

MARKET ACTION

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

Residential Review: Lane County, Oregon

January 2010 Reporting Period

January Residential Highlights

Market Activity in the Greater Lane County continued to grow when comparing January 2010 with the same time in 2009. Closed sales rose 41.1% and pending sales were up 20.8%. New listings also increased 6.1%.

Pending sales were also up 28.2% (232 v. 181) when comparing January 2010 with December 2009. However, closed sales fell 45.3% (134 v. 245) and new listings grew 73.2% (523 v. 302) driving Inventory in months to double digits for the first time since April 2009.

At the current month's rate of sales, the 1,885 active residential listings would last approximately 14.1 months.

Sale Prices

The average sale price for January 2010 increased 1.1% compared to January 2009. In addition, the median sale price rose 6.1%. See residential highlights table below.

Furthermore, comparing January 2010 with December 2009, median sale price 2.1% (199,000 v. 194,900). However, average sale price decreased 1.9% (216,400 v. 220,600).

Inventory in Months*			
	2008	2009	2010
January	10.2	20.6	14.1
February	9	13.1	
March	8.4	9.7	
April	9.5	10.5	
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:

-8.1% (\$225,600 v. \$245,500)

Median Sale Price % Change:

-8.3% (\$200,000 v. \$218,200)

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

Greater Lane County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2010	January	523	232	134	216,400	199,000	125
	Year-to-date	523	232	134	216,400	199,000	125
2009	January	493	192	95	214,000	187,500	123
	Year-to-date	493	192	95	214,000	187,500	123
Change	January	6.1%	20.8%	41.1%	1.1%	6.1%	1.9%
	Year-to-date	6.1%	20.8%	41.1%	1.1%	6.1%	1.9%

*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 • 1/2010

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	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
225	Florence Coast Village	21	1	2	-	-	1	79,900	14	1	-	-	1	79,900	79,900	16.1%	-	-	-	-	-	-
226	Florence Green Trees	35	1	2	-	-100.0%	-	-	-	1	-	-100.0%	-	-	-	-7.7%	-	-	-	-	-	-
227	Florence Florentine	15	3	1	2	100.0%	-	-	-	3	2	100.0%	-	-	-	-10.7%	-	-	-	-	-	-
228	Florence Town	131	16	14	8	14.3%	3	165,000	228	16	8	14.3%	3	165,000	150,000	-8.9%	-	-	-	-	-	-
229	Florence Beach	41	4	3	4	100.0%	2	132,500	706	4	4	100.0%	2	132,500	132,500	-20.1%	-	-	-	-	1	225,000
230	Florence North	55	11	6	5	-	-	-	-	11	5	-	-	-	-	-24.4%	-	-	-	-	-	-
231	Florence South/Dunes City	53	3	3	5	-	2	226,000	808	3	5	-	2	226,000	226,000	-34.7%	-	-	2	98,500	-	-
238	Florence East/Mapleton	33	5	2	2	0.0%	1	147,000	570	5	2	0.0%	1	147,000	147,000	-28.4%	-	-	-	-	-	-
	Grand Total	384	44	33	26	100.0%	9	159,900	477	44	26	100.0%	9	159,900	147,000	-16.3%	-	-	2	98,500	1	225,000
232	Hayden Bridge	52	17	10	8	60.0%	3	214,200	215	17	8	60.0%	3	214,200	220,000	-11.4%	-	-	4	83,200	0	-
233	McKenzie Valley	80	11	11	3	200.0%	3	330,000	294	11	3	200.0%	3	330,000	200,000	-25.4%	-	-	1	104,000	0	-
234	Pleasant Hill/Oak	104	15	8	6	100.0%	7	183,900	122	15	6	100.0%	7	183,900	160,000	-12.2%	-	-	1	90,000	0	-
235	South Lane Properties	223	56	33	15	-37.5%	10	163,600	192	56	15	-37.5%	10	163,600	149,800	-6.3%	-	-	-	-	0	-
236	West Lane Properties	111	23	12	18	63.6%	3	249,000	21	23	18	63.6%	3	249,000	200,000	-9.7%	-	-	-	-	0	-
237	Junction City	121	20	24	5	-61.5%	4	298,000	302	20	5	-61.5%	4	298,000	293,500	-3.3%	-	-	-	-	0	-
239	Thurston	143	38	14	17	88.9%	13	188,000	123	38	17	88.9%	13	188,000	167,500	-6.8%	-	-	-	-	1	225,000
240	Coburg I-5	31	10	11	2	0.0%	3	423,300	134	10	2	0.0%	3	423,300	430,000	6.7%	-	-	-	-	0	-
241	N Gilham	72	21	6	6	100.0%	5	333,200	208	21	6	100.0%	5	333,200	257,000	1.4%	-	-	-	-	0	-
242	Ferry Street Bridge	120	37	11	26	52.9%	8	328,000	215	37	26	52.9%	8	328,000	317,500	-3.4%	-	-	-	-	4	266,200
243	E Eugene	118	47	18	14	0.0%	10	292,000	137	47	14	0.0%	10	292,000	244,800	-7.4%	1	345,000	-	-	0	-
244	SW Eugene	181	53	18	29	61.1%	12	251,100	81	53	29	61.1%	12	251,100	236,500	-6.1%	-	-	2	76,300	0	-
245	W Eugene	43	13	7	8	33.3%	3	193,300	102	13	8	33.3%	3	193,300	175,000	-12.2%	1	100,000	1	29,000	0	-
246	Danebo	148	52	25	22	0.0%	18	131,200	52	52	22	0.0%	18	131,200	135,500	-5.5%	-	-	-	-	1	209,900
247	River Road	51	21	7	6	-25.0%	7	185,900	112	21	6	-25.0%	7	185,900	182,000	-8.2%	-	-	-	-	1	255,600
248	Santa Clara	108	31	9	23	43.8%	15	206,200	69	31	23	43.8%	15	206,200	199,000	-11.6%	-	-	-	-	1	280,000
249	Springfield	151	50	16	23	35.3%	10	123,400	108	50	23	35.3%	10	123,400	122,900	-16.3%	1	28,000	-	-	0	-
250	Mohawk Valley	28	8	5	1	-66.7%	-	-	-	8	1	-66.7%	-	-	-	-28.9%	-	-	-	-	-	-
	Grand Total	1,885	523	245	232	20.8%	134	216,400	125	523	232	20.8%	134	216,400	199,000	-8.1%	3	157,700	9	78,700	8	254,400

ACTIVE RESIDENTIAL LISTINGS

LANE COUNTY, OR

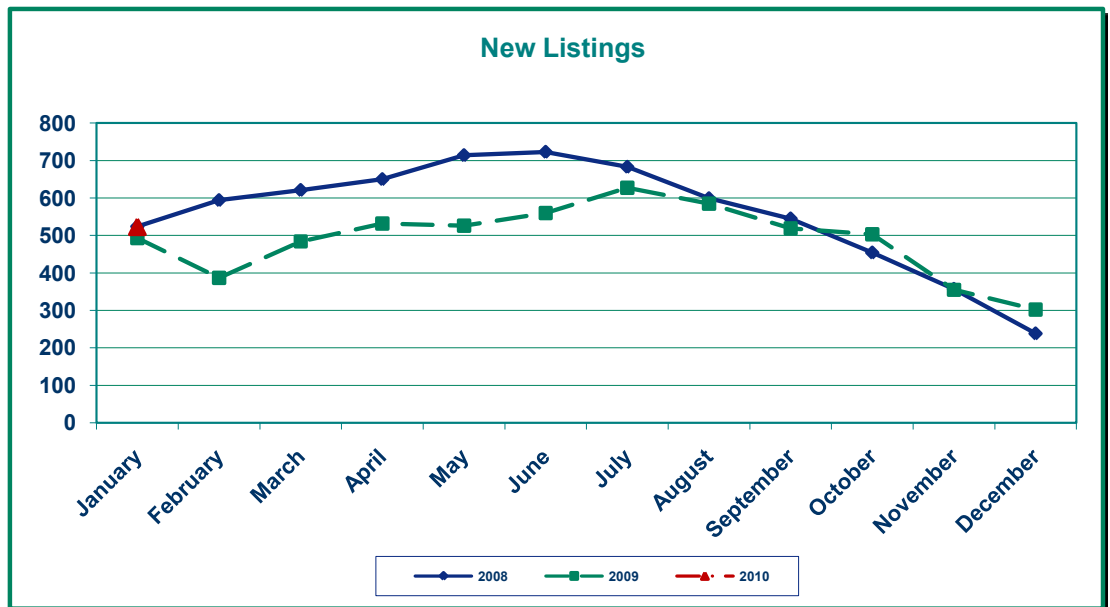
This graph shows the active residential listings over the past three calendar years in Lane County, Oregon.



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

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

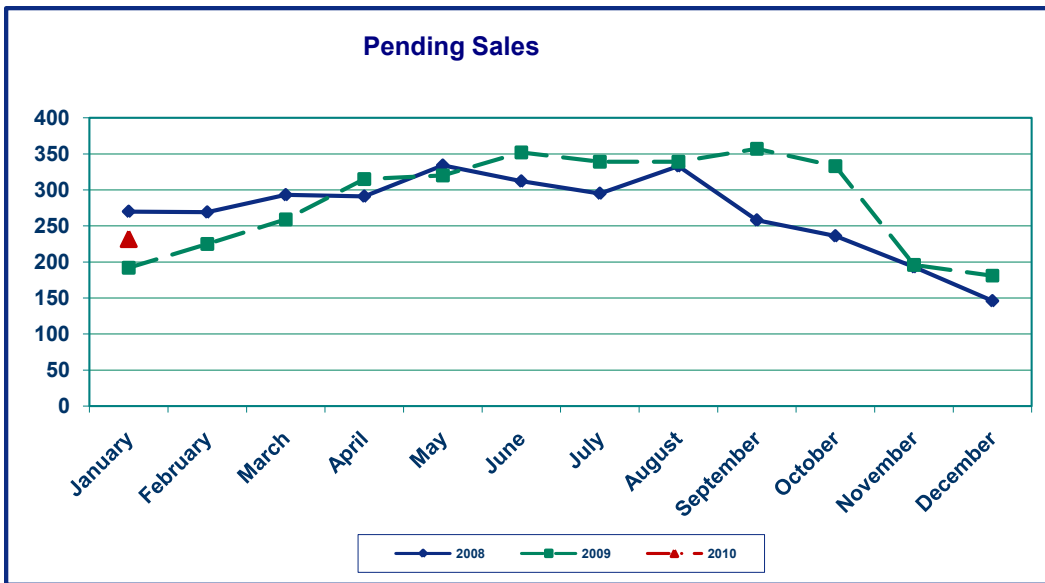
³ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

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

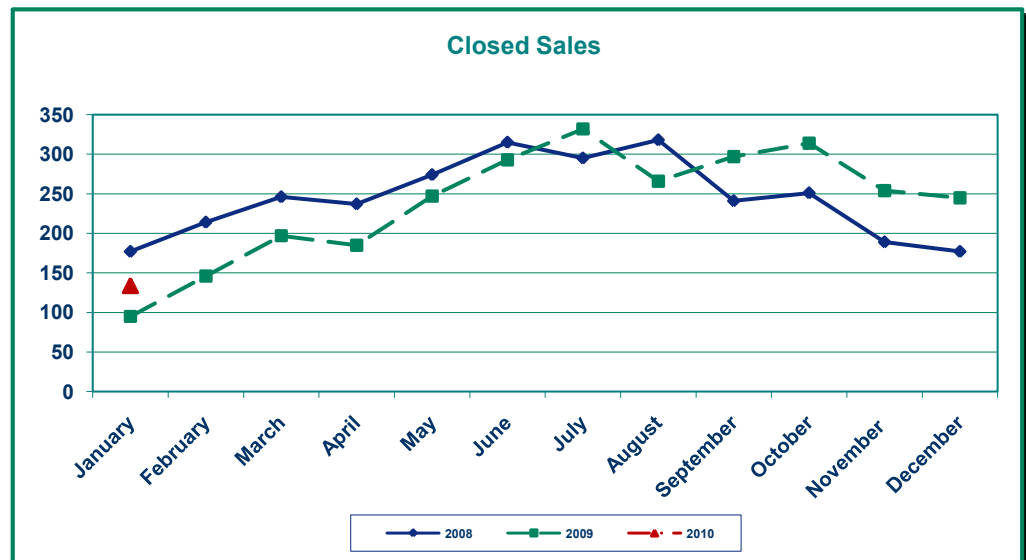
This graph represents monthly accepted offers in Lane County, Oregon over the past three calendar years.



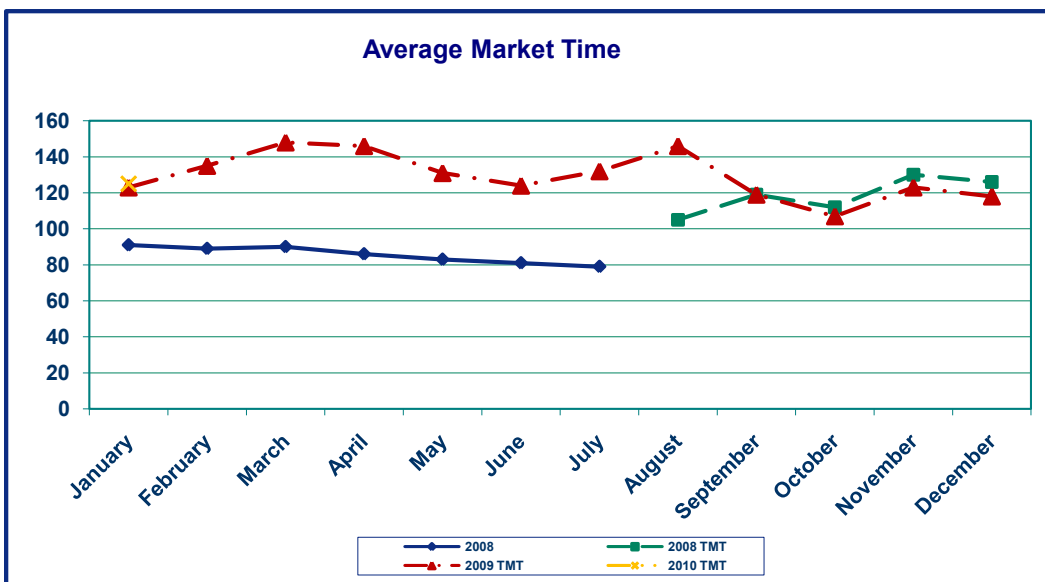
CLOSED SALES

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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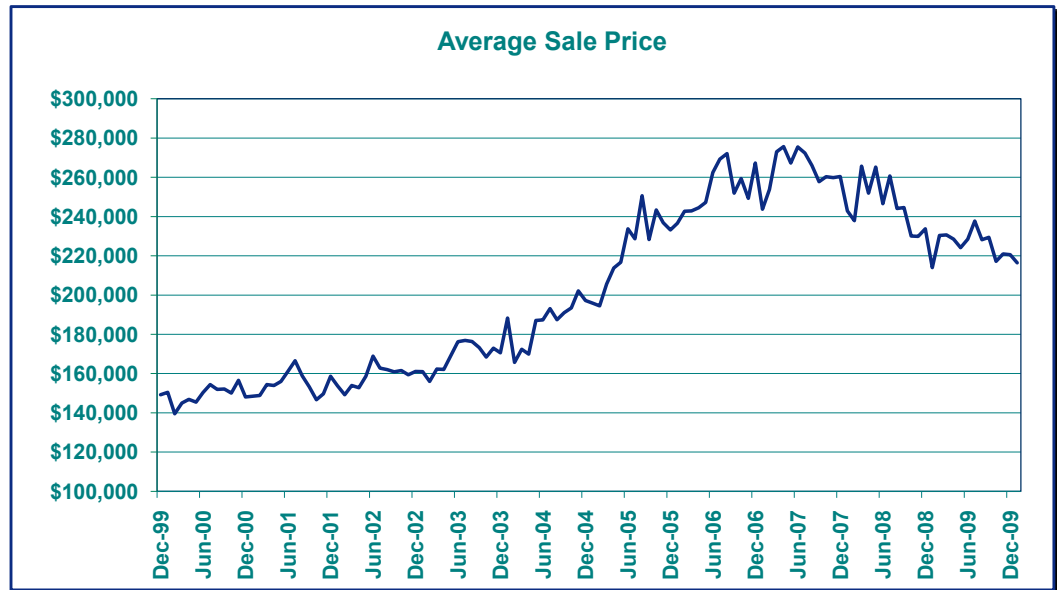
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AVERAGE SALE PRICE

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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