



Altos Market Data for Realtors

Eugene, OR 97403

REPORT FOR 7/27/2020

Single-Family Homes



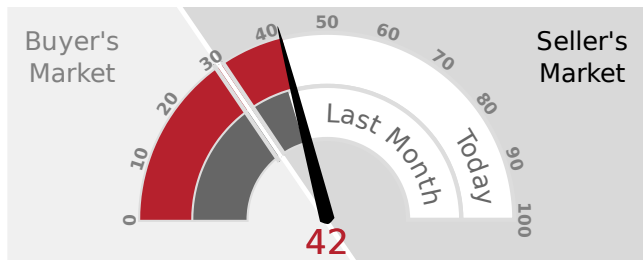
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This week the median list price for Eugene, OR 97403 is \$529,450 with the market action index hovering around 42. This is an increase over last month's market action index of 41. Inventory has held steady at or around 16.

MARKET ACTION INDEX

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



Slight Seller's Advantage

While the Market Action Index shows some strengthening in the last few weeks, prices have settled in a bit of a plateau. We are currently in a Seller's market so prices will likely resume their climb should this trend persist.

REAL-TIME MARKET PROFILE

Median List Price		\$529,450
Per Square Foot		\$230
Days on Market		111
Price Decreased		50%
Price Increased		0%
Relisted		6%
Inventory		16
Median Rent		\$2,495
Most Expensive		\$1,520,000
Least Expensive		\$310,000
Market Action		42

Slight Seller's Advantage

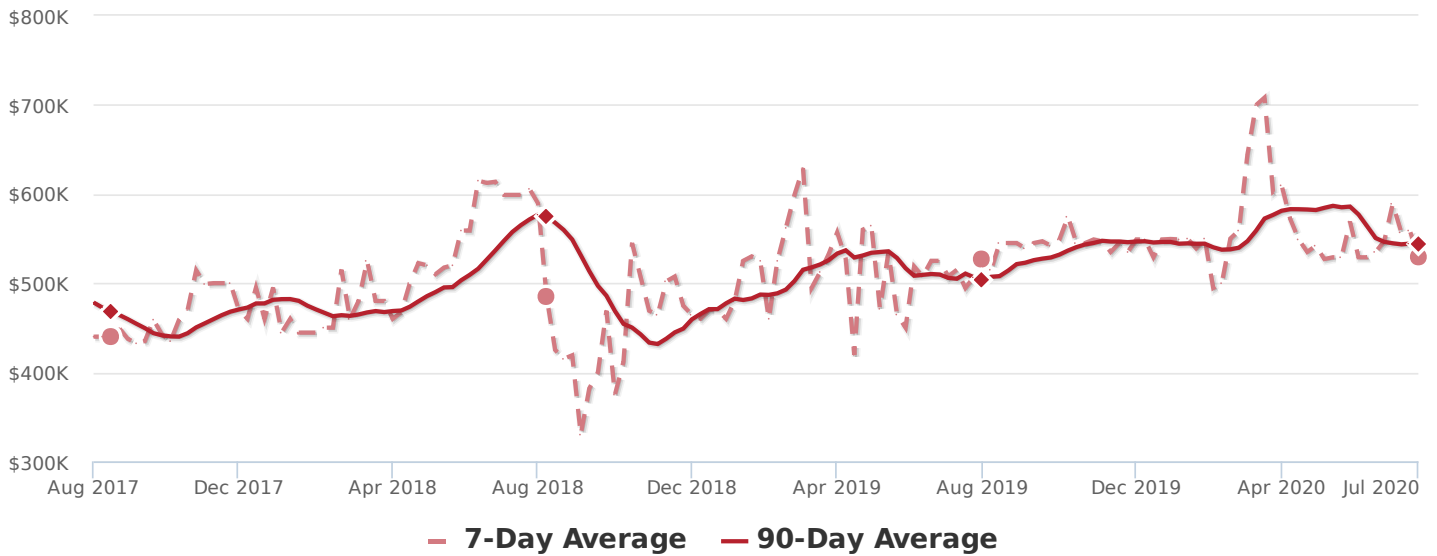
MARKET SEGMENTS

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

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$844,950	4,853	0.5 - 1 acre	4	4	31	0	1	106
\$595,000	2,439	0.25 - 0.5 acre	4	3	35	2	2	59
\$489,000	2,044	8,000 - 10,000 sqft	3	2	50	0	0	89
\$437,000	1,877	0.25 - 0.5 acre	3	1	71	0	0	187

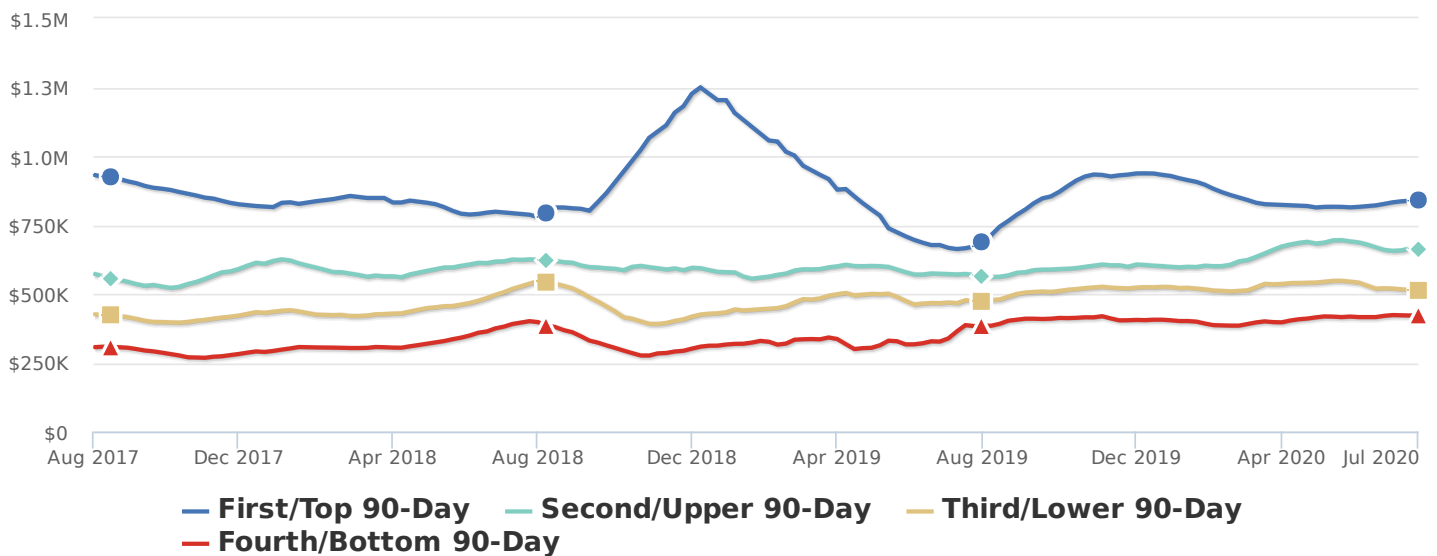
MEDIAN LIST PRICE

We continue to see prices in this zip code bouncing around this plateau. Look for a persistent up-shift in the Market Action Index before we see prices move from these levels.



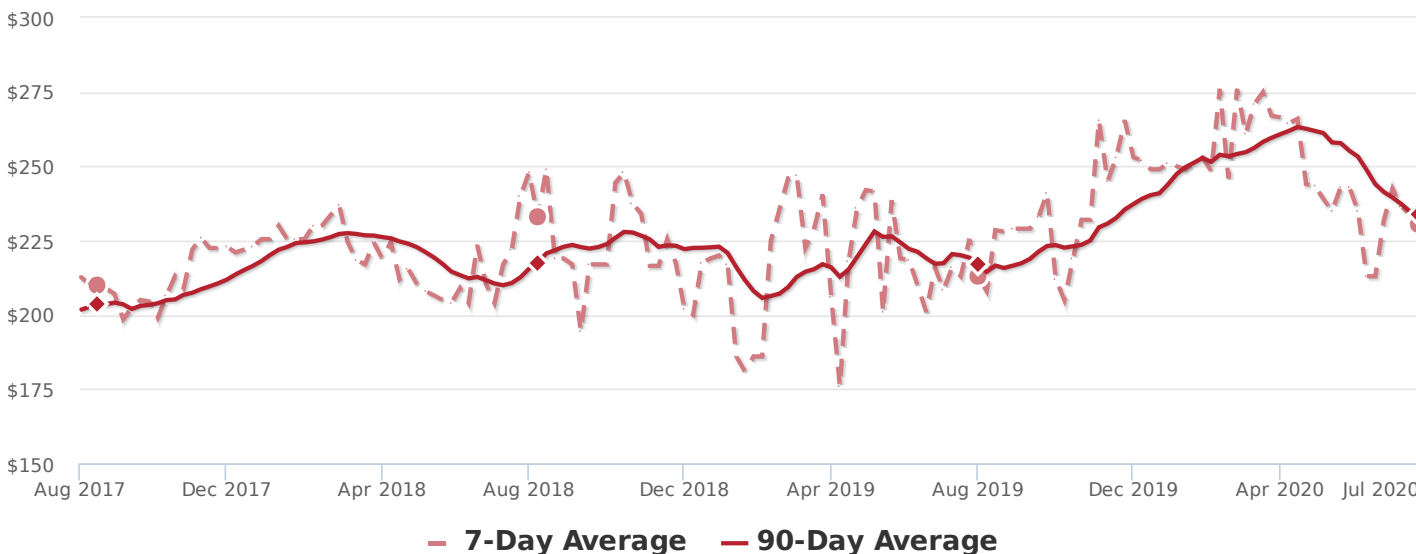
SEGMENTS

In the quartile market segments, we see prices in this zip code have settled at a price plateau across the board. Prices in all four quartiles are basically mixed. Look for a persistent shift (up or down) in the Market Action Index before prices move from these current levels.



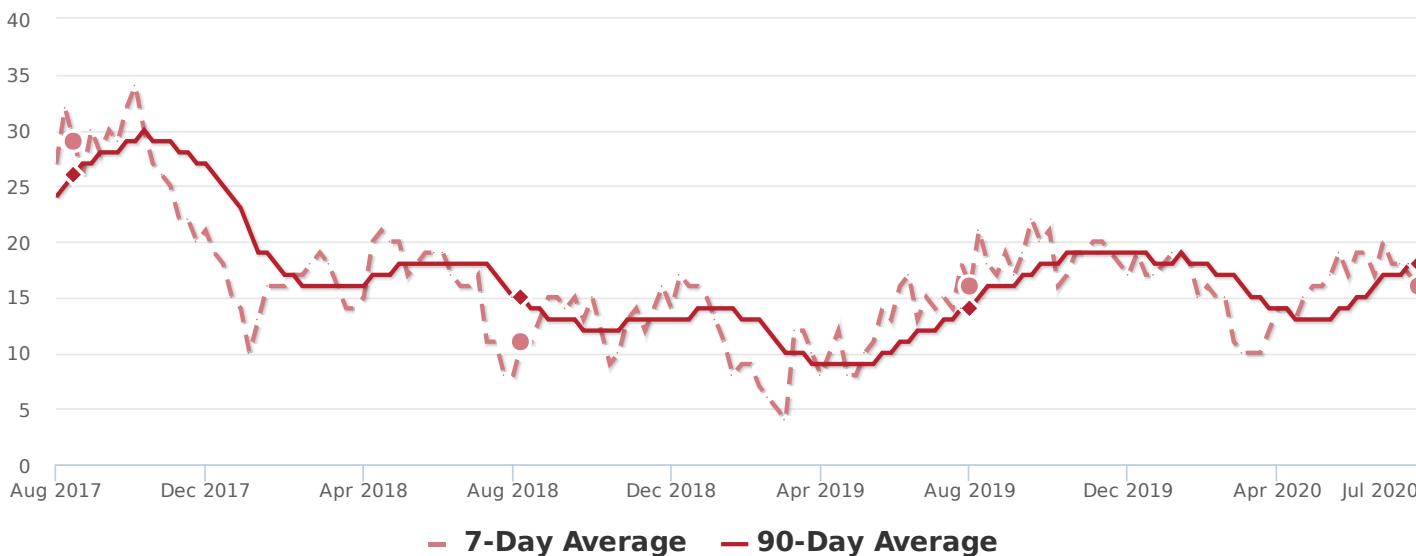
PRICE PER SQUARE FOOT

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 are tending to get more home for their money.



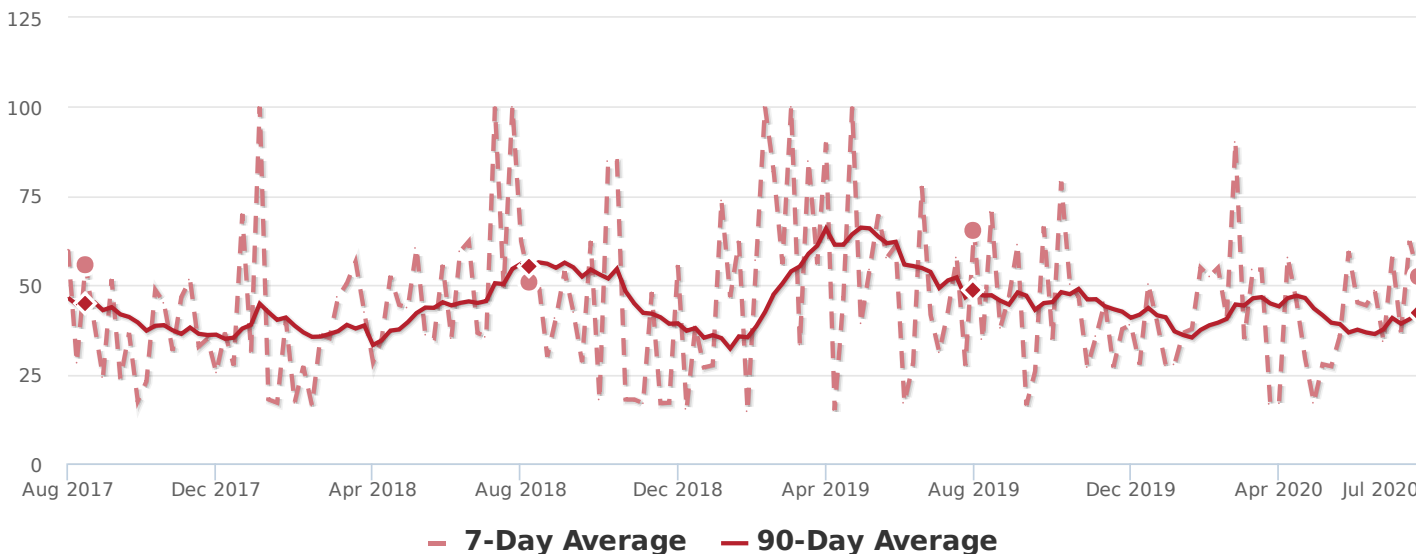
INVENTORY

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.



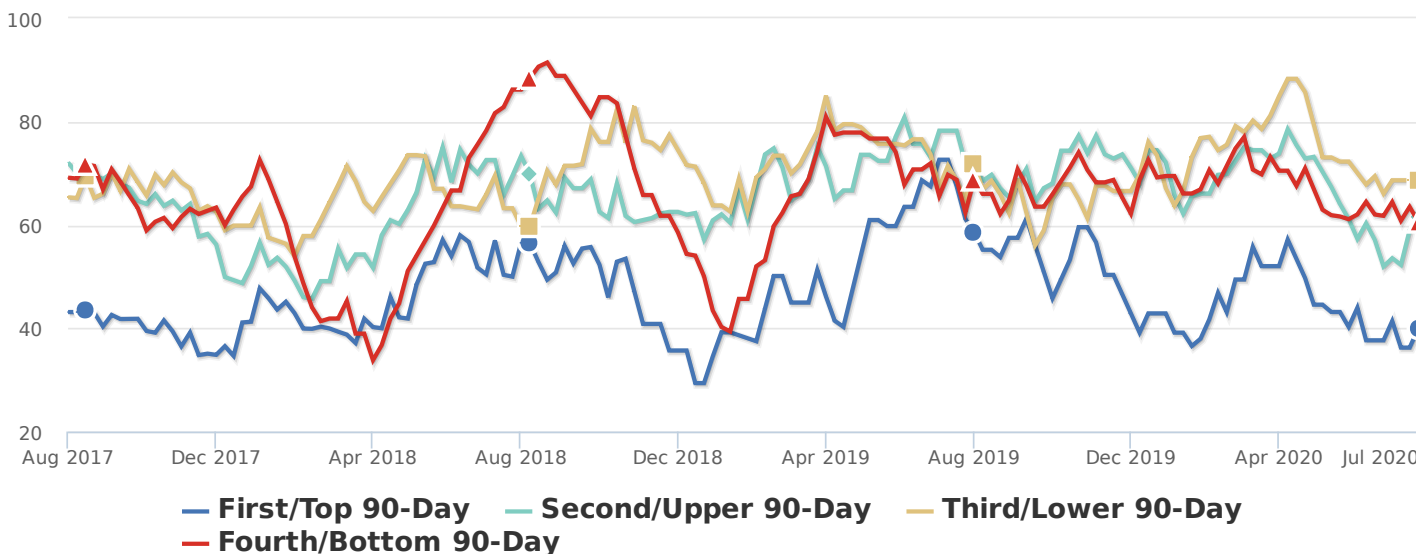
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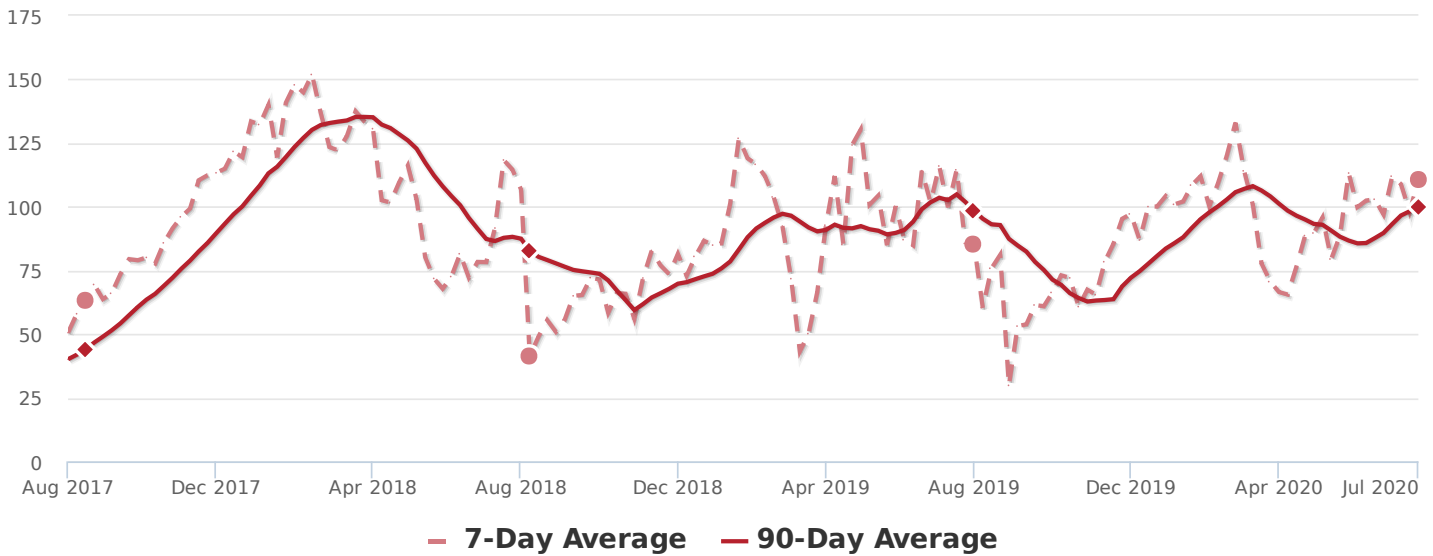
MARKET ACTION SEGMENTS

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 100 days. Half of the listings have come newly on the market in the past 54 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.

