

# Lane County Market Reports

Visit us at [www.firstamlane.com](http://www.firstamlane.com)

## Eugene, OR 97404 Single-Family Homes

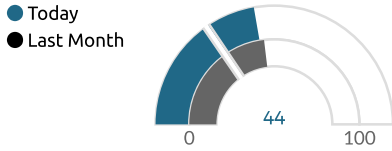


First American Title™

This week the median list price for Eugene, OR 97404 is \$331,950 with the market action index hovering around 44. This is less than last month's market action index of 46. Inventory has held steady at or around 90.

### 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.

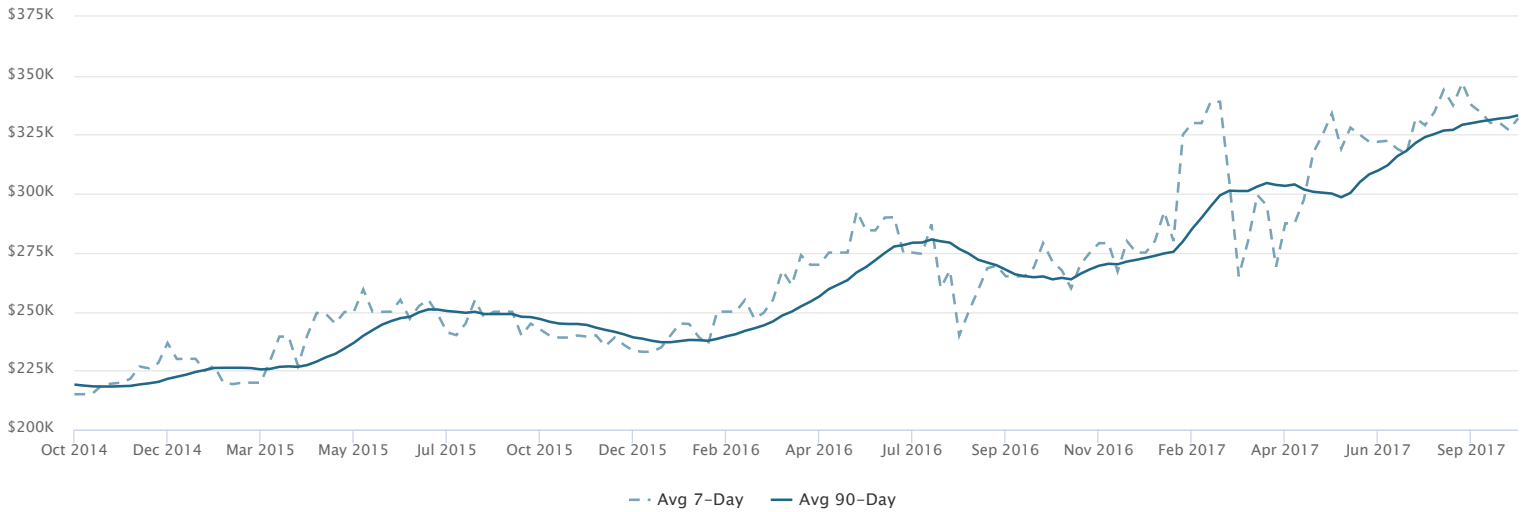


The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes it's climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

### Real-Time Market Profile

Median List Price		\$331,950
Per Square Foot		\$180
Days on Market		51
Price Decreased		41%
Price Increased		7%
Relisted		6%
Inventory		90
Most Expensive		\$699,975
Least Expensive		\$199,000
Market Action Index		44
<b>Slight Seller's Advantage</b>		

### 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
\$415,000	2,283	8,000 - 10,000 sqft	4	2	5	2	2	58
\$348,250	2,107	6,500 - 8,000 sqft	4	2	10	6	3	56
\$299,900	1,716	8,000 - 10,000 sqft	3	2	22	2	5	44
\$235,000	1,340	6,500 - 8,000 sqft	3	1	50	3	3	46