

MARKET ACTION



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

Residential Review: Baker County, Oregon

October 2009 Reporting Period

October Residential Highlights

In October, Baker County sales activity increased compared to last October. Closed sales rose 35.7%, while pending sales increased 33.3%. New listings, on the other hand, dropped 15.4%.

Year-to-Date

Comparing January-October 2009 with the same period in 2008, pending sales dropped 9.8% and closed sales fell 16%. New listings were down 7.2%.

Sale Prices

Sale prices were mixed in October compared to October 2008. The average sale price dropped 25.4%, while the median decreased 18.6%. See residential highlights table below.

Comparing October 2009 prices with those in September 2009, the average sale price was down 13.1% (\$116,900 v. \$134,500) and the median price decreased 5% (\$114,000 v. \$120,000).

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	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	October	22	12	19	116,900	114,000	179
	Year-to-date	283	120	110	132,700	114,500	152
2008	October	26	9	14	156,600	140,000	93
	Year-to-date	305	133	131	142,200	118,000	113
Change	October	-15.4%	33.3%	35.7%	-25.4%	-18.6%	92.4%
	Year-to-date	-7.2%	-9.8%	-16.0%	-6.7%	-3.0%	34.8%

*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:

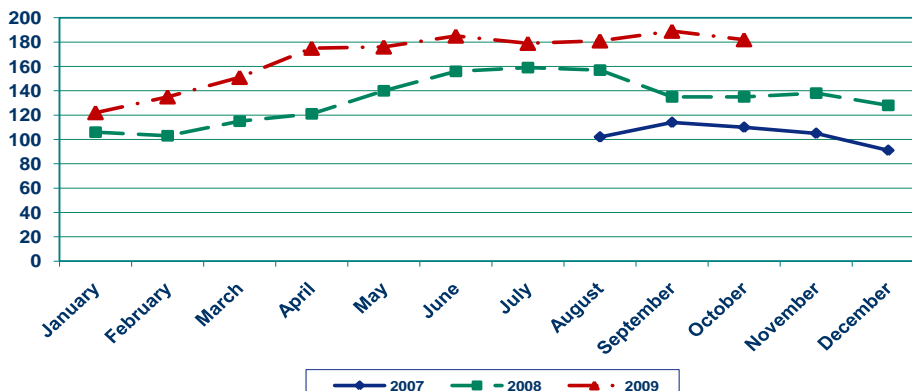
-13.3% (\$128,000 v. \$147,600)

Median Sale Price % Change:

-8.9% (\$110,000 v. \$120,800)

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 • 10/2009

Baker County, Oregon

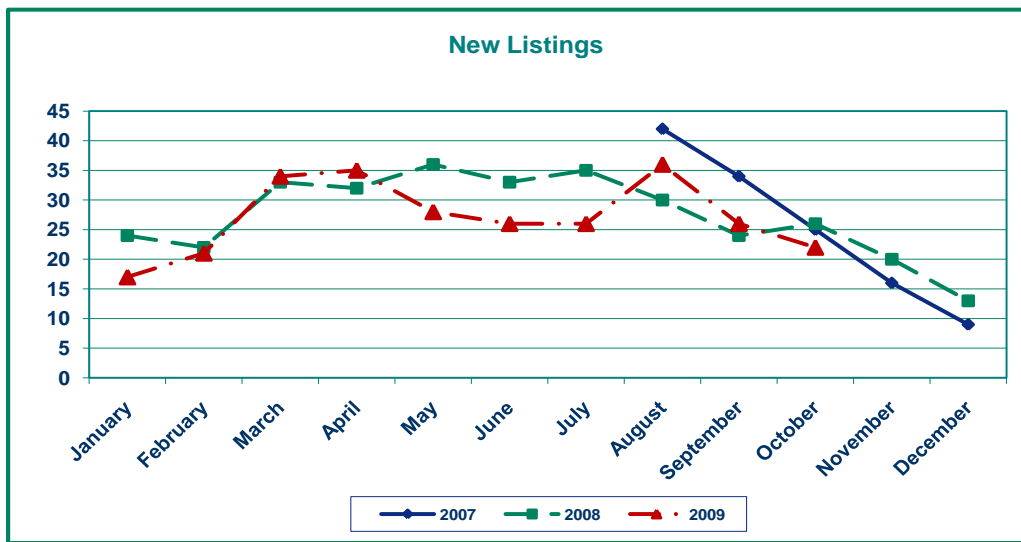
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date		
		Active Listings	New Listings ³	Expired.Canceled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 ¹	Closed Sales	Average Sale Price	Total Market Time ⁴	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										Avg. Sale Price % Change ²							
460	Baker City/ Keating	125	20	12	11	22.2%	16	107,700	182	203	100	-11.5%	90	126,400	110,000	-18.7%	1	135,000	5	43,200	2	83,000
461	Haines/ Anthony Lk/ Muddy Crk	8	-	3	-	-	-	-	-	15	6	50.0%	6	99,500	101,000	18.5%	-	-	1	8,000	-	-
462	Sumpter/McEwen/Bourne/Phillips Lk/ Granit	22	0	-	1	-	2	169,000	52	37	8	-20.0%	7	147,100	141,000	0.5%	1	66,000	7	63,000	-	-
463	Unity/Hereford	3	-	-	-	-	-	-	-	1	-	-100.0%	-	-	-	-100.0%	-	-	-	-	-	-
464	Huntington/Lime	1	-	1	-	-	-	-	-	2	-	-	-	-	-	-100.0%	-	-	-	-	-	-
465	Durkee/Pleasant Valley	2	-	-	-	-	-	-	-	1	0	-	-	-	-	#DIV/0!	-	-	-	-	-	-
466	Richland/ New Bridge	11	1	-	-	-	-	-	-	13	5	66.7%	6	239,600	170,000	93.2%	-	-	-	-	-	-
467	Halfway/ Cornucopia	10	1	2	-	-	1	160,000	384	11	1	-50.0%	1	160,000	160,000	-24.6%	-	-	1	195,000	-	-
468	Oxbow	-	-	-	-	-	-	-	-	-	-	-	-	-	-	#REF!	-	-	-	-	-	-

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/08-10/31/09) with 12 months before (11/1/07-10/31/08).

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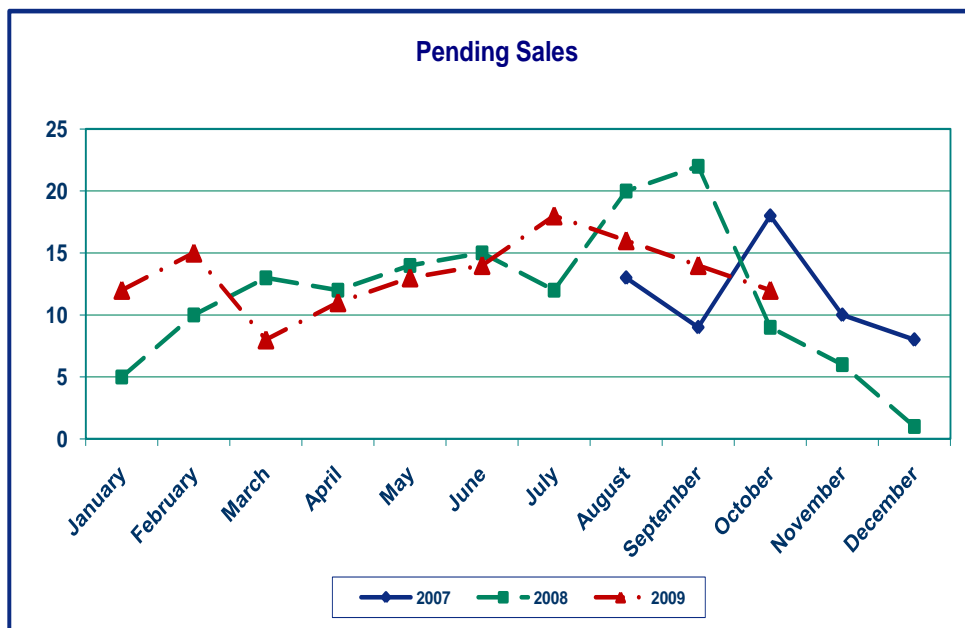
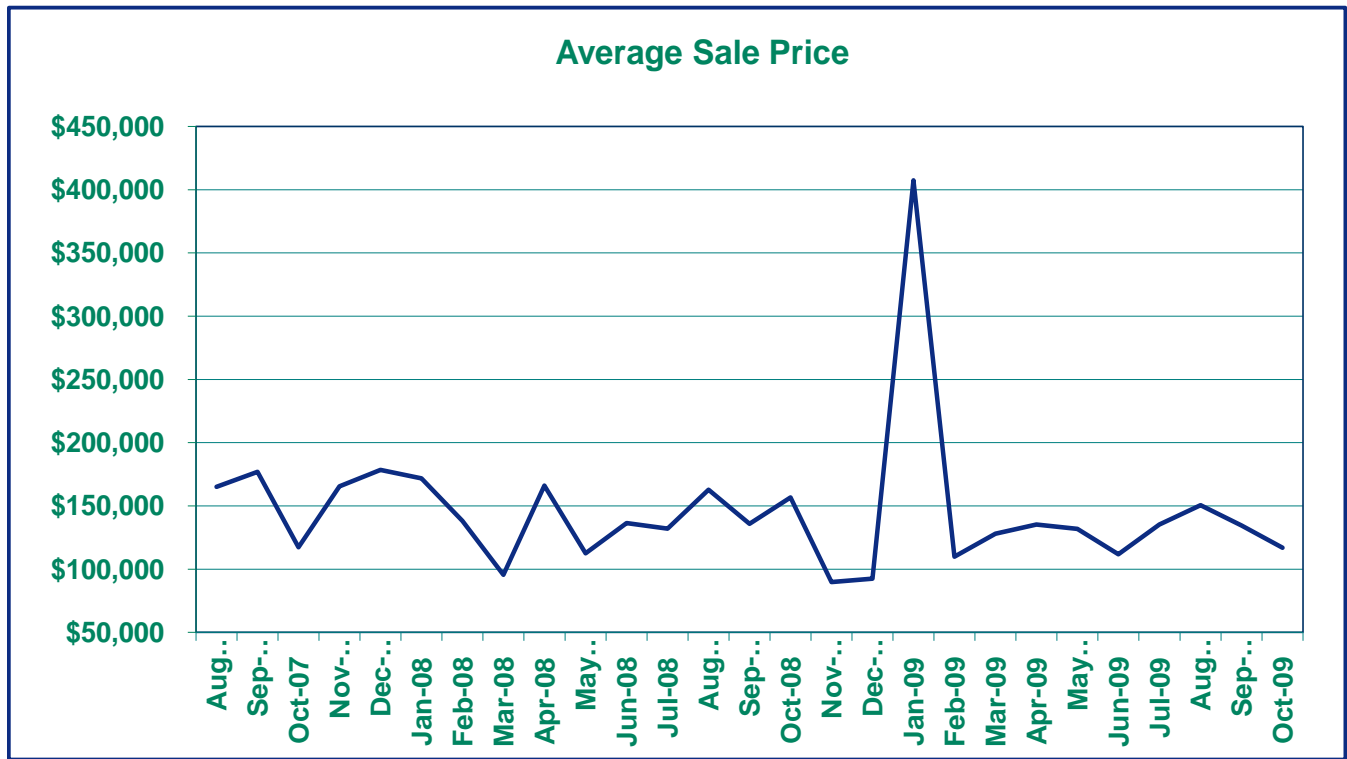
NEW LISTINGS BAKER COUNTY, OR

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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Fax: (541) 751-1083

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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.

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

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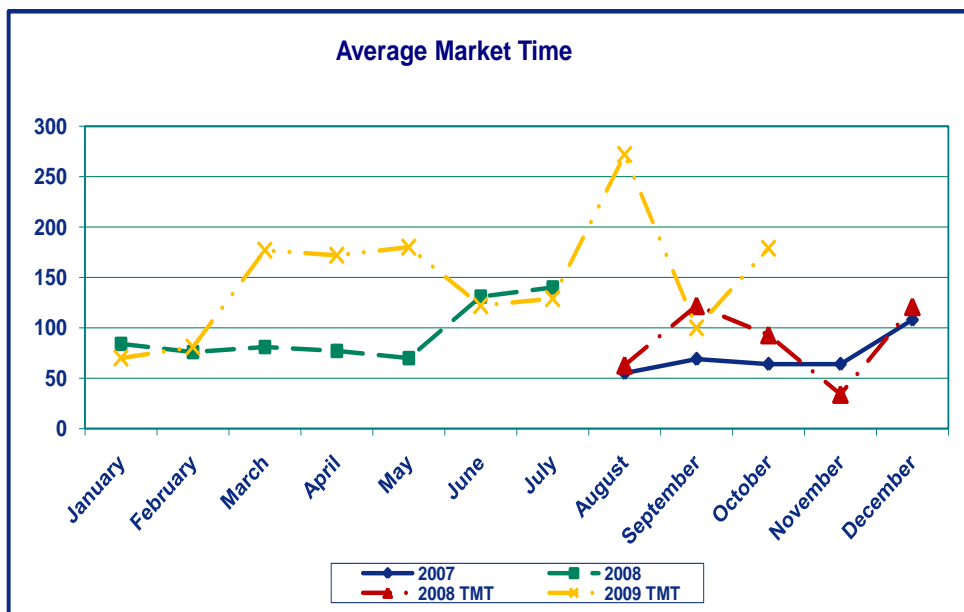
CLOSED SALES BAKER COUNTY, OR

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

October 2009 Reporting Period

October Residential Highlights

This October the Columbia Basin region saw a sharp increase in sales activity compared to last October. Pending sales rose 55.9% and closed sales were up 41.2% compared to October 2008. New listings also grew 20.3%.

Comparing activity in October 2009 with September 2009 shows a 28.6% (72 v. 56) increase in closed sales. Pending sales dropped 17.2% (53 v. 64). New listings rose 20.3% (89 v. 74).

At the month's rate of sales, the 463 active residential listings would last approximately 6.4 months.

Year-to-Date

Comparing January-October 2009 with the same period in 2008, closed sales were down 7.6% and pending sales fell 1.3%. New listings decreased 9.7%. See residential highlights table below.

Sale Prices

The average sale price for October 2009 was up 4.4% compared to October 2008, while the median sale price dropped 10.2%. 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 increased 2.2% (\$126,200 v. \$123,500) and the median sale price was down 4.8% (\$119,500 v. \$125,500).

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	6.4
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.

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

Average Sale Price % Change:

-1.4% (\$131,000 v. \$132,800)

Median Sale Price % Change:

+1.4% (\$126,200 v. \$124,500)

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

Columbia Basin Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2009	October	89	53	72	126,200	119,500	151
	Year-to-date	910	545	496	127,600	124,500	153
2008	October	74	34	51	120,900	133,000	161
	Year-to-date	1008	548	537	114,500	124,500	126
Change	October	20.3%	55.9%	41.2%	4.4%	-10.2%	-6.3%
	Year-to-date	-9.7%	-0.5%	-7.6%	11.4%	0.0%	21.2%

*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 • 10/2009

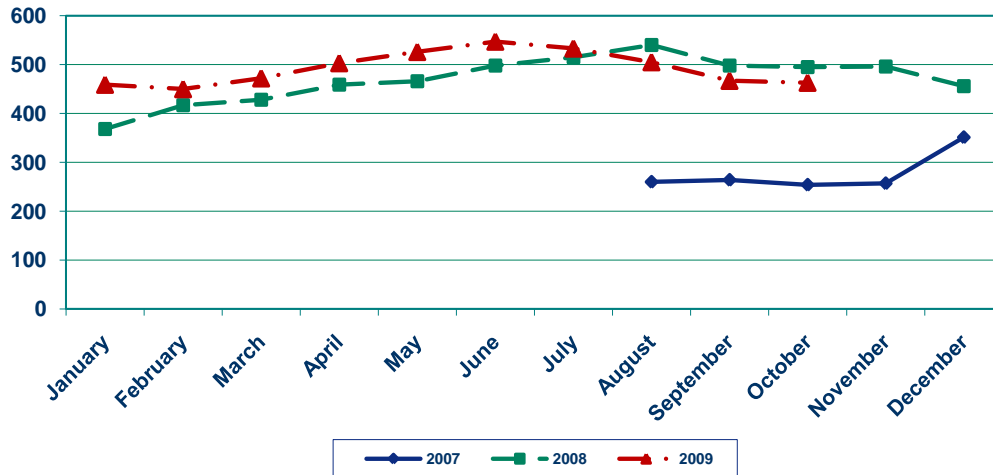
Columbia Basin, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date								Year-To-Date	Year-To-Date		Year-To-Date		
		Active Listings	New Listings ³	Expired/Canceled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 ¹	Closed Sales	Average Sale Price	Total Market Time ⁴	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
380	Arlington/N	8	2	-	-	-	-	-	7	3	-50.0%	3	80,000	80,000	-36.6%	-	-	2	18,700	-	-	
381	Condon/S	12	1	2	2	-	-	-	-	20	13	85.7%	10	79,900	61,500	-3.3%	-	-	1	10,700	-	-
	Gilliam Co. Total	20	3	2	2	-	-	-	-	27	16	23.1%	13	79,900	67,000	-22.0%	-	-	3	16,000	-	-

420	Boardman/NW	15	0	-	1	0.0%	3	142,400	157	27	15	7.1%	13	107,500	91,000	-7.0%	2	276,000	3	84,900	1	80,000
421	Irrigon	17	3	4	1	0.0%	-	-	-	32	19	-47.2%	16	79,100	75,000	8.3%	-	-	3	45,800	-	-
422	Ilone	2	1	-	-	-	-	-	-	3	2	-	1	85,000	85,000	#DIV/0!	-	-	-	-	-	-
423	Lexington	3	1	-	-	-	-	-	-	4	1	0.0%	1	75,000	75,000	-	-	-	-	-	-	-
424	Heppner/S	11	4	1	2	0.0%	2	43,000	126	20	8	-38.5%	7	66,600	74,000	-8.7%	1	40,000	3	33,300	-	-
	Morrow Co. Total	48	9	5	4	0.0%	5	102,600	145	86	45	-29.7%	38	86,600	77,800	1.7%	3	197,300	9	54,700	1	80,000

430	Umatilla	20	5	8	6	100.0%	12	82,900	146	63	57	39.0%	53	95,800	101,000	-7.3%	-	-	5	29,100	2	115,500
431	Hermiston	116	34	5	20	81.8%	26	143,700	154	303	210	2.4%	177	140,100	142,000	-1.3%	2	135,000	16	68,600	-	-
432	Stanfield	12	3	-	1	-50.0%	-	-	-	19	8	-52.9%	5	115,000	110,000	-2.7%	1	127,500	-	-	-	-
433	Echo	3	1	-	-	-	-	-	-	8	4	33.3%	4	169,400	175,000	58.9%	-	-	-	-	-	-
435	Pendleton City Limits	85	16	2	11	10.0%	16	146,100	149	162	119	-4.0%	117	141,100	135,000	-0.2%	2	250,000	3	120,000	4	110,500
436	E-Meacham, Cayuse	4	1	1	-	-	-	-	-	6	1	-50.0%	2	202,500	202,500	45.9%	-	-	1	155,000	-	-
437	NE-Athena, Helix, Adams, Weston, Mt-Freewater	140	16	16	7	75.0%	12	121,200	162	212	73	0.0%	74	132,200	125,000	-5.1%	3	69,300	6	62,100	2	142,300
438	S-Pilot Rock, Ukiah	15	1	2	2	-	1	51,000	54	24	12	100.0%	13	88,700	86,000	4.8%	-	-	1	148,000	1	47,500
	Umatilla Co. Total	395	77	34	47	56.7%	67	128,000	151	797	484	2.8%	445	132,500	127,500	-2.1%	8	112,200	32	54,900	9	74,800

Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

COLUMBIA BASIN, OR

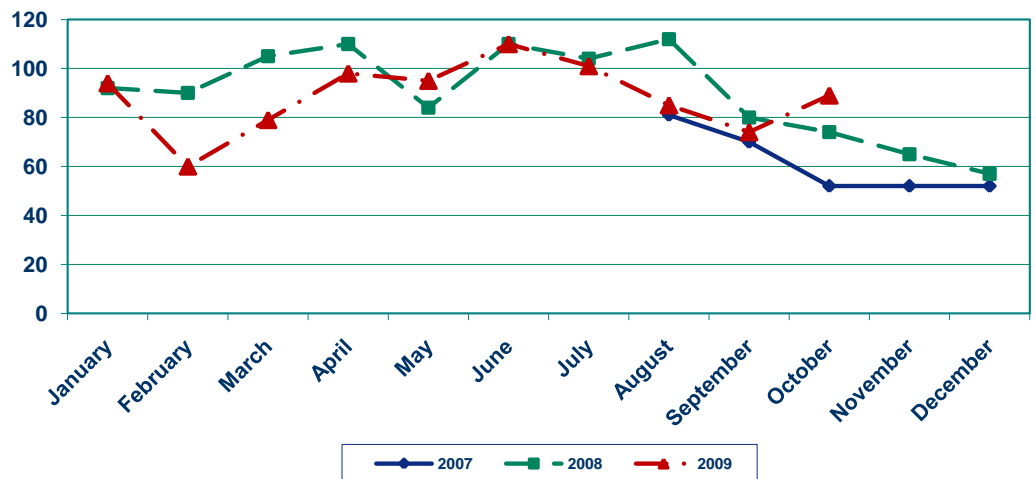
This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.

NEW LISTINGS

COLUMBIA BASIN, OR

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

New Listings



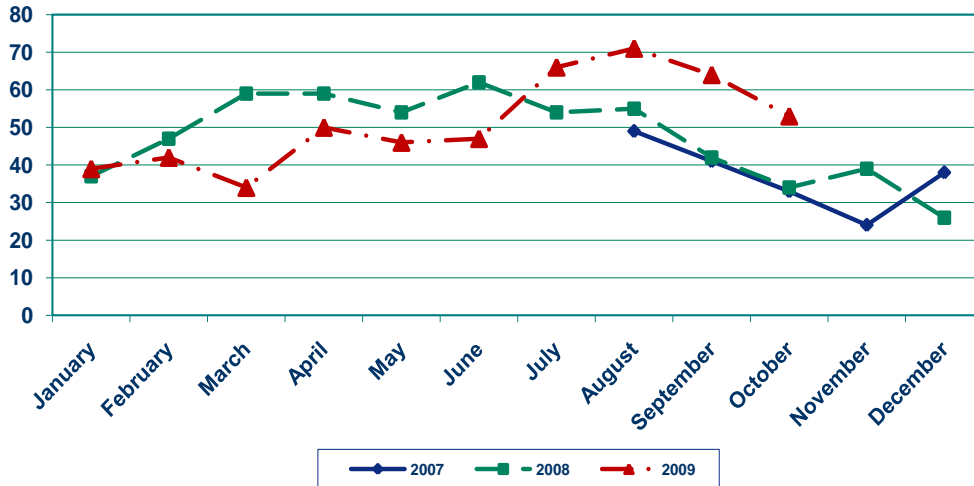
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares October 2009 with October 2008. The Year-To-Date section compares year-to-date statistics from October 2009 with year-to-date statistics from October 2008.

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Pending Sales



PENDING LISTINGS

COLUMBIA BASIN, OR

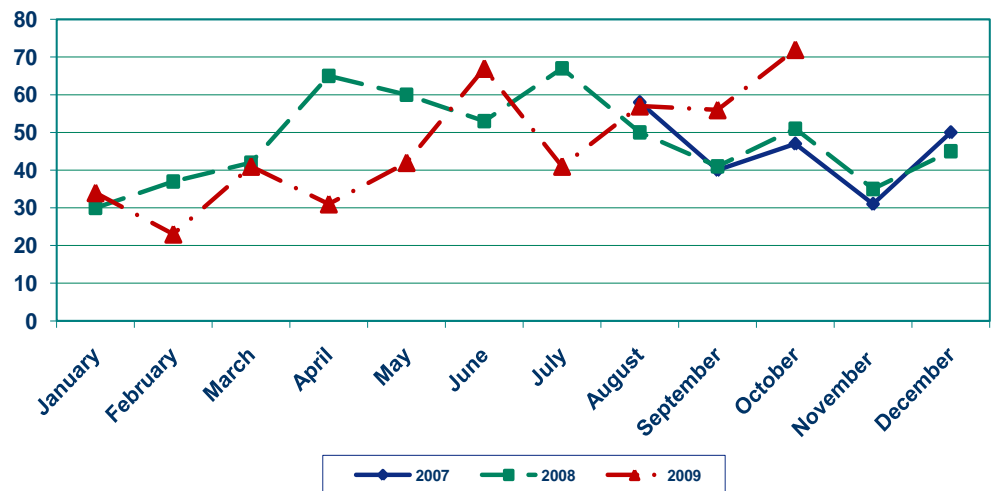
This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years

CLOSED SALES

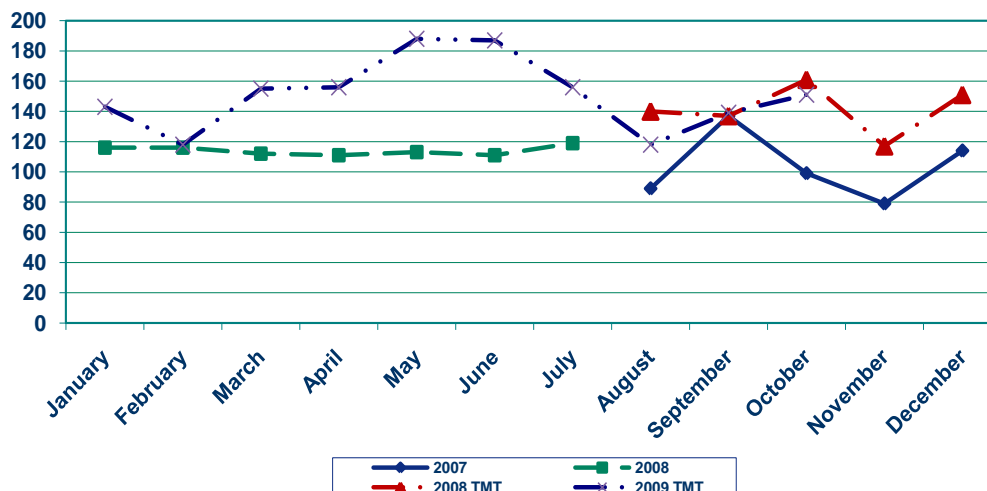
COLUMBIA BASIN, OR

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

Closed Sales



Average Market Time



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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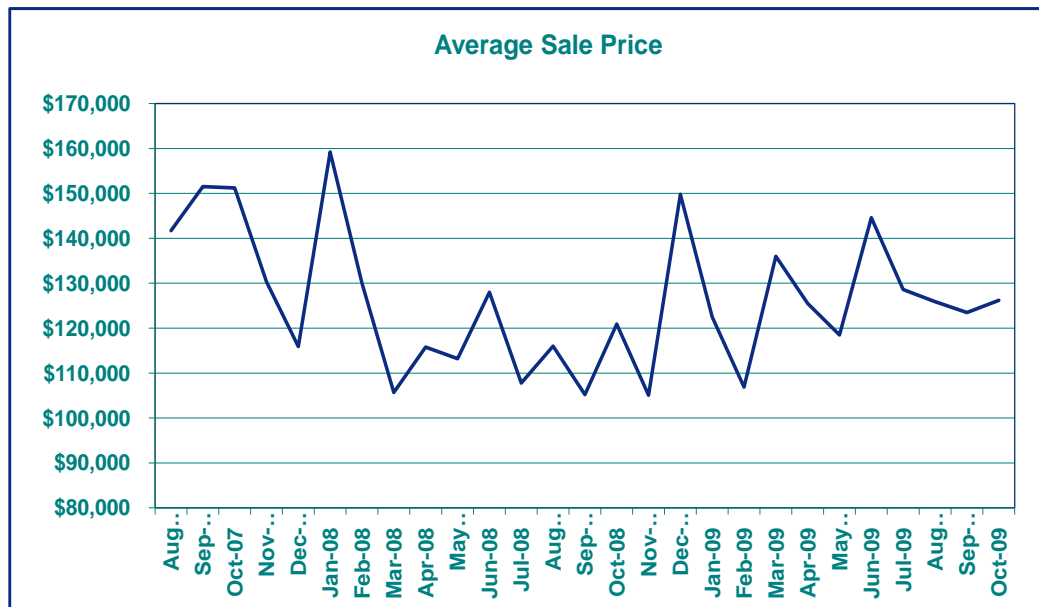
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AVERAGE SALE PRICE

COLUMBIA BASIN, OR

This graph represents the average sale price for all homes sold in Columbia Basin, Oregon.



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Residential Review: Coos County, Oregon

October 2009 Reporting Period

October Residential Highlights

Sales activity in Coos County was up compared to last October as closed sales grew 61.4% and pending sales were up 64.7%. New listings also increased 28.2%.

Year-to-Date

Comparing January-October 2009 with the same period in 2008, pending sales were up 3.3% while closed sales fell 5.6%. New listings were down 12%.

Sale Prices

The average sale price for October 2009 was down 7.3% compared to October 2008, while the median sale price grew a slight 0.2%. See residential highlights table below.

Month-to-month, sale prices were up when compared with September levels; the average sale price increased 10.5% (\$179,100 v. \$162,100) and the median sale price was up 17.2% (\$170,000 v. \$145,000).

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	10.4
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.

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Average Sale Price % Change:

-8.9% (\$180,100 v. \$197,800)

Median Sale Price % Change:

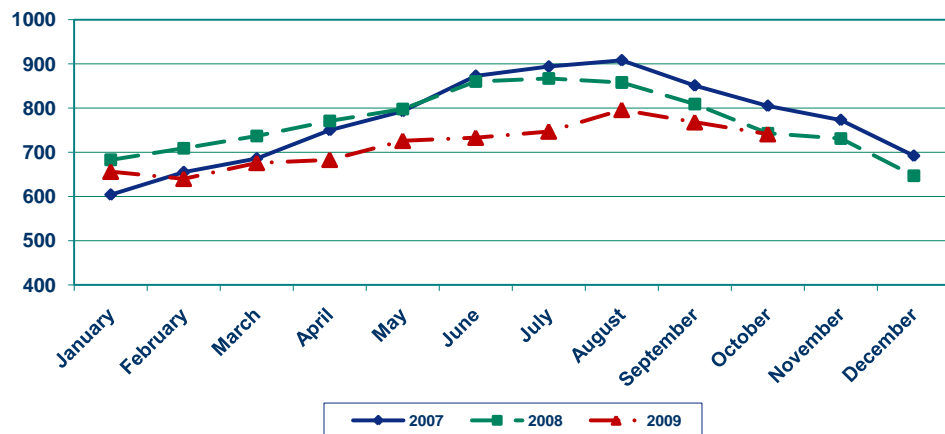
-4.3% (\$165,000 v. \$172,500)

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	October	100	56	71	179,100	170,000	162
	Year-to-date	1,123	464	406	179,100	164,000	188
2008	October	78	34	44	193,100	169,700	163
	Year-to-date	1,276	449	430	192,900	171,800	147
Change	October	28.2%	64.7%	61.4%	-7.3%	0.2%	-0.7%
	Year-to-date	-12.0%	3.3%	-5.6%	-7.2%	-4.5%	27.8%

*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

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AREA REPORT • 10/2009

Coos County, Oregon

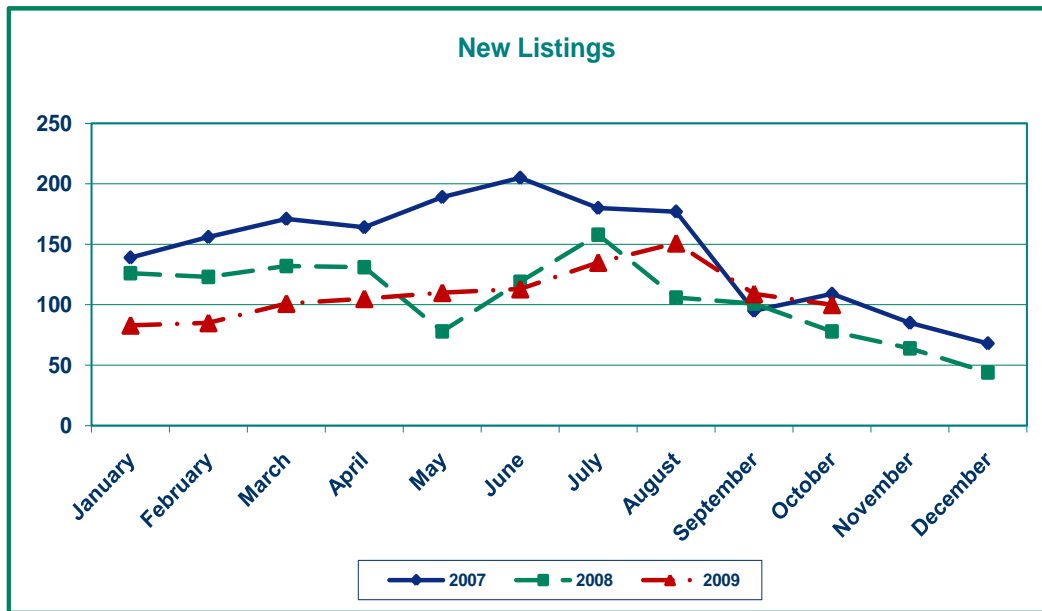
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		Current Month							Year-To-Date								Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings ³	Expired/Canceled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 ¹	Closed Sales	Average Sale Price	Total Market Time ⁴	New Listings	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		
97407	Allegeny	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
97411	Bandon	173	16	5	14	133.3%	18	237,500	230	189	70	27.3%	59	255,600	207,500	-22.2%	2	127,500	17	187,200	-	-
97414	Broadbent	-	-	-	-	-	-	-	-	-	-	-100.0%	-	-	-	-	-	-	-	-	-	
97420	Coss Bay	247	42	38	17	21.4%	18	162,100	93	429	184	5.1%	164	153,000	145,000	-8.0%	3	278,000	10	60,400	5	159,200
97423	Coquille	87	18	9	13	333.3%	8	145,800	258	128	54	-11.5%	44	171,500	150,000	2.6%	3	202,200	5	335,400	2	78,000
97449	Lakeside	48	1	8	-	-100.0%	1	370,000	97	63	13	18.2%	13	222,000	190,000	-14.0%	-	-	2	70,000	-	-
97458	Myrtle Point	63	5	5	2	100.0%	7	109,400	167	80	33	-5.7%	30	133,300	117,800	-14.0%	1	200,000	5	75,200	2	156,300
97459	North Bend	112	17	18	10	42.9%	18	172,200	92	219	106	0.0%	92	191,600	175,000	-8.2%	-	-	4	75,300	5	122,600
97466	Powers	11	1	1	-	-	1	125,000	690	15	4	0.0%	4	120,000	104,000	-0.2%	1	75,000	-	-	-	-

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/08-10/31/09) with 12 months before (11/1/07-10/31/08).

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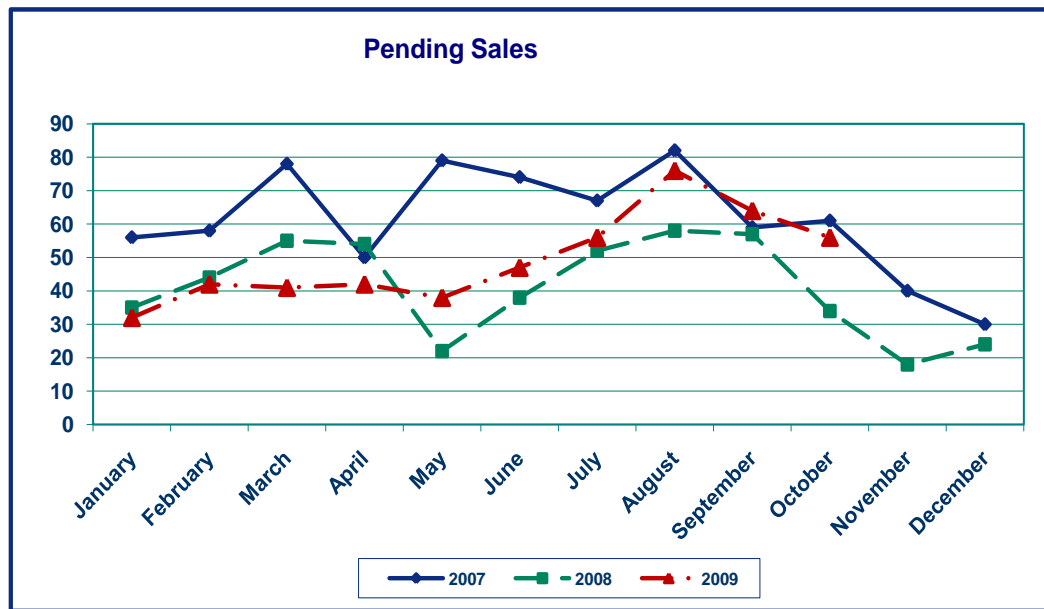
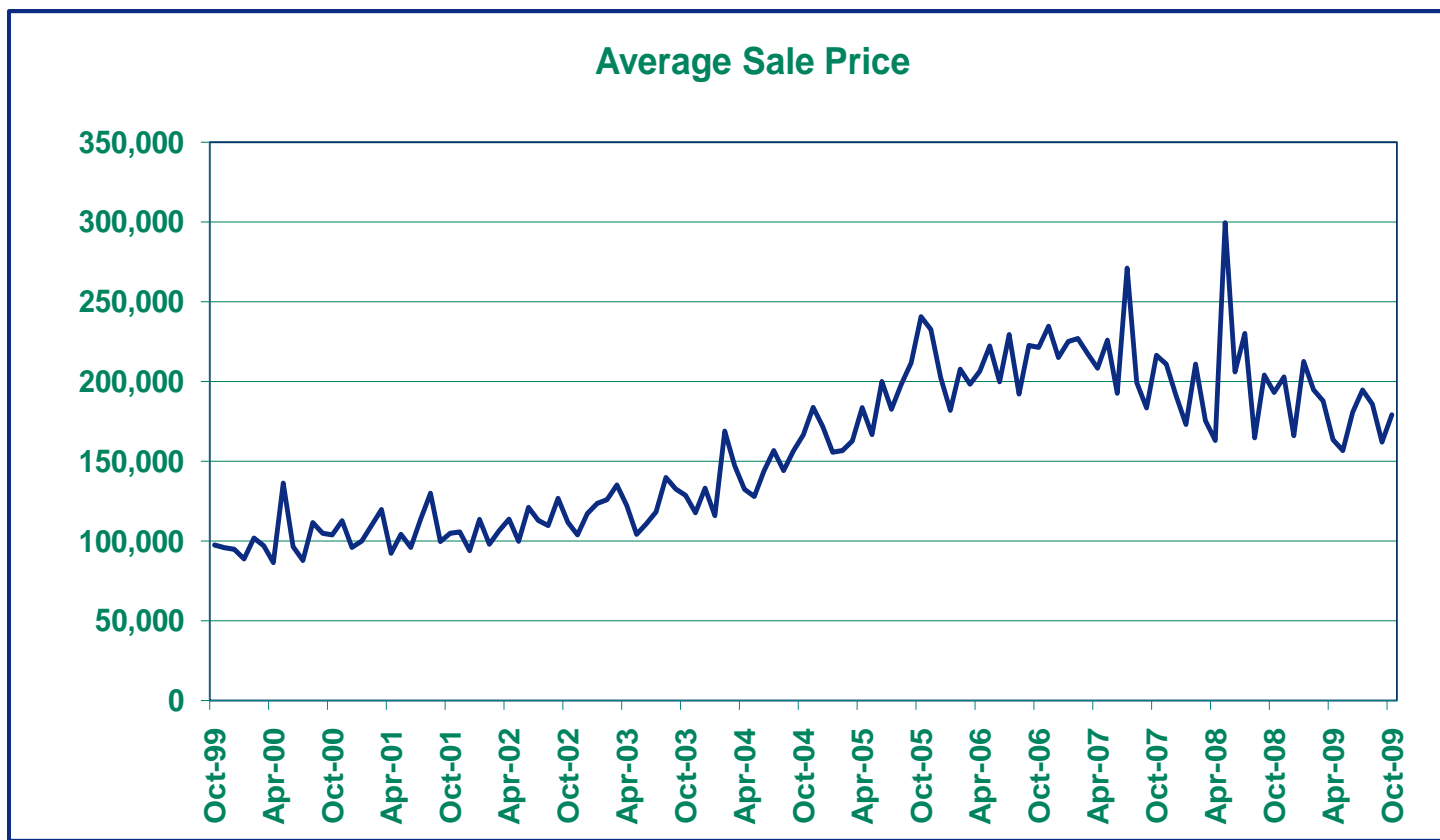
NEW LISTINGS COOS COUNTY, OR

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.

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Fax: (503) 230-0689

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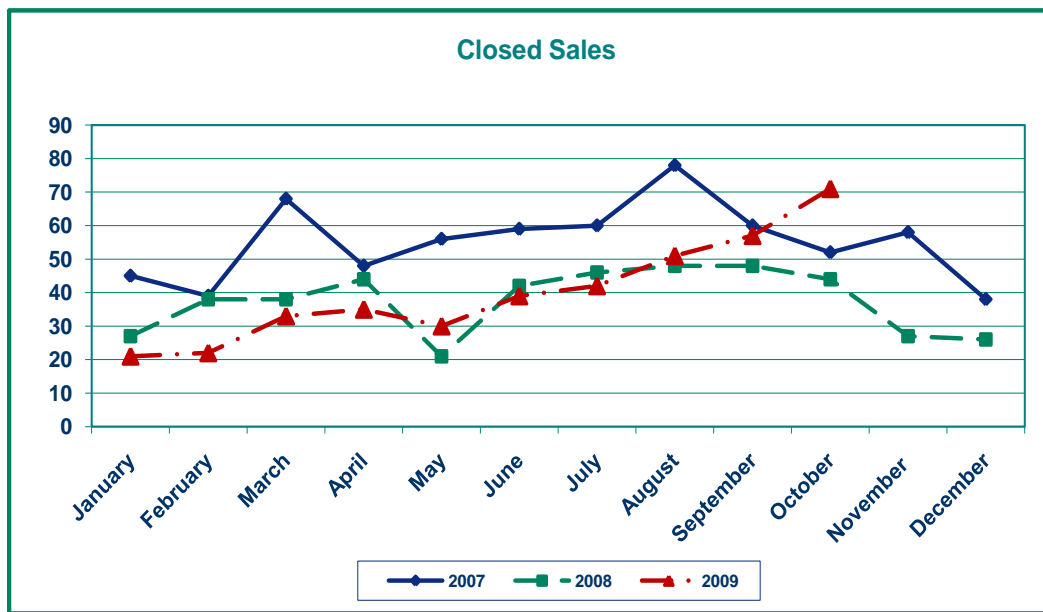
Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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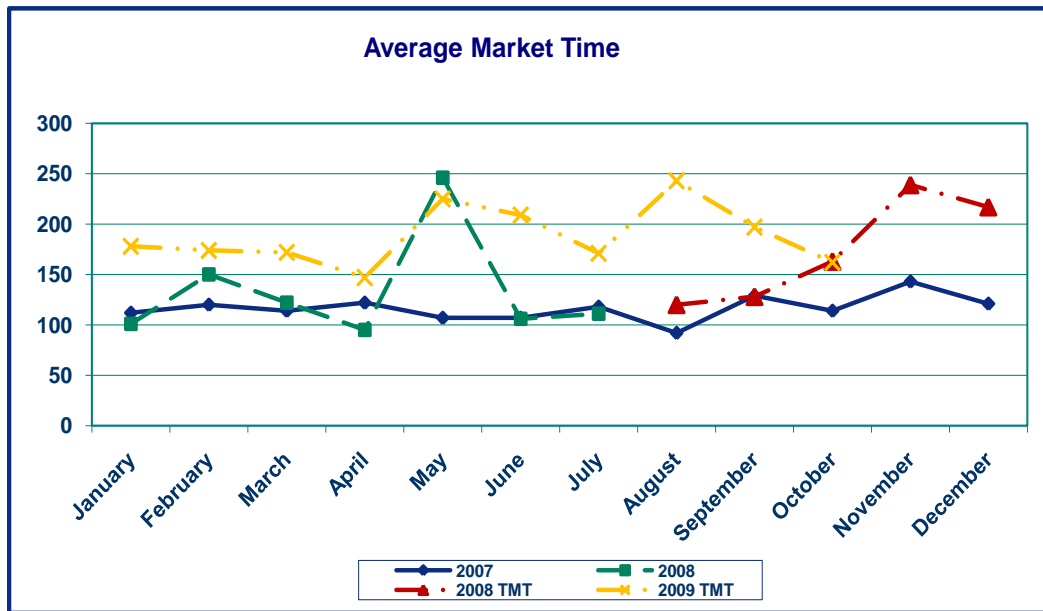
CLOSED SALES COOS COUNTY, OR

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



DAYS ON MARKET COOS COUNTY, OR

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



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

MARKET ACTION



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Residential Review: Curry County, Oregon

October 2009 Reporting Period

October Residential Highlights

Sales activity in Curry County was up sharply in October, compared to October 2008. Pending sales jumped 86.7% and closed sales rose 10%. New listings were up 17.5%.

Year-to-Date

Comparing January-October 2009 with the same period in 2008, closed sales were up 8.9% and pending sales rose 23.6%. New listings dropped 8%.

Sale Prices

The average sale price for October 2009 was up 5.7% compared to October 2008, while the median sale price decreased 2.7%. See residential highlights table below.

Month-to-month, sale prices were up when compared with September levels; the average sale price rose 40.5% (\$336,600 v. \$239,500) and the median sale price was up 9.7% (\$248,000 v. \$226,000).

Inventory in Months*

	2007	2008	2009
January	26.6	21	52
February	22.5	37	35.8
March	18.8	36.5	25.2
April	18.5	28.9	29.2
May	24.8	26.6	45.1
June	20.3	36.4	27
July	18.2	30.1	21.3
August	19.9	29.7	23.6
September	22.4	38.9	18.4
October	13.8	26.7	23.9
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	October	47	28	22	336,600	248,000	348
	Year-to-date	630	215	195	270,000	222,300	264
2008	October	40	15	20	318,400	255,000	298
	Year-to-date	685	174	179	308,400	260,000	236
Change	October	17.5%	86.7%	10.0%	5.7%	-2.7%	16.9%
	Year-to-date	-8.0%	23.6%	8.9%	-12.5%	-14.5%	11.7%

*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

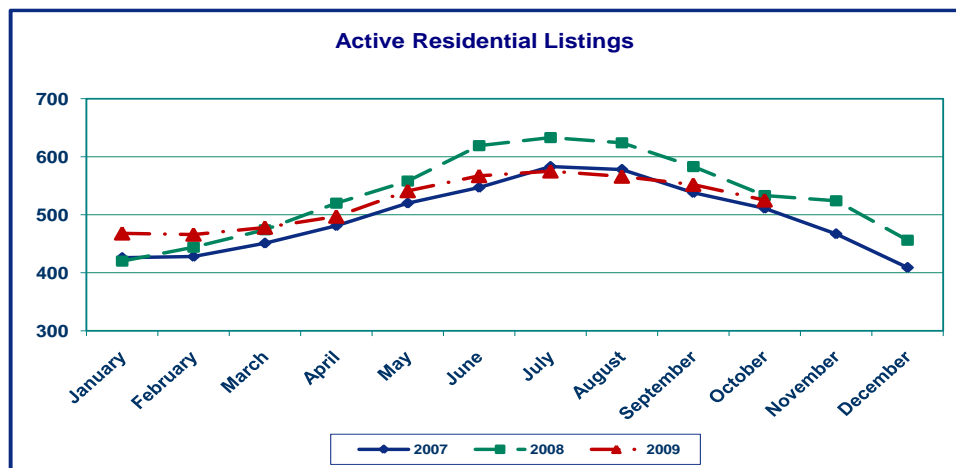
Average Sale Price % Change:

-16% (\$266,500 v. \$317,400)

Median Sale Price % Change:

-18.4% (\$218,800 v. \$268,000)

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



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 • 10/2009

Curry County, Oregon

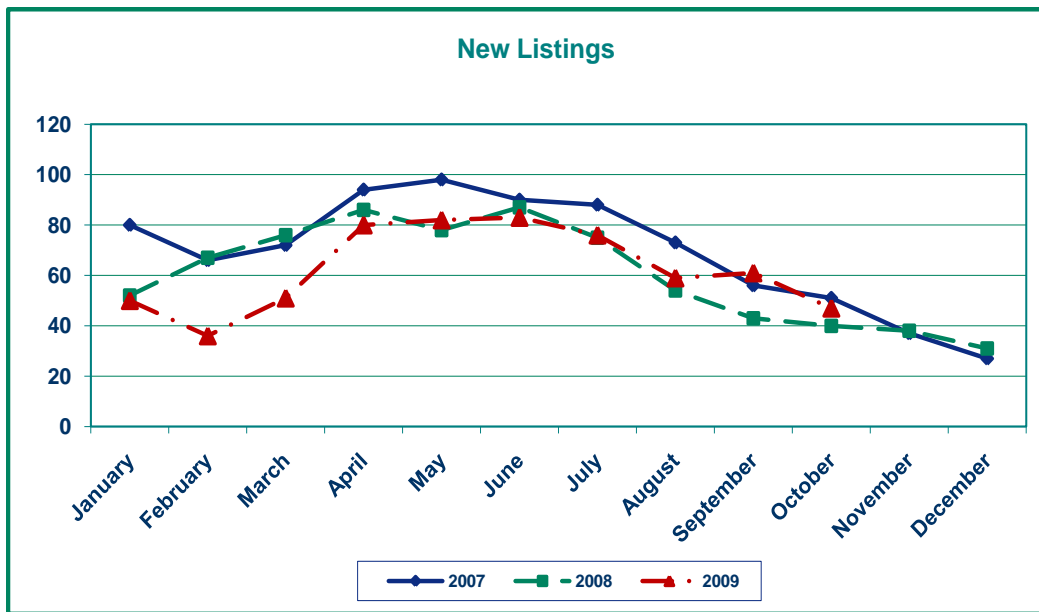
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings ³	Expired/Cancelled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 ¹	Closed Sales	Average Sale Price	Total Market Time ⁴	New Listings	Pending Sales 2009	Pending Sales 2009 v. 2008	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
270	City, Airport, Marina Hts., NB Chetco	178	24	25	8	100.0%	8	506,000	420	254	86	34.4%	79	291,000	260,000	-15.7%	1	700,000	7	221,300	2	382,500
271	Harbor, Winchuck, SB Chetco	80	5	7	4	-33.3%	4	232,400	329	110	43	16.2%	39	276,500	183,600	-18.3%	2	565,000	6	176,500	-	-
272	Carpenterville, Cape Ferrello, Whaleshead	40	7	5	3	-	1	425,000	200	50	14	-12.5%	15	271,500	245,000	-4.9%	-	-	-	-	-	-
273	Gold Beach	161	7	13	10	150.0%	6	232,700	329	155	54	17.4%	45	244,400	215,000	-19.3%	1	87,500	10	124,400	-	-
274	Port Orford	66	4	5	3	200.0%	3	201,800	272	61	18	63.6%	17	224,100	186,500	-19.0%	-	-	5	261,400	-	-

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

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NEW LISTINGS

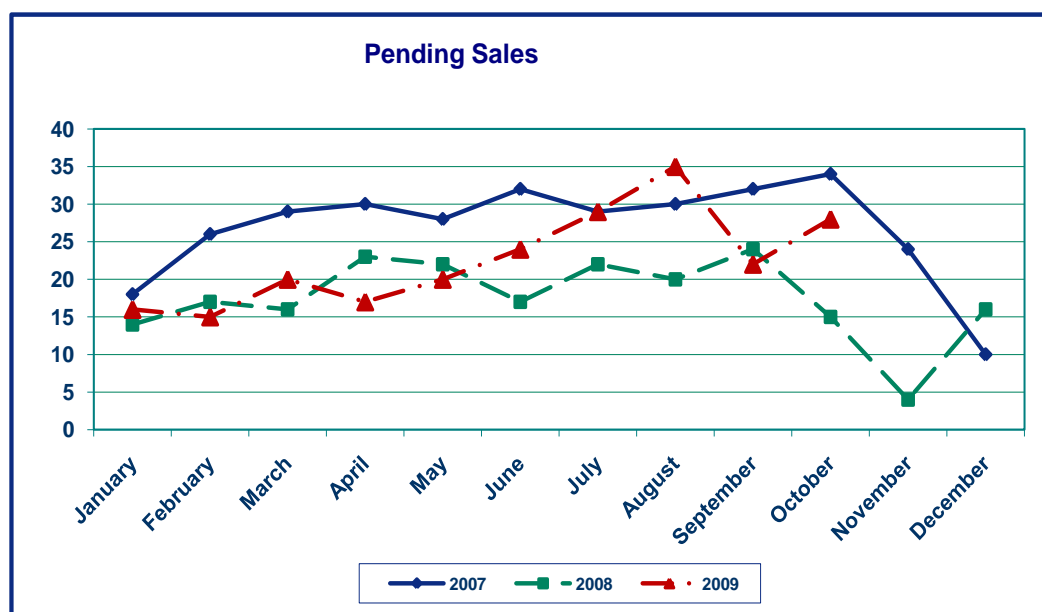
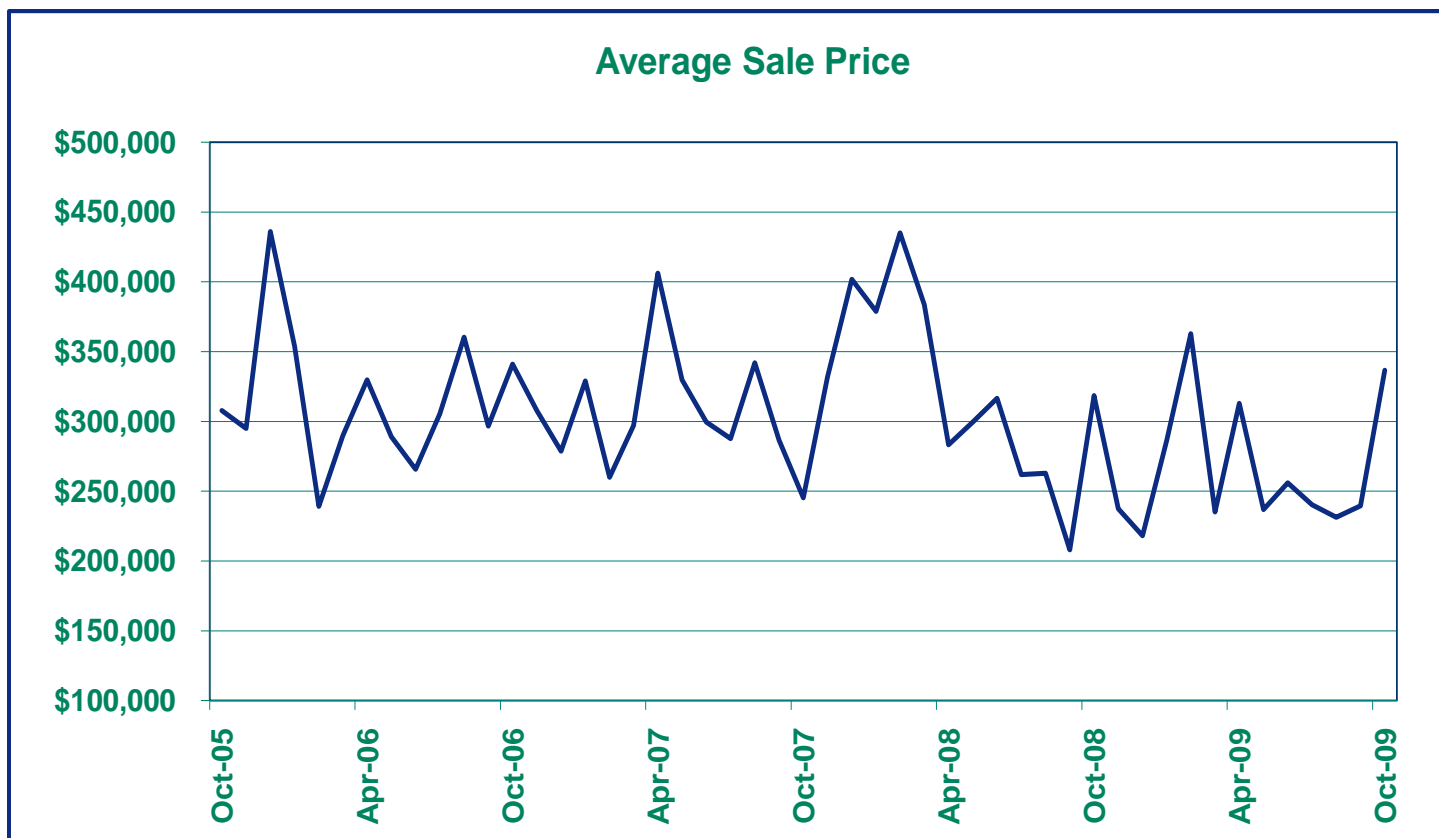
CURRY COUNTY, OR

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

AVERAGE SALE PRICE

CURRY COUNTY, OR

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



PENDING LISTINGS

CURRY COUNTY, OR

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

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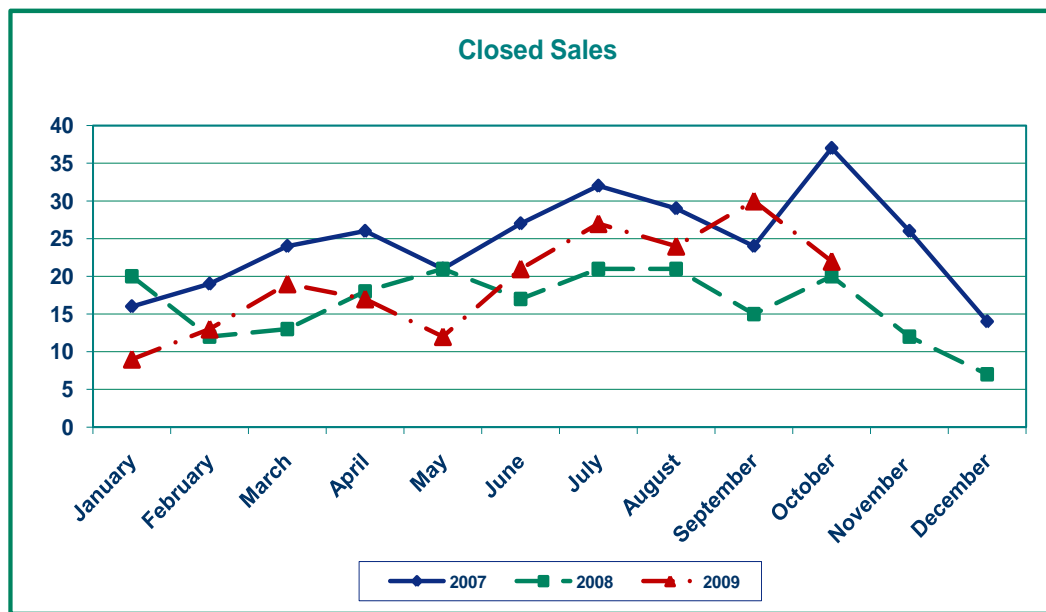
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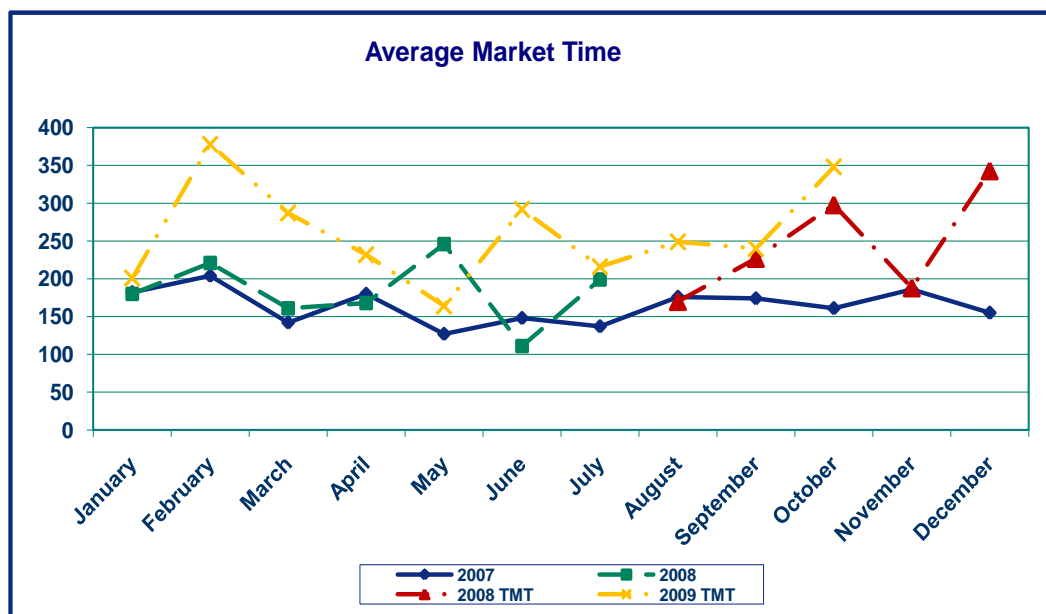
CLOSED SALES CURRY COUNTY, OR

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



DAYS ON MARKET CURRY COUNTY, OR

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



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Natalie Middleton, Editor
Joel Weiler, Assistant Editor

MARKET ACTION



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

Residential Review: Douglas County, Oregon

October 2009 Reporting Period

October Residential Highlights

October sales activity was up compared to last October in Douglas County. Closed sales increased 14.5%, while pending sales rose 13.9%. New listings fell 3.8%.

Comparing October 2009 with September 2009, closed sales declined 2.5% (79 v. 81). Pending sales were down 11.8% (90 v. 102). New listings fell 2.7% (179 v. 184).

At the month's rate of sales, the 1,177 active residential listings would last approximately 14.9 months.

Year-to-Date

Comparing January-October 2009 with the same period in 2008, pending sales were up 0.8% and closed sales were down 7.6%. New listings fell 9.3%. See residential highlights table below.

Sale Prices

The average sale price for October 2009 was down 25% compared to October 2008, and the median sale price dropped 19.2%. See residential highlights table below.

Month-to-month, the average sale price and median sale price were up when compared with September; the average sale price grew 2.4% (\$151,000 v. \$147,500) and the median sale price was up 15% (\$149,500 v. \$130,000).

Inventory in Months*

	2007	2008	2009
January	12	20.4	30.3
February	11.6	17	24.4
March	9.6	19.6	20.9
April	13.8	14.2	18.9
May	11.1	16	16.7
June	11	18.8	15.4
July	12.7	19	15.8
August	9.9	20.3	18.1
September	14.9	15.7	15.3
October	15.3	17.6	14.9
November	13.8	18.3	
December	14.2	18.9	

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

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

Average Sale Price % Change:

-15.4% (\$161,800 v. \$191,300)

Median Sale Price % Change:

-12.1% (\$151,500 v. \$172,300)

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

Douglas County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2009	October	179	90	79	151,000	149,500	219
	Year-to-date	2,103	790	679	157,200	148,500	182
2008	October	186	79	69	201,400	185,000	147
	Year-to-date	2,319	784	735	189,600	171,000	159
Change	October	-3.8%	13.9%	14.5%	-25.0%	-19.2%	49.1%
	Year-to-date	-9.3%	0.8%	-7.6%	-17.1%	-13.2%	14.6%

*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.

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Douglas 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 ³	Expired/Canceled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 ¹	Closed Sales	Average Sale Price	Total Market Time ⁴	New Listings	Pending Sales 2009	Pending Sales 2009 v. 2008	Closed Sales	Average Sale Price	Median Sale Price								
																Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
251	NE Roseburg	144	29	25	15	150.0%	11	122,900	214	290	125	6.8%	112	138,200	127,300	-25.3%	1	1,050,000	6	46,000	1	300,000	
252	NW Roseburg	113	15	15	10	42.9%	8	202,300	305	200	71	2.9%	62	225,900	214,300	-11.3%	1	525,000	4	154,300	-	-	
253	SE Roseburg	65	7	8	3	-50.0%	5	153,600	122	111	37	-24.5%	36	144,800	147,500	-10.0%	3	502,300	1	30,000	2	189,500	
254	SW Roseburg	95	10	10	9	28.6%	5	179,600	356	171	72	44.0%	62	202,200	170,000	-20.3%	1	52,000	11	146,700	1	317,500	
255	Glide & E of Roseburg	61	4	9	3	50.0%	2	210,000	277	104	23	-30.3%	17	245,800	220,000	8.2%	-	-	5	226,900	-	-	
256	Sutherlin/Oakland Area	152	31	21	10	-16.7%	8	152,600	238	281	97	-5.8%	81	153,100	157,500	-16.2%	-	-	8	89,600	4	202,500	
257	Winston & SW of Roseburg	113	23	15	7	-12.5%	2	110,800	99	178	63	-27.6%	49	159,200	159,900	-5.6%	2	24,000	9	118,400	1	146,500	
258	Myrtle Creek & S/SE of Roseburg	156	28	14	13	-13.3%	16	134,100	208	304	114	8.6%	99	139,700	130,000	-19.8%	2	150,000	9	77,900	-	-	
259	Green District	111	18	7	14	133.3%	9	163,700	142	209	86	0.0%	69	132,100	142,500	-19.2%	-	-	3	57,000	-	-	
265	North Douglas County	167	14	15	6	-40.0%	13	139,100	220	255	102	20.0%	92	132,400	120,000	-9.5%	1	235,000	6	144,700	-	-	
	Grand Total	1,177	179	139	90	13.9%	79	151,000	219	2,103	790	0.8%	679	157,200	148,500	-15.4%	11	337,900	62	116,000	9	217,000	

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

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ACTIVE RESIDENTIAL LISTINGS

DOUGLAS COUNTY, OR

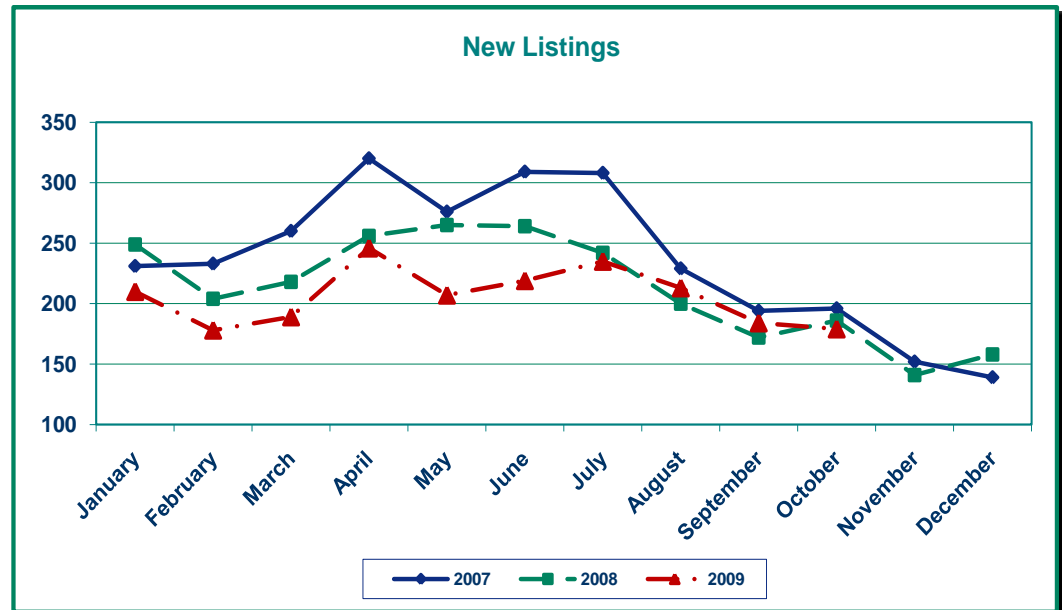
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.



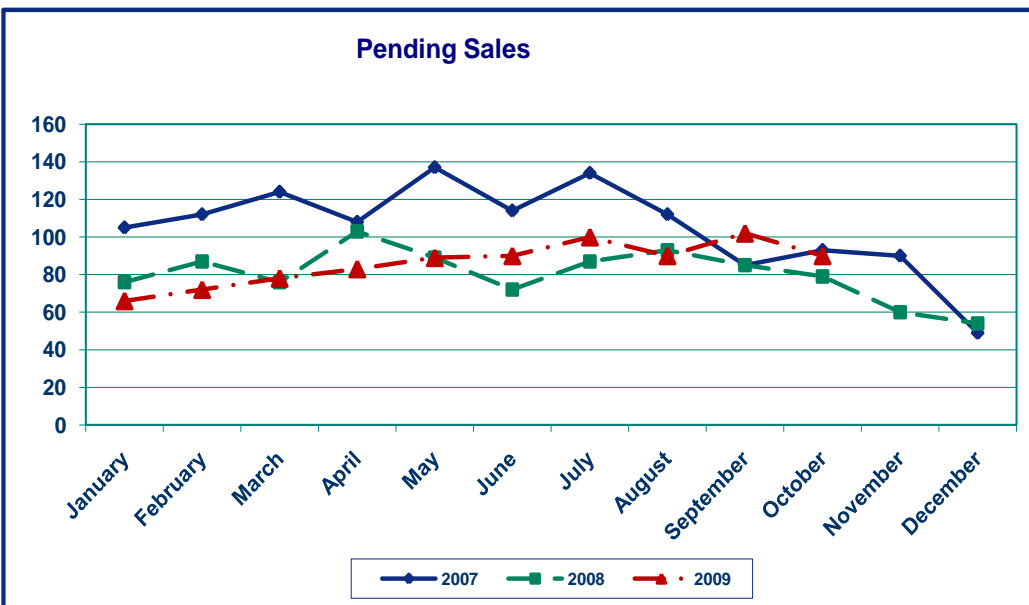
NEW LISTINGS

DOUGLAS COUNTY, OR

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PENDING SALES



PENDING LISTINGS

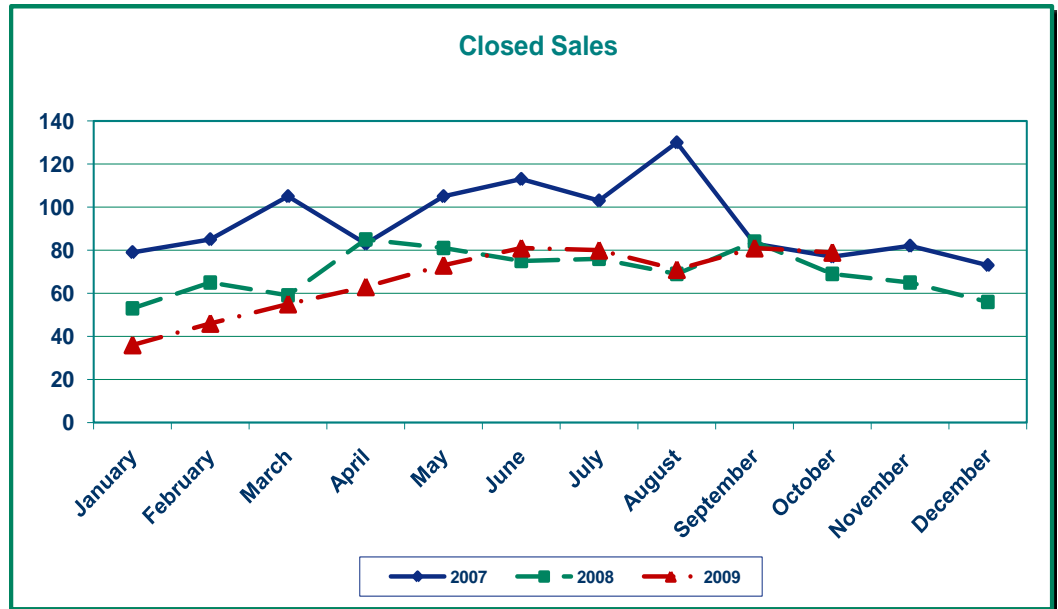
DOUGLAS COUNTY, OR

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

CLOSED SALES

DOUGLAS COUNTY, OR

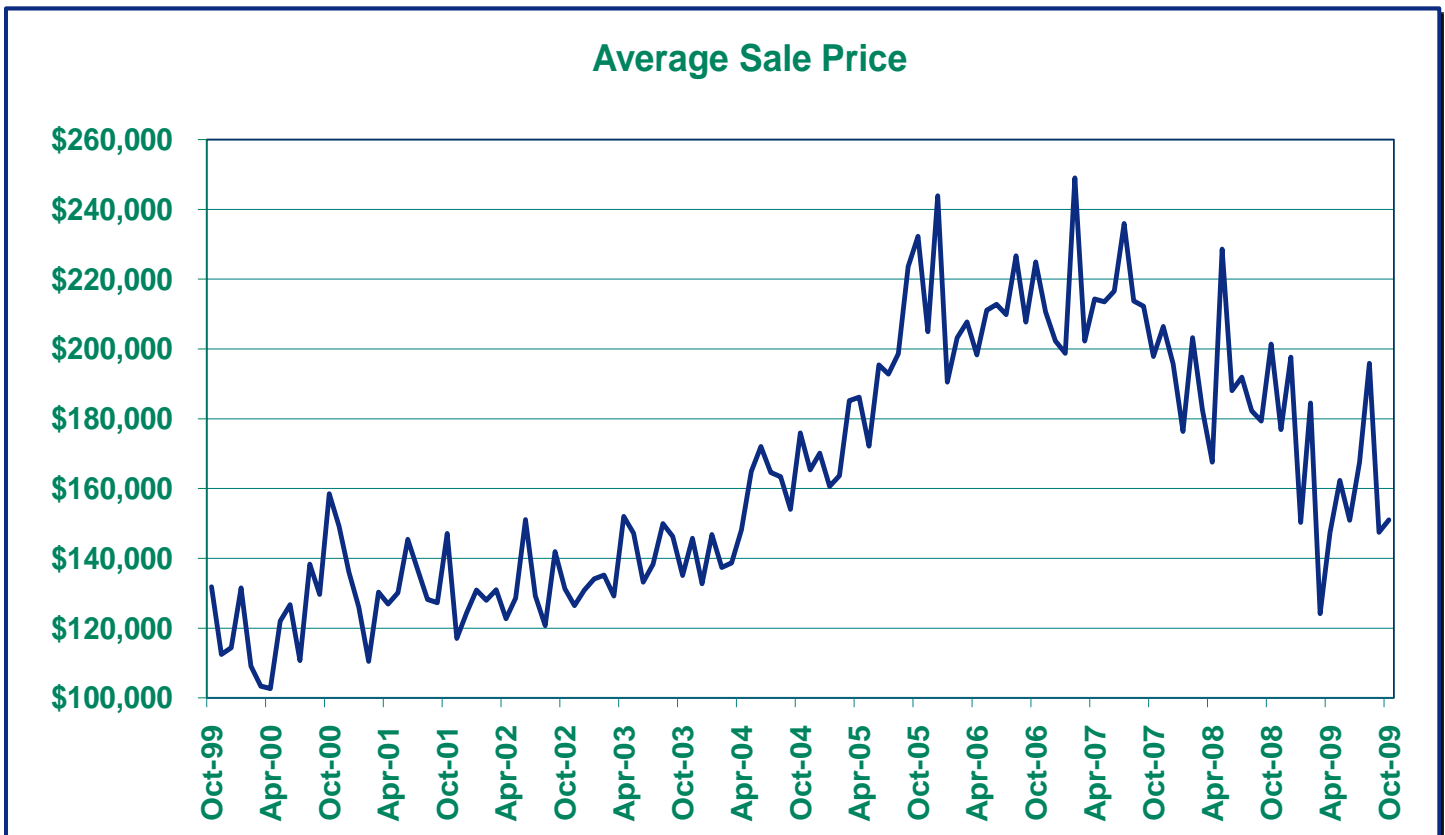
This graph shows the closed sales over the past three calendar years in Douglas County, Oregon.



AVERAGE SALE PRICE

DOUGLAS COUNTY, OR

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





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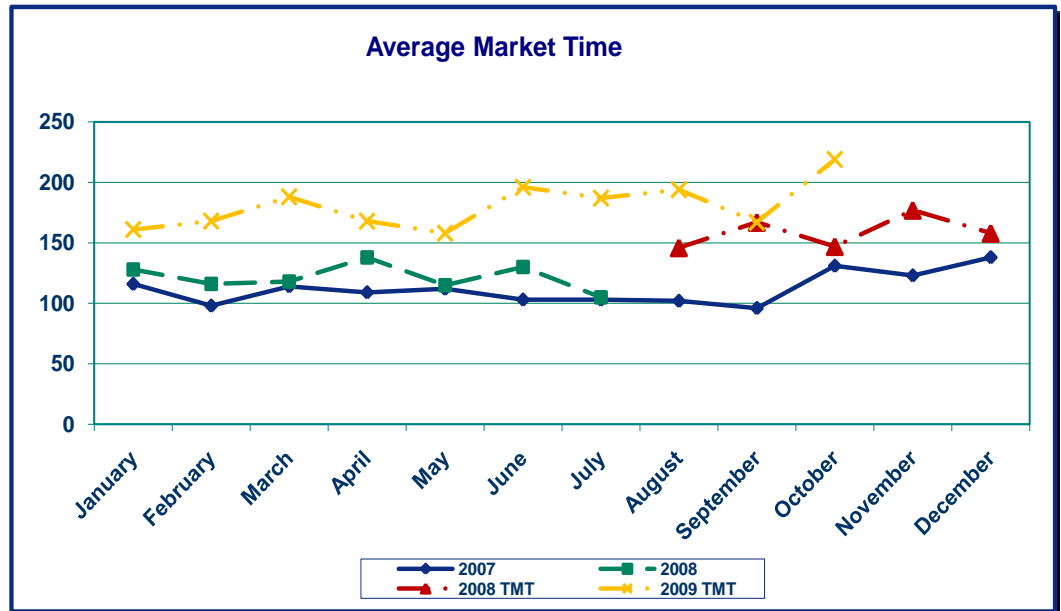
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DAYS ON MARKET

DOUGLAS COUNTY, OR

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

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



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

October 2009 Reporting Period

October Residential Highlights

Lane County sales activity continued to exceed same-month sales from the year prior in October.

Compared to October 2008, pending sales rose 41.7% and closed sales increased 25.1%. New listings grew 10.8%. See residential highlights table below.

Comparing October 2009 with September 2009, closed sales increased 5.7% (314 v. 297). Pending sales were down 6.7% (333 v. 357). New listings decreased 3.1% (503 v. 519).

At the month's rate of sales, the 1,939 active residential listings would last approximately 6.2 months.

Year-to-Date

Comparing January-October 2009 with the same period in 2008, pending sales grew 3.8%. Closed sales were down 7.1%. New listings fell 14.9%.

Sale Prices

The average sale price for October 2009 was down 5.6% compared to October 2008, while the median sale price dropped 6.5%. See residential highlights table below.

Month-to-month, the average sale price and median sale price were down when compared with September; the average sale price declined 5.3% (\$217,200 v. \$229,400) and the median sale price was down 1.3% (\$195,000 v. \$197,500).

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	6.2
November	8.3	11.4	
December	7	10.7	

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

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

Average Sale Price % Change:

-9.3% (\$227,400 v. \$250,800)

Median Sale Price % Change:

-10.7% (\$200,000 v. \$224,000)

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

Greater Lane County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2009	October	503	333	314	217,200	195,000	107
	Year-to-date	5,356	2,815	2,439	226,900	200,000	129
2008	October	454	235	251	230,100	208,600	112
	Year-to-date	6,291	2,711	2,626	249,200	223,000	113
Change	October	10.8%	41.7%	25.1%	-5.6%	-6.5%	-4.1%
	Year-to-date	-14.9%	3.8%	-7.1%	-8.9%	-10.3%	14.4%

*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.

AREA REPORT • 10/2009

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 ³	Expired/Canceled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 ¹	Closed Sales	Average Sale Price	Total Market Time ⁴	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	
225	Florence Coast Village	21	2	-	1	-	-	0	-	16	6	50.0%	6	100,200	93,000	19.6%	-	-	3	40,600	-	-
226	Florence Green Trees	34	1	3	3	-40.0%	7	100,100	230	40	22	-4.3%	22	108,900	90,500	-2.6%	-	-	1	71,000	-	-
227	Florence Florentine	17	3	2	1	0.0%	-	-	-	24	13	0.0%	11	202,300	200,000	-4.5%	-	-	-	-	-	-
228	Florence Town	152	9	13	11	57.1%	9	167,400	304	152	89	2.3%	72	224,100	218,000	-9.1%	6	423,000	7	47,600	1	212,000
229	Florence Beach	47	2	5	5	400.0%	4	206,500	278	62	26	23.8%	23	245,600	249,000	-19.2%	-	-	5	106,500	-	-
230	Florence North	58	6	3	3	50.0%	2	249,600	6	60	16	0.0%	12	213,600	227,500	-12.3%	-	-	20	63,400	-	-
231	Florence South/ Dunes City	62	8	7	5	66.7%	5	359,600	337	71	27	42.1%	22	232,300	205,500	-27.6%	-	-	1	21,000	-	-
238	Florence East/ Mapleton	31	6	4	4	-	2	117,000	297	31	9	-25.0%	5	165,500	140,000	27.3%	-	-	2	49,000	-	-
	Grand Total	422	37	37	33	73.7%	29	191,900	267	456	208	6.7%	173	205,200	194,900	-12.1%	6	423,000	39	62,700	1	212,000

232	Hayden Bridge	54	17	5	12	300.0%	13	197,400	174	165	93	6.9%	84	211,500	201,000	-13.8%	2	457,500	2	132,000	6	239,900
233	McKenzie Valley	96	10	22	-	-100.0%	1	290,000	161	151	31	-16.2%	32	264,400	214,000	-22.7%	-	-	6	170,200	0	-
234	Pleasant Hill/Oak	120	19	17	13	85.7%	4	220,400	53	226	83	3.8%	70	222,300	180,000	-15.4%	2	67,500	15	92,600	1	90,000
235	South Lane Properties	220	43	34	34	78.9%	27	166,400	148	543	244	4.3%	195	190,200	174,900	-11.1%	1	328,000	11	131,800	1	265,000
236	West Lane Properties	120	32	27	19	171.4%	13	272,900	197	294	142	25.7%	121	223,200	192,500	-11.4%	-	-	14	115,600	1	201,000
237	Junction City	139	28	22	12	9.1%	11	203,900	98	295	120	26.3%	93	236,400	205,000	-12.2%	1	286,000	9	195,800	3	296,300
239	Thurston	132	40	19	25	78.6%	28	168,000	85	378	219	-2.7%	183	190,500	183,000	-9.4%	-	-	4	70,500	2	165,000
240	Coburg I-5	40	7	3	4	100.0%	5	162,300	95	91	44	29.4%	37	238,400	176,900	11.3%	-	-	4	58,900	2	273,000
241	N Gilham	59	15	9	6	-45.5%	14	286,800	144	183	107	7.0%	101	308,800	257,500	4.8%	-	-	1	165,000	2	292,700
242	Ferry Street Bridge	136	39	20	24	14.3%	31	283,800	96	418	242	14.7%	232	268,900	243,500	-7.6%	-	-	-	-	7	281,000
243	E Eugene	115	31	12	21	40.0%	24	258,900	56	394	208	-1.4%	189	311,900	269,400	-4.3%	8	456,600	8	174,900	14	349,700
244	SW Eugene	198	53	32	28	0.0%	29	296,700	121	534	271	-16.1%	245	297,100	276,000	-2.2%	1	330,000	9	251,100	9	261,800
245	W Eugene	44	21	5	14	40.0%	10	215,800	84	156	95	-24.0%	80	187,000	169,900	-15.8%	2	134,000	1	518,200	5	254,200
246	Danebo	146	47	15	36	2.9%	32	161,000	91	521	314	1.6%	270	164,700	175,300	-10.0%	3	439,700	2	46,000	4	247,500
247	River Road	47	20	8	17	325.0%	9	206,300	51	155	90	16.9%	75	196,600	197,500	-9.6%	-	-	7	45,600	7	210,000
248	Santa Clara	98	31	18	30	42.9%	32	231,200	89	387	245	14.5%	209	233,000	219,900	-13.8%	-	-	3	55,300	6	216,400
249	Springfield	145	46	21	36	63.6%	29	142,900	113	417	250	15.7%	213	149,300	147,000	-12.8%	5	760,000	3	55,000	11	455,200
250	Mohawk Valley	30	4	3	2	0.0%	2	158,000	203	48	17	-15.0%	10	189,000	179,800	-19.3%	-	-	2	165,000	0	-
	Grand Total	1,939	503	292	333	41.7%	314	217,200	107	5,356	2,815	3.8%	2,439	226,900	200,000	-9.3%	25	441,400	101	133,000	81	291,400

ACTIVE RESIDENTIAL LISTINGS

LANE COUNTY, OR

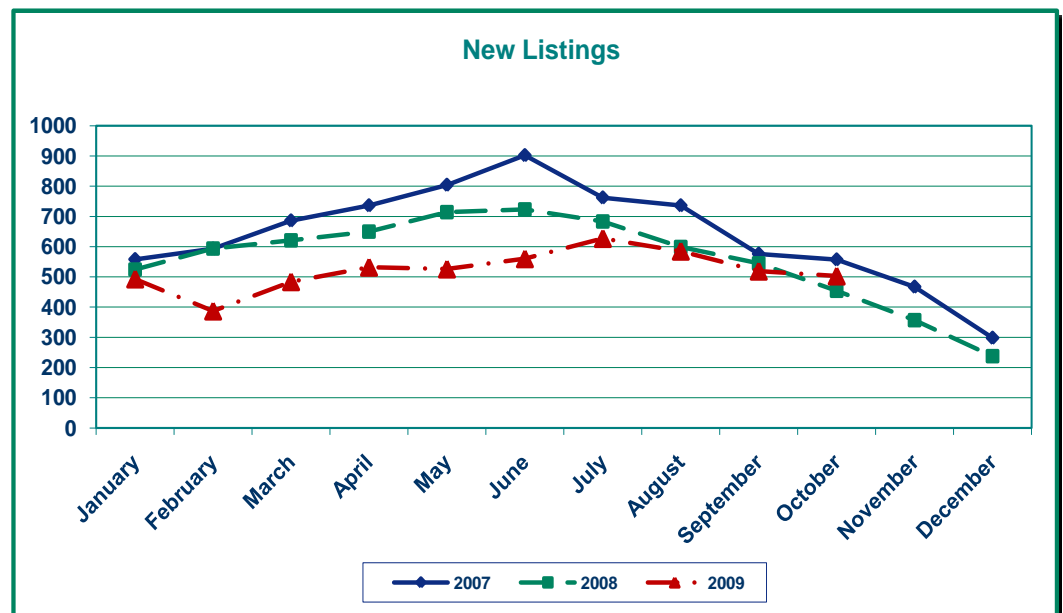
This graph shows the active residential listings over the past three calendar years in Lane County, Oregon.



NEW LISTINGS

LANE COUNTY, OR

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



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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/08-10/31/09) with 12 months before (11/1/07-10/31/08).

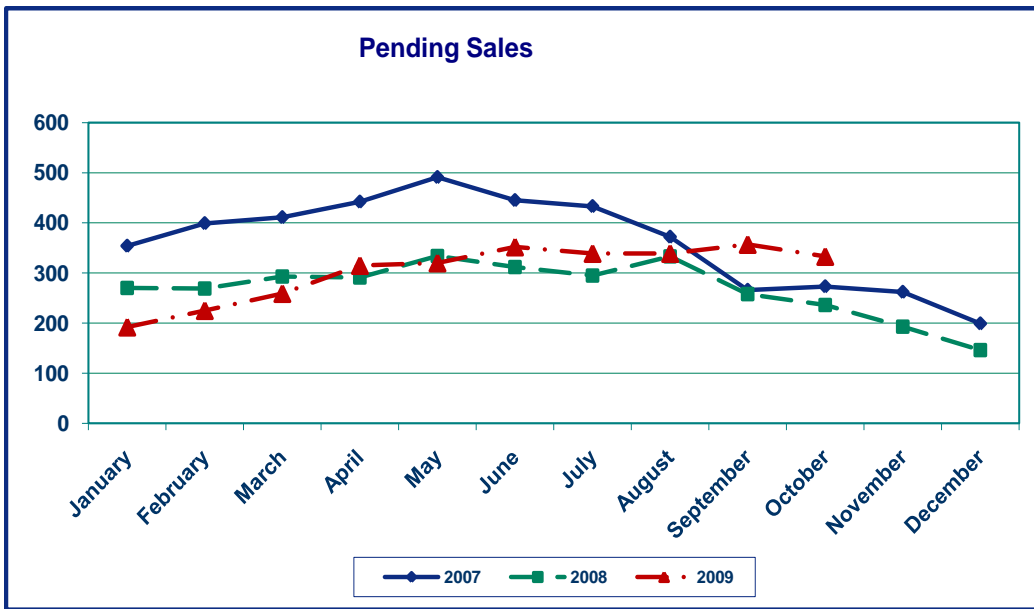
³ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

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.

PENDING LISTINGS

LANE COUNTY, OR

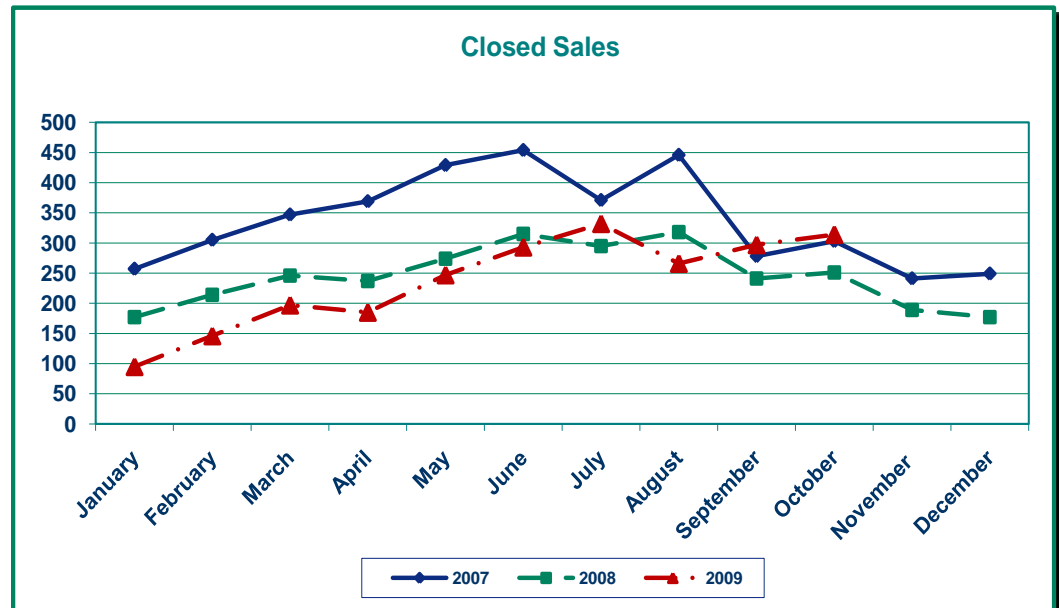
This graph represents monthly accepted offers in Lane County, Oregon over the past three calendar years.



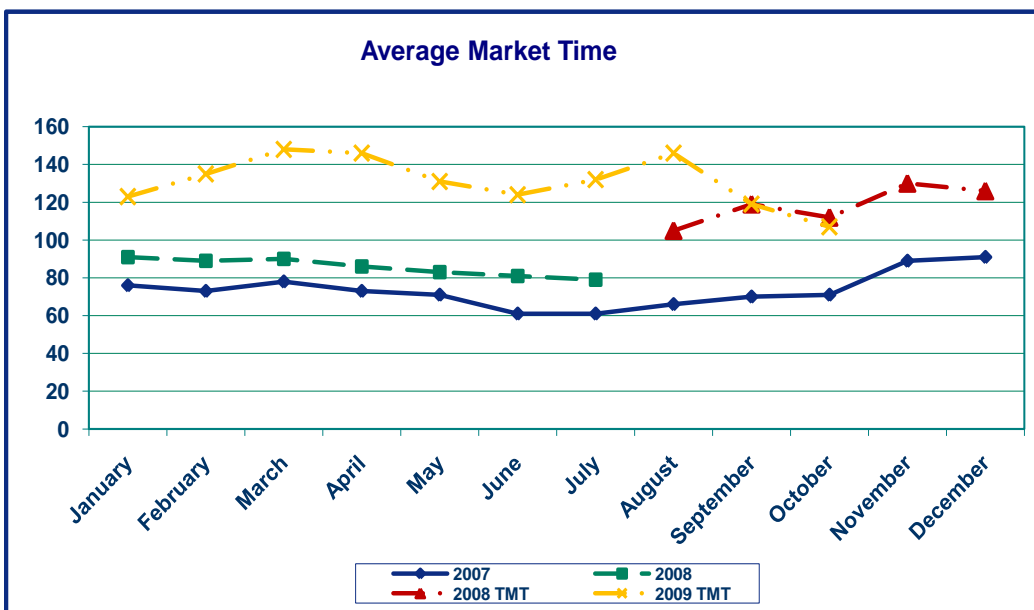
CLOSED SALES

LANE COUNTY, OR

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



Average Market Time



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.*



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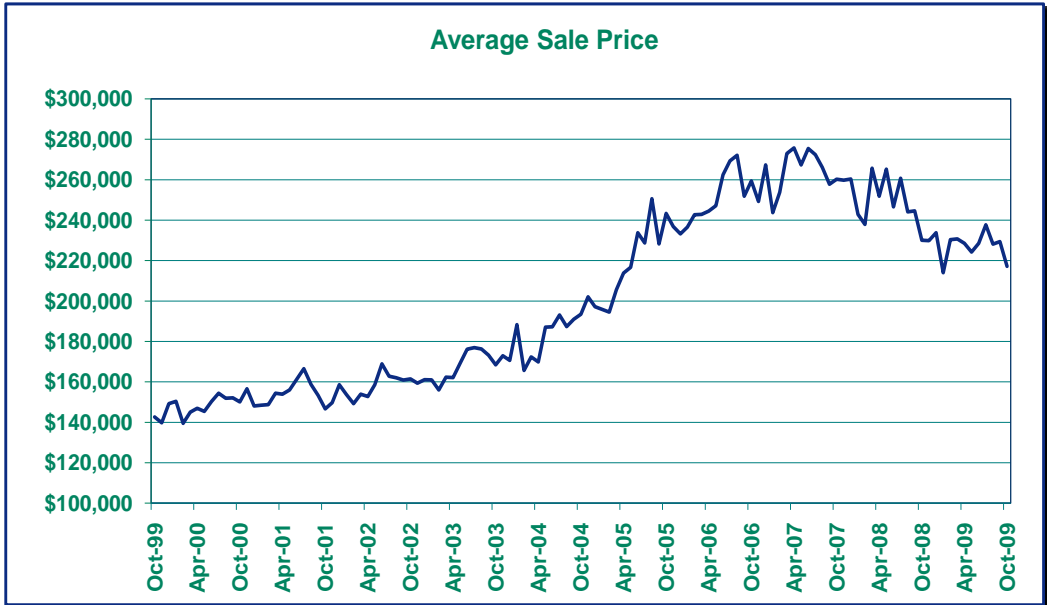
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AVERAGE SALE PRICE

LANE COUNTY, OR

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



Gary Taylor, Chairman of the Board
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Natalie Middleton, Editor
Joel Weiler, Assistant Editor

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Residential Review: Mid-Columbia

October 2009 Reporting Period

October Residential Highlights

Sales activity for the Mid-Columbia region was up in October compared to the same month a year ago. Pending sales increased 29.2%, and closed sales rose 14.1%. New listings were down 6.7%.

Comparing October 2009 with September 2009 shows a 37.7% (73 v. 53) increase in closed sales. Pending sales fell 26.2% (62 v. 84), however. New listings were down 30.7% (97 v. 140).

At the month's rate of sales, the 700 active residential listings would last approximately 9.6 months.

Year-to-Date

Comparing January-October 2009 with the same period in 2008, pending sales were down 3.4% and closed sales fell 13%. New listings dropped 12%.

Sale Prices

The average sale price for October 2009 was down 10.2% compared to October 2008, and the median sale price decreased 16.6%. 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 rose a slight 0.8% (\$227,500 v. \$225,700) and the median sale price was down 2.5% (\$195,000 v. \$200,000).

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

Average Sale Price % Change:

-9.2% (\$236,500 v. \$260,400)

Median Sale Price % Change:

-11.1% (\$200,000 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	9.6
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	October	97	62	73	227,500	195,000	170
	Year-to-date	1,250	542	468	230,800	198,500	185
2008	October	104	48	64	253,300	233,800	160
	Year-to-date	1,421	561	538	265,300	226,900	162
Change	October	-6.7%	29.2%	14.1%	-10.2%	-16.6%	6.3%
	Year-to-date	-12.0%	-3.4%	-13.0%	-13.0%	-12.5%	13.9%

*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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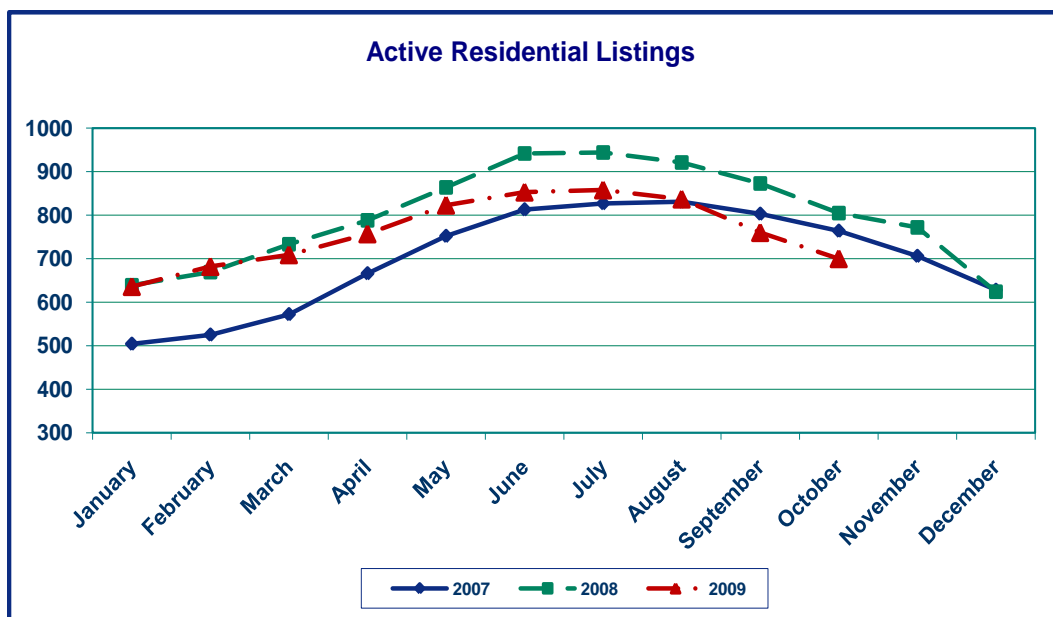
Mid-Columbia

		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY	
		Current Month									Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date	Year-To-Date	Year-To-Date		
		Active Listings	New Listings ³	Expired/Canceled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 ¹	Closed Sales	Average Sale Price	Total Market Time ⁴		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	
100	White Salmon/ Bingen	65	4	9	6	500.0%	9	362,900	154	103	36	-14.3%	34	288,600	258,800	12.1%	1	209,300	8	111,800	1	425,000	
101	Snowden	11	1	0	0	-100.0%	-	-	-	18	4	-60.0%	4	306,800	310,000	0.6%	0	0	1	127,000	0	0	
102	Trout Lake/ Glenwood	25	3	0	0	-100.0%	1	204,500	6	22	3	-50.0%	1	204,500	204,500	-63.4%	0	0	0	0	0	0	
103	Husum/ BZ Corner	16	1	3	0	-100.0%	-	-	-	23	7	16.7%	7	247,400	230,000	-31.5%	0	0	4	332,800	0	0	
104	Lyle	16	2	1	1	-	1	200,000	13	25	10	-16.7%	11	195,600	180,000	-24.6%	0	0	7	109,800	0	0	
105	Dallesport/ Murdock	12	2	0	0	-100.0%	1	130,800	25	22	6	-64.7%	5	168,200	155,000	-5.2%	0	0	5	219,000	0	0	
106	Appleton/ Timber Valley	6	0	2	0	-	1	149,500	459	8	3	-	3	151,200	149,500	-	0	0	3	54,500	0	0	
107	Centerville/ High Prairie	3	0	1	0	-	1	115,000	163	5	2	0.0%	2	68,000	68,000	-58.9%	0	0	1	25,000	0	0	
108	Goldendale	40	3	4	4	0.0%	3	121,500	115	75	30	-40.0%	24	148,300	135,300	-4.8%	0	0	21	47,400	2	158,000	
109	Bickleton/ East County	1	1	0	1	-	1	60,000	802	1	1	-	1	60,000	60,000	179.1%	0	0	0	0	0	0	
110	Klickitat	7	1	2	0	-	0	0	0	12	4	300.0%	4	78,000	70,000	-41.8%	0	0	1	40,000	0	0	
	Klickitat Co. Total	202	18	22	12	-7.7%	18	249,500	178	314	106	-27.4%	96	213,400	183,500	-1.4%	1	209,300	51	106,700	3	247,000	
111	Skamania	6	1	1	0	-	-	-	-	8	2	-33.3%	1	155,000	155,000	-50.9%	0	0	2	91,500	0	0	
112	North Bonneville	7	-	0	2	-	3	183,200	261	32	24	500.0%	19	177,000	169,500	-18.4%	0	0	0	0	0	0	
113	Stevenson	30	10	5	0	-100.0%	2	434,500	12	40	14	40.0%	14	272,500	246,500	-4.1%	1	165,000	4	130,000	1	490,000	
114	Carson	16	5	5	4	300.0%	1	259,000	24	29	13	44.4%	8	208,700	189,500	-3.7%	0	0	1	93,500	0	0	
115	Home Valley	3	-	0	0	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-		
116	Cook, Underwood, Mill A, Willard	16	1	4	1	-	1	260,000	121	21	6	20.0%	5	347,500	352,000	-21.0%	0	0	0	0	0	0	
117	Unincorporated North	26	5	1	0	-	3	204,500	48	30	9	50.0%	9	137,900	90,000	-22.3%	1	185,000	2	130,800	0	0	
	Skamania Co. Total	104	22	16	7	133.3%	10	255,100	109	162	68	83.8%	56	214,000	185,800	-18.0%	2	175,000	9	117,600	1	490,000	
351	The Dalles	155	24	17	16	33.3%	28	169,600	112	301	163	8.7%	149	181,200	169,400	-7.9%	2	325,000	8	118,900	2	167,500	
352	Dufur	4	-	0	0	-	-	-	-	9	8	14.3%	5	188,000	130,000	12.6%	0	0	2	107,500	0	0	
353	Tygh Valley	2	-	1	0	-	-	-	-	5	2	100.0%	2	160,000	160,000	7.1%	0	0	0	0	0	0	
354	Wamic/ Pine Hollow	17	3	4	1	-	1	147,500	259	28	7	-22.2%	5	130,300	140,000	-31.7%	1	415,000	2	66,400	0	0	
355	Maupin/ Pine Grove	6	0	2	1	-	2	130,000	581	9	4	33.3%	3	130,000	130,000	-39.8%	2	142,000	9	31,300	0	0	
356	Rowena	6	-	1	0	-	-	-	-	8	-	-100.0%	-	-	-	-100.0%	-	-	-	-	-	-	
357	Mosier	20	3	8	1	0.0%	1	311,900	409	37	7	-36.4%	5	327,000	311,900	-2.0%	0	0	4	189,300	0	0	
	Wasco Co. Total	210	30	33	19	46.2%	32	170,900	155	397	191	4.4%	169	183,000	169,000	-9.9%	5	269,800	25	93,500	2	167,500	
361	Cascade Locks	12	3	8	3	-	1	200,500	1125	29	12	33.3%	9	160,000	165,000	-12.9%	1	251,600	0	0	0	0	
362	Hood River City	91	12	21	13	0.0%	7	252,500	50	173	77	-28.7%	59	312,100	286,000	-13.1%	2	746,000	7	242,300	0	0	
363	Hood River-W	31	7	6	5	66.7%	1	550,000	348	73	44	33.3%	37	365,600	340,000	-3.2%	0	0	2	186,500	0	0	
364	Hood River-E	6	0	0	1	-	2	500,000	518	14	7	40.0%	8	434,500	417,500	-24.6%	0	0	2	203,500	0	0	
366	Odell	13	2	1	1	-50.0%	0	0	0	26	19	26.7%	17	222,100	255,000	-5.2%	1	150,000	0	0	0	0	
367	Parkdale/ Mt. Hood	24	3	4	1	-	2	289,800	146	45	13	-23.5%	12	294,200	281,000	-15.2%	0	0	4	180,100	0	0	
	Hood River Co. Total	177	27	40	24	33.3%	13	315,200	243	360	172	-8.0%	142	311,000	289,500	-9.7%	4	473,400	15	213,100	0	-	
370	Sherman Co.	7	0	1	0	-100.0%	-	-	-	17	5	-37.5%	5	91,000	85,500	-19.4%	1	119,000	0	0	0	0	

ACTIVE RESIDENTIAL LISTINGS

MID-COLUMBIA

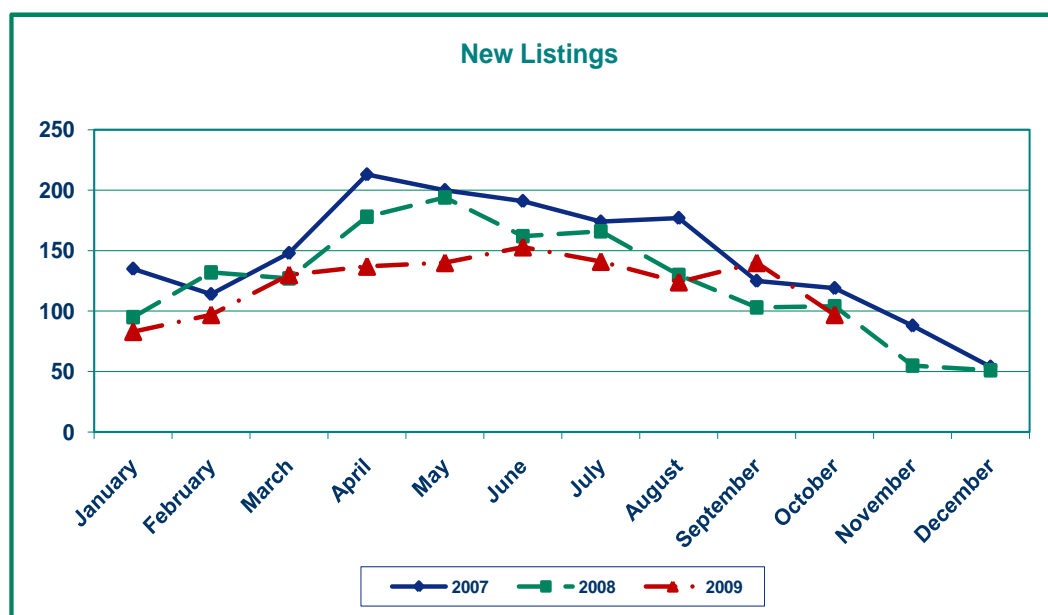
This graph shows the active residential listings over the past three calendar years in Mid-Columbia.



NEW LISTINGS

MID-COLUMBIA

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



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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/08-10/31/09) with 12 months before (11/1/07-10/31/08).

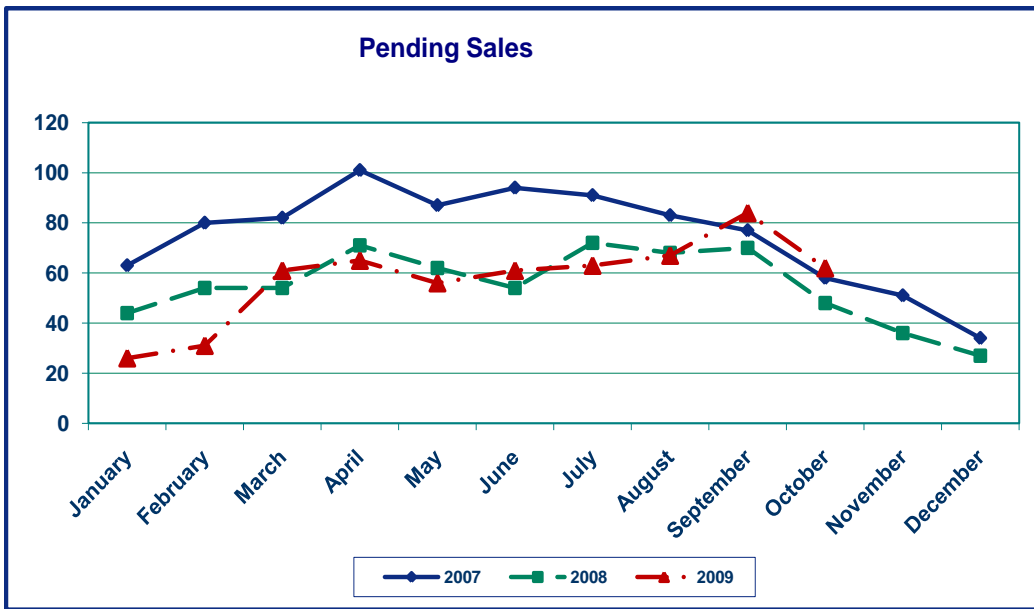
³ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

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.

PENDING LISTINGS

MID-COLUMBIA

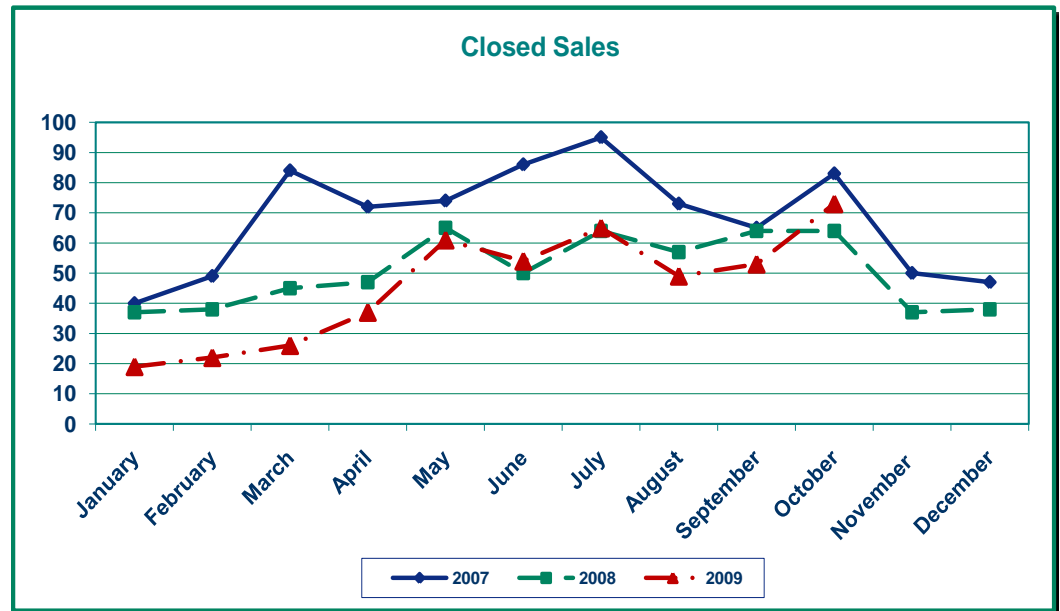
This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.



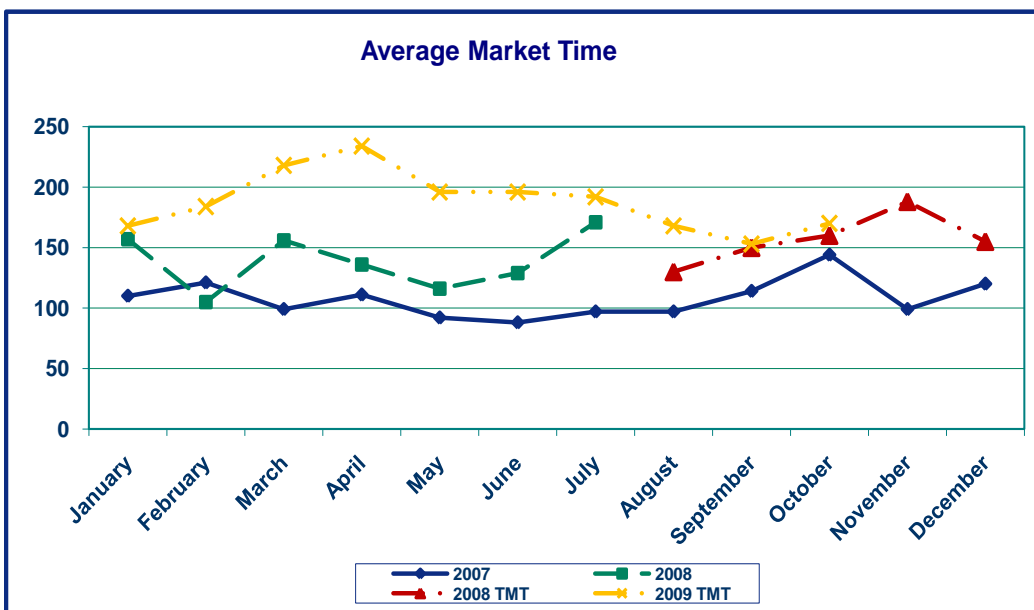
CLOSED SALES

MID-COLUMBIA

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



Average Market Time



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.*



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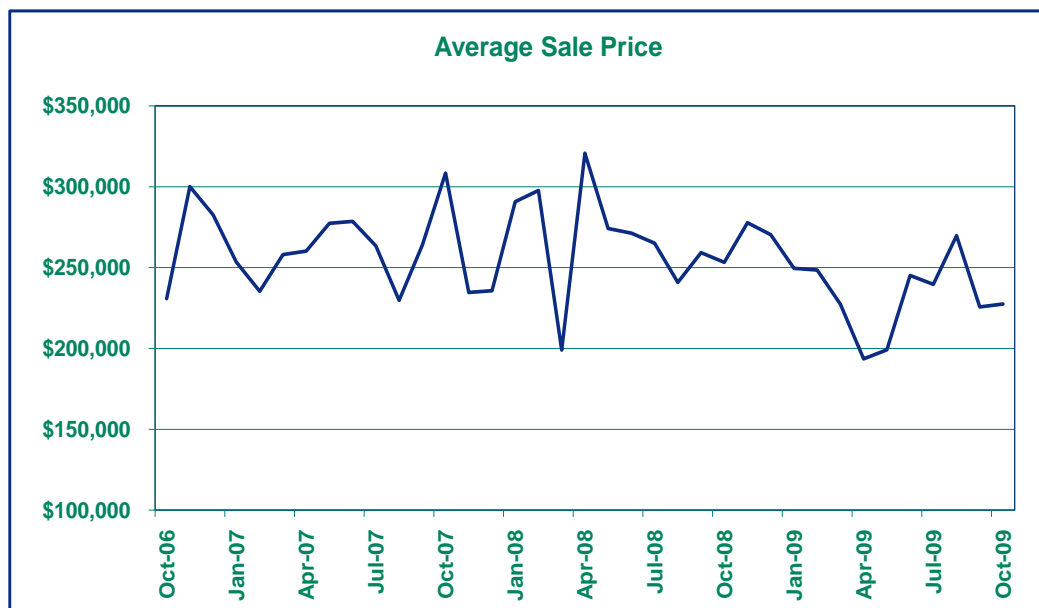
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AVERAGE SALE PRICE MID-COLUMBIA

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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Joel Weiler, Assistant Editor

MARKET ACTION



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

Residential Review: Metro Portland, Oregon

October 2009 Reporting Period

October Residential Highlights

Sales activity in the Portland metro area continued an upward trend compared to same-month sales from a year ago.

Pending sales were up 64% compared to October 2008 and closed sales rose 37.1%. New listings dropped 4.5%.

The 64% jump in pending sales is the largest same-month increase since February 1996. The 2,009 closed sales this October was the highest total since August 2007 and its 37.1% same-month increase is the largest since January 2005.

Compared to September 2009, closed sales increased 11.6% (2,009 v. 1,800), but pending sales dropped 9.1% (2,079 v. 2,286). New listings also fell 4.3% (3,443 v. 3,599).

At the month's rate of sales, it would take approximately 6.5 months to sell the 13,101 active

residential listings. This is the lowest mark for inventory since August 2007.

Year-to-Date

Comparing January-October 2009 with the same period in 2008, pending sales are up 1.8%. Closed sales are behind last year's total by 8.8%. New listings are down 20.5%. See residential highlights table below.

Sale Prices

The average sale price for October 2009 was down 12.6% compared to October 2008, while the median sale price declined 10.9%. See residential highlights table below.

Month-to-month, the average and median sale price were mixed when compared with September levels; the average sale price was down 2.3% (\$283,500 v. \$290,100) and the median sale price increased 1.5% (\$245,000 v. \$241,400).

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	6.5
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:

-12.6% (\$293,300 v. \$335,700)

Median Sale Price % Change:

-10.7% (\$250,000 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	October	3,443	2,079	2,009	283,500	245,000	135
	Year-to-date	39,490	17,775	15,467	292,000	249,900	143
2008	October	3,605	1,268	1,465	324,300	275,000	127
	Year-to-date	49,664	17,462	16,960	333,600	280,000	121
Change	October	-4.5%	64.0%	37.1%	-12.6%	-10.9%	6.7%
	Year-to-date	-20.5%	1.8%	-8.8%	-12.5%	-10.8%	17.9%

*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 • 10/2009

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 ³	Expired/Canceled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 ¹	Closed Sales	Average Sale Price	Total Market Time ⁴	New Listings	Pending Sales 2009	Pending Sales 2009 v. 2008	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
141	N Portland	441	154	87	111	76.2%	112	236,800	84	1,759	883	-1.0%	776	235,400	230,000	-12.0%	4	194,200	14	112,500	17	271,000
142	NE Portland	962	316	190	228	59.4%	228	293,900	97	3,758	1,856	3.7%	1,613	289,200	255,000	-10.7%	21	296,700	26	143,600	46	375,400
143	SE Portland	1,380	467	272	323	59.9%	298	235,700	105	5,004	2,525	4.4%	2,189	243,400	216,000	-11.6%	22	327,200	47	122,200	80	407,400
144	Gresham/ Troutdale	917	222	159	140	66.7%	148	225,300	168	2,649	1,167	8.3%	998	221,900	210,000	-15.6%	7	487,500	27	95,100	12	294,700
145	Milwaukie/ Clackamas	904	228	166	136	46.2%	122	277,900	143	2,813	1,322	5.0%	1,160	286,800	260,000	-10.6%	7	446,400	31	155,700	6	242,700
146	Oregon City/ Canby	736	167	130	100	69.5%	75	268,400	180	2,081	837	10.6%	706	282,100	249,500	-10.7%	4	215,000	40	208,100	9	221,800
147	Lake Oswego/ West Linn	977	225	175	100	47.1%	115	445,600	201	2,494	846	7.1%	750	488,300	395,000	-14.5%	4	296,800	23	228,700	1	525,000
148	W Portland	1,761	431	285	223	85.8%	197	401,800	146	4,697	1,751	-11.9%	1,533	427,000	352,600	-12.0%	3	532,000	38	167,900	12	480,200
149	NW Wash Co.	541	141	79	69	35.3%	80	361,300	122	1,622	798	-9.0%	717	372,200	350,000	-7.6%	-	-	15	217,000	6	260,600
150	Beaverton/ Aloha	1,007	353	167	223	93.9%	210	239,200	126	3,575	1,820	9.4%	1,575	241,400	225,000	-11.0%	6	233,700	14	143,600	14	399,600
151	Tigard/ Wilsonville	1,113	276	204	150	63.0%	160	299,400	141	3,416	1,414	-1.7%	1,256	317,800	287,900	-11.2%	2	62,500	34	213,300	6	715,600
152	Hillsboro/ Forest Grove	830	215	143	139	58.0%	130	238,100	153	2,533	1,273	6.6%	1,097	247,100	228,000	-13.0%	10	280,000	31	86,300	17	248,800
153	Mt. Hood	154	24	18	17	88.9%	9	431,700	265	298	92	-8.0%	77	263,600	225,000	6.2%	-	-	1	179,900	-	-
155	Columbia Co.	490	89	99	46	48.4%	49	197,900	126	969	426	-0.5%	357	196,800	186,500	-11.6%	7	422,100	31	135,700	4	221,900
156	Yamhill Co.	888	135	118	74	48.0%	76	217,000	190	1,822	765	-3.0%	663	231,000	210,000	-13.8%	9	404,600	31	283,300	16	239,400
168-178	Marion/Polk Counties	1,096	155	152	107	87.7%	99	193,700	119	2,205	850	8.3%	687	206,100	185,500	-13.6%	7	404,900	19	168,400	9	258,800
180-195	North Coastal Counties	1,460	157	229	85	46.6%	75	317,200	132	2,274	630	5.0%	536	298,800	245,500	-17.4%	5	298,400	74	132,400	5	1,282,000

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/08-10/31/09) with 12 months before (11/1/07-10/31/08).

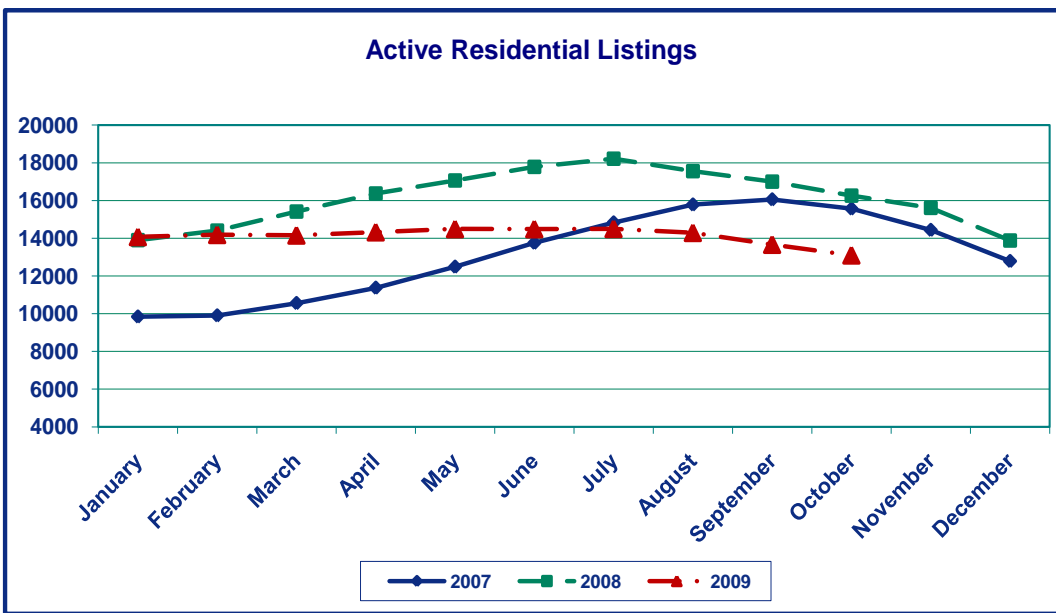
³ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

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ACTIVE RESIDENTIAL LISTINGS

PORTLAND, OR

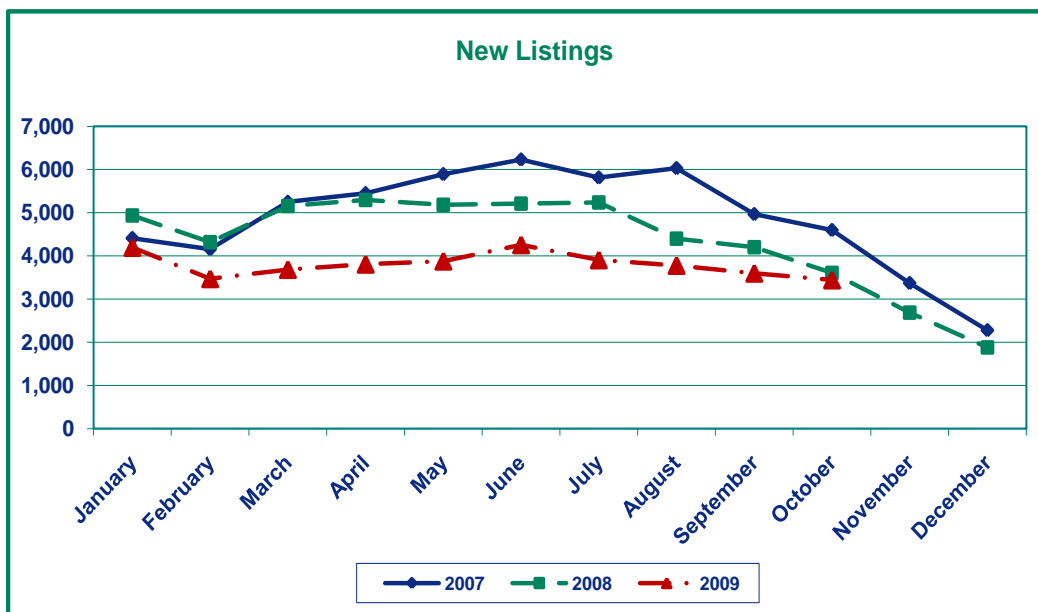
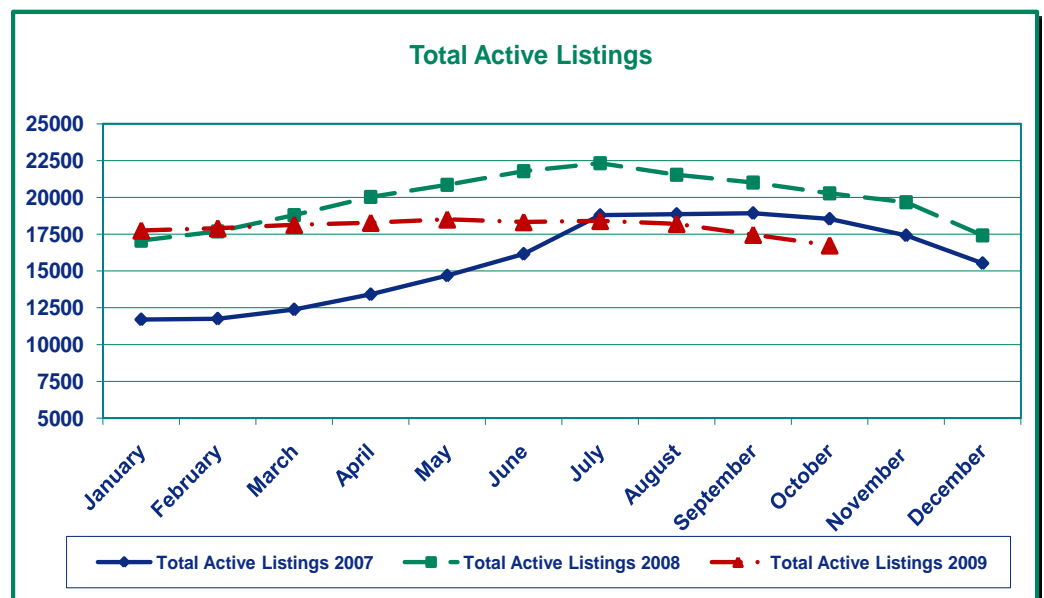
This graph shows the active residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.



TOTAL ACTIVE LISTINGS

PORTLAND, OR

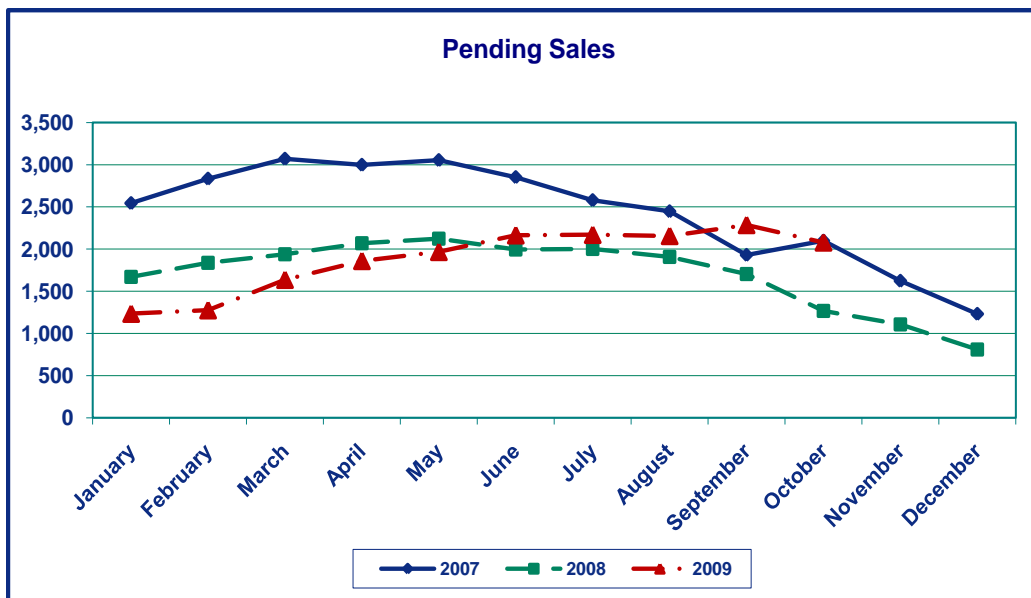
This graph shows the total active listings over the past three calendar years in the greater Portland, Oregon metropolitan area.



NEW LISTINGS

PORTLAND, OR

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



PENDING LISTINGS

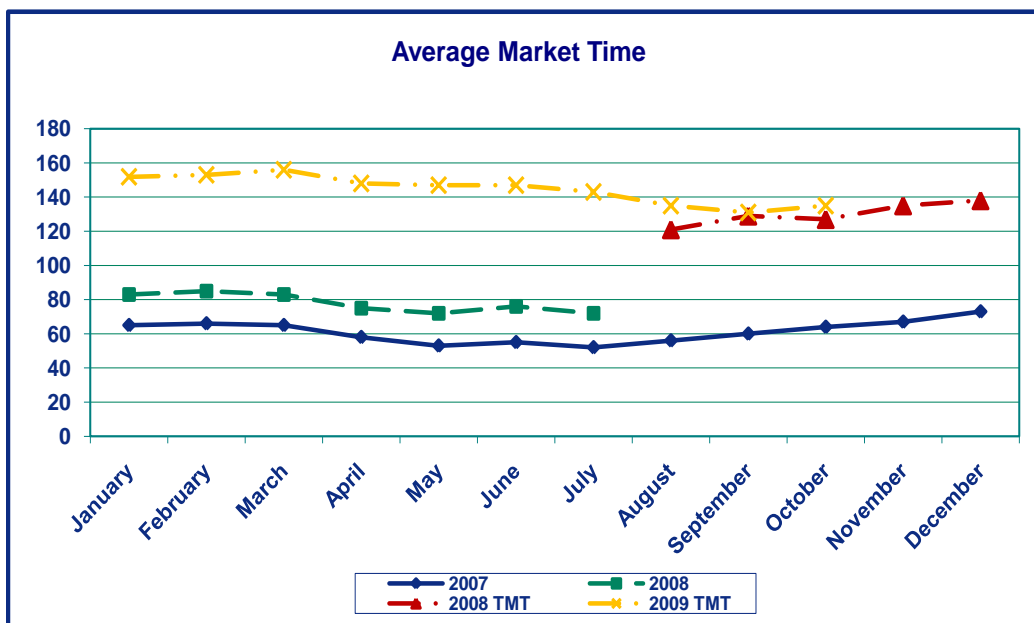
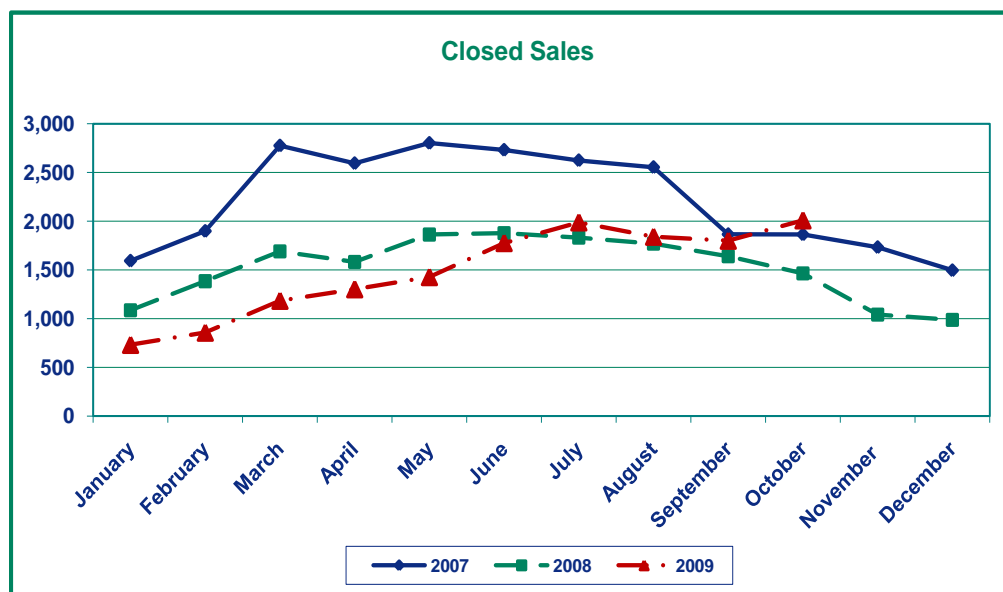
PORTLAND, OR

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

CLOSED SALES

PORTLAND, OR

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



DAYS ON MARKET

PORTLAND, OR

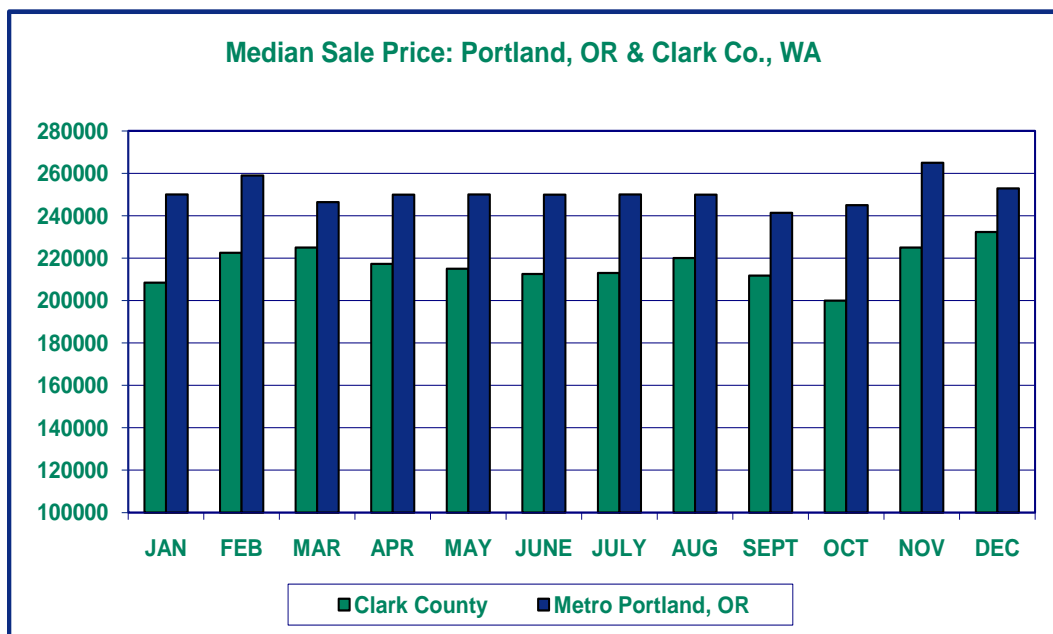
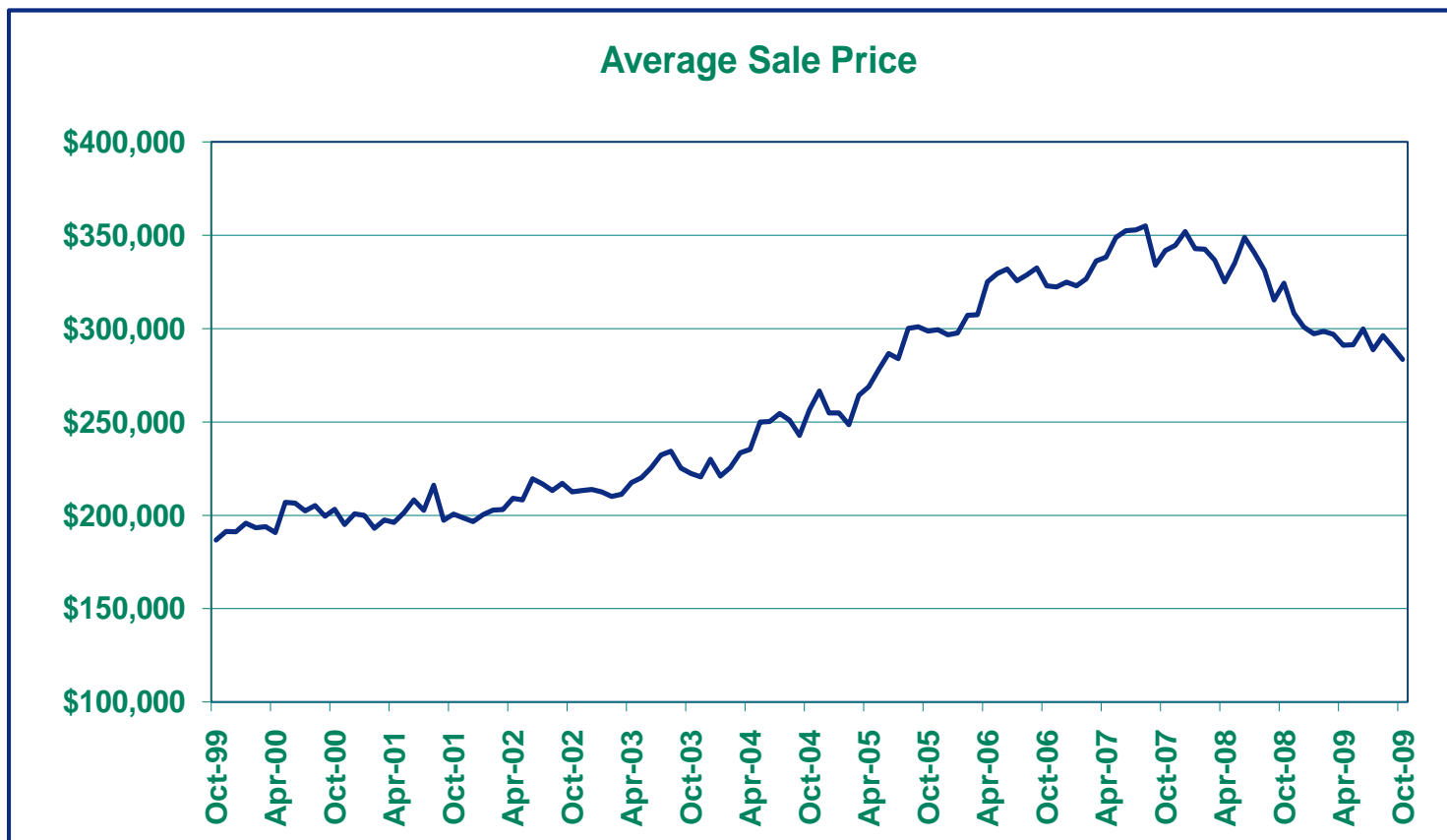
This graph shows the average market time for sales in the Portland, Oregon metropolitan area.

**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

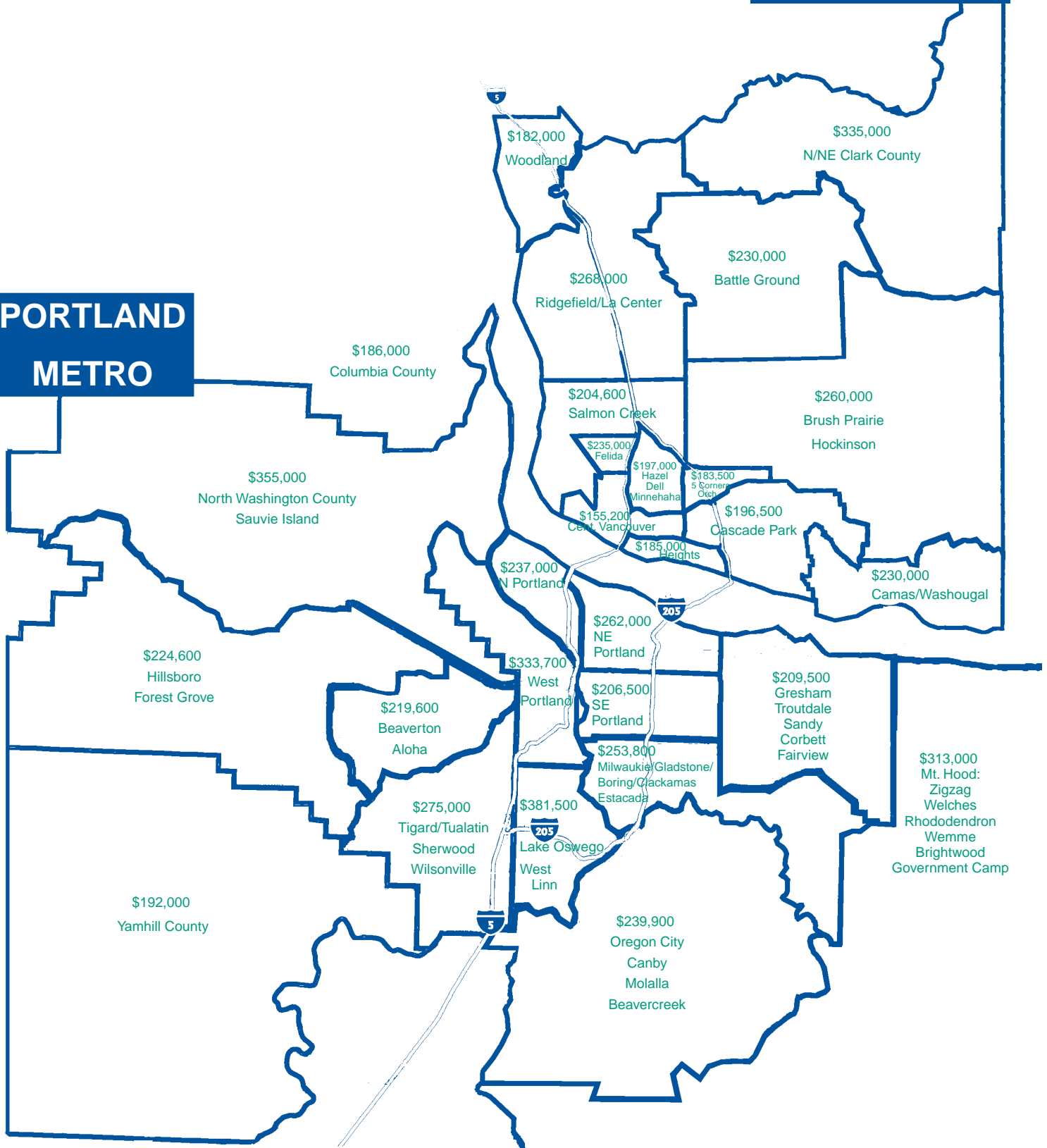
This graph shows the median sale price over the past 12 months in the greater Portland, Oregon metropolitan area and Clark County, Washington.

MEDIAN SALE PRICE

October 2009

SW
WASHINGTON

PORTLAND
METRO



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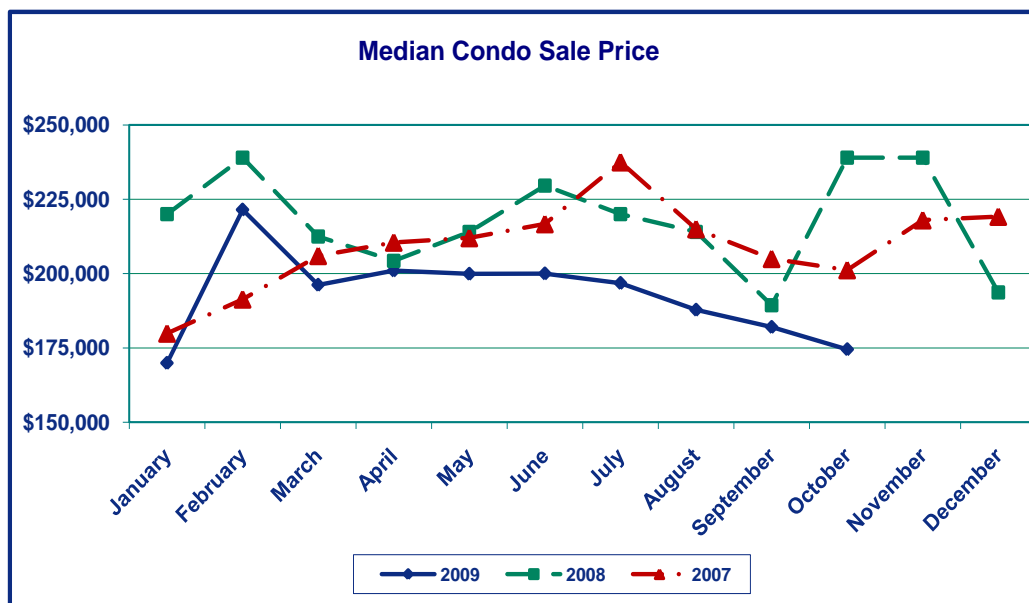
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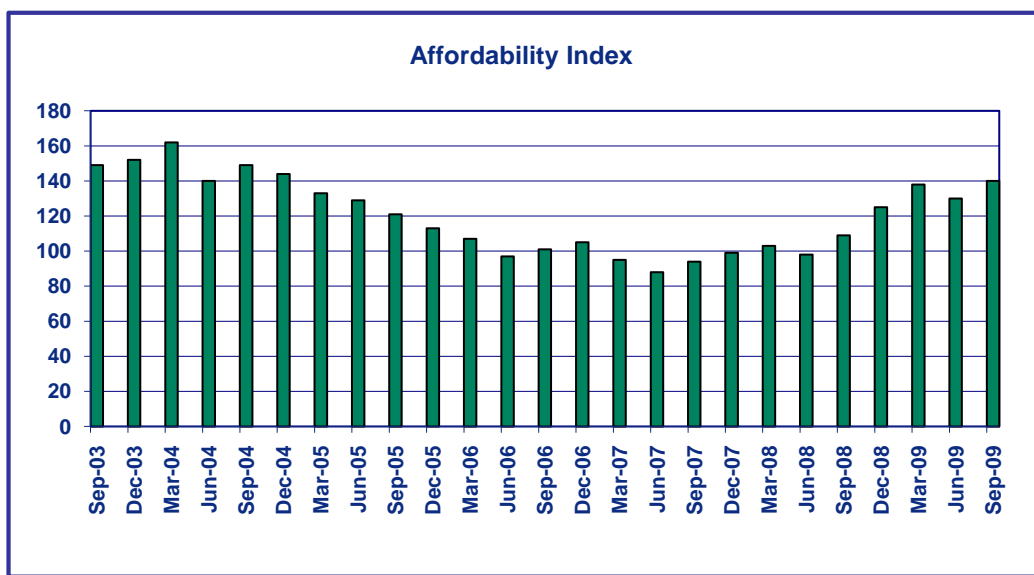
MEDIAN SALE PRICE CONDOS PORTLAND, OR

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



AFFORDABILITY PORTLAND, OR

This graph shows affordability for housing in the Portland, Oregon metropolitan area in September 2009.



AFFORDABILITY - According to a formula from the National Association of REALTORS®, buying a house in the Portland metro area was at its most affordable point since December 2004 for a family earning the median income. A family earning the median income (\$70,000 in 2009, per HUD) can afford 140% of a monthly mortgage payment on a median priced home (\$241,400 in September). The formula assumes that the buyer has a 20% down payment and a loan at a 30-year fixed-rate of 5.06% (average per Freddie Mac in September).



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

October 2009 Reporting Period

October Residential Highlights

In October, the gap between same-month sales from a year ago continued to widen in Clark County.

Compared to October 2008, pending sales rose 56.9% and closed sales increased 52%. New listings, on the other hand, dropped 13%.

The 56.9% increase in pending sales is the largest on record since RMLS™ began tracking statistics for the area in 1996 and the 52% increase in closed sales is the largest since September 2003.

When comparing October 2009 with September 2009, closed sales rose 13.8% (535 v. 470), while on the other hand pending sales dropped 1.2% (576 v. 583). New listings fell 6.6% (765 v. 819).

At the month's rate of sales the 3,421 active residential listings

would last approximately 6.4 months, down from 13.7 last year at this time and at its lowest point since September 2006.

Year-to-Date

Comparing January-October 2009 with the same period in 2008, closed sales were up 7% and pending sales grew 17.8%. New listings dropped 25%.

Sale Prices

The average sale price for October 2009 was down 16.3% compared to October 2008, while the median sale price dropped 14.5%. 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 5.4% (\$219,700 v. \$232,200) and the median sale price was down 5.6% (\$200,000 v. \$211,800).

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	6.4
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:

-15.3% (\$240,700 v. \$284,300)

Median Sale Price % Change:

-11.6% (\$216,600 v. \$245,000)

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

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2009	October	765	576	535	219,700	200,000	138
	Year-to-date	8,767	4,841	4,125	238,700	215,000	158
2008	October	879	367	352	262,400	233,800	153
	Year-to-date	11,684	4,109	3,855	282,100	244,900	150
Change	October	-13.0%	56.9%	52.0%	-16.3%	-14.5%	-9.9%
	Year-to-date	-25.0%	17.8%	7.0%	-15.4%	-12.2%	5.1%

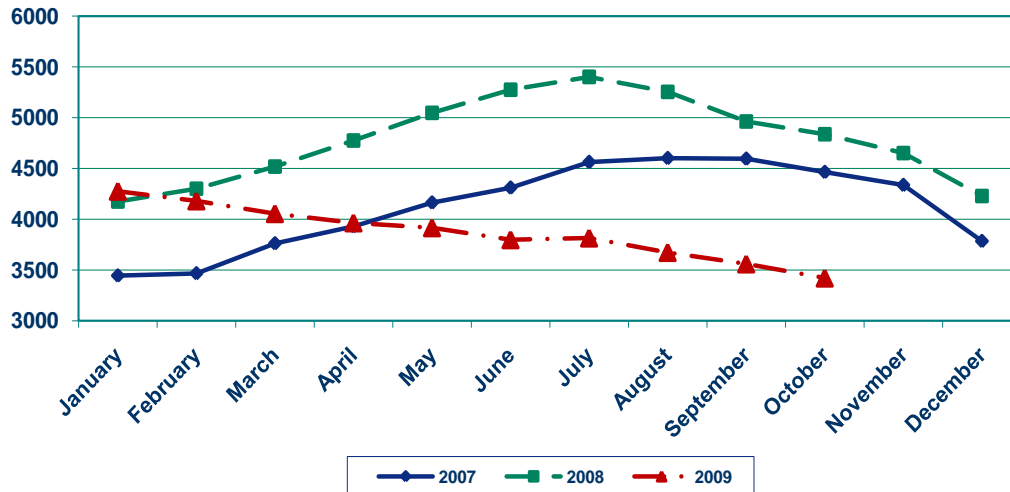
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AREA REPORT • 10/2009

SW Washington

		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings ³	Expired/Canceled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 ¹	Closed Sales	Average Sale Price	Total Market Time ⁴	New Listings	Pending Sales 2009	Pending Sales 2009 v. 2008	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time			Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
11	Downtown Vancouver	82	21	14	21	90.9%	13	187,800	148	273	149	29.6%	123	185,800	167,200	132	-23.7%	1	866,000	1	77,500	2	165,000	
12	NW Heights	83	24	6	37	270.0%	24	132,200	51	253	160	36.8%	119	133,300	133,000	144	-19.3%	1	199,900	3	57,600	12	158,500	
13	SW Heights	90	13	16	9	80.0%	6	297,100	165	178	57	-3.4%	47	307,400	232,000	140	-21.2%	-	-	9	186,100	3	222,600	
14	Lincoln/Hazel Dell	32	11	4	12	100.0%	9	194,900	56	136	85	41.7%	69	197,900	196,000	121	-16.3%	-	-	2	124,500	1	226,400	
15	E Hazel Dell	189	54	23	31	34.8%	29	186,300	95	472	288	15.7%	245	192,600	192,000	152	-15.2%	1	475,000	10	85,200	5	280,700	
20	NE Heights	76	13	6	19	58.3%	21	196,400	171	202	152	22.6%	128	186,200	181,000	189	-16.9%	-	-	-	-	5	224,000	
21	Orchards	176	46	35	36	111.8%	41	182,800	112	514	303	2.4%	257	193,500	186,000	146	-12.9%	1	7,900	2	365,000	1	220,000	
22	Evergreen	278	74	35	53	10.4%	59	170,900	143	781	459	-2.5%	398	189,200	178,800	135	-13.4%	1	45,000	5	91,000	4	217,500	
23	E Heights	86	22	7	11	57.1%	13	213,900	92	187	75	0.0%	67	240,200	218,500	131	-19.8%	-	-	2	298,500	2	222,000	
24	Cascade Park	101	14	14	12	71.4%	13	245,300	66	260	158	24.4%	137	266,000	242,000	164	-15.2%	-	-	-	-	2	260,000	
25	Five Corners	96	30	11	13	-13.3%	24	182,200	58	271	164	7.9%	149	182,500	183,500	128	-17.0%	-	-	-	-	1	120,000	
26	E Orchards	80	22	12	20	66.7%	23	233,000	147	283	184	37.3%	169	239,700	226,500	141	-8.8%	-	-	1	40,000	-	-	
27	Fisher's Landing	102	28	9	24	140.0%	20	261,200	116	315	225	10.3%	209	249,400	240,000	141	-12.1%	-	-	1	100,000	-	-	
31	SE County	35	7	10	2	0.0%	1	271,500	150	69	22	-15.4%	16	350,000	290,000	96	-24.6%	-	-	2	449,500	-	-	
32	Camas City	254	55	24	42	121.1%	30	262,600	150	702	395	39.6%	343	323,600	305,000	172	-16.4%	1	375,000	17	149,800	5	162,300	
33	Washougal	247	37	22	32	0.0%	21	230,200	125	547	291	26.0%	245	261,900	245,000	182	-15.1%	-	-	22	107,100	1	109,000	
41	N Hazel Dell	103	24	10	27	22.7%	19	271,000	136	297	172	6.2%	146	234,400	217,000	141	-16.5%	-	-	3	165,300	2	537,500	
42	S Salmon Creek	132	36	18	28	55.6%	32	218,600	108	402	225	4.2%	192	220,600	221,000	140	-14.9%	-	-	7	67,100	-	-	
43	N Felida	138	50	33	24	84.6%	25	254,900	141	390	201	27.2%	178	284,000	247,500	161	-14.9%	-	-	2	115,000	1	183,900	
44	N Salmon Creek	172	31	18	32	100.0%	34	200,300	307	421	217	37.3%	167	254,100	249,900	215	-20.6%	1	90,000	5	648,000	-	-	
50	Ridgefield	94	13	4	12	33.3%	5	230,800	210	190	97	12.8%	79	255,900	240,000	191	-28.4%	2	207,000	2	87,300	-	-	
51	W of I-5 County	34	4	4	5	150.0%	3	495,700	135	69	27	28.6%	20	407,900	352,500	233	-29.4%	-	-	7	248,600	-	-	
52	NW E of I-5 County	55	9	4	6	100.0%	4	398,800	172	109	45	9.8%	37	380,800	345,000	206	-17.0%	-	-	9	176,500	-	-	
61	Battleground	245	55	33	23	9.5%	22	235,400	165	571	291	16.9%	248	236,300	215,000	157	-10.3%	2	193,800	2	137,500	-	-	
62	Brush Prairie	211	41	31	31	93.8%	21	291,000	151	483	234	27.2%	196	307,300	285,000	184	-20.1%	-	-	12	143,500	-	-	
63	East County	5	1	1	-	-	1	187,500	319	8	2	-	2	207,800	207,800	160	13.1%	-	-	-	-	-	-	
64	Central County	25	5	4	2	-	4	280,700	540	55	24	100.0%	20	329,900	308,500	249	-10.5%	-	-	-	-	-	-	
65	Mid-Central County	31	6	6	2	-	5	363,300	58	67	32	128.6%	26	330,300	323,000	186	-17.5%	-	-	8	193,100	-	-	
66	Yacolt	56	2	6	3	0.0%	-	-	-	89	25	-34.2%	24	206,200	178,700	128	-6.6%	1	42,500	3	113,300	-	-	
70	La Center	66	10	4	3	-40.0%	9	245,600	135	84	51	82.1%	47	246,000	241,500	187	-18.5%	-	-	-	-	1	282,500	
71	N Central	33	6	4	4	-	4	296,700	94	62	24	166.7%	18	275,600	270,000	207	-14.8%	-	-	1	610,000	-	-	
72	NE Corner	14	1	4	-	-	-	-	-	27	7	0.0%	4	199,700	210,000	36	5.5%	-	-	3	149,200	-	-	
	Grand Total	3,421	765	432	576	56.9%	535	219,700	138	8,767	4,841	17.8%	4,125	238,700	215,000	158	-15.3%	12	241,900	141	167,600	48	214,300	
80	Woodland City	50	18	6	8	33.3%	4	156,800	98	106	61	5.2%	45	212,300	188,000	194	-14.1%	-	-	1	120,000	-	-	
81	Woodland Area	61	16	4	1	-75.0%	2	189,500	127	99	31	19.2%	25	255,300	225,000	295	-8.0%	-	-	6	132,800	-	-	
82	Cowlitz County	367	58	56	29	0.0%	21	179,500	218	699	278	-7.9%	235	185,000	173,300	146	-6.3%	2	118,300	21	102,200	10	282,100	
	Grand Total	478	92	66	38	-2.6%	27	176,900	194	904	370	-4.1%	305	194,800	180,000	166	-6.7%	2	118,300	28	109,400	10	282,100	
87	Pacific County	134	18	19	7	16.7%	12	174,500	162	243	94	14.6%	87	173,600	155,000	196	-3.1%	1	125,000	27	45,300	-	-	

Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

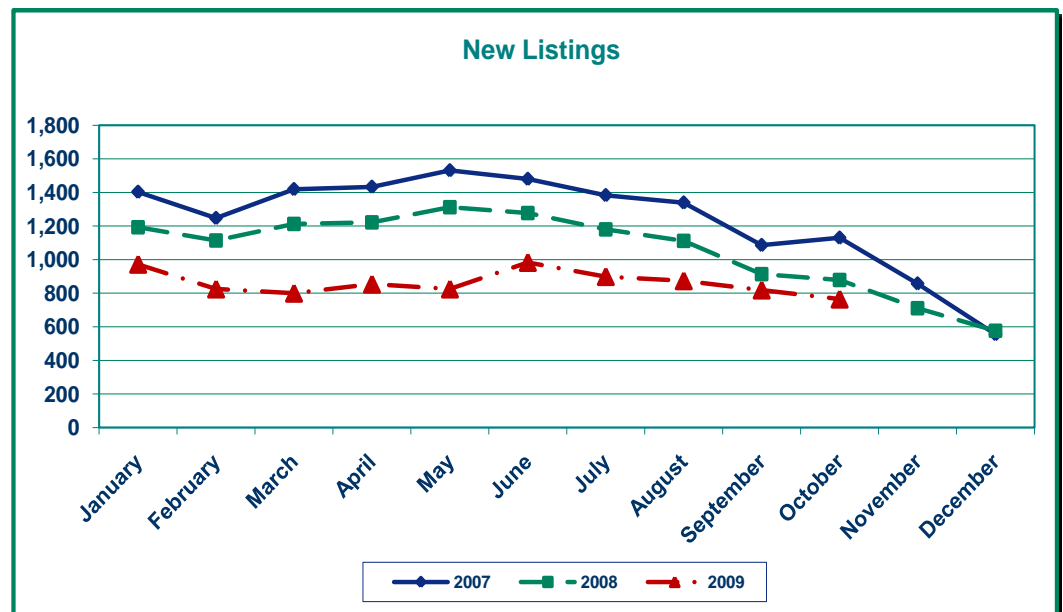
SW WASHINGTON

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.

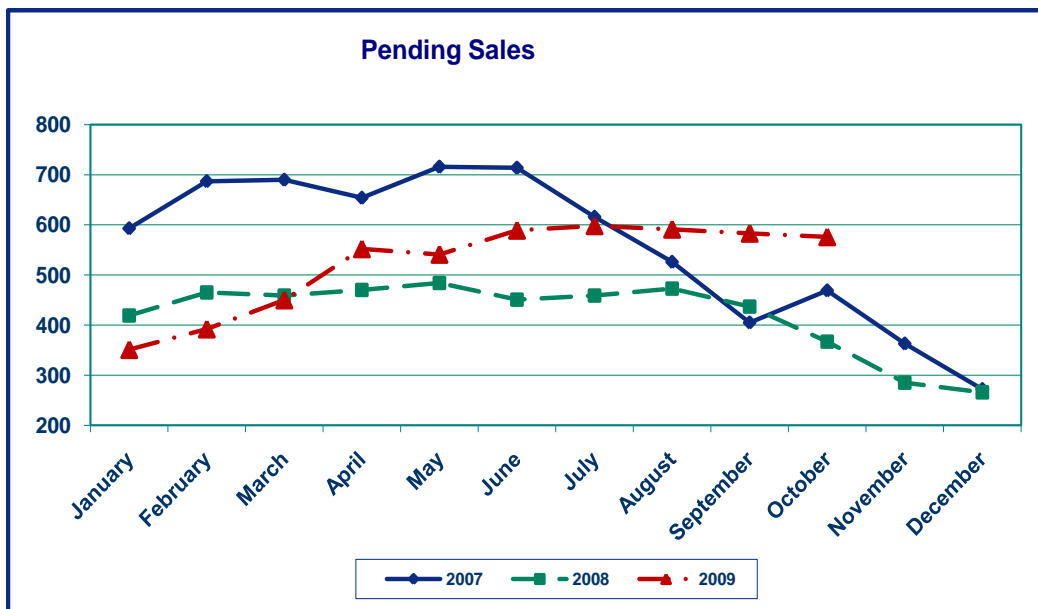


¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares October 2009 with October 2008. The Year-To-Date section compares year-to-date statistics from October 2009 with year-to-date statistics from October 2008.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/08-10/31/09) with 12 months before (11/1/07-10/31/08).

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

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.



PENDING LISTINGS

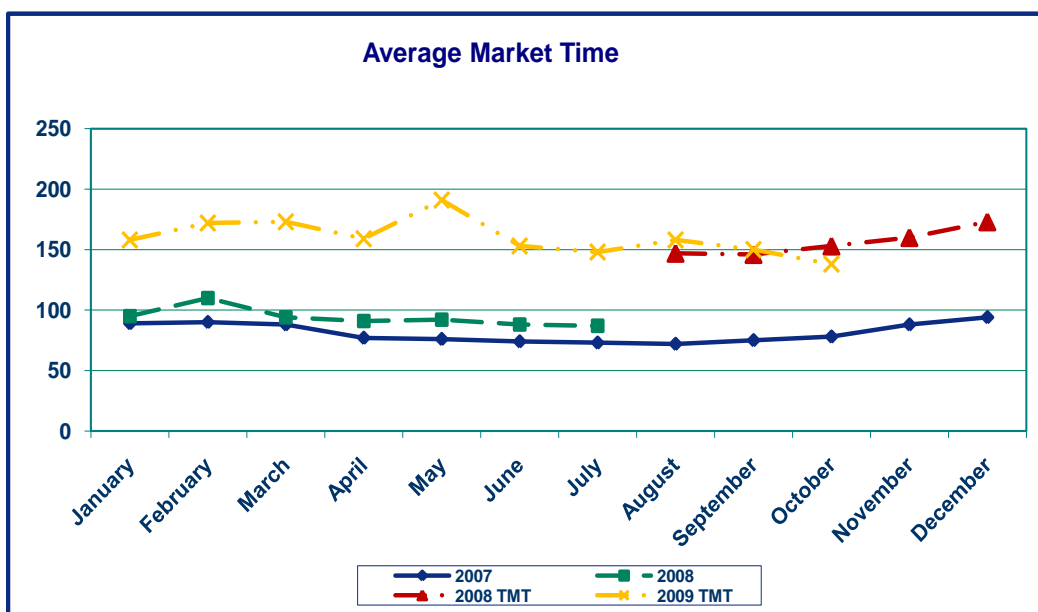
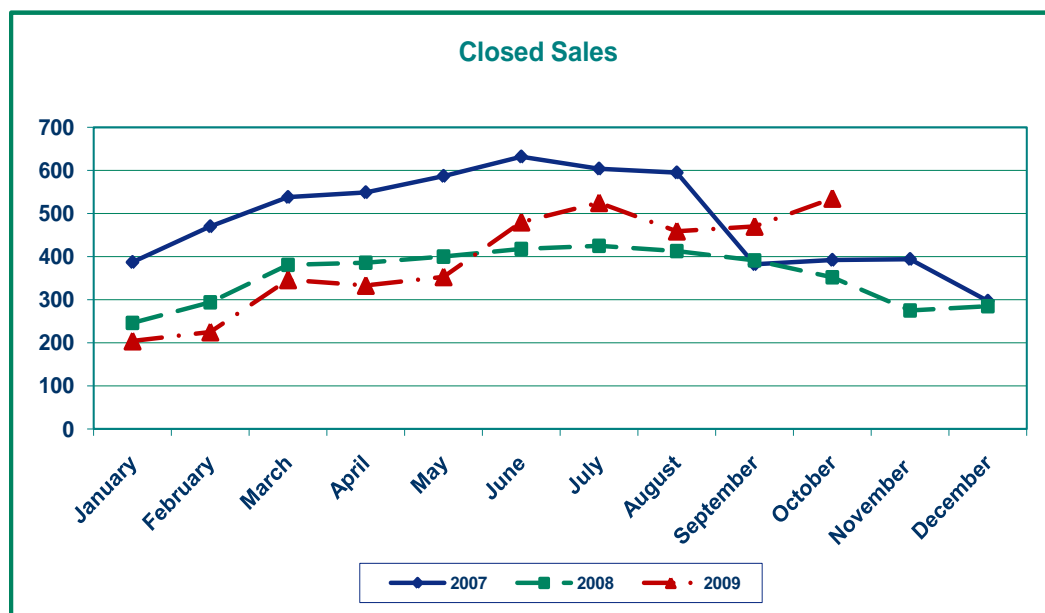
SW WASHINGTON

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

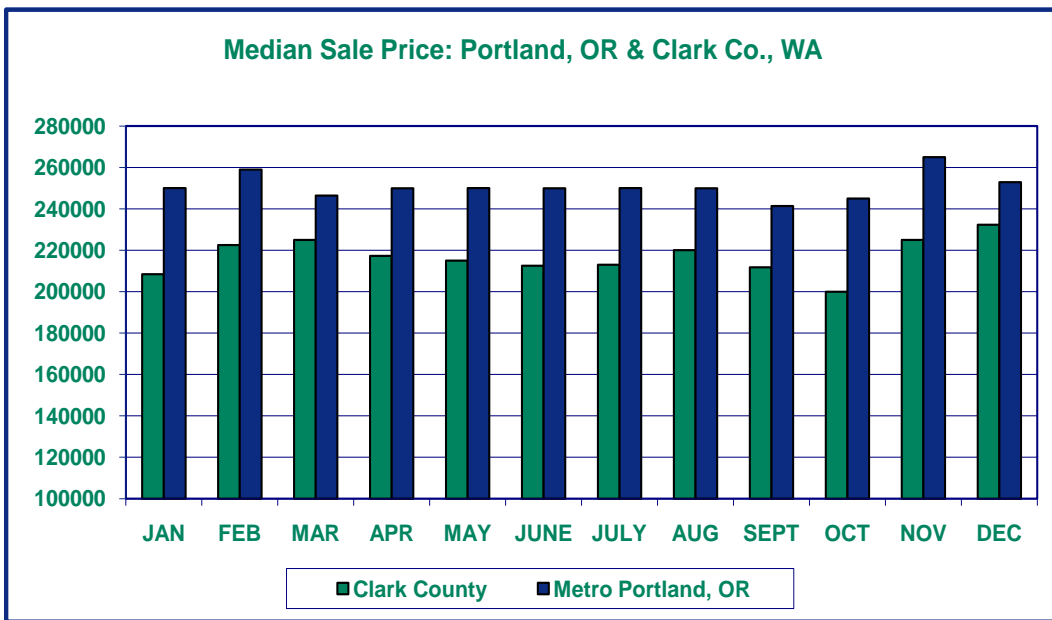
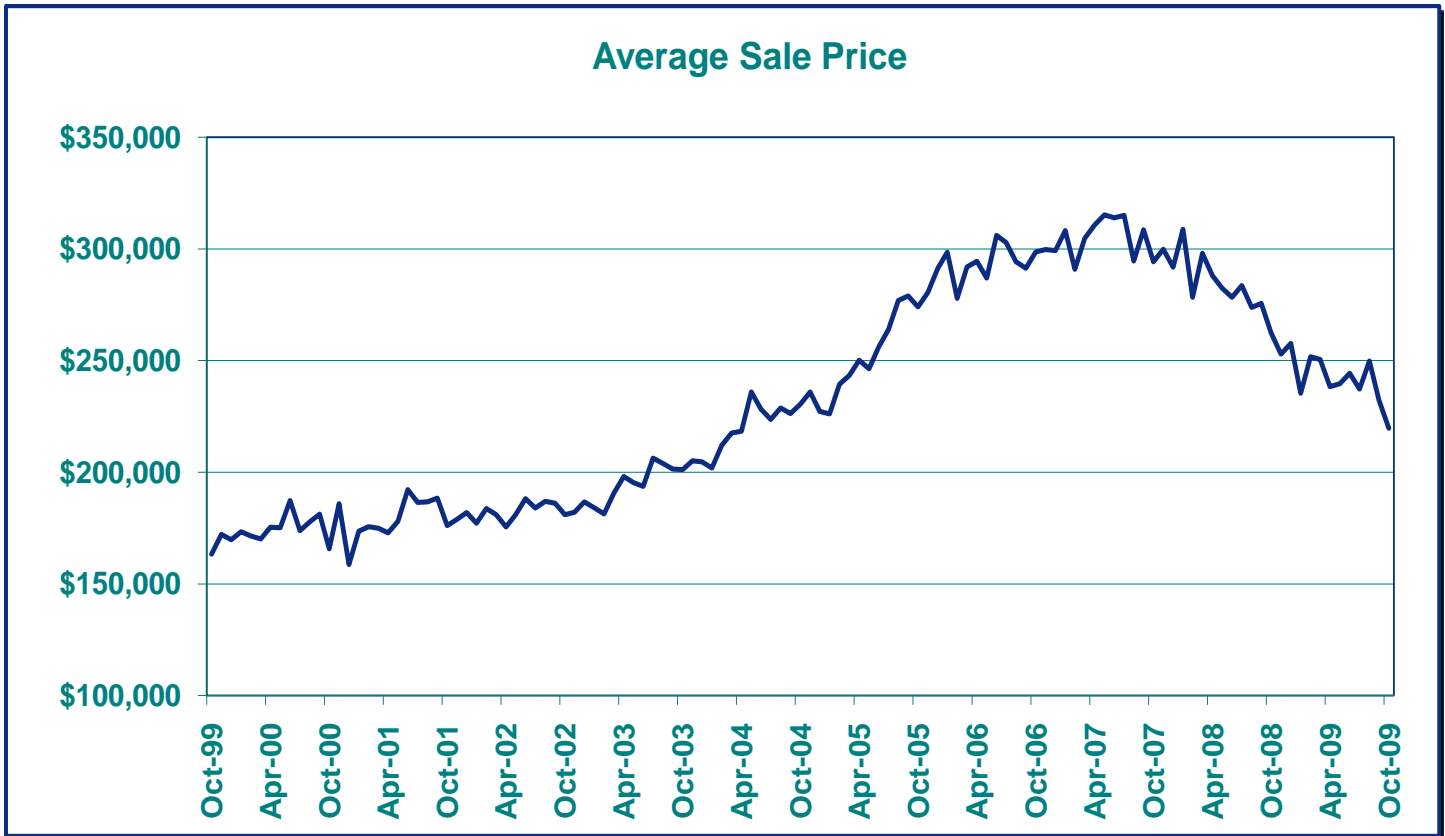
SW WASHINGTON

*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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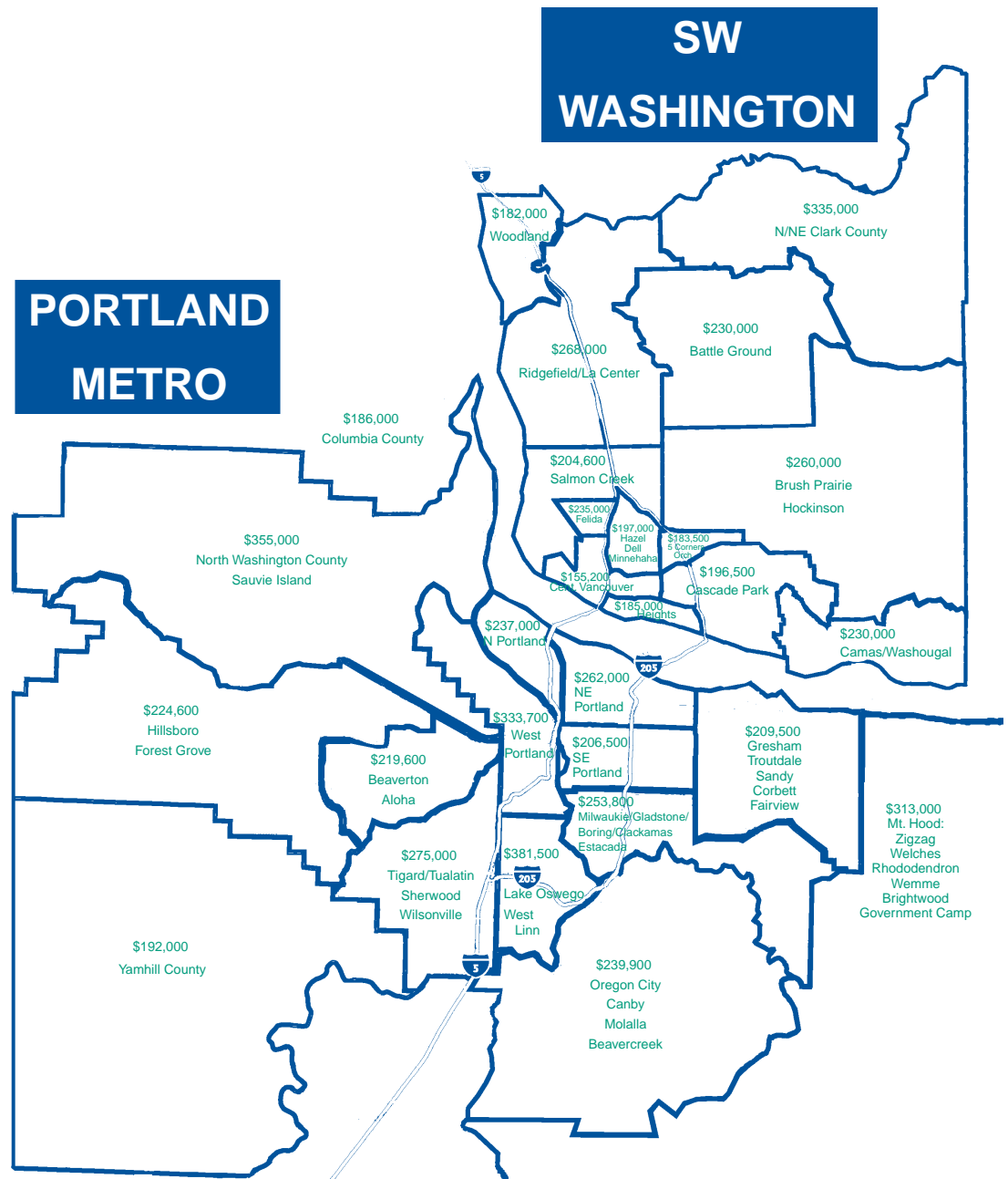
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MEDIAN SALE PRICE October 2009



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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Natalie Middleton, Editor
Joel Weiler, Assistant Editor

MARKET ACTION



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Residential Review: Union County, Oregon

October 2009 Reporting Period

October Residential Highlights

Results for October in Union County were mixed compared to the same month last year. Pending sales rose 50%, but closed sales fell 42.1%. New listings grew 32%.

Year-to-Date

Comparing January-October 2009 with the same period in 2008, pending sales were on par and closed sales fell 14.8%. New listings were off 12%.

Sale Prices

The average sale price for October 2009 was up 18.5% compared to October 2008, while the median sale price rose 23.1%. See residential highlights table below.

Comparing October 2009 prices with those in September 2009, the average sale price rose 17.8% (\$164,300 v. \$139,500) and the median sale price was up 2% (\$160,000 v. \$156,800).

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	17.8
November	7.4	11.9	
December	7.9	16.4	

Union County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2009	October	33	21	11	164,300	160,000	96
	Year-to-date	352	187	156	153,600	136,000	134
2008	October	25	14	19	138,600	130,000	93
	Year-to-date	400	187	183	163,600	130,000	113
Change	October	32.0%	50.0%	-42.1%	18.5%	23.1%	3.3%
	Year-to-date	-12.0%	0.0%	-14.8%	-6.1%	4.6%	18.5%

*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:

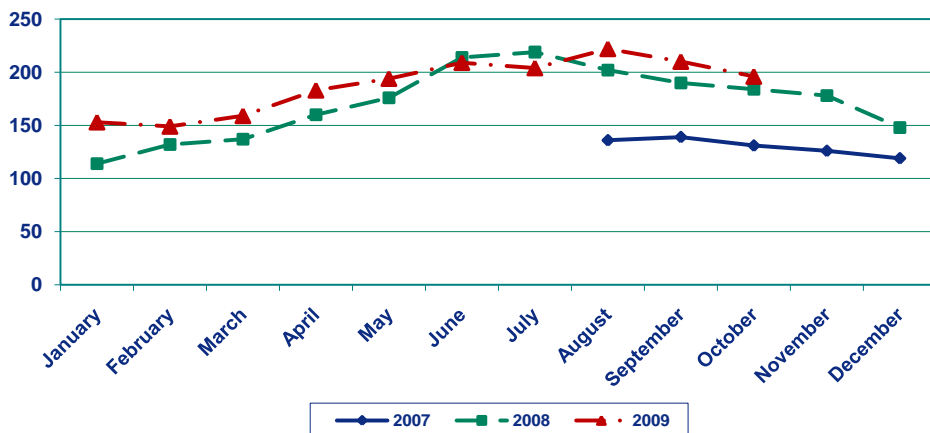
-3.9% (\$156,000 v. \$162,300)

Median Sale Price % Change:

+5.7% (\$137,200 v. \$129,900)

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 • 10/2009

Union County, Oregon

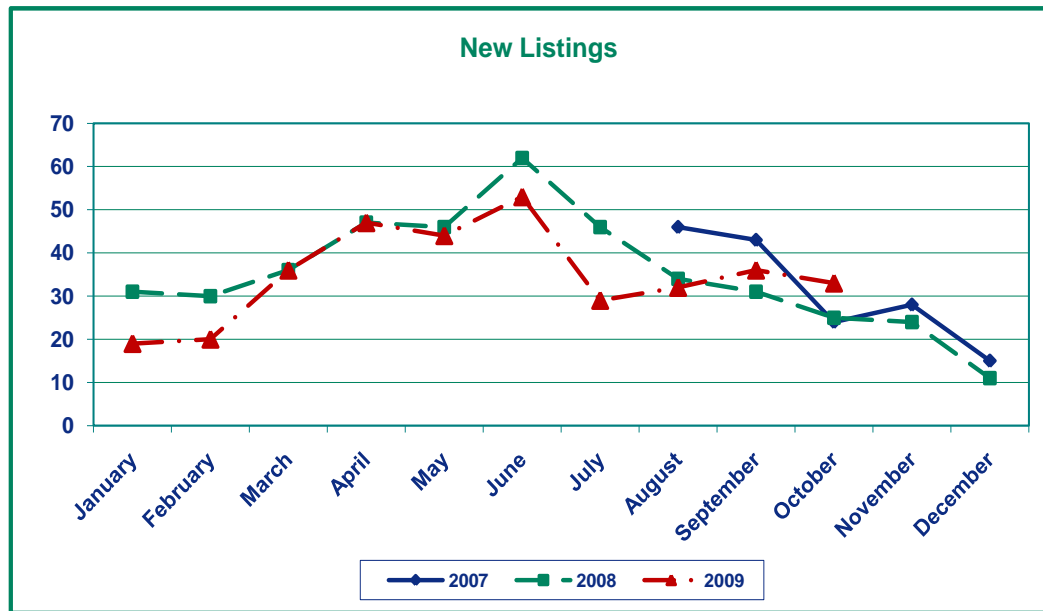
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date	Year-To-Date		Year-To-Date		
		Active Listings	New Listings ³	Expired/Cancelled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 ¹	Closed Sales	Average Sale Price	Total Market Time ⁴	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	
															Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97824	Cove	14	0	1	1	0.0%	1	281,000	16	18	9	-18.2%	7	229,800	258,100	-30.9%	-	-	3	93,700	-	-
97827	Elgin	27	1	5	1	0.0%	2	89,000	296	36	14	-6.7%	12	151,900	103,000	25.9%	-	-	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	114	20	19	15	36.4%	8	168,600	56	241	142	6.8%	119	152,100	140,000	3.3%	5	425,700	6	58,600	3	160,300
97867	North Powder	6	1	1	-	-	-	-	-	8	1	-80.0%	-	-	-	-100.0%	-	-	1	120,000	-	-
97876	Summerville	9	1	5	2	-	-	-	-	11	2	0.0%	1	325,000	325,000	-30.9%	-	-	-	-	-	-
97883	Union	23	10	4	2	100.0%	-	-	-	36	16	-20.0%	14	104,900	97,500	-16.5%	3	95,500	3	98,000	-	-
	Union Co. Total	196	33	35	21	50.0%	11	164,300	96	352	187	0.0%	156	153,600	136,000	-3.9%	8	301,900	14	84,800	4	145,200

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/08-10/31/09) with 12 months before (11/1/07-10/31/08).

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

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.



NEW LISTINGS

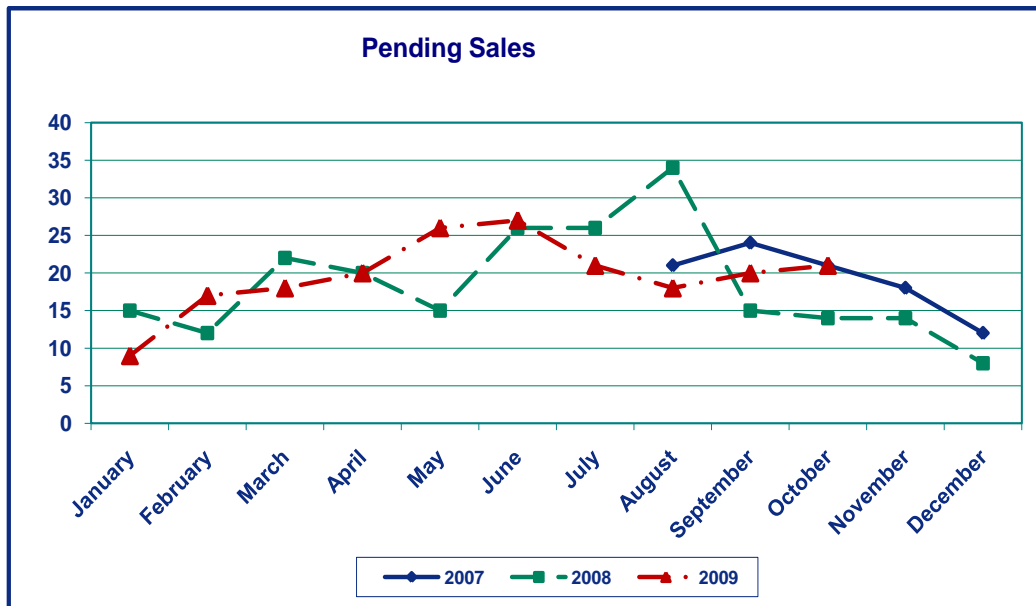
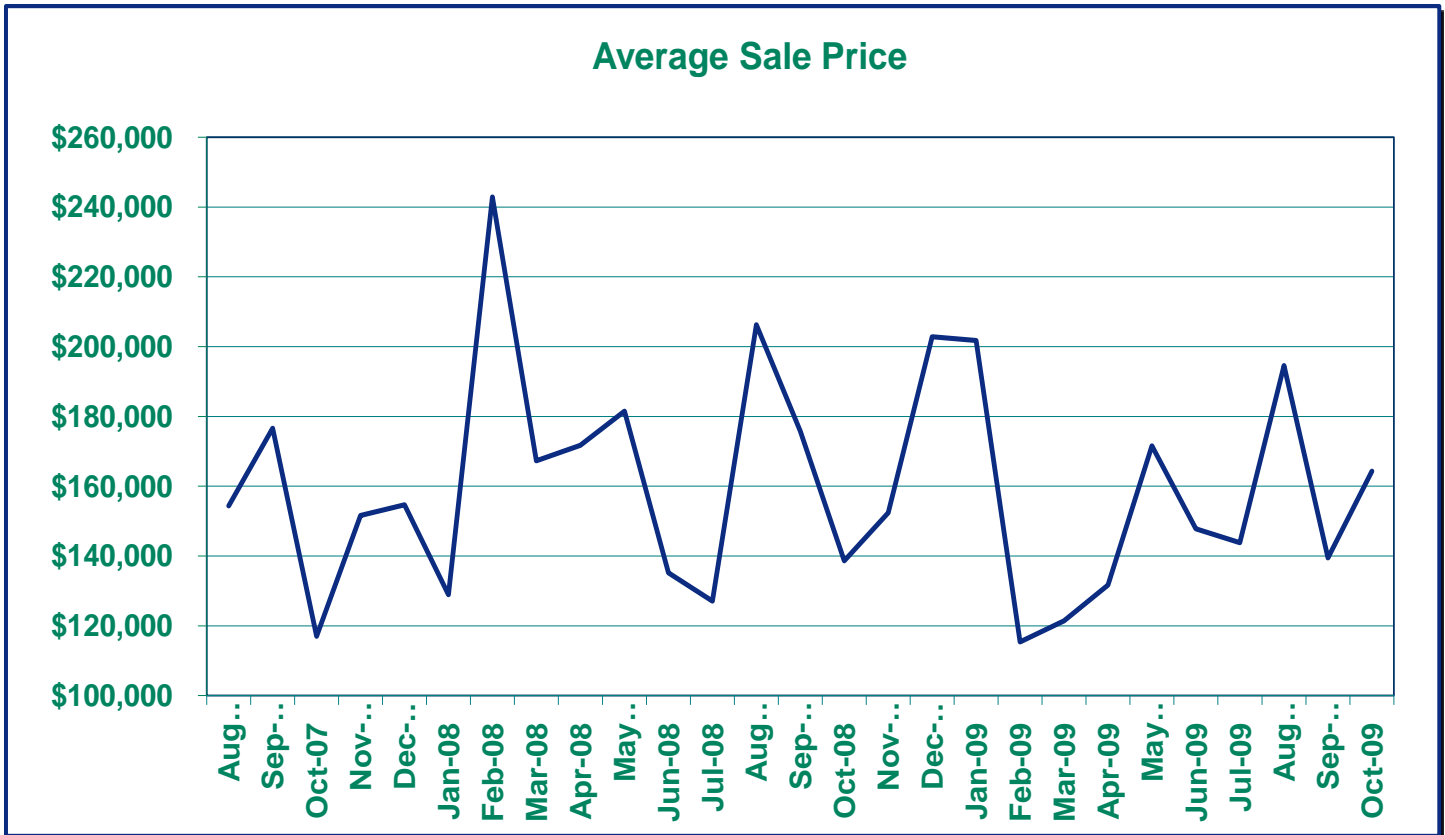
UNION COUNTY, OR

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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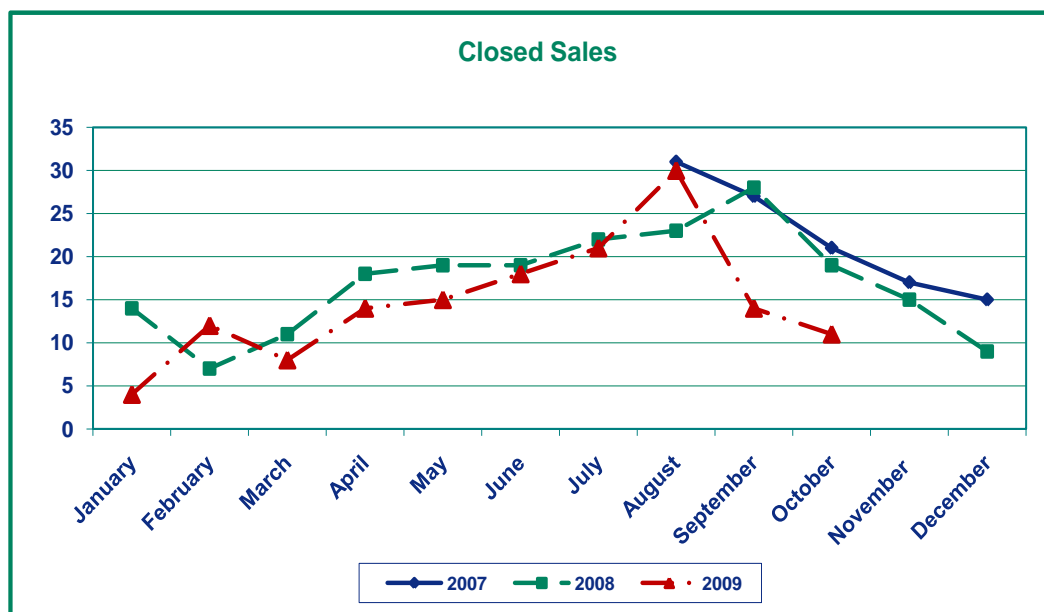
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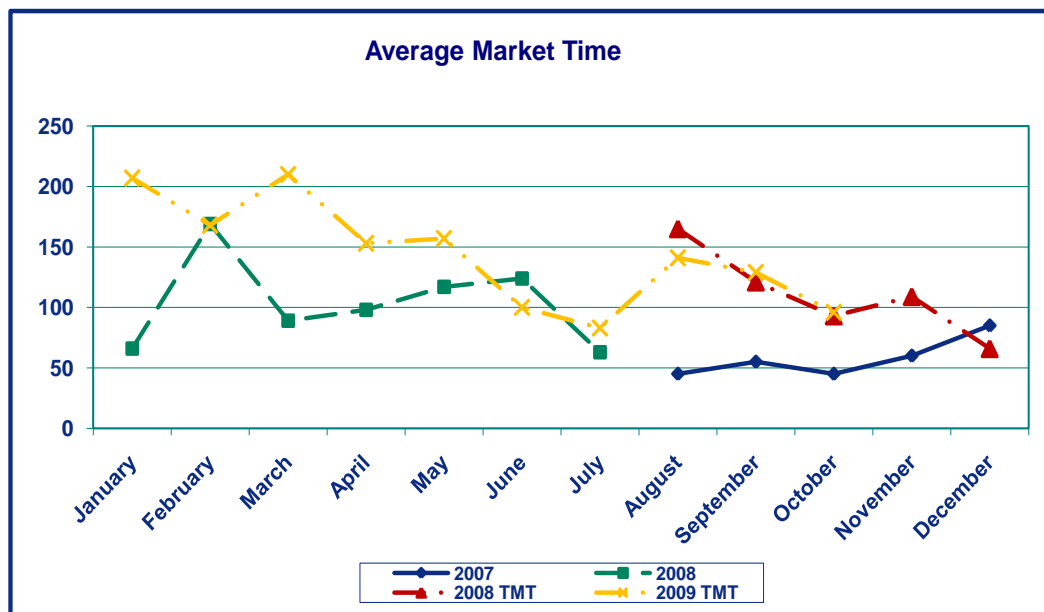
CLOSED SALES UNION COUNTY, OR

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

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Residential Review: Wallowa County, Oregon

October 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	23
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	October	12	3	5	175,800	128,100	415
	Year-to-date	118	38	34	173,000	158,000	223
2009	September	7	5	7	218,000	167,500	161
	Year-to-date	106	35	29	172,600	160,000	187
Change	Oct. v. Sept.	71.4%	-40.0%	-28.6%	-19.4%	-23.5%	157.9%

AREA REPORT • 10/2009

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings ³	Expired,Canceled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 ¹	Closed Sales	Average Sale Price	Total Market Time ⁴	New Listings	Pending Sales 2009	Pending Sales 2009 v. 2008	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97885	Wallowa	13	3	3	0	-	3	119,000	348	15	6	-	4	128,300	128,500	-	-	-	-	-	0	-
	Lostine	3	0	1	0	-	0	-	-	4	0	-	-	-	-	-	-	2	147,000	0	-	
	Imnaha	0	1	2	0	-	-	-	-	3	1	-	1	160,000	160,000	-	1	375,000	5	18,200	0	-
	Joseph	54	8	7	1	-	2	261,100	516	57	15	-	13	207,200	162,200	-	-	-	4	176,300	0	-
	Enterprise	45	0	6	2	-	0	-	-	39	16	-	16	157,300	155,000	-	1	202,200	2	70,500	0	-
97828	Wallowa Co. Total	115	12	19	3	-	5	175,800	288	118	38	-	34	173,000	158,000	-	2	-	13	94,700	-	-

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/08-10/31/09) with 12 months before (11/1/07-10/31/08).

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

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.

NEW LISTINGS

WALLOWA COUNTY, OR

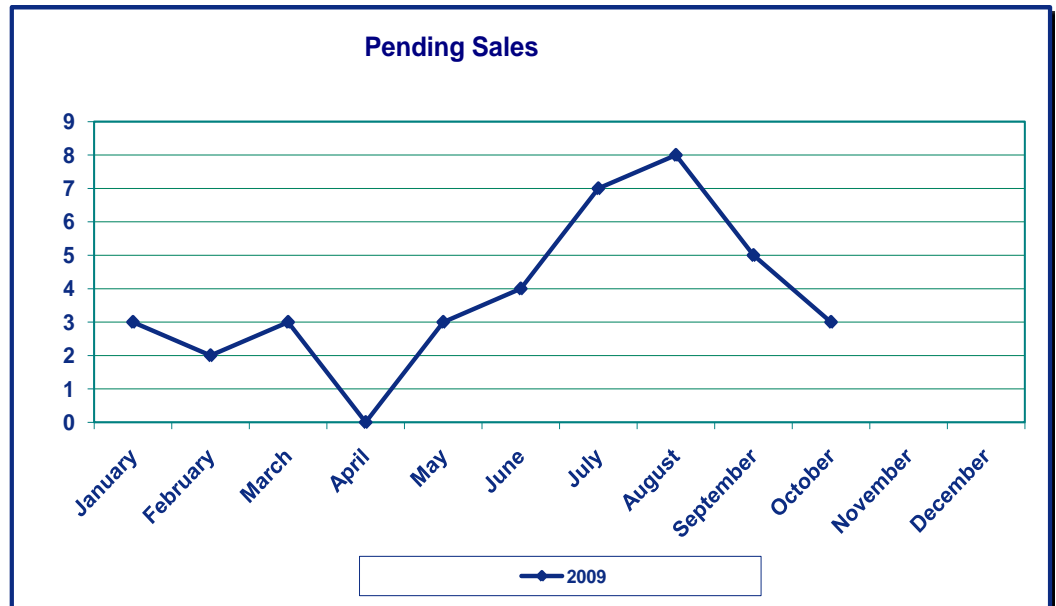
This graph shows the new residential listings in Wallowa County, Oregon.



PENDING LISTINGS

WALLOWA COUNTY, OR

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

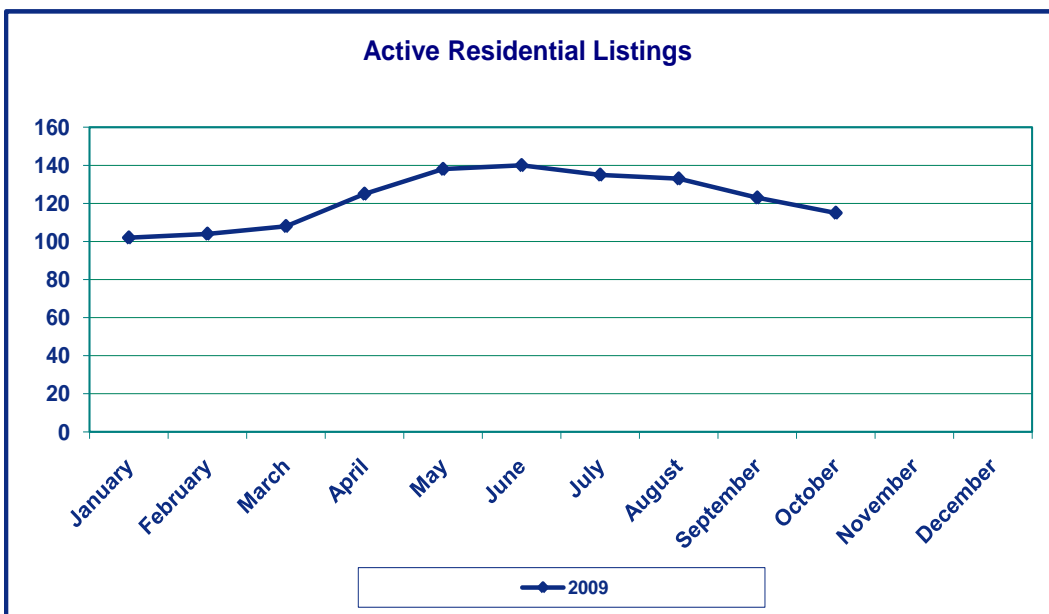


Active Residential Listings

ACTIVE RESIDENTIAL LISTINGS

WALLOWA COUNTY, OR

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





MULTIPLE LISTING SERVICE

Corporate

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

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

Salem

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

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

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

Douglas County Oregon
3510 NE Edenbower
Roseburg, OR 97470
(541) 673-3571
Fax: (541) 673-6581

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

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

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

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

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

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

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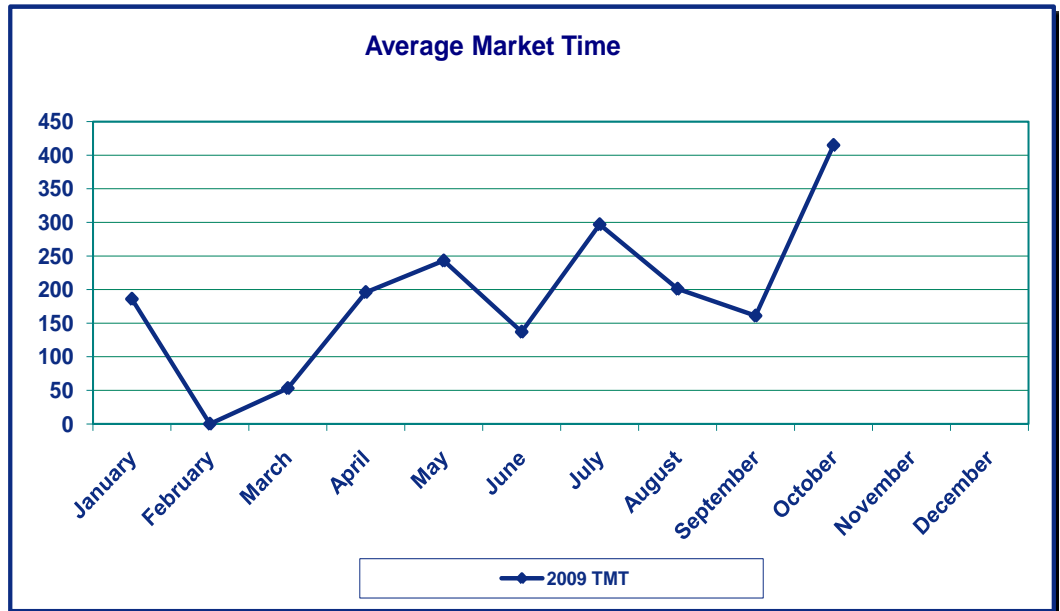
CLOSED SALES
WALLOWA COUNTY, OR

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



DAYS ON MARKET
WALLOWA COUNTY, OR

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



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