

MARKET ACTION

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

Residential Review: Lane County, Oregon

April 2010 Reporting Period

April Residential Highlights

Sales activity in the Greater Lane County area showed gains in April 2010 compared to April 2009. Closed sales jumped 67.6% and pending sales increased 48.9%. New listings also rose 29.9%. See table below.

When comparing April 2010 with March 2010, closed sales were up 12.7% (310 v. 275). Pending sales grew 20% (469 v. 391), but new listings fell 2% (691 v. 705).

At the month's rate of sales, the 2,248 active residential properties would last 7.3 months.

Sale Prices

Sale prices in April 2010 were mixed, but changes were slight. The average sale price for April 2010 decreased 4.2% compared to April 2009. The median sale price increased 2%.

Month-to-month, when comparing April 2010 to the month prior, March 2010, the average sale price and median sale price both slightly increased. The average sale price went up 1.9% (\$218,900 v. \$214,800) and the median sale price rose a slight 1% (\$199,900 v. \$198,000).

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	
June	8.1	6.8	
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:
-7.7% (\$222,400 v. \$240,900)
Median Sale Price % Change:
-7.4% (\$199,000 v. \$215,000)

% Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/09-4/30/10) with 12 months before (5/1/08-4/30/09).

Greater Lane County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2010	April	691	469	310	218,900	199,900	109
	Year-to-date	2,531	1,350	918	215,700	196,200	126
2009	April	532	315	185	228,500	196,000	146
	Year-to-date	1,942	947	634	227,400	205,000	139
Change	April	29.9%	48.9%	67.6%	-4.2%	2.0%	-24.8%
	Year-to-date	30.3%	42.6%	44.8%	-5.1%	-4.3%	-9.8%

*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 • 4/2010

Lane County, Oregon

	RESIDENTIAL															Avg. Sale Price % Change ²	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	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
225	Florence Coast Village	27	3	1	-	-100.0%	-	-	9	1	-50.0%	2	113,500	113,500	17.5%	-	-	-	-	-	-	
226	Florence Green Trees	36	2	-	2	-33.3%	1	108,000	726	15	7	0.0%	3	81,500	82,000	-14.6%	-	-	-	-	-	
227	Florence Florentine	22	3	-	1	-	3	176,200	59	11	4	33.3%	5	191,900	185,000	-13.1%	-	-	-	-	-	
228	Florence Town	163	30	12	11	10.0%	8	188,400	158	96	32	14.3%	25	179,900	150,000	-12.6%	1	112,000	1	62,000	1	370,000
229	Florence Beach	53	3	3	2	0.0%	3	271,300	257	25	12	71.4%	12	224,400	207,500	-17.6%	-	-	-	-	1	225,000
230	Florence North	55	8	3	4	300.0%	4	137,500	234	33	17	466.7%	12	191,300	146,000	-21.0%	-	-	5	68,300	-	-
231	Florence South/ Dunes City	62	4	6	5	66.7%	2	277,300	777	22	13	85.7%	11	302,400	214,500	-25.0%	-	-	2	98,500	-	-
238	Florence East/ Mapleton	35	4	2	-	-100.0%	1	315,000	71	16	5	66.7%	7	155,800	140,000	-31.3%	-	-	1	95,000	-	-
	Grand Total	453	57	27	25	8.7%	22	199,000	250	227	91	51.7%	77	199,100	159,500	-15.8%	1	112,000	9	77,300	2	297,500
232	Hayden Bridge	63	21	7	21	250.0%	14	218,100	153	95	57	119.2%	33	199,400	200,000	-6.4%	-	-	9	82,200	0	-
233	McKenzie Valley	92	33	16	9	200.0%	9	302,000	248	76	27	200.0%	19	273,300	218,300	-29.2%	-	-	2	122,900	0	-
234	Pleasant Hill/Oak	130	38	13	14	55.6%	6	164,200	90	97	35	45.8%	22	182,400	155,000	-10.7%	-	-	2	87,500	2	201,000
235	South Lane Properties	264	59	24	34	13.3%	16	156,200	123	219	88	0.0%	55	169,200	169,500	-2.6%	1	145,000	3	116,800	4	460,600
236	West Lane Properties	122	33	16	16	6.7%	15	219,600	113	116	63	14.5%	51	218,300	184,900	-4.4%	-	-	1	239,000	0	-
237	Junction City	118	28	14	23	64.3%	18	214,000	97	120	73	73.8%	48	211,000	207,000	-5.5%	-	-	-	-	2	191,000
239	Thurston	165	44	17	36	38.5%	27	181,500	124	190	110	61.8%	77	186,300	178,200	-5.1%	-	-	-	-	1	225,000
240	Coburg I-5	35	8	2	4	33.3%	3	180,800	90	33	11	-8.3%	9	260,500	184,400	-24.9%	-	-	1	40,000	1	240,000
241	N Gilham	90	26	10	22	69.2%	12	258,200	74	102	52	44.4%	30	295,800	263,400	-10.3%	-	-	-	-	0	-
242	Ferry Street Bridge	160	56	8	45	104.5%	23	268,700	159	192	118	47.5%	73	281,100	270,000	-3.0%	-	-	-	-	4	266,200
243	E Eugene	145	72	15	52	108.0%	20	286,700	130	213	114	60.6%	63	296,400	269,000	-5.7%	1	345,000	1	80,000	3	396,300
244	SW Eugene	229	71	30	40	53.8%	40	293,700	91	255	135	64.6%	100	272,600	254,500	-5.7%	-	-	3	77,000	1	270,000
245	W Eugene	62	20	1	20	150.0%	6	130,600	60	76	47	80.8%	28	177,200	171,000	-16.7%	2	152,500	2	84,500	3	241,200
246	Danebo	175	61	15	54	54.3%	34	172,800	94	236	140	17.6%	99	150,900	161,500	-3.5%	-	-	-	-	3	219,600
247	River Road	60	19	6	14	55.6%	14	188,200	67	104	53	96.3%	40	178,200	179,000	-7.2%	-	-	-	-	2	220,100
248	Santa Clara	139	52	9	32	3.2%	27	197,700	100	185	110	29.4%	84	216,600	202,900	-9.3%	-	-	-	-	3	290,500
249	Springfield	165	43	20	31	-16.2%	23	163,000	78	194	106	16.5%	78	148,500	148,800	-13.7%	2	223,500	2	36,300	3	191,300
250	Mohawk Valley	34	7	3	2	-33.3%	3	292,300	81	28	11	83.3%	9	311,800	360,000	-3.1%	-	-	-	-	0	-
	Grand Total	2,248	691	226	469	48.9%	310	218,900	109	2,531	1,350	42.6%	918	215,700	196,200	-7.7%	6	207,000	26	90,100	32	277,600

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 April 2010 with April 2009. The Year-To-Date section compares year-to-date statistics from April 2010 with year-to-date statistics from April 2009.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (5/1/09-4/30/10) with 12 months before (5/1/08-4/30/09).

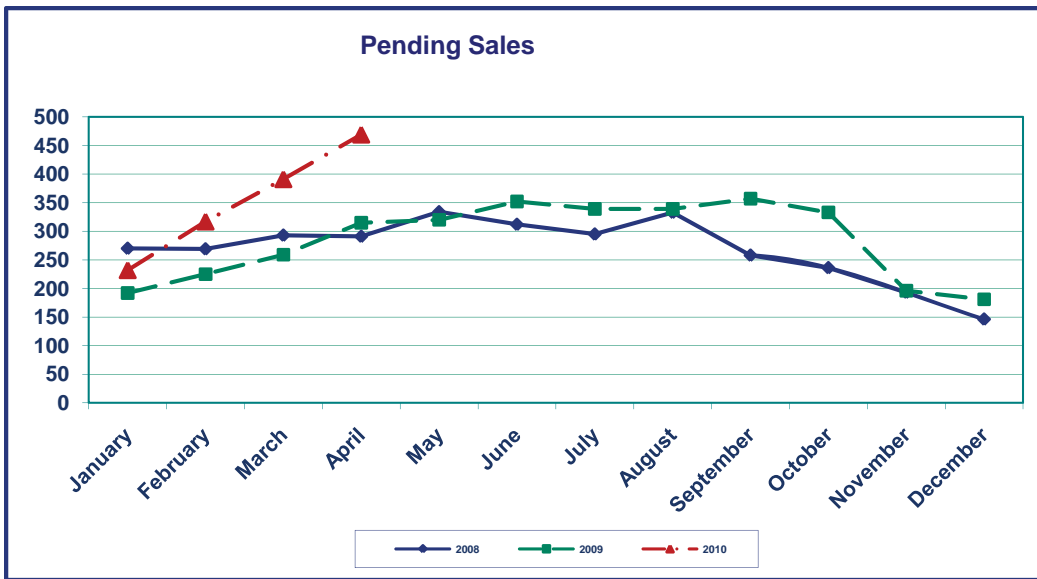
³ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

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

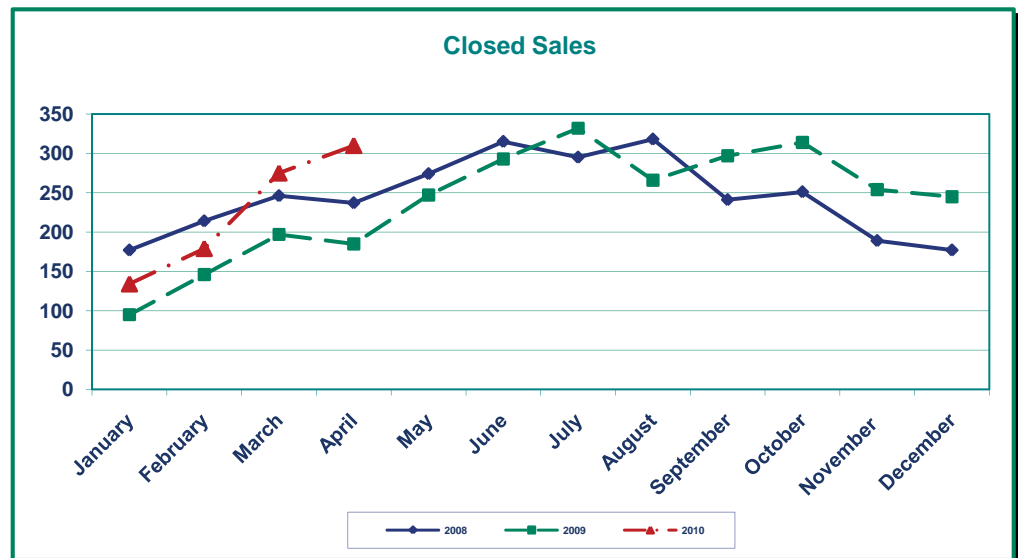
This graph represents monthly accepted offers in Lane County, Oregon over the past three calendar years.



CLOSED SALES

LANE COUNTY, OR

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

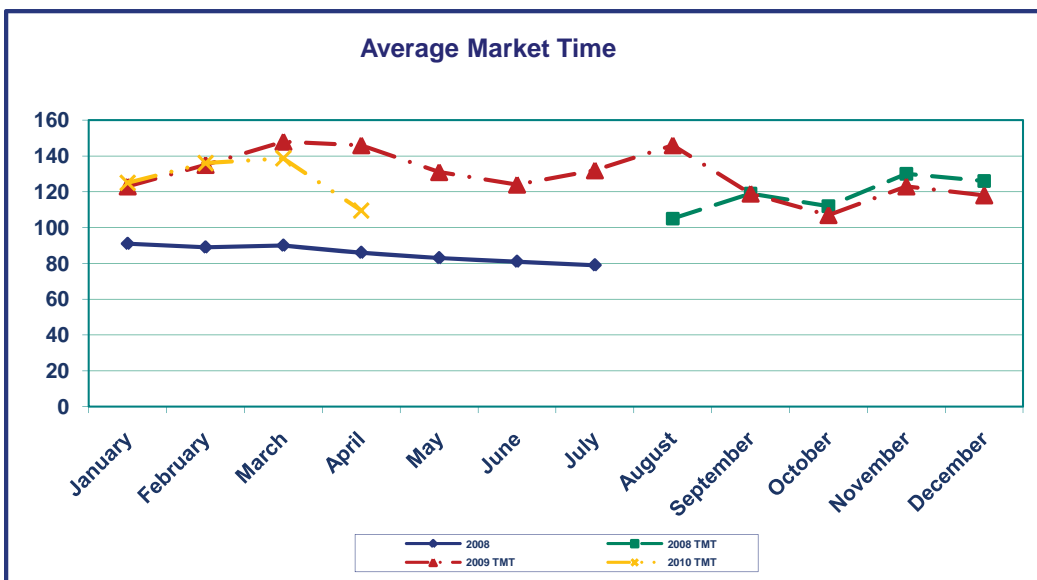


Average Market Time

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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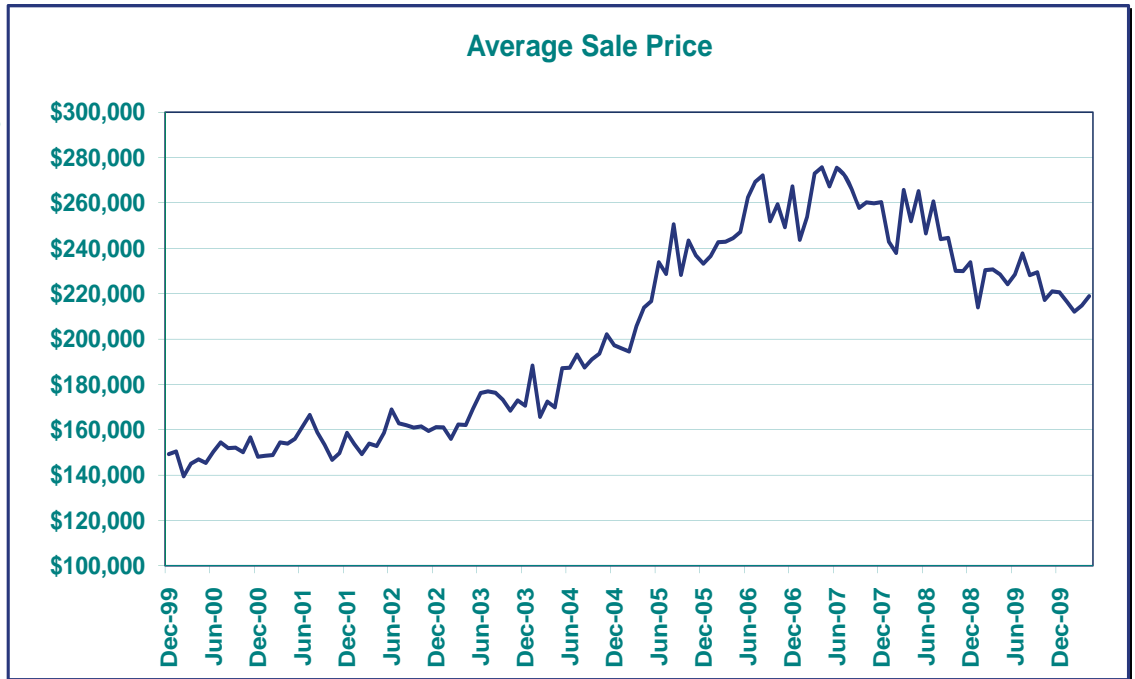
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AVERAGE SALE PRICE

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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