

MARKET ACTION

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

Residential Review: Lane County, Oregon

November 2011 Reporting Period

November Residential Highlights

While closed sales in Greater Lane County declined in November 2011 when compared to November of last year, both pending sales and new listings saw a rise in activity.

Comparing November 2010 with November 2011 shows closed sales went down 7.8%, while pending sales increased by 9.8%. There was a marginal rise of 0.6% newly listed residential properties. See residential highlights table below.

A month-to-month comparison of October 2011 with November 2011 shows that closed sales fell from 239 to 214 (-10.5%). Pending sales went down from 278 to 224 (-19.4%). New listings also fell from 335 to 328 (-2.1%).

At the month's rate of sales, the 1,761 active residential listings would last approximately 8.2 months.

Sale Prices

Comparing November 2010 to November 2011, the average sale price fell by 5.5%. The median sale price also decreased by 8.1%.

A comparison of October 2011 to November 2011 shows the average sale price went down from \$197,000 to \$191,700 (-2.7%). The median sale price grew by 0.3%, rising from \$165,000 to \$165,500.

Year-to-Date

Comparing January-November 2010 with the same period of 2011 shows closed sales fell by 3.8% (2,785 v. 2,680). Pending sales declined by 2.4% (2,924 v. 2,855), while new listings went down 20.5% (6,233 v. 4,955).

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

Average Sale Price % Change:
-6.9% (\$203,100 v. \$218,100)
Median Sale Price % Change:
-11.2% (\$175,000 v. \$197,000)

For further explanation of this measure, see the second footnote on page 3.

Inventory in Months*			
	2009	2010	2011
January	20.6	14.1	12.4
February	13.1	10.9	11.9
March	9.7	7.8	8.6
April	10.5	7.3	8.0
May	8.1	7.2	7.6
June	6.8	7.2	7.0
July	6.2	11.9	8.6
August	7.8	10.7	7.7
September	6.8	10.4	7.7
October	6.2	10.8	7.6
November	7.3	9.2	8.2
December	7.1	8.1	

*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.

Data for Florence is reported separately from Greater Lane County. The Residential Review on pages 1, 3, 4, and 6 does not include data from Florence. For data on Florence, see the Area Report on page 2, or the graphs on page 5.

Greater Lane County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2011	November	328	224	214	191,700	165,500	143
	Year-to-date	4,955	2,855	2,680	202,700	174,000	141
2010	November	326	204	232	202,900	180,000	127
	Year-to-date	6,233	2,924	2,785	217,900	197,000	120
Change	November	0.6%	9.8%	-7.8%	-5.5%	-8.1%	13.0%
	Year-to-date	-20.5%	-2.4%	-3.8%	-7.0%	-11.7%	17.8%

*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 • 11/2011

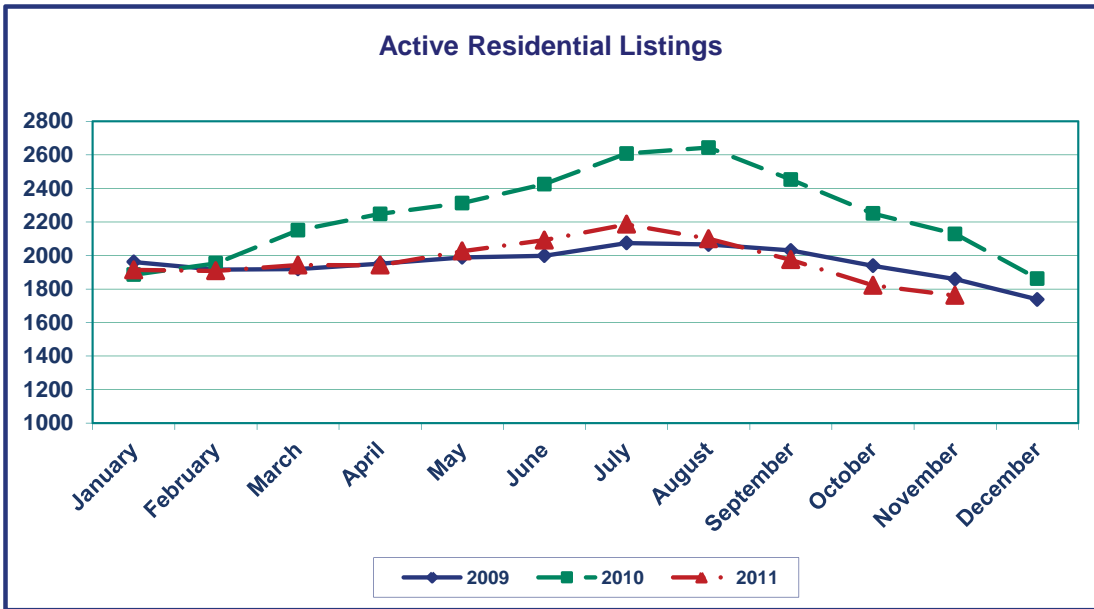
Lane County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales 2011	Pending Sales 2011 v. 2010 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales 2011	Pending Sales 2011 v. 2010	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	-	-	-	-	-	-	21	7	0.0%	6	61,500	53,500	-21.6%	-	-	1	50,000	-	-	
226	Florence Green Trees	41	2	2	3	0.0%	3	44,800	238	49	-24.1%	20	88,300	71,000	-10.0%	-	-	-	-	-	-	
227	Florence Florentine	31	3	1	1	-	-	-	34	12	-20.0%	9	200,100	205,000	-7.1%	-	-	-	-	-	-	
228	Florence Town	144	7	12	9	28.6%	9	190,600	288	222	97	1.0%	89	180,500	158,000	-8.6%	2	767,500	11	48,300	1	175,500
229	Florence Beach	59	5	7	2	-50.0%	1	205,000	79	78	32	39.1%	33	229,200	220,000	4.9%	-	-	10	82,500	-	-
230	Florence North	45	1	5	-	-100.0%	-	-	58	23	-37.8%	25	179,000	145,200	-14.4%	-	-	11	47,000	-	-	
231	Florence South/Dunes City	55	1	6	-	-100.0%	2	271,500	70	65	28	-9.7%	26	236,500	242,500	3.9%	1	179,900	5	93,300	-	-
238	Florence East/Mapleton	35	-	2	1	-50.0%	2	132,500	258	36	16	45.5%	12	157,700	113,800	9.9%	-	-	5	44,200	1	74,000
	Grand Total	431	19	35	16	-11.1%	17	168,400	238	563	237	-4.8%	220	182,200	162,300	-2.7%	3	571,600	43	60,700	2	124,800
232	Hayden Bridge	34	6	7	5	-16.7%	9	209,000	202	120	78	-26.4%	66	182,000	180,000	-9.5%	-	-	-	-	3	201,800
233	McKenzie Valley	93	6	11	3	50.0%	4	114,900	137	153	44	-29.0%	44	247,800	237,300	5.9%	2	232,500	2	550,000	0	-
234	Pleasant Hill/Oak	141	17	11	9	800.0%	9	149,000	394	244	104	19.5%	99	200,900	159,000	8.5%	3	150,000	6	161,700	0	-
235	South Lane Properties	215	30	32	22	10.0%	20	196,800	193	497	241	-0.8%	217	172,400	152,000	-8.8%	2	80,300	21	99,900	3	208,300
236	West Lane Properties	102	19	12	16	14.3%	19	140,500	173	281	158	6.8%	145	192,200	165,900	-12.2%	5	174,400	13	179,100	0	-
237	Junction City	110	13	16	8	14.3%	7	128,200	59	246	120	-5.5%	111	182,300	171,900	-15.6%	2	172,500	8	133,600	2	146,300
239	Thurston	109	20	8	23	9.5%	20	160,900	126	352	231	-10.1%	222	171,700	159,900	-4.9%	1	249,000	8	54,600	6	178,300
240	Coburg I-5	27	5	3	2	-50.0%	3	208,700	84	76	44	41.9%	38	214,700	159,500	-6.7%	-	-	3	200,700	0	-
241	N Gilham	71	14	12	9	28.6%	5	306,400	39	207	138	16.0%	128	286,800	268,300	1.1%	-	-	-	-	1	300,000
242	Ferry Street Bridge	119	28	20	21	50.0%	20	226,600	90	394	228	-4.2%	214	249,400	225,000	-8.6%	-	-	5	128,800	4	355,200
243	E Eugene	107	19	24	11	0.0%	20	296,300	79	376	216	-5.7%	203	302,500	247,000	1.3%	2	550,000	5	103,900	7	504,700
244	SW Eugene	190	35	24	26	44.4%	19	256,300	201	540	287	-12.5%	270	263,600	225,000	-6.1%	-	-	21	270,800	5	263,700
245	W Eugene	37	7	6	4	-42.9%	5	189,200	118	133	76	-24.8%	72	154,500	140,600	-9.8%	7	495,200	-	-	23	231,500
246	Danebo	146	36	13	21	-8.7%	25	137,400	113	481	308	9.2%	292	139,100	145,300	-7.8%	-	-	4	35,600	3	210,300
247	River Road	39	12	5	7	-36.4%	6	147,500	105	166	112	0.9%	108	159,100	157,500	-15.1%	-	-	1	38,500	5	167,200
248	Santa Clara	89	31	10	17	21.4%	12	222,300	79	314	224	0.4%	210	199,500	189,700	-8.1%	-	-	7	73,900	9	239,300
249	Springfield	110	28	14	15	-16.7%	10	106,200	200	314	216	6.4%	211	128,700	122,500	-10.8%	1	185,000	3	75,700	11	173,800
250	Mohawk Valley	22	2	2	5	-16.7%	1	129,900	10	61	30	3.4%	30	270,400	234,500	-12.8%	1	290,000	4	349,100	0	-
	Grand Total	1,761	328	230	224	9.8%	214	191,700	143	4,955	2,855	-2.4%	2,680	202,700	174,000	-6.9%	26	291,700	111	160,100	82	244,200

ACTIVE RESIDENTIAL LISTINGS

LANE COUNTY, OR

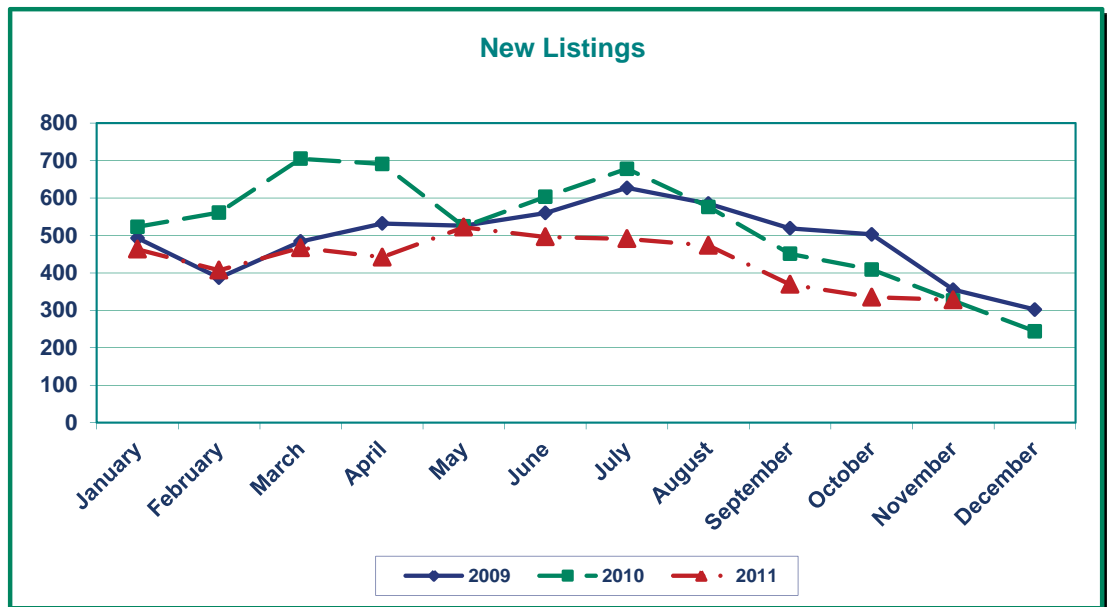
This graph shows the active residential listings over the past three calendar years in Lane County, Oregon.



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 November 2011 with November 2010. The Year-To-Date section compares year-to-date statistics from November 2011 with year-to-date statistics from November 2010.

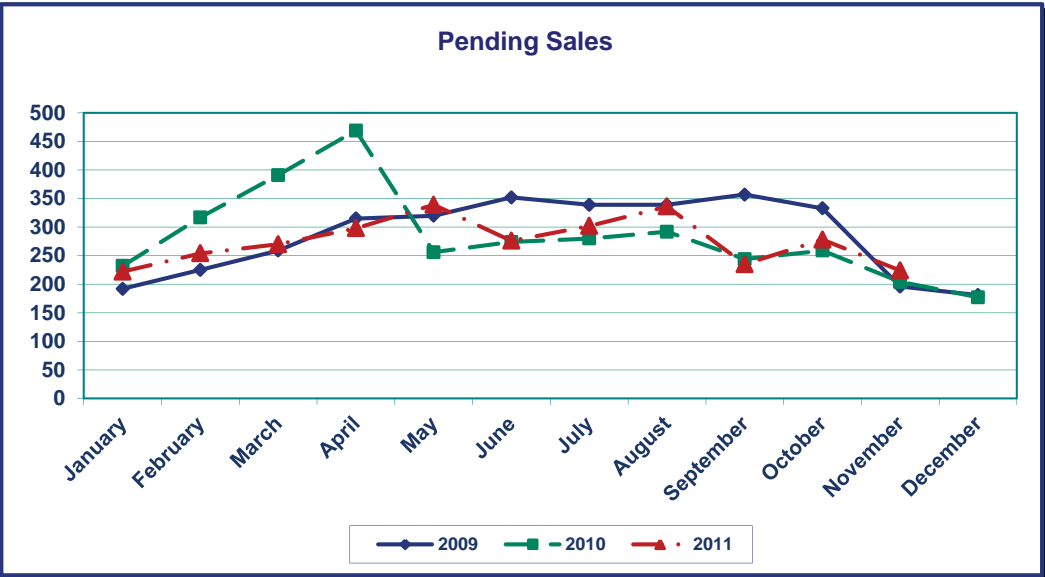
² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/10-11/30/11) with 12 months before (12/1/09-11/30/10).

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.

PENDING LISTINGS

LANE COUNTY, OR

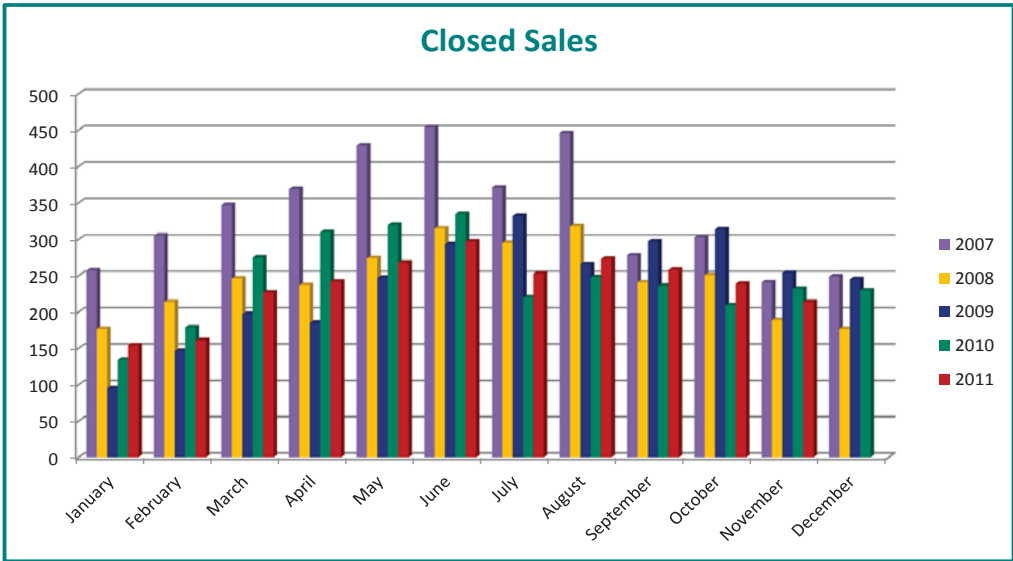
This graph represents monthly accepted offers in Lane County, Oregon over the past three calendar years.



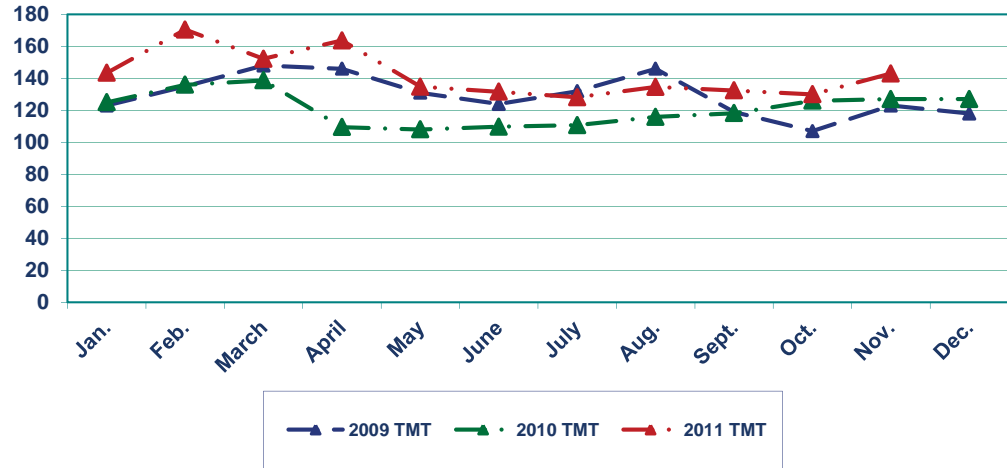
CLOSED SALES

LANE COUNTY, OR

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



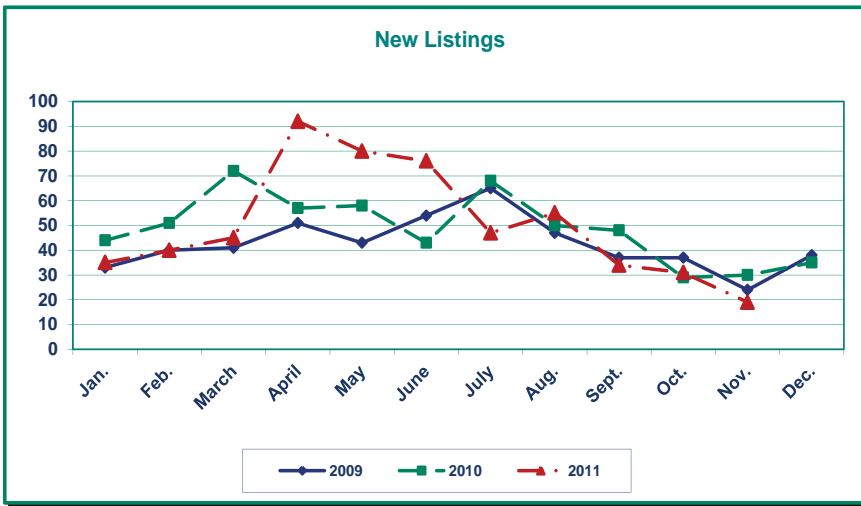
Average Market Time



DAYS ON MARKET

LANE COUNTY, OR

This graph shows the average market time for sales in Lane County, Oregon over the past three calendar years.



NEW LISTINGS

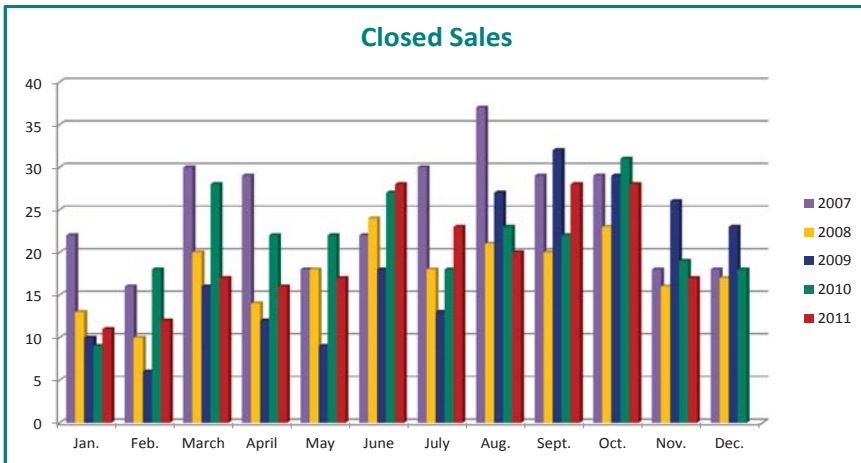
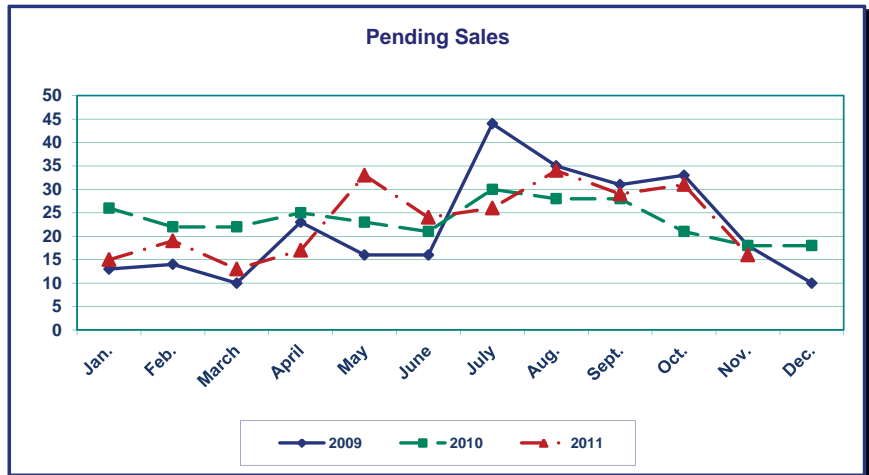
FLORENCE, OR

This graph represents new listings in Florence, Oregon over the past three calendar years.

PENDING LISTINGS

FLORENCE, OR

This graph shows the monthly accepted offers over the past three calendar years in Florence, Oregon.



CLOSED SALES

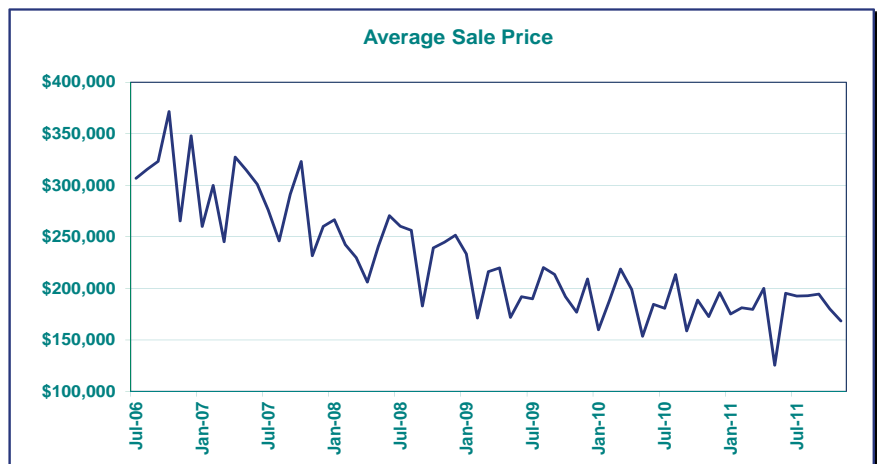
FLORENCE, OR

This graph shows the closed sales over the past five calendar years in Florence, Oregon.

AVERAGE SALE PRICE

FLORENCE, OR

This graph shows the average sale price for all sold homes over the past three calendar years in Florence, Oregon.





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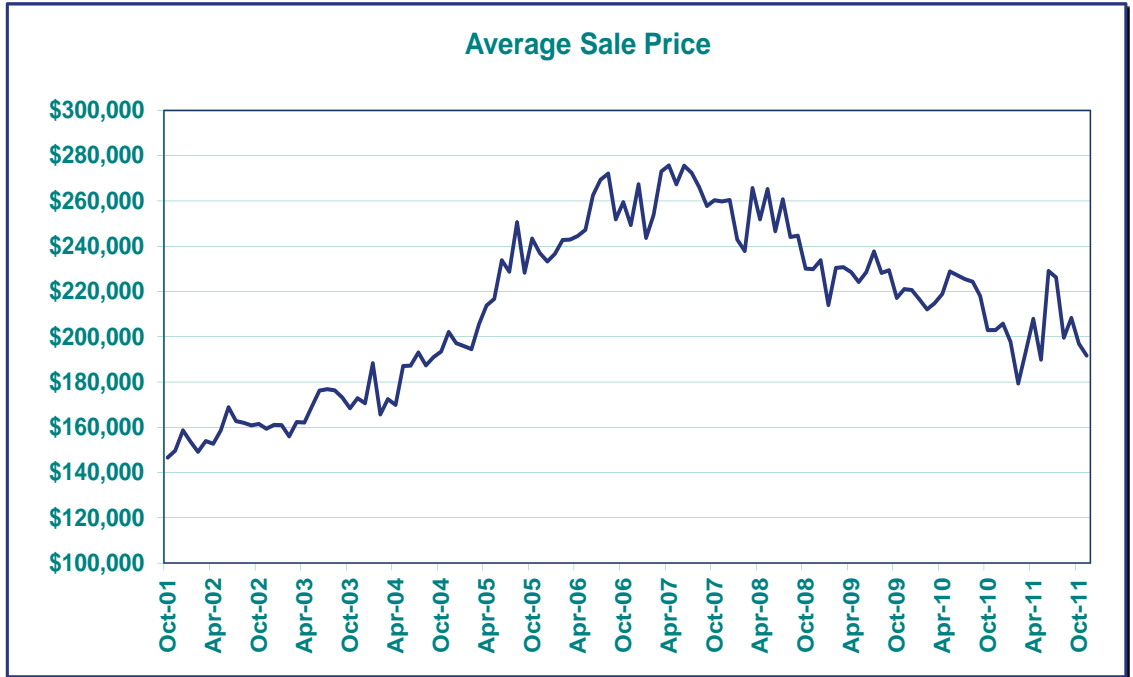
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AVERAGE SALE PRICE
LANE COUNTY, OR

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™.

Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

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