

MARKET ACTION

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

Residential Review: Lane County, Oregon

May 2018 Reporting Period

May Residential Highlights

Closed sales had a strong month this May in Lane County. There were 451 closings, a 1.6% increase over last year in May 2017 and a 15.1% increase over last month in April 2018. The last May when Lane County had more closings was in 2005, when 465 were recorded for the month.

Pending sales (521) fell 18.3% short of May 2017 (638) but edged 1.0% over the 516 offers accepted last month in April 2018.

New listings (680) fared similarly, showing a 9.6% decrease from May 2017 (752) but a 19.1% increase from April 2018 (571).

Inventory edged up slightly in May to 1.6 months, with total market time decreasing to 38 days.

Year to Date Summary

Comparing the first five months of 2018 to 2017, closed sales (1,941) have increased 10.0% and pending sales (2,262) have increased 1.9%. New listings (2,628) have decreased 0.5%.

Average and Median Sale Prices

Comparing 2018 to 2017 through May of each year, the average sale price has increased 6.6% from \$277,300 to \$295,600. In the same comparison, the median sale price rose 9.2% from \$250,000 to \$273,000.

Inventory in Months*			
	2016	2017	2018
January	3.3	2.1	1.7
February	2.8	2.2	1.8
March	2.2	1.7	1.4
April	2.1	1.8	1.5
May	2.0	1.6	1.6
June	1.8	1.7	
July	2.5	2.0	
August	2.0	2.0	
September	2.0	2.2	
October	2.1	2.0	
November	1.9	2.0	
December	1.7	1.7	

*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:	+8.0% (\$294,200 v. \$272,400)
Median Sale Price % Change:	+9.4% (\$268,000 v. \$245,000)

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
2018	May	680	521	451	298,000	276,000	38
	April	571	516	392	301,600	281,500	44
	Year-to-date	2,628	2,262	1,941	295,600	273,000	53
2017	May	752	638	444	286,700	261,900	51
	Year-to-date	2,642	2,220	1,765	277,300	250,000	62
Change	May	-9.6%	-18.3%	1.6%	3.9%	5.4%	-26.5%
	Prev Mo 2018	19.1%	1.0%	15.1%	-1.2%	-2.0%	-13.6%
	Year-to-date	-0.5%	1.9%	10.0%	6.6%	9.2%	-14.5%

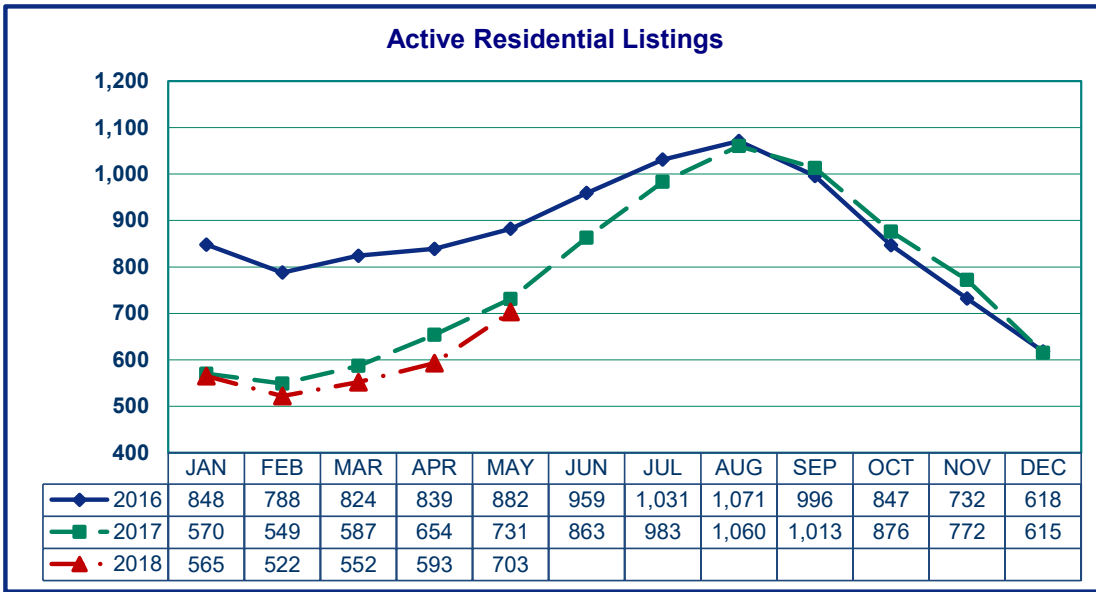
AREA REPORT • 5/2018

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 2018 v. 2017 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2018 v. 2017 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	8	2	0	0	-100.0%	1	106,000	16	10	9	-18.2%	12	76,900	73,500	143	-12.9%	-	-	3	41,500	-	-
226	Florence Green Trees	13	9	0	1	-83.3%	1	222,000	12	23	15	-11.8%	20	157,900	158,500	44	31.6%	-	-	-	-	-	-
227	Florence Florentine	9	4	2	4	0.0%	1	209,900	158	20	13	-13.3%	12	230,500	227,500	98	-8.5%	-	-	-	-	-	-
228	Florence Town	59	25	-	10	-37.5%	17	277,000	83	92	71	1.4%	68	265,900	258,900	101	14.0%	-	-	8	50,000	1	325,000
229	Florence Beach	23	12	1	7	133.3%	3	320,000	109	34	27	0.0%	27	329,000	277,000	115	11.5%	-	-	7	57,000	-	-
230	Florence North	34	9	2	4	-20.0%	5	364,300	407	37	12	-40.0%	9	350,300	360,000	278	5.8%	-	-	9	84,100	-	-
231	Florence South/ Dunes City	38	18	1	6	100.0%	4	298,100	18	44	21	16.7%	16	450,400	331,500	105	28.2%	-	-	6	101,300	-	-
238	Florence East/ Mapleton	24	9	1	5	25.0%	4	294,800	130	32	21	61.5%	21	223,100	239,000	125	15.4%	-	-	4	91,000	2	232,000
	Grand Total	208	88	7	37	-21.3%	36	288,900	126	292	189	-1.0%	185	264,100	242,500	111	8.3%	-	-	37	71,700	3	263,000
232	Hayden Bridge	21	25	-	10	11.1%	14	296,500	22	81	69	35.3%	69	268,800	264,000	54	7.8%	-	-	-	-	1	277,000
233	McKenzie Valley	39	20	3	10	-33.3%	5	262,600	12	58	42	-6.7%	36	311,700	273,300	89	8.4%	-	-	9	151,900	-	-
234	Pleasant Hill/Oak	47	28	4	17	-19.0%	18	305,400	36	94	64	-11.1%	58	283,600	220,000	78	4.8%	-	-	14	62,900	1	345,000
235	South Lane Properties	87	57	12	46	-30.3%	54	279,800	73	273	228	5.6%	211	272,900	255,000	85	13.3%	3	121,600	22	82,000	2	367,500
236	West Lane Properties	44	46	2	29	-25.6%	23	318,700	42	139	118	1.7%	92	327,800	261,000	89	20.7%	-	-	9	158,700	1	210,000
237	Junction City	59	37	3	25	-19.4%	22	303,100	34	146	109	13.5%	92	284,000	276,300	45	0.7%	2	103,800	7	95,300	-	-
239	Thurston	37	56	2	45	7.1%	26	296,300	31	170	158	-3.1%	128	271,000	255,500	37	6.5%	2	226,000	11	76,400	8	281,700
240	Coburg I-5	10	12	3	5	-28.6%	2	292,900	59	45	32	88.2%	13	476,300	280,000	53	18.9%	-	-	1	130,500	1	347,000
241	N Gilham	26	33	4	24	-29.4%	17	343,700	32	110	92	-8.0%	73	370,800	343,000	64	4.4%	-	-	5	153,400	2	457,500
242	Ferry Street Bridge	41	35	1	38	-19.1%	32	391,100	28	185	172	7.5%	150	376,500	353,500	43	8.7%	1	210,000	1	99,000	4	364,300
243	E Eugene	49	60	4	50	2.0%	23	397,300	48	189	157	-3.7%	114	346,800	322,300	44	0.4%	2	247,500	10	171,400	10	424,500
244	SW Eugene	95	72	11	57	-19.7%	58	337,500	35	306	244	2.1%	230	352,300	319,000	64	4.3%	-	-	10	199,200	4	363,800
245	W Eugene	15	29	1	29	20.8%	19	226,600	54	88	87	29.9%	60	264,700	242,500	54	9.1%	2	2,197,500	4	1,006,900	6	299,000
246	Danebo	28	51	3	43	-41.9%	50	228,800	18	228	213	-19.3%	196	218,500	235,000	30	9.7%	-	-	4	69,300	5	264,600
247	River Road	16	20	0	14	-41.7%	12	272,300	53	67	57	-30.5%	50	264,300	262,300	42	11.9%	-	-	1	69,000	2	244,500
248	Santa Clara	46	44	2	34	-12.8%	28	313,500	24	209	193	13.5%	164	309,100	307,500	39	10.7%	1	175,000	7	94,700	3	326,600
249	Springfield	30	49	4	41	0.0%	48	232,400	33	219	210	21.4%	192	215,900	206,300	37	6.8%	2	182,800	11	92,800	13	294,800
250	Mohawk Valley	13	6	0	4	-20.0%	0	-	-	21	17	-34.6%	13	353,300	315,000	40	13.0%	-	-	1	240,000	-	-
	Grand Total	703	680	59	521	-18.3%	451	298,000	38	2,628	2,262	1.9%	1,941	295,600	273,000	53	8.0%	15	444,300	127	141,600	63	327,900

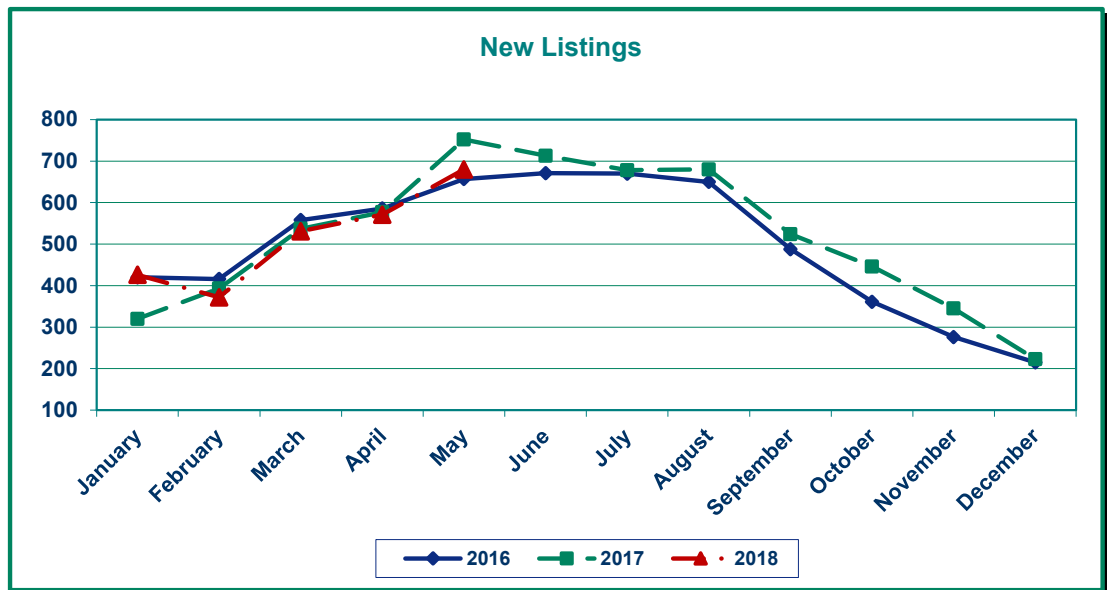
ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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 May 2018 with May 2017. The Year-To-Date section compares 2018 year-to-date statistics through May with 2017 year-to-date statistics through May.

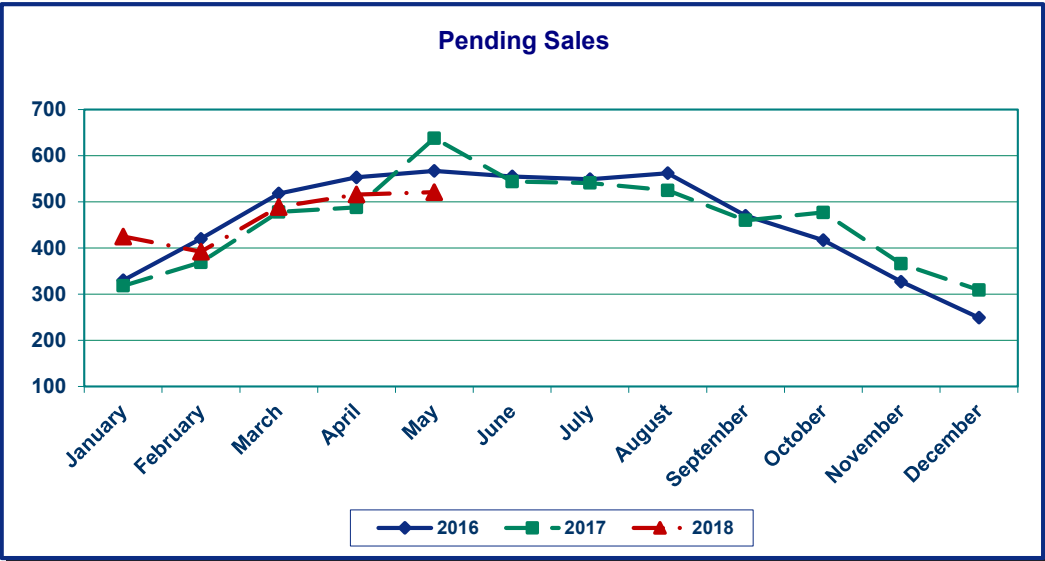
² % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/17-5/31/18) with 12 months before (6/1/16-5/31/17).

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

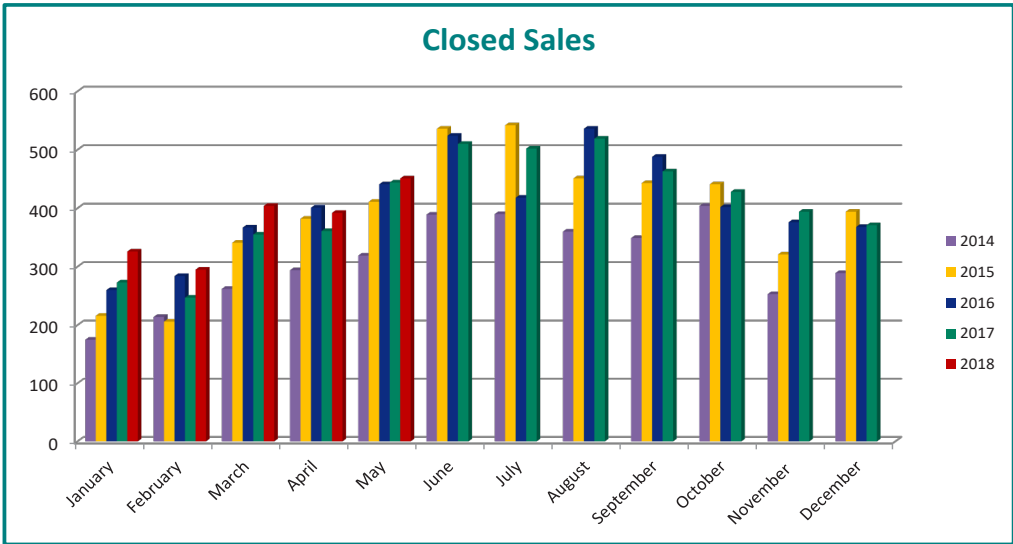
This graph represents monthly accepted offers in Greater Lane County, Oregon, over the past three calendar years.



CLOSED SALES

GREATER LANE COUNTY, OR

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

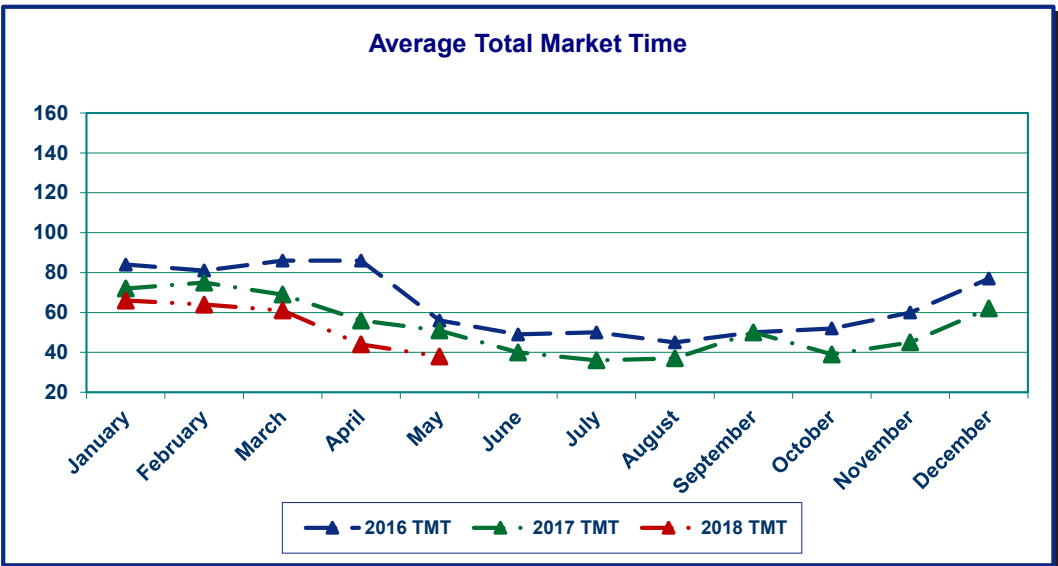


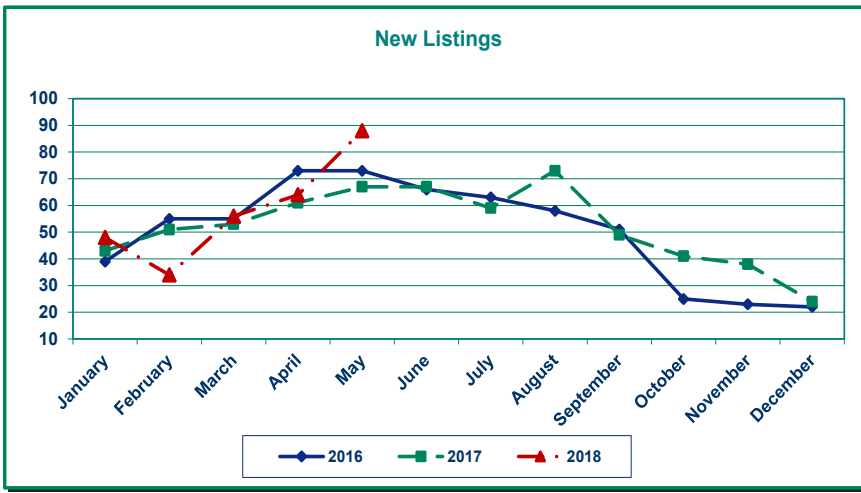
Average Total Market Time

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

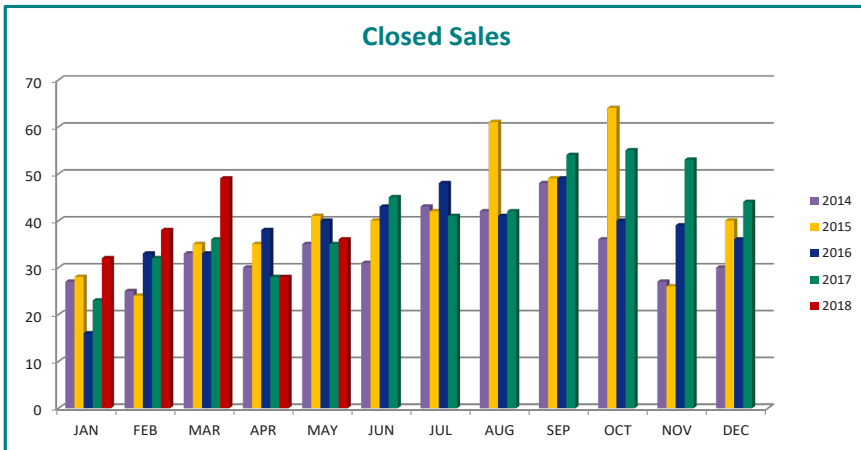
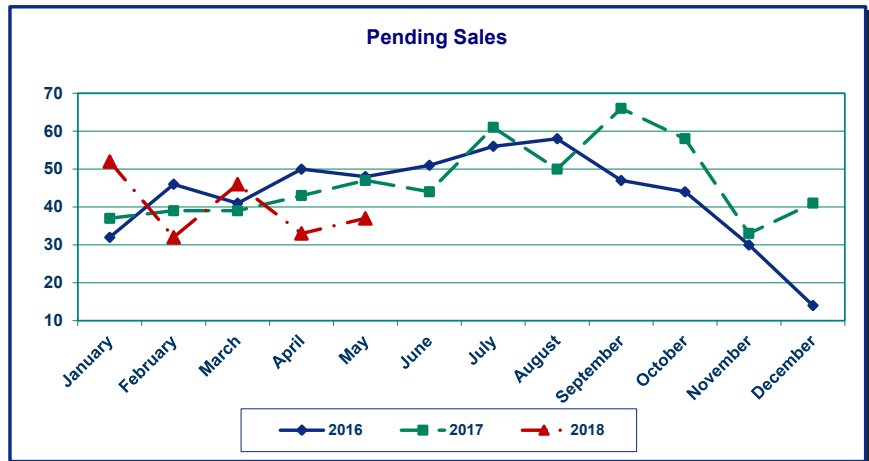
FLORENCE, OR

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

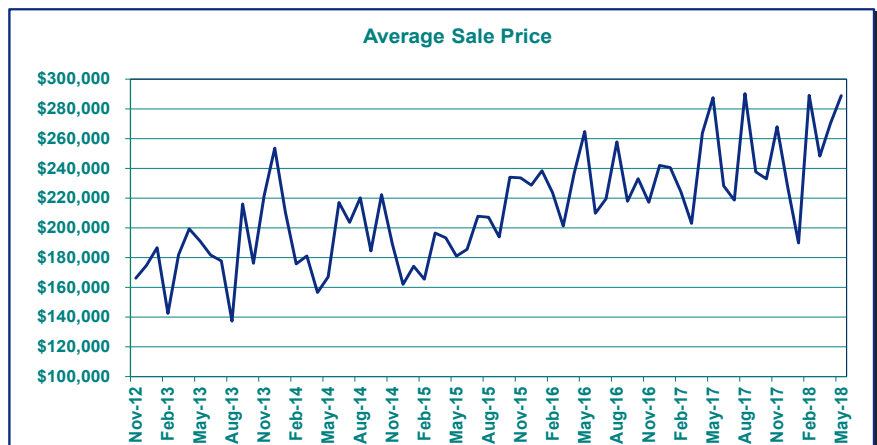
FLORENCE, OR

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.

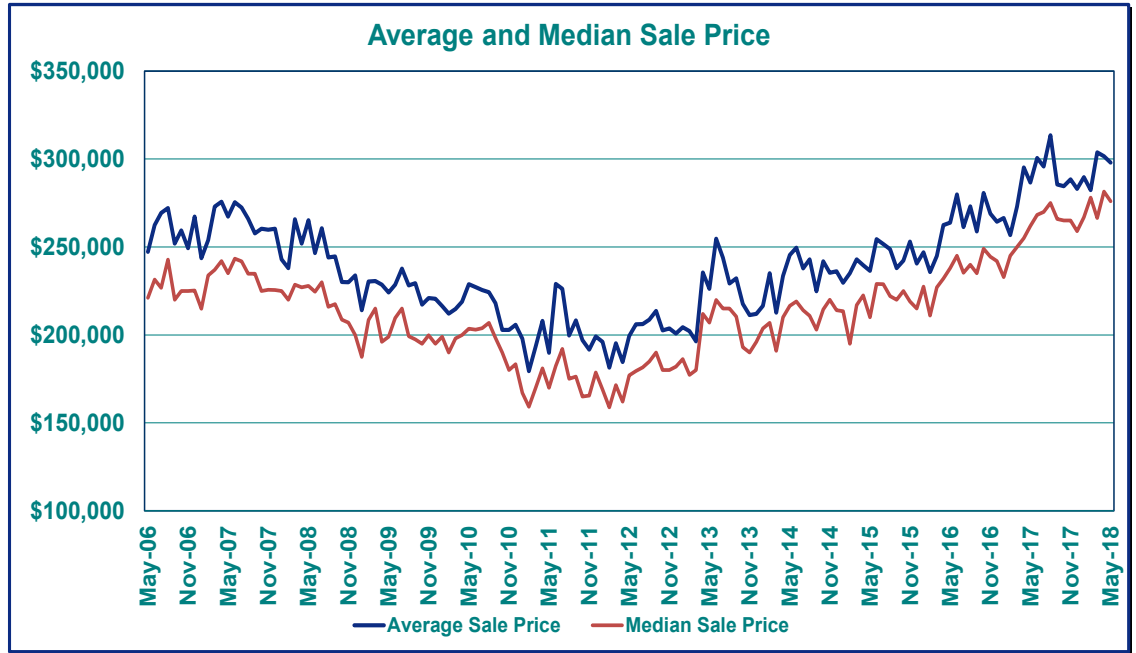
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