

MARKET ACTION



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

Residential Review: Lane County, Oregon

November 2015 Reporting Period

November Residential Highlights

Lane County saw some strong numbers this November, particularly for pending sales. There were 351 offers accepted in November, outpacing November 2014 by 39.3%, but falling 19.5% short of the 436 offers accepted last month in October 2015. The last November pendings were so plentiful in Lane County was in 2005, when 353 were recorded for the month. Closed sales (321) fared similarly, besting last November by 26.9% but falling 27.2% short of the 441 closings posted last month in October 2015. New listings, at 316, fared 23.4% better than the 256 new listings offered in November 2014 but 24.4% short of the 418 new listings offered in October 2015.

Year to Date Summary

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

to the same period last year. Pending sales (4,814) were up 28.6%, closed sales (4,451) were up 26.4%, and new listings (6,159) were up 10.5% this year compared to the first eleven months of 2014.

Average and Median Sale Prices

Comparing 2015 to 2014 through November of each year, the average sale price rose 3.4% from \$235,800 to \$243,800. In the same comparison, the median sale price rose 3.8% from \$212,000 to \$220,000.

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

Average Sale Price % Change:

+4.1% (\$243,200 v. \$233,700)

Median Sale Price % Change:

+4.8% (\$220,000 v. \$210,000)

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	3.0
October	5.2	3.8	2.7
November	6.0	5.5	3.4
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	November	316	351	321	253,100	219,000	73
	October	418	436	441	242,200	225,000	71
	Year-to-date	6,159	4,814	4,451	243,800	220,000	84
2014	November	256	252	253	235,400	220,000	107
	Year-to-date	5,575	3,742	3,520	235,800	212,000	95
Change	November	23.4%	39.3%	26.9%	7.5%	-0.5%	-31.4%
	Prev Mo 2015	-24.4%	-19.5%	-27.2%	4.5%	-2.7%	2.8%
	Year-to-date	10.5%	28.6%	26.4%	3.4%	3.8%	-12.2%

AREA REPORT • 11/2015

Lane County, Oregon

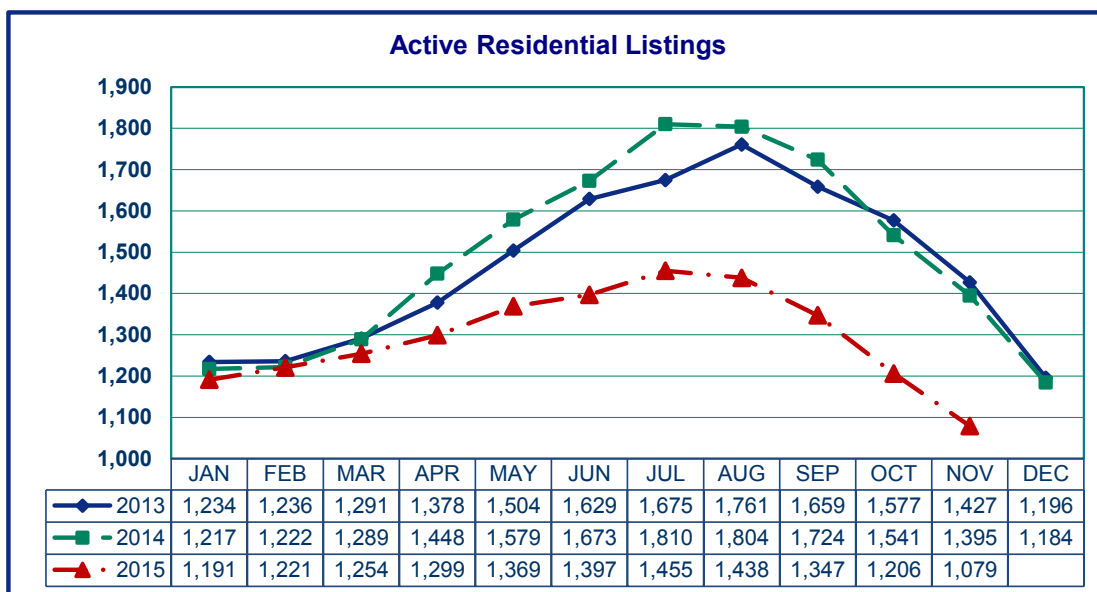
		RESIDENTIAL																	COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date									Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2015 v. 2014 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2015 v. 2014 ¹	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Avg. Sale Price % Change ²		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
225	Florence Coast Village	5	-	-	2	100.0%	1	87,000	786	17	17	54.5%	16	78,100	84,800	366	19.3%	-	-	8	35,800	-	-	
226	Florence Green Trees	14	2	3	3	0.0%	2	88,500	160	60	62	31.9%	60	102,600	90,000	134	3.8%	-	-	2	46,800	-	-	
227	Florence Florentine	7	4	0	2	-33.3%	1	185,000	-	36	30	-26.8%	31	200,400	206,000	84	4.1%	-	-	1	115,000	-	-	
228	Florence Town	75	12	4	10	-23.1%	9	232,500	101	213	159	16.1%	155	188,900	175,000	185	-3.1%	6	161,300	30	36,100	5	424,500	
229	Florence Beach	22	5	6	2	100.0%	2	272,500	185	78	56	16.7%	53	232,800	219,000	148	2.7%	-	-	15	57,400	-	-	
230	Florence North	34	5	3	5	400.0%	5	300,800	137	84	55	44.7%	50	269,400	247,500	205	50.7%	-	-	29	60,600	-	-	
231	Florence South/ Dunes City	29	1	4	3	200.0%	5	263,200	173	79	55	17.0%	46	262,400	237,500	230	-9.6%	2	450,000	9	93,800	-	-	
238	Florence East/ Mapleton	20	1	7	1	-50.0%	1	168,000	174	55	36	33.3%	35	213,900	170,000	265	-10.1%	-	-	5	50,300	1	75,000	
	Grand Total	206	30	27	28	12.0%	26	233,600	158	622	470	18.7%	446	200,000	185,000	186	-0.5%	8	233,500	99	53,500	6	366,300	

232	Hayden Bridge	26	9	2	14	16.7%	6	185,000	33	211	187	57.1%	171	224,000	225,000	72	-2.1%	-	-	3	50,300	2	216,700
233	McKenzie Valley	54	5	8	4	-50.0%	18	305,400	95	170	110	74.6%	103	328,900	289,000	157	19.0%	1	875,000	11	126,900	-	-
234	Pleasant Hill/Oak	71	13	3	8	-52.9%	7	201,600	80	231	150	3.4%	141	227,300	215,000	122	12.0%	6	152,600	18	95,300	2	704,500
235	South Lane Properties	152	23	23	33	50.0%	28	216,400	94	564	410	16.8%	373	217,500	198,000	113	9.7%	6	441,700	30	99,600	11	187,500
236	West Lane Properties	67	14	8	14	55.6%	10	236,300	71	344	247	46.2%	221	232,600	205,000	82	8.4%	-	-	17	151,800	2	575,000
237	Junction City	63	16	8	17	13.3%	18	196,200	57	277	203	12.8%	192	255,300	235,300	119	8.2%	2	151,600	15	132,300	3	1,039,300
239	Thurston	79	29	7	25	19.0%	27	207,000	97	417	346	37.8%	323	212,400	204,900	76	4.8%	-	-	12	66,300	13	332,500
240	Coburg I-5	17	3	3	2	-	4	542,300	76	62	41	7.9%	38	267,500	242,900	91	-4.3%	1	38,000	4	271,000	-	-
241	N Gilham	42	21	5	18	157.1%	11	309,800	23	241	180	42.9%	156	332,700	273,700	95	1.8%	1	1,200,000	-	-	5	558,600
242	Ferry Street Bridge	51	20	13	22	-18.5%	18	276,600	74	490	387	22.9%	365	293,500	263,000	60	8.2%	-	-	1	160,000	6	274,800
243	E Eugene	72	21	12	28	64.7%	30	334,000	91	489	386	21.8%	363	312,600	280,000	78	0.6%	1	375,000	26	116,500	12	538,500
244	SW Eugene	136	37	14	44	109.5%	37	373,200	80	741	567	33.4%	518	304,900	275,000	88	1.5%	2	477,500	24	175,500	13	455,800
245	WEugene	33	6	4	7	-30.0%	8	237,200	69	190	140	5.3%	126	197,800	181,500	86	-3.6%	7	540,300	4	34,300	21	302,300
246	Danebo	63	22	5	32	10.3%	27	177,800	41	532	488	34.4%	471	161,300	169,900	73	2.2%	1	215,000	4	127,600	13	211,600
247	River Road	22	17	3	13	333.3%	21	207,700	71	224	193	69.3%	173	203,400	198,000	76	3.9%	-	-	1	30,000	8	295,400
248	Santa Clara	55	29	7	37	117.6%	22	228,300	52	475	380	27.9%	355	245,700	237,000	57	4.4%	2	987,500	5	107,500	8	228,900
249	Springfield	66	28	6	31	93.8%	27	167,200	74	454	364	25.1%	329	172,600	160,000	67	4.9%	7	249,800	5	143,700	28	231,200
250	Mohawk Valley	10	3	3	2	100.0%	2	350,000	135	47	35	-22.2%	33	285,300	295,000	128	-11.5%	1	200,000	17	122,900	-	-
	Grand Total	1,079	316	134	351	39.3%	321	253,100	73	6,159	4,814	28.6%	4,451	243,800	220,000	84	4.1%	38	400,900	197	122,400	147	334,000

ACTIVE RESIDENTIAL LISTINGS

GREATER LANE COUNTY, OR

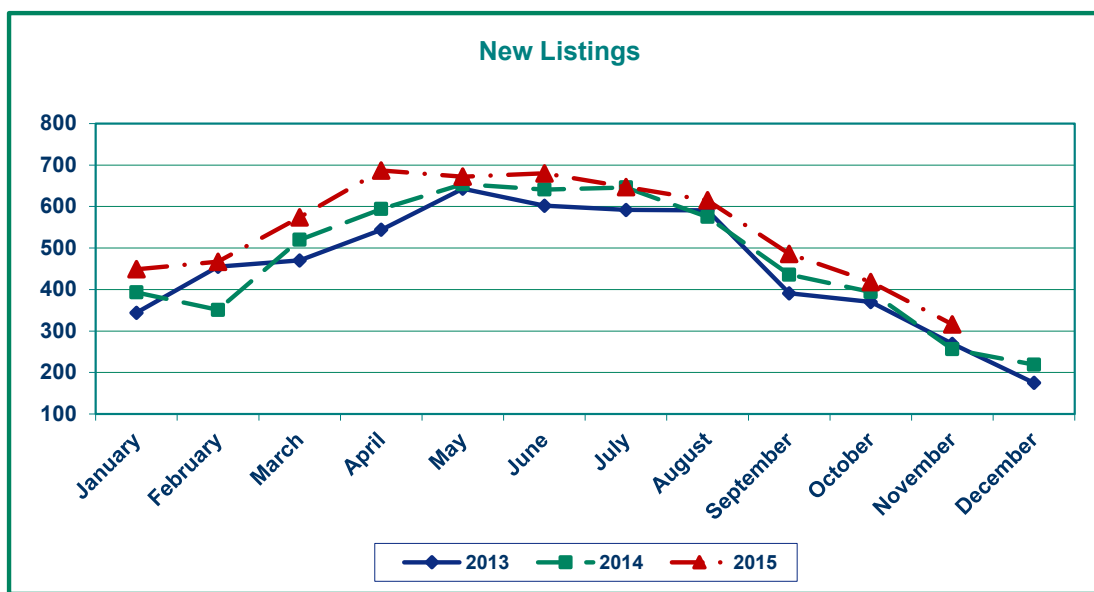
This graph shows the active residential listings over the past three calendar years in Greater Lane County, Oregon.



NEW LISTINGS

GREATER LANE COUNTY, OR

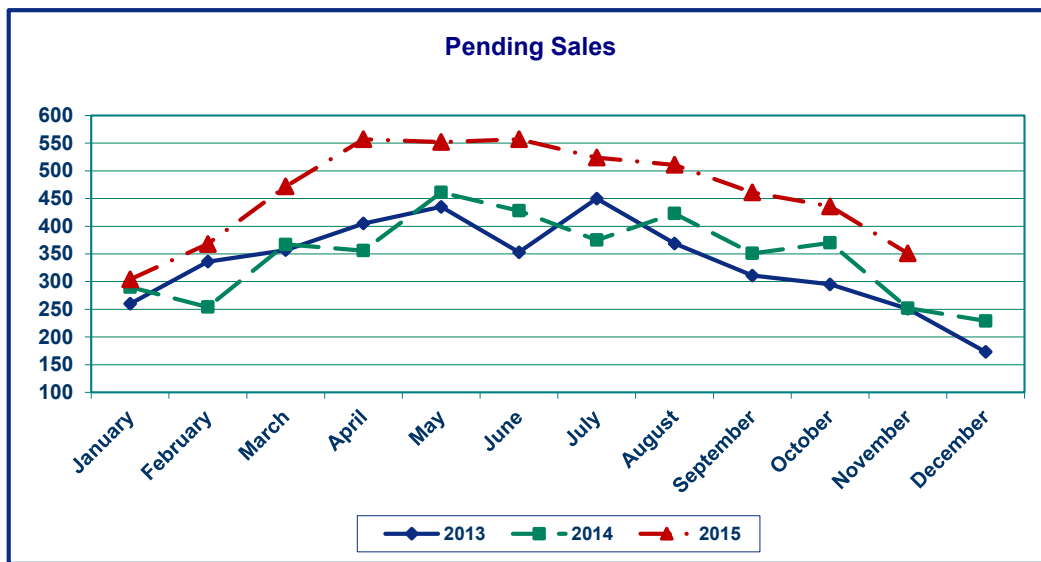
This graph shows the new residential listings over the past three calendar years in Greater Lane County, Oregon.



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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/14-11/30/15) with 12 months before (12/1/13-11/30/14).

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

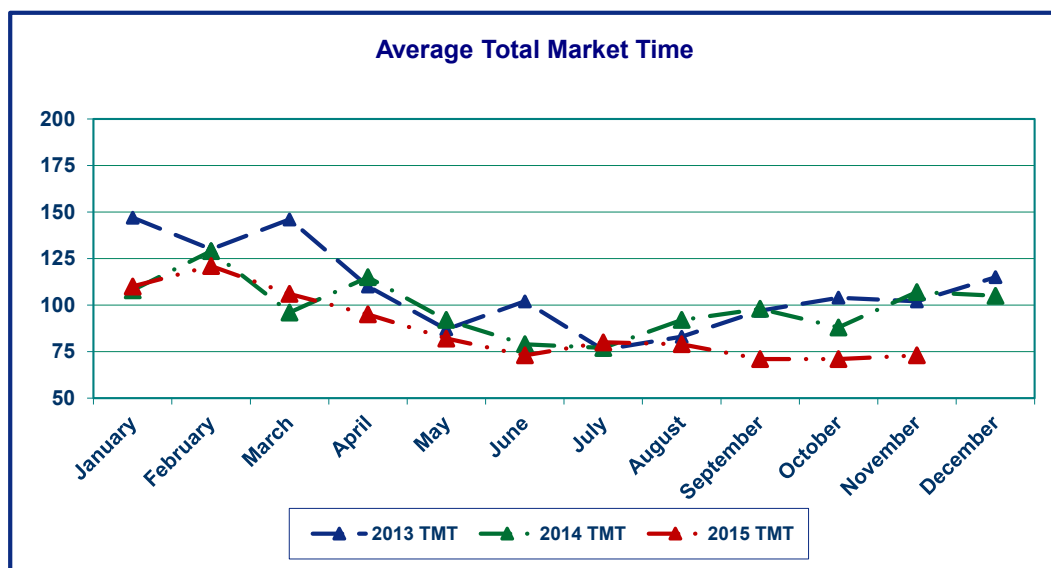
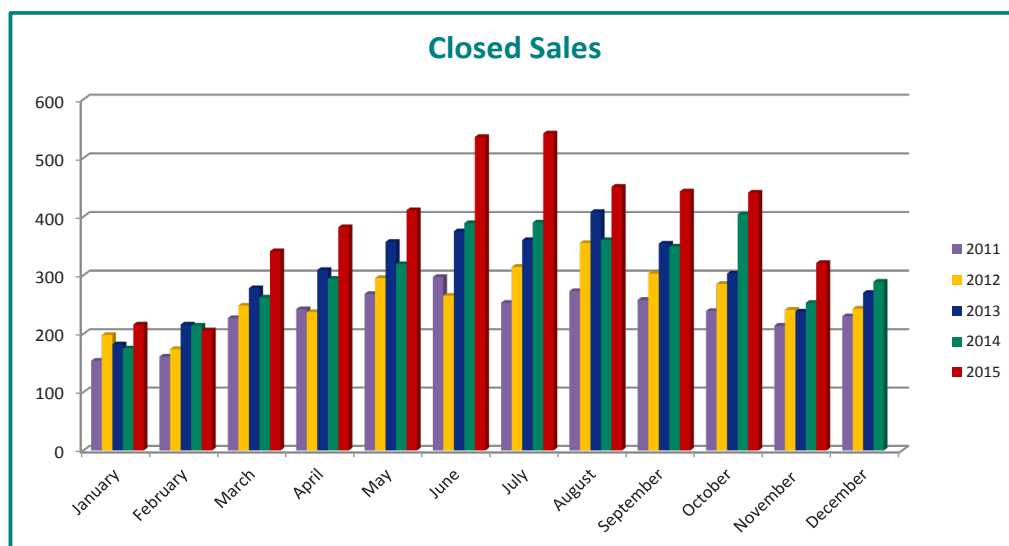
GREATER LANE COUNTY, OR

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

CLOSED SALES

GREATER LANE COUNTY, OR

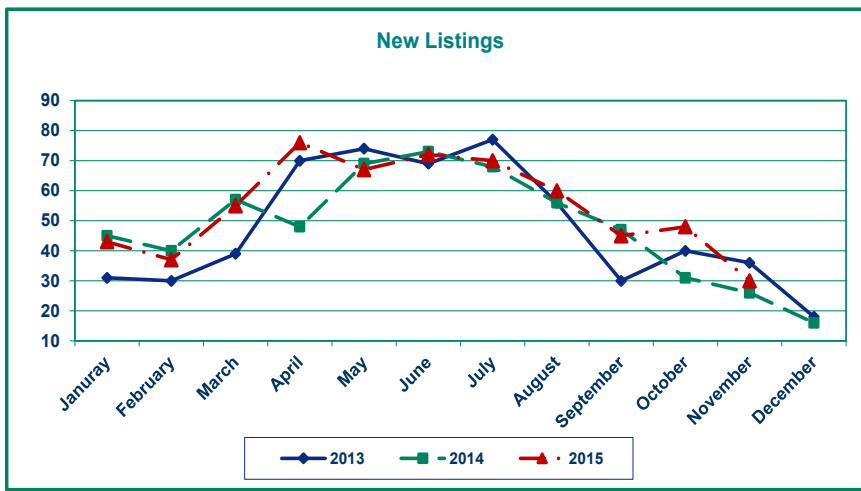
This graph shows the closed sales over the past five calendar years in Greater Lane County, Oregon.



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

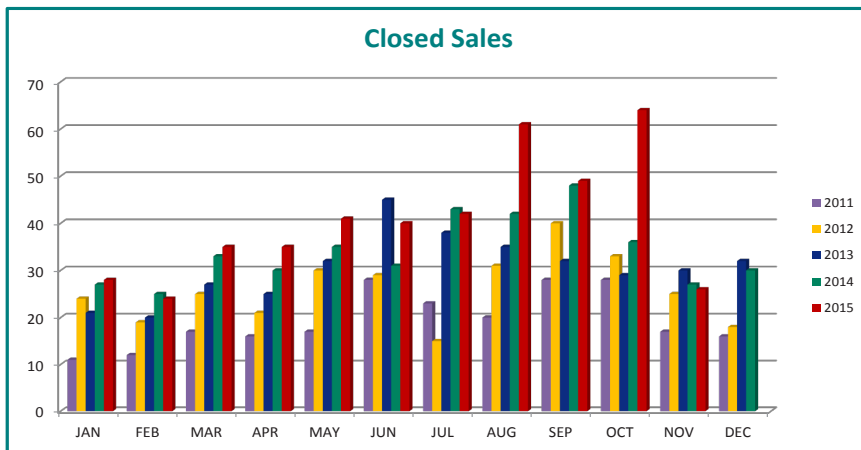
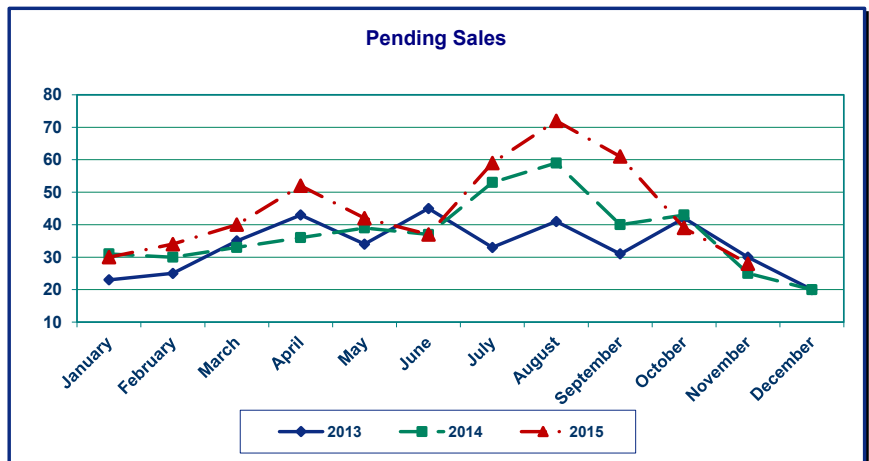
FLORENCE, OR

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

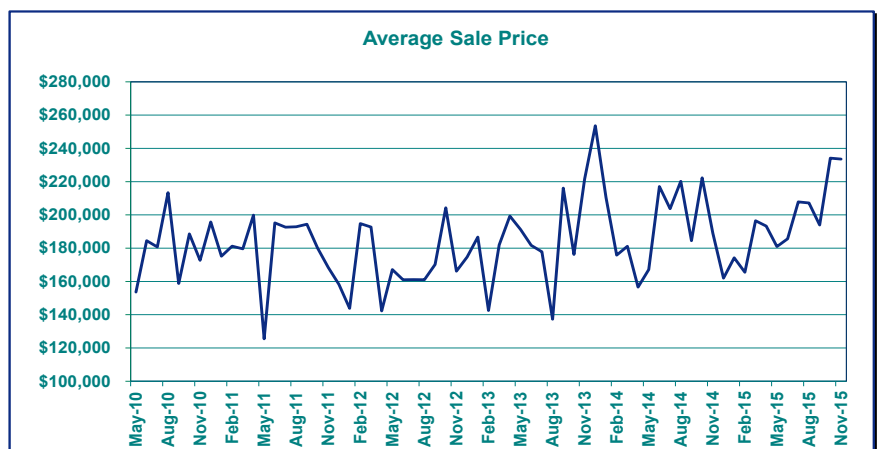
FLORENCE, OR

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.

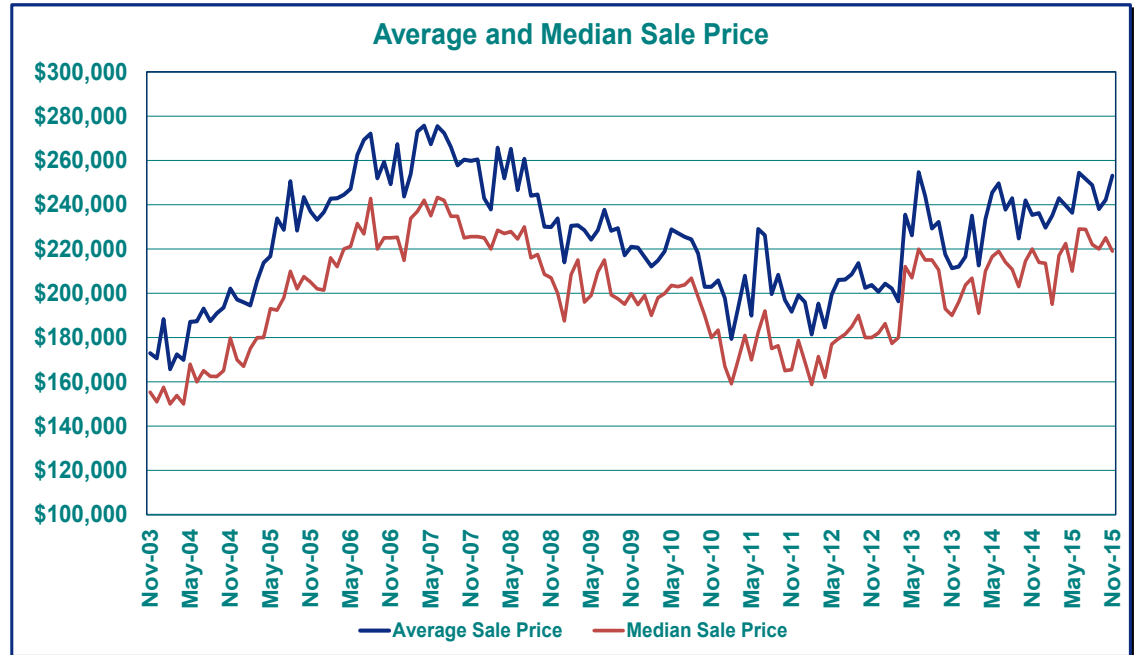
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