

MARKET ACTION

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

Residential Review: Lane County, Oregon

July 2014 Reporting Period

July Residential Highlights

Activity in Lane County cooled just slightly this July, but numbers are still strong compared to last July. New listings (646) fared 9.1% better than the 592 new listings posted in July 2013, but just 0.8% better than the 641 new listings posted in June 2014. Closed sales, at 390, improved 8.3% over the 360 closings from July 2013, and similarly fared just one better (0.3%) than the 389 closings posted last month. Pending sales (375) fell 16.7% from last July's 450 accepted offers and 12.4% from last month's 428 accepted offers.

July saw total market time decrease to 77 days, and inventory rise slightly to 4.6 months.

Year to Date Summary

In the first seven months of the year, new listings (3,870) have increased 3.9% over the same period

in 2013. However, pending sales (2,422) and closed sales (2,098) have decreased 2.5% and 2.4%, respectively, from the same time last year.

Average and Median Sale Prices

The average price during the first seven months of 2014 was \$235,000, up 3.6% from the same period of 2013, when the average was \$226,800. In the same comparison, the median has risen 5.6% from \$199,900 to \$211,000.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
Average Sale Price % Change:	+5.0% (\$229,300 v. \$218,400)
Median Sale Price % Change:	+8.3% (\$209,000 v. \$193,000)

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

Inventory in Months*			
	2012	2013	2014
January	7.8	6.8	7.0
February	8.8	5.7	5.7
March	6.3	4.6	4.9
April	6.9	4.5	4.9
May	5.8	4.2	4.9
June	6.7	4.3	4.3
July	5.9	4.7	4.6
August	5.1	4.3	
September	5.7	4.7	
October	5.5	5.2	
November	6.0	6.0	
December	5.2	4.4	

*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.

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.

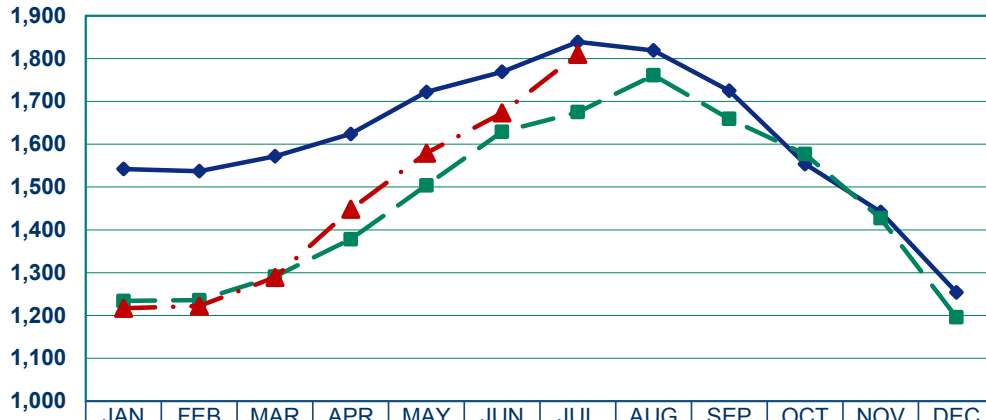
Greater Lane County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2014	July	646	375	390	237,800	214,100	77
	June	641	428	389	249,600	219,000	79
	Year-to-date	3,870	2,422	2,098	235,000	211,000	96
2013	July	592	450	360	243,900	215,000	76
	Year-to-date	3,725	2,485	2,150	226,800	199,900	109
Change	July	9.1%	-16.7%	8.3%	-2.5%	-0.4%	1.0%
	Prev Mo 2014	0.8%	-12.4%	0.3%	-4.7%	-2.2%	-2.5%
	Year-to-date	3.9%	-2.5%	-2.4%	3.6%	5.6%	-12.1%

AREA REPORT • 7/2014

Lane County, Oregon

	RESIDENTIAL														Avg. Sale Price % Change ²	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 2014 v. 2013 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2014 v. 2013 ¹	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
225	Florence Coast Village	14	1	2	1	0.0%	1	112,500	78	17	8	166.7%	8	69,100	67,500	43.7%	-	-	4	43,400	-	-
226	Florence Green Trees	26	7	2	8	166.7%	4	82,300	153	42	31	40.9%	27	100,000	90,000	28.9%	-	-	-	-	-	-
227	Florence Florentine	19	6	2	4	100.0%	3	225,000	2	30	22	-4.3%	22	198,200	195,000	9.4%	-	-	-	-	-	-
228	Florence Town	94	20	8	18	100.0%	13	190,200	271	136	89	7.2%	83	188,700	160,000	1.7%	2	249,500	10	37,900	4	338,900
229	Florence Beach	40	6	1	7	0.0%	2	258,000	117	42	26	-13.3%	19	180,100	166,500	-0.2%	-	-	11	48,100	-	-
230	Florence North	46	11	3	5	-16.7%	8	164,900	216	42	28	21.7%	24	191,400	161,500	-3.3%	-	-	13	80,700	-	-
231	Florence South/Dunes City	45	10	5	7	133.3%	7	299,600	82	57	31	34.8%	28	274,800	237,500	8.4%	-	-	5	84,500	-	-
238	Florence East/Mapleton	43	7	4	3	50.0%	5	247,200	312	38	15	7.1%	15	226,500	215,000	6.5%	1	189,000	1	279,900	-	-
	Grand Total	327	68	27	53	60.6%	43	203,700	193	404	250	13.1%	226	187,500	165,800	7.0%	3	229,333	44	64,391	4	338,900
232	Hayden Bridge	54	25	3	7	-41.7%	11	191,600	47	111	71	-20.2%	67	217,100	195,000	2.3%	-	-	-	-	-	-
233	McKenzie Valley	95	14	9	6	-50.0%	3	229,500	54	102	35	-49.3%	32	295,600	231,200	6.3%	-	-	4	119,500	1	-
234	Pleasant Hill/Oak	104	26	10	17	-29.2%	14	212,000	68	171	84	-4.5%	67	206,100	157,500	4.0%	-	-	8	114,400	2	93,800
235	South Lane Properties	213	56	21	42	10.5%	33	208,900	95	390	237	3.5%	190	196,100	181,800	7.8%	3	161,300	12	211,600	4	186,300
236	West Lane Properties	84	22	5	20	-13.0%	22	162,800	80	171	115	1.8%	100	198,200	185,000	-4.9%	2	260,700	10	107,800	2	190,100
237	Junction City	115	42	10	17	6.3%	22	276,600	136	207	110	39.2%	94	235,300	227,300	17.8%	1	485,000	5	62,900	1	150,000
239	Thurston	123	51	11	26	-31.6%	24	203,300	84	266	161	-8.0%	143	202,400	190,000	9.9%	1	400,000	9	71,800	5	455,700
240	Coburg I-5	20	13	2	8	0.0%	5	407,100	7	43	30	-3.2%	26	298,700	265,000	-17.4%	1	176,000	-	-	-	-
241	N Gilham	57	29	11	15	-34.8%	16	293,000	44	143	86	-15.7%	75	323,100	289,000	3.4%	-	-	1	35,000	2	219,600
242	Ferry Street Bridge	102	43	7	19	-42.4%	32	243,500	44	273	192	-8.6%	169	274,700	245,000	4.4%	-	-	-	-	2	261,500
243	E Eugene	144	57	16	28	-42.9%	27	376,200	76	332	208	-1.4%	188	318,200	263,900	2.8%	-	-	16	106,400	9	1,122,000
244	SW Eugene	232	94	24	43	-20.4%	51	294,100	70	508	290	-0.3%	262	292,200	271,300	2.2%	1	140,000	14	152,200	7	266,000
245	WEugene	59	18	6	11	-21.4%	17	207,100	56	128	86	10.3%	76	221,300	181,300	12.3%	1	1,425,000	3	406,000	5	275,600
246	Danabo	125	53	13	38	31.0%	44	154,100	66	329	230	0.9%	193	156,100	170,000	4.1%	1	55,000	6	53,200	2	185,800
247	River Road	48	18	3	11	0.0%	9	197,900	39	110	70	-23.1%	60	192,500	190,300	7.0%	-	-	3	69,300	3	203,000
248	Santa Clara	103	42	8	33	0.0%	29	275,800	128	263	195	1.6%	170	236,900	225,000	9.4%	-	-	3	33,000	3	276,500
249	Springfield	109	36	8	28	0.0%	28	169,700	80	281	192	7.9%	165	167,900	155,000	14.9%	1	321,000	4	94,000	15	207,000
250	Mohawk Valley	23	7	2	6	20.0%	3	345,800	128	42	30	-3.2%	21	272,800	285,000	-2.3%	1	65,000	5	112,100	-	-
	Grand Total	1,810	646	169	375	-16.7%	390	237,800	77	3,870	2,422	-2.5%	2,098	235,000	211,000	5.0%	13	313,254	103	122,523	63	364,394

Active Residential Listings



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2012	1,542	1,537	1,572	1,624	1,722	1,769	1,839	1,819	1,725	1,554	1,442	1,254
2013	1,234	1,236	1,291	1,378	1,504	1,629	1,675	1,761	1,659	1,577	1,427	1,196
2014	1,217	1,222	1,289	1,448	1,579	1,673	1,810					

ACTIVE RESIDENTIAL LISTINGS

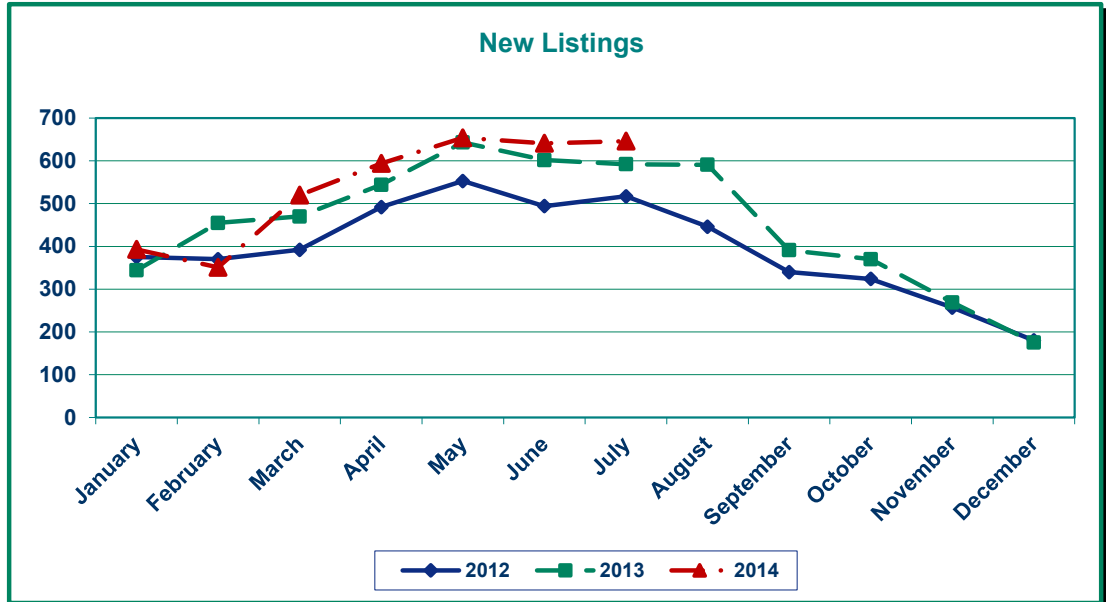
LANE COUNTY, OR

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

NEW LISTINGS

LANE COUNTY, OR

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



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2014 with July 2013. The Year-To-Date section compares 2014 year-to-date statistics through July with 2013 year-to-date statistics through July.

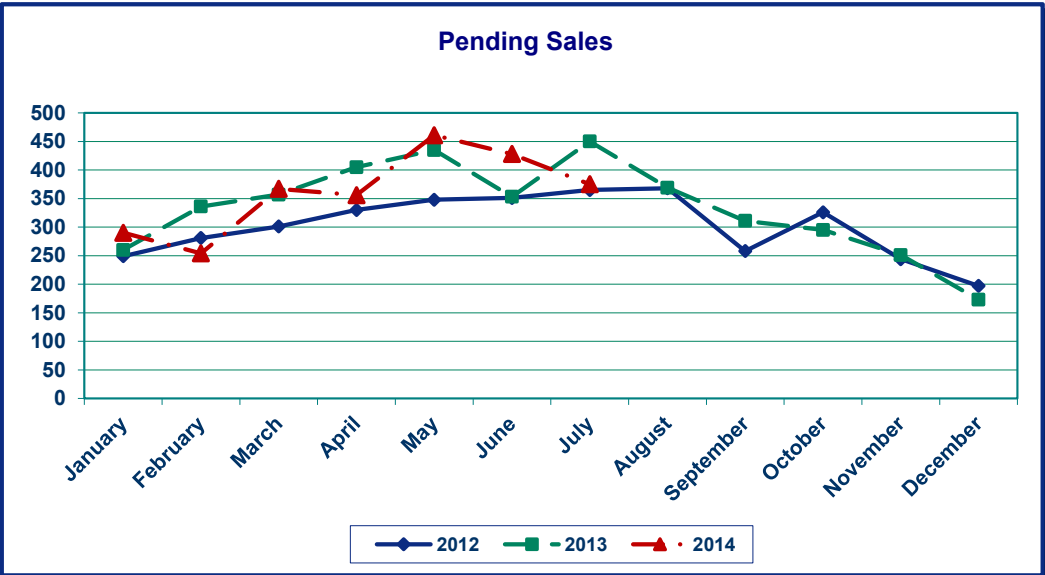
² % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/13-7/31/14) with 12 months before (8/1/12-7/31/13).

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

LANE COUNTY, OR

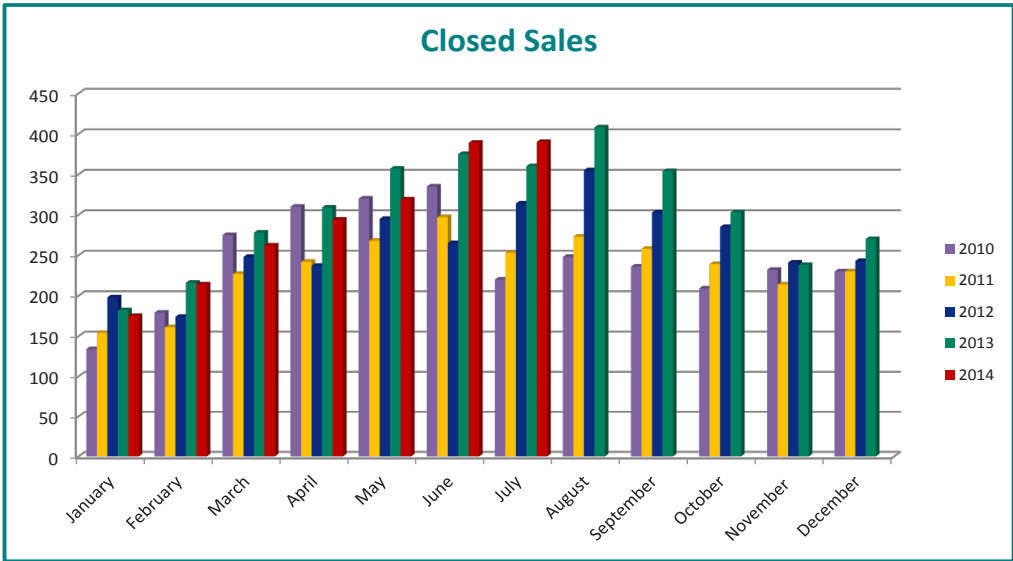
This graph represents monthly accepted offers in Lane County, Oregon over the past three calendar years.



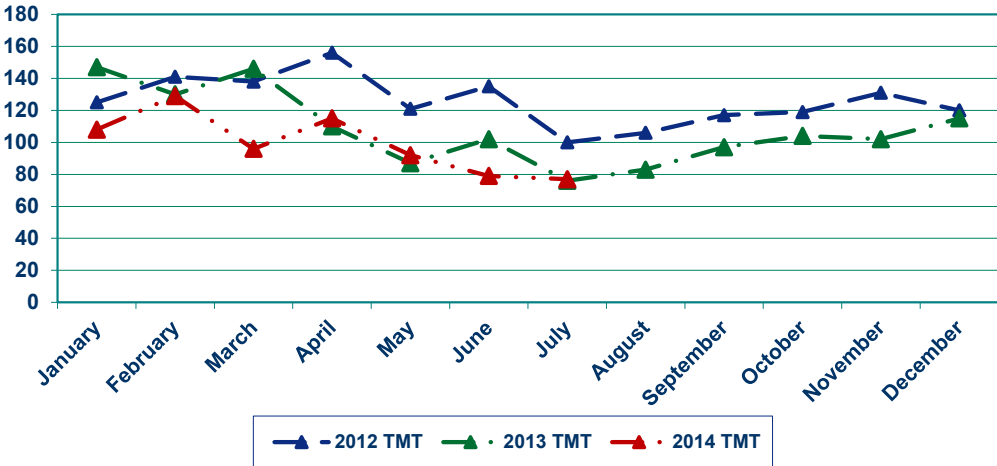
CLOSED SALES

LANE COUNTY, OR

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



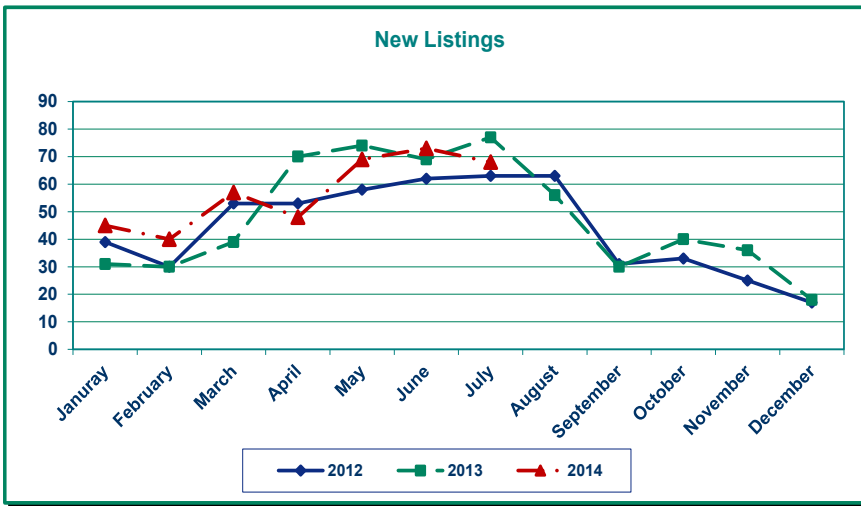
Average Total Market Time



DAYS ON MARKET

LANE COUNTY, OR

This graph shows the average market time for sales in Lane County, Oregon over the past three calendar years.



NEW LISTINGS

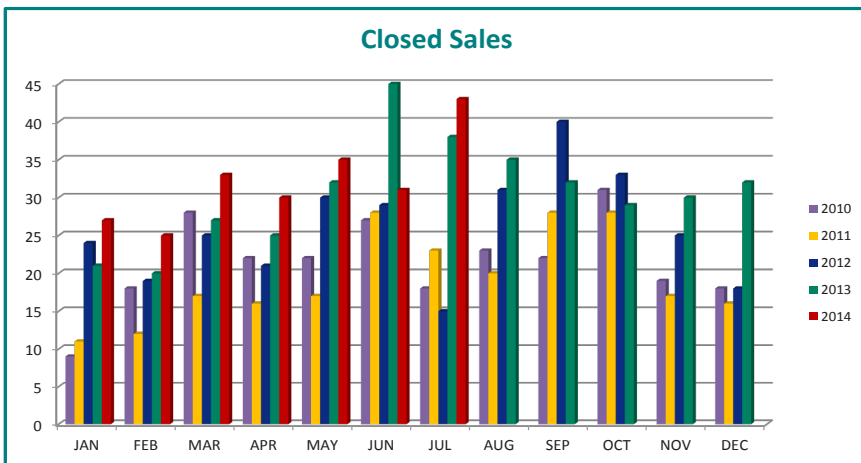
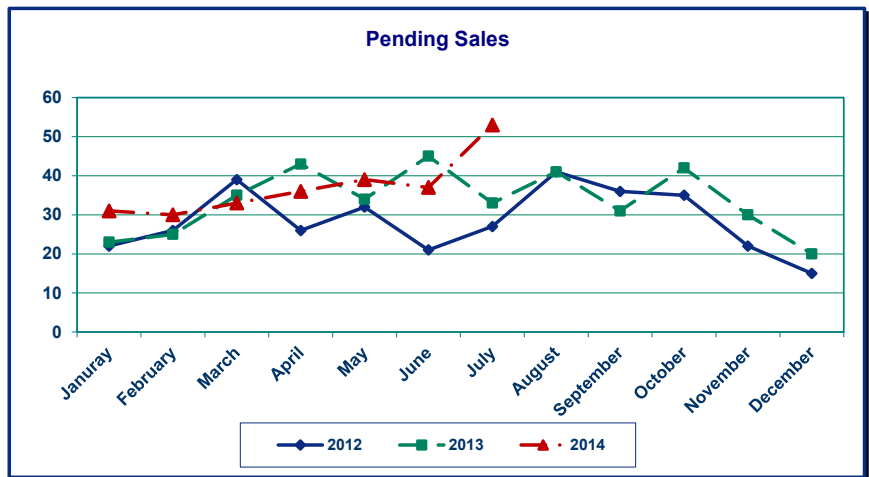
FLORENCE, OR

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

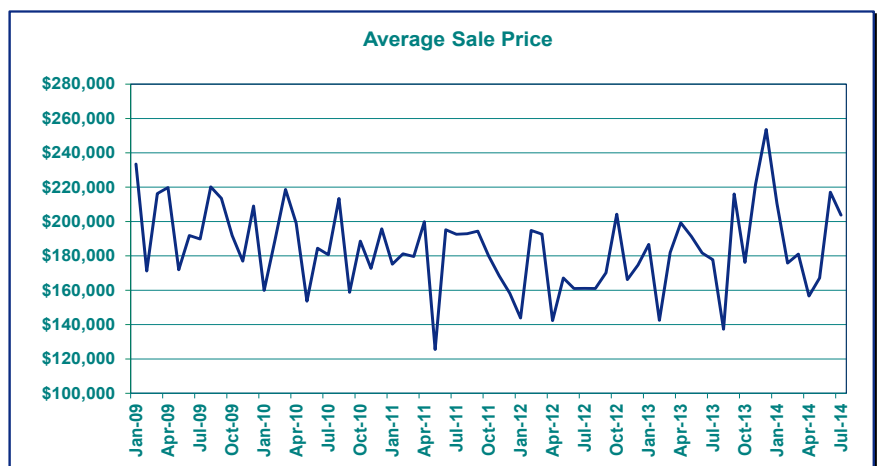
FLORENCE, OR

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.





MULTIPLE LISTING SERVICE

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(503) 236-7657
Fax: (503) 230-0689

Southwest Washington
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Vancouver, WA 98663
(360) 696-0718
Fax: (360) 696-9342

Salem
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Salem, OR 97302
(503) 587-8810
Fax: (503) 585-3817

Lane County: Eugene
2139 Centennial Plaza
Eugene, OR 97401
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Fax: (541) 484-3854

Lane County: Florence
PO Box 414
Florence, OR 97439
(541) 902-2560
Fax: (541) 902-1341

Douglas County
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Roseburg, OR 97470
(541) 673-3571
Fax: (541) 673-6581

Curry County
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Brookings, OR 97415
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Fax: (541) 469-9695

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Hood River, OR 97031
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Fax: (541) 387-6657

Eastern Oregon
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Hermiston, OR 97838
(541) 567-5186
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North Bend, OR 97459
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The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

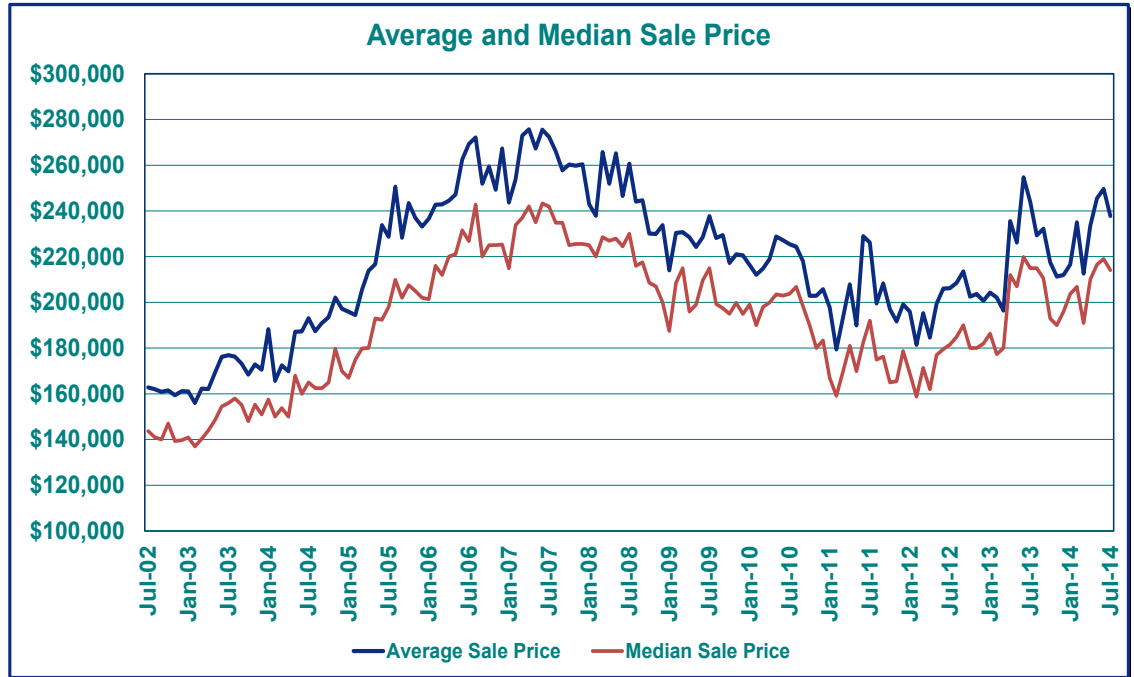
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Willowa County.

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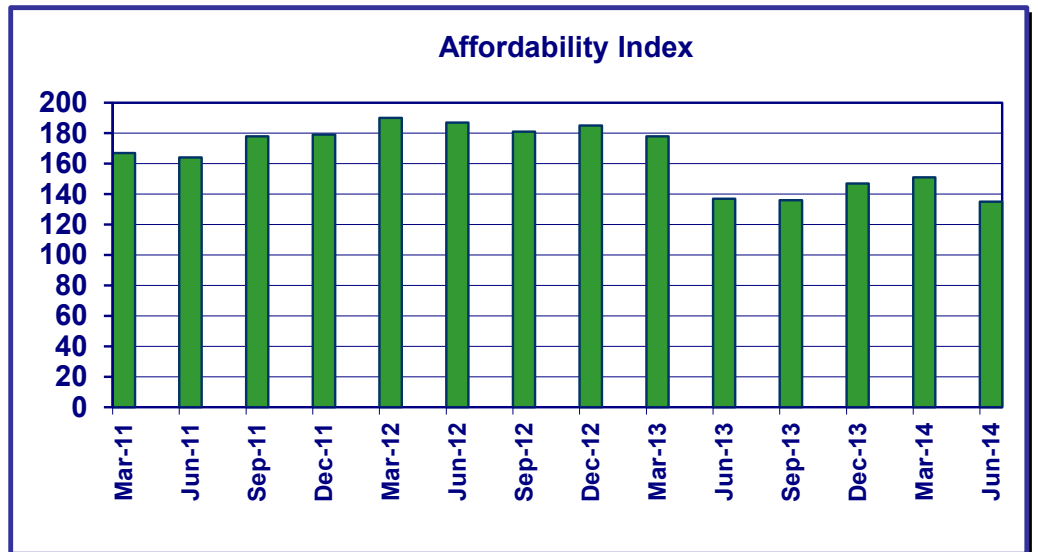
SALE PRICE LANE COUNTY, OR

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



AFFORDABILITY Lane County, OR

This graph shows the affordability for housing in Lane County, Oregon in June 2014.



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 (\$55,200 in 2014, per HUD) can afford 135% of a monthly mortgage payment on a median priced home (\$219,000 in June). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 4.16% (per Freddie Mac).



Brian Houston, Chairman of the Board
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Heather Andrews, Editor