

MARKET ACTION



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

Residential Review: Mid-Columbia

June 2009 Reporting Period

June Residential Highlights

Comparing sales activity from June 2009 with that of June 2008, closed sales increased 8%, and pending sales were up 13%. New listings, however, dropped 5.6%. See residential highlights table below.

On the other hand, comparing June 2009 with May 2009 shows a 8.9% (61 v. 56) increase in pending sales. Closed sales dropped 11.5% (54 v. 61). New listings grew 9.3% (153 v. 140).

At the month's rate of sales, the 853 active residential listings would last approximately 15.8 months.

Second Quarter Report

Comparing the second quarter of 2009 (April-June) with that of 2008, closed sales dropped 4.9% (155 v. 163) and pending sales fell 3.3% (174 v. 180). New listings fell 18.9% (439 v. 541).

Sale Prices

The average sale price for June 2009 was down 9.6% compared to June 2008, while the median sale price grew 16.7%. See residential highlights table below.

Month-to-month, the average sale price and median sale price were up when compared with May levels; the average sale price increased 23.1% (\$245,200 v. \$199,200) and the median sale price was up 27% (\$223,500 v. \$176,000).

Inventory in Months*

	2007	2008	2009
January	12.6	17.3	33.5
February	10.7	17.6	31
March	6.8	16.3	27.3
April	9.3	16.8	20.5
May	10.2	13.3	13.5
June	9.5	18.8	15.8
July	8.7	14.8	
August	11.4	16.2	
September	12.4	13.6	
October	9.2	12.6	
November	14.1	20.9	
December	13.4	16.4	

*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.

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

Average Sale Price % Change:

-7.5% (\$244,000 v. \$263,900)

Median Sale Price % Change:

+0.6% (\$216,300 v. \$215,000)

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

Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time	Total Market Time
2009	June	153	61	54	245,200	223,500		196
	Year-to-date	760	280	225	222,800	190,000		202
2008	June	162	54	50	271,300	191,500	129	
	Year-to-date	901	321	284	274,800	226,000	132	
Change	June	-5.6%	13.0%	8.0%	-9.6%	16.7%	N/A	N/A
	Year-to-date	-15.6%	-12.8%	-20.8%	-18.9%	-15.9%	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.

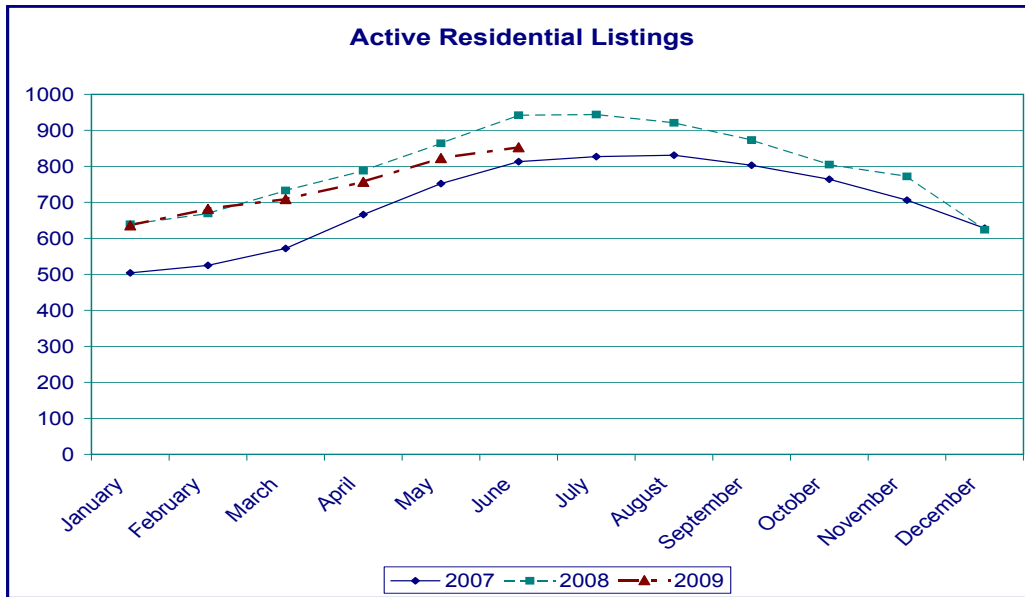
AREA REPORT • 6/2009

Mid-Columbia

	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	
100	White Salmon/ Bingen	76	15	7	3	-25.0%	2	355,000	27	72	16	-38%	14	278,000	245,400	3.7%	1	209,300	3	99,000	1	425,000
101	Snowden	8	1	1	0	-	1	472,000	35	10	3	-50%	3	364,000	320,000	-6.1%	0	0	0	0	0	0
102	Trout Lake/ Glenwood	24	4	0	0	-	-	-	-	15	1	-	-	-	-	-35.8%	-	-	-	-	-	-
103	Husum/ BZ Corner	15	2	2	0	-	1	187,000	82	16	5	67%	4	270,500	275,000	-24.3%	0	0	0	0	0	0
104	Lyle	21	3	2	2	-	0	0	0	17	5	-29%	7	188,000	159,000	-36.7%	0	0	4	128,500	0	0
105	Dallesport/ Murdock	8	3	2	0	-100.0%	-	-	-	11	3	-63%	2	126,300	126,300	18.9%	0	0	1	8,500	0	0
106	Appleton/ Timber Valley	10	4	0	0	-	-	-	-	8	2	-	2	152,000	152,000	-17.8%	0	0	1	40,000	0	0
107	Centerville/ High Prairie	2	0	0	0	-	-	-	-	3	1	0%	1	20,900	20,900	-76.1%	0	0	0	0	0	0
108	Goldendale	58	10	8	1	-87.5%	2	242,500	419	49	14	-50%	12	160,200	131,400	-0.9%	0	0	16	47,400	2	158,000
109	Bickleton/ East County	1	0	0	0	-	-	-	-	0	-	-	-	-	-	-100.0%	-	-	-	-	-	-
110	Klickitat	4	1	0	1	-	2	51,000	48	6	4	-	4	78,000	70,000	-36.6%	0	0	0	0	0	0
	Klickitat Co. Total	227	43	22	7	-50.0%	8	244,500	138	207	54	-32%	49	208,000	187,000	-3.9%	1	209,300	25	64,700	3	247,000
111	Skamania	6	1	0	0	-	0	0	0	4	1	0%	1	155,000	155,000	-40.0%	0	0	2	91,500	0	0
112	North Bonneville	17	1	3	1	-	5	162,400	48	20	15	650%	14	184,200	169,000	-30.9%	0	0	0	0	0	0
113	Stevenson	30	3	2	2	100.0%	2	225,000	45	19	7	-13%	5	233,600	241,000	-9.9%	1	165,000	1	165,000	0	0
114	Carson	21	6	3	1	0.0%	1	375,000	119	16	9	80%	6	191,900	178,300	-11.4%	0	0	0	0	0	0
115	Home Valley	3	0	0	0	-	-	-	-	1	-	-	-	-	-	-100.0%	-	-	-	-	-	-
116	Cook, Underwood, Mill A, Willard	19	7	0	1	-	1	475,000	961	16	3	0%	1	475,000	475,000	28.1%	0	0	0	0	0	0
117	Unincorporated North	25	3	0	0	-100.0%	-	-	-	14	4	33%	4	125,800	124,500	-27.6%	0	0	0	0	0	0
	Skamania Co. Total	121	21	8	5	66.7%	9	234,700	157	90	39	77%	31	194,600	170,000	-18.9%	1	165,000	3	116,000	0	-
351	The Dalles	171	28	17	20	53.8%	20	205,800	197	190	89	0%	70	183,000	170,000	-6.0%	2	325,000	4	171,500	1	300,000
352	Dufur	4	1	0	0	-	-	-	-	3	2	-50%	2	95,000	95,000	-31.3%	0	0	0	0	0	0
353	Tygh Valley	4	2	0	1	-	-	-	-	5	1	0%	-	-	-	-100.0%	-	-	-	-	-	-
354	Wamic/ Pine Hollow	19	4	2	0	-	-	-	-	15	1	-83%	1	140,000	140,000	62.8%	1	415,000	1	82,900	0	0
355	Maupin/ Pine Grove	9	2	0	0	-	0	0	0	3	0	-100%	0	0	0	18.4%	2	142,000	3	45,000	0	0
356	Rowena	4	1	1	0	-	-	-	-	4	-	-100%	-	-	-	-100.0%	-	-	-	-	-	-
357	Mosier	23	6	2	1	-66.7%	1	120,000	3	24	4	-50%	3	269,300	189,900	-21.5%	0	0	4	189,300	0	0
	Wasco Co. Total	234	44	22	22	37.5%	21	201,700	188	244	97	-13%	76	183,500	169,700	-8.0%	5	269,800	12	138,400	1	300,000
361	Cascade Locks	22	3	0	1	0.0%	-	-	-	15	6	20%	7	148,500	145,000	-29.8%	1	251,600	0	0	0	0
362	Hood River City	128	19	4	11	-8.3%	2	236,500	80	94	32	-52%	20	306,000	249,500	-5.2%	0	0	2	135,000	0	0
363	Hood River-W	45	10	6	9	350.0%	9	371,000	191	46	25	92%	19	377,000	340,000	-25.8%	0	0	2	186,500	0	0
364	Hood River-E	11	1	1	1	0.0%	-	-	-	8	3	0%	2	387,500	387,500	-46.1%	0	0	0	0	0	0
366	Odell	14	2	0	1	0.0%	5	225,300	453	15	13	86%	13	236,500	259,900	2.3%	0	0	0	0	0	0
367	Parkdale/ Mt. Hood	39	8	2	3	-25.0%	-	-	-	29	8	-27%	6	283,300	291,500	-0.5%	0	0	2	199,800	0	0
	Hood River Co. Total	259	43	13	26	23.8%	16	308,700	259	207	87	-18%	67	296,600	264,000	-10.1%	1	251,600	6	173,800	0	-
370	Sherman Co.	12	2	1	1	0.0%	-	-	-	12	3	0%	2	43,800	52,000	-57.9%	1	119,000	0	0	0	0

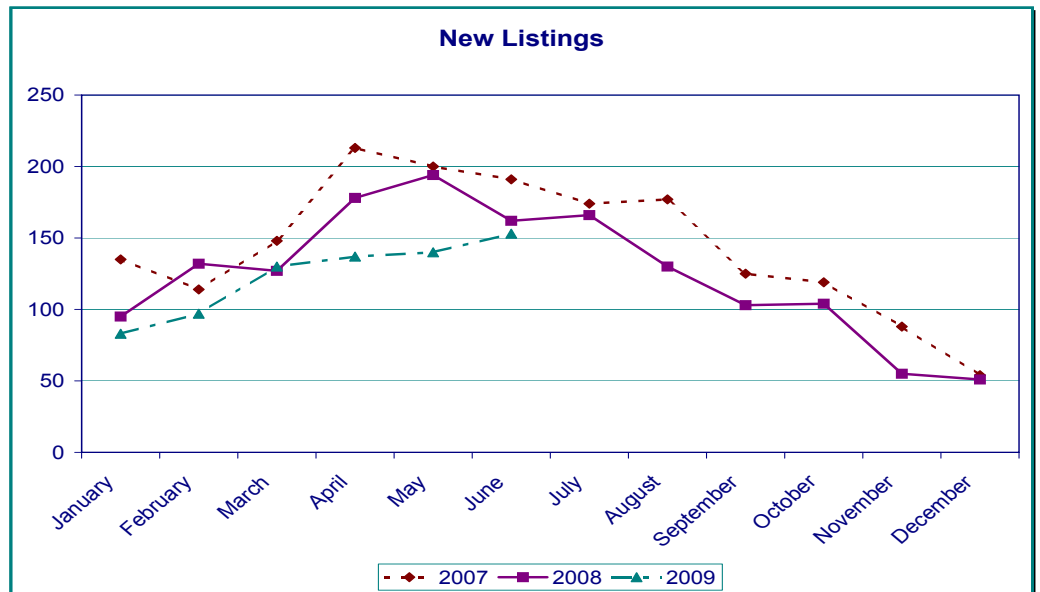
ACTIVE RESIDENTIAL LISTINGS MID-COLUMBIA

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



NEW LISTINGS MID-COLUMBIA

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

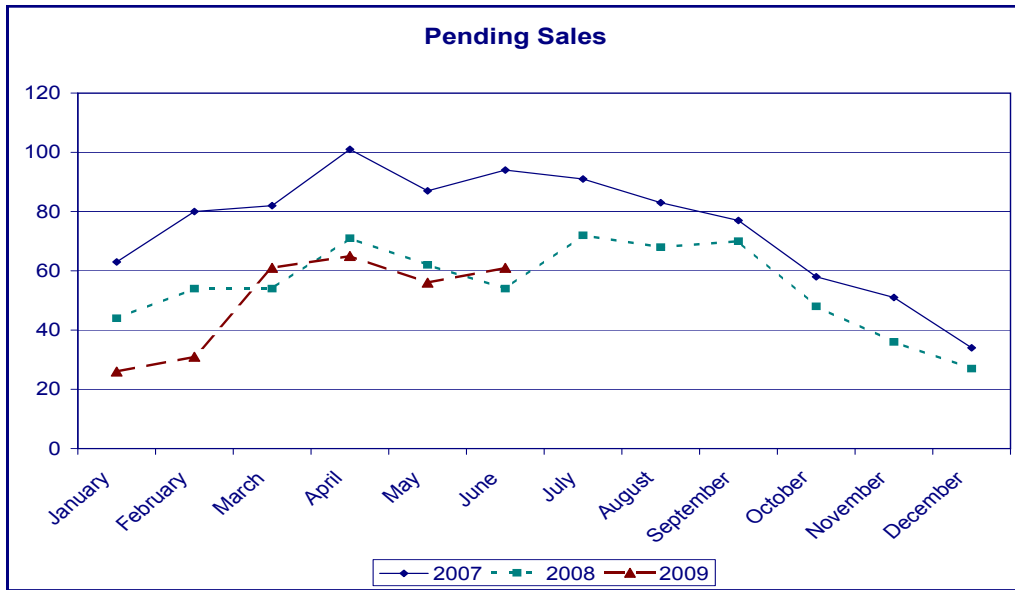


¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares June 2009 with June 2008. The Year-To-Date section compares year-to-date statistics from June 2009 with year-to-date statistics from June 2008.

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

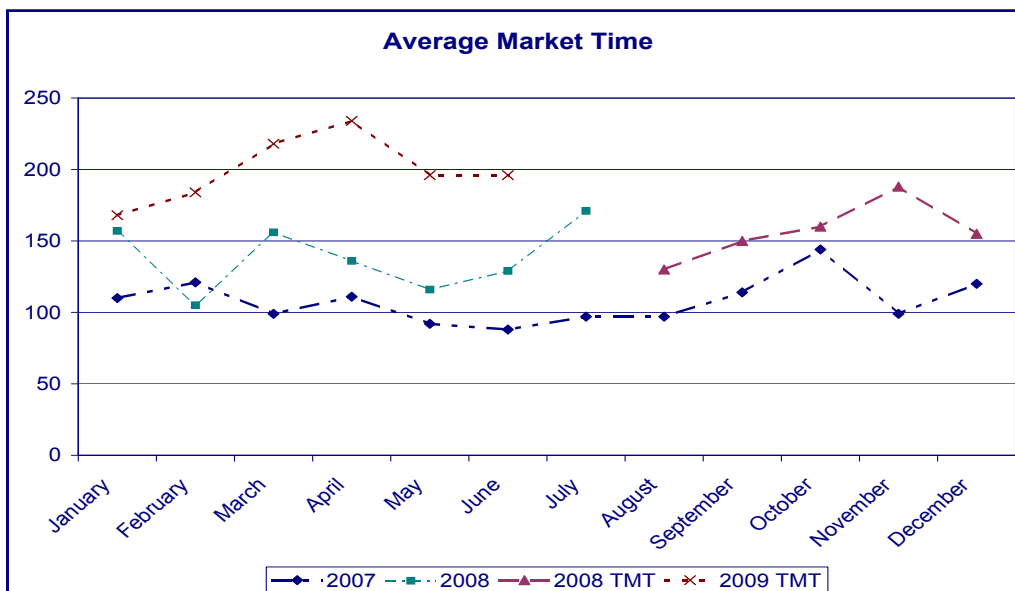
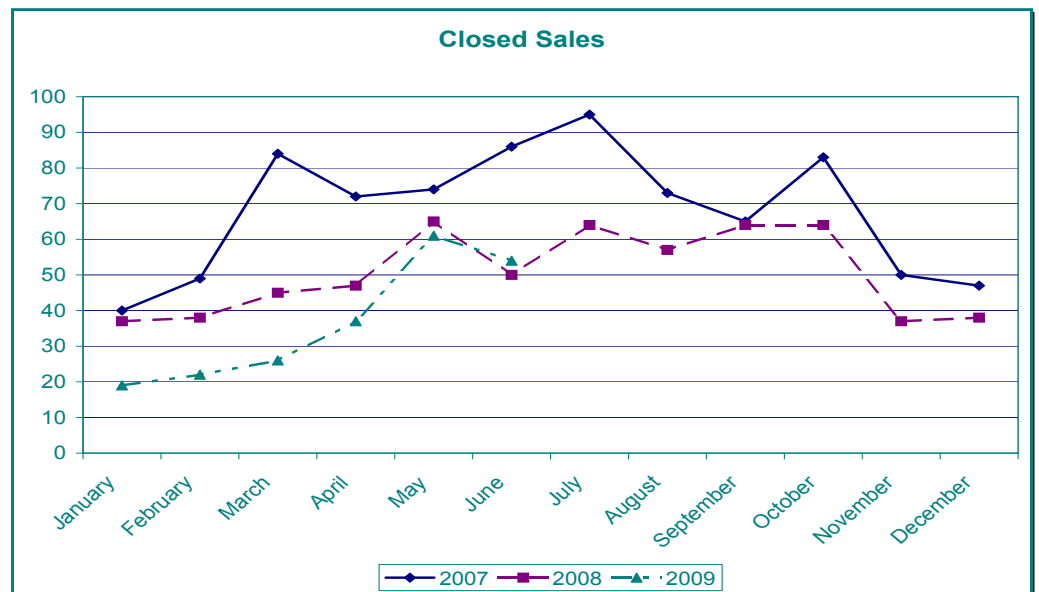
MID-COLUMBIA

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

CLOSED SALES

MID-COLUMBIA

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



DAYS ON MARKET

MID-COLUMBIA

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



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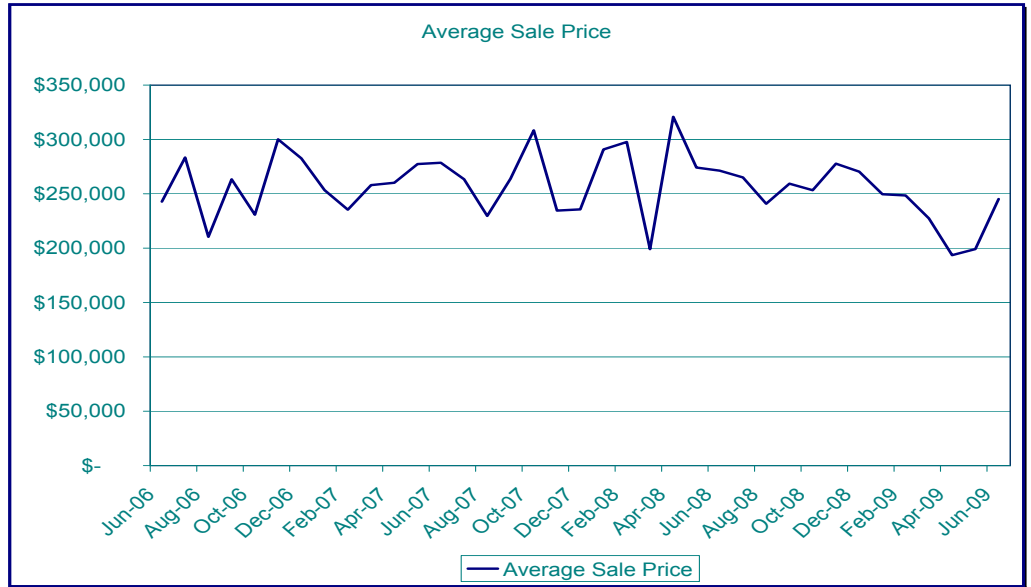
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AVERAGE SALE PRICE
MID-COLUMBIA

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



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

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

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