

# MARKET ACTION

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

## RESIDENTIAL REVIEW: Metro Portland, Oregon

August 2007 Reporting Period

### August Residential Highlights

The market continues to follow the trends of recent months. While new listings continue to grow, the number of transactions are down. However, home prices continue to rise at a steady rate.

The number of new listings in August grew 9.1% compared to August of 2006. On the other hand, pending sales dropped 18.1% and closed sales fell 13.1%.

At the end of August 2007, there were 15,782 active residential listings in the Portland Metro area. Given the month's rate of sales they would last 6.2 months (see table to the right).

### Year-to-Date Trends

When comparing the period of January 2007-August 2007 to the same period in 2006, new listings have grown 11.8%. Pending sales

fell 11.7% and closed sales decreased 8.1%.

### Appreciation

Using the average and median sale prices for the twelve months that ended with August 2007 compared to the twelve months ending in August 2006, the average sale price appreciated 7.8% (\$337,400 v. \$313,000). Using the same formula, the median sale price appreciated 8.1% (\$285,000 v. \$263,700).

### Portland Condos

The table below highlights active condo listings vs. closed sales from 2002-2007 for the month of August.

	Active	Closed
August 2002	898	169
August 2003	863	169
August 2004	877	281
August 2005	548	361
August 2006	1,476	383
August 2007	2,601	342

### TABLE OF CONTENTS

Portland Metro Area.....	1-3
Portland Metro/SW Washington.....	4-5
SW Washington.....	6-7
Lane County, OR.....	8-9
Douglas County, OR.....	10-11
Coos County, OR.....	12
Curry County, OR.....	13
Mid-Columbia.....	14-15
Columbia Basin.....	16-17
Union & Baker County, OR.....	18-19

### Inventory in Months

(Active Listings / Closed Sales)

	2005	2006	2007
January	3.4	3.2	6.2
February	3.0	2.7	5.2
March	1.8	2.0	3.8
April	1.8	2.4	4.4
May	1.6	2.3	4.5
June	1.5	2.6	5.0
July	1.7	3.5	5.7
August	1.6	3.6	6.2
September	1.9	4.5	
October	2.2	4.6	
November	2.2	5.1	
December	2.1	4.5	

## Residential Market Highlights

Metro Portland, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	August	6,031	2,447	2,554	366,900	300,000	56
	Year-to-Date	43,567	21,339	20,607	345,200	290,000	58
2006	August	5,529	2,986	2,939	328,800	275,000	39
	Year-to-Date	38,972	24,175	22,424	320,600	269,900	41

# AREA REPORT • 8/2007

## Metro Portland & Adjacent Regions, 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	Pending Sales 2007 v. 2006 <sup>2</sup>	Closed Sales	Average Sale Price	Average Market Time <sup>1</sup>	New Listings	Pending Sales	Pending Sales 2007 v. 2006 <sup>2</sup>	Closed Sales	Average Sale Price	Median Sale Price	Appreciation <sup>3</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
141	North Portland	545	228	93	125	-16.7%	117	273,400	42	1,770	1,001	-16.0%	967	266,200	251,300	8.6%	13	433,300	30	184,800	35	366,300
142	Northeast Portland	1,137	500	240	191	-29.3%	264	347,200	42	3,985	2,198	-3.1%	2,174	322,300	283,000	6.9%	38	520,100	46	265,200	78	371,800
143	Southeast Portland	1,701	745	370	381	-10.6%	331	293,600	56	5,593	2,923	-9.3%	2,729	289,100	251,700	10.8%	43	490,200	88	231,800	130	482,700
144	Gresham/ Troutdale	1,285	483	230	147	-29.7%	163	276,900	56	3,107	1,354	-14.9%	1,289	281,700	260,000	11.2%	9	555,900	75	230,100	47	345,400
145	Milwaukie/ Clackamas	1,368	491	256	171	-15.8%	185	335,000	60	3,543	1,465	-13.2%	1,370	339,100	301,000	4.3%	11	522,000	69	219,800	19	363,700
146	Oregon City/ Canby	893	347	120	139	-6.1%	136	334,300	69	2,208	1,026	-7.2%	949	327,900	304,000	6.7%	7	173,300	79	206,000	12	344,000
147	Lake Oswego/West Linn	1,037	326	204	103	-34.4%	128	559,100	57	2,535	1,052	-11.8%	1,048	559,200	465,000	6.3%	3	420,000	42	404,800	8	407,900
148	West Portland	1,795	616	251	241	-18.6%	292	481,000	51	4,576	2,293	-18.2%	2,518	463,300	379,000	3.4%	18	561,700	58	344,400	25	550,800
149	Northwest Washington County	609	225	119	97	-19.2%	119	434,900	54	1,924	981	5.9%	929	418,800	385,000	2.0%	1	300,000	46	276,200	13	398,600
150	Beaverton/Aloha	1,485	615	285	263	-23.1%	247	303,600	52	4,401	2,150	-14.2%	2,012	290,700	262,500	3.6%	12	269,700	42	399,400	41	520,000
151	Tigard/Wilsonville	1,341	572	257	228	-2.1%	210	398,800	61	3,634	1,689	-17.1%	1,590	379,600	340,500	4.4%	8	429,100	35	846,000	15	380,800
152	Hillsboro/ Forest Grove	1,071	329	151	139	-27.2%	143	308,400	57	2,920	1,475	-9.9%	1,442	298,100	270,000	9.8%	21	289,300	41	285,600	31	336,800
153	Mt. Hood: Govt. Camp/Wemme	117	47	26	21	-19.2%	10	296,600	59	220	93	-39.2%	86	300,300	255,100	6.7%	0	N/A	16	195,300	1	530,000
155	Columbia County	497	145	68	81	2.5%	81	268,100	71	1,182	637	-8.9%	569	254,000	239,900	14.9%	12	310,000	62	175,100	8	282,200
156	Yamhill County	901	362	133	120	-11.8%	128	564,500	81	1,969	1,002	-13.1%	935	318,700	250,000	19.5%	20	350,800	92	231,100	25	256,900

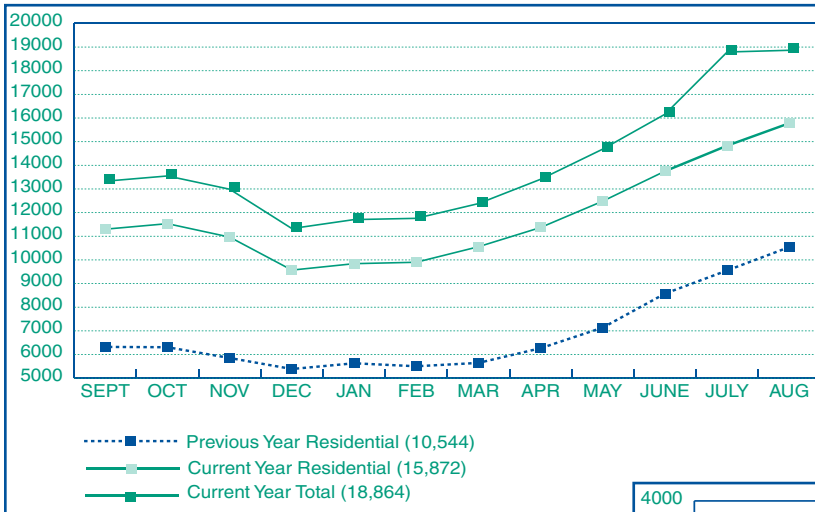
180-200	Marion/ Polk Counties	1,115	304	177	109	-22.1%	111	271,700	73	2,289	961	0.2%	922	252,900	227,500	12.3%	14	585,000	87	139,400	29	272,400
	North Coastal Counties	1,164	234	99	64	-21.0%	80	384,300	85	1,759	529	1.9%	482	388,100	315,000	16.4%	11	264,300	137	181,900	12	499,400

<sup>1</sup> Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only.

<sup>2</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2007 with August 2006. The Year-To-Date section compares year-to-date statistics from August 2007 with year-to-date statistics from August 2006.

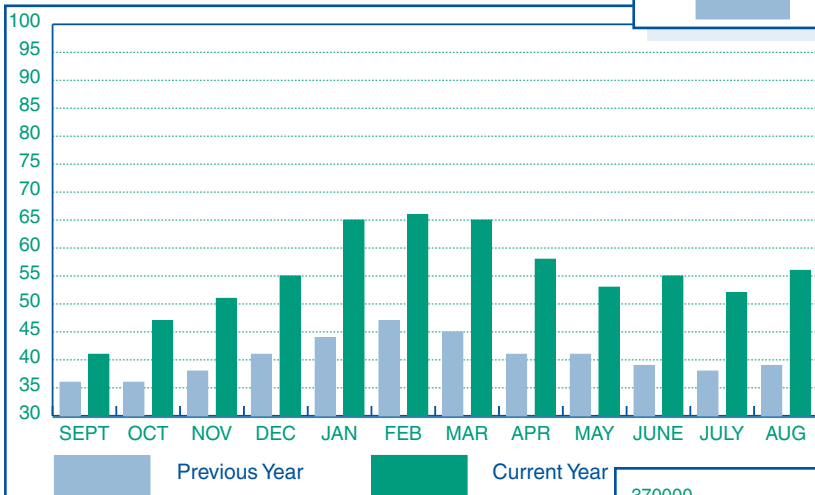
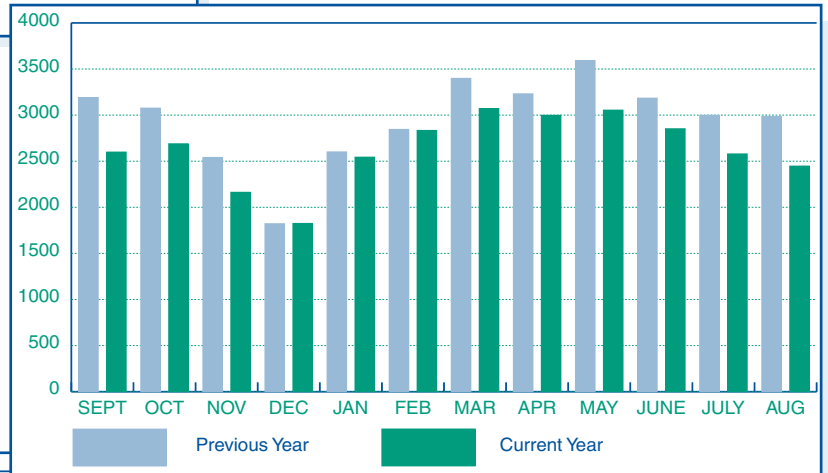
<sup>3</sup> Appreciation percents based on a comparison of average price for the last 12 months (9/1/06-8/31/07) with 12 months before (9/1/05-8/31/06).

# Market Action



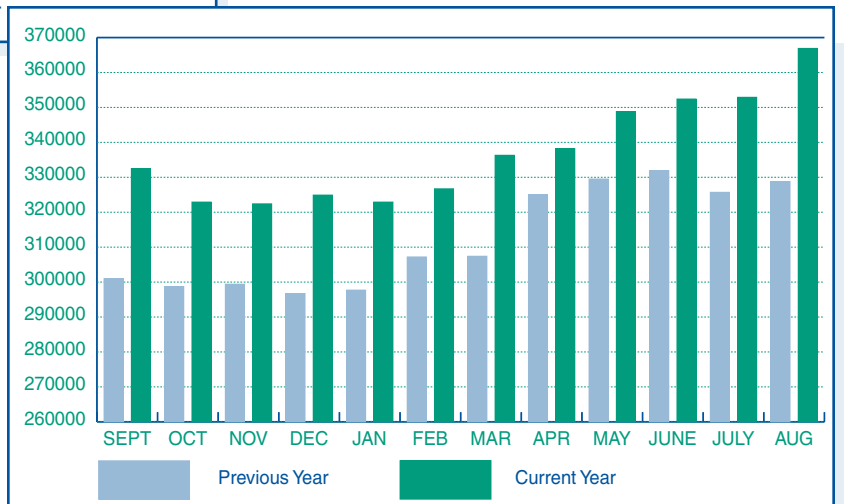
**PENDING SALES**  
**Metro Portland, Oregon**

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



**DAYS ON MARKET**  
**Metro Portland, Oregon**

This graph shows average days on market for sales in the Portland, Oregon metropolitan area. (See footnote on page 1.)



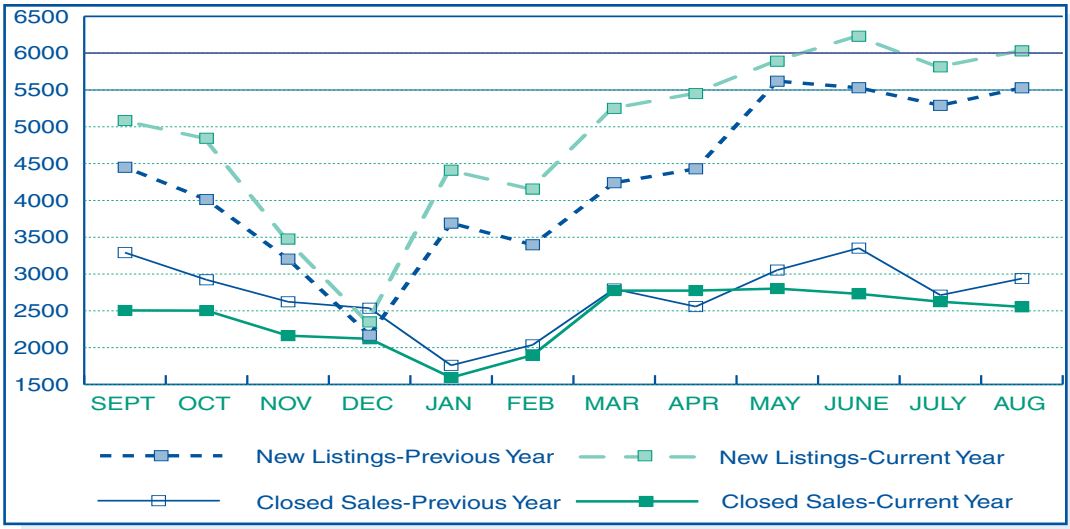
**AVERAGE SALE PRICE**  
**Metro Portland, Oregon**

This graph represents the average sale price for all homes sold in the Portland, Oregon metropolitan area.



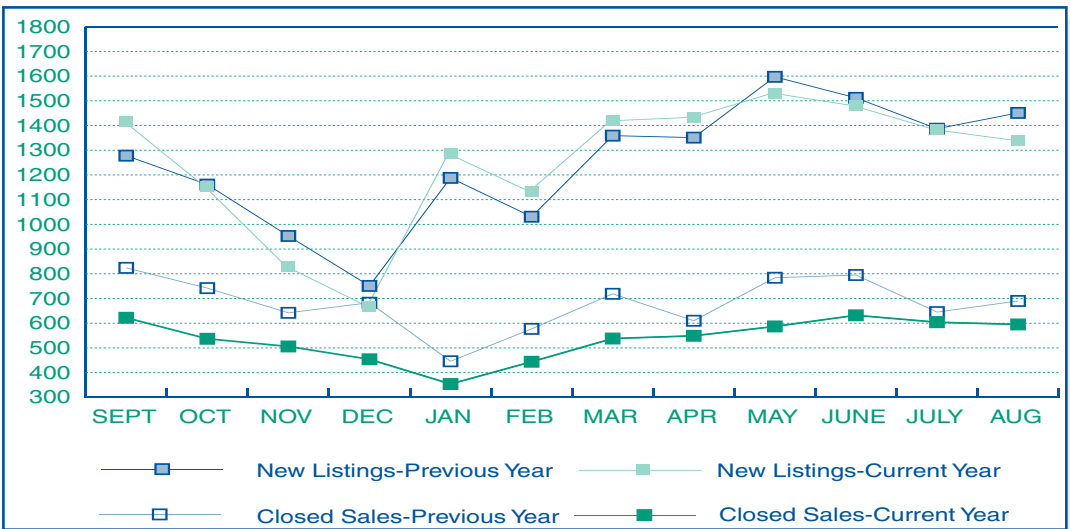
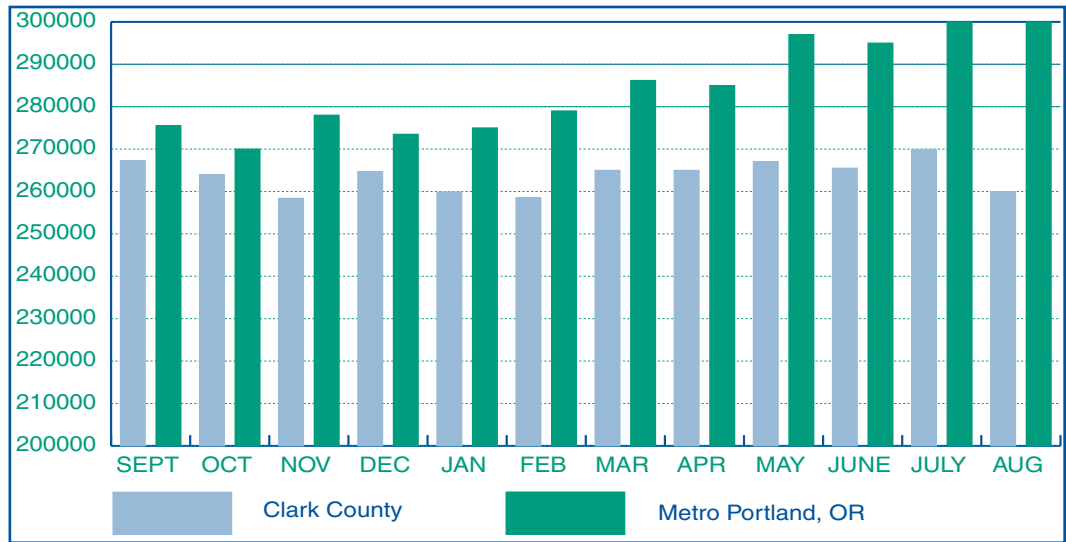
**PORTLAND, OR  
NEW LISTINGS &  
CLOSED SALES**

*This graph shows the new residential listings and closed sales over the past 24 months in the greater Portland, Oregon metropolitan area.*



**PORTLAND, OR &  
CLARK COUNTY, WA  
MEDIAN  
SALE PRICE**

*This graph shows the median sale price over the past 12 months in the greater Portland, Oregon metropolitan area and Clark County.*



**CLARK COUNTY, WA  
NEW LISTINGS &  
CLOSED SALES**

*This graph shows the new residential listings and closed sales over the past 24 months in Clark County.*



# SW Washington



RESIDENTIAL REVIEW: Clark County Washington

August 2007 Reporting Period

## Residential Market Highlights

Clark County		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	August	1,339	526	595	294,600	260,000	72
	Year-to-Date	10,721	4,770	4,517	307,600	264,600	79
2006	August	1,470	711	690	301,400	265,000	57
	Year-to-Date	10,617	5,525	5,268	298,900	260,000	56

At the request of our REALTORS® the information on page 6 now refers to Clark County only. Until September 2006, we compiled Clark & Cowlitz County statistics together. At that time, we added Pacific County and also began reporting on each county's statistics individually. As a result, we have rerun some of the reports for Clark County individually to get comparable data. Because information is subject to change in our database, this may result in some reporting inconsistencies.

### August Residential Highlights

A decrease in new listings helped counterbalance a decrease in closed sales, keeping inventory at 7.7 months. New listings fell 8.9% when comparing August 2007 to the same time in 2006. Closed sales saw a 7.8% decrease. Pending sales also decreased 28.1%.

### Year-to-Date Trends

Year-to-date trends show just a slight decrease in transactions when comparing the period of January-August 2007 to the same period in 2006, closed sales were down just 1.3% and pending transactions dropped only 2.2%. However, new listings did grow 16.4%.

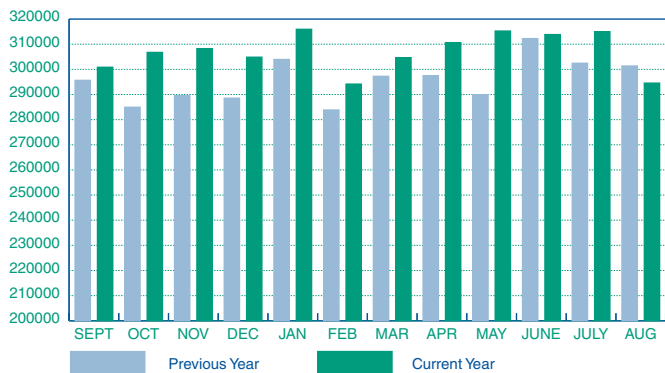
### Appreciation

Comparing the 12 months ending with August 2007 to the 12 immediately prior, the average sale price rose 3.8% (\$307,000 v. \$295,700). Using the same formula, the median sale price increased 2.7% (\$264,000 v. \$257,100).

### Clark Co. Inventory in Months

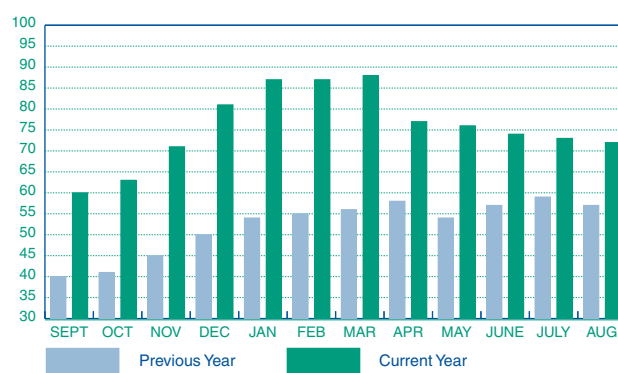
(Active Listings / Closed Sales)	2005	2006	2007
January	3.2	5.3	9.7
February	2.7	4.5	7.8
March	1.8	3.8	7.0
April	1.8	4.8	7.2
May	2.0	4.2	7.1
June	1.7	4.7	6.8
July	2.0	6.1	7.6
August	2.1	5.9	7.7
September	2.6	6.4	
October	3.0	7.2	
November	3.7	7.0	
December	3.2	7.0	

### AVERAGE SALE PRICE - Clark County, WA



This graph represents the average sale price for all homes sold in Southwest Washington.

### DAYS ON MARKET - Clark County, WA



This graph shows average days on market for Southwest Washington properties from listing to accepted offer.

# Market Action

# AREA REPORT • 8/2007 • 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	Pending Sales 2007 v. 2006 <sup>2</sup>	Closed Sales	Average Sale Price	Average Market Time <sup>1</sup>	New Listings	Pending Sales	Pending Sales 2007 v. 2006 <sup>2</sup>	Closed Sales	Average Sale Price	Median Sale Price	Appreciation <sup>3</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
11	Downtown Vancouver	124	60	12	12	-7.7%	29	212,200	39	289	171	16.3%	168	247,300	216,500	9.5%	3	293,800	2	96,100	9	267,200
12	NW Heights	138	38	8	12	-45.5%	15	166,500	92	306	148	-37.8%	141	180,200	170,000	0.9%	3	418,600	4	212,900	9	253,300
13	SW Heights	48	25	9	6	-45.5%	8	322,700	43	148	85	-4.5%	80	388,100	280,000	17.4%	2	180,000	0	N/A	2	721,700
14	Lincoln/Hazel Dell	60	23	13	7	-58.8%	13	248,100	37	176	100	-2.9%	98	248,100	230,000	0.7%	0	N.A	2	292,800	3	389,700
15	E Hazel Dell	232	69	45	36	-33.3%	29	234,600	81	542	222	-30.4%	200	231,300	238,500	1.3%	5	432,500	50	118,000	4	374,600
20	NE Heights	129	39	18	18	-10.0%	19	232,700	48	298	169	1.2%	159	247,800	229,000	3.0%	2	223,000	6	92,300	4	561,200
21	Orchards	219	69	39	24	-52.9%	27	214,000	71	585	256	-25.1%	243	235,800	227,500	-6.6%	2	447,500	9	228,000	1	393,500
22	Evergreen	352	108	61	64	-7.2%	63	258,400	67	1,030	486	-8.0%	438	247,300	228,500	10.4%	3	676,700	12	268,300	6	324,100
23	E Heights	74	22	3	20	66.7%	14	226,800	50	195	106	1.0%	96	322,300	209,000	16.3%	0	N/A	3	475,000	0	N/A
24	Cascade Park	114	38	23	20	11.1%	25	259,800	51	316	153	-13.6%	149	302,500	265,000	-0.1%	1	37,500	2	386,000	8	433,100
25	Five Corners	134	53	21	19	-45.7%	22	237,200	75	362	180	-37.3%	171	243,900	229,900	4.5%	1	350,000	8	119,400	3	495,000
26	E Orchards	154	43	26	19	-34.5%	21	341,700	66	399	172	-18.5%	159	314,400	294,900	-2.2%	0	N/A	6	235,200	1	340,000
27	Fisher's Landing	194	60	22	36	33.3%	38	301,600	59	515	259	4.4%	237	308,700	297,900	5.1%	1	35,000	4	1,339,000	4	299,800
31	SE County	43	10	7	1	-80.0%	6	352,200	47	72	23	-45.2%	26	415,100	364,000	-4.9%	0	N/A	10	292,400	0	N/A
32	Camas City	355	116	107	29	-45.3%	50	395,500	93	856	323	-20.4%	324	435,600	380,000	1.5%	0	N/A	25	452,600	7	286,700
33	Washougal	367	100	72	27	-38.6%	23	296,100	59	731	277	-16.6%	257	355,700	305,500	4.5%	3	226,500	63	145,300	2	350,000
41	N Hazel Dell	162	52	26	22	-29.0%	15	286,300	55	351	196	2.1%	180	304,700	271,000	1.4%	0	N/A	21	144,900	0	N/A
42	S Salmon Creek	258	65	33	25	4.2%	17	298,000	95	579	230	36.9%	210	295,600	290,000	11.5%	2	391,200	1	85,000	2	396,500
43	N Felida	167	41	19	23	-43.9%	29	302,900	79	432	241	-12.0%	236	328,200	311,000	3.6%	1	1,650,000	20	203,300	0	N/A
44	N Salmon Creek	234	43	20	17	-43.3%	22	358,800	63	444	195	7.7%	194	334,400	297,500	-8.5%	0	N/A	6	179,900	0	N/A
50	Ridgefield	130	27	13	17	240.0%	14	337,700	184	280	104	22.4%	99	358,100	355,000	10.1%	2	600,000	12	157,100	1	169,900
51	W of I-5 County	48	12	4	5	400.0%	6	378,200	126	63	17	-32.0%	14	436,800	417,500	-8.9%	0	N/A	6	336,700	0	N/A
52	NW E of I-5 County	67	17	9	4	-50.0%	2	535,000	44	116	46	-22.0%	41	513,700	470,000	10.9%	1	1,200,000	16	220,200	0	N/A
61	Battleground	310	86	57	25	-32.4%	45	303,300	59	671	276	-20.5%	278	304,400	258,800	2.9%	3	598,300	22	289,000	0	N/A
62	Brush Prairie	248	64	33	21	-25.0%	16	427,300	68	513	185	-19.2%	174	407,000	350,000	5.4%	1	515,000	19	306,000	3	335,700
63	East County	2	1	1	1	-50.0%	0	N/A	N/A	9	4	0.0%	3	308,700	335,000	-35.4%	0	N/A	1	125,000	0	N/A
64	Central County	19	4	1	-	-100.0%	3	538,300	131	35	18	-18.2%	19	442,200	455,000	10.4%	0	N/A	2	242,600	0	N/A
65	Mid-Central County	29	6	8	1	0.0%	4	597,000	209	64	22	-8.3%	22	466,500	454,800	16.9%	0	N/A	14	281,000	0	N/A
66	Yacolt	61	22	9	6	-14.3%	9	308,700	146	115	39	-31.6%	38	330,200	272,800	5.1%	2	237,500	6	182,000	0	N/A
70	La Center	81	15	17	5	-16.7%	8	398,600	65	151	48	-44.2%	46	358,000	343,500	3.4%	2	146,000	2	179,500	0	N/A
71	N Central	38	9	2	2	100.0%	2	272,500	91	58	11	-31.3%	11	365,400	325,000	-9.7%	0	N/A	7	206,400	0	N/A
72	NE Corner	10	2	2	2	-66.7%	1	232,000	114	20	8	-46.7%	6	315,800	317,500	5.1%	0	N/A	6	170,800	0	N/A
	Clark County Total	4,601	1,339	740	526	-26.0%	595	294,600	72	10,721	4,770	-13.7%	4,517	307,600	264,600	3.8%	40	426,100	367	226,200	69	355,700
80	Woodland City	72	16	9	8	166.7%	4	314,100	186	146	67	34.0%	44	296,100	316,500	9.4%	1	312,000	2	123,000	1	246,900
81	Woodland Area	62	12	6	6	100.0%	4	631,200	91	114	31	-20.5%	32	413,700	356,500	20.9%	1	420,000	17	170,300	0	N/A
82	Cowlitz County	324	83	46	36	-14.3%	33	211,500	110	618	233	-14.3%	211	218,500	195,000	10.5%	5	357,800	32	206,600	12	246,900
	Cowlitz County Total	458	111	61	50	4.2%	41	262,500	115	878	331	-8.3%	287	252,200	220,000	11.6%	7	360,100	51	191,200	13	246,900
87	Pacific County	261	50	23	14	N/A	20	191,600	83	331	129	N/A	124	207,300	187,800	14.1%	4	286,300	56	315,000	0	N/A



# Lane County



RESIDENTIAL REVIEW: Greater Lane County, Oregon

August 2007 Reporting Period

## Residential Market Highlights

Greater Lane County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	August	736	372	446	266,100	234,800	66
	Year-to-Date	5,748	3,149	3,048	267,400	236,000	69
2006	August	858	478	526	272,100	242,800	50
	Year-to-Date	5,463	3,471	3,284	254,600	223,300	51

### August Residential Highlights

While the number of transactions decreased, Lane County inventory also dropped to just 5.1 months due to a decrease in new listings. New listings fell 14.2% when comparing August 2007 to August 2006. However, pending sales dropped 22.2% and closed sales fell 15.2%.

### Year-to-Date Trends

The period of January-August 2007 compared to the same time in 2006 reveals that new listings grew 5.2%. However, pending sales were down 9.3% and closed sales decreased by 7.2%.

### Appreciation

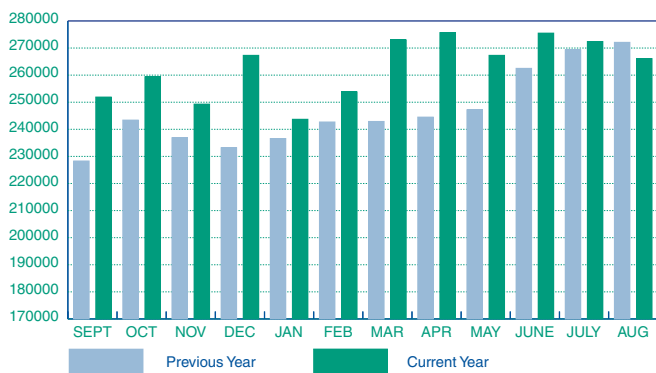
Comparing the 12 months ending with August 2007 to the 12 months immediately prior, the average sale price rose 7.1% (\$264,400 v. \$247,000). Using the same formula we can see that the median sale price increased 7.7% (\$233,000 v. \$216,200).

### Inventory in Months (Active Listings / Closed Sales)

	2005	2006	2007
January	3.4	3.8	5.6
February	2.8	3.3	4.9*
March	1.8	2.4	4.5
April	1.8	2.7	4.7
May	1.7	2.8	4.5
June	1.8	3.1	4.6
July	2.1	3.8	6.0
August	1.8	3.2	5.1
September	2.3	4.5	
October	2.3	4.5	
November	2.5	5.6	
December	2.7	4.9	

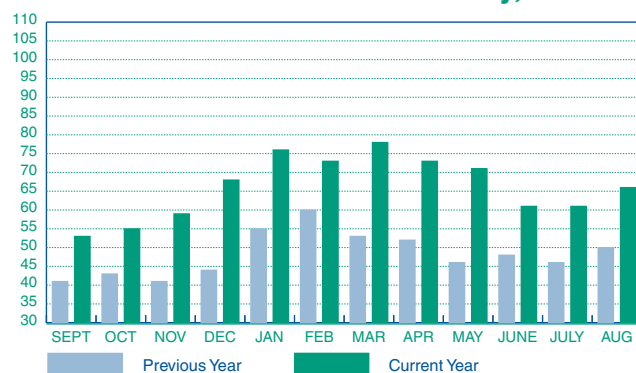
\*August 2005–February 2007 revised due to a recording error.

### AVERAGE SALE PRICE - Lane County, OR



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

### DAYS ON MARKET - Lane County, OR



This graph shows average days on market for Greater Lane County, Oregon properties from listing to accepted offer.

# Market Action

# AREA REPORT • 8/2007

## 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	Pending Sales 2007 v. 2006 <sup>2</sup>	Closed Sales	Average Sale Price	Average Market Time <sup>1</sup>	New Listings	Pending Sales	Pending Sales 2007 v. 2006 <sup>2</sup>	Closed Sales	Average Sale Price	Median Sale Price	Appreciation <sup>3</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
225	Florence Coast Village	14	3	4	2	N/A	2	64,000	254	15	6	-20.0%	5	62,300	58,500	-42.3%	0	N/A	10	53,400	0	N/A
226	Florence Green Trees	30	4	2	9	N/A	8	121,900	263	40	23	27.8%	21	126,700	120,000	-18.5%	0	N/A	5	119,500	0	N/A
227	Florence Florentine	28	4	1	1	-66.7%	1	216,000	43	31	14	0.0%	15	257,900	239,000	2.1%	0	N/A	0	N/A	0	N/A
228	Florence Town	174	29	22	9	-18.2%	10	306,800	203	236	84	-23.6%	84	280,500	249,026	3.1%	6	433,300	10	155,900	3	313,000
229	Florence Beach	46	6	12	5	400.0%	9	261,400	143	72	46	91.7%	44	316,000	299,450	3.0%	0	N/A	8	129,100	0	N/A
230	Florence North	59	8	6	2	-75.0%	0	N/A	N/A	67	14	-53.3%	11	422,300	297,000	-16.0%	1	30,000	9	155,500	0	N/A
231	Florence South/ Dunes City	65	8	1	7	40.0%	3	583,300	295	70	21	0.0%	15	448,300	255,000	55.2%	0	N/A	8	193,100	0	N/A
238	Florence East/ Mapleton	38	5	1	2	0.0%	4	152,700	121	46	15	50.0%	16	246,000	200,000	-23.8%	2	171,500	2	87,500	1	187,000
	<b>Florence Total</b>	<b>454</b>	<b>67</b>	<b>49</b>	<b>37</b>	<b>23.3%</b>	<b>37</b>	<b>246,000</b>	<b>198</b>	<b>577</b>	<b>223</b>	<b>-3.9%</b>	<b>211</b>	<b>282,500</b>	<b>242,000</b>	<b>-0.7%</b>	<b>9</b>	<b>330,300</b>	<b>52</b>	<b>131,600</b>	<b>4</b>	<b>281,500</b>

232	Hayden Bridge	49	20	9	18	157.1%	15	272,100	75	158	102	10.9%	95	238,400	220,000	2.0%	0	N/A	1	85,000	5	305,800
233	McKenzie Valley	82	21	16	4	-69.2%	6	398,500	78	141	44	-42.1%	46	429,300	390,000	15.1%	1	603,000	3	578,700	0	N/A
234	Pleasant Hill/Oak	102	29	9	15	25.0%	16	238,700	110	218	99	-29.3%	92	245,500	184,500	5.9%	5	307,800	28	113,200	5	168,900
235	Cottage Grove/ Creswell/Dorena	306	88	42	25	-47.9%	27	216,200	88	585	240	-27.9%	239	231,100	219,500	7.7%	2	202,500	39	163,300	3	244,300
236	Veneta/Elmira	117	25	16	17	-10.5%	22	229,900	51	288	155	-24.8%	155	258,800	229,500	1.8%	2	132,000	9	371,400	1	215,000
237	Junction City	93	30	13	20	5.3%	23	270,500	62	252	144	25.2%	127	285,700	241,000	16.2%	2	249,200	7	226,100	5	279,000
239	Thurston	142	46	37	21	-51.2%	32	226,100	63	409	211	-21.9%	217	233,000	216,000	15.8%	0	N/A	16	134,700	11	320,300
240	Coburg I-5	37	10	9	4	-20.0%	5	224,100	81	81	38	-9.5%	36	255,800	212,000	13.4%	4	276,300	4	224,300	3	283,000
241	N Gilham	50	13	6	17	41.7%	22	365,800	94	174	132	38.9%	124	337,400	301,000	6.4%	0	N/A	3	116,700	2	341,800
242	Ferry Street Bridge	137	53	19	17	-51.4%	36	324,700	98	393	253	2.8%	254	308,800	275,500	4.4%	1	165,000	6	643,700	5	308,800
243	E Eugene	129	53	9	31	-20.5%	45	361,400	40	393	242	-3.2%	229	346,300	300,000	1.8%	3	209,000	11	317,900	8	339,400
244	SW Eugene	295	93	35	51	15.9%	59	295,500	43	703	379	4.4%	327	335,800	294,500	4.9%	0	N/A	24	224,600	8	384,800
245	W Eugene	68	26	7	16	0.0%	14	171,100	35	201	137	37.0%	154	215,600	202,300	13.0%	4	431,300	4	158,500	10	314,700
246	Danebo	224	81	30	38	-40.6%	32	187,600	78	609	328	-15.0%	318	213,100	212,500	10.8%	6	546,700	1	54,000	12	242,900
247	River Road	51	17	9	9	-10.0%	16	240,900	69	169	96	-16.5%	97	226,100	212,000	6.9%	0	N/A	6	107,300	2	283,500
248	Santa Clara	205	68	27	31	-24.4%	27	268,100	66	473	254	-8.6%	247	281,100	257,300	2.9%	1	17,400	4	187,600	4	258,700
249	Springfield	147	55	21	38	-9.5%	45	177,700	57	455	269	-14.6%	266	181,600	173,000	3.4%	5	257,200	7	86,300	19	227,300
250	Mohawk Valley	22	8	2	0	-100.0%	4	498,000	123	46	26	-33.3%	25	344,200	340,000	-8.1%	0	N/A	8	230,400	0	N/A



# Douglas County



RESIDENTIAL REVIEW: Douglas County, Oregon

August 2007 Reporting Period

## Residential Market Highlights

Douglas County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	August	229	112	130	213,800	185,000	102
	Year-to-Date	2,068	876	829	216,900	187,500	106
2006	August	273	144	127	226,700	190,000	90
	Year-to-Date	2,143	1,058	1,006	207,600	180,000	80

### August Residential Highlights

In August 2007, closed sales increased 2.4% when compared with August 2006. On the other hand, pending sales were down 22.2%. New listings also saw a decline of 16.1%. At the month's rate of sales, the 1,283 active residential listings would last 9.9 months.

### Year-to-Date Trends

When comparing the periods of January-August 2007 and January-August 2006 it reveals that closed sales and pending sales decreased 17.6% and 17.2%, respectively. New listings have also dropped by 3.5%.

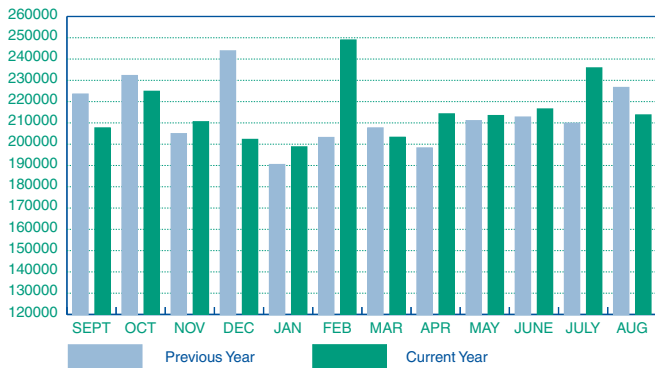
### Appreciation

A comparison of the 12 months ending with August 2007 to the 12 immediately prior shows that the average sale price increased 0.8% (\$215,200 v. \$213,400). The same formula reveals that the median sale price increased 2.8% (\$185,000 v. \$180,000).

### Inventory in Months (Active Listings / Closed Sales)

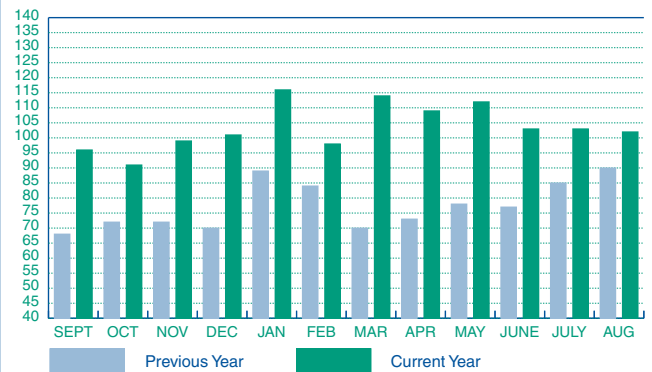
	2005	2006	2007
January	3.4	6.5	12
February	4.8	6.2	11.6
March	3.3	6.3	9.6
April	3.1	6.9	13.8
May	3.0	6.0	11.1
June	2.9	8.5	11.0
July	3.0	7.8	12.7
August	3.5	8.5	9.9
September	3.5	8.7	
October	4.6	8.7	
November	4.7	11.1	
December	5.5	11.9	

### AVG. SALE PRICE - Douglas County, OR



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

### DAYS ON MARKET - Douglas County, OR



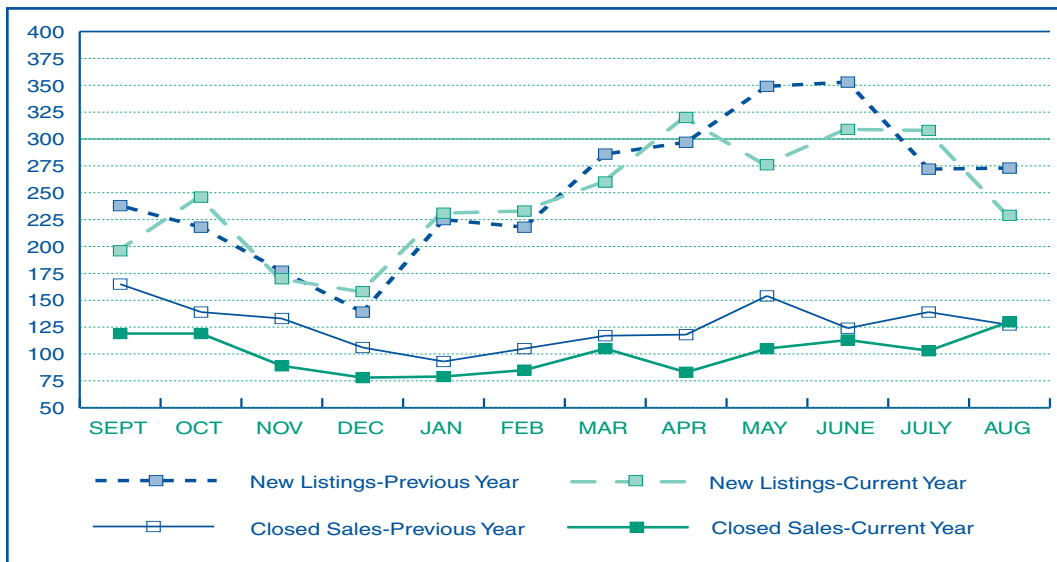
This graph shows average days on market for Douglas County, Oregon properties from listing to accepted offer.

# Market Action

# AREA REPORT • 8/2007

## 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	Pending Sales 2007 v. 2006 <sup>2</sup>	Closed Sales	Average Sale Price	Average Market Time <sup>1</sup>	New Listings	Pending Sales	Pending Sales 2007 v. 2006 <sup>2</sup>	Closed Sales	Average Sale Price	Median Sale Price	Appreciation <sup>3</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
251 NE Roseburg	138	28	8	21	50.0%	17	288,000	121	236	117	-8.6%	116	234,400	210,500	19.5%	5	202,700	21	86,500	1	295,000
252 NW Roseburg	106	15	8	11	37.5%	10	258,000	67	182	84	-9.7%	79	319,400	295,000	0.3%	2	687,500	21	143,400	1	245,000
253 SE Roseburg	71	22	11	8	-20.0%	12	165,900	71	140	74	-5.1%	69	181,700	165,000	-0.9%	4	195,000	4	83,800	4	177,000
254 SW Roseburg	103	19	4	13	-7.1%	9	260,300	68	161	72	-15.3%	61	260,100	214,000	3.9%	2	111,000	7	231,400	0	N/A
255 Glide & E of Roseburg	74	9	7	4	0.0%	4	312,900	99	92	27	-32.5%	25	293,000	285,000	-12.7%	0	N/A	3	163,000	0	N/A
256 Sutherlin/ Oakland Area	152	24	16	10	-28.6%	12	231,200	105	256	111	-14.6%	106	216,200	195,000	9.6%	4	486,300	17	192,800	1	170,000
257 Winston & SW of Roseburg	128	28	22	10	-37.5%	10	142,300	90	211	87	-27.5%	86	195,000	174,500	-11.1%	1	140,000	9	101,200	5	201,700
258 Myrtle Creek & S/SE of Roseburg	216	36	39	11	-45.0%	26	192,600	131	347	127	-21.6%	121	182,300	165,000	6.3%	3	460,000	23	173,100	3	506,700
259 Green District	109	19	8	12	-25.0%	17	154,400	93	193	89	-14.4%	88	170,400	170,000	-13.7%	1	315,000	7	78,800	0	N/A
265 North Douglas County	186	29	24	12	-57.1%	13	223,500	122	250	88	-25.4%	78	190,900	150,000	4.6%	6	254,600	14	114,700	3	395,700



### DOUGLAS COUNTY NEW LISTINGS & CLOSED SALES

*This graph shows the new residential listings and closed sales in Douglas County, Oregon*



# Coos County



## RESIDENTIAL REVIEW: Coos County, Oregon

August 2007 Reporting Period

### Residential Market Highlights

Coos County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	August	177	82	78	199,400	196,800	92
	Year-to-Date	1,348	503	464	218,600	186,000	109
2006	August	190	105	94	192,100	177,000	94
	Year-to-Date	1,266	576	544	205,200	174,000	88

### August Residential Highlights

A comparison of August 2007 to August 2006 shows that new listings fell 6.8%. Closed sales and pending sales, also dropped 17% and 21.9%, respectively.

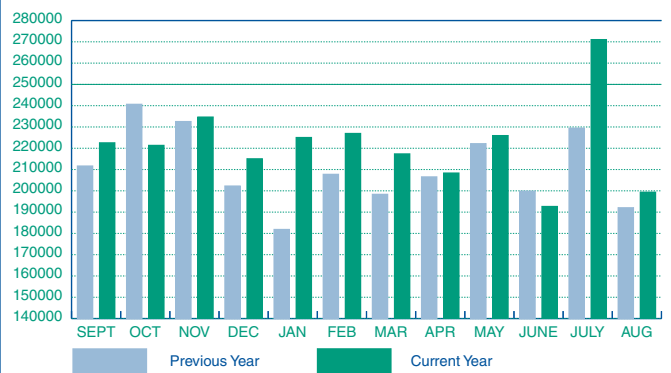
### Year-to-Date Trends

Comparing January-August 2007 with the same period in 2006, new listings rose 6.5%. However, closed sales dropped 14.7% and pending sales fell 12.7%.

### Appreciation

The average sale price for the 12 months ending in August 2007 rose 3.9% (\$220,300 v. \$212,100) compared to the previous 12 months. Median sale price also increased 4.7% (\$185,600 v. \$177,200).

### AVERAGE SALE PRICE - Coos County, OR



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

## AREA REPORT • 8/2007 • 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	Pending Sales 2007 v. 2006 <sup>2</sup>	Closed Sales	Average Sale Price	Average Market Time <sup>1</sup>	New Listings	Pending Sales	Pending Sales 2007 v. 2006 <sup>2</sup>	Closed Sales	Average Sale Price	Median Sale Price	Appreciation <sup>3</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97407 Allegany	0	0	0	0	N/A	0	N/A	N/A	0	0	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A
97411 Bandon	201	31	17	8	-42.9%	8	239,900	94	200	50	-9.1%	48	287,100	255,000	-9.7%	3	397,500	21	154,700	0	N/A
97414 Broadbent	1	0	0	0	N/A	0	N/A	N/A	0	1	N/A	1	385,000	385,000	75.7%	0	N/A	0	N/A	0	N/A
97420 Coos Bay	312	76	28	44	2.3%	35	180,900	88	519	228	-8.4%	200	201,200	176,400	4.2%	12	512,500	21	65,500	6	209,300
97423 Coquille	107	23	12	8	-27.3%	9	178,100	82	183	65	16.1%	63	189,400	167,000	4.1%	5	257,000	5	102,000	0	N/A
97449 Lakeside	40	6	6	2	-50.0%	2	312,500	218	62	23	-43.9%	22	228,500	205,000	1.4%	1	550,000	10	103,900	0	N/A
97458 Myrtle Point	62	11	6	9	-60.9%	7	224,700	115	91	31	-76.3%	30	206,900	195,500	11.1%	2	142,500	4	115,800	0	N/A
97459 North Bend	175	28	23	9	50.0%	15	211,700	62	278	101	236.7%	95	242,400	215,000	7.7%	3	336,700	15	105,700	3	293,000
97466 Powers	11	2	1	2	-50.0%	2	164,500	218	15	4	-69.2%	5	170,100	180,000	83.1%	0	N/A	4	99,300	0	N/A



# Curry County



RESIDENTIAL REVIEW: Curry County, Oregon

August 2007 Reporting Period

## Residential Market Highlights

Curry County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	August	73	30	29	341,900	342,000	176
	Year-to-Date	641	211	197	316,900	275,000	161
2006	August	81	30	39	360,400	325,000	110
	Year-to-Date	698	216	207	308,800	275,000	113

### August Residential Highlights

Pending sales in August kept the same pace as August 2006. However, closed sales dropped 25.6%. New listings also declined 9.9%.

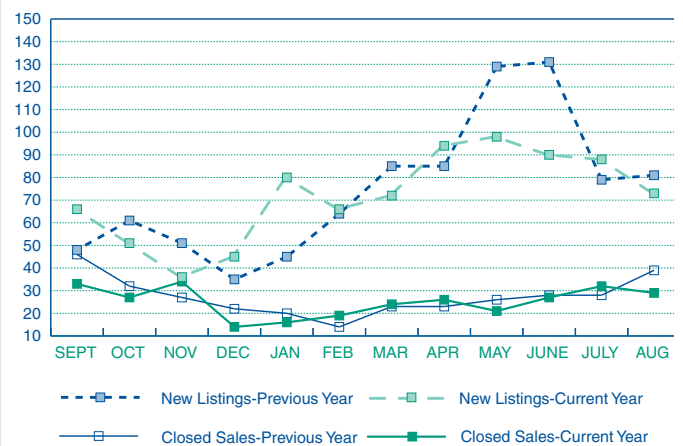
### Year-to-Date Trends

Comparing January-August 2007 with the same period in 2006, new listings were down 8.2%. Closed sales also fell 4.8%, and pending sales decreased 2.3%.

### Appreciation

Comparing the 12 months ending with August 2007 to the 12 immediately prior, average sale price fell a slight 1.4% (\$313,400 v. \$317,900). Using the same formula reveals that the median sale price also decreased by 3.2% (\$274,500 v. \$283,500).

### NEW LISTINGS/CLOSED SALES - Curry Co., OR



This graph shows the new residential listings and closed sales in Curry County, Oregon

## AREA REPORT • 8/2007 • 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 Listings	Pending Sales	Pending Sales 2007 v. 2006 <sup>2</sup>	Closed Sales	Average Sale Price	Average Market Time <sup>1</sup>	New Listings	Pending Sales	Pending Sales 2007 v. 2006 <sup>2</sup>	Closed Sales	Average Sale Price	Median Sale Price	Appreciation <sup>3</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
270 City, Airport, Marina Hts., NB Chetco	192	29	14	8	-38.5%	11	314,300	199	233	84	-10.6%	82	352,400	290,800	4.9%	5	498,300	15	451,100	4	311,000
271 Harbor, Winchuck, SB Chetco	102	13	4	9	28.6%	9	405,300	175	126	47	0.0%	40	295,900	233,500	1.6%	0	N/A	5	204,800	1	270,000
272 Carpenterville, Cape Ferrello, Whaleshead	47	8	5	1	-50.0%	1	345,000	115	53	12	-42.9%	11	249,500	250,000	-26.9%	0	N/A	1	75,000	0	N/A
273 Gold Beach	169	16	8	11	37.5%	4	385,000	156	156	42	-8.7%	37	318,300	280,500	7.9%	4	651,300	10	186,400	0	N/A
274 Port Orford, Langlois	68	7	7	1	N/A	4	231,500	148	73	26	225.0%	27	266,100	235,000	-30.8%	2	179,300	7	287,000	0	N/A



# Mid-Columbia



RESIDENTIAL REVIEW: Mid-Columbia

August 2007 Reporting Period

## Residential Market Highlights

Mid-Columbia		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	August	177	83	73	229,700	198,600	97
	Year-to-Date	1,354	629	584	261,300	229,500	105
2006	August	177	94	113	210,400	167,000	67
	Year-to-Date	1,272	743	678	245,100	197,000	82

Due to the vast difference between the counties in the Mid-Columbia region, the Area Report on page 15 provides summary information for each individual county.

### August Residential Highlights

New listings saw no growth when comparing August 2007 with August 2006. Closed sales dropped a significant 35.4%, however, and pending sales decreased 11.7%.

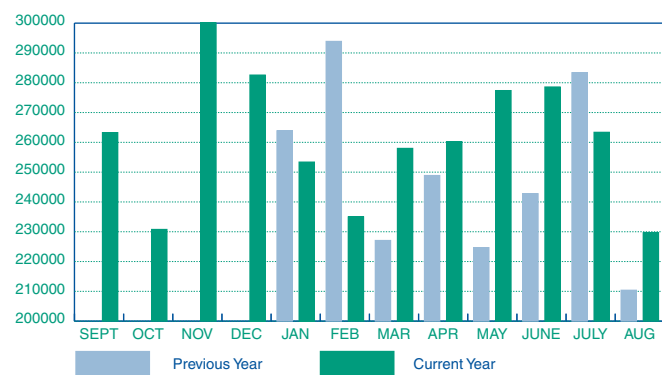
### Year-to-Date Trends

When comparing January-August 2007 with the same period in 2006, new listings have grown 6.4%. However, pending sales have seen a decrease of 15.3%. Similarly, closed sales have dropped by 13.9%.

### Appreciation

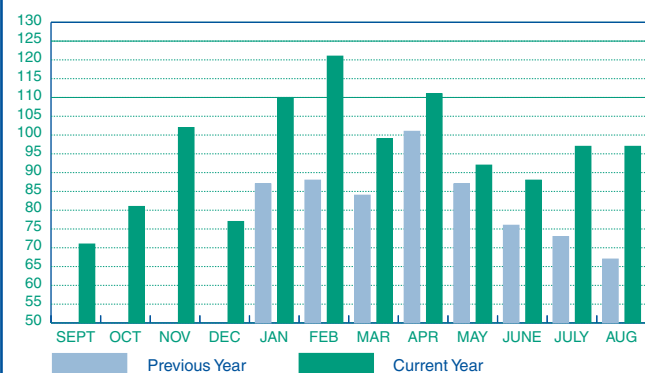
Comparing the 12 months ending with August 2007 to the 12 immediately prior, average sale price appreciated 8% (\$262,800 v. \$243,400). Using the same formula reveals that the median sale price also increased by 14.5% (\$223,200 v. \$195,000).

### AVG. SALE PRICE - Mid-Columbia



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

### DOM - Mid-Columbia



This graph shows average days on market for Mid-Columbia properties from listing to accepted offer.

# Market Action

# AREA REPORT • 8/2007 • 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/ Cancelled Listings	Pending Sales	Pending Sales 2007 v. 2007²	Closed Sales	Average Sale Price	Average Market Time¹	New Listings	Pending Sales	Pending Sales 2007 v. 2007²	Closed Sales	Average Sale Price	Median Sale Price	Appreciation³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
100	White Salmon/Bingen	60	6	2	6	500.0%	6	211,100	127	102	47	0.0%	43	316,700	275,000	12.0%	3	460,000	12	274,100	1	350,000
101	Snowden	16	2	1	1	N/A	0	N/A	N/A	14	4	-55.6%	5	548,600	385,000	41.1%	0	N/A	0	N/A	0	N/A
102	Trout Lake/Glenwood	18	4	2	0	-100.0%	1	230,000	262	16	7	0.0%	7	436,000	270,000	56.0%	1	219,000	10	173,600	0	N/A
103	Husum/BZ Corner	14	3	0	0	-100.0%	0	N/A	N/A	14	4	-33.3%	3	279,700	239,000	21.5%	0	N/A	4	159,100	0	N/A
104	Lyle	17	2	2	2	-50.0%	0	N/A	N/A	26	10	-23.1%	8	465,100	259,000	71.3%	0	N/A	14	110,500	0	N/A
105	Dallesport/Murdock	21	5	0	4	300.0%	0	N/A	N/A	20	11	-8.3%	9	159,100	152,000	-1.0%	0	N/A	7	164,600	1	190,000
106	Appleton/Timber Valley	3	1	0	0	N/A	1	185,000	66	4	2	-71.4%	2	175,000	175,000	26.5%	0	N/A	0	N/A	0	N/A
107	Centerville/High Prairie	6	1	0	0	-100.0%	1	230,000	47	5	3	-40.0%	3	147,200	162,700	12.0%	0	N/A	2	154,800	0	N/A
108	Goldendale	72	10	4	9	-35.7%	8	150,200	176	118	63	-26.7%	54	153,900	131,000	19.9%	3	196,700	76	74,800	0	N/A
109	Bickleton/East County	6	2	1	2	N/A	1	44,800	182	9	4	0.0%	3	84,900	95,000	9.7%	0	N/A	2	40,400	0	N/A
110	Klickitat	5	1	0	2	N/A	0	N/A	N/A	12	7	133.3%	5	220,600	150,000	115.8%	0	N/A	0	N/A	0	N/A
	<b>Klickitat County Total</b>	<b>238</b>	<b>37</b>	<b>12</b>	<b>26</b>	<b>13.0%</b>	<b>18</b>	<b>175,400</b>	<b>152</b>	<b>340</b>	<b>162</b>	<b>-18.6%</b>	<b>142</b>	<b>252,600</b>	<b>191,500</b>	<b>19.3%</b>	<b>7</b>	<b>312,700</b>	<b>127</b>	<b>113,700</b>	<b>2</b>	<b>270,000</b>

111	Skamania	6	3	0	0	N/A	0	N/A	N/A	12	3	0.0%	3	171,700	135,000	-18.4%	0	N/A	2	222,500	0	N/A
112	North Bonneville	26	21	2	1	-66.7%	1	215,000	5	56	11	22.2%	10	253,100	245,200	12.1%	0	N/A	3	43,300	0	N/A
113	Stevenson	23	6	3	1	-66.7%	2	345,000	135	36	11	-50.0%	15	290,400	291,000	4.0%	1	475,000	2	192,500	0	N/A
114	Carson	20	4	3	1	-66.7%	1	205,000	260	34	18	28.6%	16	193,800	207,500	-8.2%	0	N/A	7	135,900	0	N/A
115	Home Valley	2	0	0	0	N/A	1	245,000	367	3	2	100.0%	2	292,000	292,000	45.3%	0	N/A	0	N/A	0	N/A
116	Cook, Underwood, Mill A. Willard	14	1	1	2	100.0%	0	N/A	N/A	17	8	-11.1%	6	494,200	430,100	52.6%	0	N/A	4	396,500	0	N/A
117	Unincorporated North	19	2	0	1	-87.5%	1	185,000	143	22	7	-22.2%	7	153,200	148,000	-3.5%	0	N/A	10	130,100	0	N/A
	<b>Skamania County Total</b>	<b>110</b>	<b>37</b>	<b>9</b>	<b>6</b>	<b>-66.7%</b>	<b>6</b>	<b>256,700</b>	<b>174</b>	<b>180</b>	<b>60</b>	<b>-10.4%</b>	<b>59</b>	<b>256,300</b>	<b>238,000</b>	<b>2.7%</b>	<b>1</b>	<b>475,000</b>	<b>28</b>	<b>171,400</b>	<b>0</b>	<b>N/A</b>

351	The Dalles	177	53	20	17	-22.7%	25	200,100	109	329	173	-18.8%	157	197,100	185,500	6.5%	3	298,200	12	92,900	5	197,600
352	Dufur	2	1	0	2	0.0%	1	208,000	30	10	11	175.0%	11	174,700	130,000	3.6%	0	N/A	2	32,500	0	N/A
353	Tygh Valley	5	2	0	0	N/A	1	149,900	153	7	5	150.0%	4	183,700	194,950	71.5%	0	N/A	0	N/A	0	N/A
354	Wamic/Pine Hollow	25	2	0	3	50.0%	4	148,400	83	36	17	-10.5%	17	178,500	152,300	-0.8%	0	N/A	0	N/A	0	N/A
355	Maupin/Pine Grove	9	0	1	2	100.0%	0	N/A	N/A	18	7	16.7%	7	169,100	193,500	22.6%	0	N/A	7	80,000	0	N/A
356	Rowena	1	0	0	0	N/A	0	N/A	N/A	2	1	N/A	1	300,000	300,000	N/A	0	N/A	0	N/A	0	N/A
357	Mosier	26	2	2	2	100.0%	1	256,000	28	41	21	200.0%	16	312,000	241,000	-26.8%	0	N/A	3	231,300	0	N/A
	<b>Wasco County Total</b>	<b>245</b>	<b>60</b>	<b>23</b>	<b>26</b>	<b>-7.1%</b>	<b>32</b>	<b>194,100</b>	<b>102</b>	<b>443</b>	<b>235</b>	<b>-6.4%</b>	<b>213</b>	<b>202,400</b>	<b>186,000</b>	<b>5.6%</b>	<b>3</b>	<b>298,200</b>	<b>24</b>	<b>101,400</b>	<b>5</b>	<b>197,600</b>

361	Cascade Locks	44	4	7	0	-100.0%	1	330,000	449	52	8	-50.0%	8	232,700	251,200	41.9%	1	385,000	4	142,900	0	N/A
362	Hood River City	110	23	12	15	25.0%	8	314,000	115	194	94	-19.7%	95	336,900	305,200	-2.8%	1	288,000	7	340,900	4	359,000
363	Hood River-Westside	38	8	4	5	66.7%	3	506,000	181	56	31	-6.1%	28	422,600	396,000	0.3%	0	N/A	9	327,500	0	N/A
364	Hood River-Eastside	7	0	2	0	N/A	0	N/A	N/A	10	2	-50.0%	2	647,500	647,500	-12.5%	1	575,000	1	259,000	0	N/A
365	Odell	20	3	2	3	50.0%	3	295,100	28	34	14	-12.5%	12	255,600	235,300	20.6%	2	445,000	1	104,000	0	N/A
366	Parkdale/Mt. Hood	16	4	2	0	-100.0%	1	475,000	10	34	17	-39.3%	19	416,000	359,000	19.2%	1	615,000	2	676,000	0	N/A
	<b>Hood River Co. Total</b>	<b>235</b>	<b>42</b>	<b>29</b>	<b>23</b>	<b>9.5%</b>	<b>16</b>	<b>357,500</b>	<b>125</b>	<b>380</b>	<b>166</b>	<b>-22.4%</b>	<b>164</b>	<b>353,500</b>	<b>316,000</b>	<b>0.8%</b>	<b>6</b>	<b>458,800</b>	<b>24</b>	<b>317,500</b>	<b>4</b>	<b>359,000</b>

367	Sherman County	3	1	2	2	-50.0%	1	139,000	48	11	6	-50.0%	6	91,500	87,500	-25.0%	1	60,000	2	32,500	0	N/A
-----	----------------	---	---	---	---	--------	---	---------	----	----	---	--------	---	--------	--------	--------	---	--------	---	--------	---	-----



# Columbia Basin



RESIDENTIAL REVIEW: Columbia Basin, Oregon

August 2007 Reporting Period

## Residential Market Highlights

Columbia Basin, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	August	81	49	58	141,700	143,300	89
	Year-to-Date	544	350	343	133,800	130,000	113
2007	July	80	55	35	130,800	124,000	112
	Year-to-Date	460	301	281	131,600	127,000	116

## Columbia Basin Residential Highlights

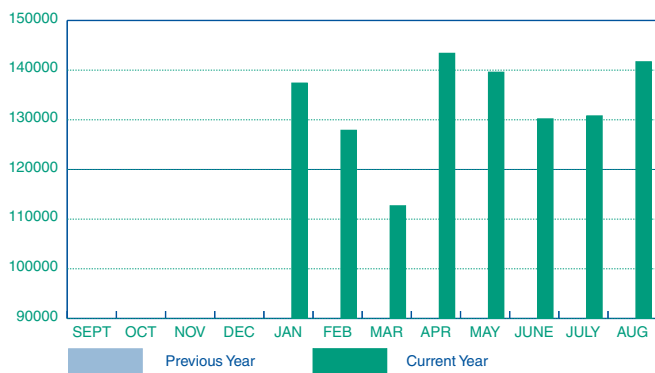
We are happy to announce that the Columbia Basin region (Gilliam, Morrow and Umatilla counties) will now be a regular feature in the Market Action newsletter. However, because our historical data is limited due to the recent conversion, we are unable to provide annual comparable statistics at this time.

We began tracking data for these areas in January 2007. In January 2008, we will include appreciation and percentage changes for all categories, as the comparable data will then be available.

## Month-to-Month Residential Highlights

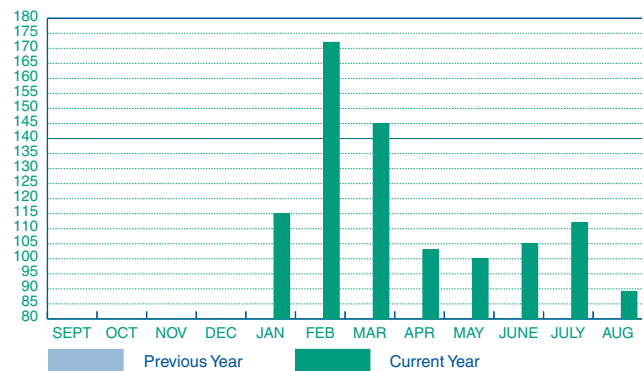
When comparing August 2007 to July 2007 it shows that closed sales jumped 65.7% (58 v. 35). New listings also grew a slight 1.3% month over month (81 v. 80). However, pending sales dropped 10.9% (49 v. 55). August's average days on market is down to 89 days, in July the average was 112 days. At August's rate of sales, the 260 active residential listings would last 4.5 months.

### AVG. SALE PRICE - Columbia Basin



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

### DOM - Columbia Basin



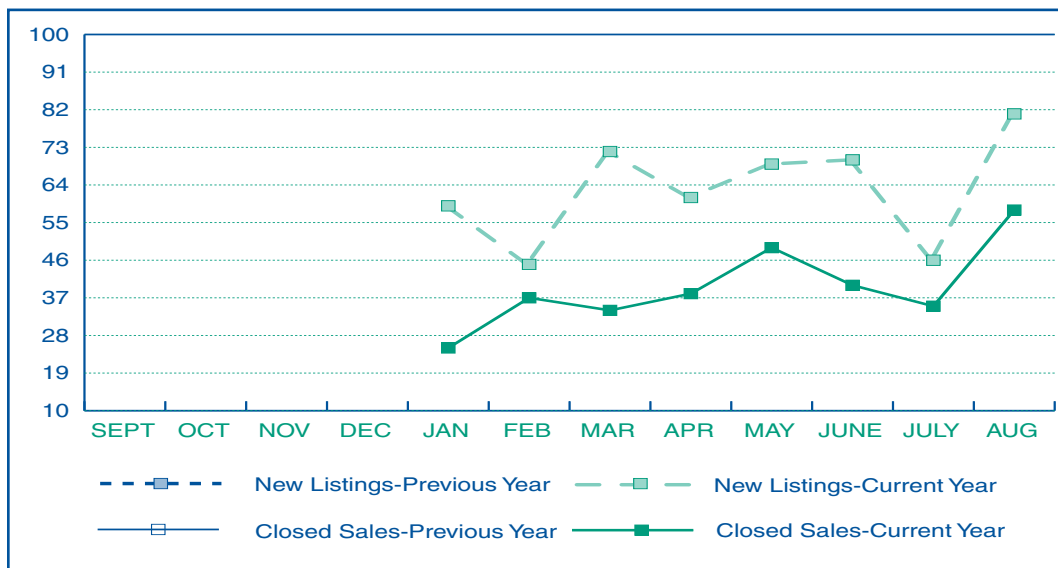
This graph shows average days on market for Columbia Basin properties from listing to accepted offer.

# AREA REPORT • 8/2007 • Columbia Basin

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
	Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date		
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 2007 y. 2007 <sup>2</sup>	Closed Sales	Average Sale Price	Average Market Time <sup>1</sup>	New Listings	Pending Sales	Pending Sales 2007 y. 2007 <sup>2</sup>	Closed Sales	Average Sale Price	Median Sale Price	Appreciation <sup>3</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
380	Arlington/North	15	4	2	1	N/A	0	N/A	N/A	13	3	N/A	4	128,800	135,000	N/A	1	235,000	4	274,900	1	167,000
381	Condon/South	20	3	2	0	N/A	0	N/A	N/A	21	3	N/A	4	52,200	43,500	N/A	1	76,000	0	N/A	0	N/A
	<b>Gilliam Co. Total</b>	<b>35</b>	<b>7</b>	<b>4</b>	<b>1</b>	<b>N/A</b>	<b>0</b>	<b>N/A</b>	<b>N/A</b>	<b>34</b>	<b>6</b>	<b>N/A</b>	<b>8</b>	<b>90,500</b>	<b>98,500</b>	<b>N/A</b>	<b>2</b>	<b>155,500</b>	<b>4</b>	<b>167,300</b>	<b>1</b>	<b>167,000</b>

420	Boardman/Northeast	10	0	2	4	N/A	4	112,800	77	26	26	N/A	23	132,100	127,000	N/A	2	173,500	2	94,400	0	N/A
421	Irrigon	36	9	2	6	N/A	3	93,600	146	48	25	N/A	19	112,900	82,500	N/A	0	N/A	2	17,000	0	N/A
422	Ione	1	0	0	0	N/A	0	N/A	N/A	4	3	N/A	1	150,000	150,000	N/A	0	N/A	0	N/A	0	N/A
423	Lexington	1	0	0	0	N/A	0	N/A	N/A	3	0	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A
424	Heppner/South	14	5	4	0	N/A	0	N/A	N/A	19	2	N/A	2	150,000	150,000	N/A	0	N/A	0	N/A	1	96,500
	<b>Morrow Co. Total</b>	<b>62</b>	<b>14</b>	<b>8</b>	<b>10</b>	<b>N/A</b>	<b>7</b>	<b>104,600</b>	<b>106</b>	<b>100</b>	<b>56</b>	<b>N/A</b>	<b>45</b>	<b>125,200</b>	<b>115,000</b>	<b>N/A</b>	<b>2</b>	<b>173,500</b>	<b>4</b>	<b>55,700</b>	<b>1</b>	<b>96,500</b>

430	Umatilla	36	10	4	3	N/A	5	98,200	123	66	48	N/A	48	95,400	96,500	N/A	1	759,500	6	14,000	2	242,500
431	Hermiston	104	44	15	33	N/A	41	153,000	86	302	214	N/A	216	147,500	145,000	N/A	3	109,200	16	104,200	10	151,700
432	Stanfield	7	1	0	1	N/A	2	108,500	38	17	12	N/A	13	107,300	98,000	N/A	0	N/A	1	16,000	0	N/A
433	Echo	7	2	1	0	N/A	2	212,500	70	9	8	N/A	8	167,700	143,450	N/A	0	N/A	0	N/A	0	N/A
435	Pendleton/Other	9	3	2	1	N/A	1	79,000	70	16	6	N/A	5	73,200	78,000	N/A	0	N/A	0	N/A	0	N/A
	<b>Umatilla Co. Total</b>	<b>163</b>	<b>60</b>	<b>22</b>	<b>38</b>	<b>N/A</b>	<b>51</b>	<b>146,800</b>	<b>87</b>	<b>410</b>	<b>288</b>	<b>N/A</b>	<b>290</b>	<b>136,400</b>	<b>133,550</b>	<b>N/A</b>	<b>4</b>	<b>271,800</b>	<b>23</b>	<b>76,800</b>	<b>12</b>	<b>166,800</b>



**Columbia Basin  
NEW LISTINGS &  
CLOSED SALES**

*This graph shows the new residential listings and closed sales in the Columbia Basin region of Oregon.*



# Union & Baker Counties



RESIDENTIAL REVIEW: Union & Baker Counties, Oregon

August 2007 Reporting Period

## Residential Market Highlights

Union County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	August	46	21	31	154,400	120,500	45
	Year-to-Date	367	207	198	153,900	127,300	47
2006	August	N/A	N/A	N/A	N/A	N/A	N/A
	Year-to-Date	N/A	N/A	N/A	N/A	N/A	N/A

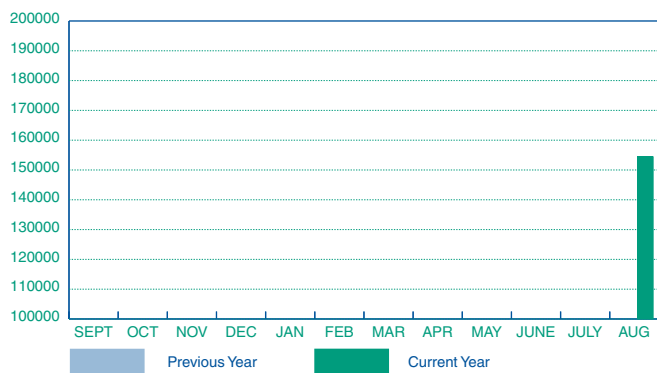
Baker County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2007	August	42	13	19	165,000	126,000	55
	Year-to-Date	253	164	162	142,600	115,000	63
2006	August	N/A	N/A	N/A	N/A	N/A	N/A
	Year-to-Date	N/A	N/A	N/A	N/A	N/A	N/A

## Union and Baker County August Residential Highlights

We are happy to announce that the Union County and Baker County in Oregon will now be a regular feature in the Market Action newsletter.

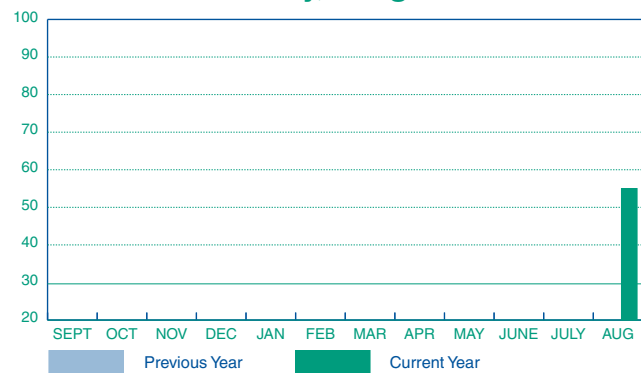
However, because our historical data is limited due to the recent conversion, we are unable to provide comparable statistics at this time. We will include appreciation and percentage changes for all categories as soon as comparable data is available.

### AVG. SALE PRICE - Union County, Oregon



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

### DOM - Baker County, Oregon



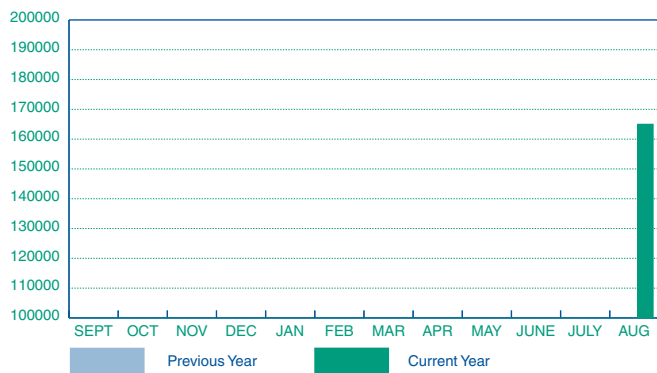
*This graph shows average days on market for Baker County, Oregon properties from listing to accepted offer.*

# AREA REPORT • 8/2007 • Union & Baker Co.

	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	Pending Sales 2007 v. 2007 <sup>2</sup>	Closed Sales	Average Sale Price	Average Market Time <sup>1</sup>	New Listings	Pending Sales	Pending Sales 2007 v. 2007 <sup>2</sup>	Closed Sales	Average Sale Price	Median Sale Price	Appreciation <sup>3</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
440 Cove	11	3	0	0	N/A	3	310,300	114	21	9	N/A	11	234,900	187,000	N/A	0	N/A	12	91,600	0	N/A
441 East La Grande	13	6	1	3	N/A	3	59,300	41	30	16	N/A	15	112,300	120,000	N/A	2	170,000	5	69,800	1	240,000
442 North La Grande	24	11	0	5	N/A	8	120,100	35	69	42	N/A	37	106,600	109,300	N/A	2	141,000	5	91,600	0	N/A
443 South La Grande	35	9	6	8	N/A	9	197,900	25	97	52	N/A	49	164,500	134,500	N/A	2	266,300	4	101,300	1	184,000
444 Elgin	16	4	2	3	N/A	4	95,500	76	49	31	N/A	29	147,100	99,000	N/A	1	230,000	6	76,100	0	N/A
445 Imbler	0	0	0	0	N/A	0	N/A	N/A	5	5	N/A	6	121,800	119,000	N/A	0	N/A	0	N/A	0	N/A
446 Island City	13	3	1	0	N/A	1	245,000	13	22	7	N/A	7	201,400	225,000	N/A	0	N/A	11	109,100	0	N/A
447 Starkey	2	0	1	0	N/A	0	N/A	N/A	4	1	N/A	1	50,000	50,000	N/A	0	N/A	1	32,000	0	N/A
448 Summerville	5	4	0	1	N/A	0	N/A	N/A	15	7	N/A	6	211,300	179,300	N/A	0	N/A	4	189,400	0	N/A
449 West La Grande	9	4	0	1	N/A	2	122,300	15	29	21	N/A	21	128,900	125,000	N/A	6	80,100	3	25,500	1	35,000
450 North Powder/Other	8	2	5	0	N/A	1	65,000	87	26	16	N/A	16	235,600	97,300	N/A	1	40,000	7	131,000	0	N/A
Union Co. Total	136	46	16	21	N/A	31	154,400	45	367	207	N/A	198	153,900	127,300	N/A	14	136,100	58	99,200	3	153,000

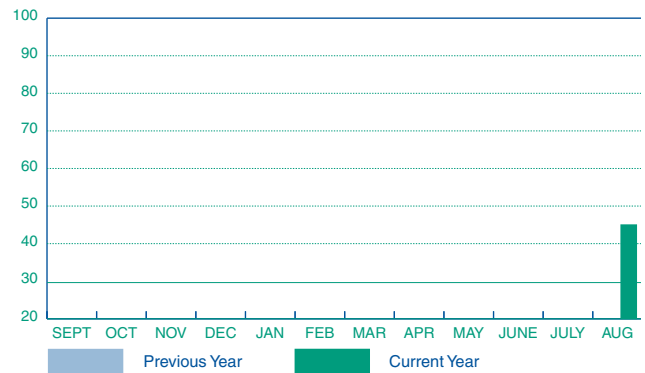
460 Baker City/Keating	74	35	6	11	N/A	17	172,100	56	219	153	N/A	150	139,800	115,000	N/A	3	271,700	33	129,100	1	185,000
461 Haines/Anthony Lk/ Muddy Crk	2	0	0	0	N/A	0	N/A	N/A	6	3	N/A	4	266,300	105,000	N/A	0	N/A	11	64,900	0	N/A
462 Sumpter/McEwen/Bourne/ Phillips Lk/ Granite	13	3	0	0	N/A	0	N/A	N/A	11	2	N/A	2	208,800	208,750	N/A	0	N/A	2	107,000	0	N/A
463 Unity/Hereford	0	1	0	1	N/A	1	108,800	14	1	1	N/A	1	108,800	108,772	N/A	1	195,000	0	N/A	0	N/A
464 Huntington/Lime	1	0	0	0	N/A	0	N/A	N/A	1	2	N/A	2	75,500	75,450	N/A	0	N/A	0	N/A	0	N/A
465 Durkee/Pleasant Valley	0	0	0	0	N/A	0	N/A	N/A	0	0	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A
466 Richland/New Bridge	8	1	1	0	N/A	1	100,000	74	9	2	N/A	3	128,300	110,000	N/A	0	N/A	0	N/A	0	N/A
467 Halfway/Cornucopia	4	2	0	1	N/A	0	N/A	N/A	6	1	N/A	0	N/A	N/A	N/A	1	107,000	0	N/A	0	N/A
468 Oxbow	0	0	0	0	N/A	0	N/A	N/A	0	0	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A
Baker Co. Total	102	42	7	13	N/A	19	165,000	55	253	164	N/A	162	142,600	115,000	N/A	5	223,400	46	112,800	1	185,000

## AVG. SALE PRICE - Baker County, Oregon



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

## DOM - Union County, Oregon



This graph shows average days on market for Union County, Oregon properties from listing to accepted offer.



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

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

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

Hermiston
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

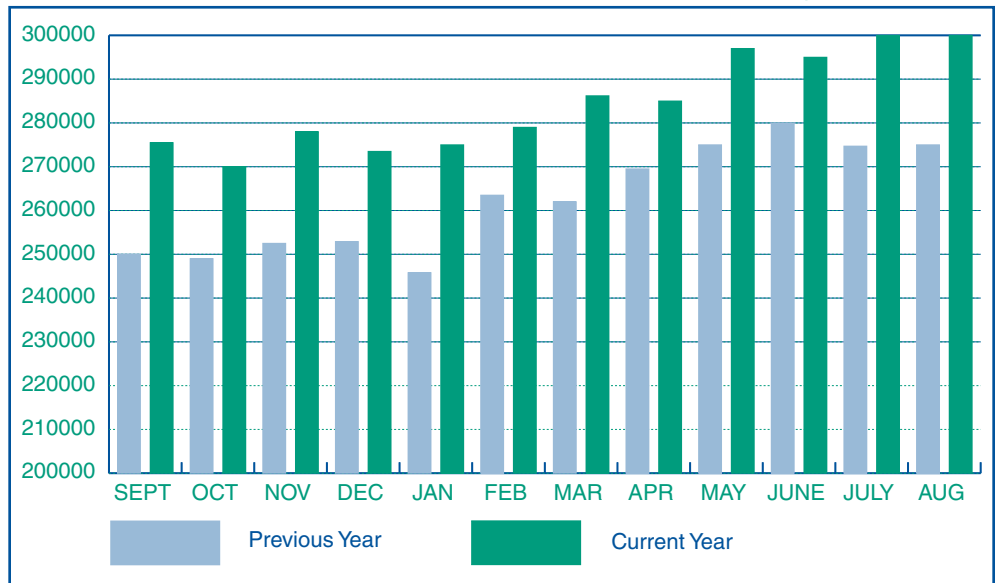
The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

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 and Cowlitz Counties in Washington.

RMLS™ was formed by Portland metropolitan area Boards and Associations of REALTORS® in 1991.

Subscriptions are available for \$45 per year by contacting RMLS™, (503) 236-7657. Reproduction of any portion of this copyrighted material is prohibited without prior approval of RMLS™.

MEDIAN SALES PRICE - Metro Portland, Oregon



Bob McMurtrey, Chairman of the Board
Beth Murphy, President
Kurt von Wasmuth, Senior Vice President
Natalie Middleton, Editor
Joel Weiler, Assistant Editor