

MARKET ACTION

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

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%

AREA REPORT • 8/2012

Columbia Basin, Oregon

	RESIDENTIAL															Avg. Sale Price % Change ²	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		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	-	-

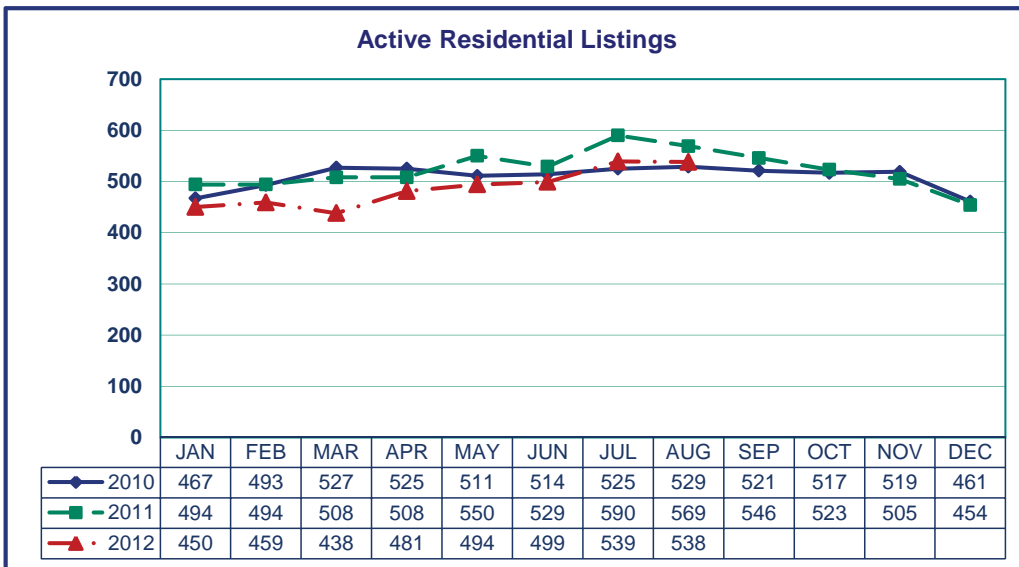
420	Boardman/NW	15	0	2	-	-100.0%	1	201,000	201,000	177	22	11	22.2%	10	167,500	138,100	18.3%	-	-	1	80,000	-	-
421	Irrigon	27	2	2	3	0.0%	4	114,500	111,000	263	35	19	-5.0%	14	121,000	100,000	18.5%	-	-	1	14,000	-	-
422	Ione	1	1	1	-	-	-	-	-	-	3	2	-	1	150,000	150,000	-16.7%	-	-	-	-	-	-
423	Lexington	6	-	-	-	-	-	-	-	-	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

ACTIVE RESIDENTIAL LISTINGS

COLUMBIA BASIN, OR

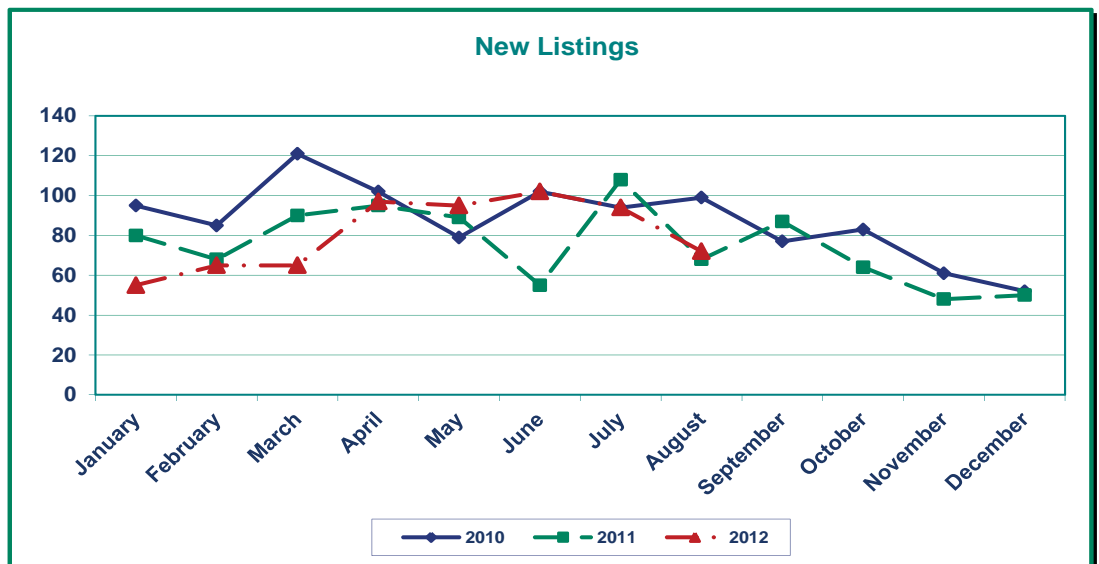
This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.



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.

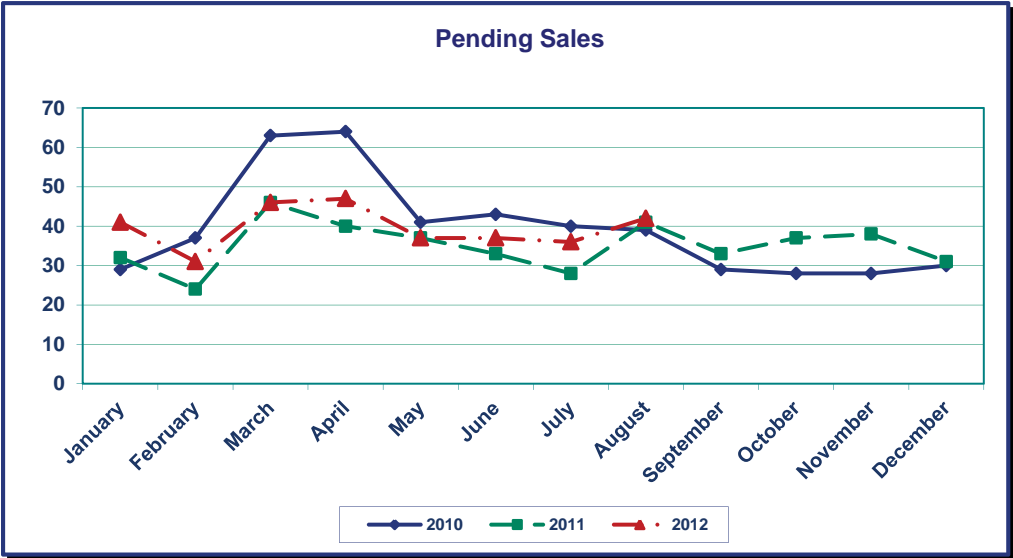
² % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/11-8/31/12) with 12 months before (9/1/10-8/31/11).

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.

PENDING LISTINGS

COLUMBIA BASIN, OR

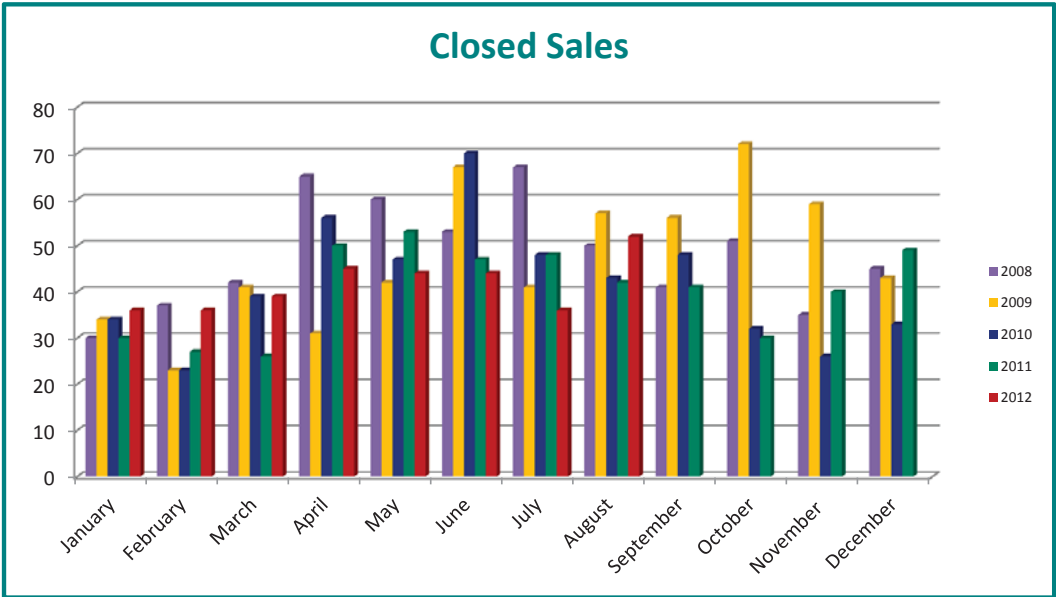
This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years



CLOSED SALES

COLUMBIA BASIN, OR

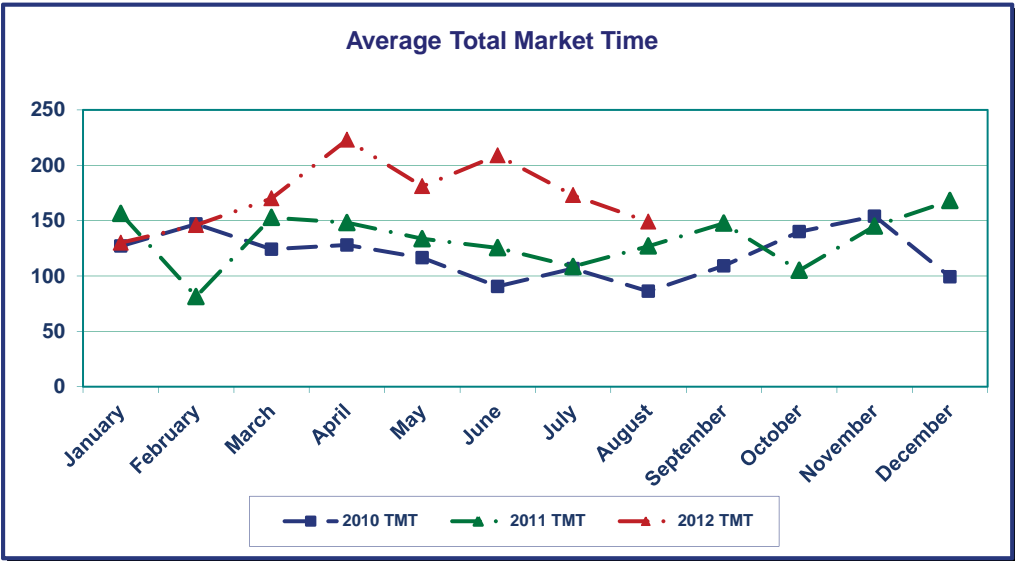
This graph shows the closed sales over the past five calendar years in Columbia Basin, Oregon.



DAYS ON MARKET

COLUMBIA BASIN, OR

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



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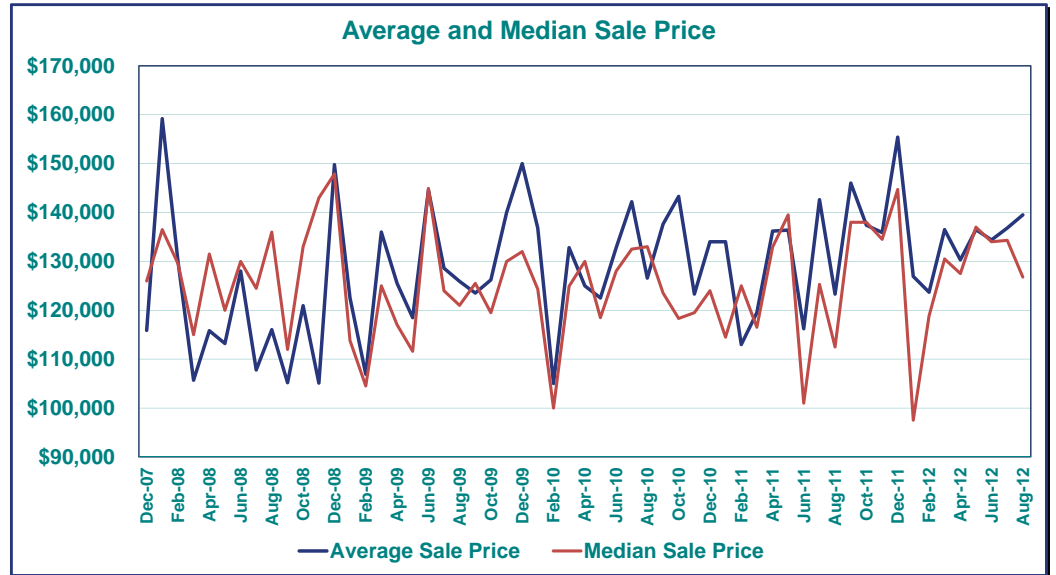
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SALE PRICE COLUMBIA BASIN, OR

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



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

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

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