

# MARKET ACTION

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

Residential Review: Lane County, Oregon

February 2016 Reporting Period

## February Residential Highlights

February brought strong numbers to pending and closed sales in Lane County. Closings (284) rose 37.9% above the 206 closings posted last year in February 2015 and 9.2% above the 260 closings posted last month in January 2016. The last February that saw stronger closings in Lane County was in 2007, when 305 closings were posted for the month.

Pending sales (420) rose 14.1% over the 368 offers accepted in February 2015 and 27.3% over the 330 offers accepted in January 2015. This is the strongest February for pendings in Lane County since at least 2001! The February with the previous record was in 2006, with 408 offers accepted for the month.

New listings (416) decreased 10.9% from February 2015 (467)

and fell short (-1.0%) of the 420 new listings offered in January 2016.

## Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending February 29th of this year (\$244,200) with the average price of homes sold in the twelve months ending February 2015 (\$235,700) shows an increase of 3.6%. The same comparison of the median shows an increase of 4.2% over that same period.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
<b>Average Sale Price % Change:</b>	+3.6% (\$244,200 v. \$235,700)
<b>Median Sale Price % Change:</b>	+4.2% (\$220,800 v. \$212,000)

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

Inventory in Months*			
	2014	2015	2016
January	7.0	5.5	3.3
February	5.7	5.9	2.8
March	4.9	3.7	
April	4.9	3.4	
May	4.9	3.3	
June	4.3	2.6	
July	4.6	2.7	
August	5.0	3.2	
September	4.9	3.0	
October	3.8	2.7	
November	5.5	3.4	
December	4.1	2.2	

\*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
2016	February	416	420	284	235,800	211,000	81
	January	420	330	260	246,900	227,500	84
	Year-to-date	848	750	551	241,200	215,000	83
2015	February	467	368	206	235,000	195,000	121
	Year-to-date	921	664	434	232,300	207,700	115
Change	February	-10.9%	14.1%	37.9%	0.3%	8.2%	-33.3%
	Prev Mo 2016	-1.0%	27.3%	9.2%	-4.5%	-7.3%	-3.6%
	Year-to-date	-7.9%	13.0%	27.0%	3.8%	3.5%	-28.2%

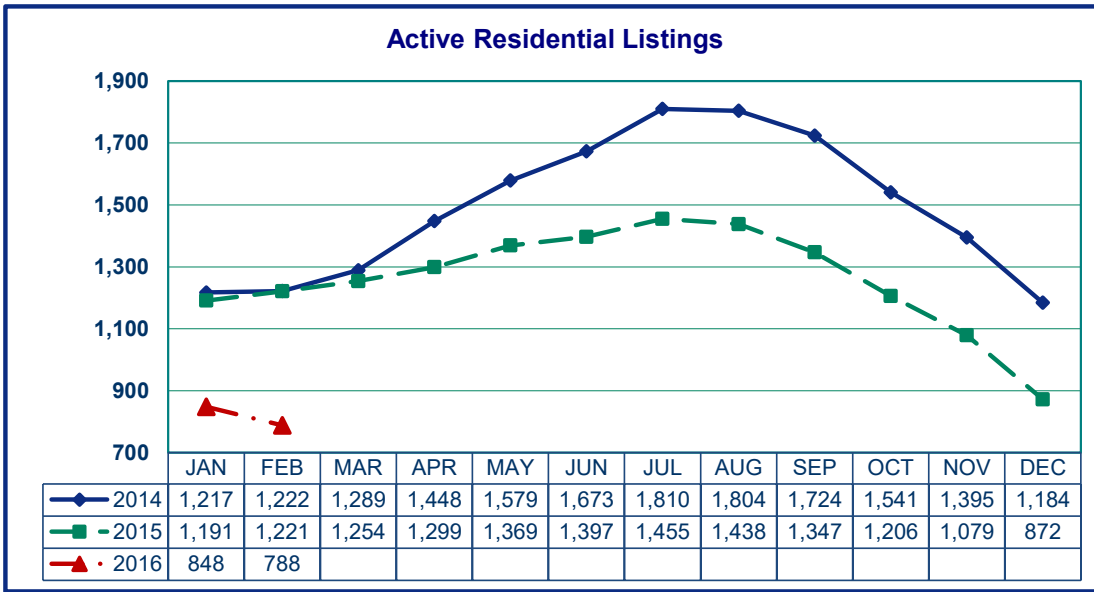
# AREA REPORT • 2/2016

## 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/Canceled Listings	Pending Sales	Pending Sales 2016 v. 2015 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2016 v. 2015 <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	
225	Florence Coast Village	4	2	0	1	0.0%	1	48,000	2	6	3	50.0%	3	56,000	50,000	3	36.6%	-	-	-	-	-	-
226	Florence Green Trees	14	3	1	5	25.0%	4	130,000	46	11	8	-20.0%	5	114,400	110,000	37	13.8%	-	-	1	42,000	-	-
227	Florence Florentine	7	1	0	1	-80.0%	0	-	-	2	1	-83.3%	2	209,100	209,100	25	9.2%	-	-	-	-	-	-
228	Florence Town	59	19	2	25	108.3%	14	210,500	129	30	32	39.1%	20	222,700	210,000	120	8.0%	-	-	2	29,600	-	-
229	Florence Beach	19	8	1	4	100.0%	4	353,800	317	10	10	66.7%	4	353,800	332,500	317	13.5%	-	-	2	117,500	-	-
230	Florence North	29	3	0	2	-66.7%	2	349,500	205	7	5	-44.4%	5	315,300	320,000	111	33.3%	-	-	2	29,000	-	-
231	Florence South/Dunes City	25	6	-	3	50.0%	4	242,300	407	12	8	100.0%	5	308,800	345,000	343	8.4%	-	-	1	68,000	-	-
238	Florence East/Mapleton	20	13	2	5	150.0%	4	195,000	333	16	7	75.0%	5	209,000	209,000	288	-4.6%	-	-	1	118,000	-	-
	<b>Grand Total</b>	<b>177</b>	<b>55</b>	<b>6</b>	<b>46</b>	<b>35.3%</b>	<b>33</b>	<b>223,600</b>	<b>201</b>	<b>94</b>	<b>74</b>	<b>15.6%</b>	<b>49</b>	<b>228,400</b>	<b>205,000</b>	<b>155</b>	<b>10.4%</b>	<b>-</b>	<b>-</b>	<b>9</b>	<b>64,500</b>	<b>-</b>	<b>-</b>
232	Hayden Bridge	23	12	1	9	-10.0%	7	195,100	49	26	16	-20.0%	14	216,800	214,500	56	3.1%	-	-	1	99,400	-	-
233	McKenzie Valley	43	11	2	8	300.0%	5	287,700	279	21	15	114.3%	9	270,900	278,300	229	10.4%	1	450,000	1	159,900	-	-
234	Pleasant Hill/Oak	51	17	3	19	26.7%	8	181,800	65	34	32	60.0%	18	236,900	152,500	55	8.5%	1	84,700	4	105,600	-	-
235	South Lane Properties	103	45	17	47	6.8%	21	219,900	131	76	74	5.7%	40	204,400	178,000	112	7.9%	-	-	4	97,500	-	-
236	West Lane Properties	48	20	2	24	0.0%	20	203,700	88	45	47	9.3%	42	211,200	207,500	92	12.0%	2	265,000	-	-	1	1,900,000
237	Junction City	60	25	6	17	88.9%	18	232,300	86	46	31	29.2%	30	242,400	222,500	82	-1.0%	-	-	3	126,700	-	-
239	Thurston	52	31	8	42	27.3%	11	171,100	115	67	68	25.9%	31	199,800	198,000	103	7.1%	-	-	1	35,000	-	-
240	Coburg I-5	9	4	3	7	75.0%	3	308,700	58	9	9	12.5%	5	426,400	401,000	224	0.2%	-	-	-	-	-	-
241	N Gilham	28	17	2	20	53.8%	12	335,000	42	31	35	29.6%	23	341,000	292,500	71	-5.5%	-	-	-	-	-	-
242	Ferry Street Bridge	48	44	7	24	0.0%	18	287,800	44	68	43	-8.5%	33	278,800	265,000	57	6.2%	-	-	-	-	2	370,000
243	E Eugene	34	20	3	20	-20.0%	25	325,000	94	40	47	11.9%	45	303,400	279,500	88	-0.9%	-	-	6	116,100	3	261,200
244	SW Eugene	109	51	9	45	15.4%	31	314,300	80	108	81	0.0%	65	331,400	289,000	98	1.5%	-	-	7	85,400	3	259,000
245	W Eugene	17	8	2	12	9.1%	10	233,900	95	27	24	14.3%	19	221,600	185,500	80	1.8%	1	265,000	-	-	2	275,500
246	Danebo	42	37	1	42	20.0%	30	162,400	66	79	74	0.0%	59	163,300	176,000	60	4.7%	1	380,000	-	-	1	195,000
247	River Road	23	16	-	18	100.0%	10	194,300	36	30	28	86.7%	18	207,100	207,500	34	6.5%	-	-	-	-	1	175,000
248	Santa Clara	44	29	7	32	-8.6%	20	258,900	60	62	56	5.7%	46	251,400	232,000	70	4.2%	-	-	4	72,800	2	261,500
249	Springfield	41	23	9	33	3.1%	33	162,000	72	68	68	28.3%	51	170,400	160,000	72	7.5%	3	260,700	2	130,000	6	250,200
250	Mohawk Valley	13	6	5	1	-75.0%	2	142,500	125	11	2	-60.0%	3	152,300	150,000	87	-18.8%	-	-	1	230,000	-	-
	<b>Grand Total</b>	<b>788</b>	<b>416</b>	<b>87</b>	<b>420</b>	<b>14.1%</b>	<b>284</b>	<b>235,800</b>	<b>81</b>	<b>848</b>	<b>750</b>	<b>13.0%</b>	<b>551</b>	<b>241,200</b>	<b>215,000</b>	<b>83</b>	<b>3.6%</b>	<b>9</b>	<b>276,900</b>	<b>34</b>	<b>104,800</b>	<b>21</b>	<b>340,300</b>

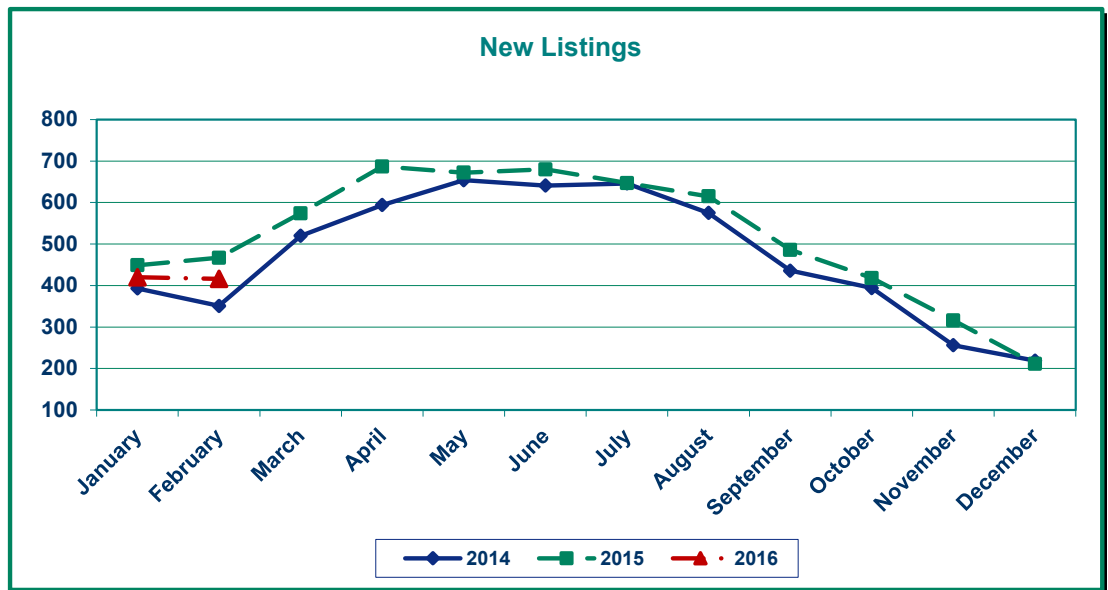
## ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

*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 February 2016 with February 2015. The Year-To-Date section compares 2016 year-to-date statistics through February with 2015 year-to-date statistics through February.

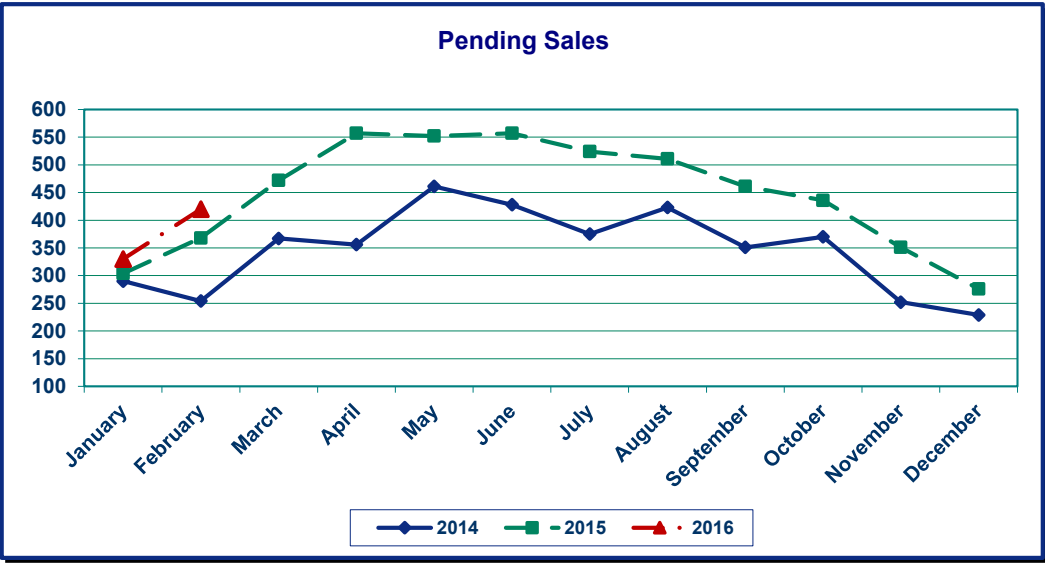
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/15-2/29/16) with 12 months before (3/1/14-2/28/15).

<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

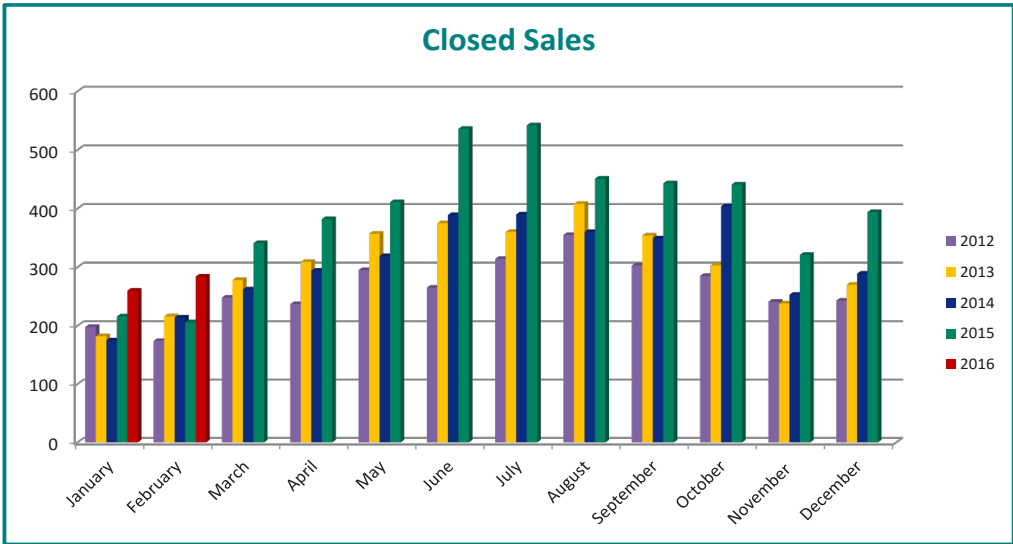
*This graph represents monthly accepted offers in Greater Lane County, Oregon, over the past three calendar years.*



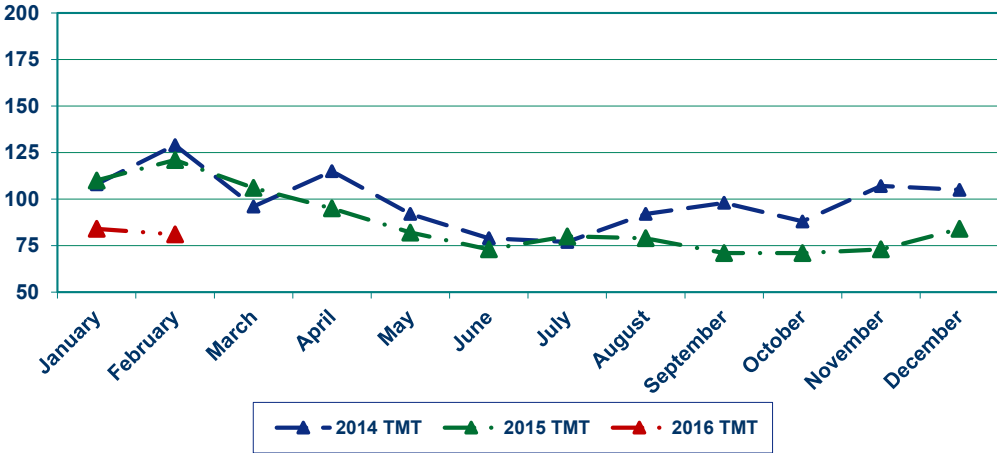
### CLOSED SALES

#### GREATER LANE COUNTY, OR

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



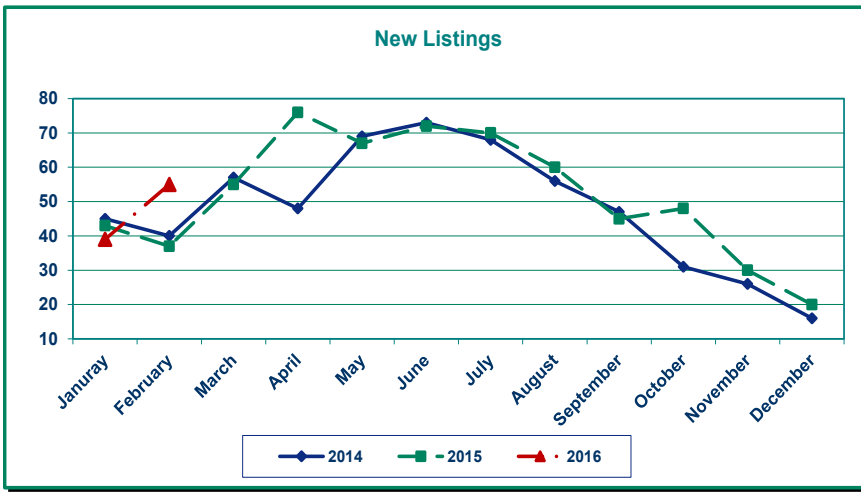
### Average Total Market Time



### 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

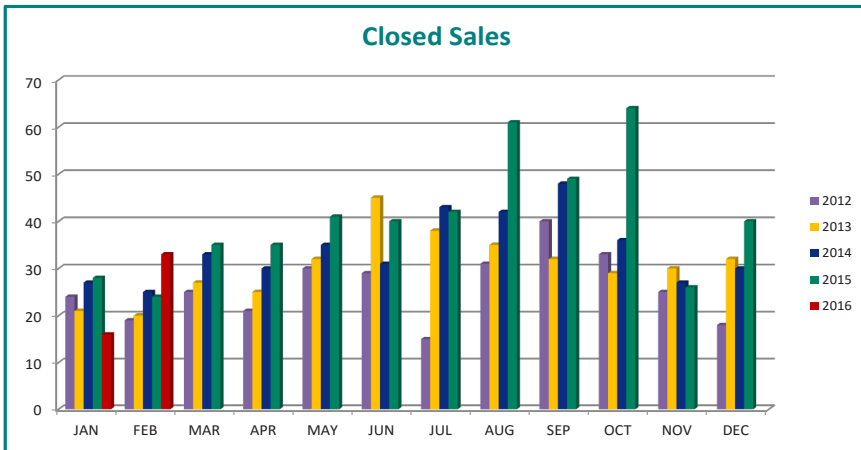
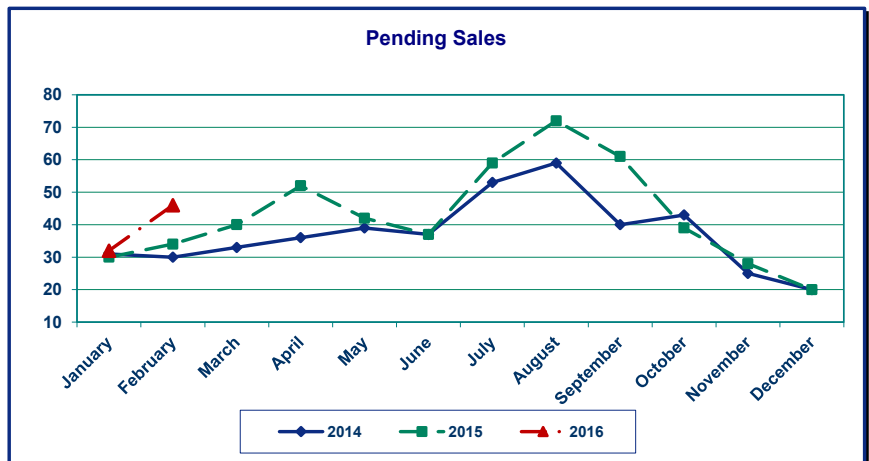
### FLORENCE, OR

*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

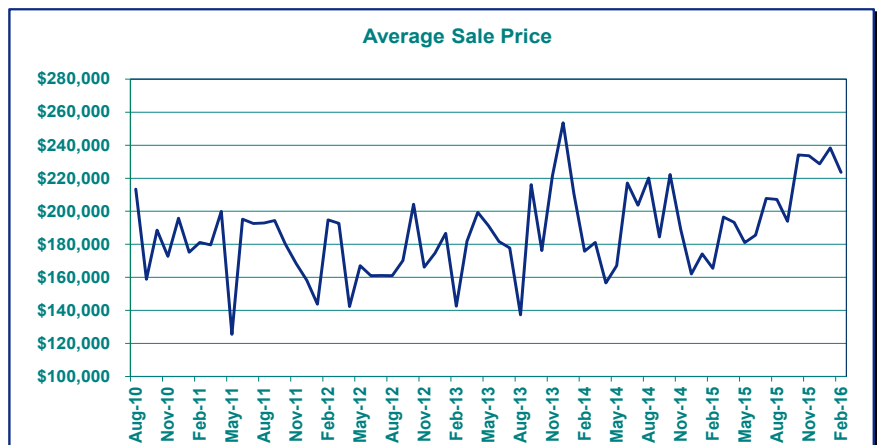
### FLORENCE, OR

*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.*

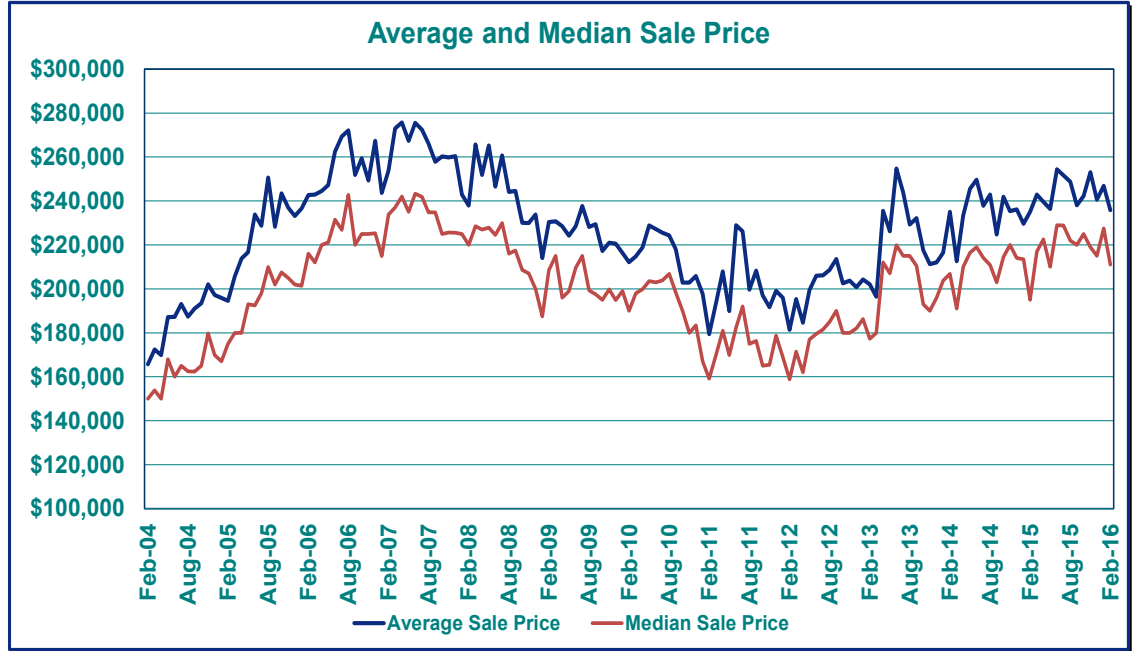
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