

EUGENE, OR 97402

Report for the week of 12/11/2018

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

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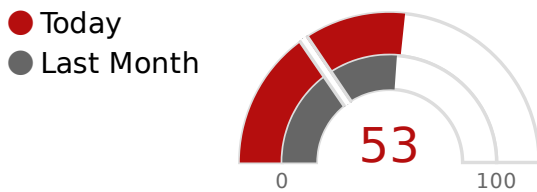
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This week the median list price for Eugene, OR 97402 is \$256,900 with the market action index hovering around 53. This is an increase over last month's market action index of 52. Inventory has held steady at or around 91.

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

In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.

REAL-TIME MARKET PROFILE

Median List Price		\$256,900
Per Square Foot		\$182
Days on Market		58
Price Decreased		38%
Price Increased		2%
Relisted		5%
Inventory		91
Median House Rent		\$1,395
Most Expensive		\$1,349,900
Least Expensive		\$37,900
Market Action Index		53
Strong Seller's Market		

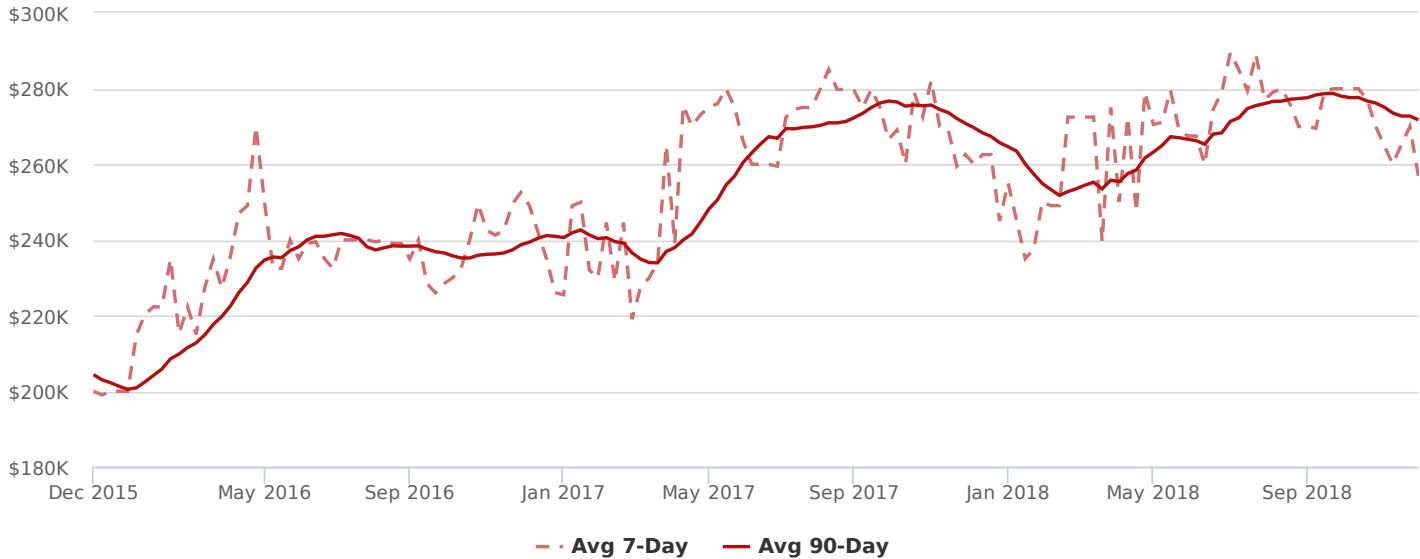
MARKET SEGMENTS

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

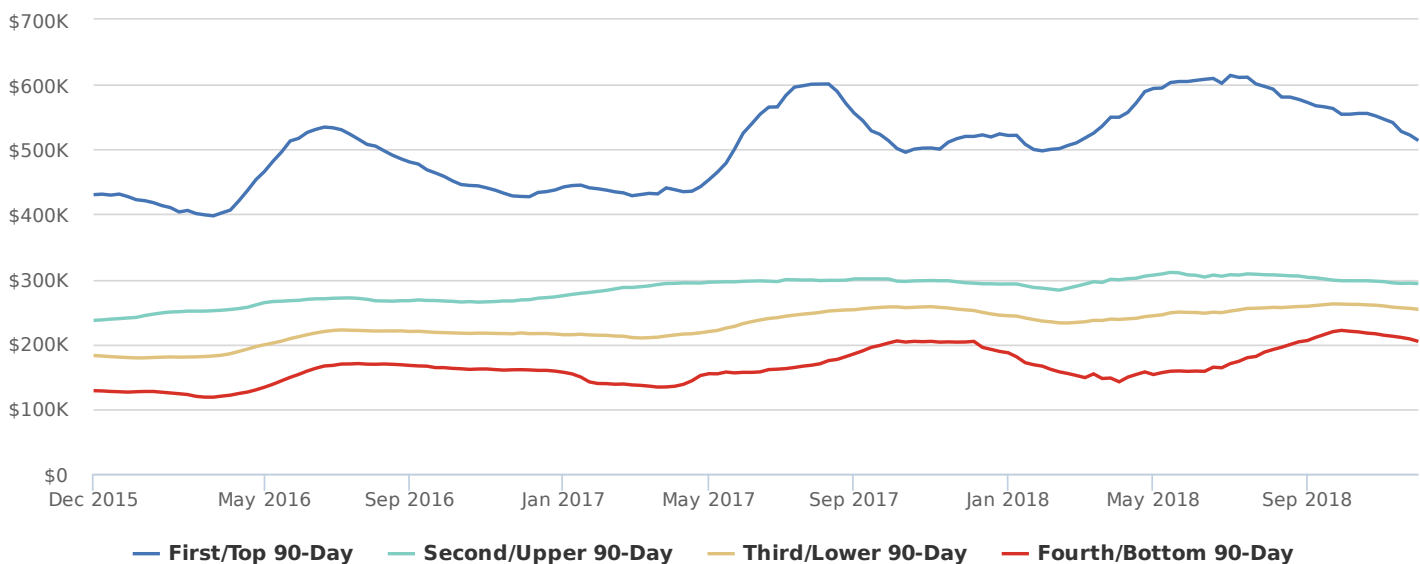
Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$450,000	2,206	0.25 - 0.5 acre	4	2	79	1	3	100
\$289,900	1,674	6,500 - 8,000 sqft	3	2	39	4	2	68
\$240,000	1,238	6,500 - 8,000 sqft	3	2	40	2	1	43
\$150,000	1,152	4,500 - 6,500 sqft	3	2	44	11	6	24

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.

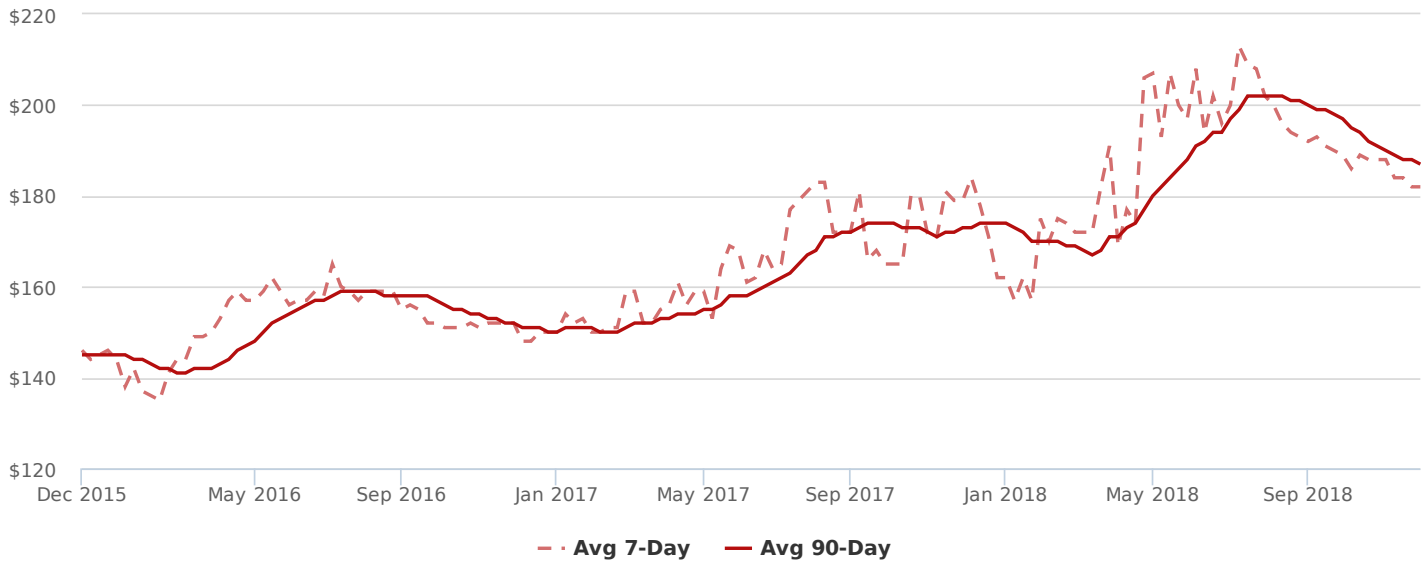
**SEGMENTS**

In the quartile market segments, we see prices in this zip code have not established strong directional correlation across the quartiles. Quartiles 1 and 4 have been in price decline in recent weeks, with Quartiles 2 and 3 remaining basically flat. Look to the Market Action Index as a leading indicator of the bottom of the market.



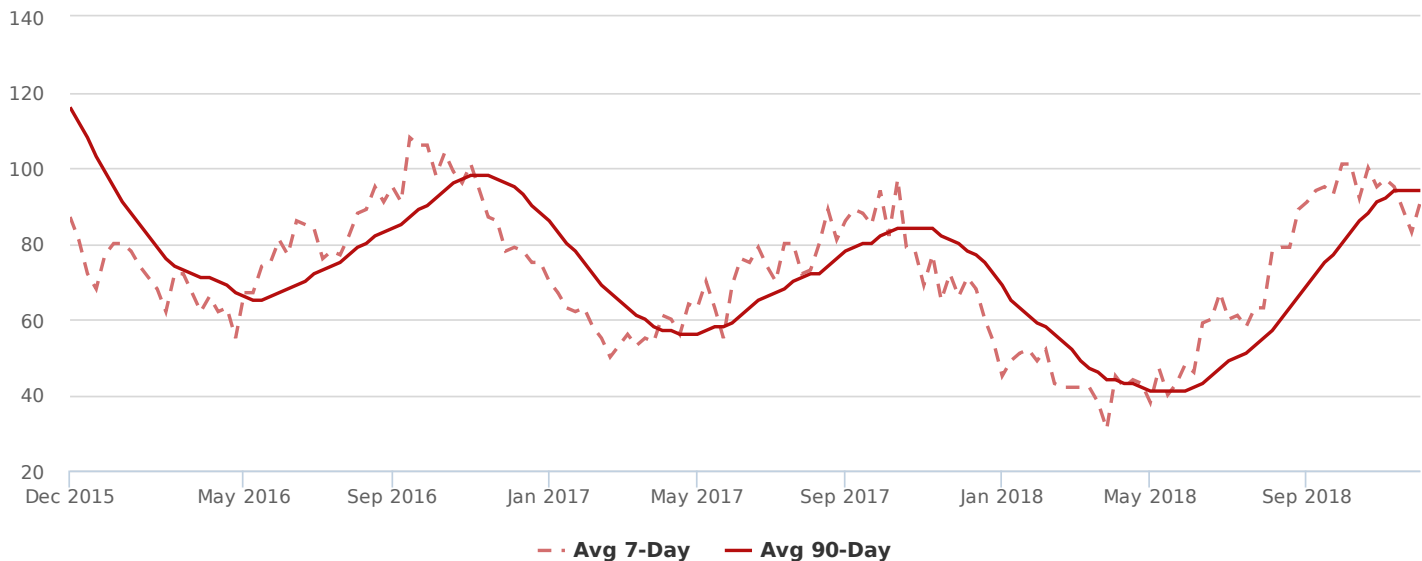
PRICE PER SQUARE FOOT

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.



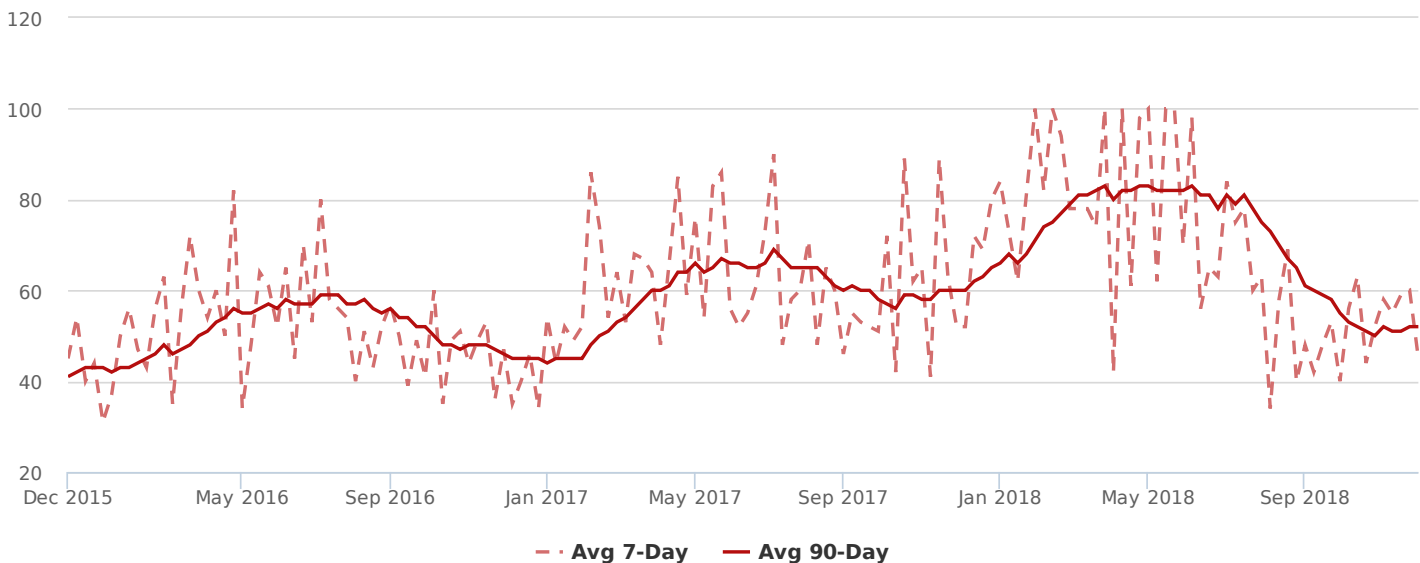
INVENTORY

Inventory has been relatively steady around these levels in recent weeks.

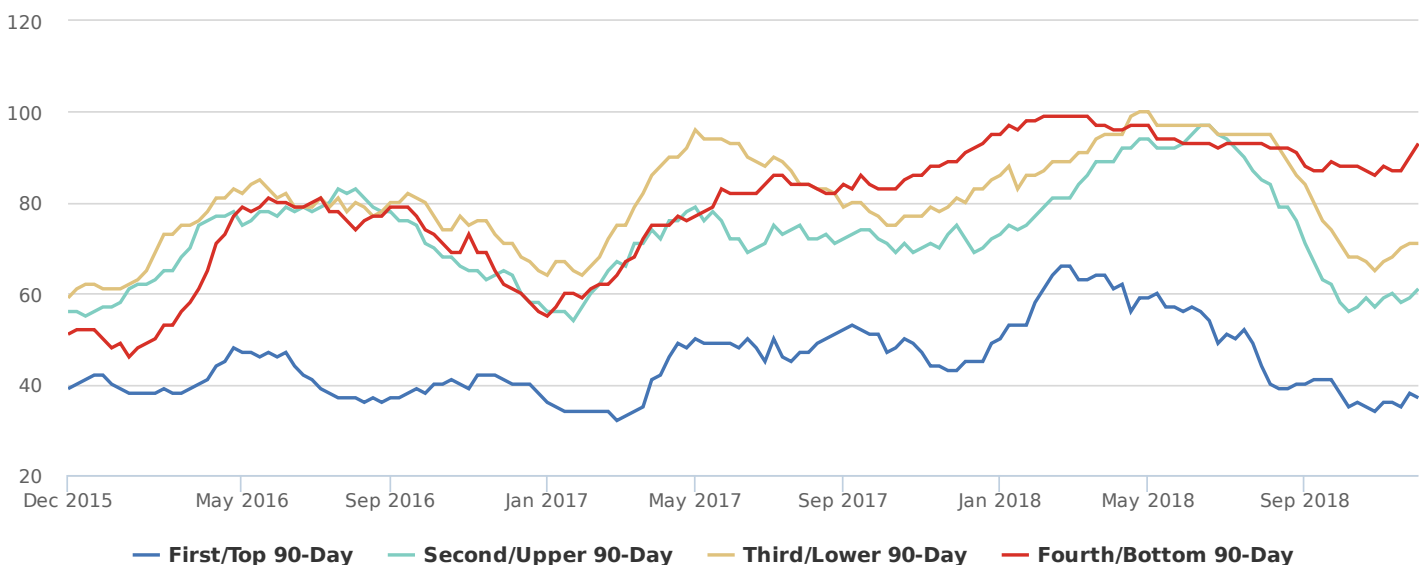


MARKET ACTION INDEX

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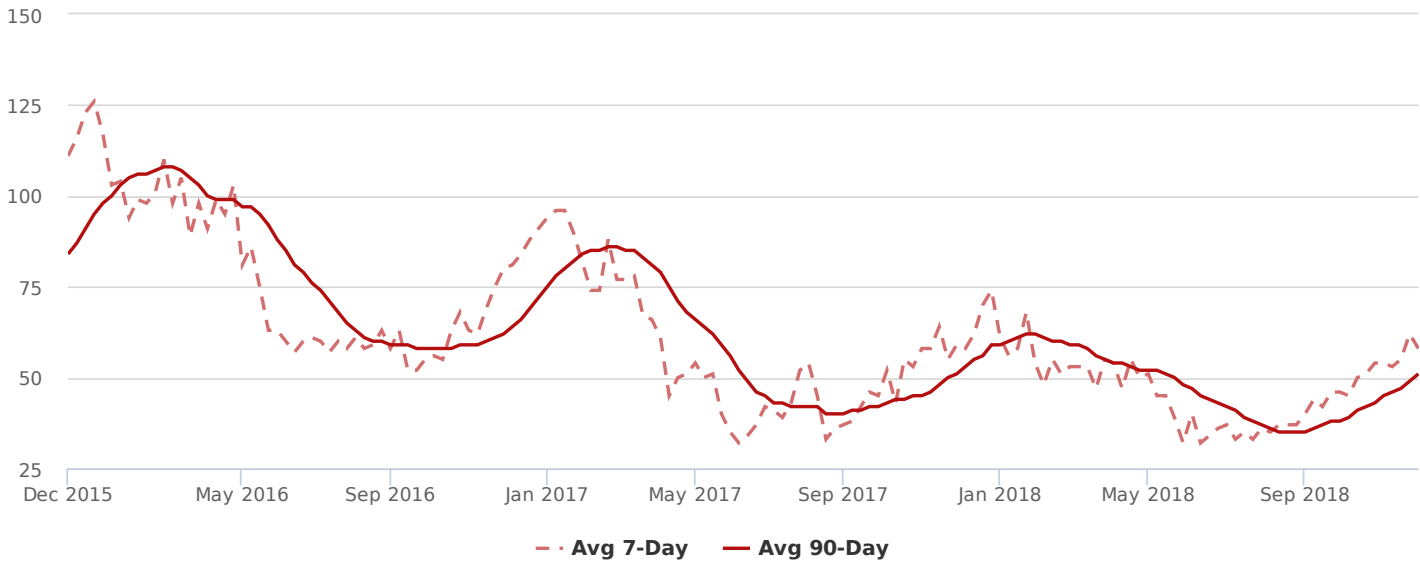
**MARKET ACTION SEGMENTS**

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 51 days. Half of the listings have come newly on the market in the past 37 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.

