

MARKET ACTION



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

Residential Review: Baker County, Oregon

November 2010 Reporting Period

November Residential Highlights

A comparison of sales activity in November 2010 to November 2009 shows closed sales stayed even, while pending sales fell from 13 to 7. New listings also dropped from 19 to 16.

Compared to October 2010, in November 2010 closed sales stayed at 10, while pending sales went down from 16 to 7 (-56.3%). New listings fell from 18 to 16 (-11.1%).

Sale Prices

Average sale price for November 2010 increased 14.5% when compared to November 2009 and median sale price also grew 8.1%. See residential highlights table below.

Comparing October 2010 to November 2010, average sale price increased from \$144,900 to \$149,500 (3.2%) and median price also grew from \$108,700 to \$133,000 (22.4%).

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	18.9
November	15.3	16.8	18.1
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	November	16	7	10	149,500	133,000	100
	Year-to-date	314	132	123	142,600	120,000	179
2009	November	19	13	10	130,600	123,000	197
	Year-to-date	284	133	121	133,000	115,000	157
Change	November	-15.8%	-46.2%	0.0%	14.5%	8.1%	-49.2%
	Year-to-date	10.6%	-0.8%	1.7%	7.2%	4.3%	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.

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

Average Sale Price % Change:

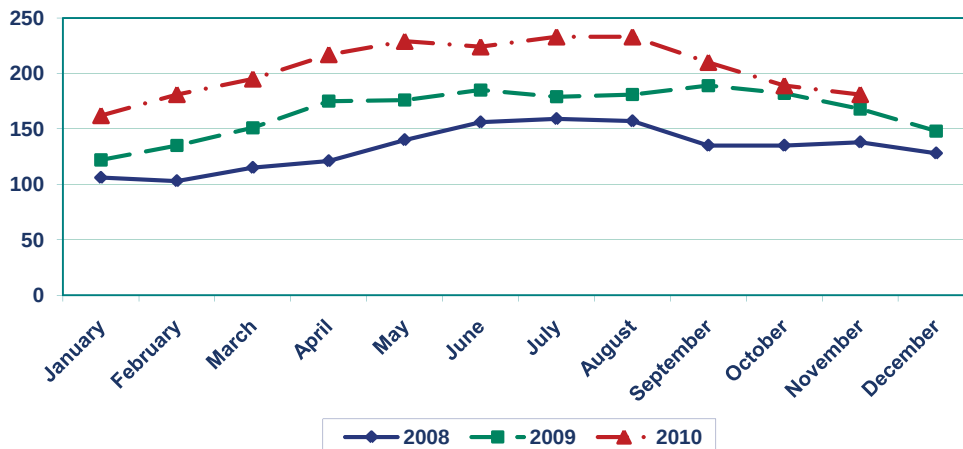
6.3% (\$138,800 v. \$130,600)

Median Sale Price % Change:

0.0% (\$115,000 v. \$115,000)

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

Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

BAKER COUNTY, OR

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

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Baker County, Oregon

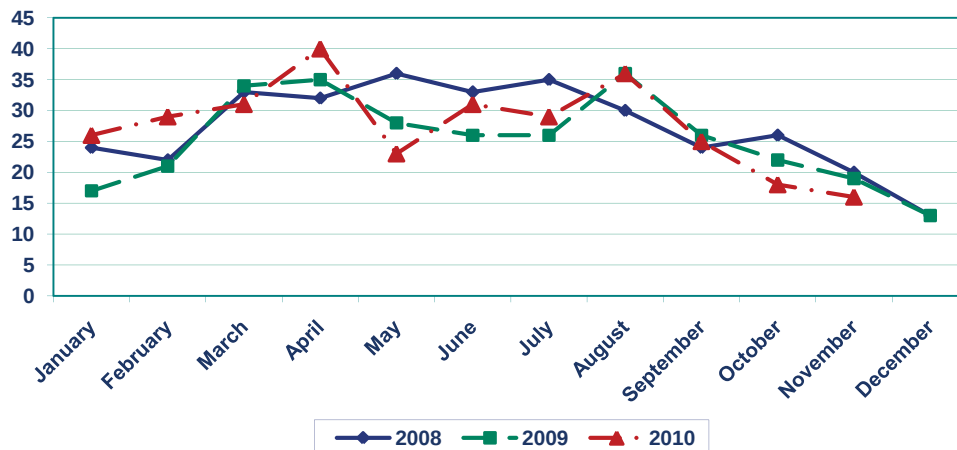
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales 2010	Pending Sales 2010 v. 2009 ¹	Closed Sales	Average Sale 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	109	11	15	6	-45.5%	9	147,800	109	223	113	1.8%	105	144,500	117,000	16.6%	4	109,500	9	118,400	1	82,400	
461	Haines/ Anthony Lk/ Muddy Crk	8	2	1	-	-100.0%	-	-	-	12	2	-71.4%	2	141,000	141,000	-29.0%	-	-	-	-	-	-	
462	Sumpter/McEwen/Boume/Phillips Lk/ Granit	18	1	3	-	-100.0%	-	-	-	22	4	-55.6%	4	140,900	121,800	39.3%	-	-	7	65,700	-	-	
463	Unity/Hereford	5	-	1	1	-	-	-	-	6	2	-	1	65,000	65,000	-	-	-	-	-	-	-	
464	Huntington/Lime	2	-	-	-	-	1	165,000	16	3	1	-	1	165,000	-	-	-	-	-	-	-	-	
465	Durkee/Pleasant Valley	2	-	-	-	-	-	-	-	2	1	-	1	185,000	185,000	-70.2%	-	-	-	-	-	-	
466	Richland/ New Bridge	19	1	1	-	-	-	-	-	24	5	0.0%	5	110,500	120,000	-53.9%	-	-	5	73,600	-	-	
467	Halfway/ Cornucopia	18	1	-	-	-	-	-	-	22	4	300.0%	4	139,800	122,000	-29.0%	-	-	2	35,000	-	-	
468	Oxbow	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/09-11/30/10) with 12 months before (12/1/08-11/30/09).

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New Listings



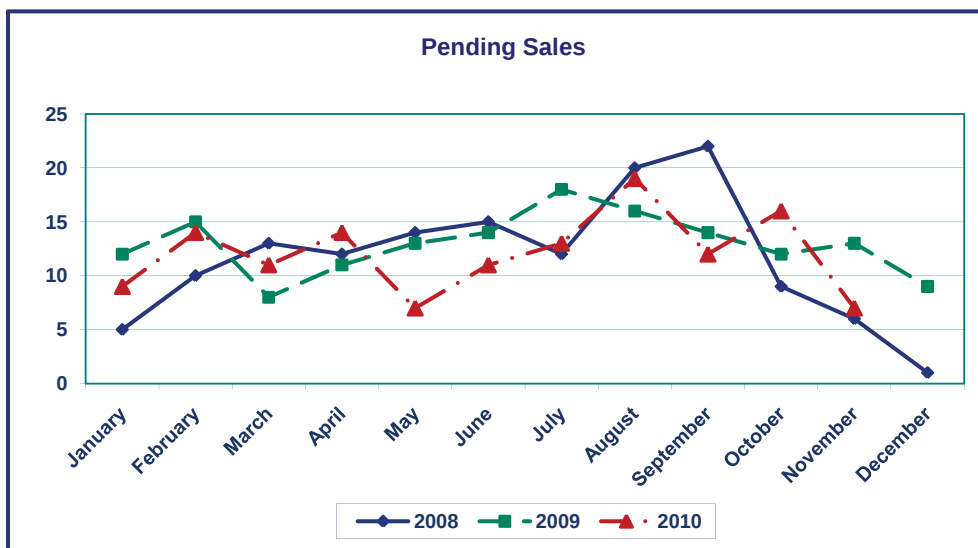
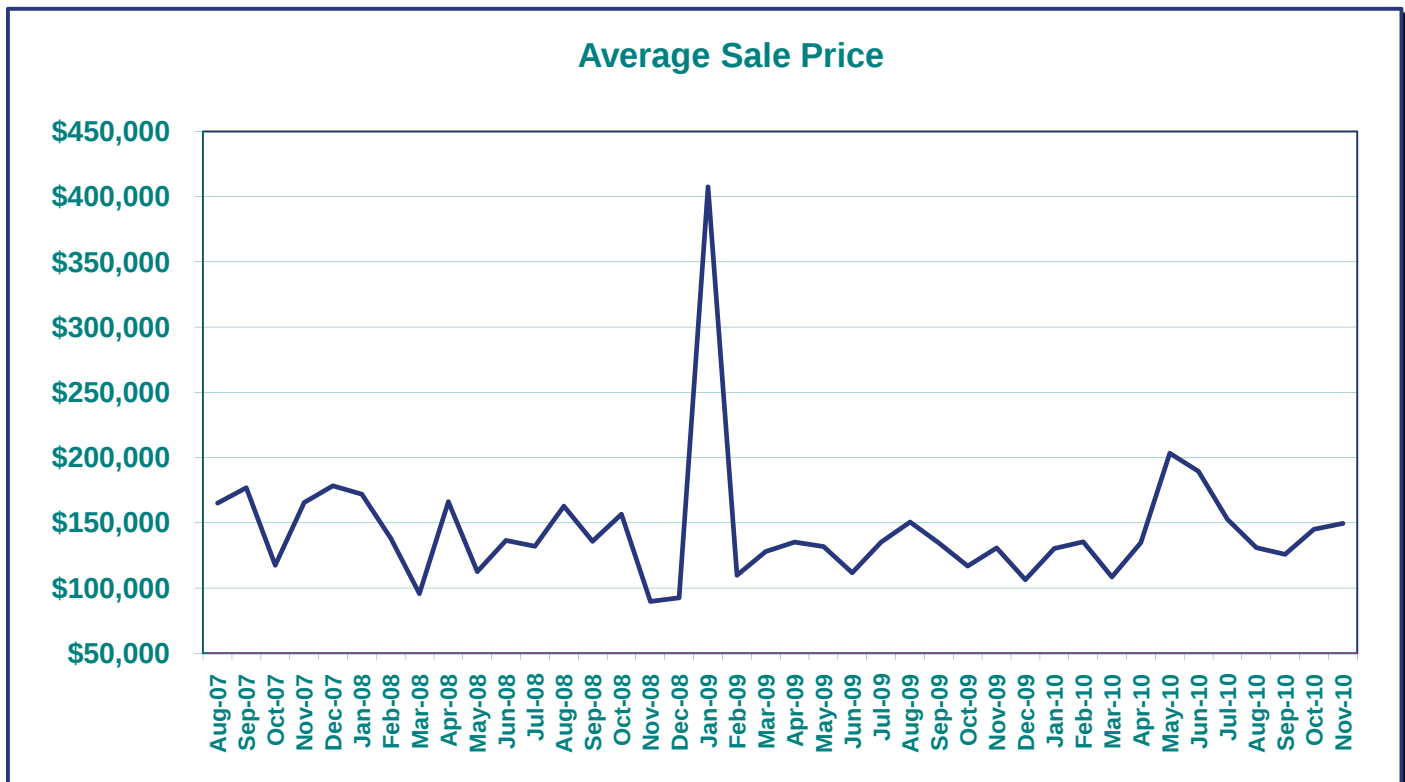
NEW LISTINGS BAKER COUNTY, OR

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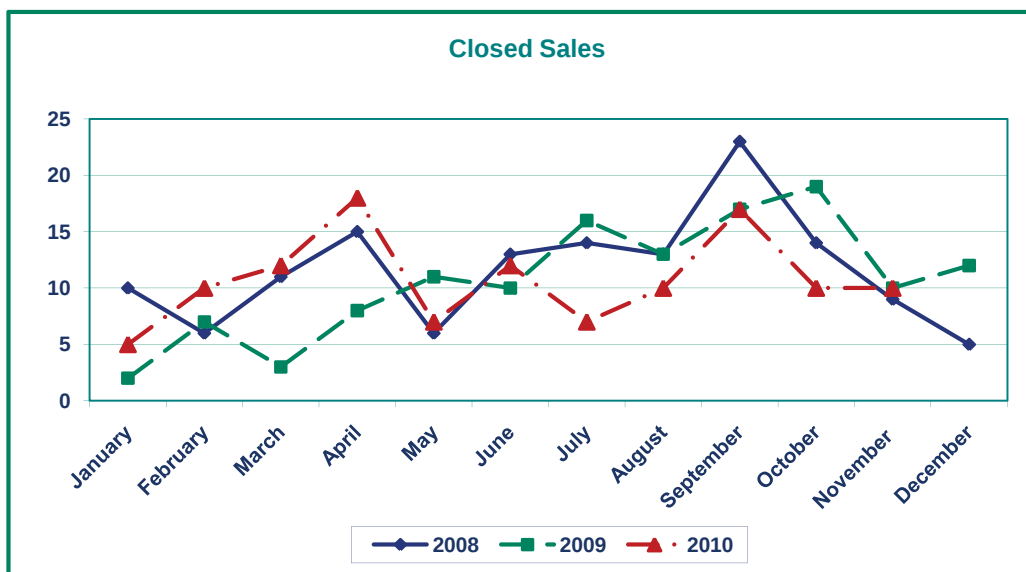
Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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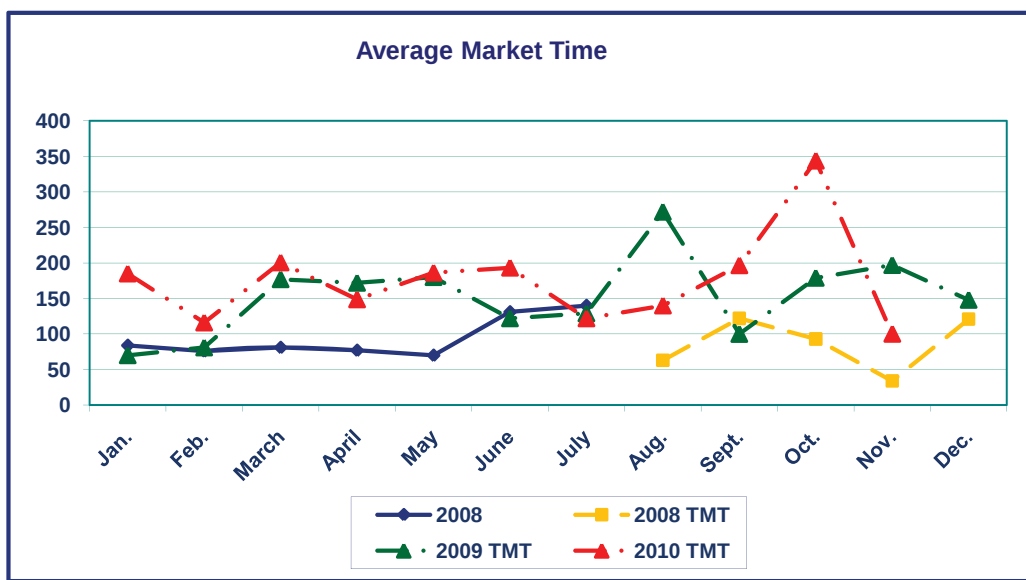
CLOSED SALES BAKER COUNTY, OR

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

November 2010 Reporting Period

November Residential Highlights

A comparison of November 2010 with November 2009 shows a decrease in closed sales from 59 to 26. Pending sales and new listings also fell from 47 to 28 and from 79 to 61, respectively.

Comparing activity in October 2010 with November 2010, closed sales dropped from 32 to 26 (-18.8%), and pending sales stayed even at 28. New listings decreased from 83 to 61 (-26.5%).

At the month's rate of sales, the 519 active residential listings would last approximately 20 months.

Year-to-Date

Comparing January-November 2010 to the same period in 2009, sales activity was down. Closed sales decreased 8.6%, and pending sales were down 13.9%. However, new listings were up 4.9%.

Sale Prices

Average sale price for November 2010 went down 11.9% when compared to November 2009, and median sale price went down by 8.1%. See residential highlights table below.

Comparing October 2010 to this month, average sale price went down from \$143,300 to \$123,300 (-14%), but median sale price increased from \$118,300 to \$119,500 (1%).

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

Average Sale Price % Change:

0.3% (\$131,700 v. \$131,300)

Median Sale Price % Change:

-0.8% (\$124,000 v \$125,000)

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

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	16.2
November	14.2	7.4	20.0
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.

Columbia Basin Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2010	November	61	28	26	123,300	119,500	154
	Year-to-date	1,041	514	510	130,200	122,700	109
2009	November	79	47	59	140,000	130,000	149
	Year-to-date	992	597	558	128,600	124,900	152
Change	November	-22.8%	-40.4%	-55.9%	-11.9%	-8.1%	3.1%
	Year-to-date	4.9%	-13.9%	-8.6%	1.2%	-1.8%	-28.3%

*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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Columbia Basin, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								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	Median 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
380	Arlington/N	6	0	-	1	-	-	-	-	-	6	5	66.7%	3	160,000	145,000	95.1%	1	47,000	5	18,200	-	-
381	Condon/S	17	-	1	-	-	1	130,000	130,000	568	16	8	-38.5%	8	72,400	62,300	0.3%	2	43,500	1	1,500	-	-
	Gilliam Co. Total	23	0	1	1	-	1	130,000	130,000	568	22	13	-18.8%	11	96,300	120,000	24.9%	3	44,700	6	15,400	-	-

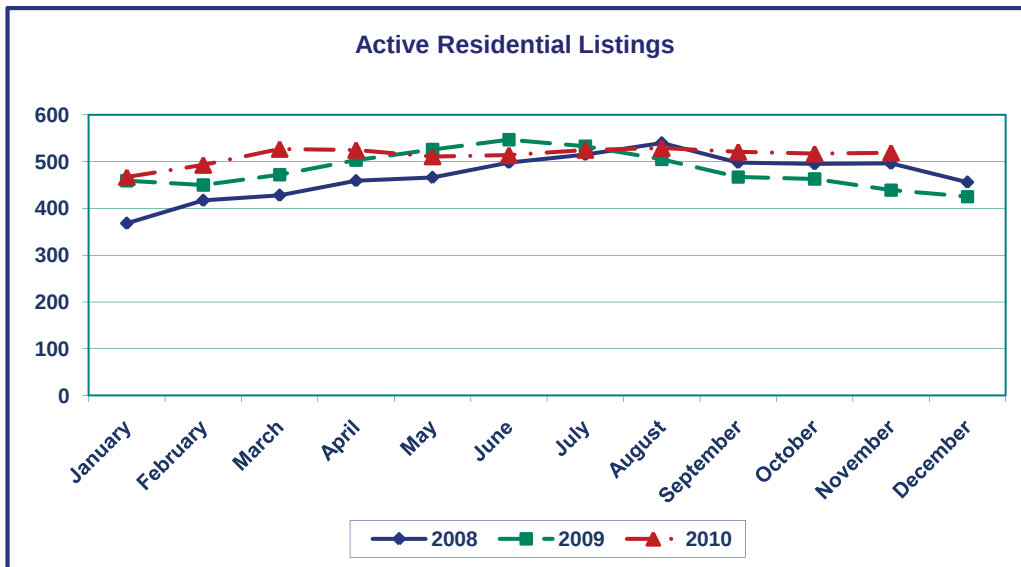
420	Boardman/NW	15	0	1	2	0.0%	1	225,000	225,000	83	28	15	-11.8%	12	122,000	117,500	10.2%	1	25,000	2	77,500	1	270,000
421	Irrigon	24	5	9	-	-100.0%	-	-	-	-	52	20	0.0%	21	87,100	89,900	-18.1%	-	-	-	-	1	60,000
422	Ione	3	-	-	-	-	-	-	-	-	7	5	400.0%	5	125,400	68,000	47.5%	-	-	-	-	-	-
423	Lexington	4	-	-	-	-	1	109,500	109,500	48	3	1	0.0%	1	109,500	109,500	46.0%	-	-	-	-	-	-
424	Heppner/S	20	1	1	2	100.0%	1	40,000	40,000	520	26	11	37.5%	10	78,900	76,000	11.5%	-	-	1	7,000	-	-
	Morrow Co. Total	66	6	11	4	0.0%	3	124,800	109,500	217	116	52	10.6%	49	98,300	89,900	-0.8%	1	25,000	3	54,000	2	165,000

430	Umatilla	29	4	1	5	25.0%	1	124,000	124,000	133	75	46	-23.3%	44	108,600	108,000	12.1%	-	-	3	42,500	5	128,000
431	Hermiston	122	12	13	5	-77.3%	11	121,700	120,000	110	304	167	-28.0%	174	147,700	143,200	3.3%	2	222,500	6	46,700	3	124,300
432	Stanfield	11	1	-	1	-50.0%	1	70,000	70,000	316	33	20	100.0%	21	98,100	99,000	-15.6%	1	77,000	-	-	-	-
433	Echo	6	0	4	1	0.0%	2	47,500	47,500	79	16	4	-20.0%	5	143,000	90,000	-20.1%	-	-	3	51,200	-	-
435	Pendleton City Limits	107	18	11	4	-55.6%	4	148,200	148,000	154	243	119	-11.2%	122	145,200	129,500	2.1%	2	111,000	12	87,700	2	100,000
436	E-Meacham, Cayuse	4	-	-	-	-	-	-	-	-	2	0	-100.0%	-	-	-	-100.0%	-	-	3	66,000	-	-
437	NE-Athena, Helix, Adams, Weston	34	3	6	2	-50.0%	-	-	-	-	53	23	-71.3%	20	104,600	112,700	-6.6%	-	-	2	80,000	-	-
438	S-Pilot Rock, Ukiah	11	2	1	-	-100.0%	1	119,000	119,000	347	17	10	-16.7%	10	120,100	117,500	23.1%	1	175,000	1	140,000	1	62,000
439	Milton-Freewater	106	15	7	5	-	2	181,000	181,000	134	160	60	-	54	116,400	103,500	-12.4%	1	390,000	3	19,800	-	-
	Umatilla Co. Total	430	55	43	23	-46.5%	22	122,800	119,500	138	903	449	-15.9%	450	134,500	120,000	0.3%	7	187,000	33	65,800	11	115,900

ACTIVE RESIDENTIAL LISTINGS

COLUMBIA BASIN, OR

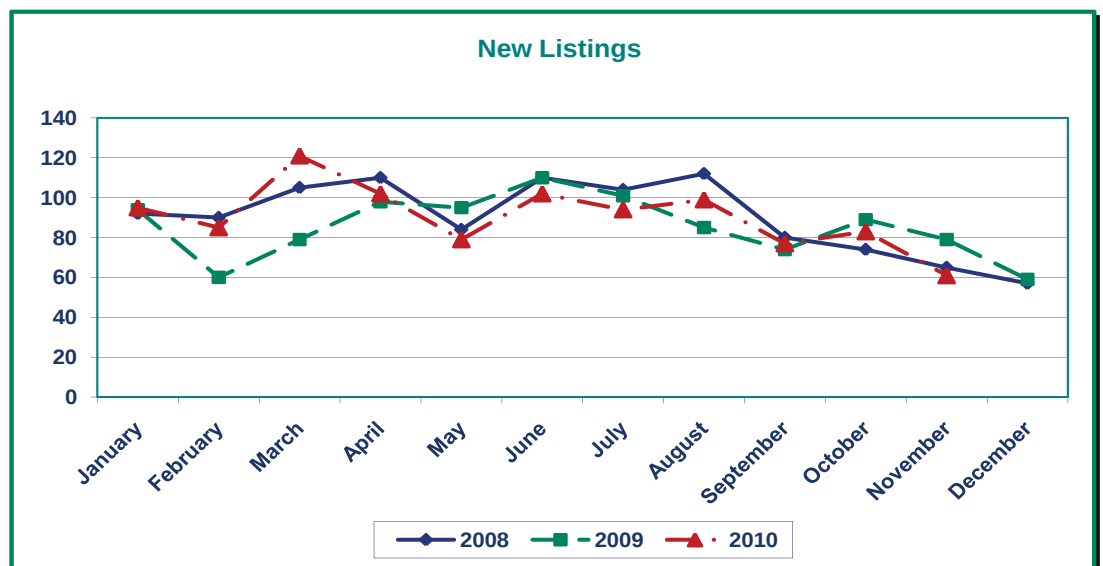
This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.



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

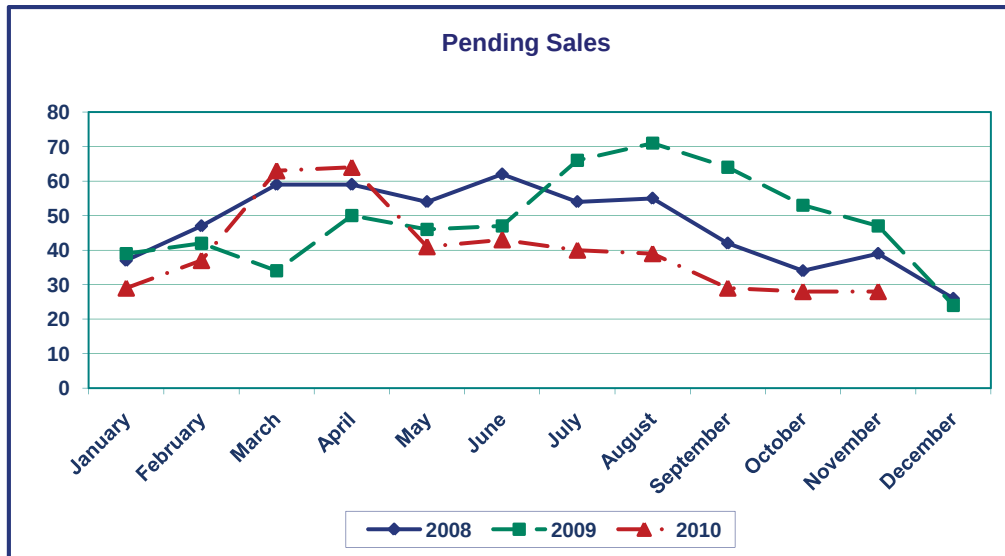
² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/09-11/30/10) with 12 months before (12/1/08-11/30/09).

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

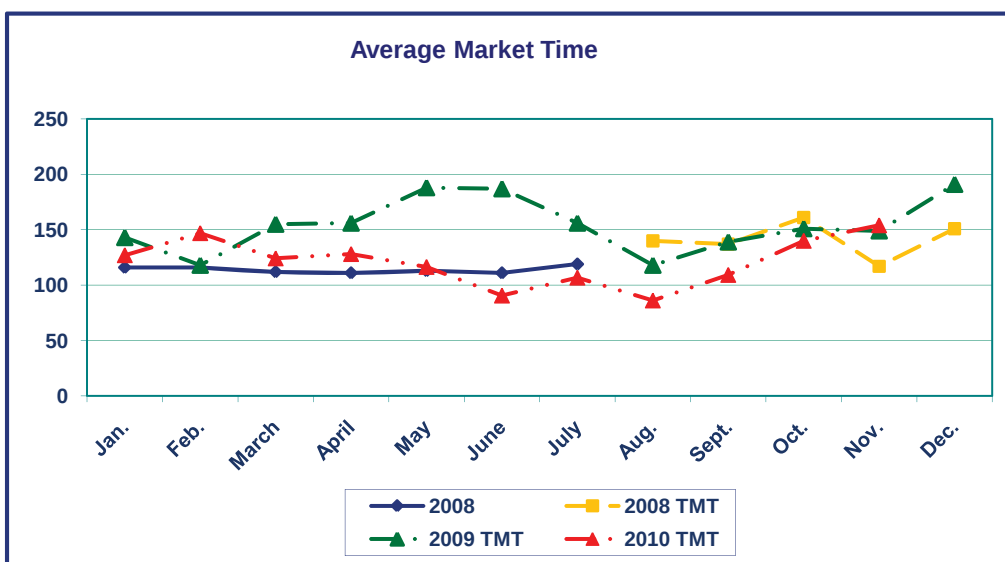
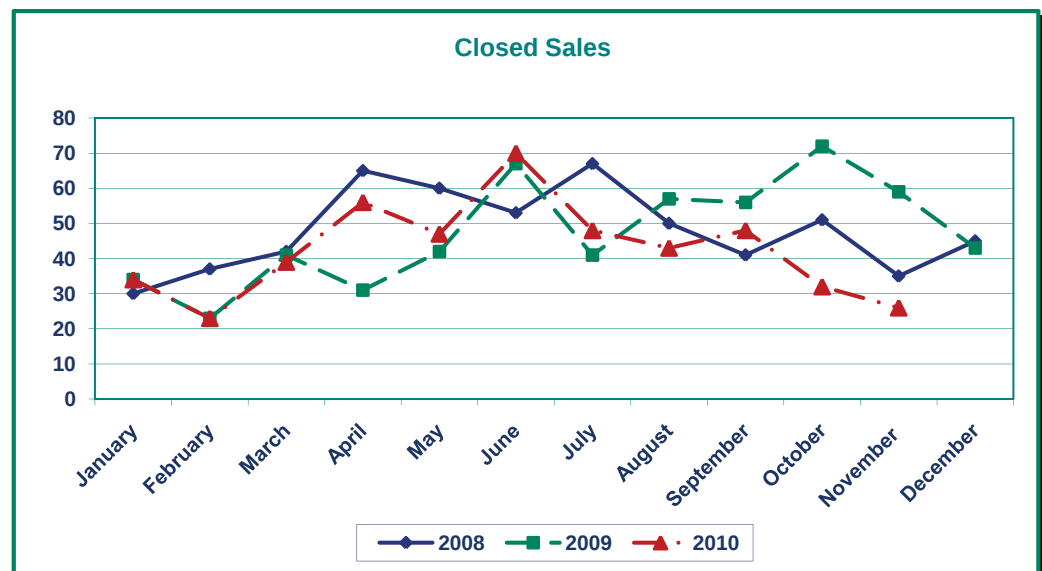
This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years



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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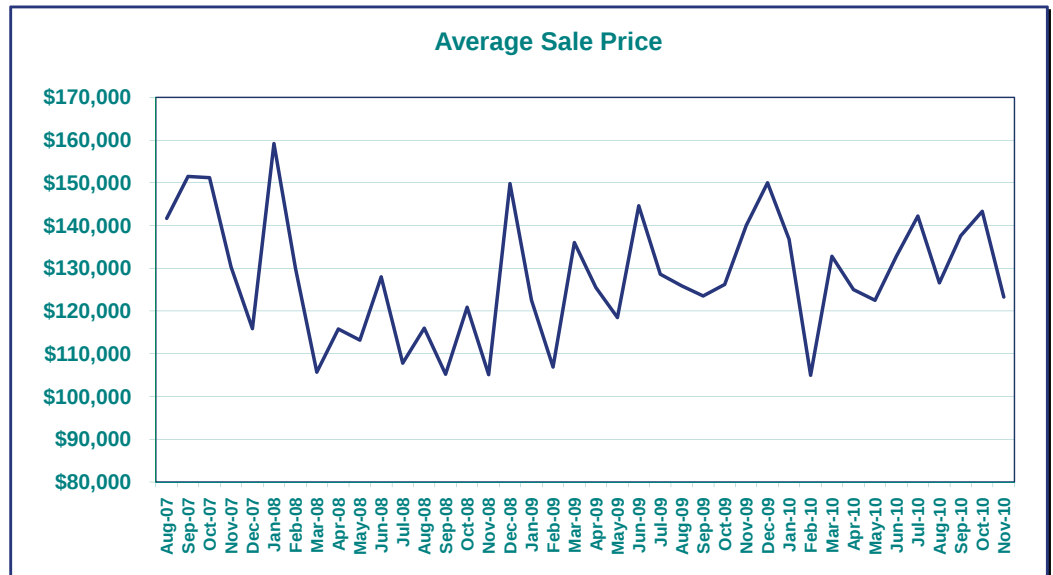
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AVERAGE SALE PRICE

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

November 2010 Reporting Period

November Residential Highlights

Comparing November 2010 with November 2009, closed sales fell from 50 to 44, while pending sales grew from 42 to 49. New listings decreased from 62 to 44.

Comparing October 2010 to November 2010, closed sales fell from 47 to 44 (-6.4%), pending sales decreased from 50 to 49 (-2%), and new listings also decreased from 70 to 44 (-37.1%).

Sale Prices

The average sale price for November 2010 was down 8.4% compared to November 2009, while the median price also fell 2%. See residential highlights table below.

Month-to-month, the average sale price increased from \$138,500 to \$147,800 (6.7%) compared with October 2010 levels, and the median price also grew from \$144,000 to \$144,500 (0.4%).

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	15.3
November	27.1	13.8	15.3
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	November	44	49	44	147,800	144,500	200
	Year-to-date	1,245	545	513	147,600	138,000	172
2009	November	62	42	50	161,300	147,500	188
	Year-to-date	1,187	502	458	177,000	159,900	188
Change	November	-29.0%	16.7%	-12.0%	-8.4%	-2.0%	6.1%
	Year-to-date	4.9%	8.6%	12.0%	-16.6%	-13.7%	-8.6%

*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.

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

Average Sale Price % Change:

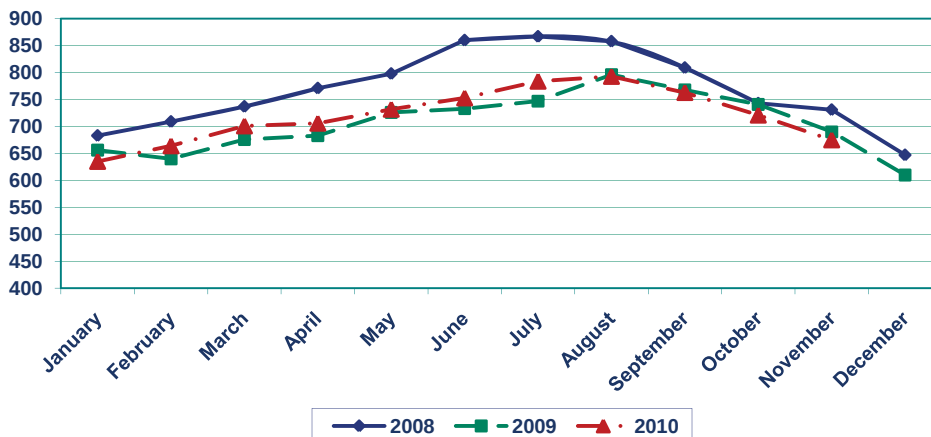
-14.4% (\$151,300 v. \$176,800)

Median Sale Price % Change:

-12.6% (\$139,900 v. \$160,000)

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.

AREA REPORT • 11/2010

Coos County, Oregon

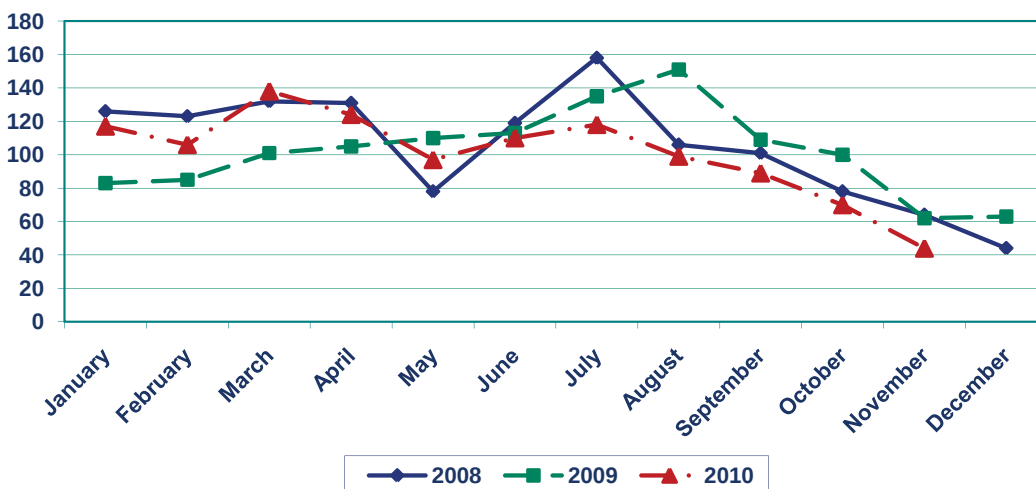
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date								Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date		
		Active Listings	New Listings	Expired,Canceled Listings	Pending Sales 2010	Pending Sales 2010 v. 2009 ¹	Closed Sales	Average Sale Price	Total Market 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	
97407	Allegeny	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
97411	Bandon	156	6	16	9	0.0%	6	141,400	105	197	77	-1.3%	71	182,600	175,000	-22.7%	2	197,500	18	90,700	-	-
97414	Broadbent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97420	Coss Bay	217	23	28	25	38.9%	22	130,300	230	508	246	23.0%	227	136,800	130,000	-7.5%	2	209,000	13	98,500	5	132,500
97423	Coquille	103	-	5	4	-33.3%	5	137,000	125	145	52	-11.9%	53	122,800	125,000	-19.0%	2	154,500	2	128,300	3	59,500
97449	Lakeside	38	2	4	1	0.0%	-	-	-	59	13	-13.3%	14	150,500	137,000	-26.1%	-	-	4	38,800	-	-
97458	Myrtle Point	54	5	5	1	-50.0%	-	-	-	67	24	-31.4%	24	102,400	92,500	-21.4%	2	50,000	4	39,900	1	175,000
97459	North Bend	95	8	8	9	80.0%	11	191,000	226	253	129	17.3%	119	168,400	150,000	-12.4%	3	155,000	9	58,800	4	149,300
97466	Powers	12	-	1	-	-100.0%	-	-	-	16	4	-20.0%	5	116,200	70,000	0.8%	-	-	1	19,000	-	-

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/09-11/30/10) with 12 months before (12/1/08-11/30/09).

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

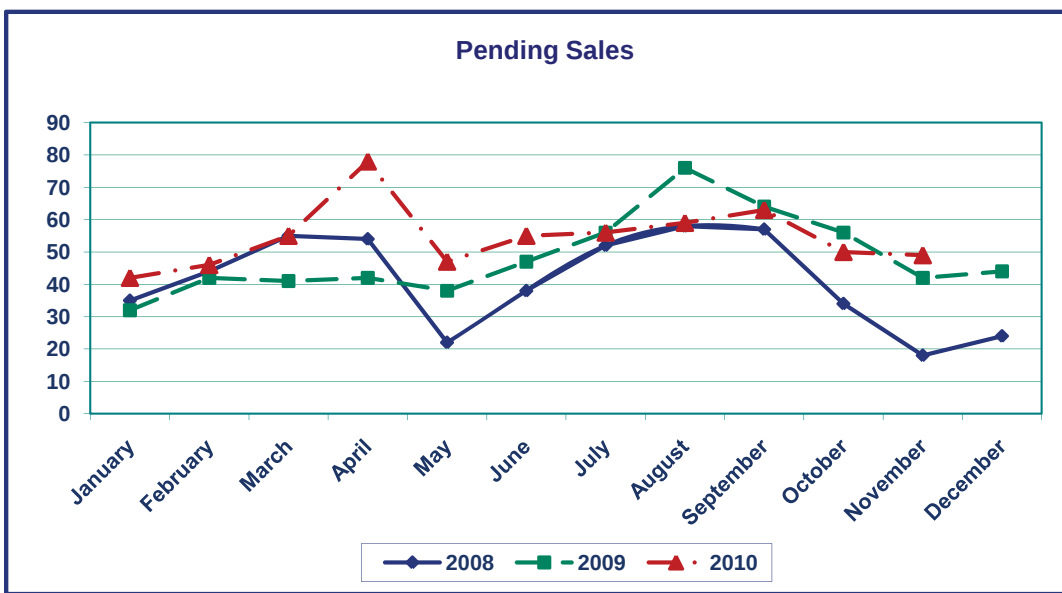
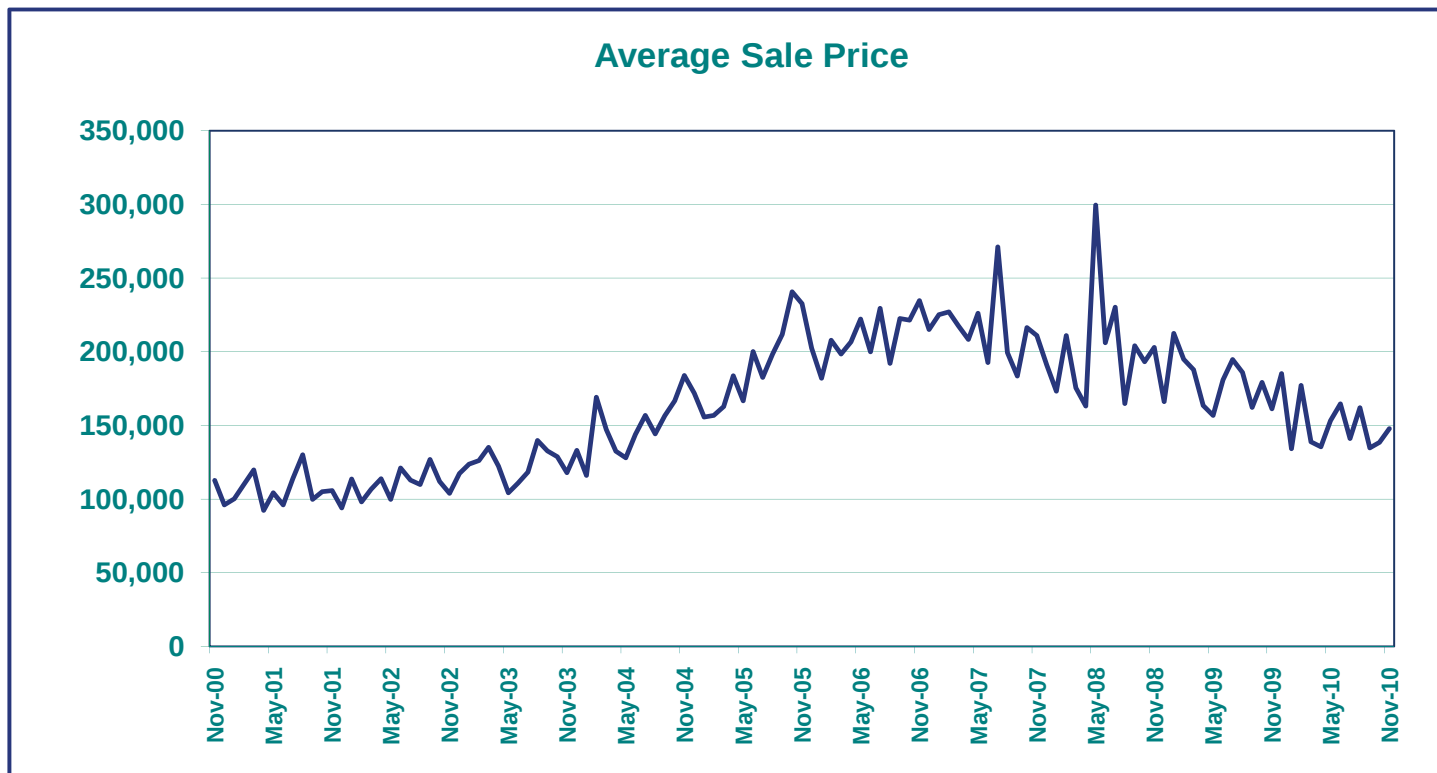
COOS COUNTY, OR

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

AVERAGE SALE PRICE

COOS COUNTY, OR

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



PENDING LISTINGS

COOS COUNTY, OR

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

Corporate
825 NE Multnomah, Suite 270
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Fax: (503) 230-0689

Southwest Washington
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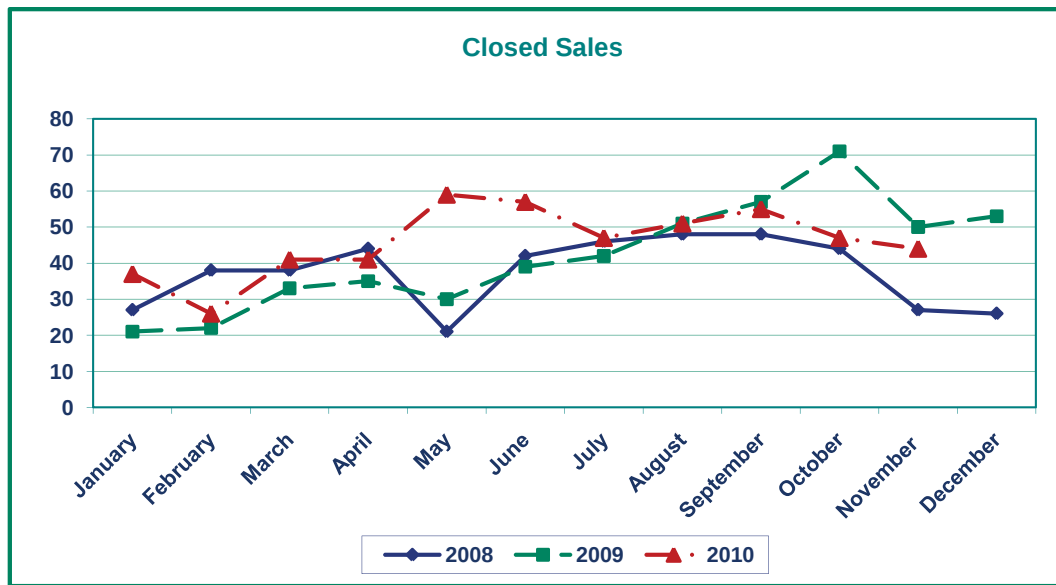
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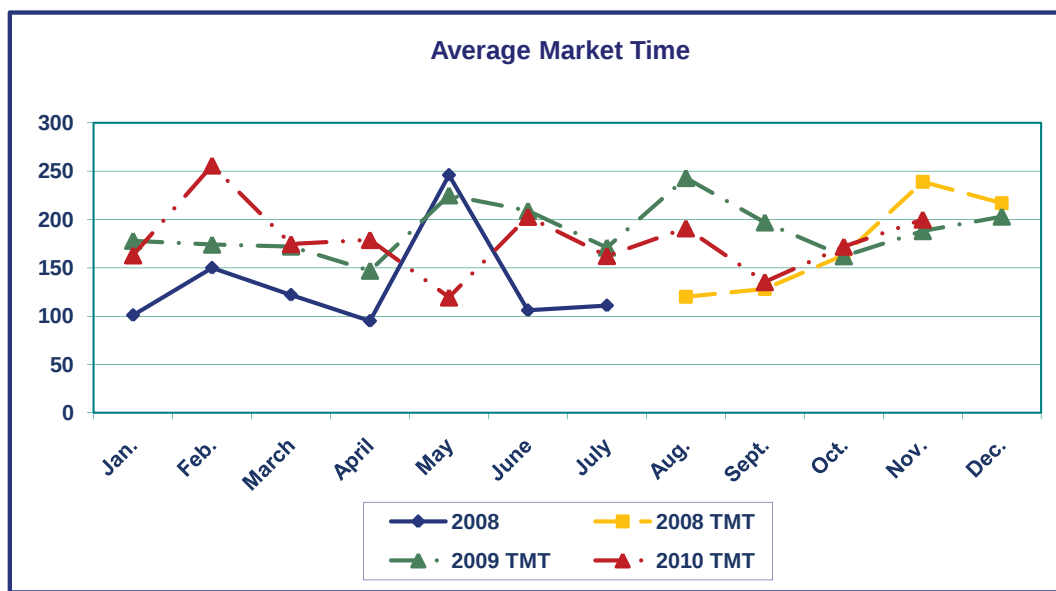
CLOSED SALES COOS COUNTY, OR

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
Kelsey Brunson, Editor
Danny Gottlieb, Assistant Editor

MARKET ACTION



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

Residential Review: Curry County, Oregon

November 2010 Reporting Period

November Residential Highlights

When comparing November 2010 to November 2009, closed sales decreased from 29 to 28, while pending sales grew from 18 to 25. New listings fell from 32 to 25. See residential highlights table below.

When comparing October 2010 with November 2010, closed sales dropped from 30 to 28 (-6.7%), pending sales increased from 24 to 25 (4.2%), and new listings fell from 44 to 25 (-43.2%).

Sale Prices

Comparing November 2010 with November 2009, the average sale price went down 18.2%, and median sale price fell 18.8%.

Compared with October 2010, the average sale price increased from \$218,800 to \$243,300 (11.2%), and the median sale price grew from \$183,400 to \$195,000 (6.3%).

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	16.6
November	43.7	16.9	16.8
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	November	25	25	28	243,300	195,000	247
	Year-to-date	702	237	229	233,200	200,000	226
2009	November	32	18	29	297,500	240,000	274
	Year-to-date	664	233	224	273,600	225,000	265
Change	November	-21.9%	38.9%	-3.4%	-18.2%	-18.8%	-9.8%
	Year-to-date	5.7%	1.7%	2.2%	-14.8%	-11.1%	-14.8%

*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:

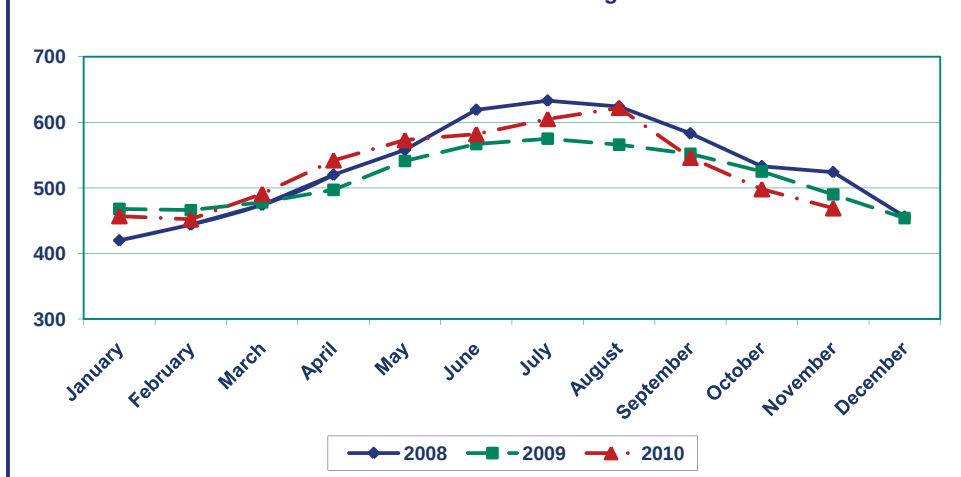
-17.0% (\$225,800 v. \$271,900)

Median Sale Price % Change:

-10.0% (\$202,500 v. \$225,000)

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

Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

CURRY COUNTY, OR

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

AREA REPORT • 11/2010

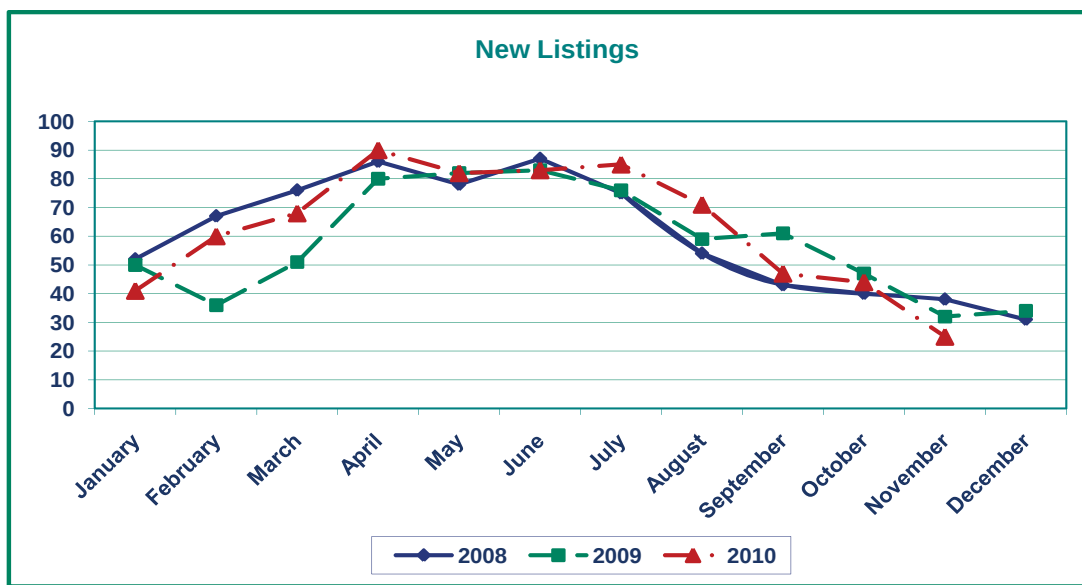
Curry County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	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
270	City, Airport, Marina Hts., NB Chetco	168	9	13	8	0.0%	7	208,500	296	279	79	-16.8%	73	241,800	230,000	-23.3%	2	330,500	12	127,500	6	166,200	
271	Harbor, Winchuck, SB Chetco	65	3	10	6	100.0%	5	263,000	388	131	44	-4.3%	45	244,000	155,300	-5.3%	3	156,300	9	353,300	-	-	
272	Carpenterville, Cape Ferrello, Whaleshead	45	-	3	2	-	3	224,000	145	60	19	35.7%	18	304,000	300,000	-1.5%	-	-	3	70,000	-	-	
273	Gold Beach	144	10	9	7	40.0%	9	272,700	164	171	69	19.0%	68	212,800	186,300	-11.5%	4	105,400	12	229,800	1	60,000	
274	Port Orford	47	3	8	2	0.0%	4	227,800	247	61	26	30.0%	25	192,800	160,000	-26.4%	-	-	8	101,300	-	-	

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

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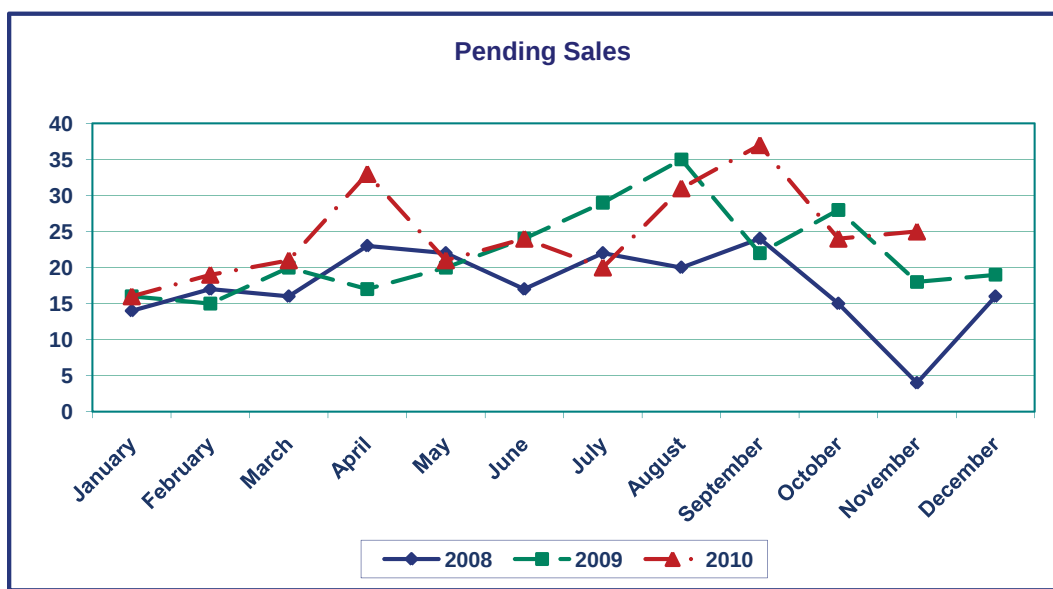
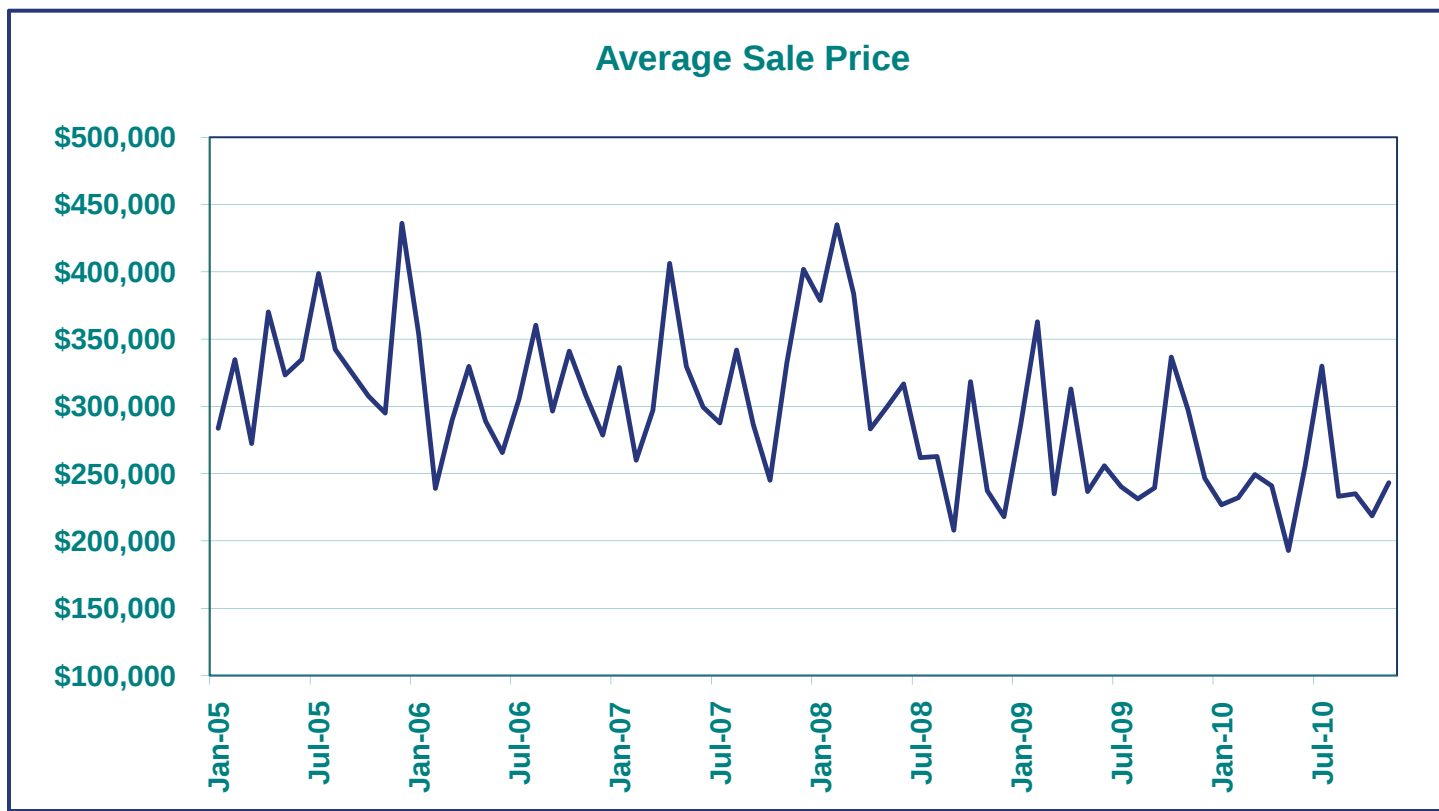
NEW LISTINGS CURRY COUNTY, OR

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

AVERAGE SALE PRICE

CURRY COUNTY, OR

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



PENDING LISTINGS

CURRY COUNTY, OR

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

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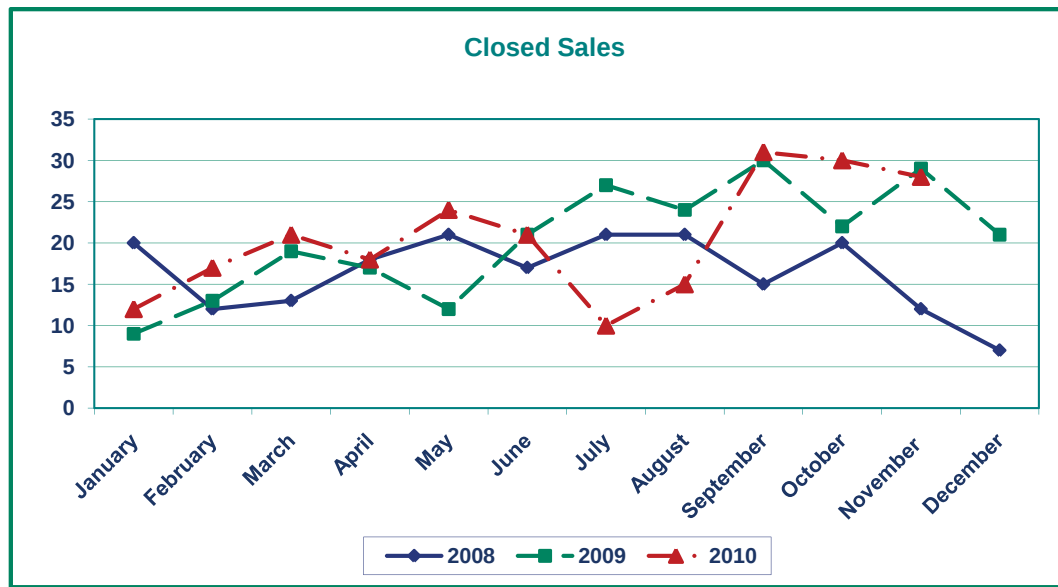
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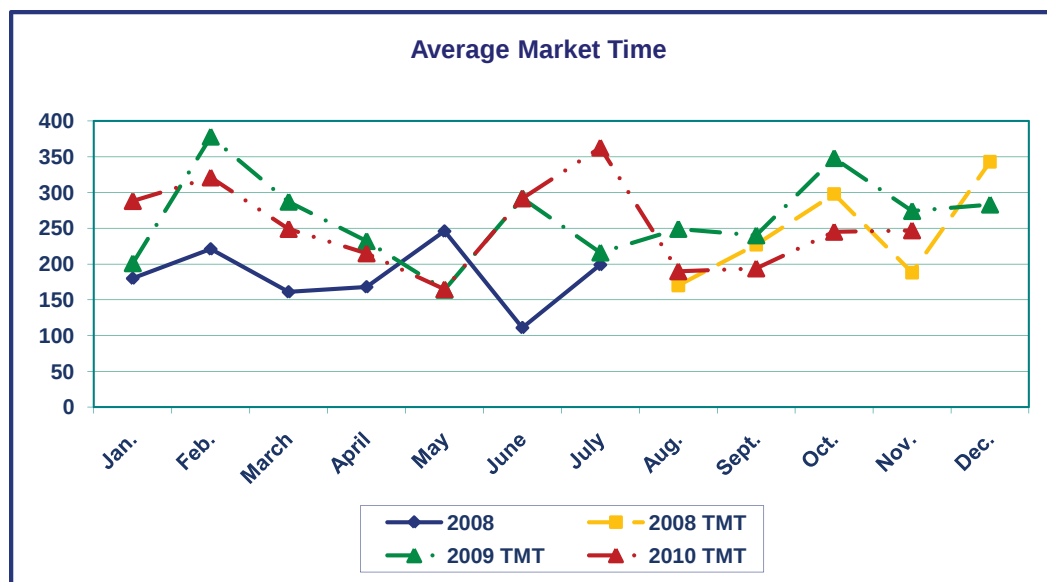
CLOSED SALES CURRY COUNTY, OR

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



DAYS ON MARKET CURRY COUNTY, OR

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



Gary Whiting, Chairman of the Board
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Danny Gottlieb, Assistant Editor

MARKET ACTION



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Residential Review: Douglas County, Oregon

November 2010 Reporting Period

November Residential Highlights

In Douglas County, sales activity in November remained largely consistent with trends in the previous two years. Comparing November 2010 with November 2009, closed sales went down from 76 to 66. Pending sales grew from 69 to 74, while new listings fell from 122 to 96.

Comparing the previous month to November 2010, closed sales dropped from 80 to 66 (-17.5%), pending sales fell 93 to 74 (-20.4%), and new listings decreased from 172 to 96 (-44.2%).

Year-to-Date

Comparing January-November 2010 with the same period in 2009, all activity improved. Closed sales went up 10.6%, pending sales grew 5.5%, and new listings increased 0.4%.

Sale Prices

Comparing November 2010 with November 2009, the average sale price and the median sale price decreased 0.4% and 9.1%, respectively. See residential highlights table below.

Compared to the previous month of October 2010, the average sale price grew from \$163,600 to \$165,700 (1.3%), while the median sale price decreased from \$149,800 to \$139,400 (6.9%).

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

Average Sale Price % Change:

-3.0% (\$156,800 v. \$161,700)

Median Sale Price % Change:

-6.7% (\$140,000 v. \$150,000)

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

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	15.2
November	18.3	15.1	17.5
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.

Douglas County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2010	November	96	74	66	165,700	139,400	186
	Year-to-date	2,237	897	836	155,600	140,000	176
2009	November	122	69	76	166,300	153,300	201
	Year-to-date	2,227	850	756	159,200	150,000	185
Change	November	-21.3%	7.2%	-13.2%	-0.4%	-9.1%	-7.4%
	Year-to-date	0.4%	5.5%	10.6%	-2.3%	-6.7%	-4.6%

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AREA REPORT • 11/2010

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	126	12	15	11	-15.4%	11	127,800	174	261	143	5.9%	145	130,500	108,900	-6.2%	2	627,500	2	151,300	4	236,500
252	NW Roseburg	100	18	15	9	28.6%	7	297,400	173	221	97	26.0%	89	256,000	210,000	9.8%	2	295,000	10	152,600	2	180,800
253	SE Roseburg	66	8	3	3	200.0%	2	144,600	276	122	49	28.9%	43	136,300	131,500	-10.9%	1	374,000	2	23,800	2	147,000
254	SW Roseburg	93	9	7	4	-33.3%	6	136,900	56	185	75	-3.8%	72	184,200	164,000	-12.5%	-	-	14	145,500	-	-
255	Glide & E of Roseburg	72	3	5	4	100.0%	3	201,800	481	114	38	58.3%	32	218,900	200,000	-21.7%	-	-	2	162,000	-	-
256	Sutherlin/Oakland Area	156	14	16	7	0.0%	12	197,700	158	297	98	-2.0%	91	144,700	143,000	-6.6%	4	287,000	10	351,300	-	-
257	Winston & SW of Roseburg	100	6	7	8	60.0%	3	229,400	444	212	96	41.2%	86	149,000	133,100	-6.6%	4	194,000	7	105,400	-	-
258	Myrtle Creek & S/SE of Roseburg	170	13	30	11	0.0%	6	102,700	84	321	102	-19.0%	95	126,000	110,000	-9.6%	2	145,000	21	82,400	2	81,400
259	Green District	88	4	10	7	-12.5%	6	125,200	146	187	96	2.1%	90	142,700	137,900	5.4%	1	18,500	4	84,800	1	175,000
265	North Douglas County	181	9	11	10	11.1%	10	130,300	219	317	103	-6.4%	93	123,500	99,900	-6.4%	4	159,000	11	80,900	3	117,300
	Grand Total	1,152	96	119	74	7.2%	66	165,700	186	2,237	897	5.5%	836	155,600	140,000	-3.0%	20	254,400	83	137,900	14	163,700

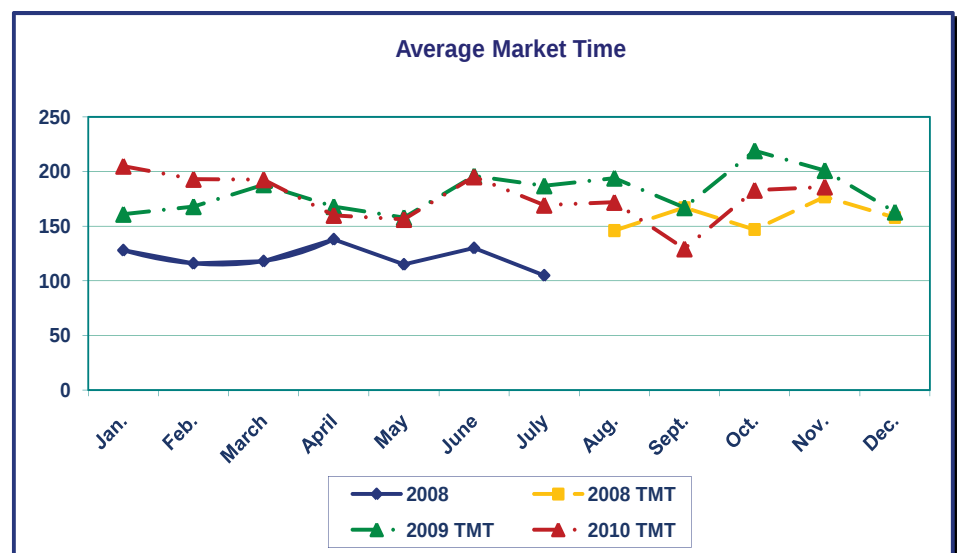
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DAYS ON MARKET DOUGLAS COUNTY, OR

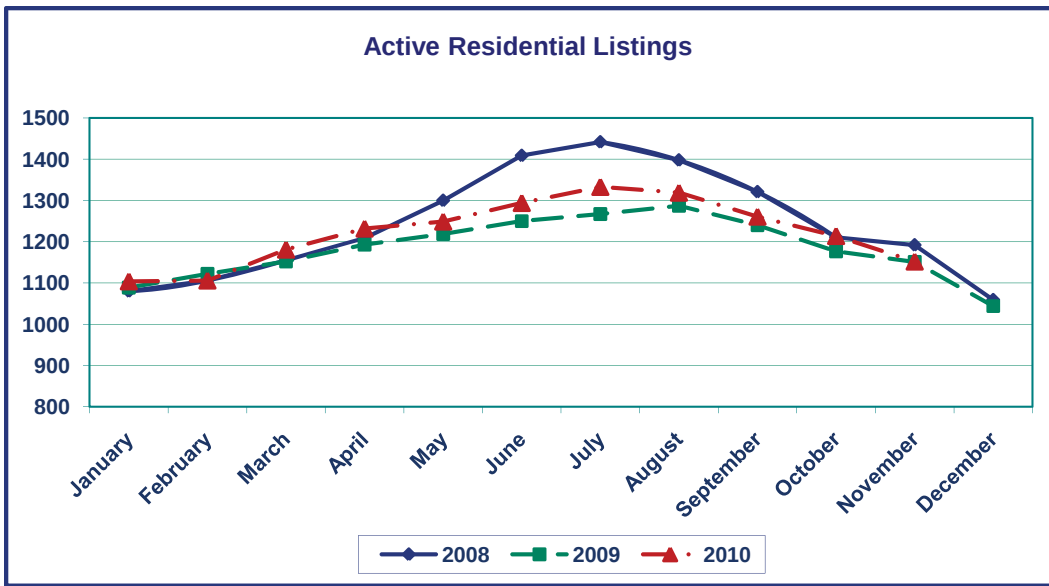
*This graph shows the average market time for sales in Douglas County, Oregon. *As of August 2008, graph now reports "Total Days on Market" - for details read footnotes above.*



ACTIVE RESIDENTIAL LISTINGS

DOUGLAS COUNTY, OR

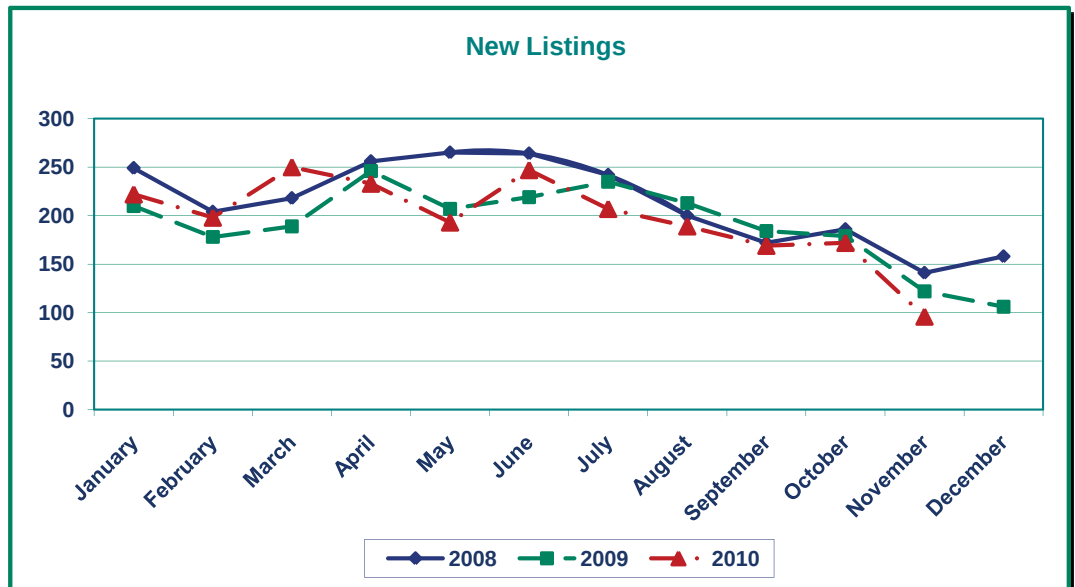
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.



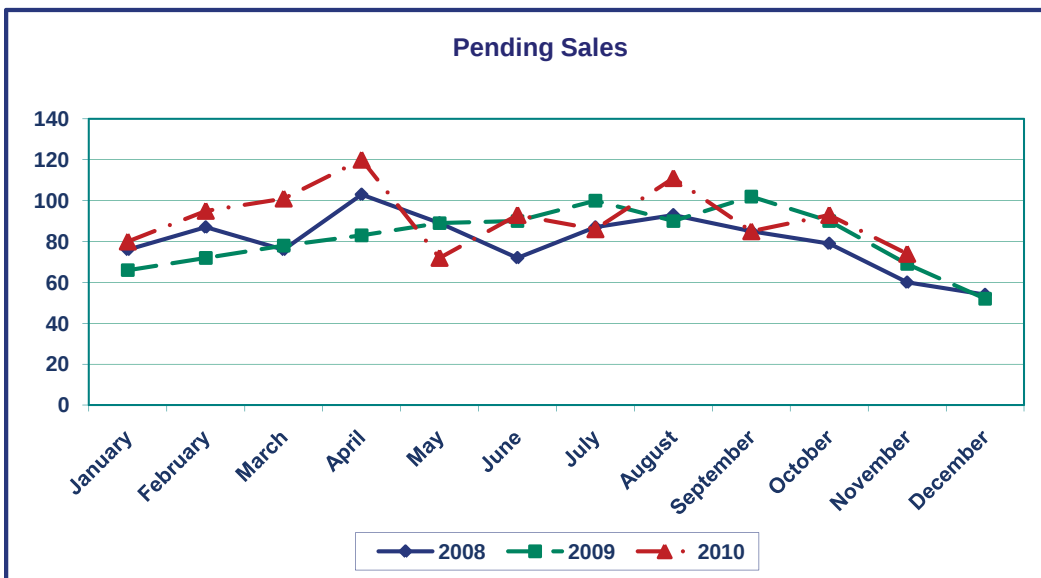
NEW LISTINGS

DOUGLAS COUNTY, OR

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



Pending Sales



PENDING LISTINGS

DOUGLAS COUNTY, OR

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



MULTIPLE LISTING SERVICE

CLOSED SALES

DOUGLAS COUNTY, OR

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Portland, OR 97232
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Fax: (503) 230-0689

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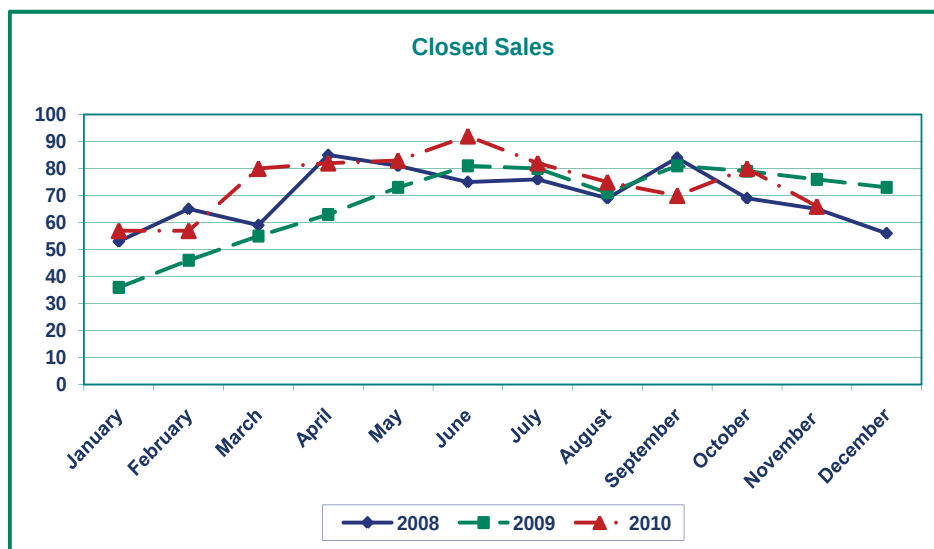
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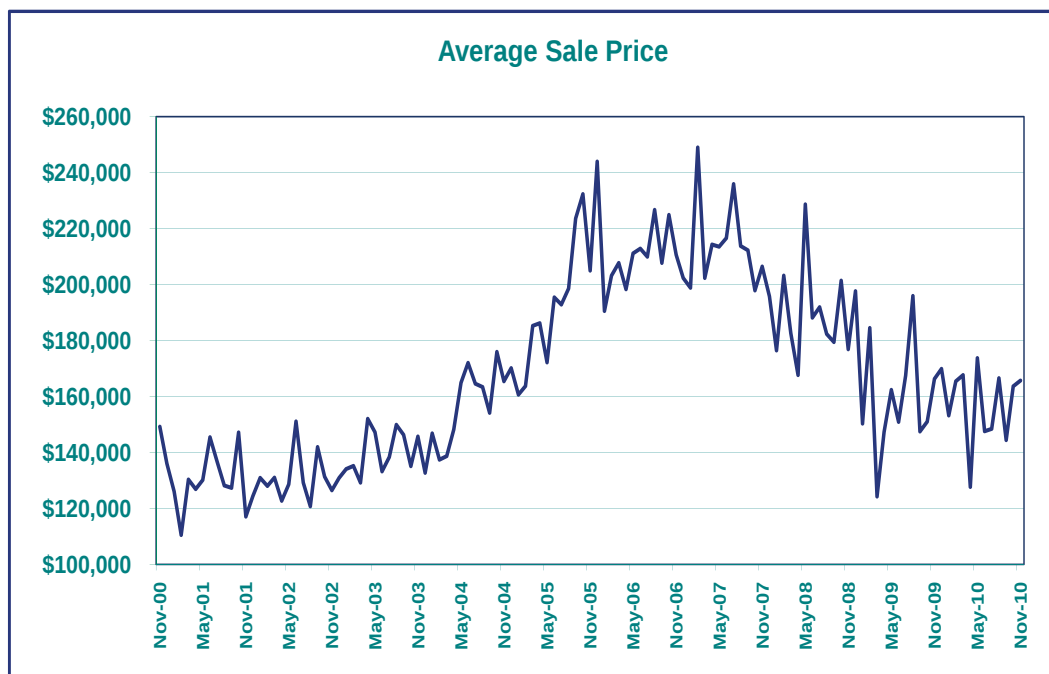
This graph shows the closed sales over the past three calendar years in Douglas County, Oregon.



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

November 2010 Reporting Period

November Residential Highlights

A comparison of the previous month, October 2010, to November 2010 shows that closed sales fell from 4 to 3. Pending sales decreased from 3 to 2, and new listings also dropped from 6 to 4.

Sale Prices

When comparing October 2010 with November 2010, the average sale price grew from \$91,700 to \$170,000 (85.4%), and the median sale price also rose from \$104,300 to \$160,000 (53.4%).

Grant County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2010	November	4	2	3	170,000	160,000	754
	Year-to-date	109	32	33	120,800	114,900	815

*Note: A comparison of November 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*

	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	23.5
November	31.7
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.

AREA REPORT • 11/2010

		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	2	1	-	-	-	-	-	21	9	-	9	154,000	120,000	35.6%	-	-	1	90,000	-	-
97825	Dayville	3	1	1	-	-	-	-	-	4	-	-	-	-	-	-	-	-	-	-	-	
97845	John Day	37	1	1	2	-	3	170,000	754	42	12	-	12	126,500	122,500	9.4%	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	10	-	1	-	-	-	-	-	9	2	-	2	107,500	107,500	43.3%	-	-	3	98,300	-	-
97869	Prairie City	17	-	2	-	-	-	-	-	27	6	-	7	90,600	98,000	-19.3%	-	-	-	-	-	
97873	Seneca	-	-	-	-	-	-	-	-	1	2	-	2	79,500	79,500	-22.1%	-	-	-	-	-	

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/09-11/30/10) with 12 months before (12/1/08-11/30/09).

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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Portland, OR 97232
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Fax: (503) 230-0689

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

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Salem, OR 97302
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Fax: (503) 585-3817

Lane County: Eugene
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Fax: (541) 484-3854

Lane County: Florence
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Fax: (541) 673-6581

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Hermiston, OR 97838
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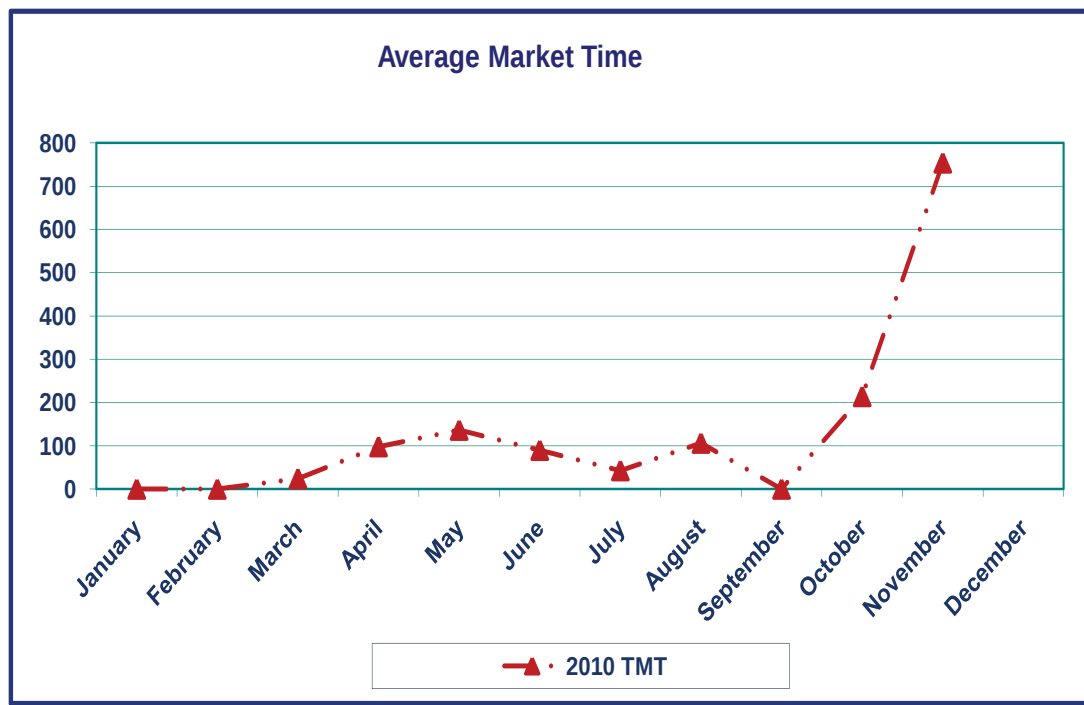
CLOSED SALES GRANT COUNTY, OR

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.



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MARKET ACTION



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Residential Review: Lane County, Oregon

November 2010 Reporting Period

November Residential Highlights

November inventory in Greater Lane County is the lowest it has been since June of this year. While November 2010 closed sales failed to match November 2009 levels, closed sales grew this month compared to the previous month.

When comparing market activity in November 2010 with November 2009, closed sales were down 8.7%, while pending sales increased 4.1%. New listings fell 8.2%. See residential highlights table below.

A comparison of October 2010 with November 2010 shows that closed sales grew from 209 to 232 (11%), reversing a two-month decline. Pending sales dropped from 259 to 204 (-21.2%), while new listings decreased from 409 to 326 (-20.3%).

Sale Prices

When comparing November 2010 to November 2009, the average sale price decreased by 8.2%, while the median sale price also went down 9.9%. See residential highlights table below.

Month-to-month, when comparing the previous month of October 2010 with November 2010, the average sale price stayed even at \$202,900, while the median sale price dropped from \$190,000 to \$180,000 (-5.3%).

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

Average Sale Price % Change:

-3.9% (\$218,000 v. \$226,800)

Median Sale Price % Change:

-1.7% (\$196,700 v. \$200,000)

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

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	10.8
November	11.4	7.3	9.2
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.

Data for Florence is reported separately from Greater Lane County. The Residential Review on pages 1, 3, 4, and 6 do not include data from Florence. For data on Florence, see the Area Report on page 2, or the graphs on page 5.

Greater Lane County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2010	November	326	204	232	202,900	180,000	127
	Year-to-date	6,233	2,924	2,785	217,900	197,000	120
2009	November	355	196	254	221,000	199,800	123
	Year-to-date	5,726	2,970	2,707	226,300	200,000	128
Change	November	-8.2%	4.1%	-8.7%	-8.2%	-9.9%	3.3%
	Year-to-date	8.9%	-1.5%	2.9%	-3.7%	-1.5%	-6.8%

*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.

AREA REPORT • 11/2010

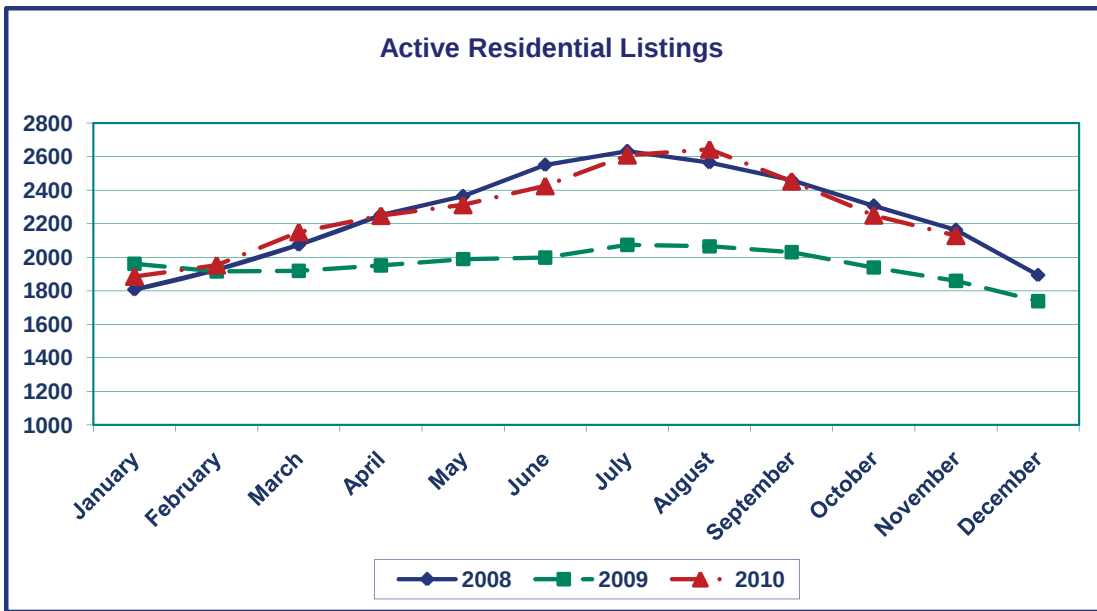
Lane County, Oregon

		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	23	-	1	-	-	-	-	-	21	7	16.7%	8	78,500	72,500	-21.7%	-	-	2	30,000	-	-	
226	Florence Green Trees	34	5	-	3	200.0%	5	105,500	473	42	29	26.1%	28	95,300	77,500	-9.6%	-	-	1	87,500	-	-	
227	Florence Florentine	20	2	4	-	-100.0%	3	179,700	111	32	15	7.1%	14	215,800	190,000	7.4%	-	-	1	65,000	-	-	
228	Florence Town	133	9	11	7	-22.2%	5	205,600	292	198	96	-1.0%	92	195,400	172,200	-10.1%	6	164,300	4	49,200	1	370,000	
229	Florence Beach	61	5	8	4	33.3%	2	198,500	74	85	23	-20.7%	21	224,100	225,000	-10.7%	-	-	3	122,700	1	225,000	
230	Florence North	45	2	7	1	-50.0%	-	-	-	72	37	117.6%	33	198,300	173,500	8.6%	-	-	13	63,800	-	-	
231	Florence South/ Dunes City	61	4	8	1	-	2	230,000	273	69	31	14.8%	32	227,500	180,000	-5.3%	-	-	3	83,700	-	-	
238	Florence East/ Mapleton	37	3	1	2	0.0%	2	165,000	626	45	11	0.0%	11	149,800	140,000	-27.6%	-	-	4	67,700	1	69,800	
	Grand Total	414	30	40	18	0.0%	19	172,700	321	564	249	11.2%	239	186,100	162,500	-8.5%	6	164,300	31	68,700	3	221,600	

232	Hayden Bridge	53	3	6	6	100.0%	7	216,300	102	197	106	11.6%	99	204,800	198,000	-1.8%	-	-	10	86,000	0	-
233	McKenzie Valley	91	6	12	2	-71.4%	4	212,200	53	199	62	63.2%	59	241,700	229,000	-10.8%	-	-	4	124,900	0	-
234	Pleasant Hill/Oak	149	17	10	1	-90.0%	7	151,400	129	257	87	-5.4%	86	189,400	168,200	-20.1%	2	90,100	5	123,800	4	233,000
235	South Lane Properties	241	45	32	20	17.6%	34	179,300	150	601	243	-6.5%	226	186,900	169,800	-3.4%	2	232,500	13	108,400	7	336,500
236	West Lane Properties	127	19	18	14	-33.3%	11	227,500	151	321	148	-6.3%	138	227,300	190,000	-0.6%	2	590,000	9	165,800	2	127,500
237	Junction City	143	20	12	7	40.0%	3	137,700	167	322	127	3.3%	116	206,100	207,500	-11.5%	-	-	-	-	3	179,600
239	Thurston	139	33	18	21	75.0%	23	170,800	131	461	257	12.2%	239	179,800	175,000	-4.7%	1	800,000	6	105,700	3	199,200
240	Coburg I-5	29	3	4	4	33.3%	1	352,000	153	87	31	-32.6%	32	236,700	182,200	-0.3%	-	-	3	37,700	2	251,500
241	N Gilham	84	16	10	7	-30.0%	17	283,800	76	248	119	1.7%	114	280,000	258,600	-8.4%	-	-	-	-	3	244,700
242	Ferry Street Bridge	143	21	17	14	-22.2%	15	264,800	98	461	238	-7.4%	223	271,600	253,500	1.0%	1	10,200,000	9	80,600	6	243,100
243	E Eugene	119	18	33	11	22.2%	16	268,700	182	482	229	6.5%	224	299,100	265,300	-4.0%	4	372,500	5	85,000	9	372,700
244	SW Eugene	194	32	37	18	-14.3%	25	263,700	113	659	328	13.5%	313	278,700	259,000	-4.4%	-	-	30	92,200	14	190,300
245	W Eugene	58	6	9	7	40.0%	2	184,100	77	180	101	2.0%	97	177,900	172,000	-7.1%	5	546,000	2	84,500	16	227,600
246	Danebo	176	29	28	23	64.3%	27	138,400	121	568	282	-12.4%	273	150,000	161,500	-8.3%	1	430,000	1	30,000	11	203,100
247	River Road	68	12	8	11	83.3%	7	177,300	99	238	111	20.7%	108	185,400	180,000	-5.2%	-	-	-	-	5	218,700
248	Santa Clara	132	17	28	14	-26.3%	17	190,500	127	439	223	-13.9%	216	218,200	208,700	-5.5%	-	-	1	50,000	7	261,900
249	Springfield	161	26	28	18	38.5%	15	114,000	142	447	203	-21.6%	200	146,400	145,000	-2.8%	3	225,700	3	46,500	14	492,200
250	Mohawk Valley	21	3	5	6	100.0%	1	374,500	243	66	29	45.0%	22	302,800	334,500	10.2%	-	-	1	42,500	0	-
	Grand Total	2,128	326	315	204	4.1%	232	202,900	127	6,233	2,924	-1.5%	2,785	217,900	197,000	-3.9%	21	864,400	102	97,800	106	274,400

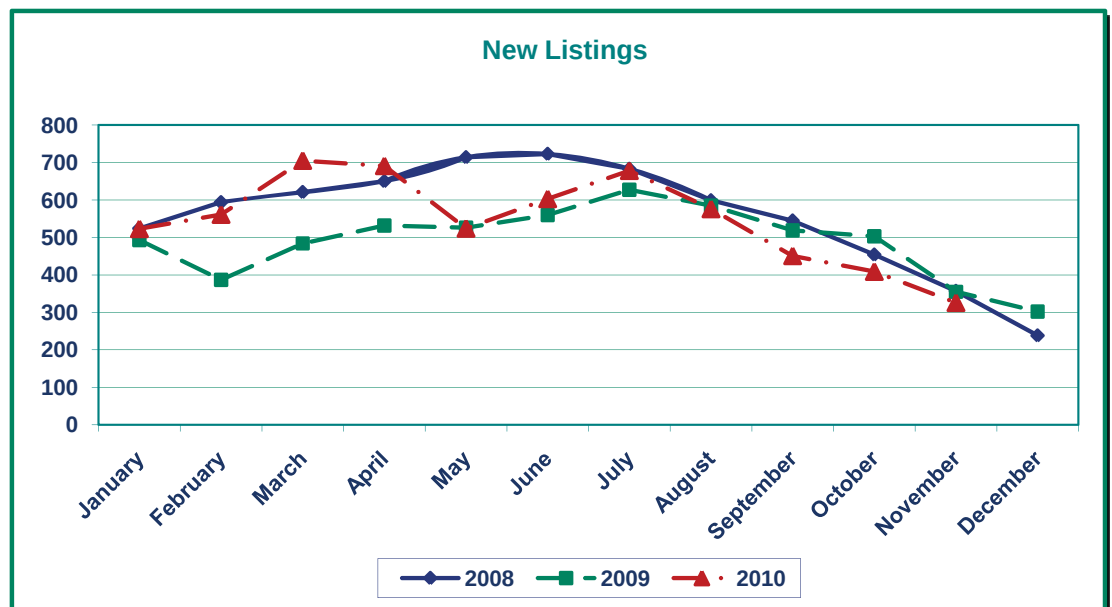
ACTIVE RESIDENTIAL LISTINGS LANE COUNTY, OR

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



NEW LISTINGS LANE COUNTY, OR

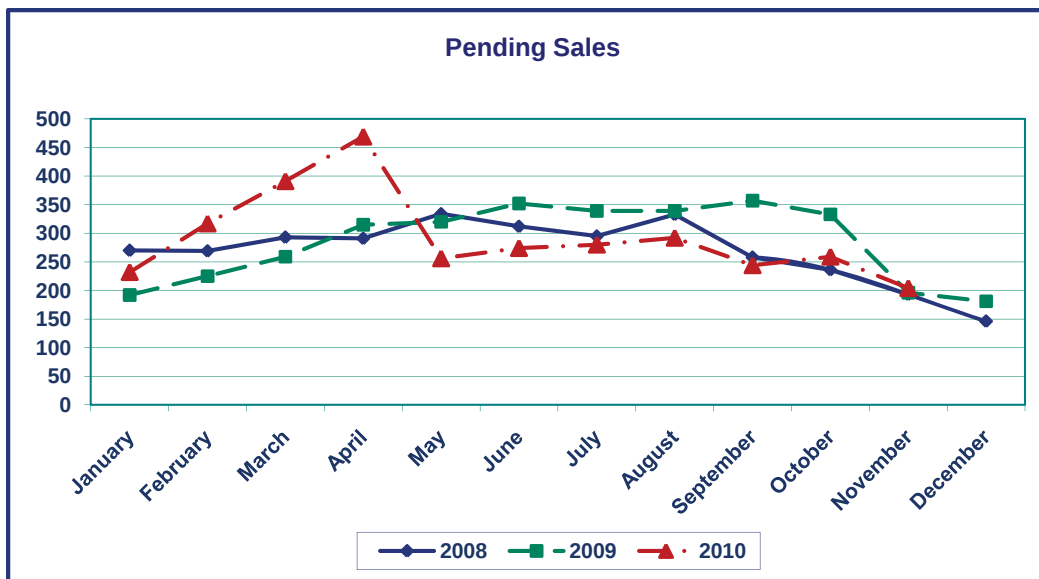
This graph shows the new residential listings over the past three calendar years in Lane County, Oregon.



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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/09-11/30/10) with 12 months before (12/1/08-11/30/09).

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PENDING LISTINGS

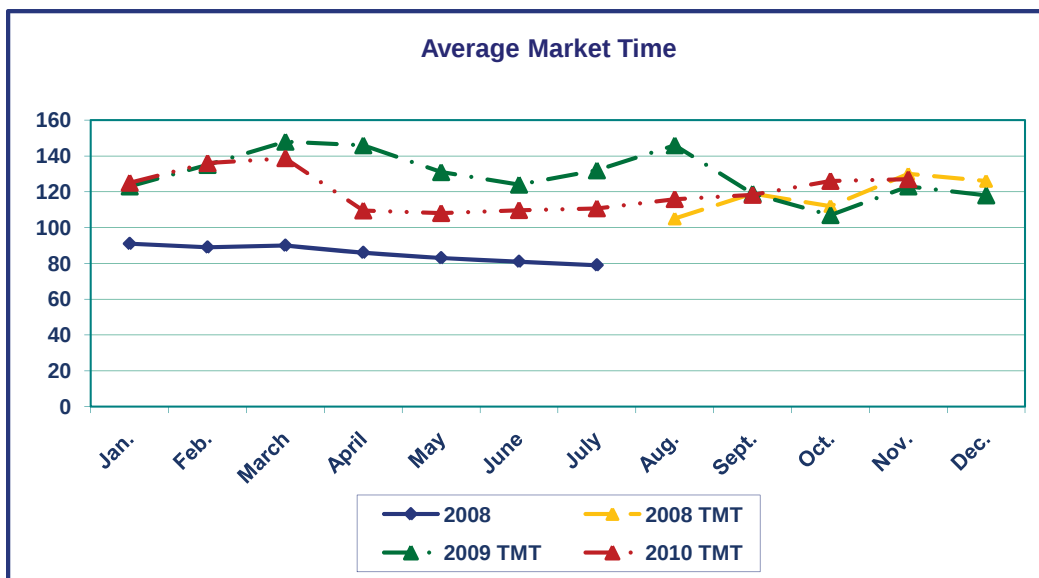
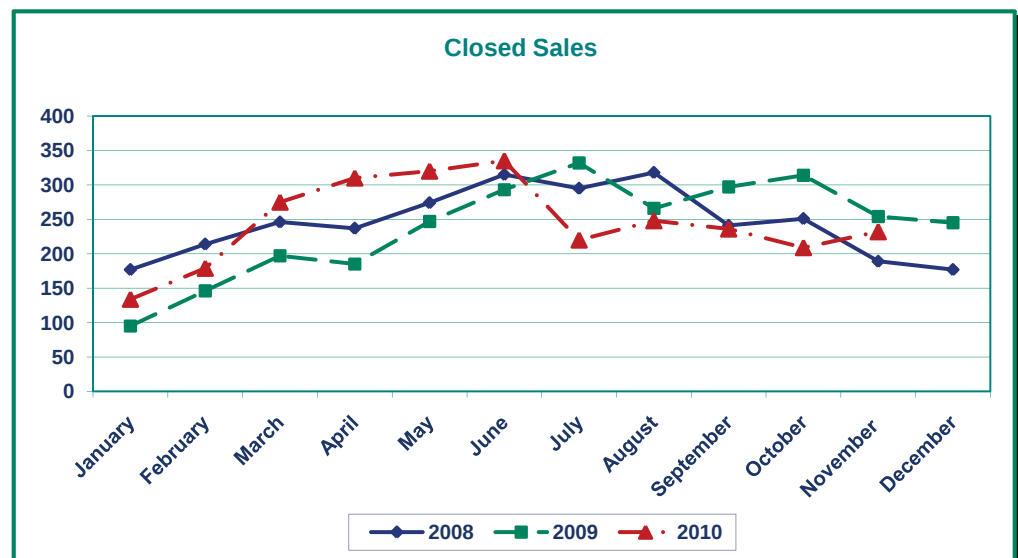
LANE COUNTY, OR

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

CLOSED SALES

LANE COUNTY, OR

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



DAYS ON MARKET

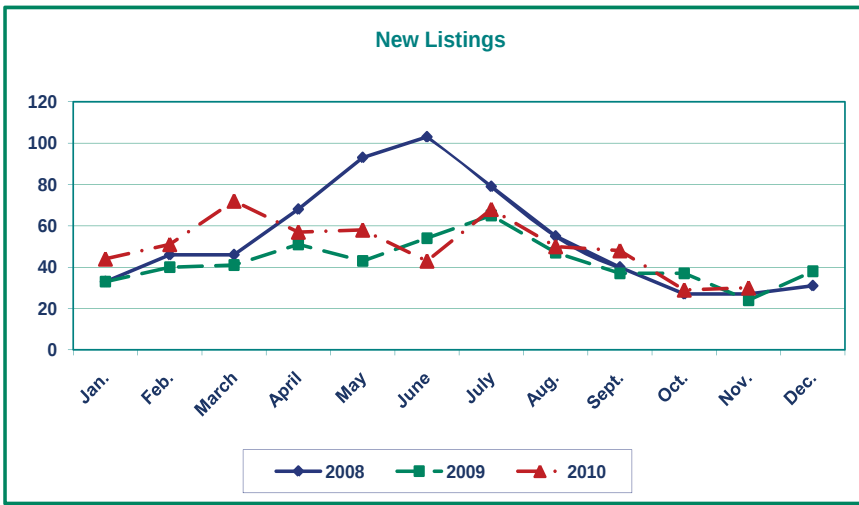
LANE COUNTY, OR

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

NEW LISTINGS

FLORENCE, OR

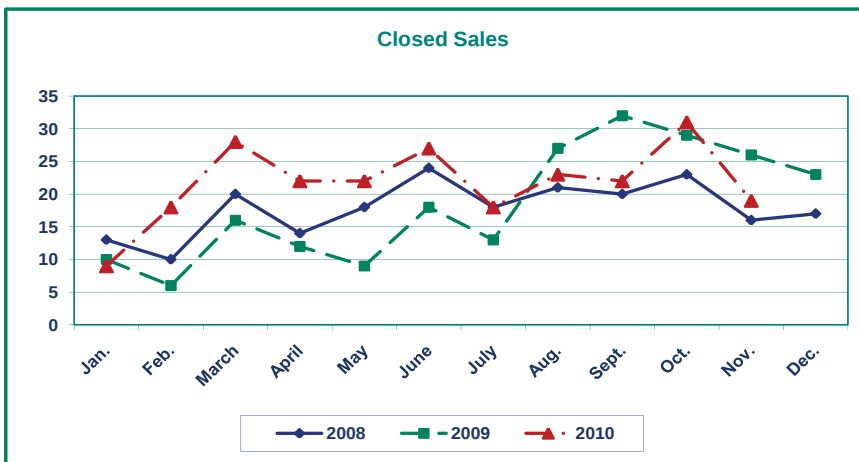
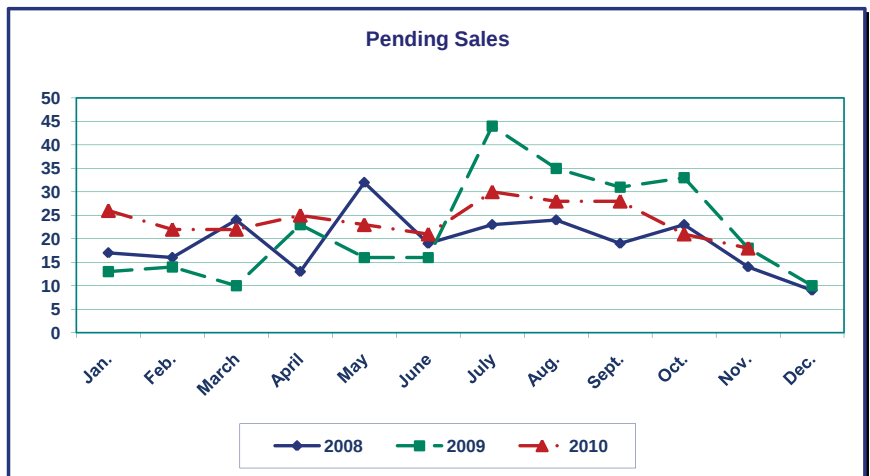
This graph represents new listings in Florence, Oregon over the past three calendar years.



PENDING LISTINGS

FLORENCE, OR

This graph shows the monthly accepted offers over the past three calendar years in Florence, Oregon.



CLOSED SALES

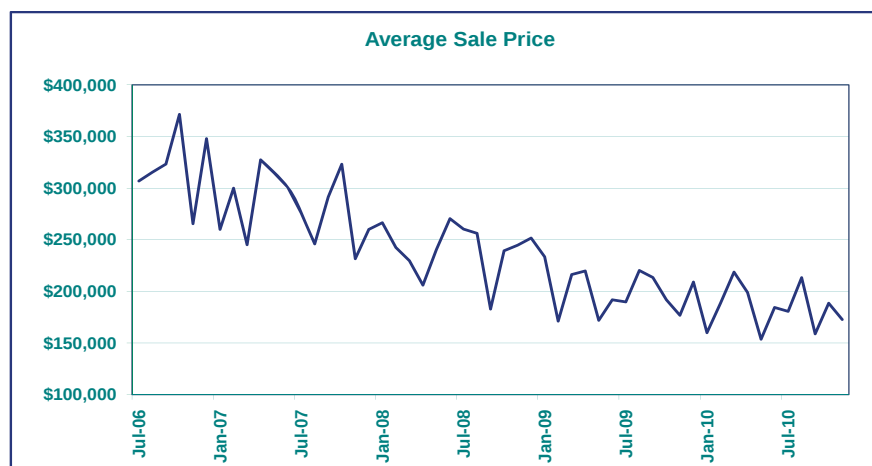
FLORENCE, OR

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

AVERAGE SALE PRICE

FLORENCE, OR

This graph shows the average sale price for all sold homes over the past three calendar years in Florence, Oregon.



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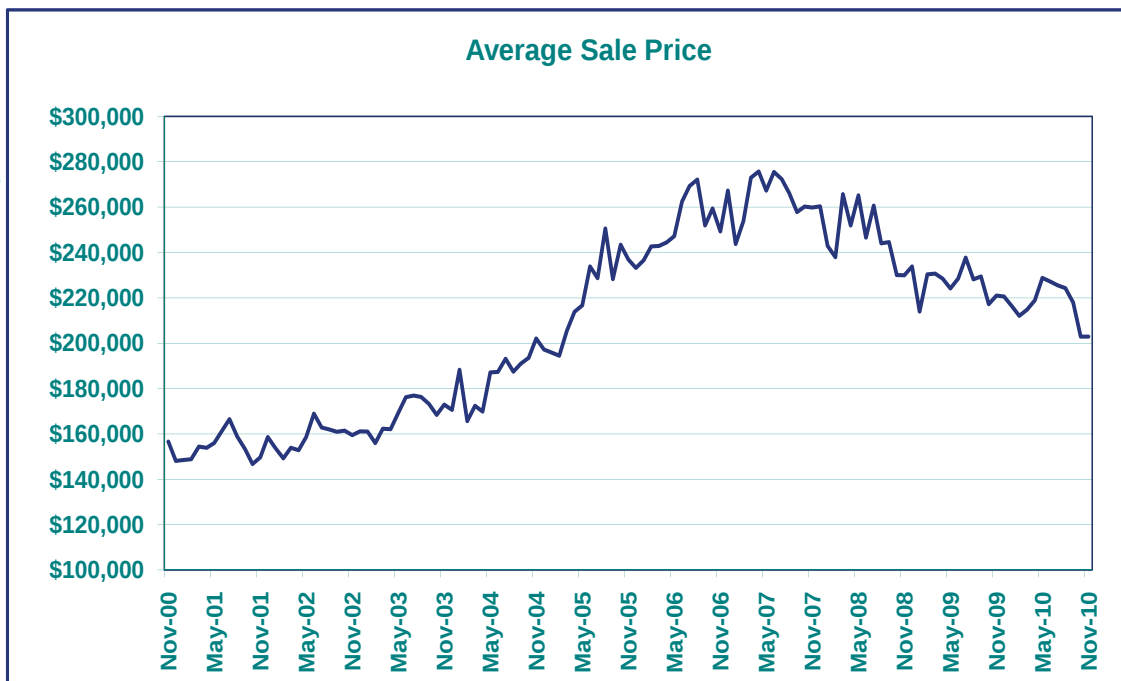
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AVERAGE SALE PRICE LANE COUNTY, OR

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Residential Review: Mid-Columbia

November 2010 Reporting Period

November Residential Highlights

Sales results in November 2010 were mixed compared to the same month a year ago. Closed sales fell from 53 to 39. Pending sales and new listings increased from 33 to 35 and from 70 to 72, respectively.

A comparison between October 2010 and November 2010 shows a decline from 42 to 39 (-7.1%) in closed sales. Pending sales dropped from 52 to 35 (-32.7%), and new listings were down from 90 to 72 (-20%).

At the month's rate of sales, the 723 active residential listings would last approximately 18.5 months.

Year-to-Date

Comparing January-November 2010 with the same period in 2009, closed sales were down 2.3%, and pending sales fell 7%. New listings were up 2%.

Sale Prices

Comparing November 2010 with November 2009 shows the average sale price fell 4.8% and the median sale price dropped 9.1%. See residential highlights table below.

In a comparison of the previous month, October 2010, with November 2010, the average sale price grew from \$211,700 to \$243,200 (14.9%), while the median sale price grew from \$195,000 to \$215,000 (10.3%).

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

Average Sale Price % Change:

-4.3% (\$225,400 v. \$235,600)

Median Sale Price % Change:

0.0% (\$200,000 v. \$200,000)

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

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	17.4
November	20.9	12.9	18.5
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.

Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2010	November	72	35	39	243,200	215,000	144
	Year-to-date	1,348	535	511	226,400	199,000	179
2009	November	70	33	53	255,400	236,500	167
	Year-to-date	1,322	575	523	233,100	200,000	182
Change	November	2.9%	6.1%	-26.4%	-4.8%	-9.1%	-14.1%
	Year-to-date	2.0%	-7.0%	-2.3%	-2.9%	-0.5%	-2.0%

*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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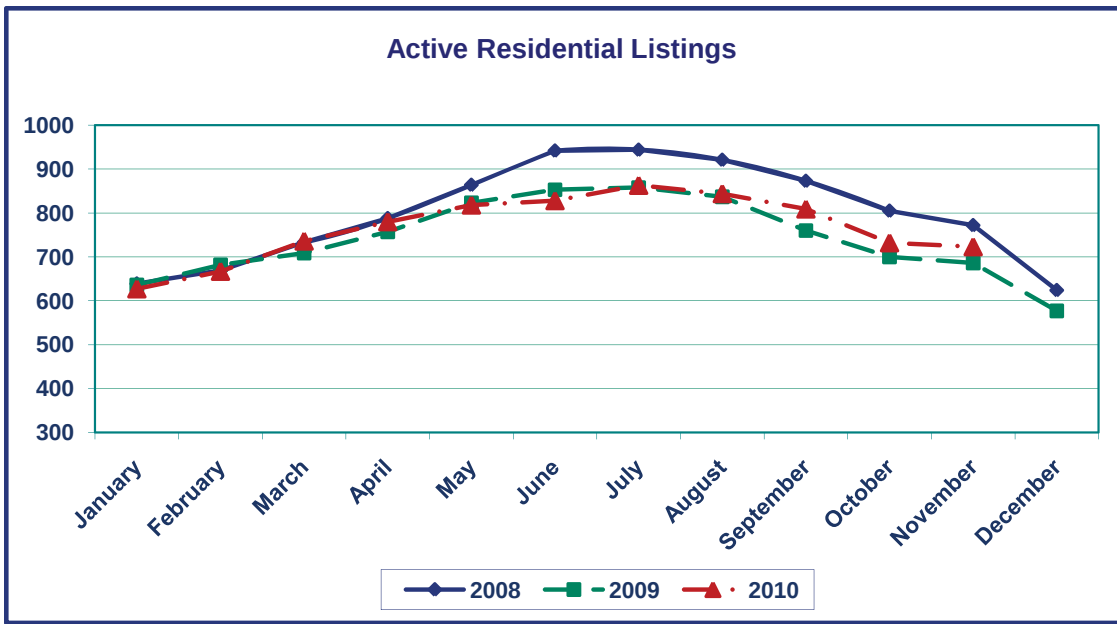
Mid-Columbia

		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	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
100	White Salmon/ Bingen	63	7	10	3	50.0%	1	355,000	116	95	28	-26.3%	29	260,000	235,000	-13.7%	3	502,500	9	154,800	0	0	
101	Snowden	13	1	2	0	-	-	-	-	16	1	-75.0%	1	259,000	259,000	-15.6%	0	0	2	78,500	0	0	
102	Trout Lake/ Glenwood	16	1	2	0	-	0	0	0	16	2	-33.3%	2	230,000	230,000	-43.9%	0	0	13	150,200	0	0	
103	Husum/ BZ Corner	9	3	2	1	-	-	-	-	14	4	-42.9%	3	211,800	212,500	-14.4%	0	0	3	316,500	0	0	
104	Lyle	23	0	0	0	-	0	0	0	36	8	-20.0%	9	247,500	250,000	11.5%	0	0	9	78,600	0	0	
105	Dallesport/ Murdock	14	1	2	3	-	2	164,500	294	28	14	100.0%	11	152,100	149,000	-19.8%	0	0	6	165,700	0	0	
106	Appleton/ Timber Valley	4	-	3	0	-	-	-	-	10	4	33.3%	4	178,600	177,500	18.2%	0	0	3	43,700	0	0	
107	Centerville/ High Prairie	5	-	1	0	-	-	-	-	5	0	-100.0%	0	0	-	-100.0%	0	0	2	107,000	0	0	
108	Goldendale	55	3	7	1	0.0%	1	215,000	86	107	38	22.6%	35	139,400	130,000	-11.7%	0	0	23	73,700	1	305,000	
109	Bickleton/ East County	0	-	0	0	-100.0%	-	-	-	1	0	-100.0%	1	31,600	31,600	-47.4%	0	0	3	17,700	0	0	
110	Klickitat	14	-	0	0	-100.0%	-	-	-	17	4	-20.0%	4	93,100	52,500	19.4%	0	0	1	200,000	0	0	
	Klickitat Co. Total	216	16	29	8	60.0%	4	224,800	197	345	103	-8.0%	99	189,800	198,000	-17.5%	3	502,500	74	114,200	1	305,000	
111	Skamania	9	2	0	0	-	-	-	-	17	3	50.0%	2	322,500	322,500	-19.1%	0	0	0	0	0	0	
112	North Bonneville	7	1	0	2	100.0%	-	-	-	18	16	-36.0%	13	137,200	132,900	-22.6%	0	0	0	0	0	0	
113	Stevenson	21	3	4	1	0.0%	-	-	-	35	15	0.0%	15	225,600	211,000	-14.2%	1	205,000	2	61,300	0	0	
114	Carson	15	1	4	0	-100.0%	0	0	0	29	14	0.0%	16	140,300	132,500	-26.8%	0	0	2	81,000	0	0	
115	Home Valley	4	2	1	-	-	-	-	-	3	-	-	-	-	-	-	-	-	-	-	-		
116	Cook, Underwood, Mill A, Willard	12	1	6	0	-100.0%	-	-	-	27	8	14.3%	7	320,400	295,000	-7.8%	0	0	0	0	0	0	
117	Unincorporated North	27	1	0	0	-100.0%	0	0	0	21	5	-58.3%	5	157,500	152,500	14.2%	0	0	3	51,800	0	0	
	Skamania Co. Total	95	11	15	3	-57.1%	0	-	-	150	61	-18.7%	58	191,200	155,000	-9.7%	1	205,000	7	62,900	0	-	
351	The Dalles	150	22	12	13	85.7%	13	165,700	158	307	152	-11.1%	140	157,500	149,000	-15.1%	2	292,700	6	121,700	4	145,700	
352	Dufur	6	-	0	1	-	-	-	-	11	5	-37.5%	5	175,800	170,000	-2.2%	0	0	0	0	0	0	
353	Tygh Valley	5	1	0	0	-	1	285,000	289	8	4	100.0%	3	198,000	239,000	23.8%	0	0	3	55,000	0	0	
354	Wamic/ Pine Hollow	29	2	0	0	-	-	-	-	35	5	-28.6%	4	174,000	150,500	44.7%	0	0	1	30,000	0	0	
355	Maupin/ Pine Grove	14	1	1	0	-	0	0	0	21	2	-50.0%	3	116,700	135,000	-10.3%	0	0	12	25,900	0	0	
356	Rowena	3	-	1	0	-	0	0	0	7	2	-	2	405,000	405,000	-	0	0	2	66,500	0	0	
357	Mosier	13	-	4	0	-	-	-	-	36	9	28.6%	8	252,200	260,000	-20.8%	0	0	6	212,700	0	0	
	Wasco Co. Total	220	26	18	14	100.0%	14	174,200	167	425	179	-10.1%	165	166,000	150,000	-11.2%	2	292,700	30	88,200	4	145,700	
361	Cascade Locks	18	1	1	0	-100.0%	3	110,700	233	36	13	-7.1%	12	125,000	130,500	-17.8%	0	0	5	36,300	0	0	
362	Hood River City	74	9	10	9	50.0%	9	240,100	75	198	98	21.0%	96	297,400	276,000	-4.1%	8	561,500	6	246,000	1	370,000	
363	Hood River-W	45	5	5	1	-75.0%	6	452,300	136	93	35	-27.1%	39	383,400	358,000	0.2%	0	0	4	137,900	0	0	
364	Hood River-E	5	-	1	0	-	-	-	-	9	8	14.3%	9	573,100	512,500	31.9%	0	0	0	0	0	0	
366	Odell	15	3	1	0	-100.0%	1	215,000	54	28	16	-11.1%	15	227,200	185,000	3.5%	0	0	1	235,000	0	0	
367	Parkdale/ Mt. Hood	22	1	1	0	-100.0%	2	362,500	113	45	19	18.8%	17	274,600	230,000	-4.8%	0	0	5	187,000	0	0	
	Hood River Co. Total	179	19	19	10	-28.6%	21	292,700	118	409	189	2.7%	188	309,800	277,500	-1.5%	8	561,500	21	160,900	1	370,000	
370	Sherman Co.	13	-	0	0	-	-	-	-	19	3	-40.0%	1	169,900	169,900	95.0%	0	0	0	0	0	0	

ACTIVE RESIDENTIAL LISTINGS

MID-COLUMBIA

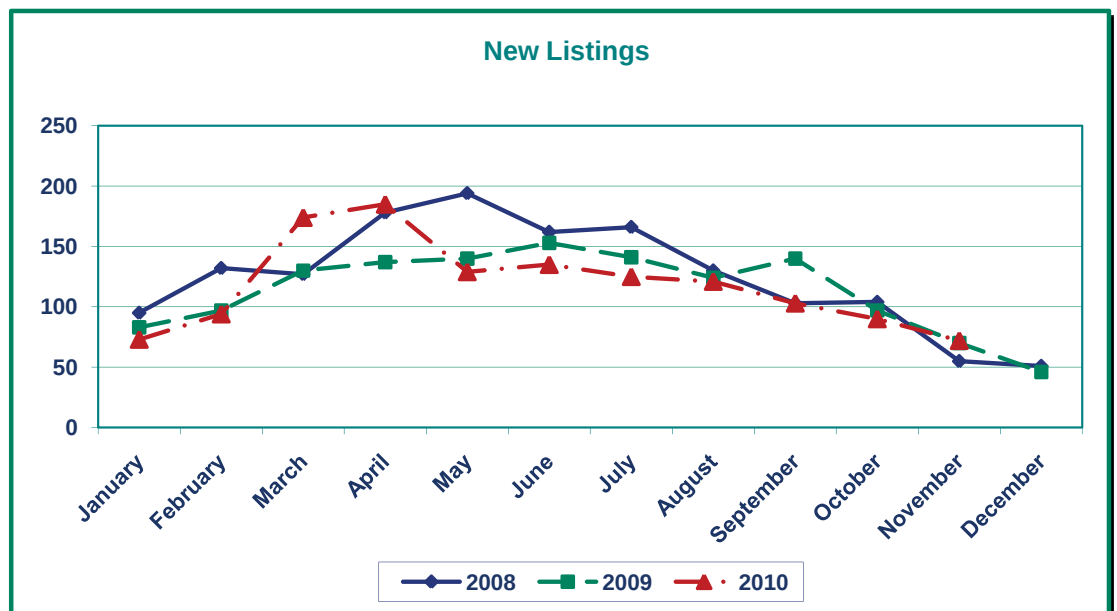
This graph shows the active residential listings over the past three calendar years in Mid-Columbia.



NEW LISTINGS

MID-COLUMBIA

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

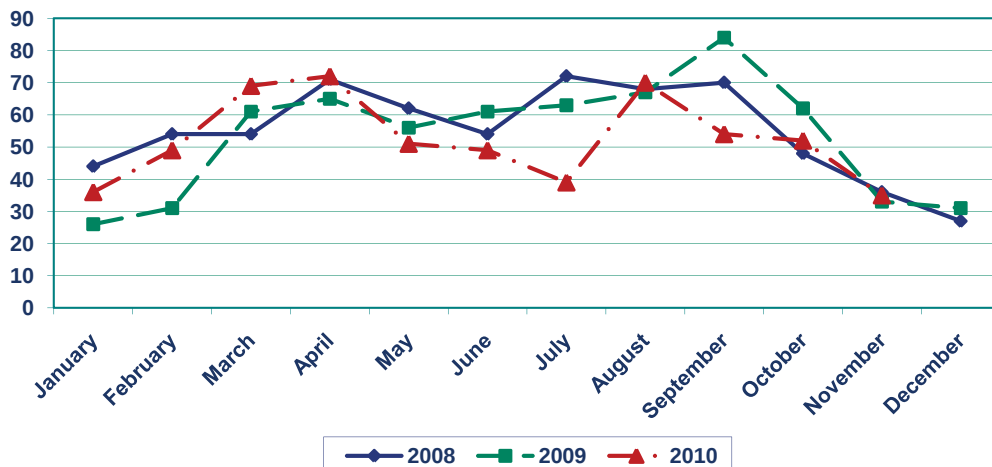


¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares November 2010 with November 2009. The Year-To-Date section compares year-to-date statistics from November 2010 with year-to-date statistics from November 2009.

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Pending Sales



PENDING LISTINGS

MID-COLUMBIA

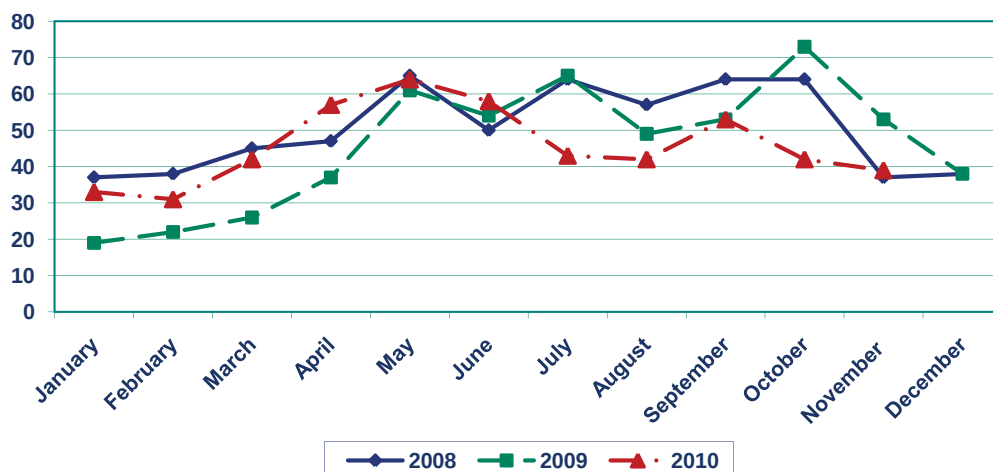
This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.

CLOSED SALES

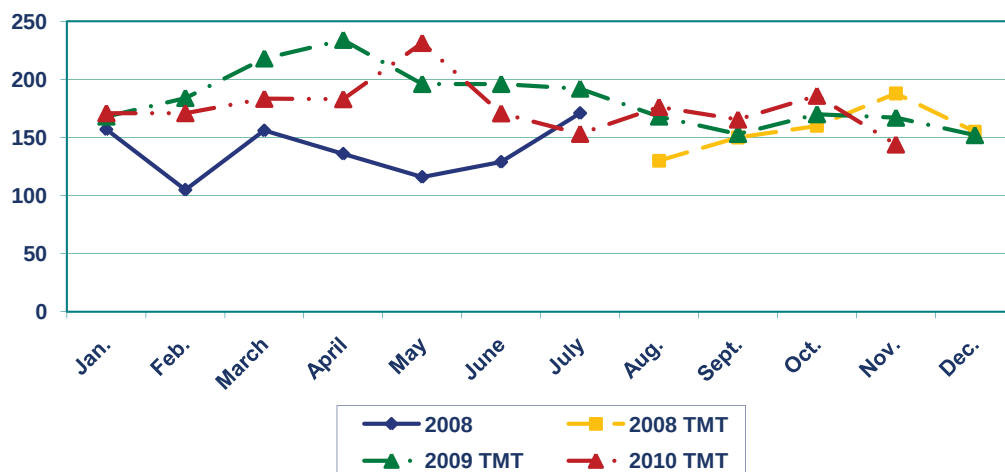
MID-COLUMBIA

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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Fax: (503) 230-0689

Southwest Washington
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Fax: (360) 696-9342

Salem

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Salem, OR 97302
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Lane County: Florence
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Douglas County
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Roseburg, OR 97470
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Curry County
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Brookings, OR 97415
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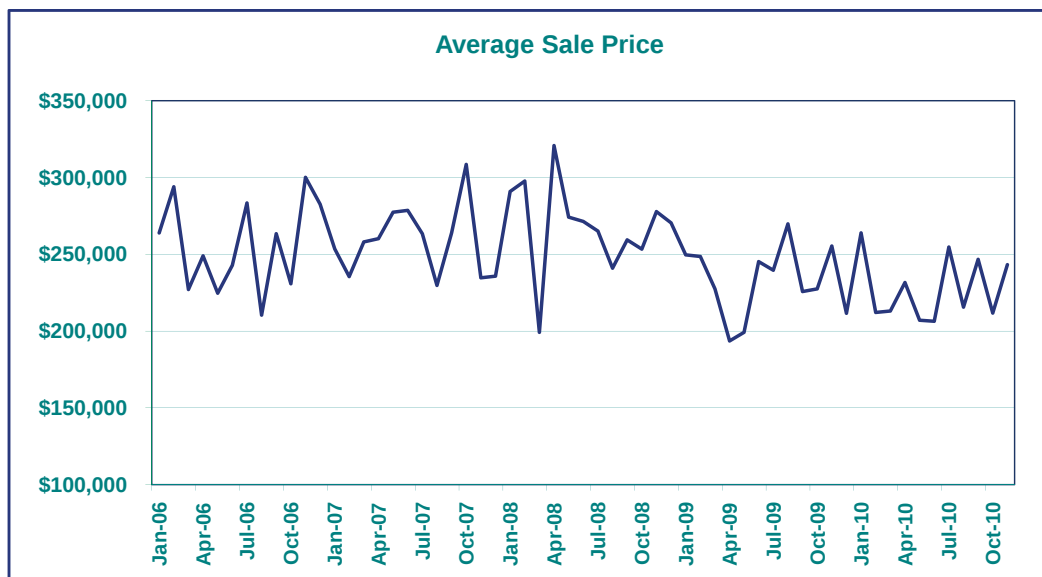
Mid-Columbia
PO Box 1088
Hood River, OR 97031
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Fax: (541) 387-6657

Eastern Oregon
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Hermiston, OR 97838
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Fax: (541) 289-7320

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

AVERAGE SALE PRICE 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

November 2010 Reporting Period

November Residential Highlights

The Portland Metro area market continued to show decreases in activity in November. However, while closed sales were the lowest since February of this year, they decreased by only 1% from the previous month. Pending sales were also higher than November of the past two years.

Closed sales were down 28.7% compared to November 2009, but pending sales were up 7.4%. New listings dipped down 1%.

Comparing the previous month of October 2010 with November 2010 shows closed sales decreased from 1,292 to 1,279 (-1%). Additionally, pending sales fell from 1,632 to 1,426 (-12.6%), and new listings dropped from 3,119 to 2,437 (-20.7%).

At the month's rate of sales, the 13,103 active residential listings would last approximately 10.2 months. Inventory in November is the lowest it has been since June of this year.

Year-to-Date

When comparing January-November 2010 with the same period in 2009, closed sales increased 0.2%. Pending sales were 2.6% lower, but new listings were up 3.7%. See residential highlights table below.

Sale Prices

The average sale price for November 2010 declined 0.5% compared to November 2009. The median sale price also fell 2.5%.

On a month-to-month basis, comparing October 2010 to November 2010, the average sale price went down from \$276,800 to \$271,900 (-1.8%) and the median sale price also dropped from \$233,500 to \$233,000 (-0.2%). This marks the third straight month average sale prices have fallen (see graph on page 5).

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	10.7
November	15	7.1	10.2
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:

-2.3% (\$283,400 v. \$290,000)

Median Sale Price % Change:

-2.4% (\$240,000 v. \$246,000)

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	November	2,473	1,426	1,279	271,900	233,000	140
	Year-to-date	43,658	18,436	17,385	282,600	240,000	131
2009	November	2,499	1,328	1,795	273,300	239,000	131
	Year-to-date	42,104	18,919	17,349	289,800	247,500	141
Change	November	-1.0%	7.4%	-28.7%	-0.5%	-2.5%	6.5%
	Year-to-date	3.7%	-2.6%	0.2%	-2.5%	-3.0%	-7.4%

*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 • 11/2010

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	502	102	98	67	45.7%	59	218,600	102	1,930	783	-15.3%	710	231,000	225,000	-2.6%	7	239,300	24	78,400	17	281,600	
142	NE Portland	1,019	243	200	132	8.2%	140	263,000	108	4,241	1,886	-3.7%	1,816	282,900	247,000	-0.9%	22	377,700	28	101,300	47	373,600	
143	SE Portland	1,345	296	228	177	-6.3%	149	247,700	102	5,318	2,389	-10.9%	2,268	238,900	208,300	-1.5%	25	367,300	37	188,400	81	425,300	
144	Gresham/ Troutdale	900	155	156	102	25.9%	91	205,500	147	2,920	1,239	0.7%	1,155	213,000	201,000	-3.1%	9	250,300	40	97,500	26	237,000	
145	Milwaukie/ Clackamas	1,076	204	134	120	8.1%	92	248,000	155	3,322	1,374	-2.8%	1,274	261,600	240,000	-7.0%	3	399,300	70	116,100	17	203,300	
146	Oregon City/ Canby	806	157	123	69	-9.2%	54	241,900	160	2,279	886	-1.6%	852	256,300	230,000	-8.8%	12	224,000	39	142,100	8	303,000	
147	Lake Oswego/ West Linn	879	125	148	75	0.0%	68	401,900	190	2,735	1,010	10.0%	963	434,400	385,000	-7.9%	4	378,800	33	261,100	2	417,500	
148	W Portland	1,554	314	306	173	10.9%	152	381,300	189	5,283	2,103	11.3%	1,949	407,600	337,500	-3.8%	6	519,800	32	185,700	22	505,100	
149	NW Wash Co.	535	98	88	83	50.9%	76	359,400	102	1,982	953	12.5%	898	367,600	337,200	-1.2%	3	168,000	20	286,900	6	286,700	
150	Beaverton/ Aloha	1,133	220	186	121	0.0%	118	212,700	135	4,022	1,688	-12.3%	1,606	238,700	215,400	-1.2%	6	209,800	19	367,900	29	282,700	
151	Tigard/ Wilsonville	1,105	191	142	90	-23.1%	110	313,200	170	3,529	1,499	-1.7%	1,455	304,500	275,500	-3.8%	3	201,700	36	272,700	20	284,900	
152	Hillsboro/ Forest Grove	794	135	98	103	27.2%	77	217,500	115	2,706	1,290	-4.0%	1,206	227,300	209,900	-6.4%	10	256,000	32	349,600	21	173,100	
153	Mt. Hood	131	17	20	9	-35.7%	15	190,900	148	308	98	-6.7%	96	204,400	176,300	-15.7%	-	-	10	108,200	-	-	
155	Columbia Co.	472	64	53	45	50.0%	32	152,100	108	1,154	437	-3.3%	406	182,400	174,500	-9.5%	6	228,800	16	121,600	4	223,300	
156	Yamhill Co.	852	152	114	60	11.1%	46	216,800	169	1,929	801	-0.9%	731	217,200	192,000	-5.0%	8	204,900	31	141,500	10	197,500	
168-178 Marion/Polk Counties		1,145	158	158	58	9.4%	54	156,700	143	2,385	805	-10.5%	759	195,700	174,900	-5.3%	11	272,300	62	77,700	17	385,400	
180-195 200 North Coastal Counties		1,526	131	179	54	-1.8%	61	298,700	152	2,546	766	13.0%	709	280,900	225,000	-3.8%	19	485,100	105	147,800	14	234,800	

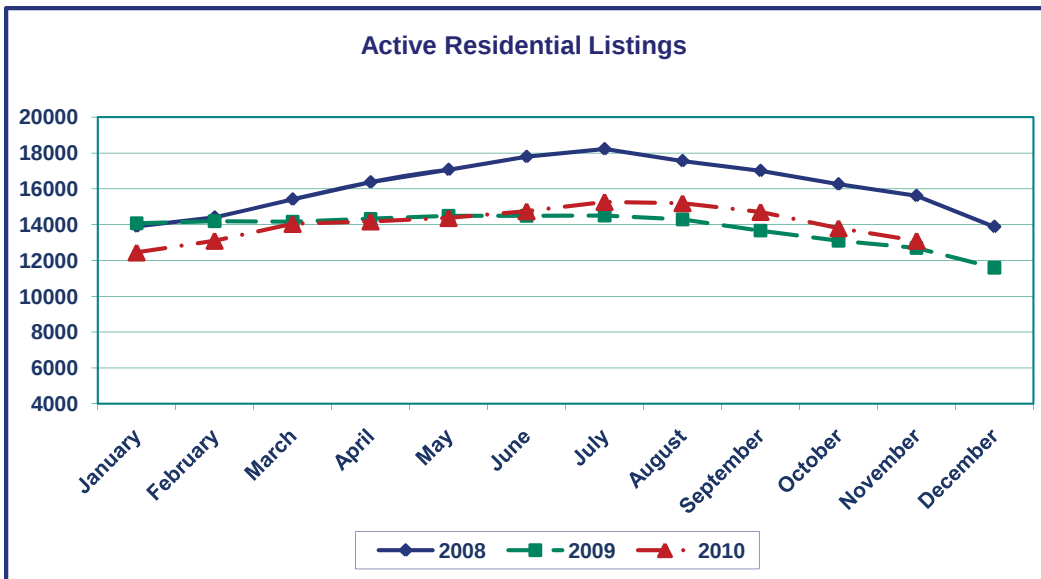
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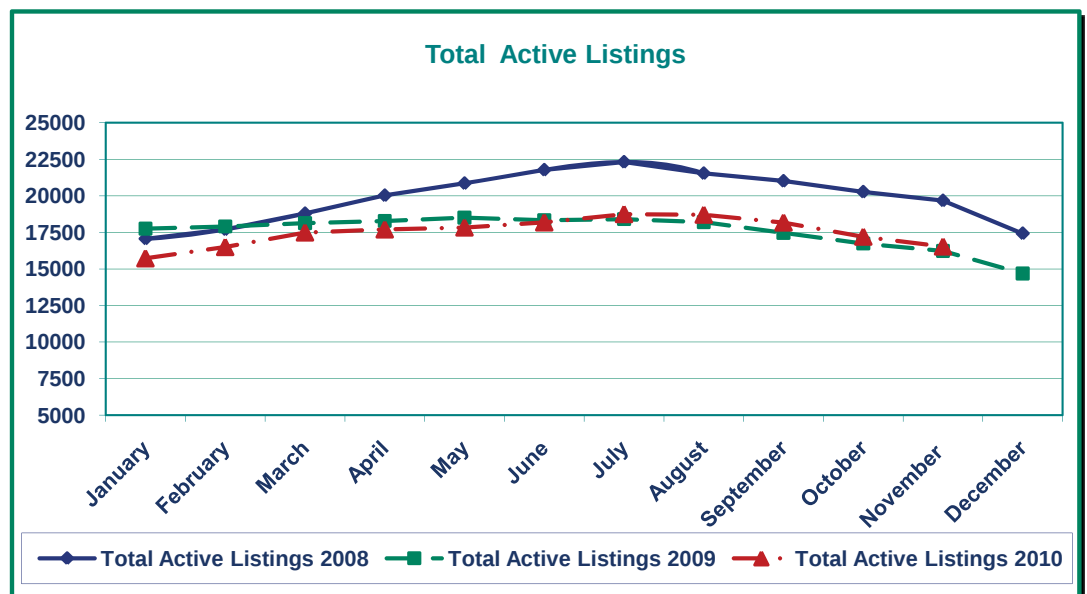
ACTIVE RESIDENTIAL LISTINGS PORTLAND, OR

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



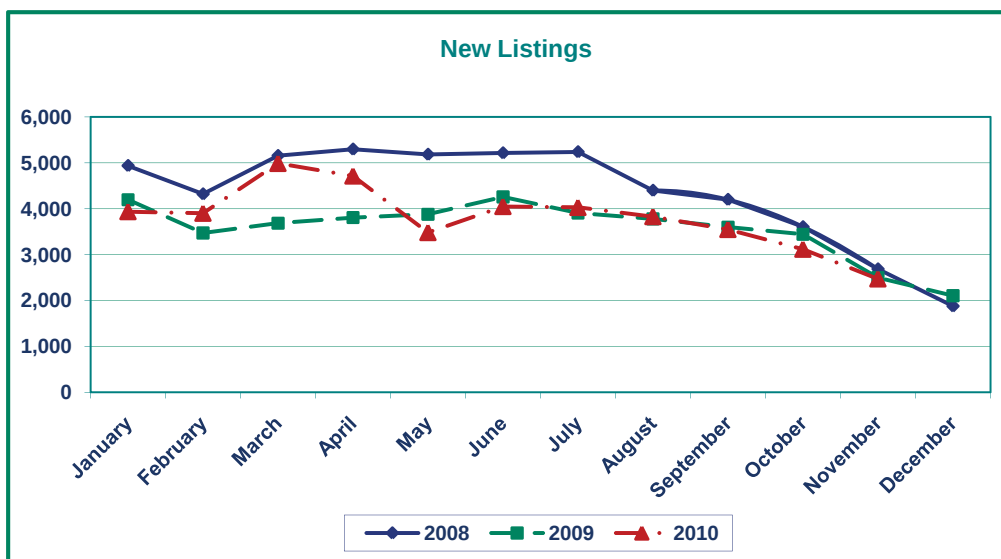
TOTAL ACTIVE LISTINGS PORTLAND, OR

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



NEW LISTINGS PORTLAND, OR

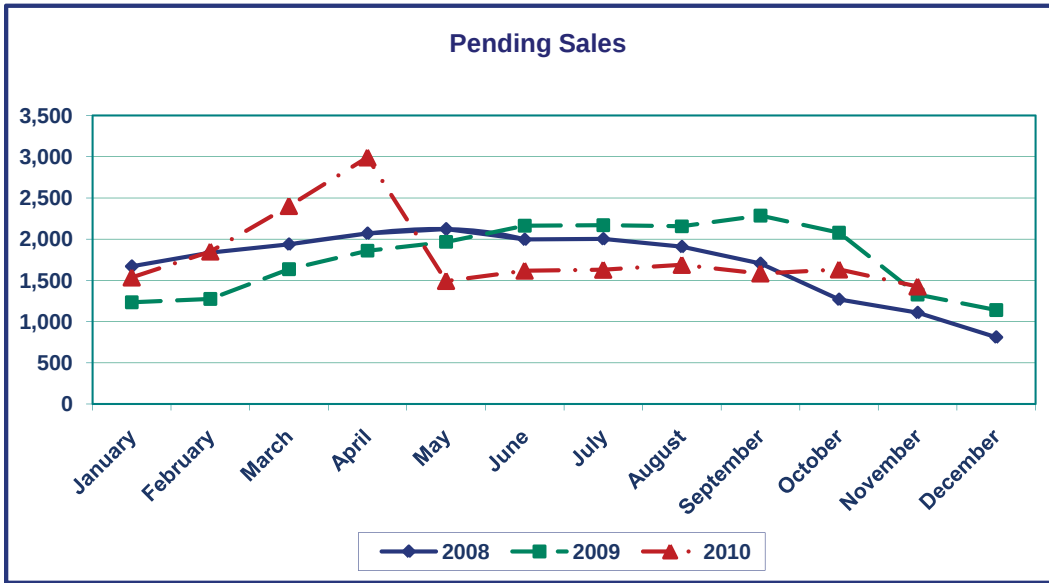
This graph shows the new residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.



PENDING LISTINGS

PORTLAND, OR

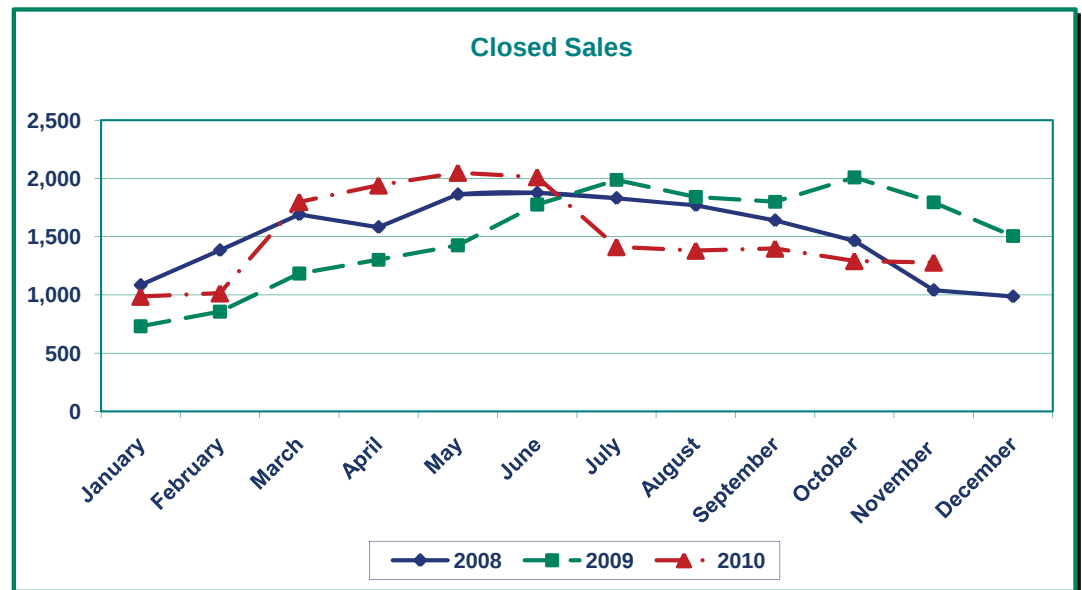
This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.



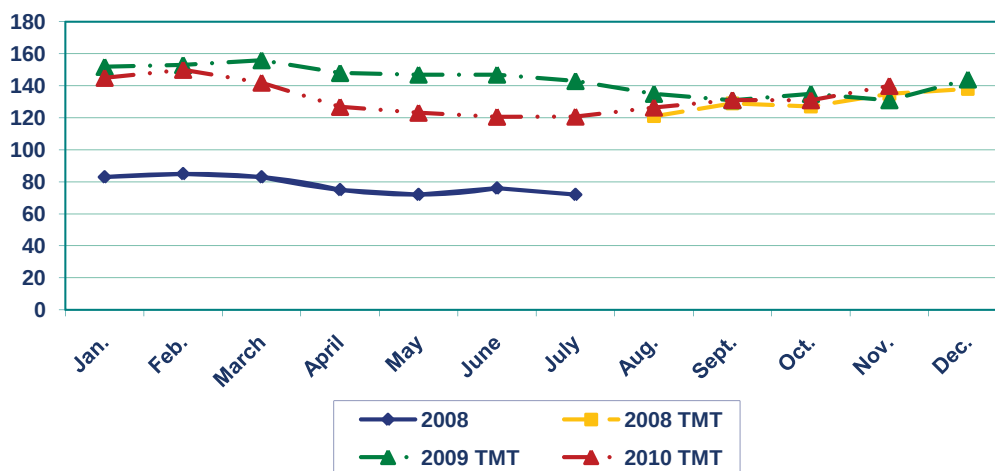
CLOSED SALES

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

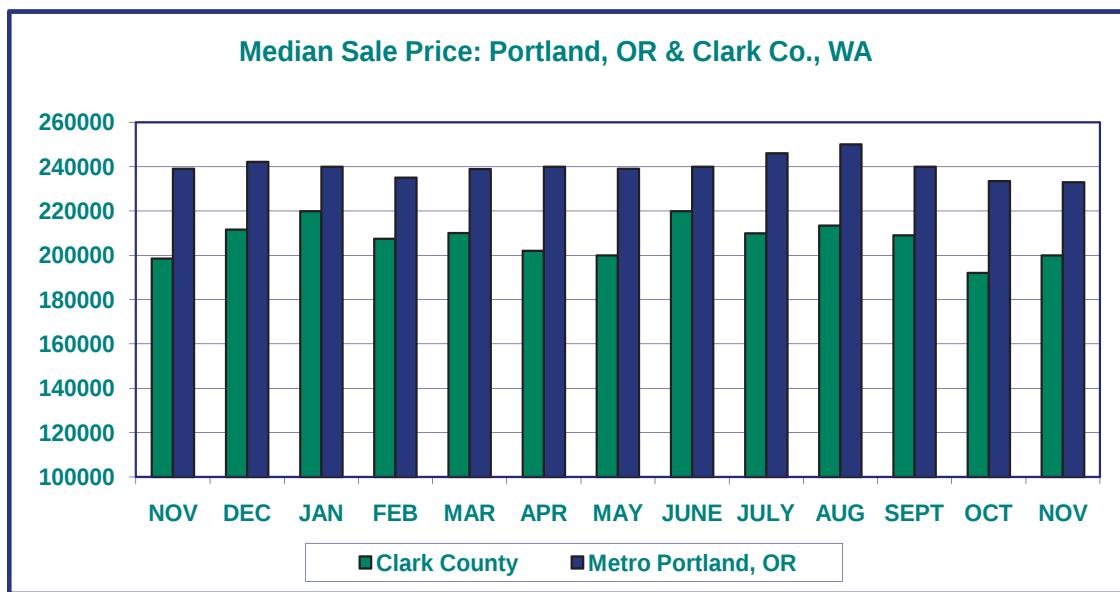
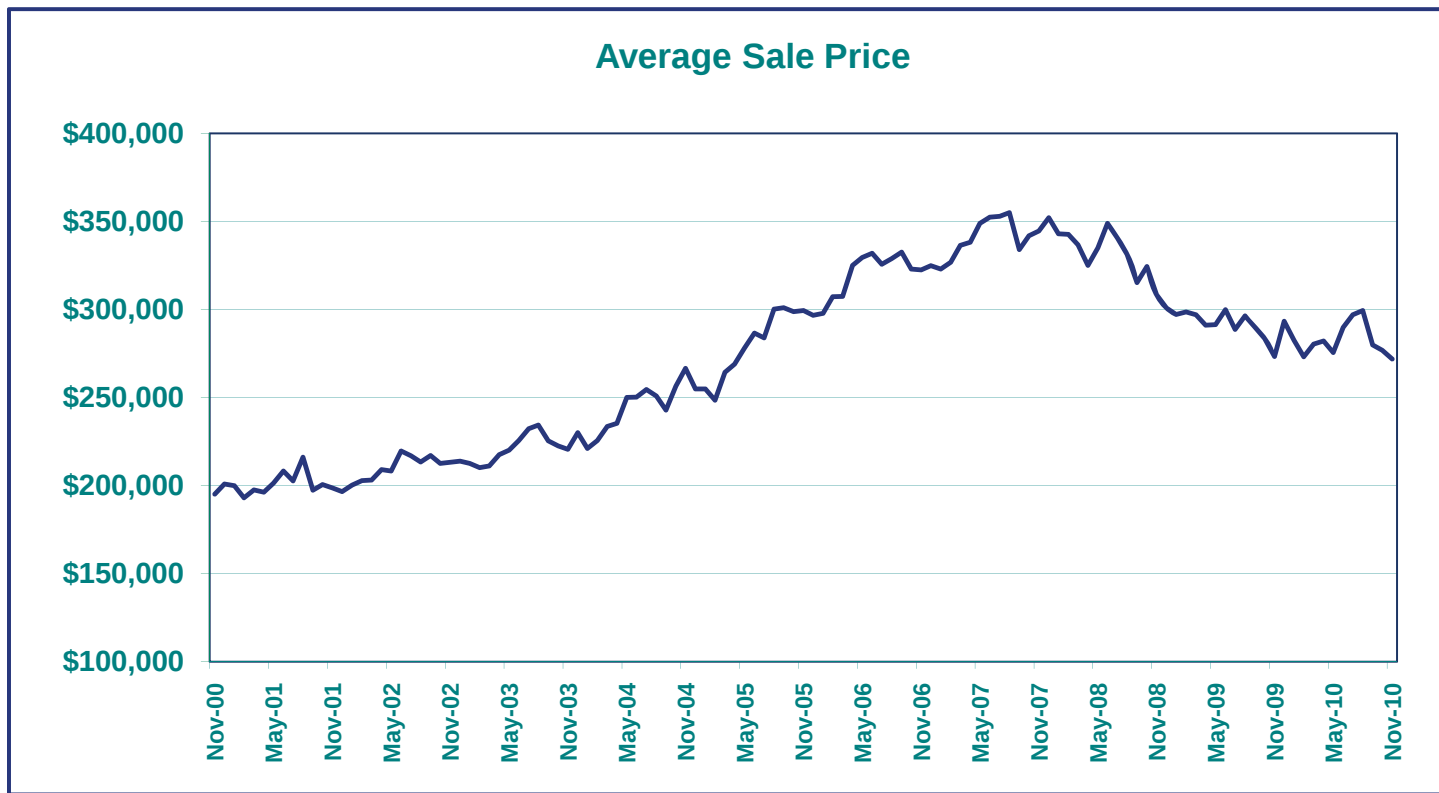
This graph shows the average market time for sales in the Portland, Oregon metropolitan area.

**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

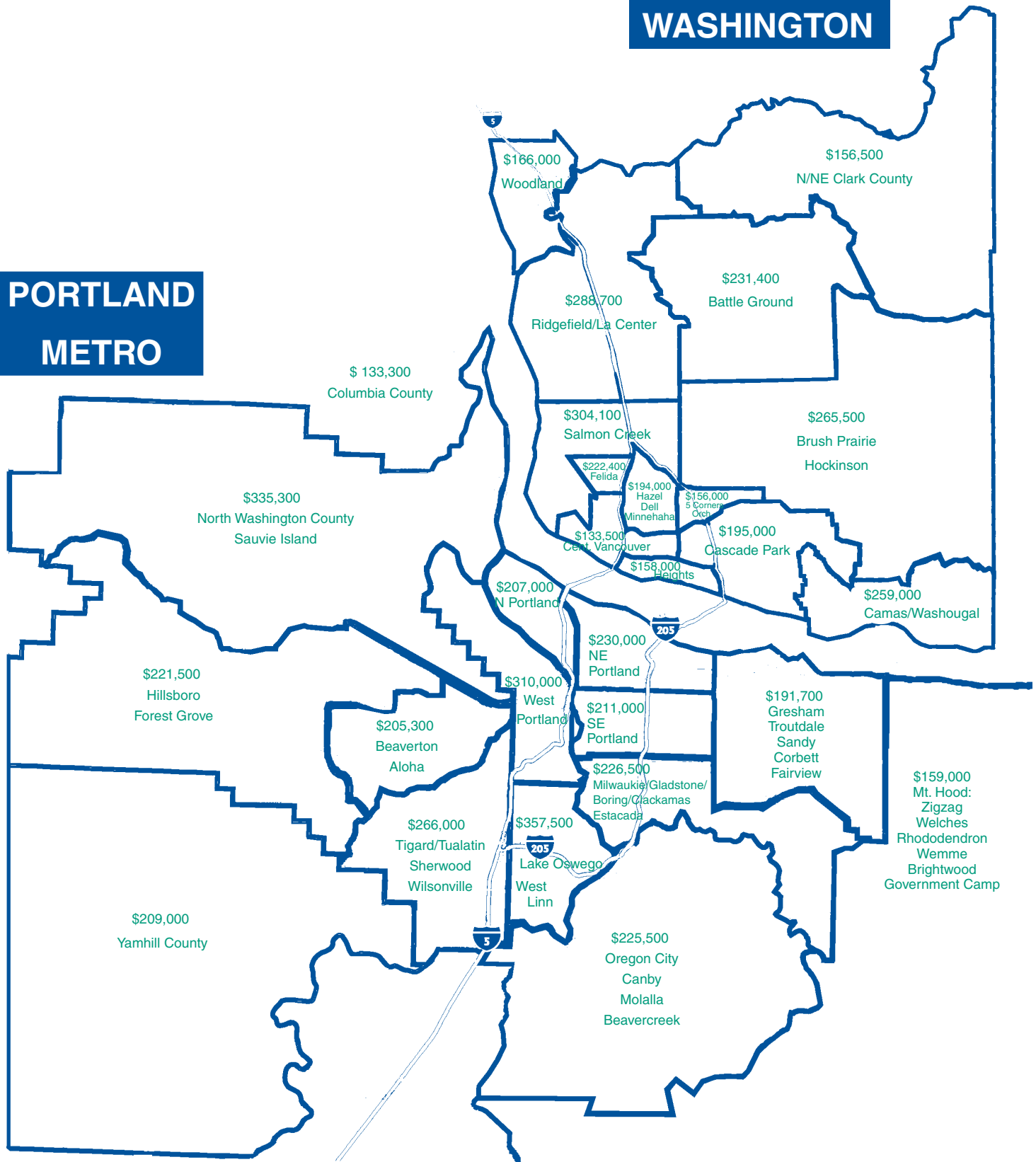
This graph shows the median sale price over the past 12 months in the greater Portland, Oregon metropolitan area and Clark County.

MEDIAN SALE PRICE

November 2010

SW
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PORTLAND
METRO



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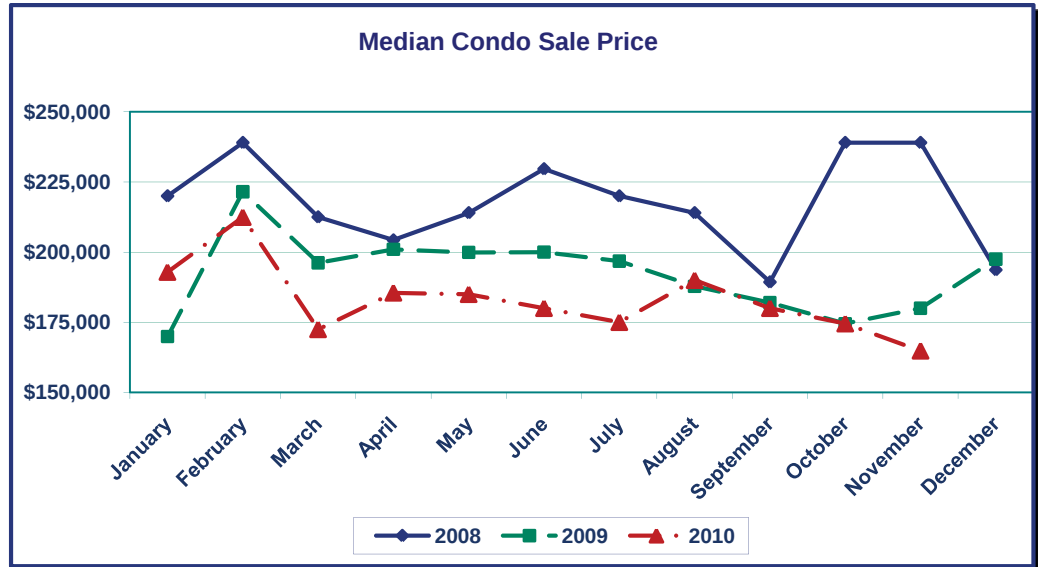
Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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MEDIAN SALE PRICE CONDOS PORTLAND, OR

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



ACTIVE & CLOSED CONDOS PORTLAND, OR

This graph shows the number of active and closed condos in 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

November 2010 Reporting Period

November Residential Highlights

In November, sales activity continued to fall behind totals from the same month of the year prior. However, November 2010 closed and pending sales levels were above levels in November 2008.

Compared to November 2009, closed sales decreased by 36.7%. Pending sales and new listings also fell by 9.1% and 19.6%, respectively.

When comparing October 2010 with November 2010, closed sales fell from 320 to 297 (-7.2%). Additionally, pending sales decreased from 390 to 370 (-5.1%), while new listings also dropped from 680 to 594 (-12.7%).

At the month's rate of sales, the 3,479 active residential listings would last approximately 11.7

months. Inventory is 4.4 months higher than the same month in 2009, but lower than in November 2008.

Year-to-Date

Comparing January-November 2010 with the same period in 2009, closed sales went down 3.3%. Pending sales fell 9.3% and new listings also decreased by 3.4%.

Sale Prices

Comparing November 2010 to November 2009, average sale price grew 3.5% and median sale price also rose 0.8%.

Comparing October 2010 to November 2010, the average sale price increased from \$215,500 to \$228,900 (6.2%). The median sale price also increased from \$192,000 to \$200,000 (4.2%).

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	11.1
November	16.9	7.3	11.7
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:

-0.4% (\$237,100 v. \$238,100)

Median Sale Price % Change:

-1.7% (\$209,900 v. \$213,600)

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

Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2010	November	594	370	297	228,900	200,000	147
	Year-to-date	9,200	4,704	4,462	236,500	209,000	135
2009	November	739	407	469	221,100	198,500	151
	Year-to-date	9,522	5,189	4,616	237,300	211,900	157
Change	November	-19.6%	-9.1%	-36.7%	3.5%	0.8%	-3.0%
	Year-to-date	-3.4%	-9.3%	-3.3%	-0.3%	-1.4%	-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.

AREA REPORT • 11/2010

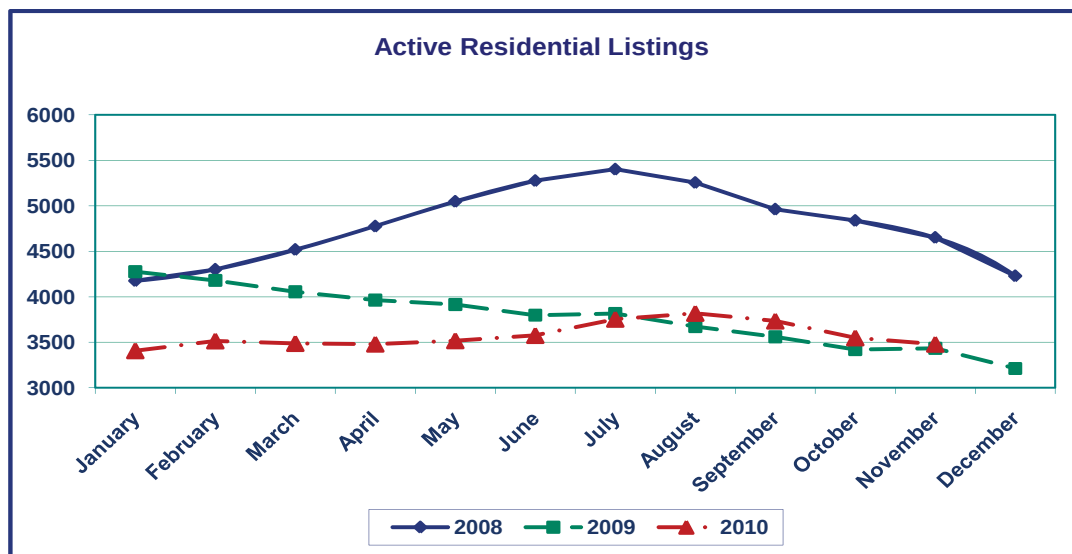
SW Washington

		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY			
		Current Month								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	Total Market Time			Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
11	Downtown Vancouver	99	22	15	5	-58.3%	7	147,200	146	229	112	-30.0%	119	182,600	160,000	142	-1.1%	5		166,800	-	-	13	169,000	
12	NW Heights	120	26	9	11	-15.4%	7	98,700	97	278	126	-25.4%	121	127,100	125,000	107	-3.7%	2	49,500	3	35,200	14	160,600		
13	SW Heights	93	12	14	8	166.7%	6	164,200	269	195	66	10.0%	55	193,200	174,000	206	-43.6%	-	-	3	313,800	-	-		
14	Lincoln/Hazel Dell	60	8	3	4	-33.3%	6	184,500	81	146	63	-30.8%	63	198,000	196,000	97	-1.3%	-	-	4	75,300	2	192,000		
15	E Hazel Dell	179	36	25	13	-18.8%	7	116,400	131	484	247	-16.8%	237	173,900	179,200	137	-8.9%	3	170,400	17	89,700	-	-		
20	NE Heights	117	16	15	7	-12.5%	3	175,300	416	289	125	-20.4%	121	187,500	175,800	118	0.8%	-	-	2	47,000	1	199,000		
21	Orchards	178	24	21	15	-42.3%	21	158,100	135	500	270	-16.9%	262	175,600	175,000	134	-9.1%	-	-	-	-	3	196,700		
22	Evergreen	245	39	26	36	-23.4%	24	163,700	116	778	441	-12.7%	415	178,000	169,900	129	-5.6%	-	-	10	136,200	10	188,900		
23	E Heights	81	20	17	8	-11.1%	7	187,600	114	203	81	0.0%	81	227,900	182,000	111	-5.7%	-	-	3	292,000	1	130,000		
24	Cascade Park	123	14	14	10	0.0%	12	208,900	143	320	155	-6.6%	147	278,300	222,500	133	1.1%	-	-	2	525,000	5	213,900		
25	Five Corners	94	27	11	16	14.3%	12	149,900	93	289	177	-1.7%	155	169,800	170,000	110	-6.5%	1	225,000	-	-	3	134,300		
26	E Orchards	90	21	7	13	8.3%	12	229,100	134	254	156	-19.6%	151	226,600	215,000	128	-3.5%	-	-	1	149,500	-	-		
27	Fisher's Landing	118	25	12	25	38.9%	18	231,800	149	365	210	-13.2%	184	246,700	237,500	110	-0.2%	-	-	1	1,100,000	-	-		
31	SE County	38	6	4	3	-	2	370,000	395	85	37	68.2%	36	350,600	298,500	228	-5.1%	-	-	3	146,700	-	-		
32	Camas City	264	56	25	32	-11.1%	18	435,600	148	739	390	-8.2%	372	343,600	304,400	128	6.2%	-	-	75	114,900	7	177,500		
33	Washougal	230	36	20	20	0.0%	19	219,600	84	573	279	-8.8%	273	263,700	235,500	171	1.9%	-	-	46	107,800	5	218,300		
41	N Hazel Dell	144	24	17	16	6.7%	16	253,200	111	379	178	-2.7%	158	252,400	224,900	107	6.2%	-	-	9	78,300	1	850,000		
42	S Salmon Creek	141	25	11	13	-23.5%	18	224,000	152	415	214	-10.8%	200	211,800	211,700	123	-2.9%	-	-	2	45,000	3	289,500		
43	N Felida	159	21	12	24	26.3%	8	296,300	87	415	232	6.4%	206	257,800	235,000	139	-7.1%	-	-	23	201,500	-	-		
44	N Salmon Creek	118	18	14	18	-10.0%	10	307,700	223	332	187	-20.4%	176	262,000	247,700	158	4.8%	-	-	5	108,000	-	-		
50	Ridgefield	100	9	6	9	-30.8%	9	286,000	204	239	129	17.3%	125	269,700	245,000	134	2.4%	2	153,200	6	51,300	1	132,000		
51	W of I-5 County	30	4	3	-	-100.0%	1	350,000	187	57	31	6.9%	27	474,500	404,000	186	14.4%	-	-	6	179,900	-	-		
52	NW E of I-5 County	57	2	2	4	100.0%	3	379,700	235	109	47	4.4%	48	358,200	295,000	221	-10.4%	-	-	8	177,400	-	-		
61	Battleground	225	48	21	24	-17.2%	20	229,700	125	579	307	-2.5%	301	233,900	210,000	122	-0.8%	-	-	17	172,000	2	162,500		
62	Brush Prairie	199	32	26	19	-13.6%	15	289,700	126	491	253	-0.8%	241	292,700	273,100	142	-0.8%	1	280,000	10	226,500	-	-		
63	East County	3	-	-	-	-	1	200,000	369	12	3	-	3	162,500	183,400	142	-10.0%	-	-	-	-	-	-		
64	Central County	26	1	1	1	-	1	287,900	16	66	20	-20.0%	21	340,900	347,500	210	0.4%	-	-	-	-	-	-		
65	Mid-Central County	40	4	6	3	-	2	227,000	371	78	26	-13.3%	24	291,200	298,600	163	-14.1%	-	-	3	96,300	-	-		
66	Yacolt	36	5	2	4	0.0%	5	299,600	235	97	41	41.4%	41	232,100	196,000	212	6.4%	-	-	6	104,500	-	-		
70	La Center	33	7	5	8	33.3%	3	202,000	134	102	67	17.5%	62	247,500	241,000	144	0.1%	-	-	6	117,500	-	-		
71	N Central	20	1	6	-	-	2	207,500	436	67	22	-12.0%	24	223,400	206,000	163	-18.7%	-	-	2	116,300	-	-		
72	NE Corner	19	5	1	1	-	2	146,500	417	35	12	20.0%	13	187,500	175,000	193	-6.3%	-	-	1	124,900	-	-		
	Grand Total	3,479	594	371	370	-9.1%	297	228,900	147	9,200	4,704	-9.3%	4,462	236,500	209,000	135	-0.4%	14	161,100	274	136,700	71	191,800		
80	Woodland City	53	1	3	4	100.0%	6	186,900	74	115	59	-6.3%	53	216,800	182,500	165	2.2%	1	127,300	1	100,000	-	-		
81	Woodland Area	43	7	11	1	#DIV/0!	1	166,000	473	112	43	43.3%	37	268,400	256,000	215	-1.0%	-	-	8	148,500	1	250,000		
82	Cowlitz County	327	39	33	27	35.0%	17	199,400	109	721	301	1.3%	280	169,500	155,000	136	-9.9%	4	227,500	25	69,100	4	236,500		
	Grand Total	423	47	47	32	45.5%	24	194,900	115	948	403	3.3%	370	186,200	170,300	148	-6.1%	5	207,500	34	88,700	5	239,200		
87	Pacific County	151	6	20	2	-71.4%	5	208,600	302	220	73	-27.0%	75	160,300	140,000	192	-7.0%	2	495,000	30	42,600	1	135,000		

ACTIVE RESIDENTIAL LISTINGS

CLARK COUNTY, WA

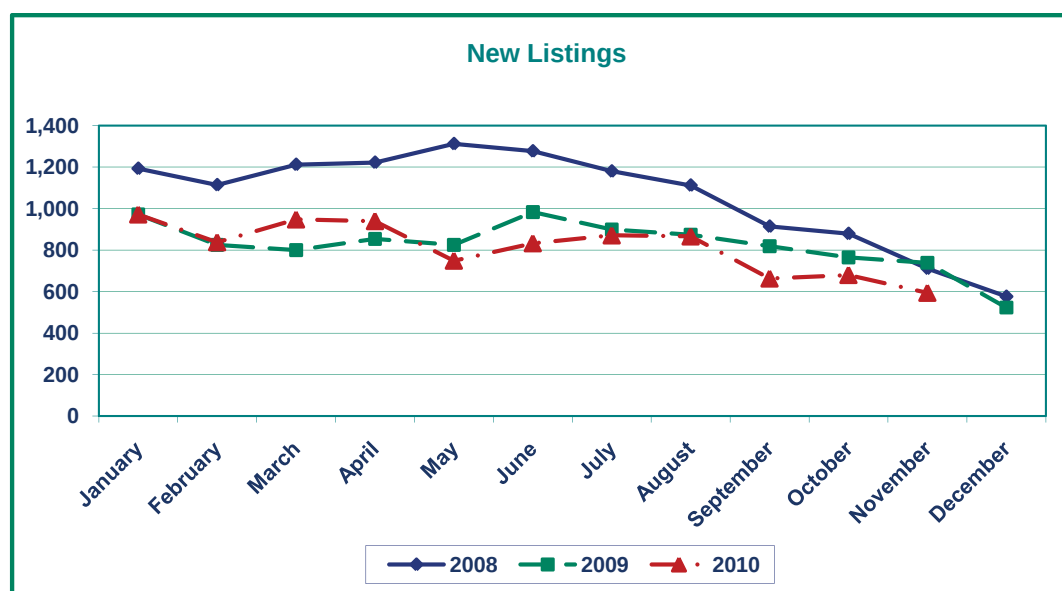
This graph shows the active residential listings over the past three calendar years in Clark County, Washington.



NEW LISTINGS

CLARK COUNTY, WA

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



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

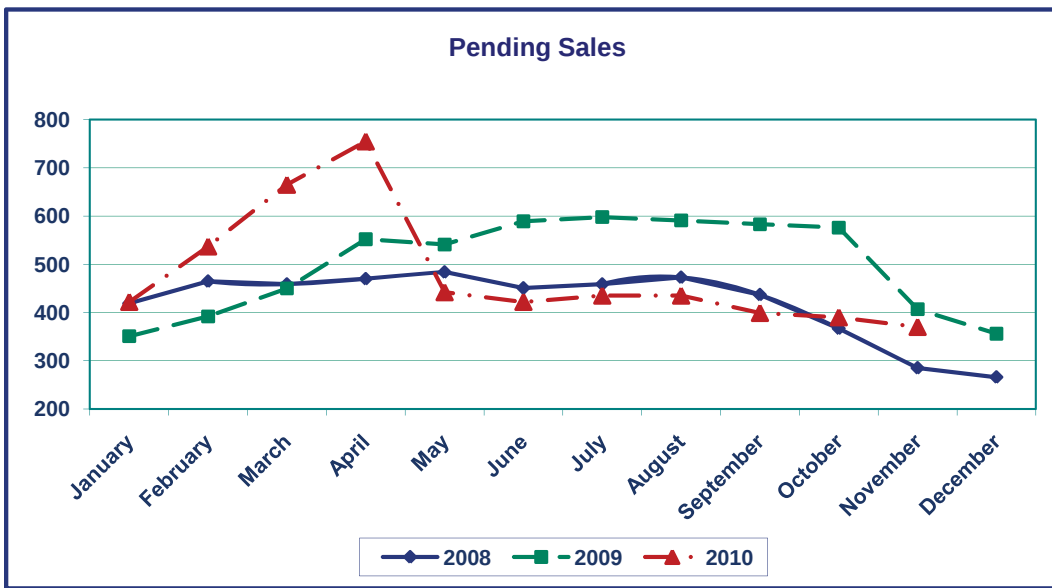
² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/09-11/30/10) with 12 months before (12/1/08-11/30/09).

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

CLARK COUNTY, WA

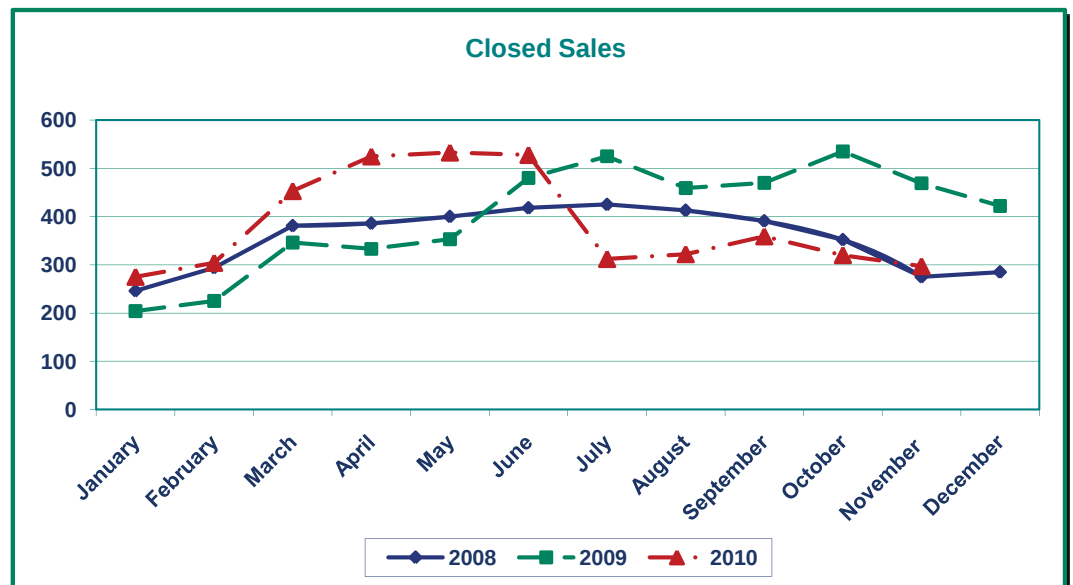
This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.



CLOSED SALES

CLARK COUNTY, WA

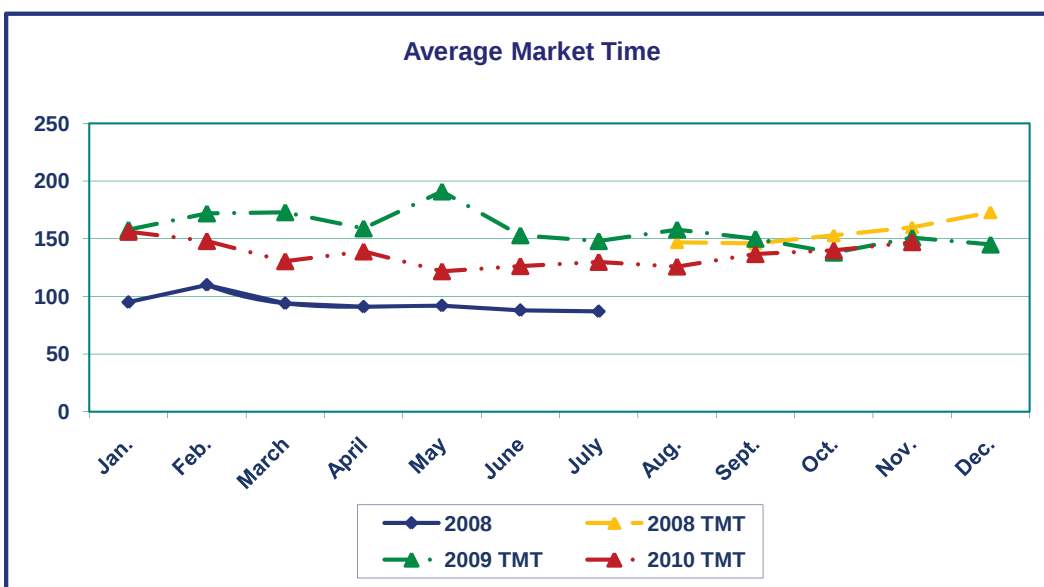
This graph shows the closed sales over the past three calendar years in Clark County, Washington.



DAYS ON MARKET

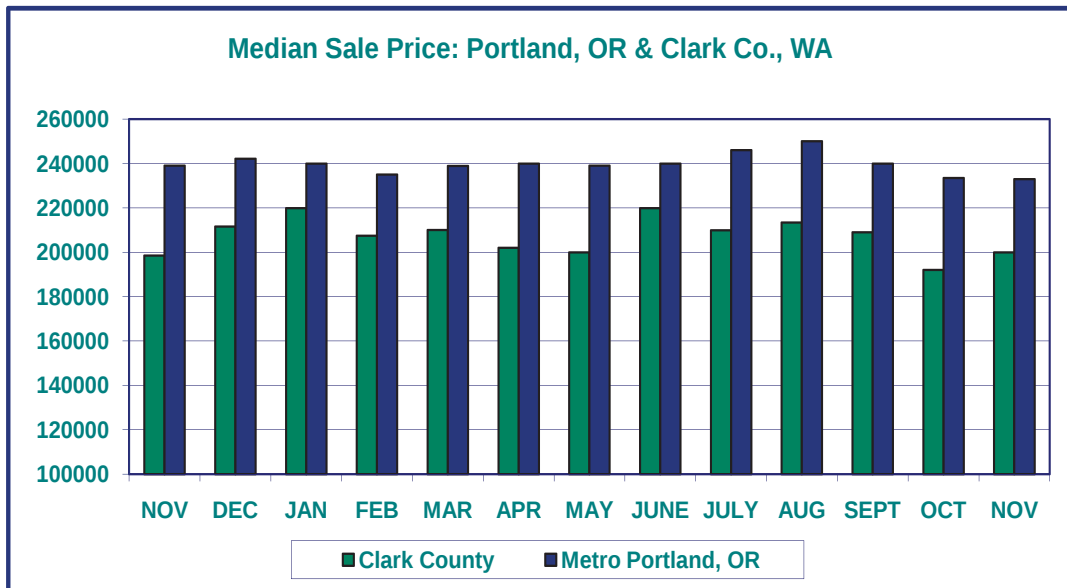
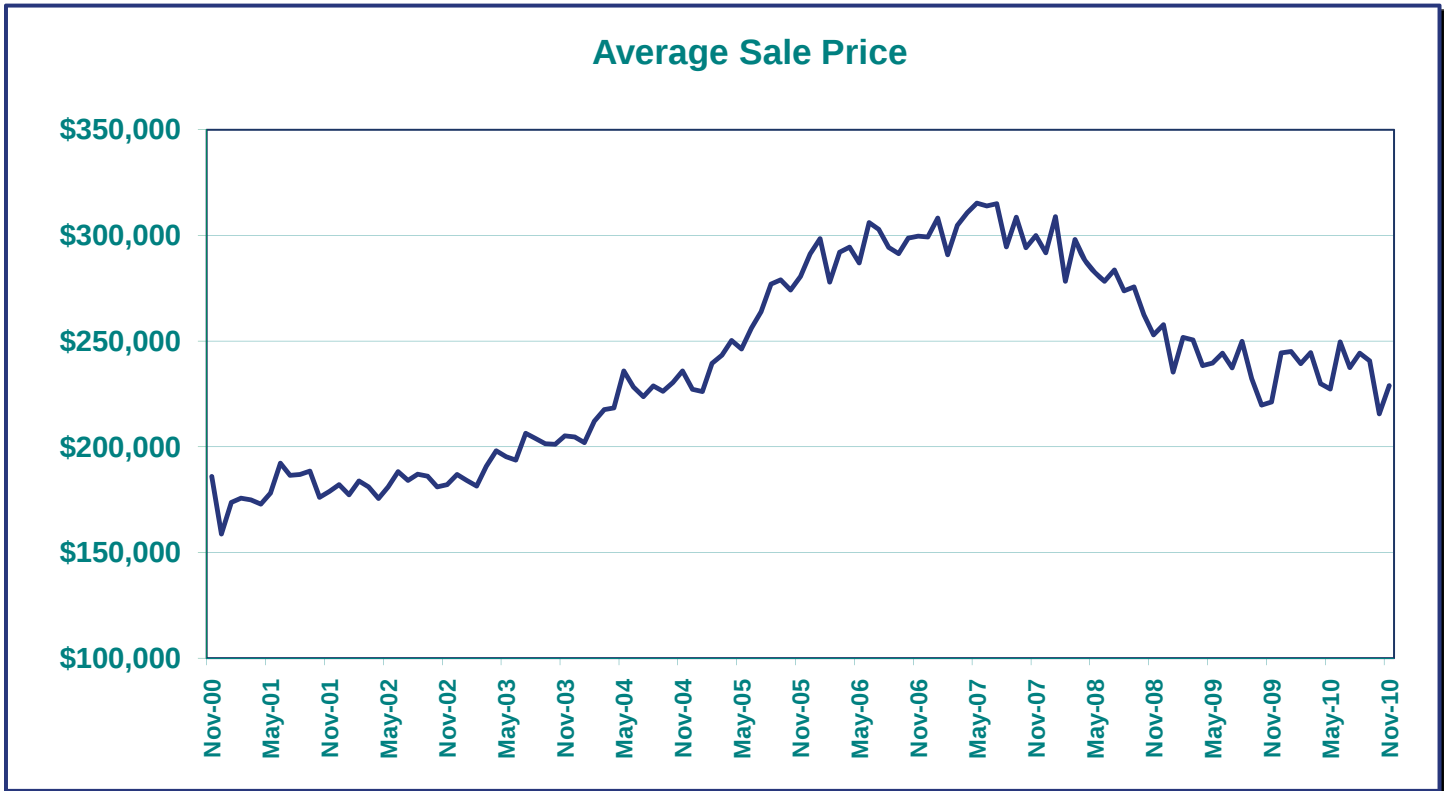
CLARK COUNTY, WA

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



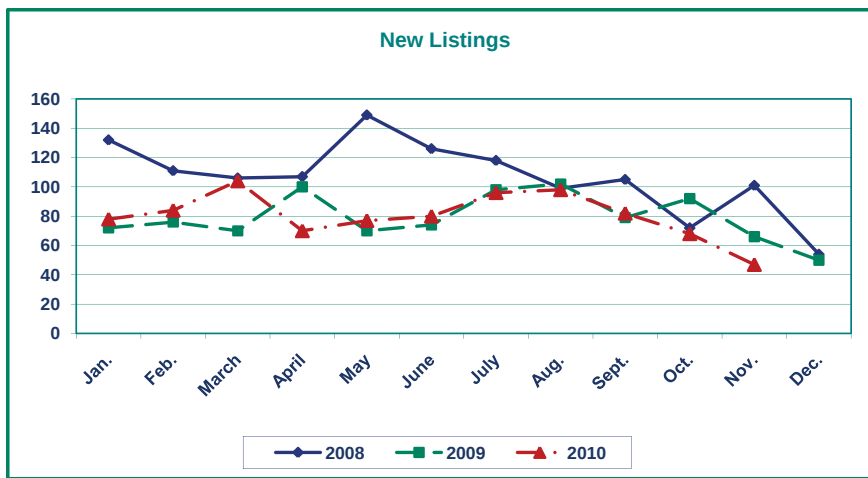
**AVERAGE SALE
PRICE**
CLARK COUNTY, WA

This graph represents the average sale price for all homes sold in Clark County, Washington



**MEDIAN SALE
PRICE**
CLARK COUNTY, WA

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



NEW LISTINGS

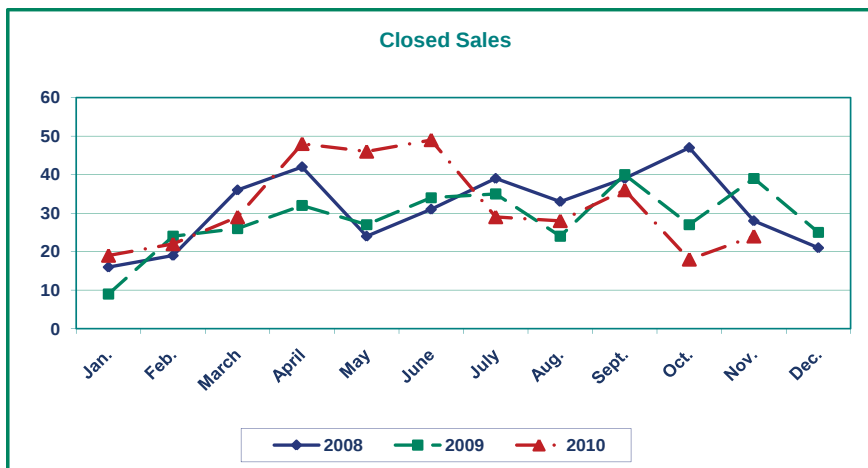
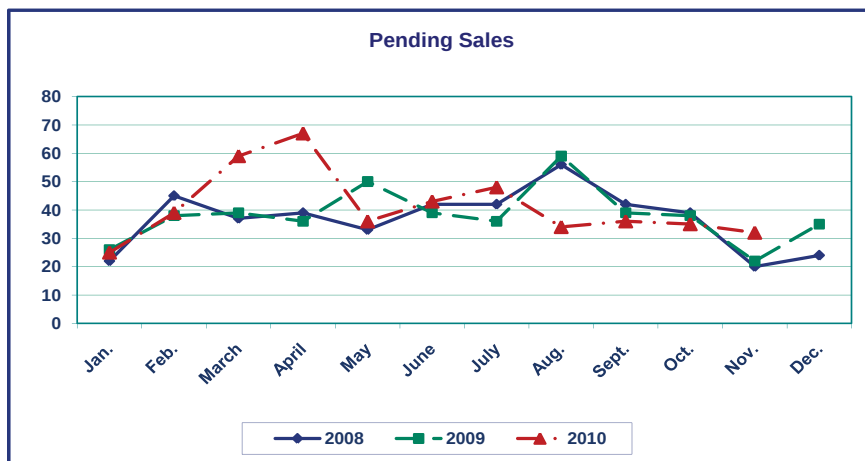
COWLITZ COUNTY, WA

This graph represents new listings in Cowlitz County, Washington over the past three calendar years.

PENDING LISTINGS

COWLITZ COUNTY, WA

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



CLOSED SALES

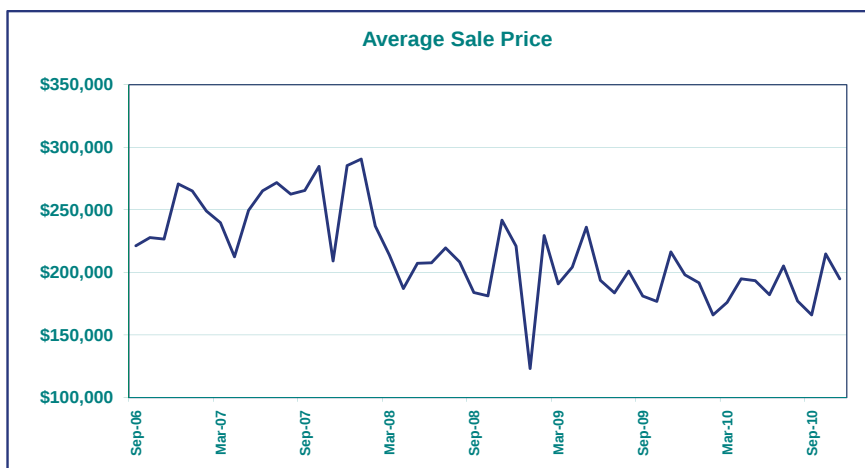
COWLITZ COUNTY, WA

This graph shows the closed sales over the past three calendar years in Cowlitz County, Washington.

AVERAGE SALE PRICE

COWLITZ COUNTY, WA

This graph represents the monthly average sale price for all homes sold in Cowlitz County, Washington.





MULTIPLE LISTING SERVICE

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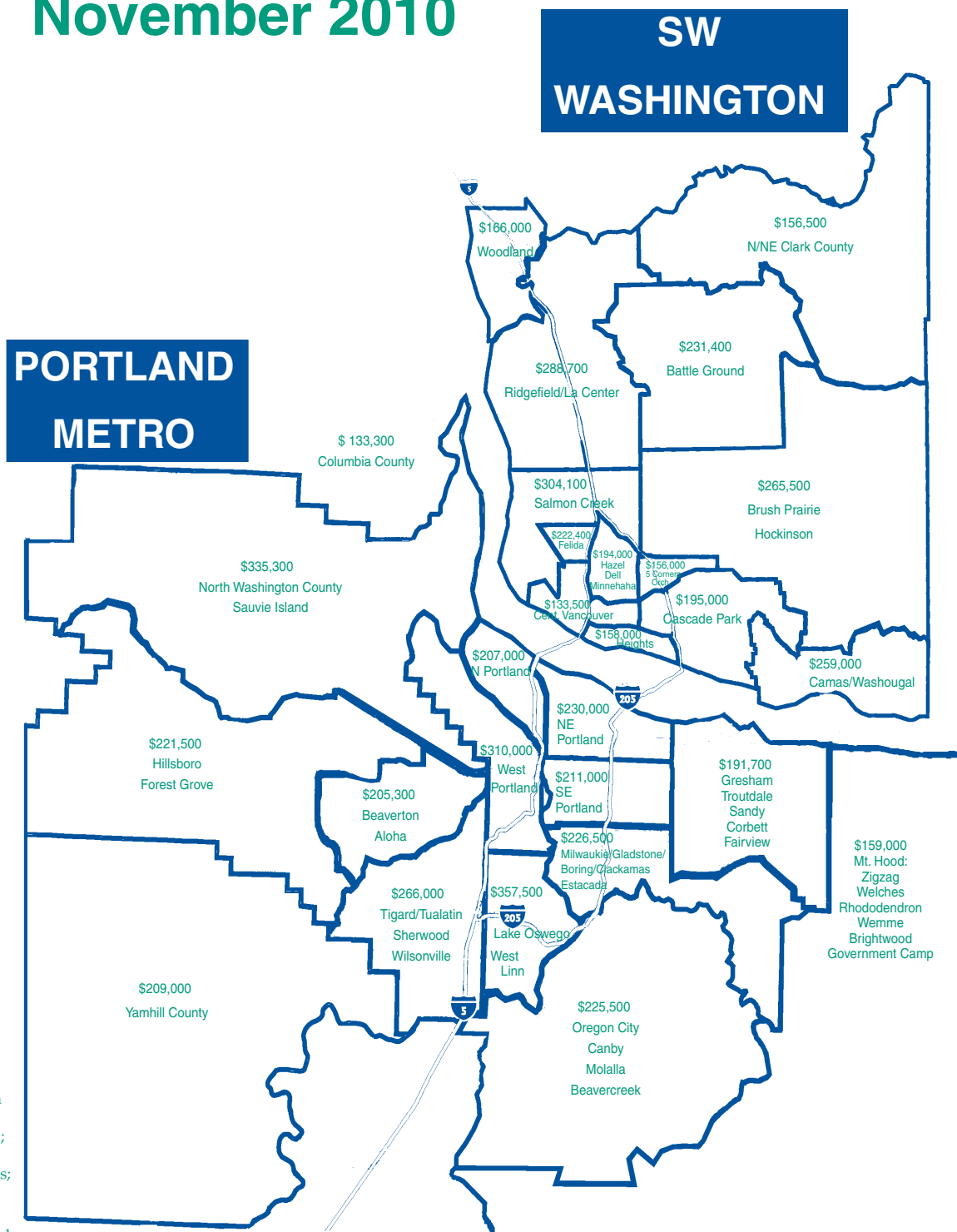
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MEDIAN SALE PRICE November 2010



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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Danny Gottleib, Assistant Editor

MARKET ACTION



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

Residential Review: Union County, Oregon

November 2010 Reporting Period

November Residential Highlights

When comparing November 2010 with November 2009, closed sales declined from 22 to 14. Pending sales grew from 14 to 16, while new listings decreased from 18 to 14.

Comparing October 2010 with November 2010, closed sales increased from 10 to 14 (40%). Pending sales grew from 13 to 16 (23.1%), while new listings decreased from 25 to 14 (-44%).

Sale Prices

Average sale price in November 2010 decreased 10.4% compared to November 2009, and the median sale price also saw a drop of 38.1%. See residential highlights table below.

Compared to October 2010, the average sale price went down from \$157,100 to \$143,400 (-8.7%) and the median sale price also decreased from \$146,000 to \$89,500 (-38.7%).

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	22.4
November	11.9	8.2	14.5
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	November	14	16	14	143,400	89,500	242
	Year-to-date	406	198	185	147,700	134,900	181
2009	November	18	14	22	160,100	144,600	154
	Year-to-date	371	198	178	154,400	136,000	136
Change	November	-22.2%	14.3%	-36.4%	-10.4%	-38.1%	57.4%
	Year-to-date	9.4%	0.0%	3.9%	-4.3%	-0.8%	32.6%

*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.

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

Average Sale Price % Change:

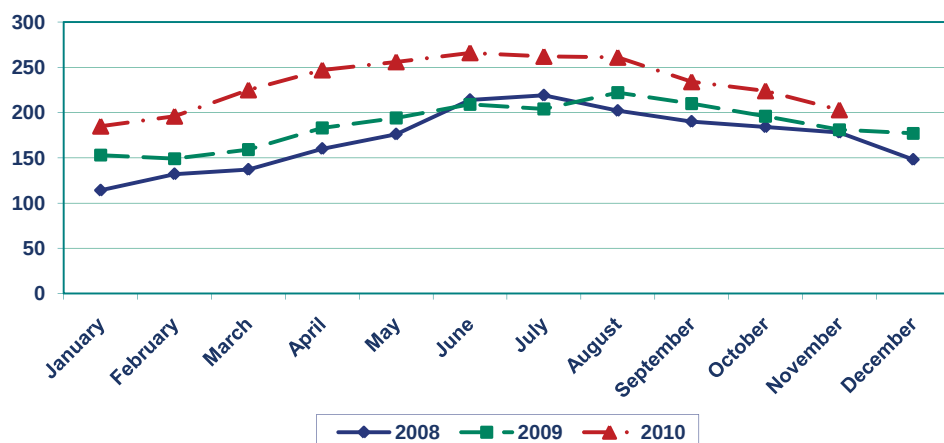
-6.5% (\$146,600 v. \$156,700)

Median Sale Price % Change:

-2.3% (\$132,900 v. \$136,000)

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 • 11/2010

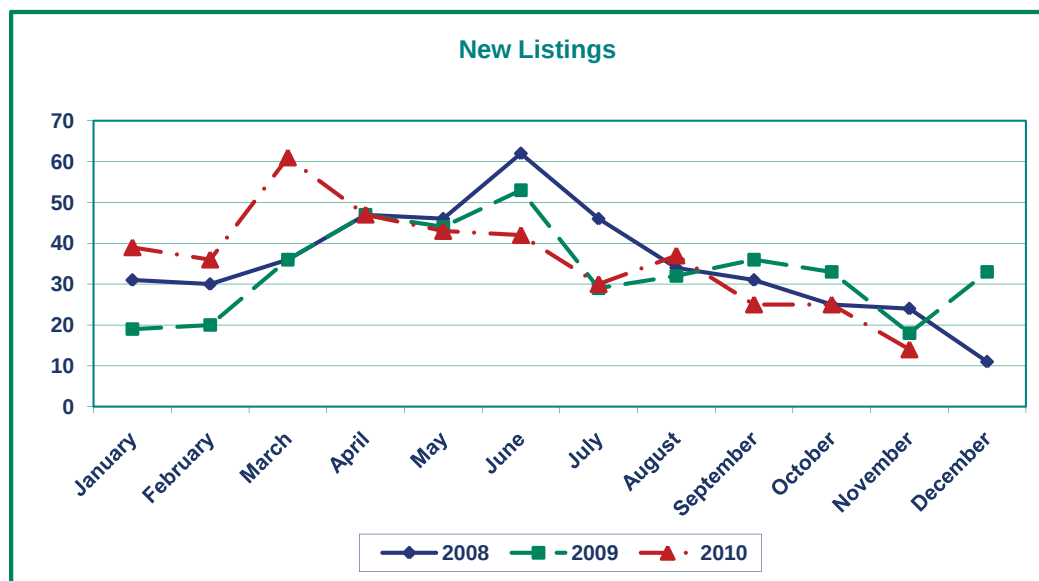
Union County, Oregon

		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/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	
97824	Cove	15	2	2	-	-	1	600,000	30	22	7	-22.2%	6	323,300	265,000	32.7%	-	-	1	200,000	-	-
97827	Elgin	29	1	3	3	50.0%	2	105,000	70	49	21	31.3%	16	140,000	125,500	-29.6%	-	-	3	88,200	1	90,000
97841	Imbler	6	-	-	-	-	1	157,000	719	8	4	33.3%	4	141,900	142,800	-33.0%	-	-	1	484,000	-	-
97850	La Grande/ Island City	115	11	14	13	30.0%	10	104,100	250	258	132	-11.4%	125	147,900	140,000	-3.1%	8	190,600	10	94,400	5	398,600
97867	North Powder	2	-	-	-	-	-	-	-	5	3	200.0%	3	93,400	95,200	-	-	-	1	1,000	-	-
97876	Summerville	7	-	1	-	-	-	-	-	11	3	50.0%	3	409,300	410,000	-12.3%	-	-	2	146,300	-	-
97883	Union	29	-	2	-	-100.0%	-	-	-	53	28	55.6%	28	92,500	85,300	21.6%	1	164,500	4	30,000	-	-
	Union Co. Total	203	14	22	16	14.3%	14	143,400	242	406	198	0.0%	185	147,700	134,900	-6.5%	9	187,700	22	104,800	6	347,200

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

² % Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/09-11/30/10) with 12 months before (12/1/08-11/30/09).

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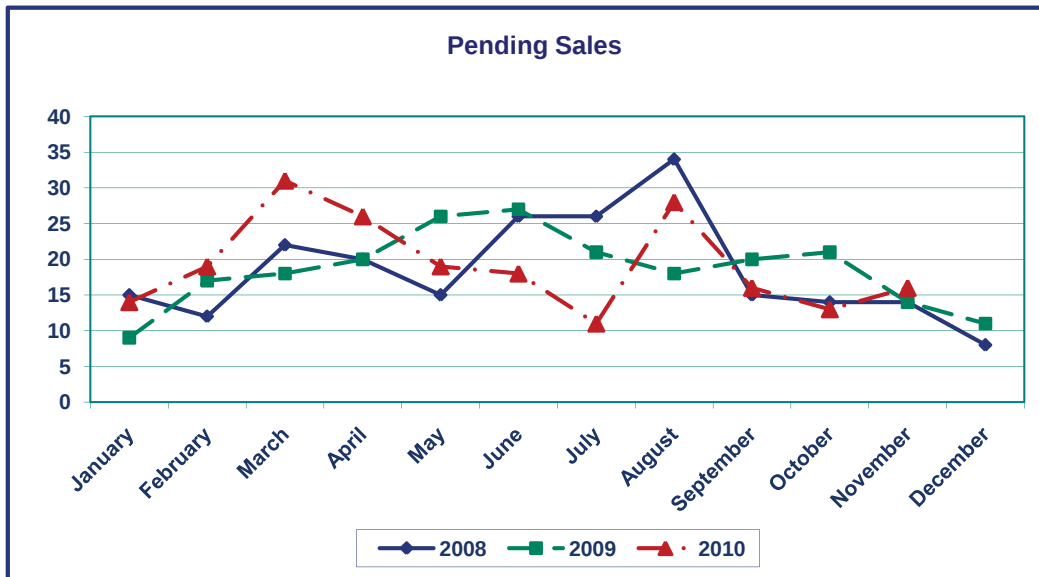
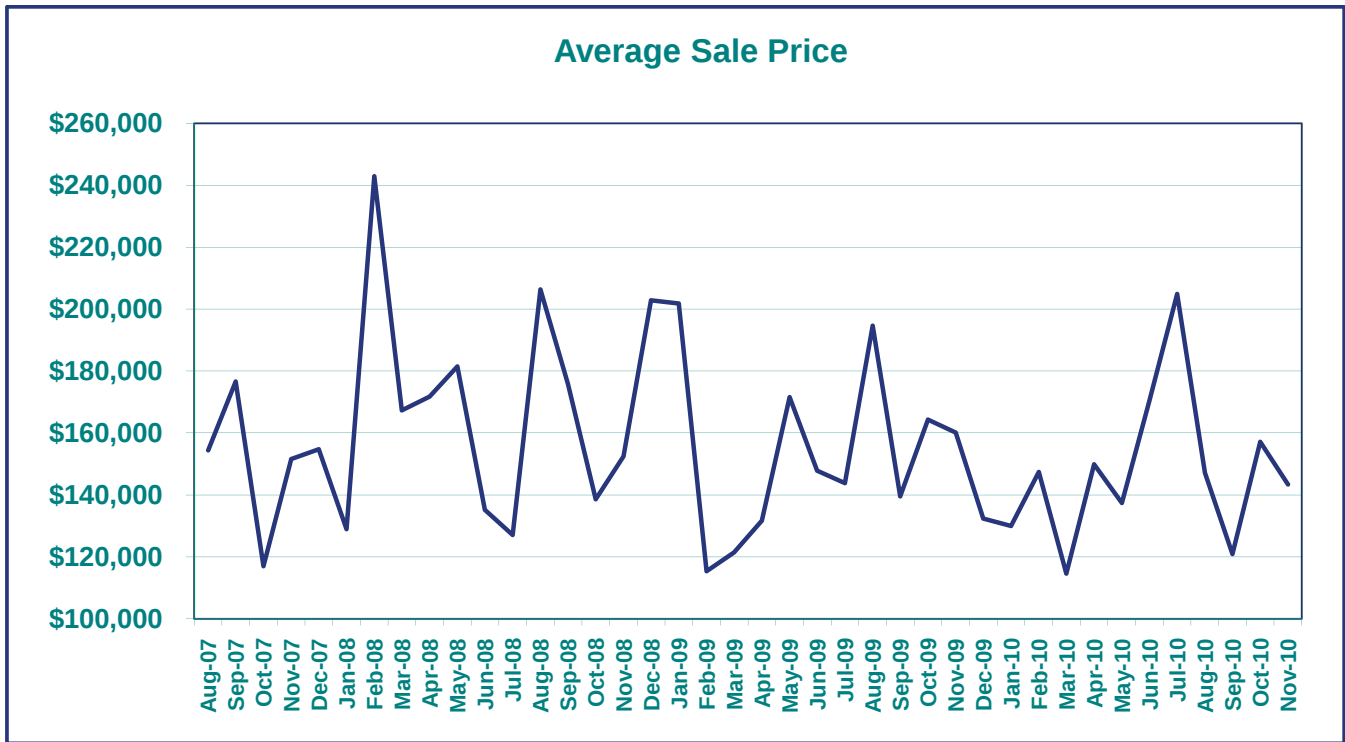


NEW LISTINGS UNION COUNTY, OR

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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Coos County
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North Bend, OR 97459
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Fax: (541) 751-1083

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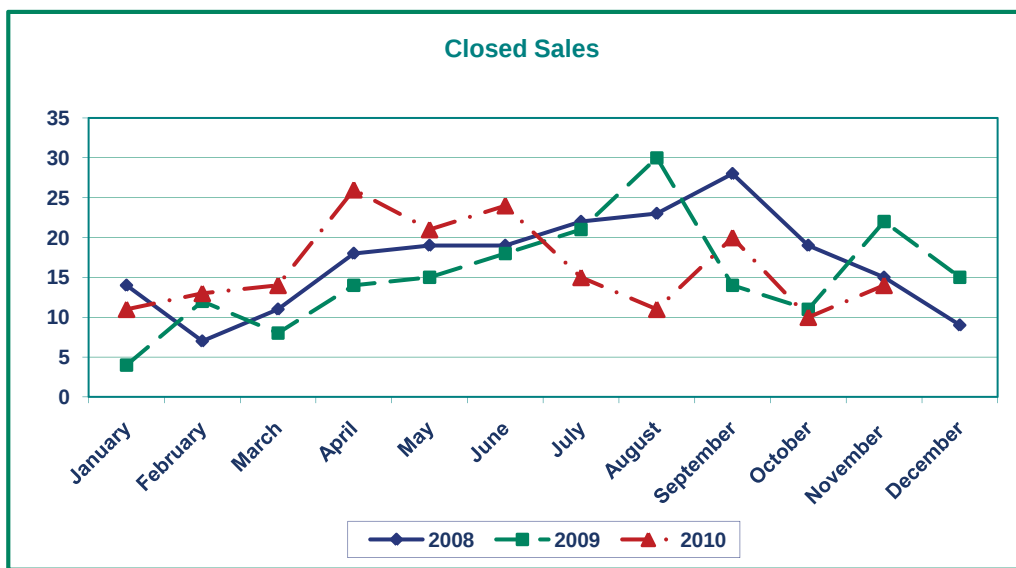
Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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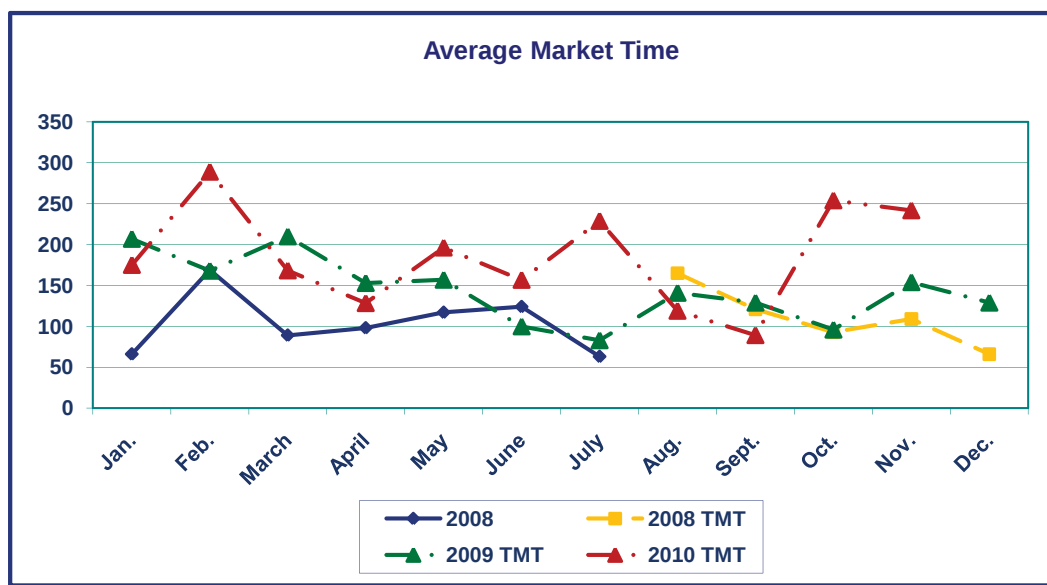
CLOSED SALES UNION COUNTY, OR

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

November 2010 Reporting Period

November Residential Highlights

Comparing November 2010 with the same month in 2009, closed sales dropped from 4 to 2. Pending sales fell from 3 to 1, while new listings fell from 12 to 6. See residential highlights table below.

A comparison of the previous month of October 2010 with November 2010 shows closed sales holding even at 2. Pending sales decreased from 9 to 1 (-88.9%), while new listings fell from 9 to 6 (-33.3%).

At November's rate of sales, the 129 active residential listings would last about 64.5 months.

Year-to-Date

Comparing January-November 2010 with the same period in 2009 shows

positive sales activity across the board. Closed sales rose from 38 to 46, and pending sales grew from 41 to 52. New listings also went up from 125 to 156.

Sale Prices

Compared to November 2009, the average sale price in November 2010 grew 81.7%, while the median sale price increased by 75.7%. See residential highlights table below.

Comparing October 2010 with November 2010, the average sale price went up from \$131,600 to \$299,500 (127.6%) and the median sale price increased from \$131,500 to \$299,500 (127.8%).

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	68
November	28.5	64.5
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:
-9.9% (\$163,800 v. \$181,900)
Median Sale Price % Change:
-5.3% (\$151,500 v. \$160,000)

% Change is based on a comparison of the rolling average sale price for the last 12 months (12/1/09-11/30/10) with 12 months before (12/1/08-11/30/09).

Wallowa County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2010	November	6	1	2	299,500	299,500	337
	Year-to-date	156	52	46	160,900	150,000	238
2009	November	12	3	4	164,800	170,500	344
	Year-to-date	125	41	38	172,200	160,000	236
Change	November	-50.0%	-66.7%	-50.0%	81.7%	75.7%	-2.0%
	Year-to-date	24.8%	26.8%	21.1%	-6.6%	-6.3%	0.8%

AREA REPORT • 11/2010

Wallowa County, 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 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	22	2	-	1	-	1	450,000	614	26	13	116.7%	10	171,000	160,000	36.7%	1	140,000	1	26,000	-	-
97857	Lostine	6	0	-	0	-	0	-	-	10	4	-	3	229,200	127,700	-	-	-	-	-	-	
97842	Imnaha	0	0	-	0	-	0	-	-	5	1	0.0%	1	80,000	80,000	-47.7%	-	-	5	11,700	-	-
97846	Joseph	58	3	7	0	-100.0%	1	149,000	60	61	13	-18.8%	12	179,800	161,000	-5.3%	2	48,500	4	126,000	1	260,000
97828	Enterprise	43	1	6	-	-100.0%	-	-	-	54	21	16.7%	20	138,300	122,800	-	1	125,000	6	113,400	-	-
	Wallowa Co. Total	129	6	13	1	-66.7%	2	299,500	337	156	52	26.8%	46	160,900	150,000	-9.9%	4	90,500	16	79,300	1	260,000

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

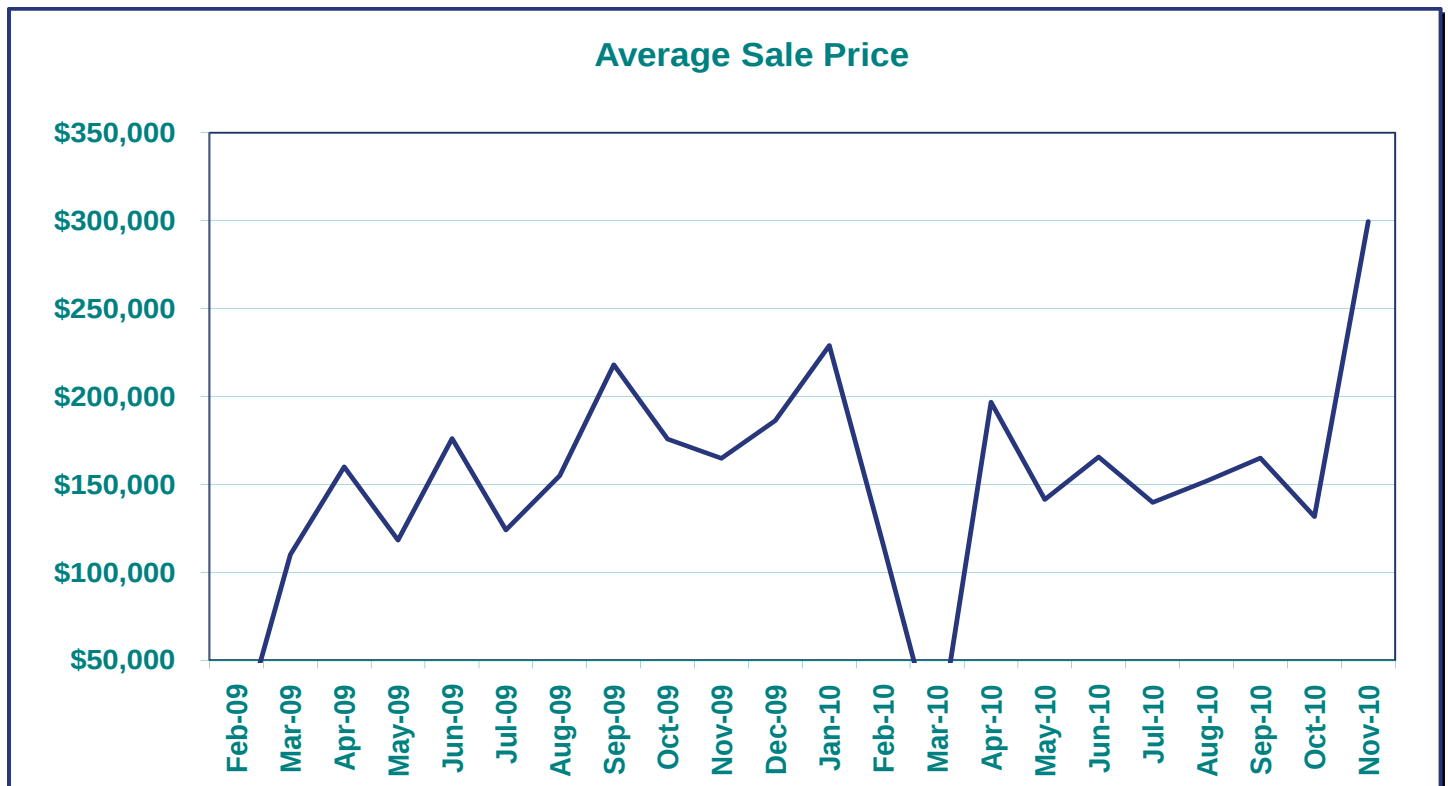
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AVERAGE SALE PRICE

WALLOWA COUNTY, OR

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



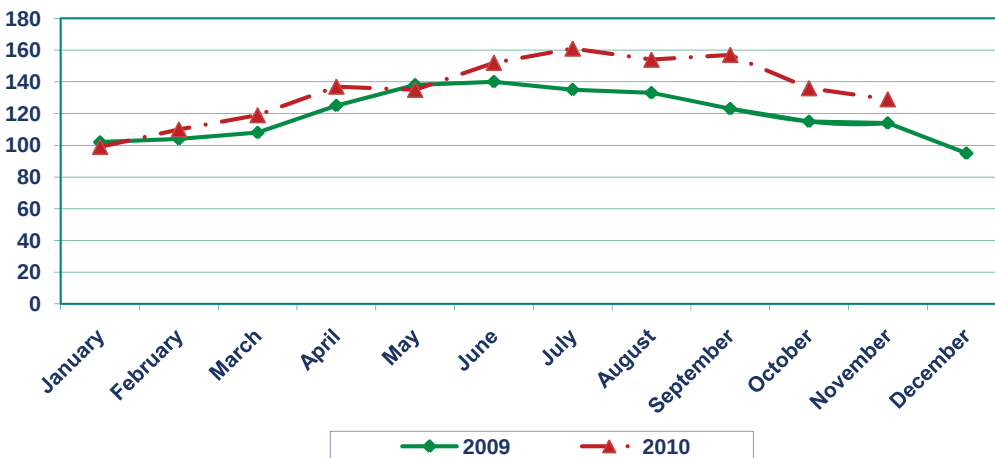
NEW LISTINGS

WALLOWA COUNTY, OR

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



Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

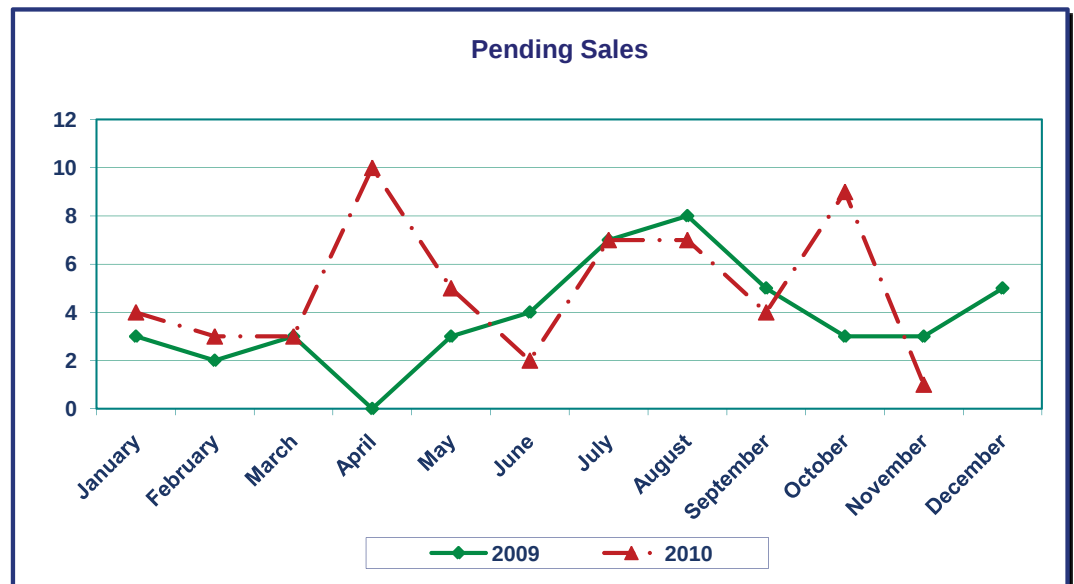
WALLOWA COUNTY, OR

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WALLOWA COUNTY, OR

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



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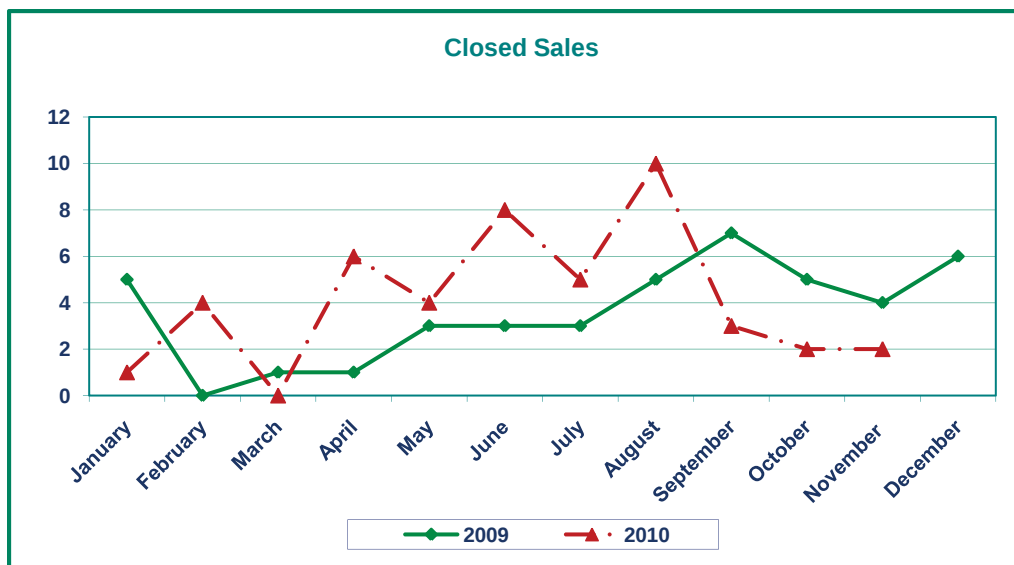
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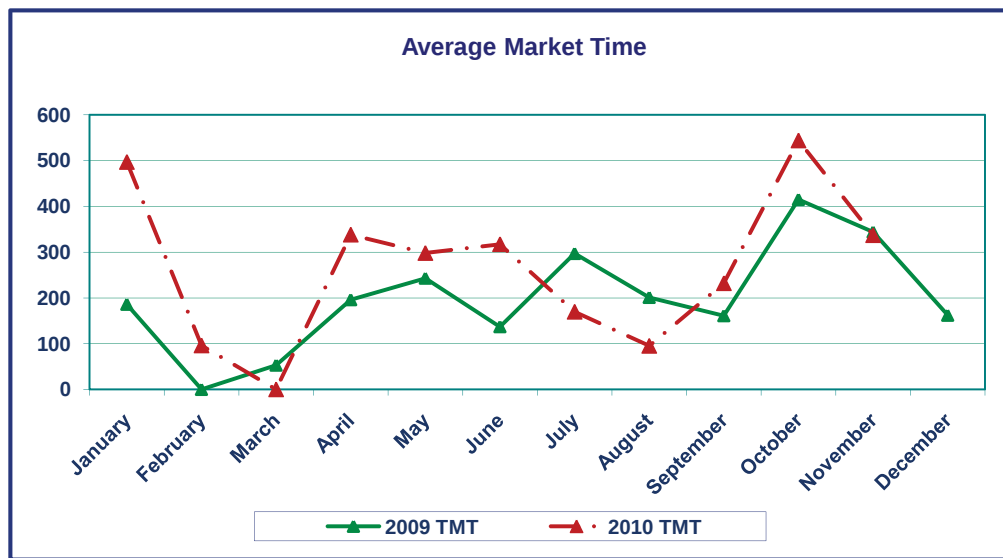
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