

EUGENE, OR 97403

Report for the week of 12/18/2018

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

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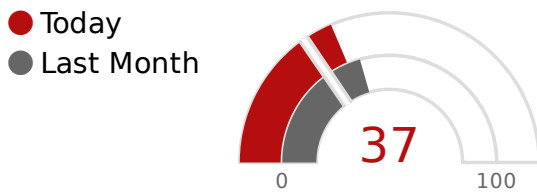
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This week the median list price for Eugene, OR 97403 is \$460,000 with the market action index hovering around 37. This is less than last month's market action index of 41. Inventory has held steady at or around 17.

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.



Slight Seller's Advantage

The market has been cooling off a bit in recent weeks, as more homes are available and demand is less. However, the market is still notably in the Seller's zone so we haven't yet seen prices move lower as a result. It may take a few more weeks of slack demand for prices to reflect and begin to fall. Expect this condition if the index falls to the Buyer's zone.

REAL-TIME MARKET PROFILE

Median List Price	 \$460,000
Per Square Foot	 \$200
Days on Market	 72
Price Decreased	 29%
Price Increased	 6%
Relisted	 18%
Inventory	 17
Median House Rent	 \$2,195
Most Expensive	\$1,299,000
Least Expensive	\$299,000
Market Action Index	 37
Slight Seller's Advantage	

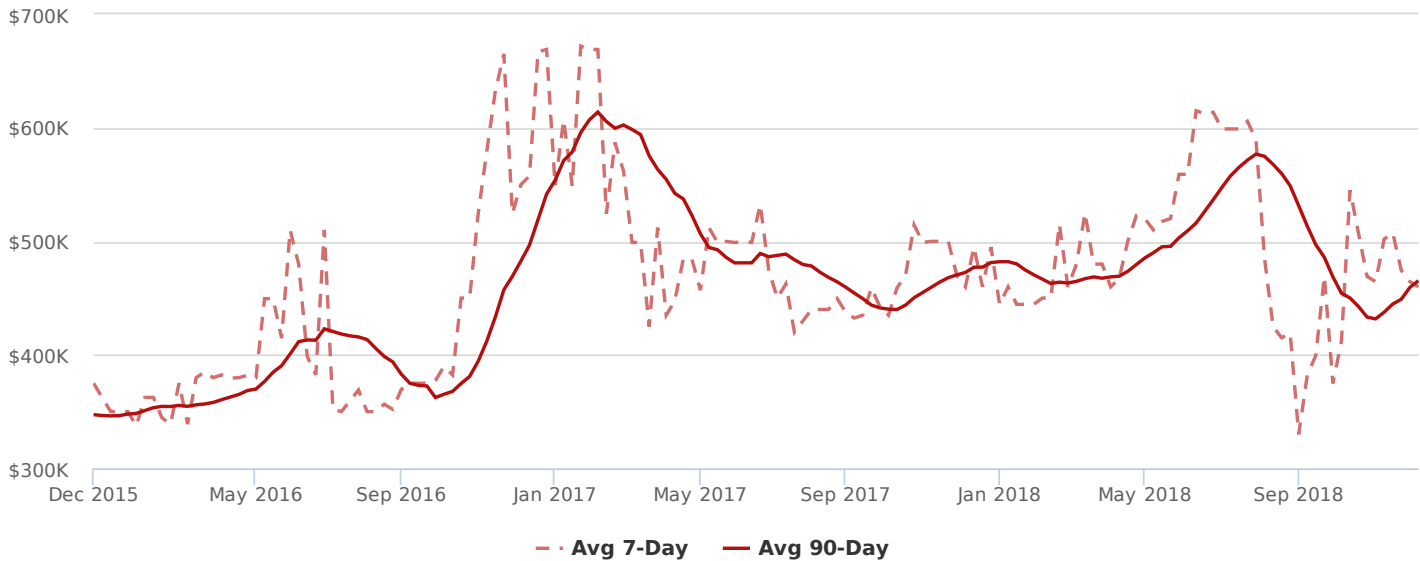
MARKET SEGMENTS

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

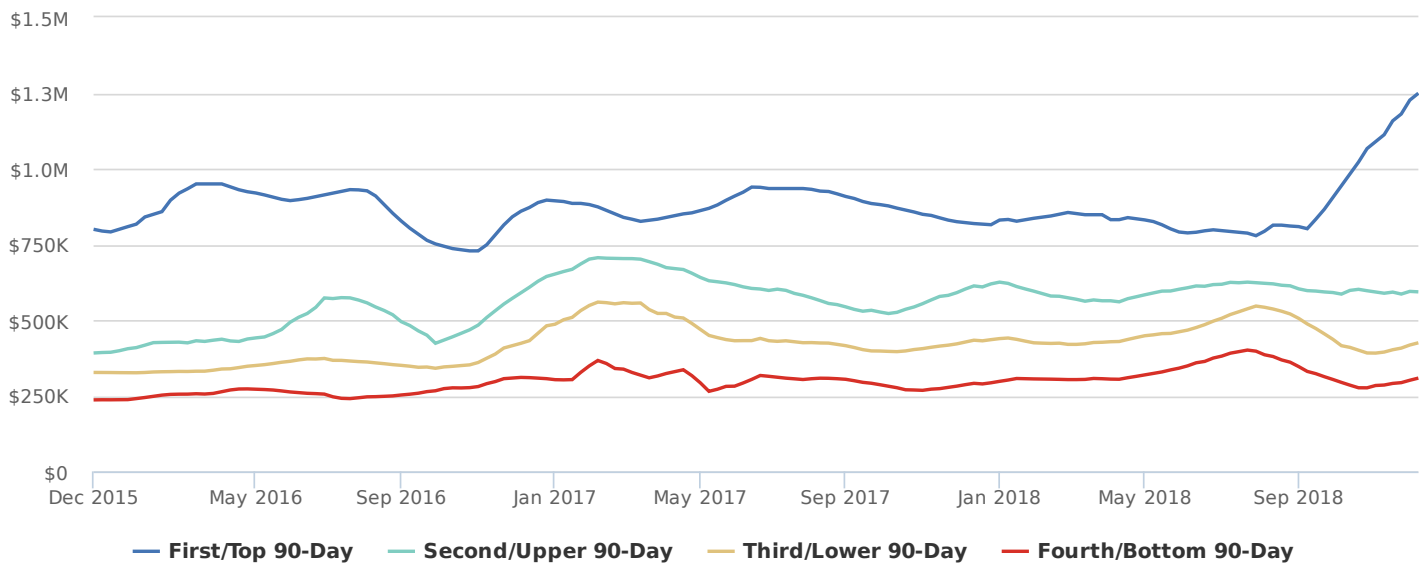
Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$995,000	3,641	0.25 - 0.5 acre	4	3	78	0	0	115
\$530,000	3,215	0.25 - 0.5 acre	4	2	34	1	0	75
\$442,450	2,381	0.5 - 1 acre	3	2	40	1	0	15
\$325,000	1,750	6,500 - 8,000 sqft	3	2	71	1	0	82

MEDIAN LIST PRICE

The market for this zip code continues its bounce again this week. We're a long way from the market's high point so watch the Market Action Index to predict how long this trend will last.

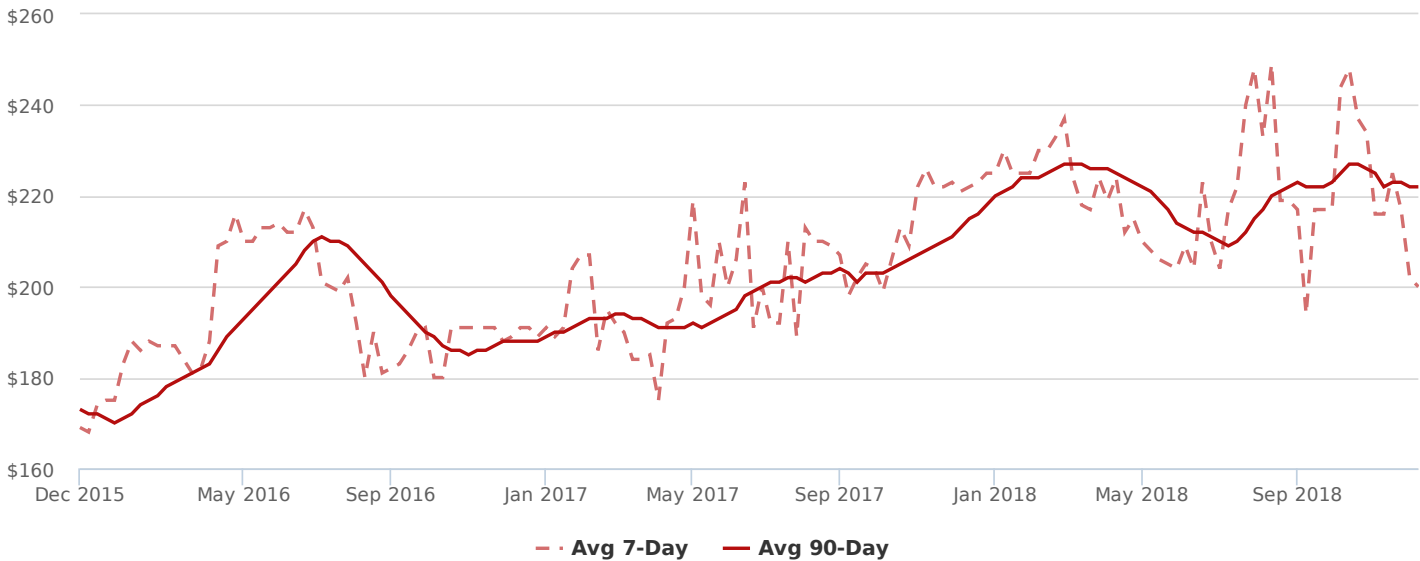
**SEGMENTS**

In the quartile market segments, we see pricing across most of this zip code relatively strong recently. While Quartile 2 is basically flat, all other segments are in an up trend period. Unless the Market Action Index has a persistent downward shift, expect that Quartile 2 will assume a similar trend with the other groups.



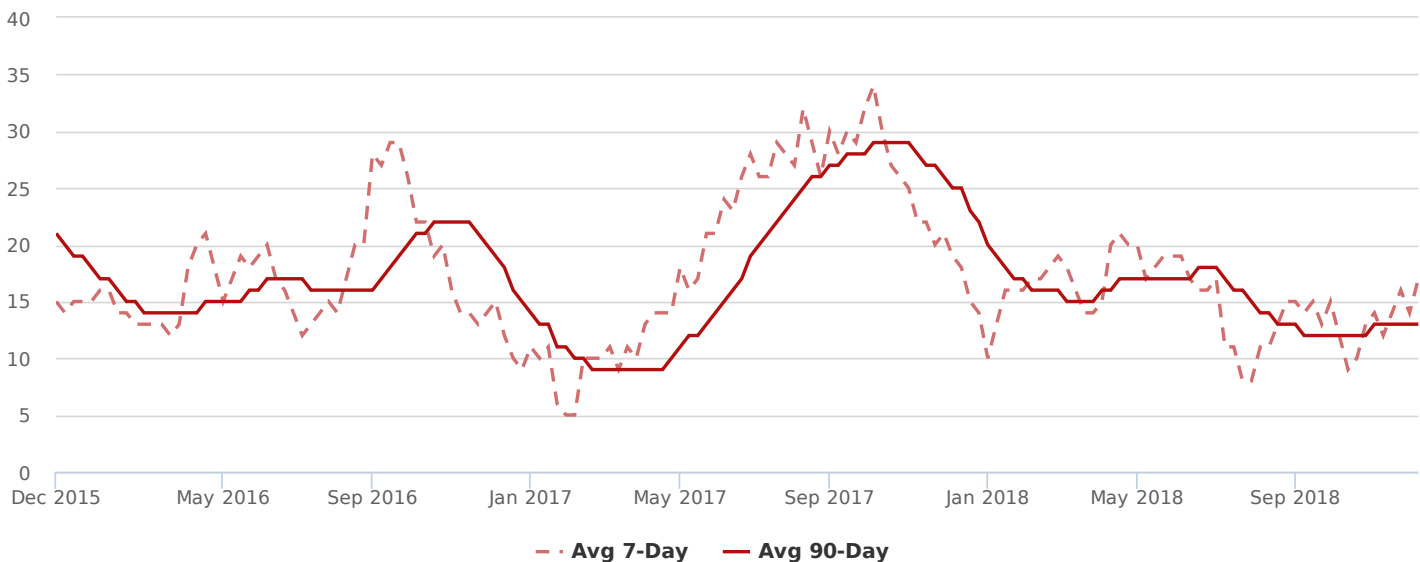
PRICE PER SQUARE FOOT

In a market where prices are rising some, price per square foot is essentially flat. This often implies that new homes coming on the market are pricier, and also larger than older homes. As a result the value one can buy stays the same.



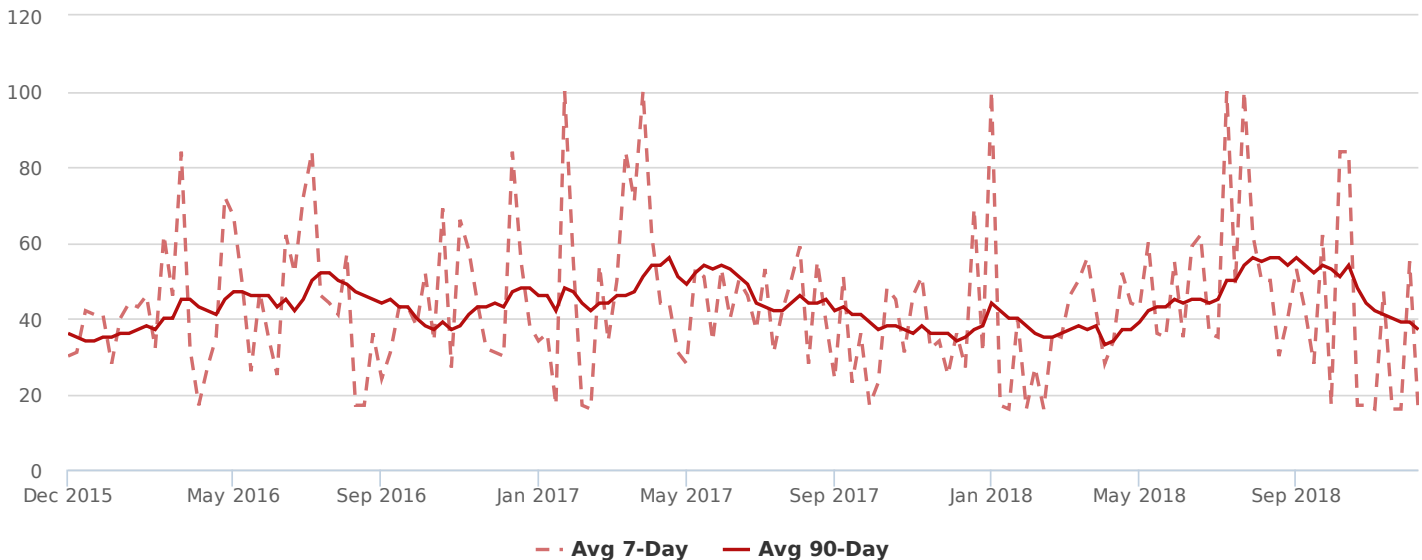
INVENTORY

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.

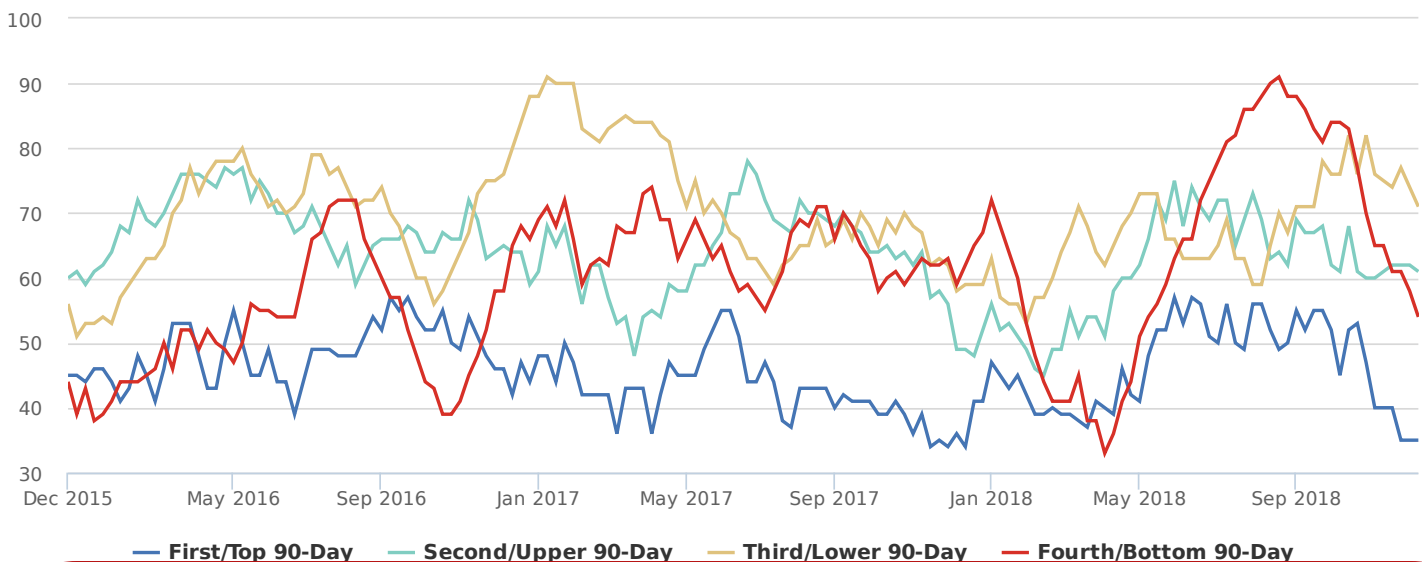


MARKET ACTION INDEX

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**MARKET ACTION SEGMENTS**

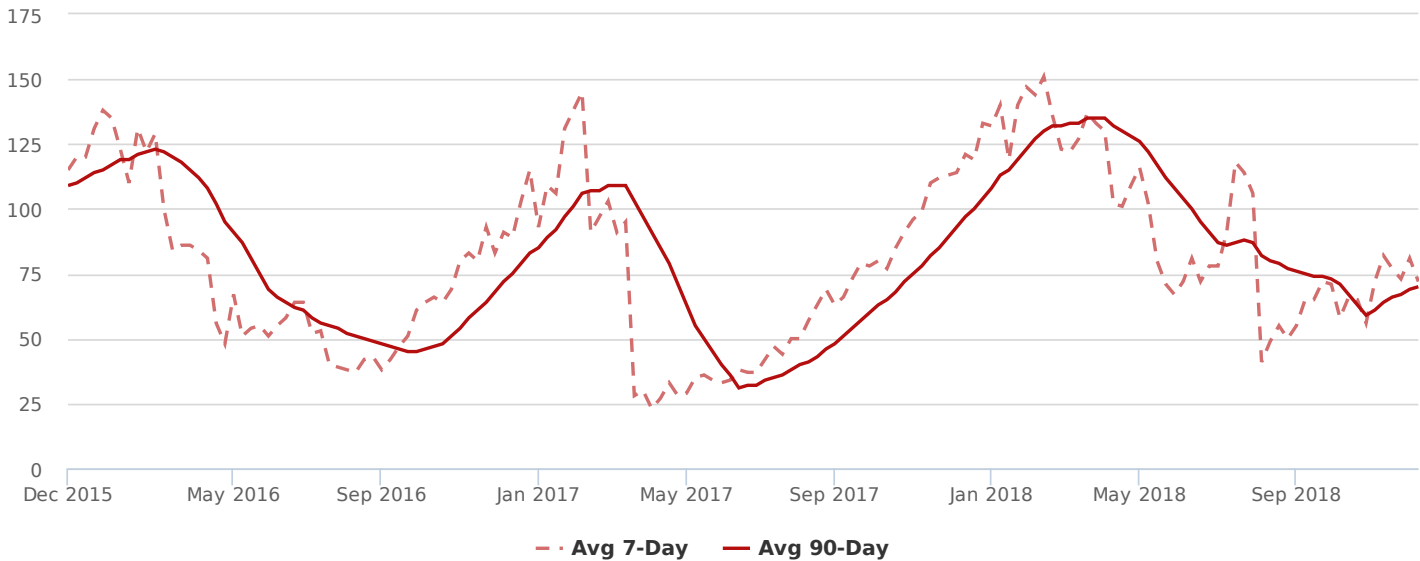
Not surprisingly, all segments in this zip code are showing high levels of demand. Watch the quartiles for changes before the whole market changes. Often one end of the market (e.g. the high-end) will weaken before the rest of the market and signal a slowdown for the whole group.



Mon Dec 17 2018

AVERAGE DAYS ON MARKET (DOM)

The properties have been on the market for an average of 70 days. Half of the listings have come newly on the market in the past 57 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.

