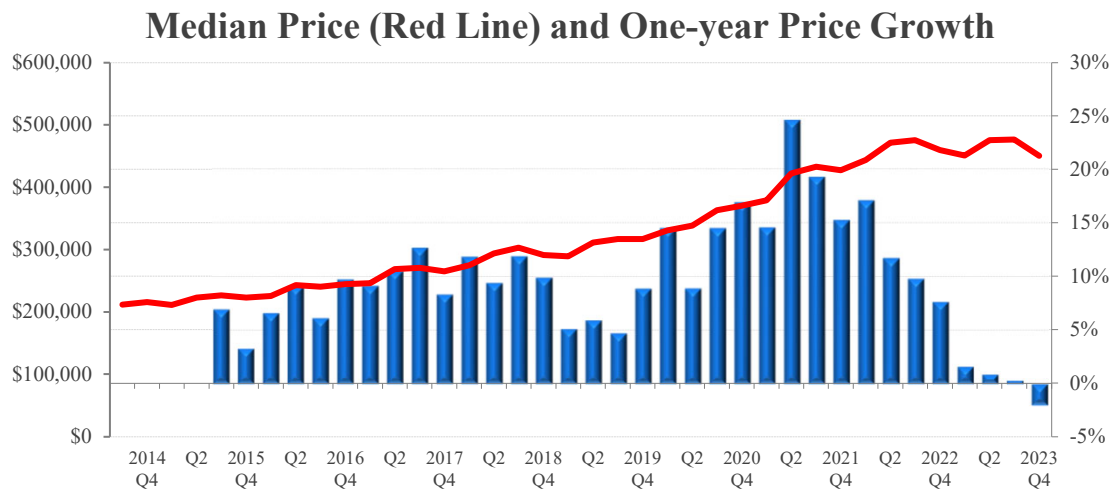


Eugene Area

Local Market Report, Fourth Quarter 2023

Today's Market...



Local Price Trends			
Price Activity	Eugene	U.S.	Local Trend
Current Median Home Price (2023 Q4)	\$450,400	\$387,300	Year-over-year price growth swung negative this quarter after growing last quarter
1-year (4-quarter) Appreciation (2023 Q4)	-2.0%	3.9%	
3-year (12-quarter) Appreciation (2023 Q4)	21.6%	24.5%	
3-year (12-quarter) Housing Equity Gain*	\$80,000	\$76,300	Gains in the last 3 years have extended the trend of positive price growth after the recession
7-year (28 quarters) Housing Equity Gain*	\$205,900	\$153,367	
9-year (36 quarters) Housing Equity Gain*	\$234,700	\$179,667	

*Note: Equity gain reflects price appreciation only

	Eugene	U.S.	
Conforming Loan Limit**	\$766,550	\$1,149,825	Most buyers in this market have access to government-backed financing
FHA Loan Limit	\$498,257	\$1,149,825	
Local Median to Conforming Limit Ratio	59%	not comparable	

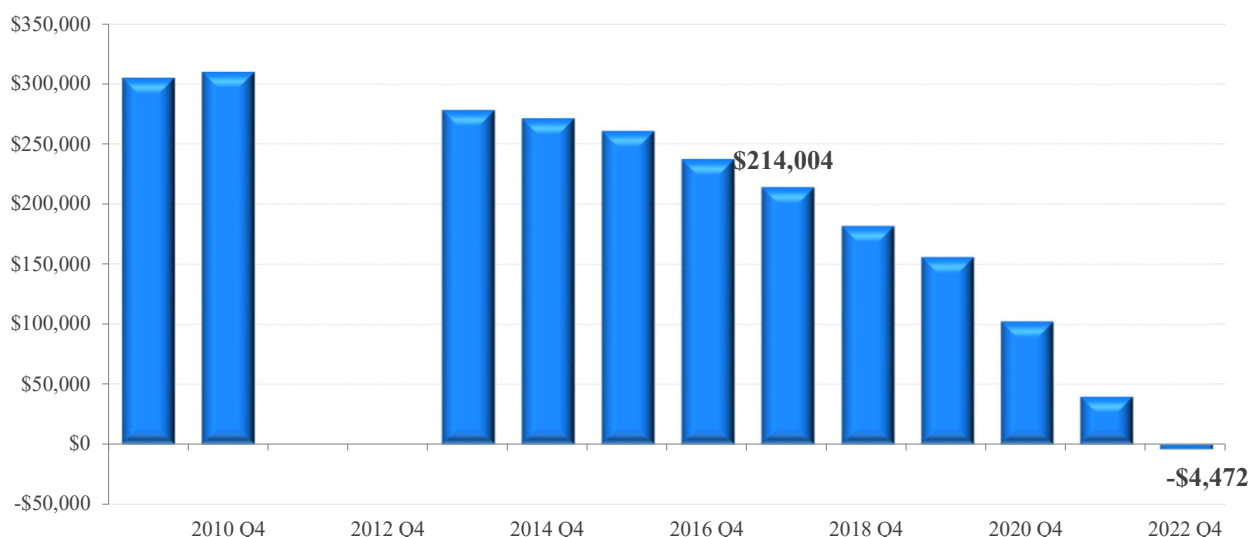
Note: limits are current and include the changes made on January 1st 2024.

Local NAR Leadership

The Eugene market is part of region 12 in the NAR governance system, which includes all of Montana, Idaho, Washington, Oregon, and Alaska. The 2024 NAR Regional Vice President representing region 12 is Evelyn Arnott.

Benefits of Ownership: Total Equity Appreciation

Total Equity Accrued to Owner by Year and Quarter of Purchase



Total Equity Gained through 2023 Q4 from quarter in which home was of purchased**

Price Activity	Eugene	U.S.	Local Trend
1-year (4-quarter)	\$4,472	\$18,387	Price trends in the last three years have undercut the steady post-recession home equity growth despite owners paying down principle
3-year (12-quarter)*	\$102,460	\$95,158	
5-year (20-quarter)*	\$181,827	\$151,356	
7-year (28 quarters)*	\$237,687	\$183,780	
9-year (36 quarters)*	\$271,485	\$215,076	

*Note: Equity gain reflects price and principle payments since purchase, prevailing 30-year fixed rate mortgage at time of purchase and a 10% downpayment. Downpayment is not included in total equity

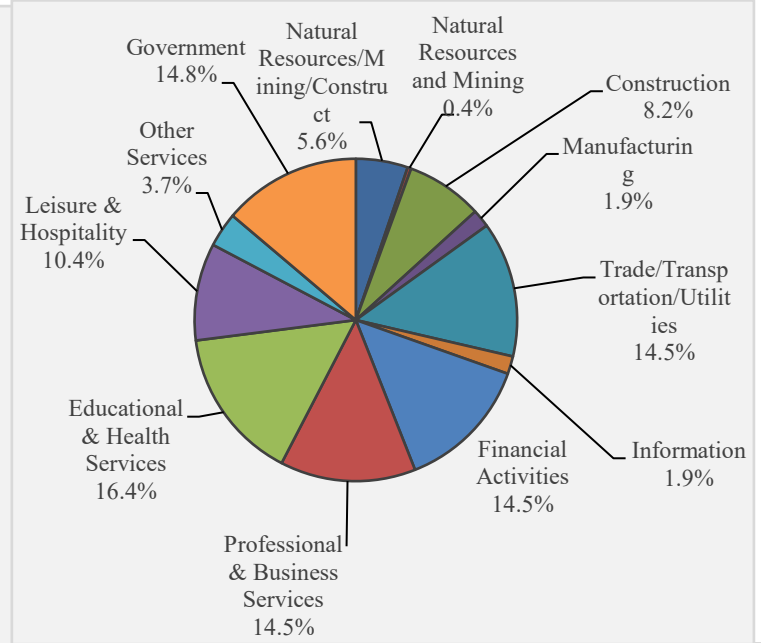
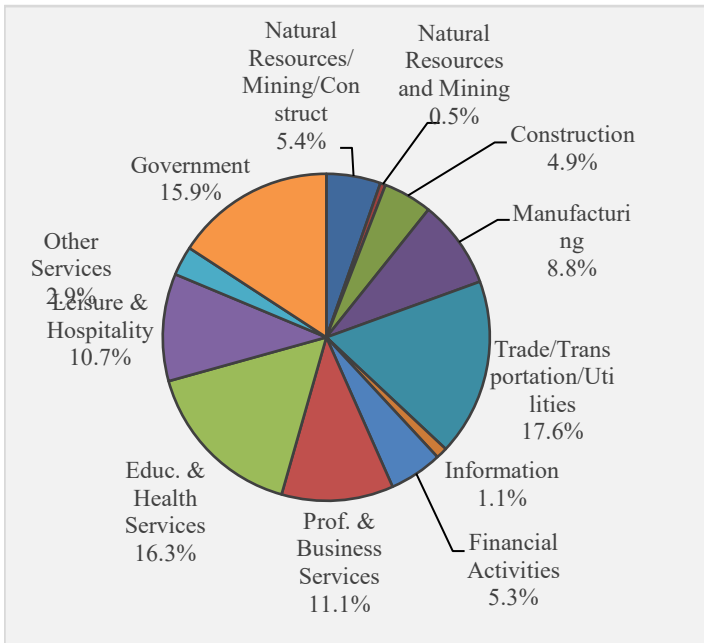
Drivers of Local Supply and Demand...

Local Economic Outlook	Eugene	U.S.	
12-month Job Change (Dec)	-500	Not Comparable	Job losses are a problem and will weigh on demand, but layoffs are declining, a trend that could help buyer confidence
12-month Job Change (Nov)	-1,300	Not Comparable	
36-month Job Change (Dec)	9,300	Not Comparable	Eugene's unemployment rate lags the national average, but has improved relative to the same period last year
Current Unemployment Rate (Dec)	4.2%	3.7%	
Year-ago Unemployment Rate	5.0%	3.5%	Local employment growth is poor and needs to improve
1-year (12 month) Job Growth Rate	-0.3%	2.3%	

Share of Total Employment by Industry

Eugene Area

U.S.



12-month Employment Change by Industry (Dec - 2023)

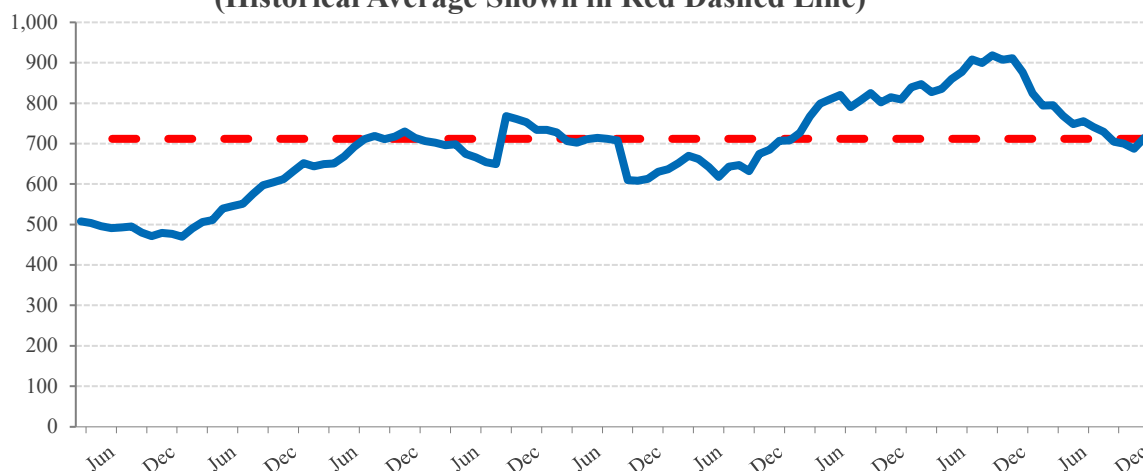
Goods Producing	NA	Information	0
Natural Resources/Mining/Construction	200	Financial Activities	0
Natural Resources and Mining	0	Prof. & Business Services	1,000
Construction	200	Educ. & Health Services	0
Manufacturing	-300	Leisure & Hospitality	700
Service Providing Excluding Government	NA	Other Services	100
Trade/Transportation/Utilities	-900	Government	-2,100

State Economic Activity Index	Oregon	U.S.	
12-month change (2023 - Dec)	1.6%	3.0%	Oregon's economy is growing, but decelerated from last month's 1.78% change and lags the rest of the nation
36-month change (2023 - Dec)	10.5%	14.3%	

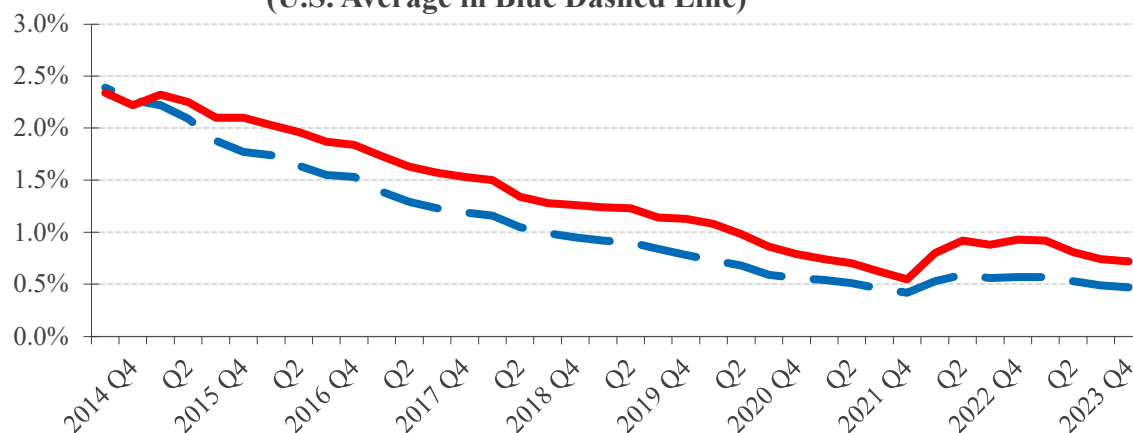
New Housing Construction

Local Fundamentals	Eugene	U.S.	
12-month Sum of 1-unit Building Permits through Dec	714	not comparable	The current level of construction is 0.3% above the long-term average
8-year average for 12-month Sum of 1-Unit Building Permits	712	not comparable	Production above trend for an extended period of time could cause prices to moderate as inventory is built up.
Single-Family Housing Permits (Dec) 12-month sum vs. a year ago	-18.5%	-6.1%	Construction is down from last year, but appears to have bottomed.

Construction: 12-month Sum of Local Housing Permits
(Historical Average Shown in Red Dashed Line)

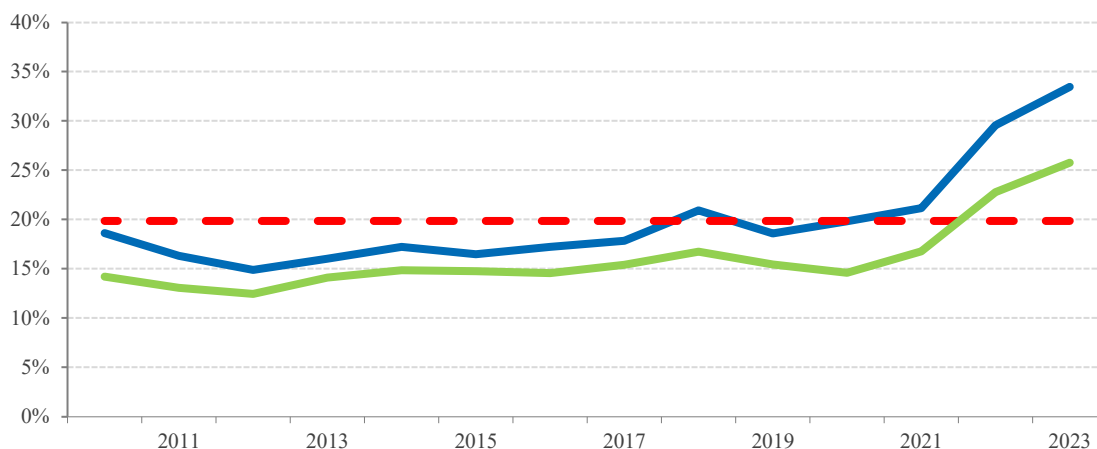


State Total Foreclosure Rate vs. U.S. Average
(U.S. Average in Blue Dashed Line)



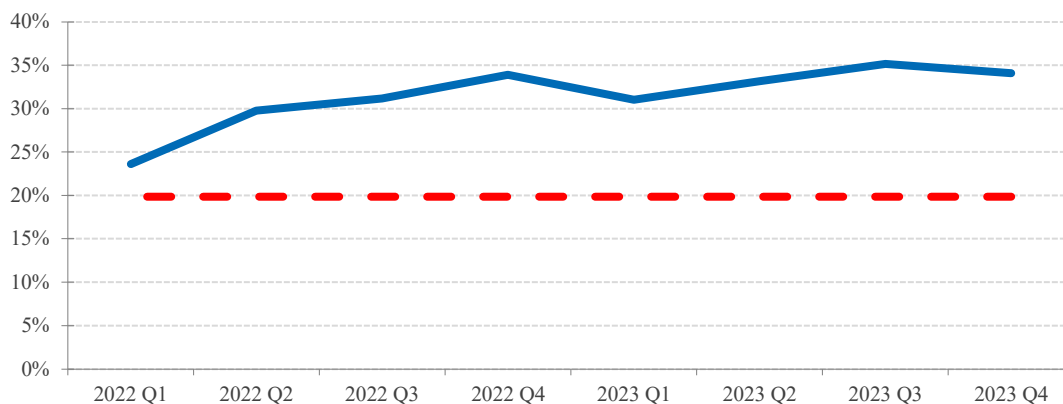
Affordability

Long-Term Trend: Ratio of Local Mortgage Servicing Cost to Income
(Local Historical Average Shown in Red, U.S. Average in Green)

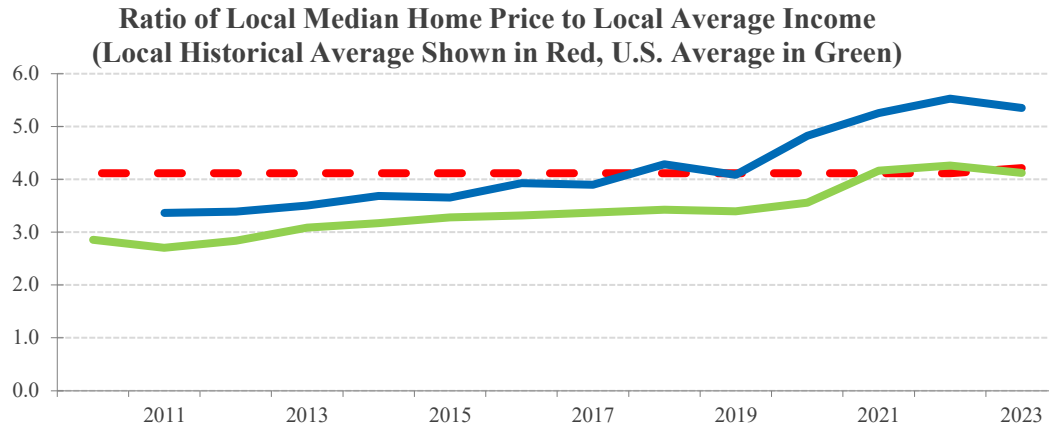


Monthly Mortgage Payment to Income	Eugene	U.S.	
Ratio for 2023	33.5%	25.8%	Weak by local standards and could weigh on demand
Ratio for 2023 Q4	34.1%	25.5%	
Historical Average	19.9%	17.0%	Weaker affordability than most markets

Recent Trend - Local Mortgage Servicing Cost to Income
(Historical Average Shown in Red Dashed Line)



Median Home Price to Income	Eugene	U.S.	
Ratio for 2023	5.4	4.1	The price-to-income ratio eased, but could be better
Ratio for 2023 Q4	5.2	3.9	
Historical Average	4.2	3.4	Less affordable than most markets



The Mortgage Market



Throughout much of the final quarter of the year, mortgage rates remained elevated near 7.5 percent. According to the mortgage provider Freddie Mac, the 30-year fixed mortgage rate rose to 7.3 percent in the fourth quarter of 2023 from 6.7 percent the previous year. Nevertheless, rates fell below 7 percent at the end of year as the Federal Reserve continued to halt its interest rates hikes. With lower interest rates on the horizon, mortgage rates are expected to continue their downward trend in 2024, thereby enhancing affordability for potential homebuyers. NAR forecasts the 30-year fixed mortgage rate to average 6.8 percent in the first quarter of 2024, with a further decline expected to bring them below 6.6% by the end of the first half.

Geographic Coverage for this Report

The Eugene area referred to in this report covers the geographic area of the Eugene metro area as officially defined by the Office of Management and Budget of the U.S. Government. The official coverage area includes the following counties:

Lane County

More information on the OMB's geographic definitions can be found at https://obamawhitehouse.archives.gov/omb/bulletins_default/

