

MARKET ACTION



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

Residential Review: Lane County, Oregon

May 2009 Reporting Period

May Residential Highlights

Sales activity in May in Greater Lane County failed to match May 2008 levels, but continued to grow compared to the previous month. Comparing May 2009 with the same month in 2008, closed sales dropped 9.9% and pending sales fell 4.2%. New listings were also down 26.3%.

On the other hand, comparing May 2009 with April 2009, closed sales grew 33.5% (247 v. 185) and pending sales were up 1.6% (320 v. 315). New listings dropped 1.1% (526 v. 532).

At the month's rate of sales, the 1,989 active residential listings would last approximately 8.1 months. A year ago, inventory stood at 8.6 months. This marks the first same-month decline since September 2005.

Year-to-Date

Comparing January-May 2009 with the same period a year ago, closed sales were down 23.8%, while

pending sales decreased 11.2%. New listings were down 21.9% as well.

Sale Prices

The average sale price for May 2009 was down 15.5% compared to May 2008, while the median sale price dropped 12.7%. See residential highlights table below.

Month-to-month, the average sale price and median sale price were mixed when compared with April; the average sale price dipped 1.9% (\$224,200 v. \$228,500) and the median sale price was up 1.5% (\$199,000 v. \$196,000).

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	
July	6	8.8	
August	5.1	8.1	
September	8	10.2	
October	7.2	9.2	
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	
Average Sale Price % Change:	-9.4% (\$237,100 v. \$261,700)
Median Sale Price % Change:	-8% (\$211,600 v. \$230,000)

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	Current Listing Market Time	Total Market Time
2009	May	526	320	247	224,200	199,000		131
	Year-to-date	2,480	1,238	887	226,500	204,000		137
2008	May	714	334	274	265,200	227,900	83	
	Year-to-date	3,177	1,394	1,164	254,000	225,000	87	
Change	May	-26.3%	-4.2%	-9.9%	-15.5%	-12.7%	N/A	N/A
	Year-to-date	-21.9%	-11.2%	-23.8%	-10.8%	-9.3%	N/A	N/A

*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 • 5/2009

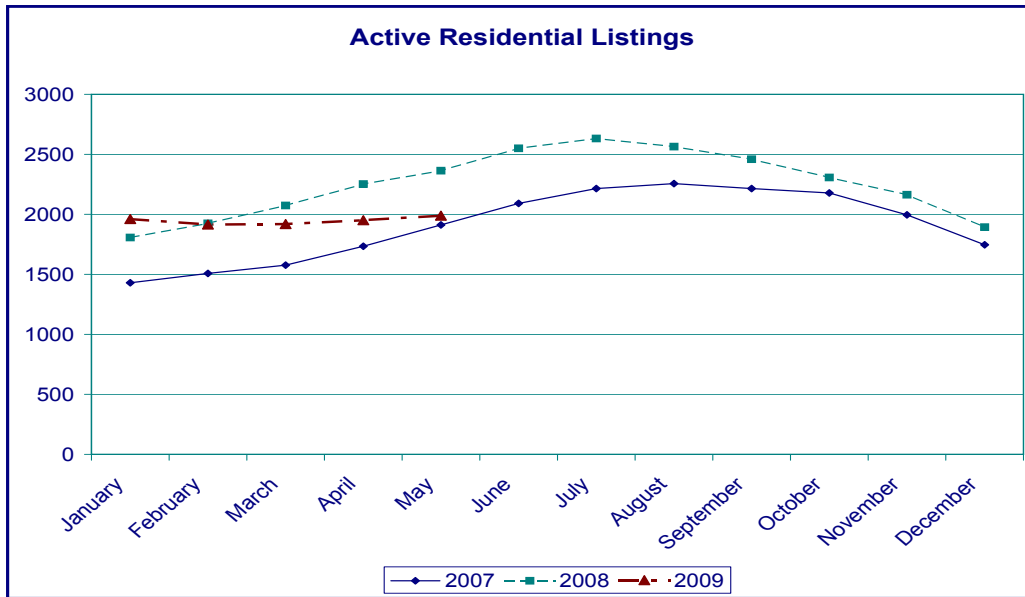
Lane County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date						Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings ³	Expired-Canceled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 ¹	Closed Sales	Average Sale Price	Total Market Time ⁴	New Listings	Pending Sales 2009	Pending Sales 2009 v. 2008	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	17	-	-	1	-50.0%	1	145,000	311	6	3	0.0%	3	123,300	145,000	13.8%	-	-	1	20,000	-	-
226	Florence Green Trees	37	3	1	2	0.0%	2	97,500	45	21	8	-27.3%	7	118,400	125,000	-13.3%	-	-	-	-	-	-
227	Florence Florentine	26	2	-	-	-100.0%	-	-	-	15	3	0.0%	3	210,000	205,000	-12.8%	-	-	-	-	-	-
228	Florence Town	185	14	14	5	-66.7%	4	211,100	173	72	32	-23.8%	23	232,600	225,000	-12.5%	2	670,000	1	70,000	1	212,000
229	Florence Beach	60	11	2	3	0.0%	1	247,500	787	32	10	-16.7%	7	238,600	247,500	4.1%	-	-	1	234,000	-	-
230	Florence North	50	2	2	3	-25.0%	1	115,000	195	27	6	-25.0%	4	179,800	176,000	-11.2%	-	-	4	139,000	-	-
231	Florence South/Dunes City	62	11	2	2	-50.0%	-	-	-	32	9	0.0%	5	253,900	247,500	-30.4%	-	-	-	-	-	-
238	Florence East/Mapleton	31	3	4	-	-100.0%	-	0	-	10	1	-80.0%	1	170,000	170,000	-9.4%	-	-	1	13,000	-	-
	Grand Total	468	46	25	16	-50.0%	9	171,900	230	215	72	-22.6%	53	207,700	205,000	-12.7%	2	670,000	8	111,600	1	212,000
232	Hayden Bridge	65	16	11	11	-21.4%	6	221,300	141	78	38	-28.3%	27	204,400	215,000	-5.8%	-	-	1	119,000	3	259,500
233	McKenzie Valley	97	20	3	5	400.0%	1	190,000	4	73	13	-18.8%	10	337,400	269,000	-11.8%	-	-	2	377,500	0	-
234	Pleasant Hill/Oak	126	22	10	4	-42.9%	6	309,100	98	102	28	-37.8%	22	237,400	171,700	-7.2%	-	-	10	69,500	0	-
235	South Lane Properties	241	45	19	22	-8.3%	19	206,800	152	256	108	-15.6%	69	186,800	172,000	-14.6%	-	-	3	114,700	1	265,000
236	West Lane Properties	108	29	14	17	41.7%	13	189,500	190	129	73	30.4%	45	205,000	171,000	-14.8%	-	-	7	128,400	0	-
237	Junction City	104	27	24	13	-27.8%	9	249,500	188	124	54	20.0%	35	250,100	219,900	-14.0%	1	286,000	2	362,500	3	296,300
239	Thurston	130	42	17	25	38.9%	22	185,800	148	170	91	-27.8%	67	187,600	183,400	-10.5%	-	-	2	74,500	1	175,000
240	Coburg I-5	39	5	4	6	200.0%	-	-	-	44	16	14.3%	11	362,000	280,000	1.5%	-	-	3	66,800	1	250,000
241	N Gilham	78	16	6	13	0.0%	13	353,200	203	91	49	2.1%	37	346,300	256,000	-1.0%	-	-	-	-	1	264,400
242	Ferry Street Bridge	144	53	14	29	-3.3%	21	254,300	134	198	108	3.8%	85	262,100	242,000	-9.0%	-	-	-	-	4	300,200
243	E Eugene	114	38	20	24	-7.7%	19	319,000	57	189	89	-11.9%	66	303,900	263,500	-3.3%	3	701,700	5	244,600	5	338,500
244	SW Eugene	213	55	20	36	-16.3%	22	280,100	151	254	115	-27.2%	86	291,800	279,000	-5.5%	-	-	5	153,100	2	262,500
245	W Eugene	59	14	2	9	-52.6%	7	174,700	83	72	34	-50.0%	23	194,900	177,000	2.0%	1	63,000	-	-	3	263,600
246	Danebo	161	61	22	35	0.0%	30	165,100	95	259	152	-5.6%	116	162,600	175,000	-13.0%	2	219,500	2	46,000	1	232,500
247	River Road	38	12	4	8	-33.3%	8	200,700	125	63	35	-7.9%	29	183,100	190,000	-10.7%	-	-	-	-	2	222,500
248	Santa Clara	124	32	16	33	32.0%	23	226,700	123	185	117	2.6%	78	236,300	229,300	-10.6%	-	-	2	58,000	4	222,100
249	Springfield	120	35	11	26	-23.5%	27	142,600	130	170	110	-0.9%	77	147,800	150,000	-8.6%	1	1,600,000	3	55,000	7	260,300
250	Mohawk Valley	28	4	5	4	300.0%	1	290,000	145	23	8	0.0%	4	165,100	152,800	-16.1%	-	-	2	165,000	0	-
	Grand Total	1,989	526	222	320	-4.2%	247	224,200	131	2480	1238	-11.2%	887	226,500	204,000	-9.4%	8	561,600	49	134,200	38	268,900

ACTIVE RESIDENTIAL LISTINGS

LANE COUNTY, OR

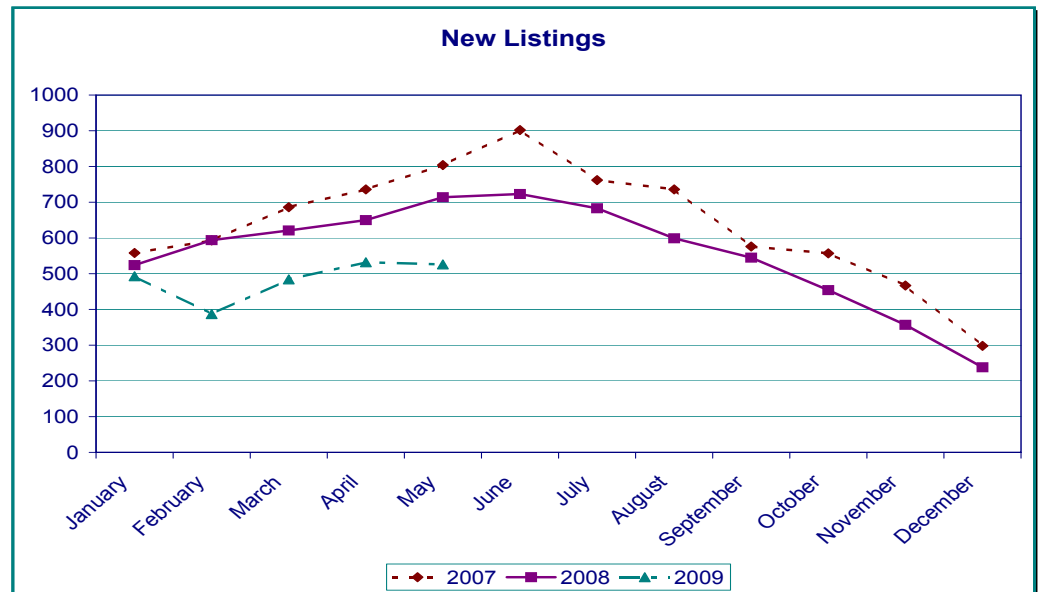
This graph shows the active residential listings over the past three calendar years in Lane County, Oregon.



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 May 2009 with May 2008. The Year-To-Date section compares year-to-date statistics from May 2009 with year-to-date statistics from May 2008.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (6/1/08-5/31/09) with 12 months before (6/1/07-5/31/08).

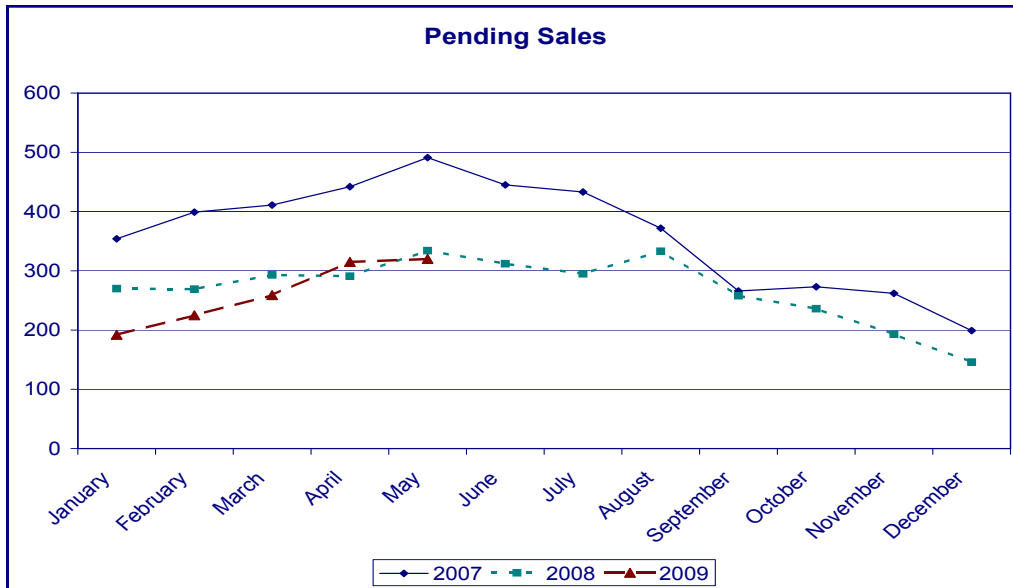
³ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

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

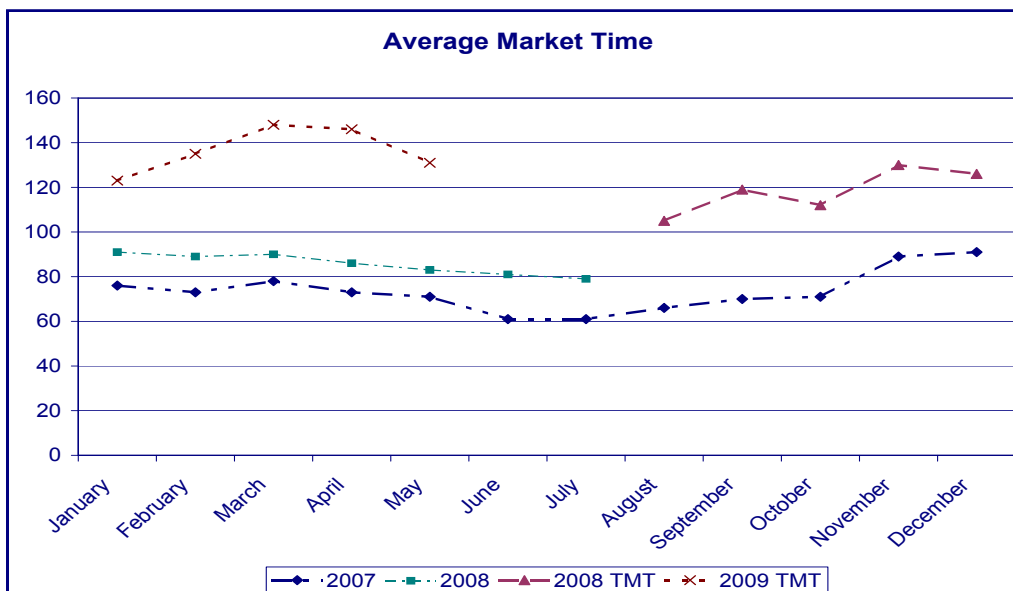
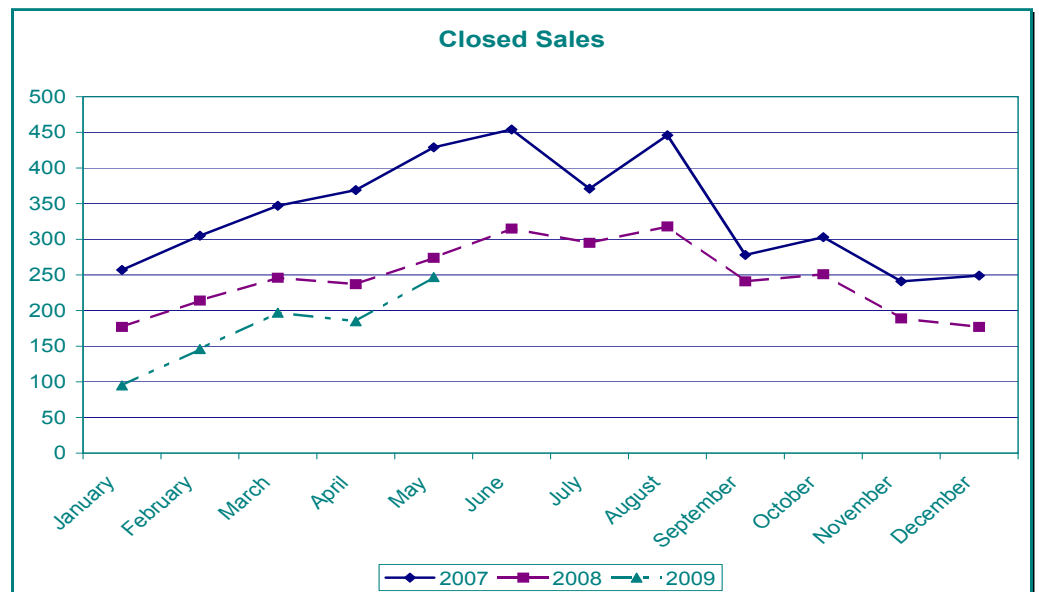
This graph represents monthly accepted offers in Lane County, Oregon over the past three calendar years.



CLOSED SALES

LANE COUNTY, OR

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



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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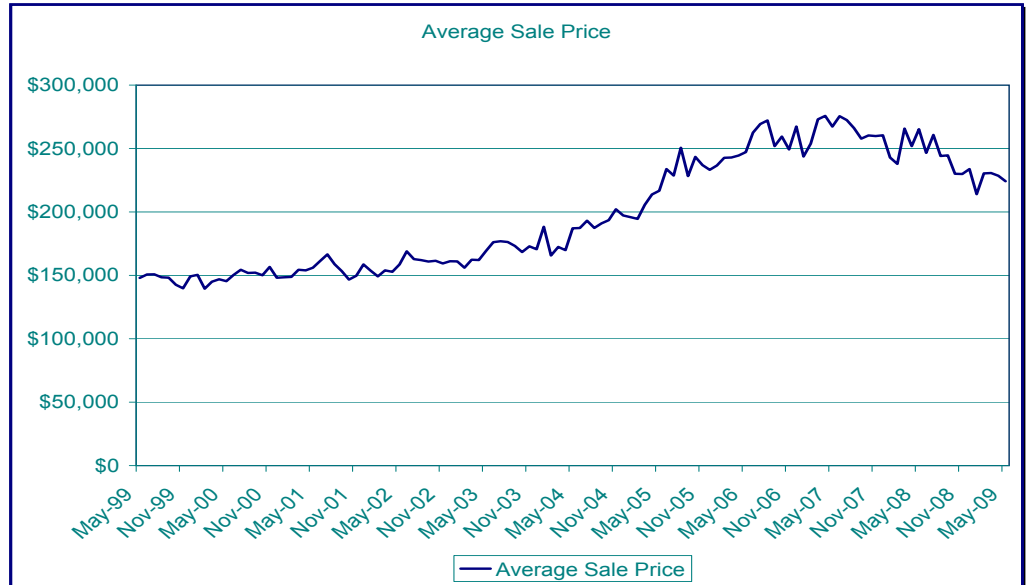
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AVERAGE SALE PRICE

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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