

MARKET ACTION

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

Residential Review: Lane County, Oregon

November 2009 Reporting Period

November Residential Highlights

This November, sales activity in Lane County continued to outpace totals from the same month a year ago.

Compared to November 2008, closed sales rose 34.4% and pending sales increased 1.6%. New listings dropped 0.6%. See residential highlights table below.

Comparing November 2009 with October 2009, closed sales decreased 19.1% (254 v. 314). Pending sales were down 41.1% (196 v. 333). New listings decreased 29.4% (355 v. 503).

At the month's rate of sales, the 1,859 active residential listings would last approximately 7.3 months.

Year-to-Date

Comparing January-November 2009 with the same period in 2008, pending sales grew 2.7%. Closed sales were down 4%. New listings fell 14%.

Sale Prices

The average sale price for November 2009 was down 3.9% compared to November 2008, while the median sale price dropped 3.5%. See residential highlights table below.

Month-to-month, the average sale price and median sale price were up when compared with October; the average sale price increased 1.8% (\$221,000 v. \$217,200) and the median sale price was up 2.5% (\$199,800 v. \$195,000).

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	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	7.3
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:	-8.8% (\$226,800 v. \$248,600)
Median Sale Price % Change:	-9.9% (\$200,000 v. \$222,000)

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	November	355	196	254	221,000	199,800	123
	Year-to-date	5,726	2,970	2,707	226,300	200,000	128
2008	November	357	193	189	229,900	207,000	130
	Year-to-date	6,658	2,891	2,819	247,800	220,000	114
Change	November	-0.6%	1.6%	34.4%	-3.9%	-3.5%	-5.6%
	Year-to-date	-14.0%	2.7%	-4.0%	-8.7%	-9.1%	12.7%

*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 • 11/2009

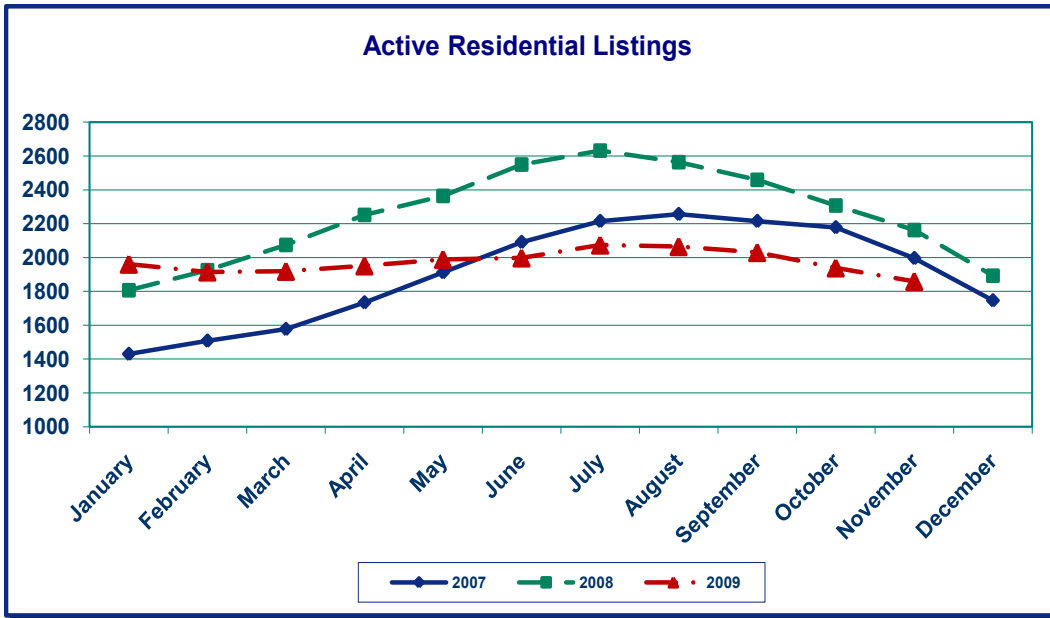
Lane County, Oregon

		RESIDENTIAL													COMMERCIAL		LAND		MULTIFAMILY			
		Current Month							Year-To-Date						Year-To-Date		Year-To-Date		Year-To-Date			
		Active Listings	New Listings ³	Expired/Cancelled 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	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	-	-	-	-	-	0	-	16	6	50.0%	6	100,200	93,000	19.6%	-	-	4	42,000	-	-
226	Florence Green Trees	36	3	1	1	-	2	65,000	118	43	23	4.5%	24	105,200	87,500	-8.0%	-	-	1	71,000	-	-
227	Florence Florentine	15	-	2	1	-	1	160,000	135	24	14	7.7%	12	198,800	192,500	-11.9%	-	-	1	74,000	-	-
228	Florence Town	134	4	6	9	28.6%	13	181,100	166	157	97	4.3%	85	217,500	205,000	-8.3%	6	423,000	7	47,600	1	212,000
229	Florence Beach	43	4	6	3	50.0%	3	250,700	196	66	29	26.1%	26	246,200	248,300	-17.6%	-	-	5	106,500	-	-
230	Florence North	51	1	5	2	100.0%	1	32,000	147	61	17	0.0%	13	199,600	215,000	-32.8%	-	-	21	65,100	-	-
231	Florence South/Dunes City	58	4	8	-	-100.0%	3	262,300	491	76	27	28.6%	25	235,900	206,000	-28.6%	-	-	1	21,000	-	-
238	Florence East/Mapleton	34	8	4	2	0.0%	3	128,300	524	39	11	-21.4%	8	151,600	140,000	16.8%	-	-	2	49,000	-	-
	Grand Total	392	24	32	18	28.6%	26	176,900	243	482	224	8.2%	199	201,500	190,000	-14.7%	6	423,000	42	63,400	1	212,000
232	Hayden Bridge	56	11	9	3	0.0%	6	188,100	50	176	95	5.6%	91	211,100	200,000	-12.9%	2	457,500	2	132,000	6	239,900
233	McKenzie Valley	87	8	12	7	250.0%	3	312,000	136	159	38	-2.6%	35	268,500	220,000	-25.7%	-	-	6	170,200	0	-
234	Pleasant Hill/Oak	118	21	16	10	42.9%	8	334,000	175	248	92	5.7%	78	233,700	180,000	-9.1%	2	67,500	15	92,600	1	90,000
235	South Lane Properties	202	34	27	17	6.3%	28	231,300	159	580	260	4.4%	223	195,300	177,500	-8.0%	1	328,000	11	131,800	2	215,000
236	West Lane Properties	115	37	23	21	133.3%	4	164,000	214	333	158	29.5%	125	221,300	192,000	-12.0%	-	-	14	115,600	1	201,000
237	Junction City	133	12	15	5	-64.3%	8	270,000	72	307	123	13.9%	104	238,800	212,500	-7.6%	1	286,000	9	195,800	3	296,300
239	Thurston	118	22	24	12	-14.3%	22	195,100	119	402	229	-4.6%	206	190,600	183,000	-9.0%	-	-	6	65,700	4	163,300
240	Coburg I-5	38	6	6	3	50.0%	5	170,600	119	98	46	27.8%	42	230,300	175,000	8.3%	-	-	4	58,900	2	273,000
241	N Gilham	58	9	4	10	11.1%	9	194,500	155	192	117	9.3%	110	299,400	253,000	2.5%	-	-	1	165,000	2	292,700
242	Ferry Street Bridge	129	29	17	18	28.6%	16	258,900	112	448	257	14.7%	248	268,300	242,000	-6.7%	-	-	-	-	7	281,000
243	E Eugene	106	21	24	9	0.0%	16	319,000	162	416	215	-0.9%	207	313,300	269,900	-6.9%	9	440,400	9	166,000	14	349,700
244	SW Eugene	191	33	24	21	-8.7%	25	257,700	77	567	289	-16.2%	270	293,400	275,000	-3.7%	1	330,000	9	251,100	10	253,600
245	W Eugene	40	9	10	5	-28.6%	12	208,700	65	165	99	-23.8%	92	189,900	172,500	-11.5%	2	134,000	1	518,200	5	254,200
246	Danebo	150	31	23	14	-39.1%	30	172,600	120	553	322	-2.7%	304	165,700	177,000	-8.2%	3	439,700	4	37,500	5	243,800
247	River Road	44	10	8	6	-25.0%	10	188,400	104	165	92	8.2%	85	195,600	197,500	-10.3%	-	-	7	45,600	8	217,500
248	Santa Clara	102	31	12	19	0.0%	25	218,800	171	419	259	11.6%	235	231,500	220,000	-13.6%	-	-	3	55,300	6	216,400
249	Springfield	144	26	10	13	18.2%	24	144,400	87	445	259	14.6%	239	148,500	146,000	-15.3%	5	760,000	3	55,000	13	513,900
250	Mohawk Valley	28	5	4	3	0.0%	3	343,500	160	53	20	-13.0%	13	224,600	227,500	-14.5%	-	-	2	165,000	0	-
	Grand Total	1,859	355	268	196	1.6%	254	221,000	123	5,726	2,970	2.7%	2,707	226,300	200,000	-8.8%	26	436,300	106	129,300	89	297,100

ACTIVE RESIDENTIAL LISTINGS

LANE COUNTY, OR

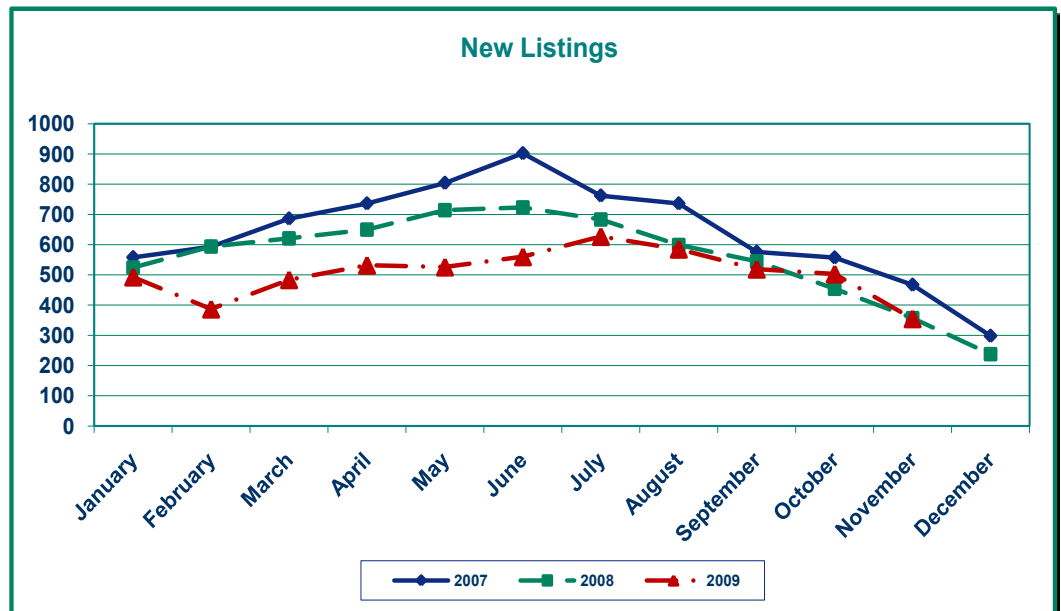
This graph shows the active residential listings over the past three calendar years in Lane County, Oregon.



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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/08-11/30/09) with 12 months before (12/1/07-11/30/08).

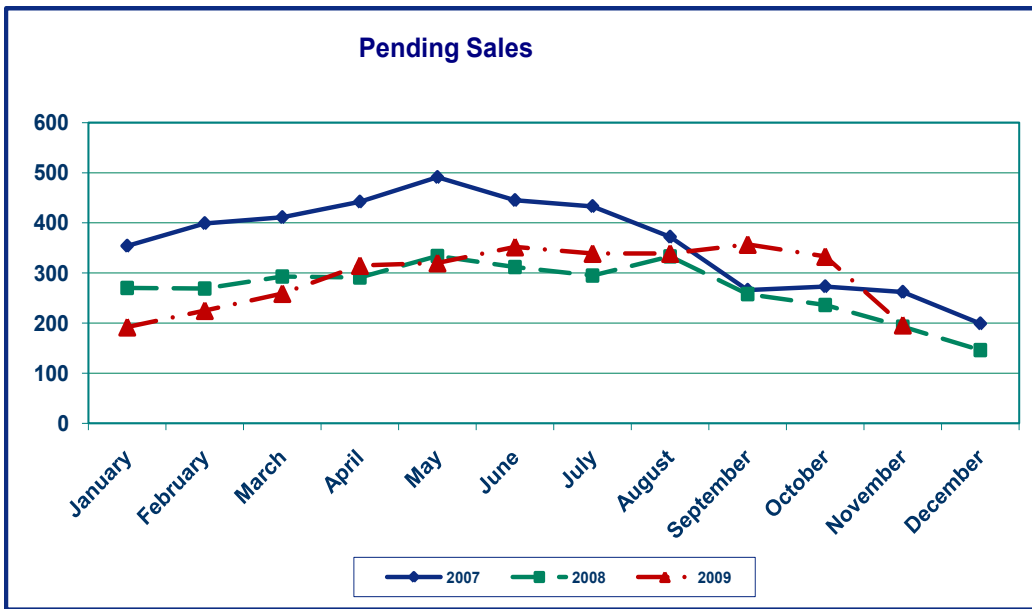
³ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

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

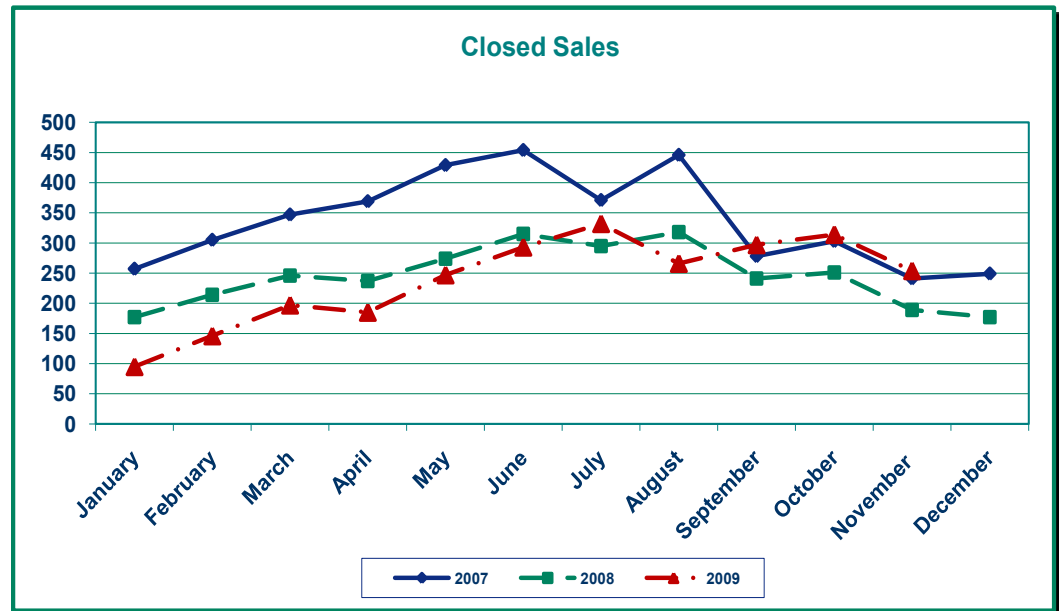
This graph represents monthly accepted offers in Lane County, Oregon over the past three calendar years.



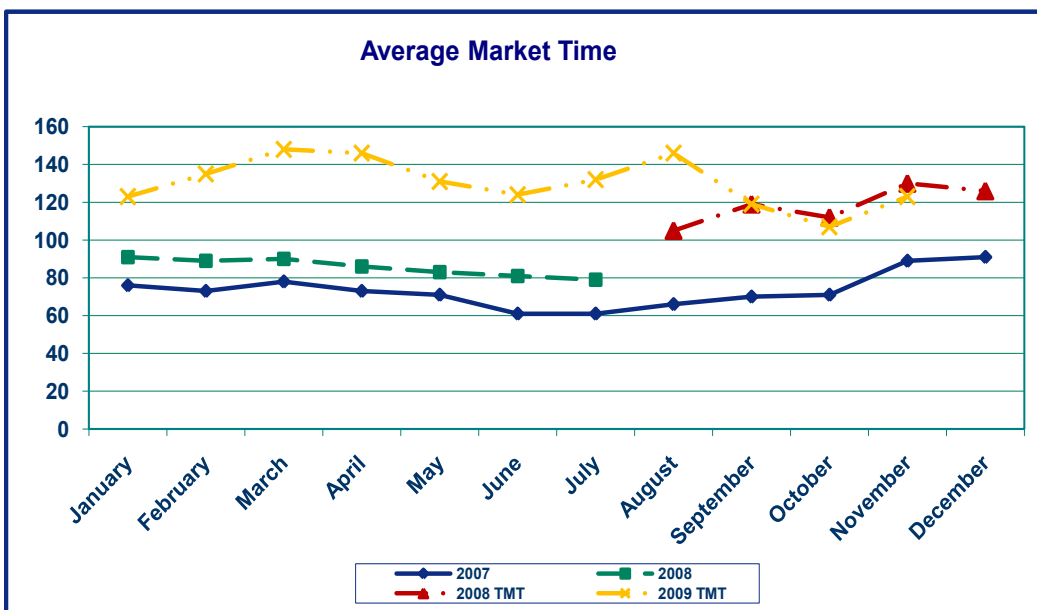
CLOSED SALES

LANE COUNTY, OR

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



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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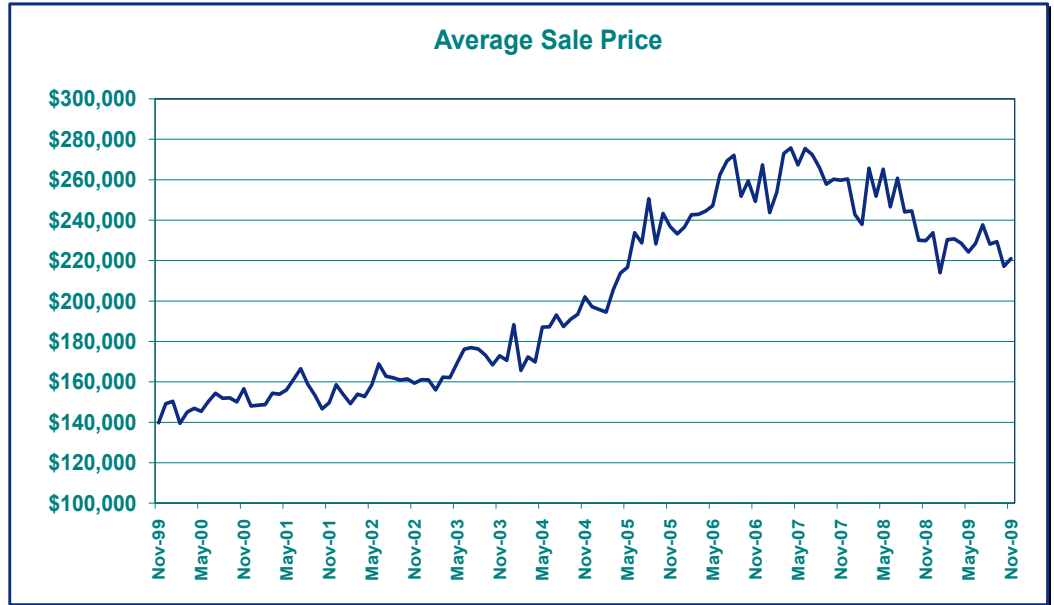
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AVERAGE SALE PRICE

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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