

# MARKET ACTION



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

Residential Review: Lane County, Oregon

June 2015 Reporting Period

## June Residential Highlights

June was another great month for closed sales in Lane County. The 536 closings outpaced last month (411) by 30.4% and last June (389) by 37.8%. It was the strongest June for closings in Lane County on the RMLS™ record—the previous June record of 508 was tallied in 2004.

Pending sales (557) outpaced last June's 428 by 30.1% and edged out last month's 552 accepted offers by 0.9%. New listings (680) similarly outpaced last June's 641 by 6.1% and May 2015 (672) by 1.2%.

Inventory in Lane County decreased to 2.6 months in June. Total market time decreased to 73 days in the same period.

## Year to Date Summary

Activity is up during the first six months of this year compared to the same period last year. Pending

sales (2,695) are up 29.9%, closed sales (2,164) are up 28.0%, and new listings (3,594) are up 12.0% this year compared to the first six months of 2014.

## Average and Median Sale Prices

Comparing 2015 to 2014 through June of each year, the average sale price rose 3.0% from \$234,300 to \$241,300. In the same comparison, the median sale price rose 4.3% from \$210,000 to \$219,000.

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

#### Average Sale Price % Change:

+3.8% (\$238,700 v. \$230,000)

#### Median Sale Price % Change:

+2.9% (\$215,000 v. \$209,000)

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	3.7
April	4.5	4.9	3.4
May	4.2	4.9	3.3
June	4.3	4.3	2.6
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 Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2015	June	680	557	536	254,400	229,000	73
	May	672	552	411	236,400	210,000	82
	Year-to-date	3,594	2,695	2,164	241,300	219,000	93
2014	June	641	428	389	249,600	219,000	79
	Year-to-date	3,210	2,075	1,691	234,300	210,000	100
Change	June	6.1%	30.1%	37.8%	1.9%	4.6%	-7.7%
	Prev Mo 2015	1.2%	0.9%	30.4%	7.6%	9.0%	-11.0%
	Year-to-date	12.0%	29.9%	28.0%	3.0%	4.3%	-7.6%

# AREA REPORT • 6/2015

## Lane County, Oregon

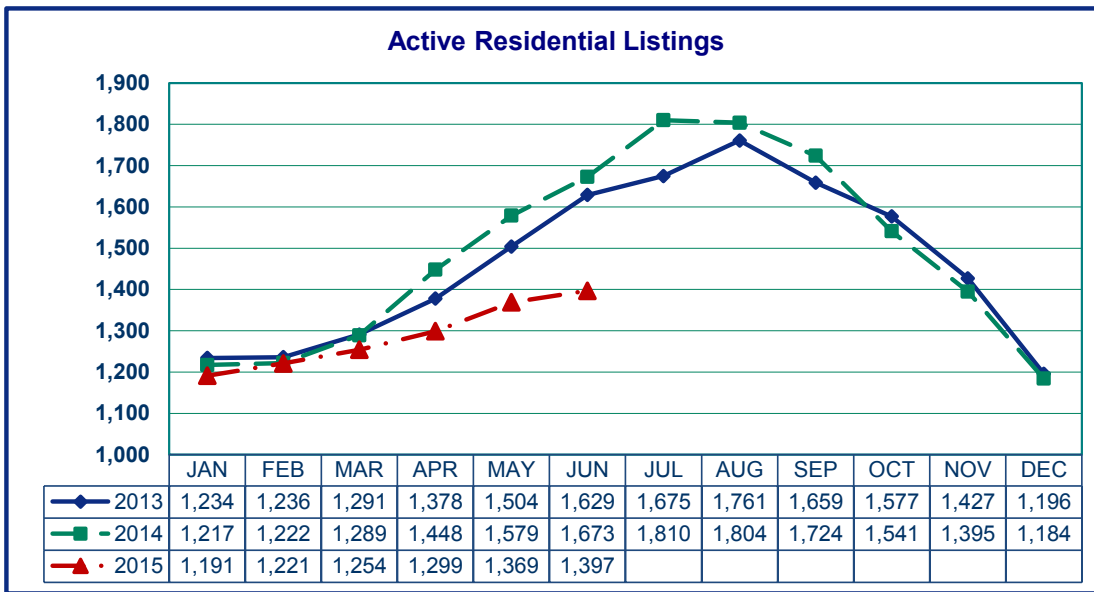
		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY			
		Current Month								Year-To-Date										Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2015 v. 2014 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2015 v. 2014 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Avg. Sale Price % Change <sup>2</sup>								
		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price				
225	Florence Coast Village	15	1	1	3	200.0%	2	34,000	1,199	11	8	14.3%	7	48,200	38,000	497	-16.2%	-	-	3	33,300	-	-		
226	Florence Green Trees	19	7	0	6	200.0%	5	104,700	65	37	37	60.9%	30	89,100	79,500	185	-11.6%	-	-	1	45,000	-	-		
227	Florence Florentine	9	4	0	2	100.0%	2	160,700	1	21	15	-16.7%	17	186,800	175,000	73	5.1%	-	-	-	-	-	-		
228	Florence Town	79	13	4	7	-41.7%	16	201,100	247	106	76	7.0%	73	181,600	165,000	178	-0.3%	4	172,000	12	38,100	3	327,500		
229	Florence Beach	42	15	1	5	0.0%	2	170,000	284	52	28	47.4%	22	215,000	191,300	229	15.9%	-	-	11	62,300	-	-		
230	Florence North	47	13	-	6	-14.3%	3	212,300	92	48	22	0.0%	19	263,200	197,100	231	14.0%	-	-	7	101,100	-	-		
231	Florence South/ Dunes City	45	7	5	4	-33.3%	1	475,000	282	51	21	-16.0%	17	245,100	200,000	160	-3.1%	2	450,000	2	70,000	-	-		
238	Florence East/ Mapleton	35	12	5	4	33.3%	9	204,400	316	34	18	50.0%	17	204,800	184,000	332	-0.7%	-	-	4	54,900	1	75,000		
	Grand Total	291	72	16	37	0.0%	40	185,600	266	360	225	14.2%	202	182,300	170,000	203	0.3%	6	264,700	40	58,900	4	264,400		

232	Hayden Bridge	50	29	5	20	185.7%	21	197,100	28	132	94	49.2%	79	214,600	219,000	77	0.7%	-	-	-	-	1	235,000
233	McKenzie Valley	80	19	4	13	225.0%	7	395,800	139	100	47	62.1%	38	346,300	323,000	200	4.8%	-	-	6	125,700	-	-
234	Pleasant Hill/Oak	79	37	17	20	53.8%	15	267,400	90	133	88	29.4%	60	249,300	237,500	138	6.1%	5	93,100	11	87,100	-	-
235	South Lane Properties	178	57	20	49	2.1%	46	222,600	74	345	245	21.3%	182	215,600	196,000	124	7.3%	5	484,000	17	118,200	4	177,000
236	West Lane Properties	83	38	8	29	31.8%	33	216,400	78	221	154	58.8%	121	221,000	195,500	99	1.1%	-	-	6	288,200	1	1,025,000
237	Junction City	84	34	7	20	5.3%	23	251,800	140	154	104	9.5%	94	263,800	235,000	145	10.9%	1	158,000	10	119,200	3	1,039,300
239	Thurston	78	40	8	35	25.0%	32	225,800	77	219	191	36.4%	157	211,600	203,000	86	3.0%	-	-	8	74,900	10	356,400
240	Coburg I-5	13	6	4	5	150.0%	7	278,700	68	34	24	9.1%	20	243,400	240,000	105	3.1%	-	-	4	271,000	-	-
241	N Gilham	53	28	3	28	100.0%	24	302,500	99	137	100	38.9%	82	339,600	275,000	103	9.5%	1	1,200,000	-	-	2	296,700
242	Ferry Street Bridge	78	51	5	53	26.2%	50	303,400	53	300	227	30.5%	182	293,400	261,500	65	0.8%	-	-	1	160,000	3	261,200
243	E Eugene	111	55	3	55	71.9%	52	343,900	59	289	219	20.3%	163	319,300	282,000	83	3.4%	-	-	13	122,500	4	633,800
244	SW Eugene	196	92	16	59	34.1%	66	300,900	65	442	315	26.0%	249	298,400	275,000	95	4.5%	1	400,000	17	156,100	4	825,000
245	W Eugene	38	21	4	15	-28.6%	13	174,200	133	108	72	-4.0%	59	188,700	170,000	84	-0.8%	5	460,400	2	23,500	11	275,100
246	Danebo	77	52	6	46	31.4%	45	183,800	65	298	281	44.8%	246	156,000	162,600	87	5.6%	1	215,000	3	156,800	8	210,900
247	River Road	35	21	3	24	84.6%	16	214,100	147	125	98	66.1%	71	198,400	194,900	85	5.5%	-	-	1	30,000	3	445,800
248	Santa Clara	67	45	13	44	46.7%	50	249,200	33	271	217	34.8%	183	247,600	234,900	55	6.7%	1	975,000	2	70,600	2	200,400
249	Springfield	80	50	13	40	-14.9%	28	137,000	80	256	197	17.3%	159	165,900	150,000	80	4.1%	3	212,500	5	143,700	14	261,700
250	Mohawk Valley	17	5	-	2	-71.4%	8	330,700	114	30	22	-8.3%	19	285,600	295,000	137	35.7%	1	200,000	10	115,500	-	-
	Grand Total	1,397	680	139	557	30.1%	536	254,400	73	3,594	2,695	29.9%	2,164	241,300	219,000	93	3.8%	24	373,900	116	131,800	70	371,100

## ACTIVE RESIDENTIAL LISTINGS

### GREATER LANE COUNTY, OR

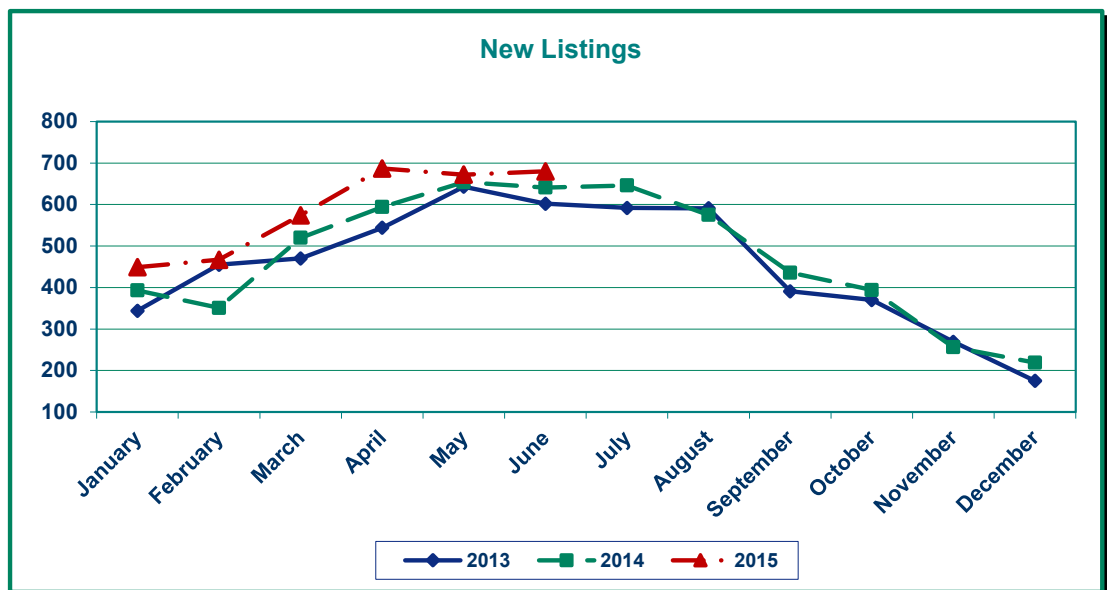
*This graph shows the active residential listings over the past three calendar years in Greater Lane County, Oregon.*



## NEW LISTINGS

### GREATER LANE COUNTY, OR

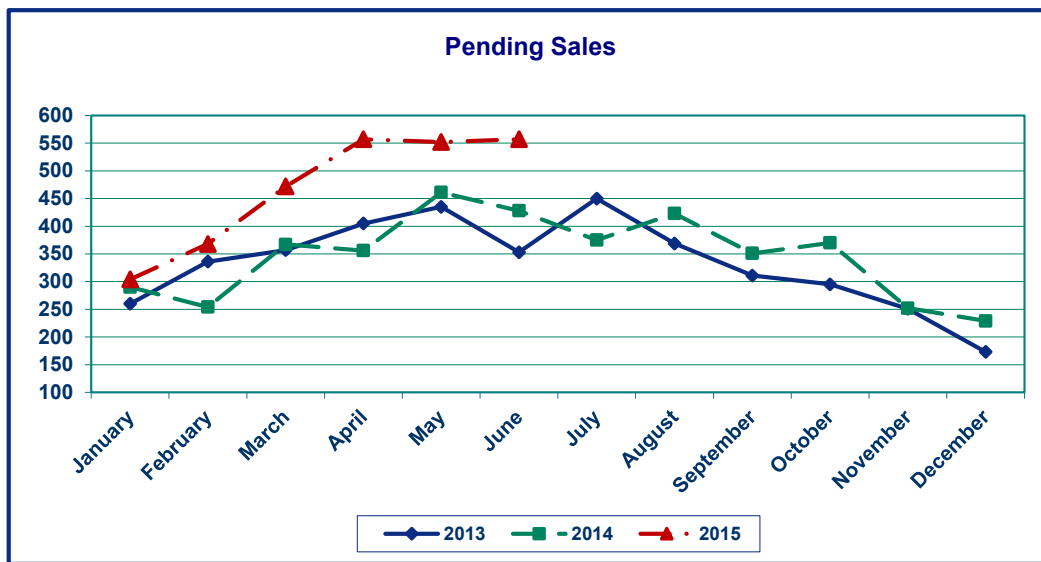
*This graph shows the new residential listings over the past three calendar years in Greater Lane County, Oregon.*



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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/14-6/30/15) with 12 months before (7/1/13-6/30/14).

<sup>3</sup> 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

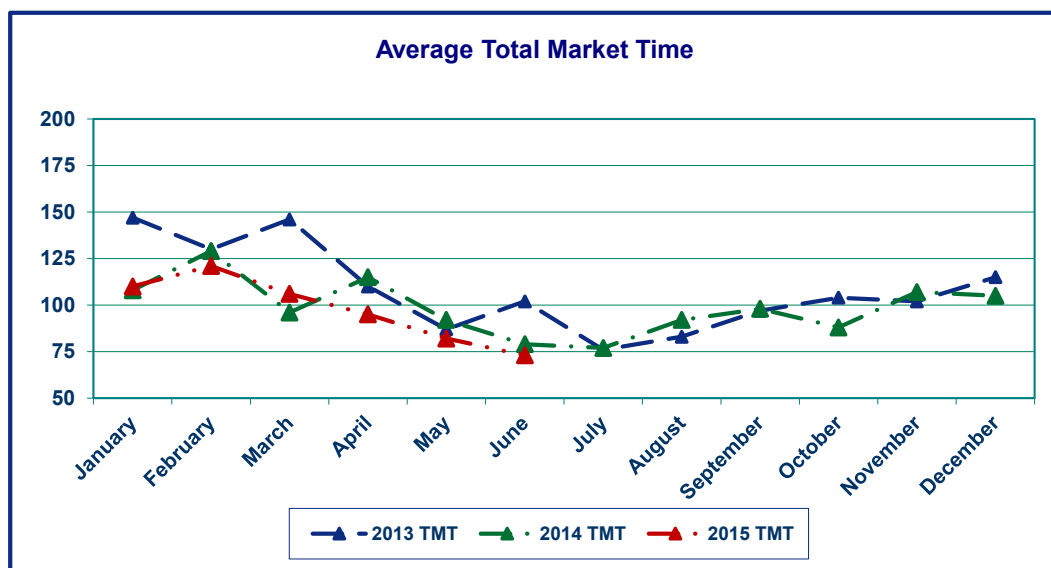
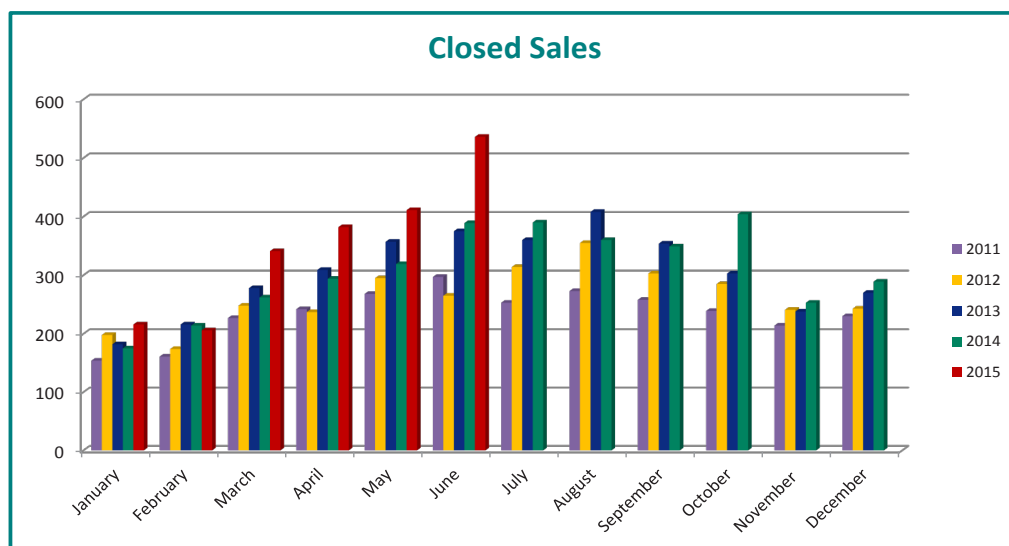
### GREATER LANE COUNTY, OR

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

## CLOSED SALES

### GREATER LANE COUNTY, OR

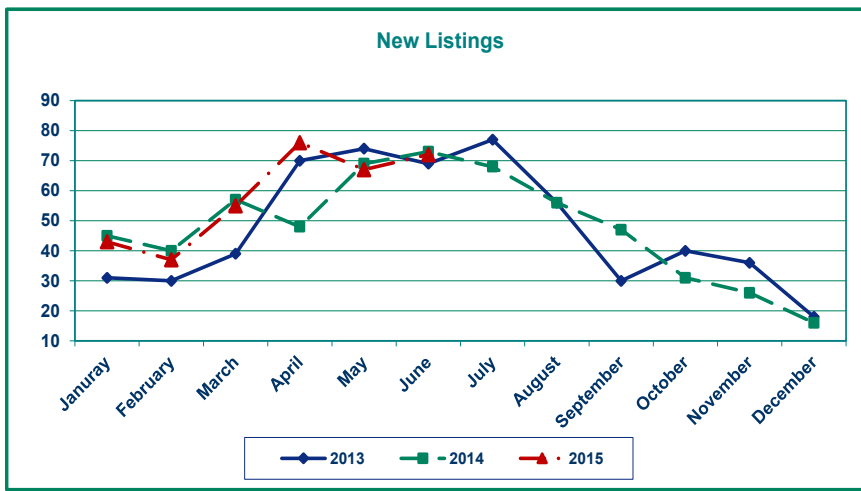
*This graph shows the closed sales over the past five calendar years in Greater Lane County, Oregon.*



## 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

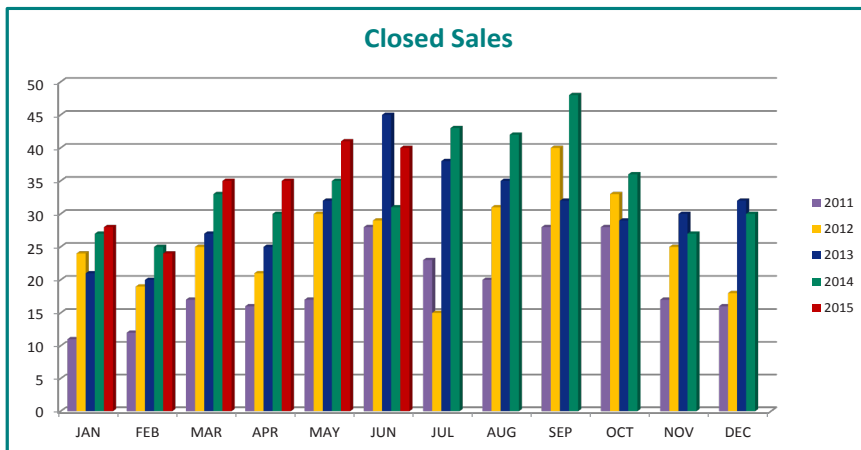
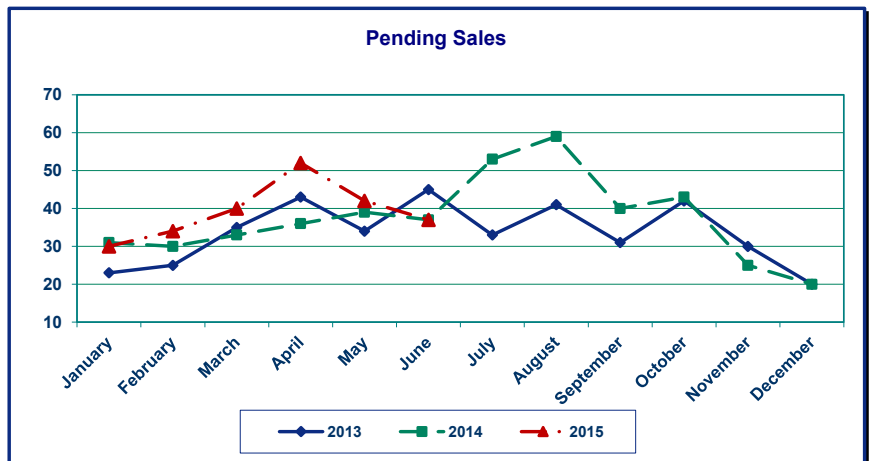
### FLORENCE, OR

*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

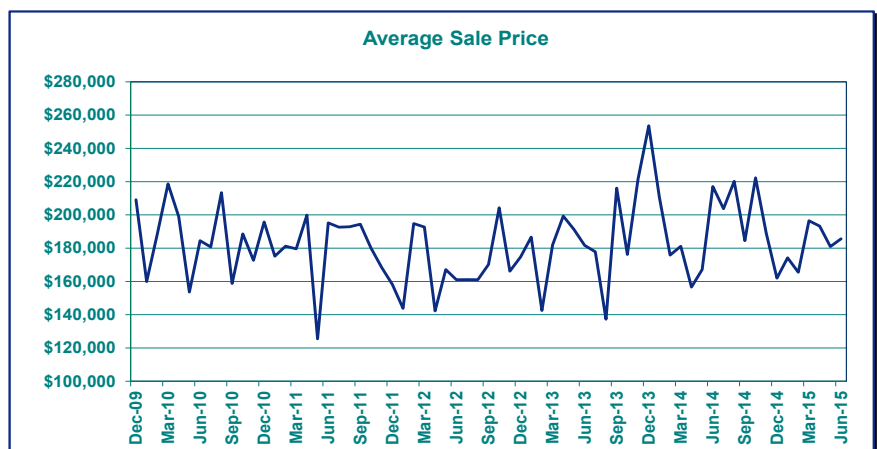
### FLORENCE, OR

*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.*

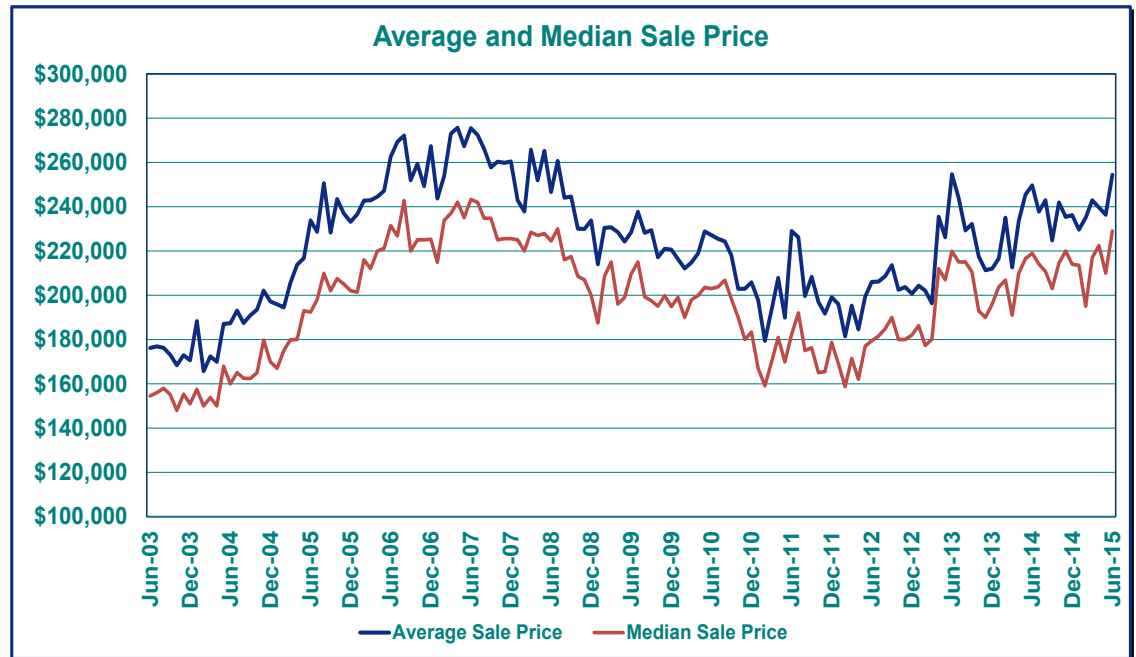
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The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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