

MARKET ACTION

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

Residential Review: Lane County, Oregon

September 2009 Reporting Period

September Residential Highlights

Sales activity in Lane County saw marked improvement compared to September 2008. Closed sales grew 23.2% and pending sales were up 38.4%. New listings fell 4.8%.

Comparing September 2009 with August 2009, closed sales increased 11.7% (297 v. 266). Pending sales were up 5.3% (357 v. 339). New listings decreased 11.3% (519 v. 585).

At the month's rate of sales, the 2,030 active residential listings would last approximately 6.8 months.

Third Quarter Report

Comparing the third quarter of 2009 with the same period in 2008, pending sales increased 17.9% (1,000 v. 848) and closed sales were up 5.1% (920 v. 875). New listings fell 5.2% (1,756 v. 1,853).

Sale Prices

The average sale price for September 2009 was down 6.2% compared to September 2008, while the median sale price dropped 9.2%. See residential highlights table below.

Month-to-month, the average sale price and median sale price were mixed when compared with August; the average sale price ticked up 0.5% (\$229,400 v. \$228,200) and the median sale price was down a slight 0.9% (\$197,500 v. \$199,300).

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	
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:	-9.6% (\$229,000 v. \$253,300)
Median Sale Price % Change:	-9.6% (\$203,500 v. \$225,000)

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	September	519	357	297	229,400	197,500	119
	Year-to-date	4,829	2,509	2,114	228,700	202,700	133
2008	September	545	258	241	244,600	217,500	119
	Year-to-date	5,817	2,503	2,370	251,400	224,900	112
Change	September	-4.8%	38.4%	23.2%	-6.2%	-9.2%	-0.2%
	Year-to-date	-17.0%	0.2%	-10.8%	-9.0%	-9.9%	18.6%

*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 • 9/2009

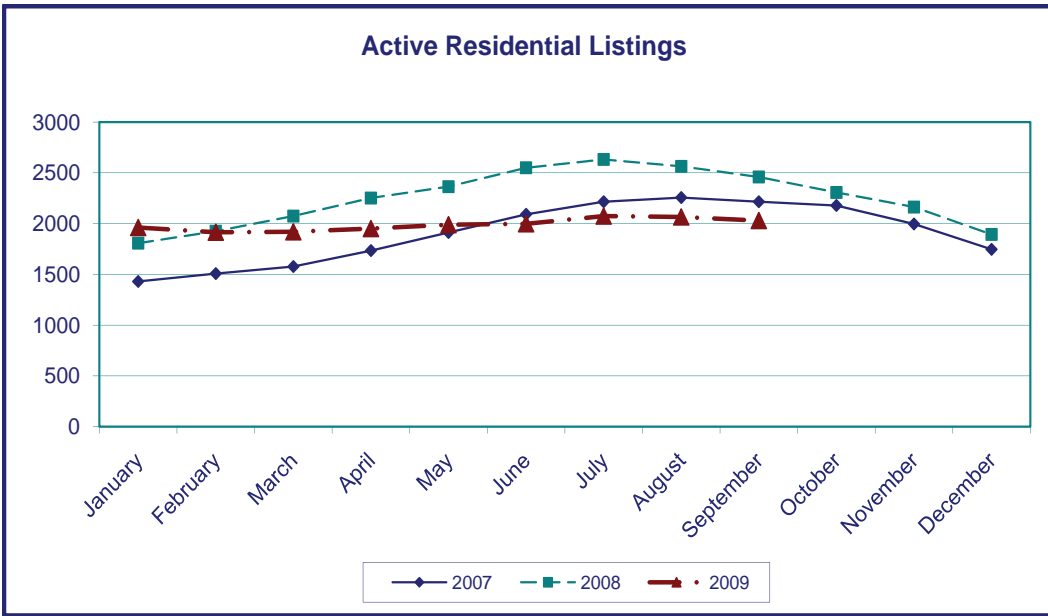
Lane County, Oregon

		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 ¹	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	20	-	2	-	-	-	-	14	5	25.0%	6	100,200	93,000	7.3%	-	-	2	38,500	-	-	-
226	Florence Green Trees	37	6	3	4	-20.0%	4	90,700	243	39	-13.6%	15	113,000	109,000	-8.6%	-	-	1	71,000	-	-	-
227	Florence Florentine	18	-	-	1	0.0%	2	215,000	613	21	20.0%	11	202,300	200,000	-0.5%	-	-	-	-	-	-	-
228	Florence Town	165	10	10	18	157.1%	19	231,800	322	144	9.7%	63	232,200	225,000	-5.6%	6	423,000	7	47,600	1	212,000	-
229	Florence Beach	54	4	3	2	100.0%	1	320,000	254	59	22	10.0%	19	253,900	252,500	-13.7%	-	-	4	110,000	-	-
230	Florence North	55	6	6	2	0.0%	2	170,000	34	54	13	0.0%	10	206,400	227,500	-17.1%	-	-	19	64,300	-	-
231	South/Dunes City	65	5	7	4	33.3%	4	243,800	417	63	23	35.3%	17	194,900	172,000	-45.6%	-	-	1	21,000	-	-
238	East/Mapleton	31	6	4	-	-	-	-	25	7	-41.7%	3	197,800	170,000	43.8%	-	-	1	13,000	-	-	-
	Grand Total	445	37	35	31	63.2%	32	213,500	322	419	180	5.9%	144	208,000	200,000	-13.2%	6	423,000	35	62,200	1	212,000
232	Hayden Bridge	57	18	9	7	16.7%	13	242,000	103	146	81	-3.6%	71	214,000	204,000	-11.7%	2	457,500	2	132,000	4	260,100
233	McKenzie Valley	106	12	6	7	75.0%	7	257,100	141	141	34	0.0%	31	263,500	208,000	-26.1%	-	-	6	170,200	0	-
234	Pleasant Hill/Oak	135	20	16	8	14.3%	12	284,000	207	205	69	-6.8%	64	223,800	180,000	-17.5%	2	67,500	13	95,500	1	90,000
235	South Lane Properties	243	55	38	30	25.0%	22	166,400	150	497	214	-1.8%	167	193,200	178,500	-11.0%	1	328,000	10	114,900	1	265,000
236	West Lane Properties	121	21	16	14	40.0%	11	184,100	105	261	133	24.3%	109	220,300	192,500	-11.9%	-	-	13	109,900	0	-
237	Junction City	138	40	18	26	160.0%	8	300,700	235	267	109	26.7%	82	240,800	215,900	-16.4%	1	286,000	9	195,800	3	296,300
239	Thurston	135	41	17	36	125.0%	24	227,600	140	338	194	-8.5%	154	194,700	185,000	-8.3%	-	-	2	74,500	2	165,000
240	Coburg I-5	36	7	2	8	166.7%	5	154,200	64	84	40	21.2%	31	252,700	184,900	13.8%	-	-	4	58,900	2	273,000
241	N Gilham	62	7	4	13	116.7%	11	307,200	103	168	101	12.2%	87	312,300	259,900	5.4%	-	-	1	165,000	2	292,700
242	Ferry Street Bridge	137	41	17	28	27.3%	21	263,800	130	377	223	16.1%	201	266,600	242,000	-11.0%	-	-	-	-	6	282,000
243	E Eugene	123	25	28	25	0.0%	27	359,900	98	361	187	-5.6%	165	319,600	275,000	-2.4%	8	456,600	8	174,900	13	351,900
244	SW Eugene	208	40	24	27	-22.9%	33	280,600	90	479	244	-19.2%	215	297,800	278,000	-5.3%	-	-	9	251,100	6	265,300
245	W Eugene	42	17	8	12	-7.7%	12	170,500	140	133	83	-29.1%	70	182,900	166,800	-17.4%	2	134,000	1	518,200	4	247,700
246	Danebo	147	54	21	37	42.3%	34	171,900	91	471	281	2.2%	236	164,800	175,000	-11.9%	3	439,700	2	46,000	4	247,500
247	River Road	46	30	6	12	100.0%	9	205,000	39	135	73	0.0%	66	195,300	198,400	-10.9%	-	-	7	45,600	2	222,500
248	Santa Clara	119	37	14	34	78.9%	23	204,500	163	356	216	10.8%	175	233,800	224,900	-12.7%	-	-	3	55,300	5	208,300
249	Springfield	143	48	20	30	25.0%	25	124,900	85	366	212	8.7%	182	150,600	147,500	-13.2%	4	873,800	3	55,000	10	300,700
250	Mohawk Valley	32	6	4	3	50.0%	-	-	44	15	-16.7%	8	196,700	197,800	-16.3%	-	-	2	165,000	0	-	-
	Grand Total	2,030	519	268	357	38.4%	297	229,400	119	4,829	2,509	0.2%	2,114	228,700	202,700	-9.6%	23	452,100	95	133,300	65	278,100

ACTIVE RESIDENTIAL LISTINGS

LANE COUNTY, OR

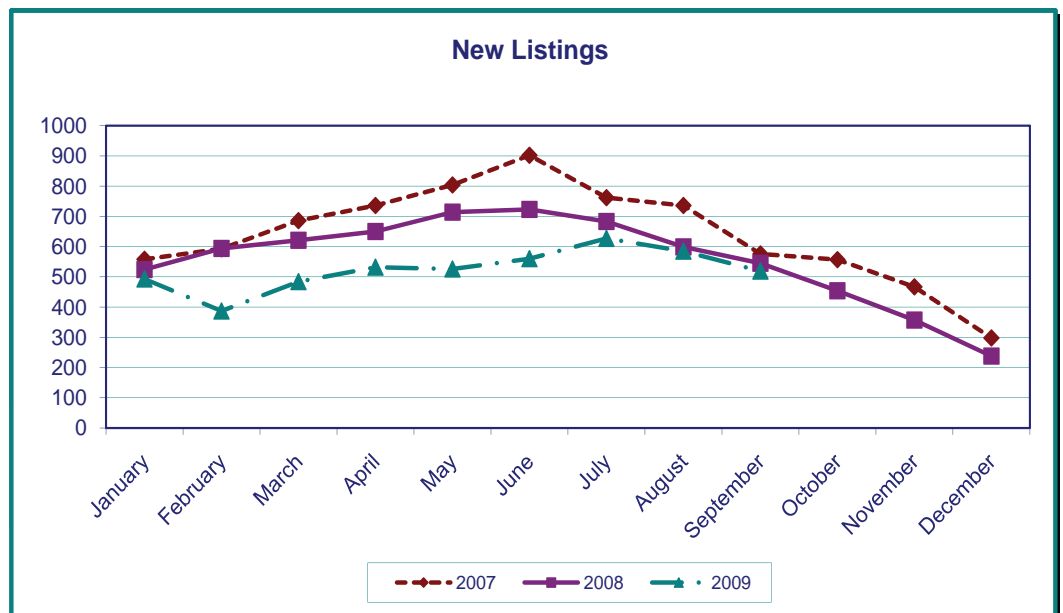
This graph shows the active residential listings over the past three calendar years in Lane County, Oregon.



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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/08-9/30/09) with 12 months before (10/1/07-9/30/08).

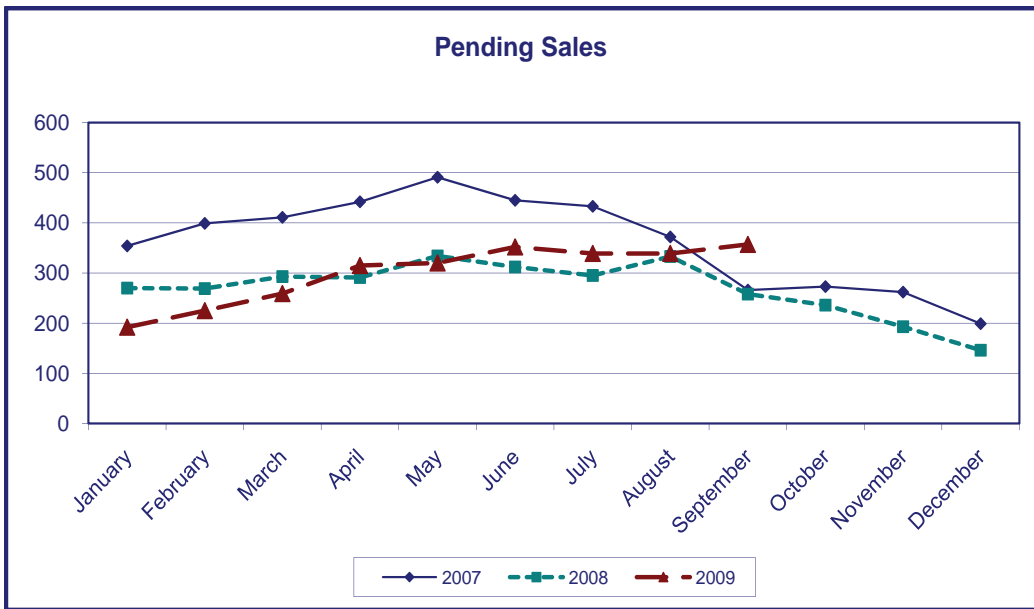
³ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

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

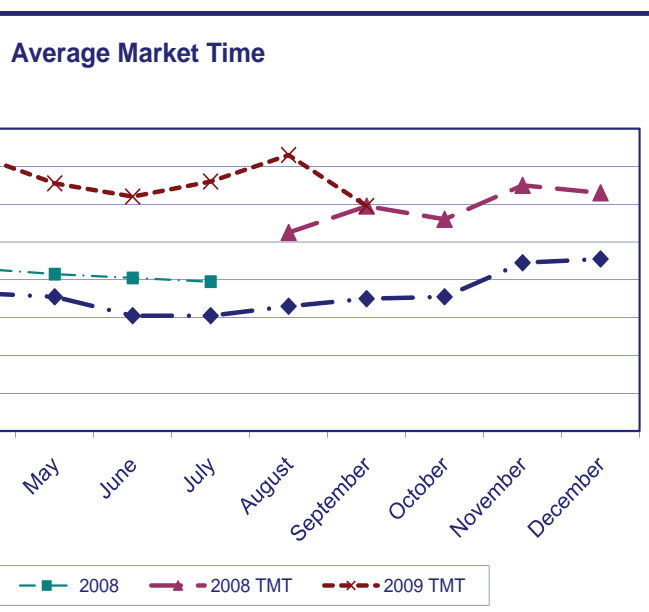
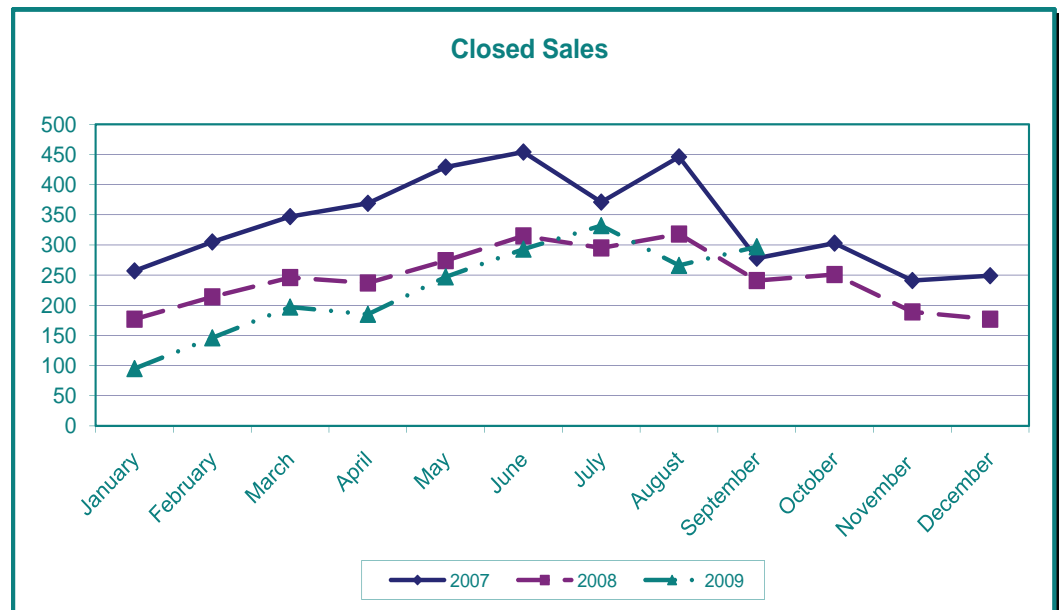
This graph represents monthly accepted offers in Lane County, Oregon over the past three calendar years.



CLOSED SALES

LANE COUNTY, OR

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



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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Fax: (360) 696-9342

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Fax: (503) 585-3817

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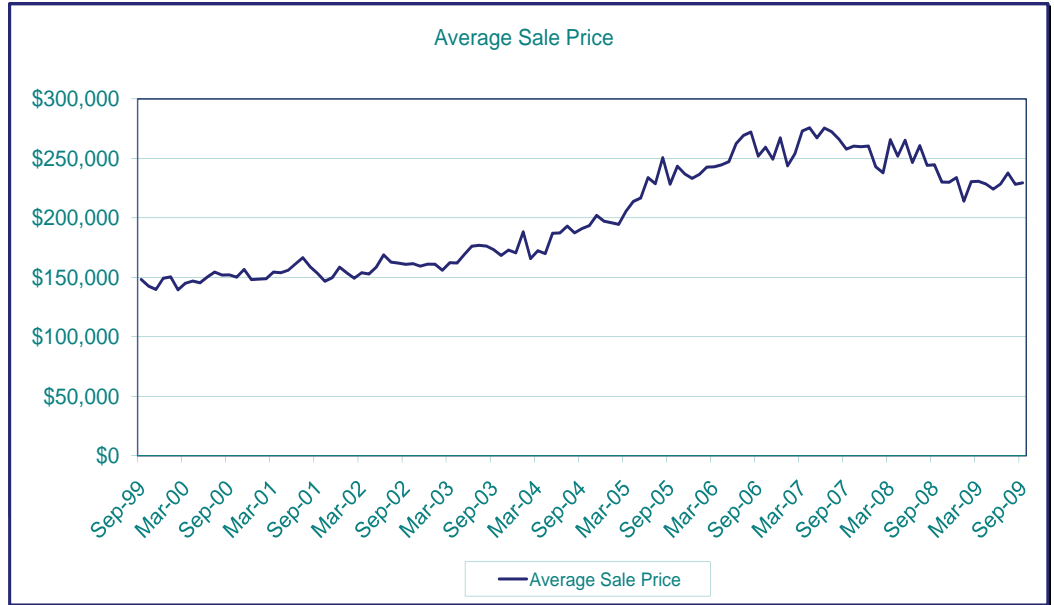
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AVERAGE SALE PRICE

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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