

MARKET ACTION



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

Residential Review: Lane County, Oregon

September 2021 Reporting Period

Residential Highlights

New listings (498) increased 5.1% from the 474 listed in September 2020, and decreased 17.0% from the 600 listed in August 2021.

Pending sales (453) increased 1.3% from the 447 offers accepted in September 2020, and decreased 17.5% from the 549 offers accepted in August 2021.

Closed sales (459) increased 3.4% from the 444 closings in September 2020, and decreased 5.6% from the 486 closings in August 2021.

Inventory and Market Time

Inventory increased to 1.0 months in September. Total market time increased to 19 days.

Year-To-Date Summary

Comparing the first nine months of 2021 to the same period in 2020, new listings (4,751) increased 5.9%, pending sales (4,045) increased 4.7%, and closed sales (3,788) increased 9.0%.

Average and Median Sale Prices

Comparing 2021 to 2020 through September, the average sale price has increased 19.8% from \$357,800 to \$428,600. In the same comparison, the median sale price has increased 19.5% from \$330,000 to \$394,400.

Inventory in Months*			
	2019	2020	2021
January	2.2	1.9	0.8
February	2.0	1.6	0.9
March	1.8	1.7	0.6
April	1.7	2.0	0.7
May	1.5	2.0	0.7
June	1.6	1.3	0.7
July	1.5	0.9	0.8
August	1.6	1.0	0.9
September	1.8	1.1	1.0
October	1.8	0.9	
November	1.7	0.8	
December	1.4	0.6	

*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.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
Average Sale Price % Change:	+19.1% (\$417,400 v. \$350,600)
Median Sale Price % Change:	+17.7% (\$382,500 v. \$325,000)

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

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.

Greater Lane Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2021	September	498	453	459	448,400	408,000	19
	August	600	549	486	450,200	410,000	17
	Year-To-Date	4,751	4,045	3,788	428,600	394,400	23
2020	September	474	447	444	376,700	349,500	32
	Year-To-Date	4,485	3,865	3,476	357,800	330,000	41
Change	September	5.1%	1.3%	3.4%	19.0%	16.7%	-39.8%
	Prev Mo 2021	-17.0%	-17.5%	-5.6%	-0.4%	-0.5%	9.7%
	Year-To-Date	5.9%	4.7%	9.0%	19.8%	19.5%	-45.3%

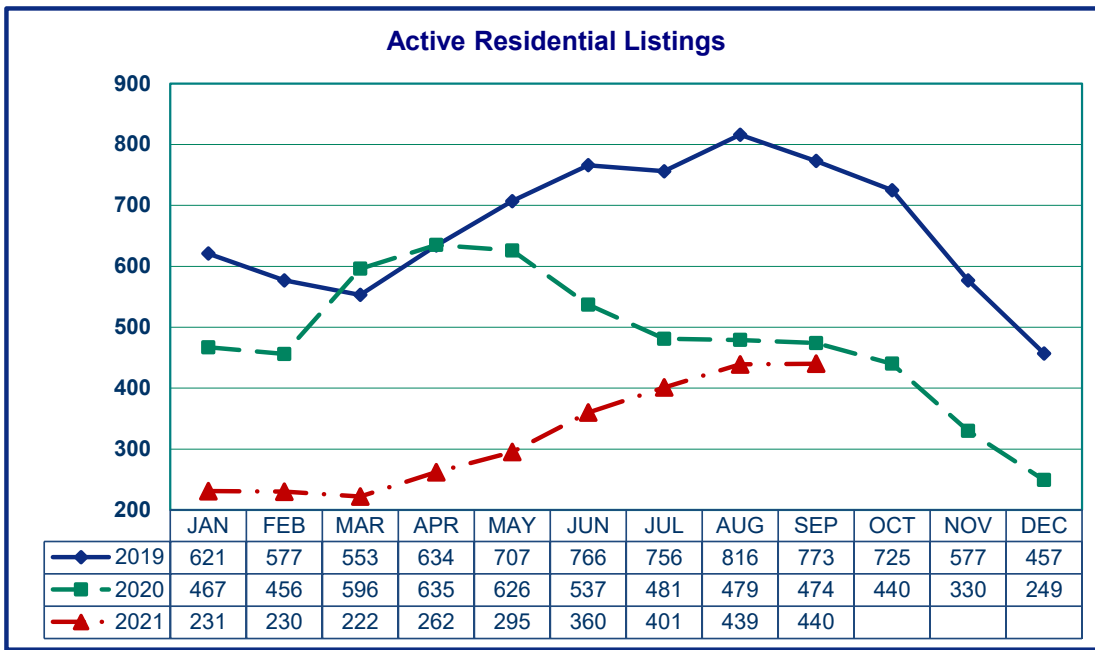
AREA REPORT • SEPTEMBER 2021

Lane County, Oregon

	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 2021 v. 2020 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2021 v. 2020 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	3	2	0	2	0.0%	1	153,000	477	10	7	-58.8%	7	161,600	150,000	130	18.0%	-	-	1	98,000	-	-
226	Florence Green Trees	5	4	1	1	-50.0%	4	212,500	20	40	36	28.6%	36	224,500	238,500	37	28.7%	-	-	-	-	-	-
227	Florence Florentine	0	2	0	3	-62.5%	0	-	-	25	28	-20.0%	24	362,900	362,500	36	10.9%	-	-	-	-	-	-
228	Florence Town	14	18	1	14	-33.3%	21	436,000	52	190	179	28.8%	179	372,900	360,000	45	14.8%	9	448,700	23	97,000	7	467,900
229	Florence Beach	2	5	-	6	0.0%	6	457,800	4	46	50	-2.0%	53	348,600	315,000	24	8.0%	-	-	21	121,100	-	-
230	Florence North	13	4	2	7	133.3%	7	589,000	27	60	44	-22.8%	38	498,800	455,800	79	29.9%	-	-	30	135,500	1	462,500
231	Florence South/ Dunes City	8	5	1	3	-66.7%	6	537,800	26	46	43	-4.4%	41	516,000	440,000	95	33.2%	-	-	15	147,800	1	390,000
238	Florence East/ Mapleton	10	9	2	3	50.0%	2	537,500	27	38	29	-9.4%	28	430,500	407,000	90	55.2%	-	-	7	274,500	2	701,300
	Grand Total	55	49	7	39	-26.4%	47	453,800	44	455	416	3.0%	406	382,500	355,000	54	20.0%	9	448,700	97	134,800	11	502,800
232	Hayden Bridge	8	10	1	9	12.5%	9	396,300	13	157	144	38.5%	144	390,900	399,300	19	13.3%	-	-	-	-	2	385,800
233	McKenzie Valley	22	8	1	6	200.0%	8	613,800	45	94	67	-22.1%	64	536,600	443,000	50	28.6%	-	-	55	143,800	-	-
234	Pleasant Hill/Oak	41	25	3	20	5.3%	16	401,700	14	208	153	7.7%	116	413,600	342,500	35	13.4%	5	266,800	36	127,300	2	437,500
235	South Lane Properties	58	62	7	50	61.3%	36	419,800	22	454	370	16.7%	348	404,200	360,000	29	20.9%	6	382,800	24	159,000	11	501,000
236	West Lane Properties	25	34	4	35	75.0%	15	510,300	23	241	203	1.0%	177	432,300	388,000	20	16.7%	5	444,600	31	396,700	1	550,000
237	Junction City	36	22	4	10	-60.0%	21	424,200	32	199	152	-3.2%	151	427,200	387,500	30	16.1%	2	375,000	11	325,400	7	330,400
239	Thurston	19	31	4	31	0.0%	37	410,900	14	355	322	6.6%	289	383,200	377,500	19	17.5%	1	1,800,000	13	173,000	16	415,800
240	Coburg I-5	8	5	0	5	150.0%	4	569,800	48	37	28	-6.7%	26	785,300	707,500	73	25.4%	-	-	2	615,000	-	-
241	N Gilham	17	22	1	17	-19.0%	21	582,200	19	214	191	-3.5%	191	543,200	510,000	17	20.9%	-	-	4	203,000	8	496,200
242	Ferry Street Bridge	20	27	5	28	-9.7%	22	562,400	11	322	280	1.4%	266	484,500	466,000	20	16.2%	1	2,250,000	7	127,800	10	491,500
243	E Eugene	41	27	6	27	-28.9%	34	518,100	36	364	297	9.2%	289	522,500	480,000	33	20.4%	3	494,700	27	174,500	23	733,000
244	SW Eugene	33	48	6	42	2.4%	56	578,200	23	476	408	2.5%	404	515,400	470,000	22	18.9%	-	-	34	190,500	11	546,800
245	W Eugene	13	18	2	23	53.3%	22	373,000	19	198	180	41.7%	160	379,700	350,000	20	30.5%	9	895,700	1	55,000	22	608,100
246	Danebo	36	54	4	46	-33.3%	44	325,200	12	440	390	-10.8%	372	310,800	335,500	17	15.9%	1	595,000	6	281,300	9	356,000
247	River Road	10	15	2	18	38.5%	22	396,500	17	181	153	-5.0%	149	384,700	375,000	17	23.7%	2	565,000	2	85,000	5	461,000
248	Santa Clara	17	32	3	39	25.8%	37	434,600	9	371	333	17.3%	300	423,300	425,000	18	16.7%	1	540,000	5	175,500	17	545,300
249	Springfield	28	53	7	43	-4.4%	50	344,600	12	388	331	-2.1%	304	324,300	319,500	14	16.7%	5	397,000	6	178,200	24	531,200
250	Mohawk Valley	8	5	3	4	-20.0%	5	522,900	37	52	43	22.9%	38	551,900	507,500	38	29.3%	-	-	2	225,000	-	-
	Grand Total	440	498	63	453	1.3%	459	448,400	19	4,751	4,045	4.7%	3,788	428,600	394,400	23	19.0%	41	596,300	266	198,800	168	531,800

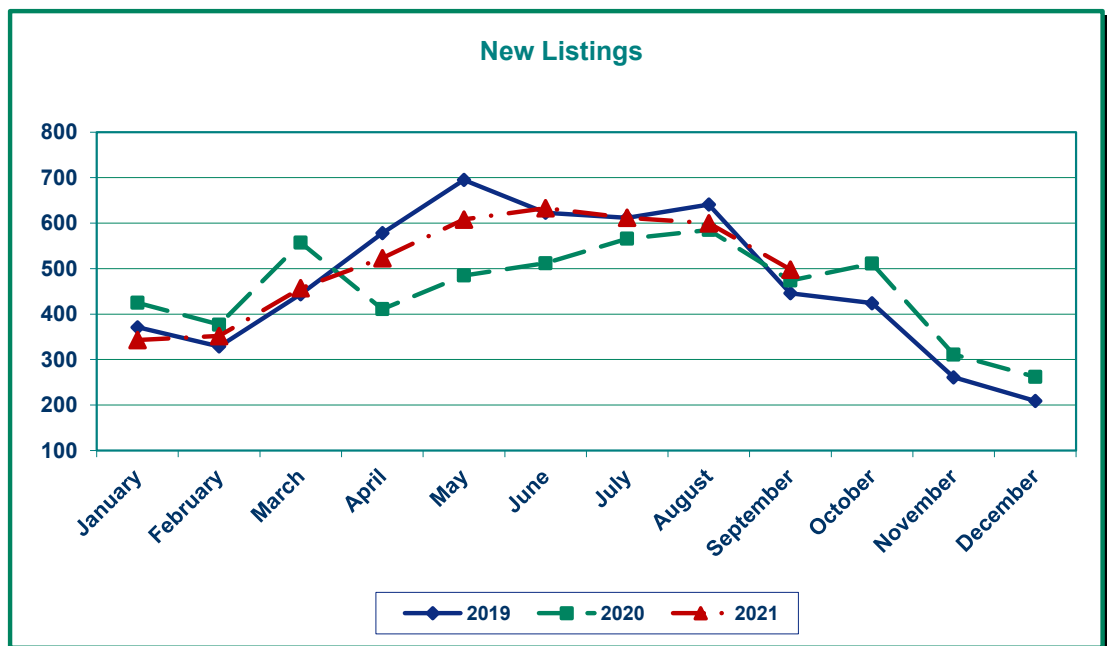
ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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 September 2021 with September 2020. The Year-To-Date section compares 2021 Year-To-Date statistics through September with 2020 Year-To-Date statistics through September.

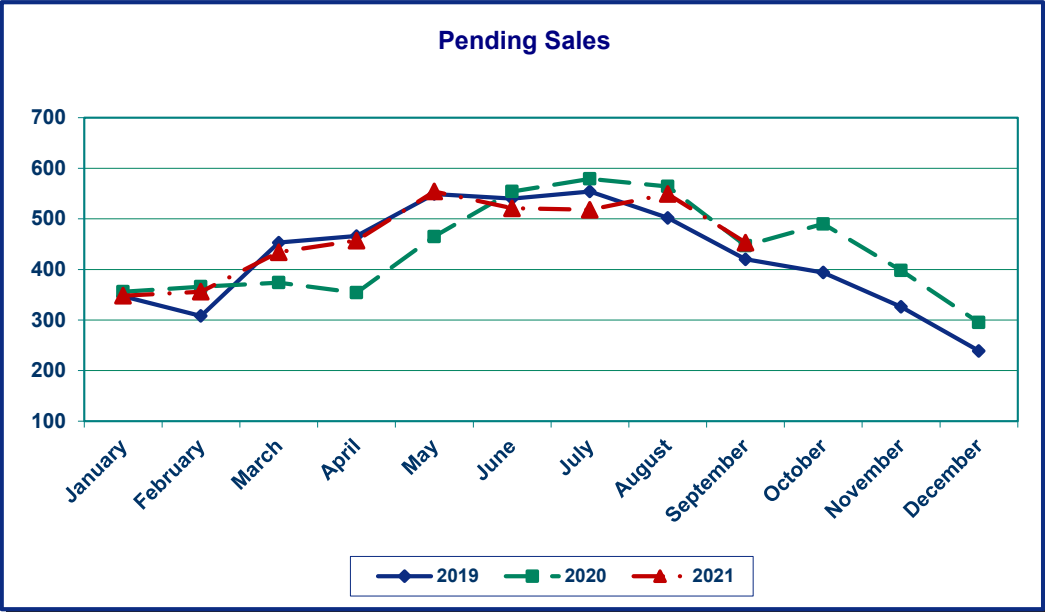
² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/20-9/30/21) with 12 months before (10/1/19-9/30/20).

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

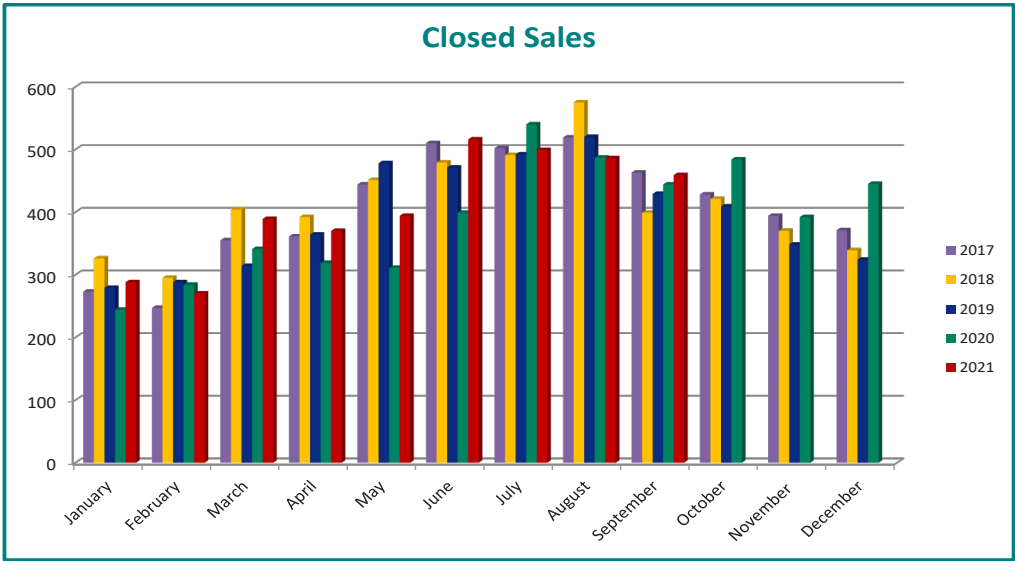
This graph represents monthly accepted offers in Greater Lane County, Oregon, over the past three calendar years.



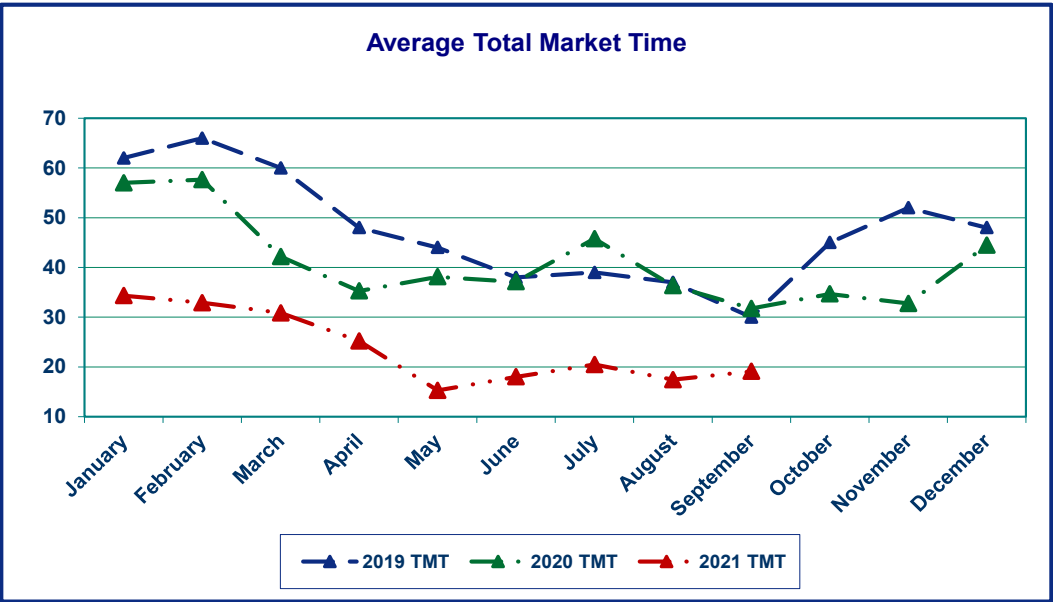
CLOSED SALES

GREATER LANE COUNTY, OR

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



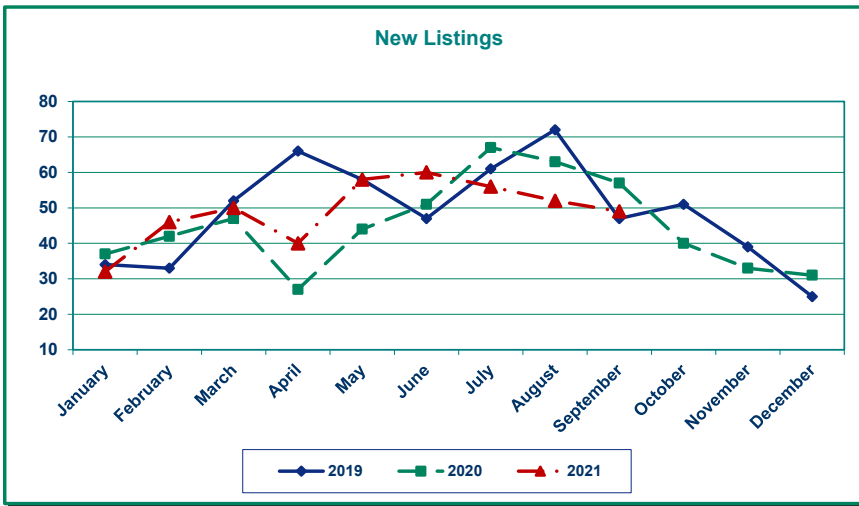
Average Total Market Time



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

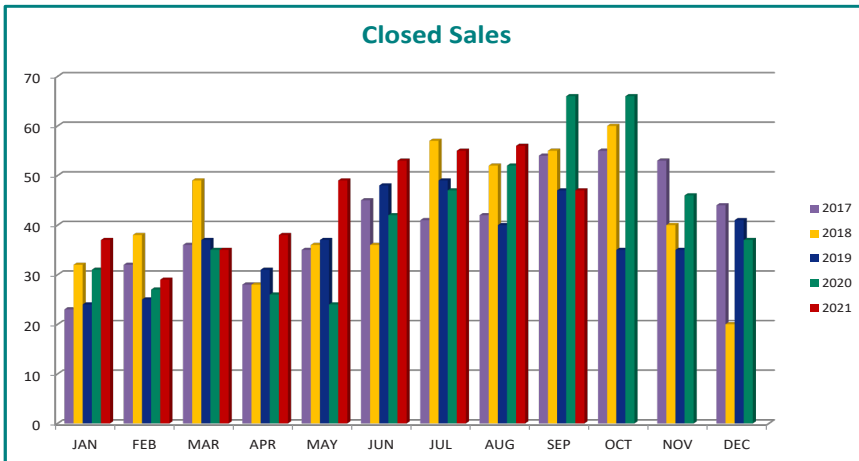
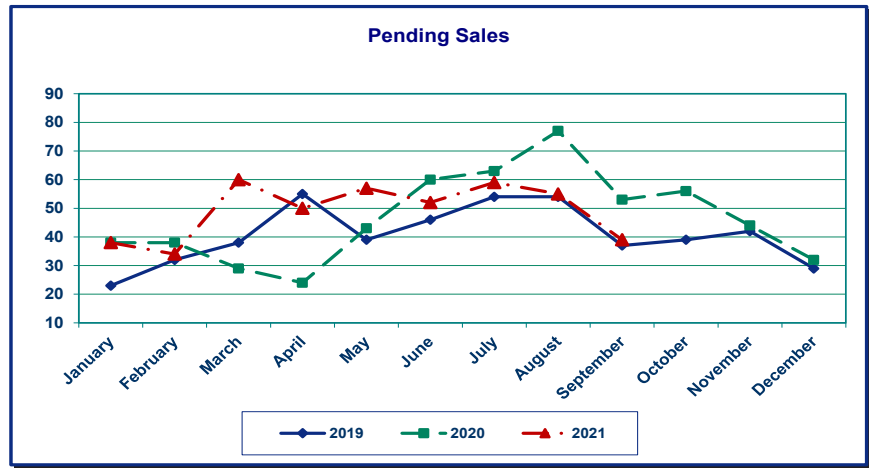
FLORENCE, OR

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

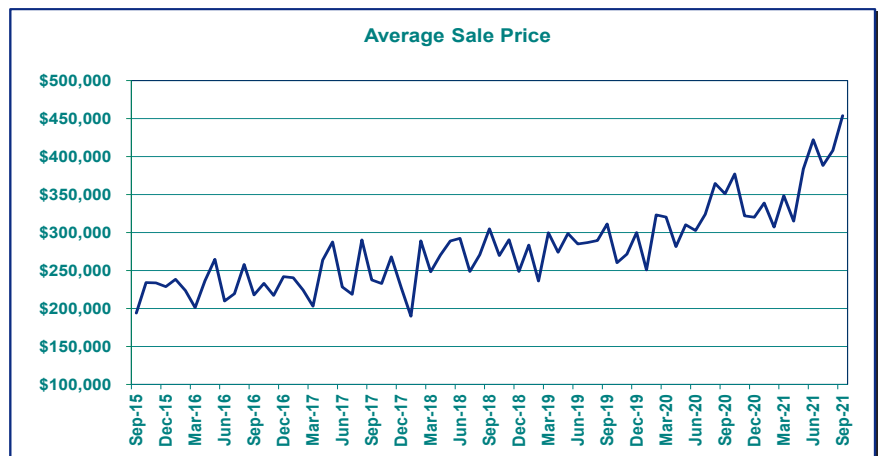
FLORENCE, OR

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.

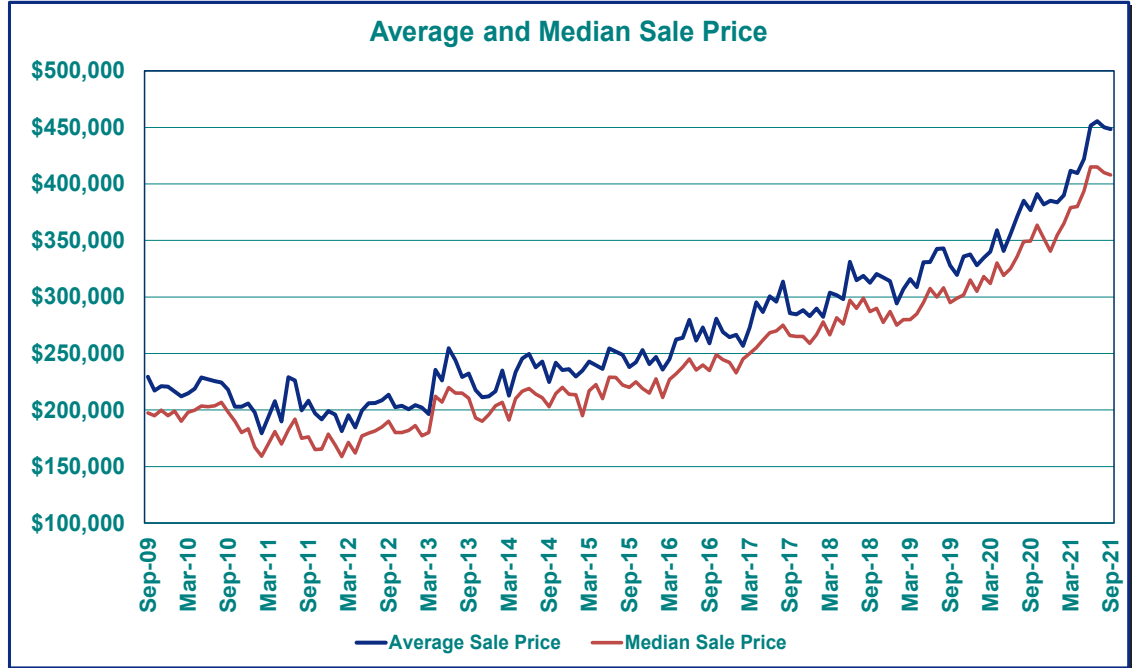
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Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

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