

Lane County Market Reports

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Eugene, OR 97408 Single-Family Homes

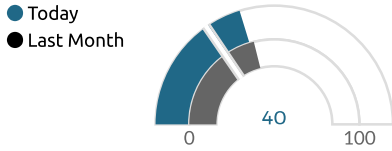


First American Title™

This week the median list price for Eugene, OR 97408 is \$468,500 with the market action index hovering around 40. This is less than last month's market action index of 42. Inventory has held steady at or around 41.

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.

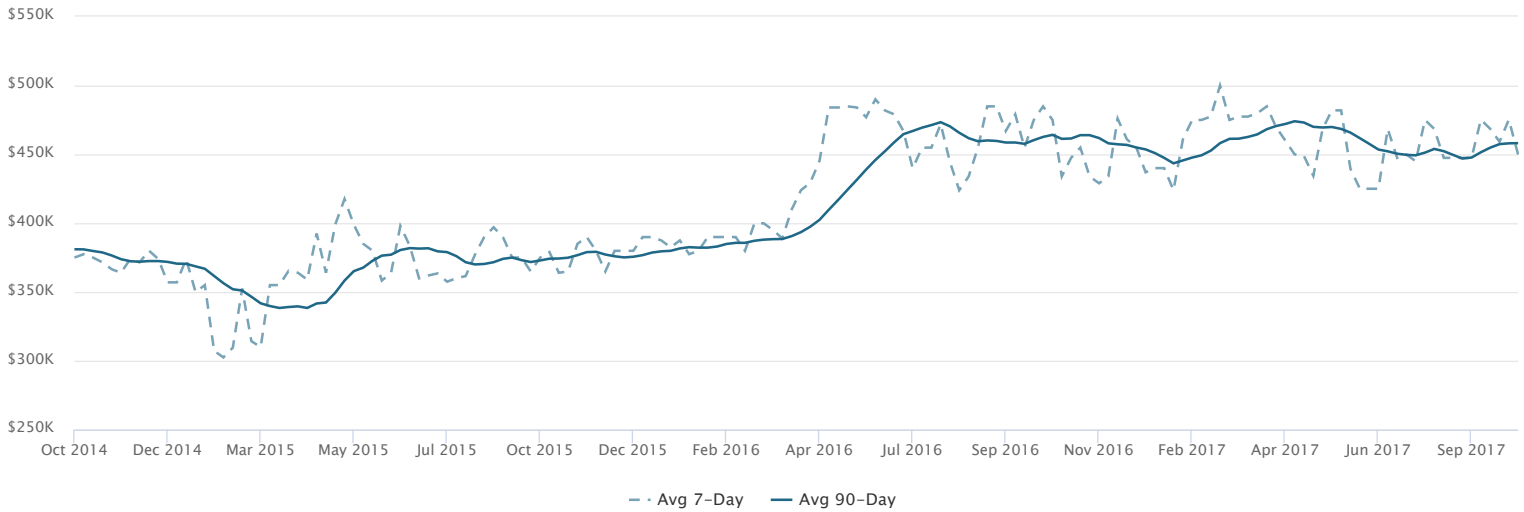


The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes it's climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for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

Real-Time Market Profile

Median List Price		\$468,500
Per Square Foot		\$182
Days on Market		109
Price Decreased		61%
Price Increased		2%
Relisted		22%
Inventory		41
Most Expensive		\$1,750,000
Least Expensive		\$149,900
Market Action Index		40
Slight Seller's Advantage		

Median List Price



Prices in this zip code seem to have settled around a 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
\$735,000	3,694	0.25 - 0.5 acre	4	3	20	1	0	109
\$550,000	2,876	6,500 - 8,000 sqft	3	2	14	0	1	151
\$394,450	2,090	4,500 - 6,500 sqft	3	2	19	0	2	93
\$285,000	1,860	8,000 - 10,000 sqft	3	2	45	0	1	83