

MARKET ACTION

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

Residential Review: Union County, Oregon

June 2009 Reporting Period

June Residential Highlights

In June, sales activity was mixed when compared with June 2008. Pending sales rose 3.8%, while closed sales fell 5.3%. New listings were down 14.5%.

Second Quarter Report

Comparing the second quarter of 2009 with that of 2008, pending sales rose 18.3% (71 v. 60), while closed sales fell 15.8% (48 v. 57). New listings decreased 8.2% (145 v. 158).

Sale Prices

The average sale price for June 2009 was up 9.3% compared to June 2008, while the median sale price rose 6%. See residential highlights table below.

Comparing June 2009 prices with those in May 2009, the average sale price fell 13.9% (\$147,800 v. \$171,600) and the median sale price was up 4.4% (\$141,000 v. \$135,000).

Inventory in Months*

	2007	2008	2009
January	N/A	8.1	38.3
February	N/A	18.9	12.4
March	N/A	12.5	19.9
April	N/A	8.9	13.1
May	N/A	9.3	12.9
June	N/A	11.3	11.6
July	N/A	10.0	
August	4.4	8.8	
September	5.1	6.8	
October	6.2	9.7	
November	7.4	11.9	
December	7.9	16.4	

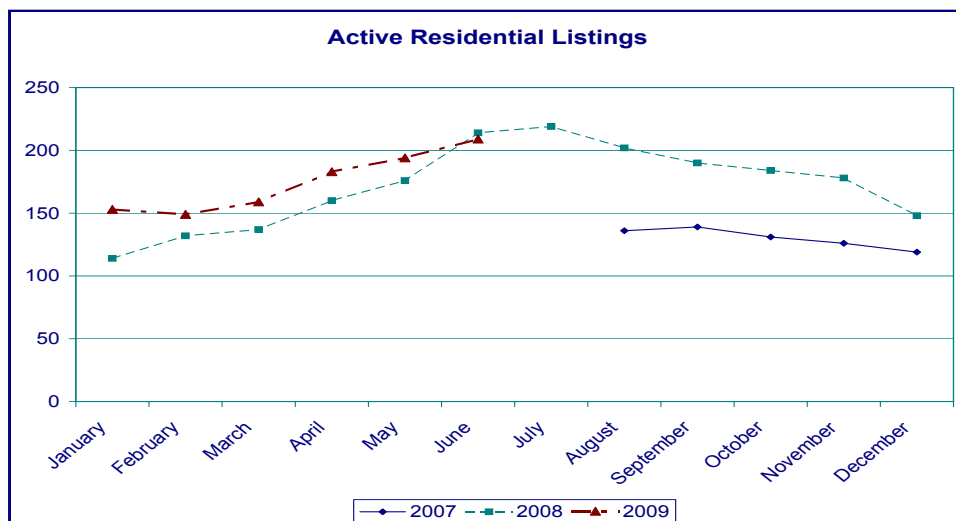
Union County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Current Listing Market Time	Total Market Time
2009	June	53	27	18	147,800	141,000		100
	Year-to-date	219	111	74	143,600	129,500		160
2008	June	62	26	19	135,200	133,000	124	
	Year-to-date	262	106	88	163,300	126,000	106	
Change	June	-14.5%	3.8%	-5.3%	9.3%	6.0%	N/A	N/A
	Year-to-date	-16.4%	4.7%	-15.9%	-12.1%	2.8%	N/A	N/A

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

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

Average Sale Price % Change:
0% (\$157,200 v. \$157,200)
Median Sale Price % Change:
+5.4% (\$133,000 v. \$126,200)

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.

AREA REPORT • 6/2009

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 ³	Expired/Canceled 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	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97824 Cove	16	4	1	1	-50.0%	1	115,000	211	12	6	20.0%	4	175,400	160,800	-30.1%	-	-	3	93,700	-	-
97827 Elgin	37	10	2	3	0.0%	1	170,000	44	28	8	-38.5%	4	220,200	182,500	19.6%	-	-	1	140,000	-	-
97841 Imbler	1	1	-	1	0.0%	-	-	-	1	3	200.0%	1	110,000	110,000	-8.3%	-	-	-	-	-	-
97850 La Grande/Island City	121	35	10	21	50.0%	16	148,500	97	150	84	18.3%	58	138,300	133,000	3.7%	3	94,500	1	9,000	2	163,500
97867 North Powder	7	-	-	-	-100.0%	-	-	-	5	0	-100.0%	-	-	-	9.8%	-	-	1	120,000	-	-
97876 Summerville	11	-	1	-	-100.0%	-	-	-	7	0	-100.0%	1	325,000	325,000	-3.4%	-	-	-	-	-	-
97883 Union	16	3	3	1	-75.0%	-	-	-	16	10	-16.7%	6	98,200	112,000	-4.4%	1	60,000	2	49,500	-	-
Union Co. Total	209	53	17	27	3.8%	18	147,800	100	219	111	4.7%	74	143,600	129,500	0.0%	4	85,900	8	81,100	2	163,500

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.

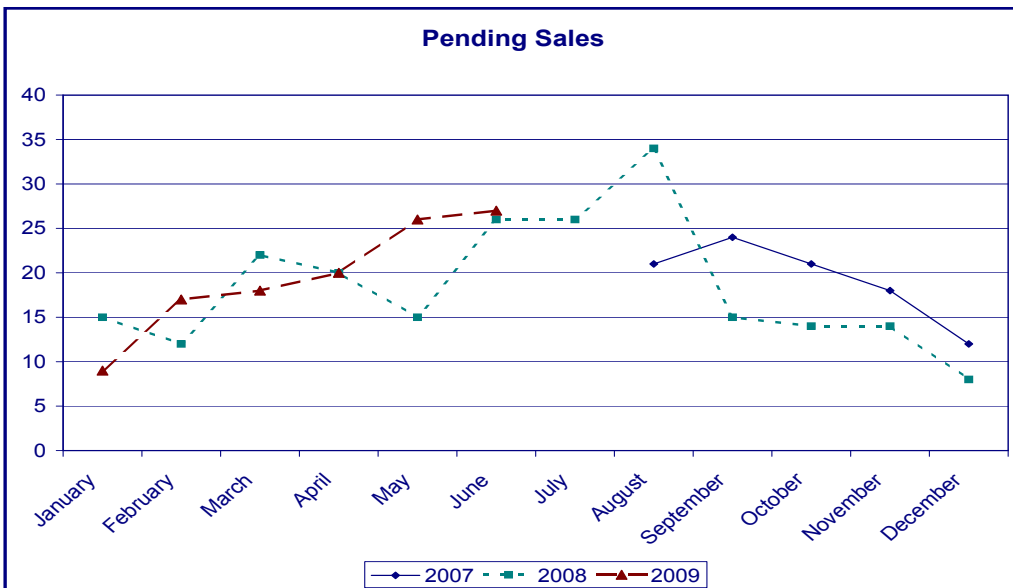
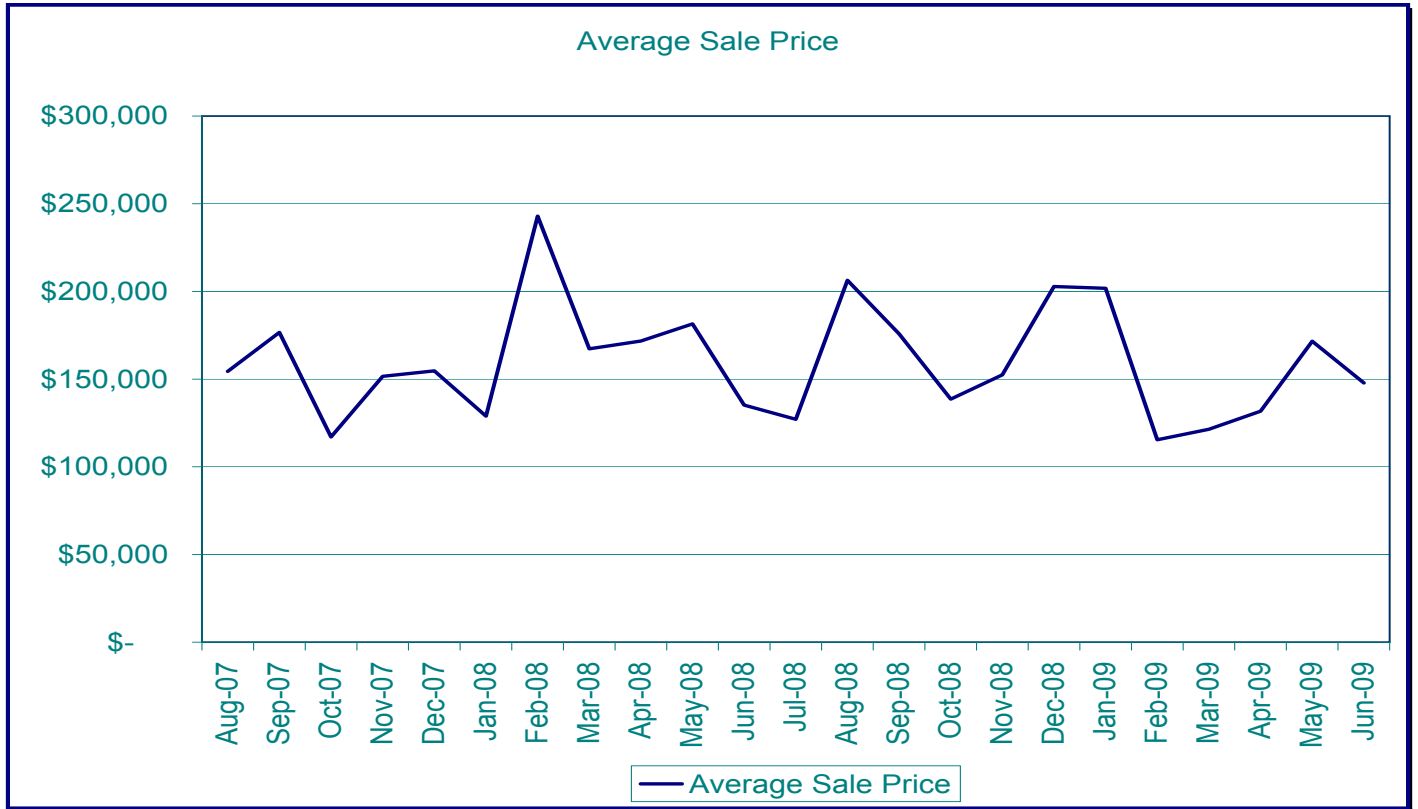
⁴ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



NEW LISTINGS
UNION COUNTY, OR
This graph shows the new residential listings over the past three calendar years in Union County, Oregon.

AVERAGE SALE PRICE
UNION COUNTY, OR

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



PENDING LISTINGS

UNION COUNTY, OR

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



MULTIPLE LISTING SERVICE

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

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

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

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

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

Douglas County Oregon
1299 NW Ellan, Suite 3
Roseburg, OR 97470
(541) 673-3571
Fax: (541) 673-6581

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

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

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

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

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

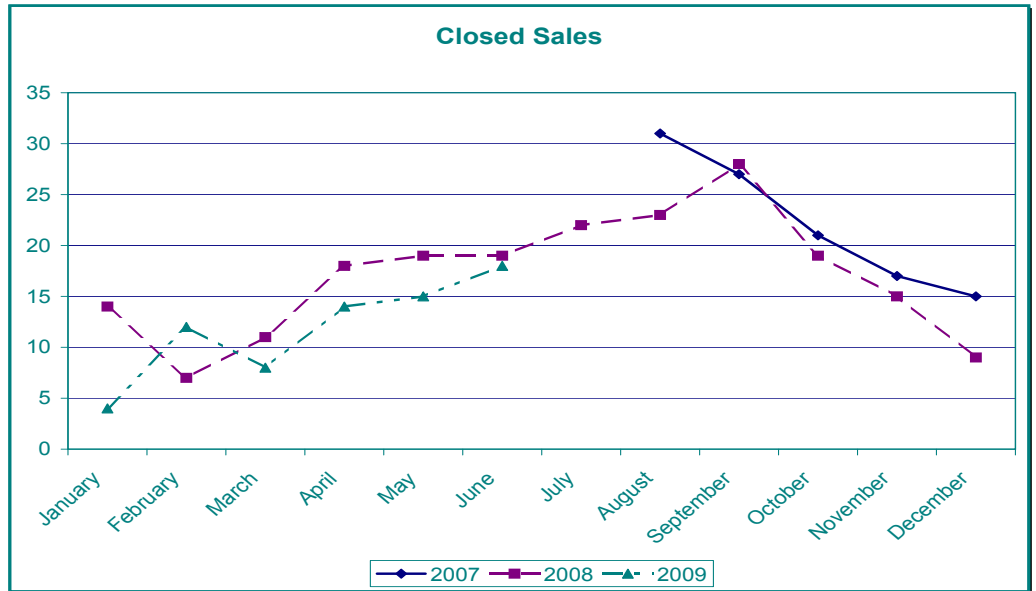
Statistics reflect reported activity for the greater Portland, Oregon metropolitan area, to include Multnomah, Washington, Clackamas, Yamhill, & Columbia counties; Lane, Douglas, Coos & Curry Counties in Oregon; portions of other Oregon Counties; and Clark, Cowlitz & Pacific Counties in Washington.

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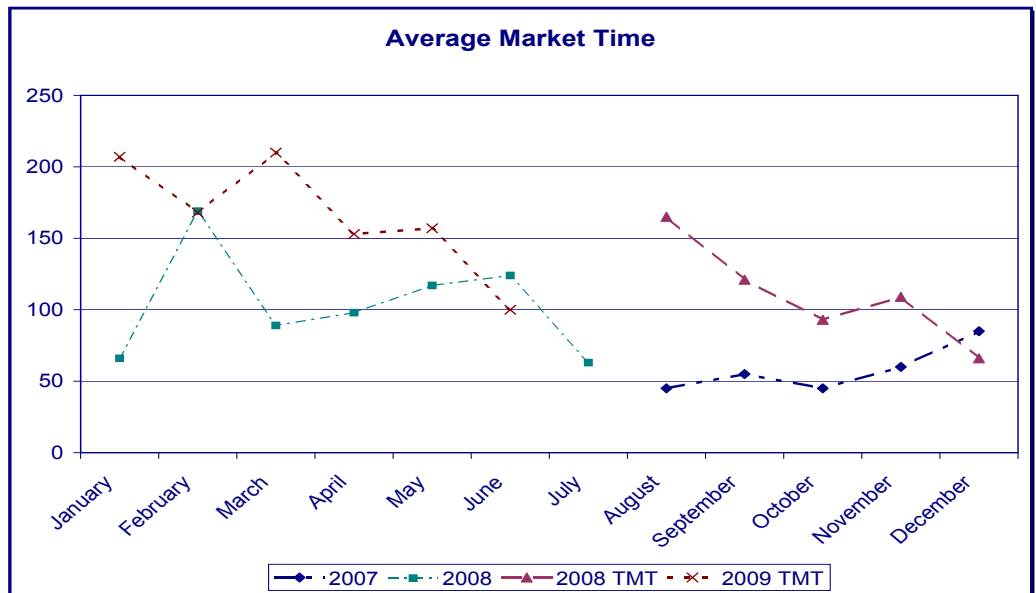
CLOSED SALES UNION COUNTY, OR

This graph shows the closed sales over the past three 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. *As of August 2008, graph now reports "Total Days on Market" - for details read footnotes on page 2.



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