

MARKET ACTION

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

Residential Review: Lane County, Oregon

March 2010 Reporting Period

March Residential Highlights

Comparing March 2010 to the same month in 2009, closed sales grew 39.6% and pending sales jumped 51%. New listings also rose 45.7%.

Further, when comparing March 2010 with February 2010, closed sales increased 53.6% (275 v. 179), pending sales were up 23.3% (391 v. 317), and new listings increased 25.7% (705 v. 561).

At the month's rate of sales, the 2,150 active residential properties would last 7.8 months.

Sale Prices

The March 2010 average and median sale prices fell 6.9% and 7.9%, respectively.

Compared with February 2010, average sale price rose 1.3% (\$214,800 v. \$212,100) and median sale price grew 4.2% (\$198,000 v. \$190,000).

First Quarter Report

Comparing the first quarter of 2010 with that of 2009, closed sales increased 33.9% (597 v. 446). Pending sales also grew 40.6% (911 v. 648) and new listings went up 30.3% (1,816 v. 1,394).

Inventory in Months*			
	2008	2009	2010
January	10.2	20.6	14.1
February	9	13.1	10.9
March	8.4	9.7	7.8
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:

-8.0% (\$223,300 v. \$242,800)

Median Sale Price % Change:

-8.0% (\$199,000 v. \$216,200)

% Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/09-3/31/10) with 12 months before (4/1/08-3/31/09).

Greater Lane County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2010	March	705	391	275	214,800	198,000	139
	Year-to-date	1,816	903	597	214,700	196,000	135
2009	March	484	259	197	230,700	215,000	148
	Year-to-date	1,394	648	446	226,700	207,500	137
Change	March	45.7%	51.0%	39.6%	-6.9%	-7.9%	-6.3%
	Year-to-date	30.3%	39.4%	33.9%	-5.3%	-5.5%	-1.3%

*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 • 3/2010

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	24	4	1	-	-	1	147,000	75	6	1	-	2	113,500	113,500	1.6%	-	-	-	-	-	-
226	Florence Green Trees	40	7	-	3	-	2	68,300	106	13	5	25.0%	2	68,300	68,300	-13.6%	-	-	-	-	-	-
227	Florence Florentine	21	3	-	1	-	1	241,000	23	8	3	0.0%	2	215,500	215,500	-14.3%	-	-	-	-	-	-
228	Florence Town	153	33	11	7	0.0%	8	172,600	116	66	21	16.7%	17	175,900	150,000	-10.9%	-	-	1	62,000	1	370,000
229	Florence Beach	47	10	1	4	300.0%	5	221,300	626	22	11	120.0%	9	208,800	190,000	-17.3%	-	-	-	-	1	225,000
230	Florence North	54	6	4	4	100.0%	4	204,500	67	25	13	550.0%	8	218,200	157,800	-16.0%	-	-	3	80,500	-	-
231	Florence South/Dunes City	62	6	4	2	-	4	457,500	263	17	8	100.0%	9	308,000	210,800	-24.2%	-	-	2	98,500	-	-
238	Florence East/Mapleton	31	3	4	1	-	3	154,700	102	12	5	150.0%	6	129,300	128,300	-34.2%	-	-	1	95,000	-	-
	Grand Total	432	72	25	22	120.0%	28	218,700	214	169	67	76.3%	55	199,200	150,000	-14.9%	-	-	7	85,100	2	297,500
232	Hayden Bridge	65	33	8	18	157.1%	10	218,700	89	74	36	71.4%	18	184,700	190,500	-12.8%	-	-	9	82,200	0	-
233	McKenzie Valley	83	14	7	8	166.7%	3	218,800	313	42	17	183.3%	10	247,400	196,300	-23.3%	-	-	2	122,900	0	-
234	Pleasant Hill/Oak	121	25	6	7	0.0%	5	257,900	142	57	20	33.3%	16	189,200	155,000	-18.6%	-	-	1	90,000	1	299,500
235	South Lane Properties	253	62	25	21	16.7%	16	196,600	121	158	53	-13.1%	38	176,400	169,100	-4.0%	1	145,000	2	151,300	4	460,600
236	West Lane Properties	122	33	9	22	37.5%	20	232,600	205	81	51	24.4%	34	220,500	197,000	-10.1%	-	-	1	239,000	0	-
237	Junction City	128	44	12	24	380.0%	17	211,800	161	93	51	88.9%	29	210,000	225,000	-4.8%	-	-	-	-	2	191,000
239	Thurston	167	62	18	36	71.4%	24	199,300	132	145	73	62.2%	50	189,000	176,600	-4.6%	-	-	-	-	1	225,000
240	Coburg I-5	30	8	5	3	-40.0%	1	132,800	15	25	7	-30.0%	5	323,600	215,000	-22.2%	-	-	-	-	1	240,000
241	N Gilham	91	28	4	16	33.3%	8	241,100	107	76	32	39.1%	18	320,900	332,500	-5.9%	-	-	-	-	0	-
242	Ferry Street Bridge	154	59	11	32	45.5%	22	302,900	113	134	75	29.3%	50	286,800	271,400	-3.0%	-	-	-	-	4	266,200
243	E Eugene	139	50	11	34	54.5%	18	243,700	160	140	66	40.4%	43	300,900	267,000	-8.1%	1	345,000	1	80,000	2	334,500
244	SW Eugene	201	66	22	43	87.0%	21	248,700	135	180	96	65.5%	60	258,500	238,000	-4.1%	-	-	3	77,000	1	270,000
245	W Eugene	56	18	3	10	-9.1%	12	170,800	95	54	27	35.0%	22	189,900	177,500	-13.8%	2	152,500	2	84,500	3	241,200
246	Danebo	161	68	22	37	2.8%	28	154,300	141	172	91	7.1%	64	139,200	147,900	-5.1%	-	-	-	-	3	219,600
247	River Road	62	26	9	19	533.3%	10	154,600	83	83	40	122.2%	25	171,600	180,000	-7.1%	-	-	-	-	2	220,100
248	Santa Clara	124	51	14	27	12.5%	31	235,500	172	131	80	48.1%	57	225,500	213,500	-10.2%	-	-	-	-	3	290,500
249	Springfield	160	51	12	31	29.2%	24	152,700	124	150	79	43.6%	52	140,000	140,800	-14.6%	2	223,500	-	-	2	219,500
250	Mohawk Valley	33	7	-	3	-	5	307,800	74	21	9	125.0%	6	321,500	338,500	-9.4%	-	-	-	-	0	-
	Grand Total	2,150	705	198	391	51.0%	275	214,800	139	1,816	903	39.4%	597	214,700	196,000	-8.0%	6	207,000	21	99,900	29	280,200

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.

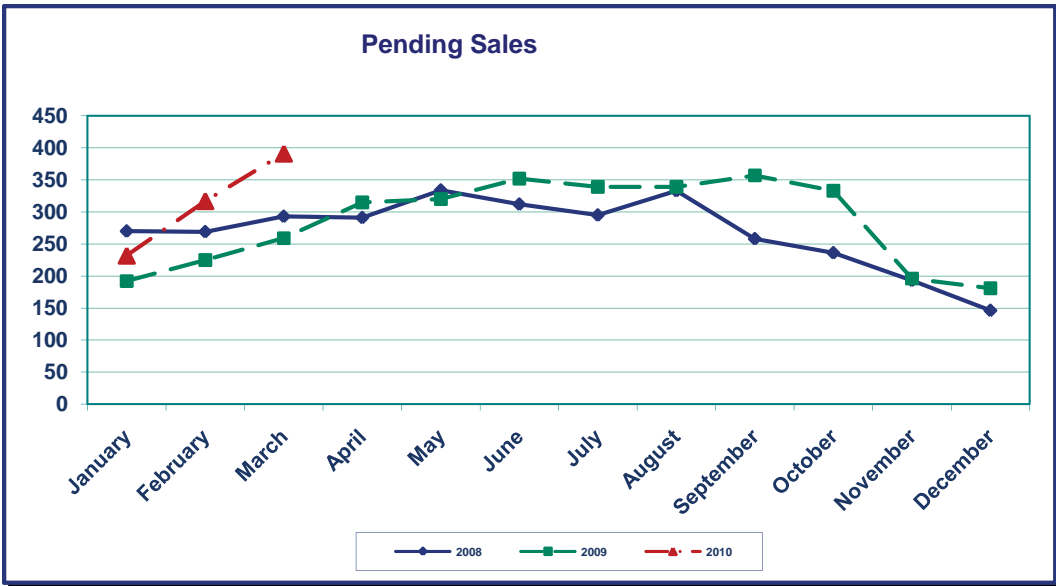


¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares March 2010 with March 2009. The Year-To-Date section compares year-to-date statistics from March 2010 with year-to-date statistics from March 2009.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/09-3/31/10) with 12 months before (4/1/08-3/31/09).

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

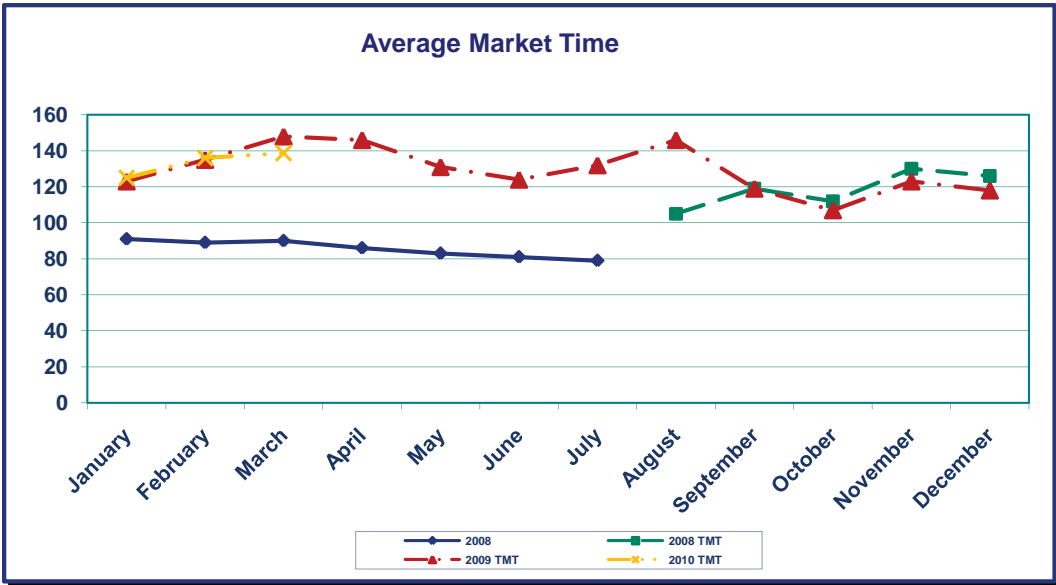
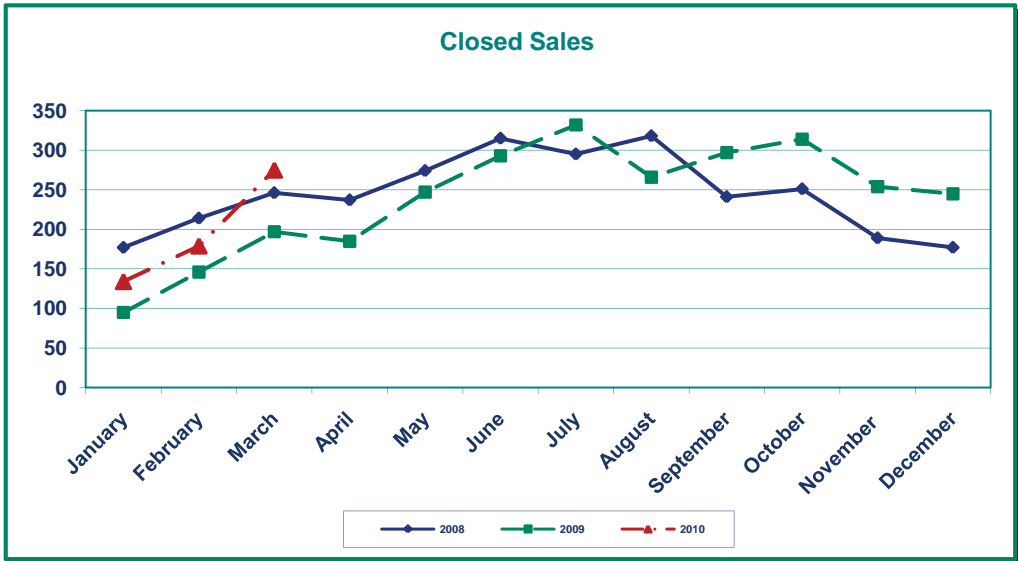
LANE COUNTY, OR

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.



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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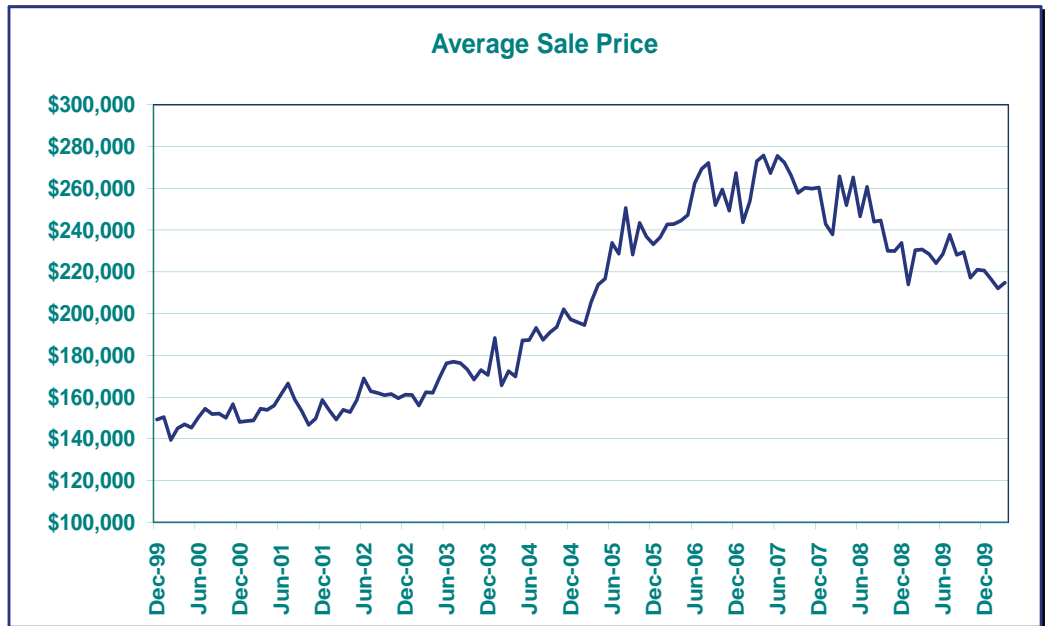
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AVERAGE SALE PRICE

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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