

# MARKET ACTION

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

Residential Review: Lane County, Oregon

October 2009 Reporting Period

## October Residential Highlights

Lane County sales activity continued to exceed same-month sales from the year prior in October.

Compared to October 2008, pending sales rose 41.7% and closed sales increased 25.1%. New listings grew 10.8%. See residential highlights table below.

Comparing October 2009 with September 2009, closed sales increased 5.7% (314 v. 297). Pending sales were down 6.7% (333 v. 357). New listings decreased 3.1% (503 v. 519).

At the month's rate of sales, the 1,939 active residential listings would last approximately 6.2 months.

## Year-to-Date

Comparing January-October 2009 with the same period in 2008, pending sales grew 3.8%. Closed sales were down 7.1%. New listings fell 14.9%.

## Sale Prices

The average sale price for October 2009 was down 5.6% compared to October 2008, while the median sale price dropped 6.5%. See residential highlights table below.

Month-to-month, the average sale price and median sale price were down when compared with September; the average sale price declined 5.3% (\$217,200 v. \$229,400) and the median sale price was down 1.3% (\$195,000 v. \$197,500).

Inventory in Months*			
	2007	2008	2009
January	5.6	10.2	20.6
February	4.9	9	13.1
March	4.5	8.4	9.7
April	4.7	9.5	10.5
May	4.5	8.6	8.1
June	4.6	8.1	6.8
July	6	8.8	6.2
August	5.1	8.1	7.8
September	8	10.2	6.8
October	7.2	9.2	6.2
November	8.3	11.4	
December	7	10.7	

\*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months
<b>Average Sale Price % Change:</b> -9.3% (\$227,400 v. \$250,800)
<b>Median Sale Price % Change:</b> -10.7% (\$200,000 v. \$224,000)

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

Greater Lane County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2009	October	503	333	314	217,200	195,000	107
	Year-to-date	5,356	2,815	2,439	226,900	200,000	129
2008	October	454	235	251	230,100	208,600	112
	Year-to-date	6,291	2,711	2,626	249,200	223,000	113
Change	October	10.8%	41.7%	25.1%	-5.6%	-6.5%	-4.1%
	Year-to-date	-14.9%	3.8%	-7.1%	-8.9%	-10.3%	14.4%

\*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.

# AREA REPORT • 10/2009

## 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 <sup>3</sup>	Expired/Cancelled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>4</sup>	New Listings	Pending Sales 2009	Pending Sales 2009 v. 2008	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
225	Florence Coast Village	21	2	-	1	-	-	0	-	16	6	50.0%	6	100,200	93,000	19.6%	-	-	3	40,600	-	-
226	Florence Green Trees	34	1	3	3	-40.0%	7	100,100	230	40	22	-4.3%	22	108,900	90,500	-2.6%	-	-	1	71,000	-	-
227	Florence Florentine	17	3	2	1	0.0%	-	-	-	24	13	0.0%	11	202,300	200,000	-4.5%	-	-	-	-	-	-
228	Florence Town	152	9	13	11	57.1%	9	167,400	304	152	89	2.3%	72	224,100	218,000	-9.1%	6	423,000	7	47,600	1	212,000
229	Florence Beach	47	2	5	5	400.0%	4	206,500	278	62	26	23.8%	23	245,600	249,000	-19.2%	-	-	5	106,500	-	-
230	Florence North	58	6	3	3	50.0%	2	249,600	6	60	16	0.0%	12	213,600	227,500	-12.3%	-	-	20	63,400	-	-
231	Florence South/Dunes City	62	8	7	5	66.7%	5	359,600	337	71	27	42.1%	22	232,300	205,500	-27.6%	-	-	1	21,000	-	-
238	Florence East/Mapleton	31	6	4	4	-	2	117,000	297	31	9	-25.0%	5	165,500	140,000	27.3%	-	-	2	49,000	-	-
	<b>Grand Total</b>	<b>422</b>	<b>37</b>	<b>37</b>	<b>33</b>	<b>73.7%</b>	<b>29</b>	<b>191,900</b>	<b>267</b>	<b>456</b>	<b>208</b>	<b>6.7%</b>	<b>173</b>	<b>205,200</b>	<b>194,900</b>	<b>-12.1%</b>	<b>6</b>	<b>423,000</b>	<b>39</b>	<b>62,700</b>	<b>1</b>	<b>212,000</b>
232	Hayden Bridge	54	17	5	12	300.0%	13	197,400	174	165	93	6.9%	84	211,500	201,000	-13.8%	2	457,500	2	132,000	6	239,900
233	McKenzie Valley	96	10	22	-	-100.0%	1	290,000	161	151	31	-16.2%	32	264,400	214,000	-22.7%	-	-	6	170,200	0	-
234	Pleasant Hill/Oak	120	19	17	13	85.7%	4	220,400	53	226	83	3.8%	70	222,300	180,000	-15.4%	2	67,500	15	92,600	1	90,000
235	South Lane Properties	220	43	34	34	78.9%	27	166,400	148	543	244	4.3%	195	190,200	174,900	-11.1%	1	328,000	11	131,800	1	265,000
236	West Lane Properties	120	32	27	19	171.4%	13	272,900	197	294	142	25.7%	121	223,200	192,500	-11.4%	-	-	14	115,600	1	201,000
237	Junction City	139	28	22	12	9.1%	11	203,900	98	295	120	26.3%	93	236,400	205,000	-12.2%	1	286,000	9	195,800	3	296,300
239	Thurston	132	40	19	25	78.6%	28	168,000	85	378	219	-2.7%	183	190,500	183,000	-9.4%	-	-	4	70,500	2	165,000
240	Coburg I-5	40	7	3	4	100.0%	5	162,300	95	91	44	29.4%	37	238,400	176,900	11.3%	-	-	4	58,900	2	273,000
241	N Gilham	59	15	9	6	-45.5%	14	286,800	144	183	107	7.0%	101	308,800	257,500	4.8%	-	-	1	165,000	2	292,700
242	Ferry Street Bridge	136	39	20	24	14.3%	31	283,800	96	418	242	14.7%	232	268,900	243,500	-7.6%	-	-	-	-	7	281,000
243	E Eugene	115	31	12	21	40.0%	24	258,900	56	394	208	-1.4%	189	311,900	269,400	-4.3%	8	456,600	8	174,900	14	349,700
244	SW Eugene	198	53	32	28	0.0%	29	296,700	121	534	271	-16.1%	245	297,100	276,000	-2.2%	1	330,000	9	251,100	9	261,800
245	W Eugene	44	21	5	14	40.0%	10	215,800	84	156	95	-24.0%	80	187,000	169,900	-15.8%	2	134,000	1	518,200	5	254,200
246	Danebo	146	47	15	36	2.9%	32	161,000	91	521	314	1.6%	270	164,700	175,300	-10.0%	3	439,700	2	46,000	4	247,500
247	River Road	47	20	8	17	325.0%	9	206,300	51	155	90	16.9%	75	196,600	197,500	-9.6%	-	-	7	45,600	7	210,000
248	Santa Clara	98	31	18	30	42.9%	32	231,200	89	387	245	14.5%	209	233,000	219,900	-13.8%	-	-	3	55,300	6	216,400
249	Springfield	145	46	21	36	63.6%	29	142,900	113	417	250	15.7%	213	149,300	147,000	-12.8%	5	760,000	3	55,000	11	455,200
250	Mohawk Valley	30	4	3	2	0.0%	2	158,000	203	48	17	-15.0%	10	189,000	179,800	-19.3%	-	-	2	165,000	0	-
	<b>Grand Total</b>	<b>1,939</b>	<b>503</b>	<b>292</b>	<b>333</b>	<b>41.7%</b>	<b>314</b>	<b>217,200</b>	<b>107</b>	<b>5,356</b>	<b>2,815</b>	<b>3.8%</b>	<b>2,439</b>	<b>226,900</b>	<b>200,000</b>	<b>-9.3%</b>	<b>25</b>	<b>441,400</b>	<b>101</b>	<b>133,000</b>	<b>81</b>	<b>291,400</b>

## ACTIVE RESIDENTIAL LISTINGS

LANE COUNTY, OR

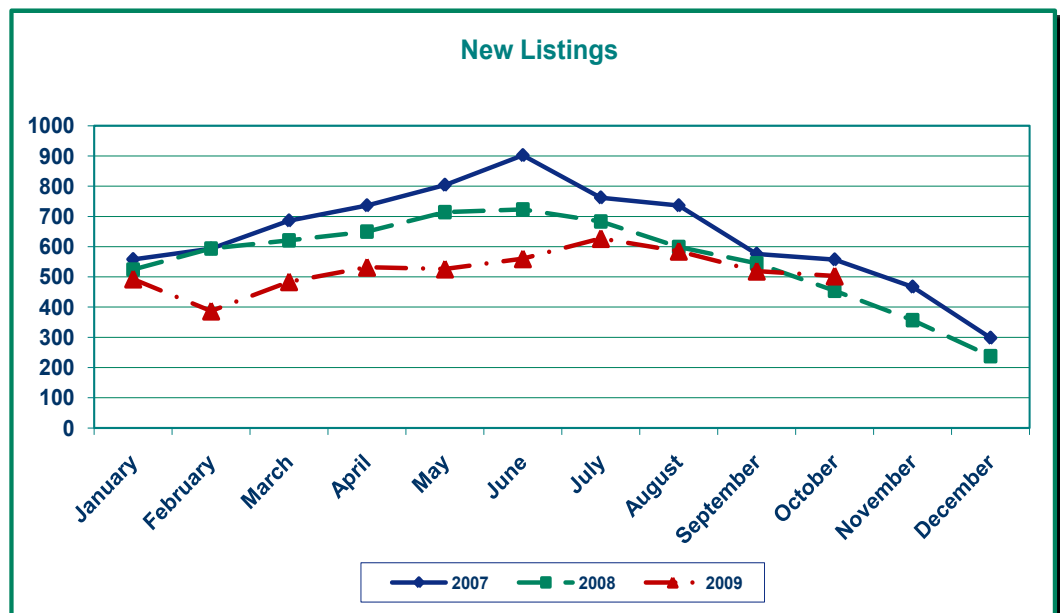
*This graph shows the active residential listings over the past three calendar years in Lane County, Oregon.*



## NEW LISTINGS

LANE COUNTY, OR

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



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares October 2009 with October 2008. The Year-To-Date section compares year-to-date statistics from October 2009 with year-to-date statistics from October 2008.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/08-10/31/09) with 12 months before (11/1/07-10/31/08).

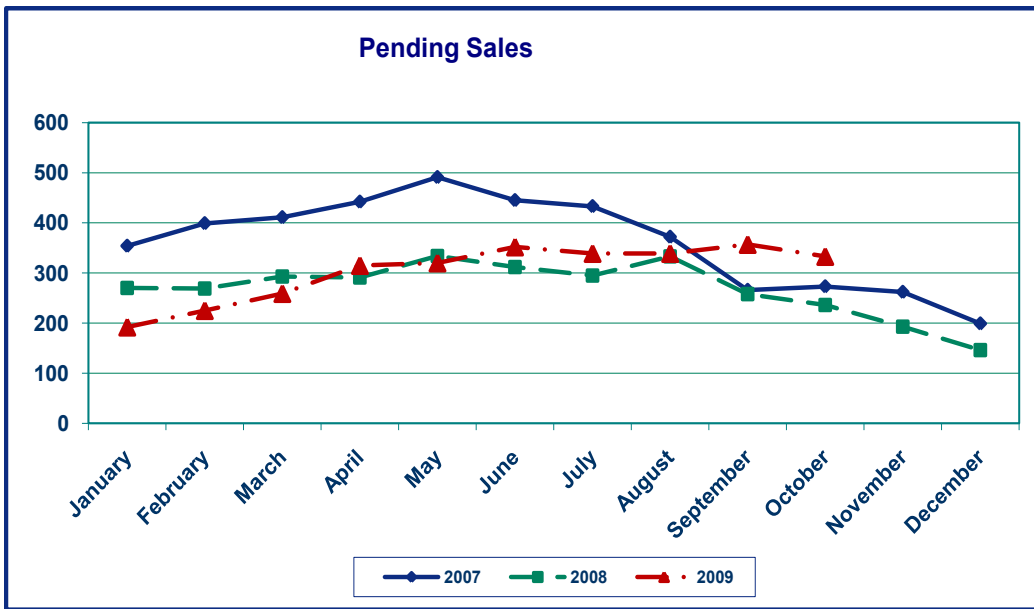
<sup>3</sup> As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

<sup>4</sup> 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

### LANE COUNTY, OR

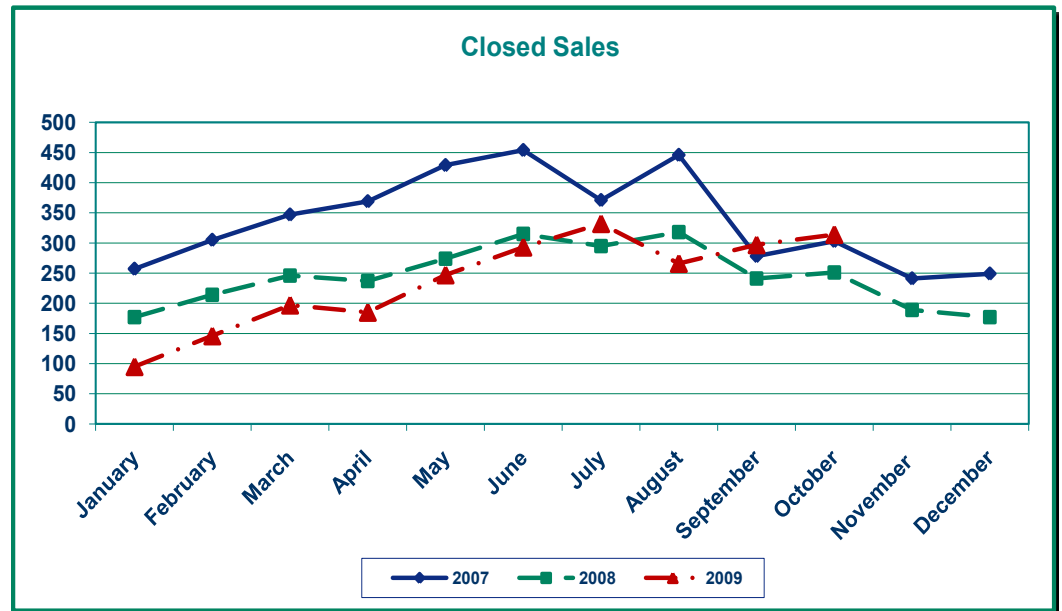
*This graph represents monthly accepted offers in Lane County, Oregon over the past three calendar years.*



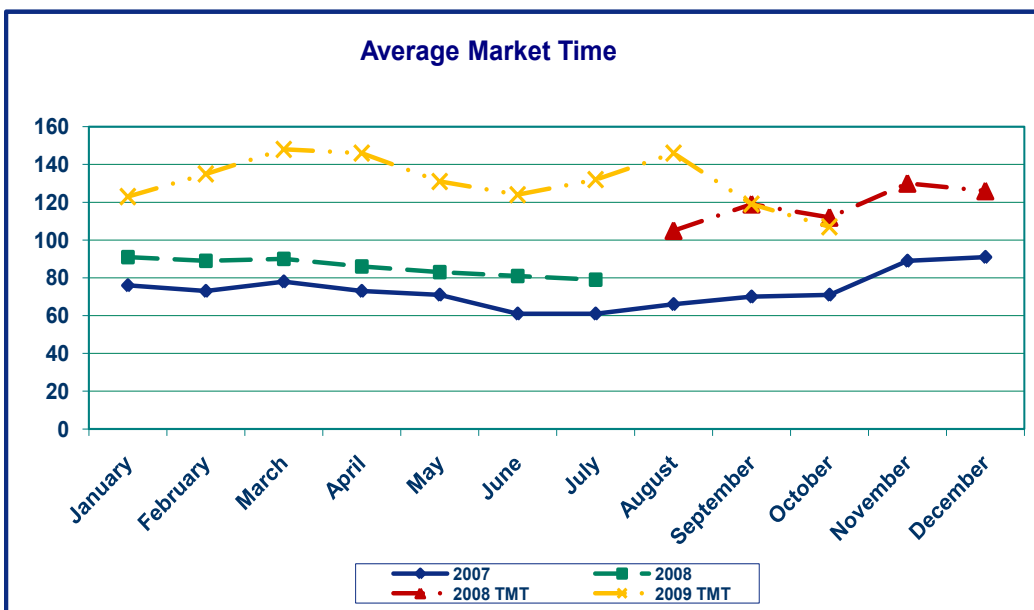
## CLOSED SALES

### LANE COUNTY, OR

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



## Average Market Time



## DAYS ON MARKET

### LANE COUNTY, OR

*This graph shows the average market time for sales in Lane County, Oregon. \*As of August 2008, graph now reports "Total Days on Market" - for details read footnotes on page 3.*



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Fax: (503) 230-0689

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Vancouver, WA 98663  
(360) 696-0718  
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Salem

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Lane County: Eugene  
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Lane County: Florence  
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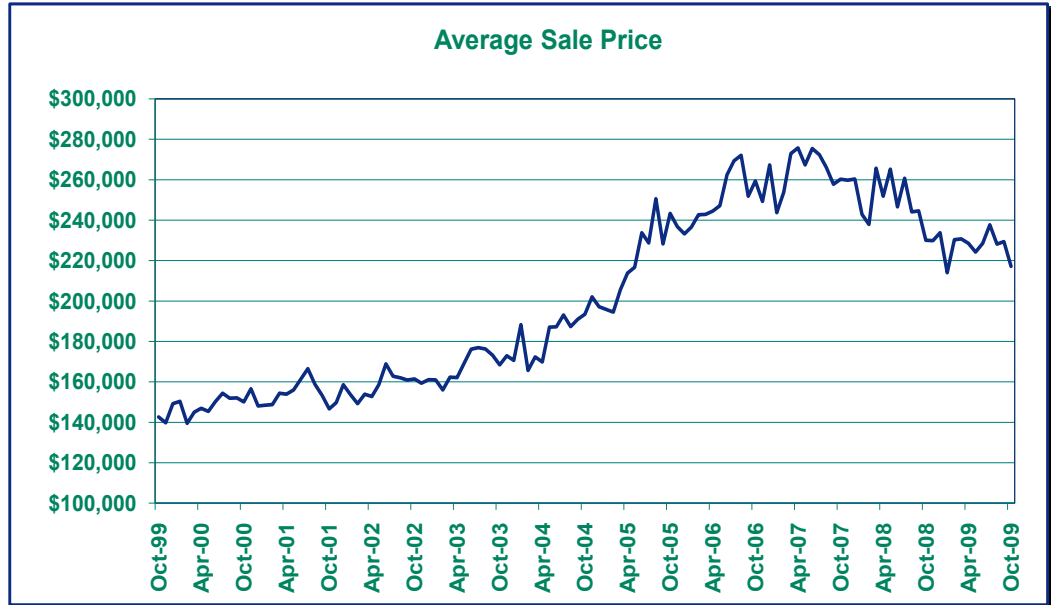
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### AVERAGE SALE PRICE

#### LANE COUNTY, OR

*This graph represents the average sale price for all homes sold in Greater Lane County, Oregon.*



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

Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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