MARKET ACTION

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

Residential Review: Baker County, Oregon

August 2012 Reporting Period

August Residential Highlights

Sales rebounded in August, with 21 accepted offers and 16 closed sales, bettering totals in both the comparable month last year and the previous month by wide margins. With new listings lower this August than in July 2012 or August 2011, unsold inventory in months dropped from July's high of 24.8 to just 15.1 months, at the current rate of sales.

Year-to-date through August, new listings are within one percent of the comparable period in 2011. Pending sales are up 26.7% (128 this year compared to 101 last year) and closed sales are also up - by 31.5% (117 compared to 89.)

Both median and average sales prices rose from the previous month and also compared to August 2011. However, the year-to-date median price of $92,500 this year is 11.9% below last year's median of $105,000 for the first eight months. The YTD average price is also lower by 9.3% ($117,300 v. $129,300).

Inventory in Months*	2010	2011	2012
January	32.4	29.2	23.4
February	18.1	27.7	15.2
March	16.3	13.5	13.1
April	12.1	32.6	18.6
May	32.7	12.7	12.9
June	18.7	15.1	13.6
July	33.3	14.6	24.8
August	23.3	22.2	15.1
September	12.4	14.5	
October	18.9	19	
November	18.1	34.8	
December	16.8	17.5	

*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month. This includes proposed and under construction homes.

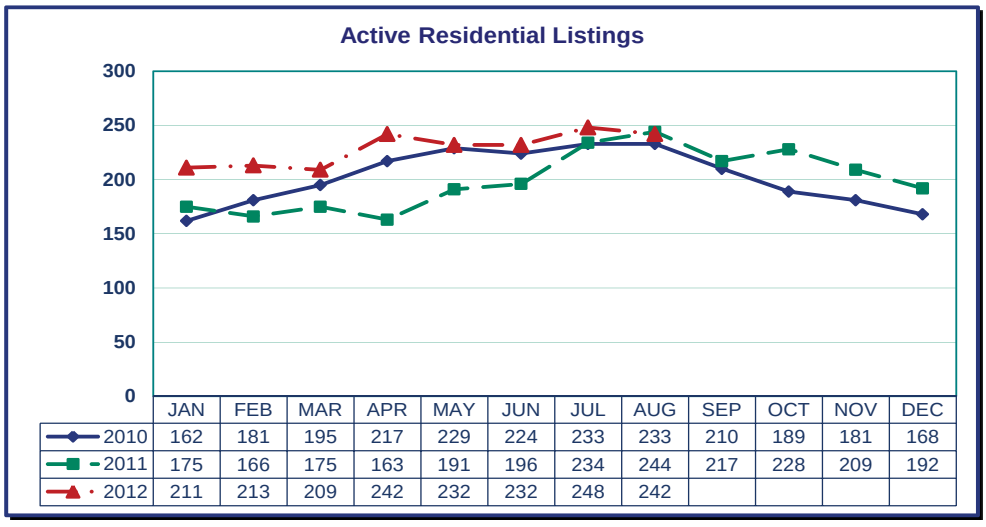
Baker County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2012	August	31	21	16	133,300	93,800	175
	July	37	9	10	127,800	81,500	237
	Year-to-date	257	128	117	117,300	92,500	203
2011	August	38	16	11	127,900	82,500	302
	Year-to-date	258	101	89	129,300	105,000	226
Change	August	-18.4%	31.3%	45.5%	4.2%	13.7%	-42.0%
	Prev Mo 2012	-16.2%	133.3%	60.0%	4.3%	15.1%	-26.2%
	Year-to-date	-0.4%	26.7%	31.5%	-9.3%	-11.9%	-10.1%

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

Average Sale Price % Change:
-8.1% ($123,300 v. $134,300)

Median Sale Price % Change:
-9.8% ($94,800 v. $105,000)

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



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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AREA REPORT • 8/2012

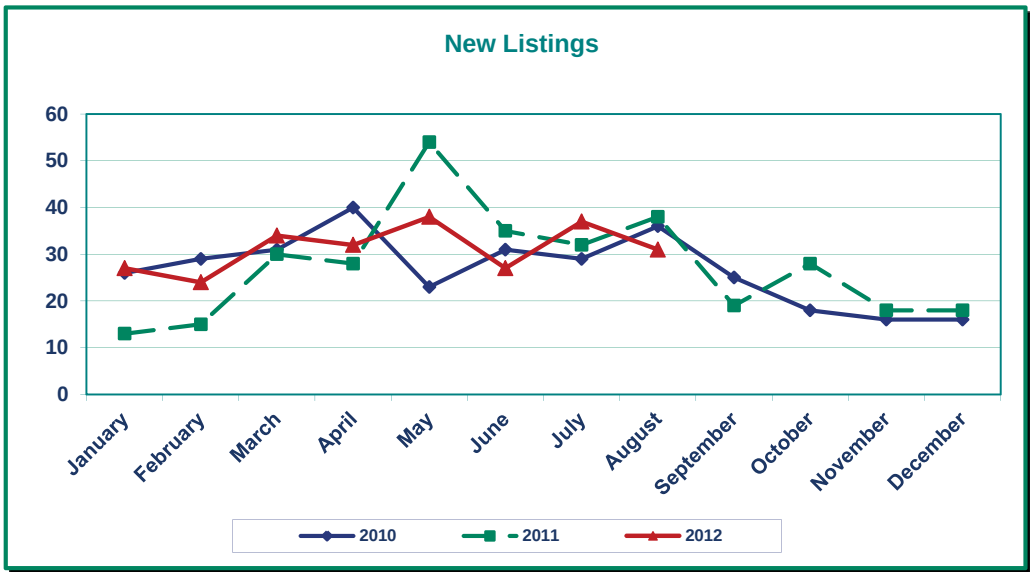
Baker County, Oregon

		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 2012	Pending Sales 2012 v. 2011[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales 2012	Pending Sales 2012 v. 2011	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
460	Baker City/ Keating	153	23	17	14	27.3%	11	134,200	229	181	99	26.9%	90	115,600	92,800	-10.6%	5	98,800	5	95,300	-	-
461	Haines/ Anthony Lk/ Muddy Crk	15	2	-	1	0.0%	-	-	-	15	4	0.0%	3	89,800	65,000	-32.6%	-	-	-	-	-	-
462	Sumpter/McEwen/Bourne/ Phillips Lk/ Granit	22	3	2	1	0.0%	1	198,900	119	25	10	66.7%	10	88,100	78,000	-6.6%	-	-	11	45,400	-	-
463	Unity/Hereford	11	-	-	1	-	-	-	-	7	1	0.0%	1	32,500	32,500	-24.3%	-	-	1	40,000	-	-
464	Huntington/Lime	1	-	-	-	-	-	-	-	-	-	-100.0%	-	-	-	-100.0%	-	-	-	-	-	-
465	Durkee/Pleasant Valley	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
466	Richland/ New Bridge	15	-	2	3	50.0%	3	130,700	39	10	10	66.7%	7	160,100	145,000	-15.1%	-	-	1	33,000	-	-
467	Halfway/ Cornucopia	25	3	2	1	0.0%	1	65,000	50	19	4	-20.0%	6	168,700	99,000	261.3%	-	-	-	-	-	-
468	Oxbow	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

[1] Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2012 with August 2011. The Year-To-Date section compares 2012 year-to-date statistics through August with 2011 year-to-date statistics through August.

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/11-8/31/12) with 12 months before (9/1/10-8/31/11).

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



NEW LISTINGS

BAKER COUNTY, OR

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

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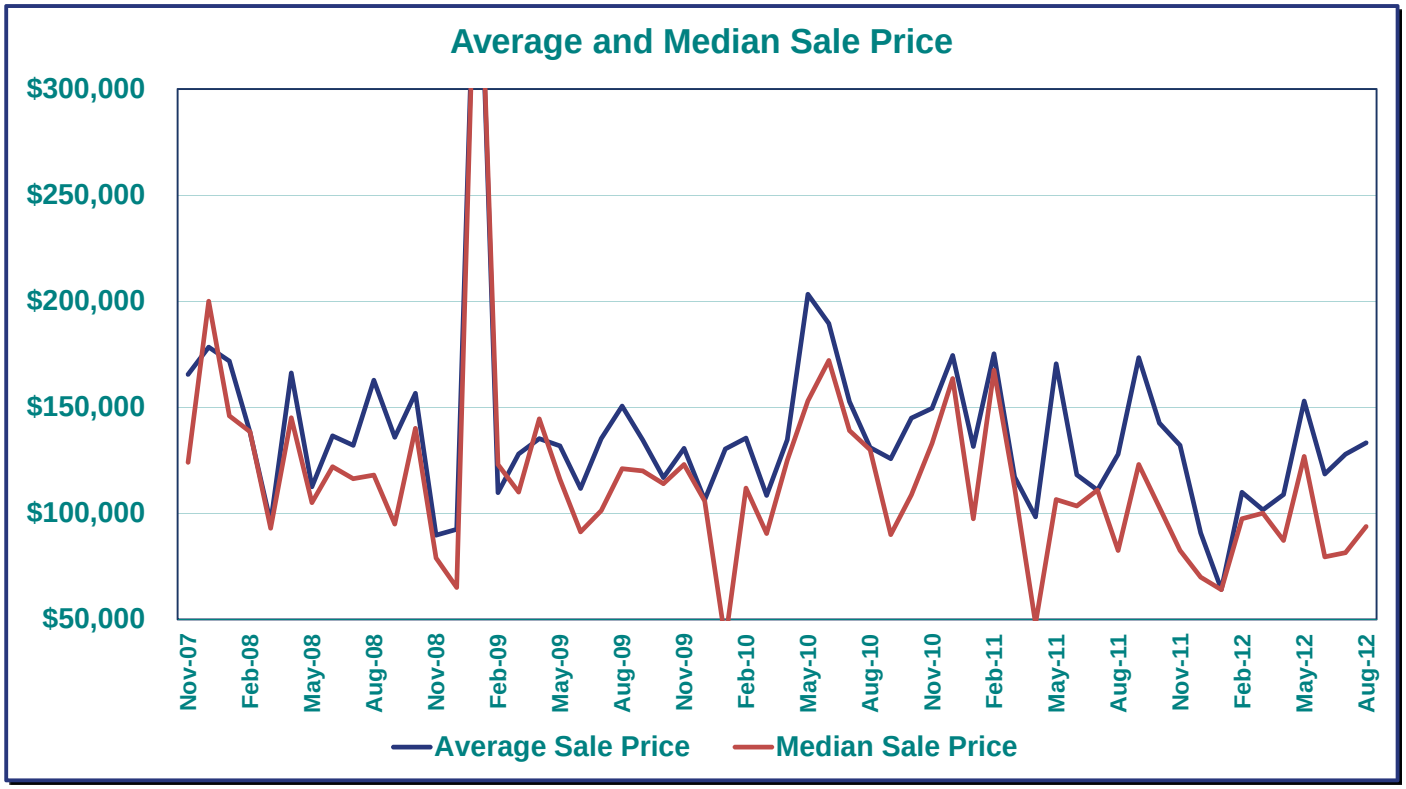
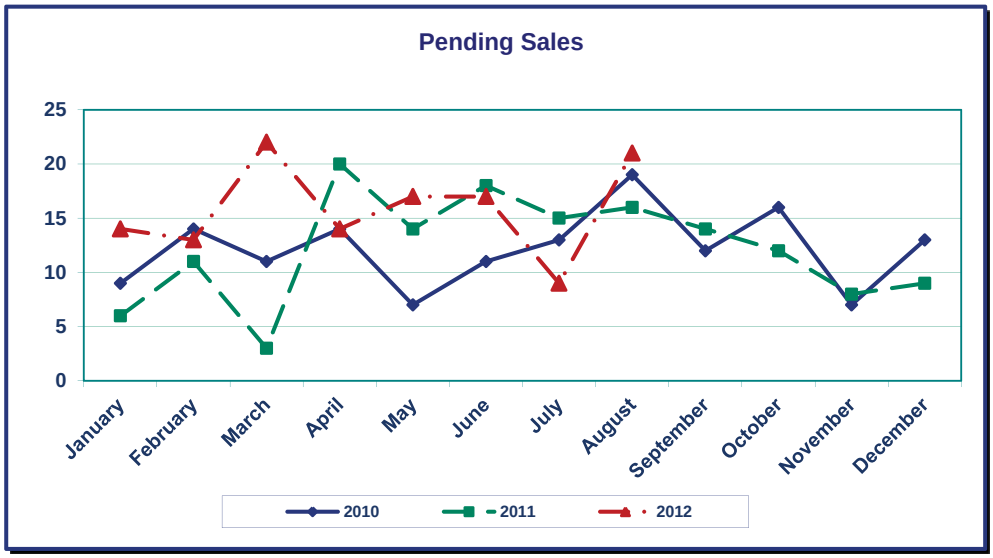
SALE PRICE

BAKER COUNTY, OR

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





PENDING LISTINGS

BAKER COUNTY, OR

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

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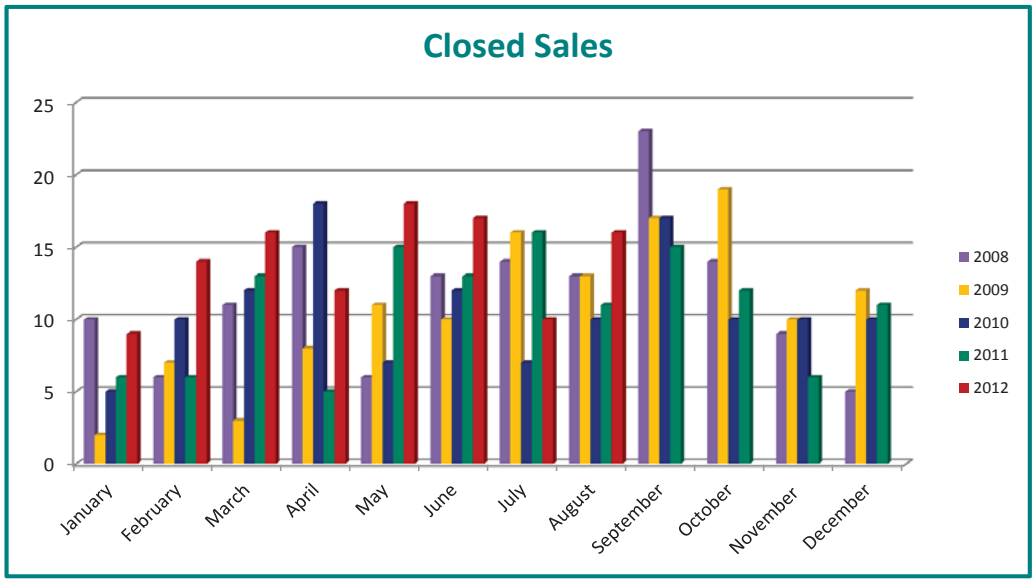
CLOSED SALES

BAKER COUNTY, OR

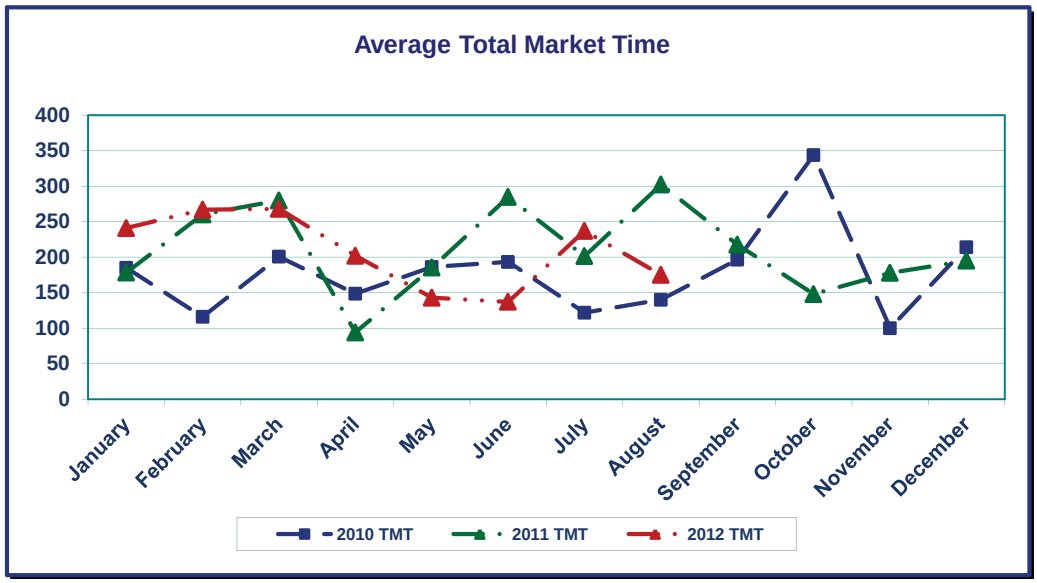
This graph shows the closed sales over the past five calendar years in Baker County, Oregon.



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.



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MARKET ACTION

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Residential Review: Columbia Basin, Oregon — August 2012 Reporting Period

August Residential Highlights

Real estate activity shows improvement in all measures except for total market time when comparing August 2012 with August 2011 and all measures except new listings when comparing August 2012 to the previous month this year.

At 42, accepted offers were about even with pendings reported in August 2011, but improved from July's 36. The 52 closed sales were the best one month showing since May 2011. New listings rose slightly from 68 in August 2011 to 72, but that number is a drop from the 94 listings taken in the previous month this year.

Inventory reached its lowest level to date this year. At the current rate of sales it would take 10.3 months to exhaust the 538 active residential listings.

Year-To-Date Summary

The first eight months of 2012 have show improvement in most reported measures. On the plus side, there have been 11.2% more accepted offers this year (388) than last year (349.) Closed sales are more similar, with just 3.8% separating this year's 358 from last year's 345. New listings are also similar, but down 3.9% (667 new listings entered this year and 694 posted in the comparable period of 2011.) Both average and median sale prices are up slightly year-to-date, by 1.5% and 2.0%, respectively.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months
Average Sale Price % Change:
+3.0% ($136,400 v. $132,400)
Median Sale Price % Change:
+5.9% ($132,000 v. $124,700)

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

Inventory in Months*	2010	2011	2012
January	13.7	16.5	12.5
February	21.4	18.3	12.8
March	13.5	19.5	11.2
April	9.4	10.2	10.7
May	10.9	10.4	11.2
June	7.3	11.3	11.3
July	10.9	12.3	15.0
August	12.3	13.5	10.3
September	10.9	13.3	
October	16.2	17.4	
November	20.0	12.6	
December	14.0	9.3	

*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. This number includes proposed and under construction homes.

Columbia Basin Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2012	August	72	42	52	139,500	126,800	149
	July	94	36	36	136,800	134,300	173
	Year-to-date	667	388	358	132,800	127,500	171
2011	August	68	41	42	123,300	112,500	127
	Year-to-date	694	349	345	130,800	125,000	137
Change	August	5.9%	2.4%	23.8%	13.1%	12.7%	17.0%
	Prev Mo 2012	-23.4%	16.7%	44.4%	2.0%	-5.6%	-13.9%
	Year-to-date	-3.9%	11.2%	3.8%	1.5%	2.0%	24.6%

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AREA REPORT • 8/2012

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 2012	Pending Sales 2012 v. 2011[1]	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time[3]	New Listings	Pending Sales 2012	Pending Sales 2012 v. 2011	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
380	Arlington/N	11	2	-	-	-100.0%	-	-	-	-	7	0	-100.0%	-	-	-	-19.1%	-	-	1	7,000	-	-
381	Condon/S	18	2	1	4	100.0%	1	40,000	40,000	490	8	6	-14.3%	6	72,900	80,800	45.1%	1	165,000	-	-	-	-
	Gilliam Co. Total	29	4	1	4	33.3%	1	40,000	40,000	490	15	6	-33.3%	6	72,900	80,800	10.2%	1	165,000	1	7,000	-	-
420	Boardman/NW	15	0	2	-	-100.0%	1	201,000	201,000	177	22	11	22.2%	10	167,500	138,100	18.3%	-	-	1	80,000	-	-
421	Irrigon	27	2	2	3	0.0%	4	114,500	111,000	263	35	19	-5.0%	14	121,000	100,000	18.5%	-	-	1	14,000	-	-
422	Ione	1	1	1	-	-	-	-	-	-	3	2	-	1	150,000	150,000	-16.7%	-	-	-	-	-	-
423	Lexington	6	-	-	-	-	-	-	-	-	3	-	-	-	-	-	-100.0%	-	-	-	-	-	-
424	Heppner/S	27	3	5	-	-	1	159,000	159,000	91	19	9	12.5%	10	125,100	87,300	21.4%	-	-	-	-	1	105,000
	Morrow Co. Total	76	6	10	3	-25.0%	6	136,300	147,000	220	82	41	10.8%	35	136,300	118,500	19.5%	-	-	2	47,000	1	105,000
430	Umatilla	27	4	1	4	300.0%	6	136,500	128,800	64	51	36	50.0%	31	117,100	115,500	9.6%	-	-	2	23,500	1	63,000
431	Hermiston	114	18	8	12	-7.7%	15	174,100	161,000	150	212	144	14.3%	135	148,200	145,000	2.4%	4	192,500	4	76,000	3	149,100
432	Stanfield	7	2	-	1	-50.0%	2	99,500	99,500	9	15	8	-11.1%	6	112,500	114,200	21.7%	-	-	1	7,500	-	-
433	Echo	6	1	1	-	-	1	260,000	260,000	81	10	4	100.0%	3	172,300	187,000	59.6%	-	-	1	37,000	-	-
435	Pendleton City Limits	134	22	11	9	12.5%	13	120,200	113,000	133	165	83	-6.7%	85	132,300	125,000	-12.0%	1	145,000	4	29,500	4	126,100
436	E-Meacham, Cayuse	1	-	1	-	-100.0%	-	-	-	-	1	0	-100.0%	-	-	-	-33.5%	1	125,000	1	13,000	-	-
437	NE-Athena, Helix, Adams, Weston	40	6	-	3	200.0%	4	127,600	143,300	294	27	15	66.7%	14	111,900	135,800	39.6%	1	40,000	3	26,300	-	-
438	S-Pilot Rock, Ukiah	18	-	1	-	-100.0%	2	68,700	68,700	97	16	8	14.3%	9	86,900	71,000	17.1%	1	78,000	-	-	1	70,000
439	Milton-Freewater	86	9	4	6	-14.3%	2	149,000	149,000	45	73	43	22.9%	34	115,500	100,300	3.1%	2	220,000	5	23,400	-	-
	Umatilla Co. Total	433	62	27	35	2.9%	45	142,200	126,500	132	570	341	12.5%	317	133,600	80,800	0.9%	10	159,800	21	34,400	9	120,500

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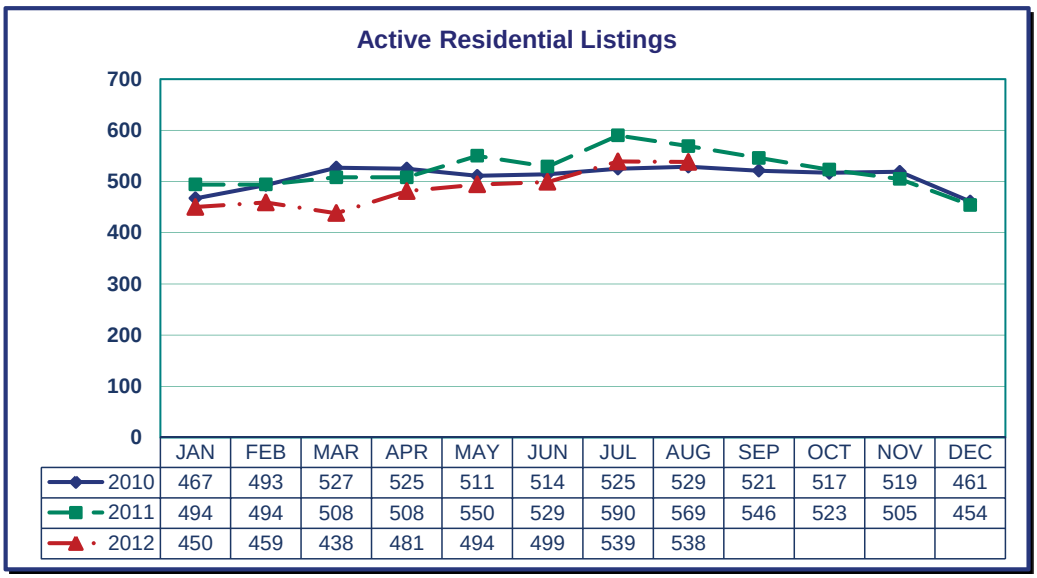

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2010	467	493	527	525	511	514	525	529	521	517	519	461
2011	494	494	508	508	550	529	590	569	546	523	505	454
2012	450	459	438	481	494	499	539	538				

ACTIVE RESIDENTIAL LISTINGS

COLUMBIA BASIN, OR

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

NEW LISTINGS

COLUMBIA BASIN, OR

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

[1] Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2012 with August 2011. The Year-To-Date section compares 2012 year-to-date statistics through August with 2011 year-to-date statistics through August.

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/11-8/31/12) with 12 months before (9/1/10-8/31/11).

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

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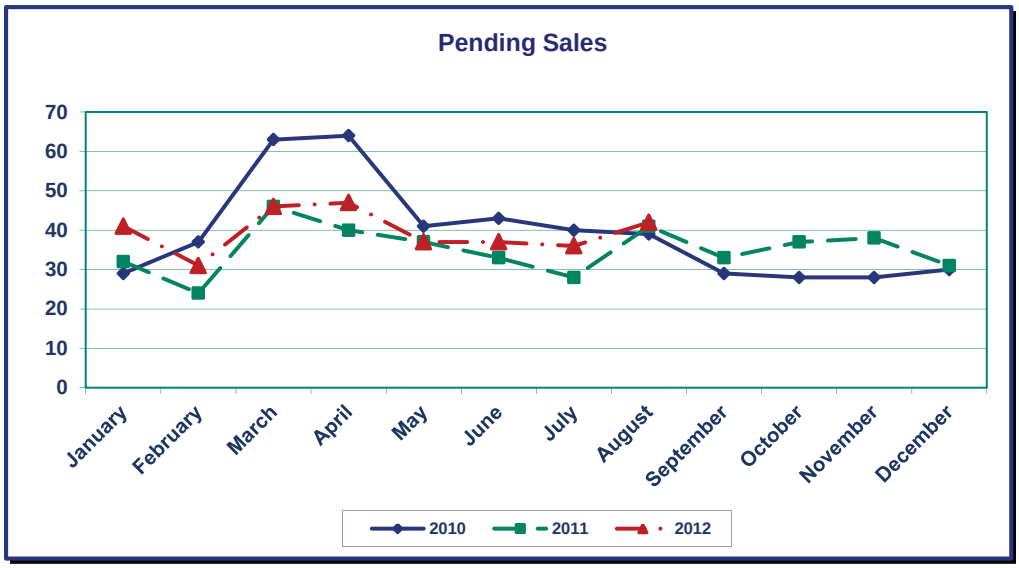


PENDING LISTINGS

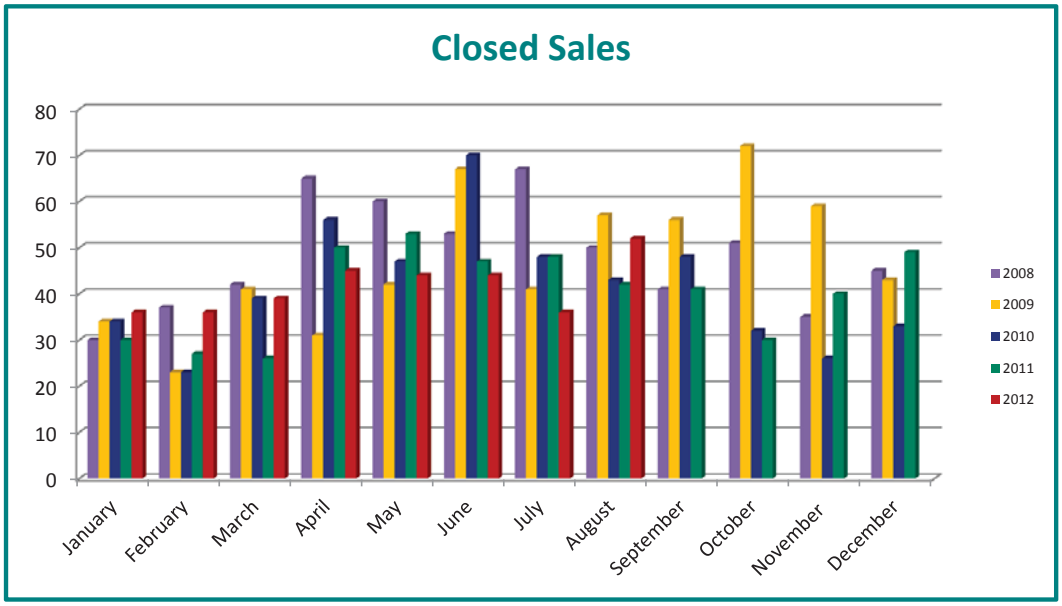
COLUMBIA BASIN, OR

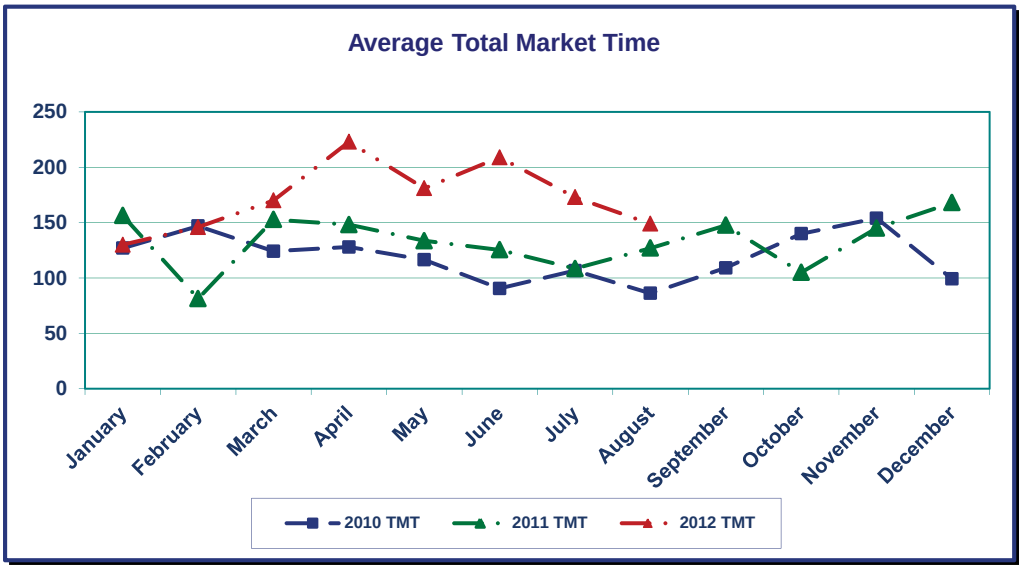
This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years

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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SALE PRICE

COLUMBIA BASIN, OR

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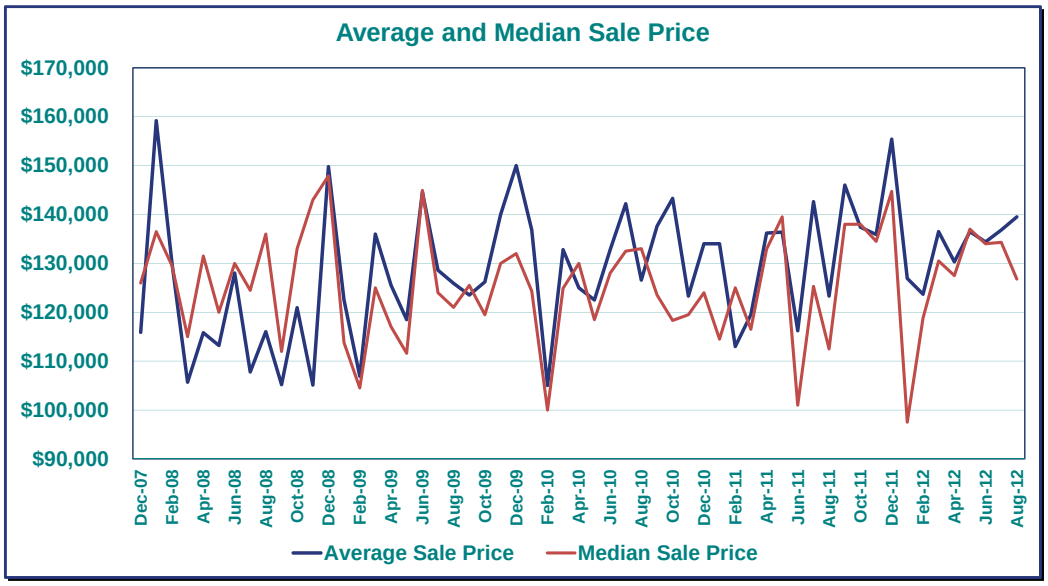

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Residential Review: Coos County, Oregon

August Residential Highlights

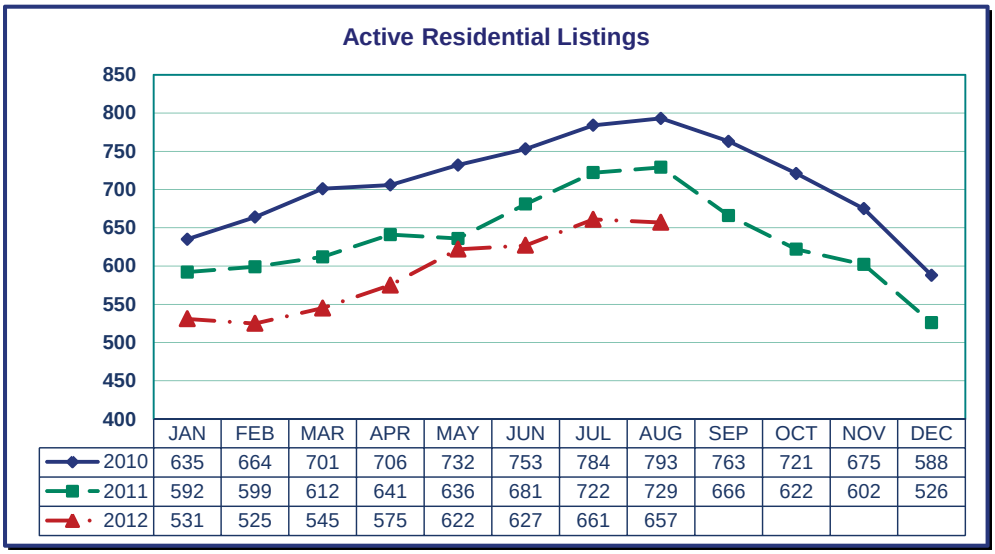
New listings stayed at almost an identical level to new listings in August 2011, but all other measures of activity reported showed improvement. There was a dramatic increase in the number of closed sales. The 76 completed transactions reported were a one-month high for the past five years. August 2007 was the last time more sales were reported in a single month with 78.

Pending sales were also substantially higher this August than the same month last year, boding well for continued healthy closed sales into the fall months. It was September 2006 when the unsold inventory in Coos County was as low as it was in August at 8.6 months of listings.

Year-To-Date Summary

Year-to-date, pending sales are up 6.5%, closed sales are up 4.9% and new listings are down 5.3%. The median sale price of $120,000 is down 4.4% from the same period in 2011, while the average of $132,200 is down 5.6%.

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2012	August	104	68	76	141,800	129,900	163
	July	107	69	54	133,700	120,000	180
	Year-to-date	817	441	403	132,200	120,000	178
2011	August	105	57	51	138,200	115,500	177
	Year-to-date	863	414	384	140,100	125,500	181
Change	August	-1.0%	19.3%	49.0%	2.6%	12.5%	-8.0%
	Prev Mo 2012	-2.8%	-1.4%	40.7%	6.1%	8.3%	-9.4%
	Year-to-date	-5.3%	6.5%	4.9%	-5.6%	-4.4%	-2.0%



August 2012 Reporting Period

Inventory in Months*	2010	2011	2012
January	17.2	19.1	19
February	25.5	18.2	12.2
March	17.1	10.6	11.4
April	17.2	13.4	11.3
May	12.4	14.5	14.8
June	13.2	12.2	11.4
July	16.7	12.7	12.2
August	15.5	14.3	8.6
September	13.9	13.1	
October	15.3	11.1	
November	15.3	12	
December	10.3	11.7	

*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month. This includes proposed and under construction homes.

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

Average Sale Price % Change:
-1.0% ($139,200 v. $140,600)

Median Sale Price % Change:
-2.6% ($126,600 v. $130,000)

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

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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AREA REPORT • 8/2012

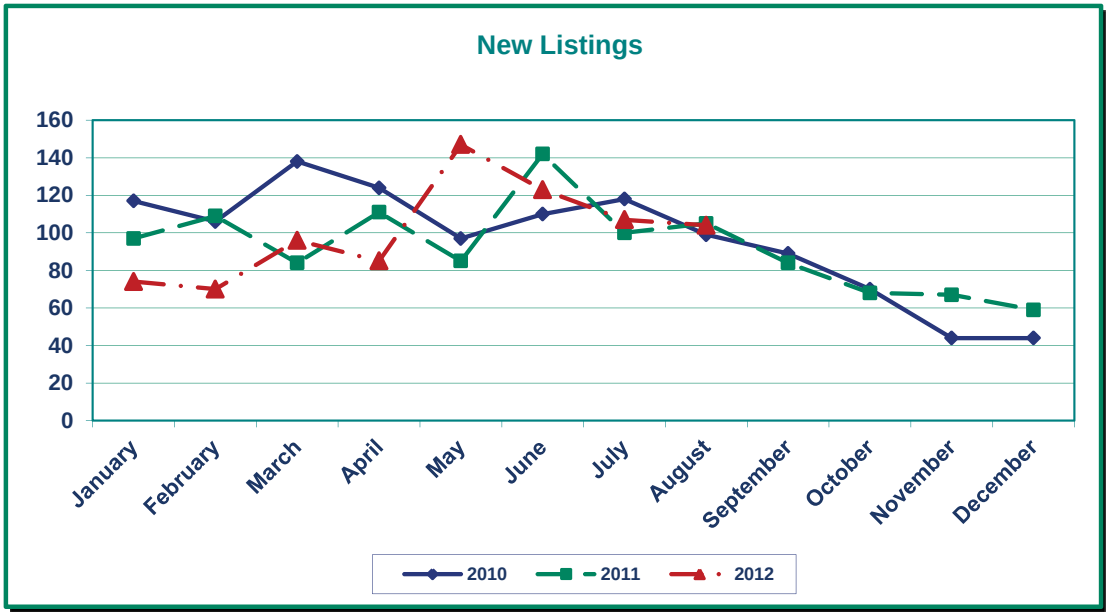
Coos County, Oregon

		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 2012	Pending Sales 2012 v. 2011[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales 2012	Pending Sales 2012 v. 2011	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97407	Allegeny	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
97411	Bandon	131	13	5	5	25.0%	9	176,400	218	113	57	1.8%	56	179,600	165,000	0.4%	6	347,000	15	51,900	-	-
97414	Broadbent	4	1	-	-	-	-	-	-	4	1	-	-	-	-	-	-	-	-	-	-	-
97420	Coss Bay	219	41	17	30	25.0%	34	127,100	185	333	193	17.0%	179	116,300	104,000	-3.4%	7	114,800	10	27,200	2	125,800
97423	Coquille	96	13	6	10	100.0%	5	103,400	127	106	49	-18.3%	39	116,000	77,800	-0.2%	2	76,400	3	35,300	1	35,000
97449	Lakeside	40	1	2	2	100.0%	1	122,500	267	34	15	15.4%	12	133,400	123,800	4.4%	1	225,000	2	60,000	-	-
97458	Myrtle Point	56	7	8	3	-57.1%	5	156,500	31	67	35	34.6%	33	114,400	75,000	0.2%	-	-	-	-	-	-
97459	North Bend	103	26	8	18	12.5%	21	162,300	139	152	89	-1.1%	82	151,400	148,300	1.1%	-	-	4	75,400	3	131,700
97466	Powers	8	2	2	-	-	1	36,000	112	8	2	-50.0%	2	48,000	48,000	13.6%	-	-	-	-	-	-

[1] Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2012 with August 2011. The Year-To-Date section compares 2012 year-to-date statistics through August with 2011 year-to-date statistics through August.

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/11-8/31/12) with 12 months before (9/1/10-8/31/11).

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



NEW LISTINGS

COOS COUNTY, OR

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

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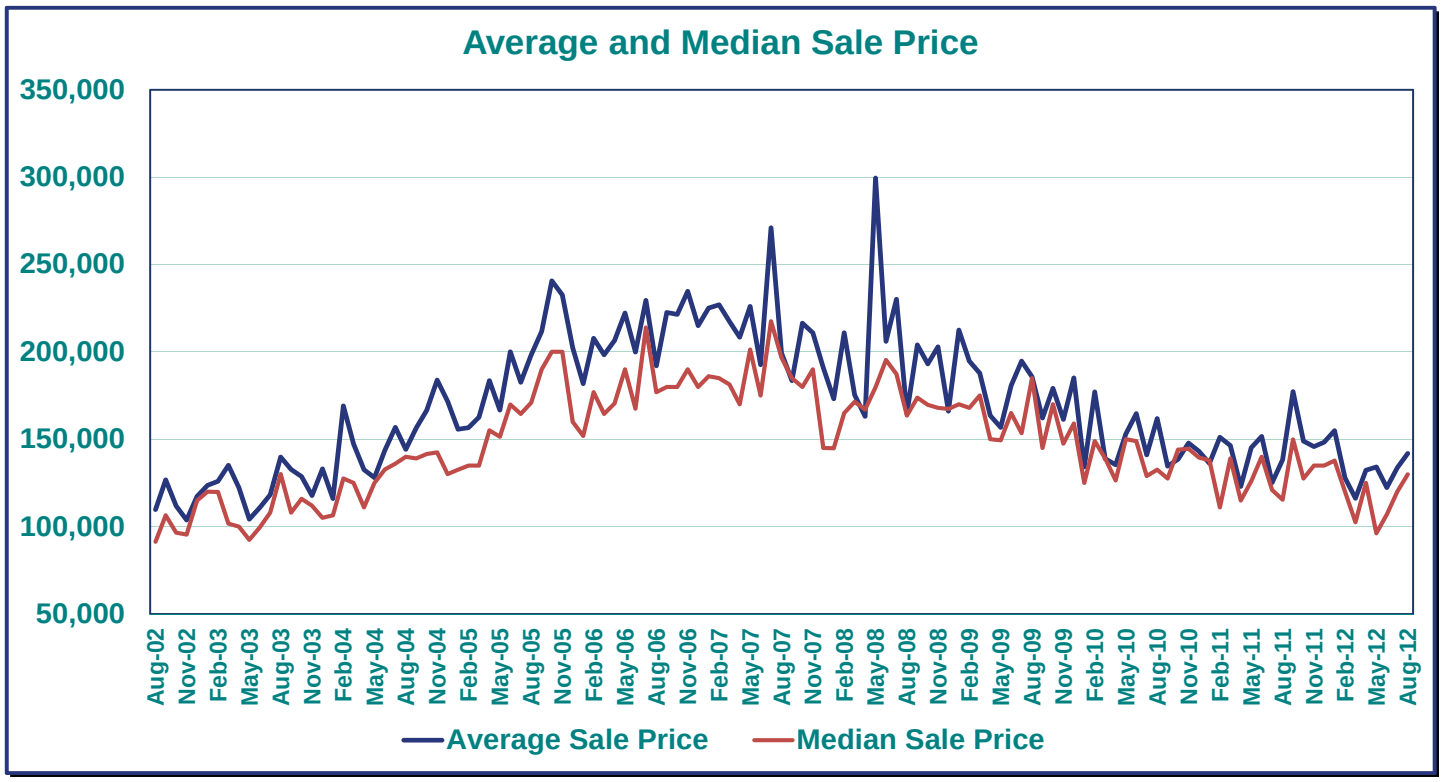
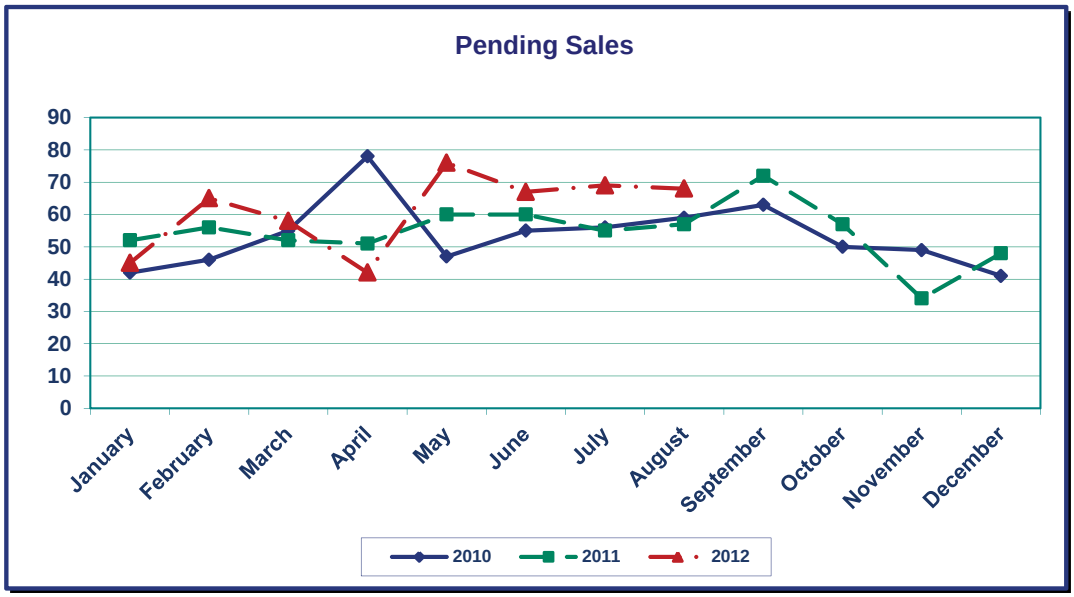
SALE PRICE

COOS COUNTY, OR

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





PENDING LISTINGS

COOS COUNTY, OR

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

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

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

Lane County: Eugene
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(541) 686-2885
Fax: (541) 484-3854

Lane County: Florence
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Florence, OR 97439
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Fax: (541) 902-1341

Douglas County
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Hermiston, OR 97838
(541) 567-5186
Fax: (541) 289-7320

Coos County
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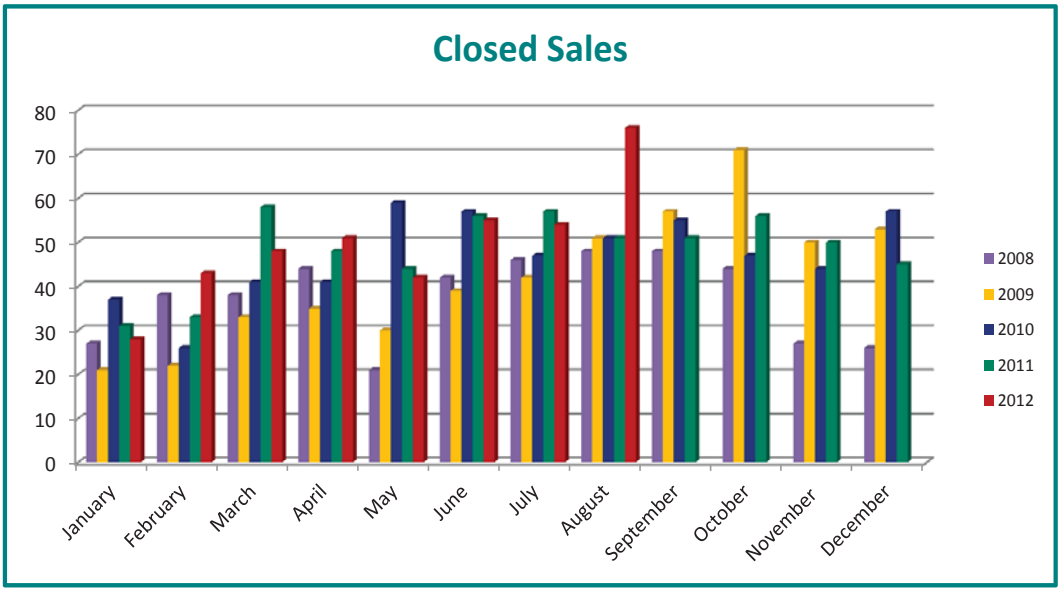
North Bend, OR 97459
(541) 751-1070
Fax: (541) 751-1083

CLOSED SALES

COOS COUNTY, OR

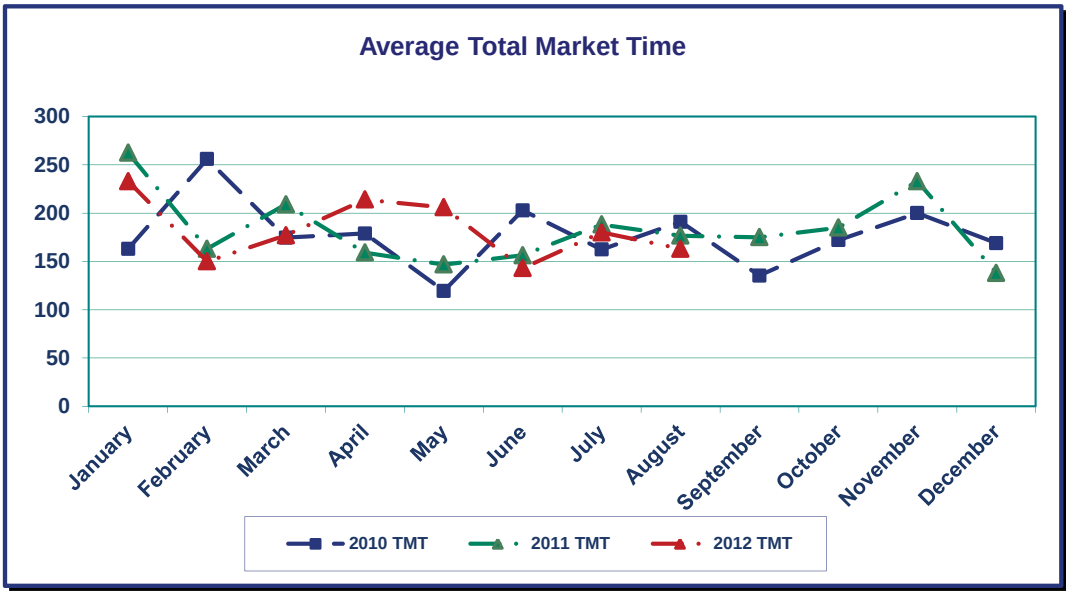
This graph shows the closed sales over the past five calendar years in Coos County, Oregon.



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.



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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MARKET ACTION

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

Residential Review: Curry County, Oregon — August 2012 Reporting Period

August Residential Highlights

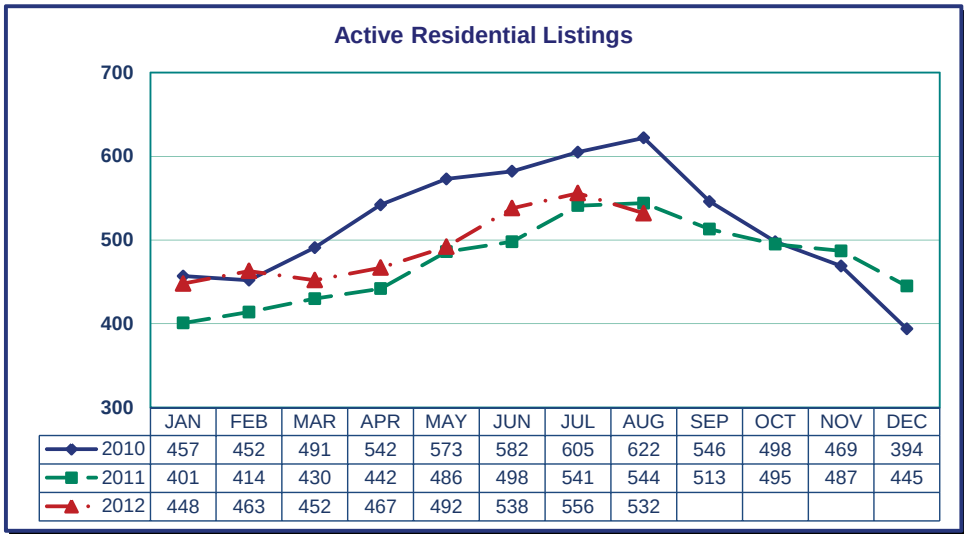
Pending sales continue to be the big story in Curry County. The 56 accepted offers in August were more than in any other single month since RMLS™ began to collect data in 2006. September 2010 was the month with the second highest number - 37 pendings. There were twice as many pending sales this August as in August last year.

The 32 closed sales were the highest since October 2007, when 37 transactions closed, and well above the 23 sales of August 2011. The spike in pending sales should be reflected in healthy closed sales well into the fall months.

Year-To-Date-Summary

In the first 8 months this year, there were 2.8% more new listings, 55.0% more pending sales, and 42.0% more closed sales than in the same 2011 period. The average sale price of $184,100 and the median of $150,000 were lower than prices in the same period last year by 11.4% and 18.7%, respectively.

Curry County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2012	August	58	56	32	155,000	142,000	171
	July	61	35	25	149,400	132,000	229
	Year-to-date	508	248	203	184,100	150,000	265
2011	August	57	28	23	175,500	169,000	334
	Year-to-date	494	160	143	207,700	184,500	260
Change	August	1.8%	100.0%	39.1%	-11.7%	-16.0%	-48.7%
	Prev Mo 2012	-4.9%	60.0%	28.0%	3.7%	7.6%	-25.3%
	Year-to-date	2.8%	55.0%	42.0%	-11.4%	-18.7%	1.9%



Inventory in Months*	2010	2011	2012
January	38.1	36.5	56
February	26.6	27.6	16
March	23.4	30.7	16.7
April	30.1	29.5	19.5
May	23.9	23.1	15.9
June	27.7	24.9	20.7
July	60.5	22.5	22.2
August	41.5	23.7	16.6
September	17.6	19.7	
October	16.6	29.1	
November	16.8	28.6	
December	23.2	24.7	

*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month. This includes proposed and under construction homes.

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

Average Sale Price % Change:
-12.6% ($193,500 v. $221,300)

Median Sale Price % Change:
-14.6% ($158,000 v. $185,000)

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

ACTIVE RESIDENTIAL LISTINGS

CURRY COUNTY, OR

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

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AREA REPORT • 8/2012

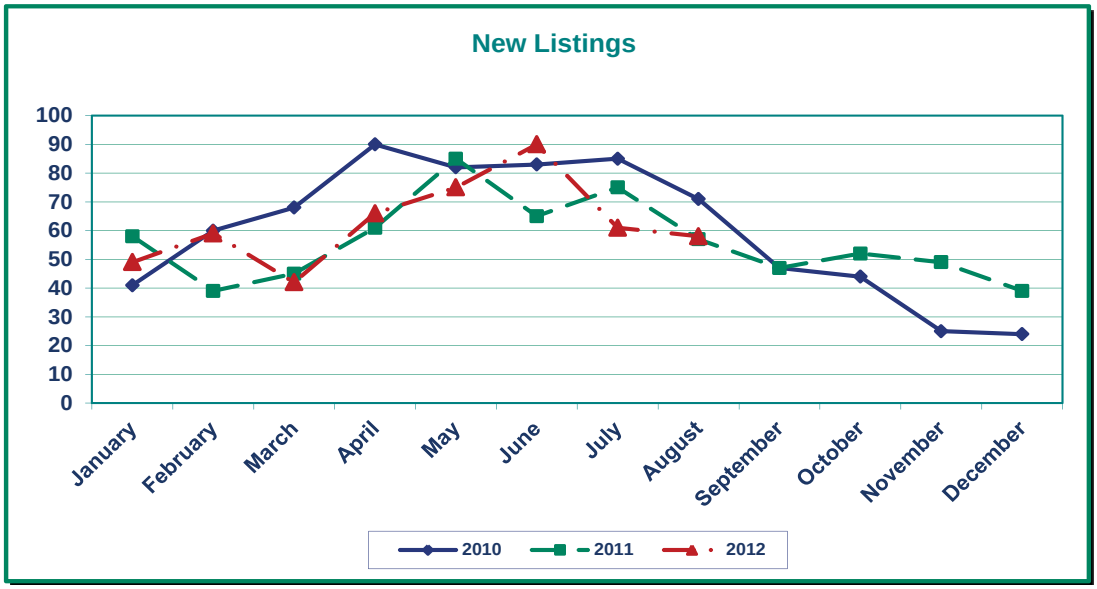
Curry County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales 2012	Pending Sales 2012 v. 2011[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales 2012	Pending Sales 2012 v. 2011	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
270	City, Airport, Marina Hts., NB Chetco	144	16	13	17	88.9%	14	201,600	153	148	95	41.8%	85	223,800	200,000	-0.6%	-	-	6	43,700	3	445,700
271	Harbor, Winchuck, SB Chetco	113	19	11	12	100.0%	9	103,800	251	119	59	78.8%	49	128,300	92,900	-29.6%	1	225,000	1	160,000	1	186,000
272	Carpenterville, Cape Ferrello, Whaleshead	57	7	3	7	75.0%	4	134,800	125	54	21	40.0%	17	154,500	130,000	-40.3%	-	-	4	54,800	-	-
273	Gold Beach	154	13	6	15	114.3%	1	40,000	53	131	57	78.1%	37	180,100	150,000	-11.3%	-	-	9	126,500	4	183,800
274	Port Orford	64	3	2	5	150.0%	4	156,000	130	56	16	23.1%	15	184,300	143,000	17.9%	1	122,000	4	69,300	-	-

[1] Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2012 with August 2011. The Year-To-Date section compares 2012 year-to-date statistics through August with 2011 year-to-date statistics through August.

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/11-8/31/12) with 12 months before (9/1/10-8/31/11).

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



NEW LISTINGS

CURRY COUNTY, OR

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

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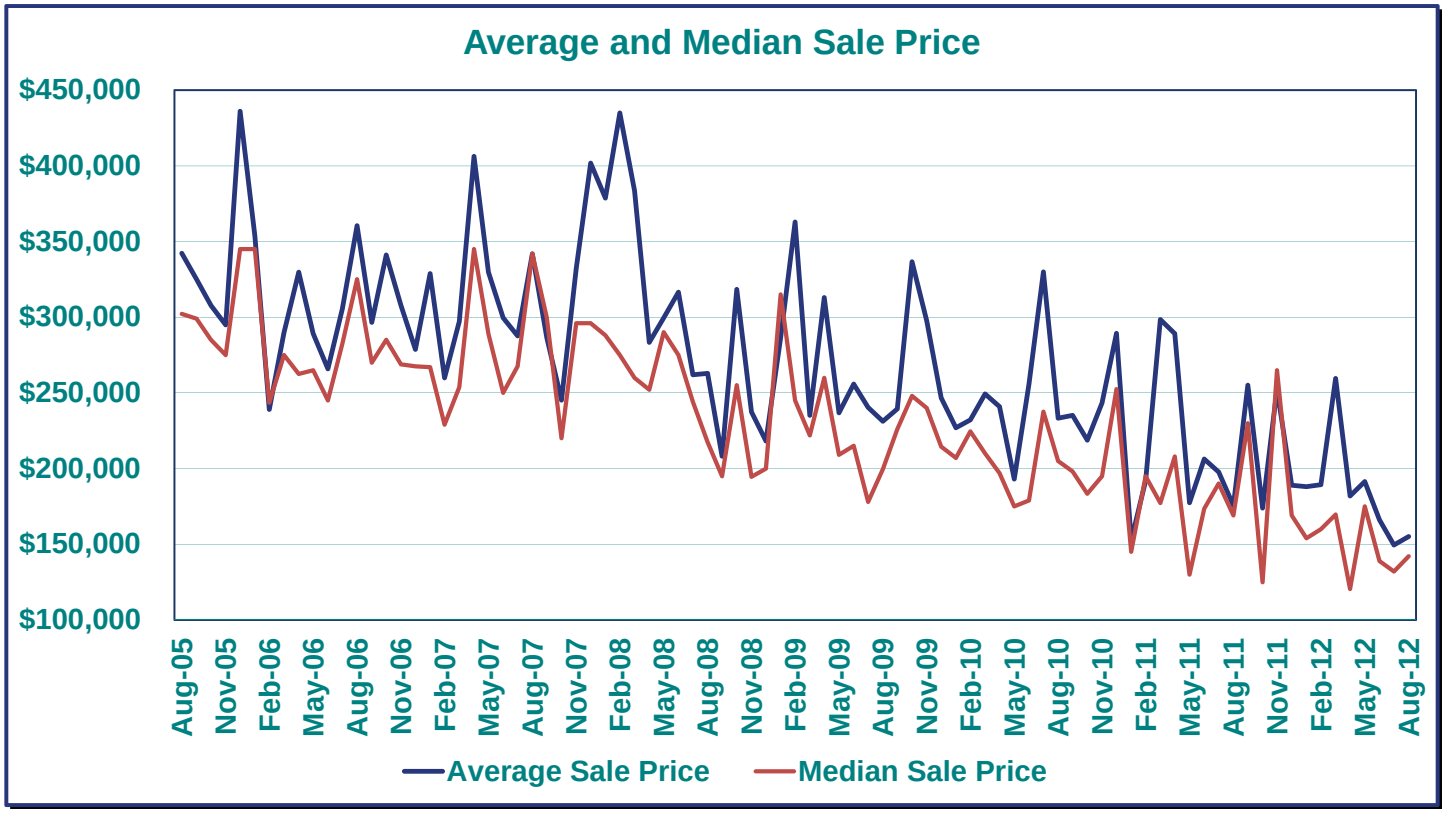
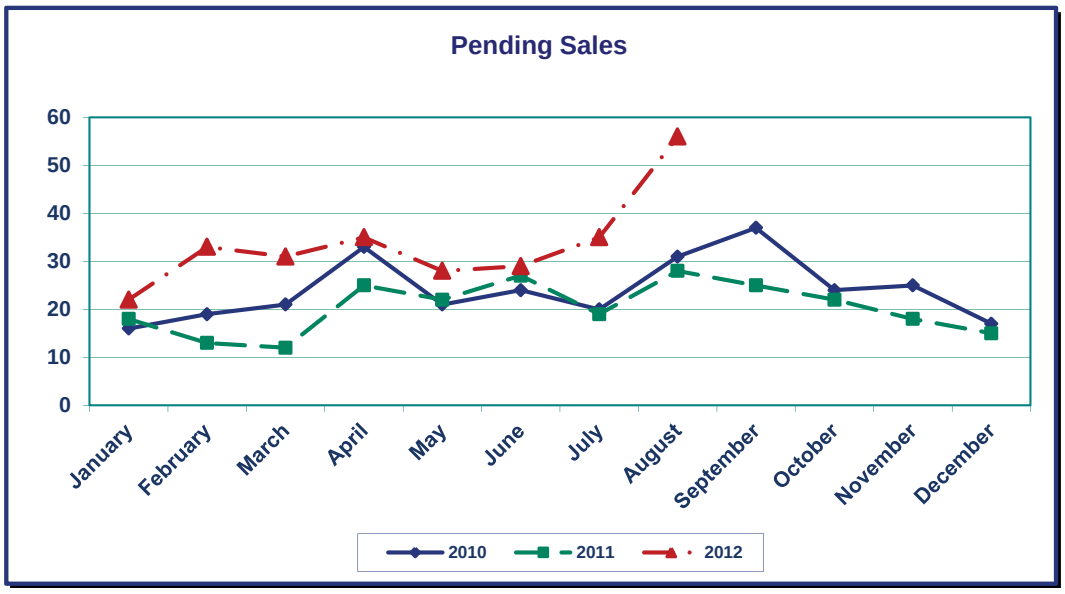
SALE PRICE

CURRY COUNTY, OR

This graph represents the average and median 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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CLOSED SALES

CURRY COUNTY, OR

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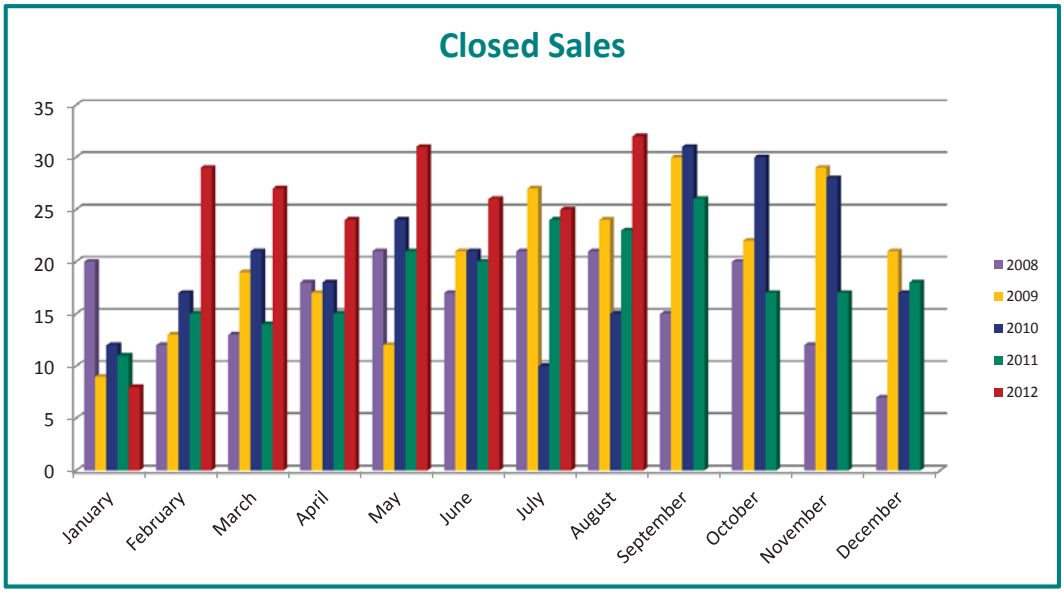
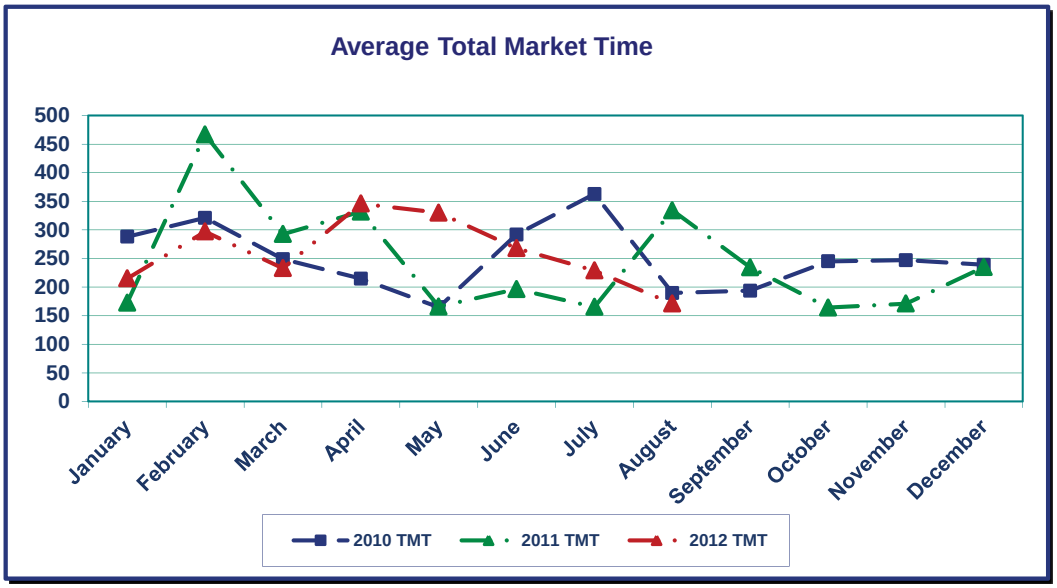


DAYS ON MARKET

CURRY COUNTY, OR

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



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MARKET ACTION

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

Residential Review: Douglas County, Oregon — August 2012 Reporting Period

August Residential Highlights

It is over five years since accepted offers or closed sales posted totals higher than the numbers recorded for August 2012. The 131 pendings were 28.4% higher than the 102 posted in the same month last year, and bested July's 107 accepted offers by 22.4%. Closed sale were 44.2% over comparable month sales (111 in August 2012 v. 77 in August 2011) and 35.4% higher than July's 82 closed transactions.

New listings are higher in August this year than last by 14.4% (191 v. 167), although slightly under the 195 reported in July.

At 9.5 months, unsold inventory in Douglas County is lower than it has been since October 2006, when the inventory would have lasted 8.7 months.

Year-To-Date Summary

In the first eight months this year, there were 1.9% fewer new listings, 13.4% more pending sales, and 10.3% more closed sales than in the first eight months of 2011. Prices are stabilizing when viewed year-to-date. The average sale price of $150,300 is 1.9% under the average of $153,200 in 2011, while the median sale price of $130,000 is identical to the median in the same period last year.

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

Average Sale Price % Change:
-1.0% ($152,600 v. $154,200)

Median Sale Price % Change:
-0.1% ($134,900 v. $135,000)

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

Inventory in Months*

	2010	2011	2012
January	19.4	16	12.3
February	19.4	20.3	14
March	14.8	15.3	10.2
April	15	13.6	13.3
May	15	11.5	14.6
June	14.1	12.6	11.4
July	16.3	18	12.9
August	17.6	15	9.5
September	18	13.1	
October	15.2	14.1	
November	17.5	15.6	
December	12.6	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. This number includes proposed and under construction homes.

Douglas County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2012	August	191	131	111	141,100	124,900	138
	July	195	107	82	161,700	143,600	157
	Year-to-date	1,432	719	645	150,300	130,000	181
2011	August	167	102	77	152,200	140,000	190
	Year-to-date	1,459	634	585	153,200	130,000	181
Change	August	14.4%	28.4%	44.2%	-7.3%	-10.8%	-27.4%
	Prev Mo 2012	-2.1%	22.4%	35.4%	-12.7%	-13.0%	-12.1%
	Year-to-date	-1.9%	13.4%	10.3%	-1.9%	0.0%	-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.

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Douglas County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales 2012	Pending Sales 2012 v. 2011[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales 2012	Pending Sales 2012 v. 2011	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
251	NE Roseburg	93	22	9	14	16.7%	18	105,700	109	164	98	19.5%	88	112,300	104,000	-4.2%	1	205,000	8	157,400	2	126,000
252	NW Roseburg	103	22	6	14	-26.3%	17	263,600	161	155	75	13.6%	72	257,800	216,200	3.8%	2	397,000	5	109,100	-	-
253	SE Roseburg	47	8	5	2	-83.3%	3	108,300	253	66	29	-32.6%	33	138,700	127,500	7.0%	6	167,000	1	15,000	1	71,600
254	SW Roseburg	99	22	5	13	44.4%	9	155,700	116	143	75	44.2%	64	186,700	170,000	6.8%	3	103,300	10	80,800	2	124,800
255	Glide & E of Roseburg	67	10	5	6	100.0%	2	367,500	101	79	28	-9.7%	24	286,500	270,000	12.2%	1	189,000	7	69,900	-	-
256	Sutherlin/ Oakland Area	144	28	7	25	150.0%	18	115,000	122	198	113	48.7%	94	151,600	132,500	-11.9%	2	255,000	7	166,600	2	143,600
257	Winston & SW of Roseburg	86	13	13	11	83.3%	8	125,600	83	124	64	20.8%	60	115,200	106,500	-17.1%	-	-	6	114,800	2	162,500
258	Myrtle Creek & S/SE of Roseburg	172	31	11	14	40.0%	16	100,300	149	216	84	-10.6%	79	115,000	105,000	2.2%	1	56,000	15	30,700	2	91,000
259	Green District	59	13	3	11	37.5%	10	135,000	181	99	67	6.3%	62	123,000	123,600	2.4%	1	13,500	-	-	-	-
265	North Douglas County	188	22	12	21	61.5%	10	79,000	155	188	86	16.2%	69	104,300	100,700	-18.8%	3	115,700	6	132,100	2	69,900
	Grand Total	1,058	191	76	131	28.4%	111	141,100	138	1,432	719	13.4%	645	150,300	130,000	-1.1%	20	171,300	65	95,800	13	115,900

[1] Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2012 with August 2011. The Year-To-Date section compares 2012 year-to-date statistics through August with 2011 year-to-date statistics through August.

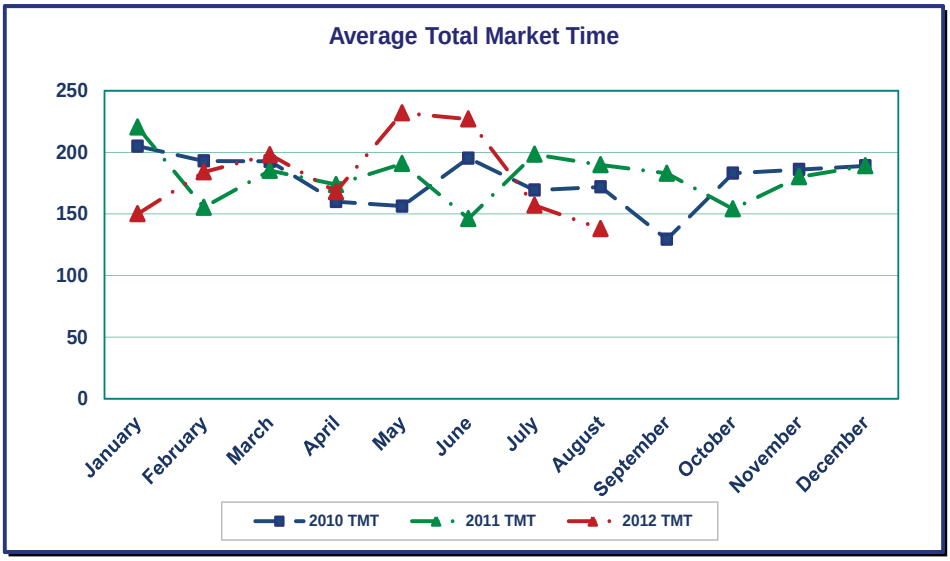
[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/11-8/31/12) with 12 months before (9/1/10-8/31/11).

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

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.



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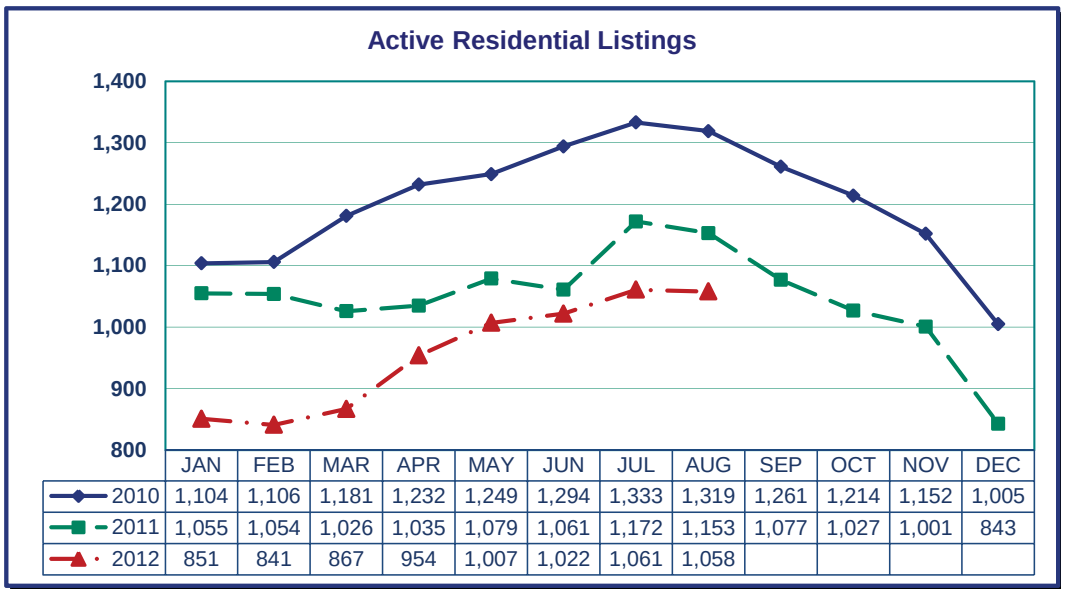


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2010	1,104	1,106	1,181	1,232	1,249	1,294	1,333	1,319	1,261	1,214	1,152	1,005
2011	1,055	1,054	1,026	1,035	1,079	1,061	1,172	1,153	1,077	1,027	1,001	843
2012	851	841	867	954	1,007	1,022	1,061	1,058				

ACTIVE RESIDENTIAL LISTINGS

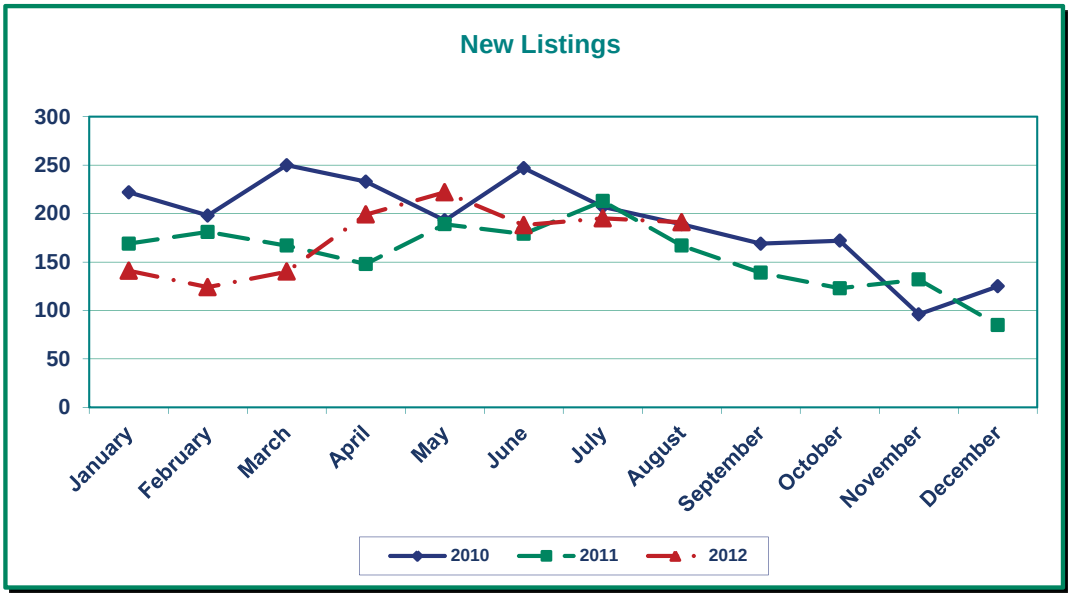
DOUGLAS COUNTY, OR

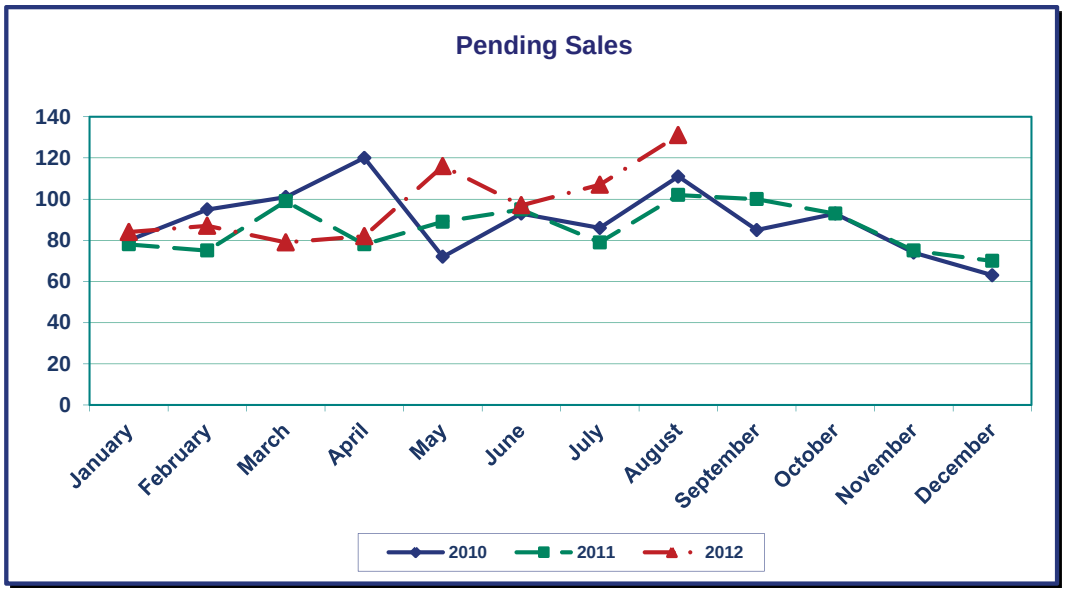
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.

NEW LISTINGS

DOUGLAS COUNTY, OR

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





PENDING LISTINGS

DOUGLAS COUNTY, OR

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

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Fax: (360) 696-9342

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(541) 686-2885
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Lane County: Florence
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(541) 751-1070
Fax: (541) 751-1083

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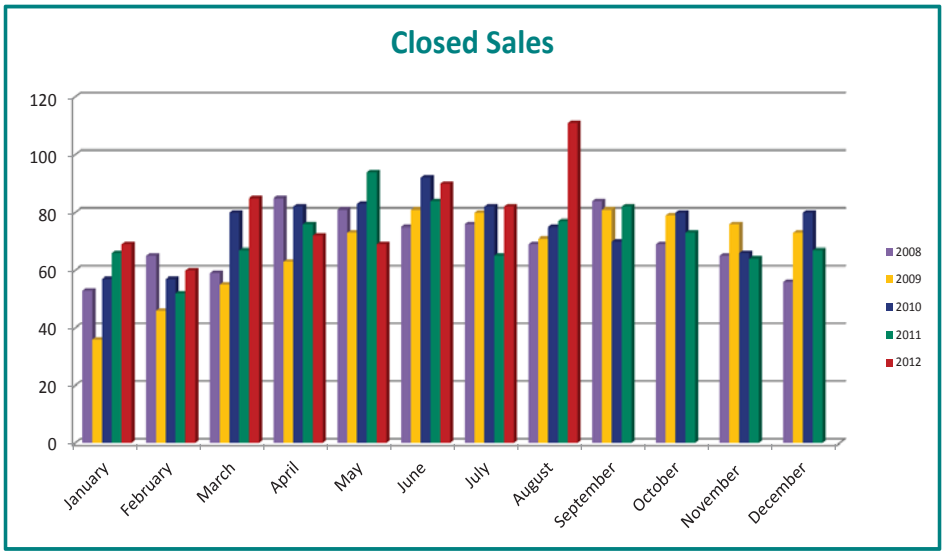
CLOSED SALES

DOUGLAS COUNTY, OR

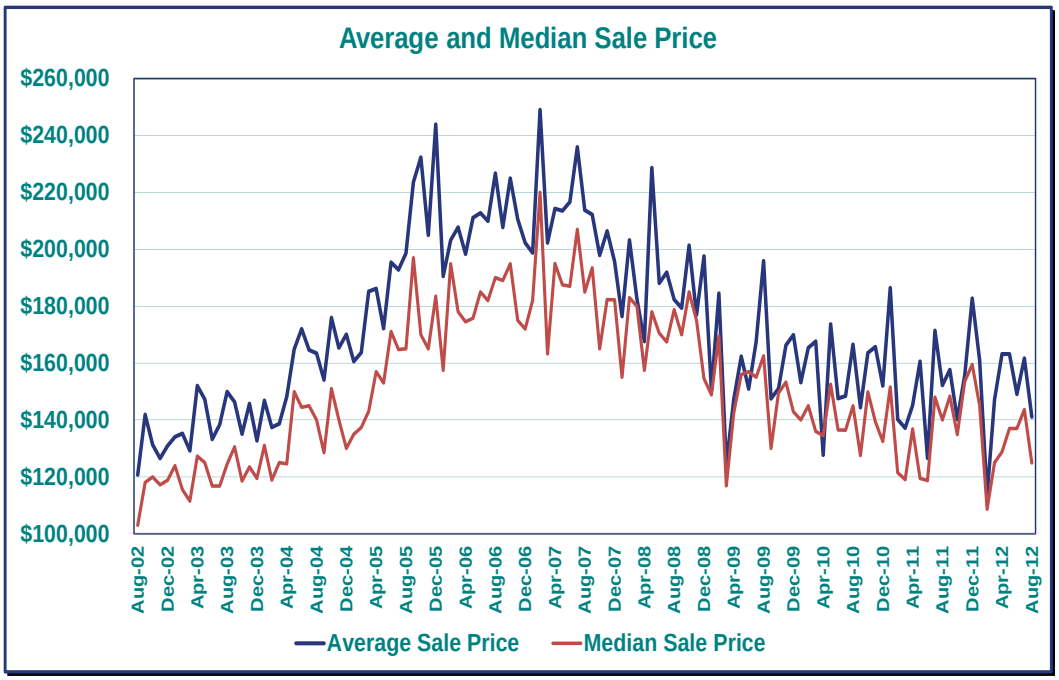
This graph shows the closed sales over the past five calendar years in Douglas County, Oregon.



SALE PRICE

DOUGLAS COUNTY, OR

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



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MARKET ACTION

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

Residential Review: Grant County, Oregon — August 2012 Reporting Period

August Residential Highlights

There were eight new listings in August 2012, a drop from 11 in July but identical to August 2011 listing activity. The five accepted offers were a slight decrease from the six in the same month last year, steady with July's pending sales. Closed sales saw an increase in both comparisons. Seven sales this August topped both the four sales in August 2011 and the two in July 2012.

Year-To-Date Trends

New listings are 8.5% higher this year than last (89 v. 82.) Pending sales have decreased by 21.9% from 32 in the first eight months of last year to 25 in the same period this year. Closed sales also dropped by a similar percentage of 25.9%, going from 27 last year to 20 this year.

Year-to-date in 2012, properties sold have brought higher prices. The average sales price of $151,700 is 19.4% higher and the median of $144,500 is 49.0% higher than the average and median last year.

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

Average Sale Price % Change:
+18.9% ($150,900 v. $126,900)

Median Sale Price % Change:
+29.9% ($135,500 v. $104,300)

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

Inventory in Months*

	2010	2011	2012
January	N/A	28	60
February	N/A	30.67	59
March	42	31.67	60.5
April	21.5	49.5	42.7
May	20.3	53.5	N/A
June	21.8	26.5	75
July	31.7	44.0	75
August	24.5	31.5	20.6
September	94	25.2	
October	23.5	42.7	
November	31.7	25	
December	N/A	38	

*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. This number includes proposed and under construction homes.

Grant County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2012	August	8	5	7	156,700	146,000	471
	July	11	5	2	160,000	160,000	516
	Year-to-date	89	25	20	151,700	144,500	412
2011	August	8	6	4	79,400	73,800	167
	Year-to-date	82	32	27	127,000	97,000	318
Change	August	0.0%	-16.7%	75.0%	97.4%	97.8%	183.1%
	Prev Mo 2012	-27.3%	0.0%	250.0%	-2.1%	-8.8%	-8.7%
	Year-to-date	8.5%	-21.9%	-25.9%	19.4%	49.0%	29.5%

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AREA REPORT • 8/2012

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 2012	Pending Sales 2012 v. 2011[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales 2012	Pending Sales 2012 v. 2011	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97817	Bates	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	150,000	-	-
97820	Canyon City	33	3	1	2	100.0%	2	171,000	219	24	7	-22.2%	5	135,600	146,000	-24.6%	-	-	1	43,000	-	-
97825	Dayville	3	-	-	1	-	-	-	-	3	2	-	1	400,000	400,000	-	1	280,000	2	55,000	-	-
97845	John Day	45	2	2	-	-100.0%	2	133,800	441	25	10	-23.1%	10	138,900	154,000	30.7%	1	138,000	2	95,000	-	-
97848	Kimberly	2	-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	1	320,000	-	-
97856	Long Creek	2	-	2	-	-	1	275,000	780	2	1	-50.0%	1	275,000	275,000	-19.8%	-	-	1	400,000	-	-
97864	Monument	6	-	1	-	-	-	-	-	1	-	-100.0%	-	-	-	-	-	-	-	-	-	-
97865	Mount Vernon	16	-	1	1	0.0%	-	-	-	10	2	0.0%	-	-	-	9.5%	-	-	3	153,300	-	-
97869	Prairie City	36	3	-	1	0.0%	2	106,000	600	22	3	-40.0%	3	97,300	92,000	-	-	-	-	-	-	-
97873	Seneca	1	-	1	-	-	-	-	-	-	-	-	-	-	-	18.9%	-	-	-	-	-	-

[1] Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2012 with August 2011. The Year-To-Date section compares 2012 year-to-date statistics through August with 2011 year-to-date statistics through August.

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/11-8/31/12) with 12 months before (9/1/10-8/31/11).

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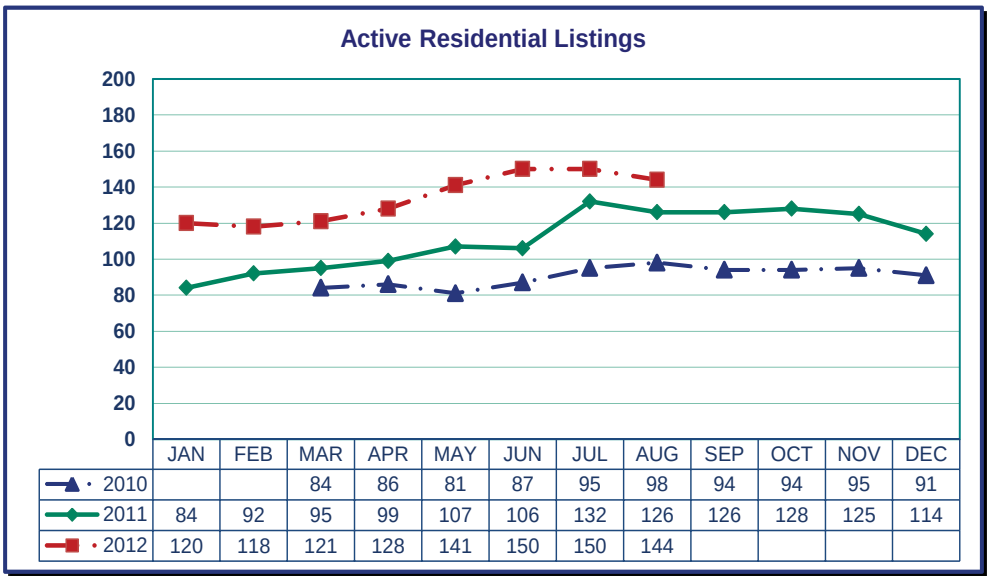

ACTIVE RESIDENTIAL LISTINGS

GRANT COUNTY, OR

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

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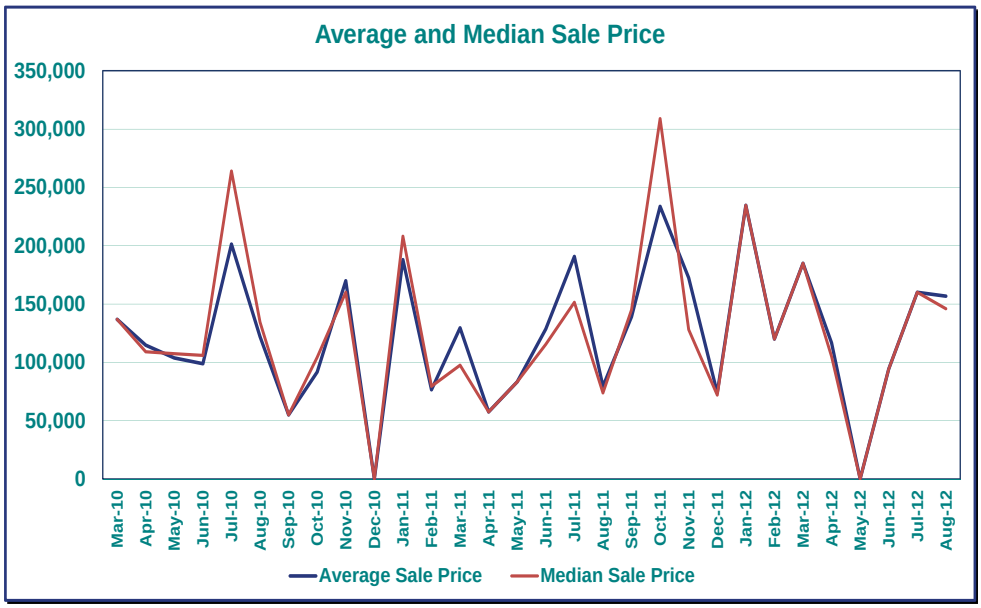
NEW LISTINGS

GRANT COUNTY, OR

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



SALE PRICE

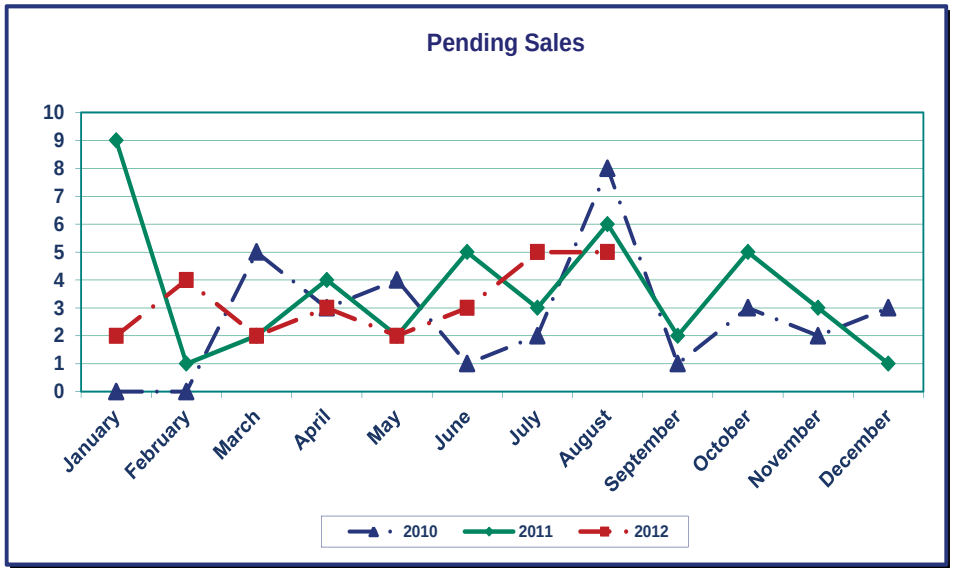
GRANT COUNTY, OR

This graph represents the average and median 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

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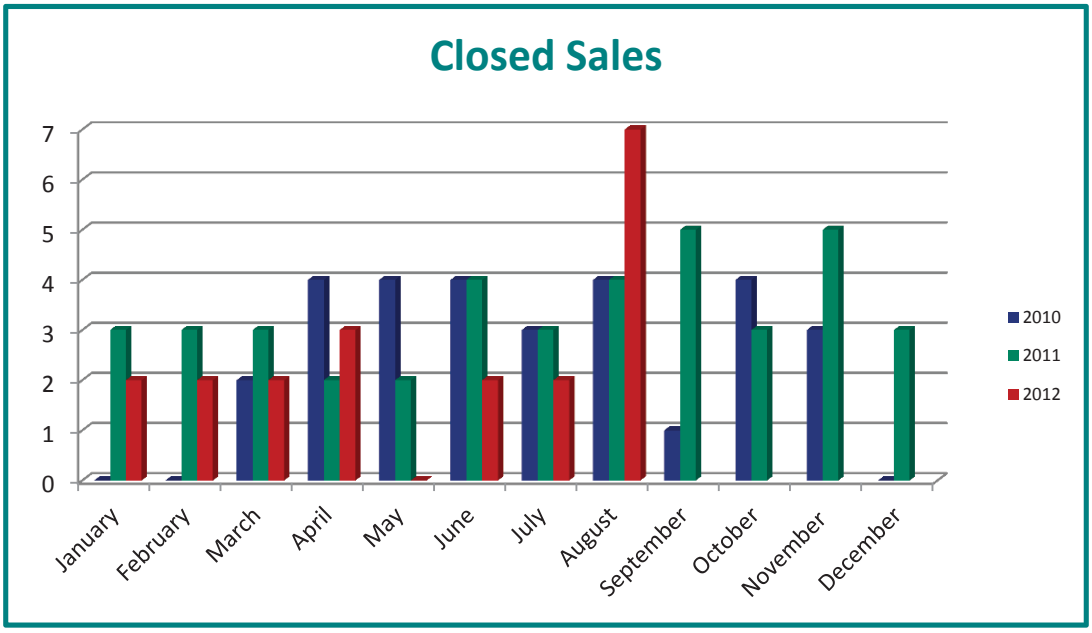
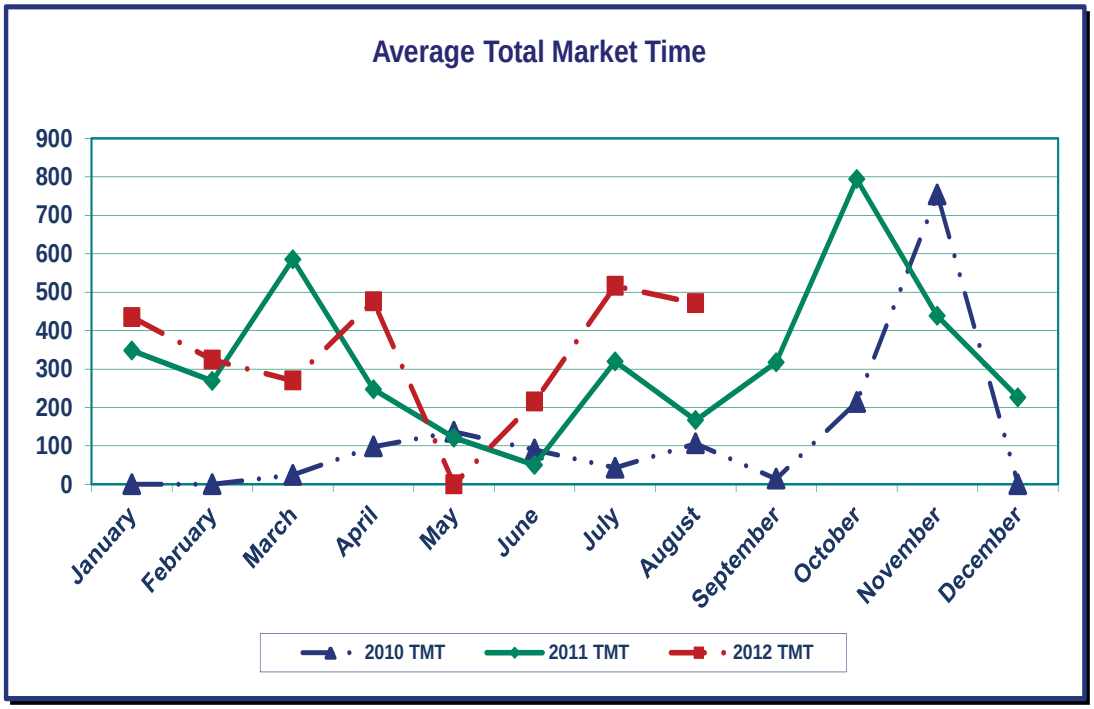


DAYS ON MARKET

GRANT COUNTY, OR

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



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MARKET ACTION

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

Residential Review: Lane County, Oregon — August 2012 Reporting Period

August Residential Highlights

Improvement in the Lane County real estate market continued in August. At 355, closed sales topped the 273 sales in the comparable month of 2011 by 30.0% and improved on July sales of 314 by 13.1%. August sales reached the highest level for a single month period in five years, since August 2007 posted 446 sales.

The 368 pending sales are a promising indicator for healthy closings well into the fall months. While only slightly edging the 365 accepted offers reported the previous month, this level of pending activity improved on August 2011 by 9.5%.

New listings were down from the previous month by 13.7% and down compared to August 2011 by 5.7%. Fewer new listings and more closed sales are factors which contribute to an unsold inventory of 5.1 months, lower than at any time since it was also 5.1 months in August 2007.

Year-To-Date Trends

In the first eight months of 2012, there have been 4.7% fewer new listings, 9.7% more accepted offers, and 11.5% more closed sales. Prices are stabilizing. The average sales price of $198,800 this year through August is 2.5% below the average sales price in the same period last year, and the median is identical at $175,000. At 125 days, total market time for the properties sold thus far in 2012 has dropped 12.7% from the 144 days needed last year.

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

Average Sale Price % Change:
-3.0% ($198,900 v. $205,100)
Median Sale Price % Change:
-3.1% ($174,500 v. $180,000)

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

Inventory in Months*

	2010	2011	2012
January	14.1	12.4	7.8
February	10.9	11.9	8.8
March	7.8	8.6	6.3
April	7.3	8.0	6.9
May	7.2	7.6	5.8
June	7.2	7.0	6.7
July	11.9	8.6	5.9
August	10.7	7.7	5.1
September	10.4	7.7	
October	10.8	7.6	
November	9.2	8.2	
December	8.1	6.4	

*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month. This number includes proposed and under construction homes.

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.

Greater Lane County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2012	August	446	368	355	208,600	184,900	106
	July	517	365	314	206,200	181,500	100
	Year-to-date	3,711	2,406	2,159	198,800	175,000	125
2011	August	473	336	273	199,600	175,000	135
	Year-to-date	3,896	2,193	1,937	204,000	175,000	144
Change	August	-5.7%	9.5%	30.0%	4.5%	5.7%	-21.1%
	Prev Mo 2012	-13.7%	0.8%	13.1%	1.2%	1.9%	6.0%
	Year-to-date	-4.7%	9.7%	11.5%	-2.5%	0.0%	-12.7%

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AREA REPORT • 8/2012

Lane County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales 2012	Pending Sales 2012 v. 2011[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales 2012	Pending Sales 2012 v. 2011	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
225	Florence Coast Village	23	-	-	3	200.0%	3	52,800	288	15	7	40.0%	5	51,300	42,500	-18.0%	-	-	3	22,300	-	-
226	Florence Green Trees	50	8	2	4	-20.0%	2	60,000	327	45	20	17.6%	18	67,900	47,500	-38.1%	-	-	1	32,000	-	-
227	Florence Florentine	40	10	5	1	0.0%	-	-	-	34	6	-25.0%	5	136,600	140,000	-20.1%	-	-	-	-	-	-
228	Florence Town	133	20	7	13	-23.5%	13	163,000	290	136	89	48.3%	84	152,000	149,000	-8.4%	3	327,500	6	55,300	2	150,000
229	Florence Beach	60	10	5	9	800.0%	4	161,900	384	56	33	22.2%	28	214,000	198,500	-7.2%	-	-	5	38,000	-	-
230	Florence North	49	4	1	6	100.0%	4	206,700	434	47	25	31.6%	22	173,700	145,400	-4.6%	1	199,000	3	96,700	-	-
231	Florence South/ Dunes City	64	6	3	2	-66.7%	3	174,300	139	54	22	-4.3%	22	221,900	222,500	-0.7%	-	-	2	52,000	-	-
238	Florence East/ Mapleton	36	5	6	3	-	2	298,800	774	41	15	50.0%	11	228,600	229,000	25.7%	-	-	2	104,000	-	-
	Grand Total	455	63	29	41	20.6%	31	161,000	339	428	217	28.4%	195	164,800	156,000	-6.2%	4	295,400	22	55,600	2	150,000
232	Hayden Bridge	52	15	7	6	-40.0%	7	209,300	50	108	57	1.8%	56	173,000	163,000	-3.3%	-	-	-	-	0	-
233	McKenzie Valley	105	6	1	5	-58.3%	5	200,600	135	113	44	25.7%	40	249,700	218,800	-11.6%	1	206,000	5	141,700	0	-
234	Pleasant Hill/Oak	117	19	17	13	-7.1%	16	249,900	187	175	103	18.4%	97	200,300	165,000	-5.3%	2	57,800	6	105,600	2	74,000
235	South Lane Properties	221	41	15	30	-3.2%	26	196,600	119	333	207	11.3%	184	176,000	152,300	0.0%	3	152,500	9	96,500	4	192,000
236	West Lane Properties	90	14	11	23	15.0%	14	211,000	158	156	102	-12.8%	88	200,300	154,000	-2.4%	2	140,000	7	227,800	2	133,300
237	Junction City	122	29	11	16	14.3%	8	215,600	200	162	89	-1.1%	74	190,300	171,700	11.7%	2	69,000	2	252,500	2	1,171,000
239	Thurston	114	36	7	28	0.0%	29	160,500	147	270	199	15.0%	176	164,400	158,300	-2.4%	-	-	6	53,600	6	170,400
240	Coburg I-5	21	4	1	8	166.7%	7	292,900	154	49	37	19.4%	31	236,200	157,500	11.5%	-	-	3	293,300	1	285,000
241	N Gilham	63	14	4	10	-28.6%	8	275,900	75	142	101	-8.2%	99	269,000	240,000	1.9%	-	-	1	450,000	2	249,000
242	Ferry Street Bridge	121	47	12	29	31.8%	30	261,600	77	295	205	22.0%	185	247,300	230,000	-2.9%	-	-	10	72,300	2	229,800
243	E Eugene	128	38	14	29	0.0%	30	256,600	78	314	182	9.6%	154	274,100	251,000	-7.4%	-	-	8	312,100	9	378,700
244	SW Eugene	213	49	15	48	92.0%	45	276,500	74	451	283	37.4%	240	254,700	220,000	-8.8%	1	242,500	7	107,700	9	240,200
245	W Eugene	37	11	7	20	42.9%	20	187,500	129	99	65	3.2%	52	178,100	150,000	8.7%	2	107,500	1	220,000	15	293,900
246	Danebo	146	50	17	37	-7.5%	29	118,200	105	354	235	-6.0%	223	132,800	135,000	-3.9%	-	-	7	51,400	5	143,000
247	River Road	54	17	1	14	16.7%	19	142,600	71	122	82	-2.4%	73	152,600	150,000	-4.7%	-	-	-	-	4	205,200
248	Santa Clara	84	24	9	23	-4.2%	33	205,100	89	254	191	9.8%	178	203,400	188,000	0.7%	1	172,000	1	80,000	1	244,900
249	Springfield	100	29	14	25	13.6%	26	130,500	92	272	200	15.6%	189	121,600	115,000	-6.0%	2	208,000	3	61,500	13	245,200
250	Mohawk Valley	31	3	2	4	100.0%	3	283,300	179	42	24	0.0%	20	236,500	255,000	-14.6%	-	-	2	129,300	0	-
	Grand Total	1,819	446	165	368	9.5%	355	208,600	106	3,711	2,406	9.7%	2,159	198,800	175,000	-3.0%	16	140,200	78	141,500	77	269,300

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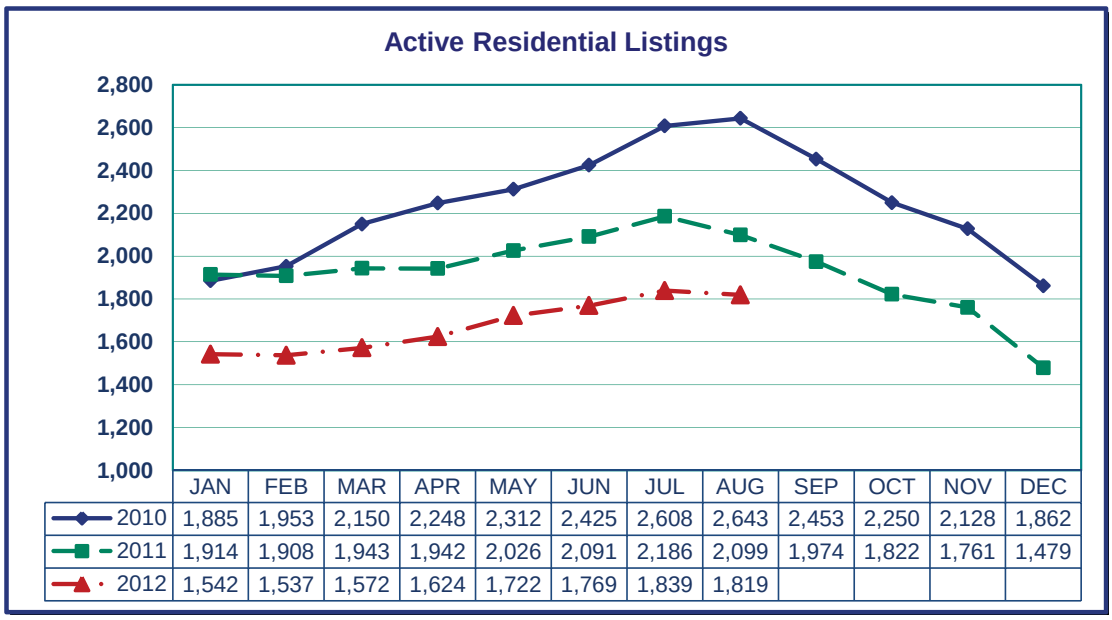

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2010	1,885	1,953	2,150	2,248	2,312	2,425	2,608	2,643	2,453	2,250	2,128	1,862
2011	1,914	1,908	1,943	1,942	2,026	2,091	2,186	2,099	1,974	1,822	1,761	1,479
2012	1,542	1,537	1,572	1,624	1,722	1,769	1,839	1,819				

ACTIVE RESIDENTIAL LISTINGS

LANE COUNTY, OR

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

NEW LISTINGS

LANE COUNTY, OR

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

[1] Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2012 with August 2011. The Year-To-Date section compares 2012 year-to-date statistics through August with 2011 year-to-date statistics through August.

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/11-8/31/12) with 12 months before (9/1/10-8/31/11).

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

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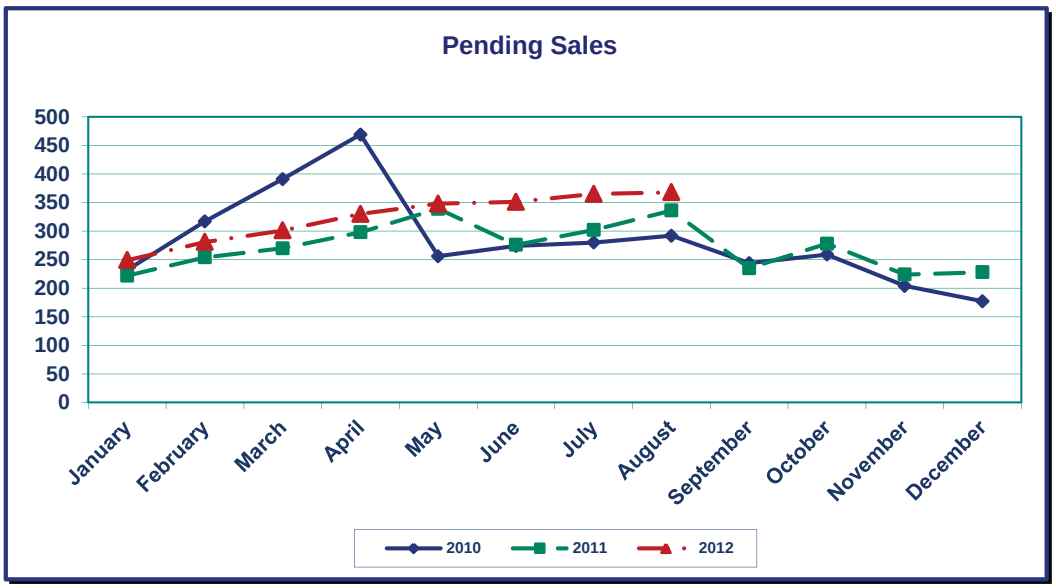


PENDING LISTINGS

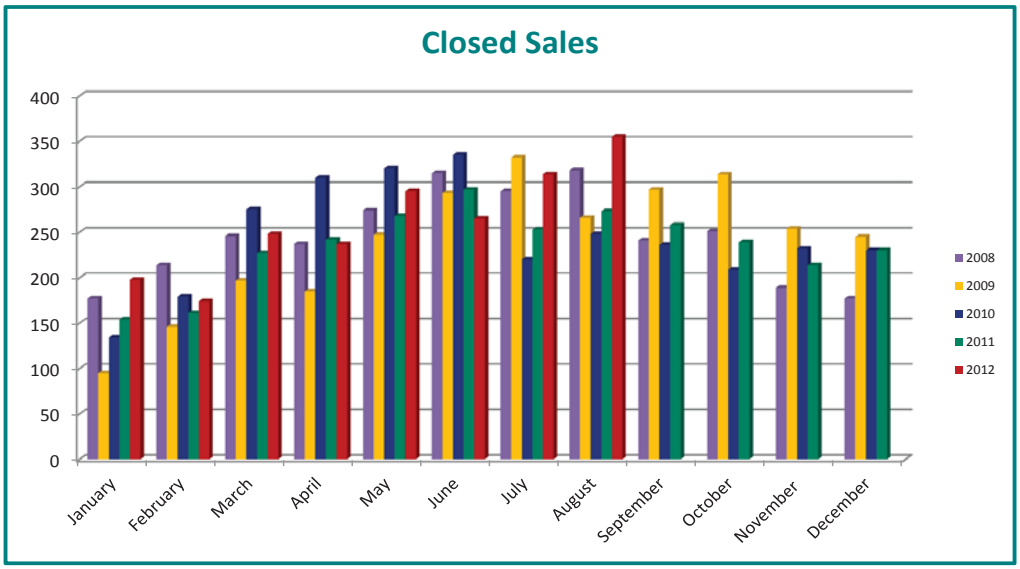
LANE COUNTY, OR

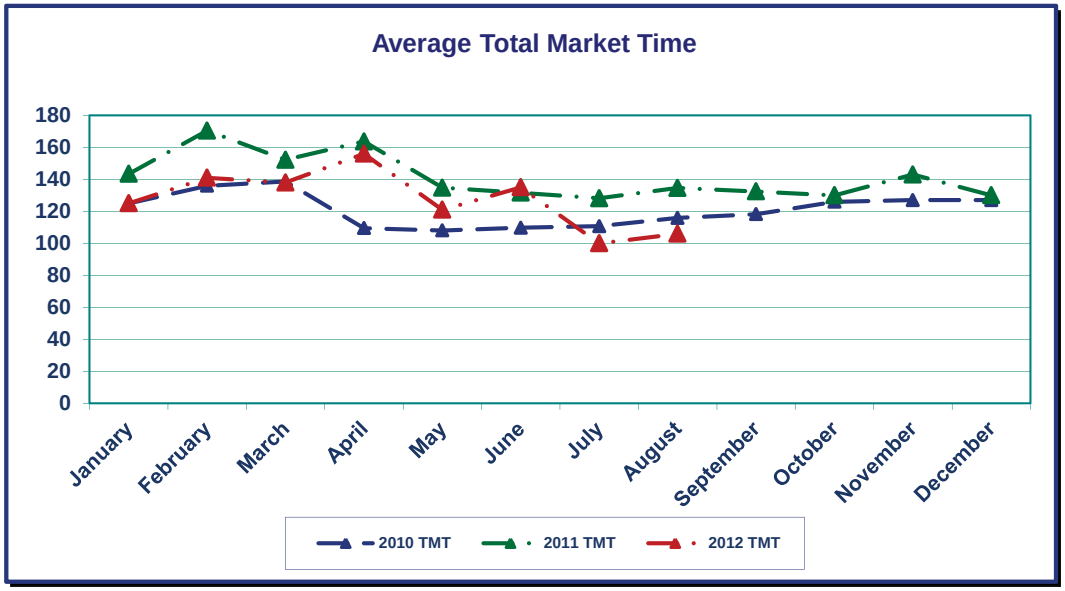
This graph represents monthly accepted offers in Lane County, Oregon over the past three calendar years.

CLOSED SALES

LANE COUNTY, OR

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





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.

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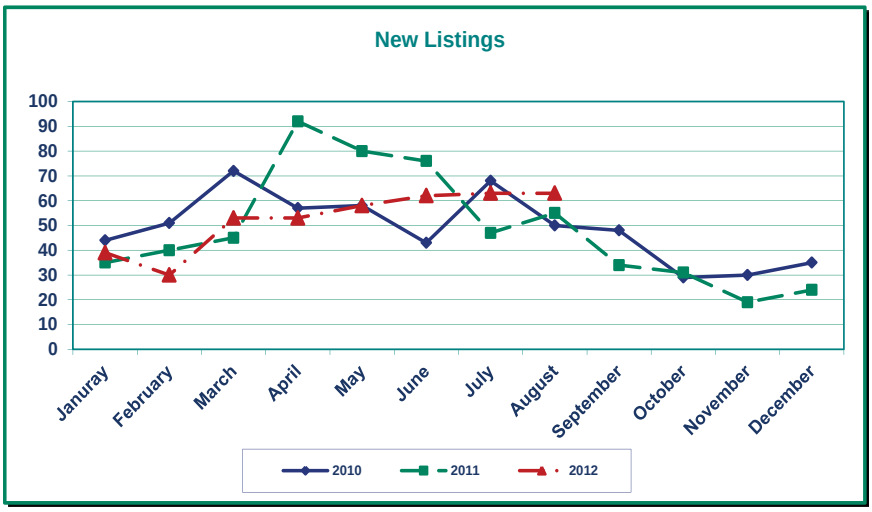


NEW LISTINGS

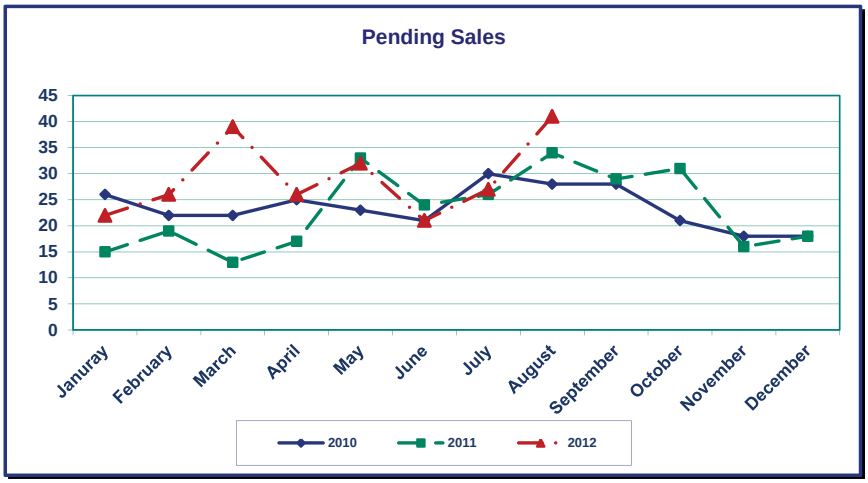
FLORENCE, OR

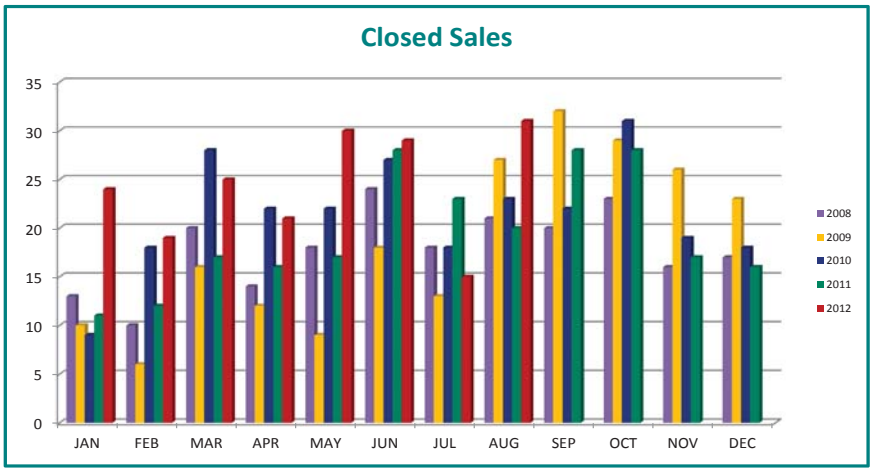
This graph represents new listings in Florence, Oregon over the past three calendar years.

PENDING LISTINGS

FLORENCE, OR

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





CLOSED SALES

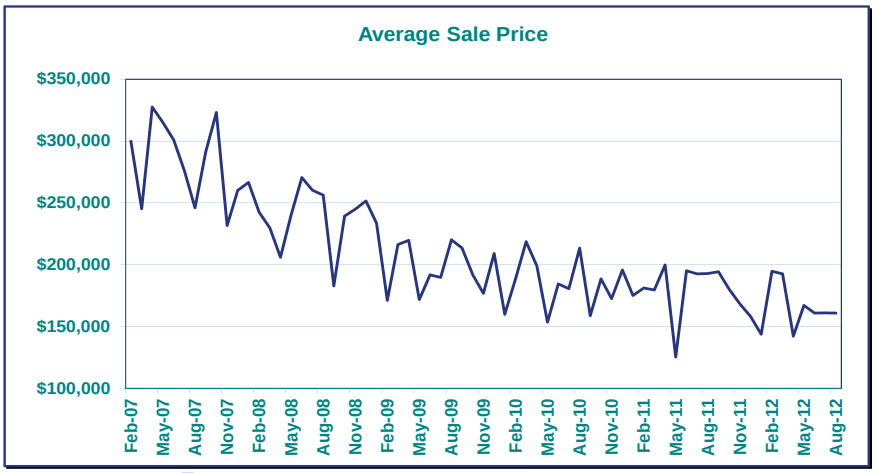
FLORENCE, OR

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: (360) 696-9342

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Brookings, OR 97415
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Mid-Columbia
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Hood River, OR 97031
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Hermiston, OR 97838
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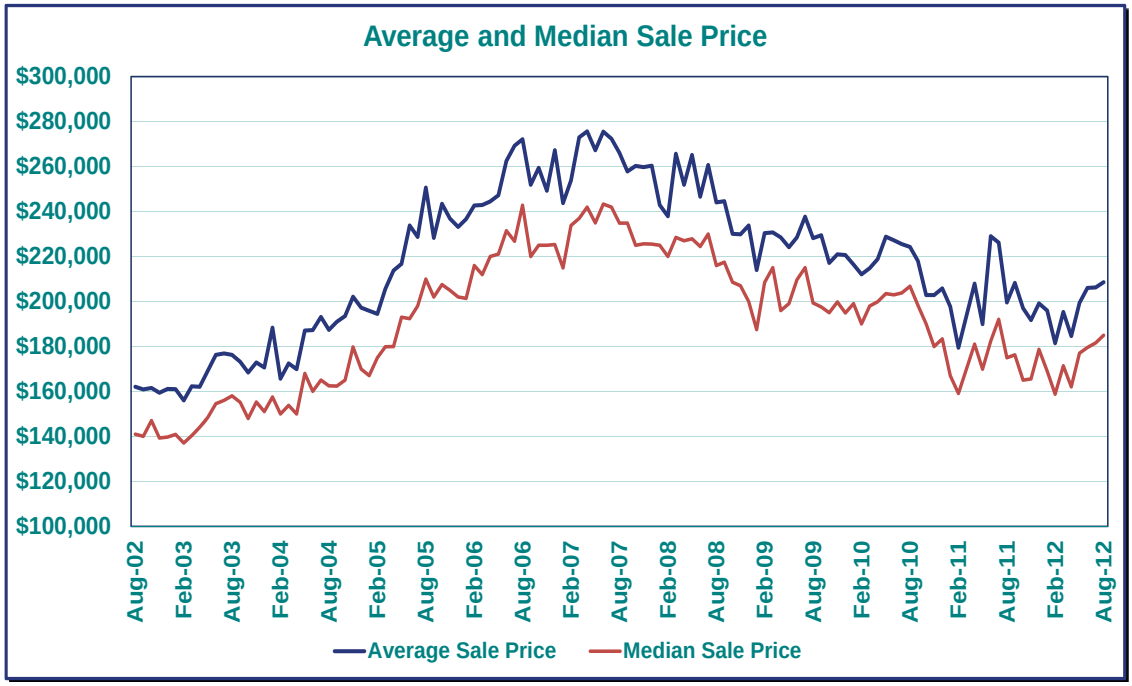
Fax: (541) 289-7320

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

SALE PRICE

LANE COUNTY, OR

This graph represents the average and median sale price for all homes sold in Greater Lane County, 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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MARKET ACTION

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

Residential Review: Mid-Columbia — August 2012 Reporting Period

August Residential Highlights

More new listings, accepted offers and closed sales were recorded in August 2012 than in either the same month last year or the previous month this year.

Pending sales showed the greatest gains, reaching a level not acheived since 2007. The 93 accepted offers were 32.9% over the 70 of last August and 50.0% more than July's 62. This is a good indicator for healthy closed sales well into the fall months.

Closed sales were 6.7% higher in August this year (64 sales) than in August 2011 (60 sales) and 30.6% higher than the 49 closed in July. At 129, new listings rose 4.9% from the 123 recorded in August 2011 and were 5.7% higher than the 122 posted in July 2012.

Year-To-Date Trends

In the first eight months of 2012, there have been 2.8% more new listings, 16.6% more accepted offers and 14.8% more closed sales than in the same period of 2011. The average sales price of $220,400 is 6.0% under the average price in the same period last year, while the 2012 year-to-date median of $183,900 is 6.6% lower than the median last year.

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

Average Sale Price % Change:
-4.2% ($224,700 v. $234,600)

Median Sale Price % Change:
-3.4% ($188,900 v. $195,500)

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

Inventory in Months*

	2010	2011	2012
January	19	21.1	16
February	21.5	24.8	17.1
March	17.5	15.3	10.3
April	13.7	20.7	14
May	12.8	12.7	12.1
June	14.3	16.9	10.1
July	20.1	16.5	15
August	20.1	13.8	11.4
September	15.3	13.1	
October	17.4	13	
November	18.5	17.3	
December	14.1	13.4	

*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month. This number includes proposed and under construction homes.

Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2012	August	129	93	64	225,900	212,000	186
	July	122	62	49	211,500	179,900	224
	Year-to-date	934	492	418	220,400	183,900	198
2011	August	123	70	60	256,300	197,300	168
	Year-to-date	909	422	364	234,400	196,800	205
Change	August	4.9%	32.9%	6.7%	-11.9%	7.5%	10.3%
	Prev Mo 2012	5.7%	50.0%	30.6%	6.8%	17.8%	-17.0%
	Year-to-date	2.8%	16.6%	14.8%	-6.0%	-6.6%	-3.1%

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AREA REPORT • 8/2012

Mid-Columbia

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales 2012	Pending Sales 2012 v. 2011[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales 2012	Pending Sales 2012 v. 2011	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
100	White Salmon/ Bingen	60	13	5	4	-42.9%	6	315,800	134	68	31	-22.5%	27	309,200	245,000	8.6%	-	-	10	74,600	-	-
101	Snowden	14	1	2	1	-	-	-	-	11	5	66.7%	4	611,200	363,800	146.3%	-	-	3	104,000	-	-
102	Trout Lake/ Glenwood	17	3	-	2	100.0%	-	-	-	12	7	250.0%	5	224,800	219,000	-19.6%	1	78,000	2	80,000	-	-
103	Husum/ BZ Corner	12	1	1	-	-100.0%	2	317,500	413	10	5	-16.7%	4	375,000	360,000	46.0%	-	-	4	92,900	-	-
104	Lyle	26	3	3	2	100.0%	-	-	-	24	8	-11.1%	8	235,900	150,000	22.8%	-	-	4	60,200	1	60,000
105	Dallesport/ Murdock	22	5	2	4	0.0%	1	400,000	164	30	15	25.0%	10	189,800	166,000	-2.3%	1	177,000	9	52,200	-	-
106	Appleton/ Timber Valley	8	2	-	1	-	-	-	-	7	3	50.0%	2	172,300	172,300	11.2%	-	-	1	55,000	-	-
107	Centerville/ High Prarie	3	-	1	-	-	-	-	-	2	2	100.0%	1	415,000	415,000	5.1%	-	-	1	39,000	-	-
108	Goldendale	67	10	12	7	40.0%	4	121,200	124	90	40	14.3%	34	140,100	116,100	-8.2%	4	87,500	22	66,000	-	-
109	Bickleton/ East County	3	1	-	-	-	-	-	-	4	1	-	0	0	-	-	-	-	3	88,300	-	-
110	Klickitat	4	1	-	1	-50.0%	-	-	-	9	7	40.0%	5	58,700	58,900	123.4%	-	-	1	150,000	-	-
	Klickitat Co. Total	236	40	26	22	4.8%	13	262,700	176	267	124	7.8%	100	230,200	180,500	7.0%	6	100,800	60	71,000	1	60,000
111	Skamania	7	-	1	-	-100.0%	1	300,000	302	4	4	33.3%	4	302,400	248,000	-35.6%	-	-	2	80,500	-	-
112	North Bonnevile	7	4	1	1	-50.0%	-	-	-	12	3	-72.7%	1	168,000	168,000	-13.6%	-	-	-	-	-	-
113	Stevenson	17	2	2	5	400.0%	3	215,000	124	33	16	128.6%	14	203,200	195,000	-7.5%	-	-	3	76,000	-	-
114	Carson	22	5	1	3	50.0%	-	-	-	24	13	85.7%	10	171,100	159,000	-52.3%	-	-	2	70,000	-	-
115	Home Valley	3	-	-	1	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-
116	Cook, Underwood, Mill A, Willard	20	3	-	-	-	1	448,400	422	18	5	150.0%	5	507,200	448,400	13.8%	-	-	-	-	-	-
117	Unincorporated North	23	-	-	1	0.0%	1	62,500	780	9	7	-22.2%	7	127,800	115,000	16.3%	-	-	2	43,800	-	-
	Skamania Co. Total	99	14	5	11	37.5%	6	242,700	313	101	49	25.6%	41	228,400	178,500	-11.2%	-	-	9	68,500	-	-
351	The Dalles	162	29	8	20	11.1%	17	166,700	153	224	115	1.8%	106	171,400	145,000	1.5%	1	130,000	4	30,800	4	125,500
352	Dufur	9	1	-	1	-	-	-	-	10	6	50.0%	4	158,800	120,000	11.8%	-	-	-	-	-	-
353	Tygh Valley	4	1	-	1	0.0%	-	-	-	5	3	-25.0%	3	119,000	148,000	-21.4%	-	-	-	-	-	-
354	Wamic/ Pine Hollow	22	3	1	3	-	1	105,000	414	24	12	200.0%	12	126,500	109,500	-25.4%	-	-	4	78,300	-	-
355	Maupin/ Pine Grove	16	-	-	-	-	1	159,900	65	13	3	-25.0%	4	136,200	132,500	20.8%	1	135,000	4	32,400	-	-
356	Rowena	-	-	1	-	-100.0%	-	-	-	-	-	-100.0%	-	-	-	62.4%	-	-	-	-	-	-
357	Mosier	18	4	-	3	50.0%	1	212,000	377	25	13	-13.3%	10	233,300	218,500	-32.6%	-	-	2	123,800	-	-
	Wasco Co. Total	231	38	10	28	27.3%	20	165,500	173	301	152	4.1%	139	169,500	145,000	-7.4%	2	132,500	14	58,100	4	125,500
361	Cascade Locks	12	3	-	1	0.0%	-	-	-	13	13	44.4%	11	114,000	104,500	3.8%	-	-	1	32,600	-	-
362	Hood River City	61	21	5	19	171.4%	17	254,700	205	126	93	38.8%	79	257,100	243,000	-2.4%	2	47,500	7	106,100	2	242,000
363	Hood River-W	39	5	4	5	400.0%	5	257,600	109	57	32	60.0%	24	339,200	307,000	-16.9%	-	-	12	147,200	-	-
364	Hood River-E	5	1	2	2	0.0%	1	152,000	20	11	6	50.0%	6	432,800	447,500	-43.2%	-	-	1	183,300	-	-
366	Odell	12	2	2	3	50.0%	-	-	-	18	8	-20.0%	7	232,400	188,000	40.5%	-	-	1	45,000	-	-
367	Parkdale/ Mt. Hood	21	1	1	2	-66.7%	2	254,500	100	27	13	30.0%	9	242,000	260,000	-13.0%	1	52,500	3	96,000	-	-
	Hood River Co. Total	150	33	14	32	68.4%	25	251,200	170	252	165	37.5%	136	265,500	246,200	-6.6%	3	49,200	25	122,300	2	242,000
370	Sherman Co.	11	4	1	-	-	-	-	-	13	2	0.0%	2	44,100	80,000	-16.0%	1	93,000	-	-	-	-

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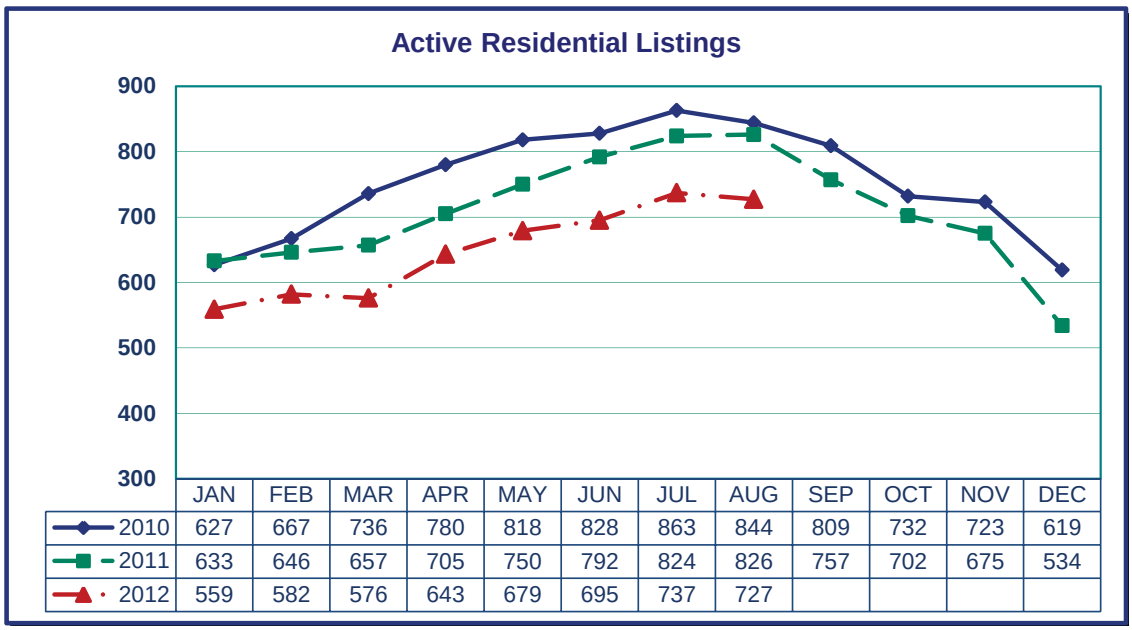


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2010	627	667	736	780	818	828	863	844	809	732	723	619
2011	633	646	657	705	750	792	824	826	757	702	675	534
2012	559	582	576	643	679	695	737	727				

ACTIVE RESIDENTIAL LISTINGS

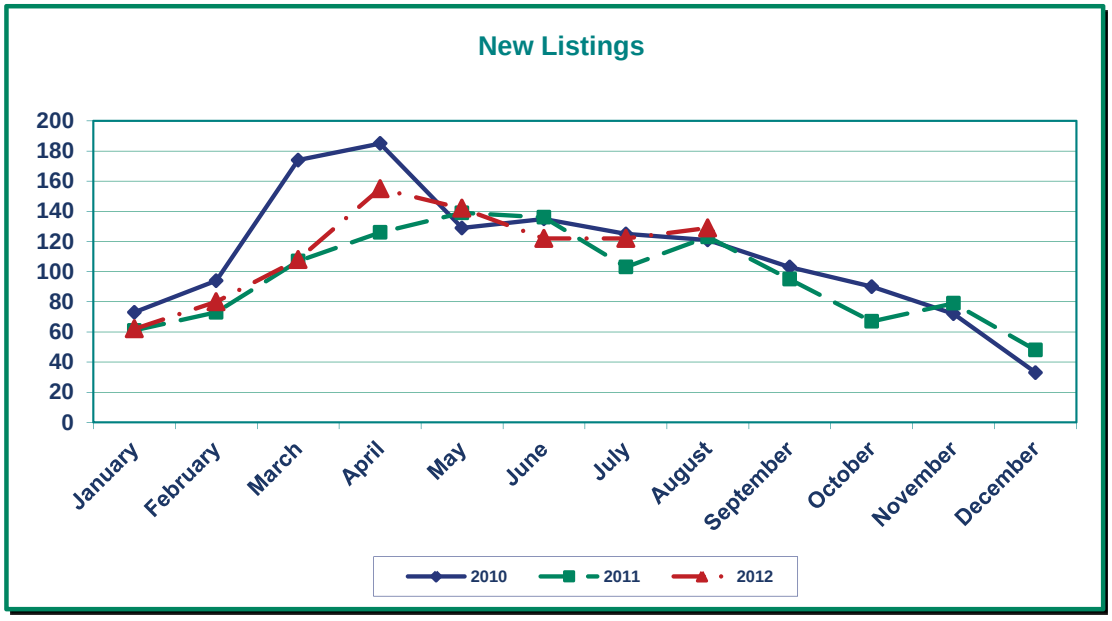
MID-COLUMBIA

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.



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

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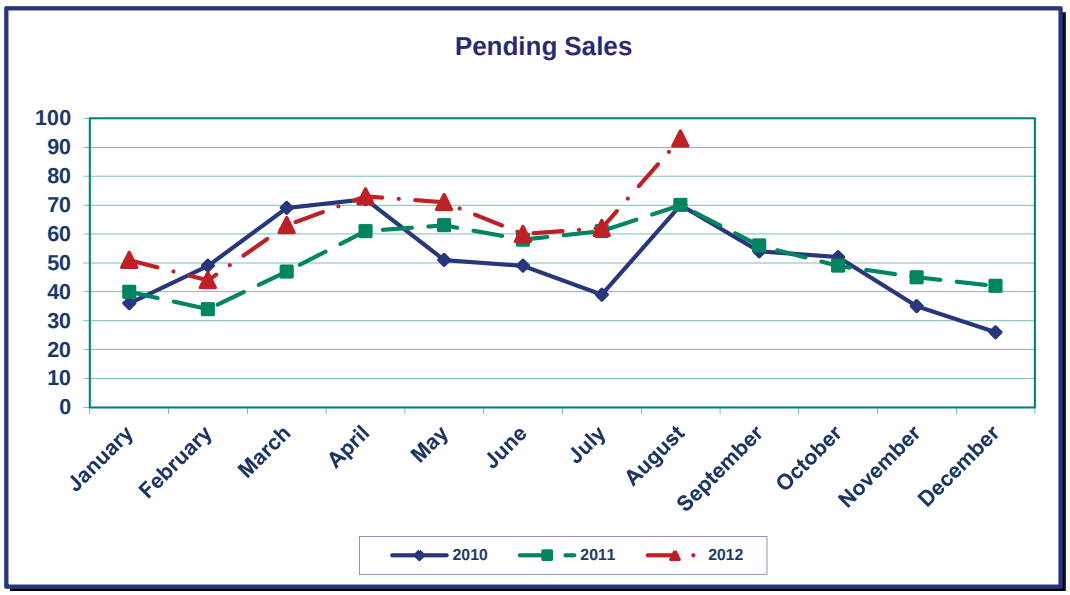


PENDING LISTINGS

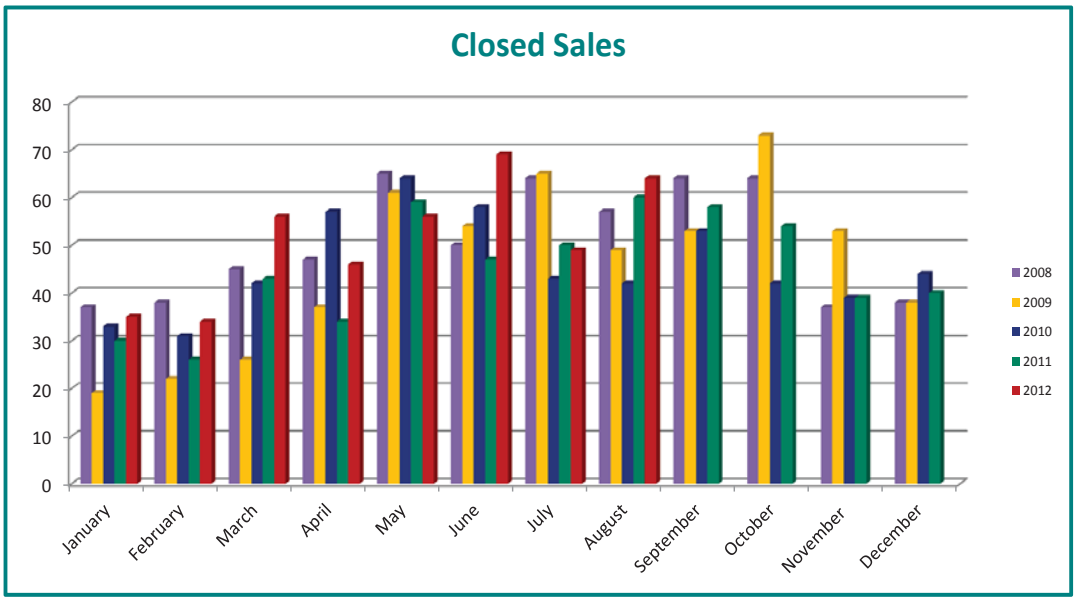
MID-COLUMBIA

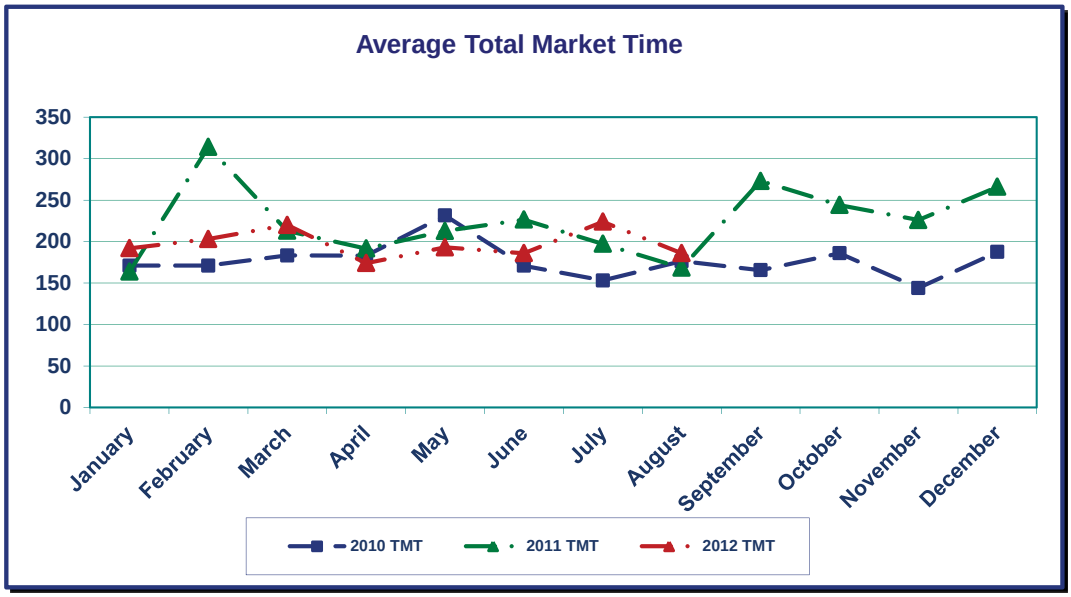
This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.

CLOSED SALES

MID-COLUMBIA

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





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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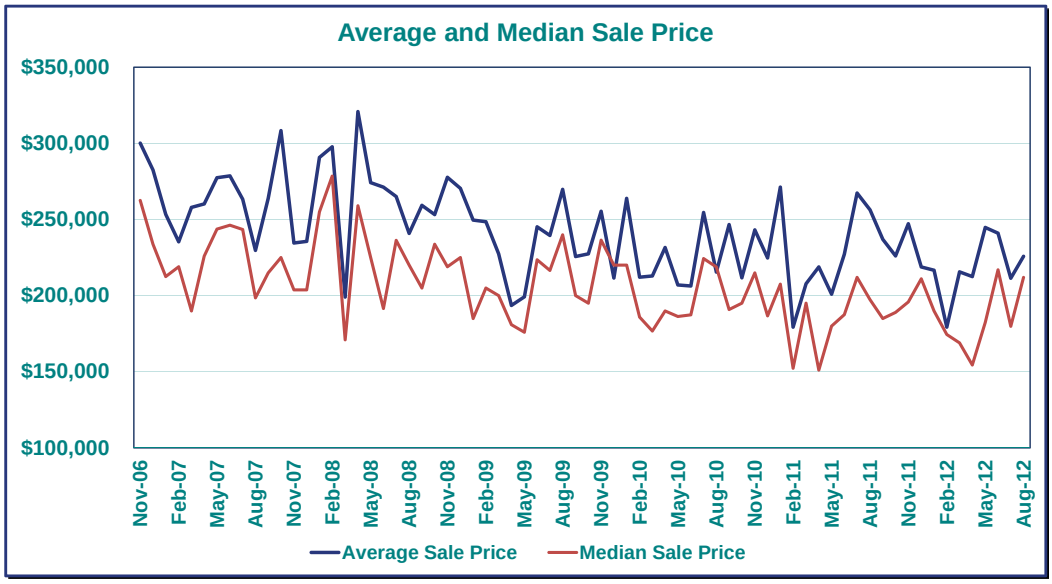
SALE PRICE

MID-COLUMBIA

This graph represents the average and median 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 — August 2012 Reporting Period

August Residential Highlights

Improvement continued for the real estate market in the north coast counties of Oregon. Both pending and closed sales were higher than both the comparable month last year and the previous month.

For the second month in a row, pending sales reached a record for the highest number in a single month since RMLS™ began charting this statistic for the area in 2009. The 134 accepted offers topped the comparable month last year by 35.4% and July's 118 by 13.6%.

Closed sales jumped 36.1% compared to the same month last year (98 v. 72), and are also at topping the charts for a single month period.

Year-to-Date Trends

In the first eight months of 2012, there have been 1.0% more new listings, 27.4% more accepted offers and 20.9% more closed sales than there were in the same period of 2011. The average sales price of $249,600 is 2.1% higher than the average price in the same period last year ($244,500), while the 2012 year-to-date median sale price of $200,000 is identical to the median last year.

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

Average Sale Price % Change:
-2.2% ($250,000 v. $255,600)

Median Sale Price % Change:
0% ($200,000 v. $200,000)

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

Inventory in Months*

	2010	2011	2012
January	37	25.1	41.1
February	26.3	31.1	23.5
March	19.5	22	23.7
April	21.5	24.7	18.2
May	33.5	32.0	20.2
June	22.2	23.0	17.9
July	30.2	24.8	19.3
August	29.7	25.1	18.1
September	21.3	20.1	
October	29.4	26.5	
November	25	20.6	
December	22.1	27.2	

*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. This number includes proposed and under construction homes.

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

North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2012	August	230	134	98	244,200	212,500	186
	July	269	118	91	247,100	182,500	236
	Year-to-date	1,884	768	648	249,600	200,000	226
2011	August	208	99	72	252,600	209,000	205
	Year-to-date	1,866	603	536	244,500	200,000	179
Change	August	10.6%	35.4%	36.1%	-3.3%	1.7%	-9.4%
	Prev Mo 2012	-14.5%	13.6%	7.7%	-1.2%	16.4%	-21.2%
	Year-to-date	1.0%	27.4%	20.9%	2.1%	0.0%	26.5%

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AREA REPORT • 8/2012

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 2012	Pending Sales 2012 v. 2011[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales 2012	Pending Sales 2012 v. 2011[1]	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
180	Astoria	135	23	12	17	21.4%	13	151,600	215	194	93	14.8%	76	184,600	167,000	-12.8%	-	-	9	60,400	2	130,000
181	Hammond/ Warrenton	77	15	9	12	0.0%	8	146,100	122	127	67	31.4%	57	173,400	153,000	-6.9%	-	-	5	99,300	2	263,000
182	Gearhart West	71	6	6	9	-	2	417,500	26	75	31	181.8%	26	359,600	311,300	-5.5%	-	-	3	153,800	-	-
183	Gearhart East	9	0	1	-	-100.0%	0	-	-	11	7	0.0%	8	249,300	236,300	-30.6%	-	-	1	75,000	-	-
184	Seaside Northwest	30	7	1	-	-	0	-	-	24	5	-16.7%	2	252,000	252,000	27.6%	-	-	-	-	-	-
185	Seaside North Central	17	1	6	2	-33.3%	2	195,000	349	29	14	40.0%	15	167,900	175,000	10.6%	-	-	-	-	-	-
186	Seaside Southwest	84	9	4	5	66.7%	4	300,600	166	59	27	50.0%	23	230,400	225,200	-23.6%	-	-	-	-	4	256,300
187	Seaside South Central	5	3	-	2	100.0%	0	-	-	7	5	25.0%	4	112,600	132,500	-22.8%	1	112,000	-	-	1	102,400
188	Seaside East	46	7	2	2	0.0%	1	55,000	13	48	24	50.0%	23	185,800	135,000	-21.2%	-	-	1	53,500	-	-
189	Cannon Beach/ Tolovana Park	116	5	2	4	-60.0%	6	303,600	264	101	41	24.2%	37	567,200	375,000	-0.9%	-	-	5	146,000	-	-
190	Arch Cape/ Cove Beach/ Falcon Cove	22	0	2	2	-	1	172,000	64	18	6	200.0%	3	815,700	1,075,000	70.8%	-	-	2	382,500	-	-
191	Rural Clatsop County	41	0	2	1	0.0%	1	172,500	40	43	10	-9.1%	10	175,800	166,300	10.3%	1	135,000	5	97,700	-	-
	Clatsop County Grand Total	653	76	47	56	19.1%	38	205,000	181	736	330	32.0%	284	258,800	198,700	-6.0%	2	123,500	31	116,600	9	212,600
	By Zip Code																					
97102	Arch Cape	2	-	-	-	-100.0%	-	-	-	1	-	-100.0%	-	-	-	-	-	-	-	-	-	-
97130	Manzanita	68	22	9	11	450.0%	8	416,400	154	85	41	95.2%	37	427,800	365,000	5.4%	1	399,000	7	169,500	-	-
97131	Nehalem	41	3	4	4	100.0%	2	607,500	390	41	20	66.7%	17	272,800	228,000	3.4%	1	105,000	3	67,000	-	-
97147	Wheeler	10	0	-	2	-	1	143,500	728	11	8	166.7%	6	199,800	195,000	-2.6%	-	-	1	40,000	-	-
97136	Rockaway Beach	148	27	17	11	175.0%	7	129,500	110	151	53	47.2%	45	174,800	137,000	-17.3%	-	-	4	44,300	-	-
97107	Bay City	28	9	2	1	0.0%	1	42,000	46	36	13	-7.1%	11	186,200	165,000	10.2%	-	-	3	46,700	-	-
97118	Garibaldi	24	2	1	-	-100.0%	1	52,900	10	28	6	50.0%	7	196,100	130,000	62.7%	1	20,000	-	-	-	-
97143	Netarts	20	4	1	2	100.0%	1	210,000	230	25	13	1200.0%	9	159,500	189,900	20.3%	-	-	1	69,000	-	-
97141	Tillamook	107	14	8	9	350.0%	6	186,700	137	131	52	18.2%	41	174,900	154,900	21.1%	2	550,000	7	67,000	1	180,000
97134	Oceanside	42	5	2	2	-	1	535,000	203	35	9	-30.8%	7	326,400	275,000	11.0%	1	1,179,000	4	341,600	-	-
97108	Beaver	3	1	2	-	-100.0%	-	-	-	4	1	-50.0%	2	252,500	252,500	-2.6%	-	-	-	-	-	-
97122	Hebo	3	1	2	-	-	-	-	-	7	1	0.0%	-	-	-	-36.8%	-	-	-	-	-	-
97112	Cloverdale	27	2	-	2	100.0%	1	95,000	142	27	9	125.0%	5	110,000	110,100	22.1%	-	-	1	20,000	-	-
97135	Pacific City	61	6	3	-	-100.0%	4	325,500	80	60	17	70.0%	18	240,100	225,000	-27.1%	-	-	5	73,500	-	-
97149	Neskowin	34	3	1	4	-	1	425,000	392	37	10	11.1%	7	346,000	315,000	19.9%	-	-	3	110,000	-	-
	Tillamook County Grand Total	618	99	52	48	152.6%	34	275,800	167	679	253	43.8%	212	243,600	193,600	1.9%	6	467,200	39	112,000	1	180,000

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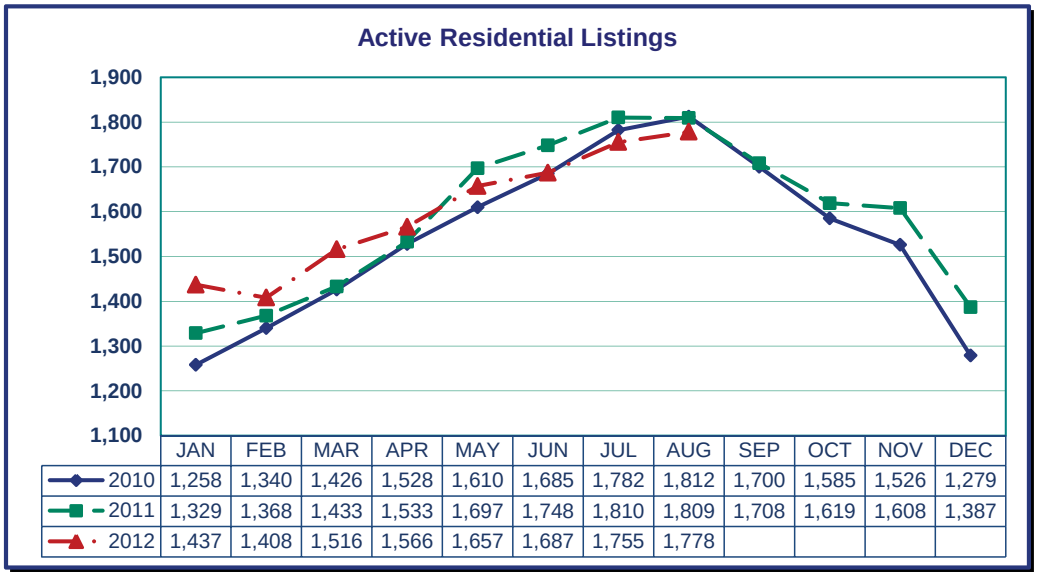
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
	By Zip Code	Active Listings	New Listings	Expired/Canceled Listings	Pending Sales 2012	Pending Sales 2012 v. 2011[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales 2012	Pending Sales 2012 v. 2011[1]	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97367	Lincoln City	198	20	24	13	0.0%	17	275,600	261	193	87	6.1%	72	226,700	190,600	-3.8%	3	1,428,000	8	101,600	2	144,000
97364	Neotsu	2	-	-	1	0.0%	-	-	-	4	3	0.0%	3	140,700	132,000	-36.7%	-	-	-	-	-	-
97368	Otis	25	3	3	-	-100.0%	-	-	-	17	1	-90.0%	2	124,000	124,000	42.2%	-	-	1	180,000	-	-
97341	Depoe Bay	71	7	6	4	0.0%	5	290,700	109	51	26	136.4%	21	244,900	215,000	-2.2%	2	85,000	1	130,000	-	-
97388	Gleneden Beach	60	13	2	6	200.0%	2	228,300	78	51	29	107.1%	23	347,800	285,500	-3.4%	-	-	2	205,000	-	-
97369	Otter Rock	8	1	2	-	-	1	122,500	457	11	3	0.0%	3	79,800	60,000	-78.7%	-	-	1	19,900	-	-
97365	Newport	50	3	5	4	-33.3%	-	-	-	56	19	0.0%	14	248,200	219,800	9.5%	-	-	-	-	-	-
97366	South Beach	19	1	1	-	-	-	-	-	14	4	100.0%	4	201,300	202,500	9.1%	-	-	-	-	-	-
97343	Eddyville	2	-	-	-	-	-	-	-	1	-	-100.0%	-	-	-	-76.1%	-	-	-	-	-	-
97357	Logsden	3	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-
97391	Toledo	7	1	-	2	0.0%	1	50,000	71	12	7	0.0%	6	163,200	121,500	3.1%	-	-	-	-	-	-
97380	Siletz	10	3	-	-	-	-	-	-	7	-	-100.0%	-	-	-	-	-	-	-	-	-	-
97390	Tidewater	1	-	1	-	-	-	-	-	1	-	-100.0%	-	-	-	-	-	-	-	-	-	-
97498	Yachats	15	1	-	-	-	-	-	-	14	2	-71.4%	1	265,200	265,200	22.8%	-	-	-	-	-	-
97394	Waldport	28	2	1	-	-100.0%	-	-	-	28	3	-75.0%	1	345,000	345,000	36.8%	-	-	-	-	-	-
97376	Seal Rock	8	-	-	-	-100.0%	-	-	-	8	1	-50.0%	2	172,500	172,500	-44.5%	-	-	1	70,000	-	-
	Lincoln County Grand Total	507	55	45	30	-9.1%	26	260,300	218	469	185	4.5%	152	240,700	205,000	-0.6%	5	890,800	14	115,900	2	144,000
	North Coastal Counties Grand Total	1,778	230	144	134	35.4%	98	244,200	186	1,884	768	27.4%	648	249,600	200,000	-2.2%	13	577,200	84	114,300	12	198,500



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.

[1] Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2012 with August 2011. The Year-To-Date section compares 2012 year-to-date statistics through August with 2011 year-to-date statistics through August.

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/11-8/31/12) with 12 months before (9/1/10-8/31/11).

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

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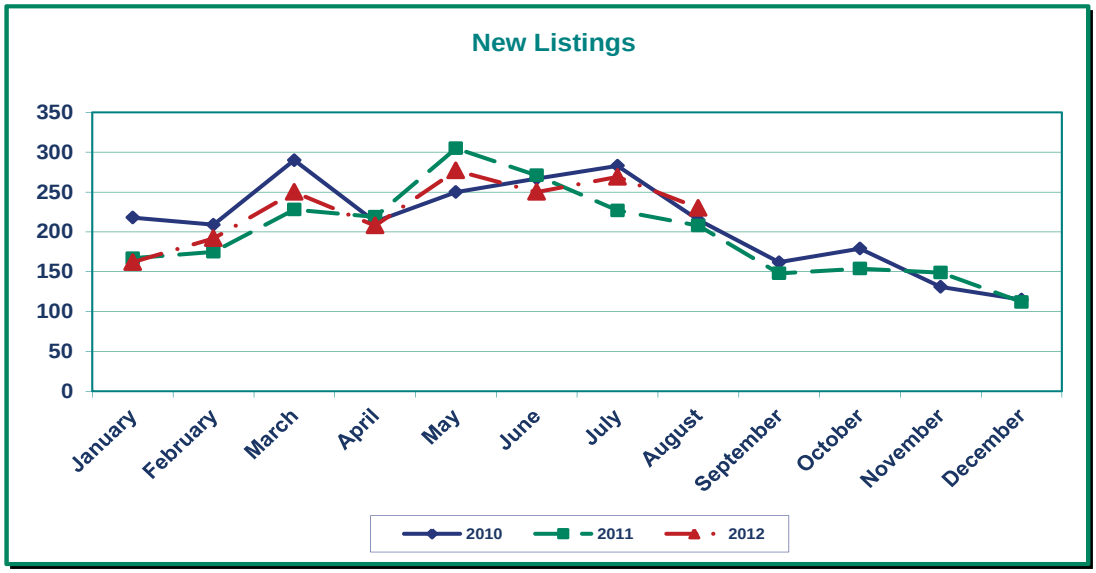
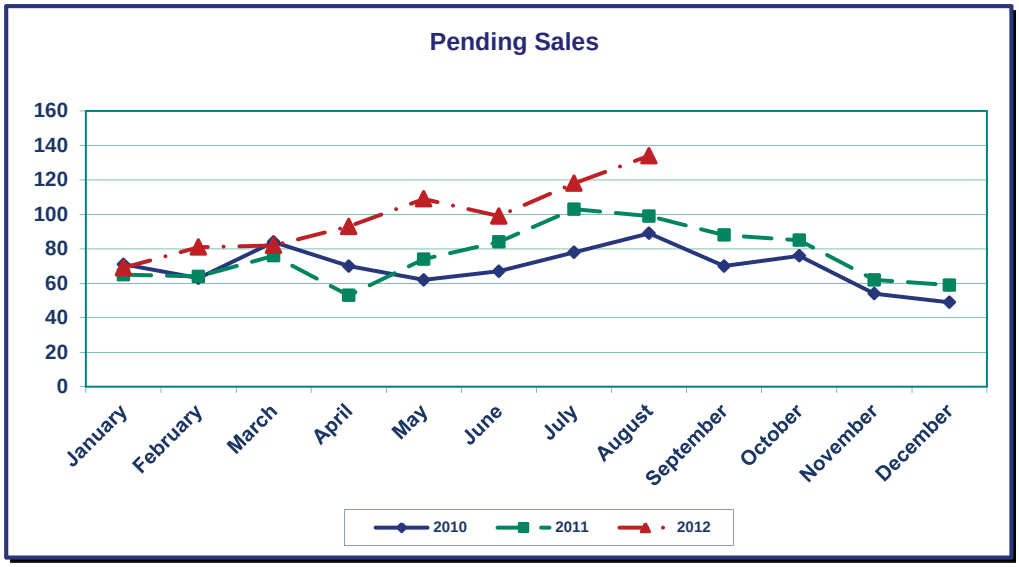
NEW LISTINGS

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 LISTINGS

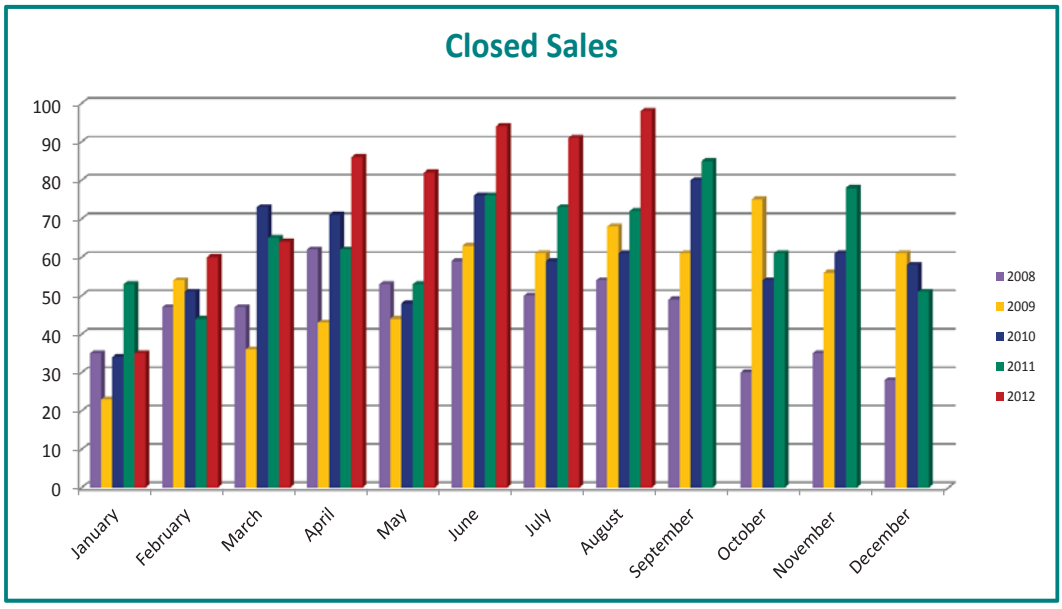
NORTH COASTAL COUNTIES, OR

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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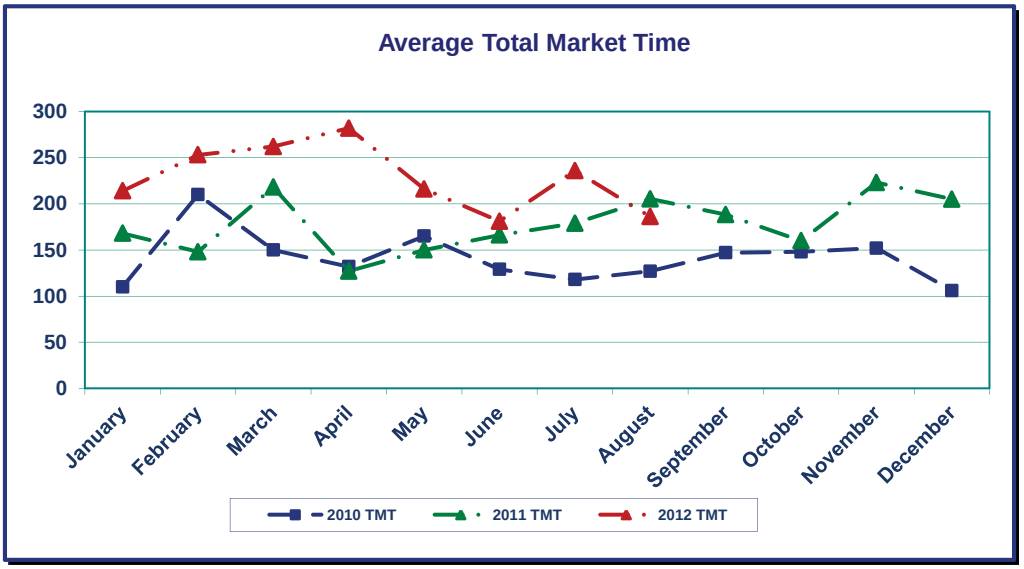
DAYS ON MARKET

NORTH COASTAL COUNTIES, OR

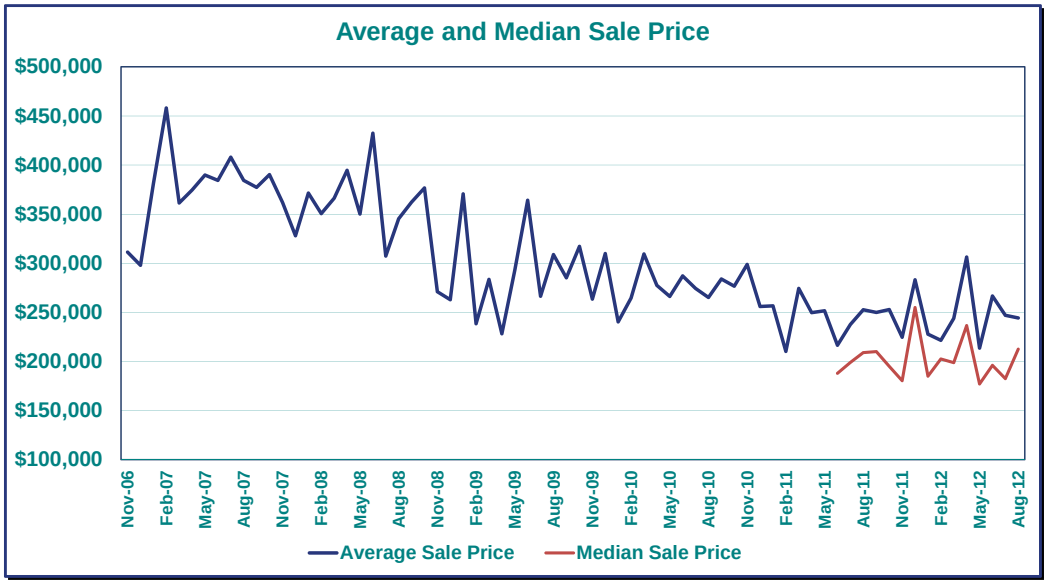
This graph shows the average market time for sales in the North Coastal Counties of Oregon over the past three calendar years.



SALE PRICE

NORTH COASTAL COUNTIES, OR

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



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MARKET ACTION

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

Residential Review: Polk and Marion Counties, Oregon — August 2012 Reporting Period

August Residential Highlights

Pending sales were "most improved" compared to the same month last year. The 119 accepted offers were 30.8% more than the 91 reported in August 2011, but 11.2% off the pace of July's stellar 134. The continued strength of pending sales is a good indicator that closed sales will remain healthy well into the fall months. Closed sales were identical at 95 in August of 2012 and 2011, sliding 5.0% from the 100 closed in July.

There were fewer new listings in both comparisons. The 145 entered in August 2012 were 18.1% fewer than the 177 in the same month last year and down 27.1% from July.

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

Year-To-Date Trends

In the first eight months of 2012, there have been 2.5% fewer new listings, an almost identical number of accepted offers and 4.2% fewer closed sales than in the January through August period of 2011. Prices are stabilizing. The average sales price of $169,700 is 1.3% under the average price in the same period last year, while the 2012 year-to-date median sale price of $149,900 is 3.9% higher than the median last year.

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

Average Sale Price % Change:
-1.1% ($174,700 v. $176,700)
Median Sale Price % Change:
0% ($150,000 v. $150,000)

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

Inventory in Months*

	2010	2011	2012
January	23.8	19.1	11.5
February	25.5	19.5	13.8
March	14.8	11.2	11
April	19.5	11.2	11.1
May	15.1	10.7	10.7
June	14	10	10.4
July	24.2	13	8.8
August	21	10.8	9.5
September	19.1	13.3	
October	17.8	14.5	
November	21.2	15.5	
December	15.9	10.8	

*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. This includes proposed and under construction homes.

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

Polk & Marion Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2012	August	145	119	95	181,800	156,000	132
	July	199	134	100	182,800	165,000	157
	Year-to-date	1,426	796	708	169,700	149,900	146
2011	August	177	91	95	168,100	150,000	153
	Year-to-date	1,463	793	739	171,900	144,300	124
Change	August	-18.1%	30.8%	0.0%	8.1%	4.0%	-14.1%
	Prev Mo 2012	-27.1%	-11.2%	-5.0%	-0.5%	-5.5%	-15.9%
	Year-to-date	-2.5%	0.4%	-4.2%	-1.3%	3.9%	18.0%

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AREA REPORT • 8/2012

Polk & Marion Counties, 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 2012	Pending Sales 2012 v. 2011[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales 2012	Pending Sales 2012 v. 2011	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
167	Polk County Except Salem	85	8	8	15	36.4%	7	211,000	98	141	61	-9.0%	53	173,300	152,500	-1.4%	2	272,600	7	177,800	-	-
168	West Salem N	45	6	4	6	20.0%	7	196,500	96	79	51	6.3%	44	205,300	192,000	-9.8%	-	-	-	-	-	-
169	West Salem S	9	3	2	1	0.0%	0	-	-	19	12	71.4%	10	231,800	211,000	-4.7%	-	-	-	-	-	-
170	Woodburn	183	36	15	25	0.0%	18	139,400	116	276	157	3.3%	140	127,400	117,500	-9.5%	2	337,500	1	20,000	1	59,900
	Except Woodburn	273	47	27	25	31.6%	22	198,100	179	408	207	7.8%	179	199,100	175,500	0.7%	6	523,700	14	183,300	1	200,000
170	Marion Except Salem/Keizer	456	83	42	50	13.6%	40	171,700	151	684	364	5.8%	319	167,700	150,000	-2.2%	8	477,100	15	172,400	2	130,000
171	Southwest Salem	8	0	-	-	-100.0%	0	-	-	8	1	-83.3%	1	249,000	249,000	6.3%	-	-	-	-	-	-
172	South Salem	66	8	7	9	200.0%	9	280,000	101	97	54	42.1%	45	270,200	213,000	9.7%	-	-	-	-	1	160,000
173	Southeast Salem	67	15	6	11	22.2%	8	149,700	214	114	68	0.0%	60	164,800	157,000	1.6%	1	840,000	1	110,000	1	204,000
174	Central Salem	50	2	1	6	50.0%	4	91,200	36	72	48	-9.4%	43	99,100	94,000	-20.4%	-	-	-	-	-	-
175	East Salem S	16	1	3	3	50.0%	3	126,200	50	37	25	-21.9%	23	124,000	120,000	0.1%	-	-	-	-	-	-
176	East Salem N	43	8	4	12	200.0%	11	143,600	137	83	56	-15.2%	49	128,800	123,000	-3.2%	-	-	1	19,000	1	170,900
177	South Keizer	10	2	-	-	-	-	-	-	12	8	-20.0%	9	126,000	117,900	-4.3%	-	-	1	735,000	1	235,000
178	North Keizer	43	9	6	6	-14.3%	6	252,100	115	80	48	-11.1%	52	178,600	158,300	0.5%	-	-	-	-	1	255,000
167-169	Polk Total	139	17	14	22	29.4%	14	203,800	97	239	124	1.6%	107	191,900	171,000	-4.9%	2	272,600	7	177,800	-	#DIV/0!
170-178	Marion Total	759	128	69	97	31.1%	81	178,000	137	1,187	672	0.1%	601	165,800	145,000	-0.6%	9	517,400	18	191,700	7	183,600
	Polk & Marion Grand Total	898	145	83	119	30.8%	95	181,800	132	1,426	796	0.4%	708	169,700	149,900	-1.1%	11	472,900	25	187,800	7	183,600

Benton & Linn Counties, Oregon

220	Benton County	67	7	6	7	-12.5%	6	246,900	51	106	45	-2.2%	36	231,000	222,500	-2.0%	1	120,000	3	131,700	2	213,000
221	Linn County	207	33	24	22	4.8%	16	148,800	52	353	183	11.6%	165	146,100	132,800	2.5%	-	-	5	49,100	4	131,800

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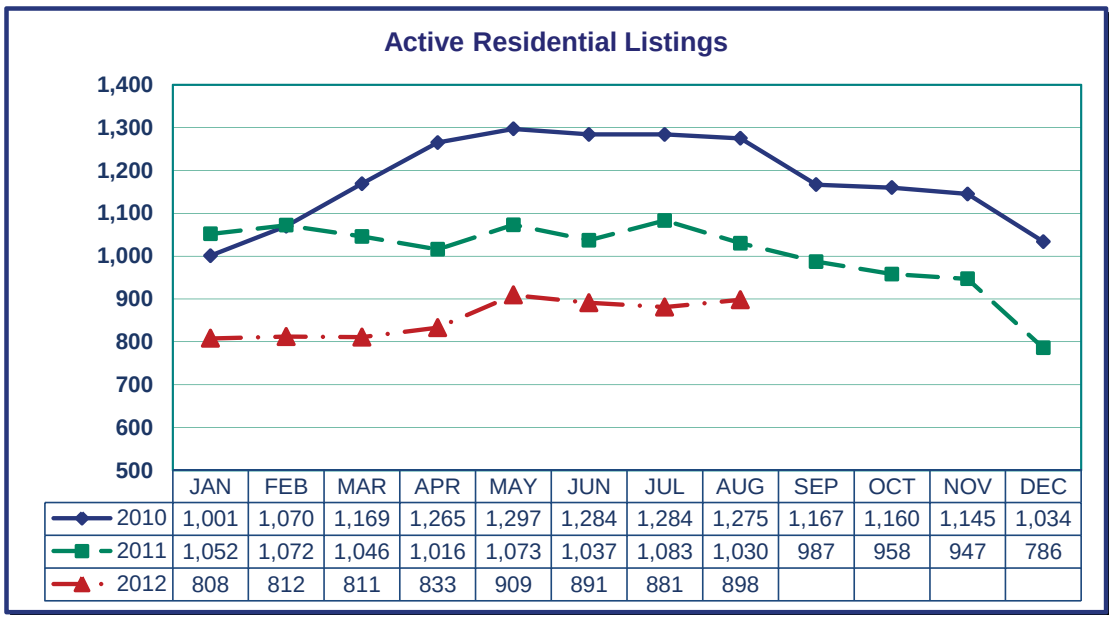

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2010	1,001	1,070	1,169	1,265	1,297	1,284	1,284	1,275	1,167	1,160	1,145	1,034
2011	1,052	1,072	1,046	1,016	1,073	1,037	1,083	1,030	987	958	947	786
2012	808	812	811	833	909	891	881	898				

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.

[1] Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2012 with August 2011. The Year-To-Date section compares 2012 year-to-date statistics through August with 2011 year-to-date statistics through August.

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/11-8/31/12) with 12 months before (9/1/10-8/31/11).

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

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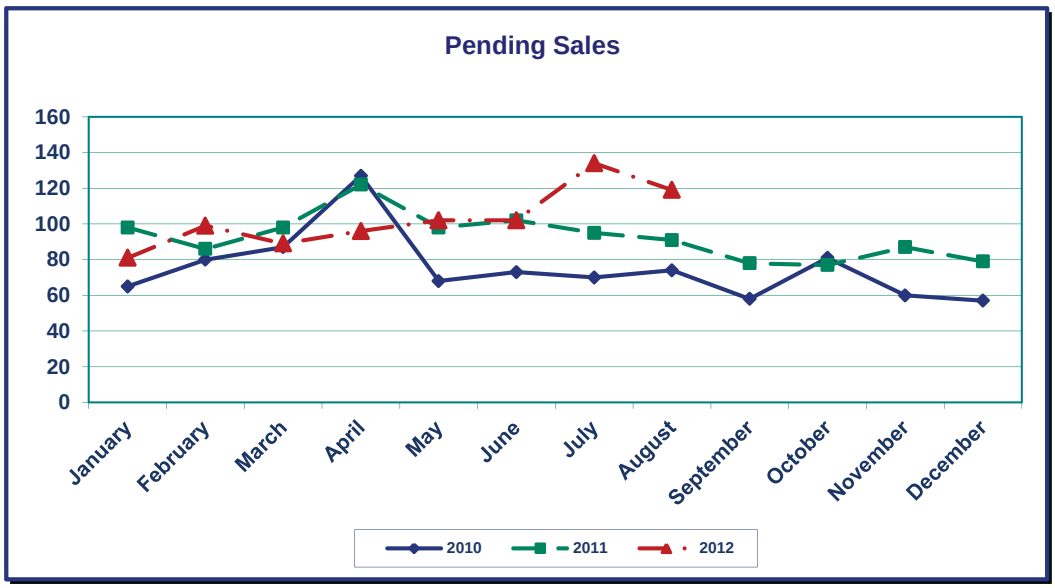


PENDING LISTINGS

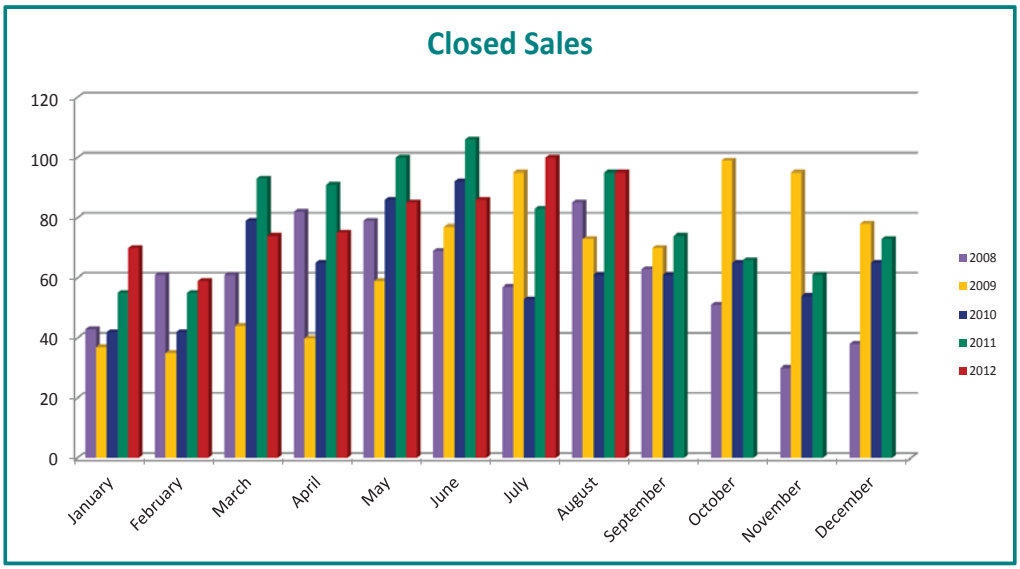
POLK & MARION COUNTIES, OR

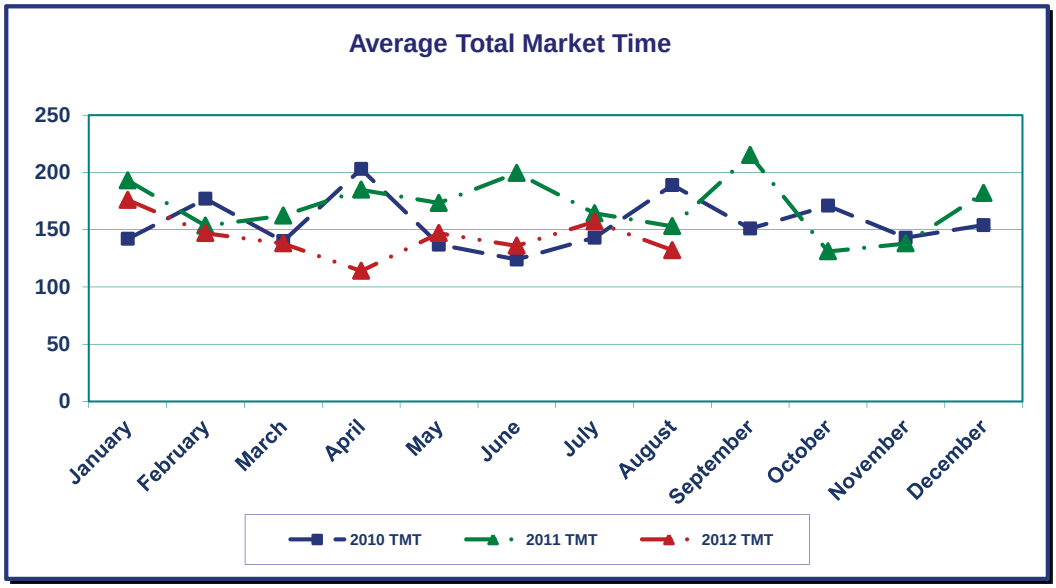
This graph represents monthly accepted offers in Polk and Marion Counties, Oregon, over the past three calendar years.

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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RMLS™ MULTIPLE LISTING SERVICE

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

Salem
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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
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Florence, OR 97439
(541) 902-2560
Fax: (541) 902-1341

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Roseburg, OR 97470
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Fax: (541) 673-6581

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

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

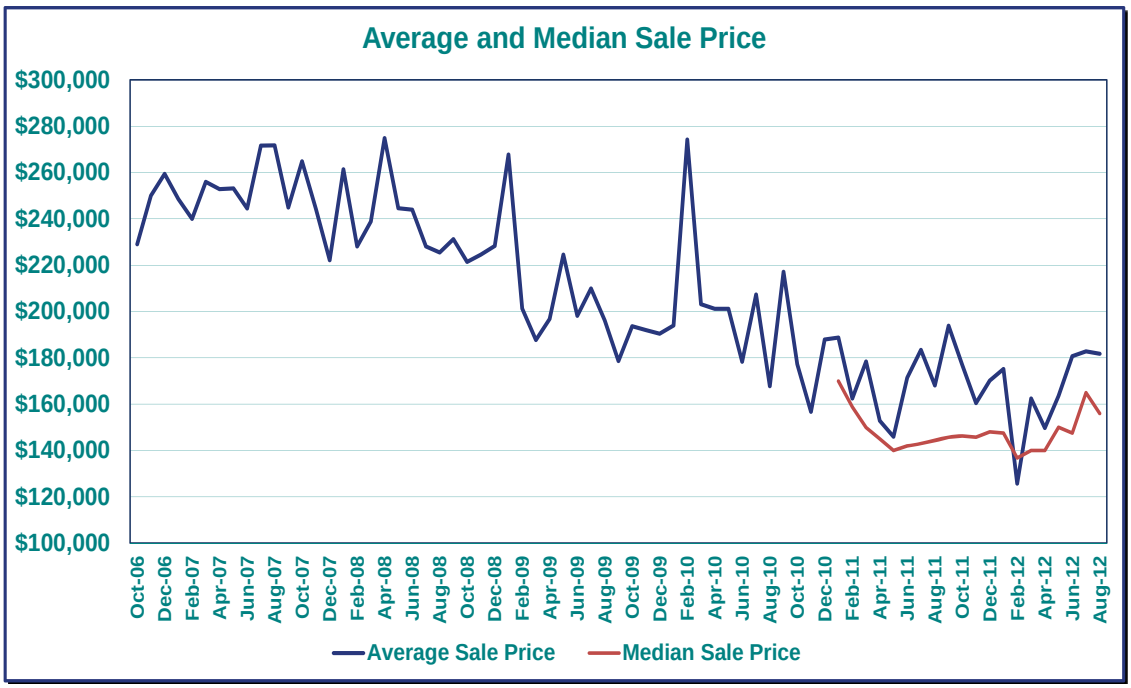
Eastern Oregon
PO Box 751
Hermiston, OR 97838
(541) 567-5186
Fax: (541) 289-7320

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

SALE PRICE

POLK & MARION COUNTIES, OR

This graph represents the average and median 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 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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MARKET ACTION

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

Residential Review: Metro Portland, Oregon — August 2012 Reporting Period

August Residential Highlights

The real estate market in the Portland Metro area continues to improve. All measures of real estate activity are positive when comparing August 2012 with August 2011.

At 2,311, closed sales reached the highest level for a single month period in five years, when August 2007 posted 2,554 sales. August 2012 sales were 28.0% higher than August 2011 sales of 1,805 and 17.1% over the 1,973 July total.

Pending sales were also strong, boding well for continued strength in closings through the fall months. There were 2,387 accepted offers in August, 9.1% more than the 2,187 reported in August 2011, and almost identical to the 2,372 pendings in July.

New listings rose 7.6% from 2,879 to 3,099 when comparing August 2011 to August 2012, but were down slightly (-2.0%) from the previous month. The unsold inventory retreated to its June low of 3.9 months.

Year-To-Date Trends

In the first eight months of 2012, there have been 3.7% fewer new listings, 16.8% more accepted offers and 17.4% more closed sales than in the January through August period of 2011. Prices are stabilizing and showing improvement. The average sales price year-to-date of $271,100 is 2.7% higher than the average price in the same period last year, while the 2012 year-to-date median of $230,000 is 4.5% higher than the median last year. Total market time has dropped 20.3% from 146 days last year to 117 days through August of 2012.

Inventory in Months*

	2010	2011	2012
January	12.6	11.3	7.0
February	12.9	10.9	6.5
March	7.8	7.1	5.0
April	7.3	7.2	4.7
May	7.0	6.8	4.2
June	7.3	6.0	3.9
July	10.8	7.0	4.6
August	11.0	6.2	3.9
September	10.5	6.7	
October	10.7	6.8	
November	10.2	6.2	
December	7.9	5.3	

*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. This includes proposed and under construction homes.

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

Average Sale Price % Change:
+0.2% ($268,300 v. $267,700)

Median Sale Price % Change:
+2.2% ($229,000 v. $224,000)

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
2012	August	3,099	2,387	2,311	281,700	241,000	97
	July	3,162	2,372	1,973	287,000	245,000	100
	Year-to-date	24,262	17,105	15,402	271,100	230,000	117
2011	August	2,879	2,187	1,805	271,800	225,000	134
	Year-to-date	25,189	14,645	13,114	264,000	220,000	146
Change	August	7.6%	9.1%	28.0%	3.6%	7.1%	-27.3%
	Prev Mo 2012	-2.0%	0.6%	17.1%	-1.8%	-1.6%	-3.0%
	Year-to-date	-3.7%	16.8%	17.4%	2.7%	4.5%	-20.3%

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AREA REPORT • 8/2012

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 2012	Pending Sales 2012 v. 2011[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales 2012	Pending Sales 2012 v. 2011	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
141	N Portland	326	131	40	92	4.5%	105	230,600	85	1,025	749	21.4%	685	227,800	219,000	1.7%	8	357,500	36	141,100	22	479,300
142	NE Portland	596	272	70	231	11.6%	220	310,800	73	2,283	1,726	18.0%	1,556	286,000	249,700	2.3%	17	447,200	27	199,800	48	337,300
143	SE Portland	802	392	112	334	17.6%	297	244,600	67	2,916	2,183	18.6%	1,964	226,700	190,000	1.5%	35	294,000	38	99,200	81	345,600
144	Gresham/ Troutdale	590	193	45	158	9.0%	154	194,200	100	1,519	1,026	8.3%	950	192,100	176,000	-3.6%	4	359,000	74	159,000	25	225,600
145	Milwaukie/ Clackamas	850	266	96	186	17.0%	149	250,500	101	2,138	1,348	23.0%	1,193	246,000	228,000	0.8%	8	382,300	81	190,500	3	276,600
146	Oregon City/ Canby	602	170	49	106	0.0%	110	241,800	108	1,259	820	7.6%	749	236,900	221,000	2.1%	-	-	69	124,600	10	238,500
147	Lake Oswego/ West Linn	685	210	75	131	23.6%	149	470,100	109	1,589	988	22.0%	908	419,900	370,000	-0.2%	-	-	27	235,600	5	370,200
148	W Portland	1,009	333	111	264	11.9%	264	403,800	107	2,789	1,895	10.6%	1,692	409,000	343,500	-0.4%	9	342,400	54	202,100	27	452,300
149	NW Wash Co.	374	165	31	118	35.6%	132	333,500	74	1,162	901	24.1%	790	354,100	339,500	-1.1%	3	192,000	25	220,500	2	350,000
150	Beaverton/ Aloha	563	231	50	224	-3.0%	216	225,500	103	1,919	1,547	12.8%	1,386	215,600	197,800	2.5%	6	158,500	20	220,600	27	283,600
151	Tigard/ Wilsonville	829	269	72	188	-0.5%	196	279,200	99	2,078	1,475	21.2%	1,343	284,100	256,000	-1.5%	3	551,700	32	262,000	9	394,900
152	Hillsboro/ Forest Grove	542	198	57	175	4.8%	161	228,800	109	1,531	1,248	23.0%	1,125	212,400	195,000	0.8%	15	233,400	35	533,300	24	217,600
153	Mt. Hood	147	25	9	10	-52.4%	11	184,400	194	184	92	29.6%	84	184,900	168,300	-10.5%	-	-	7	77,400	-	-
155	Columbia Co.	386	81	38	55	-8.3%	51	162,200	143	646	385	11.6%	341	165,900	157,000	0.3%	2	157,500	23	118,600	3	101,800
156	Yamhill Co.	713	163	76	115	13.9%	96	215,000	150	1,224	722	10.9%	636	205,300	175,000	2.0%	7	330,100	55	206,200	8	136,600

[1] Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2012 with August 2011. The Year-To-Date section compares 2012 year-to-date statistics through August with 2011 year-to-date statistics through August.

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/11-8/31/12) with 12 months before 9/1/10-8/31/11).

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

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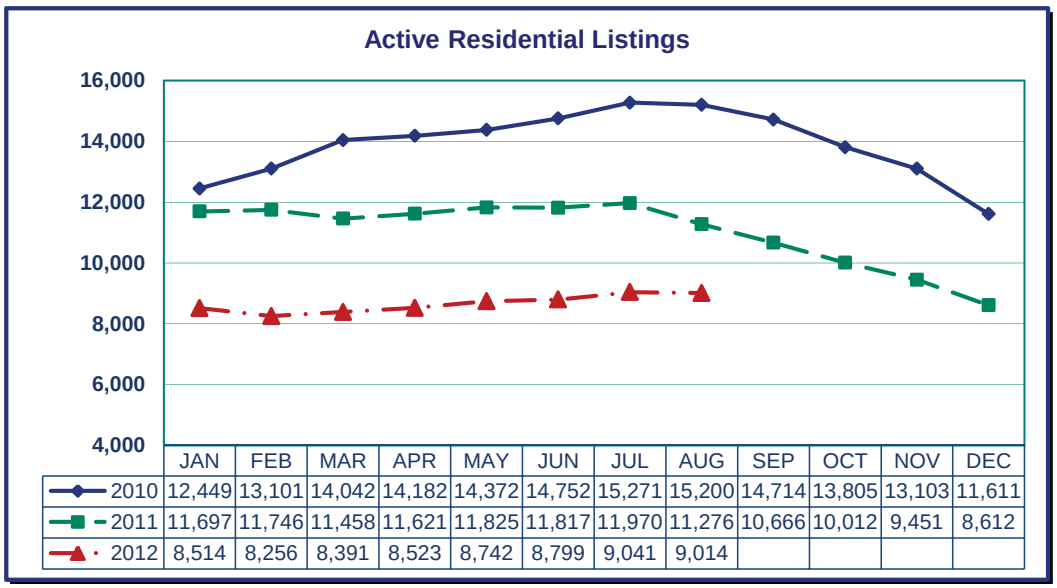


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2010	12,449	13,101	14,042	14,182	14,372	14,752	15,271	15,200	14,714	13,805	13,103	11,611
2011	11,697	11,746	11,458	11,621	11,825	11,817	11,970	11,276	10,666	10,012	9,451	8,612
2012	8,514	8,256	8,391	8,523	8,742	8,799	9,041	9,014				

ACTIVE RESIDENTIAL LISTINGS

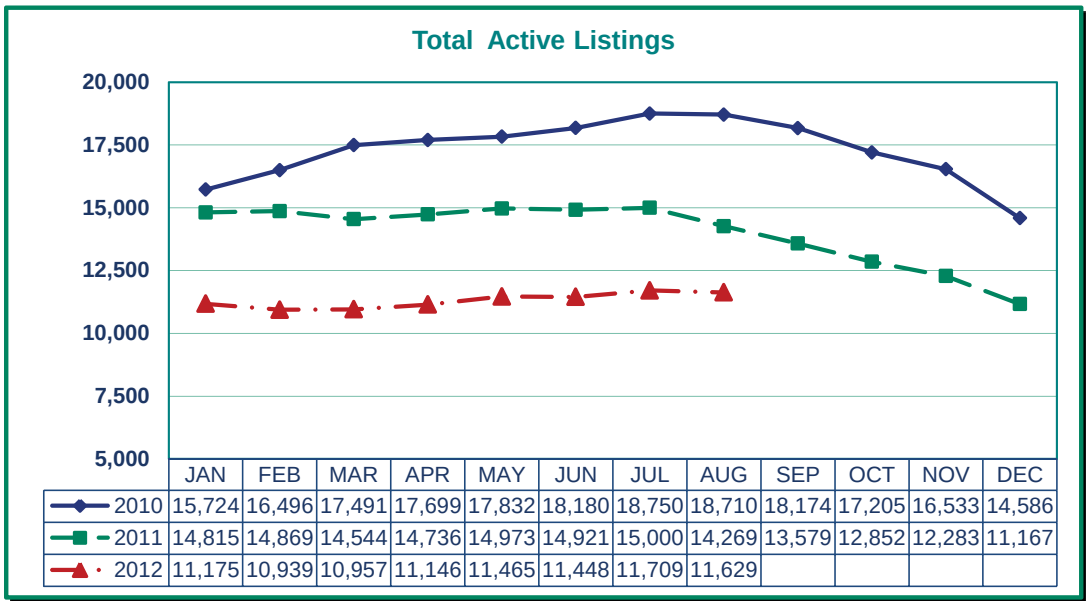
PORTLAND, OR

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.



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2010	15,724	16,496	17,491	17,699	17,832	18,180	18,750	18,710	18,174	17,205	16,533	14,586
2011	14,815	14,869	14,544	14,736	14,973	14,921	15,000	14,269	13,579	12,852	12,283	11,167
2012	11,175	10,939	10,957	11,146	11,465	11,448	11,709	11,629				

NEW LISTINGS

PORTLAND, OR

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

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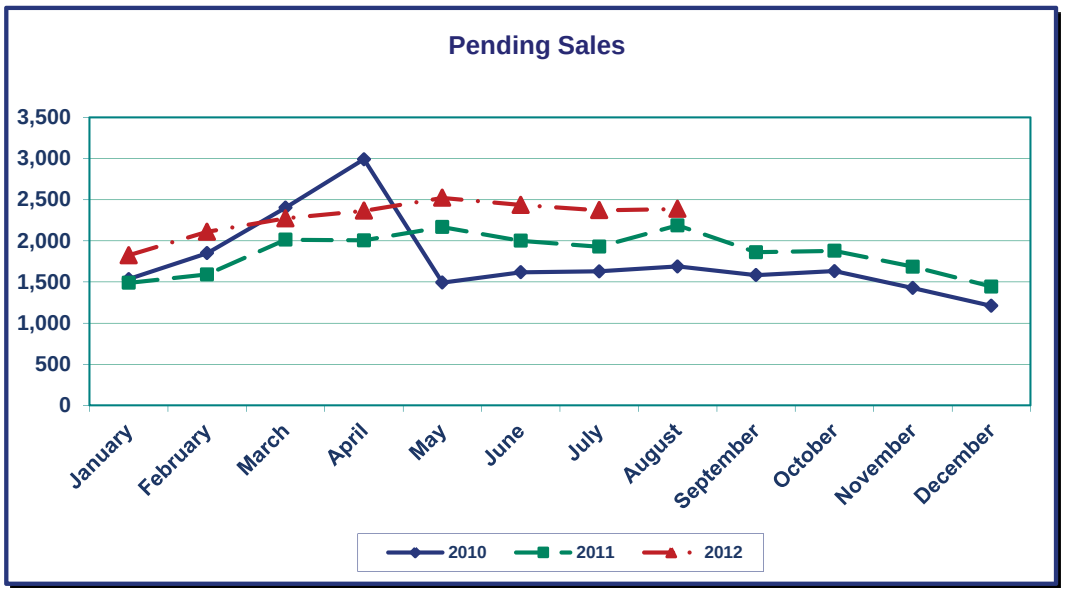


PENDING LISTINGS

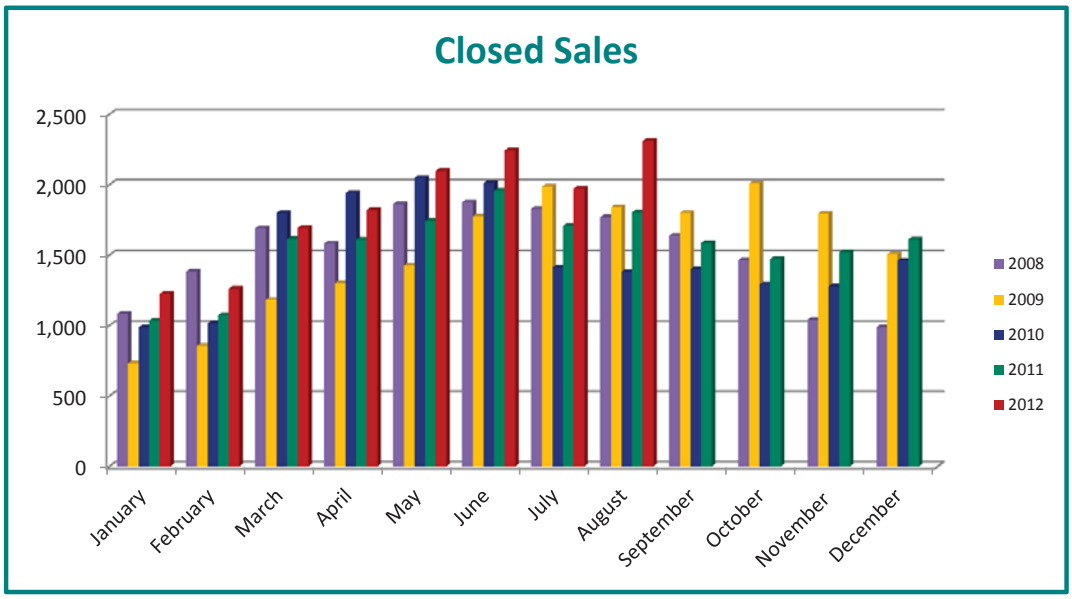
PORTLAND, OR

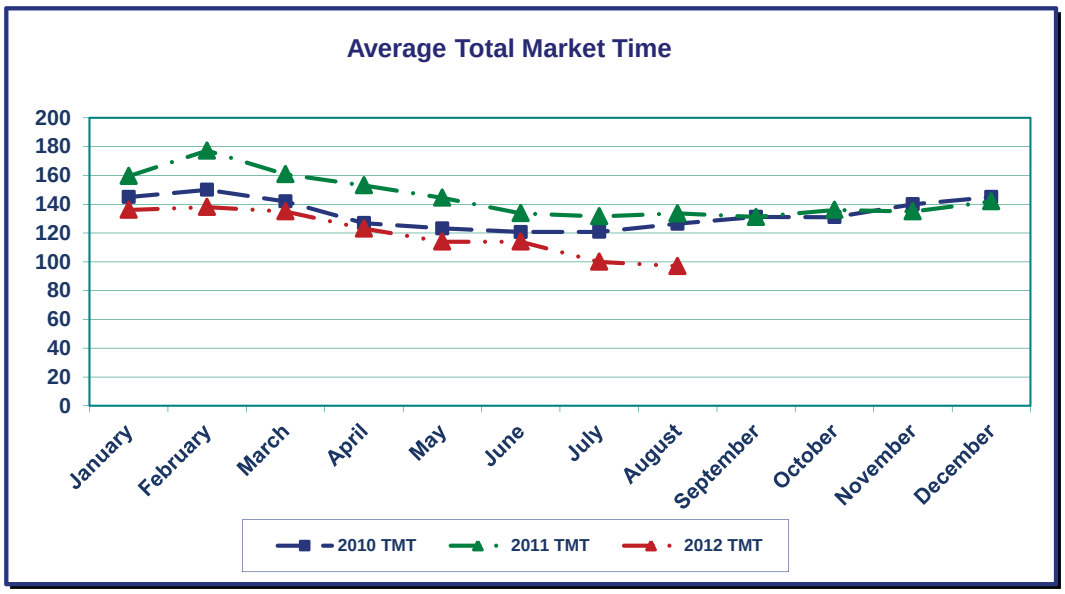
This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.

CLOSED SALES

PORTLAND, OR

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





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.

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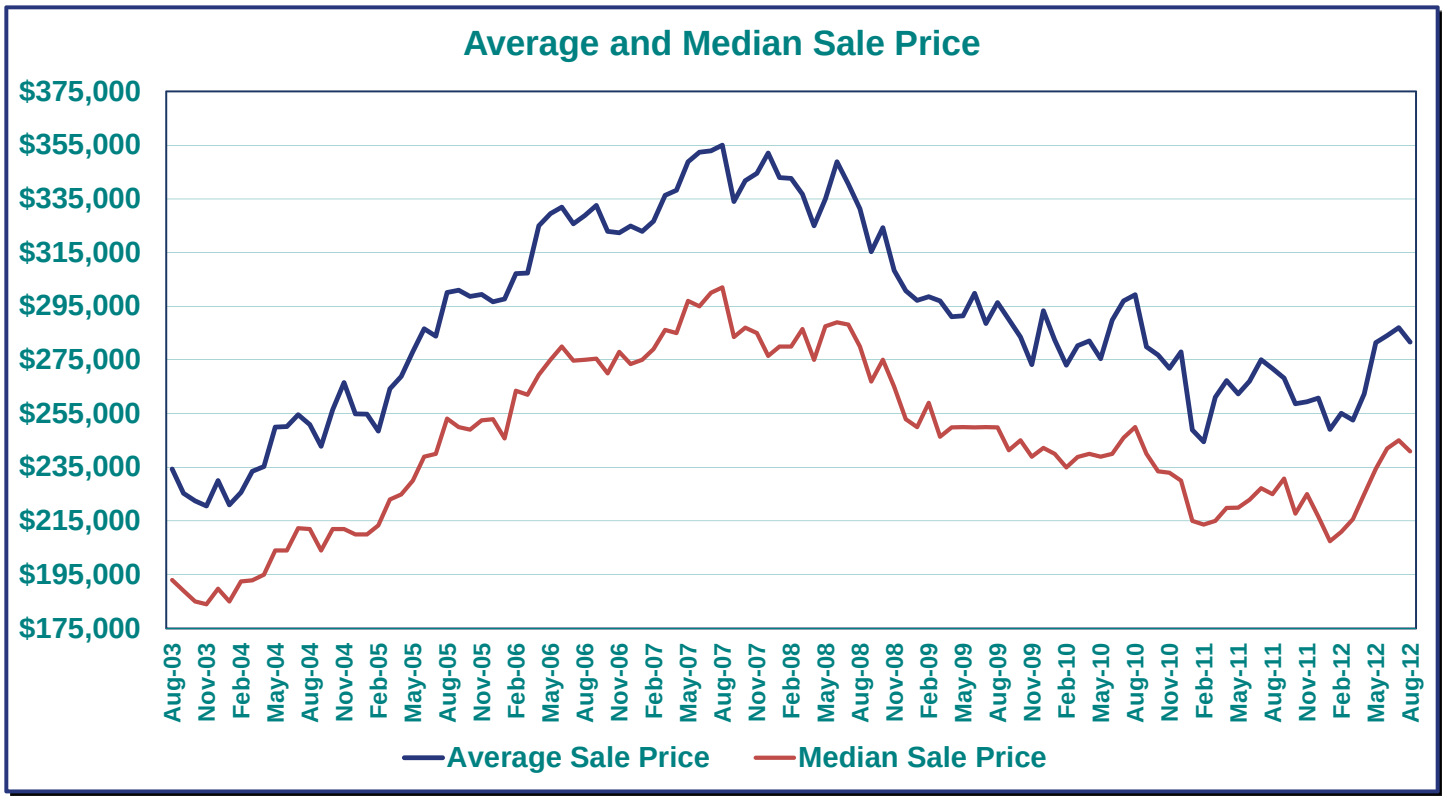
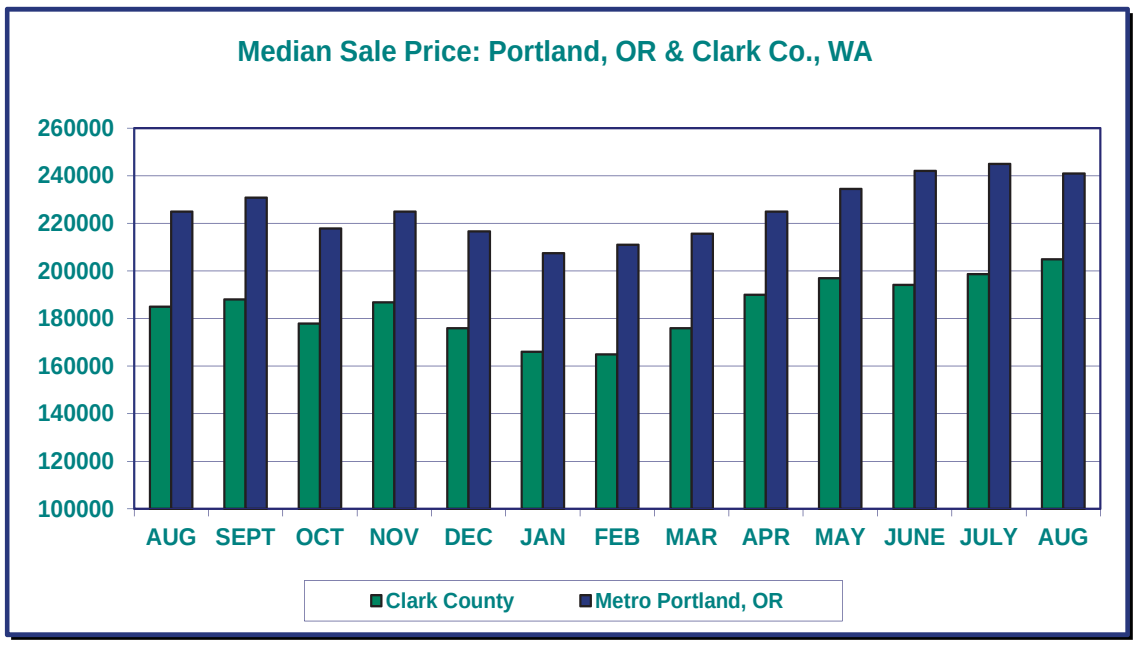
SALE PRICE

PORTLAND, OR

This graph represents the average and median 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.

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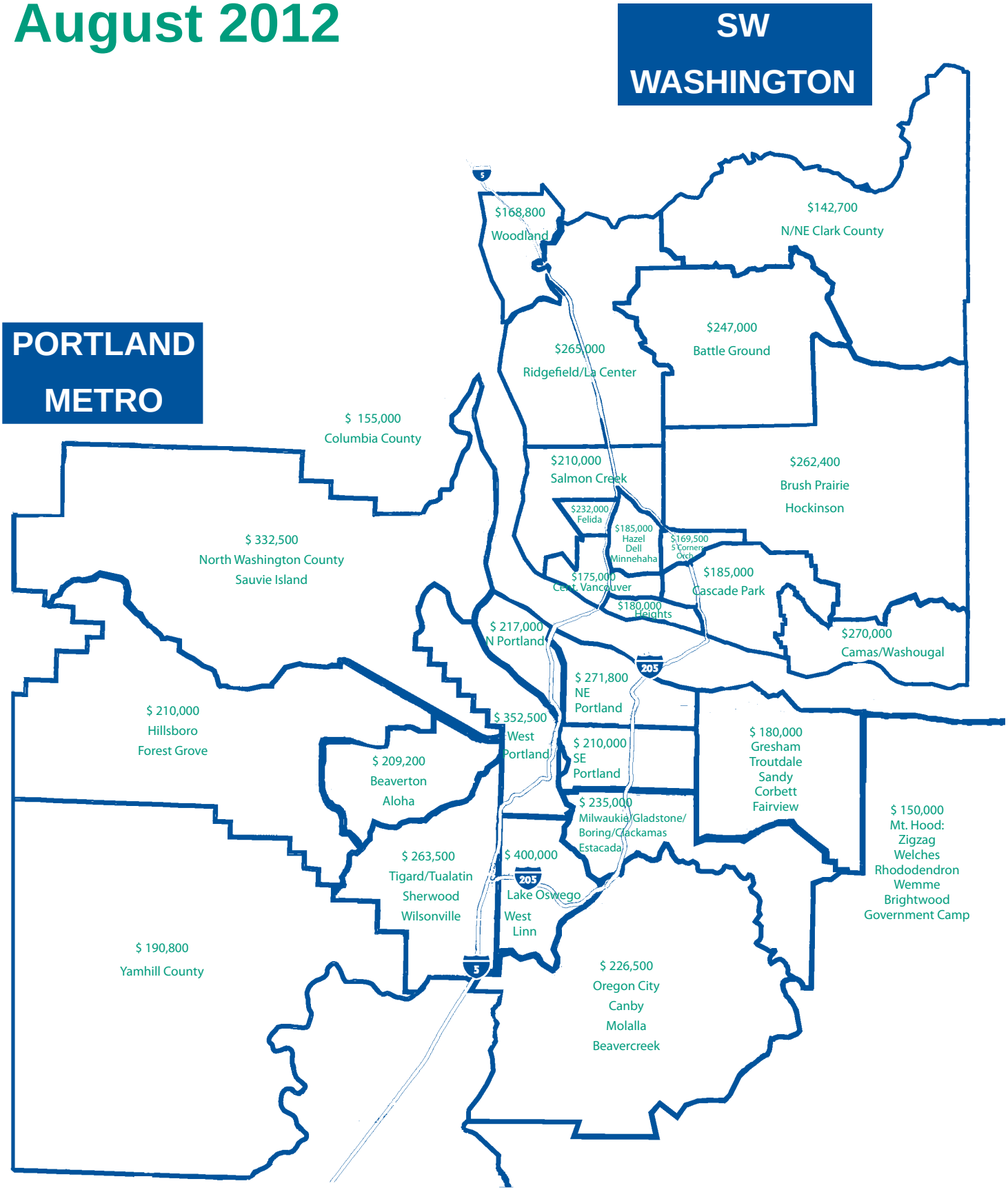
MEDIAN SALE PRICE
August 2012



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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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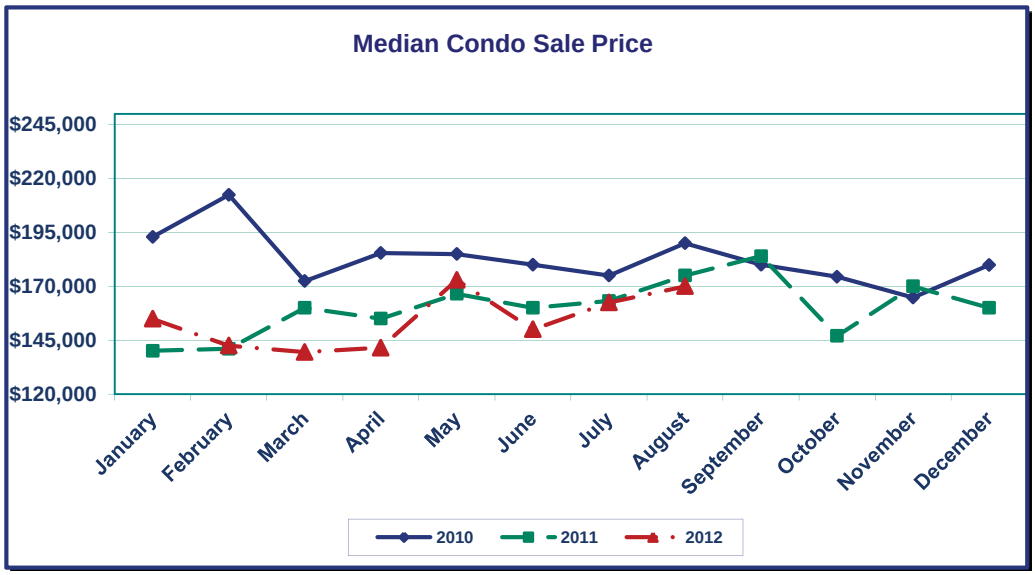
MEDIAN SALE PRICE CONDOS

PORTLAND, OR

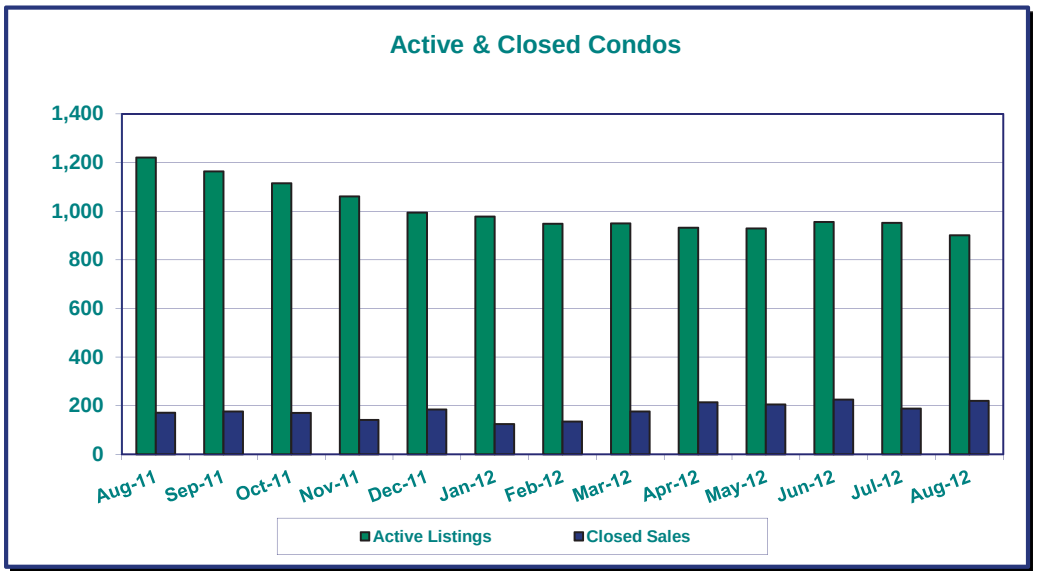
This graph represents the median sale price for all condos sold in the last three calendar years in the Portland, Oregon metropolitan area.



ACTIVE & CLOSED CONDOS

PORTLAND, OR

This graph shows the number of active and closed condos in the Portland, Oregon, metropolitan area.



EQUAL HOUSING OPPORTUNITY

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Kurt von Wasmuth, President/CEO
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MARKET ACTION

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

Residential Review: Southwest Washington — August 2012 Reporting Period

August Residential Highlights

The Clark County real estate market was still unsettled in August. At 493, the closed sales just edged July sales, and topped the list for the most sales in a single month this year. This represents 4.2% more completed transactions than the 473 sales posted in August 2011.

Accepted offers this August (546) dropped 23.2% compared to 711 pending sales in the same month last year. However, pendings showed an unusual blip in August 2011, and the number this August is a 6.4% improvement over the previous month.

New listings dipped again this month, decreasing 21.3% from the same month in 2011 and 10.8% from the previous month.

Unsold inventory dropped to a new low of 5.1 months since June 2006 when it was 4.7. This is the time required to use up the active listing count of 2,533 at the August rate of sales.

Year-To-Date Trends

In the first eight months of 2012, there have been 15.8% fewer new listings, 1.5% more accepted offers and 5.1% more closed sales than in the January through August period of 2011. Prices are stabilizing and showing improvement. The average sales price year-to-date of $217,700 is 2.0% higher than the average price in the same period last year, while the 2012 year-to-date median of $189,800 is 1.0% higher than the median last year. Total market time has dropped 5.2% from 144 days last year to 136 days through August of 2012.

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*

	2010	2011	2012
January	12.4	11.7	8.8
February	11.6	12.1	7.7
March	7.7	8.3	6.4
April	6.6	7.8	6.7
May	6.6	7.9	5.7
June	6.8	6.8	5.4
July	12.0	7.3	5.4
August	11.9	6.5	5.1
September	10.4	6.8	
October	11.1	7.2	
November	11.7	8.0	
December	9.1	6.5	

*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.This number includes proposed and under construction homes.

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

Average Sale Price % Change:
-1.7% ($214,500 v. $218,300)

Median Sale Price % Change:
-2.9% ($187,000 v. $192,500)

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
2012	August	596	546	493	232,900	204,900	122
	July	668	513	489	227,400	198,700	115
	Year-to-date	5,326	3,954	3,538	217,700	189,800	136
2011	August	757	711	473	207,200	185,000	142
	Year-to-date	6,323	3,895	3,367	213,500	188,000	144
Change	August	-21.3%	-23.2%	4.2%	12.4%	10.8%	-13.9%
	Prev Mo 2012	-10.8%	6.4%	0.8%	2.4%	3.1%	6.1%
	Year-to-date	-15.8%	1.5%	5.1%	2.0%	1.0%	-5.2%

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AREA REPORT • 8/2012
SW Washington

		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales 2012	Pending Sales 2012 v. 2011[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales 2012	Pending Sales 2012 v. 2011	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
11	Downtown Vancouver	60	17	9	16	23.1%	16	191,600	124	141	102	17.2%	97	169,200	155,000	102	-6.8%	-	-	-	-	6	140,800
12	NW Heights	57	16	11	10	-66.7%	12	107,100	69	123	105	-18.6%	100	110,100	100,200	111	-3.4%	1	107,000	1	24,000	9	192,600
13	SW Heights	59	12	7	12	-25.0%	11	349,600	218	117	78	13.0%	66	254,900	182,800	252	4.1%	-	-	3	212,500	-	-
14	Lincoln/Hazel Dell	49	17	4	11	-26.7%	15	226,400	91	98	60	-18.9%	59	190,600	180,000	91	4.9%	-	-	4	184,900	-	-
15	E Hazel Dell	125	32	3	23	-37.8%	15	165,300	86	242	179	-11.8%	150	156,200	160,000	136	-4.4%	2	121,000	13	85,800	1	190,000
20	NE Heights	58	17	4	23	43.8%	17	154,800	106	148	135	4.7%	109	162,500	159,900	139	2.7%	-	-	2	192,500	2	267,500
21	Orchards	114	34	5	35	-23.9%	31	167,100	85	269	249	16.4%	224	155,200	144,800	145	-2.2%	-	-	6	304,300	5	809,500
22	Evergreen	156	44	3	35	-49.3%	35	166,400	139	394	342	-2.3%	318	160,500	153,000	118	-0.7%	1	164,500	8	64,800	9	251,100
23	E Heights	46	12	2	6	-64.7%	16	241,200	237	105	92	0.0%	85	213,800	169,000	135	-3.2%	1	155,000	1	86,000	-	-
24	Cascade Park	74	23	9	26	0.0%	22	214,500	176	201	159	19.5%	135	226,700	210,000	140	-1.9%	1	384,000	-	-	6	207,700
25	Five Corners	50	13	6	12	-57.1%	13	174,200	53	130	119	-22.2%	124	150,800	146,000	119	-6.2%	-	-	1	67,500	-	-
26	E Orchards	59	15	5	14	-50.0%	18	233,500	78	163	137	5.4%	128	217,900	200,000	115	-1.3%	-	-	9	174,800	-	-
27	Fisher's Landing	70	13	3	17	-43.3%	20	262,300	64	196	144	-16.8%	138	228,400	217,800	111	-2.1%	-	-	2	480,000	-	-
31	SE County	31	5	6	7	133.3%	3	349,000	173	51	40	11.1%	33	330,900	290,000	254	-10.3%	-	-	4	123,700	-	-
32	Camas City	181	54	17	40	-23.1%	34	305,800	106	398	290	-0.7%	263	308,400	289,900	144	-9.4%	-	-	26	111,800	5	180,100
33	Washougal	247	32	23	37	0.0%	24	270,400	83	405	244	7.5%	205	224,900	223,000	144	-8.6%	-	-	29	131,000	2	631,000
41	N Hazel Dell	113	20	7	21	-34.4%	13	240,100	176	218	143	-13.9%	124	234,100	199,000	120	-3.7%	-	-	9	100,100	1	255,000
42	S Salmon Creek	92	18	12	20	-9.1%	14	195,500	131	208	168	9.1%	156	181,500	182,500	121	-4.4%	-	-	10	79,300	-	-
43	N Felida	106	22	9	17	-41.4%	24	233,800	113	236	175	2.3%	161	273,500	229,500	134	8.6%	-	-	5	765,000	1	554,000
44	N Salmon Creek	114	39	10	32	28.0%	28	261,100	130	253	180	35.3%	152	257,100	240,000	148	-1.8%	-	-	15	147,200	-	-
50	Ridgefield	88	22	4	29	81.3%	13	281,400	99	136	115	18.6%	92	277,100	259,700	121	12.8%	-	-	4	323,300	1	108,200
51	W of I-5 County	34	10	3	4	100.0%	-	-	-	53	17	-10.5%	10	325,500	341,000	238	-10.8%	1	470,000	5	151,000	-	-
52	NW E of I-5 County	54	8	6	4	-50.0%	7	312,200	209	97	55	34.1%	47	328,100	316,000	137	10.8%	-	-	3	142,500	-	-
61	Battleground	152	32	10	39	-22.0%	34	257,700	84	310	240	-4.8%	206	223,800	199,700	133	3.6%	-	-	5	138,500	1	148,000
62	Brush Prarie	174	44	20	31	6.9%	32	284,900	173	359	236	15.1%	212	278,900	260,000	154	-1.7%	-	-	17	146,500	1	198,400
63	East County	1	-	-	-	-	-	-	-	4	4	100.0%	4	222,300	239,500	72	23.8%	-	-	2	173,900	-	-
64	Central County	33	4	3	5	25.0%	6	279,800	285	60	33	22.2%	31	267,400	273,000	244	-12.0%	-	-	-	-	-	-
65	Mid-Central County	32	3	3	5	-16.7%	5	295,500	131	39	17	-37.0%	14	261,200	250,000	193	-2.4%	-	-	1	19,000	-	-
66	Yacolt	29	6	-	5	-54.5%	6	216,400	146	63	38	15.2%	38	207,200	169,000	138	-14.7%	-	-	5	121,800	-	-
70	La Center	27	6	4	3	-40.0%	5	259,400	70	46	27	-34.1%	31	223,500	213,000	142	-8.9%	-	-	1	95,000	-	-
71	N Central	33	2	-	4	-20.0%	3	177,600	307	44	19	0.0%	17	223,200	211,000	213	-5.1%	-	-	5	67,100	-	-
72	NE Corner	15	4	1	3	-25.0%	1	113,800	18	19	12	-29.4%	9	172,700	165,000	166	3.4%	-	-	-	-	-	-
	Grand Total	2,533	596	209	546	-23.2%	493	232,900	122	5,326	3,954	1.5%	3,538	217,700	189,800	136	-1.7%	7	217,500	196	152,700	50	285,700
80	Woodland City	37	5	3	8	-33.3%	8	151,400	47	80	53	0.0%	44	147,800	141,300	113	-10.7%	-	-	1	500,000	-	-
81	Woodland Area	57	8	5	4	-33.3%	6	242,800	66	69	32	3.2%	30	195,400	187,000	205	-8.0%	-	-	8	56,700	-	-
82	Cowlitz County	261	50	44	35	52.2%	36	163,600	154	451	215	11.4%	187	141,000	136,500	136	-11.3%	3	774,200	27	65,400	5	188,100
	Grand Total	355	63	52	47	14.6%	50	171,200	127	600	300	8.3%	261	148,400	139,900	140	-10.4%	3	774,200	36	75,500	5	188,100
87	Pacific County	186	19	15	8	0.0%	12	126,100	168	154	60	9.1%	55	138,300	134,000	225	-7.1%	1	111,500	22	27,500	-	-

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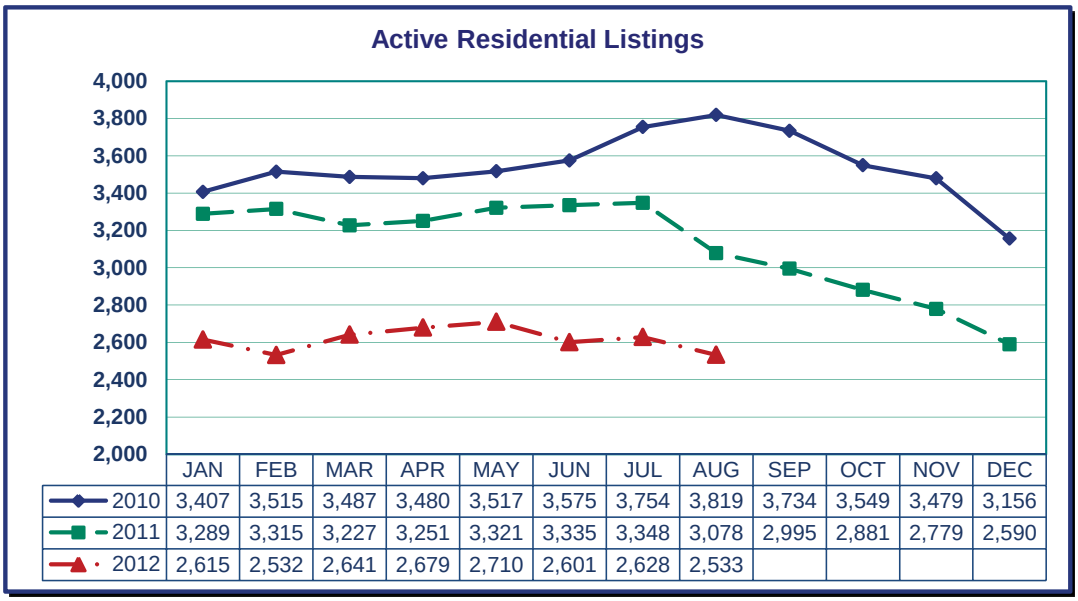


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2010	3,407	3,515	3,487	3,480	3,517	3,575	3,754	3,819	3,734	3,549	3,479	3,156
2011	3,289	3,315	3,227	3,251	3,321	3,335	3,348	3,078	2,995	2,881	2,779	2,590
2012	2,615	2,532	2,641	2,679	2,710	2,601	2,628	2,533				

ACTIVE RESIDENTIAL LISTINGS

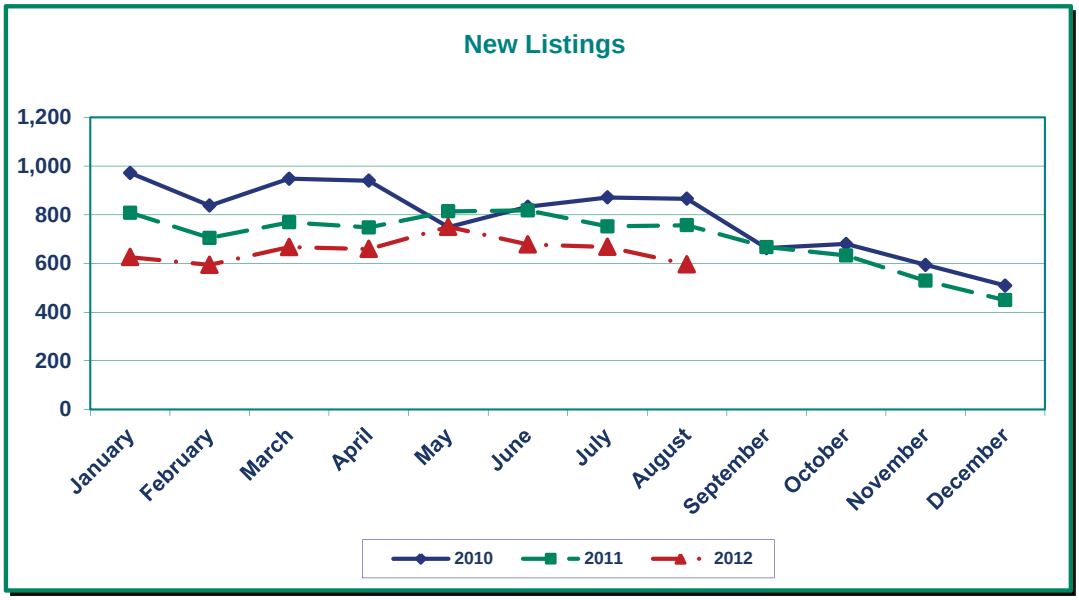
CLARK COUNTY, WA

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

NEW LISTINGS

CLARK COUNTY, WA

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



[1] Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2012 with August 2011. The Year-To-Date section compares 2012 year-to-date statistics through August with 2011 year-to-date statistics through August.

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/11-8/31/12) with 12 months before (9/1/10-8/31/11).

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

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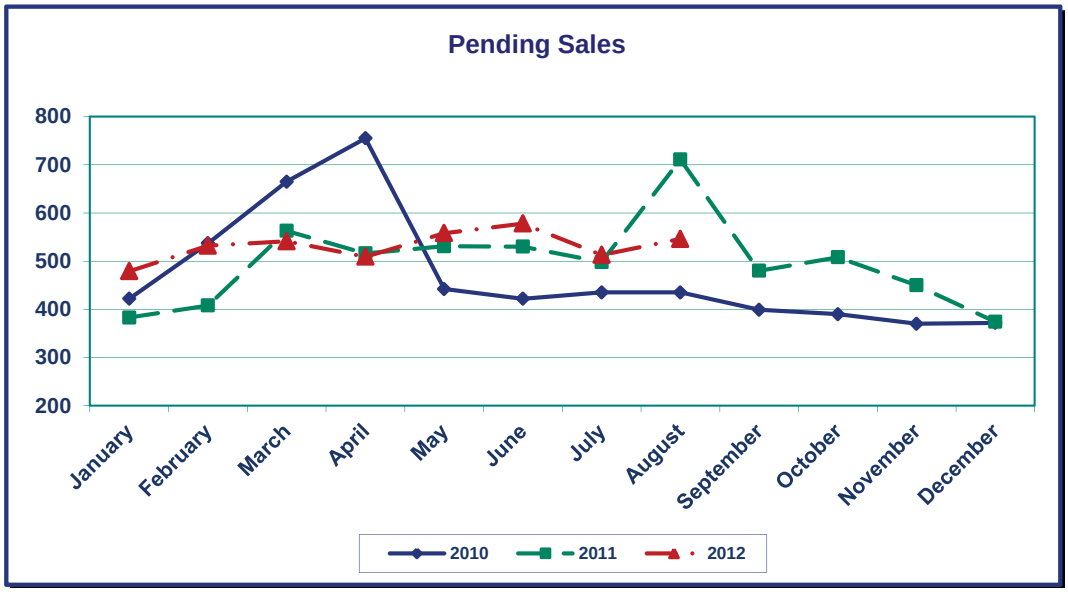


PENDING LISTINGS

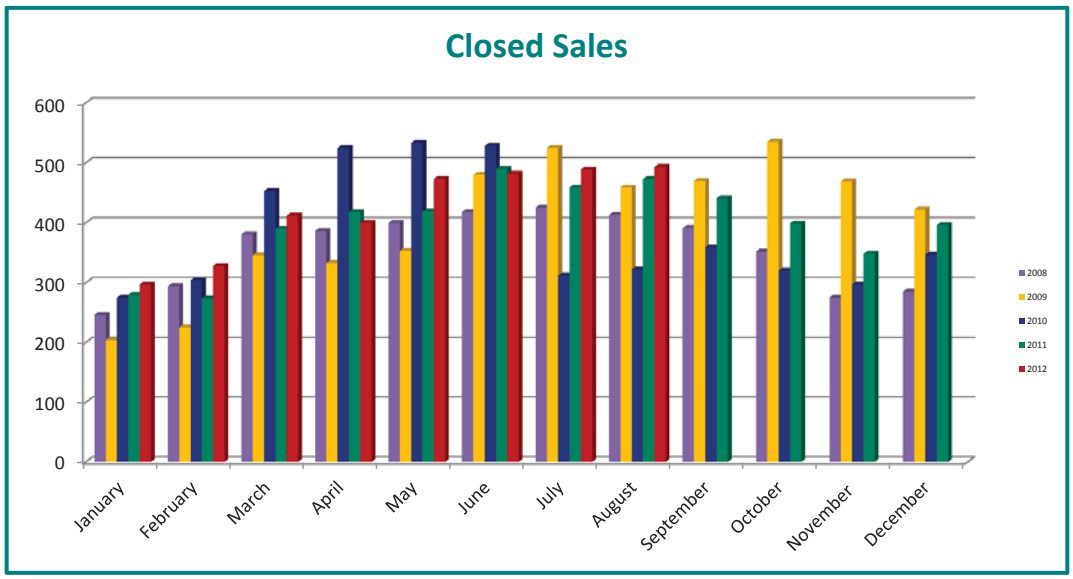
CLARK COUNTY, WA

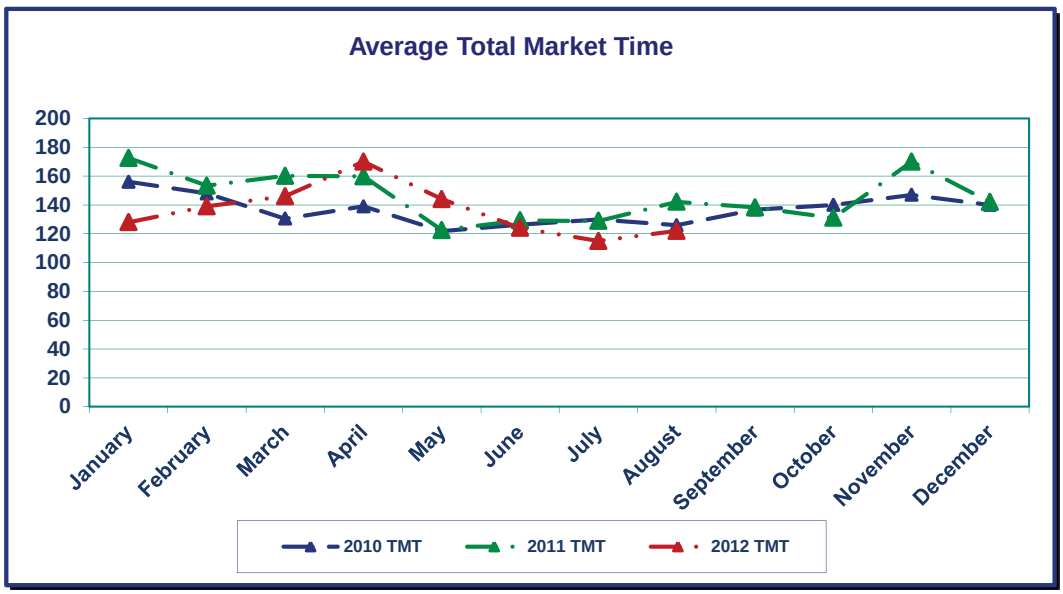
This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.

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.

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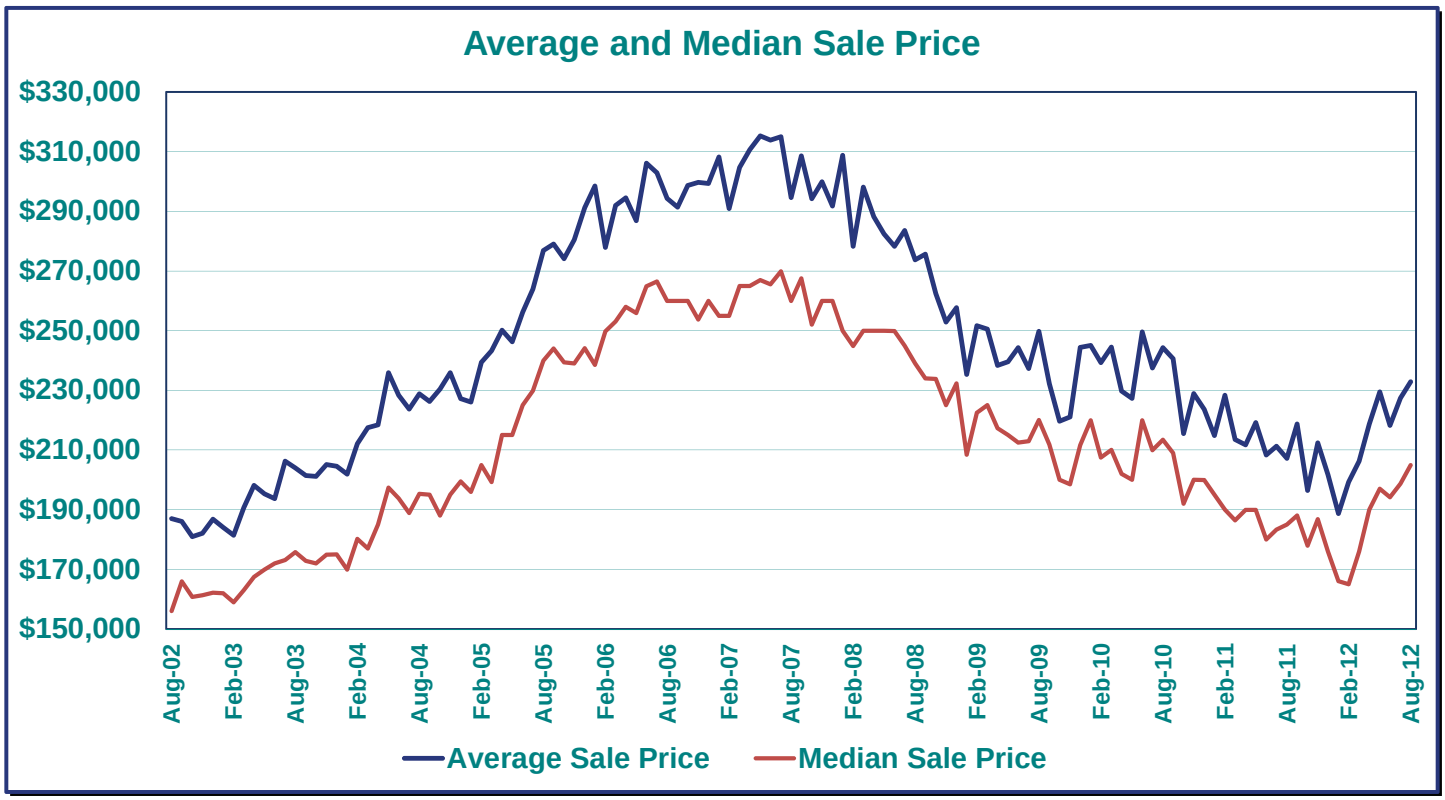
SALE PRICE

CLARK COUNTY, WA

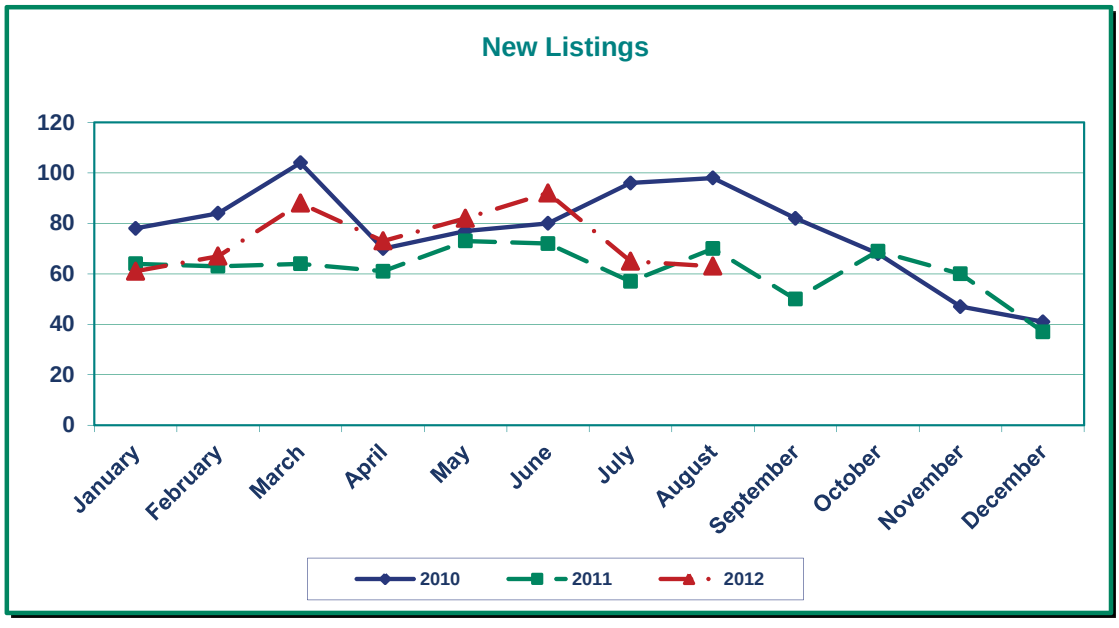
This graph represents the average and median sale price for all homes sold in Clark County, Washington



NEW LISTINGS

COWLITZ COUNTY, WA

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



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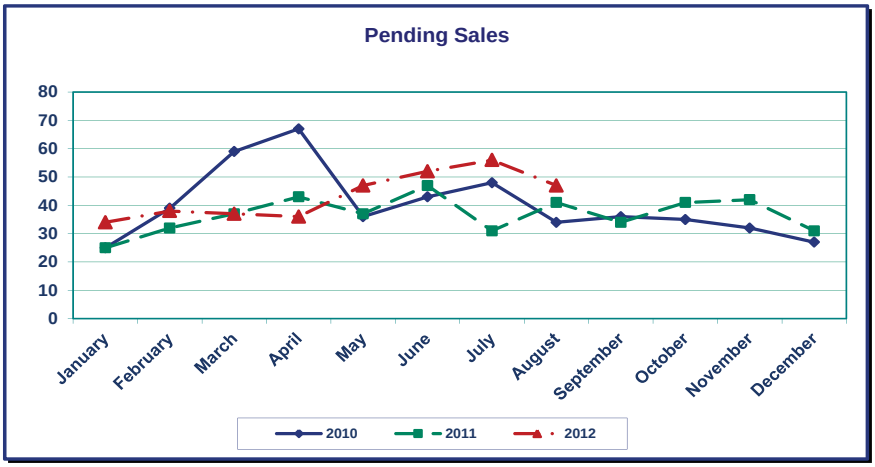
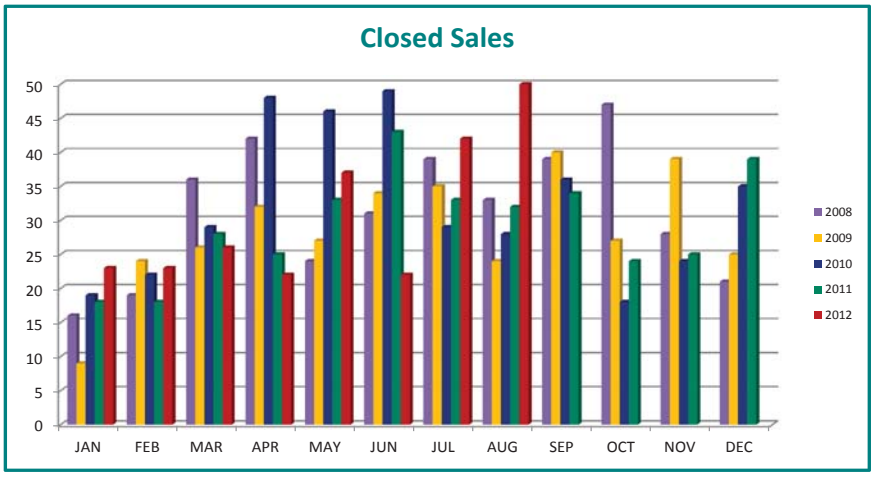
PENDING LISTINGS

COWLITZ COUNTY, WA

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





CLOSED SALES

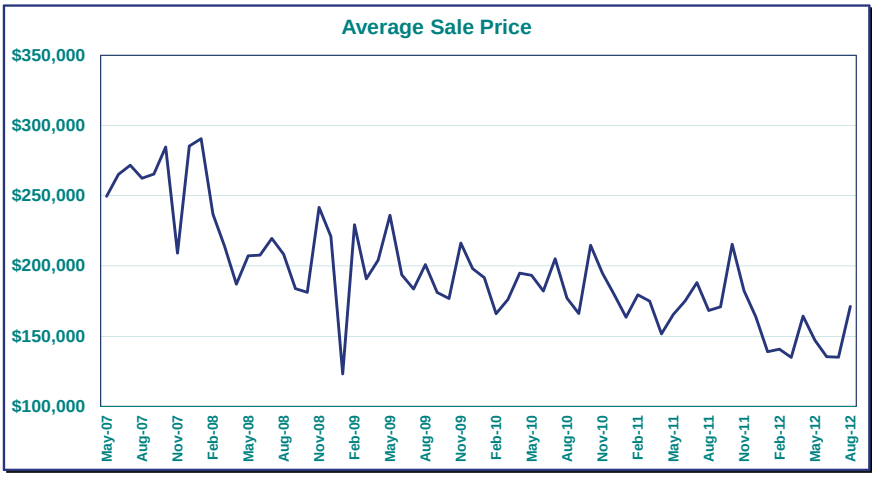
COWLITZ COUNTY, WA

This graph shows the closed sales over the past 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.



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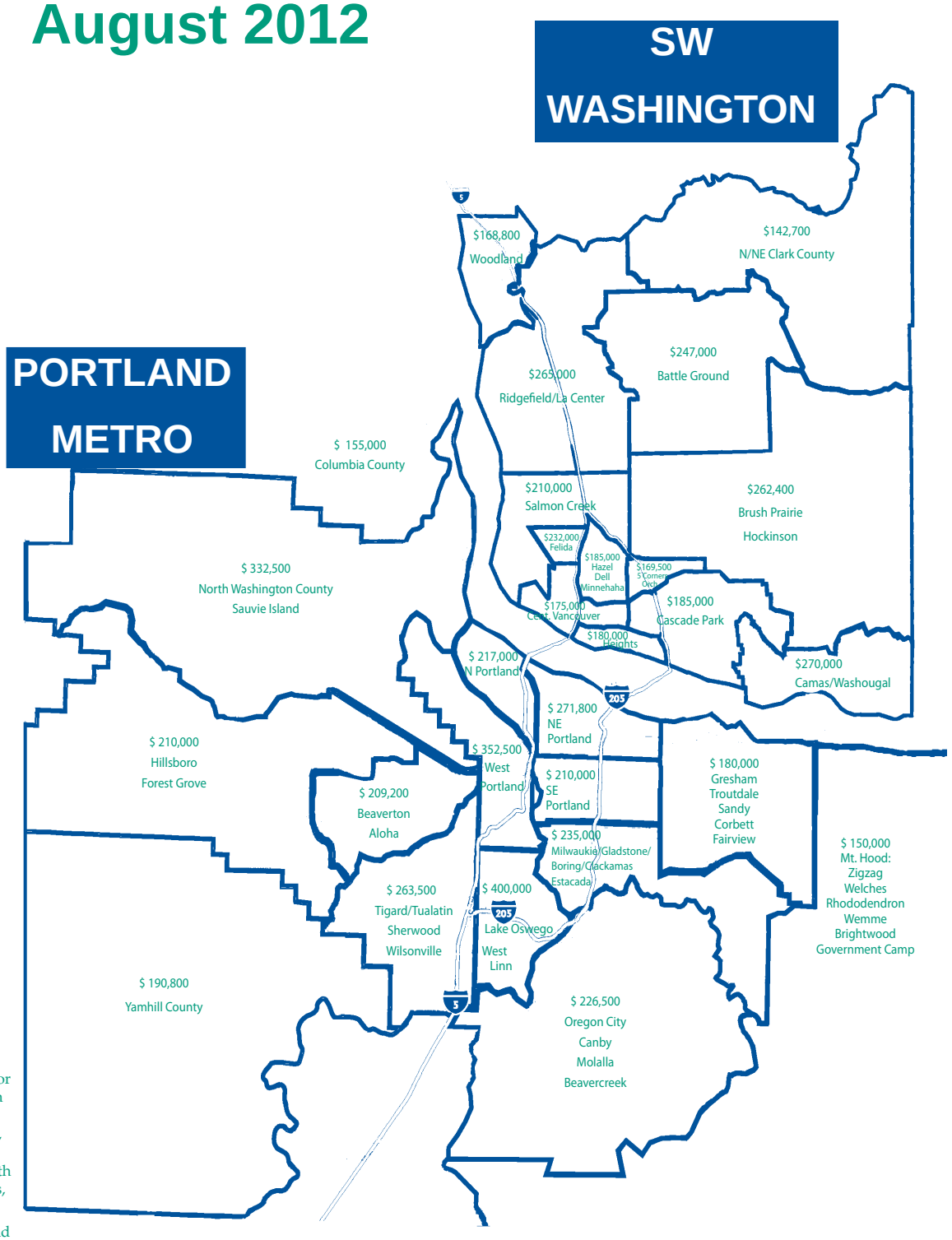
MEDIAN SALE PRICE
August 2012



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MARKET ACTION

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

Residential Review: Union County, Oregon

August 2012 Reporting Period

August Residential Highlights

Almost every measure of real estate activity in August showed gains over both the previous month and the comparable month last year. Pending sales showed improvement in the year-over-year comparison, going from 22 in August 2011 to 30 this year. The unsold inventory was 10.8 months, the time needed to use up the 227 active listings at the August rate of sales.

Year-To-Date-Summary

In the first eight months of 2012, there have been 6.8% more new listings, 30.0% more accepted offers and 9.6% more closed sales than in the January through August period of 2011. Prices are improving. The average sales price year-to-date of $157,500 is 10.1% higher than in the same period last year, and the median of $148,500 is 14.2% higher than the median in the comparable eight months.

Inventory in Months*

	2010	2011	2012
January	16.8	13.3	10.9
February	15.1	16.3	11.7
March	16.1	25.3	9.7
April	9.5	10.3	15.5
May	12.2	19	12.9
June	11.1	10.4	9.2
July	17.5	14.3	14.1
August	23.7	12.8	10.8
September	11.7	18.2	
October	22.4	12.1	
November	14.5	22.7	
December	20.6	8.7	

*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month. This number includes proposed and under construction homes.

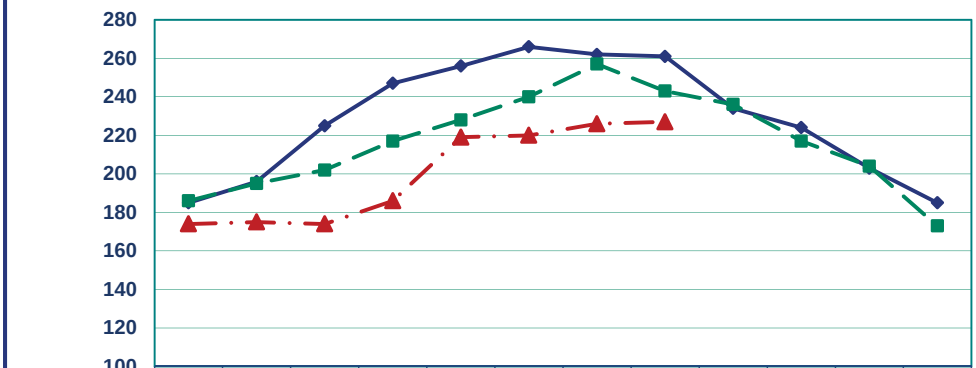
Union County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2012	August	45	30	21	183,000	177,000	169
	July	39	28	16	142,300	116,800	108
	Year-to-date	313	182	149	157,500	148,500	158
2011	August	35	22	19	112,700	120,000	254
	Year-to-date	293	140	136	143,000	130,000	210
Change	August	28.6%	36.4%	10.5%	62.4%	47.5%	-33.4%
	Prev Mo 2012	15.4%	7.1%	31.3%	28.6%	51.5%	56.5%
	Year-to-date	6.8%	30.0%	9.6%	10.1%	14.2%	-24.5%

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

Average Sale Price % Change:
+12.8% ($159,100 v. $141,000)

Median Sale Price % Change:
+14.2% ($147,500 v. $129,200)

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



ACTIVE RESIDENTIAL LISTINGS

UNION COUNTY, OR

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

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Union County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired.Canceled Listings	Pending Sales 2012	Pending Sales 2012 v. 2011[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales 2012	Pending Sales 2012 v. 2011	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97824	Cove	24	3	2	1	-66.7%	1	220,000	355	21	6	-53.8%	4	285,000	277,500	8.3%	1	42,000	1	68,500	-	-
97827	Elgin	35	3	3	5	150.0%	1	86,500	296	46	18	50.0%	14	88,200	77,500	-14.7%	-	-	5	174,000	1	50,000
97841	Imbler	5	2	-	-	-	-	-	-	6	4	300.0%	2	210,000	210,000	9.7%	-	-	-	-	-	-
97850	La Grande/ Island City	116	27	9	18	12.5%	15	184,800	137	194	123	25.5%	106	160,900	152,500	16.2%	5	131,000	14	101,300	2	136,500
97867	North Powder	6	1	-	1	-	1	330,000	90	5	3	0.0%	2	205,800	205,800	-7.7%	-	-	1	6,300	-	-
97876	Summerville	13	1	1	1	-	2	198,500	345	10	8	-	9	251,000	250,000	-	-	-	-	-	-	-
97883	Union	28	8	-	4	300.0%	1	37,500	65	31	20	53.8%	12	78,300	56,300	-0.5%	-	-	1	29,000	-	-
	Union Co. Total	227	45	15	30	36.4%	21	183,000	169	313	182	30.0%	149	157,500	148,500	12.8%	6	116,200	22	108,700	3	107,700

[1] Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2012 with August 2011. The Year-To-Date section compares 2012 year-to-date statistics through August with 2011 year-to-date statistics through August.

[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/11-8/31/12) with 12 months before (9/1/10-8/31/11).

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

NEW LISTINGS

UNION COUNTY, OR

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

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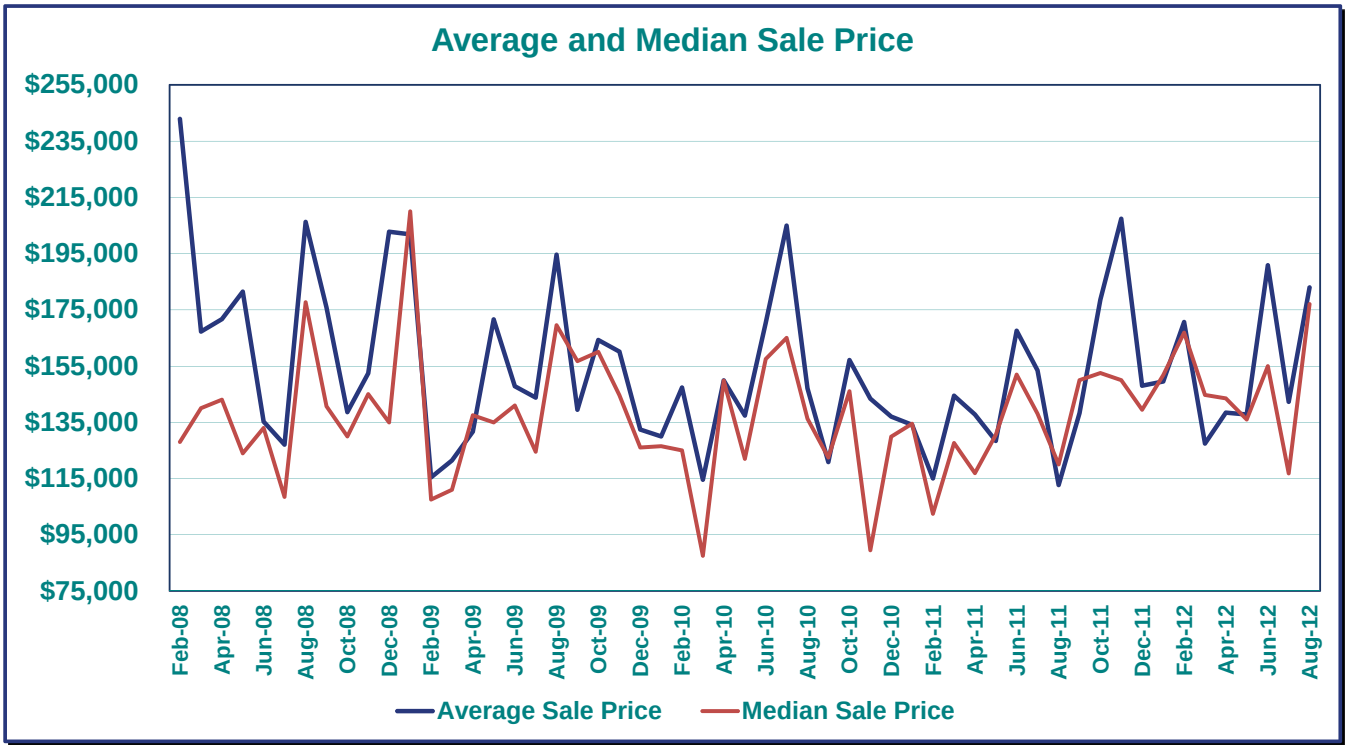
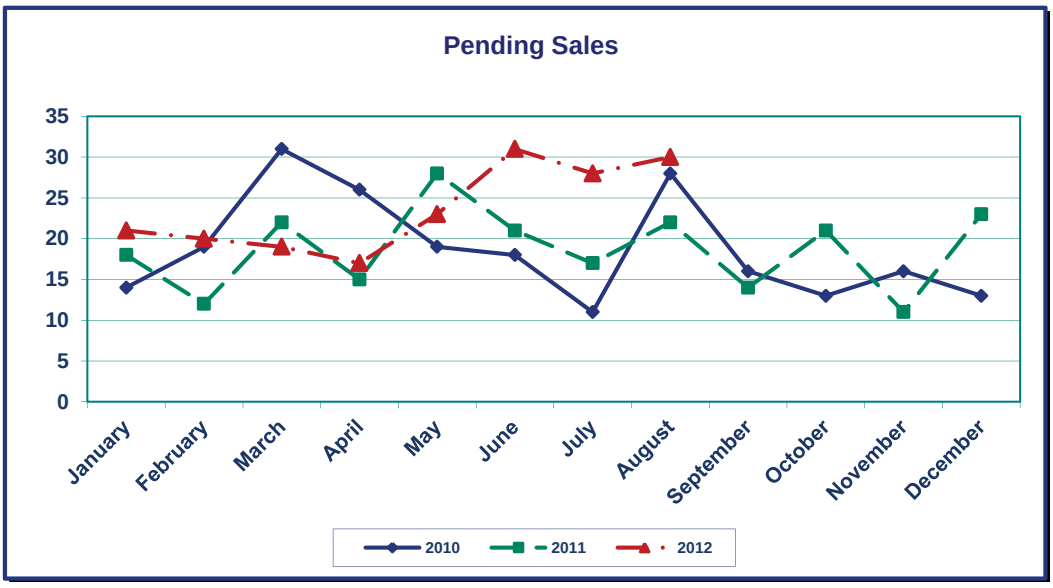
SALE PRICE

UNION COUNTY, OR

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





PENDING LISTINGS

UNION COUNTY, OR

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

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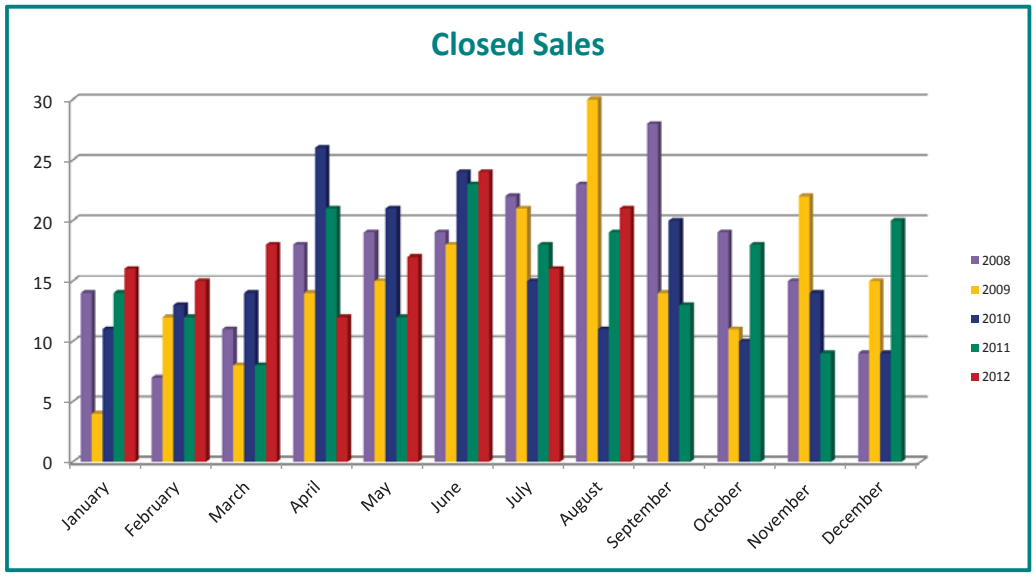
CLOSED SALES

UNION COUNTY, OR

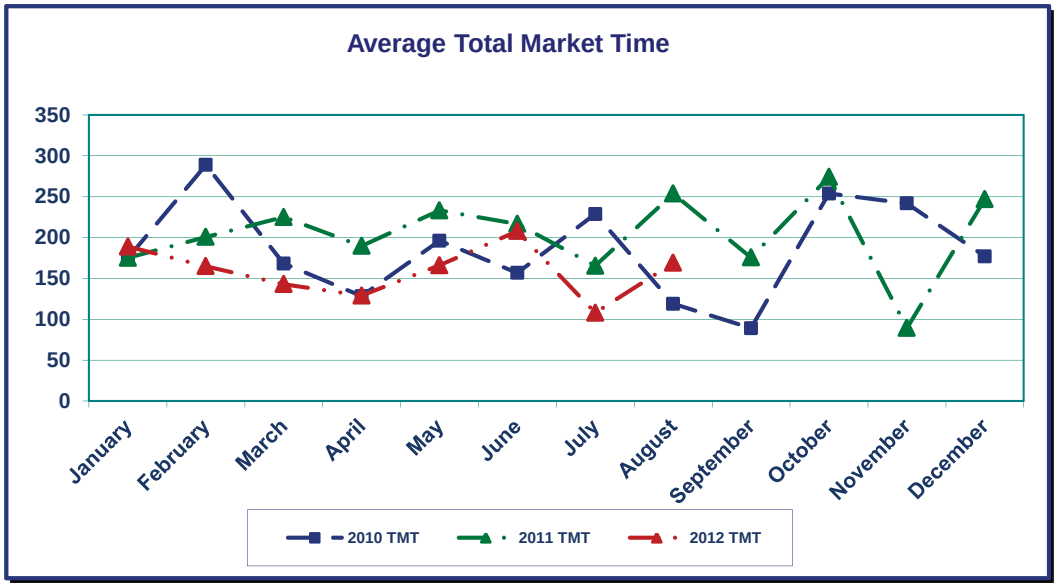
This graph shows the closed sales over the past five calendar years in Union County, Oregon.



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.



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MARKET ACTION

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Residential Review: Wallowa County, Oregon — August 2012 Reporting Period

August Residential Highlights

Real estate activity in Wallowa County showed mixed results in August 2012 compared with the same month in 2011 and the previous month this year.

At eight, closed sales outpaced both the same month last year (four) and the previous month (seven). Pending sales were also strong compared to the previous month, although off the pace of last August. Twelve offers were accepted in August 2012, which was more than twice the five posted in July.

Year-to-Date Trends

In the first eight months of 2012, there have been 12.7% fewer new listings, 8.7% more accepted offers and 16.7% more closed sales than in the January through August period of 2011. Prices are stabilizing. The average sales price year-to-date of $171,400 is 6.7% higher than in the same period last year, and the median sales price of $139,800 is virtually identical to the the median in the comparable eight months of 2011. Market time is 12.1% longer this year than last (288 v. 257 days.)

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

Average Sale Price % Change:
+24.5% ($196,200 v. $157,600)

Median Sale Price % Change:
+7.9% ($151,000 v. $140,000)

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

Inventory in Months*

	2010	2011	2012
January	99	54.5	34.8
February	27.5	23.6	29.6
March	N/A	43.7	54.7
April	23	48	55
May	34	37	36.2
June	19	12.6	31.7
July	32	97.5	28.6
August	15.4	41.5	24.5
September	52.3	16	
October	68	22.9	
November	64.5	30.6	
December	26.3	45.7	

*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month. This number includes proposed and under construction homes.

Wallowa County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2012	August	9	12	8	153,000	103,500	242
	July	14	5	7	212,400	192,500	469
	Year-to-date	124	50	42	171,400	139,800	288
2011	August	9	14	4	126,900	127,500	117
	Year-to-date	142	46	36	160,600	140,000	257
Change	August	0.0%	-14.3%	100.0%	20.6%	-18.8%	106.1%
	Prev Mo 2012	-35.7%	140.0%	14.3%	-28.0%	-46.2%	-48.4%
	Year-to-date	-12.7%	8.7%	16.7%	6.7%	-0.1%	12.1%

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AREA REPORT • 8/2012
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 2012	Pending Sales 2012 v. 2011[1]	Closed Sales	Average Sale Price	Total Market Time[3]	New Listings	Pending Sales 2012	Pending Sales 2012 v. 2011	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change[2]	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97885	Wallowa	26	0	0	0	-	3	55,700	312	16	6	200.0%	8	92,400	84,800	-39.0%	1	41,500	1	283,000	-	-
97857	Lostine	5	0	1	0	-100.0%	0	-	-	4	1	-75.0%	1	31,500	31,500	135.7%	-	-	-	-	-	-
97842	Imnaha	13	1	0	0	-100.0%	0	-	-	3	1	-75.0%	1	190,000	190,000	-11.2%	-	-	4	60,900	-	-
97846	Joseph	81	6	-	6	0.0%	3	192,300	131	42	23	21.1%	18	209,300	186,200	35.6%	3	133,700	4	693,000	1	202,500
97828	Enterprise	71	2	5	6	20.0%	2	240,000	302	59	19	11.8%	14	176,500	137,500	135.7%	2	47,000	3	108,300	-	-
	Wallowa Co. Total	196	9	6	12	-14.3%	8	153,000	242	124	50	8.7%	42	171,400	139,800	24.5%	6	89,400	12	302,000	1	202,500

[1] Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2012 with August 2011. The Year-To-Date section compares 2012 year-to-date statistics through August with 2011 year-to-date statistics through August.

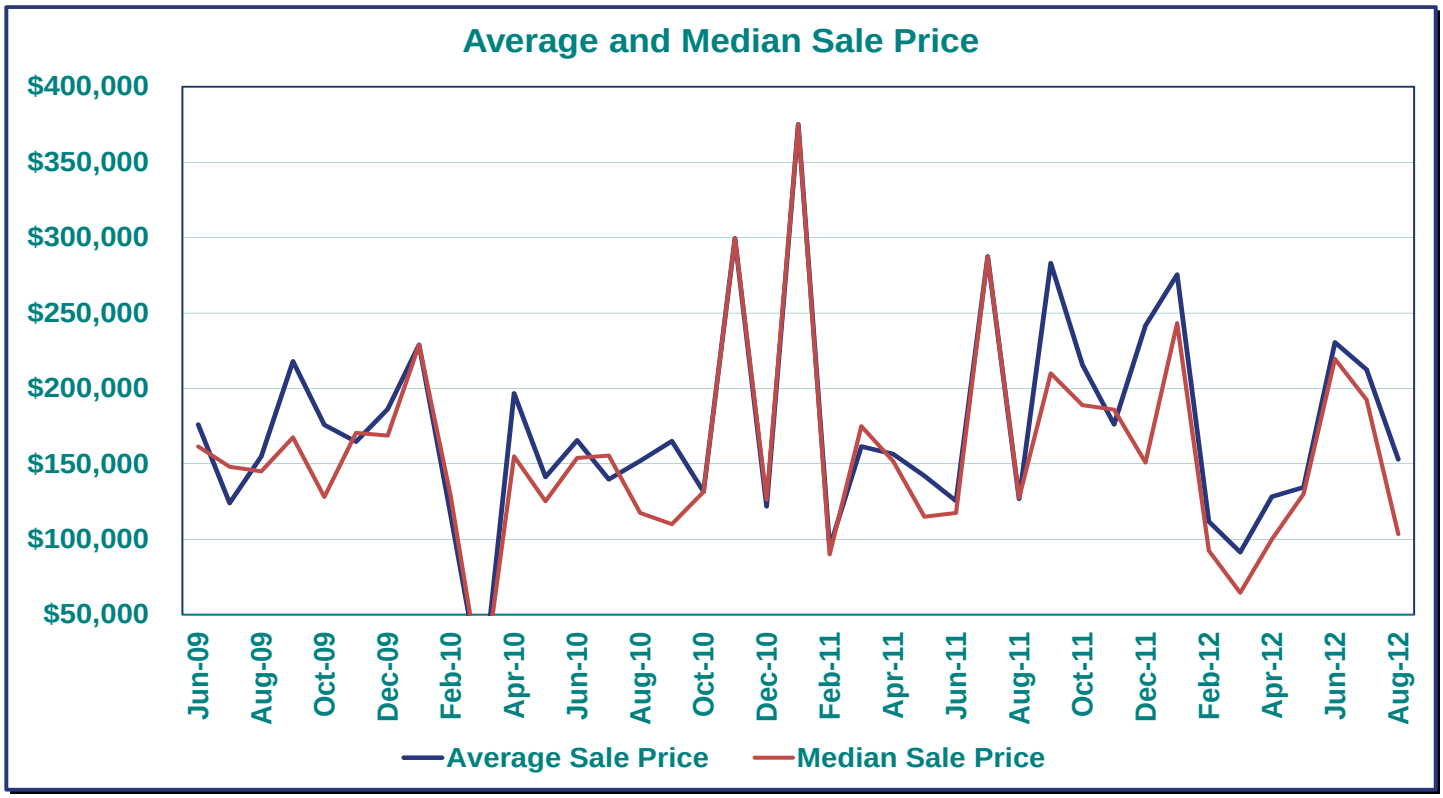
[2] % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/11-8/31/12) with 12 months before (9/1/10-8/31/11).

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

SALE PRICE

WALLOWA COUNTY, OR

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



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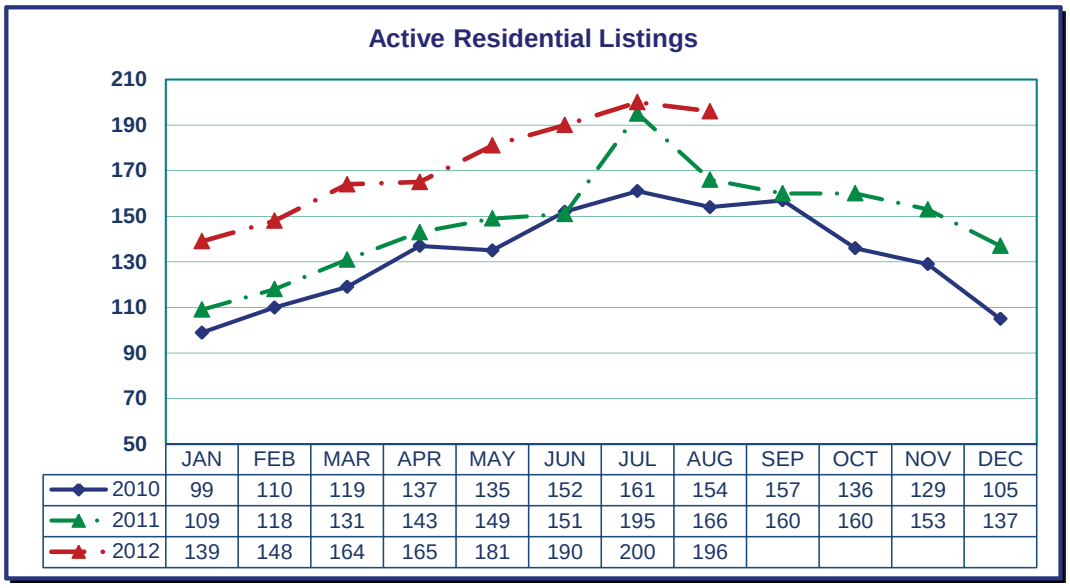
NEW LISTINGS

WALLOWA COUNTY, OR

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



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2010	99	110	119	137	135	152	161	154	157	136	129	105
2011	109	118	131	143	149	151	195	166	160	160	153	137
2012	139	148	164	165	181	190	200	196				

ACTIVE RESIDENTIAL LISTINGS

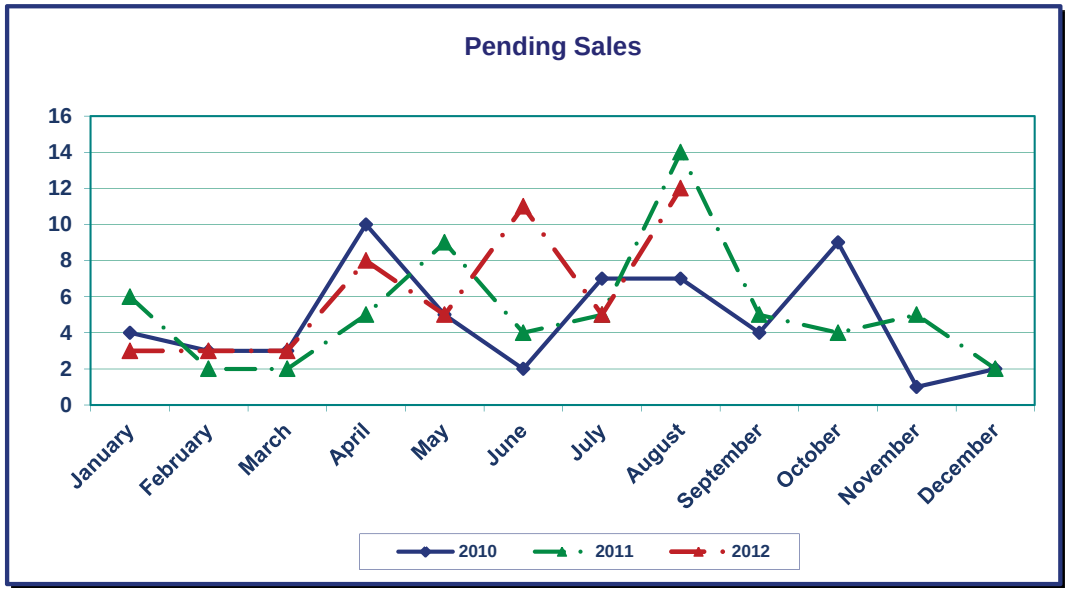
WALLOWA COUNTY, OR

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

PENDING LISTINGS

WALLOWA COUNTY, OR

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



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CLOSED SALES

WALLOWA COUNTY, OR

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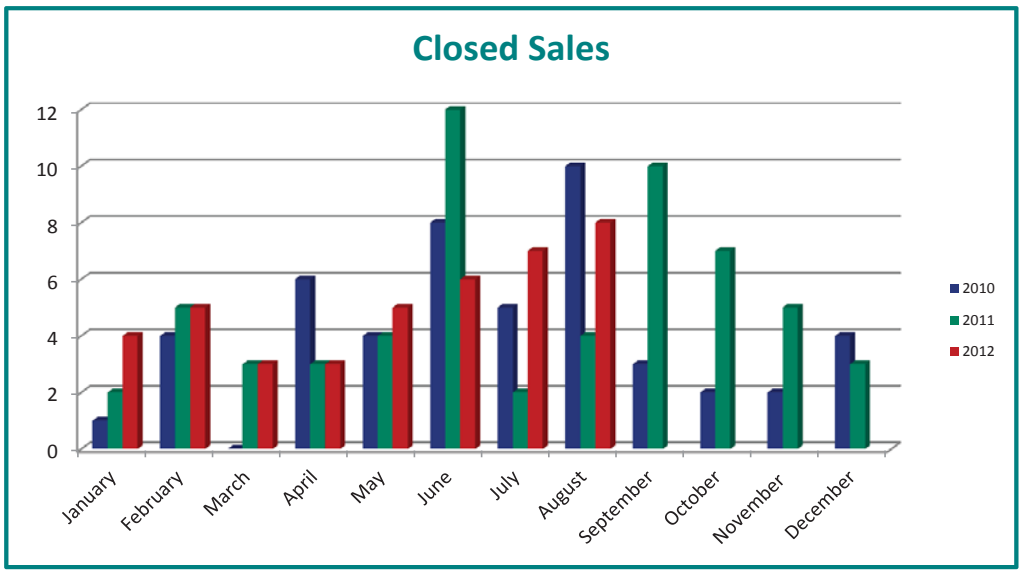
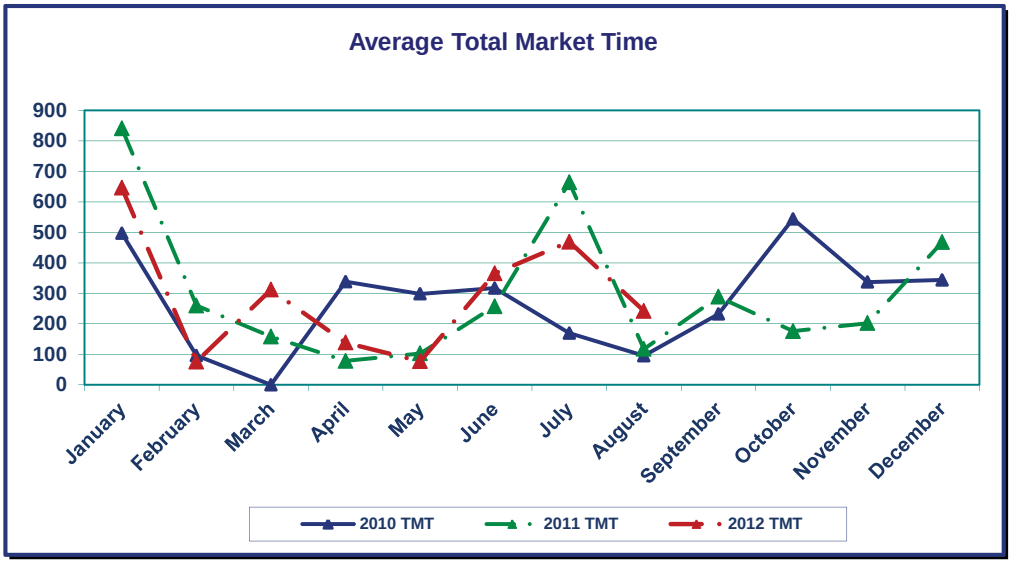


DAYS ON MARKET

WALLOWA COUNTY, OR

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



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