

MARKET ACTION



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

Residential Review: Lane County, Oregon

August 2020 Reporting Period

August Residential Highlights

New listings (585) decreased 8.7% from the 641 listed in August 2019, and increased 3.4% from the 566 listed in July 2020.

Pending sales (564) increased 12.4% from the 502 offers accepted in August 2019, and decreased 2.6% from the 579 offers accepted in July 2020.

Closed sales (487) decreased 6.3% from the 520 closings in August 2019, and decreased 9.8% from the 540 closings in July 2020.

Inventory and Market Time

Inventory increased to 1.0 months in August. Total market time decreased to 36 days.

Year-to-Date Summary

Comparing the first eight months of 2020 to the same period in 2019, new listings (4,007) decreased 8.1%, pending sales (3,465) decreased 2.6%, and closed sales (3,016) decreased 8.5%.

Average and Median Sale Prices

Comparing 2020 to 2019 through August, the average sale price has increased 9.4% from \$324,500 to \$355,100. In the same comparison, the median sale price has increased 11.2% from \$295,000 to \$328,000.

Inventory in Months*			
	2018	2019	2020
January	1.7	2.2	1.9
February	1.8	2.0	1.6
March	1.4	1.8	1.7
April	1.5	1.7	2.0
May	1.6	1.5	2.0
June	1.7	1.6	1.3
July	1.8	1.5	0.9
August	1.7	1.6	1.0
September	2.4	1.8	
October	2.1	1.8	
November	2.2	1.7	
December	1.9	1.4	

*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.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
Average Sale Price % Change:	+7.8% (\$346,000 v. \$321,100)
Median Sale Price % Change:	+10.3% (\$320,000 v. \$290,000)

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 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
2020	August	585	564	487	385,100	349,000	36
	July	566	579	540	370,800	335,600	46
	Year-to-date	4,007	3,465	3,016	355,100	328,000	43
2019	August	641	502	520	343,000	308,000	37
	Year-to-date	4,359	3,556	3,295	324,500	295,000	47
Change	August	-8.7%	12.4%	-6.3%	12.3%	13.3%	-2.1%
	Prev Mo 2020	3.4%	-2.6%	-9.8%	3.9%	4.0%	-21.7%
	Year-to-date	-8.1%	-2.6%	-8.5%	9.4%	11.2%	-8.5%

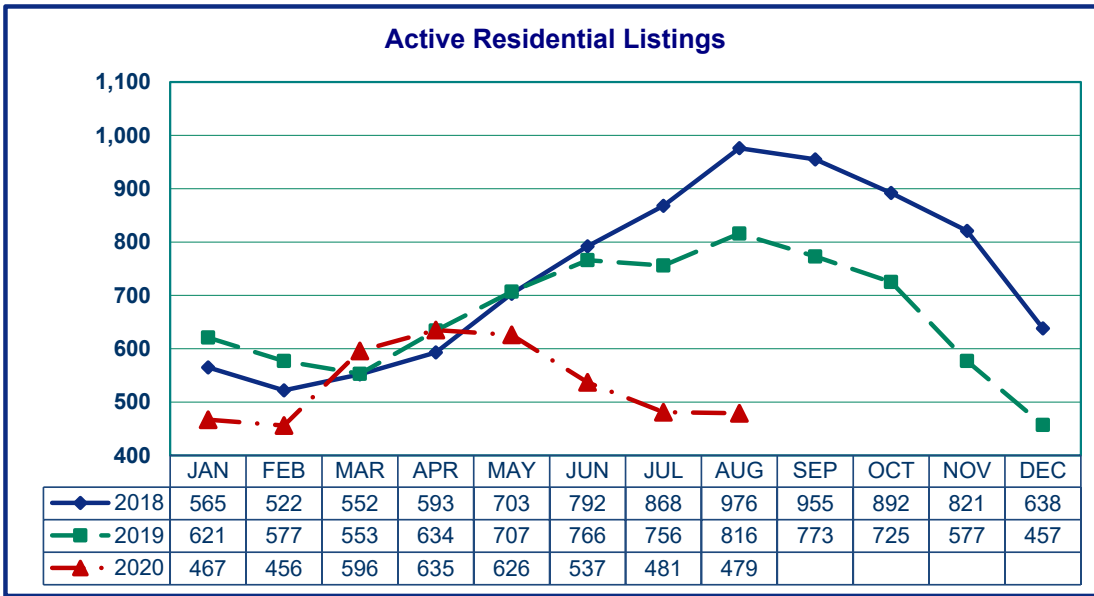
AREA REPORT • AUGUST 2020

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 2020 v. 2019 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2020 v. 2019 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	0	0	6	-	2	83,000	186	12	16	128.6%	11	105,200	101,000	135	-3.9%	-	-	6	73,300	-	-
226	Florence Green Trees	3	6	1	4	100.0%	4	169,700	81	22	26	36.8%	21	173,600	179,900	110	-5.0%	-	-	2	87,500	-	-
227	Florence Florentine	6	7	1	7	133.3%	2	315,000	91	30	28	55.6%	22	303,100	292,500	77	14.6%	-	-	-	-	-	-
228	Florence Town	33	26	4	26	18.2%	18	366,300	88	143	118	-1.7%	93	326,400	300,000	88	9.4%	2	541,500	17	85,000	5	790,900
229	Florence Beach	12	10	1	8	14.3%	11	381,300	48	55	45	-11.8%	41	325,600	299,900	54	5.1%	-	-	7	120,800	-	-
230	Florence North	12	3	1	12	71.4%	6	346,800	72	52	55	44.7%	41	348,100	302,500	99	5.6%	-	-	9	118,900	-	-
231	Florence South/ Dunes City	15	4	1	6	-25.0%	4	350,500	57	42	36	-16.3%	35	404,300	367,000	116	17.6%	1	190,000	13	155,300	-	-
238	Florence East/ Mapleton	8	7	1	8	60.0%	5	641,800	316	29	30	25.0%	25	287,100	225,000	178	-7.4%	-	-	10	152,600	1	257,100
	Grand Total	94	63	10	77	42.6%	52	364,500	100	385	354	10.6%	289	314,100	285,000	98	7.4%	3	424,300	64	117,500	6	701,900
232	Hayden Bridge	3	8	1	14	27.3%	13	430,400	10	100	96	-17.9%	87	348,200	320,000	19	12.2%	-	-	1	132,000	1	309,500
233	McKenzie Valley	14	14	4	21	75.0%	15	528,000	59	89	92	55.9%	76	454,900	415,000	101	0.6%	1	360,000	25	186,600	-	-
234	Pleasant Hill/Oak	36	11	4	13	-23.5%	12	348,400	93	152	124	3.3%	113	341,700	275,000	67	9.8%	1	250,000	28	67,000	1	350,000
235	South Lane Properties	55	51	8	50	13.6%	44	381,800	64	335	289	-14.0%	264	330,900	300,000	61	5.8%	2	775,000	32	159,700	1	225,000
236	West Lane Properties	26	20	1	22	-35.3%	28	380,400	24	207	181	16.8%	167	358,100	320,000	44	10.9%	1	160,000	17	139,300	1	302,500
237	Junction City	25	30	6	23	-8.0%	27	402,100	53	167	133	0.8%	121	368,800	335,500	46	8.1%	1	275,000	9	182,400	2	315,000
239	Thurston	24	37	4	43	34.4%	39	354,400	35	306	276	12.2%	225	328,400	320,000	33	9.5%	1	1,150,000	5	85,500	9	738,200
240	Coburg I-5	4	2	-	3	-25.0%	3	569,700	10	33	28	-26.3%	20	586,000	489,000	64	13.2%	-	-	1	525,000	-	-
241	N Gilham	24	34	3	31	63.2%	24	446,500	57	207	180	29.5%	153	437,400	466,500	47	2.1%	-	-	5	226,300	3	407,300
242	Ferry Street Bridge	44	48	4	40	17.6%	26	375,500	30	302	247	-11.5%	213	403,300	375,000	45	10.0%	-	-	5	105,400	6	407,100
243	E Eugene	34	38	7	43	0.0%	37	523,100	27	285	239	-6.6%	211	429,500	388,100	48	4.7%	1	315,000	14	162,200	6	321,000
244	SW Eugene	45	63	4	58	11.5%	53	456,500	43	417	361	-4.7%	320	431,700	405,000	49	5.8%	-	-	19	172,700	9	466,800
245	W Eugene	23	20	1	22	57.1%	12	325,600	19	150	114	-25.5%	100	283,200	275,000	37	3.6%	9	1,058,400	1	49,000	12	327,200
246	Danebo	43	75	7	62	14.8%	49	262,400	22	434	374	-3.9%	318	258,200	282,800	32	12.9%	-	-	5	94,600	10	297,600
247	River Road	18	28	1	19	5.6%	21	323,600	21	166	148	3.5%	129	303,900	309,400	23	6.0%	-	-	5	76,000	6	455,900
248	Santa Clara	20	47	4	44	22.2%	43	384,200	21	289	257	-6.5%	221	358,500	350,000	30	10.1%	-	-	2	92,500	5	402,600
249	Springfield	32	52	5	49	16.7%	37	279,800	30	331	294	-2.0%	253	272,900	269,000	24	10.8%	7	402,900	4	142,300	16	323,600
250	Mohawk Valley	9	7	1	7	-36.4%	4	390,900	20	37	32	-20.0%	25	424,600	437,000	111	11.9%	-	-	7	179,000	1	520,000
	Grand Total	479	585	65	564	12.4%	487	385,100	36	4,007	3,465	-2.6%	3,016	355,100	328,000	43	7.8%	24	683,600	185	145,200	89	400,000

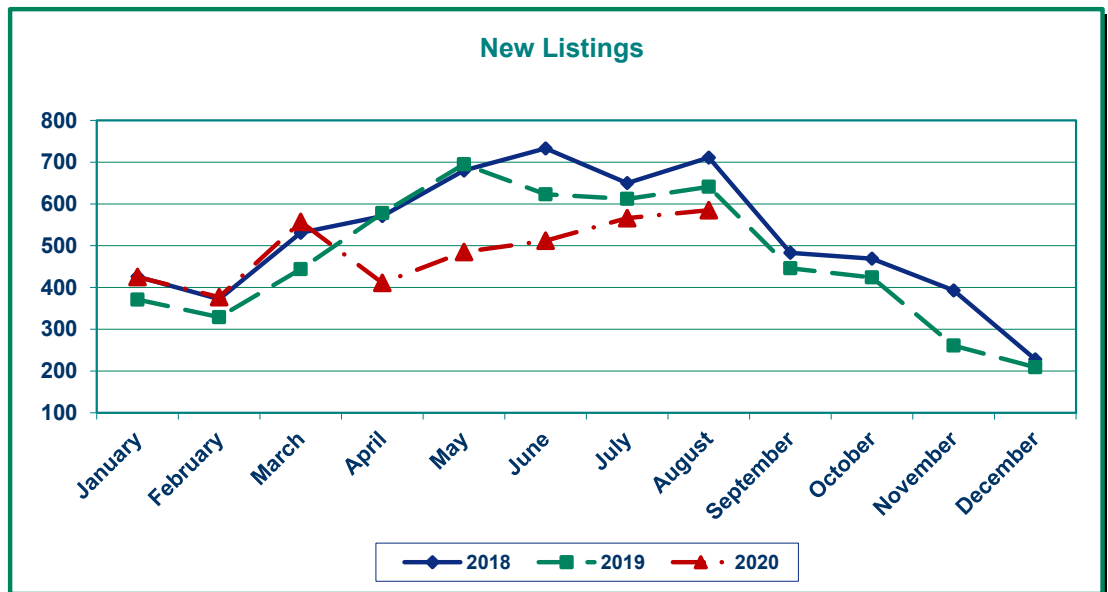
ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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 2020 with August 2019. The Year-To-Date section compares 2020 year-to-date statistics through August with 2019 year-to-date statistics through August.

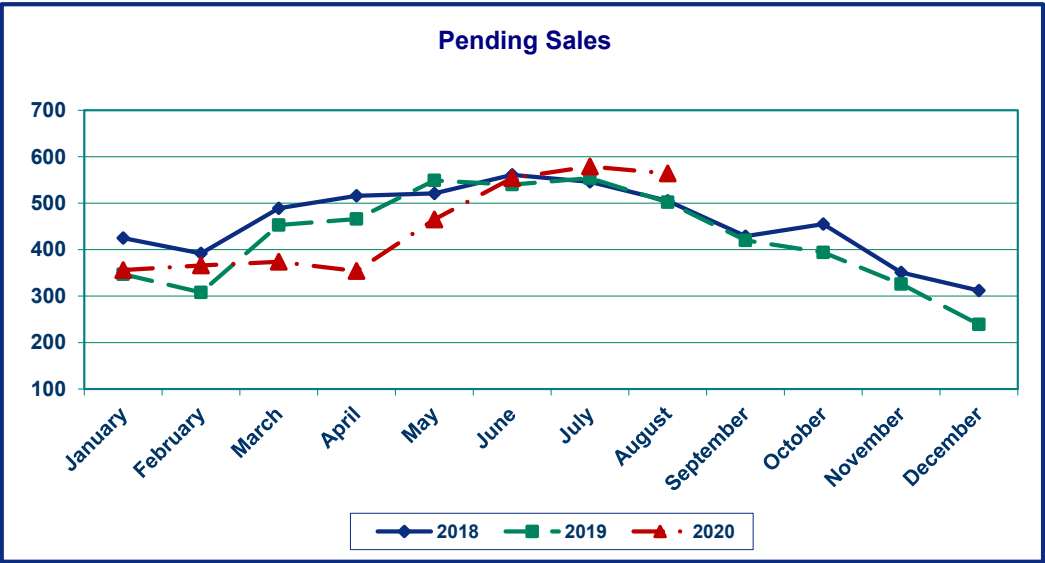
² % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/19-8/31/20) with 12 months before (9/1/18-8/31/19).

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

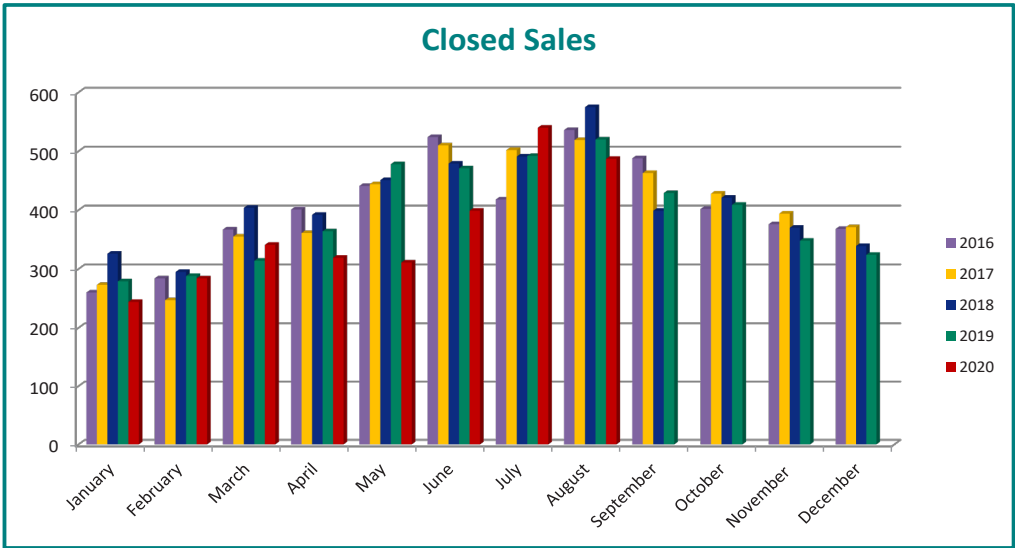
This graph represents monthly accepted offers in Greater Lane County, Oregon, over the past three calendar years.



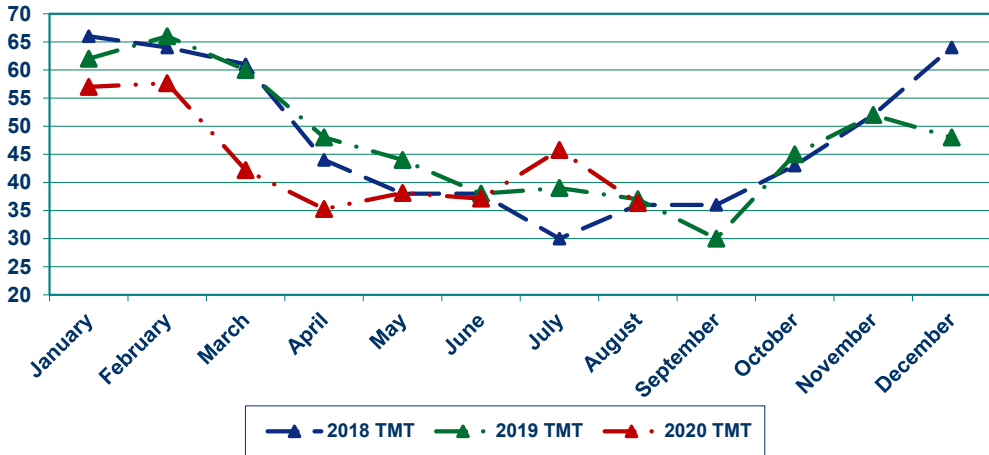
CLOSED SALES

GREATER LANE COUNTY, OR

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



Average Total Market Time



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

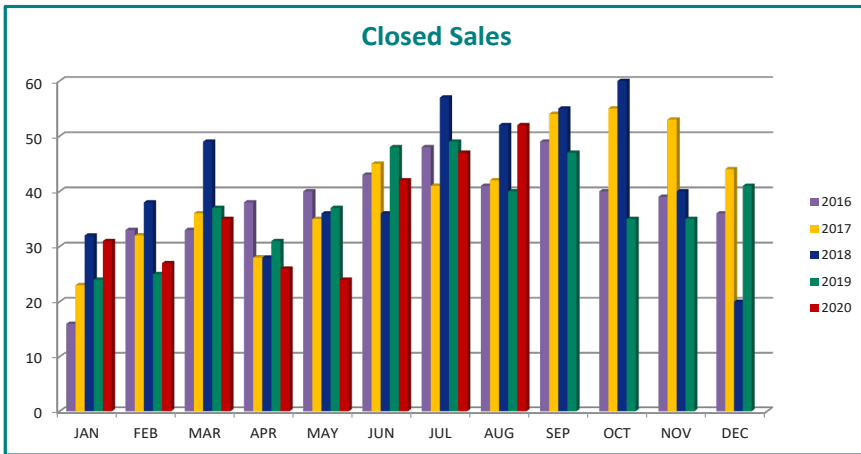
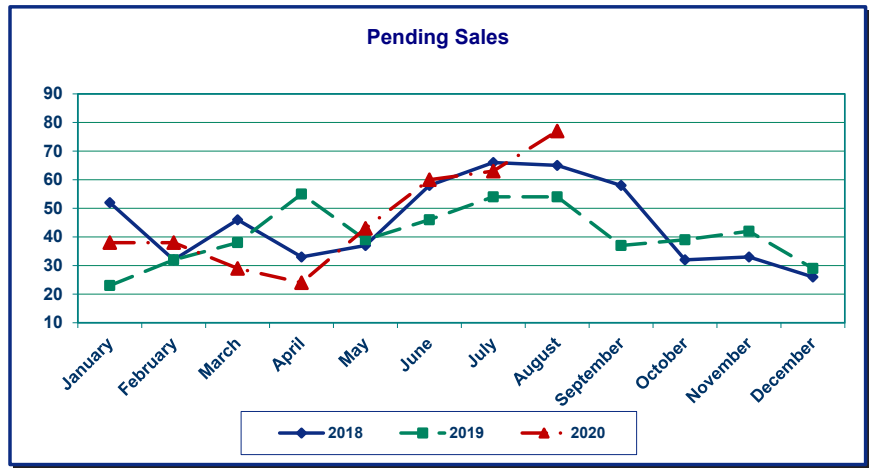
FLORENCE, OR

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

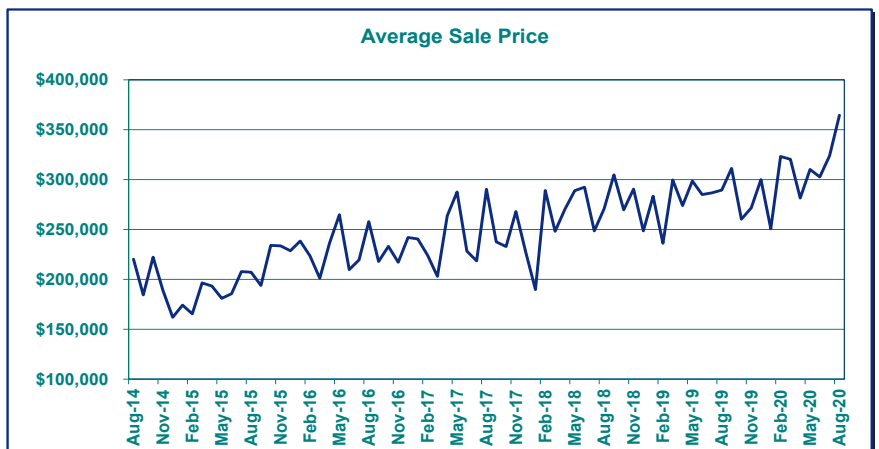
FLORENCE, OR

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.

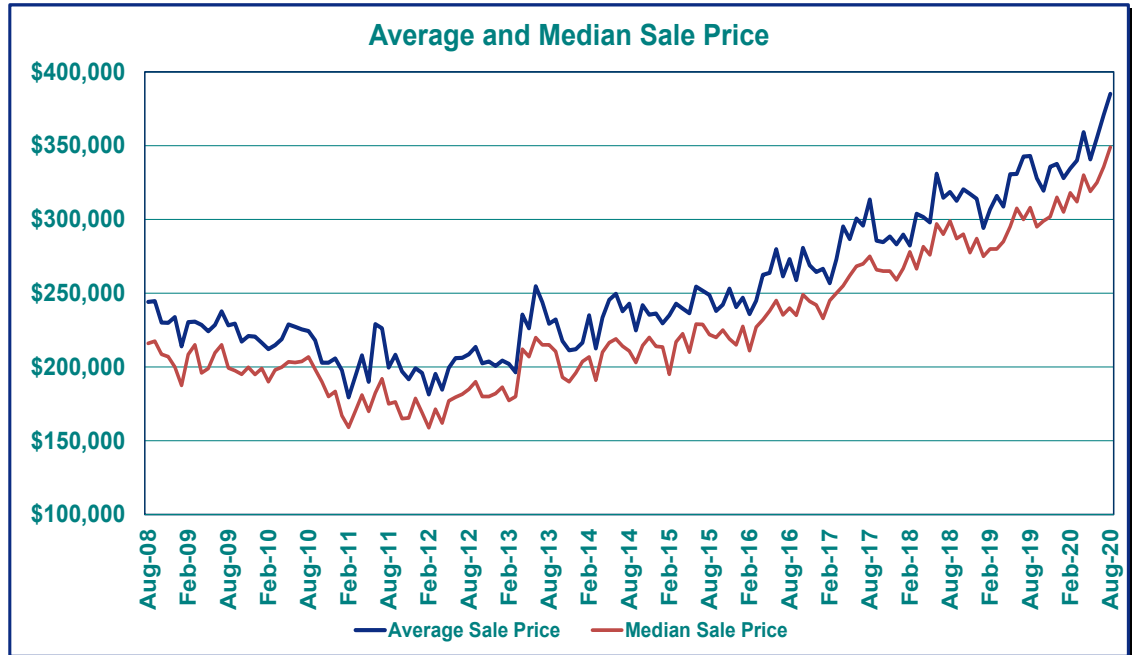
Contact RMLS™
16101 SW 72nd Ave.
Suite 200
Portland, OR 97224
(503) 236-7657
communications@rmls.com

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™.



Rick Jenkins, Chairman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor