

MARKET ACTION

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

Residential Review: Lane County, Oregon

June 2016 Reporting Period

June Residential Highlights

Real estate activity in Lane County was mixed this June. Closed sales (524) rose 18.8% compared to May 2016 (441), but fell 2.2% short of the 536 closings recorded last year in June 2015. New listings (671) rose 2.1% over May 2016 (657) but fell 1.3% short of the 680 new listings offered last year in June 2015.

Pending sales (555) ended 0.4% short of June 2015 (557) and were 2.1% short of the 567 offers accepted last month in May 2016.

Inventory decreased to 1.8 months in June, with total market time decreasing to 49 days. Lane County ended June with a total of 959 active residential listings.

Year to Date Summary

Comparing the first half of 2016 to the same period of 2015, closed

sales (2,379) have increased 9.9% and pending sales (2,852) have increased 5.8%. New listings (3,402) have decreased 5.3%.

Average and Median Sale Prices

Comparing 2016 to 2015 through June of each year, the average sale price rose 7.4% from \$241,300 to \$259,100. In the same comparison, the median sale price rose 6.2% from \$219,000 to \$232,500.

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	2.2
April	4.9	3.4	2.1
May	4.9	3.3	2.0
June	4.3	2.6	1.8
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	

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

Average Sale Price % Change:
+5.5% (\$251,700 v. \$238,650)
Median Sale Price % Change:
+5.6% (\$227,000 v. \$215,000)

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

*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	June	671	555	524	279,800	245,000	49
	May	657	567	441	263,800	238,000	56
	Year-to-date	3,402	2,852	2,379	259,100	232,500	71
2015	June	680	557	536	254,400	229,000	73
	Year-to-date	3,594	2,695	2,164	241,300	219,000	93
Change	June	-1.3%	-0.4%	-2.2%	10.0%	7.0%	-32.8%
	Prev Mo 2016	2.1%	-2.1%	18.8%	6.1%	2.9%	-12.5%
	Year-to-date	-5.3%	5.8%	9.9%	7.4%	6.2%	-22.9%

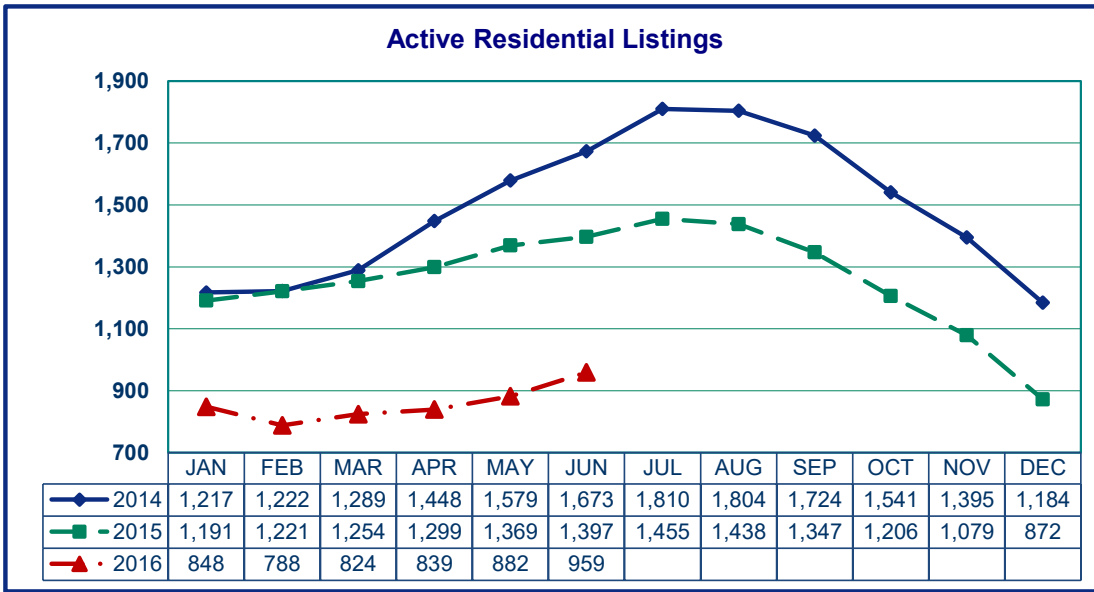
AREA REPORT • 6/2016

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 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2016 v. 2015 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	12	7	0	4	33.3%	3	75,800	120	22	10	25.0%	7	62,000	50,000	61	70.3%	-	-	3	47,000	-	-
226	Florence Green Trees	14	3	2	5	-16.7%	5	87,700	321	26	19	-48.6%	15	108,000	99,900	143	28.7%	-	-	1	42,000	-	-
227	Florence Florentine	6	1	0	3	50.0%	3	205,300	130	13	12	-20.0%	8	202,400	222,000	75	13.3%	-	-	-	-	-	-
228	Florence Town	70	20	3	17	142.9%	20	187,100	77	133	108	42.1%	95	211,300	192,000	144	12.5%	4	218,900	5	39,100	2	274,000
229	Florence Beach	32	9	3	7	40.0%	5	298,600	20	56	39	39.3%	28	260,300	263,500	119	7.9%	-	-	5	80,600	-	-
230	Florence North	31	10	1	5	-16.7%	6	317,500	59	41	29	31.8%	26	319,300	312,500	153	28.5%	2	602,500	11	70,800	-	-
231	Florence South/Dunes City	32	9	1	9	125.0%	0	-	-	43	25	19.0%	13	334,500	345,000	281	14.7%	1	425,000	2	53,800	-	-
238	Florence East/Mapleton	24	7	-	1	-75.0%	1	599,900	684	34	15	-16.7%	12	258,400	227,000	250	8.0%	-	-	6	44,800	-	-
	Grand Total	221	66	10	51	37.8%	43	209,800	117	368	257	14.2%	204	229,300	209,500	151	16.4%	7	357,900	33	58,700	2	274,000
232	Hayden Bridge	22	18	4	13	-35.0%	13	248,000	61	93	75	-20.2%	66	236,300	216,300	78	7.2%	-	-	1	99,400	1	220,000
233	McKenzie Valley	65	20	2	13	0.0%	7	348,800	86	101	64	36.2%	43	308,900	280,000	196	1.5%	1	450,000	7	172,600	-	-
234	Pleasant Hill/Oak	72	31	4	19	-5.0%	16	301,800	84	144	108	22.7%	87	242,700	200,000	111	-0.6%	2	119,900	18	127,300	-	-
235	South Lane Properties	137	66	11	49	0.0%	46	267,400	70	326	252	2.9%	201	233,800	209,900	110	8.6%	2	262,500	16	129,300	2	202,000
236	West Lane Properties	50	39	10	29	0.0%	22	241,700	42	191	163	5.8%	136	224,900	217,000	80	8.6%	3	228,300	12	167,100	4	634,200
237	Junction City	58	34	5	20	0.0%	24	247,000	70	143	114	9.6%	96	248,400	235,300	82	-2.9%	-	-	16	150,800	-	-
239	Thurston	68	56	10	47	34.3%	38	240,300	34	260	222	16.2%	171	218,600	210,000	69	4.4%	1	128,000	3	49,100	8	183,600
240	Coburg I-5	8	2	1	2	-60.0%	5	307,100	62	19	19	-20.8%	21	383,000	315,000	138	23.6%	3	496,000	1	1,600	-	-
241	N Gilham	33	24	3	22	-21.4%	21	304,700	42	121	113	13.0%	96	334,900	301,100	58	-4.5%	-	-	1	60,000	1	262,500
242	Ferry Street Bridge	53	42	6	45	-15.1%	43	361,900	37	253	210	-7.5%	172	314,300	285,000	51	6.7%	-	-	1	55,000	4	354,500
243	E Eugene	58	40	2	34	-38.2%	40	398,000	32	228	199	-9.1%	180	348,900	305,500	61	3.7%	2	750,000	15	130,100	10	396,700
244	SW Eugene	128	82	12	64	8.5%	68	361,000	63	413	335	6.3%	296	336,100	305,000	74	5.5%	-	-	20	132,600	8	284,500
245	W Eugene	24	20	5	18	20.0%	25	222,700	49	105	86	19.4%	78	216,200	198,500	71	7.5%	3	491,500	2	62,000	7	411,500
246	Danebo	49	73	6	71	54.3%	44	203,000	28	343	306	8.9%	234	182,200	188,500	44	9.7%	1	380,000	6	42,700	4	203,800
247	River Road	22	28	2	30	25.0%	19	208,300	23	131	121	23.5%	91	216,900	209,900	40	7.7%	-	-	-	-	2	181,400
248	Santa Clara	43	41	6	35	-20.5%	37	259,800	43	241	223	2.8%	195	256,900	247,000	58	3.6%	-	-	26	81,600	7	235,900
249	Springfield	49	47	3	42	5.0%	50	187,600	60	248	223	13.2%	199	182,700	173,200	59	8.2%	7	373,200	7	198,900	17	281,600
250	Mohawk Valley	20	8	1	2	0.0%	6	335,800	17	42	19	-13.6%	17	320,100	359,000	89	-12.5%	-	-	5	119,000	-	-
	Grand Total	959	671	93	555	-0.4%	524	279,800	49	3,402	2,852	5.8%	2,379	259,100	232,500	71	5.5%	25	379,300	157	123,800	75	307,300

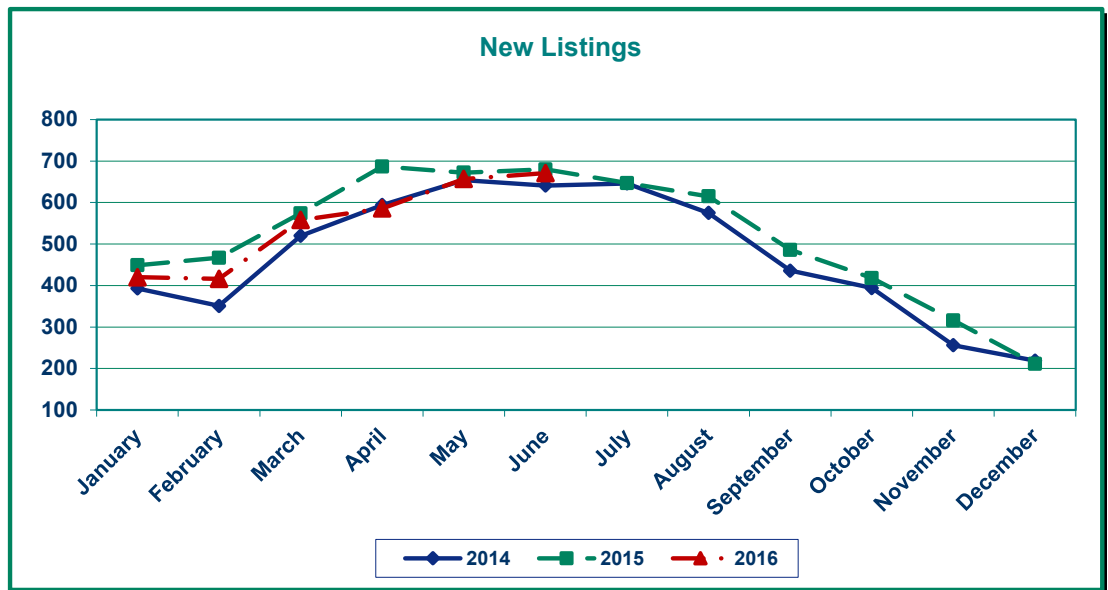
ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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

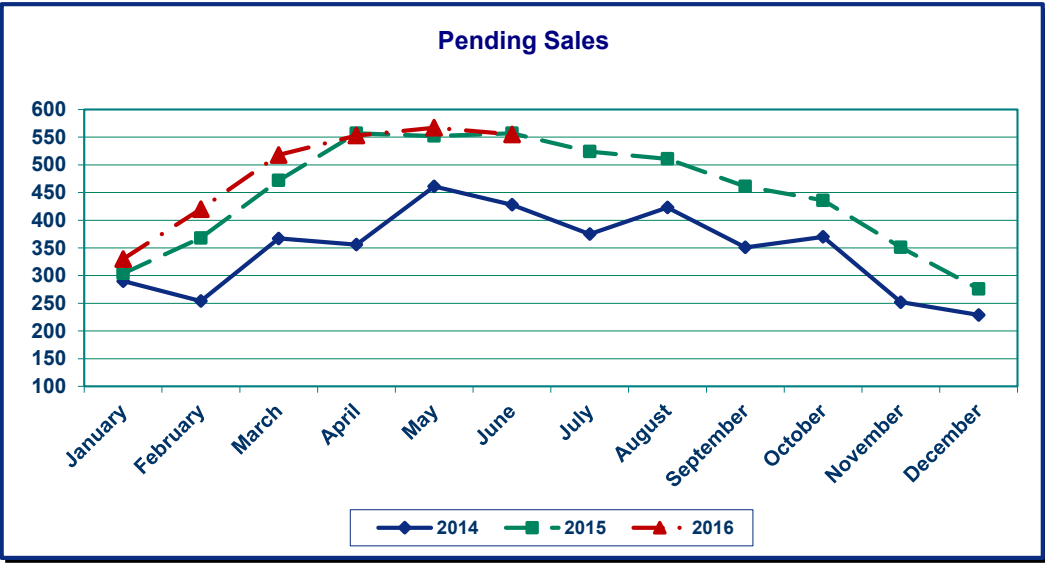
² % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/15-6/30/16) with 12 months before (7/1/14-6/30/15).

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

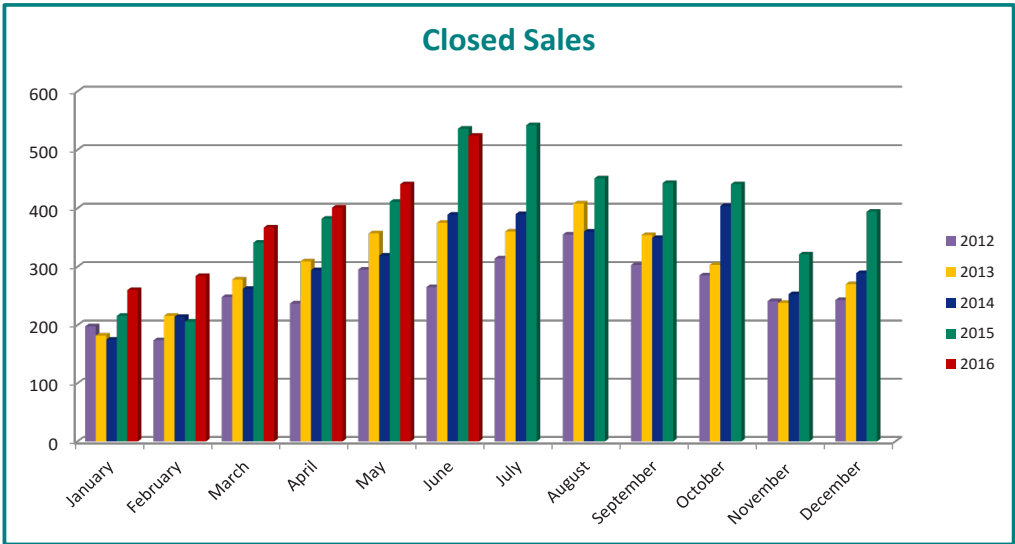
This graph represents monthly accepted offers in Greater Lane County, Oregon, over the past three calendar years.



CLOSED SALES

GREATER LANE COUNTY, OR

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

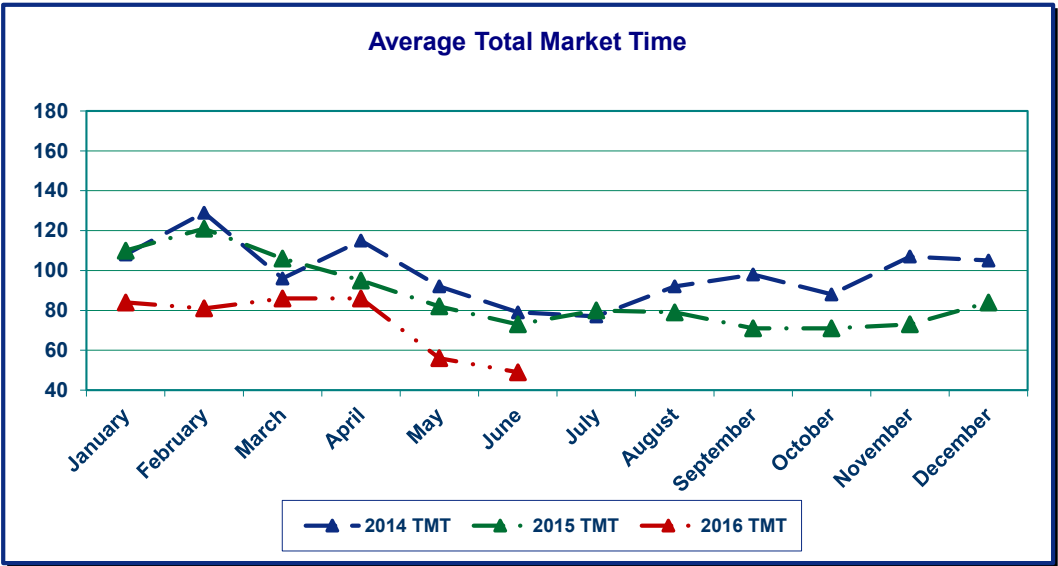


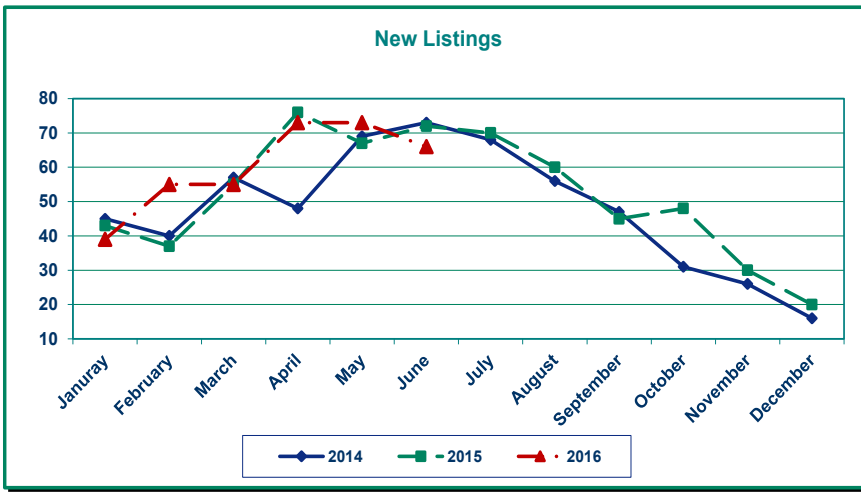
Average Total Market Time

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

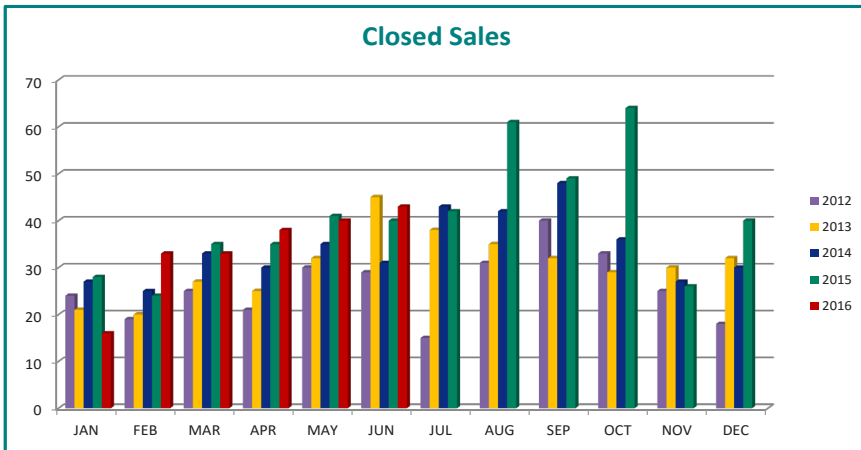
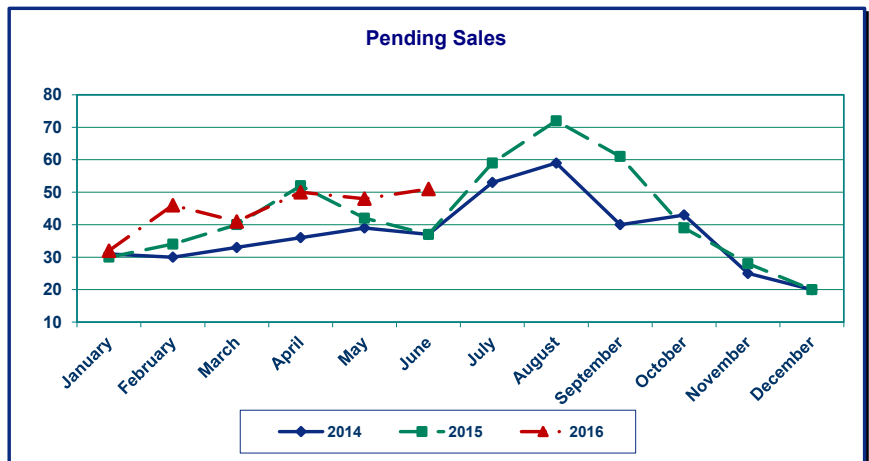
FLORENCE, OR

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

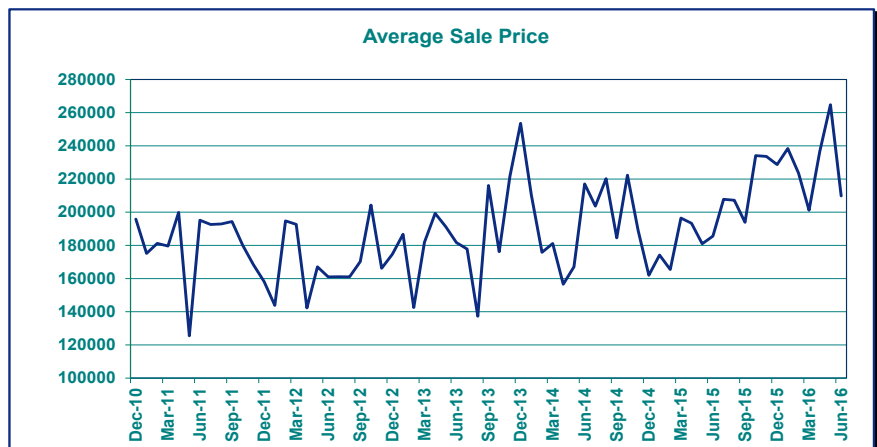
FLORENCE, OR

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.

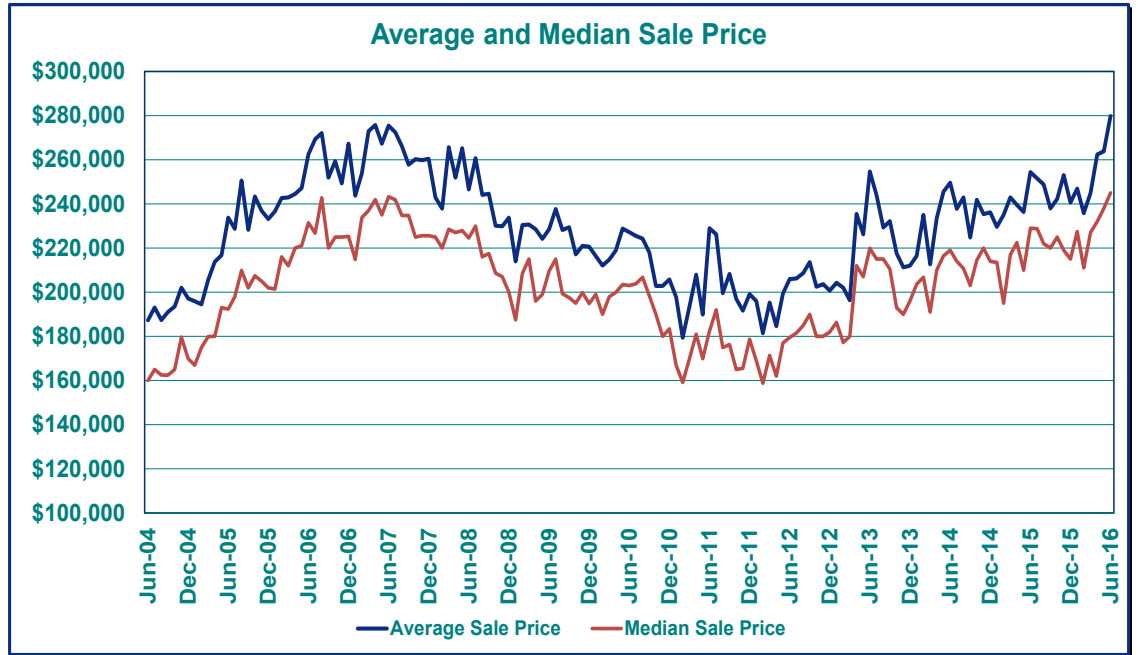
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