

MARKET ACTION

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

RESIDENTIAL REVIEW: Metro Portland, Oregon

March 2008 Reporting Period

March Residential Highlights

Market activity in March showed forward progress for month-to-month comparisons, but remains slow compared with the level of activity a year ago.

When comparing March to February 2008, closed sales were up 22.2% (1,691 v. 1,384) while pending sales also increased 5.5% (1,938 v. 1,837).

On the other hand, comparing March 2008 with March 2007, closed sales were down 39.1% and pending sales decreased 36.9%. New listings also dropped a slight 1.8%.

Also notable in March was a decrease in the level of inventory from February. At the March rate of sales, the 15,412 active residential properties would last 9.1 months.

First Quarter/Year-to-Date

Comparing market activity through March 2008 to the same period in 2007,

the first quarter also shows slowing in the number of transactions. New listings grew 7.3% (14,695 v. 13,697). However, closed sales dropped 32.6% (4,285 v. 6,359) and pending sales were down 35.6% (5,282 v. 8,204).

Appreciation

A comparison of the 12 months ending in March 2008 with the 12 prior shows that the average sale price appreciated 4.9% (\$344,700 v. \$328,700). Using the same formula, the median sale price appreciated 5.1% (\$290,000 v. \$276,000).

Condo Appreciation**

	Average Sale Price	Change from Prior Year
March 2008	\$264,300	5%
March 2007	\$251,300	4%
March 2006	\$242,800	14%
March 2005	\$210,600	13%
March 2004	\$173,600	8%

**Average sale price represents condo sales in the Portland metro area for the month of March each year.

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Inventory in Months

(Active Listings / Closed Sales)

	2006	2007	2008
January	3.2	6.2	12.8
February	2.7	5.2	10.4
March	2.0	3.8	9.1
April	2.4	4.4	
May	2.3	4.5	
June	2.6	5.0	
July	3.5	5.7	
August	3.6	6.2	
September	4.5	8.6	
October	4.6	8.4	
November	5.1	8.3	
December	4.5	8.5	

Residential Market Highlights

Metro Portland, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2008	March	5,155	1,938	1,691	336,700	286,500	83
	Year-to-Date	14,695	5,282	4,285	339,400	282,300	84
2007	March	5,251	3,070	2,775	336,300	286,200	65
	Year-to-Date	13,697	8,204	6,359	328,500	280,000	65

AREA REPORT • 3/2008

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 ¹	Expired/ Canceled Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Median Sale Price	Appreciation ³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
141	North Portland	551	204	121	110	-20.9%	90	283,400	51	644	303	-19.4%	228	274,300	250,100	8.2%	6	267,800	8	88,700	8	521,000
142	Northeast Portland	1,056	462	248	215	-37.0%	177	337,100	64	1,275	558	-36.0%	434	321,200	273,500	6.9%	7	502,600	1	45,000	5	254,800
143	Southeast Portland	1,623	673	336	279	-30.6%	236	268,900	70	1,795	756	-31.5%	579	278,300	249,300	5.0%	10	490,300	10	148,200	26	434,200
144	Gresham/ Troutdale	1,189	374	181	118	-41.9%	106	269,700	93	1,057	335	-37.0%	265	258,700	245,000	2.2%	3	194,000	20	265,700	11	305,800
145	Milwaukie/ Clackamas	1,330	435	231	137	-29.4%	112	335,800	83	1,264	349	-34.9%	275	356,000	300,000	-6.4%	4	944,500	7	340,700	5	499,800
146	Oregon City/ Canby	902	276	179	75	-56.1%	77	313,100	91	802	248	-34.4%	208	309,200	286,000	0.6%	3	522,500	19	301,300	3	266,400
147	Lake Oswego/West Linn	974	315	165	84	-40.4%	82	540,100	102	875	228	-44.3%	200	557,600	455,000	8.7%	1	273,900	6	184,600	0	N/A
148	West Portland	1,775	589	292	216	-32.9%	198	474,100	92	1,659	578	-30.5%	532	492,400	399,500	3.1%	3	475,700	6	229,500	5	605,800
149	Northwest Washington County	607	201	83	104	-11.1%	72	417,500	100	595	245	-31.2%	170	402,600	385,000	4.5%	0	N/A	3	376,700	2	380,000
150	Beaverton/Aloha	1,340	454	255	163	-45.5%	161	284,300	69	1,389	486	-41.1%	424	280,300	250,000	2.6%	1	110,000	6	187,100	2	372,300
151	Tigard/Wilsonville	1,403	465	205	157	-33.8%	162	347,500	83	1,279	439	-32.3%	377	363,300	340,000	2.2%	1	403,000	3	398,300	4	323,800
152	Hillsboro/ Forest Grove	1,015	290	175	139	-40.1%	107	285,000	98	939	364	-44.0%	258	289,500	259,900	2.7%	4	376,500	5	315,000	9	400,300
153	Mt. Hood: Govt. Camp/Wemme	103	41	17	12	9.1%	11	257,300	94	85	36	0.0%	32	253,200	245,000	-4.0%	0	N/A	4	167,500	0	N/A
155	Columbia County	523	122	52	48	-54.3%	35	245,100	116	346	141	-42.0%	120	230,900	216,000	6.2%	0	N/A	8	91,700	2	196,300
156	Yamhill County	1,021	254	107	81	-48.1%	65	280,400	127	691	216	-46.9%	183	285,700	227,000	4.1%	1	320,000	8	230,300	13	358,600

180-200	Marion/ Polk Counties	1,256	273	134	87	-34.6%	61	238,900	103	854	235	-34.4%	175	242,000	221,000	3.3%	3	558,300	29	92,400	5	1,073,900
	North Coastal Counties	1,276	251	132	69	1.5%	47	366,300	117	746	175	8.0%	134	355,200	302,000	8.7%	4	310,800	22	185,500	2	332,500

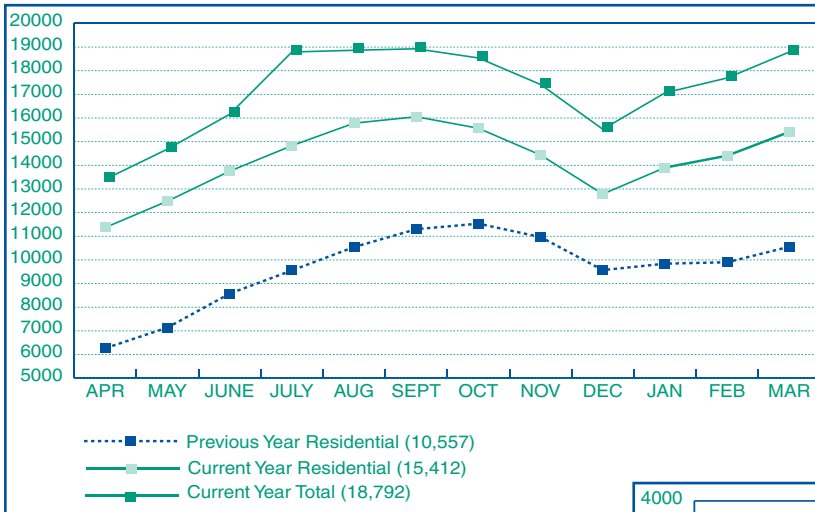
¹ Due to possible reporting inconsistencies, Average Market Time should be used to analyze trends only.

² Percent change in number of pending sales this year compared to last year. The Current Month section compares March 2008 with March 2007. The Year-To-Date section compares year-to-date statistics from March 2008 with year-to-date statistics from March 2007.

³ Appreciation percents based on a comparison of average price for the last 12 months (4/1/07-3/31/08) with 12 months before (4/1/06-3/31/07).

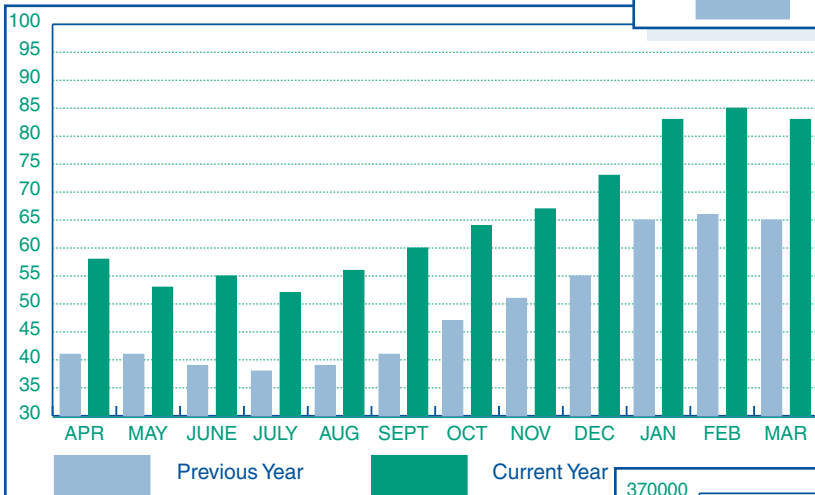
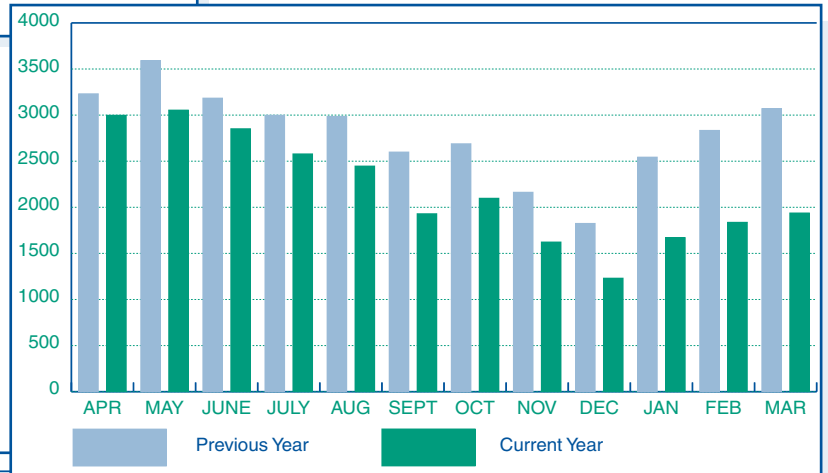
⁴ As of October 2007, the way that New Listing data is generated has changed to ensure accuracy.

Market Action



PENDING SALES
Metro Portland, Oregon

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

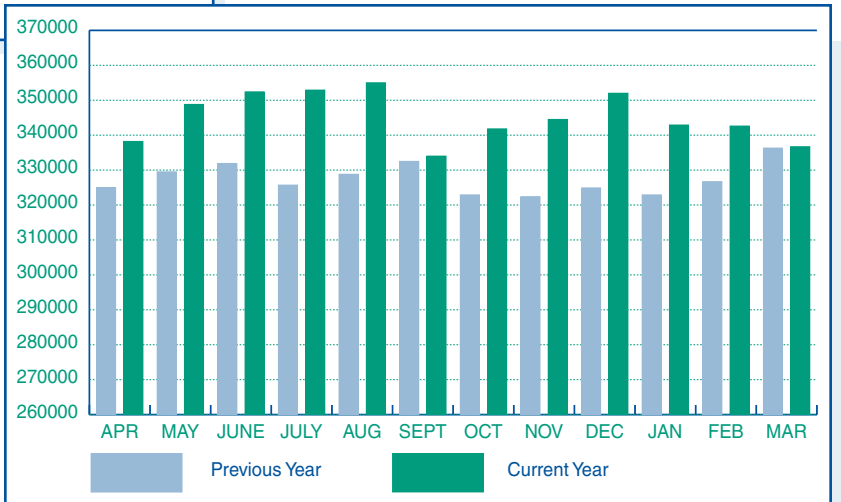


DAYS ON MARKET
Metro Portland, Oregon

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.

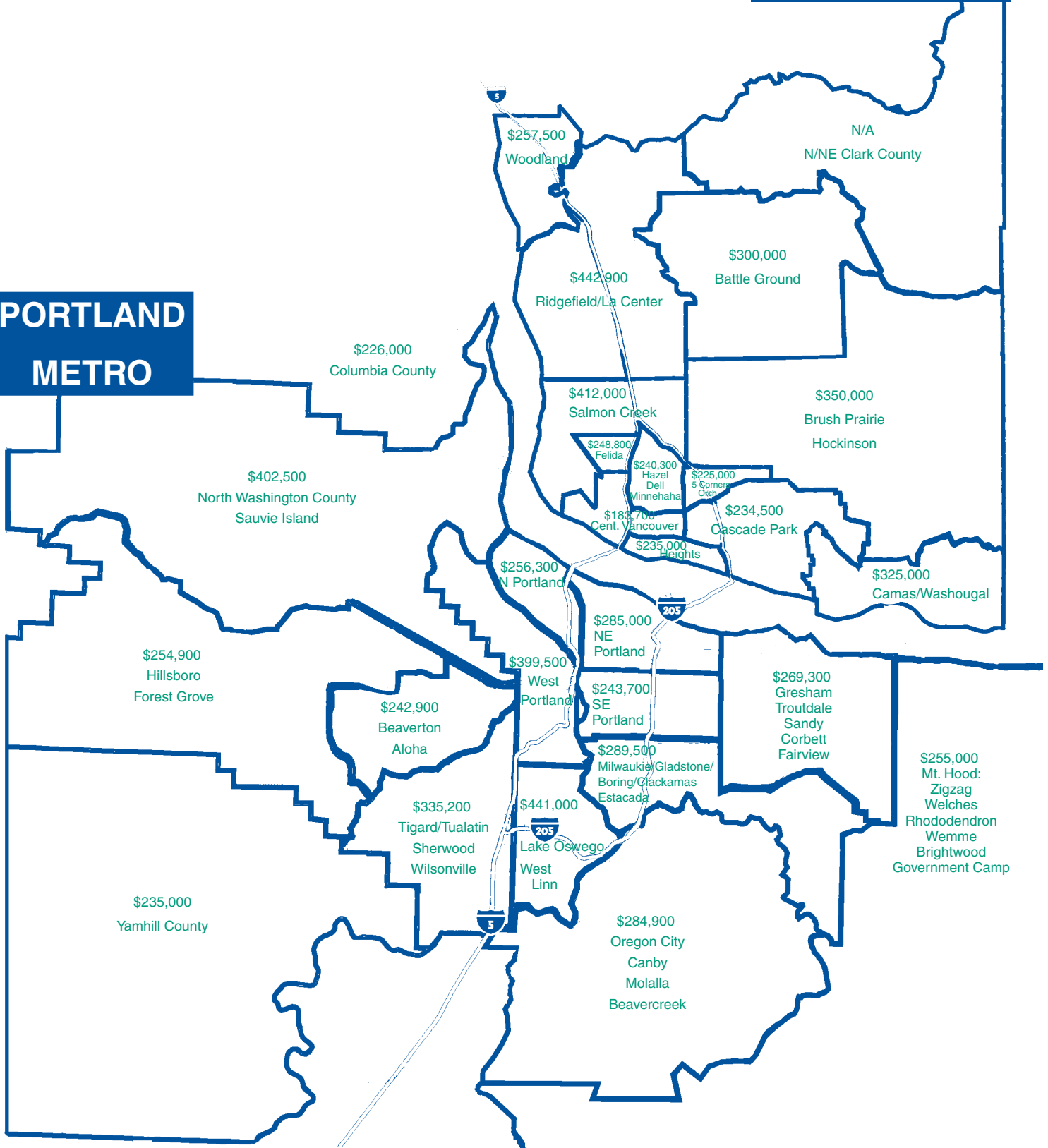


MEDIAN SALE PRICE

March 2008

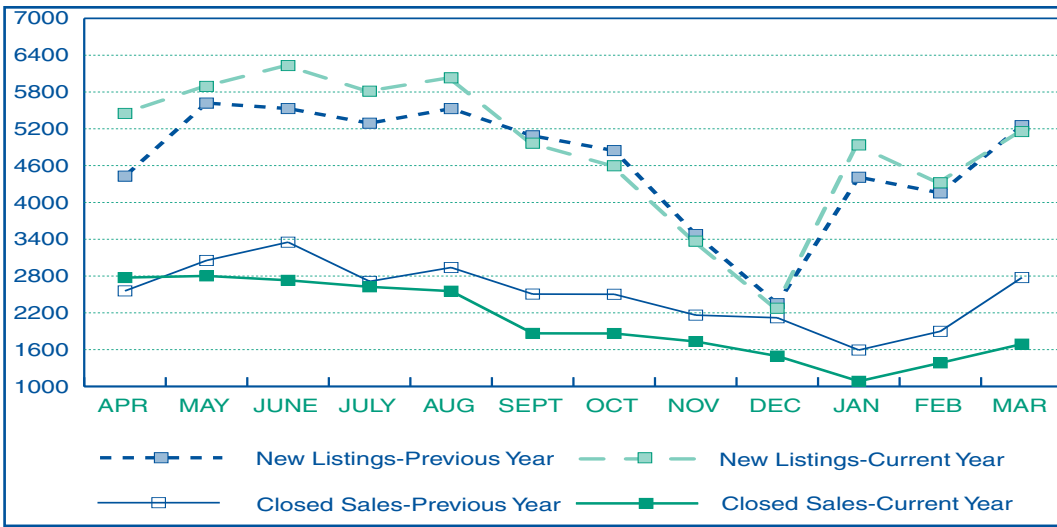
**SW
WASHINGTON**

**PORTLAND
METRO**



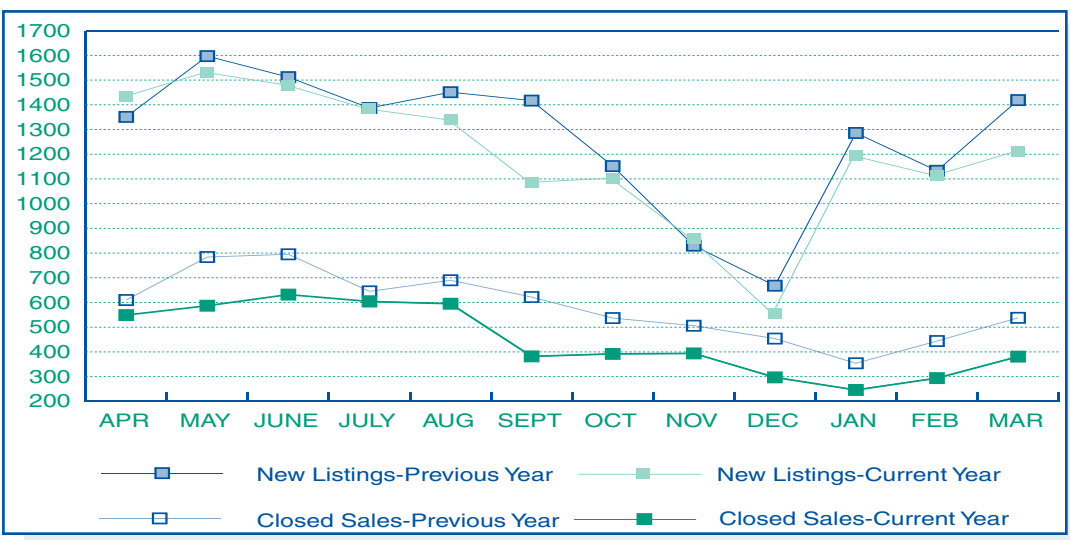
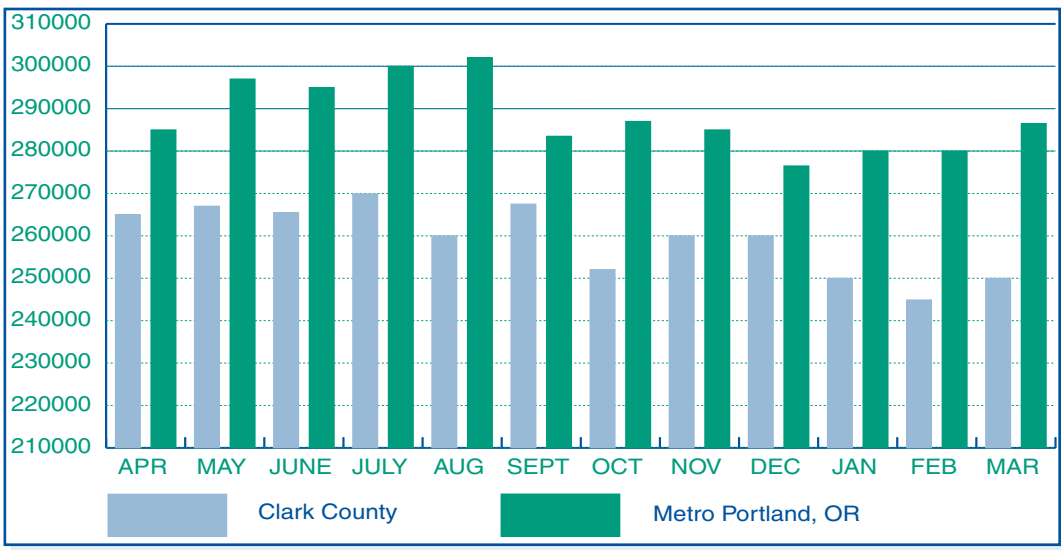
**PORTLAND, OR
NEW LISTINGS &
CLOSED SALES**

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

March 2008 Reporting Period

Residential Market Highlights

Clark County		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2008	March	1,212	459	381	298,100	250,000	94
	Year-to-Date	3,562	1,284	944	294,600	247,400	100
2007	March	1,419	690	538	304,700	265,000	88
	Year-to-Date	3,733	1,803	1,369	304,900	260,900	88

Due to significant differences between the counties in the Southwest Washington region, the Area Report on page 7 provides summary information for each county. The Residential Review on page 6 contains Clark County data only.

March Residential Highlights

A look at March 2008 compared with March 2007 shows that new listings decreased 14.6%. Closed sales were down 29.2% and accepted offers dropped 33.5%. On the other hand, the 4,518 active residential properties would last 11.9 months at March's rate of sales, down from 14.6 in February.

First Quarter/Year-to-Date

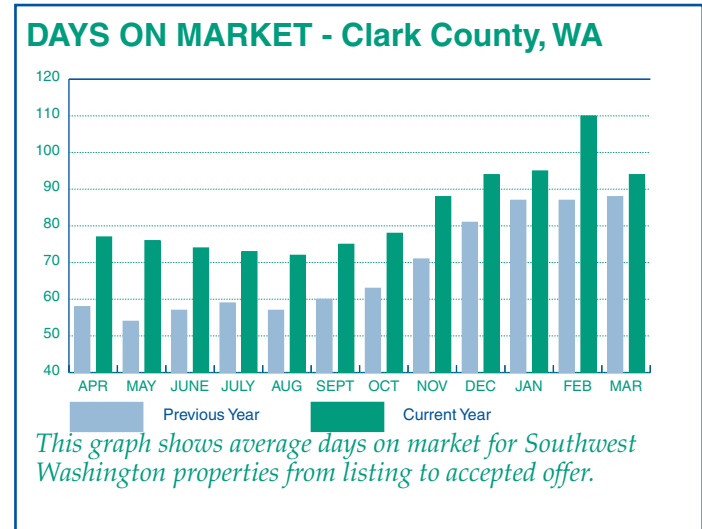
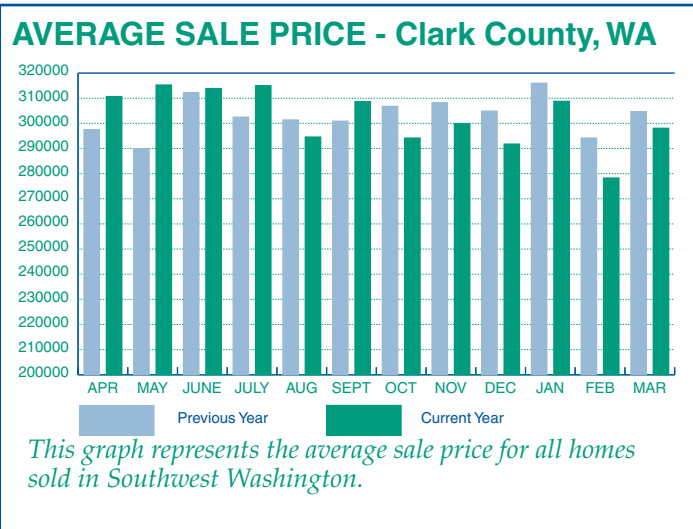
When comparing market activity for January-March 2008 with the same period in 2007, new listings fell 4.6% (3,562 v. 3,733). Closed sales also dropped 31% (944 v. 1,369) and pending sales decreased 28.8% (1,284 v. 1,803).

Appreciation

Comparing the prices for the 12 months ending in March 2008 with those of the 12 immediately prior, average sale price appreciated 0.2% (\$303,900 v. \$303,300). Conversely, the median sale price decreased a slight 1% (\$260,000 v. \$262,500).

Clark Co. Inventory in Months

(Active Listings / Closed Sales)	2006	2007	2008
January	5.3	9.7	17
February	4.5	7.8	14.6
March	3.8	7.0	11.9
April	4.8	7.2	
May	4.2	7.1	
June	4.7	6.8	
July	6.1	7.6	
August	5.9	7.7	
September	6.4	12.0	
October	7.2	11.4	
November	7.0	11.0	
December	7.0	12.7	



Market Action

AREA REPORT • 3/2008 • 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 2008 v.2007*	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2008 v.2007*	Closed Sales	Average Sale Price	Median Sale Price	Appreciation ³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
11	Downtown Vancouver	107	27	10	11	-60.7%	11	252,600	82	84	32	-46.7%	28	247,700	209,900	1.8%	1	328,000	0	N/A	2	198,800
12	NW Heights	102	35	16	6	-66.7%	15	175,700	75	84	38	-38.7%	41	167,200	165,000	-3.6%	1	650,000	0	N/A	2	250,300
13	SW Heights	70	19	5	7	16.7%	9	419,200	71	46	22	-21.4%	21	430,300	250,000	24.3%	0	N/A	0	N/A	8	196,900
14	Lincoln/Hazel Dell	58	13	13	7	-56.3%	6	183,200	101	46	20	-56.5%	17	226,300	232,400	-5.9%	1	450,000	1	144,000	0	N/A
15	E Hazel Dell	249	78	35	25	-53.7%	21	228,000	117	217	72	-30.1%	51	225,800	236,500	-3.7%	0	N/A	5	82,300	0	N/A
20	NE Heights	155	35	13	13	-56.7%	13	222,400	105	99	34	-58.5%	25	220,700	205,000	0.0%	0	N/A	0	N/A	1	210,000
21	Orchards	255	63	30	34	-8.1%	24	238,100	93	197	98	-5.8%	55	242,800	225,000	-3.3%	0	N/A	1	80,000	0	N/A
22	Evergreen	307	95	50	58	-9.4%	45	234,000	73	307	135	-13.5%	98	226,400	215,300	-3.7%	0	N/A	2	87,000	0	N/A
23	E Heights	67	20	8	8	-50.0%	10	490,200	62	62	22	-37.1%	18	425,300	301,300	0.9%	0	N/A	1	200,000	1	283,000
24	Cascade Park	118	29	11	19	0.0%	13	257,800	75	74	40	-24.5%	32	236,400	240,000	4.7%	1	37,500	0	N/A	0	N/A
25	Five Corners	119	37	20	18	-35.7%	20	241,700	62	124	53	-32.9%	39	237,600	229,000	0.3%	1	590,000	2	385,000	0	N/A
26	E Orchards	138	40	21	15	-37.5%	10	286,600	83	128	39	-44.3%	26	288,000	271,000	1.0%	0	N/A	3	215,000	0	N/A
27	Fisher's Landing	193	58	12	20	-44.4%	19	224,000	86	154	63	-23.2%	52	263,700	257,500	2.3%	0	N/A	0	N/A	0	N/A
31	SE County	44	6	2	2	-60.0%	5	616,000	98	26	10	42.9%	8	539,100	430,000	6.7%	0	N/A	0	N/A	0	N/A
32	Camas City	341	89	49	31	-32.6%	25	347,500	101	268	79	-33.6%	62	386,900	373,800	-0.4%	0	N/A	4	138,000	2	222,500
33	Washougal	412	98	72	32	-28.9%	16	398,000	171	331	82	-17.2%	45	330,200	310,000	-3.6%	0	N/A	12	164,000	0	N/A
41	N Hazel Dell	163	49	31	16	-54.3%	14	261,200	130	127	54	-34.1%	39	310,800	275,000	3.2%	0	N/A	2	102,500	0	N/A
42	S Salmon Creek	215	63	23	31	-6.1%	23	251,600	96	194	82	-6.8%	59	260,000	260,000	1.2%	1	70,000	2	208,300	0	N/A
43	N Felida	172	63	30	15	-44.4%	10	533,000	78	157	54	-34.1%	34	425,600	392,500	2.7%	0	N/A	1	150,000	0	N/A
44	N Salmon Creek	207	50	38	16	-20.0%	14	348,900	103	145	51	-26.1%	33	300,500	270,000	0.3%	0	N/A	0	N/A	0	N/A
50	Ridgefield	112	25	12	7	-36.4%	3	264,500	29	67	25	-44.4%	17	372,800	400,000	4.2%	0	N/A	4	163,400	0	N/A
51	W of I-5 County	36	11	8	2	-33.3%	3	536,600	68	26	6	20.0%	7	615,000	555,000	-2.8%	0	N/A	1	280,000	0	N/A
52	NW E of I-5 County	69	12	7	5	25.0%	3	611,000	52	38	12	-40.0%	5	611,600	590,000	13.0%	0	N/A	3	273,300	0	N/A
61	Battleground	274	72	41	26	-31.6%	23	353,600	109	214	79	-26.2%	64	291,500	238,000	-1.1%	1	357,500	2	303,800	0	N/A
62	Brush Prairie	267	70	45	21	-12.5%	18	355,000	118	176	49	-23.4%	39	415,300	354,900	-1.3%	0	N/A	2	370,000	1	337,000
63	East County	1	1	0	0	-100.0%	0	N/A	N/A	1	0	-100.0%	0	N/A	N/A	-2.8%	0	N/A	0	N/A	0	N/A
64	Central County	38	11	6	2	-33.3%	1	445,000	110	30	6	-33.3%	3	469,700	445,000	3.2%	0	N/A	0	N/A	0	N/A
65	Mid-Central County	42	9	5	2	-60.0%	0	N/A	N/A	25	4	-55.6%	3	345,100	333,500	8.0%	0	N/A	0	N/A	0	N/A
66	Yacolt	59	12	8	5	0.0%	5	262,100	89	47	11	0.0%	13	260,900	275,000	-5.2%	0	N/A	1	100,000	0	N/A
70	La Center	84	10	3	4	-42.9%	2	428,000	123	35	8	-55.6%	8	407,100	410,700	2.8%	0	N/A	0	N/A	0	N/A
71	N Central	39	10	4	1	-50.0%	0	N/A	N/A	29	1	-66.7%	0	N/A	N/A	-4.0%	0	N/A	0	N/A	0	N/A
72	NE Corner	5	2	0	0	N/A	0	N/A	N/A	4	3	-25.0%	2	244,900	244,900	-13.1%	0	N/A	0	N/A	0	N/A
	Clark County Total	4,518	1,212	628	459	-33.5%	381	298,100	94	3,562	1,284	-28.8%	944	294,600	247,400	0.2%	7	354,700	49	182,000	17	220,500
80	Woodland City	103	10	9	3	-40.0%	4	263,100	164	34	12	20.0%	8	245,800	230,000	-5.4%	0	N/A	0	N/A	0	N/A
81	Woodland Area	69	12	3	4	-20.0%	2	180,000	147	41	7	0.0%	4	276,700	258,700	22.8%	0	N/A	3	88,000	0	N/A
82	Cowlitz County	377	84	56	30	0.0%	30	209,700	87	283	88	8.6%	64	239,300	187,500	5.0%	1	400,000	8	108,200	2	291,500
	Cowlitz County Total	549	106	68	37	-7.5%	36	214,000	99	358	107	9.2%	76	242,000	192,500	5.2%	1	400,000	11	102,700	2	291,500
87	Pacific County	199	28	23	8	-66.7%	2	109,500	219	98	19	-60.4%	15	176,300	172,000	9.7%	0	N/A	6	89,400	0	N/A



Lane County



RESIDENTIAL REVIEW: Greater Lane County, Oregon

March 2008 Reporting Period

Residential Market Highlights

Greater Lane County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2008	March	621	293	246	265,700	228,500	90
	Year-to-Date	1,770	809	643	250,300	223,000	90
2007	March	686	411	347	273,000	237,000	78
	Year-to-Date	1,796	1,115	923	258,000	229,900	76

March Residential Highlights

Looking at March 2008 compared with March 2007, the number of new listings decreased 9.5%. Additionally, the number of closed sales declined 29.1% and pending sales decreased 28.7%. See table above. At the month's rate of sales, the 2,074 active residential listings would last 8.4 months.

First Quarter/Year-to-Date

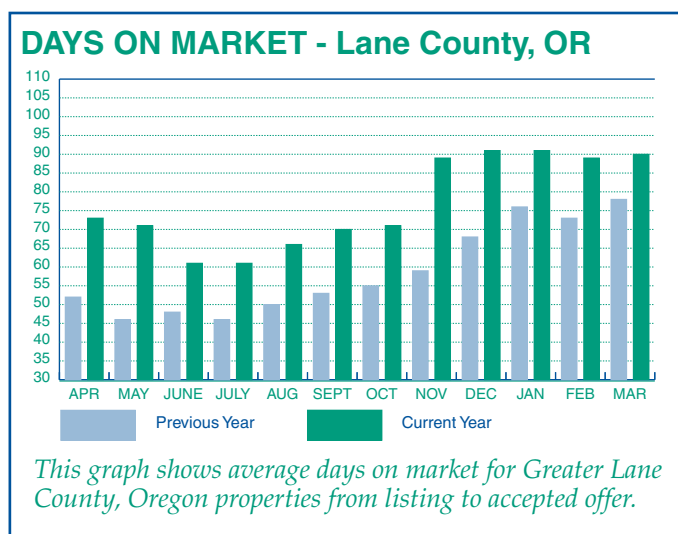
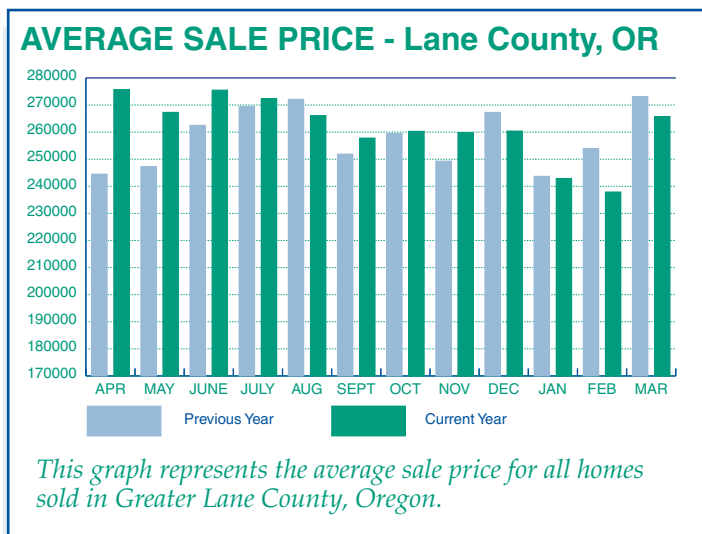
When comparing market activity for January-March 2008 with the same period in 2007, new listings fell 1.5% (1,770 v. 1,796). Closed sales dipped 30.3% (643 v. 923) and pending sales decreased 27.4% (809 v. 1,309). See table above.

Appreciation

Comparing the average sale price for the 12 months ending in March 2008 with that of the 12 immediately prior, it appreciated 2.3% (\$264,500 v. \$258,500). Using the same formula, the median sale price increased 2.1% (\$232,900 v. \$228,000).

Inventory in Months (Active Listings / Closed Sales)

	2006	2007	2008
January	3.8	5.6	10.2
February	3.3	4.9	9
March	2.4	4.5	8.4
April	2.7	4.7	
May	2.8	4.5	
June	3.1	4.6	
July	3.8	6.0	
August	3.2	5.1	
September	4.5	8.0	
October	4.5	7.2	
November	5.6	8.3	
December	4.9	7.0	



Market Action

AREA REPORT • 3/2008

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 2008 v. 2007 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Median Sale Price	Appreciation ³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
225	Florence Coast Village	11	1	0	0	N/A	0	N/A	N/A	3	1	0.0%	0	N/A	N/A	-22.9%	0	N/A	3	61,000	0	N/A
226	Florence Green Trees	24	3	1	3	200.0%	4	85,800	279	10	8	33.3%	6	96,300	80,300	-19.8%	0	N/A	0	N/A	0	N/A
227	Florence Florentine	19	0	0	0	N/A	1	179,000	418	1	2	-33.3%	2	194,500	194,500	-8.5%	0	N/A	0	N/A	0	N/A
228	Florence Town	162	19	15	12	20.0%	9	263,400	229	47	23	-36.1%	19	253,700	240,000	-4.7%	2	125,500	3	140,800	0	N/A
229	Florence Beach	44	9	5	5	-54.5%	2	292,500	114	21	8	-57.9%	3	286,700	275,000	-0.2%	0	N/A	4	79,700	0	N/A
230	Florence North	51	5	3	0	-100.0%	0	N/A	N/A	15	3	-50.0%	4	272,200	209,400	6.1%	0	N/A	0	N/A	0	N/A
231	Florence South/ Dunes City	55	5	6	1	-66.7%	3	322,500	177	19	5	-28.6%	9	306,300	287,500	0.7%	0	N/A	0	N/A	0	N/A
238	Florence East/ Mapleton	36	4	6	3	200.0%	1	149,900	583	9	4	33.3%	1	149,900	149,900	-3.9%	0	N/A	0	N/A	0	N/A
	Florence Total	402	46	36	24	-14.3%	20	229,800	247	125	54	-33.3%	44	241,900	225,000	-2.3%	2	125,500	10	92,400	0	N/A
232	Hayden Bridge	51	15	6	12	0.0%	6	253,800	49	56	30	-6.3%	20	220,100	211,500	-0.1%	0	N/A	4	120,300	1	243,900
233	McKenzie Valley	71	18	6	7	-12.5%	6	478,900	113	43	12	-20.0%	11	405,500	240,000	13.1%	2	588,500	4	108,800	0	N/A
234	Pleasant Hill/Oak	96	24	10	13	8.3%	8	254,400	91	69	31	-11.4%	31	209,800	180,000	-1.9%	0	N/A	6	384,700	0	N/A
235	Cottage Grove/ Creswell/Dorena	256	56	36	31	-16.2%	20	236,900	83	169	77	-6.1%	52	222,700	204,300	1.0%	0	N/A	7	131,400	2	391,400
236	Veneta/Elmira	110	36	11	12	-25.0%	13	290,500	121	93	32	-43.9%	26	293,800	230,000	7.4%	1	330,000	1	230,000	0	N/A
237	Junction City	127	29	10	4	-82.6%	9	318,500	41	85	22	-57.7%	19	287,400	309,000	11.8%	0	N/A	4	146,300	1	205,000
239	Thurston	147	55	18	32	28.0%	22	205,300	88	157	89	23.6%	51	212,100	205,000	5.5%	1	275,000	1	75,600	4	260,900
240	Coburg I-5	31	7	4	1	-90.0%	4	166,800	133	19	7	-53.3%	13	189,400	188,000	-12.5%	1	160,000	2	161,000	0	N/A
241	N Gilham	74	21	10	11	-45.0%	10	265,600	109	58	25	-45.7%	23	281,300	249,500	0.2%	0	N/A	0	N/A	0	N/A
242	Ferry Street Bridge	156	49	16	15	-61.5%	20	288,500	119	123	52	-46.4%	50	292,900	267,500	-0.8%	0	N/A	2	123,300	4	329,500
243	E Eugene	104	38	18	22	10.0%	15	318,300	74	110	57	-9.5%	45	311,600	247,000	4.8%	3	23,300	1	107,500	2	767,500
244	SW Eugene	233	63	16	27	-32.5%	30	373,400	72	168	89	-26.4%	74	336,300	290,000	-3.6%	0	N/A	1	312,500	5	324,000
245	W Eugene	69	23	5	18	20.0%	12	188,900	140	71	37	-27.5%	27	202,500	189,900	-11.2%	1	25,000	0	N/A	6	200,200
246	Danebo	166	62	23	40	-13.0%	27	196,700	98	184	100	-25.9%	72	179,400	185,500	-2.4%	1	15,300	0	N/A	0	N/A
247	River Road	56	16	4	5	-68.8%	6	239,700	77	51	18	-52.6%	17	215,900	213,500	5.5%	0	N/A	0	N/A	1	160,000
248	Santa Clara	164	57	19	20	-45.9%	20	294,400	59	154	61	-41.9%	58	280,800	260,000	-0.4%	0	N/A	0	N/A	3	288,000
249	Springfield	142	44	16	19	-38.7%	17	172,100	82	143	63	-30.0%	52	169,900	164,900	3.2%	2	402,500	2	58,300	5	339,000
250	Mohawk Valley	21	8	3	4	0.0%	1	143,000	244	17	7	-22.2%	2	225,000	225,000	5.4%	0	N/A	2	155,000	0	N/A



Douglas County



RESIDENTIAL REVIEW: Douglas County, Oregon

March 2008 Reporting Period

Residential Market Highlights

Douglas County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2008	March	218	76	59	182,600	180,000	118
	Year-to-Date	678	230	182	188,300	170,500	121
2007	March	260	124	105	202,300	163,300	114
	Year-to-Date	688	326	272	216,000	184,500	109

March Residential Highlights

The numbers for March 2008 compared with those of the same month in 2007 show a 16.2% drop in new listings. Closed sales also decreased 43.8%, while pending sales fell 38.7%.

First Quarter/Year-to-Date

Comparing the first quarter of 2008 (January-March) with the same period in 2007, new listings were down 1.5% (678 v. 688). Closed sales also dropped 33.1% (182 v. 272) and the number of accepted offers decreased 29.5% (230 v. 326).

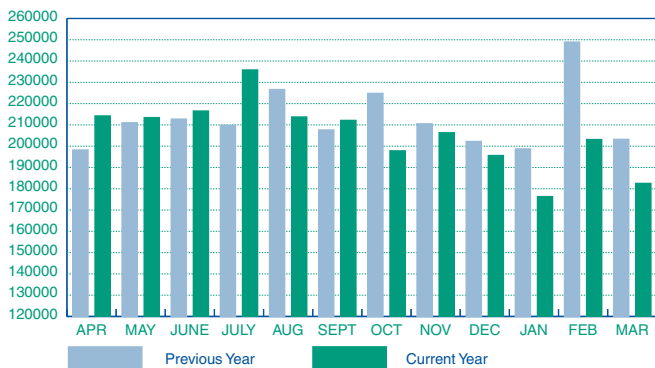
Appreciation

Comparing the average sale price for the 12 months ending in March 2008 with that of the 12 immediately prior, it depreciated 1.8% (\$208,300 v. \$212,100). On the other hand, the median sale price rose 2.8% (\$185,000 v. \$180,000).

Inventory in Months (Active Listings / Closed Sales)

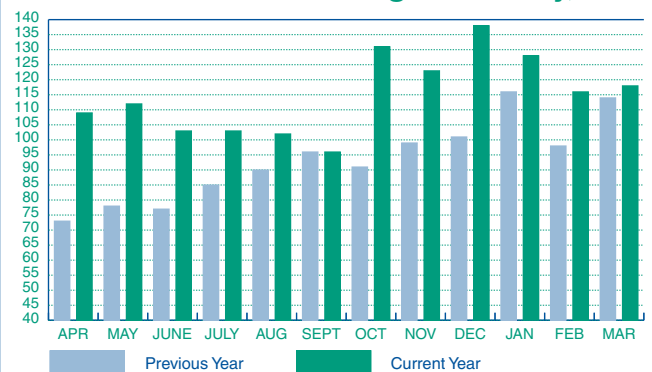
	2006	2007	2008
January	6.5	12	20.4
February	6.2	11.6	17
March	6.3	9.6	19.6
April	6.9	13.8	
May	6.0	11.1	
June	8.5	11.0	
July	7.8	12.7	
August	8.5	9.9	
September	8.7	14.9	
October	8.7	15.3	
November	11.1	13.8	
December	11.9	14.2	

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



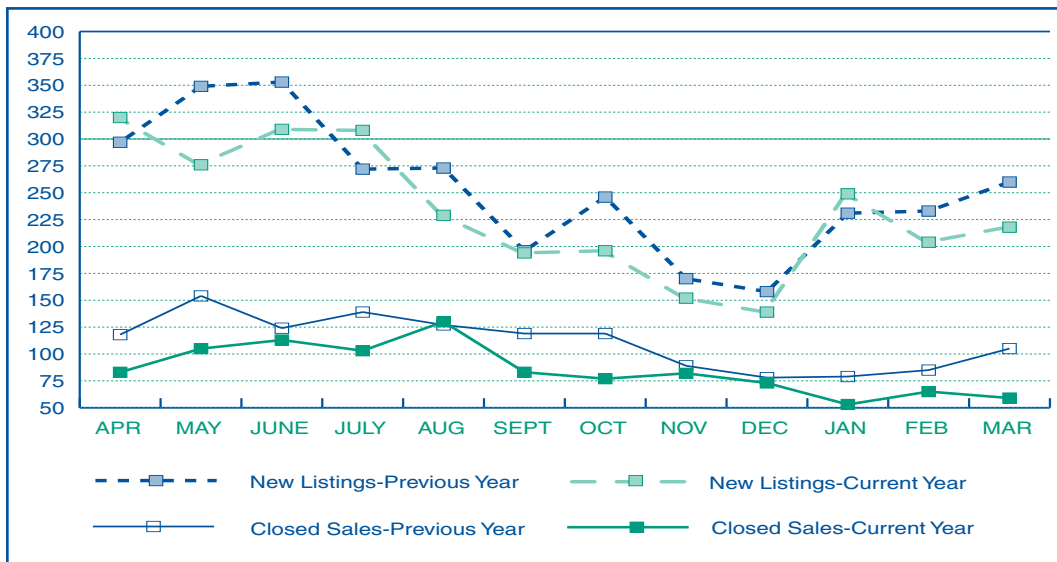
This graph shows average days on market for Douglas County, Oregon properties from listing to accepted offer.

Market Action

AREA REPORT • 3/2008

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 2008 v. 2007 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Median Sale Price	Appreciation ³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
251 NE Roseburg	131	29	11	12	-25.0%	11	157,200	122	88	33	-31.3%	26	165,900	147,500	6.8%	1	214,000	0	N/A	0	N/A
252 NW Roseburg	89	19	9	3	-70.0%	9	197,200	111	62	26	0.0%	23	192,400	201,000	-12.9%	1	610,000	4	118,100	1	225,400
253 SE Roseburg	53	10	5	5	-54.5%	1	265,000	254	25	14	-39.1%	11	197,800	200,000	-2.9%	1	212,000	1	95,000	1	140,000
254 SW Roseburg	82	13	10	4	-63.6%	5	190,200	199	45	12	-47.8%	12	287,500	252,000	-3.3%	0	N/A	0	N/A	0	N/A
255 Glide & E of Roseburg	66	11	9	3	50.0%	3	270,700	74	28	8	14.3%	6	246,200	251,000	-11.5%	0	N/A	1	50,000	0	N/A
256 Sutherlin/ Oakland Area	125	33	11	10	-54.5%	1	169,000	50	81	27	-49.1%	14	245,200	194,500	-2.0%	0	N/A	1	105,000	0	N/A
257 Winston & SW of Roseburg	121	15	10	10	-16.7%	8	184,900	153	68	34	-12.8%	27	157,300	142,500	-10.2%	0	N/A	3	68,000	0	N/A
258 Myrtle Creek & S/SE of Roseburg	210	37	20	12	-20.0%	14	155,800	87	116	34	-10.5%	35	159,200	155,000	0.2%	1	300,000	10	91,700	0	N/A
259 Green District	95	22	12	8	-38.5%	5	179,000	89	70	24	-31.4%	15	194,600	209,000	-7.0%	0	N/A	2	75,000	1	258,000
265 North Douglas County	183	29	11	9	-25.0%	2	258,500	114	95	18	-47.1%	13	173,400	155,000	12.4%	3	255,000	2	207,000	0	N/A



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

March 2008 Reporting Period

Residential Market Highlights

Coos County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2008	March	132	55	38	175,400	171,500	122
	Year-to-Date	387	127	104	188,100	168,000	128
2007	March	171	78	68	217,400	181,400	114
	Year-to-Date	458	184	153	221,700	185,000	116

March Residential Highlights

Comparing March 2008 with March 2007, new listings dropped 22.8%. Closed sales and pending sales also decreased 44.1% and 29.5%, respectively.

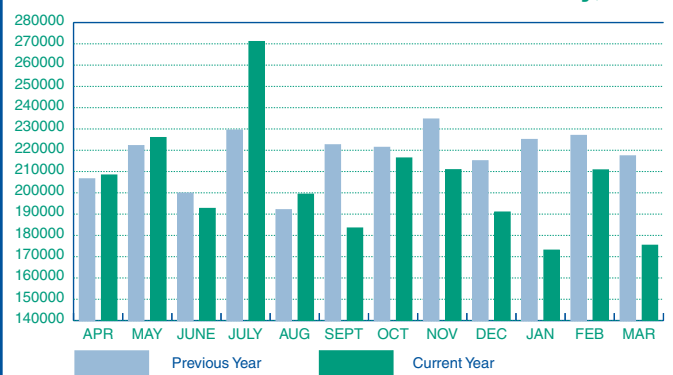
First Quarter/Year-to-Date

Comparing January-March 2008 with that of 2007, new listings dropped 15.5% (387 v. 458). Closed sales fell 32% (104 v. 153) and pending sales decreased 31% (127 v. 184).

Appreciation

Comparing the average sale price for the 12 months ending in March 2008 with that of the 12 immediately prior, it depreciated 2.5% (\$209,600 v. \$215,100). On the other hand, the median sale price increased 2.7% (\$184,900 v. \$180,000).

AVERAGE SALE PRICE - Coos County, OR



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

AREA REPORT • 3/2008 • 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 2008 v. 2007 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Median Sale Price	Appreciation ³	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	179	22	12	5	-44.4%	4	170,800	91	47	13	-31.6%	13	314,700	235,000	-6.6%	1	700,000	5	84,400	0	N/A
97414 Broadbent	0	0	0	0	N/A	1	350,000	126	0	1	N/A	1	350,000	350,000	283.8%	0	N/A	0	N/A	0	N/A
97420 Coos Bay	255	59	38	18	-51.4%	17	186,800	145	159	45	-45.1%	41	164,300	155,000	1.6%	0	N/A	10	65,500	8	236,300
97423 Coquille	81	14	7	8	-20.0%	5	96,900	95	52	19	-29.6%	14	171,100	146,000	-2.7%	1	175,000	4	96,100	1	90,000
97449 Lakeside	34	7	1	0	-100.0%	1	170,000	131	22	0	-100.0%	3	159,200	170,000	3.7%	0	N/A	1	240,000	0	N/A
97458 Myrtle Point	43	8	3	5	66.7%	4	119,100	173	23	12	33.3%	7	133,000	145,000	0.2%	0	N/A	0	N/A	0	N/A
97459 North Bend	129	21	10	19	18.8%	6	221,200	63	80	36	-7.7%	23	187,200	180,000	-9.7%	2	235,000	2	107,500	0	N/A
97466 Powers	16	1	0	0	N/A	0	N/A	N/A	4	1	0.0%	2	137,000	137,000	33.9%	0	N/A	0	N/A	0	N/A



Curry County



RESIDENTIAL REVIEW: Curry County, Oregon

March 2008 Reporting Period

Residential Market Highlights

Curry County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2008	March	76	16	13	383,600	260,000	161
	Year-to-Date	206	44	45	395,200	275,000	185
2007	March	72	29	24	297,100	253,800	142
	Year-to-Date	207	72	59	293,800	247,500	173

March Residential Highlights

When comparing March 2008 with March 2007, new listings grew 5.6%. On the other hand, closed sales decreased 45.8% and pending sales fell 44.8%.

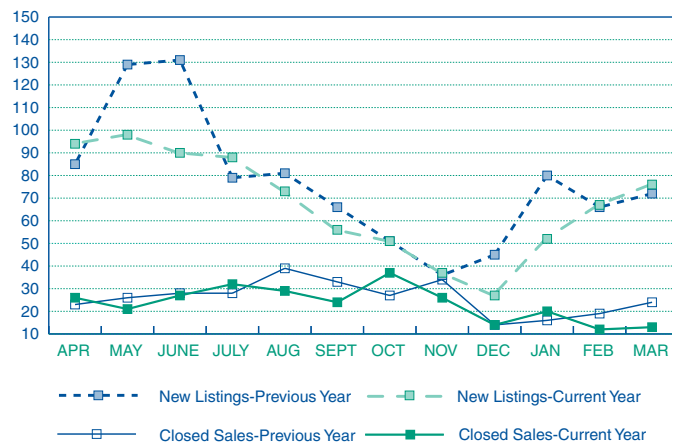
First Quarter/Year-to-Date

A comparison of January-March 2008 with that of 2007 shows that new listings decreased a half of a percent (206 v. 207). Pending sales fell 38.9% (44 v. 72) and closed sales also declined 23.7% (45 v. 59).

Appreciation

Comparing the average sale price for the 12 months ending in March 2008 with that of the 12 immediately prior, it appreciated 6.6% (\$328,200 v. \$307,800) and the median sale price grew 1.9% (\$275,000 v. \$270,000).

NEW LISTINGS/CLOSED SALES - Curry Co., OR



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

AREA REPORT • 3/2008 • 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 2008 v. 2007 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Median Sale Price	Appreciation ³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
270 City, Airport, Marina Hts., NB Chetco	161	23	10	4	-71.4%	6	552,800	74	61	17	-39.3%	15	470,100	342,000	10.3%	0	N/A	1	184,000	1	265,000
271 Harbor, Winchuck, SB Chetco	79	8	13	8	33.3%	3	137,000	209	35	11	-35.3%	12	348,200	281,300	31.7%	0	N/A	2	233,600	0	N/A
272 Carpenterville, Cape Ferrello, Whaleshead	40	9	7	1	-66.7%	1	170,000	428	18	2	-71.4%	1	170,000	170,000	-4.3%	0	N/A	0	N/A	0	N/A
273 Gold Beach	142	25	4	1	-50.0%	2	445,000	284	66	10	-9.1%	14	410,500	285,000	2.9%	2	427,500	2	950,000	0	N/A
274 Port Orford, Langlois	52	11	8	2	-50.0%	1	199,000	21	26	4	-55.6%	3	212,200	199,000	-34.0%	0	N/A	2	82,800	0	N/A



Mid-Columbia



RESIDENTIAL REVIEW: Mid-Columbia

March 2008 Reporting Period

Residential Market Highlights

Mid-Columbia		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2008	March	127	54	45	199,100	171,000	156
	Year-to-Date	357	148	121	257,700	230,000	140
2007	March	148	82	84	258,000	190,000	99
	Year-to-Date	395	216	175	250,000	210,000	111

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.

March Residential Highlights

Looking at March 2008 compared with that of 2007 shows a 14.2% decrease in new listings. Additionally, closed sales fell 46.4% and pending sales decreased 34.1%.

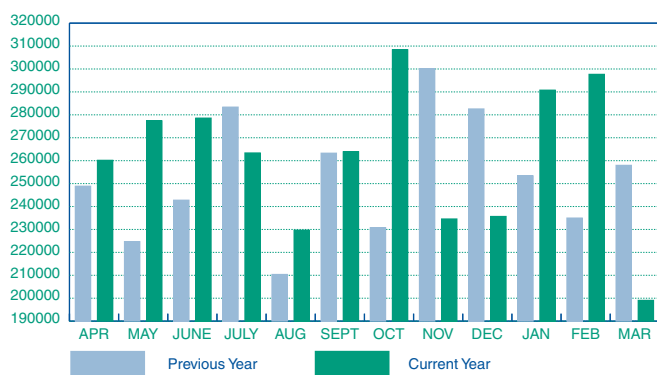
First Quarter/Year-to-Date

Comparing the first quarter of 2008 (January-March) to the same period in 2007, new listings decreased 9.6% (357 v. 395). Pending sales were also down 31.5% (148 v. 216) while closed sales decreased 30.9% (121 v. 175).

Appreciation

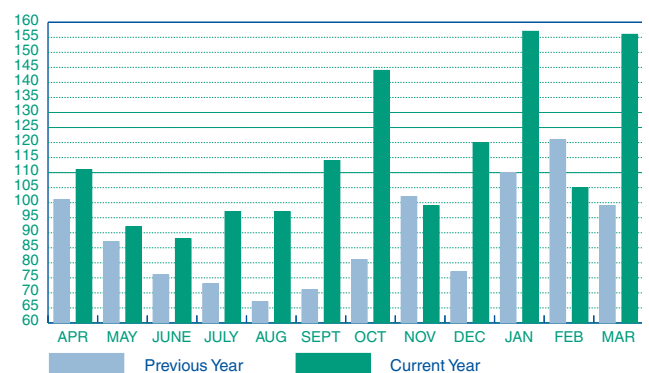
Comparing the average sale price for the 12 months ending in March 2008 with that of the 12 immediately prior, it appreciated 3.3% (\$250,600 v. \$242,600). Using the same formula, the median sale price increased 9.8% (\$227,000 v. \$206,800).

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 • 3/2008 • 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 2008 v. 2007 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Median Sale Price	Appreciation ³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
100	White Salmon/Bingen	40	8	4	4	0.0%	3	167,300	64	18	12	9.1%	10	297,000	290,000	-4.7%	1	115,000	3	207,500	0	N/A
101	Snowden	9	2	0	1	-66.7%	2	303,500	253	3	3	0.0%	2	303,500	303,500	-22.6%	0	N/A	1	197,800	0	N/A
102	Trout Lake/Glenwood	10	6	2	0	-100.0%	0	N/A	N/A	6	0	-100.0%	2	336,300	336,300	-2.7%	0	N/A	0	N/A	0	N/A
103	Husum/BZ Corner	10	0	2	2	100.0%	0	N/A	N/A	6	3	200.0%	0	N/A	N/A	-39.6%	0	N/A	1	270,000	0	N/A
104	Lyle	19	6	1	1	-50.0%	1	95,000	23	16	5	0.0%	3	251,300	204,000	-12.4%	0	N/A	1	50,000	0	N/A
105	Dallesport/Murdock	15	1	2	1	-80.0%	2	112,800	50	11	3	-40.0%	2	112,800	112,800	0.8%	0	N/A	0	N/A	0	N/A
106	Appleton/Timber Valley	5	0	0	0	N/A	0	N/A	N/A	0	0	-100.0%	0	N/A	N/A	25.9%	0	N/A	0	N/A	0	N/A
107	Centerville/High Prairie	3	0	0	1	N/A	1	255,000	228	1	1	0.0%	1	255,000	255,000	21.4%	0	N/A	0	N/A	0	N/A
108	Goldendale	53	6	7	4	-33.3%	7	142,900	178	17	14	-30.0%	11	183,800	179,000	39.7%	0	N/A	11	64,200	0	N/A
109	Bickleton/East County	2	0	0	0	N/A	0	N/A	N/A	0	0	N/A	0	N/A	N/A	-20.4%	0	N/A	0	N/A	0	N/A
110	Klickitat	4	3	1	0	-100.0%	0	N/A	N/A	3	0	-100.0%	0	N/A	N/A	31.1%	0	N/A	2	45,000	0	N/A
	Klickitat County Total	170	32	19	14	-39.1%	16	167,800	143	81	41	-22.6%	31	242,100	204,000	5.1%	1	115,000	19	101,900	0	N/A
111	Skamania	7	4	0	0	-100.0%	0	N/A	N/A	6	0	-100.0%	0	N/A	N/A	-34.9%	0	N/A	3	342,000	0	N/A
112	North Bonneville	21	1	0	1	0.0%	0	N/A	N/A	14	3	0.0%	1	250,000	250,000	0.8%	0	N/A	0	N/A	0	N/A
113	Stevenson	26	8	0	1	0.0%	1	145,000	165	15	3	50.0%	6	249,700	248,500	-26.5%	0	N/A	0	N/A	0	N/A
114	Carson	15	3	0	1	-50.0%	0	N/A	N/A	4	3	-57.1%	2	285,000	285,000	-12.1%	0	N/A	2	172,000	0	N/A
115	Home Valley	1	1	0	0	N/A	0	N/A	N/A	1	0	N/A	0	N/A	N/A	-1.8%	0	N/A	0	N/A	0	N/A
116	Cook, Underwood, Mill A. Willard	6	0	2	2	100.0%	2	360,000	365	2	3	50.0%	3	421,700	495,000	37.9%	0	N/A	1	450,000	0	N/A
117	Unincorporated North	12	0	2	1	0.0%	0	N/A	N/A	4	2	0.0%	4	219,000	179,000	10.7%	0	N/A	1	159,000	0	N/A
	Skamania County Total	88	17	4	6	-14.3%	3	288,300	298	46	14	-17.6%	16	278,700	250,000	-13.9%	0	N/A	7	282,700	0	N/A
351	The Dalles	178	23	16	16	-33.3%	10	138,800	117	82	40	-34.4%	28	195,400	174,500	7.2%	0	N/A	0	N/A	0	N/A
352	Dufur	2	0	1	0	-100.0%	0	N/A	N/A	2	1	-80.0%	1	207,000	207,000	27.9%	0	N/A	0	N/A	0	N/A
353	Tygh Valley	1	0	0	0	N/A	1	175,000	12	1	1	-50.0%	2	149,400	149,400	22.2%	0	N/A	0	N/A	0	N/A
354	Wamic/Pine Hollow	12	2	5	0	-100.0%	1	135,000	408	4	3	-70.0%	3	140,800	135,000	-15.6%	0	N/A	1	65,000	0	N/A
355	Maupin/Pine Grove	4	1	1	0	N/A	0	N/A	N/A	1	1	-50.0%	1	30,000	30,000	23.1%	0	N/A	1	140,000	0	N/A
356	Rowena	0	0	0	0	-100.0%	0	N/A	N/A	0	1	0.0%	1	200,000	200,000	N/A	0	N/A	0	N/A	0	N/A
357	Mosier	23	2	1	1	-66.7%	1	153,000	121	4	3	-50.0%	2	325,500	325,500	-4.4%	0	N/A	1	250,000	0	N/A
	Wasco County Total	220	28	24	17	-50.0%	13	142,400	131	94	50	-42.5%	38	191,600	169,500	11.5%	0	N/A	3	151,667	0	N/A
361	Cascade Locks	41	10	6	0	-100.0%	0	N/A	N/A	27	1	-75.0%	1	251,500	251,500	20.2%	0	N/A	1	125,000	0	N/A
362	Hood River City	121	19	9	10	11.1%	9	301,700	166	51	28	-9.7%	23	338,000	350,000	7.5%	0	N/A	2	262,500	0	N/A
363	Hood River-Westside	41	7	2	3	0.0%	0	N/A	N/A	26	5	-61.5%	3	401,800	393,400	20.1%	0	N/A	0	N/A	0	N/A
364	Hood River-Eastside	7	1	1	0	N/A	0	N/A	N/A	2	1	N/A	2	661,000	661,000	14.4%	0	N/A	0	N/A	0	N/A
365	Odell	16	7	4	1	0.0%	1	175,000	206	10	3	0.0%	2	215,000	215,000	-24.6%	0	N/A	0	N/A	0	N/A
366	Parkdale/Mt. Hood	20	6	5	2	100.0%	2	267,500	190	17	4	-33.3%	3	258,300	240,000	-0.9%	0	N/A	0	N/A	0	N/A
	Hood River Co. Total	246	50	27	16	-5.9%	12	285,400	173	133	42	-26.3%	34	345,800	342,500	4.9%	0	N/A	3	216,700	0	N/A
370	Sherman County	9	0	1	1	0.0%	1	135,000	26	3	1	-50.0%	2	86,300	86,300	33.3%	0	N/A	0	N/A	0	N/A



Columbia Basin



RESIDENTIAL REVIEW: Columbia Basin, Oregon

March 2008 Reporting Period

Residential Market Highlights

Columbia Basin, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2008	March	105	59	42	105,700	115,000	112
	Year-to-Date	303	148	113	127,300	126,800	112
2007	March	72	47	34	112,700	116,200	145
	Year-to-Date	178	93	102	125,400	114,500	142

Note: Statistics for the Columbia Basin region did not include sales data for much of areas 435 and 436 until December 2007, which is when the Umatilla County Board of REALTORS® joined RMLS™. Areas 437 and 438 were added in March 2008 and the description for Area 436 changed to "E - Meacham, Cayuse" from "Pendleton/Other".

March Residential Highlights

When comparing March 2008 with the same month in 2007, it shows a 45.8% increase in new listings. Closed sales and pending sales grew 23.5% and 25.5%, respectively.

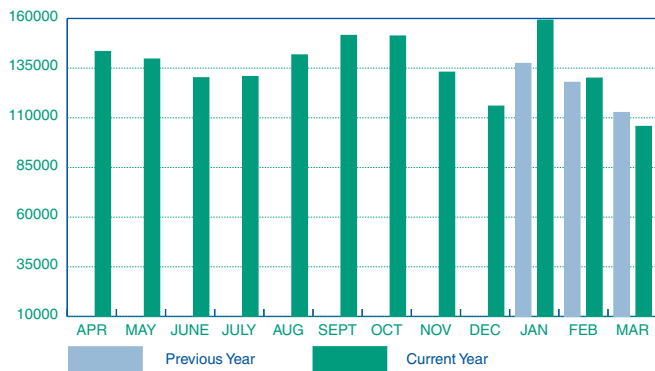
First Quarter/Year-to-Date

Looking at the first quarter for 2008 (January-March) compared with the same period a year ago, new listings grew 70.2% (303 v. 178). Closed sales also rose 10.8% (113 v. 102) and pending sales increased 59.1% (148 v. 93).

Appreciation

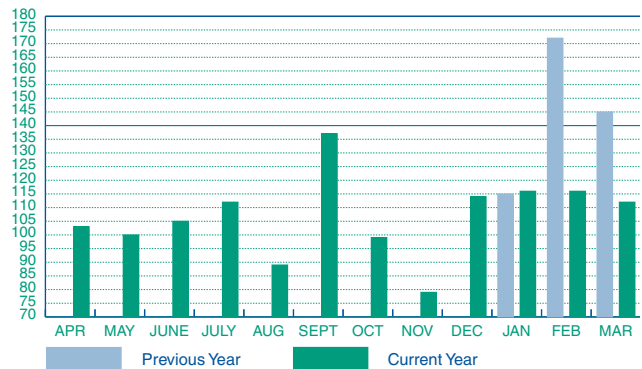
Comparing the average sale price for the 12 months ending in March 2008 with that of the 12 immediately prior, it appreciated 8.6% (\$136,600 v. \$125,800). Using the same formula, the median sale price increased 10.6% (\$130,000 v. \$117,500).

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



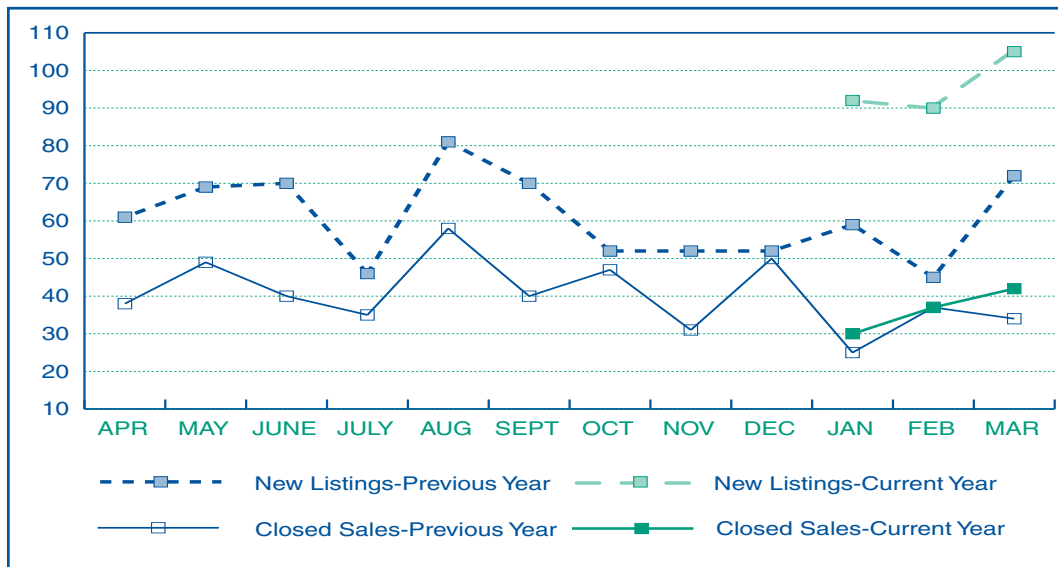
This graph shows average days on market for Columbia Basin properties from listing to accepted offer.

AREA REPORT • 3/2008 • 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 2008 v. 2007 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Median Sale Price	Appreciation ³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
380	Arlington/North	12	1	4	0	N/A	0	N/A	N/A	4	0	-100.0%	1	128,500	128,500	-0.1%	0	N/A	0	N/A	0	N/A
381	Condon/South	9	2	1	1	-50.0%	0	N/A	N/A	5	1	-66.7%	2	124,500	124,500	18.5%	0	N/A	0	N/A	0	N/A
	Gilliam Co. Total	21	3	5	1	-50.0%	0	N/A	N/A	9	1	-75.0%	3	125,800	128,500	-6.2%	0	N/A	0	N/A	0	N/A

420	Boardman/Northeast	13	3	1	3	0.0%	3	132,800	202	8	7	-12.5%	3	132,800	124,500	-4.5%	0	N/A	0	N/A	0	N/A
421	Irrigon	27	9	5	8	100.0%	1	60,000	88	21	13	30.0%	5	76,600	65,500	23.6%	0	N/A	1	40,000	1	100,000
422	Ione	1	0	0	0	N/A	0	N/A	N/A	0	0	-100.0%	0	N/A	N/A	301.7%	0	N/A	0	N/A	0	N/A
423	Lexington	1	0	0	0	N/A	0	N/A	N/A	1	0	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A
424	Heppner/South	8	0	0	1	N/A	3	44,300	138	2	5	N/A	4	46,300	41,000	54.6%	0	N/A	1	14,000	0	N/A
	Morrow Co. Total	50	12	6	12	71.4%	7	84,500	158	32	25	31.6%	12	80,600	69,300	12.9%	0	N/A	2	27,000	1	100,000

430	Umatilla	32	6	3	6	200.0%	3	128,000	88	22	9	-30.8%	8	106,600	103,500	-4.4%	0	N/A	4	60,000	1	153,000
431	Hermiston	115	37	26	30	-9.1%	15	140,000	71	117	70	-1.4%	43	146,900	145,500	6.3%	2	302,500	3	151,700	2	206,300
432	Stanfield	10	4	0	2	-33.3%	2	128,700	104	9	6	50.0%	6	110,000	109,000	23.4%	0	N/A	1	28,000	0	N/A
433	Echo	4	1	0	0	N/A	0	N/A	N/A	1	0	-100.0%	1	90,000	90,000	81.3%	0	N/A	0	N/A	0	N/A
435	Pendleton City Limits	95	20	5	3	N/A	10	110,600	115	51	26	2500.0%	34	150,600	132,800	11.0%	0	N/A	4	22,900	1	69,000
436	E - Meacham, Cayuse	5	1	0	0	N/A	0	N/A	N/A	4	0	N/A	0	N/A	N/A	-100.0%	0	N/A	0	N/A	0	N/A
437	NE - Adams, Helix, Athena, Weston, Mlt-Freewtr	89	19	11	5	N/A	2	131,800	130	54	8	N/A	3	126,200	131,500	8.2%	1	500,000	3	65,500	0	N/A
438	S - Pilot Rock, Ukiah	7	2	3	0	N/A	3	75,000	222	4	3	N/A	3	75,000	68,000	8.6%	0	N/A	3	39,700	0	N/A
	Umatilla Co. Total	357	90	48	46	21.1%	35	109,900	103	262	122	31.2%	98	133,100	131,800	8.2%	3	201,700	18	45,300	4	158,700



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

March 2008 Reporting Period

Residential Market Highlights

Union County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2008	March	36	22	11	167,300	140,000	89
	Year-to-Date	100	47	32	167,000	130,300	96
2007	February	30	12	7	242,900	128,000	169
	Year-to-Date	63	27	21	166,900	121,000	101

Baker County, Oregon		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Average Market Time*
2008	March	33	13	11	95,600	93,000	81
	Year-to-Date	80	28	27	133,200	117,500	81
2007	February	22	10	6	138,200	138,500	76
	Year-to-Date	46	15	16	159,200	138,500	81

Union Co: Month-to-Month Highlights

Looking at March versus February 2008, new listings were up 20%. Pending sales jumped 83.3% and closed sales grew 57.1%.

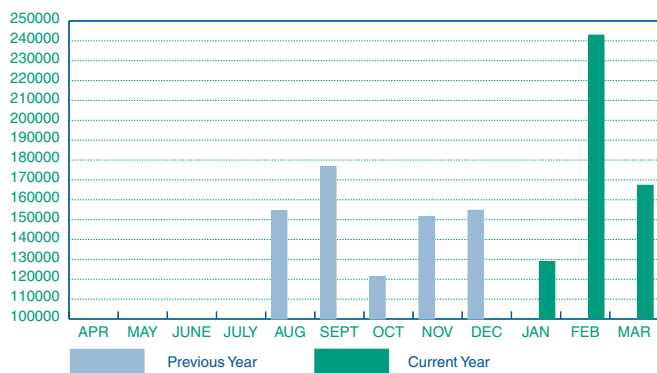
Average market time dropped considerably from 169 days in February to 89 days in March. At the month's rate of sales, the 137 active residential listings would last 12.5 months.

Baker Co: Month-to-Month Highlights

A comparison of March 2008 with February 2008 shows an 83.3% increase in closed sales. Pending sales also grew 30% and new listings were up 50%.

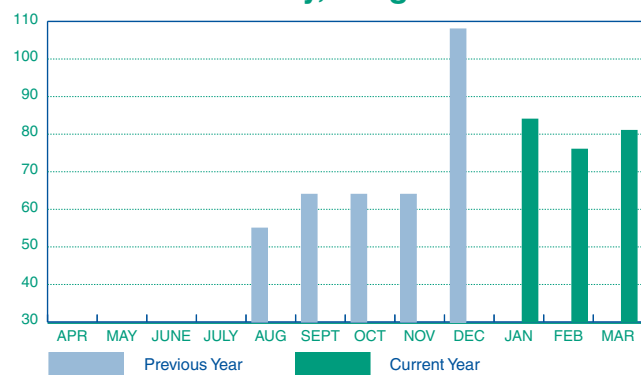
Average market time rose from 76 days in February to 81 days in March. At the month's rate of sales, the 115 active residential listings would last 10.5 months.

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



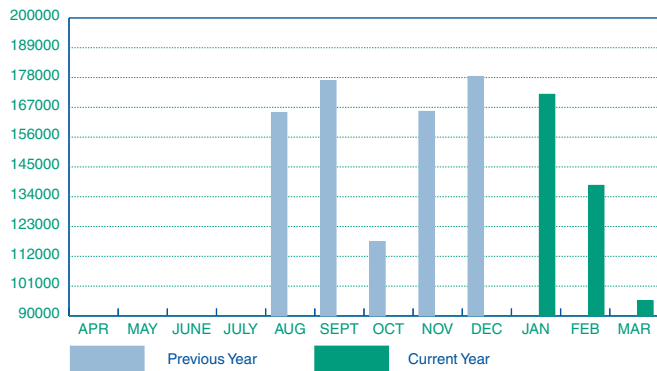
This graph shows average days on market for Baker County, Oregon properties from listing to accepted offer.

AREA REPORT • 3/2008 • 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/Cancelled Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Average Market Time ¹	New Listings	Pending Sales	Pending Sales 2008 v. 2007 ²	Closed Sales	Average Sale Price	Median Sale Price	Appreciation ³	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97824	Cove	12	1	0	0	N/A	0	N/A	N/A	5	0	N/A	1	155,000	155,000	N/A	0	N/A	2	77,500	0	N/A
97827	Elgin	21	4	0	3	N/A	3	236,700	91	16	6	N/A	4	193,500	185,000	N/A	0	N/A	0	N/A	0	N/A
97841	Imbler	1	0	0	0	N/A	0	N/A	N/A	1	0	N/A	0	N/A	N/A	N/A	0	N/A	0	N/A	0	N/A
97850	La Grande/Island City	83	29	12	19	N/A	7	143,800	75	68	36	N/A	19	138,700	132,500	N/A	2	202,500	2	93,700	1	119,500
97867	North Powder	3	1	0	0	N/A	1	123,500	180	2	1	N/A	2	105,800	105,800	N/A	0	N/A	0	N/A	0	N/A
97876	Summerville	5	0	0	0	N/A	0	N/A	N/A	1	0	N/A	1	257,000	257,000	N/A	0	N/A	0	N/A	0	N/A
97883	Union	12	1	1	0	N/A	0	N/A	N/A	7	4	N/A	5	262,400	60,000	N/A	1	60,000	1	33,000	0	N/A
	Union Co. Total	137	36	13	22	N/A	11	167,300	89	100	47	N/A	32	167,000	130,300	N/A	3	155,000	5	75,100	1	119,500

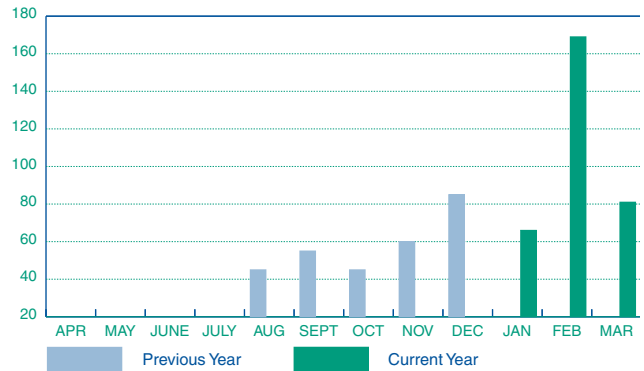
460	Baker City/Keating	85	24	3	8	N/A	8	103,700	95	64	21	N/A	23	140,600	119,500	N/A	0	N/A	1	405,000	1	190,000
461	Haines/Anthony Lk/ Muddy Crk	4	0	0	0	N/A	1	39,000	117	1	2	N/A	2	90,500	90,500	N/A	0	N/A	1	26,500	0	N/A
462	Sumpter/McEwen/Bourne/ Phillips Lk/ Granite	9	4	0	1	N/A	0	N/A	N/A	6	1	N/A	0	N/A	N/A	N/A	0	N/A	1	210,000	0	N/A
463	Unity/Hereford	0	0	0	1	N/A	1	65,000	17	1	1	N/A	1	65,000	65,000	N/A	0	N/A	1	45,000	0	N/A
464	Huntington/Lime	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
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	1	6,600	0	N/A
466	Richland/New Bridge	12	5	1	1	N/A	1	117,500	0	6	1	N/A	1	117,500	117,500	N/A	0	N/A	1	31,000	0	N/A
467	Halfway/Cornucopia	5	0	0	2	N/A	0	N/A	N/A	2	2	N/A	0	N/A	N/A	N/A	0	N/A	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	115	33	4	13	N/A	11	95,600	81	80	28	N/A	27	133,200	117,500	N/A	0	N/A	6	120,700	1	190,000

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.



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APPRECIATION - Metro Portland, Oregon

Average Sale Price Appreciation: 4.9% (\$344,700 v. \$328,700)
Median Sale Price Appreciation: 5.1% (\$290,000 v. \$276,000)

* Appreciation percents based on a comparison of average/median price for the last 12 months (3/1/07-2/29/08) with 12 months before (3/1/06-2/28/07).

QUARTERLY CLOSINGS - Metro Portland, Oregon

