



1312 Market St., Springfield, OR 97477

www.nextgenpm.net

541-285-7384

Dear Next Generation Property Management Owner,

At Next Generation Property Management, our mission is to protect your investment for the next generation. We strive to achieve this, and improve the lives of all those we serve, through enthusiasm, clear communication, professionalism, adaptability, and by always prioritizing ethical practices.

As we conclude this year, we want to take a moment to express our sincere gratitude for your continued trust in Next Generation Property Management to manage your valuable real estate investments.

NGPM 2025 Snapshot

- Received 363 inquiries for vacant properties on average each month
- Conducted 142 showings for vacant properties on average each month
- Received 131 applications for vacant properties on average each month, peaking around 200 during the summer months. We screened 52% of applications received.
- Conducted 217 Unit-Turns
- Conducted 139 semi-annual walk-through inspections on average each month
- Created 379 work orders on average each month
- Had 22 properties available on our website on average
- Sent 40 rental agreements/leases on average each month

Market Overview

We wanted to share an update on the current state of Oregon's housing market.

According to the Oregon Housing Rental Association: five years after the pandemic-era rental frenzy, the market finally appears to be catching its breath. The explosive double-digit rent spikes of 2021–2022 have given way to more stable conditions, including:

- Flat or slightly declining prices in most areas.
- Longer days on market.
- Vacancy rates creeping above 6%.
- Year-over-year rent growth that is either modestly negative or, in a few places, surprisingly positive.

Oregon's rental prices remain higher than the national average, though the gap has narrowed considerably since its peak in 2022.

However, the Eugene/Springfield area in Lane County stands out as an outlier within the state, showing a 4.6% year-over-year growth increase. The near-record high enrollment at the University of Oregon is a contributing factor and extremely constrained housing supply, which has been slowed by the lack of construction of new multifamily housing. As one source put it, "Eugene is the one major Oregon market still seeing robust rent growth."



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Despite this growth, the local market is currently heavily oversaturated. We currently see 1,364 available rental properties in Lane County, with Eugene/Springfield accounting for 95% of that inventory. We are also noting a trend of multi-generational families moving in together to help mitigate costs.

Looking Ahead

2025 has underscored the strength and challenges of the Lane County rental market. On the one hand, demand remains robust and well-managed properties are performing strongly. On the other, affordability pressures, social housing needs, and rising costs are not going away.

As we move into 2026, it's important for owners and property managers to stay informed about market trends and regulatory changes. Engaging with local housing authorities and understanding tenant needs will be crucial for maintaining occupancy rates and tenant satisfaction.

We continue to believe the long-term outlook for real estate investors is positive and we remain committed to the principle that when property management is performed with integrity, both the property owner AND the tenant benefit. We are committed to serving both our owners and our tenants by providing clean, safe, and fair priced housing.

We have many things in the works to improve the services we provide to all those we serve. This includes but is not limited to:

- A *Weekly Performance Report* that will be sent to all owners with a vacant property that is listed. This report will include statistics that are property specific, along with market trends, and suggestions for engagement where needed.
- We will be offering a resident benefit package that will help with tenant retention and overall tenant satisfaction. This package will include HVAC filter delivery services, credit building opportunities, online payment fees waived, and more.
- We are implementing a "Smart Insurer" program on new leases that will ensure tenants have renter's insurance or they will automatically be enrolled in a liability only policy.

If you have questions on any of the above or would like to discuss your property or other real estate investment options, please reach out to us. We truly care and consider our partnership like family.

On behalf of the entire Next Generation Property Management team, and on behalf of your tenants – thank you. Thank you for your continued trust! We are grateful for the opportunity to partner with you in the management of your home and we look forward to serving you in 2026. Together, we can navigate this evolving landscape and build a resilient, responsible, and high-performing portfolio.

Our office will be closed the week of Christmas (12/22-12/26) and on New Years day and the day after this year, but we will have complete coverage for any emergencies that may come up.

We wish you and your families a very Merry Christmas and a Happy New Year!

God bless you and your family!

Jeremy & Kacy and the Next Generation Property Management team