

MARKET ACTION

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

Residential Review: Lane County, Oregon

June 2017 Reporting Period

June Residential Highlights

Activity in Lane County was mixed this June. New listings (713) outpaced June 2016 (671) by 6.3% but decreased 5.2% from last month in May 2017 (752). The last time new listings were stronger in June was in 2008, when 723 were offered during the month.

Closed sales (510) were 2.7% cooler than last year in June 2016 (524) but showed a 14.9% increase over last month in May 2017 (444).

Pending sales, at 544, ended 2.0% cooler than last year in June 2016 when 555 offers were accepted but ended 14.7% below the 638 offers accepted last month in May 2017.

Inventory edged slightly higher in June, ending at 1.7 months. During the same period, total market time decreased to 40 days.

Year to Date Summary

Comparing the first six months in 2017 to the same period in 2016, new listings (3,383) have decreased 0.6%, closed sales (2,307) have decreased 3.0%, and pending sales (2,739) have decreased 4.0%.

Average and Median Sale Prices

Comparing 2017 to 2016 through June of each year, the average sale price rose 8.8% from \$259,100 to \$281,900. In the same comparison, the median sale price rose 9.2% from \$232,500 to \$254,000.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
Average Sale Price % Change:	+8.8% (\$274,200 v. \$252,000)
Median Sale Price % Change:	+9.0% (\$248,500 v. \$228,000)

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

Inventory in Months*			
	2015	2016	2017
January	5.5	3.3	2.1
February	5.9	2.8	2.2
March	3.7	2.2	1.7
April	3.4	2.1	1.8
May	3.3	2.0	1.6
June	2.6	1.8	1.7
July	2.7	2.5	
August	3.2	2.0	
September	3.0	2.0	
October	2.7	2.1	
November	3.4	1.9	
December	2.2	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.

Greater Lane Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2017	June	713	544	510	300,600	268,300	40
	May	752	638	444	286,700	261,900	51
	Year-to-date	3,383	2,739	2,307	281,900	254,000	57
2016	June	671	555	524	279,800	245,000	49
	Year-to-date	3,402	2,852	2,379	259,100	232,500	71
Change	June	6.3%	-2.0%	-2.7%	7.4%	9.5%	-19.3%
	Prev Mo 2017	-5.2%	-14.7%	14.9%	4.8%	2.4%	-21.6%
	Year-to-date	-0.6%	-4.0%	-3.0%	8.8%	9.2%	-20.3%

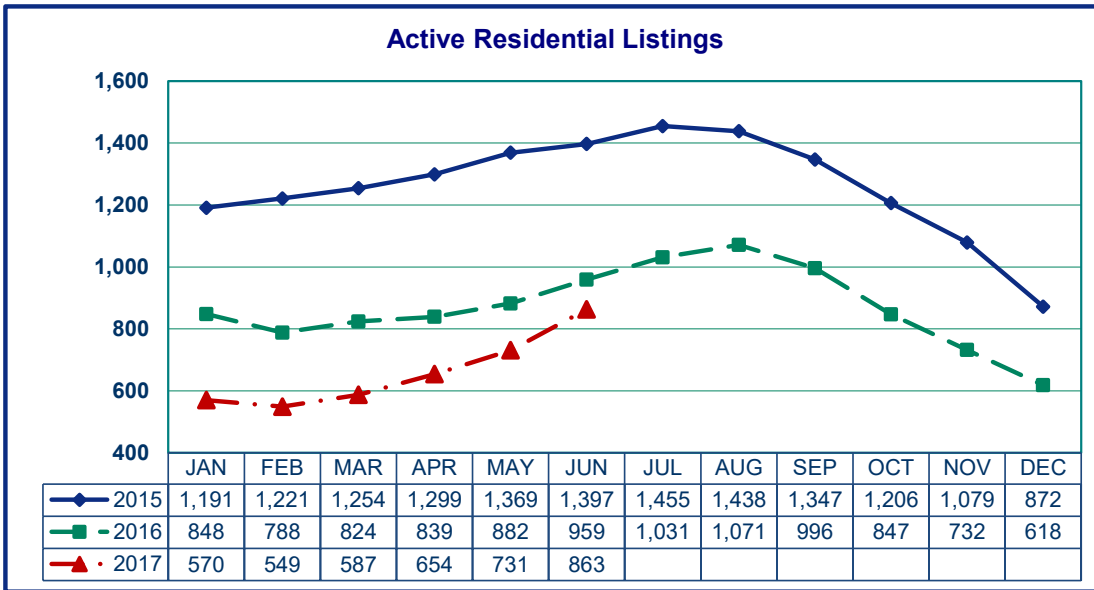
AREA REPORT • 6/2017

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 2017 v. 2016 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales	Pending Sales 2017 v. 2016 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	12	4	0	6	50.0%	5	52,600	203	22	17	70.0%	12	71,900	62,500	138	-6.6%	-	-	1	47,500	-	-
226	Florence Green Trees	15	5	1	7	40.0%	4	170,100	67	34	22	15.8%	14	133,000	130,000	64	1.8%	-	-	-	-	-	-
227	Florence Florentine	10	3	1	4	33.3%	4	229,500	89	20	19	58.3%	18	268,600	253,000	84	25.4%	-	-	1	64,000	-	-
228	Florence Town	54	18	5	12	-29.4%	18	247,900	241	102	80	-25.9%	75	237,300	220,000	134	12.4%	3	221,700	8	42,300	4	242,000
229	Florence Beach	28	9	1	7	0.0%	5	272,600	256	52	34	-12.8%	29	296,200	247,500	154	6.4%	1	1,250,000	10	51,000	-	-
230	Florence North	38	12	1	3	-40.0%	-	-	-	43	23	-20.7%	18	251,500	270,000	187	-4.7%	-	-	7	90,000	-	-
231	Florence South/ Dunes City	37	11	1	2	-77.8%	3	256,700	23	42	20	-20.0%	18	311,600	267,500	181	-2.1%	2	250,000	7	106,600	-	-
238	Florence East/ Mapleton	19	5	5	3	200.0%	6	302,500	151	35	16	6.7%	16	233,100	235,000	124	-8.8%	-	-	3	243,500	1	105,000
	Grand Total	213	67	15	44	-13.7%	45	228,300	183	350	231	-10.1%	200	239,100	225,000	136	5.2%	6	402,500	37	82,900	5	214,600
232	Hayden Bridge	15	14	3	13	0.0%	7	265,800	48	78	64	-14.7%	58	259,900	260,000	65	9.6%	-	-	-	-	9	236,900
233	McKenzie Valley	54	19	4	12	-7.7%	8	391,600	39	88	55	-14.1%	37	368,700	329,000	130	6.3%	-	-	8	126,300	-	-
234	Pleasant Hill/Oak	42	29	5	17	-10.5%	16	233,700	46	121	89	-17.6%	70	245,100	210,500	106	10.6%	-	-	13	123,900	3	190,500
235	South Lane Properties	113	72	7	57	16.3%	42	268,000	60	338	267	6.0%	216	244,800	230,000	75	5.3%	4	961,700	24	113,500	3	237,300
236	West Lane Properties	56	32	2	17	-41.4%	23	258,900	77	187	131	-19.6%	107	260,000	240,000	63	9.4%	-	-	17	114,400	1	221,000
237	Junction City	34	21	3	13	-35.0%	19	306,700	61	116	107	-6.1%	97	277,100	265,000	57	15.3%	1	192,500	15	147,200	3	382,700
239	Thurston	58	56	2	49	4.3%	41	273,200	32	246	209	-5.9%	174	265,500	257,500	44	17.8%	1	500,000	8	65,900	11	293,300
240	Coburg I-5	14	5	1	4	100.0%	4	641,000	52	32	19	0.0%	15	466,800	355,000	44	16.2%	-	-	-	-	-	-
241	N Gilham	34	31	4	27	22.7%	29	369,600	55	151	126	11.5%	107	354,500	312,000	68	14.2%	-	-	1	55,000	2	368,000
242	Ferry Street Bridge	47	48	4	35	-22.2%	47	373,400	58	242	196	-6.7%	197	330,100	298,800	55	7.4%	-	-	3	158,300	2	464,000
243	E Eugene	90	77	7	42	23.5%	42	388,700	22	287	201	1.0%	165	361,400	320,000	46	9.6%	-	-	20	125,800	4	357,500
244	SW Eugene	111	74	10	63	-1.6%	45	342,200	26	375	299	-10.7%	236	361,900	319,800	79	5.9%	-	-	17	231,200	4	323,000
245	W Eugene	24	22	2	15	-16.7%	18	265,800	48	103	81	-5.8%	68	238,100	213,000	42	10.5%	1	285,000	-	-	7	381,300
246	Danebo	48	74	7	70	-1.4%	59	228,800	12	367	329	7.5%	275	210,500	225,000	28	17.2%	1	244,000	-	-	6	235,200
247	River Road	21	23	3	14	-53.3%	21	252,200	35	116	97	-19.8%	88	245,700	235,500	44	9.6%	-	-	1	120,000	3	589,300
248	Santa Clara	48	53	4	45	28.6%	41	289,800	18	253	220	-1.3%	184	281,400	270,900	41	10.7%	1	1,675,000	11	79,900	4	247,400
249	Springfield	42	54	2	46	9.5%	44	222,000	47	248	217	-2.7%	186	208,600	194,000	45	14.3%	2	464,000	7	170,300	16	303,900
250	Mohawk Valley	12	9	-	5	150.0%	4	635,200	97	35	32	68.4%	27	348,100	317,000	145	12.7%	-	-	6	160,400	-	-
	Grand Total	863	713	70	544	-2.0%	510	300,600	40	3,383	2,739	-4.0%	2,307	281,900	254,000	57	8.8%	11	697,400	151	133,500	78	308,900

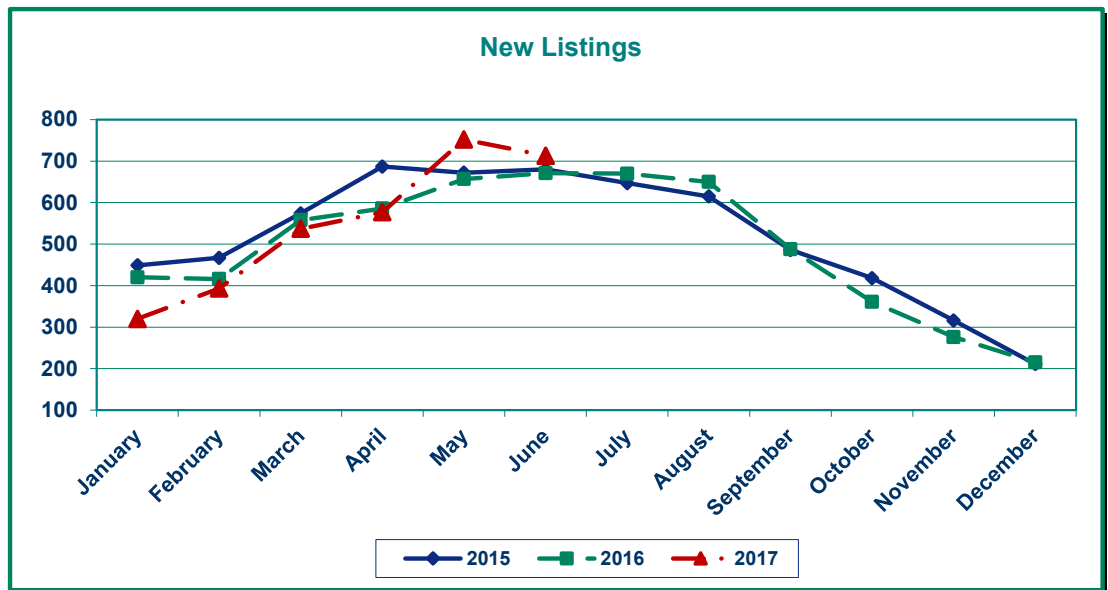
ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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 June 2017 with June 2016. The Year-To-Date section compares 2017 year-to-date statistics through June with 2016 year-to-date statistics through June.

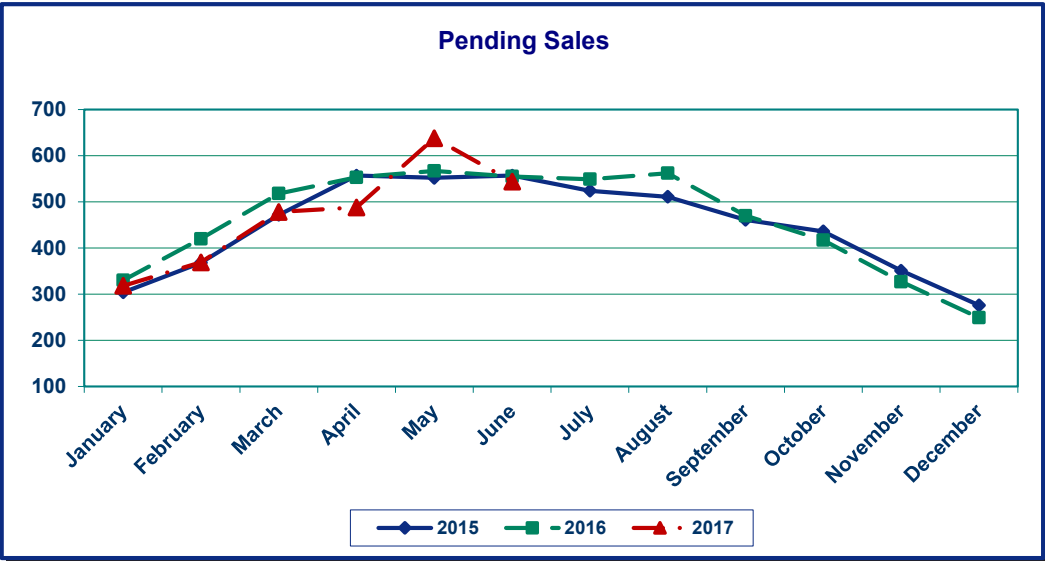
² % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/16-6/30/17) with 12 months before (7/1/15-6/30/16).

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

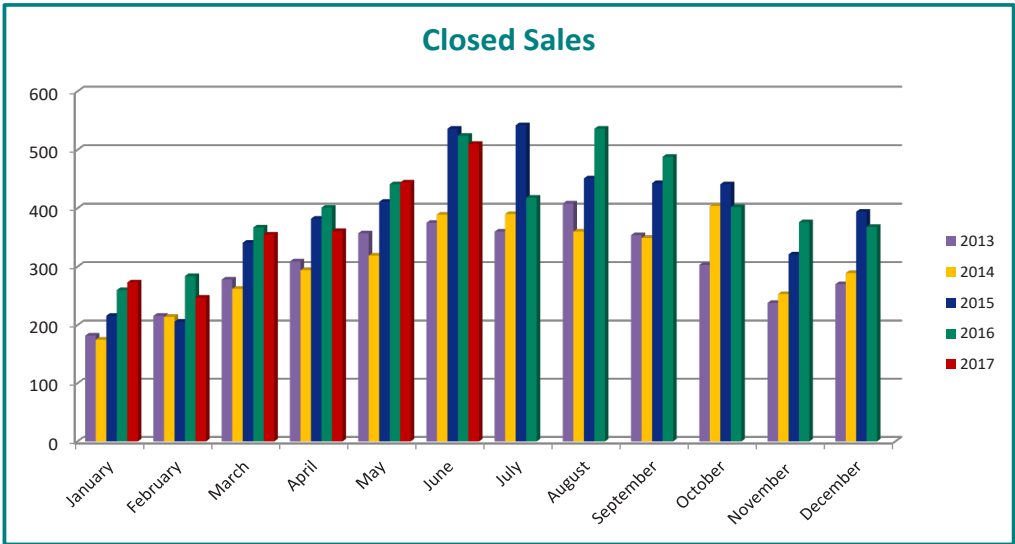
This graph represents monthly accepted offers in Greater Lane County, Oregon, over the past three calendar years.



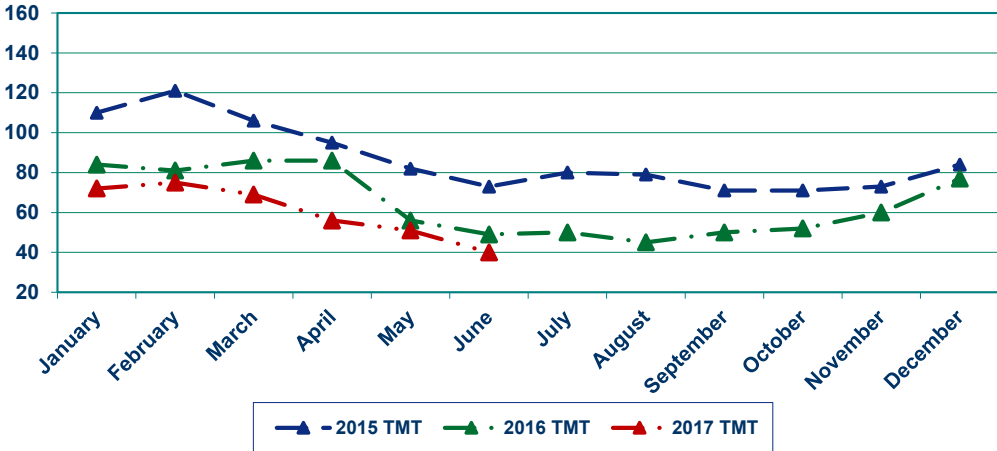
CLOSED SALES

GREATER LANE COUNTY, OR

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



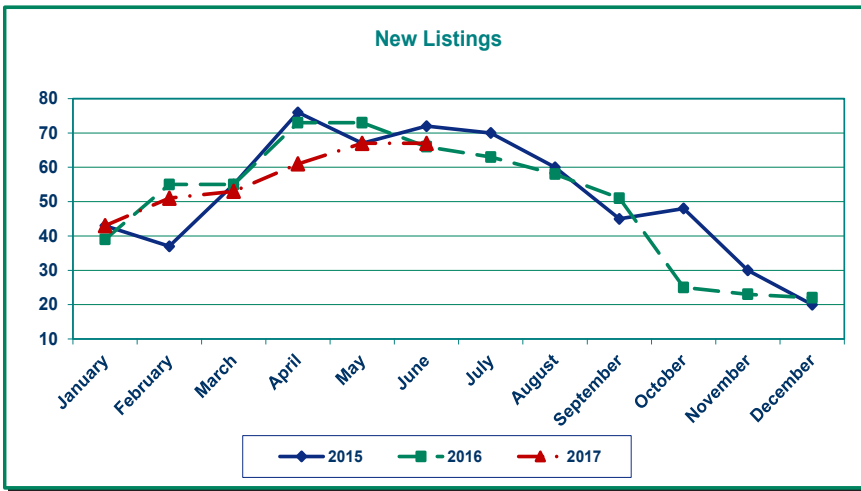
Average Total Market Time



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

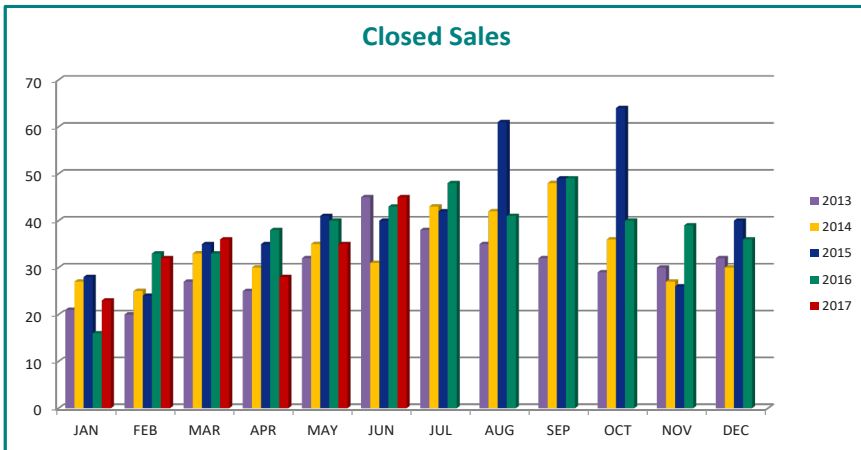
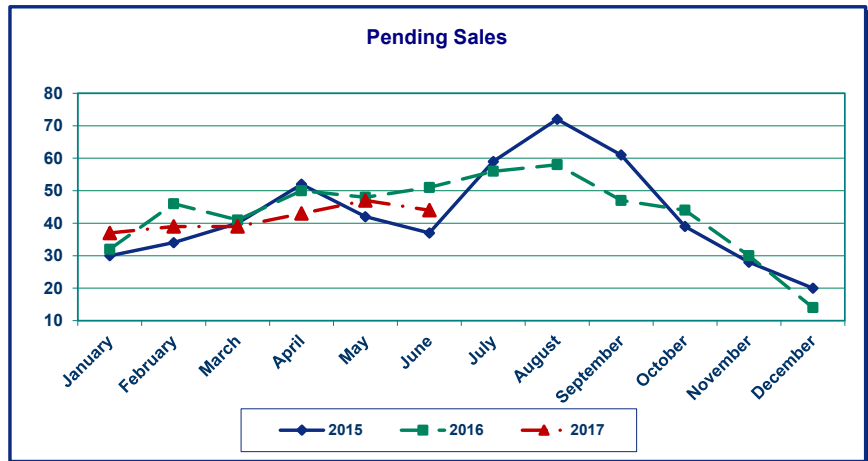
FLORENCE, OR

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

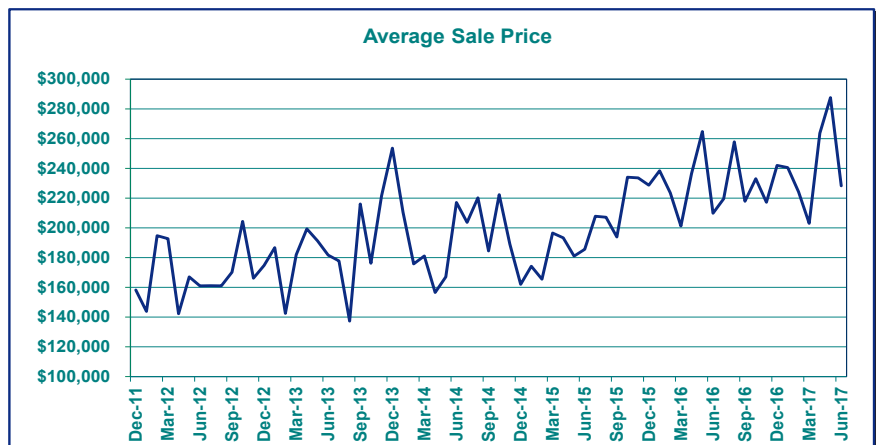
FLORENCE, OR

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.

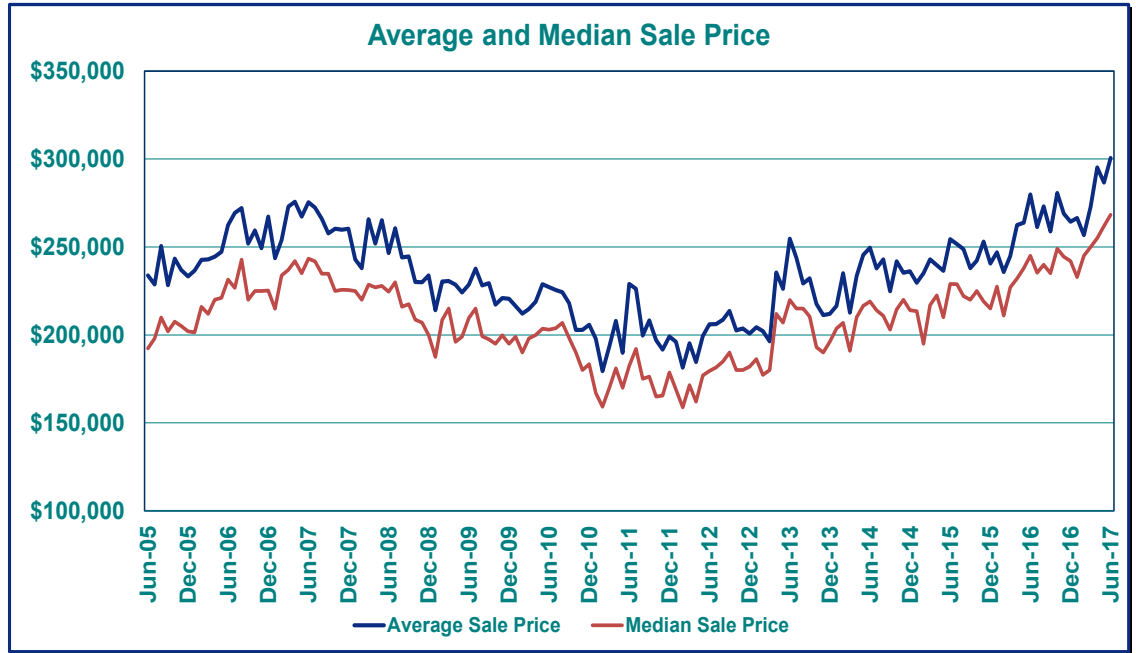
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