

MARKET ACTION



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

Residential Review: Columbia Basin, Oregon

June 2009 Reporting Period

June Residential Highlights

Sales activity in the Columbia Basin region was mixed when comparing June 2009 with June 2008. Closed sales grew 26.4%, but pending sales fell 24.2%. New listings were unchanged.

Comparing data from June 2009 versus May 2009 shows that closed sales grew 59.5% (67 v. 42). Pending sales also grew 2.2% (47 v. 46). New listings grew 15.8% (110 v. 95).

At the month's rate of sales, the 547 active residential listings would last approximately 8.2 months.

Second Quarter Report

Comparing the second quarter of 2009 (April-June) with the same period a year ago, closed sales dropped 22.6% (144 v. 186) and pending sales fell 12.5% (161 v. 184). New listings decreased 3.2% (306 v. 316)

Sale Prices

The average sale price for June 2009 was up 13% compared to June 2008, while the median sale price grew 11.5%. See residential highlights table below.

Month-to-month, the average sale price and median sale price were both up when compared with May levels; the average sale price increased 22% (\$144,600 v. \$118,500) and the median sale price was up 29.8% (\$144,900 v. \$111,600).

Inventory in Months*

	2007	2008	2009
January	N/A	12.3	13.5
February	N/A	11.3	19.6
March	N/A	10.2	11.5
April	N/A	7.1	16.2
May	N/A	7.8	12.5
June	N/A	9.4	8.2
July	N/A	7.7	
August	4.5	10.8	
September	6.6	12.1	
October	5.4	9.7	
November	8.3	14.2	
December	7.0	10.1	

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

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

Average Sale Price % Change:
+0.1% (\$135,700 v. \$135,500)
Median Sale Price % Change:
+0.2% (\$128,000 v. \$127,800)

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

Columbia Basin Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time	Total Market Time
2009	June	110	47	67	144,600	144,900		187
	Year-to-date	550	278	248	128,000	125,000		166
2008	June	110	62	53	128,000	130,000	111	
	Year-to-date	626	341	306	118,700	124,500	110	
Change	June	0.0%	-24.2%	26.4%	13.0%	11.5%	N/A	N/A
	Year-to-date	-12.1%	-18.5%	-19.0%	7.8%	0.4%	N/A	N/A

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

AREA REPORT • 6/2009

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 ³	Expired/Cancelled Listings	Pending Sales 2009	Pending Sales 2009 v. 2008 ¹	Closed Sales	Average Sale Price	Total Market Time ⁴	New Listings	Pending Sales 2009	Pending Sales 2009 v. 2008	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	6	1	1	-	-100.0%	-	-	3	1	-66.7%	2	107,500	107,500	16.1%	-	-	1	19,000	-	-	
381	Condon/S	19	1	1	-	-100.0%	3	140,500	214	15	8	60.0%	8	90,800	68,000	-1.2%	-	-	1	10,700	-	-
	Gilliam Co. Total	25	2	2	-	-100.0%	3	140,500	214	18	12	50.0%	10	94,100	74,500	8.7%	-	-	2	14,900	-	-

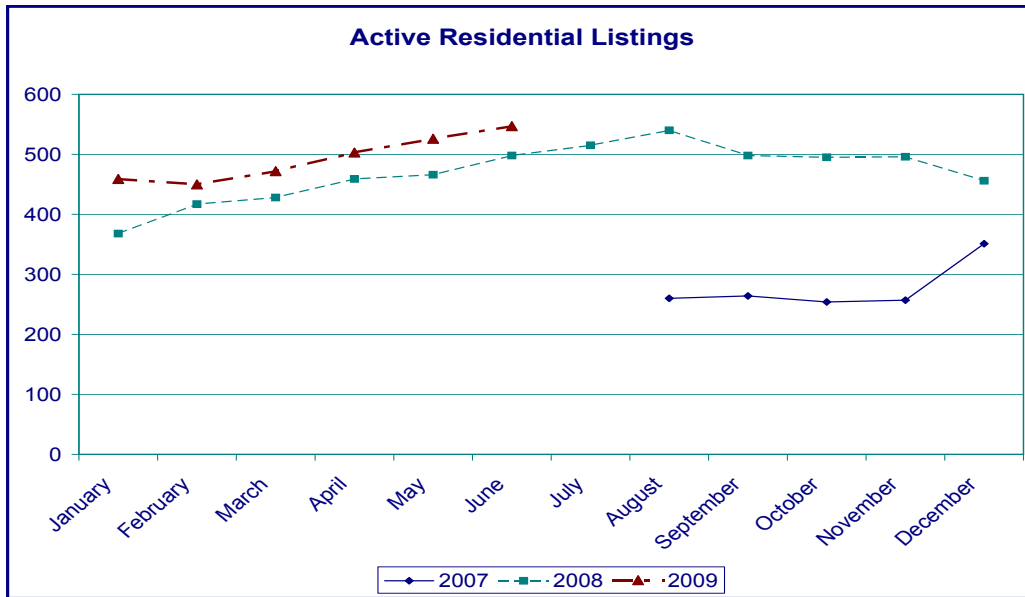
420	Boardman/NW	20	3	2	2	100.0%	1	80,000	45	20	7	-30.0%	4	77,600	84,500	9.3%	1	192,000	2	27,400	1	80,000
421	Irrigon	22	6	5	1	-80.0%	1	48,000	44	20	11	-57.7%	11	78,300	75,000	-22.3%	-	-	1	65,000	-	-
422	Ione	3	-	-	-	-	-	-	2	1	-	-	1	85,000	85,000	-81.7%	-	-	-	-	-	-
423	Lexington	2	1	-	-	-100.0%	1	75,000	146	2	1	0.0%	1	75,000	75,000	-	-	-	-	-	-	-
424	Heppner/S	9	2	-	-	-	-	-	13	3	-62.5%	3	72,800	77,500	9.1%	-	-	-	-	-	-	-
	Morrow Co. Total	56	12	7	3	-57.1%	3	67,700	78	57	23	-48.9%	20	77,500	77,500	-19.6%	1	192,000	3	39,900	1	80,000

430	Umatilla	37	11	5	4	-33.3%	7	82,900	135	42	33	13.8%	26	104,300	111,200	16.7%	-	-	4	30,900	-	-
431	Hermiston	148	40	16	26	18.2%	25	160,000	201	180	100	-26.5%	79	139,600	144,900	-6.9%	2	135,000	9	100,700	-	-
432	Stanfield	14	2	-	-	-100.0%	-	-	12	4	-60.0%	3	113,700	99,000	-1.6%	-	-	-	-	-	-	-
433	Echo	4	1	-	-	-	-	-	6	3	50.0%	3	192,500	250,000	-14.2%	-	-	-	-	-	-	-
435	Pendleton City Limits	104	20	10	7	-53.3%	17	150,700	194	96	60	-15.5%	62	139,100	131,300	6.1%	-	-	2	165,000	1	135,000
436	E-Meacham, Cayuse	3	1	-	-	-	1	265,000	114	4	1	-50.0%	2	202,500	202,500	45.9%	-	-	1	155,000	-	-
437	NE-Athens, Helix, Adams, Weston, Mt-Freewtr	140	19	8	7	-12.5%	9	153,200	226	124	36	12.5%	35	136,500	130,000	9.0%	3	69,300	1	47,500	2	142,300
438	S-Pilot Rock, Ukiah	16	2	1	-	-	2	137,500	121	11	6	0.0%	8	98,400	91,500	32.9%	-	-	1	148,000	1	47,500
	Umatilla Co. Total	466	96	40	44	-15.4%	61	148,500	191	475	243	-15.6%	218	134,200	130,000	1.5%	5	54,000	18	84,200	4	33,800

ACTIVE RESIDENTIAL LISTINGS

COLUMBIA BASIN, OR

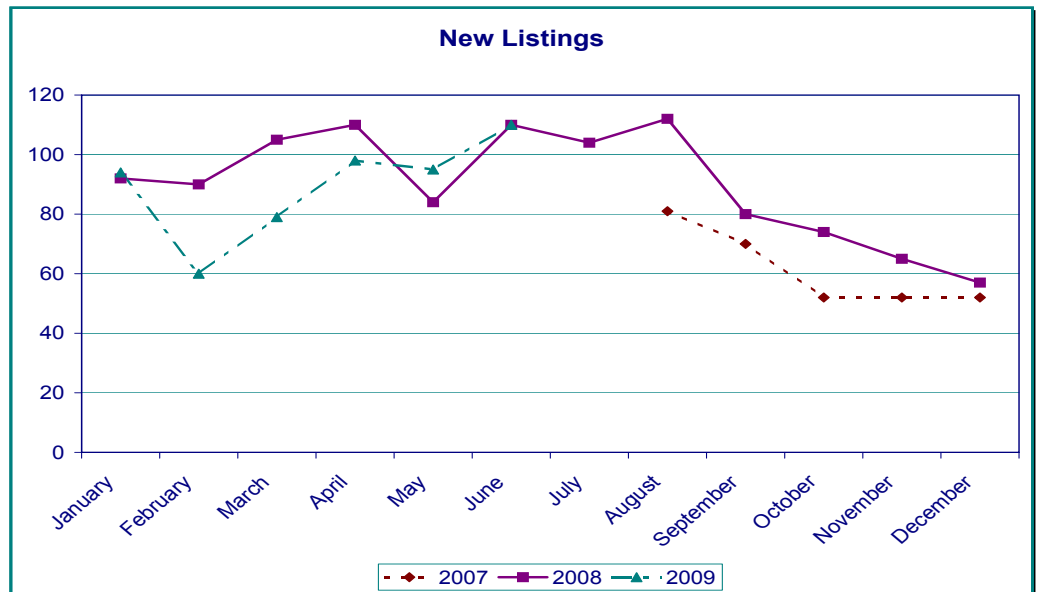
This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.



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 June 2009 with June 2008. The Year-To-Date section compares year-to-date statistics from June 2009 with year-to-date statistics from June 2008.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (7/1/08-6/30/09) with 12 months before (7/1/07-6/30/08).

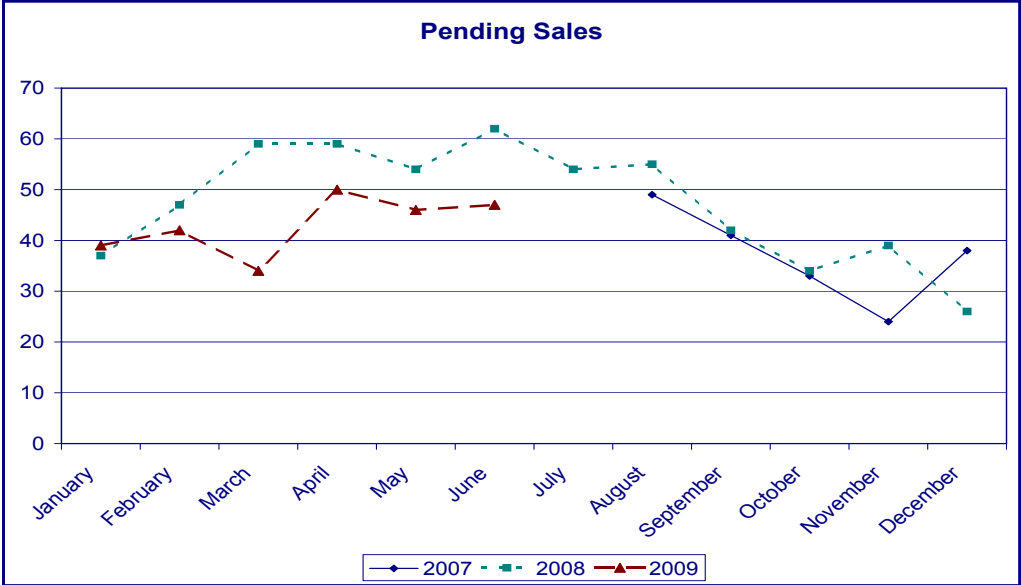
³ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

⁴ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

PENDING LISTINGS

COLUMBIA BASIN, OR

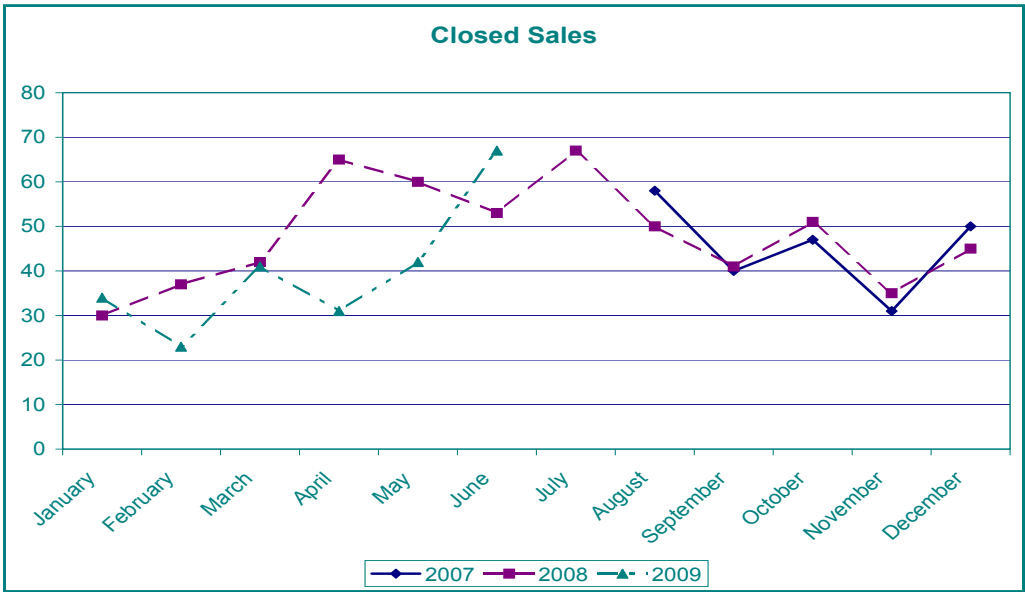
This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years



CLOSED SALES

COLUMBIA BASIN, OR

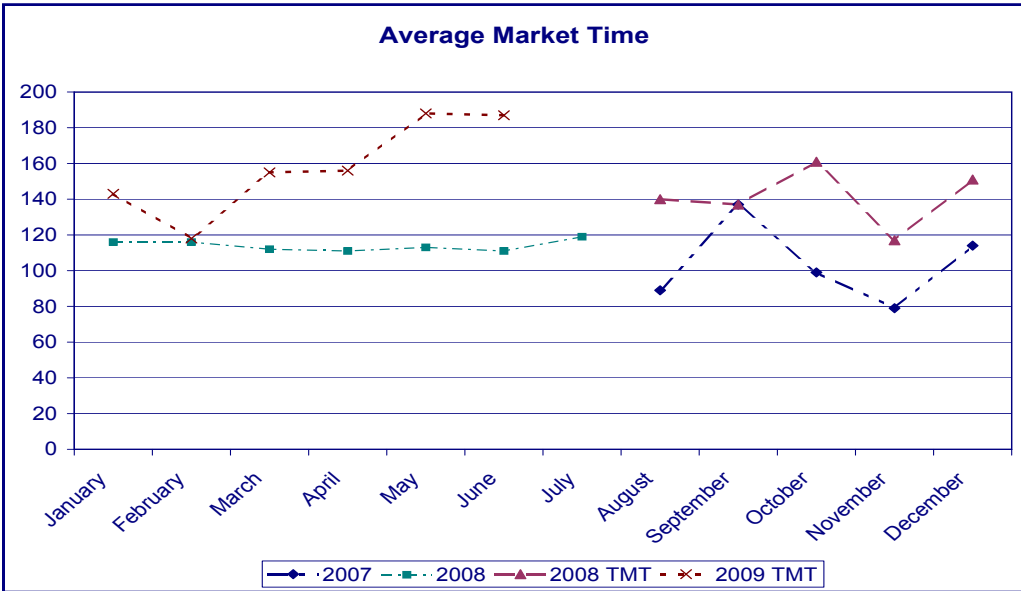
This graph shows the closed sales over the past three calendar years in Columbia Basin, Oregon.



DAYS ON MARKET

COLUMBIA BASIN, OR

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





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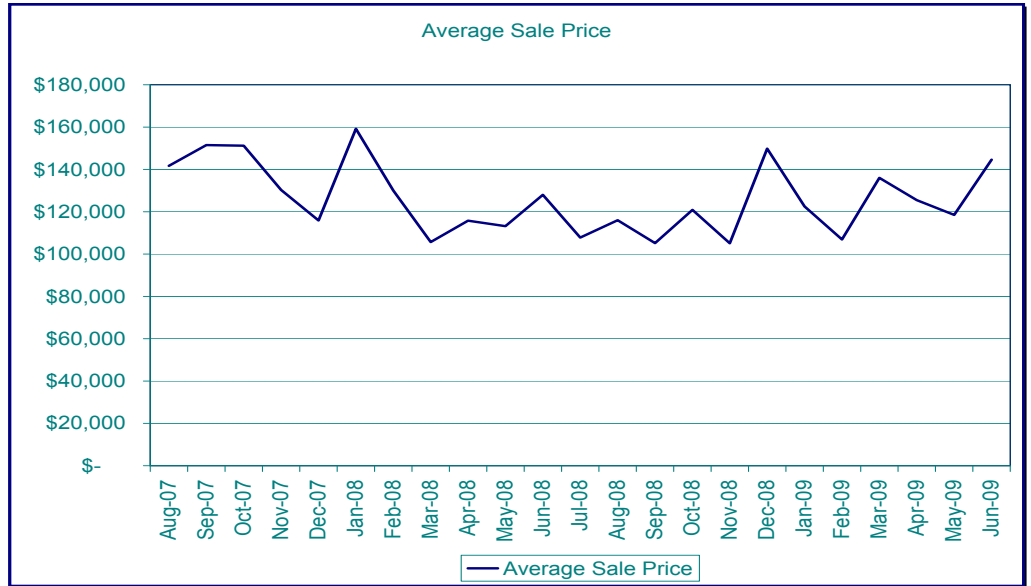
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AVERAGE SALE PRICE

COLUMBIA BASIN, OR

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



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

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

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