

MARKET ACTION

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

Residential Review: Lane County, Oregon

September 2017 Reporting Period

September Residential Highlights

Lane County saw some cooler numbers this September, but new listings did gain compared to last year. At 524, new listings rose 7.4% compared to September 2016 (488) despite cooling 22.9% compared to last month in August 2017 (680).

Pending sales, at 460, decreased 2.1% compared with the accepted offers recorded last year in September 2016 (470) and 12.4% compared with accepted offers recorded last month in August 2017 (525).

Closed sales, at 463 in September, ended 5.1% below the 488 closings in September 2016 and 10.8% below the 519 closings last month in August 2017.

Inventory rose slightly to 2.2 months in September, and total market time rose to 50 days in the same period.

Year to Date Summary

Comparing the first nine months in 2017 to the same period in 2016, new listings (5,321) have increased 1.0%, closed sales (3,917) have remained steady, and pending sales (4,179) have decreased 3.5%.

Average and Median Sale Prices

Comparing 2017 to 2016 through September of each year, the average sale price rose 10.3% from \$261,300 to \$288,300. In the same comparison, the median sale price rose 10.6% from \$235,000 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	
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.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
Average Sale Price % Change:	+10.6% (\$284,500 v. \$257,300)
Median Sale Price % Change:	+10.2% (\$255,700 v. \$232,000)

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
2017	September	524	460	463	285,600	265,900	50
	August	680	525	519	313,500	275,000	37
	Year-to-date	5,321	4,179	3,917	288,300	260,000	50
2016	September	488	470	488	258,900	235,000	50
	Year-to-date	5,269	4,330	3,918	261,300	235,000	63
Change	September	7.4%	-2.1%	-5.1%	10.3%	13.1%	0.8%
	Prev Mo 2017	-22.9%	-12.4%	-10.8%	-8.9%	-3.3%	35.1%
	Year-to-date	1.0%	-3.5%	0.0%	10.3%	10.6%	-19.6%

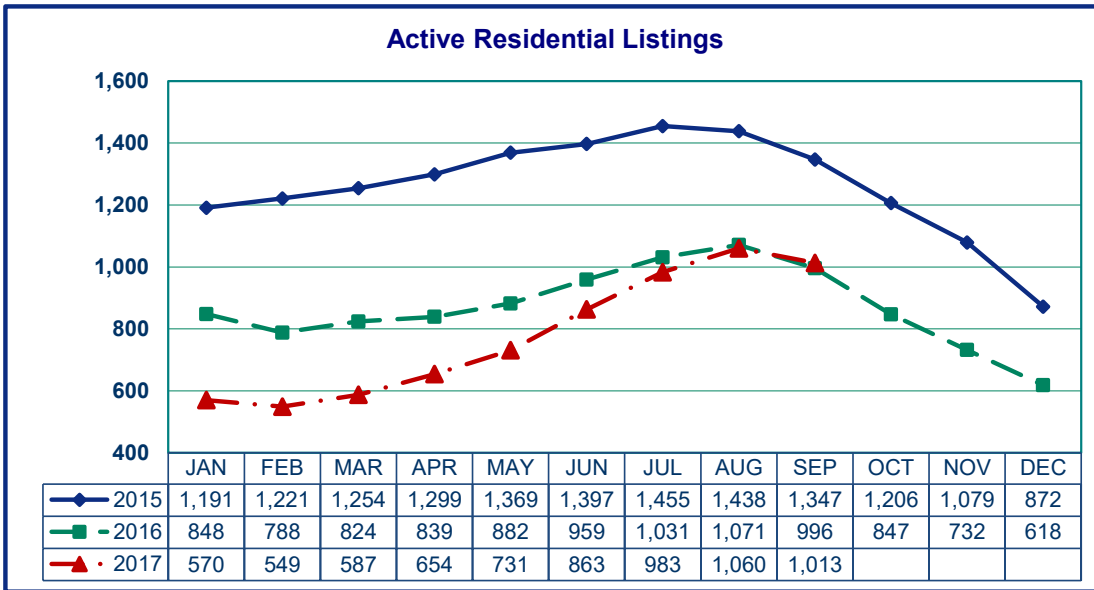
AREA REPORT • 9/2017

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	9	1	0	1	-50.0%	1	60,000	164	25	23	64.3%	21	79,500	65,000	123	21.2%	-	-	5	50,700	-	-
226	Florence Green Trees	7	6	2	8	33.3%	13	128,800	55	54	49	36.1%	40	133,400	131,300	64	31.4%	-	-	-	-	-	-
227	Florence Florentine	7	3	0	5	66.7%	6	270,100	363	34	35	75.0%	30	263,600	243,200	144	16.9%	-	-	1	64,000	-	-
228	Florence Town	61	23	3	23	27.8%	14	224,400	67	169	127	-22.6%	115	244,000	235,000	112	8.2%	6	194,000	12	42,400	8	384,600
229	Florence Beach	33	9	1	15	150.0%	9	247,300	108	88	66	13.8%	51	292,400	253,000	119	13.7%	1	1,250,000	14	59,700	-	-
230	Florence North	35	3	2	6	100.0%	5	353,100	174	59	38	-9.5%	34	263,300	270,000	162	-12.0%	1	1,700,000	9	84,200	-	-
231	Florence South/ Dunes City	27	-	4	7	16.7%	4	476,300	153	53	36	-14.3%	30	368,500	337,000	185	11.6%	2	250,000	13	73,600	-	-
238	Florence East/ Mapleton	27	4	3	1	-66.7%	2	220,000	50	55	23	-4.2%	21	233,100	240,000	110	-10.6%	1	700,000	6	136,700	1	105,000
	Grand Total	206	49	15	66	40.4%	54	237,600	121	537	397	-0.8%	342	242,100	223,300	122	3.4%	11	483,100	60	69,900	9	353,500
232	Hayden Bridge	35	19	1	14	-17.6%	13	311,400	32	137	102	-8.1%	94	273,900	265,000	50	15.6%	-	-	1	95,000	11	251,500
233	McKenzie Valley	38	10	5	15	-11.8%	11	349,200	73	133	99	-2.0%	83	376,800	329,000	101	21.0%	-	-	11	138,600	-	-
234	Pleasant Hill/Oak	45	16	10	13	-38.1%	12	254,600	78	184	133	-23.6%	121	252,600	220,000	81	-3.6%	1	100,000	25	104,400	6	256,900
235	South Lane Properties	142	54	8	38	-7.3%	46	268,600	59	538	384	-2.3%	367	256,000	231,500	63	9.6%	5	791,300	39	130,800	4	256,800
236	West Lane Properties	57	23	9	26	-3.7%	27	306,500	46	278	208	-14.8%	192	278,100	247,300	60	18.5%	-	-	27	128,300	1	221,000
237	Junction City	53	19	9	19	18.8%	11	288,500	361	198	155	-10.9%	151	282,100	269,900	80	11.4%	2	1,196,300	21	138,900	3	382,700
239	Thurston	61	38	5	37	42.3%	29	265,100	47	372	314	-7.1%	291	265,900	251,000	44	18.4%	1	500,000	15	67,200	17	273,600
240	Coburg I-5	9	2	1	1	-75.0%	4	311,900	136	49	33	13.8%	29	424,900	335,000	59	8.7%	1	90,000	2	350,000	-	-
241	N Gilham	41	22	7	15	50.0%	15	320,900	40	225	175	11.5%	170	360,300	318,500	58	14.0%	-	-	1	55,000	2	368,000
242	Ferry Street Bridge	63	47	6	40	25.0%	31	338,300	46	378	299	-3.2%	293	333,100	301,000	50	7.4%	-	-	6	124,100	6	384,500
243	E Eugene	85	38	12	28	-37.8%	37	377,700	45	433	316	-0.3%	300	367,800	326,000	42	5.6%	1	500,000	27	132,700	10	437,000
244	SW Eugene	117	46	17	61	22.0%	53	329,100	32	618	486	0.0%	435	370,300	325,000	63	9.0%	-	-	23	207,100	6	351,800
245	W Eugene	31	11	2	10	0.0%	18	257,900	43	167	127	-6.6%	126	242,100	215,000	35	8.8%	2	1,192,500	4	149,700	13	364,800
246	Danebo	60	58	9	47	-9.6%	55	217,400	41	545	481	5.0%	467	215,600	228,000	28	12.4%	1	244,000	4	39,200	6	235,200
247	River Road	27	20	4	14	-46.2%	18	258,600	32	187	150	-26.1%	146	247,300	239,000	35	11.3%	-	-	2	127,500	6	425,900
248	Santa Clara	68	43	8	37	12.1%	38	293,100	25	402	325	2.5%	296	286,100	277,500	34	9.3%	1	1,675,000	15	100,200	5	249,400
249	Springfield	65	51	6	42	20.0%	43	206,500	23	426	352	1.7%	315	209,300	197,300	36	14.6%	3	359,300	8	157,800	29	392,500
250	Mohawk Valley	16	7	3	3	-62.5%	2	278,200	76	51	40	8.1%	41	335,200	317,000	108	9.7%	-	-	9	181,400	-	-
	Grand Total	1,013	524	122	460	-2.1%	463	285,600	50	5,321	4,179	-3.5%	3,917	288,300	260,000	50	10.6%	18	717,800	240	133,200	125	337,700

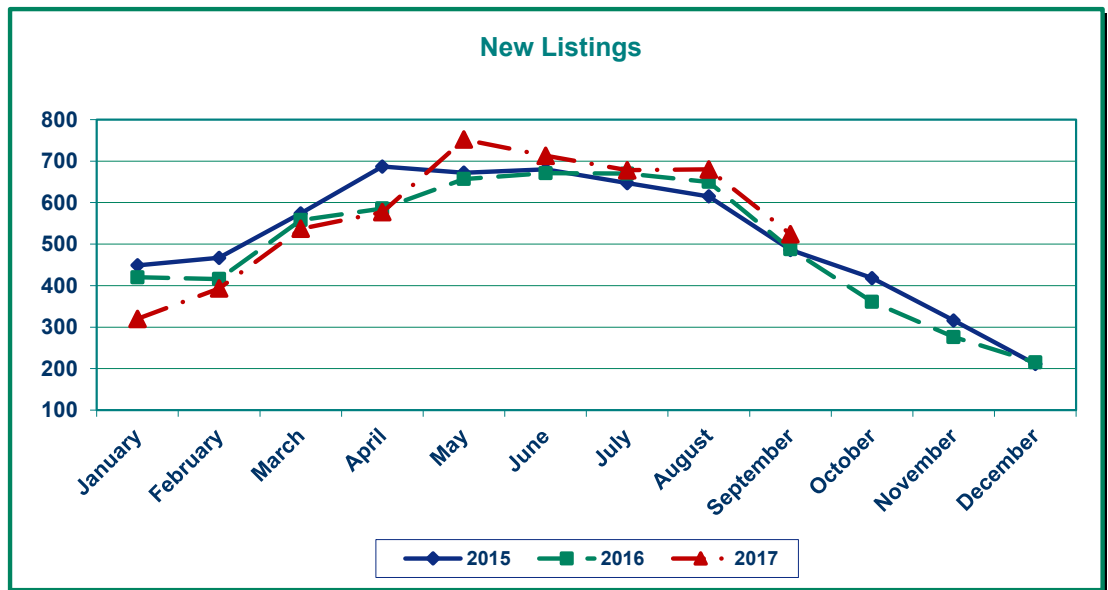
ACTIVE RESIDENTIAL LISTINGS GREATER LANE COUNTY, OR

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



NEW LISTINGS GREATER LANE COUNTY, OR

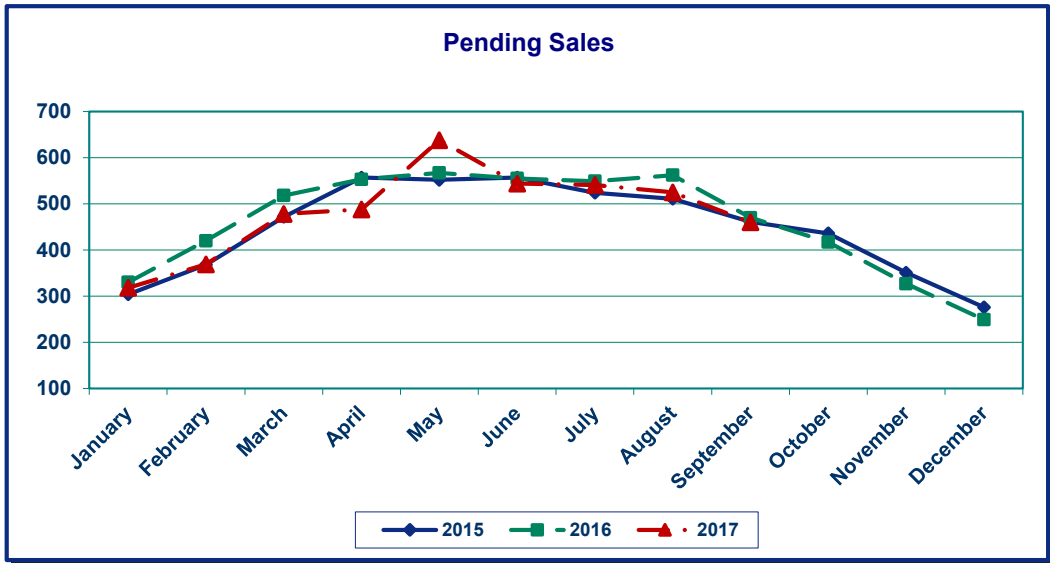
This graph shows the new residential listings over the past three calendar years in Greater Lane County, Oregon.



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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/16-9/30/17) with 12 months before (10/1/15-9/30/16).

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

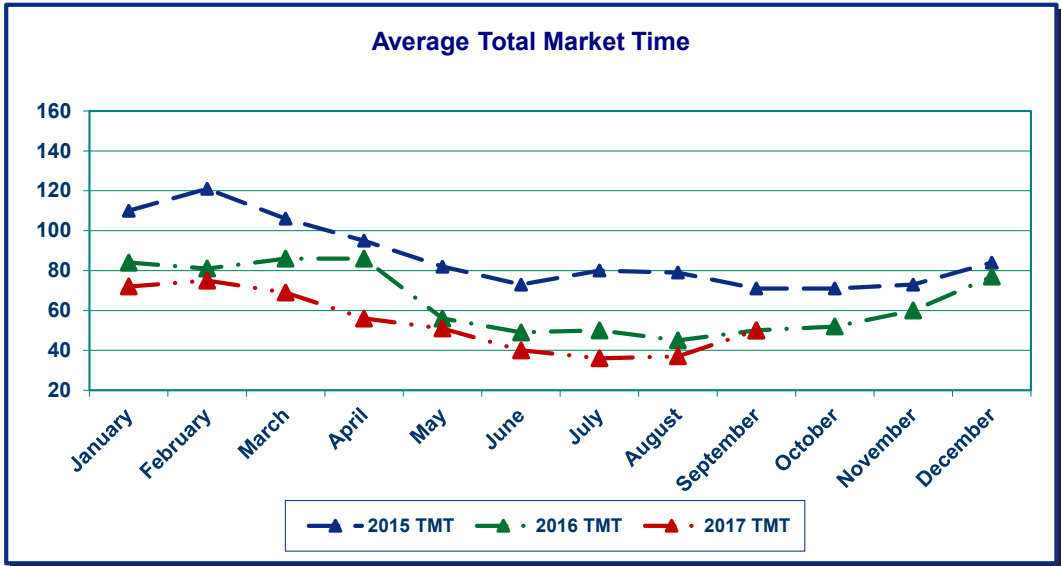
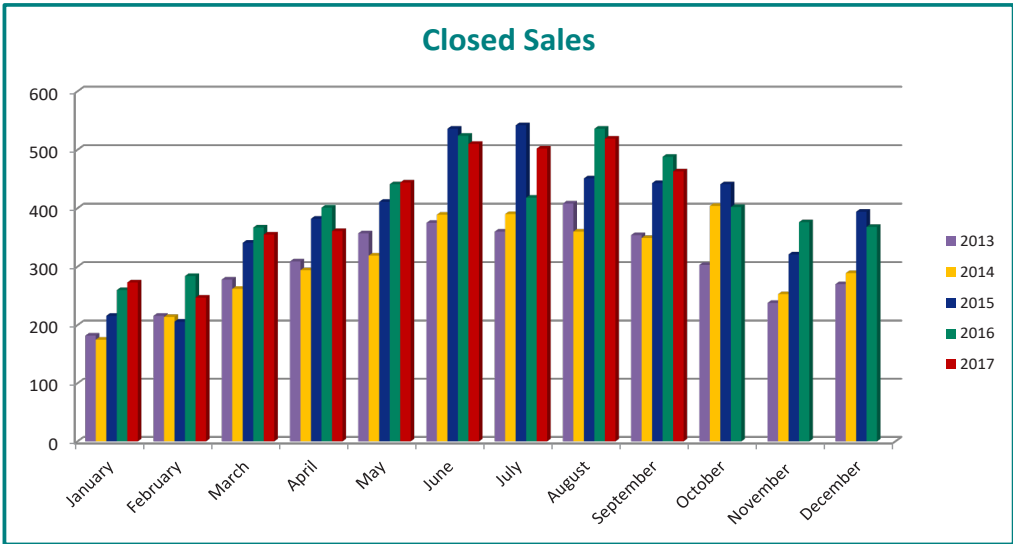
GREATER LANE COUNTY, OR

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

CLOSED SALES

GREATER LANE COUNTY, OR

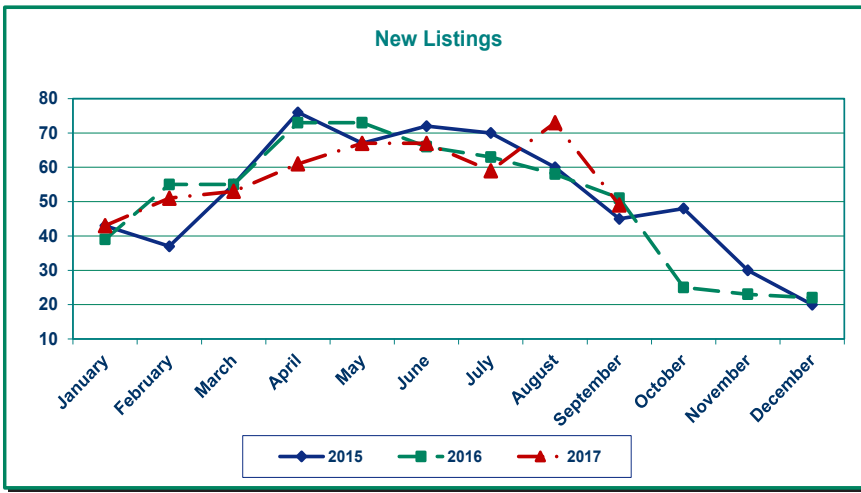
This graph shows the closed sales over the past five calendar years in Greater Lane County, Oregon.



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

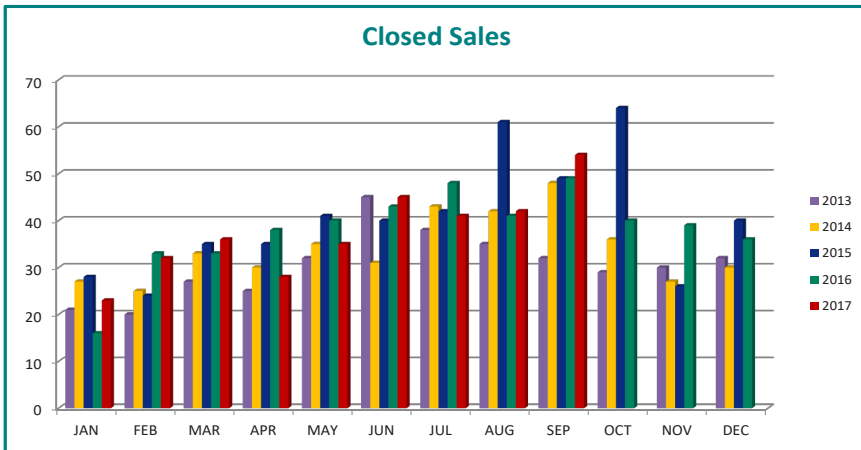
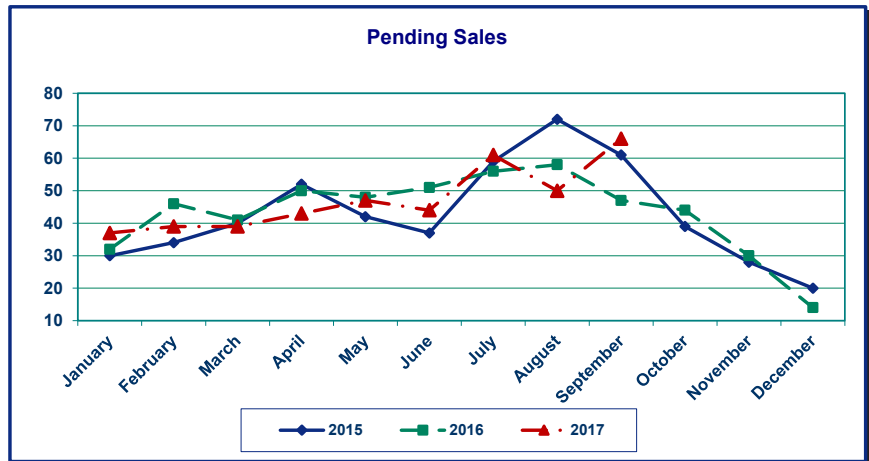
FLORENCE, OR

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

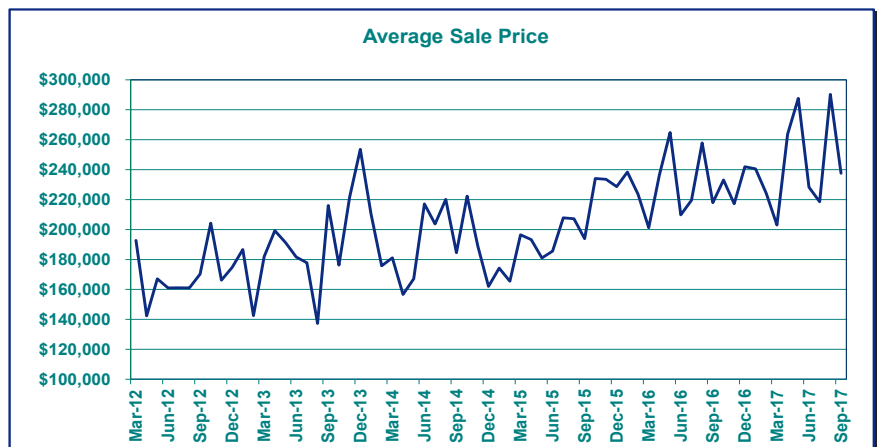
FLORENCE, OR

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.

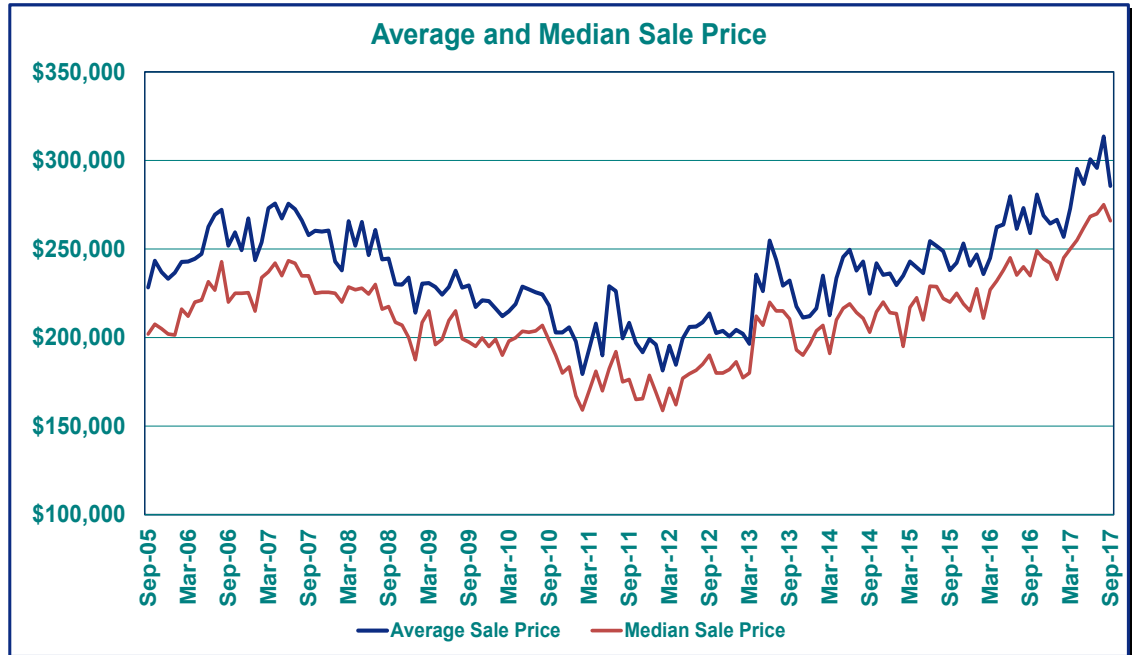
Contact RMLS™
8338 NE Alderwood Rd
Suite 230
Portland, OR 97220
(503) 236-7657
communications@rmls.com

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™.



Jeff Wiren, Chairman of the Board
Kurt von Wasmuth, President/CEO
Tyler Chaudhary, Editor