

# MARKET ACTION

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

Residential Review: Lane County, Oregon

January 2019 Reporting Period

## January Residential Highlights

Lane County started the year with some cooler activity relative to last January. New listings, at 371, ended 12.9% cooler than last year in January 2018, despite showing a 62.7% increase from last month in December 2018, when 228 new listings were offered.

Pending sales fared similarly, cooling 18.4% from January 2018 (425) but warming 11.2% from December 2018, when 312 offers were accepted.

Closed sales, at 279, decreased 14.4% from January 2018 (326) and 17.7% from December 2018 (339).

Inventory rose in January to 2.2 months, with total market time decreasing by two days to end at 62 days during the same period.

## Average and Median Sale Prices

Comparing the average price of homes ending January 31st of this year (\$309,500) with the average price of homes sold in the twelve months ending January 2018 (\$289,100) shows an increase of 7.1%. The same comparison of the median shows an increase of 8.8% over the same period.

Inventory in Months*			
	2017	2018	2019
January	2.1	1.7	2.2
February	2.2	1.8	
March	1.7	1.4	
April	1.8	1.5	
May	1.6	1.6	
June	1.7	1.7	
July	2.0	1.8	
August	2.0	1.7	
September	2.2	2.4	
October	2.0	2.1	
November	2.0	2.2	
December	1.7	1.9	

\*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:**  
+7.1% (\$309,500 v. \$289,100)  
**Median Sale Price % Change:**  
+8.8% (\$285,000 v. \$262,000)

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
2019	January	371	347	279	294,200	275,000	62
	Year-to-date	371	347	279	294,200	275,000	62
2018	January	426	425	326	289,700	266,800	66
	December	228	312	339	314,000	287,000	64
	Year-to-date	426	425	326	289,700	266,800	66
Change	January	-12.9%	-18.4%	-14.4%	1.6%	3.1%	-5.7%
	Prev Mo 2018	62.7%	11.2%	-17.7%	-6.3%	-4.2%	-3.1%
	Year-to-date	-12.9%	-18.4%	-14.4%	1.6%	3.1%	-5.7%

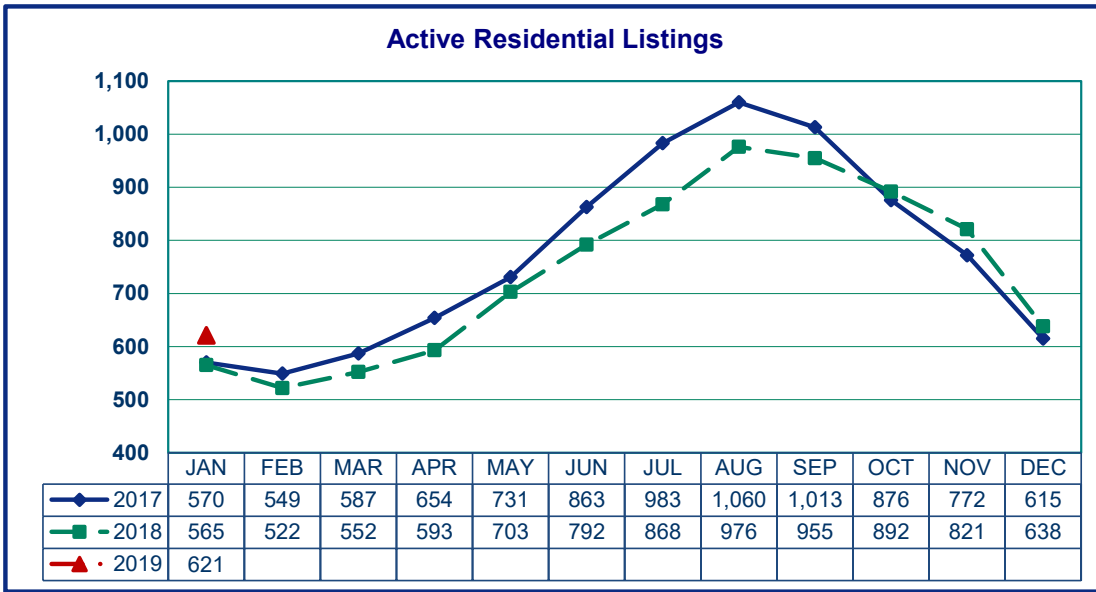
# AREA REPORT • 1/2019

## 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 2019 v. 2018 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2019 v. 2018 <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	3	-	1	1	-75.0%	0	-	-	-	1	-75.0%	0	-	-	17.8%	0	-	0	-	0	-	
226	Florence Green Trees	0	0	0	1	-88.9%	2	187,700	91	0	1	-88.9%	2	187,700	187,700	91	30.4%	-	-	-	-	-	-
227	Florence Florentine	3	1	0	2	-50.0%	2	255,000	6	1	2	-50.0%	2	255,000	255,000	6	-1.9%	-	-	-	-	-	-
228	Florence Town	32	11	5	7	-56.3%	8	328,800	58	11	7	-56.3%	8	328,800	297,000	58	10.0%	-	-	2	61,500	-	-
229	Florence Beach	16	6	-	2	-50.0%	4	317,300	39	6	2	-50.0%	4	317,300	322,500	39	6.0%	-	-	2	62,000	-	-
230	Florence North	24	6	-	5	150.0%	3	237,500	69	6	5	150.0%	3	237,500	278,000	69	23.4%	-	-	3	51,300	-	-
231	Florence South/ Dunes City	17	3	1	1	-75.0%	3	280,800	157	3	1	-75.0%	3	280,800	297,500	157	10.1%	-	-	-	-	1	226,000
238	Florence East/ Mapleton	16	7	5	4	-55.6%	2	231,300	181	7	4	-55.6%	2	231,300	231,300	181	14.6%	-	-	-	-	-	-
	<b>Grand Total</b>	111	34	12	23	-55.8%	24	283,400	77	34	23	-55.8%	24	283,400	284,000	77	15.4%	-	-	7	57,300	1	226,000
232	Hayden Bridge	14	10	1	14	7.7%	6	281,800	100	10	14	7.7%	6	281,800	283,800	100	5.5%	1	469,900	-	-	2	265,000
233	McKenzie Valley	24	6	3	2	-75.0%	4	353,600	140	6	2	-75.0%	4	353,600	371,300	140	-2.4%	-	-	-	-	-	-
234	Pleasant Hill/Oak	32	10	8	11	0.0%	8	326,200	144	10	11	0.0%	8	326,200	270,000	144	22.8%	-	-	1	249,000	-	-
235	South Lane Properties	93	42	13	39	-18.8%	26	249,600	74	42	39	-18.8%	26	249,600	254,700	74	5.4%	-	-	1	109,900	1	169,000
236	West Lane Properties	36	16	8	11	-59.3%	12	326,900	60	16	11	-59.3%	12	326,900	301,300	60	9.9%	-	-	-	-	-	-
237	Junction City	32	14	7	14	-22.2%	12	285,200	59	14	14	-22.2%	12	285,200	268,500	59	12.7%	-	-	3	258,300	-	-
239	Thurston	35	21	1	12	-70.0%	26	257,600	56	21	12	-70.0%	26	257,600	255,500	56	6.6%	-	-	2	31,300	2	305,000
240	Coburg I-5	11	10	4	7	-12.5%	1	371,100	-	10	7	-12.5%	1	371,100	371,100	-	10.0%	-	-	-	-	-	-
241	N Gilham	31	13	3	16	-11.1%	11	458,500	72	13	16	-11.1%	11	458,500	445,000	72	6.8%	-	-	-	-	-	-
242	Ferry Street Bridge	37	26	4	24	-25.0%	17	320,700	78	26	24	-25.0%	17	320,700	305,000	78	11.8%	-	-	-	-	1	390,000
243	E Eugene	39	24	5	17	-5.6%	15	323,900	65	24	17	-5.6%	15	323,900	335,000	65	8.8%	-	-	-	-	-	-
244	SW Eugene	63	35	17	32	-23.8%	33	369,300	67	35	32	-23.8%	33	369,300	338,000	67	2.9%	1	200,000	-	-	-	-
245	W Eugene	27	14	2	12	-36.8%	7	290,300	30	14	12	-36.8%	7	290,300	240,000	30	9.8%	1	187,000	-	-	-	-
246	Danebo	37	42	7	43	13.2%	43	213,400	58	42	43	13.2%	43	213,400	232,000	58	-0.9%	1	172,000	1	54,900	-	-
247	River Road	21	13	4	12	0.0%	10	276,000	48	13	12	0.0%	10	276,000	263,100	48	9.7%	-	-	-	-	1	245,000
248	Santa Clara	40	34	3	37	8.8%	27	324,900	32	34	37	8.8%	27	324,900	325,000	32	7.2%	-	-	2	62,500	1	285,000
249	Springfield	37	35	3	38	11.8%	20	234,900	41	35	38	11.8%	20	234,900	234,500	41	9.9%	1	189,000	1	55,000	1	292,500
250	Mohawk Valley	12	6	4	6	20.0%	1	477,500	81	6	6	20.0%	1	477,500	477,500	81	11.1%	-	-	2	236,500	-	-
	<b>Grand Total</b>	621	371	97	347	-18.4%	279	294,200	62	371	347	-18.4%	279	294,200	275,000	62	7.1%	5	243,600	13	146,500	9	280,200

## 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 January 2019 with January 2018. The Year-To-Date section compares 2019 year-to-date statistics through January with 2018 year-to-date statistics through January.

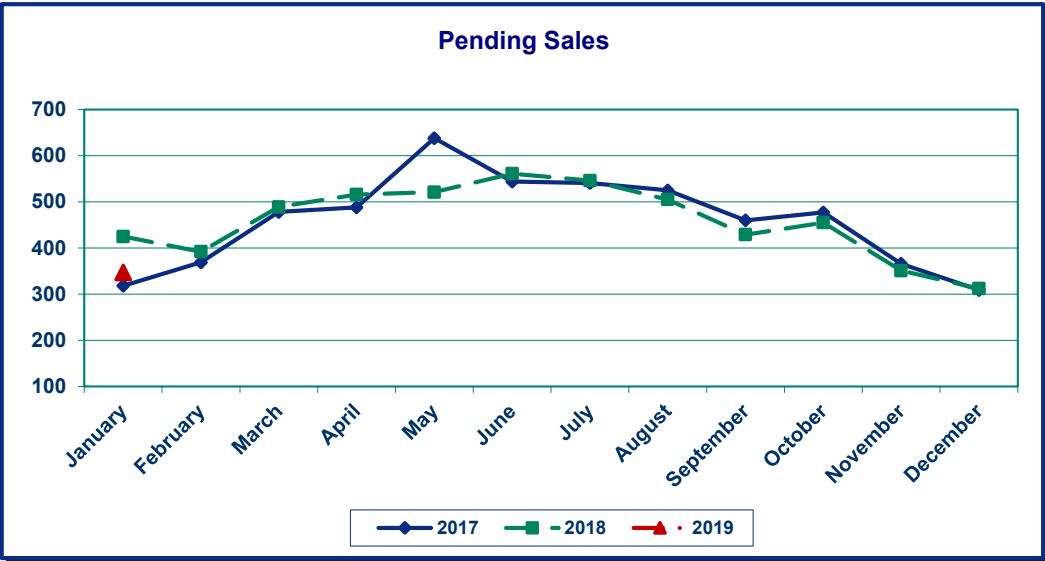
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (2/1/18-1/31/19) with 12 months before (2/1/17-1/31/18).

<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

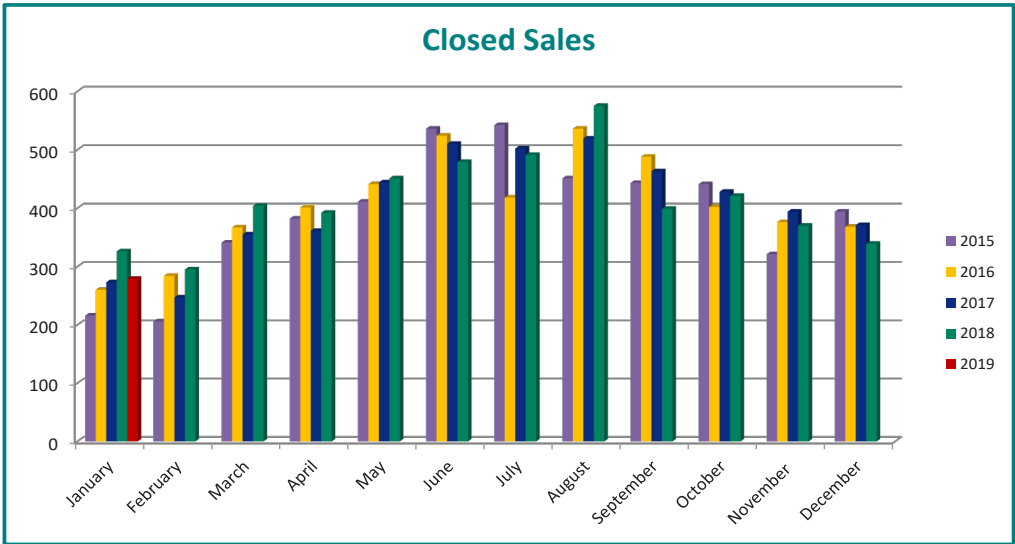
*This graph represents monthly accepted offers in Greater Lane County, Oregon, over the past three calendar years.*



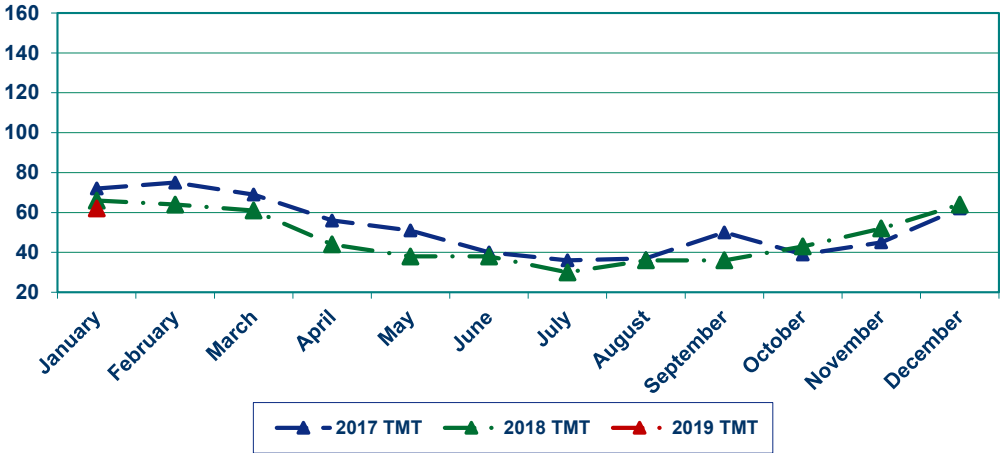
### CLOSED SALES

#### GREATER LANE COUNTY, OR

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



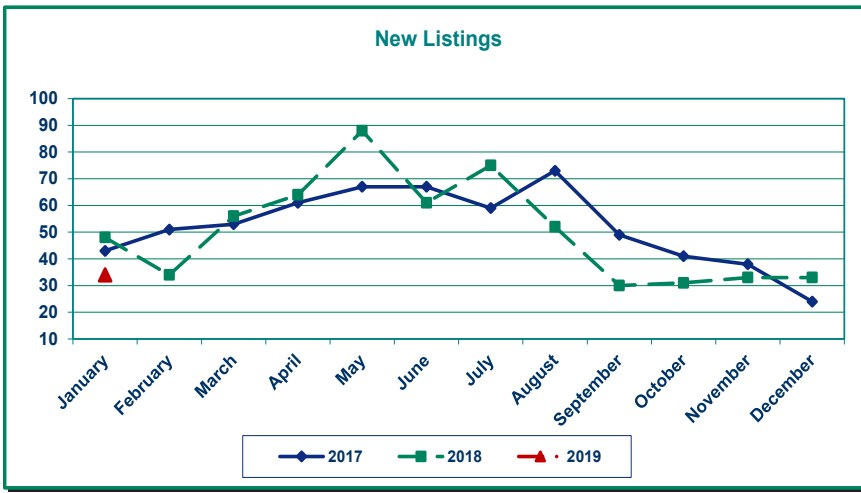
### Average Total Market Time



### 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

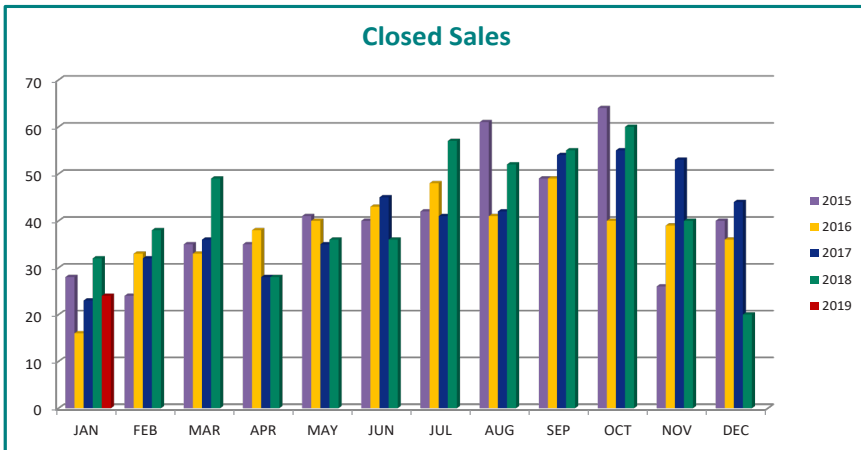
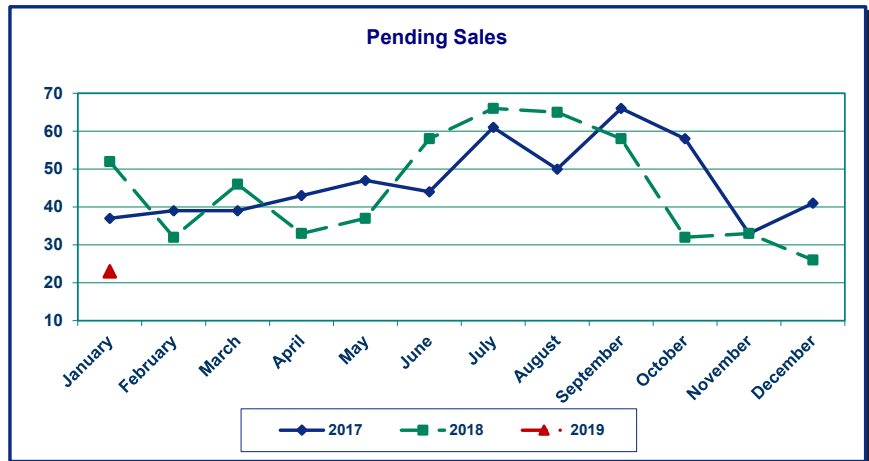
### FLORENCE, OR

*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

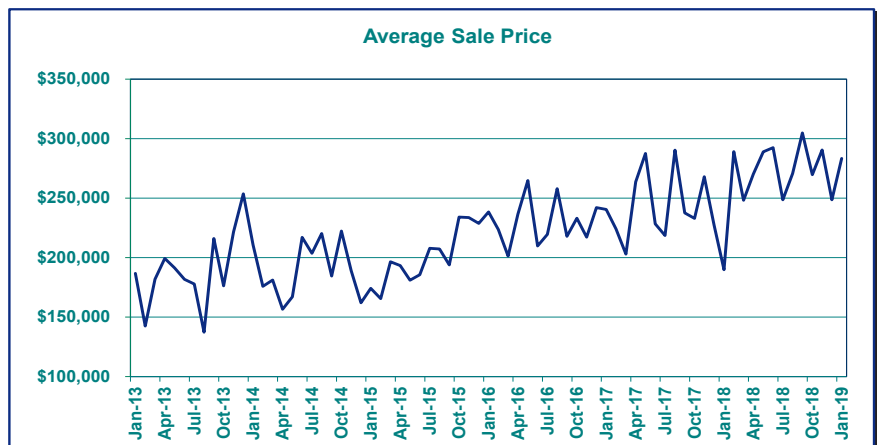
### FLORENCE, OR

*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.*

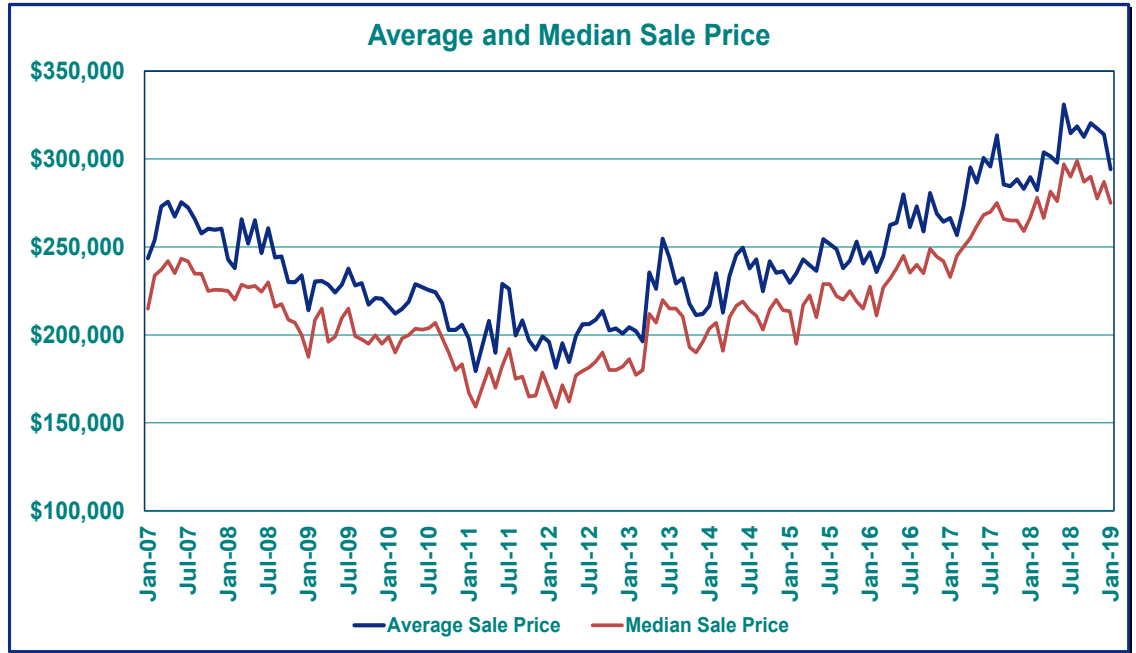


**SALE PRICE**  
**GREATER LANE COUNTY, OR**

*This graph represents the average and median sale price for all homes sold in Greater Lane County, Oregon.*

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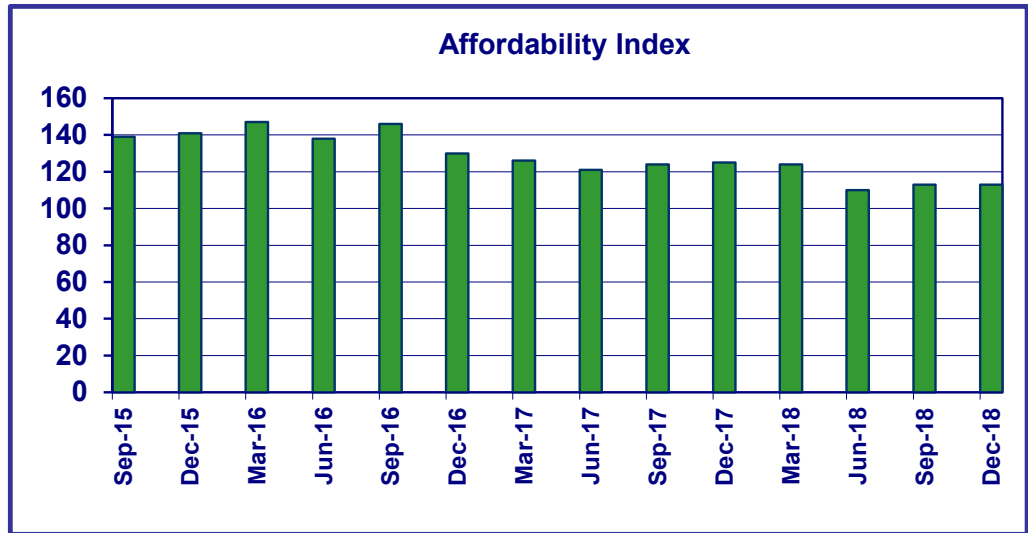


Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

**AFFORDABILITY**  
**Lane County, OR**

*This graph shows the affordability for housing in Lane County, Oregon in December 2018.*

RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.



**AFFORDABILITY** - According to a formula from the National Association of REALTORS®, buying a house in the Lane County area is affordable for a family earning the median income. A family earning the median income (\$64,100 in 2018, per HUD) can afford 113% of a monthly mortgage payment on a median priced home (\$287,000 in December). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 4.64% (per Freddie Mac).

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