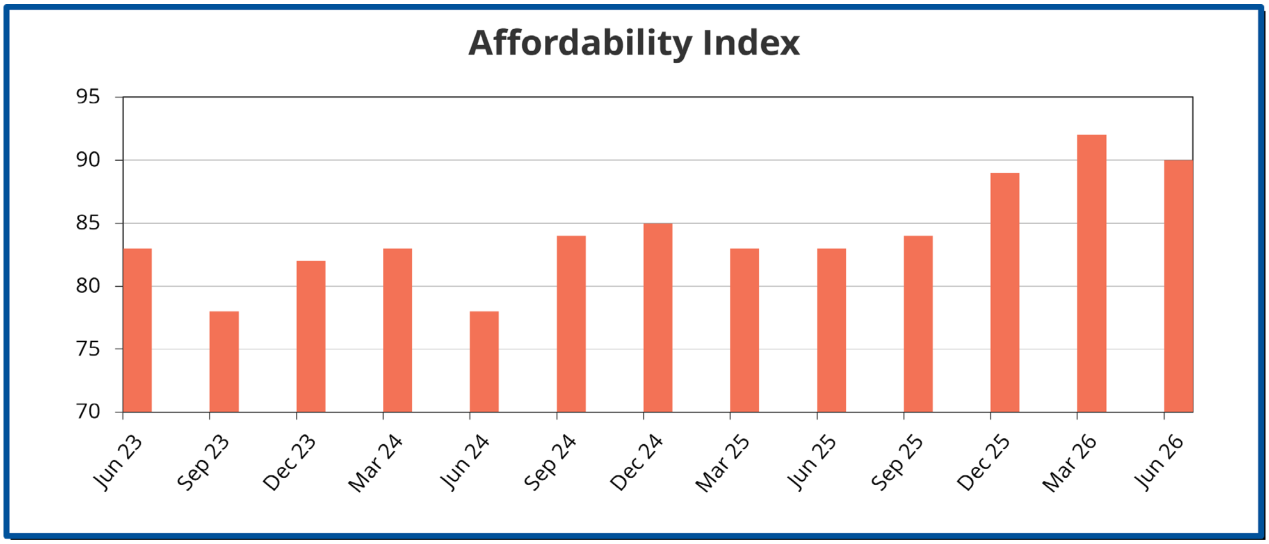

% Difference of Average List Price vs Sale Price
0.0%
-0.5%
-1.0%
-1.5%
-2.0%
-2.5%
-3.0%
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
2024
2025
2026


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

Lane County

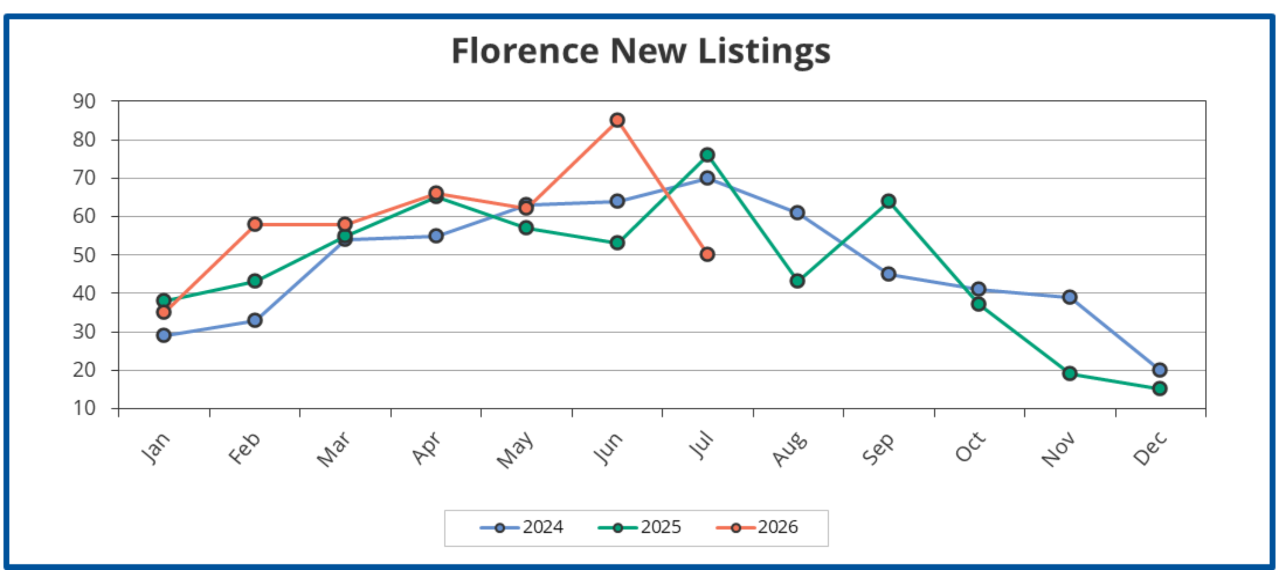
July 2026 Reporting Period



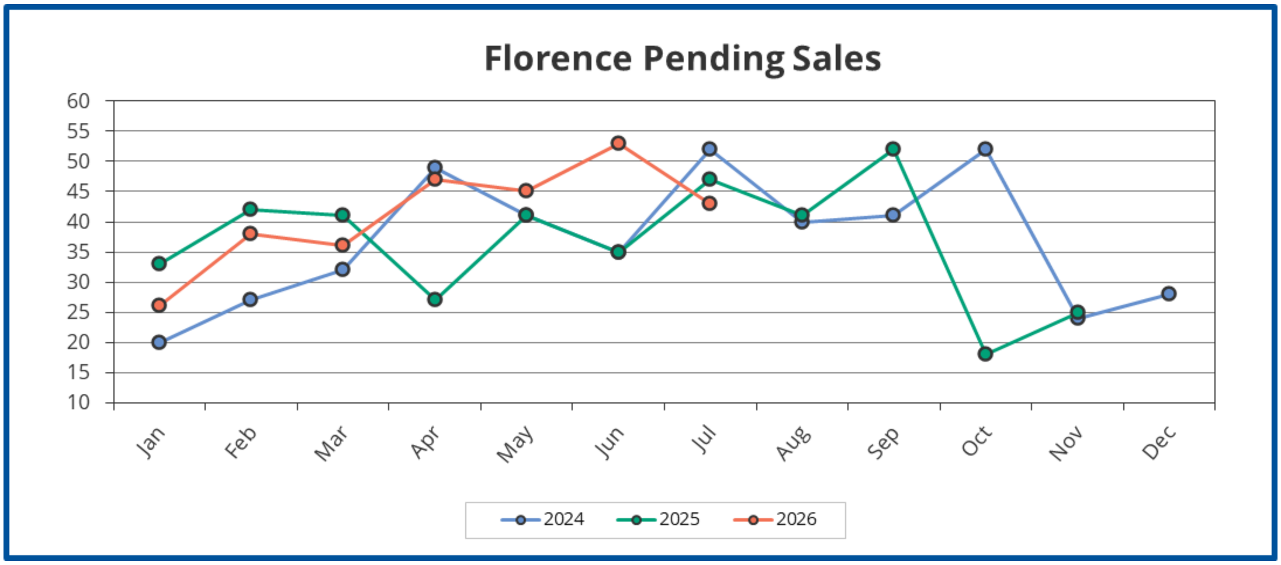
Affordability - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Lane County area is affordable for a family earning the median income. A family earning the median income ($96,900 in 2026, per HUD) can afford 90% of 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).

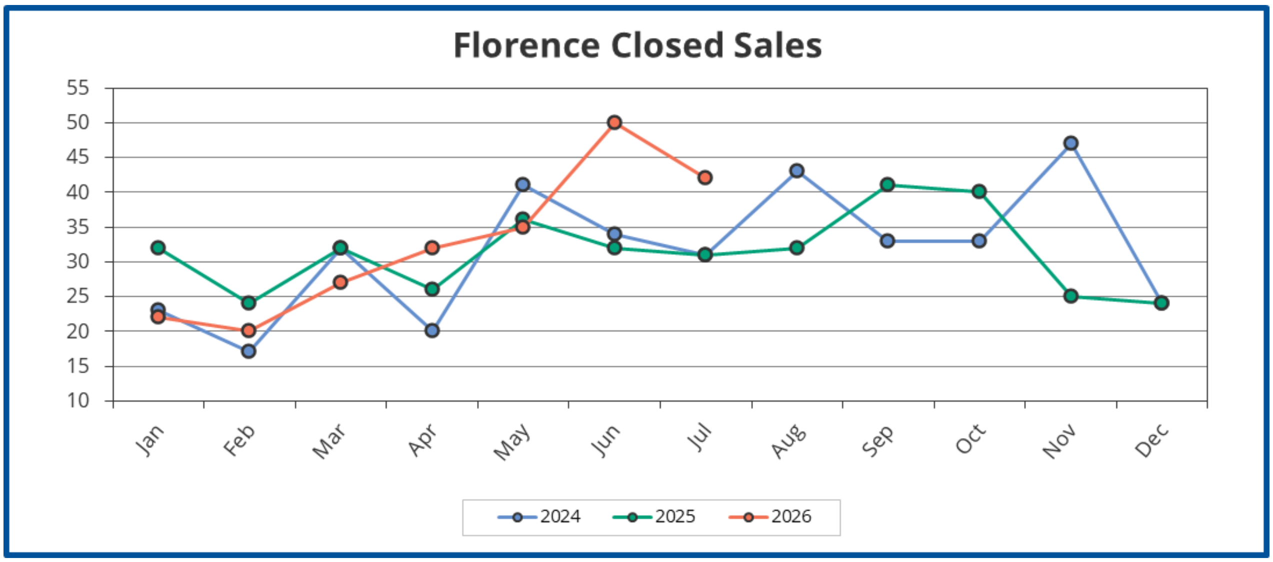
Florence – Lane County, OR

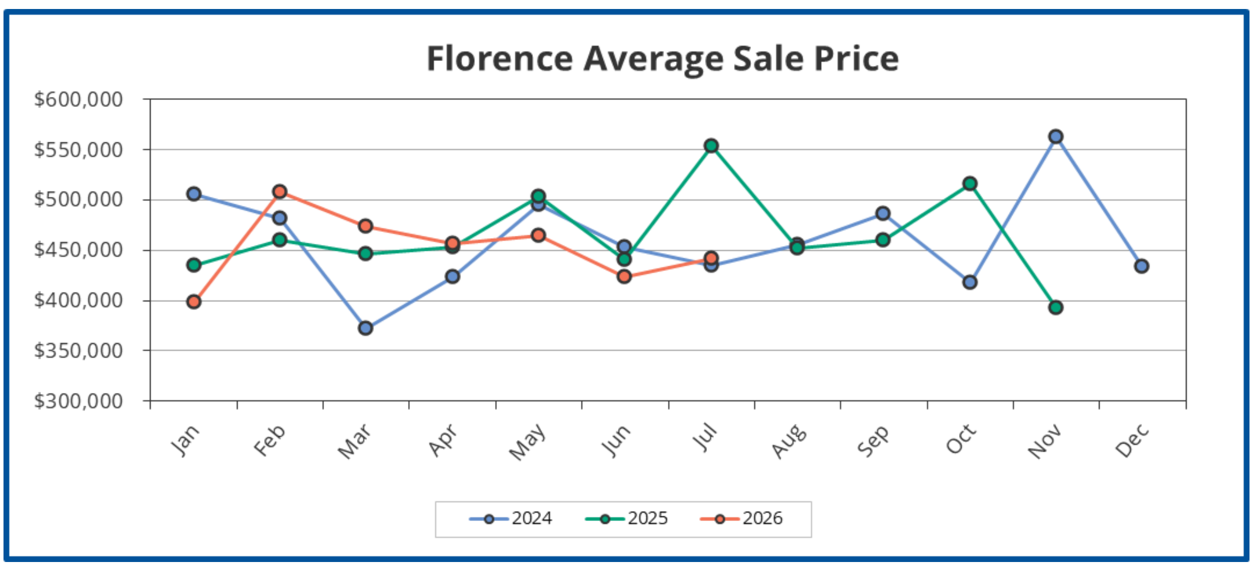
July 2026 Reporting Period



Florence – Lane County
July 2026 Reporting Period







Lane County

July 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	7	1	0	3	200.0%	2	200,000	168	9	9	125.0%	8	214,300	237,000	211	5.2%	-	-	5	133,200	-	-
226	Florence Green Trees	16	5	0	4	33.3%	0	-	-	27	20	25.0%	17	244,500	235,000	153	-0.9%	-	-	-	-	-	-
227	Florence Florentine	12	2	0	0	-100.0%	3	411,700	47	26	13	-38.1%	14	453,100	425,000	46	2.7%	-	-	-	-	-	-
228	Florence Town	79	14	2	13	-18.8%	19	383,300	97	142	103	2.0%	96	417,700	393,000	100	-1.2%	5	284,000	2	107,000	3	595,000
229	Florence Beach	32	6	-	9	200.0%	5	462,000	200	65	44	46.7%	37	488,700	478,000	115	-18.9%	1	1,100,000	1	z	-	-
230	Florence North	35	8	-	5	25.0%	4	344,000	126	51	25	56.3%	24	466,700	394,800	129	-8.2%	-	-	11	196,600	-	-
231	Florence South/ Dunes City	47	13	2	7	40.0%	7	761,300	85	74	33	32.0%	28	626,100	593,800	126	9.4%	-	-	6	160,100	-	-
238	Florence East/ Mapleton	18	1	4	2	-	2	307,500	166	26	12	-25.0%	13	451,200	425,000	113	-2.7%	-	-	1	220,000	-	-
	Grand Total	246	50	8	43	22.9%	42	441,600	113	420	259	13.1%	237	443,000	405,000	114	-1.5%	6	420,000	26	167,700	3	595,000
232	Hayden Bridge	25	17	0	13	-7.1%	12	513,100	38	106	87	-24.3%	83	440,900	437,000	57	1.4%	-	-	1	45,000	3	495,000
233	McKenzie Valley	58	15	3	11	57.1%	12	575,200	93	93	48	26.3%	36	578,100	525,000	93	4.5%	-	-	7	97,100	-	-
234	Pleasant Hill/Oak	54	13	5	18	20.0%	20	440,300	156	133	102	9.7%	95	434,400	350,000	123	-8.1%	2	239,500	13	314,600	4	1,497,800
235	South Lane Properties	104	47	8	35	16.7%	37	455,500	59	289	211	6.6%	184	422,600	413,500	66	0.5%	3	415,000	9	195,800	-	-
236	West Lane Properties	58	24	5	15	-16.7%	15	433,800	40	146	101	-3.8%	92	481,100	429,000	68	1.1%	-	-	8	348,300	3	692,300
237	Junction City	42	20	3	16	-15.8%	14	438,000	69	121	110	-6.8%	104	412,500	395,000	80	-5.8%	-	-	4	251,800	5	522,100
239	Thurston	59	35	3	24	9.1%	25	488,600	41	217	175	-11.2%	155	461,300	445,000	49	-1.5%	1	1,475,000	5	190,000	5	486,800
240	Coburg I-5	8	3	0	3	-40.0%	1	709,500	51	21	15	-31.8%	12	654,600	595,000	107	-15.2%	-	-	1	675,000	-	-
241	N Gilham	50	17	3	15	-21.1%	22	750,500	30	145	102	-7.3%	93	665,800	629,000	43	4.1%	-	-	-	-	-	-
242	Ferry Street Bridge	58	30	3	39	8.3%	28	628,500	22	206	158	-12.7%	143	605,300	528,900	63	4.9%	-	-	1	310,000	3	568,700
243	E Eugene	85	55	7	35	-16.7%	34	627,000	45	282	207	-11.5%	192	618,100	563,800	63	0.6%	1	400,000	8	135,000	15	616,900
244	SW Eugene	109	48	9	28	-24.3%	40	581,900	27	330	217	-13.5%	201	604,300	580,000	42	2.0%	-	-	9	195,600	2	452,500
245	W Eugene	28	14	1	15	-16.7%	13	377,200	23	114	100	-1.0%	91	378,800	360,000	63	4.8%	1	350,000	1	86,000	8	449,200
246	Danebo	96	49	11	44	25.7%	44	314,800	66	303	263	14.8%	247	342,000	385,000	72	5.0%	-	-	6	271,800	3	534,300
247	River Road	30	26	2	13	-40.9%	9	471,900	46	106	81	1.3%	75	433,500	422,500	40	-0.2%	1	265,000	3	223,300	4	512,600
248	Santa Clara	39	28	3	25	31.6%	33	490,500	28	207	179	28.8%	158	489,700	487,900	43	3.6%	-	-	3	385,300	6	531,000
249	Springfield	83	48	4	27	-10.0%	28	391,600	34	287	209	10.6%	191	400,600	390,000	43	4.0%	2	575,000	2	74,500	10	479,300
250	Mohawk Valley	18	7	0	4	-33.3%	3	490,300	15	30	16	-30.4%	12	625,300	490,500	47	2.8%	-	-	2	135,000	-	-
	Grand Total	1,004	496	70	380	-3.6%	390	499,000	49	3,136	2,381	-1.7%	2,164	482,600	445,000	60	0.6%	11	487,600	83	230,200	71	587,200

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

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/25-7/31/26) with 12 months before (8/1/24-7/31/25).

[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.

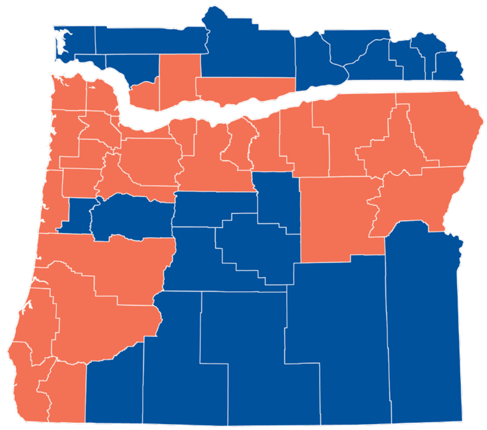
Active Listings:
The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer 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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