



Altos Market Data for Realtors

Eugene, OR 97401

REPORT FOR 7/27/2020

Single-Family Homes



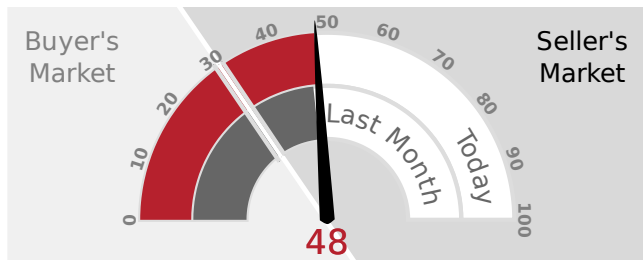
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This week the median list price for Eugene, OR 97401 is \$479,450 with the market action index hovering around 48. This is an increase over last month's market action index of 47. Inventory has held steady at or around 48.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



Strong Seller's Market

Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

REAL-TIME MARKET PROFILE

| | | |
|-------------------|--|-------------|
| Median List Price | | \$479,450 |
| Per Square Foot | | \$217 |
| Days on Market | | 58 |
| Price Decreased | | 42% |
| Price Increased | | 2% |
| Relisted | | 6% |
| Inventory | | 48 |
| Median Rent | | \$1,800 |
| Most Expensive | | \$1,950,000 |
| Least Expensive | | \$145,000 |
| Market Action | | 48 |

Strong Seller's Market

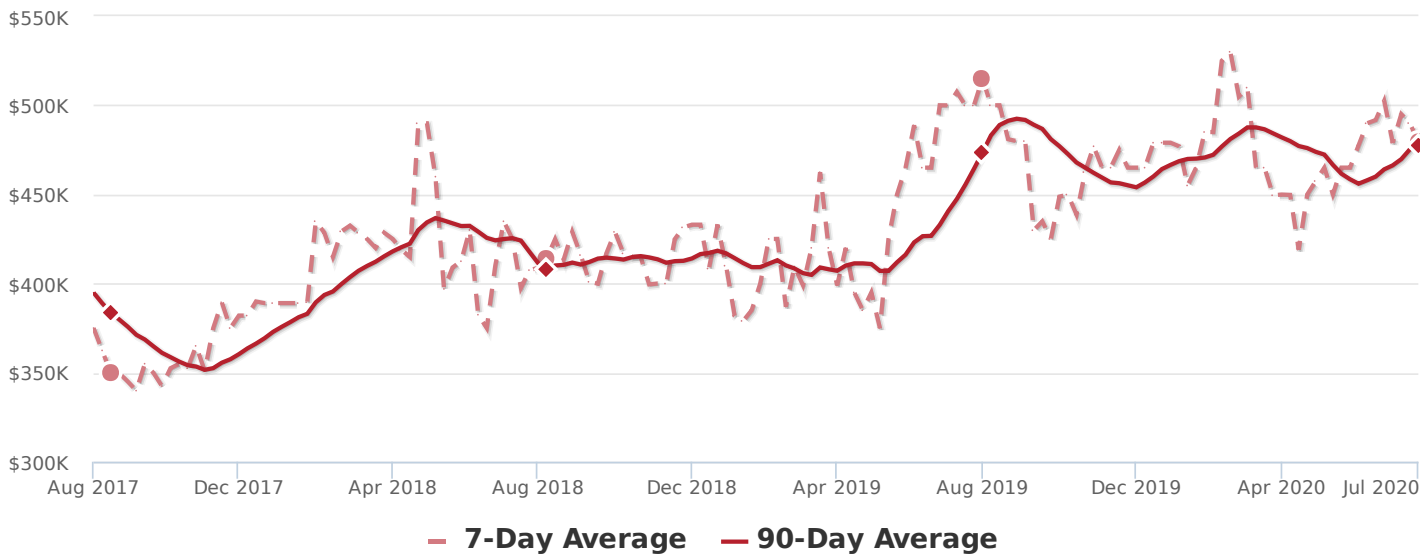
MARKET SEGMENTS

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

| Median Price | Sq. Ft. | Lot Size | Beds | Bath | Age | New | Absorbed | DOM |
|--------------|---------|---------------------|------|------|-----|-----|----------|-----|
| \$705,000 | 3,256 | 0.25 - 0.5 acre | 4 | 3 | 26 | 1 | 0 | 68 |
| \$567,000 | 2,710 | 4,500 - 6,500 sqft | 4 | 2 | 35 | 1 | 2 | 82 |
| \$449,500 | 2,001 | 8,000 - 10,000 sqft | 3 | 2 | 39 | 2 | 1 | 47 |
| \$393,000 | 1,755 | 4,500 - 6,500 sqft | 3 | 2 | 38 | 2 | 4 | 35 |

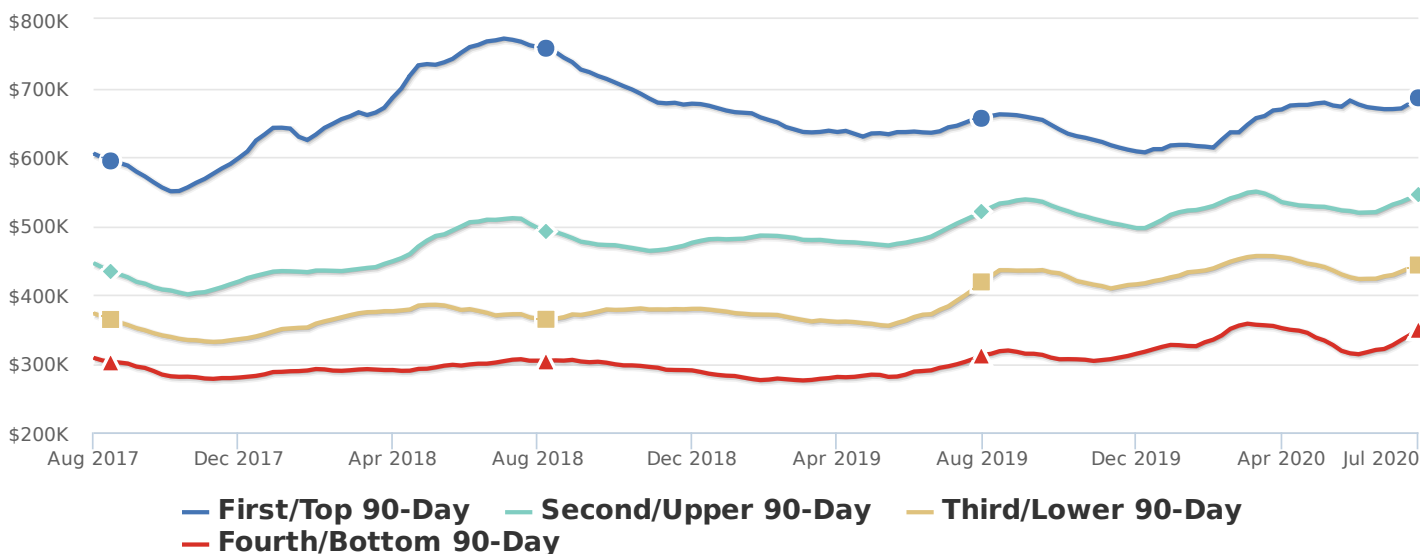
MEDIAN LIST PRICE

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.



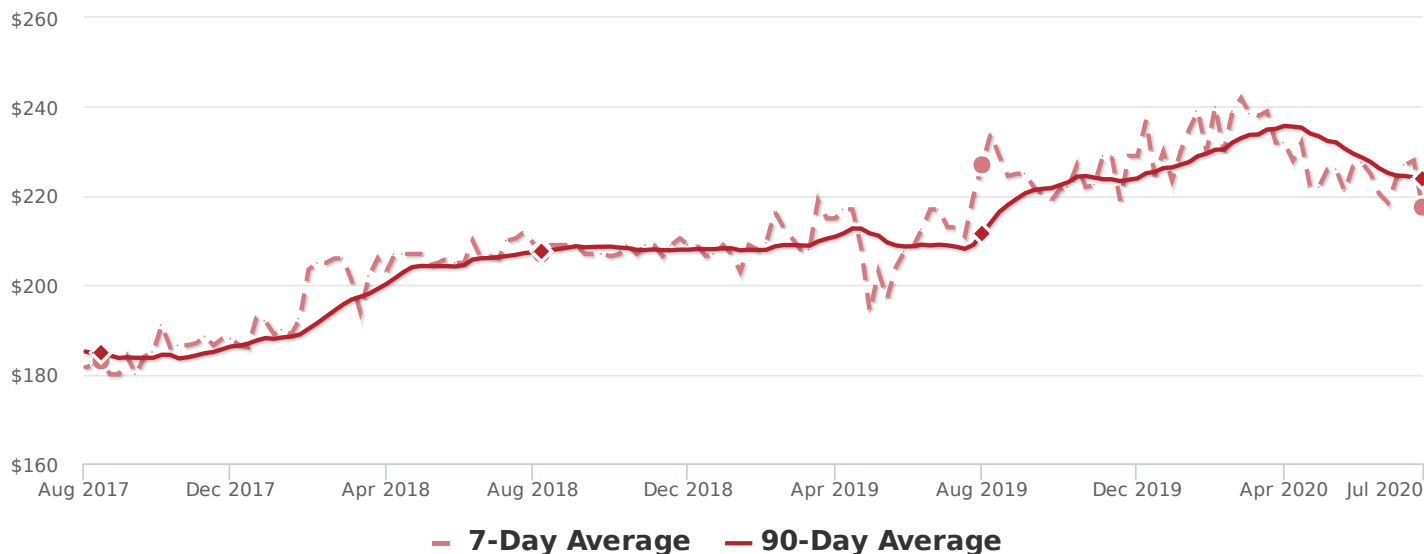
SEGMENTS

In the quartile market segments, we see prices in most of this zip code trending higher in recent weeks but the high-end of the market (Quartile 1) is essentially flat. Look to the Market Action Index Quartile breakdown to see a leading indicator for each quartile.



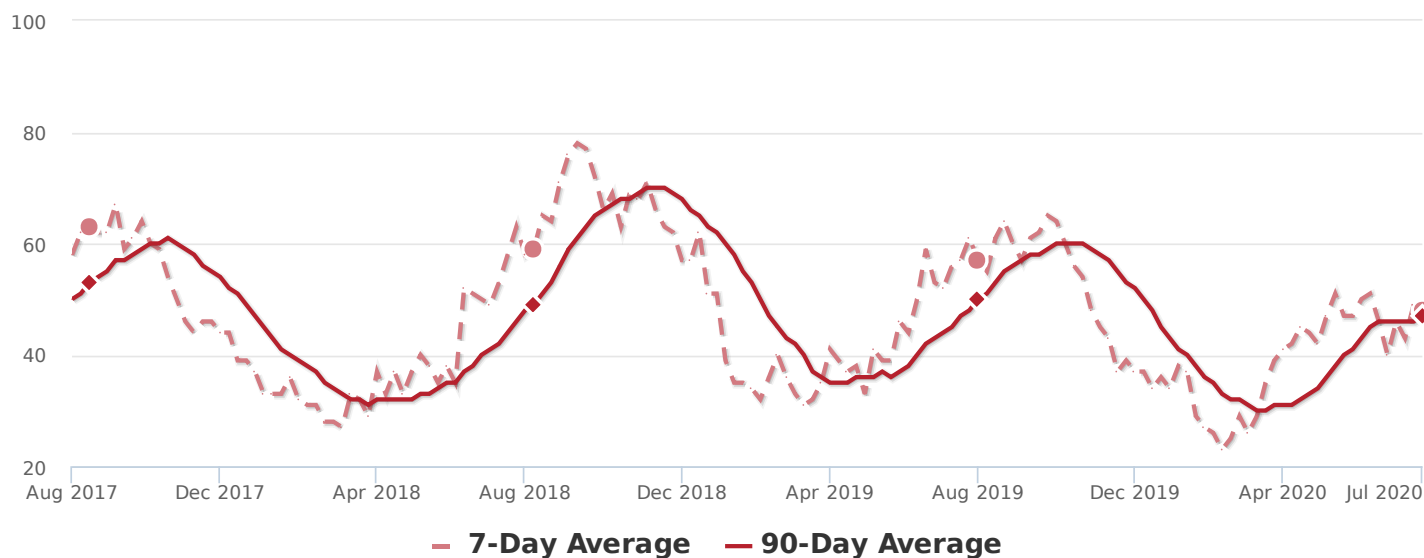
PRICE PER SQUARE FOOT

The market plateau is seen across the price and value. The price per square foot and median list price have both been reasonably stagnant. Watch the Market Action Index for persistent changes as a leading indicator before the market moves from these levels.



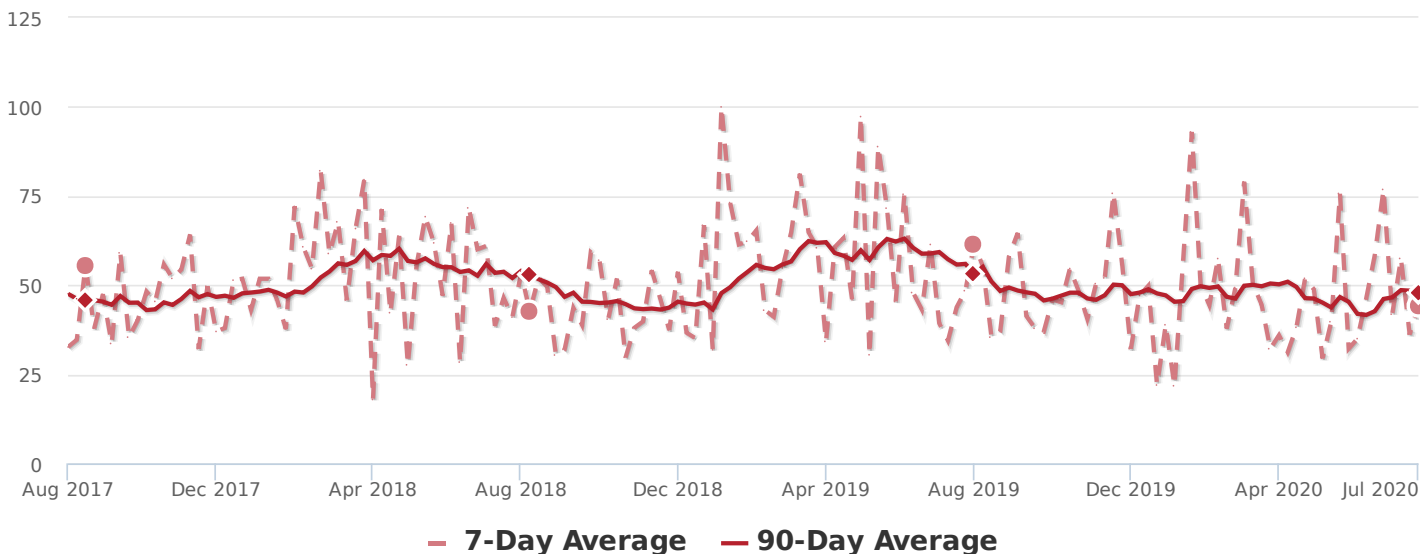
INVENTORY

Inventory has been climbing lately. Note that rising inventory alone does not signal a weakening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is keeping up with available supply.



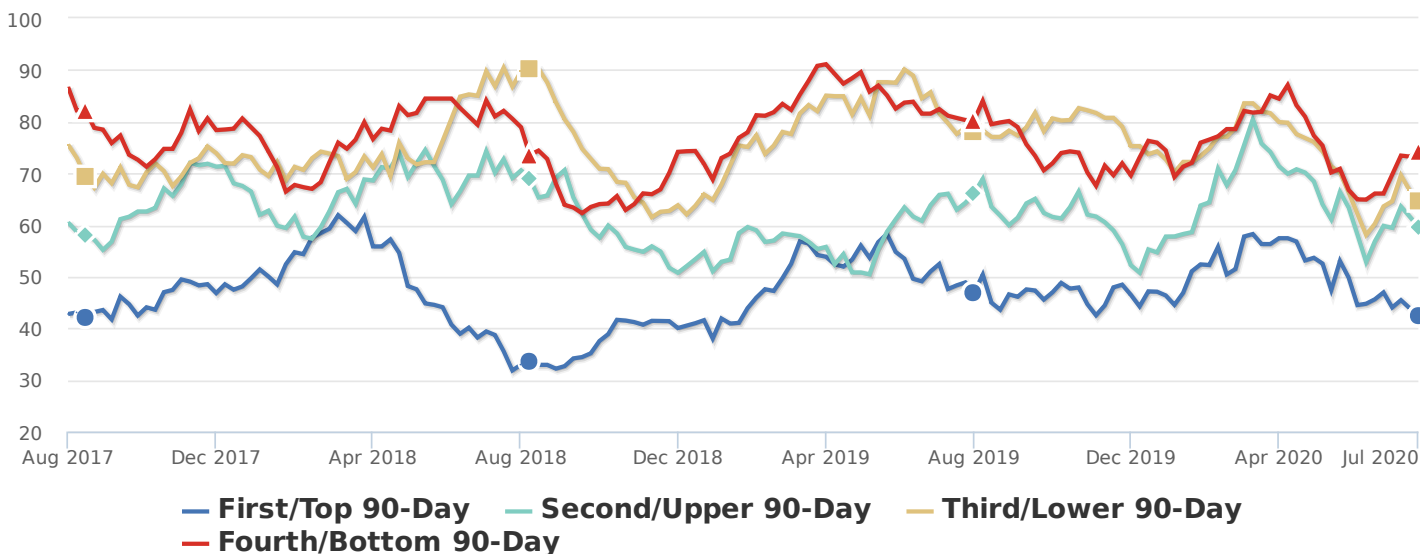
MARKET ACTION INDEX

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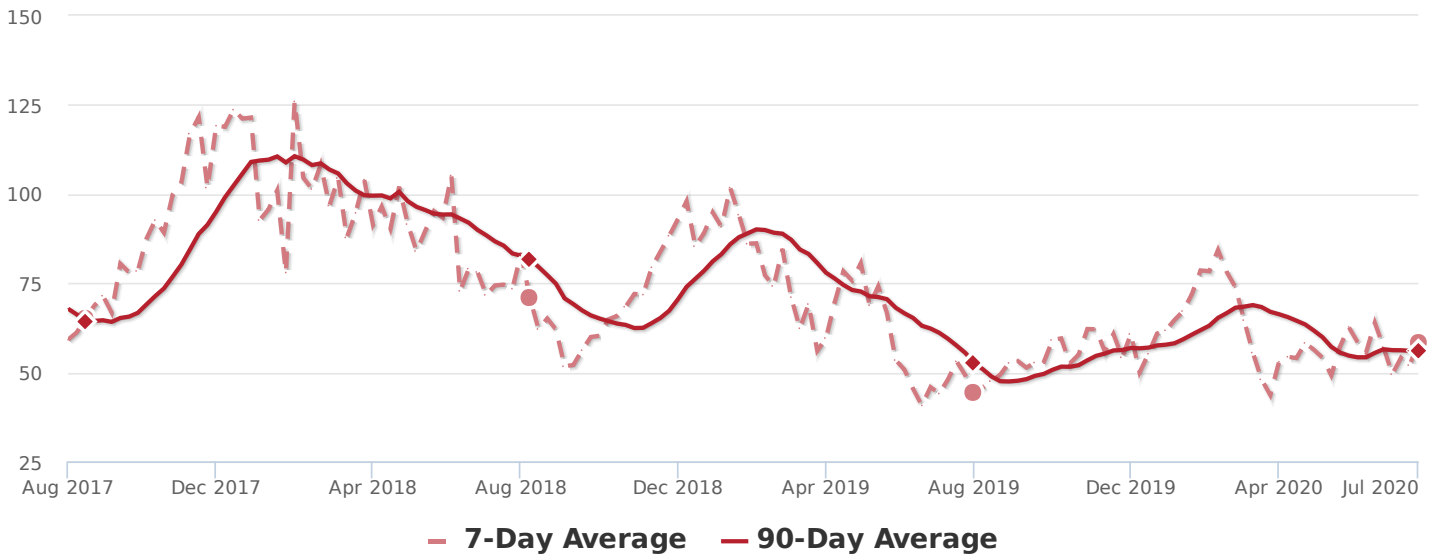
MARKET ACTION SEGMENTS

Not surprisingly, all segments in this zip code are showing high levels of demand. Watch the quartiles for changes before the whole market changes. Often one end of the market (e.g. the high-end) will weaken before the rest of the market and signal a slowdown for the whole group.



AVERAGE DAYS ON MARKET (DOM)

The properties have been on the market for an average of 56 days. Half of the listings have come newly on the market in the past 35 or so days. Watch the 90-day DOM trend for signals of a changing market.



SEGMENTS

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.

