



Altos Market Data for Realtors

Eugene, OR 97402

REPORT FOR 7/27/2020

Single-Family Homes



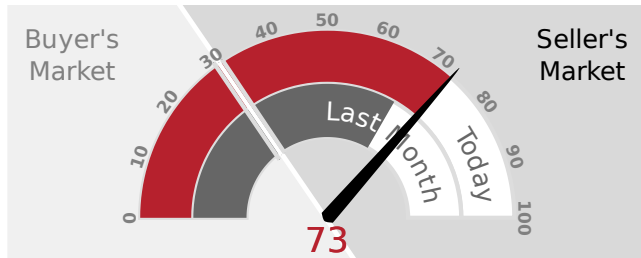
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This week the median list price for Eugene, OR 97402 is \$279,000 with the market action index hovering around 73. This is an increase over last month's market action index of 67. Inventory has held steady at or around 49.

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		\$279,000
Per Square Foot		\$169
Days on Market		31
Price Decreased		39%
Price Increased		4%
Relisted		10%
Inventory		49
Median Rent		\$1,398
Most Expensive		\$1,900,000
Least Expensive		\$47,000
Market Action		73

Strong Seller's Market

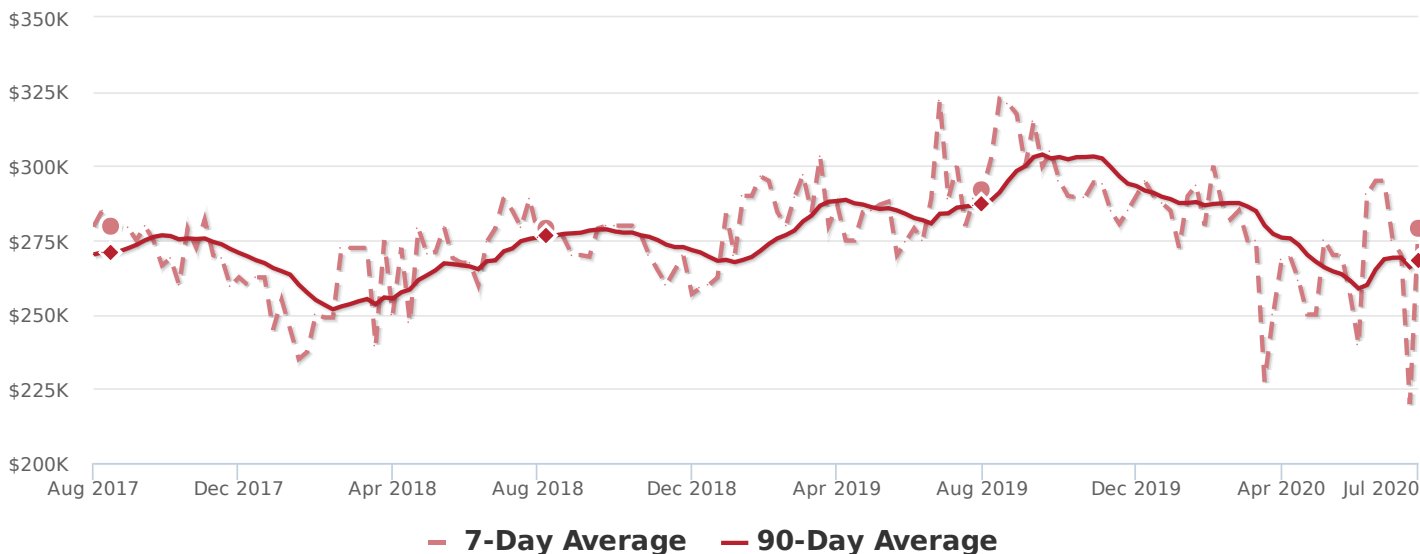
MARKET SEGMENTS

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

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$512,500	2,198	0.5 - 1 acre	4	2	56	4	1	30
\$344,950	1,677	4,500 - 6,500 sqft	3	2	18	5	3	22
\$192,250	1,369	8,000 - 10,000 sqft	3	2	33	5	3	32
\$72,500	1,256	4,500 - 6,500 sqft	3	2	25	0	3	38

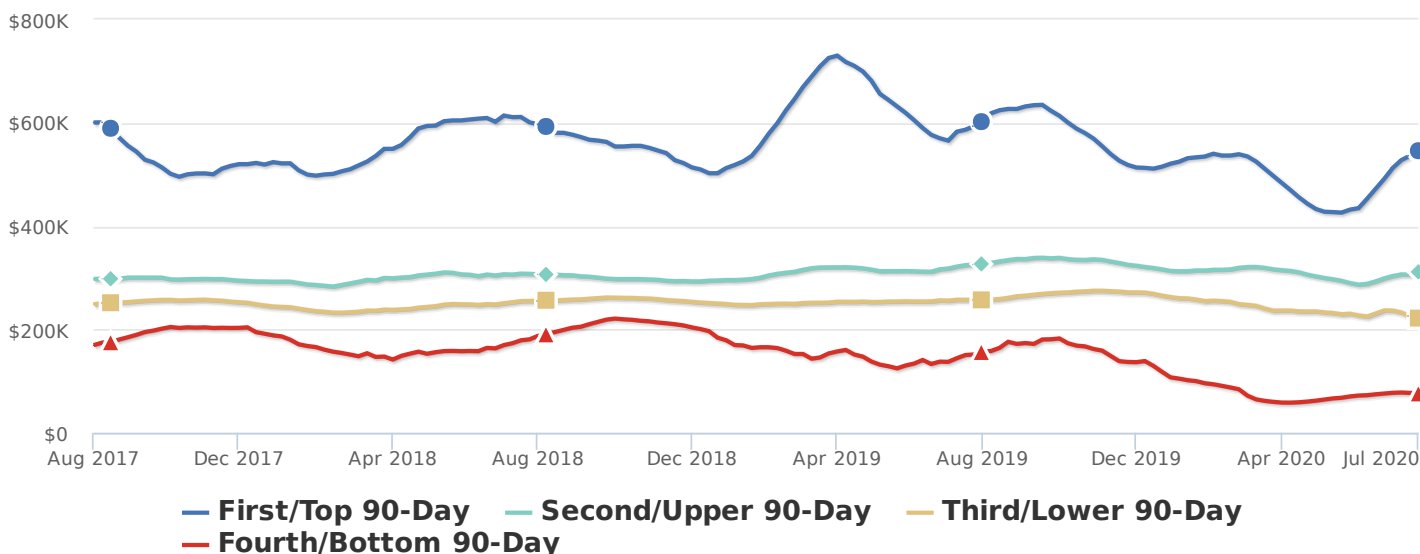
MEDIAN LIST PRICE

Again this week we see prices in this zip code remain roughly at the level they've been for several weeks. Since we're significantly below the top of the market, look for a persistent up-shift in the Market Action Index before we see prices move from these levels.



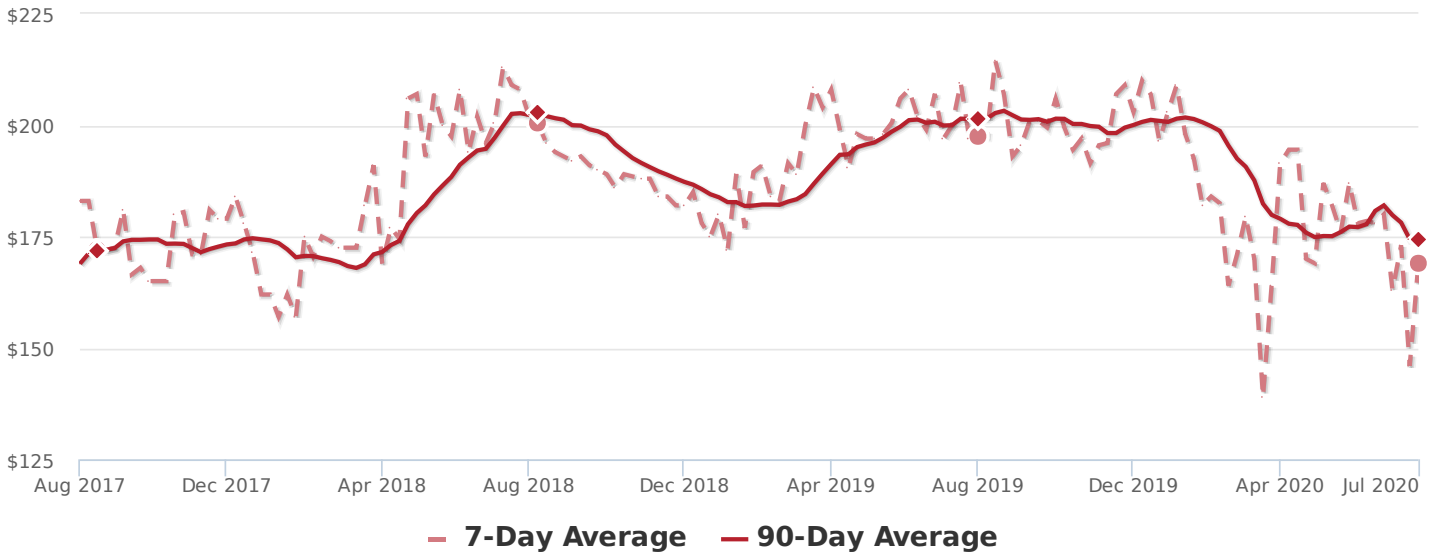
SEGMENTS

In the quartile market segments, we see prices in the upper end of the market in this zip code showing some strength lately, although the low end is mildly weak. Prices in Quartile 4 have been flat for several weeks and Quartile 3 is down. If the price trend in Quartiles 1 and 2 continues in conjunction with a persistent up shift in the Market Action Index, then we can expect the strength to move across the market generally.



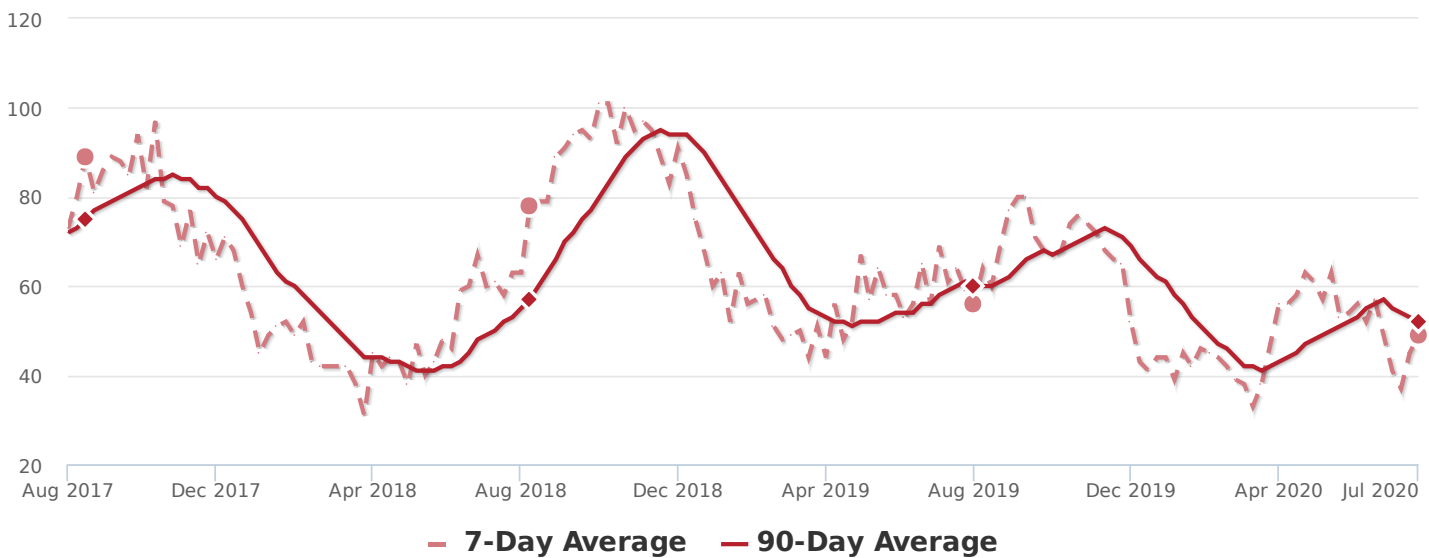
PRICE PER SQUARE FOOT

While prices have been basically flat, the price per square foot has been heading downward. While not a sign of broad strength in a market, larger homes are coming more available and buyers can see more home for their money.



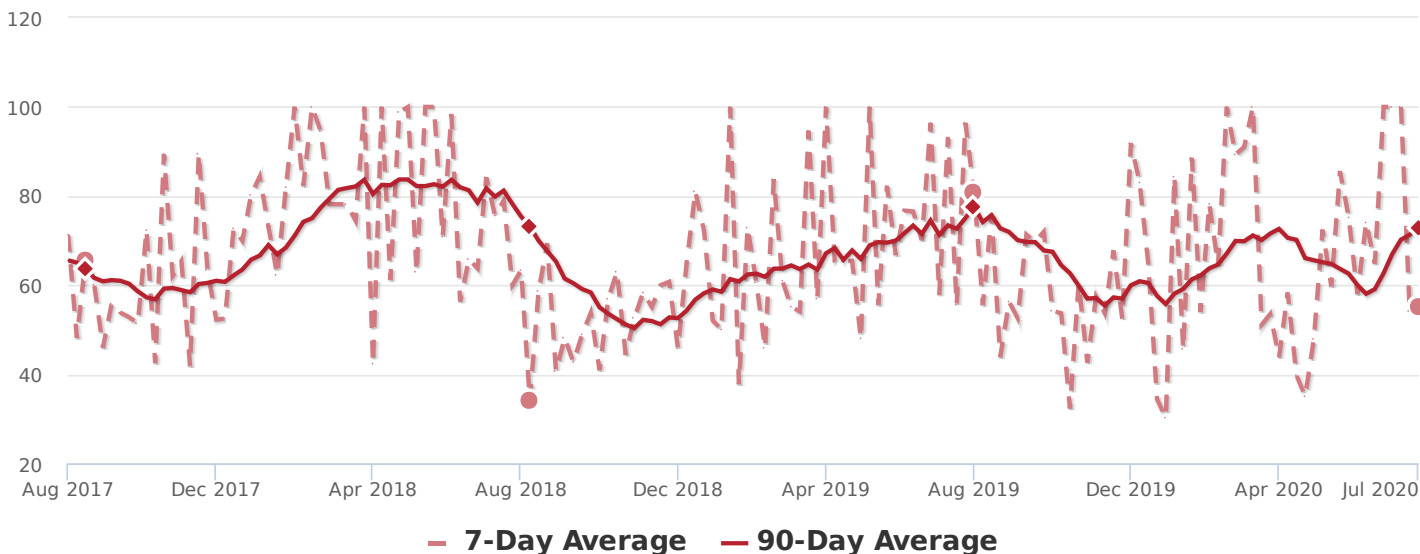
INVENTORY

Inventory has been falling in recent weeks. Note that declining inventory alone does not signal a strengthening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is changing with the available supply.



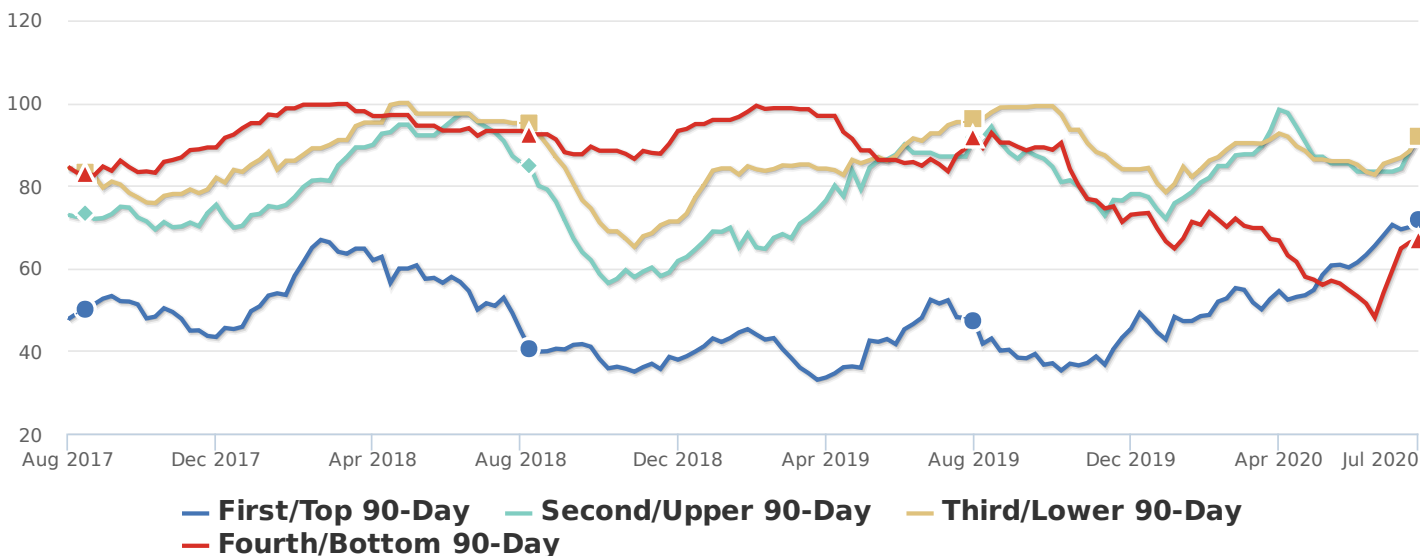
MARKET ACTION INDEX

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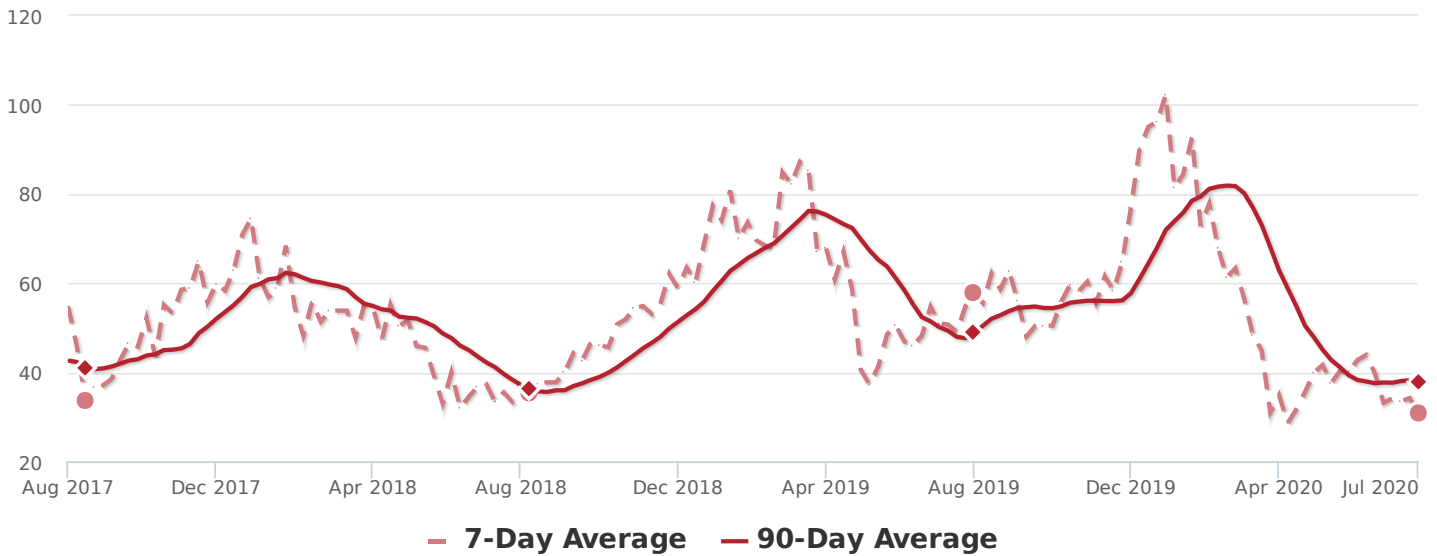
MARKET ACTION SEGMENTS

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 38 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.

