

MARKET ACTION



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Residential Review: Lane County, Oregon

June 2020 Reporting Period

June Residential Highlights

New listings (512) decreased 17.8% from the 623 listed in June 2019, and increased 5.6% from the 485 listed in May 2020.

Pending sales (554) increased 2.6% from the 540 offers accepted in June 2019, and increased 19.1% from the 465 offers accepted in May 2020.

Closed sales (399) decreased 15.3% from the 471 closings in June 2019, and increased 28.3% from the 311 closings in May 2020.

Inventory and Market Time

Inventory decreased to 1.3 months in June. Total market time decreased to 37 days.

Year-to-Date Summary

Comparing the first six months of 2020 to the same period in 2019, new listings (2,820) decreased 8.4%, pending sales (2,380) decreased 7.0%, and closed sales (1,949) decreased 13.4%.

Average and Median Sale Prices

Comparing 2020 to 2019 through June, the average sale price has increased 8.7% from \$316,200 to \$343,700. In the same comparison, the median sale price has increased 10.7% from \$289,000 to \$320,000.

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	
August	1.7	1.6	
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: +7.3% (\$338,100 v. \$315,000)
Median Sale Price % Change: +7.6% (\$310,300 v. \$288,500)

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	June	512	554	399	355,400	325,000	37
	May	485	465	311	340,700	319,000	38
	Year-to-date	2,820	2,380	1,949	343,700	320,000	44
2019	June	623	540	471	330,800	307,500	38
	Year-to-date	3,077	2,558	2,251	316,200	289,000	51
Change	June	-17.8%	2.6%	-15.3%	7.4%	5.7%	-2.3%
	Prev Mo 2020	5.6%	19.1%	28.3%	4.3%	1.9%	-2.6%
	Year-to-date	-8.4%	-7.0%	-13.4%	8.7%	10.7%	-14.1%

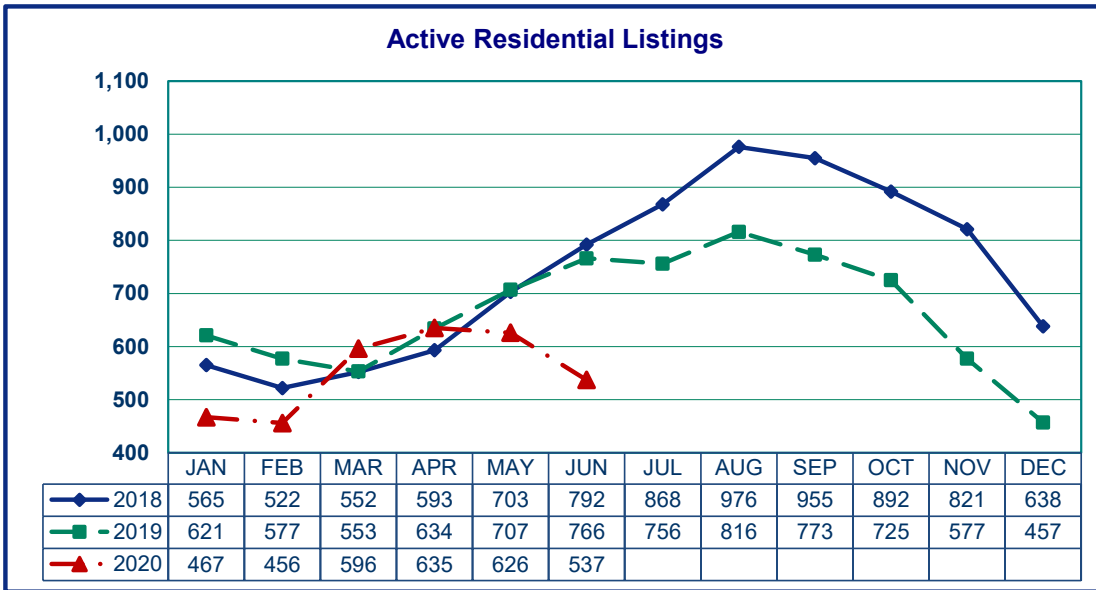
AREA REPORT • JUNE 2020

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, Canceled 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 ⁶	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
225	Florence Coast Village	8	-	1	4	-	3	106,300	117	8	9	50.0%	7	114,400	120,000	127	8.5%	-	-	4	62,000	-	-
226	Florence Green Trees	2	2	0	6	100.0%	4	180,200	41	12	18	20.0%	14	163,700	158,700	106	-4.0%	-	-	-	-	-	-
227	Florence Florentine	9	3	0	5	150.0%	4	277,000	125	20	19	58.3%	17	295,900	289,000	70	11.3%	-	-	-	-	-	-
228	Florence Town	36	17	7	20	66.7%	8	327,800	96	89	68	-12.8%	55	301,700	279,000	90	5.7%	2	541,500	12	92,200	4	718,600
229	Florence Beach	15	8	-	9	-50.0%	7	267,400	35	38	28	-24.3%	25	296,600	270,000	57	-4.9%	-	-	4	141,600	-	-
230	Florence North	16	8	2	7	75.0%	5	377,600	110	38	35	34.6%	27	376,300	310,000	107	8.2%	-	-	5	115,400	-	-
231	Florence South/ Dunes City	17	9	-	5	-16.7%	9	377,800	115	31	26	-7.1%	26	393,100	359,800	99	12.6%	1	190,000	9	159,100	-	-
238	Florence East/ Mapleton	13	4	2	4	300.0%	2	392,500	13	17	15	-11.8%	17	189,600	152,000	113	-26.8%	-	-	6	176,600	1	257,100
	Grand Total	116	51	12	60	30.4%	42	302,700	87	253	218	-0.5%	188	296,500	262,500	92	5.0%	3	424,300	40	124,700	5	626,300
232	Hayden Bridge	4	13	2	15	0.0%	9	331,600	4	74	71	-14.5%	58	337,800	310,100	18	13.2%	-	-	1	132,000	-	-
233	McKenzie Valley	31	12	1	13	8.3%	11	522,900	52	62	56	55.6%	51	427,900	385,000	113	2.7%	1	360,000	12	149,800	-	-
234	Pleasant Hill/Oak	38	16	9	19	58.3%	8	287,300	29	123	100	19.0%	84	332,200	265,500	66	1.4%	1	250,000	17	71,200	-	-
235	South Lane Properties	57	44	6	43	-21.8%	28	307,100	29	227	194	-18.8%	172	312,500	280,000	64	3.4%	1	1,300,000	23	162,500	1	225,000
236	West Lane Properties	32	32	2	30	11.1%	24	373,300	21	159	131	26.0%	111	339,900	315,000	42	4.7%	1	160,000	11	134,700	1	302,500
237	Junction City	23	21	7	19	26.7%	22	383,800	43	113	94	0.0%	80	350,600	335,000	44	7.6%	1	275,000	8	178,400	1	259,900
239	Thurston	39	34	3	40	-7.0%	35	301,500	31	222	187	7.5%	136	324,900	312,500	33	10.6%	1	1,150,000	2	85,000	4	774,700
240	Coburg I-5	6	7	2	7	40.0%	2	507,500	25	24	19	-40.6%	9	648,400	550,000	73	39.7%	-	-	1	525,000	-	-
241	N Gilham	25	13	6	32	77.8%	18	441,300	28	138	118	14.6%	94	424,700	455,000	40	2.5%	-	-	2	147,000	3	407,300
242	Ferry Street Bridge	49	50	3	47	23.7%	26	464,000	51	212	169	-16.7%	136	408,800	374,500	47	13.2%	-	-	4	111,300	5	401,500
243	E Eugene	48	46	1	44	15.8%	23	453,700	37	204	158	-11.2%	126	399,800	387,100	50	5.5%	-	-	9	131,300	6	321,000
244	SW Eugene	60	49	5	56	-18.8%	35	441,000	64	301	242	-11.7%	204	425,200	400,800	51	5.3%	-	-	6	126,000	6	472,800
245	W Eugene	24	19	5	15	-34.8%	19	266,600	41	106	75	-37.0%	68	267,600	262,500	39	2.8%	6	1,291,000	1	49,000	6	317,100
246	Danebo	32	52	6	54	-6.9%	50	270,200	40	298	260	-8.5%	207	254,800	277,000	33	15.7%	-	-	4	101,000	9	293,400
247	River Road	11	25	5	29	3.6%	26	319,600	30	114	110	5.8%	83	299,400	305,000	24	4.5%	-	-	3	68,300	4	491,400
248	Santa Clara	26	34	1	35	2.9%	27	379,000	35	189	165	-19.1%	148	349,200	343,100	33	6.4%	-	-	1	95,000	3	342,600
249	Springfield	23	41	3	50	16.3%	33	269,300	18	230	211	-1.4%	168	266,800	265,000	21	10.6%	4	257,500	3	123,000	6	321,800
250	Mohawk Valley	9	4	1	6	-14.3%	3	442,000	197	24	20	-31.0%	14	428,300	454,600	128	14.6%	-	-	6	181,200	-	-
	Grand Total	537	512	68	554	2.6%	399	355,400	37	2,820	2,380	-7.0%	1,949	343,700	320,000	44	7.3%	16	766,900	114	134,800	55	388,100

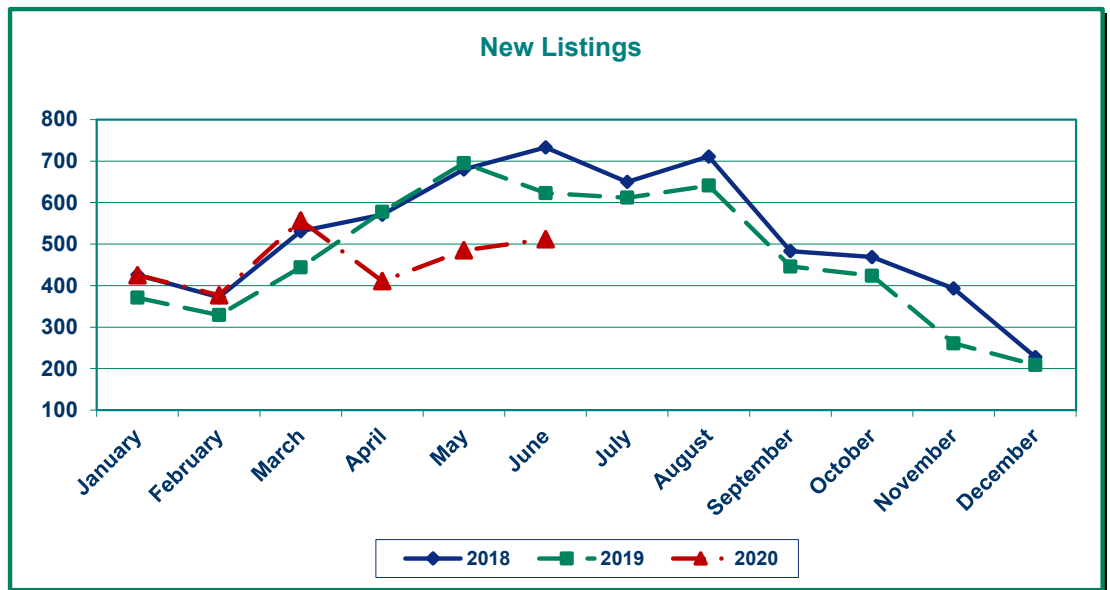
ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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

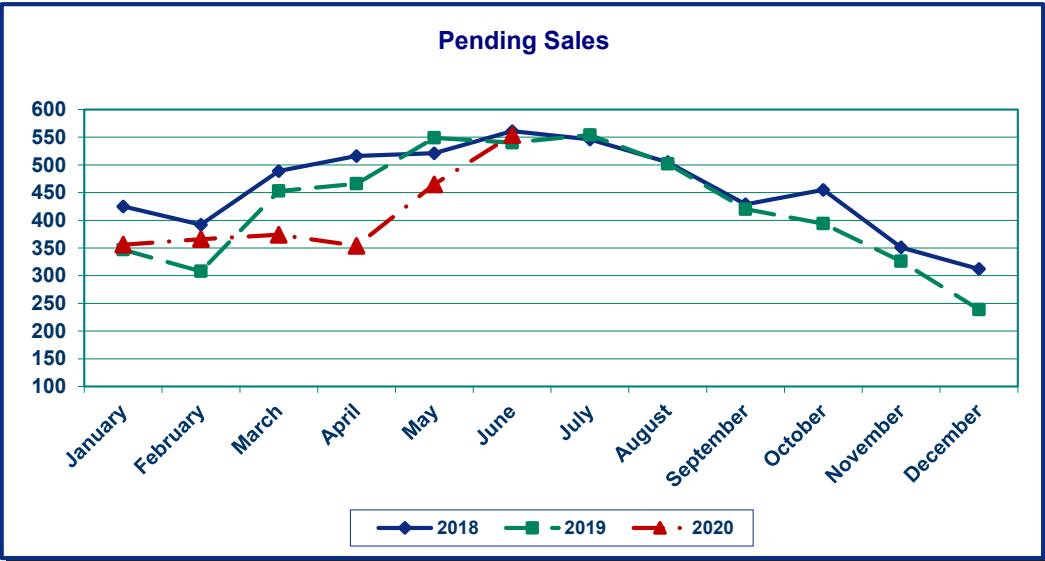
² % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/19-6/30/20) with 12 months before (7/1/18-6/30/19).

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

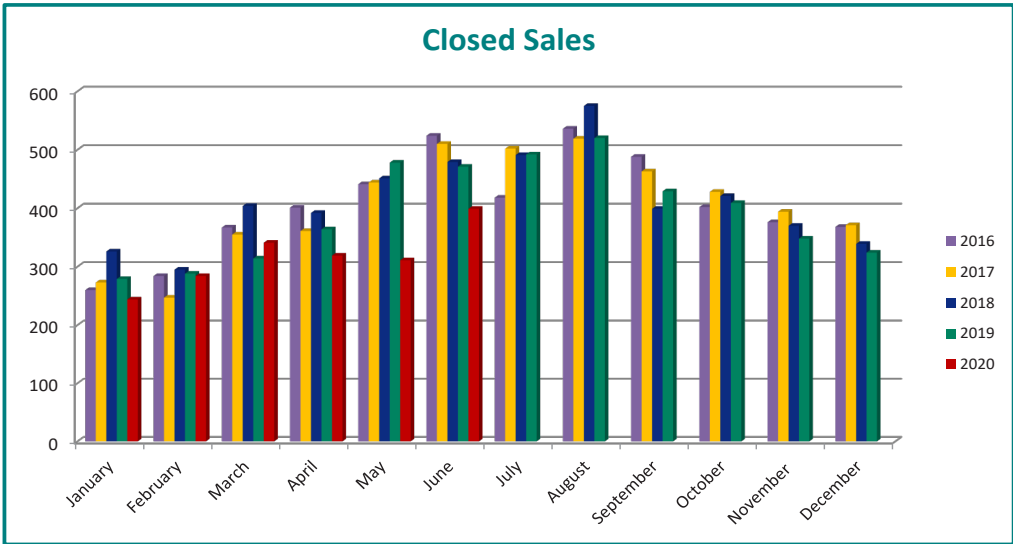
This graph represents monthly accepted offers in Greater Lane County, Oregon, over the past three calendar years.



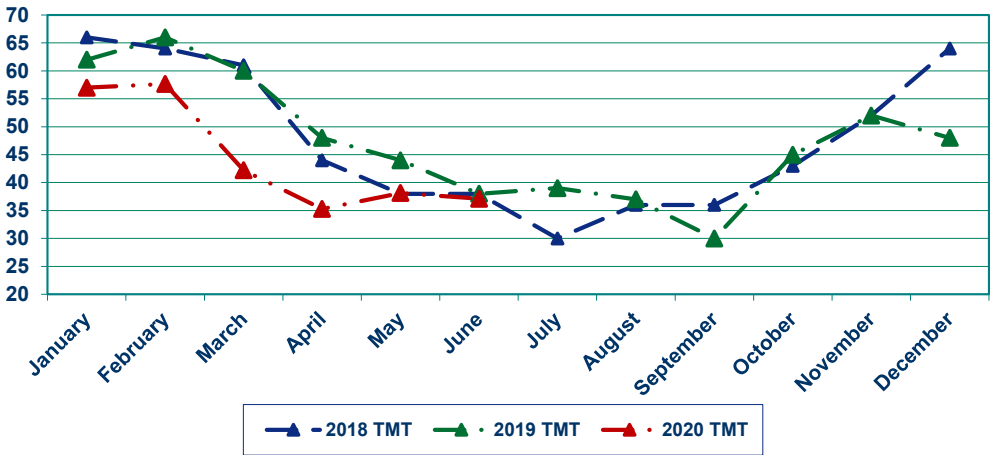
CLOSED SALES

GREATER LANE COUNTY, OR

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



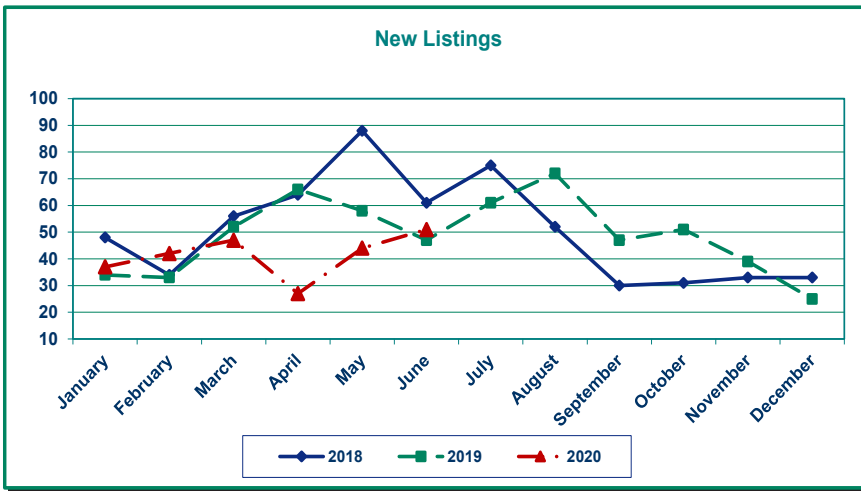
Average Total Market Time



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

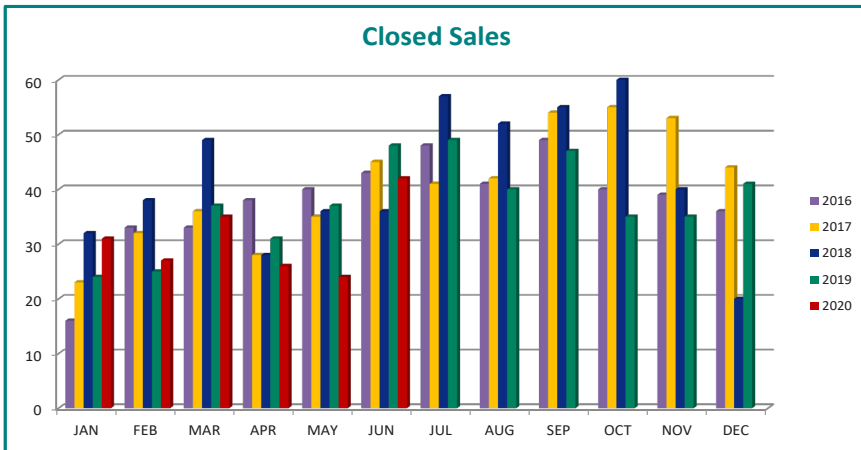
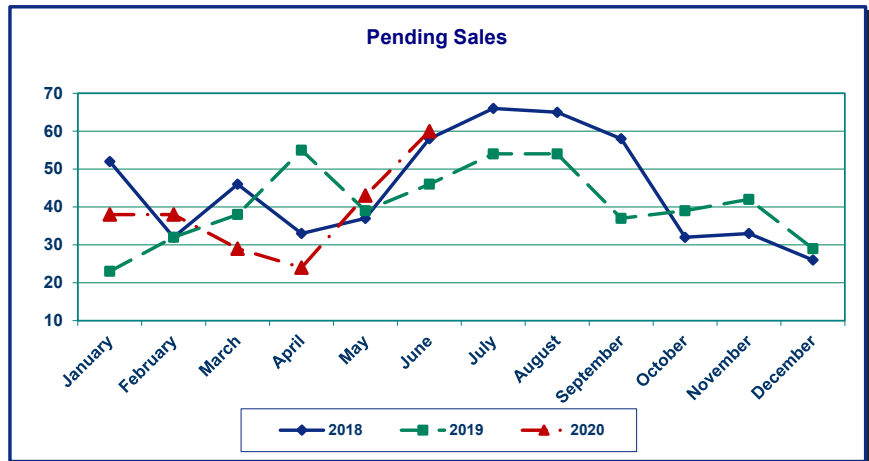
FLORENCE, OR

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

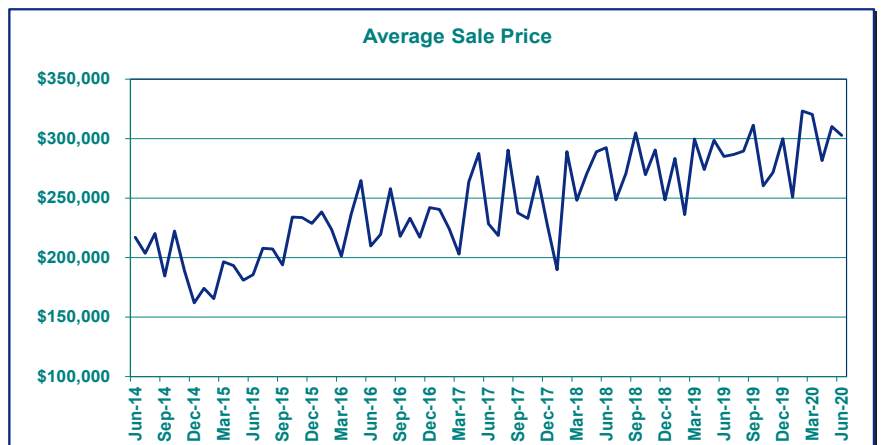
FLORENCE, OR

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.

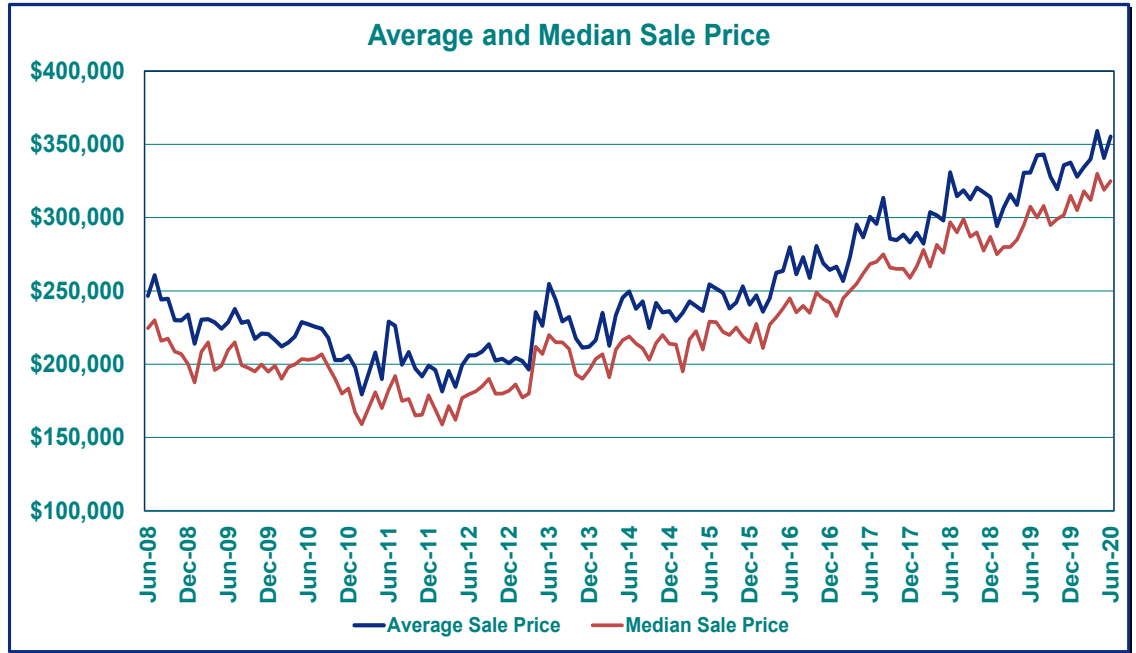
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