

MARKET ACTION

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

Residential Review: Lane County, Oregon

December 2009 Reporting Period

December Residential Highlights

Sales activity this December in Greater Lane County continued to grow when compared to last December. Closed sales rose 38.4% and pending sales were up 24%. New listings also increased 26.9%.

Comparing December 2009 with November 2009, closed sales dropped 3.5% (245 v. 254) and pending sales fell 7.7% (181 v. 196). New listings declined 14.9% (302 v. 355).

At the month's rate of sales, the 1,738 active residential listings would last approximately 7.1 months.

2009 Summary

Comparing market activity for 2009 with 2008, pending sales increased 3.3%. Closed sales were off last year's pace by 1.3%. New listings fell 12.4%. Total sales volume for 2009 was \$669 million, down from \$740 million in 2008 (see graph on page 5).

Sale Prices

The average sale price for December 2009 was down 5.6% compared to December 2008, while the median sale price dropped 2.6%. See residential highlights table below.

For the year, the average sale price was down 8.5% compared to the 2008 level. The median sale price fell 9.1%. See year-to-date information in the residential highlights table below.

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	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:	-8.5% (\$225,700 v. \$246,800)
Median Sale Price % Change:	-9.1% (\$200,000 v. \$220,000)

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	December	302	181	245	220,600	194,900	118
	Year-to-date	6,050	3,120	2,963	225,700	200,000	128
2008	December	238	146	177	233,800	200,000	126
	Year-to-date	6,905	3,019	3,001	246,800	220,000	114
Change	December	26.9%	24.0%	38.4%	-5.6%	-2.6%	-6.0%
	Year-to-date	-12.4%	3.3%	-1.3%	-8.5%	-9.1%	12.0%

*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 • 12/2009

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	22	2	1	-	-100.0%	-	-	-	18	6	20.0%	6	100,200	93,000	19.6%	-	-	4	42,000	-	-
226	Florence Green Trees	36	4	2	1	-50.0%	2	102,000	226	47	24	-4.0%	26	105,000	87,500	-8.8%	-	-	1	71,000	-	-
227	Florence Florentine	15	2	1	1	-	2	195,000	370	26	15	15.4%	14	198,200	192,500	-10.7%	-	-	1	74,000	-	-
228	Florence Town	136	13	17	3	0.0%	12	191,800	414	171	100	4.2%	97	214,300	205,000	-8.4%	6	423,000	8	49,800	2	193,500
229	Florence Beach	43	6	4	2	-	2	267,500	463	72	31	34.8%	28	247,700	248,300	-16.2%	-	-	7	94,300	-	-
230	Florence North	51	5	6	-	-	4	297,200	174	66	16	-5.9%	17	222,600	215,000	-20.0%	-	-	24	76,100	-	-
231	Florence South/Dunes City	56	6	8	2	0.0%	1	190,000	18	82	29	26.1%	26	234,200	205,500	-32.0%	-	-	2	95,500	-	-
238	Florence East/Mapleton	28	-	5	1	0.0%	-	-	-	39	12	-20.0%	8	151,600	140,000	-28.2%	-	-	2	49,000	-	-
	Grand Total	387	38	44	10	11.1%	23	209,100	339	521	233	7.4%	222	202,300	190,000	-15.7%	6	423,000	49	71,200	2	193,500
232	Hayden Bridge	53	6	9	3	-40.0%	6	189,200	49	182	97	2.1%	97	209,800	196,000	-9.8%	2	457,500	4	105,400	6	239,900
233	McKenzie Valley	78	14	19	4	100.0%	4	217,500	243	174	41	5.1%	39	263,200	220,000	-28.5%	-	-	6	170,200	0	-
234	Pleasant Hill/Oak	96	8	33	6	100.0%	7	144,300	130	258	95	5.6%	87	223,300	176,700	-9.4%	2	67,500	15	92,600	1	90,000
235	South Lane Properties	208	35	36	13	8.3%	29	200,200	166	618	269	3.1%	252	195,900	177,500	-6.8%	2	285,600	14	118,100	2	215,000
236	West Lane Properties	112	19	24	9	200.0%	21	183,700	89	353	163	32.5%	146	215,900	191,200	-13.6%	-	-	14	115,600	1	201,000
237	Junction City	122	12	20	6	0.0%	12	251,500	100	320	125	11.6%	117	239,300	216,800	-4.3%	1	286,000	11	169,300	3	296,300
239	Thurston	131	32	16	18	28.6%	17	203,900	100	437	245	-2.4%	225	191,500	183,100	-7.7%	-	-	6	65,700	4	163,300
240	Coburg I-5	32	3	7	2	-	4	172,200	162	101	49	36.1%	46	225,200	175,000	7.2%	-	-	5	54,800	2	273,000
241	N Gilham	59	15	10	6	0.0%	7	292,800	169	210	122	8.9%	117	299,000	254,000	-0.7%	-	-	2	178,700	3	308,000
242	Ferry Street Bridge	112	14	24	13	-13.3%	20	277,500	144	464	267	12.2%	269	268,900	242,000	-6.6%	-	-	1	175,000	9	275,100
243	E Eugene	98	10	16	11	22.2%	12	291,500	90	430	224	-0.9%	220	312,100	270,000	-6.5%	9	440,400	9	166,000	15	347,400
244	SW Eugene	170	35	31	21	31.3%	27	333,900	119	604	308	-14.2%	298	296,800	275,000	-5.1%	1	330,000	12	213,900	10	253,600
245	W Eugene	35	12	8	6	100.0%	5	196,000	76	178	105	-21.1%	97	190,200	177,000	-12.3%	3	217,700	1	518,200	6	236,000
246	Danebo	131	31	35	25	-10.7%	20	172,700	93	584	345	-3.9%	326	166,200	175,800	-5.5%	3	439,700	4	37,500	5	243,800
247	River Road	39	5	6	8	100.0%	9	199,600	103	169	100	12.4%	94	196,000	197,700	-10.1%	-	-	7	45,600	8	217,500
248	Santa Clara	102	19	24	12	0.0%	22	222,600	144	438	269	12.1%	257	230,800	219,900	-11.8%	-	-	3	55,300	7	209,000
249	Springfield	132	29	26	18	157.1%	22	128,900	86	474	276	19.0%	261	146,800	145,000	-15.4%	6	689,200	3	55,000	16	466,000
250	Mohawk Valley	28	3	5	-	-100.0%	1	115,000	42	56	20	-16.7%	15	226,700	227,500	-28.9%	-	-	2	165,000	0	-
	Grand Total	1,738	302	349	181	24.0%	245	220,600	118	6,050	3,120	3.3%	2,963	225,700	200,000	-8.5%	29	424,400	119	125,000	98	292,700

ACTIVE RESIDENTIAL LISTINGS

LANE COUNTY, OR

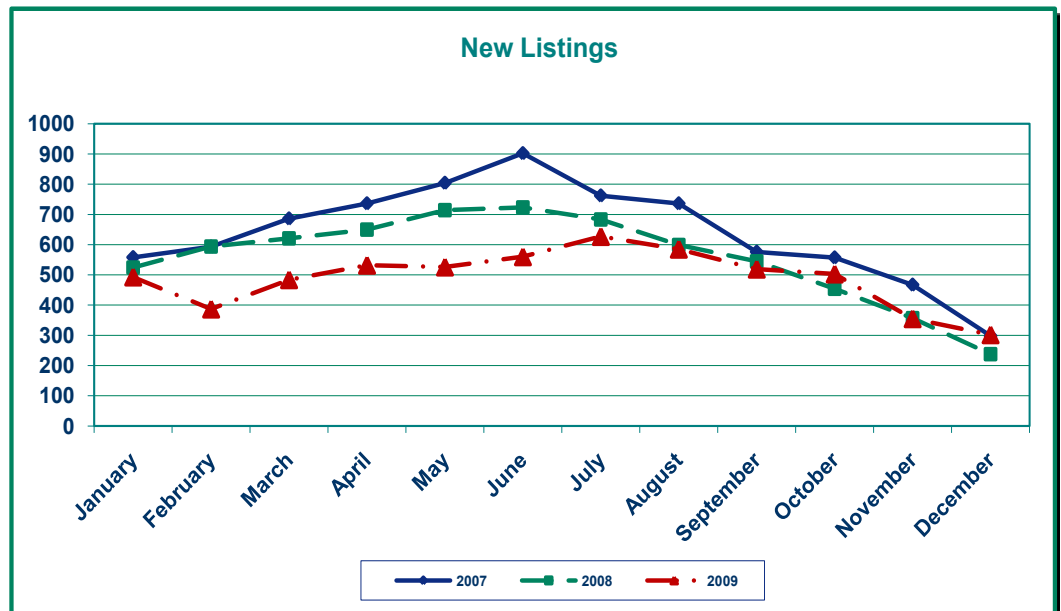
This graph shows the active residential listings over the past three calendar years in Lane County, Oregon.



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

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

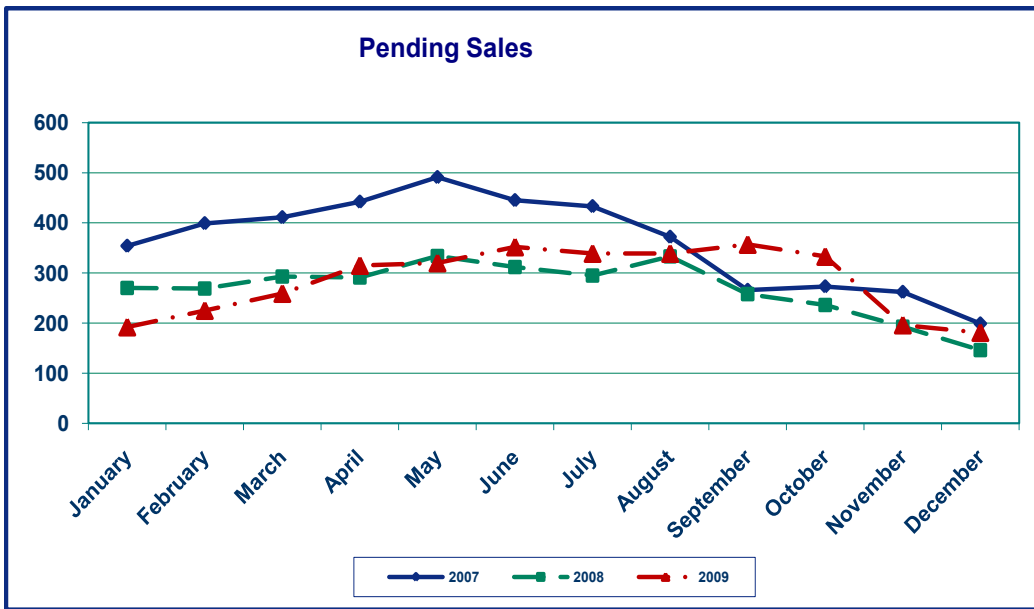
³ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

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

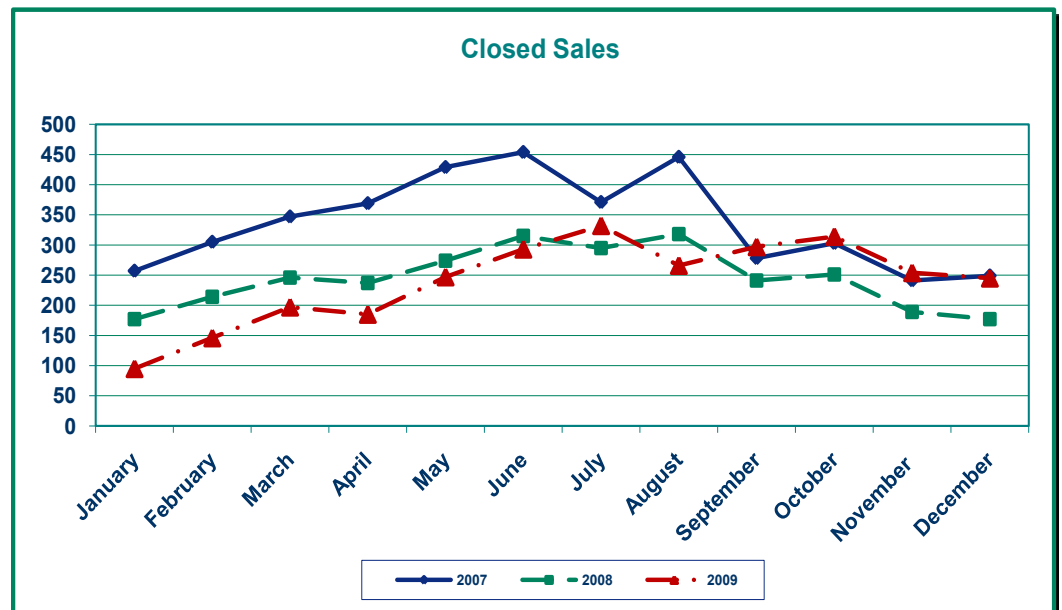
This graph represents monthly accepted offers in Lane County, Oregon over the past three calendar years.



CLOSED SALES

LANE COUNTY, OR

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

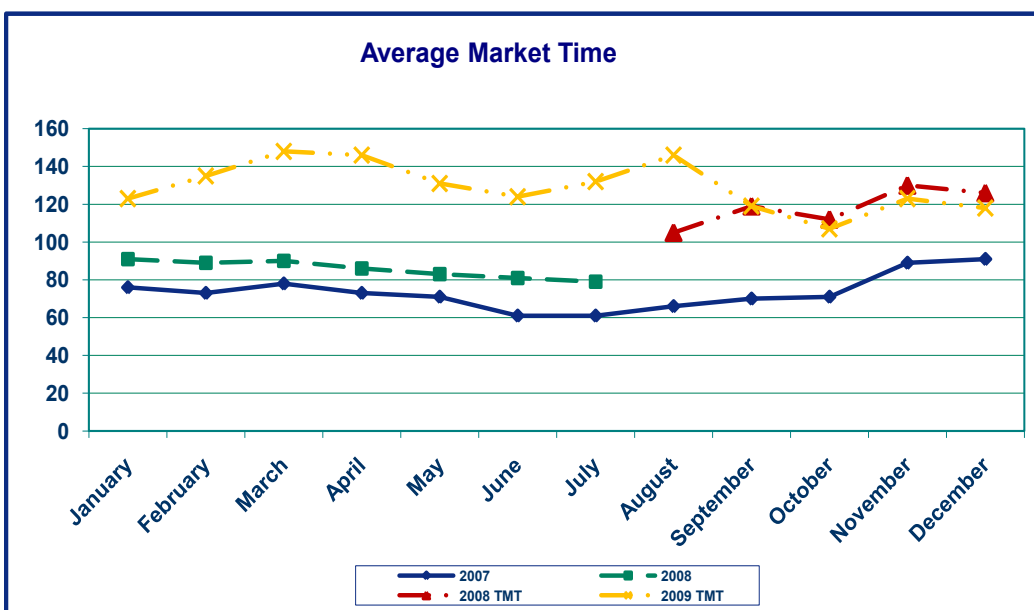


Average Market Time

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.*





MULTIPLE LISTING SERVICE

Corporate

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Portland, OR 97232
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Fax: (503) 230-0689

Southwest Washington
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Vancouver, WA 98663
(360) 696-0718
Fax: (360) 696-9342

Salem

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Salem, OR 97302
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Eugene, OR 97401
(541) 686-2885
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Lane County: Florence
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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.

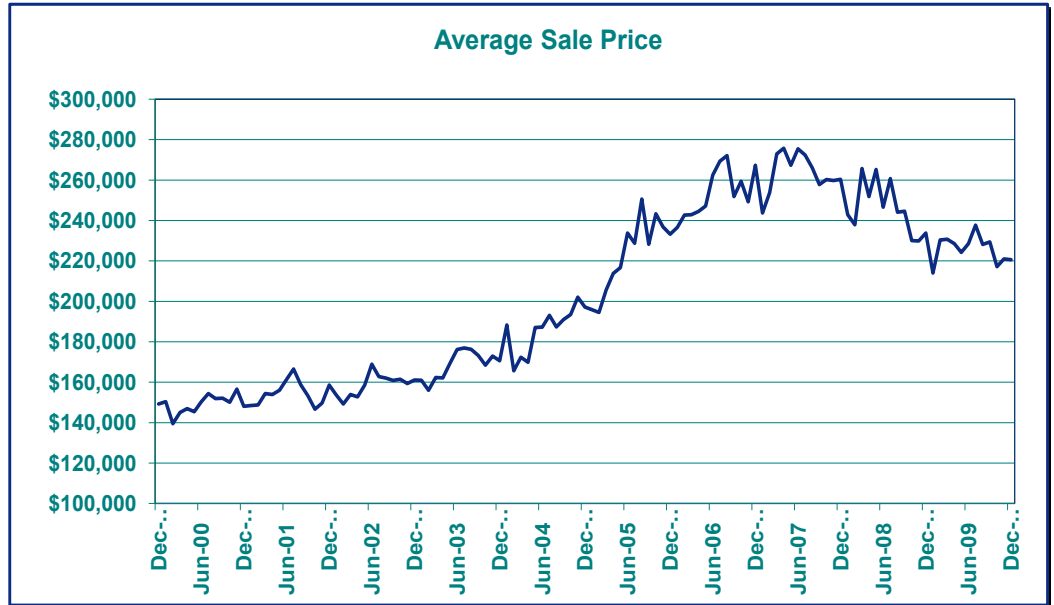
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AVERAGE SALE PRICE

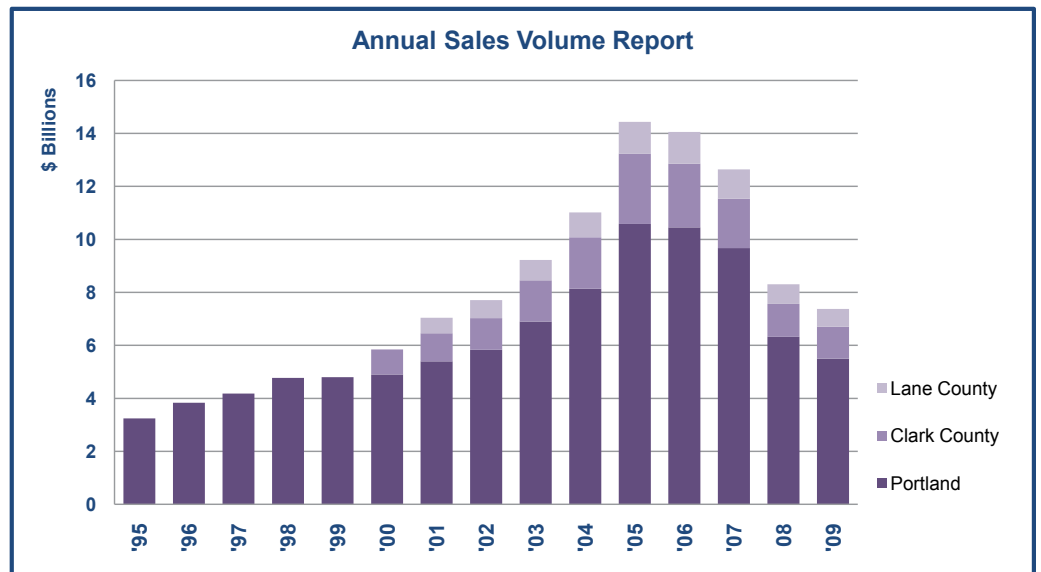
LANE COUNTY, OR

This graph represents the average sale price for all homes sold in Greater Lane County, Oregon.



SALES VOLUME RESIDENTIAL

This graph shows annual residential sales volume for Lane County, OR, Clark County, WA and Portland, OR.



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