

# MARKET ACTION



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

## Residential Review: Baker County, Oregon

July 2011 Reporting Period

### July Residential Highlights

Baker County shows a rise from 7 to 16 in closed sales when comparing July 2010 to July 2011. Pending sales grew from 13 to 15, and new listings rose from 29 to 32. Compared with June 2011, closed sales grew from 13 to 16. Pending sales fell from 18 to 15, and new listings went down from 35 to 32.

### Sale Prices

Average sale price for July 2011 was down 27.3% when compared to July 2010, while median sale price

decreased 20.1%.

Comparing June 2011 with July 2011, average sale price fell from \$118,200 to \$110,900 (-6.2%), and median sale price went up from \$103,500 to \$111,000 (7.3%).

### Year-to-Date

Comparing January-July 2010 with the same period in 2011, closed sales grew from 73 to 78 (6.8%). Pending sales rose from 80 to 85 (6.3%), and new listings went up from 214 to 220 (2.8%).

### Inventory in Months\*

	2009	2010	2011
January	61.0	32.4	29.2
February	19.3	18.1	27.7
March	50.3	16.3	13.5
April	21.9	12.1	32.6
May	16.0	32.7	12.7
June	18.5	18.7	15.1
July	11.2	33.3	14.6
August	13.9	23.3	
September	11.1	12.4	
October	9.6	18.9	
November	16.8	18.1	
December	12.3	16.8	

\*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.

Baker County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2011	July	32	15	16	110,900	111,000	201
	Year-to-date	220	85	78	129,500	105,800	215
2010	July	29	13	7	152,600	139,000	122
	Year-to-date	214	80	73	148,900	139,000	173
Change	July	10.3%	15.4%	128.6%	-27.3%	-20.1%	65.3%
	Year-to-date	2.8%	6.3%	6.8%	-13.0%	-23.9%	24.5%

\*Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

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

#### Average Sale Price % Change:

-1.3% (\$138,700 v. \$140,500)

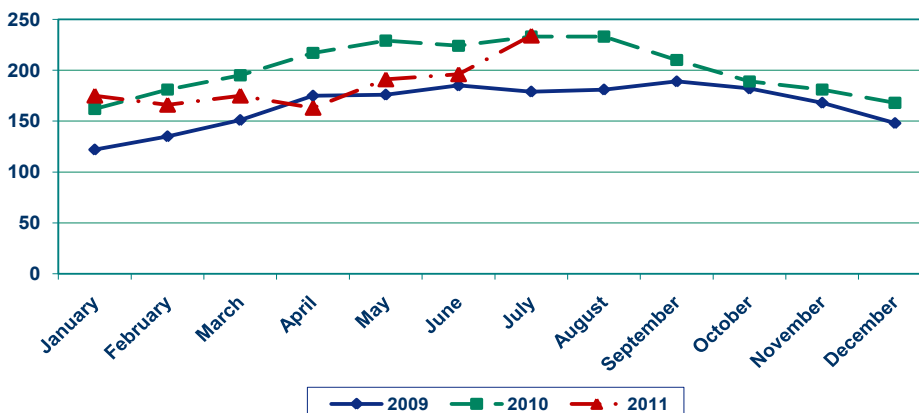
#### Median Sale Price % Change:

-8.3% (\$110,000 v. \$120,000)

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

NOTE: In August 2011 Farms listings (formerly separate) were merged, as appropriate, to either Residential or Land.

### 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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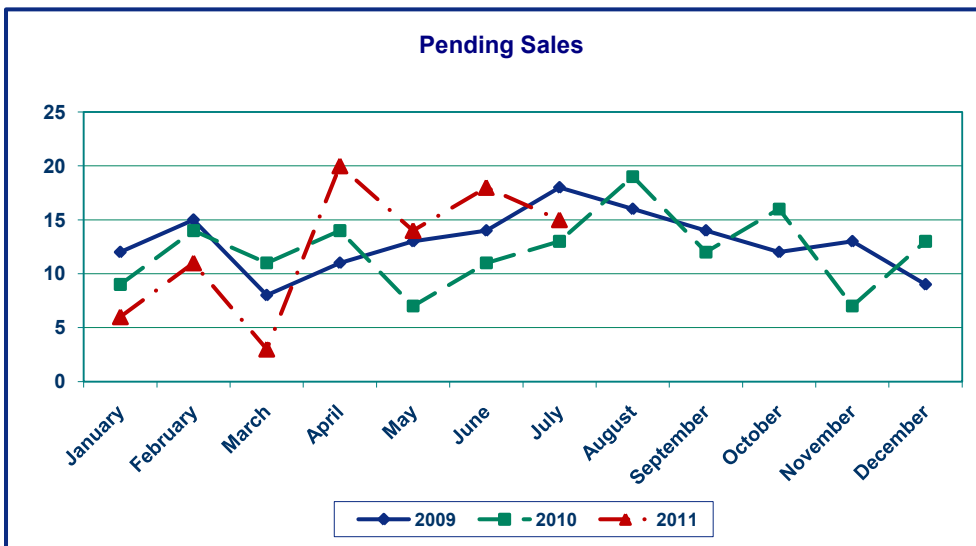
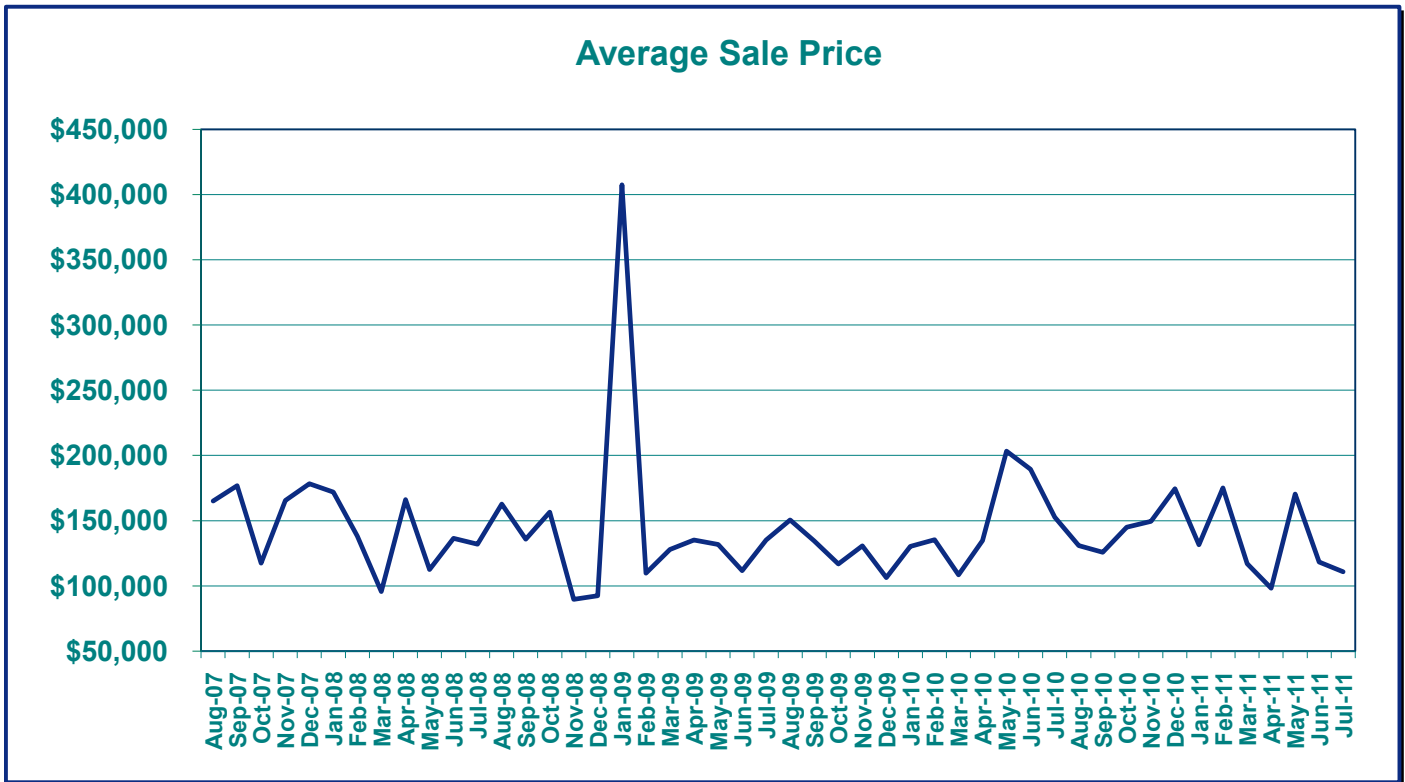
## Baker County, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Year-To-Date	Year-To-Date		Year-To-Date			
		Active Listings	New Listings	Expired,Canceled Listings	Pending Sales 2011	Pending Sales 2011 v. 2010 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales 2011	Pending Sales 2011 v. 2010	Closed Sales	Average Sale Price			Median Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
															Avg. Sale Price % Change <sup>2</sup>							
460	Baker City/ Keating	140	22	6	13	18.2%	11	110,000	183	147	67	0.0%	61	136,900	115,000	5.2%	2	71,000	7	51,300	1	32,000
461	Haines/ Anthony Lk/ Muddy Crk	13	-	-	-	-100.0%	1	45,000	77	12	3	200.0%	4	107,000	99,000	-21.6%	-	-	-	-	-	-
462	Sumpter/McEwen/Bourne/ Phillips Lk/ Granit	28	7	2	-	-	1	45,000	25	26	5	150.0%	5	93,600	80,000	-32.3%	-	-	2	37,500	-	-
463	Unity/Hereford	8	1	-	-	-	-	-	-	5	1	0.0%	1	70,000	70,000	-33.9%	-	-	1	16,000	-	-
464	Huntington/Lime	-	-	-	-	-	-	-	-	1	1	-	1	65,000	65,000	-	-	-	-	-	-	
465	Durkee/Pleasant Valley	2	-	-	-	-	-	-	-	-	-	-100.0%	-	-	-	-100.0%	-	-	-	-	-	
466	Richland/ New Bridge	21	-	-	1	-	2	220,000	398	15	4	33.3%	3	196,700	150,000	1.4%	-	-	1	52,500	-	-
467	Halfway/ Cornucopia	1	2	1	1	0.0%	1	35,000	308	14	4	-20.0%	3	42,000	40,000	-65.1%	-	-	-	-	-	-
468	Oxbow	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

## 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.*



MULTIPLE LISTING SERVICE

#### Corporate

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

Southwest Washington  
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Vancouver, WA 98663  
(360) 696-0718  
Fax: (360) 696-9342

#### Salem

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

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

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

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

Curry County  
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Fax: (541) 469-9695

Mid-Columbia  
PO Box 1088  
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(541) 436-2956  
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Eastern Oregon  
PO Box 751  
Hermiston, OR 97838  
(541) 567-5186  
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1946 Sherman Ave., Suite 101  
North Bend, OR 97459  
(541) 751-1070  
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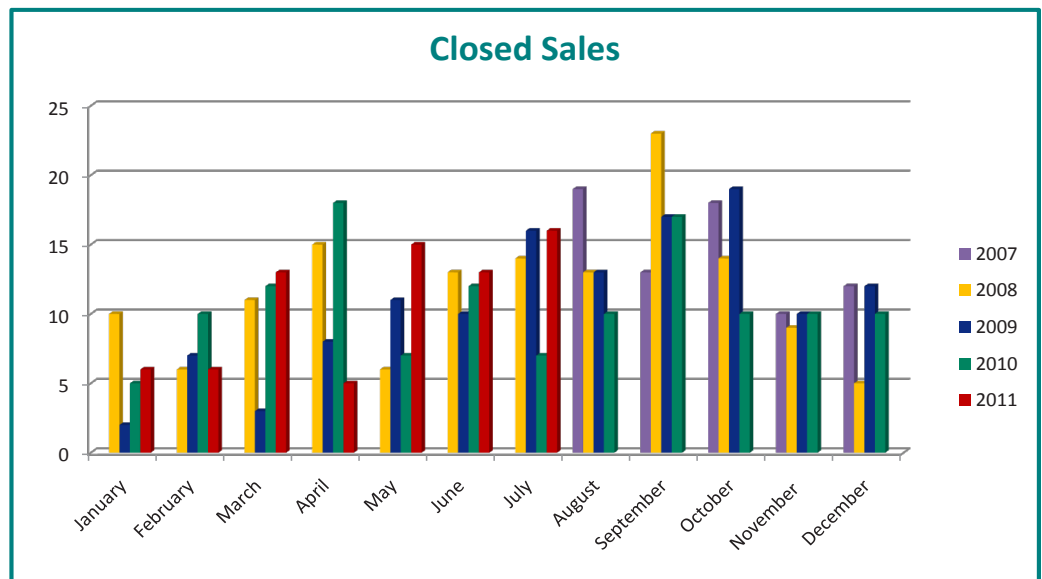
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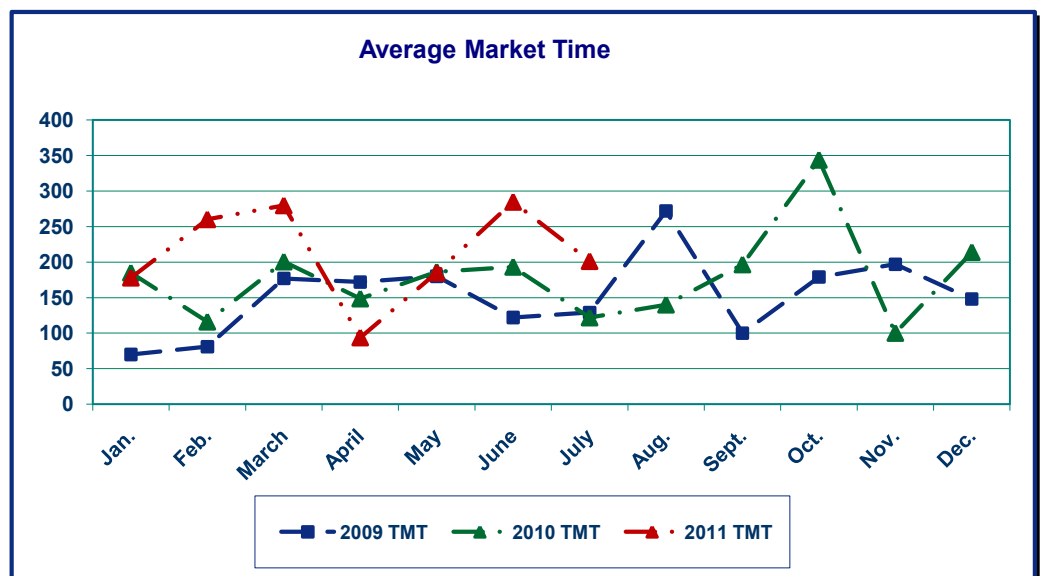
## CLOSED SALES BAKER COUNTY, OR

*This graph shows the closed sales over the past five 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 over the past three calendar years.*



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

# MARKET ACTION



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## Residential Review: Coos County, Oregon

### July Residential Highlights

Closed sales grew from 47 to 57 compared to July 2010. Pending sales fell from 56 to 55. New listings decreased from 118 to 100.

Comparing June 2011 with July 2011 shows closed sales grew from 56 to 57 (1.8%). Pending sales fell from 60 to 55 (-8.3%). New listings decreased from 142 to 100 (-29.6%).

### Sale Prices

Average sale price for July 2011 was down 11.3% compared to July

2010, while the median sale price fell 6.2%. Comparing June 2011 to July 2011, average sale price went down 17.5% (\$151,600 v. \$125,100), while median sale price fell 13.6% (\$140,000 v. \$121,000).

### Year-to-Date

Comparing January-July 2010 with the same period of 2011 shows a growth of closed sales from 313 to 332 (6.1%), and an increase from 345 to 362 (4.9%) in pending sales. New listings fell from 880 to 756 (-14.1%).

## July 2011 Reporting Period

### Inventory in Months\*

	2009	2010	2011
January	31.2	17.2	19.1
February	29.1	25.5	18.2
March	20.5	17.1	10.6
April	19.5	17.2	13.4
May	24.2	12.4	14.5
June	18.8	13.2	12.2
July	17.8	16.7	12.7
August	15.6	15.5	
September	13.5	13.9	
October	10.4	15.3	
November	13.8	15.3	
December	11.5	10.3	

\*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.

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2011	July	100	55	57	125,100	121,000	188
	Year-to-date	756	362	332	140,300	128,000	183
2010	July	118	56	47	141,100	129,000	162
	Year-to-date	880	345	313	148,700	138,000	172
Change	July	-15.3%	-1.8%	21.3%	-11.3%	-6.2%	15.9%
	Year-to-date	-14.1%	4.9%	6.1%	-5.6%	-7.2%	6.4%

\*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:

-12.6% (\$142,600 v. \$163,100)

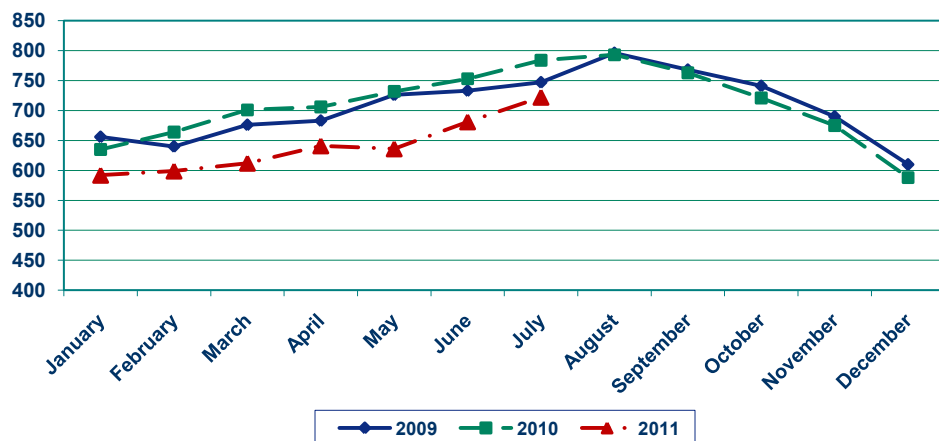
#### Median Sale Price % Change:

-8.7% (\$132,800 v. \$145,500)

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

NOTE: In August 2011 Farms listings (formerly separate) were merged, as appropriate, to either Residential or Land.

### Active Residential Listings



## ACTIVE RESIDENTIAL LISTINGS COOS COUNTY, OR

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

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## Coos County, Oregon

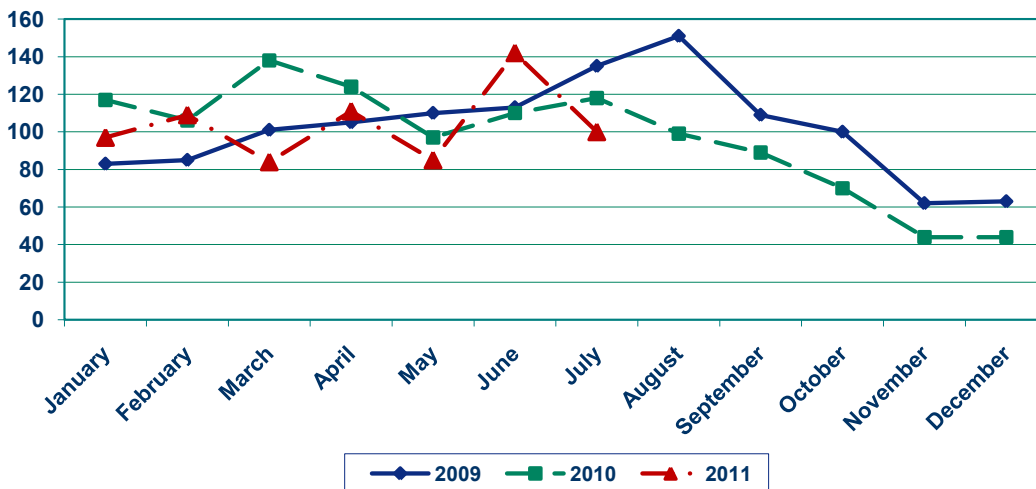
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings	Expired,Canceled Listings	Pending Sales 2011	Pending Sales 2011 v. 2010 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales 2011	Pending Sales 2011 v. 2010	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
97407	Allegeny	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97411	Bandon	141	18	11	15	114.3%	8	142,300	374	98	52	18.2%	43	199,700	176,000	-8.6%	1	300,000	8	77,100	1	184,000
97414	Broadbent	4	-	-	-	-	-	-	-	3	-	-	-	-	-	-	-	-	-	-	-	
97420	Coss Bay	232	31	20	18	-35.7%	27	123,400	159	299	143	-9.5%	146	123,800	111,000	-13.6%	3	311,300	4	74,600	2	102,500
97423	Coquille	97	18	8	9	80.0%	7	127,400	187	91	55	57.1%	47	138,200	123,000	-3.0%	1	215,000	-	-	1	130,000
97449	Lakeside	55	8	3	-	-100.0%	-	-	-	48	12	33.3%	11	128,600	124,000	-26.4%	-	-	3	70,000	-	-
97458	Myrtle Point	60	5	7	3	0.0%	3	78,500	191	56	20	17.6%	16	104,000	83,800	-0.4%	-	-	1	125,000	1	62,500
97459	North Bend	121	20	14	10	11.1%	12	127,900	131	154	76	-3.8%	66	154,500	151,000	-15.8%	2	2,007,500	1	45,000	3	191,700
97466	Powers	12	-	1	-	-100.0%	-	-	-	7	4	33.3%	3	48,500	42,500	3.9%	-	-	-	-	-	-

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2011 with July 2010. The Year-To-Date section compares year-to-date statistics from July 2011 with year-to-date statistics from July 2010.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/10-7/31/11) with 12 months before (8/1/09-7/31/10).

<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

New Listings



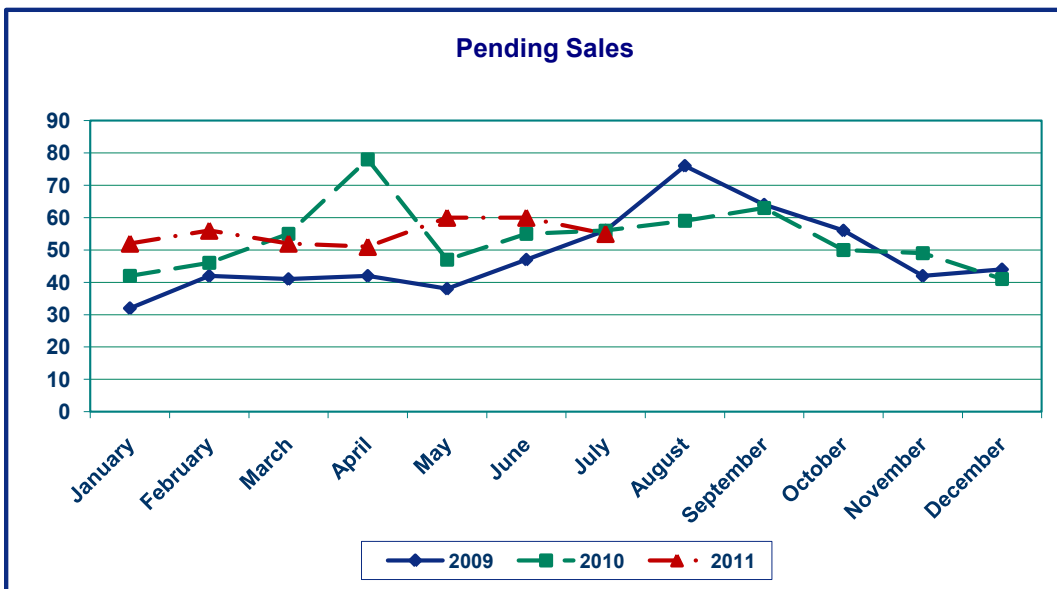
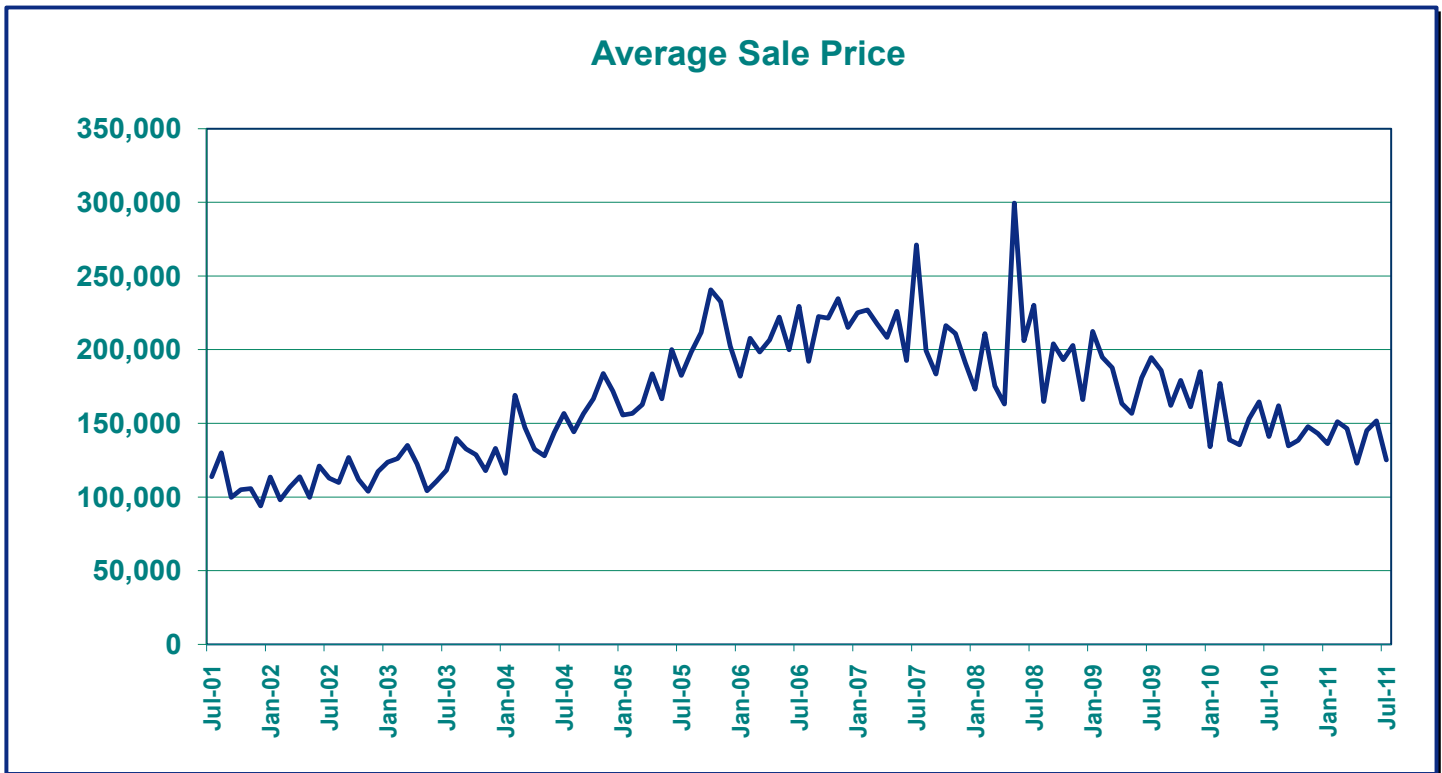
### NEW LISTINGS COOS COUNTY, OR

*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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(360) 696-0718  
Fax: (360) 696-9342

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

**Lane County: Eugene**  
2139 Centennial Plaza  
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**Douglas County**  
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Fax: (541) 673-6581

**Curry County**  
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Fax: (541) 469-9695

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**Coos County**  
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(541) 751-1070  
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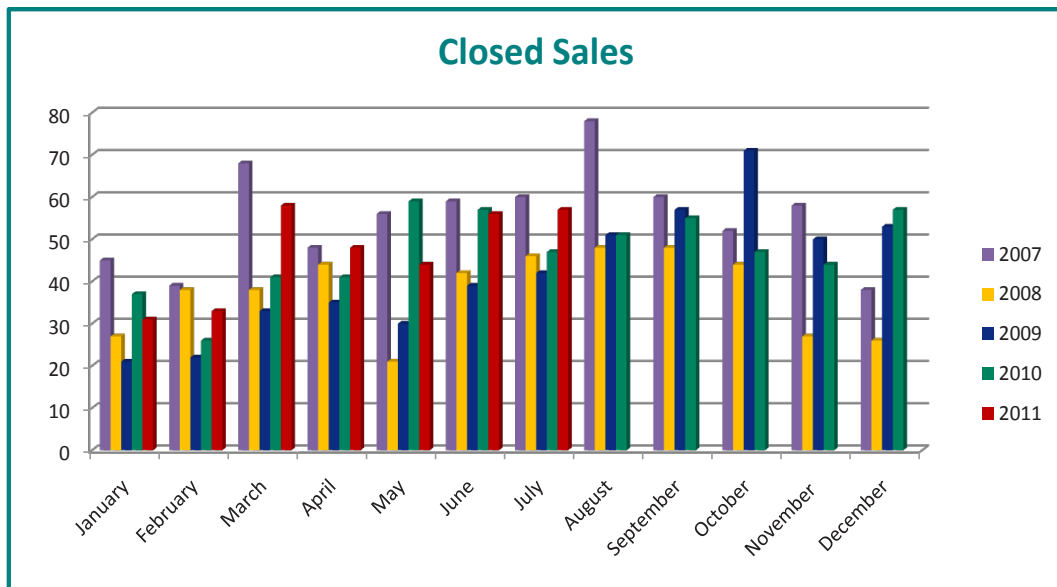
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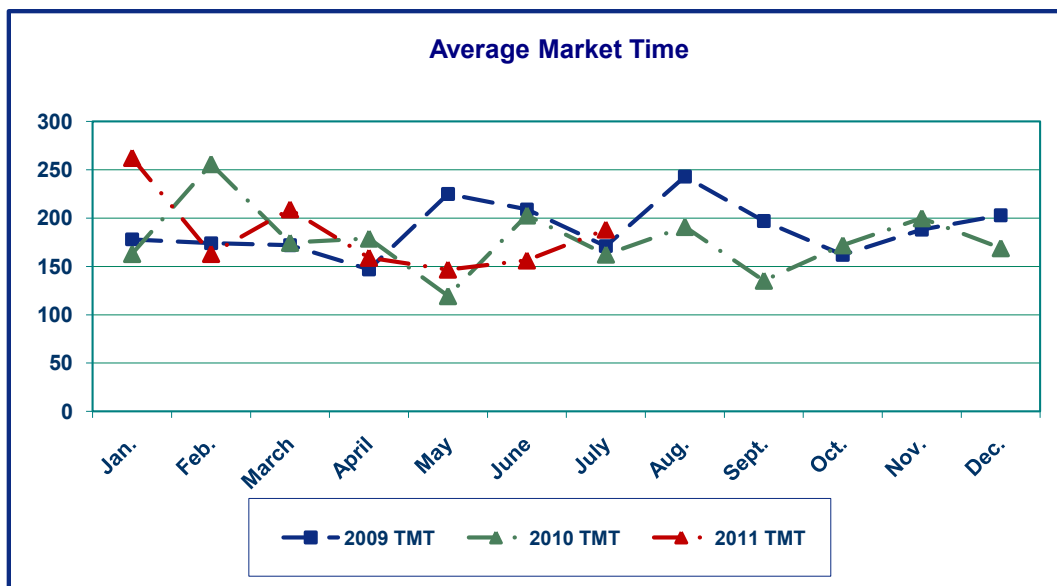
## CLOSED SALES COOS COUNTY, OR

*This graph shows the closed sales over the past five 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, over the past three calendar years.*



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Residential Review: Columbia Basin, Oregon

July 2011 Reporting Period

## July Residential Highlights

When comparing July 2010 with July 2011, closed sales stayed even at 48, while pending sales fell from 40 to 28. New listings went up from 94 to 108. See residential highlights table below.

Comparing activity in June 2011 with July 2011, closed sales grew from 47 to 48 (2.1%), while pending sales decreased from 33 to 28 (-15.2%). New listings went up from 55 to 108 (96.4%).

At the month's rate of sales, the 590 active residential listings would last approximately 12.3 months.

## Sale Prices

Average sale price for July 2011 grew 0.3% compared to July 2010, and median sale price fell by 5.4%.

Comparing prices from June 2011 with those of July 2011, average sale price rose from \$116,200 to \$142,600 (22.7%), while the median sale price increased from \$101,000 to \$125,300 (24.1%).

## Year-to-Date

Comparing January-June 2010 with the same period of 2011, closed sales fell from 340 to 297 (-12.6%). Pending sales dropped from 370 to 298 (-19.5%), and new listings also went down from 698 to 622 (-10.9%).

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

**Average Sale Price % Change:**  
0.2% (\$133,300 v. \$133,100)  
**Median Sale Price % Change:**  
0% (\$125,000 v. \$125,000)

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

## Inventory in Months\*

	2009	2010	2011
January	13.5	13.7	16.5
February	19.6	21.4	18.3
March	11.5	13.5	19.5
April	16.2	9.4	10.2
May	12.5	10.9	10.4
June	8.2	7.3	11.3
July	13.0	10.9	12.3
August	8.9	12.3	
September	8.3	10.9	
October	6.4	16.2	
November	7.4	20.0	
December	9.9	14.0	

\*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.

NOTE: In August 2011 Farms listings (formerly separate) were merged, as appropriate, to either Residential or Land.

Columbia Basin Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2011	July	108	28	48	142,600	125,300	109
	Year-to-date	622	298	297	132,000	125,900	135
2010	July	94	40	48	142,200	132,500	107
	Year-to-date	698	370	340	129,800	125,000	109
Change	July	14.9%	-30.0%	0.0%	0.3%	-5.4%	1.7%
	Year-to-date	-10.9%	-19.5%	-12.6%	1.7%	0.7%	24.8%

\*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 • 7/2011

## Columbia Basin, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month									Year-To-Date						Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings	Expired, Canceled Listings	Pending Sales 2011	Pending Sales 2011 v. 2010 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales 2011	Pending Sales 2011 v. 2010	Closed Sales	Average Sale Price		Median Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
380	Arlington/N	9	1	1	2	-	-	-	-	8	2	0.0%	1	244,000	9,400	-1.4%	-	-	6	10,200	-	-
381	Condon/S	22	2	2	-	-100.0%	-	-	-	15	5	-16.7%	4	51,100	49,000	-26.6%	1	70,000	1	20,500	-	-
	Gilliam Co. Total	31	3	3	2	100.0%	-	-	-	23	7	-12.5%	5	89,700	17,000	-11.9%	1	70,000	7	11,700	-	-

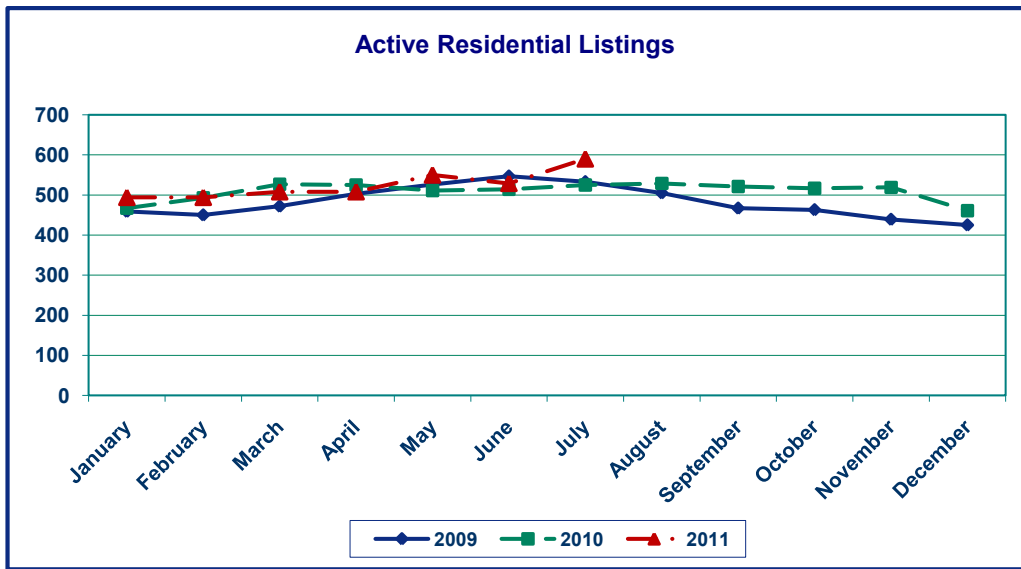
420	Boardman/NW	15	2	3	2	0.0%	-	-	-	-	15	8	0.0%	7	129,600	110,000	-26.4%	-	-	3	178,700	-	-
421	Irrigon	31	6	3	3	-25.0%	4	139,700	141,500	71	38	17	0.0%	11	118,100	108,000	11.1%	-	-	-	-	-	-
422	Ione	3	-	1	-	-100.0%	-	-	-	-	1	-	-100.0%	-	-	-	313.8%	-	-	-	-	-	-
423	Lexington	6	-	1	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-
424	Heppner/S	20	2	1	-	-	-	-	-	-	16	8	0.0%	10	70,800	62,300	44.3%	-	-	1	85,000	1	95,000
	Morrow Co. Total	75	10	9	5	-28.6%	4	139,700	141,500	71	72	33	-5.7%	28	104,100	97,000	0.8%	-	-	4	155,300	1	95,000

430	Umatilla	31	10	5	2	0.0%	7	104,400	100,000	107	51	23	-25.8%	26	101,500	101,500	5.3%	-	-	1	33,000	1	83,000
431	Hermiston	118	35	14	7	-56.3%	13	167,100	145,000	172	170	108	-18.2%	102	145,700	140,700	-2.4%	2	408,900	5	40,300	1	135,000
432	Stanfield	10	1	1	1	-	1	39,900	39,900	76	11	7	-58.8%	8	94,300	107,500	-13.5%	-	-	-	-	-	-
433	Echo	9	2	-	-	-	1	60,000	60,000	277	4	2	100.0%	2	61,400	61,400	13.8%	1	150,000	-	-	-	-
435	Pendleton City Limits	147	26	6	7	-30.0%	16	146,300	120,000	99	158	76	-6.2%	76	151,300	141,000	7.6%	2	97,300	8	43,200	2	94,000
436	E-Meacham, Cayuse	4	0	-	-	-	-	-	-	-	-	1	-	1	207,500	207,500	-	-	-	-	-	-	
437	NE-Athena, Helix, Adams, Weston	51	4	7	-	-100.0%	-	-	-	-	36	8	-42.9%	10	92,100	79,800	-7.3%	-	-	-	-	-	-
438	S-Pilot Rock, Ukiah	13	2	1	1	-	1	60,000	60,000	11	11	6	-33.3%	6	67,800	59,800	2.0%	-	-	-	-	-	-
439	Milton-Freewater	101	15	18	3	0.0%	5	176,600	140,000	245	86	27	-35.7%	33	134,600	125,500	-5.2%	3	173,800	5	72,200	-	-
	Umatilla Co. Total	484	95	52	21	-34.4%	44	142,900	122,500	140	527	258	-21.1%	264	135,800	17,000	1.2%	8	210,500	19	49,500	4	101,500

## ACTIVE RESIDENTIAL LISTINGS

### COLUMBIA BASIN, OR

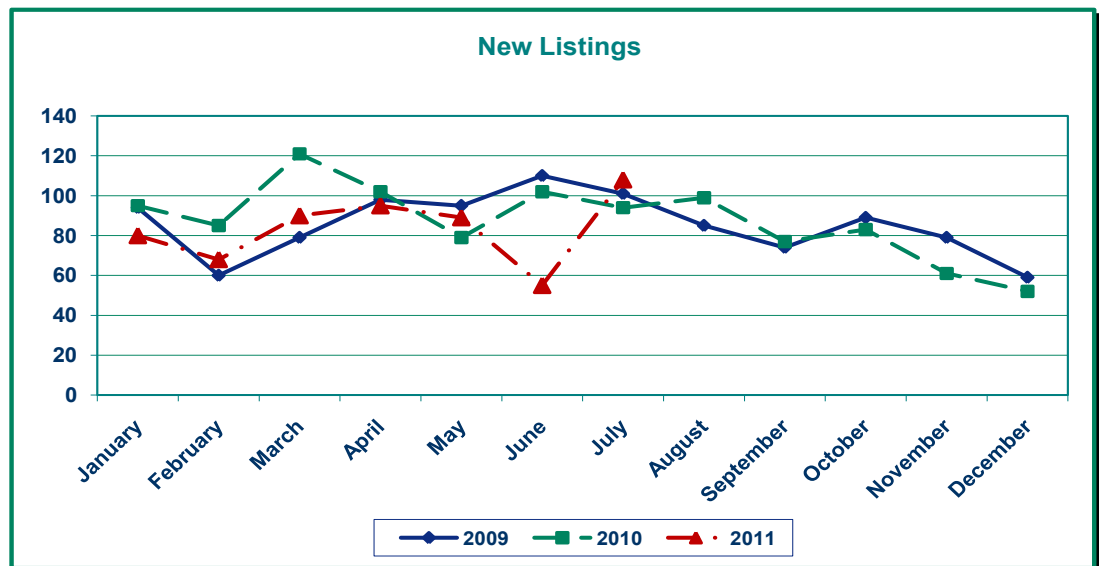
*This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.*



## NEW LISTINGS

### COLUMBIA BASIN, OR

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



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2011 with July 2010. The Year-To-Date section compares year-to-date statistics from July 2011 with year-to-date statistics from July 2010.

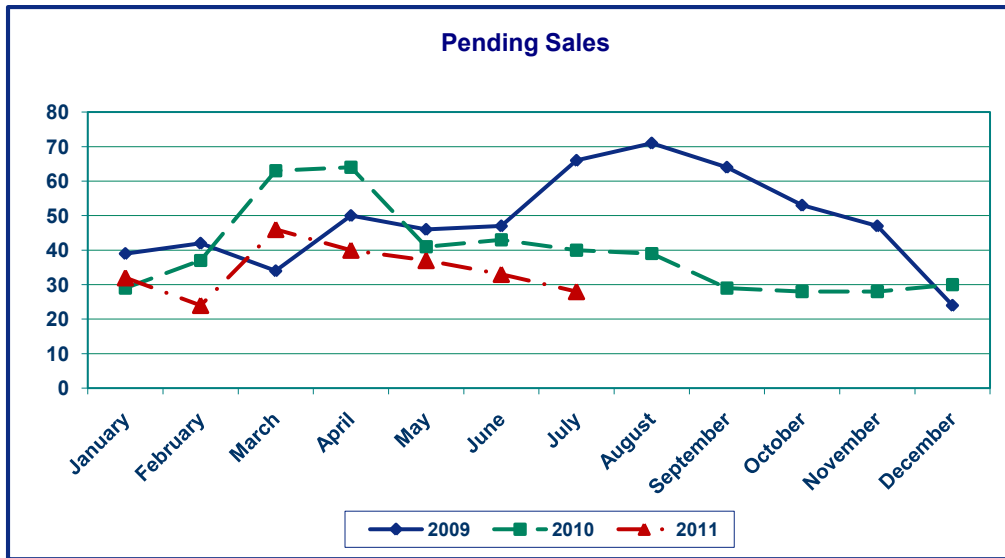
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/10-7/31/11) with 12 months before (8/1/09-7/31/10).

<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

## PENDING LISTINGS

### COLUMBIA BASIN, OR

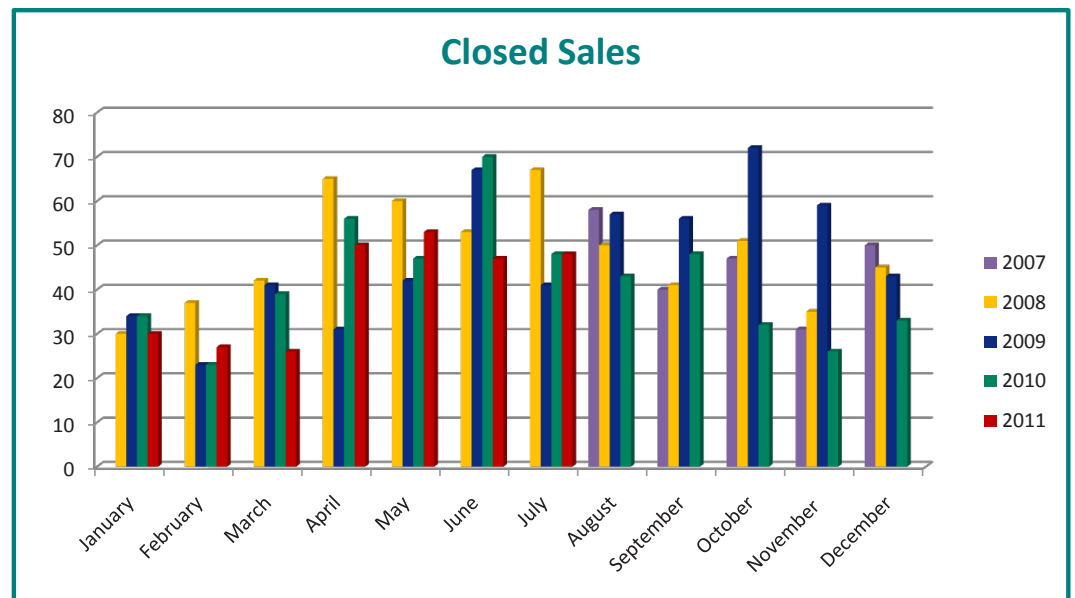
*This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years*



## CLOSED SALES

### COLUMBIA BASIN, OR

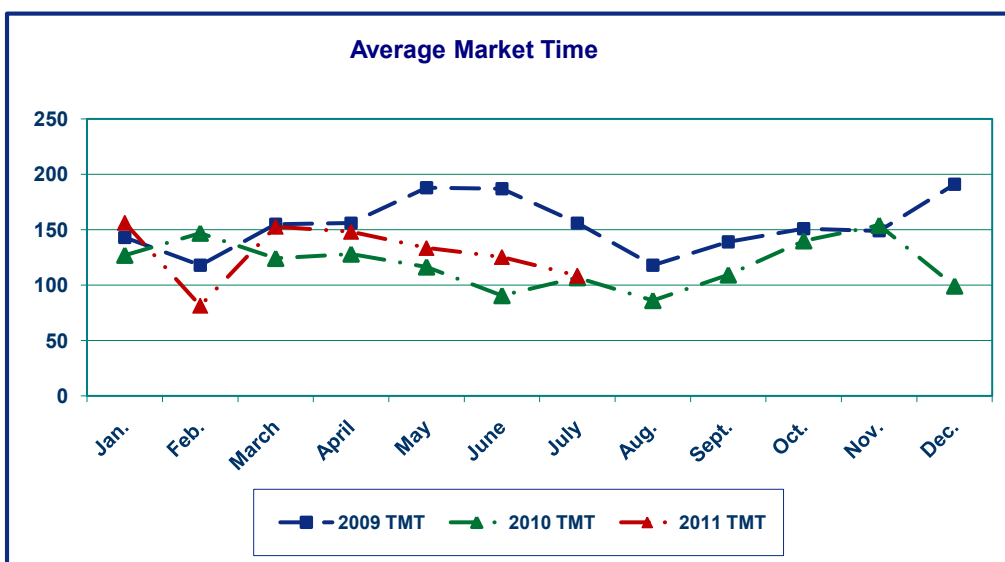
*This graph shows the closed sales over the past five calendar years in Columbia Basin, Oregon.*



## DAYS ON MARKET

### COLUMBIA BASIN, OR

*This graph shows the average market time for sales in Columbia Basin, Oregon, over the past three calendar years.*



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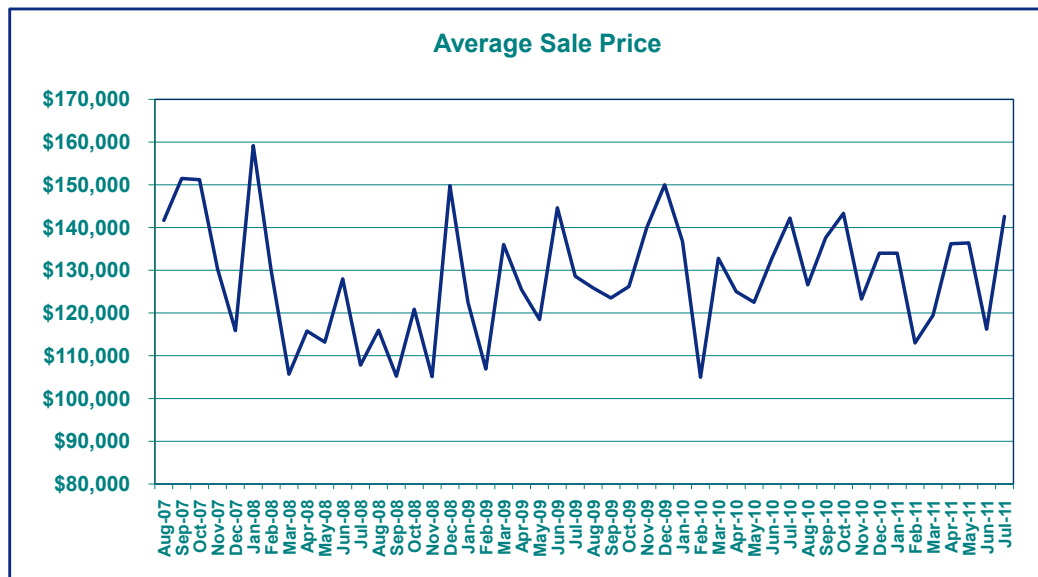
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## AVERAGE SALE PRICE

COLUMBIA BASIN, OR

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



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

Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

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Cory Neu, Chairman of the Board  
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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

July 2011 Reporting Period

### July Residential Highlights

Closed sales grew from 10 to 24 in July 2011 compared to July 2010. Pending sales fell from 20 to 19, and new listings dropped from 85 to 75. Comparing June 2011 with July 2011 shows closed sales were up from 20 to 24 (20%). Pending sales fell from 27 to 19 (-29.6%). New listings rose from 65 to 75 (15.4%).

### Sale Prices

Average sale price fell 40.1% compared to July 2010, while median

sale price dropped 20%. Compared to June 2011, average sale price went down 4.1% (\$206,200 v. \$197,800), while median sale price rose 9.5% (\$173,500 v. \$190,000).

### Year-to-Date

Comparing January-July 2010 to the same period in 2011, closed sales fell from 124 to 120 (-3.2%). Pending sales also went down from 134 to 132 (-1.5%). New listings decreased from 511 to 437 (-14.5%).

### Inventory in Months\*

	2009	2010	2011
January	52	38.1	36.5
February	35.8	26.6	27.6
March	25.2	23.4	30.7
April	29.2	30.1	29.5
May	45.1	23.9	23.1
June	27	27.7	24.9
July	21.3	60.5	22.5
August	23.6	41.5	
September	18.4	17.6	
October	23.9	16.6	
November	16.9	16.8	
December	21.6	23.2	

\*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.

Curry County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2011	July	75	19	24	197,800	190,000	165
	Year-to-date	437	132	120	213,900	185,000	245
2010	July	85	20	10	330,000	237,500	363
	Year-to-date	511	134	124	234,900	204,500	231
Change	July	-11.8%	-5.0%	140.0%	-40.1%	-20.0%	-54.5%
	Year-to-date	-14.5%	-1.5%	-3.2%	-8.9%	-9.5%	6.0%

\*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.

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

#### Average Sale Price % Change:

-10.4% (\$226,400 v. \$252,700)

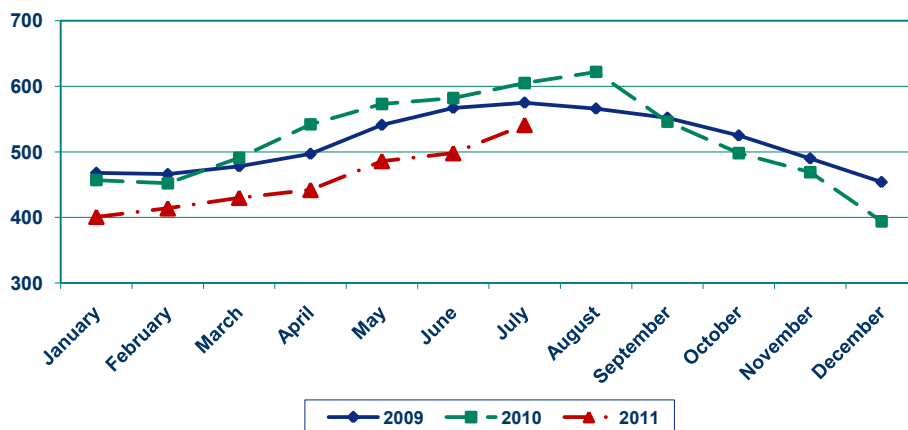
#### Median Sale Price % Change:

-12.8% (\$187,500 v. \$215,000)

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

NOTE: In August 2011 Farms listings (formerly separate) were merged, as appropriate, to either Residential or Land.

### Active Residential Listings



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## ACTIVE RESIDENTIAL LISTINGS

### CURRY COUNTY, OR

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

# AREA REPORT • 7/2011

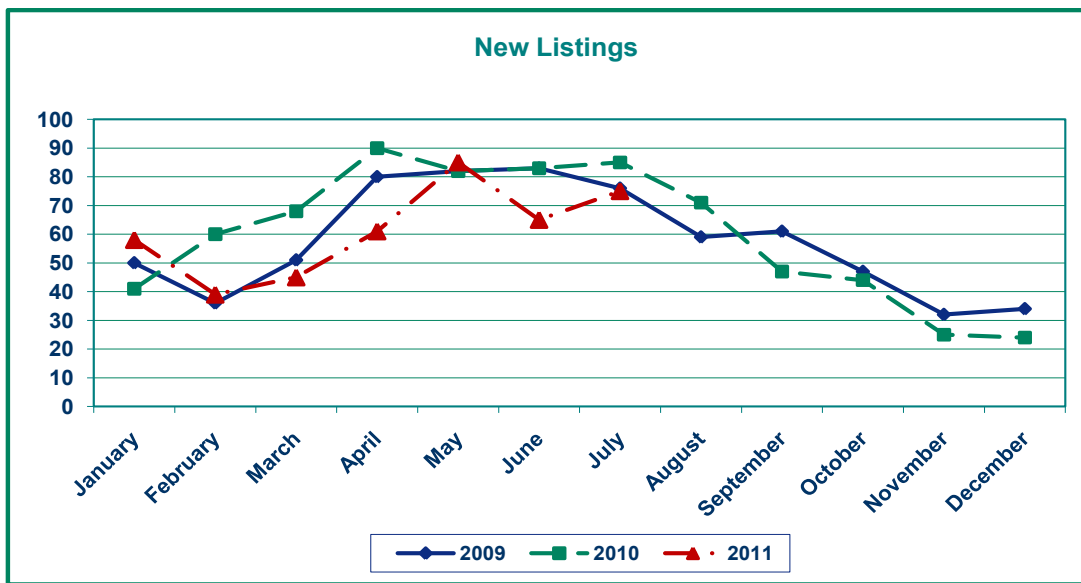
## Curry County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales 2011	Pending Sales 2011 v. 2010 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales 2011	Pending Sales 2011 v. 2010	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
270	City, Airport, Marina Hts., NB Chetco	190	25	7	7	40.0%	14	220,600	178	162	58	31.8%	58	218,000	196,800	-19.0%	-	-	7	172,200	5	135,600
271	Harbor, Winchuck, SB Chetco	99	15	7	5	0.0%	4	102,200	111	95	27	50.0%	23	205,700	162,000	3.6%	1	75,000	4	75,000	2	286,000
272	Carpenterville, Cape Ferrello, Whaleshead	48	8	4	4	300.0%	-	-	-	41	11	-8.3%	5	382,500	255,000	7.8%	-	-	1	65,000	-	-
273	Gold Beach	159	23	8	2	-50.0%	5	238,300	194	108	25	-37.5%	25	212,600	185,000	-9.2%	2	507,000	6	171,000	-	-
274	Port Orford	45	4	4	1	-80.0%	1	59,000	57	31	11	-47.6%	9	118,100	99,000	-20.1%	1	100,000	4	24,200	-	-

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2011 with July 2010. The Year-To-Date section compares year-to-date statistics from July 2011 with year-to-date statistics from July 2010.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/10-7/31/11) with 12 months before (8/1/09-7/31/10).

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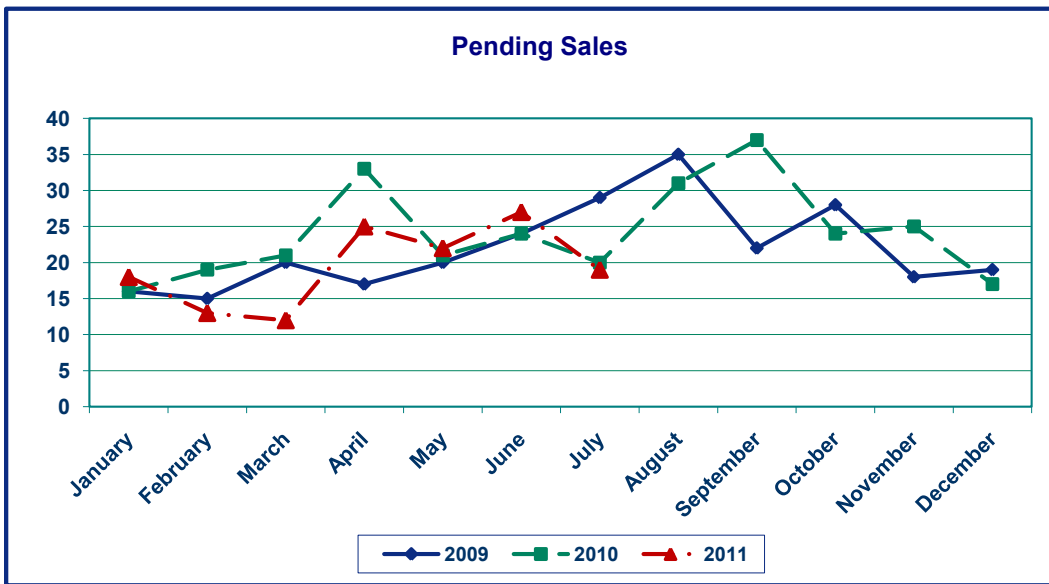
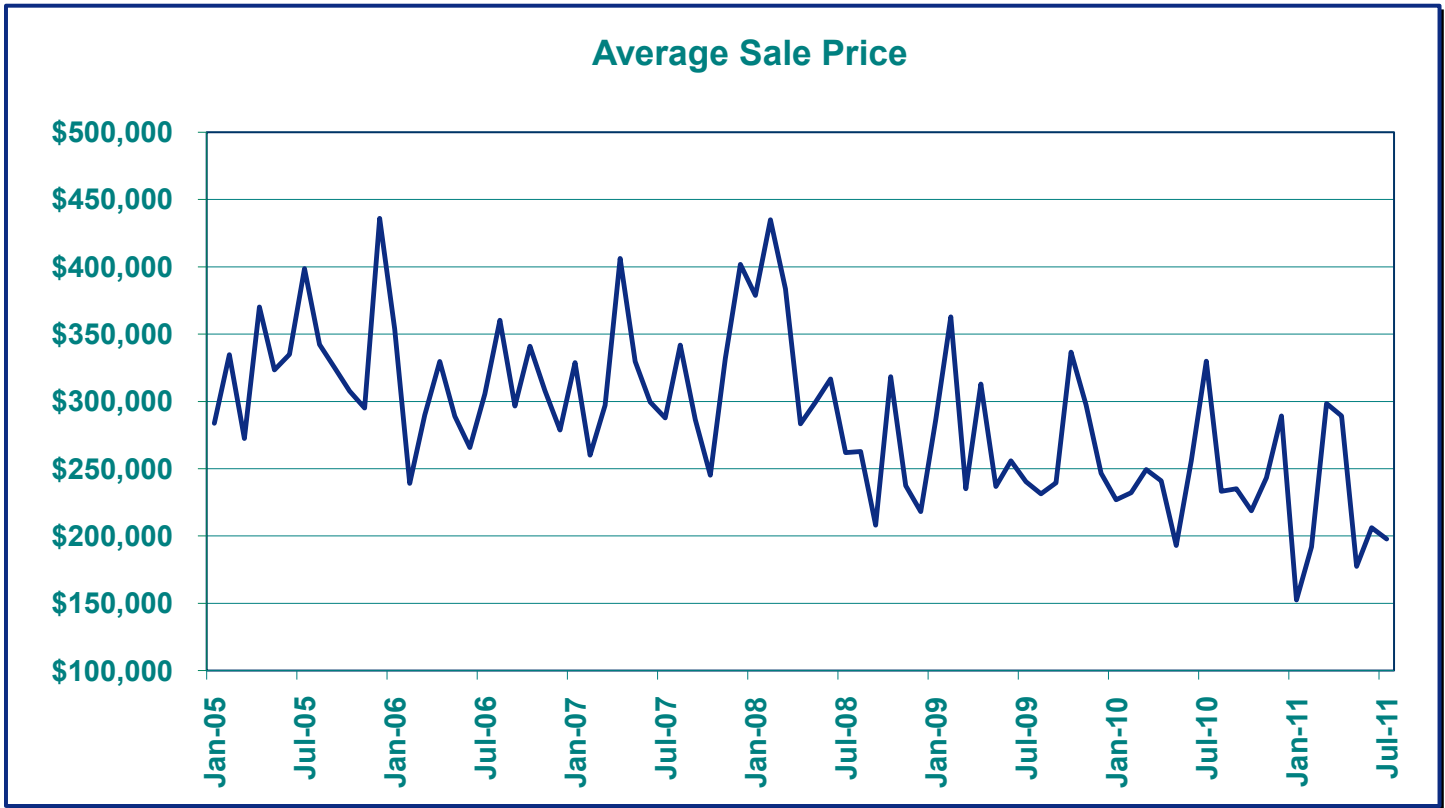


### NEW LISTINGS CURRY COUNTY, OR

*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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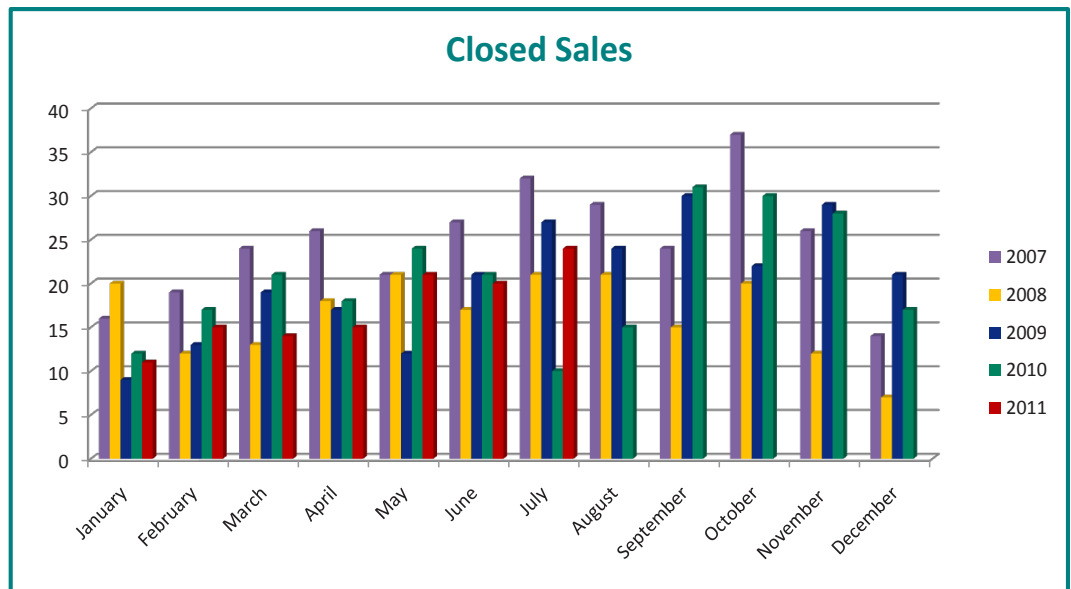
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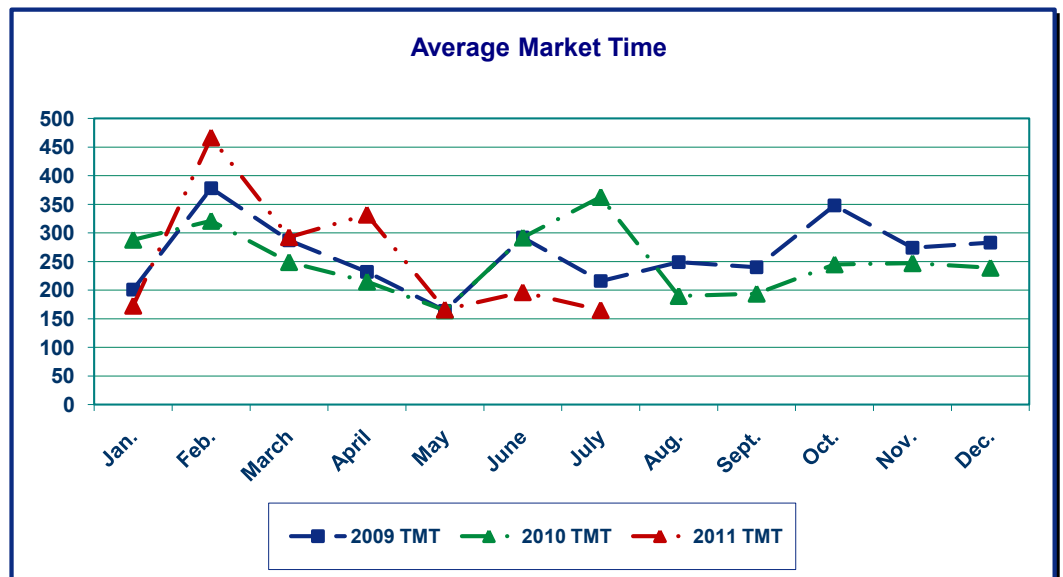
## CLOSED SALES CURRY COUNTY, OR

*This graph shows the closed sales over the past five 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, over the past three calendar years.*



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

# MARKET ACTION



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## Residential Review: Douglas County, Oregon

July 2011 Reporting Period

### July Residential Highlights

Comparing July 2010 with July 2011, closed sales went down from 82 to 65. Pending sales fell from 86 to 79, and new listings grew from 207 to 213. See residential highlights table below.

Comparing June 2011 to July 2011, closed sales fell from 84 to 65 (-22.6%), and pending sales dropped from 95 to 79 (-16.8%). New listings increased from 179 to 213 (19%).

At the month's rate of sales, the 1,172 active residential listings would last approximately 18 months.

### Sale Prices

The average sale price for July 2011 was up 15.5% compared with July 2010, and the median sale price also grew 8.5%.

Comparing June 2011 with July

2011, the average sale price rose from \$126,600 to \$171,400 (35.4%), while the median sale price increased from \$118,700 to \$148,000 (24.7%).

### Year-to-Date

A comparison of January-July 2010 with the same period of 2011 shows a decline in closed sales from 540 to 507 (-6.1%). Pending sales went down from 583 to 539 (-8.3%), and new listings also decreased from 1,589 to 1,288 (-18.9%).

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

#### Average Sale Price % Change:

-4% (\$155,400 v. \$161,900)

#### Median Sale Price % Change:

-5.6% (\$135,000 v. \$143,000)

### Inventory in Months\*

	2009	2010	2011
January	30.3	19.4	16
February	24.4	19.4	20.3
March	20.9	14.8	15.3
April	18.9	15	13.6
May	16.7	15	11.5
June	15.4	14.1	12.6
July	15.8	16.3	18
August	18.1	17.6	
September	15.3	18	
October	14.9	15.2	
November	15.1	17.5	
December	14.3	12.6	

\*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.

NOTE: In August 2011 Farms listings (formerly separate) were merged, as appropriate, to either Residential or Land.

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

Douglas County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2011	July	213	79	65	171,400	148,000	198
	Year-to-date	1,288	539	507	153,500	129,100	180
2010	July	207	86	82	148,400	136,400	169
	Year-to-date	1,589	588	540	154,100	140,000	181
Change	July	2.9%	-8.1%	-20.7%	15.5%	8.5%	17.1%
	Year-to-date	-18.9%	-8.3%	-6.1%	-0.4%	-7.8%	-0.2%

\*Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

# AREA REPORT • 7/2011

## Douglas 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 2011	Pending Sales 2011 v. 2010 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales 2011	Pending Sales 2011 v. 2010	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
251	NE Roseburg	118	21	10	11	-47.6%	4	167,300	364	148	70	-32.0%	63	110,600	100,000	-2.3%	-	-	2	284,500	-	-
252	NW Roseburg	129	31	13	6	-25.0%	7	259,600	129	140	48	-15.8%	48	257,900	218,500	-1.1%	2	280,000	4	318,100	-	-
253	SE Roseburg	55	12	5	6	50.0%	6	83,900	235	68	32	14.3%	29	123,600	99,000	-4.9%	1	70,000	1	95,000	-	-
254	SW Roseburg	95	18	6	8	166.7%	7	223,600	379	97	45	7.1%	39	179,100	146,500	-14.6%	2	277,500	6	95,700	1	124,500
255	Glide & E of Roseburg	73	5	11	3	-40.0%	5	184,500	422	66	29	16.0%	32	237,400	186,000	-0.5%	1	290,000	2	40,000	-	-
256	Sutherlin/Oakland Area	166	24	10	11	-15.4%	5	121,000	156	174	68	11.5%	65	174,500	149,000	8.6%	3	641,700	3	48,800	1	185,000
257	Winston & SW of Roseburg	86	18	11	5	-50.0%	7	190,000	148	106	46	-34.3%	45	157,700	121,500	3.3%	2	164,000	1	162,000	3	295,000
258	Myrtle Creek & S/SE of Roseburg	168	27	17	14	100.0%	11	133,500	106	200	83	12.2%	72	99,200	84,200	-17.7%	3	108,300	4	113,300	-	-
259	Green District	69	25	6	6	-40.0%	6	148,100	160	101	57	-13.6%	52	120,100	124,300	-18.8%	-	-	-	-	1	124,900
265	North Douglas County	213	32	8	9	80.0%	7	195,700	57	188	61	-1.6%	62	136,600	115,000	-11.8%	6	214,700	5	50,200	-	-
	Grand Total	1,172	213	97	79	-8.1%	65	171,400	198	1,288	539	-8.3%	507	153,500	129,100	-4.0%	20	267,100	28	128,700	6	219,900

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2011 with July 2010. The Year-To-Date section compares year-to-date statistics from July 2011 with year-to-date statistics from July 2010.

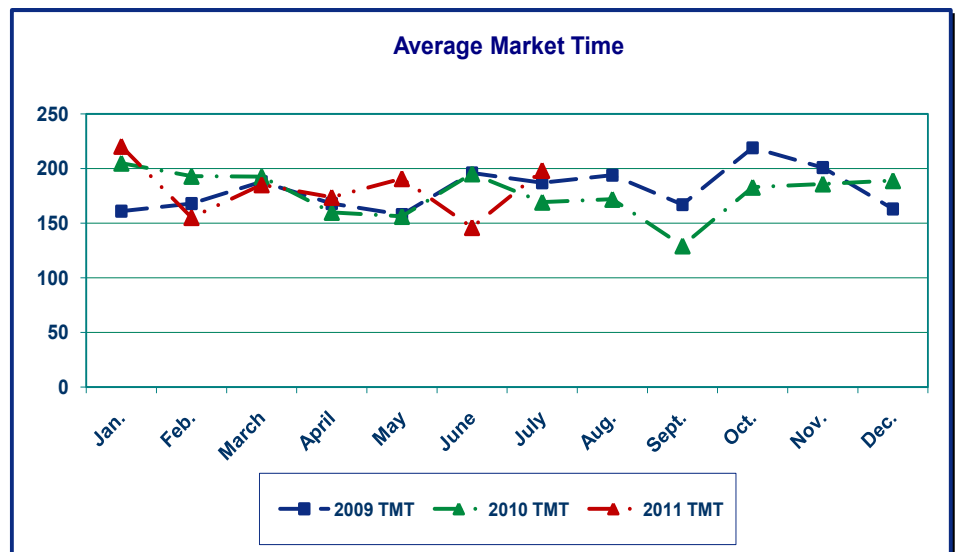
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<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

### DAYS ON MARKET

#### DOUGLAS COUNTY, OR

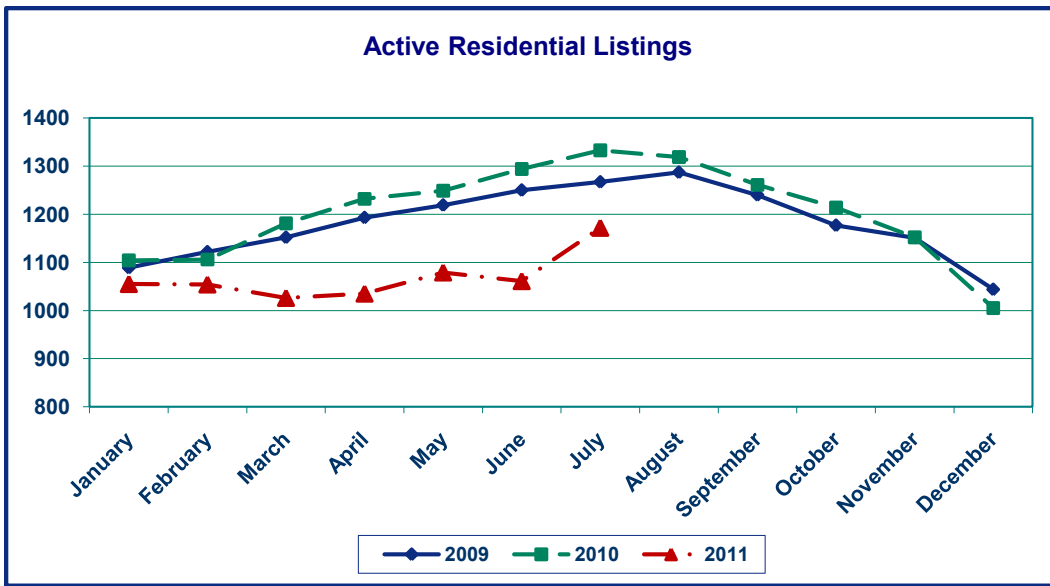
*This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.*



## ACTIVE RESIDENTIAL LISTINGS

### DOUGLAS COUNTY, OR

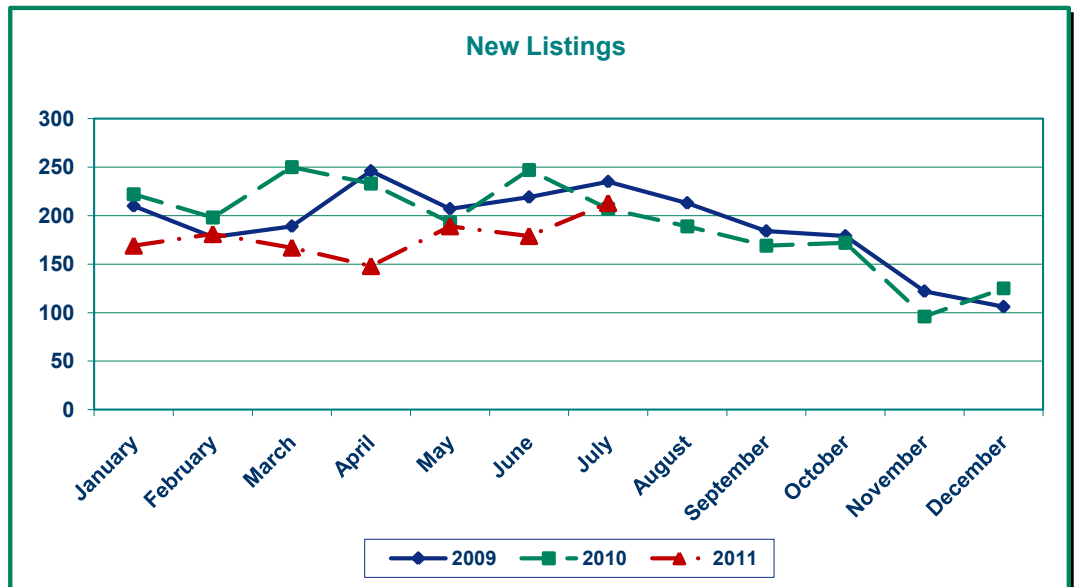
*This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.*



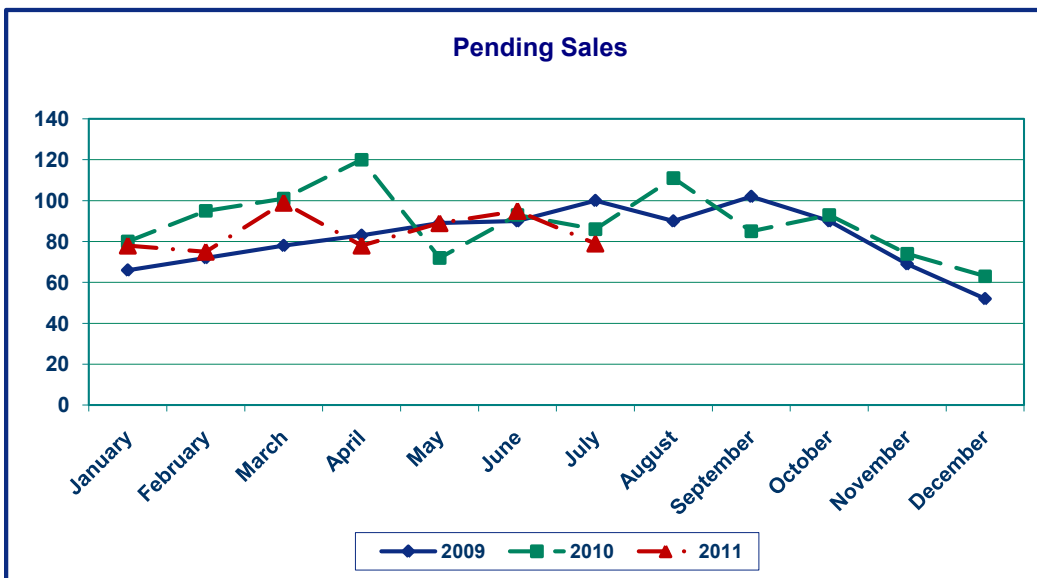
## NEW LISTINGS

### 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.*



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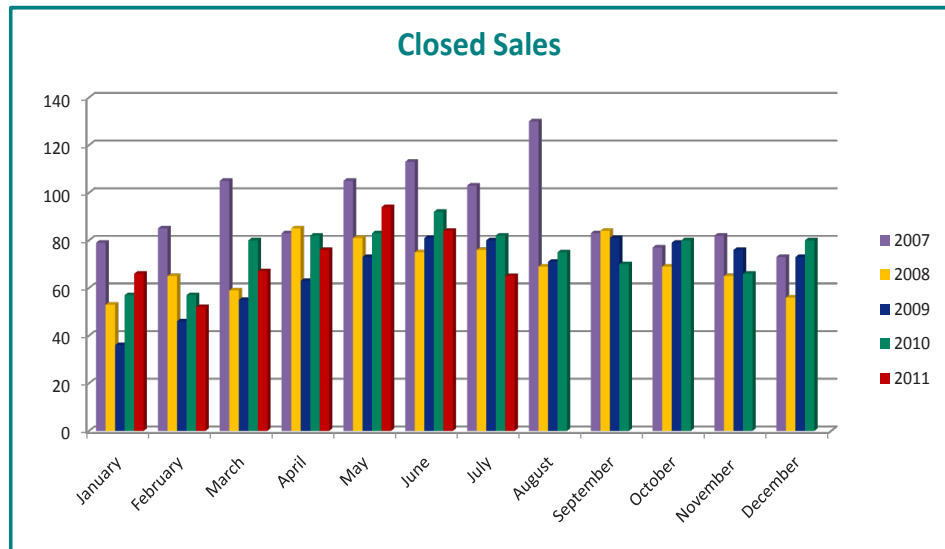
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## CLOSED SALES

### DOUGLAS COUNTY, OR

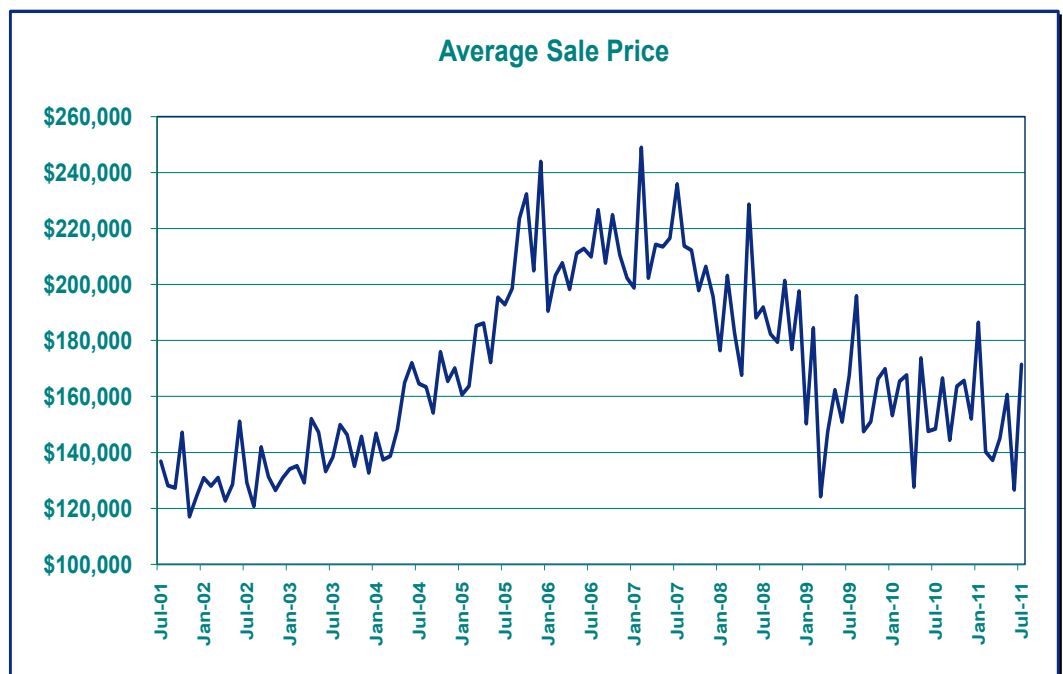
*This graph shows the closed sales over the past five calendar years in Douglas County, Oregon.*



## AVERAGE SALE PRICE

### DOUGLAS COUNTY, OR

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



Cory Neu, 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

July 2011 Reporting Period

### July Residential Highlights

Comparing July 2010 with July 2011, closed sales stayed even at 3. Pending sales grew from 2 to 3, and new listings stayed even at 12.

Comparing June 2011 to July 2011 shows closed sales fell from 4 to 3. Pending sales went down from 5 to 3, and new listings also decreased from 13 to 12.

### Sale Prices

A comparison of July 2010 with July 2011 shows average sale price fell

5.3% and median sale price went down 42.8%. Comparing June 2011 to July 2011, average sale price went up 48.2% (\$128,700 v. \$190,700), and median sale price also grew 30.9% (\$115,400 v. \$151,000).

### Year-to-Date

Comparing January-July 2010 with the same period of 2011, closed sales grew from 20 to 23 (15%). Pending sales grew from 20 to 26 (30%), while new listings fell from 78 to 73 (-6.4%).

### Inventory in Months\*

	2010	2011
January	N/A	28
February	N/A	30.7
March	42	31.7
April	21.5	49.5
May	20.3	53.5
June	21.8	26.5
July	31.7	44
August	24.5	
September	94	
October	23.5	
November	31.7	
December	N/A	

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

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

#### Average Sale Price % Change:

18.4% (\$134,500 v. \$113,600)

#### Median Sale Price % Change:

13% (\$117,000 v. \$103,500)

NOTE: In August 2011 Farms listings (formerly separate) were merged, as appropriate, to either Residential or Land.

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

Grant County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2011	July	12	3	3	190,700	151,000	320
	Year-to-date	73	26	23	135,200	97,500	339
2010	July	12	2	3	201,300	264,000	43
	Year-to-date	78	20	20	117,800	112,500	506
Change	July	0.0%	50.0%	0.0%	-5.3%	-42.8%	649.2%
	Year-to-date	-6.4%	30.0%	15.0%	14.8%	-13.3%	-32.9%

# AREA REPORT • 7/2011

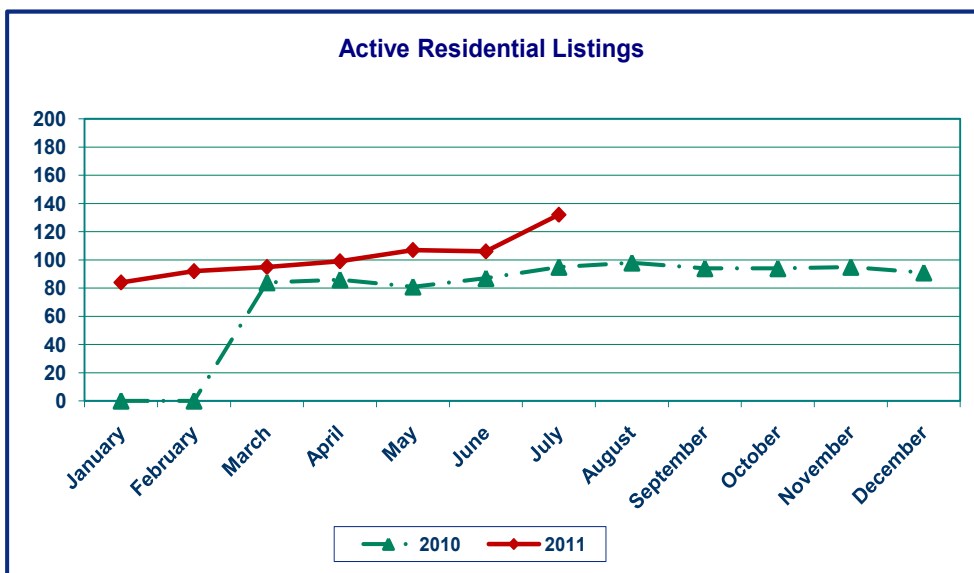
## Grant County, Oregon

		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 2011	Pending Sales 2011 v. 2010 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales 2011	Pending Sales 2011 v. 2010	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
97817	Bates	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97820	Canyon City	21	1	-	-	-	2	210,500	480	12	8	33.3%	8	179,800	164,500	2.6%	-	-	-	-	-	-
97825	Dayville	8	-	1	-	-	-	-	-	1	-	-	-	-	-	-	-	-	3	64,500	-	-
97845	John Day	47	6	1	2	0.0%	1	151,000	-	29	10	42.9%	8	99,000	85,800	14.7%	2	279,000	3	161,700	-	-
97848	Kimberly	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	130,000	-	-
97856	Long Creek	8	-	-	-	-	-	-	-	5	2	-	1	215,000	215,000	514.3%	1	29,000	1	130,000	-	-
97864	Monument	7	-	-	-	-	-	-	-	7	1	0.0%	1	50,000	50,000	-32.3%	-	-	-	-	-	-
97865	Mount Vernon	15	3	1	-	-	-	-	-	5	1	-50.0%	1	96,000	96,000	-10.7%	-	-	1	78,000	-	-
97869	Prairie City	24	2	-	1	-	-	-	-	13	4	33.3%	4	129,700	115,400	34.4%	-	-	-	-	-	-
97873	Seneca	-	-	-	-	-	-	-	-	-	-	-100.0%	-	-	-	-60.6%	-	-	-	-	-	-

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2011 with July 2010. The Year-To-Date section compares year-to-date statistics from July 2011 with year-to-date statistics from July 2010.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/10-7/31/11) with 12 months before (8/1/09-7/31/10).

<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



### ACTIVE RESIDENTIAL LISTINGS

GRANT COUNTY, OR

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

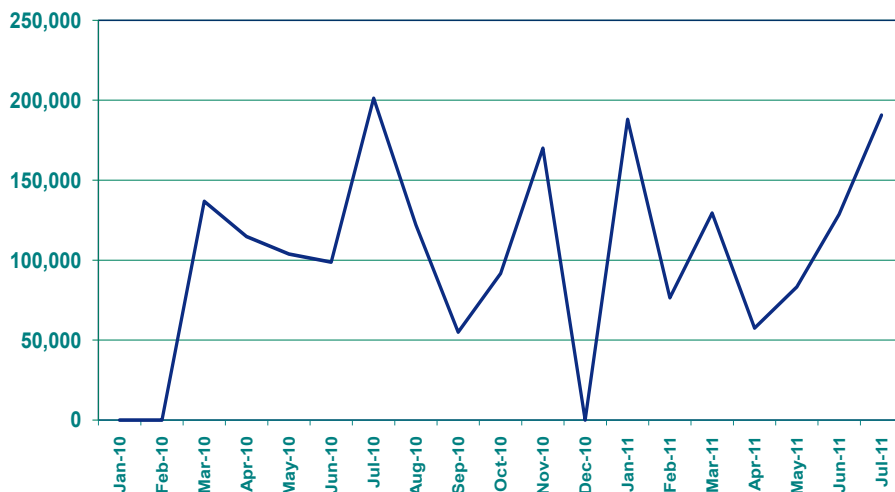
## NEW LISTINGS

### GRANT COUNTY, OR

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



## Average Sale Price



## AVERAGE SALE PRICE

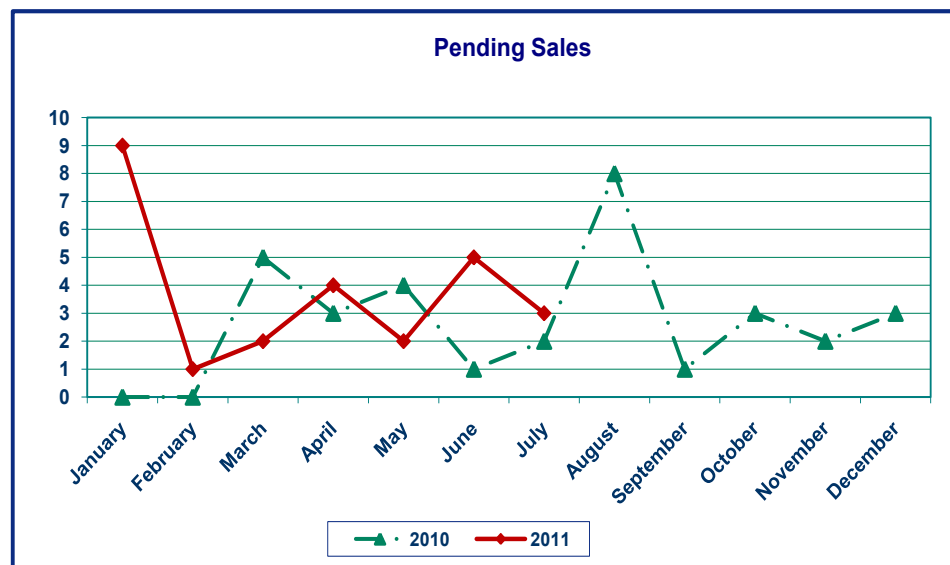
### GRANT COUNTY, OR

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

## PENDING LISTINGS

### GRANT COUNTY, OR

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



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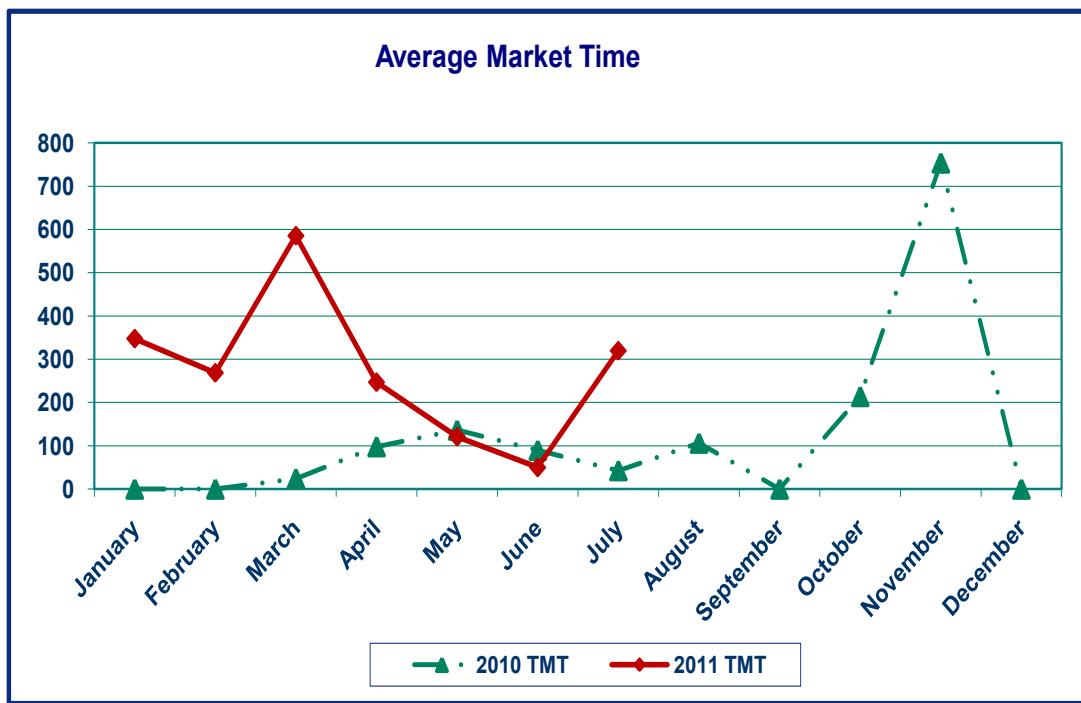
## CLOSED SALES GRANT COUNTY, OR

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



## DAYS ON MARKET GRANT COUNTY, OR

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



Cory Neu, 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: Lane County, Oregon

July 2011 Reporting Period

## July Residential Highlights

Sales activity in Greater Lane County went up in July 2011, as closed and pending sales both saw a rise compared with July of the previous year.

Comparing July 2011 with July 2010 shows closed sales were up 15%, while pending sales increased 7.9%. New listings fell 27.6%. See residential highlights table below.

A comparison of June 2011 with July 2011 shows that closed sales fell from 297 to 253 (-14.8%). Pending sales were up from 276 to 302 (9.4%). New listings fell from 496 to 491 (-1%).

At the month's rate of sales, the 2,186 active residential listings would last approximately 8.6 months, 3.3 months lower than inventory in July 2010.

## Sale Prices

Comparing July 2011 to July 2010, the average sale price grew by 0.3%.

The median sale price fell 5.8%.

Comparing June 2011 to July 2011, the average sale price dropped from \$229,000 to \$226,200 (-1.2%). The median sale price increased from \$182,400 to \$192,000 (5.3%).

## Year-to-Date

Comparing January-July 2011 with the same period of 2010 shows closed sales dropped 9.3% (1,824 v. 1,654). Pending sales also fell 8.9% (2,040 v. 1,858), while new listings went down 22.5% (4,402 v. 3,413).

## Inventory in Months\*

	2009	2010	2011
January	20.6	14.1	12.4
February	13.1	10.9	11.9
March	9.7	7.8	8.6
April	10.5	7.3	8.0
May	8.1	7.2	7.6
June	6.8	7.2	7.0
July	6.2	11.9	8.6
August	7.8	10.7	
September	6.8	10.4	
October	6.2	10.8	
November	7.3	9.2	
December	7.1	8.1	

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

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

### Average Sale Price % Change:

-6.1% (\$207,800 v. \$221,400)

### Median Sale Price % Change:

-7.3% (\$183,500 v. \$198,000)

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

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

NOTE: In August 2011 Farms listings (formerly separate) were merged, as appropriate, to either Residential or Land.

Greater Lane County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2011	July	491	302	253	226,200	192,000	128
	Year-to-date	3,413	1,858	1,654	205,200	176,000	145
2010	July	678	280	220	225,500	203,800	111
	Year-to-date	4,402	2,040	1,824	220,800	199,900	118
Change	July	-27.6%	7.9%	15.0%	0.3%	-5.8%	15.8%
	Year-to-date	-22.5%	-8.9%	-9.3%	-7.1%	-12.0%	23.0%

\*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.

# AREA REPORT • 7/2011

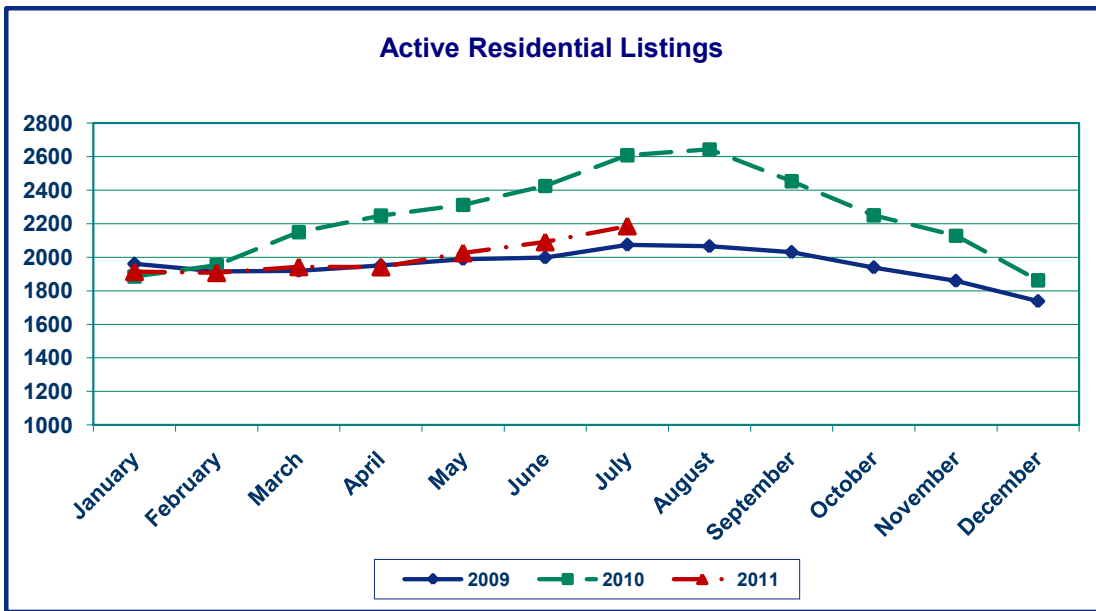
## Lane County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales 2011	Pending Sales 2011 v. 2010 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales 2011	Pending Sales 2011 v. 2010	Closed Sales	Average Sale Price	Median Sale Price			Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
225	Florence Coast Village	24	2	1	-	-100.0%	-	-	-	15	4	0.0%	4	61,600	53,500	-24.5%	-	-	1	50,000	-	-	
226	Florence Green Trees	50	7	3	1	-50.0%	1	77,000	1,010	36	12	-25.0%	11	106,800	103,500	-0.5%	-	-	-	-	-	-	
227	Florence Florentine	29	2	-	1	-66.7%	-	-	-	23	7	-30.0%	6	195,200	187,500	13.2%	-	-	-	-	-	-	
228	Florence Town	188	16	8	6	-57.1%	7	293,500	55	170	43	-30.6%	42	175,600	157,500	-6.5%	2	767,500	7	53,000	1	175,500	
229	Florence Beach	71	7	3	6	500.0%	3	203,200	159	60	26	62.5%	25	217,100	220,000	-4.9%	-	-	7	55,100	-	-	
230	Florence North	59	3	2	5	0.0%	5	87,100	149	41	16	-42.9%	18	186,100	155,600	-5.9%	-	-	8	51,100	-	-	
231	Florence South/ Dunes City	62	5	3	5	66.7%	5	211,900	226	46	18	-18.2%	13	229,400	235,000	-9.4%	1	179,900	2	88,800	-	-	
238	Florence East/ Mapleton	46	5	2	2	100.0%	2	97,000	177	32	10	66.7%	7	128,900	98,900	-4.5%	-	-	3	42,000	1	74,000	
	Grand Total	529	47	22	26	-13.3%	23	192,600	178	423	136	-17.1%	126	179,600	161,000	-6.3%	3	571,600	28	54,300	2	124,800	
232	Hayden Bridge	49	14	7	8	0.0%	3	148,900	61	83	46	-42.5%	39	175,600	171,300	-4.7%	-	-	-	-	2	217,800	
233	McKenzie Valley	119	14	3	8	60.0%	2	183,000	139	112	24	-31.4%	19	282,200	287,900	10.8%	2	232,500	2	550,000	0	-	
234	Pleasant Hill/Oak	158	29	10	12	-14.3%	7	218,900	363	166	73	28.1%	64	220,300	179,000	-3.5%	2	170,000	5	148,000	0	-	
235	South Lane Properties	273	39	22	31	0.0%	18	159,400	185	353	156	-3.7%	123	168,900	150,000	-2.3%	-	-	12	144,200	3	208,300	
236	West Lane Properties	155	30	14	14	7.7%	11	153,700	132	206	97	-8.5%	85	186,300	169,000	-8.1%	2	237,500	6	117,500	0	-	
237	Junction City	149	25	17	11	83.3%	15	202,200	149	183	75	-14.8%	71	186,400	180,000	-20.1%	2	172,500	4	199,300	2	146,300	
239	Thurston	142	42	15	23	9.5%	15	212,000	123	239	145	-9.9%	138	174,100	159,900	-10.7%	1	249,000	4	58,000	4	188,800	
240	Coburg I-5	37	7	1	6	100.0%	-	-	-	48	27	17.4%	20	224,400	175,000	14.6%	-	-	1	337,200	0	-	
241	N Gilham	77	17	3	16	100.0%	13	256,000	90	136	96	35.2%	82	282,200	252,800	-3.7%	-	-	-	-	1	300,000	
242	Ferry Street Bridge	164	34	15	27	50.0%	27	284,100	113	281	149	-11.8%	134	248,100	225,000	-5.3%	-	-	5	128,800	3	208,600	
243	E Eugene	142	48	12	28	27.3%	24	418,000	91	256	140	-18.6%	121	318,500	255,000	-3.3%	1	605,000	3	142,300	5	603,600	
244	SW Eugene	221	63	21	28	-24.3%	35	294,800	119	363	182	-22.9%	164	278,600	236,500	-2.5%	-	-	15	284,900	2	243,000	
245	W Eugene	60	14	5	6	-57.1%	5	175,000	165	102	49	-38.8%	44	150,100	140,600	-10.3%	4	597,800	-	-	14	228,700	
246	Danebo	143	43	15	29	16.0%	22	119,800	127	321	204	3.0%	190	136,300	144,400	-12.6%	-	-	3	33,300	2	219,000	
247	River Road	55	18	5	8	-20.0%	14	173,100	80	110	71	-10.1%	66	162,100	167,000	-13.6%	-	-	-	-	4	171,500	
248	Santa Clara	107	26	10	24	0.0%	23	190,500	119	214	150	-5.7%	130	203,700	191,300	-9.4%	-	-	4	102,800	6	229,600	
249	Springfield	111	24	16	22	10.0%	17	116,300	137	201	152	2.0%	140	126,700	123,700	-9.4%	-	-	3	75,700	9	166,400	
250	Mohawk Valley	24	4	4	1	0.0%	2	233,400	87	39	22	46.7%	24	282,300	237,300	-2.6%	1	290,000	3	454,700	0	-	
	Grand Total	2,186	491	195	302	7.9%	253	226,200	128	3,413	1,858	-8.9%	1,654	205,200	176,000	-6.1%	15	344,000	70	187,000	57	241,000	

## ACTIVE RESIDENTIAL LISTINGS

### LANE COUNTY, OR

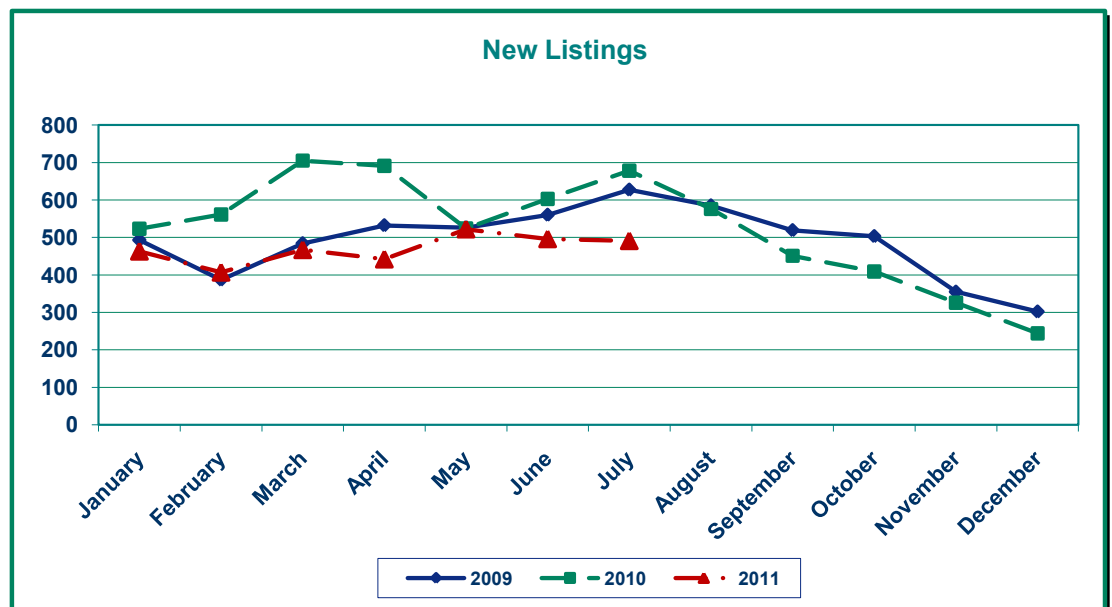
*This graph shows the active residential listings over the past three calendar years in Lane County, Oregon.*



## NEW LISTINGS

### LANE COUNTY, OR

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



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2011 with July 2010. The Year-To-Date section compares year-to-date statistics from July 2011 with year-to-date statistics from July 2010.

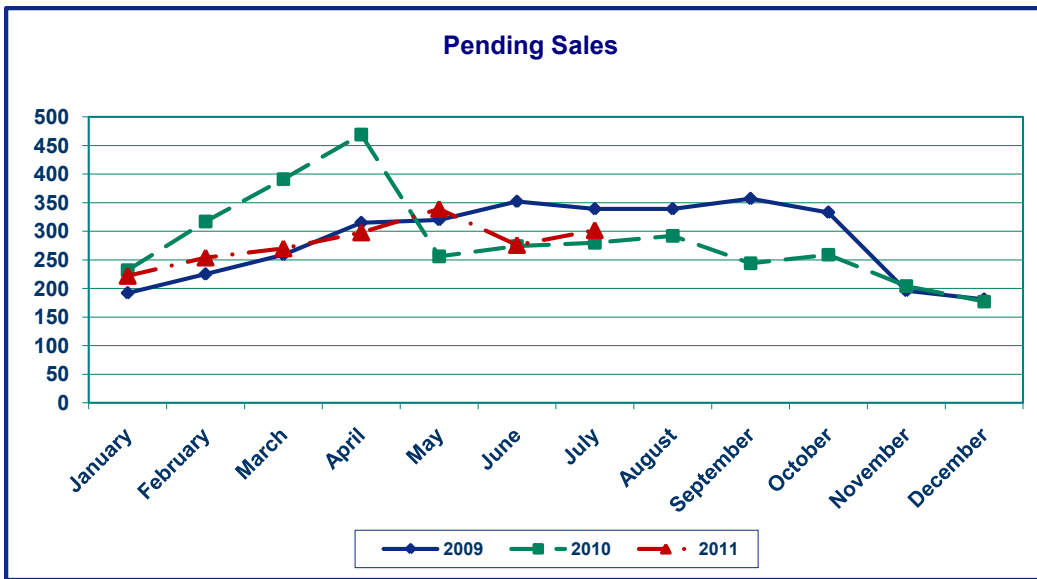
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/10-7/31/11) with 12 months before (8/1/09-7/31/10).

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## PENDING LISTINGS

### LANE COUNTY, OR

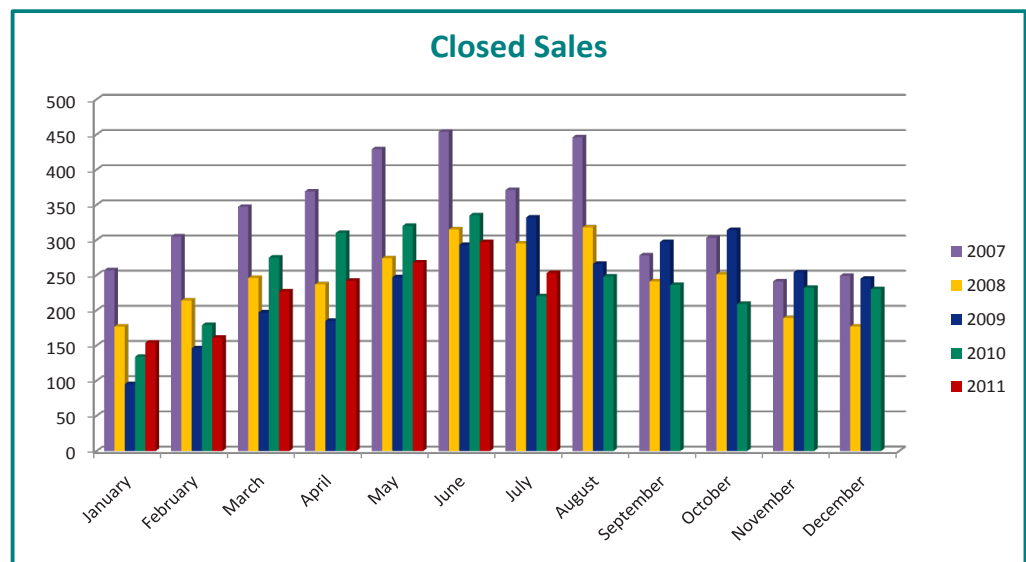
*This graph represents monthly accepted offers in Lane County, Oregon over the past three calendar years.*



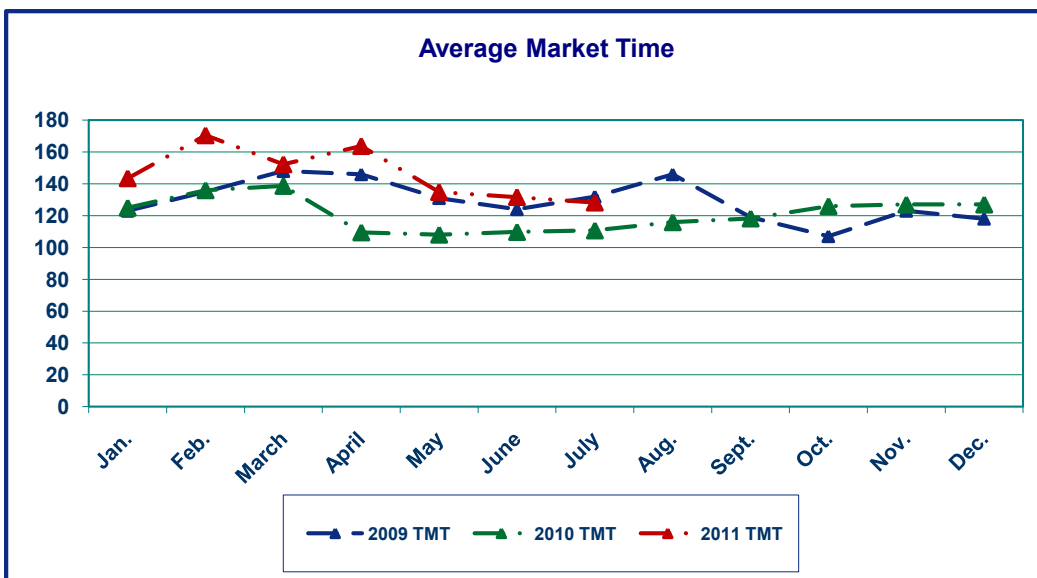
## CLOSED SALES

### LANE COUNTY, OR

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



## Average Market Time



## DAYS ON MARKET

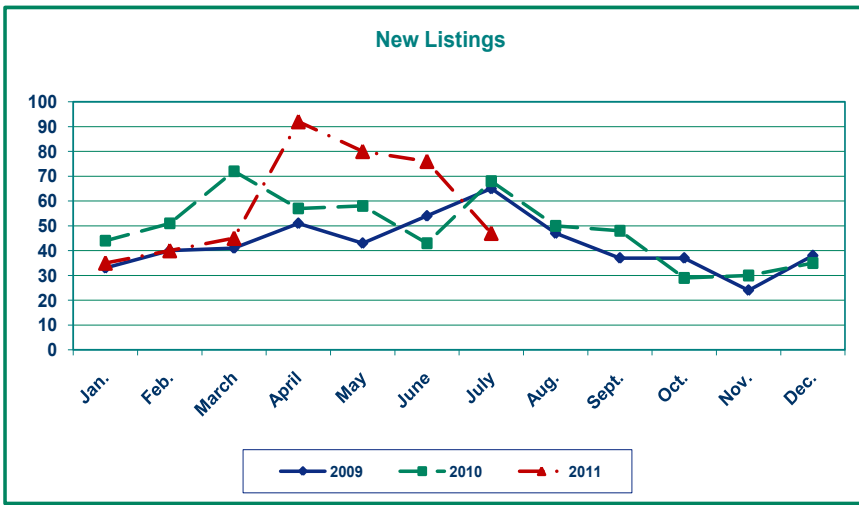
### LANE COUNTY, OR

*This graph shows the average market time for sales in Lane County, Oregon over the past three calendar years.*

## NEW LISTINGS

### FLORENCE, OR

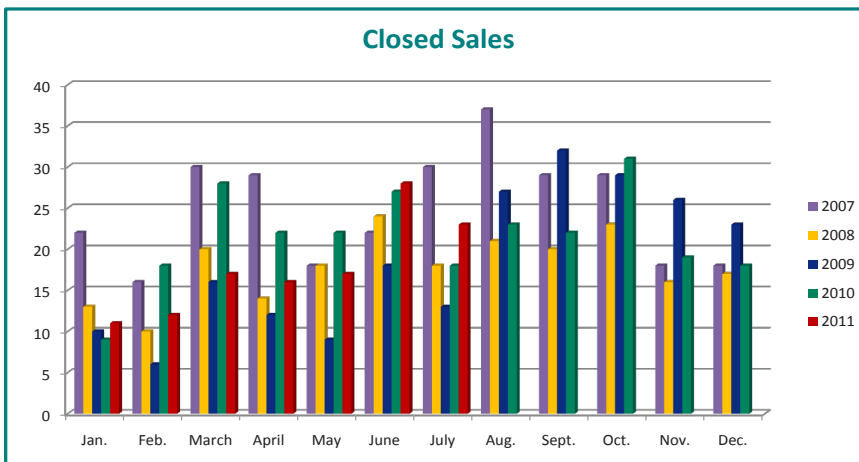
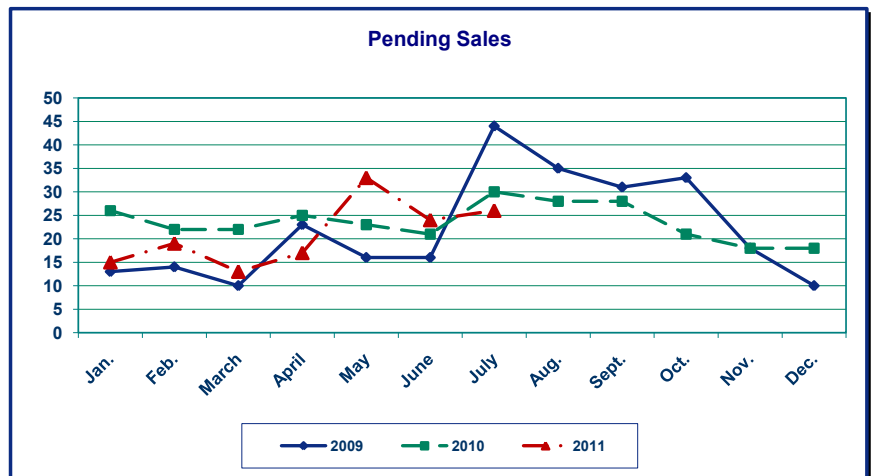
*This graph represents new listings in Florence, Oregon over the past three calendar years.*



## PENDING LISTINGS

### FLORENCE, OR

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



## CLOSED SALES

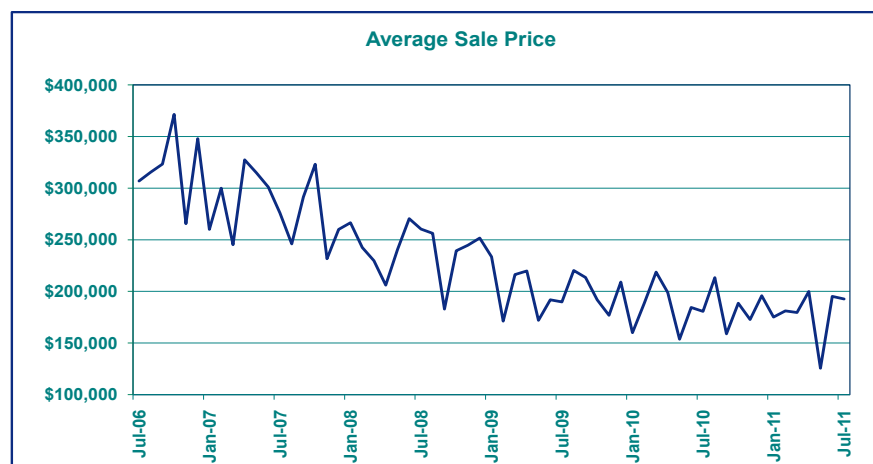
### FLORENCE, OR

*This graph shows the closed sales over the past five 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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Fax: (503) 230-0689

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Vancouver, WA 98663  
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Fax: (503) 585-3817

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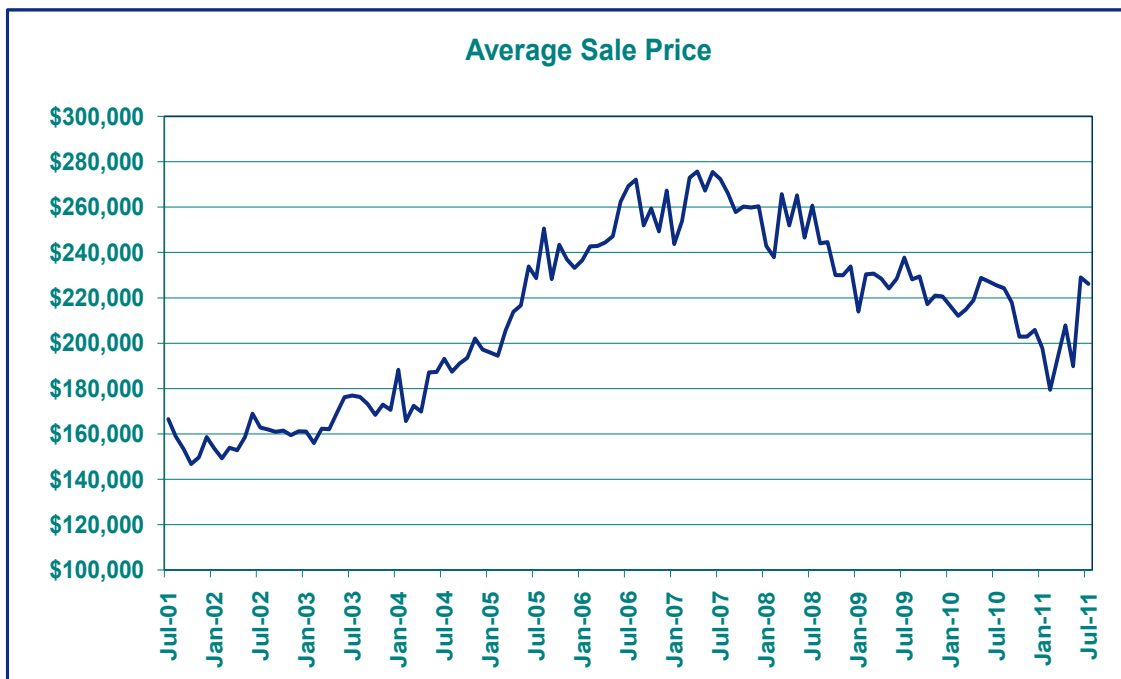
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## AVERAGE SALE PRICE

### LANE COUNTY, OR

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



## AFFORDABILITY

### Lane County, OR

*This graph shows the affordability for housing in Lane County, Oregon, in June 2011.*



**AFFORDABILITY** - According to a formula from the National Association of REALTORS®, buying a house in Lane County is affordable for a family earning the median income. A family earning the median income (\$58,400 in 2011, per HUD) can afford 164% of a monthly mortgage payment on a median priced home (\$182,400 in June). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 4.51% (per Freddie Mac).



Cory Neu, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Kelsey Brunson, Editor  
Danny Gottleib, Assistant Editor

# MARKET ACTION



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

Residential Review: Mid-Columbia

July 2011 Reporting Period

## July Residential Highlights

A comparison of July 2010 with July 2011 shows closed sales grew from 43 to 50. Pending sales increased from 39 to 61, while new listings decreased from 125 to 103. See residential highlights table below.

On a month-to-month basis from June 2011 to July 2011, closed sales increased from 47 to 50 (6.4%). Additionally, pending sales grew from 58 to 61 (5.2%). New listings were down from 136 to 103 (-24.3%).

At the month's rate of sales, the 824 active residential listings would last approximately 16.5 months.

## Sale Prices

Comparing July 2011 with July 2010 shows the average sale price grew 5%, while the median sale price decreased 5.5%.

In a comparison of the previous month of June 2011 with July 2011, the average sale price increased from \$227,200 to \$267,400 (17.7%). The median sale price went up from \$187,500 to \$212,000 (13.1%).

## Year-to-Date

Comparing January-July 2010 with the same period of 2011, closed sales dropped from 334 to 300 (-10.2%). Pending sales grew from 347 to 356 (2.6%). New listings went down from 943 to 782 (-17.1%).

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

### Average Sale Price % Change:

-0.5% (\$230,800 v. \$231,900)

### Median Sale Price % Change:

-1% (\$198,000 v. \$200,000)

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

## Inventory in Months\*

	2009	2010	2011
January	33.5	19	21.1
February	31.0	21.5	24.8
March	27.3	17.5	15.3
April	20.5	13.7	20.7
May	13.5	12.8	12.7
June	15.8	14.3	16.9
July	13.2	20.1	16.5
August	17.1	20.1	
September	14.3	15.3	
October	9.6	17.4	
November	12.9	18.5	
December	15.2	14.1	

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

NOTE: In August 2011 Farms listings (formerly separate) were merged, as appropriate, to either Residential or Land.

Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2011	July	103	61	50	267,400	212,000	197
	Year-to-date	782	356	300	230,300	196,500	212
2010	July	125	39	43	254,600	224,300	153
	Year-to-date	943	347	334	224,000	195,000	185
Change	July	-17.6%	56.4%	16.3%	5.0%	-5.5%	28.8%
	Year-to-date	-17.1%	2.6%	-10.2%	2.8%	0.8%	15.1%

\*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.

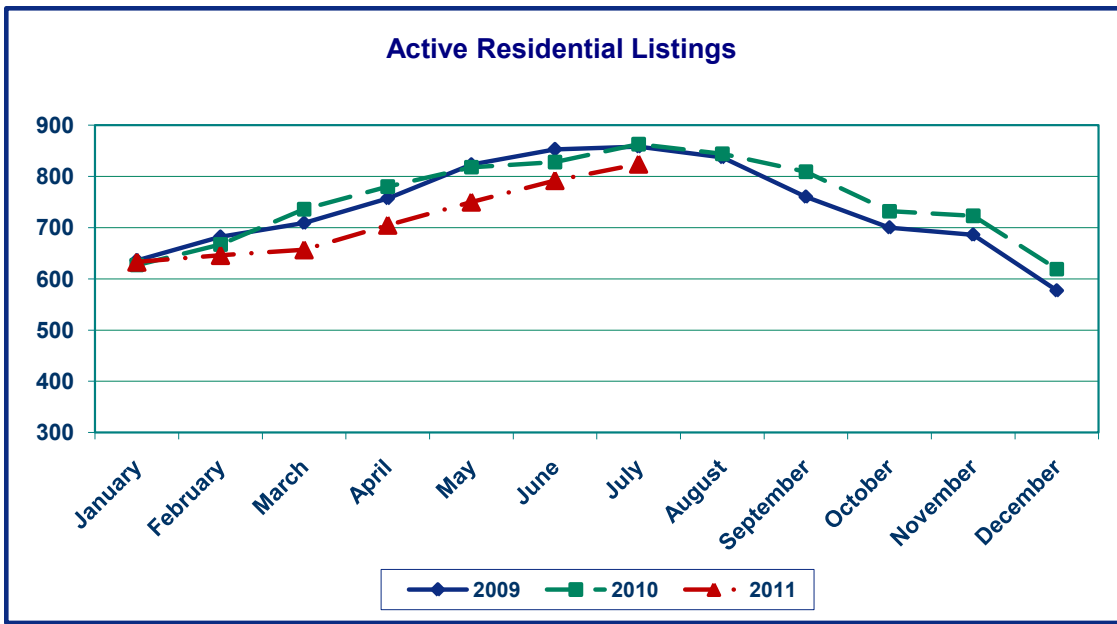
# AREA REPORT • 7/2011

## Mid-Columbia

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date						Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date			
		Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales 2011	Pending Sales 2011 v. 2010 <sup>1</sup>	Closed Sales	Average Sale Price		Total Market Time <sup>3</sup>	New Listings	Pending Sales 2011	Pending Sales 2011 v. 2010	Closed Sales			Average Sale Price	Median Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
100	White Salmon/ Bingen	68	13	2	5	66.7%	3	276,800	197	56	34	70.0%	30	286,100	243,300	-2.2%	1	165,000	8	124,900	-	-
101	Snowden	20	1	-	-	-	-	-	-	11	2	100.0%	2	201,100	201,100	2.1%	-	-	-	-	-	-
102	Trout Lake/ Glenwood	34	1	1	1	-	-	-	-	21	2	-	1	330,000	330,000	-32.3%	1	60,000	-	-	-	-
103	Husum/ BZ Corner	12	1	-	-	-100.0%	2	250,000	29	9	5	66.7%	5	239,200	250,000	10.1%	-	-	3	166,800	-	-
104	Lyle	32	3	1	4	-	2	148,300	431	32	8	33.3%	3	165,500	199,000	-31.3%	1	100,000	4	68,300	-	-
105	Dallesport/ Murdock	17	2	3	3	-	-	-	-	17	8	33.3%	7	193,300	215,000	17.6%	-	-	3	48,000	-	-
106	Appleton/ Timber Valley	8	-	-	-	-100.0%	-	-	-	9	2	-50.0%	2	155,000	155,000	-8.6%	-	-	2	70,000	-	-
107	Centerville/ High Prairie	4	-	-	-	-	-	-	-	4	1	-	2	262,500	262,500	128.3%	-	-	3	94,400	-	-
108	Goldendale	72	5	5	9	80.0%	3	106,300	218	69	31	10.7%	26	138,500	134,000	-2.1%	-	-	21	54,200	-	-
109	Bickleton/ East County	1	-	1	-	-	-	-	-	2	-	-	0	0	-	-47.4%	-	-	1	37,000	-	-
110	Klickitat	11	-	-	1	0.0%	-	-	-	5	3	50.0%	2	45,800	45,800	65.6%	-	-	1	72,000	-	-
	Klickitat Co. Total	279	26	13	23	76.9%	10	194,600	216	235	96	37.1%	80	211,100	199,500	-5.2%	3	108,300	46	78,000	-	-
111	Skamania	13	3	-	-	-	0	0	0	10	1	0.0%	2	331,000	331,000	165.6%	-	-	1	185,000	-	-
112	North Bonneville	2	-	-	4	300.0%	1	489,000	364	8	9	-18.2%	6	209,900	169,500	19.8%	-	-	-	-	-	-
113	Stevenson	20	2	-	1	-66.7%	2	425,000	424	20	6	-45.5%	4	273,800	137,500	-3.9%	-	-	1	44,500	-	-
114	Carson	25	4	1	1	0.0%	-	-	-	20	6	-53.8%	5	114,600	108,700	-14.6%	-	-	-	-	-	-
115	Home Valley	3	-	1	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	
116	Cook, Underwood, Mill A, Willard	17	-	1	-	-100.0%	-	-	-	8	2	-71.4%	3	287,800	236,500	38.3%	-	-	-	-	-	-
117	Unincorporated North	22	3	1	1	-	1	120,000	1706	11	8	60.0%	7	122,400	120,000	-19.8%	-	-	1	70,000	-	-
	Skamania Co. Total	102	12	4	7	16.7%	4	364,800	730	79	32	-33.3%	27	196,700	135,000	18.0%	-	-	3	99,800	-	-
351	The Dalles	161	20	8	10	11.1%	13	185,700	104	169	98	-2.0%	84	170,600	151,800	-7.2%	-	-	1	340,000	2	368,400
352	Dufur	5	1	1	1	-	-	-	-	6	4	0.0%	3	142,700	155,000	-23.0%	-	-	2	181,300	-	-
353	Tygh Valley	6	1	-	-	-	-	-	-	5	3	50.0%	2	76,800	76,800	-3.5%	-	-	1	50,000	-	-
354	Wamic/ Pine Hollow	26	-	1	-	-100.0%	1	72,400	8	19	4	300.0%	3	168,100	207,000	58.5%	-	-	-	-	-	-
355	Maupin/ Pine Grove	13	2	2	-	-	1	174,000	14	11	4	100.0%	4	112,800	112,300	-33.1%	-	-	3	19,500	-	-
356	Rowena	2	-	-	-	-	1	375,000	312	1	1	0.0%	2	862,500	862,500	72.8%	-	-	-	-	-	-
357	Mosier	15	2	-	1	-66.7%	3	596,300	50	21	13	62.5%	13	467,300	280,000	60.0%	-	-	2	155,000	-	-
	Wasco Co. Total	228	26	12	12	-7.7%	19	253,900	97	232	127	7.6%	111	213,200	155,000	8.2%	-	-	9	124,600	2	368,400
361	Cascade Locks	8	3	3	1	-	-	-	-	14	9	50.0%	8	114,300	107,800	-32.5%	-	-	1	55,000	-	-
362	Hood River City	93	18	5	14	600.0%	10	300,600	174	112	58	1.8%	48	280,400	266,500	-10.8%	1	300,000	6	151,600	-	-
363	Hood River-W	51	7	2	2	-33.3%	5	296,700	153	48	19	-5.0%	17	380,300	326,600	15.2%	-	-	3	123,200	2	283,500
364	Hood River-E	9	1	-	-	-	-	-	-	8	2	-66.7%	-	-	-	10.1%	-	-	-	-	-	-
366	Odell	18	4	1	2	100.0%	-	-	-	17	8	-27.3%	4	219,500	212,500	-16.8%	-	-	-	-	-	-
367	Parkdale/ Mt. Hood	26	5	2	-	-	2	325,000	219	26	4	-55.6%	4	351,800	378,500	13.7%	-	-	-	-	-	-
	Hood River Co. Total	205	38	13	19	216.7%	17	302,300	173	225	100	-8.3%	81	285,500	255,000	-5.2%	1	300,000	10	133,400	2	283,500
370	Sherman Co.	10	1	1	-	-100.0%	-	-	-	11	1	-50.0%	1	91,600	70,800	-31.7%	1	50,000	-	-	-	-

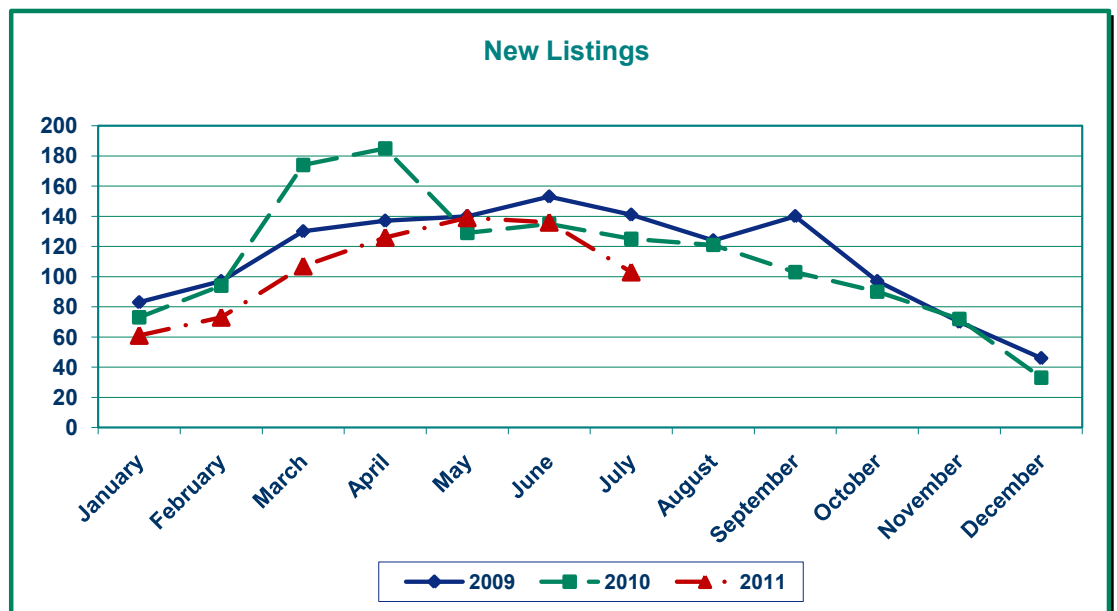
## ACTIVE RESIDENTIAL LISTINGS MID-COLUMBIA

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



## NEW LISTINGS MID-COLUMBIA

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



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2011 with July 2010. The Year-To-Date section compares year-to-date statistics from July 2011 with year-to-date statistics from July 2010.

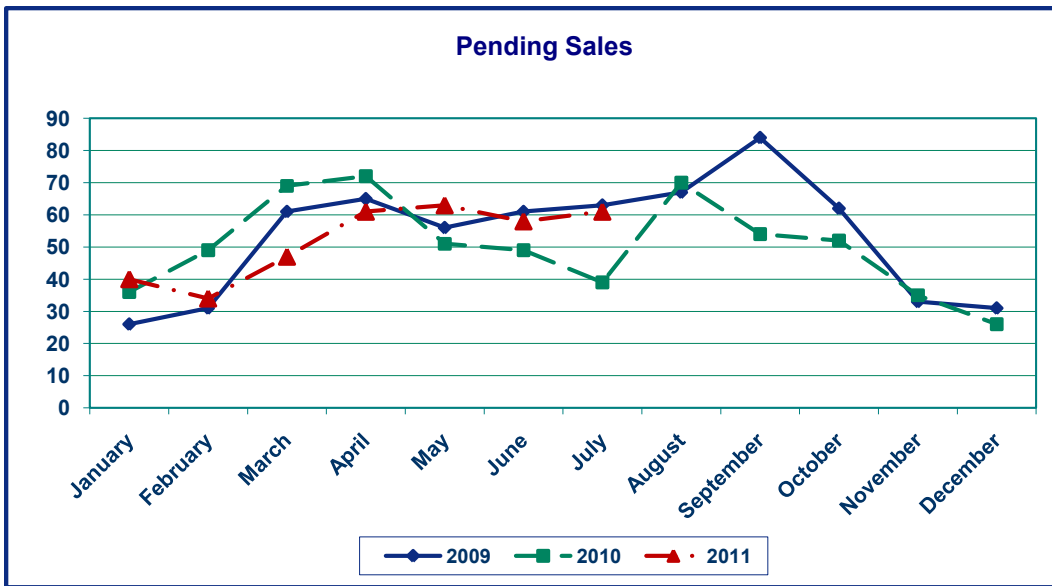
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/10-7/31/11) with 12 months before (8/1/09-7/31/10).

<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

## PENDING LISTINGS

### MID-COLUMBIA

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



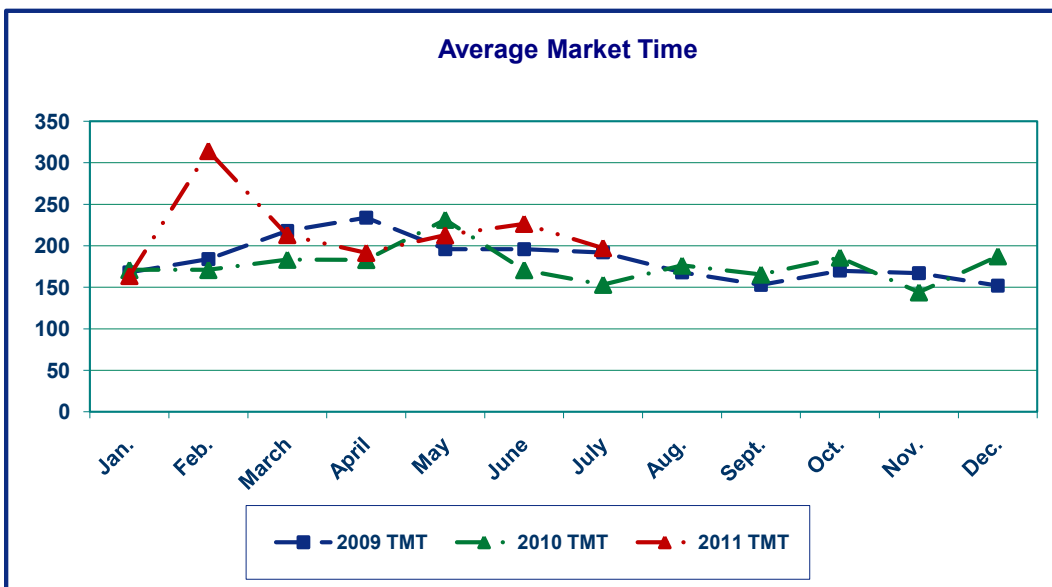
## CLOSED SALES

### MID-COLUMBIA

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



## Average Market Time



## DAYS ON MARKET

### MID-COLUMBIA

*This graph shows the average market time for sales in Mid-Columbia, over the past three calendar years.*



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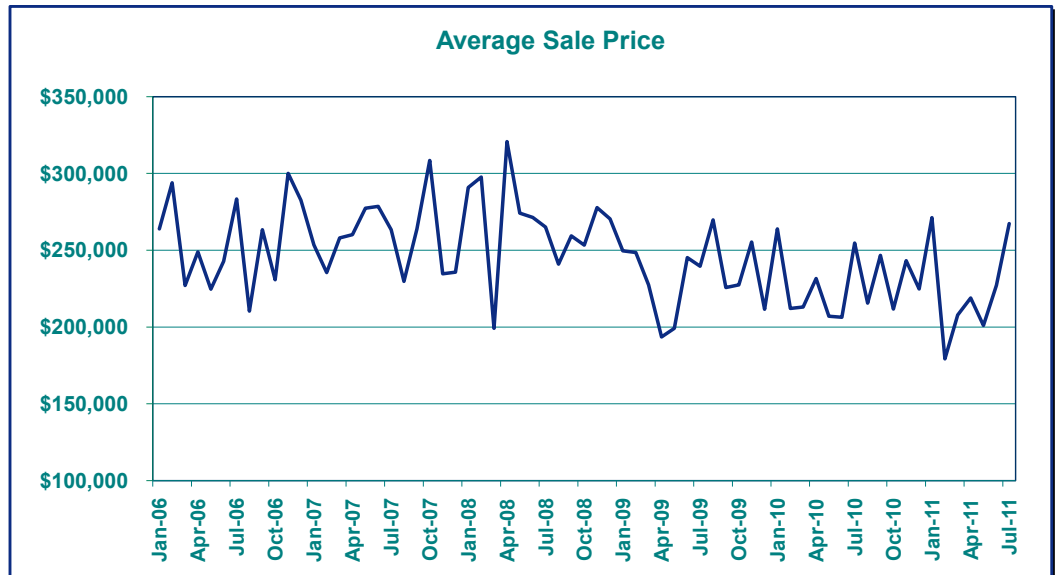
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## AVERAGE SALE PRICE MID-COLUMBIA

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



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# MARKET ACTION



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

Residential Review: North Coastal Counties, Oregon

July 2011 Reporting Period

## July Residential Highlights

Sales activity in the North Coastal Counties was up in July 2011, as closed and pending sales both saw increases in a comparison with July 2010.

When comparing July 2010 with July 2011, closed sales grew from 59 to 73, while pending sales rose from 78 to 103. New listings fell from 283 to 227.

Comparing activity in June 2011 with July 2011, closed sales went down from 76 to 73 (-3.4%), while pending sales rose from 84 to 103 (22.6%). New listings fell from 271 to 227 (-16.2%).

At the month's rate of sales, the 1,810 active residential listings would last approximately 24.8 months.

## Sale Prices

Average sale price for July 2011

went down 13.3% compared to July 2010, and median sale price fell by 9.5%.

Comparing June 2011 with July 2011, average sale price grew from \$216,500 to \$237,700 (9.8%), while median sale price increased from \$188,000 to \$199,000 (5.9%).

## Year-to-Date

A comparison of January-July 2011 with the same period in 2010 shows closed sales grew from 431 to 461, and pending sales rose from 485 to 516. New listings fell from 1,820 to 1,647.

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

### Average Sale Price % Change:

-10.8% (\$256,600 v. \$287,700)

### Median Sale Price % Change:

-2% (\$215,500 v. \$220,000)

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

## Inventory in Months\*

	2009	2010	2011
January	59.8	37	25.1
February	27	26.3	31.1
March	42.4	19.5	22
April	36	21.5	24.7
May	36	33.5	32
June	26.1	22.2	23
July	27.4	30.2	24.8
August	24.8	29.7	
September	26.1	21.3	
October	19.5	29.4	
November	24.5	25	
December	19.2	22.1	

\*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.

Note: RMLS™ is a supplementary MLS for the North Coastal counties, so data reported will not reflect the entire market.

NOTE: In August 2011 Farms listings (formerly separate) were merged, as appropriate, to either Residential or Land.

North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2011	July	227	103	73	237,700	199,000	179
	Year-to-date	1,647	516	461	242,300	200,000	180
2010	July	283	78	59	274,300	220,000	118
	Year-to-date	1,820	485	431	280,300	222,000	143
Change	July	-19.8%	32.1%	23.7%	-13.3%	-9.5%	51.9%
	Year-to-date	-9.5%	6.4%	7.0%	-13.6%	-9.9%	25.5%

\*Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

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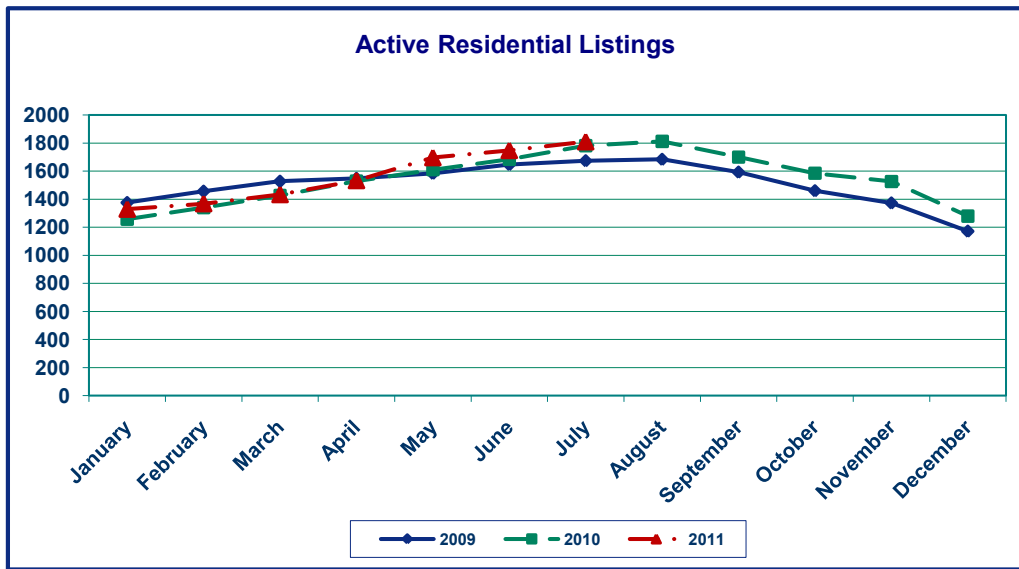
# AREA REPORT • 7/2011

## North Coastal Counties, Oregon

By Area		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 2011	Pending Sales 2011 v. 2010 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales 2011	Pending Sales 2011 v. 2010 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
180	Astoria	150	18	7	15	50.0%	8	193,300	85	170	69	-10.4%	62	207,000	184,300	-11.9%	-	-	4	36,300	2	64,800
181	Hammond/Warrenton	89	16	12	10	11.1%	6	147,000	142	103	40	-9.1%	37	197,900	209,900	-10.7%	-	-	6	67,100	1	305,000
182	Gearhart West	65	9	5	3	50.0%	2	317,000	106	52	11	-15.4%	15	378,800	305,000	-30.7%	-	-	3	119,200	-	-
183	Gearhart East	14	1	1	-	-100.0%	3	279,100	188	18	6	-33.3%	8	400,900	290,900	37.8%	-	-	1	80,000	-	-
184	Seaside Northwest	30	2	2	-	-100.0%	1	220,000	30	20	6	20.0%	6	221,900	202,500	-6.9%	-	-	-	-	1	136,500
185	Seaside North Central	26	5	1	3	200.0%	0	-	-	29	8	-20.0%	5	121,800	129,000	-12.6%	-	-	-	-	-	-
186	Seaside Southwest	89	14	3	4	300.0%	6	296,200	145	75	15	15.4%	14	387,800	323,800	33.6%	-	-	2	157,500	1	208,000
187	Seaside South Central	4	0	1	-	-	0	-	-	4	3	0.0%	4	164,000	173,000	-15.7%	-	-	-	-	-	-
188	Seaside East	56	11	4	4	100.0%	0	-	-	49	14	-33.3%	9	227,800	220,000	18.4%	-	-	3	58,300	-	-
189	Cannon Beach/Tolovana Park	111	14	3	6	100.0%	5	424,000	38	89	24	-20.0%	24	377,200	303,000	-29.8%	1	758,900	1	450,000	2	500,000
190	Arch Cape/Cove Beach/Falcon Cove	26	2	1	1	0.0%	1	199,000	56	21	2	-33.3%	1	199,000	199,000	-21.3%	-	-	1	74,900	-	-
191	Rural Clatsop County	35	2	4	3	200.0%	1	175,000	51	32	11	10.0%	9	188,300	162,800	-14.8%	-	-	2	107,000	-	-
	Clatsop County Grand Total	695	94	44	49	48.5%	33	254,300	106	662	209	-12.2%	194	258,100	220,000	-9.4%	1	758,900	23	96,300	7	254,200

By Zip Code																						
97102	Arch Cape	3	-	-	-	-	-	-	-	3	-	-	-	-	-	-	-	-	-	-	-	-
97130	Manzanita	58	4	4	6	-	2	365,100	33	49	19	-	13	419,100	430,000	2.3%	-	-	2	95,000	-	-
97131	Nehalem	52	10	1	-	-	-	-	-	41	9	-	9	196,900	199,900	-10.4%	-	-	1	325,000	-	-
97147	Wheeler	10	0	2	-	-	-	-	-	7	3	-	4	233,800	213,500	-17.8%	-	-	-	-	-	-
97136	Rockaway Beach	136	18	7	9	-	7	128,100	338	121	33	-	27	199,700	171,900	13.8%	1	100,000	2	151,500	-	-
97107	Bay City	15	5	-	1	-	1	160,000	301	20	13	-	12	147,800	142,500	14.7%	-	-	1	25,000	-	-
97118	Garibaldi	23	4	1	-	-	-	-	-	19	3	-	3	124,200	108,000	-26.8%	-	-	-	-	-	-
97143	Netarts	25	8	1	-	-	-	-	-	23	-	-	-	-	-	-42.2%	-	-	2	47,500	-	-
97141	Tillamook	71	8	9	3	-	7	133,700	192	84	44	-	40	135,400	111,500	-16.4%	1	45,000	1	52,000	-	-
97134	Oceanside	28	9	-	1	-	3	299,700	66	30	13	-	13	388,400	350,000	10.8%	1	550,000	-	-	-	-
97108	Beaver	7	0	1	-	-	-	-	-	8	1	-	1	270,000	270,000	-7.7%	-	-	-	-	-	-
97122	Hebo	6	2	1	1	-	-	-	-	8	1	-	-	-	-	87.2%	-	-	-	-	-	-
97112	Cloverdale	25	1	1	1	-	-	-	-	20	3	-	2	59,000	59,000	-59.0%	-	-	-	-	-	-
97135	Pacific City	54	2	6	1	-	1	401,000	251	45	9	-	9	340,300	330,000	16.4%	-	-	2	81,300	-	-
97149	Neskowin	24	9	5	1	-	2	251,300	239	27	9	-	8	316,000	251,300	-33.3%	-	-	-	-	-	-
97106	Tillamook County Grand Total	537	80	39	24	-7.7%	23	196,800	217	505	160	16.8%	141	227,900	175,000	-9.1%	3	231,700	11	104,800	-	-

By Zip Code		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 2011	Pending Sales 2011 v. 2010 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales 2011	Pending Sales 2011 v. 2010 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97367	Lincoln City	219	19	14	11	-	8	335,100	196	169	70	-	66	244,600	225,000	-18.3%	2	630,000	6	69,200	2	365,000
97364	Neotsu	8	1	1	1	-	-	-	-	10	2	-	1	380,000	380,000	4.1%	-	-	-	-	-	-
97368	Otis	34	4	1	4	-	1	85,000	183	26	7	-	5	130,400	125,000	-19.8%	-	-	1	54,000	-	-
97341	Depoe Bay	81	6	3	1	-	-	-	-	64	7	-	7	236,200	225,000	-19.5%	-	-	2	163,500	-	-
97388	Gleneden Beach	61	4	2	2	-	1	150,000	250	47	13	-	9	322,600	260,000	-5.6%	-	-	2	222,500	-	-
97369	Otter Rock	7	1	-	-	-	-	-	-	9	3	-	3	68,800	72,500	826.2%	-	-	-	-	-	-
97365	Newport	74	6	4	4	-	3	254,600	546	59	13	-	11	299,100	220,000	9.9%	-	-	3	52,000	-	-
97366	South Beach	13	-	1	1	-	1	200,000	542	10	2	-	2	184,000	184,000	-84.1%	-	-	-	-	-	-
97343	Eddyville	1	1	-	2	-	-	-	-	2	2	-	-	-	-	-	-	-	-	-	-	
97357	Logsdan	3	0	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	
97391	Toledo	8	2	1	-	-	-	-	-	11	7	-	5	129,300	119,000	-29.2%	-	-	1	95,000	-	-
97380	Siletz	6	1	2	-	-	-	-	-	7	2	-	2	177,500	177,500	-	-	-	-	-	-	
97390	Tidewater	3	-	-	1	-	1	162,000	297	3	1	-	1	162,000	162,000	-58.4%	-	-	-	-	-	-
97498	Yachats	10	1	3	2	-	1	285,000	16	13	7	-	5	253,100	118,000	11.9%	-	-	1	41,100	-	-
97394	Waldport	41	7	1	1	-	1	106,200	59	43	10	-	9	165,200	125,000	-22.9%	-	-	-	-	-	-
97376	Seal Rock	9	0	-	-	-	-	-	-	5	1	-	-	-	-	115.6%	-	-	3	51,700	-	-
	Lincoln County Grand Total	578	53	33	30	57.9%	17	260,800	268	480	147	33.6%	126	234,200	200,000	-13.7%	2	630,000	19	88,900	2	365,000
	North Coastal Counties Grand Total	1,810	227	116	103	32.1%	73	237,700	179	1,647	516	6.4%	461	242,300	200,000	-10.8%	6	452,300	53	95,400	9	278,800



## ACTIVE RESIDENTIAL LISTINGS NORTH COASTAL COUNTIES, OR

*This graph shows the active residential listings over the past three calendar years in the North Coastal Counties of Oregon.*

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2011 with July 2010. The Year-To-Date section compares year-to-date statistics from July 2011 with year-to-date statistics from July 2010. Due to limited historical data, a comparison of pending sales from this year to last year is not available for Clatsop, Tillamook, and Lincoln Counties.

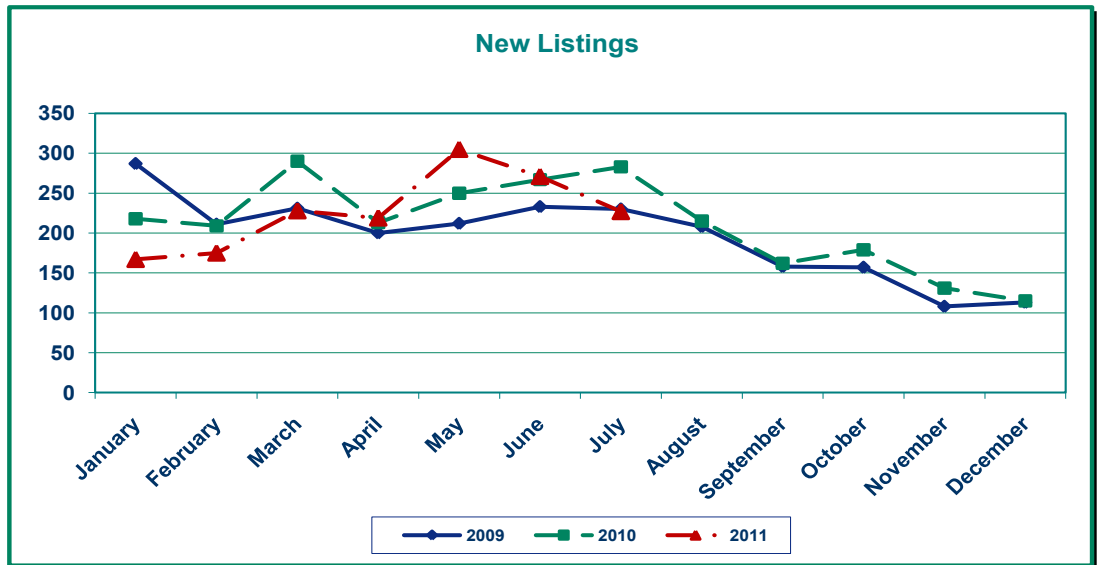
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/10-7/31/11) with 12 months before (8/1/09-7/31/10).

<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

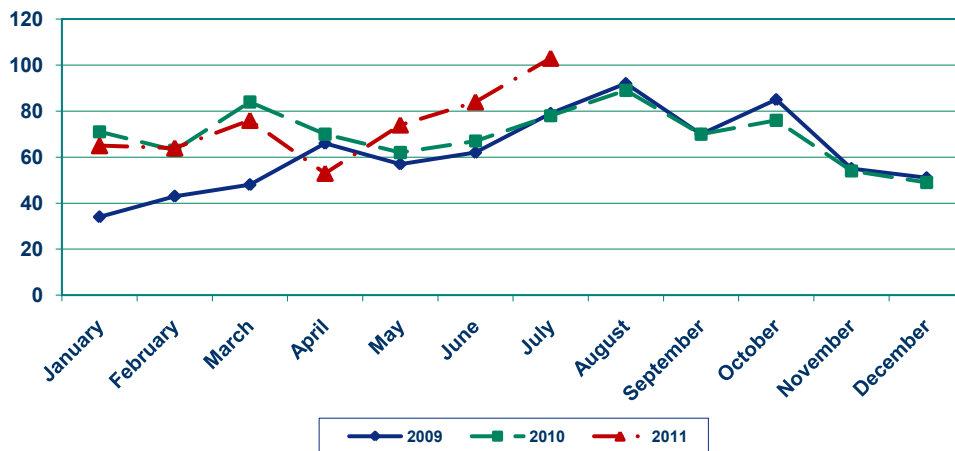
## NEW LISTINGS

### NORTH COASTAL COUNTIES, OR

*This graph shows the new residential listings over the past three calendar years in the North Coastal Counties of Oregon.*



### Pending Sales



## PENDING LISTINGS

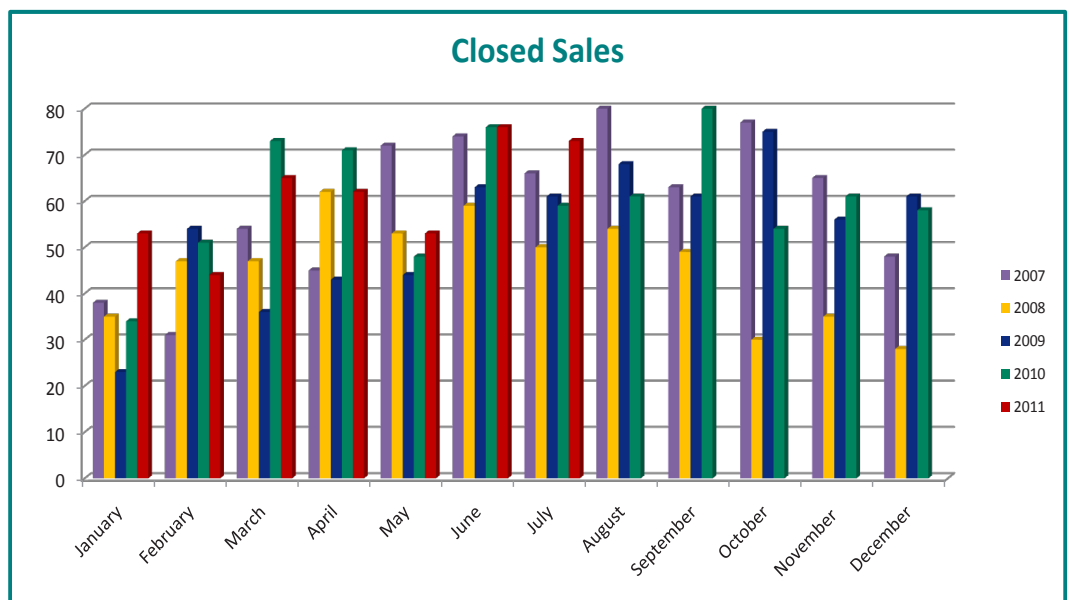
### NORTH COASTAL COUNTIES, OR

*This graph represents monthly accepted offers in the North Coastal Counties of Oregon over the past three calendar years.*

## CLOSED SALES

### NORTH COASTAL COUNTIES, OR

*This graph shows the closed sales over the past five calendar years in the North Coastal Counties of Oregon.*



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Southwest Washington  
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Vancouver, WA 98663  
(360) 696-0718  
Fax: (360) 696-9342

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

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Lane County: Florence  
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Douglas County  
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Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

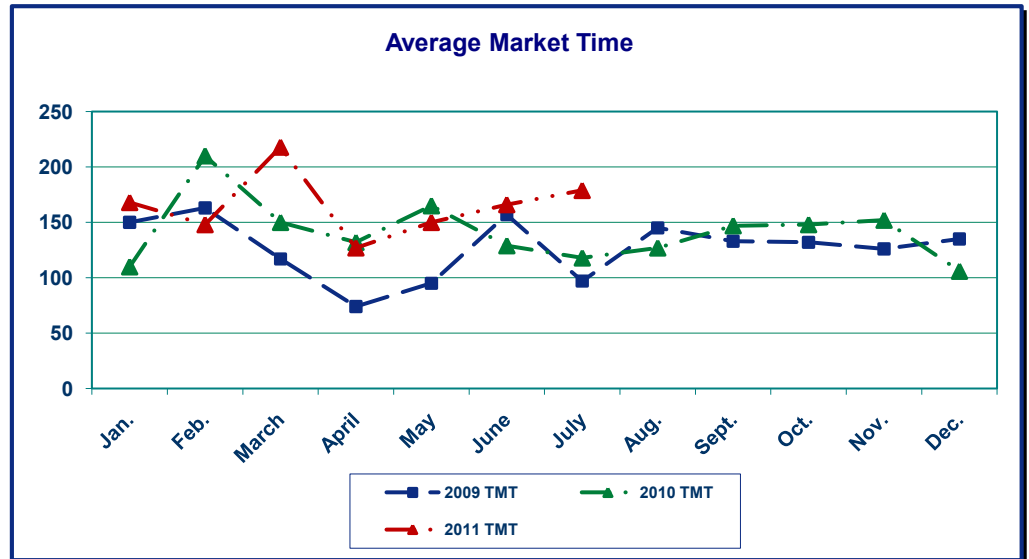
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## DAYS ON MARKET

### NORTH COASTAL COUNTIES, OR

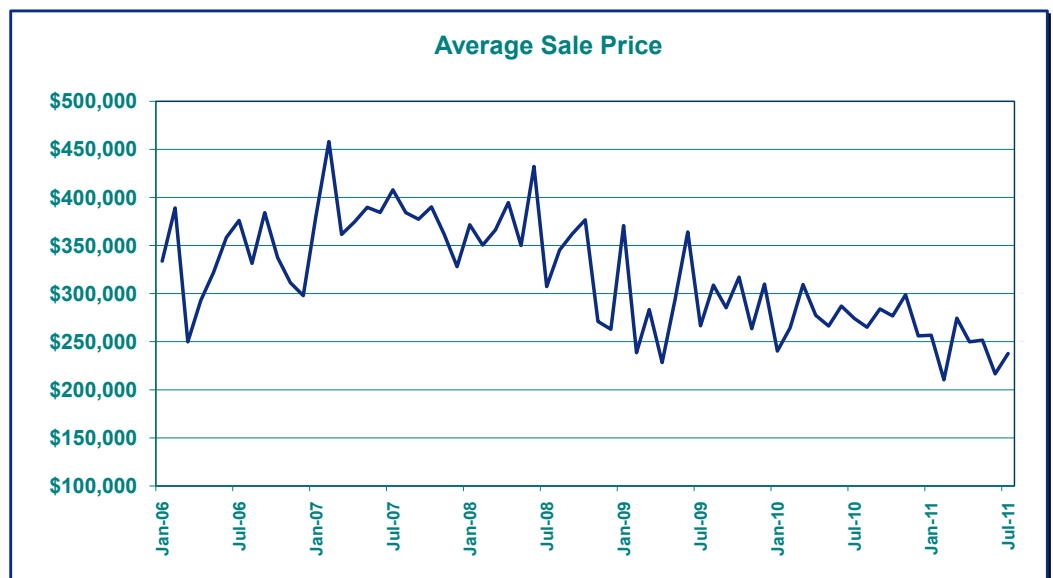
*This graph shows the average market time for sales in the North Coastal Counties of Oregon over the past three calendar years.*



## AVERAGE SALE PRICE

### NORTH COASTAL COUNTIES, OR

*This graph represents the average sale price for all homes sold in the North Coastal Counties of Oregon.*



Cory Neu, 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: Polk and Marion Counties, Oregon

July 2011 Reporting Period

## July Residential Highlights

Comparing July 2010 with July 2011, closed sales grew from 53 to 83, while pending sales went up from 70 to 95. New listings went down from 196 to 171.

A comparison of June 2011 with July 2011 shows closed sales went down from 106 to 83 (-21.7%). Pending sales decreased from 102 to 95 (-6.9%), while new listings grew from 159 to 171 (7.6%).

At the month's rate of sales, the 1,083 active residential properties would last about 13 months, a drop of 11.2 months compared with the inventory level in July 2010.

## Sale Prices

Average sale price decreased by 11.5%, when comparing July 2011 to July 2010. Additionally, the median sale price went down by 18.3%. See residential highlights table below.

When comparing the previous

month of June 2011 with July 2011, the average sale price increased from \$171,400 to \$183,400 (7%), while the median sale price fell from \$145,100 to \$140,000 (-3.5%).

## Year-to-Date

A comparison of January-July 2010 with the same period in 2011 shows closed sales grew from 488 to 632, and pending sales also increased from 544 to 705. New listings decreased from 1,658 to 1,282.

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

#### Average Sale Price % Change:

-11.8% (\$177,300 v. \$201,100)

#### Median Sale Price % Change:

-15.6% (\$152,000 v. \$180,000)

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

NOTE: In August 2011 Farms listings (formerly separate) were merged, as appropriate, to either Residential or Land.

## Inventory in Months\*

	2009	2010	2011
January	27.7	23.8	19.1
February	30.2	25.5	19.5
March	25.1	14.8	11.2
April	28.7	19.5	11.2
May	20.1	15.1	10.7
June	15.6	14	9.8
July	13.3	24.2	13
August	16.8	21	
September	16.8	19.1	
October	11.1	17.8	
November	11.6	21.2	
December	12.8	15.9	

\*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.

The Area Report on page 2 now shows data for the city of Woodburn separate from data for the rest of Area 170. Woodburn data is still included in Polk & Marion totals.

Note: RMLS™ is a supplementary MLS for Polk and Marion counties, so data reported will not reflect the entire market.

Polk & Marion Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2011	July	171	95	83	183,400	143,000	164
	Year-to-date	1,282	705	632	172,400	143,000	128
2010	July	196	70	53	207,300	175,000	143
	Year-to-date	1,658	544	488	201,400	180,000	120
Change	July	-12.8%	35.7%	56.6%	-11.5%	-18.3%	15.0%
	Year-to-date	-22.7%	29.6%	29.5%	-14.4%	-20.6%	6.4%

\*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 • 7/2011

## Polk & Marion Counties, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date							Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales 2011	Pending Sales 2011 v. 2010 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales 2011	Pending Sales 2011 v. 2010	Closed Sales	Average Sale Price	Median Sale Price	Closed Sales		Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
167	Polk County Except Salem	115	14	13	10	150.0%	10	247,400	103	124	54	28.6%	51	183,200	131,300	-12.6%	1	115,000	4	93,500	1	93,500	
168	West Salem N	66	11	8	10	100.0%	4	252,200	192	76	43	65.4%	36	219,300	200,000	1.3%	-	-	-	-	-	-	
169	West Salem S	11	2	-	-	-	0	-	-	10	6	-40.0%	5	230,300	241,900	-5.0%	-	-	-	-	-	-	

170	Woodburn	196	23	17	20	-	19	126,100	215	207	129	-	121	152,900	124,600	-12.3%	1	695,000	-	-	-	-
	Except Woodburn	290	61	32	22	-	20	202,000	160	395	176	-	149	204,700	165,000	-10.0%	3	151,400	11	222,500	1	249,000

170	Marion Except Salem/Keizer	486	84	49	42	13.5%	39	165,000	187	602	305	10.9%	270	181,500	140,000	-12.1%	4	287,300	11	222,500	1	249,000
171	Southwest Salem	4	1	-	-	-	1	102,900	112	4	5	25.0%	7	178,400	180,000	-16.8%	-	-	-	-	-	-
172	South Salem	60	13	6	4	33.3%	2	142,400	64	66	34	9.7%	34	233,400	217,000	-1.1%	-	-	1	39,900	1	615,000
173	Southeast Salem	97	19	8	9	800.0%	9	204,400	224	118	56	75.0%	47	168,700	165,800	-18.1%	-	-	1	25,000	1	290,000
174	Central Salem	107	7	2	5	25.0%	5	193,100	228	66	51	112.5%	46	131,700	111,300	-11.6%	2	173,000	-	-	1	163,000
175	East Salem S	32	3	1	2	0.0%	2	106,000	82	34	29	45.0%	28	123,100	100,000	-14.2%	-	-	-	-	-	-
176	East Salem N	50	7	7	8	-11.1%	3	104,500	31	88	64	77.8%	57	118,900	115,000	-12.1%	1	2,620,000	-	-	2	192,500
177	South Keizer	7	0	-	-	-	1	113,000	68	14	10	100.0%	10	125,200	110,700	-16.1%	-	-	-	-	1	153,000
178	North Keizer	48	10	9	5	0.0%	7	210,200	118	80	48	23.1%	41	168,000	149,500	-19.6%	-	-	1	80,000	1	145,000

167-169	Polk Total	192	27	21	20	122.2%	14	248,800	128	210	103	32.1%	92	199,900	170,000	-5.5%	1	115,000	4	93,500	1	93,500
170-178	Marion Total	891	144	82	75	23.0%	69	170,100	172	1,072	602	29.2%	540	167,700	140,000	-13.2%	7	587,900	14	185,200	8	250,000
	Polk & Marion Grand Total	1,083	171	103	95	35.7%	83	183,400	164	1,282	705	29.6%	632	172,400	143,000	-11.8%	8	528,800	18	164,800	9	232,600

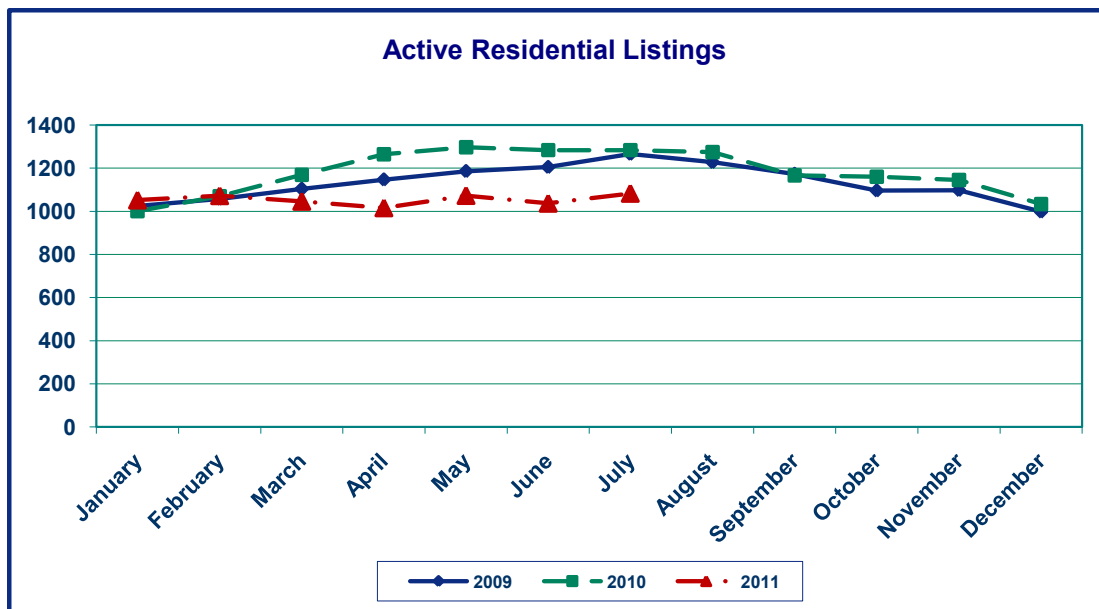
## Benton & Linn Counties, Oregon

220	Benton County	79	14	10	7	-	1	42,000	157	105	39	-	31	235,000	206,000	15.1%	2	175,000	1	1,158,000	1	52,000
221	Linn County	248	31	27	19	-	20	144,400	111	316	141	-	126	135,600	118,800	-8.7%	4	91,000	5	140,800	1	320,000

## ACTIVE RESIDENTIAL LISTINGS

POLK & MARION COUNTIES, OR

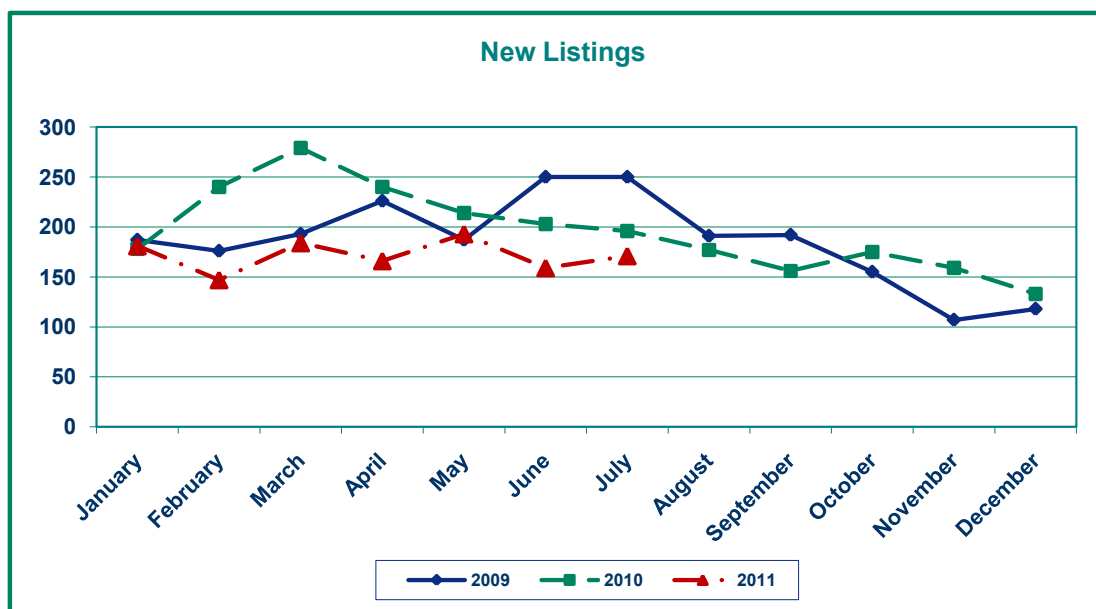
*This graph shows the active residential listings over the past three calendar years in Polk and Marion Counties, Oregon.*



## NEW LISTINGS

POLK & MARION COUNTIES, OR

*This graph shows the new residential listings over the past three calendar years in Polk and Marion Counties, Oregon.*



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2011 with July 2010. The Year-To-Date section compares year-to-date statistics from July 2011 with year-to-date statistics from July 2010.

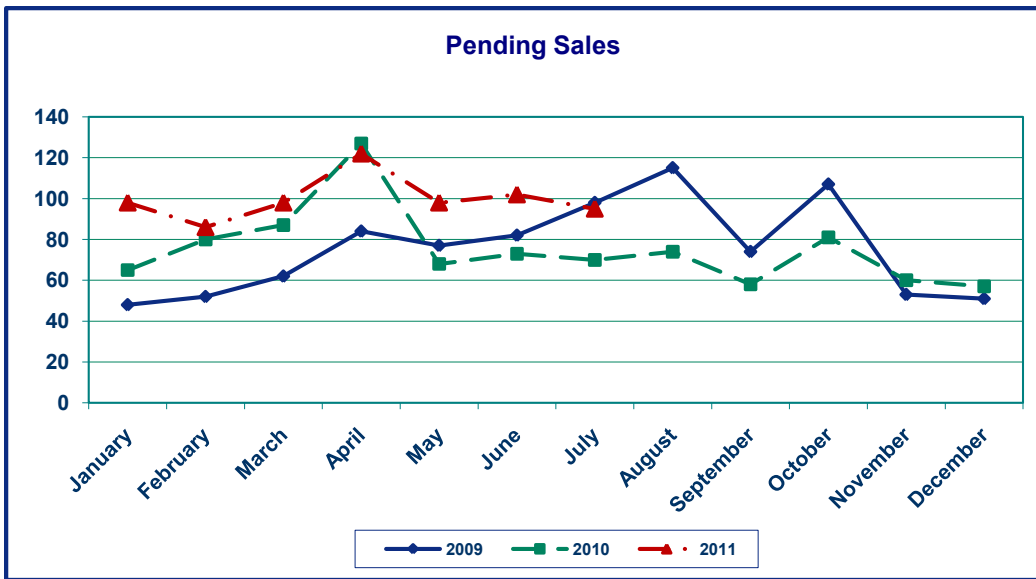
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/10-7/31/11) with 12 months before (8/1/09-7/31/10).

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## PENDING LISTINGS

### POLK & MARION COUNTIES, OR

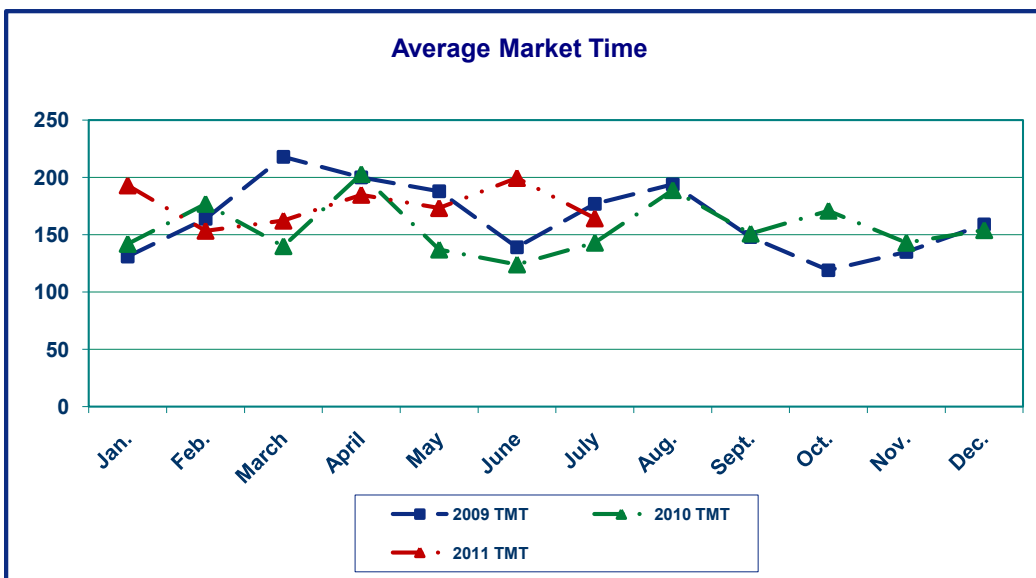
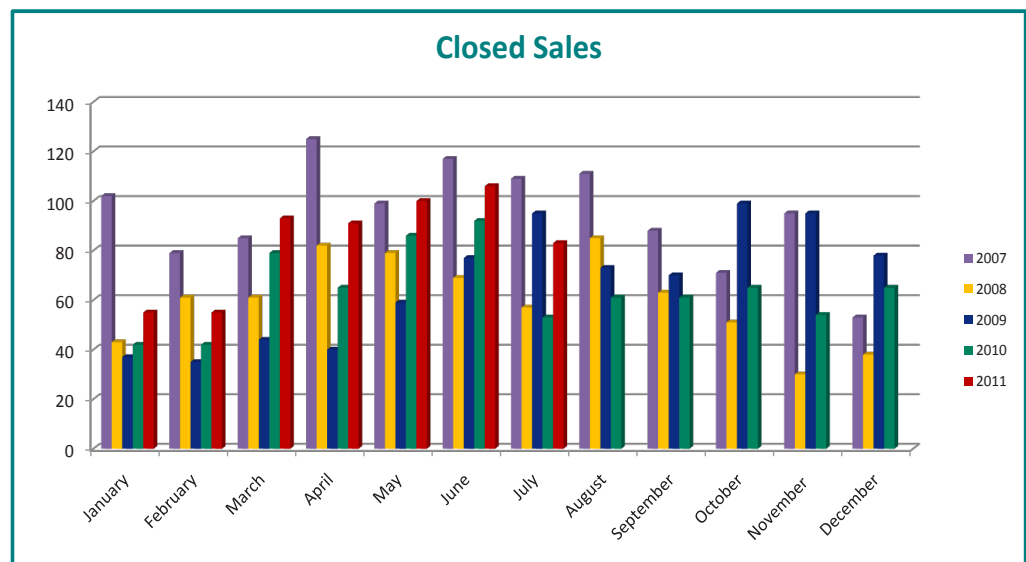
*This graph represents monthly accepted offers in Polk and Marion Counties, Oregon, over the past three calendar years.*



## CLOSED SALES

### POLK & MARION COUNTIES, OR

*This graph shows the closed sales over the past five calendar years in Polk and Marion Counties, Oregon.*



## DAYS ON MARKET

### POLK & MARION COUNTIES, OR

*This graph shows the average market time for sales in Polk and Marion Counties, Oregon, over the past three calendar years.*



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Fax: (541) 387-6657

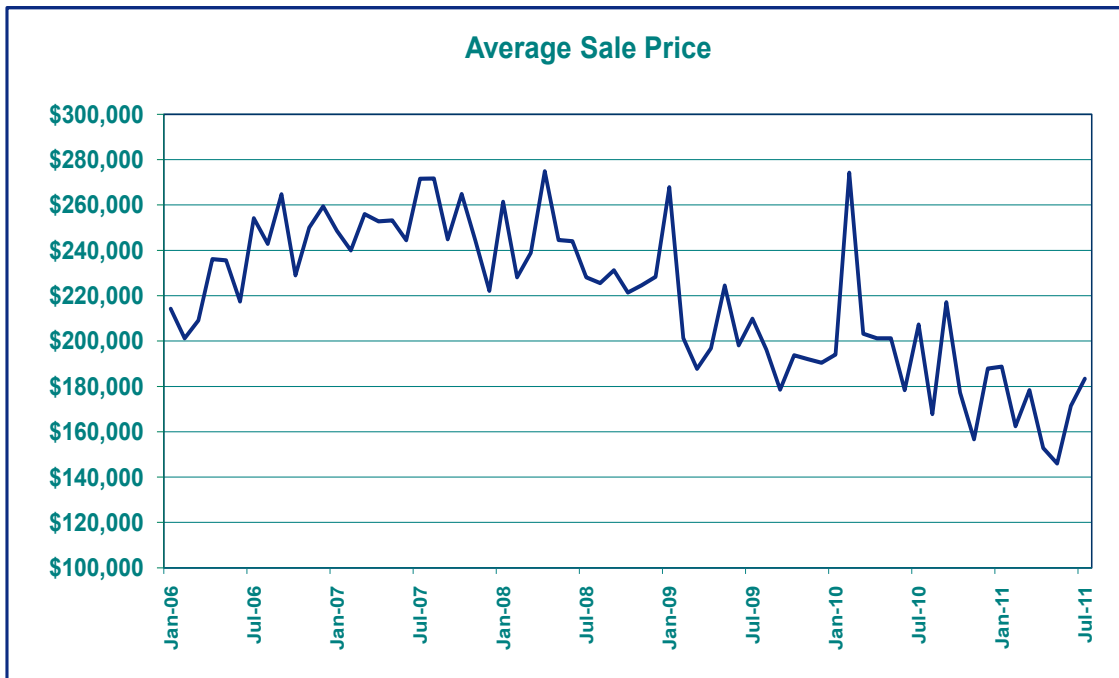
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## AVERAGE SALE PRICE

**POLK & MARION  
COUNTIES, OR**

*This graph represents the average sale price for  
RMLS™-listed homes sold in Polk and Marion  
counties in Oregon.*



**The statistics presented in Market  
Action are compiled monthly based on  
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Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

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Cory Neu, Chairman of the Board  
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Kelsey Brunson, Editor  
Danny Gottlieb, Assistant Editor

# MARKET ACTION



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

## Residential Review: Metro Portland, Oregon

July 2011 Reporting Period

### July Residential Highlights

Closed and pending sales were both up in July 2011 compared with July 2010. Additionally, the inventory level in July 2011 was down 3.8 months compared with the same month a year ago.

Closed sales grew 21% in July 2011 compared to July 2010. Pending sales were up 18.4%, and new listings dropped 27%. See residential highlights table below.

Comparing June 2011 with July 2011, closed sales decreased from 1,958 to 1,709 (-12.7%). Pending sales decreased from 2,001 to 1,928 (-3.7%). New listings went down from 3,143 to 2,942 (-6.4%).

At the month's rate of sales, the 11,970 active residential listings would last about 7 months.

### Sale Prices

Average sale price for July 2011 declined 7.4% compared to July

2010. Median sale price also fell 7.6%. See residential highlights table below.

Month to month, comparing June 2011 to July 2011, sale price activity rose slightly. Average sale price went up from \$267,100 to \$275,100 (3%) while median sale price increased from \$222,900 to \$227,200 (1.9%).

### Year-to-Date

Comparing January-July 2010 with the same period in 2011, sales activity was down. Closed sales decreased by 4.3% (11,717 v. 11,209). Pending sales went down by 1.4% (12,733 v. 12,550), and new listings fell 26% (30,051 v. 22,245).

NOTE: In August 2011 Farms listings (formerly separate) were merged, as appropriate, to either Residential or Land.

### Inventory in Months\*

	2009	2010	2011
January	19.2	12.6	11.3
February	16.6	12.9	10.9
March	12.0	7.8	7.1
April	11.0	7.3	7.2
May	10.2	7.0	6.8
June	8.2	7.3	6.0
July	7.3	10.8	7.0
August	7.8	11.0	
September	7.6	10.5	
October	6.5	10.7	
November	7.1	10.2	
December	7.7	7.9	

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

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

#### Average Sale Price % Change:

-5% (\$269,900 v. \$284,200)

#### Median Sale Price % Change:

-5.4% (\$227,000 v. \$240,000)

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
2011	July	2,942	1,928	1,709	275,100	227,200	132
	Year-to-date	22,245	12,550	11,209	262,800	220,000	149
2010	July	4,029	1,629	1,412	297,000	246,000	121
	Year-to-date	30,051	12,733	11,717	282,900	240,000	130
Change	July	-27.0%	18.4%	21.0%	-7.4%	-7.6%	8.9%
	Year-to-date	-26.0%	-1.4%	-4.3%	-7.1%	-8.3%	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 • 7/2011

## Portland Metropolitan Area, 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 2011	Pending Sales 2011 v. 2010 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales 2011	Pending Sales 2011 v. 2010	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
			N Portland	382	109	49	68	15.3%	90	247,300	98	902	534	1.5%	495	217,300	205,000	-6.0%	3	327,200	15	88,500	10	262,100
			NE Portland	880	283	120	193	12.9%	198	267,700	109	2,095	1,256	-6.3%	1,155	268,400	225,000	-3.7%	13	298,600	18	158,700	50	394,700
			SE Portland	1,178	363	145	223	8.3%	231	220,600	102	2,646	1,564	-7.3%	1,414	211,400	178,800	-6.6%	21	355,700	22	146,100	61	336,800
			Gresham/ Troutdale	772	194	87	127	24.5%	106	200,700	170	1,426	817	-2.7%	754	194,700	175,000	-7.4%	5	275,000	36	97,900	19	178,400
			Milwaukie/ Clackamas	1,031	240	93	130	-0.8%	125	234,900	97	1,808	945	-2.6%	870	237,800	219,800	-10.1%	2	610,800	47	125,100	15	418,600
			Oregon City/ Canby	716	154	71	109	51.4%	82	250,200	147	1,166	666	11.0%	571	229,300	208,500	-9.6%	2	65,000	30	152,500	5	174,200
			Lake Oswego/ West Linn	870	173	93	109	6.9%	94	494,000	149	1,439	705	0.4%	622	423,500	371,800	-9.1%	-	-	3	317,700	1	399,000
			W Portland	1,454	346	134	222	18.1%	198	388,500	161	2,619	1,482	6.2%	1,331	389,900	329,900	-1.3%	8	423,000	36	177,700	12	586,800
			NW Wash Co.	499	130	53	95	18.8%	84	440,500	112	1,052	642	2.7%	585	362,000	320,000	-0.7%	2	430,800	21	262,100	2	298,800
			Beaverton/ Aloha	919	246	117	189	26.8%	131	219,800	135	1,851	1,147	-3.5%	996	208,000	190,000	-11.2%	3	191,000	10	213,300	12	262,800
			Tigard/ Wilsonville	1,063	271	113	170	20.6%	138	274,700	146	1,953	1,038	-1.4%	885	278,700	258,900	-6.0%	3	34,600	21	224,300	11	203,400
			Hillsboro/ Forest Grove	763	191	67	138	24.3%	112	208,700	136	1,423	861	-5.0%	748	204,200	190,000	-10.8%	9	218,700	18	171,400	26	233,600
			Mt. Hood	165	27	11	6	-45.5%	10	209,500	157	180	50	-18.0%	49	202,100	172,500	-11.1%	-	-	4	133,000	-	-
			Columbia Co.	448	75	37	52	57.6%	43	159,400	142	582	290	4.3%	265	160,900	145,000	-12.7%	3	91,800	15	194,100	2	140,800
			Yamhill Co.	830	140	93	97	32.9%	67	200,500	188	1,103	553	-1.3%	469	193,900	172,300	-6.7%	4	738,900	25	239,500	10	215,400

Note: Data for the North Coastal Counties is now reported in the monthly "North Coastal Counties" Market Action Report.

Note: Data for Polk and Marion Counties is now reported in the monthly "Polk & Marion Counties" Market Action Report.

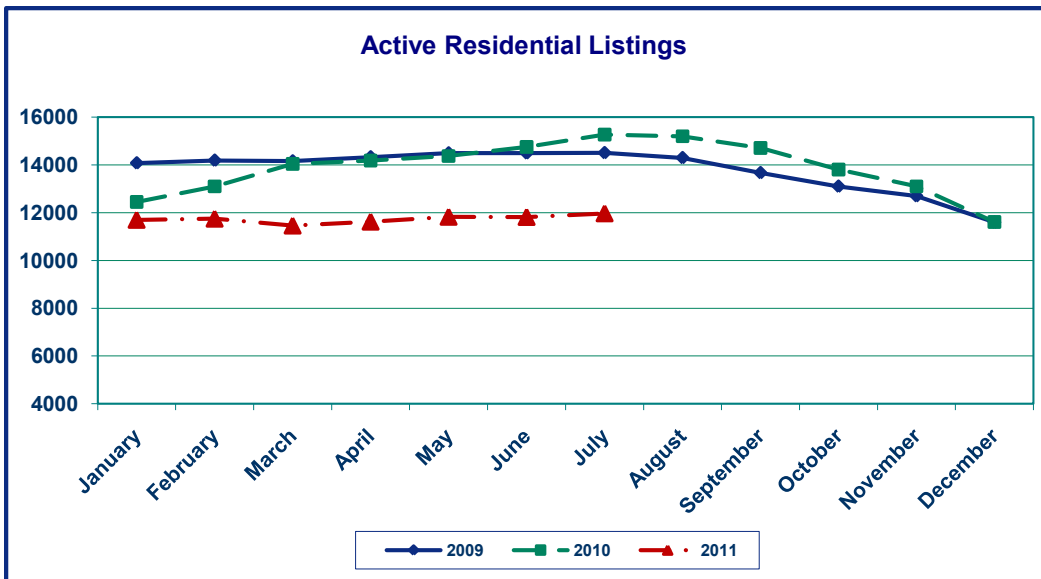
<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2011 with July 2010. The Year-To-Date section compares year-to-date statistics from July 2011 with year-to-date statistics from July 2010.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/10-7/31/11) with 12 months before (8/1/09-7/31/10).

<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

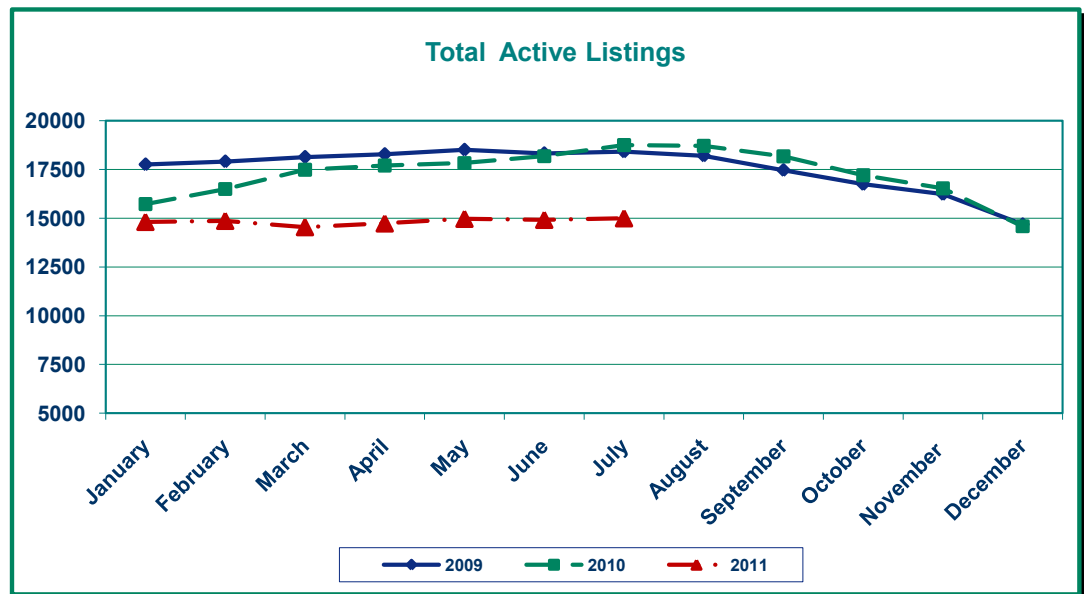
## ACTIVE RESIDENTIAL LISTINGS PORTLAND, OR

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



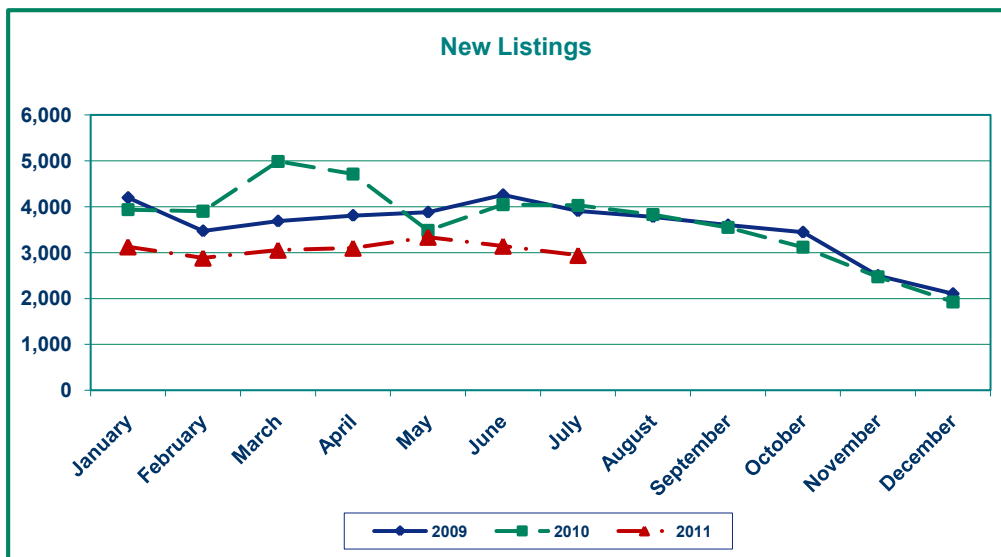
## TOTAL ACTIVE LISTINGS PORTLAND, OR

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



## NEW LISTINGS PORTLAND, OR

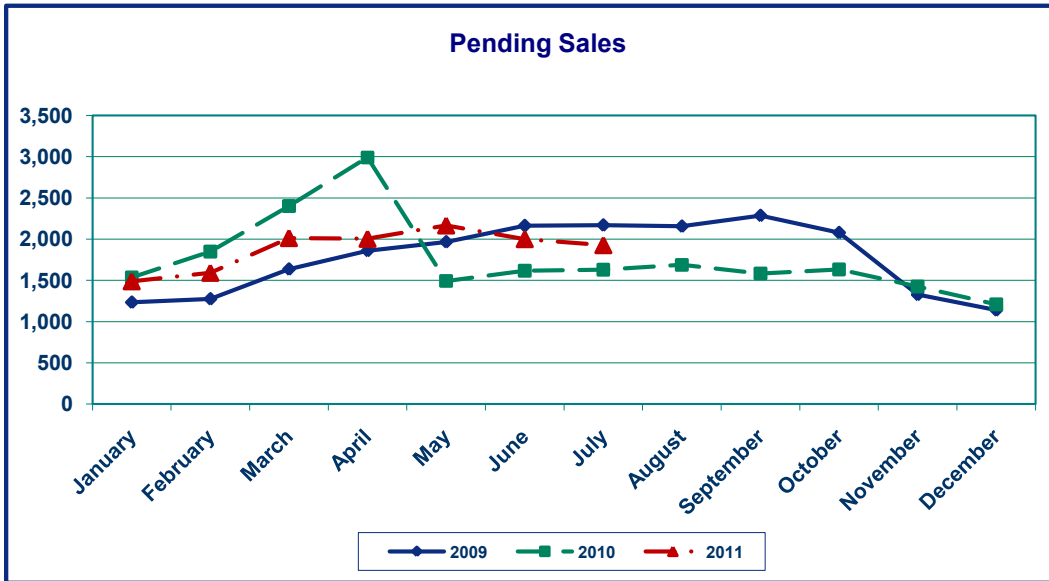
*This graph shows the new residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.*



## PENDING LISTINGS

### PORTLAND, OR

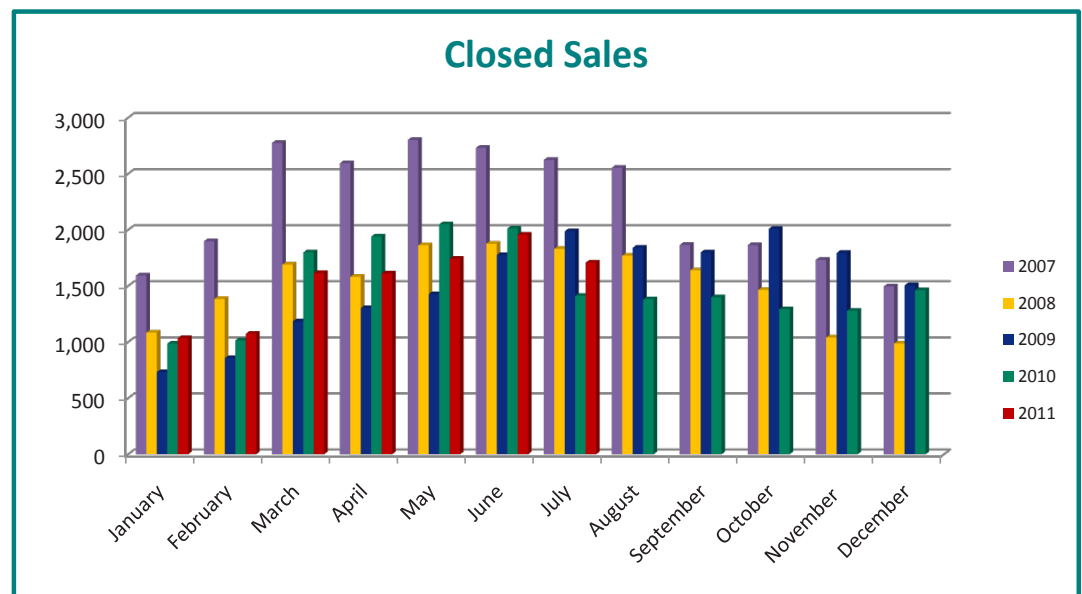
*This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.*



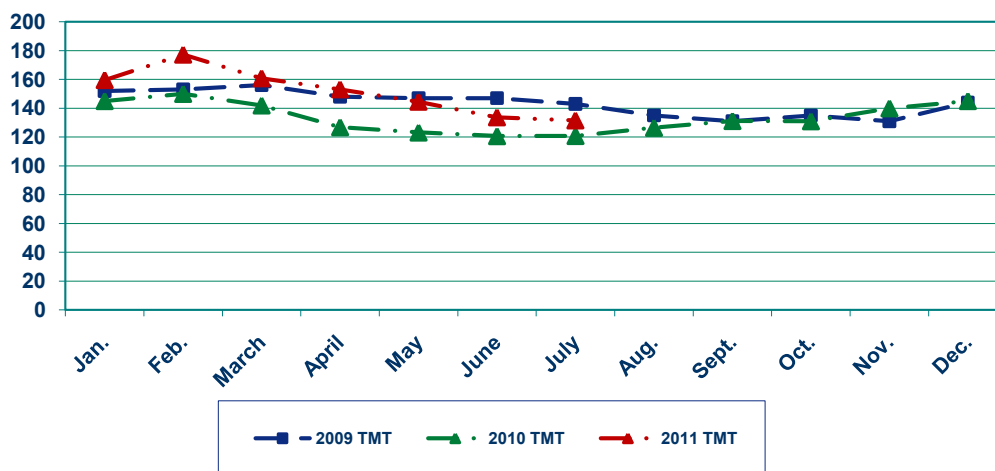
## CLOSED SALES

### PORTLAND, OR

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



## Average Market Time



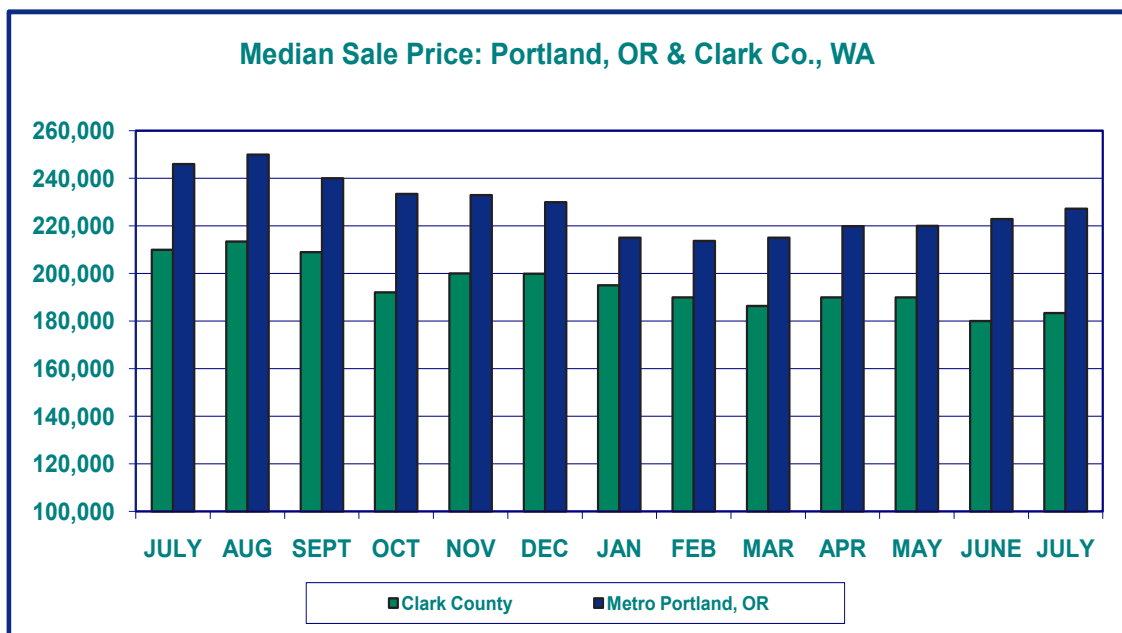
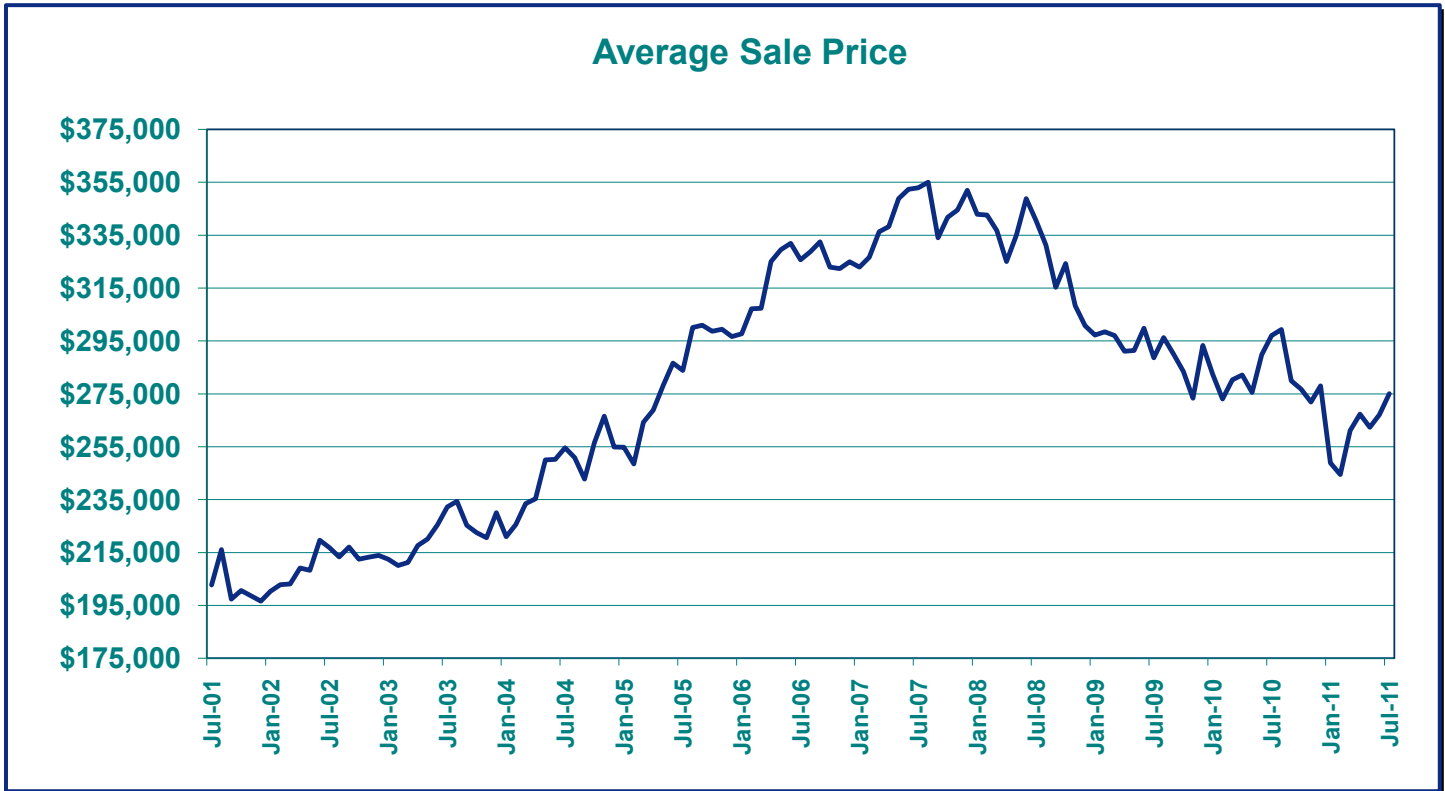
## DAYS ON MARKET

### PORTLAND, OR

*This graph shows the average market time for sales in the Portland, Oregon metropolitan area over the past three calendar years.*

**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**

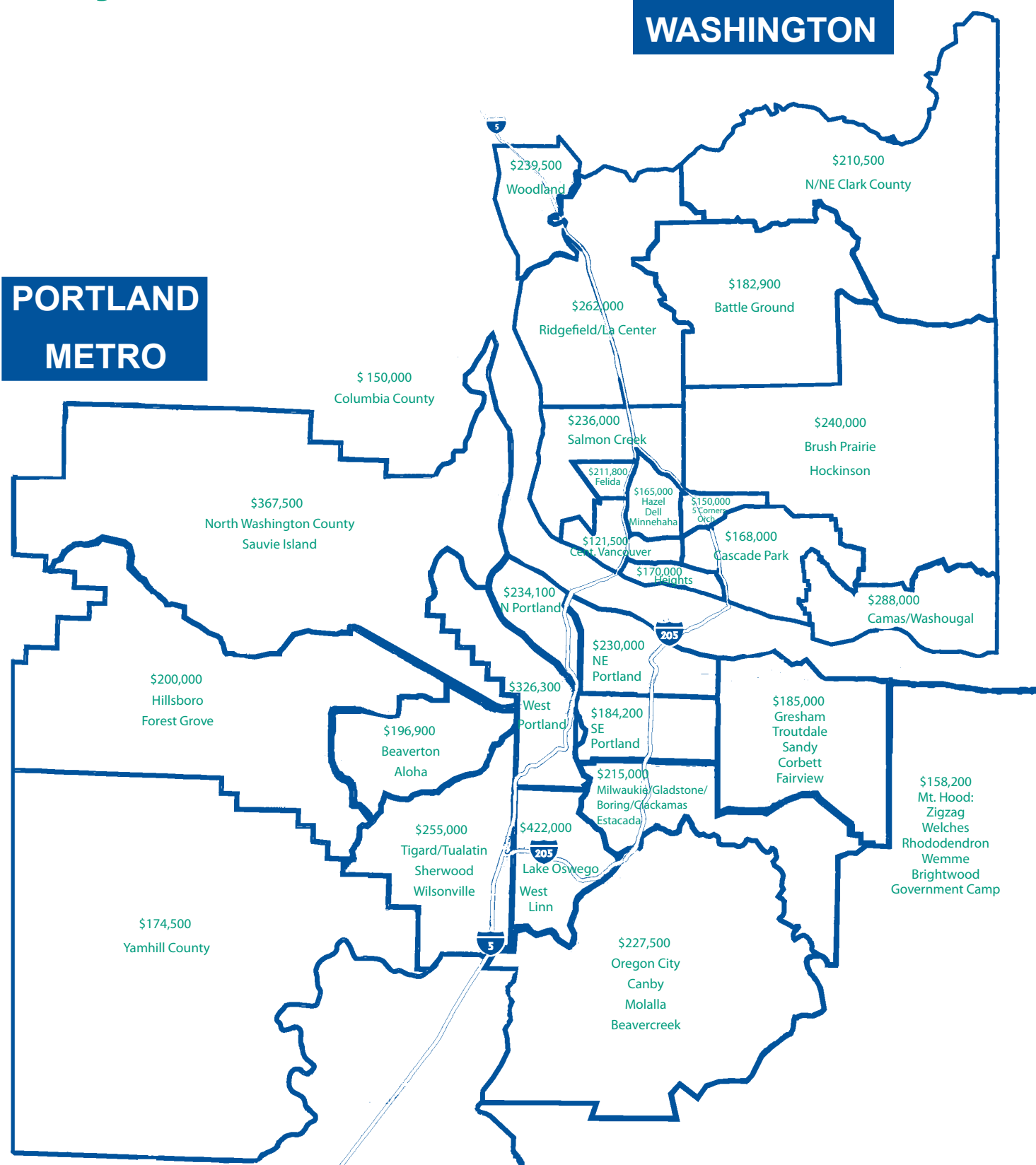
*This graph shows the median sale price over the past 12 months in the greater Portland, Oregon, metropolitan area and Clark County.*

# MEDIAN SALE PRICE

## July 2011

SW  
WASHINGTON

PORTLAND  
METRO



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

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

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

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

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

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

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

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

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

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

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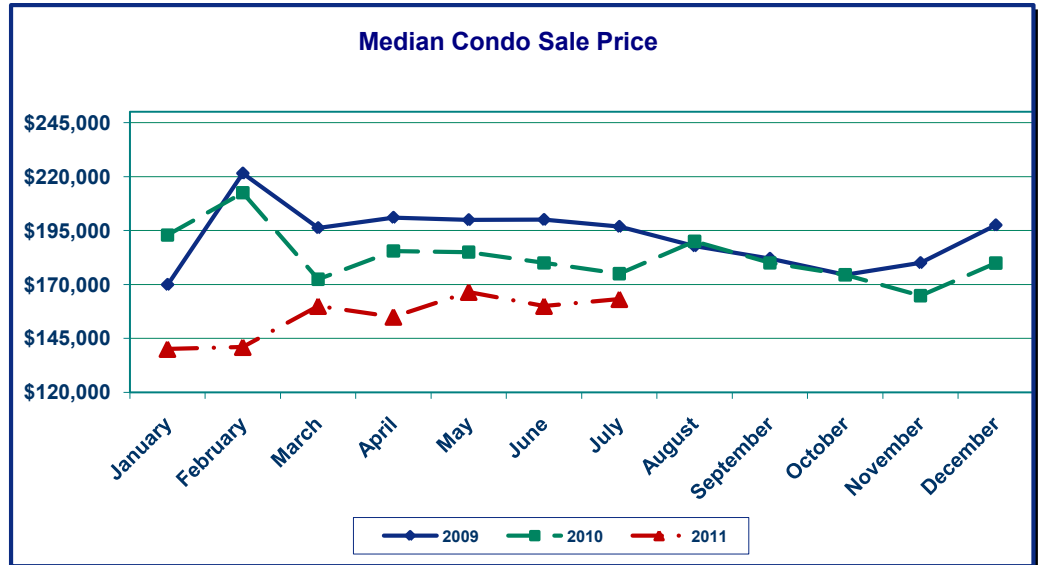
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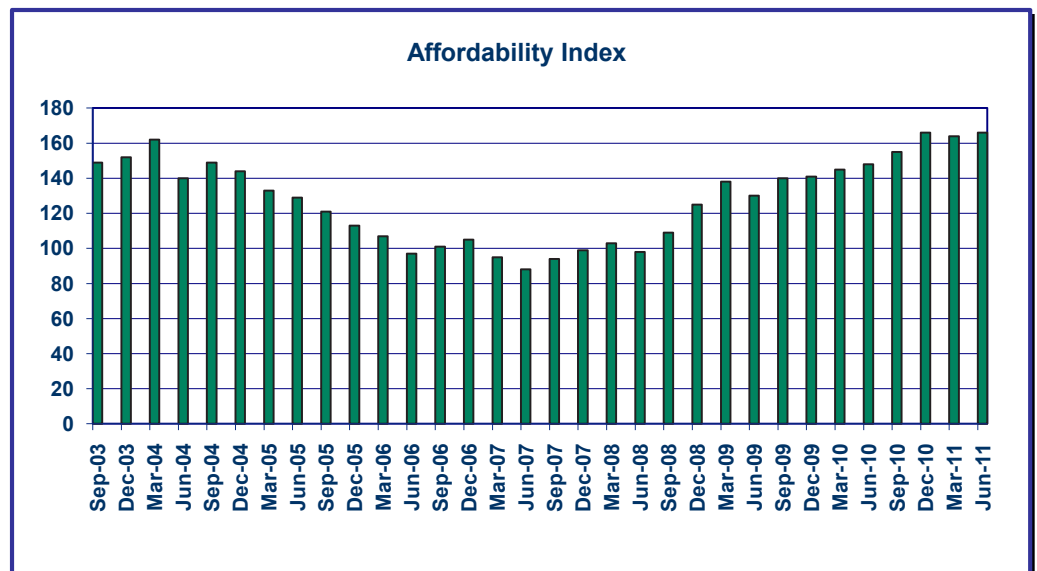
## MEDIAN SALE PRICE CONDOS PORTLAND, OR

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



## AFFORDABILITY PORTLAND, OR

This graph shows affordability for housing in the Portland, Oregon metropolitan area in June 2011.



**AFFORDABILITY** - According to a formula from the National Association of REALTORS®, buying a house in the Portland metro area is affordable for a family earning the median income. A family earning the median income (\$72,000 in 2011, per HUD) can afford 166% of a monthly mortgage payment on a median priced home (\$222,900 in June). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 4.51% (per Freddie Mac).



Cory Neu, Chairman of the Board  
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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

July 2011 Reporting Period

### July Residential Highlights

Both closed sales and pending sales in Clark County showed increases in July 2011 compared to July 2010. Additionally, inventory dropped 4.7 months compared with July 2010.

Comparing July 2011 to July 2010 shows closed sales jumped up by 47.1%. Pending sales grew by 14.5%, and new listings decreased 13.7%.

Month-to-month, when comparing June 2011 with July 2011, closed sales fell from 490 to 459 (-6.3%). Pending sales went down from 530 to 498 (-6%), while new listings went down from 818 to 752 (-8.1%).

At the month's rate of sales, the 3,348 active residential listings would last approximately 7.3 months.

### Sale Prices

When comparing July 2011 with July 2010, average sale price went down 11%. The median sale

price also fell 12.7%. See residential highlights table below.

A comparison of the previous month of June 2011 to July 2011 shows the average sale price increased from \$208,300 to \$211,300 (1.4%). The median sale price also grew from \$180,000 to \$183,300 (1.8%).

### Year-to-Date

Comparing January-July 2010 with the same period in 2011 shows closed sales went down 6.7% (3,065 v. 2,860). Pending sales and new listings also decreased 5% (3,371 v. 3,204) and 11.8% (6,291 v. 5,549), respectively.

**NOTE:** In August 2011 Farms listings (formerly separate) were merged, as appropriate, to either Residential or Land.

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.

### Inventory in Months\*

	2009	2010	2011
January	21.0	12.4	11.7
February	18.6	11.6	12.1
March	11.7	7.7	8.3
April	11.9	6.6	7.8
May	11.1	6.6	7.9
June	7.9	6.8	6.8
July	7.3	12.0	7.3
August	8.0	11.9	
September	7.6	10.4	
October	6.4	11.1	
November	7.3	11.7	
December	7.6	9.1	

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

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

#### Average Sale Price % Change:

-6.5% (\$220,900 v. \$236,300)

#### Median Sale Price % Change:

-7.1% (\$194,900 v. \$209,900)

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

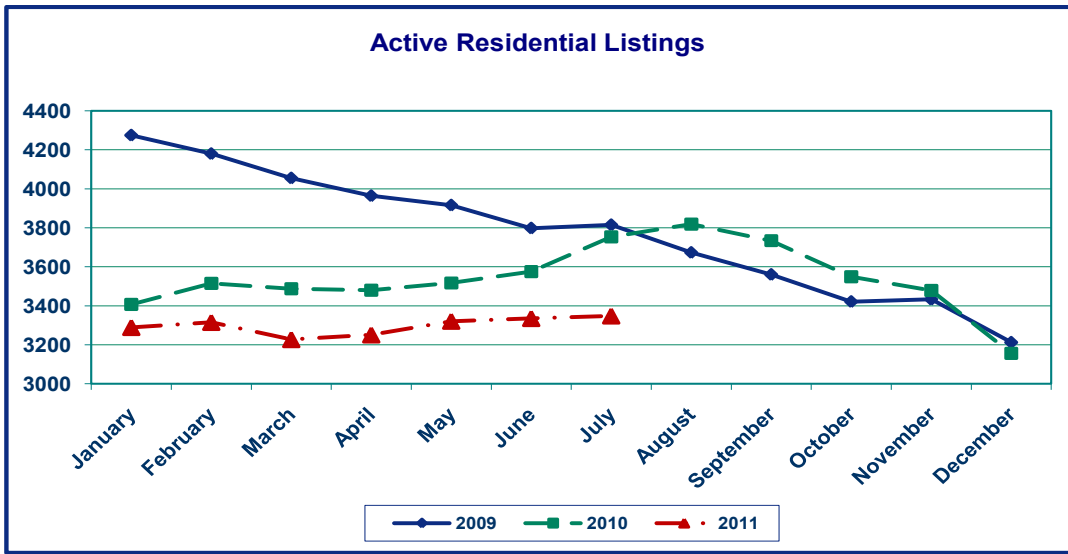
Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2011	July	752	498	459	211,300	183,300	129
	Year-to-date	5,549	3,204	2,860	214,200	189,000	144
2010	July	871	435	312	237,500	209,900	130
	Year-to-date	6,291	3,371	3,065	238,000	209,900	135
Change	July	-13.7%	14.5%	47.1%	-11.0%	-12.7%	-0.8%
	Year-to-date	-11.8%	-5.0%	-6.7%	-10.0%	-10.0%	6.9%

\*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 • 7/2011

## SW Washington

		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Avg. Sale Price % Change <sup>2</sup>	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales 2011	Pending Sales 2011 v. 2010 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales 2011	Pending Sales 2011 v. 2010	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time			Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
11	Downtown Vancouver	93	27	7	21	110.0%	17	167,200	142	142	76	-3.8%	68	161,700	140,800	129	-12.7%	2	167,500	1	15,000	5	121,900	
12	NW Heights	84	18	5	12	20.0%	18	111,100	134	154	104	8.3%	97	106,500	99,900	143	-13.0%	-	-	-	-	15	106,800	
13	SW Heights	92	13	5	10	66.7%	5	141,900	44	100	54	17.4%	46	299,600	228,000	139	-7.0%	2	166,800	1	285,000	2	480,000	
14	Lincoln/Hazel Dell	59	13	4	7	-	7	183,900	78	98	60	46.3%	57	171,100	170,000	120	-5.1%	-	-	5	51,200	1	231,800	
15	E Hazel Dell	157	40	18	26	62.5%	25	183,000	114	287	166	-10.8%	147	162,300	156,500	134	-12.2%	-	-	3	79,300	2	112,500	
20	NE Heights	94	14	14	17	30.8%	15	154,900	86	183	113	17.7%	104	147,700	145,000	147	-8.6%	-	-	2	45,000	2	140,000	
21	Orchards	175	44	16	20	-23.1%	31	150,900	161	299	169	-12.9%	160	151,700	150,000	127	-12.4%	1	315,000	18	161,900	3	836,100	
22	Evergreen	227	46	21	49	32.4%	41	143,300	73	451	282	-9.0%	256	159,200	150,300	122	-10.8%	1	295,000	5	78,000	2	198,100	
23	E Heights	75	23	4	10	-16.7%	14	235,900	101	132	73	19.7%	67	212,600	170,000	107	-3.4%	-	-	2	300,000	1	230,000	
24	Cascade Park	103	22	7	22	37.5%	14	328,600	157	183	110	-5.2%	101	235,700	205,000	142	-13.1%	-	-	1	15,000	3	199,000	
25	Five Corners	70	18	7	28	47.4%	16	162,300	112	157	126	-0.8%	111	155,700	145,000	128	-11.0%	-	-	-	-	-	-	
26	E Orchards	78	18	12	13	8.3%	19	209,400	82	159	107	1.9%	85	210,700	197,000	138	-7.1%	-	-	-	-	-	-	
27	Fisher's Landing	93	29	8	23	76.9%	19	197,600	157	204	143	5.1%	133	221,700	215,000	146	-6.3%	-	-	3	273,300	-	-	
31	SE County	48	12	2	6	-	2	220,000	202	65	33	13.8%	27	295,800	260,000	232	-1.4%	-	-	3	113,300	-	-	
32	Camas City	247	58	25	41	-10.9%	31	339,000	171	412	244	-17.3%	207	337,100	300,000	163	3.1%	-	-	22	100,700	1	147,000	
33	Washougal	234	42	22	23	-25.8%	27	241,900	93	362	190	-5.0%	167	243,800	230,000	164	-3.8%	-	-	54	69,200	6	158,600	
41	N Hazel Dell	158	22	12	18	5.9%	14	222,500	118	243	135	13.4%	119	218,200	210,000	140	-6.9%	-	-	5	75,000	-	-	
42	S Salmon Creek	104	29	14	17	21.4%	18	181,700	236	195	132	-13.7%	112	183,600	182,500	152	-5.8%	-	-	9	63,300	1	320,000	
43	N Felida	158	38	18	18	-10.0%	21	243,500	182	258	144	-8.9%	131	239,400	225,000	168	-8.5%	-	-	5	93,600	-	-	
44	N Salmon Creek	154	29	9	13	30.0%	13	260,800	131	221	107	-23.6%	96	255,900	228,700	147	5.5%	1	150,000	16	60,700	-	-	
50	Ridgefield	95	37	11	11	0.0%	9	260,200	51	149	77	-11.5%	72	242,900	232,500	127	-8.3%	2	308,800	2	44,800	2	230,000	
51	W of I-5 County	26	5	3	5	-	2	283,800	88	29	17	-22.7%	15	336,800	325,000	272	-25.8%	-	-	5	184,000	-	-	
52	NW E of I-5 County	60	12	8	5	0.0%	6	337,200	558	85	34	9.7%	26	283,200	247,500	201	-16.9%	-	-	4	181,300	-	-	
61	Battleground	207	55	31	37	12.1%	29	176,900	112	363	205	-6.0%	183	204,900	185,300	140	-9.5%	-	-	5	125,600	-	-	
62	Brush Prarie	242	46	36	24	-27.3%	29	269,200	111	336	173	-8.5%	150	276,500	257,500	140	-7.6%	-	-	8	139,500	-	-	
63	East County	3	-	-	-	-	-	-	-	5	2	-	2	203,000	203,000	27	-20.1%	-	-	1	55,000	-	-	
64	Central County	41	6	3	6	-	2	255,000	43	53	21	40.0%	16	331,600	332,500	167	-10.1%	-	-	1	125,000	-	-	
65	Mid-Central County	51	8	1	5	-	6	269,800	43	54	21	-8.7%	22	302,700	290,000	207	-12.7%	-	-	5	146,300	-	-	
66	Yacolt	42	9	3	4	-20.0%	3	167,800	19	56	22	-18.5%	20	207,600	186,200	182	14.7%	-	-	1	149,900	-	-	
70	La Center	36	13	3	3	-50.0%	2	347,200	7	58	37	-21.3%	36	235,100	237,600	147	-1.3%	-	-	-	-	-	-	
71	N Central	24	1	2	1	-	3	273,700	331	31	14	-17.6%	15	269,600	259,900	188	2.4%	-	-	3	124,000	-	-	
72	NE Corner	18	5	2	3	-	1	90,900	13	25	13	85.7%	12	164,800	148,800	71	-4.5%	-	-	-	-	-	-	
	Grand Total	3,348	752	333	498	14.5%	459	211,300	129	5,549	3,204	-5.0%	2,860	214,200	189,000	144	-6.5%	9	227,400	190	101,100	46	206,900	
80	Woodland City	33	3	5	3	-72.7%	3	211,300	3	54	42	-8.7%	40	163,100	147,000	194	-24.1%	1	625,000	1	35,000	-	-	
81	Woodland Area	51	4	3	4	0.0%	5	226,200	259	53	25	-16.7%	21	217,700	205,500	214	-4.2%	-	-	3	56,700	-	-	
82	Cowlitz County	277	50	37	24	-27.3%	25	177,700	98	360	171	-25.0%	145	167,400	153,900	121	-2.9%	1	200,000	19	76,400	3	111,100	
	Grand Total	361	57	45	31	-35.4%	33	188,100	114	467	238	-21.7%	206	171,700	154,800	145	-5.8%	2	412,500	23	72,000	3	111,100	
87	Pacific County	176	23	10	5	66.7%	7	135,500	102	144	50	19.0%	41	163,000	140,000	210	-8.9%	-	-	11	37,000	1	140,000	



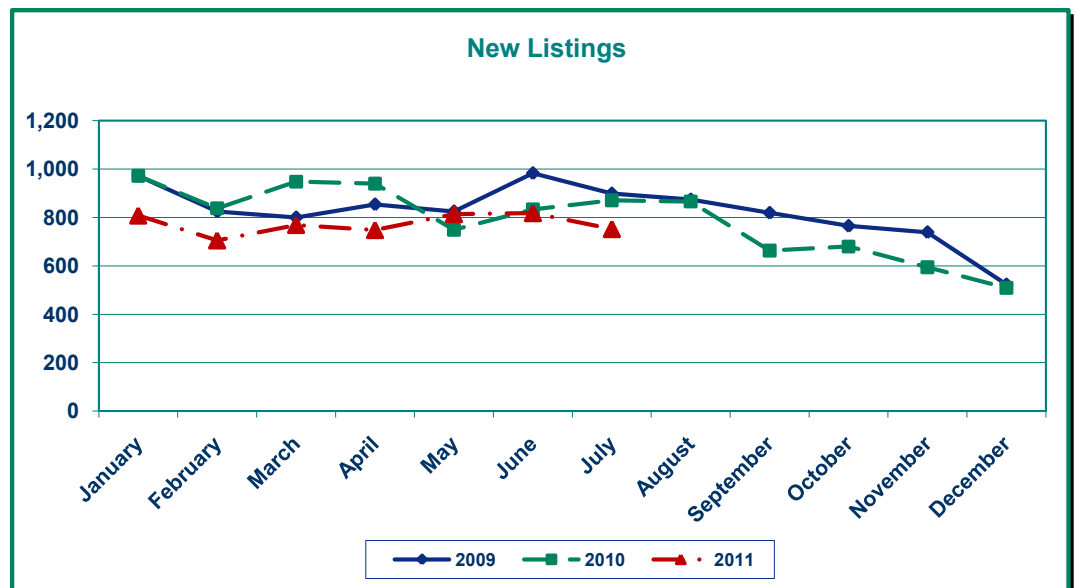
## ACTIVE RESIDENTIAL LISTINGS

**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

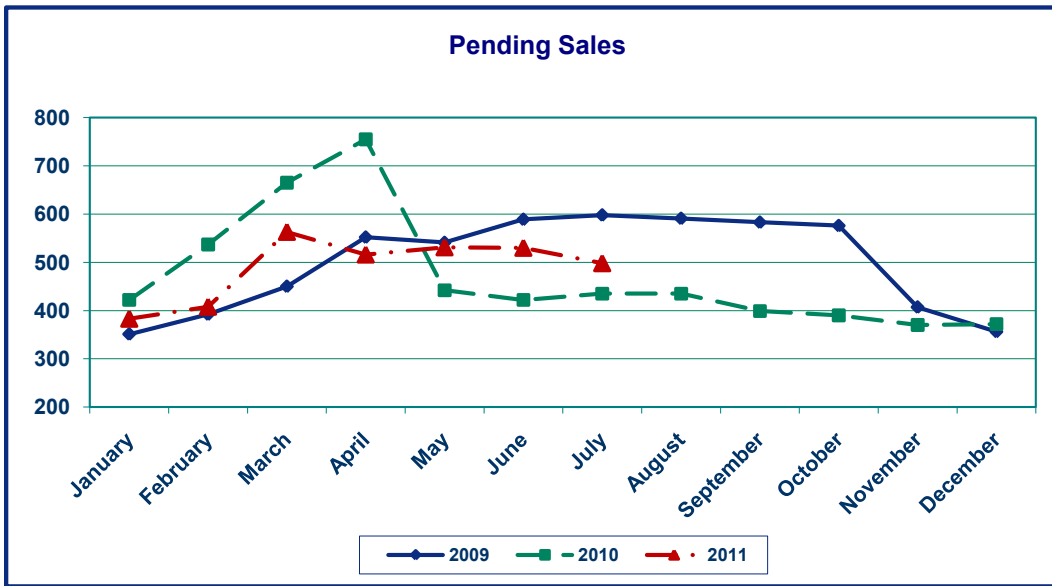
*This graph shows the new residential listings over the past three calendar years in Clark County, Washington.*



<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2011 with July 2010. The Year-To-Date section compares year-to-date statistics from July 2011 with year-to-date statistics from July 2010.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/10-7/31/11) with 12 months before (8/1/09-7/31/10).

<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



## PENDING LISTINGS

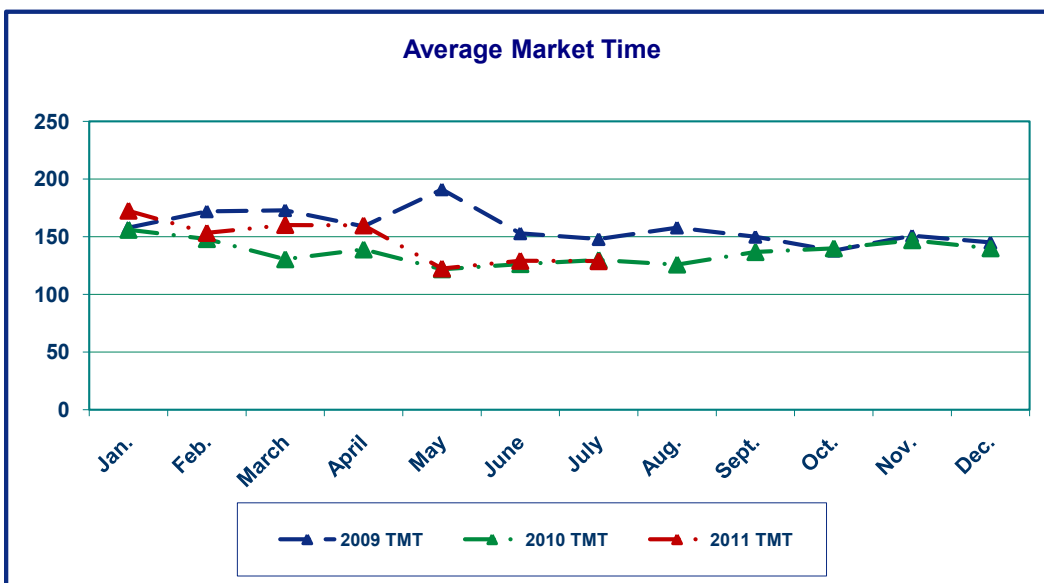
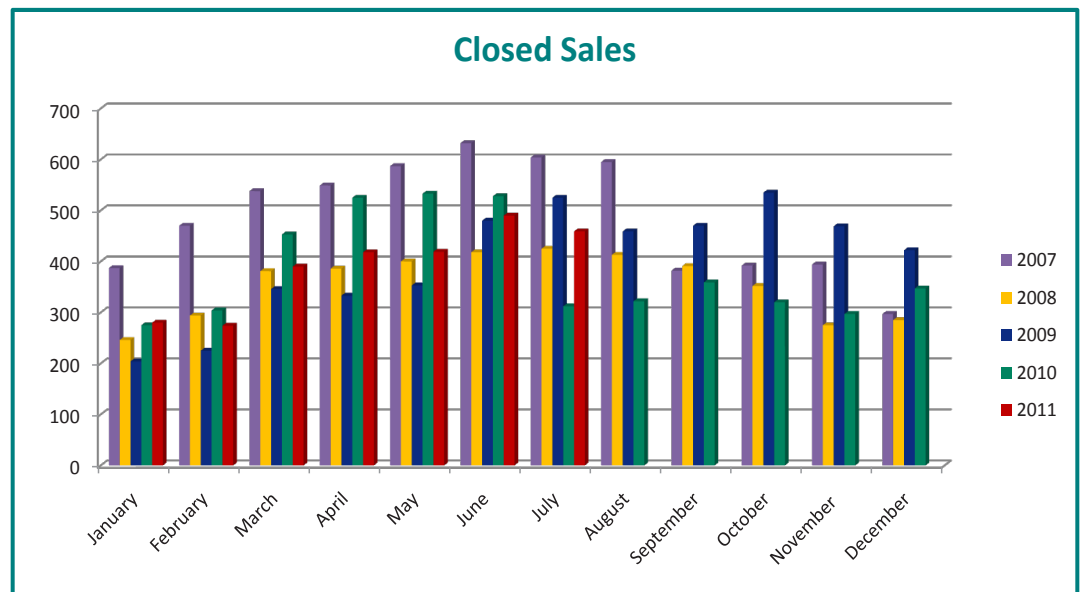
### CLARK COUNTY, WA

*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 five calendar years in Clark County, Washington.*



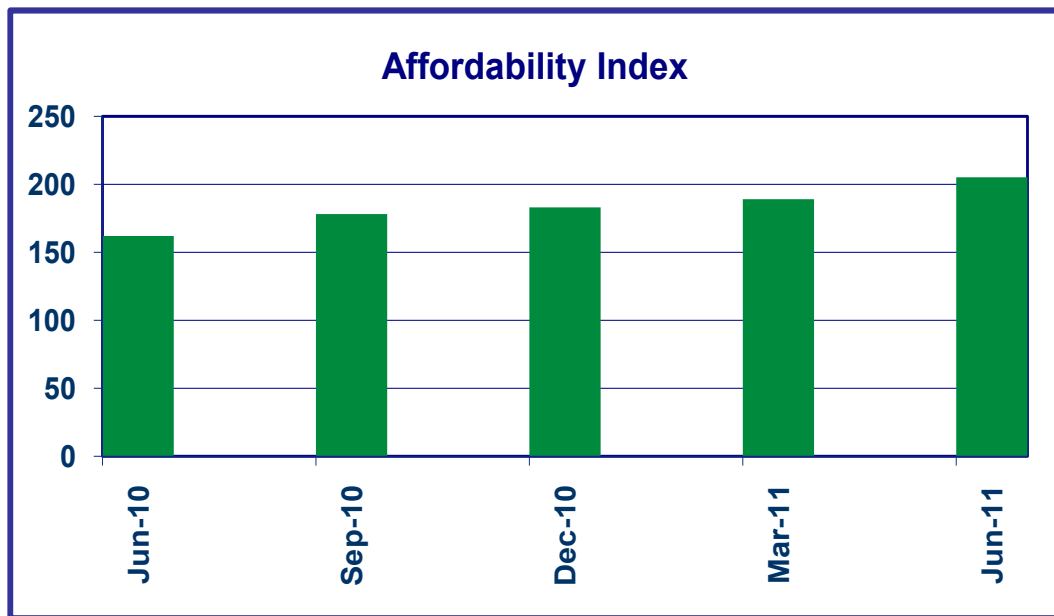
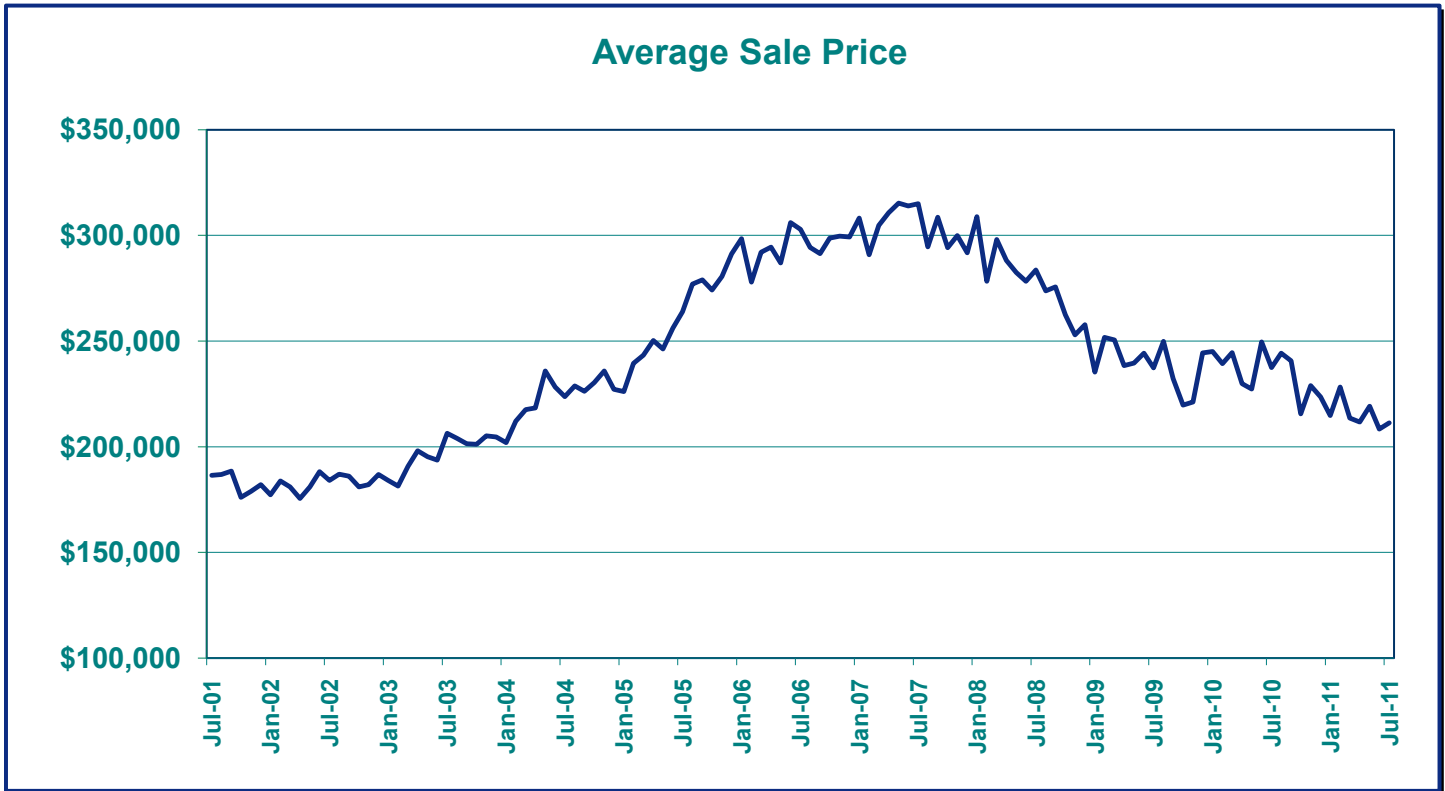
## DAYS ON MARKET

### CLARK COUNTY, WA

*This graph shows the average market time for sales in Clark County, Washington, over the past three calendar years.*

**AVERAGE SALE  
PRICE**  
**CLARK COUNTY, WA**

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

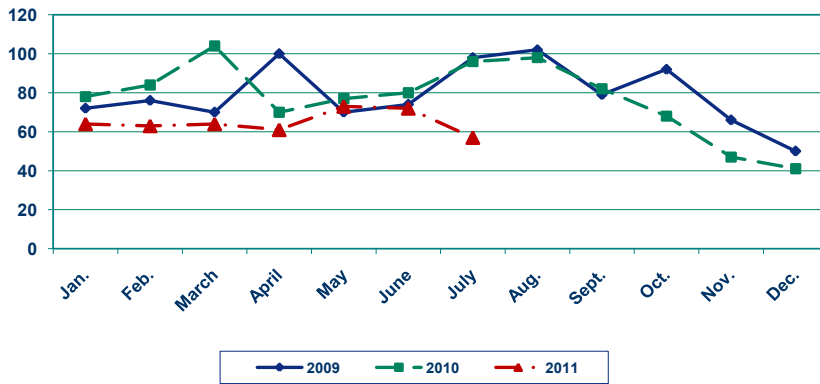


**AFFORDABILITY**  
**CLARK COUNTY, WA**

*This graph shows affordability for housing in Clark County, Washington, in June 2011.*

**AFFORDABILITY** - According to a formula from the National Association of REALTORS®, buying a house in the Clark County area is affordable for a family earning the median income. A family earning the median income (\$72,000 in 2011, per HUD) can afford 205% of a monthly mortgage payment on a median priced home (\$180,000 in June). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 4.51% (per Freddie Mac).

### New Listings



### NEW LISTINGS

#### COWLITZ COUNTY, WA

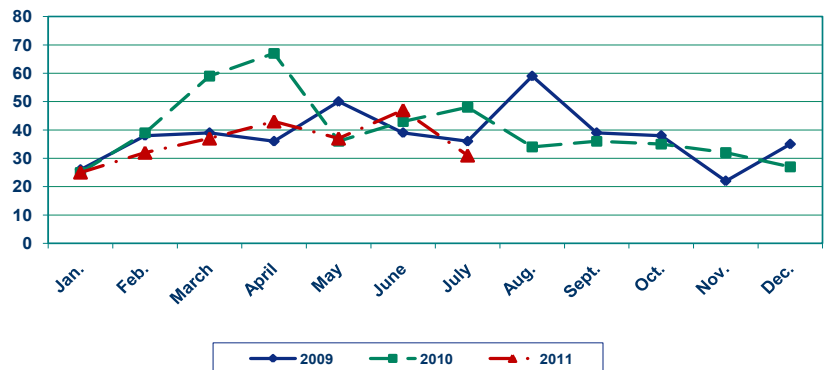
*This graph represents new listings in Cowlitz County, Washington over the past three calendar years.*

### PENDING LISTINGS

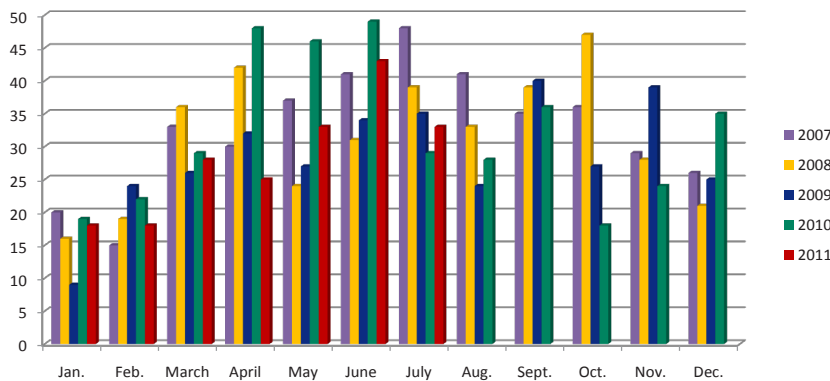
#### COWLITZ COUNTY, WA

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

### Pending Sales



### Closed Sales



### CLOSED SALES

#### COWLITZ COUNTY, WA

*This graph shows the closed sales over the past five 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.*

### Average Sale Price





MULTIPLE LISTING SERVICE

#### Corporate

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

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

#### Salem

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

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2139 Centennial Plaza  
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Fax: (541) 484-3854

#### Lane County: Florence

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#### Coos County

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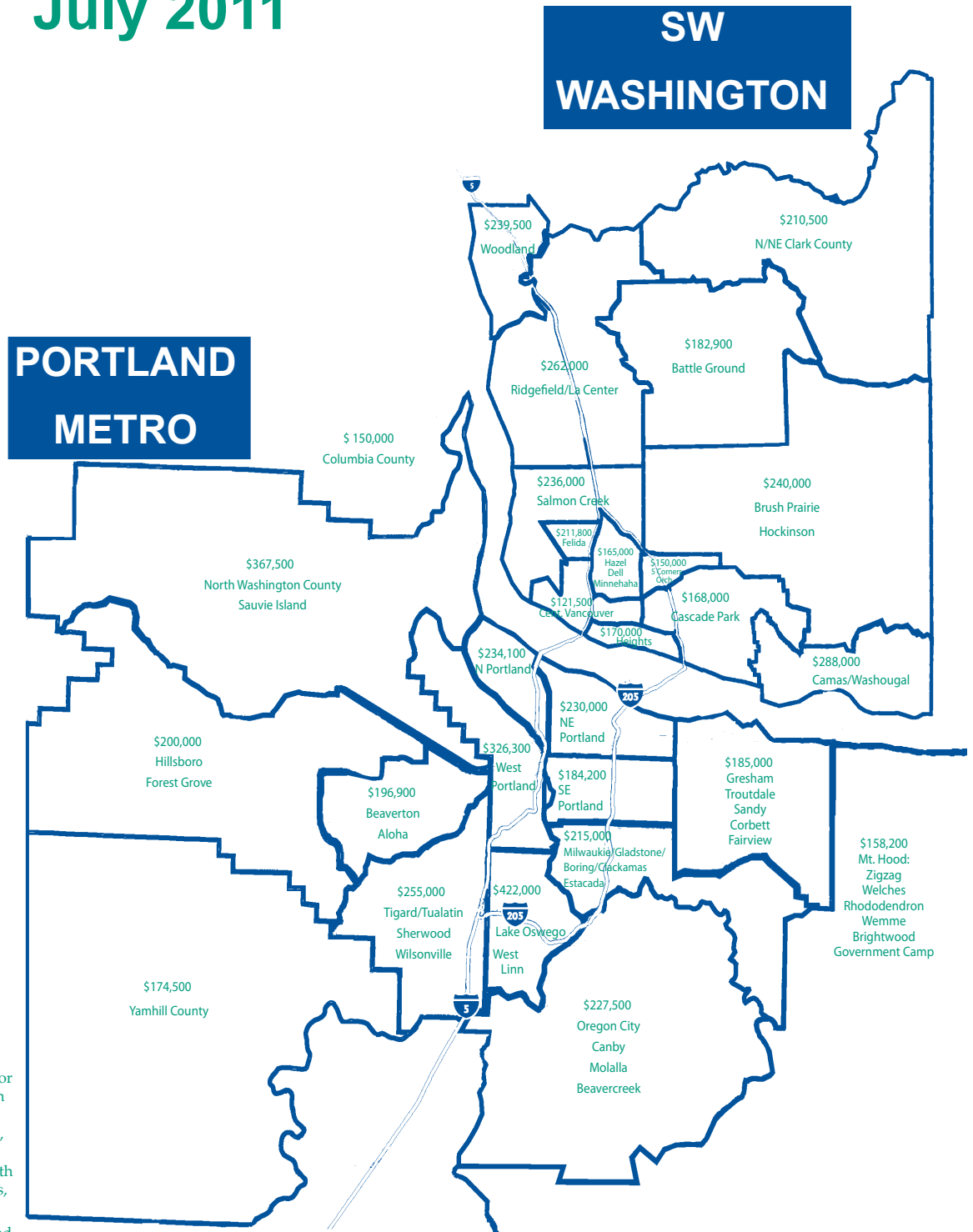
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Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

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# MEDIAN SALE PRICE July 2011



Cory Neu, Chairman of the Board  
Kurt von Wasmuth, President/CEO  
Kelsey Brunson, Editor  
Danny Gottleib, Assistant Editor

# MARKET ACTION



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

## Residential Review: Union County, Oregon

July 2011 Reporting Period

### July Residential Highlights

Comparing July 2010 with July 2011, closed sales grew from 15 to 18. Pending sales rose from 11 to 17, while new listings fell from 30 to 28. A comparison of June 2011 to July 2011 shows closed sales decreased from 23 to 18. Pending sales fell from 21 to 17, and new listings went down from 43 to 28.

### Sale Prices

Average sale price in July 2011 decreased 25.1% compared to July

2010, and the median sale price saw a drop of 16.3%.

Compared to June 2011, the average sale price fell from \$167,600 to \$153,500 (-8.4%). The median sale price also went down from \$152,000 to \$138,100 (-9.1%).

### Year-to-Date

Compared to January-July 2010, closed sales fell from 125 to 116 during the same period of 2011. Pending sales were down from 130 to 119, and new listings dropped from 299 to 258.

### Inventory in Months\*

	2009	2010	2011
January	38.3	16.8	13.3
February	12.4	15.1	16.3
March	19.9	16.1	25.3
April	13.1	9.5	10.3
May	12.9	12.2	19
June	11.6	11.1	10.4
July	9.7	17.5	14.3
August	7.4	23.7	
September	15.0	11.7	
October	17.8	22.4	
November	8.2	14.5	
December	11.8	20.6	

\*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:

-10.2% (\$146,200 v. \$162,800)

#### Median Sale Price % Change:

-9.7% (\$131,000 v. \$145,000)

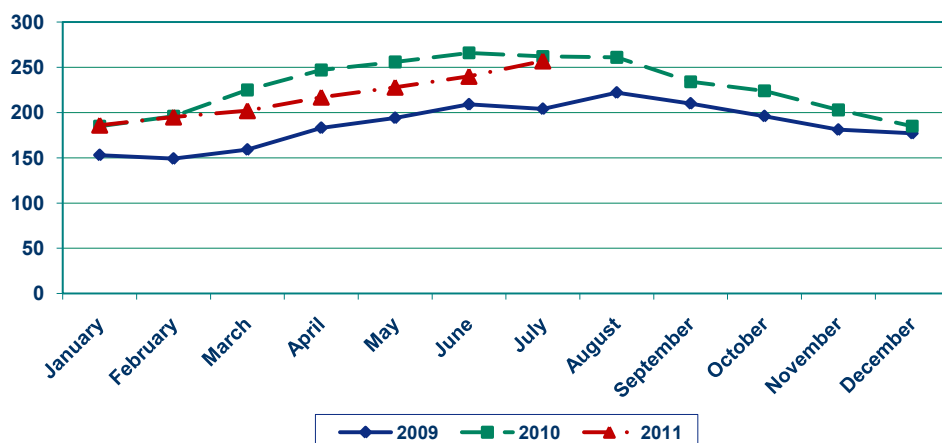
For further explanation of this measure, see the second footnote on page 2.

NOTE: In August 2011 Farms listings (formerly separate) were merged, as appropriate, to either Residential or Land.

Union County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2011	July	28	17	18	153,500	138,100	165
	Year-to-date	258	119	116	148,800	133,400	204
2010	July	30	11	15	204,900	165,000	229
	Year-to-date	299	130	125	151,800	135,800	185
Change	July	-6.7%	54.5%	20.0%	-25.1%	-16.3%	-27.7%
	Year-to-date	-13.7%	-8.5%	-7.2%	-2.0%	-1.8%	10.7%

\*Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

### 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 • 7/2011

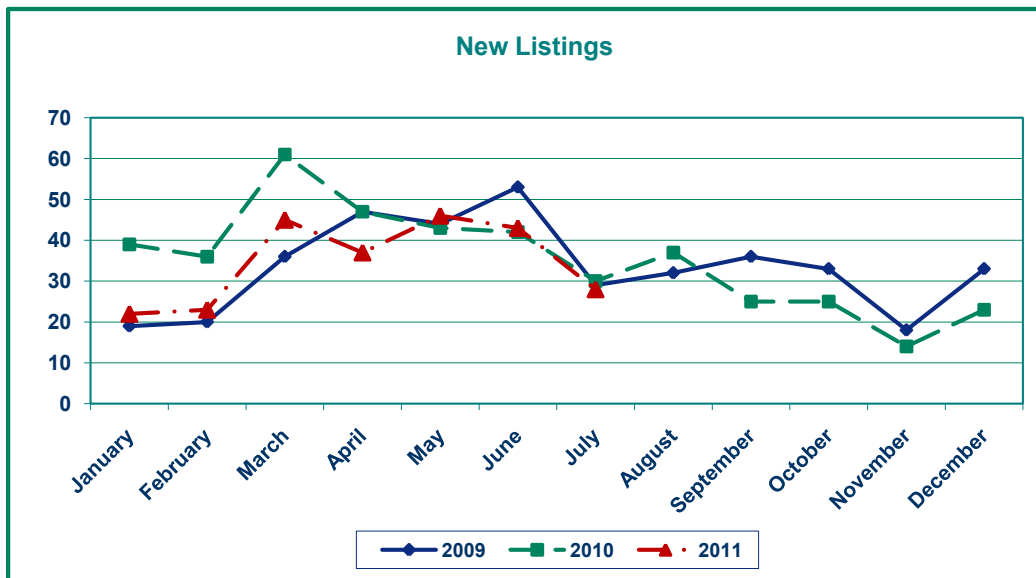
## Union County, Oregon

		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 2011	Pending Sales 2011 v. 2010 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales 2011	Pending Sales 2011 v. 2010	Closed Sales	Average Sale Price	Median Sale Price							
															Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97824	Cove	29	1	1	1	0.0%	1	198,000	63	27	10	66.7%	10	169,500	179,000	-18.9%	-	-	1	95,000	-	-
97827	Elgin	35	2	2	4	-	1	46,500	148	22	10	-9.1%	7	167,300	72,500	-7.1%	-	-	-	-	-	-
97841	Imbler	4	1	-	-	-	1	255,000	287	2	1	-50.0%	2	240,000	240,000	22.9%	-	-	1	105,000	-	-
97850	La Grande/ Island City	137	19	15	11	120.0%	14	135,900	171	156	82	0.0%	82	144,700	134,500	-9.2%	3	369,300	5	47,900	1	240,000
97867	North Powder	8	-	1	-	-100.0%	-	-	-	12	3	50.0%	4	184,300	35,900	222.5%	-	-	1	30,000	-	-
97876	Summerville	15	3	1	-	-100.0%	-	-	-	11	-	-100.0%	-	-	-	6.9%	-	-	-	-	-	-
97883	Union	29	2	4	1	-66.7%	1	360,000	80	28	13	-43.5%	11	119,000	95,300	-	-	-	2	35,500	-	-
	Union Co. Total	257	28	24	17	54.5%	18	153,500	165	258	119	-8.5%	116	148,800	133,400	-10.2%	3	369,300	10	54,100	1	240,000

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2011 with July 2010. The Year-To-Date section compares year-to-date statistics from July 2011 with year-to-date statistics from July 2010.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/10-7/31/11) with 12 months before (8/1/09-7/31/10).

<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



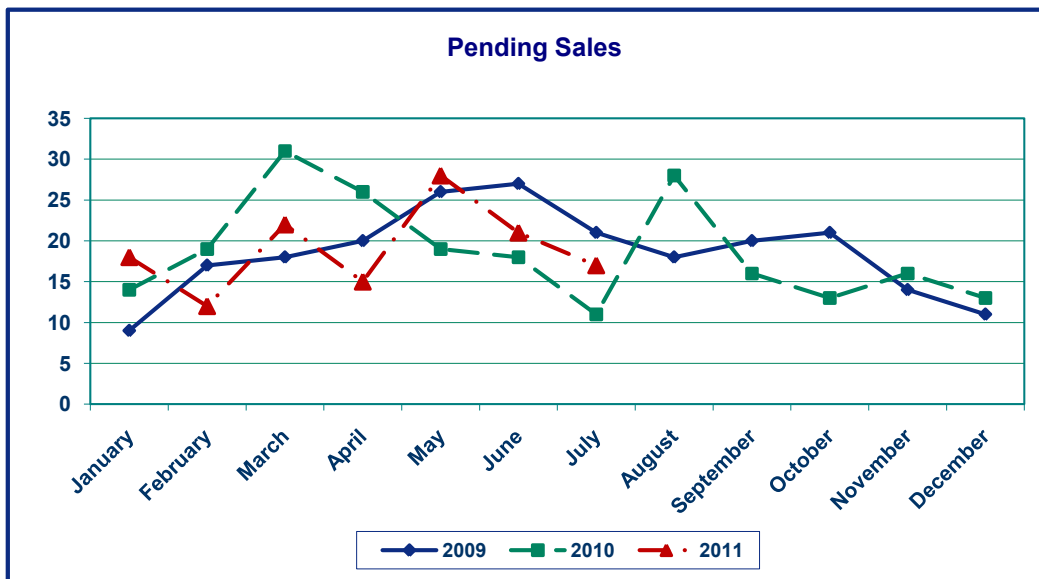
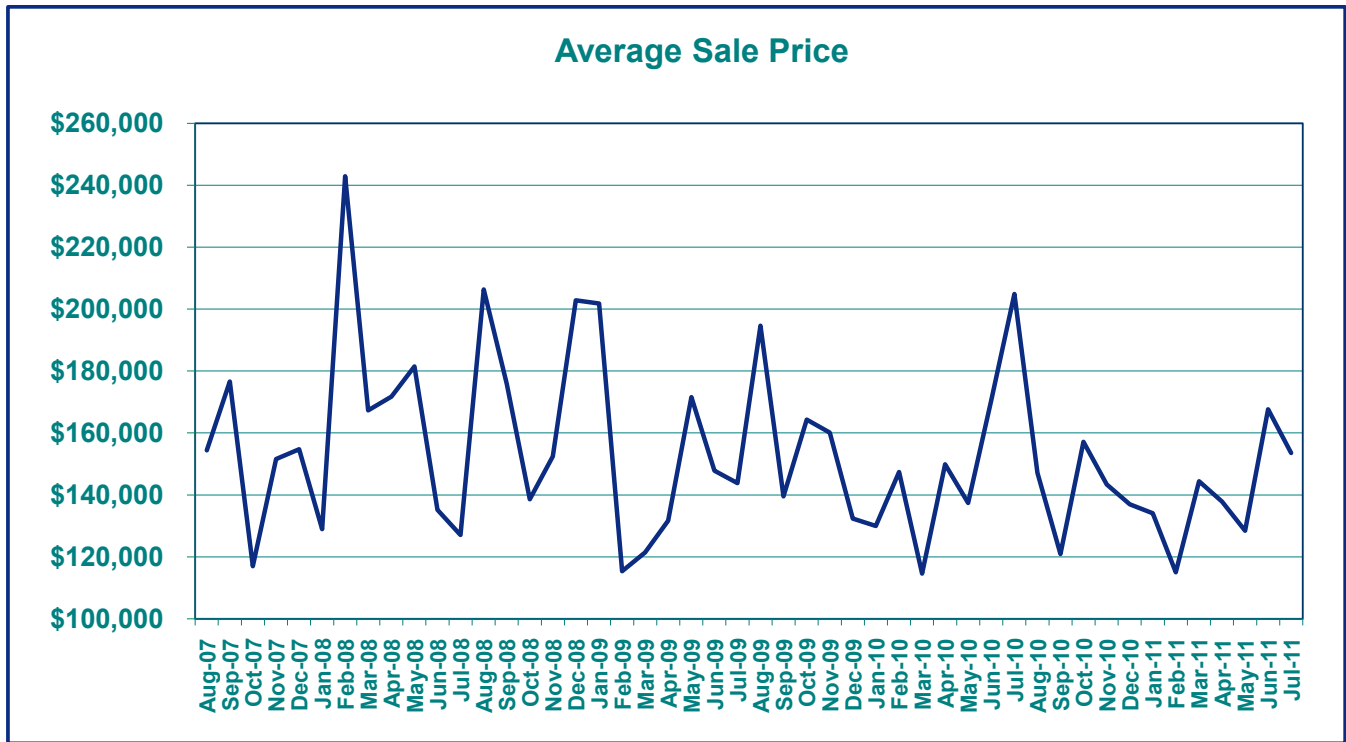
### NEW LISTINGS UNION COUNTY, OR

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

## AVERAGE SALE PRICE

### UNION COUNTY, OR

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



## PENDING LISTINGS

### UNION COUNTY, OR

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

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

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

**Salem**  
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Fax: (503) 585-3817

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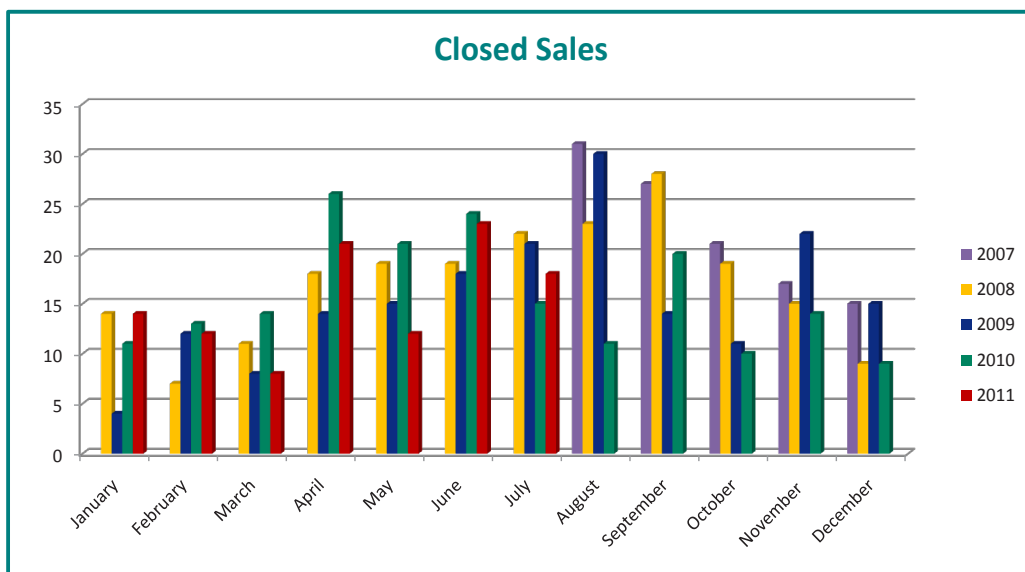
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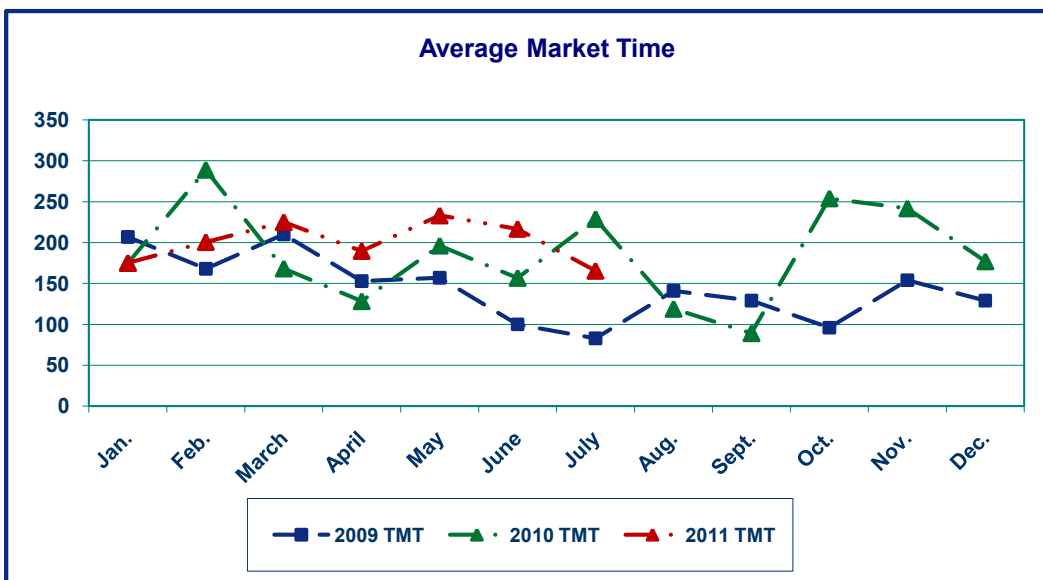
## CLOSED SALES UNION COUNTY, OR

*This graph shows the closed sales over the past five 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, over the past three calendar years.*



Cory Neu, 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

July 2011 Reporting Period

## July Residential Highlights

Comparing July 2010 with July 2011, closed sales fell from 5 to 2. Pending sales decreased from 7 to 5, while new listings grew from 21 to 25.

A comparison of the previous month of June 2011 with July 2011 shows closed sales fell from 12 to 2. Pending sales went up from 4 to 5, while new listings also grew from 14 to 25.

At July's rate of sales, the 195 active residential listings would last about 97.5 months.

## Sale Prices

When comparing July 2011 with July 2010, average sale price increased 105.8%. The median sale price went up 84.9%.

Comparing June 2011 with July 2011, average sale price increased from \$125,400 to \$287,500. Median sale price went up from \$117,500 to \$287,500.

## Year-to-Date

Compared to January-July 2010, closed sales grew from 28 to 32 during the same period of 2011. Pending sales fell from 34 to 33, and new listings went up from 120 to 133.

% Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/10-7/31/11) with 12 months before (8/1/09-7/31/10).

## Inventory in Months\*

	2009	2010	2011
January	20.4	99	54.5
February	N/A	27.5	23.6
March	108	N/A	43.7
April	125	23	47.7
May	46	34	37.3
June	46.7	19	12.6
July	45	32	97.5
August	26.6	15.4	
September	17.6	52.3	
October	23	68	
November	28.5	64.5	
December	15.8	26.3	

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

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

### Average Sale Price % Change:

-12% (\$161,200 v. \$183,100)

### Median Sale Price % Change:

-4.8% (\$147,000 v. \$154,500)

NOTE: In August 2011 Farms listings (formerly separate) were merged, as appropriate, to either Residential or Land.

Wallowa County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2011	July	25	5	2	287,500	287,500	664
	Year-to-date	133	33	32	164,900	147,000	275
2010	July	21	7	5	139,700	155,500	170
	Year-to-date	120	34	28	159,300	153,500	267
Change	July	19.0%	-28.6%	-60.0%	105.8%	84.9%	291.5%
	Year-to-date	10.8%	-2.9%	14.3%	3.5%	-4.2%	2.7%

# AREA REPORT • 7/2011

## 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 2011	Pending Sales 2011 v. 2010 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales 2011	Pending Sales 2011 v. 2010	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97855	Wallowa	21	1	3	0	-100.0%	0	-	-	13	3	-40.0%	4	96,200	78,900	-4.4%	1	245,000	1	200,000	0	-
	Lostine	8	1	0	0	-100.0%	0	-	-	3	2	0.0%	3	120,200	95,000	30.0%	-	-	1	21,500	0	-
97842	Imnaha	0	2	1	0	-100.0%	0	-	-	7	3	200.0%	3	213,300	135,000	-	-	-	1	10,000	0	-
97846	Joseph	94	14	6	3	-	1	175,000	615	60	13	85.7%	11	177,400	165,000	-16.8%	-	-	1	1,024,000	0	-
97828	Enterprise	72	7	2	2	-50.0%	1	400,000	713	50	12	-36.8%	11	176,300	152,000	-	2	35,000	3	166,500	0	-
	Wallowa Co. Total	195	25	12	5	-28.6%	2	287,500	664	133	33	-2.9%	32	164,900	147,000	-12.0%	3	105,000	7	250,700	-	-

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares July 2011 with July 2010. The Year-To-Date section compares year-to-date statistics from July 2011 with year-to-date statistics from July 2010.

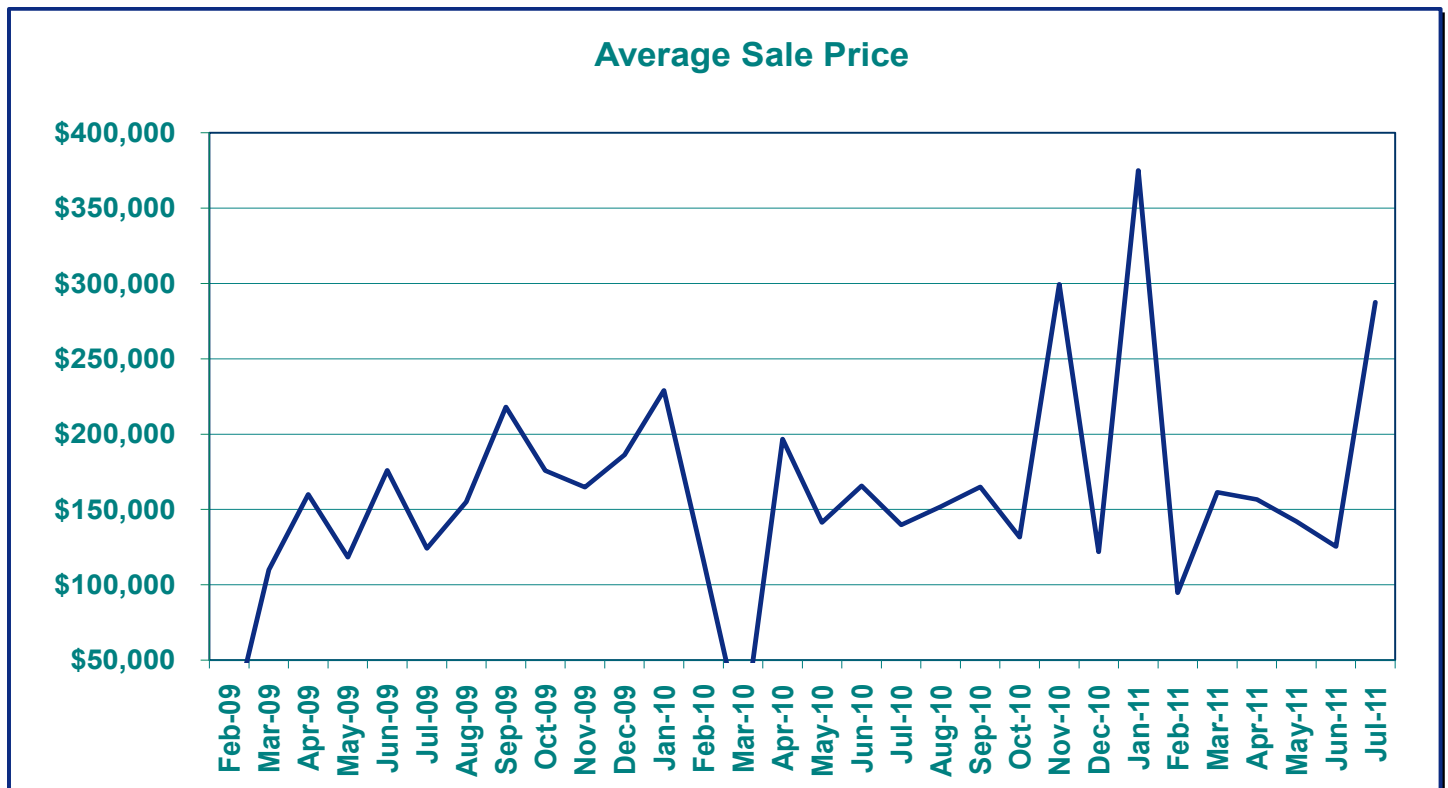
<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (8/1/10-7/31/11) with 12 months before (8/1/09-7/31/10).

<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

### AVERAGE SALE PRICE

#### WALLOWA COUNTY, OR

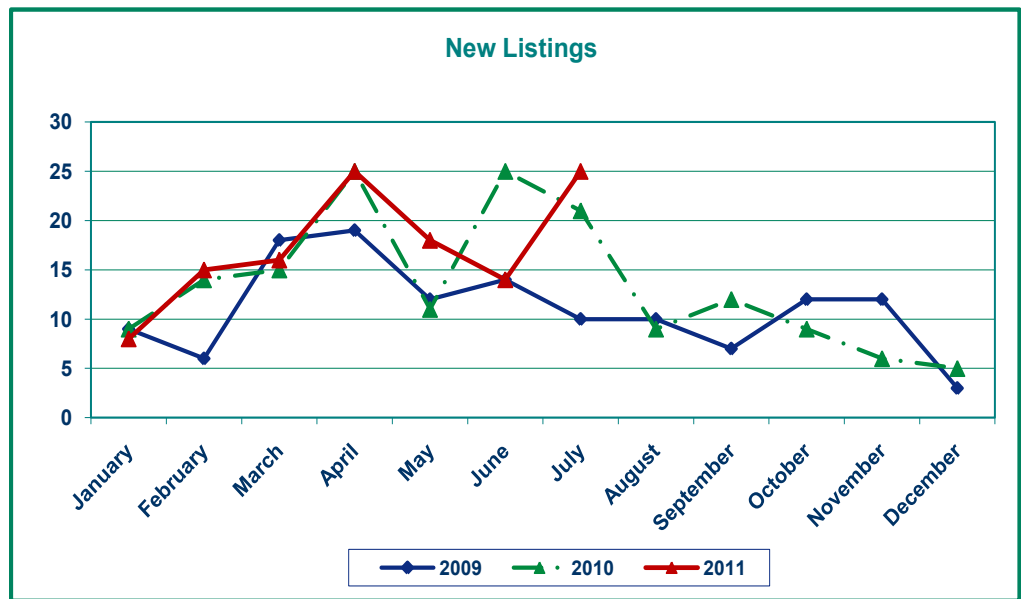
*This graph represents the average sale price for all homes sold in Wallowa County, Oregon.*



## NEW LISTINGS

### WALLOWA COUNTY, OR

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

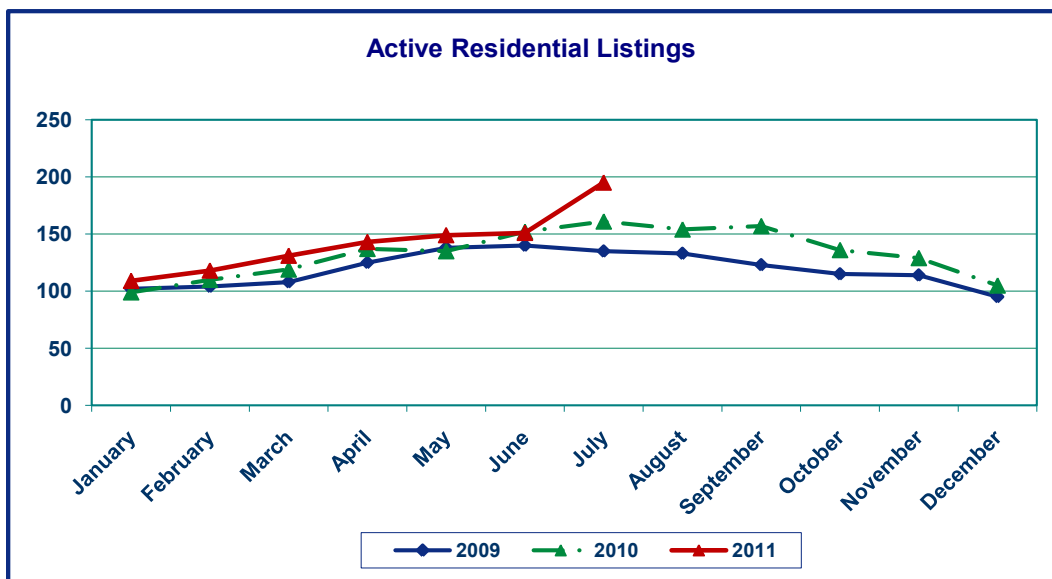


## Active Residential Listings

## ACTIVE RESIDENTIAL LISTINGS

### WALLOWA COUNTY, OR

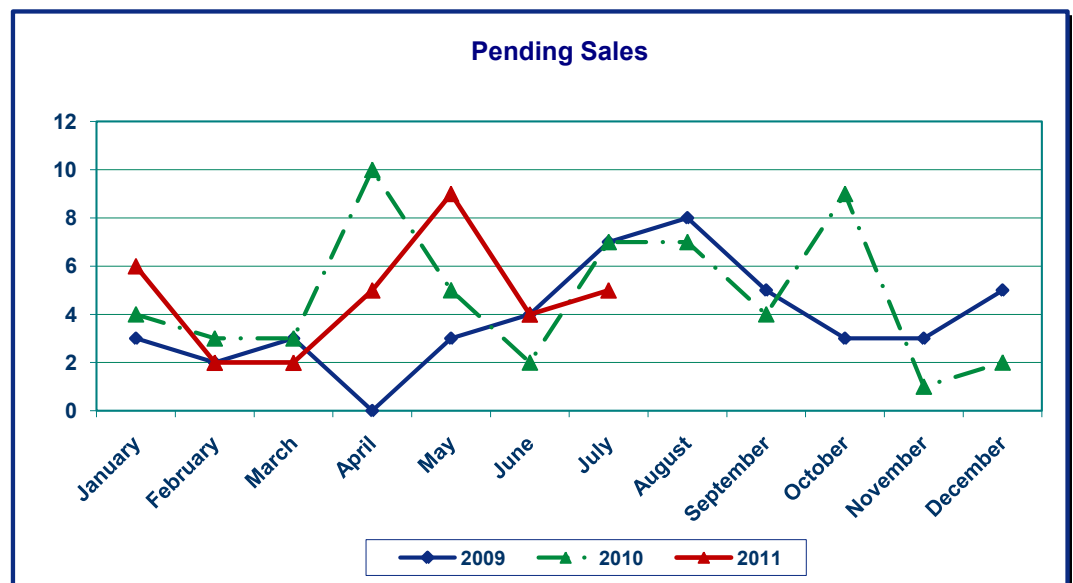
*This graph shows the active residential listings in Wallowa County, Oregon.*



## PENDING LISTINGS

### WALLOWA COUNTY, OR

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



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

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

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

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

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

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

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

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

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

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

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

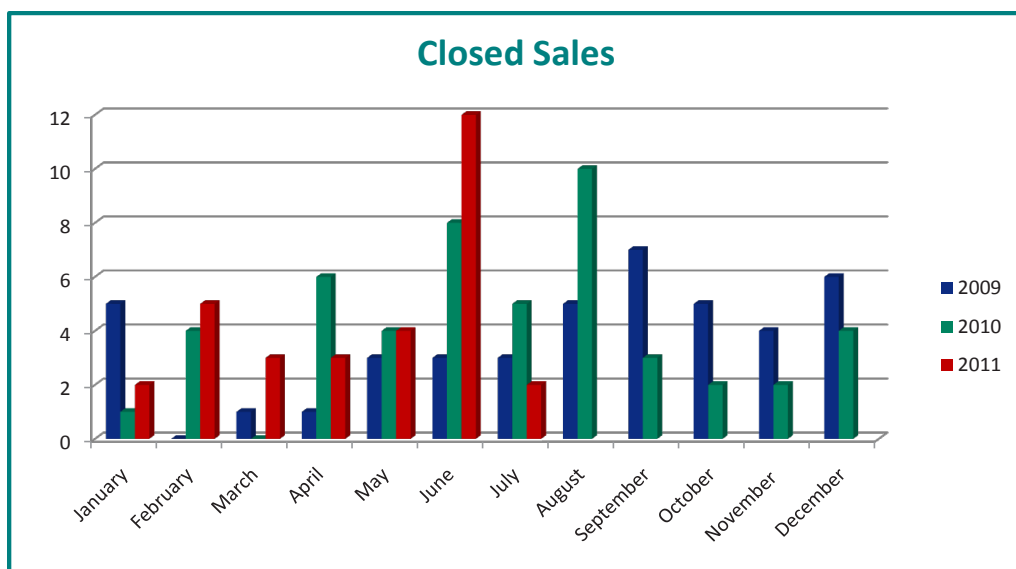
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

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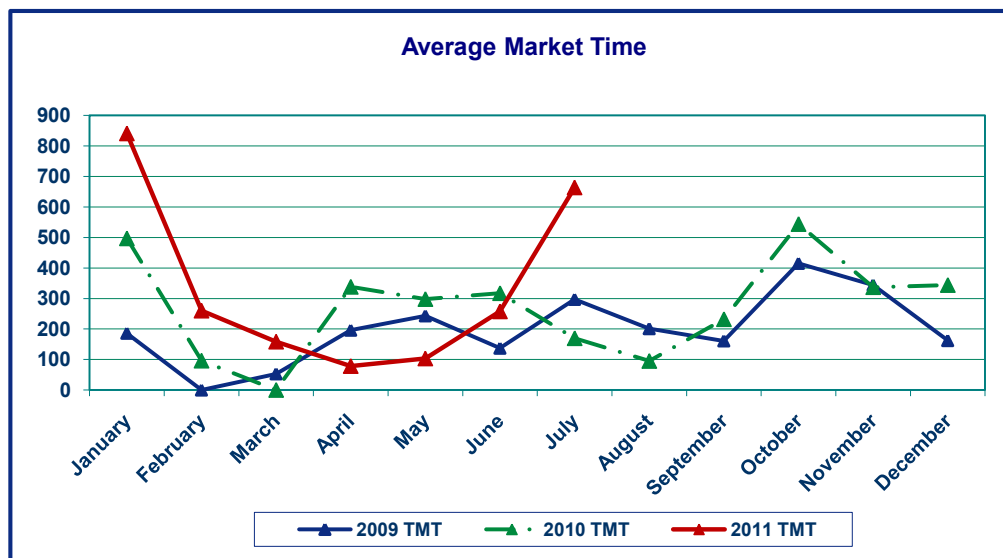
## CLOSED SALES WALLOWA COUNTY, OR

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



## DAYS ON MARKET WALLOWA COUNTY, OR

*This graph shows the average market time for sales in Wallowa County, Oregon, over the past three calendar years.*



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