

MARKET ACTION

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

Residential Review: Lane County, Oregon

March 2009 Reporting Period

March Residential Highlights

Sales activity in the Greater Lane County area continued to grow compared to the month prior, but fell short of matching totals from March 2008.

Comparing March 2009 with March 2008, closed sales dropped 19.9% and pending sales fell 11.6%. New listings also decreased 22.1%. See table below.

On the other hand, closed sales grew 34.9% (197 v. 146) when comparing March 2009 with February 2009. Pending sales were also up 15.1% (259 v. 225). New listings also grew 25.1% (484 v. 387).

Thanks to an increase in sales activity, the 1,919 active residential properties would last 9.7 months, down 52.9% from a record high of 20.6 months in January.

Sale Prices

The average sale price for March 2009 was down 13.2% compared to March 2008, while the median sale price dropped 5.9%. See residential highlights table below.

Month-to-month, the average sale price and median sale price are both up when compared with February; the average sale price increased a slight 0.1% (\$230,700 v. \$230,400) and the median sale price was up 3.1% (\$215,000 v. \$208,500).

First Quarter Report

Comparing the first quarter of 2009 with that of 2008, closed sales dropped 30.6% (446 v. 643). Pending sales also fell 19.9% (648 v. 809). New listings decreased 21.2% (1,394 v. 1,770).

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	
May	4.5	8.6	
June	4.6	8.1	
July	6	8.8	
August	5.1	8.1	
September	8	10.2	
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:

-8.3% (\$242,600 v. \$264,600)*

Median Sale Price % Change:

-7.2% (\$216,000 v. \$232,700)*

Greater Lane County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time	Total Market Time
2009	March	484	259	197	230,700	215,000		148
	Year-to-date	1,394	648	446	226,700	207,500		137
2008	March	621	293	246	265,700	228,500	90	
	Year-to-date	1,770	809	643	250,300	223,000	90	
Change	March	-22.1%	-11.6%	-19.9%	-13.2%	-5.9%	N/A	N/A
	Year-to-date	-21.2%	-19.9%	-30.6%	-9.4%	-7.0%	N/A	N/A

*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 • 3/2009

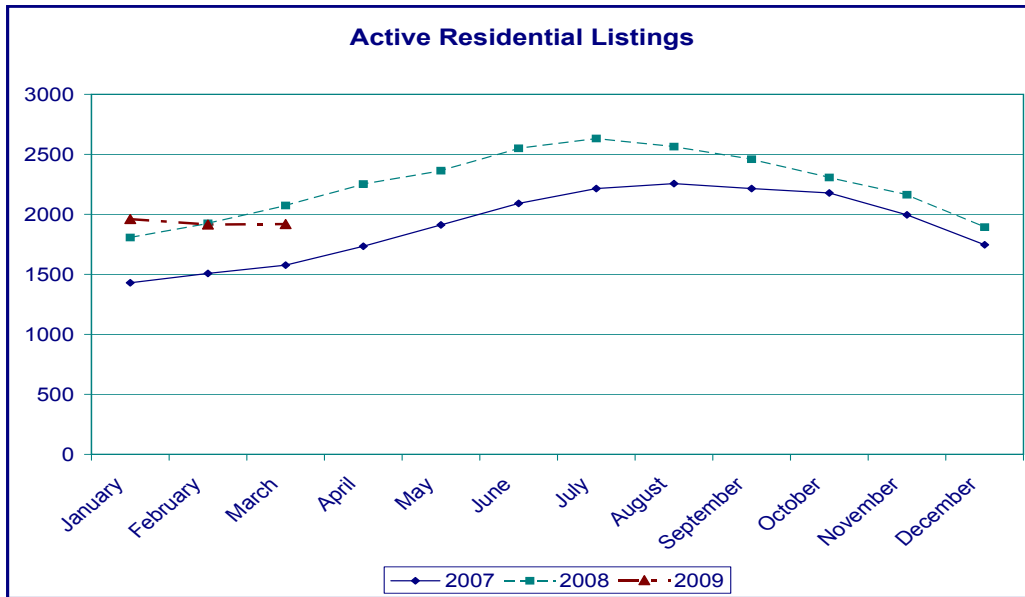
Lane County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date						Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings ³	Expired-Canceled 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	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
225	Florence Coast Village	18	1	-	-	-	-	-	-	3	-	-100.0%	1	145,000	145,000	24.8%	-	-	-	-	-	-
226	Florence Green Trees	29	1	1	-	-100.0%	1	80,000	17	6	4	-50.0%	3	101,300	80,000	-1.8%	-	-	-	-	-	-
227	Florence Florentine	23	2	2	-	-	1	265,000	214	8	3	50.0%	2	235,000	235,000	-9.0%	-	-	-	-	-	-
228	Florence Town	185	14	27	7	-41.7%	7	267,700	288	44	18	-21.7%	15	234,500	221,500	-14.0%	2	670,000	1	70,000	-	-
229	Florence Beach	49	7	5	1	-80.0%	1	195,000	6	15	5	-37.5%	3	233,300	195,000	-8.5%	-	-	1	234,000	-	-
230	Florence North	51	6	9	2	-	2	194,500	339	19	2	-33.3%	3	201,300	215,000	-24.6%	-	-	1	70,000	-	-
231	Florence South/Dunes City	61	9	3	-	-100.0%	3	162,500	220	16	4	-20.0%	4	228,100	226,300	-24.1%	-	-	-	-	-	-
238	Florence East/Mapleton	31	1	1	-	-100.0%	1	170,000	546	5	2	-50.0%	1	170,000	170,000	-16.6%	-	-	-	-	-	-
	Grand Total	447	41	48	10	-58.3%	16	216,300	258	116	38	-29.6%	32	213,200	205,000	-16.3%	2	670,000	3	124,700	-	-
232	Hayden Bridge	66	16	6	7	-41.7%	8	238,800	161	43	21	-30.0%	17	220,500	219,900	-3.9%	-	-	-	-	0.0%	-
233	McKenzie Valley	80	12	5	3	-57.1%	1	330,000	118	40	6	-50.0%	5	253,000	208,000	-18.9%	-	-	-	-	0.0%	-
234	Pleasant Hill/Oak	108	20	18	7	-46.2%	6	258,200	104	56	15	-51.6%	10	242,300	194,300	7.5%	-	-	7	53,600	0.0%	-
235	Cottage Grove/Creswell/Dorene	225	47	34	18	-41.9%	16	189,000	196	145	61	-20.8%	36	181,100	172,000	-11.5%	-	-	3	114,700	100.0%	265,000
236	Veneta/Elmira	93	26	20	16	33.3%	9	250,600	220	74	41	28.1%	19	208,400	179,900	-10.3%	-	-	1	100,000	0	-
237	Junction City	105	23	18	5	25.0%	9	209,800	170	71	27	22.7%	19	248,700	195,000	-14.5%	1	286,000	1	650,000	3	296,300
239	Thurston	124	38	16	21	-34.4%	10	171,500	110	91	45	-49.4%	32	180,700	178,000	-12.3%	-	-	1	105,000	0	-
240	Coburg I-5	35	8	7	5	400.0%	1	285,000	3	24	10	42.9%	7	423,400	285,000	5.2%	-	-	1	85,500	0	-
241	N Gilham	76	12	14	12	9.1%	6	354,600	147	51	23	-8.0%	15	345,800	280,000	-3.9%	-	-	-	-	1	264,400
242	Ferry Street Bridge	137	35	22	22	46.7%	23	296,200	157	107	58	11.5%	49	261,900	239,900	-7.5%	-	-	-	-	2	285,700
243	E Eugene	104	38	14	22	0.0%	16	340,900	62	105	47	-17.5%	31	319,500	275,000	-1.0%	-	-	3	167,800	2	376,300
244	SW Eugene	212	57	25	23	-14.8%	17	322,600	168	151	58	-34.8%	45	289,500	284,000	-5.6%	-	-	3	298,300	1	215,000
245	W Eugene	49	16	5	11	-38.9%	5	166,100	92	41	20	-45.9%	10	201,300	198,800	1.4%	1	63,000	-	-	2	215,500
246	Danebo	154	48	17	36	-10.0%	27	155,100	131	130	85	-15.0%	59	156,700	170,700	-13.7%	-	-	2	46,000	1	232,500
247	River Road	43	7	3	3	-40.0%	5	145,100	60	39	18	0.0%	18	172,300	165,000	-8.5%	-	-	-	-	0	-
248	Santa Clara	146	40	18	24	20.0%	16	245,700	177	113	54	-11.5%	36	247,800	241,300	-8.2%	-	-	1	50,000	1	235,000
249	Springfield	136	36	20	24	26.3%	21	136,400	162	101	55	-12.7%	36	148,200	151,000	-6.8%	1	1,600,000	-	-	4	343,800
250	Mohawk Valley	26	5	1	-	-100.0%	1	65,000	500	12	4	-42.9%	2	71,500	71,500	-14.6%	-	-	2	165,000	0	-
	Grand Total	1,919	484	263	259	-11.6%	197	230,700	148	1394	648	-19.9%	446	226,700	207,500	-8.3%	3	649,700	25	141,200	18	290,600

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (4/1/08-3/31/09) with 12 months before (4/1/07-3/31/08).

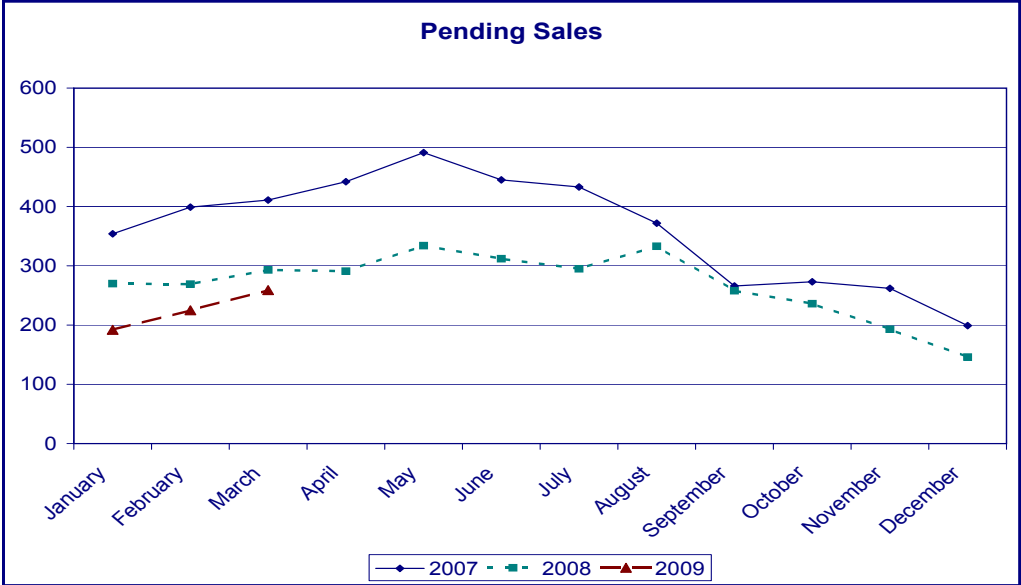
³ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

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

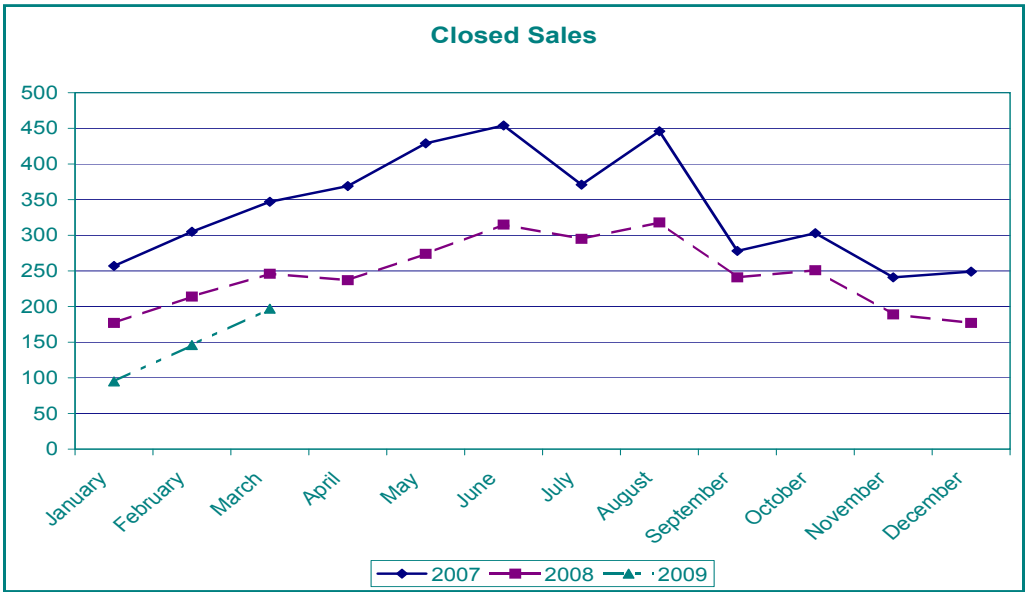
This graph represents monthly accepted offers in Lane County, Oregon over the past three calendar years.



CLOSED SALES

LANE COUNTY, OR

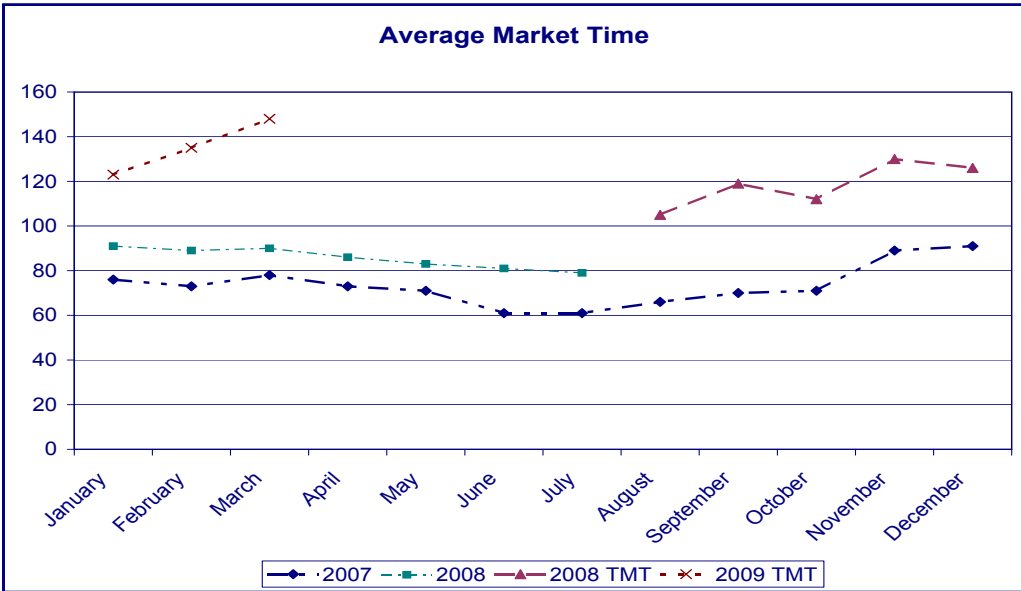
This graph shows the closed sales over the past three calendar years in Lane County, Oregon.



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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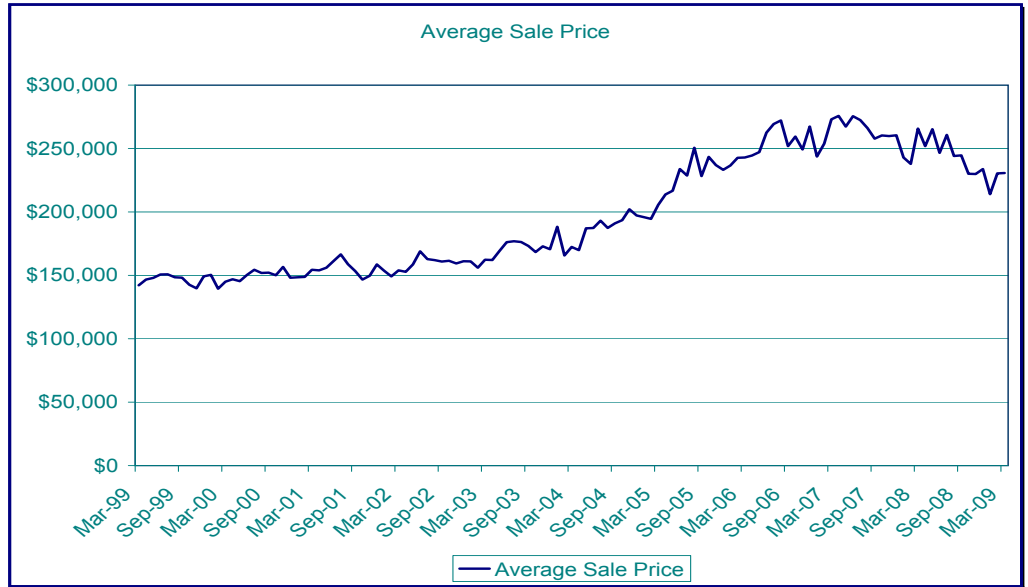
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AVERAGE SALE PRICE

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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