

MARKET ACTION



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

Residential Review: Lane County, Oregon

March 2020 Reporting Period

March Residential Highlights

There were 557 new listings, 25.5% more than in March 2019 (444) and 47.7% more than last month in February 2020 (377).

Pending sales (374) decreased 17.4% from March 2019 (453) and rose 2.2% from last month February 2020 when 366 offers were accepted.

Closed sales (341) increased 8.6% from March 2019 (314) and rose 20.1% from the 284 closings recorded last month in February 2020.

Inventory and Market Time

Inventory increased slightly to 1.7 months in March. Total market time decreased to 42 days.

Year to Date Summary

Comparing the first three months of 2020 to the same period in 2019, new listings (1,381) increased 19.9%, pending sales (1,061) decreased 1.3%, and closed sales (887) decreased 1.1%.

Average and Median Sale Prices

Comparing 2020 to 2019 through March, the average sale price has increased 9.6% from \$306,200 to \$335,700. In the same comparison, the median sale price has increased 12.5% from \$280,000 to \$315,000.

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	
May	1.6	1.5	
June	1.7	1.6	
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: +6.4% (\$331,500 v. \$311,700)
Median Sale Price % Change: +6.0% (\$302,000 v. \$285,000)

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
2020	March	557	374	341	340,000	312,000	42
	February	377	366	284	334,500	318,000	58
	Year-to-date	1,381	1,061	887	335,700	315,000	51
2019	March	444	453	314	315,900	280,000	60
	Year-to-date	1,152	1,075	897	306,200	280,000	63
Change	March	25.5%	-17.4%	8.6%	7.6%	11.4%	-30.1%
	Prev Mo 2020	47.7%	2.2%	20.1%	1.6%	-1.9%	-27.6%
	Year-to-date	19.9%	-1.3%	-1.1%	9.6%	12.5%	-18.2%

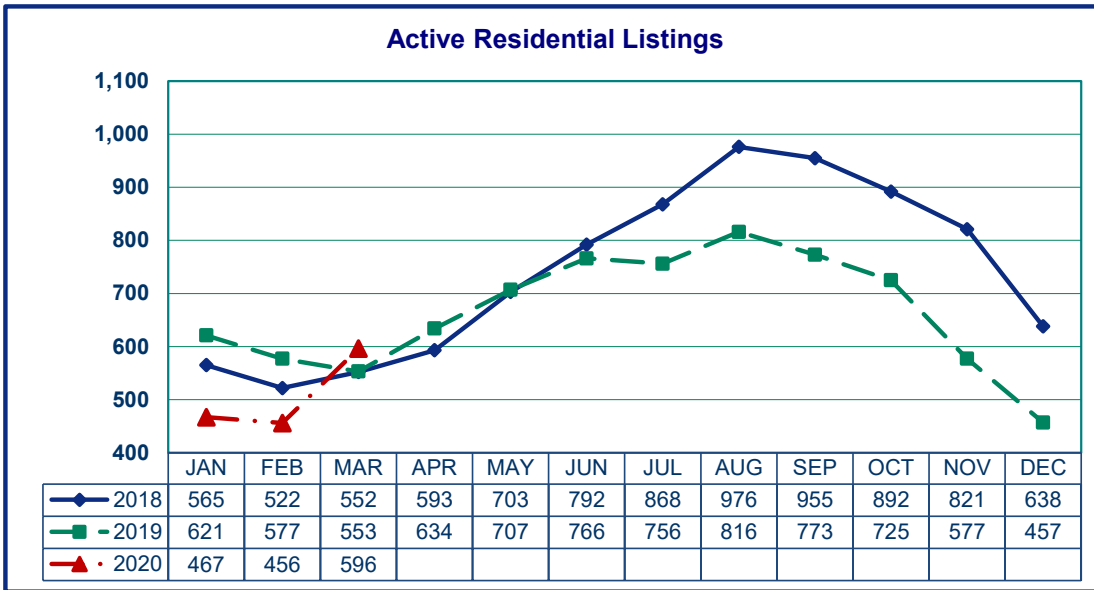
AREA REPORT • 3/2020

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 ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
225	Florence Coast Village	13	1	0	-	-100.0%	-	-	-	4	2	-50.0%	2	157,000	157,000	62	29.8%	-	-	1	68,000	-	-
226	Florence Green Trees	6	2	0	3	50.0%	2	95,000	57	8	10	150.0%	6	150,900	155,000	63	-2.3%	-	-	-	-	-	-
227	Florence Florentine	9	4	0	4	100.0%	4	295,100	42	11	9	12.5%	6	313,300	328,200	39	16.4%	-	-	-	-	-	-
228	Florence Town	41	18	3	8	-33.3%	14	316,100	88	47	32	10.3%	32	288,700	260,000	99	5.7%	-	-	10	91,800	2	967,300
229	Florence Beach	17	8	-	5	25.0%	2	174,700	11	23	13	8.3%	10	207,900	212,800	82	-2.3%	-	-	1	110,000	-	-
230	Florence North	25	8	1	5	25.0%	5	388,800	138	18	14	16.7%	11	444,200	321,000	143	19.1%	-	-	2	54,000	-	-
231	Florence South/ Dunes City	16	6	2	3	-57.1%	5	543,200	155	13	10	-16.7%	12	430,100	432,500	106	1.7%	-	-	6	192,800	-	-
238	Florence East/ Mapleton	10	-	0	1	-80.0%	3	136,300	151	5	9	-18.2%	15	219,600	150,000	124	-28.1%	-	-	2	339,300	-	-
	Grand Total	137	47	6	29	-23.7%	35	320,400	99	129	99	7.6%	94	295,300	250,000	100	4.5%	-	-	22	138,200	2	967,300
232	Hayden Bridge	10	16	0	13	-18.8%	12	338,400	12	38	31	-16.2%	23	356,500	324,900	16	12.5%	-	-	1	132,000	-	-
233	McKenzie Valley	34	16	4	4	33.3%	5	383,000	155	28	23	187.5%	19	410,900	385,000	132	10.0%	-	-	6	87,000	-	-
234	Pleasant Hill/Oak	39	27	7	24	33.3%	22	326,200	79	74	60	66.7%	40	326,900	255,100	72	-3.3%	1	250,000	5	115,600	-	-
235	South Lane Properties	56	37	10	37	-17.8%	23	317,800	48	108	95	-12.8%	96	308,000	278,800	76	8.2%	-	-	11	218,600	-	-
236	West Lane Properties	20	29	5	24	20.0%	14	305,200	56	64	57	29.5%	44	312,500	312,500	60	3.9%	1	160,000	6	129,200	1	302,500
237	Junction City	37	24	4	11	-21.4%	10	406,300	43	57	35	6.1%	31	314,900	275,000	47	3.7%	-	-	3	173,600	-	-
239	Thurston	41	43	5	28	-3.4%	21	353,900	31	103	78	21.9%	50	312,200	298,500	41	6.5%	-	-	-	-	1	1,513,800
240	Coburg I-5	7	0	2	1	-85.7%	2	788,500	166	7	5	-77.3%	4	573,900	359,300	111	37.7%	-	-	-	-	-	-
241	N Gilham	30	26	3	23	15.0%	18	422,900	34	73	54	17.4%	42	458,200	489,700	39	2.3%	-	-	1	69,000	2	390,300
242	Ferry Street Bridge	40	37	4	25	-19.4%	23	409,900	33	90	74	-8.6%	70	395,600	354,400	51	5.5%	-	-	1	120,000	-	-
243	E Eugene	39	34	5	19	-34.5%	26	333,800	42	89	63	-8.7%	65	361,300	351,000	57	5.7%	-	-	4	77,900	3	368,600
244	SW Eugene	73	63	7	30	-31.8%	40	433,600	39	161	112	13.1%	105	410,000	386,000	60	6.8%	-	-	5	109,200	4	511,900
245	W Eugene	30	33	3	13	-53.6%	10	246,200	86	56	29	-40.8%	29	275,600	285,000	53	2.9%	3	1,885,000	1	49,000	3	240,300
246	Danebo	49	57	5	38	-29.6%	45	252,900	22	154	118	-5.6%	95	245,400	275,000	33	13.4%	-	-	3	66,800	5	257,600
247	River Road	19	20	1	14	-30.0%	14	295,800	26	53	40	-4.8%	29	280,000	299,800	17	1.5%	-	-	1	50,000	1	326,100
248	Santa Clara	25	41	1	31	-6.1%	24	332,400	52	93	81	-14.7%	67	339,000	333,000	44	4.0%	-	-	1	95,000	1	293,800
249	Springfield	37	48	5	36	-10.0%	29	278,700	24	120	97	-8.5%	72	270,500	265,000	25	8.2%	2	245,000	2	77,000	2	337,000
250	Mohawk Valley	10	6	1	3	50.0%	3	341,900	85	13	9	-10.0%	6	437,600	414,100	116	0.0%	-	-	3	157,700	-	-
	Grand Total	596	557	72	374	-17.4%	341	340,000	42	1,381	1,061	-1.3%	887	335,700	315,000	51	6.4%	7	936,400	54	129,600	23	393,600

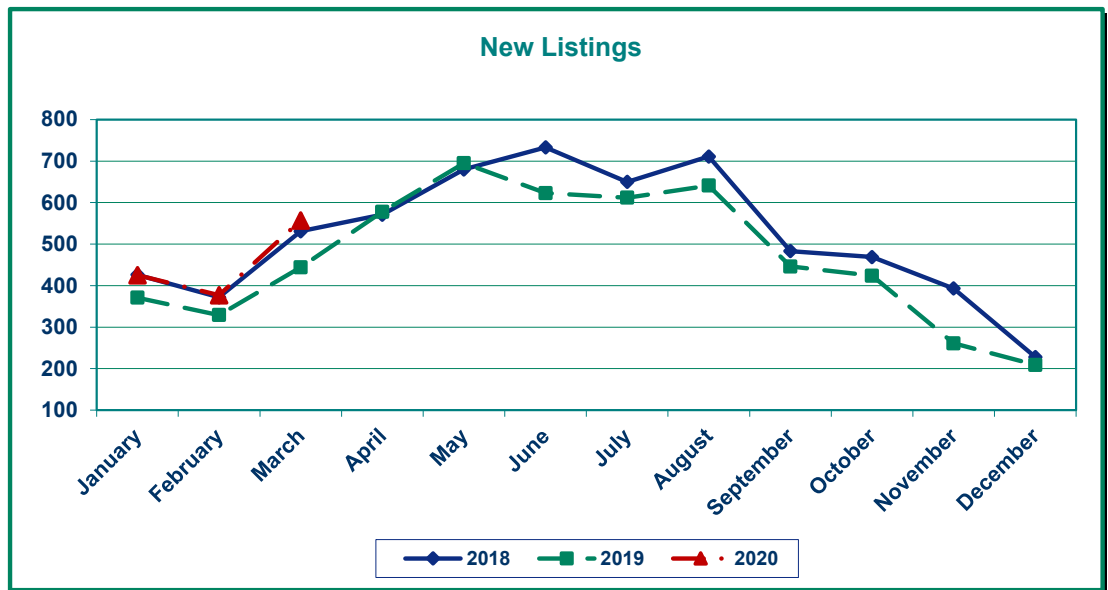
ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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

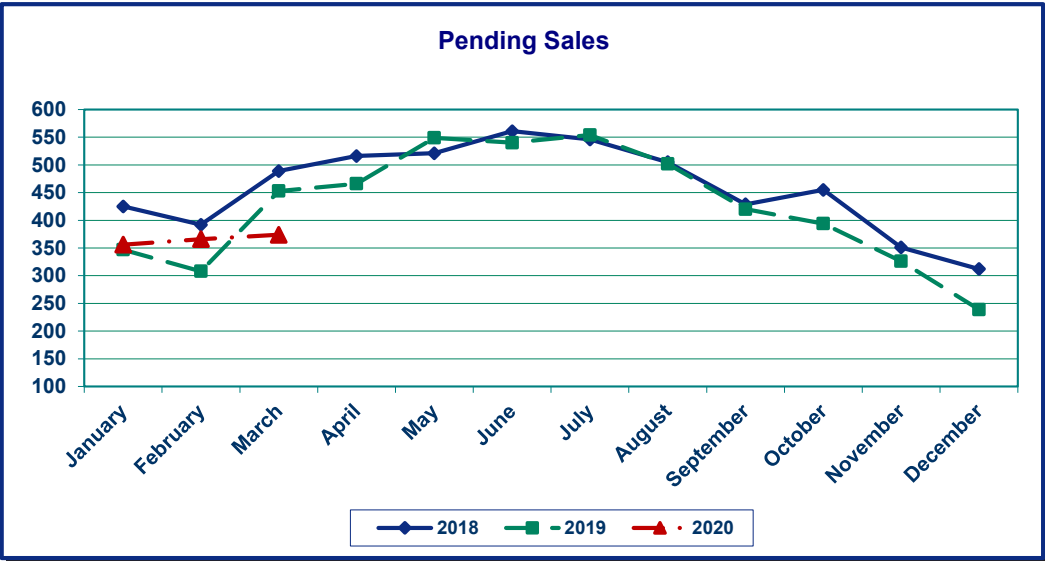
² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/19-3/31/20) with 12 months before (4/1/18-3/31/19).

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

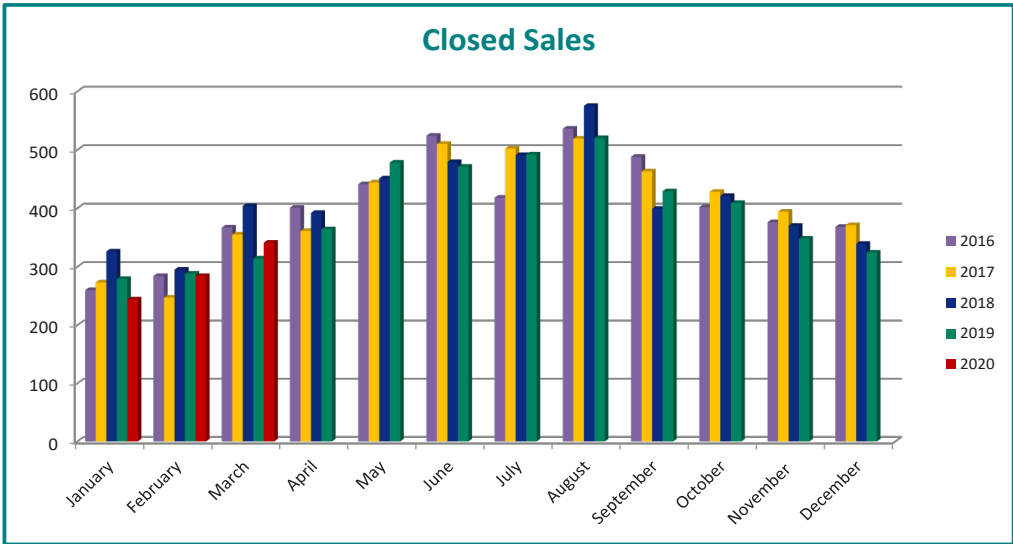
This graph represents monthly accepted offers in Greater Lane County, Oregon, over the past three calendar years.



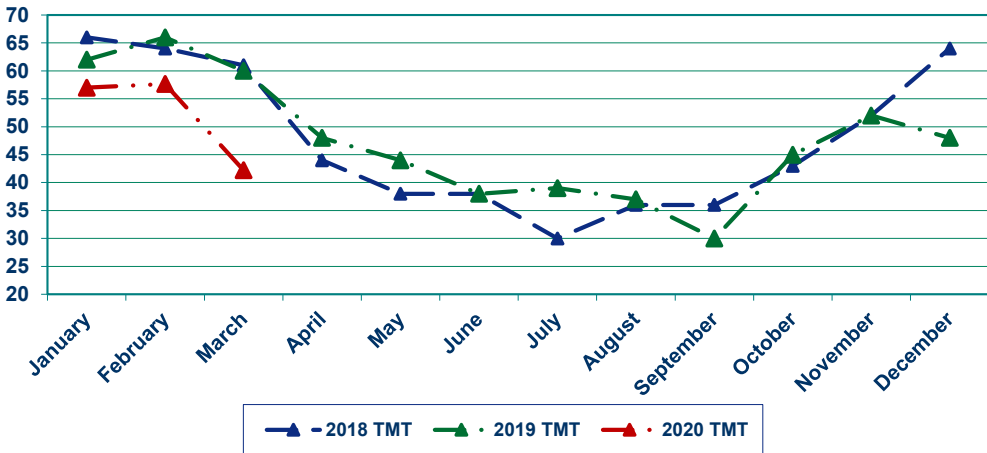
CLOSED SALES

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

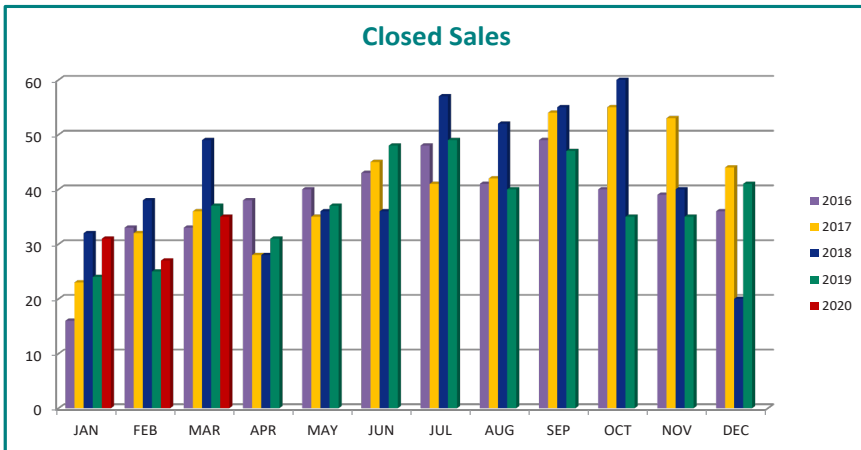
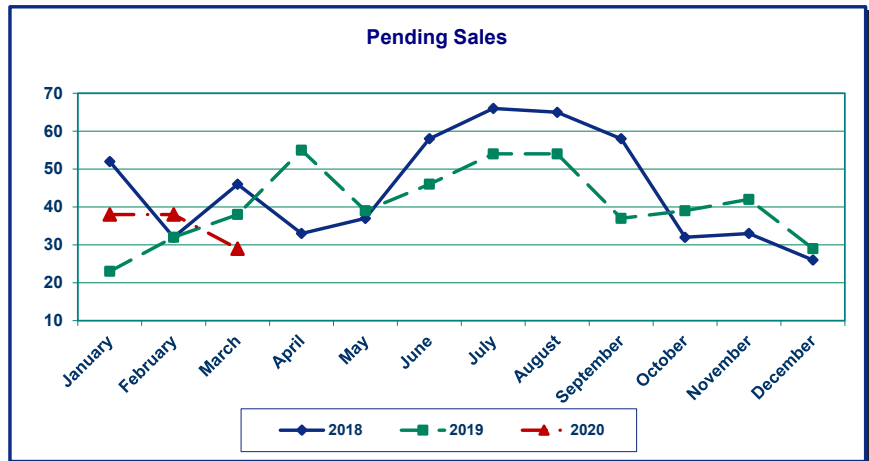
FLORENCE, OR

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

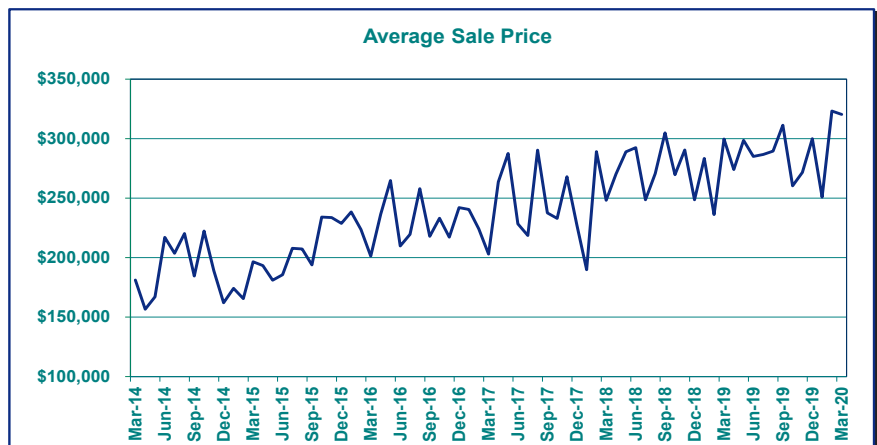
FLORENCE, OR

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.

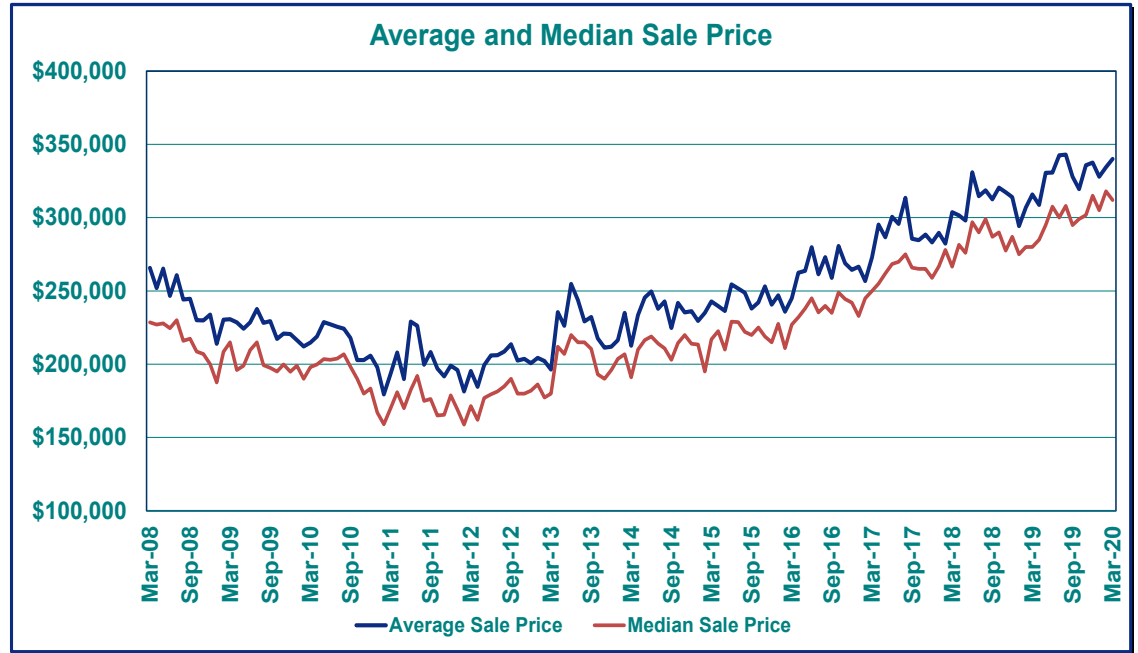
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