

MARKET ACTION

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

Residential Review: Lane County, Oregon

February 2011 Reporting Period

February Residential Highlights

Sales activity in Greater Lane County declined this February compared to last February. On a bright note, closed and pending sales both increased compared to the previous month (see graphs on page 4). Inventory for February also dropped 0.5 months from January 2011.

Comparing February 2011 with February 2010, closed sales were down 10.1%, while pending sales decreased 19.9%. New listings fell 27.5%. See highlights table below.

A comparison of January 2011 with February 2011 shows that closed sales grew 154 to 161 (4.6%). Pending sales were also up from 222 to 254 (14.4%). New listings went down from 463 to 407 (-12.1%).

At the month's rate of sales, the 1,908 active residential listings would last approximately 11.9 months.

Sale Prices

When comparing February 2011 to February 2010, the average sale price decreased by 15.4%, while the median sale price also went down 16.3%. See residential highlights table below.

Comparing January 2011 to February 2011, the average sale price fell from \$197,800 to \$179,400 (-9.3%), and the median sale price also decreased from \$167,000 to \$159,100 (-4.7%).

Inventory in Months*			
	2009	2010	2011
January	20.6	14.1	12.4
February	13.1	10.9	11.9
March	9.7	7.8	
April	10.5	7.3	
May	8.1	7.2	
June	6.8	7.2	
July	6.2	11.9	
August	7.8	10.7	
September	6.8	10.4	
October	6.2	10.8	
November	7.3	9.2	
December	7.1	8.1	

*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
Average Sale Price % Change:	-4.6% (\$214,200 v. \$224,600)
Median Sale Price % Change:	-3.6% (\$192,500 v. \$199,700)

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 do not include data from Florence. For data on Florence, see the Area Report on page 2, or the graphs on page 5.

Greater Lane County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2011	February	407	254	161	179,400	159,100	170
	Year-to-date	877	463	321	188,700	164,000	156
2010	February	561	317	179	212,100	190,000	136
	Year-to-date	1,096	534	316	215,000	191,800	132
Change	February	-27.5%	-19.9%	-10.1%	-15.4%	-16.3%	25.3%
	Year-to-date	-20.0%	-13.3%	1.6%	-12.2%	-14.5%	17.6%

*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.

AREA REPORT • 2/2011

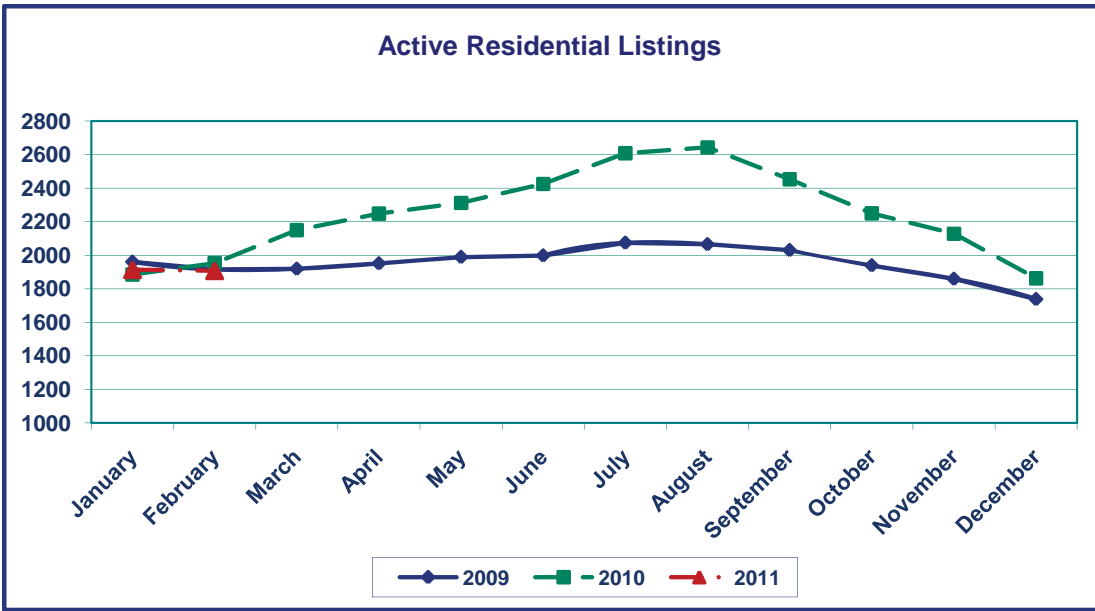
Lane County, Oregon

		RESIDENTIAL													COMMERCIAL		LAND		MULTIFAMILY			
		Current Month							Year-To-Date						Year-To-Date		Year-To-Date		Year-To-Date			
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales 2011	Pending Sales 2011 v. 2010 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales 2011	Pending Sales 2011 v. 2010	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
225	Florence Coast Village	23	2	2	1	0.0%	-	-	-	4	2	100.0%	1	37,500	37,500	-18.1%	-	-	-	-	-	-
226	Florence Green Trees	34	3	1	2	0.0%	3	124,500	109	5	5	150.0%	3	124,500	130,000	-7.7%	-	-	-	-	-	-
227	Florence Florentine	24	4	-	-	-	1	205,000	856	6	1	-50.0%	1	205,000	205,000	8.8%	-	-	-	-	-	-
228	Florence Town	138	15	11	6	-14.3%	1	207,000	72	29	9	-40.0%	6	146,200	142,800	-10.2%	-	-	2	35,000	-	-
229	Florence Beach	55	4	4	3	-25.0%	4	177,000	188	9	7	0.0%	6	194,200	172,500	-1.7%	-	-	-	-	-	-
230	Florence North	45	8	3	3	-25.0%	3	227,000	103	10	5	-44.4%	6	240,700	281,500	-10.3%	-	-	2	66,500	-	-
231	Florence South/Dunes City	51	2	6	2	0.0%	-	0	-	6	2	-66.7%	0	0	-	6.1%	-	-	1	62,500	-	-
238	Florence East/Mapleton	38	2	1	2	0.0%	-	-	-	7	2	-50.0%	0	0	-	25.5%	-	-	1	14,900	-	-
	Grand Total	408	40	28	19	-13.6%	12	181,200	193	76	33	-28.3%	23	178,400	145,200	-6.2%	-	-	6	46,700	-	-
232	Hayden Bridge	51	12	4	7	-30.0%	4	197,700	215	25	16	-11.1%	7	169,500	180,000	1.4%	-	-	-	-	1	215,500
233	McKenzie Valley	85	17	11	4	-42.9%	3	319,900	147	34	5	-50.0%	5	282,500	287,900	-6.3%	2	232,500	1	50,000	0	-
234	Pleasant Hill/Oak	131	19	12	11	10.0%	6	162,500	234	47	23	53.3%	8	152,100	121,000	-10.2%	1	155,000	-	-	0	-
235	South Lane Properties	230	43	36	17	-5.6%	12	135,100	284	91	33	3.1%	25	151,000	145,000	-5.6%	-	-	2	349,500	2	195,000
236	West Lane Properties	126	23	6	13	-27.8%	5	178,200	64	53	22	-31.3%	17	185,900	167,000	2.8%	-	-	2	174,000	0	-
237	Junction City	138	26	15	12	-45.5%	6	177,700	101	53	18	-35.7%	13	170,500	127,000	-15.6%	-	-	2	167,500	1	156,500
239	Thurston	132	36	17	25	8.7%	14	187,800	278	71	42	7.7%	26	181,700	158,600	-5.6%	-	-	1	80,000	2	162,500
240	Coburg I-5	20	4	9	6	50.0%	4	228,400	251	8	11	83.3%	6	202,400	156,700	3.4%	-	-	-	-	0	-
241	N Gilham	76	20	11	13	30.0%	6	342,000	294	33	20	25.0%	14	349,000	289,500	-9.6%	-	-	-	-	0	-
242	Ferry Street Bridge	138	24	11	16	-23.8%	10	237,700	198	72	31	-29.5%	27	232,600	222,000	-2.9%	-	-	1	335,000	0	-
243	E Eugene	93	26	15	21	5.0%	12	254,900	126	54	34	0.0%	22	272,600	243,000	-7.6%	-	-	-	-	2	442,900
244	SW Eugene	162	30	12	25	-7.4%	10	220,300	114	69	39	-30.4%	21	259,200	234,900	-5.2%	-	-	4	215,800	1	258,000
245	W Eugene	50	12	7	5	-54.5%	2	129,800	92	25	12	-36.8%	5	165,300	149,500	-6.5%	2	350,600	-	-	4	227,400
246	Danebo	163	47	15	29	-12.1%	26	115,800	151	90	60	13.2%	47	135,700	153,000	-7.6%	-	-	-	-	0	-
247	River Road	50	9	7	6	-60.0%	8	153,200	69	24	16	-23.8%	13	157,500	154,900	-8.4%	-	-	-	-	1	139,100
248	Santa Clara	112	26	12	16	-51.5%	11	193,700	133	60	34	-38.2%	23	195,900	161,000	-5.3%	-	-	3	38,000	0	-
249	Springfield	127	27	20	25	-13.8%	20	94,300	139	52	42	-14.3%	38	105,800	105,000	-2.9%	-	-	-	-	0	-
250	Mohawk Valley	24	6	1	3	-50.0%	2	414,500	112	16	5	-28.6%	4	318,000	221,500	13.4%	1	290,000	2	132,000	0	-
	Grand Total	1,908	407	221	254	-19.9%	161	179,400	170	877	463	-13.3%	321	188,700	164,000	-4.7%	6	268,500	18	171,600	14	234,300

ACTIVE RESIDENTIAL LISTINGS

LANE COUNTY, OR

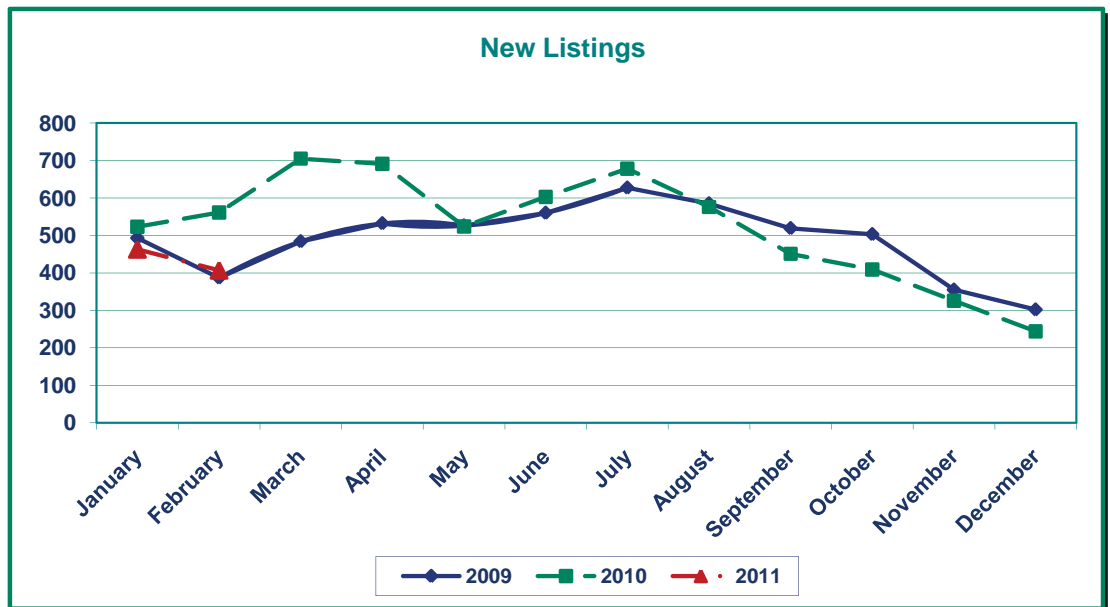
This graph shows the active residential listings over the past three calendar years in Lane County, Oregon.



NEW LISTINGS

LANE COUNTY, OR

This graph shows the new residential listings over the past three calendar years in Lane County, Oregon.



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2011 with February 2010. The Year-To-Date section compares year-to-date statistics from February 2011 with year-to-date statistics from February 2010.

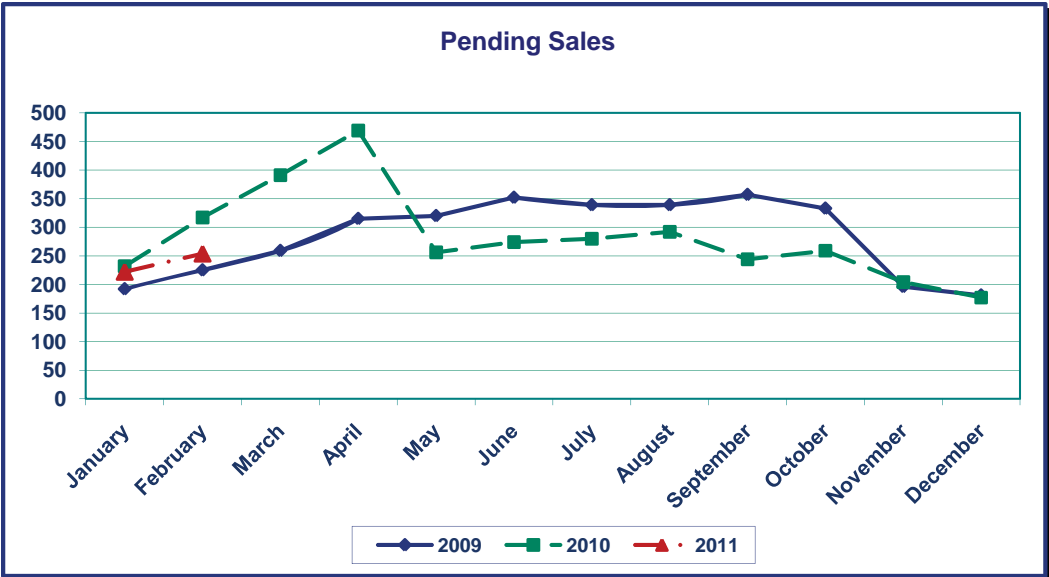
² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/10-2/28/11) with 12 months before (3/1/09-2/28/10).

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

LANE COUNTY, OR

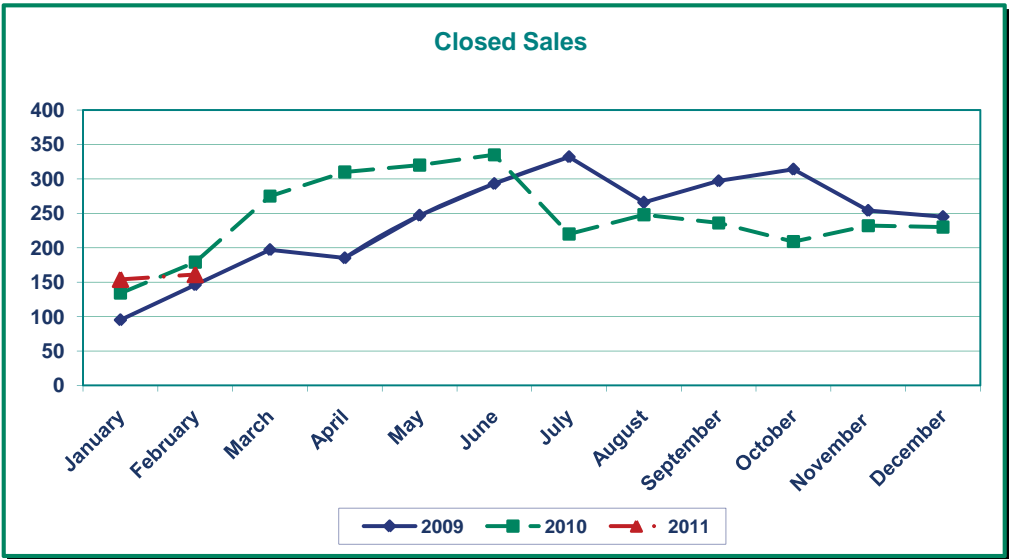
This graph represents monthly accepted offers in Lane County, Oregon over the past three calendar years.



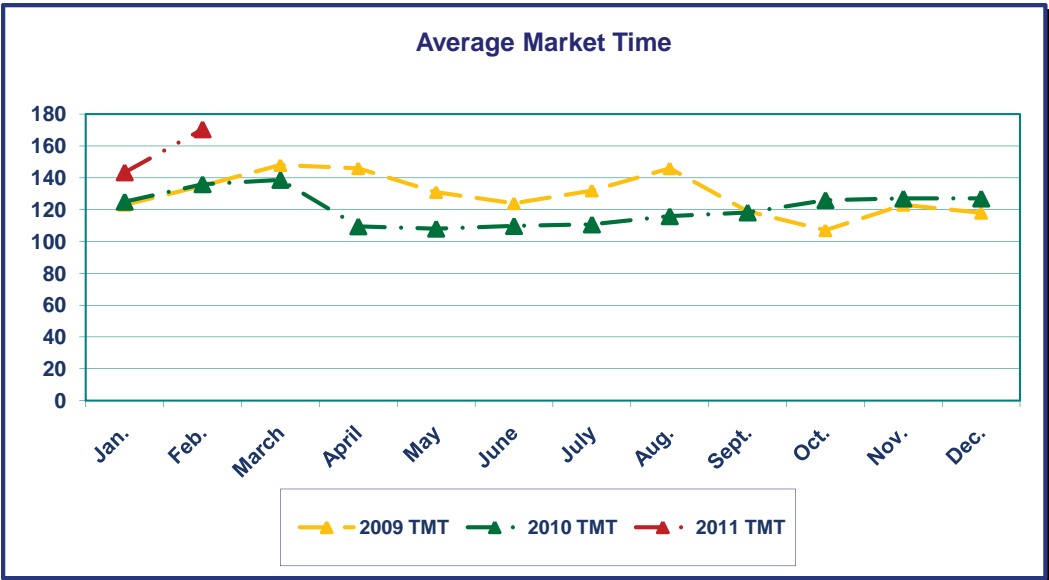
CLOSED SALES

LANE COUNTY, OR

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



Average Market Time



DAYS ON MARKET

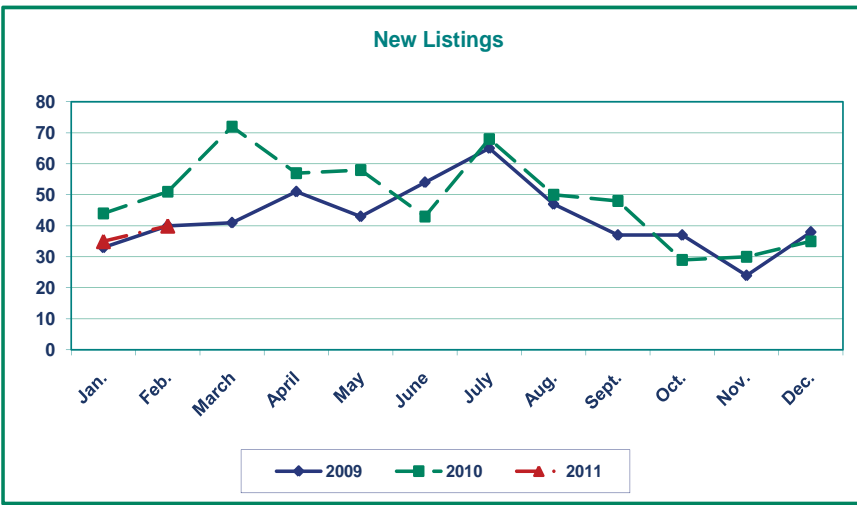
LANE COUNTY, OR

This graph shows the average market time for sales in Lane County, Oregon over the past three calendar years.

NEW LISTINGS

FLORENCE, OR

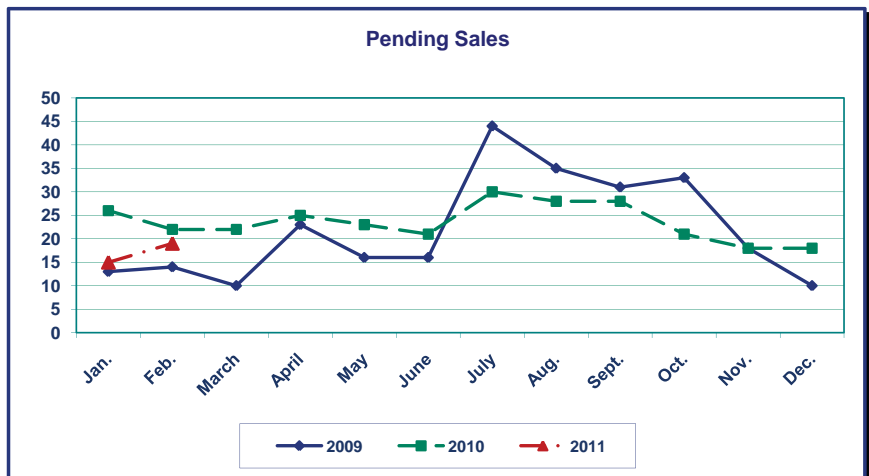
This graph represents new listings in Florence, Oregon over the past three calendar years.



PENDING LISTINGS

FLORENCE, OR

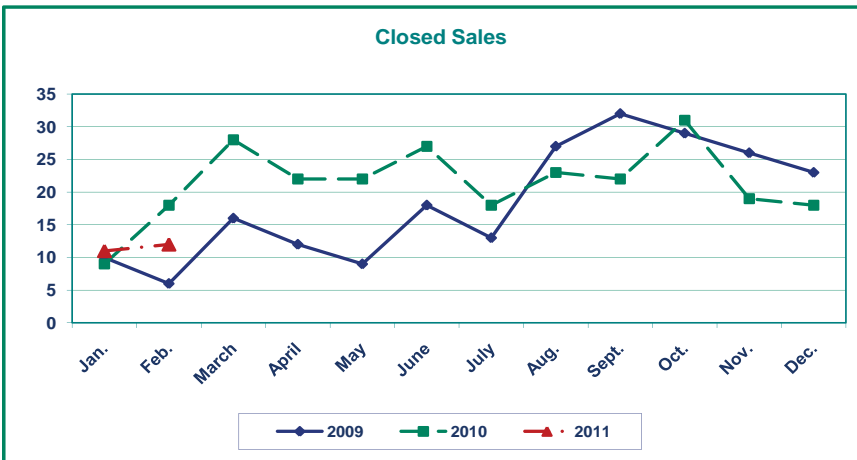
This graph shows the monthly accepted offers over the past three calendar years in Florence, Oregon.



CLOSED SALES

FLORENCE, OR

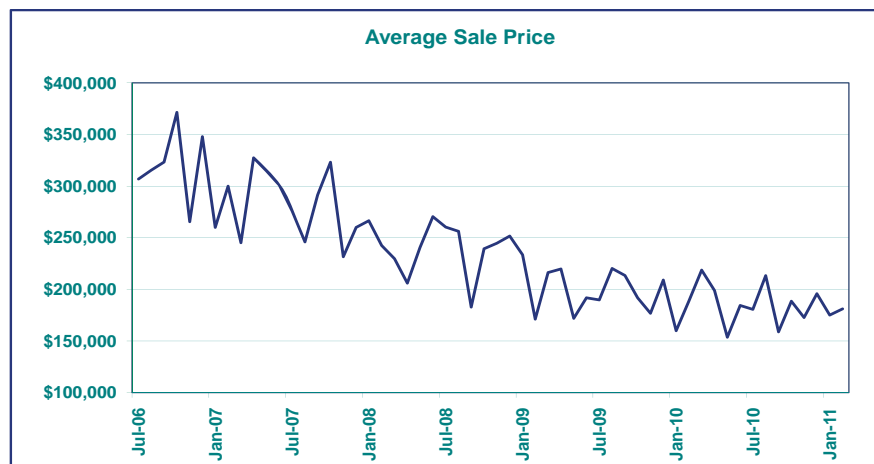
This graph shows the closed sales over the past three calendar years in Florence, Oregon.



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.





MULTIPLE LISTING SERVICE

Corporate

825 NE Multnomah, Suite 270
Portland, OR 97232
(503) 236-7657
Fax: (503) 230-0689

Southwest Washington
1514 Broadway, Suite 101
Vancouver, WA 98663
(360) 696-0718
Fax: (360) 696-9342

Salem

2110 Mission St. SE, Suite 305
Salem, OR 97302
(503) 587-8810
Fax: (503) 585-3817

Lane County: Eugene
2139 Centennial Plaza
Eugene, OR 97401
(541) 686-2885
Fax: (541) 484-3854

Lane County: Florence
PO Box 414
Florence, OR 97439
(541) 902-2560
Fax: (541) 902-1341

Douglas County

3510 NE Edenbowe
Roseburg, OR 97470
(541) 673-3571
Fax: (541) 673-6581

Curry County

PO Box 6307
Brookings, OR 97415
(541) 469-0219
Fax: (541) 469-9695

Mid-Columbia

PO Box 1088
Hood River, OR 97031
(541) 436-2956
Fax: (541) 387-6657

Eastern Oregon

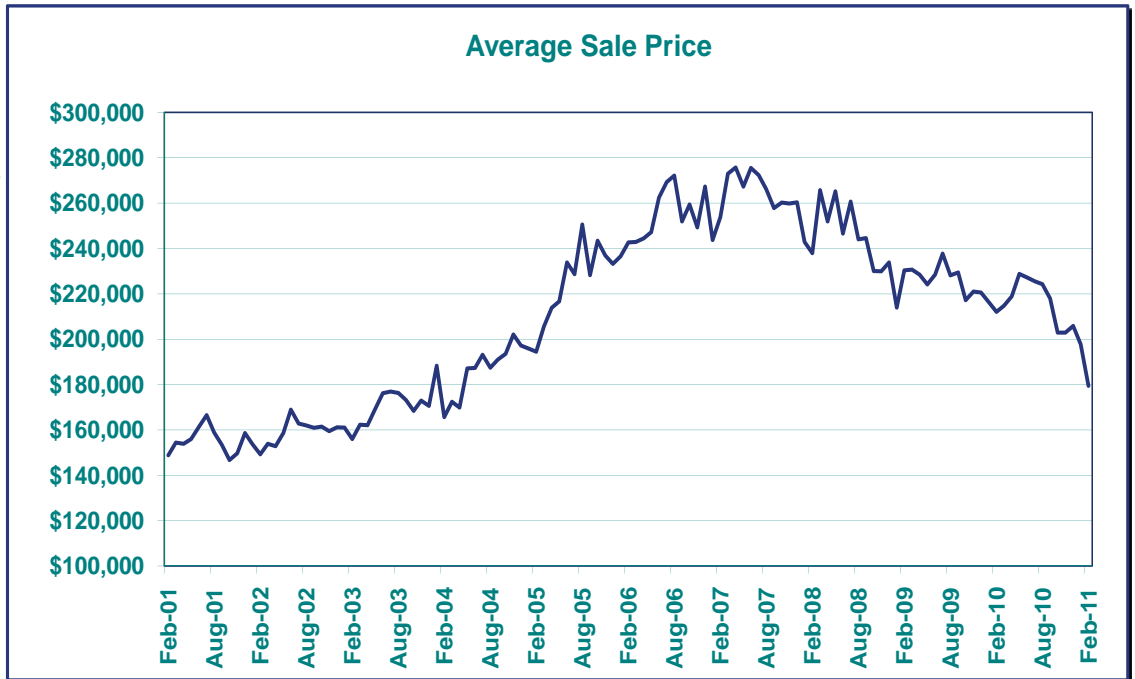
PO Box 751
Hermiston, OR 97838
(541) 567-5186
Fax: (541) 289-7320

Coos County

1946 Sherman Ave., Suite 101
North Bend, OR 97459
(541) 751-1070
Fax: (541) 751-1083

AVERAGE SALE PRICE
LANE COUNTY, OR

This graph represents the average sale price for all homes sold in Greater Lane County, Oregon.



The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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, Lane County, Polk & Marion Counties, Union County, and Wallowa County.

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