Eugene, OR 97401

Report for 8/12/2019

- Current Real Estate Market Conditions for Single-Family Homes
- Trends in Pricing
- Current Levels of Supply and Demand
- Value Metrics

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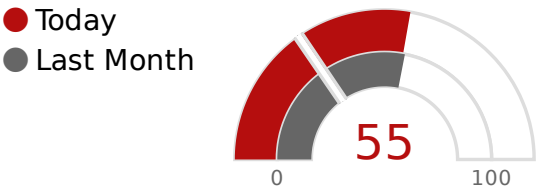
Single-Family Homes

Eugene, OR 97401

This week the median list price for Eugene, OR 97401 is $500,000 with the market action index hovering around 55. This is less than last month's market action index of 56. Inventory has held steady at or around 55.

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.



Strong Seller's Market

Market conditions have been consistently cooling in the past several weeks. Because we're still in the Seller's zone, prices have not yet begun to drop. It may take a few more weeks of slack demand for prices to reflect and begin to fall. Expect prices to fall if the index persistently falls to the Buyer's zone.

Real-Time Market Profile

Median List Price	$500,000
Per Square Foot	$234
Days on Market	45
Price Decreased	36%
Price Increased	5%
Relisted	4%
Inventory	55
Median House Rent	$1,795
Most Expensive	$975,000
Least Expensive	$185,000
Market Action Index **Strong Seller's Market**	**55**

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
$659,500	2,900	0.25 - 0.5 acre	4	2	15	2	2	60
$540,000	2,177	8,000 - 10,000 sqft	3	2	22	1	3	34
$462,450	2,229	8,000 - 10,000 sqft	4	2	29	1	2	34
$312,300	1,347	8,000 - 10,000 sqft	3	1	55	5	4	54

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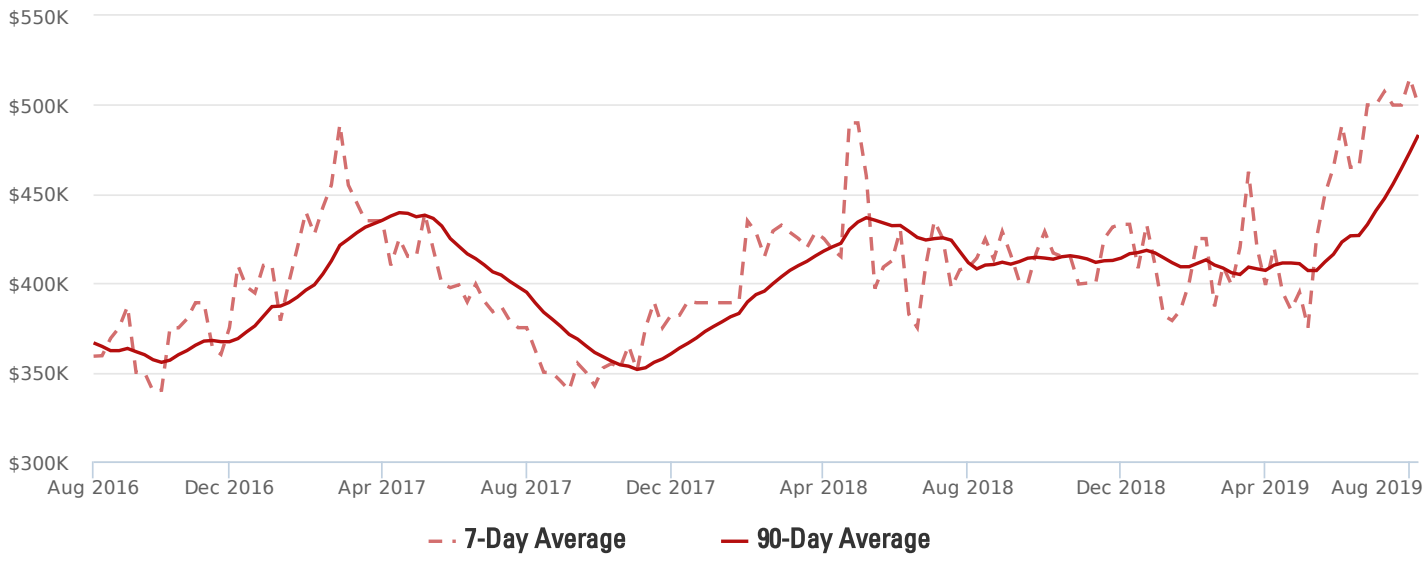
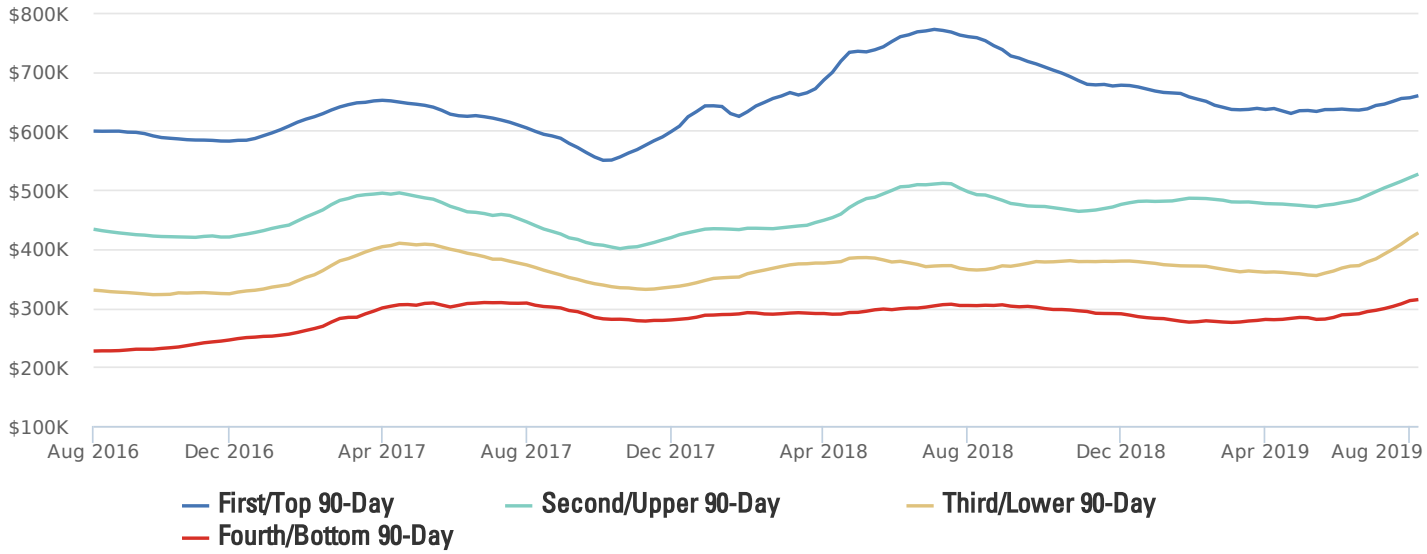
MEDIAN LIST PRICE

You can see that prices in this zip code are marching upward and that we're getting close to the market's all time high. Watch for persistent downward shift in the Market Action Index into the Buyer's zone as a leading indicator of the price strength subsiding.



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.



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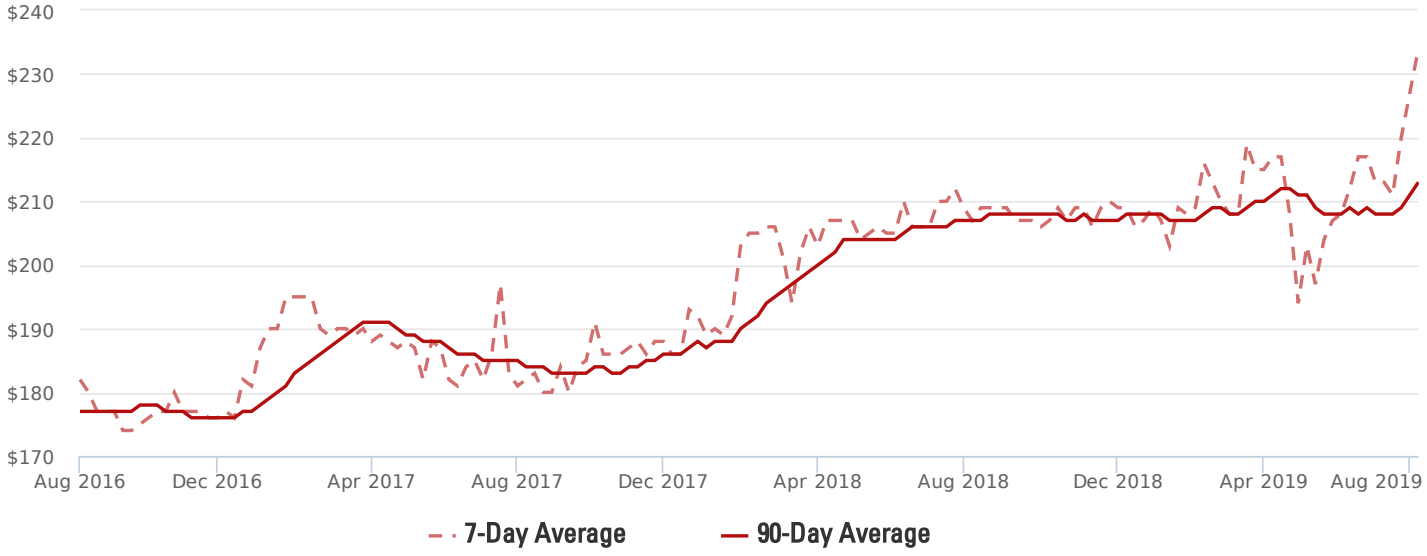
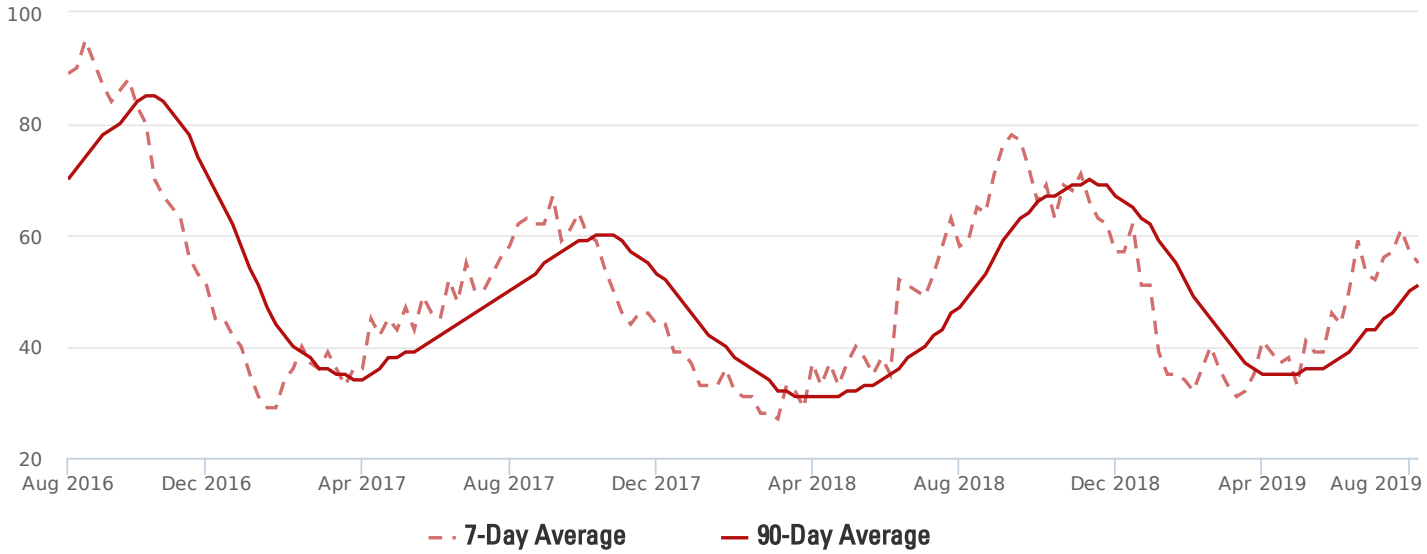
PRICE PER SQUARE FOOT

The market appears to be placing a mildly increasing premium on homes. When list prices and price per square foot increase in tandem, as they're doing now, you can often find short-term investment opportunities. Watch the Market Action Index for persistent changes as a leading indicator for these trends to flatten or drop.



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.



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Single-Family Homes

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MARKET ACTION INDEX

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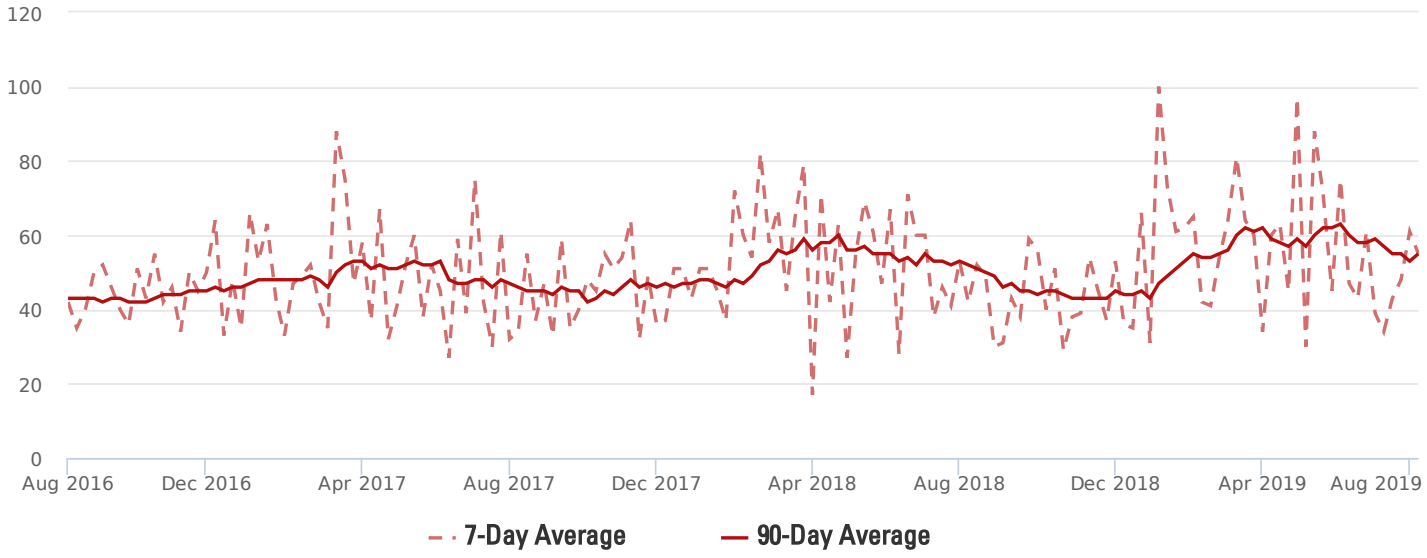
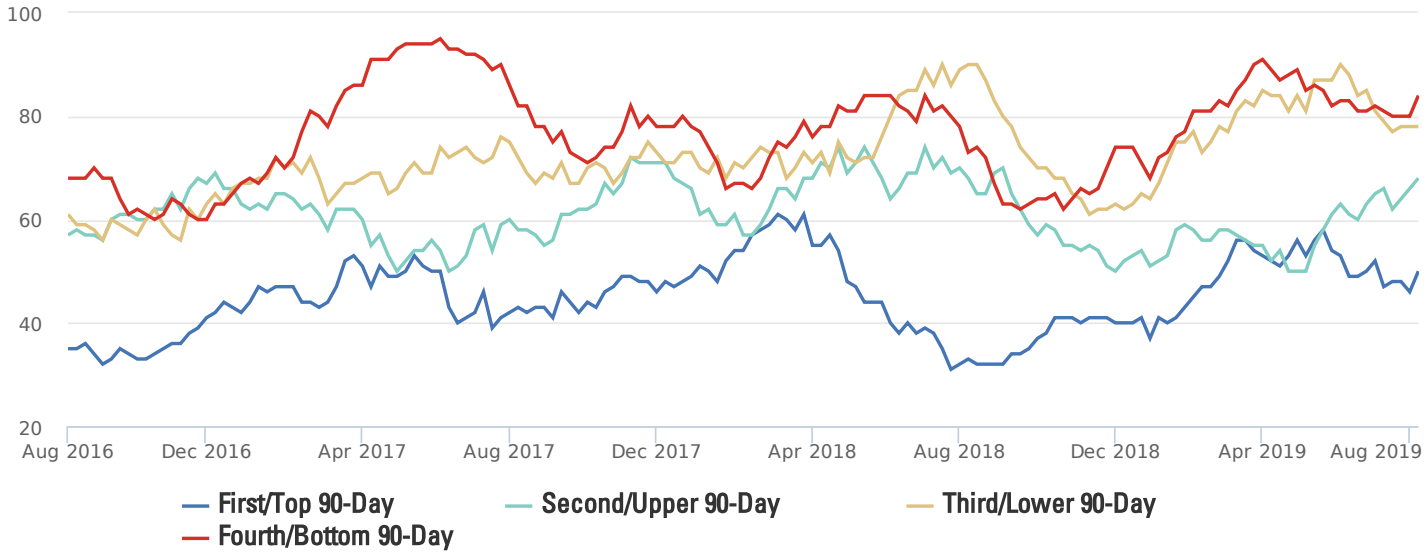


MARKET ACTION SEGMENTS

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.



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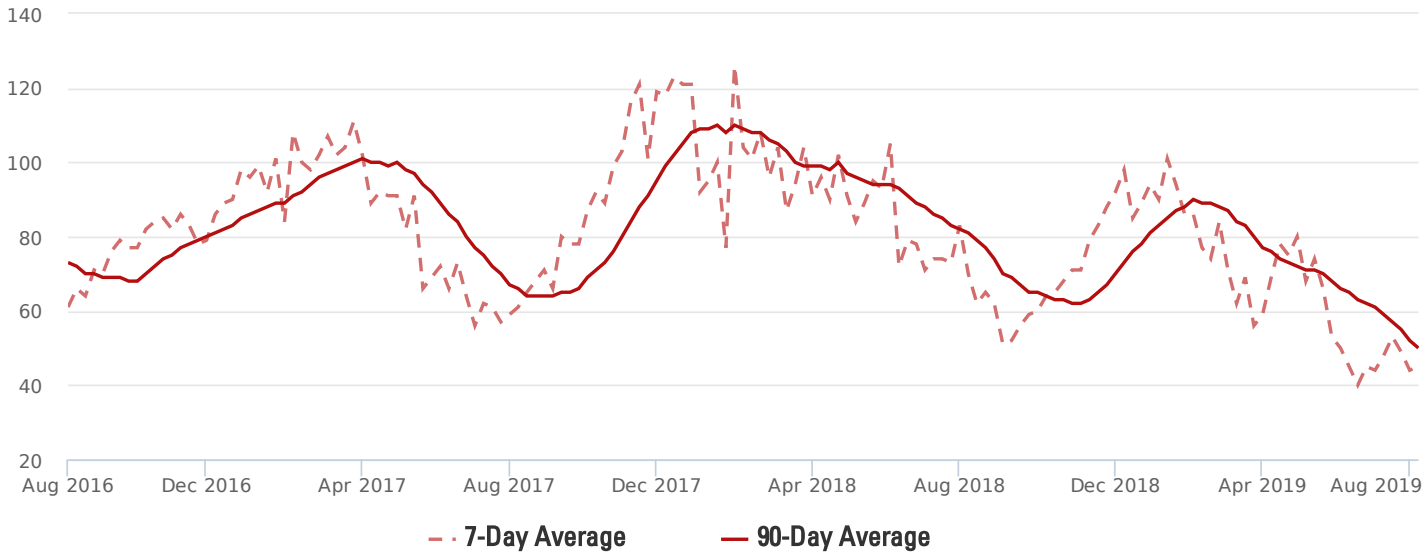
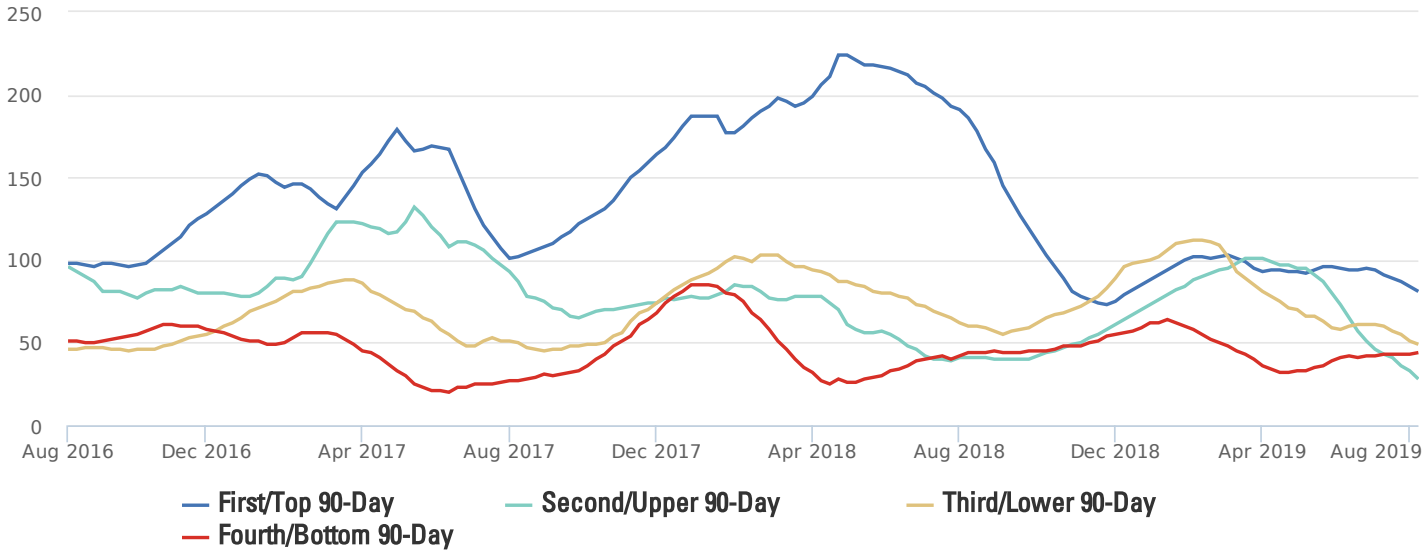
AVERAGE DAYS ON MARKET (DOM)

The properties have been on the market for an average of 51 days. Half of the listings have come newly on the market in the past 25 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.



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