



MARKET ACTION REPORT

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

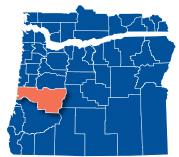
Lane County May 2025 Reporting Period



May 2025 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 (594) increased 11.9% from the 531 listed in May 2024, and increased 6.8% from the 556 listed in April 2025.

Pending Sales

Pending sales (440) increased 12.8% from the 390 offers accepted in May 2024, and increased 18.3% from the 372 offers accepted in April 2025.

Closed Sales

Closed sales (346) decreased 4.9% from the 364 closings in May 2024, and increased 17.3% from the 295 closings in April 2025.

Inventory and Time on Market

Inventory decreased to 2.8 months in May. Total market time decreased to 52 days.

Year-to-Date Summary

Comparing the first five months of 2025 to the same period in 2024, new listings (2,266) increased 10.1%, pending sales (1,681) increased 2.7%, and closed sales (1,405) increased 0.7%.

Average and Median Sale Prices

Comparing 2025 to 2024 through May, the average sale price has increased 0.9% from \$466,900 to \$471,200. In the same comparison, the median sale price has increased 0.6% from \$432,500 to \$435,000.

Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +1.2% (\$478,300 v. \$472,700)

Median Sale Price % Change: +1.4% (\$440,000 v. \$434,000)

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).

Inven	tory in	Month	S			
	2023	2024	2025			
January	2.3	3.2	2.8			
February	1.7	2.3	3.1			
March	1.4	2.0	2.8			
April	1.5	2.4	2.9			
May	1.7	2.0	2.8			
June	1.6	2.6				
July	1.9	2.5				
August	2.2	2.5				
September	2.4	3.2				
October	2.5	3.0				
November	2.9	2.9				
December	2.7	2.5				

Residential Trends

May 2025 vs. April 2025

New Listings +6.8% (1)

Pending Sales +18.3% 🕦

Closed Sales +17.3% 🚹

Average Sale Price +1.6% 1

Median Sale Price **+2.3%** 1

Inventory -0.1

Total Market Time -2

May 2025 vs. May 2024

New Listings +11.9%

Pending Sales +12.8% (1)

Closed Sales -4.9% 🕕

Average Sale Price +3.1%

Median Sale Price +3.9% 1

Inventory +0.8 1

Total Market Time +9 🚹

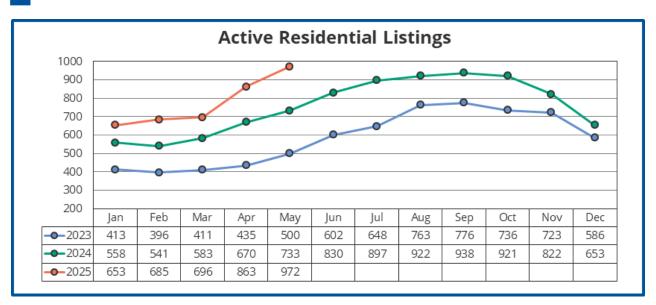
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Residential Sales by Price Range														
Price Range	May 2023		May 2024		May 2025									
0K-100K	14	4.3%	18	4.2%	14	3.7%								
100K-200K	16	5.0%	15	3.5%	12	3.1%								
200K-300K	76	23.6%	40	9.3%	39	10.2%								
300K-400K	96	29.8%	108	25.1%	79	20.7%								
400K-500K	48	14.9%	110	25.5%	93	24.3%								
500K-600K	22	6.8%	52	12.1%	63	16.5%								
600K-700K	13	4.0%	31	7.2%	31	8.1%								
700K-800K	9	2.8%	24	5.6%	20	5.2%								
800K-900K	11	3.4%	11	2.6%	15	3.9%								
900K-1M	7	2.2%	7	1.6%	8	2.1%								
1MM-1.1MM	4	1.2%	6	1.4%	2	0.5%								
1.1MM-1.2MM	3	0.9%	4	0.9%	0	0.0%								
1.2MM-1. 3MM	1	0.3%	1	0.2%	1	0.3%								
1.3MM-1.4MM	1	0.3%	1	0.2%	3	0.8%								
1.4MM-1.5MM	0	0.0%	0	0.0%	0	0.0%								
1.5MM-1.6MM	0	0.0%	0	0.0%	0	0.0%								
1.6MM-1.7MM	1	0.3%	2	0.5%	0	0.0%								
1.7MM-1.8MM	0	0.0%	0	0.0%	1	0.3%								
1.8MM-1.9MM	0	0.0%	0	0.0%	1	0.3%								
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%								
2MM+	0	0.0%	1	0.2%	0	0.0%								
Total Closed Sales	322		431		382									

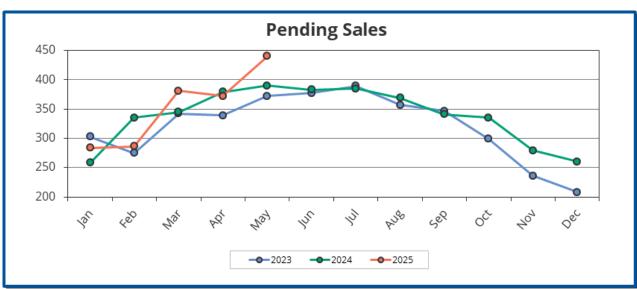
90th Percentile	50th Percentile	10th Percentile
Journ Crecinine	John Creenine	Total Creenine

	eater Lane Co. sidential Highlights	New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	
	Мау	594	440	346	481,900	450,000	52	
2025	April	556	372	295	474,500	440,000	54	
	Year-To-Date	2,266	1,681	1,405	471,200	435,000	63	
2024	Мау	531	390	364	467,200	433,300	43	
20.	Year-To-Date	2,059	1,637	1,395	466,900	432,500	58	
e e	May 2024	11.9%	12.8%	-4.9%	3.1%	3.9%	21.5%	
Change	Prev Mo 2025	6.8%	18.3%	17.3%	1.6%	2.3%	-4.1%	
Į)	Year-To-Date	10.1%	2.7%	0.7%	0.9%	0.6%	8.9%	

May 2025 Reporting Period

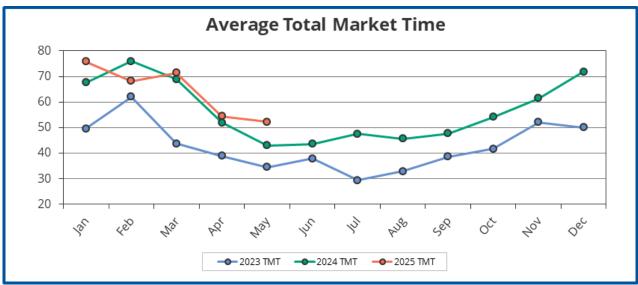


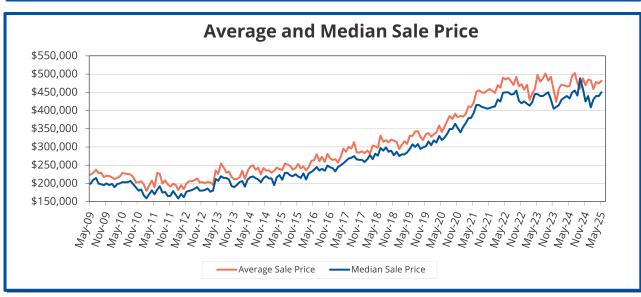




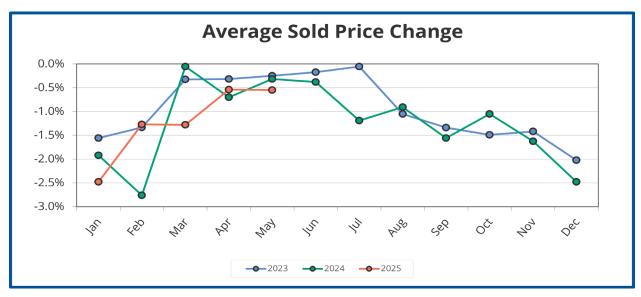
May 2025 Reporting Period

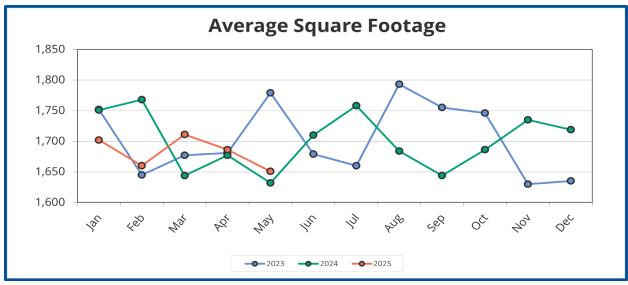


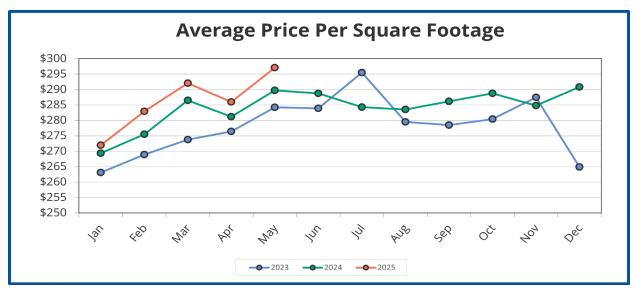




May 2025 Reporting Period







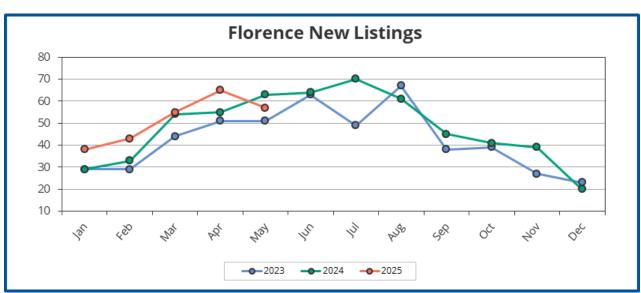
May 2025 Reporting Period



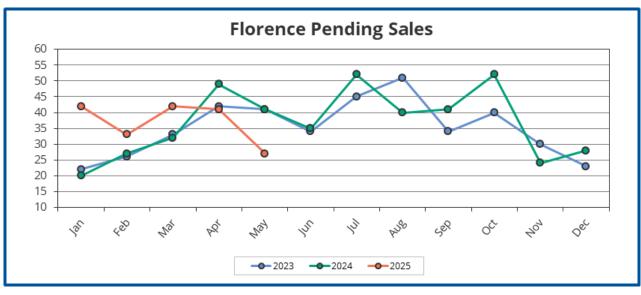
Affordability - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Lane County area is affordable for a family earning the median income. A family earning the median income (\$91,700 in 2024, per HUD) can afford 83% of a monthly mortgage payment on a median priced home (\$440,000 in March). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.8% (per Freddie Mac).

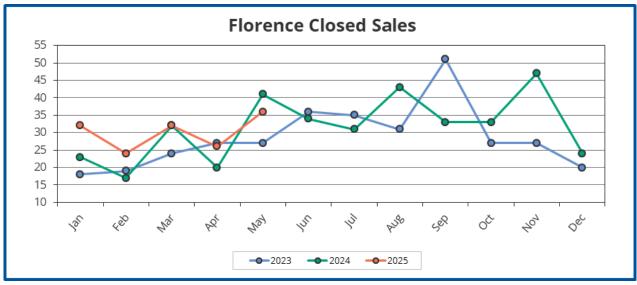


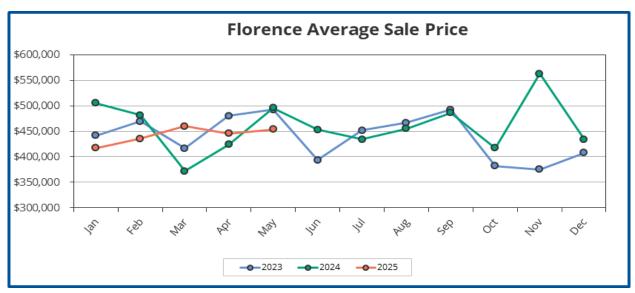
Florence – Lane County, OR May 2025 Reporting Period











May 2025 Reporting Period

Area Report

This report includes Florence.

	nnis report includes Florence.																						
	Current Month								RESIDENTIAL Year-To-Date									COMMERCIAL		LAND Year-To-Date		MULTIFAMILY Year-To-Date	
				Cu	_	"		ю			14:	rear-I				ange	Υ	ear-To-Date	Yea		Yea		
	Active Listings	New Listings	Expired.Canceled Listings	Pending Sales	Pending Sales 25 v. 24	Closed Sales	Average Sale Price	Total Market Time	New Listings	Pending Sales	Pending Sales 25 v. 24 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	
Florence Coast Village	5	-	-	-	-100.0%	2	230,000	43	7	3	0.0%	3	213,300	200,000	45	-0.3%	-	-	5	142,400	-	-	
Florence Green Trees	12	4	0	2	100.0%	2	273,500	76	16	12	9.1%	13	277,400	254,000	75	10.0%	_	-		-	_	-	
Florence Florentine	8	4	1	3	-50.0%	4	467,300	30	21	14	-26.3%	15	433,100	425,000	82	1.7%			-	1	_	_	
Florence Town	71	22	1	7	-36.4%	15	478,900	165	96	69	13.1%	66	419,400	395,000	102	-5.7%	3	474,300	10	135,500	1	455,000	
Florence Beach	25	9	0	6	0.0%	3	388,300	9	36	22	-4.3%	20	562,000	537,500	44	14.2%	3	-	3			-	
Florence North	28	10	-	2	-66.7%	5	485,300	25	35	10	-23.1%	15	448,300	435,000	67	10.6%	_	-	3	z 215,000	-		
Florence South/		7															-		7		-	-	
Dunes City Florence East/ Mapleton	24		4	3	-40.0%	3	668,300	196	28	16	6.7%	14	564,300	472,500	108	-2.7%	-	-		115,600	-	-	
Grand Total	19 192	57	7	27	-34.1%	36	337,000 453,600	55 102	21	158	9.1%	7 153	468,100 441,600	379,000 414,000	111 86	3.2%	3	474,300	30	270,000 154,000	1	455,000	
Hayden Bridge	20	19	2	16	-48.4%	16	446,900	35	101	89	-16.8%	77	447,900	439,700	44	-2.1%	-	-	-	-	2	562,500	
McKenzie Valley	48	20	3	8	0.0%	7	650,400	55	65	28	3.7%	20	528,600	512,500	113	-8.9%	1	216,000	8	169,600	-	-	
Pleasant Hill/Oak	70	30	2	19	35.7%	13	552,500	91	94	61	-12.9%	55	476,200	380,000	89	8.9%		-	2	242,500	1	285,000	
South Lane Properties	107	44	12	35	2.9%	26	440,900	69	201	139	-4.1%	120	437,500	394,600	63	-1.7%	3	300,000	4	259,800	1	555,000	
West Lane Properties	65	43	3	24	33.3%	15	490,100	60	112	73	15.9%	59	518,600	465,000	84	-3.5%		-	10	294,900	-	-	
Junction City	59	28	3	20	-13.0%	18	495,600	55	125	87	-15.5%	63	475,600	460,000	70	-2.9%	1	435,000	3	298,300	1	460,000	
Thurston	64	34	4	26	-10.3%	26	482,600	55	171	134	16.5%	105	422,500	425,000	58	4.1%	1	1,200,000	-	-	8	501,100	
Coburg I-5 N Gilham	12	4	1	5	66.7%	3	589,700	49	20	14	0.0%	10	1,035,800	759,500	57	14.9%	-	-	-	-	-	-	
Ferry Street	29	22	1	20	33.3%	14	531,300	61	90	79	25.4%	72	574,700	585,000	68	4.5%	-	-	1	69,900	-	-	
Bridge E Eugene	59	45	5	30	42.9%	26	522,100	40	157	115	4.5%	99	520,000	495,000	42	-6.2%	-	-	-	-	4	602,300	
SW Eugene	92	50 64	6	38 53	-9.5% 39.5%	33	573,500 563,900	53 56	212	151	-1.3% 7.8%	131	609,400 554,300	566,000 527,000	78 62	7.1%	- 4	661,300	8	216,100 97,700	3	680,000 531,700	
W Eugene	44	29	5	17	41.7%	11	327,800	53	97	67	11.7%	52	344,300	361,400	72	-1.5%	1	1,000,000	-	-	10	550,600	
Danebo	79	57	2	43	26.5%	40	368,000	56	216	168	15.1%	146	310,200	356,500	57	-2.5%	-	-	1	70,000	1	464,000	
River Road	23	17	1	13	44.4%	16	423,300	37	69	49	19.5%	49	407,400	414,000	60	1.8%	-	-	2	89,800	4	568,700	
Santa Clara	41	40	2	37	68.2%	19	473,900	36	131	102	-3.8%	72	469,000	460,000	57	0.7%	-	-	-	-	-	-	
Springfield	63	44	3	33	3.1%	23	398,100	33	165	131	0.8%	114	376,000	372,500	48	7.7%	1	520,000	5	106,000	15	622,900	
Mohawk Valley	14	4	-	3	-40.0%	1	595,000	6	18	14	-17.6%	10	684,200	688,500	120	17.6%	-	-	1	270,000	-	-	
Grand Total	972	594	61	440	12.8%	346	481,900	52	2,266	1,681	2.7%	1,405	471,200	435,000	63	1.2%	12	576,400	48	205,500	51	562,900	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares May 2025 with May 2024. The year-to-date section compares 2025 year-to-date statistics through May with 2024 year-to-date statistics through May.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/24-5/31/25) with 12 months before (6/1/23-5/31/24).

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
- ► Real Talk with RMLS Podcast
- Video Highlights

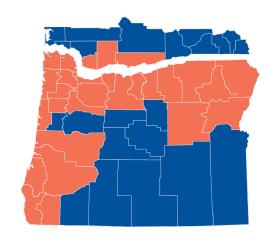
- Market Statistical Reports
- Market Trends
- Statistical Summaries

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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