



Altos Market Data for Realtors

Eugene, OR 97404

REPORT FOR 7/27/2020

Single-Family Homes



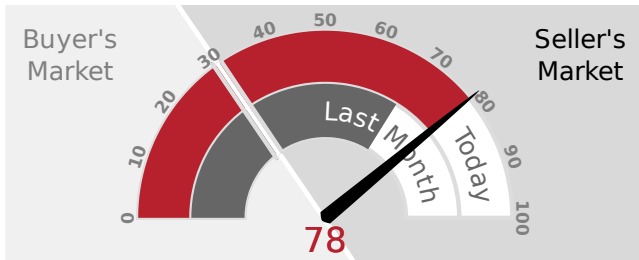
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This week the median list price for Eugene, OR 97404 is \$349,500 with the market action index hovering around 78. This is an increase over last month's market action index of 68. Inventory has held steady at or around 30.

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.

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
\$479,900	2,258	8,000 - 10,000 sqft	4	2	24	3	3	27
\$389,990	1,760	4,500 - 6,500 sqft	3	2	5	3	3	31
\$334,500	1,489	8,000 - 10,000 sqft	3	2	47	4	3	25
\$277,500	1,164	8,000 - 10,000 sqft	3	1	57	4	4	69

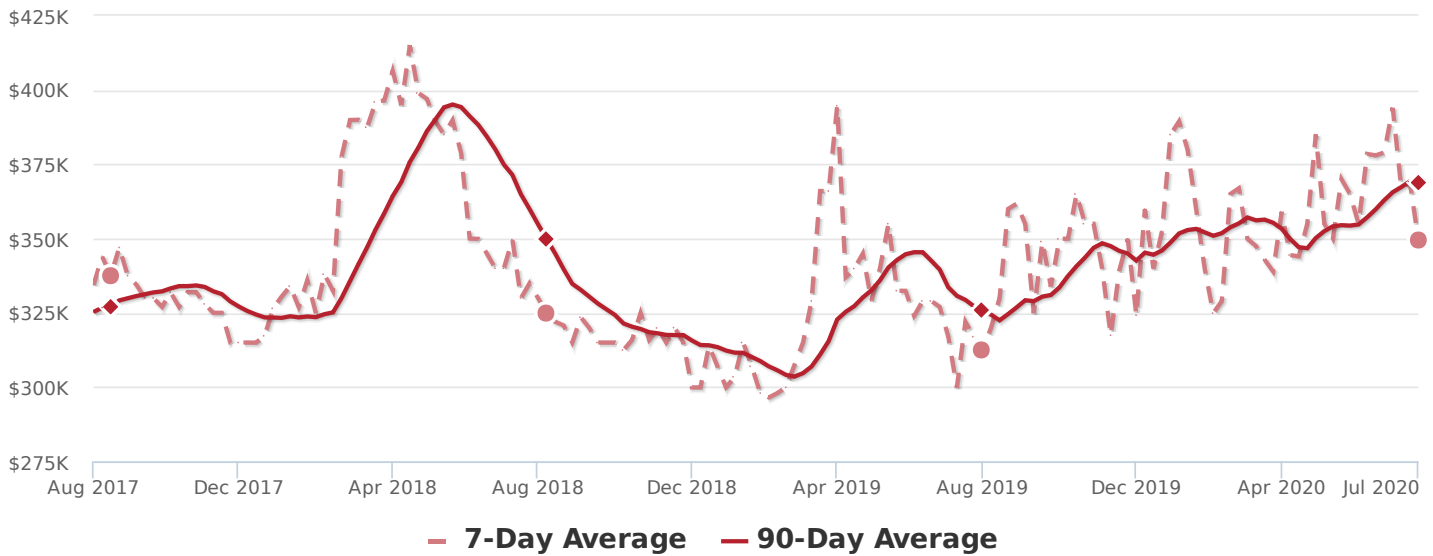
REAL-TIME MARKET PROFILE

Median List Price		\$349,500
Per Square Foot		\$220
Days on Market		39
Price Decreased		23%
Price Increased		3%
Relisted		3%
Inventory		30
Median Rent		\$1,525
Most Expensive		\$789,000
Least Expensive		\$219,000
Market Action		78

Strong Seller's Market

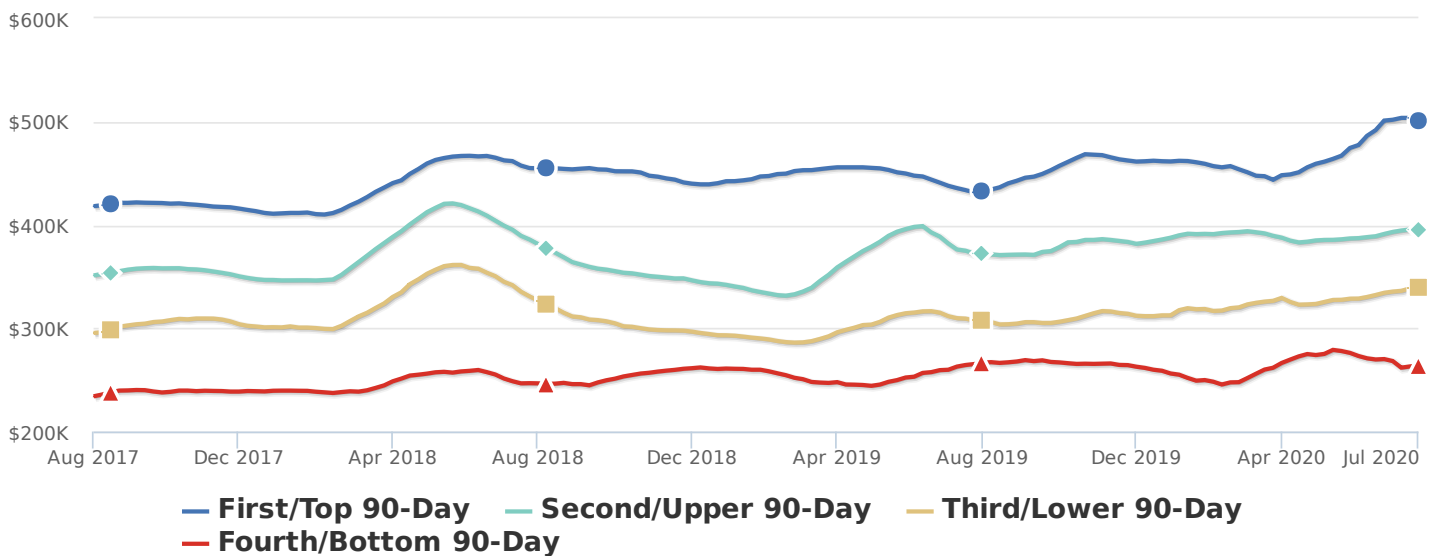
MEDIAN LIST PRICE

In the last few weeks we've seen prices in this zip code bouncing around this plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.



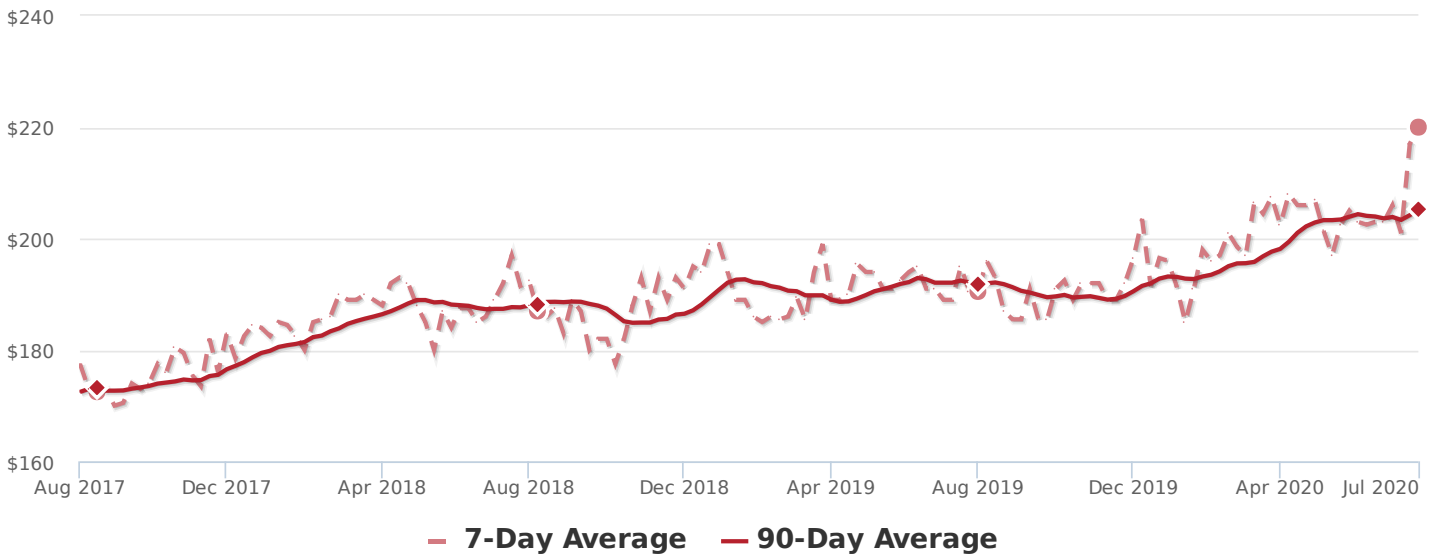
SEGMENTS

In the quartile market segments, we see prices in this zip code have 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.



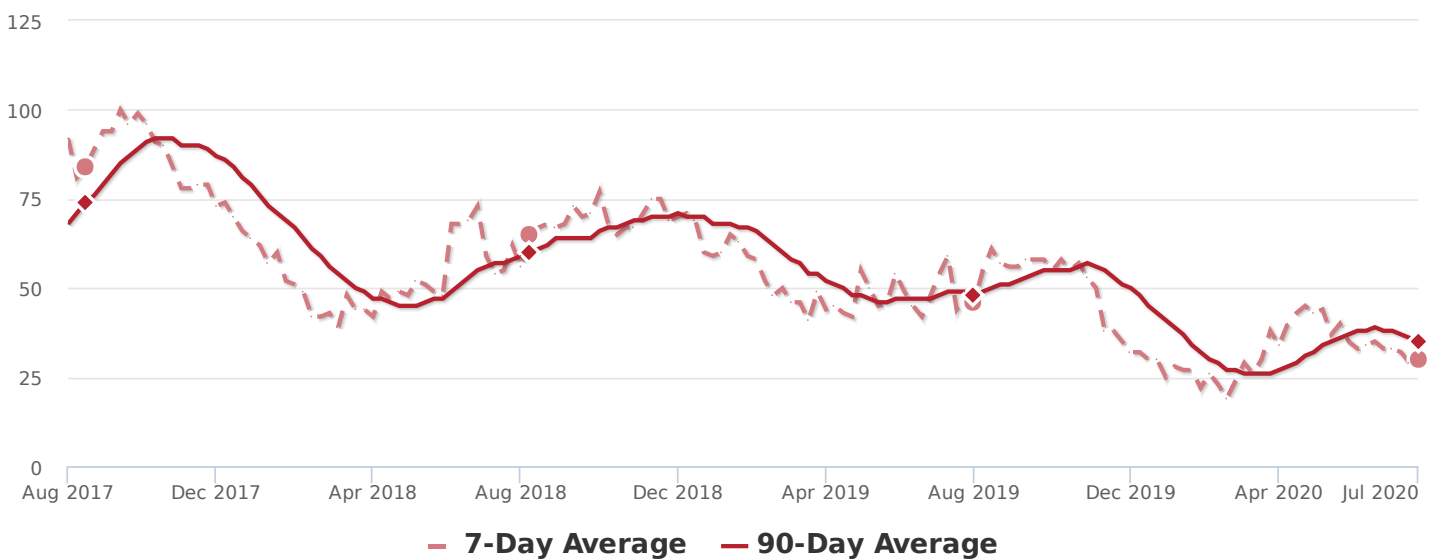
PRICE PER SQUARE FOOT

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.



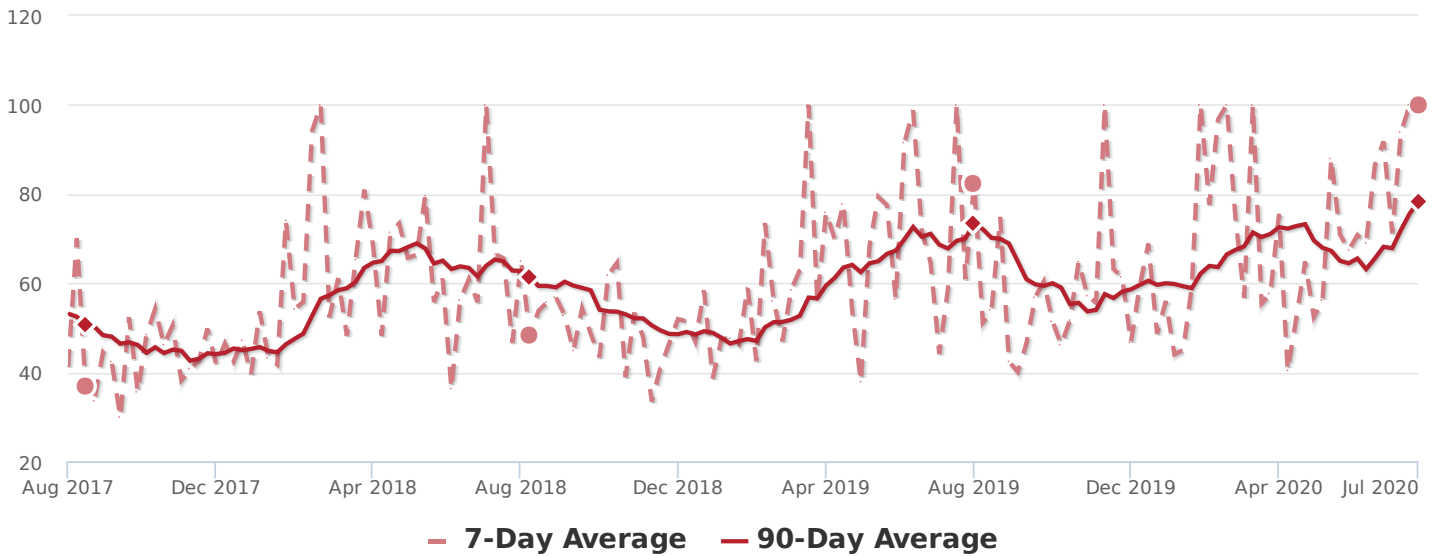
INVENTORY

Inventory has been 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.



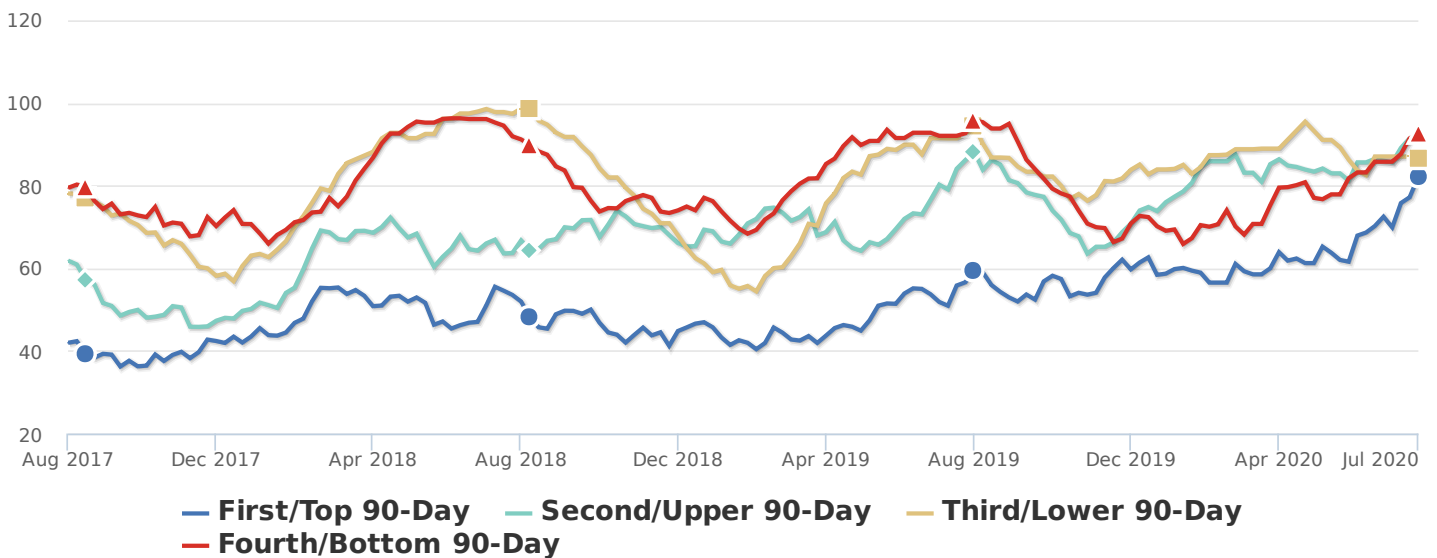
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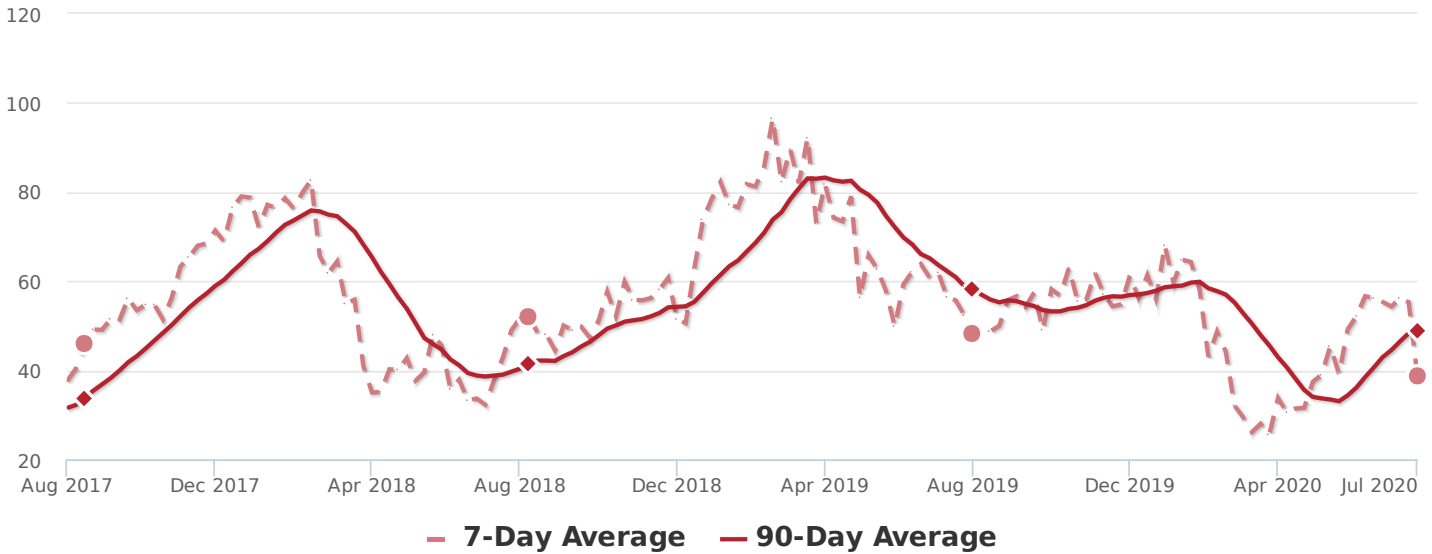
MARKET ACTION SEGMENTS

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 49 days. Half of the listings have come newly on the market in the past 27 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.

