

# MARKET ACTION



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

Residential Review: Baker County, Oregon

September 2009 Reporting Period

## September Residential Highlights

In September, Baker County sales activity slowed compared to last September. Closed sales dropped 26.1%, while pending sales fell 36.4%. New listings, on the other hand, rose 8.3%.

## Third Quarter Report

Comparing the third quarter of 2009 with that of 2008, closed sales were down 9.6% (47 v. 52) and pending sales fell 11.5% (46 v. 52). New listings were down 3.3% (88 v. 91).

## Sale Prices

Sale prices were mixed in September compared to September 2008. The average sale price dropped 1%, while the median increased 26.3%. See residential highlights table below.

Comparing September 2009 prices with those in August 2009, the average sale price was down 10.6% (\$134,500 v. \$150,500) and the median price decreased a slight 0.8% (\$120,000 v. \$121,000).

## 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	11.2
August	5.4	12.1	13.9
September	8.8	5.9	11.1
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	Total Market Time
2009	September	26	14	17	134,500	120,000	100
	Year-to-date	254	107	91	136,000	115,000	147
2008	September	24	22	23	135,900	95,000	122
	Year-to-date	279	125	116	141,000	118,000	103
Change	September	8.3%	-36.4%	-26.1%	-1.0%	26.3%	-17.7%
	Year-to-date	-9.0%	-14.4%	-21.6%	-3.5%	-2.5%	42.5%

\*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:

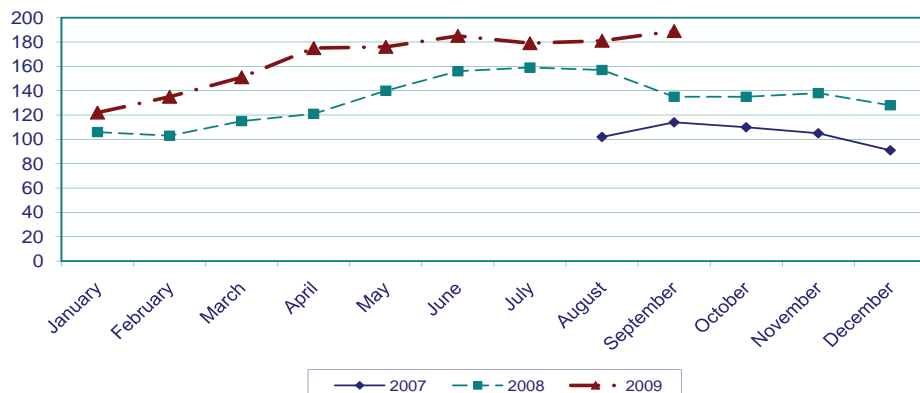
-7.3% (\$133,000 v. \$143,600)

### Median Sale Price % Change:

-2.8% (\$114,800 v. \$118,000)

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

## Active Residential Listings



## 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 • 9/2009

## Baker County, Oregon

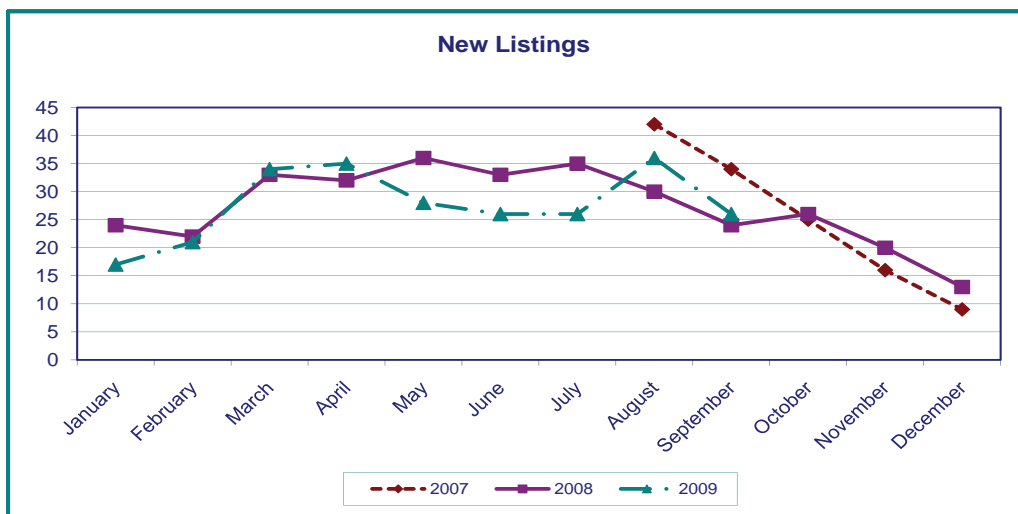
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date		
		Active Listings	New Listings <sup>3</sup>	Expired,Canceled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 <sup>1</sup>	Closed Sales	Average 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							
															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	132	20	9	12	-33.3%	12	131,200	100	182	88	-16.2%	74	130,400	110,000	-11.5%	1	135,000	5	43,200	2	83,000
461	Haines/ Anthony Lk/ Muddy Crk	10	1	1	1	-	2	115,000	44	15	6	50.0%	6	99,500	101,000	11.5%	-	-	1	8,000	-	-
462	Sumpter/McEwen/Bourne/Phillips Lk/ Granite	24	3	2	1	-75.0%	1	120,000	82	37	7	-30.0%	5	138,300	120,000	-6.2%	1	66,000	7	63,000	-	-
463	Unity/Hereford	3	1	-	-	-	-	-	-	1	-	-100.0%	-	-	-	-100.0%	-	-	-	-	-	-
464	Huntington/Lime	2	-	-	-	-	-	-	-	2	-	-	-	-	-	-100.0%	-	-	-	-	-	-
465	Durkee/Pleasant Valley	2	-	-	-	-	-	-	-	1	0	-	-	-	-	-	-	-	-	-	-	-
466	Richland/ New Bridge	7	-	-	-	-	2	181,000	171	8	5	66.7%	6	239,600	170,000	93.2%	-	-	-	-	-	-
467	Halfway/ Cornucopia	9	1	-	-	-	-	-	-	8	1	-50.0%	-	-	-	-100.0%	-	-	-	-	-	-
468	Oxbow	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/08-9/30/09) with 12 months before (10/1/07-9/30/08).

<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

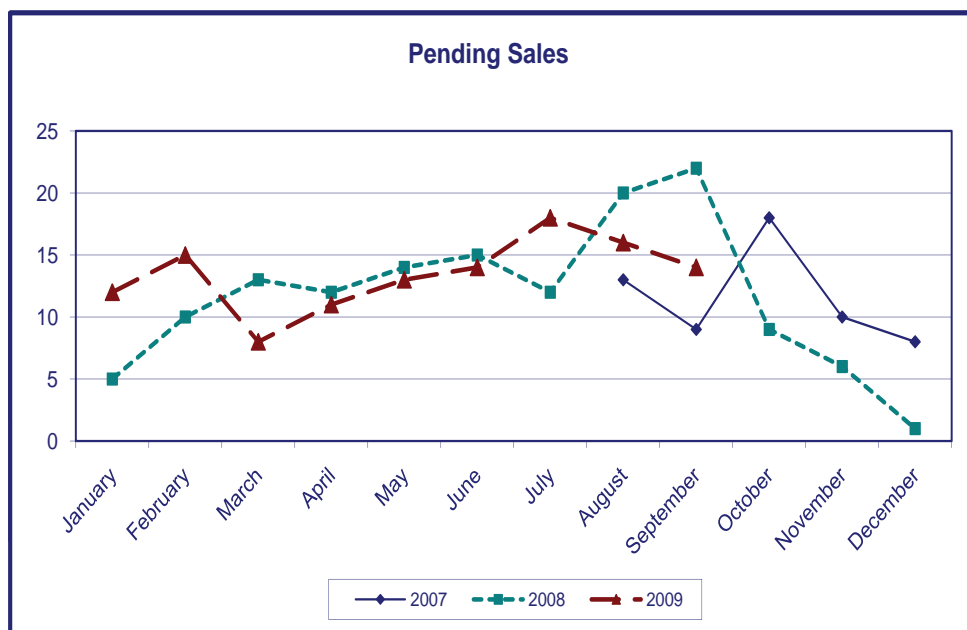
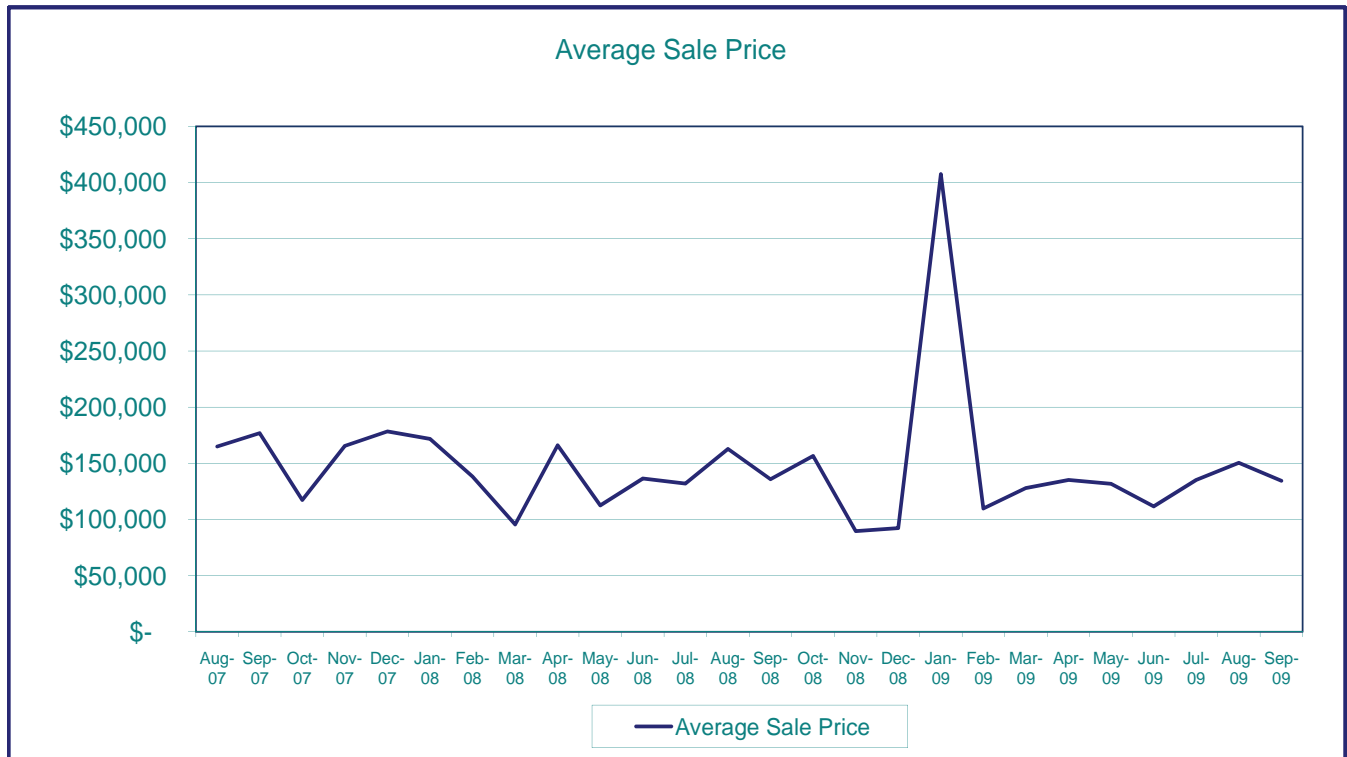
#### BAKER COUNTY, OR

*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™.**

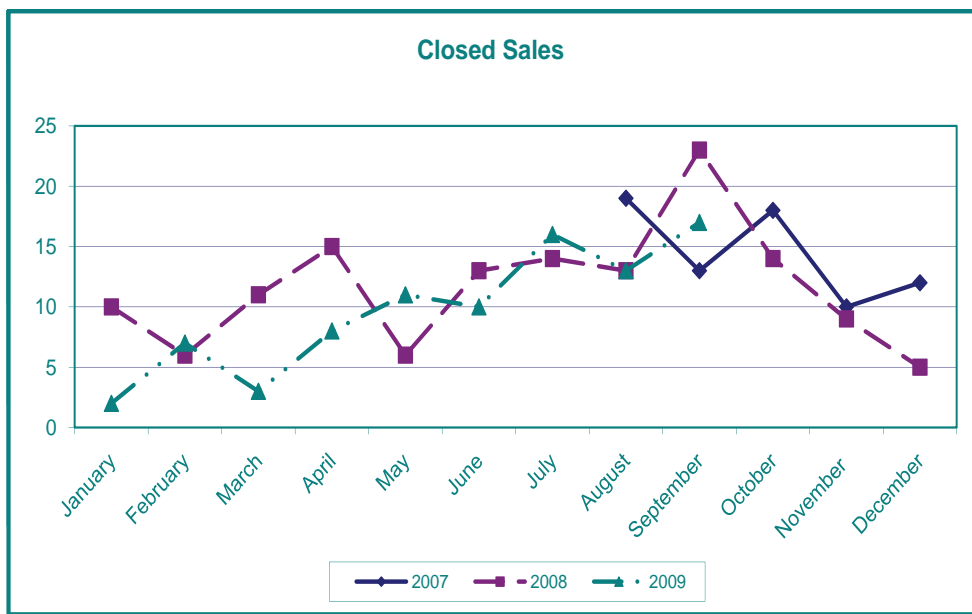
Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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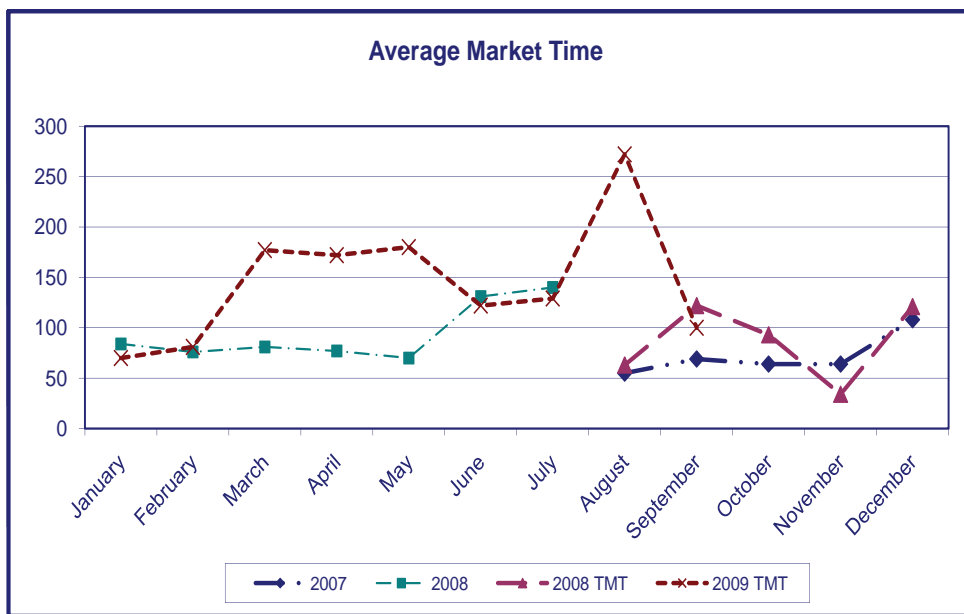
## CLOSED SALES BAKER COUNTY, OR

*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

# MARKET ACTION



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Residential Review: Columbia Basin, Oregon

September 2009 Reporting Period

## September Residential Highlights

Sales activity in the Columbia Basin region jumped in September, as closed sales rose 36.6% compared to September 2008 and pending sales increased 52.4%. New listings dropped 7.5%.

On the other hand, comparing activity in September 2009 with August 2009 shows a 9.9% drop in pending sales (64 v. 71) and a 1.8% decline in closed sales (56 v. 57). New listings fell 12.9% (74 v. 85).

At the month's rate of sales, the 467 active residential listings would last approximately 8.3 months.

## Third Quarter Report

Comparing the third quarter of 2009 with the same period in 2008, pending sales were up 28.8% (210 v. 163). Closed sales dropped a slight 1.2% (163 v. 165). New listings were

down 4.3% (287 v. 300).

## Sale Prices

The average sale price for September 2009 was up 17.4% compared to September 2008, while the median sale price rose 12.1%. See residential highlights table below.

Month-to-month, the average sale price and median sale price were mixed when compared with September levels; the average sale price declined 1.9% (\$123,500 v. \$125,900) and the median sale price was up 3.7% (\$125,500 v. \$121,000).

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

### Average Sale Price % Change:

+0.3% (\$133,000 v. \$132,600)

### Median Sale Price % Change:

+2.4% (\$126,500 v. \$123,500)

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	13.0
August	4.5	10.8	8.9
September	6.6	12.1	8.3
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	Total Market Time
2009	September	74	64	56	123,500	125,500	139
	Year-to-date	820	482	416	128,100	125,000	154
2008	September	80	42	41	105,200	112,000	137
	Year-to-date	932	515	480	113,700	123,600	122
Change	September	-7.5%	52.4%	36.6%	17.4%	12.1%	1.2%
	Year-to-date	-12.0%	-6.4%	-13.3%	12.7%	1.1%	26.2%

\*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.

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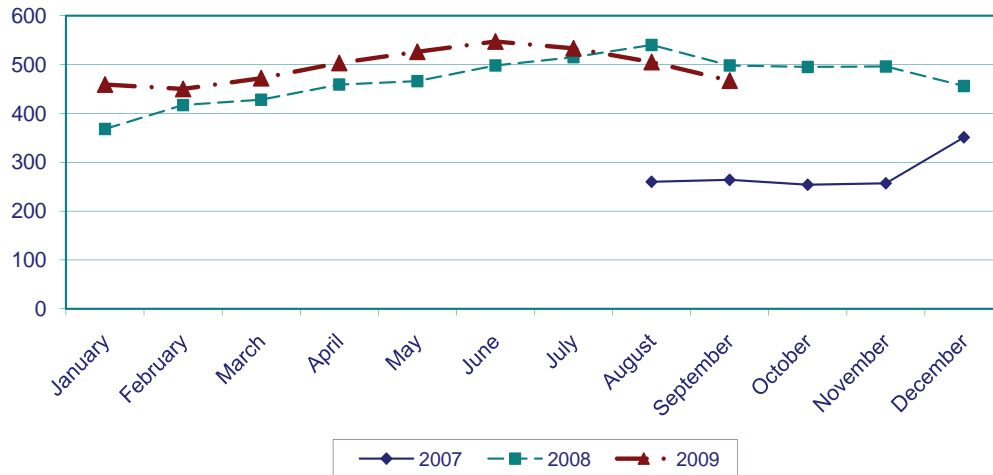
## Columbia Basin, Oregon

		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 <sup>1</sup>	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
380	Arlington/N	6	-	-	1	-66.7%	-	-	5	3	-50.0%	3	80,000	80,000	-36.6%	-	-	2	18,700	-	-	
381	Condon/S	15	3	1	2	100.0%	1	25,000	69	19	11	57.1%	10	79,900	61,500	-8.3%	-	-	1	10,700	-	-
	Gilliam Co. Total	21	3	1	3	-25.0%	1	25,000	69	24	12	-7.7%	13	79,900	67,000	-23.1%	-	-	3	16,000	-	-

420	Boardman/NW	16	1	4	4	100.0%	1	18,000	10	27	15	15.4%	10	97,000	84,500	-6.0%	2	276,000	3	84,900	1	80,000
421	Irrigon	18	2	3	2	-66.7%	2	88,500	115	29	18	-50.0%	15	76,500	74,900	0.1%	-	-	3	45,800	-	-
422	Ione	1	-	-	-	-	-	-	-	2	2	-	1	85,000	85,000	-79.0%	-	-	-	-	-	-
423	Lexington	2	-	-	-	-	-	-	-	3	1	0.0%	1	75,000	75,000	-	-	-	-	-	-	-
424	Heppner/S	9	1	-	-	-	1	47,000	55	16	6	-45.5%	5	76,100	77,500	5.8%	1	40,000	2	32,500	-	-
	Morrow Co. Total	46	4	7	6	-25.0%	4	60,500	74	77	42	-31.1%	32	83,100	77,500	-6.3%	3	197,300	8	57,100	1	80,000

430	Umatilla	27	3	2	8	700.0%	4	120,900	166	58	51	37.8%	41	99,600	108,000	0.0%	-	-	5	29,100	-	-
431	Hermiston	112	22	13	33	83.3%	26	135,100	145	269	191	-3.5%	149	139,700	142,000	-2.3%	2	135,000	15	70,800	-	-
432	Stanfield	11	1	3	1	-50.0%	1	110,000	52	16	7	-53.3%	5	115,000	110,000	4.9%	-	-	-	-	-	-
433	Echo	2	-	1	-	-	-	-	-	7	4	33.3%	4	169,400	175,000	66.6%	-	-	-	-	-	-
435	Pendleton City Limits	87	17	5	4	33.3%	8	150,600	144	146	101	-9.0%	98	141,000	133,300	4.5%	1	350,000	3	120,000	3	106,700
436	E-Meacham, Cayuse	3	-	-	-	-	-	-	-	5	1	-50.0%	2	202,500	202,500	45.9%	-	-	1	155,000	-	-
437	NE-Athena, Helix, Adams, Weston, Mt-Freewtr	139	21	20	9	50.0%	10	116,700	146	195	64	-7.2%	61	134,500	125,000	-1.8%	3	69,300	4	60,600	2	142,300
438	S-Pilot Rock, Ukiah	19	3	3	-	-	2	86,000	167	23	9	50.0%	11	91,100	86,000	6.7%	-	-	1	148,000	1	47,500
	Umatilla Co. Total	400	67	47	55	83.3%	51	130,400	146	719	428	-2.9%	371	133,600	130,000	0.5%	6	103,300	29	59,400	6	53,400

### Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

### COLUMBIA BASIN, OR

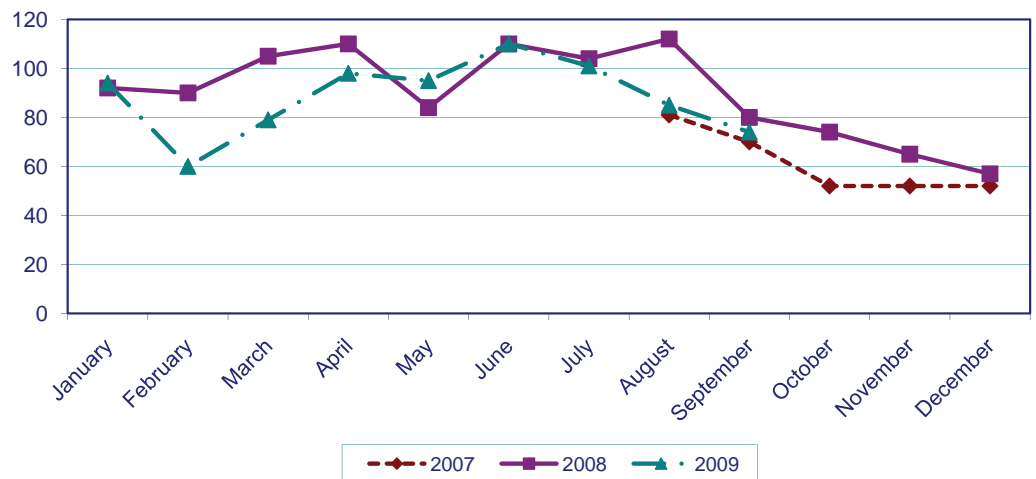
*This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.*

## NEW LISTINGS

### COLUMBIA BASIN, OR

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

### New Listings



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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/08-9/30/09) with 12 months before (10/1/07-9/30/08).

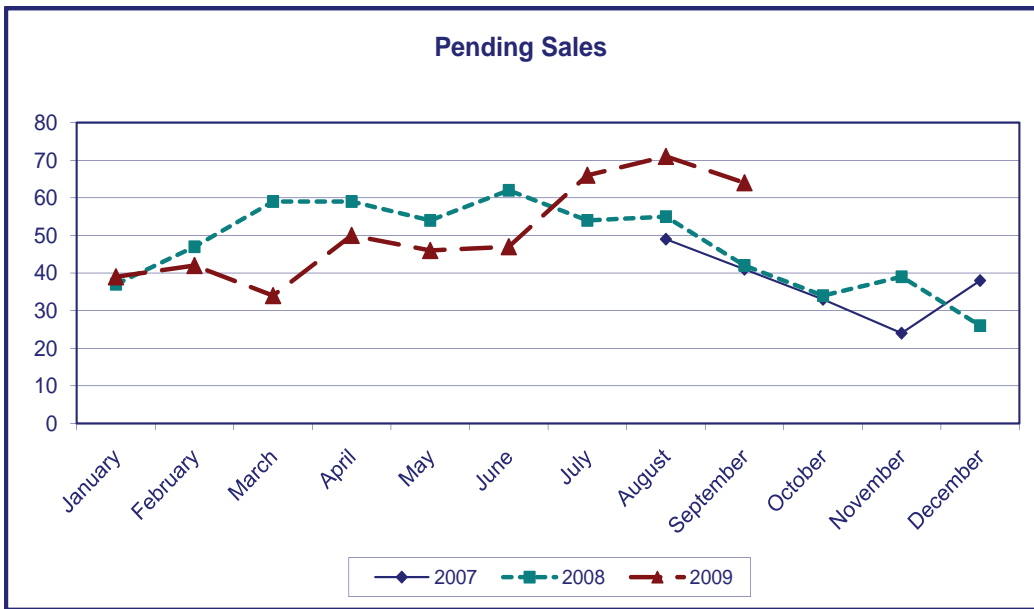
<sup>3</sup> As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

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## PENDING LISTINGS

### COLUMBIA BASIN, OR

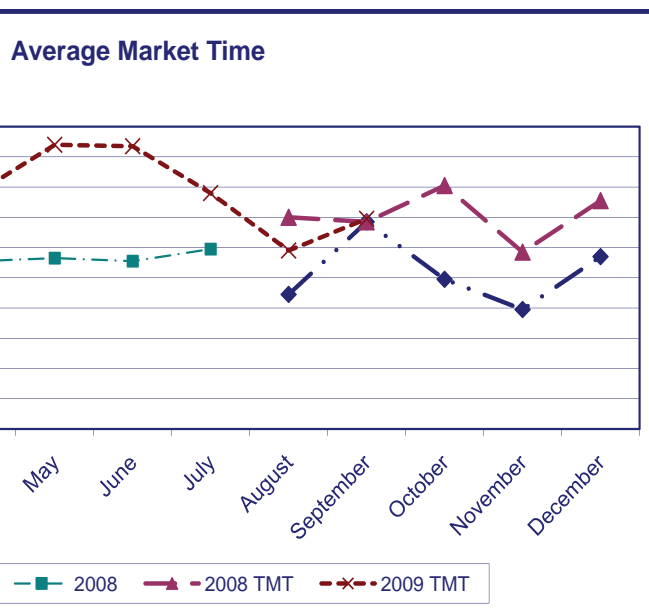
*This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years*



## 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.*





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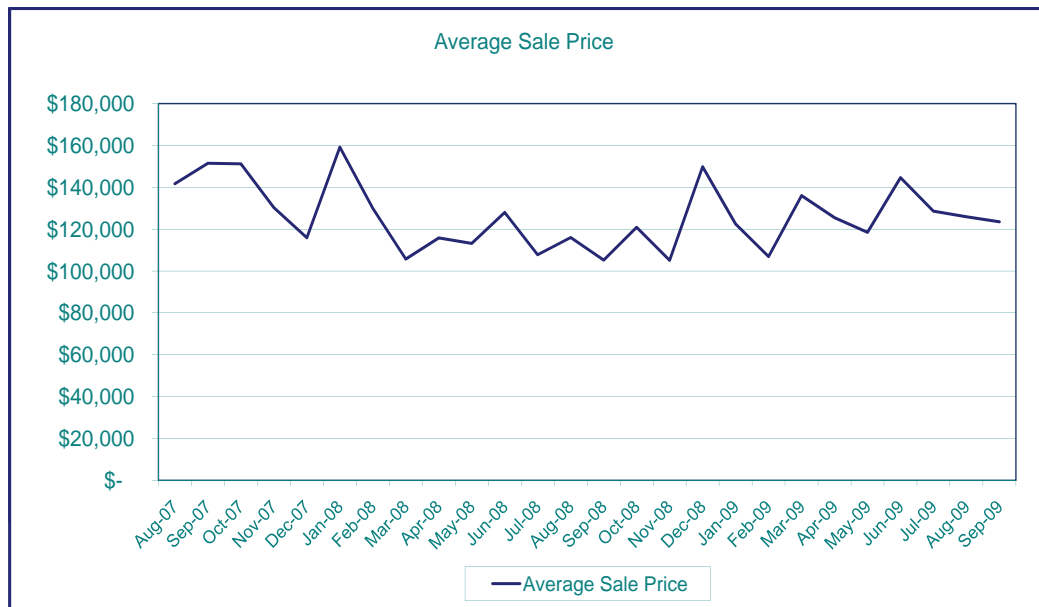
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## AVERAGE SALE PRICE

### COLUMBIA BASIN, OR

*This graph represents the average sale price for all homes sold in Columbia Basin, 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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Joel Weiler, Assistant Editor

# MARKET ACTION



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Residential Review: Coos County, Oregon

September 2009 Reporting Period

## September Residential Highlights

Sales activity in Coos County was up compared to last September as closed sales grew 18.8% and pending sales were up 12.3%. New listings also increased 7.9%.

## Third Quarter Report

Comparing the third quarter of 2009 with that of 2008, pending sales were up 18.5% (192 v. 162) and closed sales rose 4.9% (151 v. 144). New listings increased 3.6% (406 v. 392).

## Sale Prices

The average sale price for September 2009 was down 20.5% compared to September 2008, while the median sale price dropped 16.6%. See residential highlights table below.

Month-to-month, sale prices were down when compared with August levels; the average sale price decreased 12.8% (\$162,100 v. \$185,800) and the median sale price was down 21.6% (\$145,000 v. \$185,000).

## 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	17.8
August	11.7	17.9	15.6
September	14.2	16.2	13.5
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.

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

### Average Sale Price % Change:

-9.1% (\$181,600 v. \$199,700)

### Median Sale Price % Change:

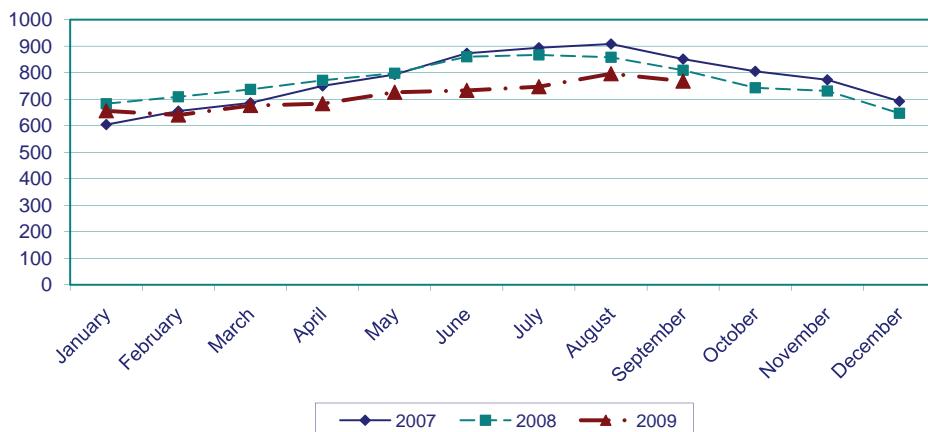
-4.6% (\$164,500 v. \$172,500)

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

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2009	September	109	64	57	162,100	145,000	197
	Year-to-date	1,022	412	335	179,100	162,500	193
2008	September	101	57	48	204,000	173,800	128
	Year-to-date	1,198	423	385	192,900	171,500	145
Change	September	7.9%	12.3%	18.8%	-20.5%	-16.6%	53.3%
	Year-to-date	-14.7%	-2.6%	-13.0%	-7.2%	-5.2%	33.3%

\*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



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## ACTIVE RESIDENTIAL LISTINGS

COOS COUNTY, OR

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

# AREA REPORT • 9/2009

## Coos County, Oregon

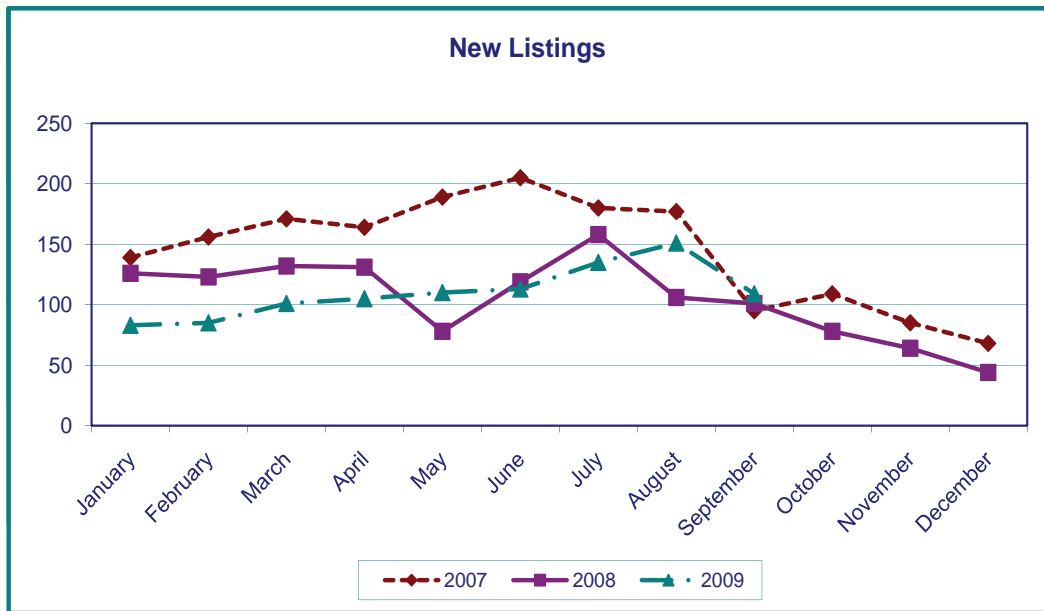
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings <sup>3</sup>	Expired/Canceled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>4</sup>	New Listings	Pending Sales 2009	Pending Sales 2009 v. 2008	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price		
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		175	17	19	13	116.7%	3	347,000	525	173	57	18.8%	41	263,500	235,000	-20.5%	2	127,500	14	203,200	-	-
		-	-	-	-	-	-	-	-	-	-	-100.0%	-	-	-	-	-	-	-	-	-	
		260	41	21	24	-4.0%	24	136,800	159	387	169	1.2%	146	151,900	142,500	-10.2%	3	278,000	10	60,400	5	159,200
		88	7	8	5	-16.7%	10	152,000	203	110	42	-31.1%	36	177,200	150,000	5.6%	1	250,000	5	335,400	1	101,000
		51	4	3	1	-75.0%	3	157,700	56	62	13	62.5%	12	209,700	182,500	-3.1%	-	-	1	90,000	-	-
		64	11	3	4	0.0%	5	166,500	285	74	31	-8.8%	23	140,600	129,500	6.7%	1	200,000	3	35,700	2	156,300
		119	27	23	16	33.3%	12	174,000	183	202	96	-3.0%	74	196,300	173,500	-7.4%	-	-	4	75,300	4	141,500
		11	2	-	1	-	-	-	-	14	4	0.0%	3	118,300	83,000	-23.0%	1	75,000	-	-	-	-

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/08-9/30/09) with 12 months before (10/1/07-9/30/08).

<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.



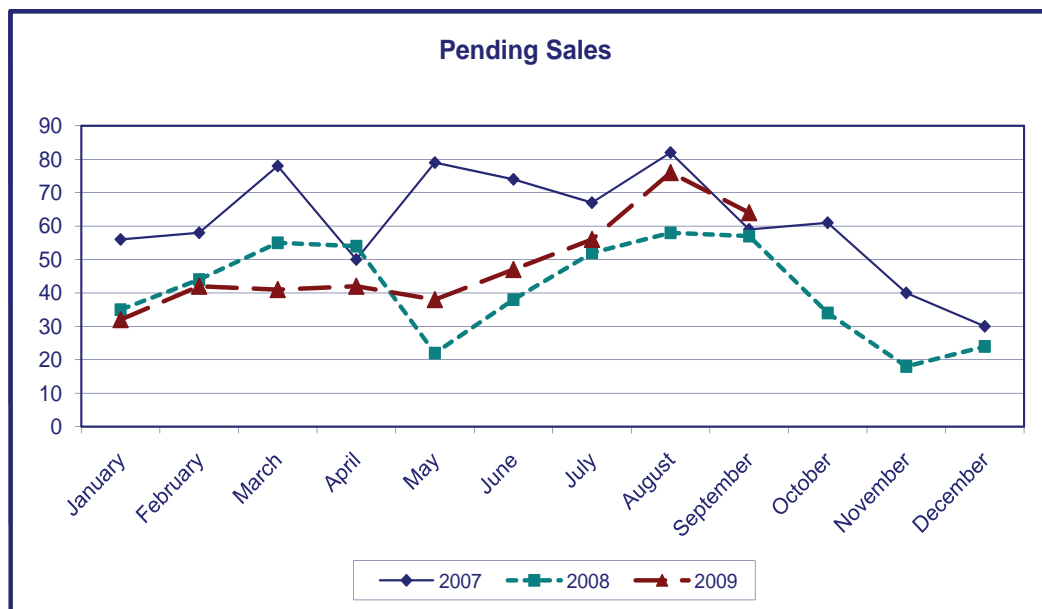
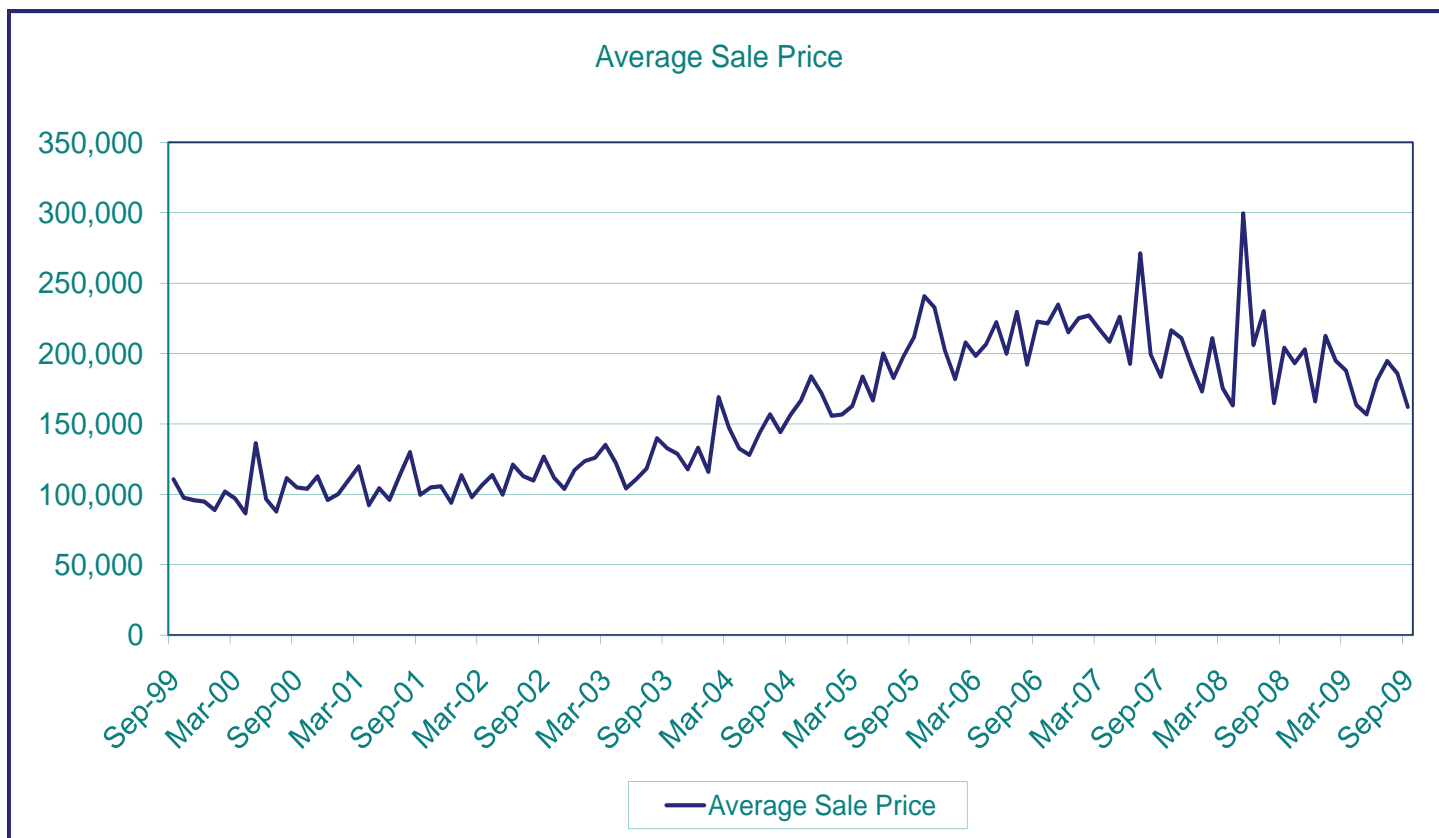
### NEW LISTINGS COOS COUNTY, OR

*This graph shows the new 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.*

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

**Southwest Washington**  
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Vancouver, WA 98663  
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Fax: (360) 696-9342

**Salem**  
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**Lane County: Eugene**  
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**Lane County: Florence**  
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**Douglas County Oregon**  
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**Curry County**  
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**The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.**

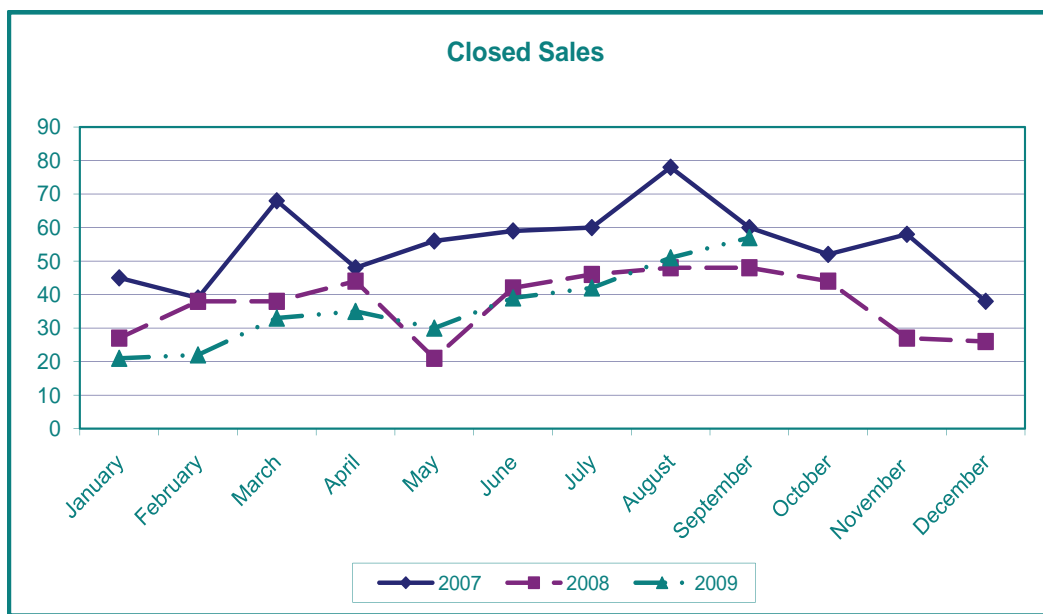
Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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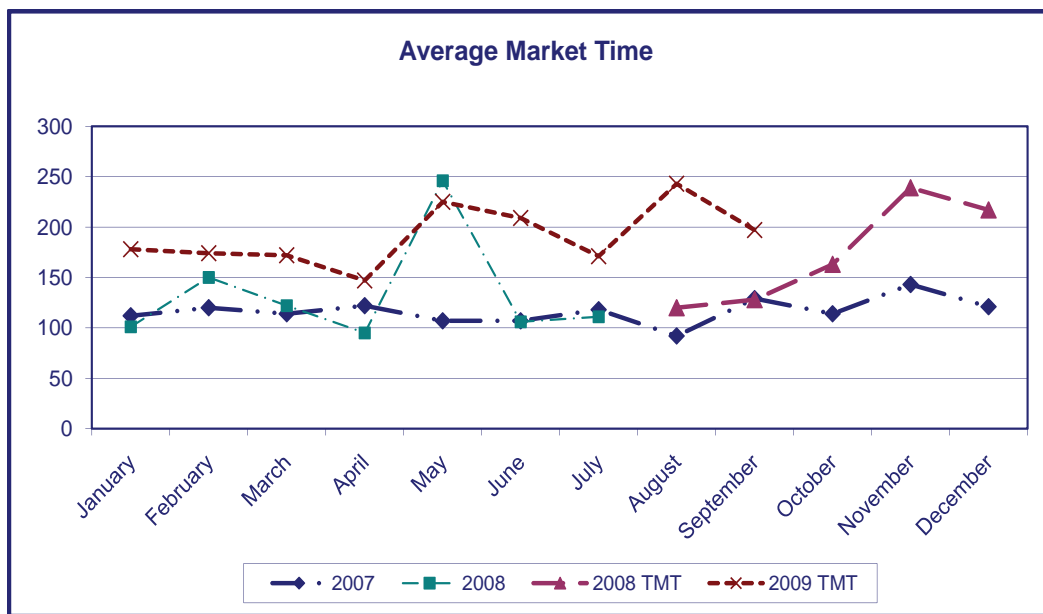
## CLOSED SALES COOS COUNTY, OR

*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  
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: Curry County, Oregon

September 2009 Reporting Period

## September Residential Highlights

Sales activity in Curry County was mixed in September, compared to September 2008. Closed sales jumped 100%. Pending sales, on the other hand, fell 8.3%. New listings were up 41.9%.

## Third Quarter Report

Comparing the third quarter of 2009 with that of 2008, closed sales were up 42.1% (81 v. 57) and pending sales grew 39.3% (85 v. 61). New listings increased 10.5% (190 v. 172).

## Sale Prices

The average sale price for September 2009 was up 15.1% compared to September 2008, while the median sale price increased 15.9%. See residential highlights table below.

Month-to-month, sale prices were up when compared with August levels; the average sale price rose 3.6% (\$239,500 v. \$231,300) and the median sale price was up 13.3% (\$226,000 v. \$199,500).

## 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	21.3
August	19.9	29.7	23.6
September	22.4	38.9	18.4
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	Total Market Time
2009	September	61	22	30	239,500	226,000	240
	Year-to-date	581	190	172	258,900	216,500	251
2008	September	43	24	15	208,100	195,000	227
	Year-to-date	644	162	159	307,200	260,000	228
Change	September	41.9%	-8.3%	100.0%	15.1%	15.9%	5.7%
	Year-to-date	-9.8%	17.3%	8.2%	-15.7%	-16.7%	10.2%

\*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.

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

### Average Sale Price % Change:

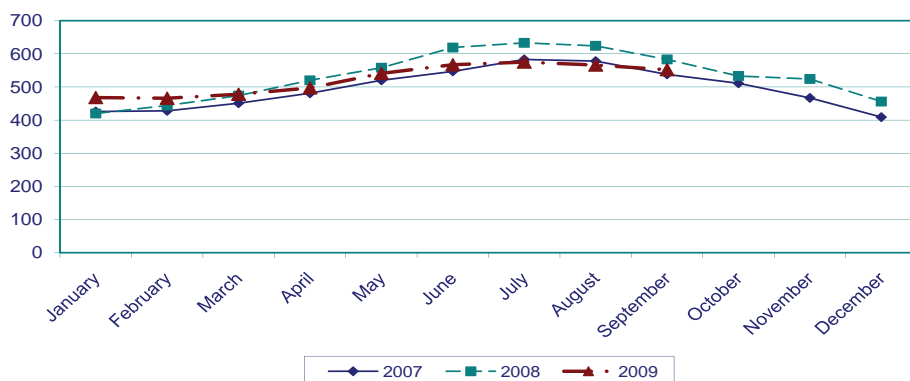
-14.4% (\$261,900 v. \$306,100)

### Median Sale Price % Change:

-17.1% (\$217,000 v. \$261,800)

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

## Active Residential Listings



## 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 • 9/2009

## Curry County, Oregon

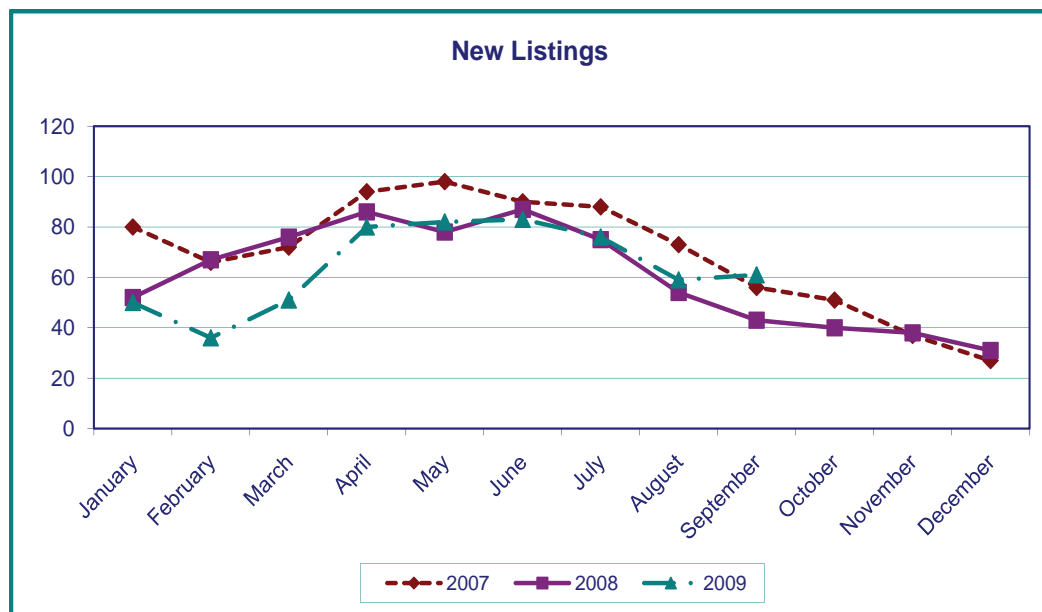
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date								Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings <sup>3</sup>	Expired/Canceled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 <sup>1</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
270	City, Airport, Marina Hts., NB Chetco	185	18	21	9	12.5%	17	255,700	291	230	79	27.4%	71	266,800	255,000	-15.2%	1	700,000	5	250,900	2	382,500	
271	Harbor, Winchuck, SB Chetco	86	19	8	4	-33.3%	6	180,900	64	106	39	25.8%	35	281,600	183,600	-11.9%	2	565,000	6	176,500	-	-	
272	Carpenterville, Cape Ferrello, Whaleshead	33	3	3	1	-66.7%	2	164,000	141	40	12	-25.0%	13	225,000	239,000	-22.6%	-	-	-	-	-	-	
273	Gold Beach	180	16	10	6	0.0%	4	323,400	393	148	44	2.3%	39	246,200	201,500	-17.8%	1	87,500	9	129,300	-	-	
274	Port Orford	68	5	7	2	100.0%	1	132,500	29	57	16	60.0%	14	228,800	188,300	-2.4%	-	-	3	263,300	-	-	

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/08-9/30/09) with 12 months before (10/1/07-9/30/08).

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### NEW LISTINGS CURRY COUNTY, OR

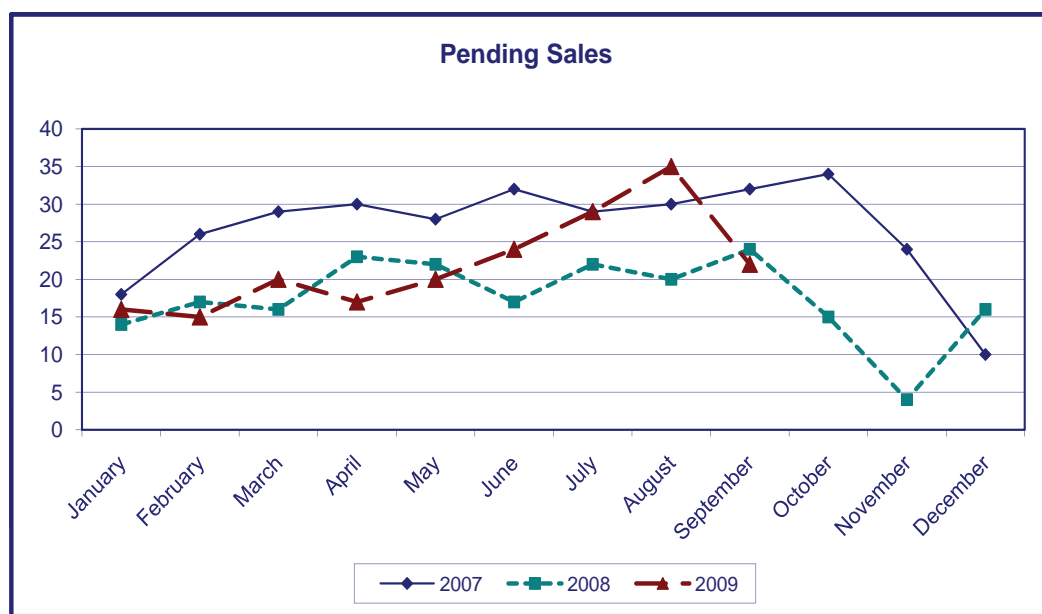
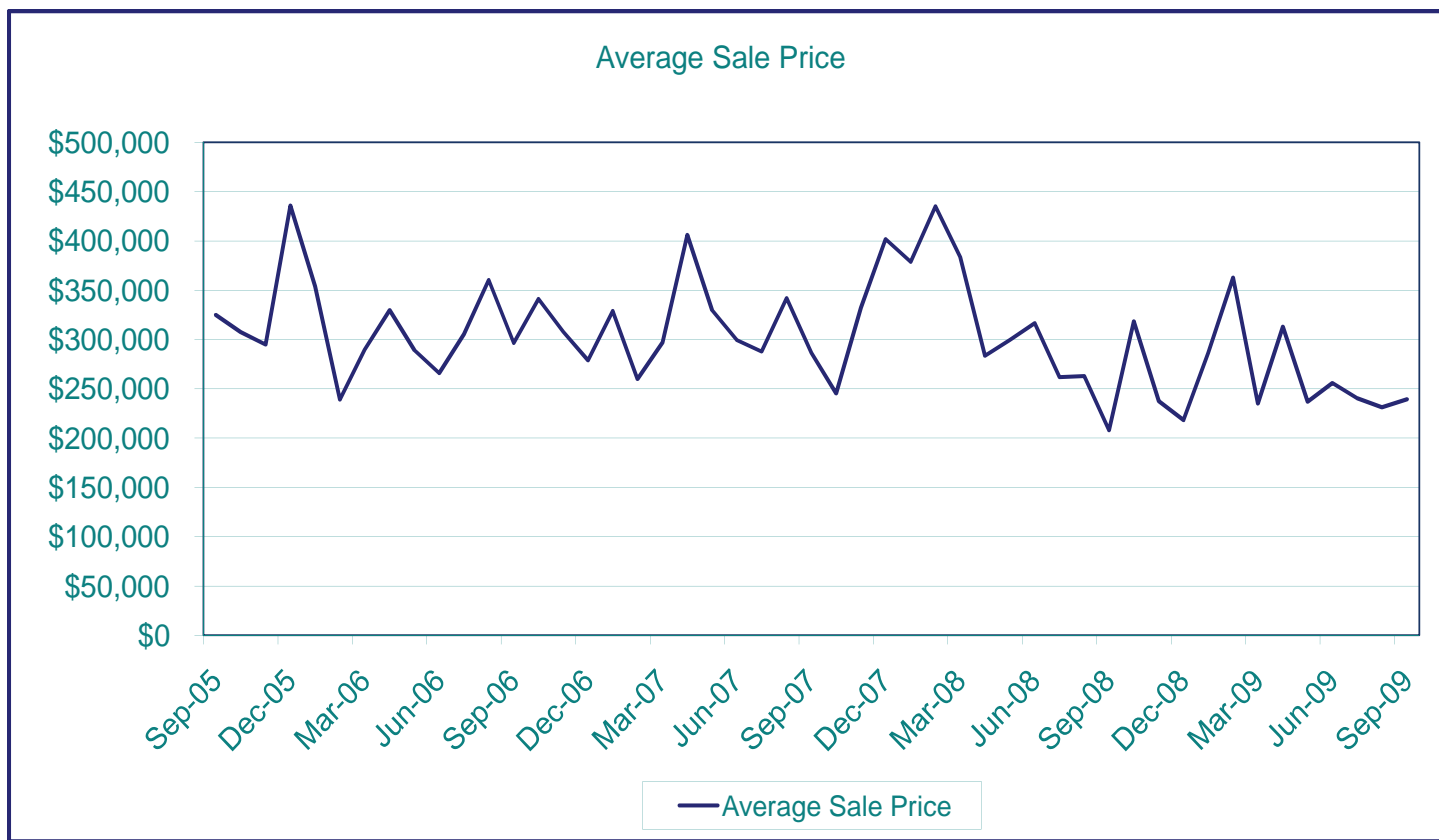
*This graph shows the new residential listings over the past three calendar years in Curry County, Oregon.*



## 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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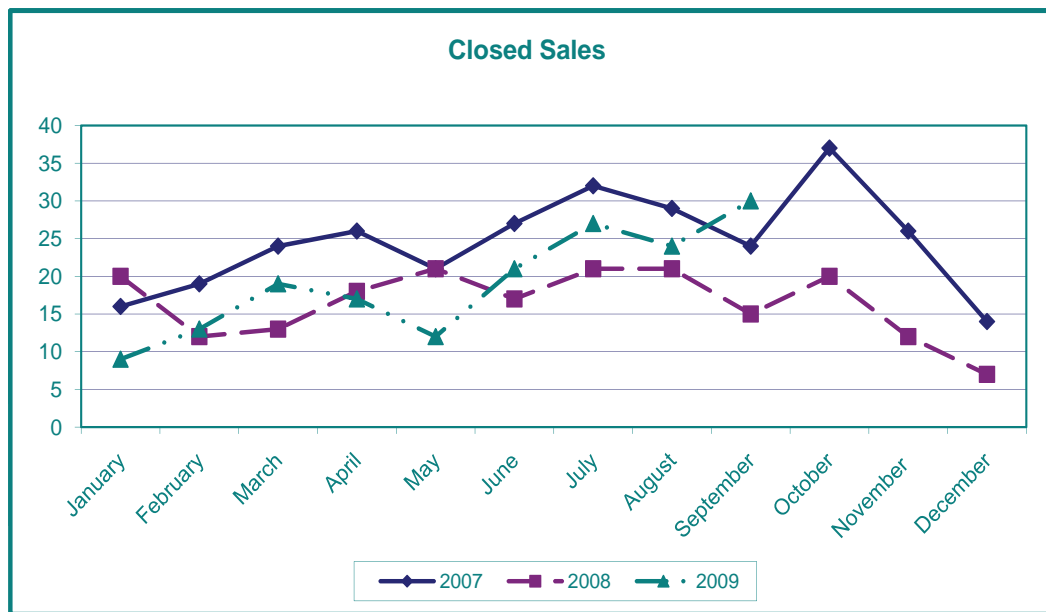
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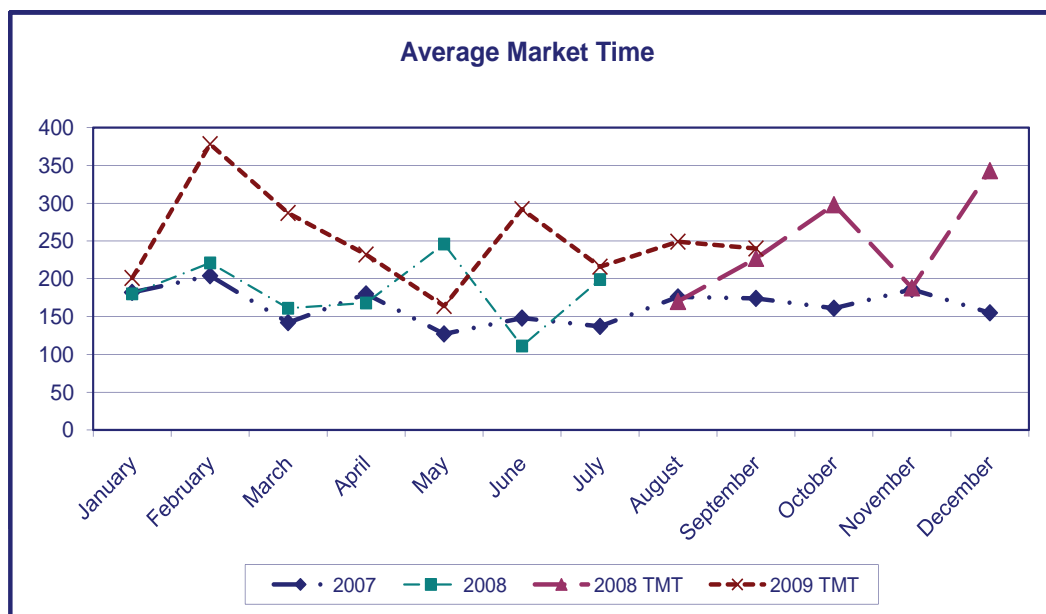
## CLOSED SALES CURRY COUNTY, OR

*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.*



Gary Taylor, Chairman of the Board  
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# MARKET ACTION



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Residential Review: Douglas County, Oregon

September 2009 Reporting Period

## September Residential Highlights

September sales activity was mixed compared to last September in Douglas County. Pending sales were up 20%, while closed sales dropped 3.6%. New listings rose 7%.

Comparing September 2009 with August 2009, closed sales increased 14.1% (81 v. 71). Pending sales were up 13.3% (102 v. 90). New listings fell 13.6% (184 v. 213).

At the month's rate of sales, the 1,240 active residential listings would last approximately 15.3 months.

## Third Quarter Report

Comparing the third quarter of 2009 with that of 2008, pending sales were up 10.8% (287 v. 259) and closed sales increased 1.7% (236 v. 232). New listings rose 2.9% (641 v. 623).

## Sale Prices

The average sale price for September 2009 was down 17.8% compared to September 2008, and the median sale price dropped 23.5%. See residential highlights table below.

Month-to-month, the average sale price and median sale price were down when compared with August; the average sale price declined 24.7% (\$147,500 v. \$195,900) and the median sale price was down 20% (\$130,000 v. \$162,500).

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

**Average Sale Price % Change:**  
-13.2% (\$166,200 v. \$191,400)  
**Median Sale Price % Change:**  
-9% (\$154,900 v. \$170,300)

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

## 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	15.8
August	9.9	20.3	18.1
September	14.9	15.7	15.3
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.

Douglas County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2009	September	184	102	81	147,500	130,000	167
	Year-to-date	1,922	708	600	158,000	147,400	177
2008	September	172	85	84	179,400	170,000	167
	Year-to-date	2,127	717	665	188,400	170,000	160
Change	September	7.0%	20.0%	-3.6%	-17.8%	-23.5%	0.1%
	Year-to-date	-9.6%	-1.3%	-9.8%	-16.1%	-13.3%	10.9%

\*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.

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# AREA REPORT • 9/2009

## Douglas 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
251	NE Roseburg	152	21	17	12	33.3%	14	169,700	104	260	112	0.0%	101	139,900	127,500	-21.7%	1	1,050,000	4	56,400	1	300,000	
252	NW Roseburg	128	15	8	5	-44.4%	5	174,200	133	185	61	-3.2%	54	229,400	212,800	-12.5%	1	525,000	4	154,300	-	-	
253	SE Roseburg	67	11	5	4	33.3%	7	108,100	197	103	34	-22.7%	31	143,400	145,000	-8.4%	2	700,000	1	30,000	2	189,500	
254	SW Roseburg	107	15	13	5	-28.6%	8	175,900	307	161	63	43.2%	57	204,200	170,000	-16.1%	1	52,000	8	136,300	1	317,500	
255	Glide & E of Roseburg	66	9	5	4	-33.3%	1	168,000	30	100	21	-38.2%	15	250,500	225,000	12.0%	-	-	4	179,900	-	-	
256	Sutherlin/Oakland Area	156	33	16	14	7.7%	15	174,500	169	250	87	-6.5%	73	153,200	145,500	-11.7%	-	-	7	87,400	4	202,500	
257	Winston & SW of Roseburg	115	13	13	8	-11.1%	5	90,500	151	155	56	-30.0%	47	161,300	162,500	-1.3%	2	24,000	7	129,000	1	146,500	
258	Myrtle Creek & S/SE of Roseburg	152	27	16	19	111.1%	13	132,900	191	276	103	14.4%	83	140,800	130,000	-15.6%	2	150,000	8	80,100	-	-	
259	Green District	118	21	13	14	100.0%	6	117,900	68	191	73	-9.9%	60	127,400	140,600	-20.2%	-	-	2	50,500	-	-	
265	North Douglas County	179	19	24	17	30.8%	7	123,700	192	241	98	28.9%	79	131,200	120,000	-13.1%	1	235,000	5	123,800	-	-	
	Grand Total	1,240	184	130	102	20.0%	81	147,500	167	1,922	708	-1.3%	600	158,000	147,400	-13.1%	10	361,000	50	111,200	9	217,000	

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/08-9/30/09) with 12 months before (10/1/07-9/30/08).

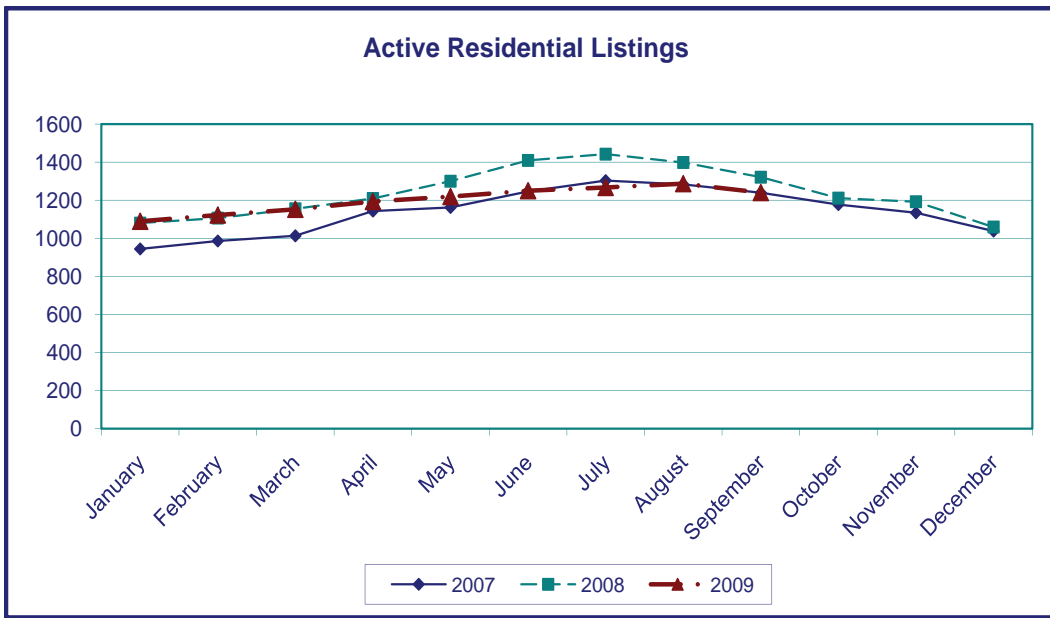
<sup>3</sup> As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

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## ACTIVE RESIDENTIAL LISTINGS

### DOUGLAS COUNTY, OR

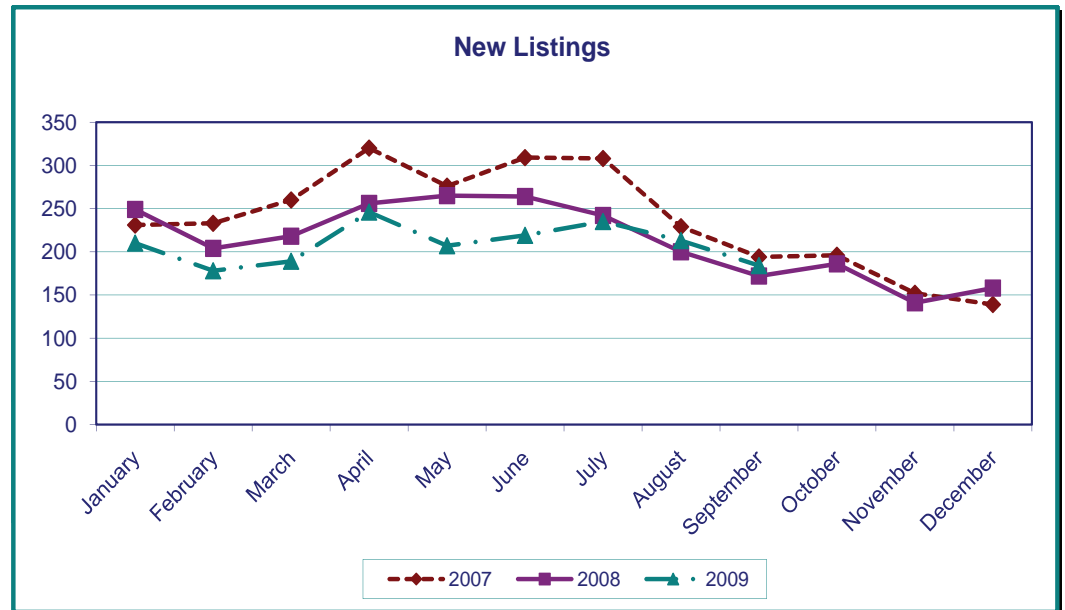
*This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.*



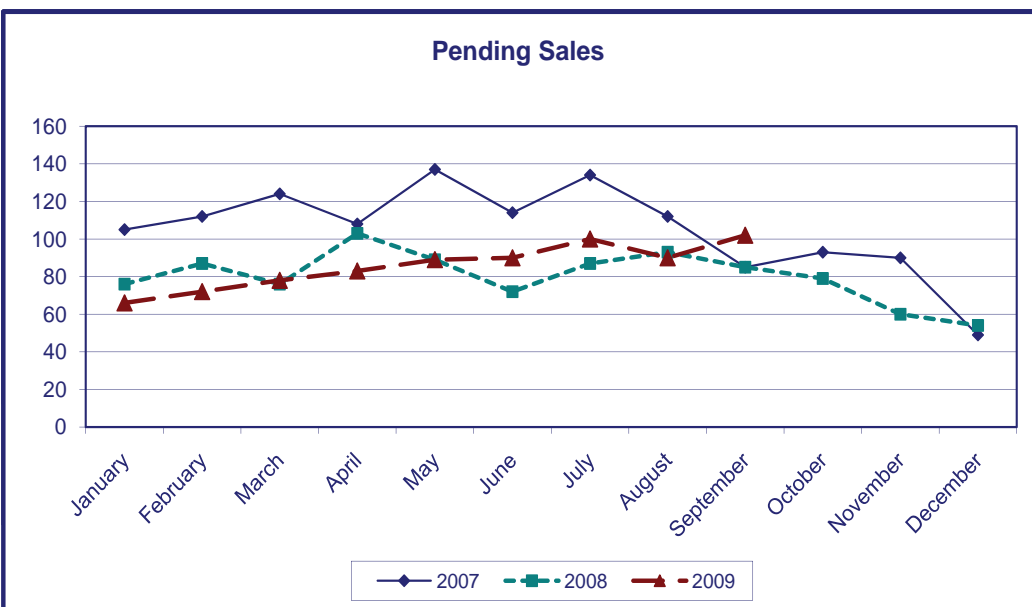
## NEW LISTINGS

### DOUGLAS COUNTY, OR

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



## PENDING SALES



## PENDING LISTINGS

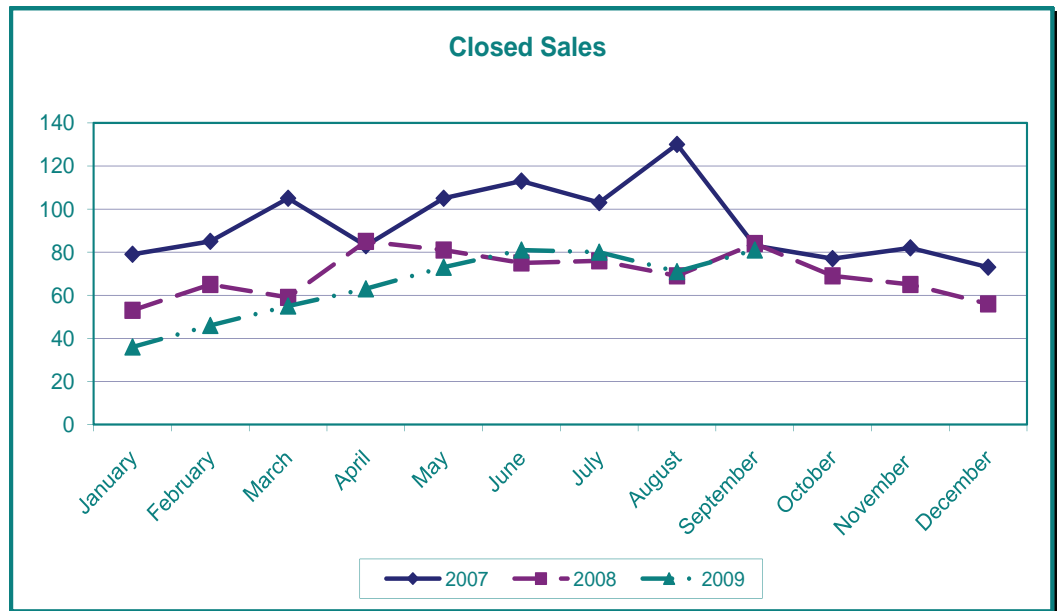
### DOUGLAS COUNTY, OR

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

## CLOSED SALES

### DOUGLAS COUNTY, OR

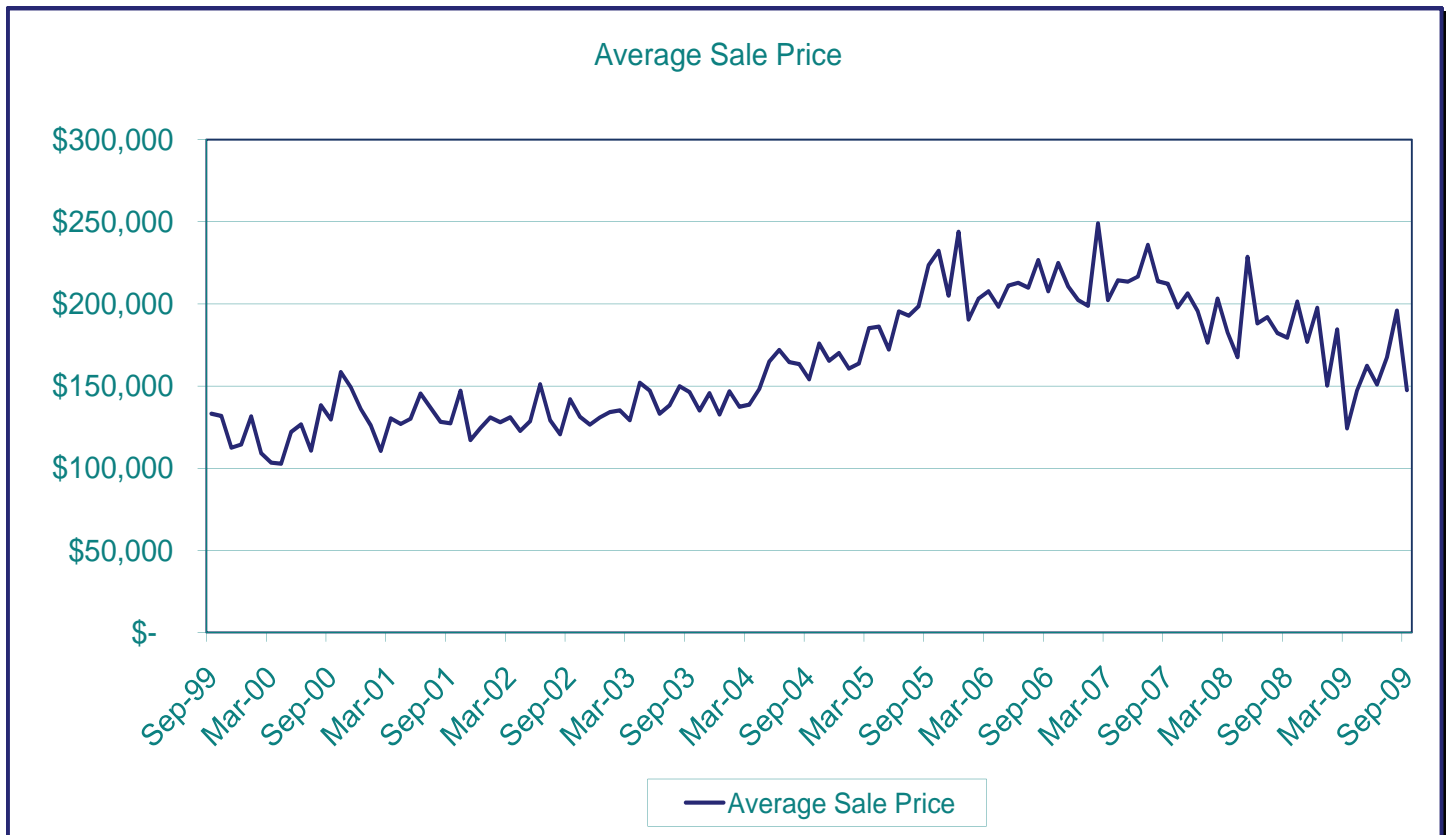
*This graph shows the closed sales over the past three calendar years in Douglas County, Oregon.*



## AVERAGE SALE PRICE

### DOUGLAS COUNTY, OR

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





MULTIPLE LISTING SERVICE

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Vancouver, WA 98663  
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Fax: (360) 696-9342

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(503) 587-8810  
Fax: (503) 585-3817

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Mid-Columbia  
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Hood River, OR 97031  
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Fax: (541) 387-6657

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

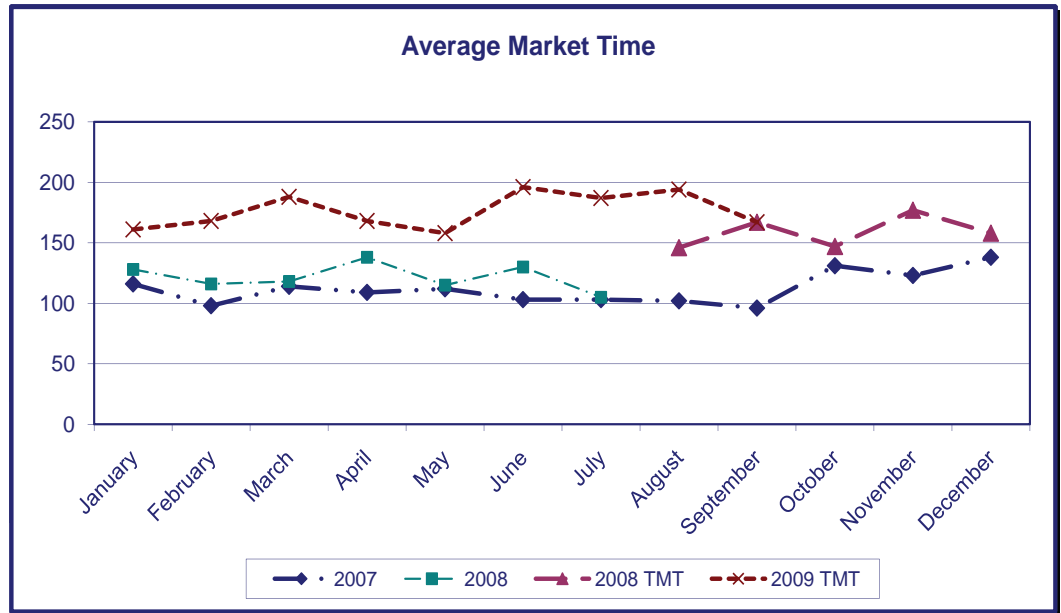
Coos County  
1946 Sherman Ave., Suite 101  
North Bend, OR 97459  
(541) 751-1070  
Fax: (541) 751-1083

## 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.*



**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: Lane County, Oregon

September 2009 Reporting Period

## September Residential Highlights

Sales activity in Lane County saw marked improvement compared to September 2008. Closed sales grew 23.2% and pending sales were up 38.4%. New listings fell 4.8%.

Comparing September 2009 with August 2009, closed sales increased 11.7% (297 v. 266). Pending sales were up 5.3% (357 v. 339). New listings decreased 11.3% (519 v. 585).

At the month's rate of sales, the 2,030 active residential listings would last approximately 6.8 months.

## Third Quarter Report

Comparing the third quarter of 2009 with the same period in 2008, pending sales increased 17.9% (1,000 v. 848) and closed sales were up 5.1% (920 v. 875). New listings fell 5.2% (1,756 v. 1,853).

## Sale Prices

The average sale price for September 2009 was down 6.2% compared to September 2008, while the median sale price dropped 9.2%. See residential highlights table below.

Month-to-month, the average sale price and median sale price were mixed when compared with August; the average sale price ticked up 0.5% (\$229,400 v. \$228,200) and the median sale price was down a slight 0.9% (\$197,500 v. \$199,300).

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

### Average Sale Price % Change:

-9.6% (\$229,000 v. \$253,300)

### Median Sale Price % Change:

-9.6% (\$203,500 v. \$225,000)

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

## 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	6.2
August	5.1	8.1	7.8
September	8	10.2	6.8
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.

Greater Lane County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2009	September	519	357	297	229,400	197,500	119
	Year-to-date	4,829	2,509	2,114	228,700	202,700	133
2008	September	545	258	241	244,600	217,500	119
	Year-to-date	5,817	2,503	2,370	251,400	224,900	112
Change	September	-4.8%	38.4%	23.2%	-6.2%	-9.2%	-0.2%
	Year-to-date	-17.0%	0.2%	-10.8%	-9.0%	-9.9%	18.6%

\*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 • 9/2009

## Lane 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 <sup>1</sup>	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	
225	Florence Coast Village	20	-	2	-	-	-	-	-	14	5	25.0%	6	100,200	93,000	7.3%	-	-	2	38,500	-	-	
226	Florence Green Trees	37	6	3	4	-20.0%	4	90,700	243	39	19	-13.6%	15	113,000	109,000	-8.6%	-	-	1	71,000	-	-	
227	Florence Florentine	18	-	-	1	0.0%	2	215,000	613	21	12	20.0%	11	202,300	200,000	-0.5%	-	-	-	-	-	-	
228	Florence Town	165	10	10	18	157.1%	19	231,800	322	144	79	9.7%	63	232,200	225,000	-5.6%	6	423,000	7	47,600	1	212,000	
229	Florence Beach	54	4	3	2	100.0%	1	320,000	254	59	22	10.0%	19	253,900	252,500	-13.7%	-	-	4	110,000	-	-	
230	Florence North	55	6	6	2	0.0%	2	170,000	34	54	13	0.0%	10	206,400	227,500	-17.1%	-	-	19	64,300	-	-	
231	South/Dunes City	65	5	7	4	33.3%	4	243,800	417	63	23	35.3%	17	194,900	172,000	-45.6%	-	-	1	21,000	-	-	
238	East/Mapleton	31	6	4	-	-	-	-	-	25	7	-41.7%	3	197,800	170,000	43.8%	-	-	1	13,000	-	-	
	Grand Total	445	37	35	31	63.2%	32	213,500	322	419	180	5.9%	144	208,000	200,000	-13.2%	6	423,000	35	62,200	1	212,000	

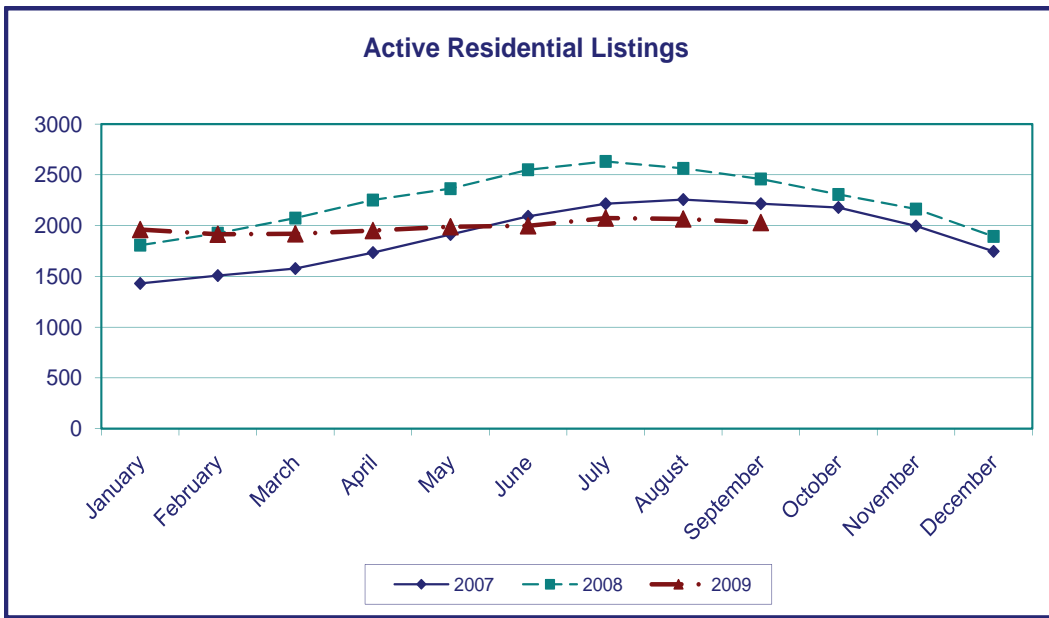
232	Hayden Bridge	57	18	9	7	16.7%	13	242,000	103	146	81	-3.6%	71	214,000	204,000	-11.7%	2	457,500	2	132,000	4	260,100
233	McKenzie Valley	106	12	6	7	75.0%	7	257,100	141	141	34	0.0%	31	263,500	208,000	-26.1%	-	-	6	170,200	0	-
234	Pleasant Hill/Oak	135	20	16	8	14.3%	12	284,000	207	205	69	-6.8%	64	223,800	180,000	-17.5%	2	67,500	13	95,500	1	90,000
235	South Lane Properties	243	55	38	30	25.0%	22	166,400	150	497	214	-1.8%	167	193,200	178,500	-11.0%	1	328,000	10	114,900	1	265,000
236	West Lane Properties	121	21	16	14	40.0%	11	184,100	105	261	133	24.3%	109	220,300	192,500	-11.9%	-	-	13	109,900	0	-
237	Junction City	138	40	18	26	160.0%	8	300,700	235	267	109	26.7%	82	240,800	215,900	-16.4%	1	286,000	9	195,800	3	296,300
239	Thurston	135	41	17	36	125.0%	24	227,600	140	338	194	-8.5%	154	194,700	185,000	-8.3%	-	-	2	74,500	2	165,000
240	Coburg I-5	36	7	2	8	166.7%	5	154,200	64	84	40	21.2%	31	252,700	184,900	13.8%	-	-	4	58,900	2	273,000
241	N Gilham	62	7	4	13	116.7%	11	307,200	103	168	101	12.2%	87	312,300	259,900	5.4%	-	-	1	165,000	2	292,700
242	Ferry Street Bridge	137	41	17	28	27.3%	21	263,800	130	377	223	16.1%	201	266,600	242,000	-11.0%	-	-	-	-	6	282,000
243	E Eugene	123	25	28	25	0.0%	27	359,900	98	361	187	-5.6%	165	319,600	275,000	-2.4%	8	456,600	8	174,900	13	351,900
244	SW Eugene	208	40	24	27	-22.9%	33	280,600	90	479	244	-19.2%	215	297,800	278,000	-5.3%	-	-	9	251,100	6	265,300
245	W Eugene	42	17	8	12	-7.7%	12	170,500	140	133	83	-29.1%	70	182,900	166,800	-17.4%	2	134,000	1	518,200	4	247,700
246	Danebo	147	54	21	37	42.3%	34	171,900	91	471	281	2.2%	236	164,800	175,000	-11.9%	3	439,700	2	46,000	4	247,500
247	River Road	46	30	6	12	100.0%	9	205,000	39	135	73	0.0%	66	195,300	198,400	-10.9%	-	-	7	45,600	2	222,500
248	Santa Clara	119	37	14	34	78.9%	23	204,500	163	356	216	10.8%	175	233,800	224,900	-12.7%	-	-	3	55,300	5	208,300
249	Springfield	143	48	20	30	25.0%	25	124,900	85	366	212	8.7%	182	150,600	147,500	-13.2%	4	873,800	3	55,000	10	300,700
250	Mohawk Valley	32	6	4	3	50.0%	-	-	-	44	15	-16.7%	8	196,700	197,800	-16.3%	-	-	2	165,000	0	-
	Grand Total	2,030	519	268	357	38.4%	297	229,400	119	4,829	2,509	0.2%	2,114	228,700	202,700	-9.6%	23	452,100	95	133,300	65	278,100



## ACTIVE RESIDENTIAL LISTINGS

### LANE COUNTY, OR

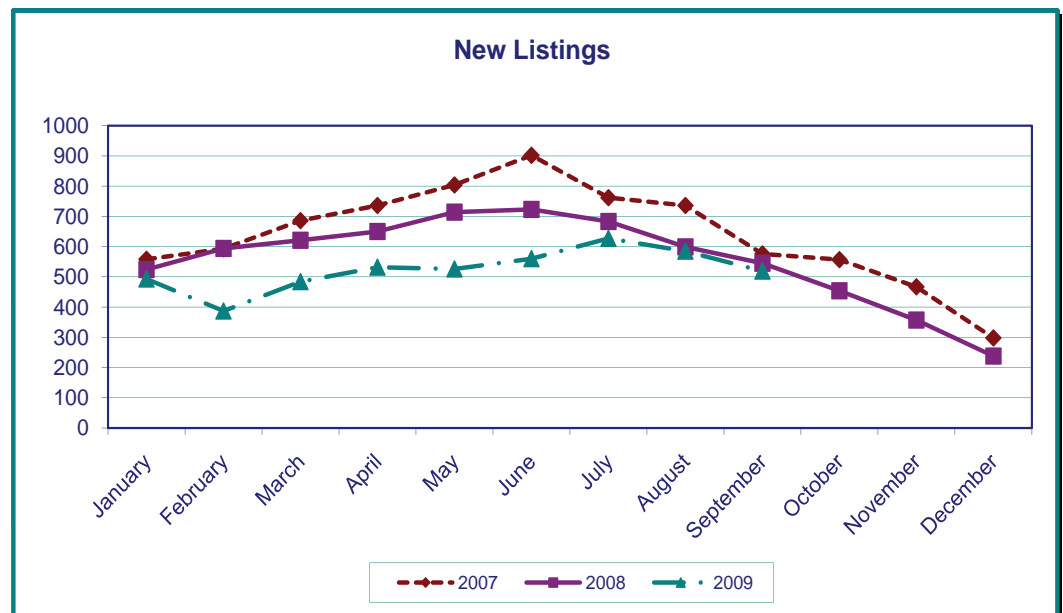
*This graph shows the active residential listings over the past three calendar years in Lane County, Oregon.*



## 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 September 2009 with September 2008. The Year-To-Date section compares year-to-date statistics from September 2009 with year-to-date statistics from September 2008.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/08-9/30/09) with 12 months before (10/1/07-9/30/08).

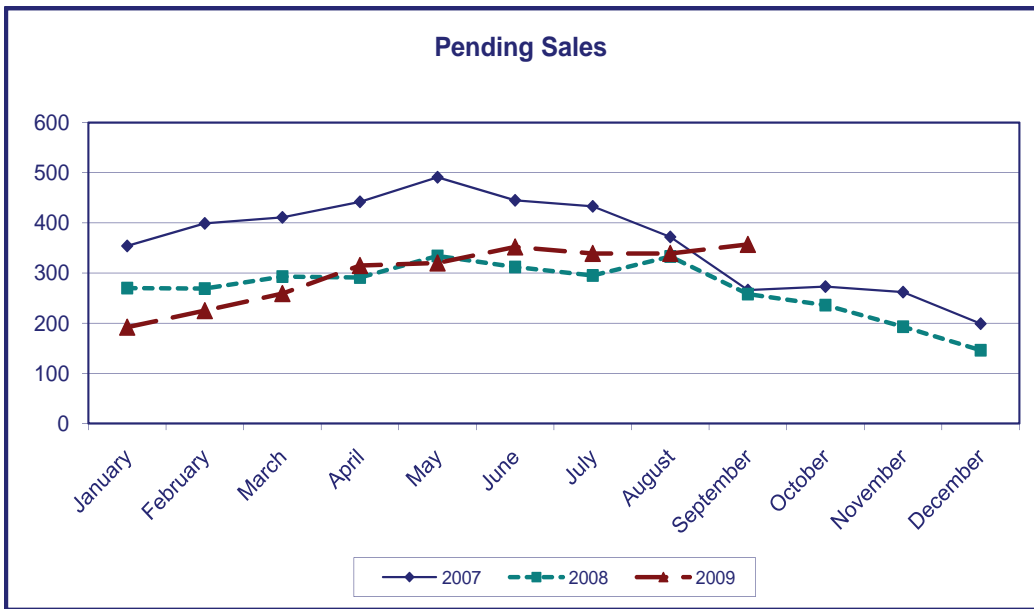
<sup>3</sup> As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

<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

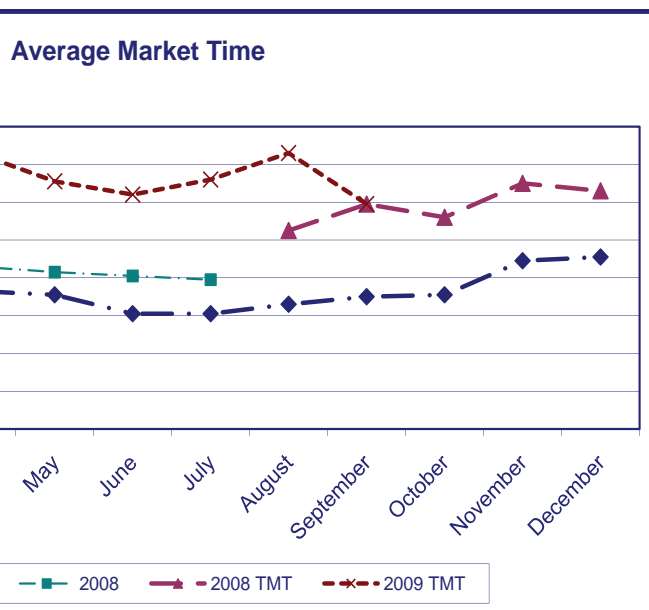
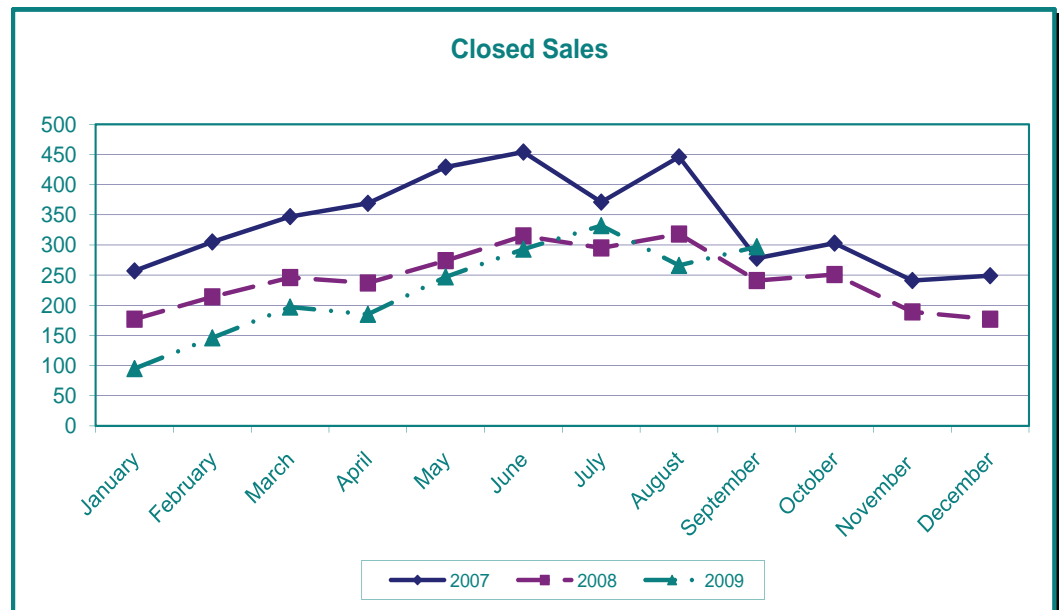
*This graph represents monthly accepted offers in Lane County, Oregon over the past three calendar years.*



## 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.*

## Corporate

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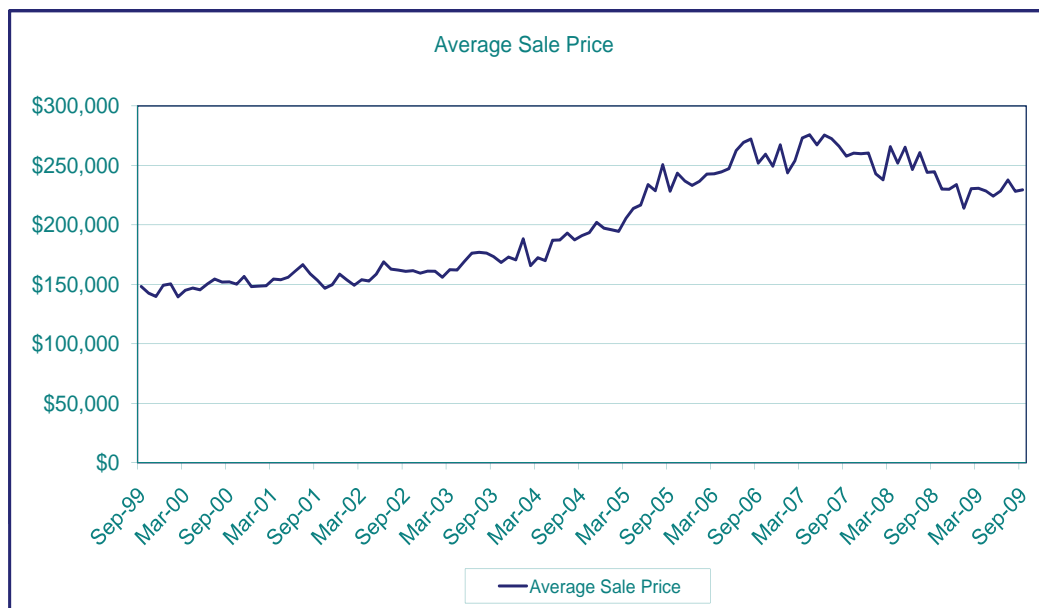
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Fax: (541) 751-1083

## AVERAGE SALE PRICE

### LANE COUNTY, OR

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



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# MARKET ACTION



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

Residential Review: Mid-Columbia

September 2009 Reporting Period

## September Residential Highlights

Sales activity for the Mid-Columbia region was mixed in September compared to the same month a year ago. Pending sales increased 20%, while closed sales fell 17.2%. New listings were up 35.9%.

On the other hand, comparing September 2009 with August 2009 shows a 25.4% (84 v. 67) increase in pending sales. Closed sales rose 8.2% (53 v. 49). New listings increased 12.9% (140 v. 124).

At the month's rate of sales, the 760 active residential listings would last approximately 14.3 months.

## Third Quarter Report

Comparing the third quarter in 2009 with the same period in 2008, pending sales increased 0.5% (208 v. 207) and closed sales declined 10.2% (168 v. 187). New listings dropped 5.6% (386 v. 409).

## Sale Prices

The average sale price for September 2009 was down 13% compared to September 2008, and the median sale price decreased 2.4%. See residential highlights table below.

Month-to-month, the average sale price and median sale price were down when compared with August levels; the average sale price fell 16.4% (\$225,700 v. \$269,800) and the median sale price was down 16.7% (\$200,000 v. \$240,000).

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

### Average Sale Price % Change:

-10.1% (\$239,900 v. \$267,000)

### Median Sale Price % Change:

-6.2% (\$211,000 v. \$225,000)

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

## 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	13.2
August	11.4	16.2	17.1
September	12.4	13.6	14.3
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.

Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2009	September	140	84	53	225,700	200,000	153
	Year-to-date	1,152	487	394	231,500	200,000	188
2008	September	103	70	64	259,300	205,000	150
	Year-to-date	1,315	520	472	257,100	226,500	163
Change	September	35.9%	20.0%	-17.2%	-13.0%	-2.4%	2.1%
	Year-to-date	-12.4%	-6.3%	-16.5%	-10.0%	-11.7%	15.2%

\*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.

# AREA REPORT • 9/2009

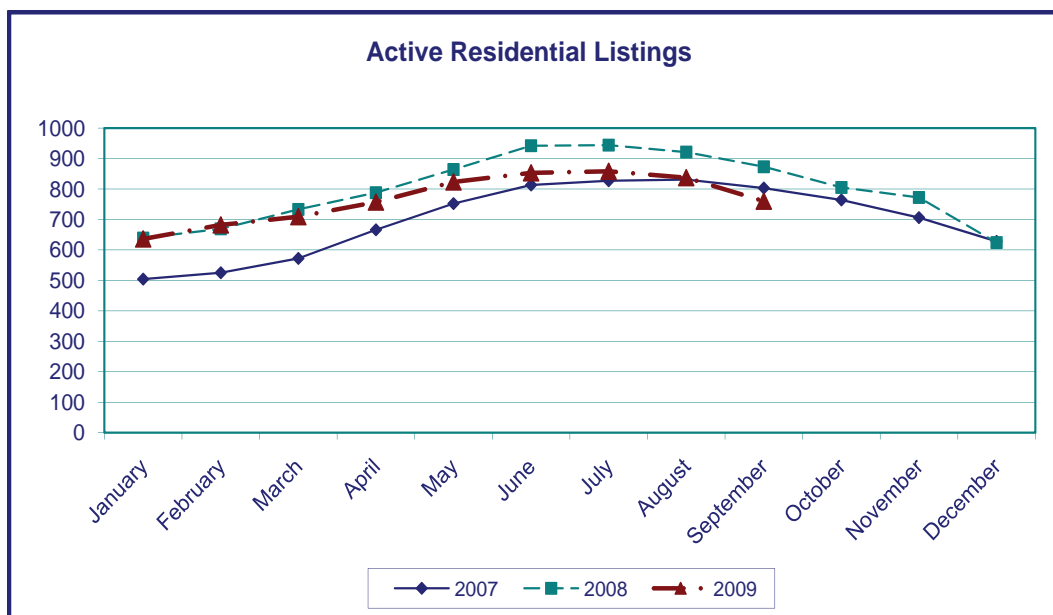
## Mid-Columbia

		RESIDENTIAL															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							
															Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
100	White Salmon/ Bingen	73	8	16	7	16.7%	3	193,200	350	99	30	-26.8%	25	261,800	250,000	9.1%	1	209,300	7	79,600	1	425,000
101	Snowden	10	4	2	1	0.0%	1	135,000	14	17	4	-50.0%	4	306,800	310,000	-7.1%	0	0	1	127,000	0	0
102	Trout Lake/ Glenwood	22	0	2	2	100.0%	-	-	-	19	3	-25.0%	-	-	-	-64.2%	-	-	-	-	-	-
103	Husum/ BZ Corner	14	2	1	0	-	-	-	-	22	7	40.0%	6	256,200	275,000	-22.8%	0	0	4	332,800	0	0
104	Lyle	14	0	8	1	-	0	0	0	23	9	-25.0%	10	195,200	180,000	-24.2%	0	0	5	128,800	0	0
105	Dallesport/ Murdock	10	2	3	2	-33.3%	1	215,000	205	20	8	-50.0%	4	177,500	185,000	4.8%	0	0	4	221,300	0	0
106	Appleton/ Timber Valley	7	-	2	1	-	-	-	-	8	3	-	2	152,000	152,000	#DIV/0!	0	0	3	54,500	0	0
107	Centerville/ High Prairie	4	1	0	1	0.0%	0	0	0	5	2	0.0%	1	20,900	20,900	-89.0%	0	0	1	25,000	0	0
108	Goldendale	47	7	11	5	-16.7%	3	130,500	114	72	26	-44.7%	21	152,200	136,500	-7.3%	0	0	21	47,400	2	158,000
109	Bickleton/ East County	1	-	0	0	-	-	-	-	0	-	-	-	-	-	-100.0%	-	-	-	-	-	-
110	Klickitat	6	-	0	0	-	-	-	-	11	4	300.0%	4	78,000	70,000	-41.8%	0	0	0	0	0	0
	Klickitat Co. Total	208	24	45	20	11.1%	8	165,100	201	296	96	-29.4%	77	205,300	180,000	-5.7%	1	209,300	46	102,800	3	247,000
111	Skamania	6	1	2	1	0.0%	-	-	-	7	2	-33.3%	1	155,000	155,000	-50.9%	0	0	2	91,500	0	0
112	North Bonneville	10	-	2	1	-	-	-	-	32	22	450.0%	16	175,800	165,000	-18.6%	0	0	0	0	0	0
113	Stevenson	22	3	2	1	0.0%	1	136,200	23	30	14	55.6%	12	245,500	243,000	-11.5%	1	165,000	2	100,000	1	490,000
114	Carson	20	2	6	0	-100.0%	0	0	0	24	9	12.5%	7	201,500	189,000	-2.8%	0	0	1	93,500	0	0
115	Home Valley	3	-	1	0	-	-	-	-	2	-	-	-	-	-	#DIV/0!	-	-	-	-	-	-
116	Cook, Underwood, Mill A, Willard	19	1	2	0	-	-	-	-	20	5	0.0%	4	369,400	393,500	-6.4%	0	0	0	0	0	0
117	Unincorporated North	21	2	3	2	0.0%	0	0	0	25	10	66.7%	6	104,700	87,000	-39.0%	0	0	2	130,800	0	0
	Skamania Co. Total	101	9	18	5	0.0%	1	136,200	23	140	62	77.1%	46	205,000	179,000	-17.9%	1	165,000	7	105,400	1	490,000
351	The Dalles	164	33	11	24	26.3%	16	209,800	119	276	147	5.8%	121	183,900	170,000	-8.7%	2	325,000	8	118,900	2	167,500
352	Dufur	4	4	0	3	200.0%	1	500,000	213	9	8	14.3%	5	188,000	130,000	-2.2%	0	0	2	107,500	0	0
353	Tygh Valley	3	0	0	1	-	1	125,000	137	5	2	100.0%	2	160,000	160,000	26.7%	0	0	0	0	0	0
354	Wamic/ Pine Hollow	21	2	2	2	-	2	99,500	131	25	7	-22.2%	4	126,000	139,500	-26.2%	1	415,000	2	66,400	0	0
355	Maupin/ Pine Grove	9	2	1	2	-	0	0	0	9	3	0.0%	1	130,000	130,000	-36.0%	2	142,000	8	32,900	0	0
356	Rowena	7	2	0	0	-	-	-	-	8	-	-100.0%	-	-	-	-100.0%	-	-	-	-	-	-
357	Mosier	26	1	2	2	-	-	-	-	34	6	-45.5%	4	330,700	344,000	-10.5%	0	0	4	189,300	0	0
	Wasco Co. Total	234	44	16	34	70.0%	20	209,000	126	366	173	0.6%	137	185,900	169,000	-13.6%	5	269,800	24	96,600	2	167,500
361	Cascade Locks	18	4	2	3	50.0%	1	200,000	440	26	9	0.0%	8	154,900	155,000	-8.8%	1	251,600	0	0	0	0
362	Hood River City	109	35	16	10	-9.1%	9	314,500	122	161	64	-32.6%	52	320,100	287,500	-6.4%	2	746,000	7	242,300	0	0
363	Hood River-W	34	10	4	4	-42.9%	7	273,200	270	66	39	30.0%	36	360,500	339,500	-18.3%	0	0	2	186,500	0	0
364	Hood River-E	8	3	2	1	0.0%	1	299,000	268	14	6	20.0%	6	412,700	392,000	-37.6%	0	0	2	203,500	0	0
366	Odell	14	2	2	2	0.0%	3	172,200	18	24	18	38.5%	17	222,100	255,000	-2.9%	0	0	0	0	0	0
367	Parkdale/ Mt. Hood	27	7	8	5	66.7%	1	241,500	38	42	14	-17.6%	10	295,100	281,000	-10.8%	0	0	3	174,800	0	0
	Hood River Co. Total	210	61	34	25	-3.8%	22	272,700	172	333	150	-11.2%	129	310,600	289,000	-8.8%	3	581,200	14	214,300	0	-
370	Sherman Co.	7	2	5	0	-100.0%	2	161,400	95	17	6	-25.0%	5	91,000	85,500	-37.0%	1	119,000	0	0	0	0

## ACTIVE RESIDENTIAL LISTINGS

### MID-COLUMBIA

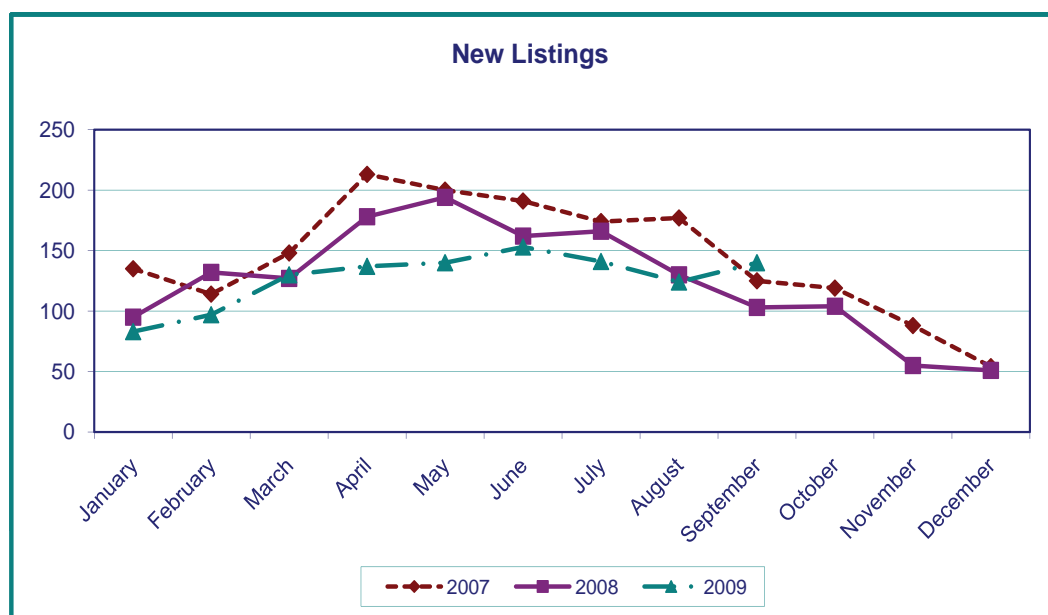
*This graph shows the active residential listings over the past three calendar years in Mid-Columbia.*



## 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 September 2009 with September 2008. The Year-To-Date section compares year-to-date statistics from September 2009 with year-to-date statistics from September 2008.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/08-9/30/09) with 12 months before (10/1/07-9/30/08).

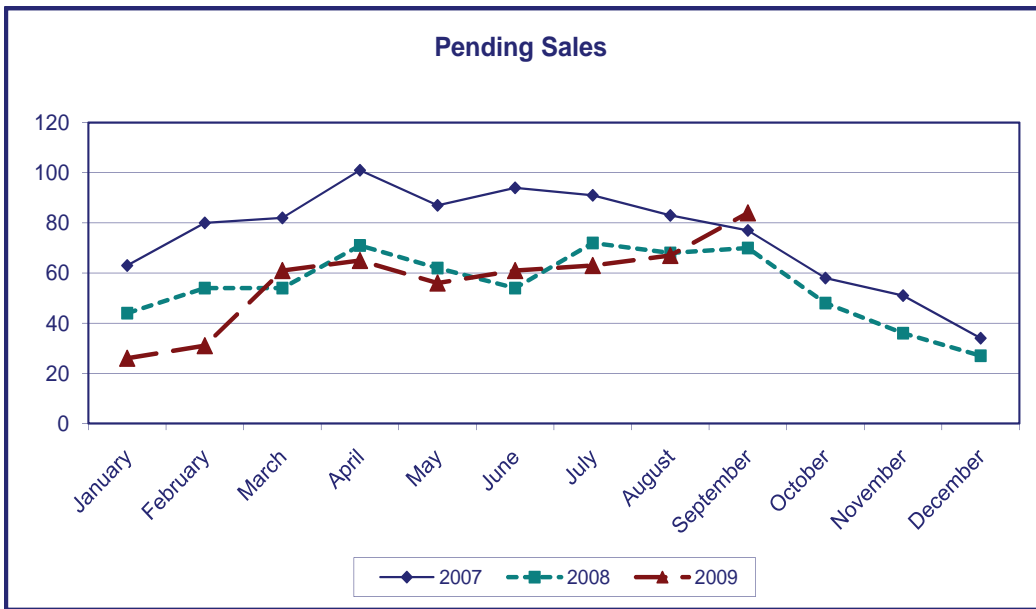
<sup>3</sup> As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

<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

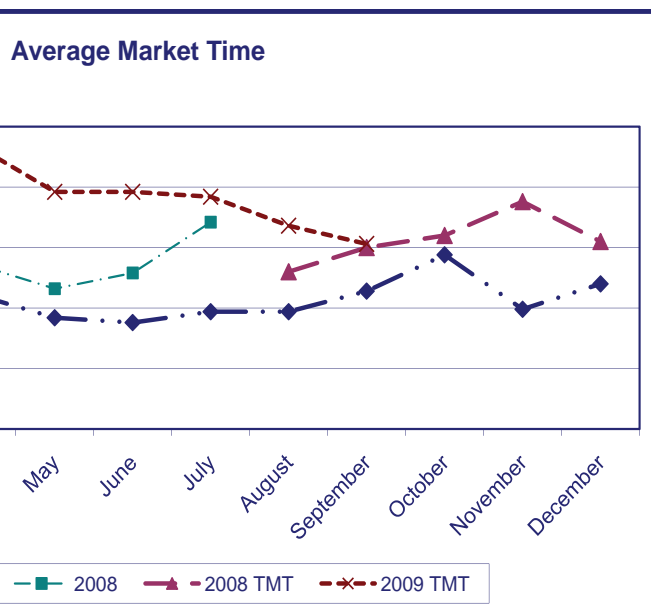
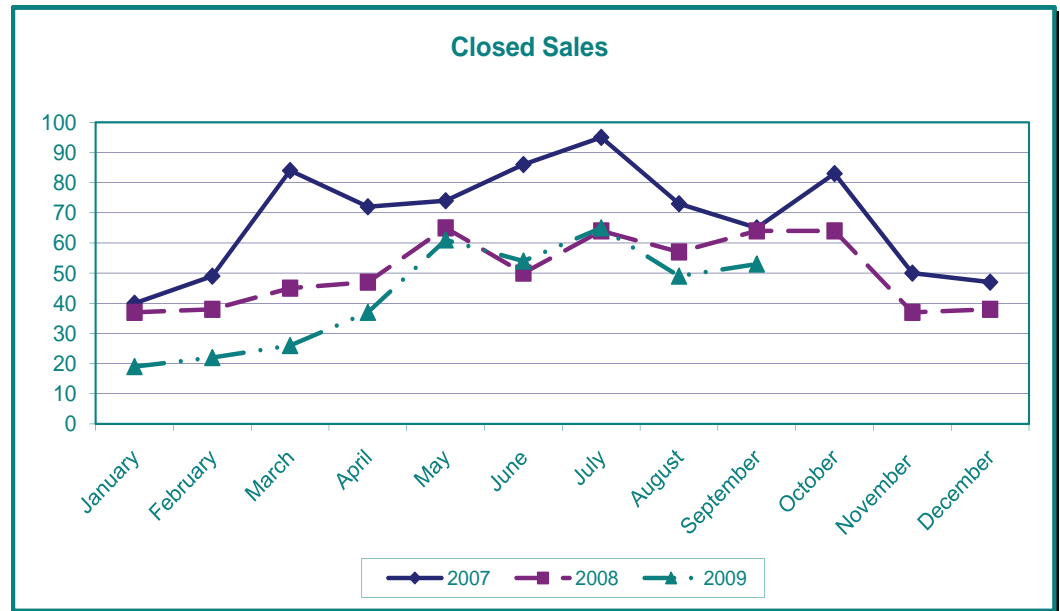
*This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.*



## 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.*

## Corporate

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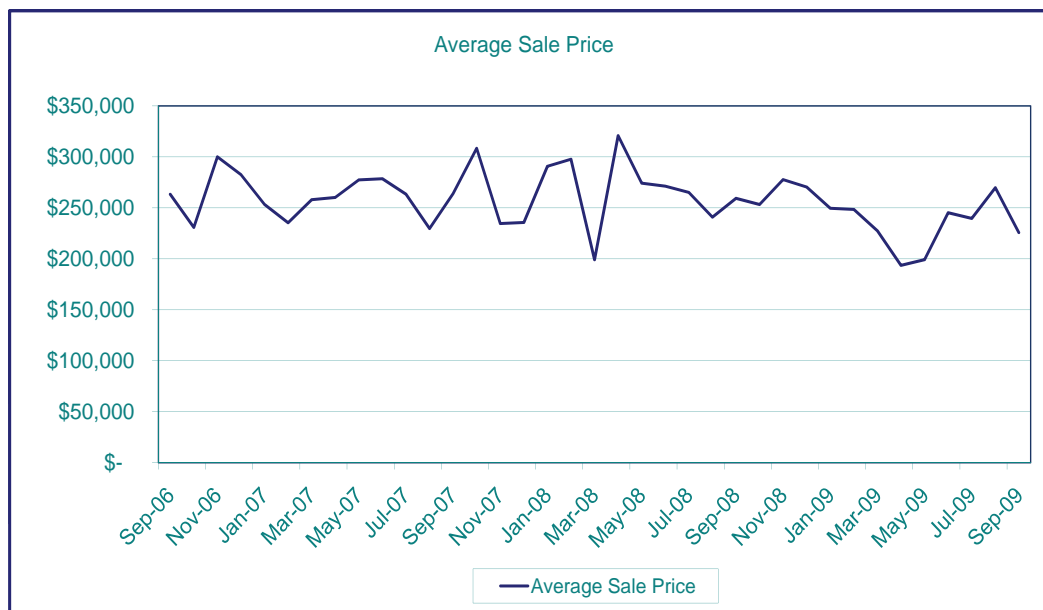
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## AVERAGE SALE PRICE

### 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

September 2009 Reporting Period

## September Residential Highlights

Sales activity in the Portland metro area continued to show improvement over same-month sales from a year ago.

Pending sales were up 34.1% and closed sales rose 9.8% compared to September 2008. New listings fell 14.3%. See residential highlights table below.

Compared to August 2009, pending sales increased 6% (2,286 v. 2,156), but closed sales dropped 2.2% (1,800 v. 1,841). New listings also fell 4.8% (3,599 v. 3,780).

At the month's rate of sales, it would take approximately 7.6 months to sell the 13,667 active residential listings, down from 10.4 months last September and lower than the 8.6 mark in September 2007.

## Third Quarter Report

Comparing the third quarter of 2009 with the same period in 2008, pending sales were up 17.5% (6,428 v. 5,471) and closed sales rose 6.5% (5,762 v. 5,409). Closed sales reached the highest mark since Q3 of 2007 (see graph on page 7). New listings dropped 18.7% (11,448 v. 14,089).

## Sale Prices

The average sale price for September 2009 was down 8% compared to September 2008, while the median sale price declined 9.6%. See residential highlights table below.

Month-to-month, the average and median sale price were down when compared with August levels; the average sale price was down 2.1% (\$290,100 v. \$296,300) and the median sale price fell 3.4% (\$241,400 v. \$249,900).

## 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	7.3
August	6.2	9.9	7.8
September	8.6	10.4	7.6
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

### Average Sale Price % Change:

-11.8% (\$297,200 v. \$337,000)

### Median Sale Price % Change:

-10.6% (\$250,400 v. \$280,000)

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	Total Market Time
2009	September	3,599	2,286	1,800	290,100	241,400	131
	Year-to-date	35,879	15,835	13,372	293,500	249,900	144
2008	September	4,200	1,705	1,640	315,300	267,000	129
	Year-to-date	45,850	16,344	15,389	334,700	280,000	120
Change	September	-14.3%	34.1%	9.8%	-8.0%	-9.6%	1.6%
	Year-to-date	-21.7%	-3.1%	-13.1%	-12.3%	-10.8%	19.9%

\*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 • 9/2009

## 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	455	180	161	102	39.7%	75	244,300	89	1,598	777	-7.3%	652	236,900	230,000	-11.0%	4	194,200	13	117,300	15	264,400	
142	NE Portland	1,016	396	211	260	81.8%	185	276,800	84	3,424	1,638	-1.4%	1,378	288,700	255,000	-10.1%	19	286,500	25	141,900	37	369,100	
143	SE Portland	1,396	458	228	337	42.2%	228	248,800	104	4,505	2,224	-0.9%	1,875	244,700	218,000	-10.6%	20	314,400	43	118,200	69	397,800	
144	Gresham/ Troutdale	961	255	193	159	47.2%	108	203,100	129	2,421	1,041	3.1%	844	221,800	210,000	-14.3%	7	487,500	24	95,500	11	303,400	
145	Milwaukie/ Clackamas	960	239	147	149	-5.1%	133	293,400	139	2,574	1,196	1.8%	1,033	288,000	260,000	-9.8%	7	446,400	26	167,500	6	242,700	
146	Oregon City/ Canby	802	189	122	123	89.2%	84	279,700	153	1,901	747	5.4%	628	284,500	250,000	-11.3%	4	215,000	35	217,600	8	222,900	
147	Lake Oswego/ West Linn	1,022	208	182	111	35.4%	88	551,300	204	2,261	751	3.6%	628	495,800	396,500	-13.3%	3	310,700	21	226,700	1	525,000	
148	W Portland	1,832	411	304	214	-1.4%	175	462,500	152	4,250	1,538	-18.3%	1,328	430,700	354,500	-11.3%	3	532,000	31	182,100	8	541,700	
149	NW Wash Co.	564	150	82	90	9.8%	67	347,300	184	1,473	733	-12.4%	635	373,300	350,000	-6.1%	-	-	15	217,000	5	265,400	
150	Beaverton/ Aloha	1,007	348	183	239	39.0%	204	228,100	110	3,215	1,610	3.0%	1,357	241,800	225,000	-9.7%	6	233,700	11	152,600	14	399,600	
151	Tigard/ Wilsonville	1,139	263	185	185	32.1%	156	292,700	156	3,121	1,277	-5.5%	1,093	320,200	289,900	-10.0%	2	62,500	31	210,900	6	715,600	
152	Hillsboro/ Forest Grove	880	220	113	144	35.8%	142	232,800	115	2,312	1,144	3.3%	965	248,100	229,000	-13.2%	9	286,100	28	64,500	15	246,800	
153	Mt. Hood	164	32	20	10	25.0%	15	249,400	136	273	78	-15.2%	68	241,300	223,400	-4.4%	-	-	1	179,900	-	-	
155	Columbia Co.	537	82	55	58	34.9%	58	185,700	200	876	380	-5.2%	304	195,800	187,000	-9.8%	5	454,000	28	138,900	4	221,900	
156	Yamhill Co.	932	168	102	105	45.8%	82	230,700	146	1,675	701	-6.0%	584	233,000	210,000	-15.3%	8	427,100	26	238,100	13	259,000	
168-178	Marion/Polk Counties	1,173	192	167	127	74	76.4%	70	178,600	148	2,033	747	3.0%	578	208,200	192,000	-13.5%	7	404,900	18	168,900	9	258,800
180-195	North Coastal Counties	1,593	158	228	70	36	-4.1%	61	285,300	133	2,093	546	-0.9%	454	296,200	247,300	-100.0%	4	335,000	69	126,100	5	1,282,000

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/08-9/30/09) with 12 months before (10/1/07-9/30/08).

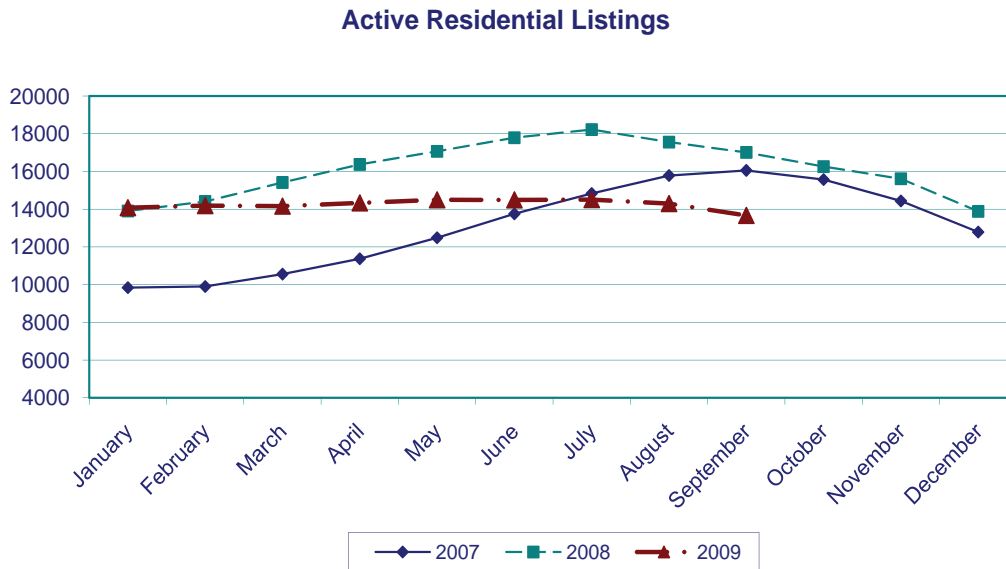
<sup>3</sup> As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

<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.*

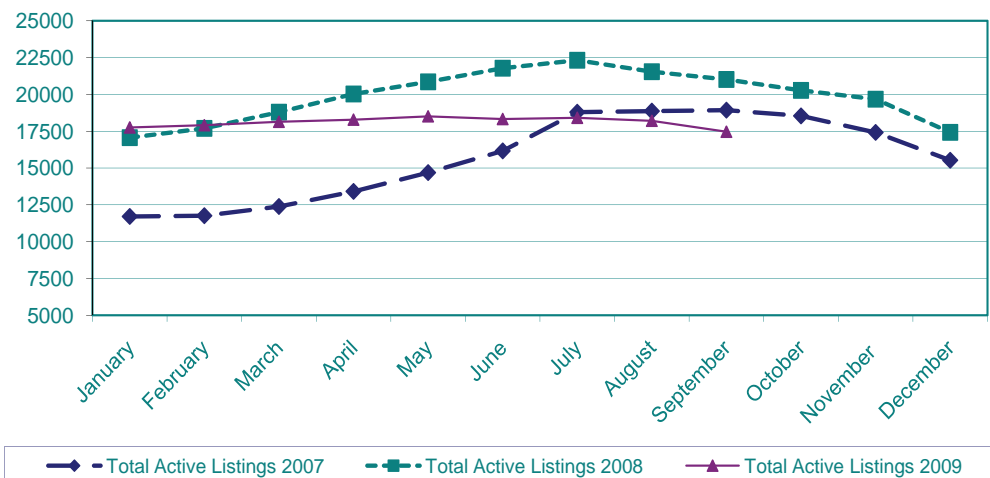


## TOTAL ACTIVE LISTINGS

### PORTLAND, OR

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

### Total Active Listings

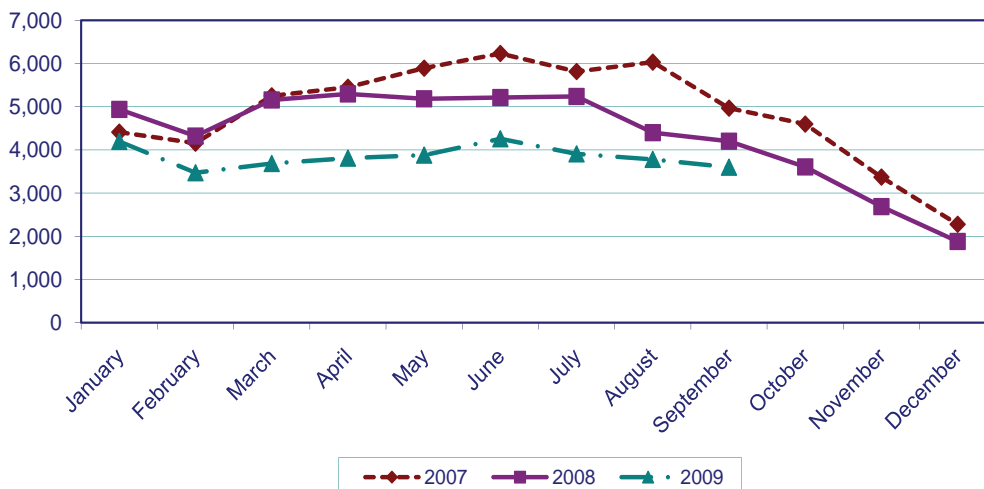


## New Listings

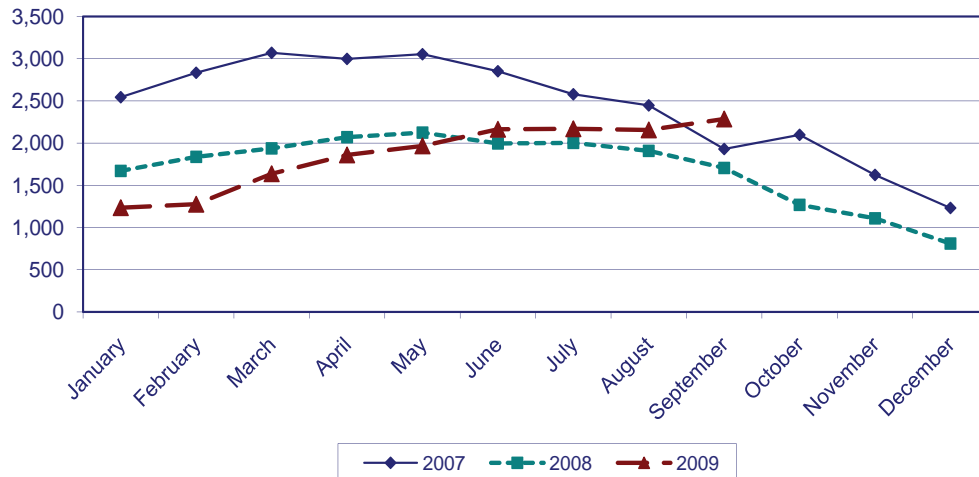
## NEW LISTINGS

### PORTLAND, OR

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



### Pending Sales



## PENDING LISTINGS

### PORTLAND, OR

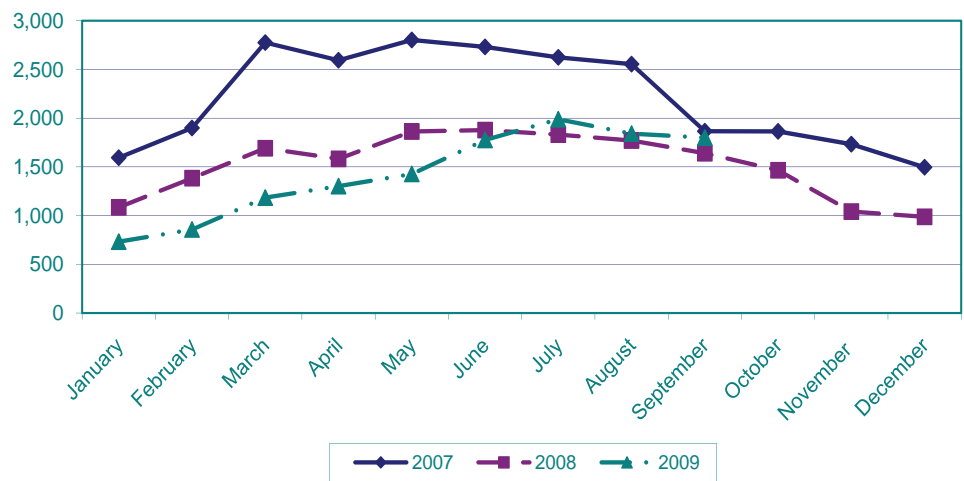
*This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.*

## CLOSED SALES

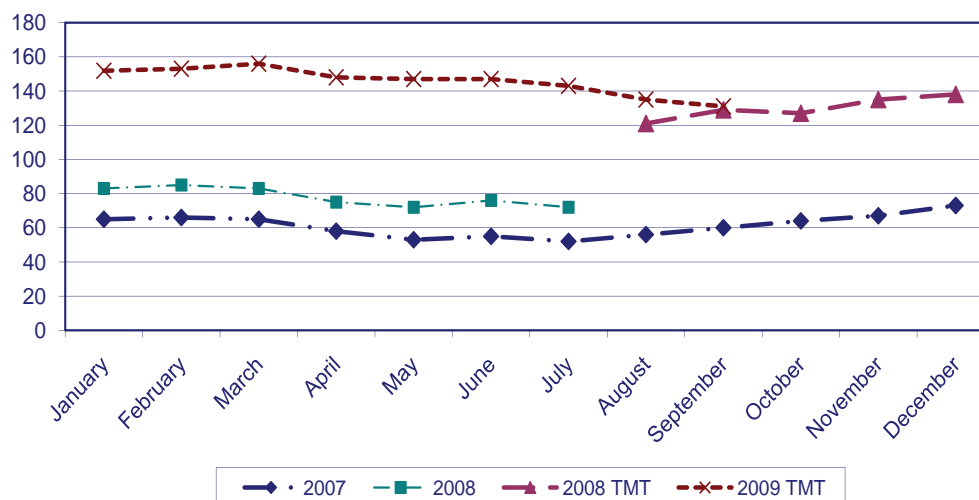
### PORTLAND, OR

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

### Closed Sales



### Average Market Time



## DAYS ON MARKET

### PORTLAND, OR

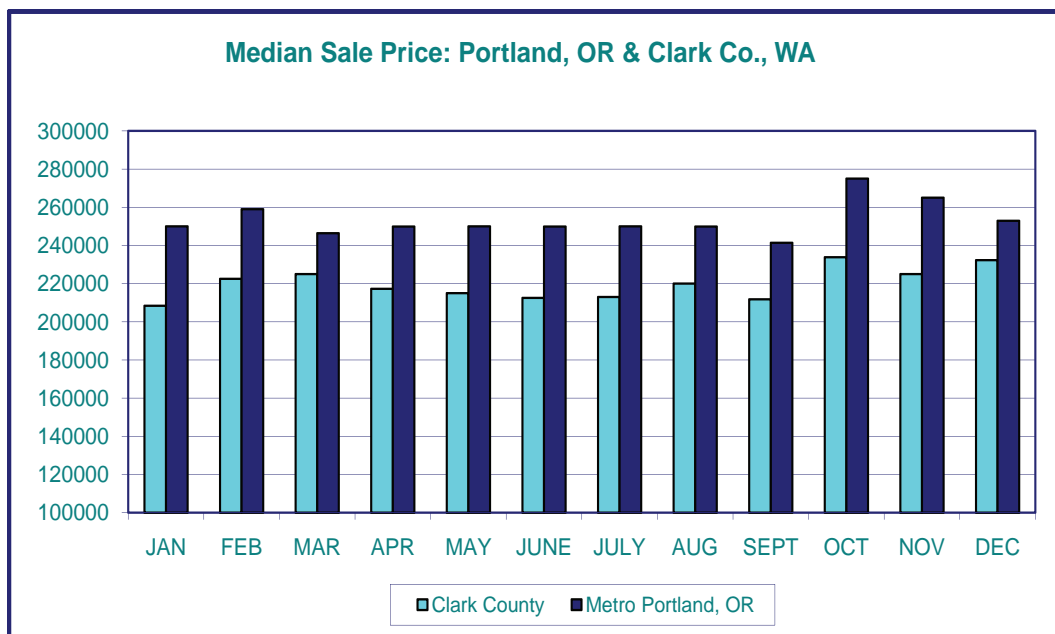
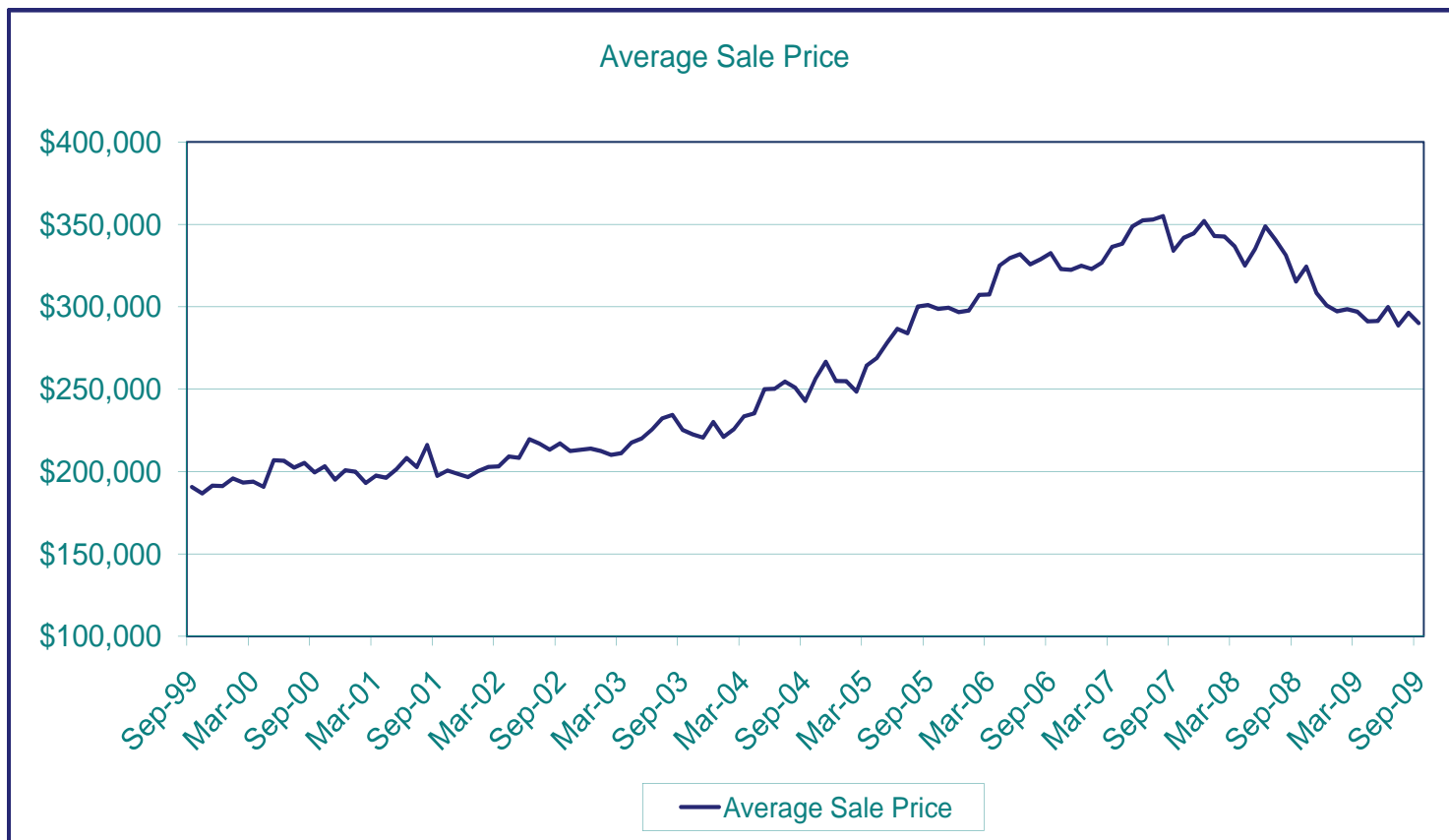
*This graph shows the average market time for sales in the Portland, Oregon metropolitan area.*

*\*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

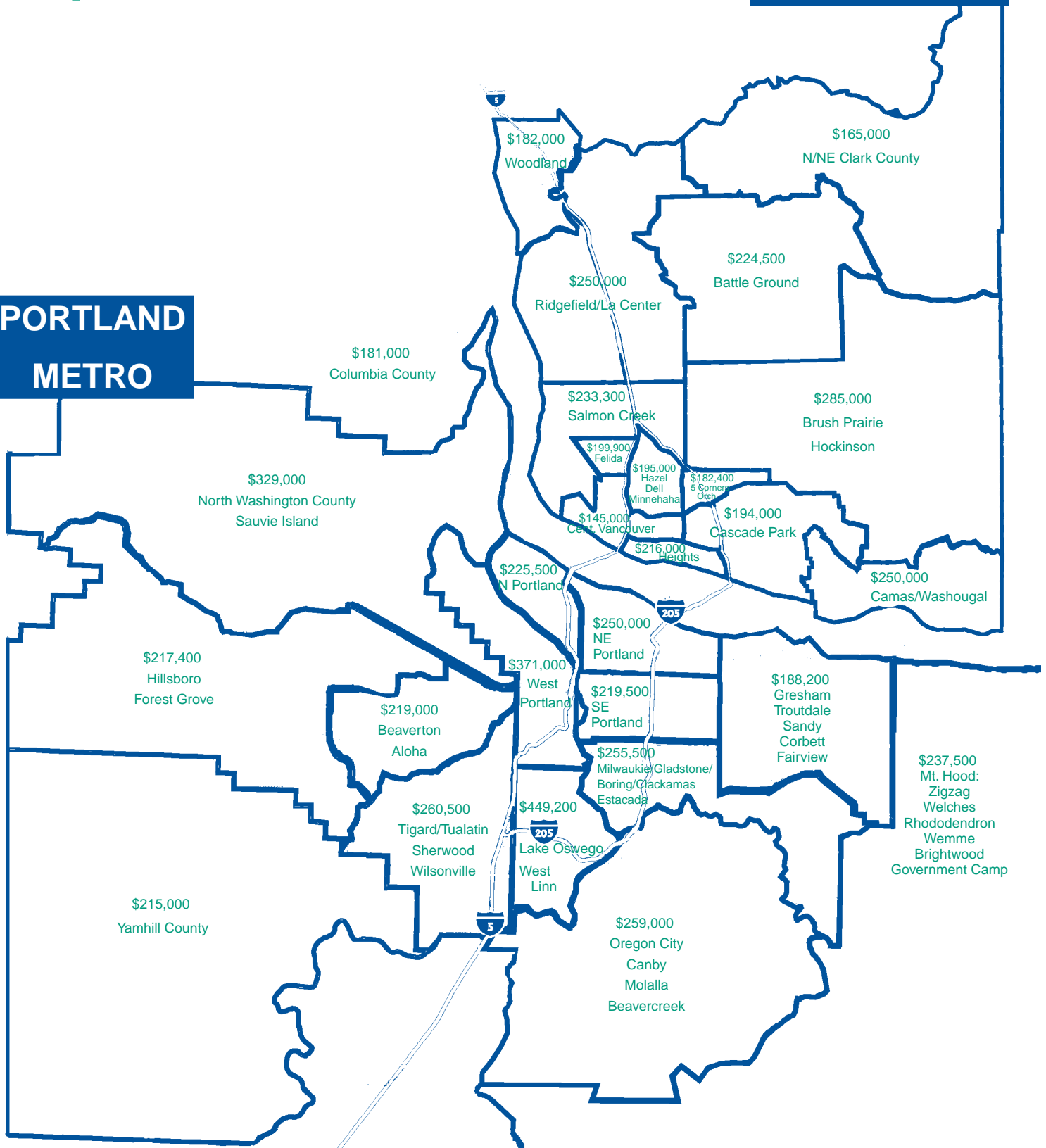
*This graph shows the median sale price over the past 12 months in the greater Portland, Oregon metropolitan area and Clark County, Washington.*

# MEDIAN SALE PRICE

## September 2009

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PORTLAND  
METRO



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## MEDIAN SALE PRICE CONDOS PORTLAND, OR

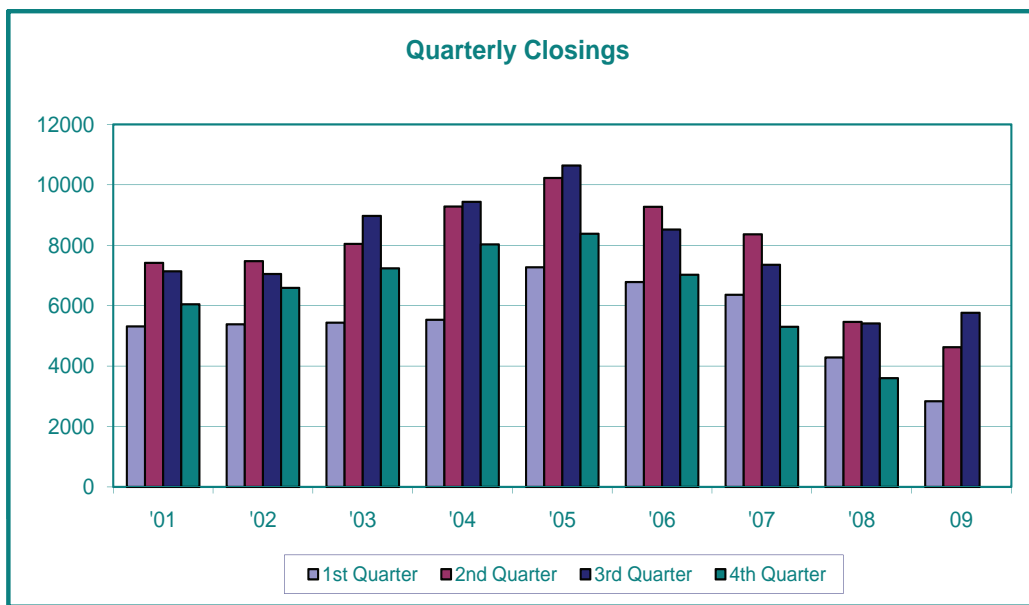
*This graph represents the median sale price for all condos sold in the last three calendar years in the Portland, Oregon metropolitan area.*



## QUARTERLY CLOSINGS

*This graph shows the number of closed sales by quarter for the Portland, Oregon metropolitan area.*

PORTLAND, OR



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

September 2009 Reporting Period

## September Residential Highlights

In September, sales activity in Clark County continued to exceed totals from the same month of the year prior.

Compared to September 2008, pending sales rose 33.4% and closed sales increased 20.2%. New listings, on the other hand, dropped 10.4%.

When comparing September 2009 with August 2009, closed sales rose 2.4% (470 v. 459), while on the other hand pending sales dropped 1.4% (583 v. 591). New listings fell 6.3% (819 v. 874).

At the month's rate of sales the 3,560 active residential listings would last approximately 7.6 months, down from 12.7 last year at this time.

## Third Quarter Report

Comparing the third quarter of 2009 with the same period in 2008,

closed sales increased 18.7% (1,493 v. 1,258) and pending sales rose 31.3% (1,712 v. 1,493). The number of closed sales reached the highest point since the third quarter of 2007. New listings were down 19.2% (2,612 v. 3,234).

## Sale Prices

The average sale price for September 2009 was down 15.7% compared to September 2008, while the median sale price dropped 9.5%. See residential highlights table below.

Month-to-month, the average sale price and median sale price decreased when compared with September levels; the average sale price fell 7.1% (\$232,200 v. \$249,800) and the median sale price was down 3.7% (\$211,800 v. \$220,000).

## 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	7.3
August	7.7	12.7	8
September	12	12.7	7.6
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:

-14.7% (\$244,600 v. \$286,900)

### Median Sale Price % Change:

-11.1% (\$220,000 v. \$247,400)

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	Total Market Time
2009	September	819	583	470	232,200	211,800	150
	Year-to-date	7,975	4,306	3,554	241,200	215,000	160
2008	September	914	437	391	275,600	234,000	146
	Year-to-date	10,786	3,784	3,476	284,300	245,000	149
Change	September	-10.4%	33.4%	20.2%	-15.7%	-9.5%	2.8%
	Year-to-date	-26.1%	13.8%	2.2%	-15.2%	-12.2%	7.3%

\*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.

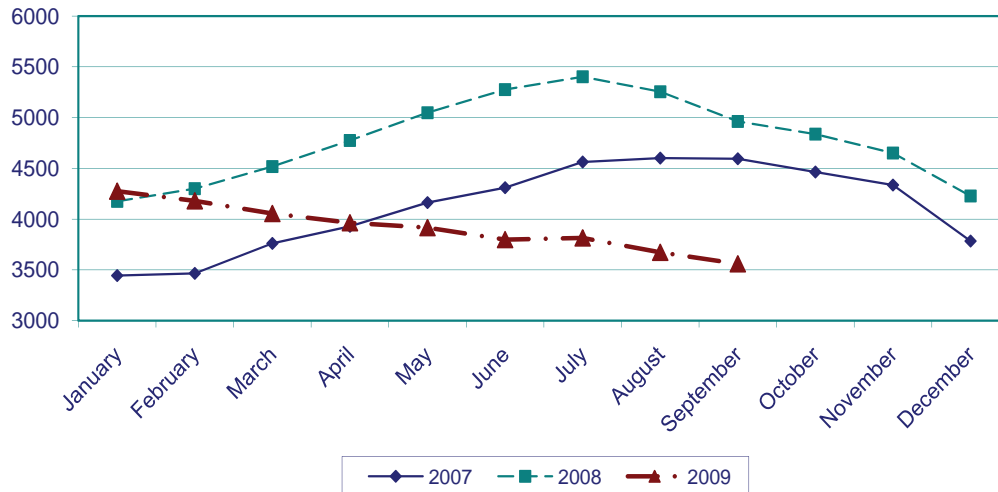


# AREA REPORT • 9/2009

## SW Washington

		RESIDENTIAL															Avg. Sale Price % Change <sup>7</sup>	COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Closed Sales	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 <sup>1</sup>	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	98	19	11	13	18.2%	15	176,500	136	251	128	20.8%	109	184,100	165,000	131	-22.5%	1						
12	NW Heights	101	35	8	17	21.4%	11	133,600	181	227	122	13.0%	95	133,600	134,000	167	-20.2%	1	199,900	3	57,600	8	154,800	
13	SW Heights	95	19	24	5	25.0%	3	160,000	112	165	48	-11.1%	41	308,900	232,000	137	-26.8%	-	-	8	184,400	3	222,600	
14	Lincoln/Hazel Dell	34	10	5	11	175.0%	10	173,100	89	124	73	35.2%	59	199,800	197,000	122	-15.1%	-	-	2	124,500	1	226,400	
15	E Hazel Dell	190	42	22	31	10.7%	28	199,400	155	418	258	12.7%	215	193,300	193,000	160	-14.7%	1	475,000	9	70,300	3	288,800	
20	NE Heights	86	18	12	15	-6.3%	10	180,700	202	190	132	14.8%	105	183,500	180,000	189	-16.5%	-	-	-	-	4	232,500	
21	Orchards	194	54	22	32	-11.1%	20	207,500	189	465	269	-4.6%	212	194,300	186,200	155	-12.6%	1	7,900	2	365,000	1	220,000	
22	Evergreen	276	79	34	59	20.4%	51	186,500	107	705	411	-3.7%	337	192,500	179,000	135	-12.8%	1	45,000	3	108,300	4	217,500	
23	E Heights	75	25	6	10	-9.1%	13	206,400	109	165	64	-7.2%	53	246,300	222,000	139	-22.1%	-	-	2	298,500	1	229,000	
24	Cascade Park	105	26	12	18	28.6%	20	215,100	102	246	148	22.3%	124	268,200	241,000	175	-14.0%	-	-	-	-	2	260,000	
25	Five Corners	89	30	11	20	42.9%	18	184,700	82	241	154	10.8%	123	182,900	183,500	141	-18.0%	-	-	-	-	1	120,000	
26	E Orchards	90	27	13	28	133.3%	18	247,500	136	261	167	35.8%	145	241,200	235,000	141	-10.4%	-	-	1	40,000	-	-	
27	Fisher's Landing	103	31	16	19	46.2%	15	243,700	72	284	204	4.1%	188	247,900	240,000	141	-13.2%	-	-	-	-	-	-	
31	SE County	45	-	4	4	0.0%	4	302,900	158	62	21	-16.0%	15	355,200	295,000	93	-13.4%	-	-	2	449,500	-	-	
32	Camas City	262	50	30	47	38.2%	44	299,100	131	647	356	31.4%	311	328,300	311,000	175	-15.5%	1	375,000	15	160,700	5	162,300	
33	Washougal	257	48	34	37	85.0%	35	268,200	239	508	261	29.9%	222	264,100	245,000	184	-12.9%	-	-	20	110,300	1	109,000	
41	N Hazel Dell	110	23	14	21	23.5%	17	209,600	103	272	148	5.0%	126	228,900	209,500	143	-18.5%	-	-	3	165,300	2	537,500	
42	S Salmon Creek	140	46	15	31	29.2%	24	206,100	110	364	200	0.0%	159	220,700	222,000	146	-16.6%	-	-	6	65,800	-	-	
43	N Felida	134	35	17	25	66.7%	15	297,800	111	339	177	21.2%	153	288,800	250,000	164	-17.2%	-	-	1	50,000	1	183,900	
44	N Salmon Creek	177	40	32	40	122.2%	11	230,800	340	387	188	31.5%	130	266,600	250,500	187	-16.9%	1	90,000	4	758,500	-	-	
50	Ridgefield	92	30	5	10	-9.1%	9	263,800	242	174	82	6.5%	71	258,800	246,900	189	-24.4%	2	207,000	2	87,300	-	-	
51	W of I-5 County	40	7	3	4	300.0%	2	436,000	491	65	22	15.8%	17	392,400	350,000	250	-30.7%	-	-	6	261,700	-	-	
52	NW E of I-5 County	59	7	15	4	-50.0%	6	369,900	117	100	41	2.5%	33	378,600	345,000	210	-22.2%	-	-	8	188,500	-	-	
61	Battleground	243	55	29	34	25.9%	26	217,700	204	514	271	17.8%	222	235,800	212,500	157	-11.1%	2	193,800	2	137,500	-	-	
62	Brush Prairie	221	36	30	25	13.6%	27	301,600	186	440	208	23.1%	171	308,700	285,000	181	-22.1%	-	-	7	142,800	-	-	
63	East County	5	1	-	-	-	-	-	-	7	2	-	1	228,000	228,000	-	28.9%	-	-	-	-	-	-	
64	Central County	28	1	1	3	#DIV/0!	3	300,000	58	50	22	83.3%	16	342,200	334,000	177	-15.4%	-	-	-	-	-	-	
65	Mid-Central County	34	4	3	5	-	2	466,500	405	61	30	150.0%	21	322,400	325,000	216	-21.3%	-	-	8	193,100	-	-	
66	Yacolt	59	10	3	2	-60.0%	3	172,300	106	87	24	-31.4%	24	206,200	178,700	128	-10.5%	1	42,500	2	150,000	-	-	
70	La Center	65	5	4	8	300.0%	8	254,100	148	74	48	118.2%	38	246,100	242,800	199	-19.8%	-	-	-	-	1	282,500	
71	N Central	36	4	3	3	-	1	165,000	203	56	20	122.2%	14	269,600	264,000	240	-11.8%	-	-	1	610,000	-	-	
72	NE Corner	17	2	1	2	-	1	220,000	-	26	7	16.7%	4	199,700	210,000	36	5.5%	-	-	3	149,200	-	-	
87	Grand Total	3,560	819	439	583	33.4%	470	232,200	150	7,975	4,306	13.8%	3,554	241,200	215,000	160	-14.8%	12	241,900	121	175,400	39	216,900	
80	Woodland City	42	4	3	6	20.0%	6	203,400	230	85	53	1.9%	41	217,700	196,000	203	-17.6%	-	-	-	-	-	-	
81	Woodland Area	53	4	10	4	100.0%	3	218,900	234	83	30	36.4%	23	261,000	226,600	311	-11.0%	-	-	4	159,100	-	-	
82	Cowlitz County	386	71	56	29	-17.1%	31	173,100	160	637	251	-8.1%	213	185,700	172,000	140	-10.8%	2	118,300	20	103,700	9	305,700	
	Grand Total	481	79	69	39	-7.1%	40	181,100	176	805	334	-3.7%	277	196,700	180,000	163	-11.4%	2	118,300	24	112,900	9	305,700	
87	Pacific County	150	17	25	16	33.3%	10	195,700	165	224	89	14.1%	75	173,500	154,000	201	-0.5%	1	125,000	24	43,600	-	-	

### Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS

### SW WASHINGTON

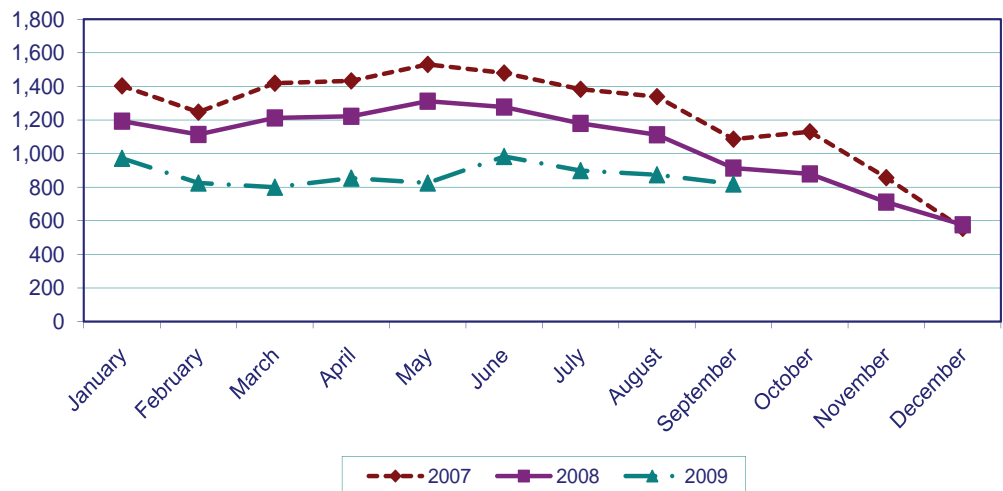
*This graph shows the active residential listings over the past three calendar years in Southwest Washington.*

## NEW LISTINGS

### SW WASHINGTON

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

### New Listings



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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/08-9/30/09) with 12 months before (10/1/07-9/30/08).

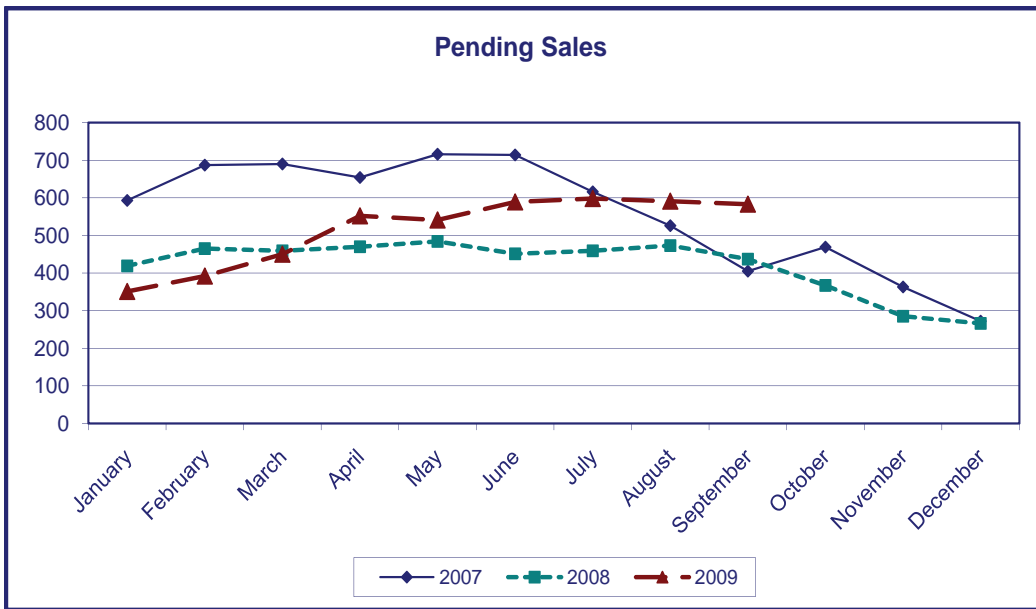
<sup>3</sup> As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

<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

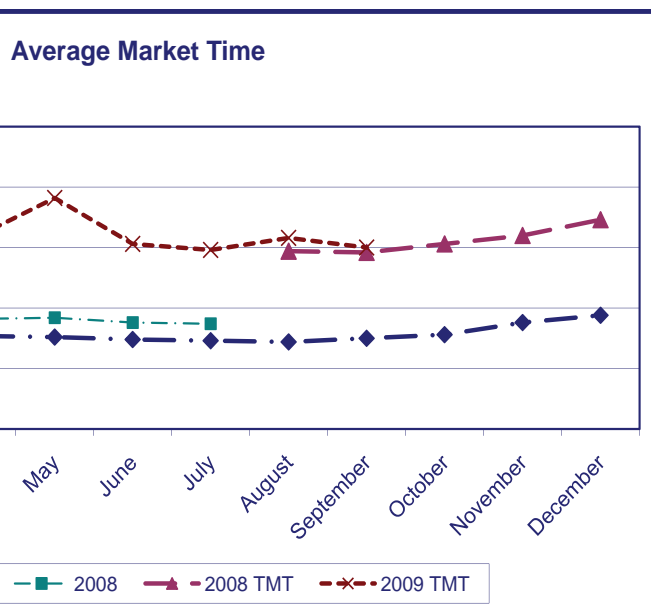
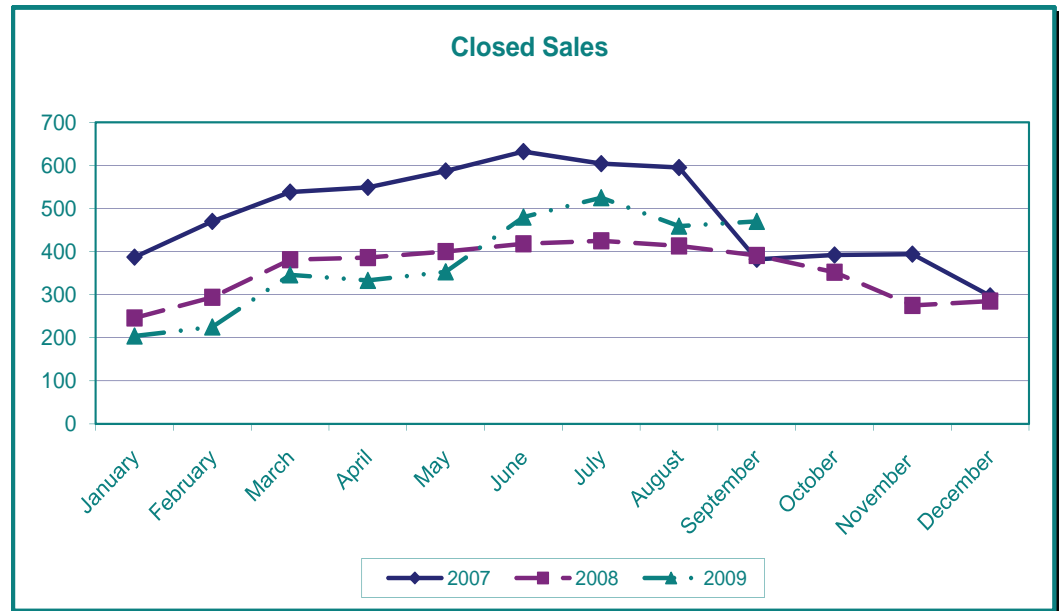
*This graph represents monthly accepted offers in Southwest Washington over the past three calendar years.*



## CLOSED SALES

### SW WASHINGTON

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



## DAYS ON MARKET

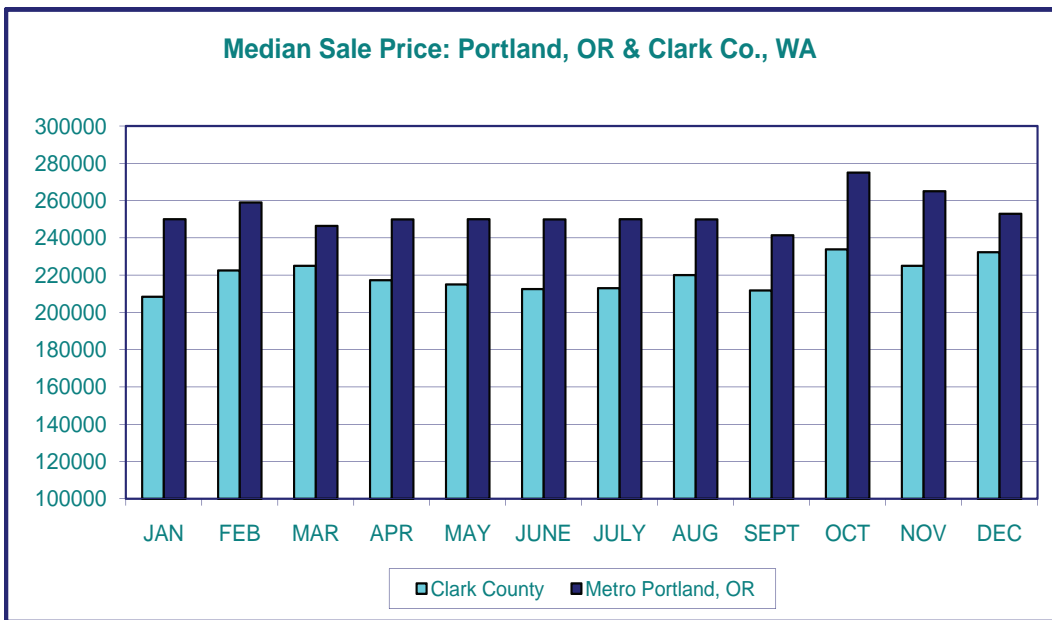
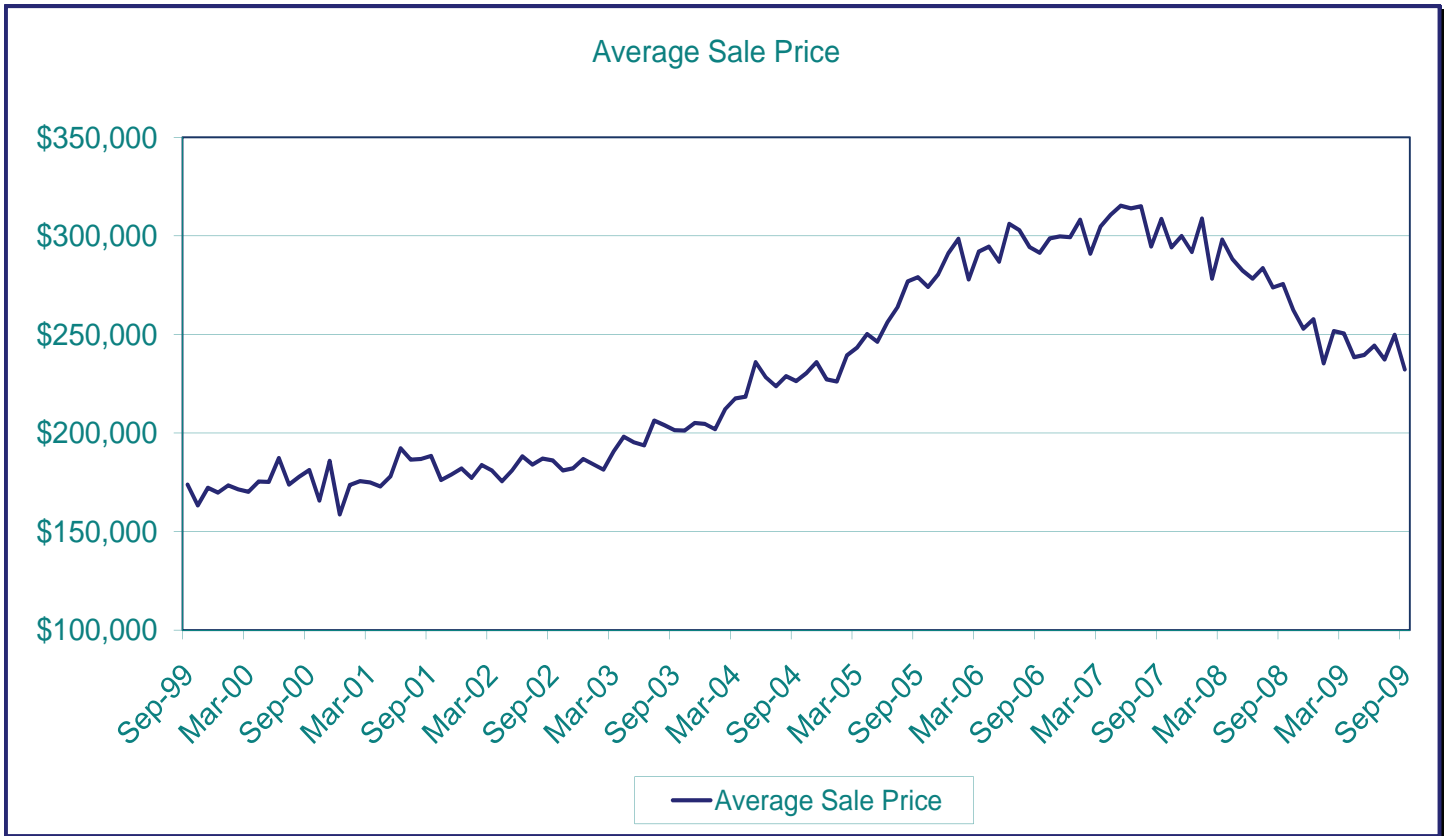
### SW WASHINGTON

*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.*

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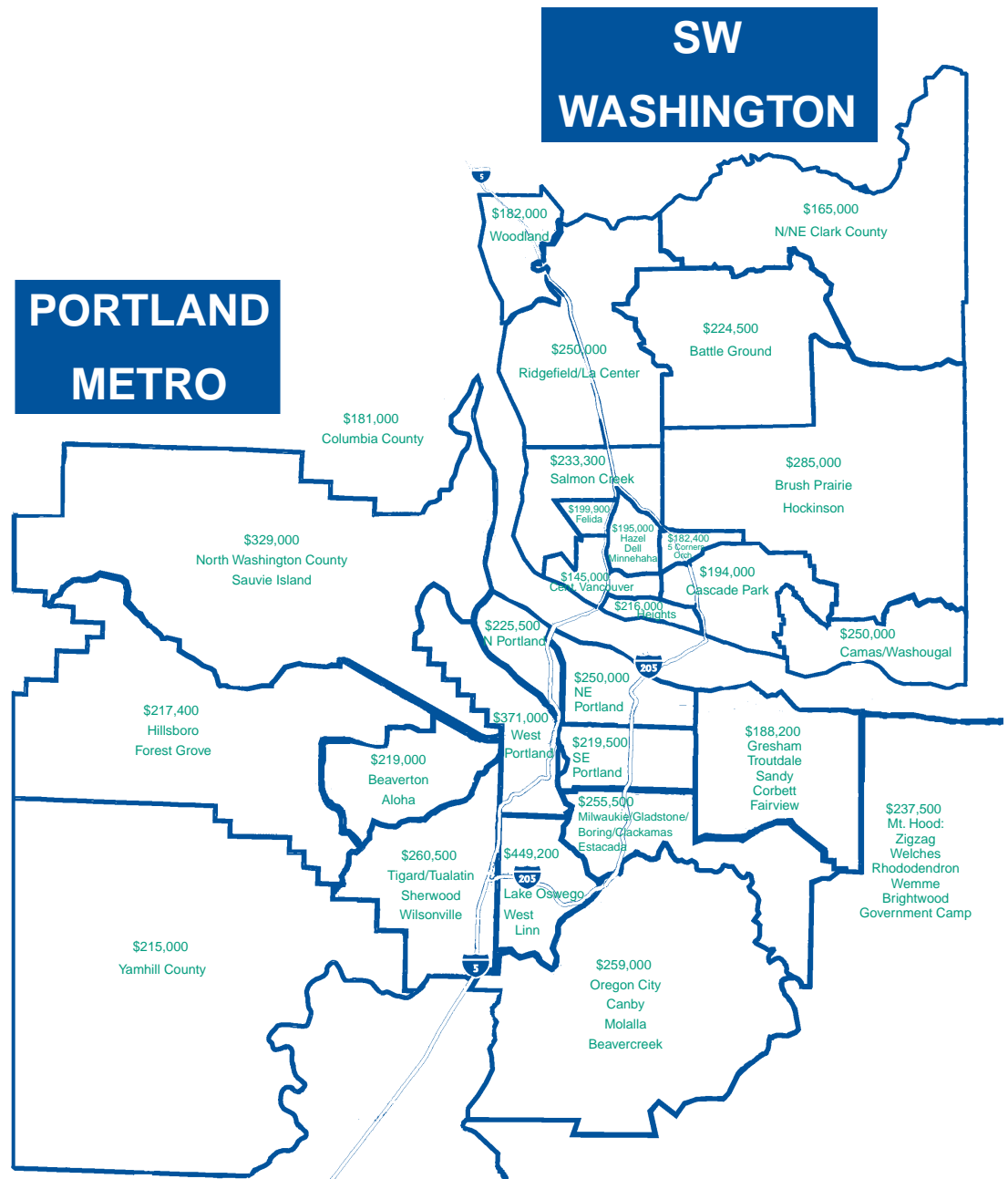
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Fax: (541) 289-7320

## Coos County

1946 Sherman Ave., Suite 101  
North Bend, OR 97459  
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# MEDIAN SALE PRICE September 2009



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: Union County, Oregon

September 2009 Reporting Period

## September Residential Highlights

Results for September in Union County were mixed compared to the same month last year. Pending sales rose 33.3%, but closed sales fell 50%. New listings grew 16.1%.

## Third Quarter Report

Comparing the third quarter of 2009 with the same period in 2008, closed sales fell 9.5% (67 v. 74) and pending sales decreased 16.7% (60 v. 72). New listings were off 14% (98 v. 114).

## Sale Prices

The average sale price for September 2009 was down 20.6% compared to September 2008, while the median sale price rose 11.4%. See residential highlights table below.

Comparing September 2009 prices with those in August 2009, the average sale price dropped 28.3% (\$139,500 v. \$194,600) and the median sale price was down 7.5% (\$156,800 v. \$169,500).

## 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	9.7
August	4.4	8.8	7.4
September	5.1	6.8	15
October	6.2	9.7	
November	7.4	11.9	
December	7.9	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.

Union County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2009	September	36	20	14	139,500	156,800	129
	Year-to-date	318	168	144	153,100	135,000	137
2008	September	31	15	28	175,800	140,700	121
	Year-to-date	375	175	164	166,600	129,000	115
Change	September	16.1%	33.3%	-50.0%	-20.6%	11.4%	7.0%
	Year-to-date	-15.2%	-4.0%	-12.2%	-8.1%	4.7%	19.4%

\*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:

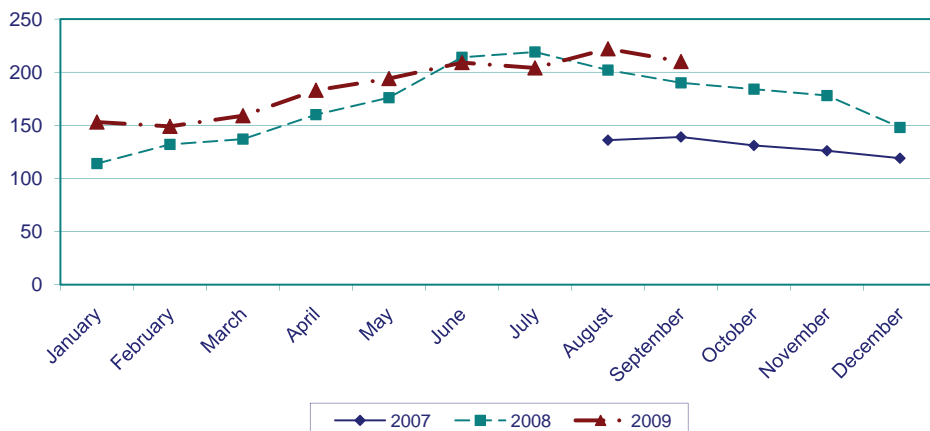
-4.2% (\$153,800 v. \$160,600)

### Median Sale Price % Change:

+5.9% (\$135,000 v. \$127,500)

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

## Active Residential Listings



## 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 • 9/2009

## Union County, Oregon

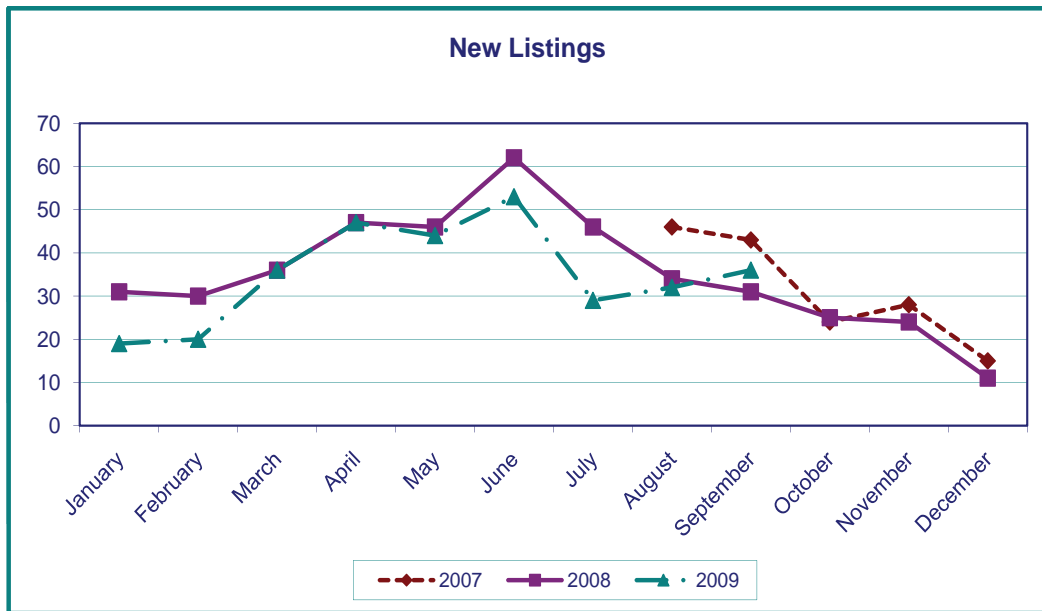
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings <sup>3</sup>	Expired/Canceled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 <sup>1</sup>	Closed Sales	Average Sale Price	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
97824	Cove	16	3	2	1	-	-	-	-	18	8	-20.0%	6	221,300	225,300	-33.3%	-	-	3	93,700	-	-
97827	Elgin	32	3	3	1	-	4	144,800	107	35	12	-14.3%	10	164,400	133,000	37.8%	-	-	1	140,000	1	100,000
97841	Imbler	3	-	-	-	-	-	-	-	2	3	200.0%	3	211,700	185,000	58.0%	-	-	-	-	-	-
97850	La Grande/ Island City	119	24	17	17	41.7%	8	148,200	99	220	130	5.7%	110	151,300	137,500	3.6%	5	425,700	6	58,600	3	160,300
97867	North Powder	7	2	1	-	-100.0%	-	-	-	7	1	-80.0%	-	-	-	-3.4%	-	-	1	120,000	-	-
97876	Summerville	14	-	-	-	-	-	-	-	10	-	-100.0%	1	325,000	325,000	-28.8%	-	-	-	-	-	-
97883	Union	19	4	1	1	-50.0%	2	94,000	298	26	14	-26.3%	14	104,900	97,500	-16.5%	3	95,500	3	98,000	-	-
	Union Co. Total	210	36	24	20	33.3%	14	139,500	129	318	168	-4.0%	144	153,100	135,000	-4.2%	8	301,900	14	84,800	4	145,200

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/08-9/30/09) with 12 months before (10/1/07-9/30/08).

<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

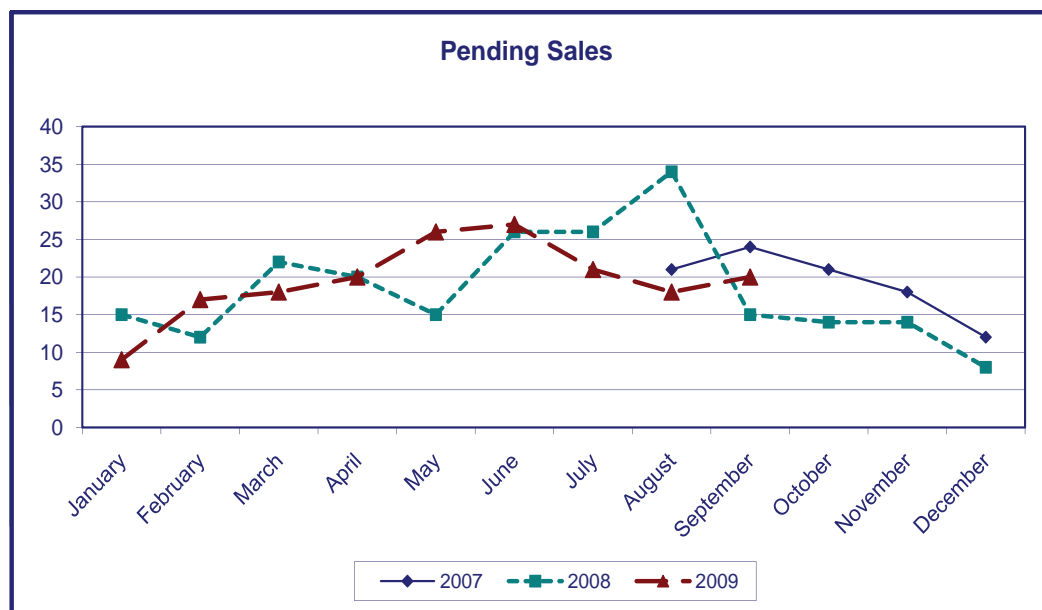
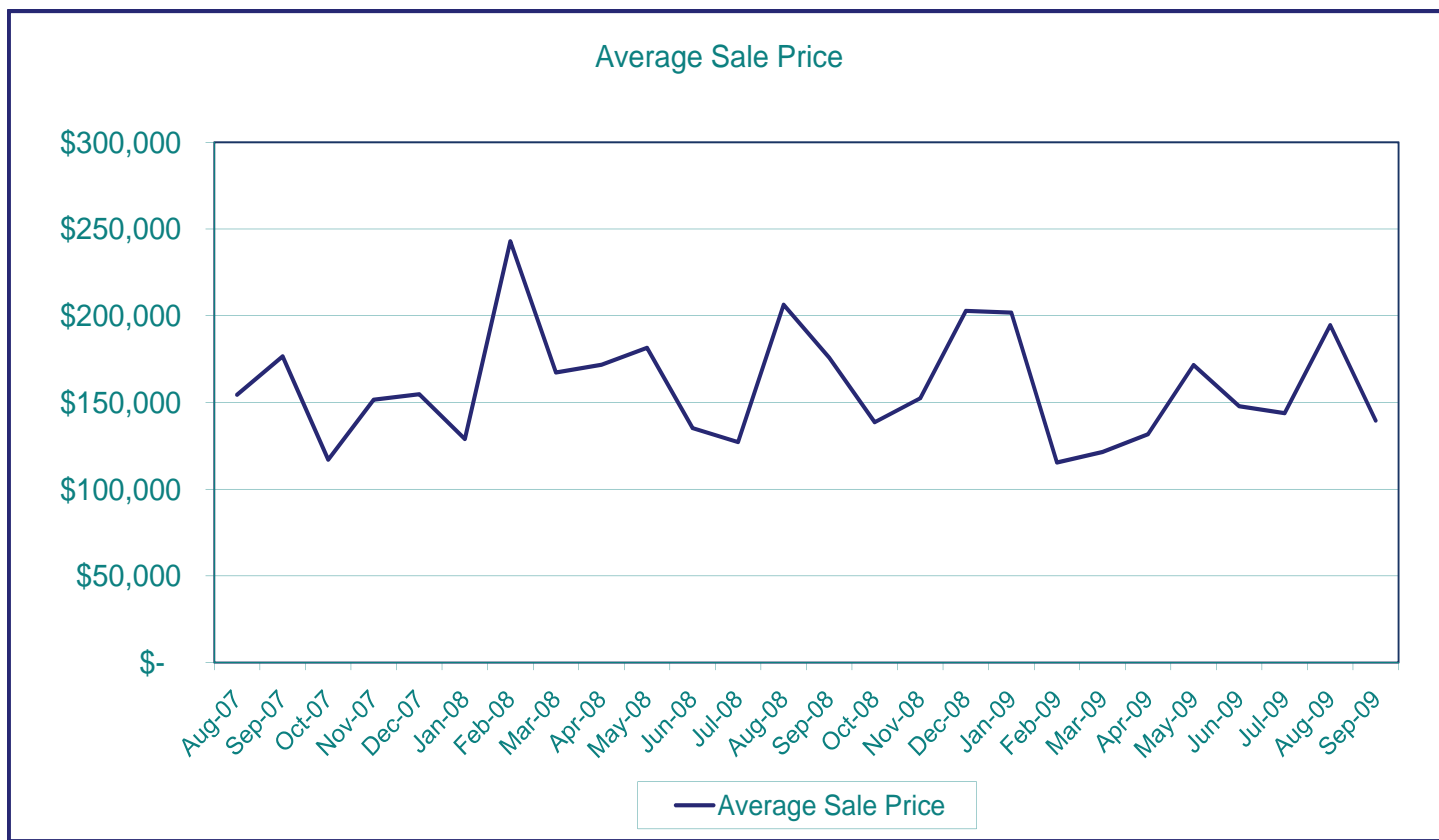
*This graph shows the new residential listings over the past three calendar years in Union County, Oregon.*



## 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.*

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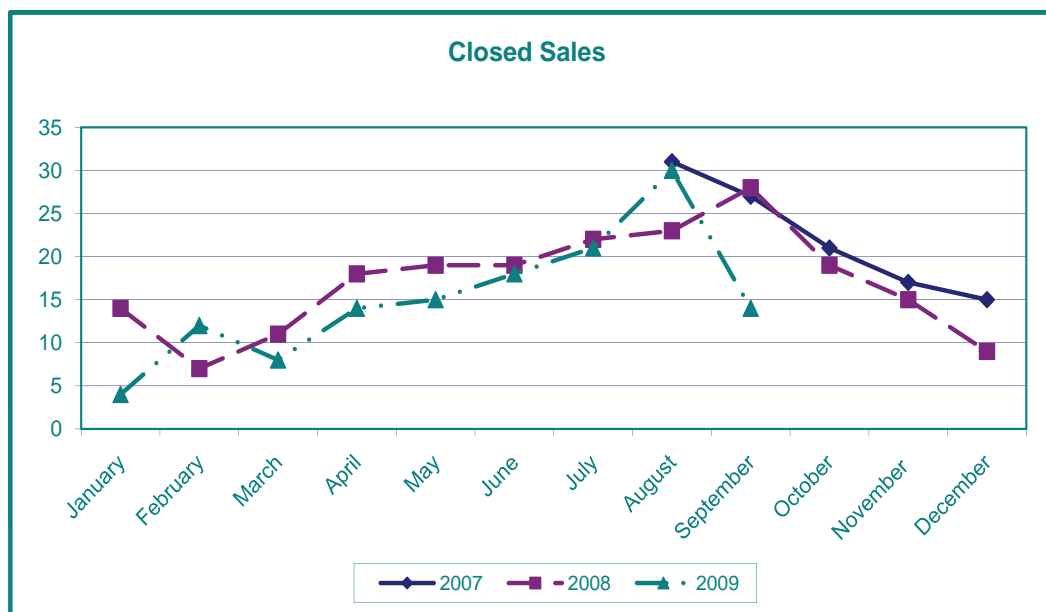
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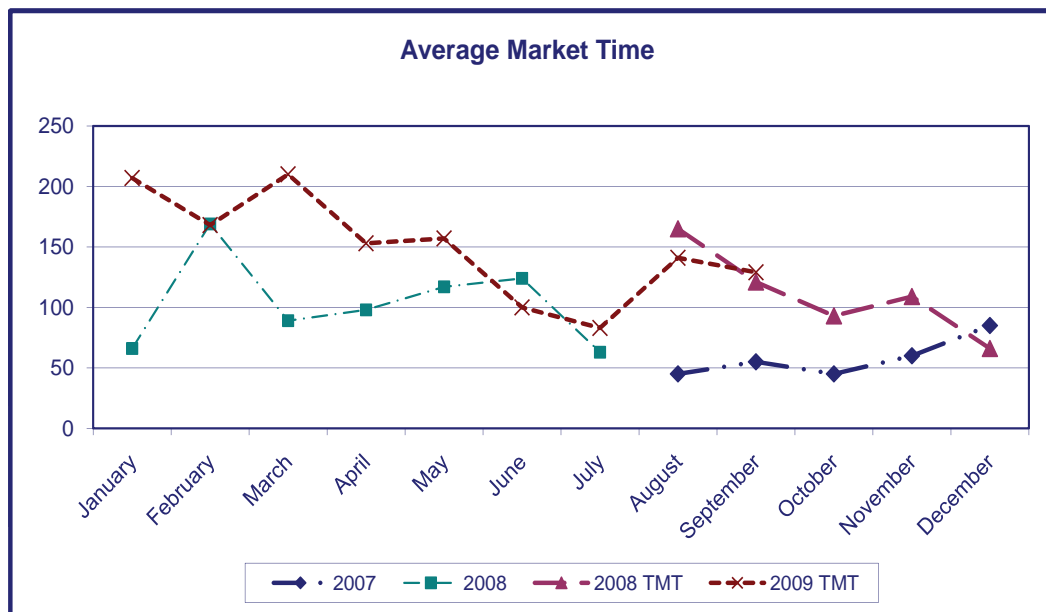
## CLOSED SALES UNION COUNTY, OR

*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

September 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	45
August	26.6
September	17.6
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	September	7	5	7	218,000	167,500	161
	Year-to-date	106	35	29	172,600	160,000	187
2009	August	10	8	5	155,000	145,000	201
	Year-to-date	99	30	22	158,100	158,000	195
Change	Sept. v. August	-30.0%	-37.5%	40.0%	40.6%	15.5%	-20.0%

## AREA REPORT • 9/2009

		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	Average Sale Price
97885	Wallowa	13	1	-	2	-	0	-	-	12	6	-	1	156,000	156,000	-	-	-	-	-	0	-
97857	Lostine	4	0	1	0	-	0	-	-	4	0	-	-	-	-	-	-	2	147,000	0	-	
97842	Imnaha	0	1	-	-	-	-	-	-	2	1	-	1	160,000	160,000	-	1	375,000	4	20,600	0	-
97846	Joseph	55	2	6	1	-	3	211,100	105	49	14	-	11	197,500	162,200	-	-	-	4	176,300	0	-
97828	Enterprise	51	3	1	2	-	4	223,100	203	39	14	-	16	157,300	155,000	-	1	202,200	2	70,500	0	-
	Wallowa Co. Total	123	7	8	5	-	7	218,000	102	106	35	-	29	172,600	160,000	-	2	-	12	101,900	-	-

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

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/08-9/30/09) with 12 months before (10/1/07-9/30/08).

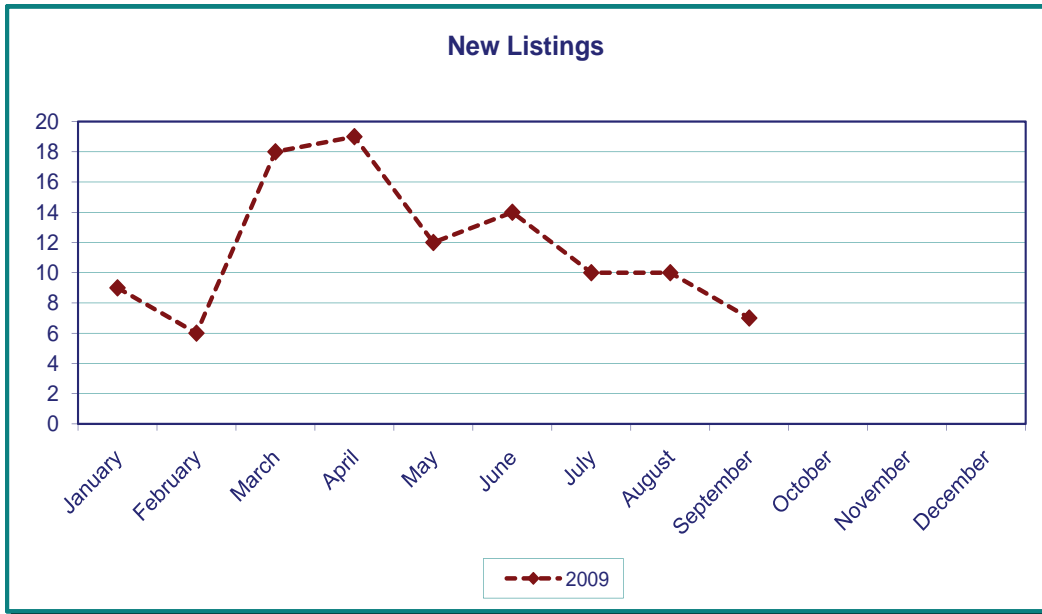
<sup>3</sup> As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

<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

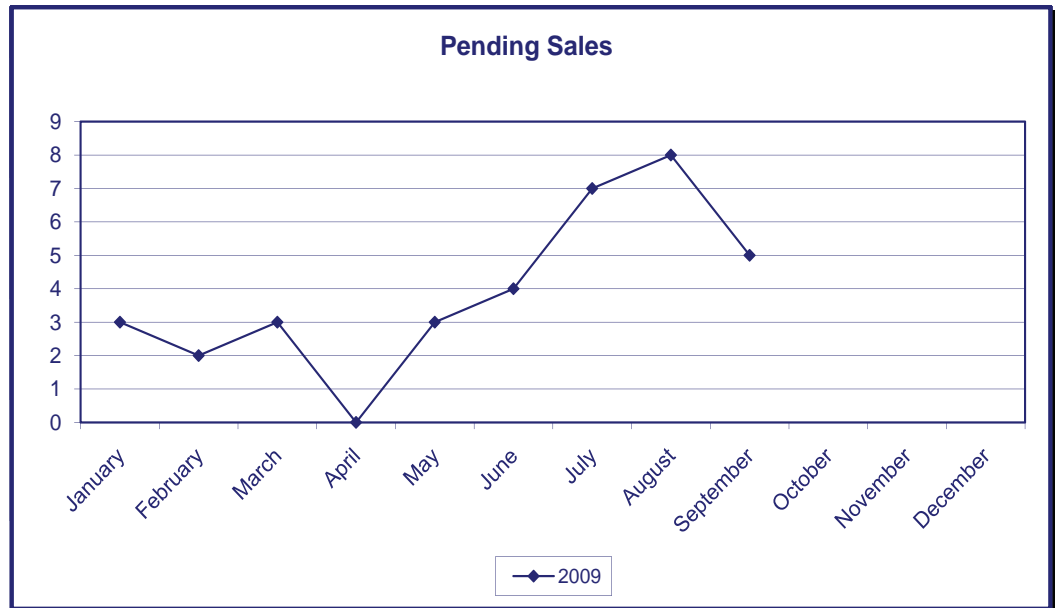
*This graph shows the new residential listings in Wallowa County, Oregon.*



## PENDING LISTINGS

### WALLOWA COUNTY, OR

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



## Active Residential Listings

## 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  
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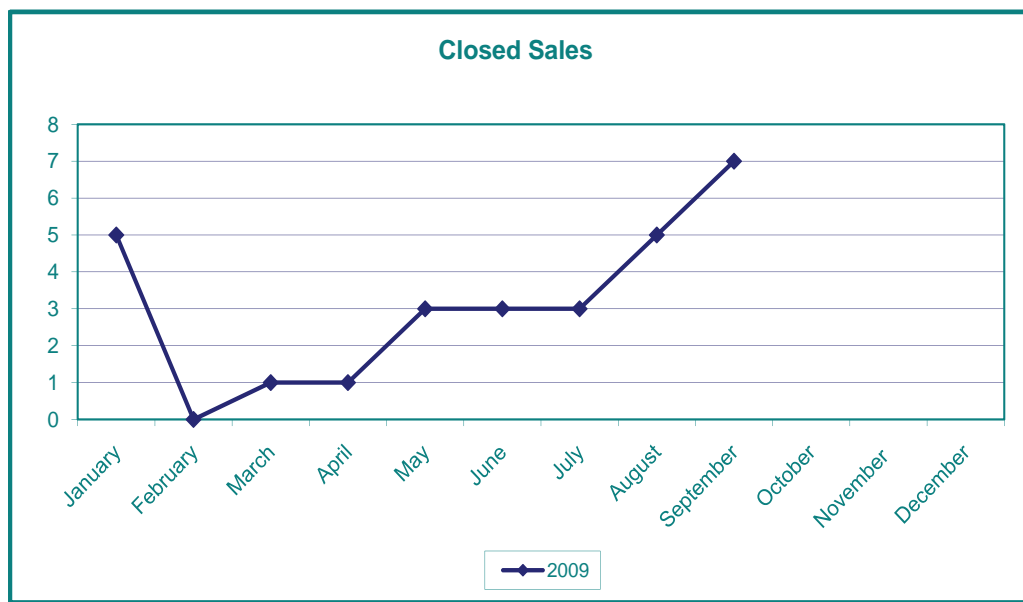
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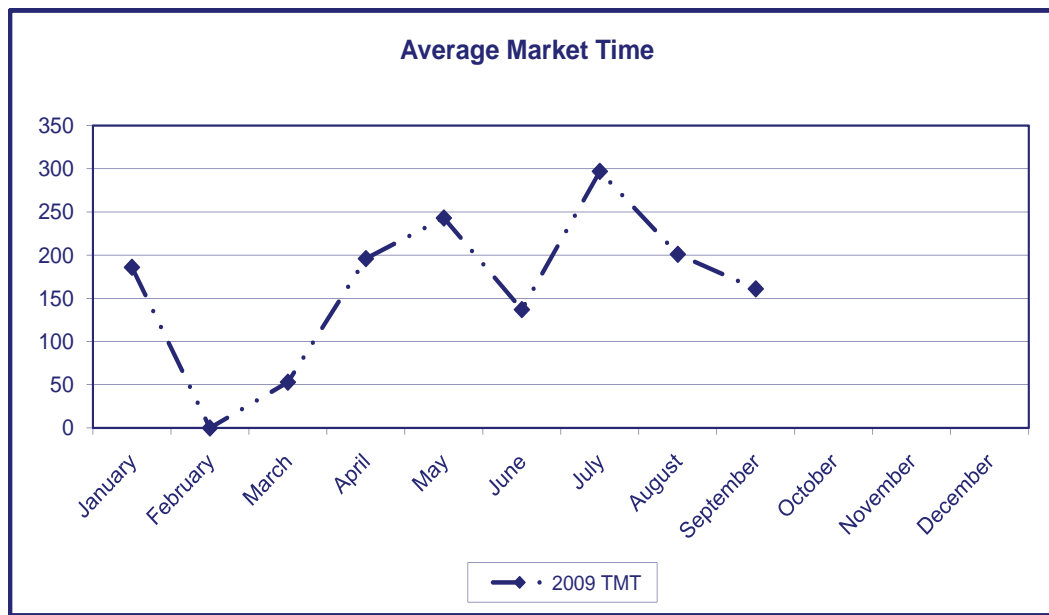
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