

MARKET ACTION



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

Residential Review: Lane County, Oregon

August 2015 Reporting Period

August Residential Highlights

August brought slightly cooler real estate activity to Lane County, but numbers remain ahead for the year overall. Pending sales (511) rose 20.8% ahead of the 423 offers accepted in August 2014, although 2.5% cooler than the 524 offers accepted last month in July 2015. Closed sales (451) fared similarly, besting last August's 360 closings by 25.3% but cooling 16.8% from July 2015. New listings (615) were 7.0% ahead of the 575 new listings posted in August 2014, but 4.9% lower than the 647 new listings offered last month in July 2015.

Total market time decreased by one day in August to 79 days, and inventory increased to 3.2 months.

Year to Date Summary

Activity was up during the first eight months of this year compared

to the same period last year. Pending sales (3,665) were up 30.0%, closed sales (3,189) were up 29.1%, and new listings (4,889) were up 9.7% this year compared to the first eight months of 2014.

Average and Median Sale Prices

Comparing 2015 to 2014 through August of each year, the average sale price rose 3.3% from \$236,300 to \$244,100. In the same comparison, the median sale price rose 4.0% from \$211,500 to \$220,000.

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

Average Sale Price % Change:

+4.3% (\$240,900 v. \$230,900)

Median Sale Price % Change:

+5.3% (\$219,000 v. \$208,000)

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	2.7
August	4.3	5.0	3.2
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	August	615	511	451	248,800	222,000	79
	July	647	524	542	251,600	228,800	80
	Year-to-date	4,889	3,665	3,189	244,100	220,000	88
2014	August	575	423	360	242,900	210,800	92
	Year-to-date	4,458	2,819	2,470	236,300	211,500	95
Change	August	7.0%	20.8%	25.3%	2.4%	5.3%	-14.2%
	Prev Mo 2015	-4.9%	-2.5%	-16.8%	-1.1%	-3.0%	-1.3%
	Year-to-date	9.7%	30.0%	29.1%	3.3%	4.0%	-7.0%

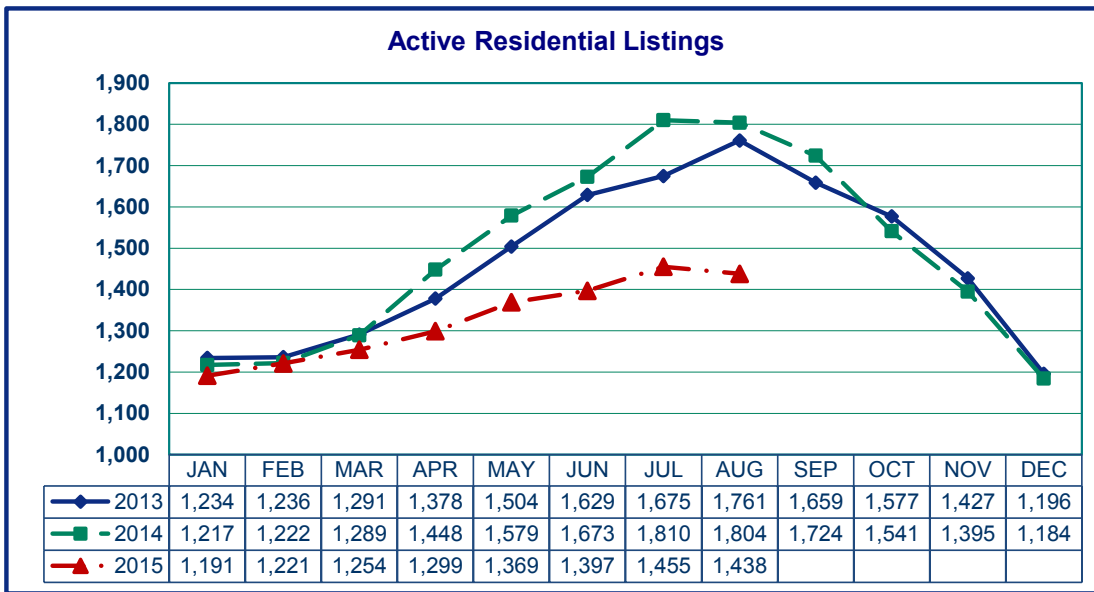
AREA REPORT • 8/2015

Lane County, Oregon

		RESIDENTIAL																	COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date								Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled 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	Total Market Time	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
225	Florence Coast Village	10	1	1	3	50.0%	1	107,900	11	15	13	30.0%	10	62,300	60,000	394	-18.2%	-	-	5	36,700	-	-	
226	Florence Green Trees	19	7	1	9	-18.2%	7	114,600	94	52	52	33.3%	47	100,400	90,000	145	-2.4%	-	-	1	45,000	-	-	
227	Florence Florentine	6	2	0	4	-33.3%	4	201,600	136	25	23	-17.9%	21	189,600	186,500	85	-3.2%	-	-	-	-	-	-	
228	Florence Town	76	21	6	29	190.0%	24	164,500	135	152	119	21.4%	109	180,000	168,000	174	-6.2%	4	172,000	20	36,600	3	327,500	
229	Florence Beach	40	7	-	6	-45.5%	9	223,400	39	69	42	13.5%	39	221,100	203,000	151	1.5%	-	-	13	60,400	-	-	
230	Florence North	37	6	7	5	-16.7%	8	213,900	204	62	36	9.1%	32	256,700	198,600	221	23.9%	-	-	21	58,800	-	-	
231	Florence South/ Dunes City	45	9	2	8	-11.1%	5	499,000	626	68	37	-7.5%	25	289,000	225,000	245	-4.4%	2	450,000	6	98,300	-	-	
232	Florence East/ Mapleton	34	7	3	8	100.0%	3	252,300	39	49	30	57.9%	22	235,200	192,000	268	3.9%	-	-	4	54,900	1	75,000	
	Grand Total	267	60	20	72	22.0%	61	207,200	159	492	362	15.8%	305	190,800	171,500	185	-5.1%	6	264,700	70	54,100	4	264,400	
232	Hayden Bridge	43	19	-	30	100.0%	18	254,300	40	172	143	68.2%	117	224,300	220,000	71	5.9%	-	-	1	93,500	1	235,000	
233	McKenzie Valley	84	21	7	13	116.7%	10	336,700	163	144	75	82.9%	60	360,000	317,300	187	15.3%	-	-	7	123,400	-	-	
234	Pleasant Hill/Oak	73	19	9	17	6.3%	17	230,400	73	177	121	22.2%	103	235,300	235,000	121	6.9%	5	93,100	16	102,900	1	108,900	
235	South Lane Properties	178	52	14	51	10.9%	40	262,100	110	456	330	17.4%	269	221,700	200,000	116	12.6%	5	484,000	22	113,200	8	181,900	
236	West Lane Properties	86	34	11	24	9.1%	21	258,300	73	282	192	41.2%	163	231,500	199,500	92	10.7%	-	-	11	195,900	1	1,025,000	
237	Junction City	83	27	9	22	-21.4%	20	224,200	54	212	148	11.3%	136	260,100	232,500	123	8.3%	1	158,000	14	135,100	3	1,039,300	
239	Thurston	93	52	8	37	37.0%	24	199,800	76	322	262	40.9%	231	213,200	205,000	81	5.5%	-	-	9	73,000	12	344,400	
240	Coburg I-5	23	7	2	2	-50.0%	4	315,000	27	50	30	-9.1%	31	252,500	235,000	85	-1.0%	1	38,000	4	271,000	-	-	
241	N Gilham	48	18	9	11	-35.3%	9	341,300	105	175	125	23.8%	112	336,700	273,700	101	12.4%	1	1,200,000	-	-	3	744,500	
242	Ferry Street Bridge	88	43	12	41	2.5%	41	282,700	42	400	301	28.6%	269	294,900	262,500	61	5.5%	-	-	1	160,000	4	283,400	
243	E Eugene	113	47	16	42	40.0%	37	327,900	78	402	298	25.7%	255	315,500	280,000	78	-4.6%	1	375,000	19	116,000	9	568,500	
244	SW Eugene	179	73	18	53	29.3%	61	299,700	114	592	436	32.9%	386	300,800	275,000	92	2.3%	1	400,000	22	168,200	8	568,600	
245	W Eugene	42	23	0	19	46.2%	19	176,200	161	149	106	8.2%	91	187,000	175,000	102	-6.2%	7	540,300	3	37,300	16	314,000	
246	Danebo	83	62	8	49	53.1%	43	159,100	55	419	378	44.8%	340	156,700	165,800	85	2.2%	1	215,000	4	127,600	9	211,700	
247	River Road	42	23	1	26	100.0%	18	216,000	51	176	132	59.0%	110	201,700	195,700	73	5.4%	-	-	1	30,000	6	331,400	
248	Santa Clara	86	53	10	29	-23.7%	34	244,100	83	374	284	24.0%	261	248,700	237,000	62	4.8%	2	967,500	2	70,600	4	195,300	
249	Springfield	79	38	6	42	35.5%	32	178,400	38	348	276	24.9%	229	169,900	159,900	73	3.7%	5	289,500	5	143,700	20	237,800	
250	Mohawk Valley	15	4	4	3	-25.0%	3	243,100	83	39	28	-15.2%	26	277,400	287,500	137	7.7%	1	200,000	14	122,300	-	-	
	Grand Total	1,438	615	144	511	20.8%	451	248,800	79	4,889	3,665	30.0%	3,189	244,100	220,000	88	4.3%	31	408,900	155	130,100	105	357,000	

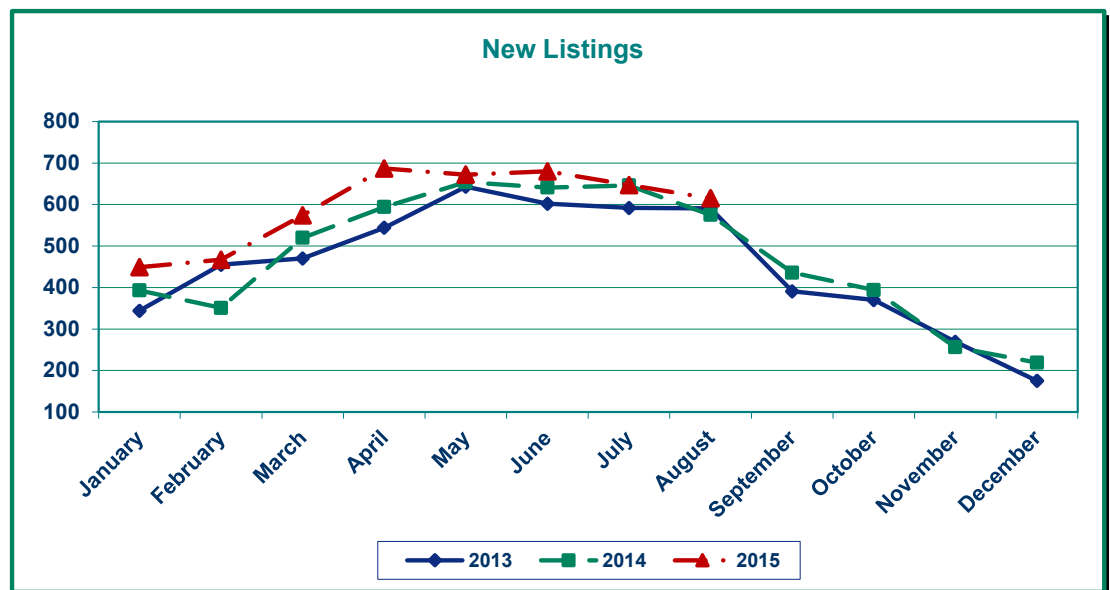
ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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



NEW LISTINGS GREATER LANE COUNTY, OR

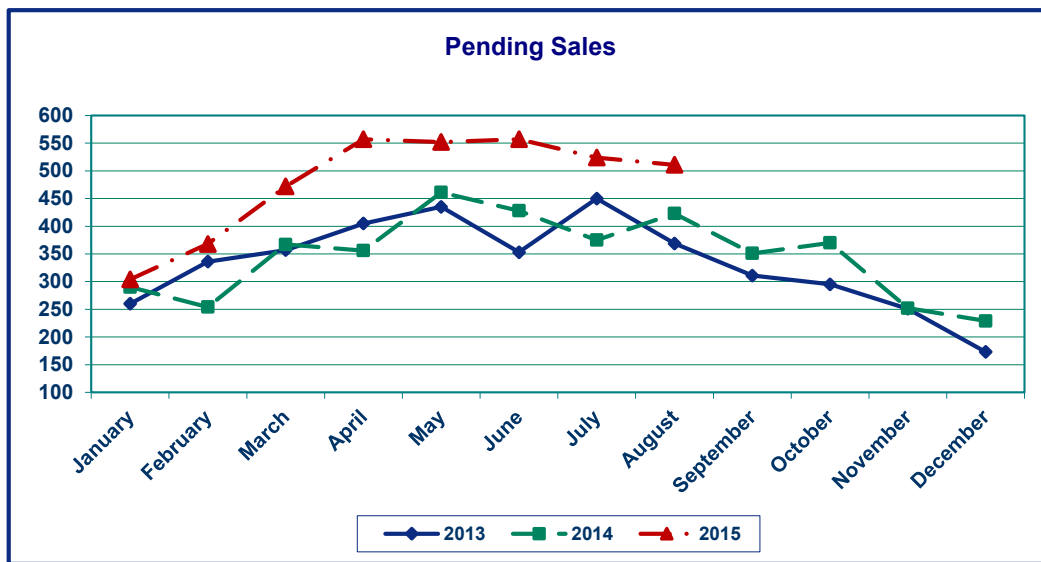
This graph shows the new residential listings over the past three calendar years in Greater Lane County, Oregon.



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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/14-8/31/15) with 12 months before (9/1/13-8/31/14).

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

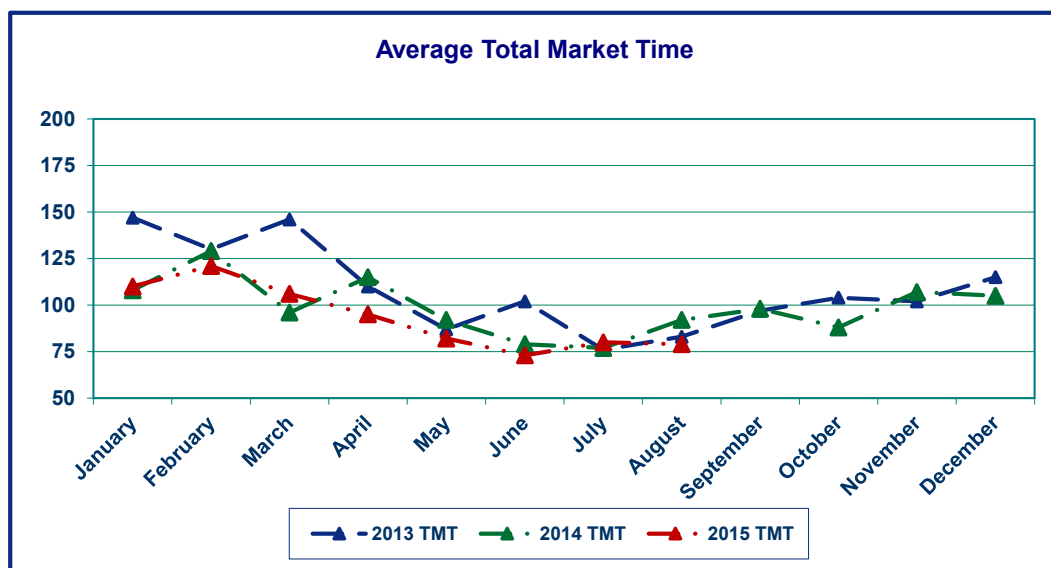
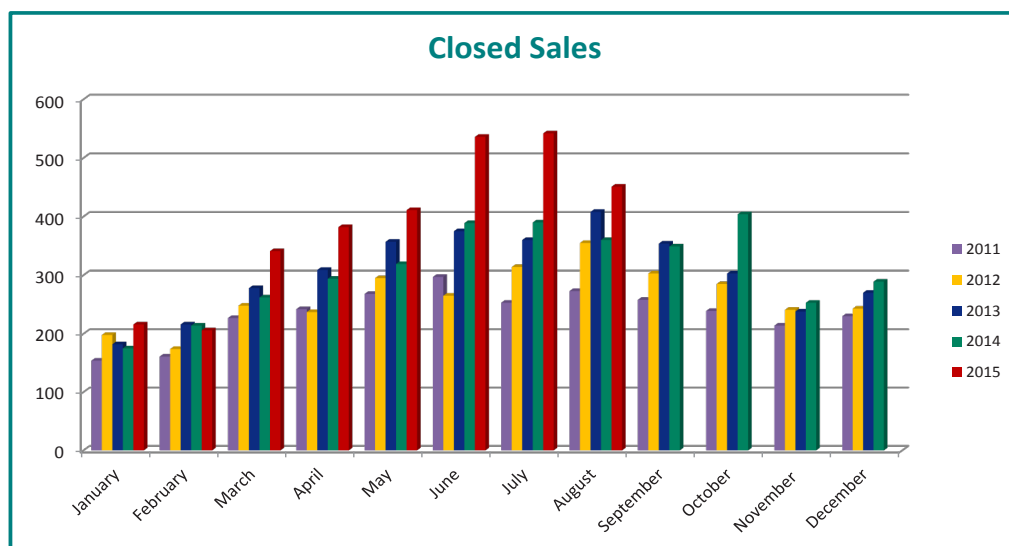
GREATER LANE COUNTY, OR

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

CLOSED SALES

GREATER LANE COUNTY, OR

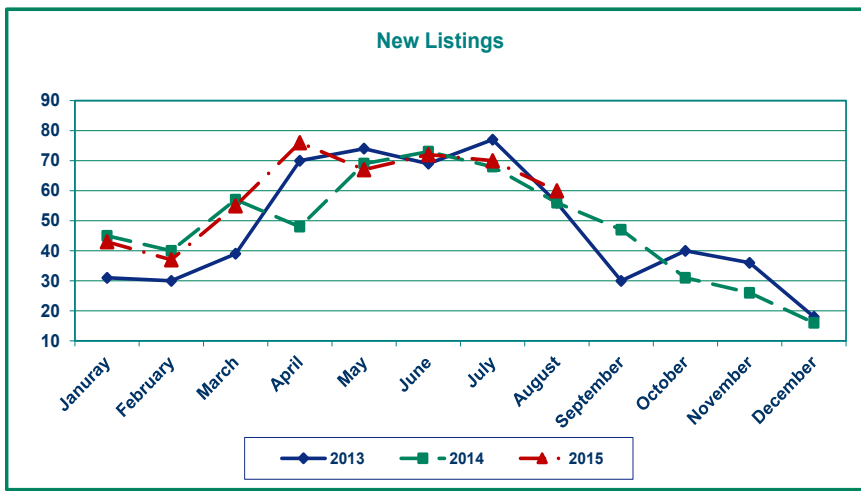
This graph shows the closed sales over the past five calendar years in Greater Lane County, Oregon.



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

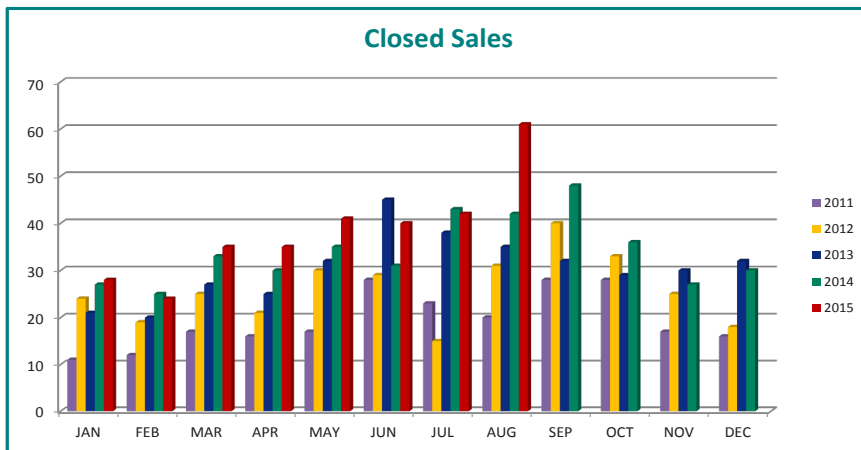
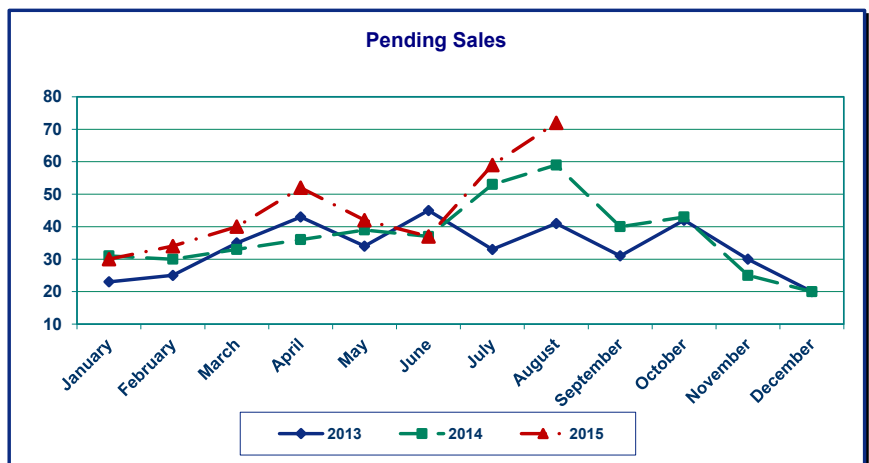
FLORENCE, OR

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

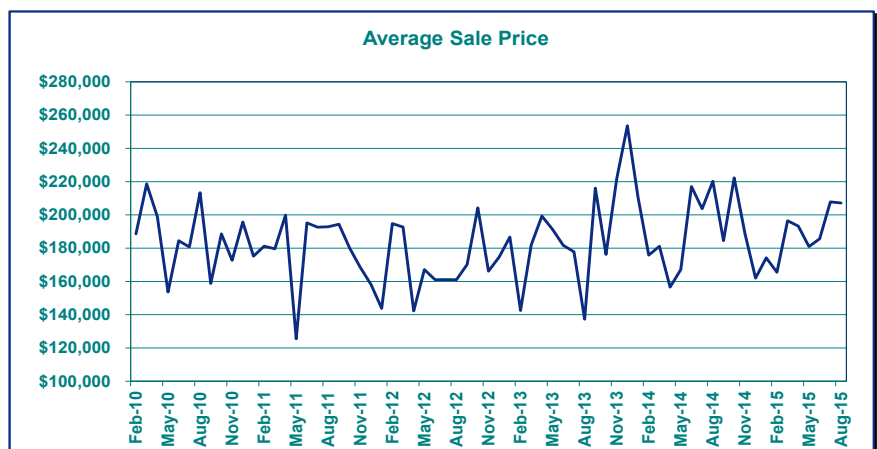
FLORENCE, OR

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.

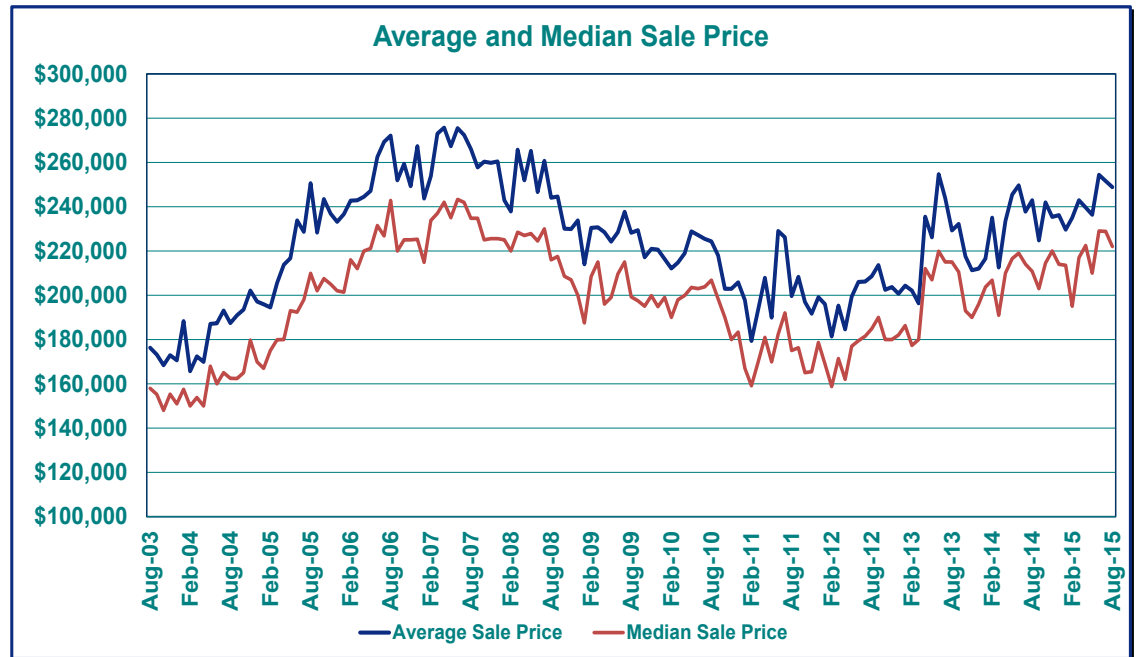
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