

MARKET ACTION



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

Residential Review: Lane County, Oregon

February 2015 Reporting Period

February Residential Highlights

Lane County saw strong pending sales and new listings posted this February. The 368 pending sales fared 21.1% better than January's 304 and 44.9% better than the 254 offers accepted in February 2014. It was the strongest February for pending sales in Lane County since 2007, when there were 399. New listings fared similarly well—the 467 postings were 4.0% ahead of January's 449 and 33.0% ahead of last February's 351. Closed sales (206) cooled from both January's 216 (-4.6%) and last February's 214 (-3.7%), but remain up for the first two months of the year compared with the same time period in 2014.

Inventory in Lane County rose to 5.9 months in February, and total market time increased to 121 days.

Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 28th of this year (\$235,900) with the average price of homes sold in the twelve months ending February 2014 (\$227,200) shows an increase of 3.8%. The same comparison of the median shows an increase of 3.4% over that same period.

Percent Change of 12-Month Sale Price
Compared With The Previous 12 Months

Average Sale Price % Change:
+3.8% (\$235,900 v. \$227,200)
Median Sale Price % Change:
+3.4% (\$212,000 v. \$205,000)

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

Inventory in Months*

	2013	2014	2015
January	6.8	7.0	5.5
February	5.7	5.7	5.9
March	4.6	4.9	
April	4.5	4.9	
May	4.2	4.9	
June	4.3	4.3	
July	4.7	4.6	
August	4.3	5.0	
September	4.7	4.9	
October	5.2	3.8	
November	6.0	5.5	
December	4.4	4.1	

*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.

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.

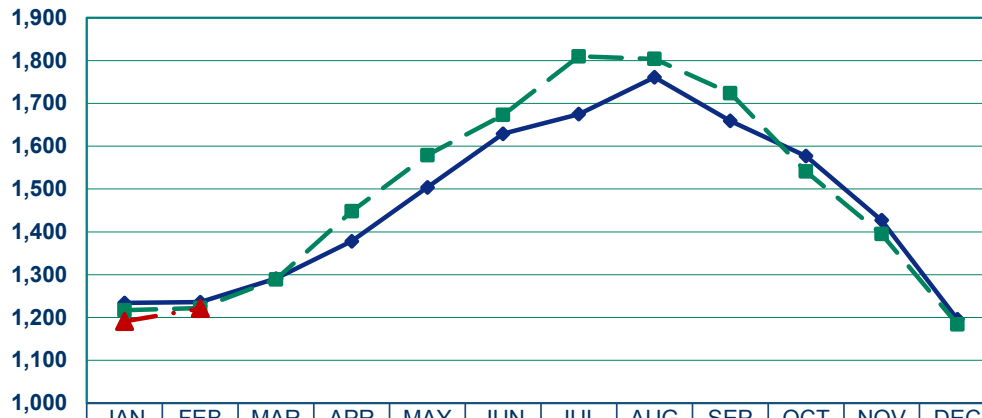
Greater Lane County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2015	February	467	368	206	235,000	195,000	121
	January	449	304	216	229,600	213,500	110
	Year-to-date	921	664	434	232,300	207,700	115
2014	February	351	254	214	235,000	206,800	129
	Year-to-date	750	538	394	225,800	204,400	119
Change	February	33.0%	44.9%	-3.7%	0.0%	-5.7%	-6.3%
	Prev Mo 2015	4.0%	21.1%	-4.6%	2.4%	-8.7%	10.0%
	Year-to-date	22.8%	23.4%	10.2%	2.9%	1.6%	-2.9%

AREA REPORT • 2/2015

Lane County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date			
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2015 v. 2014 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2015 v. 2014 ¹	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
225	Florence Coast Village	18	2	-	1	0.0%	1	80,000	298	3	2	-33.3%	2	60,000	60,000	-4.4%	-	-	1	25,000	-	-
226	Florence Green Trees	21	5	1	4	-42.9%	4	87,200	137	7	10	-16.7%	8	96,800	95,000	-1.6%	-	-	-	-	-	-
227	Florence Florentine	4	2	1	5	25.0%	2	171,500	7	4	6	-14.3%	4	163,800	171,500	16.8%	-	-	-	-	-	-
228	Florence Town	61	12	4	12	50.0%	9	149,300	93	27	23	21.1%	23	175,200	152,000	2.6%	2	32,500	6	30,200	-	-
229	Florence Beach	33	3	2	2	0.0%	4	178,600	269	15	6	20.0%	5	173,900	187,500	2.4%	-	-	2	45,000	-	-
230	Florence North	25	4	1	6	500.0%	1	415,000	179	8	9	125.0%	3	267,000	200,000	0.4%	-	-	-	-	-	-
231	Florence South/ Dunes City	35	7	1	2	-60.0%	1	282,000	176	14	4	-42.9%	2	236,500	236,500	-11.1%	1	70,000	-	-	-	-
238	Florence East/ Mapleton	23	2	2	2	0.0%	2	222,500	41	3	4	0.0%	5	225,500	240,000	1.1%	-	-	1	39,000	1	75,000
	Grand Total	220	37	12	34	13.3%	24	165,500	134	81	64	4.9%	52	170,200	153,500	-2.1%	3	45,000	10	33,520	1	75,000
232	Hayden Bridge	28	12	5	10	11.1%	11	215,300	57	24	20	-9.1%	19	224,300	211,000	0.4%	-	-	-	-	-	-
233	McKenzie Valley	60	17	5	2	0.0%	4	328,900	478	23	7	40.0%	8	345,200	373,300	2.4%	-	-	2	52,000	-	-
234	Pleasant Hill/Oak	69	14	7	15	50.0%	5	179,500	139	30	20	33.3%	14	206,500	132,500	-0.7%	1	12,000	3	51,700	-	-
235	South Lane Properties	158	50	10	44	100.0%	17	211,900	176	96	70	29.6%	27	209,700	172,500	4.3%	1	160,000	3	116,000	-	-
236	West Lane Properties	66	30	9	24	118.2%	12	175,400	139	62	43	87.0%	24	193,500	175,400	-4.2%	-	-	2	97,500	1	1,025,000
237	Junction City	57	20	8	9	-25.0%	13	348,500	256	34	24	-11.1%	29	311,000	257,400	8.7%	-	-	3	125,000	1	1,800,000
239	Thurston	66	35	3	33	73.7%	20	189,800	117	51	54	14.9%	40	194,900	189,000	0.1%	-	-	3	95,700	2	168,500
240	Coburg I-5	13	7	1	4	300.0%	4	303,700	38	11	8	60.0%	5	314,000	330,000	0.9%	-	-	3	328,300	-	-
241	N Gilham	53	18	5	13	0.0%	13	445,000	124	50	27	22.7%	18	394,600	356,200	12.2%	1	1,200,000	-	-	-	-
242	Ferry Street Bridge	77	44	7	24	41.2%	11	285,100	93	83	47	23.7%	33	271,000	239,500	0.2%	-	-	-	-	-	-
243	E Eugene	78	23	6	25	8.7%	7	278,400	89	48	42	-16.0%	26	286,100	271,300	7.7%	-	-	3	165,200	1	1,800,000
244	SW Eugene	151	52	20	39	56.0%	26	282,000	130	107	81	37.3%	47	287,700	274,500	4.1%	1	400,000	6	160,300	-	-
245	WEugene	38	18	4	11	-8.3%	5	141,300	28	38	21	0.0%	8	152,600	152,500	6.4%	1	650,000	1	30,000	1	226,000
246	Danebo	105	49	8	35	40.0%	27	132,100	53	88	74	39.6%	58	137,800	152,300	4.5%	1	215,000	-	-	2	172,500
247	River Road	42	17	5	9	28.6%	5	164,800	78	35	15	7.1%	9	174,400	180,000	5.2%	-	-	-	-	1	268,000
248	Santa Clara	67	28	8	35	66.7%	14	245,600	116	67	53	29.3%	38	249,300	234,900	9.1%	1	975,000	-	-	1	245,900
249	Springfield	80	28	7	32	52.4%	11	137,600	79	67	53	47.2%	28	150,700	138,600	3.0%	-	-	2	77,800	1	228,500
250	Mohawk Valley	13	5	1	4	0.0%	1	334,100	200	7	5	-16.7%	3	238,000	238,500	31.5%	-	-	-	-	-	-
	Grand Total	1,221	467	119	368	44.9%	206	235,000	121	921	664	23.4%	434	232,300	207,700	3.8%	7	516,000	31	132,003	11	570,491

Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

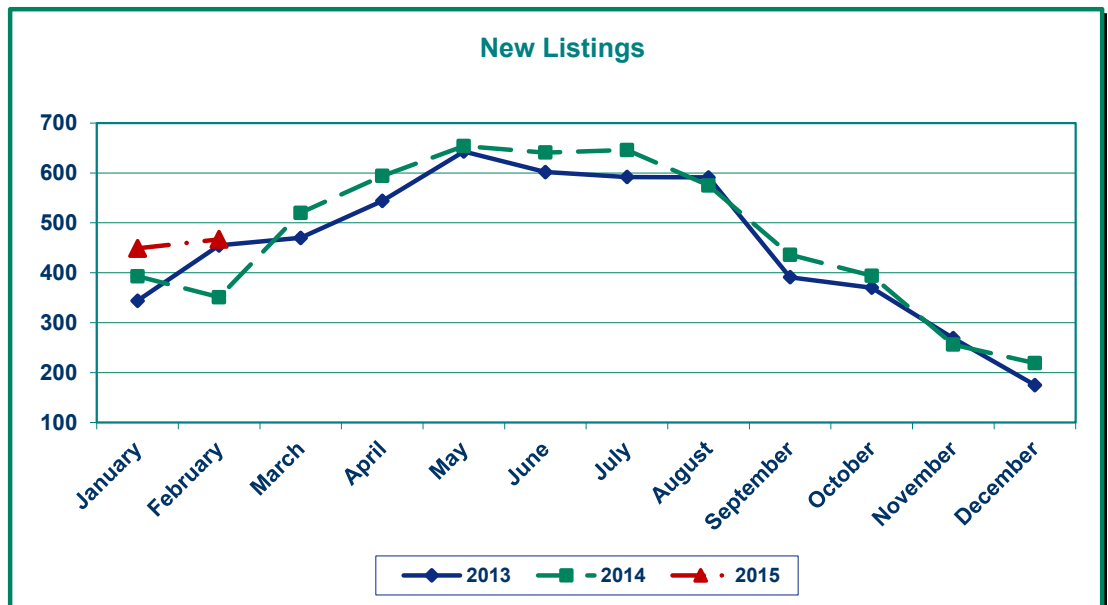
GREATER LANE COUNTY, OR

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

NEW LISTINGS

GREATER LANE COUNTY, OR

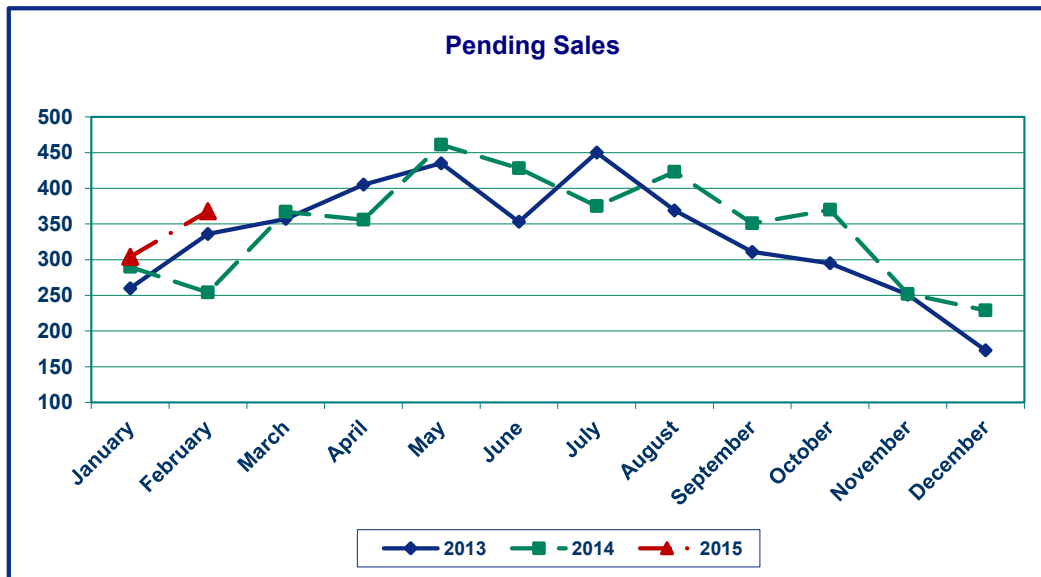
This graph shows the new residential listings over the past three calendar years in Greater Lane County, Oregon.



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2015 with February 2014. The Year-To-Date section compares 2015 year-to-date statistics through February with 2014 year-to-date statistics through February.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/14-2/28/15) with 12 months before (3/1/13-2/28/14).

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

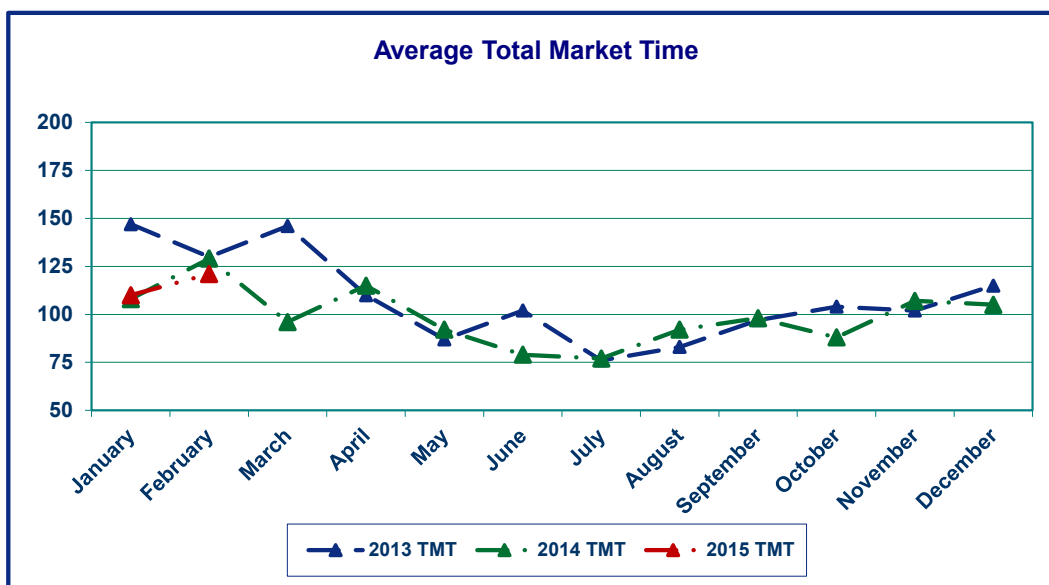
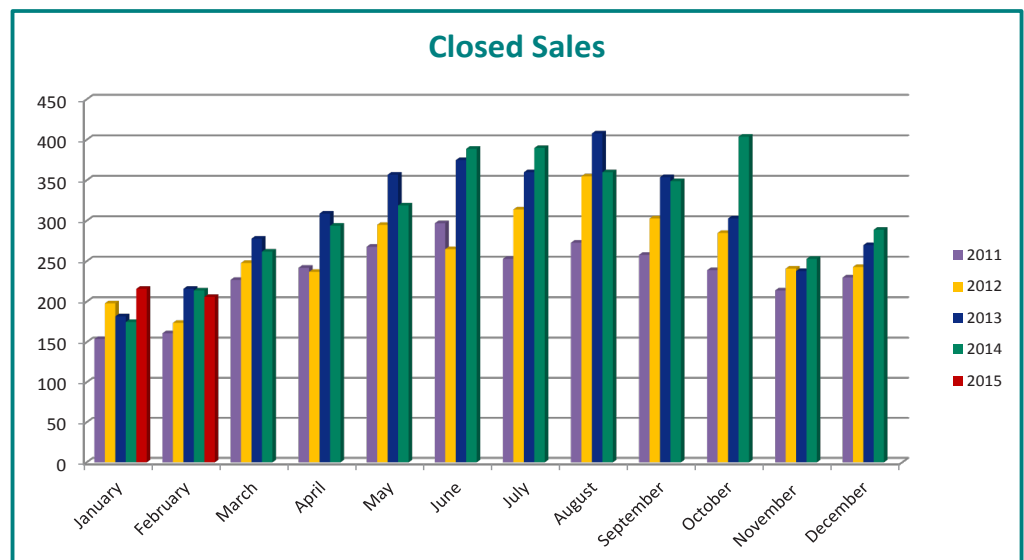
GREATER LANE COUNTY, OR

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

CLOSED SALES

GREATER LANE COUNTY, OR

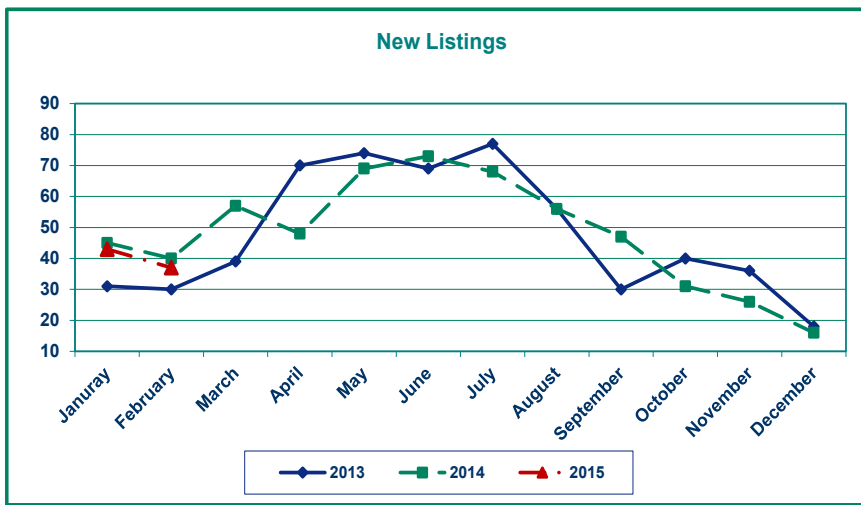
This graph shows the closed sales over the past five calendar years in Greater Lane County, Oregon.



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

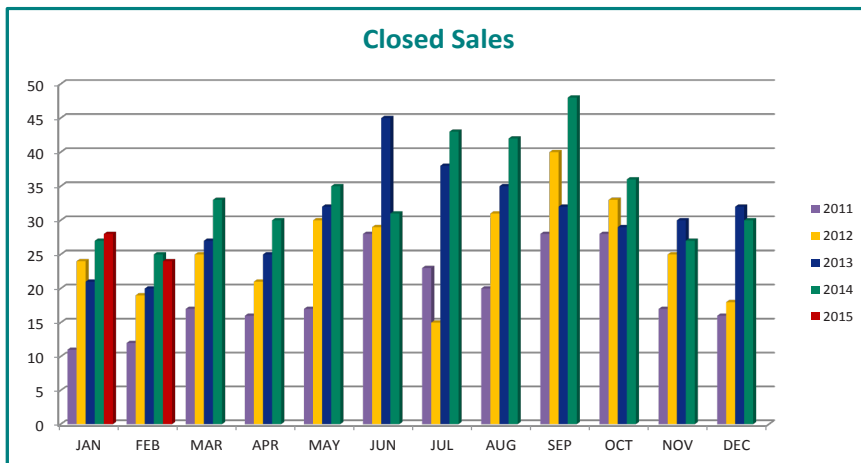
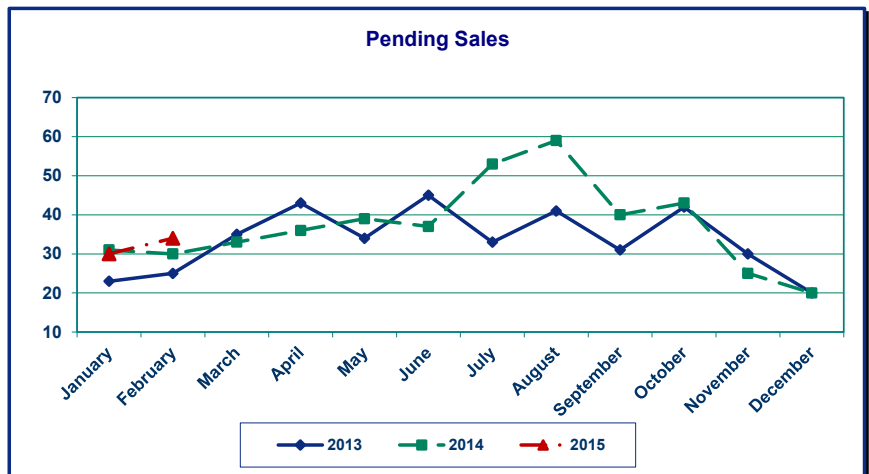
FLORENCE, OR

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

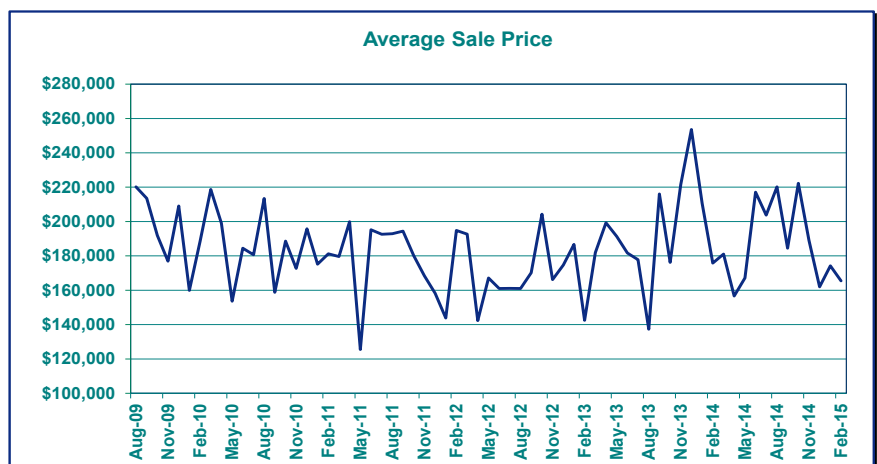
FLORENCE, OR

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.

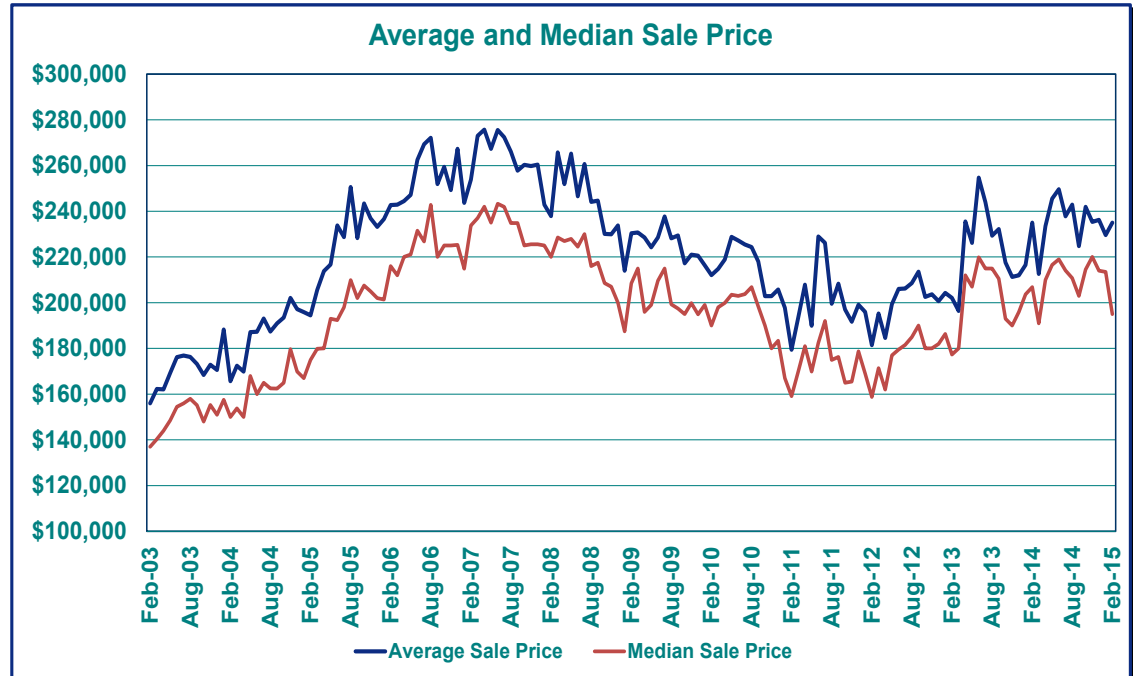
Contact RMLS™
8338 NE Alderwood Rd
Suite 230
Portland, OR 97220
(503) 236-7657
communications@rmls.com

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, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.



Randy Hunzeker, Chairman of the Board
Kurt von Wasmuth, President/CEO
Heather Andrews, Editor