

MARKET ACTION

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

Residential Review: Lane County, Oregon

September 2018 Reporting Period

September Residential Highlights

Lane County saw some cooling this September, most measures are still ahead for the year to date. New listings (483) decreased 7.8% compared with last year in September 2017 (524) and 32.1% from last month in August 2018 (711).

Pending sales (429) fell 6.7% short of the 460 offers accepted last year in September 2017 and 15.0% short of the 505 offers accepted last month in August 2018.

There were 399 closings, a 13.8% decrease from September 2017 (463) and a 30.6% decrease from last month in August 2018 (575).

Inventory increased to 2.4 months in September. Total market time remained steady at 36 days during the same period.

Year to Date Summary

Comparing the first nine months of 2018 to 2017, closed sales (3,995) have increased 2.0% and pending sales (4,182) have increased 0.1%. New listings (5,260) have decreased 1.1%.

Average and Median Sale Prices

Comparing 2018 to 2017 through September of each year, the average sale price has increased 6.6% from \$288,300 to \$307,300. In the same comparison, the median sale price rose 8.1% from \$260,000 to \$281,000.

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	1.7
July	2.5	2.0	1.8
August	2.0	2.0	1.7
September	2.0	2.2	2.4
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.

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.

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

Average Sale Price % Change:
+6.0% (\$301,900 v. \$284,900)
Median Sale Price % Change:
+7.6% (\$276,000 v. \$256,500)

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

Greater Lane Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2018	September	483	429	399	312,600	287,000	36
	August	711	505	575	318,600	299,000	36
	Year-to-date	5,260	4,182	3,995	307,300	281,000	44
2017	September	524	460	463	285,600	265,900	50
	Year-to-date	5,321	4,179	3,917	288,300	260,000	50
Change	September	-7.8%	-6.7%	-13.8%	9.5%	7.9%	-28.5%
	Prev Mo 2018	-32.1%	-15.0%	-30.6%	-1.9%	-4.0%	0.0%
	Year-to-date	-1.1%	0.1%	2.0%	6.6%	8.1%	-12.7%

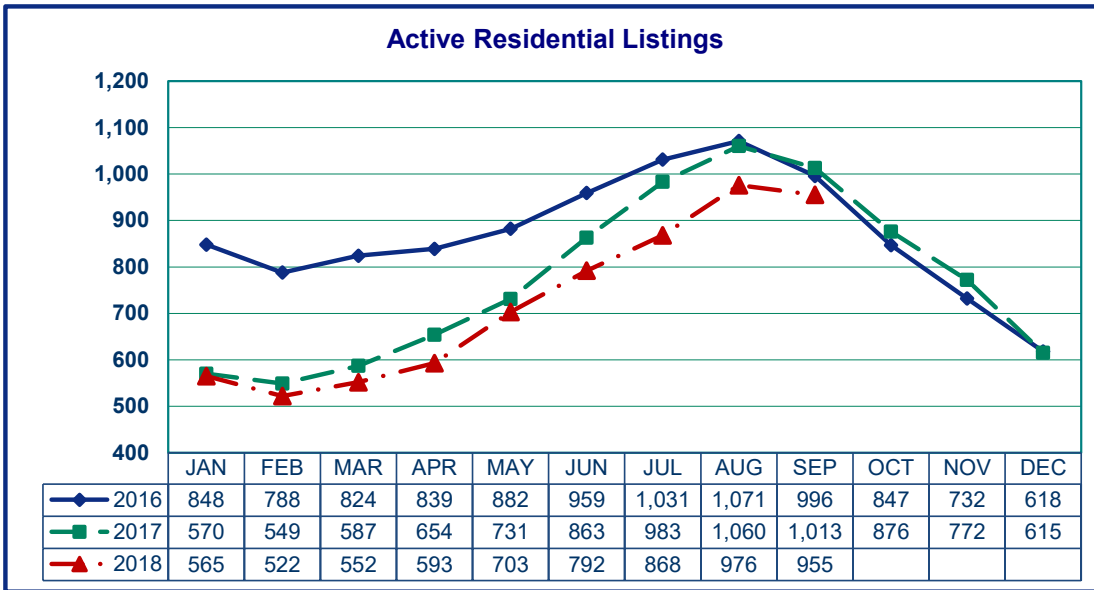
AREA REPORT • 9/2018

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/Cancelled 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 ⁶	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
225	Florence Coast Village	10	0	1	1	0.0%	-	-	18	14	-39.1%	15	81,500	75,000	122	-11.6%	-	-	5	58,500	-	-	
226	Florence Green Trees	5	3	0	1	-87.5%	5	155,400	42	37	36	-26.5%	41	153,800	155,000	55	10.0%	-	-	-	-	-	-
227	Florence Florentine	7	2	2	5	0.0%	4	310,800	57	35	28	-20.0%	25	250,200	238,500	79	-6.6%	-	-	2	75,000	-	-
228	Florence Town	29	11	2	21	-8.7%	24	298,400	61	170	163	28.3%	148	267,400	260,500	81	10.1%	4	261,000	15	65,400	2	307,500
229	Florence Beach	14	2	2	7	-53.3%	8	290,800	80	65	59	-10.6%	59	302,300	295,000	130	4.6%	-	-	12	57,300	-	-
230	Florence North	26	6	4	5	-16.7%	5	419,000	29	73	39	2.6%	30	372,300	376,000	135	27.7%	-	-	15	76,500	-	-
231	Florence South/ Dunes City	34	1	2	13	85.7%	6	340,500	63	73	47	30.6%	35	396,100	330,000	107	7.9%	-	-	10	100,600	-	-
238	Florence East/ Mapleton	17	5	1	5	400.0%	3	373,300	28	50	37	60.9%	34	250,000	239,500	101	19.2%	-	-	7	77,700	2	232,000
	Grand Total	142	30	14	58	-12.1%	55	304,800	57	521	423	6.5%	387	270,600	250,000	96	10.6%	4	261,000	66	72,900	4	269,800
232	Hayden Bridge	22	16	1	13	-7.1%	13	274,400	27	159	138	35.3%	137	283,700	279,900	37	2.9%	-	-	-	-	3	260,700
233	McKenzie Valley	37	5	6	10	-33.3%	9	341,000	64	110	77	-22.2%	72	330,000	284,500	80	-6.8%	-	-	16	187,100	-	-
234	Pleasant Hill/Oak	67	25	7	15	15.4%	11	279,900	41	203	131	-1.5%	120	297,800	227,500	62	20.4%	1	800,000	22	69,100	1	345,000
235	South Lane Properties	123	59	15	42	10.5%	49	269,000	60	567	430	12.0%	412	278,900	255,000	70	10.1%	8	228,900	31	84,800	5	510,800
236	West Lane Properties	54	19	8	24	-7.7%	23	292,900	65	270	221	6.3%	207	324,600	287,000	67	15.3%	2	737,500	16	143,600	1	210,000
237	Junction City	47	21	12	14	-26.3%	13	292,200	50	244	183	18.1%	173	304,400	275,000	42	2.2%	3	175,800	17	110,400	2	752,500
239	Thurston	57	34	7	32	-13.5%	28	279,800	28	348	287	-8.6%	271	279,800	262,000	34	4.3%	2	226,000	14	87,900	14	283,200
240	Coburg I-5	13	6	-	3	200.0%	2	236,500	1	67	46	39.4%	41	409,700	337,000	39	-4.3%	-	-	1	130,500	2	351,000
241	N Gilham	43	19	2	15	0.0%	25	378,000	16	238	187	6.9%	178	375,100	344,000	43	1.3%	-	-	5	153,400	2	457,500
242	Ferry Street Bridge	66	39	8	34	-15.0%	27	362,200	30	384	321	7.4%	297	368,700	345,000	36	7.0%	1	210,000	2	248,000	9	392,600
243	E Eugene	53	29	9	33	17.9%	31	463,400	31	366	295	-6.6%	285	391,000	350,000	42	3.9%	3	391,700	24	173,400	14	376,400
244	SW Eugene	130	49	18	55	-9.8%	47	384,100	20	631	463	-4.7%	459	367,100	339,000	51	0.6%	-	-	24	175,900	8	380,300
245	W Eugene	25	11	3	8	-20.0%	7	244,400	25	156	134	5.5%	132	272,700	249,000	38	8.7%	7	1,260,700	5	824,100	15	369,800
246	Danebo	71	58	8	46	-2.1%	40	227,800	18	489	409	-15.0%	392	217,700	240,000	26	3.5%	-	-	6	65,200	12	397,700
247	River Road	27	22	2	16	14.3%	14	261,100	51	161	129	-14.0%	118	270,600	265,000	34	9.7%	-	-	2	139,500	4	275,300
248	Santa Clara	52	31	5	30	-18.9%	30	310,400	50	402	336	3.4%	321	317,900	311,000	34	12.0%	2	237,500	7	94,700	8	361,400
249	Springfield	48	33	6	32	-23.8%	26	231,100	20	412	359	2.0%	351	225,500	219,000	33	5.2%	3	245,200	15	85,500	20	300,600
250	Mohawk Valley	20	7	2	7	133.3%	4	381,300	60	53	36	-10.0%	29	388,400	395,000	45	9.9%	-	-	6	137,800	-	-
	Grand Total	955	483	119	429	-6.7%	399	312,600	36	5,260	4,182	0.1%	3,995	307,300	281,000	44	6.0%	32	515,800	213	140,300	120	359,600

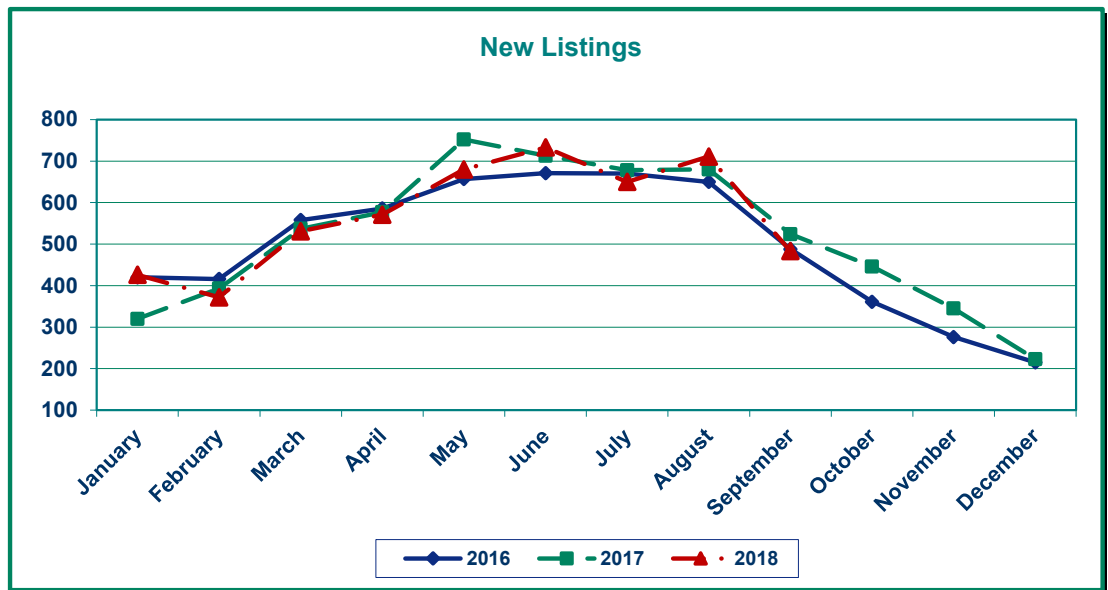
ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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

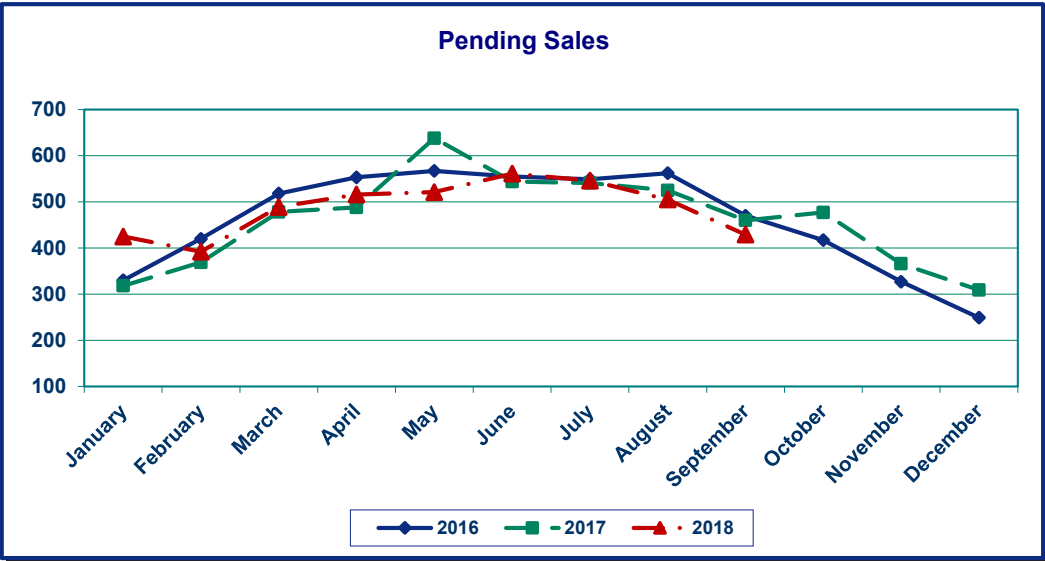
² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/17-9/30/18) with 12 months before (10/1/16-9/30/17).

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

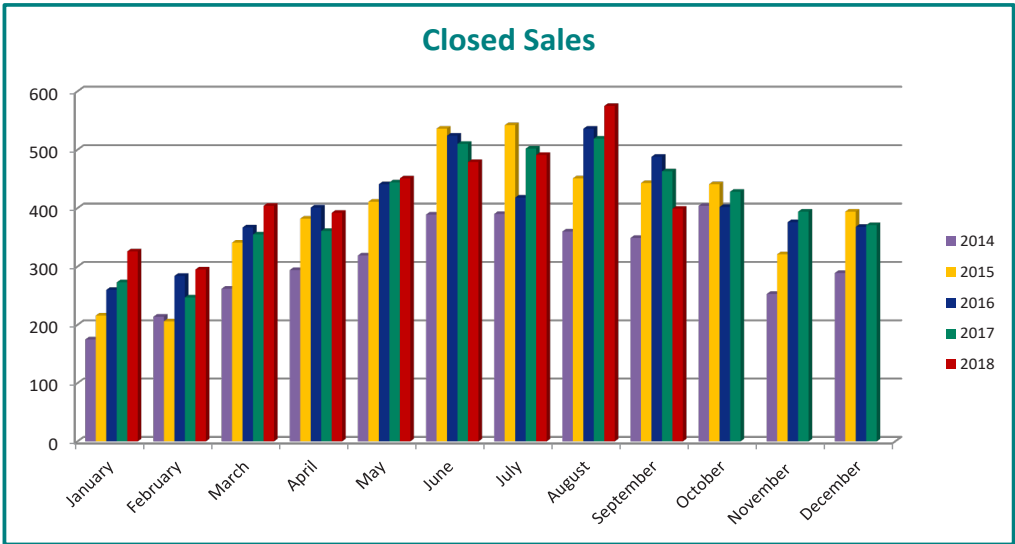
This graph represents monthly accepted offers in Greater Lane County, Oregon, over the past three calendar years.



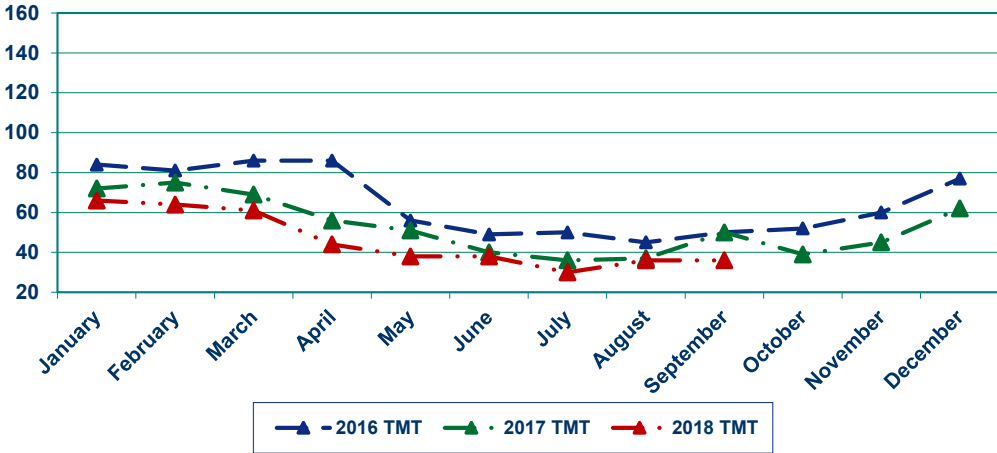
CLOSED SALES

GREATER LANE COUNTY, OR

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



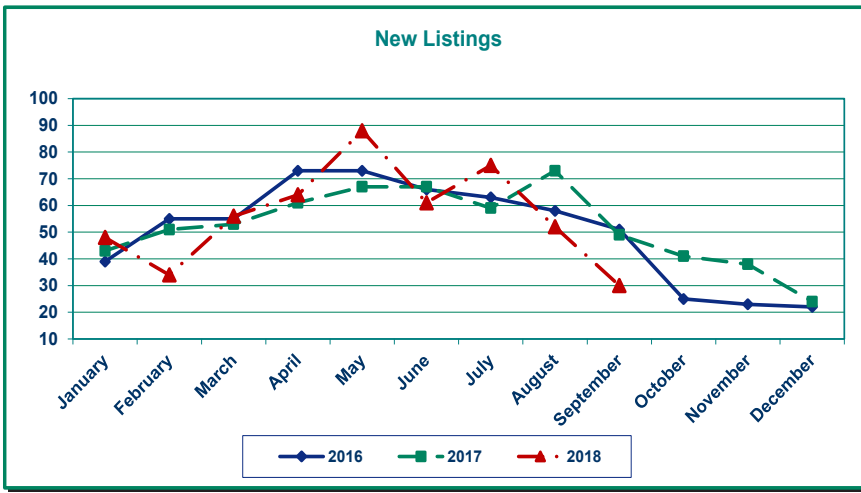
Average Total Market Time



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

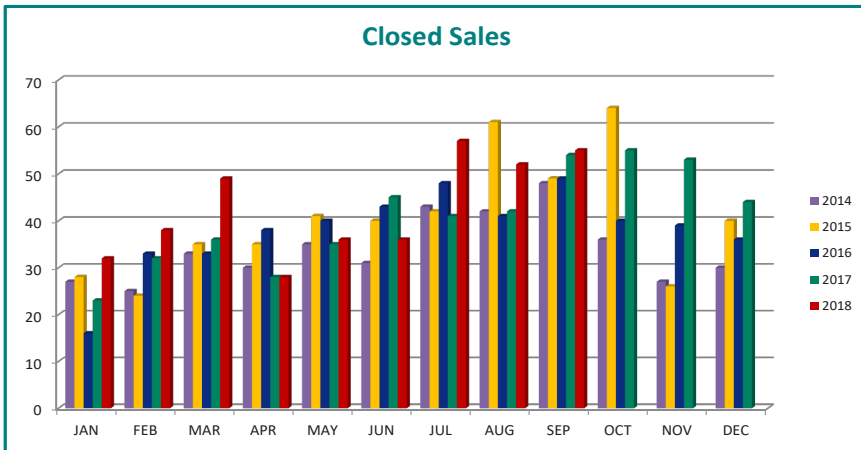
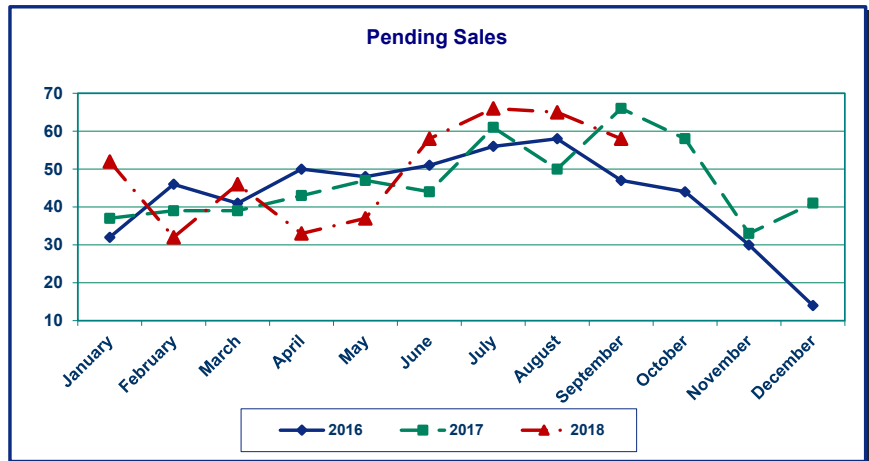
FLORENCE, OR

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

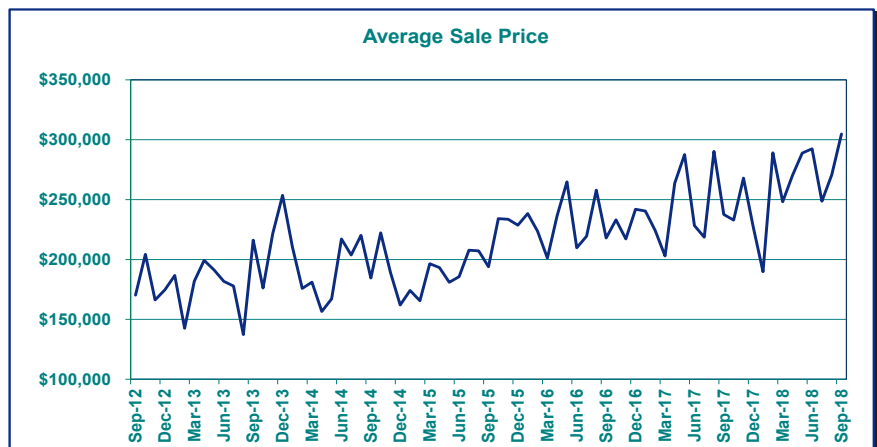
FLORENCE, OR

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.

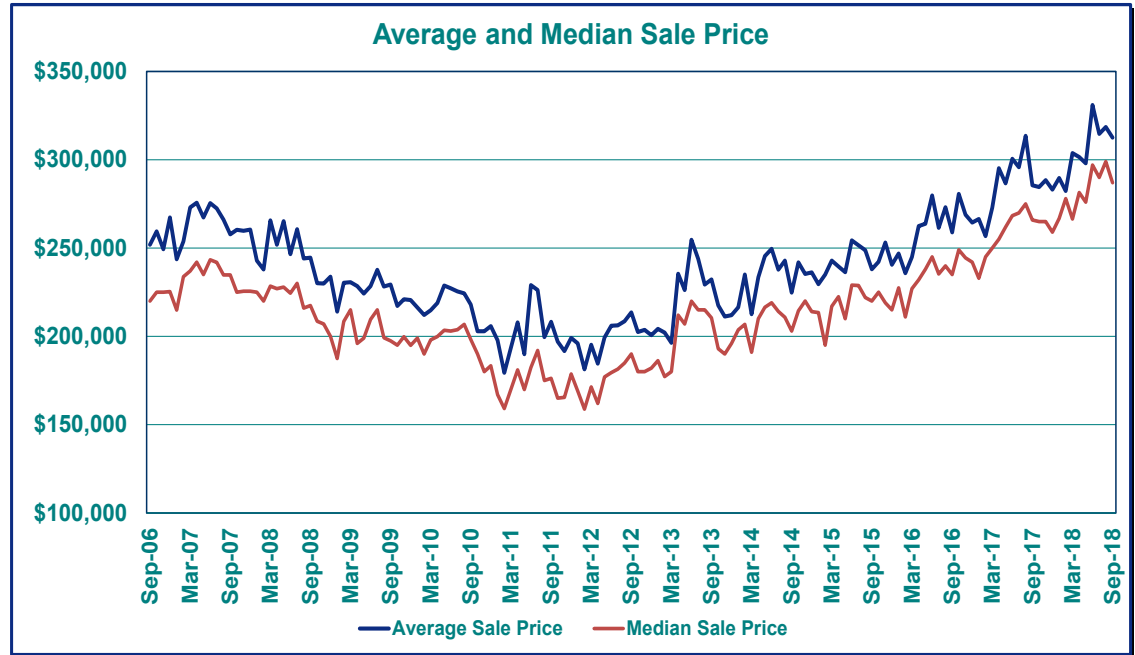
Contact RMLS™
8338 NE Alderwood Rd
Suite 230
Portland, OR 97220
(503) 236-7657
communications@rmls.com

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Josephine County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

E-mail subscriptions are available for \$45 per year by contacting RMLS™. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.



Lori Palermo, Chairwoman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor