

MARKET ACTION

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

Residential Review: Lane County, Oregon

December 2017 Reporting Period

December Residential Highlights

Lane County saw increases across the board this December compared to 2016 despite some cooling from last month. New listings (223) ended 3.7% ahead of December 2016 (215) but fell 35.4% sort of the 345 new listings offered last month in November 2017.

Pending sales (309) fared similarly, increasing 24.1% from the accepted offers recorded in December 2016 (249) but falling 15.6% short of the 366 offers accepted last month in November 2017.

Closed sales (371) ended one ahead of the 370 sales recorded last year in December 2016 (0.3%) but were 5.8% short of the 394 closings recorded last month in November 2017.

Year to Date Summary

Activity ended slightly ahead in 2017 compared to 2016. Comparing the entirety of each year, new listings (6,390) increased 3.5%, closed sales (5,204) increased 0.8%, and pending sales (5,254) increased 0.2%.

Average and Median Sale Prices

Comparing all of 2017 to 2016, the average sale price rose 9.2% from \$263,700 to \$287,900. In the same comparison, the median sale price rose 9.7% from \$237,000 to \$260,000.

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	2.0
August	3.2	2.0	2.0
September	3.0	2.0	2.2
October	2.7	2.1	2.0
November	3.4	1.9	2.0
December	2.2	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:	+9.1% (\$287,900 v. \$264,000)
Median Sale Price % Change:	+9.5% (\$260,000 v. \$237,500)

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
2017	December	223	309	371	283,100	259,000	62
	November	345	366	394	288,400	265,000	45
	Year-to-date	6,390	5,254	5,204	287,900	260,000	50
2016	December	215	249	370	264,400	242,000	77
	Year-to-date	6,173	5,241	5,163	263,700	237,000	62
Change	December	3.7%	24.1%	0.3%	7.1%	7.0%	-19.4%
	Prev Mo 2017	-35.4%	-15.6%	-5.8%	-1.8%	-2.3%	37.8%
	Year-to-date	3.5%	0.2%	0.8%	9.2%	9.7%	-19.6%

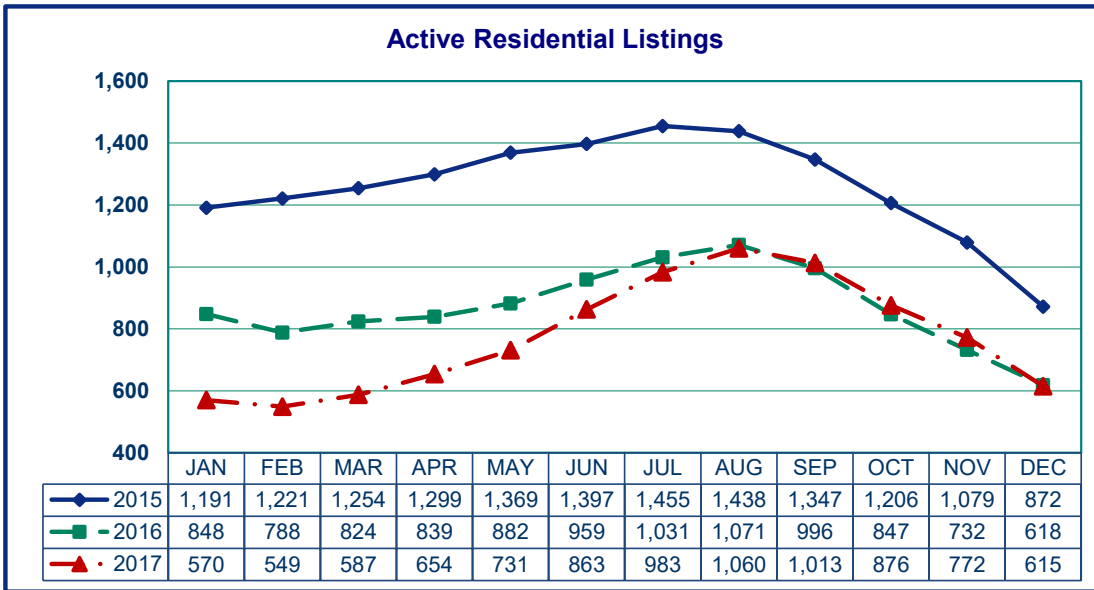
AREA REPORT • 12/2017

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/Cancelled 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	7	0	0	2	-	1	50,000	76	32	30	87.5%	27	75,300	65,000	119	-0.7%	-	-	6	51,400	-	-
226	Florence Green Trees	11	5	1	6	500.0%	3	69,600	82	68	59	47.5%	52	128,300	130,000	64	21.1%	-	-	-	-	-	-
227	Florence Florentine	5	2	2	4	300.0%	1	199,900	17	42	43	79.2%	41	258,000	246,500	122	7.5%	-	-	1	64,000	-	-
228	Florence Town	45	4	3	12	140.0%	21	250,500	189	201	170	-12.4%	171	246,000	237,500	114	11.9%	7	191,300	17	42,300	10	364,800
229	Florence Beach	24	4	2	7	600.0%	8	276,500	43	109	87	29.9%	80	289,400	259,500	112	15.6%	1	1,250,000	18	60,500	-	-
230	Florence North	14	2	8	2	-33.3%	5	177,600	123	64	49	-2.0%	50	266,500	270,000	150	-13.1%	1	1,700,000	11	81,000	-	-
231	Florence South/ Dunes City	19	3	4	3	50.0%	1	550,000	337	62	43	-15.7%	44	352,700	322,000	248	12.8%	2	250,000	15	70,600	1	375,000
238	Florence East/ Mapleton	23	4	3	5	400.0%	4	158,800	69	66	34	9.7%	32	226,700	240,000	95	5.8%	1	700,000	7	135,700	1	105,000
	Grand Total	148	24	23	41	192.9%	44	227,400	133	644	515	8.9%	497	242,700	227,000	123	6.0%	12	457,400	75	67,700	12	344,000
232	Hayden Bridge	14	7	2	9	28.6%	13	273,200	40	172	144	3.6%	142	271,300	260,000	47	9.9%	1	430,000	1	95,000	15	262,300
233	McKenzie Valley	27	4	9	7	250.0%	8	307,700	199	157	116	1.8%	110	376,800	327,000	113	21.4%	-	-	13	128,100	-	-
234	Pleasant Hill/Oak	30	5	8	8	14.3%	9	261,500	150	213	161	-21.1%	158	255,500	220,000	82	2.6%	1	100,000	28	105,600	6	256,900
235	South Lane Properties	92	25	19	31	14.8%	33	271,900	67	643	497	2.1%	482	258,700	235,000	62	10.4%	6	706,900	53	127,700	8	319,600
236	West Lane Properties	44	12	10	13	30.0%	15	244,800	67	332	255	-8.3%	249	288,300	250,000	63	19.0%	-	-	33	126,600	2	795,500
237	Junction City	37	11	7	12	33.3%	27	276,800	90	247	204	-3.3%	210	274,200	259,800	74	1.0%	2	1,196,300	27	139,500	5	307,600
239	Thurston	34	18	10	21	0.0%	26	238,600	59	447	393	-2.0%	388	262,300	249,900	44	13.5%	1	500,000	25	64,900	21	263,300
240	Coburg I-5	2	3	1	3	-	6	287,000	61	57	43	38.7%	43	403,400	335,000	54	8.8%	1	90,000	3	378,300	-	-
241	N Gilham	27	8	4	13	8.3%	12	371,900	57	262	212	11.0%	214	363,900	329,500	54	3.4%	-	-	1	55,000	3	362,000
242	Ferry Street Bridge	43	17	8	19	-36.7%	19	288,400	64	451	366	-7.3%	389	326,900	300,900	48	3.5%	-	-	7	115,000	10	350,300
243	E Eugene	38	15	12	24	118.2%	26	350,000	87	500	397	2.3%	392	362,900	323,900	44	2.8%	6	779,700	32	134,000	15	404,900
244	SW Eugene	64	20	23	35	94.4%	34	363,400	39	739	596	3.8%	571	366,700	325,000	60	10.5%	-	-	31	221,000	8	370,400
245	W Eugene	19	6	7	10	42.9%	19	234,000	32	209	171	6.2%	171	242,800	219,000	34	6.6%	4	1,215,400	4	149,700	22	338,500
246	Danebo	38	26	9	32	-5.9%	37	241,300	26	663	597	6.2%	593	217,000	230,000	29	13.1%	1	244,000	6	38,600	9	239,700
247	River Road	14	10	7	9	0.0%	15	240,600	39	224	189	-26.2%	193	250,400	240,000	34	12.5%	-	-	3	102,500	10	364,900
248	Santa Clara	41	16	10	24	41.2%	31	328,500	70	493	412	7.3%	405	292,600	285,000	38	10.4%	1	1,675,000	18	116,600	6	261,200
249	Springfield	42	19	9	38	46.2%	35	228,900	47	522	451	7.6%	442	211,600	200,300	35	9.9%	5	337,000	13	146,400	37	361,700
250	Mohawk Valley	9	1	1	1	-50.0%	6	339,000	80	59	50	8.7%	52	337,000	320,700	100	1.9%	-	-	9	181,400	-	-
	Grand Total	615	223	156	309	24.1%	371	283,100	62	6,390	5,254	0.2%	5,204	287,900	260,000	50	9.1%	29	720,600	307	133,400	177	330,600

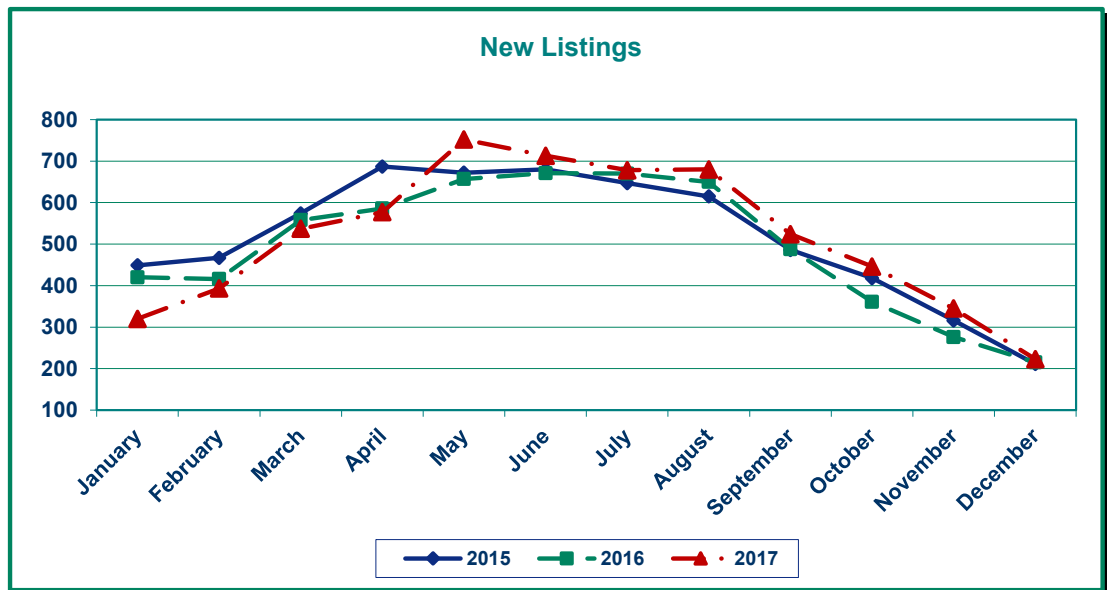
ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

This graph shows the active residential listings over the past three calendar years in Greater Lane County, Oregon.



NEW LISTINGS GREATER LANE COUNTY, OR

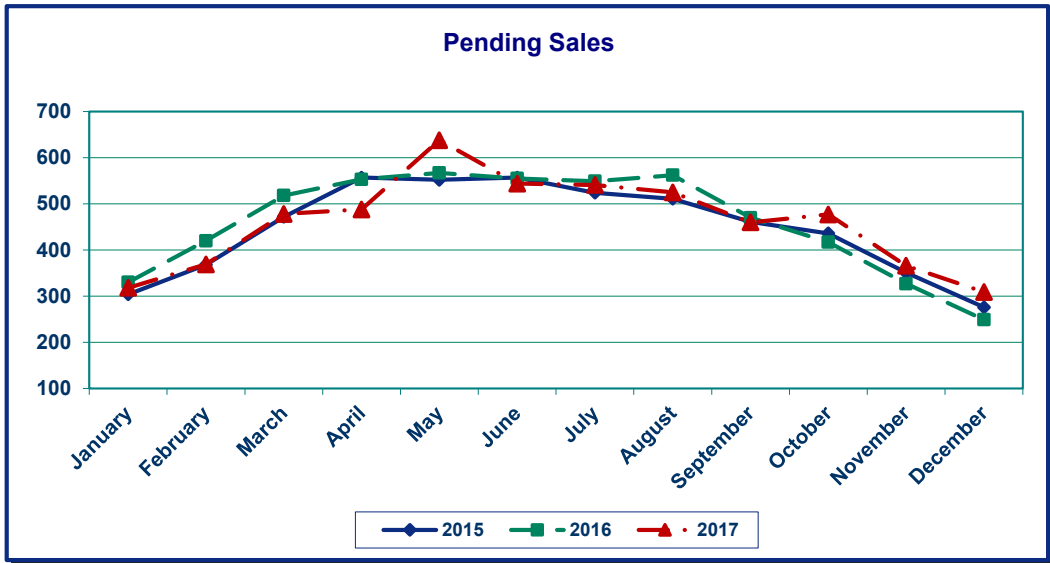
This graph shows the new residential listings over the past three calendar years in Greater Lane County, Oregon.



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares December 2017 with December 2016. The Year-To-Date section compares 2017 year-to-date statistics through December with 2016 year-to-date statistics through December.

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

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

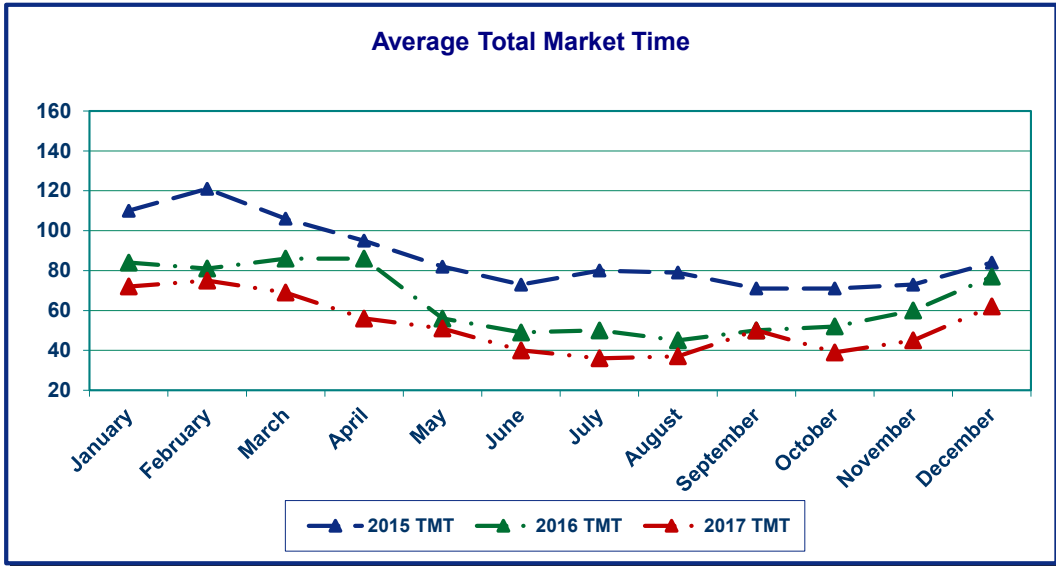
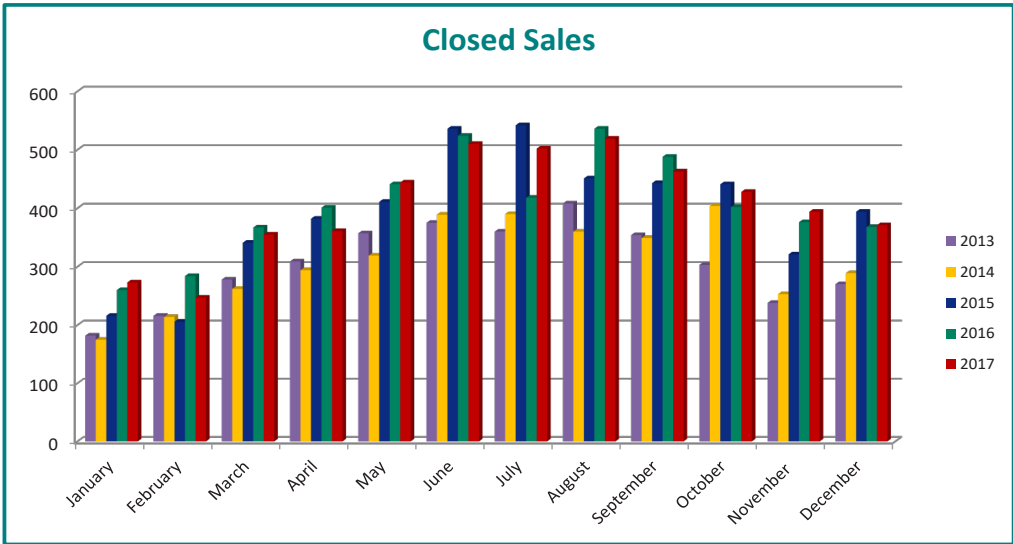
GREATER LANE COUNTY, OR

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

CLOSED SALES

GREATER LANE COUNTY, OR

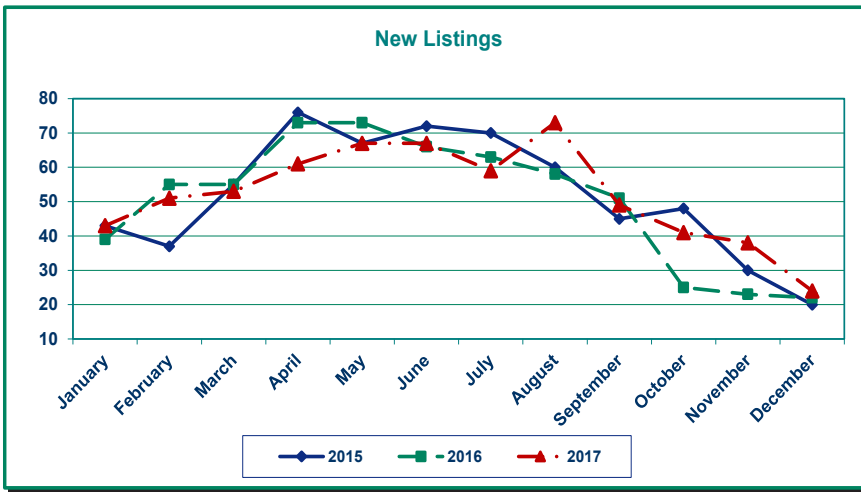
This graph shows the closed sales over the past five calendar years in Greater Lane County, Oregon.



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

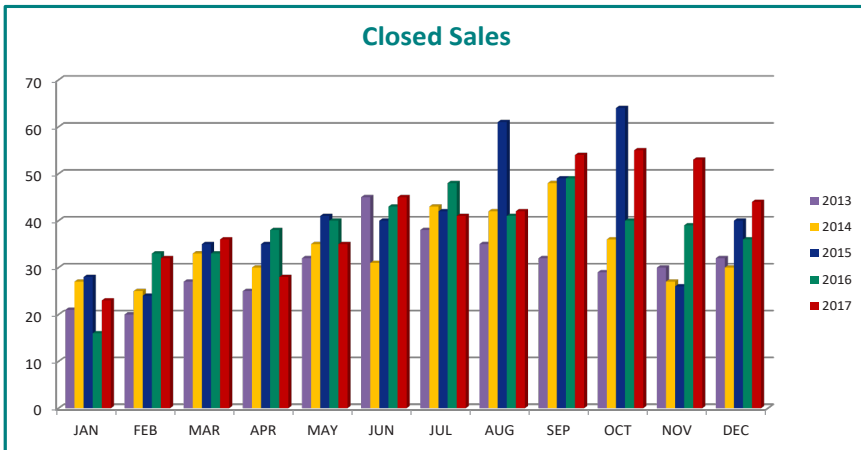
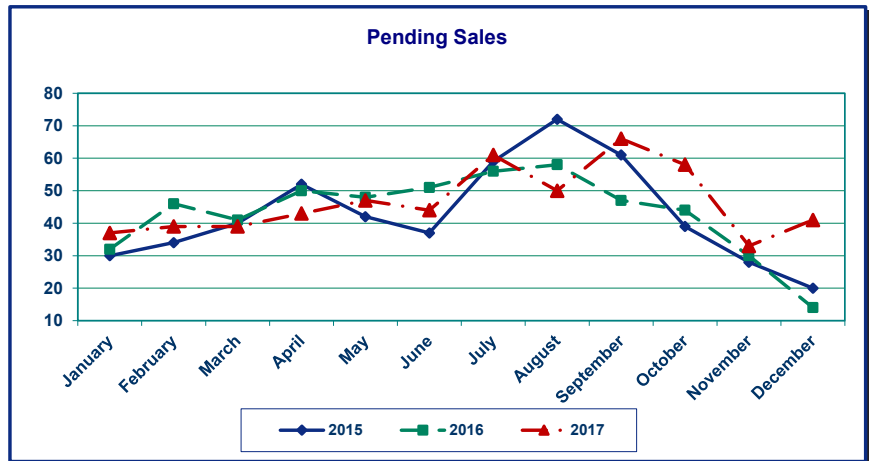
FLORENCE, OR

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

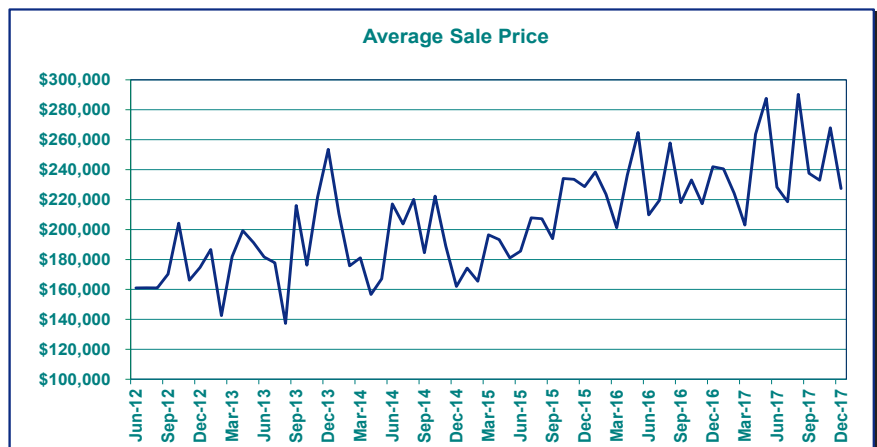
FLORENCE, OR

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.

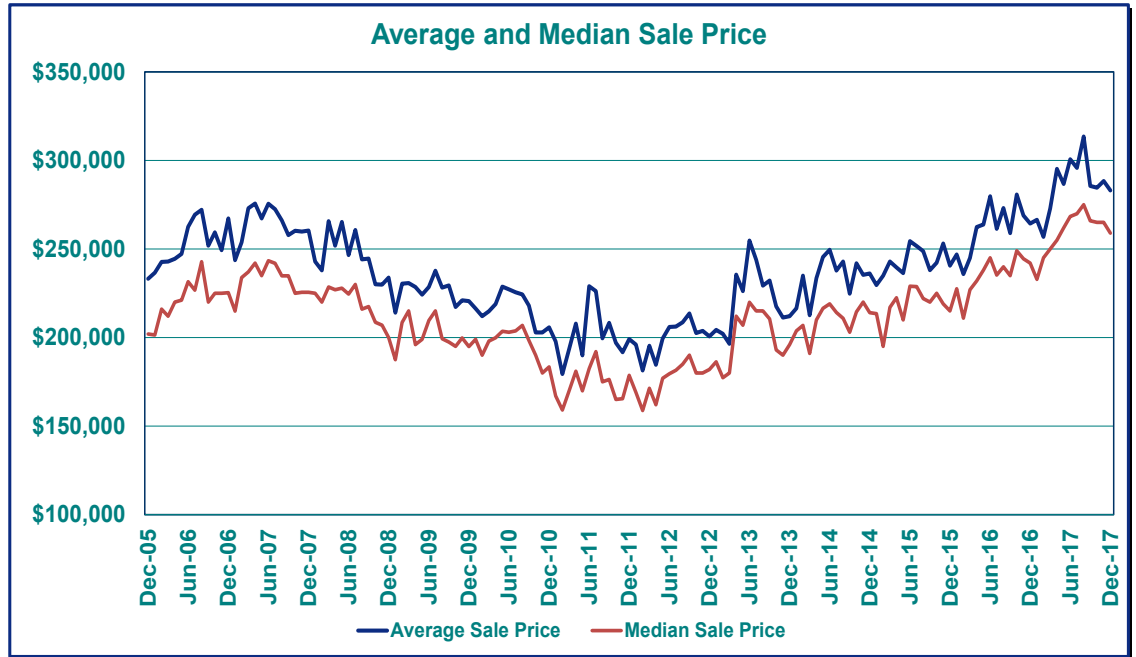
Contact RMLS™
8338 NE Alderwood Rd
Suite 230
Portland, OR 97220
(503) 236-7657
communications@rmls.com

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 Willowa County.

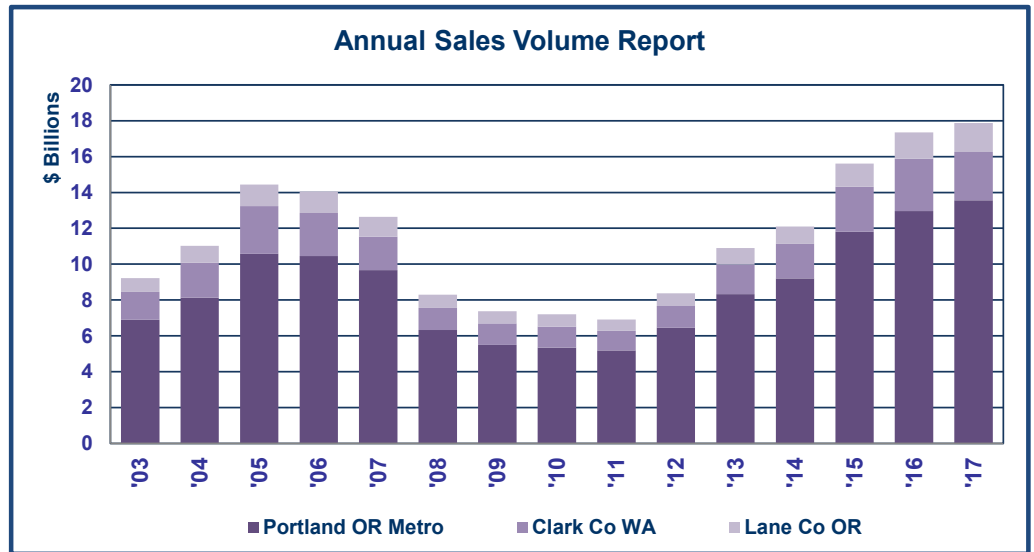
RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

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™.



SALES VOLUME
RESIDENTIAL

This graph shows annual residential sales volume for the Portland metro area (Oregon), Clark County, Washington and Lane County, Oregon.



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