

Lane County Market Reports

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Eugene, OR 97402 Single-Family Homes

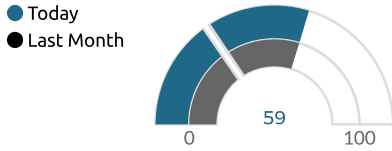


First American Title™

This week the median list price for Eugene, OR 97402 is \$279,000 with the market action index hovering around 59. This is about the same as last month's market action index of 59. Inventory has held steady at or around 79.

Market Action Index

The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.

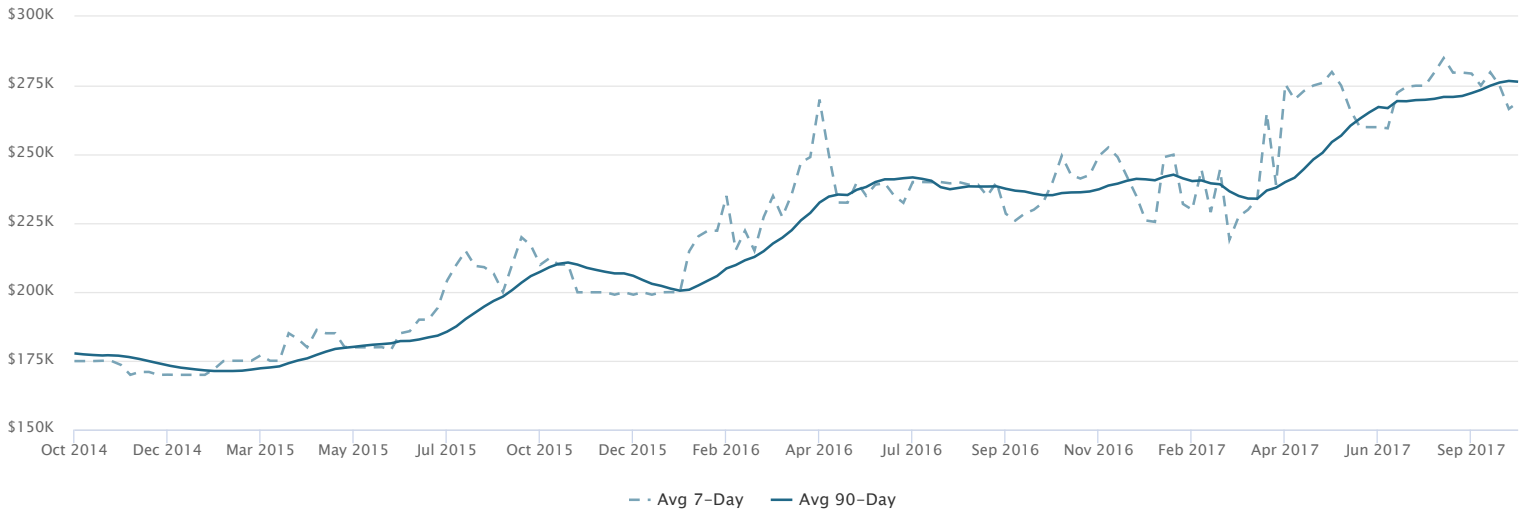


In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

Real-Time Market Profile

Median List Price		\$279,000
Per Square Foot		\$180
Days on Market		55
Price Decreased		39%
Price Increased		5%
Relisted		1%
Inventory		79
Most Expensive		\$2,095,000
Least Expensive		\$9,900
Market Action Index		59
Strong Seller's Market		

Median List Price



We continue to see prices in this zip code bounce around this plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.

Market Segments

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$565,000	2,659	5 - 10 acres	3	2	50	2	2	73
\$299,900	1,941	4,500 - 6,500 sqft	3	2	13	3	8	46
\$257,000	1,551	4,500 - 6,500 sqft	3	2	40	2	6	56
\$211,500	1,077	6,500 - 8,000 sqft	3	1	64	3	7	44