

MARKET ACTION

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

Residential Review: Lane County, Oregon

June 2010 Reporting Period

June Residential Highlights

Comparing June 2010 to the same month in 2009, closed sales were up 14.3% and pending sales declined 22.2%. New listings rose 7.7%. See residential highlights table below.

Further, when comparing June 2010 with May 2010, closed sales increased 4.7% (335 v. 320), pending sales were up 7% (274 v. 256), and new listings rose 15.1% (603 v. 524).

At the month's rate of sales, the 2,425 active residential properties would last 7.2 months, the same as last month.

Sale Prices

The June 2010 average and median sale prices fell 0.6% and 3.1%, respectively, when compared to June 2009.

Compared with May 2010, average sale price went down 0.7% (\$227,200 v. \$228,800) and median sale price fell 0.3% (\$203,000 v. \$203,500).

Second Quarter Report

Comparing the second quarter of 2010 with that of 2009, closed sales increased 34.5% (990 v. 736). Pending sales grew 1% (947 v. 938) and new listings went up 12.9% (1,852 v. 1,640).

Inventory in Months*			
	2008	2009	2010
January	10.2	20.6	14.1
February	9	13.1	10.9
March	8.4	9.7	7.8
April	9.5	10.5	7.3
May	8.6	8.1	7.2
June	8.1	6.8	7.2
July	8.8	6.2	
August	8.1	7.8	
September	10.2	6.8	
October	9.2	6.2	
November	11.4	7.3	
December	10.7	7.1	

*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

Average Sale Price % Change:

-5.1% (\$222,700 v. \$234,600)

Median Sale Price % Change:

-5.2% (\$199,000 v. \$210,000)

% Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/09-6/30/10) with 12 months before (7/1/08-6/30/09).

Greater Lane County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2010	June	603	274	335	227,200	203,000	110
	Year-to-date	3,706	1,803	1,598	220,300	199,000	119
2009	June	560	352	293	228,500	209,600	124
	Year-to-date	3,053	1,555	1,186	226,700	204,000	134
Change	June	7.7%	-22.2%	14.3%	-0.6%	-3.1%	-11.7%
	Year-to-date	21.4%	15.9%	34.7%	-2.8%	-2.5%	-11.0%

*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 • 6/2010

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 ³	Expired/Cancelled Listings	Pending Sales 2010	Pending Sales 2010 v. 2009 ¹	Closed Sales	Average Sale Price	Total Market Time ⁴	New Listings	Pending Sales 2010	Pending Sales 2010 v. 2009	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
225	Florence Coast Village	28	3	-	1	0.0%	1	55,000	30	15	3	-25.0%	3	94,000	79,900	-18.6%	-	-	-	-	-	-	-
226	Florence Green Trees	37	3	-	3	-	6	102,000	269	22	14	75.0%	13	103,600	108,000	-9.6%	-	-	-	-	-	-	-
227	Florence Florentine	23	3	3	2	0.0%	-	-	-	16	7	40.0%	5	191,900	185,000	-12.2%	-	-	-	-	-	-	-
228	Florence Town	171	12	8	6	50.0%	13	216,300	137	122	49	40.0%	47	187,400	151,500	-6.3%	2	128,500	257,000	1	62,000	1	370,000
229	Florence Beach	54	4	4	2	-33.3%	3	218,700	379	42	15	15.4%	16	220,600	207,500	-12.6%	-	-	-	2	155,000	1	225,000
230	Florence North	57	4	3	4	300.0%	1	101,000	18	47	23	228.6%	17	187,600	150,000	-18.9%	-	-	-	6	71,100	-	-
231	Florence South/Dunes City	74	11	2	3	-40.0%	3	248,300	124	44	19	35.7%	18	249,500	185,000	-24.5%	-	-	-	3	83,700	-	-
238	Florence East/Mapleton	36	3	2	-	-	-	0	-	24	5	400.0%	7	155,800	140,000	-28.9%	-	-	-	1	95,000	1	69,800
	Grand Total	480	43	22	21	31.3%	27	184,500	183	332	135	55.2%	126	188,100	154,500	25.0%	2	128,500	257,000	13	88,100	3	221,600
232	Hayden Bridge	61	13	12	3	-76.9%	15	196,000	86	124	72	50.0%	65	197,900	195,000	-5.1%	-	-	-	10	86,000	0	-
233	McKenzie Valley	123	23	7	9	200.0%	3	260,300	234	128	32	113.3%	26	253,600	209,200	-34.2%	-	-	-	2	122,900	0	-
234	Pleasant Hill/Oak	147	21	11	8	-50.0%	8	213,900	283	144	46	7.0%	43	195,400	175,000	-12.1%	-	-	-	4	143,700	3	250,700
235	South Lane Properties	290	60	28	32	23.1%	26	157,800	125	346	133	0.0%	105	168,500	164,300	-4.6%	1	145,000	145,000	7	122,300	5	397,700
236	West Lane Properties	147	30	20	21	-8.7%	15	237,200	146	187	95	0.0%	78	214,700	187,500	-2.6%	-	-	-	4	189,400	1	125,000
237	Junction City	136	34	19	8	-33.3%	18	232,900	42	172	83	31.7%	78	215,600	217,900	-3.3%	-	-	-	-	-	3	179,600
239	Thurston	158	40	24	17	-26.1%	32	208,000	140	257	145	30.6%	134	191,200	175,900	-4.9%	1	800,000	800,000	1	42,500	2	199,000
240	Coburg I-5	37	4	7	4	-33.3%	5	259,700	85	51	20	-9.1%	17	254,100	180,000	-20.3%	-	-	-	2	42,500	1	240,000
241	N Gilham	99	25	11	10	-37.5%	10	257,200	121	152	65	1.6%	55	286,400	257,000	-9.4%	-	-	-	-	-	0	-
242	Ferry Street Bridge	177	53	16	20	-41.2%	28	253,400	80	287	154	8.5%	136	270,900	252,500	2.2%	1	10,200,000	10,200,000	-	-	5	250,100
243	E Eugene	149	45	18	19	-26.9%	32	320,900	99	305	152	33.3%	136	321,500	275,200	-1.2%	2	322,500	645,000	3	70,000	4	363,300
244	SW Eugene	211	64	27	38	-2.6%	42	300,500	135	383	204	35.1%	173	277,000	255,000	-2.7%	-	-	-	22	69,600	5	208,000
245	W Eugene	62	15	5	10	-33.3%	12	176,300	109	110	66	34.7%	56	177,800	172,000	-15.7%	2	152,500	305,000	2	84,500	6	210,200
246	Danebo	181	56	26	28	-20.0%	23	155,100	76	335	179	-1.6%	161	153,800	165,000	-3.7%	-	-	-	1	30,000	7	208,900
247	River Road	69	25	11	7	-22.2%	17	210,800	67	146	71	65.1%	68	189,100	184,000	-4.8%	-	-	-	-	-	2	220,100
248	Santa Clara	167	44	12	21	-25.0%	20	239,400	92	269	139	-1.4%	125	225,900	217,000	-6.0%	-	-	-	-	-	4	279,200
249	Springfield	170	45	22	18	-28.0%	28	134,500	108	267	133	3.1%	130	148,100	149,000	-8.7%	2	223,500	447,000	3	46,500	8	730,500
250	Mohawk Valley	41	6	4	1	-66.7%	1	500,000	51	43	14	40.0%	12	301,300	334,500	-3.6%	-	-	-	-	-	0	-
	Grand Total	2,425	603	280	274	-22.2%	335	227,200	110	3,706	1,803	15.9%	1,598	220,300	199,000	25.0%	9	1,393,600	12,542,000	61	90,200	56	319,800

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.



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2010 with June 2009. The Year-To-Date section compares year-to-date statistics from June 2010 with year-to-date statistics from June 2009.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/09-6/30/10) with 12 months before (7/1/08-6/30/09).

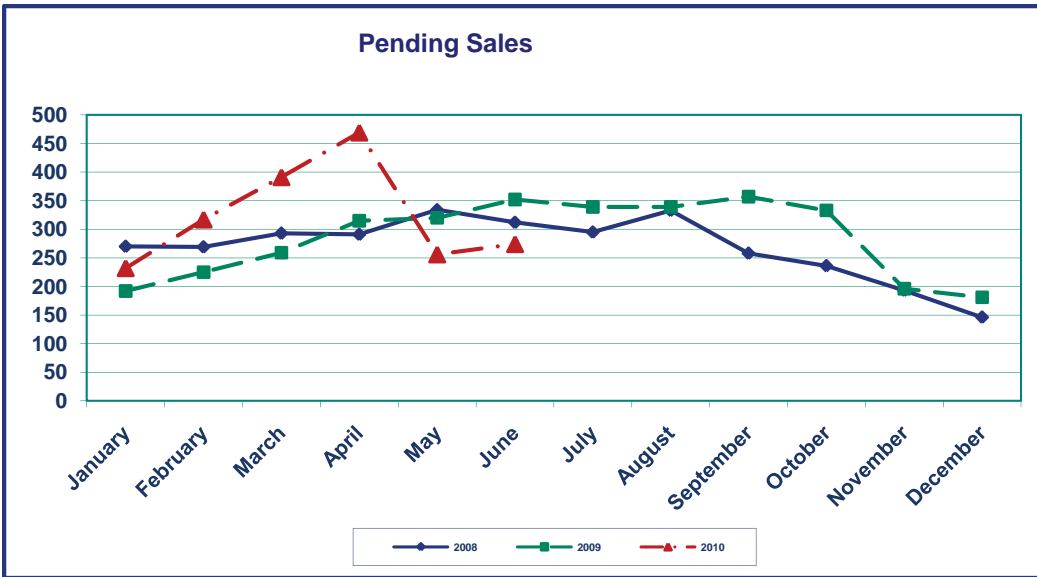
³ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

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.

PENDING LISTINGS

LANE COUNTY, OR

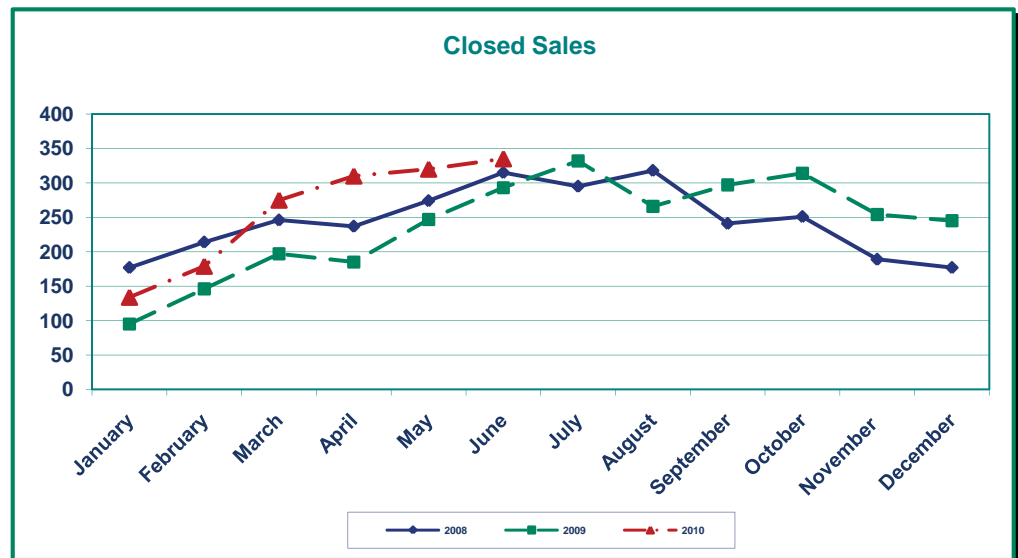
This graph represents monthly accepted offers in Lane County, Oregon over the past three calendar years.



CLOSED SALES

LANE COUNTY, OR

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

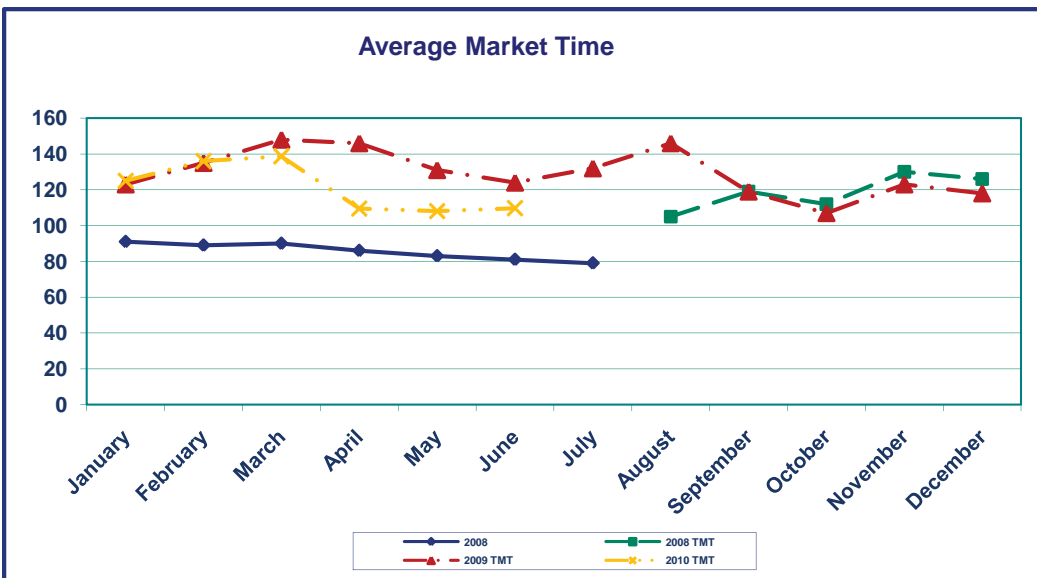


Average Market Time

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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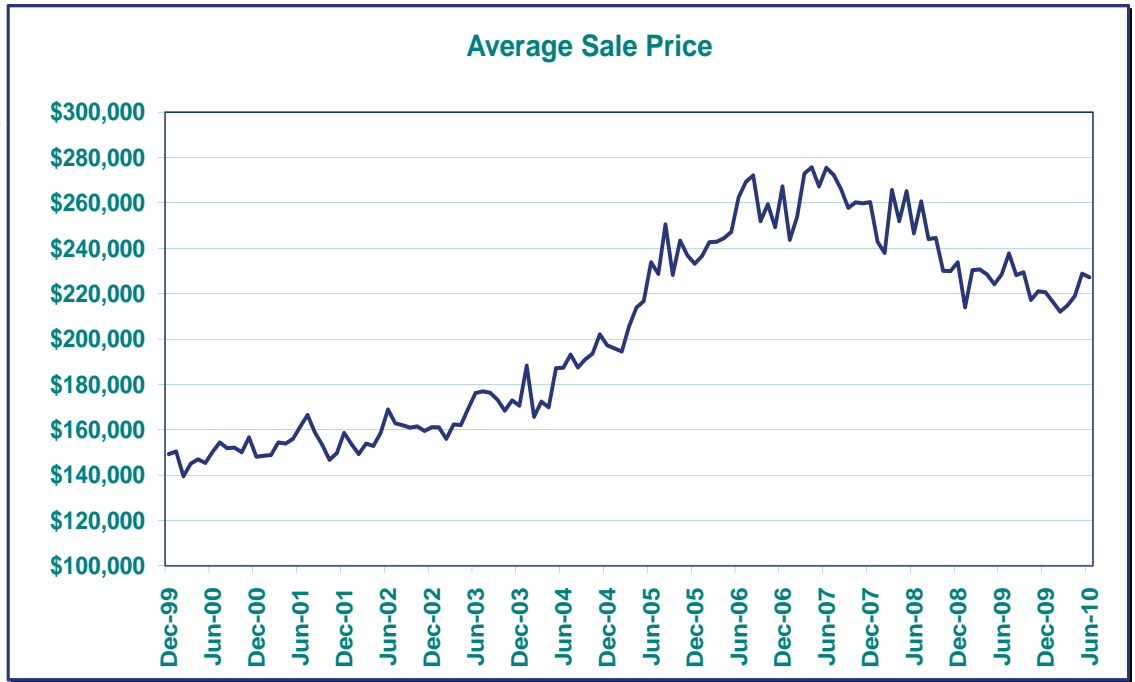
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AVERAGE SALE PRICE

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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