

# MARKET ACTION

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

Residential Review: Lane County, Oregon

March 2015 Reporting Period

## March Residential Highlights

Real estate activity kicked into action this March in Lane County. Closed sales led the way—the 341 closings were a 30.2% increase over the 262 closings recorded in March 2014 and a 65.5% increase over the 206 closings posted last month. The last March there were more closings in Lane County was March 2007, when there were 347. Pending sales (472) bested March 2014 (367) by 28.6% and February 2015 (368) by 28.3%. New listings, at 574, showed a 10.4% improvement over the 520 new listings posted last March and a 22.9% increase from the 467 new listings posted in February 2015.

Inventory in Lane County decreased to 3.7 months in March, with total market time decreasing to 106 days.

## Average and Median Sale Prices

Comparing the average price of homes in the twelve months ending March 31st of this year (\$237,900) with the average price of homes sold in the twelve months ending March 2014 (\$228,800) shows an increase of 4.0%. The same comparison of the median shows an increase of 3.9% over that same period.

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

**Average Sale Price % Change:**  
+4.0% (\$237,900 v. \$228,800)  
**Median Sale Price % Change:**  
+3.9% (\$214,000 v. \$206,000)

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

Inventory in Months*			
	2013	2014	2015
January	6.8	7.0	5.5
February	5.7	5.7	5.9
March	4.6	4.9	3.7
April	4.5	4.9	
May	4.2	4.9	
June	4.3	4.3	
July	4.7	4.6	
August	4.3	5.0	
September	4.7	4.9	
October	5.2	3.8	
November	6.0	5.5	
December	4.4	4.1	

\*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
2015	March	574	472	341	242,900	217,000	106
	February	467	368	206	235,000	195,000	121
	Year-to-date	1,503	1,110	783	236,100	210,000	111
2014	March	520	367	262	212,600	191,000	96
	Year-to-date	1,279	894	660	220,800	198,800	110
Change	March	10.4%	28.6%	30.2%	14.3%	13.6%	10.9%
	Prev Mo 2015	22.9%	28.3%	65.5%	3.4%	11.3%	-12.4%
	Year-to-date	17.5%	24.2%	18.6%	6.9%	5.6%	1.3%

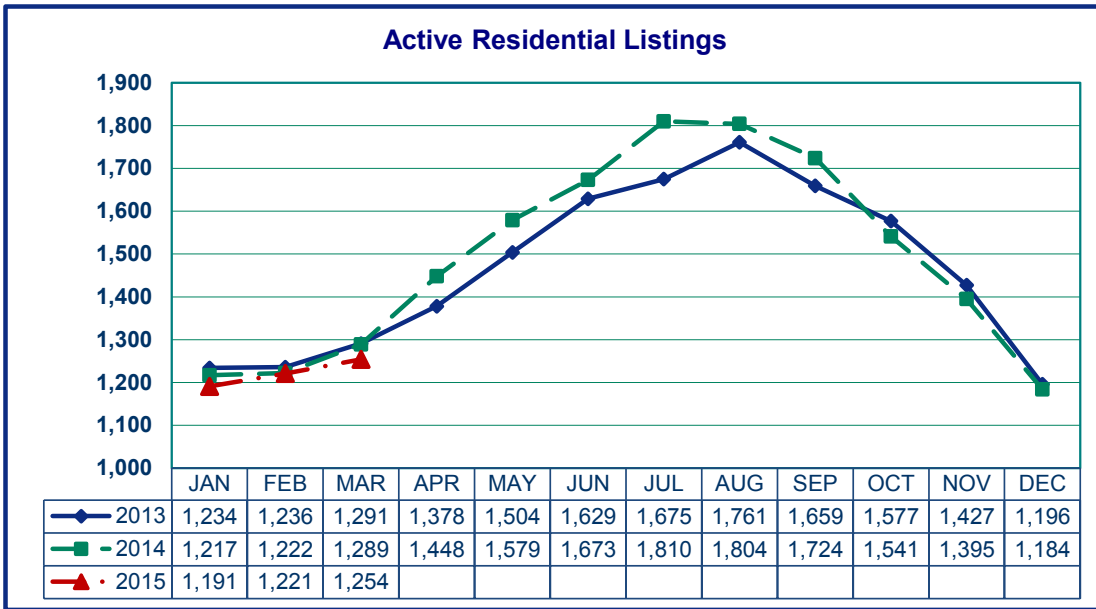
# AREA REPORT • 3/2015

## Lane County, Oregon

	RESIDENTIAL														Avg. Sale Price % Change <sup>2</sup>	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 2015 v. 2014 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 2015 v. 2014 <sup>1</sup>	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	18	2	1	1	-50.0%	1	20,000	316	5	3	-40.0%	3	46,700	40,000	-12.4%	-	-	1	25,000	-	-
226	Florence Green Trees	22	7	4	4	0.0%	5	84,700	241	14	14	-6.7%	13	92,100	80,000	-3.0%	-	-	1	45,000	-	-
227	Florence Florentine	3	2	1	1	-66.7%	4	216,100	186	6	7	-22.2%	8	189,900	184,000	11.7%	-	-	-	-	-	-
228	Florence Town	66	18	2	12	-29.4%	10	162,000	61	46	35	2.9%	33	171,200	160,000	1.3%	2	32,500	7	33,000	2	380,000
229	Florence Beach	33	6	1	8	166.7%	2	293,100	308	21	13	62.5%	7	208,000	187,500	6.4%	-	-	3	44,700	-	-
230	Florence North	31	6	-	1	0.0%	5	300,400	142	14	10	100.0%	8	287,900	193,000	-0.5%	-	-	-	-	-	-
231	Florence South/ Dunes City	35	10	2	9	360.0%	5	211,400	43	24	13	44.4%	7	218,600	200,000	-7.7%	1	70,000	1	55,000	-	-
238	Florence East/ Mapleton	22	4	1	4	300.0%	3	268,300	411	6	8	60.0%	8	241,600	222,500	5.1%	-	-	1	39,000	1	75,000
	<b>Grand Total</b>	<b>230</b>	<b>55</b>	<b>12</b>	<b>40</b>	<b>21.2%</b>	<b>35</b>	<b>196,500</b>	<b>161</b>	<b>136</b>	<b>103</b>	<b>14.4%</b>	<b>87</b>	<b>180,800</b>	<b>165,000</b>	<b>-1.3%</b>	<b>3</b>	<b>45,000</b>	<b>14</b>	<b>37,793</b>	<b>3</b>	<b>278,333</b>
232	Hayden Bridge	36	21	1	17	30.8%	9	156,700	149	47	37	2.8%	28	202,500	203,000	2.0%	-	-	-	-	-	-
233	McKenzie Valley	61	18	4	11	22.2%	3	196,200	295	41	18	28.6%	11	304,500	335,000	1.3%	-	-	2	52,000	-	-
234	Pleasant Hill/Oak	70	17	8	12	-14.3%	8	198,400	121	47	32	10.3%	23	196,000	153,000	-1.3%	1	12,000	4	86,400	-	-
235	South Lane Properties	150	53	19	49	53.1%	36	223,100	183	149	113	31.4%	63	217,300	180,000	2.5%	3	210,000	5	145,600	-	-
236	West Lane Properties	62	34	10	27	22.7%	20	237,600	71	97	70	59.1%	44	213,500	189,800	-0.6%	-	-	4	398,500	1	1,025,000
237	Junction City	67	28	3	19	5.6%	12	245,500	92	64	42	-4.5%	41	291,800	234,900	11.2%	-	-	5	87,600	2	996,500
239	Thurston	69	31	7	23	9.5%	25	217,600	84	82	75	11.9%	66	203,500	191,800	0.4%	-	-	4	91,800	3	185,700
240	Coburg I-5	19	7	1	2	0.0%	2	144,800	154	18	9	28.6%	7	265,600	299,900	4.3%	-	-	3	328,300	-	-
241	N Gilham	54	21	2	18	100.0%	12	351,100	125	71	44	51.7%	30	377,200	337,700	12.8%	1	1,200,000	-	-	1	233,400
242	Ferry Street Bridge	78	48	11	40	73.9%	27	307,200	66	131	86	41.0%	60	287,300	243,500	1.4%	-	-	-	-	-	-
243	E Eugene	83	43	14	25	-21.9%	26	315,300	112	91	66	-19.5%	52	300,700	277,500	6.8%	-	-	6	163,900	3	743,300
244	SW Eugene	157	74	15	67	42.6%	41	318,300	116	180	140	35.9%	90	299,700	274,800	4.0%	1	400,000	10	168,500	-	-
245	WEugene	42	14	3	9	0.0%	10	264,300	65	54	30	0.0%	18	214,600	168,300	8.5%	2	523,500	1	30,000	3	225,300
246	Danabo	88	47	18	59	78.8%	34	146,400	114	136	131	57.8%	92	141,000	155,000	4.9%	1	215,000	1	28,000	3	179,000
247	River Road	42	23	2	23	64.3%	9	186,800	72	58	38	35.7%	18	180,600	182,500	4.3%	-	-	-	-	2	526,500
248	Santa Clara	72	38	7	30	-6.3%	31	264,600	64	105	81	11.0%	72	253,100	246,000	9.0%	1	975,000	-	-	2	200,400
249	Springfield	88	53	9	40	14.3%	32	171,900	90	121	92	31.4%	61	160,800	150,000	3.8%	-	-	2	77,800	5	348,900
250	Mohawk Valley	16	4	1	1	-50.0%	4	256,300	152	11	6	-25.0%	7	248,400	238,500	32.3%	1	200,000	3	157,700	-	-
	<b>Grand Total</b>	<b>1,254</b>	<b>574</b>	<b>135</b>	<b>472</b>	<b>28.6%</b>	<b>341</b>	<b>242,900</b>	<b>106</b>	<b>1,503</b>	<b>1,110</b>	<b>24.2%</b>	<b>783</b>	<b>236,100</b>	<b>210,000</b>	<b>4.0%</b>	<b>11</b>	<b>425,364</b>	<b>50</b>	<b>158,336</b>	<b>25</b>	<b>417,984</b>

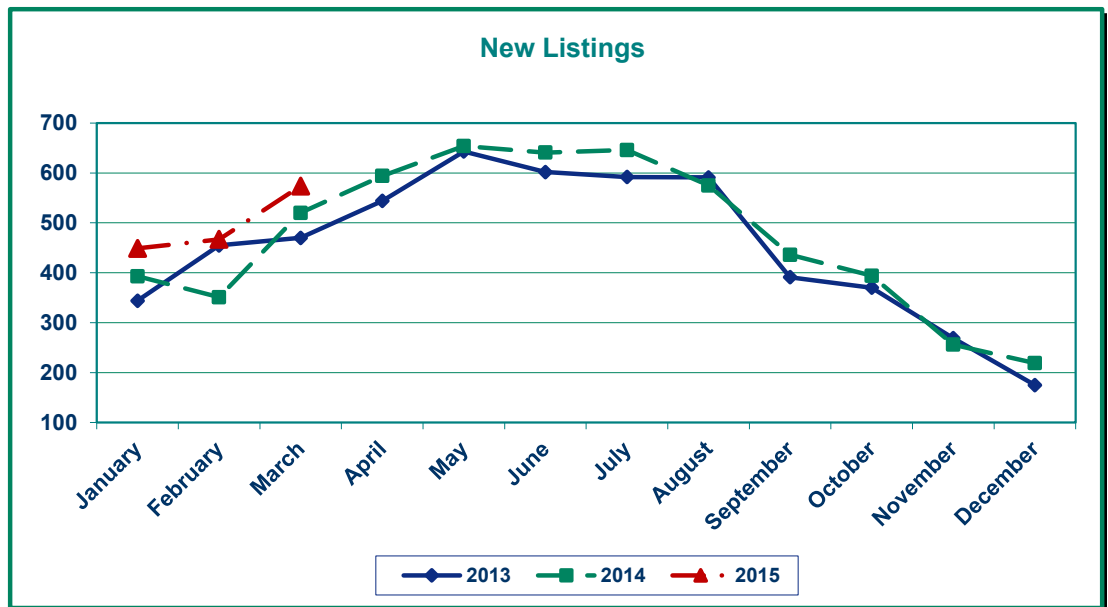
## ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

*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 March 2015 with March 2014. The Year-To-Date section compares 2015 year-to-date statistics through March with 2014 year-to-date statistics through March.

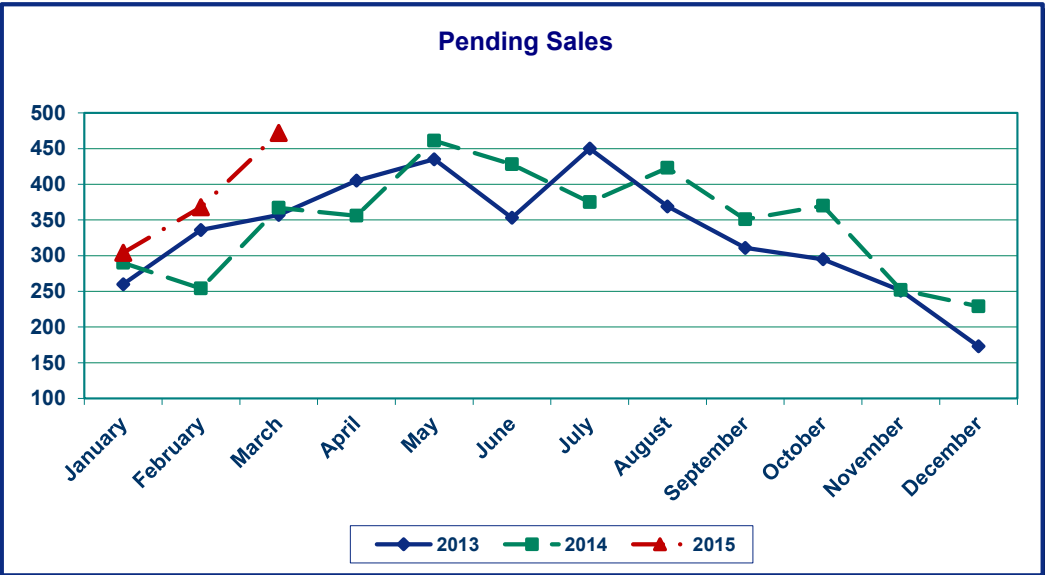
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/14-3/31/15) with 12 months before (4/1/13-3/31/14).

<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

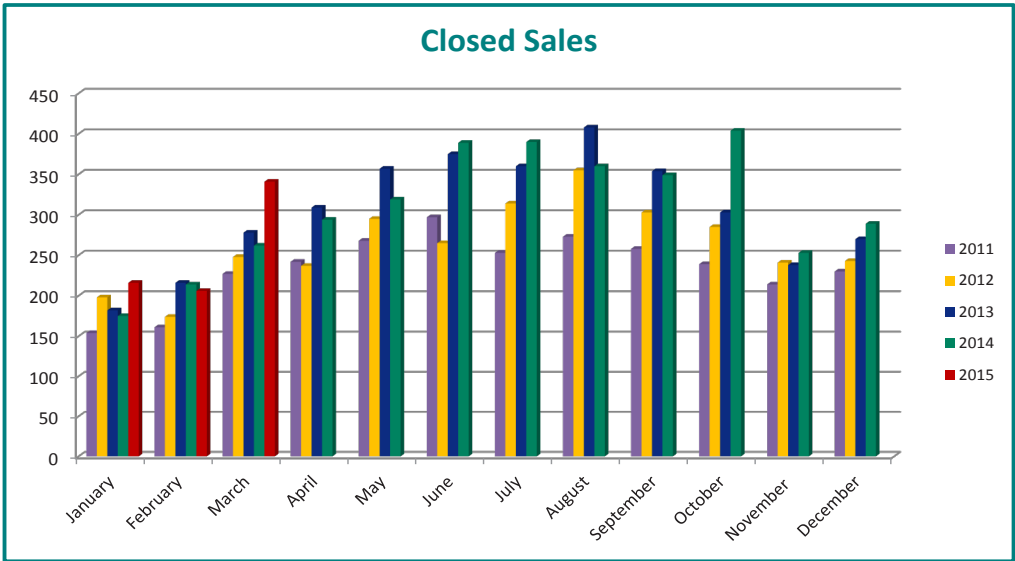
This graph represents monthly accepted offers in Greater Lane County, Oregon, over the past three calendar years.



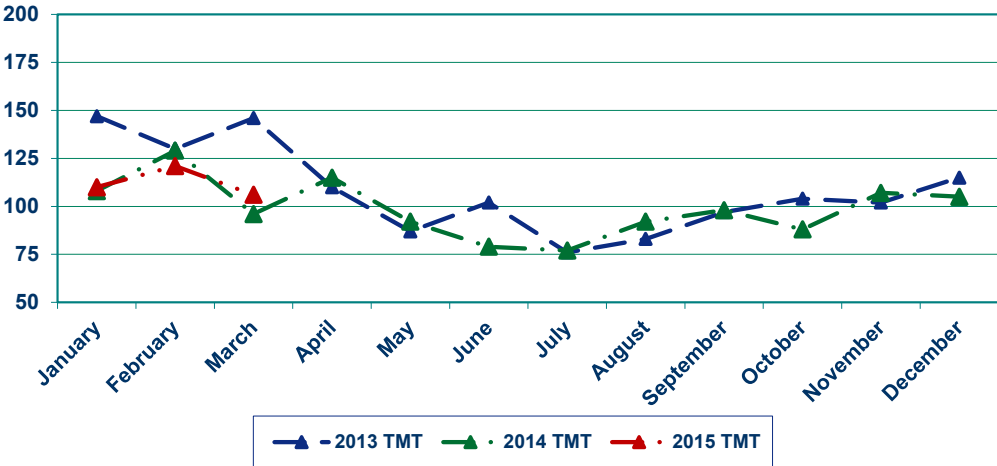
## CLOSED SALES

### GREATER LANE COUNTY, OR

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



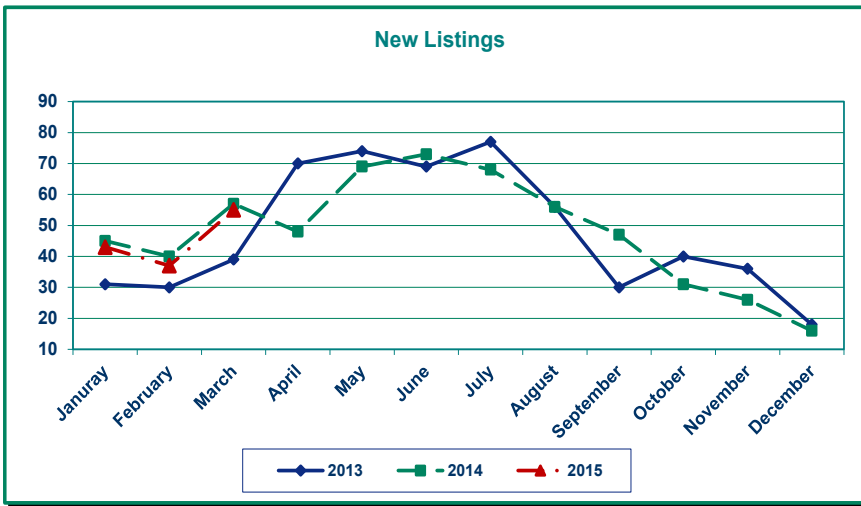
## Average Total Market Time



## 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

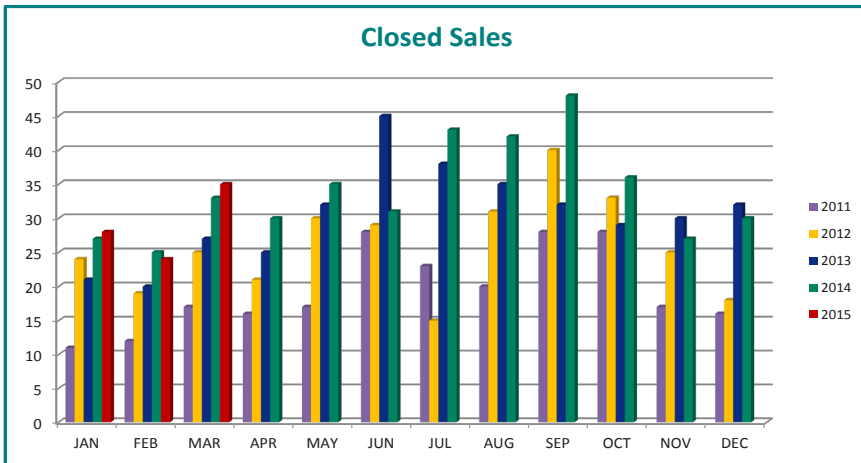
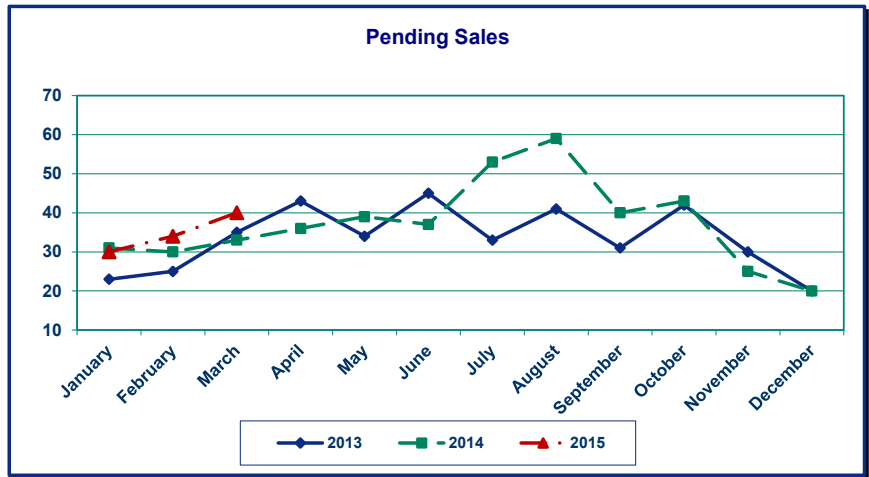
### FLORENCE, OR

*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

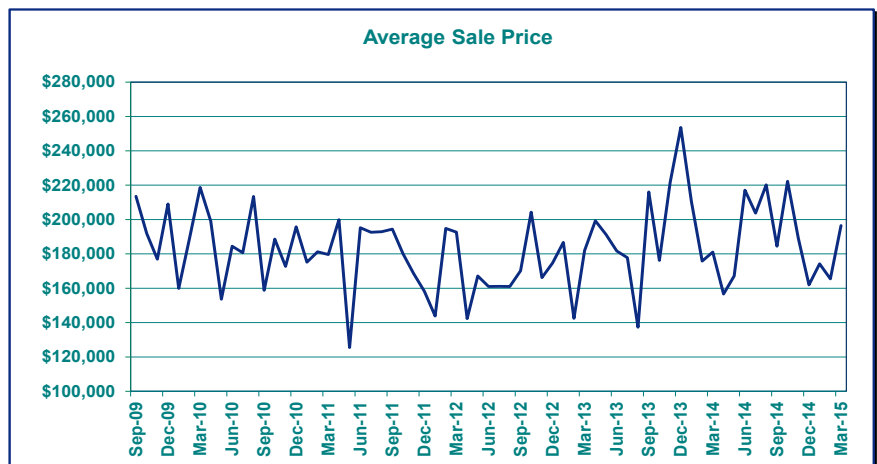
### FLORENCE, OR

*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.*

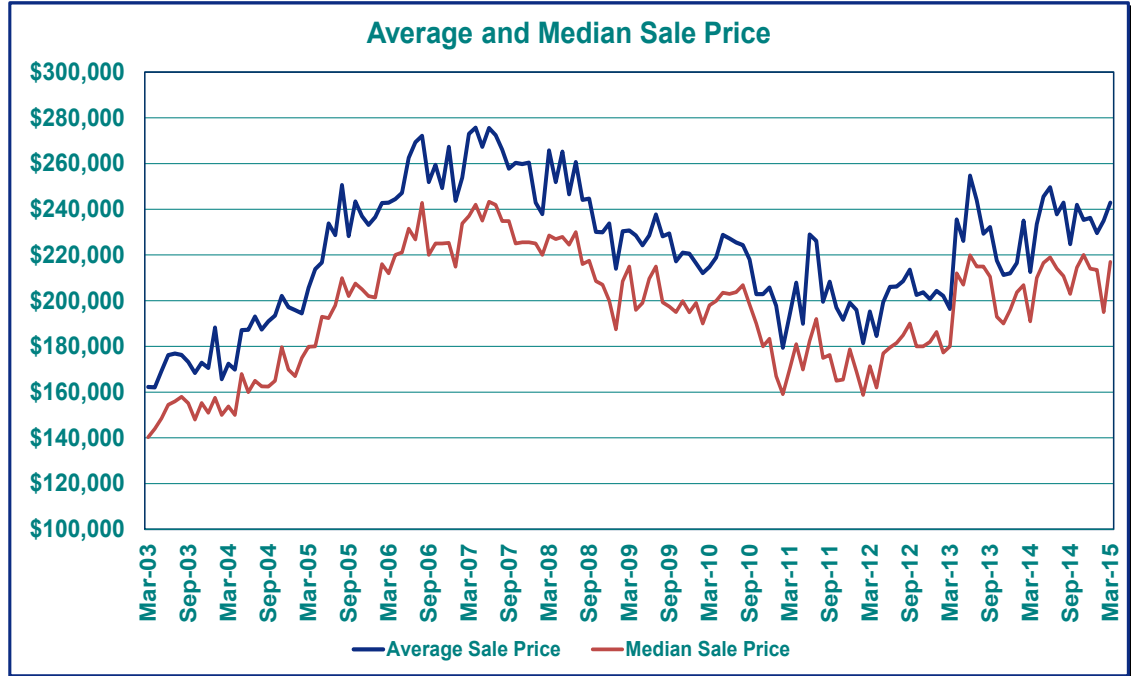
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