



# MARKET ACTION REPORT

A Publication of RMLS, the Source for Real Estate Statistics in Your Community

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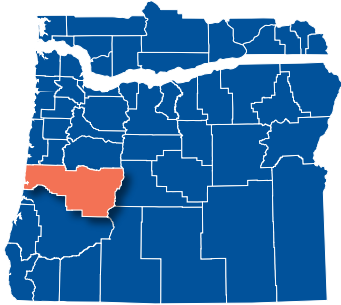
**Lane County** February 2026 Reporting Period

# Lane County

## February 2026 Reporting Period

### MARKET ACTION REPORT

Note: Data for Florence is reported separately from Greater Lane County. For data on Florence, see the charts on pages 7-9.



## Residential Highlights

### New Listings

New listings (321) decreased 0.9% from the 324 listed in February 2025, and increased 9.2% from the 294 listed in January 2026.

### Pending Sales

Pending sales (309) increased 8.0% from the 286 offers accepted in February 2025, and increased 16.6% from the 265 offers accepted in January 2026.

### Closed Sales

Closed sales (204) decreased 7.7% from the 221 closings in February 2025, and increased 13.3% from the 180 closings in January 2026.

### Inventory and Time on Market

Inventory decreased to 3.4 months in February. Total market time decreased to 73 days.

### Year-to-Date Summary

Comparing the first two months of 2026 to the same period in 2025, new listings (619) decreased 7.3%, pending sales (557) increased 0.5%, and closed sales (391) decreased 14.4%.

### Average and Median Sale Prices

Comparing 2026 to 2025 through February, the average sale price has decreased 1.6% from \$470,400 to \$463,100. In the same comparison, the median sale price has increased 6.0% from \$420,000 to \$445,000.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +1.3% (\$482,000 v. \$475,700)

Median Sale Price % Change: +1.4% (\$445,100 v. \$439,000)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

## Inventory in Months

	2024	2025	2026
January	3.2	2.8	4.0
February	2.3	3.1	3.4
March	2.0	2.8	
April	2.4	2.9	
May	2.0	2.8	
June	2.6	3.0	
July	2.5	2.8	
August	2.5	2.8	
September	3.2	2.8	
October	3.0	2.5	
November	2.9	3.2	
December	2.5	2.7	

## Residential Trends

### February 2026 vs. January 2026

New Listings	<b>+9.2%</b>	↑
Pending Sales	<b>+16.6%</b>	↑
Closed Sales	<b>+13.3%</b>	↑
Average Sale Price	<b>+9.3%</b>	↑
Median Sale Price	<b>+6.8%</b>	↑
Inventory	<b>-0.6</b>	↓
Total Market Time	<b>-16</b>	↓

### February 2026 vs. February 2025

New Listings	<b>-0.9%</b>	↓
Pending Sales	<b>+8.0%</b>	↑
Closed Sales	<b>-7.7%</b>	↓
Average Sale Price	<b>+5.4%</b>	↑
Median Sale Price	<b>+4.7%</b>	↑
Inventory	<b>+0.3</b>	↑
Total Market Time	<b>+5</b>	↑

# Lane County

## February 2026 Reporting Period

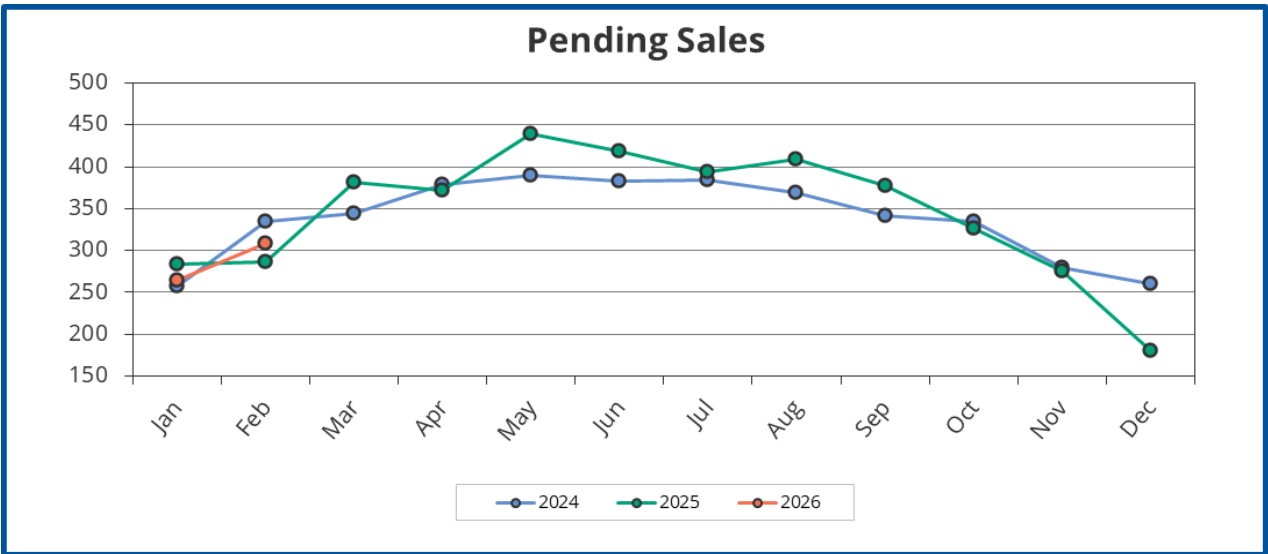
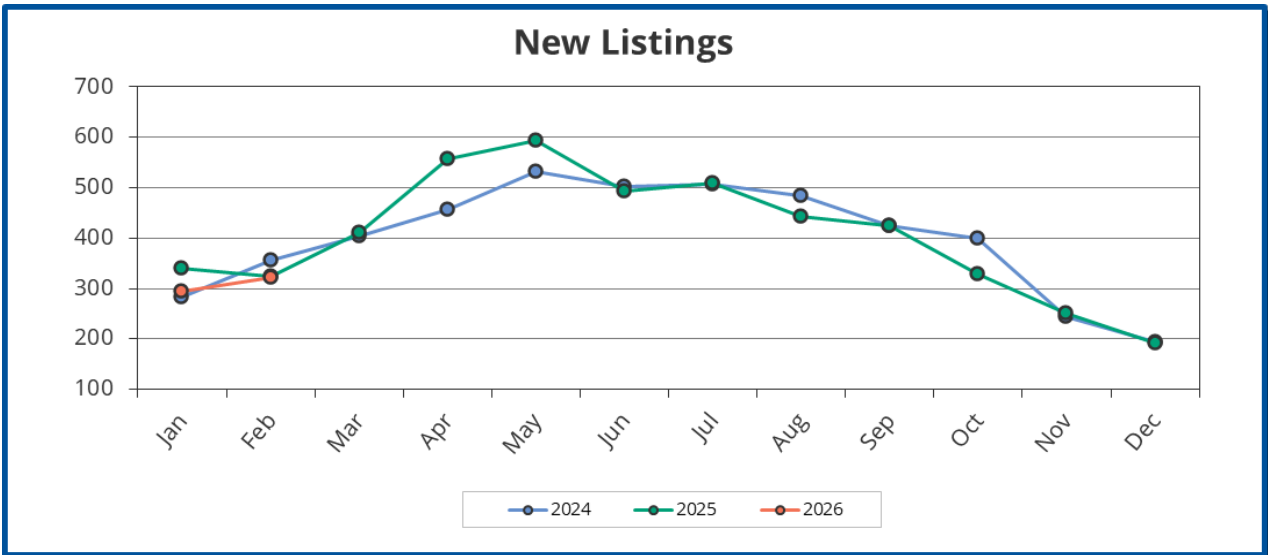
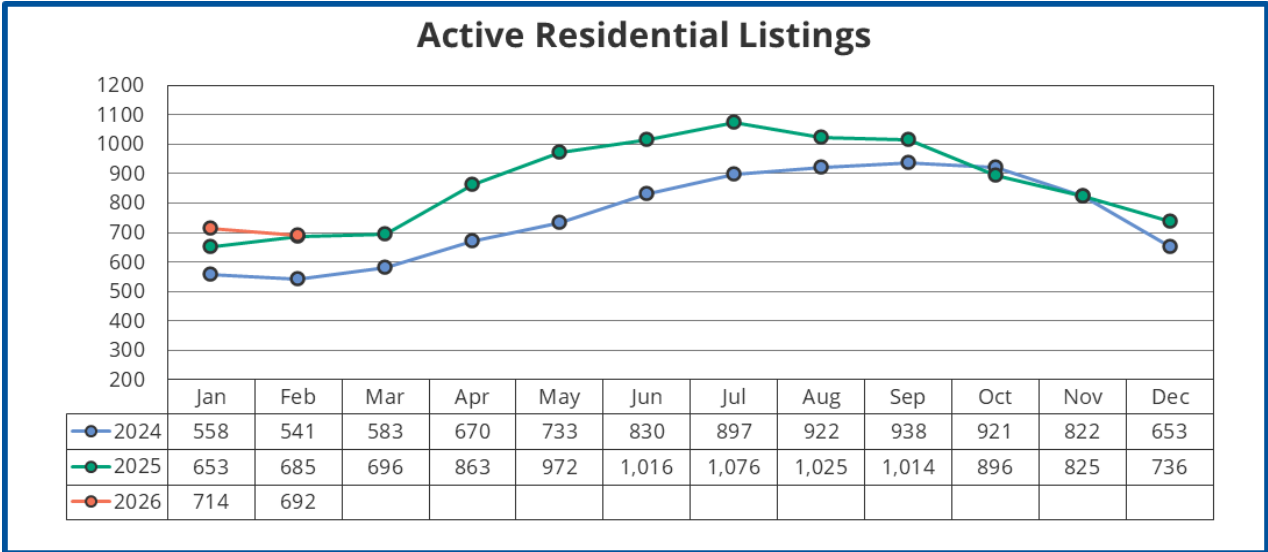
Residential Sales by Price Range						
Price Range	Feb 2024		Feb 2025		Feb 2026	
0K-100K	11	4.3%	8	3.0%	5	2.2%
100K-200K	21	8.1%	16	5.9%	10	4.5%
200K-300K	66	25.6%	19	7.0%	23	10.3%
300K-400K	64	24.8%	66	24.4%	44	19.6%
400K-500K	39	15.1%	74	27.3%	57	25.4%
500K-600K	22	8.5%	44	16.2%	37	16.5%
600K-700K	13	5.0%	18	6.6%	18	8.0%
700K-800K	8	3.1%	12	4.4%	13	5.8%
800K-900K	2	0.8%	5	1.8%	6	2.7%
900K-1M	4	1.6%	3	1.1%	4	1.8%
1MM-1.1MM	4	1.6%	3	1.1%	1	0.4%
1.1MM-1.2MM	0	0.0%	0	0.0%	3	1.3%
1.2MM-1.3MM	1	0.4%	0	0.0%	1	0.4%
1.3MM-1.4MM	2	0.8%	1	0.4%	1	0.4%
1.4MM-1.5MM	0	0.0%	2	0.7%	0	0.0%
1.5MM-1.6MM	1	0.4%	0	0.0%	0	0.0%
1.6MM-1.7MM	0	0.0%	0	0.0%	0	0.0%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	1	0.4%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	0	0.0%	0	0.0%
<b>Total Closed Sales</b>	<b>258</b>		<b>271</b>		<b>224</b>	

■ 90th Percentile    
 ■ 50th Percentile    
 ■ 10th Percentile

Greater Lane Co. Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2026	February	321	309	204	484,000	450,000	73
	January	294	265	180	442,800	421,300	89
	Year-To-Date	619	557	391	463,100	445,000	82
2025	February	324	286	221	459,200	430,000	68
	Year-To-Date	668	554	457	470,400	420,000	73
Change	February 2025	-0.9%	8.0%	-7.7%	5.4%	4.7%	7.4%
	Prev Mo 2025	9.2%	16.6%	13.3%	9.3%	6.8%	-18.0%
	Year-To-Date	-7.3%	0.5%	-14.4%	-1.6%	6.0%	12.3%

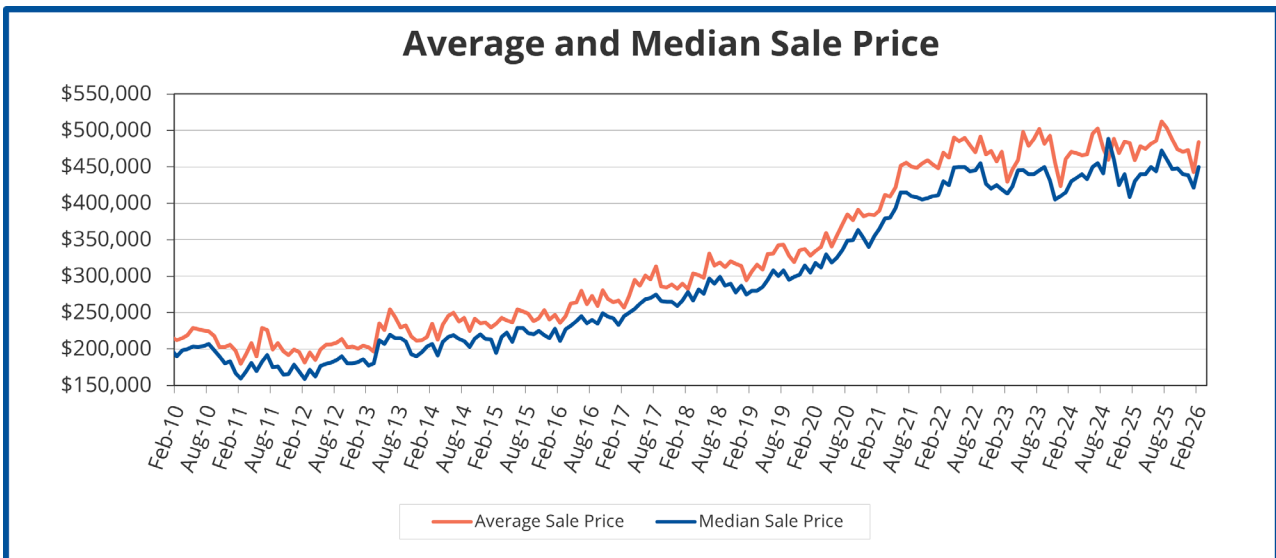
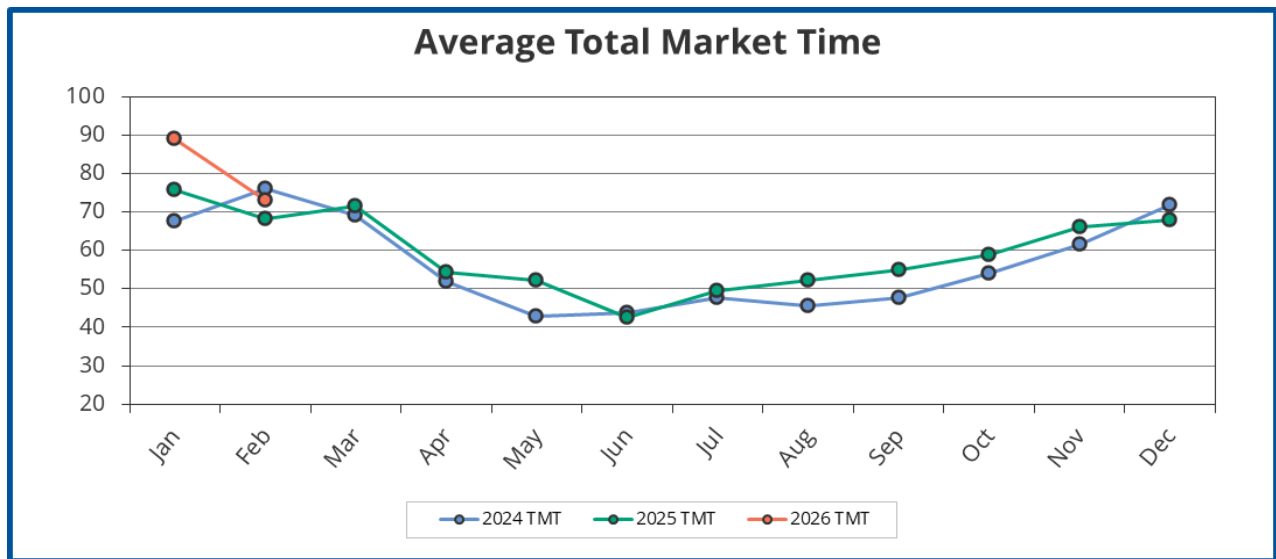
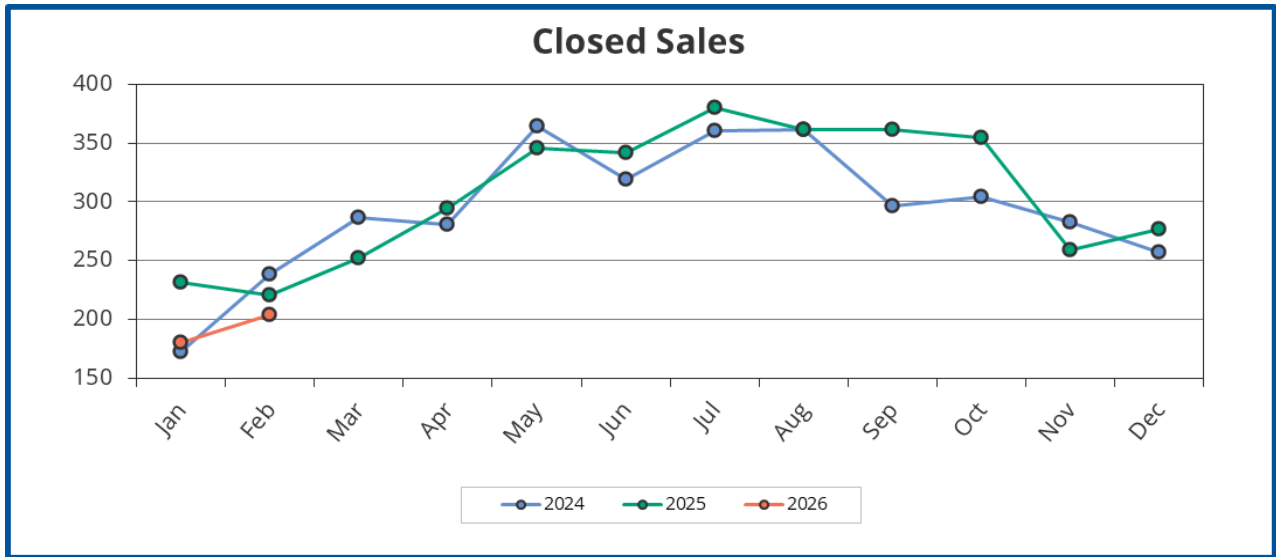
# Lane County

## February 2026 Reporting Period



# Lane County

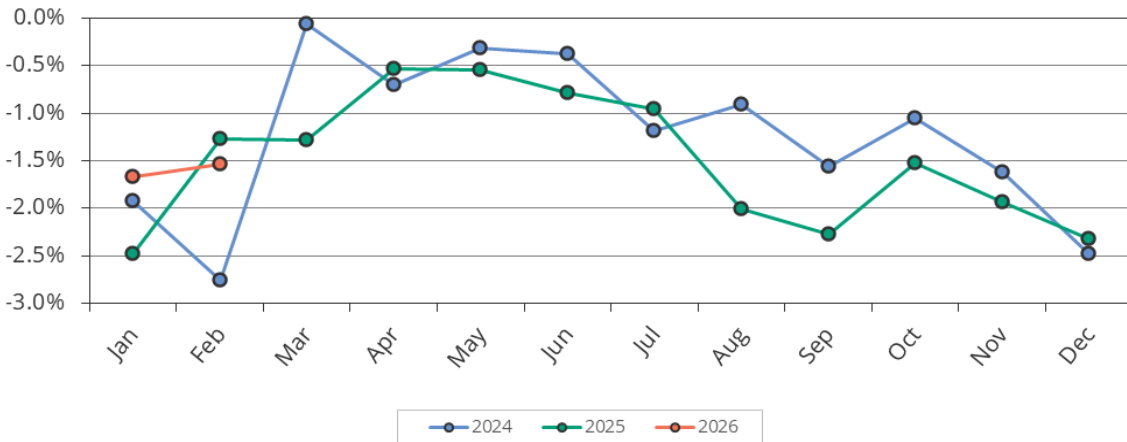
## February 2026 Reporting Period



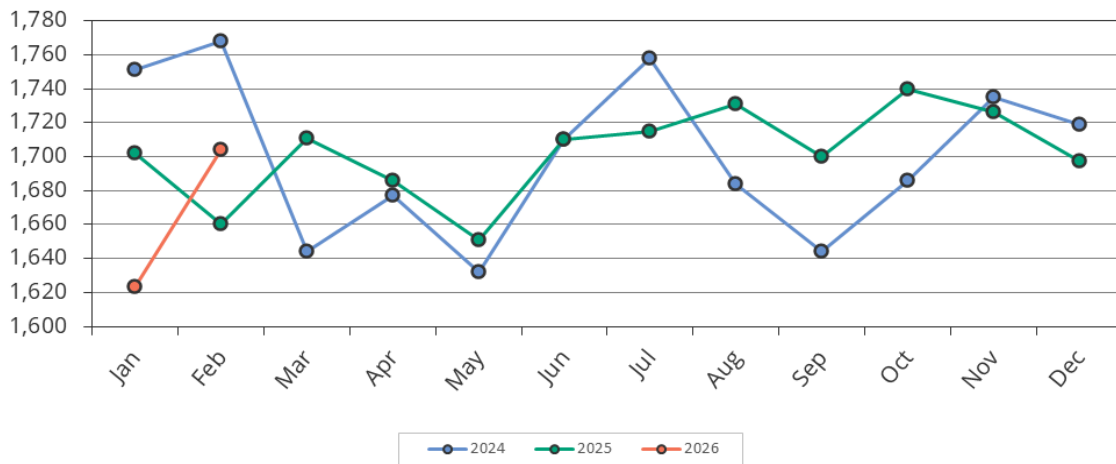
# Lane County

## February 2026 Reporting Period

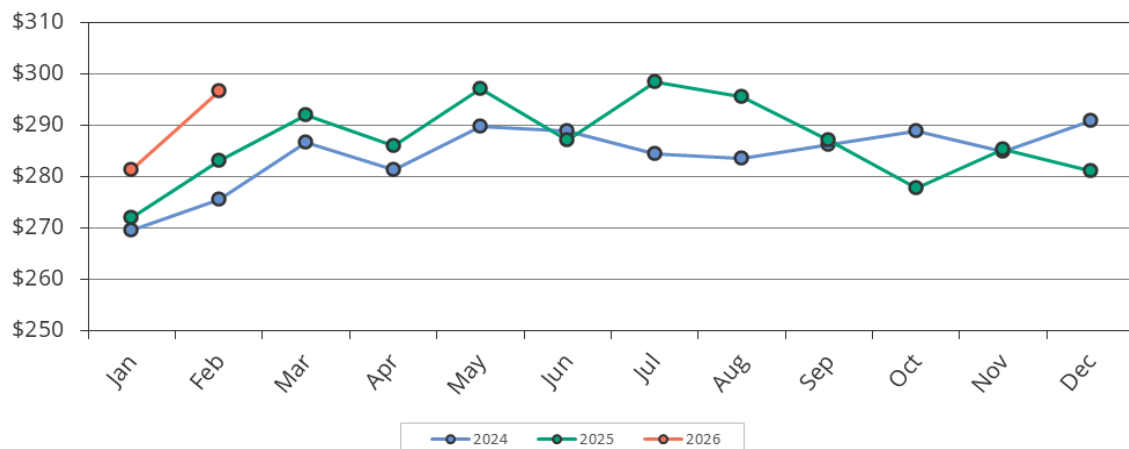
### % Difference of Average List Price vs Sale Price



### Average Square Footage

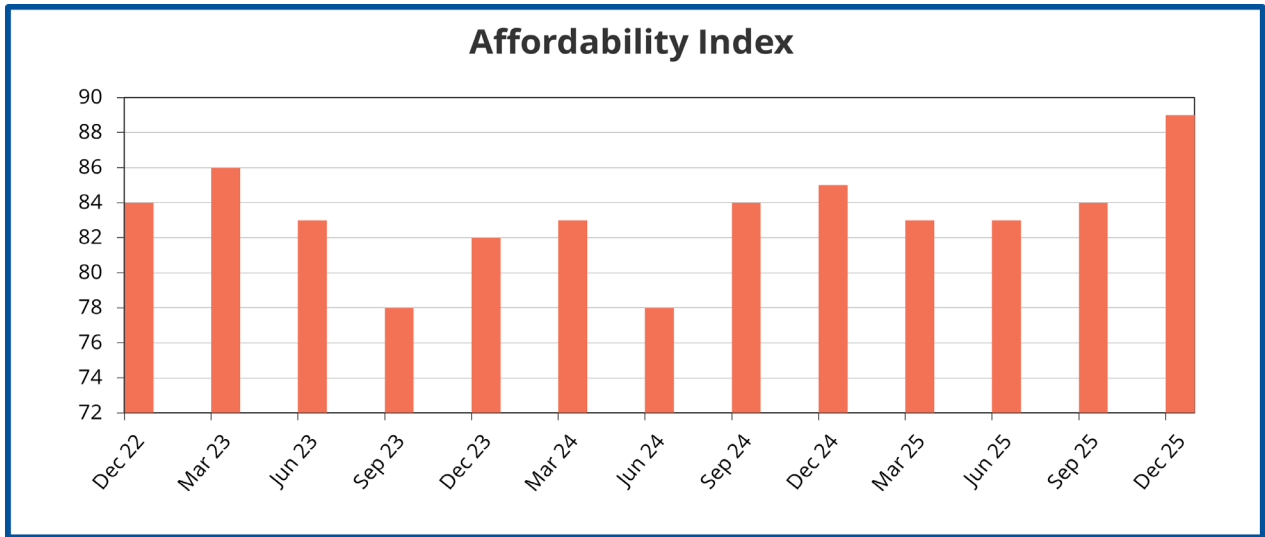


### Average Price Per Square Footage



# Lane County

## February 2026 Reporting Period

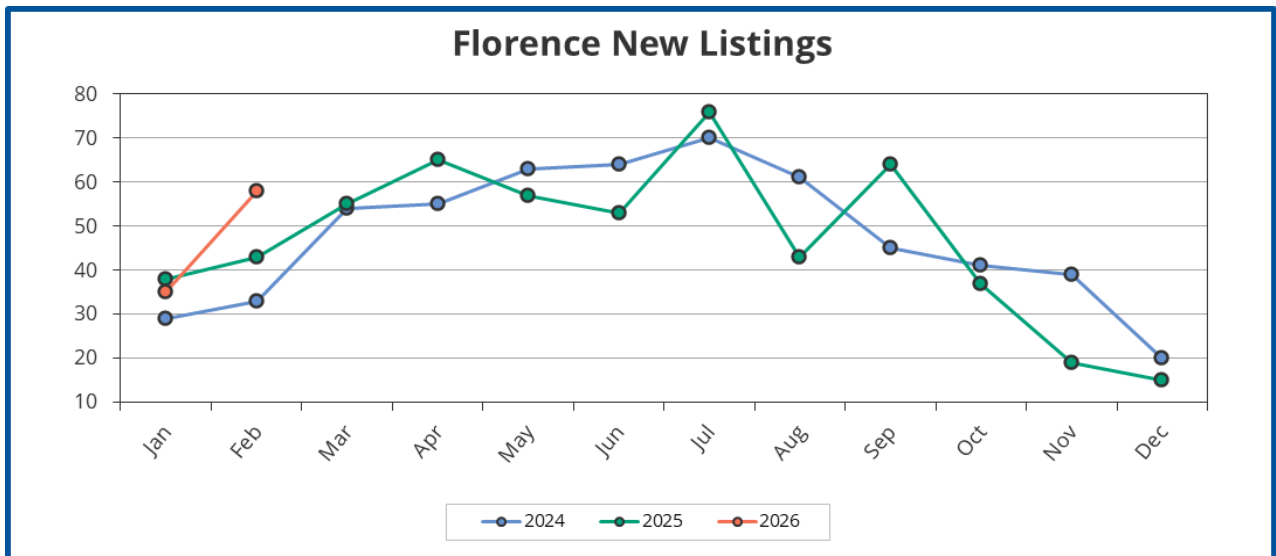


Affordability - The Affordability Index is updated quarterly. According to a formula from the National Association of REALTORS®, buying a house in the Lane County area is affordable for a family earning the median income. A family earning the median income (\$91,700 in 2025, per HUD) can afford 89% of a monthly mortgage payment on a median priced home (\$439,000 in December). The formula assumes that the buyer has a 20% down payment and a 30-year fixed rate of 6.2% (per Freddie Mac).



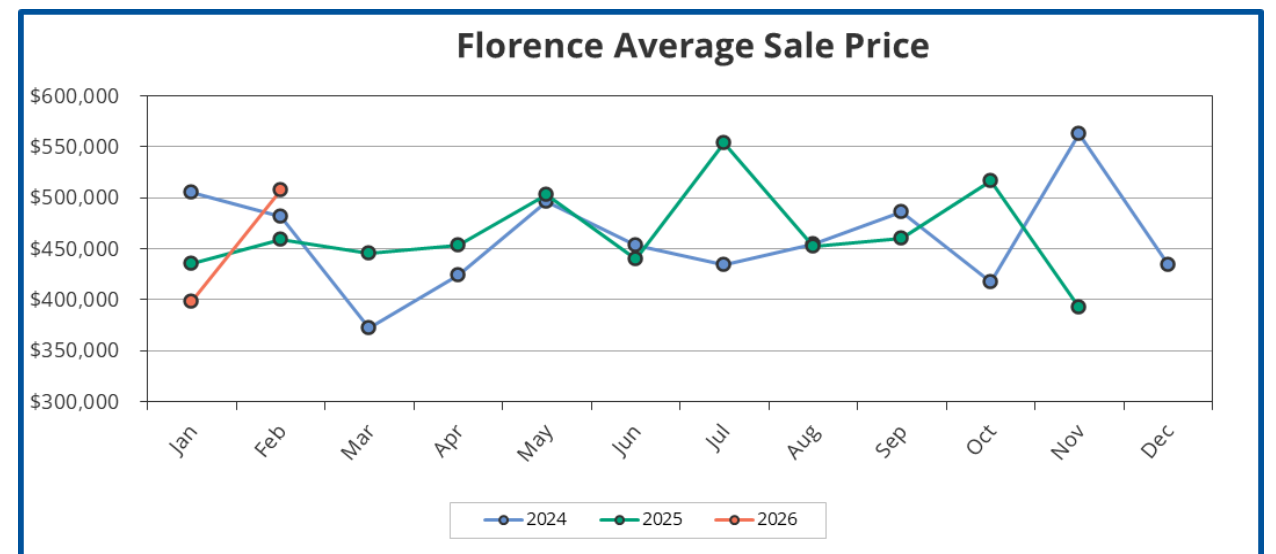
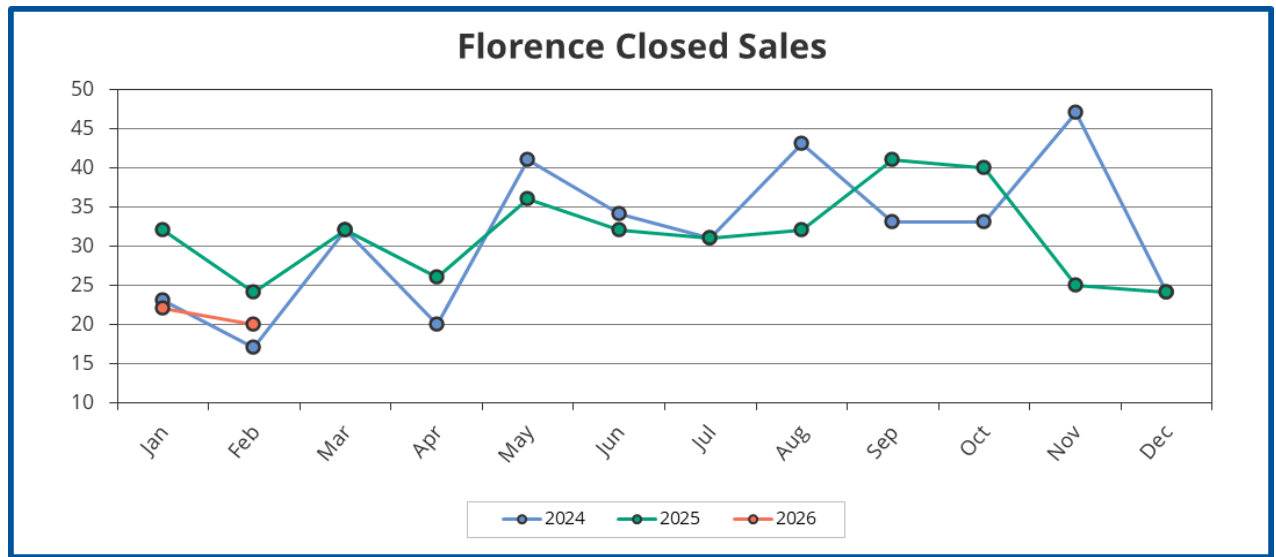
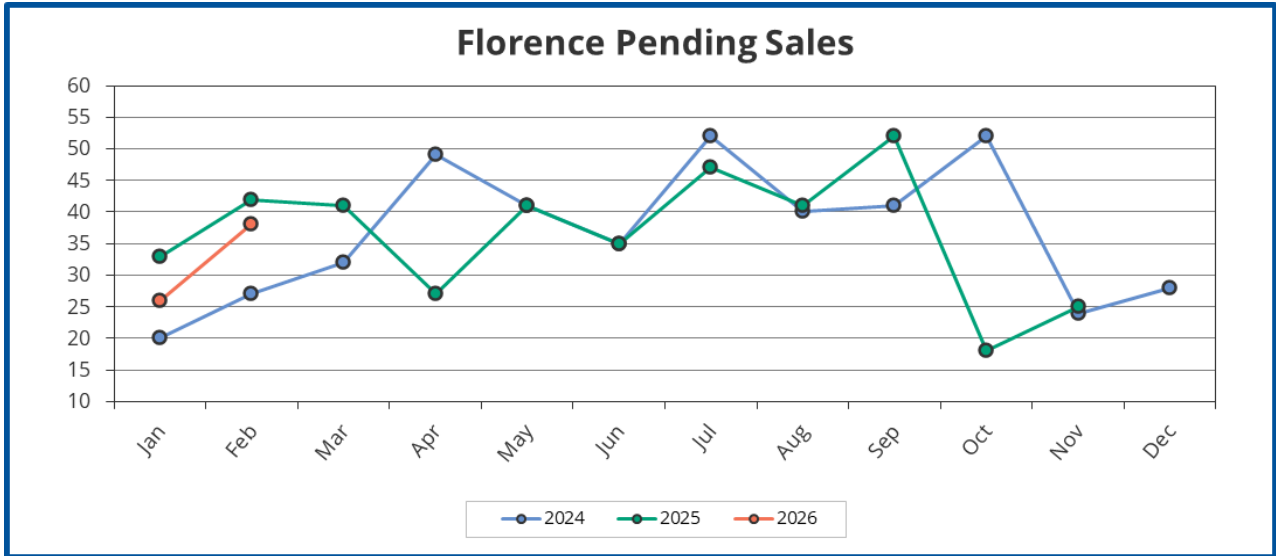
## Florence – Lane County, OR

### February 2026 Reporting Period



# Florence - Lane County

## February 2026 Reporting Period



# Lane County

## February 2026 Reporting Period

### Area Report

This report includes Florence.

	RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY		
	Current Month								Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date		
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 26 v. 25 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 26 v. 25 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
225	Florence Coast Village	7	1	1	0	-100.0%	1	285,000	303	1	1	0.0%	2	264,500	264,500	351	14.2%	-	-	-	-	-	-
226	Florence Green Trees	16	4	2	1	-75.0%	0	-	-	5	2	-60.0%	2	262,500	262,500	65	6.9%	-	-	-	-	-	-
227	Florence Florentine	1	2	0	3	200.0%	1	410,000	4	3	4	-20.0%	2	505,000	505,000	14	1.2%	-	-	-	-	-	-
228	Florence Town	64	21	6	13	-13.3%	7	355,600	58	36	23	-36.1%	14	330,400	327,500	87	7.8%	-	-	-	-	1	605,000
229	Florence Beach	19	11	-	5	0.0%	6	528,400	180	16	11	22.2%	11	534,800	495,000	172	-15.6%	-	-	1	z	-	-
230	Florence North	15	5	2	7	250.0%	1	795,000	117	11	9	200.0%	3	533,800	615,000	49	-15.2%	-	-	1	97,300	-	-
231	Florence South/Dunes City	17	9	2	6	100.0%	4	750,600	99	14	9	50.0%	6	633,700	686,300	110	4.0%	-	-	1	407,000	-	-
238	Florence East/Mapleton	15	5	1	3	50.0%	0	-	-	7	3	-40.0%	2	472,500	472,500	121	12.0%	-	-	-	-	-	-
	Grand Total	154	58	14	38	15.2%	20	507,600	115	93	62	-11.4%	42	450,500	405,000	119	2.7%	-	-	3	213,800	1	605,000
232	Hayden Bridge	17	12	2	13	-27.8%	10	396,600	104	23	24	-31.4%	15	410,700	427,500	105	7.6%	-	-	-	-	-	-
233	McKenzie Valley	24	5	2	5	66.7%	1	780,000	147	10	7	0.0%	3	539,700	530,000	126	10.7%	-	-	2	146,500	-	-
234	Pleasant Hill/Oak	55	11	1	17	142.9%	9	416,700	82	27	28	47.4%	21	446,000	341,500	144	0.2%	1	350,000	2	66,800	-	-
235	South Lane Properties	85	37	9	25	-19.4%	14	430,700	68	75	49	-5.8%	32	428,100	384,000	60	-2.8%	-	-	2	300,000	-	-
236	West Lane Properties	40	13	5	10	-9.1%	5	546,000	81	26	20	-9.1%	13	567,200	539,000	71	8.0%	-	-	-	-	-	-
237	Junction City	40	8	4	13	-18.8%	14	399,400	96	23	26	-10.3%	24	367,800	361,700	104	8.8%	-	-	-	-	1	255,000
239	Thurston	36	26	3	25	4.2%	16	509,200	45	49	44	2.3%	28	518,800	501,700	53	7.2%	-	-	4	216,300	2	447,500
240	Coburg I-5	7	5	0	2	0.0%	1	257,900	2	5	2	-50.0%	3	489,300	410,000	55	-19.0%	-	-	-	-	-	-
241	N Gilham	32	22	4	16	6.7%	6	667,400	76	34	24	-14.3%	12	603,400	612,000	71	-5.8%	-	-	-	-	-	-
242	Ferry Street Bridge	38	22	3	14	-12.5%	24	622,200	95	41	38	-5.0%	40	592,200	540,000	107	-3.8%	-	-	-	-	-	-
243	E Eugene	59	23	4	21	-25.0%	13	545,100	84	41	33	-36.5%	29	513,700	468,000	68	-1.7%	-	-	3	203,300	5	672,400
244	SW Eugene	48	33	7	29	11.5%	18	637,500	69	56	46	-17.9%	29	561,200	545,000	69	-0.5%	-	-	1	80,000	1	480,000
245	W Eugene	37	15	4	12	20.0%	6	439,600	55	26	21	10.5%	11	388,000	337,000	58	9.1%	-	-	-	-	-	-
246	Danebo	73	27	5	47	56.7%	22	359,900	59	59	77	48.1%	50	342,500	370,900	76	1.3%	-	-	3	282,000	-	-
247	River Road	18	11	1	9	-10.0%	5	402,000	100	18	20	25.0%	15	356,500	400,000	107	-6.1%	-	-	3	223,300	-	-
248	Santa Clara	28	20	4	20	17.6%	17	515,200	68	45	41	24.2%	25	524,100	519,000	77	4.1%	-	-	-	-	1	589,900
249	Springfield	48	31	4	30	57.9%	22	376,400	55	59	56	30.2%	39	392,300	389,000	70	3.1%	-	-	-	-	2	407,500
250	Mohawk Valley	7	-	0	1	-66.7%	1	374,000	65	2	1	-75.0%	2	389,500	389,500	87	8.4%	-	-	-	-	-	-
	Grand Total	692	321	62	309	8.0%	204	484,000	73	619	557	0.5%	391	463,100	445,000	82	1.3%	1	350,000	20	204,900	12	533,100

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares February 2026 with February 2025. The year-to-date section compares 2026 year-to-date statistics through February with 2025 year-to-date statistics through February.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (3/1/25-2/28/26) with 12 months before (3/1/24-2/28/25).

<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



# Definitions and Formulas

## Additional Resources

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### Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

### Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

### Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

### Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

### % Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

### Total Market Time:

This is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

### Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

### Active Listings:

The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer that is contingent on the sale of the buyer's current home, and Short Sale Pending, where an offer has been accepted by the seller, but the required third-party approvals have not been obtained.

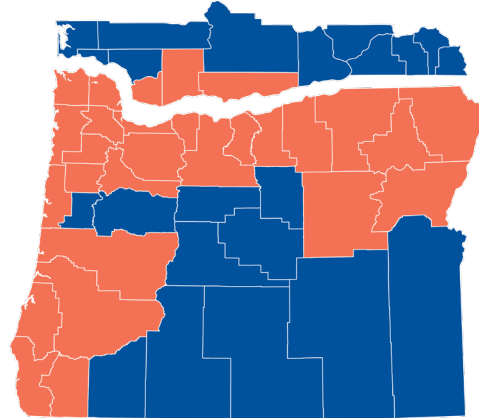
### Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Video Highlights](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

# Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Baker County
- Columbia Basin
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- Mid-Columbia
- North Coastal Counties
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



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