

MARKET ACTION



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

Residential Review: Baker County, Oregon

September 2010 Reporting Period

September Residential Highlights

Comparing September 2010 to September 2009 shows closed sales in Baker County did not change, while pending sales fell 14.3%. New listings fell 3.8%. Compared with August 2010, closed sales jumped 70% (17 v. 10). New listings and pending sales fell 30.6% (25 v. 36) and 36.8% (12 v. 19), respectively.

Sale Prices

Average sale price for September 2010 decreased 6.5% when compared to September 2009 and median

sale price fell 25%. See residential highlights table below.

Comparing September 2010 to August 2010, average sale price decreased 4% (\$125,800 v. \$131,000) and median price also declined 30.8% (\$90,000 v. \$130,000).

Third Quarter Report

Compared to the third quarter of 2009, closed sales didn't change (47 v. 47) and pending sales went down 2.2% (45 v. 46). New listings grew 2.3% (90 v. 88).

Inventory in Months*

	2008	2009	2010
January	10.6	61	32.4
February	17.2	19.3	18.1
March	10.5	50.3	16.3
April	8.1	21.9	12.1
May	23.3	16	32.7
June	12.0	18.5	18.7
July	11.4	11.2	33.3
August	12.1	13.9	23.3
September	5.9	11.1	12.4
October	9.6	9.6	
November	15.3	16.8	
December	25.6	12.3	

*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
2010	September	25	12	17	125,800	90,000	197
	Year-to-date	275	111	101	142,800	125,000	173
2009	September	26	14	17	134,500	120,000	100
	Year-to-date	254	107	91	136,000	115,000	147
Change	September	-3.8%	-14.3%	0.0%	-6.5%	-25.0%	96.1%
	Year-to-date	8.3%	3.7%	11.0%	5.0%	8.7%	17.5%

*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:

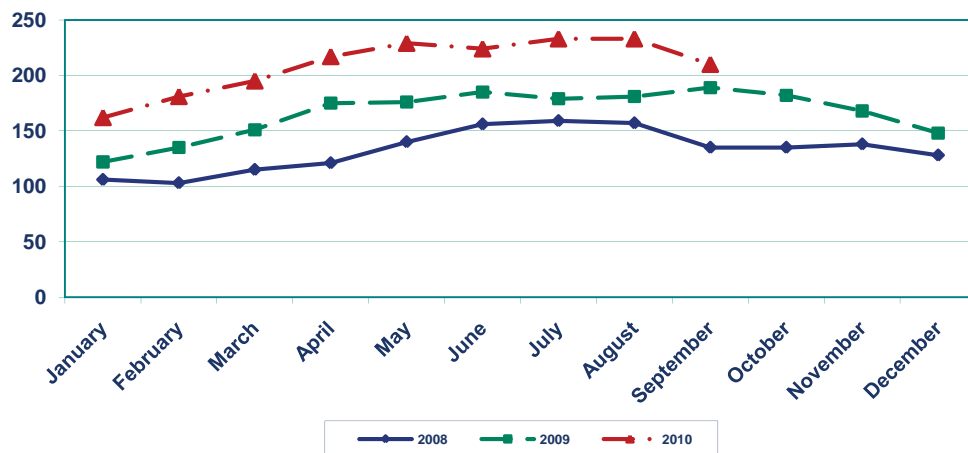
4.5% (\$135,200 v. \$129,400)

Median Sale Price % Change:

0.2% (\$115,000 v. \$114,800)

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 • 9/2010

Baker County, Oregon

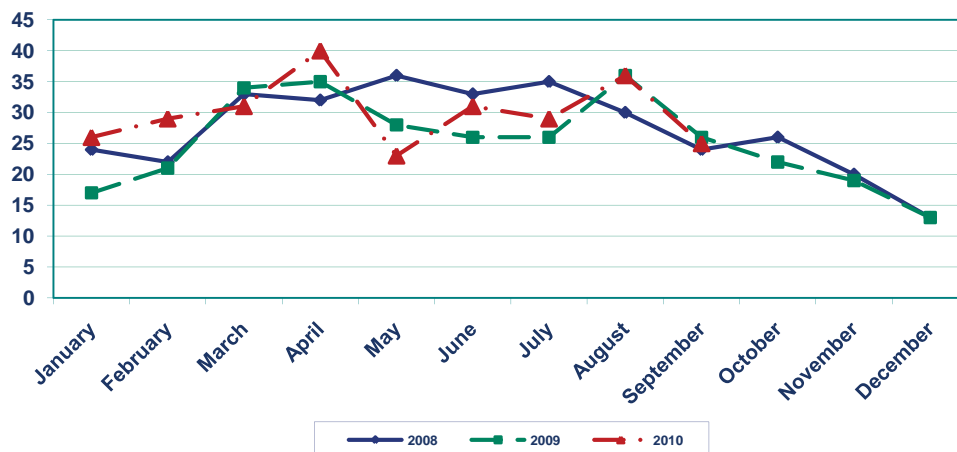
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales 2010	Pending Sales 2010 v. 2009 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales 2010	Pending Sales 2010 v. 2009	Closed Sales	Average Sale Price	Median Sale Price			Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
460	Baker City/ Keating	137	13	20	8	-33.3%	15	128,200	174	196	94	-10.5%	89	143,900	117,000	11.5%	4	109,500	7	145,900	1	82,400	
461	Haines/ Anthony Lk/ Muddy Crk	8	4	1	-	-100.0%	1	87,000	20	10	2	-50.0%	1	87,000	87,000	-47.3%	-	-	-	-	-	-	
462	Sumpter/McEwen/Bourne/Phillips Lk/ Granit	22	1	5	2	100.0%	1	128,500	709	20	4	-60.0%	3	149,500	128,500	49.1%	-	-	5	64,400	-	-	
463	Unity/Hereford	6	-	-	-	-	-	-	-	5	1	0.0%	1	65,000	65,000	-	-	-	-	-	-	-	
464	Huntington/Lime	3	2	1	-	-	-	-	-	3	-	-	-	-	-	-	-	-	-	-	-	-	
465	Durkee/Pleasant Valley	2	1	-	-	-	-	-	-	2	1	-	1	185,000	185,000	-70.2%	-	-	-	-	-	-	
466	Richland/ New Bridge	19	1	2	2	-	-	-	-	22	5	66.7%	3	122,200	126,100	-49.0%	-	-	4	63,300	-	-	
467	Halfway/ Cornucopia	13	3	2	-	-	-	-	-	17	4	100.0%	3	154,000	139,000	-	-	-	1	20,000	-	-	
468	Oxbow	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares September 2010 with September 2009. The Year-To-Date section compares year-to-date statistics from September 2010 with year-to-date statistics from September 2009.

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

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.

New Listings



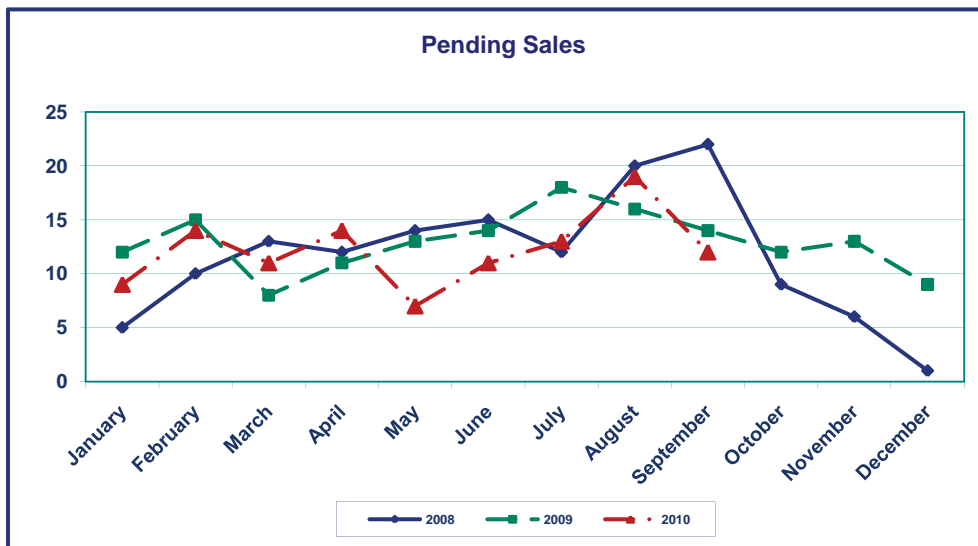
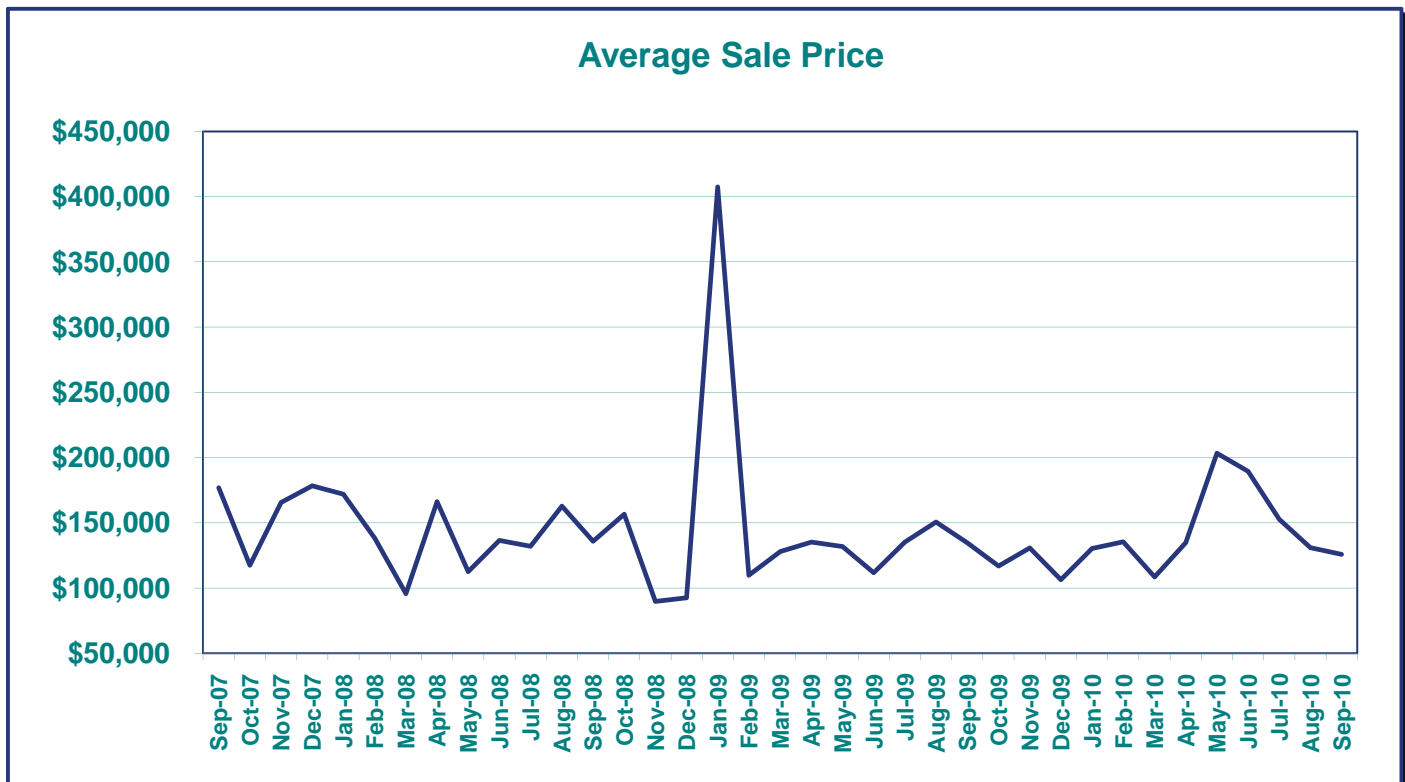
NEW LISTINGS BAKER COUNTY, OR

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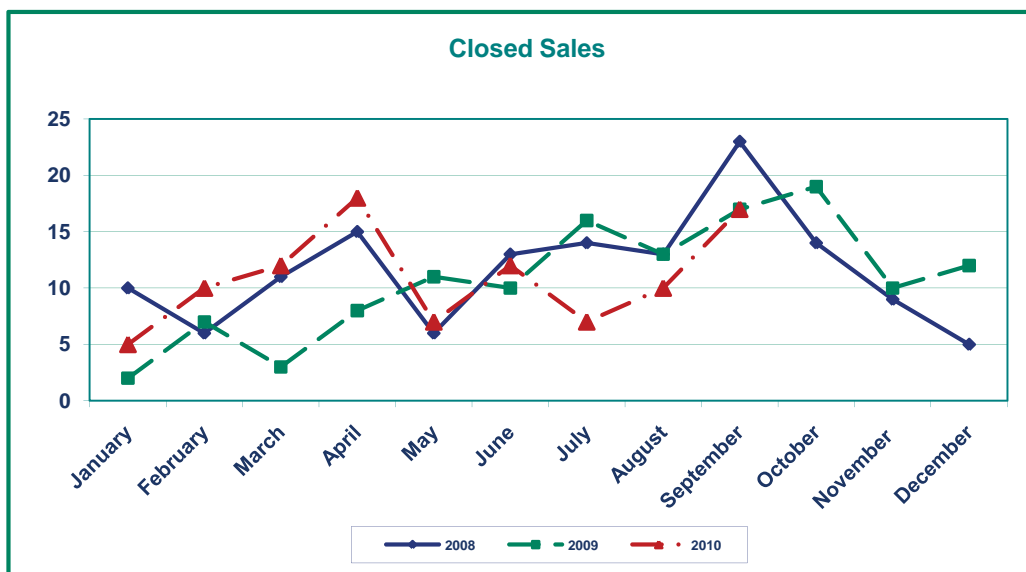
Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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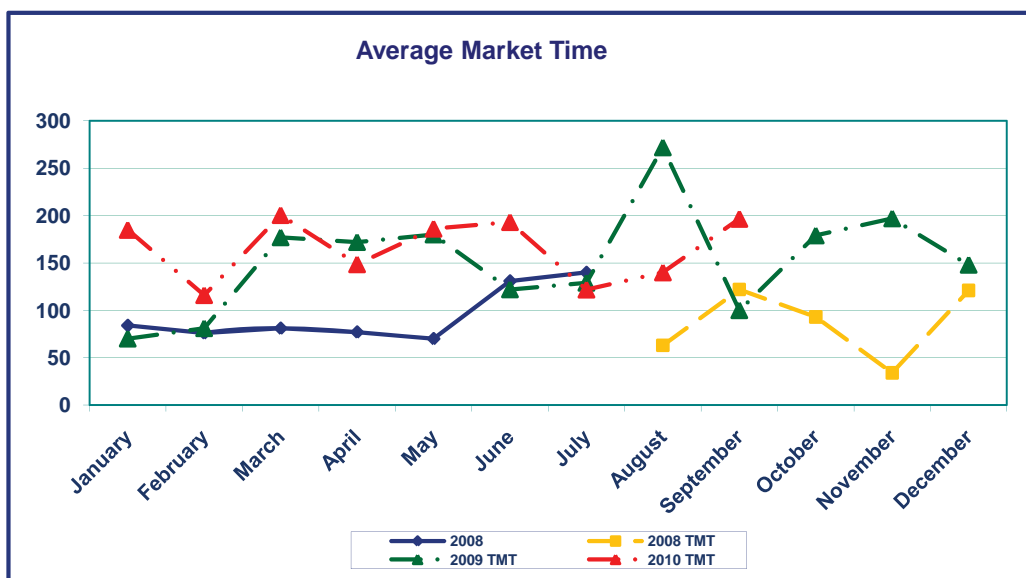
CLOSED SALES BAKER COUNTY, OR

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 Whiting, Chairman of the Board
Kurt von Wasmuth, President/CEO
Kelsey Brunson, Editor
Danny Gottlieb, Assistant Editor

MARKET ACTION



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Residential Review: Columbia Basin, Oregon

September 2010 Reporting Period

September Residential Highlights

Comparing September 2010 with September 2009, closed sales fell 14.3%. Pending sales also fell by 54.7%, while new listings increased 4.1%. When compared to August 2010, closed sales increased 11.6% (48 v. 43), pending sales dropped 25.6% (29 v. 39), and new listings went down 22.2% (77 v. 99).

At the month's rate of sales, the 521 active residential listings would last approximately 10.9 months.

Sale Prices

Average sale price for September

2010 went up 11.4% when compared to September 2009, and median sale price went down by 1.6%. See residential highlights table below.

Comparing this month to August 2010, average sale price went up 8.7% (\$137,600 v. \$126,600), but median sale price decreased by 7.1% (\$123,500 v. \$133,000).

Third Quarter Report

Comparing the third quarter of 2010 with that of 2009, closed sales decreased 2.5% (159 v. 163) and pending sales fell 41% (124 v. 210). New listings also declined 1.7% (282 v. 287).

Inventory in Months*

	2008	2009	2010
January	12.3	13.5	13.7
February	11.3	19.6	21.4
March	10.2	11.5	13.5
April	7.1	16.2	9.4
May	7.8	12.5	10.9
June	9.4	8.2	7.3
July	7.7	13.0	10.9
August	10.8	8.9	12.3
September	12.1	8.3	10.9
October	9.7	6.4	
November	14.2	7.4	
December	10.1	9.9	

*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:

-0.8% (\$131,500 v. \$132,600)

Median Sale Price % Change:

-1.6% (\$125,000 v. \$127,000)

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

Columbia Basin Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2010	September	77	29	48	137,600	123,500	109
	Year-to-date	892	449	443	130,300	125,000	105
2009	September	74	64	56	123,500	125,500	139
	Year-to-date	820	482	416	128,100	125,000	154
Change	September	4.1%	-54.7%	-14.3%	11.4%	-1.6%	-21.5%
	Year-to-date	8.8%	-6.8%	6.5%	1.7%	0.0%	-31.8%

*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.

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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	Expired/Canceled Listings	Pending Sales 2010	Pending Sales 2007	Pending Sales 2010 v. 2009 ¹	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time ³	New Listings	Pending Sales 2010	Pending Sales 2007	Pending Sales 2010 v. 2009	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
380	Arlington/N	4	1	2	1	-	0.0%	1	145,000	145,000	414	3	4	4	33.3%	3	160,000	145,000	58.8%	1	47,000	5	18,200	-	-
381	Condon/S	13	2	1	2	-	0.0%	1	15,000	15,000	37	16	8	8	-27.3%	7	64,200	57,000	-12.5%	2	43,500	1	1,500	-	-
	Gilliam Co. Total	17	3	3	3	0	0.0%	2	80,000	80,000	226	19	12	12	0.0%	10	92,900	93,800	12.0%	3	44,700	6	15,400	-	-

420	Boardman/NW	18	2	6	1	-	-75.0%	3	107,700	114,000	248	28	12	4	-20.0%	11	112,700	115,000	11.7%	1	25,000	1	80,000	1	270,000
421	Irigoin	27	6	3	3	-	50.0%	3	68,600	80,000	146	45	21	4	16.7%	20	88,500	90,000	-15.3%	-	-	-	-	1	60,000
422	Ione	5	-	-	3	-	-	2	72,500	72,500	82	7	5	4	150.0%	4	58,000	51,500	-31.8%	-	-	-	-	-	-
423	Lexington	5	1	-	-	-	-	-	-	-	-	3	-	4	-100.0%	-	-	-	-100.0%	-	-	-	-	-	-
424	Hepburn/S	23	5	-	2	-	-	-	-	-	-	24	8	4	33.3%	7	64,900	77,000	-8.2%	-	-	-	-	-	-
	Morrow Co. Total	78	14	9	9	0	50.0%	8	84,200	85,000	168	107	46	20	9.5%	42	88,000	88,500	-6.6%	1	25,000	1	80,000	2	165,000

430	Umatilla	27	6	6	1	-	-87.5%	6	104,100	101,300	98	64	38	4	-25.5%	41	107,800	107,000	-2.7%	-	-	2	53,800	5	128,000
431	Hermiston	125	18	14	12	-	-63.6%	12	144,000	153,700	91	266	151	4	-20.9%	149	151,100	144,900	6.3%	2	222,500	5	51,100	2	136,500
432	Stanfield	9	2	3	-	-	-100.0%	1	55,000	55,000	129	26	18	4	157.1%	20	99,600	99,500	-21.2%	1	77,000	-	-	-	-
433	Echo	9	2	-	-	-	-	1	390,000	390,000	132	12	2	4	-50.0%	3	206,700	140,000	5.8%	-	-	3	51,200	-	-
435	Pendleton City Limits	115	18	9	3	-	-25.0%	12	189,200	162,000	121	208	105	4	4.0%	104	144,800	129,500	-2.6%	2	111,000	10	96,800	2	100,000
436	E-Meacham, Cayuse	3	-	-	-	-	-	-	-	-	-	1	0	4	-100.0%	-	-	-	-100.0%	-	-	3	66,000	-	-
437	NE-Athena, Helix, Adams, Weston	34	4	7	-	-	-100.0%	2	92,400	92,400	29	47	20	4	-68.8%	18	107,800	112,700	8.5%	-	-	2	80,000	-	-
438	S-Pilot Rock, Ukiah	8	-	2	-	-	-	-	-	-	-	12	9	4	0.0%	8	118,400	106,000	17.9%	1	175,000	-	-	1	62,000
439	Milton-Freewater	96	10	19	1	-	-	4	129,200	143,500	192	130	48	4	-	48	116,600	106,500	-13.8%	-	-	2	22,500	-	-
	Umatilla Co. Total	426	60	60	17	0	-69.1%	38	151,800	147,500	111	766	391	36	-8.6%	391	135,800	93,800	-34.7%	6	153,200	27	69,900	10	117,500

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.



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares September 2010 with September 2009. The Year-To-Date section compares year-to-date statistics from September 2010 with year-to-date statistics from September 2009.

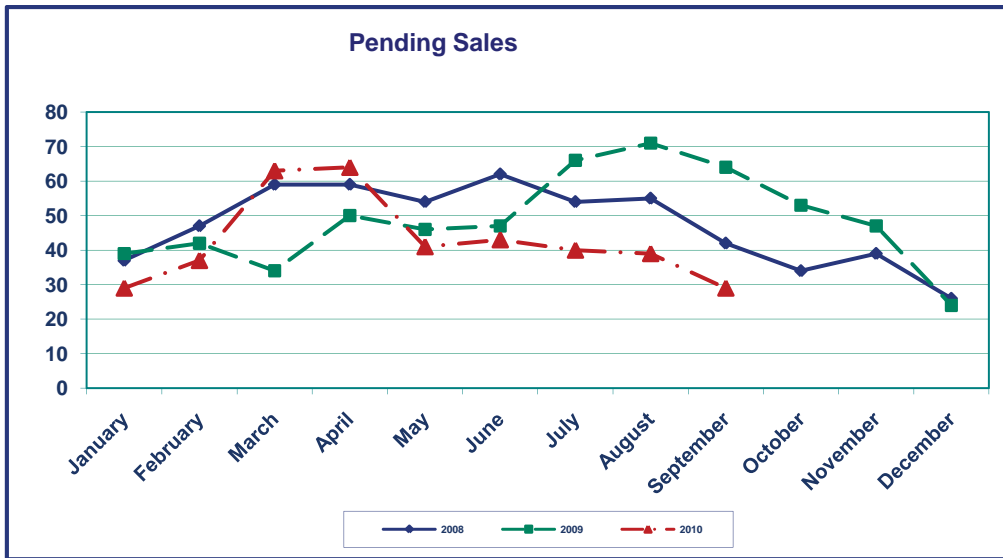
² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/09-9/30/10) with 12 months before (10/1/08-9/30/09).

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.

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

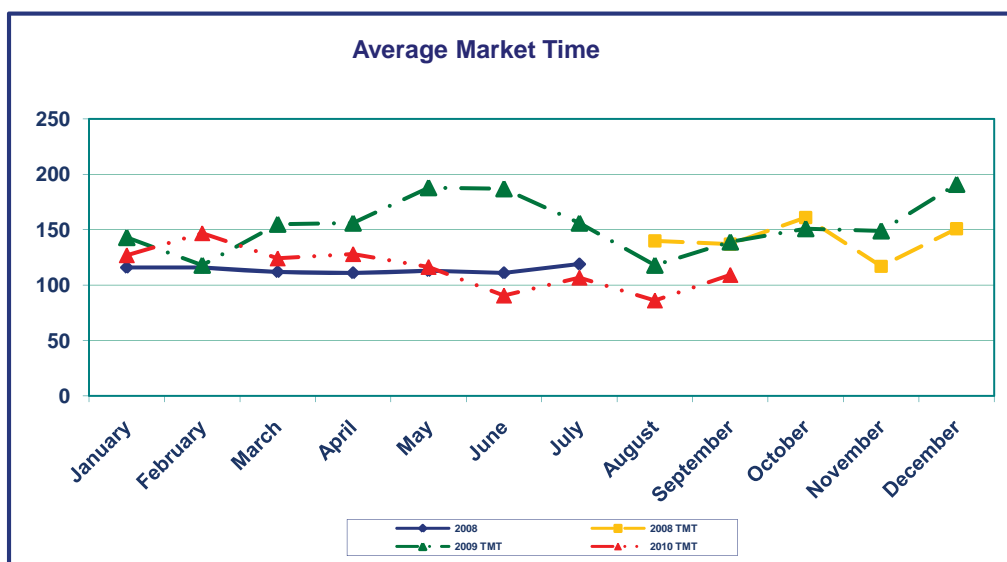
This graph shows the closed sales over the past three calendar years in Columbia Basin, Oregon.



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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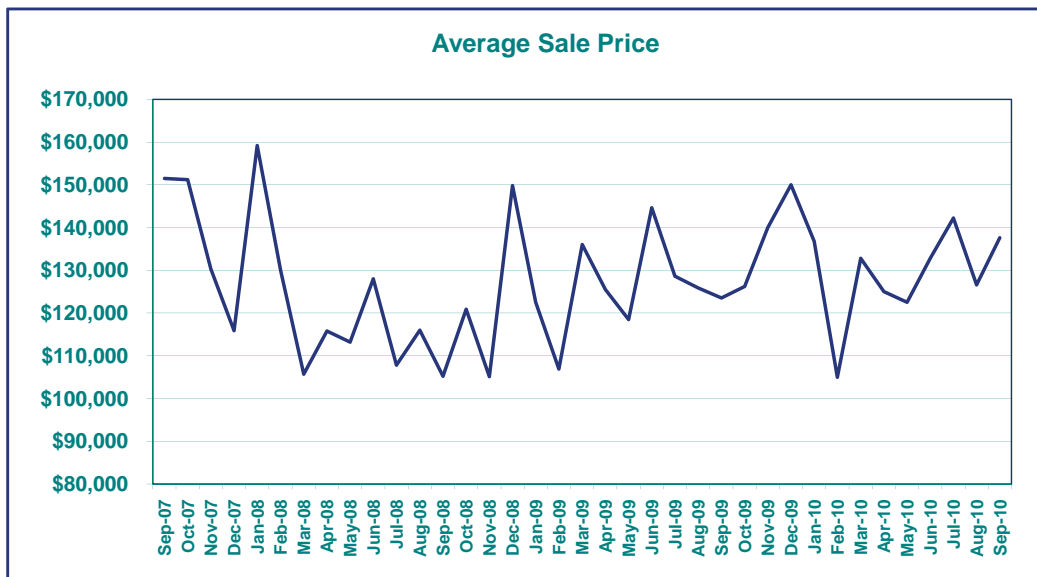
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AVERAGE SALE PRICE

COLUMBIA BASIN, OR

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



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Residential Review: Coos County, Oregon

September 2010 Reporting Period

September Residential Highlights

Comparing September 2010 with September 2009, closed sales fell 3.5%, while pending sales and new listings decreased 1.6% and 18.3%, respectively.

Comparing September 2010 to August 2010, closed sales grew 7.8% (55 v. 51), pending sales increased 6.8% (63 v. 59), and new listings decreased 10.1% (89 v. 99).

Sale Prices

Average sale price was down 17.0%

compared to September 2009, while the median price also fell 12.1%.

Month-to-month, the average sale price decreased 16.9% (\$134,600 v. \$161,900) compared with August 2010 levels, and the median price also fell 3.8% (\$127,500 v. \$132,500).

Third Quarter Report

Comparing the third quarter of 2010 with that of 2009 shows a rise of 9.9% (166 v. 151) in closed sales, a 9.4% (174 v. 192) drop in pending sales, and an 11.8% (358 v. 406) drop in new listings.

Inventory in Months*

	2008	2009	2010
January	25.3	31.2	17.2
February	18.2	29.1	25.5
March	19.4	20.5	17.1
April	20.3	19.5	17.2
May	16.6	24.2	12.4
June	20.5	18.8	13.2
July	18.8	17.8	16.7
August	17.9	15.6	15.5
September	16.2	13.5	13.9
October	16.9	10.4	
November	27.1	13.8	
December	24.9	11.5	

*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.

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2010	September	89	63	55	134,600	127,500	135
	Year-to-date	1,111	457	420	148,500	135,000	169
2009	September	109	64	57	162,100	145,000	197
	Year-to-date	1,022	412	335	179,100	162,500	193
Change	September	-18.3%	-1.6%	-3.5%	-17.0%	-12.1%	-31.2%
	Year-to-date	8.7%	10.9%	25.4%	-17.1%	-16.9%	-12.4%

*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:

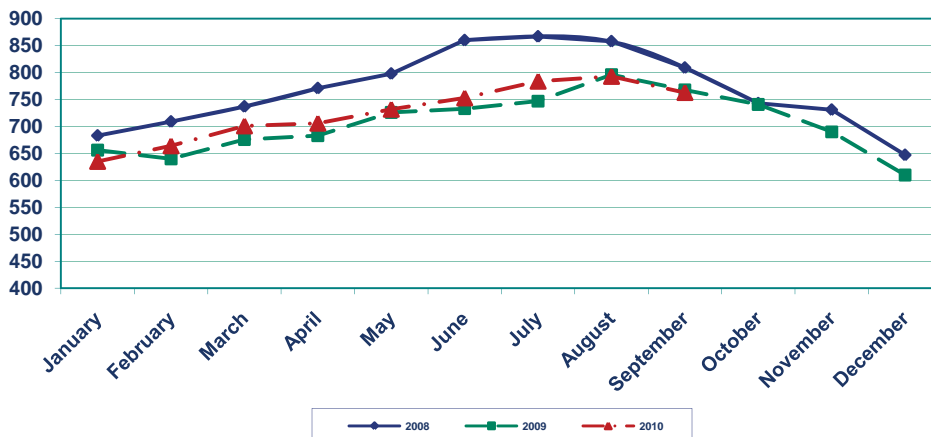
-13.7% (\$156,700 v. \$181,500)

Median Sale Price % Change:

-14.6% (\$140,500 v. \$164,500)

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

Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

COOS COUNTY, OR

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

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Coos County, Oregon

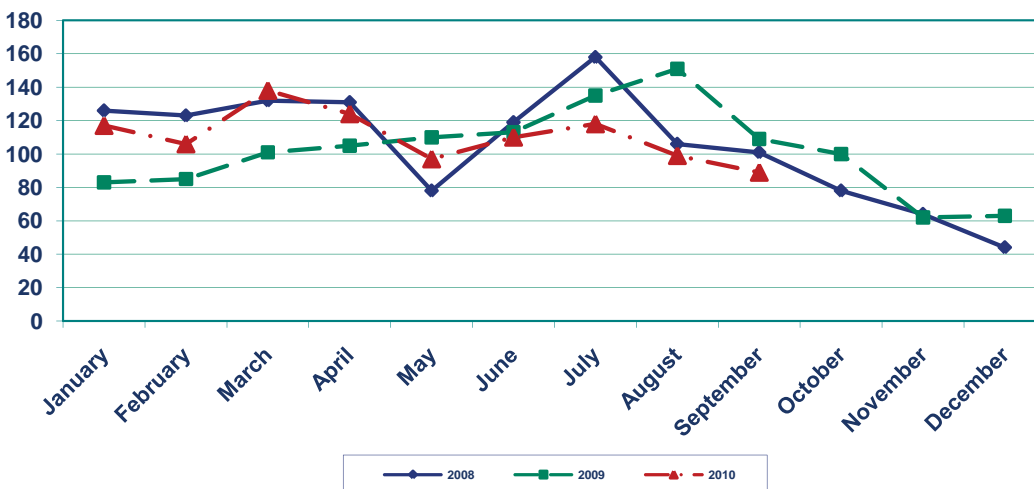
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		Current Month								Year-To-Date							Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date		
		Active Listings	New Listings	Expired,Canceled Listings	Pending Sales 2010	Pending Sales 2010 v. 2009 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales 2010	Pending Sales 2010 v. 2009	Closed Sales	Average Sale Price	Median Sale Price						Avg. Sale Price % Change ²	Closed Sales
97407	Allegeny	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97411	Bandon	172	21	16	5	-61.5%	12	209,200	171	177	60	5.3%	60	190,300	175,000	-22.2%	2	197,500	16	95,800	-	-
97414	Broadbent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97420	Coss Bay	258	38	24	33	37.5%	25	108,400	106	451	205	21.3%	182	137,400	128,800	-6.7%	2	209,000	12	97,800	5	132,500
97423	Coquille	102	-	8	8	60.0%	5	104,300	70	128	46	9.5%	45	124,100	125,000	-27.9%	2	154,500	2	128,300	2	63,800
97449	Lakeside	38	4	11	-	-100.0%	-	-	-	51	13	0.0%	11	161,900	150,000	-7.3%	-	-	3	42,200	-	-
97458	Myrtle Point	55	5	3	2	-50.0%	3	106,200	373	58	24	-22.6%	21	93,000	82,500	-34.2%	2	50,000	1	38,000	1	175,000
97459	North Bend	123	19	18	14	-12.5%	9	143,100	125	230	105	9.4%	96	167,100	146,500	-12.3%	3	155,000	8	61,300	4	149,300
97466	Powers	15	2	1	1	0.0%	1	52,000	147	16	4	0.0%	5	116,200	70,000	20.0%	-	-	1	19,000	-	-

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares September 2010 with September 2009. The Year-To-Date section compares year-to-date statistics from September 2010 with year-to-date statistics from September 2009.

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New Listings



NEW LISTINGS

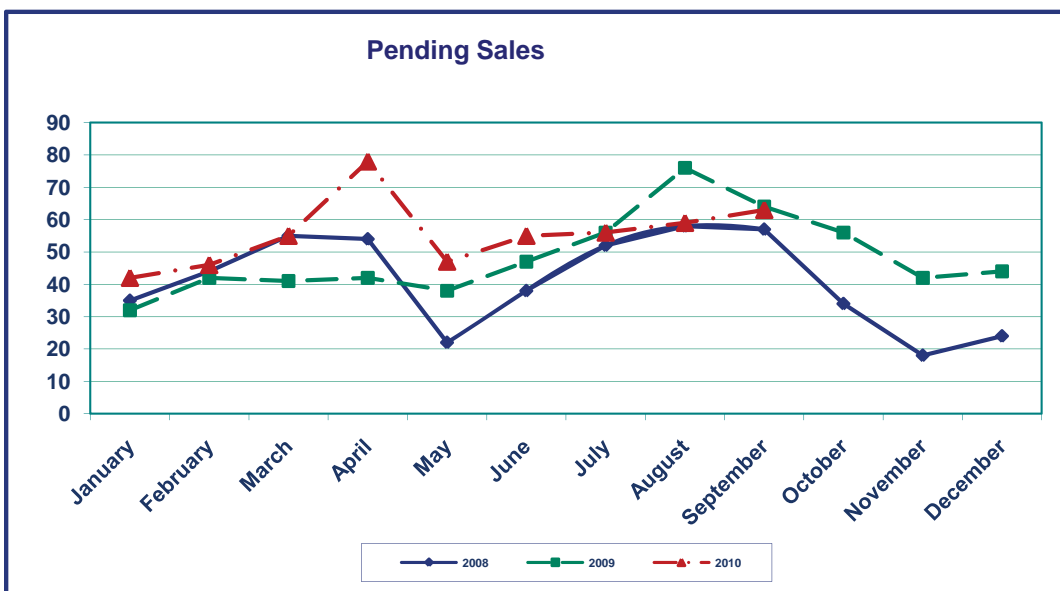
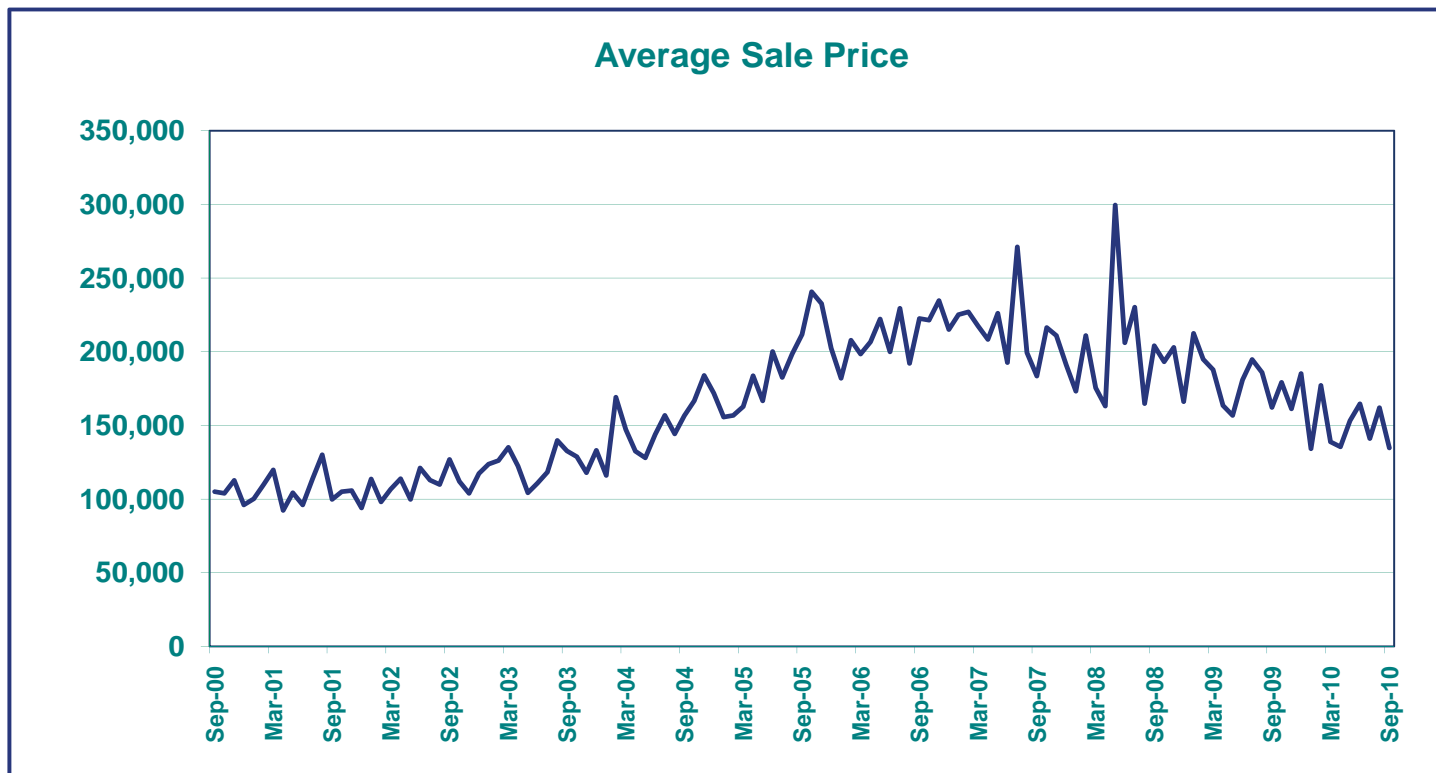
COOS COUNTY, OR

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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825 NE Multnomah, Suite 270
Portland, OR 97232
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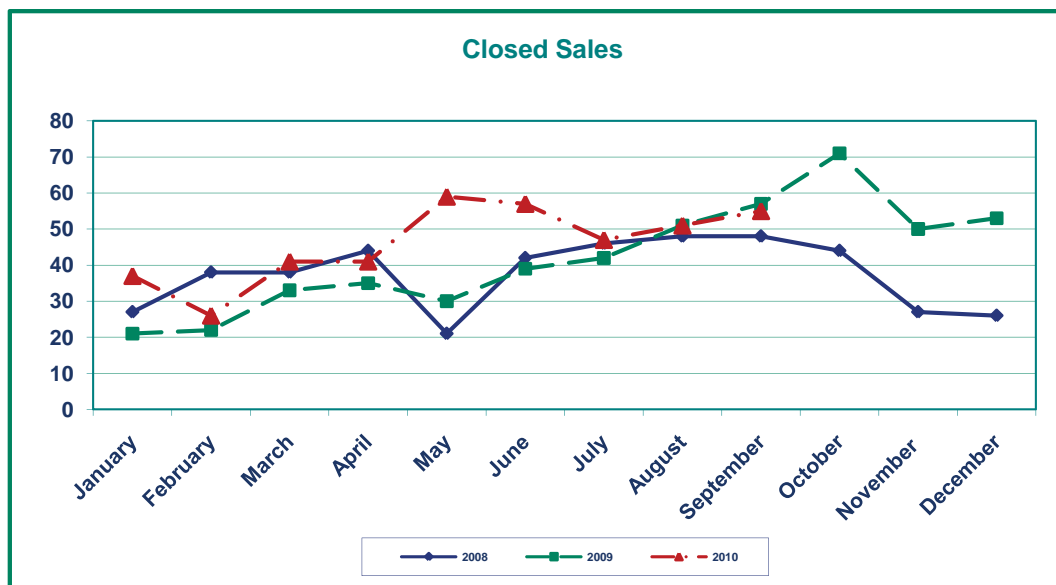
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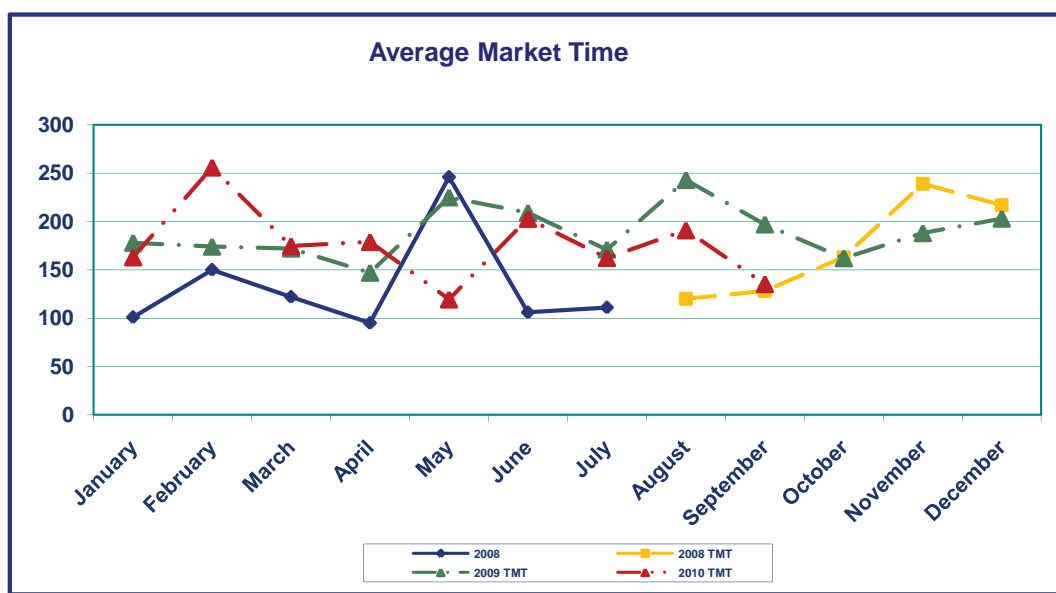
CLOSED SALES COOS COUNTY, OR

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 Whiting, Chairman of the Board
Kurt von Wasmuth, President/CEO
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MARKET ACTION



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

Residential Review: Curry County, Oregon

September 2010 Reporting Period

September Residential Highlights

When comparing September 2010 to September 2009, closed sales increased 3.3%, pending sales grew 68.2%, and new listings fell 23%.

Compared with August 2010, closed sales jumped 106.7% (31 v. 15), pending sales increased 19.4% (37 v. 31), and new listings dropped 33.8% (47 v. 71).

Sale Prices

Comparing September 2010 with September 2009, average sale price

went down 1.8%, and median sale price fell 12.4%.

Compared with August 2010, the average sale price increased 0.8% (\$235,100 v. \$233,300), and the median sale price decreased 3.4% (\$198,000 v. \$205,000).

Third Quarter Report

Compared to the third quarter of 2009, closed sales decreased 13.6% (70 v. 81), pending sales fell 4.7% (81 v. 85), and new listings grew 7.4% (204 v. 190).

Inventory in Months*

	2008	2009	2010
January	21	52	38.1
February	37	35.8	26.6
March	36.5	25.2	23.4
April	28.9	29.2	30.1
May	26.6	45.1	23.9
June	36.4	27	27.7
July	30.1	21.3	60.5
August	29.7	23.6	41.5
September	38.9	18.4	17.6
October	26.7	23.9	
November	43.7	16.9	
December	65.1	21.6	

*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.

Curry County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2010	September	47	37	31	235,100	198,000	194
	Year-to-date	631	194	171	234,000	205,000	220
2009	September	61	22	30	239,500	226,000	240
	Year-to-date	581	190	172	258,900	216,500	251
Change	September	-23.0%	68.2%	3.3%	-1.8%	-12.4%	-19.4%
	Year-to-date	8.6%	2.1%	-0.6%	-9.6%	-5.3%	-12.3%

*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.

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

Average Sale Price % Change:

-9.4% (\$239,300 v. \$264,100)

Median Sale Price % Change:

-2.4% (\$212,000 v. \$217,300)

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

Active Residential Listings



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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 • 9/2010

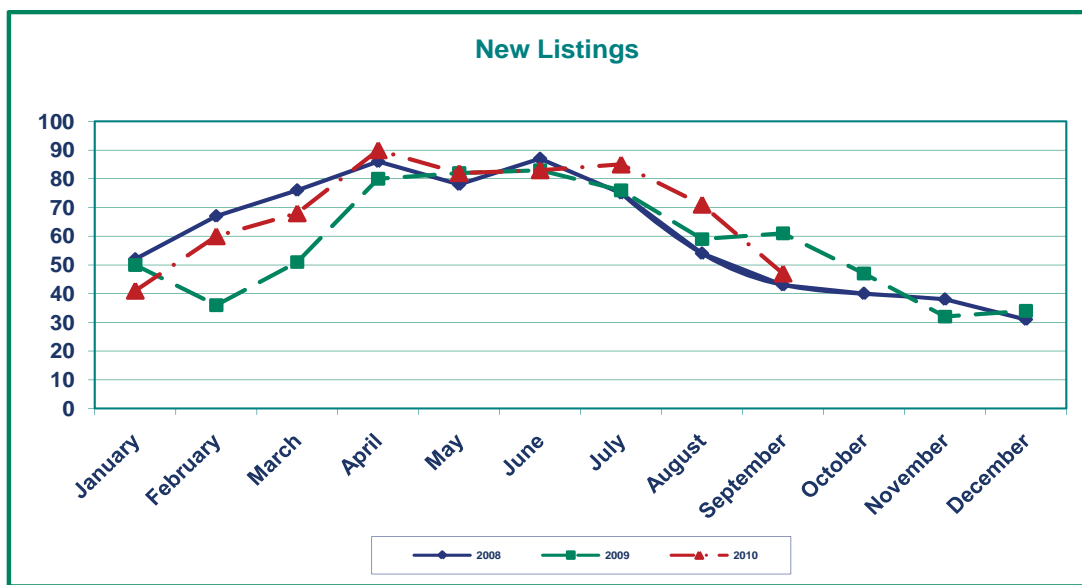
Curry County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date			
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales 2010	Pending Sales 2010 v. 2009 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales 2010	Pending Sales 2010 v. 2009	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	194	24	38	13	44.4%	10	301,200	118	251	65	-17.7%	55	254,200	233,000	-8.8%	2	330,500	11	131,900	4	160,800
271	Harbor, Winchuck, SB Chetco	87	9	13	10	150.0%	10	252,600	142	119	35	-10.3%	30	236,300	150,000	6.5%	3	156,300	5	390,000	-	-
272	Carpenterville, Cape Ferrello, Whaleshead	52	4	4	2	100.0%	1	361,000	742	58	14	16.7%	12	333,800	347,600	10.3%	-	-	3	70,000	-	-
273	Gold Beach	155	7	18	7	16.7%	8	130,900	123	146	55	25.0%	54	205,900	173,500	-13.2%	3	82,200	10	250,700	1	60,000
274	Port Orford	58	3	9	5	150.0%	2	171,500	839	57	25	56.3%	20	190,900	167,500	-26.1%	-	-	6	114,200	-	-

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares September 2010 with September 2009. The Year-To-Date section compares year-to-date statistics from September 2010 with year-to-date statistics from September 2009.

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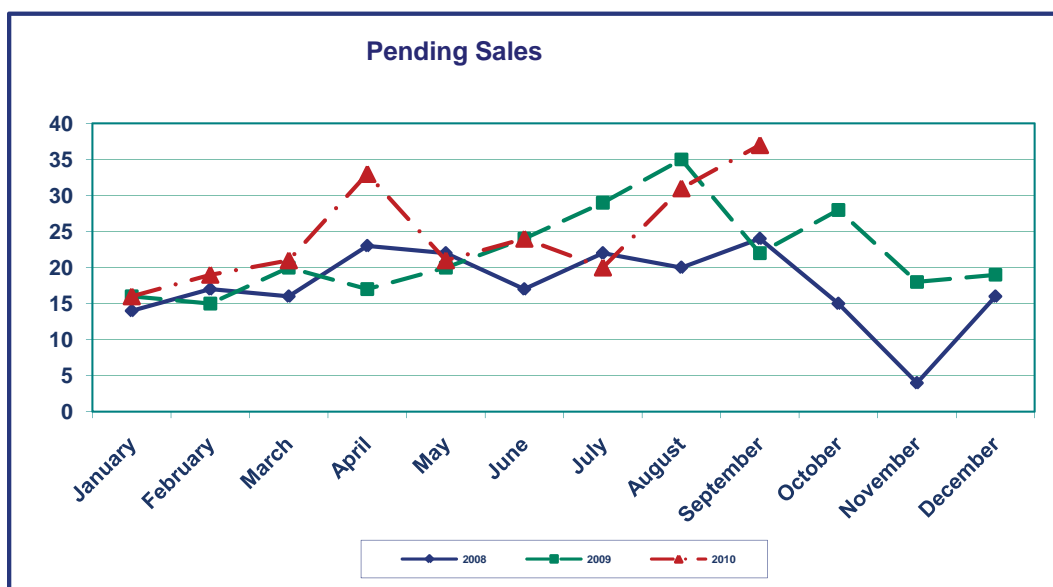
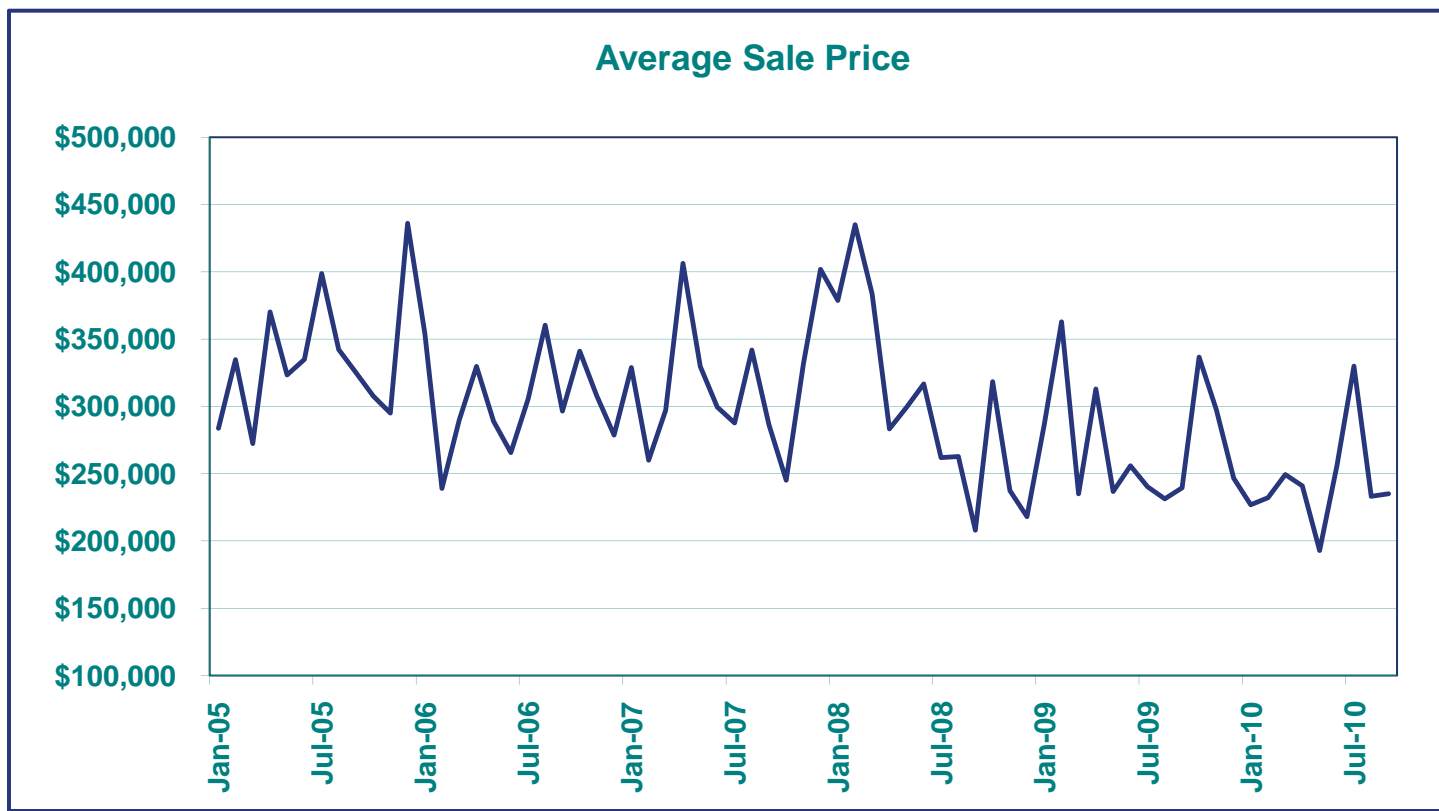
NEW LISTINGS CURRY COUNTY, OR

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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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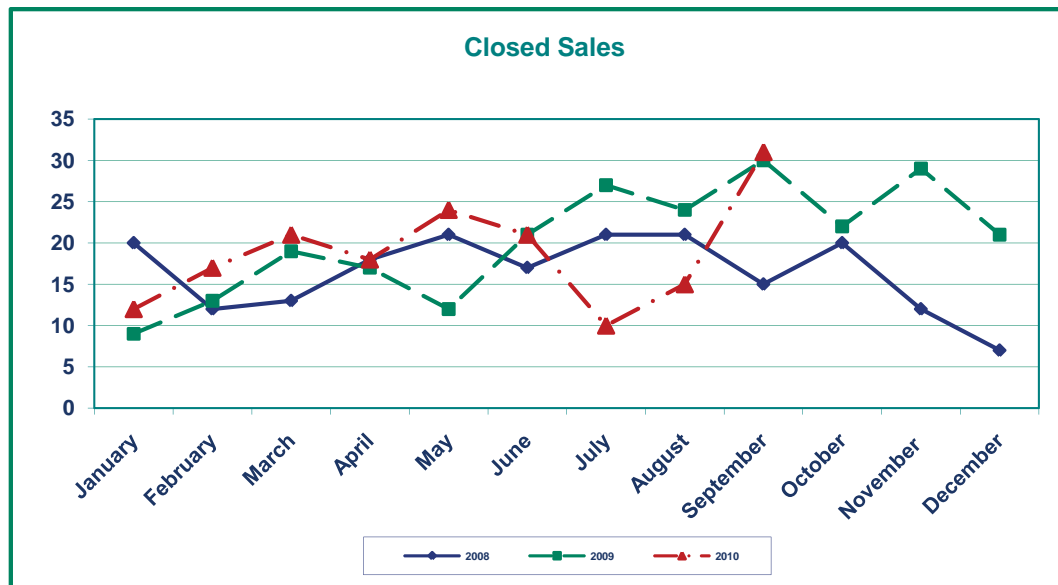
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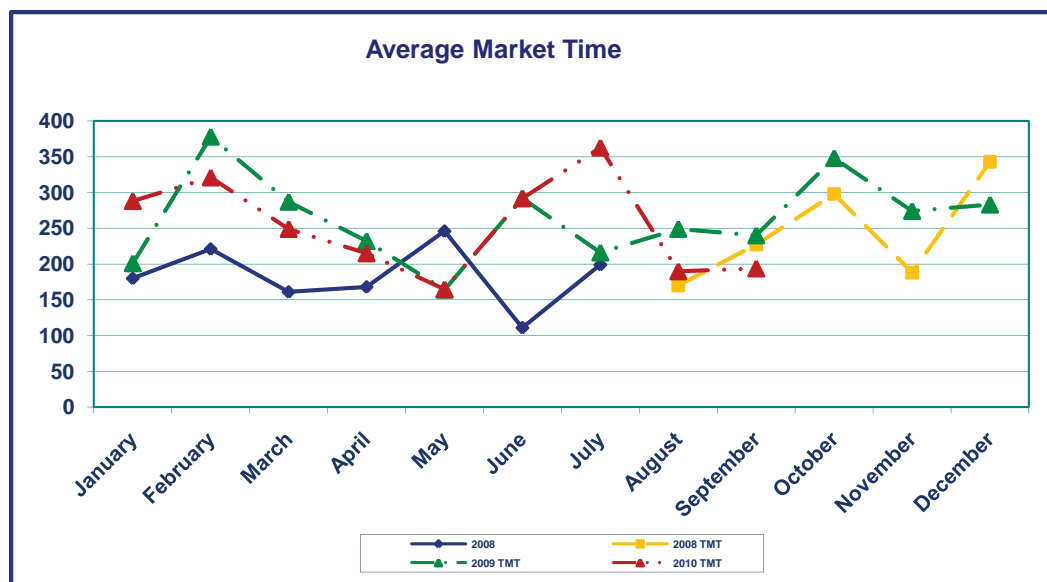
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DAYS ON MARKET CURRY COUNTY, OR

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



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MARKET ACTION



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Residential Review: Douglas County, Oregon

September 2010 Reporting Period

September Residential Highlights

Comparing September 2010 with September 2009, closed sales went down 13.6%. Pending sales and new listings both fell 16.7% and 8.2%, respectively.

Compared to August 2010, closed sales fell 6.7% (70 v. 75), pending sales dropped 23.4% (85 v. 111), and new listings decreased by 10.6% (169 v. 189).

Sale Prices

Comparing September 2010 with September 2009, the average sale price and the median sale price dropped

2.1% and 1.9%, respectively. See residential highlights table below.

Compared to the previous month of August 2010, the average sale price dropped 13.3% (\$144,400 v. \$166,500) and the median sale price also decreased by 12.1% (\$127,500 v. \$145,000).

Third Quarter Report

Comparing the third quarter of 2010 with that of 2009, closed sales were up 2.5% (242 v. 236) and pending sales were down 6.6% (268 v. 287). New listings were also down 9.8% (578 v. 641).

Inventory in Months*			
	2008	2009	2010
January	20.4	30.3	19.4
February	17	24.4	19.4
March	19.6	20.9	14.8
April	14.2	18.9	15
May	16	16.7	15
June	18.8	15.4	14.1
July	19	15.8	16.3
August	20.3	18.1	17.6
September	15.7	15.3	18
October	17.6	14.9	
November	18.3	15.1	
December	18.9	14.3	

*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:

-5.4% (\$157,000 v. \$165,900)

Median Sale Price % Change:

-8.3% (\$142,000 v. \$154,900)

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

Douglas County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2010	September	169	85	70	144,400	127,500	129
	Year-to-date	1,964	759	687	154,100	140,000	175
2009	September	184	102	81	147,500	130,000	167
	Year-to-date	1,922	708	600	158,000	147,400	177
Change	September	-8.2%	-16.7%	-13.6%	-2.1%	-1.9%	-22.5%
	Year-to-date	2.2%	7.2%	14.5%	-2.5%	-5.0%	-1.5%

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AREA REPORT • 9/2010

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	Expired/Canceled Listings	Pending Sales 2010	Pending Sales 2010 v. 2009 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales 2010	Pending Sales 2010 v. 2009	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	134	17	18	8	-33.3%	8	208,600	105	233	126	12.5%	126	133,200	108,500	-8.2%	2	627,500	1	239,000	2	310,000
252	NW Roseburg	105	15	15	16	220.0%	6	179,100	261	186	84	37.7%	70	250,400	210,000	10.7%	2	295,000	9	153,400	1	188,500
253	SE Roseburg	67	12	10	5	25.0%	5	104,100	184	108	41	20.6%	34	128,500	120,000	-14.6%	1	374,000	2	23,800	2	147,000
254	SW Roseburg	99	8	13	12	140.0%	6	204,800	100	159	64	1.6%	55	192,200	170,000	-4.1%	-	-	10	155,500	-	-
255	Glide & E of Roseburg	78	8	7	4	0.0%	1	280,000	170	97	29	38.1%	26	224,100	205,900	-21.4%	-	-	2	162,000	-	-
256	Sutherlin/ Oakland Area	174	33	26	11	-21.4%	14	117,400	139	265	82	-5.7%	73	134,700	143,000	-15.0%	2	179,000	6	475,400	-	-
257	Winston & SW of Roseburg	104	14	11	4	-50.0%	7	134,100	142	176	83	48.2%	72	141,600	126,600	-18.7%	2	198,000	5	109,000	-	-
258	Myrtle Creek & S/SE of Roseburg	208	25	21	5	-73.7%	10	136,000	50	290	83	-19.4%	83	127,800	115,000	-8.7%	2	145,000	20	79,100	2	81,400
259	Green District	98	20	16	14	0.0%	7	114,600	122	170	88	20.5%	74	147,400	139,500	4.7%	1	18,500	3	91,700	1	175,000
265	North Douglas County	194	17	27	6	-64.7%	6	98,000	108	280	79	-19.4%	74	124,800	100,000	-2.7%	3	154,500	8	57,200	3	117,300
	Grand Total	1,261	169	164	85	-16.7%	70	144,400	129	1,964	759	7.2%	687	154,100	140,000	-5.4%	15	249,700	66	140,300	11	162,900

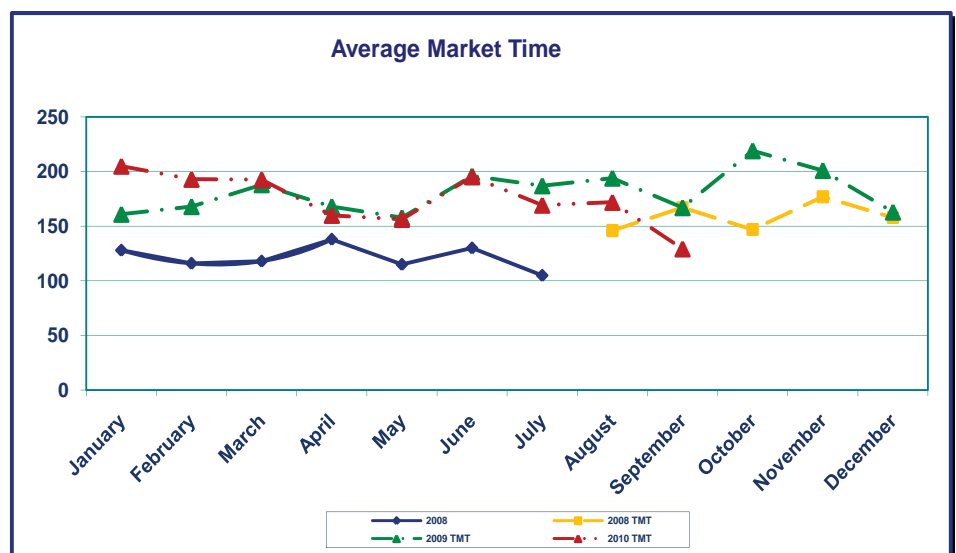
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DAYS ON MARKET DOUGLAS COUNTY, OR

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ACTIVE RESIDENTIAL LISTINGS

DOUGLAS COUNTY, OR

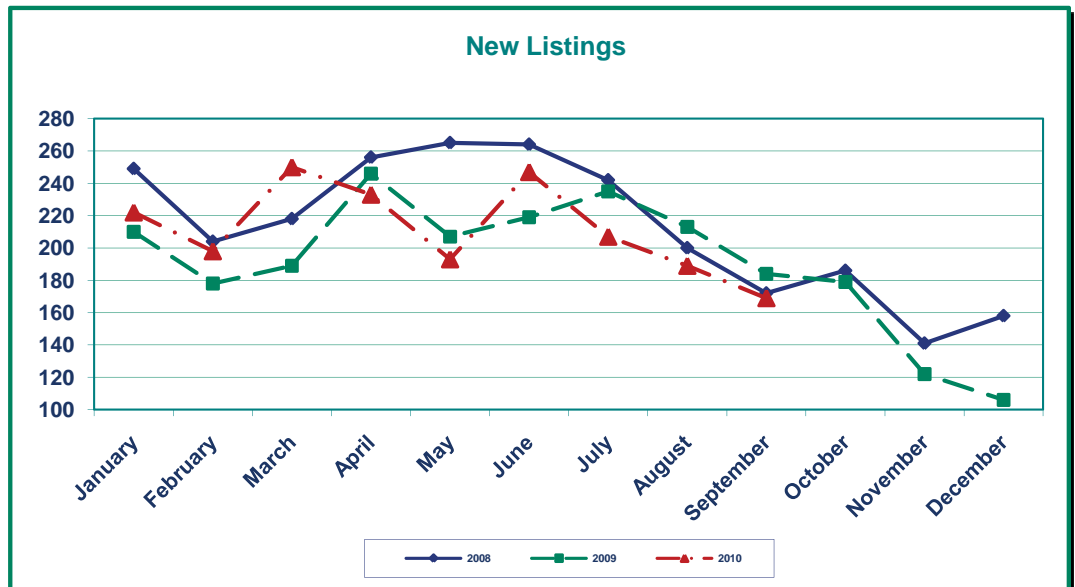
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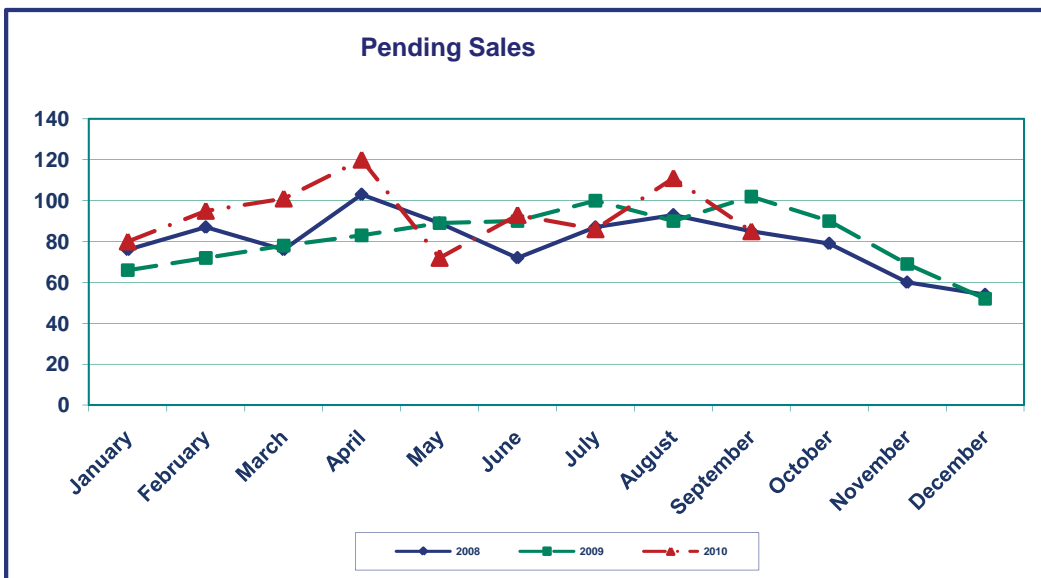
NEW LISTINGS

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.



MULTIPLE LISTING SERVICE

CLOSED SALES

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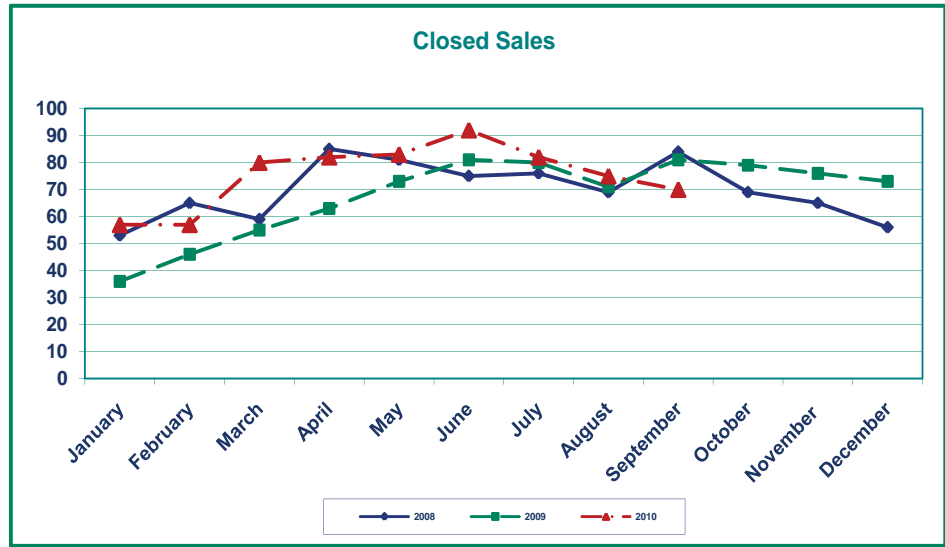
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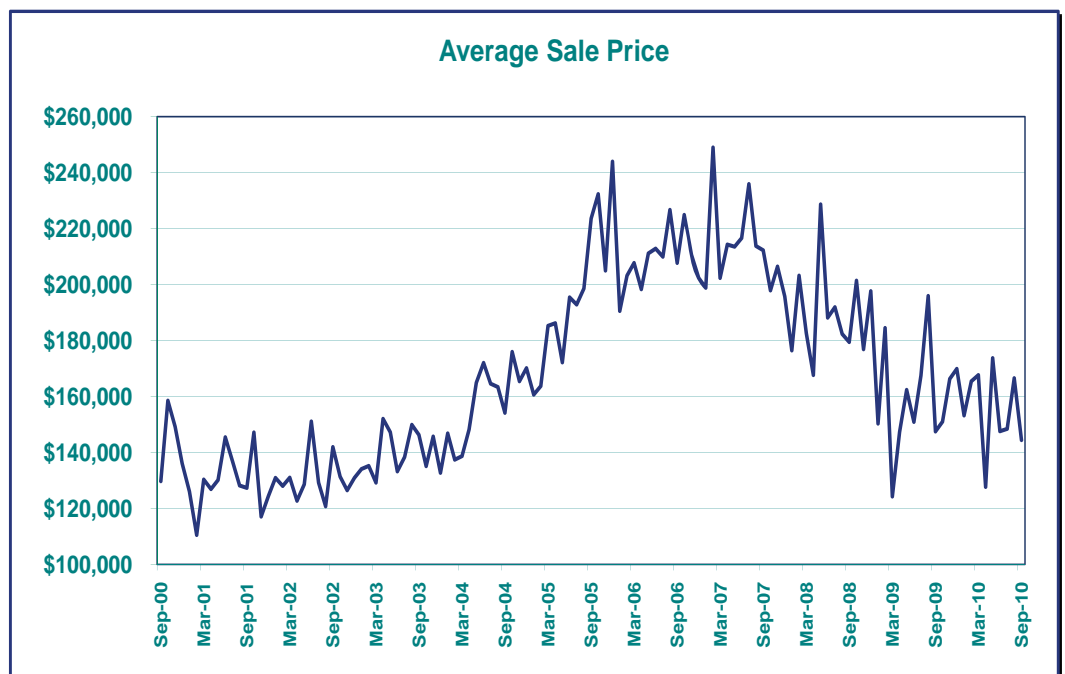
This graph shows the closed sales over the past three calendar years in Douglas County, Oregon.



AVERAGE SALE PRICE

DOUGLAS COUNTY, OR

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



Gary Whiting, Chairman of the Board
Kurt von Wasmuth, President/CEO
Kelsey Brunson, Editor
Danny Gottlieb, Assistant Editor

MARKET ACTION



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

Residential Review: Grant County, Oregon

September 2010 Reporting Period

September Residential Highlights

Compared to August 2010, closed sales dropped 75% (1 v. 4), pending sales fell 87.5% (1 v. 8), and new listings fell 54.6% (5 v. 11).

sale price fell 54.9% (\$55,000 v. \$122,000) and median sale price dropped 59.1% (\$55,000 v. \$134,500).

Third Quarter Report

A comparison with 2009 is not possible. See note below.

Sale Prices

Compared to August 2010, average

Grant County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2010	September	5	1	1	55,000	55,000	0
	Year-to-date	96	29	25	116,000	113,000	621

Inventory in Months*

	2010
January	N/A
February	N/A
March	42
April	21.5
May	20.3
June	21.8
July	31.7
August	24.5
September	94
October	
November	
December	

*Note: A comparison of September 2010 with the same time last year is not possible because Grant County is a recent addition and we have limited historical information.

*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.

AREA REPORT • 9/2010

		Current Month								Year-To-Date						Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales 2010	Pending Sales 2010 v. 2009 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales 2010	Pending Sales 2010 v. 2009	Closed Sales	Average Sale Price	Median Sale Price		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97817	Bates	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
97820	Canyon City	21	1	2	-	-	1	55,000	14	18	9	-	9	154,000	120,000	14.0%	-	-	1	90,000	-	-
97825	Dayville	3	-	-	-	-	-	-	-	3	-	-	-	-	-	-	-	-	-	-		
97845	John Day	37	4	3	-	-	-	-	-	37	10	-	7	97,500	85,000	-7.8%	1	155,000	6	58,800	-	-
97848	Kimberly	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
97856	Long Creek	5	-	-	-	-	-	-	-	5	-	-	-	-	-	40.6%	-	-	-	-	-	
97864	Monument	1	-	-	-	-	-	-	-	-	1	-	1	73,900	73,900	-	-	-	-	-	-	
97865	Mount Vernon	9	-	1	-	-	-	-	-	8	2	-	2	107,500	107,500	43.3%	-	-	3	98,300	-	-
97869	Prairie City	17	-	1	-	-	-	-	-	24	5	-	5	85,100	85,500	-9.4%	-	-	-	-	-	
97873	Seneca	-	-	-	1	-	-	-	-	1	2	-	1	116,000	116,000	-	-	-	-	-	-	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares September 2010 with September 2009. The Year-To-Date section compares year-to-date statistics from September 2010 with year-to-date statistics from September 2009.

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

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.

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NEW LISTINGS

GRANT COUNTY, OR

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



PENDING LISTINGS

GRANT COUNTY, OR

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



Active Residential Listings

ACTIVE RESIDENTIAL LISTINGS

GRANT COUNTY, OR

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



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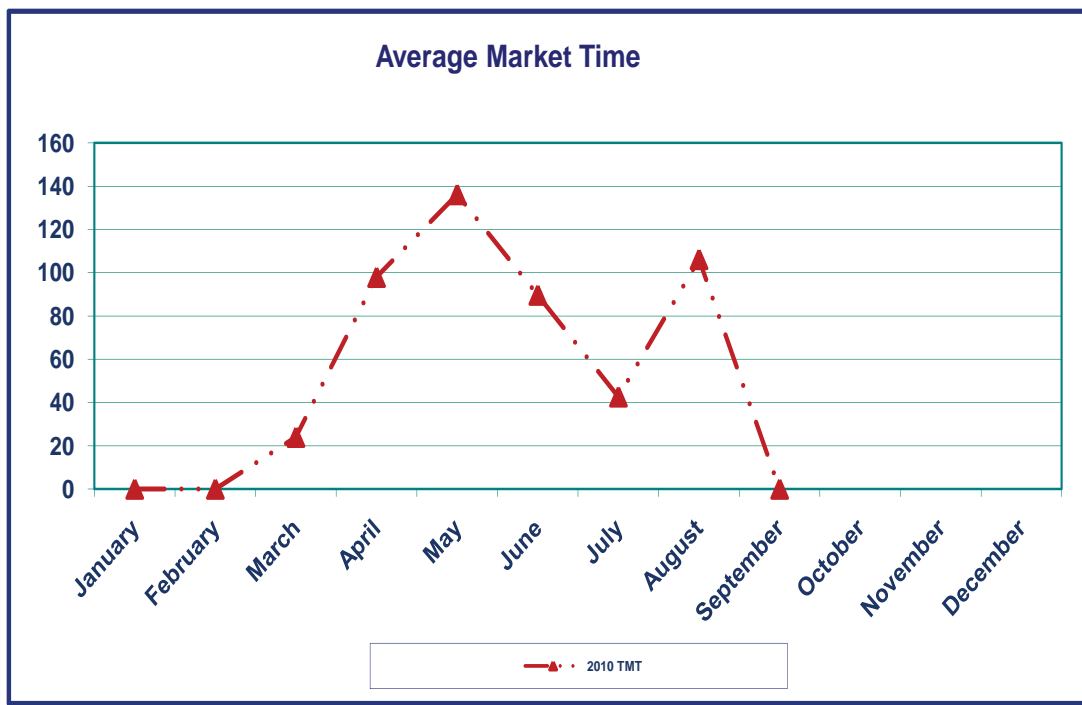
CLOSED SALES GRANT COUNTY, OR

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



DAYS ON MARKET GRANT COUNTY, OR

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



Gary Whiting, Chairman of the Board
Kurt von Wasmuth, President/CEO
Kelsey Brunson, Editor
Danny Gottlieb, Assistant Editor

MARKET ACTION



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Residential Review: Lane County, Oregon

September 2010 Reporting Period

September Residential Highlights

Comparing September 2010 to September 2009, closed sales were down 20.5% and pending sales declined 31.7%. New listings also dropped 13.1%. See residential highlights table below.

When comparing September 2010 with August 2010, closed sales decreased 4.8% (236 v. 248), pending sales fell 16.4% (244 v. 292), and new listings dropped 21.7% (451 v. 576).

At the month's rate of sales, the 2,453 active residential properties would last 10.4 months.

Sale Prices

The September 2010 average sale price fell 5% and median sale price rose 0.4% when compared to September 2009.

Compared with August 2010, the average sale price went down 2.8% (\$218,000 v. \$224,300) and the median sale price fell 4.1% (\$198,300 v. \$206,800).

Third Quarter Report

Comparing the third quarter of 2010 with that of 2009, closed sales decreased 21.3% (724 v. 920). Pending sales also decreased 21.9% (781 v. 1,000), and new listings fell 1.5% (1,730 v. 1,756).

Inventory in Months*

	2008	2009	2010
January	10.2	20.6	14.1
February	9	13.1	10.9
March	8.4	9.7	7.8
April	9.5	10.5	7.3
May	8.6	8.1	7.2
June	8.1	6.8	7.2
July	8.8	6.2	11.9
August	8.1	7.8	10.7
September	10.2	6.8	10.4
October	9.2	6.2	
November	11.4	7.3	
December	10.7	7.1	

*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:

-3.9% (\$220,000 v. \$228,900)

Median Sale Price % Change:

-1.9% (\$199,000 v. \$202,900)

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

Greater Lane County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2010	September	451	244	236	218,000	198,300	118
	Year-to-date	5,462	2,505	2,322	220,700	199,900	118
2009	September	519	357	297	229,400	197,500	119
	Year-to-date	4,829	2,509	2,114	228,700	202,700	133
Change	September	-13.1%	-31.7%	-20.5%	-5.0%	0.4%	-0.5%
	Year-to-date	13.1%	-0.2%	9.8%	-3.5%	-1.4%	-11.5%

*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.

AREA REPORT • 9/2010

Lane County, Oregon

		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	Expired Canceled Listings	Pending Sales 2010	Pending Sales 2010 v. 2009 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales 2010	Pending Sales 2010 v. 2009	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales			Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
225	Florence Coast Village	24	-	3	3	-	3	71,600	552	20	7	40.0%	8	78,500	72,500	-21.7%	-	-	2	30,000	-	-		
226	Florence Green Trees	31	5	2	2	-50.0%	5	70,600	229	33	24	26.3%	20	89,700	77,500	-18.1%	-	-	1	87,500	-	-		
227	Florence Florentine	28	4	2	2	100.0%	1	350,000	714	29	12	0.0%	11	225,700	190,000	0.8%	-	-	1	65,000	-	-		
228	Florence Town	149	11	10	14	-22.2%	8	221,100	364	177	84	6.3%	71	202,000	170,200	-15.1%	5	97,100	3	52,300	1	370,000		
229	Florence Beach	66	9	13	1	-50.0%	-	-	-	74	17	-22.7%	19	226,800	225,000	-11.5%	-	-	3	122,700	1	225,000		
230	Florence North	52	4	7	2	0.0%	3	168,000	334	68	35	169.2%	28	184,200	158,000	-15.6%	-	-	10	78,100	-	-		
231	Florence South/ Dunes City	72	7	4	4	0.0%	1	220,000	83	63	29	26.1%	24	227,700	175,000	9.7%	-	-	3	83,700	-	-		
238	Florence East/ Mapleton	39	8	3	-	-	1	82,000	327	39	8	14.3%	8	146,600	128,300	-50.0%	-	-	4	67,700	1	69,800		
	Grand Total	461	48	44	28	-9.7%	22	158,800	356	503	216	20.0%	189	187,000	160,000	-13.6%	5	97,100	27	75,600	3	221,600		

232	Hayden Bridge	62	9	19	8	14.3%	4	236,400	74	181	95	17.3%	85	204,900	198,000	-3.9%	-	-	10	86,000	0	-
233	McKenzie Valley	115	7	16	10	42.9%	7	293,700	239	180	55	61.8%	44	246,500	223,700	-13.1%	-	-	4	124,900	0	-
234	Pleasant Hill/Oak	147	33	19	8	0.0%	9	196,000	103	224	75	8.7%	70	199,100	179,500	-6.1%	2	90,100	4	143,700	4	233,000
235	South Lane Properties	262	46	51	25	-16.7%	22	236,300	116	512	208	-2.8%	172	189,000	174,000	-0.1%	2	232,500	10	117,500	6	368,100
236	West Lane Properties	155	23	14	7	-50.0%	10	202,300	101	272	119	-10.5%	116	221,500	192,000	-0.1%	2	590,000	7	146,100	2	127,500
237	Junction City	145	28	31	8	-69.2%	8	201,100	167	273	109	0.0%	102	209,800	208,900	-7.2%	-	-	-	-	3	179,600
239	Thurston	172	34	32	35	-2.8%	23	154,000	104	403	213	9.8%	193	183,500	175,000	-4.9%	1	800,000	3	160,200	2	199,000
240	Coburg I-5	39	7	7	-	-100.0%	3	118,500	89	79	27	-32.5%	30	235,500	182,200	-12.1%	-	-	2	42,500	2	251,500
241	N Gilham	95	16	15	15	15.4%	12	244,700	197	215	98	-3.0%	86	286,000	257,600	-12.6%	-	-	-	-	2	234,500
242	Ferry Street Bridge	163	33	44	20	-28.6%	17	311,600	114	412	204	-8.5%	192	273,200	253,500	4.0%	1	10,200,000	7	81,100	6	243,100
243	E Eugene	148	31	31	15	-40.0%	16	281,300	108	437	199	6.4%	190	308,500	271,000	-6.1%	4	372,500	4	66,300	5	339,500
244	SW Eugene	223	54	34	26	-3.7%	26	269,000	124	577	291	19.3%	263	279,300	255,000	-4.3%	-	-	28	74,900	11	185,900
245	W Eugene	67	15	11	6	-50.0%	13	164,000	118	164	92	10.8%	89	177,300	172,000	-0.7%	4	615,000	2	84,500	14	224,400
246	Danebo	192	39	29	19	-48.6%	19	140,500	104	483	239	-14.9%	223	151,900	164,900	-4.3%	1	430,000	1	30,000	9	225,000
247	River Road	76	9	7	13	8.3%	10	186,700	129	205	95	30.1%	95	185,300	180,000	-4.8%	-	-	-	-	4	236,800
248	Santa Clara	169	27	23	11	-67.6%	23	206,900	98	394	190	-12.0%	181	223,000	215,000	-4.3%	-	-	1	50,000	7	261,900
249	Springfield	189	34	24	17	-43.3%	12	149,600	81	391	175	-17.5%	172	148,500	147,800	-5.1%	2	223,500	3	46,500	13	517,000
250	Mohawk Valley	34	6	6	1	-66.7%	2	501,000	91	60	21	40.0%	19	309,500	360,000	7.1%	-	-	1	42,500	0	-
	Grand Total	2,453	451	413	244	-31.7%	236	218,000	118	5,462	2,505	-0.2%	2,322	220,700	199,900	-3.9%	19	929,100	87	92,600	90	279,700

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.

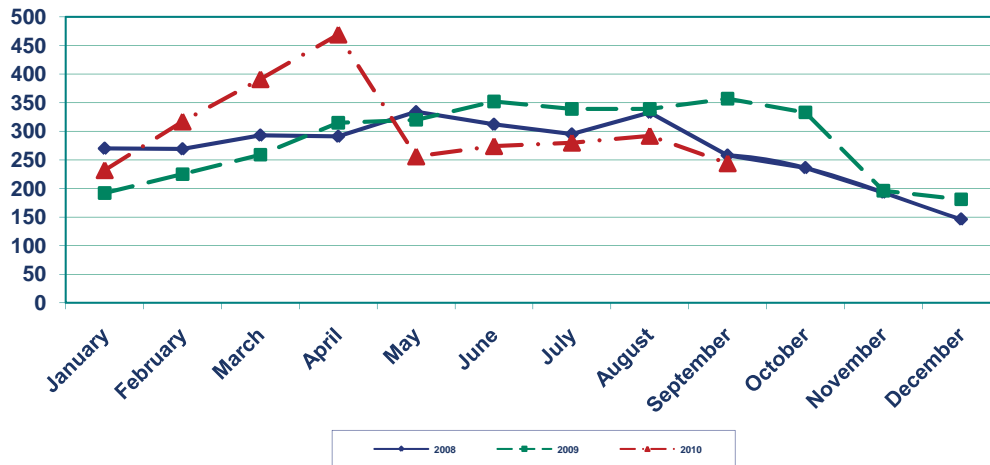


¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares September 2010 with September 2009. The Year-To-Date section compares year-to-date statistics from September 2010 with year-to-date statistics from September 2009.

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

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.

Pending Sales



PENDING LISTINGS

LANE COUNTY, OR

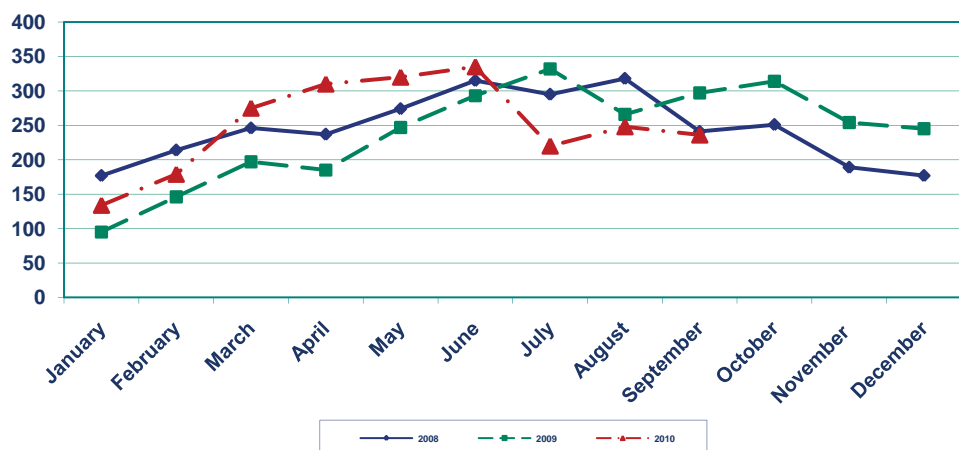
This graph represents monthly accepted offers in Lane County, Oregon over the past three calendar years.

CLOSED SALES

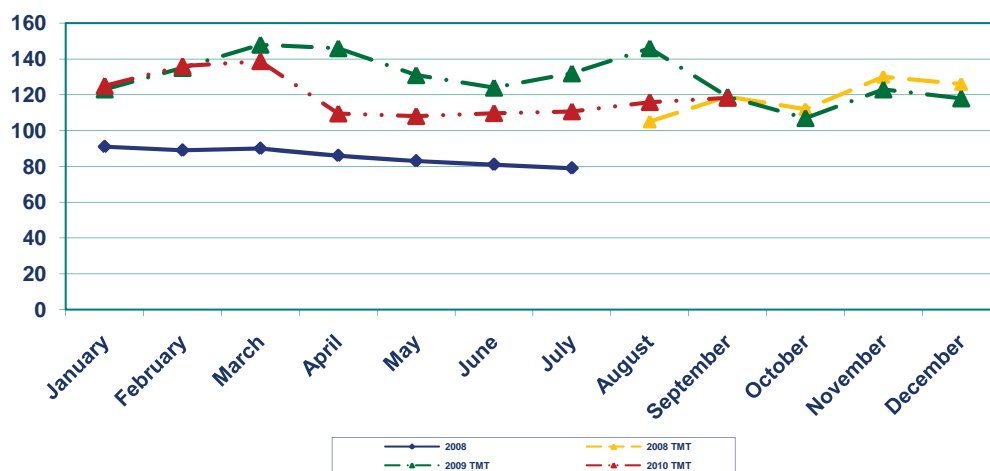
LANE COUNTY, OR

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

Closed Sales



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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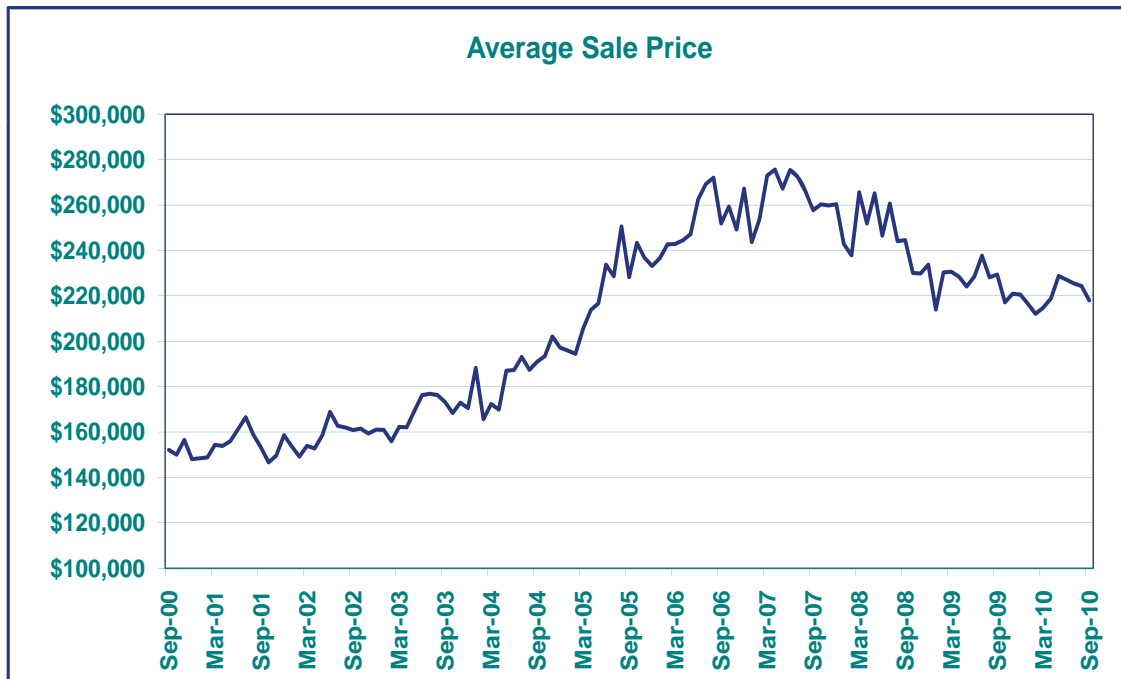
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AVERAGE SALE PRICE LANE COUNTY, OR

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



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Residential Review: Mid-Columbia

September 2010 Reporting Period

September Residential Highlights

When comparing September 2010 with September 2009, closed sales did not change. Pending sales and new listings fell 35.7% and 26.4%, respectively.

A comparison between September 2010 and August 2010 shows a 26.2% (53 v. 42) rise in closed sales. Pending sales declined 22.9% (54 v. 70), and new listings were down 14.9% (103 v. 121).

At the month's rate of sales, the 809 active residential listings would last approximately 15.3 months.

Sale Prices

Compared with September 2009,

average sale price rose 9.3% and median sale price dropped 4.6%. See residential highlights table below.

Compared with August 2010, average sale price increased 14.5% (\$246,700 v. \$215,500) and median sale price fell 12.8% (\$190,900 v. \$218,800).

Third Quarter Report

Comparing the third quarter of 2010 with that of 2009, closed sales decreased 14.9% (143 v. 168), pending sales dropped 25% (156 v. 208), and new listings went down 8% (355 v. 386).

Inventory in Months*

	2008	2009	2010
January	17.3	33.5	19
February	17.6	31	21.5
March	16.3	27.3	17.5
April	16.8	20.5	13.7
May	13.3	13.5	12.8
June	18.8	15.8	14.3
July	14.8	13.2	20.1
August	16.2	17.1	20.1
September	13.6	14.3	15.3
October	12.6	9.6	
November	20.9	12.9	
December	16.4	15.2	

*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:

-5.0% (\$227,900 v. \$239,800)

Median Sale Price % Change:

-4.8% (\$200,000 v. \$210,000)

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

Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2010	September	103	54	53	246,700	190,900	166
	Year-to-date	1,181	461	430	226,300	197,000	181
2009	September	140	84	53	225,700	200,000	153
	Year-to-date	1,152	487	394	231,500	200,000	188
Change	September	-26.4%	-35.7%	0.0%	9.3%	-4.6%	8.1%
	Year-to-date	2.5%	-5.3%	9.1%	-2.2%	-1.5%	-3.5%

*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.

AREA REPORT • 9/2010

Mid-Columbia

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date								Year-To-Date	Year-To-Date	Year-To-Date		
		Active Listings	New Listings	Expired Canceled Listings	Pending Sales 2010	Pending Sales 2010 v. 2009 ¹	Closed Sales	Average Sale Price		Total Market Time ³	New Listings	Pending Sales 2010	Pending Sales 2010 v. 2009	Closed Sales	Average Sale Price			Median Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
100	White Salmon/ Bingen	74	8	8	1	-85.7%	2	237,200	195	84	25	-16.7%	26	259,700	230,500	-11.9%	2	516,300	7	140,400	0	0
101	Snowden	16	2	1	0	-100.0%	-	-	-	14	1	-75.0%	1	259,000	259,000	-4.9%	0	0	2	78,500	0	0
102	Trout Lake/ Glenwood	18	0	2	0	-100.0%	1	230,000	411	11	1	-66.7%	2	230,000	230,000	78.0%	0	0	11	155,100	0	0
103	Husum/ BZ Corner	10	1	5	0	-	1	210,000	161	11	3	-57.1%	3	211,800	212,500	-36.2%	0	0	2	400,000	0	0
104	Lyle	21	4	3	1	0.0%	1	155,000	185	35	8	-11.1%	8	249,700	260,000	26.3%	0	0	7	78,200	0	0
105	Dallesport/ Murdock	20	2	1	4	100.0%	1	143,900	2	27	10	25.0%	6	160,600	147,000	-24.4%	0	0	4	156,700	0	0
106	Appleton/ Timber Valley	6	-	2	0	-100.0%	-	-	-	10	4	33.3%	4	178,600	177,500	13.7%	0	0	3	43,700	0	0
107	Centerville/ High Prarie	5	-	0	0	-100.0%	0	0	0	4	0	-100.0%	0	0	-	450.2%	0	0	2	107,000	0	0
108	Goldendale	67	10	7	7	40.0%	3	152,800	580	98	36	38.5%	30	141,400	130,000	-7.6%	0	0	21	76,700	1	305,000
109	Bickleton/ East County	0	-	0	0	-	-	-	-	1	0	-	1	31,600	31,600	-	0	0	3	17,700	0	0
110	Klickitat	11	1	1	0	-	2	52,500	189	13	4	0.0%	4	93,100	52,500	19.4%	0	0	1	200,000	0	0
	Klickitat Co. Total	248	28	30	13	-35.0%	11	161,500	297	308	92	-4.2%	85	193,300	200,000	-10.9%	2	516,300	63	111,600	1	305,000
111	Skamania	10	1	3	0	-100.0%	-	-	-	14	2	0.0%	1	130,000	130,000	-41.1%	0	0	0	0	0	0
112	North Bonneville	9	4	0	0	-100.0%	-	-	-	16	12	-45.5%	12	137,500	132,700	-17.5%	0	0	0	0	0	0
113	Stevenson	22	1	2	1	0.0%	3	163,300	53	30	13	-7.1%	14	234,600	215,500	2.9%	1	205,000	1	55,000	0	0
114	Carson	16	3	7	0	-	-	-	-	26	13	44.4%	16	140,300	132,500	-29.1%	0	0	1	79,000	0	0
115	Home Valley	3	-	0	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	
116	Cook, Underwood, Mill A, Willard	18	5	3	0	-	1	660,000	10	24	7	40.0%	7	320,400	295,000	-24.3%	0	0	0	0	0	0
117	Unincorporated North	25	1	2	0	-100.0%	-	-	-	18	5	-50.0%	5	157,500	152,500	59.3%	0	0	2	40,300	0	0
	Skamania Co. Total	103	15	17	1	-80.0%	4	287,500	43	129	52	-16.1%	55	188,000	155,000	-7.7%	1	205,000	4	53,700	0	-
351	The Dalles	157	23	24	14	-41.7%	11	136,000	152	260	129	-12.2%	117	157,500	148,900	-11.5%	2	292,700	4	170,000	3	119,300
352	Dufur	7	2	1	0	-100.0%	-	-	-	10	4	-50.0%	5	175,800	170,000	1.5%	0	0	0	0	0	0
353	Tygh Valley	3	0	0	1	0.0%	-	-	-	5	4	100.0%	2	154,500	154,500	-3.4%	0	0	1	115,000	0	0
354	Wamic/ Pine Hollow	32	2	3	1	-50.0%	2	150,500	18	33	4	-42.9%	3	202,000	157,500	24.8%	0	0	1	30,000	0	0
355	Maupin/ Pine Grove	14	2	1	0	-100.0%	0	0	0	18	2	-33.3%	3	116,700	135,000	-6.2%	0	0	8	21,300	0	0
356	Rowena	4	-	5	0	-	-	-	-	7	2	-	1	410,000	410,000	-	0	0	1	58,000	0	0
357	Mosier	16	0	10	0	-100.0%	0	0	0	34	8	33.3%	8	252,200	260,000	-12.6%	0	0	5	203,200	0	0
	Wasco Co. Total	233	29	44	16	-52.9%	13	138,200	132	367	153	-11.6%	139	165,500	150,000	-9.0%	2	292,700	20	103,500	3	119,300
361	Cascade Locks	20	3	1	3	0.0%	1	50,000	62	30	10	11.1%	8	134,300	136,000	-13.0%	0	0	5	36,300	0	0
362	Hood River City	97	9	19	10	0.0%	11	289,400	77	174	83	29.7%	79	304,700	280,000	-3.2%	6	623,700	4	88,100	1	370,000
363	Hood River-W	50	9	11	4	0.0%	6	387,800	71	80	29	-25.6%	29	374,600	365,000	-0.2%	0	0	2	157,500	0	0
364	Hood River-E	5	-	0	0	-100.0%	2	675,000	361	9	8	33.3%	8	593,700	549,800	45.5%	0	0	0	0	0	0
366	Odell	14	1	1	2	0.0%	2	213,500	45	23	14	-22.2%	13	239,800	185,000	8.7%	0	0	1	235,000	0	0
367	Parkdale/ Mt. Hood	25	6	7	4	-20.0%	3	338,300	491	44	17	21.4%	13	268,500	223,000	-5.0%	0	0	5	187,000	0	0
	Hood River Co. Total	211	28	39	23	-8.0%	25	334,100	145	360	161	7.3%	150	315,800	279,500	-0.6%	6	623,700	17	118,800	1	370,000
370	Sherman Co.	14	3	0	1	-	-	-	-	17	3	-50.0%	1	169,900	169,900	123.7%	0	0	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.

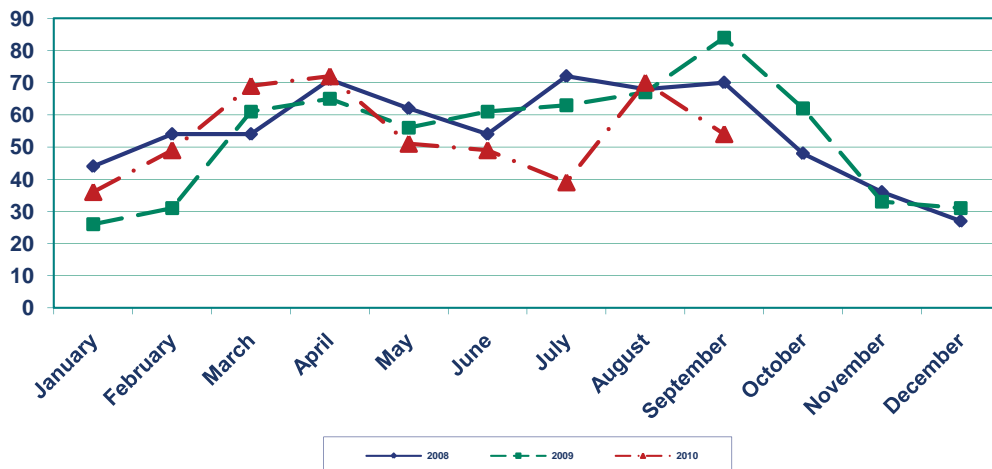


¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares September 2010 with September 2009. The Year-To-Date section compares year-to-date statistics from September 2010 with year-to-date statistics from September 2009.

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

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.

Pending Sales



PENDING LISTINGS

MID-COLUMBIA

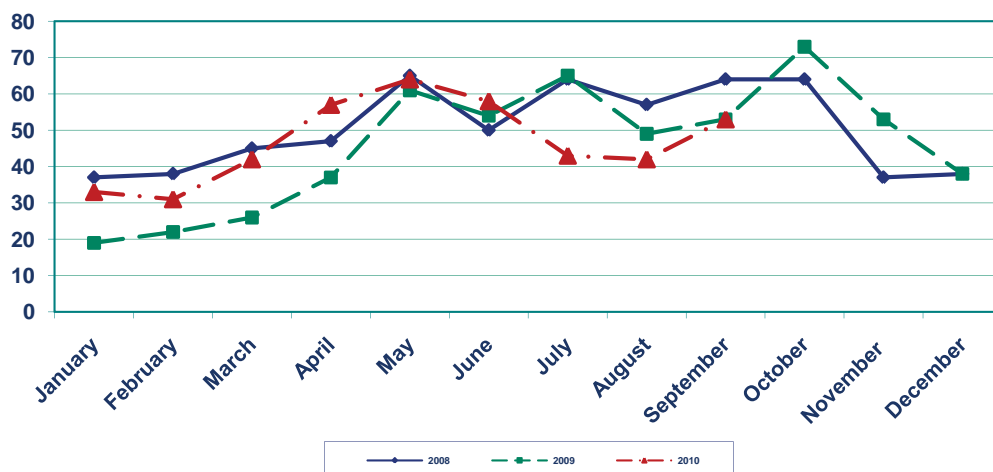
This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.

CLOSED SALES

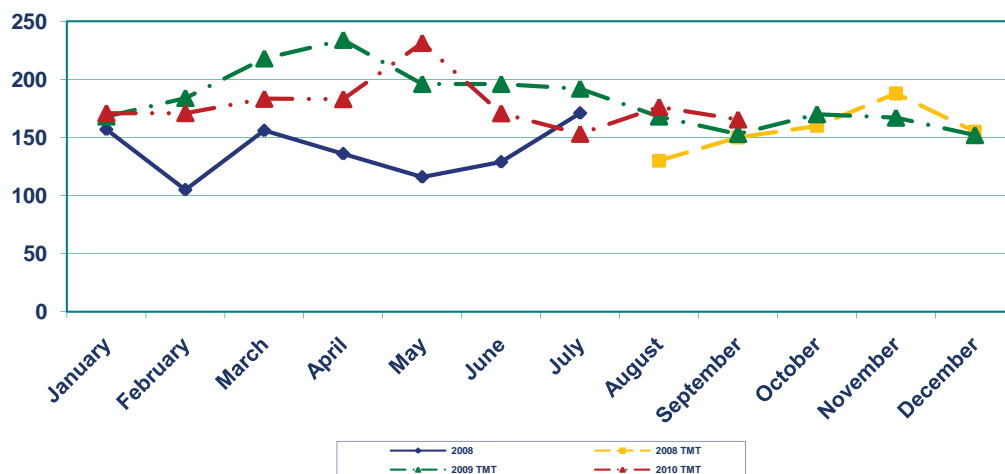
MID-COLUMBIA

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

Closed Sales



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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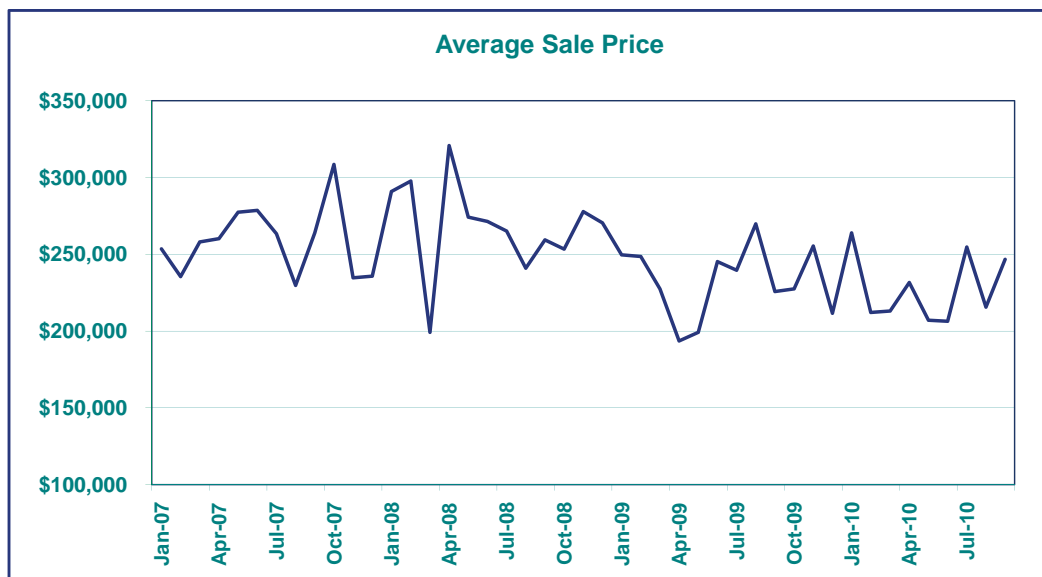
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AVERAGE SALE PRICE MID-COLUMBIA

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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MARKET ACTION



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

Residential Review: Metro Portland, Oregon

September 2010 Reporting Period

September Residential Highlights

Comparing September 2010 to September 2009, closed sales decreased by 22.3%. Pending sales and new listings also fell by 30.7% and 1.4%, respectively. See residential highlights table below.

A comparison of September 2010 with the previous month, August 2010, shows closed sales increased by 1.3% (1,399 v. 1,381). However, pending sales dropped by 6.2% (1,584 v. 1,688), and new listings fell by 7.3% (3,549 v. 3,829).

At the month's rate of sales, the 14,714 active residential listings would last approximately 10.5 months.

Sale Prices

The average sale price for September 2010 declined 3.5% compared to September 2009. The median sale price also fell 0.6%.

On a month-to-month basis, comparing September 2010 to August 2010, the average sale price went down 6.5% (\$279,900 v. \$299,300) and the median sale price also dropped 4% (\$240,000 v. \$250,000).

Third Quarter Report

In a comparison of the third quarter of 2010 to the same quarter of 2009, closed sales dropped 24.7% (4,340 v. 5,762) and pending sales also fell 26.5% (4,725 v. 6,428). However, new listings increased by 1.2% (11,582 v. 11,448).

Inventory in Months*

	2008	2009	2010
January	12.8	19.2	12.6
February	10.4	16.6	12.9
March	9.1	12	7.8
April	10.3	11	7.3
May	9.2	10.2	7
June	9.5	8.2	7.3
July	10	7.3	10.8
August	9.9	7.8	11
September	10.4	7.6	10.5
October	11.1	6.5	
November	15	7.1	
December	14.1	7.7	

*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:

-4.5% (\$283,400 v. \$296,900)

Median Sale Price % Change:

-4.0% (\$240,000 v. \$250,000)

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
2010	September	3,549	1,584	1,399	279,900	240,000	131
	Year-to-date	37,795	15,681	14,675	284,000	240,000	130
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
Change	September	-1.4%	-30.7%	-22.3%	-3.5%	-0.6%	-0.2%
	Year-to-date	5.3%	-1.0%	9.7%	-3.2%	-4.0%	-9.5%

*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.

AREA REPORT • 9/2010

Metro Portland & Adjacent Regions, Oregon

		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	Expired/Canceled Listings	Pending Sales 2010	Pending Sales 2010 v. 2009 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales 2010	Pending Sales 2010 v. 2009	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
141	N Portland	582	196	127	72	-29.4%	50	218,000	92	1,649	655	-15.7%	598	230,600	225,000	-1.9%	6	240,800	22	79,100	14	293,400	
142	NE Portland	1,135	330	265	167	-35.8%	134	275,500	104	3,641	1,629	-0.5%	1,530	285,000	249,000	-1.6%	16	394,100	25	97,500	37	388,600	
143	SE Portland	1,514	460	339	211	-37.4%	177	246,300	106	4,591	2,053	-7.7%	1,949	239,100	210,000	-4.6%	22	335,900	33	179,100	64	446,300	
144	Gresham/ Troutdale	1,066	254	173	122	-23.3%	101	204,900	116	2,568	1,040	-0.1%	965	214,000	202,500	-5.0%	6	257,100	38	96,500	21	248,600	
145	Milwaukie/ Clackamas	1,151	312	200	125	-16.1%	82	263,600	160	2,843	1,163	-2.8%	1,063	263,000	242,000	-6.8%	2	123,900	53	104,700	9	198,600	
146	Oregon City/ Canby	866	192	161	86	-30.1%	76	248,700	124	1,965	765	2.4%	726	257,800	230,000	-8.4%	11	230,500	29	133,500	6	349,600	
147	Lake Oswego/ West Linn	1,025	180	192	84	-24.3%	71	432,200	186	2,408	865	15.2%	809	440,200	387,900	-9.3%	4	378,800	30	239,600	2	417,500	
148	W Portland	1,848	412	322	159	-25.7%	153	435,400	178	4,582	1,740	13.1%	1,630	410,300	342,800	-6.5%	3	556,300	27	198,000	16	540,700	
149	NW Wash Co.	635	166	126	88	-2.2%	76	332,800	86	1,732	788	7.5%	745	367,800	335,000	-4.7%	3	168,000	14	311,900	3	268,700	
150	Beaverton/ Aloha	1,251	321	243	114	-52.3%	122	240,000	107	3,482	1,436	-10.8%	1,364	243,700	219,900	-1.7%	5	221,800	14	400,900	26	252,600	
151	Tigard/ Wilsonville	1,187	267	224	123	-33.5%	129	311,800	158	3,060	1,301	1.9%	1,222	305,000	279,900	-5.7%	3	201,700	25	271,500	18	242,900	
152	Hillsboro/ Forest Grove	873	218	186	105	-27.1%	105	209,100	112	2,359	1,114	-2.6%	1,036	228,400	209,300	-7.8%	5	200,000	30	365,600	19	169,900	
153	Mt. Hood	149	23	32	13	30.0%	9	169,800	93	268	78	0.0%	72	200,000	181,300	-7.3%	-	-	9	110,700	-	-	
155	Columbia Co.	553	80	83	36	-37.9%	29	172,300	146	1,021	356	-6.3%	336	185,400	180,000	-11.1%	3	212,700	13	117,700	4	223,300	
156	Yamhill Co.	879	138	132	79	-24.8%	85	215,500	172	1,626	698	-0.4%	630	218,000	191,700	-7.3%	8	204,900	24	139,600	8	201,800	
168-178		Marion/Polk Counties	1,167	156	203	58	-54.3%	61	217,100	151	2,019	671	-10.2%	628	201,500	176,900	-6.2%	9	285,300	54	77,000	12	299,800
180-195 200	North Coastal Counties	1,700	162	231	70	0.0%	80	284,000	147	2,217	635	16.3%	583	279,700	225,000	-3.2%	15	547,500	85	163,900	11	231,900	

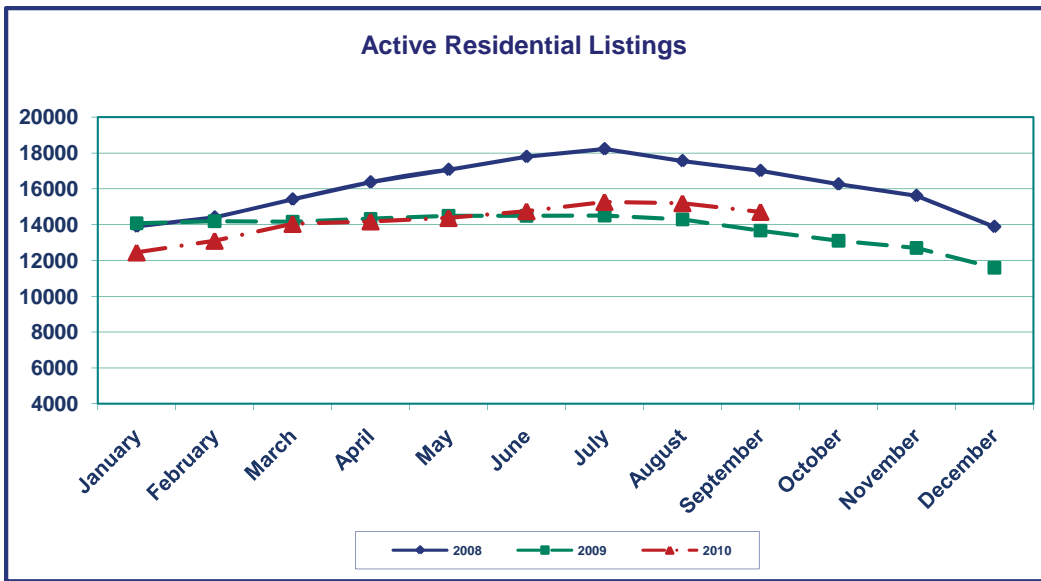
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares September 2010 with September 2009. The Year-To-Date section compares year-to-date statistics from September 2010 with year-to-date statistics from September 2009.

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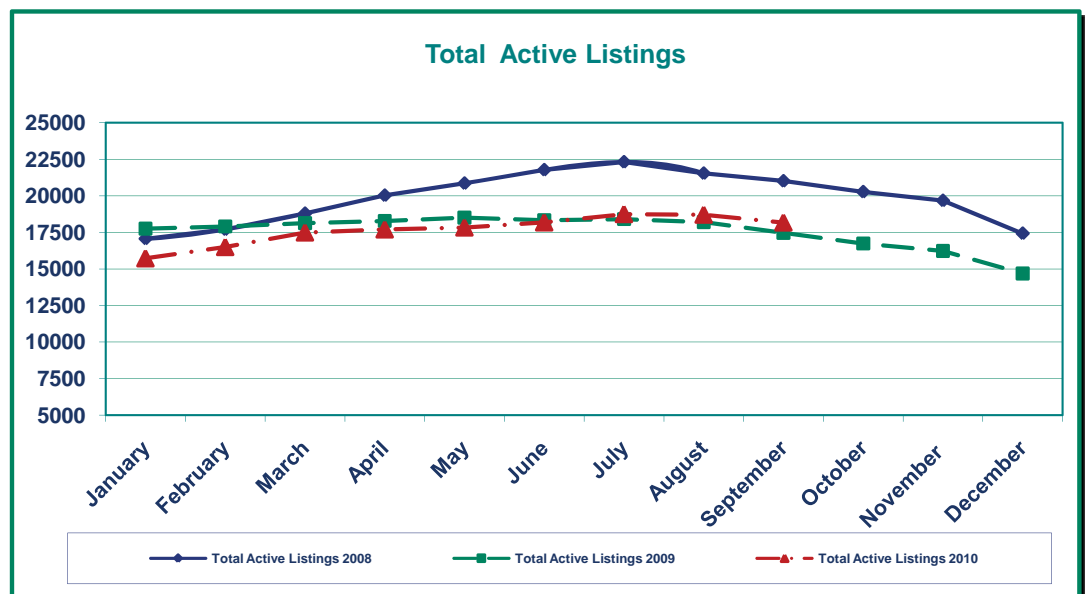
ACTIVE RESIDENTIAL LISTINGS PORTLAND, OR

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



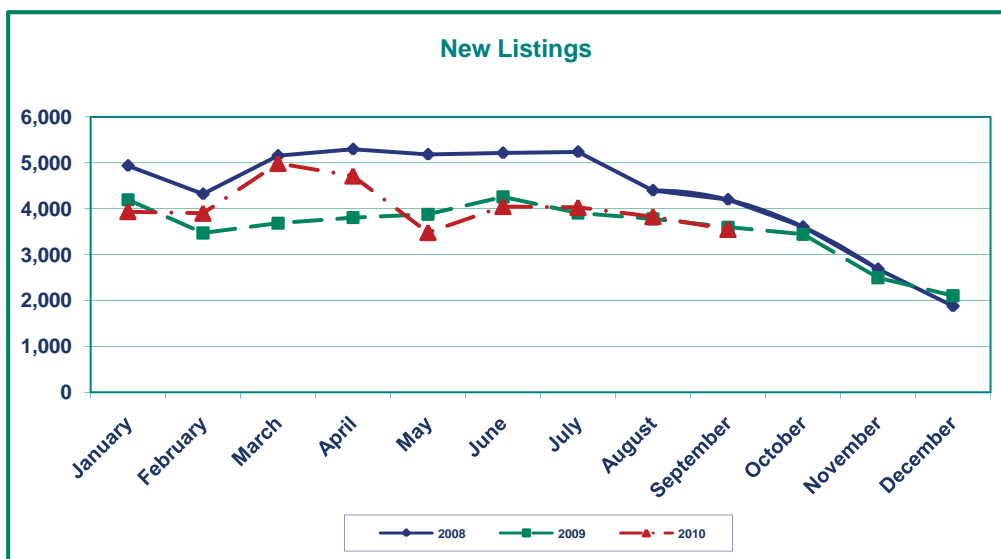
TOTAL ACTIVE LISTINGS PORTLAND, OR

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



NEW LISTINGS PORTLAND, OR

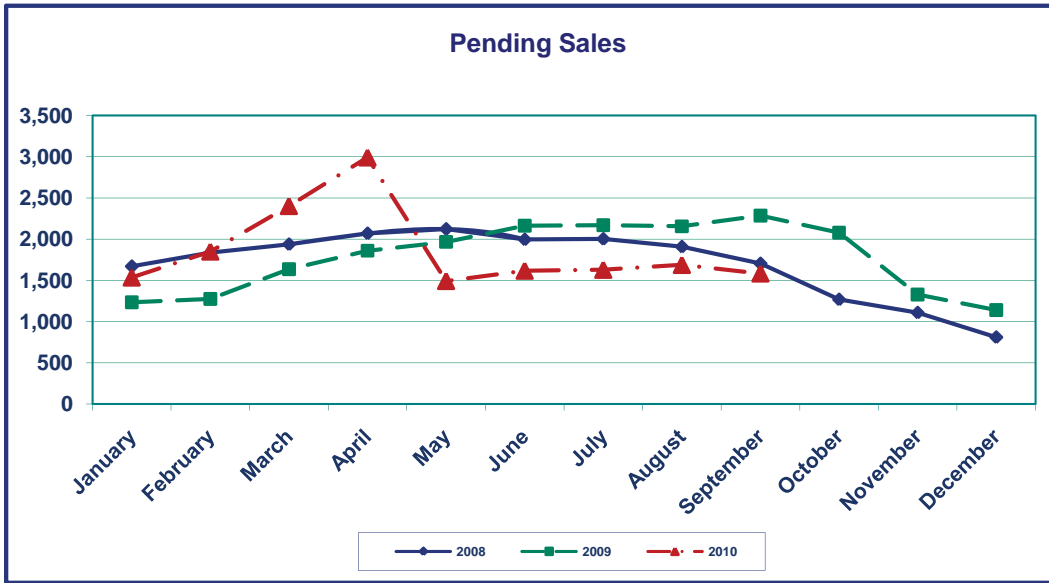
This graph shows the new residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.



PENDING LISTINGS

PORTLAND, OR

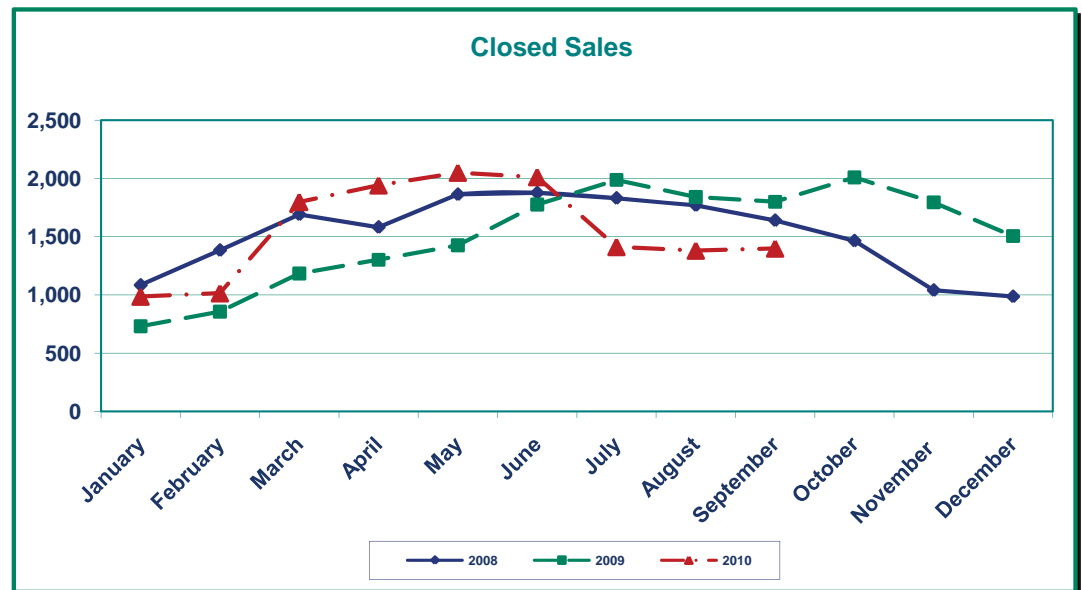
This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.



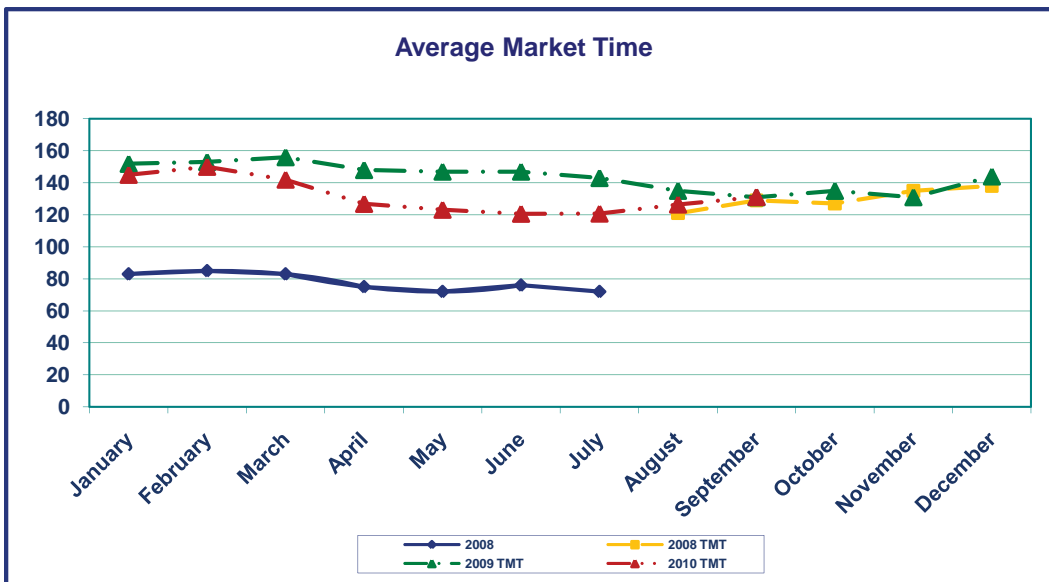
CLOSED SALES

PORTLAND, OR

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



Average Market Time



DAYS ON MARKET

PORTLAND, OR

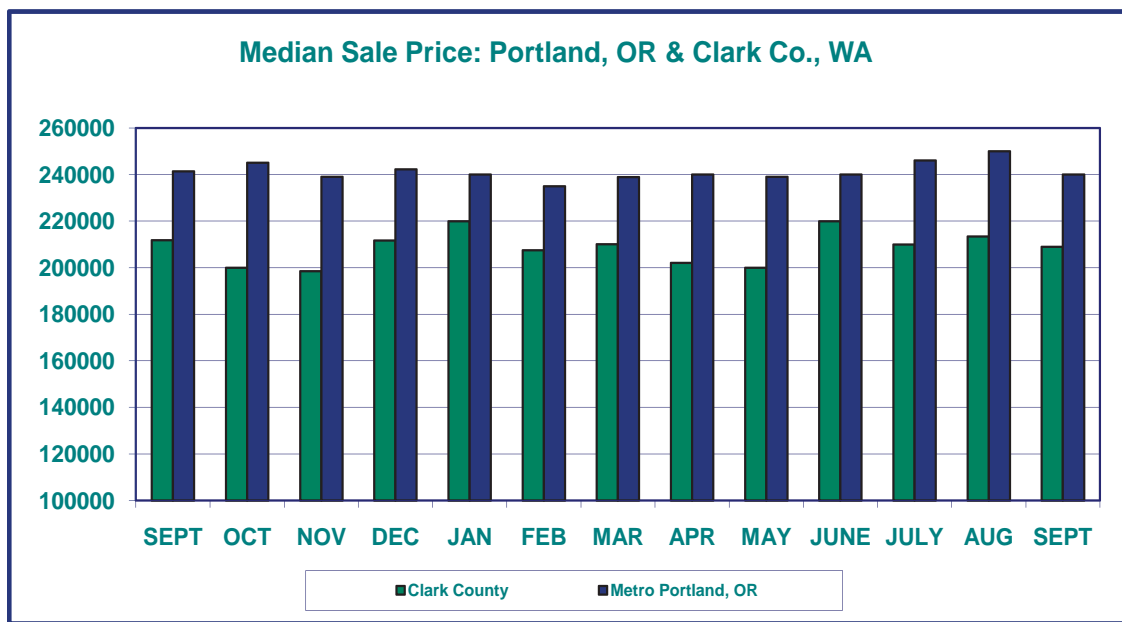
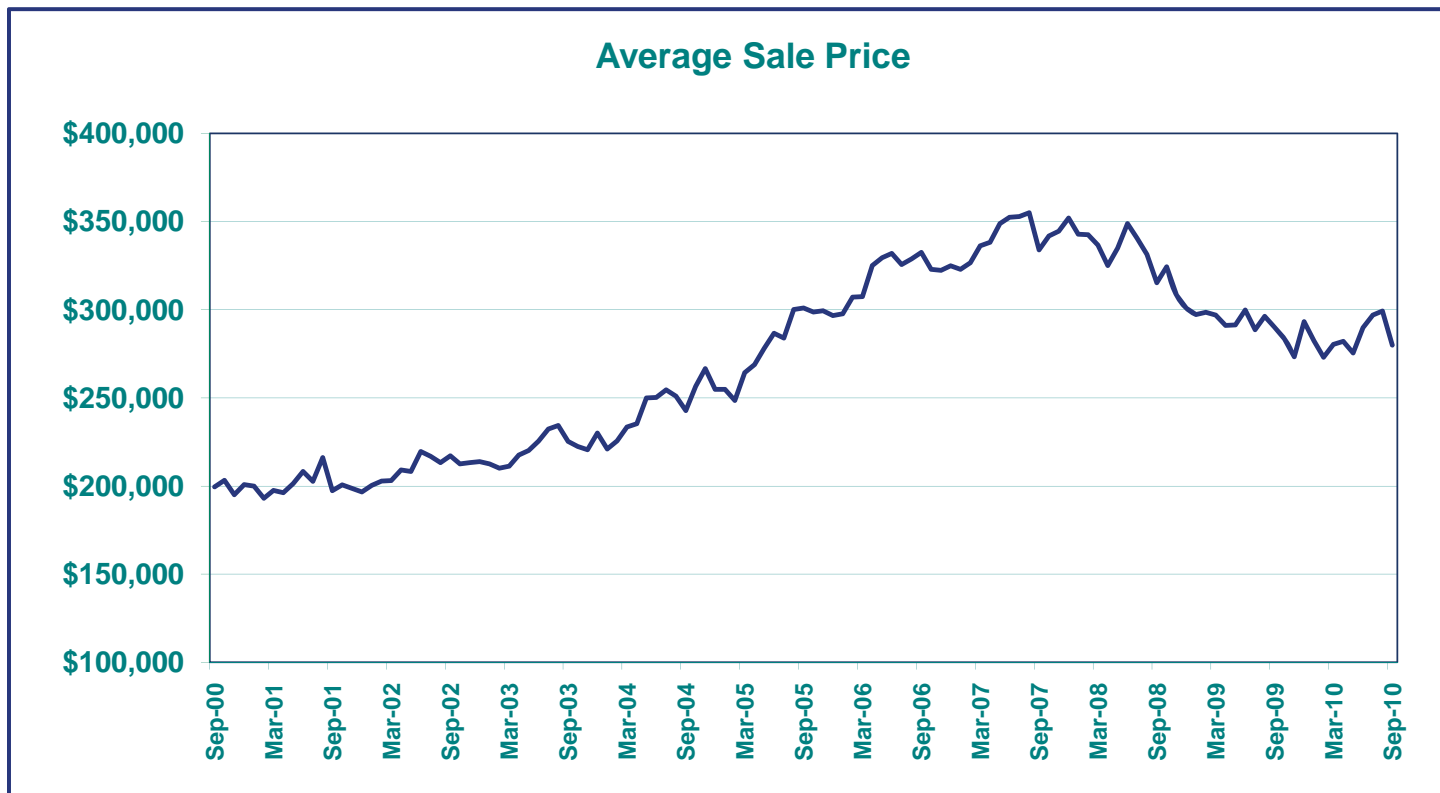
This graph shows the average market time for sales in the Portland, Oregon metropolitan area.

**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

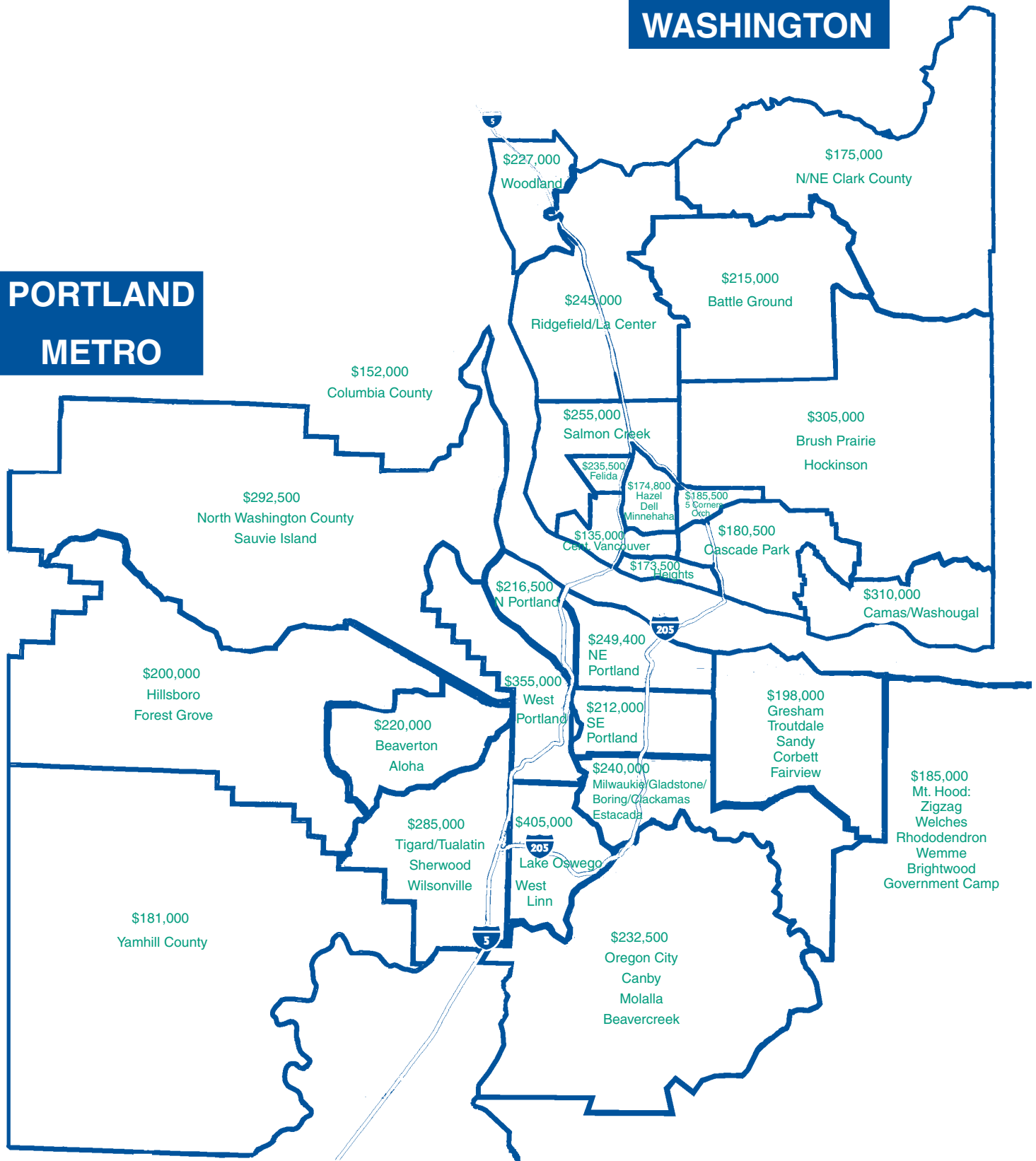
This graph shows the median sale price over the past 12 months in the greater Portland, Oregon metropolitan area and Clark County.

MEDIAN SALE PRICE

September 2010

**SW
WASHINGTON**

**PORTLAND
METRO**



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Fax: (541) 387-6657

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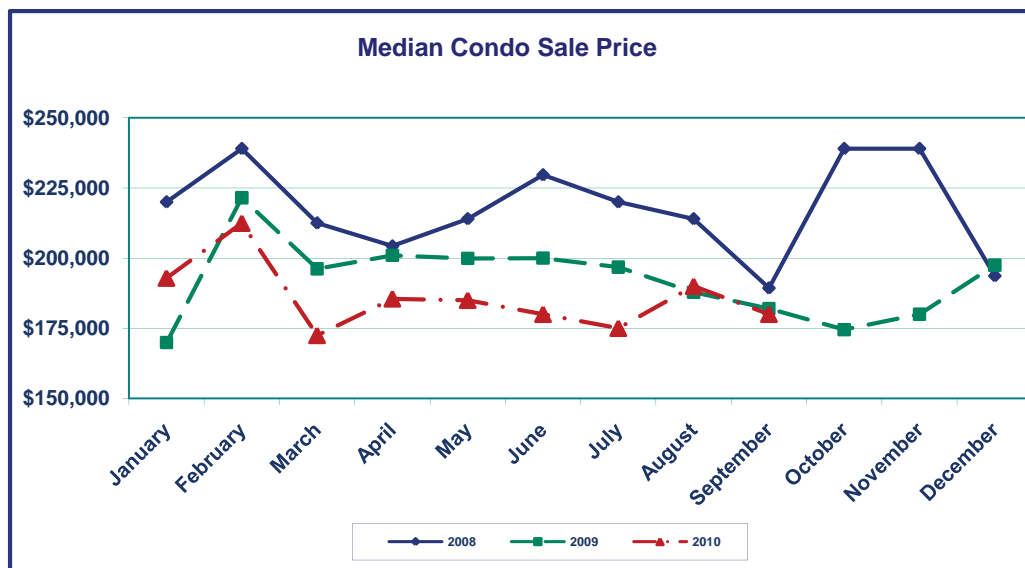
Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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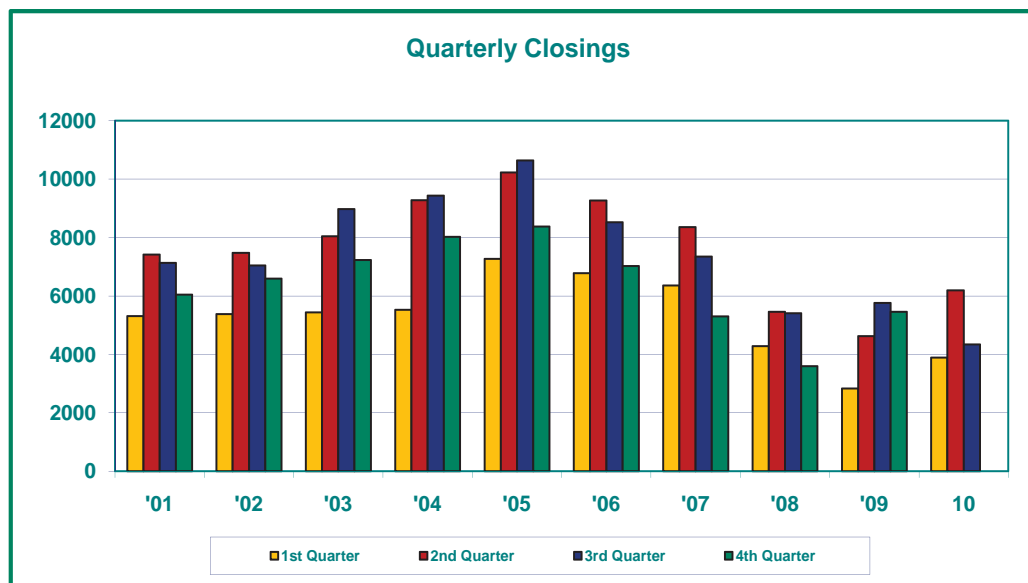
MEDIAN SALE PRICE CONDOS PORTLAND, OR

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



QUARTERLY CLOSINGS PORTLAND, OR

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



Gary Whiting, Chairman of the Board
Kurt von Wasmuth, President/CEO
Kelsey Brunson, Editor
Danny Gottlieb, Assistant Editor

MARKET ACTION



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

Residential Review: Southwest Washington

September 2010 Reporting Period

September Residential Highlights

Comparing September 2010 with the same month in 2009, results were down across the board. Closed sales decreased by 23.6%. Pending sales and new listings also fell by 31.6% and 19%, respectively. See residential highlights table below.

Month-to-month, when comparing September 2010 with August 2010, closed sales increased by 11.5% (359 v. 322). However, pending sales decreased by 8.3% (399 v. 435), and new listings also dropped 23.4% (663 v. 866).

At the month's rate of sales, the 3,734 active residential listings would last approximately 10.4 months.

Sale Prices

Comparing September 2010 to September 2009, average sale price rose 3.6% and median sale price dropped 1.3%.

In a comparison of September 2010 to August 2010, the average sale price decreased by 1.5% (\$240,600 v. \$244,300). The median sale price also decreased by 2.1% (\$209,000 v. \$213,400).

Third Quarter Report

Comparing the third quarter of 2010 with that of 2009, closed sales decreased by 29.9% (1,047 v. 1,493) and pending sales dropped by 29.3% (1,211 v. 1,712). New listings also decreased by 6.2% (2,451 v. 2,612).

Inventory in Months*

	2008	2009	2010
January	17	21	12.4
February	14.6	18.6	11.6
March	11.9	11.7	7.7
April	12.4	11.9	6.6
May	12.6	11.1	6.6
June	12.6	7.9	6.8
July	12.7	7.3	12
August	12.7	8	11.9
September	12.7	7.6	10.4
October	13.7	6.4	
November	16.9	7.3	
December	14.8	7.6	

*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.

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

Average Sale Price % Change:

-3.4% (\$236,100 v. \$244,400)

Median Sale Price % Change:

-5.5% (\$207,800 v. \$222,000)

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
2010	September	663	399	359	240,600	209,000	137
	Year-to-date	7,883	4,075	3,807	238,900	210,000	134
2009	September	819	583	470	232,200	211,800	150
	Year-to-date	7,975	4,306	3,554	241,200	215,000	160
Change	September	-19.0%	-31.6%	-23.6%	3.6%	-1.3%	-9.1%
	Year-to-date	-1.2%	-5.4%	7.1%	-1.0%	-2.3%	-16.4%

*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 • 9/2010

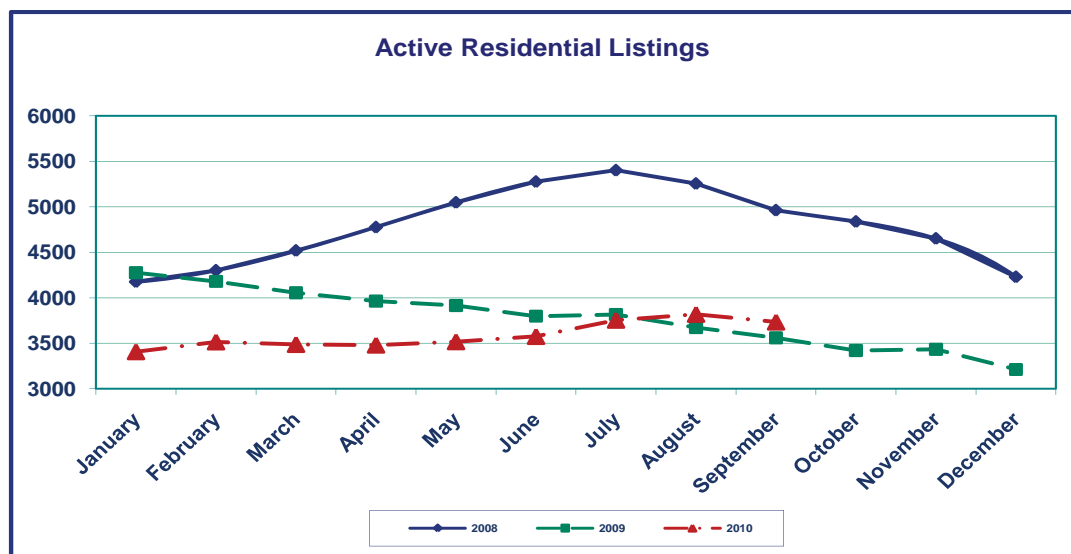
SW Washington

		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	Expired,Canceled Listings	Pending Sales 2010	Pending Sales 2010 v. 2009 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales 2010	Pending Sales 2010 v. 2009	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	96	19	6	9	-30.8%	9	157,000	93	187	101	-21.1%	98	185,600	155,800	148	-3.1%	3	133,300	-	-	13	169,000		
12	NW Heights	119	20	19	5	-70.6%	6	163,400	159	232	107	-12.3%	107	127,900	126,500	109	-5.4%	2	49,500	3	35,200	14	160,600		
13	SW Heights	104	10	19	5	0.0%	4	155,300	323	160	54	12.5%	47	197,400	175,000	205	0.1%	-	-	2	325,000	-	-		
14	Lincoln/Hazel Dell	62	13	6	7	-36.4%	2	215,000	32	130	53	-27.4%	49	197,400	196,000	96	-5.4%	-	-	4	75,300	1	235,000		
15	E Hazel Dell	188	30	21	26	-16.1%	15	148,700	148	407	224	-13.2%	206	177,200	180,000	137	-8.6%	3	170,400	16	91,800	-	-		
20	NE Heights	112	21	15	13	-13.3%	14	193,000	131	246	116	-12.1%	106	185,900	178,000	112	-4.9%	-	-	1	49,000	1	199,000		
21	Orchards	207	24	15	21	-34.4%	17	175,500	73	447	235	-12.6%	218	177,400	177,800	130	-10.1%	-	-	-	-	2	165,000		
22	Evergreen	258	67	43	41	-30.5%	42	160,700	118	671	377	-8.3%	350	180,900	172,800	132	-6.9%	-	-	9	146,300	9	190,000		
23	E Heights	78	12	14	9	-10.0%	2	266,000	20	165	68	6.3%	67	230,800	180,500	103	-8.1%	-	-	2	198,000	1	130,000		
24	Cascade Park	137	30	16	12	-33.3%	9	213,200	60	286	134	-9.5%	125	283,800	222,500	121	5.6%	-	-	2	525,000	5	213,900		
25	Five Corners	99	21	11	15	-25.0%	13	198,600	68	241	150	-2.6%	138	173,700	173,500	110	-5.0%	1	225,000	-	-	3	134,300		
26	E Orchards	84	26	11	14	-50.0%	19	264,600	112	211	135	-19.2%	128	228,400	215,400	128	-5.4%	-	-	1	149,500	-	-		
27	Fisher's Landing	125	25	22	21	10.5%	12	269,300	139	310	168	-17.6%	152	248,800	240,000	107	-1.5%	-	-	1	1,100,000	-	-		
31	SE County	42	2	6	4	-	7	361,800	226	73	35	66.7%	32	327,700	292,500	210	-19.0%	-	-	3	146,700	-	-		
32	Camas City	262	55	39	25	-46.8%	26	342,900	166	630	335	-5.9%	327	343,400	307,100	122	-0.6%	-	-	69	115,900	3	183,200		
33	Washougal	227	43	26	24	-35.1%	26	293,500	146	491	246	-5.7%	235	270,600	237,600	171	-4.4%	-	-	35	101,500	4	222,900		
41	N Hazel Dell	156	21	8	12	-42.9%	13	283,700	104	323	143	-3.4%	129	255,200	229,900	104	6.6%	-	-	6	87,000	1	850,000		
42	S Salmon Creek	138	29	26	19	-38.7%	13	223,900	126	348	187	-6.5%	168	209,500	209,700	119	-4.8%	-	-	2	45,000	2	246,800		
43	N Felida	176	32	18	19	-24.0%	18	248,500	218	359	198	11.9%	176	257,900	235,000	141	-8.3%	-	-	21	203,300	-	-		
44	N Salmon Creek	135	27	11	17	-57.5%	9	299,600	143	292	165	-12.2%	154	264,500	247,700	156	-10.1%	-	-	5	108,000	-	-		
50	Ridgefield	108	19	10	15	50.0%	8	246,600	191	216	115	40.2%	104	272,500	245,500	135	-2.8%	1	180,000	5	47,700	1	132,000		
51	W of I-5 County	30	3	3	2	-50.0%	4	327,300	176	48	29	31.8%	26	479,300	410,500	186	19.8%	-	-	4	200,800	-	-		
52	NW E of I-5 County	61	7	6	4	0.0%	5	389,500	323	96	39	-4.9%	41	370,400	302,100	215	-4.5%	-	-	8	177,400	-	-		
61	Battleground	229	41	41	27	-20.6%	27	220,200	116	491	267	-1.5%	257	233,800	210,000	123	-2.4%	-	-	16	174,000	1	125,000		
62	Brush Prairie	220	31	28	17	-32.0%	18	299,100	131	427	226	8.7%	207	294,200	272,100	134	-2.9%	1	280,000	8	231,200	-	-		
63	East County	5	-	-	1	-	-	-	-	12	3	-	1	183,400	183,400	47	-29.1%	-	-	-	-	-	-		
64	Central County	27	8	9	-	-	3	237,300	59	60	19	-13.6%	20	343,600	351,000	219	-4.5%	-	-	-	-	-	-		
65	Mid-Central County	35	5	6	1	-	2	194,800	118	62	23	-23.3%	21	303,300	307,200	143	-5.6%	-	-	2	65,000	-	-		
66	Yacolt	46	9	6	1	-50.0%	5	373,000	181	87	34	41.7%	35	225,600	195,900	212	-0.2%	-	-	5	108,000	-	-		
70	La Center	35	8	4	8	0.0%	8	257,700	167	86	58	20.8%	53	245,900	237,700	150	-2.8%	-	-	3	140,300	-	-		
71	N Central	113	2	6	3	-	2	177,500	216	60	21	5.0%	22	224,800	206,000	139	-6.6%	-	-	2	116,300	-	-		
72	NE Corner	20	3	2	2	-	1	175,000	106	29	10	42.9%	8	183,300	169,800	196	-32.1%	-	-	1	124,900	-	-		
	Grand Total	3,734	663	473	399	-31.6%	359	240,600	137	7,883	4,075	-5.4%	3,807	238,900	210,000	134	-3.4%	11	154,100	236	137,900	61	189,600		
80	Woodland City	62	14	11	8	33.3%	3	201,500	101	110	53	0.0%	44	225,700	188,800	186	-4.1%	1	127,300	1	100,000	-	-		
81	Woodland Area	53	12	15	6	50.0%	7	214,200	193	98	39	30.0%	32	256,800	252,500	218	-7.2%	-	-	5	171,200	1	250,000		
82	Cowlitz County	360	56	54	22	-24.1%	26	149,100	81	621	262	4.4%	250	166,200	150,500	140	-6.8%	4	227,500	21	64,800	4	236,500		
	Grand Total	475	82	80	36	-7.7%	36	166,100	104	829	354	6.0%	326	183,100	169,800	154	-6.7%	5	207,500	27	85,800	5	239,200		
87	Pacific County	179	11	27	12	-25.0%	6	138,700	120	202	62	-30.3%	56	160,300	130,200	173	-8.5%	2	495,000	29	39,800	-	-		

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 September 2010 with September 2009. The Year-To-Date section compares year-to-date statistics from September 2010 with year-to-date statistics from September 2009.

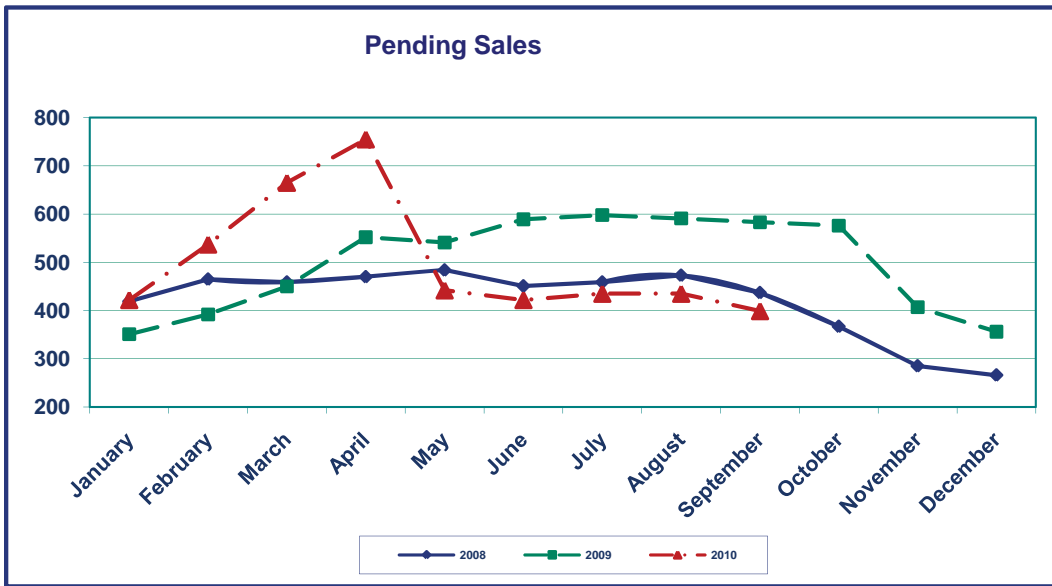
² % Change is based on a comparison of the rolling average sale price for the last 12 months (10/1/09-9/30/10) with 12 months before (10/1/08-9/30/09).

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.

PENDING LISTINGS

SW WASHINGTON

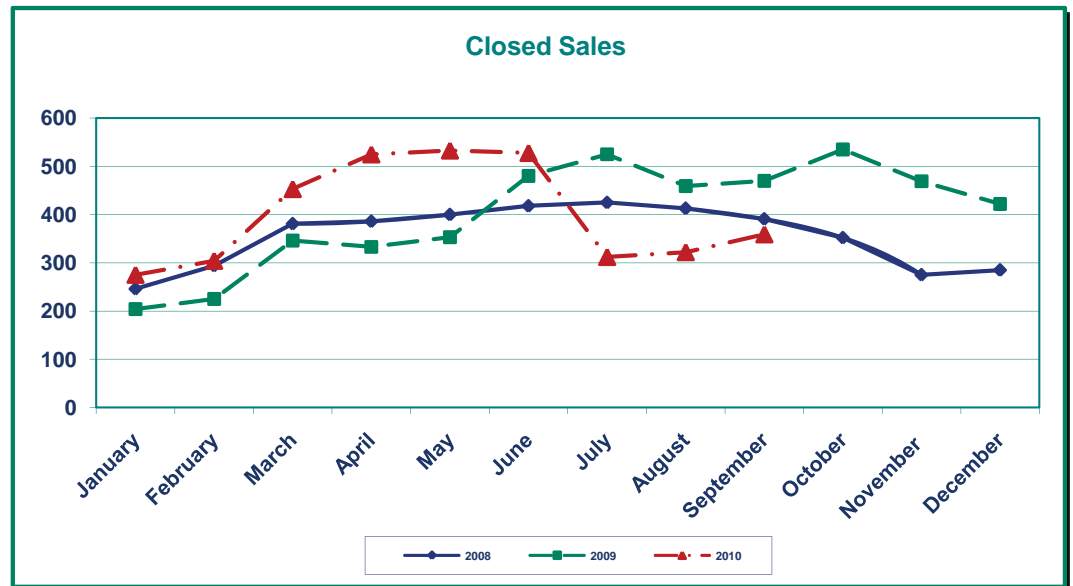
This graph represents monthly accepted offers in Southwest Washington over the past three calendar years.



CLOSED SALES

SW WASHINGTON

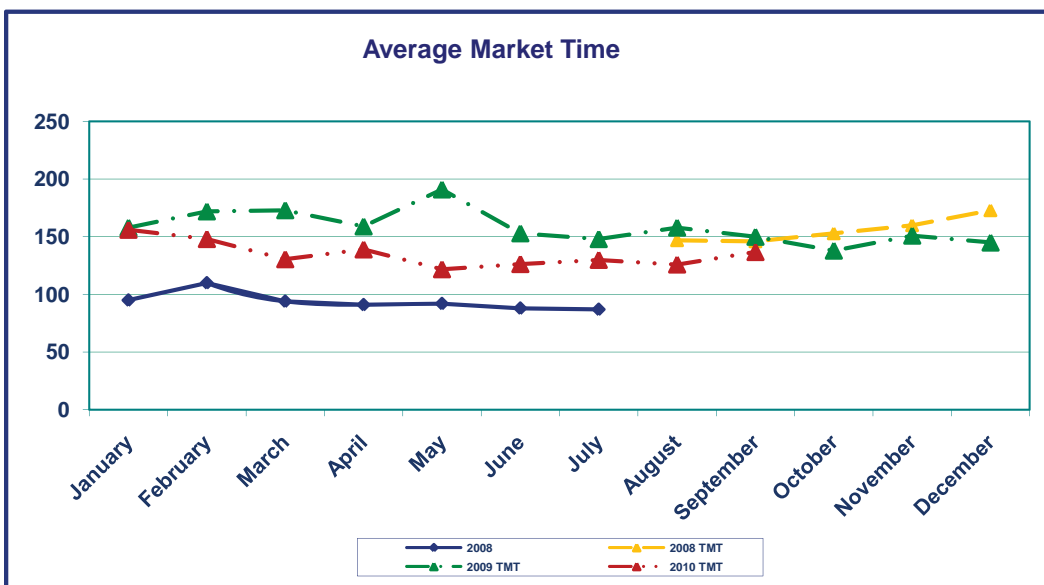
This graph shows the closed sales over the past three calendar years in Southwest Washington.



DAYS ON MARKET

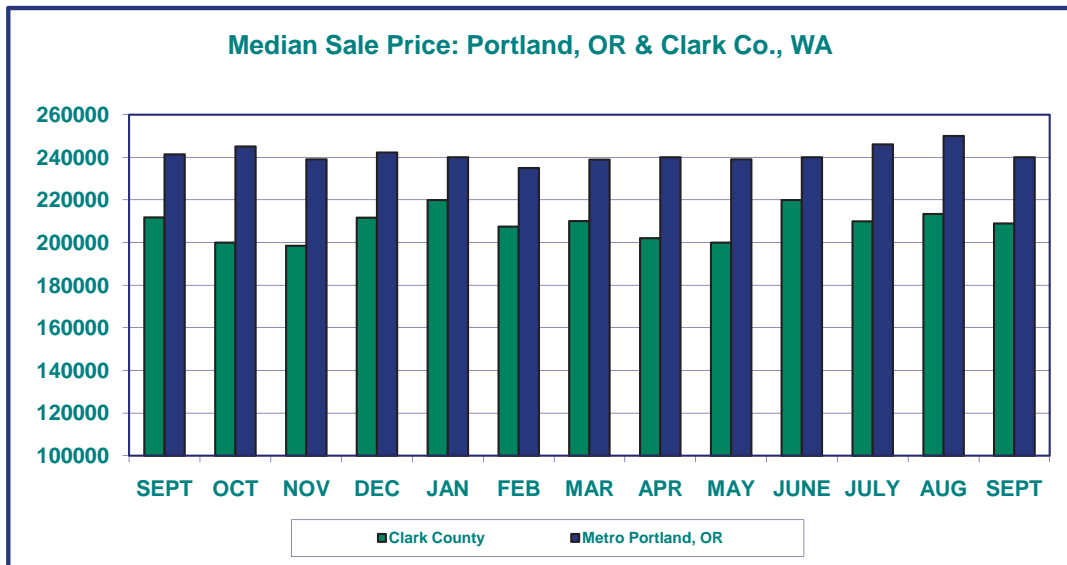
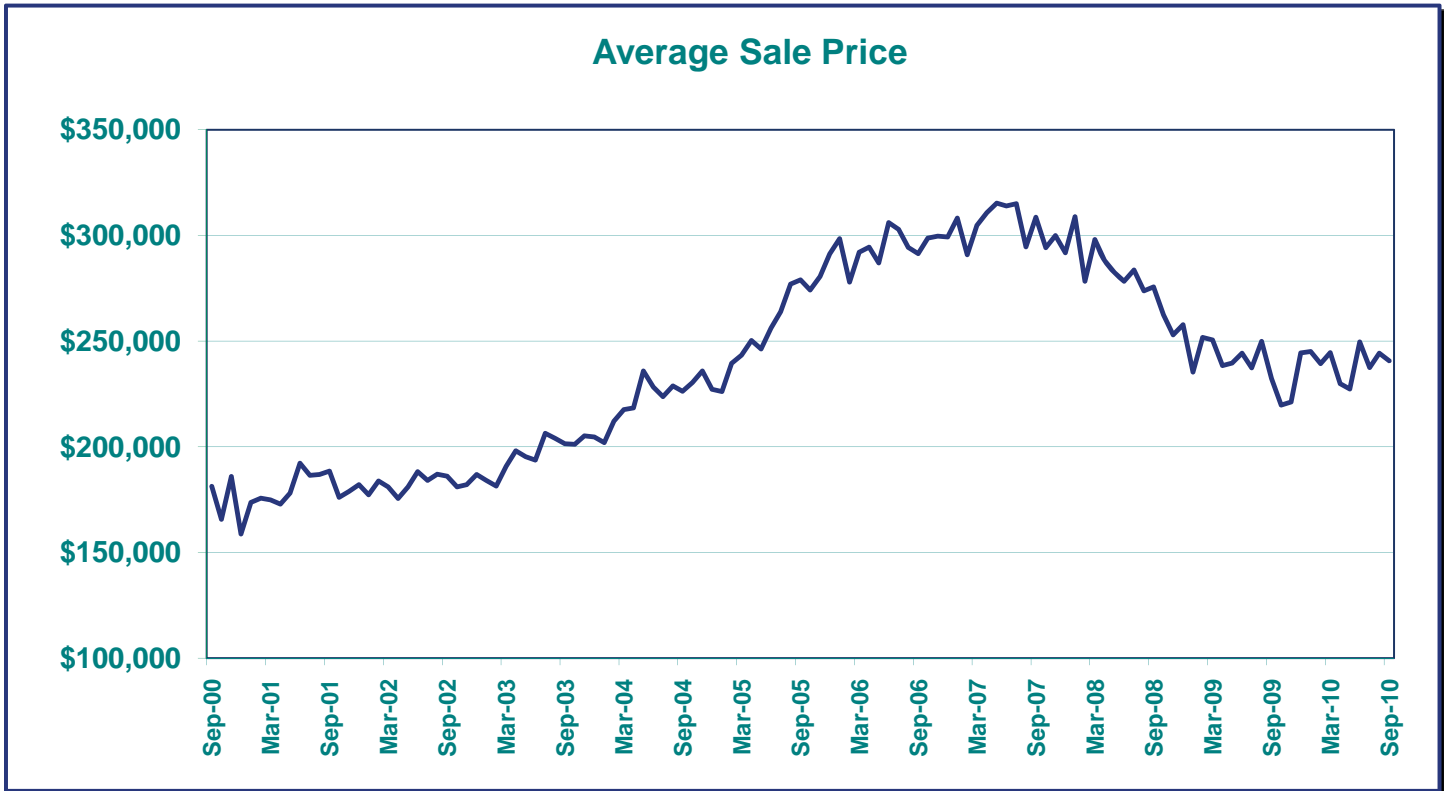
SW WASHINGTON

*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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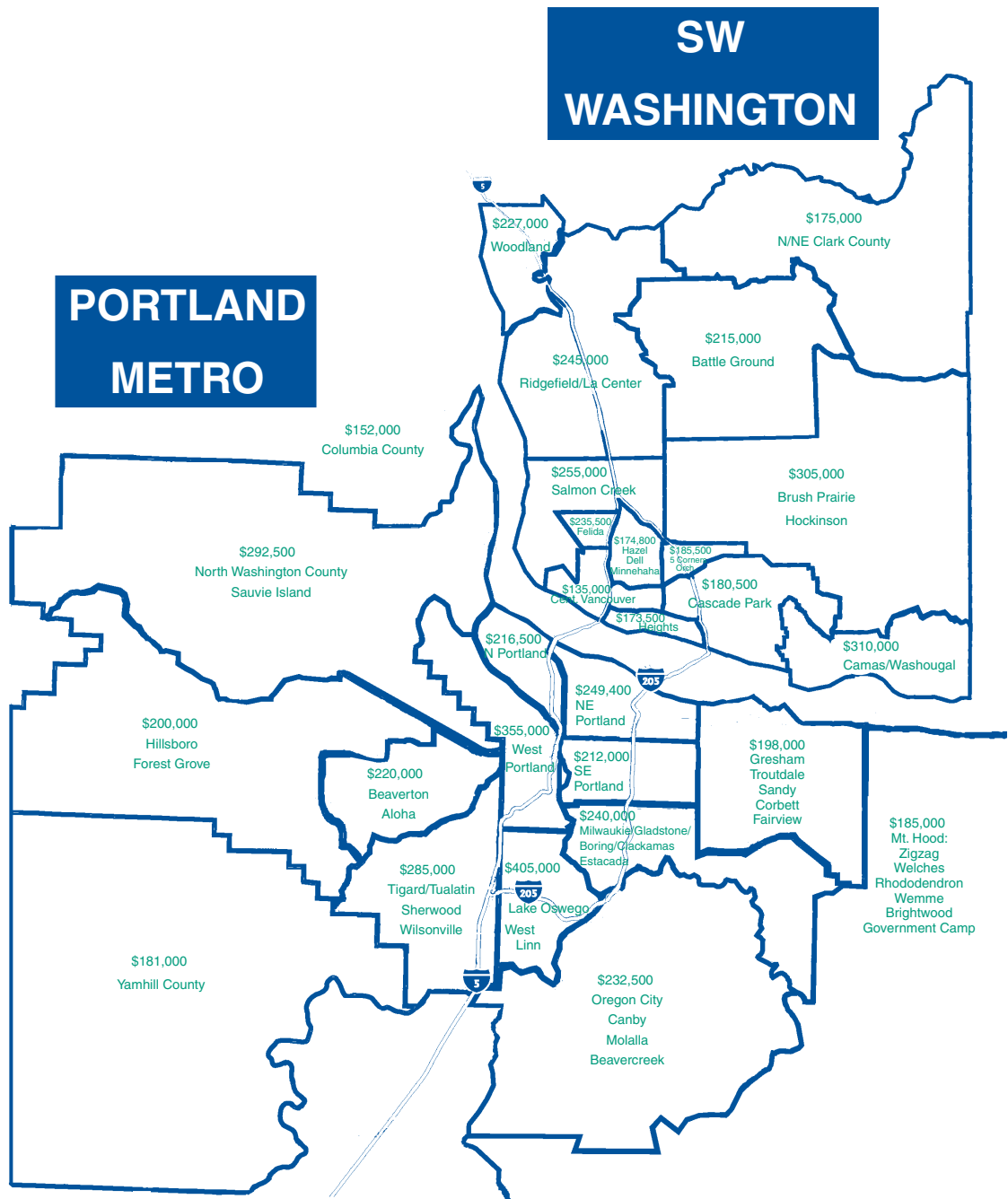
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MEDIAN SALE PRICE September 2010



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

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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 2010 Reporting Period

September Residential Highlights

Comparing September 2010 with September 2009, closed sales were up 42.9%, pending sales decreased by 20%, and new listings fell 30.6%. Compared to August 2010, closed sales were up 81.8% (20 v. 11), pending sales were down 42.9% (16 v. 28), and new listings were also down 32.4% (25 v. 37).

Sale Prices

Average sale price in September 2010 decreased 13.3% compared to September 2009, and the median

sale price also saw a drop of 21.9%.

Compared to August 2010, the average sale price went down 17.8% (\$120,900 v. \$147,100) and the median sale price went down 10.1% (\$112,500 v. \$136,300).

Third Quarter Report

Compared to the third quarter of 2009, closed sales decreased by 7.5% (62 v. 67). Pending sales and new listings saw decreases of 11.7% (53 v. 60) and 3.1% (95 v. 98), respectively.

Inventory in Months*

	2008	2009	2010
January	8.1	38.3	16.8
February	18.9	12.4	15.1
March	12.5	19.9	16.1
April	8.9	13.1	9.5
May	9.3	12.9	12.2
June	11.3	11.6	11.1
July	10.0	9.7	17.5
August	8.8	7.4	23.7
September	6.8	15	11.7
October	9.7	17.8	
November	11.9	8.2	
December	16.4	11.8	

*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.

Union County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2010	September	25	16	20	120,900	122,500	89
	Year-to-date	364	171	160	147,800	135,000	171
2009	September	36	20	14	139,500	156,800	129
	Year-to-date	318	168	144	153,100	135,000	137
Change	September	-30.6%	-20.0%	42.9%	-13.3%	-21.9%	-31.1%
	Year-to-date	14.5%	1.8%	11.1%	-3.5%	0.0%	24.3%

*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.

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

Average Sale Price % Change:

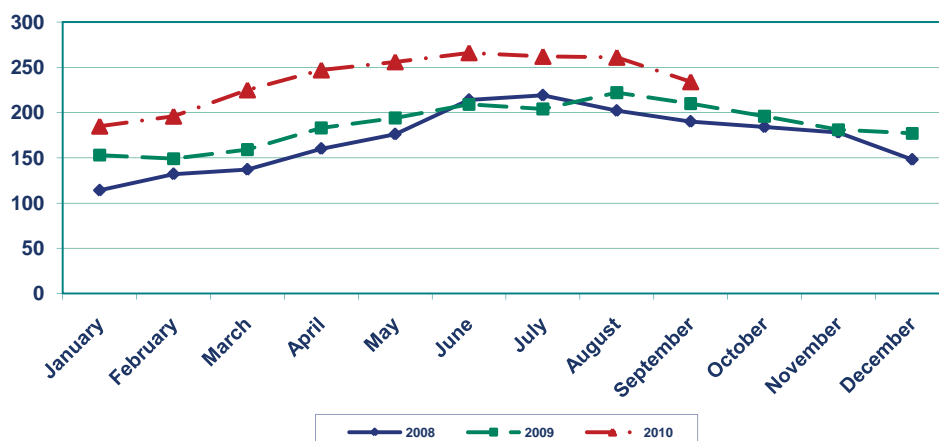
-3.1% (\$148,900 v. \$153,600)

Median Sale Price % Change:

0.0% (\$135,000 v. \$135,000)

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 • 9/2010

Union 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	Expired/Cancelled Listings	Pending Sales 2010	Pending Sales 2010 v. 2009 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales 2010	Pending Sales 2010 v. 2009	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		
97824	Cove	13	1	5	-	-100.0%	-	-	20	7	-12.5%	5	267,900	250,000	11.7%	-	-	1	200,000	-	-	
97827	Elgin	35	4	5	2	100.0%	2	84,500	139	45	41.7%	14	145,000	125,500	-17.5%	-	-	3	88,200	1	90,000	
97841	Imbler	6	2	-	1	-	1	128,500	45	8	4	33.3%	3	136,800	128,500	-35.4%	-	-	1	484,000	-	-
97850	La Grande/ Island City	139	14	25	8	-52.9%	12	142,600	96	227	108	-16.9%	105	150,400	141,000	-1.6%	7	199,100	7	115,300	4	452,000
97867	North Powder	1	0	1	2	-	2	115,100	102	5	4	300.0%	3	93,400	95,200	86.1%	-	-	1	1,000	-	-
97876	Summerville	9	0	2	-	-	-	-	-	10	3	-	3	409,300	410,000	-20.1%	-	-	1	152,500	-	-
97883	Union	31	4	3	3	200.0%	3	59,600	36	49	28	100.0%	27	95,200	92,000	-70.4%	1	164,500	4	30,000	-	-
	Union Co. Total	234	25	41	16	-20.0%	20	120,900	89	364	171	1.8%	160	147,800	135,000	-3.1%	8	194,800	18	112,700	5	379,600

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares September 2010 with September 2009. The Year-To-Date section compares year-to-date statistics from September 2010 with year-to-date statistics from September 2009.

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

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.



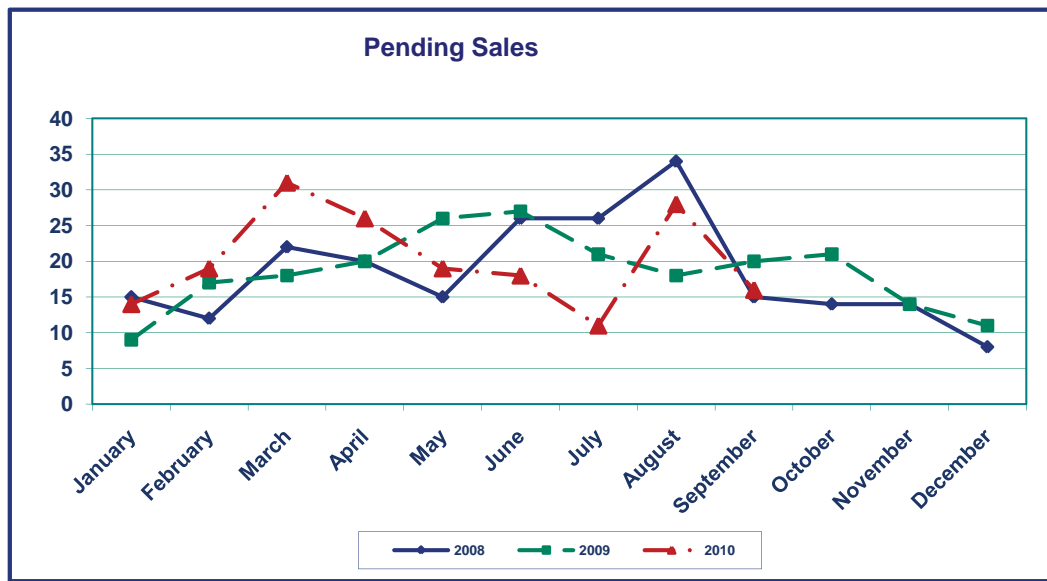
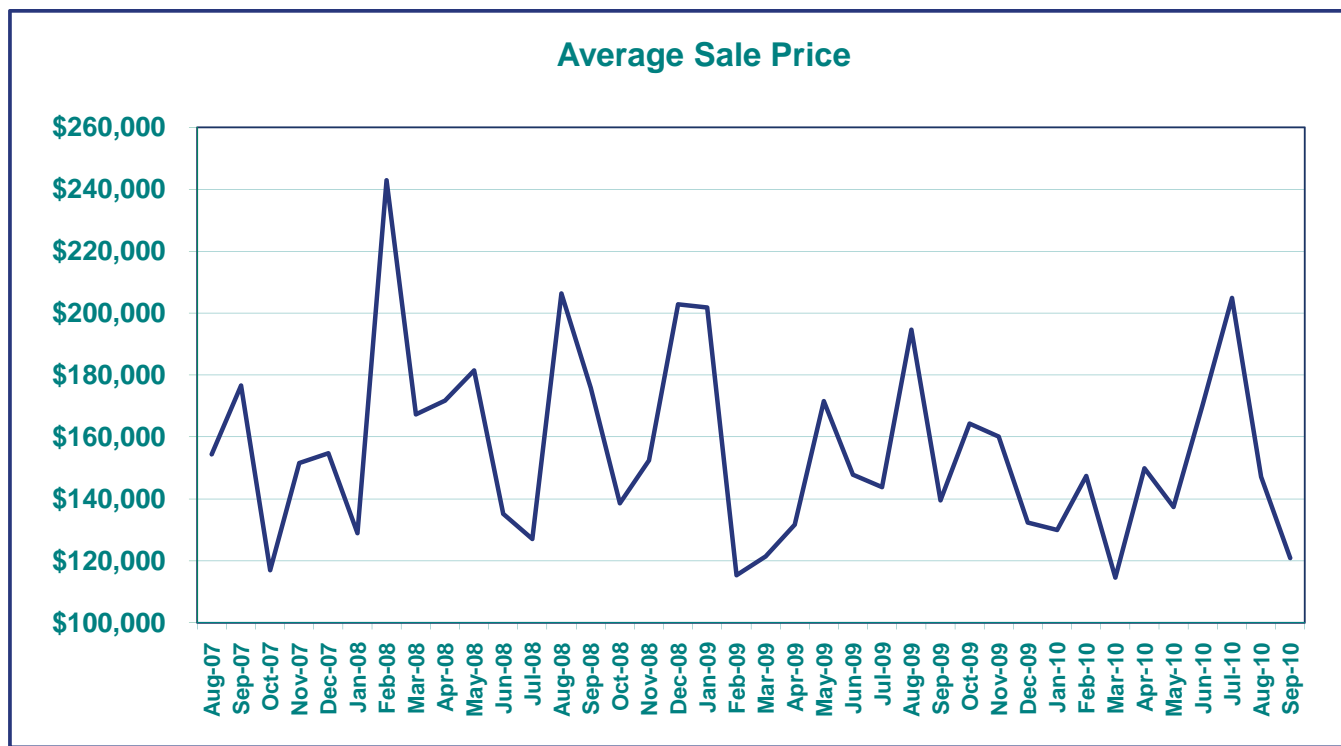
NEW LISTINGS UNION COUNTY, OR

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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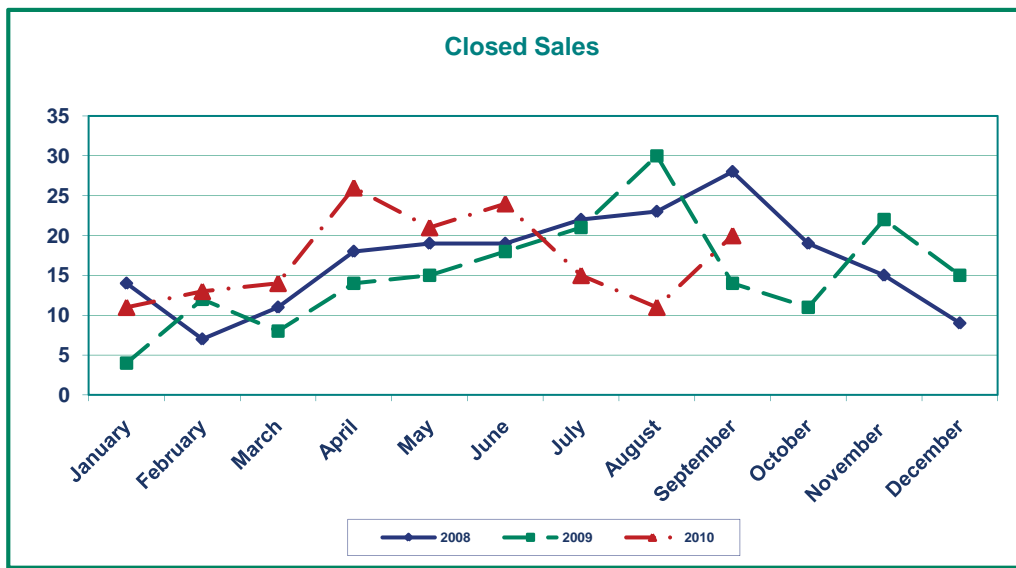
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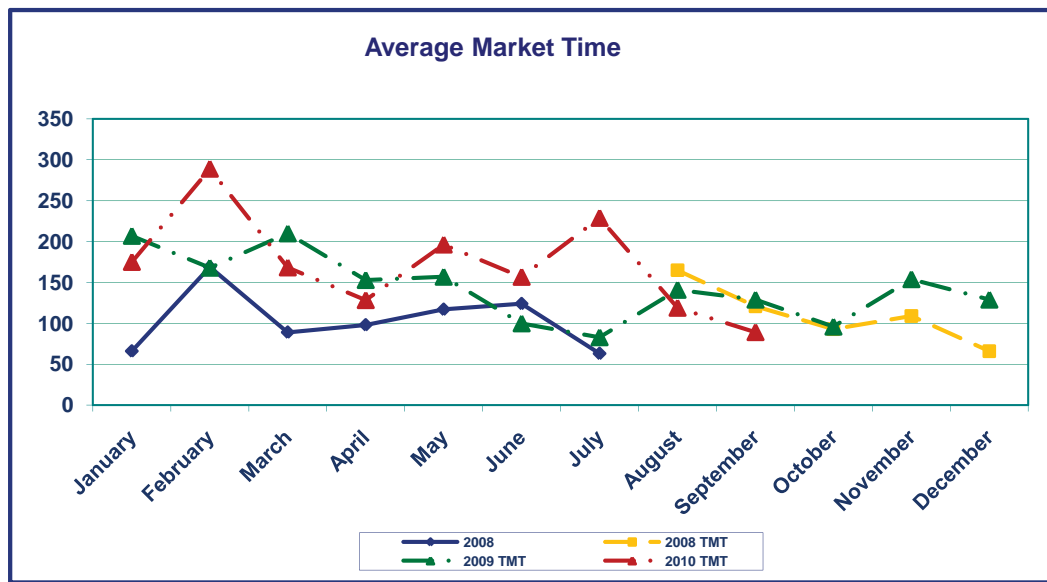
CLOSED SALES UNION COUNTY, OR

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 Whiting, Chairman of the Board
Kurt von Wasmuth, President/CEO
Kelsey Brunson, Editor
Danny Gottlieb, Assistant Editor

MARKET ACTION



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

Residential Review: Wallowa County, Oregon

September 2010 Reporting Period

September Residential Highlights

Comparing September 2010 with the same month in 2009, closed sales dropped 57.1%. Pending sales also fell 20%, while new listings rose 71.4%. See residential highlights table below.

A comparison of September 2010 with the month prior, August 2010, shows a decrease of closed sales by 70% (3 v. 10), as well as a decrease of pending sales by 42.9% (4 v. 7). New listings increased by 33.3% (12 v. 9).

At the month's current rate of sales, the 157 active residential listings would last approximately 52.3 months.

Sale Prices

Compared to September 2009, the average sale price in September 2010 fell 24.3%, while the median sale price dropped 34.3%.

Comparing September 2010 to August 2010, the average sale price went up 8.6% (\$165,000 v. \$151,900) and the median sale price dipped 6.4% (\$110,000 v. \$117,500).

Second Quarter Report

In a comparison between the third quarters of 2010 and 2009, closed sales increased 20% (18 v. 15), while pending sales dropped 15% (17 v. 20). New listings jumped 55.6% (42 v. 27).

Inventory in Months*		
	2009	2010
January	20.4	99
February	N/A	27.5
March	108	N/A
April	125	23
May	46	34
June	46.7	19
July	45	32
August	26.6	15.4
September	17.6	52.3
October	23	
November	28.5	
December	15.8	

*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:

-19.5% (\$162,600 v. \$201,900)*

Median Sale Price % Change:

-6.3% (\$150,000 v. \$160,000)*

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

Wallowa County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2010	September	12	4	3	165,000	110,000	232
	Year-to-date	141	44	41	157,900	150,000	223
2009	September	7	5	7	218,000	167,500	161
	Year-to-date	106	35	29	172,600	160,000	187
Change	September	71.4%	-20.0%	-57.1%	-24.3%	-34.3%	44.4%
	Year-to-date	33.0%	25.7%	41.4%	-8.5%	-6.3%	19.1%

AREA REPORT • 9/2010

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales 2010	Pending Sales 2010 v. 2009 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales 2010	Pending Sales 2010 v. 2009	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	26	3	-	1	-50.0%	1	275,000	287	23	8	33.3%	7	158,400	170,000	-0.7%	1	140,000	-	-	-	-
97857	Lostine	6	0	0	1	-	1	110,000	35	9	3	-	3	229,200	127,700	-	-	-	-	-	-	-
97842	Imnaha	0	0	-	0	-	-	-	-	4	2	100.0%	1	80,000	80,000	-47.7%	-	-	5	11,700	-	-
97846	Joseph	74	5	3	2	100.0%	1	110,000	374	55	11	-21.4%	11	182,500	165,000	-8.0%	2	48,500	3	131,300	1	260,000
97828	Enterprise	51	4	4	0	-100.0%	-	-	-	50	20	42.9%	19	136,300	122,500	-	1	125,000	4	116,900	-	-
	Wallowa Co. Total	157	12	7	4	-20.0%	3	165,000	232	141	44	25.7%	41	157,900	150,000	-19.5%	4	90,500	12	76,700	1	260,000

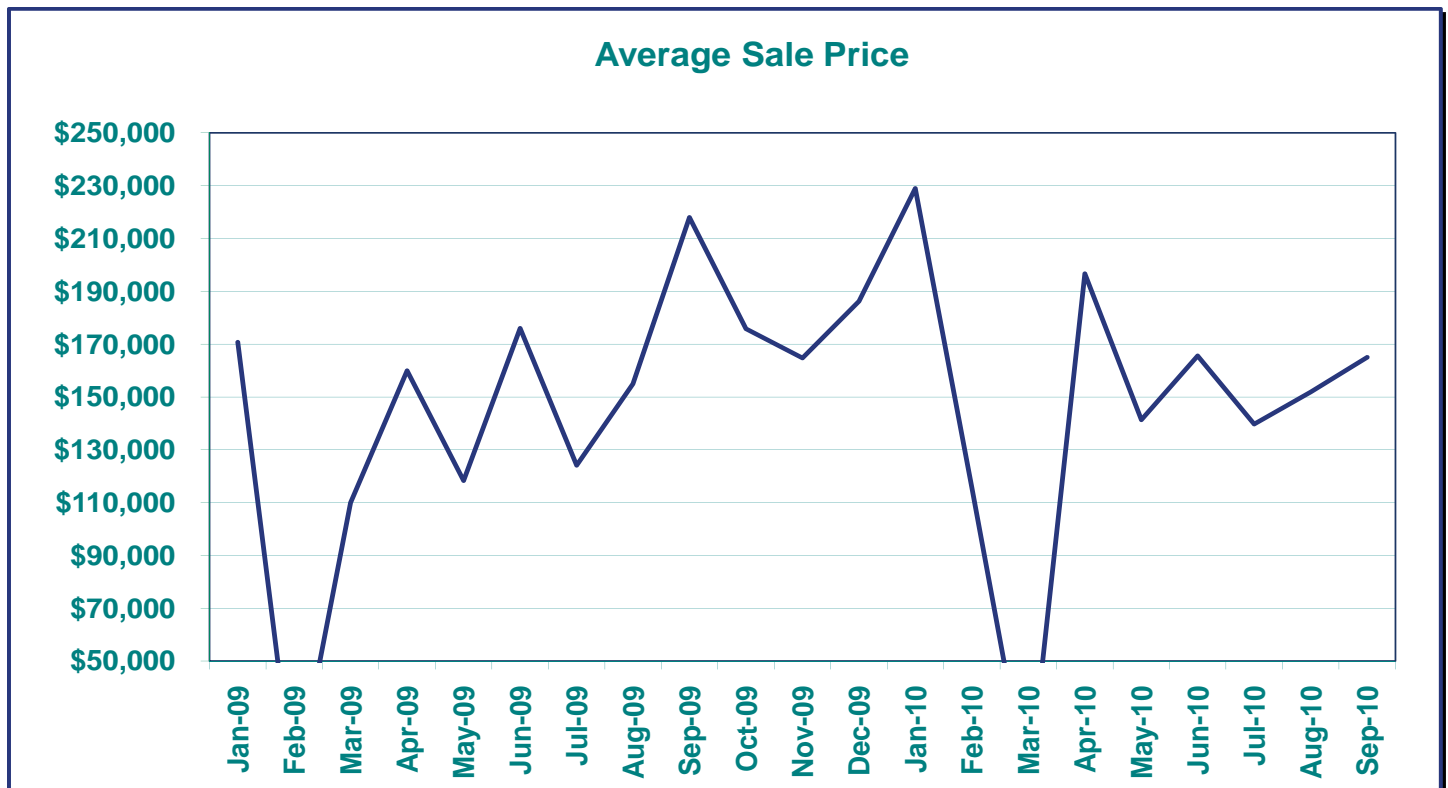
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares September 2010 with September 2009. The Year-To-Date section compares year-to-date statistics from September 2010 with year-to-date statistics from September 2009.

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

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.

AVERAGE SALE PRICE WALLOWA COUNTY, OR

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



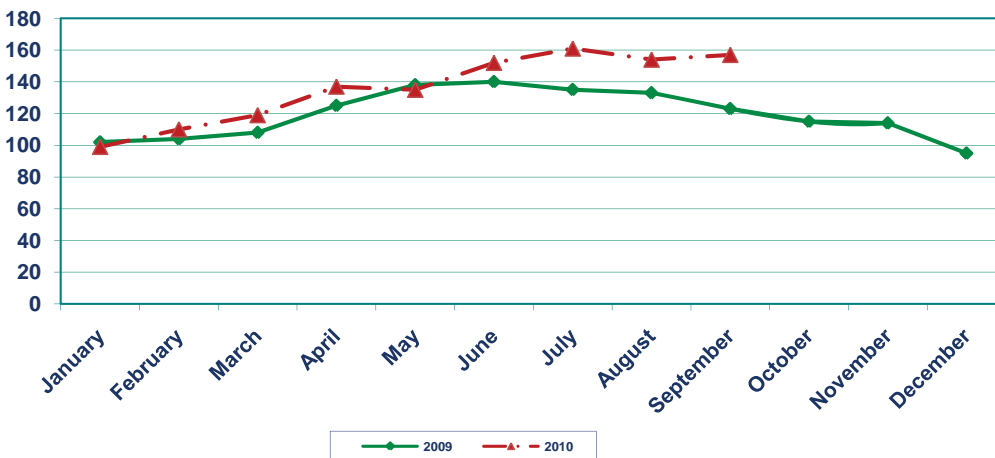
NEW LISTINGS

WALLOWA COUNTY, OR

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



Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

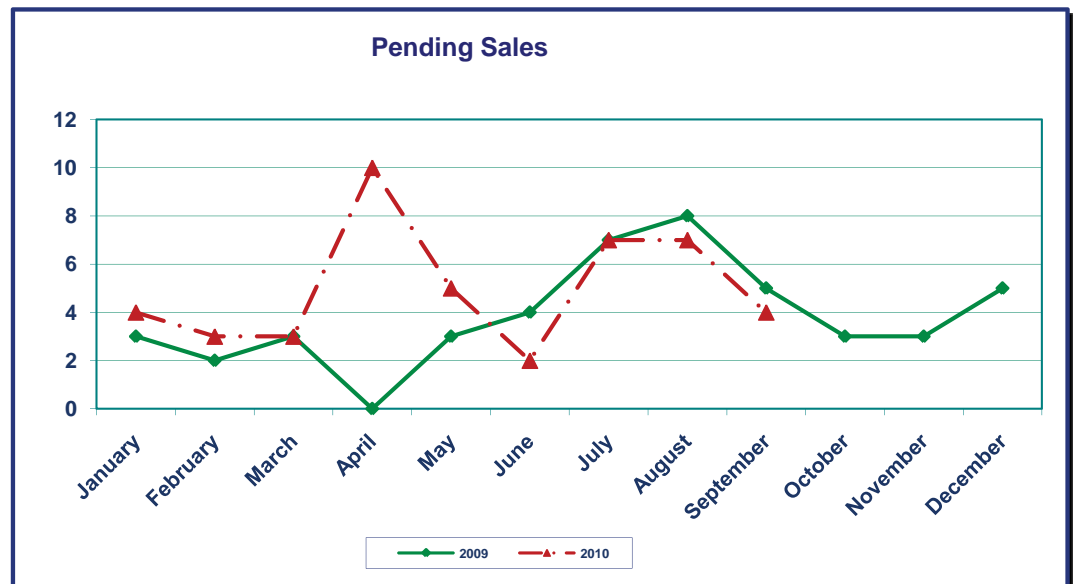
WALLOWA COUNTY, OR

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

PENDING LISTINGS

WALLOWA COUNTY, OR

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



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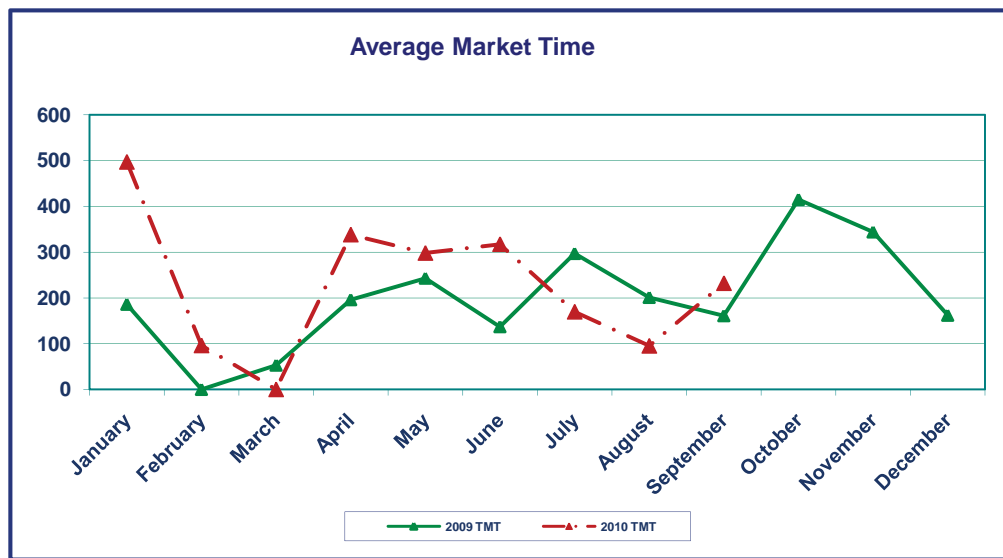
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