

Lane County Market Reports

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Eugene, OR 97403 Single-Family Homes

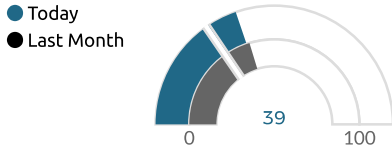


First American Title™

This week the median list price for Eugene, OR 97403 is \$469,900 with the market action index hovering around 39. This is less than last month's market action index of 40. Inventory has held steady at or around 27.

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.

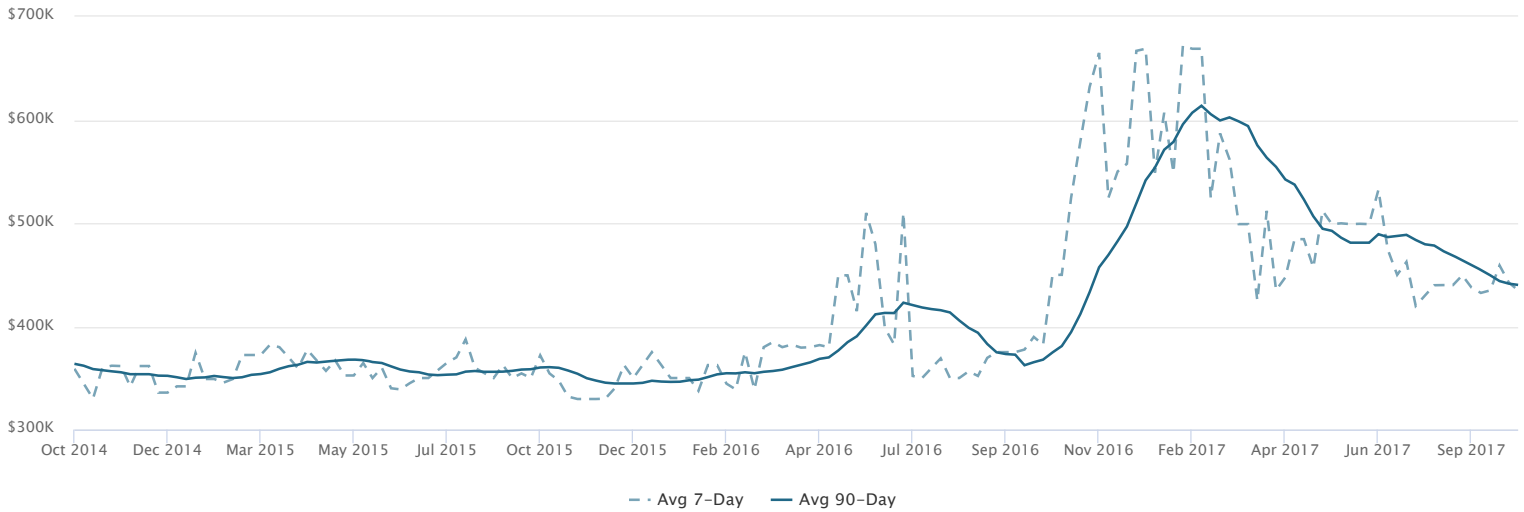


The market has been cooling over time and prices have recently flattened. Despite the consistent decrease in Market Action Index (MAI), we're in a Seller's Market (where significant demand leaves little inventory available). If the MAI begins to climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

Real-Time Market Profile

Median List Price		\$469,900
Per Square Foot		\$213
Days on Market		85
Price Decreased		81%
Price Increased		4%
Relisted		4%
Inventory		27
Most Expensive		\$1,250,000
Least Expensive		\$210,000
Market Action Index		39
Slight Seller's Advantage		

Median List Price



We continue to see prices in this zip code bouncing around this plateau. Look for a persistent up-shift in the Market Action Index before we see prices move 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
\$812,250	3,825	0.25 - 0.5 acre	4	3	50	0	0	110
\$629,900	3,235	0.5 - 1 acre	4	3	42	0	0	65
\$429,000	2,122	6,500 - 8,000 sqft	4	2	53	0	2	97
\$239,900	1,056	6,500 - 8,000 sqft	2	1	69	0	1	74