

MARKET ACTION

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

Residential Review: Lane County, Oregon

May 2016 Reporting Period

May Residential Highlights

Lane County saw another month of strong real estate activity this May. Closed sales (441) increased 7.3% over the 411 closings posted in May 2015 and 10.0% over the 401 closings posted last month in April 2016. This was in fact the strongest May for closings in Lane County since 2005, when 465 were recorded for the month!

Pending sales (567) were strong as well, increasing 2.7% from May 2015 (552) and 2.5 from April 2016 (553). This was in fact the strongest May for accepted offers on the RMLS™ record, dating to 2001.

New listings, at 657, shot up 12.1% from last month (April 2016), but were 2.2% cooler than the 672 new listings offered last year in May 2015.

Total market time in Lane County decreased to 56 days in May. During the same time, inventory decreased slightly to 2.0 months. Lane County currently has 882 active residential listings in circulation.

Average and Median Sale Prices

Comparing 2015 to 2014 through May of each year, the average sale price rose 6.9% from \$236,500 to \$252,800. In the same comparison, the median sale price rose 7.7% from \$213,500 to \$229,900.

Inventory in Months*			
	2014	2015	2016
January	7.0	5.5	3.3
February	5.7	5.9	2.8
March	4.9	3.7	2.2
April	4.9	3.4	2.1
May	4.9	3.3	2.0
June	4.3	2.6	
July	4.6	2.7	
August	5.0	3.2	
September	4.9	3.0	
October	3.8	2.7	
November	5.5	3.4	
December	4.1	2.2	

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

Average Sale Price % Change:
+4.8% (\$248,900 v. \$237,600)
Median Sale Price % Change:
+5.1% (\$225,000 v. \$214,000)

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

*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 Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2016	May	657	567	441	263,800	238,000	56
	April	586	553	401	262,400	232,000	86
	Year-to-date	2,696	2,322	1,822	252,800	229,900	78
2015	May	672	552	411	236,400	210,000	82
	Year-to-date	2,899	2,165	1,607	236,500	213,500	100
Change	May	-2.2%	2.7%	7.3%	11.6%	13.3%	-31.1%
	Prev Mo 2016	12.1%	2.5%	10.0%	0.5%	2.6%	-34.9%
	Year-to-date	-7.0%	7.3%	13.4%	6.9%	7.7%	-21.7%

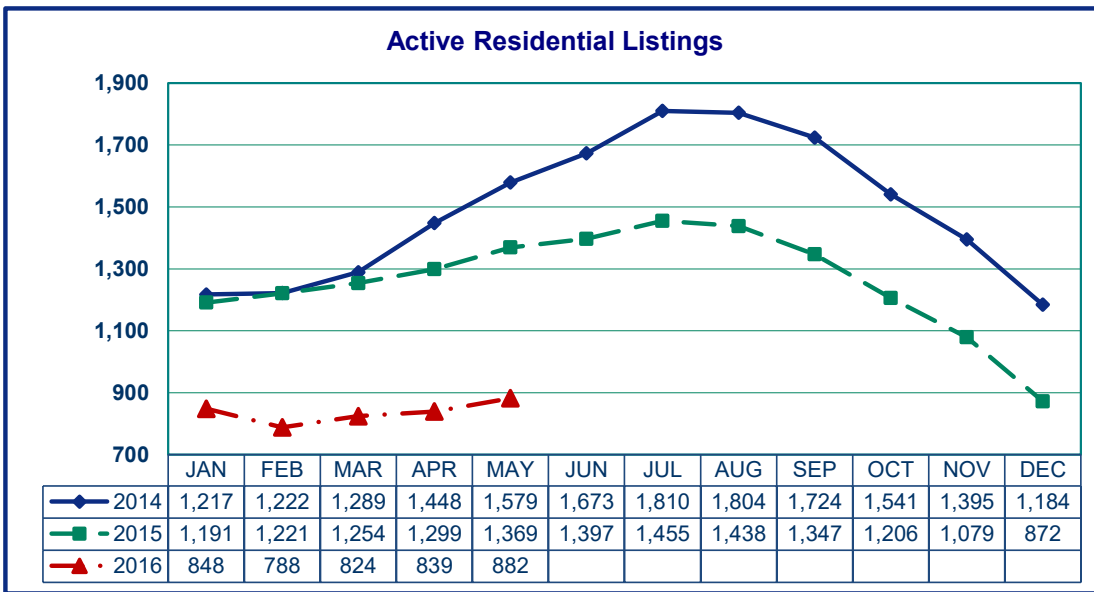
AREA REPORT • 5/2016

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 2016 v. 2015 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2016 v. 2015 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	9	3	-	2	-33.3%	-	-	15	6	0.0%	4	51,600	49,000	18	50.4%	-	-	1	50,000	-	-	
226	Florence Green Trees	18	6	0	5	-28.6%	1	80,000	94	23	15	-53.1%	10	118,100	105,000	55	31.1%	-	-	1	42,000	-	-
227	Florence Florentine	6	5	0	5	66.7%	1	195,000	16	12	10	-28.6%	5	200,600	195,000	42	9.9%	-	-	-	-	-	-
228	Florence Town	71	28	1	17	-10.5%	17	228,100	308	112	91	31.9%	75	217,800	209,900	162	13.8%	4	218,900	5	39,100	2	274,000
229	Florence Beach	34	13	1	8	60.0%	8	216,500	77	46	31	29.2%	23	252,000	240,000	141	5.3%	-	-	5	80,600	-	-
230	Florence North	29	8	4	4	100.0%	8	369,000	288	31	24	50.0%	20	319,800	295,000	181	23.2%	2	602,500	7	62,000	-	-
231	Florence South/Dunes City	34	6	-	4	300.0%	4	419,800	302	34	16	-5.9%	13	334,500	345,000	281	15.9%	1	425,000	2	53,800	-	-
238	Florence East/Mapleton	16	4	2	3	50.0%	1	75,000	264	27	14	7.7%	11	227,300	209,000	210	-5.5%	-	-	3	66,700	-	-
	Grand Total	217	73	8	48	14.3%	40	264,800	243	300	207	8.4%	161	234,600	211,500	160	13.9%	7	357,900	24	59,700	2	274,000
232	Hayden Bridge	17	14	4	16	-23.8%	14	223,200	43	75	66	-13.2%	53	233,400	212,500	82	4.1%	-	-	1	99,400	1	220,000
233	McKenzie Valley	62	21	-	16	100.0%	5	243,700	64	81	52	44.4%	35	301,700	278,300	218	5.9%	1	450,000	6	155,600	-	-
234	Pleasant Hill/Oak	63	29	6	22	0.0%	18	235,800	121	113	90	30.4%	70	227,700	194,900	118	0.7%	2	119,900	16	128,900	-	-
235	South Lane Properties	124	60	13	47	9.3%	37	197,400	125	258	208	4.5%	153	224,400	199,000	120	7.2%	1	200,000	12	111,600	2	202,000
236	West Lane Properties	46	33	8	29	-23.7%	25	240,200	33	146	130	4.8%	109	219,700	210,000	90	7.0%	3	228,300	8	149,400	3	771,500
237	Junction City	46	29	3	29	31.8%	14	282,200	62	108	96	10.3%	72	248,900	236,700	86	-2.1%	-	-	14	128,000	-	-
239	Thurston	57	48	5	37	-7.5%	27	212,200	46	196	172	11.0%	128	211,600	204,000	80	5.0%	1	128,000	3	49,100	6	179,800
240	Coburg I-5	8	5	0	5	-16.7%	3	628,600	107	17	18	-10.0%	16	406,700	335,000	162	21.8%	1	300,000	1	1,600	-	-
241	N Gilham	35	21	1	20	66.7%	12	338,800	43	95	91	24.7%	72	342,900	311,500	61	-6.6%	-	-	-	-	1	262,500
242	Ferry Street Bridge	58	39	7	43	-25.9%	38	314,700	58	207	167	-4.6%	126	299,500	279,500	57	6.0%	-	-	1	55,000	4	354,500
243	E Eugene	53	50	8	33	-43.1%	35	347,300	30	187	165	-2.4%	137	330,600	297,000	70	2.9%	1	1,195,000	13	108,300	9	401,900
244	SW Eugene	115	87	13	64	-4.5%	63	332,900	51	326	274	6.2%	225	329,200	305,000	77	3.2%	-	-	16	132,000	7	286,700
245	W Eugene	28	27	2	22	69.2%	13	239,000	81	86	68	19.3%	52	211,200	185,300	78	1.4%	3	491,500	1	80,000	4	549,400
246	Danebo	51	70	9	61	19.6%	44	194,800	36	268	238	1.7%	189	177,300	185,000	48	10.4%	1	380,000	4	39,800	2	211,500
247	River Road	22	27	3	21	31.3%	19	211,800	60	101	93	24.0%	72	219,100	210,000	45	9.4%	-	-	-	-	1	175,000
248	Santa Clara	37	43	2	46	9.5%	40	282,600	43	200	188	8.7%	156	256,500	241,000	62	3.9%	-	-	23	82,000	7	235,900
249	Springfield	42	48	3	53	96.3%	31	178,100	39	198	188	13.9%	146	180,600	170,500	60	3.6%	6	293,800	2	130,000	13	226,300
250	Mohawk Valley	18	6	2	3	-62.5%	3	403,400	79	34	18	-10.0%	11	311,500	359,000	129	-12.6%	-	-	4	131,500	-	-
	Grand Total	882	657	89	567	2.7%	441	263,800	56	2,696	2,322	7.3%	1,822	252,800	229,900	78	4.8%	20	340,800	125	112,500	60	311,800

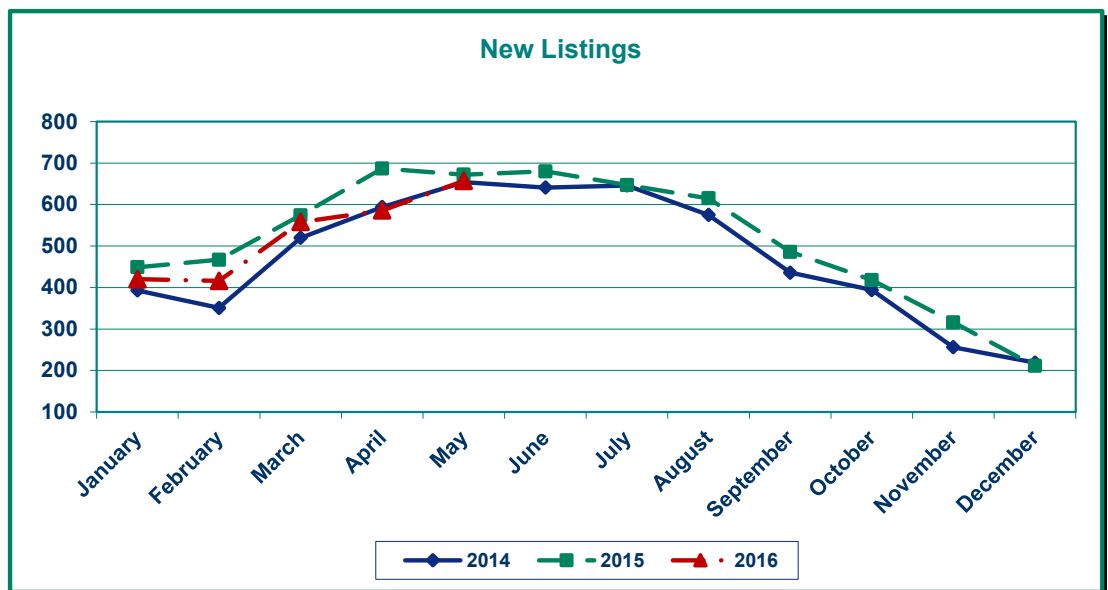
ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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 2016 with May 2015. The Year-To-Date section compares 2016 year-to-date statistics through May with 2015 year-to-date statistics through May.

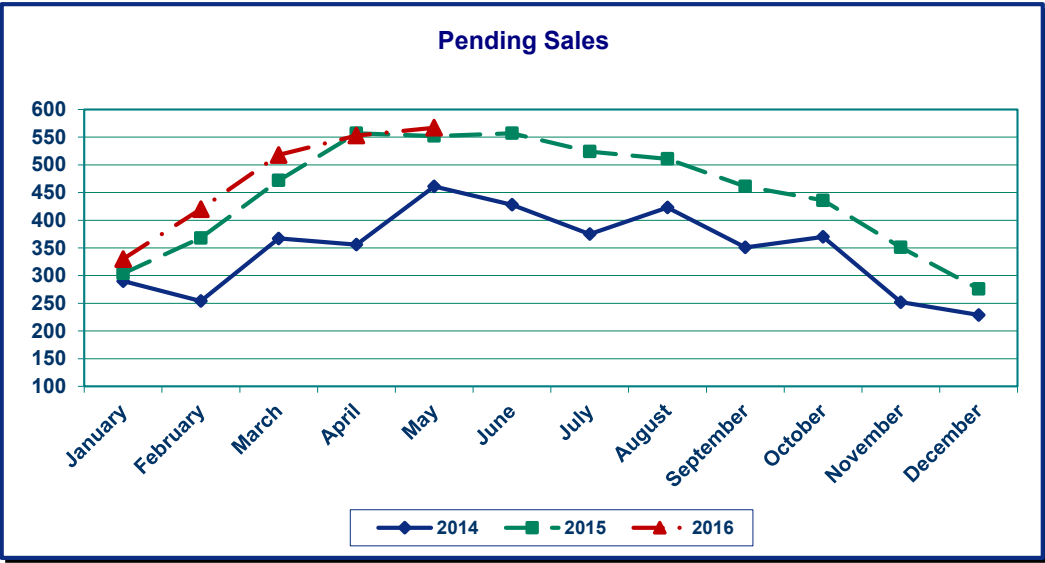
² % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/15-5/31/16) with 12 months before (6/1/14-5/31/15).

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

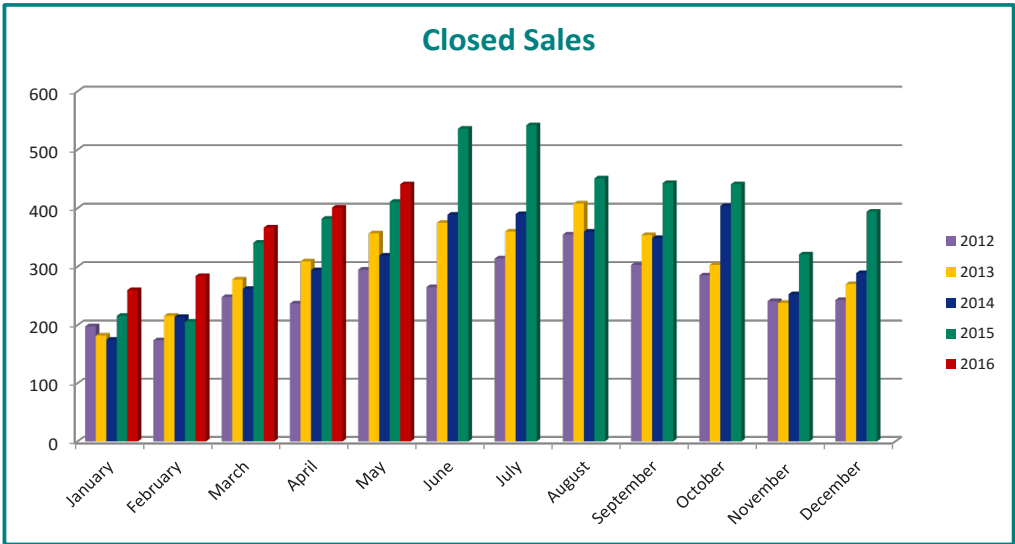
This graph represents monthly accepted offers in Greater Lane County, Oregon, over the past three calendar years.



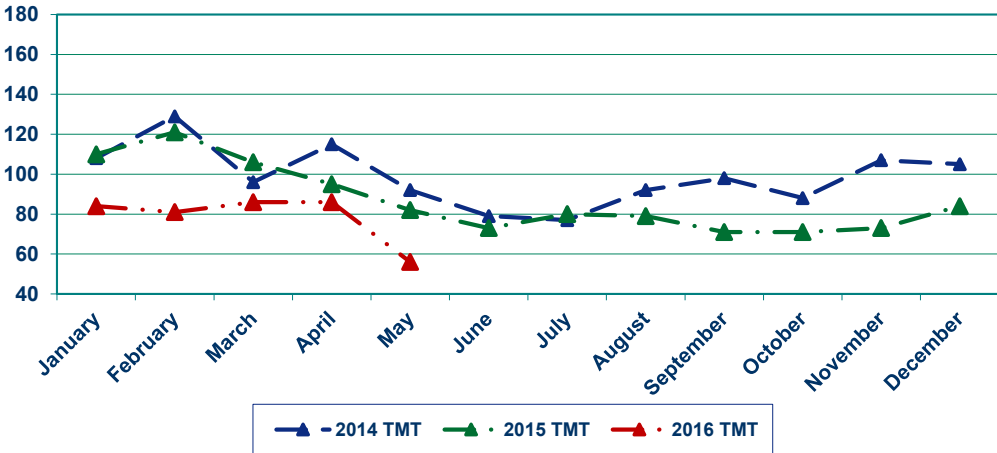
CLOSED SALES

GREATER LANE COUNTY, OR

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



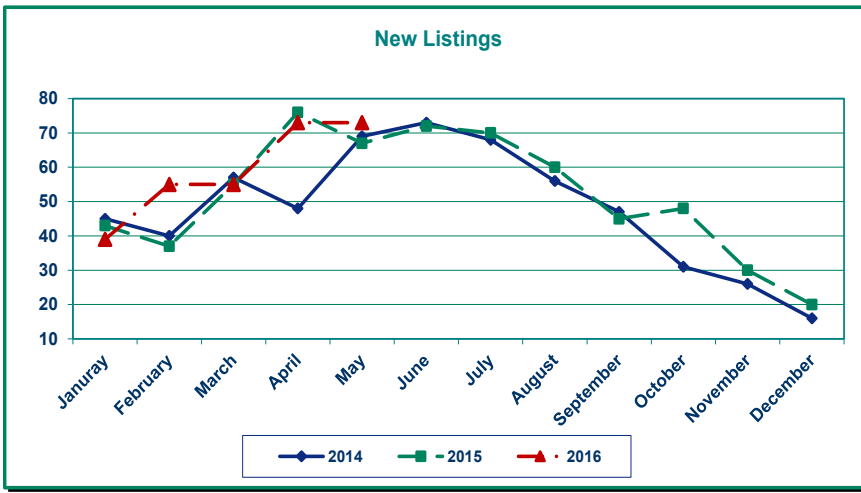
Average Total Market Time



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

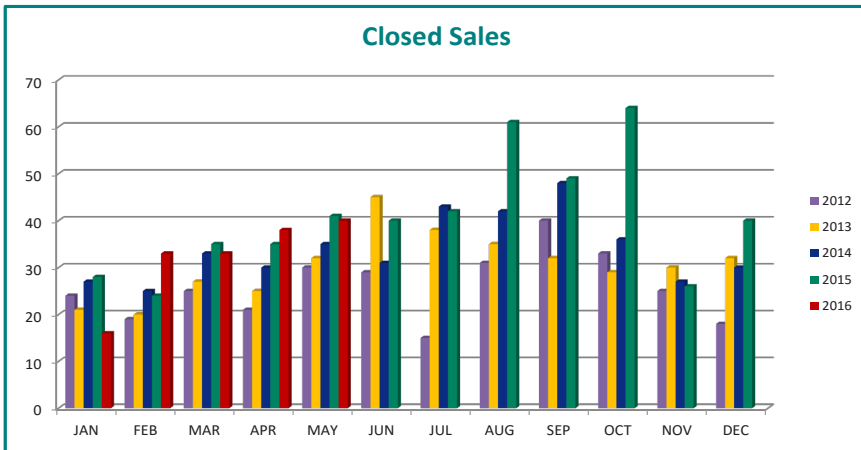
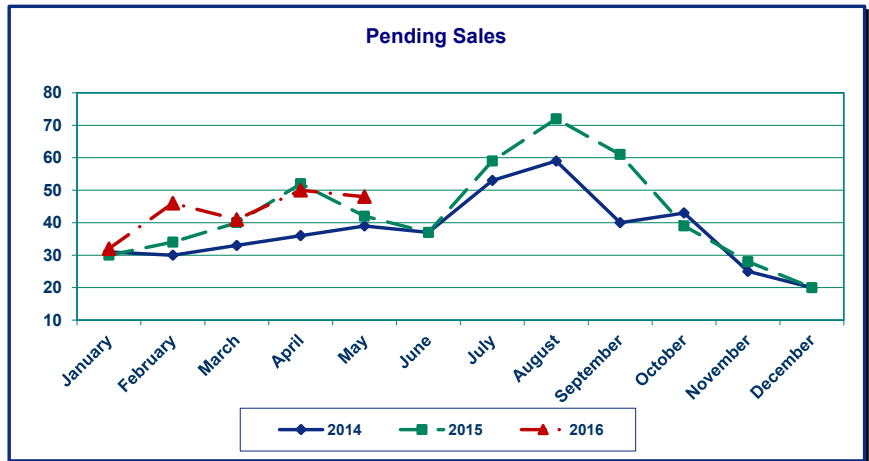
FLORENCE, OR

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

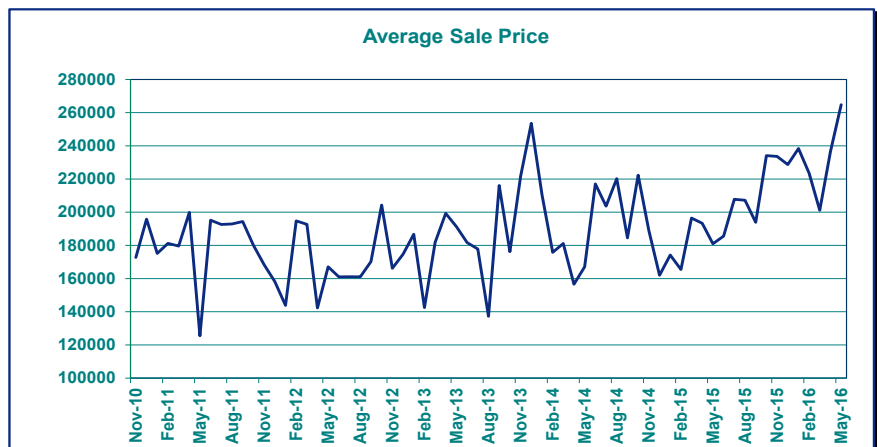
FLORENCE, OR

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.

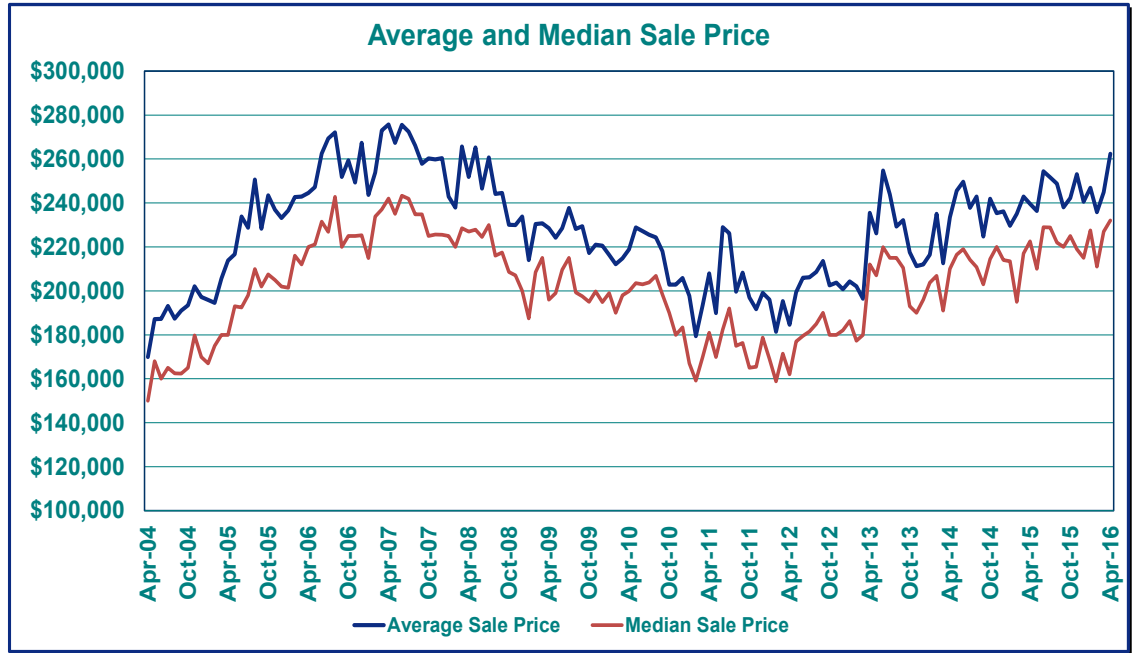
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