

# MARKET ACTION

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

Residential Review: Baker County, Oregon

June 2009 Reporting Period

## June Residential Highlights

In June, Baker County sales fell 23.1% compared to June 2008. Pending sales also dropped 6.7% and new listings decreased 21.2%.

## Second Quarter Report

Comparing the second quarter of 2009 (April-June) with the same period in 2008, closed sales dropped 16.2% (31 v. 37) and pending sales fell 7.5% (37 v. 40). New listings decreased 10.8% (91 v. 102).

## Sale Prices

Sale prices were down in June compared to June 2008. The average sale price fell 18.2%, while the median decreased 25.2%. See residential highlights table below.

Comparing June 2009 prices with those in May 2009, the average sale price was down 15.3% (\$111,700 v. \$131,800) and the median price dropped 21.3% (\$91,300 v. \$116,000).

Inventory in Months*			
	2007	2008	2009
January	N/A	10.6	61
February	N/A	17.2	19.3
March	N/A	10.5	50.3
April	N/A	8.1	21.9
May	N/A	23.3	16
June	N/A	12.0	18.5
July	N/A	11.4	
August	5.4	12.1	
September	8.8	5.9	
October	6.1	9.6	
November	10.5	15.3	
December	7.6	25.6	

\*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

Baker County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time	Total Market Time
2009	June	26	14	10	111,700	91,300		122
	Year-to-date	166	62	43	134,700	115,000		137
2008	June	33	15	13	136,500	122,000	131	
	Year-to-date	186	71	64	141,600	122,000	87	
Change	June	-21.2%	-6.7%	-23.1%	-18.2%	-25.2%	N/A	N/A
	Year-to-date	-10.8%	-12.7%	-32.8%	-4.9%	-5.7%	N/A	N/A

\*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.

## Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

### Average Sale Price % Change:

-9% (\$135,700 v. \$149,200)

### Median Sale Price % Change:

-6% (\$114,500 v. \$121,800)

For further explanation of this measure, see the second footnote on page 2.



## ACTIVE RESIDENTIAL LISTINGS

BAKER COUNTY, OR

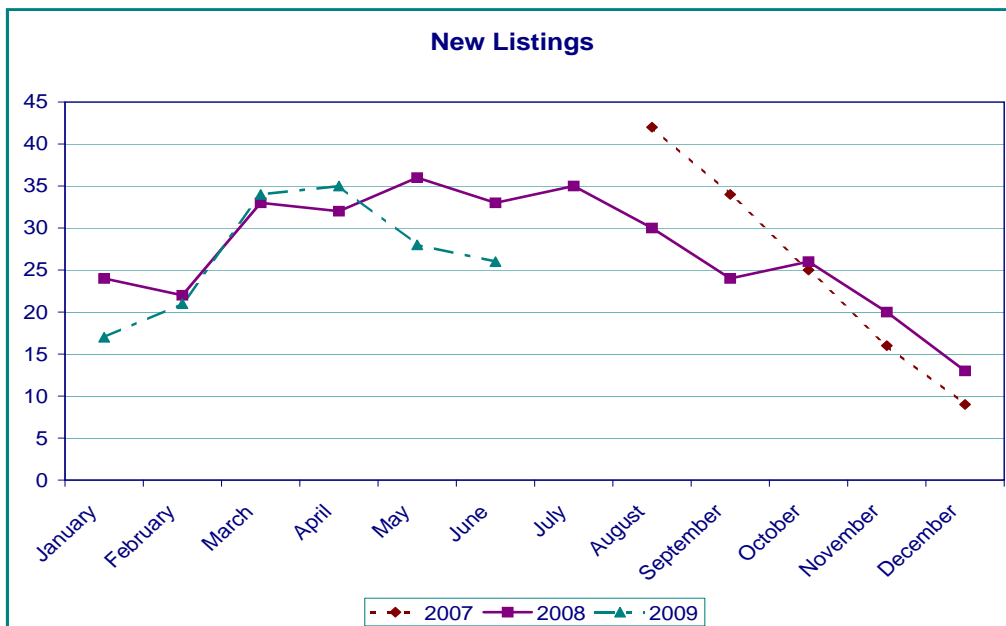
*This graph shows the active residential listings over the past three calendar years in Baker County, Oregon.*

# AREA REPORT • 6/2009

## Baker County, Oregon

		RESIDENTIAL													COMMERCIAL		LAND		MULTIFAMILY			
		Current Month							Year-To-Date						Year-To-Date		Year-To-Date		Year-To-Date			
		Active Listings	New Listings <sup>3</sup>	Expired, Canceled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>4</sup>	New Listings	Pending Sales 2009	Pending Sales 2009 v. 2008	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
460	Baker City/ Keating	129	19	5	11	-8.3%	8	114,200	144	128	54	-6.9%	38	122,300	113,000	-10.9%	1	135,000	4	52,100	-	-
461	Haines/ Anthony Lk/ Muddy Crk	10	4	-	2	100.0%	1	115,000	46	9	4	33.3%	1	115,000	115,000	-7.2%	-	-	1	8,000	-	-
462	Sumpter/McEwen/Bourne Phillips Lk/ Granit	25	2	3	-	-100.0%	-	-	-	19	1	-75.0%	1	142,500	142,500	-22.3%	-	-	4	78,800	-	-
463	Unity/Hereford	2	-	-	-	-	-	-	-	-	-	-100.0%	-	-	-	-100.0%	-	-	-	-	-	-
464	Huntington/Lime	2	-	-	-	-	-	-	-	1	-	-	-	-	-	-100.0%	-	-	-	-	-	-
465	Durkee/Pleasant Valley	1	-	-	-	-	-	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-
466	Richland/ New Bridge	8	1	-	1	-	1	88,500	27	5	3	0.0%	3	295,200	88,500	98.7%	-	-	-	-	-	-
467	Halfway/ Cornucopia	7	0	1	-	-	-	-	-	4	-	-100.0%	-	-	-	-100.0%	-	-	-	-	-	-
468	Oxbow	1	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

- <sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2009 with June 2008. The Year-To-Date section compares year-to-date statistics from June 2009 with year-to-date statistics from June 2008.
- <sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/08-6/30/09) with 12 months before (7/1/07-6/30/08).
- <sup>3</sup> As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.
- <sup>4</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.

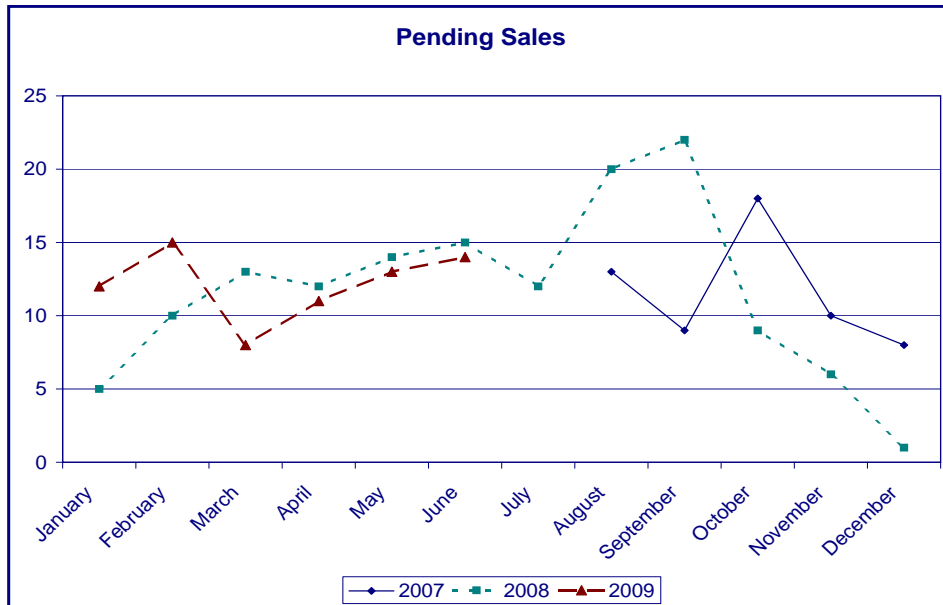
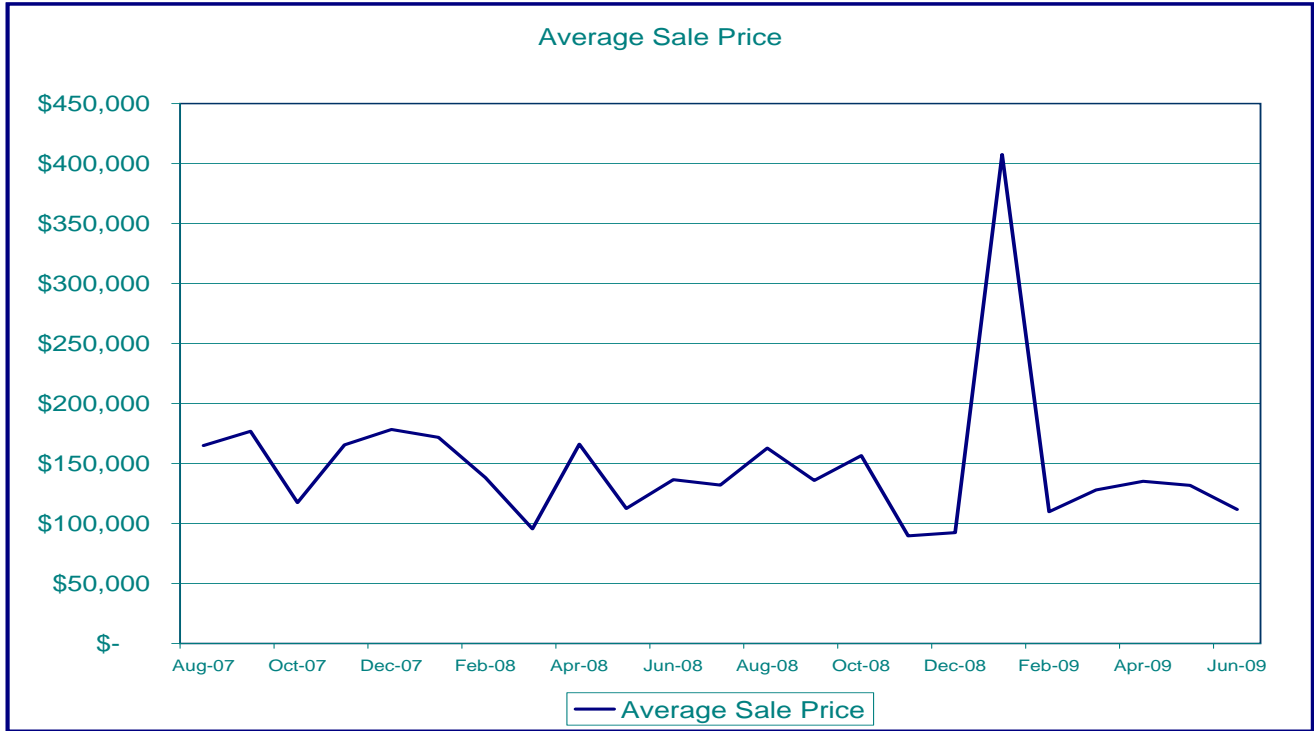


**NEW LISTINGS**  
**BAKER COUNTY, OR**  
*This graph shows the new residential listings over the past three calendar years Baker County, Oregon.*

# AVERAGE SALE PRICE

BAKER COUNTY, OR

*This graph represents the average sale price for all homes sold in Baker County, Oregon.*



# PENDING LISTINGS

BAKER COUNTY, OR

*This graph represents monthly accepted offers in Baker County, Oregon over the past three calendar years.*

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**The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.**

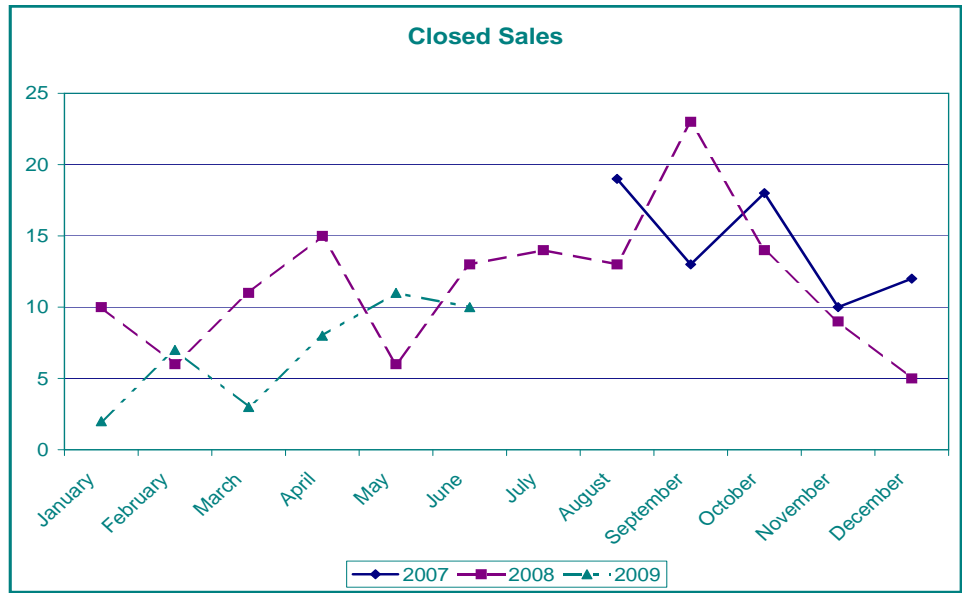
Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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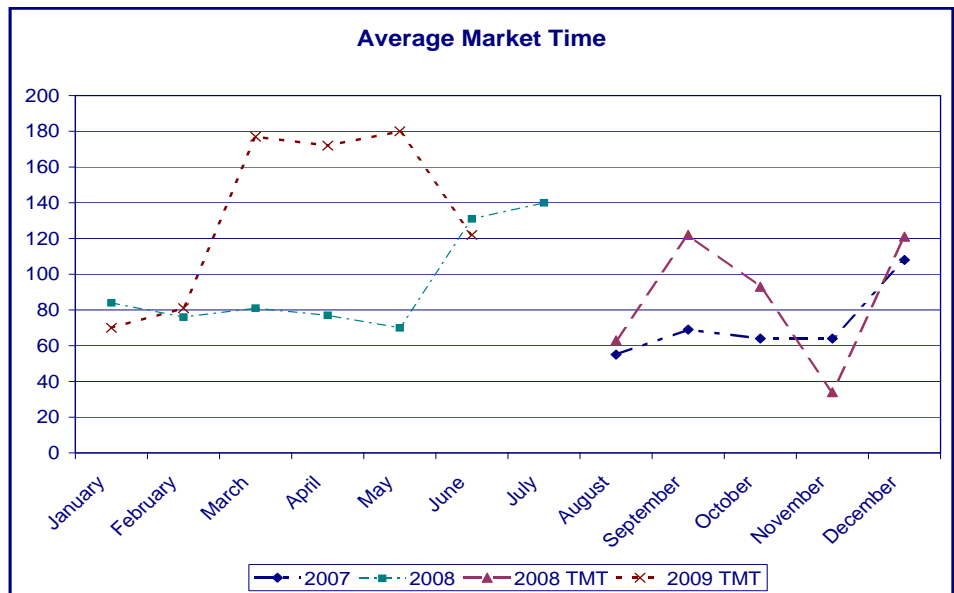
## CLOSED SALES BAKER COUNTY, OR

*This graph shows the closed sales over the past three calendar years in Baker County, Oregon.*



## DAYS ON MARKET BAKER COUNTY, OR

*This graph shows the average market time for sales in Baker County, Oregon. \*As of August 2008, graph now reports "Total Days on Market" - for details read footnotes on page 2.*



Gary Taylor, Chairman of the Board  
Beth Murphy, President  
Kurt von Wasmuth, Senior Vice President  
Natalie Middleton, Editor  
Joel Weiler, Assistant Editor

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Residential Review: Columbia Basin, Oregon

June 2009 Reporting Period

## June Residential Highlights

Sales activity in the Columbia Basin region was mixed when comparing June 2009 with June 2008. Closed sales grew 26.4%, but pending sales fell 24.2%. New listings were unchanged.

Comparing data from June 2009 versus May 2009 shows that closed sales grew 59.5% (67 v. 42). Pending sales also grew 2.2% (47 v. 46). New listings grew 15.8% (110 v. 95).

At the month's rate of sales, the 547 active residential listings would last approximately 8.2 months.

## Second Quarter Report

Comparing the second quarter of 2009 (April-June) with the same period a year ago, closed sales dropped 22.6% (144 v. 186) and pending sales fell 12.5% (161 v. 184). New listings decreased 3.2% (306 v. 316)

## Sale Prices

The average sale price for June 2009 was up 13% compared to June 2008, while the median sale price grew 11.5%. See residential highlights table below.

Month-to-month, the average sale price and median sale price were both up when compared with May levels; the average sale price increased 22% (\$144,600 v. \$118,500) and the median sale price was up 29.8% (\$144,900 v. \$111,600).

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
<b>Average Sale Price % Change:</b>	+0.1% (\$135,700 v. \$135,500)
<b>Median Sale Price % Change:</b>	+0.2% (\$128,000 v. \$127,800)

For further explanation of this measure, see the second footnote on page 3.

Inventory in Months*			
	2007	2008	2009
January	N/A	12.3	13.5
February	N/A	11.3	19.6
March	N/A	10.2	11.5
April	N/A	7.1	16.2
May	N/A	7.8	12.5
June	N/A	9.4	8.2
July	N/A	7.7	
August	4.5	10.8	
September	6.6	12.1	
October	5.4	9.7	
November	8.3	14.2	
December	7.0	10.1	

\*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

Columbia Basin Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time	Total Market Time
2009	June	110	47	67	144,600	144,900		187
	Year-to-date	550	278	248	128,000	125,000		166
2008	June	110	62	53	128,000	130,000	111	
	Year-to-date	626	341	306	118,700	124,500	110	
Change	June	0.0%	-24.2%	26.4%	13.0%	11.5%	N/A	N/A
	Year-to-date	-12.1%	-18.5%	-19.0%	7.8%	0.4%	N/A	N/A

\*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.

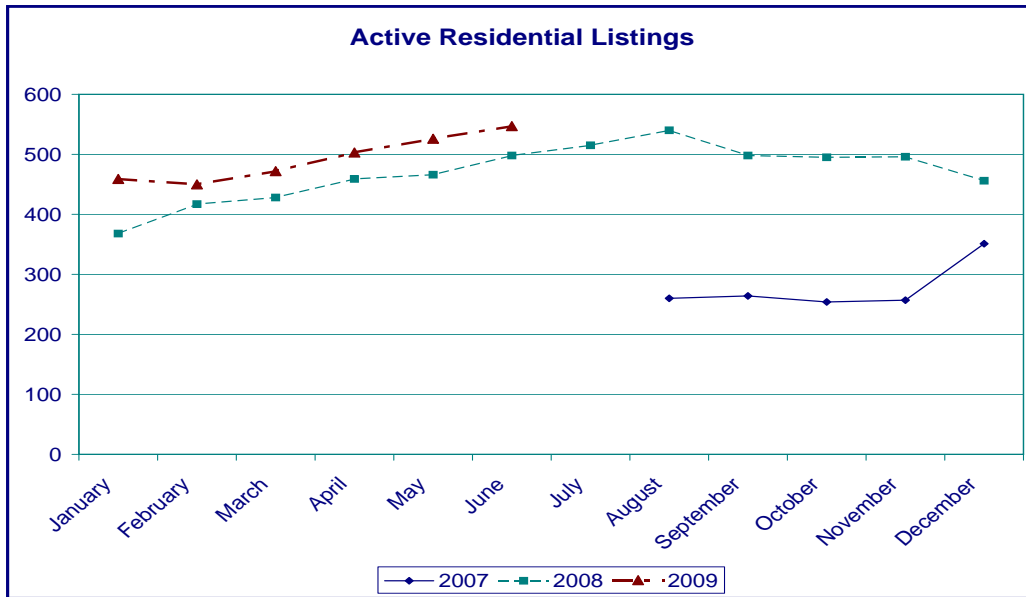
# AREA REPORT • 6/2009

## Columbia Basin, Oregon

		RESIDENTIAL													Avg. Sale Price % Change <sup>2</sup>	COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings <sup>3</sup>	Expired/Cancelled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>4</sup>	New Listings	Pending Sales 2009	Pending Sales 2009 v. 2008	Closed Sales	Average Sale Price		Median Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
380	Arlington/N	6	1	1	-	-100.0%	-	-	3	1	-66.7%	2	107,500	107,500	16.1%	-	-	1	19,000	-	-	
381	Condon/S	19	1	1	-	-100.0%	3	140,500	214	15	8	60.0%	8	90,800	68,000	-1.2%	-	-	1	10,700	-	-
	Gilliam Co. Total	25	2	2	-	-100.0%	3	140,500	214	18	12	50.0%	10	94,100	74,500	8.7%	-	-	2	14,900	-	-

420	Boardman/NW	20	3	2	2	100.0%	1	80,000	45	20	7	-30.0%	4	77,600	84,500	9.3%	1	192,000	2	27,400	1	80,000
421	Irrigon	22	6	5	1	-80.0%	1	48,000	44	20	11	-57.7%	11	78,300	75,000	-22.3%	-	-	1	65,000	-	-
422	Ione	3	-	-	-	-	-	-	-	2	1	-	1	85,000	85,000	-81.7%	-	-	-	-	-	-
423	Lexington	2	1	-	-	-100.0%	1	75,000	146	2	1	0.0%	1	75,000	75,000	-	-	-	-	-	-	-
424	Heppner/S	9	2	-	-	-	-	-	-	13	3	-62.5%	3	72,800	77,500	9.1%	-	-	-	-	-	-
	Morrow Co. Total	56	12	7	3	-57.1%	3	67,700	78	57	23	-48.9%	20	77,500	77,500	-19.6%	1	192,000	3	39,900	1	80,000

430	Umatilla	37	11	5	4	-33.3%	7	82,900	135	42	33	13.8%	26	104,300	111,200	16.7%	-	-	4	30,900	-	-
431	Hermiston	148	40	16	26	18.2%	25	160,000	201	180	100	-26.5%	79	139,600	144,900	-6.9%	2	135,000	9	100,700	-	-
432	Stanfield	14	2	-	-	-100.0%	-	-	-	12	4	-60.0%	3	113,700	99,000	-1.6%	-	-	-	-	-	-
433	Echo	4	1	-	-	-	-	-	-	6	3	50.0%	3	192,500	250,000	-14.2%	-	-	-	-	-	-
435	Pendleton City Limits	104	20	10	7	-53.3%	17	150,700	194	96	60	-15.5%	62	139,100	131,300	6.1%	-	-	2	165,000	1	135,000
436	E-Meacham, Cayuse	3	1	-	-	-	1	265,000	114	4	1	-50.0%	2	202,500	202,500	45.9%	-	-	1	155,000	-	-
437	NE-Athens, Helix, Adams, Weston, Mt-Freewtr	140	19	8	7	-12.5%	9	153,200	226	124	36	12.5%	35	136,500	130,000	9.0%	3	69,300	1	47,500	2	142,300
438	S-Pilot Rock, Ukiah	16	2	1	-	-	2	137,500	121	11	6	0.0%	8	98,400	91,500	32.9%	-	-	1	148,000	1	47,500
	Umatilla Co. Total	466	96	40	44	-15.4%	61	148,500	191	475	243	-15.6%	218	134,200	130,000	1.5%	5	54,000	18	84,200	4	33,800

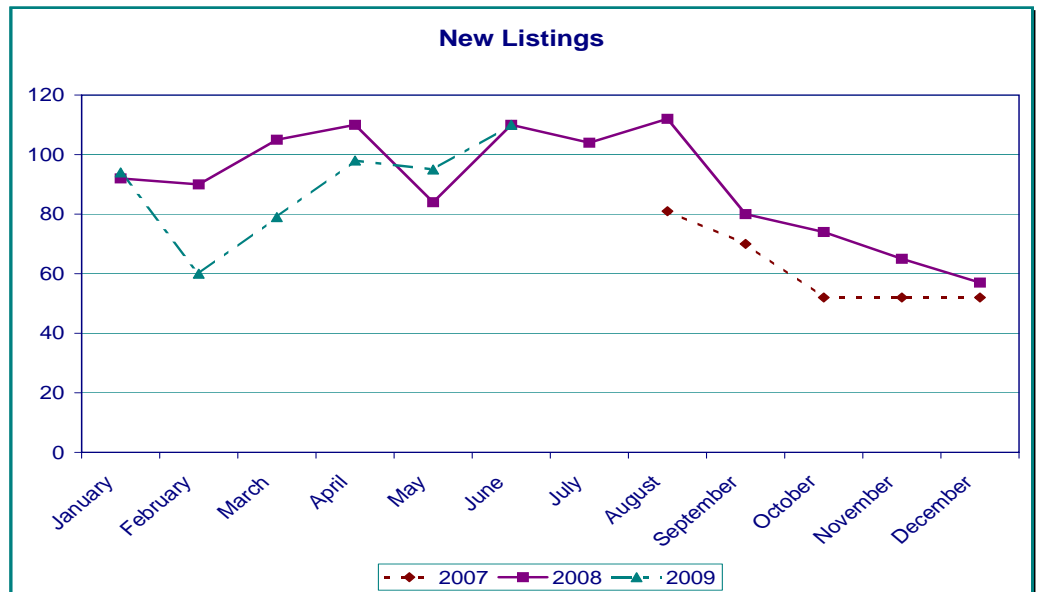


**ACTIVE  
RESIDENTIAL  
LISTINGS**  
COLUMBIA BASIN, OR

*This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.*

**NEW LISTINGS**  
COLUMBIA BASIN, OR

*This graph shows the new residential listings over the past three calendar years in Columbia Basin, Oregon.*

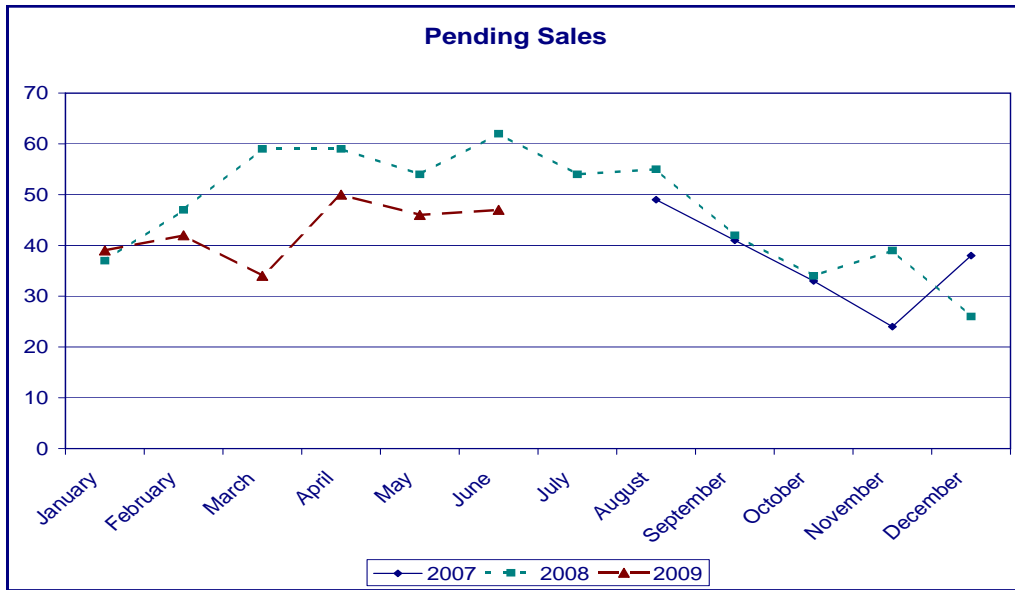


<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2009 with June 2008. The Year-To-Date section compares year-to-date statistics from June 2009 with year-to-date statistics from June 2008.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/08-6/30/09) with 12 months before (7/1/07-6/30/08).

<sup>3</sup> As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

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## PENDING LISTINGS

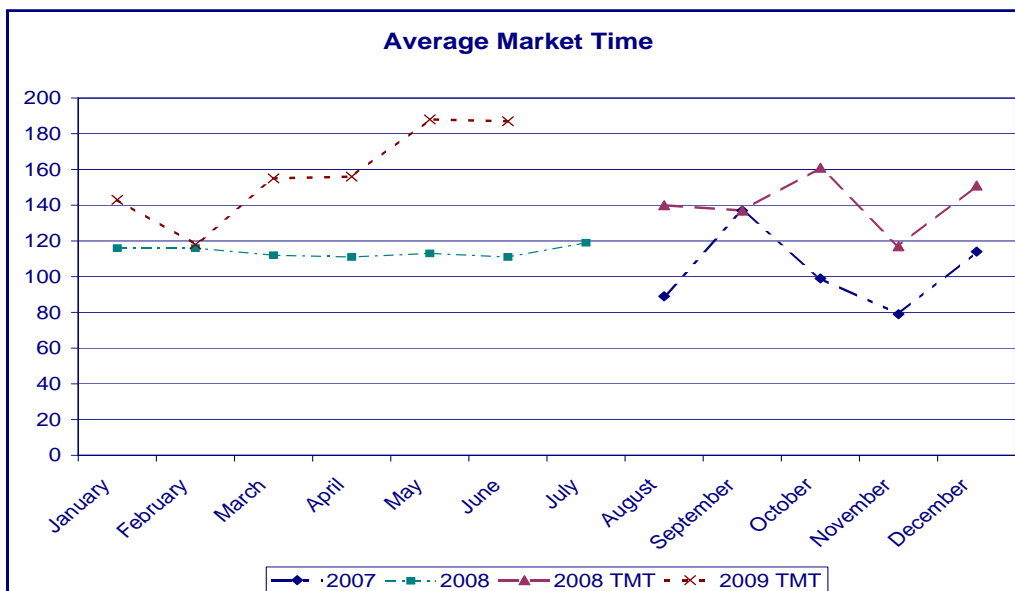
### COLUMBIA BASIN, OR

*This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years*

## CLOSED SALES

### COLUMBIA BASIN, OR

*This graph shows the closed sales over the past three calendar years in Columbia Basin, Oregon.*



## DAYS ON MARKET

### COLUMBIA BASIN, OR

*This graph shows the average market time for sales in Columbia Basin, Oregon. \*As of August 2008, graph now reports "Total Days on Market" - for details read footnotes on page 3.*



MULTIPLE LISTING SERVICE

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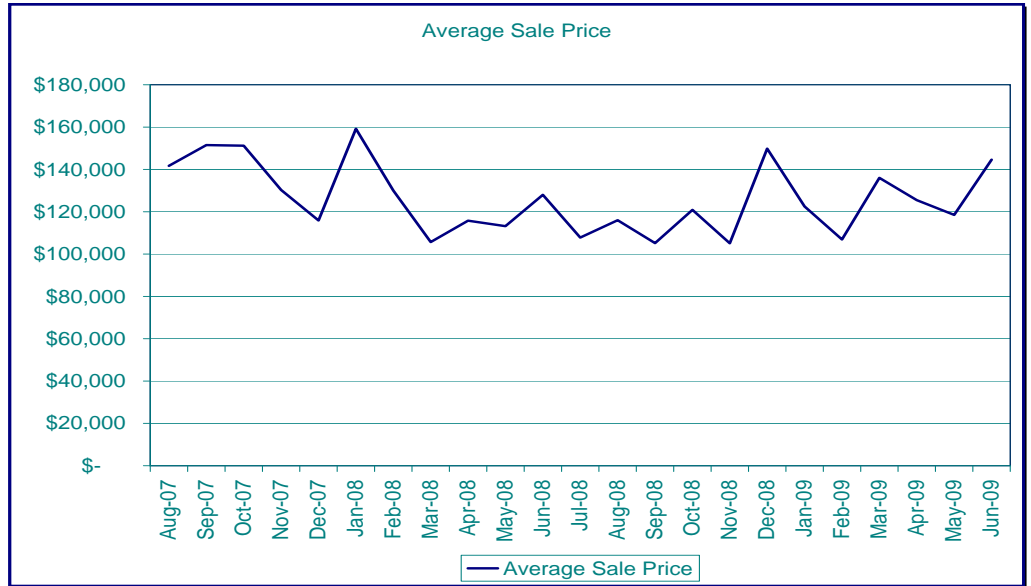
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### AVERAGE SALE PRICE

#### COLUMBIA BASIN, OR

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Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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Residential Review: Coos County, Oregon

June 2009 Reporting Period

## June Residential Highlights

Coos County sales activity was mixed in June compared to June 2008. Pending sales rose 23.7%, while closed sales dropped 7.1%. New listings dropped 5%.

## Second Quarter Report

Comparing the second quarter of 2009 with that of 2008, closed sales dropped 22.1% (106 v. 136). Pending sales fell 14.3% (120 v. 140). New listings fell 18% (333 v. 406)

## Sale Prices

The average sale price for June 2009 was down 12.2% compared to June 2008, while the median sale price declined 15.5%. See residential highlights table below.

Month-to-month, sale prices were up when compared with May levels; the average sale price increased 15.3% (\$180,800 v. \$156,800) and the median sale price grew 10.4% (\$165,000 v. \$149,400).

Inventory in Months*			
	2007	2008	2009
January	13.4	25.3	31.2
February	16.8	18.2	29.1
March	10.1	19.4	20.5
April	15.6	20.3	19.5
May	14.2	16.6	24.2
June	14.8	20.5	18.8
July	14.9	18.8	
August	11.7	17.9	
September	14.2	16.2	
October	15.5	16.9	
November	13.3	27.1	
December	18.2	24.9	

\*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time	Total Market Time
2009	June	113	47	39	180,800	165,000		209
	Year-to-date	611	222	182	178,800	165,000		185
2008	June	119	38	42	206,000	195,300	106	
	Year-to-date	798	264	240	189,400	170,000	124	
Change	June	-5.0%	23.7%	-7.1%	-12.2%	-15.5%	N/A	N/A
	Year-to-date	-23.4%	-15.9%	-24.2%	-5.6%	-2.9%	N/A	N/A

## Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

### Average Sale Price % Change:

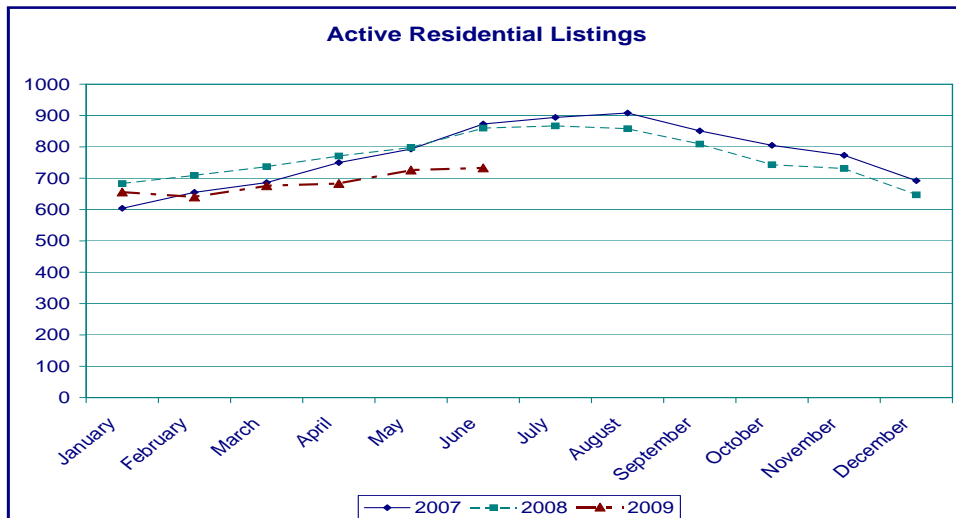
-9% (\$187,500 v. \$206,100)

### Median Sale Price % Change:

-6.4% (\$168,500 v. \$180,000)

For further explanation of this measure, see the second footnote on page 2.

\*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.



## ACTIVE RESIDENTIAL LISTINGS

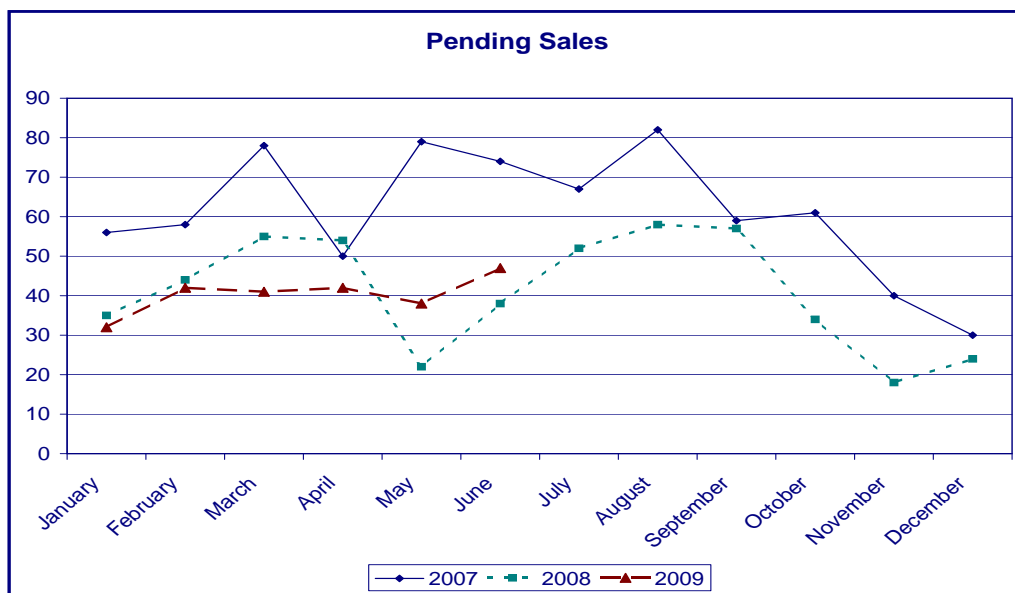
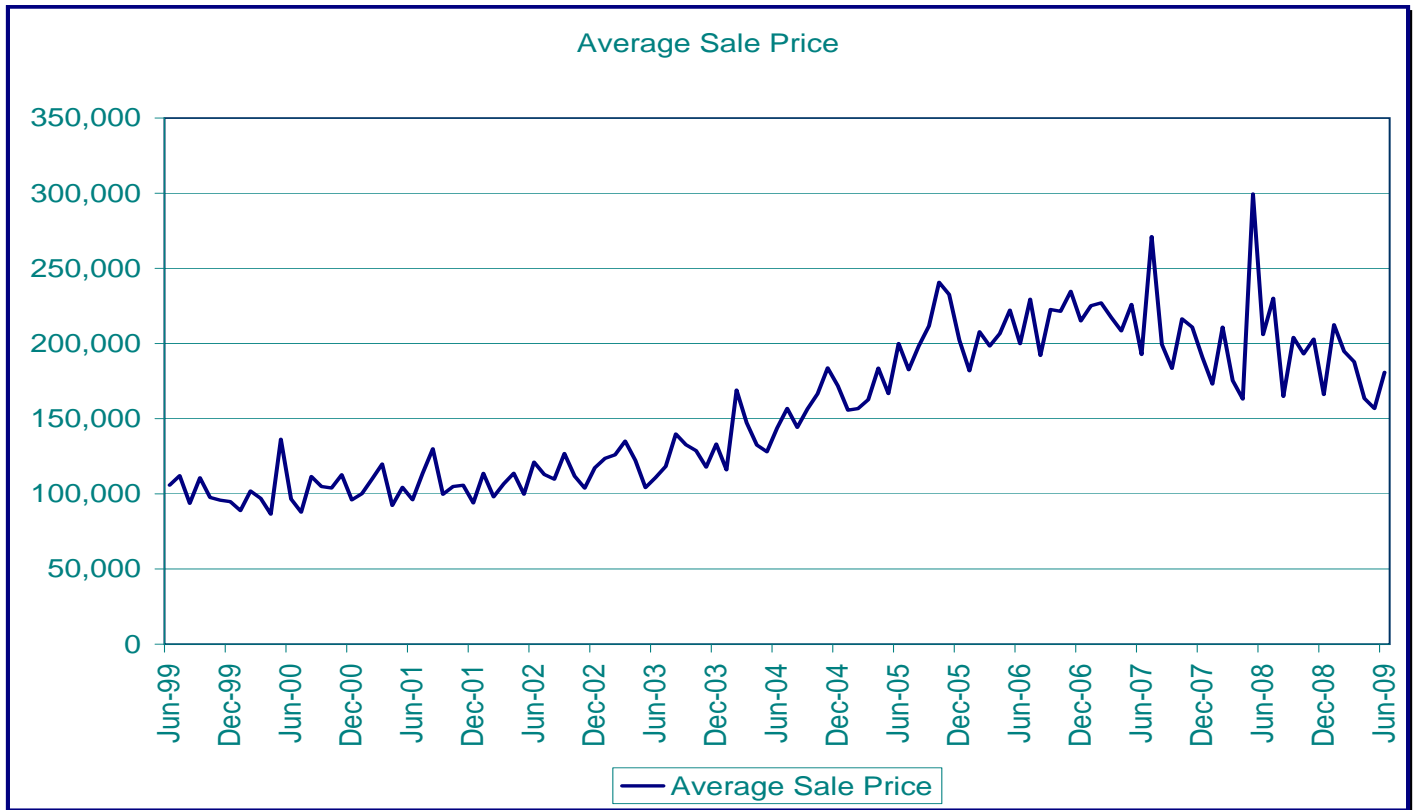
COOS COUNTY, OR

*This graph shows the active residential listings over the past three calendar years in Coos County, Oregon.*



**AVERAGE SALE PRICE**  
**COOS COUNTY, OR**

*This graph represents the average sale price for all homes sold in Coos County, Oregon.*



**PENDING LISTINGS**  
**COOS COUNTY, OR**

*This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.*



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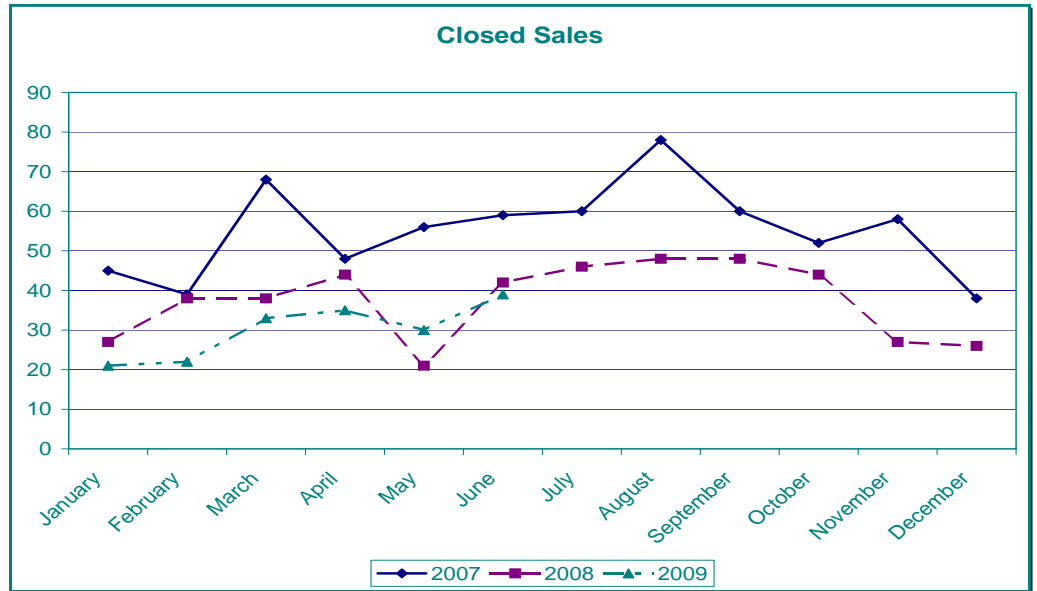
Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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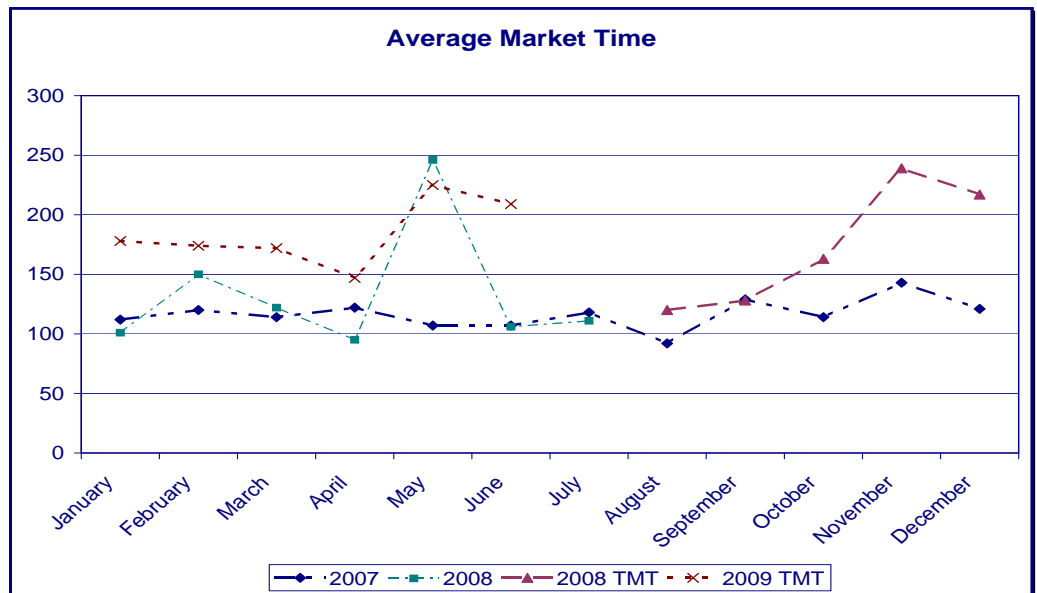
CLOSED SALES
COOS COUNTY, OR

This graph shows the closed sales over the past three calendar years in Coos County, Oregon.



DAYS ON MARKET
COOS COUNTY, OR

This graph shows the average market time for sales in Coos County, Oregon. \*As of August 2008, graph now reports "Total Days on Market" - for details read footnotes on page 2.



Gary Taylor, Chairman of the Board
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# MARKET ACTION

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Residential Review: Curry County, Oregon

June 2009 Reporting Period

## June Residential Highlights

In June, sales activity in Curry County was up compared to June 2008. Closed sales rose 23.5% and pending sales increased 41.2%. New listings decreased 4.6%.

## Second Quarter Report

Comparing the second quarter of 2009 (April-June) with that of 2008, closed sales dropped 12.3% (50 v. 57) and pending sales fell 5% (57 v. 60). New listings also dropped 3.5% (249 v. 258).

## Sale Prices

The average sale price for June 2009 was down 19.2% compared to June 2008, while the median sale price dropped 21.8%. See residential highlights table below.

Month-to-month, sale prices were up when compared with May levels; the average sale price grew 8% (\$255,900 v. \$236,900) and the median sale price was up 2.9% (\$215,000 v. \$209,000).

Inventory in Months*			
	2007	2008	2009
January	26.6	21	52
February	22.5	37	35.8
March	18.8	36.5	25.2
April	18.5	28.9	29.2
May	24.8	26.6	45.1
June	20.3	36.4	27
July	18.2	30.1	
August	19.9	29.7	
September	22.4	38.9	
October	13.8	26.7	
November	18	43.7	
December	29.2	65.1	

\*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

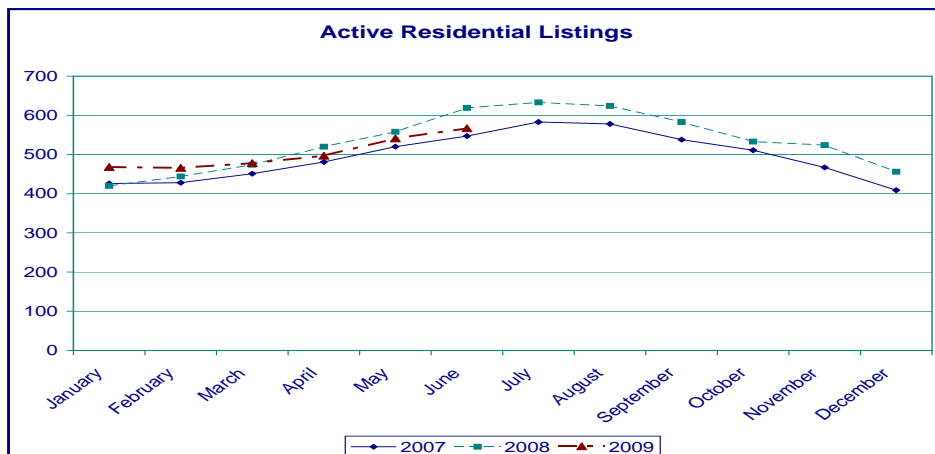
Curry County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time	Total Market Time
2009	June	83	24	21	255,900	215,000		292
	Year-to-date	389	107	91	278,000	225,000		266
2008	June	87	17	17	316,600	275,000	111	
	Year-to-date	469	102	102	340,200	272,500	181	
Change	June	-4.6%	41.2%	23.5%	-19.2%	-21.8%	N/A	N/A
	Year-to-date	-17.1%	4.9%	-10.8%	-18.3%	-17.4%	N/A	N/A

## Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

**Average Sale Price % Change:**  
-15.5% (\$268,400 v. \$317,800)  
**Median Sale Price % Change:**  
-20% (\$220,000 v. \$275,000)

For further explanation of this measure, see the second footnote on page 2.

\*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.



## ACTIVE RESIDENTIAL LISTINGS CURRY COUNTY, OR

*This graph shows the active residential listings over the past three calendar years in Curry County, Oregon.*

# AREA REPORT • 6/2009

## Curry County, Oregon

	RESIDENTIAL														Avg. Sale Price % Change <sup>2</sup>	COMMERCIAL		LAND		MULTIFAMILY		
	Current Month							Year-To-Date								Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date			
	Active Listings	New Listings <sup>3</sup>	Expired/Cancelled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>4</sup>	New Listings	Pending Sales 2009	Pending Sales 2009 v. 2008	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
270	City, Airport, Marina Hts., NB Chetco	202	41	12	11	120.0%	8	215,300	184	159	41	5.1%	33	265,500	237,500	-17.2%	1	700,000	4	292,400	1	610,000
271	Harbor, Winchuck, SB Chetco	88	12	9	5	25.0%	2	650,000	439	65	22	4.8%	17	377,100	232,000	-9.7%	1	50,000	1	155,000	-	-
272	Carpenterville, Cape Ferrello, Whaleshead	35	9	3	-	-100.0%	1	155,000	217	27	7	-12.5%	8	264,800	252,500	-22.6%	-	-	-	-	-	-
273	Gold Beach	169	15	12	7	16.7%	8	210,100	383	98	27	3.8%	24	252,800	220,000	-22.0%	-	-	6	138,200	-	-
274	Port Orford	73	6	4	1	-	2	258,300	247	40	10	25.0%	9	215,700	186,500	7.6%	-	-	-	-	-	-

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2009 with June 2008. The Year-To-Date section compares year-to-date statistics from June 2009 with year-to-date statistics from June 2008.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/08-6/30/09) with 12 months before (7/1/07-6/30/08).

<sup>3</sup> As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

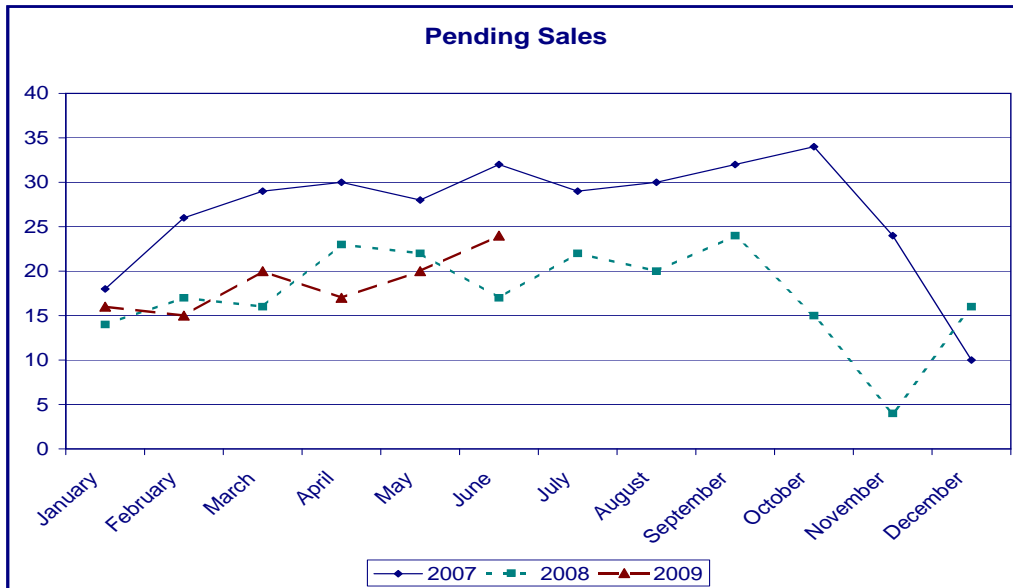
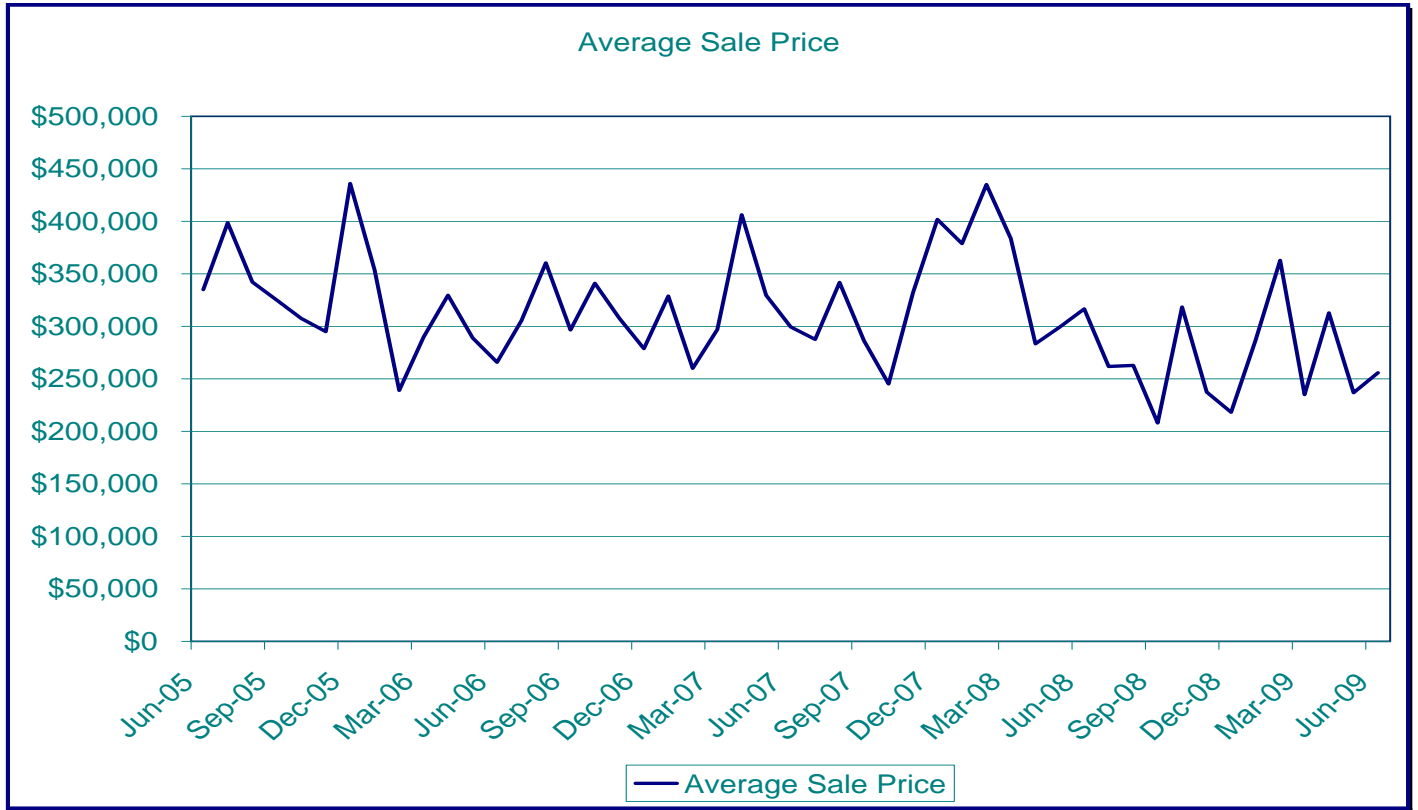
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**NEW LISTINGS**  
**CURRY COUNTY, OR**  
*This graph shows the new residential listings over the past three calendar years in Curry County, Oregon.*

**AVERAGE SALE PRICE**  
**CURRY COUNTY, OR**

*This graph represents the average sale price for all homes sold in Curry County, Oregon.*



**PENDING LISTINGS**  
**CURRY COUNTY, OR**

*This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.*



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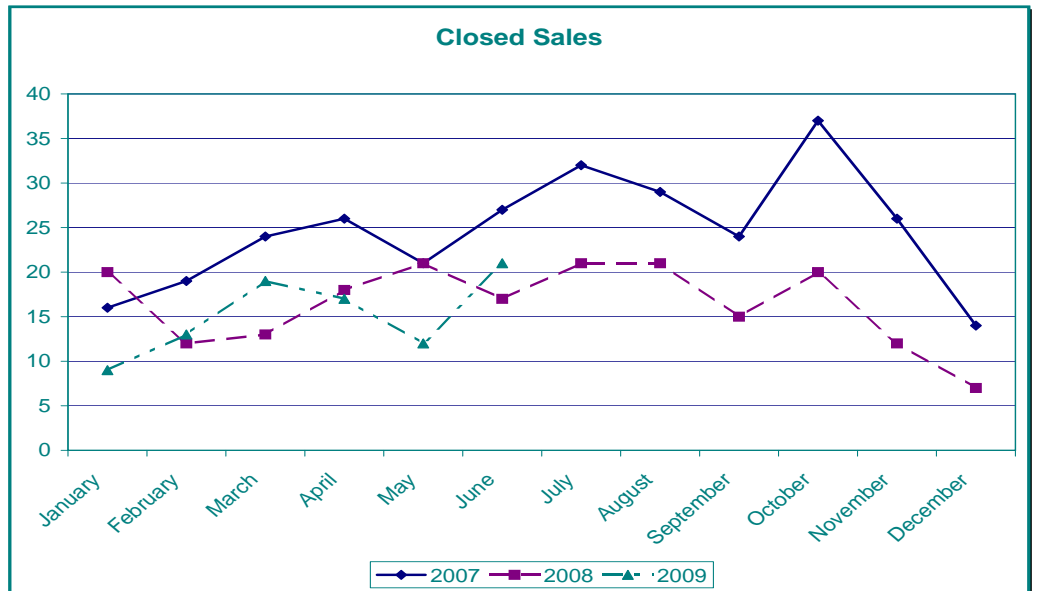
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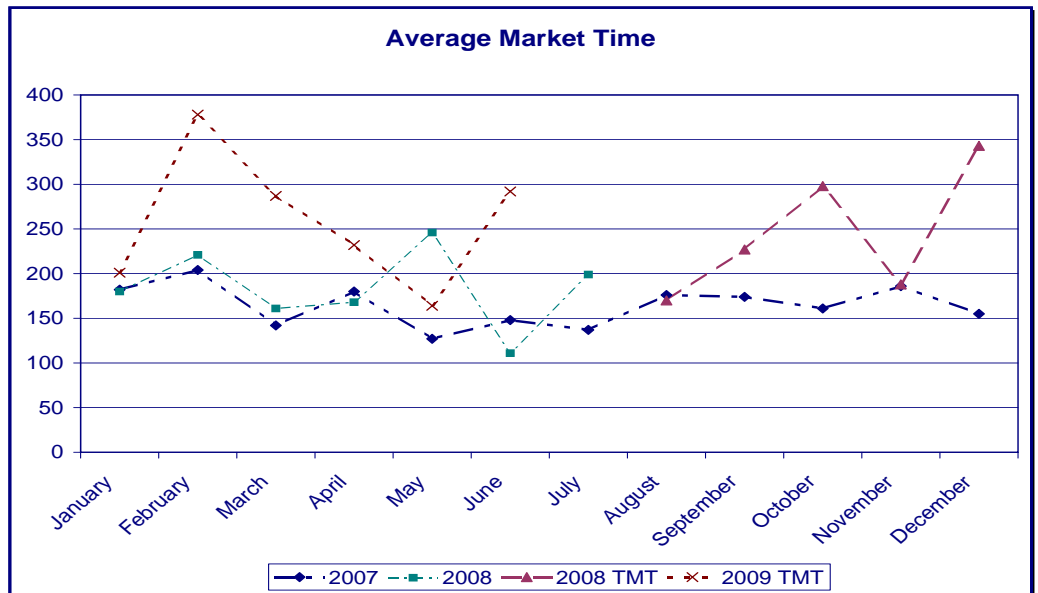
CLOSED SALES
CURRY COUNTY, OR

This graph shows the closed sales over the past three calendar years in Curry County, Oregon.



DAYS ON MARKET
CURRY COUNTY, OR

This graph shows the average market time for sales in Curry County, Oregon. \*As of August 2008, graph now reports "Total Days on Market" - for details read footnotes on page 2.



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# MARKET ACTION



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

Residential Review: Douglas County, Oregon

June 2009 Reporting Period

## June Residential Highlights

Sales activity in Douglas County was up when compared to last June. Pending sales grew 25%, and closed sales increased 8%. New listings, on the other hand, dropped 17%.

Comparing June 2009 with May 2009, closed sales increased 11% (81 v. 73). Pending sales also rose 1.1% (90 v. 89). New listings also grew 5.8% (219 v. 207).

At the month's rate of sales, the 1,250 active residential listings would last approximately 15.4 months.

## Second Quarter Report

Comparing the second quarter of 2009 (April-June) with that of 2008, closed sales dropped 9.9% (219 v. 243) and pending sales fell 4% (243 v. 253). New listings also decreased 14.1% (681 v. 793).

## Sale Prices

The average sale price for June 2009 was down 19.8% compared to June 2008, while the median sale price dropped 7.9%. See residential highlights table below.

Month-to-month, the average sale price and median sale price were mixed when compared with May; the average sale price decreased 7% (\$150,900 v. \$162,300) and the median sale price was up a slight 0.6% (\$157,000 v. \$156,000).

Inventory in Months*			
	2007	2008	2009
January	12	20.4	30.3
February	11.6	17	24.4
March	9.6	19.6	20.9
April	13.8	14.2	18.9
May	11.1	16	16.7
June	11	18.8	15.4
July	12.7	19	
August	9.9	20.3	
September	14.9	15.7	
October	15.3	17.6	
November	13.8	18.3	
December	14.2	18.9	

\*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
<b>Average Sale Price % Change:</b>	-15.2% (\$171,500 v. \$202,200)
<b>Median Sale Price % Change:</b>	-10.1% (\$160,000 v. \$178,000)

For further explanation of this measure, see the second footnote on page 2.

Douglas County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time	Total Market Time
2009	June	219	90	81	150,900	157,000		196
	Year-to-date	1,273	442	360	152,400	150,000		174
2008	June	264	72	75	188,100	170,500	130	
	Year-to-date	1,493	472	427	190,900	170,000	125	
Change	June	-17.0%	25.0%	8.0%	-19.8%	-7.9%	N/A	N/A
	Year-to-date	-14.7%	-6.4%	-15.7%	-20.2%	-11.8%	N/A	N/A

\*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.

# AREA REPORT • 6/2009

## Douglas County, Oregon

	RESIDENTIAL														Avg. Sale Price % Change <sup>2</sup>	COMMERCIAL		LAND		MULTIFAMILY		
	Current Month							Year-To-Date								Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date			
	Active Listings	New Listings <sup>3</sup>	Expired/Canceled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>4</sup>	New Listings	Pending Sales 2009	Pending Sales 2009 v. 2008	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
251	NE Roseburg	155	22	14	17	30.8%	13	94,300	162	174	72	-2.7%	60	120,500	107,500	-34.2%	1	1,050,000	4	56,400	1	300,000
252	NW Roseburg	122	21	12	9	50.0%	7	211,000	160	129	41	2.5%	32	243,300	218,500	-6.1%	1	525,000	3	156,500	-	-
253	SE Roseburg	60	8	1	5	0.0%	1	135,000	365	60	16	-50.0%	13	141,700	138,800	-9.5%	1	1,200,000	-	-	2	189,500
254	SW Roseburg	106	21	19	13	333.3%	8	169,500	238	108	38	46.2%	31	189,300	180,000	-16.2%	1	52,000	6	145,100	-	-
255	Glide & E of Roseburg	62	10	5	1	-83.3%	5	289,200	70	65	13	-31.6%	11	254,400	225,000	18.7%	-	-	2	87,500	-	-
256	Sutherlin/Oakland Area	158	28	14	10	66.7%	12	170,100	161	164	51	-1.9%	41	144,200	141,000	-12.3%	-	-	4	61,100	4	202,500
257	Winstong & SW of Roseburg	110	17	14	4	-50.0%	5	163,800	315	100	43	-28.3%	33	168,400	175,000	0.5%	-	-	4	105,500	1	146,500
258	Myrtle Creek & S/SE of Roseburg	160	29	19	13	85.7%	11	126,000	292	177	65	-7.1%	51	137,700	135,000	-11.3%	2	150,000	4	53,100	-	-
259	Green District	111	25	13	5	-50.0%	5	172,500	268	125	47	-16.1%	43	130,100	145,000	-13.2%	-	-	2	50,500	-	-
265	North Douglas County	206	38	24	13	62.5%	14	105,100	142	171	56	30.2%	45	116,700	115,000	-33.4%	-	-	5	123,800	-	-
	<b>Grand Total</b>	1,250	219	135	90	25.0%	81	150,900	196	1,273	442	-6.4%	360	152,400	150,000	-15.2%	6	521,200	34	98,200	8	204,400

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2009 with June 2008. The Year-To-Date section compares year-to-date statistics from June 2009 with year-to-date statistics from June 2008.

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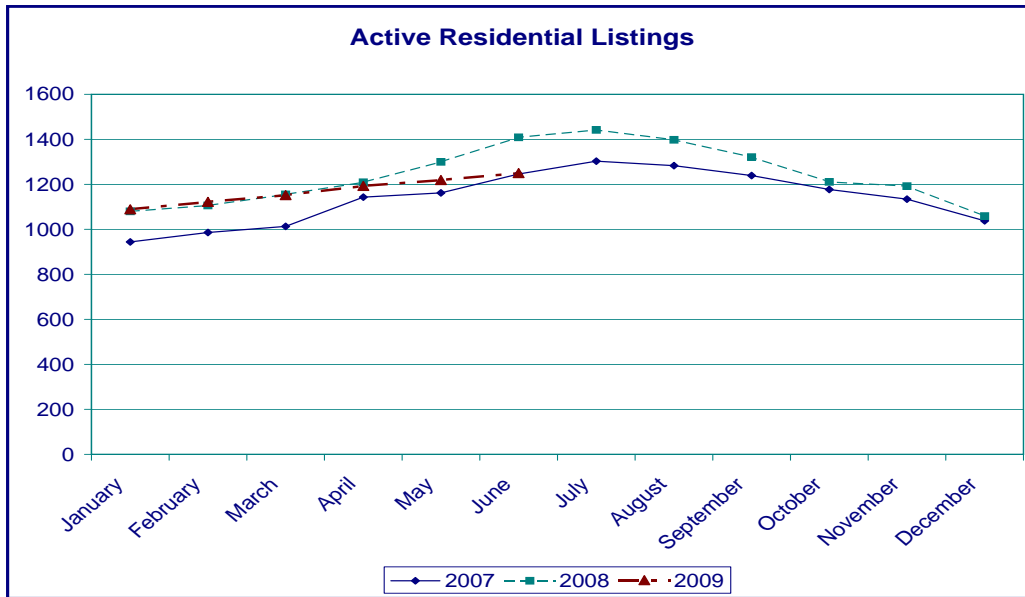
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## ACTIVE RESIDENTIAL LISTINGS

DOUGLAS COUNTY, OR

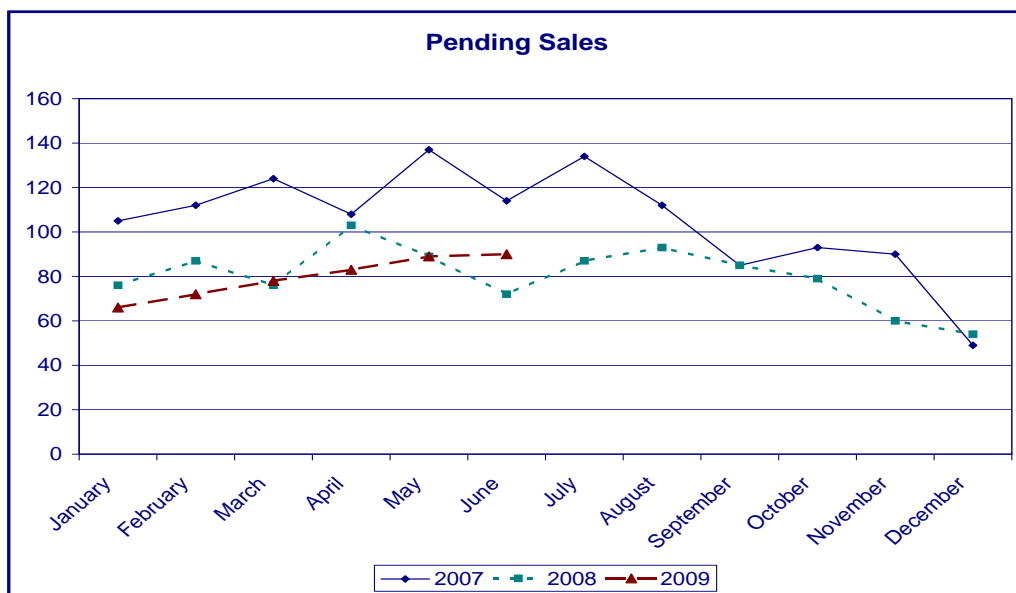
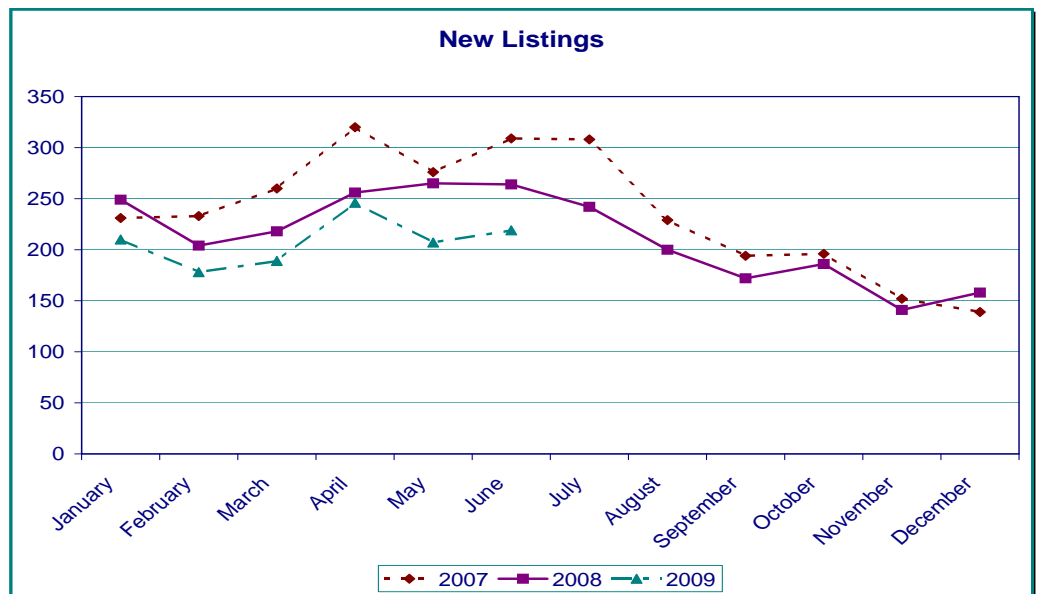
*This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.*



## NEW LISTINGS

DOUGLAS COUNTY, OR

*This graph shows the new residential listings over the past three calendar years in Douglas County, Oregon.*



## PENDING LISTINGS

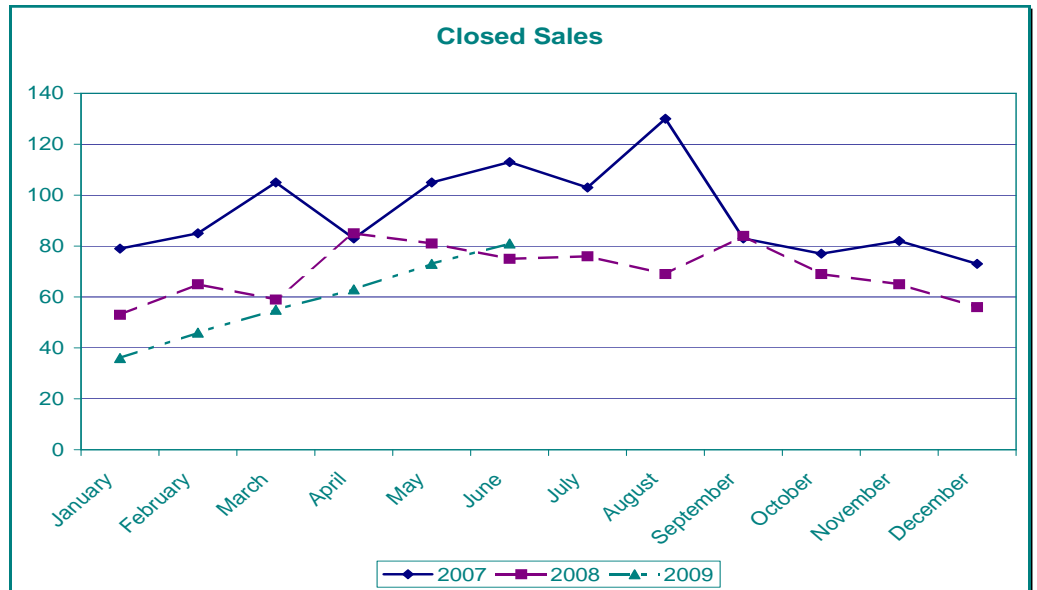
DOUGLAS COUNTY, OR

*This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.*

## CLOSED SALES

### DOUGLAS COUNTY, OR

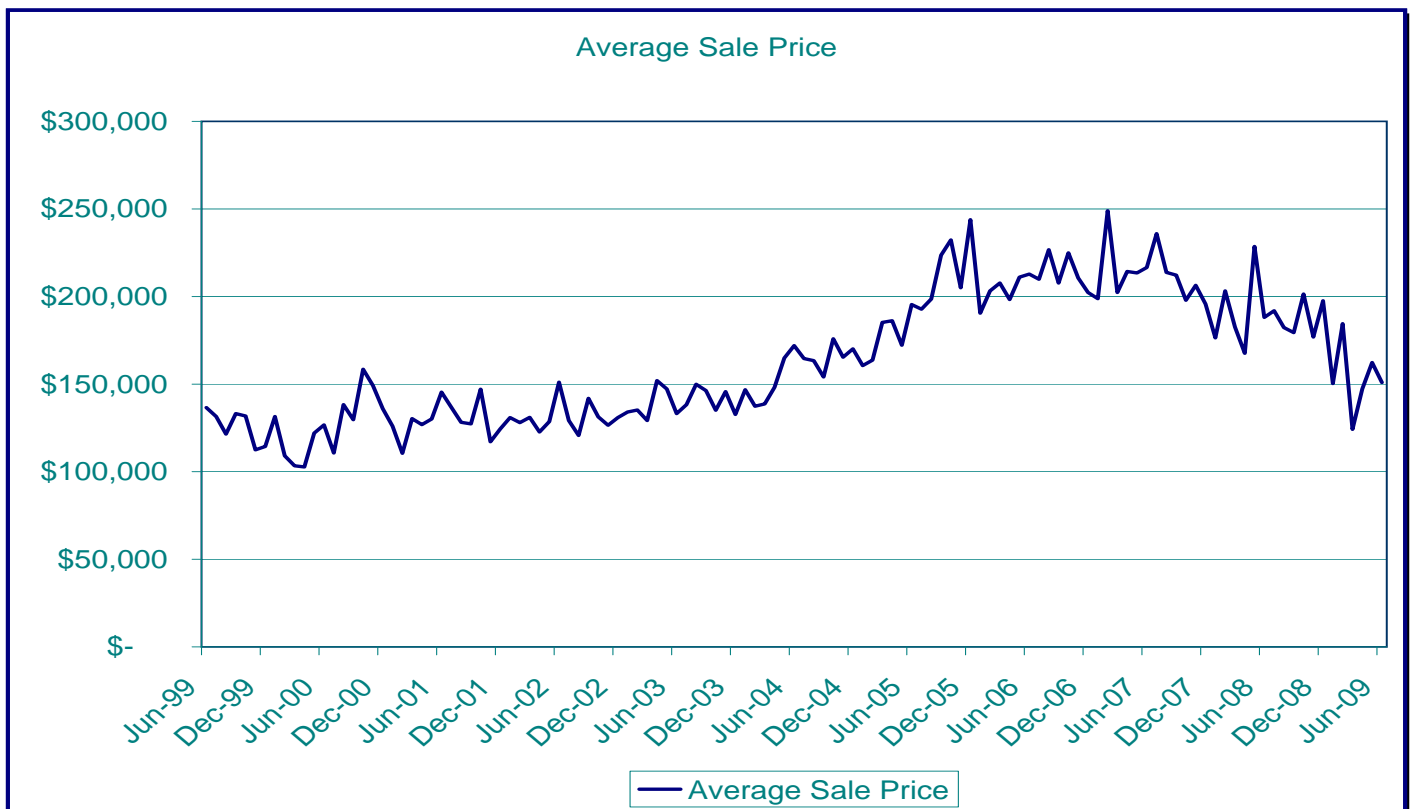
This graph shows the closed sales over the past three calendar years in Douglas County, Oregon.



## AVERAGE SALE PRICE

### DOUGLAS COUNTY, OR

This graph represents the average sale price for all homes sold in Douglas County, Oregon.





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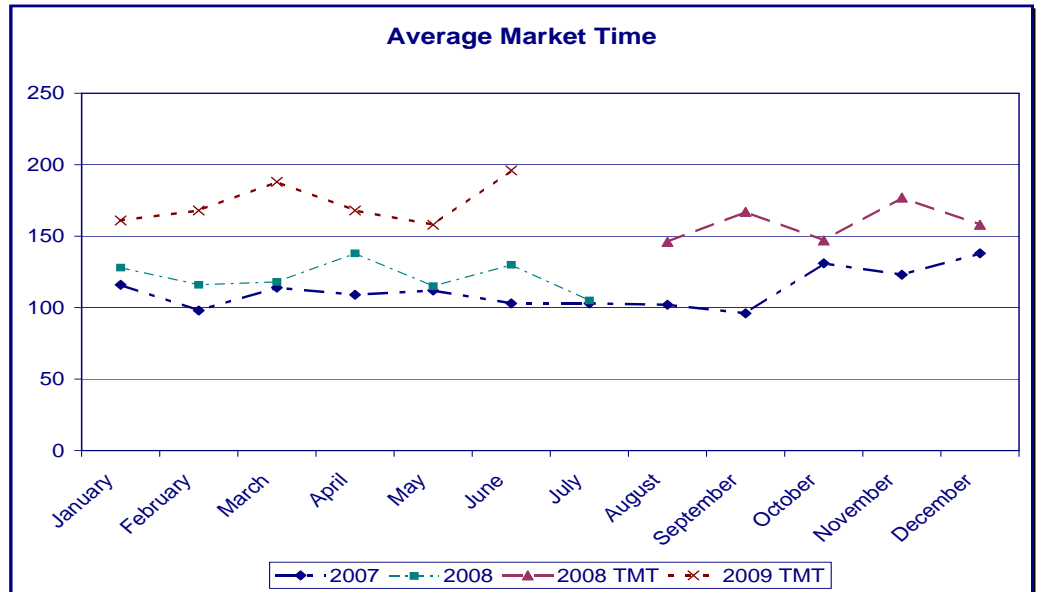
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DAYS ON MARKET
DOUGLAS COUNTY, OR

This graph shows the average market time for sales in Douglas County, Oregon.

\*As of August 2008, graph now reports "Total Days on Market" - for details read footnotes on page 2.



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# MARKET ACTION

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Residential Review: Lane County, Oregon

June 2009 Reporting Period

## June Residential Highlights

Sales activity in Lane County was mixed in June, when compared with June 2008. Pending sales grew 12.8%, while closed sales dropped 7%. New listings also fell 22.5%.

On the other hand, comparing June 2009 with May 2009, closed sales grew 18.6% (293 v. 247) and pending sales were up 10% (352 v. 320). New listings increased 6.5% (560 v. 526).

At the month's rate of sales, the 1,998 active residential listings would last approximately 6.8 months, its lowest point since August 2007.

## Second Quarter Report

Comparing the second quarter of 2009 (April-June) with that of 2008, pending sales grew 1.9% (938 v. 921), while closed sales fell 12% (736 v. 836). New listings dropped 23% (1,640 v. 2,131).

## Sale Prices

The average sale price for June 2009 was down 7.3% compared to June 2008, while the median sale price dropped 6.6%. See residential highlights table below.

Month-to-month, the average sale price and median sale price were up when compared with May; the average sale price increased 1.9% (\$228,500 v. \$224,200) and the median sale price was up 5.3% (\$209,600 v. \$199,000).

Inventory in Months*			
	2007	2008	2009
January	5.6	10.2	20.6
February	4.9	9	13.1
March	4.5	8.4	9.7
April	4.7	9.5	10.5
May	4.5	8.6	8.1
June	4.6	8.1	6.8
July	6	8.8	
August	5.1	8.1	
September	8	10.2	
October	7.2	9.2	
November	8.3	11.4	
December	7	10.7	

\*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
<b>Average Sale Price % Change:</b>	-9.2% (\$234,800 v. \$258,700)
<b>Median Sale Price % Change:</b>	-8.5% (\$210,000 v. \$229,500)

For further explanation of this measure, see the second footnote on page 3.

Greater Lane County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time	Total Market Time
2009	June	560	352	293	228,500	209,600		124
	Year-to-date	3,053	1,555	1,186	226,700	204,000		134
2008	June	723	312	315	246,600	224,500	81	
	Year-to-date	3,931	1,690	1,485	252,100	225,000	86	
Change	June	-22.5%	12.8%	-7.0%	-7.3%	-6.6%	N/A	N/A
	Year-to-date	-22.3%	-8.0%	-20.1%	-10.1%	-9.3%	N/A	N/A

\*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.

# AREA REPORT • 6/2009

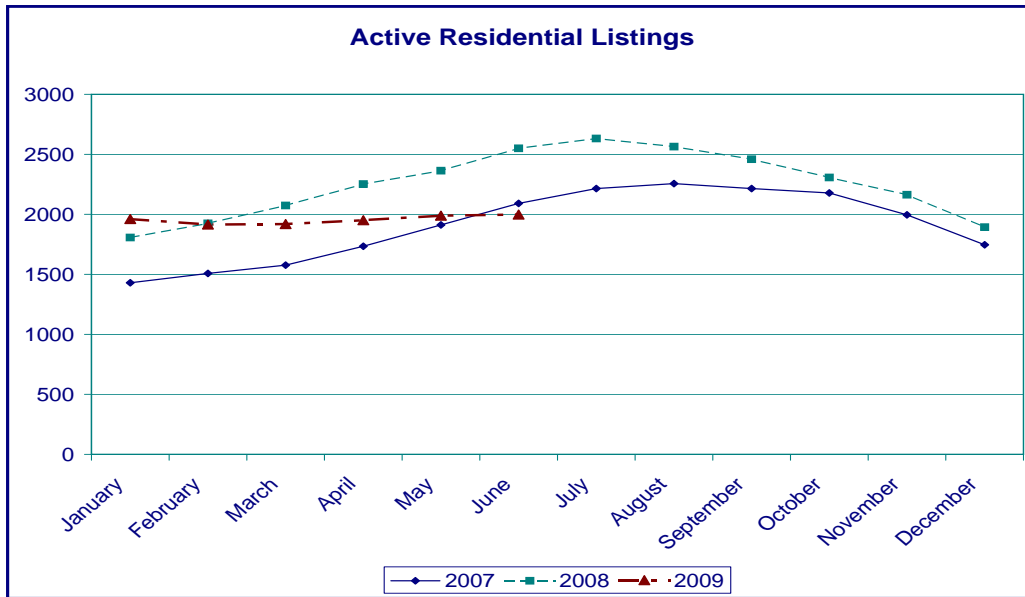
## Lane County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date						Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings <sup>3</sup>	Expired-Canceled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>4</sup>	New Listings	Pending Sales 2009	Pending Sales 2009 v. 2008	Closed Sales	Average Sale Price		Median Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
225	Florence Coast Village	19	6	1	1	0.0%	-	-	-	12	4	0.0%	3	123,300	145,000	15.2%	-	-	1	20,000	-	-
226	Florence Green Trees	37	2	-	-	-100.0%	2	100,000	226	23	8	-42.9%	9	114,300	109,000	-6.3%	-	-	1	71,000	-	-
227	Florence Florentine	29	5	1	2	0.0%	-	-	-	20	5	-16.7%	3	210,000	205,000	-6.7%	-	-	-	-	-	-
228	Florence Town	169	19	28	4	0.0%	10	205,100	290	90	35	-22.2%	33	224,200	221,500	-18.3%	3	557,600	1	70,000	1	212,000
229	Florence Beach	58	7	8	3	0.0%	3	201,800	249	40	13	-13.3%	10	227,500	221,300	-4.0%	-	-	1	234,000	-	-
230	Florence North	56	8	2	1	-50.0%	-	0	-	35	7	-22.2%	4	179,800	176,000	-7.9%	-	-	7	111,800	-	-
231	Florence South/Dunes City	60	7	5	5	400.0%	3	199,000	76	39	14	40.0%	8	233,300	226,300	-28.4%	-	-	-	-	-	-
238	Florence East/Mapleton	31	-	1	-	-100.0%	-	-	-	10	1	-87.5%	1	170,000	170,000	-14.7%	-	-	1	13,000	-	-
	<b>Grand Total</b>	<b>459</b>	<b>54</b>	<b>46</b>	<b>16</b>	<b>-15.8%</b>	<b>18</b>	<b>191,900</b>	<b>240</b>	<b>269</b>	<b>87</b>	<b>-21.6%</b>	<b>71</b>	<b>203,600</b>	<b>195,000</b>	<b>-14.2%</b>	<b>3</b>	<b>557,600</b>	<b>12</b>	<b>99,200</b>	<b>1</b>	<b>212,000</b>
232	Hayden Bridge	64	15	9	13	44.4%	9	212,200	128	95	48	-22.6%	37	205,500	207,000	-11.1%	-	-	1	119,000	3	259,500
233	McKenzie Valley	100	19	13	3	0.0%	3	303,700	376	93	15	-21.1%	14	318,700	225,500	-6.1%	-	-	2	377,500	0	-
234	Pleasant Hill/Oak	129	30	14	16	166.7%	7	222,200	260	133	43	-17.3%	29	233,800	178,000	-6.9%	1	100,000	10	69,500	0	-
235	South Lane Properties	250	64	34	26	0.0%	22	210,700	111	320	133	-12.5%	92	192,200	175,000	-12.2%	-	-	4	108,200	1	265,000
236	West Lane Properties	115	36	12	23	64.3%	21	225,100	176	165	95	39.7%	66	211,400	188,300	-14.1%	-	-	8	118,000	0	-
237	Junction City	108	26	14	12	33.3%	14	192,000	218	150	63	18.9%	49	233,500	197,900	-14.4%	1	286,000	2	362,500	3	296,300
239	Thurston	130	40	16	23	0.0%	25	223,100	136	210	111	-23.4%	92	197,300	184,200	-8.2%	-	-	2	74,500	1	175,000
240	Coburg I-5	38	9	6	6	0.0%	3	235,800	47	53	22	10.0%	14	335,000	272,500	10.1%	-	-	3	66,800	1	250,000
241	N Gilham	71	20	12	16	77.8%	13	232,800	100	112	64	14.3%	50	316,800	253,500	-3.6%	-	-	-	-	2	292,700
242	Ferry Street Bridge	147	53	21	34	41.7%	32	261,200	131	254	142	10.9%	117	261,900	242,000	-12.4%	-	-	-	-	4	300,200
243	E Eugene	114	34	20	26	-7.1%	19	332,700	117	224	114	-10.2%	85	310,400	267,600	-4.1%	4	539,500	5	244,600	9	336,100
244	SW Eugene	204	56	41	39	-11.4%	29	285,100	92	311	151	-24.1%	115	290,100	278,000	-4.2%	-	-	7	217,100	2	262,500
245	W Eugene	52	16	9	15	15.4%	12	185,900	107	89	49	-39.5%	35	191,800	171,000	3.5%	2	134,000	-	-	3	263,600
246	Danebo	171	51	26	35	2.9%	25	168,600	56	310	182	-6.7%	141	163,600	175,000	-11.5%	2	219,500	2	46,000	2	235,000
247	River Road	36	13	7	9	-40.0%	3	198,500	93	76	43	-18.9%	34	186,800	195,800	-10.0%	-	-	6	27,000	2	222,500
248	Santa Clara	122	37	21	28	33.3%	29	236,700	86	224	141	4.4%	107	236,400	229,900	-12.4%	-	-	2	58,000	4	222,100
249	Springfield	120	39	30	25	-3.8%	26	157,300	143	209	129	-4.4%	104	149,500	150,000	-10.8%	2	885,000	3	55,000	7	260,300
250	Mohawk Valley	27	2	2	3	50.0%	1	265,000	11	25	10	0.0%	5	185,100	227,500	-20.8%	-	-	2	165,000	0	-
	<b>Grand Total</b>	<b>1,998</b>	<b>560</b>	<b>307</b>	<b>352</b>	<b>12.8%</b>	<b>293</b>	<b>228,500</b>	<b>124</b>	<b>3053</b>	<b>1555</b>	<b>-8.0%</b>	<b>1,186</b>	<b>226,700</b>	<b>204,000</b>	<b>-9.3%</b>	<b>12</b>	<b>418,400</b>	<b>59</b>	<b>129,300</b>	<b>44</b>	<b>275,200</b>

## ACTIVE RESIDENTIAL LISTINGS

LANE COUNTY, OR

*This graph shows the active residential listings over the past three calendar years in Lane County, Oregon.*



## NEW LISTINGS

LANE COUNTY, OR

*This graph shows the new residential listings over the past three calendar years in Lane County, Oregon.*



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2009 with June 2008. The Year-To-Date section compares year-to-date statistics from June 2009 with year-to-date statistics from June 2008.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/08-6/30/09) with 12 months before (7/1/07-6/30/08).

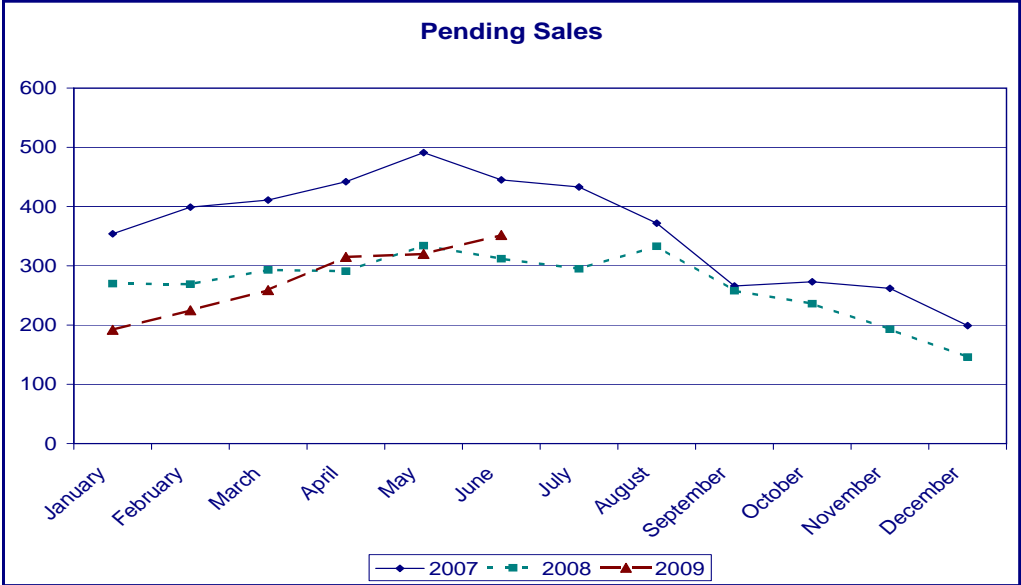
<sup>3</sup> As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

<sup>4</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.

### PENDING LISTINGS

#### LANE COUNTY, OR

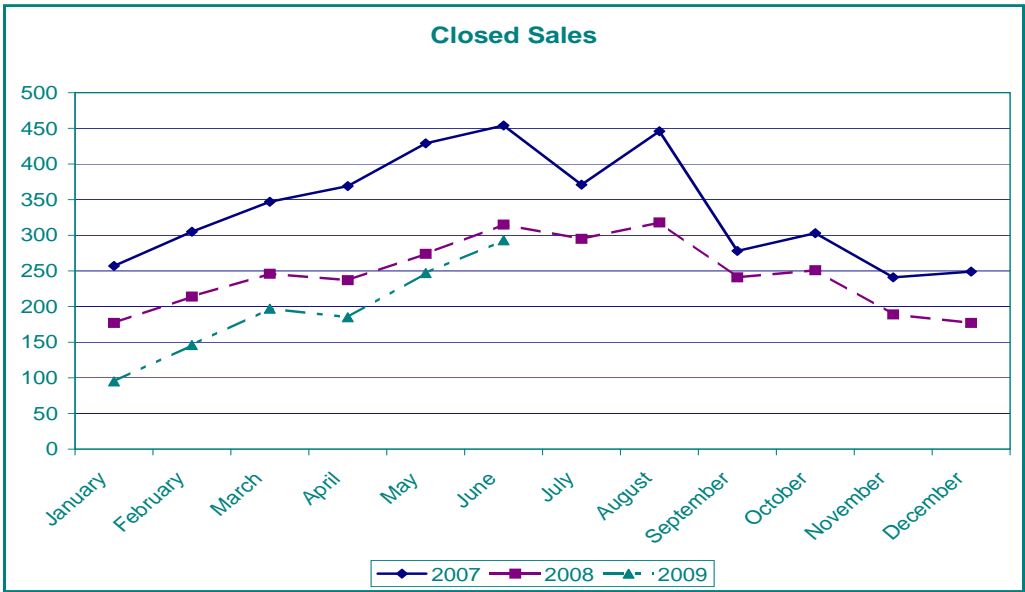
*This graph represents monthly accepted offers in Lane County, Oregon over the past three calendar years.*



### CLOSED SALES

#### LANE COUNTY, OR

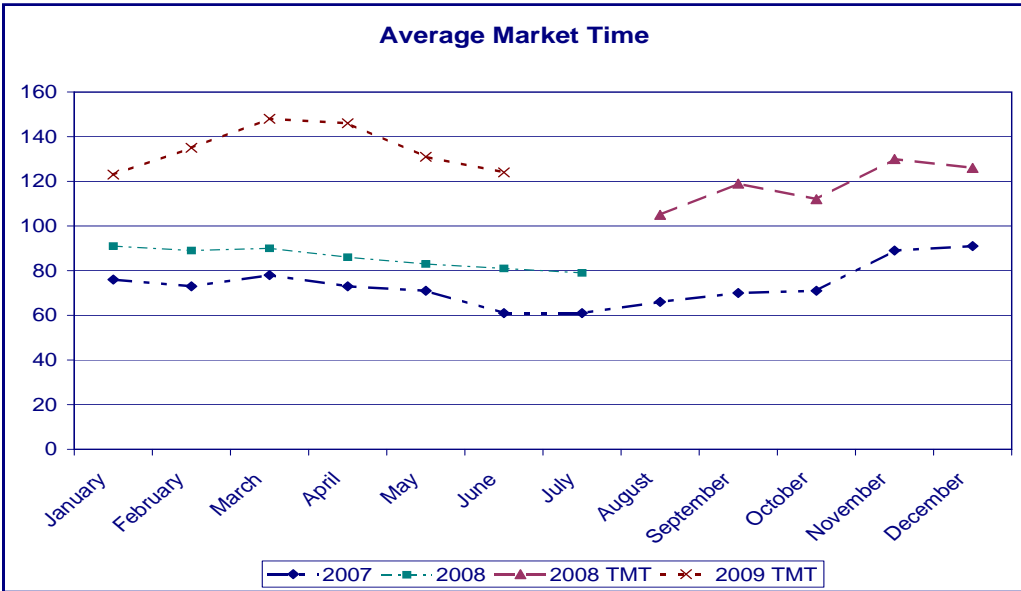
*This graph shows the closed sales over the past three calendar years in Lane County, Oregon.*



### DAYS ON MARKET

#### LANE COUNTY, OR

*This graph shows the average market time for sales in Lane County, Oregon. \*As of August 2008, graph now reports "Total Days on Market" - for details read footnotes on page 3.*





MULTIPLE LISTING SERVICE

Corporate

825 NE Multnomah, Suite 270
Portland, OR 97232
(503) 236-7657
Fax: (503) 230-0689

Southwest Washington
1514 Broadway, Suite 101
Vancouver, WA 98663
(360) 696-0718
Fax: (360) 696-9342

Salem

2110 Mission St. SE, Suite 305
Salem, OR 97302
(503) 587-8810
Fax: (503) 585-3817

Lane County: Eugene
2139 Centennial Plaza
Eugene, OR 97401
(541) 686-2885
Fax: (541) 484-3854

Lane County: Florence
PO Box 414
Florence, OR 97439
(541) 902-2560
Fax: (541) 902-1341

Douglas County Oregon
1299 NW Ellan, Suite 3
Roseburg, OR 97470
(541) 673-3571
Fax: (541) 673-6581

Curry County
PO Box 6307
Brookings, OR 97415
(541) 469-0219
Fax: (541) 469-9695

Mid-Columbia
PO Box 1088
Hood River, OR 97031
(541) 436-2956
Fax: (541) 387-6657

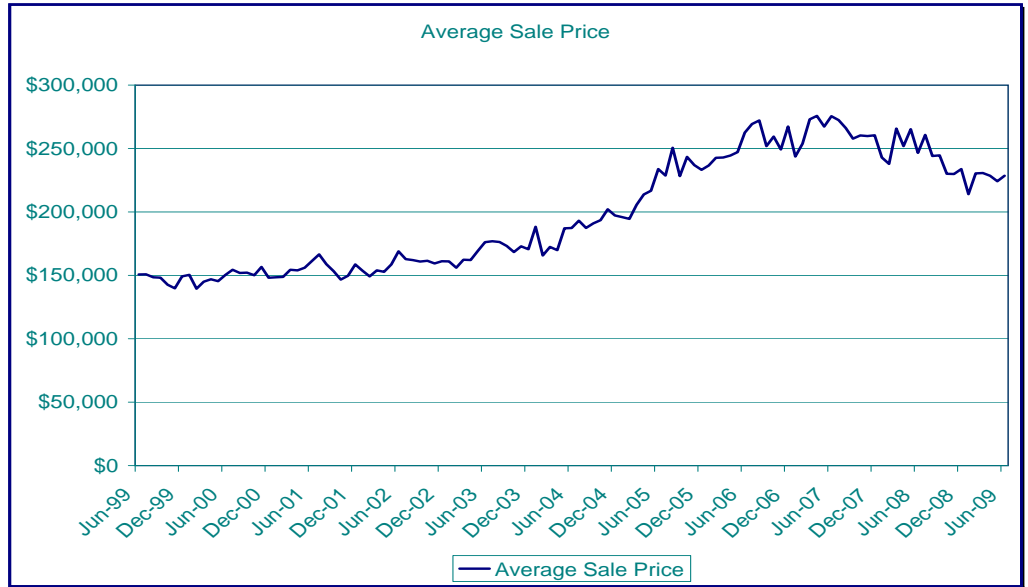
Eastern Oregon
PO Box 751
Hermiston, OR 97838
(541) 567-5186
Fax: (541) 289-7320

Coos County
1946 Sherman Ave., Suite 101
North Bend, OR 97459
(541) 751-1070
Fax: (541) 751-1083

AVERAGE SALE PRICE

LANE COUNTY, OR

This graph represents the average sale price for all homes sold in Greater Lane County, Oregon.



The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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# MARKET ACTION



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

Residential Review: Mid-Columbia

June 2009 Reporting Period

## June Residential Highlights

Comparing sales activity from June 2009 with that of June 2008, closed sales increased 8%, and pending sales were up 13%. New listings, however, dropped 5.6%. See residential highlights table below.

On the other hand, comparing June 2009 with May 2009 shows a 8.9% (61 v. 56) increase in pending sales. Closed sales dropped 11.5% (54 v. 61). New listings grew 9.3% (153 v. 140).

At the month's rate of sales, the 853 active residential listings would last approximately 15.8 months.

## Second Quarter Report

Comparing the second quarter of 2009 (April-June) with that of 2008, closed sales dropped 4.9% (155 v. 163) and pending sales fell 3.3% (174 v. 180). New listings fell 18.9% (439 v. 541).

## Sale Prices

The average sale price for June 2009 was down 9.6% compared to June 2008, while the median sale price grew 16.7%. See residential highlights table below.

Month-to-month, the average sale price and median sale price were up when compared with May levels; the average sale price increased 23.1% (\$245,200 v. \$199,200) and the median sale price was up 27% (\$223,500 v. \$176,000).

## Inventory in Months\*

	2007	2008	2009
January	12.6	17.3	33.5
February	10.7	17.6	31
March	6.8	16.3	27.3
April	9.3	16.8	20.5
May	10.2	13.3	13.5
June	9.5	18.8	15.8
July	8.7	14.8	
August	11.4	16.2	
September	12.4	13.6	
October	9.2	12.6	
November	14.1	20.9	
December	13.4	16.4	

\*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

## Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

### Average Sale Price % Change:

-7.5% (\$244,000 v. \$263,900)

### Median Sale Price % Change:

+0.6% (\$216,300 v. \$215,000)

For further explanation of this measure, see the second footnote on page 3.

Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time	Total Market Time
2009	June	153	61	54	245,200	223,500		196
	Year-to-date	760	280	225	222,800	190,000		202
2008	June	162	54	50	271,300	191,500	129	
	Year-to-date	901	321	284	274,800	226,000	132	
Change	June	-5.6%	13.0%	8.0%	-9.6%	16.7%	N/A	N/A
	Year-to-date	-15.6%	-12.8%	-20.8%	-18.9%	-15.9%	N/A	N/A

\*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.

# AREA REPORT • 6/2009

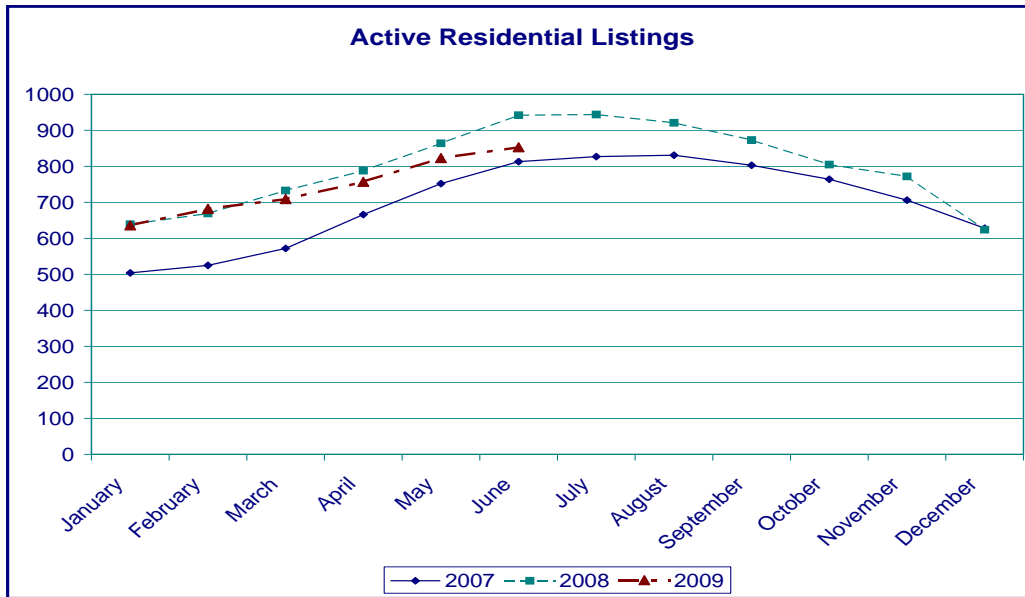
## Mid-Columbia

	RESIDENTIAL														Avg. Sale Price % Change <sup>2</sup>	COMMERCIAL		LAND		MULTIFAMILY		
	Current Month							Year-To-Date								Year-To-Date	Year-To-Date	Year-To-Date				
	Active Listings	New Listings <sup>3</sup>	Expired/Cancelled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>4</sup>	New Listings	Pending Sales 2009	Pending Sales 2009 v. 2008	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
100	White Salmon/ Bingen	76	15	7	3	-25.0%	2	355,000	27	72	16	-38%	14	278,000	245,400	3.7%	1	209,300	3	99,000	1	425,000
101	Snowden	8	1	1	0	-	1	472,000	35	10	3	-50%	3	364,000	320,000	-6.1%	0	0	0	0	0	0
102	Trout Lake/ Glenwood	24	4	0	0	-	-	-	-	15	1	-	-	-	-	-35.8%	-	-	-	-	-	-
103	Husum/ BZ Corner	15	2	2	0	-	1	187,000	82	16	5	67%	4	270,500	275,000	-24.3%	0	0	0	0	0	0
104	Lyle	21	3	2	2	-	0	0	0	17	5	-29%	7	188,000	159,000	-36.7%	0	0	4	128,500	0	0
105	Dallesport/ Murdock	8	3	2	0	-100.0%	-	-	-	11	3	-63%	2	126,300	126,300	18.9%	0	0	1	8,500	0	0
106	Appleton/ Timber Valley	10	4	0	0	-	-	-	-	8	2	-	2	152,000	152,000	-17.8%	0	0	1	40,000	0	0
107	Centerville/ High Prairie	2	0	0	0	-	-	-	-	3	1	0%	1	20,900	20,900	-76.1%	0	0	0	0	0	0
108	Goldendale	58	10	8	1	-87.5%	2	242,500	419	49	14	-50%	12	160,200	131,400	-0.9%	0	0	16	47,400	2	158,000
109	Bickleton/ East County	1	0	0	0	-	-	-	-	0	-	-	-	-	-	-100.0%	-	-	-	-	-	-
110	Klickitat	4	1	0	1	-	2	51,000	48	6	4	-	4	78,000	70,000	-36.6%	0	0	0	0	0	0
	<b>Klickitat Co. Total</b>	<b>227</b>	<b>43</b>	<b>22</b>	<b>7</b>	<b>-50.0%</b>	<b>8</b>	<b>244,500</b>	<b>138</b>	<b>207</b>	<b>54</b>	<b>-32%</b>	<b>49</b>	<b>208,000</b>	<b>187,000</b>	<b>-3.9%</b>	<b>1</b>	<b>209,300</b>	<b>25</b>	<b>64,700</b>	<b>3</b>	<b>247,000</b>
111	Skamania	6	1	0	0	-	0	0	0	4	1	0%	1	155,000	155,000	-40.0%	0	0	2	91,500	0	0
112	North Bonneville	17	1	3	1	-	5	162,400	48	20	15	650%	14	184,200	169,000	-30.9%	0	0	0	0	0	0
113	Stevenson	30	3	2	2	100.0%	2	225,000	45	19	7	-13%	5	233,600	241,000	-9.9%	1	165,000	1	165,000	0	0
114	Carson	21	6	3	1	0.0%	1	375,000	119	16	9	80%	6	191,900	178,300	-11.4%	0	0	0	0	0	0
115	Home Valley	3	0	0	0	-	-	-	-	1	-	-	-	-	-	-100.0%	-	-	-	-	-	-
116	Cook, Underwood, Mill A, Willard	19	7	0	1	-	1	475,000	961	16	3	0%	1	475,000	475,000	28.1%	0	0	0	0	0	0
117	Unincorporated North	25	3	0	0	-100.0%	-	-	-	14	4	33%	4	125,800	124,500	-27.6%	0	0	0	0	0	0
	<b>Skamania Co. Total</b>	<b>121</b>	<b>21</b>	<b>8</b>	<b>5</b>	<b>66.7%</b>	<b>9</b>	<b>234,700</b>	<b>157</b>	<b>90</b>	<b>39</b>	<b>77%</b>	<b>31</b>	<b>194,600</b>	<b>170,000</b>	<b>-18.9%</b>	<b>1</b>	<b>165,000</b>	<b>3</b>	<b>116,000</b>	<b>0</b>	<b>-</b>
351	The Dalles	171	28	17	20	53.8%	20	205,800	197	190	89	0%	70	183,000	170,000	-6.0%	2	325,000	4	171,500	1	300,000
352	Dufur	4	1	0	0	-	-	-	-	3	2	-50%	2	95,000	95,000	-31.3%	0	0	0	0	0	0
353	Tygh Valley	4	2	0	1	-	-	-	-	5	1	0%	-	-	-	-100.0%	-	-	-	-	-	-
354	Wamic/ Pine Hollow	19	4	2	0	-	-	-	-	15	1	-83%	1	140,000	140,000	62.8%	1	415,000	1	82,900	0	0
355	Maupin/ Pine Grove	9	2	0	0	-	0	0	0	3	0	-100%	0	0	0	18.4%	2	142,000	3	45,000	0	0
356	Rowena	4	1	1	0	-	-	-	-	4	-	-100%	-	-	-	-100.0%	-	-	-	-	-	-
357	Mosier	23	6	2	1	-66.7%	1	120,000	3	24	4	-50%	3	269,300	189,900	-21.5%	0	0	4	189,300	0	0
	<b>Wasco Co. Total</b>	<b>234</b>	<b>44</b>	<b>22</b>	<b>22</b>	<b>37.5%</b>	<b>21</b>	<b>201,700</b>	<b>188</b>	<b>244</b>	<b>97</b>	<b>-13%</b>	<b>76</b>	<b>183,500</b>	<b>169,700</b>	<b>-8.0%</b>	<b>5</b>	<b>269,800</b>	<b>12</b>	<b>138,400</b>	<b>1</b>	<b>300,000</b>
361	Cascade Locks	22	3	0	1	0.0%	-	-	-	15	6	20%	7	148,500	145,000	-29.8%	1	251,600	0	0	0	0
362	Hood River City	128	19	4	11	-8.3%	2	236,500	80	94	32	-52%	20	306,000	249,500	-5.2%	0	0	2	135,000	0	0
363	Hood River-W	45	10	6	9	350.0%	9	371,000	191	46	25	92%	19	377,000	340,000	-25.8%	0	0	2	186,500	0	0
364	Hood River-E	11	1	1	1	0.0%	-	-	-	8	3	0%	2	387,500	387,500	-46.1%	0	0	0	0	0	0
366	Odell	14	2	0	1	0.0%	5	225,300	453	15	13	86%	13	236,500	259,900	2.3%	0	0	0	0	0	0
367	Parkdale/ Mt. Hood	39	8	2	3	-25.0%	-	-	-	29	8	-27%	6	283,300	291,500	-0.5%	0	0	2	199,800	0	0
	<b>Hood River Co. Total</b>	<b>259</b>	<b>43</b>	<b>13</b>	<b>26</b>	<b>23.8%</b>	<b>16</b>	<b>308,700</b>	<b>259</b>	<b>207</b>	<b>87</b>	<b>-18%</b>	<b>67</b>	<b>296,600</b>	<b>264,000</b>	<b>-10.1%</b>	<b>1</b>	<b>251,600</b>	<b>6</b>	<b>173,800</b>	<b>0</b>	<b>-</b>
370	Sherman Co.	12	2	1	1	0.0%	-	-	-	12	3	0%	2	43,800	52,000	-57.9%	1	119,000	0	0	0	0

## ACTIVE RESIDENTIAL LISTINGS

### MID-COLUMBIA

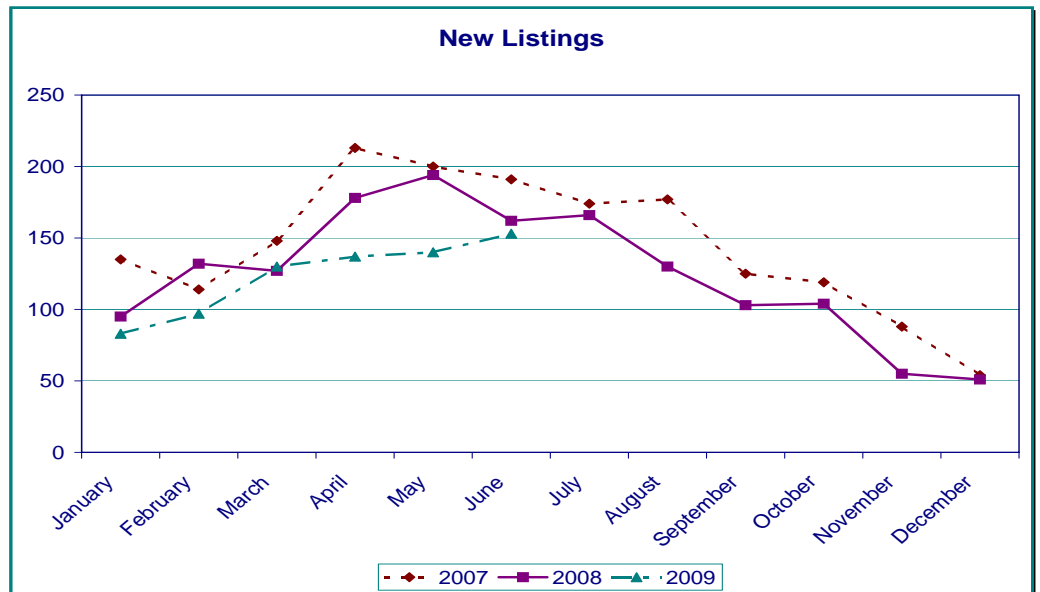
*This graph shows the active residential listings over the past three calendar years in Mid-Columbia.*



## NEW LISTINGS

### MID-COLUMBIA

*This graph shows the new residential listings over the past three calendar years in Mid-Columbia.*

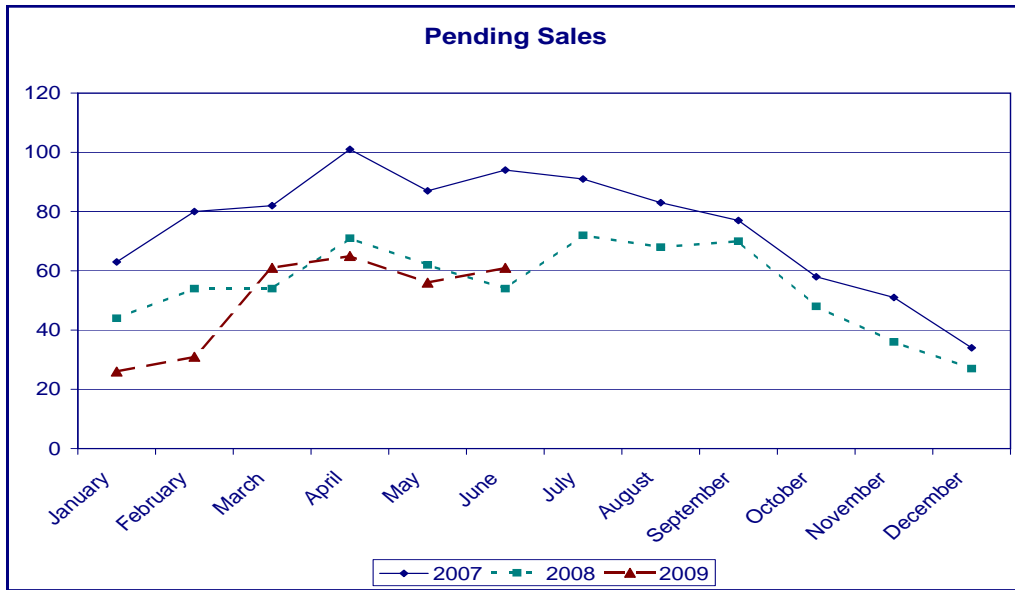


<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2009 with June 2008. The Year-To-Date section compares year-to-date statistics from June 2009 with year-to-date statistics from June 2008.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/08-6/30/09) with 12 months before (7/1/07-6/30/08).

<sup>3</sup> As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

<sup>4</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.



## PENDING LISTINGS

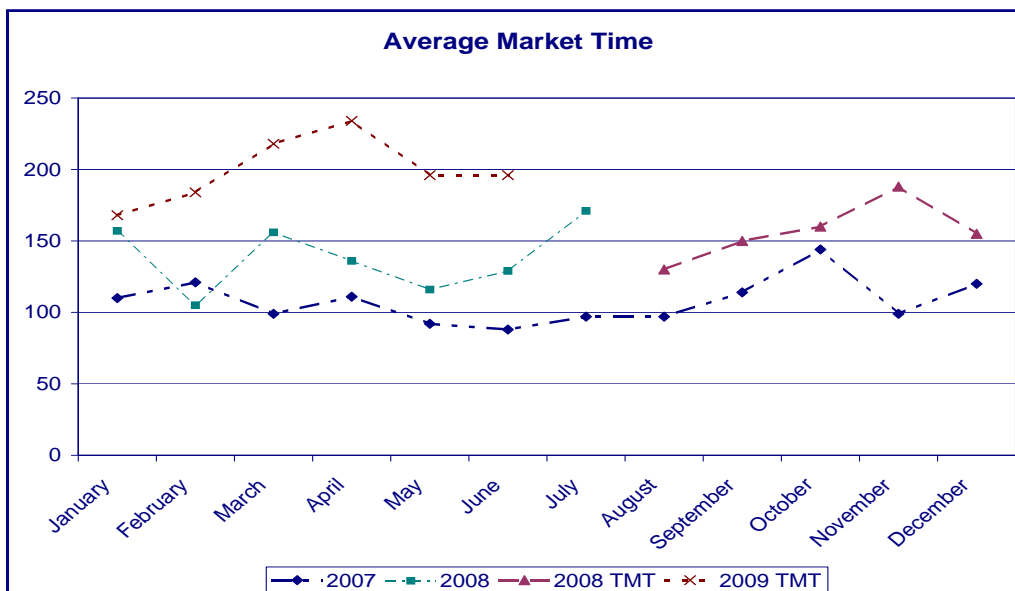
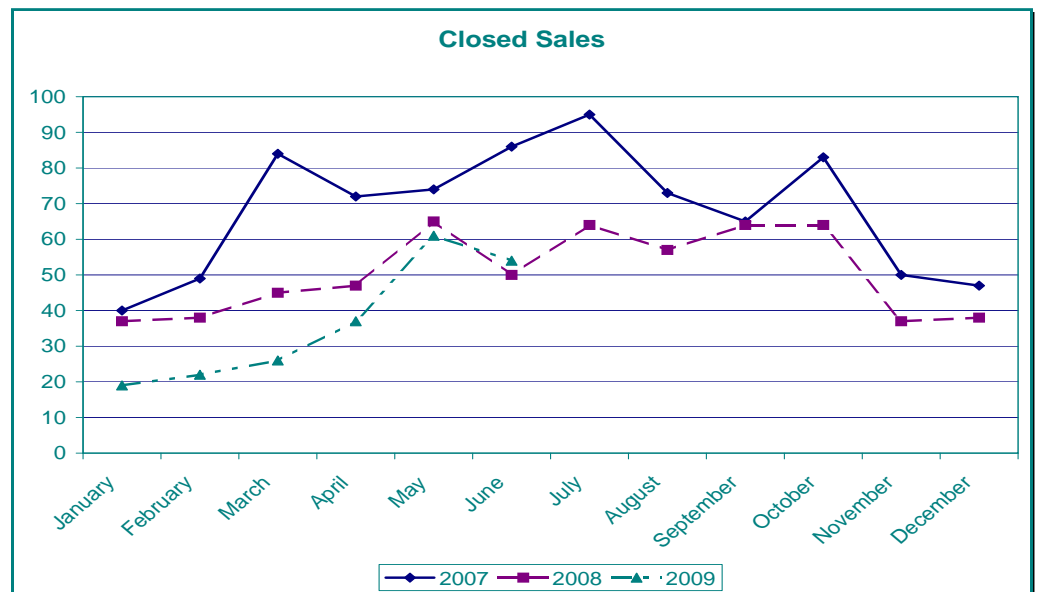
### MID-COLUMBIA

*This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.*

## CLOSED SALES

### MID-COLUMBIA

*This graph shows the closed sales over the past three calendar years in Mid-Columbia.*



## DAYS ON MARKET

### MID-COLUMBIA

*This graph shows the average market time for sales in Mid-Columbia.*  
*\*As of August 2008, graph now reports "Total Days on Market" - for details read footnotes on page 3.*



MULTIPLE LISTING SERVICE

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Vancouver, WA 98663  
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Fax: (541) 673-6581

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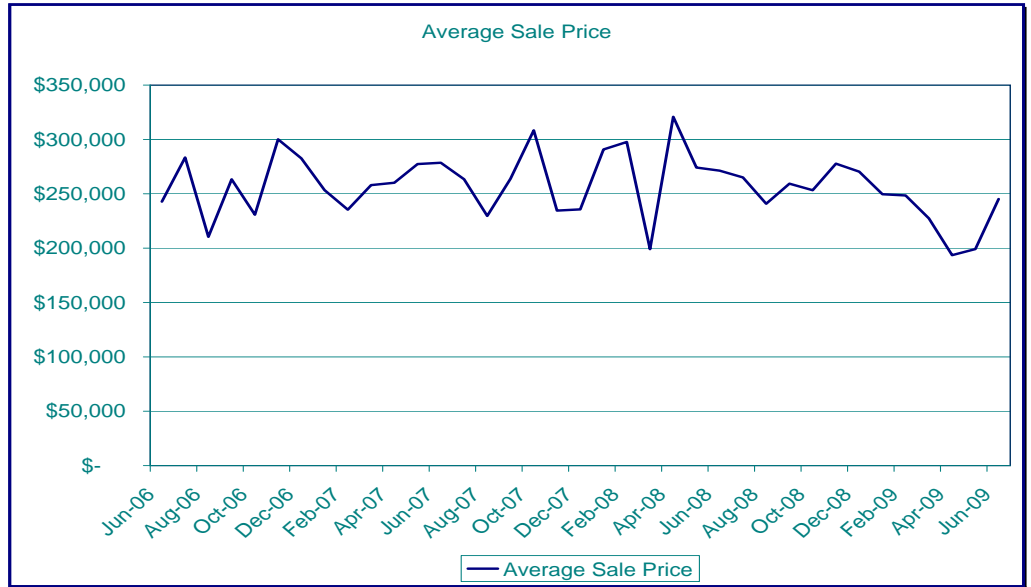
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Hood River, OR 97031  
(541) 436-2956  
Fax: (541) 387-6657

Eastern Oregon  
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Hermiston, OR 97838  
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Coos County  
1946 Sherman Ave., Suite 101  
North Bend, OR 97459  
(541) 751-1070  
Fax: (541) 751-1083

**AVERAGE SALE PRICE**  
**MID-COLUMBIA**

*This graph represents the average sale price for all homes sold in Mid-Columbia.*



**The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.**

Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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# MARKET ACTION

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

Residential Review: Metro Portland, Oregon

June 2009 Reporting Period

## June Residential Highlights

This June, same-month pending sales were up for the first time since December 2006 in the Portland metro area, and inventory reached its lowest point since August 2007.

Comparing June 2009 with the same month in 2008, pending sales were up 8.4%, while closed sales decreased 5.4%. New listings also dropped 18.3%. See residential highlights table below.

Further, comparing June 2009 with May 2009, closed sales increased 24.5% (1,776 v. 1,427) and pending sales were up 10% (2,164 v. 1,967). New listings also rose 9.7% (4,257 v. 3,879).

Inventory fell to 8.2 months, dropping for the fifth consecutive month and reaching its lowest point since August 2007. Active listings typically rise at this time of year, but were virtually unchanged since May (14,491 v. 14,493). Conversely,

actives increased 10.1% from May to June in 2007, and 4.2% in 2008 (see Active Residential Listings graph on page 3).

## Second Quarter Report

Comparing the second quarter of 2009 (April-June) with that of 2008, closed sales fell 15.3% (4,625 v. 5,461) and pending sales dropped 3.2% (5,784 v. 5,972). New listings decreased 23.8% (12,165 v. 15,973).

## Sale Prices

The average sale price for June 2009 was down 14% compared to June 2008, while the median sale price also dropped 13.5%. See residential highlights table below.

Month-to-month, the average and median sale price were mixed when compared with May levels; the average sale price was up 2.9% (\$299,800 v. \$291,400) and the median sale price was down 0.04% (\$249,900 v. \$250,000).

Inventory in Months*			
	2007	2008	2009
January	6.2	12.8	19.2
February	5.2	10.4	16.6
March	3.8	9.1	12
April	4.4	10.3	11
May	4.5	9.2	10.2
June	5	9.5	8.2
July	5.7	10	
August	6.2	9.9	
September	8.6	10.4	
October	8.4	11.1	
November	8.3	15	
December	8.5	14.1	

\*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months	
<b>Average Sale Price % Change:</b>	-9.7 (\$309,600 v. \$342,800)
<b>Median Sale Price % Change:</b>	-8.4% (\$262,500 v. \$286,500)

For further explanation of this measure, see the second footnote on page 2.

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time	Total Market Time
2009	June	4,257	2,164	1,776	299,800	249,900		147
	Year-to-date	24,069	9,642	7,499	295,100	250,000		149
2008	June	5,213	1,996	1,877	348,800	289,000	76	
	Year-to-date	31,205	11,072	9,844	337,700	282,500	79	
Change	June	-18.3%	8.4%	-5.4%	-14.0%	-13.5%	N/A	N/A
	Year-to-date	-22.9%	-12.9%	-23.8%	-12.6%	-11.5%	N/A	N/A

\*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.

# AREA REPORT • 6/2009

## Metro Portland & Adjacent Regions, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings <sup>3</sup>	Expired/Canceled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>4</sup>	New Listings	Pending Sales 2009	Pending Sales 2009 v. 2008	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
141	N Portland	534	196	109	115	27.8%	93	237,000	93	1,044	477	-21.0%	353	233,900	230,000	-8.1%	1	7,500	8	148,300	9	249,300
142	NE Portland	1,055	426	229	224	11.4%	181	299,800	98	2,248	987	-14.8%	782	295,900	258,500	-7.3%	10	330,800	12	175,200	23	419,500
143	SE Portland	1,462	516	342	285	3.6%	240	261,300	113	2,942	1,353	-12.8%	1,056	246,400	219,900	-8.5%	11	243,500	29	116,900	39	351,500
144	Gresham/ Troutdale	1,041	292	187	149	23.1%	124	215,400	140	1,626	636	-4.1%	492	225,400	214,800	-13.1%	4	278,100	9	116,000	6	344,700
145	Milwaukie/ Clackamas	986	303	224	176	30.4%	143	280,100	143	1,755	776	2.2%	605	290,100	260,000	-8.5%	2	300,000	15	162,300	3	279,200
146	Oregon City/ Canby	866	256	127	106	24.7%	68	313,700	157	1,308	458	-6.0%	349	291,100	249,000	-12.0%	3	210,000	18	223,800	7	236,600
147	Lake Oswego/ West Linn	1,108	284	199	102	13.3%	93	470,000	230	1,548	428	-12.1%	325	468,700	390,000	-13.0%	2	465,000	9	281,100	-	-
148	W Portland	1,869	476	358	226	-13.4%	202	421,200	178	2,869	973	-24.6%	754	433,700	355,000	-5.4%	1	940,000	20	189,500	7	583,200
149	NW Wash Co.	582	166	92	94	-11.3%	81	376,200	194	971	458	-17.5%	379	373,800	344,000	-5.8%	-	-	10	157,300	3	246,000
150	Beaverton/ Aloha	1,136	378	211	215	17.5%	178	240,100	116	2,121	947	-7.0%	730	246,900	229,300	-8.6%	4	201,000	8	152,700	10	290,300
151	Tigard/ Wilsonville	1,259	361	254	186	14.1%	134	355,500	173	2,181	770	-13.8%	597	326,000	295,000	-8.8%	1	80,000	18	185,800	3	1,168,300
152	Hillsboro/ Forest Grove	964	253	163	166	18.6%	105	250,900	166	1,608	712	-7.9%	534	251,300	230,000	-10.5%	8	240,600	23	54,600	7	244,500
153	Mt. Hood	147	36	35	7	0.0%	6	213,800	210	166	35	-41.7%	34	269,200	246,000	-2.2%	-	-	1	179,900	-	-
155	Columbia Co.	551	111	45	38	-25.5%	44	212,600	180	584	215	-22.4%	167	192,500	184,900	-13.9%	4	542,500	21	132,900	3	229,300
156	Yamhill Co.	931	203	123	75	-14.8%	84	223,400	179	1,098	417	-15.9%	342	232,800	213,000	-12.2%	5	461,500	13	263,700	6	331,600
168-178	Marion/Polk Counties	1,205	250	145	82	26.2%	77	198,100	139	1,310	397	-15.0%	313	215,500	196,500	-12.5%	2	459,800	10	231,400	5	223,100
180-195	North Coastal Counties	1,647	233	153	62	3.3%	63	364,100	157	1,456	309	-12.0%	250	299,800	245,000	-17.5%	2	340,000	37	105,500	3	1,543,300

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2009 with June 2008. The Year-To-Date section compares year-to-date statistics from June 2009 with year-to-date statistics from June 2008.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/08-6/30/09) with 12 months before (7/1/07-6/30/08).

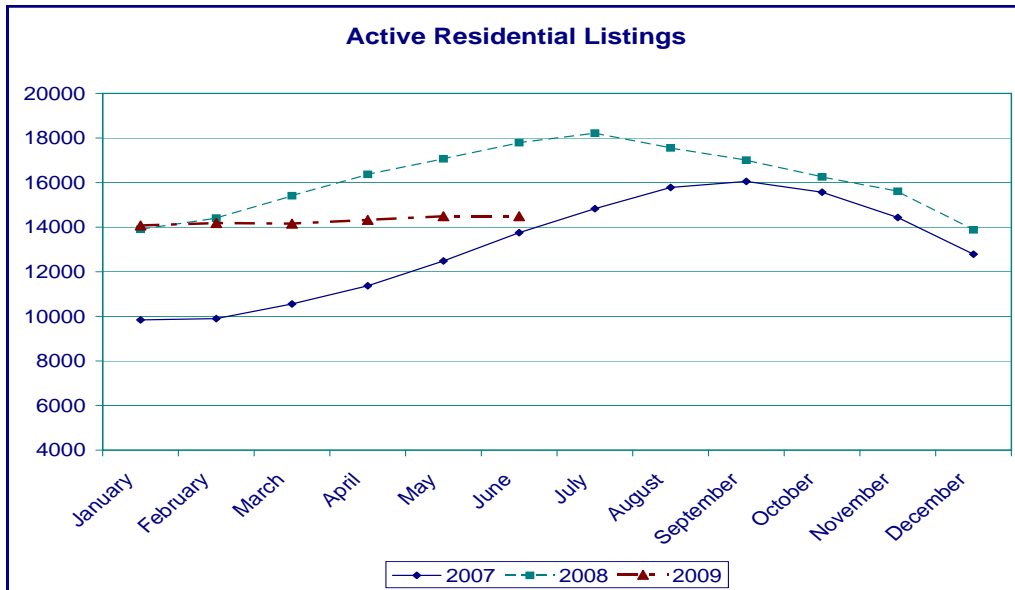
<sup>3</sup> As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

<sup>4</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.

## ACTIVE RESIDENTIAL LISTINGS

PORTLAND, OR

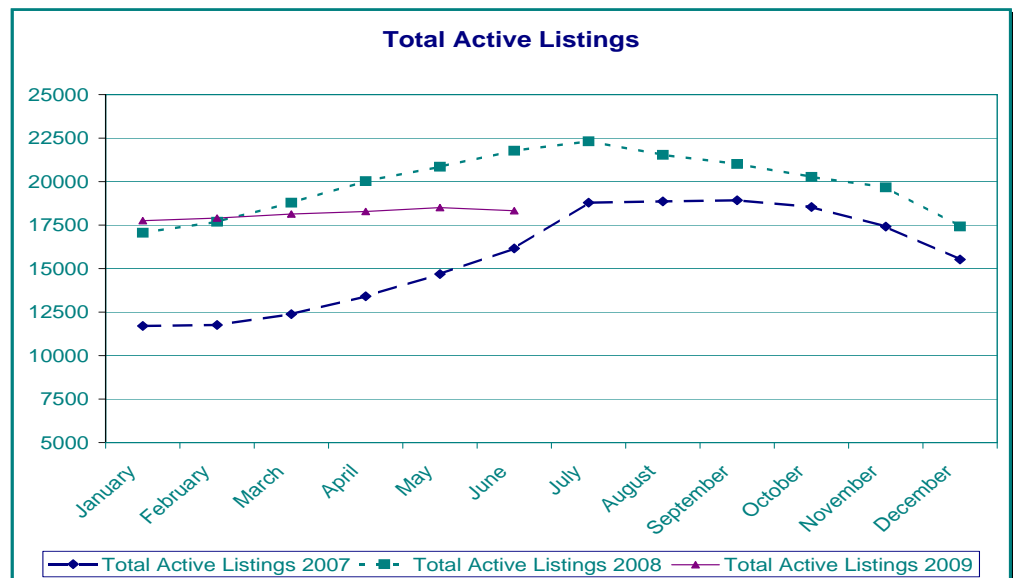
*This graph shows the active residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.*



## TOTAL ACTIVE LISTINGS

PORTLAND, OR

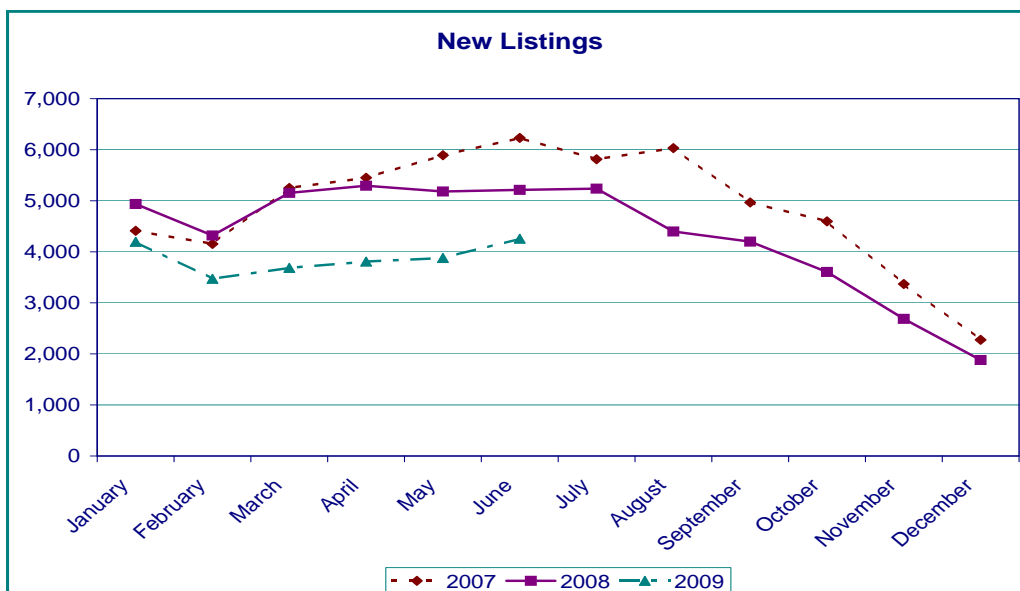
*This graph shows the total active listings over the past three calendar years in the greater Portland, Oregon metropolitan area.*



## NEW LISTINGS

PORTLAND, OR

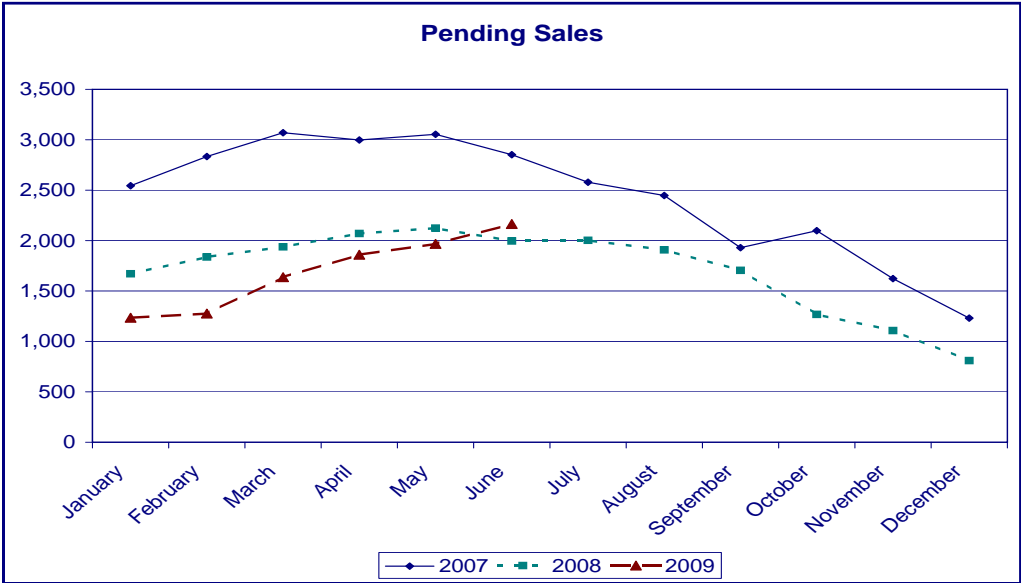
*This graph shows the new residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.*



## PENDING LISTINGS

### PORTLAND, OR

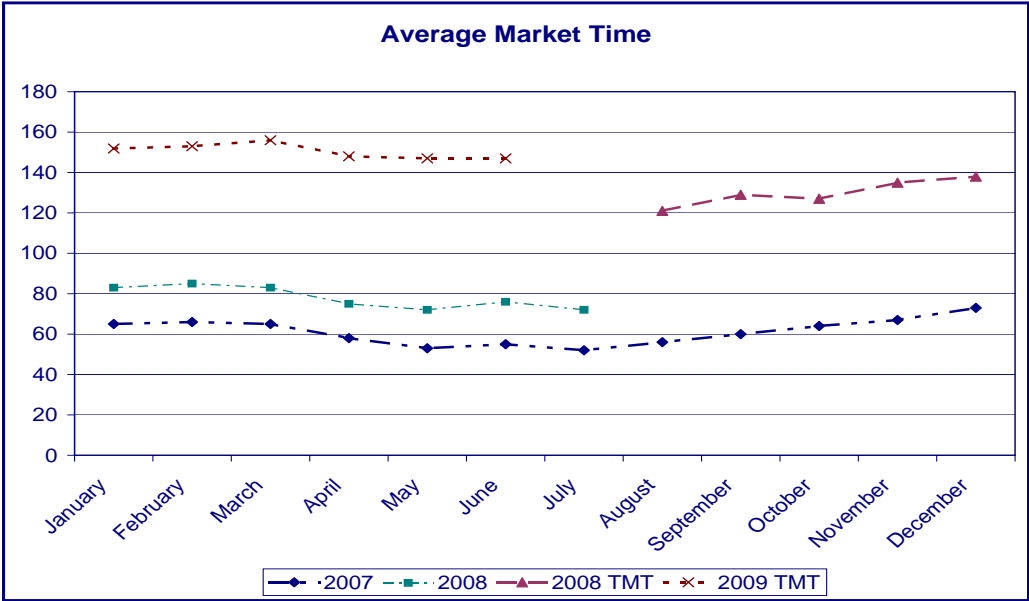
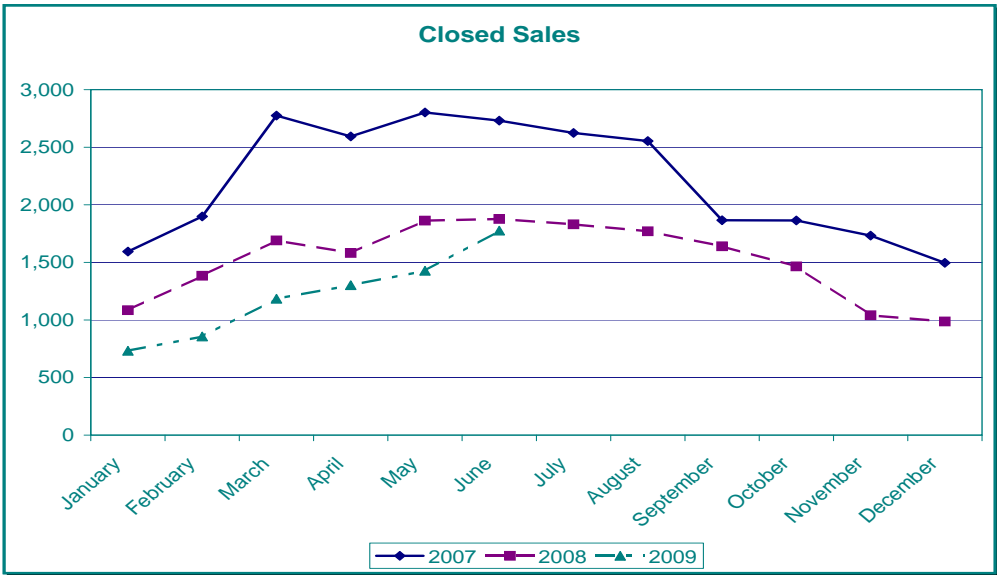
*This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.*



## CLOSED SALES

### PORTLAND, OR

*This graph shows the closed sales over the past three calendar years in the greater Portland, Oregon metropolitan area.*

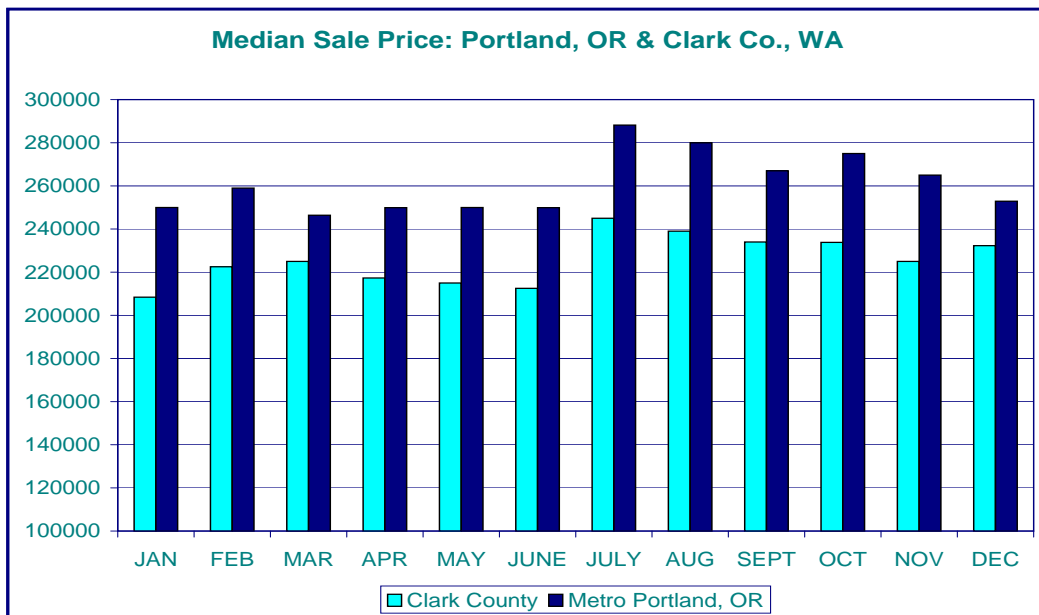
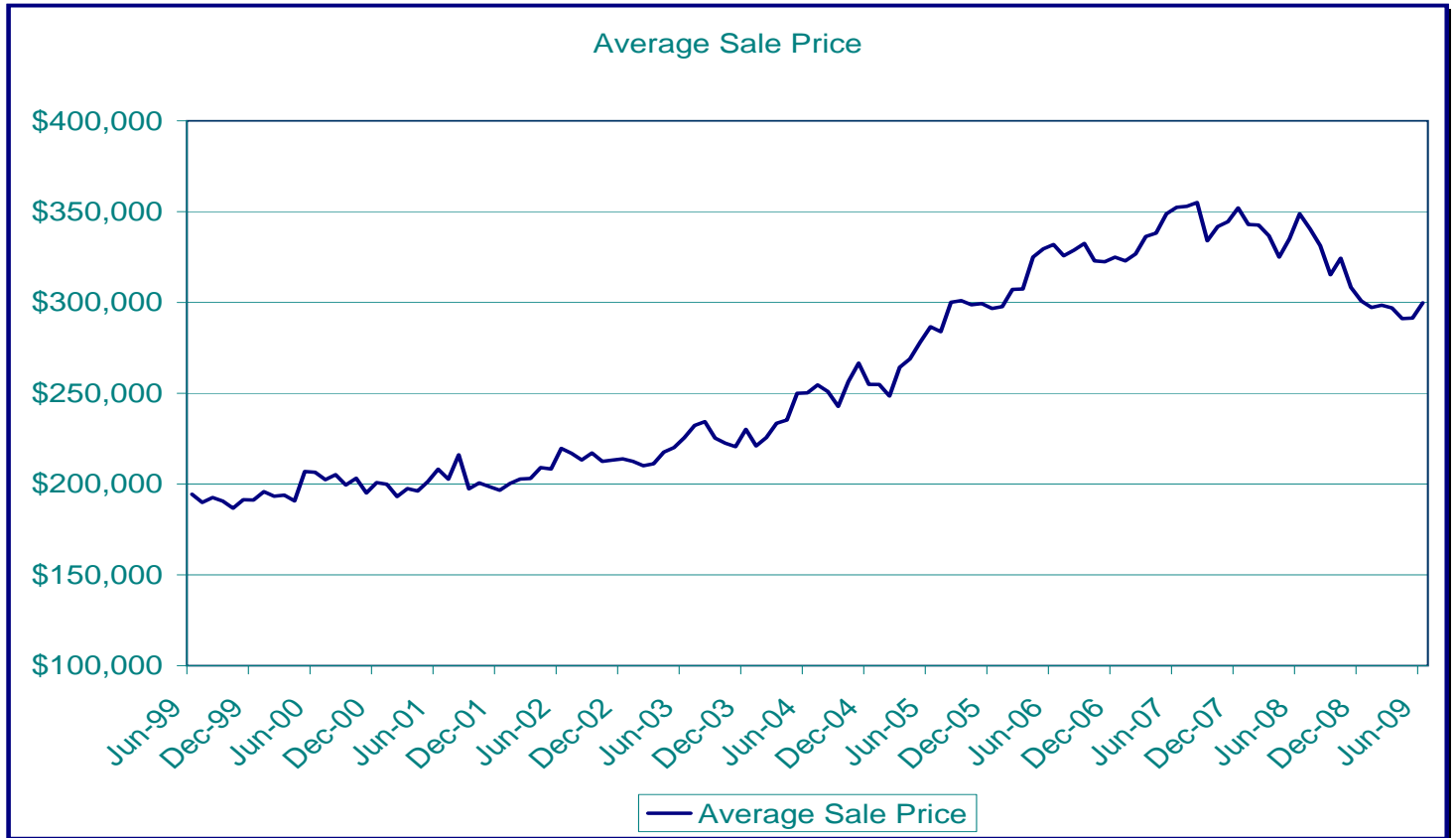


## DAYS ON MARKET

*This graph shows the average market time for sales in the Portland, Oregon metropolitan area. \*As of August 2008, graph now reports "Total Days on Market" - for details read footnotes on page 2.*

**AVERAGE SALE PRICE**  
**PORTLAND, OR**

*This graph represents the average sale price for all homes sold in the Portland, Oregon metropolitan area.*



**MEDIAN SALE PRICE**  
**PORTLAND, OR**

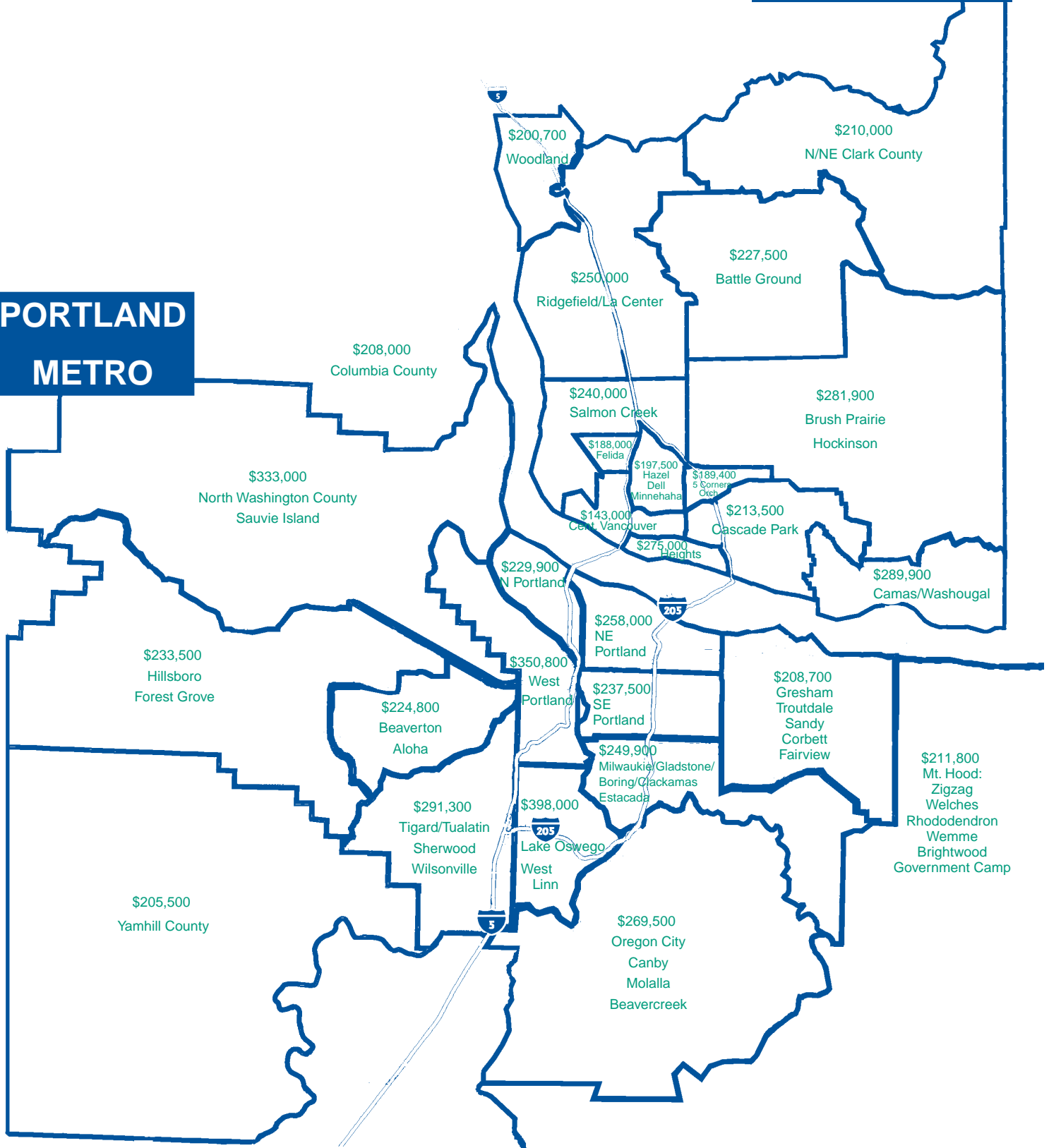
*This graph shows the median sale price over the past 12 months in the greater Portland, Oregon metropolitan area and Clark County, Washington.*

# MEDIAN SALE PRICE

## June 2009

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**PORTLAND  
METRO**





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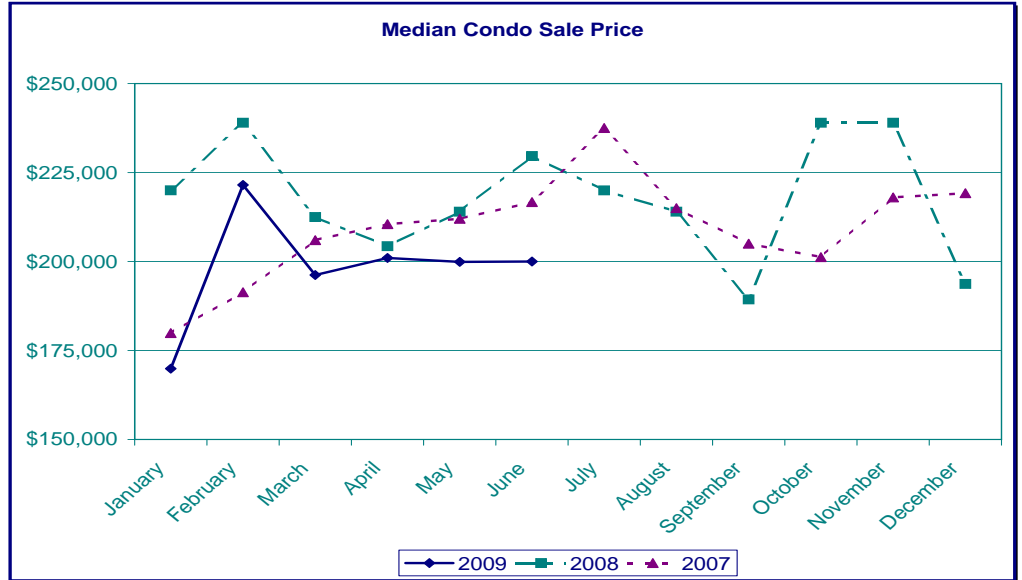
Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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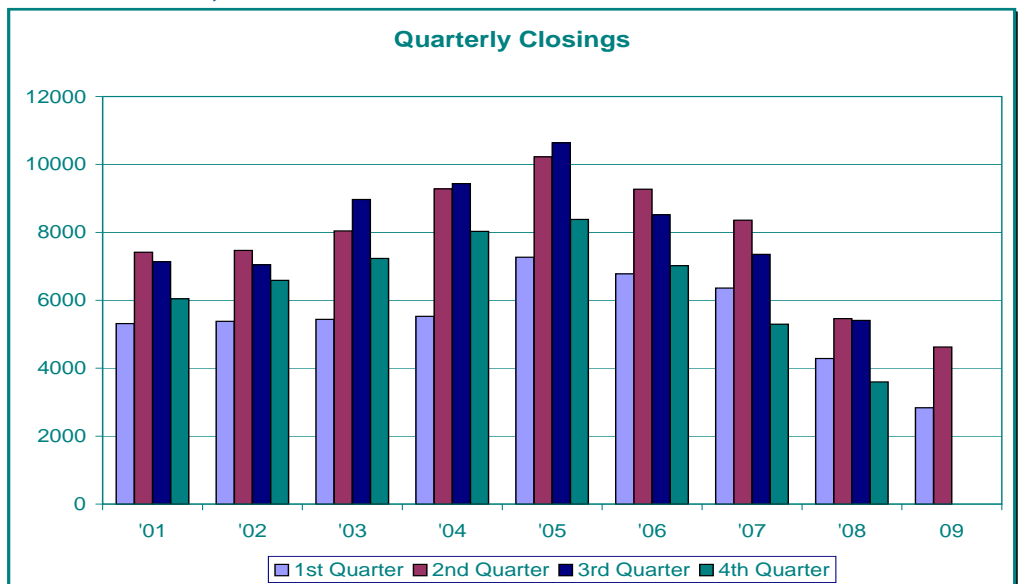
**MEDIAN SALE PRICE CONDOS  
PORTLAND, OR**

*This graph represents the median sale price for all condos sold in the last three calendar years in the Portland, Oregon metropolitan area.*



**QUARTERLY CLOSINGS  
PORTLAND, OR**

*This graph shows closings for each quarter in Portland, Oregon metropolitan area through Q2 2009.*



Gary Taylor, Chairman of the Board  
Beth Murphy, President  
Kurt von Wasmuth, Senior Vice President  
Natalie Middleton, Editor  
Joel Weiler, Assistant Editor

# MARKET ACTION

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

Residential Review: Southwest Washington

June 2009 Reporting Period

## June Residential Highlights

In June, same-month closed sales grew for the first time since September 2008, and same-month pending sales increased for the third straight month in Clark County.

Closed sales surpassed last June's total at a rate of 14.8%. Further, pending sales were up over last June by 30.6%. Conversely, new listings dropped 23%. See residential highlights table below.

When comparing June 2009 with May 2009 closed sales increased 36% (480 v. 353) and pending sales rose 8.9% (589 v. 541). New listing also grew 19.2% (983 v. 825).

At the month's rate of sales the 3,798 active residential listings would last approximately 7.9 months, its lowest point since August 2007.

## Second Quarter Report

Comparing the second quarter of 2009 (April-June) with that of 2008, pending sales rose 19.4% (1,602 v. 1,342). Closed sales were down 1.7% (1,208 v. 1,229). New listings fell 30.9% (2,682 v. 3,882).

## Sale Prices

The average sale price for June 2009 was down 12.2% compared to June 2008, while the median sale price dropped 15%. See residential highlights table below.

Month-to-month, the average sale price and median sale price were mixed when compared with May levels; the average sale price increased 2% (\$244,300 v. \$239,600) and the median sale price was down 1.2% (\$212,500 v. \$215,000).

Inventory in Months*			
	2007	2008	2009
January	9.7	17	21
February	7.8	14.6	18.6
March	7	11.9	11.7
April	7.2	12.4	11.9
May	7.1	12.6	11.1
June	6.8	12.6	7.9
July	7.6	12.7	
August	7.7	12.7	
September	12	12.7	
October	11.4	13.7	
November	11	16.9	
December	12.7	14.8	

\*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

## Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

### Average Sale Price % Change:

-13.2% (\$256,400 v. \$295,500)

### Median Sale Price % Change:

-11% (\$227,000 v. \$255,000)

For further explanation of this measure, see the second footnote on page 3.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time	Total Market Time
2009	June	983	589	480	244,300	212,500		153
	Year-to-date	5,324	2,687	2,022	242,400	215,000		167
2008	June	1,277	451	418	278,300	249,900	88	
	Year-to-date	7,484	2,531	2,189	287,700	250,000	95	
Change	June	-23.0%	30.6%	14.8%	-12.2%	-15.0%	N/A	N/A
	Year-to-date	-28.9%	6.2%	-7.6%	-15.7%	-14.0%	N/A	N/A

\*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.

# AREA REPORT • 6/2009

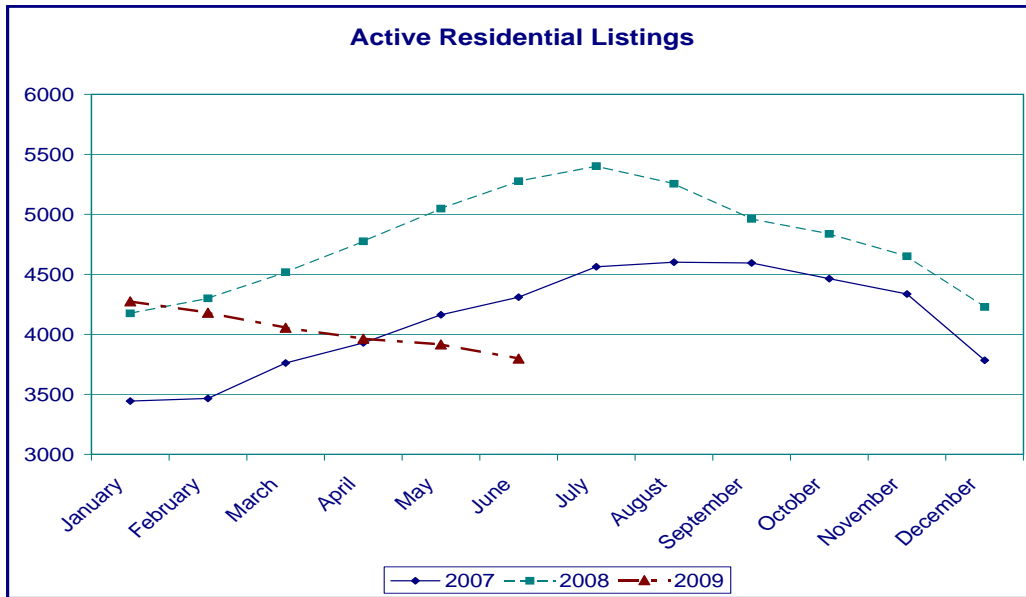
## SW Washington

	RESIDENTIAL															Avg. Sale Price % Change <sup>2</sup>	COMMERCIAL		LAND		MULTIFAMILY		
	Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date				
	Active Listings	New Listings <sup>3</sup>	Expired/Cancelled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>4</sup>	New Listings	Pending Sales 2009	Pending Sales 2009 v. 2008	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
11	Downtown Vancouver	110	36	15	25	150.0%	13	161,700	126	177	84	25.4%	52	173,700	159,200	169	-13.2%	1	866,000	-	-	-	-
12	NW Heights	88	16	10	21	75.0%	21	129,000	164	140	81	12.5%	58	133,100	132,000	172	-13.4%	1	199,900	1	76,000	5	146,000
13	SW Heights	97	18	17	4	-50.0%	5	300,400	92	112	34	-17.1%	27	354,300	248,000	139	-19.8%	-	-	3	190,000	2	169,000
14	Lincoln/Hazel Dell	54	15	8	8	-20.0%	5	215,500	145	90	44	10.0%	36	208,600	200,000	120	-11.2%	-	-	-	-	1	226,400
15	E Hazel Dell	209	52	18	30	7.1%	33	182,900	116	283	169	14.2%	131	185,200	190,000	139	-13.9%	1	475,000	1	88,000	2	335,700
20	NE Heights	100	29	11	17	41.7%	18	184,800	219	125	84	20.0%	61	188,500	190,000	179	-11.6%	-	-	-	-	1	205,000
21	Orchards	197	63	24	37	-2.6%	32	183,200	119	305	169	-12.0%	125	193,400	185,000	162	-11.4%	-	-	2	365,000	-	-
22	Evergreen	299	81	86	55	5.8%	43	196,600	117	451	243	-18.2%	186	198,200	180,500	135	-11.4%	1	45,000	2	57,500	3	220,000
23	E Heights	73	16	11	6	-40.0%	4	316,700	173	102	35	-31.4%	29	246,900	225,000	155	-11.6%	-	-	-	-	1	229,000
24	Cascade Park	118	32	20	27	80.0%	18	283,200	177	166	94	14.6%	62	271,000	241,000	195	-0.4%	-	-	-	-	2	260,000
25	Five Corners	80	27	14	18	20.0%	16	184,000	120	141	89	-6.3%	68	180,100	180,000	162	-17.5%	-	-	-	-	1	120,000
26	E Orchards	115	33	17	25	78.6%	14	249,500	117	177	97	11.5%	77	235,700	225,000	148	-17.5%	-	-	1	40,000	-	-
27	Fisher's Landing	110	38	18	28	-12.5%	25	267,100	181	192	138	-6.1%	113	250,000	242,000	156	-12.8%	-	-	-	-	-	-
31	SE County	39	8	4	1	-75.0%	1	530,000	13	40	10	-41.2%	7	432,200	365,000	100	16.0%	-	-	1	550,000	-	-
32	Camas City	272	84	44	45	21.6%	52	323,300	171	424	224	36.6%	194	325,300	314,500	181	-12.0%	-	-	9	91,100	2	186,600
33	Washougal	265	68	32	35	45.8%	27	285,800	118	348	164	26.2%	112	273,100	259,000	182	-17.1%	-	-	14	126,000	1	109,000
41	N Hazel Dell	134	50	9	15	-6.3%	7	218,500	99	190	84	-10.6%	69	233,000	225,000	174	-17.4%	-	-	1	80,000	1	850,000
42	S Salmon Creek	140	44	23	29	70.6%	13	241,000	149	234	119	-16.2%	80	223,500	225,000	154	-15.1%	-	-	4	59,400	-	-
43	N Felida	160	33	26	24	41.2%	21	284,300	130	238	112	13.1%	92	267,500	243,300	175	-20.6%	-	-	1	50,000	1	183,900
44	N Salmon Creek	207	50	35	21	23.5%	20	271,800	173	261	110	17.0%	87	270,300	250,000	188	-17.1%	-	-	2	1,444,000	-	-
50	Ridgefield	75	17	11	12	100.0%	14	276,600	182	103	59	18.0%	43	259,100	250,000	195	-16.9%	-	-	1	133,000	-	-
51	W of I-5 County	41	9	10	1	0.0%	2	287,100	129	39	15	25.0%	14	382,100	350,000	224	-5.2%	-	-	4	288,800	-	-
52	NW E of I-5 County	68	16	7	12	140.0%	3	402,100	458	75	32	52.4%	15	416,100	375,400	237	-18.1%	-	-	4	143,800	-	-
61	Battleground	248	55	47	41	64.0%	38	253,300	173	348	176	21.4%	127	243,800	211,900	168	-9.5%	2	193,800	2	137,500	-	-
62	Brush Prairie	256	43	31	27	80.0%	27	308,700	199	316	132	16.8%	91	296,400	276,300	177	-19.6%	-	-	5	127,000	-	-
63	East County	4	-	-	-	-	-	-	-	3	1	-	-	-	-	-	-28.3%	-	-	-	-	-	-
64	Central County	25	6	4	1	0.0%	1	272,000	15	34	14	40.0%	9	350,300	350,000	247	-17.5%	-	-	-	-	-	-
65	Mid-Central County	35	10	8	5	66.7%	2	359,000	365	43	17	142.9%	14	304,600	316,000	226	-22.0%	-	-	1	315,000	-	-
66	Yacolt	51	12	5	6	100.0%	3	204,500	160	58	18	-18.2%	15	190,300	185,000	151	-25.9%	-	-	1	165,000	-	-
70	La Center	74	12	7	5	66.7%	1	166,600	153	53	23	64.3%	19	250,700	249,900	187	-26.9%	-	-	-	-	1	282,500
71	N Central	36	5	5	6	500.0%	1	210,000	91	39	14	250.0%	8	272,700	255,000	238	-14.3%	-	-	1	610,000	-	-
72	NE Corner	18	5	1	2	-	-	-	-	17	2	-33.3%	1	265,900	265,900	121	26.1%	-	-	1	145,000	-	-
	<b>Grand Total</b>	<b>3,798</b>	<b>983</b>	<b>578</b>	<b>589</b>	<b>30.6%</b>	<b>480</b>	<b>244,300</b>	<b>153</b>	<b>5,324</b>	<b>2,687</b>	<b>6.2%</b>	<b>2,022</b>	<b>242,400</b>	<b>215,000</b>	<b>167</b>	<b>-13.2%</b>	<b>6</b>	<b>328,900</b>	<b>62</b>	<b>193,800</b>	<b>24</b>	<b>229,100</b>
80	Woodland City	34	8	20	6	-33.3%	5	218,200	123	45	34	-2.9%	27	227,700	223,000	197	-22.9%	-	-	-	-	-	-
81	Woodland Area	69	9	4	6	50.0%	1	185,000	623	58	18	28.6%	10	323,500	338,800	315	-28.8%	-	-	3	150,200	-	-
82	Cowlitz County	354	57	41	27	-6.9%	28	189,600	140	391	160	-5.9%	125	187,300	175,000	140	-9.5%	-	-	14	108,400	6	390,900
	<b>Grand Total</b>	<b>457</b>	<b>74</b>	<b>65</b>	<b>39</b>	<b>-7.1%</b>	<b>34</b>	<b>193,700</b>	<b>152</b>	<b>494</b>	<b>212</b>	<b>-3.2%</b>	<b>162</b>	<b>202,400</b>	<b>189,000</b>	<b>160</b>	<b>-14.5%</b>	<b>-</b>	<b>-</b>	<b>17</b>	<b>115,800</b>	<b>6</b>	<b>390,900</b>
87	Pacific County	172	20	7	10	233.3%	13	213,800	188	162	52	13.0%	41	174,100	150,000	228	-6.6%	-	-	7	41,600	-	-

## ACTIVE RESIDENTIAL LISTINGS

### SW WASHINGTON

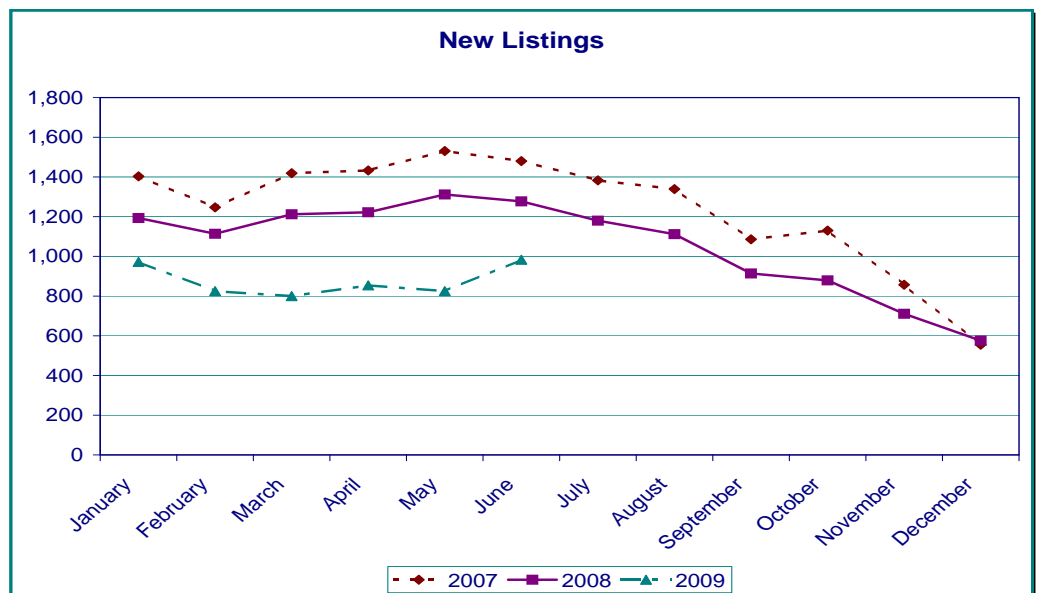
*This graph shows the active residential listings over the past three calendar years in Southwest Washington.*



## NEW LISTINGS

### SW WASHINGTON

*This graph shows the new residential listings over the past three calendar years in Southwest Washington.*



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2009 with June 2008. The Year-To-Date section compares year-to-date statistics from June 2009 with year-to-date statistics from June 2008.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/08-6/30/09) with 12 months before (7/1/07-6/30/08).

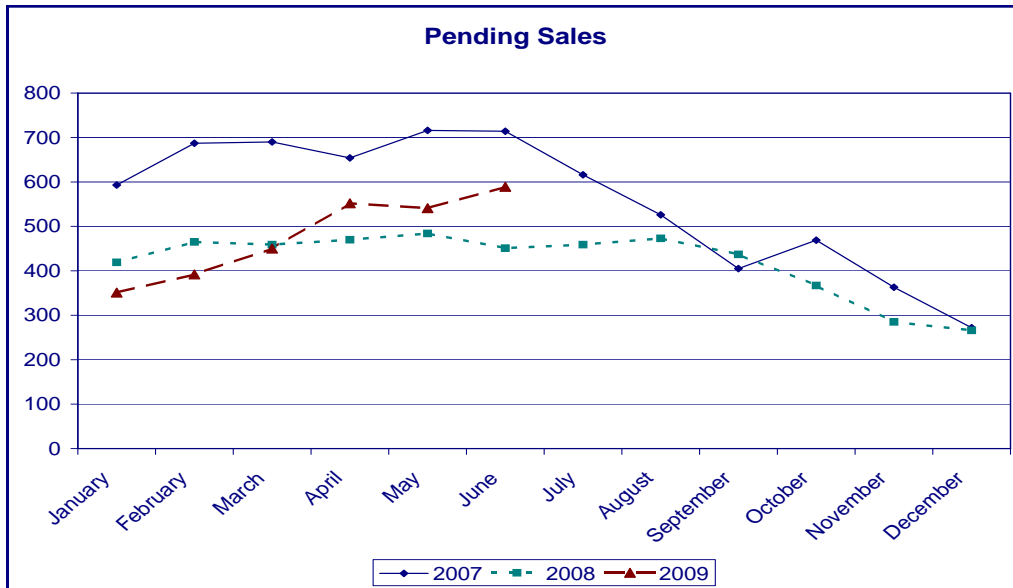
<sup>3</sup> As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

<sup>4</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.

## PENDING LISTINGS

### SW WASHINGTON

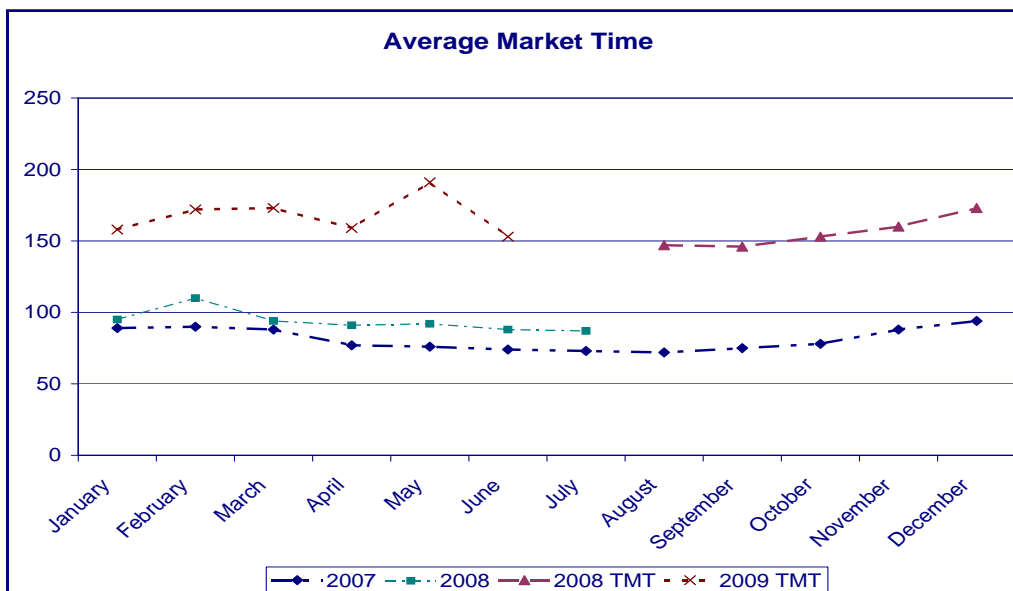
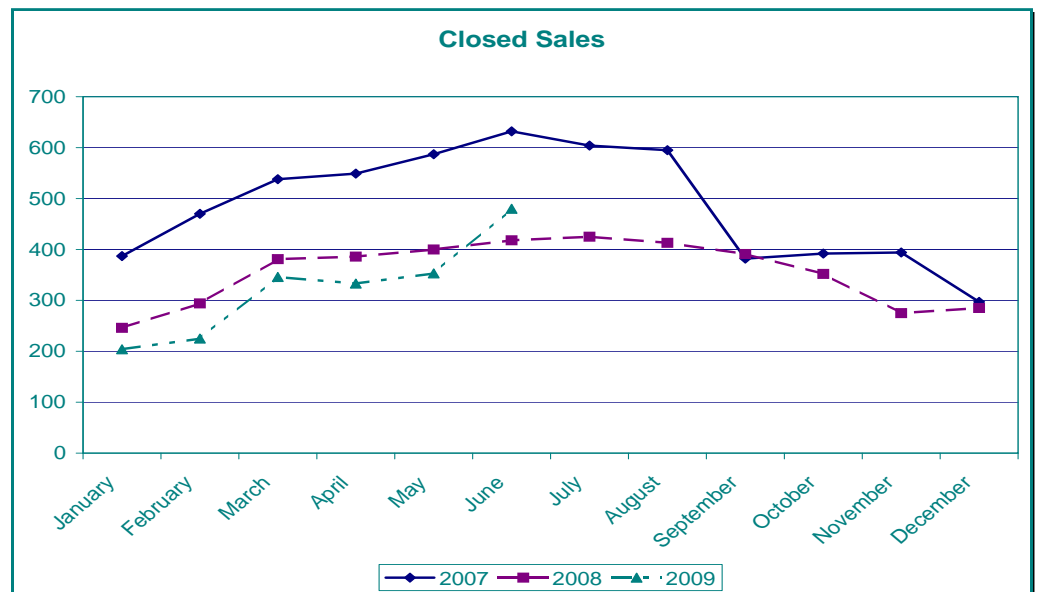
*This graph represents monthly accepted offers in Southwest Washington over the past three calendar years.*



## CLOSED SALES

### SW WASHINGTON

*This graph shows the closed sales over the past three calendar years in Southwest Washington.*



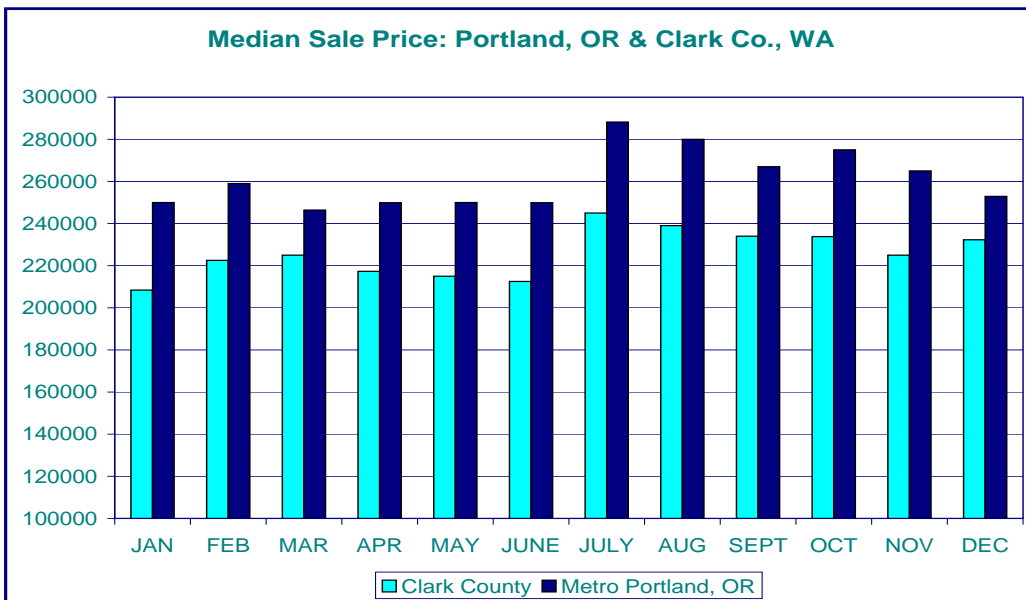
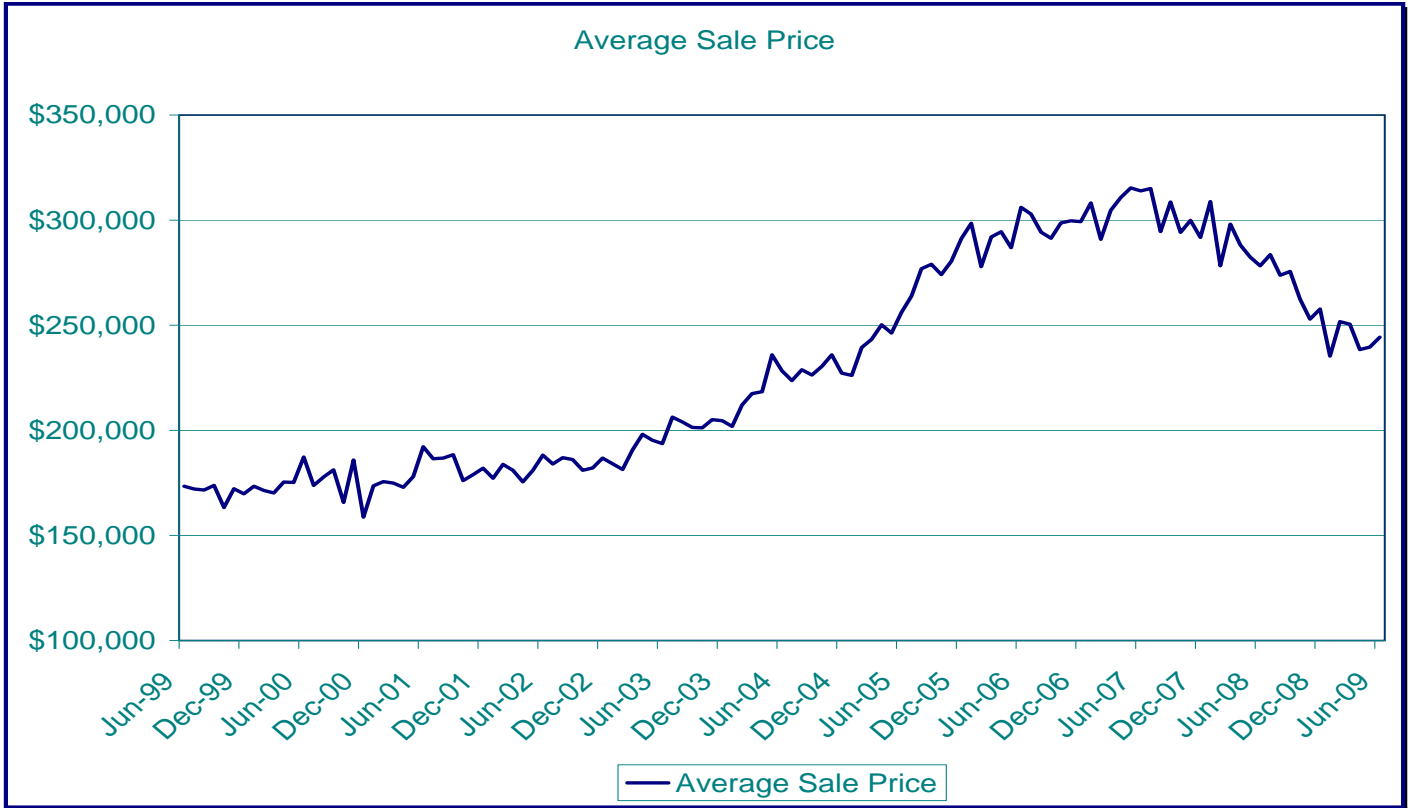
## DAYS ON MARKET

### SW WASHINGTON

*This graph shows the average market time for sales in Southwest Washington. \*As of August 2008, graph now reports "Total Days on Market" - for details read footnotes on page 3.*

**AVERAGE SALE PRICE**  
**SW WASHINGTON**

*This graph represents the average sale price for all homes sold in Southwest Washington*



**MEDIAN SALE PRICE**  
**SW WASHINGTON**

*This graph shows the median sale price over the past 12 months in the greater Portland, Oregon metropolitan area and Clark County.*



# MARKET ACTION

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

Residential Review: Union County, Oregon

June 2009 Reporting Period

## June Residential Highlights

In June, sales activity was mixed when compared with June 2008. Pending sales rose 3.8%, while closed sales fell 5.3%. New listings were down 14.5%.

## Second Quarter Report

Comparing the second quarter of 2009 with that of 2008, pending sales rose 18.3% (71 v. 60), while closed sales fell 15.8% (48 v. 57). New listings decreased 8.2% (145 v. 158).

## Sale Prices

The average sale price for June 2009 was up 9.3% compared to June 2008, while the median sale price rose 6%. See residential highlights table below.

Comparing June 2009 prices with those in May 2009, the average sale price fell 13.9% (\$147,800 v. \$171,600) and the median sale price was up 4.4% (\$141,000 v. \$135,000).

## Inventory in Months\*

	2007	2008	2009
January	N/A	8.1	38.3
February	N/A	18.9	12.4
March	N/A	12.5	19.9
April	N/A	8.9	13.1
May	N/A	9.3	12.9
June	N/A	11.3	11.6
July	N/A	10.0	
August	4.4	8.8	
September	5.1	6.8	
October	6.2	9.7	
November	7.4	11.9	
December	7.9	16.4	

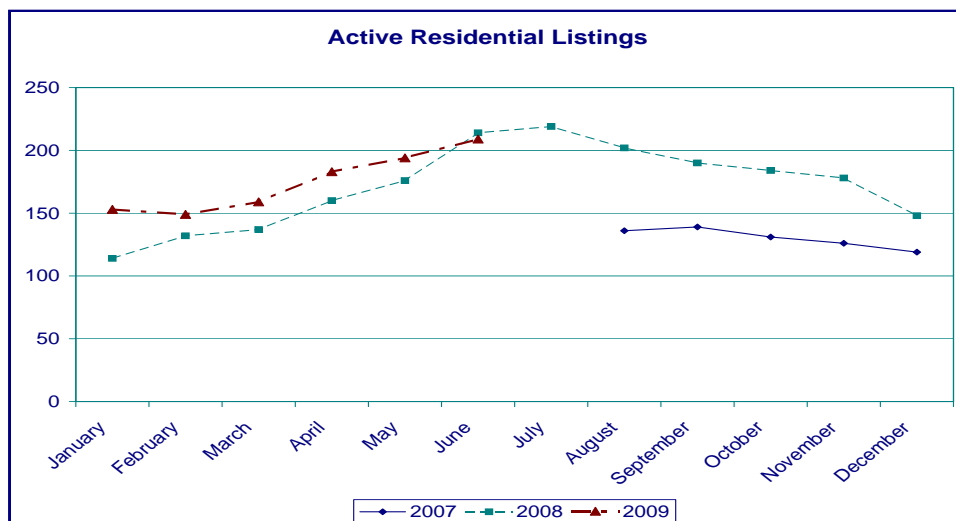
Union County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time	Total Market Time
2009	June	53	27	18	147,800	141,000		100
	Year-to-date	219	111	74	143,600	129,500		160
2008	June	62	26	19	135,200	133,000	124	
	Year-to-date	262	106	88	163,300	126,000	106	
Change	June	-14.5%	3.8%	-5.3%	9.3%	6.0%	N/A	N/A
	Year-to-date	-16.4%	4.7%	-15.9%	-12.1%	2.8%	N/A	N/A

\*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

## Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

**Average Sale Price % Change:**  
0% (\$157,200 v. \$157,200)  
**Median Sale Price % Change:**  
+5.4% (\$133,000 v. \$126,200)

For further explanation of this measure, see the second footnote on page 2.



## ACTIVE RESIDENTIAL LISTINGS UNION COUNTY, OR

*This graph shows the active residential listings over the past three calendar years in Union County, Oregon.*

# AREA REPORT • 6/2009

## Union County, Oregon

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
	Current Month									Year-To-Date						Year-To-Date		Year-To-Date		Year-To-Date	
	Active Listings	New Listings <sup>3</sup>	Expired/Canceled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>4</sup>	New Listings	Pending Sales 2009	Pending Sales 2009 v. 2008	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97824 Cove	16	4	1	1	-50.0%	1	115,000	211	12	6	20.0%	4	175,400	160,800	-30.1%	-	-	3	93,700	-	-
97827 Elgin	37	10	2	3	0.0%	1	170,000	44	28	8	-38.5%	4	220,200	182,500	19.6%	-	-	1	140,000	-	-
97841 Imbler	1	1	-	1	0.0%	-	-	-	1	3	200.0%	1	110,000	110,000	-8.3%	-	-	-	-	-	-
97850 La Grande/Island City	121	35	10	21	50.0%	16	148,500	97	150	84	18.3%	58	138,300	133,000	3.7%	3	94,500	1	9,000	2	163,500
97867 North Powder	7	-	-	-	-100.0%	-	-	-	5	0	-100.0%	-	-	-	9.8%	-	-	1	120,000	-	-
97876 Summerville	11	-	1	-	-100.0%	-	-	-	7	0	-100.0%	1	325,000	325,000	-3.4%	-	-	-	-	-	-
97883 Union	16	3	3	1	-75.0%	-	-	-	16	10	-16.7%	6	98,200	112,000	-4.4%	1	60,000	2	49,500	-	-
Union Co. Total	209	53	17	27	3.8%	18	147,800	100	219	111	4.7%	74	143,600	129,500	0.0%	4	85,900	8	81,100	2	163,500

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2009 with June 2008. The Year-To-Date section compares year-to-date statistics from June 2009 with year-to-date statistics from June 2008.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/08-6/30/09) with 12 months before (7/1/07-6/30/08).

<sup>3</sup> As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

<sup>4</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.

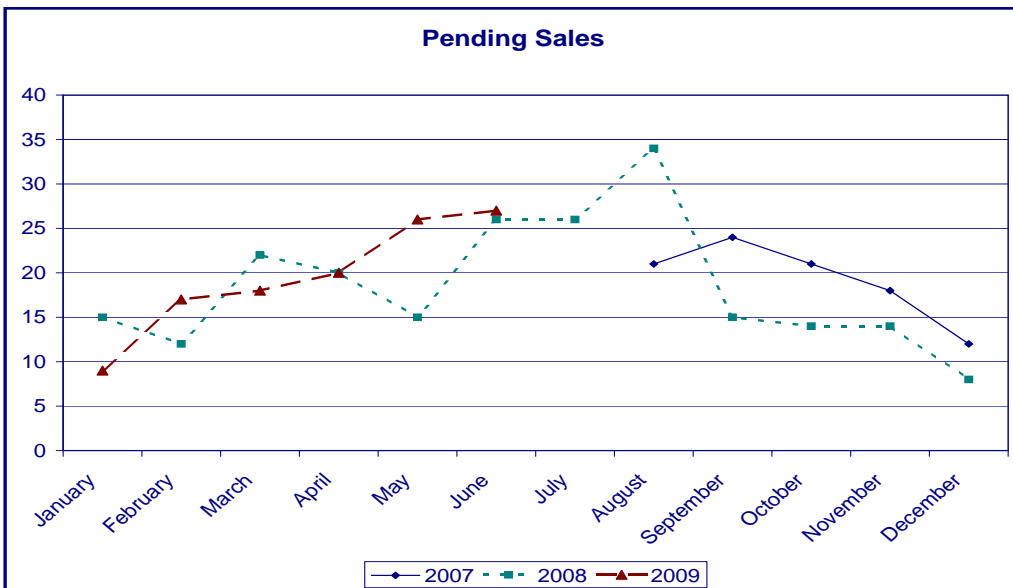
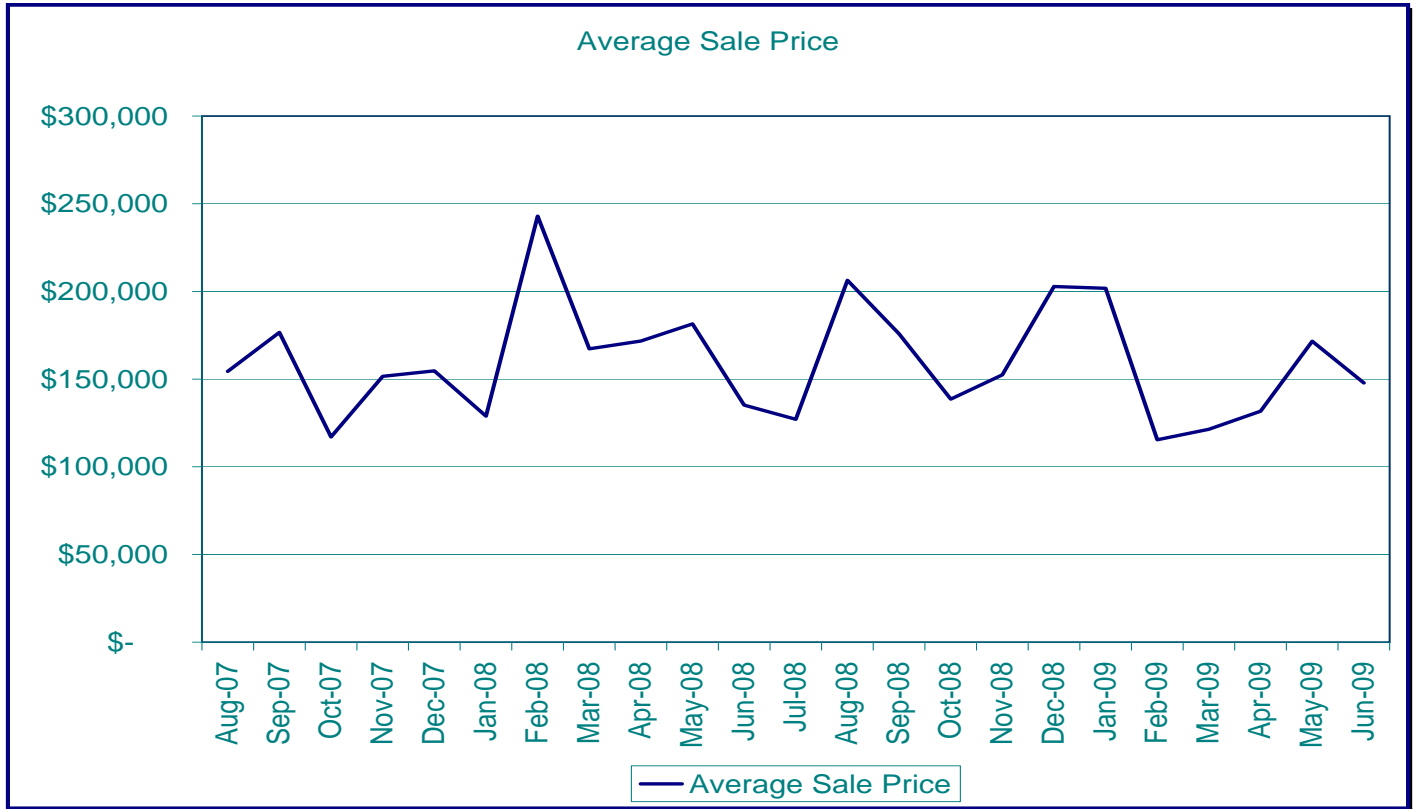


### NEW LISTINGS UNION COUNTY, OR

*This graph shows the new residential listings over the past three calendar years in Union County, Oregon.*

**AVERAGE SALE PRICE**  
**UNION COUNTY, OR**

*This graph represents the average sale price for all homes sold in Union County, Oregon.*



**PENDING LISTINGS**

**UNION COUNTY, OR**

*This graph represents monthly accepted offers in Union County, Oregon over the past three calendar years.*



MULTIPLE LISTING SERVICE

Corporate  
825 NE Multnomah, Suite 270  
Portland, OR 97232  
(503) 236-7657  
Fax: (503) 230-0689

Southwest Washington  
1514 Broadway, Suite 101  
Vancouver, WA 98663  
(360) 696-0718  
Fax: (360) 696-9342

Salem  
2110 Mission St. SE, Suite 305  
Salem, OR 97302  
(503) 587-8810  
Fax: (503) 585-3817

Lane County: Eugene  
2139 Centennial Plaza  
Eugene, OR 97401  
(541) 686-2885  
Fax: (541) 484-3854

Lane County: Florence  
PO Box 414  
Florence, OR 97439  
(541) 902-2560  
Fax: (541) 902-1341

Douglas County Oregon  
1299 NW Ellan, Suite 3  
Roseburg, OR 97470  
(541) 673-3571  
Fax: (541) 673-6581

Curry County  
PO Box 6307  
Brookings, OR 97415  
(541) 469-0219  
Fax: (541) 469-9695

Mid-Columbia  
PO Box 1088  
Hood River, OR 97031  
(541) 436-2956  
Fax: (541) 387-6657

Eastern Oregon  
PO Box 751  
Hermiston, OR 97838  
(541) 567-5186  
Fax: (541) 289-7320

Coos County  
1946 Sherman Ave., Suite 101  
North Bend, OR 97459  
(541) 751-1070  
Fax: (541) 751-1083

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

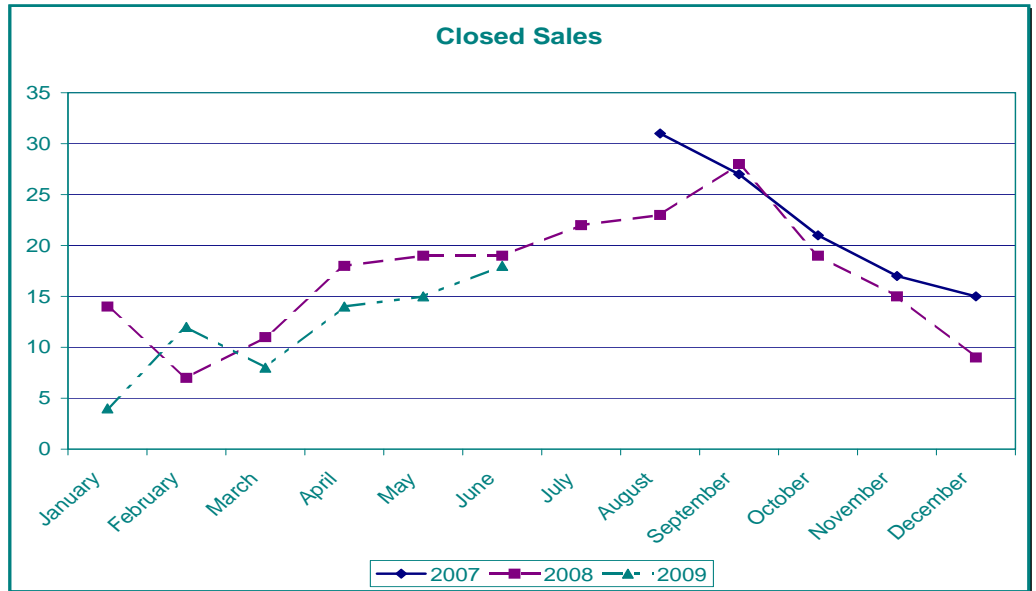
Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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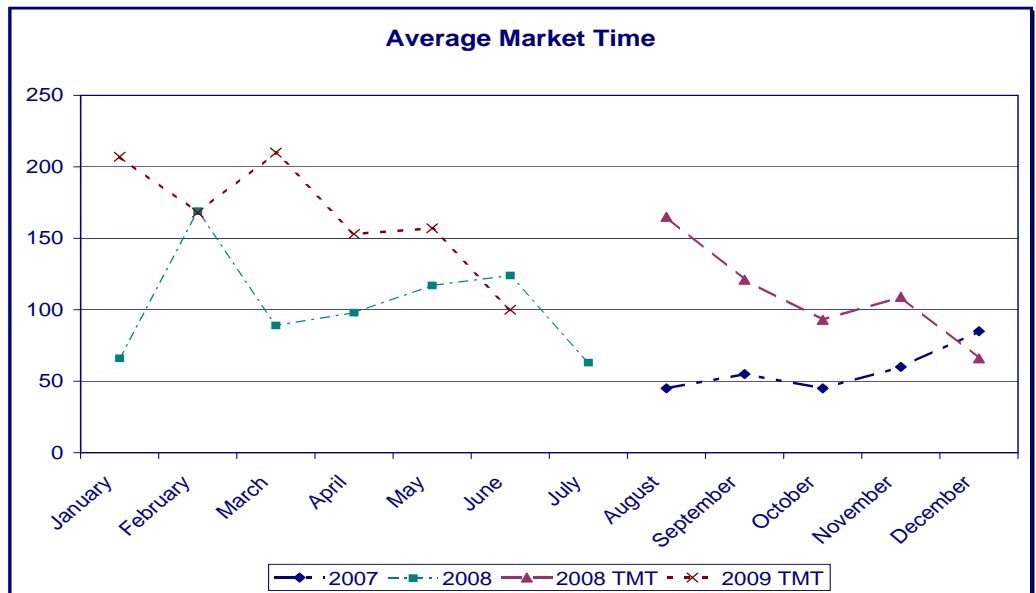
### CLOSED SALES UNION COUNTY, OR

This graph shows the closed sales over the past three calendar years in Union County, Oregon.



### DAYS ON MARKET UNION COUNTY, OR

This graph shows the average market time for sales in Union County, Oregon. \*As of August 2008, graph now reports "Total Days on Market" - for details read footnotes on page 2.



Gary Taylor, Chairman of the Board  
Beth Murphy, President  
Kurt von Wasmuth, Senior Vice President  
Natalie Middleton, Editor  
Joel Weiler, Assistant Editor

# MARKET ACTION

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

Residential Review: Wallowa County, Oregon

June 2009 Reporting Period

## Wallowa County Residential Highlights

We are happy to announce that Wallowa County, Oregon will now have a regular edition of the Market Action newsletter.

However, because our historical data is limited due to the recent conversion, we are unable to provide comparable statistics at this time. We will include appreciation and percentage changes for all categories as soon as comparable data is available. See residential highlights table below for a comparison of the last two months.

Inventory in Months*	
	2009
January	20.4
February	N/A
March	108
April	125
May	46
June	46.7
July	
August	
September	
October	
November	
December	

\*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

Wallowa County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2009	June	14	4	3	176,000	161,500	137
	Year-to-date	79	12	14	166,600	160,000	169
2009	May	12	3	3	118,300	131,000	243
	Year-to-date	65	9	11	164,000	130,000	178
Change	June v. May	16.7%	33.3%	0.0%	48.8%	23.3%	N/A

## AREA REPORT • 6/2009

		RESIDENTIAL													COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date						Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings <sup>3</sup>	Expired/Cancelled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>4</sup>	New Listings	Pending Sales 2009	Pending Sales 2009 v. 2008	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
97885	Wallowa	16	0	4	1	-	0	-	8	1	-	0	-	-	-	0	-	0	-	0	-
97857	Lostine	6	1	0	0	-	0	-	3	0	-	-	-	-	-	-	1	132,000	0	-	
97842	Imnaha	0	1	1	-	-	-	-	1	0	-	-	-	-	-	1	375,000	2	28,800	0	-
97846	Joseph	61	7	2	1	-	1	160,000	35	35	3	4	219,900	242,500	-	-	1	145,000	0	-	
97028	Enterprise	57	5	-	2	-	2	184,000	188	32	8	10	145,300	145,000	-	-	-	-	0	-	
	Wallowa Co. Total	140	14	7	4	-	3	176,000	74	79	12	14	166,600	160,000	-	1	-	4	83,700	-	-

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2009 with June 2008. The Year-To-Date section compares year-to-date statistics from June 2009 with year-to-date statistics from June 2008.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/08-6/30/09) with 12 months before (7/1/07-6/30/08).

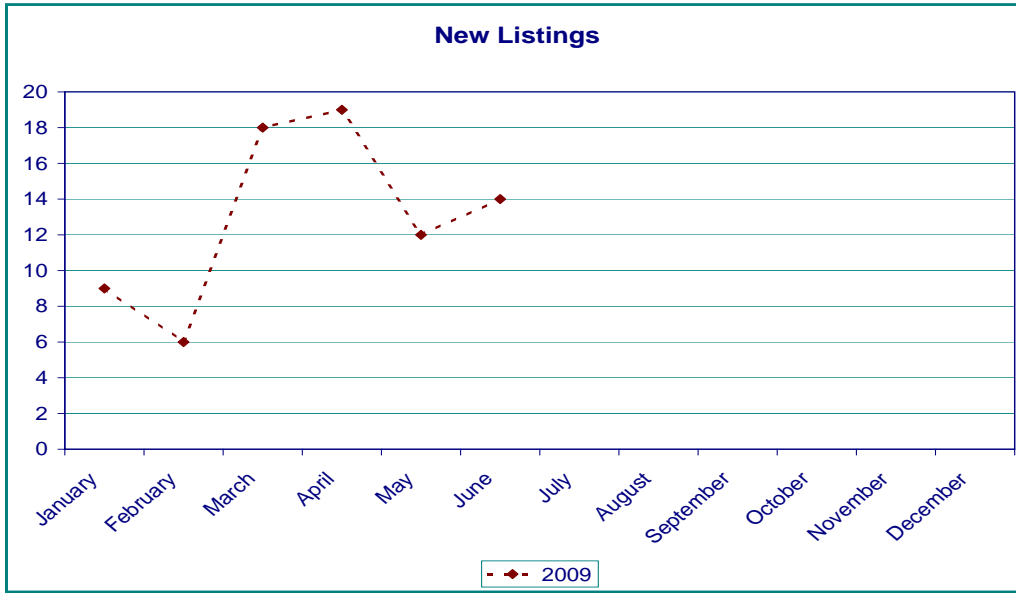
<sup>3</sup> As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

<sup>4</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.

## NEW LISTINGS

### WALLOWA COUNTY, OR

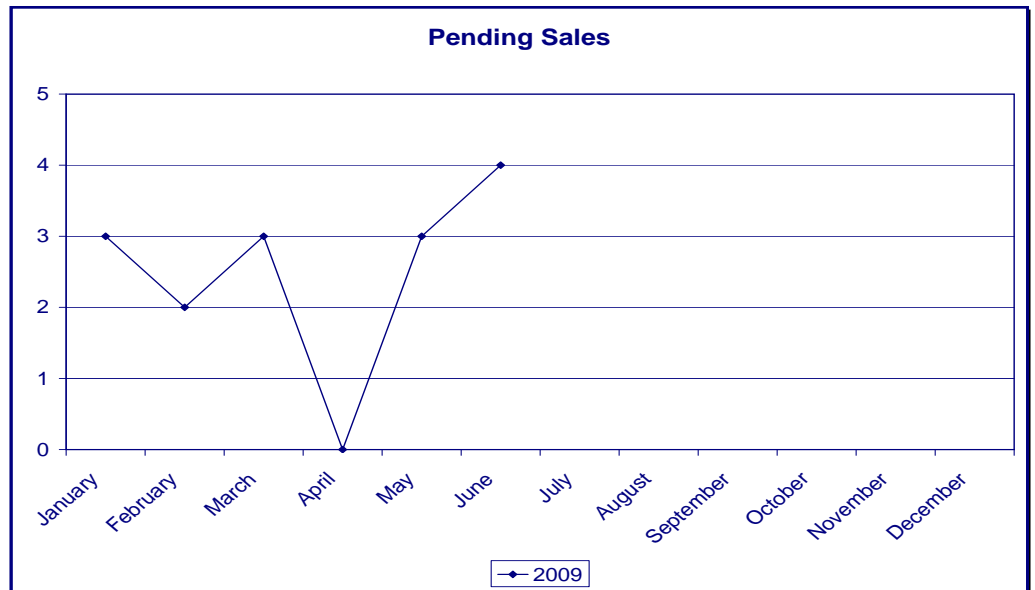
*This graph shows the new residential listings in Wallowa County, Oregon.*



## PENDING LISTINGS

### WALLOWA COUNTY, OR

*This graph represents monthly accepted offers in Wallowa County, Oregon.*



## ACTIVE RESIDENTIAL LISTINGS

### WALLOWA COUNTY, OR

*This graph shows the active residential listings in Wallowa County, Oregon.*

Corporate  
825 NE Multnomah, Suite 270  
Portland, OR 97232  
(503) 236-7657  
Fax: (503) 230-0689

Southwest Washington  
1514 Broadway, Suite 101  
Vancouver, WA 98663  
(360) 696-0718  
Fax: (360) 696-9342

Salem  
2110 Mission St. SE, Suite 305  
Salem, OR 97302  
(503) 587-8810  
Fax: (503) 585-3817

Lane County: Eugene  
2139 Centennial Plaza  
Eugene, OR 97401  
(541) 686-2885  
Fax: (541) 484-3854

Lane County: Florence  
PO Box 414  
Florence, OR 97439  
(541) 902-2560  
Fax: (541) 902-1341

Douglas County Oregon  
1299 NW Ellan, Suite 3  
Roseburg, OR 97470  
(541) 673-3571  
Fax: (541) 673-6581

Curry County  
PO Box 6307  
Brookings, OR 97415  
(541) 469-0219  
Fax: (541) 469-9695

Mid-Columbia  
PO Box 1088  
Hood River, OR 97031  
(541) 436-2956  
Fax: (541) 387-6657

Eastern Oregon  
PO Box 751  
Hermiston, OR 97838  
(541) 567-5186  
Fax: (541) 289-7320

Coos County  
1946 Sherman Ave., Suite 101  
North Bend, OR 97459  
(541) 751-1070  
Fax: (541) 751-1083

**The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.**

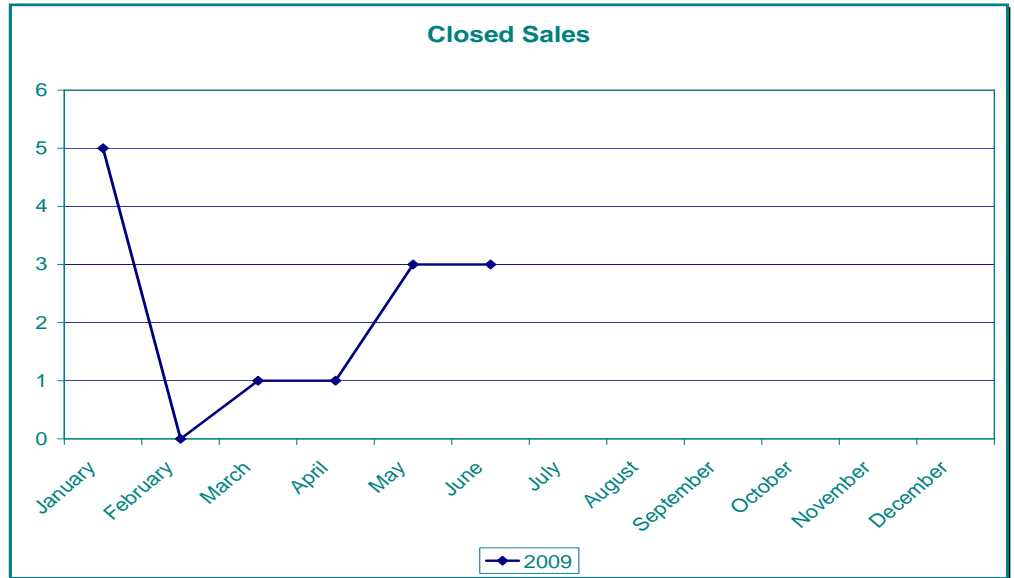
Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

RMLS™ was formed by area Boards and Associations of REALTORS® in 1991.

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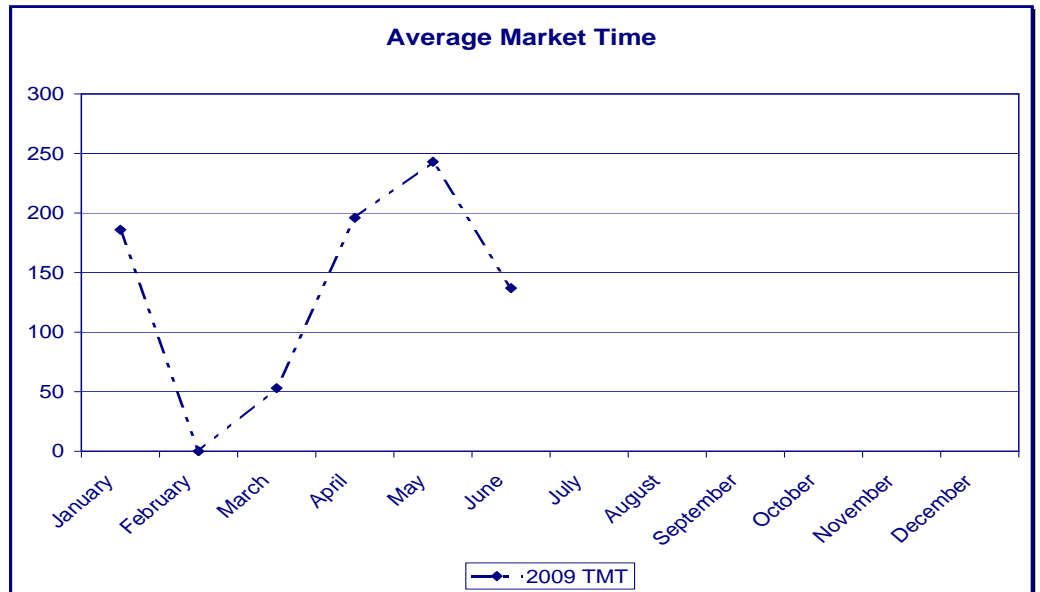
## CLOSED SALES WALLOWA COUNTY, OR

*This graph shows the closed sales in Wallowa County, Oregon.*



## DAYS ON MARKET WALLOWA COUNTY, OR

*This graph shows the average market time for sales in Wallowa County, Oregon.*



Gary Taylor, Chairman of the Board  
Beth Murphy, President  
Kurt von Wasmuth, Senior Vice President  
Natalie Middleton, Editor  
Joel Weiler, Assistant Editor